



Planning Division
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August 26, 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 Mr. Laudick:

Thank you for your third submission, which we started to process on Friday, August 9, 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, September 23, 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.

Sincerely,

Ariana Muca, PLA
Planner II

cc: Will Sokol Silverbluff Companies 18591 E 64th Avenue Denver, CO 80249
Ariana Muca, Case Manager
Cesarina Dancy, ODA
Filed: K:\\$DA\2283-01tech2.rtf



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Minor comments regarding pipe sizing (Utilities).
- Please include the interim conditions for all streets (Traffic).

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. No citizen 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 / Comments in teal)

4A. No further comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Addressing (Phil Turner / 303-739-7271 / pcturner@auroragov.org)

5A. No further comments.

6. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

6A. No further comments.

7. Traffic Engineering (Steven Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber)

Site Plan

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- 7A. For interim condition use aerial above as an example – see pdf for the example.
- 7B. Need to provide sheet showing ultimate Picadilly Rd and ultimate 57th Ave. TIS shows 4-legged intersection.
- 7C. Add STOP and street name signs for interim condition.
- 7D. Previous comment not addressed. Add note to defer E-W ped ramps until intersection is signalized and receiving ramps are in place.
- 7E. R5-11 signs need to be included and called out on the site plan.
- 7F. Callout ALL lane widths, including auxiliary lanes.

Site Plan

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- 7G. For interim condition use aerial above as an example – see pdf for the example.
- 7H. Need to provide sheet showing ultimate Picadilly Rd and ultimate 60th Ave. TIS shows 4-legged intersection.
- 7I. Add STOP and street name signs for interim condition.
- 7J. Previous comment not addressed. Add note to defer E-W ped ramps until intersection is signalized and receiving ramps are in place.
- 7K. Callout ALL lane widths, including auxiliary lanes.
- 7L. RIRO access only per TIS on 60th Ave.

Site Plan

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- 7M. Need to show separate sheets for 56th Ave interim and ultimate condition.
- 7N. Callout ALL lane widths, including auxiliary lanes.
- 7O. 13.5:1 for 45MPH posted speed for all sections on page 6.



Site Plan

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- 7P. For interim condition use aerial above as an example – see pdf for the example.
- 7Q. Need to provide separate sheets showing interim and ultimate 64th Ave TIS shows 4-legged intersection.
- 7R. Add note to defer N-S ped ramps until intersection is signalized and receiving ramps are in place.

Site Plan

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- 7S. Callout ALL lane widths, including auxiliary lanes.
- 7T. Move labels off intersection area.
- 7U. SB laneage not consistent with TIS. SB left and SB thru/right lanes shown.
- 7V. intersection laneage not consistent with TIS.

Site Plan

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- 7W. Need a signalized intersection in TIS.
- 7X. Add sight triangles per previous submittal.

Site Plan

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- 7Y. Need a signalized intersection in TIS.

Site Plan

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- 7Z. Need a signalized intersection in TIS.
- 7AA. Sight triangles required for NB&SB not EB&WB.

Site Plan

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- 7BB. Sight triangles required for NB&SB not EB&WB.

Site Plan

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- 7CC. Need a signalized intersection in TIS.

8.Utilities (Casey Ballard / 720-859-4365/ cballard@auroragov.org/ Comments in red)

Sheet 6 of 23

- 8A. Sanitary was changed from 15-inch to 5-inch. Please ensure all labels have been corrected to match both the previous submittal and the approved MUS.
- 8B. This was 12-inch in the last review.

9.Aurora Water Revenue (Diana Porter / dsporter@auroragov.org)

- 9A. A fee of \$200,820.00 is required ahead of recordation.

10. Fire / Life Safety (William Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

- 10A. No further comments.

11.Real Property (John Doose/ 9703790008 / jdoose@auroragov.org / Comments in magenta)

- 11A. No further comments.

12.PROS (Michelle Teller / 303-739-7437 / mteller@auroragov.org / Comments in purple)

- 12A. No further comments.