

December 13, 2024

**Rachid Rabbaa, Planner II
City of Aurora Planning Department
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012**

**Re: Second Submission Review: Express Car Wash – Conditional Use and Site Plan
Application Number: DA-2379-00
Case Numbers: 2024-6037-00; 2024-6037-01**

WTCE Project No.: C2300090

Dear Mr. Rabbaa:

Listed below in **bold** are our responses to comments from your letter dated November 20, 2024.

PLANNING DEPARTMENT COMMENTS

Community Questions, Comments, and Concerns

1A. External agency comments were received from CDOT. Please respond to their comments within the comment response in your next submission.

Response:

Acknowledged. No comments appear to have been made.

Completeness and Clarity of the Application

2A. Repeat Comment: Please update your Letter of Introduction and explain how the proposal complies with the Conditional Use Criteria in Section 146-5.4.3.A.3.

<https://aurora.municipal.codes/UDO/146-5.4.3.A.3> .

The updated letter was not provided, please include it in the resubmittal.

Response:

Please refer to the response by the Ownership team provided in a separate document.

2B. Repeat Comment: Please provide an Operations Plan; hours of operation, number of employees, depth of the car wash bay, and any other relevant information.

The updated Operation Plan letter was not provided, please include it in the resubmittal

Response:

Please refer to the response by the Ownership team provided in a separate document.

- 2C. Repeat Comment: The Site Plan for the proposed car wash shall show the extent of Lot 1 only, not any portion of Lot 2. If the greyed-out parking north and east of Lot 1 is proposed to be shared with the commercial uses, then provide an analysis of how the parking proposed for the car wash will function and how it will result in the commercial center still meeting parking requirements.

Please address these comments in the resubmittal.

Response:

Please refer to the response by the Ownership team provided in a separate document.

- 2D. Please correct the sheet pagination for page number 3, only provide consecutive numbering. 1,2,3, etc.

Response:

Pagination has been corrected.

Site Plan Comments

- 3A. Repeat Comment: Please provide the required outdoor patio space. At least one patio space is required per business. Patio space utilization can incorporate decorative concrete treatment, outdoor seating, and raised wood planter boxes for example. Patio spaces must be buffered from vehicular areas by sidewalk or landscaping. There appears to be an opportunity to locate the patio space directly north of the building.

Please put a corresponding number to the patio in your notes/index.

Response:

Outdoor patio space has been added to the Site Development Plan (see Project Note #41).

- 3B. Mechanical Equipment and Trash Collection: All equipment must be screened. Use drawings and notes to explain how this will be accomplished. Screening may be done either with an extended parapet wall, or a freestanding screen. In either case, the screening must be at least as high as the equipment it hides. Trash collection must be incorporated into the overall design of the building, fully shielded from view of the adjacent rights-of-way, or be in a fully enclosed building that is architecturally compatible with the primary building. (Section 146.4.7.8)

This comment needs to be addressed in the resubmittal.

Response:

Please refer to the Architectural plan sheets for detail of Screening wall construction.

Addressing

4A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:

- Parcels
- Street lines
- Building footprints (If available)

Response:

Acknowledged. DWG file will be submitted during permitting.

4B. Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: <https://auroragov.org/CADtoGISstandards> OR by contacting CADGIS@auroragov.org

Response:

Acknowledged. DWG file will be submitted during permitting.

5A. Landscaping Issues:

Provide a table that documents the high, medium, and low water use areas by square footage and by percentage of the overall landscaped area for the entire development. See the example to left.

Response:

Please see water usage table on Sheet 8.

Civil Engineering

6A. Please include a legend to identify what some of these linetypes mean (TYP.)

Response:

Legend has been added to Site Development Plan.

6B. It's kind of hard to tell but it looks like parts of the sidewalk and curb ramp are outside of the ROW. Please provide a sidewalk easement for the areas outside of the ROW.

Response:

An easement for sidewalk outside of the ROW has been provided (Please see Project Note #44 on Sheet 2).

6C. Relocated existing utilities out of the purpose sidewalk.

Response:

The sidewalk along the Havana Street frontage has been reconfigured per additional comments in this document. Existing utilities in conflict with the proposed sidewalk will be relocated.

- 6D. Per pre-app notes sidewalk needs to be detached and needs to be 10 ft wide up until the property line. Connecting at the inlet at 90 degrees would be OK in this situation.

Response:

The sidewalk along the Havana Street frontage has been reconfigured per comment.

- 6E. Show the finished floor or top of foundation elevation of all structures. Includes existing building (TYP.) (2.08.1.03 of the 2023 COA Roadway Manual)

Response:

Finished floor elevations have added for existing buildings.

- 6F. Label the ROW width and dimension (TYP.)

Response:

ROW dimension has been added, as well as a new note labelling the 110' ROW.

- 6G. Driveway shall contain an accessible (2% max. cross slope) route between curb ramps.

Response:

New slope label has been added to driveway between curb ramps to clarify slope in that area. Design plans for permit will ensure the pedestrian crossing at the driveway is designed to 2% max.

- 6H. The resultant grade in any direction within accessible parking areas shall not exceed two percent (4.07.7.01.5 of the 2023 COA Roadway Manual).

Response:

Acknowledged. Revised grading in accessible parking area to meet 2% requirement.

- 6I. Call out existing streetlight to be relocated due to the sidewalk.

Response:

Please see Project Note #45 on Sheet 2 calling for the existing streetlight to be relocated.

- 6J. REPEAT COMMENT: Public streets shall have public streetlights in conformance with COA standards. For each street, identify the following information as part of the site plan submittal

in conformance with Section 2.12.0.1 of the Roadway Manual:- Roadway Classification (typical section name) - Adjacent Land Use Category (i.e., TOD), as applicable - Number of lanes- Back-to-back curb width- Pedestrian Activity Level- Pavement Type: R3, for all lighting calculations. This information (if it's not already shown) can be added to the street sections provided if desired.

Response:

Havana Street information has been added to the plan set per the comment. It appears this comment applies to lighting calculations.

6K. Please add the following note: "Proposed street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal."

Response:

Note has been added to site plan notes on the title sheet.

6L. P.E. stamp is not needed on the site plan. Please remove (TYP.)

Response:

P.E. stamps have been removed.

6M. Probably not needed but please include this information.

Response:

Comment unclear.

Traffic Engineering

7A. **TIS comments** include:

NO TIS COMMENT RESPONSES OR UPDATED TIS PROVIDED. Traffic will not approve process until TIS is reviewed and comments addressed.

Site plan comments include repeat comments regarding the need for a sight distance triangle at Havana access to the lot, site signage relocation, and lane dimensioning.

Not ready for Technical Referral.

Response:

Traffic Engineering not under the purview of Civil Engineering. Please refer to the response by the Traffic Engineering consultant provided in a separate document.

Fire/Life Safety

8A. Sheet 2 /Site Development Plan

Show the fire lane easement and the Code required turn-around provided at the end of a fire lane easement that is longer than 150 feet.

Response:

A proposed 23' wide Fire lane easement has been added to the plan set. The fire lane loops through the parking lot back to the original drive aisle therefore a turnaround is not needed.

8B. Sheet 5 / Site Development Details

The installation of a Bollard-type ADA Parking Sign could be used in lieu of a standard ADA sign post and the concrete wheel stop (bollard type sign detail in the graphic).

Response:

Acknowledged.

Aurora Water

9A. This site plan cannot be approved until the Preliminary Drainage Letter is approved.

Response:

Acknowledged.

9B. Do not install additional hydrants unless required by the Fire and Life Safety group. I did not see a previous comment from them requesting a new hydrant. If the hydrant is kept, it needs to be within an easement and the sanitary service line cannot be within the easement.

Response:

Proposed hydrant and associated water service have been removed.

9C. Advisory Comment: A license agreement may be required for placing your sanitary service line in a neighboring site's property.

Response:

Acknowledged.

9D. Aurora Water has no record of this portion of the water main existing. Is it being proposed with this site plan?

Response:

Water main in question has been removed.

9E. These should be labeled as inlets.

Response: The storm structures have been relabeled as inlets.

9F. Aurora Water records indicate that this water main goes straight North after connecting to the hydrant, and may then serve as the fire line connection for this building.

Response:

The location and limits of the existing water main have been revised per the City plan markups and comments provided.

9G. No shrubs are allowed within the pocket utility easement or within 3' of the meter pit. No trees are allowed within the utility easement or within 5' of the meter pit. Please revise as necessary.

Response:

Please see Landscape Plan Sheet 7.

Forestry

10A. Tree mitigation documents need to be added to the Site Plan set.

Response:

Please see Sheet 6 titled "Tree Mitigation Plan".

10B. There will be trees impacted by this project. Due to the location, size and condition of trees on the site, relocation is not an option. The use of tree equivalents is not permitted to mitigate for tree loss. And tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund.

Response:

Acknowledged. Please refer to Landscaping plans.

10C. Grading needs to stay at least 1/2 the diameter away from the trunks of the trees located on the south side of the property in order for them to be preserved.

Response:

Acknowledged.

10D. Please show and label all existing trees on a separate sheet called Tree Mitigation Plan and indicate which existing trees will be preserved or removed. Please include grading on this sheet as well. Forestry Division staff will conduct a tree assessment, which includes species, size, condition, and location factors. If there is interest in determining mitigation requirements before your submittal, there is the option of hiring a consulting arborist; a list

can be obtained from Forestry upon request. Forestry would require a meeting with the arborist selected to make sure that we are in agreement on the appraisal.

Response:

Acknowledged. The locations of existing trees are shown on the newly added Tree Mitigation Plan (Sheet 6).

- 10E. Trees should be protected on the neighboring properties to the south and east. Communication with those neighboring properties will be required so that they understand tree protection measures, possible tree loss and how their site plan will be made whole so they are still in compliance with it should damage occur. If the trees are damaged during development activities, the entity who damaged them will be required to mitigate their loss or injury. The neighboring property owner should be contacted using registered mail to notify them of your plan to develop and how you plan to protect the tree(s). Forestry will need you to submit this letter with your plan so that we are sure the neighboring property owner has been notified.

Response:

Acknowledged.

- 10F. Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual - this includes trees on the neighboring property. The Tree Protection notes shall be included on the plan. The link for the manual can be found at:
<https://auroraver2.hosted.civiclive.com/cms/One.aspx?portalId=16242704&pageId=16529352>

Response:

Acknowledged. Tree protection notes have been added.

Land Development

- 11A. Sheet 1: Site Plan Notes - #6 replace symbols with (" ")

Response:

Site Plan Note #6 has been revised.

- 11B. Sheet 2: Add recording information for existing ROW's, Show existing adjacent easements with recording information.

Response:

All existing and proposed easements have been labeled.

Easements

12A. ADVISORY COMMENTS: ALL DEPARTMENTS REQUIRING A LICENSE, EASEMENT DEDICATIONS OR RELEASES NEED TO BE STARTED. EASEMENT DEDICATIONS TO BE SUBMITTED TO DEDICATIONPROPERTY@AURORAGOV.ORG, RELEASES TO BE SUBMITTED TO RELEASEEASEMENTS@AURORAGOV.ORG

Response:
Acknowledged.

12B.

Response:
Acknowledged. Comment appears to have been left blank on review letter.

CDOT

13A. Name: Steve Loeffler
Organization: 2829 West Howard Place
Address: Colorado Department of Transportation
Denver CO 80204 Phone: 3037579891
Email: steven.loeffler@state.co.us
Comment: Comment response letter acknowledged prior comments. No new documents were in this review.

Response:
No comments appear to have been made.

Respectfully Submitted,

The W-T Group, LLC



Jim Glascott, PE, CPESC
Principal in Charge, Civil Engineering