



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

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April 12, 2022

Brian Holmes  
Ware Malcomb  
990 S Broadway, Suite 230  
Denver, CO 80209

**Re: Technical Submission Review:** Picadilly Road at 38<sup>th</sup> Avenue Infrastructure – Preliminary Plat  
**Application Number:** DA-2226-00  
**Case Number:** 2020-6010-00

Dear Brian Holmes:

Thank you for your technical submission, which we began to review on March 28<sup>th</sup>, 2022. We reviewed it 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 outside agencies.

Since some important issues remain, you will need to make another technical corrections submission. 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.

If you have any comments or concerns, you can contact me at [egates@auroragov.org](mailto:egates@auroragov.org) or 303-739-7132.

Sincerely,

Erik Gates, Planner I  
City of Aurora Planning and Development Services

cc: Skip Bailey, 20100 E 32<sup>nd</sup> Parkway, Suite 150, Aurora, CO 80011  
Scott Campbell, Neighborhood Services  
Jacob Cox, ODA  
Filed: K:\\$DA\2226-00tech1.rtf



## Technical Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Ensure all pages are titled consistently.
- Questions about some landscaping installation and maintenance responsibility still remain. [Landscape Design]
- There are a number of readability issues with key maps and some pages. Please declutter these sections [Civil Engineering, Aurora Water]
- Continue working with Real Property for dedication of easements [Real Property]
- Additional details on median landscaping are needed. Please discuss with Curtis Bish if you are intending to have the City maintain this landscaping. [PROS]

### PLANNING DEPARTMENT COMMENTS

#### **1. Zoning and Land Use Comments** (Erik Gates / 303-739-7132 / [egates@auroragov.org](mailto:egates@auroragov.org) / Comments in teal)

1A. No additional comments on this review.

#### **2. Transportation Planning** (Tom Worker-Braddock / 303-739-7340 / [tworker@auroragov.org](mailto:tworker@auroragov.org))

2A. No additional comments on this review.

#### **3. Landscape Design Issues** (Kelly Bish / [kbish@auroragov.org](mailto:kbish@auroragov.org) / 303-739-7189 / Comments in bright teal)

[Preliminary Plat Page 1]

3A. State when the landscape is anticipated to be installed. Upon completion of the road construction, upon construction of the pond etc.

3B. This statement should be expanded upon. If the medians will be the Parks, Recreation and Open Space Department's responsibility then list that. The curbside landscape seems likely to be by multiple entities or possibly the Metro District??? There are two areas in question that need further clarification. See landscape sheets for the areas in question. One area is adjacent to a privately owned property and the other is immediately adjacent to the Public Service Company of Colorado. Neither of these will likely install the landscaping proposed within the curbside areas.

[Preliminary Plat Page 20]

3C. The title block across all sheets within the plan set should be consistent. Please update to reflect what is being listed on the other sheets in the plan set.

[Preliminary Plat Page 21]

3D. The title block across all sheets within the plan set should be consistent. Please update to reflect what is being listed on the other sheets in the plan set.

3E. This statement should be expanded upon. If the medians will be the Parks, Recreation and Open Space Department's responsibility then list that. The curbside landscape seems likely to be by multiple entities or possibly the Metro District??? There are two areas in question that need further clarification. See landscape sheets for the areas in question. One area is adjacent to a privately owned property and the other is immediately adjacent to the Public Service Company of Colorado. Neither of these will likely install the landscaping proposed within the curbside areas.

3F. The TC label here is actually associated with the tree symbology below it on the landscape plans. The UC label is actually associated with the TC above. The letters need to be switched here to coincide with the landscape plan.

[Preliminary Plat Page 22]

3G. Remove and or change to read that Landscaping along Picadilly Road has been designed to meet the City of Aurora Unified Development Ordinance.

3H. Who will install the landscaping in this area as the curbside landscape is adjacent to a private property owner and not the Majestic Metro District.

[Preliminary Plat Page 24]



- 3I. The property adjacent to this curbside landscape is owned by the Public Utility Commission of Colorado. They will not install the landscaping nor irrigate or maintain it.  
[Preliminary Plat Page 25]
- 3J. The property adjacent to this curbside landscape is owned by the Public Utility Commission of Colorado. They will not install the landscaping nor irrigate or maintain it.  
[Preliminary Plat Page 28]
- 3K. Update this date to 2020. There was an amendment.  
[Preliminary Plat Page 29]
- 3L. Include/label the 100-Year water surface elevation.

## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

[Preliminary Plat Page 1]

- 4A. The Infrastructure Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.

[Preliminary Plat Page 7]

- 4B. Remove the spot elevations on the site plan, typical.

[Preliminary Plat Page 11]

- 4C. Correct the text overstrikes, typical.

[Preliminary Plat Page 17]

- 4D. This text is too small, typical.

### **5. Traffic Engineering** (Steven Gomez / 303-739-7336 / [sgomez@auroragov.org](mailto:sgomez@auroragov.org) / Comments in orange)

- 5A. No more comments on this review.

### **6. Fire / Life Safety** (Jeff Goorman / 303-739-7464 / [jgoorman@auroragov.org](mailto:jgoorman@auroragov.org) / Comments in blue)

- 6A. No more comments on this review.

### **7. Aurora Water** (Steven Dekoskie / 303-739-7490 / [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) / Comments in red)

[Preliminary Plat Page 5]

- 7A. The water main can't be located under the bridge. Show the new alignment for the 24" water main. Show easement limits and maintenance for the water main relocation, if outside of the ROW.

[Preliminary Plat Page 7]

- 7B. This text is unreadable.

[Preliminary Plat Page 11]

- 7C. This section is existing. The 24" water main realignment must extend beyond the bridge structure. Show the low point blow off manhole per detail 210 and include rim elevations for that manhole. Include access to blow off manhole.

- 7D. This text is unreadable.

- 7E. New hydrant required. What are the flange elevations? Provide final grade elevations and flange elevations.

- 7F. Can you Shift the maintenance access slightly to the north, so that the MH doesn't have to be driven over to access the detention basin?

- 7G. Existing 24" sanitary sewer main here.

- 7H. Label "Existing".

[Preliminary Plat Page 12]

- 7I. Provide a hammer head turn around on the pond maintenance access.

- 7J. The key maps are illegible.

[Preliminary Plat Page 13]

- 7K. Provide hammer head turn around on the maintenance access path.

- 7L. Shift the maintenance access to the north to avoid driving over the manhole.

[Preliminary Plat Page 16]



7M. No stockpiles over the utility easements for the sanitary sewer. Access is required to the manholes at all times.

[Preliminary Plat Page 19]

7N. Show the location of the 12' maintenance access to the bottom of the pond. 10% max grade.

[Preliminary Plat Page 29]

7O. No stockpile are permitted over the utility easements for the sewer mains.

7P. Show the 100 year WSEL. Landscaping should be outside of the pond water treatment levels. Please delineate. Show maintenance access to the bottom of the pond.

**8. Real Property** ([Andy Niquette / 303-739-7325 / aniquett@auroragov.org](mailto:Andy.Niquette@auroragov.org) / [Comments in magenta](#))

8A. Continue to work with Andy Niquette ([aniquett@auroragov.org](mailto:aniquett@auroragov.org)) on dedicating Right of Ways and easements by separate documents.

**9. PROS** ([Curt Bish / 303-739-7131 / cbish@auroragov.org](mailto:Curt.Bish@auroragov.org) / [Comments in purple](#))

[Preliminary Plat Page 22]

9A. If the developer wishes to install the median as currently shown for aesthetic purposes, they are not eligible to be maintained by the city because they do not conform to applicable design criteria and standards. Refer to PROS Dedication & Development Criteria Manual. A COORDINATION MEETING TO DISCUSS AND RESOLVE IS RECOMMENDED.

9B. The plan set needs to better identify the proposed median treatment. For example, what specifically will the splash skirt be? Specify the use of wood mulch in clustered planting beds and around individual plants. Details needed to specify rock material, depth, etc. Other plant material preferred based on recent maintenance experience and mortality. Typical.

9C. Does this area of proposed concrete flatwork not need to accommodate a left turn lane for eastbound 26th avenue traffic? If so, sufficient leftover area will be needed for a maintenance access area. Also, the edge of concrete should match the shape of the planting bed.

9D. Is this where 32nd might punch through? If so, perhaps best to plan for ultimate buildout condition.

[Preliminary Plat Page 23]

9E. If this space is being 'reserved' for a potential median cut for a future road connection/intersection, perhaps it is best to fully layout what will be needed for roadway purposes and design and install the landscape accordingly up front(?). Need to discuss to address maintenance access. Also, the edge of concrete should match the shape of the planting bed.

[Preliminary Plat Page 24]

9F. Details that are specific to the proposed median landscaping need to be provided. Such details would help to clarify the design intent.