



Planning Division  
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October 14, 2022

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

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

Dear Mr. Fellows:

Thank you for your technical submission, which we referred out on September 9, 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.

Since many important issues still remain, you will need to make another technical submission. Please revise your previous work and send us a new submission by October 28, 2022.

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 303-739-7227.

Sincerely,

Aja Tibbs  
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\1556-22tech1.rtf



## Technical Submission Review

### **1. Planning** (Aja Tibbs / 303-739-7227 / [atibbs@auroragov.org](mailto:atibbs@auroragov.org) / Comments in teal)

- 1A. Thank you for the additional information regarding the private open space for the motor court lot typical diagrams. Please see the remaining minor redlines. We are looking for clarification on why more useable spaces are not included (such as the rear 10' setback for the back lots). Information provided about a shared-use easement is useful for staff. Please keep a note addressing this plan even when removing/revising it per Real Property's request.
- 1B. Please continue working with staff to address the issue of privacy fencing adjacent to parks and open space tracts. Revisions to this site plan are not necessary at this time.

### **2. Addressing** (Phil Turner / 303-739-7271 / [pturner@auroragov.org](mailto:pturner@auroragov.org))

- 2A. Please submit preliminary digital addressing .SHP or a .DWG file as soon as possible. Include parcels, street lines, and building footprints (if available) at a 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](mailto:kbish@auroragov.org) / Comments in bright teal)

#### *Sheet 25*

- 3A. Change to 400sf for all the lots that can achieve 400sf of sod.
- 3B. For the green court lots, the determination needs to occur now if a minimum of 400sf of sod can be met. This cannot be left up to the inspectors.
- 3C. For the Motor Court homes designated as H, the quantities of shrubs are not being provided on the actual lot typical.

#### *Sheet 26*

- 3D. Add the fence symbology to the legend.

#### *Sheet 27*

- 3E. Identify what the squares are that are showing up on the landscape lot typical.
- 3F. The three boulders per H and I lots are not being provided in the lot typical.
- 3G. The H lots are deficient in plant quantities in accordance with the lot description on Sheet 25.

#### *Sheet 28*

- 3H. Provide plant sizes for the plants being listed. It can be listed at the top of each plant category rather than by each individual plant species.

### **4. Civil Engineering** (Julie Bingham / 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

- 4A. Include the public streetlight pole height and fixture type in the site details. They should meet city draft standards. If the lights are going to be owned and maintained by the City, they should meet the draft standards.
- 4B. A couple of slopes are not labeled. Please check redlined locations.

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

- 5A. Please see the red line comments on the plat and site plan.
- 5B. There were some private easements added to the plat, however, these private easements cannot be dedicated by the plat. So, they will need to be removed from the plat and stated on the site plan: "private (xxxx) easement to be dedicated by separate document."
- 5C. There were some Lot lines on the curve of the R.O.W. that should have added (NR) for the non-radial line for the Lot lines. On the site plan, the same easements need to notate that they are private and need to be dedicated by separate document.
- 5D. The existing Drainage easement needs to be vacated prior to any building permits in these areas. I indicated that the 30" retaining wall on the east side of Ireland Way needed to be added to the License Agreement for the encroachment into the Drainage easement. If it is not in the Drainage easement, then ignore this comment.