



Planning Division
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AuroraGov.org

September 6, 2024

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

Re: Initial Submission Review: Windler Midtown – Site Plan (Neighborhood Plan Pilot)
Application Number: DA-1707-38
Case Numbers: 2024-4021-00

Dear Chris Fellows:

Thank you for your initial submission, which we started to process on August 15, 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 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 September 23, 2024. Please note that the outstanding application review fee of \$36,524.84 must be paid before the second submission can be accepted.

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.

The estimated Administrative Decision date is still set for November 6, 2024. Please remember that all abutter notices must be sent and the site notices must be posted at least 10 days prior to the decision date. These notifications are your responsibility and the lack of proper notification will cause the decision date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7227 or atibbs@auroragov.org.

Sincerely,

Aja Tibbs, Planning Supervisor
City of Aurora Planning Department

cc: Rachell Shall, Martin Martin, 12499 W. Colfax Ave, Lakewood CO 80215
Cesarina Dancy, ODA
Filed: K:\\$DA\1700-1799\1707-38rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Provide a sheet that details the tracts planned for parks and open spaces. Clarify the park type for each proposed tract, and the intended timeline for the full design of each space. (Planning and PROS)
- Address the housing type requirements of the Master Plan or work with staff to identify an alternative tracking and conformance system for the master development. (Planning)
- At the time of final plat, a landscaping plan shall be submitted for any tract areas which are not planned for a future site plan submission.
- The master plan amendment application that is being processed must be approved prior to the approval of this neighborhood plan. (Planning, Civil, Traffic)
- Work with staff to update and revise notes appropriate for the Neighborhood Plan. (Landscape, Civil, Life Safety)
- Ensure centerline radii and intersection widths meet roadway manual requirements (Civil, Traffic, and Life Safety)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. No comments were received by staff from abutting property owners. External referral comments have been received from E-470 and DEN which are provided for reference at the end of this letter. A neighborhood meeting will not be required for this application at this time.

2. Completeness and Clarity of the Application

- 2A. The development application review fee balance of \$36,524.84 is outstanding and must be paid prior to making the second submission.
- 2B. Correct the key map on each page to show the lot layout for the entire neighborhood.
- 2C. Include the planning areas for this project in the plan title and side bar.
- 2D. Remove “resubdivision of tract A” from the title, since this document is not linked to a final plat. Instead, note that this is a portion of Tract A of Windler Subdivision Filing No. 4. The future final plat will be a resubdivision of Filing No. 4.
- 2E. A master plan amendment for this area is currently within the pre-submission process. This application must be approved and complete prior to the approval of this neighborhood plan.

3. Zoning and Subdivision Use Comments

- 3A. The lotting plan table is not consistent with the coloring shown on the neighborhood plan map on sheet 4. Specifically, the SF Alley Loaded lots and the SF Front Loaded lots are not matching. Additionally, the neighborhood plan needs to show compliance with the housing type diversity requirements for the FRLO. Please revise the map and table to break down the proposed types as outlined in the master plan (green courts vs. SFD alley, vs front loaded, etc.) Note: there has been some discussion of transitioning this tracking to a master plan level. If this is your intent, please schedule a meeting with staff to discuss and formulate an approach.
- 3B. A site plan application will be required for the affordable housing site demonstrated on the neighborhood plan.

4. Streets and Pedestrian Comments

- 4A. Confirm that the street extension of Biloxi to connect to 48th Ave will not be desired at this stage. If construction of this portion of the street will be pursued with this phase of development, it should be included in the scope of this neighborhood plan.



- 4B. The street typicals should align with the proposed streets in the neighborhood plan. These should demonstrate compliance with the Windler Master Plan. The street sections should also show the 10' primary connection along both sides of Green Road, the north side of 49th Ave, and the south side of 53rd Ave. Revise the documents to clarify which sections will be used for which of the proposed streets.
- 4C. Clarify the intent of construction timing for the street loop and greenway along the west end of Green Rd. Will these improvements be constructed with Midtown improvements or a future phase?

5. Architectural and Urban Design Comments

- 5A. Provide a sheet that identifies the open space tracts proposed within the Midtown neighborhood. Identify the park type per the master plan, and the intended time that the planting and final design of these spaces will be reviewed. It is expected that pocket parks (possibly the Green Road median park or linear parks) will be reviewed through a future site plan process. Less complicated spaces such as curbside landscaping may be submitted with a landscape plan at the time of the final plat. The landscape letter of conformance should clearly outline the planned standards and criteria for each of the park types proposed, and when the final design details will be submitted for review. The letter should acknowledge conformance with the applicable master plan and UDO standards that apply for each park type.
- 5B. Fencing details and typicals should be provided at the same time as the landscape plan review. They should be in conformance with the UDO and Windler Master Plan requirements.

6. Signage & Lighting Comments

- 6A. Photometric lighting and light details shall be provided with the landscape plan for private common areas.
- 6B. No signage is proposed within this neighborhood per the Windler Sign Plan. If any additional signage is desired, please provide the location and design details on the neighborhood plan.

7. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

Sheet 1

- 7A. Should notes 4 and 11 be included in the Neighborhood Plan? Should they be modified?

General Landscape Plan Comments

- 7B. The Windler Midtown Neighborhood Plan is a residential pilot project and includes a trial submission of the landscape plan at the time of civil drawings. Landscape plans will be submitted with the Plat and shall be prepared in accordance with these notes and comply with the aforementioned documents.
- 7C. Landscape plans shall be prepared in accordance with WINDLER Master Plan Amendment No.1 currently under review, the City's Unified Development Ordinance (UDO) and the Landscape Reference Manual. The landscape comments provided herein are based upon the following code section 146-4.7 Landscape, Water Conservation, Stormwater Management. Please ensure that the landscape architect or designer has a copy of these documents as well as our project specific comments.

Landscape Plan Preparation

- 7D. Please label all landscape sheets "Not for Construction". Landscape construction drawings are not required and therefore do not necessitate the signature, stamp and seal of a licensed landscape architect upon final approval by the City of Aurora. Landscape plans are used by the city to determine compliance with the landscape standards for code enforcement purposes.
- 7E. Landscape plans must be prepared on 24" x 36" sheets. Plans shall have plant symbols, plant labels with quantities, and a plant schedule upon first submission or a complete review will not be possible. Landscape plans shall include the necessary landscape tables for each of the required landscape treatments (i.e. standard right-of-way landscaping, street and non-street frontage buffers, building perimeter landscape tables etc.) to demonstrate compliance with code requirements. Should any of the above information be missing, it may result in additional submittals and ultimately delays in approval of the plan set.



Sight Triangles

- 7F. Include sight distance triangles per the Roadway Design and Construction Specifications document. All landscaping within the designated triangles shall not exceed 26" in height as measured from the roadway surface.

Windler Master Plan Amendment No. 1

- 7G. The following bullet points are not necessarily an all-inclusive list of the landscape requirements found within the Master Plan. The applicant is responsible for reviewing this document and determining all applicable landscape conditions.
- 7H. For Multifamily & Single Family attached townhome residential: For projects with detached garages and carports, landscape islands shall be provided along the full width of both ends of the garages and/or carports. Considering the Master Plan Amendment No. 1 12.3.4 Housing Attainability Standards it appears that there are detached garages and carports that may require landscaping.
- 7I. Medians: Landscape medians shall consist of one shade or ornamental tree for each 35 linear feet of median length. One or more understory treatments providing 100 percent surface coverage, which may include living plant materials consisting of shrubs at a ratio of six shrubs per 36 linear feet. No more than 30% of the total shrub count may be ornamental grasses. Median standards are applicable to Biloxi Street and the east west street traversing the site labeled as Green Road North/South.
- 7J. Street trees shall be provided at the equivalent of one tree per 40 linear feet on center. Actual spacing may vary from 30' minimum to 50' maximum to allow for utilities, driveways, and streetlights.
- 7K. Massing plants of one species is encouraged, especially along fences and walls. Where the alleyways enter the roadway there are expanses of fences and walls.
- 7L. Upgraded plant sizes for Special Locations: The following plant material size upgrades shall be provided by commercial and industrial uses, as well as multifamily dwellings adjacent to single family detached, two-family and single family attached. Shade trees three-inch minimum caliper, ornamental trees 2-1/2" minimum caliper (for single stem varieties.) Clump forms (multi-stemmed) are acceptable and shall be six to eight feet in height minimum, evergreen Trees shall be a minimum of 10' height and all shrubs shall be five gallon minimum.

UDO Section 146-4.7 Landscape, Water Conservation, Stormwater Management

The following bullet points are not necessarily an all-inclusive list of the landscape requirements. The applicant is responsible for reviewing this section and determining all applicable landscape conditions.

7M. Section 146-4.7.5 Required Landscaping (C) Curbside Landscaping 2a.

Street trees are required at a ratio of one street tree per 40 linear feet along all street frontages. Street trees shall be provided in the curbside landscape when a detached walk is provided or 4'-5' from behind the back of walk when an attached walk is provided. Street trees shall be located 50' from the face of a stop sign to maintain regulatory sign visibility. Refer to Figure 4.7-2. City Council passed a non-functional turf ordinance and sod is no longer permitted within the curbside areas. Questions regarding the ordinance should be directed to Tim York, Water Conservation Supervisor, Water Conservation Division, (303) 326-8819. Landscaping for the curbside area should follow this section and include shrubs at a ratio of one shrub per 40sf of curbside area. Curbside landscaping can be included with the residential lot typicals as described below. Any curbside areas that are not adjacent to lots such as parks, open space tracks, detention ponds, buffers etc. should be included on the actual landscape plan.

7N. Section 146-4.7.5.I. Private Common Open Space/Tract Landscaping.

In all development areas of land that have been disturbed during construction and are required or designated to be preserved and protected from future development for nonpublic active and passive recreation areas and facilities, trails, wildlife habitat or the preservation of view corridors and natural land features, shall be landscaped with one tree and ten shrubs per 4,000 square feet. This excludes areas defined as street buffers, detention and water quality ponds, undisturbed marshes, wetlands, 100-year floodways and lakes are excluded. Please include a plan that clearly delineates the tract areas that doesn't include the landscaping.

**7O. Section 146-4.7.5 P. Residential Yard Landscape**

Building and/or front yard landscaping shall be provided in accordance with Table 4.7-3 Residential Yard Landscape Requirements. Provide an overall residential lot plan identifying each lot type by label A, B, C, hatch or color. Include conceptual front yard landscape plans for each lot type with plant quantities. Provide a specific front yard plant list if the overall plant list for the development cannot be used for the front yards given the planting space available. Lot typicals should include rear and side yard setback lines dimensioned and labeled, anticipated utilities, utility connection locations and utility easements, fencing, walkways, curbside landscaping for each product type proposed, front yard feature identified, proposed ground plane treatment i.e. native seed, rock and/or wood mulch types, a legend and a scale. For townhomes, include a landscape typical for each townhome type i.e. four plex, five plex etc. An applicant can choose to provide the landscaping on the landscape plan itself for each townhome and not provide a typical as well.

7P. Section 146-4.7.5.J.3. Multifamily and Single Family Attached (Townhome) Residential Structures

All new multi-family buildings shall provide building perimeter landscaping. Plant beds shall be an average of six feet wide and shall consist of 1.25 plants per five linear feet of unit perimeter footage. At least five percent should be a mixture of evergreen and deciduous trees, at least 15% shall be tall shrubs with a mature height of six feet and up to 80% shall be a mixture of evergreen and deciduous shrubs chosen to create seasonal interest. An example table demonstrating compliance has been provided below.

Building Perimeter Landscape Table								
Building	Building Perimeter Landscape Description	Length	Trees Required	Trees Provided	Tall Shrubs Required	Tall Shrubs Provided	Regular Shrubs Required	Regular Shrubs Provided
1	Building 1 Elevation	207 LF						
	5% Trees (Mix of Evergreen and Deciduous)		3	3				
	15% Tall Shrubs				8	8		
	80% Other Shrubs						42	42
2	Building 2 Elevation	238 LF						
	5% Trees (Mix of Evergreen and Deciduous)		3	3				
	15% Tall Shrubs				9	9		
	80% Other Shrubs						48	48
3	Building 3 Elevation	208 LF						
	5% Trees (Mix of Evergreen and Deciduous)		3	3				

7Q. Section 146-4.7.5 D. Street Frontage Landscape Buffers

Street frontage buffers are required where the rear lots of single-family residential homes abut an arterial or collector street. Buffers shall be 20' wide as measured from the back of walk. Buffer reductions are not permitted. All street frontage buffers shall contain one tree and 10 shrubs per 40 linear feet. Fifty percent of the tree species shall be evergreen. Where residential rear lots abut a private common open space tract and the separation between the residential rear lot line and the arterial or collector street is greater than 20', no street buffer is required, but the common open space tract landscape requirements should be met.

7R. Section 146-4.7.3 M. Detention and Water Quality Ponds.

If not previously provided through an approved Infrastructure Site Plan, the area within the tract surrounding the pond shall contain a minimum of one tree and 10 shrubs or the approved tree and shrub equivalents per 4000 square feet above the 100-year water surface elevation. When overlapping landscape standards occur such as when buffers, detention/water quality and parking lot landscape requirements fall within the buffer, they may be counted towards meeting the buffer requirements, however the most restrictive requirements shall be met. No portion of the detention pond may encroach into street and non-street buffers including outlet structures, rip rap, trickle channels, energy dissipaters or overflow areas. Plant material required for buffers or detention pond facilities may count towards meeting both requirements should the two requirements overlap. The more restrictive plant quantities should be met. Staff will determine whether the overlap exists once a formal site plan is submitted.

**7S. Section 146-4.7.3. C. Irrigation**

All developments shall install an automatic irrigation system for landscape areas. To assess irrigation tap fees, Aurora Water will require the applicant to divide their landscape into water conserving, non-water conserving and non-irrigated areas as part of the landscape submittal. A table summarizing these areas shall also be provided. Contact Timothy York at (303) 326-8819 regarding irrigation plan requirements and application fees. An irrigation permit is required prior to the installation of an irrigation system.

8. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 8A. At the time of final plat, 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**9. Civil Engineering** (Julie Bingham / 303-739-7XXX / jbingham@auroragov.org / Comments in green)

- 9A. Remove this note. This neighborhood plan and subsequent civil plans will be required to conform to the approved PIP.
- 9B. Who is going to be owning/maintaining the 131' wide median? If it is not the City, it should be removed from ROW and put within a tract.
- 9C. Revise dimension since the landscape is not 15' wide. (typ)
- 9D. Advisory: inlets shall be a minimum of 5' from curb ramps, typical.
- 9E. Ensure intersections meet detail 14.3 from the Roadway Manual. Minimum 20' from edge of ramp to curb extensions and minimum 30' transition before the first parking space. (typical)
- 9F. Identify centerline radii. Minimum 250' for local type 1, 150' for local type 2, and 375' for local type 3. (typical all horizontal curves)
- 9G. Minimum 0.8% slope in the street. Local streets are not permitted to be superelevated.
- 9H. Minimum 425' centerline radius for a one-way couplet.

10. Traffic Engineering (Steve Gomez / 303-739-7XXX / sgomez@auroragov.org / Comments in orange)**Neighborhood Plan Set**

- 10A. This Neighborhood Plan and the traffic conformance letter and will not be approved until the Traffic Study for the Windler Master Plan Amendment is approved.
- 10B. Verify the Biloxi and Longview intersection angle is 90 degrees +/- 5 degrees. Move ped ramps closer to the intersection.
- 10C. Provide fire truck/truck turning templates at all Connector Blvd intersections
- 10D. Show sight triangles at ALL intersections that include the public ROW per COA TE-13
- 10E. Verify ALL intersections are perpendicular +/- 5 degrees
- 10F. Revise ped ramps as redlined.
- 10G. Add Green Road ROW and directional arrows for reference
- 10H. Add stop sign at Green Road South in redlined location on sheet 11
- 10I. Move callout off of the ped ramp in redlined location on sheet 13

Traffic Conformance Letter

- 10J. This conformance letter will not be approved until the Traffic Study for the Windler Master Plan Amendment is approved
- 10K. Provide PE stamp and signature
- 10L. See additional comments on redlined letter



11. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

Sheet 1 of 17 / Cover

- 11A. See comment to add a note.
- 11B. Provide a completed implementation table.
- 11C. Update the construction and occupancy code years.
- 11D. Provide information for the townhouses in the data block.
- 11E. Update notes 19 and 20.

Sheet 3 of 17 / Street sections

- 11F. See note for fire lane easement width.

Sheet 7 of 17 / Site

- 11G. See note for mail kiosks.
- 11H. See comment to provide a 23' fire lane easement.
- 11I. Provide fire lane turning radii, 29' inside and 52' outside. Typical

Sheet 9 of 17 / Site

- 11J. See comment to provide a 23' fire lane easement.
- 11K. Provide fire lane turning radii, 29' inside and 52' outside. Typical
- 11L. Show fire lane sign in legend.
- 11M. See fire lane sign details and notes.

Sheet 17 of 17 / Site

- 11N. See comment to provide a 23' fire lane easement.
- 11O. Provide fire lane turning radii, 29' inside and 52' outside. Typical

12. Aurora Water (Casey Ballard / 303-739- / cballard@auroragov.org / Comments in red)

Neighborhood Plan Set

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

- 12A. Does buildable area shown on the lot typical drawings include roof overhang, window bump outs, or other features?
- 12B. Based on current standards the alleys do not have utility easements. Easements would be named on the utility within them, in this case it would be a Water and Sanitary Sewer Easement.
- 12C. Advisory: Water valves are to be at least 2-feet from edge of gutter, curb, cross-pan. All valve locations will be further evaluated during civil plan review.
- 12D. Advisory: All signs will need to be moved at least 5-feet from these pocket easements to allow water meter placement.
- 12E. Advisory: Signs, trees, light poles, etc. are to be a minimum of 5-feet from public inlets.
- 12F. Advisory: This portion of storm (see sheet 7) serving only private land is to be private.
- 12G. The sanitary sewer located near the roundabout on the south side of 53rd Ave (see sheet 7) was removed per email with Chris Fellows on 8/14.
- 12H. Easement is required for the mains and hydrant laterals within the private tracts.
- 12I. Remove this segment of water (green road south – sheet 10) if it not providing service connections to these southern homes.
- 12J. A private easement is to be granted by owner of tract J to allow owners of lot 5 and 6 to access their private service lines.
- 12K. A private easement is to be granted by owner of tract R to allow owner of lot 1 to access their private service line.
- 12L. Change the 90-degree bend in the water line on sheet 11 in to two 45-degree bends.
- 12M. A private easement is to be granted by owner of tract R to allow owner of lot 2 to access their private service line.



- 12N. Remove this stub or cap at the main (Denali, Sheet 14)
- 12O. Change redlined water line locations to a 45-degree fitting (sheet 15 and 16).
- 12P. Easement will be needed for the water and sanitary sewer. The storm is considered private. (sheet 15)
- 12Q. Light pole is shown in the pedestrian ramp. (sheet 15)
- 12R. A private easement is to be granted by owner of tract A to allow owners of lot 3 and 4 to access their private service lines.
- 12S. Include flow arrows or some way of indicating flow direction on all sanitary and storm mains.

Utility Conformance Letter

- 12T. Include a section or within an existing section what the total number of units are expected to be, what the approved number of units are per the MUS, and what the difference is.

13. PROS (Scott Hammons / 303-739-7 / shammons@auroragov.org / Comments in mauve)

- 13A. Please include an open space tracking chart and map.
- 13B. Please include increased detail within the open space or note when those details will be submitted.

14. Land Development Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

Cover Sheet

- 14A. The Title needs to be changes to include “Site” between Neighborhood and Plan.
- 14B. The legal description should match the description on the new plat - we will check it when the plat is submitted for review.
- 14C. Add the standard Site Plan Note as indicated.

Sheet 3

- 14D. Check the Alley dimensions and easement names

Sheet 4

- 14E. Advisory Comment: This information should match the plat Lots, Blocks, Tracts, street names, easements, etc. (typ.)

Sheet 5

- 14F. Add the street names for the roads

Sheets 6 – 17

- 14G. Add Plat Boundary information: Bearings, distances, Curve data that should match the plat exactly. (Typ.)
- 14H. Change these U.E. to the type of Water feature located within; this data that should match the plat exactly. (Typ.) (Confirm the naming with Aurora Water Dept.)
- 14I. Add Tract name (Typ.)
- 14J. In the legend: add other abbreviations here
- 14K. There are some rear Lot easements shown: add these 8' distances on each side of the Lot lines (Typ.)
- 14L. Add Road name (Typ.)

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

- 15A. 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 right-of-ways. If you have questions or concerns about this, the Energy & Environment Division can assist by providing additional information.
- 15B. The Colorado Energy & Carbon Management Commission (ECMC) for 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.



- 15C. 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.
- 15D. 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. For more information on the P&A well please visit ECMC facility detail at: Facility Detail (state.co.us).
- 15E. 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 (ecmc.state.co.us/#/home) and ECMC GISOnline (https://cogccmap.state.co.us/cogcc_gis_online/).
- 15F. Should you have any questions about oil and gas development, please reach out to Jeffrey S. Moore, Manager of the Energy & Environment Division.

16. E-470 Public Highway Authority (Brandi Kemper / 303-537-3727 / bkemper@e-470.com)

- 16A. Occupying space for utility work, access, and any construction within the E-470 ROW and MUE (multi-use easement) is subject to and will be in compliance with the E-470 Public Highway Authority Permit Manual, April 2008, as may be amended from time to time (the "Permit Manual") and will require an E-470 Construction or Access Permit. The administration fee is \$750.00 and \$75,000 per acre for construction.
- 16B. A permit will be required from E-470 for any encroachment or disturbance to E-470 ROW or MUE prior to construction.
- 16C. Here is a link to our permit: <https://www.e-470.com/Pages/WorkingWithUs/Permits.aspx>
- 16D. Clearly identify the E-470 ROW and MUE on all applicable drawings.
- 16E. E-470 discourages residential uses adjacent to the roadway.
- 16F. E-470 is not responsible for noise mitigation.
- 16G. The E-470 TBMS (fiber) line running along the east side of E-470, this line shall be protected in place.
- 16H. A dig watch shall be required whenever there are construction activities near the TBMS line.
- 16I. A minimum 4' of cover is required over the fiber.
- 16J. E-470 will be widened to 4 lanes in each direction in the future.
- 16K. No structures are allowed in the MUE.
- 16L. Developed flows from the site will need to be treated and discharged at or below historic rates.
- 16M. The contractor will be responsible for stormwater permitting through the City, County, or E-470 for this project.
- 16N. An entity will need to take responsibility for the ongoing maintenance of proposed improvements within the ROW and MUE.
- 16O. Survey monuments along and within the E-470 ROW/MUE which are disturbed shall be reset and conform to the E-470 coordinate system.
- 16P. Revegetation of disturbed areas within the E-470 property will need to meet E-470 seed mix specifications.
- 16Q. Landscaping is only allowed in the outer 25' of the MUE.
- 16R. Any fencing disturbed will need to be reset meeting E-470 specifications.
- 16S. A comment/response document would be helpful to track the revisions to each submittal.
- 16T. Additional comments will be issued as design progresses.



17. Denver International Airport – Planning (303-342-4105 / denplanningreferrals@flydenver.com)

- 17A. 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
- 17B. 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>.
- 17C. This development will be impacted by aircraft noise and overflights, an Avigation Easement is required for this development.