



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

Worth Discovering • auroragov.org

July 23, 2020

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

Re: Second 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 second submission, which we received on June 30, 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.

Since several important issues still remain, you will need to make another submission. Please revise your previous work and send us a new 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.

As always, if you have any comments or concerns, please give me a call at 303-739-7220, or email me at rloomis@auroragov.org.

Sincerely,

Ryan Loomis, Senior Planner
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\2226-00rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- ✓ Clarify the inconsistency for area of work between the Phasing Plan Sheet and the Preliminary Plat project boundary
- ✓ Label shared use path to be 14' wide per proposed ROW and NEATS (2018) typical sections
- ✓ Preliminary Drainage Report approval required
- ✓ Provide key map and legend on each sheet for Landscape Plan
- ✓ Provide access easement from the drainage easement to right of way
- ✓ Note that stockpiles cannot be located in the floodway or floodplain of First Creek
- ✓ Relocate the existing hydrant per required spacing
- ✓ Dedicate the needed Right of Ways and easements by separate documents
- ✓ Clarify median design and maintenance
- ✓ Address and respond to comments from Mile High Flood District

PLANNING DEPARTMENT COMMENTS

1. Zoning and Land Use Comments (Ryan Loomis / 303-739-7220 / rloomis@auroragov.org / Comments in teal)

Redlines to Preliminary Plat (Various Sheets)

1A. Include a Preliminary Plat Data Block on Cover Sheet. Ensure total acreage of Preliminary Plat is calculated and subtotaled. See example provided on redlines.

1B. Please remove "Site Plan" and relabel all tile blocks on all Sheets to say "Infrastructure -Preliminary Plat" in order to be consistent with UDO.

1C. Please clarify area of work included for this Preliminary Plat (i.e., ISP). There appears to be inconsistency according to the area shown on the Phasing Plan (area shaded blue), and other sheets showing the Preliminary Plat boundary extending between East 26 Avenue and just north of 38th Avenue.

1D. If this ISP includes the entire section between E. 26th Avenue and 38th Avenue, the Signature Block need to include an additional underlying property owner.

1E. On Sheet C2, is the shown stub a public ROW? Please clarify and label.

1F. Update the jurisdiction information on Sheets C3 and C7 as they are currently switched.

1G. Add adjacent subdivision plat for the portion of Green Valley Ranch in Denver.

1H. On Sheet C3, include the case number for the Preliminary Plat for 38th Avenue.

1I. On Sheet C3, it appears there is a parcel owned by Green Valley Aurora LLC C/O George McElroy & Associates in the middle of 38th Avenue based on Adams County records.

1J. On Sheets C2, C4, C6, and C10, please label 32nd Avenue and clarify if the stub is a ROW.

1K. On Sheet C4, clarify if Picadilly Road is an 85-foot or 60-foot existing ROW? Appears to contradict each other.

1L. The Letter of Introduction and the original submittal appeared to include the area north of 38th Avenue (LOI says includes 500 linear-feet north of 38th Avenue) as part of project. Please clarify why this area removed? This comment is found on both Sheets C3, C5, C7, and C9.

1M. On Sheet C11, show location and label the cross-section for each street on the plan view.

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

Redlines to Sheet C11

2A. Shared use path should be 14' wide, per proposed ROW and NEATS (2018) typical sections.

2B. Specify dimension of curbside landscape area.

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

General Comments:

3A. It's fine to have an overall key map, but it is more useful to have a key map on each sheet to identify where the sheet that is being represented is within the context of the overall site.



3B. Provide a legend on each sheet. Include the plant symbology, hatches, dashed lines, utilities, etc. Because there are so many symbols being represented by the plants, trees, etc., you may use general symbols by size to represent the plants if you wish.

3C. Double check that the landscaping being provided represents the proposed roadway improvements. There seems to be a question as to what landscaping is being proposed versus what has been designed for the final roadway alignment.

Redlines to Sheet L-0

3D. Note the comments on the Plant Schedule.

3E. Fix the PDF text. The font does not read well. It is too light in color.

3F. Update the City Aurora standard notes per the comments provided.

3G. Change the pond names to Pond A, B, C etc.

3H. If shrubs are being provided in the curbside landscape, provide a table documenting this. The total square footage of the area, the total shrubs required and provided etc.

3I. Update the location of the Not for Construction label.

3J. Update the standard rights-of-way table.

Redlines to Sheet L-1

3K. Are these realistic roadway plantings? According to Sheets C8 and C9, the roadway improvements are not supposed to start until sheet L-4. If the roadway design has not been done for the areas before this, then this mostly likely will or could be removed when the true roadway design is completed.

3L. While these plantings look very nice, they are not required and when development occurs, they will be impacted by curb cuts. Again, check that the roadway improvements extend this far.

3M. Is the median being constructed as part of this? If it will be constructed in the future, gray back the landscaping and add a note as to the timing of the installation. Does this represent the ultimate median roadway design? If this is the ultimate condition, the median should be designed to comply with city standards. See Section 146-4.7.5 O. Medians.

3N. Looking at the road layout, there appears to be two different curb lines. See dashed line on the plan sheet. Which layout represents the final condition?

3O. There appears to be future road/curb-cut proposed. Landscaping should not be included in this area. Remove the landscaping.

3P. Do not darken the proposed storm sewer line. This should be lighter in color.

Redlines to Sheet L-4 – L-8

3Q. Label the pond to correspond to the pond nomenclature in the detention pond table. Pond A, B, C etc.

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 Sheet C5

4B. An access easement is required from the drainage easement to right of way.

Redlines to C11

4C. What does the shown line represent?

4D. Maintenance access needs to extend to proposed pavement until the full road section is constructed.

4E. The interim intersection needs to be addressed. The first phase of 38th is the south half east of Picadilly.

4F. Where does the additional ROW come from?

4G. The shown area is called out as 14' sidewalk in the plan.

4H. The shown section does not reflect what is represented in the plan view.



- 4I. The shown is identified as future improvements.
- 4J. Delete the crushed grey granite on subgrade label.
- 4K. Please dimension FL-FL.

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

- 5A. Please contact Brianna Medema for Traffic Engineering comments.

6. Fire / Life Safety (William Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

Redlines to Sheet C11

- 6A. Relocate the existing hydrant. The fire hydrants shall be placed between 3'6" and 8'0" from the edge of the public way. Also, fire hydrants must be placed at least one foot in front or behind a sidewalk while still meeting the minimum back of curb clearance requirements.

7. Aurora Water (Stephen Dekoskie / 303-739-7490 / sdekoski@auroragov.org / Comments in red)

Redlines to Sheet C11

- 7A. The pond water surface elevation needs to be above the floodplain elevation contour. The pond should not be overtopped by First Creek during a flood.

Redlines to Sheet C12

- 7B. All maintenance access must extend to the ROW.

Redlines to Sheet C14

- 7C. How long is the stock pile proposed to be here? Access to all manholes is required along the utility easement. No fill around or over the manholes will be permitted. The UE is to be graded level to allow for vehicle maintenance access to each manhole.

Redlines to Sheet C15

- 7D. Stock pile can't be located in the floodway or floodplain of First Creek.
- 7E. Please label and include sizes of box culverts.

Redlines to Sheet C16

- 7F. Add a note stating stockpile will be graded to allow vehicle access to all manholes along the UE.
- 7G. Maintenance vehicle access is required to all manholes along the UE.

Redlines to Sheet C17

- 7H. Existing water main will require a casing pipe under the RBC's. Is the water main proposed to be relocated to accommodate the culverts?
- 7I. Loading calculations required for proposed outfall and bank stabilization over the sanitary sewer main. The UE must be graded to allow for vehicle maintenance access. License agreement required for encroachments in to the UE. A drainage easement is required for the regional detention pond.
- 7J. A 20' utility easement is required for the 24" water main. Access to the water main must be provided at all times.
- 7K. Regional pond must conform to MHFD design standards and must be MEP eligible.
- 7L. Provide a note on the plans about access to the GMT oil and gas well pad site.

Redlines to Sheet C18

- 7M. Pull the banks of stockpile back further to allow vehicle access to manholes.

Redlines to Sheet C19

- 7N. See previous comments on loading calculations and vehicle access to manholes along the Utility easement.



Redlines to Sheet L-8

7O. Typically there is no landscaping permitted in a regional detention ponds. The landscaping is blocking the pond overflow. Where is the irrigation meter to serve proposed landscaping?

7P. Vehicle maintenance access is required to the top of the outlet structures and extend to the bottom of the pond. No landscaping in pond and landscaping should not block maintenance access.

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

8A. Dedicate the needed rights of way and easements by separate documents. Contact Andy Niquette (aniquett@auroragov.org) to start the processes.

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

Redlines to Sheet C11

9A. Because the Preliminary Plat boundary includes extensive grading in this area and the need for a connection from the regional trail to the sidewalk of either Picadilly or 38th is known, it makes sense to integrate into the overall grading plan a minimum 14-foot wide bench with a longitudinal grade less than 5% to serve as the trail connection. The access could be designed now and then constructed with other infrastructure rather than coming back later and disturbing this area after it's restored. Otherwise, connectivity will be required as part of the First Creek Drainage Improvements.

Redlines to Sheet C19

9B. The maintenance path to service the regional pond and sanitary sewer interceptor is not suited for regional trail purposes, as designed. Majestic will need to provide an alternative suitable trail alignment when the First Creek Drainage Improvements plans are prepared.

Redlines to Sheet L-0

9C. Standard PROS notes for landscaped medians should be included. Add a separate note that specifies who will be maintaining the medians.

Redlines to Sheet L-1

9D. Coordinate with PROS staff before the next submittal so that direction regarding appropriate design parameters for the landscaped median can be provided in an attempt to minimize subsequent resubmittals.

9E. Plant material must match PROS approved plant list for all material in the median.

9F. The proposed hardscape design does not conform to PROS standards and criteria.

10. Mile High Flood District (Teresa Patterson / 303-455-6277)

10A. Please see the attached letter dated July 17, 2020.

MAINTENANCE ELIGIBILITY PROGRAM (MEP)

MHFD Referral Review Comments

For Internal MHFD Use Only.	
MEP ID:	107662
Submittal ID:	10004924
MEP Phase:	Referral

Date: July 17, 2020
To: Ryan Loomis
Via Aurora Website
RE: MHFD Referral Review Comments

Project Name:	Picadilly Road at 38 th Avenue - Infrastructure Site Plan (Project #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) We provided comments on the civil plans for this project (RSN 1446921) on 6/18/20.
- 2) There is a label for 100-YEAR WSEL (TYP.) outside of the regional detention pond in the southeast corner. Please confirm this label was not intended to be placed outside of the pond.

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

Sincerely,



Teresa Patterson, P.E., CFM
Project Manager, Watershed Services
Mile High Flood District