



385 INVERNESS PARKWAY, SUITE 190
ENGLEWOOD, CO 80112
(720) 773-2800

June 14, 2021

City of Aurora
Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250

RESPONSE LETTER

RE: Big Kahuna Car Wash DA-1377-08
2380 S Chambers Rd
Aurora, CO

PLANNING DEPARTMENT

Reviewer: Ariana Muca

- 1) Community Questions, Comments and Concerns
 - a. Neighborhood organizations and adjacent property owners were notified of the Site Plan application, No community comments have been received at this time.
RESPONSE: ACKNOWLEDGED
- 2) Completeness and Clarity of the Application
 - a. The invoice for \$21,998.00 has not been paid. These fees are due prior to the second submission, which is scheduled for Friday, June 11, 2021.
RESPONSE: Understood, owner has paid invoice.
- 3) Zoning and Land Use Comments
 - a. Label and locate site furnishing such as benches and waste receptacles.
RESPONSE: There are no benches. There will be trash receptacles at every vacuum stanchion.
 - b. Please clarify on the site plan with bold dark arrows, the route for ingress/egress and circulation through the site.
RESPONSE: Arrows added.
 - c. If any monument signs are proposed their footprint must be shown on the Site Plan and Landscape Plan, with details provided on materials, colors, proposed lighting, etc. on Architectural Details page. All monument signs must match the design aspects of the building. If there will not be monument signage please disregard.
RESPONSE: No proposed monument sign.

LANDSCAPING DEPARTMENT

Reviewer: Kelly Bish (Comments in Teal)

4) Site Plan

a. Sheet 6 of 11

- i. Follow the street tree measurement as shown and add one more street tree where indicated.

RESPONSE: An additional tree has been added.

- ii. Show the property line as a traditional line type with a long dash and two short dashes.

RESPONSE: Property line type has been updated.

- iii. Label the items as requested.

RESPONSE: Items have been labeled.

- iv. Ornamental grasses cannot be used to screen parking lots. Provide a different plan.

RESPONSE: Plant selection has been changed.

b. Sheet 7 of 11

- i. Updating the landscape tables as noted.

RESPONSE: Tables have been updated.

- ii. Street trees along Chambers are required to be 2.5" caliper.

RESPONSE: Street tree caliper has been revised.

CIVIL ENGINEERING

Reviewer: Kristin Tanabe (Comments in Green)

- 5) Drainage report has been provided. A preliminary drainage report and not a drainage letter was required in the pre-application notes. Please review the Storm Drainage Criteria Manual for preliminary drainage report requirements.

RESPONSE: Understood. Drainage report prepared.

6) Site Plan

a. Sheet 2 of 11:

- i. Dimensions proposed and existing sidewalk.
- ii. Label slopes in landscape areas. 2% min slope for all non-paved areas.

RESPONSE: Comment addressed

TRAFFIC ENGINEERING

Reviewer: Kyle Morris (Comments in Orange)

- 7) Provide analysis for site access points.

RESPONSE: The two site access points have been analyzed.

- 8) LOS Analysis of Chambers & Yale, and Chambers & Iliff was not scoped in the pre-App meeting for this project. This analysis may be removed from future submittal. The scope included analysis of both site accesses and the intersection of Chambers & E Wesley only.

RESPONSE: These two intersections have been removed, with the exception of the existing traffic counts. These counts have been included to show how the estimated Year 2021 traffic counts were arrived at.

- 9) Provide internal queuing discussion. Conducting your own analysis is not required. However, please reference findings from 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)).

RESPONSE: This reference has been added to the revised report.

- 10) Provide discussion of the application of elements from the Traffic Calming Toolbox and countermeasures application from the FHA Guide for Improving Pedestrian Safety at Uncontrolled Crossing Locations (July 2018 (to address any concerns for speeding, pedestrian crossings, etc. Techniques in the Traffic Calming Toolbox include: Advanced Yield Lines, Enhanced Crosswalk, High-Visibility Signs and Markings, In-Street Pedestrian Crossing Signs, Enhanced Pedestrian Crossing Sign Devices (HAWK or RFB), Mid-Block Lane Narrowing, Curb Extension, Angled Parking, Pedestrian Safety Island, Staggered Pedestrian Safety Island, Staggered Pedestrian Safety Island, Lane Narrowing, Mini Roundabout, Speed Cushions and Chicane. Details of Enhanced Crosswalk, compact roundabout, speed cushions and chicane may be available if requested.

RESPONSE: An analysis was included that looked at traffic calming techniques that could be applied to the proposed car wash project.

- 11) Current traffic counts must be taken at all study intersections. The 2018 counts are too old to be used in detailed TIS. Instead the provided 2018 counts should be grown to year 2021, and used to compare the current counts in order to establish a COVID adjustment rate. Then apply the COVID adjustment rate to the current counts for use in your analysis.

RESPONSE: The 2018 traffic counts at E. Iliff and E. Yale were used to adjust the turning movement traffic counts at Chambers and Wesley to a 2018 condition and then factored up to 2021.

- 12) Provide CDOT State Highway Access Code auxiliary lane analysis.

RESPONSE: An auxiliary lane analysis has been included in the revised report.

- 13) Provide queuing summary table for analysis and show existing storage lengths.

RESPONSE: The discussion regarding the adequacy of the existing storage lengths has been included in the revised report.

- 14) Provide internal site circulation plan.

RESPONSE: An internal circulation plan has been included in the revised report.

- 15) See comments throughout the report.

RESPONSE: The revised report has responded to the comments provided by staff.

- 16) Cover Sheet: Sheet 1 of 11

- a. Add the following note: 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: Note added

- b. (Applicant/owner name, address, phone) shall be responsible for payment of ____% of the traffic signalization costs for the intersection of _____ and _____, if and when traffic signal warrants are satisfied. Traffic signal warrants to consider shall be as described in the most recently adopted version of Manual on Uniform Traffic Control Devices, as of the date or dates of any such warrant studies. For warrant purposes, the minor street approach traffic shall typically be comprised of all through and left-turn movement and 50% of right turn movements unless otherwise determined by the traffic engineer. Pursuant to he 147-37.5 of city code, the percentage of the traffic signalization costs identified above shall be paid to the city by the applicant/owner, to be held in escrow for such purpose, prior to the issuance of building permit for the related development or as otherwise required by the city code. The percentage above will be applied to the entire traffic signalization cost as estimated at the time of the escrow deposit to calculate specific dollar funding requirement.

RESPONSE: Note added

- 17) Site Plan: Sheet 2 of 11

- a. Show linework for E Wesley Ave connection to S Chambers Rd.
- b. Show existing linework along S Chambers Rd.
- c. Add callout "Full-Movement Access"6P.
- d. Sight triangle drawn incorrectly. Extend to center of nearest thru lane.
- e. Do Not Enter Signs.
- f. Label drive aisle width.
- g. Extend sight triangle to center of WB thru lane.
- h. What is this area? Is it a proposed curb island?
- i. Stop sign?
- j. Do Not Enter Signs.
- k. Label drive aisle width.
- l. Build directional receiving ramp with detectable warning domes. Dome installation only may be adequate.
- m. What is this area? What is a proposed curb island?

RESPONSE: Comments addressed

FIRE / LIFE SAFETY

Reviewer: Ted Caviness (Comments in Blue)

18) Sheet 2 of 11

- a. See comment related to Knox Box

RESPONSE: Knox box added to plan and has been labeled

REAL PROPERTY

Reviewer: Maurice Brooks (Comments in Magenta)

- 19) Site Plan: See the red line comments on the plat and site plan. Send in the updated Title Commitment for the review process. Start the easement by separate document process with Andy Niquette. Make sure the easements shown on the plat match the easements on the site plan. There are some easements that are different of both documents.

RESPONSE: Red lines addressed

20) Cover Sheet: Sheet 1 of 11

- a. Check filing and block data to make sure information is correct.
- b. Add "CITY OF AURORA" Before County of Arapahoe, Stat of Colorado.
- c. Add new plat information to legal description.

RESPONSE: Comments addressed

21) Site Plan: Sheet 2 of 11

- a. This portion of the parking stall is not allowed to encroach into the proposed Fire Lane easement. Either eliminate the stall or revise the Fire Lane easement to not encroach into the stall.
- b. Add and label all the existing easement in this location.
- c. Make sure all the easements shown heron are represented in the plat.
- d. This easement is not shown on the plat – dedicate by plat or separate document see site plan notes.
- e. Change utility reference number.
- f. Add and label the existing easement in this location – see site plan notes.
- g. Easement is not shown on the plat – dedicate by plat or separate document.
- h. This easement is not shown on the plat – dedicate by plat or separate document see site plan notes.

RESPONSE: Comments noted/addressed

UTILITIES

Reviewer: Nina Khanzad (Comments in Red)

22) Site Plan: Sheet 4 of 11

- a. Please provide water unit and fixture unit tables on CPs to confirm size of existing meter will suffice.
- b. Pool Drains to be connected to sanitary sewer.
- c. Show and label dimensions of all utility easements.

RESPONSE: Fixture Unit table will be provided on first CD submittal.

AURORA WATER

Reviewer: Daniel Pershing

23) There are no Storm Drainage Development Fees due.

FORESTRY

Reviewer: Rebecca Lamphear (Comments in Pink)

24) Site Plan: Sheet 5 of 11

- a. Dead Crab Apple – see site plan

RESPONSE: noted, information has been added to mitigation table

- b. #2, 5" Amur Maple

RESPONSE: noted, information has been added to mitigation table

- c. #4, 6" Honeylocust

RESPONSE: noted, information has been added to mitigation table

- d. #5, 3" Honeylocust

RESPONSE: noted, information has been added to mitigation table

- e. #6, 7" Pear

RESPONSE: noted, information has been added to mitigation table

- f. Please update the tree mitigation chart on the landscape plan, you can include just the trees that will be removed for the project. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation, on the landscape plan.

RESPONSE: mitigation table has been updated.

- g. #3, 5" Amur Maple

RESPONSE: noted, information has been added to mitigation table

25) There will be trees affected by this development. Due to the location, size and condition of the trees on the site, relocation is not an option. The use of tree equivalents is not permitted to mitigate for tree loss. 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: trees removed will be mitigated through payment to the Community Tree Fund

26) 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: <https://auroraver2.hosted.civiclive.com/cms/One.aspx?portalID=16242704&pageID=16529352>.

RESPONSE: notes have been added to the plan

27) Please include the tree mitigation chart below and how mitigation will be achieved. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.

RESPONSE: Mitigation chart has been updated

TREE #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
2	Tatarian Maple	5	\$328.31		3
3	Littleleaf Linden	4	\$126.75		2
4	Honeylocust	6	\$239.69		2
5	Honeylocust	3	\$0.00	No mitigation <4	0
6	Pear	7	\$413.19		4
Total		25	\$1,107.95		11

28) The caliper inches that will be lost are 15", but only 11" would be required for planting back onto the site. The mitigation value is \$1,110.00. Mitigation values based on International Society of Arboriculture's Guide to Plan Appraisal. Species, diameter, condition, and location factors were included in this assessment.

RESPONSE: Noted.

PARKS AND OPEN SPACE DEPARTMENT

Reviewer: Curtis Bish (Comments in Purple)

29) Sheet 6: Maiden Grass is invasive. To eliminate the spread into the adjacent open space to the west, replace these patches with a native alternative, such as Andropogon gerardii or Panicum virgatum.

RESPONSE: plant selection has been changed

30) Sheet 7: These two grasses, Zebra Grass and Maiden Grass, are non-desirable as they can be invasive. PROS would refer that other plant material be used.

RESPONSE: plant selection has been changed

ADDRESSING

Reviewer: Philip Turner

31) No additional Comments

XCEL

Reviewer: Donna George

32) Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for Big Kahuna Car Wash at Country Square Plaza. Please be aware there is a natural gas service line that runs from the gas main at South Chambers Road along the southeast area of this property leading to the buildings to the northeast. This pipeline also needs to be shown on the plans. Note that any grading changes may require the raising or lowering of underground facilities in order to maintain PSCo's minimum coverage requirements, therefore existing grading must not be diminished. However, be advised the installation depth may have changed over time, rendering this depth incorrect.

RESPONSE: Understood

33) PSCo also has existing natural gas and electric service and distribution facilities including two (2) transformers within the subject property. Should the project require any new natural gas or electric service or modification to existing facilities, the property owner/developer/contractor must complete the application process via xcelenergy.com/InstallAndConnect.

RESPONSE: Understood

34) Additional easements may need to be acquired by separate document – be sure to ask the Designer to contact a Right-of-Way & Permits Agent in this event.

RESPONSE: ACKNOWLEDGED

35) PSCo has no conflict with the property line proposed to be vacated.

RESPONSE: ACKNOWLEDGED

36) As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

RESPONSE: ACKNOWLEDGED

Please feel free to contact me with any further questions or concerns regarding these issues.

Sincerely,



Phil Walz
Project Architect