



August 8, 2022

Ms. Sarah Wieder
Senior Planner
City of Aurora
15151 East Alameda Parkway, 2nd Floor
Aurora, CO 80012

Dear Sarah,

Thank you for the letter regarding the third submittal of Painted Prairie Phase Five – Site Plan and Subdivision Plat, and the comments provided by Development Review Team. We have reviewed and responded below to each of the comments.

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.

RESPONSE: Acknowledged

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.

RESPONSE: LOI Revised

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.

RESPONSE: Revised

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.

RESPONSE: The use easements have been shown on Sheet 3 of the CSP plan.

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.

RESPONSE: This has been revised.

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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.

RESPONSE: This has been revised.

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.

RESPONSE: Fence detail has been included and revised to be a 4' open rail demarcation fence.

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

RESPONSE: Revised

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.

RESPONSE: Acknowledged

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.

RESPONSE: Acknowledged

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.

RESPONSE: Revised – exterior boxes are reference for the following landscape enlargements. The line type has been revised to make that more clear.

Sheet 19

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

RESPONSE: Revised

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.

RESPONSE: Revised – all ornamental grasses are within the curbside landscape and have been changed to 5 gallon.

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Sheet 20

3D. Add the requested street names.

RESPONSE: Revised

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

RESPONSE: Revised

Sheet 24

3F. Please enlarge the tables.

RESPONSE: Revised

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.

RESPONSE: Revised

Sheet 26

3H. Label the utilities going to each lot.

RESPONSE: Revised

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.

RESPONSE: A front yard landscape plant list has been provided. Per the UDO, and requirements provided on Sheet 25, more than one species of grasses and shrubs must be provided per lot. A note has been added to make this clear.

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

RESPONSE: Revised

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.

RESPONSE: Acknowledged.

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

RESPONSE: The draft standards are not adopted at this time, so we will not be providing streetlight details as part of the CSP process. Full streetlight plans details will be included with the construction document submittal.

4C. Label internal sidewalks as internal.

RESPONSE: Completed.

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

RESPONSE: The sidewalk along Himalaya Road is to be public per the Himalaya Road ISP.

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

RESPONSE: A receiving ramp has been added.

4F. Label the sidewalk easement where requested.

RESPONSE: Completed.

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

RESPONSE: The street in question, 59th Place, was designed as a Local Type 2 street, which has a minimum centerline radius of 150'.

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

RESPONSE: Acknowledged. Structural calculations will be provided with the construction documents.

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.

RESPONSE: Maintenance access has been coordinated and will be provided through existing maintenance paths constructed with other phases.

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

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

RESPONSE: Revised

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.

RESPONSE: Acknowledged

Sincerely,
Brent Martin
Managing Partner
Landscape Architect