



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

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October 20, 2022

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

Re: Second 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 November 7, 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,

Ariana Muca, Planner I
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\2285-00tech2.rtf



Second Technical Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

1A. No new comments: We are not processing a plat with this Site Plan. There are references to Windler Subdivision Filing No. 1. 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. No further comment.

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. Repeat Comment: The minimum slope in the pond bottom is 2%.
3C. Page 16 of 30 a small typo of utility.

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 9 – Adjust hydrant to be behind curb.

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

6A. The Windler master plan identifies ‘north park’ being in the location that the large detention and water quality ponds are shown, south of 56th. Upon earlier review, it was unknown the permanency of the ponds and what the master plan would look like. Please connect with PROS to determine how this conflict is to be addressed in the Windler Master Plan as ponds are not eligible for neighborhood park credit. Open Space credit may be sought along detention ponds if designed to be a park like feature with perimeter trail and amenities.
6B. Note the Possum Gully/Cottontail run trail is planned to run through high point and Fulenwider to connect and cross 56. The intent was to end this trail in the ‘north park’ area as a destination for trail users. Please identify how this is to be accommodated if no longer anticipated in the park.

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.