



8920 BARRONS BLVD, SUITE 102
HIGHLANDS RANCH, CO 80129
(720) 773-2800

November 20th, 2020

Deborah Bickmire
Planning and Development Services
Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, CO 80012
(303) 739-7250

RESPONSE LETTER

RE: Living Water Car Wash at Smoky Hill Crossing

DA-2184-07

2020-6040-00; 2020-6040-01

Dear Mrs. Bickmire,

Thank you for taking the time reviewing and consolidating comments for our second round review of our proposed car wash facility at Smoky Hill Crossing. Below you will find the itemized comments and responses from the team. Where necessary drawings have been revised for clarity.

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.
RESPONSE: A materials board has been created and is being submitted on Friday, Nov. 20th.
- 1B. Revise the maximum sign area to 205.5 square feet. See the redlines for the calculations.
RESPONSE: Sign area on data table has been updated as requested.
- 1C. Revise the Vicinity Map to add street labels for reference.
RESPONSE: Additional street labels and edits to the vicinity map have been made.
- 1D. Verify if the accessible way goes to the entrance of the Dog Wash.
RESPONSE: Accessible path does go to the dog was entrance, graphic has been updated on plans.
- 1E. The bike rack label is not pointing at the right location. Also, move labels so the location is visible.
RESPONSE: Label has been corrected, and dimension has been moved to make bike racks clearly visible.

- 1F. The FDP requires the pavement at the building entrance to be scored.
RESPONSE: Label regarding scoring has been added.
- 1G. Provide the fence material and color to the details on Sheet 6.
RESPONSE: Fence material and color have been added to the site details.
- 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.
RESPONSE: Keynote has been updated to reflect color and lighting controls.
- 1I. Show the full extent of the accessible route on the Photometrics plan and revise the building area.
RESPONSE: Accessible route has been added to the Photometrics plan
- 1J. Revise the landscape and hardscape coverages to be consistent with the cover sheet
RESPONSE: Coverages have been updated and coordinated with the cover sheet

2. Addressing (Phil Turner / 303-739-7271 / pturner@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 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.
RESPONSE: CAD file being submitted with resubmittal package.

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.
RESPONSE: Acknowledged. Preliminary Drainage is being submitted for signature sets at time of planning resubmittal.
- 3B. Include the material for the retaining walls.
RESPONSE: Material for retaining walls has been added to the plan label.
- 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%.
RESPONSE: Additional slope labels have been added to clarify slope from building and in landscape areas. Grading has been revised to provide maximum 4% cross slope in fire lane.

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

- 4A. Comments are forthcoming. Please contact Brianna Medema directly.
RESPONSE: Redlines have been addressed.

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.
RESPONSE: Understood.

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.
RESPONSE: Label has been revised as requested.

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.
RESPONSE: License agreement us under review with Grace Gray.
- 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.
RESPONSE: Easement vacation and dedication to move the easements to the new private road alignment have been submitted to Andy for review/approval. At time of resubmittal we are waiting on sign-off from CenturyLink.
- 6C. The fire lane easement needs to be relocated to align with the private road.
RESPONSE: The existing fire lane easement is being vacated and new fire lane easement being dedicated along new private road alignment.
- 6D. Add the record information for the existing easements.
RESPONSE: Recording information for existing easements is included. Recording information for “proposed” easements will be added once available.
- 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
RESPONSE: The existing easement in question is being vacated.

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
RESPONSE: Accessible route has been updated and coordinated on sheets.
- 7B. Second Request - Fire lanes shall align with dedicated fire lanes on neighboring sites. Note the Fire Lane does not align with neighboring site.
RESPONSE: Fire lane shown on these plans has been coordinated with adjacent site developer and engineer to align vertically and horizontally.
- 7C. Update accessible parking sign detail and provide fire lane sign detail. Reference detail below.
RESPONSE: Sign details have been updated to match diagrams provided.

Please feel free to contact me with any further questions or concerns regarding these issues.

Sincerely,

Phil Waltz
Architect