

PLOT DATE: 02/20/2023 AT 9:09 AM  
FILE PATH: E:\PROJECTS\220136 - WASH 'N GO CAR WASH - AURORA, CO\03 - DRAWINGS\11 - DA\20136 - 11\_COVER

LEGAL DESCRIPTION  
LOT 2, BLOCK 1, GARDEN SQUARE ON MISSISSIPPI SUBDIVISION FILING NO.2,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

# WASH 'N GO CARWASH

## SITE PLAN AND CONDITIONAL USE

### DA-2354-00

LOT 2, BLOCK 1, GARDEN SQUARE ON MISSISSIPPI SUBDIVISION FILING NO. 2  
SITUATED IN THE SW 1/4 OF SECTION 14, T.4S., R.67W., OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

#### CITY OF AURORA APPROVALS

CITY ATTORNEY: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING COMMISSION: \_\_\_\_\_ DATE: \_\_\_\_\_

CITY COUNCIL: \_\_\_\_\_ DATE: \_\_\_\_\_

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_

DATABASE APPROVAL DATE: \_\_\_\_\_

#### RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF:

\_\_\_\_\_

COLORADO AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_\_.

CLERK AND RECORDER: \_\_\_\_\_

DEPUTY: \_\_\_\_\_

#### OWNERS SIGNATURES:

LEGAL DESCRIPTION: SEE THIS SHEET

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THIER SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION , LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL, OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, \_\_\_\_\_ HAS CAUSED THESE  
(CORPORATION, COMPANY, OR INDIVIDUAL)

PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_.

BY: \_\_\_\_\_  
(PRINCIPALS OR OWNERS)

STATE OF COLORADO } SS

COUNTY OF \_\_\_\_\_ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., \_\_\_\_\_

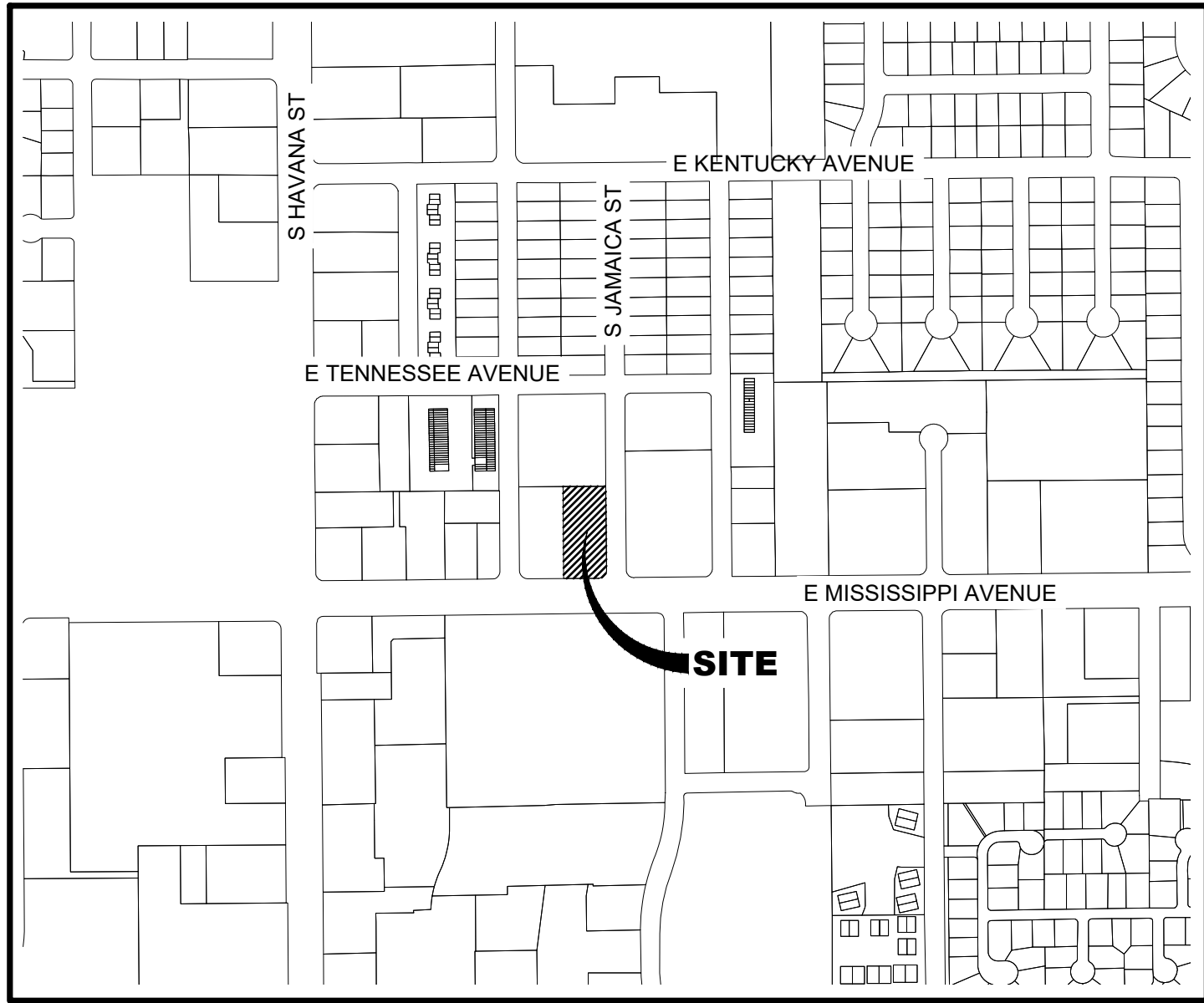
BY: \_\_\_\_\_  
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

\_\_\_\_\_  
(NOTARY PUBLIC)

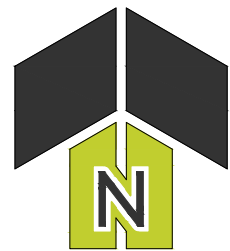
MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY BUSINESS ADDRESS: \_\_\_\_\_



#### VICINITY MAP

1" = 500'



#### SITE DATA

PROPERTY SIZE (SF)	50,468
PROPERTY AREA (AC)	1.16
LANDSCAPE AREA	12,098 SF (24.0%)
PAVEMENT AND SIDEWALK AREA	32,107 SF (63.6%)
BUILDING AREA	6,263 SF (12.4%)
EXISTING ZONING CLASSIFICATION	MU-C
REQUIRED ZONING CLASSIFICATION	MU-C
NUMBER OF BUILDINGS	1
2021 IBC CONSTRUCTION TYPE	V-B
OCCUPANCY GROUP	B-BUSINESS
NUMBER OF STORIES	1
SPRINKLERED / NON-SPRINKLERED	NON-SPRINKLERED
MAX BUILDING HEIGHT (FEET)	20'-0"
TOTAL ALLOWED BUILDING SIGN AREA (SF)	200 SF (JAMAICA & MISSISSIPPI EACH)
PROPOSED BUILDING SIGN AREA (SF)	120 SF (JAMAICA & MISSISSIPPI EACH)
TOTAL ALLOWED MONUMENT SIGN AREA (SF)	100 SF
TOTAL PROPOSED MONUMENT SIGN AREA (SF)	NA
TOTAL PARKING SPACES REQUIRED	N/A
STANDARD PARKING SPACES PROVIDED	18
ACCESSIBLE PARKING SPACES REQUIRED	1
ACCESSIBLE PARKING SPACES PROVIDED	1
VAN ACCESSIBLE PARKING SPACES REQUIRED	1
VAN ACCESSIBLE PARKING SPACES PROVIDED	1
STACKING SPACES REQUIRED	2
STACKING SPACES PROVIDED	8

#### OWNER/DEVELOPER

WASH 'N GO COLORADO, LLC  
PO BOX 249  
CASTLE ROCK, CO 80104  
PHONE: (303) 663-1737  
JODY NEWTON

#### ENGINEER

CAGE CIVIL ENGINEERING  
999 18TH ST, S2110  
DENVER, CO 80202  
PHONE: (847) 826-0522  
DAN KATZ

#### ARCHITECT

C. PELL, ARCHITECT, LLC  
6354 S. BLACKHAWK WAY  
AURORA, CO 80016  
PHONE: (303) 718-1343  
CHUCK PELL

#### SURVEYOR

ENGINEERING SERVICE COMPANY  
14190 EAST EVANS AVENUE  
AURORA CO, 80014  
PHONE: (303) 337-1393  
CHARLES N. BECKSTROM

#### LANDSCAPE ARCHITECT

JIMENEZ DESIGN GROUP, LLC  
314 ROSE FINCH CIRCLE  
CO, HIGHLANDS RANCH 80129  
PHONE: (303) 913-7417  
JULIO JIMENEZ

#### LANDSCAPE ADJUSTMENT REQUESTS:

- WEST BOUNDARY NON-STREET BUFFER SETBACK ADJUSTMENT REQUEST (UDO- SECTION 146-4.7.5, D NON-STREET PERIMETER BUFFER):** REDUCE LANDSCAPE BUFFER REQUIREMENT BETWEEN LOTS COMM TO COMM SITE FROM 10FT., TO 5FT.  
**JUSTIFICATION:** DUE TO LOT WIDTH, PLACING A 10FT. BUFFER ON THE WEST PROPERTY LINE WILL HINDER INTERIOR OF CAR WASH AND ASSOCIATED VACUUM BAYS.  
**MITIGATION METHOD:** WITH SIMILAR USE TO THE WEST, AND THE REQUESTED BUFFER REDUCTION, THE SITE COMPLIES WITH NORMAL PLANTING QUANTITY REQUIREMENTS, PLACING CLUSTER OF TREES ON THE OPEN AREA TO THE NORTH, AND TO THE SOUTH. ELEVEN ADDITIONAL SHRUBS, BEYOND REQUIREMENT HAVE BEEN ADDED AGAINST THE BUILDING WEST FACING FACADE.
- EAST BOUNDARY JAMAICA STREET LANDSCAPE BUFFER SETBACK ADJUSTMENT REQUEST (UDO- SECTION 146-4.7.5.D STREET LANDSCAPE BUFFER):** REDUCE LANDSCAPE BUFFER FROM 20FT. TO 6.5FT ON THE NORTH SECTION, AND 8.5 FT. ON THE SOUTH.  
**JUSTIFICATION:** DUE TO WIDTH OF THE SITE, MEETING THE NORMAL SETBACK WOULD MAKE IT IMPOSSIBLE TO CREATE A FEASIBLE FLOW AND LAYOUT OF THE VACUUM BAYS AND DRIVE-IN LANES  
**MITIGATION METHOD:** THE DENSE SHRUB MASSING, MEETING PARKING PERIMETER SCREEN, TOGETHER WITH CURBSIDE LANDSCAPE PROVIDE A SOLID LANDSCAPE BUFFER BETWEEN JAMAICA STREET AND THE INTERIOR OF THE SITE. AND, TREES INCREASED TO 3" CALIPER.
- EAST BUILDING PERIMETER LANDSCAPE ADJUSTMENT REQUEST (UDO- SECTION 146-4.7.5.J.2A BUILDING PERIMETER LANDSCAPE):** REDUCE THE "TES" REQUIRED FROM 3.75 (BLDG LENGTH 150 FT. DIVIDED BY 40= 3.75) TO 2.00 TES.  
**JUSTIFICATION:** DUE INSTALLATION OF SIDEWALK IMMEDIATELY NEXT TO BLDG., AND CONSTRAINTS WITH REDUCING NUMBER OF VACUUM STALLS, IT IS DIFFICULT TO ADD PLANT MATERIAL WITHIN 20FT. OF THE BUILDING FRONTAGES.  
**MITIGATION METHOD:** ALL STREET DECIDUOUS TREE SIZES HAVE BEEN INCREASED FROM THE REQUIRED 2-1/2" CALIPER SIZE TO 3" CALIPER, AND STREET FRONTAGE DECIDUOUS TREES HAVE BEEN INCREASED FROM 2" CALIPER TO 3" CALIPER.

#### BUILDING FRONTAGE ON ARTERIAL STREET ADJUSTMENT REQUEST:

- MISSISSIPPI AVENUE BUILDING FRONTAGE ADJUSTMENT REQUEST (UDO-SECTION 146-4.8.5 PARKING DESIGN AND LOCATION, PARAGRAPH A.2, SUBAREA A):** REDUCE BUILDING FRONTAGE REQUIREMENT BELOW 75% WHILE MAINTAINING NO MORE THAN 25% OF THE FRONTAGE TO A DEPTH OF 60 FEET FOR PARKING.  
**JUSTIFICATION:** DUE TO LOT WIDTH AND OTHER SITE CONSTRAINTS, AS WELL AS LANDSCAPING, SIDEWALK, AND BUFFER REQUIREMENTS, BUILDING COVERAGE OF AT LEAST 75% IS NOT FEASIBLE.  
**MITIGATION METHOD:** THE BUILDING HAS BEEN EXTENDED TO THE EAST TO HAVE VEHICLES TURN 90 DEGREES INTERNAL IN THE BUILDING WHILE EXITING TO VACUUM STATIONS, WHICH IS NOT A TRADITIONAL DESIGN, SO AS TO MAXIMIZE BUILDING FRONTAGE. EXISTING ACCESS POINTS FROM MISSISSIPPI HAVE BEEN ELIMINATED, AND REQUESTED BUFFERS, DETACHED SIDEWALKS, AND LANDSCAPE ADJUSTMENTS HAVE BEEN DESIGNED. TOTAL BUILDING FRONTAGE IS 60.3% OF LOT WIDTH, AND TOTAL LANDSCAPE AND SIDEWALK FRONTAGE IS 14.7% OF LOT WIDTH. BUILDING FRONTAGE ARCHITECTURAL DETAILS MEET OR EXCEED CODE.

#### Sheet List Table

Sheet Number	Sheet Description	Sheet Title
1	CN1	COVER SHEET
2	CN2	NOTES
3	SP1	SITE PLAN
4	GP1	GRADING AND UTILITY PLAN
5	L1	LANDSCAPE PLAN
6	L2	LANDSCAPE NOTES & DETAILS
7	LT1	LIGHTING DETAILS
8	LT2	LIGHTING DETAILS
9	A1	ELEVATIONS
10	A2	DIGITAL MATERIALS BOARD

#### AMENDMENTS



DATE	REV. NO.	DESCRIPTION

WASH 'N GO OF COLORADO, LLC  
**WASH 'N GO CARWASH**  
COVER SHEET  
10797 E MISSISSIPPI AVENUE  
AURORA, CO

PROJ NO: 220136

ENG : KJS/JLE

DATE: 02/22/2023

SHEET DESCRIPTION

CN1

SHEET 1



**CITY OF AURORA SITE SPECIFIC NOTES:**

1. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE SECTION 126, ARTICLE VII - NUMBERING OF BUILDINGS.
2. ATTENTION BUILDING DIVISION: PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTION 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO MEET EXISTING INTERIOR NOISE LEVELS NOT EXCEEDING 60 (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.
3. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
4. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HERE ON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF AURORA'S PAVING STANDARDS FOR FIRE LANE EASEMENTS, AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AND IN COMPLIANCE WITH ANY SUCH ORDINANCES, RULES, REGULATIONS, LAWS, ORDINANCES, ORDERS, DECISIONS, AND COURT ORDERS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENT(S) IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANE EASEMENTS, STATING "FIRE LANE, NO PARKING." THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANE EASEMENTS, AND TO CAUSE SUCH EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY APPARATUS USE.
5. THE 2021 INTERNATIONAL FIRE CODE (IFC), REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC) AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS. THE GENERAL CONTRACTOR (GC) IS REQUIRED TO OBTAIN A QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPERS EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.
6. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED PORCHES, ETC.) SHALL BE DESIGNED TO PROVIDE PROTECTION FROM ANY EXTERIOR WATER PENETRATION.
7. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.

Technical drawing of a 10FT sign post. The drawing shows a vertical post with a sign mounted on top. The sign is rectangular with a height of "AS REQUIRED" and a width of "7'-0\" IN SIDEWALK OR AS SPECIFIED". The sign is mounted on the post using "SIGN" and "SIGN INSTALLED W/ UNIVERSAL DRIVE RIVET". The post has a diameter of "2\" x 2\" x 10\" 7/16\" DIA. HOLES 1\" ON CENTER, PRE-GALVANIZED STEEL". The post is anchored into the ground with an "ANCHOR SLEEVE 2 1/4\" x 2 1/4\" OR AS SPECIFIED. 36\" LONG, PRE-GALVANIZED STEEL". The ground level is indicated by a horizontal line, and the anchor sleeve is shown below ground. The total height of the post above ground is "10FT".

AS REQUIRED

7'-0" IN SIDEWALK OR AS SPECIFIED

36"

7/16" HOLE

SIGN

SIGN INSTALLED W/ UNIVERSAL DRIVE RIVET

7/16" HOLE

SIGN POST  
2" x 2" x 10"  
7/16" DIA. HOLES 1"  
ON CENTER, PRE-  
GALVANIZED STEEL

7/16" HOLE

ANCHOR SLEEVE  
2 1/4" x 2 1/4" OR AS  
SPECIFIED. 36" LONG,  
PRE-GALVANIZED STEEL

NOTE:  
A 10FT POST WILL WORK FOR SIGNS  
OF 30" OR LESS, ANY SIGNS LARGER  
WILL REQUIRE A 11FT OR 12FT POST  
DEPENDING ON SIGN SIZE TO MAINTAIN  
7FT OF GROUND CLEARANCE.

**NOTE: ALL TUBINGS ARE #12 U.S. GAUGE WALL THICKNESS.**

- 
- A diagram of a standard octagonal stop sign. The sign is red with a white border and the word "STOP" in white capital letters. Dimension lines indicate the sign is 30 inches wide and 30 inches high.

Technical drawing of a parking sign assembly. The drawing shows a vertical post with three signs: 'RESERVED PARKING' with a wheelchair symbol, 'VAN ACCESSIBLE' with a van symbol, and a 'TOW AWAY' sign. The post is made of 2" square galv. steel and is anchored into a 12" dia. concrete footing. Dimensions are provided for the signs and the post. Callouts identify the signs and the post components.

Dimensions:

- 12" (width of the top sign)
- 18" (height of the top sign)
- 6" (height of the middle sign)
- 6" (height of the bottom sign)
- 7'-0" (height of the post above the footing)
- 3'-0" (height of the post in the footing)
- 1'-0" (height of the footing)

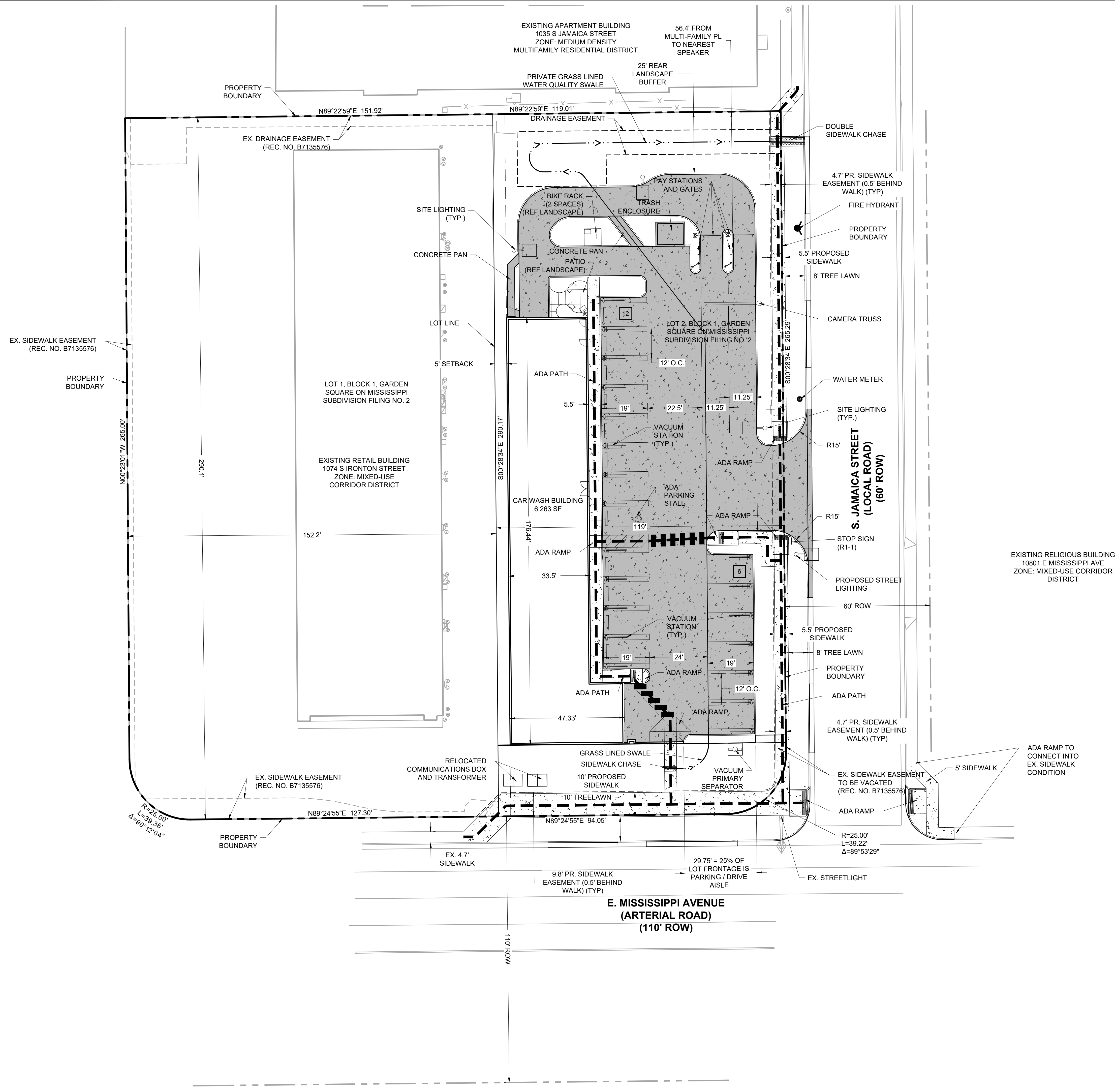
Callouts:

- ACCESSIBLE PARKING SIGN AT EACH ACCESSIBLE PARKING SPACE (MUTCD R7-8)
- FOR VAN ACCESSIBLE SPACES ONLY - (MUTCD R7-8P)
- TOW AWAY SIGN TYPICAL AT EACH ACCESSIBLE PARKING SPACE (MUTCD R7-201A)
- 2" SQUARE GALV. STEEL POST
- WITH (2) TL-3806 PG DRIVE RIVETS
- 2 1/2" SQUARE GALV. STEEL ANCHOR POST
- TAPE POST HOLES PRIOR TO SETTING IN CONCRETE
- 12" DIA. CONCRETE FOOTING FOR ALL SIGN POSTS
- GRADE

## ACCESSIBLE PARKING SIGN DETAIL



PLOT DATE: 02/22/2023 AT 8:43 AM  
FILE PATH: E:\PROJECTS\220136 - WASH 'N GO CAR WASH - AURORA, CO\3 - DRAWINGS\11 - DATA\36 - 11 SITE PLAN



- SITE PLAN NOTES:**
1. ALL DIMENSIONS ARE FLOWLINE TO FLOWLINE OR BUILDING FOUNDATION UNLESS OTHERWISE NOTED.
  2. ALL IMPROVEMENTS ARE PARALLEL AND PERPENDICULAR TO THE EAST PROPERTY LINE UNLESS OTHERWISE NOTED.
  3. BUILDING FOOTPRINT SHOWN IS BASED UPON THE LATEST ARCHITECTURAL INFORMATION PROVIDED TO CAGE ENGINEERING.
  4. ALL EXISTING EASEMENTS ON LOT 2 ARE TO BE VACATED, AND NEW EASEMENTS DEDICATED WITH PLAT.



REV. NO.	DESCRIPTION	DATE

**LEGEND**

#	PARKING COUNT
[Symbol]	HEAVY DUTY CONCRETE 6" THICK
[Symbol]	CONCRETE SIDEWALK
[Symbol]	CURB & GUTTER
[Symbol]	ADA ROUTE
[Symbol]	LIGHTPOLE
[Symbol]	PROPERTY LINE
[Symbol]	EASEMENT LINE

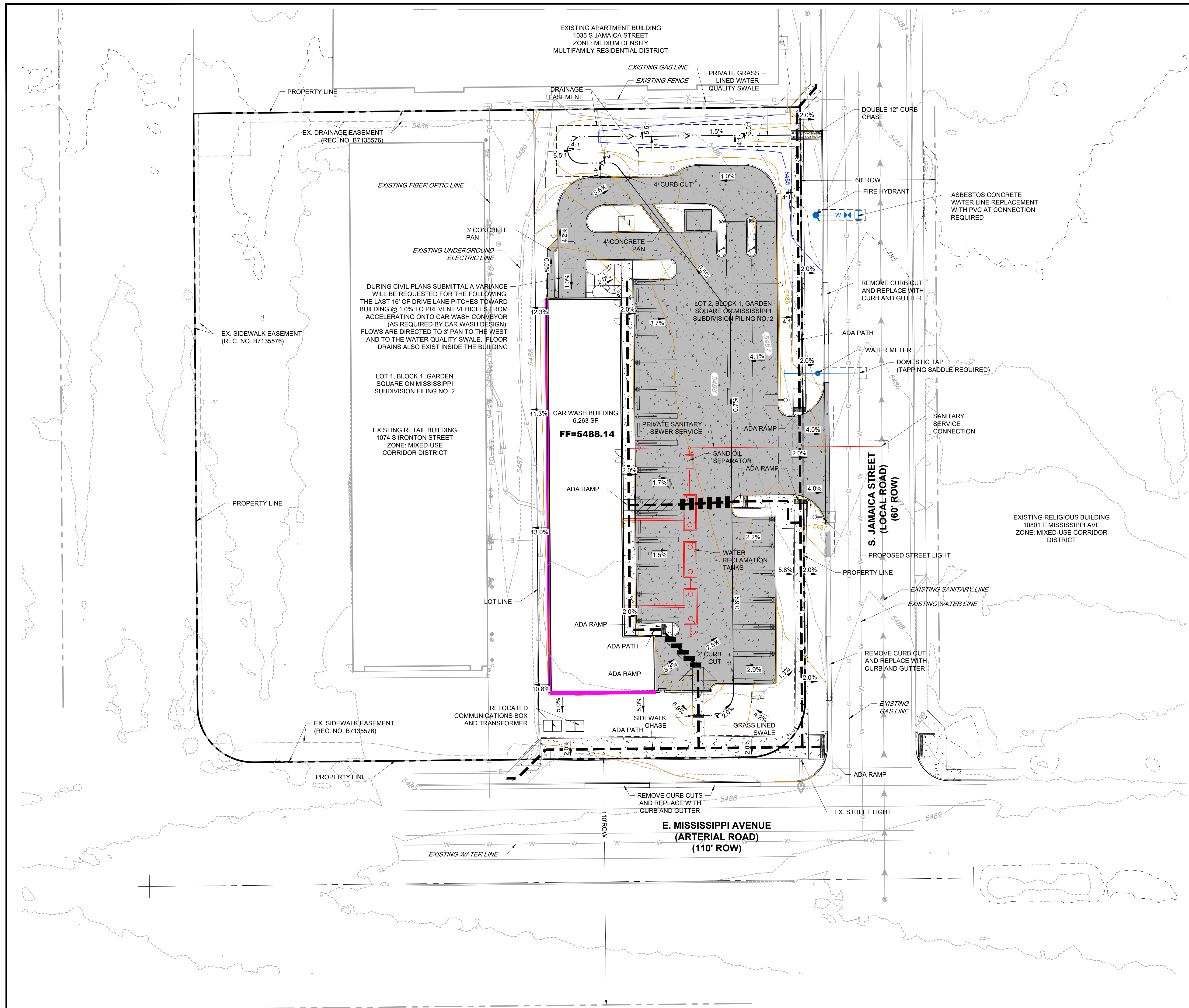
WASH 'N GO OF COLORADO, LLC  
**WASH 'N GO CARWASH**  
SITE PLAN  
10797 E MISSISSIPPI AVENUE  
AURORA, CO

UNCC  
CALL BEFORE  
YOU DIG  
**811**  
OR  
**1-800-922-1987**  
UTILITY NOTIFICATION  
CENTER OF COLORADO

PROJ NO: 220136  
ENG: KJS/JLE  
DATE: 02/22/2023

SHEET DESCRIPTION  
**SP1**  
SHEET 3





SHEET 4



	AREA (sf)	%
<u>TOTAL SITE AREA</u>	38,370	100.0%
<u>IMPERVIOUS SURFACES:</u>		
BUILDING AREA: 6,263 SF	26,272	68.50%
HARD SURFACE AREA: 20,003 SF		
<u>LANDSCAPE AREA:</u>	12,098	31.50%
MIN. 15% DEVOTED TO OPEN SPACE = (5,755 SF.)		
MAXIMUM % OF COOL SEASON GRASSES ALLOWED: 0		
% OF COOL SEASON GRASSES PROVIDED: 0		



- ### LEGEND



## STREET FRONTAGE AND NON-STREET LANDSCAPE BUFFERS

## PARKING LOT LANDSCAPE

**BUILDING PERIMETER LANDSCAPE** (PUBLIC STREETS, TRANSPORTATION CORRIDORS, PUBLIC OPEN SPACE/PARKS, OR RESIDENTIAL NEIGHBORHOODS)

	ELEVATION (DIRECTION FACING)	BUILDING ELEVATION LENGTH	LANDSCAPE REQ.	# T.E'S REQUIRED	# TREES PROVIDED	# SHRUBS PROVIDED
A	NORTH— MULTI—FAMILY	34 LF.	1 TE EQUIVALENT/40 LF OF BUILDING ELEVATION	0.4	1	2 5GAL.
B	EAST— S. JAMAICA ST.	150 LF	1 TE EQUIVALENT/40 LF OF BUILDING ELEVATION	3.75	1	10 5GAL.
C	SOUTH— E. MISSISSIPPI AVE.	72 LF.	1 TE EQUIVALENT/40 LF OF BUILDING ELEVATION	1.8	3	13 5GAL.
D	WEST— COMMERCIAL	N/A	N/A	--	--	--

**NOT FOR CONSTRUCTION**

**JIMENEZ DESIGN GROUP, LLC.**  
314 Rose Finch Circle  
Highlands Ranch, CO. 80129  
Phone: 303.736.8259  
Fax: 720.344.0984

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**Site Planning** ☒ **Landscape Architecture** ☒ **Urban Design**

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07/09/11

CITY COMMENTS	

WASH 'N GO CARWASH  
LANDSCAPE PLAN  
10797 E MISSISSIPPI AVENUE  
AURORA, CO

DJ NO: 00-610  
 G : JCJ  
 TE : 08/31/2023

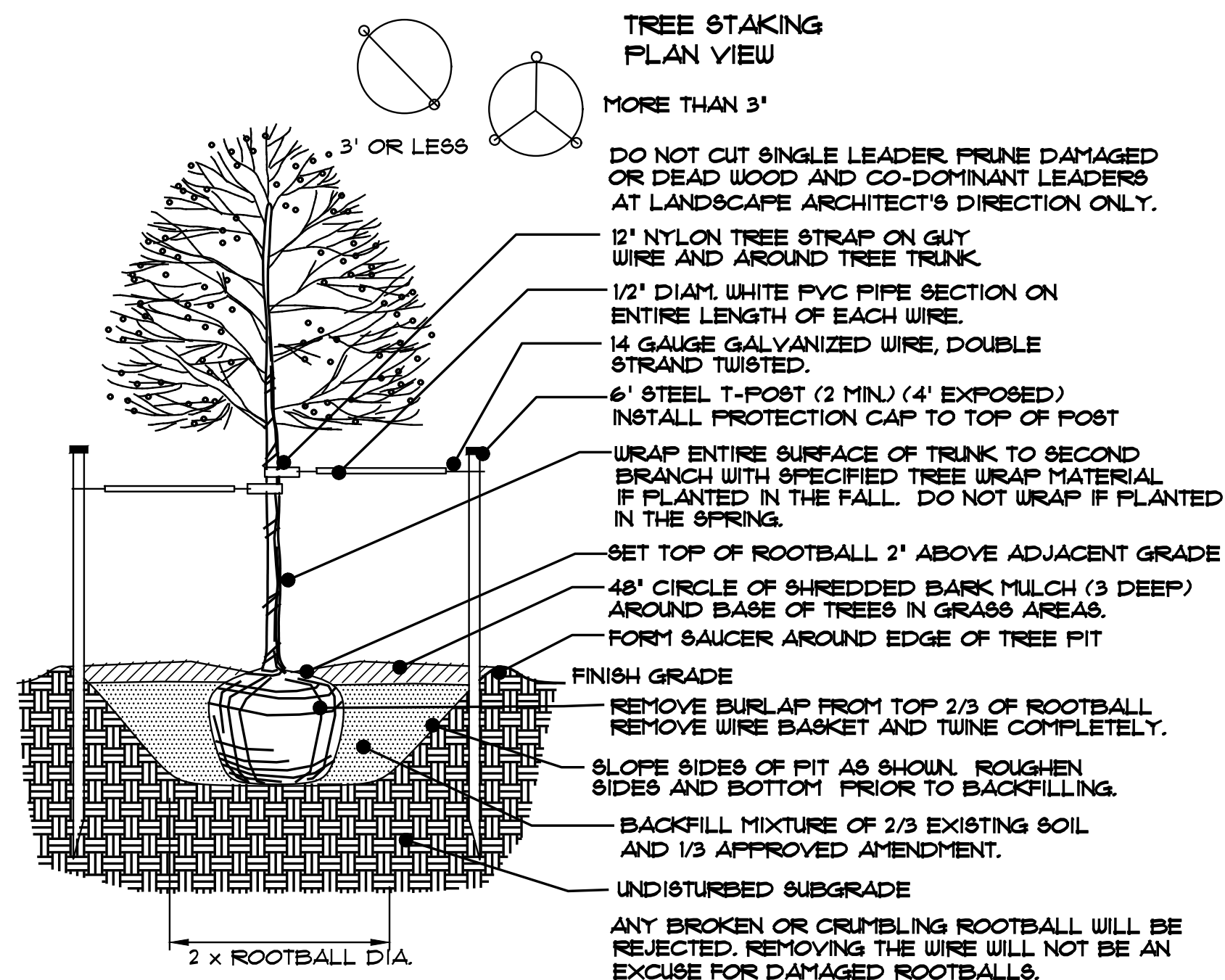
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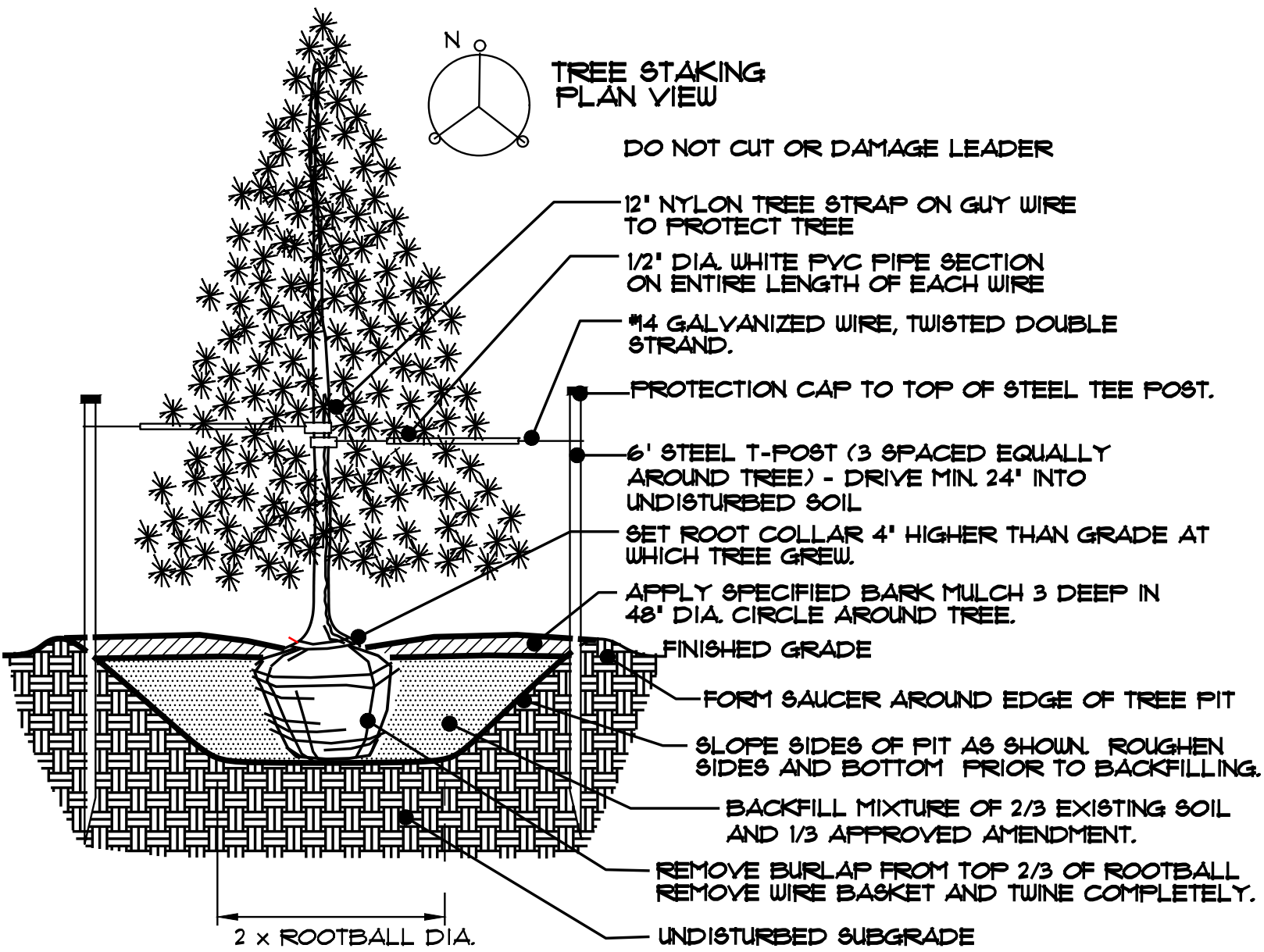
EET 5



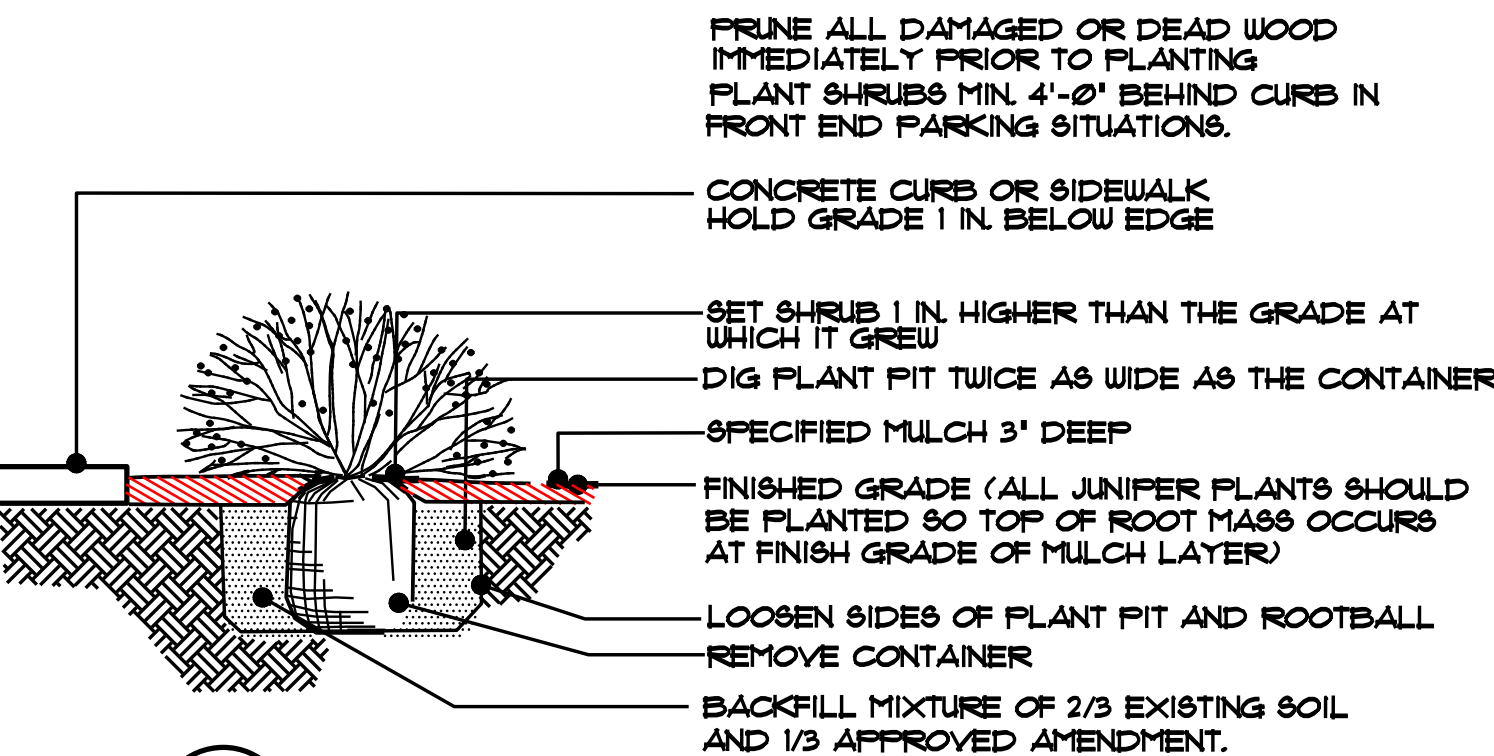
LANDSCAPE DETAILS



1 DECIDUOUS TREE PLANTING



3 EVERGREEN TREE PLANTING



2 SHRUB PLANTING

NOT FOR CONSTRUCTION

PROJECTED SITE HYDROZONES

AREA	SYMBOL	NON CONSERVING	WATER CONSERVING	NON IRRIGATED	PERCENTAGE
A (PRIVATE)		N/A			0%
B (PRIVATE)			8,210 SF		68%
C (PRIVATE)				3,888 SF	32%
SUBTOTALS		0 SF	8,210 SF	3,888 SF	
TOTAL =		8,210 + 3,888 =	12,098 SF		

LANDSCAPE SCHEDULE

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	MATURE SIZE Height x Spread	WATER REQ
DECIDUOUS TREES						
GRT	2	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	2 1/2' CAL.	30 x 20	MOD
SHL	3	GLEDITSIA TRIA 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	3' CAL.	35 x 30	LOW
COA	6	QUERCUS MEHLENBERGII	CHINKAPIN OAK	3' CAL.	50 x 35	MOD
NBP	5	PYRUS CALLERYANA 'HOLMFORD'	NEW BRADFORD PEAR	3' CAL.	25 x 20	MOD
ORNAMENTAL TREES						
WHT	4	CRATAEGUS MORDENENSIS 'TOBA'	WASHINGTON HAWTHORN TOBA	8 FT. CLUMP	20 x 15	MOD
NPP	4	FRUNUS CERASIFERA 'NEWPORT'	NEWPORT PURPLELEAF PLUM	2' CAL.	20 x 15	LOW
HUM	2	ACER TATARICUM 'GARANN'	HOT WINGS TARTARIAN MAPLE	8 FT. CLUMP	20 x 15	MOD
EVERGREEN TREES						
API-A	3	PINUS NIGRA	AUSTRIAN PINE	6 FT. B4B	60 x 40	MOD
API-B	1	PINUS NIGRA	AUSTRIAN PINE	8 FT. B4B	60 x 40	MOD
F&P-B	2	PICEA FUGENS 'ISELI FASTIGATE'	FASTIGATA SPRUCE	8 FT. B4B	40 x 30	MOD
DECIDUOUS SHRUBS						
GDP	30	POTENTILLA FRUITICOSA 'GOLD DROP'	GOLD DROP POTENTILLA	5 GAL.	3 x 3	LOW
TLS	3	RHUS TRILOBA	THREE LEAF SUMAC	5 GAL.	6 x 5	LOW
RLC	22	RIBES ODORATUM 'RED LAKE'	RED LAKE CURRANT	5 GAL.	4 x 4	LOW
NFS	34	SPIRAEA JAPONICA 'NEON FLASH'	NEON FLASH SPIREA	5 GAL.	3 x 4	MOD
MTS	12	RIBES ALPINUM 'GREENMOUND'	MELLOW YELLOW SPIREA	5 GAL.	4 x 4	LOW
THB	14	FRANGULA ALNUS 'COLUMNARIS'	TALL HEDGE BUCKTHORN	5 GAL.	12 x 4	LOW
EVERGREEN SHRUBS/GRASSES/PERENNIALS						
CPJ	30	JUNIFERUS x MEDIA 'FITZGERIANA COMPACT'	COMPACT FITZGER JUNIFER	5 GAL.	4 x 6	MOD
SCJ	18	JUNIFERUS SABINA 'SCANDIA'	SCANDIA JUNIFER	5 GAL.	3 x 6	MOD
BRJ	32	JUNIFERUS SABINA 'BROADMOOR'	BROADMOOR JUNIFER	5 GAL.	2 x 6	MOD
YJG	23	MISCANTHUS SINENSIS 'YAKU JIMA'	YAKU JIMA MAIDEN GRASS	5 GAL.	8 x 4	MOD
KFG	22	CALAMAGROSTIS ACUT. 'KARL FORESTER'	FEATHER REED GRASS	5 GAL.	4 x 2	LOW
ORG	13	PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	5 GAL.	3 x 2	LOW
DAY-A	23	HEMEROCALLIS x 'AUTUMN RED'	RED DAYLILY	1 GAL.	2 x 2	LOW
MNS	18	SALVIA x SYLVESTRIS 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA	1 GAL.	2 x 2	LOW

NOTES:

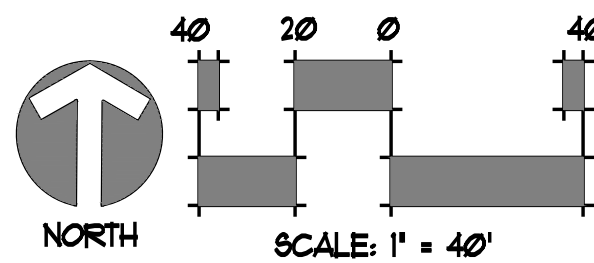
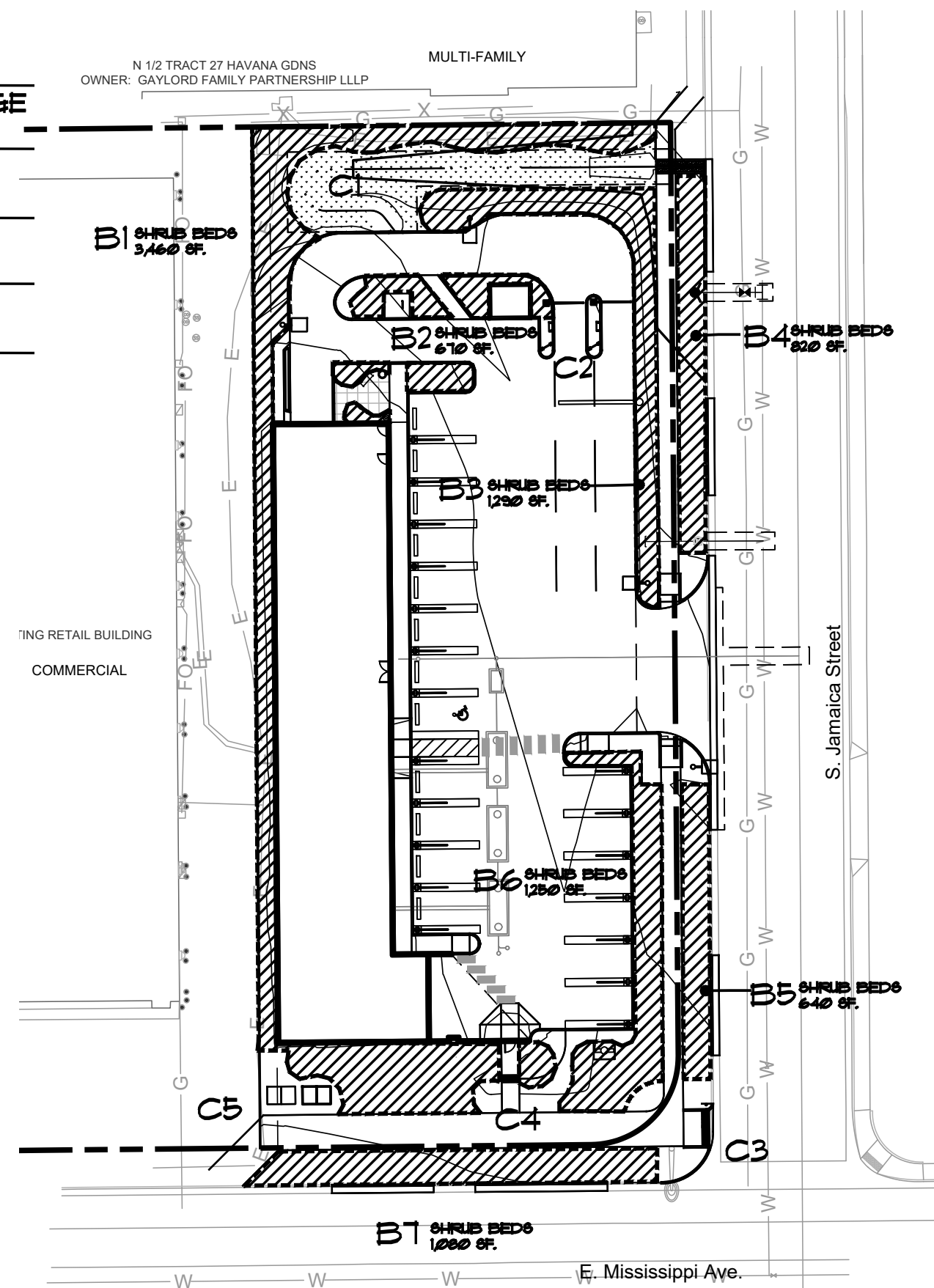
- CONTRACTOR RESPONSIBLE FOR CONDUCTION HIGHER OWN PLANT COUNTS AND MATERIAL CALCULATIONS.
- IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN GRAPHIC AND THE LANDSCAPE SCHEDULE, THE PLANT MATERIAL QUANTITY, AS DETERMINED BY THE PLAN GRAPHIC SHALL TAKE PRECEDENCE.

STANDARD NOTES

- LANDSCAPE DESIGN COMPLIES WITH THE CITY OF AURORA'S DESIGN STANDARDS AND REGULATIONS.
- ALL EXISTING TREES AND SHRUBS TO REMAIN, UNLESS NOTED DIFFERENTLY ON THE PLANS.
- COBBLE MULCH SHALL BE 4" WASHED RIVER ROCK, PLACED TIGHTLY AND EVENLY. USE 1/2" PEA GRAVEL AS INFILL BETWEEN LARGER STONES. ALL ROCK MULCHED BEDS SHALL HAVE GEOTEXTILE WEED BARRIER INSTALLED PRIOR TO PLACEMENT. NO WEED BARRIER IS TO BE VISIBLE.
- WHENEVER POSSIBLE, EXISTING TOPSOIL SHALL BE STRIPPED TO A MINIMUM DEPTH OF FOUR(4') INCHES AND STOCKPILED FOR FUTURE USE. UPON COMPLETION OF SITEWORK, ADN PRIOR TO PLACEMENT OF COMPOST, THE TOPSOIL SHALL BE SPREAD OVER ALL AREAS BEING LANDSCAPED.
- AREAS THAT ARE TO BE SODDED SHALL RECEIVE A MINIMUM OF 4 CUBIC YARDS OF 'BLACK TEA' COMPOST, AS DISTRIBUTED BY BOSS COMPOST, BRIGHTON, COLORADO OR APPROVED EQUAL. COMPOST TO BE SPREAD EVENLY AND ROTOTILLED TO A DEPTH OF EIGHT(8') INCHES.
- LIGHTING WILL BE POLE MOUNTED LIGHTS LOCATED AT THE PERIMETER OF THE PARKING LOT. ALL SITE AND BUILDING LIGHTING TO BE METAL HALIDE.
- ALL SIDEWALKS, ENTRYWAYS AND CURB/GUTTER SHALL BE CONCRETE. DRIVE LANES AND PARKING LOT SURFACING WILL BE ASPHALT.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THE ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- THE DEVELOPER, HIS SUCCESSOR AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPE MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH THE UDO (UNIFIED DEVELOPEMENT STANDARDS), AND MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO THE REQUIREMENTS FOUND IN THE CITY OF AURORA'S IRRIGATION ORDINANCE.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLES SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

FIRE LIFE SAFETY LANDSCAPE NOTES:

- LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS, OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- LANDSCAPE MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCRGOACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).



FURNITURE



TYPICAL BOULDER -A ( BROWNSTONE )



TYPICAL BOULDER -B ( CHEROKEE )



JIMENEZ DESIGN GROUP, LLC.  
14 Rose Field Circle  
Highlands Ranch, Co. 80129  
Phone: 303.751.6269 Fax: 303.751.6269  
www.jimenezdesign.com  
Site Planning & Landscape Architecture Urban Design

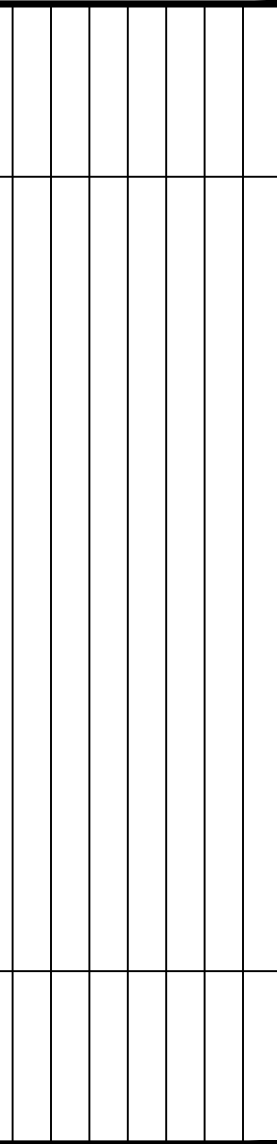
REV. NO.	DESCRIPTION	DATE
1	CITY COMMENTS	11/09/23

WASH 'N GO OF COLORADO, LLC  
WASH 'N GO CARWASH  
LANDSCAPE NOTES & DETAILS  
10797 E MISSISSIPPI AVENUE  
AURORA, CO

PROJ NO: 00-610  
ENG: JCJ  
DATE: 08/31/2023

SHEET DESCRIPTION  
L2  
SHEET 6



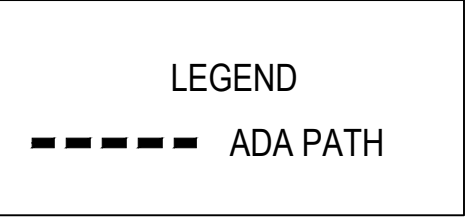


STUDIO LIGHTNING  
63 SUNSET DR.  
BAILEY, CO 80421  
303.242.1572

EET DESCRIPTION


LT1

SHEET 7





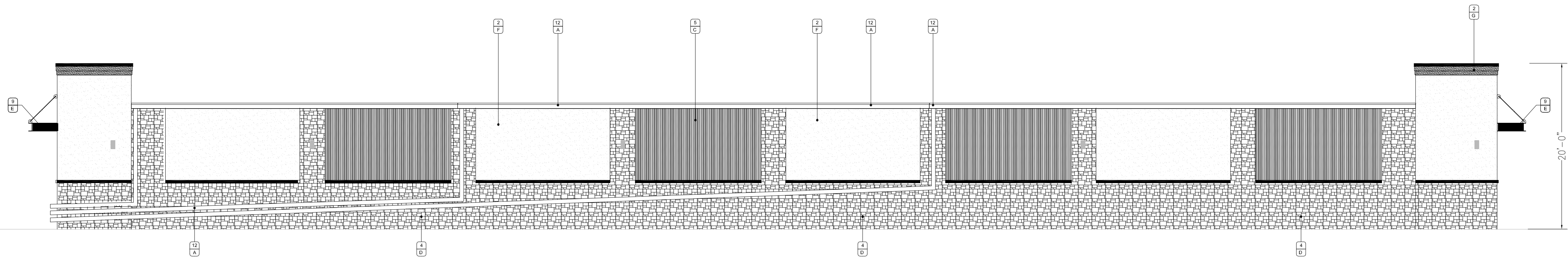


PUBLIC LUMINAIRE SCHEDULE										
Symbol	Label	General Description	Mounting Height	Color	Catalog Number	Lamp	LLF	Watts	Lumens	Shielding
	SL1	<p>PUBLIC STREET LIGHT</p> <p>LOCAL STREETS</p> <p>LED RECTILINEAR LUMINAIRE WITH A SHORT LUMINAIRE ARM. LUMINAIRES SHALL BE MOUNTED ON A 20-FOOT ROUND TAPERED GALVANIZED STEEL POLE.</p>	20'-0" AFG	BLACK	<p>MCGRAW-EDISON</p> <p>GALN-SA1C-730-U-T3 POLE: MILLERBERND ART-A-060-A-200-DM17-R-(GV OR GP)-NC2 WITH 10 IN. BOLT CIRCLE BASE PLATE</p>	LED	0.85	57W	7,054	FULL CUT-OFF

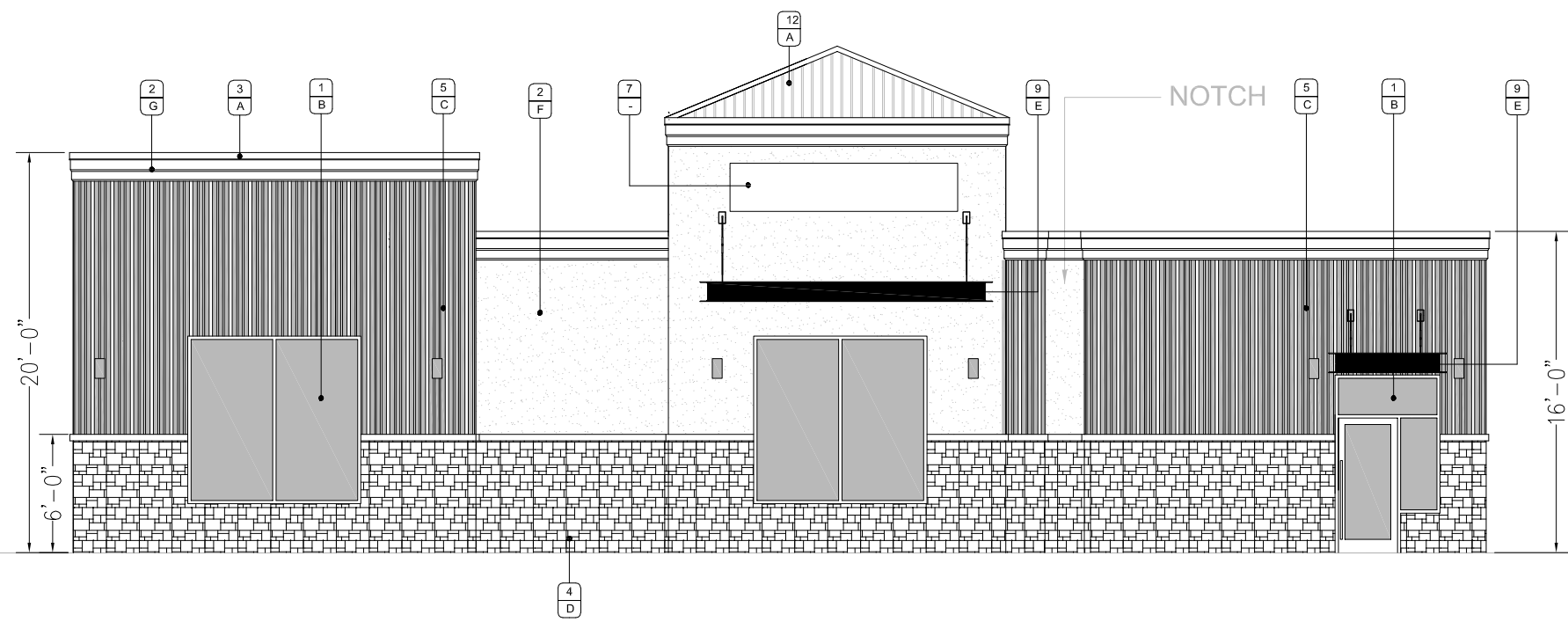
LT2

SHEET 8

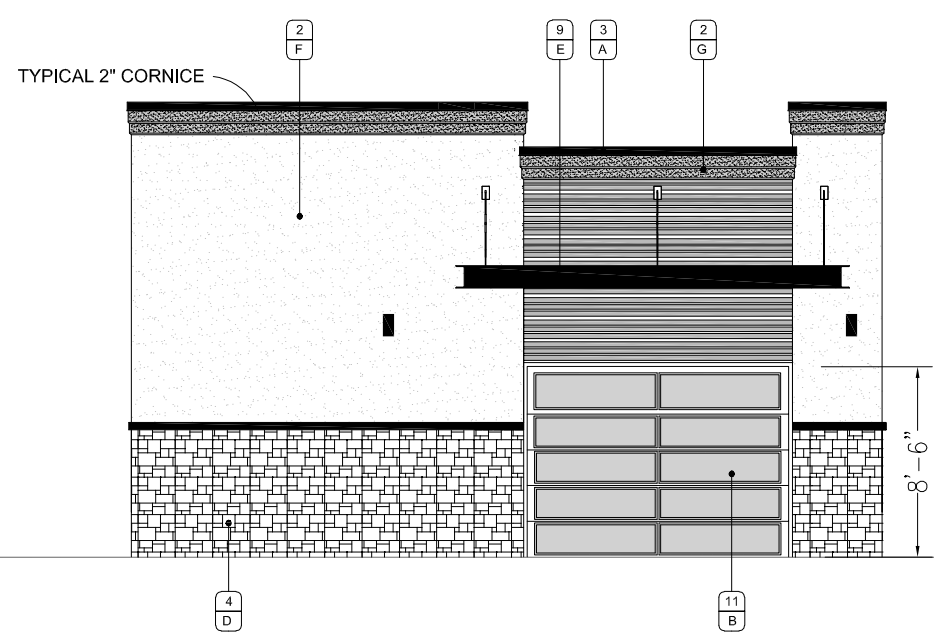




WEST ELEVATION  
1/8"=1'-0"



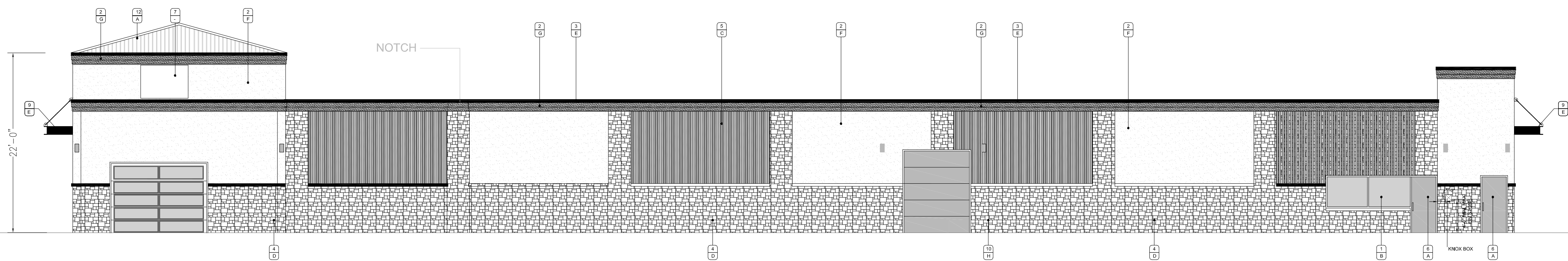
SOUTH ELEVATION  
1/8"=1'-0"



NORTH ELEVATION  
1/8"=1'-0"

### MATERIAL/COLOR SCHEDULE

MATERIALS		MATERIAL	#
		FINISH	X
1.	ALUMINUM STOREFRONT W/ 1" INSULATED GLAZING		
2.	HARD COAT STUCCO		
3.	PREFINISHED METAL PARAPET CAP FLASHING		
4.	STONE FACING ON DIAMOND LATH OVER TYVEK		
5.	CORRUGATED METAL		
6.	HOLLOW METAL DOOR AND FRAME		
7.	FUTURE SIGNAGE - UNDER SEPARATE PERMIT		
8.	STUCCO CORNICE		
9.	STEEL CANOPY		
10.	OVERHEAD STEEL DOOR		
11.	TRANSLUCENT ROLL UP DOOR		
12.	STANDING SEAM ROOF, GUTTERS AND DOWNSPOUTS.		
COLORS			
CAP FLASHING - GUTTERS & DOWNSPOUTS:		STONE FACING:	
A.	BLACK	D.	ELDORADO STONE, LEDGECUT 33
			COLOR "BIRCH"
STOREFRONT SYSTEM:		STEEL FINISH:	
B.	BLACK	E.	BLACK
CORRUGATED METAL		STUCCO	
C.	METAL SALES, T2 PANELS, 24 GA; EXPOSED FASTENERS, COLORED "MISTIQUE PLUS", PDVF FINISH	F.	COLOR TO MATCH, BEHR, "STERLING", 780E-3
		STUCCO CORNICE	
		G.	COLOR TO MATCH, BEHR, N450-6
		OVERHEAD DOOR	
		H.	SILVER POWDER COAT

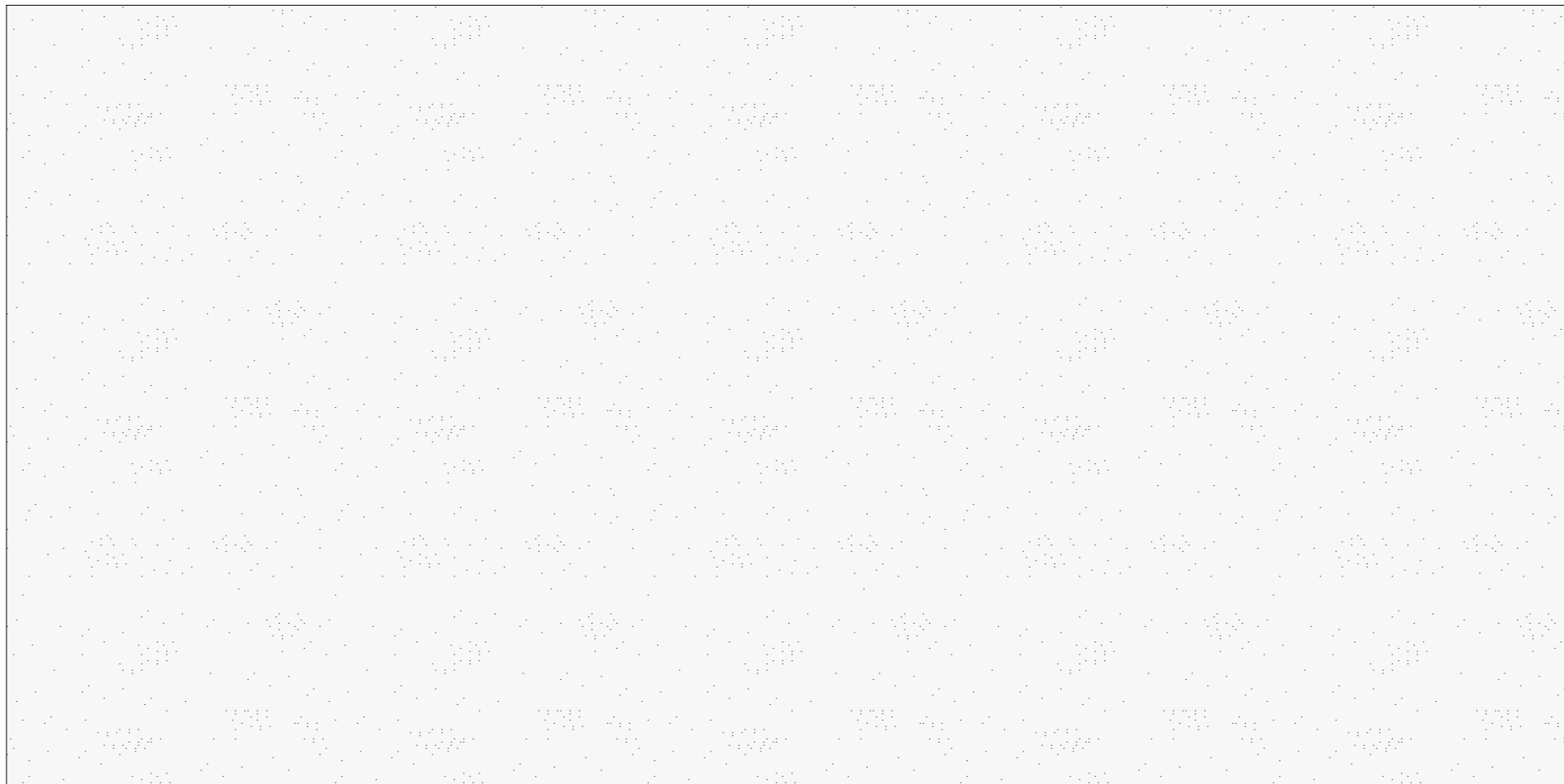


EAST ELEVATION'  
1/8"=1'-0"

REV. NO.	DESCRIPTION	DATE
1	CITY COMMENTS	08/31/2023
2	CITY COMMENTS	08/31/2023



COLOR BOARD  
WASH 'N GO EXPRESS CAR WASH  
10797 EAST MISSISSIPPI



2. STUCCO, BEHR, 780E-U, STERLING  
FINE SAND TEXTURED STUCCO



5. BOX RIB METAL PANEL  
METAL SALES T-2 MISTIQUE PLUS FINISH

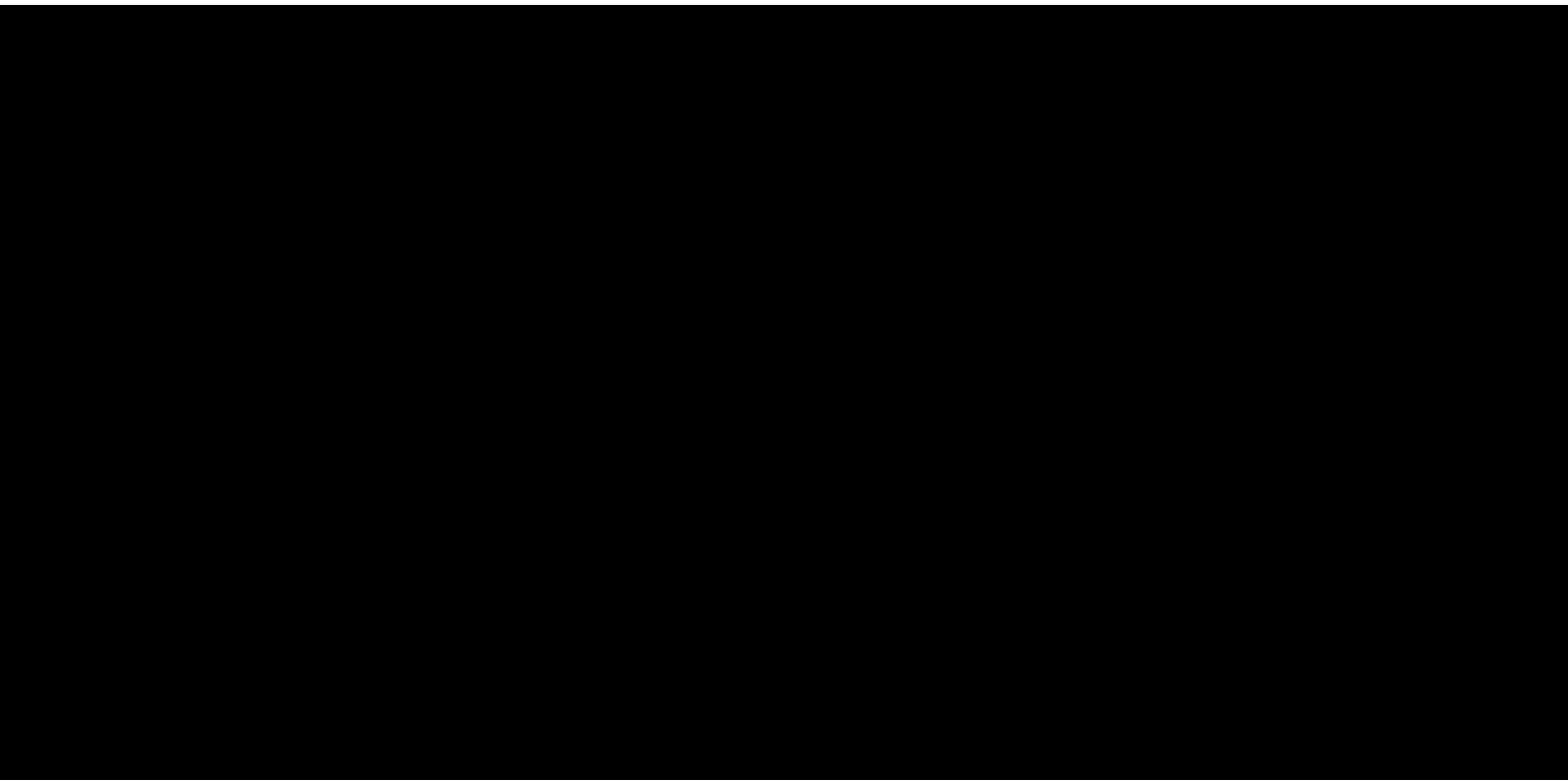


8. STUCCO FACIA, BEHR, MQ5-05  
FINE SAND TEXTURED STUCCO

MATERIAL/COLOR SCHEDULE		MATERIAL	#
		FINISH	X
MATERIALS			
1.	ALUMINUM STOREFRONT W/ 1" INSULATED GLAZING		
2.	HARD COAT STUCCO		
3.	PREFINISHED METAL PARAPET CAP FLASHING		
4.	STONE FACING ON DIAMOND LATH OVER TYVEK		
5.	CORRUGATED METAL		
6.	HOLLOW METAL DOOR AND FRAME		
7.	FUTURE SIGNAGE - UNDER SEPARATE PERMIT		
8.	STUCCO CORNICE		
9.	STEEL CANOPY		
10.	OVERHEAD STEEL DOOR		
11.	TRANSLUCENT ROLL UP DOOR		
12.	STANDING SEAM ROOF, GUTTERS AND DOWNSPOUTS.		
COLORS			
CAP FLASHING - GUTTERS & DOWNSPOUTS:		STONE FACING:	
A.	BLACK	D.	ELDORADO STONE, LEDGECUT 33 COLOR "BIRCH"
STOREFRONT SYSTEM:		STEEL FINISH:	
B.	BLACK	E.	BLACK
CORRUGATED METAL		STUCCO	
C.	METAL SALES, T2 PANELS, 24 GA. EXPOSED FASTENERS, COLORED "MISTIQUE PLUS", PDVF FINISH	F.	COLOR TO MATCH, BEHR, "STERLING", 780E-3
		STUCCO CORNICE	
		G.	COLOR TO MATCH, BEHR, N450-6
		OVERHEAD DOOR	
		H.	SILVER POWDER COAT



4. STONE FACING, LEDGE CUT 33, BIRCH  
BY ELDORADO STONE



3. FLASHING , GLOSS BLACK  
GALVANIZE METAL

6. DOORS & TRIM ANODIZED BLACK  
GALVANIZE METAL OR DARK BRONZE  
9. CANOPIES & WINDOW TRIM ANODIZED BLACK  
GALVANIZE METAL OR DARK BRONZE



1. GLAZING, SOLAR GREY

11. OH DOOR GLAZING, SOLAR GREY

C. PELL, ARCHITECT, LLC  
cpell\_architect@yahoo.com  
6354 S. BLACKHAWK WAY, 303-718-1343

REV. NO.	DESCRIPTION	DATE

WASH N GO OF COLORADO, LLC  
WASH 'N GO CARWASH  
10797 E MISSISSIPPI AVENUE  
AURORA, CO

PROJ NO: 220136
ARCH : CCP
DATE : 02/22/2023