

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



AuroraGov.org

April 10, 2025

Chris Fellows
Windler Public Improvement Authority
9155 E Nichols Ave, Ste 360
Centennial, CO 80112

Re: Initial Submission Review: Windler Hilltop - Neighborhood Plan
Application Number: DA-1707-44
Case Number: 2025-4003-00

Dear Chris Fellows:

Thank you for your initial submission, which we started to process on March 17, 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. 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. Please revise your previous work and send us a new submission on or before May 1, 2025. Please note that the application fee of \$28,941.00 has already been paid.

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.

Note: Projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7121 or at cbailey1@auroragov.org.

Sincerely,

Connor Bailey, AICP, Senior Planner
City of Aurora Planning Department

cc: Rachell Schall, Martin Martin, 12499 W Colfax Ave, Lakewood, CO 80215
Jazmine Marte, ODA
Filed: K:\\$DA\1700-1799\1707-44rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The Neighborhood Plan shows two areas with six contiguous blocks of single-family detached front-loaded housing on both the southern and northern portions of the neighborhood. Additionally, only the motor court housing type is proposed for the entire length of Harvest frontage. These blocks do not meet the housing diversity requirements of the Windler Master Plan. (Planning)
- The 3-story townhomes in PA-13 will need to be revised since they do not meet green court standards. (Planning)
- The front loaded SFD block in PA-13 is greater than 700 feet in length which exceeds the subdivision standard. Please revise by providing a block break. (Planning)
- A meeting with PROs will need to be scheduled to discuss if local parks can be counted in alleys. (PROs)
- Traffic letter will need to be updated to show that the future residential parcel is being designed as part of this Neighborhood Plan. (Traffic Engineering)
- Intersections even alley intersections should intersect at 90 +/- 5 degree angle. Intersections even alley intersections should be offset 75 from each other or opposing alleys. (Traffic Engineering)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. No public comments were received with this application submission. A neighborhood meeting will not be required.

2. Completeness and Clarity of the Application

- 2A. Cover Sheet: Include line for listing out Neighborhoods L, M, N, O. This way we can track them when they come in for CD submittals.
- 2B. Remove “resubdivision of tracts A, B, D, E, and a portion of F” from the title since this document is not linked to a final plat. Instead, note that this Tracts A, B, D, E, and a portion of F of Windler Subdivision Filing No.10. The future final plat will be a resubdivision of Filing No.10.
- 2C. Sheet 3: There are several lots fronting landscape tracts (52 Avenue, Road C, etc.). How will the lot typical be modified for these areas? Need to confirm.
- 2D. Sheet 4: Please label open space tracts correctly.
- 2E. Sheet 6: Please label DA numbers for Butterfly Park and Discovery Park.
- 2F. Sheet 6: Please label the DA numbers for the ISPs associated with Denali Blvd, 48th Avenue, 52nd Avenue, and any other ISPs that are adjacent to the proposed Neighborhood Plan.
- 2G. Sheet 6: Please revise Single Family Attached -2 Story Townhouse as green courts. Please update the FRLO Housing Type Tracking and Typical Lot Details accordingly.
- 2H. Sheet 7: Roads A, B, C, D, etc. need to have labeled road names. Please coordinate with Addressing for road names. Roads need to be named by Final Plat.
- 2I. Sheet 8: Key Map needs to be revised to show all line work. Line work is missing for the southern boundary. Please ensure all Key Maps are revised accordingly.

3. Zoning and Subdivision Comments

- 3A. The Neighborhood Plan shows two sections of six contiguous blocks of single-family detached front-loaded housing type. The Windler Master Plan states that no more than 2 contiguous blocks, or 100 lots, of the same housing type may be grouped together. Staff would be amenable if the single-family detached front-loaded blocks in both PA-10 and PA-13 were revised to include a mix of housing types. This revision could offset the two contiguous blocks standards since the front loaded SFD blocks in PA-11 and PA-12 are shorter in length.
- 3B. The 3-story townhomes in PA-13 will need to be revised since they do not meet green court standards. Townhomes are required to either front a street or provided in a green court configuration meeting the green court standards. For units not fronting a street, a green court should be provided which directly

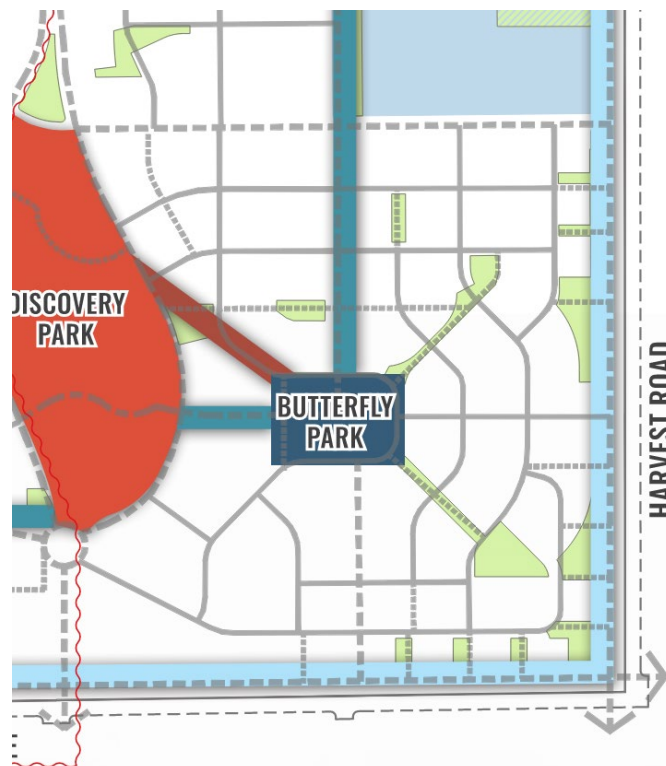


connects/abuts a street. The proposed green court is flanked only by alleys. Please revise green court townhomes to front a right-of-way or abut a street. Or please revise area to include a public right-of-way within the townhome development area.

- 3C. Increased diversity of the housing types along Harvest Road should be provided. Please revise to include a mix of housing types between Harvest Road and Haleyville Street.
- 3D. Greencourts need 30 feet width; please revise to meet green court standards or change units to front street; Note as condition of approval these spaces to be fully designed to meet UDO standards of Section 146-4.2.3.C.1.b at time of Plat/ Landscape Plan.

4. Streets and Pedestrian Comments

- 4A. Based on the review of the Overall Neighborhood Plan, a Master Plan Amendment will not be required for the modification in street network from the Windler Master Plan. The proposed Neighborhood Plan meets the intent of the Windler Master Plan's street connectivity requirement.
- 4B. The front loaded SFD block in PA-13 is greater than 700 feet in length, thus exceeds the subdivision standard per UDO Section 146-4.3.9.B. Please revise by providing a block break.
- 4C. Sheet 4 and 6: Linear Parks should be added to the eastern side of N. Fultondale Street. This will allow for an enhanced and activated pedestrian connection between 48th Avenue and Butterfly Park. This will match the pedestrian connection that is provided on the east side of N. Fultondale Street, between Butterfly Park and 52nd Avenue. The proposed pedestrian connections are different from the Master plan, thus this pedestrian connection will support the Master Plan's intent of a pedestrian connection system that provides safe and adequate circulation to all public right-of-way. Please see Tab 9 below and for reference.



- 4D. Sheet 6: Pedestrian connections should be provided down from the Two Family – Duplex Alley Load units, between 49th Avenue and 48th Avenue, down to 48th Avenue.
- 4E. Mid-block pedestrian connections should be provided between the Single-Family Detached – Motor Courts along Harvest Road. The pedestrian connections should be centralized to mid blocks (generally aligned with Road B and Road C) between Haleyville and Harvest Roads.



5. Usable Open Space

- 5A. Please coordinate with PROS to ensure local parks can be provided in alleys.
- 5B. Tracts I-O and C-N appear to be too narrow to meet the linear park requirements, and are not likely to provide adequate common area amenities. These tracts should either be widened or be incorporated into the private lot area.

6. Addressing (Phil Turner / 303.739.7357 / pcturner@auroragov.org)

- 6A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

7. Civil Engineering (Julie Bingham / 303.739.77403 / jbingham@auroragov.org / Comments in green)

- 7A. Please add note on Cover Sheet: "The Applicant has the obligation to comply with all applicable requirements of the Americans with Disabilities Act."
- 7B. Minimum 1% longitudinal slope in all proposed streets (typical).
- 7C. All intersections (public or private) shall intersect at 90 degrees \pm 5 degrees. (typical)
- 7D. The proposed street network does not match the approved street network in the Master Plan. A master plan amendment may be required to update the street network to be consistent with this plan set. Additional coordination is required.
- 7E. The fire lane radii should meet the requirements in Section 5.C.1.a. in the Roadway Manual.

8. Fire / Life Safety (Mark Apodaca / 303.739.7656 / mapodaca@auroragov.org / Comments in blue)

Sheet 1 of 22 / Cover

- 8A. See comment to add a note.
- 8B. Complete the implementation table for both codes. (Townhomes)

Sheet 5 of 22 / Typical Sections

- 8C. See comment to update the maximum setback for the hydrant.

Sheet 6 of 22 / Overall

- 8D. See comment for phase the project.

Sheets 8-11, 12, 14-19 of 22 / Site

- 8E. See note to show fire lane turning radii.

Sheet 12 of 22 / Site

- 8F. Show the fire lane delineation in areas. It's unclear where the fire lane easement ends.

Sheet 15 of 22 / Site

- 8G. Please label the 23' fire lane easement.

Sheet 16 of 22 / Site

- 8H. Please label the 23' fire lane easement.
- 8I. Show the fire lane delineation in areas. It's unclear where the fire lane easement ends.

Sheet 19 of 22 / Site

- 8J. Label the 23' fire lane easement.

9. PROS (Scott Hammons / 303.739.7147 / shammons@auroragov.org / Comments in purple)

- 9A. Remove drainage infrastructure from OS credit.
- 9B. Schedule meeting with PROS to discuss open space in alleys.

10. Traffic Engineering (Jason Igo / jigo@auroragov.org / Comments in orange)

Site Plan

- 10A. Need to show mail kiosk on the plans.



- 10B. Add information to on typical sections to the plans.
- 10C. Schedule meeting with PROS to discuss open space in alleys.
- 10D. Sight distance easement will be needed and there are a couple of locations this could be an issue.
- 10E. Remove some of the stop signs on alleys if the alley has less than 25 dwelling units.
- 10F. Intersections even alley intersections should intersect at 90 +/- 5 degree angle.
- 10G. Intersections even alley intersections should be offset 75 from each other or opposing alleys.

Traffic Letter

- 10H. Master TIS amendment had internal capture for the PM peak please include information about the internal capture for the new amount of vehicles.
- 10I. Master TIS amendment had an additional Multifamily housing of 338 DU. This traffic letter will need to include that as well.
- 10J. Update figure in the Traffic letter to show that the future residential is being designed as part of this package.

11. Land Development Services (Maurice Brooks / ronelson@auroragov.org / Comments in magenta)

- 11A. Advisory: The Tracts will need to be sequentially and consecutively lettered. The Double type letters will need to be changed. (Page 4).
- 11B. Advisory: All the Street names will need to be added according to the naming conventions from the Planning Department (Typ.) (Pages 7-22).
- 11C. Advisory: The Tracts will need to be sequentially and consecutively lettered. The Double type will need to be changed. (Pages 7-22).
- 11D. Advisory: The Blocks will need to be sequentially and consecutively lettered. The Double type numbers will need to be changed. (Pages 7-22)

12.Aurora Water – Utilities (Samantha Bayliff / sbayliff@aurorago.org / comments in red)

- 12A. General Note: For RED comments that start with "Advisory:" are meant to be a one time note alerting the applicant or engineer of an issue but not requiring immediate action. An example is valve locations which will be further reviewed in the civil plans.

Sheet 7 / Site Plan

- 12B. Label EDN 224264

Sheet 8 / Site Plan

- 12C. Show EDN 223307

- 12D. Where EDNs are available, replace RSNs.

Sheet 10 / Site Plan

- 12E. Sanitary outside of the alleys and road ROWs need to be within an easement.
- 12F. Ensure that the sanitary sewer extends far enough to property provide service to all lots. Service lines cannot tie directly into manholes.

Sheet 11 / Site Plan

- 12G. Make sure the sanitary sewer extends far enough upstream to effectively provide service to lot 4.

Sheet 12 / Site Plan

- 12H. A water and sewer easement is not necessary for this bit of alley if there aren't any utilities

Sheet 13 / Site Plan

- 12I. A water and sanitary easement is not necessary if there are no utilities present in this alley
- 12J. This portion of sanitary needs to be in an easement.
- 12K. This is just a sanitary easement if no water is present.

Sheet 14 / Site Plan

- 12L. Be more specific about the easement labeling. Not everything is a WSE. Where there is only water, it should be WE, if there is only sanitary sewer, it should be SE.
- 12M. Does not need to be a utility easement if no utilities are present.

Sheet 15 / Site Plan

- 12N. No need for a utility easement.
- 12O. Advisory: Move valves out of the intersection, and keep them out of the sidewalks.



Sheet 16 / Site Plan

12P. Only SE, no water present.

Sheet 17 / Site Plan

12Q. No need for utility easements.

12R. Should be SE, no water present.

12S. This sanitary sewer must be in an easement.

12T. Ensure that your sanitary sewer extends far enough to sufficiently provide services to the end lots.

12U. Identify this line type.

Sheet 18 / Site Plan

12V. Label WE

Sheet 20 / Site Plan

12W. Identify WSE for these alleys since utilities are present.

Sheet 21 / Site Plan

12X. Identify these alleys as WSE.

12Y. Swale (?) must be in a drainage easement. Also, include this line type in the legend.

Site Plan 22 / Site Plan

12Z. Identify Easement.

13.Aurora Water – Drainage (Andrew Renner / arenner@bhinc.com / comments in red)

13A. Please add the drainage notes below to cover sheet and all sheets showing drainage information.

This Neighborhood Plan may contain site grading, lot layouts, storm sewer and inlets, connections to adjacent conveyance systems, ponds and other elements of drainage design for the site that will not be evaluated by the City for approval without the detailed engineering analysis that will be submitted at a later time with Civil Plans. Approval of this Neighborhood Plan and associated Drainage Conformance Letter by the City does not imply approval for any aspect of grading or drainage design shown herein or any variances from City drainage criteria.

At all connection points to existing drainage systems, the existing downstream drainage systems must have capacity for the flow and must meet City drainage criteria otherwise the proposed design will need to be altered to meet the downstream capacities and City drainage criteria.

Sheet 7 / Site Plan

13B. Please show COA EDN for approved civil plans for all adjacent sites. If Civil Plans have not been approved yet, show EDN or RSN for PDR. If Civil Plans are under review show RSN for them. I tried to update all I could find, but confirm and ensure all are updated (typ all sheets).

13C. Connector Roads 2 has been approved, update to EDN 224264 (typ).

13D. Label this section of E 52nd Ave as EDN 224028 (typ).

13E. Denali Blvd has been approved, EDN 223307 (typ).

13F. Label Discovery Park, EDN 224259 (typ).

13G. Label Butterfly Park, EDN 224359 (typ).

13H. Label as EDN 224264 (typ).

13I. RSN 1786744 (typ).

13J. RSN 1870201 (typ).

13K. Windler Midtown Filing #1, RSN 1849739

13L. Approved, EDN 224377 (typ).

13M. Label 48th Avenue west of Harvest Road RSN 1786744 (typ).

13N. Label EDN 223299 (typ).

Sheet 8 / Site Plan

13O. Show and label all drainage easements (typ).

13P. For alleyways draining more than 2 lots, a drainage easement is required (typ).

13Q. Label all inlets, include “sump” if in sump condition (typ). For all sump inlets label all emergency overflows or use a unique arrow and add to legend (typ).



- 13R. Remove sizing from all storm sewer, including from the legend (typ).
13S. Label all storm infrastructure as public or private. Note who is responsible for maintaining private infrastructure (typ).

Sheet 9 / Site Plan

- 13T. Advisory: A License Agreement will be required for private infrastructure in the public ROW. The License Agreement will need to be executed prior to approval of Civil Plans (typ).
13U. Label and dimension all existing easements and identify if they are planned to be removed (typ).
13V. If this swale is existing, show as existing (typ).
13W. Include arrows to indicate the direction of surface drainage on streets, alleys, drainage ways and emergency overflow paths (typ).

Sheet 19 / Site Plan

- 13X. Label Pond 525, EDN 224264
13Y. Storm Sewer Easement required for all public storm sewer outside of the ROW. Show, label and dimension all Storm Sewer Easements (typ).

Sheet 20 / Site Plan

- 13Z. Label Pond 525, EDN 224264

14.Easements (Grace Gray / 303.990.3413/ ggray@auroragov.org)

- 14A. Advisory comments: All departments requiring a license, easement dedications or releases need to be started. Easement dedications to be submitted to dedicationproperty@auroragov.org, releases to be submitted to releaseeasements@auroragov.org.

15. Xcel Energy (Donna George / 303.571.3306 / donna.l.george@xcelenergy.com)

- 15A. To ensure that adequate utility easements are available within this development, please be advised that for plats, PSCo/Xcel Energy's standard requirements for distribution easements are as follows (*RESIDENTIAL ONLY*):
- gas distribution line, (front) lot 6-feet
 - electrical distribution line, (rear) lot 8-feet
 - joint trench, 10-feet
 - transformer, 15-feet x 15-feet
 - switch cabinet, 20-feet x 20-feet or 15-feet x 25-feet depending on model
 - all gas lines must maintain a minimum 5-feet clear from any structure, therefore, easement must adjust accordingly
 - all gas lines must be adjacent to drivable pavement/walkway that is a minimum of 8-feet wide & 6-inches thick to allow service trucks access and plowing in snowy conditions
- 15B. PSCo requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

Utility easements are dedicated to the City of Aurora for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities. Utility easements shall also be granted within any access easements and private streets in 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.

- 15C. Public Service Company also requests that all utility easements are **depicted graphically** on the preliminary and final plats. While these easements should accommodate the majority of utilities to be installed in the subdivision, some additional easements may be required as planning and building progresses.



- 15D. Upon recordation of the final version of the plat, PSCo requests that a copy is provided via email: ReferralsXcelDistribution@xcelenergy.com.
- 15E. In addition, 31-23-214 (3), C.R.S., requires the subdivider, at the time of subdivision platting, to provide for major utility facilities such as electric substation sites, gas or electric transmission line easements and gas regulator/meter station sites as deemed necessary by PSCo. While this provision will not be required on every plat, when necessary, PSCo will work with the subdivider to identify appropriate locations. This statute also requires the subdivider to submit a letter of agreement to the municipal/county commission that adequate provision of electrical and/or gas service has been provided to the subdivisions
- 15F. The property owner/developer/contractor must complete the application process for any new natural gas or electric service 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.
- 15G. Additional easements may need to be acquired by separate document for new facilities – be sure to contact the Designer and request that they connect with a Right-of-Way and Permits Agent in this event.
- 15H. As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

16. Denver International Airport (Denplanningreferrals@flydenver.com)

- 16A. The proposed development is in the “5-Mile “known-Wildlife Attractant Separation Area” for the final build out for 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. Please see attached document from USDA for full comment.

https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/document.current/documentnumber/150_5200-33

- 16B. 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 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>.
- 16C. Avigation easement required for this residential development. This development is near the DEN Airport 55-DNL Noise Contour and will be significantly impacted by aircraft noise and overflight. Avigation Easement required.



MEMO

Date: April 4, 2025

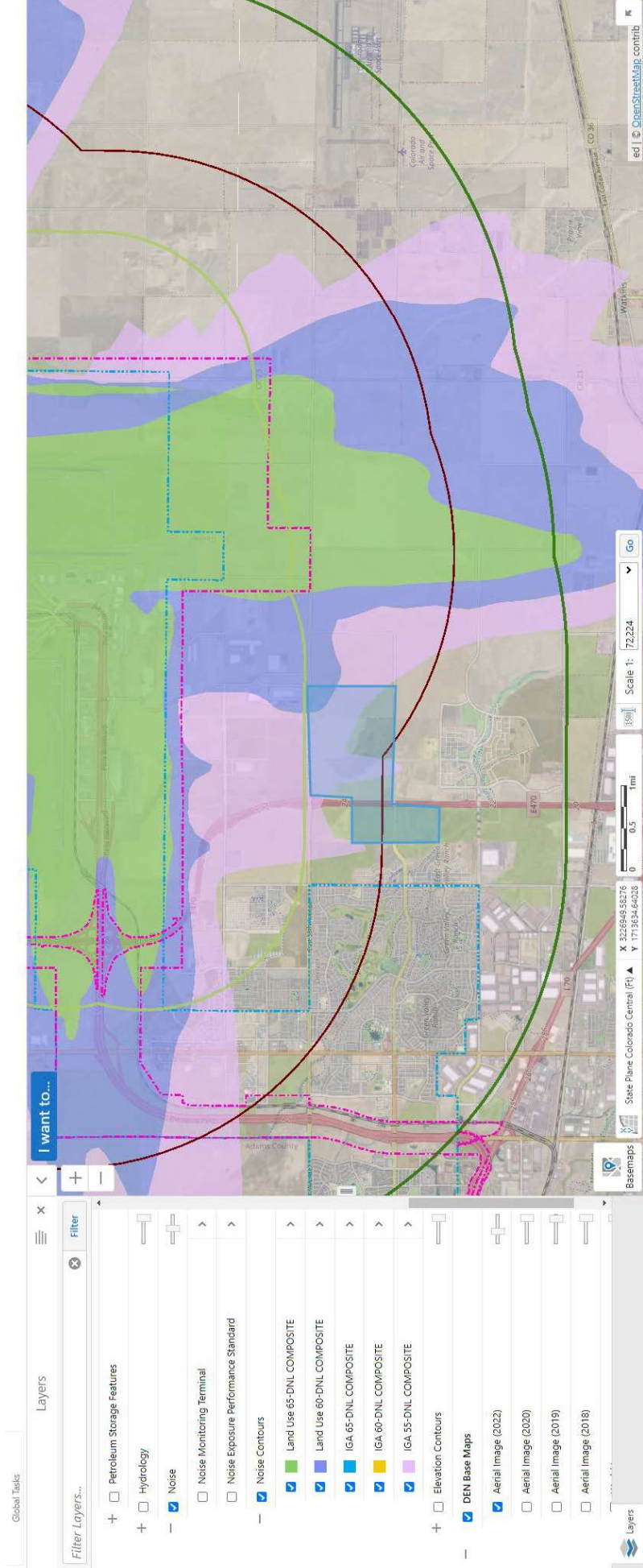
To: City of Aurora From: DEN Planning + Real Estate Through: Camilla Soechtig

Subject: 1880186 – Windler Hilltop – Neighborhood Plan

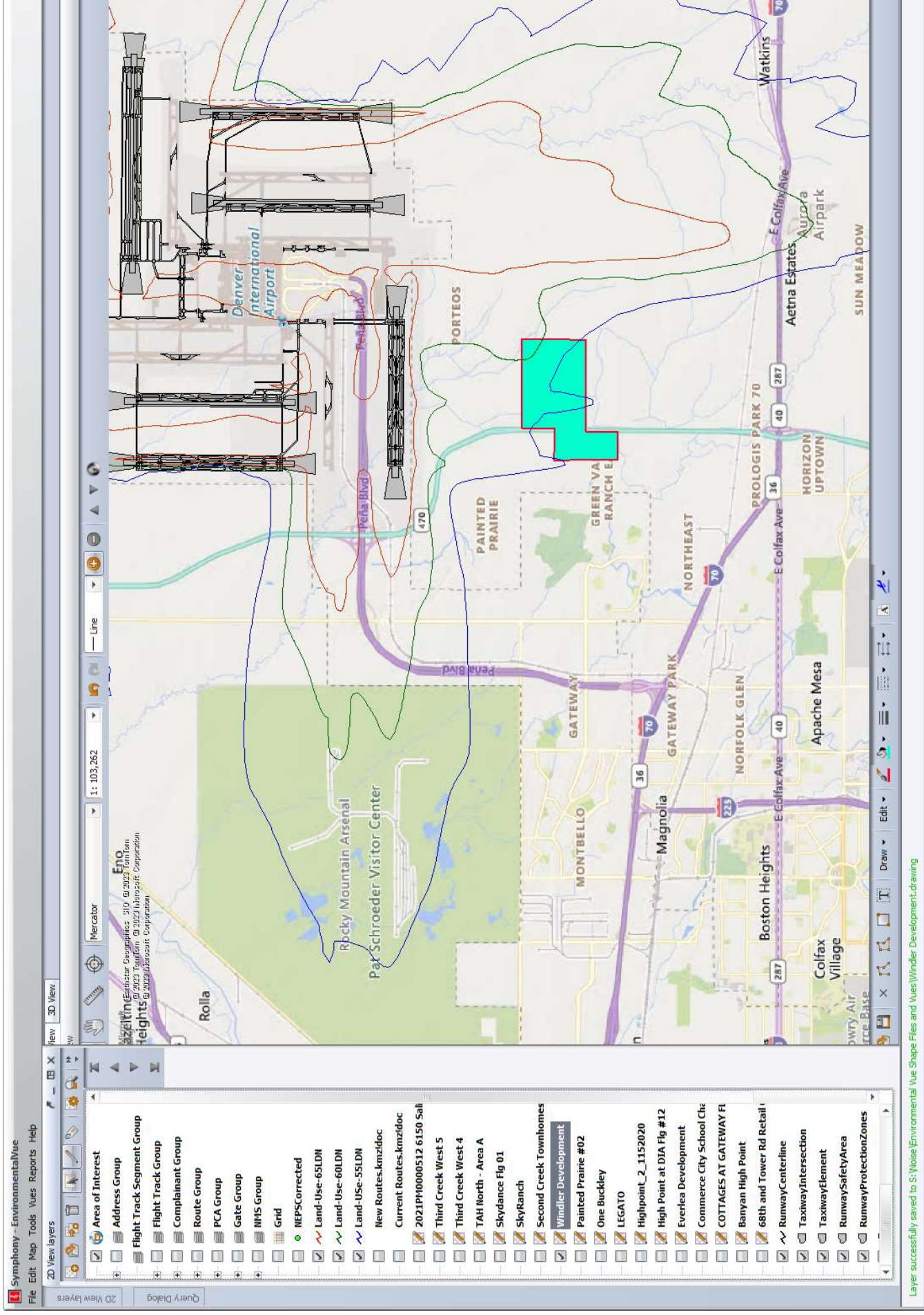
Denver International Airport (DEN) received your referral letter, and we appreciate the opportunity to comment on the proposal. DEN provides the following comments:

- 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.
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- 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 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>.
- Avigation easement required for this residential development. This development is near the DEN Airport 55-DNL Noise Contour and will be significantly impacted by aircraft noise and overflight. Avigation Easement required.

Windler Development – Site Plan



Windler Development – Site Plan

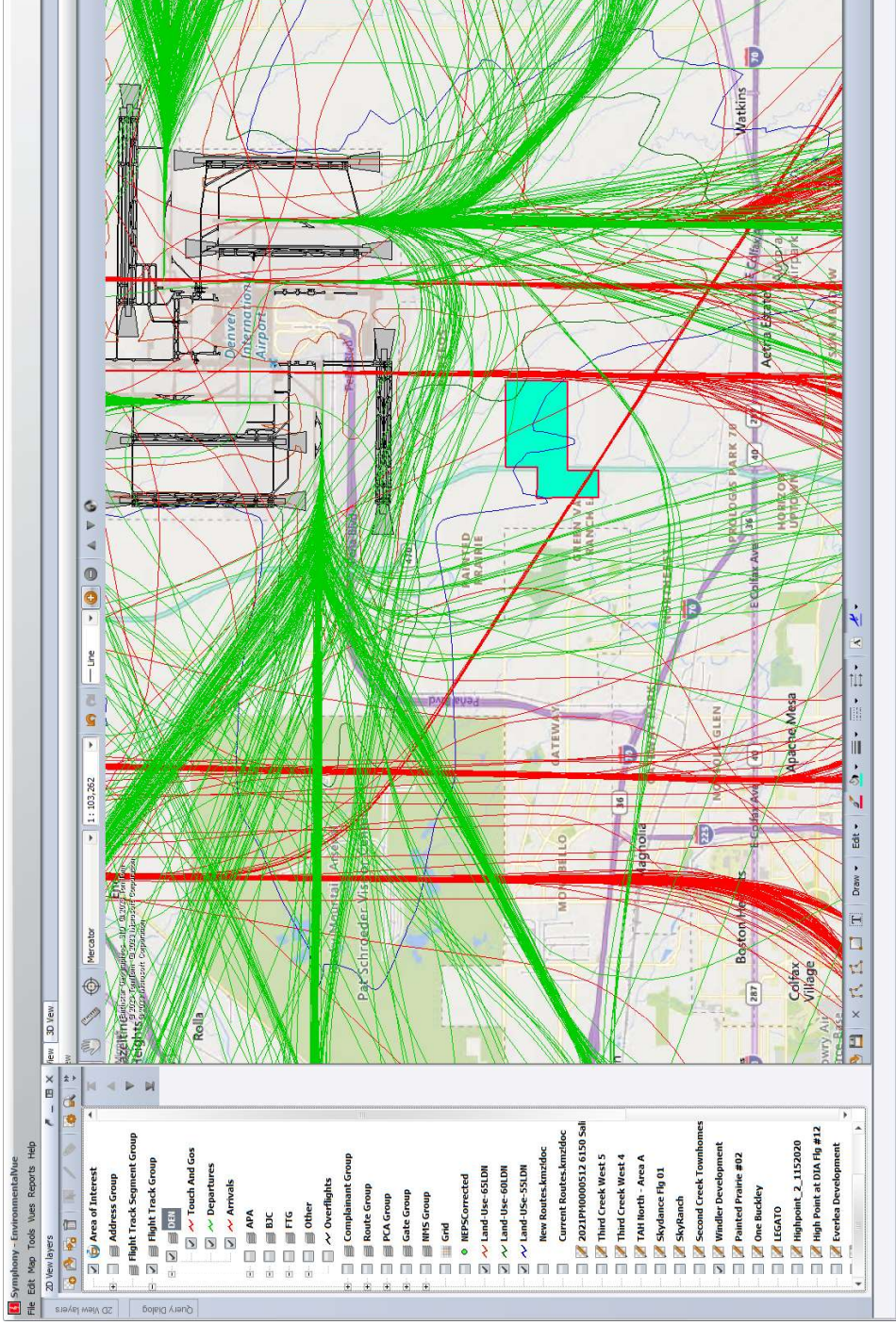


Windler Development – Site Plan

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 arrivals and departures at DEN. All related aviation noise statements should be included in any information sharing, documentation and contracts.

This subject property area is not currently directly under an arrival pattern, the future north/south runways on the west side of the airfield will put arrivals over the subject property. The western portion of the development could potentially have hundreds of arrival overflights from the south at altitudes of between 1,100 feet above ground level (AGL) and 1,500 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. The future runways are depicted in **black and gray** on this map of flight data from 5/4/23. This days of flights depicts a typical flight pattern for a 24 period. See next page for a zoomed in version.



DEN Aviation Noise:

Same flight data from 5/4/23, zoomed in to see the 55, 60 and 65 DNL contour and the property area in light blue. Portions of the subject property lies within the 55 DNL. This portion of the 55 DNL contour shows the noise footprint of aircraft arriving/departing to/from the additional 2 potential north/south runways on the west side of the airfield. Once the runway straight north-northwest of this property is built, 16C/34C (might be the runway name) there will be overflights at the beforementioned altitudes. There could be upwards of 200+ arrivals per day to those current/future runways, at anywhere between 1,110 feet AGL to 1,500 feet AGL depending on the aircraft type.

