



Date: June 17th, 2022

To: Aja Tibbs

From: Garrett Graham
PCS Group Inc.
P.O. Box 18287
Denver, CO 80218

This document is a response to the Jamaso (DA-2243-00) third submission comments received on March 22nd, 2022 by the Office of Development Assistance. Responses are below in **RED**:

Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Due to the volume of workload and limited staff, several reviews are not completed or will be sent by separate cover. A landscaping review will not be completed with this round of review and the Transportation Planning, Public Art, and Traffic reviews will be sent via separate cover. It is anticipated that the late reviews should be completed by the end of this week or next week. Please feel free to reach out to planning to schedule a follow-up meeting if needed to coordinate late comments.
PCS Response: Comments and redlines from Traffic and Transportation Planning were received on 05/05/2022 and have been addressed in these comments.
- Please confirm the proposed bike lane locations and routes with Traffic and Transportation Planning.
PCS Response: The comments received from Traffic & Transportation Planning on 05/05/2022 did not have comments on bike locations and routes.
- Continue to refine the PIP phasing plan and redlines as outlined by Public Works, Traffic and Building /Life Safety.
ILC Response: Understood.
- Please contact Nina at nkhanzad@auroragov.org to schedule meeting to discuss comments. There are some repeat comments that need to be addressed. (Aurora Water)
ILC Response: ILC met with Nina on April 5, 2022 to discuss comments.
- A repeat comment letter was received from CDOT and has been attached for reference. Please coordinate with Traffic to see if a note can be added to the master plan to address these concerns.
LSC Response: These comments have been addressed.



PLANNING DEPARTMENT COMMENTS

1. General Planning (Aja Tibbs / atibbs@auroragov.org / 303-739-7227 / Comments in dark teal)

Land Use Map – Tab 8

1A. Please add a note to PA-7 explaining the existing vs. planned site size per your comment response with this 3rd submission. This information will be helpful for future reference.

PCS Response: Acknowledged, note for PA-7 oil and gas have been added.

Open Space and Circulation Plan – Tab 9

1B. Please confirm bike lane locations and widths with traffic and transportation planning.

PCS Response: The comments received from Traffic & Transportation Planning on 05/05/2022 did not have comments on bike locations and routes

Urban Design Standards – Tab 10

1C. Add note to the general criteria within the sign standards to clarify that they apply in addition to sign regulations of the Unified Development Ordinance. If there is a conflict between the two, the stricter provision shall apply.

PCS Response: Acknowledged, note 2 on Tab 10.8 has been updated to reflect this verbiage.

1D. Are there standards for sidewalk signs? There is a title section shown for them, but no subsequent regulations within the document. Sidewalk signs are typically temporary signs, so additional regulation is only needed if desired by the developer. If not, please revise the standards to remove the title.

PCS Response: Acknowledged, we have removed this verbiage to not show additional regulation on these sign types.

Architectural Design Standards – Tab 12

1E. Repeat comment – revisions don't appear to have been made on resubmitted copy: Confirm/clarify that all structures within the master planned area (including the indoor self-storage) will be required to meet the architectural standards. It is clear that the canopies have been addressed separately, but the generic title of "commercial area standards" could be construed as only applicable to the commercially designated uses on the land use map.

PCS Response: Acknowledged, note has been added to 'COMMERCIAL DESIGN' heading of the matrix that states "These standards apply to all structures within this Master Plan except the RV Storage Canopies addressed below".

1F. Under "Canopy Architectural Orientation" you note that canopies will be pulled up to the street. I don't think that we want the canopies pulled up to the street – just the buildings associated with the self-storage facilities. The canopies will be used for outdoor self-storage, which should remain a buffered use. Additionally, I don't think that use is proposed along Powhaton (only 12th), as indicated within the table. Please revise/clarify.

PCS Response: Acknowledged, canopy locations have been updated to be located on the interior of the outdoor self-storage area and not located adjacent to the E 12th Ave R.O.W. frontage. As well, verbiage as been updated to clarify that the outdoor self-storage will only be proposed along E 12th Ave and NOT along Powhaton Road.



Public Improvement Plan (PIP) – Tab 13

1G. Thank for the revisions which better coordinate the PIP and the Land Use Plan. One minor comment remains to add PA-3 as a trigger for PA-1 within the Land Use Matrix. A redline on Tab 8 has been provided for your reference.

PCS Response: Acknowledged, this note has been added to PA-1 trigger on the Land Use Matrix.

2. Landscape Design

2A. Due to staffing constraints, a landscaping review was not completed for this submittal. The landscaping review will resume with your subsequent technical submittal.

PCS Response: Acknowledged.

3. Transportation Planning (Tom Worker–Braddock / tworker@auroragov.org / 303-739-7340 / Comnts in teal)

3A. Review has not yet been completed. Comments will be forthcoming by separate cover.

Response: Comments and redlines from Transportation Planning were received on 05/05/2022 and have been addressed in these comments.

4. Addressing (Phil Turner / pcturner@auroragov.org / 303-739-7271)

4A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum: • Parcels • Street lines • Building footprints (If available) Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: <https://auroragov.org/CADtoGISstandards> OR by contacting CADGIS@auroragov.org

PCS Response: Acknowledged, at a future date when a detailed site plan submittal is prepared for this commercial project, digital CAD files will be submitted to the City for addressing and street naming per the City's standards.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Public Works / Kristin Tanabe / ktanabe@auroragov.org / 303-739-7306 / comments in green)

5A. The master plan will not be approved by public works until the drainage study is ready to be approved. Comments were provided 9/27/21 and no subsequent submittal has been made.

ILC Response: The drainage study is ready to be approved.

Public Improvement Plan (PIP)

5B. List the planning areas that require the pond within PA-4 to be constructed.

ILC Response: Updated.

5C. Repeated comment: State the detention pond required for each planning area will be constructed, not just the storm sewer infrastructure to convey flows. Typical all planning areas.

ILC Response: Updated.



5D. Revise Roadway Improvements description as redlined: "To the eastern site boundary" (not just the planning area).

ILC Response: Updated.

5E. The PIP improvements are to be per each planning area to develop independently. Remove references to construction by other planning areas.

ILC Response: Updated.

5F. The access road was always private, not public.

ILC Response: The existing access road (private) is labeled as such.

5G. Why has Powhaton been reduced to a 4 lane arterial? This section still does not match standard sections on Detail S1.5. The dimensions in this section do not add up.

ILC Response: According to the NEATS study, and discussed in the traffic study for Jamaso, N. Powhaton Road is planned to be widened to a four-lane major arterial by 2040. The bike lane was asked to be separate from the travel lanes by Transportation Planning. Refer to Detail S1.5 Four Lane Arterial: Separated Bike Lane for this typical street cross section.

5H. Provide adequate turnaround at the end of 12th Ave.

ILC Response: The length from intersection to (temporary) terminus is 150', therefore this ability to turn around is considered adequate.

6. Utilities Dpt. /Aurora Water (Nina Khanzadeh / rkhanzad@auroragov.org / 303-303-883-2060 / comnts. in red)

6A. Please contact Nina at nkhanzad@auroragov.org to schedule meeting to discuss comments.

ILC Response: ILC met with Nina on April 5, 2022 to discuss comments.

Public Improvement Plan (PIP) – Tab 13

6B. Update utility alignment based on MUS comments

ILC Response: Updated.

6C. Label ROW dimensions for eastern collector.

ILC Response: Updated.

6D. The waterline drawn within the eastern collector is to be within an easement in private property. PIP/MUS will not be approved until City has assurance that this easement can be acquired.

ILC Response: The future 30" watermain by others is being considered to the east of the proposed 30" watermain by others in the proposed ROW.

Master Utilities Plan

6E. Repeat Comment: Need to provide a sanitary exhibit, showing contours and overall service scenario and (with main sizing). Refer to Aurora Crossroads MUS and determine connection. Need to consider offsite basins- use the land use map/ maximum conditions. If you have questions please reach out.

ILC Response: A sanitary exhibit has been added to the Utility Report. The offsite sanitary basin to the south of the site has been considered and calculations have been added to the report.



6F. Refer to redlined comments regarding the Proposed Sanitary Sewer System analysis.

ILC Response: Refer to response to comments in redlined document.

6G. Preferred Alternate: 2nd point of connection (need to pothole existing elevations) introduce isolation valve between 2 points of connection and extend 12" wl to powhatan. (Refer to pg. 25 of the study.)

ILC Response: The 2nd point of connection has been relocated to this preferred location.

7. Traffic Engineering (Carl Harline / charline@auroragov.org / 303-739-7300 / Comments in gold)

7A. Review has not yet been completed. Comments will be forthcoming by separate cover.

Response: Comments and redlines from Traffic Engineering were received on 05/05/2022 and have been addressed in these comments.

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

8A. If there are any easements or Right of Ways that need to be dedicated by separate documents. Show and label the existing easement in this Site area. Contact Andy Niquette at dedicationproperty@auroragov.org to start the processes by separate document.

ILC Response: Understood.

Public Improvement Plan (PIP) – Tab 13

9A. Does 12th Ave. connect into an existing road or dead-end? Please provide a note explaining the connection or a provide an approved turn around road element. Please refer to COA Roadway manual for turn around elements.

ILC Response: 12th Avenue provides a proposed intersection with a half-section collector road within 150' of its terminus. Arapahoe County Public Works and Development is working with the developer to the east for extension of 12th Avenue to Monaghan Road.

10. Public Art Plan (Roberta Bloom / rbloom@auroragov.org / 303-739-6747)

10A. Thank you for the submitted public art plan. This document is still under review. Comments will be returned to you by separate cover.

PCS Response: A follow-up email and comment from Roberta were received March 31st and is addressed at the end of this letter. Thank you.

11. Arapahoe County Public Works and Development (Sue Liu / sliu@arapahoegov.com / 720-874-6500)

11A. Engineering Services Vision of Arapahoe County Public Works and Development (Staff) thanks your for the opportunity again to review the outside referral for the proposed Jamaso – Master Plan and Zoning Map Amendment. The Developer(s) and their engineer(s) have addressed the County Staff's previous review comments; and Staff has no further comments to the project.

Note: Arapahoe County Planning also submitted a "no comment response" within our application review portal.

Response: Acknowledged., thank you.



12. Colorado Department of Transportation (Steve Loeffler / steven.loeffler@state.co.us / 303-757-9891)

12A. A repeat comment letter was received from CDOT and has been attached for reference. Please coordinate with Traffic to see if a note can be added to the master plan to address these concerns.

Response: In regard to CDOT's comments, notes have been added to Tab 8.1 Land Use Map that address future development & extensions of E 12th Ave within the JAMASO site as well as a separate callout notes for intersection connection types along E. 12th Avenue.



Arapahoe County Engineering Services Division Comments

March 4, 2022

City of Aurora Planning & Development Services

15151 E Alameda Parkway, Ste 2300

Aurora, CO 80012

Attn: Aja Tibbs, Case Manager

RE: JAMASO – MASTER PLAN AND ZONING MAP AMENDMENT

DA # DA-2243-00 (RSN 1473638)

Engineering Services Division of Arapahoe County Public Works and Development (Staff) thanks you for the opportunity again to review the outside referral for the proposed JAMASO – MASTER PLAN AND ZONING MAP AMENDMENT.

The Developer(s) and their engineer(s) have addressed the County Staff's previous review comments; and Staff has no further comments to the project.

Please know that other Divisions in the Public Works Department may submit comments as well.

Response: Acknowledged, thank you.

Sincerely,

Sue Liu, P.E., CFM

Public Works and Development

Engineering Services Division

Arapahoe County Case No. O21-207 O22-077



Colorado Department of Transportation (CDOT)

Traffic & Safety

Region 1
2829 W. Howard Place
Denver, Colorado 80204

Project Name: **Jamaso**
Print Date: 3/15/2022
Highway: 070
Mile Marker: 291.224

Traffic Comments:

Schnerer 9-22-21

I agree with the findings of the TIS. Commercial/Retail developments will largely serve the surrounding communities and no impacts to the I-70 interchanges are anticipated.

LSC Response: Acknowledged.

Schnerer 3-4-22

Further development in the area that will use the I-70/Airpark interchange will be accommodated by improvements identified in the Watkins/Airpark Traffic Study as Phase 1. This effort has begun under CDOT's 1601 Policy directive and sponsored by Arapahoe County.

LSC Response: Acknowledged.

Permits Comments:

Until off-site roadway connections are made & improved, getting to & from this property will be more difficult. Arapahoe County is currently working with the Sky Ranch property via a rezone to work out solutions to enable additional trips through the I-70 Monaghan interchange. Expect a very guarded position to accepting additional trips from this property without partnering with the County to improve the interchange. There is no direct access to I-70 at Powhaton. The City would be advised to secure a pro-rata share for off-site public improvements generated by the trips this property will generate.

RS 03-07-22

LSC Response: Acknowledged.

Neither the TIS or the Public Improvement Plan graphics offer context or indication to the timing of the connective roadway network planned for this property. Of most interest and concern is the timing and function of 12th Avenue across the entirety of the property and to what (existing) roadways will it connect to? Noted the TIS states the City of Aurora NEATS shows arterial status west of Powhaton, it lessens to a collector status east of Powhaton extending 1 mile to Monaghan. While there is no direct impact to CDOT highways, this alternative E-W route is important in providing accessibility to the larger eastern community flanking the southern edge of I-70. A notation on the public improvement (phasing) plans regarding this connection is recommended.

RS 09-30-21



LSC Response: The proposed 12th Avenue will be constructed along with Jamaso site development. The planned extension further east to Monaghan Road and/or north to the Frontage Road will require development of the unincorporated area to the east.



City of Aurora: Roberta Bloom (Public Art Plan)

Sent: Thursday, March 31, 2022 10:28 AM

To: Tibbs, Aja <atibbs@auroragov.org>

Cc: Lamboy, Heather <hlamboy@auroragov.org>

Subject: RE: Jamaso Master Plan – 3rd Submittal Review

Ooops! Here is what I meant to say...

This looks fine except for one thing. The public art plan should include some visual images of the types of things that could be representative of what they are looking for. This is described well in the Themes section. Please add some prescient images that are consistent with that description.

PCS Response: Acknowledged, prescient images have been added that are consistent with the description to Tab 7.2

Thank you,

Roberta

Roberta Bloom

Public Art Coordinator

Library and Cultural Services | City of Aurora

office 303.739.6747



City of Aurora: Tom Worker-Braddock (Transportation Planning)

From: Worker-Braddock, Tom <tworker@auroragov.org>

Sent: Thursday, May 5, 2022 9:04 PM

To: Garrett Graham <garrett@pcsgroupco.com>; Harline, Carl <charline@auroragov.org>; Chris McGranahan <csmcgranahan@lsctrans.com>

Cc: Tibbs, Aja <atibbs@auroragov.org>

Subject: RE: Jamaso Update

Garrett et al.,

This is a repeat issue from the second submission. Powhaton is identified in NEATS 2018 as being served by a future high frequency transit route. The Powhaton curbside landscape buffer is noted as 7'. This is less than the 8' ADA required depth for a transit stop pad. Tab 8 says "Transit stop improvements (requiring a depth of at least 8') can be accommodated on Powhaton Road when and if RTD extends services to this area.". However, providing this depth after construction is infeasible as it would require either changing the curb line, or making the 10' walk/bike path narrower which would in turn make the sidepath too narrow to meet city standards for sidewalks on arterials.

ILC Response: Acknowledged, we've updated the PIP to account for an extra 1 ft width for this potential future transit pad just north of 12th Ave along Powhaton Road.

Thanks,
Tom

Tom Worker-Braddock, AICP, PTP
Senior Transportation Planner | City of Aurora
Direct 303-739-7340 | tworker@auroragov.org

ILC Responses

Tim Pyle
tim@innovativelandinc.com
303-421-4224 x107

Please contact Nina at
nkhanzad@auroragov.org
to schedule meeting to
discuss comments

Master Utilities Report

Jamaso
Aurora, Colorado

Project No. 1022-02

Submittal: 1st: April 23, 2021
2nd: September 8, 2021
3rd: February 25, 2022

APPROVED ON THIS DATE	
<hr/>	
City Engineer	Date
Water Department	Date
Fire Department	Date

Prepared For:
Westside Investment Partners, Inc.
4100 E. Mississippi Avenue, Suite 500
Denver, CO 80246
(303) 984-9800

Prepared By:
Innovative Land Consultants, Inc.
12071 Tejon Street, Suite 470
Westminster, CO 80234
(303) 421-4224

the Aurora Crossroads Offsite Sanitary Sewer Construction Plans which show the locations of the existing and proposed sanitary infrastructure.

B. Sanitary Design Criteria

Sanitary design criteria per the City of Aurora's Water, Sanitary Sewer & Storm Drainage Infrastructure Standards and Specifications is defined below.

- Average Day Loading (Commercial) = 1500 gpd/acre
- Equivalent Population per Acre (Commercial) = 22
- Peaking Factor (PF) = $5 / p^{0.167}$, where p = population in the thousands
- Maximum Peaking Factor = 4.0
- Minimum Peaking Factor = 1.7
- Maximum Velocity = 10 ft/s
- Manning's: N=0.011 for PVC and N=0.013 for RCP or VCP.

Per Regulation No. O-17 from the Tri-County Health Department, septic storage sizing is defined below.

- For non-residential applications, a septic tank must be sized to permit detention of incoming wastewater design flows for a minimum of 48 hours.

Below is a table which shows the four planning areas that will require sanitary accommodations. The table provides the average sanitary load, peak sanitary load, and the minimum septic storage volume required for a septic storage system to serve each planning area based on 48 hours of average sanitary loading. Refer to Appendix A for detailed flow calculations.

Proposed Sanitary Design				
Planning Area	PA-2	PA-3	PA-4	PA-8
Average Sanitary Load	4,005 gpd	5,565 gpd	5,910 gpd	3,270 gpd
Peak Sanitary Load	16,020 gpd	22,260 gpd	23,640 gpd	13,080 gpd
	0.025 cfs	0.034 cfs	0.037 cfs	0.020 cfs
Minimum Septic Storage	8,010 Gal.	11,130 Gal.	11,820 Gal.	6,540 Gal.

A sanitary exhibit has been added to the Utility Report. The offsite sanitary basin to the south of the site has been considered and calculations have been added to the report.

Need to provide a sanitary exhibit, showing contours and overall service scenario and (with main sizing). Refer to Aurora Crossroads MUS and determine connection. Need to consider offsite basins- use the land use map/ maximum conditions. If you have questions please reach out.

Change to First
Creek
Interceptor

County Health Department. Septic systems within the Jamaso project independently owned and maintained by the owner of the lots in reside.

This sentence has
been revised.

Once the sanitary sewer from the Aurora Crossroads development has been extended justifiably close to the Jamaso project site, a sewer main shall be constructed within E. 12th Avenue. The sanitary sewer within E. 12th Avenue shall extend from N. Powhatan Road to the eastern site boundary and will be connected and outfall to the sanitary extension.

D. Sanitary Sewer Analysis

There are four commercial planning areas which will produce sanitary contributions are summarized in the Proposed Sanitary Design table A.

It won't be close

The site will continue to utilize a septic tank/vault system until it has been extended.

add in "At that
time an
amendment to
this MUS will be
provided to
ensure that
capacity
requirements
are met"

The proposed water systems conform to the Water, Sanitary Drainage Infrastructure Standards & Specifications from Aurora Water. Sanitary systems are an acceptable temporary measure until such time as mains are extended closer to service the project.

This sentence has
been added.

V. References

1. *Water, Sanitary Sewer & Storm Drainage Infrastructure Standards & Specifications*, Aurora Water, January 2020.
2. *Fire Hydrants*, Aurora Water, plot date February 2020.
3. *Aurora Prairie Waters Project Conveyance System Pumping Station 3 Civil Utility Extension – Water CSP excerpt*, plot date September 18, 2007 and prepared by MWH (2007-6046-00).
4. *Jamaso Multi-well Pad Civil Plans*, approved November 13, 2018 and prepared by Lamp Rynearson & Associates (218185).
5. *Regulation No. O-17 On-Site Wastewater Treatment Systems*, effective October 1, 2017 and prepared by Tri-County Health Department.
6. *Aurora Crossroads – Master Utility Study*, dated November, 25, 2020 and prepared by Martin/Martin, Inc (221029).
7. *AURORA CROSSROADS OFFSITE SANITARY SEWER CONSTRUCTION PLANS*, approved June 21, 2021 and prepared by Martin/Martin, Inc (221191).

AURORA PUMPING STATION NO. 3 SUBDIVISION FILING NO. 1
LOT 1, BLOCK 1
EDN 208031

EX. 16" WL

R-1 -

FH (TYP.)

2" WL

PA-2
COMMERCIAL:
RETAIL

PA-3
COMMERCIAL:
INDOOR SELF
STORAGE

EX. 60" WL
(RAW WATER)

J-1

PA-4
COMMERCIAL:
RETAIL

J-2

PA-7
EXISTING OIL & GAS

E. 12TH AVE

PA-5
COMMERCIAL: OUTDOOR
SELF STORAGE

PA-9
OPEN SPACE /
LANDSCAPE BUFFER

PA-10
OPEN SPACE /
LANDSCAPE BUFFER

30" WL

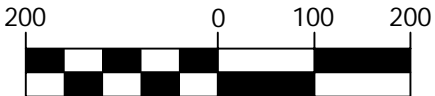
PA-6
N SPACE /
CAPE BUFFER

LEGEND

Proposed Waterline

Existing Waterline

Planning Area Boundary



SCALE

$$1 \text{ inch} = 200 \text{ ft.}$$

Jamaso Public Improvements Plan Narrative City of Aurora, Colorado 02/24/2022

The master plan will not be approved by public works until the drainage study is ready to be approved. Comments were provided 9/27/21 and no subsequent submittal has been made

The drainage study is ready to be approved.



Vicinity Map
NTS

Jamaso Project Location & Description

The purpose of this Public Improvements Plan narrative is to discuss relevant issues regarding infrastructure planning for the Jamaso Development. More specifically this report will discuss each identified Planning Area and the required roadway, storm drainage, water and sanitary sewer infrastructure necessary to facilitate them as standalone developments.

The proposed Jamaso Development is approximately 60 acres of land with the land use designation of Mixed-Use Corridor and R-2 Medium Density Residential. The site is located just south of Interstate 70 & east of E-470, bounded by Foxridge Farms Community / an existing COA Prairie Waters treatment facility to the north, vacant land to the south, vacant land / Sky Ranch Subdivision to the east and N. Powhaton Road / vacant land to the west. The property has an existing oil and gas operation on the southern portion and the remaining portion is undeveloped.

As part of this Master Plan, Jamaso will be rezoned to a Mixed-Use Airport zoning designation to allow for more flexibility in commercial uses. The predominant land uses will be indoor & outdoor self-storage facilities and commercial retail spaces.

A Master Traffic Impact Study (TIS) was prepared by LSC Transportation Consultants, Inc. for the proposed Jamaso Development. Future Traffic Signal Escrow responsibility for a future signalized intersection is expected at N. Powhaton Road (4-lane arterial – painted median) and E. 12th Avenue (2-lane collector), according to the TIS. Additional offsite improvements for planning areas may be required based on traffic or life safety needs. The half section collector road extending north of E. 12th Avenue will have to be accommodated with the unincorporated property to the east of the site due to conflicts with the existing COA Prairie Waters treatment facility and Foxridge Farms mobile home community to the north.

Specific Development Improvements

Planning Area #1 – PA-1:

Planning Area #1 is approximately 1.6 acres in size and is located in the northwest portion of the Jamaso site. The land use is identified as open space / landscape buffer. Street trees, tree lawns, landscape buffers and other landscape elements required per the City of Aurora's landscape standards shall be included as part of roadway development and construction. The existing access to the City of Aurora Prairie Waters Treatment Facility and the existing emergency access to Sable Altura Fire Station #1 must be maintained at all times. The storm sewer collection system includes the outfall for the City of Aurora Prairie Waters Treatment Facility existing pond routing to N. Powhaton Road. PA-1's development will be triggered by the development of PA-2 and PA-3. The portions of PA-1 adjacent to PA-2 & PA-3 shall be installed at this time.

Planning Area #6 – PA-6:

Planning Area #6 is approximately 3.6 acres in size and is located along the southern boundary of the Jamaso site. The land use is identified as open space / landscape buffer. Specifically, this buffer will be developed with landscape and berming to screen views of outdoor self-storage in PA-5 from adjacent Sky Ranch Subdivision to the southeast. PA-6's development will be triggered by the development of PA-5.

Storm Drainage Improvements

Storm sewer collection for the half section collector road will continue along the north half of a local road along the southern boundary to the full-spectrum detention pond in PA-5. The existing swale through PA-5 will be conveyed under the north/south bisecting local road and combine with the full-spectrum detention pond outfall which outlets prior to the south boundary of the site.

Roadway Improvements

Street improvements include the half section collector (2-lane collector) and bisecting local road (Type 3) connected along the south boundary of the site with the north half of a local road (Type 3). Street trees, tree lawns, landscape buffers and other landscape elements required per the City of Aurora's landscape standards shall be included as part of roadway development and construction.

Water Improvements

Waterline from the half section collector to the bisecting local road provides looping for the collector roads' required fire hydrants.

Planning Area #7 – PA-7:

Planning Area #7 is approximately 8.7 acres in size and is located in the southwest portion of the Jamaso site. This portion of the property is currently being used as an operational oil & gas site. The existing access shall be maintained at all times.

Planning Area #8 – PA-8:

Planning Area #8 is approximately 2.2 acres in size and is located in the west portion of the Jamaso site along N. Powhaton Road. The land use is identified as commercial retail and detention.

Roadway Improvements

Street improvements along N. Powhaton Road (4-lane arterial) adjacent to PA-8 include transition of the north-bound lane for an additional travel lane, the eastern half of a painted median, and a walk/bicycle path. Required transition from the east section of N. Powhaton Road will begin at the property line (extended) and continues south to match the existing 2-lane road. The existing oil & gas access will be improved to a local street (Type 3) and will be required adjacent to PA-8. Street trees, tree lawns, landscape buffers and other landscape elements required per the City of Aurora's landscape standards shall be included as part of roadway development and construction.

Storm Drainage Improvements

Storm sewer collection between PA-4 and PA-7 within the local road to the full-spectrum detention pond in PA-8 will be required for detention.

Water Improvements

Waterline connection to the existing 16" waterline within N. Powhaton Road will be extended between Planning Areas #4 and #8.

Sanitary Improvements

Until such time as future sanitary sewer will be provided in E. 12th Avenue, a septic system may include a sanitary vault or septic tank with an associated leach bed, as a temporary measure under direction of the health department.

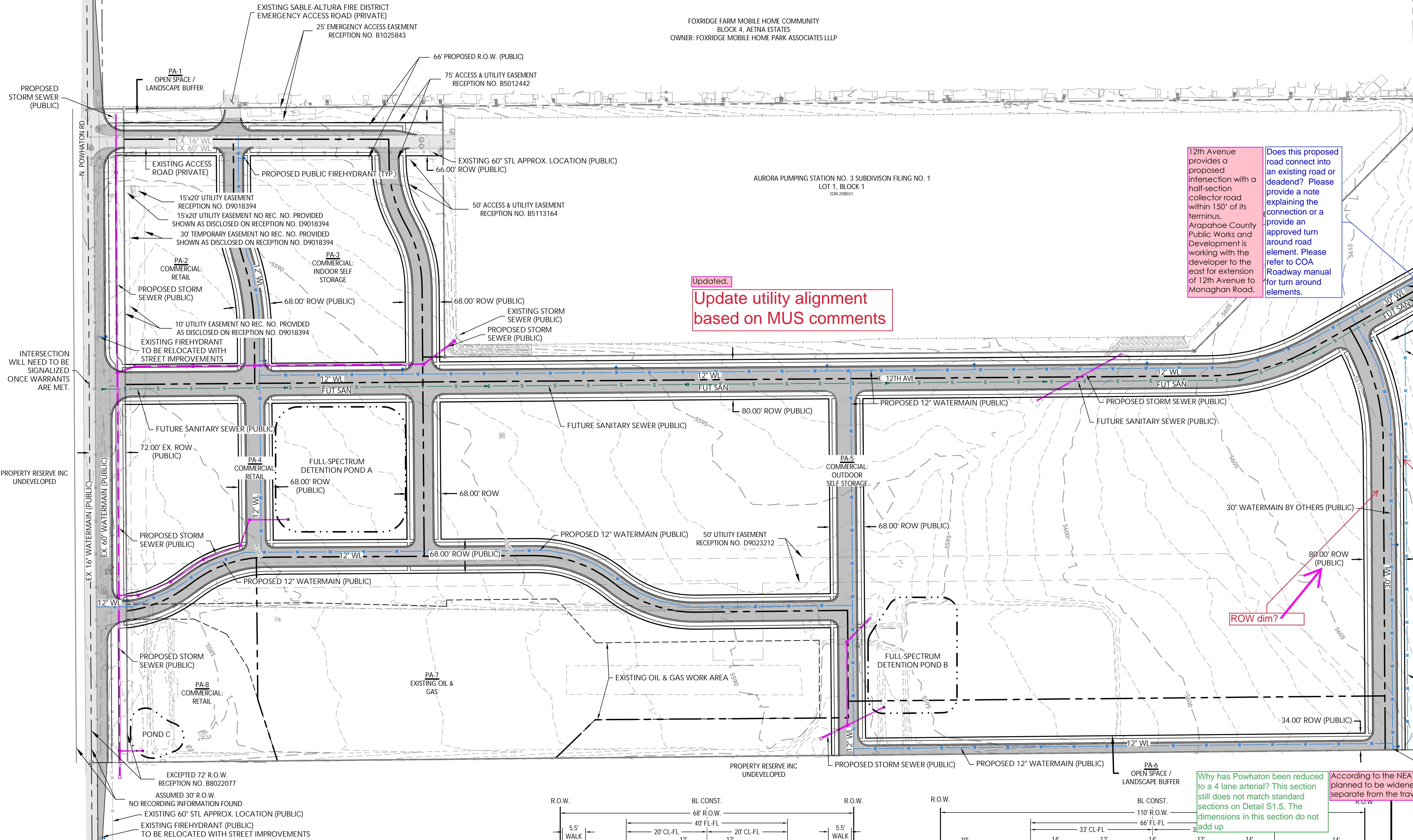
Planning Area #9 – PA-9:

Planning Area #9 is approximately 3.9 acres in size and is located along the northern boundary of the Jamaso site. The land use is identified as open space / landscape buffer. Street trees, tree lawns, landscape buffers and other landscape elements required per the City of Aurora's landscape standards shall be included. PA-9's development will be triggered by the development of PA-5.

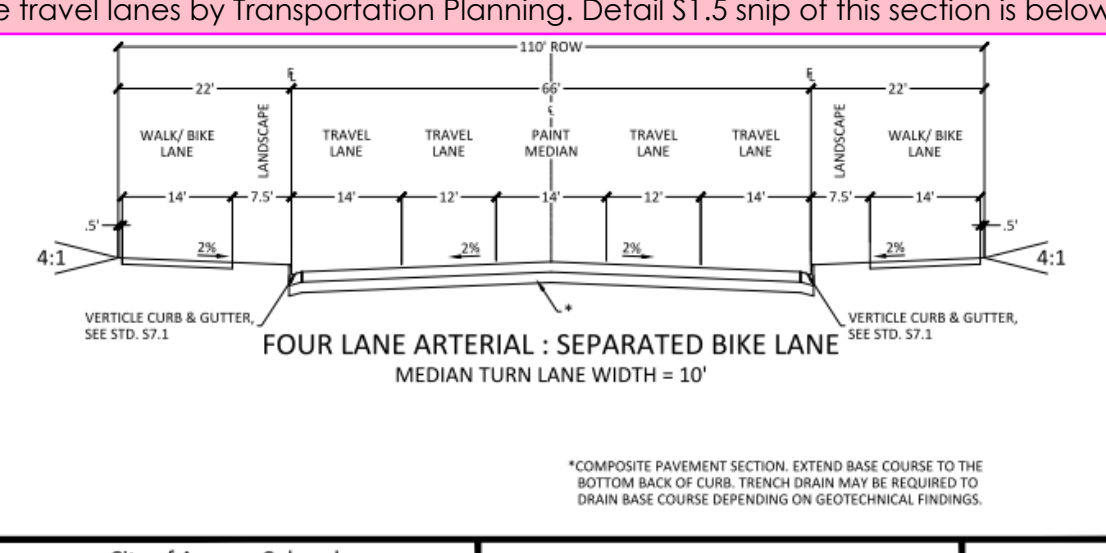
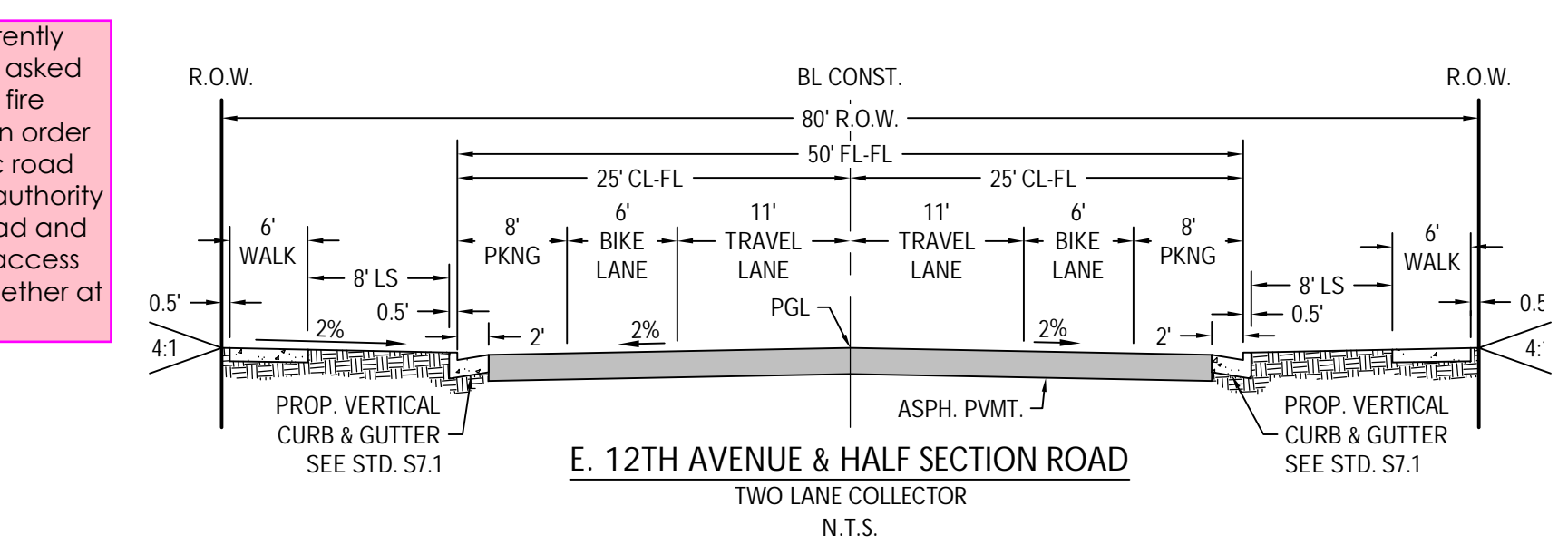
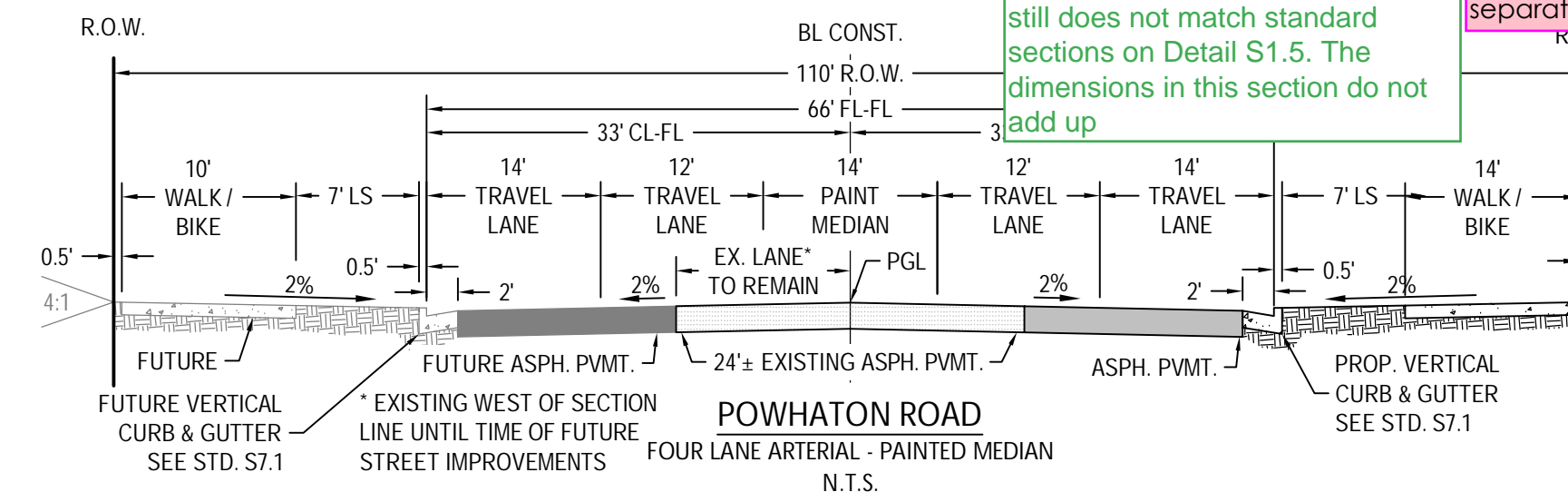
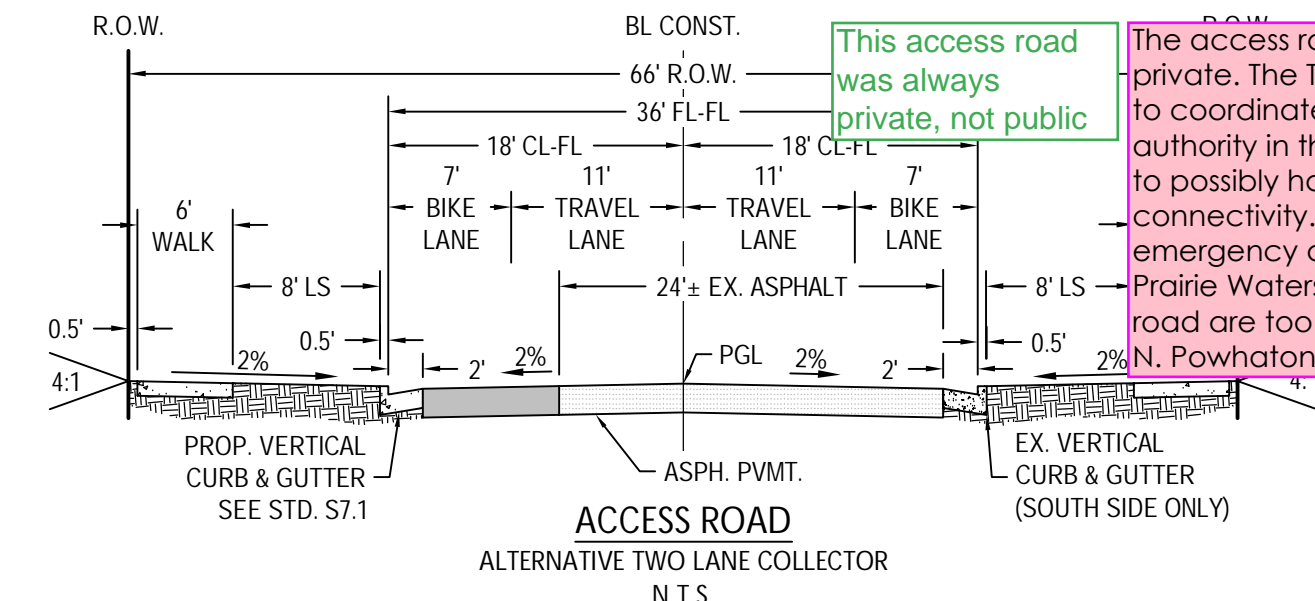
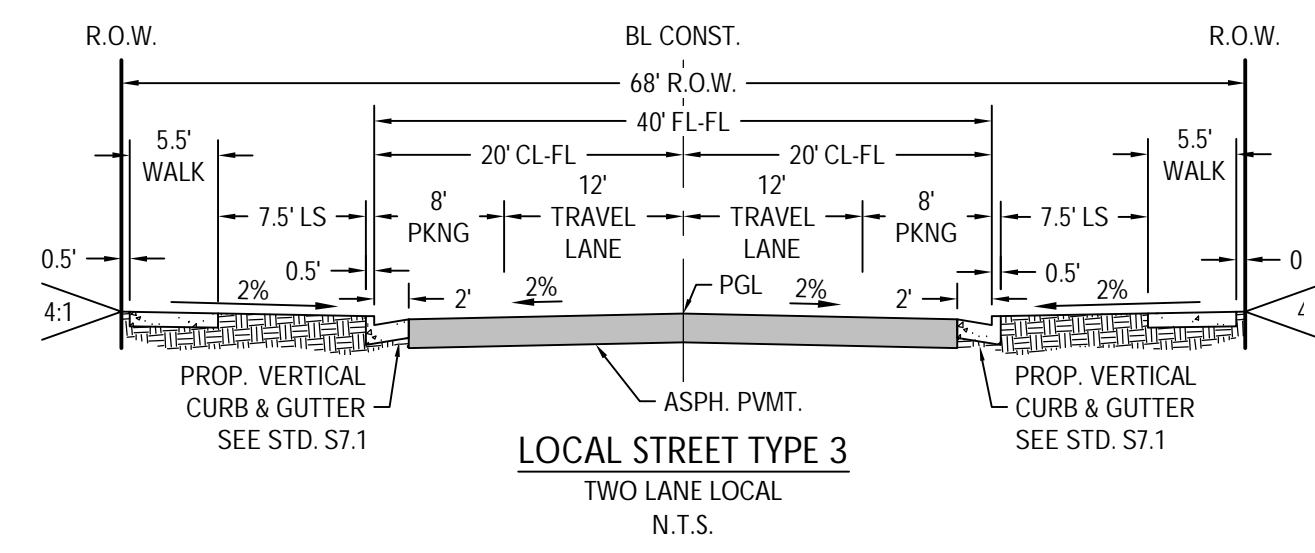
Planning Area #10 – PA-10:

Planning Area #10 is approximately 1.5 acres in size and is located along the eastern boundary of the Jamaso site. The land use is identified as open space / landscape buffer. Street trees, tree lawns, landscape buffers and other landscape elements required per the City of Aurora's landscape standards shall be included. PA-10's development will be triggered by the development of PA-5.

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LEGEND			
	Planning Area Boundary		Ex. Water Line
	Right of Way Line		Ex. Storm Sewer Line
	Centerline		Ex. Gas
	Lot Line		Ex. Underground Electric
	Easement Line		Ex. Overhead Electric
	Swale Line		Ex. Fence
	Storm Manhole		Existing Major Contour
	Storm Outlet Structure		Existing Minor Contour
	Sanitary Sewer Manhole		Ex. Asphalt Pavement
	Fire Hydrant		Prop. Asphalt Pavement
	Storm Sewer Line		
	Water Line		
	Sanitary Sewer Line		



12th Avenue provides a proposed intersection with a half-section collector road within 150' of its terminus. Arapahoe County Public Works and Development is working with the developer to the east for extension of 12th Avenue to Monaghan Road.

Does this proposed road connect into an existing road or deadend? Please provide a note explaining the connection or a provide an approved turn around road element. Please refer to COA Roadway manual for turn around elements.

Provide adequate turnaround
Length from intersection is 150', therefore this ability to turn around is considered adequate.

Updated.
Update utility alignment based on MUS comments

ROW dim?

This waterline is to be within an easement in private property. PIP/MUS will not be approved until City has assurance that this easement can be acquired.

Why has Powhaton been reduced to a 4 lane arterial? This section still does not match standard sections on Detail S1.5. The dimensions in this section do not add up

According to the NEATS study, and discussed in the traffic study for Jamaso, N. Powhaton Road is planned to be widened to a four-lane major arterial by 2040. The bike lane was asked to be separate from the travel lanes by Transportation Planning. Detail S1.5 of this section is below.

*COMPOSITE PAVEMENT SECTION. EXTEND BASE COURSE TO THE BOTTOM BACK OF CURB. TRENCH DRAIN MAY BE REQUIRED TO DRAIN BASE COURSE DEPENDING ON GEOTECHNICAL FINDINGS.

City of Aurora, Colorado

11/01/2016

DATE

ARTERIAL ROADWAY CLASSIFICATIONS AND TYPICAL CROSS SECTIONS

S1.5

100 0 50 100

SCALE

1 inch = 100 ft.

811

Know what's below.

Call before you dig.

Sheet:

1



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303.421.4224
www.innovativelandinc.com

Revision Type		Revision		Revision	
No.	Rev.	Date	By	Check	Appr.
1	1	2/24/2022	TRH		
2	2				
3	3				
4	4				
5	5				
6	6				

Jamaso
Aurora, Colorado
Public Improvement Plan

1 of 1
Date: February 24, 2022
Horiz. Scale: 1" = 100'
Vert. Scale: N/A
Designed By: ACS
Prepared By: TRH
Approved By: TRH