



Planning Division
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August 31, 2021

Erik Morse
Ware Malcomb
990 S Broadway, Suite 230
Denver, CO 80209

Re: Fifth Submission Review: Picadilly Road at 38th Avenue Infrastructure – Preliminary Plat
Application Number: DA-2226-00
Case Number: 2020-6010-00

Dear Mr. Morse:

Thank you for your fifth submission, which we received on August 13, 2020. 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.

Your estimated Administrative Decision date is still set for September 22, 2021. Please remember that all abutter notices for Administrative Decisions must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the Administrative Decision date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns email me at thager@auroragov.org.

Sincerely,

Todd Hager, Planner II
City of Aurora Planning Department

Attachments: Mile High Flood District

cc: Skip Bailey, 20100 E 32nd Parkway, Suite 150, Aurora, CO 80011
Scott Campbell, Neighborhood Services
Jacob Cox, ODA
Filed: K:\\$DA\2226-00rev5.rtf



Fifth Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- ✓ Ensure that all comments are addressed during the technical referral after the AD is completed. The technical referral will begin after the AD is determined and not before.

PLANNING DEPARTMENT COMMENTS

1. Zoning and Land Use Comments (Todd Hager / 303-739-7112 / thager@auroragov.org / Comments in teal)

1A. No additional comments.

2. Transportation Planning (Tom Worker-Braddock / 303-739-7340 / tworker@auroragov.org)

2A. No additional comments.

3. Landscape Design Issues (Kelly Bish / kbish@auroragov.org / 303-739-7189 / Comments in bright teal)

Sheet L-0

3A. The TC and UC symbols seem switched on the actual landscape plan. Perhaps switch them in the table.

3B. The ultimate future ownership installation, irrigation and maintenance of the landscaping proposed needs to be clarified. 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. 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.

3C. Providing shrubs in the curbside landscape is supported from a water conservation perspective and is in line with the Unified Development Code and water conservation efforts being promoted by Aurora Water. If the applicant so chooses, sod can be provided in these areas for the entire length of the curbside landscape since the width is 10 wide.

Sheet L-1

3D. Identify future installation, ownership, irrigation and maintenance of the curbside landscape.

Sheets L-3 & L-4

3E. 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. Please confirm who the responsible party is.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

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

Redlines to C19

4B. Since the pond is being designed by others provide reference to that plan set.

5. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in orange)

5A. Last submittal showed a shoo fly configuration. Please reincorporate or provide a note saying that the shoo fly configuration is to be removed.

6. Fire / Life Safety (Jeff Goorman / 303-739-7464 / jgoorman@auroragov.org / Comments in blue)

6A. No additional comments.

7. Aurora Water (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red)

7A. Continue to work with Craig Perl regarding placement of fill within a floodplain.



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

8A. No additional comments.

9. PROS (Curt Bish / 303-739-7131 / cbish@auroragov.org / John Gebhart / 303-739-7153/ jgebhart@auroragov.org / Comments in purple)

Comments will be sent once received. Reach out to Curt directly for updates.

10. Mile High Flood District (Charlie Pajares)

10A. Previous comment #4 was not addressed with current submittal. On Sheet C7 and beyond, legend does not include appropriate floodplain labels. Please differentiate between 100- and 500-year.

10B. Previous comment #5 was not addressed with current submittal. Surface elevations did not change from last submittal. Sheet is dated 03-21-20 instead of the suggested 11-16-20. Please update with corrected water surface elevations.

10C. Please note that these comments pertain to the preliminary plat submittal only. Separate comments will be provided to the design team for the final drainage report and plants. Any comments that result in changes to the design from those comments should also be incorporated into the preliminary plat.

10C. Sheet C11: The grading is a little unclear in this area where the spillway ties into existing contours. Please better define the grading through this area. Additionally, please extend the riprap for the spillway to the toe of slope to protect the channel embankment.

10D. Sheet L-8: Please include the following construction note on all plan sheets that pertain to MEP features including the landscape plans for the regional detention facility:

The Mile High Flood District will conduct site visits during the project construction within or near the channel to observe construction for conformance with the approved plans and specifications. Please contact MHFD (303-455-6277) to schedule a preconstruction meeting. All structural and grouted boulder work require 48-hours prior notice to any construction or concrete placement. Standards and specifications for all outfall and channel work can be accessed at www.MHFD.org under the References section. Failure to notify may result in project ineligibility.

10E. Sheet L-8: The pond on this sheet is labeled as Pond C. This is Regional Detention Pond 8141. Please update the pond label.

Please see the attached letter dated June 18, 2021.

MAINTENANCE ELIGIBILITY PROGRAM (MEP)**MHFD Referral Review Comments**

For Internal MHFD Use Only.	
MEP ID:	108101
Submittal ID:	10006979
MEP Phase:	Referral

Date: August 25th, 2021
To: **Todd Hager, City of Aurora**
Via email
RE: MHFD Referral Review Comments

Project Name:	Picadilly Road at 38 th Avenue Infrastructure – Preliminary Plat (1436123)
Location:	Southwest corner at 38 th Avenue and Picadilly Road
Drainageway:	First Creek

This letter is in response to the request for our comments concerning the referenced project. We have reviewed this proposal only as it relates to maintenance eligibility of major drainage features, in this case:

- Regional Detention Pond 8141
- Outfalls and spillways from WQ/EURV ponds upstream of Picadilly Road
- Channel Improvements associated with the Picadilly Bridge at First Creek

We have the following comments to offer:

- 1) Previous comment #4 was not addressed with current submittal. On Sheet C7 and beyond, legend does not include appropriate floodplain labels. Please differentiate between 100- and 500-year.
- 2) Previous comment #5 was not addressed with current submittal. Surface elevations did not change from last submittal. Sheet is dated 03-21-20 instead of the suggested 11-16-20. Please update with corrected water surface elevations.
- 3) Please note that these comments pertain to the preliminary plat submittal only. Separate comments will be provided to the design team for the final drainage report and plants. Any comments that result in changes to the design from those comments should also be incorporated into the preliminary plat.

We appreciate the opportunity to review this proposal. Please feel free to contact me with any questions or concerns.

Sincerely,



Charlie A. Pajares, P.E., CFM
Project Engineer
Mile High Flood District

