

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



December 4, 2023

Gregg Johnson
HM Metropolitan District No. 1
8390 E Crescent Pkwy, Ste 300
Greenwood Village, CO 80111

Re: Technical Review – 56th Avenue - Infrastructure Site Plan
Application Number: DA-2285-00
Case Number: 2021-6037-00

Dear Mr. Johnson:

Thank you for your technical submission. We reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments.

Due to changes made to the detention pond since the last submission, another technical correction submittal is required to address all outstanding Aurora Water redline comments. Please revise your work and resubmit your plans by Monday, January 8, 2024.

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 303-739-7261.

Sincerely,

A handwritten signature in cursive script, appearing to read "Ariana Muca".

Ariana Muca, Planner II
City of Aurora Planning Department

cc: Chris Rolling – Olsson, 880 Fall River Dr Loveland CO 80538
Scott Campbell, Neighborhood Liaison
Cesarina Dancy, ODA
Filed: K:\\$DA\2285-00tech4.rtf



Fourth Technical Review – Please See Utilities

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

1A. No further comments.

2. Landscape (Chad Giron / 303-739- 7185 / cgiron@auroragov.org / Comments in teal)

2A. No further comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Julie Bingham / jbingham@auroragov.org / Comments in green)

3A. No further comments.

4. Traffic Engineering (Steve Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber)

4A. No further comments.

5. Aurora Water (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red)

Utility Plan

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5A. This is a new sanitary manhole and new sanitary main. Ensure all manholes have access. This is also showing sanitary on top of a water main.

5B. What is this hatch depicting?

5C. If this sanitary is being proposed as part of this project then include the full length.

5D. Access is required to all manholes.

Utility Plan

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5E. Flip the direction of this access ramp.

5F. Access is needed to the top of this new outlet structure.

5G. What is the purpose of this inlet (see site plan pdf)? Is it an outlet structure? If so please label appropriately on site plan.

Utility Plan

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5H. This is a new pond layout. Similar to the previous comments adjust the access so that vehicles can access the pond without requiring multi-point turns.

5I. Access is required to the top of the outlet structure.

5J. Access is required to within 5-feet of all manholes.

6. Parks, Recreation and Open Space Department (Michelle Teller / 303-739-7437 / mteller@auroragov.org / Comments in purple)

6A. No further comments

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

7A. No further comments.