



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

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October 11, 2021

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

**Re: First Technical Review** – Second Creek at Denali Logistics Park - Site Plan  
Application Number: DA-1478-05  
Case Number: 2021-6008-00

Dear Mr. Johnson:

Thank you for your technical submission. We have reviewed your plans and attached our comments along with this cover letter. There are several items that need to be addressed, therefore, you will need to make another technical submission. Please revise your previous work and send us a new submission on or before October 29, 2021.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. 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,

Debbie Bickmire, Senior Planner  
City of Aurora Planning Department

cc: Allison Graham - Dig Studio, 1521 15<sup>th</sup> St Denver CO 80202  
Scott Campbell, Neighborhood Liaison  
Cesarina Dancy, ODA  
Filed: K:\SDA\1478-05tech1.rtf



## *First Technical Review*

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Completeness and Clarity of the Application**

- 1A. Add a North arrow to the Vicinity Map.
- 1B. Revise the title in the Owner's Signature Block to match the sheet title.
- 1C. Remove all the overwrites on Sheet 3.
- 1D. Thank you for adding color to the lines in the Legend. Please make the line weights slightly heavier or color darker so they will show up when printed in black and white/ on the mylars.
- 1E. The Key Map on Sheet 4 is cut off.
- 1F. It appears there are layers that are turned off. For example, the maintenance access is not visible on Sheet 12. Please review all sheets to make sure all information is visible.
- 1G. Please address all comments and notations on the redlines.

#### **2. Landscape**

- 2A. Add a foot note that explains why there is less landscape provided than required. Was this per discussion with PROS? If necessary, discuss appropriate language with staff.
- 2B. Several sheets have obscured or duplicated labels. Please revise as needed. Not all areas are highlighted.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **3. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / Comments in green)

- 3A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.
- 3B. Label slopes.

#### **4. Parks, Recreation and Open Space Department (PROS)** (Michelle Teller / 303-739-7437 / [mteller@auroragov.org](mailto:mteller@auroragov.org) / Comments in purple)

- 4A. Add signage for the trail adjacent to 60<sup>th</sup> Avenue. Orient signage for both vehicles and pedestrians to see. An additional sign would also be appropriate where the trail meets Harvest Road.

#### **5. Real Property** (Andy Niquette / 303-739-7325 / [aniquett@auroragov.org](mailto:aniquett@auroragov.org) / Comments in magenta)

- 5A. Any easement or corridor for public purposes shown on the plans should be dedicated by separate document. Please contact Andy Niquette to apply for easements. Documents can be submitted at [dedictionproperty@auroragov.org](mailto:dedictionproperty@auroragov.org).