



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

Worth Discovering • auroragov.org

March 24, 2022

Patrick Chelin
Matrix Design Group Inc
707 17th Street, Suite 3150
Denver, CO 80202

Re: Development Application DA-2062-31
The Aurora Highlands North - Site Plan
Location: QS:98V,98W,99W,01W – East of Denali Boulevard between 26th Avenue and 48th Avenue
Case Number(s): 2022-4027-00

Dear Applicant:

The Planning Department has received your Development Application and assigned it to Deborah Bickmire who will be your Case Manager. Deborah will be responsible for processing the application and guiding it through the Planning Department's review process.

Our projected schedule is as follows:

The processing start date for this review cycle was Monday, March 21, 2022
The City's initial review comments on your application are due to you on Thursday, May 05, 2022.
Your second submission is due to us on or before Thursday, May 26, 2022.
Our review of your second submission is due to you Monday, June 27, 2022.
Your third submission is due to us on or before Tuesday, July 19, 2022.
Our review of your third submission is due to you Tuesday, August 09, 2022.
Our date for an Administrative Decision on your application has been tentatively scheduled for Wednesday, August 31, 2022.

The Planning Department will make every effort to help you meet this schedule, but please note that the dates listed above are dependent on the timelines and completeness of all your submissions. If at any time you think you won't be able to meet a specific deadline, please contact your Case Manager as soon as possible so that we can adjust your schedule. Our schedule is based on actual working days and has already taken into account city holidays.

Under our system of enhanced review, it is possible to achieve a faster processing time than shown above if you respond early to our comments or if fewer submissions are required than originally anticipated.

While we are accepting the submitted Site Plan for review, we would like to note that certain requirements relating to phasing that had been identified in the pre-app notes have not been provided. Please see the attached comments from Public Works and Life/Safety outlining how this will impact their review.



For additional information about your application contact Deborah Bickmire at 303-739-7261. If at any time you have concerns about the timing or content of our reviews or any other questions, you may also call me directly at 303-739-7251.

We look forward to working with you!

Sincerely,

Brandon Cammarata
Planning Manager
City of Aurora, Planning Department

Attachments: Public Works and Life/Safety Comments

cc: Jeff Killion - Matrix Design Group 707 17th St Ste 3150 Denver CO 80202
Deborah Bickmire, Case Manager
Scott Campbell, Neighborhood Services
Laura Rickhoff, ODA
Robert Taylor
Filed: K:\SDA\2062-31

The Aurora Highlands North

Public Works notes on the PDR currently located in Planning folder RSN 1608536

1. Per discussion with the TAH team and included in the pre-application notes: **The preliminary drainage reports shall include phasing and identify required interim conditions/improvements.** Phasing for each subdivision shall include interim conditions when it is constructed and address offsite drainage as well as downstream infrastructure and required site infrastructure at the time the specific subdivision is constructed. With the proposed process there will be multiple phasing plans required with the preliminary drainage report and plan. Any future changes to phasing will require an amendment to the preliminary drainage report submitted with the site plan.
 - a. The PDR did NOT include the above required items,
 - b. As such the PDR will be reviewed considering full build out of all filings**

2. Considering the phasing plan was not included public works has the following to offer specific to Preliminary Drainage Report and Plans:
 - a. **The next submittal can address phasing of multiple interim conditions** as previous discussed, **or**
 - b. Proceed without an interim plan, like the subject submittal (keeping in mind the City is reviewing only considering full build out of all filings).** With this this option the following process will be followed for the PDL and civils:
 - i. The Preliminary Drainage Letters **for each filing will require much more detail than previously discussed.** (The previously discussed and documented plan: PDL's to be submitted with the subdivision plat, stating conformance to the PDR.) **The PDL will now be required to have drainage maps, additional drainage basins, and calculations as necessary and address the interim condition and flows.** Civil plans will not be accepted until this PDL is approved.
 - ii. **The City will only allow review of one set of civil plans at a time (only one planning area will be permitted under review without an overall phasing plan including interim conditions addressed on the overall PDR)**
 - iii. Significant changes in an interim condition outlined on a PDL may result in updating the overall PDR.
 - iv. City Criteria for both interim and final conditions (no variances in pipeline HGLs for example), parallel storm pipe systems will not be approved, etc... and reconstruction of any undersized infrastructure could potentially be required.

Fire/Life Safety Pre-Acceptance Comments:

- Currently, this site only shows one approved point of access, which is Main street and Aurora Highlands Parkway. As shown on the pre-acceptance plans, if the Main Street and Aurora Highland Parkway intersection is lost, there is no other approved point of access to the project. Therefore, future submittals shall show two separate and approved second points of access.
- The phasing plan is inadequate. The phasing plan shall provide a narrative that clearly demonstrates and defines the construction of all on-site and off-site infrastructure needed to establish two separate and approved points of emergency access, looped water supply, fire hydrants, and any crossing improvements to the overall site and individual phases. The phasing plan must address how it will overcome uncertainties that may occur and delay the required infrastructure.
- For example, when a planning area relies upon an adjacent PA to provide the required means of access and the adjacent becomes unable to provide access, the phasing plan must account for that said unforeseen matter. So it will behoove the applicant to consider contingency designs that will meet the COA's access requirements in the case of an unexpected event. Please keep in mind that certificates of occupancy are dependent on establishing the required number of access points and water supply.
- The North Area Site Access points on sheet 16 appear to dead end at 48th. Since plans identifies 48th Ave as being constructed by others, it cannot be considered as an approved point of access. In contrast, 48th Ave may be considered as an approved point access if the applicant agrees to provide the southern portion of 48th Ave and other improvements from the project's eastern border to the overpass located over 470. This consideration is contingent on an approved interconnection of 48th Ave on both sides of 470.
- Other concerns:
Fire Hydrant Placement – ingress side of the roads, reconfigure to an alternating basis, insufficient coverage.

Construction stubs – Future Trail Corridor is not an approved access point.

Please see comments in blue on attached plans.

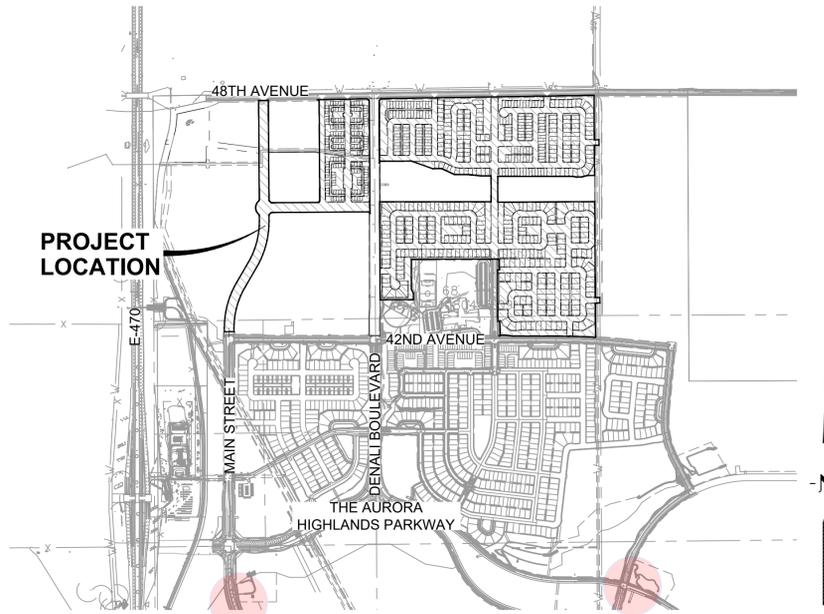
LIFE/SAFETY PRE-ACCEPTANCE COMMENTS

legal description

Fire/Life Safety Comments

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- Other concerns:
 - Fire Hydrant Placement - ingress side of the roads, reconfigure to an alternating basis, insufficient coverage.
 - Construction stubs - Future Trail Corridor is not an approved access point.

**THE AURORA HIGHLANDS
NORTH - AREA A
SITE PLAN**
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SITE PLANS # _____
SITUATED IN NORTH HALF OF SECTION 19,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



LOCATION MAP
SCALE: 1" = 1,800'

SITE PLAN DATA BLOCK		
SITE DATA	AREA A	
LAND AREA WITHIN PROPERTY LINES	146.2	AC
NUMBER OF UNITS PROPOSED	796	UNITS
PARKING SPACES REQUIRED (GARAGE/DRIVE/ON-STREET)	2	PER UNIT
NUMBER OF STORIES	2	STORIES
MAXIMUM HEIGHT OF BUILDINGS	38	FT
PRESENT ZONING CLASSIFICATION	R-2, MEDIUM DENSITY RESIDENTIAL	
2015 IRC & 2015 IECC CONSTRUCTION TYPE & CLASSIFICATION	V-B	
AVERAGE RESIDENTIAL DENSITY	5.4	DU/AC
LOT AREA *	72.0	AC
TRACT/OPEN SPACE AREA *	22.1	AC
ROAD/ROW AREA *	52.2	AC

* NOTE: LOT/TRACT/ROW AREAS MAY BE ADJUSTED UP TO 10% DURING CONSTRUCTION DRAWING AND FINAL PLAT WITHOUT REQUIRING AN AMENDMENT TO SITE PLAN.

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____
 PLANNING DIRECTOR: _____ DATE: _____
 PLANNING AND ZONING: _____ DATE: _____
 COMMISSION (CHAIRPERSON) _____ DATE: _____
 CITY COUNCIL: _____ DATE: _____
 (MAYOR) _____ DATE: _____
 ATTEST: _____ DATE: _____
 (CITY CLERK) _____
 DATABASE APPROVAL DATE: _____

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY, COLORADO ON THIS _____ DAY OF _____ 20__ AD AT _____ O'CLOCK __ M.

COUNTY CLERK AND RECORDER DEPUTY
INSTRUMENT NO.: _____

OWNERS SIGNATURES

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.
SEE SHEET 2 FOR OWNER SIGNATURES.

INDEX OF SHEETS

DESCRIPTION	SHEET NUMBER
COVER SHEET	01
GENERAL NOTES & TYPICAL SECTIONS	02-04
CSP TRACKING CHARTS	05
PHASING INDEX PLAN	06
PHASING PLAN	07-15
CONTEXT MAP	16
OVERALL SITE PLAN INDEX	17
SITE PLANS	18-35
OVERALL UTILITY PLAN INDEX	36
GRADING AND UTILITY PLANS	37-54
LANDSCAPE PLAN	55-72
NAC ENLARGEMENT	73-77
FENCING PLAN	78-80
EXISTING TREE PLAN	81
LANDSCAPE NOTES & DETAILS	83-88
LIGHTING COVER	89
LIGHTING PLANS	90-104
LIGHTING DETAILS	105-106

AMENDMENTS

THE AURORA HIGHLANDS NORTH - AREA A PRELIMINARY SITE PLAN

TITLE: COVER SHEET

DATE: MARCH 9, 2022

PREPARED BY:

Matrix
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com



NOT FOR CONSTRUCTION

SHEET: 01 OF 106

ADDITIONAL NOTES

- 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.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS

BASIS OF BEARINGS:

THE NORTH LINE OF THE NORTHWEST QUARTER, SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TAKEN TO BEAR NORTH 89°36'22" EAST, A MODIFIED STATE PLANE DISTANCE OF 2,643.20 FEET.

BENCHMARK:

CITY OF AURORA BENCHMARK 3S6636NE003 BEING A 3" DIAM. BRASS CAP (COA BM, 19-020B, E-090A) ATOP THE S. WALL @ THE S.E. COR. OF THE E. 26TH AVE. BRIDGE CROSSING OVER E-470. BRASS CAP AT LOWER STEP ON WALL WHERE THE RAILING ENDS ON THE E. END. AKA 19-020B. ELEVATION = 5521.54 (NAVD88)

CIVIL ENGINEER

MATRIX DESIGN GROUP
707 17TH STREET, SUITE 3150
DENVER, CO. 80202
PH: 303-572-0200
CONTACT: JEFF KILLION, P.E.
JEFF.KILLION@MATRIXDESIGNGROUP.COM

LANDSCAPE ARCHITECT

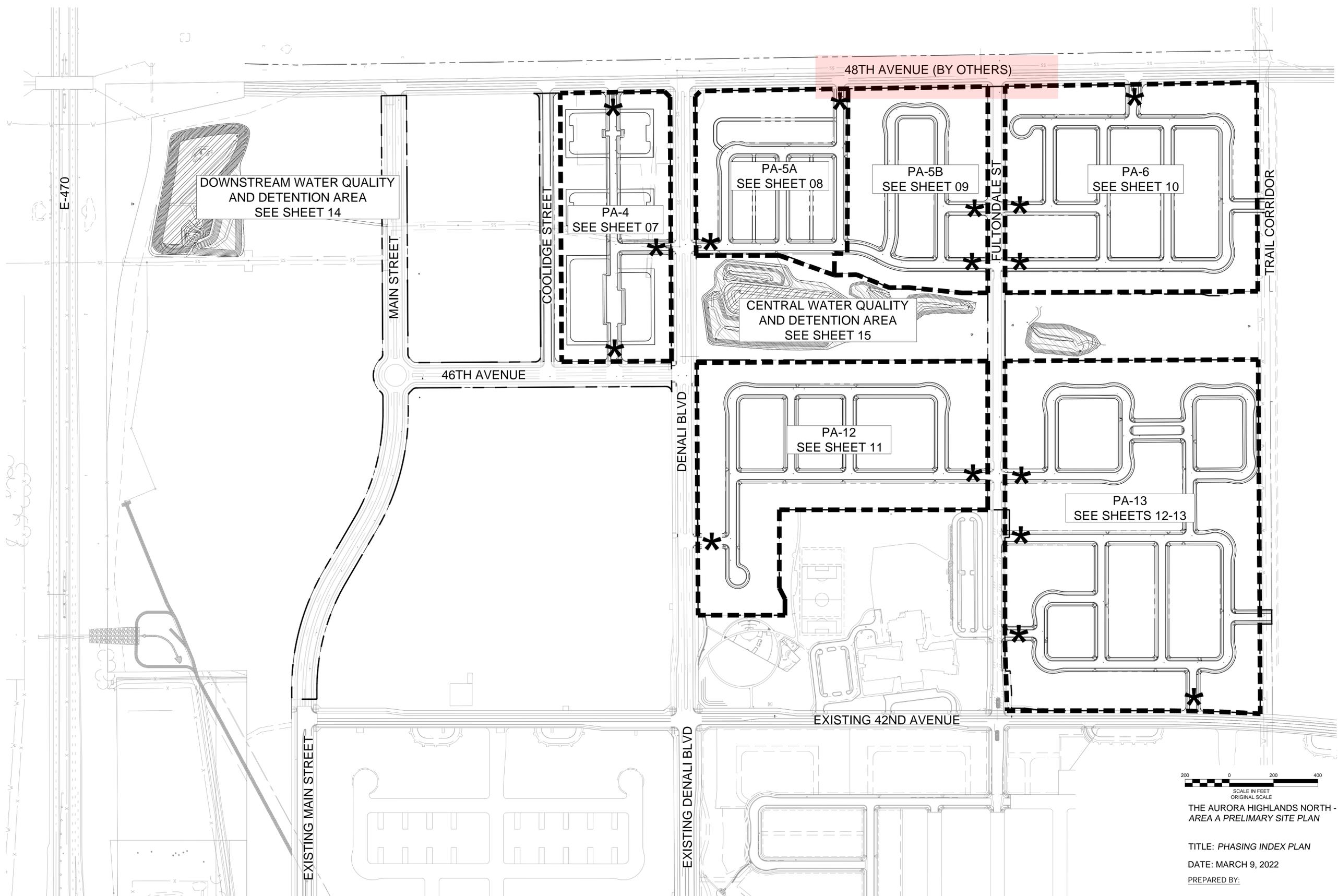
MATRIX DESIGN GROUP
707 17TH STREET, SUITE 3150
DENVER, CO. 80202
PH: 303-572-0200
CONTACT: CHAD HERD, PLA, ASLA
CHAD.HERD@MATRIXDESIGNGROUP.COM

DEVELOPER

AURORA HIGHLANDS, LLC
CARLO FERREIRA
250 S PILOT ROAD
LAS VEGAS, NV 89119

PROJECT APPLICANT

AEROTROPOLIS ARES COORDINATING METROPOLITAN DISTRICT (AACMD)
PATRICK CHELIN, P.E.
707 17TH STREET, SUITE 3150
DENVER, CO. 80202
PH: 303-572-0200
CONTACT: PATRICK CHELIN, P.E.
PATRICK.CHELIN@MATRIXDESIGNGROUP.COM



DOWNSTREAM WATER QUALITY AND DETENTION AREA SEE SHEET 14

PA-4 SEE SHEET 07

PA-5A SEE SHEET 08

PA-5B SEE SHEET 09

PA-6 SEE SHEET 10

CENTRAL WATER QUALITY AND DETENTION AREA SEE SHEET 15

PA-12 SEE SHEET 11

PA-13 SEE SHEETS 12-13

LEGEND
--- PLANNING AREA BOUNDARY
* ACCESS POINT AT PLANNING AREA

SCALE IN FEET
ORIGINAL SCALE
200 0 200 400

THE AURORA HIGHLANDS NORTH - AREA A PRELIMINARY SITE PLAN

TITLE: PHASING INDEX PLAN

DATE: MARCH 9, 2022

PREPARED BY:

Matrix
707 17th Street, Suite 3150
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SHEET: 06 OF 106

PA-6 OFFSITE INFRASTRUCTURE IMPROVEMENTS

ROADWAY
 48TH AVE. INTERCHANGE TO PA-6 DRIVE (BY OTHERS)
 CONSTRUCT FULTONDALE FROM SCHOOL TO 48TH AVENUE
 NOTE: ALL OFFSITE ROADWAY IMPROVEMENTS TO INCLUDE ASSOCIATED UTILITIES

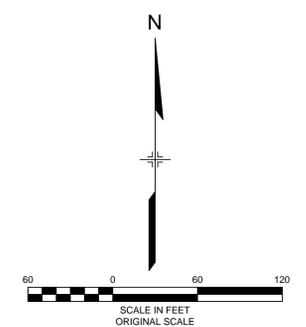
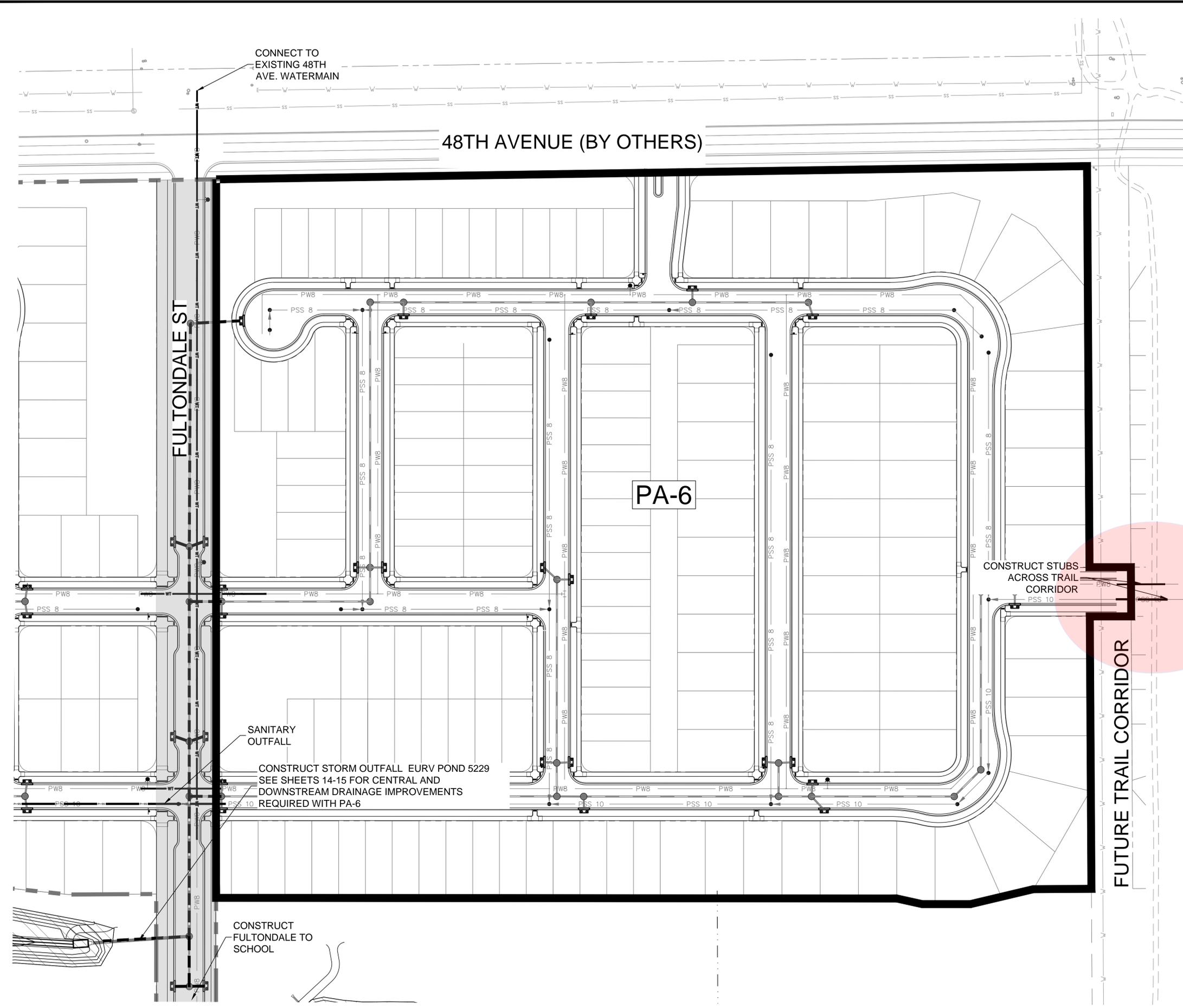
STORM SEWER
 EURV POND 5229
 DETENTION POND 8521 & 8522 (REFER TO SHEETS 14-15)

SANITARY SEWER
 CONSTRUCT OUTFALL THROUGH PA-5B & PA-5A TO EXISTING OUTFALL AT DENALI
 CONSTRUCT STUB TO EAST ACROSS FUTURE TRAIL CORRIDOR

WATER MAIN
 CONSTRUCT MAIN IN FULTONDALE
 CONSTRUCT STUB TO EAST ACROSS FUTURE TRAIL CORRIDOR

LEGEND

	OFFSITE SANITARY IMPROVEMENTS
	OFFSITE WATER IMPROVEMENTS
	OFFSITE STORM SEWER IMPROVEMENTS
	PLANNING AREA BOUNDARY
	OFFSITE ROADWAY IMPROVEMENTS



THE AURORA HIGHLANDS NORTH - AREA A PRELIMINARY SITE PLAN

TITLE: PHASING PLAN - PA-6

DATE: MARCH 9, 2022

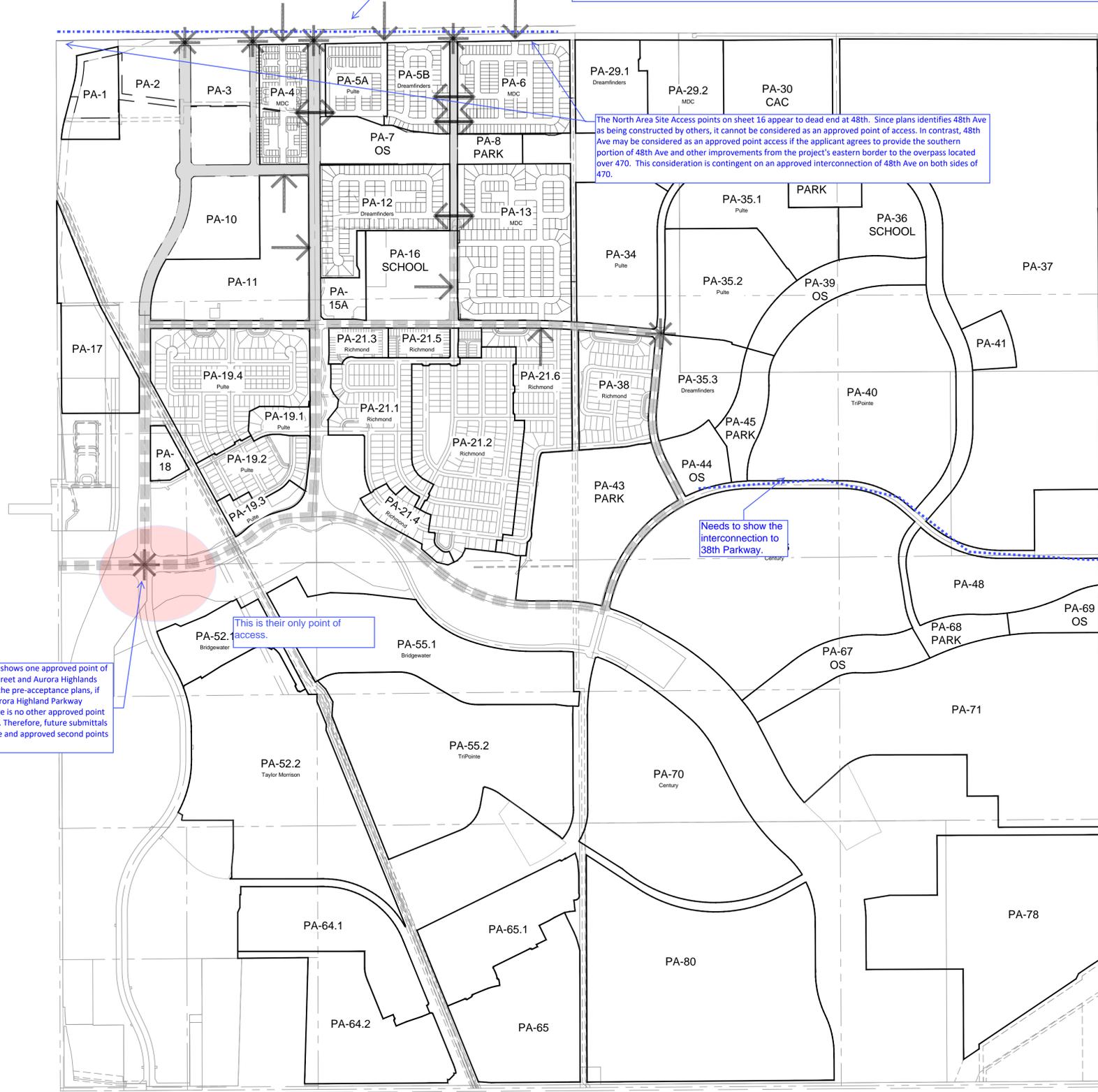
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SHEET: 10 OF 106



48th is describe as future, therefore is not an approved access point.

The developer is responsible for construction of all on-site and off-site infrastructure needed to establish two points of emergency access to the overall site. Prior to the issuance of the first certificate of occupancy, the project site must have the required number of emergency access points and approved water supply. This requirement includes, but not limited to, the construction of any emergency crossings improvements, looped water supply and fire hydrants as required by the adopted fire code and city ordinances.

The North Area Site Access points on sheet 16 appear to dead end at 48th. Since plans identifies 48th Ave as being constructed by others, it cannot be considered as an approved point of access. In contrast, 48th Ave may be considered as an approved point access if the applicant agrees to provide the southern portion of 48th Ave and other improvements from the project's eastern border to the overpass located over 470. This consideration is contingent on an approved interconnection of 48th Ave on both sides of 470.

Needs to show the interconnection to 38th Parkway.

This is their only point of access.

Currently, this site only shows one approved point of access, which is Main street and Aurora Highlands Parkway. As shown on the pre-acceptance plans, if the Main Street and Aurora Highland Parkway intersection is lost, there is no other approved point of access to the project. Therefore, future submittals shall show two separate and approved second points of access.

REQUIRED INFRASTRUCTURE NOTES:

THE FOLLOWING REQUIREMENTS MUST BE MET PRIOR TO ISSUANCE OF BUILDING PERMIT:

- WATER:
 1. ONSITE WATER LINES AND FIRE HYDRANTS
 2. REFERENCE PHASING PLAN SHEETS FOR OFFSITE WATERMAIN REQUIRED FOR EACH PLANNING AREA.
- SANITARY SEWER:
 1. ONSITE SANITARY SEWER LINES
 2. REFERENCE PHASING PLAN SHEETS FOR OFFSITE SANITARY SEWER REQUIRED FOR EACH PLANNING AREA.
- STORM DRAINAGE:
 1. ONSITE INLETS AND STORM SEWER.
 2. REFERENCE PHASING PLAN SHEETS FOR OFFSITE STORM SEWER, WATER QUALITY AND DETENTION REQUIRED FOR EACH PLANNING AREA.
- ROADWAY:
 1. ONSITE AGGREGATE BASE COURSE CAPABLE OF SUPPORTING LIFE SAFETY EQUIPMENT.
 2. REFERENCE PHASING PLANS FOR REQUIRED ACCESS POINTS TO ENSURE 2 POINTS OF ACCESS TO EACH PLANNING AREA.

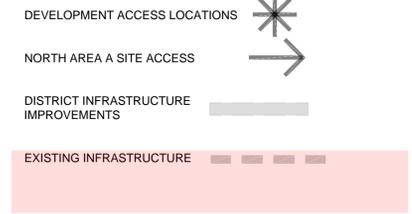
THE FOLLOWING REQUIREMENTS MUST BE MET PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY:

- WATER:
 1. ONSITE AND REQUIRED OFFSITE INFRASTRUCTURE INITIALLY ACCEPTED BY CITY
- SANITARY SEWER:
 1. ONSITE AND REQUIRED OFFSITE INFRASTRUCTURE INITIALLY ACCEPTED BY CITY
- STORM DRAINAGE:
 1. OFFSITE INFRASTRUCTURE: REGIONAL DETENTION AND WATER QUALITY FACILITIES LOCATED DOWNSTREAM OF SITE.
- ROADWAY:
 1. ONSITE INFRASTRUCTURE INITIALLY ACCEPTED BY CITY, AND 2 POINTS OF ACCESS TO THE ASSOCIATED PLANNING AREA.

ADDITIONAL NOTES:

1. CONVEYANCE OF ALL RIGHT-OF-WAY AND EASEMENTS NEEDED TO ACCOMMODATE THE REFERENCED PUBLIC IMPROVEMENTS IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
2. INFRASTRUCTURE INITIALLY ACCEPTED BY THE CITY INDICATES THE INFRASTRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE CITY'S PUBLISHED DESIGN CRITERIA AND THE CITY HAS APPROVED THE DESIGN AND ACCEPTED THE CONSTRUCTED INFRASTRUCTURE.

LEGEND:



The phasing plan is inadequate. The phasing plan shall provide a narrative that clearly demonstrates and defines the construction of all on-site and off-site infrastructure needed to establish two separate and approved points of emergency access, looped water supply, fire hydrants, and any crossing improvements to the overall site and individual phases. The phasing plan must address how it will overcome uncertainties that may occur and delay the required infrastructure.

For example, when a planning area relies upon an adjacent PA to provide the required means of access and the adjacent becomes unable to provide access, the phasing plan must account for that said unforeseen matter. So it will behoove the applicant to consider contingency designs that will meet the COA's access requirements in the case of an unexpected event. Please keep in mind that certificates of occupancy are dependent on establishing the required number of access points and water supply.

Other concerns:
 Fire Hydrant Placement - ingress side of the roads, see Fultondale road.
 Fire Hydrant Placement - reconfigure to an alternating basis.
 Fire Hydrant Placement - not enough fire hydrants, see 45th Ave and Haleyville St sheet 31.
 Construction stubs - Future Trail Corridor is not an approved access point

TITLE: CONTEXT MAP
 DATE: MARCH 9, 2022
 PREPARED BY:



NOT FOR CONSTRUCTION

SHEET: 16 OF 106