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August 10, 2020

Cesarina Dancy
Planning & Development Services
City of Aurora
15151 E Alameda Pkwy, 2nd Floor
Aurora, CO 80012
303-739-7121

RESPONSE LETTER

**RE: Living Water Express Car Wash, Smoky Hill Crossings
Pre-submittal Meeting (# 1448451)**
Smoky Hill Crossings (Smoky Hill RD and Gun Club RD)
Lot 1

Dear Cesarina,

Thank you for taking the time to meet with us for the Pre-application meeting for the proposed project. We have received your comments from the pre-application and responded to them below. We have also provided documents as requested within the checklist and as noted in the pre-application meeting notes.

Please look over the documents provided and feel free to contact me with any further questions or concerns regarding this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Phil Walz", is written over a light blue horizontal line.

Phil Walz
Architect – Hover Architecture

STAFF COMMENTS - PRE-APPLICATION MEETING

Purpose of the Pre-Application Notes

These comments summarize the city's land use ordinances, policies, design standards, and code requirements that apply to your project. They are based on the material you have supplied us and will alert you to key issues involved in your project. They are not intended to provide a complete review of your proposal. Several electronic links have been included within the body of these comments, some specific to your project and some more general in nature. Note that these comments are valid for a period of six months.

Please do not hesitate to contact **Cesarina Dancy, ODA Project Manager**, who assembled these notes.

Contact Information

Below is a list of City of Aurora Departments/Divisions that were represented at the meeting and contact information for the individual City Staff members present.

City Manager's Office

Office of Development Assistance
Cesarina Dancy
303.739.7044
cdancy@auroragov.org

Megan Weikle
303.739.7357
mweikle@auroragov.org

Planning

Zoning and Plan Review
Tanner Axt
303.739.7450
taxt@auroragov.org

Landscape Design
Kelly Bish, RLA, LEED AP
303.739.7189
kbish@auroragov.org

Parks, Recreation & Open Space

Planning Design and Construction
Not represented at meeting

Forestry
Jacque Chomiak
303.739.7178
jchomiak@auroragov.org

Aurora Water

Steven Dekoskie
303.739.7490
sdekoski@auroragov.org

Public Works

Traffic Division
Brianna Medema
303.739.7336
bmedema@auroragov.org

Drainage and Public Improvements
Engineering Division
Kristin Tanabe
303.739.7306
ktanabe@auroragov.org

Life Safety and Building Division

Mike Dean
303.739.7447
mdean@auroragov.org

Real Property Division
Darren Akrie
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dakrie@auroragov.org

Neighborhood Services

Neighborhood Support
Scott Campbell
303.739.7441
scampbel@auroragov.org

STEP I – PLANNING PHASE

Planning & Development Services Department

The Planning comments are numbered. When submitting an application, include a letter of introduction responding to each of the numbered comments, including key issues from other departments.

Key Issues:

- ▶ Sidewalk along internal drive must be detached.

Response: Sidewalks have been revised to be detached along the main drive.

- ▶ Comply with Master Plan guidelines and standards.

Response: Master Plan Guidelines dated 01-16-2020 have been applied to this project.

- ▶ Maintain consistency with the Infrastructure Site Plan (ISP).

Response: We believe we are compliant with the ISP documents.

- ▶ Outdoor patio space is required for all developments within this Master Plan.

Response: A patio space has been allocated along the south sidewalk attached to the building.

Project Overview:

- Zoning: MU-C (Mixed-Use – Corridor)
 - ☐ Character Area: Subarea C
 - ☐ Proposed Use: Motor Vehicle Wash
 - ☐ Permitted Use: Conditional

Type of Application:

- ☐ Conditional Use
- ☐ Site Plan

Procedures:

- ☐ A Summary Table of Procedures can be found in Section 146-5.2, Table 5.2-1.
- ☐ The application will require approval in a public hearing before the Planning and Zoning Commission. The application will be reviewed in a 12-13-week timeframe and will be processed electronically through our development review website, found in the links below.

Important Links:

- ☐ [Unified Development Ordinance \(UDO\)](#)
- ☐ [Aurora Places Comprehensive Plan](#)
- ☐ [CAD Data Submittal Standard](#)
- ☐ [Landscape Reference Manual](#)
- ☐ [Development Review Website](#)

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- ☐ [Online Application and Plan Submittal Guide](#)
- ☐ [Transportation Studies & Plans](#)
- ☐ [Pre-Submittal Checklist](#)
- ☐ [Forms & Applications](#)
- ☐ [Aurora Map Gallery](#)
- ☐ [Arapahoe County Assessor Map](#)

Standards and Issues:

1. Zoning and Placetype

1A. Zoning

This property is zoned MU-C (Mixed-Use Corridor), within Subarea C, which provides retail goods and services to satisfy the household and personal needs of the residents of nearby residential neighborhoods, those traveling on adjacent collector and arterial corridors, and to allow for higher intensity general business and service activities. The MU-C district should be located and designed to allow for access by pedestrians, bicyclists, public transportation, and automobiles.

Response: Acknowledged.

1B. Placetype

The Aurora Places Comprehensive Plan designates this area as the Established Neighborhoods placetype. The Established Neighborhood placetype is characterized by predominantly residential areas with a variety of unit types, including single-family detached and attached, and multifamily, typically constructed between 1950 and 1990. Although primarily a residential area, this placetype may also support limited retail, service and once uses located at intersections or along major perimeter streets.

Response: Acknowledged.

1C. Master Plan

This project will be subject to the standards listed in the administratively approved Smoky Hill Crossing Infrastructure Site Plan (Case Number 2019-6045-00) and Framework Development Plan (now referred to as Master Plan) (Case Number 2019-7003-00). The ISP must receive final approval prior to submission of this project. The Smoky Hill Crossing Master Plan or “FDP” includes specific standards, including but not limited to architectural detail features facing Smoky Hill Road, signage standards, and outdoor patios space requirements. The Master Plan also includes materials requirements for buildings, retaining walls and similar features.

Response: ISP used in designing this project is dated, 04/30/2020 and is the recoded ISP. FDP applied is dated 01/16/2020 and is the recorded FDP. Design criteria has been applied to this project.

2. Land Use

2A. Historic Land Use

The property is currently occupied by a single-family detached home. The property was annexed into the City of Aurora on August 16, 2019 with Annexation Ordinance Number 19-040 and was initially zoned E-470, Retail & Commercial and was converted to MU-C with the adoption of the Unified Development Ordinance on September 21, 2019.

Response: Acknowledged.

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2B. Proposed Land Use

The proposed use, Motor Vehicle Wash, is permitted by the current zoning, but subject to a Conditional Use Approval and Site Plan approval. This use is subject to additional siting standards that limit the locations of specific auto-oriented uses listed in Section 146-3.3.5.RR.

Response: Acknowledged.

2C. Conditional Use

The proposed use is subject to Conditional Use approval, according to Sections 146-3.2 and 146-3.3. Approval criteria can be found in Section 146-5.4.3.A and generally involve compatibility of the proposed use with existing and planned uses, traffic generation, noise, use of architectural and landscape features to mitigate negative impacts, and several other topics. As part of the application, submit a Letter of Introduction that introduces the project, outlines an Operations Plan, and justifies the Conditional Use request by specifically responding to the Criteria of Approval. The Planning and Zoning Commission will consider the ability of the proposal to meet these criteria in their evaluation of the proposal. The Operations Plan should include, at a minimum, hours of operation, employees per shift and approaches to mitigate noise and light.

Response: A letter of introduction has been included in this submittal.

3. Development Standards

3A. Dimensional Standards

Dimensional standards for this project are established by the required landscaping buffer widths listed in Section 146-4.7.5.G and the Master Plan. Depending on the landscape incentive feature used, the front setback, adjacent to Smoky Hill Road is 15-20 feet, the rear setback, adjacent to the single-family homes, is 15-25 feet, and the side setback is 5-10 feet. The maximum building height is 75 feet per Section 146-4.2.2.B.

Response: We have designed the site to comply with the noted requirements of section 146.

3B. Common Space and Amenities

At least one patio space is required per business, per the Master Plan. Patio spaces must utilize decorative concrete treatment, outdoor seating and raised, wood planter boxes. Patio spaces must be buffered from vehicular areas by sidewalk or landscaping. The patio areas should be situated to take advantage of view to the south per the Master Plan.

Response: A patio space has been provided beside the building sidewalk with (x3) 5' benches and (x5) 2' planter boxes. This area is provided on the south side of the building.

3C. Access and Connectivity

The Master Plan identifies 5' detached sidewalks with 6' curbside landscaping along the internal access drive. These sidewalks provide connectivity throughout this development and to the adjacent single-family homes. At specific pinch points, the sidewalk may be able to meander slightly to provide less than 6' of curbside landscaping. The internal sidewalk network will need to connect building entrances and common areas together while providing access to the public sidewalks.

Response: Acknowledged and revised sidewalks have been indicated on the drawings.

3D. Parking, Loading, and Stacking

Off-street parking is required by Section 146-4.6. Parking counts will be based off the Operations Plan submitted with the application. In addition to vehicle parking, the development is required to

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provide 10% of the required vehicle parking count in bicycle parking spaces. Bicycle spaces must comply with Section 146-4.6.3.F.2, including providing a design that includes 2 points of contact with each bicycle. Each inverted “U” rack counts as two bicycle parking spaces. Place any bicycle parking in a convenient, paved, and well-lit location.

Response: We have provided parallel parking along the south shared drive to accommodate employees. A bicycle rack has also been added near the office to accommodate required bicycle parking.

Vehicle stacking details are outlined in Section 146-4.6.7. Each lane must provide at least 3 stacking spaces. Any ordering systems may not be audible from the property line of the adjacent single-family homes.

Response: Vehicle stacking can accommodate 3 cars per lane, as shown on drawings. Audio is usually kept at a minimal and is far enough away from the residential property line to be in-audible at that point.

Section 146-4.6.5 details requirements for the design and placement of parking areas. Generally, parking areas should be located and designed to provide for adequate vehicle circulation, safe pedestrian connections, screening from adjacent sites and streets, and to avoid abutting significant stretches of adjacent streets.

Response: Acknowledged.

Since the internal drive is meant to function as a street, head-in parking cannot be provided as proposed. The ISP provides parallel parking in this location, which is more suitable for the intended design of the drive.

Response: Parking has been revised to allow parallel parking on the south side of the road.

3E. Building Design Standards

The Master Plan and Section 146-4.8 contain specific standards for the design of buildings. These standards include requirements for building orientation and spacing, breaking up the massing of building facades with articulation elements, four-sided building design, and permitted materials, among other things. The Master Plan identifies the overall style as “Mountain Modern” and mandates wainscot, dark bronze primary entry features, and wood accents.

Response: Building design has been revised to meet the FDP requirements.

Code requires the incorporation of material changes and architectural features such as glazing, textured surfaces, projections, color, overhangs, and changes in parapet height to improve the façade and create an inviting and attractive street presence. Buildings must be designed to create a clear base, middle, and cap, with specific instructions and tips for how this can be achieved in Section 146-4.8.5.C. Ground floor designs should support a pedestrian-friendly environment, provide visual interest, and help to create an atmosphere that promotes foot traffic. Code also requires changes in the wall planes, both horizontally and vertically, at specific intervals and provide a variety of durable materials to create visually interesting buildings. Architectural details shall be continued on all four sides of the buildings to prevent the back of house appearance. The Master Plan dictates that at least 60% of the total building façade must be surfaced in brick or stone.

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See the table below for applicable building design standards and ensure that the building elevations meet all applicable requirements. The Master Plan also requires additional architectural detail features facing Smoky Hill Road.

Table 4.8-1
Building Design Standards Applicability by Building Type
 Adjustments for Affordable Housing Structures appear in Sections 146-4.8.5 and 146-4.8.6

Standard	Single-family detached or two-family dwellings	Single-family attached	Multifamily buildings	Single-story non-residential buildings	Multi-story mixed-use or non-residential buildings	Large-scale retail large format-over 75,000 sq. ft. gfa.
General building design standards						
Design variety	✓					
Distribution of masonry and architectural features	✓					
Windows	✓					
Building orientation and spacing			✓	✓	✓	✓
Massing and articulation						
Horizontal articulation		✓	✓	✓	✓	✓
Vertical articulation	✓		✓	✓	✓	✓ [1]
Maximum building length			✓	✓	✓	✓
Building materials						
Primary building materials	✓		✓	✓	✓	✓
Masonry standards		✓	✓			
Four-sided building design						
Facade character elements			✓	✓	✓	✓
Entry design			✓	✓	✓	✓
Roof design						
Roof materials	✓		✓	✓	✓	✓
Roof form	✓		✓	✓	✓	✓
Screening of mechanical equipment						
Rooftop equipment	✓		✓	✓	✓	✓
Ground-mounted equipment	✓		✓	✓	✓	✓
Garbage storage areas			✓	✓	✓	✓

Notes:
 [1] Only applies when more than two stories or over 30 feet tall.

Response: The building has been revised to have 60% of the overall façade to be masonry. The building has been revised to meet the requirements of the FDP as well as Aurora's UDO.

3F. Exterior Lighting

Standards for exterior lighting are found in Section 146-4.9 and the Master Plan. Show typical details of lighting on the plan and on building elevations.

Response: Refer to lighting photometrics and details for placement and lighting details.

3G. Signs

Section 146-4.10 governs signage standards. Review this section for complete details. Show the location of any monument signs on the plans and indicate the location of wall-mounted signs on the building elevations. The Master Plan includes design standards for signage including reverse copy and wall signs with individual letters and materials for monuments signs.

Response: A tenant monument sign is shown on the site plan. Building mounted wall signage is shown for reference.

4. Landscape, Water Conservation, Stormwater Management

For further information, please feel free to contact our Senior Landscape Architect, *Kelly K. Bish*, PLA, LEED AP. The general landscape comments on your proposal are listed below:

4A. General Landscape Plan Comments

Prepare your landscape plans in accordance with the requirements found in the Smoky Hill Crossing Framework Development Plan (FDP), the Smoky Hill Crossing Infrastructure Site Plan

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currently in technical revisions, and the Unified Development Ordinance (UDO). The landscape comments provided herein are based upon Section 146-4.7 (Landscape, Water Conservation, Stormwater Management) and the Landscape Reference Manual. Please ensure that the landscape architect or designer has a copy of these documents, as well as our project specific comments.

Response: Acknowledged

- **Landscape Plan Preparation**

Label all landscape sheets “Not for Construction”. Landscape construction drawings are not required and therefore do not necessitate the signature, stamp and seal of a licensed landscape architect upon final approval by the City of Aurora. Landscape plans are used by the city to determine compliance with the landscape standards and for code enforcement purposes.

Landscape plans must be prepared on 24” x 36” sheets. Plans shall have plant symbols, plant labels with quantities, and a plant schedule upon first submission or a complete review will not be possible. Landscape plans shall include the necessary landscape tables for each of the required landscape treatments (i.e. standard right-of-way landscaping, street and non-street frontage buffers, building perimeter landscaping etc.) to demonstrate compliance with code requirements. Should any of the above information be missing, it may result in additional submittals and ultimately delays in approval of the plan set.

Response: Acknowledged

- **Sight Triangles**

Include sight distance triangles per the Roadway Design and Construction Specifications document. All landscaping within the designated triangles shall not exceed 26” in height as measured from the roadway surface.

Response: Acknowledged

4B. Smoky Hill Crossing Master Plan

The following bullet points are not necessarily an all-inclusive list of the landscape requirements found within the Master Plan. The applicant is responsible for reviewing this document and determining all applicable landscape conditions. Should a conflict exist between the Master Plan and the UDO, the most restrictive requirements shall govern.

- Landscaping shall be provided at a ratio of 1 tree and 10 shrubs per 40 linear feet along arterial roads.
- A minimum of 1 tree and 10 shrubs per 20 lineal feet is required along local roads.
- A minimum 15’ wide landscape buffer is required along E Smoky Hill Road.
- Where retaining walls are required, groups of evergreen trees shall be provided as well as large shrubs to help screen and diminish the size of the wall. One tree and ten shrubs per 25’ linear feet are required. Incorporate existing black forest vegetation as into the wall as a means of transitioning the commercial development adjacent to the residential.

Response: Acknowledged

4C. Smoky Hill Crossing Infrastructure Site Plan

The following bullet points are not necessarily an all-inclusive list of the landscape requirements found within the Infrastructure Site Plan. The applicant is responsible for reviewing this document and determining all applicable landscape conditions.

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- The street trees and curbside landscape have already been designed as part of the infrastructure for E Smoky Hill Road. In accordance with this plan, the pad site developer shall be responsible for installing that portion of their frontage, as well as irrigating and maintaining it.

Response: Street trees and curbside landscape is shown per ISP documents.

4D. Section 146-4.7 (Landscape, Water Conservation, Stormwater Management Requirements)

The following bullet points are not necessarily an all-inclusive list of the landscape requirements found within Section 146-4.7. The applicant is responsible for reviewing this section of the UDO and determining all applicable landscape conditions.

- **Section 146-4.7.5.C (Required Curbside Landscaping)**
Provide street trees and curbside plantings in accordance with the Infrastructure Site Plan as noted above.

Response: Street trees and curbside landscape is shown per ISP documents.

- **Section 146-4.7.5.J (Building Perimeter Landscaping)**
For commercial and industrial uses, building perimeter landscaping is required when building elevations face public rights-of-way, residential neighborhoods, public open space, or whenever an entrance door is present. Landscape each elevation with one tree equivalent per each 40 linear feet of elevation length. One tree equivalent is equal to one tree, or 12 five-gallon shrubs for a 2.5" tree or 8'-10' tall evergreen tree or 10 shrubs for a 2" tree or 6' evergreen tree. Any combination of plant material may be used that totals the required number of tree equivalents. Building perimeter landscaping provided within 20' of the building face may count towards the building perimeter landscaping requirements including landscaping provided within parking lot islands.

Response: Acknowledged.

- **Section 146-4.7.5.K (Parking Lot Landscaping)**
Both interior and exterior parking lot landscaping is required. No parking row shall exceed 15 spaces without an intervening landscaped island, median or landscaped peninsula. All parking rows must terminate in a landscaped island. The perimeter of all parking lots shall be screened from public rights-of-way, public open space and adjacent property with one or a combination of methods shown in this section. Street frontage landscape buffers may be combined with the parking lot screening requirements to satisfy both if the two requirements should overlap. Staff will determine whether the overlap exists once the Site Plan is submitted. When not integrated as part of a required buffer, a minimum four-foot buffer width shall be provided around the perimeter of the parking lot.

Parking lot screening shall consist of a berm between 3'- 4' tall with a maximum slope of 3:1 in combination with evergreen and deciduous trees and shrubs. Screening should be integrated with streetscape plantings whenever possible. If berms are not practical, then one of the following options shall provide equivalent screening:

- A low continuous hedge between 3'- 4' tall planted in a double row at 3 feet on center in a triangular pattern or;
- A decorative masonry wall between 3'- 4' tall in combination with landscaping.

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Shrubs must reach a height of 3' at maturity and at least 50% of the shrub material shall be flowering species. Large shade and evergreen tree species and/or small tree or large shrub species shall be used as accents throughout the screen planting in conjunction with buffer and street frontage plantings to offset the horizontal lines of a typical shrub bed. Ornamental grasses are not permitted to screen parking lots.

Also provide and landscape each parking lot island with one tree and six five-gallon shrubs per 9'x19' island. No more than an average of 15 parking spaces are permitted in a row without a landscape island. All parking rows shall be provided with a terminal landscaped island. Landscaping shall consist of one deciduous canopy tree and six shrubs per 9'x19' island and two trees and 12 shrubs per 9'x38' island. Ornamental trees may be used as accents at the ends of parking rows but shall not be used as the primary shade tree within the parking lot.

Response: Parking has been adjusted to allow for landscape islands. Refer to Landscape drawings

- **Section 146-4.7.5.L (Site Entryways and Intersections)**

Provide a distinctive landscape feature at each site entrance. Distinctive landscape features should consist of specimen quality plant material that will provide visual interest during all seasons.

Response: Please refer to landscape drawings.

- **Section 146-4.7.8.B.2.b (Service, Loading, Storage and Trash Area Screening)**

All trash dumpsters and recycling bins must be enclosed and setback at least 12 feet from adjacent properties when adjacent to residential or commercial uses. Service areas visible from streets or residences shall be screened by fences, walls, landscaping, berms or any combination of items. Fencing and wall screening shall be accompanied by landscaping on the exterior side to soften the appearance of the wall and/or fence. Evergreen plantings are required along the exterior.

Response: Trash bins are contained within an enclosure and conforms with the section noted.

- **Section 146-4.7.3.C (Irrigation)**

All developments shall install an automatic irrigation system for landscape areas. To assess irrigation tap fees, Aurora Water requires that the applicant divide their landscape into water conserving, non-water conserving and non-irrigated areas as part of the landscape submittal. A table summarizing the quantities along with a plan shall be provided that clearly delineates these areas. Contact *Timothy York* at 303.739.8819 regarding irrigation plan requirements and application fees. An irrigation permit is required prior to the installation of an irrigation system.

Response: Irrigation will be provided for plantings and irrigation plans will be provided once the landscaping layout is closer to approval.

5. Adjustments

Section 146-5.4.4 details the definitions, applicability, procedures, and criteria of approval for all adjustments to development standards. If any adjustments are requested, they must clearly be listed and justified in the Letter of Introduction. They must also be listed on the cover sheet of the Site Plan and any other sheets on which they are applicable. Approvals of adjustment requests are not

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guaranteed. Adjustment requests should identify the reason for the adjustment, efforts to minimize the adjustment, and design elements proposed to mitigate the standards proposed for reduction. Typically, mitigation techniques should go *above and beyond* requirements from other code sections. If an adjustment does not meet the limits for administrative approval under Section 146-5.4.4.F, then the adjustment will require approval from the Planning and Zoning Commission.

Response: Acknowledged.

6. Submittal Reminders

6A. CAD Data Submittal Standards

The city has developed [CAD Data Submittal Standards](#) for internal and external use to streamline the process of importing AutoCAD information into the city's Enterprise GIS. A digital submission meeting the CAD Data Submittal Standards is required before final mylars can be routed for signatures or recorded for all applications. Review these standards and ensure that files are in the correct format to avoid future delays.

Response: Acknowledged, CAD files will be provided once we are closer to approval.

6B. PDF Requirements

The application will be uploaded through the city's development review website as separate PDFs. Ensure that all AutoCAD SHX text items are removed from the "Comment" section during the PDF creation process and that the sheets are flattened to reduce ability to select items. PDFs will be rejected during pre-acceptance reviews if they do not comply with this requirement, which could result in delays.

Response: Acknowledged.

6C. Mineral Rights Notification

Fill out the [Mineral Rights Affidavit](#) and supply this document to the Case Manager with the application submittal.

Response: A Mineral Rights Affidavit is provided in this submittal.

Pre-Submittal Meeting:

Contact the assigned Case Manager to schedule a pre-submittal meeting at least one week prior to submitting an application. At the pre-submittal meeting, staff will review the submittal requirements, discuss the review timeline, provide a fee estimate, and review the process for uploading files and inputting adjacent property owners.

Response: Acknowledged.

Community Participation:

Work proactively with registered neighborhood organizations and adjacent property owners. Registered neighborhood organizations within a one-mile radius and adjacent property owners will formally be notified of the application when a submittal has been made to the Planning and Development Services Department.

Neighborhood Services Liaison:

- ☐ *Scott Campbell* is the neighborhood liaison for the project. He has put together a report attached to these notes listing the registered neighborhood organizations within one-mile of the proposed project and can assist in scheduling and facilitating meetings with community members. Work with the

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organizations that express interest in this project to address comments and mitigate concerns.

- All meetings with registered neighborhood organizations should also include the Planning and Development Services Department Case Manager so that questions concerning the UDO and procedures can be properly addressed. The Case Manager will record any project-related commitments that are made to the community at these meetings.
- Additional information about the Neighborhood Liaison Program can be found on the [Neighborhood Services](#) page of the city website.

Response: Acknowledged.

Parks, Recreation & Open Space Department (PROS)

Forestry Division

The Tree Protection Plan (TPP) has been finalized. **We will need the tree mitigation fee paid for any trees that are being removed, before any grading can occur on this site.** Once payment is made, construction can begin. However, the TPP must be followed. If there are any questions regarding trees that may be impacted, but are shown on the plan to be preserved, you must contact Forestry, Becky Lamphear, for permission to impact.

Black Forest Ordinance

Please refer to the Black Forest Ordinance for complete requirements. Its purpose is to maintain a sustainable tree cover and to protect existing trees during development. The Tree Preservation Policy is still in effect for this property, so if other species besides ponderosa pine are found on the site and will be impacted, they will require mitigation as well.

The TPP will be recorded at the County level and understand that this document is binding on the property owner, and the owner's heirs, successors, and assigns. The penalties set forth, if the plan is not followed and trees are injured or removed, include imprisonment not to exceed one year or fined an amount not to exceed one thousand dollars, or both.

Please be aware that the neighbors in this area of Aurora are very sensitive to the surrounding trees during development. Forestry regularly receives calls from neighbors when development begins, and trees are removed.

Response: Acknowledged.

Forestry's Role in Site Plan Review

When the site plan is submitted, 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 – this should be in accordance with the TPP. Please include grading on this sheet as well. If any extra trees need to be considered for removal, then Forestry staff must be contacted, and mitigation will be required.

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. The Tree Protection notes shall be included on the plan. The link for the manual can be found at [Parks, Recreation & Open Space Dedication and Development Criteria manual](#).

Response: Tree Protection Plan is being updated by the overall developer per our request.

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New drawings will be made available once that effort is completed.

Ash Trees Prohibited

Due to the invasive Emerald Ash Borer that has been infesting trees along the Front Range, all species of Ash are prohibited from planting within the City of Aurora – please be sure that your Landscape Architect is aware of this new requirement.

Response: Acknowledged

Aurora Water

Aurora Water will receive a referral of the Site Plan and Subdivision Plat for review and comment. Please respond to all Water Department comments with your initial submittal.

Key Issues:

- ▶ All utilities, including a looped water supply to serve this project must be installed in accordance with the approved MUS. No service connections are permitted to the 24” water main located in E. Smoky Hill Road.

Response: Acknowledged, no services are being connected into E Smoky Hill Rd, however the water main loop, as approved in the ISP, will be connected to the water service in E Smoky Hill Rd.

- ▶ Water quality and detention are required.

Response: Water quality has been provided through the developer ISP documents.

- ▶ Inspection & Maintenance plan is required for the private detention ponds.

Response: Private detention is provided through the developer ISP files.

- ▶ A Sand/oil interceptor is required for the car wash.

Response: A sand/oil interceptor will be provided.

- ▶ A [domestic allocation agreement](#) will be required for connections 2” and larger.

Response: We will be using a 1 ½” tap, so a Domestic Allocation Agreement is not required.

Utility Services Available:

- ☐ Water service may be provided from: Extension of water mains through this development.
- ☐ Sanitary sewer service may be provided from: Extension of public mains per the master utility study.
- ☐ The project is located on Map Page 24T.

Response: Acknowledged.

Utility Service Requirements:

- ☐ A Site Plan is required for this project and must show existing and proposed utilities including:
 - Public/Private Mains
 - Service Lines

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- Water Meters
- Fire Suppression Lines
- Fire Hydrants necessary to service your development
- Sand/Oil Interceptors are required for vehicle maintenance facilities
- All utility connections in the arterial roadway are required to be bores.

Response: Acknowledged and shown on plans.

- General utility design criteria can be found in Section 5 of the [Standards and Specifications Regarding Water, Sanitary Sewer and Storm Drainage Infrastructure](#) (Utility Manual).

Response: Acknowledged

Utility Development Fees:

- A partial Storm Drainage Development fee is required prior to the recording of the Subdivision Plat or at the time of building permit approval if a Plat is not required. Additional Storm Drainage fees may be charged and are based on the amount of impervious surface created by this project.

Response: Acknowledged

- The Water Transmission Development Fee and the Sanitary Sewer Interceptor Fee have been combined into the water connection fee and are required to be paid after issuance of building permit and prior to issuance of the Certificate of Occupancy.

Response: Acknowledged

- For a full listing of Utility Fees, please see the [Aurora Water Fee Schedules](#).

Response: Acknowledged

Public Works Department

Traffic Engineering will receive a referral of the Site Plan, Subdivision Plat, and Civils for review and comment.

Key Issues:

- ▶ A Traffic Letter of Conformance is required. See below for additional information.

Response: Acknowledged

- ▶ Head-in parking on the commercial shared access will not be approved as shown. Parallel parking will be supported.

Response: Head in parking along south drive has been revised to parallel parking.

- ▶ Shift the building to the east to ensure at least 1 vehicle can exit the car wash to allow a vehicle storage spot between commercial access road & car wash exit (20' is needed between exit of tunnel & pedestrian crossing, 17'7" is shown but includes the pedestrian crossing area).

Response: Building has been shifted east to allow 20' from face of building to edge of crosswalk.

- ▶ Consider widening out the radius of the turn prior to entry into the wash (provide turning template for a standard large SUV & truck).

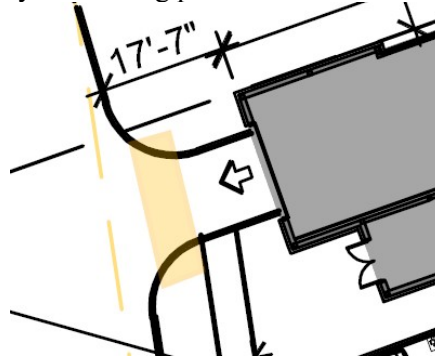
Response: An auto-turn design has been run to verify SUV and trucks can make the entry turn. However, the entry turn has been revised to allow more clearance for a turn.

Re: Living Water Car Wash - Smoky Hill – Library Time (#1448451)/Pre-Application Meeting held April 30, 2020

- Access to queue on the south appears that shifting to the east would benefit queuing geometry. Provide turning templates & striping to define queue area. Largest concern is west bound turning template into the queue.

Response: Queuing has been redesigned to lose the leg to the west. Striping has been added to the site plan at the queuing lanes. See attached drawings.

- Provide appropriate pedestrian crossing signage to support the required pedestrian access to Smoky Hill Road. Shifting the pedestrian crossing, further away from the car wash, on this exit only access is supported and would benefit the safety of crossing pedestrians.



Response: Pedestrian crossing has been revised to provide a min 20' clearance, see revised drawings.

- ☐ Show all adjacent and opposing access points on the Site Plan.

Response: Immediate access to the site is shown on the site plan

- Provide dimension from flowline of Smoky Hill Road to the car wash exit. 50' spacing for an exit only may be acceptable.

Response: Dimension added for verification.

- ☐ Label the access movements on the Site Plan. Access to west shall be permitted as a right-in/right-out only.

Response: Label added

- ☐ Objects and structures shall not impede vision within the sight triangles. Landscaping shall be restricted to less than 26-inches in the sight triangles. Show sight triangles on the site plan and landscaping plan at all access points in accordance with [City of Aurora Standard Traffic Detail TE-13](#) In addition, street trees shall be set back from Stop signs and other Regulatory signs as detailed in [City of Aurora Standard Traffic Detail TE-13.3](#).

Add the following note landscape plans: 'All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10'

Re: Living Water Car Wash - Smoky Hill – Library Time (#1448451)/Pre-Application Meeting held April 30, 2020

Response: Site Triangles are shown, and note added to landscape plan.

- Show existing stop signs and street name signs or the installation of new stop signs and street name signs by developer at the site access points onto public streets. Add the following note to the Site Plan:
 - The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards and shown on the signing and striping plan for the development.

Response: Signage and note added to Site Plan.

- Show the installation, by developer, “Right Turn Only”/“Do Not Enter” signs at appropriate location(s). Signs shall be installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards.

Response: Signage added.

- A full Traffic Impact Study will not be required. The applicant shall prepare a detailed letter to address the following items. The letter shall be signed and stamped by a professional engineer licensed in the State of Colorado, and address:
 - 1) Trip Generation from the site and Conformance to the Master Traffic Impact Study.
 - 2) Site Circulation Plan
 - 3) Queuing analysis including a comparison of the development proposal to the recommended Design Queues as presented in ITE Summer 2012, Drive-Through Queue Generation, 1st Edition by Mike Spack, P.E., PTOE. For car washes, this is 140 feet or 7 vehicles (total on-site prior to payment). Ensure recommended queue is outside of fire lanes or any off-site access.

The Traffic Letter shall be prepared in accordance with the [City of Aurora Traffic Impact Study Guidelines](#).

Submitting the Traffic Letter:

- The Traffic Letter shall be sent directly to Brianna Medema at bmedema@auroragov.org as soon as possible.
- The Traffic Letter shall also be uploaded with the rest of the submittal.

Response: Acknowledged.

- Based on our review of the Master Traffic Impact Study / Traffic Letter, additional improvements may be required.

Response: Acknowledged.

Engineering Division

Re: Living Water Car Wash - Smoky Hill – Library Time (#1448451)/Pre-Application Meeting held April 30, 2020

The Engineering Division reviews the drainage and public improvement components of your project plans. Engineering reviews referrals of the Site Plan and Subdivision Plat from the Planning Department.

Key Issues:

- ▶ Public improvements shall be in conformance with the Public Improvements Plan and the Infrastructure Site Plan. Improvements on Smoky Hill Road must be completed and accepted prior to the issuance of a Certificate of Occupancy. A sidewalk connection must be made from the site to Smoky Hill Road.

Response: Acknowledged. Sidewalk connection is shown on drawings.

- ▶ A preliminary drainage letter shall be submitted with the site plan. Detention and water quality shall be in conformance with the master/final drainage report.

Response: Drainage letter provided as separate attachment.

Improvements:

Sections and details referenced in the Improvements section refer to the city's [Roadway Design and Construction Specifications \(Roadway Manual\)](#).

- Curb ramps must be shown (located) on the plans at all curb returns, “T” intersections, and any other location of public necessity. Refer to Standard Detail S9. Any street grades in excess of three percent will require detailed grading of the curb ramps.

Response: Curb ramps shown on drawings.

- ☐ Flared curb cuts, Standard Detail S7.4, are not permitted for commercial/industrial or residential driveways where traffic movements would be substantial. When the number of parking spaces exceeds 20, curb returns are required, and the curb return radii shall be labeled on the plan.

Response: No flared curb cuts are used, and curb returns are shown.

- ☐ Pedestrian Bicycle Railings will be required at and continuous along vertical separations of 30 inches, or greater, or on slopes greater than or equal to 3:1 adjacent to pedestrian areas. See Standard Detail S18.

Response: No railings required for this particular project.

- ☐ Retaining walls shown on plans shall indicate material type and a height range or indicate a maximum height. Where appropriate, guard or hand rails may be required.

Response: Retaining wall detail indicated on Site Details page. Note that a screening fence is included as noted in the ISP at the top of the retaining wall.

- ☐ The maximum private access drive slope may be 4% (non-residential) when sloping down toward the public street and up to 6% maximum when sloping up toward the public street.

Response: Acknowledged.

ROW/Easements/Plat:

- ☐ Please coordinate with the Real Property Division of Public Works for the dedication of any required

Re: Living Water Car Wash - Smoky Hill – Library Time (#1448451)/Pre-Application Meeting held April 30, 2020

easements. If a plat will be prepared for this development, the plat can cover the required easements.

- Sidewalk easements may be required for new sidewalk installed.
- A drainage easement shall be required for any detention/water quality facilities on site. This drainage easement shall tie to a public way.
- Utility easements shall be required for any proposed water/sanitary sewer/public storm sewer located outside of public right-of-way.
- Public access/fire lane easement shall be required for fire lanes outside of public right-of-way. Please coordinate with Life Safety for their alignment.

Response: Plat and easements by developer and shown on this site plan package for reference.

Drainage:

Drainage design standards can be found in the city's ["Storm Drainage Design and Technical Criteria"](#).

- ☐ A preliminary drainage letter may be submitted in lieu of a preliminary drainage study. It should state the approved drainage patterns will not be altered and address any changes in imperviousness from the approved drainage study covering this development. The letter shall include calculations for onsite improvements, compare peak flows to the previously approved report, and include any relevant sheets from said report. A drainage plan sized no larger than 11" x 17", shall be included, as well as a comparison of the proposed drainage plan to the previously approved plan, with the proposed area highlighted. Additional information may be requested from the reviewing engineer to ensure adequate analysis. It will need to be signed and stamped by a Professional Engineer licensed in the State of Colorado. The letter shall be submitted to Engineering at the time of the Planning Department application submittal. A review fee shall be paid to the city prior to acceptance of the letter. The site plan will not be approved until the preliminary drainage letter is approved.

Response: Preliminary Drainage letter included in submittal.

- ☐ Storm water from concentrated points of discharge from a minor storm event shall not be allowed to flow over sidewalks but shall drain to the roadway by the use of sidewalk chase sections. Sidewalk chase sections shall not be located within a curb cut, driveway, curb ramp, or curb return.

Response: Acknowledged

- ☐ A storm sewer system appears to be located near this site. Please have your Engineer or Surveyor verify and tie your site drainage into it.

Response: Acknowledged and verified

- ☐ Extend storm sewer through the site, including inlets, pipes, manholes, etc., as needed.

Response: Acknowledged

- ☐ This site is located within the Cherry Creek Reservoir drainage basin and storm drainage water quality enhancement facilities are required as part of this site development. These are land intensive facilities and should be incorporated into the landscaping area of your site or some other public use facility on your site unless already provided by *Smoky Hill Crossing Drainage Report*.

Response: Acknowledged

Fire/Life Safety Comments - Building Division

The Building Division will receive a referral of the Site Plan and Subdivision Plat for review and comment.

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They will review these documents for Life Safety (Fire Code) and Building Code issues.

Addressing Requirements:

All buildings or structures, except accessory buildings, shall display the proper building number in the manner provided in this article. It shall be the responsibility of the owner, occupant or any person obtaining a building permit to place such number in the manner provided in the Aurora City Code of Ordinance, Chapter 126 - Article VII - Numbering of Buildings.

Adopted Codes by the City of Aurora – Setbacks:

The site plan and civil plans must reflect the setback requirements of the 2015 International Building and Fire Code for placement of the structure(s) in relation to adjacent buildings, property lines, public ways, accessible walkways, etc. To view the 2015 International Codes please utilize the following hyperlink; [ICC Codes Online](#).

Civil Plans:

Based on the discussion within the pre-application meeting the following information must be reflected within the Civil Plan package submitted to Public Works Department.

- ☐ [Fire Lane Sign Detail](#)
- ☐ [Grading Plan](#)
- ☐ [Handicap Accessible Parking Signs](#)
- ☐ [Sign Package](#)
- ☐ [Signature Block](#)
- ☐ [Street Standards and Street Section Details](#)

Response: Acknowledged.

Emergency Responder Radio Coverage:

The 2015 International Fire Code requires all buildings to be assessed for adequate emergency responder radio coverage.

- ☐ Based on the size of the proposed structure(s), Fire/Life Safety is not asking for a radio assessment unless the site is reconfigured to utilize larger structures at time of submittal.

Response: Acknowledged.

Fire Department Access:

Based on the information presented so far, the type(s) of fire apparatus access road(s) needed for this particular site is:

- ☐ [Fire Lane Easement](#)
 - The fire lane is being revised from its original dedication. Please vacate the existing fire lane easement and dedicate a new 23' fire lane easement in its place.
 - Buildings less than 30' in height require only a 23' wide fire lane easement with 29' inside and 52' outside turning radii.

Response: Fire lane easement vacation and revision is being worked out with the Developer as part of the overall development. Site plan package shows the intended final configuration.

Fire Hydrants:

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The number and spacing of fire hydrants are determined using the 2015 IFC, Appendix B & C. As indicated in the previously stated code sections, fire hydrant coverage requirements include both internal site areas and abutting public street systems.

- ☐ Provide a new fire hydrant on the west side of the entrance off of Smoky Hill Road.

Response: A fire hydrant has been added on the west side as described.

Handicap Accessibility Requirements:

The City of Aurora reviews handicapped accessibility requirements based on 2015 IBC, Chapter 11, the 2009 ICC/ANSI A117.1.

- ☐ [Commercial](#)
- ☐ 2015 IBC, Section 1104.2 Within a site. At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements and accessible spaces that are on the same site.

Response: An accessible route is provided through the site as indicated on the drawings.

Hazardous Materials:

Per the 2015, IFC Chapter 50 – A permit through the Aurora Building Division is required to for the prevention, control and mitigation of dangerous conditions related to storage, dispensing, use and handling of hazardous materials. To download a copy of the hazardous materials inventory statement checklists please visit our web site by clicking on the hyperlink provided.

Response: A Hazardous Materials Inventory Study (HMIS) will be provided with the building permit package.

Knox Hardware:

Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an accessible location.

Response: A knox box is provided near the main entry by the office.

Legend:

The cover sheet must include a “Site Plan Legend” reflecting both existing and/or proposed site elements that are existing or proposed within site.

Response: A Site Plan Legend is provided on each sheet where those lines occur, not on the cover sheet where only notes occur.

Loading and Unloading Areas:

The site plan must show the location of the loading and unloading areas. These areas must not encroach into the dedicated or designated fire lane easement.

Response: There are no dedicated loading and unloading areas. Any replacement chemicals are brought on a standard truck which can be parked in any regular parking space.

Photometric Plan:

- ☐ Add the following note to the Photometric Site Plan:
ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS

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ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY".

Response: Acknowledged and note added.

- Add the “accessible route” (heavy dashed line) to the photometric plan and verify minimum 1 foot-candle of illumination along its entire length.

Response: Accessible Route added.

Site Plan, Civil Plan, Framework and General Development Plan, and Plat Notes:

The notes being provided below must be included on the cover sheet of the indicated submittal type.

- ☐ [\(Plat Note\) If Plat Contains Fire Lane Easement](#)
- ☐ [\(Site Plan Note\) Accessibility Note for Commercial Projects](#)
- ☐ [\(Site Plan Note\) Addressing](#)
- ☐ [\(Site Plan Note\) Americans with Disabilities Act](#)
- ☐ [\(Site Plan Note\) Emergency Responder Radio Coverage](#)
- ☐ [\(Site Plan Note\) Fire Lane Easements](#)
- ☐ [\(Site Plan Note\) Fire Lane Signs](#)
- ☐ [\(Site Plan Note\) Loading and Unloading Areas](#)
- ☐ [\(Site Plan Note\) Right of Way for Ingress and Egress of Emergency Vehicles](#)
- ☐ [\(Site Plan Note\) Self Service Storage Facility Emergency Access Requirements](#)
- ☐ [\(Site Plan Note\) Self Service Storage Restrictions](#)

Response: Acknowledged and added

Site Plan Data Block:

The site plan must include a “Data Block” on the cover sheet that reflects all items indicated within the “link” that apply to your project.

Response: Added to cover sheet as requested

Special Design Considerations:

Based on the information presented in the pre-application meeting, these additional Life Safety criteria must be shown on the site plan, plat and civil plans.

- ☐ [Abutting Fire Lane or Public Access Easement to Property](#)
 - If an existing fire lane or public street must be removed or relocated for any reason, the roadway must be replaced using the current specifications of the Public Works Department.
- ☐ [Access to within 150 feet of Each Structure](#)
- ☐ [Dead-end Fire Apparatus Access Roadways](#)
- ☐ [Encroachment into Emergency Access or Fire Lane Easements are Prohibited](#)
- ☐ [Grade](#)
- ☐ [Labeling of Easements on the Site Plan, Plat and Civil Plans](#)
- ☐ [No Parking is allowed within a Fire Lane Easement](#)
- ☐ [Pocket Utility Easements for Fire Hydrants](#)

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- ☐ [Public Street Systems Adjacent to Site](#)
- ☐ [Speed Bumps](#)
- ☐ [Snow Removal Storage Areas](#)
- ☐ [Width and Turning Radius](#)

Response: Acknowledged.

Trash Enclosure:

Per the 2015 International Fire Code, Section 304.3.3, dumpsters and containers with an individual capacity of 1.5 cubic yards or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings, or combustible roof eave lines.

Response: Acknowledged.

Real Property Division

The Real Property Division reviews the Site Plan and processes Subdivision Plats, Easements, and License Agreements that may be necessary for development of property.

Subdivision Plats:

N/A

Site Plans:

A Site Plan will be required by the Planning Department. Real Property has items that need to appear on that site plan above and beyond what other departments may require. These items are listed on the Real Property [Site Plan Checklist](#).

Response: Acknowledged

Separate Documents:

- ☐ A separate document refers to a process to describe and record an encumbrance (easement, license etc.) or release of such on property when a subdivision plat already exists. The document usually consists of a legal description and drawing. Each are reviewed and approved by the city, signed by the property owner as well as the appropriate city officials and recorded with the county.

Response: Acknowledged

- ☐ During the pre-application meeting no requirement for separate documents were specifically identified for your site as proposed. However, review of your actual Site Plan when submitted may identify additional conditions which will require a separate document. Following are the links to additional information if needed later in your formal review process:

- [Dedications Packet](#)
- [Easement Release](#)
- [License Agreement Packet](#)

Response: Acknowledged

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- If there are existing easements that are no longer needed, the city will require the developer to make application to the city to release those easements. Easement release documents must be prepared using Real Property specifications and are available in the [Easement Release Packet](#). Once complete and accurate easement release information is submitted to Real Property, it takes about **4-6 weeks** to complete the process. They must be complete and ready to record before Real Property will record the Plat and/or Site Plan.

Response: Acknowledged

- The developer may need to **dedicate new easements** and/or street right-of-way on the site. Since a new subdivision plat is not required, these dedications must be done by separate legal document. These legal documents must be prepared using Real Property specifications which are found in the [Dedications Packet](#). Once complete and accurate easement dedication information is submitted to Real Property, it takes about **4-6 weeks** to complete the process. They must be complete and ready to record before Real Property will record the Plat and/or Site Plan.

Response: Acknowledged

- You may have items that encroach into city-owned property or easements (i.e. retaining walls, medians, stairs, etc.). If allowed, these types of encroachments require a **License Agreement**. Requirements can be found in the [License Agreement Packet](#). It takes **4-6 weeks** to complete the process after submittal. The License Agreement must be completed before the Site Plan is recorded.

Response: No items are intended to encroach into existing easements.

**Re: Living Water Car Wash - Smoky Hill – Library Time (#1448451)/Pre-Application Meeting
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Pre-Application Conference

Neighborhood Services
15151 E Alameda Parkway
Aurora, Colorado 80012
Phone: 303-739-7280
Fax: 303-739-7191
www.auroragov.org

To: Chad Roach
From: Scott Campbell
Date: April 30, 2020
Subject: Water Car Wash - Smoky Hill
Location: 23060 E Smoky Hill Rd

Listed below are the neighborhood associations that are currently registered with the Neighborhood Support Division within one mile of your proposed project. Once your application has been formally submitted each Neighborhood Organization will receive a copy of your application along with a comment card to be returned to the Planning Department. The comment card allows neighborhood organizations to share their concerns about the application prior to Planning Commission. Since the neighborhood list is updated frequently, it is recommended if you submit your application to the Planning Department anytime after 30 days of today's date, you should obtain a new, current list. Your Planning Case Manager will have an updated list available at your pre-submittal meeting.

As an applicant for a proposed development or use approval in the City of Aurora, you are strongly encouraged, but not required, to set up a neighborhood meeting with these representatives as soon as possible, but no later than 21 days prior to your scheduled public hearing. The purpose of this meeting is to explain your proposed development or use approval, and if necessary, to work with neighborhood representatives to address their concerns. Your assigned Neighborhood Liaison will assist you in scheduling and mediating the meeting at your request. The liaison will also provide you with an updated and accurate neighborhood association mailing list prior to the meeting. Adjacent property owner address information is available on the Adams and Arapahoe County web sites at www.co.arapahoe.co.us and www.co.adams.co.us. It is the applicant's responsibility to mail and/or e-mail a letter of invitation to all neighborhoods and adjacent property owners at least 10 days prior to the meeting. A sample letter of invitation is included in this packet. The assigned Planning Case Manager will attend the meeting to note any agreements made by the applicant, and will include those agreements in their presentation at public hearings. You may anticipate being asked at public hearings if you have met with nearby neighborhoods and the result of such meetings.

As the Neighborhood Liaison for this area, I am available to assist you in communicating with the neighborhood listed below. For assistance or to set up a neighborhood meeting, please contact me at 303-739-7280.

The neighborhoods within 5280 feet of your proposed developments are:

**Re: Living Water Car Wash - Smoky Hill – Library Time (#1448451)/Pre-Application Meeting
held April 30, 2020**



List of Neighborhood Associations

Location: 23060 E Smoky Hill

Record Id	HOA #	Organization	Contact	Phone
12-621207-000-00-NA	403	Creekside at Saddle Rock	MARIA CASTUERA 22715 E OTTAWA PL AURORA CO 800164268 MCASTUERA@COLORADOMANAGEMENT.COM	3125
07-195440-000-00-NA	366	FIELDSTONE @ TALLYN'S REACH	JOE SCHNURR 7091 S COOLIDGE CT AURORA CO 800161322 JSCHNURR5@COMCAST.NET	(303) 513-3500
16-1151823-000-00-NA	368	Homestead at Saddlerock East Association	CYLINDA WALKER 22675 E ONTARIO DR AURORA CO 80016 CYLINDA@WESTWINDMANAGEMENT.COM	(303) 369-1800
12-582535-000-00-NA	332	Moon Shadow at Saddle Rock	7180 S WENATCHEE WAY AURORA CO 800164062	
12-605947-000-00-NA	402	Saddle Ridge Golf Course Homes	TINA HARRISON 22145 E EUCLID DR AURORA CO 800162336 TINAHARRISON@ACCUINC.COM	(303) 733-1121
10-476953-000-00-NA	387	SADDLE ROCK EAST MASTER HOA	TEDDY BENDER 7285 S VALDAI CIR AURORA CO 800162312 TEDDY@SAMMGT.COM	(303) 459-4919
19-1743749-000-00-NA	432	Saddle Rock South Authority	Jennifer Gruber Tanaka 22122 E GEDDES AVE AURORA CO 800166022 jtanaka@wbapc.com	(303) 858-1800

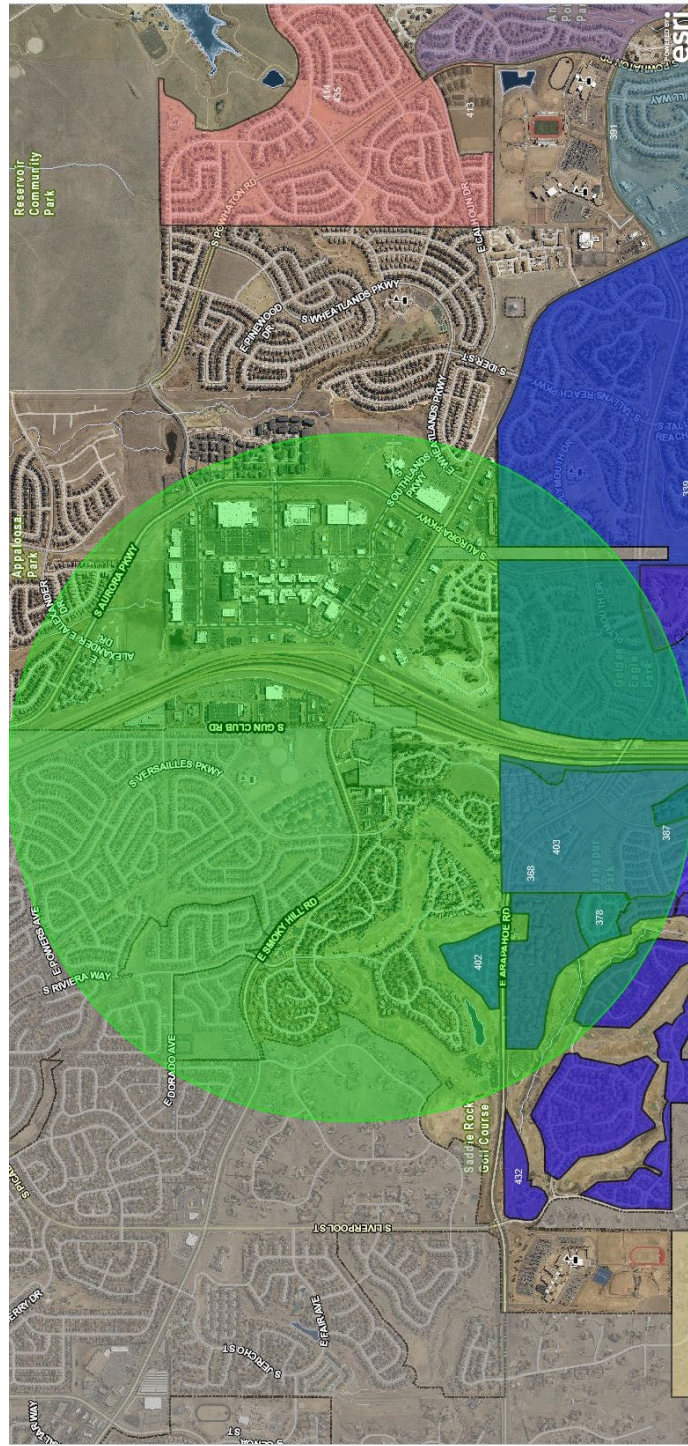


List of Neighborhood Associations

Location: 23060 E Smoky Hill

Record Id	HOA #	Organization	Contact	Phone
04-121507-000-00-NA	339	TALLYN'S REACH COMMUNITY GROUP	BRIAN CRANDALL 24681 E PARK CRESCENT DR AURORA CO 800163190 BCSIGF@GMAIL.COM	(303) 419-6123

Re: Living Water Car Wash - Smoky Hill – Library Time (#1448451)/Pre-Application Meeting held April 30, 2020



323 Moore Division at Saddle Rock
 350+ Taylors Ranch Community Group
 360+ Meadows at Taylors Ranch
 370+ Meadows at Taylors Ranch East
 375+ Meadows at Taylors Ranch East
 387+ Saddle Rock East Master-HCA
 402+ Saddle Ridge Golf Course Homes
 402+ Saddle Ridge Golf Course Homes
 402+ Saddle Ridge Golf Course Homes
 402+ Saddle Ridge Golf Course Homes