

Aperio
Property Consultants, llc

December 16, 2022

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

RE: Landings at Jewell
Infrastructure Site Plan and Subdivision Plat Application
Case Numbers 2005-6048-06; 2022-3705-00
Response to initial review comments

Mr. Osoba,

Following are responses to comments issued by the City of Aurora on October 23, 2022 for the proposed Landings at Jewell project (the "Project") located at the southwest corner of E. Jewell Avenue at S. Rome Street.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. No comments, questions, or concerns were received from adjacent property owners or registered neighborhood groups.

Noted

1B. One comment was received from Xcel Energy. Please see the letter attached for those comments.

Note added.

2. Completeness and Clarity of the Application

Site Plan Comments

Sheet 1

2A. Label the Buckley Space Force Base on the vicinity map.

Labeled as requested.

2B. Show the APZ overlay on the map.

Shown as requested.

2C. Label E-470.

Labeled.

2D. Label S. Rome Way.

Labeled.

2E. Remove PC as it is not required with this application.

Removed.

3. Zoning and Subdivision Comments

Site Plan Comments

Sheet 1

3A. Provide calculations for the total ROW area, landscape area, and detention area. The calculations need to include percentages that equal 100%.

Calculations for ROW and property area are included. Landscape area will be determined at time of individual site plan, there are no detention areas on site.

3B. Change from APZ to APZ I-South.

Changed.

Sheet 2

3C. Label as APZ I-South

Labeled.

4. Streets and Pedestrian Comments

Sheet 2

4A. Show and label the crosswalk.

Shown and labeled.

4B. Provide a section for this public access roadway. It is expected that sidewalk and curbside landscape are provided.

Section added. Landscape area and sidewalk are included.

5. Signage & Lighting Comments

Site Plan Comments

Sheet 1

5A. Monument signage for multi-tenant developments are permitted one sign per street frontage (2 for this development) with a maximum square footage of 100 s.f. per sign face with a maximum height of 14'

Two signs are shown on the site plan with a maximum square footage of 100 sf per face and a maximum height of 14 feet.

Sheet 4

5B. Sign area exceeds the 100 s.f. limit per sign face. Please revise.

Revised.

5C. Label the area for signage as "Sign Area". Message content should not be shown on the Site Plan and will be reviewed as part of the building permit.

Sign area shown, no messaging is shown on the site plan detail.

6. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

Site Plan Comments

Sheet 1

6A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report/Letter is approved.

Noted.

6B. Remove AutoCAD SHX text items in the comment section. Please flatten to reduce the select-ability of the items.

Flattened.

Sheet 2

6C. There needs to be a minimum of 0.5' between the back of sidewalk and the easement.

The sidewalk easement has been removed due to radius of the ROW.

6D. The lot corner radius is required at a minimum of 25'.

ROW has been radiused.

6E. Label the curb return radius.

Labeled.

6F. Include a typical section for the private street.

Included on the cover sheet.

6G. Note the recorded deferral for the Jewell Improvements.

Noted.

Sheet 3

6H. Indicate the railing. Refer to Section 4.02.7 of the roadway manual for additional retaining wall requirements especially for terraced walls. Structural calculations are required with the first civil plan submittal.

Evaluation for railing will be made at the time of individual site plan. The majority of the terrorist wall sections will likely not be adjacent to pedestrian areas above grade.

6I. The minimum slope is 2% slope for all non-paved areas.

Slopes generally meet or exceed 2%. However, final grading will be determined at the time of individual site plan. This ISP is for overlot grading only.

6J. No wall is shown in the location.

Removed.

6K. Cross pans are not permitted on streets with storm sewer.

Per Aurora water, they crosspans will be allowed.

6L. Add a note indicating if the storm sewer system is public or private and who will maintain it.

Note added.

Sheet 4

6M. Railing is required on all walls greater than 30”.

The code section states that railing may be required. Evaluation for the need for railing will be made at the time of individual lot site plan.

Plat Comments

6N. The lot corner radius is required. The minimum is 25’.

The lot corner radii have been added.

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

Traffic Impact Study

7A. All appendixes need to be included in the report.

All appendices have been included.

7B. 11th edition of the ITE trip generation manual is to be used.

The 11th edition of the Trip Generation manual has been used.

7C. Per the pre-app comments, a signal warrant analysis needs to be provided for the intersection of Jewell/Rome Way. Using a warrant analysis from another study will not be accepted. Warrant 1, 2, and 3 need to be evaluated for both 2025 and 2045 horizon years. 72-hour volumes are to be collected to complete the analysis.

Staff from the City of Aurora agreed that a new traffic signal warrant study is needed.

7D. The intersection of Jewell/Rome Way needs to be evaluated as both a side-street stop controlled and signalized intersection in 2025 to determine signalization timing.

Staff from the City of Aurora agreed that an analysis of this intersection as a stop-controlled intersection is not needed.

7E. Results of the auxiliary lane analysis need to be summarized in a table.

A table has been included in the revised report.

7F. This appears to be a scanned copy. An original PDF copy of the report needs to be provided.

The original PDF copy is being provided.

7G. Discussion on the traffic calming per COA TIS guidelines needs to be included.

A section has been added regarding traffic calming

7H. Refer to comments throughout the report.

Individual comments in the TIA report have been responded to.

7I. There are several discrepancies between access shown on the Site Plan and the TIS. Please revise for consistency between the two documents.

The site plan does not include any access points. Assumptions have been made as to where each lot will access the roadway network. This will be reviewed once a site plan has been submitted as a part of the development process. Once this is done, the site accesses will be analyzed for conformance with this TIS, as discussed in the city meeting of 11/09/22.

Sheet 2

7J. Jewell is shown as a 6-lane arterial (3-lanes each direction). This only shows two lanes. Revise accordingly.

Revised.

7K. An EB right turn lane is required per the TIS in the interim condition. Refer to the TIS for the storage requirement.

No interim auxiliary lanes are required as clarified with the revised TIS and per meeting with the City, 11/09/22.

7L. Revise the label.

Revised.

7M. TIS shows the access point at the location shown.

The TIS document makes assumptions about possible lot access for purposes of analysis. Final lot access will not be determined until actual users and individual site plans are prepared, as discussed in the city meeting of 11/09/22.

7N. The interim access in the TIS shows this as a RI/RO. A physical island will need to be provided. Signing alone will not be accepted.

Restrictive island added.

7O. This light will block the future stop sign. Please revise.

Street light location revised.

7P. Adjust the leader and add R3-2 and street name signs.

Adjusted and added.

7Q. Remove the crosswalk.

Crosswalk removed.

7R. TIS shows an access point at the location shown.

The TIS document makes assumptions about possible lot access for purposes of analysis. Final lot access will not be determined until actual users and individual site plans are prepared, as discussed in the city meeting of 11/09/22.

7S. An EB right turn lane is required per the TIS in addition to the 3 through lanes. Refer to TIS for storage requirements.

7T. Show and label the existing stop sign.

Shown and labeled.

7U. Label the sign.

Labeled.

7V. Where is the “Multi-Use” easement mentioned in the pre-app responses? Provide easement language to verify traffic control is an allowed use covered by the easement. A traffic signal easement will need to be dedicated if the existing easement is not sufficient.

The multi use easement has been labeled however does not include provision for traffic signals. A traffic signal easement is shown on the documents.

7W. Remove the crosswalk.

Removed.

7X. The sidewalk connection from Rome Way to Jewell needs to be shown and installed with this ISP.

The sidewalk connection will not be completed until jewel is widened at some time in the future when the deferral agreement is called.

7Y. Show and label the existing stop sign.

Shown and labeled.

7Z. A WB left turn lane is required per the TIS in both the interim and ultimate conditions. Refer to TIS for storage requirements.

No interim auxiliary lanes are required as clarified with the revised TIS and per meeting with the City, 11/09/22.

7AA. The City has a project that includes ramps at this intersection to facilitate a trail access. Contact Jana Krell (jkrell@auroragov.org) to coordinate.

We will coordinate connections should this trail proceed at this time.

Sheet 3

7BB. Label the cross slope of all sidewalks and crosswalks throughout. Add note: “Owner/developer shall install two (2) 2” conduits and pull boxes to be owned/maintained by the City of Aurora for future fiber optic interconnect of traffic signals along Jewell Ave.

These are detail construction document level items that will be addressed with site construction plans rather than site plan.

7CC. Total sheet count is not consistent with other sheets. Please revise.

Revised.

7DD. Add “and utility”.

Added.

8. Fire / Life Safety (Mike Dean / 303-739-7447 / mdean@auroragov.org / Comments in blue)

Site Plan Comments

Sheet 1

8A. Replace note with the one shown on the redlines.

Replaced.

Sheet 3

8B. Show existing fire hydrants in the area.

Shown.

8C. Add fire hydrant in this location.

Added. However we are proposing to locate the hydrant more interior to the project for future ultimate location.

8D. This fire hydrant can be removed.

Removed.

8E. Fire Hydrant will need to be relocated to a position directly adjacent to Jewell Ave.

Relocated.

8F. See the options listed on the redlines for the relocation of the fire hydrant.

Option one selected as shown.

8G. Include fire lane is easement label as shown in the ISP.

Fire lane label added

8H. Note: See the fire hydrant comments in the ISP.

No hydrants will affect the plat, as they are all within public ROW or easements as shown.

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

Site Plan Comments

Sheet 7

9A. Label the size.

labeled.

9B. Are utility stubs intended to extend into each of these lots for future connection? Please clarify.

No. Utility stubs will be added as individual site plans are developed.

9C. If any phasing is anticipated for utilities, please show phase lines on this plan.

No phasing is proposed.

9D. Verify with the drainage team that adequate volume is provided in the existing pond for these developed flows.

Verified.

9E. Label all connections to existing utility infrastructure.

Labeled.

9F. Include existing/proposed utilities on site plan or a separate sheet as combining these with the grading and contour layers is difficult to distinguish and becomes busy.

An additional utility plan sheet has been included.

10. Real Property (Kalan Falbo / 720-338-7419 / kfalbo@auroragov.org / Comments in magenta)

Site Plan Comments

10A. Label the items called on the redlines.

Labeled.

10B. If sign easements are to be dedicated, please contact dedicationproeprty@auroragov.org.

Sign easements will be dedicated on the plat. The purpose of the easements is for private monument signage for the project.

10C. If the sign is in the E-470 MUE it may require a license agreement.

An existing license agreement is in place for the sign within the M.U.E.

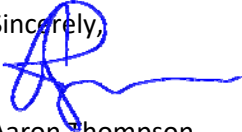
Plat Comments

10D. Make the corrections and edits called out on the redlines.

Corrections have been made.

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

Sincerely,



Aaron Thompson
Aperio Property Consultants, LLC

Cc: Mike Humphrey, Landings at Jewell, LLC