

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



January 23, 2023

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

**Re: Second 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 second submission, which we started to process on December 26, 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.

Several issues remain; however, they may be addressed in a technical review after your Administrative Decision. Please revise your previous work and send us a new submission after your Administrative Decision date.

The Administrative Decision for this application is tentatively scheduled for **February 8, 2023**. Notice for this decision date must be mailed to all registered neighborhood groups within one mile and all adjacent property owners. Additionally, three (3) public notice signs must be posted on-site facing each adjacent right-of-way. Both notice requirements must be completed 10 calendar days ahead of the administrative decision date (January 29, 2023). The notice of pending administrative decision will be sent to you under a separate cover later this week; please make copies for each mailing required and send them with Certificates of Mailing showing proof of mailing prior to January 29, 2023. The public notice signs will be ready for pick-up on Wednesday, January 25, 2023. Please pick up the signs from the security desk on the first floor of the Aurora Municipal Center (15151 E Alameda Pkwy, Aurora, CO 80012). These notice requirements are your responsibility. If notice is not provided to meet these requirements, it will result in a delay of your administrative decision.

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](mailto:dosoba@auroragov.org).

Sincerely,

Name, Title  
City of Aurora Planning Department

cc: Aaron Thompson, Aperio Property Consultants  
Scott Campbell, Neighborhood Liaison  
Justin Andrews, ODA  
Filed: K:\\$DA\1781-03rev2



## *Second Submission Review*

### **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. No comments were received from outside agency organizations during this review.

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

##### *Generally*

- 2A. Please provide a completed avigation easement for this property. The avigation easement must be recorded prior to the recordation of the associated subdivision plat.

##### *Site Plan Comments*

###### *Sheet 1*

- 2B. Re-label the Private Drive section to “Public Access Typical Section” to match the easement title.
- 2C. Change tree lawn to “curbside landscaping” to be consistent with the UDO language.
- 2D. Remove the parking line item from the data block.

###### *Sheet 2*

- 2E. Label the object called out in the redlines or remove it.

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

##### *Site Plan Comments*

###### *Sheet 1*

- 3A. Repeat comment: Provide site data for the following line items that must be included with this application:
- Internal ROW area
  - Landscape area (this includes curbside landscape area and open space area [E-470 MUE counts])
  - Lot Area
- 3B. Repeat comment: Add percentages to the coverage areas in the site data block. The total needs to add to 100%.

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

##### *Sheet 1*

- 4A. Typical minimum curbside landscape area is a minimum of 5 feet to provide enough space for tree planting. Please revise the area shown outside of the private drive section.

##### *Sheet 2*

- 4B. There should be painted crosswalks at all pedestrian crossings. Add keynote 7 for all.
- 4C. Advisory note: based on the section for the public access easement, it appears the sidewalk will connect next to or right on the ramp. The sidewalk should connect to the associated east/west ramp on both sides of this access easement. This does not need to be shown on this ISP, but should be noted for future pad sites.

#### **5. Signage & Lighting Comments**

##### *Site Plan Comments*

###### *Sheet 1*

- 5A. Change the proposed sign area to “Proposed Sign Height”.



*Sheet 2*

- 5B. Provide verification from the E-470 Authority that the signs and sign easements are permitted in the E-470 MUE.
- 5C. Monument signage shall be located a minimum of 4' from the back of the walk. Please provide the dimension, typical for both monument signs and both sidewalks.

*Sheet 5*

- 5D. Electronic message board area may not exceed 50% of the sign face. Please provide a detail showing the sign area and the programmable LED sign area to comply with this requirement.
- 5E. Per the Site Plan Data block, the sign has 100 s.f. of signage per sign face. Please indicate with a note or graphically if both sides of the sign are intended to include signage.
- 5F. Please note that per the Landings at Jewell Master Plan (FDP) the Architectural Review Committee must review and approve all signage. Please coordinate with the ARC to finalize the approval of the signage prior to submitting building permits.
- 5G. Add a note indicating that signage shall be subject to the Landings at Jewell ARC.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

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

*Site Plan Comments*

*Sheet 2*

- 6A. Street lights are required on public streets at the time of construction of the street.

*Sheet 3*

- 6B. Add "with railing".
- 6C. The minimum slope for all non-paved areas is 2%.
- 6D. Clarify what the label means. See the redlines for details.

*Sheet 5*

- 6E. Include the maximum height.
- 6F. There are more than two tiered walls in most locations. It is important for the City to understand what is being proposed: dimension the distance between the walls as well as the slope, and show the required railing. This is required for all walls over 30". Refer to the Draft Roadway Manual update \*anticipated to be adopted on 2/1/2023) in Section 4.02.4.06.

*Plat Comments*

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

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

*Traffic Impact Study*

- 7A. TIS comments were provided (dated 10/5/2022). No TIS document revision has been uploaded for review. Please submit an updated TIS for review with your next submission.

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

*Site Plan Comments*

*Sheet 5*

- 8A. Remove the fire hydrant shown. It is too close to the existing hydrant on the east side of S Rome Way.
- 8B. Relocate the fire hydrant to the west approximately 40-50' toward S Rivera Ct.



*Plat Comments*

- 8C. Include the fire lane easement label as shown in the ISP.
- 8D. Note: See the fire hydrant comments in the ISP.

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

*Site Plan Comments*

*Sheet 1*

- 9A. The site plan will not be approved by Aurora Water until the preliminary drainage report is approved.

*Sheet 3*

- 9B. At a street intersection where two streets slope down to the intersection, an inlet shall be placed on the through street's uphill PCR and on the intersecting street's uphill PCR.
- 9C. Verify what the item shown in the redlines is calling out.
- 9D. Keynote 7 is not provided. Ensure the minimum 2% slope is provided for the swale.
- 9E. Plans state that the pipe is private. Utility easements are only for public pipes, please remove the easement dedication.
- 9F. Please dedicate a private easement for this pipe as off-site flows are being conveyed through this site.

*Sheet 4*

- 9G. 10-ft water easement dedication is required for hydrants located outside of the ROW.
- 9H. Revise to Keynote 3 in order to match the legend.
- 9I. Revise to Keynote 7 in order to match the legend.
- 9J. Advisory: these retaining walls will limit the water and sanitary service scenario as utilities as no structural encroachments are allowed for public utilities.

*Plat Comments*

- 9K. Include a water utility easement covering the hydrant in the area shown.

**10. Real Property** (John Doose / 970-379-0008 / [jdoose@auroragov.org](mailto:jdoose@auroragov.org) / Comments in magenta)

*Plat Comments*

- 10A. Provide an updated title commitment. It must be dated within 120 days of approval.
- 10B. Please provide a Statement of Authority for the entity called out in the redlines.
- 10C. Change to "situated".