



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

January 25th, 2021

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 First Technical 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.

COMMENTS FROM ALL DEPARTMENTS

- Revise fence material (Planning)
- Complete the License Agreement and easement relocation(s) (Real Property)
- Pay tree mitigation fee (Forestry)
- Align Fire Lane easements (Life/Safety)

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of Application

1A. The proposed privacy fence material must be a Trex-like composite material. Please revise.

Response: Material has been updated on the sheet.

1B. Revise the accessible route on the Photometrics plan to match the Site Plan and ensure there is a minimum of 1 footcandle along the route.

Response: This has been coordinated with Lighting consultant.

1C. Add a footnote to the Site Data that the car wash use is a conditional use.

Response: A note has been added right below the site data table noting that the car wash is a conditional use.

1D. Show the building surface of the wall in the locations where signage is proposed.

Response: Graphically this has been addressed on the sheets.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

2A. Comments are forthcoming by separate document. Please contact Brianna Medema directly.

Response: No additional document has been issued.

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

3A. The Site Plan cannot be recorded until tree mitigation fee of \$6,605.00 is paid.

Response: Owner will need to address this payment.

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

4A. Complete the License Agreement. Contact Grace Gray (ggray@auroragov.org) to ensure she has all necessary documents. This must be complete and ready to record prior to the approval of the Site Plan.

Response: Per our knowledge, the License agreement has been completed.

4B. Work with Andy Niquette (aniquett@auroragov.org) to complete the easement relocation(s).

Response: Per Andy, the easements are in for review.

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

5A. Show the location of the fire lane signs. Fire lane signs shall clearly identify the beginning and end of the fire lane and shall be placed every 50' alternating sides of the road.

Response: Fire lane signs are shown on plan, additional location has been shown at north end. The fire lane continues from Smoky Hill and onto adjacent lot so there is not a beginning and end on our site.

5B. Third Request: Fire lanes shall align with dedicated fire lanes on neighboring sites. Note the Fire Lane does not align with the neighboring site. No encroachments allowed into the fire lane.

Response: Lot 2 is under review and their drive does not align with the existing easement. We have worked directly with Sid Biddle (Lot 2 Civil Engineer) on the alignment and they are starting the process to revise the easement on Lot 2 to align with our alignment. Note, the City has not commented on their plans regarding the alignment yet.

5C. Include Fire Lane notes with proposed signage. See redline Sheet 6 for language.

Response: Additional notes have been added to the sheet for clarification.

5D. See redlines for additional notations.

Response: Have not seen redlines on Site Plan set that Jeff is referencing.

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

Sincerely,

Phil Waltz
Architect