

Planning Division  
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June 28, 2023

Ted Laudick  
Skydance Metro District  
4100 E Mississippi Avenue, Suite 500  
Denver, CO 80246

**Re: Initial Submission Review:** Skydance Improvements Phase Two – Infrastructure Site Plan  
**Application Number:** DA-2283-02  
**Case Number:** 2023-6027-00

Dear Mr. Laudick:

Thank you for your initial submission, which we started to process on Monday, June 5, 2023. We reviewed it 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, community members, and outside agencies.

Since many important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before July 24, 2023 to remain on schedule.

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 303-739-7857.

Sincerely,

Sarah Wile, AICP  
Senior Planner, City of Aurora  
Planning & Development Services Department

cc: Will Sokol, Silverbluff Companies  
Cesarina Dancy, ODA  
Filed: K:\\$DA\2283-02rev1.rtf



## *Initial Submission Review*

### **1. Planning** (Sarah Wile / 303-739-7857 / [swile@auroragov.org](mailto:swile@auroragov.org) / Comments in bright teal)

1A. Review the attached comments / concerns received from the adjacent property owner to the north regarding the proposed infrastructure improvements. Please address and respond to all written and redline comments with the next submittal.

1B. Update the Letter of Introduction per redline comments.

1C. Fill out the data block with the next submittal.

1D. Add a sheet index to the cover sheet.

1E. Make the vicinity map larger and include updated street names.

1F. Update the name of the Site Plan on all sheets to include the correct street names, or title it “Skydance Improvements Phase Two – Infrastructure Site Plan.”

1G. Include references to the other Skydance ISP where applicable and note the case number (CN 2022-6052-00). Relevant improvements outside the scope of this ISP should be grayed back for context.

1H. Include the correct street names provided by Phil Turner instead of “Street D,” Street J,” etc.

1I. Per the Master Plan, the sidewalk along Picadilly Road should be a 10’ meandering sidewalk with a minimum of 70’ of open space. Please show this with the next submittal.

1J. Add cross street names where applicable.

1J. Fix the key map numbers on the landscape plan.

1K. Show the median and the median design.

1L. Please note that the required Development Application invoice in the amount of \$18,232.00 must be paid prior to resubmitting. This invoice was emailed to the applicant on June 7, 2023.

### **2. Landscaping** (Tammy Cook / 954-266-6488 / [tdcook@auroragov.org](mailto:tdcook@auroragov.org) / Comments in bright teal)

#### *Sheet 2*

2A. Update this note to also include the timing and triggers for the landscape installation for the detention ponds.

#### *Sheet 11*

2B. Remove these notes. Only provide the city required landscape notes. No contractor related notes as the city does not review landscape construction drawings.

2C. Include the detention pond and the required landscaping in two locations.

2D. No alleys are proposed with this ISP.

2E. Remove the language that references the previous landscape code.

#### *Sheet 12*

2F. The numbers do not correspond to the detail on this sheet.



*Sheet 13*

- 2G. Boxwood are nice evergreen shrubs but do not perform well here. Please select a different shrub.
- 2H. While this conversion is correct, it only applies when the grasses being provided are 1 gallon. According to the plant schedule, they are listed at 5 gallon.
- 2I. Revise the percentages per redline comments.
- 2J. Update the street names.
- 2K. Please include a Water Use Table and include the percentages for the high, medium and low water usage for the entire site area.
- 2L. On the Landscape Tables, Picadilly Road should be noted as the east side of the Right-of-Way.
- 2M. Relabel the roads in the landscape tables.
- 2N. Revise the percentages of ornamental grasses.

*Sheet 14-17*

- 2O. Label street names on the key map.
- 2P. There should be a 50' distance from the stop sign to the first tree.
- 2Q. Remove matchlines where requested.
- 2R. Label all stop signs.
- 2S. Add street names.

**3. Civil Engineering** (Julie Bingham / 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

- 3A. Add, remove, or revise the requested notes on Sheet 2.
- 3B. Public streets shall have public streetlights in conformance with COA standards. For each street, identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual:
- Roadway Classification (typical section name)
  - Adjacent Land Use Category (i.e., TOD), as applicable
  - Number of lanes
  - Back-to-back curb width
  - Pedestrian Activity Level
  - Pavement Type: R3, for all lighting calculations

This information (if it's not already shown) can be added to the street sections provided if desired.

- 3C. Show and dimension the ROW limits.
- 3D. Clean up the linework on Sheet 4 as it's unclear what is intended with the median in that area.
- 3E. Add the requested note to Sheet 4.



3F. Provide longitudinal slopes in the streets.

3G. Provide centerline information for the local streets.

3H. A ramp is required at T intersections.

3I. The linework on Sheet 8 makes it appear like this ISP is proposing the improvements that are called out. Please clarify which improvements are being proposed by this ISP.

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

4A. Add the requested note to Sheet 2.

4B. Extend the view at 56<sup>th</sup> Avenue and Picadilly Road to show how the intersection laneage aligns and the receiving pedestrian ramps. Also defer the pedestrian ramps and crossings at the intersection until it is signalized.

4C. Show the traffic signal easement.

4D. Call out taper rates and the base signing/stripping. Verify the taper rates meet CDOT SHAC criteria.

4E. Verify all auxiliary storage lengths are consistent with the MTIS.

4F. Show opposing accesses.

4G. The intersection was identified as right-out/right-in only in the TIS.

4H. Label all signs and remove signs where requested.

4I. Show receiving pedestrian ramp and add ramps where requested.

4J. Verify all mature plant heights within sight triangles meet COA 4.04.2.10 requirements.

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

5A. Call out all existing utilities.

5B. It appears that there is a hydrant shown in Picadilly Road. Please address.

5C. Per the approved utility study, Skydance is within pressure zone 3.

5D. Valves must be 2' from the lip of the gutter. This will need to be dimensioned on the civil plans.

5E. Adjust the call out leader and correct to 24".

5F. Show the full extent of the existing water main.

5G. Include flow direction arrow on the sanitary mains.

5H. The inlet appears to be behind the curb. Ensure all inlets are properly located within the road.

5I. What is the distance between the water and sanitary where noted on Sheet 5? The preference is for utilities to be 5' from the lip of the gutter whenever possible.



5J. Check the grading at intersections.

5K. Are there any proposed hydrants along Street D?

5L. Easements must be dedicated prior to civil plan approval.

5M. Pond access must be maintained.

5N. Include hydrants on the landscape plan to prevent conflicts.

**6. Fire / Life Safety** (Stephen Kirchner / 303-739-7489 / [stkirchn@auroragov.org](mailto:stkirchn@auroragov.org) / Comments in blue)

*Sheet 3*

6A. Show fire hydrants in street sections using the criteria in the example.

*Sheet 4*

6B. Relocate the existing hydrant to the position shown. Show lateral connection to the main with diameter and pipe material.

6C. The plans do not show existing hydrants in this section of Picadilly Road. From the review of hydrant plans, the red fire hydrant indicates the location of the existing hydrant. Please confirm on your next submittal.

6D. Based on the measurements, there is a discrepancy with spacing. Per the city water maps, the hydrants are spaced 500' apart. You appear to have 600' spacing. Please confirm existing hydrants.

6E. The proposed hydrant that is called out is acceptable, but you will have to remove the existing hydrant and lateral back to the main.

6F. There appears to be an existing fire hydrant that is no longer required. Please remove the fire hydrant and lateral back to the water main. On the utility sheets, show sizes of all existing and proposed water mains. Note where existing mains and fire hydrants will be removed and show and label new mains, laterals and fire hydrants.

*Sheet 6*

6G. Show connection to the water line on 60<sup>th</sup> Avenue.

*Sheet 7*

6H. Show connection to the water line on Tibet Road.

*Sheet 12*

6I. Show the existing and proposed hydrants on the landscape plan.

**7. PROS** (Michelle Teller / 303-739-7437 / [mteller@auroragov.org](mailto:mteller@auroragov.org) / Comments in purple)

7A. Per the Master Plan, Picadilly Road is to have a 70' open space corridor with meandering walk to allow for open space credit. Please revise the Picadilly section to show the trail meandering through at least 25' set back from curb. The 70' is measured from the back of curb in. Also note that per the Master Plan, the entirety of improvements is not due until the adjacent planning area is designed/constructed, therefore the connector trails and any seating/trash receptacles associated with those connections may be completed with PA-2 and PA-18.

7B. Completion of the perimeter walk (PA-23) around the southern detention pond is required. Please show the connection into this perimeter walk and reference the location of existing connections on sheets. Landscape plans for this pond have not been reviewed yet by PROS. This is intended to get open space credit and include benches, landscaping, trash receptacles, security lighting and a perimeter trail (extent of which on south and west are unknown).



7C. The build out of the full right of way of Picadilly Road triggers the requirement to design and construct the landscaped medians. These need to be included into the ISP and must meet PROS standards for xeric medians. Please refer to the [PROS Dedication and Development Criteria Manual](#).

7D. Medians may be submitted to PROS as a separate submittal, but the preference is for the it to be included in the ISP. Please connect with PROS on intent for this and note that medians are required to be landscaped during last phase of ROW development. A specific PROS inspector will be on site during this time to provide your substantial completion notice and verify plant material each year.

7E. For the medians, be sure to note the following for your requirements: 1) Specific standard notes are required to be inserted into the plan set which include language around the required 3-year maintenance and warranty period. 2) A 15x50 maintenance access block is required on one nose of every median. 3) There is a maximum plant quality allowed and specific hardscape and plant material acceptable. Also refer to the Aurora Water Z-zone list for xeric plants acceptable in medians. 4) PROS had adopted a 'riverbed' style median for all new medians. Please refer to build examples such as Arapahoe Road (near South Aurora Parkway) for examples. 5) Trees and irrigation are prohibited in medians; therefore all medians will need to be truck irrigated for establishment.

**8. Land Development Review** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

8A. There are several notations saying the easement documents will be dedicated separately. Begin that process by sending the documents to [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org). Any R.O.W. dedications may be sent to the same location to process.

**8. Xcel Energy** (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

8A. See the attached comment letter.



June 22, 2023

Ms. Sarah Wile  
Planning Department Case Manager  
City of Aurora  
Planning Department  
15151 E. Alameda Parkway, Ste 2300  
Aurora, CO 80012

**RE: Review of Development Application DA-2283-02 Case Number 2023-6027-00 Skydance**

Dear Ms. Wile:

I would like to begin by thanking you for the opportunity to review the development application DA-2283-02 Skydance Infrastructure Site Plan No. 2 – Site Plan. As Sherman Associates (SAV Land Holdings West LLC) is actively processing the Everlea community it is key that all parties work together to make sure that all the proposed improvements are pursuant to city expectations and that they provide the highest quality and service for existing and future residents of Aurora. Sherman Associates has found it very difficult coordinating with the Skydance ownership and design team so these opportunities to comment on plans are often the first time we are seeing proposed improvements that have a direct impact on the Everlea property.

Below please find a brief summary of a few comments that Sherman Associates along with their design team would like to make on the plans. A pdf of the plans with more detailed comments is also included for your review.

General Comments are as follows:

- All proposed roadway, drainage and utility improvements at the interface with E. 60th Ave are subject to those "existing" improvements as shown. At this time, the design and status of these E. 60 Ave improvements is unclear and are critical to understanding the real impacts of this ISP #2 as they relate to the adjacent property north of E. 60th Ave.
- Contours and roadway slopes are not labeled on a significant amount of this plan so it is difficult to determine the potential impacts on regional drainage as well as potential infrastructure transitions and connections with adjacent property.
- Stormwater and utility infrastructure is inconsistently displayed or not at all at critical interfaces with other property.
- Limits of construction at interfaces with existing/future/adjacent infrastructure is unclear.



- "Existing" contours within the area between E. 60th Ave, N. Picadilly Rd and Street D appear to create drainage basins that are not in conformance with the Skydance MDR. Because no interim swales, stormwater pipes with FES capture, or other drainage facilities are indicated for areas that will trap water, it is unclear whether current off-site runoff from the north will be adequately conveyed through N. Picadilly Rd and/or the Skydance property and to the required ponds in conformance with the Skydance MDR.

More specific comment for the intersection (E. 60th Ave & N. Picadilly Rd):

- Limits of project improvements are not indicated.
- How will traffic be handled here in interim condition? (Will S/2 of E. 60th Ave. be in place?)
- Proposed grading limits are unclear, off of subject property and do not reflect how this project will impact property to the north.
- No stormwater infrastructure shown. How will existing runoff from north be conveyed to Pond 840 in interim/final condition?
- 12" water connection at this intersection for E. 60th Ave per Skydance MUS. Will (a portion of) this be constructed with this project or already in place?

Thank you again for the opportunity to review these plans and if you should have any questions on the comments, please do not hesitate to contact me

Sincerely,

Donald Rosier, PE  
Director of Business Development and Public Affairs | Rocky Mountain Region  
**Sherman Associates, Inc.**



# SKYDANCE - PICADILLY RD, STREET D & STREET J INFRASTRUCTURE SITE PLAN

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN , CITY OF AURORA, COUNTY  
OF ADAMS , STATE OF COLORADO

SITE PLAN NOTES:

3. THE DEVELOPER, HIS SUCCESSORS OR ASSIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDED SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
2. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".
3. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
4. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIAL SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. LANDSCAPING FOR THE CURBSIDE LANDSCAPE BOTH SIDES OF THE STREET TO BE INSTALLED FOLLOWING THE CONSTRUCTION OF THE ROADS SHOWN ON THIS SITE PLAN. SHOULD THIS OCCUR OUTSIDE OF THE NORMAL PLANTING SEASON, PLANT INSTALLATION SHALL OCCUR IMMEDIATELY THEREAFTER. ALL PLANTINGS SHALL BE PER THE APPROVED LANDSCAPE PLAN.
5. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHT-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENT OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSING OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OR-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
6. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS. E
7. NOT WITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ET CETERA, SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
8. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE, LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED OR VICE VERSA.
9. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
10. STREET LIGHTING SHALL BE AT THE DEVELOPER'S EXPENSE. STREET LIGHT LOCATIONS SHOWN ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY THE STREET LIGHTING PLAN SUBMITTED WITH THE CIVIL PLANS. THE LIGHTS ARE OWNED AND MAINTAINED BY THE CITY OF AURORA.
11. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
12. MULTIPLE INTERSECTIONS ARE ANTICIPATED TO BE SIGNALIZED. THE CITY'S TRAFFIC SIGNAL ESCROW ORDINANCE APPLIES TO ALL OF THESE TRAFFIC SIGNAL LOCATIONS.
13. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
14. STREET LIGHTING TO BE GALLEON LED AREA AND SITE LUMINAIRE COOPER LIGHTING BY EATON OR APPROVED EQUAL.
15. ARCHITECTURAL FEATURES (I.E.: BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCR OACH INTO ANY EASEMENT OR FIRE LANE.
16. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREETLIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.

LEGAL DESCRIPTION

LAND DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH CORNER OF SAID SECTION 12, ALSO BEING THE POINT OF BEGINNING;  
THENCE ALONG THE SOUTHERLY SECTION LINE OF SAID SECTION 12, S89°38'55"W A DISTANCE OF 2634.80 FEET TO A POINT ON THE WESTERLY SECTION LINE OF SAID SECTION 12;  
THENCE ALONG SAID WESTERLY LINE N00°13'34"W A DISTANCE OF 2658.67 FEET;  
THENCE CONTINUING ALONG SAID WESTERLY LINE, N00°39'21"W A DISTANCE OF 2629.71 FEET TO A POINT THE NORTHERLY SECTION LINE OF SAID SECTION 12;  
THENCE ALONG SAID NORTHERLY LINE, N89°58'49"E A DISTANCE OF 81.00 FEET;  
THENCE ALONG A LINE 81.00 FEET PERPENDICULAR TO THE WESTERLY LINE OF SAID SECTION 12, S00°39'21"E A DISTANCE OF 488.70 FEET;  
THENCE 60.12 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 378.51 FEET, A CENTRAL ANGLE OF 09°06'01", AND A CHORD WHICH BEARS S03°53'40"W A DISTANCE OF 60.10 FEET;  
THENCE 53.45 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 336.51 FEET, A CENTRAL ANGLE OF 09°06'01", AND A CHORD WHICH BEARS S03°53'40"W A DISTANCE OF 53.39 FEET;  
THENCE ALONG A LINE 72.00 FEET PERPENDICULAR TO THE WESTERLY LINE OF SAID SECTION 12, S00°39'21"E A DISTANCE OF 1950.09 FEET;  
THENCE 38.73 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°46'13", AND A CHORD WHICH BEARS S45°02'27"E A DISTANCE OF 34.97 FEET;  
THENCE S89°19'57"E A DISTANCE OF 2453.34 FEET;  
THENCE 39.67 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°55'06", AND A CHORD WHICH BEARS N45°06'54"E A DISTANCE OF 35.64 FEET;  
THENCE ALONG A LINE 55.00 FEET PERPENDICULAR TO THE CENTER LINE OF SAID SECTION 12, N00°20'39"W A DISTANCE OF 2584.52 FEET ON THE NORTHERLY LINE OF SAID SECTION 12;  
THENCE ALONG SAID NORTHERLY LINE, N89°39'21"E A DISTANCE OF 55.00 FEET;  
THENCE CONTINUING ALONG SAID NORTHERLY LINE, N89°39'21"E A DISTANCE OF 55.00 FEET;  
THENCE ALONG A LINE 55.00 FEET PERPENDICULAR TO THE CENTER LINE OF SAID SECTION 12, S00°20'39"E A DISTANCE OF 2660.81 FEET;  
THENCE CONTINUING ALONG SAID CENTER LINE, S00°20'22"E A DISTANCE OF 2501.18 FEET;  
THENCE 15.78 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 29.50 FEET, A CENTRAL ANGLE OF 30°39'06", AND A CHORD WHICH BEARS S15°39'55"E A DISTANCE OF 15.59 FEET;  
THENCE 16.31 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.50 FEET, A CENTRAL ANGLE OF 30°38'23", AND A CHORD WHICH BEARS S15°40'17"E A DISTANCE OF 16.12 FEET;  
THENCE ALONG A LINE 63.39 FEET PERPENDICULAR TO THE CENTER LINE OF SAID SECTION 12, S00°20'24"E A DISTANCE OF 84.46 FEET TO A POINT ON SAID SOUTHERLY LINE;  
THENCE ALONG SAID SOUTHERLY LINE S89°41'27"W A DISTANCE OF 63.39 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 7,704,296 SQUARE FEET OR 176.866 ACRES MORE OR LESS.  
ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

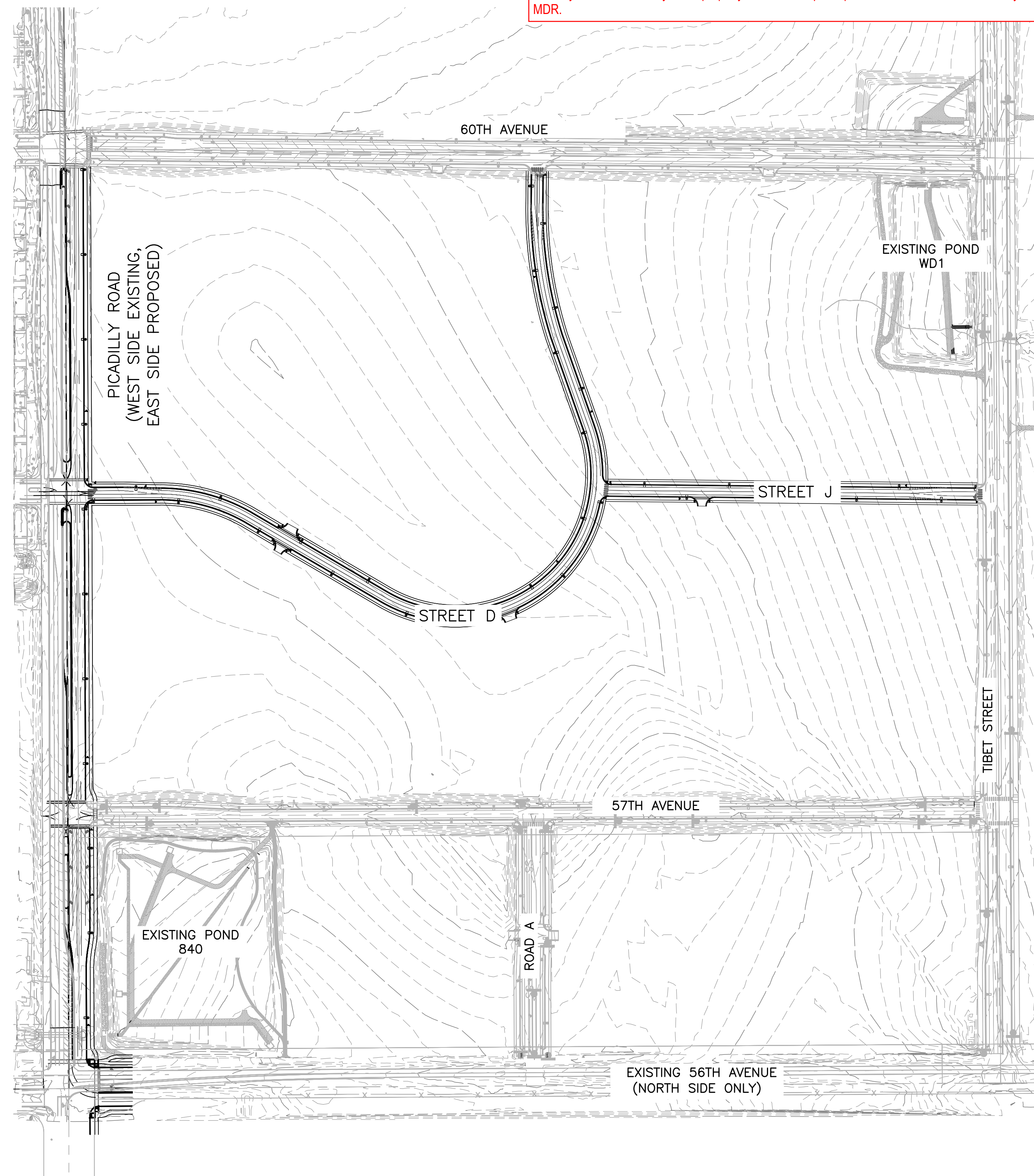
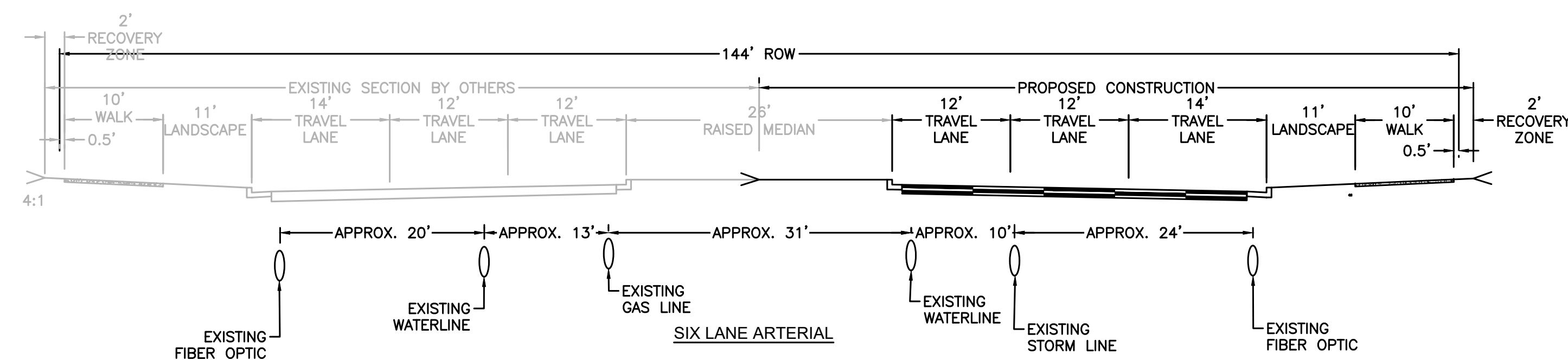
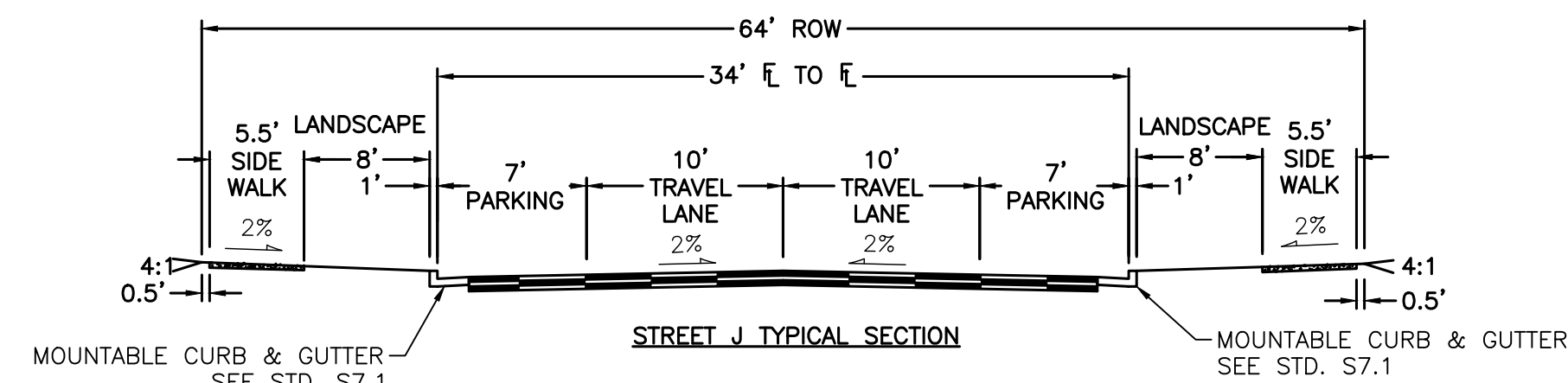
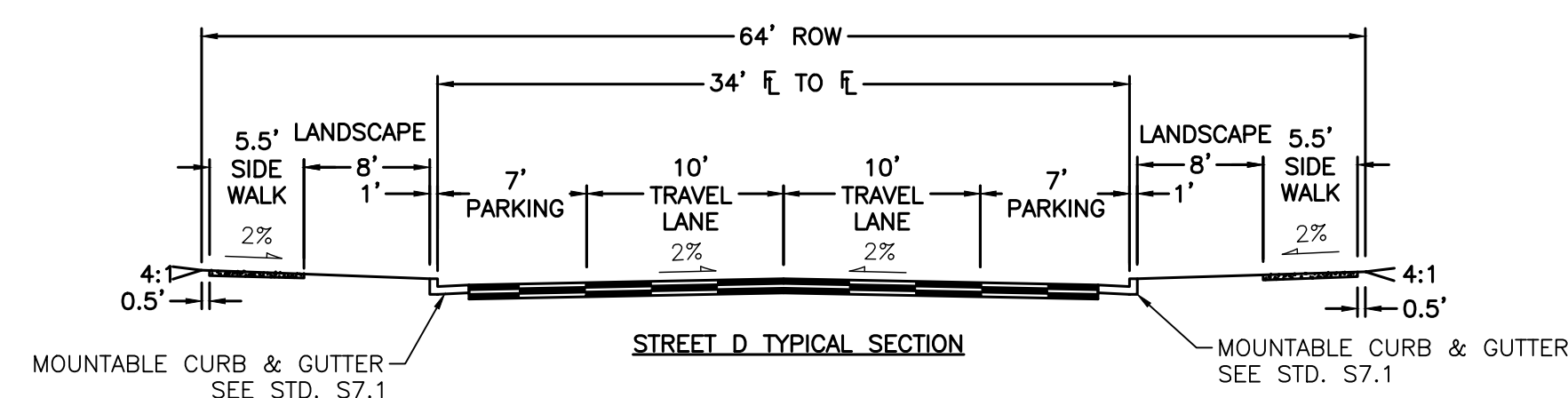
## BASIS OF BEARINGS

BEARINGS ARE BASED ON EASTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO ASSUMED TO BEAR N00°20'39"W AND BEING MONUMENTED BY A FOUND 2" ALUMINUM CAP PLS #24960AT THE CENTER QUARTER CORNER AND A FOUND #6 REBAR WITH A 3-1/4" ALUMINUM CAP PLS #38621 AT THE NORTH QUARTER CORNER.

[illegible]



A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN , CITY AND COUNTY OF ADAMS , STATE OF COLORADO



- All proposed roadway, drainage and utility improvements at the interface with E. 60th Ave are subject to those "existing" improvements as shown. At this time, the design and status of these E. 60 Ave improvements is unclear and are critical to understanding the real impacts of this ISP #2 as they relate to the adjacent property north of E. 60th Ave.
- Contours and roadway slopes are not labeled on a significant amount of this plan so it is difficult to determine the potential impacts on regional drainage as well as potential infrastructure transitions and connections with adjacent property.
- Stormwater and utility infrastructure is inconsistently displayed or not at all at critical interfaces with other property.
- Limits of construction at interfaces with existing/future/adjacent infrastructure is unclear.
- "Existing" contours within the area between E. 60th Ave, N. Picadilly Rd and Street D appear to create drainage basins that are not in conformance with the Skydance MDR. Because no interim swales, stormwater pipes with FES capture, or other drainage facilities are indicated for areas that will trap water, it is unclear whether current off-site runoff from the north will be adequately conveyed through N. Picadilly Rd and/or the Skydance property and to the required ponds in conformance with the Skydance MDR.

[illegible]

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303.431.6100 MARTINMARTIN.COM

INFRASTRUCTURE SITE PLAN NO. 02

**SKYDANCE SUBDIVISION**  
AURORA, COLORADO

Design Project No. **22.0858**

Drawing Title

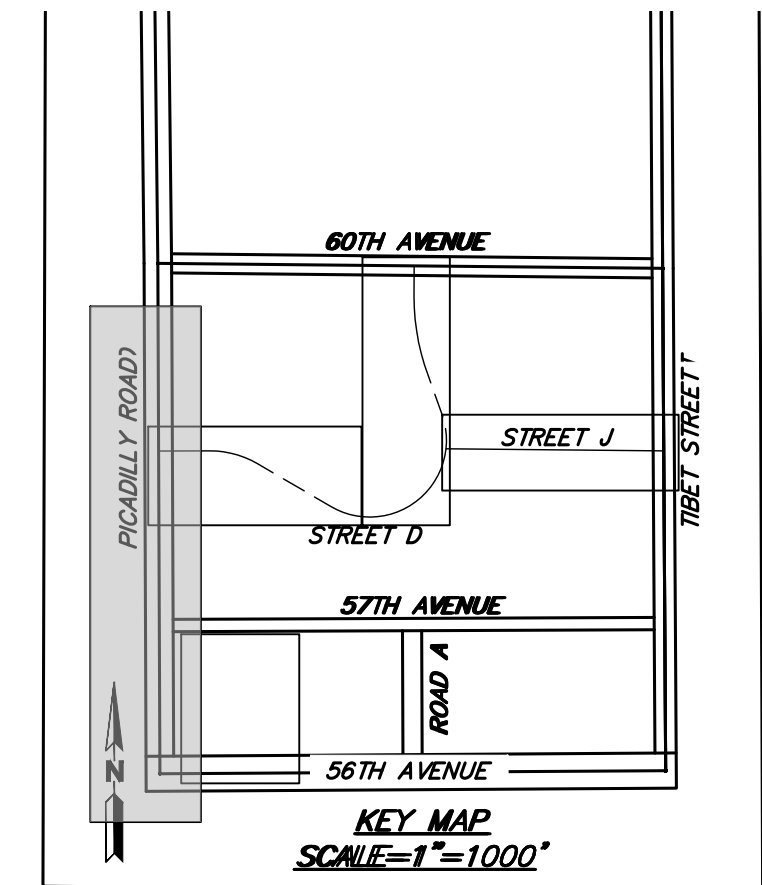
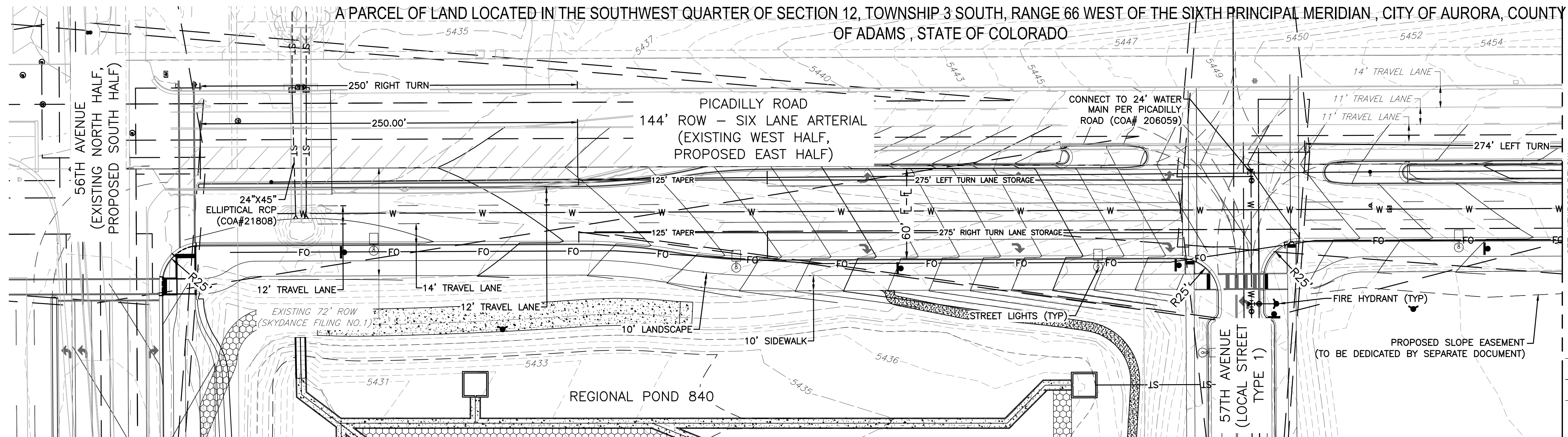
OVERALL

Drawing No.



# SKYDANCE - PICADILLY RD, STREET D & STREET J INFRASTRUCTURE SITE PLAN

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	SIGHT TRIANGLE	
	EASEMENT	
	CONTOURS	
	CURB & GUTTER	
	HANDICAP RAMP	
	GRADING ARROW	
	STORM SEWER	
	STORM MANHOLE	
	STORM INLET	
	FLARED END SECTION	
	SANITARY SEWER	
	SANITARY MANHOLE	
	WATER LINE	
	WATER VALVE	
	FIRE HYDRANT	
	SWALE	
	LIGHT POLE	
	SIGN	

INFRASTRUCTURE NOTES:

ROADWAY PHASING:

1. ROADWAY IS ANTICIPATED TO POSSIBLY BE PHASED TO SUPPORT ADJACENT DEVELOPMENTS AND REGIONAL NEEDS. A TRAFFIC IMPACT STUDY WILL BE COMPLETED WITH EACH ASSOCIATED DEVELOPMENT DURING THE SITE PLAN PROCESS TO DETERMINE ANY ADDITIONAL REQUIRED PROPOSED ROADWAY IMPROVEMENTS.

SIGNAGE AND STRIPING NOTES:

1. THE DEVELOPER IS RESPONSIBLE FOR STRIPING SHOWN ON THESE PLANS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON PROPOSED ROADS AT INTERSECTIONS. FUTURE SITE PLANS THAT MODIFY PROPOSED ROADWAYS WILL REQUIRE THE SPECIFIC DEVELOPER OF THAT SITE PLAN TO MODIFY SIGNAGE AND MARKING ASSOCIATED WITH THE PROPOSED ROADWAYS.
2. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN.
3. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS AND PRIVATE STREETS.

WATER MAIN:

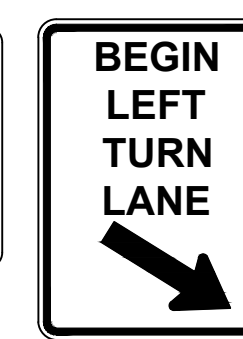
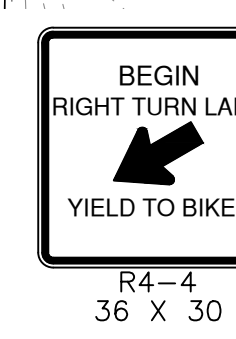
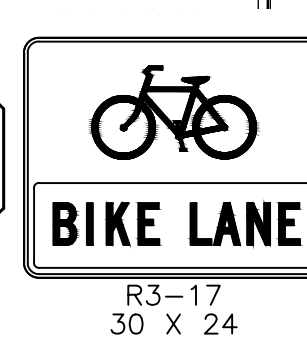
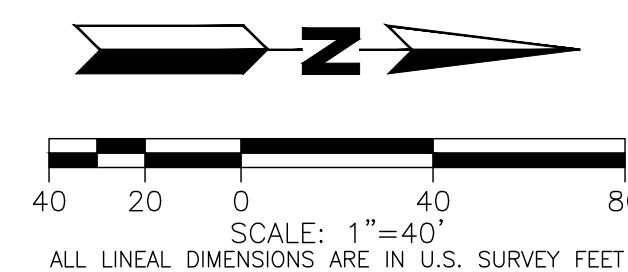
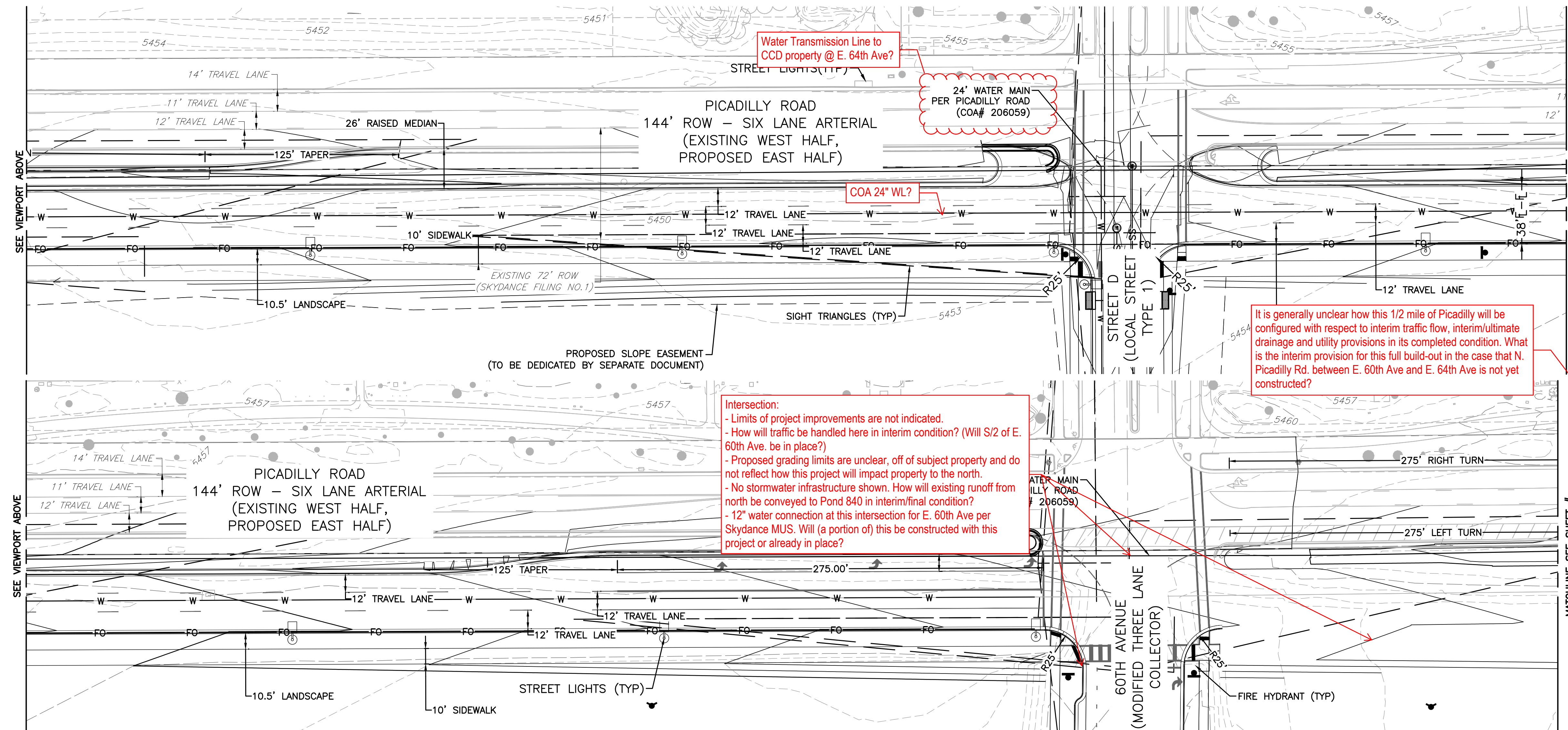
1. THE PROJECT IS ENTIRELY WITHIN WATER ZONE 3C OF THE CITY OF AURORA WATER NETWORK.
2. EACH PLANNING AREA SHALL BE REQUIRED TO PROVIDE AN INTERNAL LOOPED WATER NETWORK PER CITY CRITERIA DURING THEIR RESPECTIVE SITE PLAN SUBMITTALS.

DRAINAGE / STORM SEWER:

1. STORM SEWER MAIN LINES, MANHOLES, INLETS, OUTLET STRUCTURES, AND CULVERT CROSSINGS CONSTRUCTED WITH PROPOSED ROADWAYS SHALL BE DESIGNED AND CONSTRUCTED FOR FULL DEVELOPED FLOW RATES.
2. BMPs AND EROSION CONTROL MEASURES SHALL BE INSTALLED TO MINIMIZE EROSION AND REDUCE EROSION CHARACTERISTICS AT CULVERT CROSSING AND WITHIN PROPOSED CHANNEL CONVEYANCE PATHS.

GENERAL NOTES:

1. INDIVIDUAL LOT DEVELOPMENT IS SUBJECT TO A FUTURE SITE PLAN.





# SKYDANCE - PICADILLY RD, STREET D & STREET J INFRASTRUCTURE SITE PLAN

INFRASTRUCTURE NOTES:

ROADWAY PHASING:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SIGNAGE AND STRIPING NOTES:

1. THE DEVELOPER IS RESPONSIBLE FOR STRIPING SHOWN ON THESE PLANS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON PROPOSED ROADS AT INTERSECTIONS. FUTURE SITE PLANS THAT MODIFY PROPOSED ROADWAYS WILL REQUIRE THE SPECIFIC DEVELOPER OF THAT SITE PLAN TO MODIFY SIGNAGE AND MARKING ASSOCIATED WITH PROPOSED ROADS.
2. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN.
3. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS AND PRIVATE STREETS.

WATER MAIN:

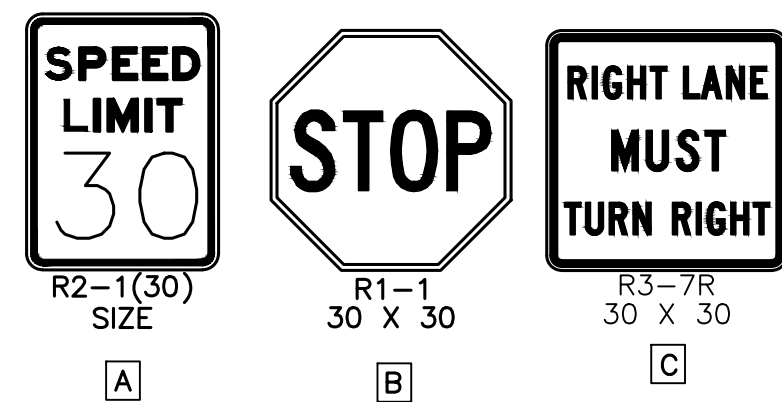
1. THE PROJECT IS ENTIRELY WITHIN WATER ZONE 3C OF THE CITY OF AURORA WATER NETWORK.
2. EACH PLANNING AREA SHALL BE REQUIRED TO PROVIDE AN INTERNAL LOOPED WATER NETWORK PER CITY CRITERIA DURING THEIR RESPECTIVE SITE PLAN SUBMITTALS.

DRAINAGE / STORM SEWER:

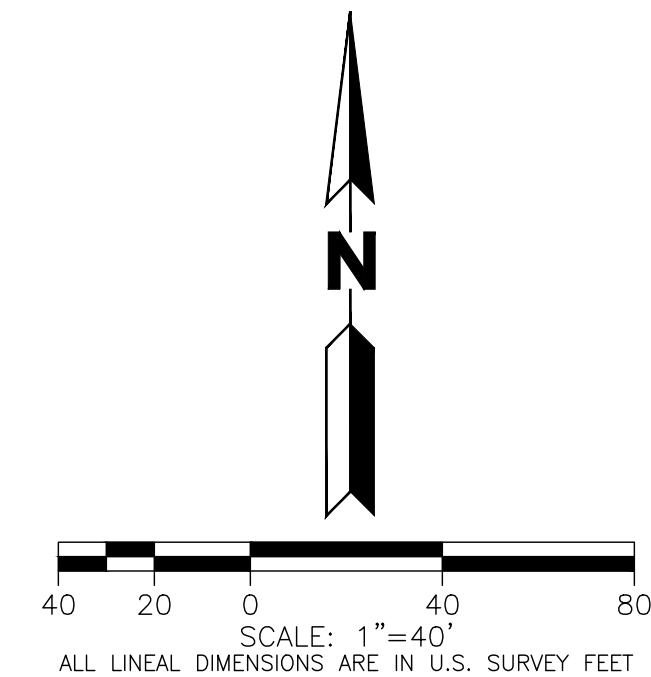
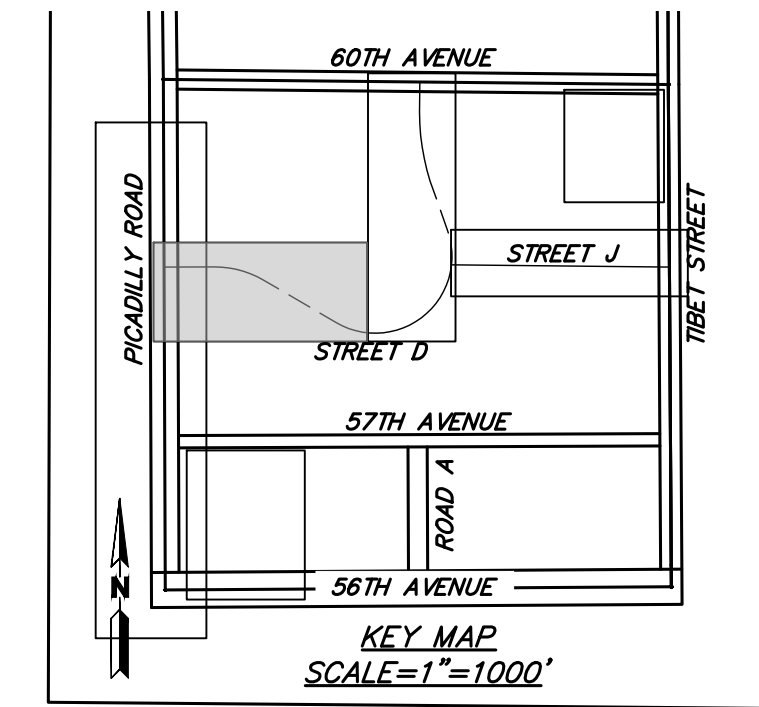
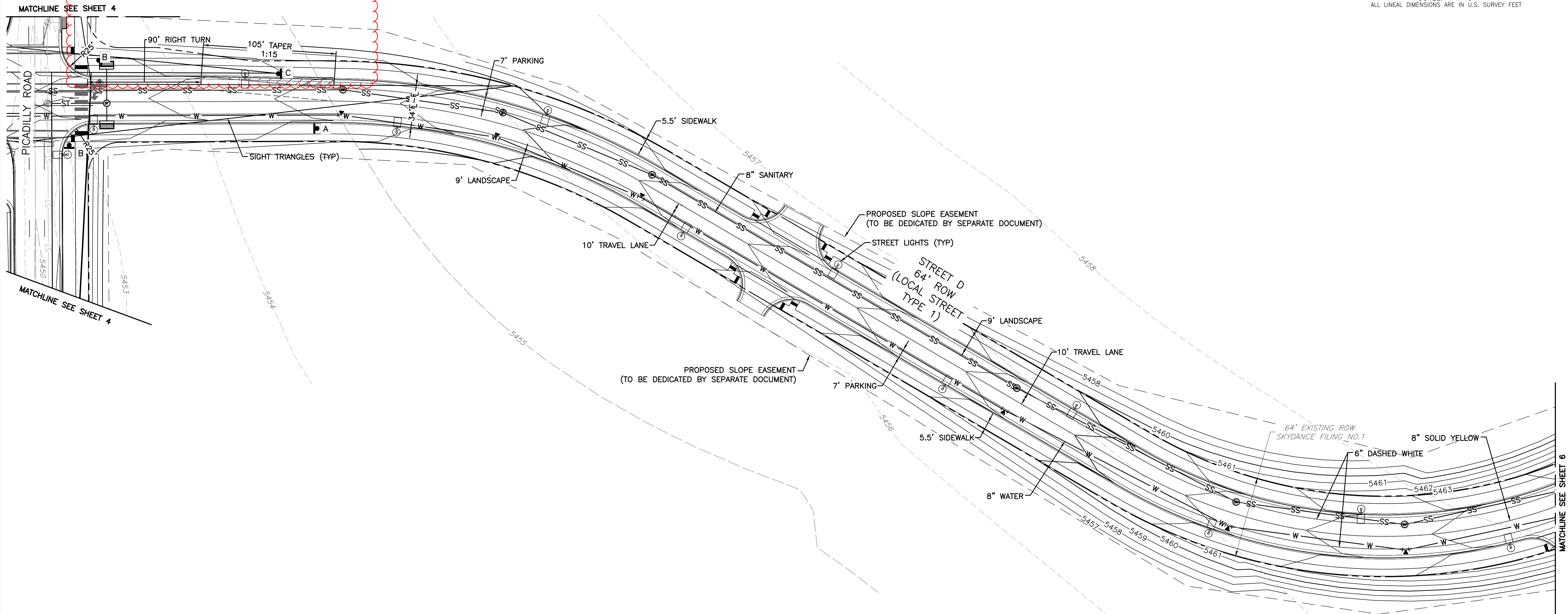
1. STORM SEWER MAIN LINES, MANHOLES, INLETS, OUTLET STRUCTURES, AND CULVERT CROSSINGS CONSTRUCTED WITH PROPOSED ROADWAYS SHALL BE DESIGNED AND CONSTRUCTED FOR FULL DEVELOPED FLOW RATES.
2. BMPs AND EROSION CONTROL MEASURES SHALL BE INSTALLED TO MINIMIZE EROSION AND REDUCE EROSION CHARACTERISTICS AT CULVERT CROSSING AND WITHIN PROPOSED CHANNEL CONVEYANCE PATHS.
3. STORM SEWER SHOWN IS PUBLIC UNLESS OTHERWISE NOTED.

GENERAL NOTES:

1. INDIVIDUAL LOT DEVELOPMENT IS SUBJECT TO A FUTURE SITE PLAN.



This area will trap stormwater runoff that will potentially include runoff from off-site property to north if E. 60th Ave is not already constructed. Currently it is not clear that this property will be adequately conveying said off-site runoff. (Typical throughout)

[illegible]

INFRASTRUCTURE SITE PLAN NO. 02

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**SKYDANCE SUBDIVISION**  
**AURORA, COLORADO**

Design Project No.	22.0858
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Drawing Title

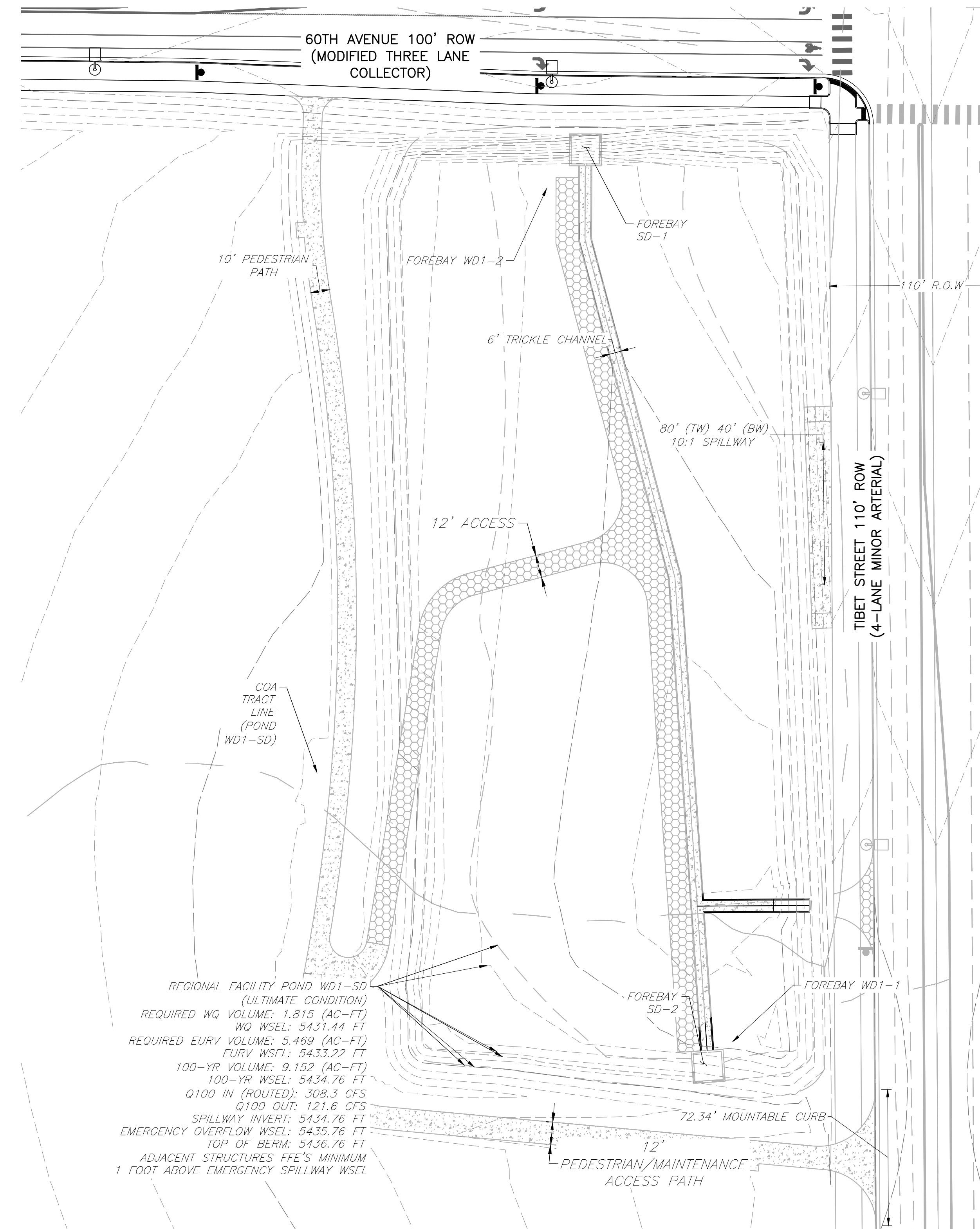
STREET-D

Drawing No.

5



A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

[illegible]

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INFRASTRUCTURE SITE PLAN NO. 02

**SKYDANCE SUBDIVISION**

AURORA, COLORADO

Design Project No.  
**22.0858**

Drawing Title

POND

Drawing No.

8





**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571. 3284  
donna.l.george@xcelenergy.com

June 26, 2023

City of Aurora Planning and Development Services  
15151 E. Alameda Parkway, 2<sup>nd</sup> Floor  
Aurora, CO 80012

Attn: Sarah Wile

**Re: Skydance Infrastructure Site Plan No. 2, Case # DA-2283-02**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the infrastructure site plan for **Skydance Infrastructure Site Plan No. 2**. PSCo requests that 10-foot-wide utility easements are dedicated abutting all property lines located along public rights-of-way for natural gas and electric distribution facilities.

As the project progresses, the property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to the existing facilities via [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

For additional easements that may need to be acquired by separate document for new facilities, the Designer must contact a Right-of-Way and Permits Agent.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com