



CENTENNIAL AIRPORT
ARAPAHOE COUNTY AIRPORT AUTHORITY

7565 South Peoria Street, Unit D9
Englewood, Colorado 80112
main: 303-790-0598 | fax: 303-790-2129
www.centennialairport.com

April 26, 2023

Chuck Darnell, Senior Planner
City of Lone Tree
9220 Kimmer Drive
Lone Tree, CO 80124

Re: SB22-107R, SP22-106R, SP22-126R; Lokal Homes – Lyric Condominiums & Townhomes

Dear Mr. Darnell,

Thank you for the opportunity to review the replat and site improvement plans. The Arapahoe County Public Airport Authority has concerns over the addition of high-density residential uses directly under the Instrument Landing System (ILS) approach and extended centerline to the Airport's main runway on elevated terrain. This is a precision approach that cannot be deviated from by aircraft when it is in use and will see overflights at all hours of the day regardless of weather conditions with aircraft at altitudes of 1,000' above ground level or often less. The proposed residential development lies entirely within the Buffer Zone (BZ) of the Airport Influence Area (AIA) and approx. 2.5 miles directly south of the main runway. According to the Airport's Land Use Guidelines, no new residential or noise-sensitive developments are recommended in the BZ. We feel that it is imperative that future homeowners be made aware of this prior to the purchase of a home through both the avigation easement (attached)/license and overflight disclosures. It is our opinion that an avigation easement/license be executed for the entire development and not when just deemed necessary.

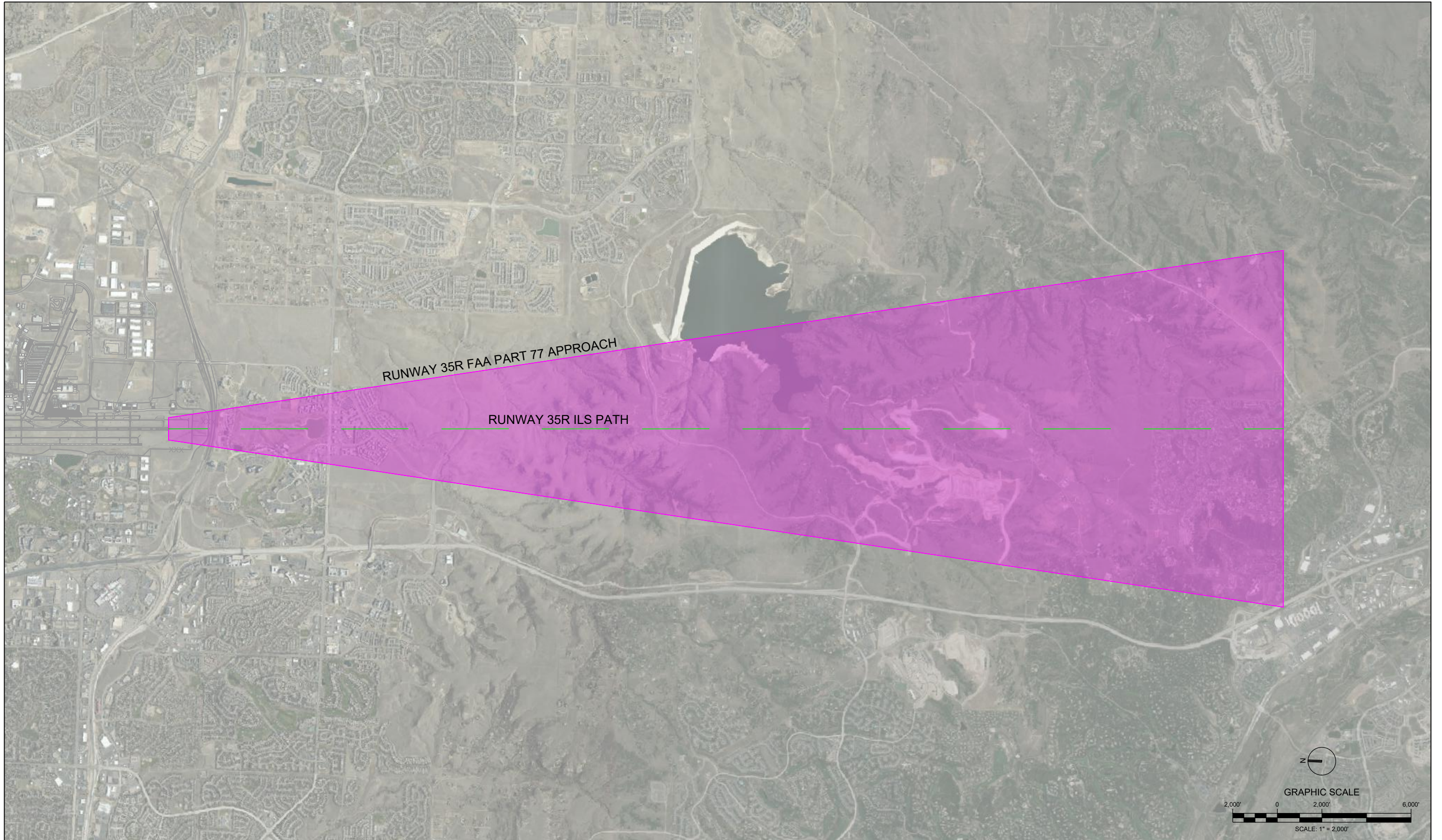
In addition, we continue to have the following comments:

- The proposed residential development lies between the Airport's 55 DNL and 60 DNL contours. A residential 7-day noise test is recommended using single noise event levels (SEL). It is highly recommended for this proposed development, if approved, to have verified interior noise attenuation at or below 45 dB.
- Any objects on the site (including cranes used during construction) that penetrate a 100:1 slope from the nearest point of the nearest runway will require filing and approval of FAA Form 7460-1. This form may take 90 days or more for approval. **Please note that this is a State and Federal regulatory requirement.** Runway endpoint data is available from the Airport for engineering calculations. **Our calculations show that a Form 7460-1 may be required for both the building and associated cranes.** In addition, please have crane operators advise the airport prior to erecting the crane.
- Book and page number of the avigation easement/license must be included on all plats and plans. Once executed please forward a copy to our office.
- Please include the Airport and the Outer Marker for the ILS on the vicinity map.

Please feel free to call me if you have any questions.

Sincerely,

Samantha Blymyer
Planning Specialist – Noise & Environmental

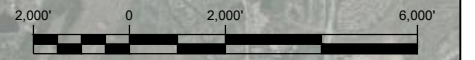


RUNWAY 35R FAA PART 77 APPROACH

RUNWAY 35R ILS PATH



GRAPHIC SCALE



SCALE: 1" = 2,000'

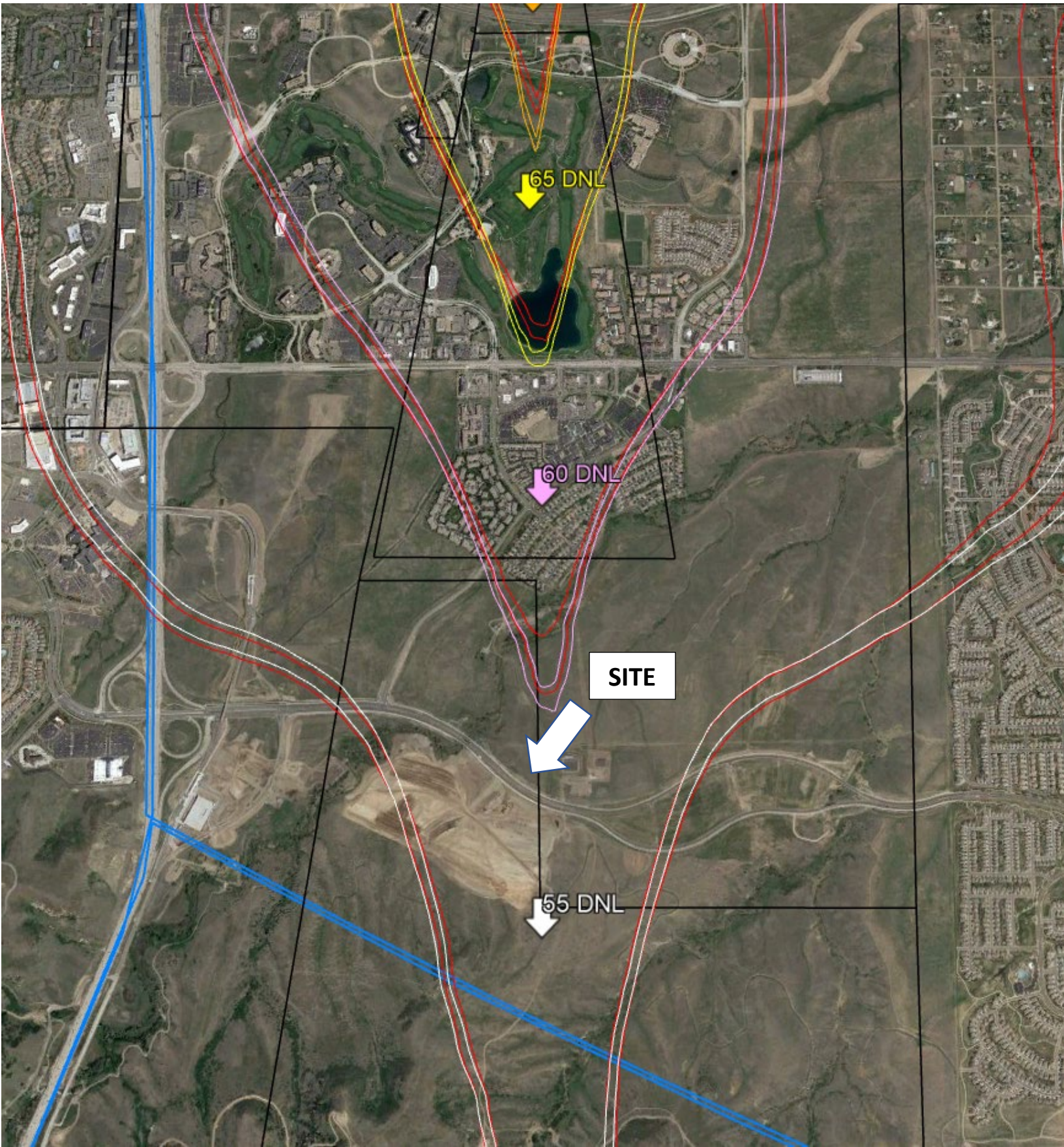
JACOBS

9193 South Jamaica Street
Englewood, CO 80112
PHONE: 303-771-0900

CENTENNIAL AIRPORT
ENGLEWOOD, COLORADO



RUNWAY 35R
PART 77 APPROACH AND ILS PATH



65 DNL

60 DNL

SITE

55 DNL

STANDARD AVIGATION AND HAZARD EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, _____

_____ who collectively shall hereinafter be referred to as the "Grantors," all own an interest in a part of that certain tract of land in Section _____, Township _____, Range _____ of the _____, County of _____, State of Colorado, more particularly described in Exhibit A attached hereto.

NOW, THEREFORE, in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantors, for themselves, their heirs, personal representatives, successors and assigns, do hereby grant, bargain, sell and convey unto Arapahoe County Public Airport Authority, its successors and assigns, hereinafter referred to as the "Grantee," for the use and benefit of the public, an easement and right of way, appurtenant to the Centennial Airport, for the unobstructed passage of all aircraft, ("aircraft" being defined for the purposes of this instrument as any contrivance now known or hereafter invented, used or designed for navigation of or flight in the air) by whomsoever owned and operated in the air space above Grantors' property to an infinite height, together with the right to cause, in all air space above the surface of Grantors' property, such noise, vibrations, fumes, dust, fuel particles, and all other effects that may be caused by the operation or aircraft landing at, taking off from, or operating at or on said Centennial Airport.

Grantors do hereby waive, remise and release any right or cause of action which they may now have or which they may have in the future against Grantee, its successors and assigns, with respect to Grantors' property due to such noise, vibrations, fumes, dust, fuel particles, and all other effects that may be caused or may have been caused by the operation or aircraft landing at, taking off from, or operating at or on said Centennial Airport. Nothing stated in the foregoing waiver, grant and release shall release any person from liability for damages or divest the Grantors, their heirs, personal representatives, successors and assigns from any right or cause of action for damages to any person or property resulting from the unlawful or negligent operation of any aircraft at any altitude over and across Grantors' property.

The easement and right-of-way hereby granted includes the continuing right in the Grantee to prevent the erection or growth upon Grantors' property of any building, structure, tree or other object extending into the air space above a mean sea level of _____ feet, and to remove from said air space, or at the sole option of the Grantee, as an alternative, to mark and light as obstructions to air navigation, any such building, structure, tree or other object now upon, or which in the future may be upon Grantors' property, together with the right of reasonable ingress to, egress from, and passage over Grantors' property for the above purposes.

TO HAVE AND TO HOLD said easement and right-of-way, and all rights appertaining thereto unto the Grantee, its successors and assigns, until Arapahoe County Public Airport Authority shall cease to use said Centennial Airport for public airport purposes.

AND for the consideration hereinabove set forth, the Grantors, for themselves, their heirs, personal representatives, successors and assigns, do hereby agree that for and during the life of said easement and right-of-way, they will not hereafter erect, permit the erection or growth of, or permit or suffer to remain upon Grantors' property any building, structure, tree or other object extending into the aforesaid prohibited air space, and that they shall not hereafter use or permit or suffer the use of Grantors' property in such a manner as to create electrical interference with radio communication between any installation upon said airport and aircraft, or as to make it difficult for flyers to distinguish between airport lights and others, or as to impair visibility in the vicinity of the airport, or as otherwise to endanger the landing, taking off or maneuvering of aircraft. It is understood and agreed that the aforesaid covenants and agreements shall run with the land.

This Avigation and Hazard Easement may be signed in counterpart copies each of which shall be fully binding on the party or parties executing same as if all signatories signed a single copy.

IN WITNESS WHEREOF, the Grantors have executed this Avigation and Hazard Easement as of this _____ day of _____, 19____.

(Grantor)

By _____

ATTEST:

Legal Acknowledgment for each Grantor.