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November 6, 2024

Ted Laudick  
Skydance Metro Dist No 1  
4100 E Mississippi Ave Ste 500  
Denver, CO 80246

**Re: Technical Submission Review – Skydance Infrastructure Site Plan No 1 - Site Plan and Plat**

**Application Number:** DA-2283-01

**Case Numbers:** 2022-3083-00; 2022 -6052-00

Dear Ted Laudick:

Thank you for your technical submission, which we started to process on, October 22, 2024. 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.

Since several important issues remain with both Utilities and Traffic, you will need to make another submission on or before Monday, December 9, 2024. The application will continue to resubmit till there are no further outstanding comments. 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 let me know. I may be reached at 303.739.7259 or [amuca@auroragov.org](mailto:amuca@auroragov.org).

Sincerely,

Ariana Muca, PLA  
Planner II

cc: Will Sokol Silverbluff Companies 18591 E 64th Avenue Denver, CO 80249  
Ariana Muca, Case Manager  
Jazmine Marte, ODA  
Filed: K:\\$DA\2283-01tech3.rtf



## Technical Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Update plat and site plan to have the same naming conventions (Land Development Services).
- Previous comments not adequately addressed. Interim phasing tie-ins not provided (Traffic).
- Ensure water mains match the approved MUS and meet the minimum size of 8-inch (Utilities).

### PLANNING DEPARTMENT COMMENTS

#### 1. Community Questions, Comments and Concerns

1A. No resident comments were received upon the first submittal.

#### 2. Introduction Letter

2A. Please clarify whether the streets are private vs. public.

#### 3. Completeness and Clarity of the Application

3A. No further comments.

#### 4. Landscape (Bill Tesauro / [btesauro@cgasolutions.com](mailto:btesauro@cgasolutions.com) / Comments in teal)

4A. No further comments.

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

#### 5. Addressing (Phil Turner / 303.739.7271 / [pturner@auroragov.org](mailto:pturner@auroragov.org))

5A. No further comments.

#### 6. Civil Engineering (Kristin Tanabe / 303.739.7306 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / Comments in green)

6A. No further comments.

#### 7. Traffic Engineering (Steven Gomez / 303.739.7336 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in amber)

##### *Site Plan*

##### *Page 4 of 24*

- 7A. Update line types – see site plan set.
- 7B. Add signage where indicated on the site plan set.
- 7C. Add note to see sheet 9 for interim/ultimate intersection laneage.
- 7D. Lane redirect signing needs to be provided with Civil Plans – in reference to 57<sup>th</sup> Avenue.

##### *Page 5 of 24*

- 7E. Add note to see sheet 9 for interim/ultimate intersection laneage.
- 7F. Replace with chevron striping on 60<sup>th</sup> Avenue.
- 7G. Update line types – see site plan set.
- 7H. Separate SB right turn lane as shown on the TIS.

##### *Page 6 of 23*

- 7I. Add note to see sheet 9 for interim/ultimate intersection laneage.
- 7J. Need to request waiver to 13.5:1 taper.

##### *Page 7 of 24*

- 7K. Add note to see sheet 9 for interim/ultimate intersection laneage.
- 7L. Previous note not addressed: add note to defer N-S ped ramps until intersection is signalized and receiving ramps are in place.

##### *Page 9 of 24*

- 7M. Remove callout of Picadilly Rd to show lane alignment.
- 7N. Show entire SB left turn lane and taper.
- 7O. update intersection to appropriately align lanes.



- 7P. remove callout of Picadilly Rd to show lane alignment.
- 7Q. need to show how ALL Interim Phase intersections tie into rest of corresponding roadway section.
- 7R. callout ALL signing/stripping on ALL interim and Final intersection boxes.
- 7S. delete STOP sign where indicated on site plan.
- 7T. and receiving ramps where indicated on site plan.
- 7U. Make sure street layout is matching TIS.
- 7V. Need to show how the interim and final phases are tying into existing streets.

*Page 17,19 and 20 of 24*

- 7W. previous comment not addressed: add sight triangles per previous submittal.

*Page 18 of 23*

- 7X. Need a signalized intersection in TIS.
- 7Y. Sight triangles required for NB&SB not EB&WB.
- 7Z. Previous comment not addressed:
- 7AA. Per TIS STOP sign control for NB&SB approaches.
- 7BB. Sight triangles required for NB&SB not EB&WB

**8.Land Development Services (Maurice Brooks / 303.739.7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)**

See the Advisory Comments on the second page of the plat. (Send in the State Monument Records for the NW & SW corners used in the plat. Send in the closure sheet for the boundary of the Plat, not just the parts of the plat.)

*Plat*

- 8A. See Monuments that are different from the monument records. (See page 4 & 5, also).
- 8B. Page 4 & 7: Delete the reference to the R.O.W. vacation – the R.O.W. has already been vacated and no longer exists.
- 8C. Page 5, 6 & 7: Add ‘unplatted’ to the areas adjacent to the platted area – as indicated.
- 8D. Page 6: add the Lot, Block and Subdivision name to the adjacent plat.
- 8E. Page 8: add bearing and distance for easement lines shown here.

*Site Plan*

- 8F. Page 2: This description needs to be updated to reflect the current Subdivision Plat - the N. Tibet Road north of E. 60th Ave is not in the plat. Use the same description shown on the Plat.
- 8G. Page 3: delete the portions of the Site Plan not represented by the new Plat.
- 8H. Page 7: delete the references to the easement and R.O.W. that is not shown on the plat.
- 8I. Page 10 & 11: change the line type for the Tract to be a solid/continuous line.

**9.Land Development Services (Grace Gray / [ggray@auroragov.org](mailto:ggray@auroragov.org) / 303.739.7277 / Comments in magenta)**

- 9A. All new easements are to be dedicated by plat. Easement releases to be submitted [releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org).

**10.Utilities (Casey Ballard / 720.859.4365/ [cballard@auroragov.org](mailto:cballard@auroragov.org) / Comments in red)**

- 10A. Ensure water mains match the approved MUS and meet the minimum size of 8-inch.
- 10B. Hydrant laterals can be 6-inch.

**11.Aurora Water Revenue (Diana Porter / [dsporter@auroragov.org](mailto:dsporter@auroragov.org)**

- 11A. A fee of \$200,820.00 is required ahead of recordation.

**12. Fire / Life Safety (William Polk / 303.739.7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / Comments in blue)**

- 12A. No further comments.

**13.PROS (Michelle Teller / 303.739.7437 / [mteller@auroragov.org](mailto:mteller@auroragov.org) / Comments in purple)**

- 13A. No further comments.