



Planning Division
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August 1, 2022

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

Re: Third Submission Review: Painted Prairie Phase Five – Site Plan with Adjustments and Subdivision Plat
Application Number: DA-1556-22
Case Numbers: 2022-4005-00; 2022-3005-00

Dear Mr. Fellows:

Thank you for your third submission, which we referred out on July 11, 2022. We reviewed it and attached our comments along with this cover letter. The review letter contains comments from all city departments and outside agencies.

The application is tentatively scheduled to go to a virtual Planning and Zoning Commission public hearing on August 24, 2022 assuming notice requirements are met and the requested revisions are made to the Letter of Introduction and Site Plan (see Item 1A). Additional details regarding notice requirements will be sent next week. Following the public hearing, a technical corrections submittal will be required to address all remaining comments outlined in this review letter.

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: Brent Martin, LandDesign, 1360 Walnut Street, Suite 102, Boulder, CO 80302
Cesarina Dancy, ODA
Filed: K:\SDA\1556-22rev3.rtf



Third Submission Review

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

1A. Updates are needed to the Letter of Introduction, as well as the Cover Sheet (Sheet 1) and the Lot Type Key Plan (Sheet 3) prior to Planning Commission. **Please send a revised Letter of Introduction and Site Plan to your Case Manager by Monday, August 8th in order to remain on the agenda for the August 24th meeting. If the revisions are not received by this date, the item will get pushed back to the September 14th meeting.** Please note that other comments do not need to be addressed by this date; they can be resolved through technical reviews.

1B. As noted in Item 1A, please make the requested revisions to the Letter of Introduction by August 8th so this document is accurate for the public hearing. See redline comments for additional information.

1C. Fix the code section name and spelling error on the Cover Sheet under “Adjustments.” As noted in Item 1A, this should be revised by August 8th and emailed to your Case Manager.

1D. There are a number of issues with how the private open space is identified for the motor court lots on Sheet 3. Please review all redline comments and provide the needed dimensions and clarifications. It appears that the 180 square-foot requirement can likely be met, but the areas that are being counted should be usable. Please coordinate with your Case Manager this week if there are any questions about the changes that are needed. As noted in Item 1A, this should be revised by August 8th and emailed to your Case Manager.

1E. Please make revisions to the Case Numbers throughout the document. Because this is a Site Plan, references to other plans should include the Site Plan Case Number, not the EDN or Plat. The only exception should be the Grading Plan if this was specifically requested by Civil Engineering.

1F. Gray back the proposed layout for Painted Prairie Phase 3 more as this Site Plan has not been approved yet. It was made darker since the last submittal.

1G. Please specify that the demarcation fence for the lots adjacent to the Himalaya Road linear open space (a dedicated open space receiving PROS credit) must be Demarcation Fence A as it is open rail as required by the UDO. Please note that the height can go up to 4' if desired.

1H. Update the label for the site furnishing on Sheet 29 per redline comments.

1I. The city has developed [CAD Data Submittal Standards](#) for internal and external use to streamline the process of importing AutoCAD information into the City's Enterprise GIS. A digital submission meeting the CAD Data Submittal Standards is required before final mylars can be routed for signatures or recorded for all applications. Please review these standards and ensure that files are in the correct format to avoid future delays.

2. Addressing (Phil Turner / 303-739-7271 / pcturner@auroragov.org)

2A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. Include parcels, street lines and building footprints (if available) at minimum. Please ensure that the digital file is provided in the correct projection so it will display correctly within our GIS system. More information can be found [here](#).

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

Sheet 18

3A. Add or remove the requested information from this sheet.

Sheet 19

3B. Why are there two different abbreviations and tree symbols being used for the same tree that is also the same size?



3C. The note regarding ornamental grasses in the curbside landscape area is not acceptable. If ornamental grasses are being used in the curbside landscape, they must be listed in the table as such. If the same grasses are being used elsewhere within the plan and aren't 5-gallon, use different symbology for 5-gallon.

Sheet 20

3D. Add the requested street names.

3E. Include the correct sizes to comply with the UDO on all sheets.

Sheet 24

3F. Please enlarge the tables.

Sheet 25

3G. Some of the plans are not legible. Please fix the colors, hatches or font sizes with the next submittal. A complete review was not possible.

Sheet 26

3H. Label the utilities going to each lot.

3I. What is meant by "Grass Species 1 and 2" and "Shrub Species 1, 2 and 3?" The plant list on Sheet 19 does not reference these.

3J. Include the legend on all of the residential lot plans.

4. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

4A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.

4B. Include the public street light pole height and fixture type in the site details. It should meet the city's draft standards.

4C. Label internal sidewalks as internal.

4D. Why is there a sidewalk easement for the portion of the sidewalks on Sheet 5? They should be private sidewalks.

4E. Where is the receiving ramp for the where called out on Sheet 5?

4F. Label the sidewalk easement where requested.

4G. There is a 250' minimum radius for local roads.

4H. Please note that structural calculations will be required in the future for the CIP walls.

4I. Please coordinate the maintenance access for this pond with the Phase 4 and the 60th Ave ISP improvements. If this filing is responsible for a new maintenance access into the pond, it should be reflected on the Site Plan and PDR.

5. Traffic Engineering (Steven Gomez / 303-739-7336 / segomez@auroragov.org / Comments in orange)

5A. Add and replace the requested notes on Sheet 2.

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

6A. Address all redline comments on the Site Plan and Plat.