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November 11, 2024

City of Aurora
Planning and Development Services
ATTN.: Sarah Wile
15151 E. Alameda Pkwy. #2300
Aurora, Colorado 80012

Dear Sarah Wile,

The following letter responds to your Second Submission Review comments for the SpringHill Suites at Painted Prairie (DA-1556-38) project. Responses are listed below in red. Please call or email if you have any questions or require additional information.

Second Submission Review Comments

1. Planning

- A. Update the Vicinity Map to show the streets within the Painted Prairie Town Center for context and label the street directly adjacent to the site at minimum (Jericho Street, Kirk Street, and 63rd Drive).

Response:

The Vicinity Map has been updated to show and label the adjacent streets.

- B. Coordination with the master developer is required to amend the 64th Avenue ISP to add the sidewalk connection up to 64th Avenue. The master developer recently submitted an amendment that is nearing approval that removed that sidewalk connection, so it needs to be re-added in the correct location. Staff is fully supportive of this and would like to see it remain.

Response:

Civitas will submit mylar updates to the ISP for E 64th Avenue to include the sidewalk connection.

- C. Please verify that the building entrance at the southwest corner of the building is a usable entrance to the hotel. Per MU-R standards, an entry is required adjacent to the Walkable Main Street (Jericho Street), so this needs to be functional to comply with UDO and activate the street frontage.

Response:

The building entrance on the southwest corner is a usable pedestrian entrance to the hotel.

- D. The proposed sign attached to the parking lot screen wall on Kirk Street is tricky from a code perspective as it doesn't comply with the definition of a monument sign (which is freestanding), or a wall sign. Please note that this may cause confusion when sign permits are submitted in the future.

Response:

Noted, thank you. We will work with permitting on the sign.

2. Landscaping

- A. The sidewalk connection to 64th Avenue is not built per the call-out on Sheet 3 and a change will need to occur to the approved ISP for 64th Avenue to reflect this sidewalk connection. The landscaping in this area will need adjusting to reflect the sidewalk.

Response:

Civitas will submit mylar updates to the ISP for E 64th Avenue to include the sidewalk connection.

- B. The shrub called out on Sheet 2 should be a taller species for screening purposes as previously requested. The Mugo Pines are only 2' tall.

Response:

The shrub species has been updated to a taller variety.

3. Civil Engineering

- A. Note the lot and block on the Cover Sheet.

Response:

The lot and block have been noted where indicated.

- B. Review and address comments on Sheet 2 regarding comments that were previously made on easements.

- i. There is an existing drainage pocket easement in this area per the plat. Show, label, and dimension all easements.

Response:

The existing drainage pocket easement here has been shown, labeled, and dimensioned.

- ii. Approved ISP and EDN# 221088 shows a 94' access easement for private road/tract. However, easement does not show up on COA Maps page. There are internal discussions to confirm whether this easement has been dedicated or not.

Response:

We can't find any records indicating the Master Developers have dedicated this easement yet. We've added notes to our Site Plan indicating a 94' access easement will be dedicated over Jerich Street. Once the easement is dedicated, we can add the reception number to the note.

- C. Verify the easement linework on Sheet 2 as it does not match other sheets or the Plat.

Response:

The west, south, and east portions of this drainage easement have been vacated per Rec# 2023000045871 & Rec# 2023000045872. The other sheets have been updated to match the Site Plan sheet.

- D. Remove Note #1 on Sheet 3 if no roadwork is proposed.

Response:

Note #1 has been removed.

- E. Any work that is proposed by the master developer should be grayed out.

Response:

Master Development work has been grayed out.

- F. See advisory comments on Sheet 3 regarding minimum grading away from building.

Response:

The grading has been adjusted to comply with the minimum requirements.

- G. Show all street lights that are meant to be installed with EDN #221088.

Response:

Street lights to be installed with EDN #221088 have been shown and added to the legend.

- H. Ensure that all easements are labeled on all sheets.

Response:

All easements have been labeled on all sheets.

- I. Review the potential conflict between the inlet and lightpole.

Response:

The lightpole location has been shifted to avoid any conflict with the inlet.

4. Traffic Engineering

- A. Address all comments on the Traffic Study and resubmit with the next submittal.

Response:

All comments on the traffic study have been addressed.

5. Fire / Life Safety

- A. Label the 4" Fire Line DIP and the Fire Sprinkler Rise Room where requested on Sheet 4.

Response:

The fire line and fire sprinkler riser room have been labeled as requested.

- B. Include the additional detail for handicap parking on Sheet 13.

Response:

The additional detail for handicap parking has been added.

6. Aurora Water

- A. The Site Plan cannot be approved until the Preliminary Drainage Report is approved.

Response:

Noted, thank you.

- B. Make minor revisions to the Utility Letter.

Response:

The Utility Letter has been updated per the redlines.

Please accept this response letter along with the Site Plan submittal documents for review.

Respectfully,

Realarchitecture Ltd.

David L. Berton AIA, President

A handwritten signature in black ink, appearing to read "David L. Berton". The signature is fluid and cursive, with a long horizontal stroke extending to the right.