



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
phone 303.739.7217

AuroraGov.org

July 16, 2024

Patrick Chelin
Matrix Design Group Inc.
707 17th St. Ste 3150
Denver, CO 80202

Re: 2nd Submission Review: The Aurora Highlands PA-58 Neighborhood Park – Site Plan and Final Plat
Application Number: DA-2062-56
Case Numbers: 2024-6011-00; 2024-3016-00

Dear Patrick Chelin,

Thank you for your second submission, which we started to process on June 28, 2024. 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 referral agencies.

Since several important issues remain, and this was the first submission of the plat, another submission will be required. Please revise your previous work and send us a new submission for both the site plan and plat. After the 3rd submission and review, staff anticipates taking the site plan to administrative approval.

Note that all our comments are numbered in this letter. 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.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7126 or jfettig@auroragov.org.

Sincerely,

Jeremiah Fetting, AICP
Planner II
City of Aurora Planning Department

Attachments: DEN Aviation Noise, Xcel Energy Comments

cc: Thomas W. Kopf, PLA, ASLA, Matrix Design Group
Justin Andrews, ODA
Filed: K:\\$DA\2062-56rev2



Initial and Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Technical Comments on site plan
- Technical comments on plat

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. As of the date of this letter, no public comments have been received. Therefore, no neighborhood meeting will be required. Review comments were received by two (2) outside agencies and have been incorporated into this letter.

2. Completeness and Clarity of the Application

- 2A. Please note that the plat approved prior to any approval of the site plan.
2B. Add metro district ownership and maintenance to a table or note in the site plan set.

3. Site Plan Comments

- 3A. Sheet #1: Check with Land Development Services if the legal description can reference Tract A of Sub. Filing No. 32.
3B. Sheet #1: Add a line for permitted and proposed signage in the Site Data Block.
3C. Sheet #3: Use the new legal description.

4. Plat Comments

- 4A. Planning has reviewed the plat and has no comments currently.

5. Landscaping Debbie Bickmire / 303-739-7261 / dbickmir@auroragov.org / Comments in teal

- 5A. SP Sheet #3: Will the pickleball courts be fenced? If so, include a detail and show the fence location in the pickleball detail.
5B. SP Sheet 5: The plans should be coordinated with the landscape provided at the corner of Main Street and Warm Springs Ave. included in Preliminary Plat #9.
5C. SP Sheet #5: Revise case numbers of adjacent site plans.
5D. SP Sheet #5: Please increase the size of the groundcover symbol boxes so the hatches are more readable.
5E. SP Sheet #5: Identify linework. It's not shown on the plat. Label or remove.
5F. SP Sheet #6: Add "RACK" to bike rack callout.
5G. SP Sheet #6: Label monument sign.
5H. SP Sheet #6: Increase groundcover key size for legibility.
5I. SP Sheet #11: Add – Sign shall be approved by separate document.
5J. SP Sheet #13: Will the lights be extinguished when the park is closed?
5K. Address miscellaneous redline comments and notations.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS

6. Civil Engineering (Christopher Eravelly / 303-739-7457 / ceravell@auroragov.org / Comments in green)

- 6A. Civil Engineering has reviewed the case files and has no additional comments at this time.

7. Traffic Engineering (Dean Kaiser / 303-739-7584 / djkaiser@auroragov.org / Comments in orange)

- 7A. Traffic Engineering has reviewed the case files and has no additional comments at this time.



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

- 8A. SP Sheet #3: Please provide a note that identifies the requirement of a separate building permit through the building division will be obtained prior to any construction for both the restroom building and the shade shelter.
- 8B. SP Sheet #3: Please work with the Planning Dept. to identify any addressing needs for this project. Philip Turner – pturner@auroragov.org or 303.739.7271.

9. Aurora Water (Steven Dekoski / 303-739-7490 / sdekoski@auroragov.org / Comments in red)

- 9A. Aurora Water has reviewed the case files and has no additional comments at this time.

10. PROS (Scott Hammons / shammons@auroragov.org / Comments in mauve)

- 10A. SP Sheet #3: Active recreation uses and facilities shall be located a minimum of fifty feet (50') from single-family lots to lessen impacts to such residential areas.
- 10B. SP Sheet #5: Please show where 19 and 20 will be located. They should include an accessible surface and be in the play area.
- 10C. SP Sheet #5: Please include information showing that the overlook path is ADA-accessible.

11. Land Development Services (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

- 11A. (Advisory Comment) The City of Aurora has revised the subdivision plat checklist (2024) to include new covenants amongst other changes and this checklist must now be followed.
- 11B. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.) per COA 2024 Subdivision Plat Checklist Item 19.b.
- 11C. (Advisory Comment) Provide a statement of authority for the person signing on behalf of the entity named in the title commitment.
- 11D. (Advisory Comment) Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or the scale does not match the drawing information, then this may cause the plat to be sent back and corrected thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.
- 11E. (Send in a closure report for the plat exterior boundary per COA 2024 Subdivision Plat Checklist Item #19.d.
- 11F. Send in the State Monument Records for the aliquot corners used in the plat per COA 2024 Subdivision Plat Checklist Item #19.e. fill in all the blanks shown on this plat.
- 11G. See the red line comments on the plat and site plan.

Subdivision Plat:

- 11H. Sheet 1: Covenants – Add the necessary covenants for the types of easements being dedicated by this plat.
- 11I. Sheet 1: Confirm property descriptions.
- 11J. Sheet 2: Notes - #2 Revise the basis of the bearing to match the graphics and fully describe the monuments.
- 11K. Sheet 3: Confirm B&D's/Curvey Data match the plat.
- 11L. Sheet 3: Show two tie out bearings and distances per the COA 2024 subdivision plat checklist.
- 11M. Sheet 3: Do not show underlying subdivision plat names.
- 11N. Sheet 3: Show any street center line control monuments that were recovered.
- 11O. Sheet 3: provide distance ties to existing easement crossings.

Site Plan:

- 11P. Sheet 1: Match notes verbatim as provided on the City of Aurora 2022 Site Plan Checklist.



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12. Land Development Services – Easements (Grace Gray / 303-739-7277 / ggray@auroragov.org)

12A. Easement dedications to be submitted to dedicationproperty@auroragov.org, releases to be submitted to releaseeasements@auroragov.org.

REFERRAL COMMENTS FROM OTHER AGENCIES

13. DEN Aviation Noise

13A. DEN provides the following comments: The proposed development is in the “5-Mile ‘Known - Wildlife Attractant Separation Area’” for the final build-out of future DEN Runways, as defined by the Federal Aviation Administration (FAA). The USDA Wildlife Biologists assigned to DEN (#dia-operations-usdawildlife@flydenver.com) assist in implementing DEN's Wildlife Hazard Management Plan and have requested coordination as this project progresses. USDA and DEN will provide assistance with the requirements outlined in the current version of FAA Advisory Circular 150/5200-33C (see link below). DEN also requests that the landscape plan include maintenance of trees and grasses to reduce attractants for wildlife such as raptor species, blackbirds/starlings, and geese. Fruit-producing trees and shrubs should be avoided. Water quality ponds/detention structures must be designed to meet a 48-hour drain time following a 100-year event. https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/document.current/documentnumber/150_5200-33 • The site is found within/under the navigable airspace associated with DEN, as promulgated and regulated by the Federal Aviation Administration (FAA) under 14 CFR Part 77, Objects Affecting the Navigable Airspace. Based on Part 77 and the development site location, the proponent is required to file a notice with the FAA, via the FAA Form 7460-1 process (Notice of Proposed Construction or Alteration), of any structure or temporary construction equipment (e.g., cranes) that penetrate Part 77 surfaces. The FAA website from which the need for the 7460 process can be determined (“Notice Criteria Tool”) and/or the filing can be initiated is <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>. This development requires an Aviation Easement.

13B. Additional referral comment letter attached.

14. Xcel Energy

14A. Comment letter attached.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
Donna.L.George@xcelenergy.com

July 3, 2024

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Jeremiah Fettig

**Re: The Aurora Highlands PA 58 Neighborhood Park – 2nd referral
Case # DA-2062-56**

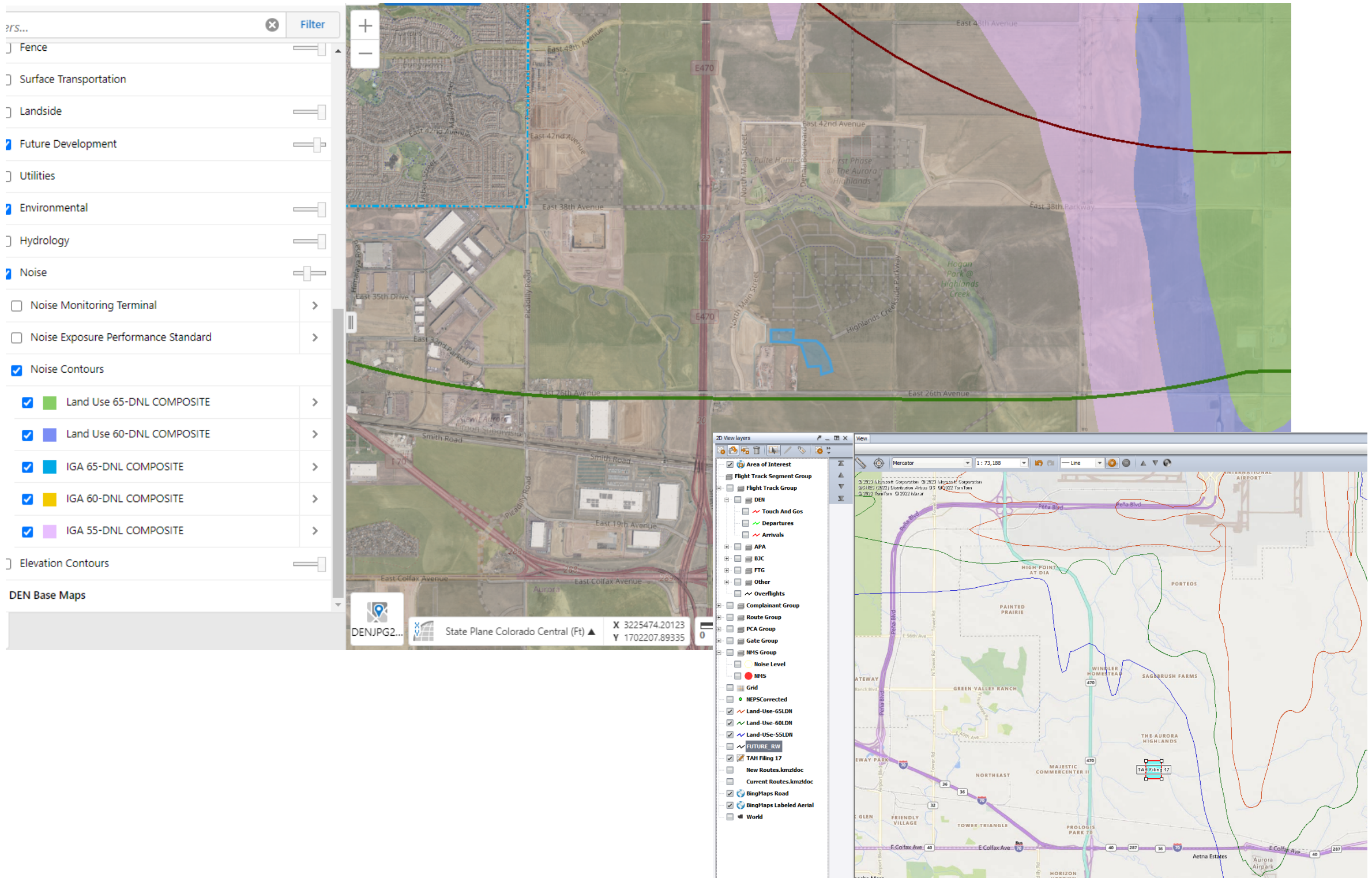
Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk acknowledges the requested changes made to the plat for **The Aurora Highlands PA 58 Neighborhood Park**.

PSCo reminds the property owner/developer/contractor of the following:

- complete the application process for any new natural gas or electric service via xcelenergy.com/InstallAndConnect
- have the Designer contact a Right-of-Way Agent for additional easements that may need to be acquired by separate PSCo document
- dial 811 for utility locates prior to construction

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

TAH Filing #25

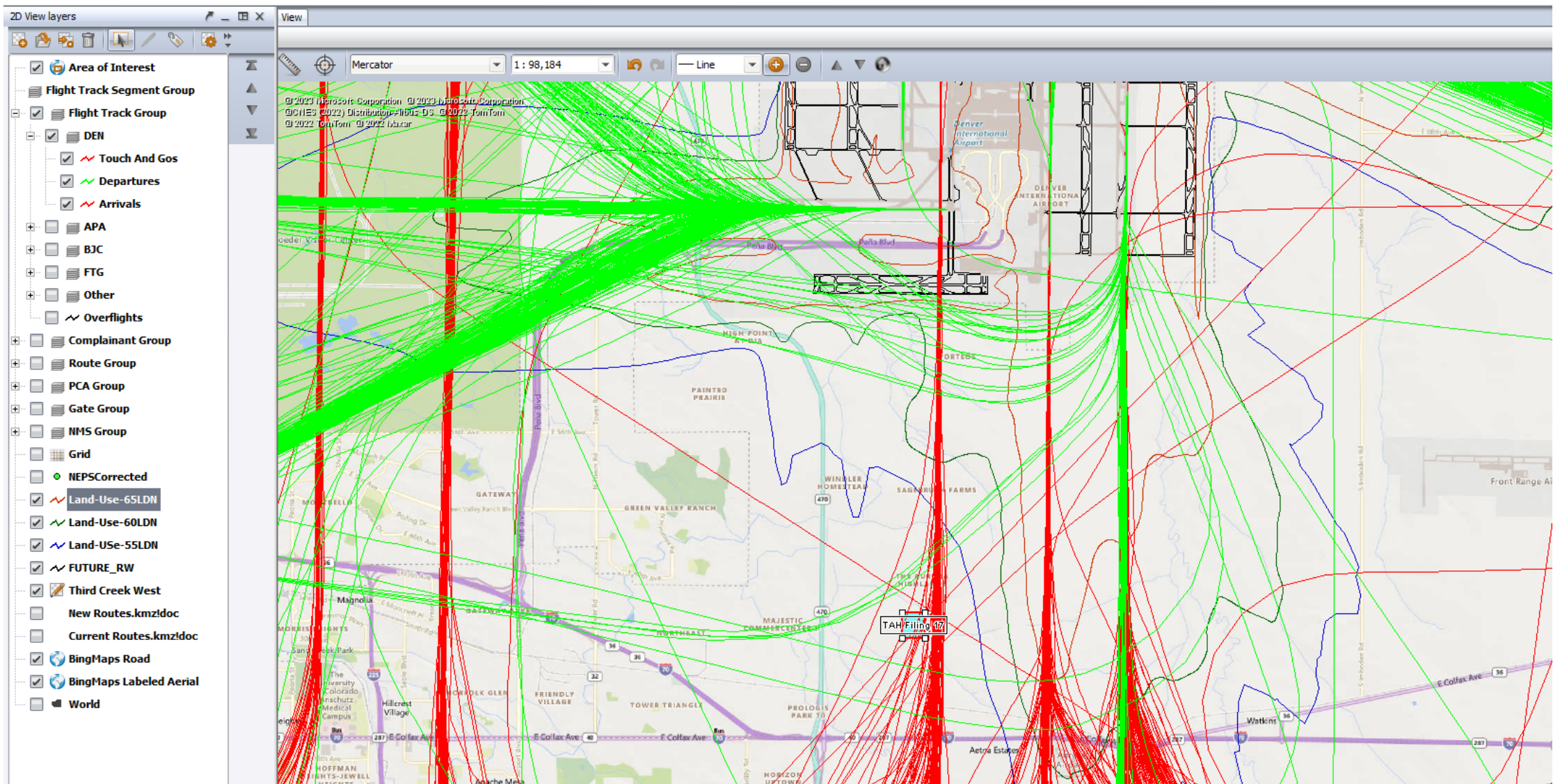


DEN Aviation Noise Analysis – TAH Filing 25

DEN Aviation Noise:

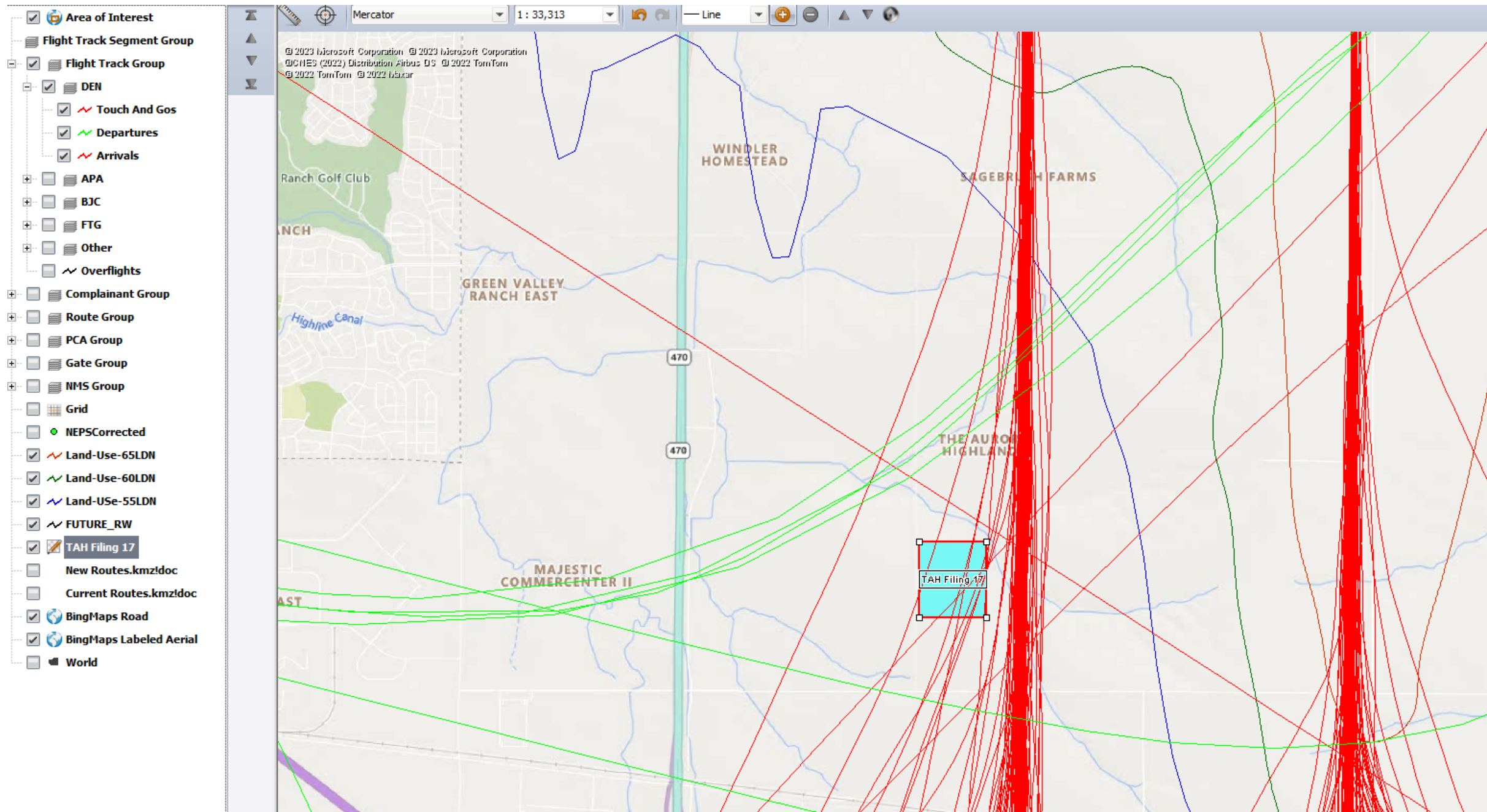
This property will be subject to overflights to and from Denver International Airport (DEN). Included are flight track maps showing the different flight track pattern scenarios and their altitudes related to the arrival and departure at DEN. All related aviation noise statements should be included in homeowner information, documentation and contracts.

Other areas in this development have been reviewed previously, and the noise analysis still hold true. This portion of the development will have arrival overflights from the south at altitudes of between 1,500 feet above ground level (AGL) and 2,500 feet AGL depending on the aircraft type and what arrival runway the Federal Aviation Administration (FAA) air traffic controllers have directed the aircraft to land on. If the winds are out of the north aircraft will land coming in from the south on final approach to DEN. Aircraft currently arrive to DEN on runways 34L and 34R and with the potential of 4 North/South runways on the West side of the airfield there could be even more daily arrival overflights of this development. For the subject day 2/27/23 there were 192 arrivals to runway 34R. This is a very normal pattern for arrivals to DEN from the south.



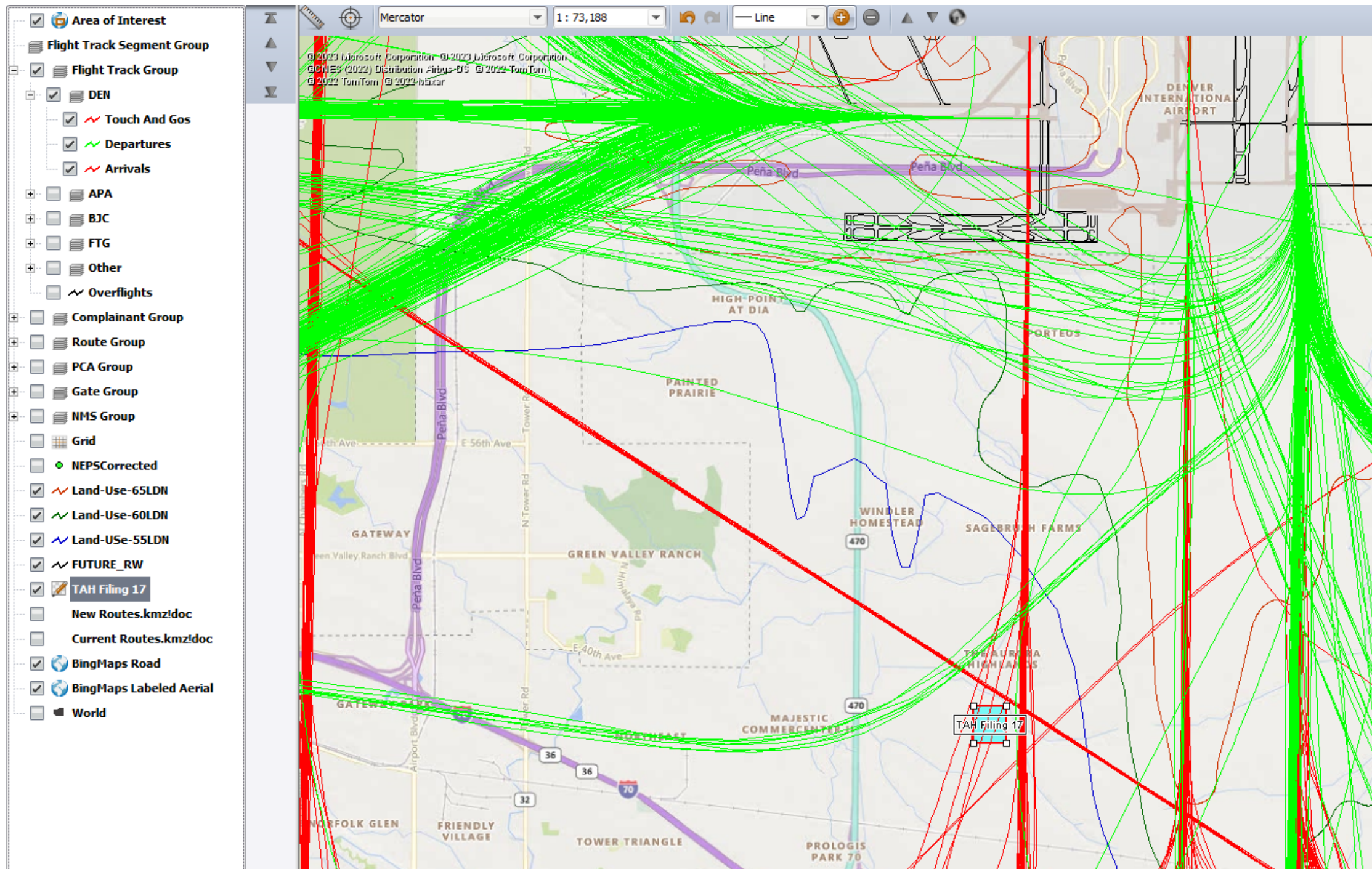
DEN Aviation Noise:

Same flight data from 2/27/23, zoomed in to see the 55, 60 and 65 DNL contour and the property area in light blue.



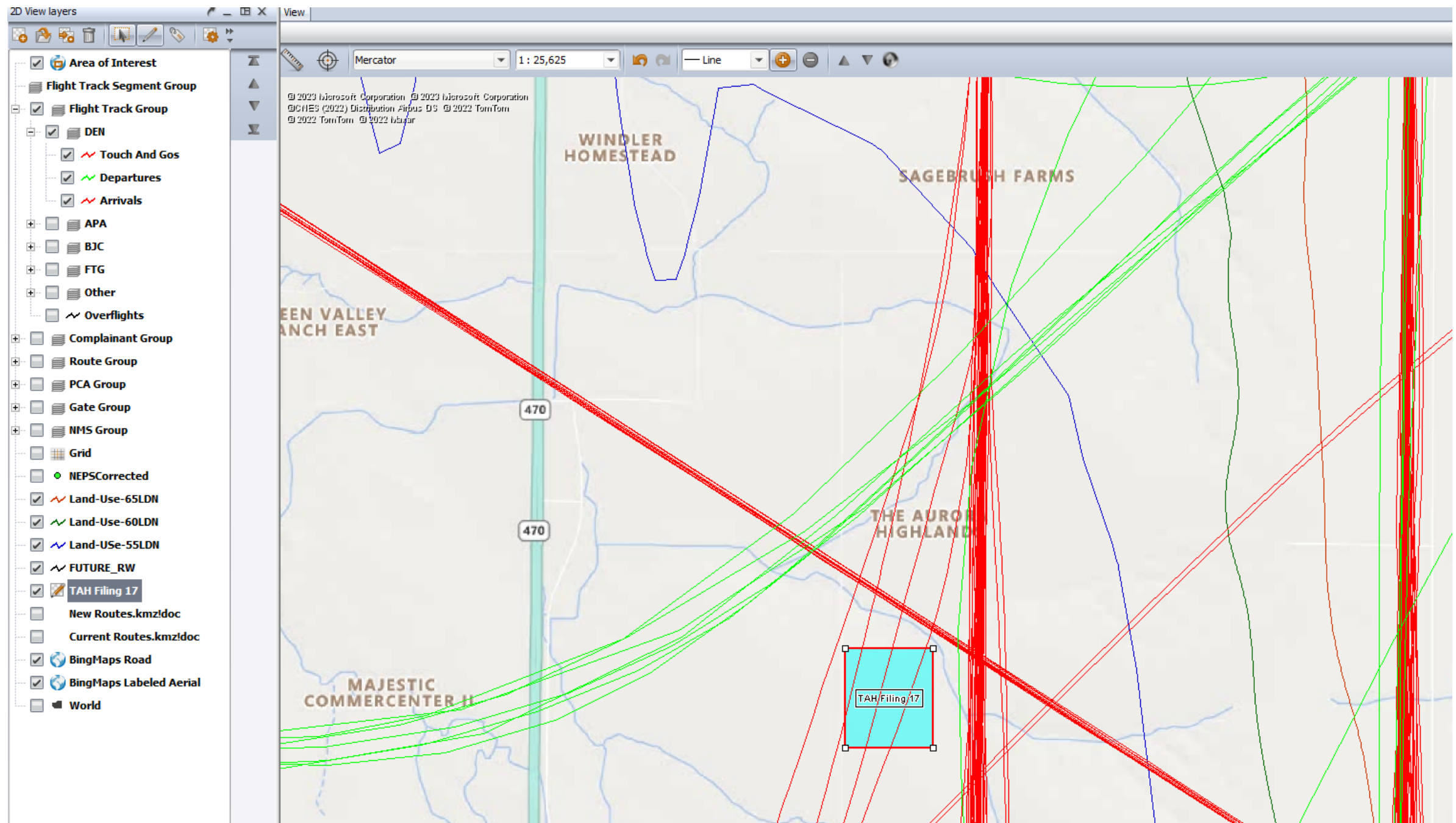
DEN Aviation Noise:

Flight data from 2/26/23. Few arrivals vectoring to get in line for final approach to 34R and there are also some departures that could fly near the subject property. On this day there were a few departures from runway 17L. They are approximately .30 - .45 miles to the northwest of that property. Their altitudes can vary based on aircraft typ. On this day they were between 3,300 feet AGL and 4,100 feet AGL. These aircraft will be louder than arrivals as they are under full power departing DEN.



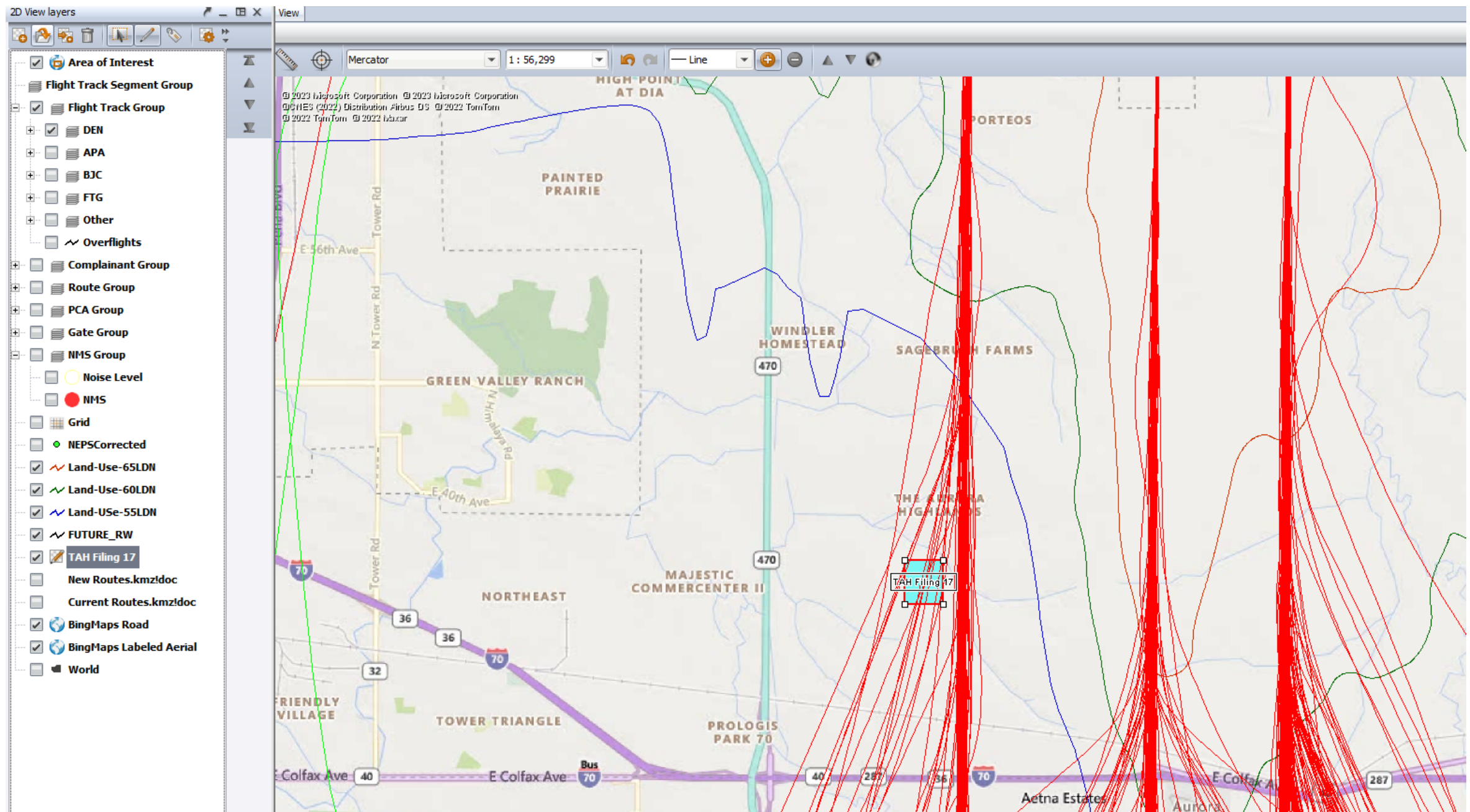
DEN Aviation Noise:

Same flight data from 2/26/23, zoomed in to see the 55, 60 and 65 DNL contour and the property area in light blue.



DEN Aviation Noise:

Flight data from 2/24/23. This shows a few more than normal arrivals over the subject property. These flight track patterns are what a typical day looks like at DEN with no weather concerns or high winds that would cause the FAA to have to have aircraft arrive and depart with the aircraft nose into the wind. As noted, on the map, there are no overflights to the subject property. This scenario is what the subject property will be subject to most days of the year. DEN arrival altitudes will vary depending on aircraft type. On this day the altitudes upon arrival were between 1,400 feet AGL to 2,100 feet AGL.



DEN Aviation Noise:

The future 2 north/south runways that will eventually be built on the west side of the airfield, will cause more arrival overflights to this property once those runways are built. Those future runways are depicted in black outlines on the map. Just inside the airport boundary on the west side of the airfield. This would enable the FAA to potentially perform quadruple arrivals using 2 north south runways on both west and east sides of the airfield.

