

WARE MALCOMB

ARCHITECTURE | PLANNING | INTERIORS
BRANDING | CIVIL ENGINEERING

May 27, 2021

Ryan Loomis
City of Aurora Planning Department
1515 E. Alameda Parkway, Ste 2300
Aurora, Colorado 80012

Re: Fourth Submission Review: Picadilly Rd Improvements – Site Plan and Preliminary Plat
Application Number: DA-2226-00
Case Number: 2020-6010-00

Enclosed you will find our submittal of the Revised Planning Documents for the above referenced project. Below you will find out responses to the second round of comments in bold.

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

Response: Additional data added to block, Zoning updated to I-1 based on Aurora zoning map.

1B. Add missing portion of E 26th Avenue.

Response: E 26th Ave. added to the vicinity map.

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.

Response: Red and green lines indicate the 100 and 500 year floodplain.

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.

Response: The thicker and darker line represents the ISP boundary. In some places the ISP boundary is along the Picadilly ROW, in other places the ISP boundary is not the same as the Picadilly ROW.

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.

Response: The thicker and darker line represents the ISP boundary. In some places the ISP boundary is along the Picadilly ROW, in other places the ISP boundary is not the same as the Picadilly ROW.

1F. Missing Sheet # along matchline as shown. This same comment is found on other sheets.

Response: Sheet number updated.

Redlines to Sheet C11

1G. Darken line for northbound lanes in order for this to show when scanned.

Response: This portion of the typical section is meant to note ex conditions. The line in this section is mean to be different from the darker lines on the proposed side.

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.

Response: Maintenance road and spillway added to legend.

1I. Include rocklike symbology and what it is in legend too. Apply to all applicable sheets.

Response: Maintenance road and spillway added to legend.

Redlines to Sheet C16

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

Response: Sheet numbers updated

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.

Response: Notes have been added.

3B. Remove the landscape legend and the location map as they are not needed on this sheet.

Response: Has been removed.

3C. Update the City of Aurora Landscape notes where indicated.

Response: Notes have been updated.

3D. The Water Conservation Table indicates three items of data, but only two lines of text have been provided.

Response: Table has been updated.

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.

Response: Understood.

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.

Response: Temporary shoo-fly plans have been submitted to address the interim intersection condition.

4C. What are the red and green lines representing? Redlines to C12

Response: Red and Green lines on the plans note the 100 and 500 year floodplain boundary (per firma firmette panel 08001c0665j effective date 2/17/2017 approved CLOMR case #20-08-0166R Date 07/21/2020)

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

Response: Note added; storm sewer will be privately owned and maintained by the metro district.

Redlines to C13

4E. Address comments from the preliminary drainage report.

Response: Drainage report comments have been addressed.

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

Response: Note added; storm sewer will be privately owned and maintained by the metro district.

Redlines to Sheet 17

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

Response: Note added; storm sewer will be privately owned and maintained by the metro district.

Redlines to Sheet 18

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

Response: Note added; storm sewer will be privately owned and maintained by the metro district.

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

Response: Text size updated.

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.

Response: Hydrant added closer to 38th intersection.

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

Response: Hydrant annotation added to note that ex hydrant is to be removed and replaced.

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.

Response: Drainage easement added and labeled.

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

Response: Drainage easement added and labeled.

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.

Response: Understood.

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.

Response: Hatches have been removed, labels have been added/enlarged.

9B. Excess hatching should be eliminated.

Response: Hatch has been removed for clarity.

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

Response: Hatches have been adjusted for clarity.

9D. Plants are not labeled / identified.

Response: Labels have been added.

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

Response: Maintenance accesses have been added.

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

Response: Noted.

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

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

Response: Maintenance access has been added.

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

Response: Maintenance access has been added.

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

10A. Please see the attached letter dated December 30, 2020. 6)

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.

Response: Spillway updated accordingly.

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.

Response: Linework added to legend.

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.

Response: Plans updated to ensure current information is included.

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.

Response: Stockpile will be revegetated according to best practices. Truck path will be limited to LOC pathway as defined by approved SWMP Plans. Seeding and Vegetation shall be established in accordance to approved SWMP Plans and Reports best management practices.