

Planning Division
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January 7, 2021

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

Re: Third 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 third submission, which we received on December 14, 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 remain, you are required to resubmit. The administrative decision date for the application will be determined based on the comments issued by reviewers for your next resubmittal.

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\2226-00rev3.rtf



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- ✓ Provide appropriate symbology for specified items.
- ✓ Show appropriate sheet numbering and sheet # referrals on the matchlines.
- ✓ Preliminary Drainage Report approval required
- ✓ Revise Landscape Plans per comments.
- ✓ Provide access easement from the drainage easement to right of way
- ✓ Relocate hydrant as shown
- ✓ Dedicate the needed Right of Ways and easements by separate documents
- ✓ Apply PROS' design criteria presented in the Dedication & Development Criteria Manual
- ✓ 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 Cover Sheet

- 1A. Missing Data in Data Block on Cover Sheet. Please fill in as appropriate
- 1B. Add missing portion of E 26th Avenue.

Redlines to Sheet C3

- 1C. What are the red and green lines representing? Provide in legend. Apply to all sheets showing red and green lines.

Redlines to Sheet C6

- 1D. Show dimension of ultimate 150' ROW. The ISP Boundary may need to be widened to clearly show the ROW line. Apply this to all applicable sheets.
- 1E. What does this line represent? It shows dashed line for ROW if this is ROW line. Clarify why it doesn't continue south? Apply to other applicable sheets.
- 1F. Missing Sheet # along matchline as shown. This same comment is found on other sheets.

Redlines to Sheet C11

- 1G. Darken line for northbound lanes in order for this to show when scanned.
- 1H. Provide this symbology in legend that appears to be roadway to pond. What type of surface is the access road? Apply to all applicable sheets.
- 1I. Include rocklike symbology and what it is in legend too. Apply to all applicable sheets.

Redlines to Sheet C16

- 1J. Please place appropriate sheet numbering. See same comment on C17, C18, C19.

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)

Redlines to Sheet L-0

- 3A. Add the following two landscape notes to the General Notes: Landscaping for the curbside landscape shall be installed when the adjoining lots develop. Landscaping for the detention ponds and median shall be installed once the ponds and median have been constructed.
- 3B. Remove the landscape legend and the location map as they are not needed on this sheet.
- 3C. Update the City of Aurora Landscape notes where indicated.
- 3D. The Water Conservation Table indicates three items of data, but only two lines of text have been provided.



Redlines to Sheet L-1

- 3E. Label/call out all plants. Even those in the median.
- 3F. Add a note that the landscaping for the curbside landscape will be installed as the adjoining properties develop. The median landscaping should be installed upon construction of the median. There should be no deferral of that landscaping.
- 3G. Make sure to show/include all utilities and associated easements. There are easements and utilities associated with the detention ponds that have not been turned on.
- 3H. Label or perhaps use a light gray to denote the sidewalk.
- 3I. Turn off any extraneous linework identified.
- 3J. Make sure the edger symbolology is consistent throughout the plan.
- 3K. Choose a different less dense hatch or perhaps a shading to delineate the two different rock mulch types. They don't read. Only one of the mulch types has been indicated in the legend. Please add both.
- 3L. Please indicate the sidewalk on the east side of Picadilly.
- 3M. Add a street name where indicated.

Redlines to Sheet L-2

- 3N. There appears to be a street tree utility conflict.

Redlines to Sheet L-4

- 3O. Remove the 2-year water label and linework from the detention pond, all sheets.
- 3P. Darken and enlarge the font for all the plants all sheets.
- 3Q. There appears to be fencing. Please include the fencing along here.
- 3R. There appears to be a utility easement along the edge of the pond and to the north as well.
- 3S. Adjust hatches in general to be less dense and read better.

Redlines to Sheet L-6

- 3T. Please add the following note: For streetscape along 38th Avenue, refer to 38th Avenue ISP-CSP DA# 2199-00 and Project Peak CSP & Plat DA# 1127-34.
- 3U. Add the street name to E. 38th Avenue.
- 3V. Emergency maintenance path and pond overflow appear to be here.

Redlines to Sheet L-8

- 3W. Adjust the density of the hatches. Make sure all hatches appear in the legend.
- 3X. Enlarge this font. Too small to read.

Redlines to Sheet L-9

- 3Y. This appears to be a soil stockpile area and not a detention pond.
- 3Z. Increase the font size.

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 C11

- 4B. The interim intersection needs to be addressed. The first phase of 38th is the south half east of Picadilly. This plan set can't ignore the interim intersection condition just because portions of it are being designed by other plans.
- 4C. What are the red and green lines representing?



Redlines to C12

4D. Add a note indicating if the storm sewer system is public or private and who will maintain it.

Redlines to C13

4E. Address comments from the preliminary drainage report.

4F. Add a note indicating if the storm sewer system is public or private and who will maintain it.

Redlines to Sheet 17

4G. Add a note indicating if the storm sewer system is public or private and who will maintain it.

Redlines to Sheet 18

4H. Add a note indicating if the storm sewer system is public or private and who will maintain it.

4I. The highlighted text is too small. Please use 0.10 as a guide for text height.

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. It appears that this hydrant was added between the 2nd and 3rd review. Relocate this hydrant to this location.

6B. Please remove this hydrant from the plans or identify that this hydrant will be removed.

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

Redlines to Sheet C17

7A. Please clarify the limits of the drainage easement for the regional detention pond. Pond access road must be included in the drainage easement. 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.

7B. Drainage easement required for the regional detention facility. Show easement boundaries.

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 / John Gebhart / 303-739-7153 / jgebhart@auroragov.org / Comments in purple)

General Comments from PROS for Median Landscape Plan (Curt Bish)

9A. Plans are difficult to read.

9B. Excess hatching should be eliminated.

9C. Patterns or shading should be used to differentiate between varied cover types.

9D. Plants are not labeled / identified.

9E. Maintenance access areas are not shown ... Polygons for such areas have been added and labeled on this sheet and L-2 & L-6.

9F. Please review and apply PROS' design criteria presented in the Dedication & Development Criteria Manual.

Redlines to Sheet L-1, L-2 & L-6 (John Gebhart)

9G. 6" thick 4500 PSI fiber reinforced colored / stamped concrete for maintenance truck / trailer.

9H. 6" thick 4500 PSI fiber reinforced colored / stamped concrete for maintenance truck / trailer.

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

10A. Please see the attached letter dated December 30, 2020.

MAINTENANCE ELIGIBILITY PROGRAM (MEP)

MHFD Referral Review Comments

For Internal MHFD Use Only.	
MEP ID:	108101
Submittal ID:	10005541
MEP Phase:	Referral

Date: December 30, 2020
To: **Ryan Loomis**
Via Aurora Website
RE: MHFD Referral Review Comments

Project Name:	Picadilly Road at 38 th Avenue Infrastructure – Preliminary Plat (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) The following comments only pertain to the preliminary plat submittal. A separate comment letter will be provided to the design team for the final drainage reports and plans. Any comments that result in changes to the design from those comments should also be incorporated into the preliminary plat.
- 2) Please include comment responses with each submittal.
- 3) Sheet C5: A comment was made to the design team in regards to the location of the spillway for the north WQ pond. The easement will likely need to be adjusted based on changes to the location of the spillway.
- 4) Sheet C7: Please either label or add the red and green linework to the legend. Please clearly label the effective floodplain/ floodway and the proposed floodplain/floodway per the CLOMR.
- 5) Sheet C20: This sheet is dated 03-21-20. Ollson has submitted plan sheets with differing water surface elevations dated 11-16-20. Please ensure the latest information is included in this plan set.



Project Name: Piccadilly Rd at 38th Ave – Preliminary Plat
MEP ID: 108101/10005541
Date: 1/6/21

Mile High Flood Control District (MHFD)
MEP Referral Review Comments

- 6) Sheet L8/L9: While not a maintenance eligible improvement, the District would like to emphasize that the stockpile is quite large. The project limits do not indicate how soil will be moved and placed within the stockpile. What is the route trucks will take and how will that path be revegetated? Seeding is shown for the stockpile location, but please consider other revegetation efforts needed related to the stockpile.

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