



Planning Division  
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July 21, 2021

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

**Re: Technical Corrections Review:** Himalaya Road Improvements 56<sup>th</sup> Avenue to 64<sup>th</sup> Avenue – ISP  
**Application Number:** DA-1556-10  
**Case Number:** 2020-6044-00

Dear Mr. Fellows:

Thank you for your technical corrections submission, which we received on July 8, 2021. We reviewed it and attached our comments along with this cover letter. This review letter contains comments received from all city departments.

Another technical corrections submittal is required to address the remaining issues on the Infrastructure Site Plan. Please address all comments in the review letter and resubmit this document. Easement dedications also need to be completed. Once all of the outstanding issues have been resolved, final mylars can be submitted.

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:\SDA\1556-10tech1.rtf



## Technical Corrections Review

### **1. Planning** (Sarah Wile / 303-739-7857 / [swile@auroragov.org](mailto:swile@auroragov.org) / Comments in teal)

1A. Make minor revision on the Cover Sheet per redline comments.

1B. Please note that a digital submission meeting the [CAD Data Submittal Standards](#) is required before the final Infrastructure Site Plan mylars can be routed for signatures or recorded. Please review the CAD Data Submittal Standards and email the .DWG file to your Case Manager before submitting your final mylars.

### **2. Landscaping Issues** (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)

2A. Revise the plant material within portions of the sight distance triangles as it will get taller than 26" as measured from the roadway surface. See redline comments.

2B. The pen settings or colors of the plan material were changed between this submittal and the previous one. The plant material is too dark, especially when printed out. The shrub beds appear as black blobs. Please fix this before the next submittal.

2C. No storm line is shown where indicated on Sheet 10.

### **3. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / Comments in green)

3A. The ISP will not be approved by Public Works until the Preliminary Drainage Report is approved.

3B. Add "with railing" to the retaining wall detail on Sheet 4.

3C. Concentrated flows should not be directed across the maintenance access paths.

### **4. Aurora Water** (Casey Ballard / 303-739-7382 / [cballard@auroragov.org](mailto:cballard@auroragov.org) / Comments in red)

4A. By changing the area on Sheet 6 to a swale, is the existing access path going to be compromised? Any concentrated flows across an access path require a culvert sized to allow the flows to pass underneath the path.

### **5. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

5A. There are several items that need to be dedicated by separate document. Contact Andy Niquette to begin the process. This must be complete prior to the ISP being recorded.