

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



October 19, 2023

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

Re: Initial 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 initial submission, which we started to process on September 11, 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 November 3, 2023. Please note that this submission date reflects the delay in the first review. Review time will be reassessed at the time of submission to keep the application on time.

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 303-739-7121 or dosoba@auroragov.org.

Sincerely,

Daniel Osoba, Planner II
City of Aurora Planning Department

cc: Vince Odine, Stewart Development and Construction
Justin Andrews, ODA
Filed: K:\\$DA\1781-04rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please review the Site Plan Manual for additional documents such as the data block, signature block, and amendments block for the cover sheet. Additionally, there are standards and best practices for our typical site plans in the document that may be helpful in addressing some of these comments.
- The overall plan set needs to be numbered when compiled into a PDF. The numbering resets between drawing sets and makes review and redlining very difficult. Please ensure the sheets are labeled and numbered sequentially in your next submission.
- The requested adjustment to waive the requirement for a screening fence and replace it with a decorative wrought iron fence needs to be added to the cover sheet. The code section, justification, and mitigation measures for the adjustment request need to be included on this cover sheet.
- Provide dimensions to the common area. This area should provide outdoor seating, benches, trash receptacles, pedestrian scale lighting, etc. It may be helpful to provide a detail of this common area specifically within this set.
- How is the trail connection as required by the master plan and the pre-app notes being accommodated with this proposal?
- For portions of landscape buffer areas adjacent to loading bay doors, the landscaping should be increased above code requirements to allow for further screening. The code does not permit bay doors to face any public ROW but permits alternative compliance to this prohibition that may reduce noise and visual impacts of loading bay doors onto adjacent streets. This is not an adjustment, but mitigation measures for the bay doors will need to be discussed on this sheet.
- The maximum signage allowed is 367 square feet. This includes all wall and monument signage. The calculation is: $(100' * 2 = 200 \text{ s.f.}) + (334' * 0.5 = 167 \text{ s.f.}) = 367 \text{ s.f.}$
- Please be advised that native seed is permitted, however, Aurora Water no longer permits the use of rotors or spray heads within the curbside areas. A temporary above-ground system may be installed for a 3-year period for establishment but will be required to be removed. Drip irrigation is permitted and is required as permanent irrigation for the trees.
- 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.
- Provide RV turning templates at the site accesses per pre-app notes.
- A fire department connection (FDC), Knox Box, and Fire Alarm Panel are typically required in the area of the front main entrance of a structure. This places the FDC, Knox Box, and Fire Alarm Panel in one location with easy access for the first fire apparatus.
- The scope and type of planting along the High Plains Trail are to be determined based on whether the adjustment request for the Special Landscape Buffer and the fence is supported. PROS comments in this regard are reserved until the 2nd Site Plan submittal. In the interim, please note that trees and shrubs will need to be set back from the edge of the concrete trail to maintain a sufficient recovery zone and not conflict with the area maintained by PROS.
- The 10' pedestrian trail is not being accommodated by the grading or landscaping at the southern property line.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. Two comments were received from outside agencies during this review. Please see the comments attached at the end of this review letter from Xcel Energy and the E-470 Authority. Provide a response to these comments with the next submission.



- 1B. One comment was received from an abutting property owner during this review. The comment is in support of the application and is listed below. No further action is required on this comment and the requirement for a First Review Neighborhood Meeting has been waived.
- 1C. Todd Wright; 303-549-7820; toddw@rvvault.com
RV Vault
2151 S Rome Way
Aurora, CO 80019
Comment: We are pleased to see this development go through. We have no issue with the variance for fencing. Customers need to see and dream about a new toy.

2. Completeness and Clarity of the Application

Site Plan Comments

Sheet 1

- 2A. Ensure there is at least 1.5" of space on the left side of the site plan sheets for recording, typical on all sheets within this site plan set.
- 2B. Fix the typo in the notes.
- 2C. Add the legal description to the title block.
- 2D. Remove the acreage from the title block.
- 2E. The title should read: "Lazydays at the Landings at Jewell - Site Plan with Adjustment."
- 2F. Add overall plan set numbering. Page 1-18.
- 2G. The overall plan set needs to be numbered when compiled into a PDF. The numbering resets between drawing sets and makes review and redlining very difficult. Please ensure the sheets are labeled and numbered sequentially in your next submission.
- 2H. Remove the architect's project number from the title block. This may be added on the right side of the sheets.
- 2I. Remove this date. Submission dates may be added to the title block on the right (see other comments regarding the vertical title block).
- 2J. Title this map: Vicinity Map after removing the map to the left.
- 2K. Provide a hatched boundary showing the project location on this map.
- 2L. The signature block pasted into this plan set is not legible. Please make sure all items are scaled and pasted with high enough resolution.
- 2M. You may remove the City Council line item from the signature block as they are not required to hear this application.
- 2N. Include the ownership information as well.
- 2O. Note 17 is not applicable; please remove it.
- 2P. Remove the last sentence from note 18.
- 2Q. Remove note 19. Add a separate section titled "Adjustments" and list the requested adjustments as described in these redlines.
- 2R. Add an amendments block to the cover sheet.
- 2S. Add the page number to the cover sheet. G001 to match the sheet index and 1 of 18.

Sheet 2

- 2T. This sheet should be removed from the overall site plan set. It can be uploaded separately as a reference document (it was uploaded for the first review).
- 2U. Add this vertical title and information block to the cover sheet. Ensure the block is consistent throughout.

Sheet 4

- 2V. Before the grading sheets, the following sheets need to be added:
- Site Plan (Overall)
 - Site Plan Part 1 (northern section)
 - Site Plan Part 2 (southern section).



- The site plan sheets should show improvements without grading, utilities, and landscaping for clarity.
- 2W. Change the property line symbol to black, bold, and solid linetype to be consistent with all other plans reviewed by the city.
 - 2X. Note: site plans are not recorded in color. You may want to choose a different way to represent proposed and existing improvements on the site plan.
 - 2Y. Replace the project name with the site plan title as described on sheet 1.
 - 2Z. Show all easements on site. It may be helpful to have a specific line type for easements and label them as needed.
 - 2AA. Replace this acreage with the legal description, typical on all sheets.
 - 2BB. Provide contact information for the owner including a phone number and email address.
 - 2CC. Remove this copyright statement from all sheets. This document will be a public document if it is approved and recorded.

Sheet 18

- 2DD. This sheet needs to be 24" x 36".
- 2EE. The tables are illegible. Please increase the size.
- 2FF. Spotlighting numbers should be increased for readability.
- 2GG. Correct the callout overlap.

3. Zoning and Subdivision Comments

Generally

- 3A. The Subdivision Plat shall be included in the second submission.

Site Plan Comments

Sheet 1

- 3B. The site plan data block needs to be added to the cover sheet. This data block will be sent with the 1st review letter.
- 3C. Show the zoning on this map. The districts should be called out.
- 3D. The requested adjustment to waive the requirement for a screening fence and replace it with a decorative wrought iron fence needs to be added to the cover sheet. The code section, justification, and mitigation measures for the adjustment request need to be included on this cover sheet.

Sheet 3

- 3E. Provide site plan details for:
 - All site furnishings including bike racks, benches, tables, trash receptacles, etc.
 - Bicycle racks
 - All monument signage. The monument sign(s) detail must show the construction materials, sign area, and dimensions of the monument sign.

Sheet 4

- 3F. Label all zone districts of properties adjacent to the subject site. Please find the zoning on our online maps:
<https://auroraco.maps.arcgis.com/apps/webappviewer/index.html?id=4997c1af36814a0e8807ebd6e5e92d59>.

Sheet 6

- 3G. Include this building information on the site plan sheets.

Sheet 13

- 3H. This information needs to be consolidated into a singular data block and added to the cover sheet of the site plan.



- 3I. Use the standard site plan data block found in the site plan manual. This should be a block of information specifically related to the site improvements. Code sections should not be copied into this block; please only list the requirements and provided improvements.

Sheet 14

- 3J. Provide dimensions to the common area. This area should provide outdoor seating, benches, trash receptacles, pedestrian scale lighting, etc. It may be helpful to provide a detail of this common area specifically within this set.
- 3K. Include this masonry wall detail in the next submission.
- 3L. Site plan details should be consolidated into one sheet.
- 3M. Add a keynote for the fencing types provided.

Sheet 17

- 3N. It may be helpful to include the fencing in this perspective in relation to the adjustment request.

4. Streets and Pedestrian Comments

Site Plan Comments

Sheet 4

- 4A. Provide the fire lane width in the legend. If it varies, please list (varies) at the end of the symbol. Ensure that all fire lane widths are represented on all plan sheets.
- 4B. How is the trail connection as required by the master plan and the pre-app notes being accommodated with this proposal?

5. Architectural and Urban Design Comments

Site Plan Comments

Sheet 4

- 5A. Label this fence as existing if it is existing. Show the location of the proposed fence and call out the fence style and height.
- 5B. Identify bike racks and/or add them as a symbol to the legend. Call out the number of bike racks and match the number to the site plan data block on the cover sheet.

Sheet 11

- 5C. Label all proposed fencing. Include dimensions to the adjacent property lines.
- 5D. For portions of landscape buffer areas adjacent to loading bay doors, the landscaping should be increased above code requirements to along for further screening. The code does not permit bay doors to face any public ROW but permits alternative compliance to this prohibition that may reduce noise and visual impacts of loading bay doors onto adjacent streets. This is not an adjustment, but mitigation measures for the bay doors will need to be discussed on this sheet.

Sheet 12

- 5E. Further thought and discussion are needed on how this trail connection is being approached. It seems to be an afterthought on this plan set as the grading and landscaping are not conducive to the trail in this location. Please revise the location and/or the surrounding improvements for the next submission.

Sheet 13

- 5F. Modify the note to match the letter of introduction. This wrought iron fence is not continuous around the whole site per the letter. These should be consistent regardless of how the intent is designed.

Sheet 16

- 5G. Use north, south, east, and west to indicate elevation views, typical on all elevation sheets.
- 5H. Provide a height for the stone masonry wainscot on all elevations. The minimum is 42."
- 5I. For the purposes of this review, the staff is assuming this side faces west.



- 5J. Horizontal articulation of this north elevation is required. At least one horizontal articulation method is required every 100' along this elevation. Please see the various methods here: <https://aurora.municipal.codes/UDO/146-4.8.5.B>.
- 5K. Horizontal articulation of this west elevation is required. At least one horizontal articulation method is required every 100' along this elevation. Please see the various methods here: <https://aurora.municipal.codes/UDO/146-4.8.5.B>.
- 5L. Horizontal articulation of this north elevation is required. At least one horizontal articulation method is required every 100' along this elevation. Please see the various methods here: <https://aurora.municipal.codes/UDO/146-4.8.5.B>.
- 5M. Typical for all horizontal articulation methods: ensure that when methods, as described in the UDO, are utilized, dimensions are provided along the elevation to ensure compliance with the 100' requirement listed above.
- 5N. Please provide a building materials board (electronic is fine) with your next submission. This should show the materials in larger scale detail and provide specific paint colors for each material. If there are examples of the materials used on other existing buildings, please provide those as well.
- 5O. Large cementitious panels are permitted; however, they shall be embossed with reveals that repeat a common pattern and are human-scaled. This detailing should be provided on the building materials board and as a detail on this sheet.
- 5P. Advisory note regarding paint colors: bright, fluorescent colors are permitted only as accessory or accent colors with a maximum permissibility of 10% along each elevation. It appears that this red is "darker" but keep that in mind when choosing a paint color for the materials board.
- 5Q. Indicate roofing material and color. If the roof of the building is to include solar (highly encouraged) or be solar-ready, please indicate that in the next submission.
- 5R. Call out glass and glazing. Indicate if the glass is opaque or clear.
- 5S. For the purposes of a four-sided building design, this elevation shall be the primary facade.
- 5T. For the purposes of a four-sided building design, this elevation shall be the minor facade.
- 5U. For the purposes of a four-sided building design, these two elevations shall be secondary facades.
- 5V. Provide a table on this sheet that shows compliance with the facade character elements of four-sided building design as described here: <https://aurora.municipal.codes/UDO/146-4.8.7.D.3>. If an item in the table is used to meet this section, ensure that it is called out and represented on the facade.
- 5W. Provide a dimension for this projected mass on the entry. The minimum requirement is 2' depth.
- 5X. Call out the projected mass (plan right) and awning (plan left) as entry features.
- 5Y. Call out these red beams as either projections or insets into the facade. It is unclear if they are flush with the facade.
- 5Z. For all sloped roof areas, at least one of the following elements is required per 60' to avoid long, linear roof surfaces:
- Projecting gables
 - Hips
 - Horizontal or vertical breaks
 - Other similar techniques.
- 5AA. On flat roofs, the design or height of the parapet shall include one change in setback or height of at least 3' along each 60' linear feet of facade.
- 5BB. For all facades that have metal as the primary building material, an enhanced fascia along the roof line will be required.
- 5CC. Specific requirements for special purpose district buildings: All elevations that are viewed from a public street (west, north, and east) shall include variable parapet heights and minimum 1' projections with a distance not exceeding 50'.
- 5DD. Ensure that if there is rooftop mechanical equipment proposed on this building they are shown with a dashed line and are behind a parapet or screen wall. No rooftop mechanical equipment may be visible from the adjacent streets.



6. Signage & Lighting Comments

Site Plan Comments

Sheet 4

- 6A. Label the monument sign. Include the minimum dimension from the back of the walk. Note the minimum distance required is 4'.

Sheet 13

- 6B. The maximum signage allowed is 367 square feet. This includes all wall and monument signage. The calculation is: $(100' * 2 = 200 \text{ s.f.}) + (334' * 0.5 = 167 \text{ s.f.}) = 367 \text{ s.f.}$

Sheet 14

- 6C. All non-wall signs must be monument sign style designs. That is a full monument base that is equal to or exceeds the width of the actual signage. Pylon signs are not permitted. Please revise to a monument sign style and provide a detail for all signage on site.

Sheet 16

- 6D. Remove all signage from the elevations. Instead, provide a dashed line box around the proposed sign area and indicate "Sign Area." The dimensions and/or the total signage square footage shall be provided.

Sheet 18

- 6E. Lighting levels need to be extended 10' over the property line, typical. Light levels may not exceed 0.1 footcandles at the point 10' away from the property lines, except where adjacent to walks, driveways, and public/private streets.
- 6F. Provide light pole and fixture details on the photometric plan or on a separate sheet. These details may be the cut sheets for the individual poles and light fixtures.
- 6G. Show the ADA route with a heavy dashed line to the front main entry of the building. The route must maintain a one-foot candle minimum.
- 6H. Note that pedestrian scale lighting along internal pathways or trails may be a maximum of 16' and parking lot lighting may be a maximum of 25'. All fixtures must be downcast and full-cut off design.

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

Generally

- 7A. The overall landscape plan does not read well as everything is the same line weight. Darken the building outline, the edge of the pavement, the parking stalls, curbing, trails, etc. In addition, the utility line work too closely matches the existing contours. Please adjust the utility line type.

Cover Sheet

- 7B. Address the typing issues, where indicated, on the redlines.

Sheet L100

- 7C. Include Jewell Avenue on this sheet. The ultimate roadway configuration needs to be included along with the curbside (street trees) and curbside landscaping.
- 7D. Provide landscape tables for detention pond landscaping and building perimeter landscaping.
- 7E. Remove the extraneous line work.
- 7F. Turn off the plant call-outs as well as the survey information.
- 7G. Remove the Plant Schedule from the Key Map sheet.
- 7H. The city does not review landscape construction or drawings and therefore any landscape construction notes or notes directing contractors should be removed.
- 7I. Only include the required landscape notes as specified in the Landscape Reference Manual, available online as well as a note regarding the mulch treatment and edger requirement as well as any other



required city department notes.

- 7J. Update the landscape tables per the comments provided.

Sheet L101

- 7K. Include Jewell Avenue as well as the required landscaping.
7L. Add the required trees to the parking lot islands where indicated.
7M. No more than 30% of the required parking lot island landscaping is permitted to be ornamental grasses. Twelve shrubs are required and of that, 30% can be grasses.
7N. No more than 15 parking spaces in a row without a landscaped island.
7O. Provide cross-sections where indicated.
7P. Please be advised that native seed is permitted, however, Aurora Water no longer permits the use of rotors or spray heads within the curbside areas. A temporary above-ground system may be installed for a three-year period for establishment but will be required to be removed. Drip irrigation is permitted and is required as permanent irrigation for the trees.
7Q. Dimension and label the street frontage buffer.
7R. While nice accent plants, the RHU GRO will not provide screening. Buffer plant material is required to attain heights of between 3'-4'. No more than 20% can be ornamental grasses.
7S. Add a legend. Add the walls, fencing, utilities, property line, etc.
7T. Update the Plant Schedule. Do not allow the groundcover hatching to overlap the actual drawing.
7U. Remove the text overlap where identified.
7V. Update the Plant Schedule to reflect the correct plant sizes.
7W. Separate the deciduous trees from the evergreen trees.
7X. Adjust the location of the scale and north arrow.
7Y. Dimension and label the Special Landscape Buffer.
7Z. Darken the monument sign. Label it and add the required landscaping per the UDO. Site entrances are supposed to have enhanced landscaping.
7AA. Is this existing fence being removed? The Overall Site Plan sheet states to be demolished and replaced with a wrought iron fence. Do not include the fence if it is to be removed. Indicate a new fence with a different symbology and clearly delineate where it is to be installed. Add to the legend.

Sheet L102

- 7BB. Provide a cross-section where indicated.
7CC. The COT HOR and the ART FRI are nice plants, but they will not meet the minimum size requirements at maturity to provide the required 3'-4' tall screening.
7DD. Add trees to the parking lot island.
7EE. Provide a detail of the proposed wrought iron fence.
7FF. Adjust the location of the scale and north arrow.

Sheet A100

- 7GG. The Letter of Introduction indicates an opaque fence along a "portion" of the southern property boundary and the southerly end of S. Rome Way.

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 CommentsSheet 1

- 9A. Please add the standard notes below to the list of "CITY OF AURORA SITE NOTES":
- 9B. - 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 the City Engineer
- The streetlight 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. Streetlight and/or pedestrian photometric plans shall be prepared and submitted to the City for review and approval and shall become a part of the approved civil construction plans for the project. An electrical plan showing the 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 streetlights are required. Certificates of Occupancy will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted.

Sheet 4

- 9C. 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.

- 9D. Provide a typical section for retaining walls.
- 9E. Label the proposed curb return radii, typical.
- 9F. •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."
- Slope away from the building: "Add a note: "The slope away from the building shall have a minimum grade of five (5) percent for the first ten feet or to the property line, whichever occurs first, then a minimum of two (2) percent until the slope reaches the swale around the building. If physical obstructions or lot lines prohibit the ten feet of horizontal distance, a five (5) percent slope shall be provided to an approved alternative method of diverting storm runoff away from the foundation. Impervious surfaces within ten feet of the building foundation shall be sloped a minimum of two (2) percent away from the building."
- Fire lane slopes: "Add a note: "The maximum permissible longitudinal grade for fire lanes is 10%. The maximum transverse grade for a fire lane is four percent with a resultant maximum slope of ten percent."
- ADA parking: "Add a note: "The resultant grade in any direction within accessible parking areas shall not exceed two percent."
- ADA path: "Add a note: "The maximum cross slope in an accessible path shall not exceed two percent. The maximum longitudinal slope in an accessible path shall not exceed five percent."
- 9G. Please add the standard notes below to the grading plan sheets.
- 9H. Please add the following note:
"Detailed layout and design for proposed curb ramps within the right of way or along an accessible route will be completed with the civil plans."
- 9I. Label as existing. See the redlines for details.



- 9J. Label as proposed. See the redlines for details.
- 9K. Please label Street Classification typical.
- 9L. The sidewalk is on private property. A sidewalk easement is required.
- 9M. Provide the max height or height range for the proposed retaining wall.

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 5

- 9N. Please add the following note:
"Detailed layout and design for proposed curb ramps within the right of way or along an accessible route will be completed with the civil plans."
- 9O. Label the proposed curb return radii, typical.

Sheet 8

- 9P. Show and label fire lanes inside and outside radii.
- 9Q. The fire lane radii should meet the requirements in Section 4.07.1.01 in the Roadway Manual.

Sheet 11

- 9R. Please include the conceptual locations of the proposed public streetlights on the landscape plans. Match locations with the Site Plan sheets.

Sheet 14

- 9S. Please add the following note:

The streetlight 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 photometric plans shall be prepared and submitted to the City for review and approval and shall become a part of the approved civil construction plans for the project. An electrical plan showing the 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 streetlights are required. Certificates of Occupancy will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted.

- 9T. Show conceptual locations for public streetlights along the public ROW. Include street light types (ex. SL1) and pole heights, typical.
- 9U. 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."
- 9V. Clearly show and callout property lines and ROW lines on the Site Plan sheets.
- 9W. Please dimension curbside landscaping.
- 9X. Arrowhead not pointing to sidewalk.
- 9Y. Please provide the parking area material type, per section 4.07.7 of the COA Roadway Design & Construction Specifications. Show all hatching on legend.



Site Plan Comments

Sheet 1

- 10A. Provide RV turning templates at the site accesses per pre-app notes.
- 10B. The site plan will not be approved without the submittal and review of a traffic letter requested in pre-app notes and may be subject to additional comments.
- 10C. Add notes:
1. The developer is responsible for signing and stripping 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.
 2. (Applicant/owner name, address, phone) shall be responsible for payment of 50% of the traffic signalization costs for the intersection of Jewell Avenue and Rome Way, if and when traffic signal warrants are satisfied. Traffic signal warrants to consider shall be as described in the most recently adopted version of Manual on Uniform Traffic Control Devices, as of the date or dates of any such warrant studies. For warranty purposes, the minor street approach traffic shall typically be comprised of all through and left-turn movements and 50% of right-turn movements unless otherwise determined by the traffic engineer. Pursuant to 126-38 of the city code, the percentage of the traffic signalization costs identified above shall be paid to the city by the applicant/owner, to be held in escrow for such purpose, prior to the issuance of a building permit for the related development or as otherwise required by city code. The percentage above will be applied to the entire traffic signalization cost as estimated at the time of the escrow deposit to calculate specific dollar funding requirements.
 3. Applicant shall provide 3" conduit for future fiber with pull boxes @ max 750' spacing along all arterial streets. Locate pull boxes at minimum at proposed conduit ends and at one corner of each intersection.

Sheet 3

- 10D. Include MUTCD sign codes.

Sheet 10

- 10E. Add a note:
- All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10.

Sheet 11

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

Sheet 12

- 10H. Show sight triangles per COA TE-13.
- 10I. Show all existing and proposed stop signs and street name signs.

Sheet 14

- 10J. Verify monument sign will not be within the intersection sight triangle.
- 10K. Show sight triangles per COA TE-13.
- 10L. Call out all access movements.
- 10M. Show all existing and proposed stop signs and street name signs.
- 10N. Show accessible routes and ensure connectivity to the Jewell/Rome intersection.
- 10O. Call out vehicle parking stall dimensions, typ.



Sheet 15

- 10P. Show sight triangles per COA TE-13.
- 10Q. Call out all access movements.
- 10R. Show all existing and proposed stop signs and street name signs.
- 10S. Show accessible routes and ensure connectivity to the Jewell/Rome intersection.
- 10T. Call out vehicle parking stall dimensions, typ.

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

Site Plan Comments

Sheet 3

- 11A. Use the graphic provided with the correct dimensions for the bottom of the lowest sign to grade. See the redlines for details.
- 11B. Use the graphic provided with the correct dimensions of the ADA parking and loading spaces. See the redlines for details.

Sheet 8

- 11C. Show on the drawings the FDC, Knox Box, and the Fire Sprinkler Riser Room door.
- 11D. A fire hydrant shall be located within 100 feet of the FDC on the building. Show symbols on the drawing and in the legend.
- 11E. A fire department connection (FDC), Knox Box, and Fire Alarm Panel are typically required in the area of the front main entrance of a structure. This places the FDC, Knox Box, and Fire Alarm Panel in one location with easy access for the first fire apparatus.
- 11F. The FDC, FDC sign and Knox Box location must be shown on the site plan and civil plan sign package using a label and symbol.
- 11G. An FDC sign is required above the FDC.
- 11H. The FDC must be within 100' of a fire hydrant. The 100' measurement is within the vehicular drive aisle and not the most direct path between two points.
- 11I. Label the Fire Department Connections using the following examples: FIRE DEPARTMENT CONNECTION WITH APPROVED KNOX CAPS **OR** FDC W/APP'D KNOX CAPS.
- 11J. Include the FDC, FDC sign, and Knox box label and symbols in the legend. See the redlines for these symbols and the note. Also see the example provided on the redlines.

Sheet 9

- 11K. A fire hydrant shall be located within 100 feet of the FDC on the building.

Sheet 10

- 11L. Ensure proper clearance is provided for hydrants located in landscaped areas, typical.
- 11M. A five-foot clear space shall be located around the circumference of the fire hydrants. See the example provided on the redlines.

Sheet 14

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

Sheet 16

- 11O. Show the Fire Riser Room sign, FDC sign, and location of the Knox Box on the Plan View. See the example provided on the redlines.

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

Site Plan Comments

Sheet 1



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

Sheet 4

- 12B. Label slope of maintenance path (Max 10%).
12C. Show maintenance access path and alignment to access both the top and bottom of the outlet structure. Turn-around may be required.
12D. Add slope label to the pond sides (max 4:1) and to the bottom of the pond (minimum 2%).
12E. Minimum slope away from the building is 5% for 10' for landscape areas and a minimum of 2% for impervious areas. Add slope labels.
12F. Add a note indicating whether the storm sewer is public or private and who will maintain it.

Sheet 5

- 12G. Show existing storm pipe and alignment.

Sheet 6

- 12H. Please dedicate a 10 FT-wide utility easement for hydrant laterals. Ensure the easement extends 5 ft beyond the hydrant. Typical throughout the plan set.
12I. Remove "FIRE" from these labels as this is a public water main and not a fire main.
12J. Please relocate meters closer to the main. Ensure the meters are placed in a landscaped area.
12K. Please dedicate a 15 ft wide utility easement for services from the main to the meter. Ensure the easement extends 5 ft beyond the meters.

Sheet 7

- 12L. Please label each point of connection to the existing main.
12M. Show the existing storm main and alignment as it outfalls in this location.

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

Site Plan Comments

Sheet 1

- 13A. Include a general note to address public access requirement:
Parks, recreation improvements, trails, and open space areas provided to satisfy land dedication requirements in accordance with approved development plans or provided by a metropolitan district or other appropriate jurisdiction or owners association in accordance with approved metropolitan district service plans shall be open to the general public.

Sheet 5

- 13B. Grading is not consistent with the intent to provide a 10-foot trail in this area.

Sheet 11

- 13C. The scope and type of planting along the High Plains Trail are to be determined based on whether the adjustment request for the Special Landscape Buffer and the fence is supported. PROS comments in this regard are reserved until the 2nd Site Plan submittal. In the interim, please note that trees and shrubs will need to be set back from the edge of the concrete trail to maintain a sufficient recovery zone and to not conflict with area maintained by PROS.

Sheet 12

- 13D. Proposed landscape conflicts with the trail. Clarify and modify as necessary.

Sheet 13

- 13E. Label/specify proposed trail surface.



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

- 14A. Comments were not provided by this department during the review. Please contact your reviewer directly for comments. Please cc dosoba@auroragov.org on all correspondence regarding these comments.

15. Revenue (Aurora Water – Taps Office / Melody Oestmann / moestman@auroragov.org)

- 15A. Storm Drain Development Fee due 18.8acres x \$1242 = \$23,349.60
15B. Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based on the total landscaped area.

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

- 16A. Occupying space for utility work, access, and any construction within the E-470 ROW and MUE (multi-use easement) is subject to and will be in compliance with the E-470 Public Highway Authority Permit Manual, April 2008, as may be amended from time to time (the“Permit Manual”) and will require an E-470 Construction or Access Permit. The administration fee is \$750.00 and \$75,000 per acre for construction. A permit will be required from E-470 for any encroachment or disturbance to E-470 ROW or MUE prior to construction. Here is a link to our permit: <https://www.e-470.com/Pages/WorkingWithUs/Permits.aspx> Clearly identify the E-470 ROW and MUE on all applicable drawings. Neither the ALTA nor the Landscape Plans reference the MUE. E-470 will be widened to 4 lanes in each direction in the future. The 10’ High Plains regional trail runs along the MUE on the east side of the property. Please coordinate with the City of Aurora, Adams County, and E-470 for any trail improvements that may connect to the regional trail system. There are several storm sewer extensions shown in the MUE. Detailed construction drawings will need to be submitted, reviewed, and approved. Developed flows from the site will need to be treated and discharged at or below historic rates. An entity will need to take responsibility for the ongoing maintenance of proposed improvements within the ROW and MUE. Survey monuments along and within the E-470 ROW/MUE that are disturbed shall be reset and conform to the E-470 coordinate system. Revegetation of disturbed areas within the E-470 property will need to meet E-470 seed mix specifications. Landscaping is only allowed in the outer 25’ of the MUE. Any fencing disturbed will need to be reset to meet E-470 specifications. A comment/response document would be helpful to track the revisions to each submittal. Additional comments will be issued as the design progresses.

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



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September 21, 2023



15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Daniel Osoba

Re: Lazydays at the Landings at Jewell, Case # DA-1781-04

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed **Lazydays at the Landings at Jewell**. It does not appear to be a plat for review within the documentation; therefore, PSCo requests a subsequent referral when the plat is available for review. Please note that 10-foot-wide perimeter utility easements will be needed abutting the lot lines.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements *will* need to be acquired by separate documents for new facilities (i.e. transformer) – be sure to contact the Designer and request that they connect with a Right-of-Way Agent.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com