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July 24, 2024

Justin Andrews, Project Manager
Office of Development Assistance
City of Aurora
15151 E. Alameda Parkway, Suite 5200
Aurora, CO 80012

Aurora Reference
#1769800, DA-2342-05

AECOM Reference
60717432

RE: Picadilly Rd (38th Ave to 56th Ave) Pre-Application Response Letter

Dear Mr. Andrews,

This letter responds to the numbered comments and key issues made at the pre-application meeting held on December 21, 2023. These issues are addressed in our current plan submittal or will be addressed during the development review process.

Planning and Development Services Department

Key Issues:

- Conformance with the Green Valley Ranch Public Improvement Plan: This project conforms with the Green Valley Ranch Public Improvement Plan (PIP), specifically for ROW width and typical cross section.
- Coordinate plans with adjacent approved Site Plans: This project matches intersection locations and configurations identified in the Green Valley Ranch East (GVRE) site plans and ties into intersection radius returns constructed by the development.
- Coordinate with City and County of Denver: This project will coordinate with City and County of Denver for design criteria, permits, and easements.

Standards and Issues:

1. Zoning and Placetype: Information is noted.
2. Land Use: Historic land use and adjacent site plan information is noted.
3. Development Standards
 - a. Dimensional Standards: The ROW and typical cross section identified in the pre-app notes are used for this project.
 - b. Right of Way Dedication: The design is constrained by the existing ROW and easements will be dedicated by separate document.
 - c. Lighting: Information is noted.
 - d. Landscape, Water Conservation, Stormwater Management: Landscape plans are included in the ISP and were developed in accordance with the adjacent approved site plans and the City's Landscape Reference Manual.
4. Adjustments: None anticipated.
5. Submittal Reminders: Requirements are noted.

Aurora Water

Key Issues:



- SWMP & report are required: [Requirements are noted.](#)
- Show all existing and proposed utilities on the site plan and civil plans: [Requirements are noted.](#)
- No service connections are permitted on the existing 24" PVC water main in Picadilly: [Requirements are noted.](#)
- The following EDN's are associated with the utilities in Picadilly Rd: [Information is noted.](#)
- Wet taps for additional fire hydrant laterals on the 24" PVC water main are required to be performed by a licensed, 3rd party contractor: [Requirements are noted.](#)

Stormwater Management

Key Issues:

- A preliminary drainage report shall be submitted with the site plan. It is the responsibility of the consultant to determine if adjacent development has included the proposed roadway section in existing WQ/EURV detention facilities. [The adjacent development has included the proposed roadway section in existing facilities, which will be described in the PDR.](#)
- A drainage report review checklist should be completed and signed by a professional engineer and uploaded with the report first review. [Requirement is noted.](#)
- Note that for all preliminary drainage reports (PDR) that review fees will be limited to the first three reviews. If additional reviews are required, fourth and greater, then new fees will be required. [Requirement is noted.](#)
- The City of Aurora has an updated drainage criteria manual which should be used for this and all future submittals. [Updated drainage criteria manual will be followed for report content. The proposed roadway is included in adjacent development approved reports and plans, which will be used in the PDR for this project.](#)

Public Works Department

Key Issues:

- Pending something unforeseen, such as public comment, Traffic Engineering will not require a Traffic Study at this time. [Noted.](#)
- The intersection and roadway improvements/laneage shall be consistent with what is documented in approved traffic studies for developments along Picadilly Road between 38th Avenue and 56th Avenue, which would include the Green Valley Ranch East Transportation Analysis and the Green Valley Ranch MP Amendment 2 Traffic Impact Study. [Project is matching radius returns previously constructed by developments along Picadilly, and will not acquire additional ROW.](#)
- The intersection and roadway improvements shall be in accordance with the current editions of the City of Aurora Design & Construction Specifications, the Manual on Uniform Traffic Control Devices (MUTCD) and the American Association of State Highway and Transportation Officials (AASHTO) Roadside Design Guide. [Requirements are noted.](#)
- The roadway plans shall show tie-ins, including signing/stripping, to existing/interim conditions at each end and at intersections within the project corridor. [Tie-ins will be provided.](#)
- Applicant shall install two 2" conduits and pull boxes to be owned/maintained by the City of Aurora, for future fiber optic interconnect of traffic signals along arterial roadways (i.e. Picadilly Road). [Conduit will be included.](#)



Engineering Division

Key Issues:

- The proposed improvements shall be in conformance with the approved master plans. Streetlights shall be provided in conformance with the latest Roadway Manual upon submittal of the infrastructure site plan. [Requirements are noted.](#)
- The updated Roadway Manual has been adopted as of February 1, 2023. [Information is noted.](#)
- The City has updated its civil plan submittal intake process which became effective June 26, 2023. A civil plan pre-submittal is no longer required. [Information is noted.](#)
- Previously approved plans and reports can be found on the City's website. [Information is noted.](#)

Fire/Life Safety Comments - Building Division

Key Issues:

- The Aurora Building Division currently utilizes the adopted 2021 International Codes Series except for the 2023 NEC. This includes the International Existing Building Code (IEBC). [Information is noted.](#)

We look forward to further discussing this project and these key issues at our next meeting after you have reviewed our plans. Thank you for your comments and feedback.

Yours sincerely,

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