

Planning Division
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August 3, 2022

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

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

Dear Mr. Johnson:

Thank you for your 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.

Another technical corrections submittal is required to address all outstanding redline comments. Please revise your work and resubmit your plans by August 17, 2022. Please be advised, Public Works requires approval of the Preliminary Drainage Report prior to their *final* approval.

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,

Debbie Bickmire, Senior Planner
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:\SDA\2285-00tech1.rtf



First Technical Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

1A. We are not processing a plat with this Site Plan. There are references to Windler Subdivision Filing No. Provide the recordation number for this plat. If it is not currently in review this reference could hold up the recordation of this Site Plan.

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

2A. ISP

Sheet 19

- Previous comment not addressed: Add missing plant labels.
- Fix plant count error.

Sheet 20

- Previous comment not addressed: Add missing plant labels.

Sheet 21

- Previous comment not addressed: Correct plant count error.

Sheet 23

- Previous comment not addressed. Add the materials code for each type in the legend as was done on previous sheets.
- Previous comment not addressed. Match the direction of the hatches to how it is oriented on the plan to avoid confusion.

Sheet 24

- Previous comment not addressed. Add the materials code for each type in the legend as was done on previous sheets.
- Previous comment not addressed. Match the direction of the hatches to how it is oriented on the plan to avoid confusion.

Sheet 25

- Previous comment not addressed. Add the materials code for each type in the legend as was done on previous sheets.

Sheet 26

- Previous comment not addressed. Add the materials code for each type in the legend as was done on previous sheets.
- Label Future Harvest Mile Rd.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

3A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report (PDR) is approved.

3B. Clarify existing vs. proposed contours as noted on Sheet 10.

3C. A railing is required on the retaining wall since it is greater than 30" tall.

3D. The minimum slope in the pond bottom is 2%.

3E. The edge of pond U-115 does not match the PDR.



3F. Label all existing and proposed easements.

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)

5A. Sheet 13 – The existing 24” water main is not shown. Show it on the revised plan.

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

6A. Add the note provided on Sheet 18.

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

7A. Continue to work with Andy Niquette on ROW dedication. Please send applications to dedicationproperty@auroragov.org.