



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

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January 19, 2024

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

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

Dear Mr. Johnson:

Thank you for your technical submission. We have 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 and community members.

All review comments have been resolved except for Aurora Water. Casy Ballard has agreed to do an offline review for the next submission. Please coordinate with him directly. Once those changes have been accepted, please email an updated PDF to your case manager, and you may move to mylars.

When ready, please send in the final documents for the Site Plan. The site plan mylars will need to be printed per the county recording requirements. When printing final mylars, please utilize the attached Mylar Checklist and include it with your mylars. The mylars should be mailed to the Planning & Development Services Department at the address below:

ATTN: Ariana Muca  
Planning & Development Services Department  
15151 E Alameda Pkwy, Ste 2300  
Aurora, CO 80012

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7261.

Sincerely,

Ariana Muca, Planner II  
City of Aurora Planning Department

cc: Tom Odle – Westwood, 10333 E Dry Creek Rd  
Scott Campbell, Neighborhood Liaison  
Cesarina Dancy, ODA  
Filed: K:\SDA\2285-00tech5.rtf



## *Fifth 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](mailto: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](mailto:jbingham@auroragov.org) / Comments in green)

3A. No further comments.

#### **4. Traffic Engineering** (Steve Gomez / 303-739-7336 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in amber)

4A. No further comments.

#### **5. Aurora Water** (Casey Ballard / 303-739-7382 / [cballard@auroragov.org](mailto:cballard@auroragov.org) / Comments in red)

*Utility Plan*

*15 of 30*

5A. Minimum turning radius is 50-feet. This can be reduced to 30-feet if the path is widened to allow the turning movement.

5B. Access path is longer than 150-feet. Provide a turn around with minimum 50-foot radii. radii can be reduce to 30-feet if path is widened to allow the turning movement.

5C. Access is typically required to the top of all outlet structures. Access to this outlet/emergency overflow will be evaluated during the civil plan stage.

5D. 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](mailto:mteller@auroragov.org) / Comments in purple)

6A. No further comments

#### **7. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

7A. No further comments.



## Mylar Checklist

15151 E. Alameda Parkway, Suite 2300 • Aurora, CO 80012 •  
303.739.7217 [planning@auroragov.org](mailto:planning@auroragov.org) • [AuroraGov.org/planning](http://AuroraGov.org/planning)

**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 30 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.
- 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: \_\_\_\_\_