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[AuroraGov.org](http://AuroraGov.org)

April 25, 2024

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

**Re: Fourth Submission Review** – Lazydays at the Landings at Jewell Ave – Site Plan w/Adjustment and Plat  
Application Number: **DA-1781-04**  
Case Numbers: **2023-6062-00; 2023-3047-00**

Dear Mr. Olszewski:

Thank you for your fourth submission, which we started to process on April 9<sup>th</sup>, 2024. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before May 5<sup>th</sup>, 2024. We are hopeful that after the next submission, we can schedule you for a Planning Commission hearing date. However, please note that this is dependent on how much progress is made with the remaining comments. If desired, staff can arrange a meeting with the respective departments to go over these comments.

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

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

Sincerely,

A handwritten signature in cursive script that reads "Stephen Gubrud".

Stephen Gubrud, Planner I  
City of Aurora Planning Department

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



## *Fourth 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.
- Fire lane easement notation and fire truck access and turnaround require further clarity.
- Revise civil documents to show compliance with the COA Roadway Design & Construction Specifications.

### **PLANNING DEPARTMENT COMMENTS**

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

- 1A. No further comments have been received from the public or referral agencies at this time.

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

##### *Site Plan Comments*

##### *Cover Sheet*

- 2A. Please ensure all items contained within the data block are complete and accurate.

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

##### *Site Plan Comments*

- 3A. Please indicate on plans the fence segment for which the adjustment is being requested. Provide a reference sheet showing fence-type elevations within the plan set.

#### **4. Streets and Pedestrian Comments**

##### *Site Plan Comments*

- 4A. No further comments at this time.

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

##### *Sheet 3*

- 5A. These two-fence symbology are too similar and difficult to see on the plan sheet. Refer to sheets 4 & 5. The fence in this location has been identified as cedar and not wrought iron. Refer to the yellow highlight.
- 5B. This is the symbology used on sheet 6. Please use the same line types for the fencing on all sheets. Please darken the line types as well.

##### *Sheet 4*

- 5C. Update per comments on sheet 3.
- 5D. Label what this area is intended for.

##### *Sheet 5*

- 5E. Update per comments on sheet 3.

##### *Sheet 6*

- 5F. This fence line type typology is labeled as wrought iron, yet on Sheet 3 this is called out as Opaque Cedar Fence.
- 5G. What is happening here? There are two fence line types being shown on top of one another.

*Sheet 12*

- 5H. Repeat Comment: Include the requirement 1/40sf.
- 5I. Add the tree requirement 1/40', 1/25' etc.
- 5J. Please see landscape comments regarding landscaping for Jewell Avenue on the next sheet.
- 5K. Add street name.
- 5L. Do not include landscaping on this sheet, just the site layout information and proposed matchline/sheet information.
- 5M. Please list the proposed mulch treatment(s) here as well. Include size, color, material rock vs. wood mulch, etc.
- 5N. This is six trees short even with the extra shrubs. Adjust spacing and tree spacing to provide extra trees. Consider a narrow evergreen species like a Baker Spruce.
- 5O. The extra shrubs can be used to meet the tree requirement, but the tree requirement is still short six trees.

*Sheet 13*

- 5P. Our Public Works Department only provides the interim condition for E. Jewell Avenue. Refer to the conceptual layout provided on sheet 19. Do not show both landscape concepts on top of one another. Make sure the landscape plant requirements and tables are updated to reflect this condition. Where there is no detached sidewalk then street trees can count as both buffer and street trees.
- 5Q. Repeat comment: The street frontage buffer is measured from the back of the walk and does not include the walk.
- 5R. The indicated dimensions can be turned off.
- 5S. The fencing is not visible. Please darken both fence types.
- 5T. Ridge line information can be turned off.
- 5U. Add the required parking lot island tree.
- 5V. Why are there two fence types being presented? Is the intent to install another fence immediately adjacent to an existing fence?
- 5W. The intention was not to have the plant schedule on every landscape plan sheet. The previous review comment requested a legend on each landscape plan sheet to include the hatches, plant symbols, utility line work, contours, easements, fences, property line, walls etc.
- 5X. Please clarify: what is the indicated hatch representing?
- 5Y. Change figure to "52."
- 5Z. In general, the plant requirements for the curbside landscape are exceeded and can be reduced if desired.
- 5AA. These six evergreens do not have a plant call out.
- 5BB. Turn the accessible route information off on the landscape plan sheets.

*Sheet 14*

- 5CC. Repeat Comment: S. Rome Way street label is cut off. Shift location.
- 5DD. Shift the plant schedule down and enlarge it.
- 5EE. Remove the comment as the plant schedule has been provided on each sheet.

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

- 6A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please



ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

#### Site Plan Comments

##### *Sheets 4&5*

- 7A. Include public street light types (ex. SL1) and pole heights and add a public streetlight symbol to Site Plan Legend (TYP.)

##### *Sheet 8*

- 7B. Public street light type must be per COA standards (ex. SL-1). See sections 2.12 and 4.10 of the COA Roadway Design & Construction Specifications.
- 7C. Add public street lighting to the legend. (TYP.)

##### *Sheet 19*

- 7D. Streetlight is shown in the street.
- 7E. Public street light type must be per COA standards (ex. SL-1). See sections 2.12 and 4.10 of the COA Roadway Design & Construction Specifications.
- 7F. Add a public street light symbol to the legend. (TYP.)
- 7G. The left turn lane should be within the median width.
- 7H. This dimension is 14' when adding the 2' wide gutter per S7.1
- 7I. These dimensions do not match the section that was provided for the site to the west (see the capture of the section to the right).
- 7J. 21' total per previously provided section.
- 7K. Add note that future transition will be coordinated with E-470 Highway Authority.
- 7L. Advisory note:  
The Site Plan cannot be approved until the Deferral Request Letter has been submitted for City review.

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

#### Site Plan Comments

##### *Cover Sheet*

- 8A. I didn't see the turning template uploaded or as part of this plan. Will need to include it in the sight plan. Response to comments said that a 30' RV was used as a design vehicle. The minimum size should be at least the size of the fire truck. If there are tractor trailers that will drop off the RV's then that should be your design vehicle.

##### *Sheets 4&5*

- 8B. The Stop sign was previously called out and is now missing from the sheet. Need to move to the east side of the sidewalk. Will need to verify that the stop sign can be seen from 115 ft. This relates to TE-13.3
- 8C. ADD TO NOTE 39: Gate to swing toward the property and not toward the street.
- 8D. This seems to not be pointing to anything.



*Sheet 12*

- 8E. Previous comment: This is not the correct distance for the sight triangle. Sheet 4 of 19 has the correct distance. The distance shall follow TE-13.1. Plants in sight triangles have not been verified to be less than or equal to 2 feet tall.  
The sight triangles have not been updated and do not correlate to TE-13. The sight triangle looking north should be 335'. The sight triangle looking south should be 290'. Update the plan and verify that all plants and shrubs are below that height. There can be trees in the sight triangle.

*Sheet 19*

- 8F. The 1000' radius looks like a taper. Should keep the taper and have the taper rate be 45:1.  
8G. Signal easement will be required as part of the site plan and plat.  
To permit maintenance of the proposed traffic signal equipment (such as controller cabinets, pull boxes, and signal poles), dedicate a traffic signal easement (consisting of a 75-ft corner chamfer from the intersection of flowlines).  
8H. Call out the dashed line.

Plat Comments

*Sheet 2*

- 8I. Signal easement will be required as part of the site plan and plat. To permit maintenance of the proposed traffic signal equipment (such as controller cabinets, pull boxes, and signal poles), dedicate a traffic signal easement (consisting of a 75-ft corner chamfer from the intersection of flowlines)

Traffic Letter Comments

- 8J. Accepted set by Sean, no further comments at this time.

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

Site Plan Comments

*Sheet 1*

- 9A. Please include the notes provided in blue on the cover sheet.

*Sheet 3*

- 9B. Show the fire hydrants facing the fire lane.  
9C. 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.  
9D. Label all dedicated fire lane easements throughout the property by license agreement and by width.  
9E. Label all gates over fire lanes easements by license agreement.

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

Site Plan Comments

Cover Sheet

- 10A. Reminder comment: The site plan will not be approved by Aurora Water until the preliminary drainage report is approved.



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

Site Plan Comments

*Sheet 12*

- 11A. Several plantings, from this pine to the plantings located within the trail connection, should be moved at least 10' away from trail. Also, as stated previously, pines and other evergreen trees should not be planted along trails.
- 11B. Remove plantings that are in trail connection.
- 11C. Remove this old trail connection.

*Sheet 13*

- 11D. Remove pine/evergreen trees from the planting plan.

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

Site Plan Comments

*Sheet 4*

- 12A. Advisory Comment: The gate across the fire lane easement may require a license.
- 12B. Fire Lane and Access Easements?
- 12C. Advisory comment:  
The exterior boundary must match the plat and without labeling B&D's/Curve Data this cannot be verified.
- 12D. ROW Dedication?
- 12E. Show and label all proposed easements as shown on the plat (Drainage, Water, Sanitary Sewer, etc.)
- 12F. Does this require an easement?
- 12G. Waterline Easement?

*Sheet 7*

- 12H. Advisory Comment: The gate across the fire lane easement may require a license.

Plat Comments

*Sheet 1*

- 12I. Insert: OR TRACTS?
- 12J. Match COA 2023 Subdivision Plat Checklist exactly.
- 12K. (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.

*Sheet 2*

12L. Make the exterior boundary the same line weight (Typical).

12M. Remove the dash and leave space.

*Sheets 5&6*

12N. Remove the dash and leave space (Typical).

12O. Confirm with Fire & Safety if continued access or turnaround is required. If the access easement continues, show and provide the reception number.

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

- 13A. In addition to previous comments, E-470 has the following additional comments: 1) It's extremely confusing to determine what improvements shown on the north end of the project (in the E-470 ROW & MUE) are proposed to be constructed as part of this project and what the ultimate improvements once Jewell is widened are. Additional labeling is needed. 2) Sheets refer to a 10' wide trail in MUE to see civil planes, this is an existing trail and should be protected in place. 3) Sheet 6, in ROW and MUE proposed now or ultimate condition? I don't believe you are planning on extending the pedestrian underpass or reconstructing the new 10' wide sidewalk connection from S. Rome Way. No retaining walls are allowed in the ROW or MUE. 4) Sheet 8, riprap protection is required for all pipe outlets. Provide storm sewer profiles to confirm adequate cover. No retaining walls are allowed in the ROW or MUE.