

Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250



May 10, 2021

Chris Fellows
Painted Prairie Owner, LLC
5600 Greenwood Plaza Boulevard, Suite 220
Greenwood Village, CO 80111

Re: Second Submission Review: 56th Avenue Improvements Himalaya to Picadilly – Infrastructure Site Plan
Application Number: DA-1556-11
Case Number: 2020-6052-00

Dear Mr. Fellows:

Thank you for your second submission, which we received on April 19, 2021. We reviewed it and attached our comments along with this cover letter. This review letter contains comments received from all city departments and outside agencies. Staff would be happy to meet with you and your design team in the next couple weeks to discuss these comments and address any questions or issues you may have.

Since a few important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission at your convenience. The administrative decision date will be scheduled when the application is resubmitted, assuming all major comments have been addressed.

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. I may be reached at 303-739-7857.

Sincerely,

Sarah Wile, AICP
Senior Planner, City of Aurora
Planning & Development Services Department

cc: Mark Naylor, Civitas, 1200 Bannock Street, Denver, CO 80204
Daunte Rushton, ODA
Filed: K:\\$DA\1556-11rev2.rtf



Second Submission Review

1. Planning (Sarah Wile / 303-739-7857 / swile@auroragov.org / Comments in teal)

- 1A. Please remove the PROS signature line in the Signature Block. PROS only signs Civil Plans, not Site Plans.
- 1B. Add the Case Number for the Picadilly Road ISP (CN 2017-6006-00).
- 1C. Revise the Key Map on Sheets 2-7 per redline comments.
- 1D. When the next Painted Prairie Master Plan Amendment is submitted, the monument sign details in Tab 10 will need to be updated to reflect the revised sign designs for consistency purposes.

2. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

- 2A. Adjust the location of the plant quantities in the Planting Schedule and adjust the landscape requirements table per redline comments on Sheet 8.
- 2B. Include the requested graphic on Sheet 8.

3. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

- 3A. The ISP will not be approved by Public Works until the Preliminary Drainage Report is approved.
- 3B. An easement is required for storm sewer outside of the right-of-way.
- 3C. Add a note indicating if the storm sewer system is public or private and who will maintain it.
- 3D. There should be a minimum 2% slope in the water quality drainage swale.

4. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in orange)

- 4A. Add sight triangles on Sheet 4 for the intersection of Himalaya Road / 56th Avenue and Ireland Street / 56th Avenue.
- 4B. Label all tapers.
- 4C. The MTIS has a 50'+ taper for left turns at Malta Street / 56th Avenue.
- 4D. Review the north / south pedestrian crossing at 56th Avenue and Lisbon Street. Review the pedestrian refuge details and adjust to meet the requirement. If this isn't possible with the turning template, then pull the note back more and add signage for southbound couplet for "Do Not Enter."
- 4E. Add traffic signalization easements where noted.
- 4F. There appears to have been a misunderstanding of the request to not have landscaping boulders in clear zones. See redline comments on Sheet 9 and address accordingly.

5. Aurora Water (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red)

- 5A. All caps need to be updated to temporary blow offs.
- 5B. On Civil Plans, labeling is required to show what portions of the storm lateral are owned / maintained by Denver.
- 5C. Ensure the hydrant assembly is not part of any water main lowering. Where is the 24 x 12 reducer located?



6. PROS (Michelle Teller / 303-739-7437 / mteller@auroragov.org / Comments in purple)

- 6A. Create a separate table dedicated to median landscaping only.
- 6B. Label the median nose lengths. At least one median nose per median must be 50' uninterrupted.
- 6C. The connection walks need to be included with the landscaping.
- 6D. The 56th Avenue open space should include seating and gathering spaces per the Master Plan.
- 6E. The median design should extend farther out with the cobble / river rock.
- 6F. Since much of the 56th Avenue open space is encumbered by an easement that precludes the full potential of this open space per the Master Plan vision, please update the note in the ISP to state that future connections to adjacent development shall provide trail connections and nodes which will include seating and other amenities precluded from the easements.
- 6G. See additional redline comments on the ISP.

7. Fire / Life Safety (Jeff Goorman / 303-739-7464 / jgoorman@auroragov.org / Comments in blue)

- 7A. Label the fire hydrant near 56th Avenue and Ireland Street. The hydrant shall be oriented to face 56th Avenue.

8. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

- 8A. Add the ROW width where requested.
- 8B. The sidewalk located outside of the ROW needs to be covered by a sidewalk easement. Add requested language.
- 8C. Contact Andy Niquette to begin the easement dedication process and Grace Gray to begin the license agreement process. The Site Plan cannot be recorded until these are complete.
- 8D. Address miscellaneous redline comments on the ISP.

9. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

- 9A. No additional comments.