

WARE MALCOMB

ARCHITECTURE | PLANNING | INTERIORS
BRANDING | CIVIL ENGINEERING

June 30, 2020

Ryan Loomis
City of Aurora
Planning Department
15151 E. Alameda Parkway
Aurora, Colorado 80012

38th Avenue & Picadilly Road – Infrastructure Site Plan

Ryan,

We are pleased to submit the attached Site Plan Application Package for 38th Avenue & Picadilly Road – Infrastructure Site Plan. The project is proposed along the existing Picadilly Road and extends from approximately 500 linear-feet (500-LF) north of 38th Avenue to approximately 1,300 linear-feet (1,300-LF) south of 38th Avenue. The Infrastructure Site Plan will consist of eastern northbound lanes, bridge improvements at First Creek, Water Quality/EURV ponds, and a Regional Detention Basin located in the southeast corner of Majestic Commercenter II. The proposed ISP includes Ownership/Easements/Rights-of-Way descriptions, limits of proposed and future improvements, proposed Bridge elevations, proposed roadway horizontal/vertical alignment, Water Quality/EURV ponds, and a Regional Detention Pond currently under CLOMR Case No. 20-08-0166R.

The proposed improvements extent, Phase 1, will consist of the southbound lanes from East 38th Avenue southerly approximately 1,300 LF towards the existing Public Service Company of Colorado tract. The ultimate, after Phase 1, widening of Picadilly Road will be required once the traffic levels on Picadilly Road meet 12,000 ADT. Traffic lights will be required after warrants are met per the traffic study. Escrow will be required for identified signalized intersections in accordance with City of Aurora's traffic signal escrow ordinance.

Our project team for this site plan application is as follows:

	Name	Address	Phone #	Contact
Civil Engineer	Ware Malcomb	990 S. Broadway, Suite 230, Denver, CO 80209	303-689-1527	Chris Strawn
Civil Engineer	Olsson	1525 Raleigh Street, Suite 400, Denver, CO 80204	303-237-2072	Deb Ohlinger
Landscape Architect	THK Associates, Inc.	2953 South Peoria Street, Suite 101, Aurora, CO 80014	303-770-7201	Julie Gamec

We hope this assists you in your review of the project. We look forward to working with you through the Site Plan process. Should you have any questions please contact me at (303) 689-1526.

Sincerely,

Ware Malcomb

Erik Morse
Project Manager