



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

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January 23, 2025

Carlo Ferreira
The Aurora Highlands, LLC
141 Union Blvd Ste 150
Lakewood, CO 89228

Re: Second Submission Review: The Aurora Highlands Subdivision Filing No 31 - Plat
Application Number: DA-2062-60
Case Numbers: 2024-3022-00

Dear Carlo Ferreira:

Thank you for your second submission, which we started to process on January 6, 2025. 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, you will need to make another submission. Please revise your previous work and send us a new submission on or before February 14, 2025.

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.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7261.

Sincerely,

Debbie Bickmire, Senior Planner
City of Aurora Planning Department

Attachments: Xcel and DEN Comments

cc: Patrick Chelin, Matrix Design Group
Jeff Killion, Matrix Design Group
Jacob Cox, Director of Development Services
Justin Andrews, ODA
Filed: K:\\$DA\2062-60rev2.rtf



Second Submission Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. Adams County records indicate the subject area has changed ownership. If so, please update the Owner Signature Block.
- 1B. The dedication of N. Reserve Blvd. is required prior to recordation of this plat.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 2A. Modify the title on all sheets to include "A portion of Section 19".
- 2B. Revise the legal description per the comments on the redlines.
- 2C. Fix overplotting, label missing bearings and distances, show all control monuments.
- 2D. Expand the line table on Sheet 3 to make visible all lines referenced.
- 2D. Label all adjoining easements, dimension to easement crossings or intersections.
- 2E. Label all block numbers.
- 2F. Add tic marks on easements.
- 2G. Make gas easements continuous where indicated. Trim utility easements out of exclusive gas easements.
- 2H. Does the utility easement noted on Sheet 6 need to continue through Tract A?
- 2I. Remove aliquot lines that transect lots on Sheets 8-11.
- 2J. Show opposing right-of-way.
- 2K. Address all comments and edits on the redlines.
- 2L. All easements to be dedicated by separate document must include a reception number or be removed prior to acceptance.
- 2M. Update the Title Commitment to be within 30 calendar days of the plat approval date. The commitment should be submitted at the time of final submission of the electronic plat for recording.
- 2N. Provide the Certificate of Taxes Due obtained from the County Treasurer's Office showing taxes are paid in full up to and through the plat approval date of recording. This Certificate of Taxes should be submitted at the time of your final submittal of the electronic plat for recording.
- 2O. Review owners in Title Commitment and make sure the signature blocks on the cover sheet match.
- 2P. Be advised - sometimes the margins or scale factor may not match the County or City standards as stated on 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.
- 2Q. All new easements are to be dedicated by plat. Easement releases are to be submitted to releaseeasements@auroragov.org.

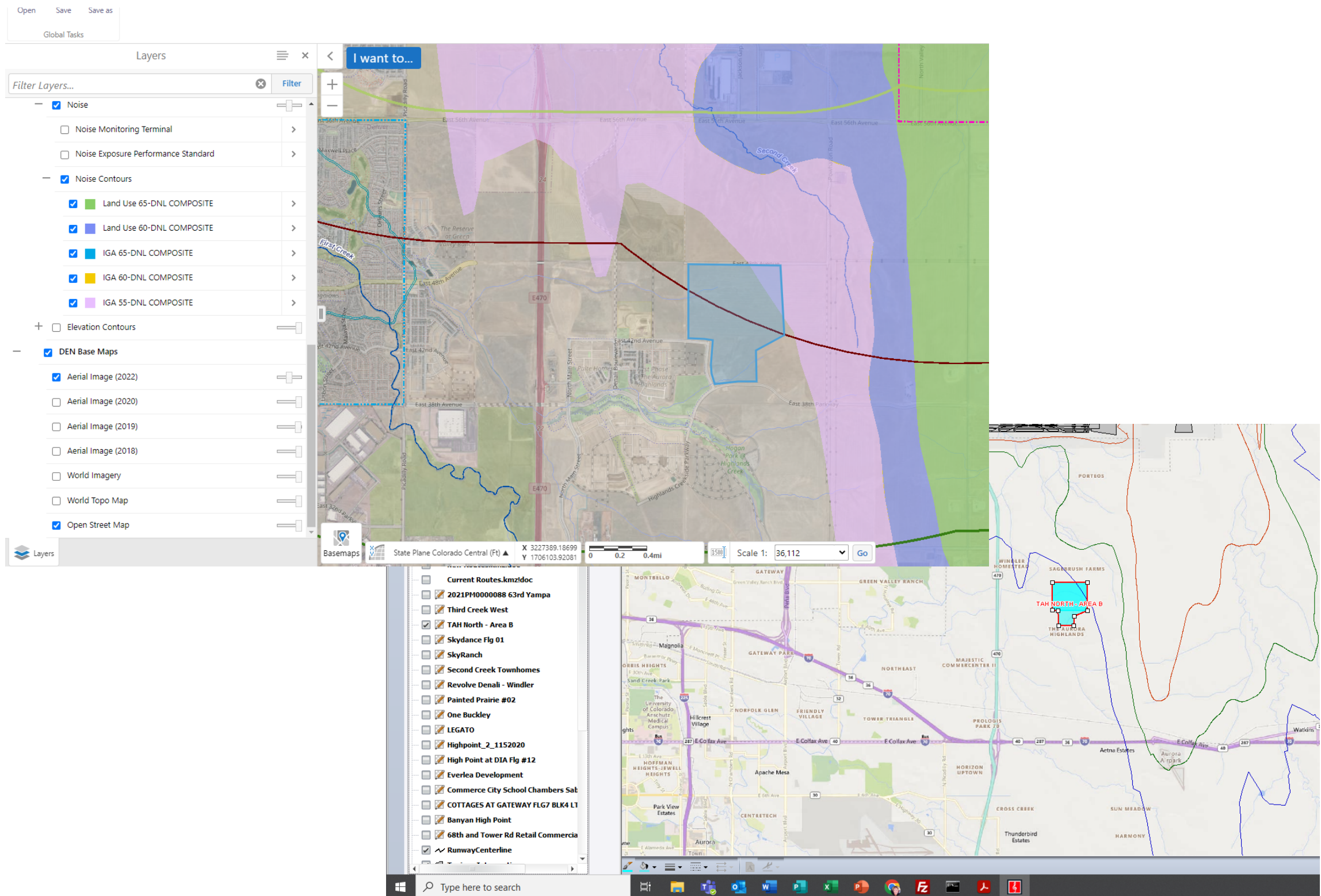
3. Xcel Energy (Donna George / donna.l.george@xcelenergy.com)

- 3A. See attached comment letter and please provide a response.

4. Denver International Airport-Planning (denplanningreferrals@flydenver.com)

- 4A. See attached noise impacts. The development requires an aviation easement.

TAH North – Area B

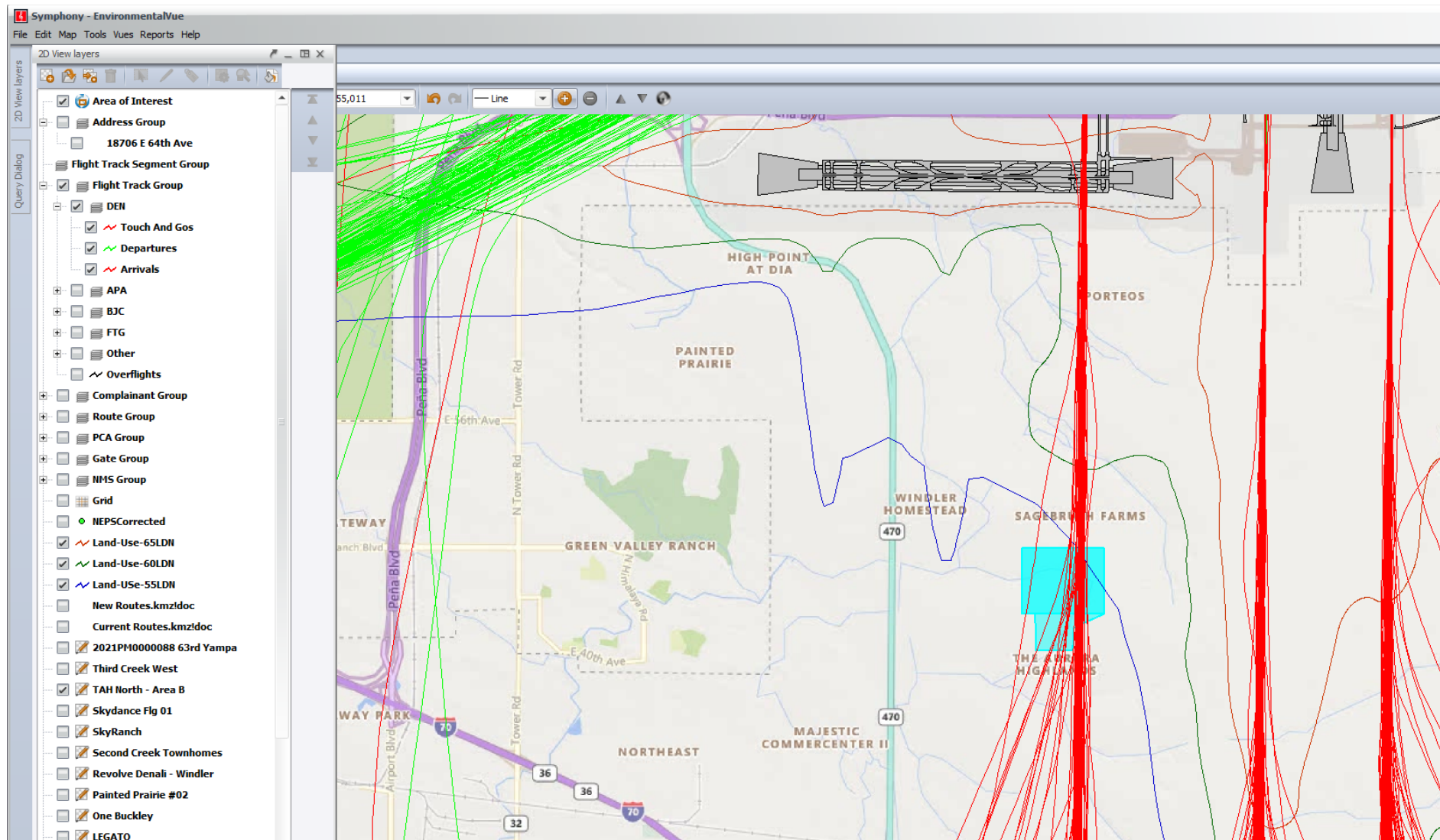


DEN Aviation Noise Analysis – TAH North – Area B

DEN Aviation Noise:

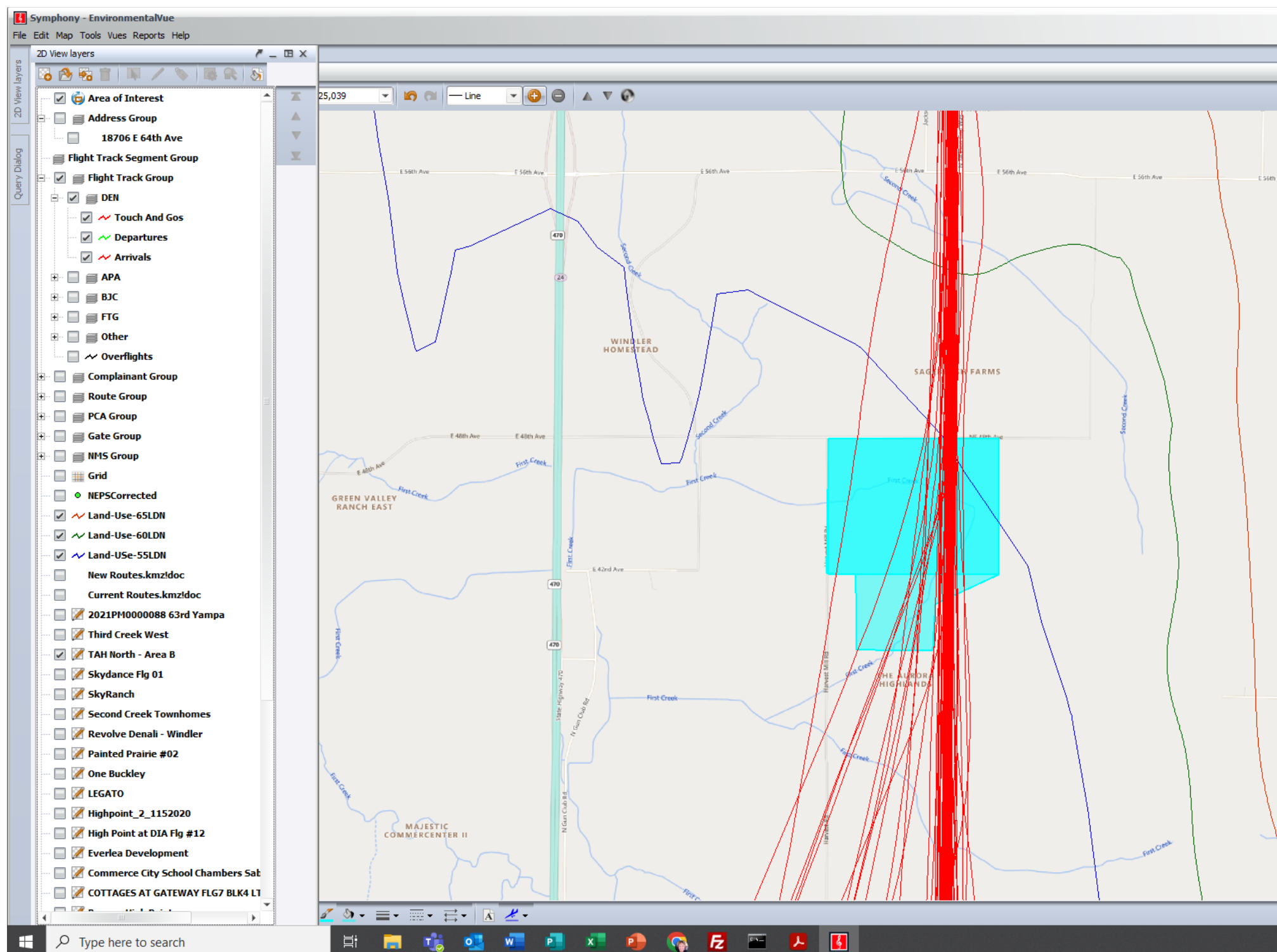
This property will be subject to overflights to and from Denver International Airport (DEN). Included are flight track maps showing the different flight track pattern scenarios and their altitudes related to the arrival and departure at DEN. All related aviation noise statements should be included in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

Other areas in this development have been reviewed previously, and the noise analysis still holds true. This portion of the development, depicted in light blue on this map, will have arrival overflights from the south at altitudes of between 1,300 feet above ground level (AGL) and 1,600 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. The future runways are depicted in black outline/grey fill on this map of flight data from 2/23/23. This day of flights depicts a typical flight pattern for a 24 period. **On this day there were 212 arrivals to runway 34R from the south.**



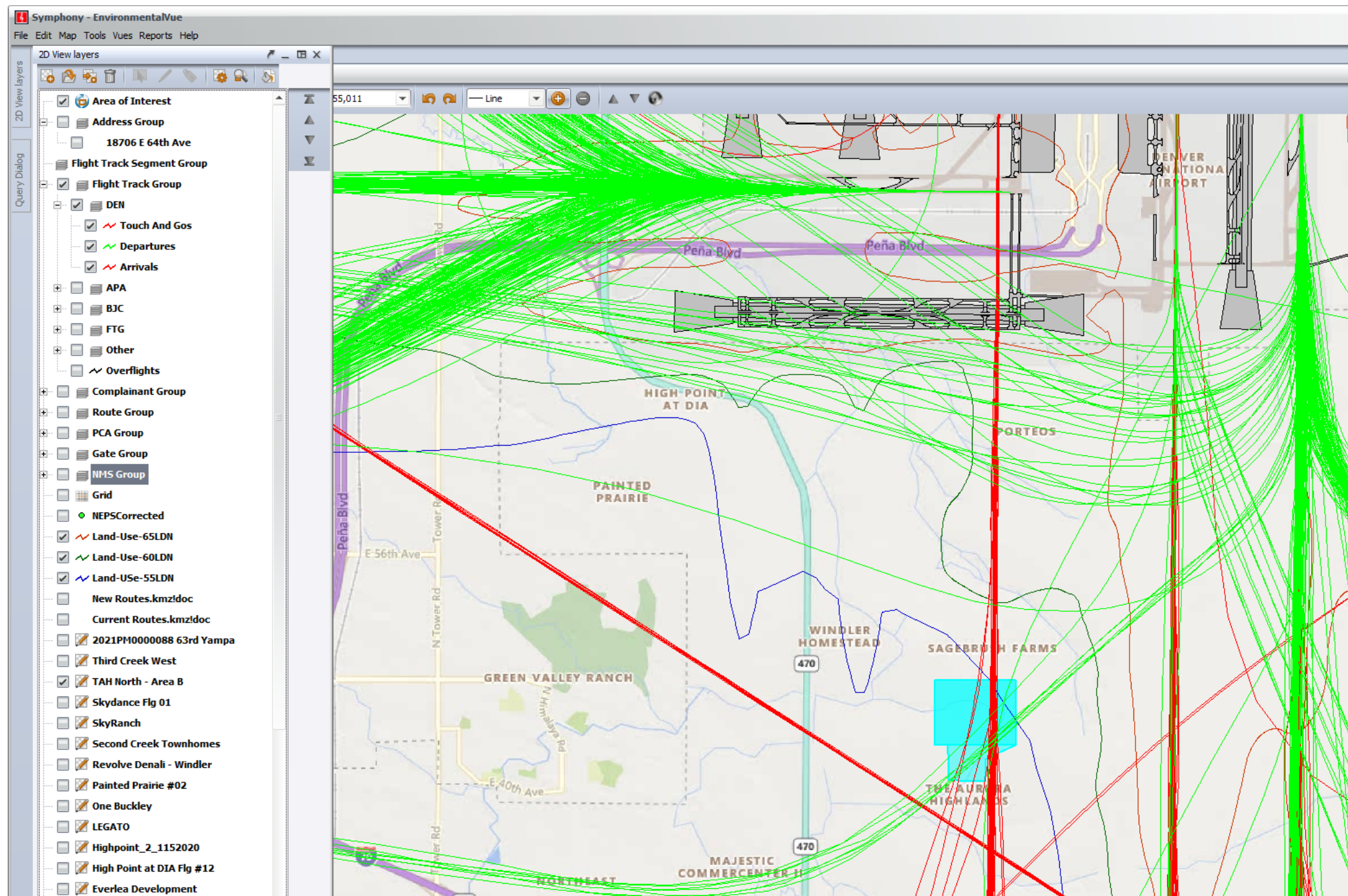
DEN Aviation Noise:

Same flight data from 2/23/23, zoomed in to see the 55, 60 and 65 DNL contour and the property area in light blue. The 55 DNL intersects the property on the northeast corner. This portion of the 55 DNL includes the arrival flight patterns to the additional 2 potential north/south runways on the west side of the airfield. There will be upwards of 200+ arrivals per day to 34R and at some point there could be arrivals also vectoring to the other 2 future runways on the west side of the airfield.



DEN Aviation Noise:

Flight data from 2/26/23. Few arrivals 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 cutting through the subject property. Their altitudes can vary based on aircraft type. On this day they were between 2,300 feet AGL and 4,200 feet AGL. These aircraft will be louder than arrivals as they are under full power departing DEN. During periods of high winds or inclement weather the FAA will depart aircraft to the south and then turn them west to get back onto the final pattern. This could happen from any one of the north south runways.





Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

January 14, 2025

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

Attn: Debbie Bickmire

Re: The Aurora Highlands Subdivision Filing No. 31, Case # DA-2062-60

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat for **The Aurora Highlands F31** and requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

Additionally, PSCo requests an 8-foot-wide "connector" utility easement in either location highlighted in yellow on Sheet 6 of the plat as shown on the next page.

Please be aware PSCo owns and operates existing underground electric distribution facilities on the south side of Tract D. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted by the Designer.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 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

