



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

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February 14, 2023

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

**Second 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 initial submission, which we started to process on Friday, February 10, 2023. 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, you will need to make another submission. Please revise your previous work and send us a new submission on or before Friday, March 17, 2023. 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.

Your administrative decision on your application has been tentatively scheduled for Wednesday, April 19, 2023. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

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 I

cc: Will Sokol Silverbluff Companies 18591 E 64th Avenue Denver, CO 80249  
Ariana Muca, Case Manager  
Scott Campbell, Neighborhood Services  
Cesarina Dancy, ODA  
Filed: K:\\$DA\2283 01rev2.rtf



## Second Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Comments to help provide clarity and consistency in the site plan set (Planning).
- Areas for additional tree canopy are indicated (Landscape).
- Show entire intersection and base striping to show how lanes align. Reference TIS for laneage and callout auxiliary storage lane and taper lengths (Traffic).
- Questions regarding access points (Utilities).
- Update sections (Fire and Life Safety).
- You are still not showing pedestrian crossings at key locations identified in the master plan (PROS).
- Real Property comments for the plat to follow.

### PLANNING DEPARTMENT COMMENTS

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

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

#### 2. Introduction Letter

2A. Identify what the Subdivision is vs the site plan in the scope of work. Detail the specific detentions, roads, and landscaping. What is missing from the introduction letter is further details on the detention.

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

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

3A. Repeat Comment: The key map is difficult to read and does not provide matchlines. The property line should be consistent and there should be correlating numbers on the key map to the matchline.

3B. Repeat Comment: As per the site plan manual, the scale of the drawings should be 1"=40'.

3C. Where is the landscape north of E 60<sup>th</sup> Ave? The overall vicinity map is not matching with the site plan set.

3D. Landscape plans need a key map.

3E. The detention ponds need to be labeled consistently. The site plan and landscape plan are not consistent.

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

##### *Sheet 14*

4A. Please eliminate the sight triangle section of this table, correct the others, and add the trees, as the trees may be installed per code. NOTE: The 50' stop sign is fine. As such, please provide all the required trees, minus the stop signs. If you have any questions, please feel free to contact me.

4B. Please label all the proposed stop signs along the ROW that are in the scope of work and affect the landscaping. As it appears that some are not labeled, and some quantities do not concur with the chart. NOTE: This may affect the number of trees.

##### *Sheet 15-22*

4C. Please add one more CO tree to Sheet 23 where it has 3 trees. However, only 2 trees are indicated.

4D. Please add three more QB trees to Sheet 23 where it has 5 trees. However, only 2 trees are indicated.

4E. Please provide the type and color of the proposed Rock (Typical for all sheets).

4F. Please remove the word "SOD" from all the plant lists. NOTE: Keep the word seed. (Typical for all Sheets).

##### *Sheet 16*

4G. Please dimension and label all the curbside landscaping on all the Sheets (Typical Sheet (15- 22)).

##### *Sheet 23*

4H. Please add the label for the additional trees per redline.



## **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

### **5. Addressing (Phil Turner / 303-739-7271 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))**

5A. Include Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:

- Parcels
- Street lines
- Building footprints (If available)

Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: <http://tinyurl.com/AuroraCAD> or by contacting [CADGIS@auroragov.org](mailto:CADGIS@auroragov.org)

### **6.Civil Engineering (Kristin Tanabe / 303-739-7306 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / Comments in green)**

6A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.

*Site Plan*

*4 of 123*

6B. Include notes 2 and 1 on all the roadway sheets

*Plat*

*4 of 9*

6C. 25' min lot corner radius required.

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

*Site Plan*

*4 of 23*

7A. Show entire intersection and base striping to show how lanes align. Reference TIS for laneage.

7B. Add signage and lines as indicated.

7C. Show all site accesses identified in TIS and coordinate with adjacent developments adjacent to 57th Ave and Picadilly Rd to show opposing access locations, include base intersection striping per TIS.

7D. Show base striping at all Site intersections, per TIS.

7E. Verify all tapers meet MUTCD requirements.

7F. Add Site access per TIS.

7G. 154' Left run storage per TIS.

7H. Remove crosswalks as indicated.

*Site Plan*

*5 of 23*

7I. Show entire intersection and base striping to show how lanes align. Reference TIS for laneage.

7J. 154' left turn lane shown in TIS.

7K. Delete, signing/striping note already on sheet 2, typ.

7L. Adjust leaders to correctly indicate.

7M. Reverse diagonal striping in several instances.

7N. Show all site accesses identified in TIS and coordinate with adjacent developments adjacent to 60th Ave and Picadilly Rd to show opposing access locations, include base intersection striping per TIS.

7O. Show base striping at all Site intersections, per TIS.

7P. Verify all tapers meet MUTCD requirements.

7Q. Remove diagonal striping.

7R. Shown as right in/right out access only in TIS.



- 7S. 154' left turn lane shown in TIS.
- 7T. Note to defer E-W ped ramps and crosswalks until the intersection is signalized

*Site Plan*

6 of 23

- 7U. Show the entire intersection and base striping to show how lanes align. Reference TIS for laneage.
- 7V. Will need to provide maintenance access signing.
- 7W. 4" DY, typ.
- 7X. Remove E-W ped ramps and crosswalks.
- 7Y. Show all site accesses identified in TIS and coordinate with adjacent developments adjacent to Tibet St to show opposing access locations, including base intersection striping per TIS.
- 7Z. Show base striping at all Site intersections, per TIS.
- 7AA. Verify all tapers meet MUTCD requirements.
- 7BB. Show entire intersection and base striping to show how lanes align. Reference TIS for laneage and callout auxiliary storage lane and taper lengths.

*Site Plan*

7 of 23

- 7CC. Note to defer E-W ped ramps and crosswalks until the intersection is signalized.
- 7DD. Show the entire intersection and base striping to show how lanes align. Reference TIS for laneage and callout auxiliary storage lane and taper lengths.
- 7EE. 4" DY, typ.
- 7FF. Will need to provide maintenance access signing.
- 7GG. Move the sign-off path.
- 7HH. Show all site accesses identified in TIS and coordinate with adjacent developments adjacent to Tibet St to show opposing access locations, including base intersection striping per TIS.
- 7II. Show base striping at all Site intersections, per TIS.
- 7JJ. Show the entire intersection and base striping to show how lanes align. Reference TIS for laneage and callout auxiliary storage lane and taper lengths.

*Site Plan*

8 of 23

- 7KK. Show the entire intersection and base striping to show how lanes align. Reference TIS for laneage and callout auxiliary storage lane and taper lengths.
- 7LL. Add R4-7 sign.
- 7MM. 90' in TIS.
- 7NN. Show the entire intersection and base striping to show how lanes align. Reference TIS for laneage and callout auxiliary storage lane and taper lengths.
- 7OO. Show all site accesses identified in TIS and coordinate with adjacent developments adjacent to Tibet St to show opposing access locations, including base intersection striping per TIS
- 7PP. Show base striping at all Site intersections, per TIS

**8. Utilities** (Casey Ballard / 720-859-4365/ [cballard@auroragov.org](mailto:cballard@auroragov.org)/ Comments in red)

*Sheet 5 of 23*

- 8A. The access at this point has been removed. Are the stubs still in line with future access or roadway? Ensure stubs are covered by an easement or public ROW.
- 8B. Ensure stubs are fully covered by public ROW or easement.
- 8C. Access is needed to all manholes. Manholes are not to be within the pond.

*Sheet 6 of 23*

- 8D. Call out the existing water main and include the size.
- 8E. Per the recently approved MUS the sanitary main should extend through the intersection. Sizing of the sanitary main could also reduce to 12 inches around PA-30.
- 8F. Should be a 12-inch water main. Please check against the recently approved MUS for Skydance.
- 8G. We do not use 15-inch water mains.



- 8H. Has this stub been coordinated with the eastern development?
- 8I. Adjust size per previous comments.
- 8J. Adjust PRV to be just north of the light pole. This is to avoid having it in the access path and avoid conflict with the light pole.

*Sheet 7 of 23*

- 8K. Is this manhole in the sidewalk?
- 8L. Call out sanitary size.
- 8M. Show existing utilities being connected to.

*Sheet 8 of 23*

- 8N. Do these inlets have outfalls?
- 8O. Responses indicated flow arrows had been added to sanitary sewer mains. I am unable to see the arrows if they have been added.

*Sheet 9 of 23*

- 8P. Access is needed to the top of all outlet structures.

*Sheet 10 of 23*

- 8Q. Missing the rest of the road linework.
- 8R. Missing inlet.
- 8S. Is this a discharge point for the pond?
- 8T. Is this the outlet structure? Where does it discharge?
- 8U. A minimum turning radius of 50 feet is needed for vehicles.

*Sheet 11 of 23*

- 8V. Access is needed to the top of the outlet structure.

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

- 9A. Comments to follow the plat submittal.

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

*Site Plan Comments*

- 10A. Repeat Comment: Include a fire hydrant in the road sections. Fire hydrants shall be placed between 3'6" and 8'0" from the edge of the fire lane easement or public way.

**11.Real Property (John Doose/ 9703790008 / [jdoose@auroragov.org](mailto:jdoose@auroragov.org) / Comments in magenta)**

- 11A. See the red line comments on the site plan. There are some License Agreement issues. See the comments on the document(s). Contact Grace Gray ([ggray@auroragov.org](mailto:ggray@auroragov.org)) for the License Agreement concerns. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record. Send in the separate documents still needed.

*Cover Sheet*

*1 of 19*

- 11B. Please provide updated title work for all current owners.

*7 of 19*

- 11C. Move North/South arrow to appropriate map for clarity.

*10 of 19*

- 11D. Add north arrow and scale.

- 11E. Add the Street Names for clarification.

*16 of 19*

- 11F. Add north arrow and scale.



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

- 12A. You are still not showing pedestrian crossings at key locations identified in the master plan. The crossing must be provided with this plan set for the neighborhood park across 57th avenue. Identify curb ramps, and striping and remove all landscape shown in that location.
- 12B. A portion of the SW detention pond is required to be for open space purposes. Please add a note to the set identifying how much acreage meets the 24-hour recovery requirement and can therefore count as open space.

**13.Mile High Flood District (Haley Koesters / 303-455-6277)**

- 13A. No new comments.

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

- 14A. See below for comments.



**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](mailto:donna.l.george@xcelenergy.com)

October 24, 2022

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

Attn: Ariana Muca

**RE: Skydance Infrastructure Site Plan No. 1, Case # DA-2283-01**

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the documentation for Skydance ISP No. 1. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities along East 64<sup>th</sup> Avenue. The Applicant/ Requestor must contact Colorado 811 before excavating. Use caution and hand dig when excavating within 18-inches of each side of the marked facilities. Note that proper clearances must be maintained including ground cover that should not be modified from original depths. Please be aware that all risk and responsibility for this request are unilaterally that of the Applicant/ Requestor.

Should the project require any new natural gas or electric distribution facilities or modification to the existing facilities, the Applicant/ Requestor must complete the application process via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect).

Please note this response is designated only for the ISP as there was no plat to review.

*Comment response requested.*

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