



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250

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December 12, 2019

Chris Fellows
WF Prairie LLC
1700 Lincoln Street, Suite 200
Denver, CO 80203

Re: Third Submission Review: Painted Prairie Infrastructure Site Plan – Minor Amendment
Case Number: 2017-6006-01

Dear Mr. Fellows:

Thank you for your third submission, which we received on November 27, 2019. We reviewed it and attached our comments along with this cover letter.

A few changes are needed to the ISP before final mylars can be submitted. Please coordinate with Planning, Real Property, PROS and Civil Engineering to make the necessary changes. When you submit your final mylars, please refer to the attached Mylar Checklist.

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 Wieder, Senior Planner
City of Aurora Planning Department

cc: Diane Lipovsky, Civitas, 1200 Bannock Street, Denver, CO 80204
Jacob Cox, ODA
Filed: K:\SMA\2017-6006-01 Painted Prairie ISP/2nd Submittal/Rev3



Third Submission Review

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

- 1A. Update the zoning designation on the Cover Sheet to R-2 to reflect the UDO.
- 1B. Include the reception number from Adams County for the original ISP in the Amendment Block.
- 1C. Fix or clarify the label on Sheet 3.6 per redline comments.
- 1D. When all requested changes have been made, please send a PDF of the entire ISP (including both the amended sheets and the sheets that were not amended) to your Case Manager. Mylars of the entire plan set, including the sheets that did not change, will be sent to Adams County so the amendment is comprehensive.
- 1E. When you submit your final mylars, please refer to the attached Mylar Checklist. Please include this document when you submit the final mylars.

2. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

- 2A. Painted Prairie is responsible for the west half of the Picadilly Road median (including landscaping and irrigation). The median could be deferred if you add a note to the Site Plan and execute a public improvement deferral agreement. Please coordinate with Kristin Tanabe on the language and timing of this deferral.

3. PROS (Michelle Teller / 303-739-7437 / mteller@auroragov.org / Comments in purple)

- 3A. The note on Sheet 4.03 that states that “separate median landscape and irrigation submittal to PROS required by future roadway applicant concurrent with preparation of Civil Plans” is inconsistent with the approved FDP. Per the FDP, the design and construction should occur with this development. Please coordinate with Public Works if changes are proposed to the timing.

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

- 4A. Update the note on the Cover Sheet per redline comments.



MYLAR CHECKLIST

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Instructions: The applicant shall confirm that each item listed below has been completed by checking each box or writing not applicable (N/A) and signing and dating the bottom of the form before submitting MYLARs to the Planning Case Manager.

- ☐ All required city fees have been paid (verify this with the Planning Case Manager).
- ☐ Comments from all departments have been addressed and all changes to the MYLARs have been approved by the affected departments prior to submittal of the final MYLARs to the Planning Case Manager.
- ☐ Drainage plan approved and civil drawings near completion.
- ☐ The effective date on the title work and Certificate of Taxes Due is within 120 days of final city approval of the plan.
- ☐ If an Avigation Easement is required, a copy of the recorded document has been submitted to the Planning Case Manager and the City Clerk and Recorder.
- ☐ Digital files, preferably on a compact disc, for the site plan, CSP, subdivision plat, GDP, FDP, etc. have been submitted to the Planning Case Manager. Instructions can be found online:
 - https://www.auroragov.org/UserFiles/Servers/Server_1881137/File/Final%20-%20CAD%20Data%20Submittal%20Standards_11_28_2016.pdf
 - Also refer to the **Instructions for Submitting Digital Files for Addressing**.
- ☐ The surveyor, property owner(s), and mortgage company have signed both cover sheets with **black indelible ink**.
 - Please ensure that the signatures, stamps and seals text do not smear
- ☐ The notary has filled in the signature block and applied their indelible stamp in **black indelible ink**.
 - Please ensure that the stamp does not smear
- ☐ The surveyor has applied their stamp and signed their name through the stamp.
 - Please ensure that the stamp does not smear
- ☐ Submit one complete set of signed and notarized MYLARs and one additional signed and notarized cover sheet for each site plan, CSP, GDP, FDP, etc. Subdivision plats require submittal of one set of signed and notarized MYLARs.
 - **Adams County**
 - a. One complete set of signed and notarized MYLARs in 18 inch by 24 inch format
 - b. One additional signed and notarized MYLAR cover sheet in 24 inch by 36 inch format for the city
 - c. For plats one complete set 18 inch by 24 inch
 - **Arapahoe County & Douglas County**
 - a. One complete set of signed and notarized MYLARs in 24 inch by 36 inch format
 - b. One additional signed and notarized MYLAR cover sheet in 24 inch by 36 inch format for the city
 - c. Please note that all MYLARs shall be four millimeters thick, double mat, reverse print/burn, and photo quality
 - d. For plats, one complete set of 24 inch by 36 inch plats

**Allow 10 or more business days for Mylar processing*

Project Name: _____ DA #: _____

Applicant Signature: _____ Date: _____

Phone: _____ Email: _____

Note: This form is also available online