

Planning Division
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January 6, 2021

Chad Roach
Cornerstone Capital
Po Box 1043
Castle Rock, CO 80104

Re: First Technical Review: Living Water Car Wash at Smoky Hill Crossing - Conditional Use and Site Plan
Application Number: DA-2184-07
Case Numbers: 2020-6040-00; 2020-6040-01

Dear Mr. Roach:

Thank you for your submission, which we started to process on December 22, 2020. We have reviewed your plans and there are a few minor items to address, plus the completion of the easement revisions and finalizing the License Agreement prior to the submittal of mylars. Please work with reviewers directly to ensure all comments have been satisfied.

Upon completion of the above items, please make another submission to confirm all items have been addressed. We will notify you to send us your final mylar drawings for signature and recording.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7261 or dbickmir@auroragov.org.

Sincerely,

Deborah Bickmire, Senior Planner
City of Aurora Planning Department

cc: Phil Walz, Hover Architecture, 8920 Barrons Blvd, Suite 102, Highlands Ranch, CO 80129
Scott Campbell, Neighborhood Services
Cesarina Dancy, ODA
Filed: K:\\$DA\2184-07tech1.rtf



First Technical Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

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

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of Application

- 1A. The proposed privacy fence material must be a Trex-like composite material. Please revise.
- 1B. Revise the accessible route on the Photometrics plan to match the Site Plan and ensure there is a minimum of 1 footcandle along the route.
- 1C. Add a footnote to the Site Data that the car wash use is a conditional use.
- 1D. Show the building surface of the wall in the locations where signage is proposed.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

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

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

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

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

- 4A. Complete the License Agreement. Contact Grace Gray (ggray@auroragov.org) to ensure she has all necessary documents. This must be complete and ready to record prior to the approval of the Site Plan.
- 4B. Work with Andy Niquette (aniquett@auroragov.org) to complete the easement relocation(s).

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

- 5A. Show the location of the fire lane signs. Fire lane signs shall clearly identify the beginning and end of the fire lane and shall be placed every 50' alternating sides of the road.
- 5B. Third Request: Fire lanes shall align with dedicated fire lanes on neighboring sites. Note the Fire Lane does not align with the neighboring site. No encroachments allowed into the fire lane.
- 5C. Include Fire Lane notes with proposed signage. See redline Sheet 6 for language.
- 5D. See redlines for additional notations.