



Planning Division
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October 26, 2022

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

Initial 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 Monday, October 3, 2022. 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, November 18, 2022. 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, December 28, 2022. 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.

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 01rev1.rtf



First Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- A fee of \$46,001.00 is due ahead of the second submittal.
- Please provide the required landscaping around detention ponds (Planning).
- A plat must be submitted upon the second submission (Planning).
- Mile High and Xcel comments attached.
- Provide, label, and dimension all proposed easements on the landscape plans. Please include stop signs, lighting, and site triangles (Landscape).
- Open Space planning areas 23 and 25 need to be designed and submitted with the PA24 detention pond (PROS).
- Interim and ultimate intersection configurations are required at all site intersections (Public Works).
- Indicate parking, travel lanes, and bike lanes clearly on the site plan set (Traffic).
- Master utility study must be approved prior to the approval of this document (Utilities).
- Include fire hydrants on the site plan set and legend (Fire and Life Safety).

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.
- 2B. Add further detail on how the application will be phased.
- 2C. Please clarify whether the streets are private vs. public.

3. Completeness and Clarity of the Application

- 3A. A plat must be submitted upon the second submittal.
- 3B. A fee of \$46,001.00 is due ahead of the second submittal.
- 3C. There are 104 AutoCAD SHX text files on the pdf, making it very difficult to review. Moving forward, an application with AutoCAD SHX text will not be accepted.
- 3D. The cover sheet has several property owners, but the title work only has one signature. The cover sheet has five owners, the introduction letter has two owners, and the title work has one. Please update to be cohesive.
- 3E. The cover sheet feels as if it is a copy of another application. The teams are not consistent with the introduction letter and sheets.
- 3F. The title should read Skydance (one word, not two) Subdivision No 1 – Infrastructure Site Plan. The title block shall match.
- 3G. Please label the title block grading plan, cover sheet notes etc. Reference the Landscape Plans as an example.
- 3H. Vicinity Map does not need to show neighboring parcel lot layouts. Concentrate on the Skydance site with a strong outline and centering the parcels. Picadilly Road is incorrectly labeled.
- 3I. The sheet list table is missing 11 sheets. Please break out grading, utility, and landscape plans.
- 3J. Please verify the scale to ensure it is correct. The pdf may have been printed incorrectly but the scale is off.
- 3K. Overall, the site plan shows that all of 60th Avenue is included in the application and there are 6 detention ponds outlined on the site plan yet not included in the application. Please clearly indicate on the overall site plan application.
- 3L. The key map is difficult to read and does not provide matchlines.
- 3M. As per the site plan, Manuel, the scale of the drawings should be a 1"=40'.
- 3N. Certain pages – particularly the Landscape sheets, are missing north arrows and scales. It is recommended to keep direction and scale consistent throughout the site plan package.
- 3O. As per the vicinity map and introduction letter, the Landscape from Tibet road up to 64th should be included in the submittal.



- 3P. Please eliminate the vicinity map on the landscape plan; it should only be on the cover sheet. The vicinity map did not match the cover creating confusion for the review team.
- 3Q. Please include the northern 64th landscape.

4. Detention Ponds

- 4A. The Detention ponds only have a landscape plan. They must be shown on the site plan with existing and proposed grades. All structures must be included.
- 4B. Review <https://aurora.municipal.codes/UDO/146-4.7.5.M.4> detention pond landscape shall provide tree canopy.

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

- 5A. Provide, label, and dimension all proposed easements on the landscape plans. Also, please be sure to keep the proposed trees at least 10' away from the lines.
- 5B. Please provide and label or darken all the proposed site triangles on the landscape plans. Also, please be sure to keep the proposed tree outside them.
- 5C. Please provide and label all proposed stop signs on the landscape plans. Also, please keep the proposed trees at least 50' from them.
- 5D. Please provide and label all proposed fire hydrants on the landscape plans.
- 5E. Please label all proposed lights on the landscape plans. Also, please be sure to keep the proposed tree canopy away from them.
- 5F. Please label and dimension all proposed curbside landscaping on the landscaping plans.
- 5G. Please correct the numbering of the landscape sheets to continue and not start over from 1-11. NOTE The landscape sheets should be 11, 12, 13...
- 5H. Please add "Not for construction on all the Sheets."

Sheet 9

- 5I. Please correct NOTE #3 Under City of Aurora Notes to "Upon completion of the roadway infrastructure instead of CO."
- 5J. Please correct the Sheet index with regard to the numbering.
- 5K. Please add "Not for construction".

Sheet 10

- 5L. Please provide the required curbside landscaping along the N. side of E. 60th Avenue and east of side Tibet Road. NOTE: If this is not coming on this submittal, then we need a note documenting that is coming in on the individual site plans.
- 5M. Please change 1 gallon to 5 gallon on the ornamental grass on the chart and plant list.
- 5N. Please remove the name SOD from the plant list.
- 5O. Please change the proposed 2" to 2.5' for the deciduous trees in the plant list.
- 5P. Please provide the height and spread of BSP.
- 5Q. Please add "Not for construction."

Sheet 11

- 5R. Please do not include any contractors' notes, as the city does not review landscape construction drawings. Update accordingly. Provide only the required landscape notes, as found in the Landscape Reference Manual, and notes regarding mulch treatments.
- 5S. Please irrigation zone for BB.
- 5T. Please add "Not for construction"

Sheet 12

- 5U. Please label one RAL on the plans.
- 5V. Please change RAL from 3 to 2 on the plans.
- 5W. Please label all the lights, dimension all the curbside landscaping, add not for construction and provide and label all the sight triangles.

Sheet 13

- 5X. Please label all the lights, dimension all the curbside landscaping, add not for construction and provide and label all the sight triangles.



Sheet 14

- 5Y. Please label all the lights, dimension all the curbside landscaping, add not for construction and provide and label all the sight triangles.
- 5Z. Please clarify the light that appears to be located on the road.

Sheet 15

- 5AA. Please label all the lights, dimension all the curbside landscaping, add not for construction and provide and label all the sight triangles.

Sheet 16

- 5BB. Please label all the lights, dimension all the curbside landscaping, add not for construction and provide and label all the sight triangles.

Sheet 17

- 5CC. Please label all the lights, dimension all the curbside landscaping, add not for construction and provide and label or darken all the sight triangles.

Sheet 18

- 5DD. Please label all the lights, dimension all the curbside landscaping, add not for construction and provide and label all the sight triangles.
- 5EE. Please clarify the open space-can the trees be spread out or a tree added.

Sheet 19

- 5FF. Please provide the required landscaping for the detention pond.
- 5GG. Please add "Not for construction."

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 6A. 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

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

- 7A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.
- 7B. Please remove AutoCAD SHX text.

Site Plan

4 of 19

- 7C. Interim and ultimate intersection configuration is required.
- 7D. Label curb return radius.
- 7E. Add the following note: Prior to the final acceptance of public improvements, if the adjacent site is not under construction, the curb cut/curb returns, and the cross pan must be removed and replaced with sidewalk, landscaping, and curb and gutter at the developer's expense. The developer acknowledges the risk of constructing the curb cut without approved civil plans for the adjacent site showing the curb cut.
- 7F. Include sheets that show the ponds in their entirety, typical. For all ponds show/label maintenance access to the bottom of the pond as well as the tip of the outlet structure, label all slopes - 4:1 max for side slopes and min 2% for pond bottom, and show/label 100-yr water surface elevation.



- 7G. Add a note that street light locations are conceptual. Final street light locations will be determined by photometric analysis submitted with the lighting plan in the civil plan submittal.
- 7H. Add a note indicating if the storm sewer system is public or private and who will maintain it - typical.
- 7I. Provide contour labels for existing contours, typical. Additional contour labels on proposed contours would be helpful as well.
- 7J. Label slopes, typical.
- 7K. 3:1 max slope.

*Site Plan**5 of 19*

- 7L. Interim and ultimate intersection configuration is required.
- 7M. Is this a typo – see the site plan?
- 7N. Label curb return radius.
- 7O. It is not recommended to have street slopes less than 0.8%, but 0.5% is the minimum permitted.
- 7P. Label curb return radius.

*Site Plan**6 of 19*

- 7Q. Interim and ultimate intersection configuration is required.
- 7R. These lines/dimensions look off. The 12' travel lane is wider than the 14' travel lane and 14' sidewalk.
- 7S. Interim and ultimate intersection configuration is required.

8. Traffic Engineering (Steven Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber)*Sheet 2 of 19*

- 8A. Replace note 1: 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. 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.

*Site Plan**4 of 19*

- 8B. Intersection laneage not consistent with TIS Street F.
- 8C. Show laneage on Picadilly Road.
- 8D. Callout signage.
- 8E. Cross section below shows the parking lane. If so, remove the bike lane sign. If bike lane, move the bike lane sign farther away from the intersection, typ. Maintain a minimum 100' sign spacing.
- 8F. Remove the sign if no bike lanes are in place.
- 8G. Is there parking or bike lanes? It is unclear.
- 8H. Delete note shown on sheet 2, typ. for all sheets.
- 8I. TIS shows an additional access west of Tibet St.
- 8J. Intersection laneage not consistent with TIS Street E.
- 8K. Intersection laneage not consistent with TIS Street F.
- 8L. Sign C if there is a bike lane otherwise remove the sign.
- 8M. Show NB left turn lane per TIS.
- 8N. 1. callout all base pavement markings, including crosswalks 2. verify bike lanes or parking or parking lanes are planned and adjust signs as necessary. 3. add sight triangles at all intersections per COA TE-13 4. Interim and ultimate signing/striping is required.
- 8O. Show intersection including auxiliary lane callouts 113 laneage from TIS.

*Site Plan**5 of 19*

- 8P. Callout WB left turn and right turn storage and taper.
- 8Q. Show intersection including auxiliary lane callouts 114 laneage from TIS.
- 8R. If lane redirect taper use WS2/60.



8S. Show intersection including auxiliary lane callouts 113 laneage from TIS.

8T. Callout left turn storage lengths and taper rate length.

Site Plan

6 of 19

8U. Intersection laneage not consistent with TIS Street F.

8V. Show and callout intersection laneage. show ped ramps.

8W. Move signs as indicated on the site plan.

8X. Show and callout intersection laneage per TIS.

8Y. Access 109 from TIS is shown.

8Z. Callout left turn storage length and taper length/taper.

8AA. Indicate b sign.

8BB. Delete signs as indicated on the site plan.

8CC. Show and callout intersection laneage per TIS, storage lengths, and taper lengths/rates.

8DD. Add taper length, typ.

8EE. Delete sign, no bike lanes shown on cross-section.

Site Plan

7 of 19

8FF. Delete signs as indicated on the site plan.

8GG. Show and callout intersection laneage per TIS, storage lengths, and taper lengths/rates.

8HH. Move signs as indicated on the site plan.

Site Plan

8 of 19

8II. Delete signs as indicated on the site plan.

8JJ. Show and callout intersection laneage per TIS, storage lengths, and taper lengths/rates.

8KK. Access 125 shown in TIS.

Site Plan

9 of 19

8LL. Add a note: All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10

Landscape Plan

12 of 19

8MM. Add sight triangles at all intersections per COA TE-13.

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

Sheet 1 of 19

9A. Master utility study must be approved prior to approval of this document.

Sheet 3 of 19

9B. The MUR currently in review shows this entire site within pressure zone 3.

Sheet 5 of 19

9C. Include valves on the north, east, and south legs of this cross.

9D. Show existing utilities being connected to.

9E. Mainline valve can be removed.

9F. Ensure each hydrant lateral has a valve on the lateral side.

9G. This mainline valve is not needed due to other nearby valves.

9H. Show all proposed improvements.

9I. Is this storm outfalling to the pond?

Sheet 5 of 19

9J. Include valves on the north, east, and south legs of this cross.

Sheet 6 of 19

9K. Ensure hydrants are not within sidewalks.



9L. Piped flows into a pond should be as far from the outlet as possible to avoid short-circuiting water quality efforts.

9M. Ensure that utilities are 5 feet from the lip of the gutter.

9N. Is this an outlet structure or an inlet?

9O. Show any meters needed for irrigation.

Sheet 7 of 19

9P. What is the size of this water main?

9Q. PRV should be pulled out from the road due to access issues. The redline is an example, not an exact alignment. Use of 45-degree or 22.5-degree bends is recommended. 90-degree bands are to be avoided.

9R. Access is needed to all manholes.

9S. Access is needed to the bottom, forebay, and top of the outlet structure.

9T. It appears this hydrant is within the sidewalk. Ensure all hydrants meet the location requirements in Section 16. typical for all fire hydrants.

9U. Is a signal planned for this intersection? Efforts need to be taken to avoid conflicts with utilities and future signal locations.

9V. Where is the rest of this pond?

Sheet 9 of 19

9W. What is the size of this water main? Where does this sanitary outfall?

9X. For sanitary mains please include flow arrows or a line type that indicates flow direction.

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

10A. Comments to follow the plat submittal.

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

Site Plan Comments

Sheets 4-7

11A. 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.

11B. Please provide a sheet or an overall detail showing the location of all proposed fire hydrants and existing fire hydrants within 400' of this site.

11C. Show the location of all existing and proposed water mains and fire hydrants within or abutting this site. The location and bearing of existing fire hydrants located (within 400') outside the plan area shall utilize a fire hydrant symbol with an arrow identifying the distance from the symbol to the existing fire hydrant.

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

12A. 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) 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

12B. Please provide updated title work for all current owners.

7 of 19

12C. Move North/South arrow to appropriate map for clarity.

10 of 19

12D. Add north arrow and scale.

12E. Add the Street Names for clarification.

16 of 19

12F. Add north arrow and scale.



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

- 13A. Please identify all future trail connection locations and where pedestrian crossings will be needed.
- 13B. Open Space planning areas 23 and 25 need to be designed and submitted with the PA24 detention pond. Please refer to the master plan and the PROS Dedication and Development Criteria Manual for requirements.

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

- 14A. We appreciate the opportunity to review this proposal. We are interested in this project and will submit our review comments through engineering submittal RSN 1666036. Please contact me directly with any questions or concerns.

15.Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

- 15A. See below for comments.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.571.3306
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

October 24, 2022

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd 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 64th 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.

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