



M A S T E R W O R K S

November 8, 2019

Ms. Elizabeth Fuselier, Case Manager
Planning and Development Services, Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250

Re: **Second Submission Review** – Car Wash at Money Tree Plaza – Site Plan and Conditional Use

Application Number: **DA-2198-00**
Case Number: **2019-6042-00/2019-6042-01**

Dear Liz:

Thank you for your response letter dated October 23, 2019 pertaining to the Site Plan and Conditional Use second submittal of the Wash 'N Go Express Car Wash located at 12842 East Mississippi Avenue, Aurora, Colorado. Please accept this letter as an all-encompassing response to the comments provided by staff and referral agencies. Response comments are numbered in order as received.

Included with this application is a full set of Site Plan documents and Traffic Reports that have been revised in accordance with redlined comments. Revised Drainage documents have been submitted directly to Public Works. In addition, comments received on the plan documents have been addressed and noted on the redlined set in accordance with the original comments provided on the plans. An electronic CAD File has been provided and is prepared in accordance with Aurora GIS standards check for addressing purposes.

It is understood that the estimated Planning Commission hearing date is still set for December 11, 2019. We accept responsibility for sending out abutter notices for public hearings and posting of site notices at least 10 days prior to the hearing date.

Thank you for your consideration and we look forward to finalizing the City of Aurora's Planning Review Process.

Sincerely,

Jody Newton
MASTERWORKS, LLC
WASH 'N GO COLORADO

Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Allowable signage (Planning)
- Clarify mechanical and restroom locations (Planning)
- Preliminary drainage letter/report (Public Works)
- Turning Template (Traffic)
- Service Line (Aurora Water)
- Easements (Real Property)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. A community meeting was held on October 3, 2019 at the Aurora Central Library. No additional comments have been received.

RESPONSE: Comment acknowledged. Abutter public hearing notices shall be sent out no later than November 22nd to account for additional for landowners to receive due to the upcoming Thanksgiving Holiday.

2. Completeness and Clarity of the Application

2A. Please clarify where the mechanical room and restrooms are within the site plan. There is conflicting information on the location of these rooms/buildings.

RESPONSE: Labeling notes have been added to the Site Plan and Building Elevations to clearly identify the location of the restroom and stairwell within the overall structure footprint. Please note that the equipment/mechanical room is located on the second floor, which is directly positioned over the car wash tunnel.

2B. Provide elevations for mechanical room and restrooms if appropriate. Label all buildings.

RESPONSE: The overall building elevations are inclusive of the restroom and stairwell structure elements. Notes have been added to clarify the locations on both the Site Plan and Building Elevations.

2C. Zoning is MU-C under the UDO. Please change Data Block.

RESPONSE: All zoning related references on the plan documents and written narrative have been modified to depict the MU-C zoning classification.

3. Signage Issues

3A. A total of 5 signs are allowed per use. Total square footage of permitted signage is 210'. Please provide the amount of permitted signage proposed and be sure to indicate on the site plan where the signs will be placed. Please refer to section 146-4.10 of the Uniform Development Ordinance for guidance.

RESPONSE: The Data Table has been modified referencing the total allowed signage square footage of signage is 210'. Signage is intended to be consolidated to include 2 signs consisting of a monument sign and one single identification sign on the north side of the building elevation.

3B. Please modify Data Block to reflect allowable signage for the project.

RESPONSE: Data Block has been modified to reflect a total permitted signage square footage of 210'.

4. Landscaping Issues (Kelly Bish / 303-739-7189 / KBish@auroragov.org / Comments in bright teal)

4A. See redline comments.

RESPONSE: Plant locations and labels have been revised to accurately depict the specified plan materials. Notes have been added to the Site Plan to clarify the locations on both the restroom and stairwell structure elements

5. Addressing (Phil Turner / 303-739-7271 / pturner@auroragov.org)

5A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

RESPONSE: A CAD File has been provided and is prepared in accordance with Aurora GIS standards check for addressing purposes.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

6A. Site plan will not be approved by Public Works until the preliminary drainage letter/report is approved.

RESPONSE: Noted as stated.

6B. Minimum slope away from the building is 5% for 10' for landscape areas and a minimum of 2% for impervious areas.

RESPONSE: Grading Plans have been modified to assure proposed grades shall conform to minimum slopes per finished surface types per code. A note has been added indicating the minimum slope away from the building shall be no less than 5% for 10' of landscape areas and a minimum of 2% for impervious areas.

6C. Label the slopes or add a note indicating minimum slope requirements.

RESPONSE: A note has been added indicating the minimum slope away from the building shall be no less than 5%. A drainage swale is designed to intercept all runoff and direct it to the southern detention pond.

6D. Ensure landscaping does not interfere with the function of the swale or underdrain.

RESPONSE: Plant materials located on the east side of the building have been shifted slightly to avoid conflict with the drainage swale.

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

7A. Please see redline comments-Sheet 2

RESPONSE: Redline responses have been corrected as requested.

7B. Provide a turning template for the bail out lane to ensure appropriate curbline.

RESPONSE: A turning radius template has been provided on the Site Plan for each pay station to verify vehicles can successfully exit through the bail-out lane.

8. Aurora Water (Ryan Tigera / 303-326-8867 / rtigera@auroragov.org / Comments in red)

8A. Sheet 4: Calculation will need to be provided on civil drawings showing that the head loss after the meter justifies an up-size of the service line.

RESPONSE: The Utility Plan has been revised and specifies a 1 ½" domestic service line after the 1 ½" water meter. It has been determined that there will not be a need to increase the service line for operational purposes.

9. Real Property (Darren Akrie / 303-739-7331 / dakrie@auroragov.org / Comments in magenta)

9A. Begin dedication or release process by contacting Andy Niquette at 303.739.7325.

RESPONSE: Dedication and or release process has been initiated as recommended.

9B. See redline comments.

RESPONSE: Plans have been modified as noted per reline comments.

9C. See Sheet 3: Retaining wall and gate in the drainage easement will need to be covered by a license agreement. Please contact Grace Gray (303.739.7277) to begin this process.

RESPONSE: Acknowledged as noted. Slight modifications have been made to the site plan to minimize the need for license and/or easement agreements where possible.