



Date: May 12th, 2023

To: Aja Tibbs

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

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This document is a response to the Jamaso (DA-2243-00) Initial Technical Submission (4<sup>th</sup> Overall Review) comments received on July 27nd, 2022 by the Office of Development Assistance. Responses are below in **RED**:

## *Initial Technical Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- The access road (as labeled on the PIP) needs to be a private road. The section does not meet COA standards nor does it provide additional connectivity. (Public Works)

**LJA Response: Private and public roads have been identified. The existing private access road will be within proposed public right-of-way.**

- A turnaround in the interim condition is not only for fire/life safety, but for the general public. Provide a turnaround. (Public Works) *Note from planning: if a turnaround is to be required/provided at the end of 12th, please clearly note this is a temporary condition. Perhaps as a separate sheet or detail.*

**LJA Response: We have met with City staff and adjacent property owners. The road layout has been revised and reduced. A turnaround will not be necessary with this layout.**

### **PLANNING DEPARTMENT COMMENTS**

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

1A. Please note that all the master plan tabs (with the exception of comment responses) are recorded upon approval of the master plan. This is typically done with four regular sized sheets per mylar page. With your resubmittal, please include a final set of all the master plan documents in this format.

**PCS Response: We understand that this comment no longer applies due to our most recent changes to the Master Plan and coordination with the City.**



## Urban Design Standards – Tab 10

1B. Remove section title “h. Additional Signs” from page 13 of Tab 10, and re-number the subsequent sections. There is nothing under it, so the section is no longer needed.

**PCS Response:** Acknowledged, this section has been removed and the sections have been re-numbered..

## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

**2. Public Works** / Kristin Tanabe / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / 303-739-7306 / comments in green)

2A. The master plan will not be approved by Public Works until the drainage study is ready to be approved. Comments were provided 4/6/22 and not subsequent submittal has been made.

**LJA Response:** Understood. The final report will be uploaded to the portal for review and approval.

### Public Improvement Plan (PIP)

2B. The access road needs to be a private road. The section does not meet COA standards nor does it provide additional connectivity.

**LJA Response:** The project roadways have been revised and identified.

2C. A turnaround in the interim condition is not only for fire/life safety, but for the general public. Provide a turnaround.

**LJA Response:** A turn around is not necessary with the revised roadway layout.

**3. Aurora Water** (Nina Khanzadeh / [rkhanzad@auroragov.org](mailto:rkhanzad@auroragov.org) / 303-303-883-2060 / comments in red)

3A. Sent minor comments to designer via email. Also sent request to Shanika to open MUS folder in AMANDA on 6/30. Otherwise, site plan is marked as ready for approval.

**LJA Response:** Comments received by the City have been addressed and will be uploaded to the portal.

**4. Public Art Plan** (Roberta Bloom / [rbloom@auroragov.org](mailto:rbloom@auroragov.org) / 303-739-6747)

6A. Thank you for the submitted public art plan. This document is being prepared for signature/approval.

**PCS Response:** Acknowledged, thank you. The Public Art Plan has NOT changed per the most recent Land Use Map changes.

## Anna Sparks

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From: Khanzadeh, Nina <nkhanzad@auroragov.org>  
Sent: Thursday, June 30, 2022 11:15 AM  
To: Anna Sparks  
Cc: Timothy Pyle  
Subject: RE: Jamaso Master Utility Study

Anna,

I have one other request. Can you please send me your final EPA net files for this project? We would like to input the information into the City model. Thanks

Best Regards,

Nina Khanzadeh, PE  
Project Engineer  
Aurora Water | City of Aurora  
Office: (720)-859-4365

EPAnet file has been included with this submittal.

\*(She/Her/Hers)



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\*One of Aurora's Core Values is Respect. Sharing personal gender pronouns is one way to practice respect for the diversity that makes Aurora great.

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From: Anna Sparks <anna@innovativelandinc.com>  
Sent: Thursday, June 30, 2022 10:46 AM  
To: Khanzadeh, Nina <nkhanzad@auroragov.org>  
Cc: Timothy Pyle <tim@innovativelandinc.com>  
Subject: RE: Jamaso Master Utility Study

Nina,

I forwarded your email and attachment to ownership. Please let me know if there are certain plans that you are expecting as separate PDFs (24"x36") and if the 24"x36" reference documents in Appendix E should be reduced to 11"x17".

Sincerely,

Anna Sparks, P.E., CFM  
Project Manager

Innovative Land Consultants  
12071 Tejon Street, Suite 470  
Westminster, CO 80234

## Anna Sparks

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From: Khanzadeh, Nina <nkhanzad@auroragov.org>  
Sent: Thursday, June 30, 2022 10:51 AM  
To: Anna Sparks  
Cc: Timothy Pyle  
Subject: RE: Jamaso Master Utility Study

Anna,

The sanitary and water exhibits, besides being in the report itself, should also be submitted separately as 24x36. That should be it.

Best Regards,

Nina Khanzadeh, PE  
Project Engineer  
Aurora Water | City of Aurora  
Office: (720)-859-4365

Separate 24" x 36" exhibits for the Sanitary Sewer System Map and Water Distribution Map have been included with this submittal.

\*(She/Her/Hers)



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Sincerely,

Anna Sparks, P.E., CFM  
Project Manager

Innovative Land Consultants  
12071 Tejon Street, Suite 470  
Westminster, CO 80234

## Anna Sparks

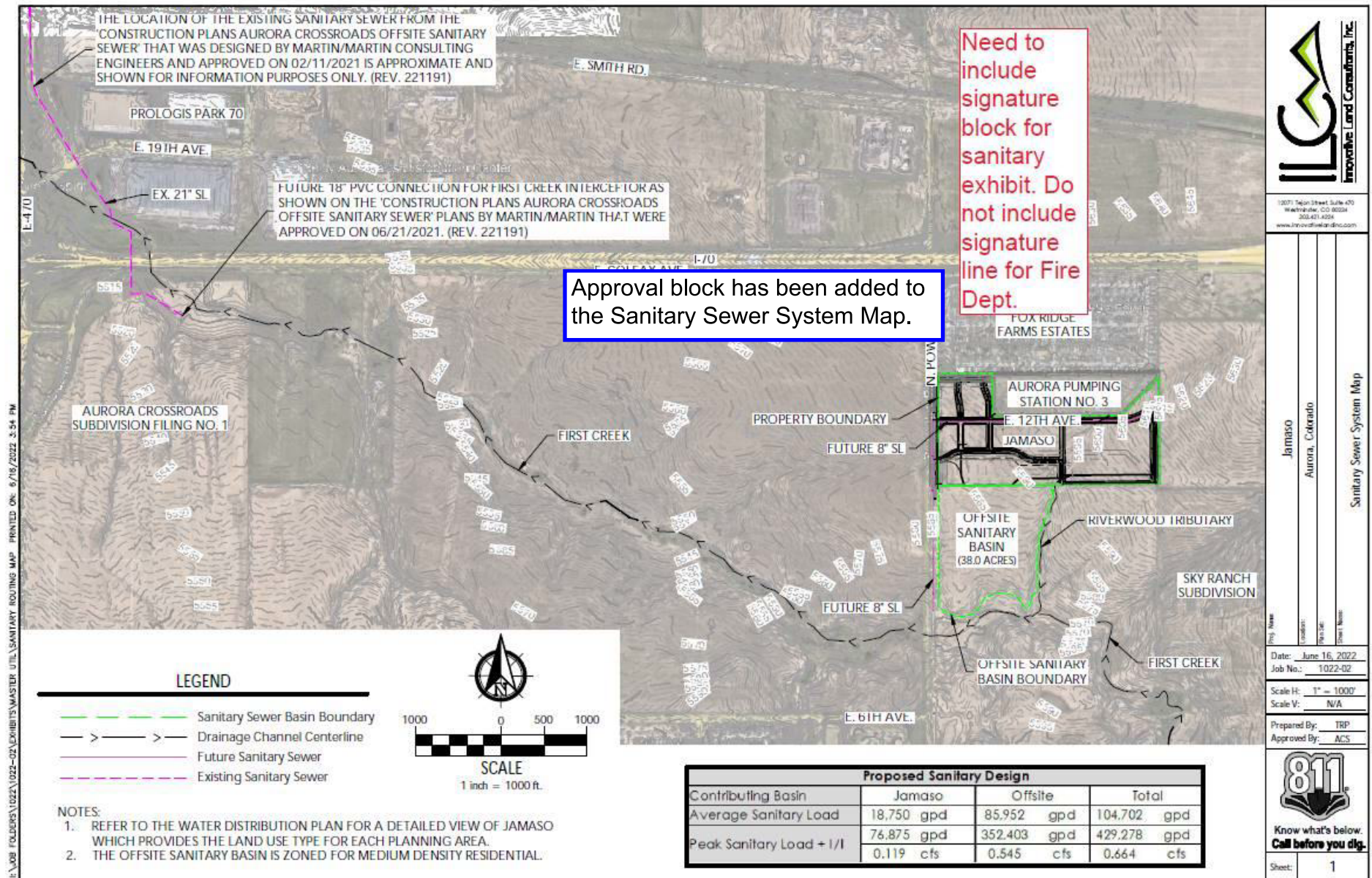
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From: Khanzadeh, Nina <nkhanzad@auroragov.org>  
Sent: Thursday, June 30, 2022 10:34 AM  
To: Anna Sparks; Harpool, Shanika  
Subject: Jamaso Master Utility Study  
Attachments: Checklist - Jamaso.pdf

Good Morning Anna and Shanika,

Shanika- Can you please open a new Master Utility Study for Anna? Please see the attached document

Anna- I have some final comments prior to you submitting your final documents to the MUS folder that Shanika will set up for you. Please see below. Can you also provide Shanika with the owner information I have highlighted in blue in the attached PDF? Please make sure you also submit the exhibits in the report, as well as separate PDFs (24"x36").



Thank you

Best Regards,

Nina Khanzadeh, PE  
Project Engineer  
Aurora Water | City of Aurora  
Office: (720)-859-4365

\*(She/Her/Hers)



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