



September 29, 2020

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

Dear Sarah,

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

**1. Planning**

1A. Correct the spelling of “Zoning” in the Signature Block.

Corrected.

1B. Now that the 64th Avenue Improvements Preliminary Plat has been submitted, please reference the Case Number (CN 2020-6035-00) for that application where 64th Avenue is shown so that the documents can easily be cross referenced.

Case number has been added.

1C. As a reminder, 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. Please note that a digital submission meeting the CAD Data Submittal Standards is required before your Preliminary Plat and Final Plat mylars can be routed for signatures or recorded.

The CAD Data Submittal Standards have been reviewed and sheets will be correct at time of mylar submittal.

**2. Civil Engineering**

2A. The Preliminary Plat will not be approved by Public Works until the Preliminary Drainage Report is approved.

Acknowledged.

2B. ADA ramps are required at all mail kiosk locations

The mail kiosks are located adjacent to a sidewalk which has a 2% cross slope. Because these are accessible through the sidewalk, ADA ramps have not been provided.

2C. It does not matter if a grass swale is temporary or who will be maintaining it. 2% minimum slope is required in grass swales, or provide an underdrain or concrete pan.

The matter was discussed with Janet Bender on 9/23/2020 and it was concluded that by providing the note below, an underdrain/concrete pan is not required at this time.

*The private temporary swale shall be maintained by District and the slope less than 2% permitted for up to 36 months or the 201<sup>st</sup> Certificate of Occupancy (50% of 502) for Filing #3, otherwise revisions shall be submitted for concrete lining the swale. In addition, the City reserves the right, prior to 36 months and 201<sup>st</sup> CO, to require the swale to be concrete lined should there be issues with reduced capacity, sedimentation, ponding, or other items identified by the City Engineer.*

### **3. Real Property**

3A. Add the requested note to Sheet 3 of the Preliminary Plat.

The note has been added to Sheet 3.

3B. Some of the lot distances and areas on the Preliminary Plat do not match the platted distances and areas on the Subdivision Plat. They need to match exactly.

The preliminary plat has been updated to match the subdivision plat.

3C. The Subdivision Plat should be connected to the existing 64th Avenue ROW. Dedicate the 25' strip of land identified on Sheet 5 to make this connection.

The 64<sup>th</sup> Avenue ROW will be dedicated with the 64<sup>th</sup> Avenue Improvements project. An Access Easement has been provided at the 3 road connections.

3D. There are several easement concerns that must be addressed and license agreements that are needed. Contact Andy Niquette ([aniquett@auroragov.org](mailto:aniquett@auroragov.org)) for the easements and Grace Gray ([ggray@auroragov.org](mailto:ggray@auroragov.org)) for the license agreements. Please ensure that they receive complete submittal documents, or they will not be able to review the documents in full. This will cause further delays to your project.

Documents have been submitted to Andy Niquette and Grace Gray.

3E. Address all miscellaneous redlines on the Preliminary Plat and Subdivision Plat.

All redlines have been addressed.

Sincerely,

Brent Martin  
Managing Partner  
Landscape Architect