



Planning and Development Services

Planning Division
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March 26, 2024

Response to Comments – Rev 03

Re: Third Submission Review – Lazydays at the Landings at Jewell Ave – Site Plan w/Adjustment and Plat
Application Number: **DA-1781-04**
Case Numbers: **2023-6062-00; 2023-3047-00**

Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Landscape design and linework need to be addressed. There are significant outstanding repeat comments that need to be resolved. **Updated.**
- Plat documents contain outstanding comments to be addressed upon subsequent submittal.
- Need to label exterior accessible route(s). **Updated.**
- Revise civil documents to show compliance with the COA Roadway Design & Construction Specifications. **Updated.**

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No further comments have been received from the public or referral agencies at this time.

2. Completeness and Clarity of the Application

Site Plan Comments

Cover Sheet

- 2A. Please ensure all items contained within the data block are complete and accurate. **Data Block updated.**
- 2B. No updated plat has been submitted, please include plat documents in all subsequent submittals. **Plat documents included.**
- 2C. Please enlarge the amendment box to the maximum extent practicable. **Amendment enlarged.**

3. Zoning and Subdivision Comments

Site Plan Comments

- 3A. Please indicate on plans the fence segment for which the adjustment is being requested. Provide a reference sheet showing fence-type elevations within the plan set. **See keynotes S33 & S34.**
Fence details shown on sheet 2 of 19.

4. Streets and Pedestrian Comments

Site Plan Comments

- 4A. No further comments at this time.

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

Generally

- 5A. There should be two distinct fence symbology types for the entire plan set. A wrought iron and a solid fence are being proposed. Include those two different symbology types on the plan sheets and in



the respective legends. **Different symbology linework have been added, darkened and labled.**

- 5B. The Planning Department does not review landscape construction drawings. Please remove the stamp, signature, and seal from the landscape plan sheets. **Seal and Signature have been removed.**

Sheet 1

- 5C. Please include the area dimensions for both hardscaped and landscaped areas on the cover sheet. **Dimensions have been added.**

Sheet 3

- 5D. Please confirm the measurement of the multi-use easement. Should this not be a 75' dimension? **The easement in this area is 70' The notation on the plans has been corrected.**
- 5E. Refer to sheets 4 & 5. The fence in this location has been identified as cedar and not wrought iron. Refer to the yellow highlight. **Fence has been labeled and changed graphically.**

Sheet 6

- 5F. Add the wrought iron fence to the legend. **Both fence types added to the legend with different line types.**

Sheet 7

- 5G. This should be a different fence symbol since this is supposed to be a solid fence. Provide the fence symbology in the legend. **Both fence types added to the legend with different line types.**

Sheet 12

- 5H. Add the shrub requirement. 10/40lf, 10/30, etc. It is different for the street frontage buffer vs. the Special Landscape Buffer. **Has been added.**
- 5I. The city passed a non-functional turf ordinance in October of 2022 and turf is no longer permitted in curbside areas regardless of the width. Remove the note and asterisk. **Has been added.**
- 5J. Repeat Comment: Include the requirement. **Has been included**
- 5K. Add the square footage of the curbside area that the shrubs are based upon. **Have been added.**
- 5L. Only include the trees within the curbside landscape and not the buffer trees. **Has been adjusted.**
- 5M. Please adjust the required buffers on the street perimeter landscaping table as indicated. **Have been adjusted .**
- 5N. Update buffer width provided off S Rome Way per the comment on the landscape plan. **Updated**
- 5O. Curbside trees cannot count towards the required buffer trees. **Noted**
- 5P. See comment on the landscape plan regarding the permitted number of ornamental grasses. If ornamental grasses are going to be used, please add a column to this table listing the quantity proposed. **Comment has been taken into consideration and adjusted**
- 5Q. If additional trees have been provided to compensate for the required shrubs, then update the number of provided trees to reflect that. **Noted**
- 5R. Remove this row. If it was required, it would not meet code requirements as the landscaping is not within 20' of the building's face. **Noted and removed.**
- 5S. The Planning Department does not review landscape construction drawings. Please remove the stamp/signature/seal. **Seal and Signature have been removed.**
- 5T. Update this table to include the detached sidewalk condition that has been shown on sheet 19. The landscape plan must reflect this condition and it will impact the total tree and shrub counts required. **Seal and Signature have been removed.**

Sheet 13

- 5U. The mulch treatment is too dark, and the plant material is not visible. All parking lot islands. **All parking lot island and planting beds will have mulch, note added on sheet 12**
- 5V. The street frontage buffer is measured from the back of the walk and does not include the walk. **Noted**
- 5W. Edger missing. **Edging has been removed in this area.**
- 5X. Adjust landscaping around the fire hydrant. **Planting has been adjusted around fire hydrant**
- 5Y. **Repeat comment:** Provide a legend on each landscape plan sheet. Include the hatches, plant symbols, utility line work, contours, easements, fences, property lines, walls, etc. The notes on the previous



page indicate that it is possible that two different mulch treatments could be provided. Please identify in the legend the mulch treatment intended. Some parking lot islands have a honeycomb hatch and others don't. Some include a partial hatch. **Legend has been added to sht 13 & 14**

5Z. Repeat comment. Larger islands require 12 shrubs. **All islands have been changed to have a minimum 12 shrubs**

5AA. General comment: If the intent is to have one type of mulch treatment across the site then select that and do not hatch parking lot islands. Just update the landscape notes to include what the mulch will be. The plant material in the parking lot islands does not read due to the hatch proposed. **See previous response on about all islands receiving 3" mulch.**

5BB. The fence is not visible. Darken it and address the symbology. Increase the size of the squares. **Fence line work has been adjusted.**

5CC. The requirement for twelve plants is based upon them being five gallons. Perennials and grasses may be used, if one gallon, it is three, one gallon to one five-gallon shrub. This planting bed is therefore short plant material. **Planting in islands have been adjusted to 12 shrubs minimum per island.**

5DD. When reviewing the grading plan, this area outlined in red is not being disturbed. Why is native seed being proposed? **Seed areas have been adjusted to where limits of proposed grading ends.**

5EE. Adjust this tree location as it should not be planted in rip rap. **Has been shifted**

5FF. Shift the label, and text mask as necessary and include arrows to the northern and southern side of the easement. **Shifted**

5GG. This curbside area is approximately 1,562 sf. 1 shrub per 40sf is required, which is a total of 39 shrubs. Of the 39, only 16 of those may be ornamental grasses. You can have more if the shrub count is met. You need a total of 23 shrubs. Right now, this is 22. Add more shrubs so that the required number is met, and the rest can be grasses. **More shrubs have been added.**

5HH. This plant call-out is not pointing to the right spot.
Label has been adjusted.

5II. This group of plants is not labeled
All planting should have labels now

5JJ. Tree quantities for the street frontage buffer are not being met. Because the trees must be located closer to the walk due to the retaining walls, the use of columnar trees may be necessary. **Counts to meet code have been adjusted, and trees have been changed to a more columnar evergreen.**

5KK. These plants in the front do not appear to be labeled. **Plant labels have been added and adjusted.**

5LL. A very large percentage of the street frontage buffer is being provided as ornamental grasses. Code allows for SOME grasses, but no more than 20% of the total required shrub quantities. If grass is used and provided as one gallon, it is three one-gallon plants to one shrub. **Noted, areas have been adjusted.**

5MM. The Planning Department does not review landscape construction drawings. Please remove the stamp/signature/seal. **Seal and Signature have been removed.**

5NN. The improvements for Jewell Avenue as seen above and found on Sheet 19 of this plan set, should be included as the final condition on the landscape plan and then the curbside landscaping and street frontage buffer incorporated. Do not include an interim condition. **Final condition has been shown to reflect the final construction**

Sheet 14

5OO. When reviewing the grading plan, this area outlined in red is not being disturbed. Why is native seed being proposed? **Seed areas has been modified to match limits of proposed grading**

5PP. Do not use the same line type but at a different scale to represent the two different fence types. Use different line-type styles for the two fences. Make sure to include them in the required legend.
Seed areas has been modified to match limits of proposed grading

5QQ. Label E-470. **Label added.**

5RR. The property line is cut off by the viewport location. Adjust.
Viewport has been adjusted

5SS. **Repeat comment:** Darken the call out. **Has been adjusted.**

5TT. S. Rome Way Street label is cut off. Shift location.
Has been shifted



- 5UU. This label covers the plant call-out. **Labels have been adjusted**
- 5VV. **Repeat Comment:** Are these trails not the same material? Concrete? Please make them the same hatch if they are. If they don't identify them both in the required legend on this sheet. **Labels have been adjusted**
- 5WW. Text mask. **Labels have been adjusted**
- 5XX. The Planning Department does not review landscape construction drawings. Please remove the stamp/signature/seal. **Seal and Signature has been removed**
- Sheet 15*
- 5YY. Ornamental grasses must be five-gallons if used in the curbside
Ornamental grasses in the curbside areas have been changed to 5 gallon.
- 5ZZ. The Planning Department does not review landscape construction drawings. Please remove the stamp/signature/seal. **Seal and Signature has been removed.**
- Sheet 17*
- 5AAA. This section appears to be C2 as it includes the detention pond. **Updated**
- 5BBB. Please label sections alphabetically as indicated. **Updated**

6. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 6A. 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. **Request information provided.**

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

7. Civil Engineering (Chris Eravelly / 303-739-7457 / ceravell@auroragov.org / Comments in green)

Site Plan Comments

Sheet 4

- 7A. **REPEAT COMMENT FROM 1st and 2nd REVIEWS:**
Show conceptual locations for public streetlights along the public ROW. Include street light types (ex. SL1) and pole heights. (TYP.) Comment response from 2nd review indicates that public streetlights are shown on sheet 18, however only proposed site lights are shown on this sheet. Conceptual public streetlight locations need to be shown on the Site Plan sheets. No photometrics required for public streetlights in this Site Plan submittal. Photometrics for the public streetlights will need to be submitted with the Civil Plan submittal. Add public streetlights to Site Plan Legend.
Conceptual street lights shown.

Sheet 6

- 7B. Advisory Note:
Where applicable per section 4.02.7 of the COA Roadway Design & Construction Specifications, retaining wall structural calculations must be submitted with the 1st review submittal of the Civil Plans. **Comment noted.**

Sheets 12-14

- 7C. **REPEAT COMMENT FROM 1ST and 2nd REVIEWS:**
Please include the conceptual locations of the proposed public streetlights on the landscape plans. Match locations with the Site Plan sheets. **Conceptual street lights shown.**

Sheet 19

- 7D. Callout ROW on the typical section and provide ROW to ROW dimension. See typical section S1.4 in the COA Roadway Specifications. **ROW call outs added. I reviewed the typical section but note lane geometry was carried across our site from what was approved on the project to the west.**
- 7E. **REPEAT COMMENT FROM 1st and 2nd REVIEWS:**
Show conceptual locations for public streetlights along the public ROW. Include street light types



(ex. SL1) and pole heights. (TYP.) **Jewel lights shown on sheet 19, Rome lights shown on the utility plan.**

- 7F. Minimum slopes note: "Add a note: "Minimum slope on unpaved areas is 2%, minimum slope on asphalt is 1%, and minimum slope on concrete is 0.5%." **Note added.**
Maximum slopes note: "Add a note: "The maximum slope within ROW is 4:1, the maximum slope for property outside of the ROW is 3:1." **Note added.**

- 7G. Please add the standard notes below. **Notes added.**

- 7H. 0.8% min. required per section 4.05.1 of the COA Roadway Design & Construction Specifications. **Slope revised.**

- 7I. Please add the following note: **Note added.**

"Proposed public street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal."

- 7J. If deferring Jewel Improvements, email a deferral request letter to me at ceravell@auroragov.org with the contents of this sheet as an exhibit. A deferral letter needs to provide reference to the Unified Development Ordinance (UDO), justification that pairs with the UDO subsection, and scope of the requested deferral (ex. linear foot, laneage, landscaping, and sidewalk). A deferral must be approved before Civil Plan approval. **This to follow in a separate submittal.**

Please label the deferred improvements on Jewell Avenue as "Conceptual". **Sheet title revised.**

- 7K. You will be responsible for transitions beyond the frontage of your property. Please show the transition on the east side of your frontage. **I have shown a transition, but as none of this can be built without the bridge widening, it makes no sense to try and taper at a reasonable angle. We are too close to the highway ramp.**

- 7L. Label curbside landscaping. **Label added.**

- 7M. 0.5' from back of walk to ROW. **Dimension added.**

- 7N. Please label it as "CONCEPTUAL." **Revised.**

8. Traffic Engineering (Jason Igo / 303-739-7336 / jigo@auroragov.org / Comments in amber)

Site Plan Comments

Cover Sheet

- 8A. Traffic asked to see a vehicle turning template. It was in the traffic letter and had several comments on it. We talked with Sean Kellar, and he said that exhibit or information was going to be shown on the plans and he didn't have it in the traffic letter. I don't see it in the plans. We will need to see those comments addressed. **A separate exhibit is provided for this.**

Sheet 4

- 8B. The location doesn't meet signal warrants based on the traffic letter. It will not meet with the additional traffic that this site will generate. **Signal removed from interim plan.**
- 8C. Previously this distance was called out on plans. The dimension from the flow line to the gate needs to be a minimum of 35' or the longest vehicle using the site. State what the design vehicle is for the site.
- 8D. There needs to be a sidewalk connection to the existing path. **Sidewalk added.**

Sheet 5

- 8E. State what the design vehicle is for the site. **I ran the Autoturn with a 30' RV.**
- 8F. Place sight triangle behind crossing. **Sight triangle shifted back.**
- 8G. It doesn't look like S10 didn't print. **Updated**

- 8H. Show access on the south side of the road. It looks to be around here. Verify and put on plans. This is to make sure that accesses are not offset. **Adjacent driveway added.**

Sheet 13 & 14

- 8I. This is not the correct distance for the sight triangle. Sheet 4 of 19 has the correct distance. The distance shall follow TE-13.1. Plants in sight triangles have not been verified to be less than or equal to 2 feet tall. **Updated**
- 8J. Show proposed stop signs. Anything tall enough to block the stop sign needs to be 50' away from the



stop sign.

Sheet 19

- 8K. This design doesn't allow for signal equipment in this corner. A signal easement will be necessary. **We would propose to add the easement in the future when the signal is designed.**
- 8L. This taper doesn't look long enough. it should be 45:1. **Since the road takes a turn here, I revised the edge to a 1000 ft radius instead of a taper.**
- 8M. No cross-hatching just double yellow lines painted as median. **Revised.**
- 8N. Curve the end of the painted median. **Revised.**
- 8O. This line is solid at this location. It dashed further west on Jewell. **Fixed.**
- 8P. Give width of lanes and Shoulder. **Dimensions added**
- 8Q. A traffic signal is not warranted at this time based on the Traffic Letter and will not be allowed to be installed. **Signal removed from the interim plan.**

Traffic Letter Comments

Sheet 3

- 8R. The previous comment was to call out the site location. This could show the site plan on the aerial or just a box like shown. **Updated**

9. Fire / Life Safety (Richard Tenorio / 303-739-7628 / rtenorio@auroragov.org / Comments in blue)

Site Plan Comments

Sheet 3

- 9A. Show all fire hydrants facing the nearest fire lane they serve. (TYP) **Updated**

Sheets 4 & 5

- 9B. Show all gates that cross a fire lane easement by License Agreement. **Updated**

Sheet 18

- 9C. Using a heavy dashed delineation and label show the exterior accessible route of travel throughout the site plan to: **Updated**
- Public transportation stops. **Updated**
 - Accessible parking and accessible passenger loading zones. This includes the required accessible garages. **Updated**
 - 60% of the required building entrances. Indicate all entrances and required exits on the plan. **Updated**
 - Provide an accessible route to all on-site amenities. These elements can include, but are not limited to; tennis courts, clubhouses, pools, laundry facilities, mail kiosks, and dumpsters. **Updated**
 - Curb ramps at street crossings and accessible parking space access aisles connect to adjacent sidewalks. **Updated**
 - Provide marked crosswalks in all areas where the accessible route crosses a drive aisle. **Updated**
 - Accessible routes must be shown passing through gated entry(s) served. **Updated**
 - Show and label the location of accessible units required by IBC Chapter 11 and the revised 2003 HB-1221 to be part of the exterior accessible route. **Updated**

10. Aurora Water (Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org / Comments in red)

Site Plan Comments

Cover Sheet

- 10A. The site plan will not be approved by Aurora Water until the preliminary drainage report is approved. **Comment noted. I was instructed to wait to submit the prelim drainage again until Jewell Ave was better defined. I believe we have that established now and I will be working on the revised report right away.**

Sheet 8

- 10B. Revise nomenclature from utility easement to WATER EASEMENT to match the plat. **Notation revised.**
- 10C. Label 16 FT SANITARY EASEMENT to match the plat. **Notation revised.**



11. PROS (Curtis Bish / 303-739-7131 / cbish@auroragov.org / Comments in mauve)

Site Plan Comments

Sheets 3 & 4

- 11A. Label as the entrance to the underpass to the north side of Jewell. **Updated**

Sheet 8

- 11B. PROS Department should be contacted before commencing work that crosses the existing trail. **Noted.**

Sheet 13

- 11C. Locate all plantings on the west side of the trail. **Noted**
11D. Many of the plantings conflict with the utility lines. Locate them outside of the lines and set them back at least 10' from the edge of the trail. **Updated**
11E. Several of the plantings are closer than 10' from the edge of the concrete trail. They should be setback further to meet this requirement. **Updated**
11F. Replace pines with deciduous trees. **Updated**

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

Site Plan Comments

Cover Sheet

- 12A. Advisory comment: One legal description is preferred: LAZY DAYS RV SUBDIVISION FILING NO. 1, LOT 1, BLOCK 1, SITUATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO. **Updated**

Sheets 4 & 5

- 12B. Advisory Comment: The gate across the fire lane easement may require a license. **Noted**
12C. Advisory Comment: The exterior boundary must match the plat and without Bearings and distances/curve data labeled this cannot be confirmed. **Noted**

Sheet 7

- 12D. Should be "7 of 19." Typical. **Revised.**
12E. Please label the referenced sheet number accordingly (19). **Revised.**

Sheet 8

- 12F. Bearings, distances, and curve data must match plat. Typical. **I found a couple of these and revised. Note the measured or calc values are the ones we need to show to match the plat, not the recorded.**
12G. Radial bearing for non-tangent curve not shown. **Added.**
12H. Add a tic mark to show where the curve ends. **Added**
12I. Show B&D. **Added**
12J. Heavy solid line recommended for boundary line. Typical. See 2022 Site Plan Checklist Item No. 2. **Revised**

- 12K. Identify this feature. **Callout added**

Sheet 9

- 12L. Show curve data. **Added.**
12M. Advisory comment: B&D should be shown together. **Revised**
12N. Bearings, distances, and curve data must match plat. Typical. **See response above.**
12O. Please label the referenced sheet number accordingly (19). **Fixed.**
12P. Subdivision **Plat Comments Plat has been updated and uploaded**
12Q. (Advisory Comment) Send the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at your final submittal of the electronic Plat for recording.)

(Advisory Comment) Send in the Certificate of Taxes Due to show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office. (This Certificate of Taxes should be submitted at your final submittal of the electronic Plat for recording.)

(Advisory Comment) Be advised - sometimes the margins or scale factor may not match the County



or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or the scale does not match the drawing information, then this may cause the plat to be sent back and

corrected thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording. Send in the closure sheet for the description. Send in the State Monument Records for the aliquot corners used in the plat. **Plat Comments Plat has been updated and uploaded**

- 12R. No updated plat has been submitted since 2nd review. Please include plat documents in subsequent submittal. **Plat Comments Plat has been updated and uploaded**

Easements

- 12S. All easements are to be dedicated by plat. **Noted**

13.E-470 Public Highway Authority (Brandi Kemper / 303-537-3727 / bkemper@e-470.com)

- 13A. In addition to previous comments, E-470 has the following additional comments: 1) Note the 10' wide concrete trail connection from Rome Way to the High Plains trail exists. 2) The multi-use easement only allows landscaping (outside of native seeding) in the outer 25'. If there landscaping desired outside of this, a waiver would need to be submitted for consideration. The MUE is also designated for utilities, and we need to allow room to provide services. **Noted**