



Property Consultants, llc

March 14, 2023

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 second review comments (Jan. 23, 2023)***

Mr. Osoba,

Following are responses to comments issued by the City of Aurora on January 23, 2023 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. No comments were received from outside agency organizations during this review.

Noted.

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.

Submitted.

Site Plan Comments

Sheet 1

2B. Re-label the Private Drive section to "Public Access Typical Section" to match the easement title.

Relabeled.

2C. Change tree lawn to “curbside landscaping” to be consistent with the UDO language.

Revised.

2D. Remove the parking line item from the data block.

Removed.

Sheet 2

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

1 Removed.

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

Added.

3B. Repeat comment: Add percentages to the coverage areas in the site data block. The total needs to add to 100%.

Added.

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.

Revised.

Sheet 2

4B. There should be painted crosswalks at all pedestrian crossings. Add keynote 7 for all.

Per Public Works/Transportation, crosswalks will not be added. See previous site plan comments.

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.

Noted.

5. Signage & Lighting Comments

Site Plan Comments

Sheet 1

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

Revised.

Sheet 2

5B. Provide verification from the E-470 Authority that the signs and sign easements are permitted in the E-470 MUE.

Sign moved out of the 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.

Dimensioned (50’+).

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.

Note added.

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.

Note added.

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.

Note added.

5G. Add a note indicating that signage shall be subject to the Landings at Jewell ARC.

Note added.

6. Civil Engineering (Kristin Tanabe / 303-739-7306 / 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.

Note revised.

Sheet 3

6B. Add “with railing”.

Wall removed.

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

Revised.

6D. Clarify what the label means. See the redlines for details.

Removed.

Sheet 5

6E. Include the maximum height.

Wall removed.

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.

Wall removed.

Plat Comments

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

The radii are labeled at 25’, please refer to detail.

7. Traffic Engineering (Sylvia Lopo & / 303-330-0440 / 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.

Uploaded.

8. Fire / Life Safety (Richard Tenorio/ 303-739-7628 / 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.

Removed.

8B. Relocate the fire hydrant to the west approximately 40-50' toward S Rivera Ct.

Relocated.

Plat Comments

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

Added.

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

Noted.

9. Aurora Water (Daniel Pershing / 303-739-7646 / 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.

Noted.

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.

No additional inlets will be provided per meetings with Public Works/Aurora Water.

9C. Verify what the item shown in the redlines is calling out.

Storm sewer graphically clarified.

9D. Keynote 7 is not provided. Ensure the minimum 2% slope is provided for the swale.

Interim Swale labeled (min. 2%).

9E. Plans state that the pipe is private. Utility easements are only for public pipes, please remove the easement dedication.

Easement shown will be private, dedicated by separate document.

9F. Please dedicate a private easement for this pipe as off-site flows are being conveyed through this site.

Easement shown will be private, dedicated by separate document.

Sheet 4

9G. 10-ft water easement dedication is required for hydrants located outside of the ROW.

Added.

9H. Revise to Keynote 3 in order to match the legend.

Revised.

9I. Revise to Keynote 7 in order to match the legend.

Revised.

9J. Advisory: these retaining walls will limit the water and sanitary service scenario as utilities as no structural encroachments are allowed for public utilities.

Walls removed.

Plat Comments

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

Added.

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

Plat Comments

10A. Provide an updated title commitment. It must be dated within 120 days of approval.

Title commitment will be provided prior to recordation.

10B. Please provide a Statement of Authority for the entity called out in the redlines.

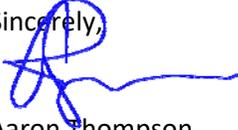
Provided.

10C. Change to “situated”.

“Situating” is the correct term.

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

LANDINGS AT JEWELL INFRASTRUCTURE SITE PLAN

A PORTION OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 4 SOUTH,
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



VICINITY MAP
1"=2000'

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

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29, A FOUND ALUMINUM CAP MARKED LS 38046: THENCE S70°17'21"E A DISTANCE OF 58.23 FEET TO THE POINT OF INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF NORTH CHAMBERS ROAD AND THE SOUTHERLY RIGHT OF WAY LINE OF EAST 35TH AVENUE, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE N89°37'21"E A DISTANCE OF 570.64 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF HELENA STREET; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE S011.1°01'E A DISTANCE OF 310.55 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29, BEING THE NORTHERLY RIGHT OF WAY LINE OF EAST 33RD PLACE, A FOUND REBAR AND PLASTIC CAP, PLS 26298; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE S89°34'10"W A DISTANCE OF 548.35 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF NORTH CHAMBERS ROAD; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING THREE COURSES AND DISTANCES; THENCE N00°31'08"E A DISTANCE OF 34.01 FEET; THENCE 39.68 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°56'58", A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS N44°57'20"W FOR 35.65 FEET; THENCE N00°31'08"E A DISTANCE OF 251.67 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 185377.1 SQUARE FEET, 4.256 ACRES MORE OR LESS.

SITE PLAN NOTES:

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
- "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE 2009 ICC A117.1.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENT PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMIT.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII -NUMBERING OF BUILDINGS.
- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENS SHALL EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSERVED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC., ARE NOT ALLOWED TO ENCRUCH INTO ANY EASEMENT OR FIRE LANE.
- THE CURRENTLY ADOPTED 2015 INTERNATIONAL FIRE CODE (IFC), REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC) PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE AN APPROVED AND QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPERS EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. AREAS INSIDE THE GATED AREA OF THE SELF-SERVICE STORAGE FACILITY WILL BE DEDICATED AS "EMERGENCY ACCESS EASEMENTS", AND SHALL BE CONSPICUOUSLY POSTED BY THE OWNER WITH SIGNS STATING "KEEP DRIVE AISLE PASSABLE AT ALL TIMES". AREAS OUTSIDE THE GATED SELF-SERVICE FACILITY (OR CONSTRUCTED FOR SECONDARY EMERGENCY ACCESS ONLY) WILL BE SEPARATELY DEDICATED AS FIRE LANE EASEMENTS AND POSTED "NO PARKING - FIRE LANE". THESE EASEMENTS SHALL BE CONSTRUCTED AND MAINTAINED TO THE PUBLIC WORKS DEPARTMENT STANDARDS AS A DEDICATED FIRE LANE EASEMENT. THE DEVELOPER, OWNER, THEIR SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR MAINTAINING AN UNOBSERVED MEANS FOR EMERGENCY ACCESS THROUGHOUT THE YEAR INCLUDING THE REMOVAL OF SNOW DURING THE WINTER MONTHS. THE MAINTENANCE OF PAVING ON EMERGENCY ACCESS EASEMENTS IS THE RESPONSIBILITY OF THE OWNER.
- FIRE LANE AND HANDICAPPED PARKING SIGN, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE SUBMITTED AND APPROVED WITH THE CIVIL PLAN AND SITE PLAN, "SIGNAGE AND STRIPING" PACKAGE. THIS SIGN PACKAGE SHALL INCLUDE ALL OTHER SIGNS AS REQUIRED BY OTHER CITY DEPARTMENTS.
- THE STREET LIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.

no internal ROW, esmt only

Provide site data for the following line items:
Internal ROW Area
Landscape Area (this includes curbside landscape area and open space area [E-470 MUE counts])
Lot Area

SITE DATA

GROSS PROPERTY AREA (PER SUBDIVISION PLAT)	11.33 AC (493,558 S.F.)
R.O.W. DEDICATION AREA	0.84 AC (36,449 S.F.)
NET PROPERTY AREA (AFTER R.O.W. DEDICATION)	10.49 AC (457,109 S.F.)
TOTAL BUILDING COVERAGE	TBD (INFRASTRUCTURE ONLY)
PRESENT ZONING CLASSIFICATIONS	AD/APZ I-SOUTH
PROPOSED ZONING CLASSIFICATION	AD/APZ I-SOUTH
PROPOSED USES	TBD (INFRASTRUCTURE ONLY)
NUMBER OF PROPOSED SIGNS	2 MONUMENT SIGNS
ALLOWABLE SIGN AREA	100 S.F. PER SIGN FACE (MAX.)
PROPOSED SIGN AREA	100 S.F. PER SIGN FACE
ALLOWABLE SIGN HEIGHT	14' (MAX.)
PROPOSED SIGN AREA	14'
PARKING	TBD (INFRASTRUCTURE ONLY)

Remove this parking line item.

Change from "Area" to "Height".

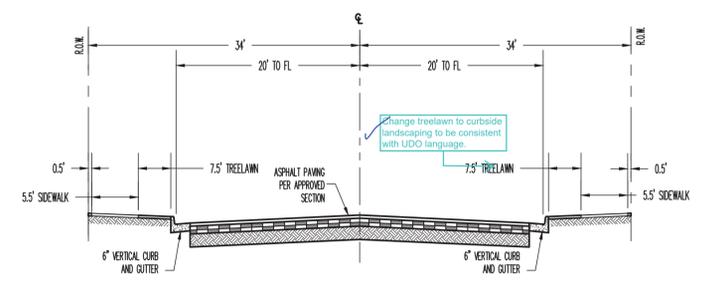
Add percentages to the each lot from its coverage area. The total needs to add to 100%.

APPLICANT
LANDINGS AT JEWELL, LLC
2407 MORNINGVIEW TRAIL
CASTLE ROCK, CO 80109
CONTACT: MIKE HUMPHREY
PHONE: (303) 594-1194
mike@poloproperties.net

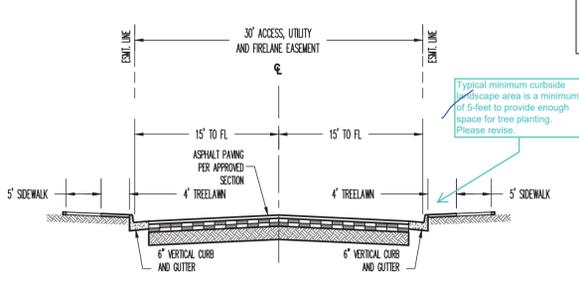
OWNER
JEWELL STORAGE, LLC
2407 MORNINGVIEW TRAIL
CASTLE ROCK, CO 80109
CONTACT: MIKE HUMPHREY
PHONE: (303) 594-1194
mike@poloproperties.net

PLANNER
APERIO PROPERTY CONSULTING
4032 DEFOE ST.
STRASBURG, CO 80136
CONTACT: AARON THOMPSON
PHONE: (303) 317-3000
aaron@aperioprop.com

CIVIL ENGINEER
KELLY DEVELOPMENT SERVICES
9301 SCRUB OAK LANE
LONE TREE, CO 80124
CONTACT: GREG KELLY
PHONE: (303) 888-6338
greg@kellydev.com



RIVERA STREET TYPICAL SECTION (TYPE 3 LOCAL)



PRIVATE DRIVE TYPICAL SECTION

Typical minimum curbside landscape area is a minimum of 5-feet to provide enough space for tree planting. Please revise.

This is labeled as a public access easement. Please revise the label to indicate "Public Access Typical Section".

TIS comments were provided (dated 10/5/22), no TIS document revision has been uploaded for review. Please submit updated TIS for review to djkaiser@auroragov.org.

SIGNATURE BLOCK:

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, _____ HAS CAUSED THESE
(Corporation, Company, or Individual)

PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD. _____

BY: _____ BY: _____
(Principal or Owner) (Principal or Owner)

STATE OF COLORADO)
COUNTY OF ADAMS)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ AD. _____ BY _____
(Principal or Owner)

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC
ADDRESS _____

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____
PLANNING DIRECTOR: _____ DATE: _____
DATABASE APPROVAL DATE _____

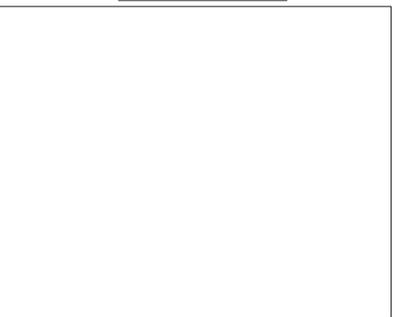
RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF COUNTY, COLORADO AT _____ O'CLOCK _____ M. THIS _____ DAY OF _____ AD. _____
CLERK AND RECORDER: _____ DEPUTY: _____

SHEET INDEX

- COVER SHEET
- INFRASTRUCTURE SITE PLAN
- PRELIMINARY GRADING PLAN
- PRELIMINARY UTILITY PLAN
- SITE DETAILS

AMENDMENTS

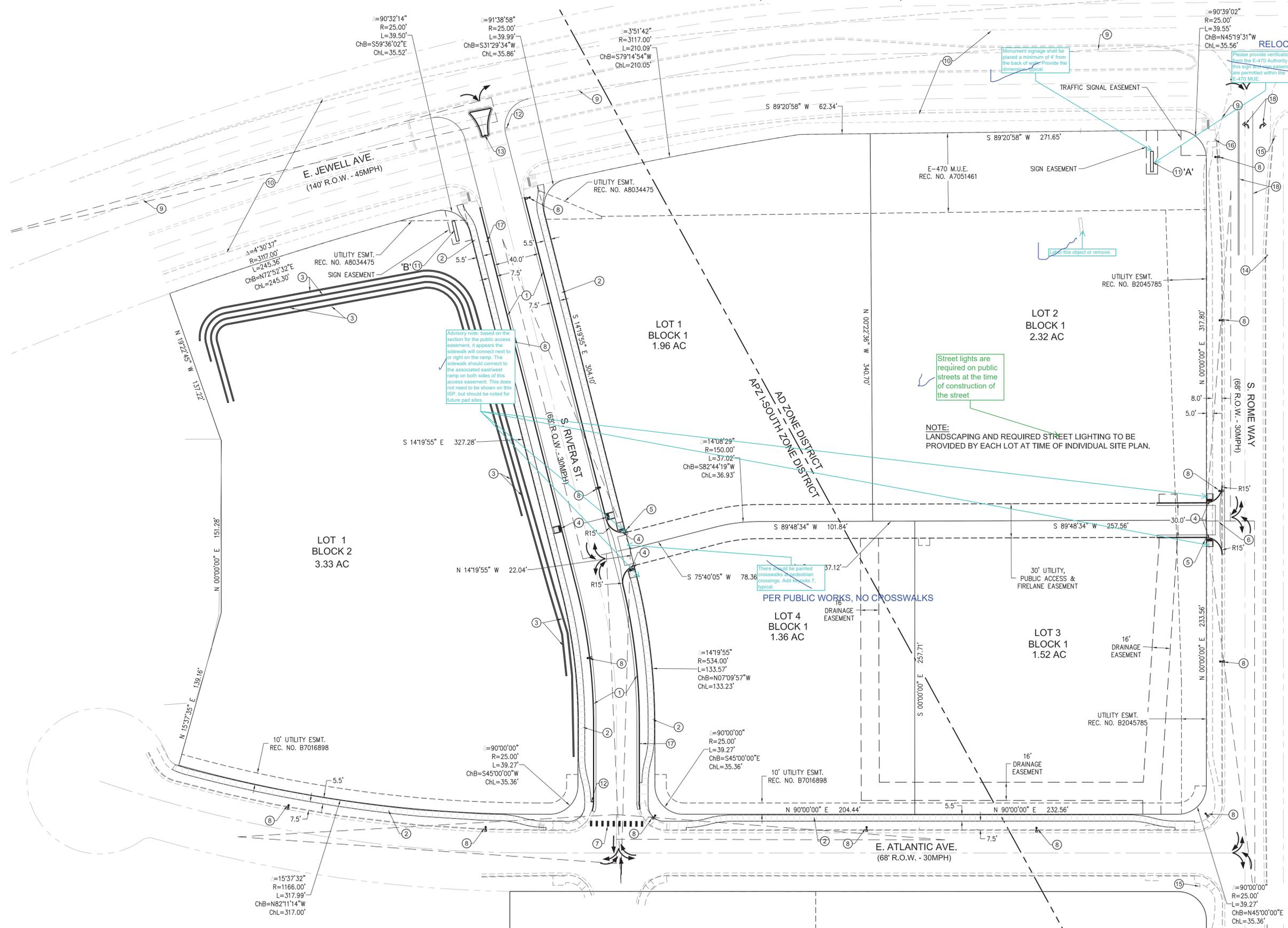


Aperio
Property Consultants, llc
4032 DEFOE ST.
STRASBURG, CO 80136
PHONE 303.317.3000

COVER SHEET
SHEET 1 OF 4
DECEMBER 16, 2022

LANDINGS AT JEWELL INFRASTRUCTURE SITE PLAN

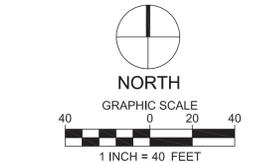
A PORTION OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 4 SOUTH,
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



SITE PLAN KEYNOTES

- ① 6" CURB AND GUTTER
- ② SIDEWALK
- ③ RETAINING WALL (SEE DETAIL SHEET 3)
- ④ HANDICAP ACCESSIBLE RAMP
- ⑤ STOP SIGN
- ⑥ 8' CONCRETE CROSSSPAN (C.O.A. STD. DTL. S4.1)
- ⑦ PAINTED CROSSWALK
- ⑧ PROPOSED STREET LIGHT*
- ⑨ EXISTING EDGE OF ASPHALT
- ⑩ FUTURE JEWELL AVE. IMPROVEMENTS
(DEFERRAL AGREEMENT REC. NO. B6090523)
- ⑪ MONUMENT SIGN
- ⑫ R1-1 STOP SIGN W/ STREET BLADES
- ⑬ R3-2 LEFT TURN PROHIBITED SIGN
- ⑭ R3-8LR LEFT ONLY/RIGHT ONLY SIGN
- ⑮ EXISTING STOP SIGN W/ STREET BLADES
- ⑯ EXISTING SPEED LIMIT SIGN (30 MPH)
- ⑰ PROPOSED R2-1-30 SPEED LIMIT SIGN (30 MPH)
- ⑱ PROPOSED PAVEMENT MARKING

PROPOSED	EXISTING
	PROPERTY LINE
	R.O.W. LINE
	EASEMENT
	SIGHT TRIANGLE
	BACK OF CURB
	CONCRETE HATCH
	EDGE OF PAVEMENT / FIN
	FLOWLINE
	SIDEWALK
	SIDEWALK HATCH
	PAVEMENT MARKING
	LIGHT POLE
	RETAINING WALL



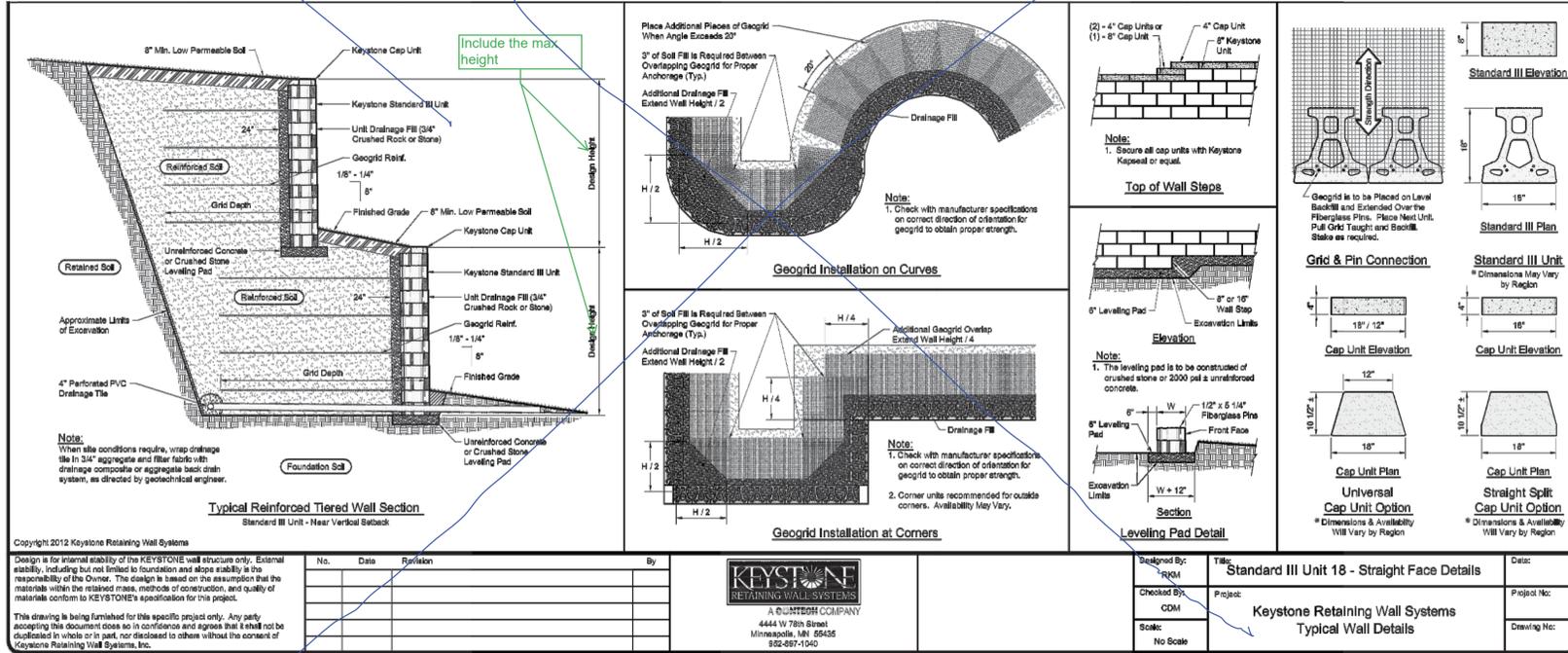
Aperio
Property Consultants, llc
4032 DEFOE ST.
STRASBURG, CO 80136
PHONE 303.317.3000

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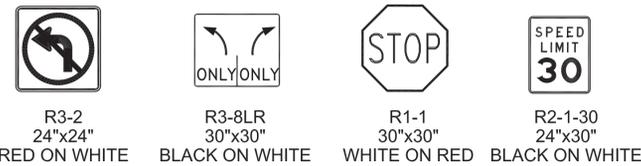
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There are more than two tiered walls in most locations. It is important for the City to understand what is being proposed, dimension the distance between the walls as well as the slope, and show the required railing- required for ALL walls over 30". Refer to the Draft Roadway Manual Update (anticipated to be adopted 2/1/23) in Section 4.02.4.06

RETAINING WALLS REMOVED



RETAINING WALL DETAILS
N.T.S.

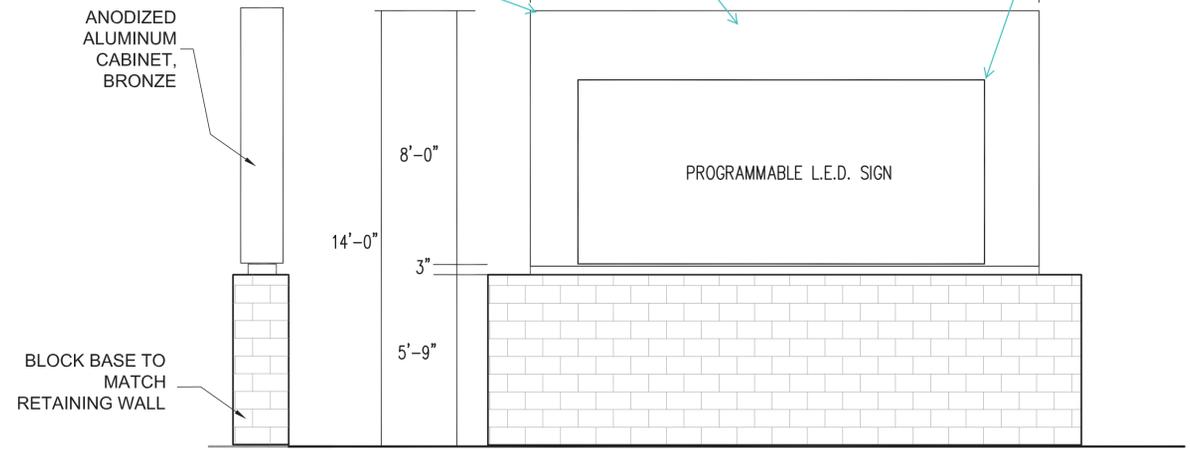


STREET SIGNS
N.T.S.

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 this sign prior to submitting building permits.

Per the Site Data block, this sign has 100 sq. ft. of signage per sign face. Please indicate with a note or graphically if both sides of this sign are intended to include signage.

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.



LED SIGN DATA
SIGN ADVERTISEMENT/MESSAGE SHALL BE RELATIVE TO APPROVED USE ONLY AND SHALL NOT CHANGE IN LESS THAN ONE 30-MIN PERIOD

LED NITS RATING SHALL NOT EXCEED:
DAYTIME - 3,150 (RED) / 4,690 (AMBER)
NIGHTTIME - 1,125 (RED) / 1,675 (AMBER)
OR 0.3 FOOT CANDLES ABOVE AMBIENT LIGHT AT 63' FROM SIGN

MONUMENT SIGN 'A' AND 'B' DETAIL
N.T.S.

add a note indicating that signage shall be subject to the Landings at Jewell ARC.