



## Planning and Development Services

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

August 23, 2024

Richard Olszewski  
LD Real Estate, LLC  
4042 Park Oaks Blvd Ste 350  
Tampa, Florida 33610

**Re: Fifth 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**

## *Fifth Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Landscape Requirements: Overuse of Ornamental Grasses and Shrub Count/Location.
- Address Repeat Comments from Civil Engineering Regarding Deferral Request and Show All Improved Conditions on Plan Set.
- Resolve Unaddressed Comments from Previous Review Provided by E-470.

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments and Concerns**

- 1A. Please see the additional comments provided by the E-470 PHA following the City review comments.

#### **2. Completeness and Clarity of the Application**

- 2A. No further comments at this time.

#### **3. Zoning and Subdivision Comments**

##### **Site Plan Comments**

##### **Sheet 3**

- 3A. Is this the proposed monument sign location? If so, please provide a call out indicating such. If not, please show the approximate monument location.  
**Yes, this is a proposed monument sign. Callout on page 3 has been provided.**

#### **4. Building Architecture and Urban Design**

##### **Site Plan Comments**

##### **Sheet 17**

- 4A. Single-story industrial buildings shall use at least one of the horizontal articulation methods shown in Table 4.8-3 at an interval of 100 feet or less on each street facing the façade of the primary building. It does not appear that this requirement is being met for the secondary facades, particularly the portions containing the dock doors. Please review [UDO 146-4.8.5](#) (Table 4.8-3) and ensure one of these articulation methods is implemented for each 100 linear feet of building facade.  
**Additional horizontal articulation method has been provided on the secondary facades. Reference elevations B1 & C1: metal panel paint segment between grids 11-12 & 17-18.**

**5. Landscaping Issues** (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)*Sheet 1*

- 5A. Only do single numbers that is, 1, 2, 3 etc. If amendments are necessary in the future, having a set number such as 1 of 20 does not allow for integration of additional sheets very easily.  
**Sheet numbering has been updated.**

*Sheet 13*

- 5B. See review comments on the landscape plan.  
5C. Short on the tree count. Only 94 were provided. Please add the remaining missing trees.  
**Trees have been added.**

*Sheet 14*

- 5D. The curbside landscape is supposed to consist of deciduous shrubs that are 5-gallon size. Ornamental grasses are permitted but may only consist of 40% of the total plants required. Perennials may only be provided to meet five percent of the total shrub count. Both plants proposed in this curbside area are considered perennials. Refer to Section 146-4.7.5.C. Some shrubs had been proposed previously.  
**Curbside landscape has been adjusted to incorporate more shrubs.**
- 5E. Missing plant label. **Lable has been added.**
- 5F. The curbside area has too many ornamental grasses and not enough shrubs. Once the correct quantities are met, additional grasses and perennials can be provided above and beyond the requirements, but the minimum code requirements must be met. **Ornamental grasses have been removed and shrubs added.**
- 5G. Turn the survey information off. **Survey information has been turned off.**
- 5H. Incorrect call out. This is a wrought iron fence. **Call out has been corrected**
- 5I. Add this hatch to the legend. **Legend has been updated.**
- 5J. These islands should have a minimum of 6 shrubs. They had shrubs on the previous submission.  
**Shrubs have been updated.**
- 5K. This island should have a minimum of 12 shrubs. **Shrubs have been added.**
- 5L. Shift tree as this is too close to the storm pipe and rip rap.
- 5M. Add the fence symbology to a legend on this sheet. **Legend has been updated.**
- 5N. Adjust plant location due to fire hydrant.
- 5O. Plants are on top of the water meters. **Plant have been adjusted.**

*Sheet 15*

- 5P. Add the fence symbology to a legend on this sheet.  
**Fence has been added to legend**
- 5Q. Incorrect call out. This is a wrought iron fence.  
**Callout has been corrected.**
- 5R. Move the quantity columns over. **Quantity column has been adjusted.**
- 5S. These islands should have a minimum of 6 shrubs. They had shrubs on the previous submission.  
**Shrubs have been added.**

*Sheet 16*

- 5T. Move the quantity column over. **Quantity column has been adjusted.**

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES****6. Civil Engineering** (Chris Eravelly / 303-739-7457 / [ceravell@auroragov.org](mailto:ceravell@auroragov.org) / Comments in green)*Site Plan Comments**Sheet 1*

- 6A. REPEAT COMMENT:  
The Site Plan cannot be approved by Development Services - Engineering until the Deferral Request Letter for E. Jewell Avenue has been submitted for City review. **Deferral request has been submitted along with this revision.**

*Sheet 4*

- 6B. Please clarify that these are pole heights (TYP.) **heights clarified in legend**

*Sheets 4 & 5*

- 6C. REPEAT COMMENT:  
Add proposed public streetlights to the legend (TYP.) **Added**
- 6D. Advisory Note: The Site Plan cannot be approved until the Deferral Request Letter has been submitted for City review. **Deferral request has been submitted along with this revision.**

*Sheet 7*

- 6E. The leader is not pointing to a retaining wall. **Callout removed as well as section below. E-470 would not allow walls in their ROW.**

*Sheet 9*

- 6F. REPEAT COMMENT:  
Add proposed public streetlights to the legend (TYP.) **Added to legend.**

*Sheet 20*

- 6G. REPEAT COMMENT:  
The public streetlight type must be per COA standards (ex. SL-1). See sections 2.12 and 4.10 of the COA Roadway Design & Construction Specifications. **Street light callout changed.**
- 6H. Advisory note:  
The Site Plan cannot be approved by Development Services - Engineering until the Deferral Request Letter has been submitted for City review. **Deferral letter is now submitted.**
- 6I. REPEAT COMMENT:  
This dimension is 14' when adding the 2' wide gutter per S7.1
- 6J. REPEAT COMMENT:  
21' total per previously provided section. **Per our emails, section updated to standard 6 lane arterial.**

**7. Traffic Engineering** (Jason Igo / 303-739-7336 / [jigo@auroragov.org](mailto:jigo@auroragov.org) / Comments in amber)

- 7A. Approved, no further comments at this time.

**8. Fire / Life Safety** (Richard Tenorio / 303-739-7628 / [rtenorio@auroragov.org](mailto:rtenorio@auroragov.org) / Comments in blue)*Site Plan Comments**Sheet 1*

- 8A. Please include the notes provided in blue on the cover sheet.  
**Notes were included in previous issue.**

*Sheet 3*

- 8B. Show the fire hydrants facing the fire lane.  
**Fire hydrants were updated in previous issue.**
- 8C. Fire apparatus must be able to turn around at the end of this fire lane. Please show how the fire department will enter and exit from the adjacent property to the south or provide a turn-around.  
**Fire apparatus was updated in previous issue.**
- 8D. Label all dedicated fire lane easements throughout the property by license agreement and by width.  
**Fire lane easements were updated in previous issue.**
- 8E. Label all gates over fire lanes easements by license agreement.  
**Updated in previous issue.**

**9. Aurora Water** (Ashley Duncan / 720-859-4319 / [aduncan@auroragov.org](mailto:aduncan@auroragov.org) / Comments in red)*Site Plan Comments**Sheet 1*

- 9A. Reminder comment: The site plan will not be approved by Aurora Water until the preliminary drainage report is approved. **Acknowledged.**

*Sheet 5*

- 9B. Missing utility easement to this hydrant. **Easement has been added.**

*Sheet 9*

- 9C. Fix typo: Private. **Callout fixed**



*Sheet 10*

- 9D. Please show the hydrant. **Hydrant shown**

*Sheet 14*

- 9E. 3' clearance needed from meters for shrubs. **Shrubs have been moved away from meter**

**10. PROS** (Erick del Angel / 303-739-7131 / [edelangel@auroragov.org](mailto:edelangel@auroragov.org) / Comments in mauve)

Site Plan Comments

*Sheet 13*

- 10A. A few of the trees along the trail are less than 10' away. They are shown on the following sheets.  
**updated**

*Sheets 14 & 15*

- 10B. Move tree(s) at least 10' away from trail. **Updated**

**11. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

Site Plan Comments

*Sheet 4*

- 11A. Show and label all proposed easements as shown on the plat (Drainage, Water, Sanitary Sewer, etc.)  
11B. Confirm: Drainage Easement? **Drainage easement confirmed and shown**  
11C. Advisory comment:  
The exterior boundary must match the plat and without labeling B&D's/Curve Data this cannot be verified. **Boundary data added**

Plat Comments

*Sheet 1*

- 11D. Please see the advisory comments included on the cover sheet of the redlined plat document.  
**Updated. Provided updated closure report, provided monument records, redline comments addressed**  
11E. The closure report does not match the written description. **Closure report updated based on written legal and record angles / dimensions.**

*Sheet 2*

- 11F. The closure report does not match the graphics. **Closure report updated based on written legal and record angles / dimensions. Measured distances for west and north lines corrected.**

*Sheet 4*

- 11G. Is overlapping drainage easement necessary?

*Sheets 5&6*

- 11H. Please include the reception number. **Being dedicated per this plat**

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

- 12A. E-470 has the following additional comments: It doesn't appear previous comments have been addressed/resolved. We suggest a meeting with the applicant. Our engineering manager can work with you on a meeting time, his name is Chuck Weiss and he can be reached at [cweiss@e-470.com](mailto:cweiss@e-470.com).