



June 14, 2021

Ms. Sarah Wile
Senior Planner
City of Aurora
Planning & Development Services
15151 East Alameda Parkway, 2nd Floor
Aurora, CO 80012

Dear Sarah,

Thank you for the letter regarding the first submittal of Painted Prairie Painted Prairie Phase Two – Preliminary Plat Amendment and Subdivision Plat Amendment, and the comments provided by Development Review Team. We have reviewed and responded below to each of the comments.

1. Planning

1A. A payment in the amount of \$15,419.00 is due prior to the second submittal being accepted. Please pay this invoice before the second submittal is uploaded to the development review website.

[Acknowledged. Payment has been made as required.](#)

1B. Please turn off all AutoCAD SHX text in the Comment section on the Preliminary Plat PDF. It makes it difficult to review the plan in the current format. This is required in order for staff to accept the next submittal.

[All AutoCAD SHX text has been removed.](#)

1C. Each Preliminary Plat sheet that is being amended must include a box with a list of the items that are being amended on that particular sheet. Please include this with the next submittal.

[A box listing all amendments per sheet has been provided.](#)

1D. Please ensure consistency with what areas are being bubbled on all sheets. Changes to some of the tracts and lots are bubbled on some sheets and not on others.

[All sheets have been coordinated.](#)

1E. Tract E is still shown as 65.02' wide, but the length of the adjacent lots increased by 15'. It appears that this width should be updated to account for the reduction in size of the tract.

[Tract E dimension has been adjusted accordingly.](#)

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1F. PROS did not receive a referral on the first review of this application because staff was not aware that some of the tracts were changing based on the information provided on the pre-submittal meeting form. They will receive the next referral and will need to verify that the small reductions in tract area for some of the tracts is acceptable.

Acknowledged. The overall open space dedication for Painted Prairie continues to exceed the required amount with these minor reductions.

1G. Sheet 6 is out of order in the plan set, please update.

Sheet set has been updated.

2. Landscaping Issues

2A. For all of the proposed tract areas that have been updated, turn off the previous line work that is now being replaced.

Only current linework is being shown.

2B. Each sheet where a change is proposed should include an itemized list of the proposed changes. Otherwise, there is no way of knowing what has changed on the sheet. See the example provided and include this on all sheets.

A box listing all amendments per sheet has been provided.

3. Civil Engineering

3A. Label the slopes in the tracts that are being amended.

The tracts are further defined in the construction documents. Detailed grading will be provided with an amendment.

4. Aurora Water

4A. Please ensure all existing utility easements are shown on the Preliminary Plat and Plat Amendment.

All existing utility easements are shown.

5. Real Property

5A. Many of the proposed lots do not match on the Preliminary Plat and Plat Amendment. Please revise and ensure consistency.

The lot numbers have been updated to match the plat.

5B. Contact Andy Niquette to start the easement release and easement dedication processes. This must be done before mylars can be recorded.

We have reached out to Andy regarding the easement release.

5C. Send in the updated Title Commitment that represents the boundaries for the Plat Amendment.

The updated Title Commitment has provided.

5D. Make revisions to the Plat Amendment Cover Sheet per redline comments.

The plat cover sheet has been updated.

6. Traffic Engineering

6A. See comments regarding crossings on Sheets 5 and 7.

The pedestrian crossings have been removed.

7. Fire/Life Safety

7A. The fire lane easement requires fire lane signs. Please provide fire lane signs per comments on Sheet 7.

The fire lane signs have been added.

8. Excel Energy

8A. See the attached comment letter.

All easements have been coordinated with Xcel and meet the minimum width requirements.

Sincerely,

Brent Martin
Managing Partner
Landscape Architect