

Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7217



March 11, 2024

Keith Foerster  
LD Real Estate, LLC  
4042 Park Oaks Blvd Ste 350  
Tampa, Florida 33610

**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**

Dear Mr. Foerster:

Thank you for your third submission, which we started to process on February 23<sup>rd</sup>, 2024. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before March 27<sup>th</sup>, 2024. We are hopeful that after the next submission, we can schedule you for a Planning Commission hearing date. However, please note that this is dependent on how much progress is made with the remaining comments. If desired, staff can arrange a meeting with the respective departments to go over these comments.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7209 or [sgubrud@auroragov.org](mailto:sgubrud@auroragov.org).

Sincerely,

Stephen Gubrud, Planner I  
City of Aurora Planning Department

cc: Martha Rocha, Goree Architects  
Justin Andrews, ODA  
Filed: K:\SDA\1781-04rev3



## 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.
- Plat documents contain outstanding comments to be addressed upon subsequent submittal.
- Need to label exterior accessible route(s).
- Revise civil documents to show compliance with the COA Roadway Design & Construction Specifications.

### 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.
- 2B. No updated plat has been submitted, please include plat documents in all subsequent submittals.
- 2C. Please enlarge the amendment box to the maximum extent practicable.

#### **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.

#### **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](mailto: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.
- 5B. The Planning Department does not review landscape construction drawings. Please remove the stamp, signature, and seal from the landscape plan sheets.

##### Sheet 1

- 5C. Please include the area dimensions for both hardscaped and landscaped areas on the cover sheet.

##### Sheet 3

- 5D. Please confirm the measurement of the multi-use easement. Should this not be a 75' dimension?
- 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.

##### Sheet 6

- 5F. Add the wrought iron fence to the legend.

##### 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.

##### 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.
- 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.
- 5J. Repeat Comment: Include the requirement.
  - 5K. Add the square footage of the curbside area that the shrubs are based upon.
  - 5L. Only include the trees within the curbside landscape and not the buffer trees.
  - 5M. Please adjust the required buffers on the street perimeter landscaping table as indicated.
  - 5N. Update buffer width provided off S Rome Way per the comment on the landscape plan.
  - 5O. Curbside trees cannot count towards the required buffer trees.
  - 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.
  - 5Q. If additional trees have been provided to compensate for the required shrubs, then update the number of provided trees to reflect that.
  - 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.
  - 5S. The Planning Department does not review landscape construction drawings. Please remove the stamp/signature/seal.
  - 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.

#### Sheet 13

- 5U. The mulch treatment is too dark, and the plant material is not visible. All parking lot islands.
- 5V. The street frontage buffer is measured from the back of the walk and does not include the walk.
- 5W. Edger missing.
- 5X. Adjust landscaping around the 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.
- 5Z. Repeat comment. Larger islands require 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.
- 5BB. The fence is not visible. Darken it and address the symbology. Increase the size of the squares.
- 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.
- 5DD. When reviewing the grading plan, this area outlined in red is not being disturbed. Why is native seed being proposed?
- 5EE. Adjust this tree location as it should not be planted in rip rap.
- 5FF. Shift the label, and text mask as necessary and include arrows to the northern and southern side of the easement.
- 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.
- 5HH. This plant call-out is not pointing to the right spot.
- 5II. This group of plants is not labeled.
- 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.
- 5KK. These plants in the front do not appear to be labeled.
- 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.

5MM. The Planning Department does not review landscape construction drawings. Please remove the stamp/signature/seal.

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.

#### Sheet 14

5OO. When reviewing the grading plan, this area outlined in red is not being disturbed. Why is native seed being proposed?

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.

5QQ. Label E-470.

5RR. The property line is cut off by the viewport location. Adjust.

5SS. **Repeat comment:** Darken the call out.

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

5UU. This label covers the plant call-out.

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.

5WW. Text mask.

5XX. The Planning Department does not review landscape construction drawings. Please remove the stamp/signature/seal.

#### Sheet 15

5YY. Ornamental grasses must be five-gallons if used in the curbside

5ZZ. The Planning Department does not review landscape construction drawings. Please remove the stamp/signature/seal.

#### Sheet 17

5AAA. This section appears to be C2 as it includes the detention pond.

5BBB. Please label sections alphabetically as indicated.

## 6. Addressing (Phil Turner / 303-739-7357 / [pturner@auroragov.org](mailto:pturner@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.

## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

### 7. Civil Engineering (Chris Eravelly / 303-739-7457 / [ceravell@auroragov.org](mailto: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.

##### 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.

*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.

*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.

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.)

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%."

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."

7G. Please add the standard notes below.

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

7I. Please add the following note:

"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](mailto: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.

Please label the deferred improvements on Jewell Avenue as "Conceptual".

7K. You will be responsible for transitions beyond the frontage of your property.

Please show the transition on the east side of your frontage.

7L. Label curbside landscaping.

7M. 0.5' from back of walk to ROW.

7N. Please label it as "CONCEPTUAL."

**8. Traffic Engineering** (Jason Igo / 303-739-7336 / [jigo@auroragov.org](mailto: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.

*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.

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.

*Sheet 5*

8E. State what the design vehicle is for the site.

8F. Place sight triangle behind crossing.

8G. It doesn't look like S10 didn't print.



- 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.

*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.
- 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.
- 8L. This taper doesn't look long enough. it should be 45:1.
- 8M. No cross-hatching just double yellow lines painted as median.
- 8N. Curve the end of the painted median.
- 8O. This line is solid at this location. It dashed further west on Jewell.
- 8P. Give width of lanes and Shoulder.
- 8Q. A traffic signal is not warranted at this time based on the Traffic Letter and will not be allowed to be installed.

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.

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

Site Plan Comments

*Sheet 3*

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

*Sheets 4 & 5*

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

*Sheet 18*

- 9C. Using a heavy dashed delineation and label show the exterior accessible route of travel throughout the site plan to:
- Public transportation stops.
  - Accessible parking and accessible passenger loading zones. This includes the required accessible garages.
  - 60% of the required building entrances. Indicate all entrances and required exits on the plan.
  - 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.
  - Curb ramps at street crossings and accessible parking space access aisles connect to adjacent sidewalks.
  - Provide marked crosswalks in all areas where the accessible route crosses a drive aisle.
  - Accessible routes must be shown passing through gated entry(s) served.
  - 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.

**10. Aurora Water** (Daniel Pershing / 303-739-7646 / [ddpershi@auroragov.org](mailto: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.

*Sheet 8*

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

**11. PROS** (Curtis Bish / 303-739-7131 / [cbish@auroragov.org](mailto: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.

*Sheet 8*

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

*Sheet 13*

- 11C. Locate all plantings on the west side of the trail.  
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.  
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.  
11F. Replace pines with deciduous trees.

**12. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto: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.

*Sheets 4 & 5*

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

*Sheet 7*

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

*Sheet 8*

- 12F. Bearings, distances, and curve data must match plat. Typical.  
12G. Radial bearing for non-tangent curve not shown.  
12H. Add a tic mark to show where the curve ends.  
12I. Show B&D.  
12J. Heavy solid line recommended for boundary line. Typical. See 2022 Site Plan Checklist Item No. 2.  
12K. Identify this feature.

*Sheet 9*

- 12L. Show curve data.  
12M. Advisory comment: B&D should be shown together.  
12N. Bearings, distances, and curve data must match plat. Typical.  
12O. Please label the referenced sheet number accordingly (19).  
12P. Subdivision Plat Comments  
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.

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

*Easements*

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

**13.E-470 Public Highway Authority (Brandi Kemper / 303-537-3727 / [bkemper@e-470.com](mailto: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.