



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

August 12, 2021

City of Aurora
Planning & Development Services
Ariana Muca
15151 E Alameda Parkway, Ste. 230
Aurora, Colorado 80012
(303) 739-7250

RESPONSE LETTER

RE: Big Kahuna Car Wash

Development Application DA-1377-08
Southeast Corner of Iliff Avenue and Chambers Rd
Case Number(s): 1978-6038-30; 1978-6038-31; 2021-3023-00

PLANNING

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.
STATUS: APPROVED
- 2) Completeness and Clarity of the Application
 - a. The invoice for \$21,998.00 has been paid. No further comments.
STATUS: APPROVED
- 3) Zoning and Land Use Comments
Site Plan, Sheet 2 of 11:
 - a. As per the UDO Section 146-4.8.4.B. Pad and linear buildings shall be designed to be "double-fronted", where one entrance faces the parking lot and another faces a street or other public space as defined in Section 146-4.8.4.B.1. One entrance face the parking lot and there is currently no direct connections to South Chambers Road. The site will need a public space or to direct connection to South Chambers Road.
RESPONSE: Connection has been revised to connect directly to Chambers.
 - b. Label and locate site furnishings such as benches and waste receptacles.
RESPONSE: Site benches added and noted. Waste receptacles are located at vac stanchions and location is noted in details.

- c. As per last review letter, please clarify on the site plan with bold dark arrows, the route for ingress/egress and circulation through the site. In your response you said arrows were added – they are not on the site plan.

RESPONSE: Arrows have been added.

4) Landscaping

Reviewer: Chad Giron (303.739.7185 / cgiron@auroragov.org / Comments in Bright Teal)

Site Plan, Sheet 6 of 11:

- a. Label the retaining wall.

RESPONSE: Retaining wall note has been labeled

- b. Add the hatch highlighted to the legend.

RESPONSE: Highlighted hatch has been added to legend

- c. Label and dimension the landscape buffers.

RESPONSE: Buffers have been labeled and dimensioned

- d. Change existing evergreen tree description to deciduous tree.

RESPONSE: Description has been updated

- e. Add property line to legend.

RESPONSE: Property line has been added to legend

REFERAL COMMENTS

5) Civil Engineering

Reviewer: Kristin Tanabe (303.739.7306 / KTanabe@auroragov.org / Comments in Green)

- a. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

RESPONSE: Understood

Cover sheet, Sheet 1 of 11:

- b. This will be a public document and must be able to be reproduced. Remove the copyright statement.

RESPONSE: Copyright removed from all sheets

TRAFFIC ENGINEERING

Reviewer: Kyle Morris (720.587.2668 / kdmorris@auroragov.org / Comments in Orange)

6) Traffic Letter:

- a. It appears that Access A and Access B distributions need to be altered. It appears that access would be a logical egress and warrant a larger distribution.

RESPONSE: The distribution for Accesses A and B have been adjusted.

- b. Add additional detail on how the volumes at the intersection of Wesley & Chambers this was recalculated. How does volume distribution compared to the 2021 counts?

RESPONSE: Additional text has been included that better describes how the 2021 background traffic was arrived at.

- c. Provide a higher resolution scan or electronic PDF. Preference would be to provide a scanned, stamped coversheet merged with an electronic version of the remainder of the report.

RESPONSE: The scan report contains a higher resolution.

- d. See comments throughout the report.

RESPONSE: Changes have been made to the revised report that responds to the comments.

7) Site Plan, Sheet 2 of 11:

- a. Current configuration only allows access to these stalls after going through the car wash tunnel or potentially waiting in the queue for the tunnel. Is that the intention? The current design is acceptable.

RESPONSE: Correct, this is our intention.

- b. Is this raised? If not, a striped edge line would be appropriate.

RESPONSE: Having this raised or striped would go against our current flow. As stated in the previous comment, our designed flow allows for access from the tunnel as well as access equally from the queuing line. Therefore, there will be no need to have a raised curb or stripping. Do not enter signs will be provided to discourage access in the opposite flow of traffic.

FIRE / LIFE SAFETY

Reviewer: Ted Caviness (303.739-7628 / tcavines@auroragov.org)

STATUS: APPROVED, NO FURTHER COMMENTS

REAL PROPERTY

Reviewer: Maurice Brooks (303.739.7294 / mbrooks@auroragov.org / Comments in Magenta)

- 8) See the red line comments on the plat and site plan. Make sure the easements match the plat. Contact Andy Niquette dedicationproperty@auroragov.org and releaseeasements@auroragov.org for the easement concerns.

REPOSNE: Acknowledged

UTILITIES

Reviewer: Nina Khanzadeh (nkhanzad@auroragov.org / Comments in Red)

9) Utility Plan, Sheet 4 of 11:

- a. List waterline downstream of water meter as private.

RESPONSE: Comment addressed.

- b. Provide dimensions as commented on site plan.

RESPONSE: Comment addressed.

- c. See site plan for notes on what needs to be labeled as private.

RESPONSE: Comment addressed.

- d. Show connection points of where the sand oil interceptor will collect the debris- appears to not be located in an area that will accumulate debris.

RESPONSE: The existing sand oil interceptor is connected to the building internally. It is designed to capture water from the car wash, not surface flows.

Tree Mitigation Plan, Sheet 4 of 11:

- e. Show and label all utility easements on landscape plan.

RESPONSE: Easements and labels have been added

AURORA WATER

Reviewer: Daniel Pershing (ddpershi@auroragov.org / 303.739.7646)

STATUS: APPROVED, there are no Storm Drainage Development Fees due.

FORESTRY

Reviewer: Rebecca Lamphear (rlamphea@auroragov.org / 303.739.7139 / Comments in Pink)

11. Forestry

- a. Forestry is waiting for the Tree Mitigation invoice to be paid.

RESPONSE: Fees will be paid as soon as possible.

PARKS AND OPEN SPACE DEPARTMENT

Reviewer: Curtis Bish (cbish@auroragov.org / 303.739.7131)

STATUS: APPROVED, NO FURTHER COMMENTS

ADDRESSING

Reviewer: Philip Turner (peturner@auroragov.org / 303.739.7271)

STATUS: APPROVED, NO ADDITIONAL COMMENTS.

XCEL

Reviewer: Donna George (donna.l.george@xcelenergy / 303.571.3306)

14. Xcel

a. Attachment Previously Sent

RESPONSE: Acknowledged

ARAPAHOE COUNTY

Reviewer: Sue Liu (720.874.6500)

14. See attachment:

a. **RESPONSE: Acknowledged, thank you.**

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

Sincerely,



Phil Walz
Project Architect

BIG KAHUNA CAR WASH

SITE PLAN SUBMITTAL - CONDITIONAL USE

check this
information
changed to
"lot 1"

LOT 3 AND 4, BLOCK 1, COUNTRY SQUARE PLAZA SUBDIVISION FILING NO. 4
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 4 SOUTH RANGE 66 OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

The site plan will not be approved by
public works until the preliminary
drainage letter/report is approved

understood

CONTACTS

OWNER/DEVELOPER

COBBLESTONE
8900 E. BAHIA DR, SUITE 200
SCOTTSDALE, AZ 85260
PH: 602.788.9274
TUCK BETTIN

ARCHITECT

HOVER ARCHITECTURE
385 INVERNESS PKWY, SUITE 190
ENGLEWOOD, CO 80112
PH: 720.625.8303
PHIL WALZ

CIVIL ENGINEER

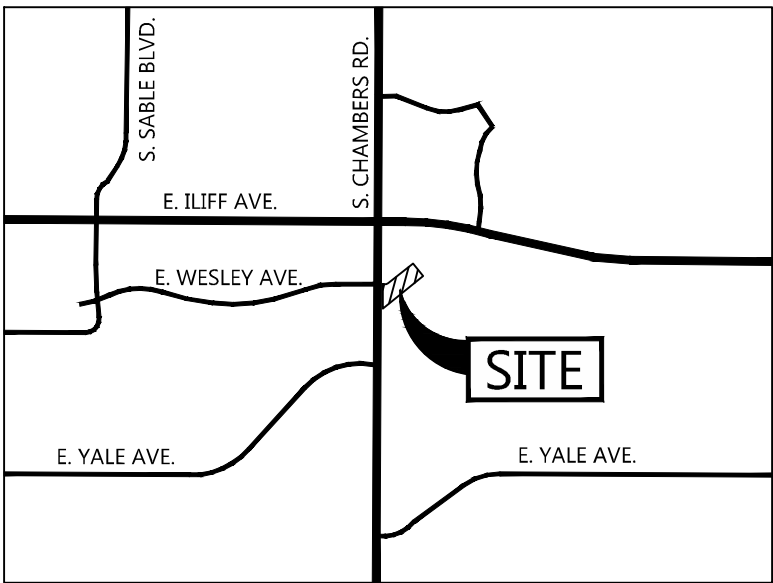
PROOF CIVIL
600 GRANT ST, SUITE 210
DENVER, CO 80205
PH: 303.325.5709
TODD LYON, PE

LANDSCAPE ARCHITECT:

SEVEN29 DESIGN
5856 S. LOWELL BLVD,
UNIT 32 #260
LITTLETON, CO 80123
PH: 720.242.7947
CHRIS MARCH

PHOTOMETRICS

3 CONSULTING ENGINEERS
1415 PARK AVE W
DENVER, CO 80205
PH: 303.357.1998
CHAD SMITH



VICINITY MAP

1" = 2,000' ±

SHEET INDEX

1	COVER SHEET
2	SITE PLAN
3	GRADING PLAN
4	UTILITY PLAN
5	TREE MITIGATION PLAN
6	LANDSCAPE PLAN
7	LANDSCAPE NOTES AND DETAILS
8	BUILDING ELEVATIONS
9	SITE DETAILS
10	PHOTOMETRIC PLAN
11	PHOTOMETRIC DETAILS

CITY OF AURORA SITE PLAN NOTES

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS SHALL CONFORM TO THE CITY OF AURORA SIGN CODE.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NO OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
- "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENT OF THE AMERICANS WITH DISABILITIES ACT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE OF ORDINANCE, CHAPTER 126, ARTICLE VII - NUMBERING OF BUILDINGS.
- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCR OACH INTO ANY EASEMENT OR FIRE LANE.
- THE DEVELOPER SHALL HAVE A REGISTERED PROFESSIONAL ENGINEER CERTIFY EACH STORMWATER DETENTION POND AND/OR WATER QUALITY BMP IS BUILT ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS AND THE REQUIRED DETENTION VOLUME, INCLUDING THE WQCV WHEN USED, IS MET. THE CERTIFICATION SHALL ALSO VERIFY ALL PERTINENT DIMENSIONS, ELEVATIONS, REQUIRED OUTLET ORIFICE PLATES FOR DETENTION AND WQCV AND OTHER PERMANENT BMPS REQUIREMENTS ARE INSTALLED PER THE APPROVED PLANS AND SPECIFICATIONS, AND SHALL SHOW THE AS-BUILT VOLUMES FOR THE 100-YEAR, 10-YEAR STORM EVENTS, AND FOR THE WQCV AND OTHER PERTINENT DIMENSIONS, ELEVATIONS AND CAPACITY REQUIREMENTS ASSOCIATED WITH THE WQ BMP USED. THE CERTIFICATIONS SHALL BE PROVIDED TO THE CITY OF AURORA ENGINEERING CONTROL SECTION SENIOR ENGINEER BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
- 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.
- COBBLESTONE, 8900 E. BAHIA DR, SUITE 200, SCOTTSDALE, AZ 85260, PH: 602.788.9274 SHALL BE RESPONSIBLE FOR PAYMENT OF 25% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF S. CHAMBERS RD. AND E WESLEY AVE. 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 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 A BUILDING PERMIT FOR THE RELATED DEVELOPMENT OR AS OTHERWISE REQUIRED BY 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.

PROJECT DATA

PROPERTY SIZE (SF)	80,391
PROPERTY SIZE (ACRES)	1.846
LANDSCAPE AREA (SF)	26,380
IMPERVIOUS AREA (SF)	50,455
EXISTING ZONING CLASSIFICATION	MU-C
REQUIRED ZONING CLASSIFICATION	MU-C
NUMBER OF BUILDINGS	1
SQUARE FOOTAGE (BUILDING FOOTPRINT)	3,647
2015 IBC CONSTRUCTION TYPE	V-B
OCCUPANCY GROUP	B-BUSINESS
NUMBER OF STORIES	1
MAX BUILDING HEIGHT (FEET)	75
PROPOSED BUILDING HEIGHT (FEET)	28
TOTAL ALLOWED BUILDING SIGN AREA (SF)	173
PROPOSED BUILDING SIGN AREA (SF)	334
TOTAL ALLOWED MONUMENT SIGN AREA (SF)	100
TOTAL PROPOSED MONUMENT SIGN AREA (SF)	0
TOTAL PARKING SPACES REQUIRED	3
STANDARD PARKING SPACES PROVIDED	39
ACCESSIBLE PARKING SPACES REQUIRED	1
ACCESSIBLE PARKING SPACES PROVIDED	1
VAN ACCESSIBLE PARKING SPACES REQUIRED	1
VAN ACCESSIBLE PARKING SPACES PROVIDED	1
STACKING SPACES PROVIDED	32

comment addressed

change

LEGAL DESCRIPTION: LOT 3 & 4, BLOCK 1, COUNTRY SQUARE PLAZA SUBDIVISION FILING NO. 4, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF,
THIS ____ DAY OF _____ AD. 2021 _____ HAS CAUSED THESE PRESENTS TO BE EXECUTED

BY: _____
(PRINCIPALS OR OWNERS)

STATE OF COLORADO)SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ AD, 2021 BY

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY
SEAL

MY COMMISSION EXPIRES _____ NOTARY BUSINESS ADDRESS _____

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO ON THIS ____ DAY OF _____, 2021 AD AT ____ O-CLOCK ____ M

COUNTY CLERK AND RECORDER _____ DEPUTY _____

FILE: _____

PAGE NO: _____

RECEPTION NO: _____

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____

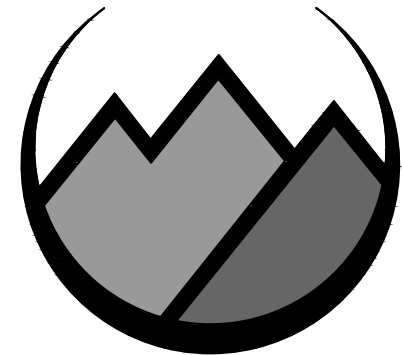
CITY COUNCIL: _____ DATE: _____

ATTEST: _____ DATE: _____

DATABASE APPROVAL: _____ DATE: _____

This will be a public
document and must be able
to be reproded. Remove the
copyright statement

AMENDMENT BLOCK



PROOF CIVIL
consulting engineers

DATE: 4/9/21
SCALE: 1" = 30'
DRAWN BY: MRR
CHECKED BY: TAL



385 INVERNESS PKWY, SUITE 190
ENGLEWOOD, CO 80112
(720) 773-2800
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PROJECT NUMBER

0202.45

SHEET

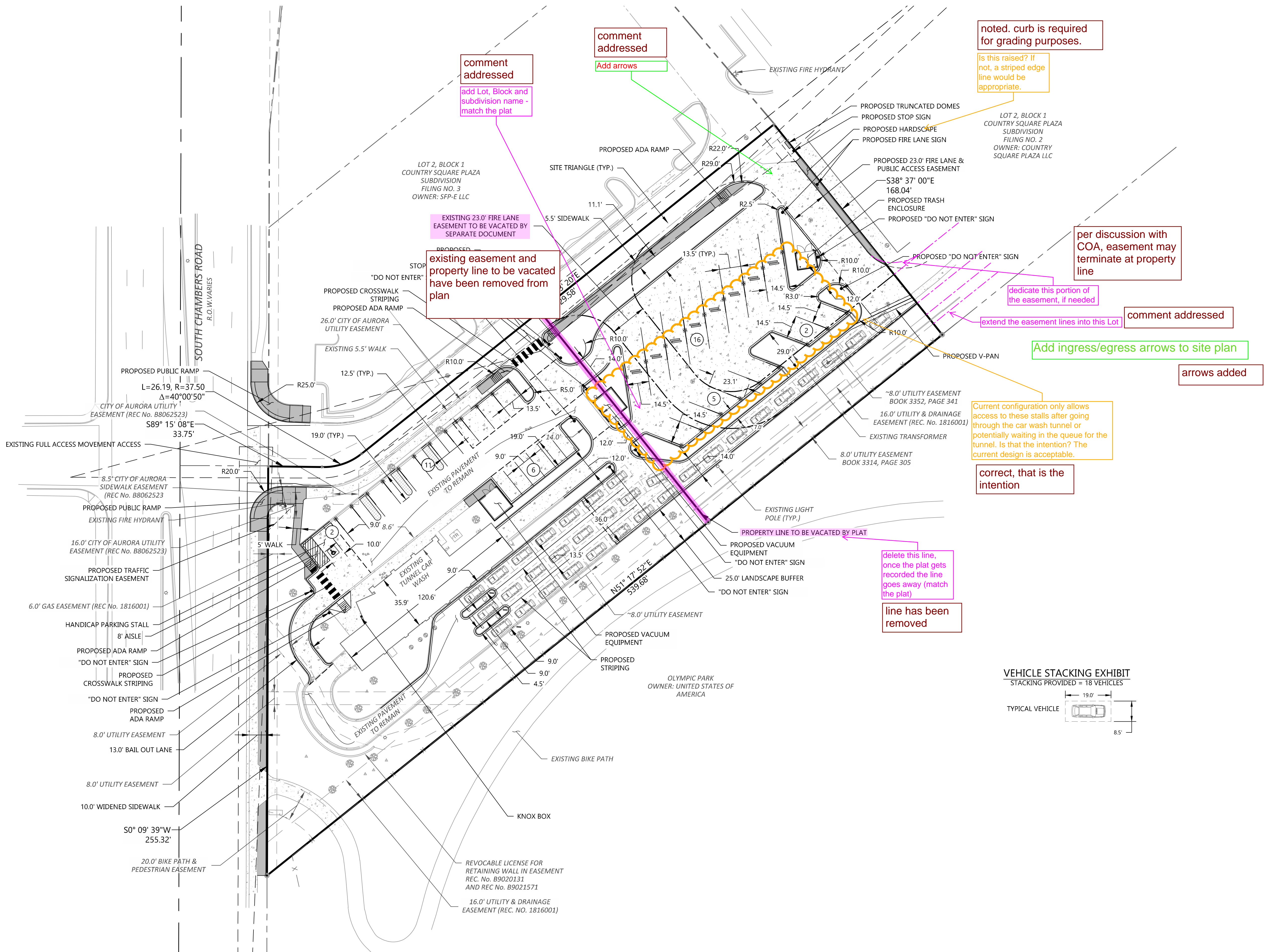
1 OF 11

COVER SHEET

BIG KAHUNA CAR WASH

SITE PLAN SUBMITTAL - CONDITIONAL USE

LOT 3 AND 4, BLOCK 1, COUNTRY SQUARE PLAZA SUBDIVISION FILING NO. 4
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 4 SOUTH RANGE 66 OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

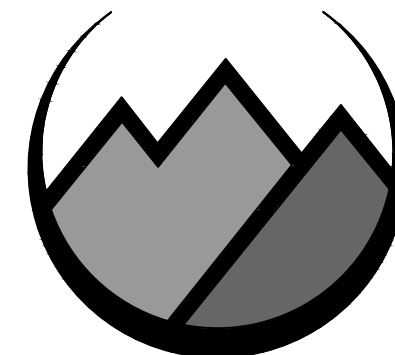


LEGEND:

	PROPERTY LINE
	LIMITS OF PLANNING AREA
	ADA ACCESSIBLE ROUTE
	PROPOSED BUILDING
	EXISTING BUILDING
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPERTY SETBACK
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED SAWCUT
	PROPOSED ASPHALT
	PROPOSED WALK
	PROPOSED CONCRETE PAVEMENT
	PROPOSED LIGHT POLE
	EXISTING LIGHT POLE
	PROPOSED SIGN
	EXISTING SIGN

NOTES:

- ALL DIMENSIONS TO CURBS ARE TO FLOWLINE UNLESS OTHERWISE INDICATED.



PROOFCIVIL
consulting engineers

DATE: 4/9/21
SCALE: 1" = 30'
DRAWN BY: MRR
CHECKED BY: TAL

H O V E R
ARCHITECTURE
385 INVERNESS PKWY, SUITE 190
ENGLEWOOD, CO 80112
(720) 773-2800

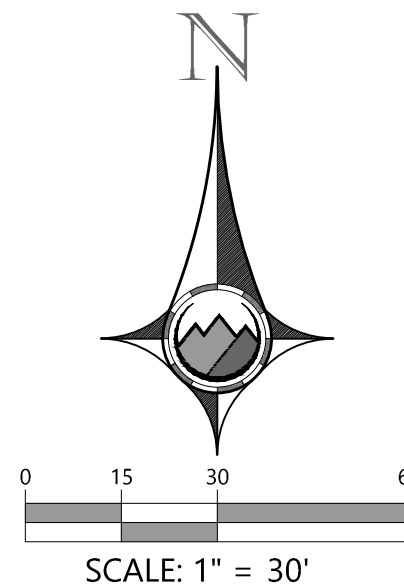
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PROJECT NUMBER
0202.45

SHEET

2 OF 11

SITE PLAN



SITE PLAN SUBMITTAL - CONDITIONAL USE

comment addressed

delete the old Lot
reference

comment addressed

comment addressed

add Lot, Block and subdivision name - match the plat

LOT 3, BLOCK 1
COUNTRY SQUARE PLAZA
SUBDIVISION FILING NO. 3
OWNER: LS INV-PROP LLC

existing easement and
property line to be vacated
have been removed from
plan

EXISTING 23.0' FIRE LANE
EASEMENT TO BE VACATED BY
SEPARATE DOCUMENT

extend the easement lines into this Lot

comment addressed

delete the old Lot
reference

comment addressed

LOT 4, BLOCK 1
COUNTRY SQUARE PLAZA
SUBDIVISION FILING NO. 3
OWNER: EXPRESS 74 PROPCO LLC

~8.0' UTILITY EASEMENT
BOOK 3352, PAGE 341

NOTES:

1. ALL ELEVATION SPOTS ALONG CURB INDICATE FLOWLINE ELEVATION UNLESS OTHERWISE INDICATED.
2. PROPOSED ACCESSIBLE PARKING SPOTS SHALL HAVE 2.0% MAX SLOPE IN ANY DIRECTION.
3. EXISTING STORM AND WATER QUALITY/DETENTION FACILITY IS PRIVATE AND WILL BE MAINTAINED BY OWNERSHIP.
4. MINIMUM SLOPE AWAY FROM THE BUILDING IS 5% FOR 10' FOR LANDSCAPE AREAS, MINIMUM 2% FOR IMPERVIOUS AREAS.



SCALE: 1" = 30'

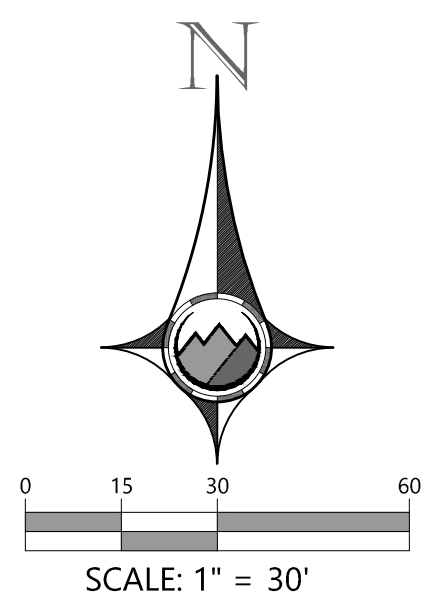
CHECKED BY: TAL



202.45

3 OF 11

GRADING PLAN



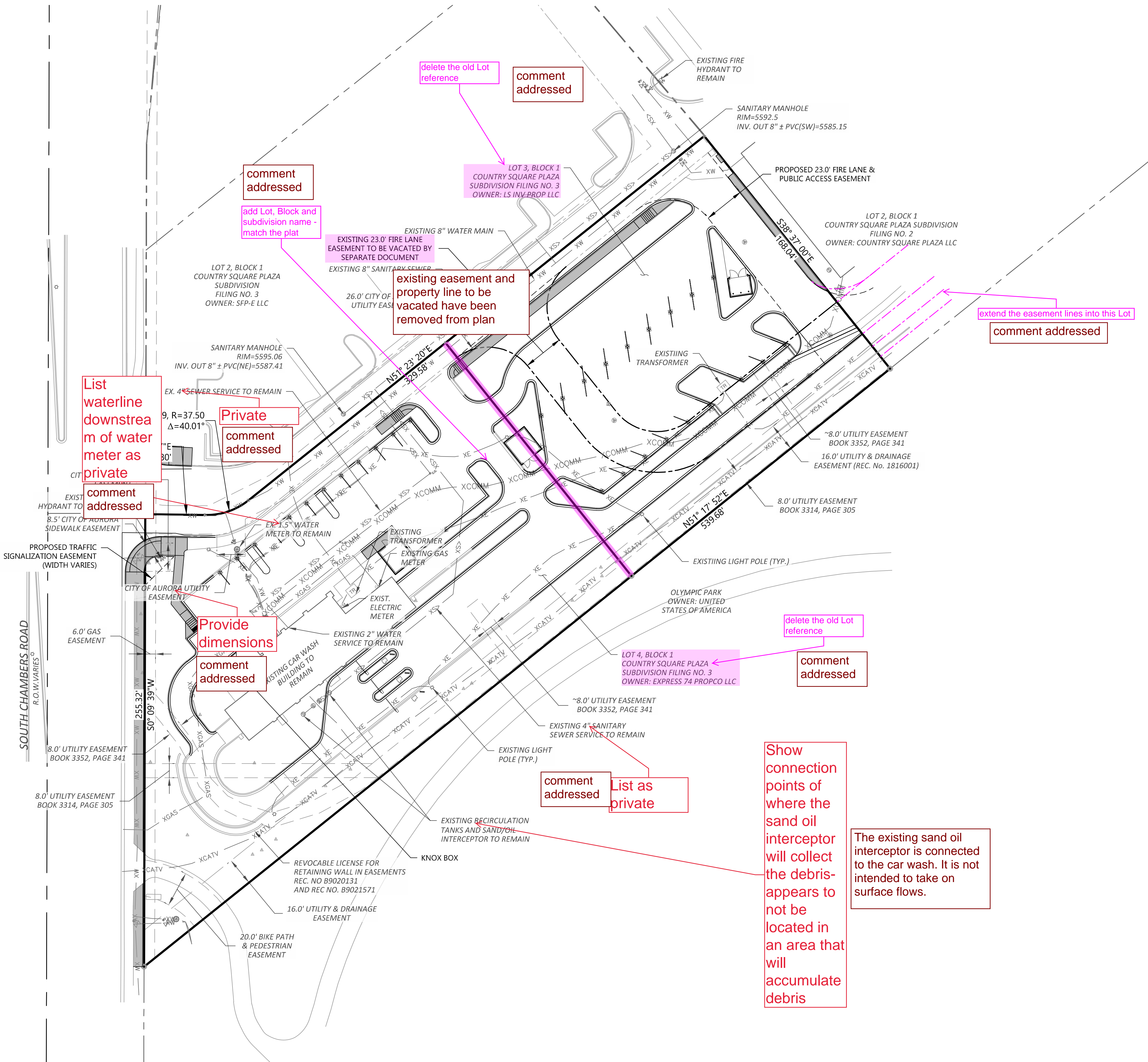
BIG KAHUNA CAR WASH

SITE PLAN SUBMITTAL - CONDITIONAL USE

LOT 3 AND 4, BLOCK 1, COUNTRY SQUARE PLAZA SUBDIVISION FILING NO. 4
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 4 SOUTH RANGE 66 OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LEGEND:

	PROPERTY LINE
	PROPOSED BUILDING
	EXISTING BUILDING
	PROPOSED EASEMENT
	EXISTING EASEMENT
	EXISTING WATER LINE
	EXISTING HYDRANT & VALVE
	EXISTING SAN SEWER LINE
	EXISTING ELECTRICAL LINE
	EXIST. OVERHEAD ELEC. LINE
	EXISTING TELECOMM LINE
	EXISTING GAS LINE
	EXISTING IRRIGATION LINE
	EXISTING FIBER OPTIC LINE
	PROPOSED LIGHT POLE
	EXISTING LIGHT POLE



PROOFCIVIL
consulting engineers

DATE: 4/9/21
SCALE: 1" = 30'
DRAWN BY: MRR
CHECKED BY: TAL



HOVER
ARCHITECTURE
385 INVERNESS PKWY, SUITE 190
ENGLEWOOD, CO 80112
(720) 773-2800

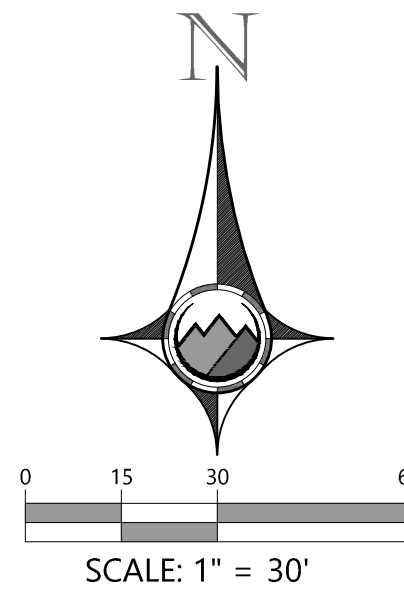
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PROJECT NUMBER
0202.45

SHEET

4 OF 11

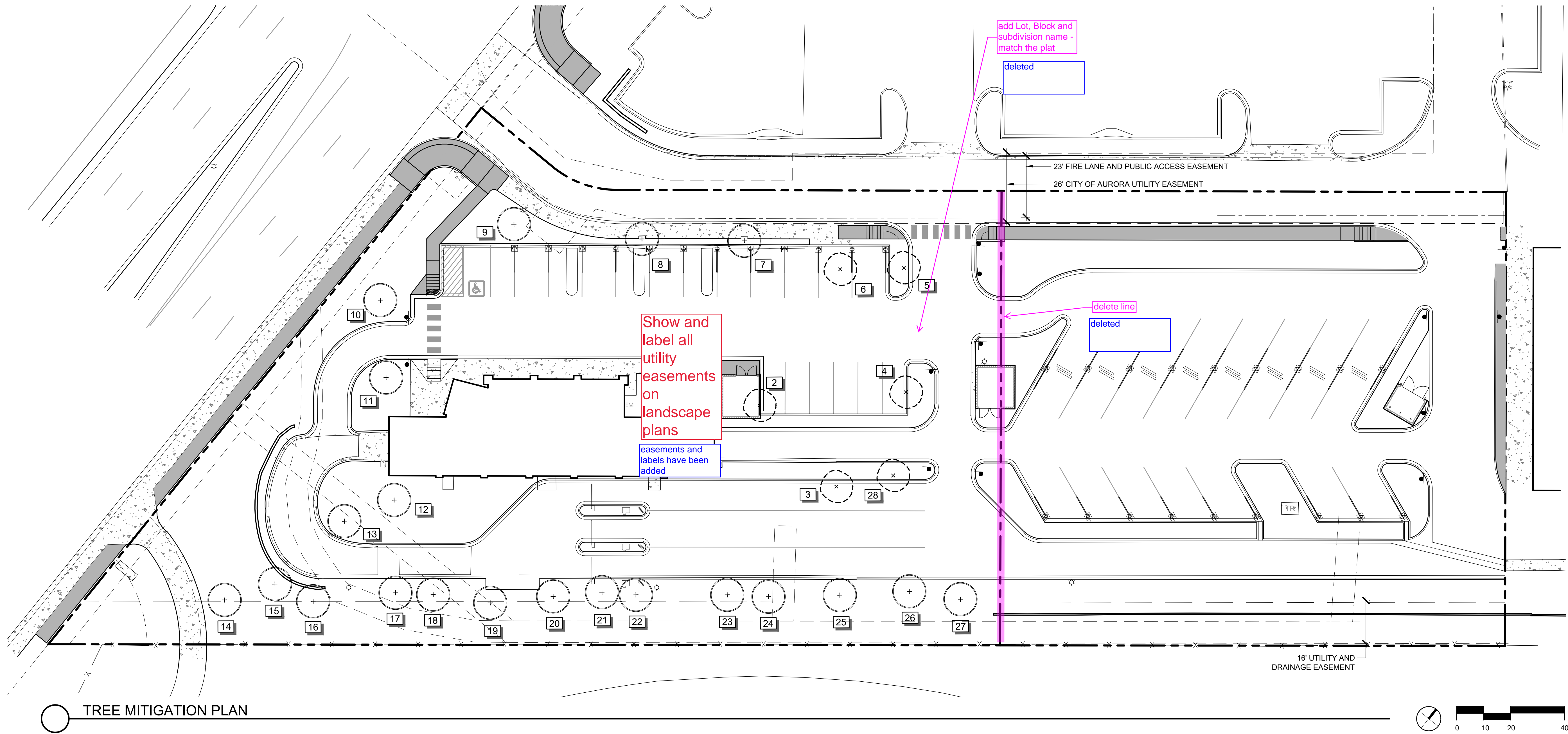
UTILITY PLAN



BIG KAHUNA CAR WASH

SITE PLAN SUBMITTAL - CONDITIONAL USE

LOT 3 AND 4, BLOCK 1, COUNTRY SQUARE PLAZA SUBDIVISION FILING NO. 4
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 4 SOUTH RANGE 66 OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



NOT FOR
CONSTRUCTION



DATE: 6/10/21
SCALE: AS SHOWN
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PROJECT NUMBER
21010

SHEET

5 of 11

TREE MITIGATION
PLAN

LEGEND

SYMBOL	DESCRIPTION
	EXISTING DECIDUOUS TREE TO REMAIN
	EXISTING DECIDUOUS TREE TO BE REMOVED
	TREE NUMBER

TREE MITIGATION CHART

TREE #	SPECIES	DBH	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
28	CRABAPPLE	0	\$ 0.00	DEAD	0
TOTAL		25	\$1,107.95		11

NOTES:
1. MITIGATION VALUES BASED ON INTERNATIONAL SOCIETY OF ARBORICULTURE'S GUIDE TO PLAN APPRAISAL. SPECIES, DIAMETER, CONDITION, AND LOCATION FACTORS WERE INCLUDED IN THE ASSESSMENT.
2. MITIGATION WILL BE ACHIEVED THROUGH PAYMENT INTO THE COMMUNITY TREE FUND

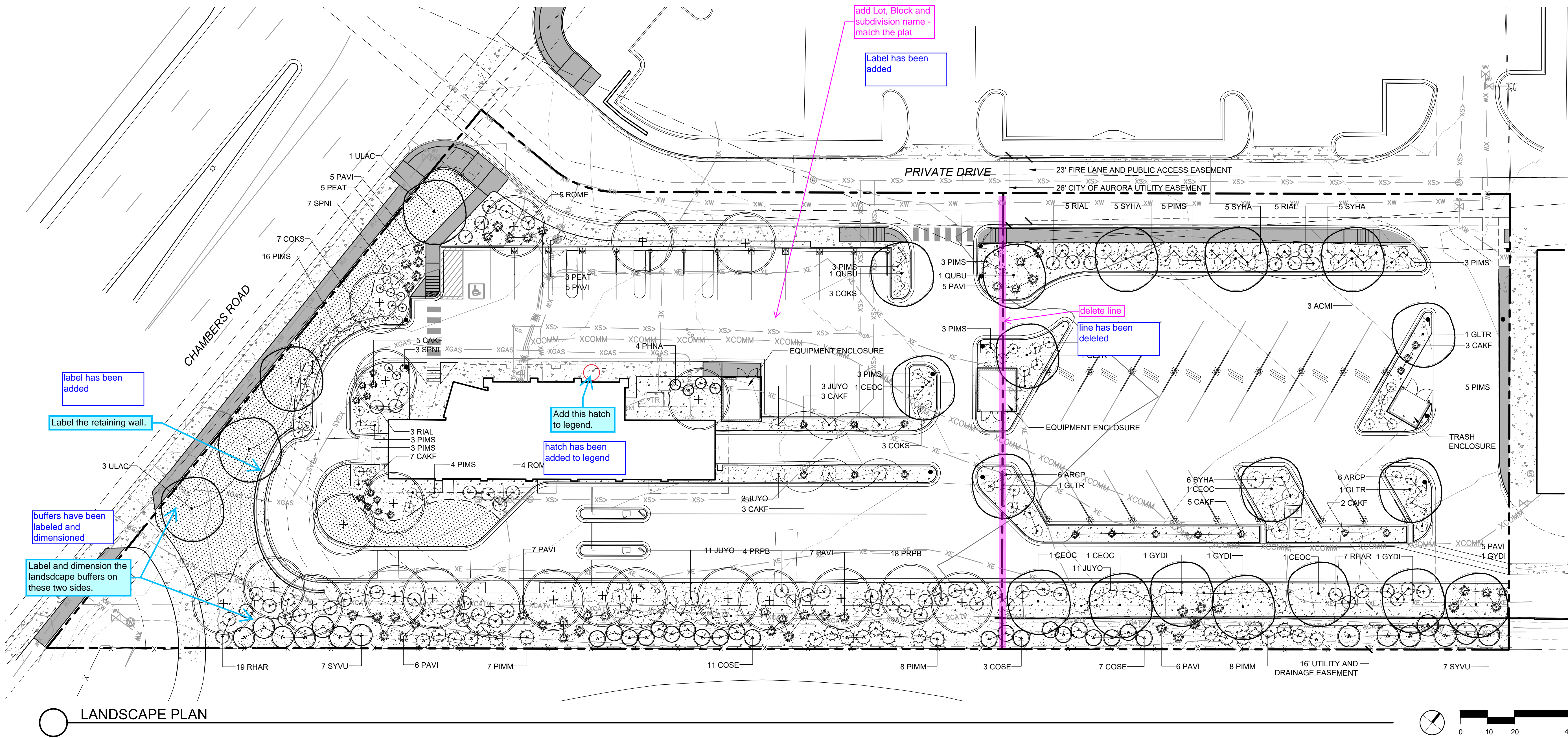
PROS TREE PROTECTION NOTES

- PRIOR TO THE BEGINNING OF CONSTRUCTION, ESTABLISH THE TREE PROTECTION ZONE BY INSTALLING TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO REMAIN. LOCATE FENCING AT THE OUTSIDE OF THE DRIP LINE OF THE TREES OR AT A DISTANCE FROM THE TREE TRUNK OF ONE (1) FOOT OF RADIUS FOR EVERY INCH OF TRUNK DIAMETER. WHICHEVER IS GREATER. FOR GROUPS OF TREES, THE MINIMUM DISTANCE BETWEEN THE TREE TRUNK AND THE FENCING SHALL BE ONE (10) FOOT FOR EACH INCH OF TRUNK DIAMETER. FOLLOWING INSTALLATION OF FENCING, REQUEST INSPECTION BY THE CITY OF AURORA PARKS & FORESTRY DIVISION (303-739-7177) OR AUTHORIZED DESIGNEE.
- TREE PROTECTION FENCING SHALL BE 4' HEIGHT, ORANGE MESH FENCING ATTACHED TO "T" POSTS. FENCING SHALL BE INSPECTED AND MAINTAINED DAILY.
- CONTRACTORS SHALL BE RESPONSIBLE FOR ALL OF THEIR WORKERS, SUBCONTRACTORS, AND SUPPLIERS UNDER THIS REQUIREMENT. WITHIN THE TREE PROTECTION ZONE, THE FOLLOWING CONSTRUCTION ACTIVITIES SHALL NOT BE ALLOWED EXCEPT AS NECESSARY TO EXECUTE DETAILS TP-2.1, 3.1 & 3.2:
 - EQUIPMENT USE AND STORAGE
 - MATERIAL DELIVERY OR STORAGE
 - VEHICLE TRAFFIC, PARKING, USE OR STORAGE
 - SPREADING, EXCAVATING, COMPACTING OR STOCKPILING OF SOIL
 - CONCRETE WASH-OUT AREAS AND RUN-OFF FROM CONCRETE WASH-OUT AREAS
 - FOOT TRAFFIC
 - RUN-OFF CONTAINING HARMFUL LIQUIDS SUCH AS OIL, GAS, PAINT, SOLVENTS, FERTILIZER, ASPHALT, MORTAR, TAR OR SIMILAR MATERIALS
- VIOLATION OF THE TREE PROTECTION ZONE SHALL RESULT IN A FINE OF \$500 PER INCIDENCE AND MAY BE INCREASED BASED ON THE PERCENTAGE OF THE ZONE AFFECTED MULTIPLIED BY THE FULL VALUE OF THE TREE (OR TREES) ESTABLISHED PRIOR TO CONSTRUCTION. IF MORE THAN 30% OF THE TREE PROTECTION ZONE IS DAMAGED, THE FINE SHALL BE THE FULL VALUE OF THE ADJACENT TREE (OR TREES). FOR THE PURPOSE OF THESE REQUIREMENTS, CONSTRUCTION FENCING (LOCATED AT THE LIMITS OF CONSTRUCTION) SHALL BE TREATED AS TREE PROTECTION FENCING AND SHALL ESTABLISH A TREE PROTECTION ZONE FOR NEARBY TREES.
- DAMAGE TO THE MAIN TRUNKS OF TREES IS PROHIBITED. DAMAGE NOT PREVIOUSLY DOCUMENTED SHALL RESULT IN A FINE BASED ON THE PERCENTAGE OF THE CIRCUMFERENCE AFFECTED. DAMAGE GREATER THAN 30% OF THE CIRCUMFERENCE OR AFFECTING THE STRUCTURAL INTEGRITY OF THE TREE WILL RESULT IN A FINE EQUAL TO THE FULL VALUE OF THE TREE.
- LIMB REMOVAL IS PROHIBITED, UNLESS APPROVED PRIOR TO CONSTRUCTION OR AS AUTHORIZED BY THE CITY OF AURORA PARKS & FORESTRY DIVISION. LIMB REMOVAL, IF APPROVED, SHALL BE DONE PRIOR TO THE START OF CONSTRUCTION. DAMAGED BRANCHES SHALL BE PRUNED WITHIN 10 DAYS OF THE OCCURRENCE UTILIZING ANSI A300 STANDARDS. UNAUTHORIZED LIMB DAMAGE OR REMOVAL CAN RESULT IN A FINE OF \$500 PER BRANCH AS MAY BE DETERMINED BY THE CONSTRUCTION MANAGER OR HIS FORESTRY CONSULTANT. LIMB REMOVAL AND ALL OTHER APPROVED PRUNING SHALL BE PERFORMED BY A PROFESSIONAL COMPANY THAT IS LICENSED BY THE CITY OF AURORA FORESTRY DIVISION.
- IF ROOTS GREATER THAN ONE (1) INCH DIAMETER REQUIRE CUTTING/REMOVAL, A CLEAN CUT SHALL BE ACCOMPLISHED USING A SHARP HAND TOOL. A MAXIMUM OF TWO (2) 3-INCH DIAMETER ROOTS PER TREE ARE PERMITTED FOR REMOVAL. THE REMOVAL OF ADDITIONAL ROOTS 3-INCHES OR GREATER IN DIAMETER REQUIRES APPROVAL OF THE CITY FORESTER OR AUTHORIZED DESIGNEE.
- EXISTING TREES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE IMMEDIATELY REPAIRED AND IF DAMAGED BEYOND REPAIR, REPLACED PER THE MITIGATION SPECIFICATIONS OUTLINED IN SECTION IV, SUBSECTION A, ITEM 3 OF THE TREE PRESERVATION POLICY. THE MITIGATION PLAN FOR THESE TREES SHALL FOLLOW THAT APPROVED THROUGH THE SITE PLAN SUBMITTAL.

BIG KAHUNA CAR WASH

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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EXISTING EVERGREEN ^{Deciduous} TREE TO REMAIN		ORNAMENTAL GRASS
	DECIDUOUS SHADE TREE		CONCRETE PAVING
	EVERGREEN TREE		ROCK MULCH
	DECIDUOUS SHRUBS		SOD
	EVERGREEN SHRUBS		LANDSCAPE EDGING

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PROJECT NUMBER
21010

SHEET

6 of 11

LANDSCAPE PLAN