



Planning Division
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Aurora, Colorado 80012
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April 5, 2023

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

Re: Third 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, March 22, 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 following your Administrative Decision on April 19, 2023. 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.

Your administrative decision on your application has been tentatively scheduled for Wednesday, April 19, 2023. No introduction letter was resubmitted. Please send the updated introduction letter by Monday, April 10, 2023, to keep your April 19, 2023, Administration Date. Please remember that all abutter notices must be sent and the site notices must be posted at least 10 days prior to the administrative decision date. These notifications are your responsibility and the lack of proper notification will cause the administrative decision 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
Cesarina Dancy, ODA
Filed: K:\SDA\2283 01rev3.rtf



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- No introduction letter was resubmitted. Please send the updated introduction letter to keep your April 19, 2023, Administration Date (Planning).
- Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible (Addressing).
- Please add longitudinal roadway slopes (Public Works)
- Updates for signage, stripping and intersection design (Traffic).
- The sanitary is to extend to the south side of 56th Avenue (Utilities).
- Please submit applications for any easements needing to be released by sending required items to releaseeasements@auroragov.org

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

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

2. Introduction Letter

- 2A. No introduction letter was resubmitted. Please send the updated introduction letter to keep your April 19, 2023 Administration Date. Please address the comments below.
- 2B. 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.
- 2C. Please clarify whether the streets are private vs. public.

3. Completeness and Clarity of the Application

- 3A. The case manager and Diana Porter have requested the amount of acreage that is being platted. It is not consistent in the introduction letter, plat and site plan. This number is important as it is used to calculate the water tap fee. The water tap fee must be paid ahead of recordation.

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. 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

6. Civil Engineering (Kristin Tanabe / 303-739-7306 / 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.

Notes

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- 6B. Please remove note 14. Public Street Lights will be specified and approved with the Civil Plan submittal.



Site Plan

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6C. Please add longitudinal roadway slopes.(TYP.)

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

Site Plan

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- 7A. Skip tracks are not acceptable for interim connection to existing Picadilly Rd. Update interim connection to better delineate vehicular and pedestrian travel paths.
- 7B. Show existing curb, gutter, and sidewalk removed along the east side of Picadilly for interim 57th Ave connection.
- 7C. Move the 57th Ave STOP sign and N-S crosswalks to the existing Picadilly.
- 7D. Add a note to defer E-W ped ramps until the intersection is signalized and receiving ramps are in place.
- 7E. Provide 2 WB lanes all the way to Picadilly intersection per TIS and show appropriate pavement markings.
- 7F. will need to provide maintenance access only signage.
- 7G. TIS shows EB & WB left turn lanes at this intersection.
- 7H. Update signage dimensions.
- 7I. Show the entire intersection, including striping.

Site Plan

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- 7J. Show the entire intersection and base striping to show how lanes align. Reference TIS for laneage.
- 7K. Skip tracks are not acceptable for interim connection to the existing Picadilly Rd. Update interim connection to better delineate vehicular and pedestrian travel paths.
- 7L. Show existing curb, gutter, and sidewalk removed along the east side of Picadilly for interim 57th Ave connection.
- 7M. Move the 57th Ave STOP sign and N-S crosswalks to the existing Picadilly.
- 7N. Add a note to defer E-W ped ramps until the intersection is signalized and receiving ramps are in place.
- 7O. Show the entire intersection including striping.

Site Plan

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- 7P. 4" solid double yellow, typ.
- 7Q. Show the entire leg, including striping to show lane alignment.
- 7R. Remove skip striping.
- 7S. Does not meet MUTCD requirements.
- 7T. Posted Speed on Tibet should be 45MPH. Taper rates should reflect posted speed limit per MUTCD.
- 7U. Add NB right turn lane per TIS.
- 7V. Tibet posted speed should be 45MPH.
- 7W. 4" solid double yellow, typ.
- 7X. Move the label off leg.
- 7Y. 30x36, typ for Tibet ST.
- 7Z. Show the entire south leg including striping.

Site Plan

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- 7AA. Move the label off leg.
- 7BB. Posted Speed on Tibet should be 45MPH. Taper rates should reflect posted speed limit per MUTCD.
- 7CC. Coordinate with THE HILLTOP (DEVELOPMENT TO WEST) to show lane alignment for entire intersection.
- 7DD. 4" solid double yellow, typ.
- 7EE. Tibet posted speed should be 45MPH.



Site Plan

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- 7FF. Show the entire intersection and base striping to show how lanes align. Reference TIS for laneage and callout auxiliary storage lane and taper lengths.
- 7GG. 4" solid white needs to be indicated on the site plan.
- 7HH. Show the entire intersection including striping to show lane alignment.

Details

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- 7II. Add a note: All trees planted adjacent to public and/or pedestrian walkways shall be pruned clear of all branches between ground and a height of eight (8) feet for that portion of the plant located over the sidewalk and/or road or within sight triangles.

Sections

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- 7JJ. Verify mature plant heights within sight triangles do not exceed COA 4.04.2.10 requirements, remove/replace as necessary.
- 7KK. Very 50'min spacing between STOP sign and upstream trees.

Sections

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- 7LL. Verify mature plant height does not exceed COA 4.04.2.10 requirements, remove/replace as necessary.

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- 7MM. Verify mature plant height does not exceed COA 4.04.2.10 requirements, remove/replace as necessary.
- 7NN. 50' min spacing from STOP sign to tree, typ.

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

Sheet 4 of 23

- 8A. Why did the utilities become screened with this submittal?

Sheet 5 of 23

- 8B. Where does this inlet discharge?

Sheet 6 of 23

- 8C. Per the approved MUS this sanitary is to extend to the south side of 56th Avenue.
- 8D. Hydrant symbol was removed.

Sheet 7 of 23

- 8E. What is this water main connecting to?

Sheet 8 of 23

- 8F. Where do these inlets discharge?

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

- 9A. Comments to follow the plat submittal.

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

- 10A. No further comments.

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

- 11A. No response necessary, Title work needs to have an effective date within 120 days of approvals and Statements of Authority are necessary for all owners.
- 11B. Please submit applications for any easements needing to be released by sending required items to releaseeasements@auroragov.org

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

- 12A. No further comments.



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)

14A. No new comments.