



November 13, 2023

Ariana Muca
City of Aurora
Planning & Development Services Department
15151 E. Alameda Parkway
Aurora, CO 80012

RE: Letter of Introduction – Sky Dance ISP No. 2

Ms. Muca

On behalf of the owners of this project, we are submitting an Infrastructure Site Plan for the Sky Dance project.

Property Owner #1

ACM MOFFITT VII RESI LLC
4100 E. Mississippi Ave., Suite 500
Glendale, CO 80246
ATTN: Ted Laudick
303-638-9553

Property Owner #2

ACM MOFFITT VII CRE LLC
4100 E. Mississippi Ave., Suite 500
Glendale, CO 80246
ATTN: Ted Laudick
303-638-9553

Owner's Representative

Silverbluff Companies
4100 E. Mississippi Ave, Ste 500
Glendale, CO 80246
ATTN: Ted Laudick
303-638-9553

Civil Engineer

Martin/Martin Inc.
12499 W. Colfax Avenue
Lakewood, CO 80215
ATTN: Patrick Horn
303-431-6100

Landscape Architect

PCS Group
200 Kalamath St.
Denver, CO 80223
ATTN: Alan Cunningham
720-259-8247

Site Location:

The Sky Dance project is located within Section 12, Township 3 South, Range 66, west of the 6th Principal Meridian, in the City of Aurora, Adams County, State of Colorado. As discussed, the surrounding development is the Moffit, Fulenwider, Hill Top, and High Point properties. The proposed Sky Dance project extends from 56th Avenue to 60th Avenue and is located between Picadilly Road and Tibet Road.

Scope of Project:

The approximately 5,200-linear-foot improvement of Picadilly Road will connect 56th Avenue to 60th Avenue, providing access throughout the Moffit/Skydance property. Picadilly Road from 56th Avenue to 60th Avenue will direct runoff towards First Creek. On Picadilly Road there are four proposed Type R inlets. One in-sump inlet will be placed on the low point of the roadway near the north side of the 56th Avenue intersection. One on-grade inlet will be placed north of the 57th Avenue intersection. One in-sump inlet will be placed on the low



point of the roadway approximately 700 feet north of the 57th Avenue intersection. Lastly, one on-grade inlet will be placed north of the Street D intersection. It should be noted that the western portion of Picadilly Road has been previously constructed to service the Painted Prairie Development (EDN:218080) and this proposed development is to construct the remaining eastern 72' undeveloped R.O.W and complete the 144' R.O.W. for Picadilly Road.

The approximately 2,600-linear-foot development of Street D will traverse the Moffit/Skydance Property. Located between Tibet Road from Picadilly Road within the Moffit/Skydance development. There is an existing ridgeline that intersects this roadway separating the First Creek and Second Creek watersheds. On Street D there are four proposed Type R Inlets. Two on-grade inlets will be placed at the Picadilly Road intersection. Two on-grade inlets will be placed south of the 60th Avenue intersection.

The approximately 1,000-linear-foot development of Street J will traverse the Moffit/Skydance Property. Located between Street D and Tibet Road with the Moffit/Skydance development. On Street J there are two proposed Type R Inlets. Two on-grade inlets will be placed west of the Tibet Road intersection.

Project Phasing:

Currently, the plan is for the entire project except landscaping, including grading, utility, and roadway improvements to occur in phase one, and landscaping to be done as part of phase two after completion of adjacent development.

Deferral

No deferrals are currently being requested for this project.

Landscaping

Landscaping will be completed with this project.

Easement Impacts

This project does not run through any existing easements.

There will be no plat submitted with this ISP. This area will be platted via Skydance ISP No. 1 (DA-2283-01).

Improvement Responsibility:

The owners listed on this letter will be responsible for the construction of this project. After the typical CoA warranty period, the city of Aurora will take over the ownership and maintenance of the public ROW and utilities.



Adjustments:

No adjustments are being requested at this time.

Sincerely,

A handwritten signature in black ink that reads 'Will Sokol' in a cursive, flowing script.

Will Sokol
Project Manager