

Planning Division
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November 5, 2020

Chad Roach
Cornerstone Capital
Po Box 1043
Castle Rock, CO 80104

Re: Second Submission Review: Living Water Car Wash at Smoky Hill Crossing - Conditional Use and Site Plan
Application Number: DA-2184-07
Case Numbers: 2020-6040-00; 2020-6040-01

Dear Mr. Roach:

Thank you for your submission, which we started to process on October 14, 2020. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Friday, November 20, 2020. Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

Your estimated Planning and Zoning Commission Hearing date is tentatively set for Tuesday, November 24, 2020. Please remember that all abutter notices for the public hearing must be sent at least 10 days prior to the approval date, as well as a sign posted at the site. These notifications are your responsibility and the lack of proper notification will cause the hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7261 or dbickmir@auroragov.org.

Sincerely,

Deborah Bickmire, Senior Planner
City of Aurora Planning Department

cc: Phil Walz, Hover Architecture, 8920 Barrons Blvd, Suite 102, Highlands Ranch, CO 80129
Scott Campbell, Neighborhood Services
Cesarina Dancy, ODA
Filed: K:\\$DA\2184-07rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Provide a materials board (Planning)
- Complete the License Agreement and Easement Release (Real Property)
- Pay tree mitigation fees (Forestry)
- Approval of the Drainage Letter (Public Works)
- Verify accessible route (Life/Safety)

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of Application

- 1A. A materials board is required before the Planning and Zoning Commission hearing. Please make arrangements to get it delivered to the case manager.
- 1B. Revise the maximum sign area to 205.5 square feet. See the redlines for the calculations.
- 1C. Revise the Vicinity Map to add street labels for reference.
- 1D. Verify if the accessible way goes to the entrance of the Dog Wash.
- 1E. The bike rack label is not pointing at the right location. Also, move labels so the location is visible.
- 1F. The FDP requires the pavement at the building entrance to be scored.
- 1G. Provide the fence material and color to the details on Sheet 6.
- 1H. Identify the color of the illumination in the vacuums and add a note that the illumination on the vacuums will be turned off at close of business.
- 1I. Show the full extent of the accessible route on the Photometrics plan and revise the building area.
- 1J. Revise the landscape and hardscape coverages to be consistent with the cover sheet.

2. Addressing (Phil Turner / 303-739-7271 / pcturner@auroragov.org)

- 2A. The .dwg file has not yet been provided. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided is in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Kristin Tanabe / ktanabe@auroragov.org / 303-739-7431 / Comments in green)

- 3A. The Site Plan will not be approved until the Preliminary Drainage Letter is approved.
- 3B. Include the material for the retaining walls.
- 3C. The minimum slope away from buildings is 5% for 10' for landscaped areas; 2% for impervious areas. The maximum slope across fire lanes is 4%.

4. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in amber)

- 4A. Comments are forthcoming. Please contact Brianna Medema directly.

4. Forestry (Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org / Comments in purple)

- 4A. The Site Plan cannot be recorded until tree mitigation fees are paid.

5. Aurora Water (Ryan Tigera / 303-326-8867 / rtigera@auroragov.org / Comments in red)

- 5A. Update the label on Sheet 4 to state that service is to be disconnected at the water main.



6. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

- 6A. See the redline comments. There are numerous items located in existing easements that will need to be covered by a License Agreement. Contact Grace Gray (ggray@auroragov.org) to work on the License Agreement. This must be complete and ready to record prior to the approval of the Site Plan.
- 6B. There are easements that may need to be relocated. If so, this may be completed by separate documents. Contact Andy Niquette (aniquett@auroragov.org) for the easement concerns. Please note that the Site Plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record.
- 6C. The fire lane easement needs to be relocated to align with the private road.
- 6D. Add the record information for the existing easements.
- 6E. Show the roof eaves around the building. There is only 1' distance between the building and the existing easement. The roof overhang will encroach into the easement

7. Life Safety (Jeff Goorman / 303-739-7464 / jgoorman@auroragov.org / Comments in blue)

- 7A. Verify the accessible route. All of the accessible route is not reflected on the Photometric Plan, Sheet 8 of 12. Accessible route shall accurately be reflected on all sheets that the accessible route is show. TYP
- 7B. Second Request - Fire lanes shall align with dedicated fire lanes on neighboring sites. Note the Fire Lane does not align with neighboring site.
- 7C. Update accessible parking sign detail and provide fire lane sign detail. Reference detail below.