

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



December 21, 2023

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

Re: Second Submission Review – Lazydays at the Landings at Jewell Ave – Site Plan w/Adjustment and Plat
Application Number: **DA-1781-04**
Case Numbers: **2023-4018-00; 2023-3047-00**

Dear Mr. Foerster:

Thank you for your second submission, which we started to process on December 5th, 2023. 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 January 4th, 2024. Please note that this submission date reflects our typical timeline for resubmission. The Planning Commission hearing date for this application is tentatively scheduled for January 24th, 2024. To meet this date, a revised submittal would be necessary on or before December 27th, 2023.

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.

Sincerely,

Stephen Gubrud

Stephen Gubrud, Planner I
City of Aurora Planning Department

cc: Vince Odine, Stewart Development and Construction
Justin Andrews, ODA
Filed: K:\SDA\1781-04rev2



Second 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.
- Need to show the Knox Box on the gates or means of access for emergency responders.
- Provide zoning of adjacent properties on the site plan pages
- Revise civil documents to show compliance with the COA Roadway Design & Construction Specifications.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. One comment was received from outside agencies during this review. Please see the comments attached at the end of this review letter from Xcel Energy and respond to these comments with the next submission.

2. Completeness and Clarity of the Application

Site Plan Comments

Cover Sheet

- 2A. Please remove the zoning overlay from the vicinity map. Street names should be legible and subject property should be identified via hatching.

3. Zoning and Subdivision Comments

Site Plan Comments

Sheets 3-5

- 3A. Label the zoning of all adjacent properties, the label should be placed where the two properties abut. Please find the zoning on our online maps:
<https://auroraco.maps.arcgis.com/apps/webappviewer/index.html?id=4997c1af36814a0e8807ebd6e5e92d59>.

Sheets 4 & 5.

- 3B. Ensure the keynote for the fencing types being provided is accurate.

4. Streets and Pedestrian Comments

Site Plan Comments

Sheets 3-5

- 4A. Since the fire lane width is a consistent 23' please add this measurement to the fire lane label in the legend.

5. Architectural and Urban Design Comments

Site Plan Comments

- 5A. No further comments at this time.



6. Signage & Lighting Comments

Site Plan Comments

6A. No further comments at this time.

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

Generally

7A. Most of the previous landscape comments were not addressed. This submission contains a lot of repeat comments. In addition, the response letter did not address or provide comment responses to the previous landscape review comments.

Sheet 2

7B. Include a detail of an opaque fence. There is an opaque fence being proposed along the southern boundary and the southern half of the western boundary.

Sheet 3

7C. A chain link fence does not appear to be showing up in this graphic. Refer to the Letter of Introduction. A wrought iron fence and an opaque fence are being proposed.

7D. Please label the 75' multi-use easement. Show the line work as an easement line.

7E. While this is labeled as a concrete trail, the hatching matches the symbology for a fire lane easement. Don't use a gray hatch. Just darken the concrete hatch being used.

Sheet 4

7F. Include the symbol/line work for the masonry wall and not just a label for it.

7G. A chain link fence along the north side of the property fronting Jewell Avenue is not what has been proposed for this location per the Letter of Introduction. It is also not what has been proposed along the east side of the property adjacent to E-470.

7H. Show the fencing and use two different types of fencing symbology since two different fence types are being proposed.

Sheet 5

7I. The wrought iron fence is only for the northern half of the western property line.

7J. The fencing along E-470 is supposed to be wrought iron.

7K. Fix the text overlap.

Sheet 6

7L. Retaining walls cannot be over 8' tall without being a tiered wall system. Work with Public Works on this.

7M. Include the fencing along S. Rome Way since it is going to be very close to the retaining wall.

Sheet 7

7N. A tiered wall is required when it is over 8' tall. This wall will need to be revised to comply with the code.

Sheet 12

7O. Turn the utility call outs off. That is rim elevations, inverts in and out, and spot grades along the flow lines of the streets.

7P. Repeat comment -Turn the plant call outs off and the survey information.

7Q. Darken the street name.

7R. Repeat comment- Provide a table for the required and provided detention pond landscaping.

7S. Repeat comment- Provide the landscaping and provide a table documenting the required and provided building perimeter landscaping.

7T. Repeat comment - Update the Landscape Notes above to include the anticipated mulch treatment as well as the other required city notes from Public Works and Building Life Safety. There was a previous comment from another department to include the note regarding landscaping within sight distance triangles.

7U. Remove the reference to the previous landscape code within the Landscape Notes.

7V. Repeat comment – Remove the indicated miscellaneous text.

7W. Per the first set of review comments, there is not a "non-street" buffer requirement. This title can be



- removed from the table.
- 7X. Repeat comment – update the curbside landscape table to include the requirements.
 - 7Y. Provide the width information for the street frontage buffer. The actual width had been provided previously but was removed in this submittal.
 - 7Z. Repeat comment: The planting requirements for the various street and non-street buffers i.e. E-470 Special Landscape Buffer are different. ***Either provide separate tables or modify this one to address this. The streets are 1 tree and 10 shrubs per 40lf. The E-470 Frontage Buffer or Special Landscape Buffer is 1 tree and 10 shrubs per 25lf.*** The consultant removed the Special Landscape Buffer from the table and this comment intended that the requirements need to be separated or the table modified to address the specific requirements of the Special Landscape Buffer and the street frontage buffers.
 - 7AA. The Special Landscape Buffer requires one tree and ten shrubs per 30 linear feet. The length of the buffer is approximately 1,173lf.
 - 7BB. The street frontage buffer table should include the trees and shrubs required as well as columns for the provided. It is unclear what the quantity numbers listed represent; the required or provided.

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

- 8A. 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

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

Site Plan Comments

Sheet 4

- 9A. Per sheet 21 of the Pre-Application notes for this site, a deferral will be considered for the construction of the public improvements along Jewell. However, the public improvements must still be shown and designed as part of this application even if the deferral is approved by the Director of Public Works. Please show the proposed public improvements and indicate if a construction deferral is being requested.
- 9B. REPEAT COMMENT FROM 1ST REVIEW:
Label the curb return radii per section 4.04.5.03 of the COA Roadway Design & Construction Specifications.
- 9C. REPEAT COMMENT FROM 1ST REVIEW:
Show conceptual locations for public streetlights along the public ROW. Include street light types (ex. SL1) and pole heights. (TYP.).

Sheet 5

- 9D. REPEAT COMMENT FROM 1st REVIEW:
Label the curb return radii per section 4.04.5.03 of the COA Roadway Design & Construction Specifications. Any retaining walls over 30" require a railing per section 4.02.7.06.1 of the COA Roadway Design & Construction Specifications. 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.

Sheet 6

- 9E. Provide proposed longitudinal slope on street widening.
- 9F. 4:1 slope required within Public ROW. Revise or request variance as applicable.
- 9G. 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.

9H. Please provide a typical section for public improvements/street widening on Jewell Ave.

Sheets 13 & 14

9I. REPEAT COMMENT FROM 1ST REVIEW:

Please include the conceptual locations of the proposed public streetlights on the landscape plans. Match locations with the Site Plan sheets.

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

Site Plan Comments

Cover Sheet

10A. Put actual information in the placeholder.

Sheet 2

10B. Call out MUTCD CODE.

Sheet 4

10C. Call out MUTCD CODE for signs.

10D. Call out access movements.

10E. Parking spaces need to be 19' long.

10F. This access leads to parking spaces that are 50' wide. The gate will need to be set back the distance as the longest vehicle that will use it.

10G. 4.07.7.02.5.01 Access points shall be no closer than 300 feet to arterial intersections.

10H. Label distance: 254.14 ft

10I. The indicated intersection is planned to be signalized and needs to include signal easements.

Sheet 5

10J. This access leads to parking spaces that are 50' wide. The gate will need to be set back the distance as the longest vehicle that will use it.

Sheet 12

10K. Add note: All proposed landscaping within the sight triangle shall comply with COA Roadway Specifications, Section 4.04.2.10

Sheets 13 & 14

10L. Show sight triangles per COA TE-13 at all site accesses how all existing and proposed stop signs and street name signs.

10M. Sight triangles. See note and apply to all intersections\accesses. This is to verify what proposed plants are in the sight triangle.

Traffic Letter Comments

Sheet 3

10N. Call out site location and make street names easier to read.

Sheet 10

10O. This section justifies the access points then it needs to state that it meets Aurora distances for access. Jewell is an arterial and Rome is a local.

4.07.7.02.5.01 Access points shall be no closer than 300 feet to arterial intersections.

4.07.7.02.5.02 Access points shall be no closer than 150 feet to collector or local intersections. Depending on site characteristics access control may be required.

Sheet 17

10P. There was no analysis to back up this claim. Remove sentence.

10Q. A sentence that the site is anticipated to generate less than 75 vehicles per hour. Based on Aurora Standards a detailed traffic study is not warranted based on volumes.

10R. Insert: "is anticipated"

*Sheet 37*

- 10S. Provide striping on Rome Way.
- 10T. Show the turn being made from the correct location.
- 10U. This is tracking off the roadway.
- 10V. Is this the largest vehicle? The parking on the site plan had 50' parking spaces. That is significantly bigger than the design vehicle shown here.
- 10W. This is a fire lane and so it needs to meet a fire truck as a design vehicle.
- 10X. Will these be shipped on truck trailers? That should be the design vehicle if that is the case.

11. Fire / Life Safety (Richard Tenorio / 303-739-7628 / rtenorio@auroragov.org / Comments in blue)Site Plan Comments*Sheet 2*

- 11A. Show the Knox Box on the gates or means of access for emergency responders.

Sheets 4 & 5

- 11B. The installation of security gates across a fire apparatus access road shall be approved. Where security gates are installed at the primary access points those gates shall have an approved automatic means of emergency operation (Siren Operated System or SOS), a Knox Key Switch, or Knox Box with a means of manual operation. Security gates installed at secondary access points shall have an approved means of operation. The security gates and the emergency operation shall be maintained in proper working condition at all times. If there are electric gate operators, they shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed, and installed in compliance with the requirements of ASTM F 2200.

Gating or barrier systems must be shown on the site plan in the following manner:

The minimum gate width shall be 23 feet and shall not encroach into the fire lane easement.

- Gating and barrier systems must be located a minimum of 35 ft. back from the adjacent street flow line.
- A detail of the gating or barrier system must be included in the site plan and civil plan submittals.

Label the type of gating or barrier system being installed on the site plan in the following manner:

- 23' Automatic Sliding Gate with approved Siren Operated System, Knox Key Switch and Manual Release.
- 23' Manual Swinging Gate with Approved Knox Hardware.
- 23' Manual Sliding Gate with Approved Knox Hardware.
- 23' Electrical Sliding Gate with Approved Knox Hardware.

Sheet 12

- 11C. The fire hydrant orientation must face the fire lane and maintain required operating space per the graphic.

Sheet 15

- 11D. Show on the Overall Building Elevations Sheet: the Fire Riser Room door and sign on the door, FDC and sign above the FDC, location of the Knox Box, and the exterior horn strobe above the FDC.

Sheet 14

- 11E. ADA sign shall be placed at the back of the sidewalk, not at the back of the curb.

Sheet 17

- 11F. The photometric plan must show and label the location of the internal site accessible route. Provide a minimum of 1 foot-candle of lighting within the accessible route.

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 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.

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

Site Plan Comments

Cover Sheet

12A. The site plan will not be approved by Aurora Water until the preliminary drainage report is approved.

Sheet 6

12B. Label the slope of the maintenance access path. 10% max.

Sheet 8

12C. Please consider a sanitary service connection for the service in this location as this reduces the amount of sanitary main that must be installed.

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

Site Plan Comments

Sheet 3

13A. Revise the alignment of the trail-sidewalk connection to reflect as-built conditions.

Sheet 12

13B. The fence and landscaping must be at least 6' from the edge of the trail connector.

13C. Clarify the fence type in the legend and detail sheets.

13D. It is unclear what is being proposed for the sidewalk along Jewell, particularly where it interfaces with Rome Way and the existing underpass for the regional trail. Will the length of the box culvert for the trail be extended to accommodate the sidewalk, if so, detail is needed to show the design, including changes to wing walls, and retaining walls with pedestrian railing along the sidewalk.

Sheet 13

13E. Although the High Plains Trail is not city-owned, it is maintained by the PROS Dept under an agreement with the E-470 Public Highway Authority. For compatibility with the native landscape of the regional trail and to eliminate potential conflict with PROS maintenance operations, the proposed planting in the 25' special landscape buffer should be simplified. PROS would support the request for an adjustment from the UDO landscape requirements to allow a row of deciduous trees parallel to the west side of the trail (set back 10' from the edge of concrete). Tree equivalent to be provided instead of the required shrub count. Coordinate with PROS staff before resubmittal for details.

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

Site Plan Comments

Cover Sheet

14A. Add this standard Note: 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 the City's use and occupancy of said easements or rights-of-way. The undersigned, its successors, and assigns, further agree 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.

14B. Confirm legal description: Lot 1, Block 1 Lazy Days RV Subdivision Filing No. 1?

*Sheet 4*

- 14C. Advisory Comment: Gates across the fire lane easement may require a license (typical)
- 14D. Overplotting?
- 14E. Advisory Comment: The exterior boundary must match the plat and without Bearings and distances/curve data labeled this cannot be confirmed.

Sheet 5

- 14F. Advisory Comment: Gates across the fire lane easement may require a license (typical)

Subdivision Plat Comments*Cover Sheet*

- 14G. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of 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 the time of 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.

See the red line comments on the plat and site plan.

- 14H. Match title commitment in all instances.
- 14I. Correct roadway label to S. Gun Club Road
- 14J. Label: R66W, R65W.
- 14K. Label all publicly dedicated roads within 1/2 mile of the site. (See COA 2023 Subdivision Plat Checklist Item #2.)
- 14L. Revise the directional label to the East.
- 14M. Match COA 2023 Subdivision Plat Checklist Item #6.
- 14N. Remove unnecessary space under the covenants section.
- 14O. Provide a 3" x 7" rectangle area in the upper right corner of the cover sheet for the Arapahoe County Clerk & Recorder Sticker.
- 14P. The undersigned as mortgage holders on part or all of the hereon shown real property, do hereby agree and consent to the platting of said property as shown hereon.
- 14Q. Confirm there is enough room for longer month names to be written in this space.
- 14R. Change text to state: LANES.
- 14S. Change text to state: OR TRACTS
- 14T. Does the site plan show a concrete trail? Non-exclusive trail easements are hereby granted to the City of Aurora to maintain, reconstruct, and use such trails together with the right of ingress and egress, provided the City shall not interfere with any other structures or improvements.

Sheet 2

- 14U. Insert: SW Corner of the North 1/2 of the NW 1/4 of Section 25?
- 14V. Written calls for N89°23'45"E?
- 14W. Confirm Label: N89°23'45" 1502.76' (R)?



- 14X. Radial Bearing N84°15'32"E
- 14Y. Radial Bearing S66°50'04"W
- 14Z. Confirm and insert: Lot 1, Block 1?
- 14AA. Confirm and insert: SE Corner of the North 1/2 of the NW 1/4 of Section 25?
- 14BB. Label: S89°23'45"W 918.55' (R)
- 14CC. Label rebar diameters.
- 14DD. Label pipe diameter & material.
- 14EE. Confirm and insert: Tract A
RV Vault Pioneer Business Park Subdivision Filing No. 2? Reception No.?
- 14FF. Label: Lot 5, Block 2 RV Vault Pioneer Business Park Subdivision Filing No. 2? Reception No.?
- 14GG. Insert: Reception Numbers
- 14HH. See COA 2023 Subdivision Plat Checklist Item #3.
If you have more than 3 sheets of graphics (exclude Sheet 1), create a key map showing what areas of the overall parcel are on which sheets.
- 14II. Add to the legend on sheets 2 and 3: (C) =, (M) =, (R) =
- 14JJ. The site plan shows a concrete trail in this area. Will there need to be an easement and also include the trail note on sheet 1 of 6?

Sheet 3

- 14KK. Label Sanitary Sewer Easement.

Sheet 4

- 14LL. Incorporate comments from sheet 2.

Sheet 6

- 14MM. Confirm with Fire & Safety if continued access or turnaround is required.

17.Xcel (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)



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December 14, 2023

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Daniel Osoba

Re: Lazydays at the Landings at Jewell – 2nd referral, Case # DA-1781-04

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed second referral documentation for **Lazydays at the Landings at Jewell** and requests that the property owner/developer/contractor continues working with the Designer assigned to the project for approval of design details.

For additional easements that may need to be acquired by separate PSCo document for new facilities (i.e. transformer), the Designer must contact a Right-of-Way Agent.

Donna George
Right of Way and Permits
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