

May 01, 2024

Debbie Bickmire
City of Aurora
Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, CO 80012

RE: Response to Comments

The Aurora Highlands North – Area C – Site Plan – First Review

Application Number: DA-2062-44

Case Numbers: 2023-4023-00

Dear Debbie:

Below are the city comments followed by the responses.

Please note that the Lot Tracking chart has been revised to include Site Plans 17 & 21, as well as revisions to lot type and count in PA 46.1 (Area C), resulting in a revised Lot Total. Please see the exhibit at the end of this letter.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

Comment

1A. Referrals were sent to nine (9) adjacent property owners, seven (7) outside agencies, and four (4) registered neighborhood organizations. Written comments were received from two (2) outside agencies and can be found within or attached to this letter. Please respond to their comments within the response letter for your next submission. No other comments were received.

Response: Responses have been provided.

2. Zoning and Land Use Comments

Comment

2A. The Site Plan shall comply with the Public Improvement Plan (PIP). Revise the Phasing Plans to ensure all prerequisites and requirements are addressed.

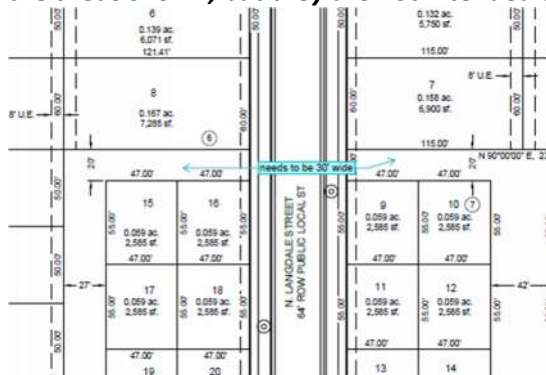
Response: The phasing plans have been revised to reflect the infrastructure requirements from the PIP.

Comment

2B. The maximum block length and width shall be 700 feet, and the perimeter of new blocks created for residential development, measured at the curb line of adjacent streets, shall not exceed 2,800. Several areas exceed the maximum block length and/or perimeter. Intervening open spaces must be a minimum of 30' wide and should include sidewalks. Please revise.

Response: Open spaces (min. 30' wide with sidewalks) have been added where necessary to break up a block. There were some comments around the motor courts (see image below) that the open space

needs to be 30' wide, but in these areas no open space is required per block length. Builder requested the areas shown, but they are not intended to be open space areas as required due to block length.



Comment

2C. Clarify existing vs. proposed improvements and include the names and case numbers of associated Site Plans. Are the detention ponds in PA-44 and the northeast quadrant of E. 38th Parkway and The Aurora Highlands Boulevard included in a site plan? If not, they should be added to this plan set.

Response: The detention pond in PA-44 and 38th Parkway have been included in the site plan.

3. Completeness and Clarity of Application

Letter of Introduction

Comment

3A. Revise the Letter of Introduction to clarify the applicable Planning Areas and the timing of improvements.

Response: The LOI has been updated.

Comment

3B. Differentiate the improvements for each Planning Area. If improvements will be phased, clarify what is included with the proposed site plan vs. what will be constructed in the future.

Response: The phasing plan reflects the required improvements for each planning area.

Comment

3C. Clarify what improvements are included for E. 38th Parkway.

Response: The ultimate condition has been identified as being constructed for 38th Parkway.

Comment

3D. Review the Public Improvement Plan (PIP) requirements and ensure the discussion of how the proposed Site Plan meets the approval criteria is accurate.

Response: The site plan has been revised to better show compliance with the PIP.

Comment

3E. Address all redline comments.

Response: The redlines have been addressed.

Streets and Pedestrian Issues

Comment

3F. Organize all local streets so that each lot may be accessed by traveling over no more than two (2) local streets after departing from the grid of an arterial or collector. Align access into PA-46.1 with Reserve Boulevard and add access between PA-40.1 and PA-40.2. Traffic may have additional comments or suggestions.

Response: Layout has been revised to include no more than two (2) local streets to each lot, and access into PA-46.1 aligns with Reserve Boulevard. Access between PA-40.1 and 40.2 has not been added because that area is an NAC. Pedestrian connection is provided.

Comment

3G. Show sidewalks, trails, and dimensions on site plan sheets. Consult PROS to inquire whether sidewalks should be shown on the grading plans.

Response: The sidewalks and trails have been shown on the site plan and grading plans.

Comment

3H. A school is planned in PA-36. Will there be an off-street pedestrian connection from the neighborhood to the school?

Response: Yes. Walks are now shown in the open spaces in PA-40.1, and will eventually connect to PA-36.

Comment

3I. Show and label stop signs at intersections consistent with the Traffic Study. Ensure turn lanes are accommodated.

Response: Stop signs locations have been matched with the TIS. The TIS has been updated as well.

Lot Typicals and Tracking

Comment

3J. Add Site Plans 17 and 21 to the Lot Tracking Chart.

Response: Site Plans 17 and 21 have been added to the Lot Tracking Chart.

Comment

3K. Revise the Lot Tracking Map so colors are consistent, and all colors are in the legend.

Response: Revised as requested.

Comment

3L. Add a Lot Data Table to show the proposed lot sizes/types, minimum dimensions and area, and the required setbacks for each.

Response: Lot Dimensions Table has been added.

Comment

3M. Revise the Lot Tracking Map so colors are consistent, and all colors are in the legend.

Response: Revised as requested.

Comment

3N. Revise the motor court typical notes to be specific to this Site Plan. The rear motor court lots do not back-up to any adjacent streets, however, they are separated by open space tracts. Will the rear units be oriented to the front of the open space? If so, add a note on the lot typical.

Response: Motor Court typical notes have been revised. Rear units are not oriented to front on the open space.

Comment

3O. Each small residential lot shall incorporate a private outdoor space consisting of a minimum of 180 square feet with a minimum width of 10'. Demonstrate on the lot typical where this will be available for each proposed lot type. Ensure it meets the minimum dimensional requirements.

Response: 180 SF minimum open space is shown on the Small Lot Typical diagram.

Site Plan General Comments

Comment

3P. Identify all platted areas on the Context Map instead of planning areas. Unplatted areas can be identified by planning area the land use designation per the Master Plan.

Response: Additional filings have been labeled on the context map.

Comment

3Q. Show all adjacent improvements for drainage and detention, including maintenance access on the site plan sheets. Clarify what improvements will be constructed with the first phase of development vs. what is proposed in a future phase.

Response: The drainage and detention is required with the proposed improvements and is not being deferred to a future phase.

Comment

3R. Review the matchlines for Sheets 23, 24 and 27. There is a gap.

Response: The matchlines have been reviewed and they are lined up without a gap.

Comment

3S. Show and label all adjacent streets and sidewalks. Include street classification and dimension the sidewalks.

Response: The street classification and sidewalk dimensions have been added.

Comment

3T. Label mail kiosks and provide an accessible ramp within 50' of each.

Response: The mail kiosks have been shown and labeled.

Comment

3U. There is a detail for a monument sign, however, there is no sign on the plans. Please clarify or remove the detail.

Response: Details for monument sign have been removed from the plans.

Comment

3V. Label all existing and proposed easements. They need to be shown for reference on the site plan and can be dedicated per the plat later.

Response: The easements have been labeled.

Comment

3W. Include the easements proposed on the motor court lots.

Response: The motor court easement have been labeled.

Comment

3X. Label Planning Areas on all sheets and per redline comments.

Response: The planning areas have been labeled.

Comment

3Y. Review label locations and make sure they are clear and complete. There are numerous overwrites or labels are obscured or cut-off by matchlines.

Response: The label overlaps have been revised.

Comment

3Z. Every bar scale should include a scale ratio. Increase font sizes used in scales.

Response: The bar scale text has been revised from 0.08 to 0.10.

Comment

3AA. Address all redline comments, edits, and notations.

Response: The redlines have been addressed.

4. Landscaping Issues (Debbie Bickmire / 303-739-7261 / dbickmir@auroragov.org / Comments in teal)

Comment

4A. Per Ordinance No. 2022-46, which limits the use of turf, curbside landscape is now required instead of cool season grasses in the tree lawn. Standards can be found in Section 146-4.7.5.C. Please add the following notes under the Curbside Landscape Table:

1. Curbside landscape shall provide no less than one shrub per 40 square feet of curbside landscape area.
2. All Shrubs and ornamental grasses shall be five-gallon size at the time of installation.
3. Ornamental grasses may be provided at a maximum of 40% of the shrub count.
4. No more than five percent of perennials may be provided as shrub equivalents. Perennials shall be provided at a ratio of three one-gallon perennials to one five-gallon shrub.
5. The curbside planting bed that is remaining shall be completed with either wood rock mulch, or native seed. Crusher fines may not be used as a mulch treatment.

Response: Notes have been added under the curbside landscape table.

Comment

4B. Revise the curbside landscape table to identify ornamental grasses and perennials separately. No more than 40 percent of the shrub count can be ornamental grasses, or 5% perennials provided as shrub equivalents. This percentage should be distributed proportionately within the curbside area. Additionally, identify the type of mulch or seed to be used in the curbside landscape. What groundcover will be in the areas with no symbols?

Response: The curbside landscape table has been revised so that ornamental grasses and perennials are separate categories. Mulch types have been identified. The area with no symbols are potential driveways and will be concrete.

Comment

4C. The perennial Epilobium Canum is not permitted as an exclusive groundcover in the curbside along N. Newbern Street. The width of the curbside is 8', therefore shrubs are also required. Perennials may only be used to a maximum of 5% of the plant material. Please provide more information about what is proposed, including what size plant you proposed and what is necessary for maintenance.

Response: N. Newbern Street landscape has been revised.

Comment

4D. There is a significant deficit in street trees. Shrubs may not be substituted for street trees unless there is an encumbrance. Please revise the plans to meet the 1 tree per 40 linear feet requirement.

Response: Street tree counts have been revised to meet the requirements to the best of our abilities. Stop signs and service line utilities distance requirements have reduced the count.

Comment

4E. Add common names to the Plant Schedule and delete the container column. Include varieties of plant material as applicable.

Response: Common names have been added to the plant schedule. The container column has been removed.

Comment

4F. Hawthorns are considered an ornamental tree and cannot be used as a street tree. Please replace them with a deciduous shade tree.

Response: All hawthorns used as street trees have been replaced with a deciduous shade tree.

Comment

4G. Walnuts are not recommended trees in this region. Please replace.

Response: Walnut trees have been replaced with Sophora japonica / Japanese Pagoda Tree.

Comment

4H. Categorize grasses and perennials separately in the landscape tables and the Plant Schedule. If different size pots are proposed (ie. 1 vs. 5 gallons), itemize the sizes separately too.

Response: Grasses and perennials have been categorized separately in the landscape tables and plant schedules.

Comment

4I. Ensure the size of all plant material is labeled consistently. Please note the minimum sizes of plant material stated above.

Response: Size of all plant material is now labeled consistently. Minimum sizes of plant material has been noted.

Comment

4J. Remove turf as a permitted material from all front yard landscapes.

Response: Turf has been removed as a permitted material from all front yard landscapes.

Comment

4K. Revise the front yard landscaping materials to include types of mulch and features per the xeric landscape option in Table 14.3B or the requirements of the UDO Section 4.7.

Response: Front yard landscaping materials have been revised to be consistent with xeric landscape option referenced.

Comment

4L. Revise the lot typicals per the redlines. Review plant quantities for consistency with the requirements. Trees are required in the front yard of all lot types.

Response: Lot typicals have been revised per the redlines. Plant quantities have been reviewed/revised for consistency with the requirements, including trees.

Comment

4M. Add a lot typical for lots that are 80' and greater in width. A total of 26 plants will be required in those front yards.

Response: A lot typical for lots that are 80' and greater in width has been added with the appropriate number of plants shown.

Comment

4N. Verify whether rear motor court lots will be oriented toward the adjacent open space tract. Add another detail if any will not and revise the landscape accordingly.

Response: Motor court lot typicals have been revised per comments.

Comment

4O. Revise the street tree note to also reference the curbside landscape.

Response: The street tree note has been revised to reference the curbside landscape.

Comment

4P. Add a Lot Key consistent with the plan shown on Sheet 6.

Response: Lot key has been revised to be consistent with the plan shown on Sheet 6.

Comment

4Q. Revise the sheet Key Map to include the correct sheet references.

Response: Sheet key map has been revised to include the correct sheet references.

Comment

4R. Show all existing and proposed easements. Some are labeled but not shown. Make sure labels do not overwrite the plant labels.

Response: All existing and proposed easements are now shown and labeled. All label overwrites have been corrected.

Comment

4S. Include Planning Area labels on all sheets.

Response: Planning area labels have been included on all sheets.

Comment

4T. Label and dimension all walks and trails.

Response: All walks and trails have been labeled and dimensioned.

Comment

4U. Include lot numbers on all landscape plans.

Response: Lot numbers are now included on all landscape plans.

Comment

4V. Add streetlights, edger, and hydrants in the legend and show on the plans. Label mail kiosks.

Response: Streetlights, edger, and hydrants have been added to the legend and shown on all plans. Mail kiosks have been labeled.

Comment

4W. Label all tracts and include the area in square feet.

Response: All tracts have been labeled and the area in square feet is included.

Comment

4X. Will the street trees (and curbside landscape) shown on the east side of N. Newbern be installed at the time of the roadway construction? Add a note if they will be installed at the time of adjacent development.

Response: Street trees and curbside landscape on the east side of N. Newbern will be installed at the time of the adjacent development.

Comment

4Y. Revise the masonry wall symbol, which has squares in it that appear to be columns to eliminate confusion.

Response: The masonry wall symbol has been revised so columns are no longer shown as part of the symbol.

Comment

4Z. The maximum continuous fence plane along an arterial is 500' and 320' along a collector. Please include an offset or jog per Table 17.2 to break up the plane.

Response: Lots have been revised to break up the plan per table 17.2.

Comment

4AA. Revise the Fencing Plan so symbols/linework are more visible. Fence symbols on plans need to match the legend.

Response: The fencing plan symbols/linework have been revised to be more visible. Fence symbols on plans now match the legend.

Comment

4BB. Clarify when trails in the adjacent open space tracts will be constructed to sidewalks connecting to the neighborhoods.

Response: Trails in the adjacent open space tracts will be constructed prior to neighborhood connections as they are need for basin maintenance access.

Comment

4CC. Show street trees shaded back if provided in a different site plan. Add the site plan name and case number.

Response: Street trees of different site plans have been shaded back and the site plan name and case number has been added.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Civil Engineering (John Springs / 303-739-7572 / jsprings@auroragov.org / Comments in green) **Comment**

5A. The Site Plan shall be in accordance with the Public Improvement Plan. Address all comments on Sheet 2 and add prerequisites to the Phasing Plans.

Response: The phasing plans have been revised to reflect the infrastructure requirements from the PIP.

Comment

5B. Revise the Site Plan Notes per the comments on the redlines.

Response: The notes have been revised.

Comment

5C. The northwest portion of N. Reserve Boulevard is necessary for a second point of access to this site and to provide a looped water supply. Revise the phasing plan to show that it will be built before other improvements to PA-40.

Response: Reserve has been added to the phasing requirements for PA-40.

Comment

5D. Revise the PA-46 phasing to note that the phase will have to be constructed after PA-40 or the water main connection from the intersection of E. 38th Parkway and N. Newbern Street to the intersection of Little River and Reserve Boulevard.

Response: The note has been revised.

Comment

5E. Second emergency vehicle access to PA-46.2 is through N. Reserve Boulevard to N. Newbern Street and continue to E. 38th Parkway. Clarify that the roadway infrastructure will either need to be constructed prior or will be a part of this phase.

Response: The additional access has been included in the phasing.

Comment

5F. Show mail kiosks on all Site Plan sheets. Per 4.02.3, there must be a curb ramp in the vicinity of all mail kiosks.

Response: The mail kiosks have been added to the site plan and labeled.

Comment

5G. Type SL-3 streetlights are required for collectors per Table 4.10.4.07.01.

Response: The streetlights on Newbern and 38th have been revised.

Comment

5H. Remove the ramps on E. 38th Parkway, noted on Sheets 22 and 23.

Response: The ramps have been removed.

Comment

5I. Label and dimension all existing and proposed easements.

Response: The easements have been labeled.

Comment

5J. No cul-de-sac shall exceed 500 feet unless a secondary emergency access is approved by the fire marshal. The length of 36th Place exceeds 500'.

Response: The cul-de-sac has been shortened.

Comment

5K. Add the roadway classification of The Aurora Highlands Parkway.

Response: The roadway classification has been added.

Comment

5L. The city would support the removal of median islands, but it is not a requirement. Advisory comment, a license agreement is required for ongoing maintenance.

Response: Most of the median islands have been removed. Acknowledged that a license agreement will be required.

Comment

5M. Show curb returns. Indicate the curb return radius. A 25' minimum is required at arterials.

Response: The curb returns have been labeled.

Comment

5N. In accordance with the pre-application notes for the TAH – North Site Plans, since plats will be submitted later in the process, additional street data shall be included on the site plan submittal. This includes centerline geometry and pavement widening information at knuckles.

Response: The centerline geometry and knuckles have been labeled.

Comment

5O. Show proposed contour labels. Proposed contours must tie-out to existing contours.

Response: The grading has been revised.

Comment

5P. Label roadway slopes, particularly approaching all intersections.

Response: The roadway slopes have been labeled approaching intersections.

Comment

5Q. Add the grading notes provided on Sheet 33 to all grading plan sheets.

Response: The notes have been added.

Comment

5R. The COA standard street sections show 2% cross slope. No warping of the through street should be included in the design, only warping of the intersection street should be designed per Section 4.05.6.

Advisory note: Civil plans will be required to detail the warping of the intersecting street(s) to match the grade of the through street(s).

Response: Acknowledged

Comment

5S. Fix the grading noted on Sheet 44. The maximum roadway grade is 5% for local streets.

Response: The grading has been revised.

Comment

5T. Fix the grading noted on Sheet 50. The maximum grade is 3:1 (private) and 4:1 (ROW & ponds); proposed contours must tie to existing contours.

Response: The grading has been revised.

Comment

5U. Do not include COA details within the plans. Instead, provide a detail reference.

Response: COA details have been removed from the plans.

6. Traffic Engineering (Carl Harline / 303-739-7548 / charline@auroragov.org / Comments in amber)

Comment

6A. Contact Carl Harline for directions for traffic comments.

Response: No comments provided per meeting with Carl hosted by Jessica.

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

Comment

7A. Revise the construction type and indicate if the structures will have fire sprinklers or not in the Site Data.

Response: The block has been updated.

Comment

7B. Indicate if there will be any gated areas in the project site.

Response: No gated areas are planned for this project.

Comment

7C. Show fire hydrants in the street sections.

Response: Fire hydrants have been added to the street typical sections.

Comment

7D. Provide additional details to the phasing plan(s). See Sheets 8-12 for specific comments. Include a description of how Area C will connect to Area B.

Response: The phasing plans have been revised.

Comment

7E. Verify Reserve Boulevard is constructed on the phasing plans.

Response: The phasing plans have been revised.

Comment

7F. Add fire hydrants to site plan sheets. Start spacing at the closest existing hydrant. Add a symbol to the Legend for existing hydrants.

Response: The fire hydrants have been added to the site plan. There are limited existing hydrants and they have been called out with a leader.

Comment

7G. Provide a length measurement of the cul-de-sac on sheet 25. The cul-de-sac appears to exceed 500', which will require an emergency access. Please verify with Engineering that the lengths are acceptable.

Response: The cul-de-sac has been shortened.

Comment

7H. Please verify with Engineering that the median and road intersection noted on Sheet 28 is acceptable, ensuring it will not hinder or alter fire apparatus maneuverability.

Response: Median is laid out per COA S14.1.

Comment

7I. 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.

Response: A fire hydrant exhibit has been included between the site plan sheets and the grading sheets.

Comment

7J. Landscape sheets shall show the locations of new and existing fire hydrants.

Response: New and existing fire hydrants are now shown on the landscape sheets.

Comment

7K. Please confirm that the U.S.P.S. has approved the appropriate mode of delivery and kiosk locations. Please provide a note that identifies the location of the mail kiosks and states compliance with ADA and Postal regulations.

Response: Mail kiosks locations have not been confirmed and are a work in progress. Confirmation and letter will be provided in next submittal.

8. Aurora Water (Steve Dekoskie / 303-739-7490 / sdekoski@auroragov.org / Comments in red)

Comment

8A. Each water meter must have individual connections to the main.

Response: The banked concept has been removed.

Comment

8B. Individual tap connections are required to the main for motor court lots.

Response: The banked concept has been removed.

Comment

8C. Offsite water main infrastructure is required in E. 26th Avenue and TAH Parkway, and Powhaton Road to support the North Area C's looped water supply.

Response: The water loop has been added to the phasing plans.

Comment

8D. A 12' vehicle maintenance access is required from the right-of-way to the top of outlet structure(s).

Response: Maintenance access is provided to each outlet structure.

Comment

8E. Show maintenance access to the detention basin as noted on Sheet 37.

Response: Maintenance has been provided.

Comment

8F. Add a manhole at the location noted on Sheet 41.

Response: Manhole has been added.

Comment

8G. Gate valves are required on 8" mains. Twenty-four (24) inch mains require butterfly valves. See redlines on the utility plans.

Response: Valves have been added to the plans.

Comment

8H. There is a 24" water main noted on Sheet 43. Connection to the 16" main in Powhatan Road is required to provide a looped water/redundant supply feed per the MUS (EDN 219069).

Response: The 24" main in 38th is being extended to Powhatan.

Comment

8I. All finished floor elevations and the lowest point of entry must be 1' above the 100-yr wsel and ponding depths.

Response: Acknowledge.

Comment

8J. Is there a match line for the utilities noted on Sheet 47? Show downstream utilities and include existing utilities to show connection points.

Response: The utilities in question will connect to the proposed utilities in The Aurora Highlands Parkway Phase II project.

Comment

8K. Show the EDN's for adjacent areas.

Response: Available EDN's have been added.

9. PROS (Scott Hammons / 303-739-7147 / schammons@auroragov.org / Comments in purple)

Comment

9A. Please highlight all tracts seeking open space or parks credit.

Response: Tracts to be credited for Open Space are now shown on the Lot Tracking Sheet (sheet 6)

Comment

9B. Please exclude water detention from open space credit.

Response: Revised as requested.

Comment

9C. Ensure that all internal park paths are 6 feet wide.

Response: All internal park paths are 6 feet wide.

Comment

9D. Ensure that each area has, at minimum, 1 piece of ADA play equipment.

Response: Exact play equipment is a work in progress and will include one piece of ADA play equipment in the next submittal.

Comment

9E. Include a detail for the play surface.

Response: EWF (engineered wood fiber) will be used for all play surfaces.

Comment

9F. Label all existing and proposed easements on all sheets.

Response: Existing and proposed easements are labeled on all sheets.

10. Real Property (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

Comment

10A. Revise the Basis of Bearing to be more localized.

Response: The project surveyor has the basis of bearing established for the project as shown.

Comment

10B. Verify the referenced Sections on the plans.

Response: The sections have been corrected.

Comment

10C. The exterior boundary must match the platted exterior boundary and the bearings, distances, and curves should be labeled.

Response: The external boundary has been labeled.

Comment

10D. Add adjacent right-of-way width(s) and include reception numbers.

Response: Known reception numbers have been added.

Comment

10E. Label adjacent subdivision plats or label "unplatted."

Response: Labels have been added.

11. Energy and Environment (Maria Alvarez / 303-739-6824 / malvarez@auroragov.org)

Comment

11A. There are no existing or planned oil and gas surface facilities on your site or within 2,000' of your site at this time. There may be existing underground pipelines in rights-of-way. If you have questions or concerns about this, the Energy & Environment Division can assist with providing additional information.

Response: Acknowledged.

Comment

11B. The Colorado Energy & Carbon Management Commission (ECMC) maps indicate there are plugged and abandoned (P&A) wells within proximity of the proposed development. The applicant is responsible for locating the abandoned wells and to ensure adequate measures are taken to secure/buffer their locations during construction. Please note that while wells display on the ECMC map with a latitude and longitude, for older wells, those values have been calculated from the footage references from section lines. They are likely close to the correct spot but may not be exact. The applicant is still responsible to physically locate such abandoned wells. The city will work with you to determine appropriate setbacks from various surface features once the wells have been located. The City recommends a permanent easement of 200 feet by 200 feet surrounding the P&A well, with no permanent structures within this easement. For information on the P&A well, please visit:

<https://ecmc.state.co.us/OGIS/Mapping/select.aspx?ogw=%2700106531%27>.

Plugged and Abandoned (P&A) wells did produce hydrocarbons during the life of the well. Wells plugged more recently should have clear records with ECMC of the existence of any flowlines connected to the wells, and how those flowlines were handled during final remediation. Some lines are removed, and some are left buried in place. Wells plugged further in the past may not have records at ECMC regarding flowlines. Note that some flowlines were asbestos-wrapped fiberglass instead of steel and may require special precautions if removal is necessary.

Response: The P&A well has been located and casing reworked in 2021.

Comment

11C. Currently there is a horizontal well drilled underneath your site. The well is at a depth of greater than 7,000 feet below the surface. The operation of the well is not anticipated to impact your surface development. The City of Aurora has no authority or control over subsurface well equipment or operations. Contact the Colorado Energy & Carbon Management Commission (ECMC) for more information.

Additional information regarding oil and gas development can be found in the data and maps on the Colorado Energy & Carbon Management Commission (ECMC) website at ECMC Home (cogcc.state.co.us) and ECMC GISOnline (cogccmap.state.co.us).

Should you have any questions about oil and gas development, please reach out to Jeffrey S. Moore, Manager of the Energy & Environment Division.

Response: Acknowledged.

12. Xcel Energy (Donna George / donna.l.george@xcelenergy.com)

Comment

12A. See attached comment letter.

Response: Easements have been revised to be 6' for gas, 8' for electric, and 10' for joint use.

13. Aurora Public Schools (APS) (Josh Hensley / jd hensley@aurorak12.org)

Comment

13A. APS agreed to apply the school land dedication requirement to calculate cash-in-lieu of land as site plans are approved for the Aurora Highlands. The district will request cash-in-lieu of land when the balance of the obligation from approved site plans exceeds the acreage of school sites to be dedicated. Per Section 4.3.18 of the Unified Development Ordinance, the school obligation for the residential units in the currently approved site plans does not exceed the total planned school land dedication for the overall development.

Response: Acknowledged.

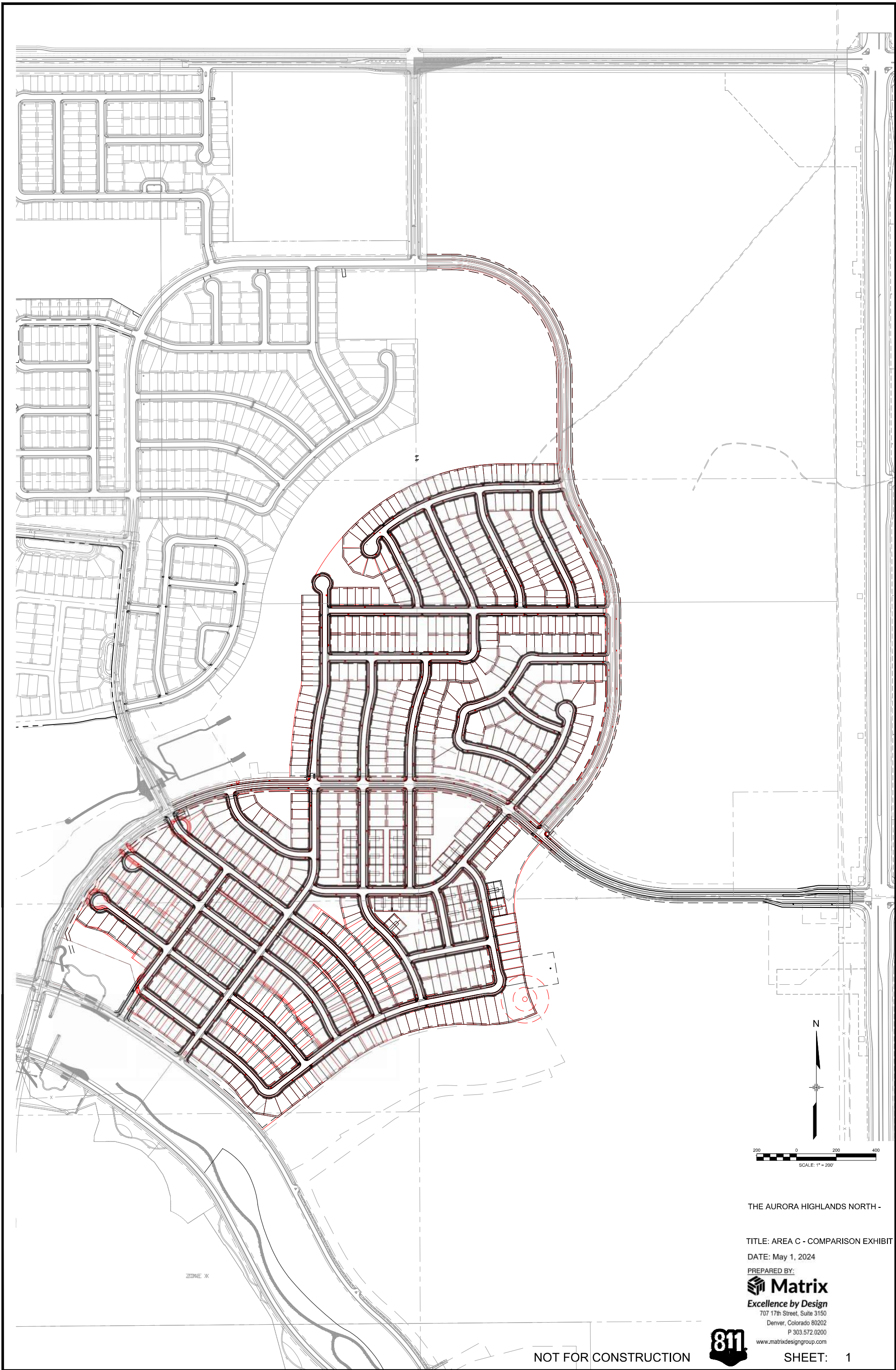
Sincerely,

MATRIX DESIGN GROUP, INC.



Jeff Killion, PE
Associate Vice President

cc: 21.1229.001



THE AURORA HIGHLANDS NORTH -

TITLE: AREA C - COMPARISON EXHIBIT

DATE: May 1, 2024

PREPARED BY:

Matrix

Excellence by Design

707 17th Street, Suite 3150

Denver, Colorado 80202

P 303.572.0200

www.matrixdesigngroup.com

NOT FOR CONSTRUCTION



SHEET: 1