



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

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October 23, 2022

Mike Humphrey
Landings at Jewell LLC
2407 Morningview Trail
Castle Rock, CO 80109

Re: Initial Submission Review – The Landings at Jewell Infrastructure Site Plan and Plat
Application Number: **DA-1781-03**
Case Numbers: **2005-6048-06; 2022-3075-00**

Dear Mr. Humphrey:

Thank you for your initial submission, which we started to process on August 22, 2022. 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 11, 2022.

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,

Name, Title
City of Aurora Planning Department

cc: Aaron Thompson, Aperio Property Consultants
Scott Campbell, Neighborhood Liaison
Scott Campbell, ODA
Filed: K:\SDA\1781-03rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Provide a section for the public access roadway.
- Provide a signal warrant analysis per the Pre-App Notes.
- An EB right turn lane is required per the TIS in addition to the 3 through lanes. Refer to TIS for storage requirements.

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

2. Completeness and Clarity of the Application

Site Plan Comments

Sheet 1

- 2A. Label the Buckley Space Force Base on the vicinity map.
- 2B. Show the APZ overlay on the map.
- 2C. Label E-470.
- 2D. Label S. Rome Way.
- 2E. Remove PC as it is not required with this application.

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

Sheet 2

- 3C. Label as APZ I-South

4. Streets and Pedestrian Comments

Sheet 2

- 4A. Show and label the crosswalk.
- 4B. Provide a section for this public access roadway. It is expected that sidewalk and curbside landscape are provided.

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'.

Sheet 4

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



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Sheet 2

- 6C. There needs to be a minimum of 0.5' between the back of sidewalk and the easement.
- 6D. The lot corner radius is required at a minimum of 25'.
- 6E. Label the curb return radius.
- 6F. Include a typical section for the private street.
- 6G. Note the recorded deferral for the Jewell Improvements.

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.
- 6I. The minimum slope is 2% slope for all non-paved areas.
- 6J. No wall is shown in the location.
- 6K. Cross pans are not permitted on streets with storm sewer.
- 6L. Add a note indicating if the storm sewer system is public or private and who will maintain it.

Sheet 4

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

Plat Comments

- 6N. The lot corner radius is required. The minimum is 25'.

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.
- 7B. 11th edition of the ITE trip generation manual is to be 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.
- 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.
- 7E. Results of the auxiliary lane analysis need to be summarized in a table.
- 7F. This appears to be a scanned copy. An original PDF copy of the report needs to be provided.
- 7G. Discussion on the traffic calming per COA TIS guidelines needs to be included.
- 7H. Refer to comments throughout the report.

Site Plan Comments

Sheet 1



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

Sheet 2

- 7J. Jewell is shown as a 6-lane arterial (3-lanes each direction). This only shows two lanes. Revise accordingly.
- 7K. An EB right turn lane is required per the TIS in the interim condition. Refer to the TIS for the storage requirement.
- 7L. Revise the label.
- 7M. TIS shows the access point at the location shown.
- 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.
- 7O. This light will block the future stop sign. Please revise.
- 7P. Adjust the leader and add R3-2 and street name signs.
- 7Q. Remove the crosswalk.
- 7R. TIS shows an access point at the location shown.
- 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.
- 7U. Label the sign.
- 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.
- 7W. Remove the crosswalk.
- 7X. The sidewalk connection from Rome Way to Jewell needs to be shown and installed with this ISP.
- 7Y. Show and label the existing stop sign.
- 7Z. A WB left turn lane is required per the TIS in both the interim and ultimate conditions. Refer to TIS for storage requirements.
- 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.

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.
- 7CC. Total sheet count is not consistent with other sheets. Please revise.
- 7DD. Add "and utility".

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.

Sheet 3

- 8B. Show existing fire hydrants in the area.
- 8C. Add fire hydrant in this location.
- 8D. This fire hydrant can be removed.
- 8E. Fire Hydrant will need to be relocated to a position directly adjacent to Jewell Ave.
- 8F. See the options listed on the redlines for the relocation of the fire hydrant.

Plat Comments



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

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

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

Site Plan Comments

Sheet 7

- 9A. Label the size.
- 9B. Are utility stubs intended to extend into each of these lots for future connection? Please clarify.
- 9C. If any phasing is anticipated for utilities, please show phase lines on this plan.
- 9D. Verify with the drainage team that adequate volume is provided in the existing pond for these developed flows.
- 9E. Label all connections to existing utility infrastructure.
- 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.

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.
- 10B. If sign easements are to be dedicated, please contact dedicationproeprty@auroragov.org.
- 10C. If the sign is in the E-470 MUE it may require a license agreement.

Plat Comments

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



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

September 9, 2022

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Daniel Osoba

Re: The Landings at Jewell Avenue, Case # DA-1781-03

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the plat and infrastructure site plan for **The Landings at Jewell Avenue** and requests that 10-foot-wide utility easements are dedicated abutting the balance of all property lines, particularly along public rights-of-way.

PSCo requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

Public Service Company also requests that all utility easements are depicted graphically on the preliminary and final plats. While these easements may accommodate certain utilities to be installed in the subdivision, some additional easements may be required as planning and building progresses.

Please be aware PSCo has existing underground electric distribution facilities along East Atlantic Place and along South Rome Way. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities 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 document for new facilities (i.e. transformers) – be sure to have the Designer contact a Right-of-Way and Permits Agent.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 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