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September 25, 2024

Stephen Gubrud

Planner I

City of Aurora Planning Department

Re: Initial Submission Review: Picadilly Crossing at Allen Annexation – Site Plan and Plat
Application Number: DA-2380-01
Case Numbers: 2024-6026-00, 2024-3036-00

Dear Stephen Gubrud,

Thank you for your review of our second Site Development Plan submittal which was submitted on June 25, 2024. Enclosed you will find our responses to comments in blue.

Should you have any questions or see a need for further discussion regarding our responses, please feel free to contact me at 303.561.3333

Sincerely,

Max Newstrom, P.E.

Project Manager

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. No neighborhood comments have been received since the initial application submittal. Therefore, a neighborhood meeting will not be required at this time.

WM Response: Understood, thank you.

1B. Two external referral comments were received from Xcel Energy and Buckley Space Force Base. You can find the comment letters attached following the City review comments.

WM Response: All referral comments have been responded to enclosed within this letter.

1C. There are currently outstanding fees associated with this application totaling \$28,725.75. These fees will need to be paid before initiation of the 2nd review process.

WM Response: Understood, all required fees will be paid accordingly.

2. General Planning Comments

Site Plan Cover Sheet

2A. Please move the "site plan" from this location to the title, using the same font and boldness as the title.

WM Response: "Site Plan" has been removed accordingly.

2B. Title should read (all in bold lettering): **Picadilly Crossing - Site Plan .**

WM Response: Plan set title has been revised per redline comments.

2C. Neither of these are existing zone districts within the City of Aurora. This property is currently zoned I-1 (Business/Tech District) and is also within the Buckley AIO (Airport Influence Overlay) District. Please indicate as such for this item.

WM Response: Zoning has been revised within the site plan cover sheet.

2D. Please specify the type(s) of commercial uses intended for this site i.e. Office Flex, Warehousing, Distribution, etc.

WM Response: Types of commercial uses are now indicated in data table.

2E. Please include only the sheet number, not the total sheet count in the index and on each individual sheet.

This helps prevent inconsistencies with future SP amendments.

WM Response: Understood, only the sheet number is included now.

2F. Per UDO section 146-4.6.3.F.1 non-residential developments in Subarea C shall provide bicycle parking spaces equal to at least five percent of the required automobile parking spaces. Based on the provided 600 stall requirement this would equate to 30 bicycle parking spaces. Please include bike parking counts in the updated data block.

WM Response: Bicycle parking is now provided per comment.

2G. Each inverted-U bicycle rack counts as two bicycle parking spaces.

WM Response: Inverted-U bike racks are now called out on plans.

2H. To avoid future amendment processes please include approximate signage data and show the location on the site plan.

WM Response: Signage data is now provide in Site Data Table.

Sheet 2

2I. Following the COA Site Plan Manual the site plan must be drawn at a minimum scale of 1"=40' please revise the scale and drawings to meet this requirement.

WM Response: This sheet is provided for reference only. Broken out site plan sheets adhere to the required scale.

2J. Ideally, a screening method would be implemented at these locations to shield the loading docks from view of 6th Avenue and nearby residential development.

WM Response: The drive up door at the southern end of the docks is to act as a screen wall.

2K. A detail sheet is needed for any fencing, walls, trash dumpsters, bike racks, signage, etc.

WM Response: All necessary details are now provided.

3. Streets and Pedestrian Comments

3A. On-site outdoor space in an amount equal to at least five percent of the building footprint plus an additional one percent of the building footprint for each story of the building greater than two stories is required. For this proposal, a patio area with seating would satisfy this requirement. This outdoor public space should generally be oriented towards a main or employee entry area. Patio space should include features such as pedestrian-scaled lighting, distinctive pavement treatment, site furniture, landscaped borders, and amenities such are raised planters, seat walls, or tree wells.

WM Response: Per the meeting held on 8/16/2024, a 300 SF outdoor space is now provided for each building.

3B. For any features included in the plaza area such as bench seating, trash receptacles, etc. please include a detail within the site details section of the site plan document.

WM Response: Details of features within the plaza are to be provided.

3C. This development should tie into the new north-south collector being constructed in Stafford to the west.

Please provide an east/west connection to N Lisbon St. Coordinate with the adjacent landowner to establish a shared access agreement for any portion of the access road located on their site.

WM Response: This connection is now feasible for our site. Per discussions on 8/16/24, a 40' Right of Way Dedication is now provided for any future connection to Lisbon.

3D. A connection between the public sidewalk on 6th Avenue needs to be made to provide an accessible path into the site.

WM Response: Accessible path from 6th Ave. is now provided.

4. Parking Comments

4A. In the subsequent letter of introduction submittal please explain how the required parking total was calculated. Based on staff calculations, prescribing the most intensive applicable standards, the minimum requirement would be just over 500 stalls.

WM Response: Apologies, our parking calculations were off. Updated parking count per table 4.6-1 is now provided.

5. Architecture and Urban Design Comments

5A. UDO Section 146-4.8.7.D describes the required four-sided building design elements that are to be incorporated into building elevations. With future architectural submittals please include a modified version of table 4.8-8 indicating which of the various Massing, Materials, and Human Scale features are being claimed for this project design.

WM Response: Understood, architectural plans have been revised accordingly.

6. Signage & Lighting Comments

6A. Please show the intended location of any monument signs on the site plan. Recordation of the site plan without placeholder monument sign information will result in a minor amendment being required for future installation of monument sign(s).

WM Response: Intended location of monument signage is now provided. Thank you.

6B. If wall signs are being installed, please indicate the approximate location and size on elevation sheets.

WM Response: Elevation sheets have been revised accordingly.

6C. As there are single-family detached homes on the north side of the property lighting will be an important consideration. To mitigate any adverse effects of lighting on this site to those residential properties wall and pole-mounted lights on the north side of the building should be downcast and the latter should be shielded to prevent light pollution.

WM Response: Acknowledged. Zero footcandles designed to go offsite to the north.

6D. Include a detail for all lighting fixtures including wall-mounted lights/ sconces. Please also include wall-mounted lights on any elevations as applicable.

WM Response: Wall mounted lights are shown on elevations plans.

7. Landscaping Comments (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal) Generally

7A. Dimension and label all buffers being provided.

WM Response: Any buffers being provided are labeled where applicable.

7B. The identified areas are no longer permitted to be irrigated sod. Only activated areas such as parks, green courts, etc. can be sod.

WM Response: Understood, thank you.

Cover Sheet

7C. Due to the potential for amendments to the plan set after approvals, which could result in the addition of sheets, please do not label it as 1 of X.

WM Response: Sheet numbering and format has been revised accordingly. Thank you.

Sheet 15

7D. Enlarge the tables, the landscape notes, and the Plant List. The font of all of these items is too small.

WM Response: Font of notes and tables has been revised.

7E. Update Building 1 and 2's curbside landscape tables should a detached sidewalk be required to be included with this application.

WM Response: Table revised accordingly.

7F. Update the landscape tables per the comments provided.

WM Response: Table updated per comments provided.

7G. Update landscape note number five to remove the reference to the previous landscape code.

WM Response: Notes updated per redlines.

7H. Update the Plant List to include the provided quantities.

WM Response: Plant list updated per redlines.

Sheet 16

7I. Please be advised that while the seed does not require irrigation, the trees will need to be placed on a permanent drip.

WM Response: Understood, thank you.

7J. Include the 100-year Water Surface Elevation in the detention pond.

WM Response: 100-year Water Surface Elevation is now shown.

7K. TGS does not appear in the plant schedule.

WM Response: Plant schedule revised.

Sheet 19

7L. The plants selected along the perimeter of the parking lot will not be tall enough to screen the parking.

Plants shall be a minimum of three feet tall at maturity. Include diversity in height, color, etc.

WM Response: Plans revised accordingly.

7M. Where is the proposed sidewalk and curbside landscape? Should the ultimate improvements be shown per the pre-application review comments, then a note should be added here stating that the street trees and curbside landscaping are being deferred until the infrastructure improvements are required by the city.

WM Response: Sidewalk and curbside landscaping is now shown.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

8. Civil Engineering (Kendra Hanagami/ 303-739-7295 / khanagam@auroragov.org / Comments in green) Cover Sheet

8A. Please add the following note: Before final acceptance of public improvements, if the adjacent site is not under construction, the curb cut/curb returns, and the cross pan must be removed and replaced with sidewalk, landscaping, and curb and gutter at the developer's expense. The developer acknowledges the risk of constructing the curb cut without approved civil plans for the adjacent site showing the curb cut.

WM Response: The note above has been added to the cover sheet.

8B. Please add the subdivision name to title.

WM Response: Subdivision name is now included in the title.

8C. Please add subdivision name to the title, typ all sheets.

WM Response: Subdivision name is now included in the title on all sheets.

Sheet 2

8D. Show property and/or R.O.W. lines, easements, and/or tracts. The type and dimension of the easement or tract shall be clearly labeled. R.O.W. and street widths shall be dimensioned. Label lot and blocks. Show sidewalks. (2.06.1.01 of the 2023 COA Roadway Manual)

WM Response: All property/ROW lines, easements and tracts are now shown and labeled.

8E. Show required public improvements for the site per the pre-app notes from the 3/23/23 meeting (see snip): - Ultimate improvements for Stephen D Hogan-6th Avenue section

WM Response: Required public improvements and ultimate improvements for SDH are now shown.

8F. Identify material, typ. All.

WM Response: Legend has been revised to identify all materials.

8G. Advisory note: A Geotech report will be required to be submitted during the civil plan submittal phase of the project.

WM Response: Understood, thank you.

8H. The plat for Stephen D Hogan shows a 144' ROW. Please revise to match the plat, typ. all sheets.

WM Response: The callout on this sheet was wrong and now matches the plat.

8I. Indicate the accessible route on the site plan (typ. all sheets).

Accessible route is now indicated on all sheets.

WM Response: Accessible route is now indicated on all sheets.

8J. Show ROW (existing and proposed) and easements correctly, typ. all sheets. See snip.

WM Response: existing and proposed ROW's are now shown.

8K. Identify pavement material, typ. all sheets (asphalt, concrete, etc.).

WM Response: Material types are now specified.

Sheet 5

8L. Add roadway classification per section 4.04.2

WM Response: Roadway classifications are now provided.

8M. Add typical sections for Stephen D Hogan Parkway and E 6th Avenue with responsibility identified if less than the full roadway is anticipated to be built.

WM Response: Typical cross sections for SDH and 6th Ave are now included in plan set.

8N. Include centerline radii for 6th Avenue. Pavement widening may be required to meet minimum centerline geometry criteria.

WM Response: Centerline radii for 6th ave are now provided.

8O. Please identify this structure that appears to be in line with the proposed sidewalk. Also, identify if it is intended to be protected in place or relocated.

WM Response: Existing inlets here are now called out to be relocated.

8P. Show curb ramp and receiving ramp conceptually to cross 6th Avenue. Also, show conceptual spacing for the proposed public streetlights along Stephen D Hogan and 6th Avenue. The curb ramps, sidewalk, and streetlight improvements are a requirement before the issuance of TCO/CO for the site.

WM Response: Curb ramp and receiving ramp to cross 6th is now shown. Conceptual light spacing is now shown on photometric plans.

8Q. Advisory comment: Curb ramp details will be required with the civil plan submittal and will be checked for ADA compliance and compliance with the 2023 Roadway Manual at that time.

WM Response: Understood, thank you.

8R. Show ROW (existing and proposed) and easements correctly, typ. all sheets. See snip on sheet 2.

WM Response: Existing and proposed ROW is now shown and labeled correctly.

8S. This work is a requirement of this project, typ. All

WM Response: Per discussion on 8/16/24, the southern side of SDH and 6th are to remain as future linework.

Sheet 6

8T. Show ROW (existing and proposed) and easements correctly, typ. all sheets. See snip on sheet 2.

WM Response: ROW and easements are now shown correctly.

Sheet 7

8U. Add the following notes to any grading sheets on Site Plans: 1. Minimum slope on unpaved areas is 2%, minimum slope on asphalt is 1%, and minimum slope on concrete is 0.5%. 2. The maximum slope within ROW is 4:1, the maximum slope for property outside of the ROW is 3:1. 3. The slope away from the building shall have a minimum grade of five (5) percent for the first ten feet or to the property line, whichever occurs first, then a minimum of two (2) percent until the slope reaches the swale around the building. If physical obstructions or lot lines prohibit the ten feet of horizontal distance, a five (5) percent slope shall be provided to an approved alternative method of diverting storm runoff away from the foundation. Impervious surfaces within ten feet of the building foundation shall be sloped a minimum of two (2) percent away from the building. 4. (This note is required only when Fire Lanes are required) The maximum permissible longitudinal grade for fire lanes is 10%. The maximum transverse grade for a fire lane is four percent with a resultant maximum slope of ten percent. 5. (This note is required only when accessible parking is required) The resultant grade in any direction within accessible parking areas shall not exceed two percent. 6. (This note is required only when accessible exterior route is required) The maximum cross slope in an accessible path shall not exceed two percent. The maximum longitudinal slope in an accessible path shall not exceed five percent.

WM Response: Notes have been added to plan.

8V. Are these retaining walls or part of Building 1? Please label accordingly, typ. all.

WM Response: Concrete walls are apart of the building. Refer to architectural plans for more information.

8W. Remove spot elevations from site plan submittal, typ. all.

WM Response: All spot elevation have been removed.

Sheet 11

8X. Please add this hatch to the legend, typ. All

WM Response: Hatch added to legend accordingly.

Sheets 27 & 28

8Y. Please show the conceptual location for the public streetlights along Stephen D Hogan Parkway and E 6th Avenue.

AE Response: The conceptual location for the public streetlights along Stephen D Hogan Parkway and E 6th Avenue have been added to the photometric plan sheets.

8Z. Advisory Comment: Photometrics and public streetlight details are required to be submitted with the civil plan submittal, not the site plan submittal.

WM Response: It is our understanding that the photometrics and public streetlight details are to be submitted with the site plan submittal.

1. Traffic Engineering (Steven Gomez / 303-739-7336 / segomez@auroragov.org / Comments in orange)

Cover Sheet

9A. Traffic Impact Study needs to be updated. If it identifies a traffic signal is warranted at 6th Ave/SDHP then traffic signal escrow will be required.

WM Response: A revised TIS is to be provided with submittal.

Sheet 2

9B. Based on TIS this intersection shall be restricted to RIRO movements only.

WM Response: All accesses are now called out per the TIS.

9C. E-W road at the northern end of the site connecting over to Lisbon St shall be provided, if feasible.

WM Response: ROW has been dedicated for this road per conversation on 8/16/24 however, it is not proposed with this project.

9D. Label ALL site accesses as RIRO, etc. add sight triangles per COA TE-13 to ALL site accesses.

WM Response: All access are now called out per the TIS. Sight triangles per COA TE-13 are now provided.

9E. Move access as far away from SDHP as possible or to access the drive aisle.

WM Response: Maintenance road access has been moved as far from SDHP as possible.

9F. Show the entire section of SDHP.

Sheets 3 & 4

9G. Move ramps and crosswalks closer to the intersection. Add STOP sign to NB approach

WM Response: Per the meeting held on 8/16/2024, a stop sign has been added to the NB approach however, the ramps are to remain to maintain acceptable grades.

Sheet 5

9H. Add E-W ped ramps, crosswalk bars, and SB STOP sign

WM Response: Per the 1st review meeting held on 8/16/2024, a stop sign has been added to the northbound approach however, the ramps are to remain to maintain acceptable grades.

9I. Add E-W ped ramps, STOP sign, and crosswalk bars.

WM Response: Per the 1st review meeting held on 8/16/2024, a stop sign has been added to the northbound approach however, the ramps are to remain to maintain acceptable grades.

9J. Add a STOP sign.

WM Response: Stop sign has been added.

9K. Based on TIS this intersection shall be restricted to RIRO movements only.

WM Response: All accesses are now called out per the TIS

9L. Label ALL accesses RIRO, etc.

WM Response: All accesses are now called out per the TIS

9M. Move access as far away from SDHP as possible or to access the drive aisle.

WM Response: Access has been moved per comment.

9N. Move ramps and crosswalks closer to the intersection. Add STOP sign to EB and WB approaches.

WM Response: Per the 1st review meeting held on 8/16/2024, a stop sign has been added to the northbound approach however, the ramps are to remain to maintain acceptable grades.

9O. Show fire truck turning templates internal to the site.

WM Response: Truck turning templates are to be provided with submittal.

9P. Show truck turning templates into/out of access.

WM Response: Truck turning templates are to be provided with submittal.

Sheet 6

9Q. Show truck turning templates into/out of access.

WM Response: Truck turning templates are to be provided with submittal.

9R. Move ramps and crosswalks closer to the intersection. Add STOP sign to EB and WB approaches.

WM Response: Per the 1st review meeting held on 8/16/2024, a stop sign has been added to the EB and WB approach however, the ramps are to remain to maintain acceptable grades.

9S. Add E-W crosswalk bars and SB STOP sign.

WM Response: Crosswalk bars and stop sign have been added

Sheets 18 & 19

9T. Add sight triangles per COA TE-13. Verify ALL mature plant heights within ALL sight triangles meet COA 4.04.2.10 requirements.

WM Response: Sight triangles per COA TE-13 have been added to plans.

TIS

Sheet 1

9U. 1. E-W road at the northern end of the site connecting over to Lisbon St shall be provided, if feasible.

Update analyses/reports to reflect connection

FT Response: In feasible at this time. The project is dedicating the right-of-way for future opportunities to connect on north end.

2. There are significant thru queues reported on SDHP that will impact adjacent intersections resulting in the following: - Intersection 1 should not be signalized and restricted to RIRO movements only- Intersection 3 should be restricted to RIRO movements only

FT Response: In review, it was determined that SDHP was modeled as a 4-lane roadway. The updated study changed it to 6-lane per NEATS. Note that the Stafford Logistics MTS shows 2 lanes per direction on SDHP (Figure 18). This improved the delays and queues on SDHP. Intersection 1 remained as full movement and signalization recommended since it is the only full movement access for this project. Intersection 101 was changed to RIRO.

3. Most of the planned development in this area is planned to be industrial. Increase heavy vehicle % on SDHP to reflect industrial development, review Stafford Logistics TIS

FT Response: Heavy vehicle % increased on SDHP.

4 add auxiliary lane discussion and evaluation using SHAC

FT Response: Auxiliary lanes discussion is within Section 7.0 Queue Analysis. The text was elaborated. The proposed storage lengths are in Table 2.

5. see comments throughout the report.

FT Response: THANK YOU! We appreciate your thorough review and comments.

Sheet 10

9V. Overall LOS is not relevant.

FT Response: Removed.

Sheet 12

9W. Overall LOS for STOP sign-controlled intersections is not relevant.

FT Response: No change. It is understood that HCM states that stop-control overall LOS is the worst movement, however, the calculated overall is still part of the story to understand the performance of the entire intersection. Our studies always highlight, discuss, and look for solutions of all LOS E and LOS F, regardless of the overall letter grade or traffic control.

Sheet 14

9X. Overall LOS for STOP sign-controlled intersections is not relevant

FT Response: [See previous response.](#)

9Y. Add discussion regarding the E-W road at the northern end of the site connecting over to Lisbon Street, if feasible.

FT Response: [Discussion added. At this time only the right of way is being dedicated since the construction of the roadway is infeasible.](#)

Sheet 15

9Z. All the Study intersections operate at LOS D or better in both peak hours. When analyzed as side-street stop-controlled, the intersection of Stephen D. Hogan Parkway and 6th Avenue was estimated to operate at LOS A in the AM peak hour and LOS D in the PM peak hour.

FT Response: [Removed.](#)

9AA. Add auxiliary lane discussion and evaluation using SHAC.

FT Response: [Added.](#)

9BB. Overall LOS for STOP sign controlled intersections is not relevant, remove.

FT Response: [Removed.](#)

Sheet 19

9CC. Update the conclusion to reflect comments.

FT Response: [Updated.](#)

Sheet 22

9DD. Significant delay, restrict access to RIRO (see highlighted figures).

FT Response: [Intersection 1 remained as full movement and signalization recommended since it is the only full movement access for this project.](#)

9EE. Report only critical movement delay/LOS for STOP-controlled intersections.

FT Response: [See previous response.](#)

Sheet 23

9FF. Highlighted queues are significant and will impact adjacent intersections resulting in the following: 1. Intersection 1 should not be signalized and restricted to riro only 2. Intersection 3 should be restricted to riro only

FT Response: [Intersection 1 is the only full movement intersection for this project. This intersection remained full movement in this study. Intersection 101 was changed to right-in, right-out.](#)

9GG. The shortest summarized vehicle queue shall be one vehicle (25'). update table.

FT Response: [Updated.](#)

Sheets 28-29 & 32-33

9HH. Balance volumes.

FT Response: Updated.

Sheet 33

9II. 2050 volumes on SDHP are the same or lower than the 2040 total volumes documented in the Stafford Logistics TISs.

FT Response: Increased through volumes on SDHP with an annual growth rate of 2.0% per average of growth in NEATS Refresh near the area and to be similar to the daily volume of buildout from NEATS.

Sheets 107, 112, 127 & 138

9JJ. The majority of planned development in this area is planned to be industrial. Increase heavy vehicle % on SDHP to reflect industrial development, and review Stafford Logistics TISs.

FT Response: Updated.

1. Fire / Life Safety (Stephen Kirchner/ 303-739-7489 / stkirchn@auroragov.org / Comments in blue) *Cover Sheet*

10A. Will this project be phased? If so, please add the applicable notes and meet the criteria provided.

WM Response: This project will not be phased.

10B. Please include a line for van-accessible spaces.

WM Response: A line for van-accessible spaces is now included.

10C. Remove note 20. No residential structures in this project.

WM Response: Note 20 has been removed.

10D. Add this note and place the numbers 65-80 between the words Exceeding and Under.

WM Response: Note added accordingly.

10E. Will there be any gating on the site? If so, please see the notes provided above. Also, a license agreement will be needed for the gating.

WM Response: There is no gating currently proposed on site. Should the developer decide to add gating prior to approval, the required notes will be added and a license agreement package will be submitted to Grace Gray.

10F. Change to 2021 IBC Construction Type.

WM Response: Construction type updated.

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10G. Replace note 4 with the note provided above.

WM Response: Note 4 has been replaced.

10H. 2021 Accessible Exterior Routes.

WM Response: Updated to current standards.

10I. 15-21 ERRC.

WM Response: Text revised accordingly.

10J. Replace note 18 with the one provided above.

WM Response: Note 18 has been replaced.

Sheet 2

10K. Show the fire hydrant on the south side of the intersection of 6th Avenue and Stephen D. Hogan Parkway.

WM Response: Hydrant on south side of intersection is now shown.

10L. To comply with the two points of emergency access, show 6th Avenue connecting east to Picadilly.

WM Response: A sheet showing 6th ave to Picadilly is now provided.

10M. These fire hydrants must be relocated to within 100 feet of the FDC. The best way to accomplish this is to have an island directly in front of the fire riser room and place the hydrant there.

WM Response: Hydrants relocated accordingly.

10N. Move all hydrants to the building side of the fire lane easement.

WM Response: Hydrants moved where applicable. Hydrant were placed on the opposite side of the drive aisle from building as a precaution in the event of a fire emergency where the building wall falls down. Placing them on the opposite side of the drive aisle reduces the chances of the hydrant becoming unusable.

10O. Reconfigure to have the fire lane easements on the building side of the 70' span.

WM Response: Fire lane easement has been revised accordingly.

10P. There was to be a road connecting Liverpool Street to the site. This would be the easiest way to accomplish two points of access.

WM Response: Per meeting held on 8/16/2024, this connection is not feasible for our site. A 40' Right-of-Way dedication is now provided for any future connection from 6th Ave to Liverpool Street by others

10Q. Identify fire access doors on site plan sheets.

WM Response: Fire access doors are now indicated.

Sheet 3

10R. Show accessible routes on site plan sheets.

TYP.

WM Response: Accessible routes are now shown on site plan sheets.

10S. Show and label FDC, riser room, and Knox box.

WM Response: FDC, riser room, and Knox box are now labeled.

10T. FDC sign.

WM Response: Sign detail replaced with the one provided.

10U. Riser room sign.

WM Response: Sign detail replaced with the one provided.

10V. Identify van-accessible spaces on site plan sheets. TYP.

WM Response: Van-accessible spaces are now indicated.

10W. Use this symbol for FDC and add to the legend. TYP.

WM Response: This symbol is now used and shown in legend.

10X. Label FDC as "Flush Mount FDC with Approved Knox Caps". .

WM Response: FDC is now labeled accordingly.

10Y. Replace sign details with the ones provided. TYP

WM Response: Sign details replaced with the ones provided.

10Z. See notes on sheet 2 regarding fire lane easements and fire hydrant placement.

WM Response: Plans updated accordingly.

10AA. Replace all fire lane sign notes with the ones provided to the left. TYP.

WM Response: Fire lane notes have been revised.

10BB. Use this symbol for Knox Box and show on the legend. TYP.

WM Response: This symbol is now used and added to legend.

Sheet 4

10CC. Show and label FDC, riser room, and Knox box.

WM Response: Plans updated accordingly.

10DD. Label FDC as "Flush Mount FDC with Approved Knox Caps".

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WM Response: Label updated accordingly.

10EE. See notes on sheet 2 regarding fire lane easements and fire hydrant placement.

WM Response: Plans updated accordingly.

Sheet 5

10FF. Show fire hydrant on the south side of the intersection of 6th Avenue and Stephen D. Hogan Parkway.

WM Response: Hydrant is now shown.

10GG. Show sidewalk with ramps and pedestrian crosswalk here.

WM Response: Walk with ramps and crosswalk is now shown.

Sheets 5-7

10HH. See notes on sheet 2 regarding fire lane easements and fire hydrant placement.

WM Response: plans updated accordingly.

Sheet 7

10II. Show and label accessible routes on all grading sheets using a heavy dashed line. TYP.

WM Response: Accessible routes now shown using a heavy dashed line.

10JJ. Add to grading sheet notes.

WM Response: Notes have been added.

10KK. Show crosswalk in this area.

WM Response: Crosswalk is now shown.

Sheet 25

10LL. Show and label the path of exit discharge. See note provided. TYP.

AE Response: The ADA path of Exit Discharge has been added and labeled on the photometric sheets and the light levels along the path were added to the statistics table on the photometric sheets. The overall path of travel for exit discharge meets the criterion of a minimum of 1 footcandle at the walking surface.

Plat Sheet 2

10MM. See notes on sheet 2 of the site plan document regarding fire lane easements.

WM Response: Notes on sheet 2 of the site plan have been applied.

1. Aurora Water (Samantha Bayliff / 303-739-7388/ sbayliff@auroragov.org / Comments in red)

Sheets 11-14

11A. TYP: Where sanitary cleanout is called out, show graphically.

WM Response: Sanitary cleanouts are now shown graphically.

Sheet 11

11B. Call out the fire line as private.

WM Response: Fire line is now called out as private.

11C. Provide easement information.

WM Response: Easement is now called out.

Sheet 12

11D. Call out the fire line as private.

WM Response: Fire line is now called out as private.

11E. TYP: Where sanitary cleanout is called out, show graphically.

WM Response: Cleanout is now shown graphically.

11F. Advisory: Where storm sewer is flowing against the grade, ensure sufficient cover.

WM Response: Sufficient cover to be provided on all storm lines. Thank you.

11G. Need a manhole at this bend.

WM Response: Manhole is now provided.

Sheet 14

11H. Ensure these pipes are labeled on this sheet

WM Response: Due to the site shifting as a result of the ROW dedication on the East side, these utilizes are no longer shown in this viewport. They are called out accordingly on sheet 13.

1. PROS (Adison Petti / 303-739-7160/ apetti@auroragov.org / Comments in red)

Cover Sheet

12A. Active Bald Eagles Nest –PROS will be looking for a letter of support from Colorado Parks and Wildlife (CPW) regarding the design, location, and potential disturbance to the nest to sign off on this project. Construction during active nesting season which runs from December through July is prohibited.

WM Response: Understood. WM is happy to answer any questions that may come up in the review from CPW. All necessary precautions will take place during construction.

12B. PROS: On the table and subsequent sheets, indicate and label all areas intended for the required 2% public land dedication including total AC/SF.

WM Response: Public land dedication is now shown on this table and on site plan.

2. **Forestry** (Rebecca Lamphear / 303-739-7177/ rlamphea@auroragov.org / Comments in red)
Sheet 4

13A. Approved, no further comments at this time.

WM Response: Understood, thank you for your review.

3. **Land Development** (Roger Nelson / 303-739-2657 / ronelson@auroragov.org / Comments in magenta)
Cover Sheet

14A. Match subdivision plat Description and B&D.

WM Response: Legal description and bearing and distances now match the plat.

14B. Per Book 6, Page 431?

WM Response: Legal description has been updated to match the plat exactly.

Sheet 2

14C. Lot 1, Block 1 Picadilly Crossing Subdivision Filing No. 1.1,695,567 SQ. FT. (38.925 AC.)

WM Response: Label added to sheet.

14D. Match line work from the plat.

WM Response: Linework from plat now matches.

14E. Utility Easement?

WM Response:
Pocket utility easements are now called out.

14F. Lot 2, Block 2?

WM Response: Lot and block now labeled accordingly.

14G. Lot 4, Block 3?

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WM Response: Lot
and block now
labeled accordingly.

14H. Lot 5, Block 3?

WM Response: Lot
and block now
labeled accordingly.

14I. Lot 1, Block 5?

WM Response: Lot
and block now
labeled accordingly.

14J. Lot 2, Block 5?

WM Response: Lot
and block now
labeled accordingly.

Sheets 3-6

14K. See comments on sheet 2.

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14L. Remove hard return.

WM Response: Hard return removed.

14M. (COA 2024 Subdivision Plat Checklist Item #1.) Number each sheet consecutively somewhere on the sheet. Please do not add the Company Logo to the plat border, north arrow or signature blocks. The name and addresses of the submitting company or firm may still be represented in the lower right-hand corner of the plat sheet(s). (Typical all sheets).

WM Response: Border and numbering system changed to meet standards.

14N. Add "SITUATED IN"

WM Response: "Situated in" and Subdivision" added. Dash removed.

14O. (COA 2024 Subdivision Plat Checklist Item #2.)

WM Response: "Situated in" and Subdivision" added. Dash removed.

14P. Arapahoe County shows this Quarter Section as unincorporated? Confirm annexation is completed prior to plat submittal.

WM Response: Will confirm that annexation is completed prior to plat submittal.

14Q. Add "SUBDIVISION"

WM Response: Text updated.

14R. E. Sports Park Cir.?

WM Response: E. Sports Park Cir. now labeled on Plat.

14S. Label all publicly dedicated streets within ½ mile of the exterior of the site (Typical) COA 2024 Subdivision Plat Checklist Item #3.

WM Response: All publicly dedicated streets within ½ mile are labeled.

14T. Add "E."

WM Response: Text updated.

14U. **(Advisory Comment)** The City of Aurora has revised the subdivision plat checklist (2024) to include new covenants amongst other changes and this checklist must now be followed.**(Advisory Comment)** Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.) per COA 2024 Subdivision Plat Checklist Item 19.b.**(Advisory Comment)** Provide statement of authority for person signing on behalf of the entity named in the title commitment.**(Advisory Comment)** Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording. See the red line comments on the plat and site plan.

WM Response: Subdivision Plat Checklist (2024) has been referred to. Title will be sent once received. Statement of Authority provided.

14V. (COA 2024 Subdivision Plat Checklist Item #5.b.)Be a metes and bounds description of the exterior boundaries (no plus or minus distances will be accepted). Distances must be given to the nearest hundredth of a foot and bearings/angles to the nearest second.

WM Response: Made sure to meet standards of Meets and Bounds description

14W. Remove the dashes.

WM Response: Dashes removed.

14X. See COA 2024 Subdivision Plat Checklist Item #7.(Collectively hereafter "Owner").

WM Response: COA Subdivision Plat Checklist looked over and proper changes have been made.

14Y. ("City").

WM Response: COA Subdivision Plat Checklist looked over and proper changes have been made.

14Z.

Inse
rt ", "

WM Response: COA Subdivision Plat Checklist looked over and proper changes have been made.

14AA. Insert
"and"

WM Response: COA Subdivision Plat Checklist looked over and proper changes have been made.

14BB. "to my knowledge, information, and belief. This certification is not..."

WM Response: Text updated.

14CC. "...or tract is."

WM Response: Added to Note 6

14DD. "...or Tract"

WM Response: Added to Note 6

14EE. All owners of Lots or Tracts adjacent to (insert names of any arterial, collector, and continuous Type 1 local streets here shall be required to comply with requirements of the Aurora City Code restricting the ability to build a fence along those streets or the types and sizes of fences that can be built along those streets.

WM Response: Fence Note for E. 6th Street Added

14FF. UNPLATTED? (multiple locations)

WM Response: All added: Unplatted, Lot #'s, Block #'s, and Subdivision Plat Names.

14GG. New World West Subdivision Filing No. 2. Reception No. 1176921?

14HH. Lot 2, Block 5?

WM Response: Added

14II. Lot 1, Block 5?

WM Response: Added

14JJ. Lot 5, Block 3?

WM Response: Added

14KK. Lot 4, Block 3?

WM Response: Added

14LL. Lot 2, Block 2?

WM Response: Added

14MM. LS 2639 Established prior to 1970?2018: C-S 1/16th established online @ mid point by LS38081 14NN. LS 2639 Established prior to 1970?

WM Response: All added: Unplatted, Lot #'s, Block #'s, and Subdivision Plat Names.

14OO. On all sides of the new plat show adjoining or departing lot lines; size and type of abutting or departing easements (City owned or private); lot numbers, block numbers, and subdivision plat names with filing numbers. If the abutting property is unplatted, label it "Unplatted". Per COA 2024 Subdivision Plat Checklist Item #14.

WM Response: All added: Unplatted, Lot #'s, Block #'s, and Subdivision Plat Names.

14PP. Must monument the subdivision boundary, if setting another monument must explain why the existing monument was not accepted.

WM Response: Subdivision boundary monumented.

14QQ. And water?

WM Response: Water added.

14RR. Label easements (Typical)

WM Response: Easements labeled.

14SS. POINT OF COMMENCEMENT?

WM Response: Point of Commencement added.

14TT. POINT OF BEGINNING?

WM Response: P.O.B. located at SW of Plat.

14UU. Show controlling monument to establish northerly ROW line. Per COA 2024 Subdivision Plat Checklist Item #13.d.(1) Monuments must be set on the subdivision external boundary at each angle or curve change. Show linear and angular dimensions between the monuments on the graphic. Show (Section or ¼ Section) Corner Section 38-51-106(1)(f), C.R.S., requires professional land surveyors to provide "a description of all monuments, both found or set, that mark the boundaries of the property and of all control monuments used in conducting a survey."

WM Response: All requests shown. Monument along Stephen D. Hogan ROW not shown.

14VV. Label widths

WM Response:
Width varies

14WW. ?? (Label)

WM Response: The 12' Drainage Easement and 12' Slope Easement are separated by boundary of Plat

14XX. Appears to have been established at E-W mid-point rather than at intersect of opposing 1/16th corners?

WM Response: Label updated

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14YY. Fully describe cap stamping (Typical)"Luchetti Surveying T4S R66WS2 | S1 | S11 | S12 2019 PLS 36053"

WM Response: Cap stamping fully described on all monuments

14ZZ. Fully describe the monument (Typical) "#6 Rebar with.

WM Response: Cap stamping fully described on all monuments

14AAA. Fully describe the cap stamping "C-C S 1/16 S2 2019 PLS 25965"

WM Response: Cap stamping fully described on all monuments

14BBB.#6 Rebar with.

WM Response: Cap stamping fully described on all monuments

14CCC.Fully describe cap stamping.

WM Response: Cap stamping fully described on all monuments

14DDD. Fully describe the cap stamping.

WM Response: Cap stamping fully described on all monuments

14EEE. Fully describe stamping.

WM Response: Cap stamping fully described on all monuments

14FFF. Road Name?

WM Response: Road name added

Sheet 3

14GGG. Label Easements (Typical)

WM Response: Easements labeled.

1. **Xcel Energy** (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com) 15A. See attached comment letter.

WM Response: A 10' utility easement is now provided along the boarder of the property. The property owner is to complete the application process for any new natural gas or electric service or modification to the facilities. Thank you for your review.

2. **Buckley Space Force Base** (Porter Ingram / 303-668-2510 / robert.ingrum@spaceforce.mil)

16A. Buckley Space Force Base has had the opportunity to review the development application for Picadilly Crossing – Site Plan. The installation has no issue with the project and finds it in compliance with AFH 32- 7084. Please request the developer follow the attached procedures for crane use during construction (60-day notice prior to use). Thank you for the opportunity to review this project.

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WM Response: Thank you for your review of this site plan. The developer is to follow the attached procedures for crane use and understands that there is a 60-day notice prior to use.