

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



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June 21, 2023

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

Re: 2nd Technical 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 technical submission. 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 and another technical review will be required. Please revise your previous work and send us a new submission on July 7, 2023, 2023.

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
Justin Andrews, ODA
Filed: K:\SDA\1781-03tech2



2nd Technical 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. Signage & Lighting Comments

- 2A. Signage and lighting comments have been addressed.

3. Energy and Environment Review (Maria Alvarez / malvarez@auroragov.org)

- 3A. Energy and Environment comments have been addressed.
- 3B. Advisory Note: The Avigation Easement has been sent to the Manager of the Energy and Environment Division for review and recordation. Additional comments may be forthcoming. If there are no comments, staff will provide an update when the Avigation Easement is recorded.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Traffic Impact Study Comments

- 4A. Warrant analysis is required with Landings at Jewell traffic. The Pioneer TIS did not account for Landings site traffic.
- 4B. The HCM 6th edition should be referenced. FYI HCM 7th edition shall be used for future analyses.
- 4C. Change to approximately.
- 4D. Previous comment was not adequately addressed:
A warrant analysis is required WITH Landings at Jewell traffic. The Pioneer TIS did not account for Landings site traffic.
- 4E. Previous comment was not adequately addressed:
We need to know if a traffic signal will be triggered by Landings traffic in 2030.
- 4F. Provide traffic volume figures from this report.

Site Plan Comments

Sheet 2

- 4G. Label as full movement access. There are several instances of this comment; please see the redlines for details.
- 4H. Label as right-in/right-out intersection.
- 4I. Change keynote 5 to keynote 12 in the locations called out on the redlines.
- 4J. Add sight triangle per COA Te-13. There are several instances of this comment; please see the redlines for details.
- 4K. Show the separate EB right turn lane per TIS.
- 4L. Show the separate EB right turn and WB left turn lanes per TIS.
- 4M. Show the directional OED ramps. There are several instances of this comment; please see the redlines for details.
- 4N. Add A note to defer the pedestrian ramp until sidewalk and the pedestrian ramp on east side of Rome Way is constructed.
- 4O. Replace the item called out on the redlines with R4-7 sign.
- 4P. Add keynote 13 sign.
- 4Q. Show and callout all base roadway striping, including the auxiliary lane striping.
- 4R. Add the speed limit sign.



5. Fire / Life Safety (Richard Tenorio / 303-739-7628 / rtenorio@auroragov.org / Comments in blue)

5A. Fire / Life Safety comments have been addressed.

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

6A. Aurora Water comments have been addressed.

7. Real Property Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

Site Plan Comments

Sheet 2

7A. The island shown in the redlines is in the ROW and will need to be covered by a License Agreement. Send the documents to licenseagreement@auroragov.org to start the process.

Subdivision Plat Comments

- 7B. Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date.
Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office.
- 7C. Send in update to the title commitment.
- 7D. Change "Utility" to "Water" in detail C.
- 7E. Make Fire Lane two words in detail C.