

LANDSCAPE REVIEW COMMENTS & RESPONSES

Second Submission Review: Picadilly Road at 38th Avenue Infrastructure
– Preliminary Plat

Application Number: DA-2226-00

Case Number: 2020-6010-00

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

Applicant responses in red.

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.

Response: This has been revised.

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.

Response: This has been added.

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.

Response: This has been revised.

Redlines to Sheet L-0

3D. Note the comments on the Plant Schedule.

Response: This has been revised.

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

Response: This has been revised.

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

Response: This has been revised.

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

Response: This has been revised.

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.

Response: This has been added into the standards of right-of-way table.

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

Response: This has been revised.

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

Response: This has been revised.

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.

Response: This has been revised.

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.

Response: This has been revised.

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.

Response: This has been revised.

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?

Response: The continuous lines represent the final condition not the dashed.

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

Response: This has been revised.

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

Response: This has been revised.

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.

Response: This has been revised.