

Aperio
Property Consultants, llc

January 30, 2025

Mr. Steve Timms
City of Aurora
Planning and Development Services
15151 E. Alameda Ave
Aurora, CO 80012

RE: Landings at Jewell
Infrastructure Site Plan and Subdivision Plat Application
Case Numbers 2005-6048-06; 2022-3705-00
Response to 1st Technical Review comments (April 11, 2023)

Mr. Timms,

Following are responses to comments issued by the City of Aurora on June 21, 2023 for the proposed Landings at Jewell project (the "Project") located at the southwest corner of E. Jewell Avenue at S. Rome Street.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Traffic Engineering (Sylvia Lopo & / 303-330-0440 / slopo@auroragov.org / Comments in amber)

Traffic Impact Study Comments

4. Streets and Pedestrian Comments

4A. Streets and pedestrian comments have been addressed.

Noted.

5. Signage & Lighting Comments

Site Plan Comments

Sheet 2

5A. Ensure the easement area shown on the site plan is outside of the MUE and matches the plat.

Revised.

5B. Similar to the other sign, please provide a dimension (or a +4') verifying that the sign shall be setback at least 4' from the sidewalk.

Added.

6. Energy and Environment Review (Maria Alvarez / malvarez@auroragov.org

6A. / 6B.

Noted

7. Civil Engineering (Brianna Medema / 303-739-7310 / bmedema@auroragov.org / (Comments in green)

7A. Civil Engineering comments have been resolved.

Noted

8. Traffic Engineering (Sylvia Lopo & / 303-330-0440 / slopo@auroragov.org / Comments in amber)

Traffic Impact Study Comments

4A. Warrant analysis is required with Landings at Jewell traffic. The Pioneer TIS did not account for Landings site traffic.

Response: A new signal warrant analysis will be completed when the gas station begins the site approval process.

4B. The HCM 6th edition should be referenced. FYI HCM 7th edition shall be used for future analyses.

Response: No change is needed to the report.

4C. Change to approximately.

Response: The requested word change has been made.

4D. Previous comment was not adequately addressed: A warrant analysis is required WITH Landings at Jewell traffic. The Pioneer TIS did not account for Landings site traffic.

Response: A new signal warrant analysis will be completed when the gas station begins the site approval process.

4E. Previous comment was not adequately addressed: We need to know if a traffic signal will be triggered by Landings traffic in 2030.

Response: A new signal warrant analysis will be completed when the gas station begins the site approval process.

4F. Provide traffic volume figures from this report.

Response the traffic volume figures from the Pioneer Business Park TIS has been included in Appendix D.

4G. Label as full movement access. There are several instances of this comment; please see the redlines for details.

Labeled.

4H. Label as right-in/right-out intersection.

Labeled.

4I. Change keynote 5 to keynote 12 in the locations called out on the redlines.

Changed.

4J. Add sight triangle per COA Te-13. There are several instances of this comment; please see the redlines for details.

Added.

4K. Show the separate EB right turn lane per TIS.

Added. Note that these are interim, full widening of Jewell Ave. will not occur until several other items are completed by others per the deferral agreement.

4L. Show the separate EB right turn and WB left turn lanes per TIS.

Added. See response 4K.

4M. Show the directional OED ramps. There are several instances of this comment; please see the redlines for details.

Revised.

4N. Add A note to defer the pedestrian ramp until sidewalk and the pedestrian ramp on east side of Rome Way is constructed.

Added.

4O. Replace the item called out on the redlines with R4-7 sign.

Revised.

4P. Add keynote 13 sign.

Added.

4Q. Show and callout all base roadway striping, including the auxiliary lane striping.

Labeled. See response to 4K.

4R. Add the speed limit sign.

It's existing, note #16.

11. Land Development Review Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

Site Plan Comments

7A. The island shown in the redlines is in the ROW and will need to be covered by a License Agreement. Send the documents to licenseagreement@auroragov.org to start the process.

Noted.

Subdivision Plat Comments

7B. Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office.

Updated title commitment and certificate of taxes due will be provided prior to plat recording which cannot occur until civil plans are approved, which is in final process.

7C. Send in update to the title commitment.

Updated title commitment and certificate of taxes due will be provided prior to plat recording which cannot occur until civil plans are approved, which is in final process.

7D. Change “Utility” to “Water” in detail C.

Changed.

7E. Make Fire Lane two words in detail C.

Revised.

If you should have any questions, please don't hesitate to call me at (303) 317-3000 or email me at Aaron@aperiopc.com.

Sincerely,



Aaron Thompson
Aperio Property Consultants, LLC

Cc: Mike Humphrey, Landings at Jewell, LLC

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 25 AND HAVING ALL BEARINGS CONTAINED HEREIN RELATIVE TO THE WEST LINE OF SAID NORTH HALF OF NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHICH BEARS S00°26'24"E AS SHOWN ON THE RECORDED PLAT OF THE LANDINGS AT JEWELL AVENUE SUBDIVISION FILING No. 2 AS RECORDED UNDER RECEPTION No. D1122947 AND IS MONUMENTED AT THE NORTHWEST CORNER BY A TWO INCH ALUMMUM CAP LS 24960 AND MONUMENTED AT THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID NORTHWEST QUARTER BY A TWO INCH CITY OF AURORA ALUMINUM CAP 16848; THENCE S66°54'43"E, A DISTANCE OF 579.63 FEET TO THE NORTHEASTERLY MOST CORNER OF LOT 1, BLOCK 1, THE LANDINGS AT JEWELL AVENUE SUBDIVISION FILING No. 2, RECORDED UNDER RECEPTION No. D1122947 OF THE RECORDS OF SAID COUNTY, SAID POINT BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST JEWELL AVENUE AS RECORDED UNDER RECEPTION No. A9080450 OF THE RECORDS OF SAID COUNTY, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF EAST JEWEL AVENUE BEING THE SOUTHERLY LINE AS RECORDED UNDER RECEPTION Nos. A9080450, B6010276 AND B6010275 OF THE RECORDS OF SAID COUNTY THE FOLLOWING TWO (2) COURSES

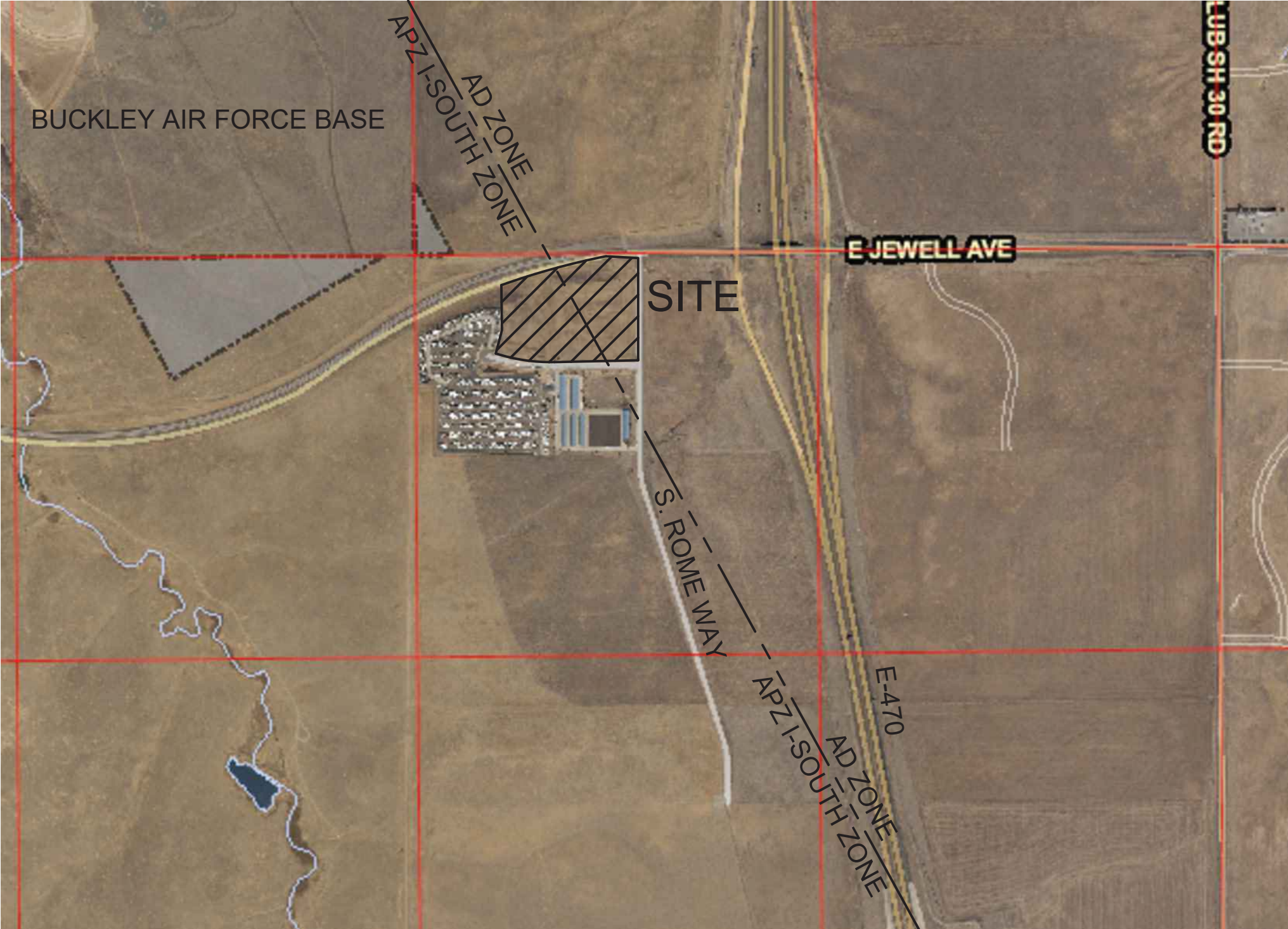
- 1) 574.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 3,117.00 FEET, A CENTRAL ANGLE OF 10°33'32", SUBTENDING A CHORD BEARING OF N75°54'00"E, A CHORD DISTANCE OF 573.61 FEET;
- 2) THENCE N89°20'58"E A DISTANCE OF 333.99 FEET TO A POINT OF CURVATURE, SAID POINT BEING THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE OF EAST JEWELL AVENUE AND THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH ROME WAY AS SHOWN ON THE RECORDED PLAT OF THE LANDINGS AT JEWELL AVENUE SUBDIVISION FILING No. 1 UNDER RECEPTION No. B6086993 OF THE RECORDS OF SAID COUNTY; THENCE ALONG THE SAID WESTERLY RIGHT OF WAY LINE OF SOUTH ROME WAY AND THE NORTHERLY RIGHT-OF-WAY LINE OF EAST ATLANTIC PLACE AS SHOWN ON THE RECORDED PLAT OF THE LANDINGS AT JEWELL AVENUE SUBDIVISION FILING No. 1 UNDER RECEPTION No. B6086993 OF THE RECORDS OF SAID COUNTY THE FOLLOWING NINE (9) COURSES:
 - 1) 39.55 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°39'02", SUBTENDING A CHORD BEARING OF S45°19'31"E, A CHORD DISTANCE OF 35.56 FEET;
 - 2) THENCE S00°00'00"W A DISTANCE OF 551.36 FEET TO A POINT OF CURVATURE;
 - 3) THENCE 39.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", SUBTENDING A CHORD BEARING OF S45°00'00"W, A CHORD DISTANCE OF 35.36 FEET;
 - 4) THENCE S90°00'00"W A DISTANCE OF 437.00 FEET TO A POINT OF CURVATURE;
 - 5) THENCE 39.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", SUBTENDING A CHORD BEARING OF N45°00'00"W, A CHORD DISTANCE OF 35.36 FEET;
 - 6) THENCE S90°00'00"W A DISTANCE OF 68.00 FEET TO A POINT OF NON-TANGENT CURVATURE;
 - 7) THENCE 39.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", SUBTENDING A CHORD BEARING OF S45°00'00"W, A CHORD DISTANCE OF 35.36 FEET;
 - 8) THENCE S90°00'00"W A DISTANCE OF 13.47 FEET TO A POINT OF CURVATURE;
 - 9) THENCE 317.99 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,168.00 FEET, A CENTRAL ANGLE OF 15°37'32", SUBTENDING A CHORD BEARING OF N82°11'14"W, A CHORD DISTANCE OF 317.00 FEET TO A POINT OF INTERSECTION WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF EAST ATLANTIC PLACE AND THE EASTERLY LINE OF SAID LOT 1, BLOCK 1, THE LANDINGS AT JEWELL AVENUE SUBDIVISION FILING No. 1; THENCE ALONG EASTERLY LINE OF SAID LOT 1, LYING NORTH OF SAID NORTHERLY RIGHT-OF-WAY LINE OF EAST ATLANTIC AVENUE, THE FOLLOWING THREE (3) COURSES
 - 10) N15°37'35"E A DISTANCE OF 139.16 FEET;
 - 11) THENCE N00°00'00"E A DISTANCE OF 151.28 FEET;
 - 12) THENCE N19°22'45"W A DISTANCE OF 137.22 FEET TO THE POINT OF BEGINNING, CONTAINING 493,588 SQUARE FEET OR 11.3305 ACRES MORE OR LESS.

SITE PLAN NOTES:

1. 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.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. 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 NOW 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."
4. "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 ENTRANCE 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 2009 ICC A117.1.
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
6. 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.
7. 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.
8. 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.
9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII - NUMBERING OF BUILDINGS.
10. 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.
11. 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.
12. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
13. 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.
14. 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.
15. 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.
16. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
17. THE CURRENTLY ADOPTED 2015 INTERNATIONAL FIRE CODE (IFC), REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC) PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE AN APPROVED AND QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPERS EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.
18. 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.
19. 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 NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. AREAS INSIDE THE GATED AREA OF THE SELF-SERVICE STORAGE FACILITY WILL BE DEDICATED AS "EMERGENCY ACCESS EASEMENTS", AND SHALL BE CONSPICUOUSLY POSTED BY THE OWNER WITH SIGNS STATING "KEEP DRIVE AISLE PASSABLE AT ALL TIMES". AREAS OUTSIDE THE GATED SELF-SERVICE FACILITY (OR CONSTRUCTED FOR SECONDARY EMERGENCY ACCESS ONLY) WILL BE SEPARATELY DEDICATED AS FIRE LANE EASEMENTS AND POSTED "NO PARKING - FIRE LANE". THESE EASEMENTS SHALL BE CONSTRUCTED AND MAINTAINED TO THE PUBLIC WORKS DEPARTMENT STANDARDS AS A DEDICATED FIRE LANE EASEMENT. THE DEVELOPER, OWNER, THEIR SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR MAINTAINING AN UNOBSTRUCTED MEANS FOR EMERGENCY ACCESS THROUGHOUT THE YEAR INCLUDING THE REMOVAL OF SNOW DURING THE WINTER MONTHS. THE MAINTENANCE OF PAVING ON EMERGENCY ACCESS EASEMENTS IS THE RESPONSIBILITY OF THE OWNER.
20. FIRE LANE AND HANDICAPPED PARKING SIGN, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE SUBMITTED AND APPROVED WITH THE CIVIL PLAN AND SITE PLAN, "SIGNAGE AND STRIPING" PACKAGE. THIS SIGN PACKAGE SHALL INCLUDE ALL OTHER SIGNS AS REQUIRED BY OTHER CITY DEPARTMENTS.
21. THE STREET LIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
22. 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.

LANDINGS AT JEWELL INFRASTRUCTURE SITE PLAN

A PORTION OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 4 SOUTH,
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



VICINITY MAP

1"=2000'

SITE DATA

GROSS PROPERTY AREA (PER SUBDIVISION PLAT)	11.33 AC (493,558 S.F.)	100.0%
R.O.W. DEDICATION AREA	0.84 AC (36,449 S.F.)	7.4%
NET PROPERTY AREA (AFTER R.O.W. DEDICATION)	10.49 AC (457,109 S.F.)	92.6%
TOTAL BUILDING COVERAGE	TBD (INFRASTRUCTURE ONLY)	
PUBLIC ACCESS EASEMENT AREA	0.35 AC (15,357 S.F.)	3.3%
LANDSCAPE AREA	10.11 AC (440,452 S.F.)	96.4%
PAVED AREA	0.03 AC (1,300 S.F.)	0.3%
LOT 1, BLOCK 1 AREA	1.96 AC (85,451 S.F.)	
LOT 2, BLOCK 1 AREA	2.32 AC (100,996 S.F.)	
LOT 3, BLOCK 1 AREA	1.52 AC (66,352 S.F.)	
LOT 4, BLOCK 1 AREA	1.36 AC (59,444 S.F.)	
LOT 1, BLOCK 2 AREA	3.33 AC (144,866 S.F.)	
PRESENT ZONING CLASSIFICATIONS	AD/APZ I-SOUTH	
PROPOSED ZONING CLASSIFICATION	AD/APZ I-SOUTH	
PROPOSED USES	TBD (INFRASTRUCTURE ONLY)	
NUMBER OF PROPOSED SIGNS	2 MONUMENT SIGNS	
ALLOWABLE SIGN AREA	100 S.F. PER SIGN FACE (MAX.)	
PROPOSED SIGN AREA	100 S.F. PER SIGN FACE	
ALLOWABLE SIGN HEIGHT	14' (MAX.)	
PROPOSED SIGN HEIGHT	14'	

APPLICANT

LANDINGS AT JEWELL, LLC
2407 MORNINGVIEW TRAIL
CASTLE ROCK, CO 80109
CONTACT: MIKE HUMPHREY
PHONE: (303) 594-1194
mike@poloproperties.net

OWNER

JEWELL STORAGE, LLC
2407 MORNINGVIEW TRAIL
CASTLE ROCK, CO 80109
CONTACT: MIKE HUMPHREY
PHONE: (303) 594-1194
mike@poloproperties.net

PLANNER

APERIO PROPERTY CONSULTING
4032 DEFOE ST.
STRASBURG, CO 80136
CONTACT: AARON THOMPSON
PHONE: (303) 317-3000
aaron@aperiopc.com

CIVIL ENGINEER

KELLY DEVELOPMENT SERVICES
9301 SCRUB OAK LANE
LONE TREE, CO 80124
CONTACT: GREG KELLY
PHONE: (303) 888-6338
greg@kellydev.com

SIGNATURE BLOCK:

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, _____ HAS CAUSED THESE

(Corporation, Company, or Individual)

PRESENTS TO BE EXECUTED THIS ____ DAY OF _____ AD. _____.

BY: _____

(Principal or Owner)

BY: _____

(Principal or Owner)

STATE OF COLORADO)

COUNTY OF ADAMS)

SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF

____ AD, ____ BY _____.

(Principal or Owner)

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

ADDRESS

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

DATABASE APPROVAL DATE _____

RECORDER'S CERTIFICATE

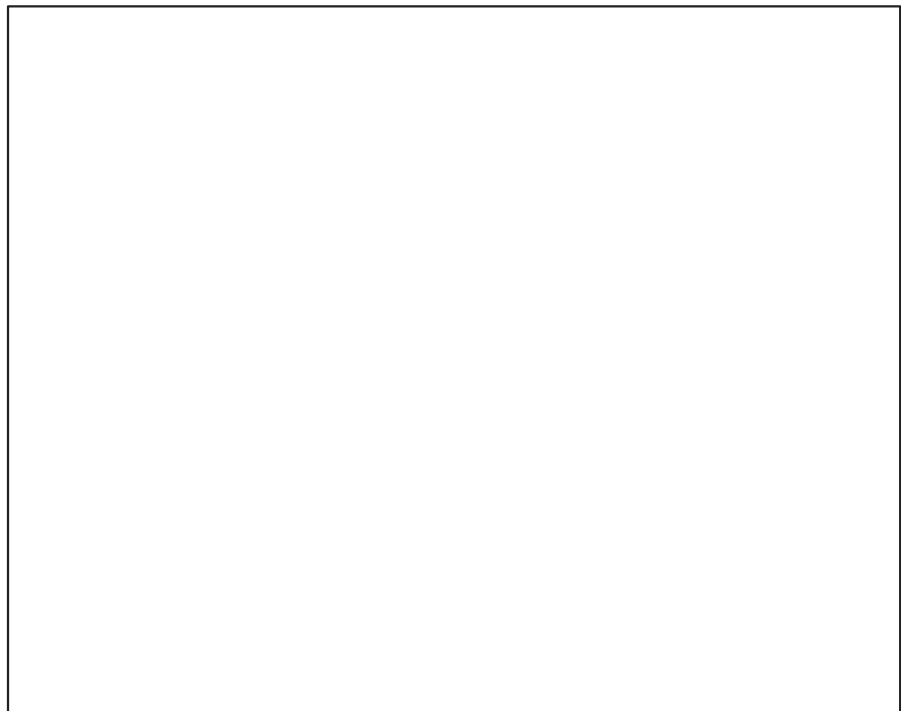
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF
COUNTY, COLORADO AT _____ O'CLOCK ____ M, THIS ____ DAY OF _____
____ AD, _____.

CLERK AND RECORDER: _____ DEPUTY: _____

SHEET INDEX

- 1 COVER SHEET
- 2 INFRASTRUCTURE SITE PLAN
- 3 PRELIMINARY GRADING PLAN
- 4 PRELIMINARY UTILITY PLAN
- 5 SITE DETAILS

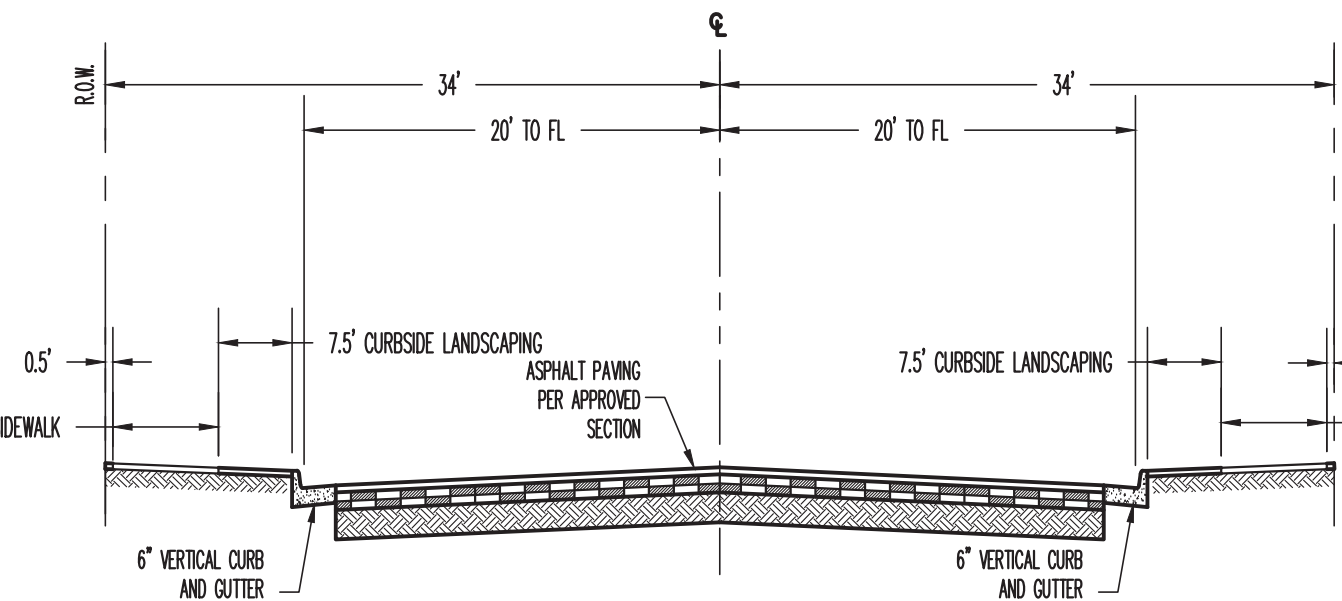
AMENDMENTS



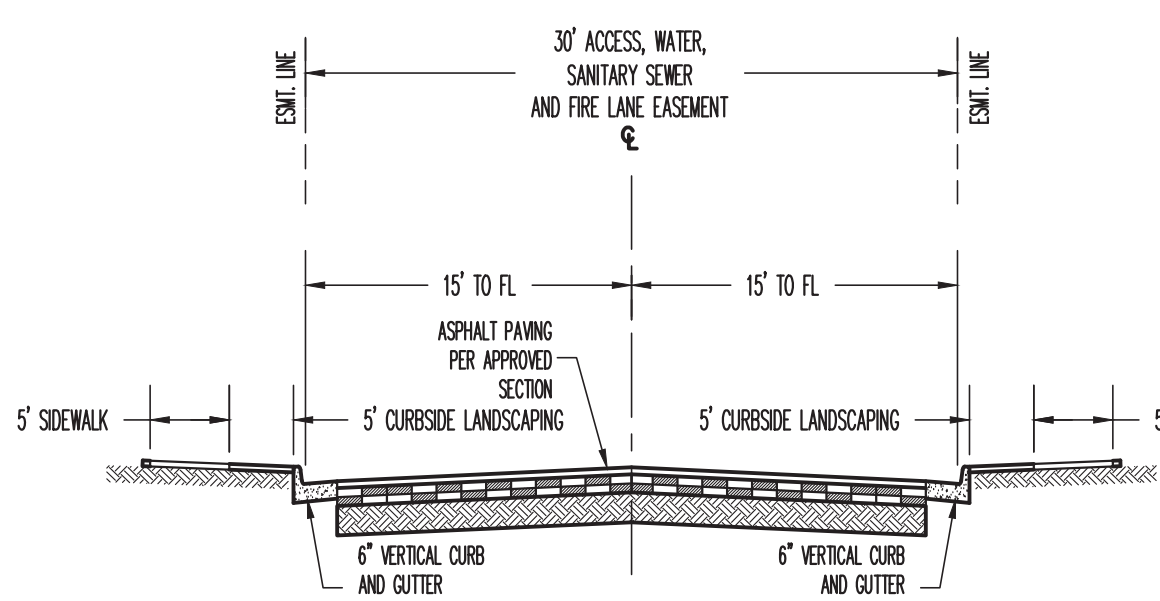
Aperio
Property Consultants, LLC

4032 DEFOE ST.
STRASBURG, CO 80136
PHONE 303.317.3000

COVER SHEET
SHEET 1 OF 4
APRIL 28, 2023



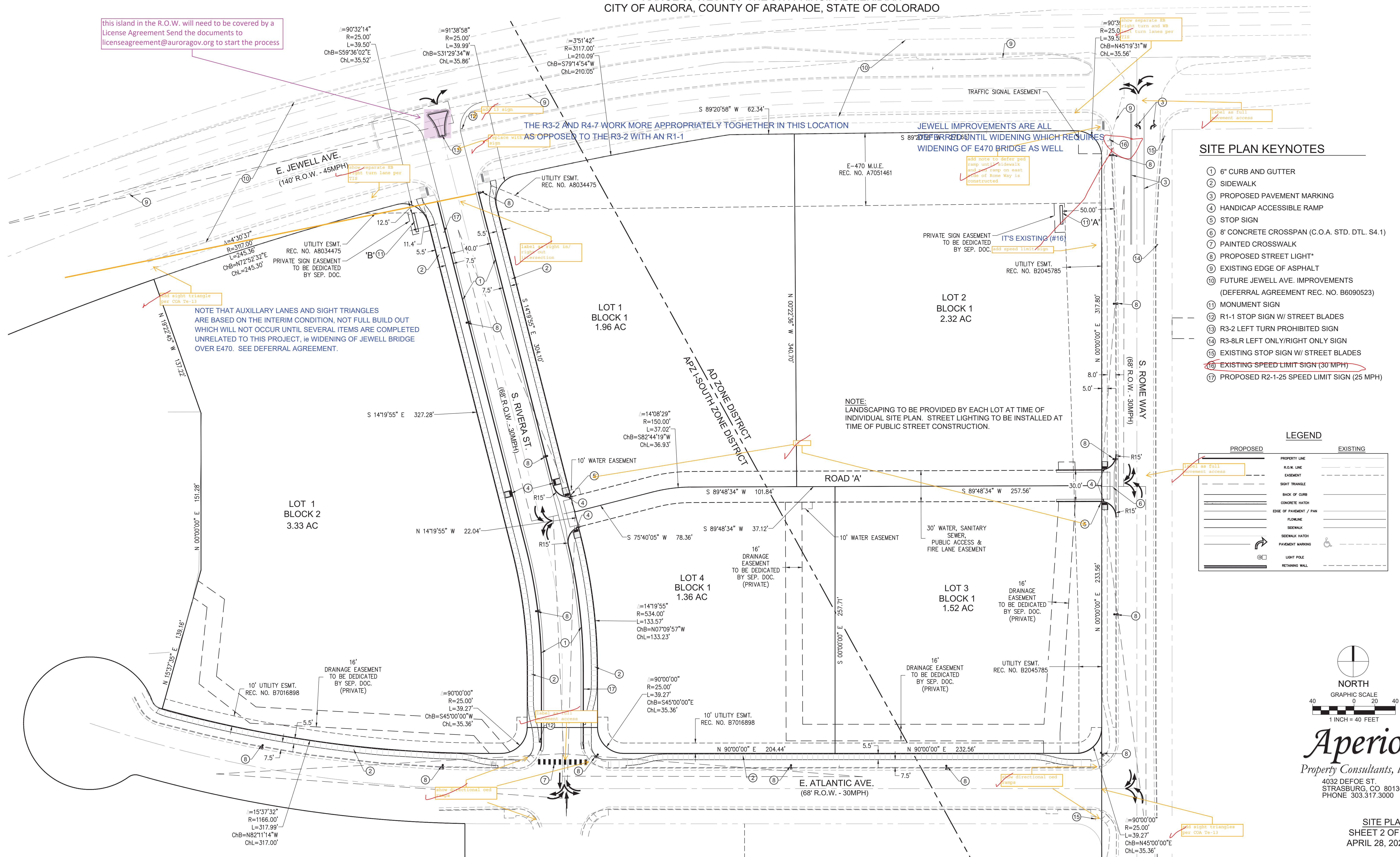
RIVERA STREET
TYPICAL SECTION (TYPE 3 LOCAL)



PUBLIC ACCESS
TYPICAL SECTION

A PORTION OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 4 SOUTH,
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

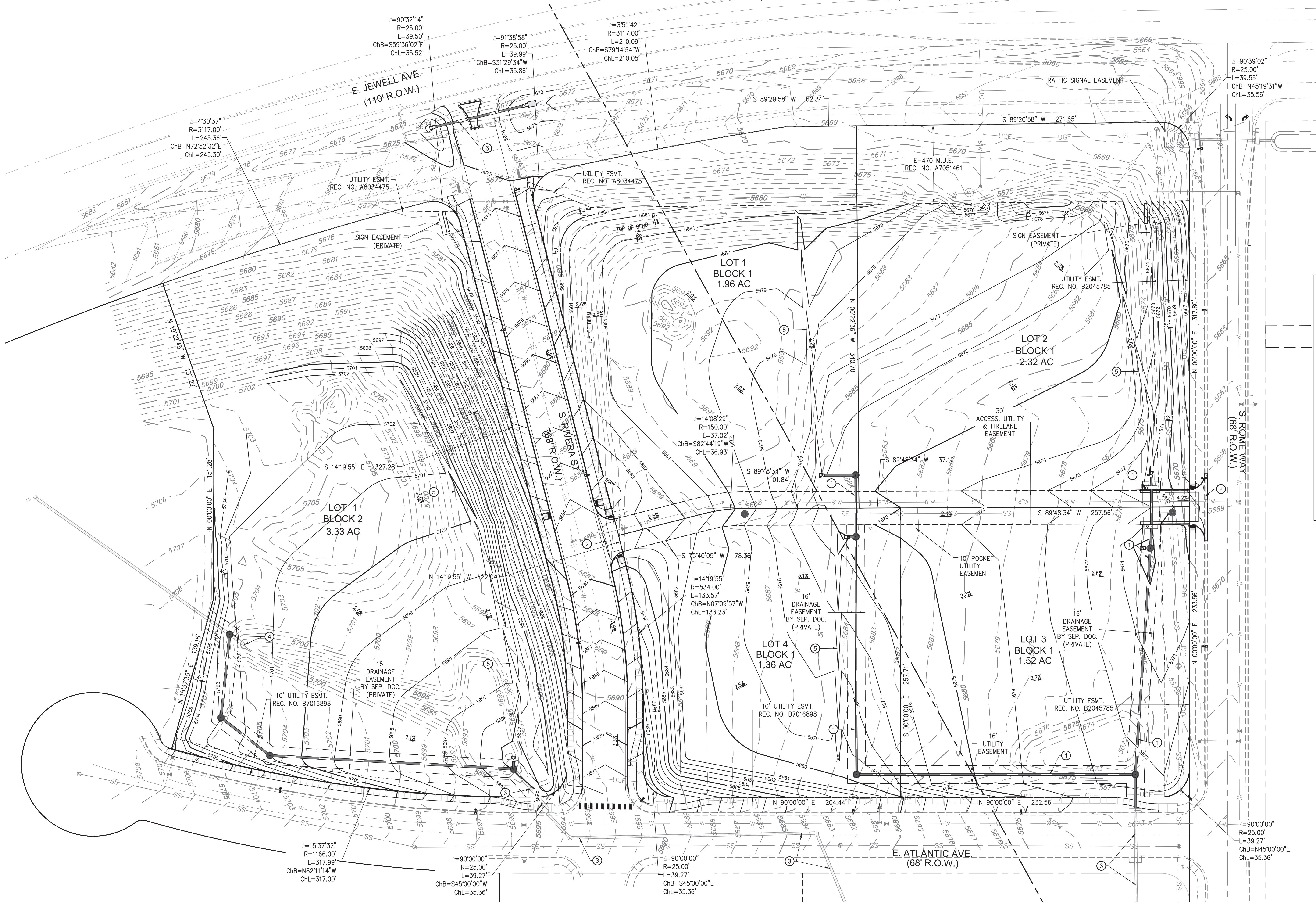
A PORTION OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 4 SOUTH,
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



SITE PLAN
SHEET 2 OF 5
APRIL 28, 2023

LANDINGS AT JEWELL INFRASTRUCTURE SITE PLAN

A PORTION OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 4 SOUTH,
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



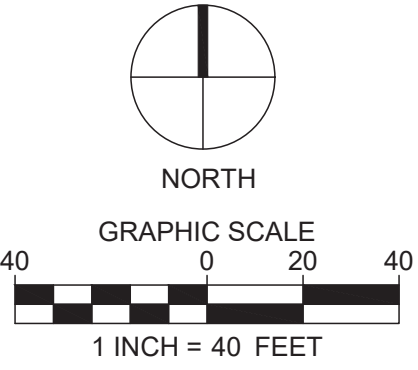
GRADING AND UTILITY PLAN KEY NOTES

- 1 PROPOSED STORM SEWER (PRIVATE)
- 2 PROPOSED CONCRETE CROSS PAN, (C.O.A. STD. DETAIL S7.6)
- 3 EXISTING STORM SEWER
- 4 EXISTING STORM SEWER (TO BE REMOVED)
- 5 PROPOSED INTERIM DRAINAGE SWALE
- 6 PROPOSED CULVERT (PUBLIC)

NOTE
ALL STORM SEWER IS PRIVATE AND TO BE MAINTAINED BY
OWNER'S ASSOCIATION UNLESS OTHERWISE NOTED.

LEGEND

PROPOSED	EXISTING



**KELLY DEVELOPMENT
SERVICES, LLC**
9301 SCRUB OAK DR
LONE TREE, CO 80124
303-888-6338
greg@kellydev.com
PRELIMINARY GRADING PLAN
SHEET 3 OF 5
APRIL 28, 2023

LANDINGS AT JEWELL INFRASTRUCTURE SITE PLAN

A PORTION OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 4 SOUTH,
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

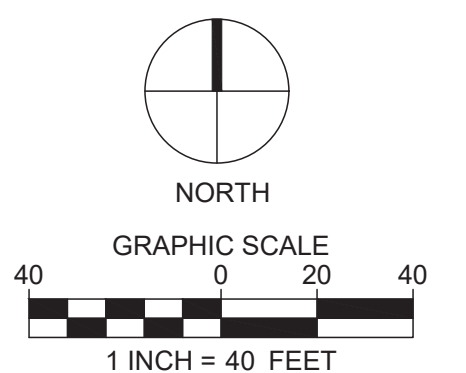
NOTE
ALL STORM SEWER IS PRIVATE AND TO BE MAINTAINED BY
OWNER'S ASSOCIATION UNLESS OTHERWISE NOTED.

UTILITY PLAN KEY NOTES

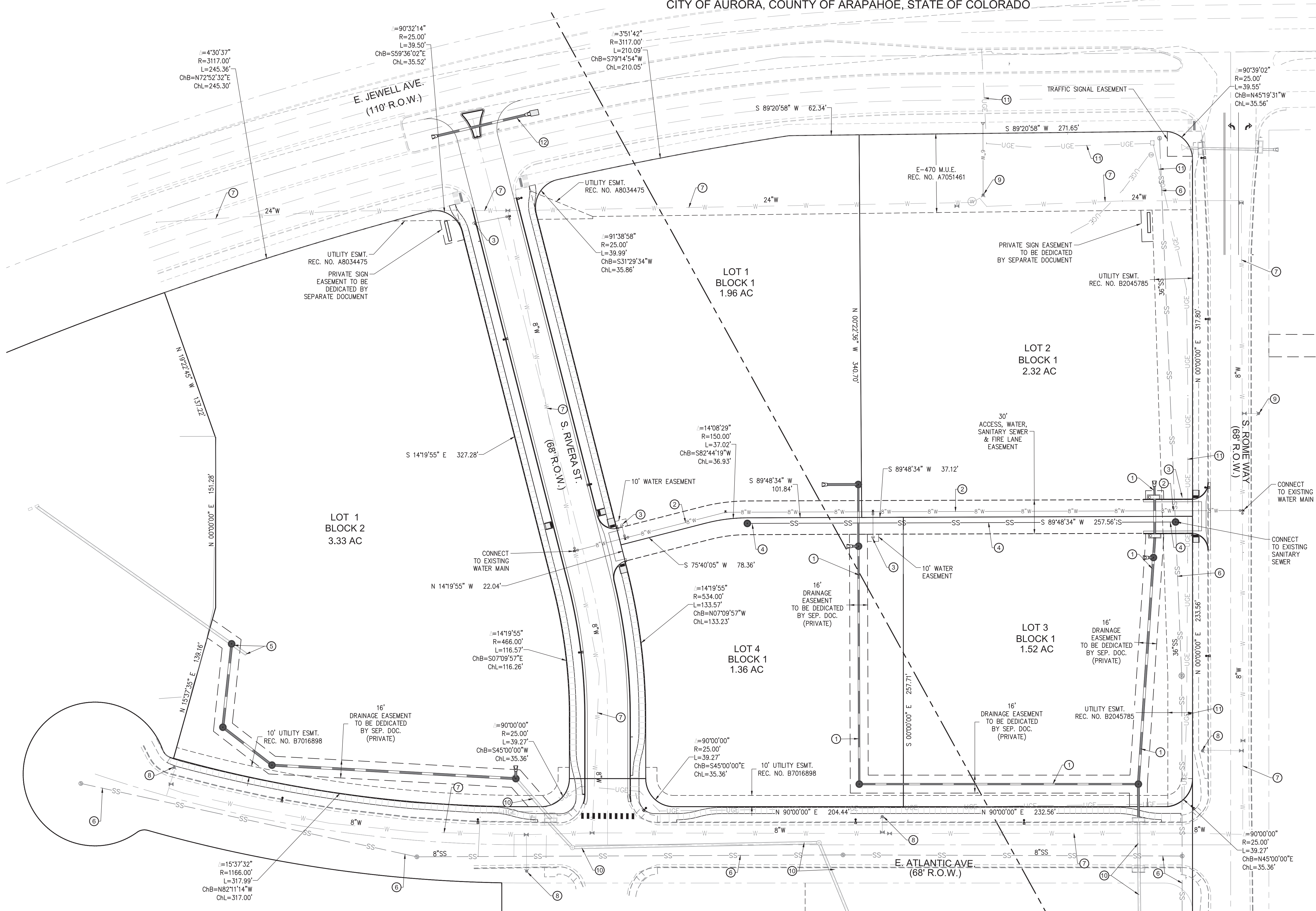
- 1 PROPOSED STORM SEWER
- 2 PROPOSED 8" WATER MAIN
- 3 PROPOSED FIRE HYDRANT
- 4 PROPOSED 8" SANITARY SEWER MAIN
- 5 EXISTING STORM SEWER (TO BE REMOVED)
- 6 EXISTING SANITARY SEWER
- 7 EXISTING WATER MAIN
- 8 EXISTING FIRE HYDRANT
- 9 EXISTING FIRE HYDRANT (TO BE RELOCATED)
- 10 EXISTING STORM SEWER
- 11 EXISTING ELECTRIC
- 12 PROPOSED CULVERT (PUBLIC)

LEGEND

PROPOSED	EXISTING



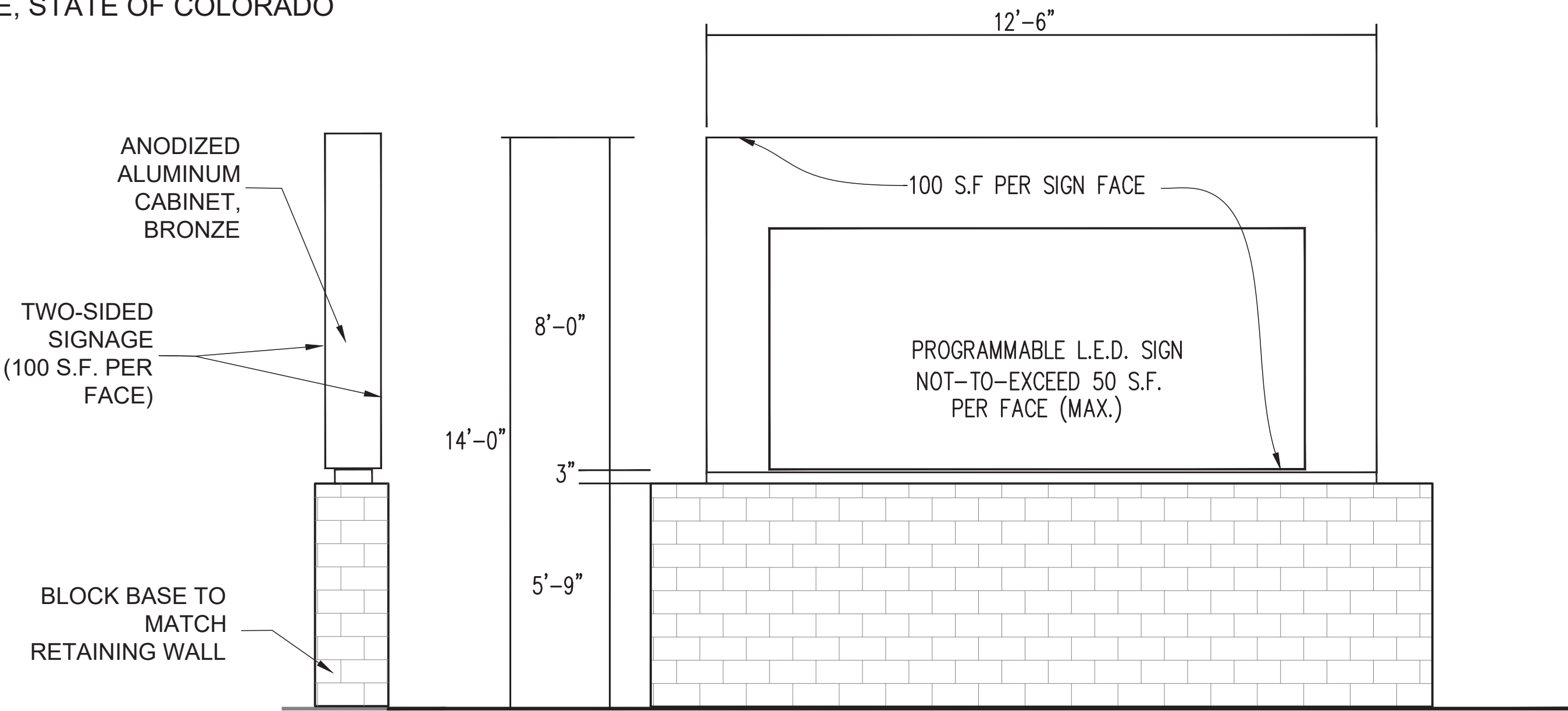
**KELLY DEVELOPMENT
SERVICES, LLC**
9301 SCRUB OAK DR
LONE TREE, CO 80124
303-888-6338
greg@kellydev.com
PRELIMINARY UTILITY PLAN
SHEET 4 OF 5
APRIL 28, 2023



LANDINGS AT JEWELL

INFRASTRUCTURE SITE PLAN

A PORTION OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 4 SOUTH,
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



LED SIGN DATA
SIGN ADVERTISEMENT/MESSAGE SHALL BE RELATIVE TO APPROVED USE ONLY AND SHALL NOT CHANGE IN LESS THAN ONE 30-MIN PERIOD

LED NITS RATING SHALL NOT EXCEED:
DAYTIME – 3,150 (RED) / 4,690 (AMBER)
NIGHTTIME – 1,125 (RED) / 1,675 (AMBER)
OR 0.3 FOOT CANDLES ABOVE AMBIENT LIGHT AT 63' FROM SIGN

SIGNS SHALL BE APPROVED BY LANDINGS AT JEWELL ARCHITECTURAL REVIEW COMMITTEE

MONUMENT SIGN 'A' AND 'B' DETAIL
N.T.S.



STREET SIGNS
N.T.S.