

Transport Colorado
Pre-Application Comment Responses

A = Accept Comment - Correct, Add to, or Clarify plans D = Dismiss Comment R = Resolve comment in next design phase		Submittal: #DA-1793-16 Discipline: See below Date: 11.5.2021		
Comment Number	Comments	Initial Code	Response	Final Disposition Date Complete
Planning and Development Services Department Comments				
1A	No comments were received from surrounding neighborhoods. Comments were received from outside referral agencies, Xcel Energy and Mile High Flood District. Please respond to their specific comments in your Comment Response Letter.	A	Noted. Applicable responses are below.	11/5/2021
2A	Provide a phasing plan. For each phase, all aspects of code must be met, with the assumption that future phases will never be constructed. State the triggers for each phase's construction.	D	This project will not be phased.	11/5/2021
2B	Public Art – Roberta Bloom – Provide an explanation of why a public art plan was not included.	A	Public Art will be included in the overall development, as outlined in the existing approved Master Plan. Please see accompanying sheets at the end of this document.	11/5/2021
2C	Clearly identify on the site plan where the common patio space is located for each building.	A	The patio/amenity space has been co-located within the project. There are two locations one north near the ponds and one near the south side of buildings 2 & 3.	11/5/2021
2D	Ensure that the Site Plan notes are revised based on the redline comments.	A	Notes have been revised.	11/5/2021
3A	Staff suggests changing the Title block name to TRANSPORT INDUSTRIAL CAMPUS SITE PLAN or like distinguish between other existing and future Site Plans in the Transport development.	A	Title has been revised.	11/5/2021
3B	Include the parking counts on all Site Plan sheets.	A	Parking counts are included.	11/5/2021
3C	Identify the distance from the right-of- way line for Cavanaugh Road to the edge of the parking lot on the east side of Building 4.	A	Dimension has been added.	11/5/2021
3D	For the employee parking, head-in parking is required to be 9' X 19' per city code. Your head-in parking dimensions are labeled as 9' X 18'. Please modify the regular head-in parking spaces to meet code requirements.	A	site plan has been modified to account for 19' head in parking	11/5/2021
3E	Two fence types are identified on sheet 45, metal picket and architectural mesh. Please clearly identify on the applicable sheets where each type of fencing is proposed.	D	Fencing has been removed from the project.	11/5/2021
3F	Provide evidence with sight line drawings, section drawings, or perspectives that parked trailers and loading doors are not visible from adjacent rights-of-way.	A	a site view angle section has been provided see sheet 69	11/5/2021
3G	Primary building entrances must front onto a street or plaza. At each building entrance, provide a seating area, shade feature, decoratively scored concrete, raised planter boxes, etc. that can act as a pedestrian-scaled building entrance.	A	site furnishings have been provided at the corner entry elements for each building. Canopy elements are provided along the building for pedestrian scale as well as weather protection.	11/5/2021
3H	For each building elevation, clearly label the elevations so staff can determine which elevations go with each building.	A	this is provided	11/5/2021
3I	Ensure that all dock doors are screened with the painted tilt wall/screen wall.	A	see the site angle section on sheet 69	11/5/2021

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3J	Provide elevations at 1/8"=1' at a maximum for sheets 46 and 49. The provided elevations are too small and lack enough detail to provide an accurate review. Buildings must meet all UDO design elements listed in the below table for non-residential buildings and Special Standards for Industrial Structures.	A	this is provided	11/5/2021
3K	Every 50 feet, there must be a parapet variation and a minimum 1-foot projection.	A	see revised elevations	11/5/2021
3L	Include a notated Table 4.8-8 that shows how these elevations are meeting character elements for four-sided building design. Find this table at the end of this letter. When this is resubmitted, staff will fully evaluate the elevations for code compliance.		See Architecture	11/5/2021
3M	Accessory buildings must also comply with architectural standards when within view of right-of-way. They should match or complement the primary buildings. Please identify if there are any proposed accessory buildings.	D	no accessory buildings are proposed at this time.	11/5/2021
3N	Pedestrian-scale lights should be used along pedestrian paths and to highlight building entrances. Please add these to the Photometric Plan with detail on and Site Plan. Additionally, add the light pole detail to sheet 62.	A	canopy lighting has been provided	11/5/2021
	<p>Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:</p> <ul style="list-style-type: none"> • Parcels • Street lines • Building footprints (If available) <p>Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: tinyurl.com/3xe6ds46 or by contacting CADGIS@auroragov.org</p>	A	A Preliminary Digital Addressing .DWG file has been SET TO THE City seperately.	11/5/2021
4	Landscape Sheet Redlines, See	A	Landscape redlines have been addressed.	11/5/2021
Engineering Department Comments				
	The site plan will not be approved by public works until the preliminary drainage letter/report is approved	A	Comment Noted.	11/5/2021
	<p>Please add the following notes:</p> <ul style="list-style-type: none"> • Adjacent street improvements must be approved prior to issuance of the building permit. • Adjacent street improvements must be completed and accepted prior to issuance of the Certificate of Occupancy or Temporary Certificate of Occupancy. 	A	The requested notes have been added to Sheet 3.	11/5/2021
	Engineering Redlines	A	Redlined comments have ben addressed and responses to on the Plat Set.	11/5/2021
Real Property Comments				
	There is already a plat named: "Transport Colorado Sub Fil. #1." This plat name will need to be changed. (I suggest maybe: "Transport Colorado IC Subdivision Filing No. 1." See the red line comments on the plat and site plan. Send in Title Commitment updated to be within 120 calendar days of the plat recording date. Send in the State monument Records for the aliquot corners used therein. Send in the closure sheet for the description of the plat.	A	The plat name has been changed as provided. Redlined comments have been addressed and responded to on the plan sheets. Updated Title has been included with this submittal. State Monument Records have been included with this submittal. Closure sheet for the description of the plat has been included with this submittal.	11/5/2021

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Aurora Water				
8a	Provide a utility conformance letter for this site development.	A	A Utility Conformance Letter has been included with this submittal.	11/5/2021
8B	C4 - This loop of hydrants appears to be from a dead end main and also serving a fire service line and domestic meter.	A	This dead end main has been rectified by providing a connection point to the main in 32nd Avenue.	11/5/2021
8C	All water meters are to be outside of fenced/secured areas.	D	Fencing locations will be determined during the TI stage once tenants are obtained. If future proposed fencing puts the meters within a fenced area, a gated access with a knock box will be provided for emergency personnel which could also be utilized for meter access.	11/5/2021
8D	External utilities need to be established for this site to receive service. Include application numbers or approval numbers for all improvements.	A	External utilities are being designed concurrently and will be provided under separate submittal by others. Approval numbers will be provided if available.	11/5/2021
8E	C17 – Ensure a minimum of 10-feet between water and storm.	A	A minimum of 10' has been provided between water and storm.	11/5/2021
8F	Indicate that all proposed storm is private.	A	A note has been added to all Utility Sheets that all proposed storm sewer is private.	11/5/2021
8G	Ensure easements are labeled on all sheets.	A	Easement labels have been provided on all sheets.	11/5/2021
8H	C18 – Ensure this light fixture is outside of the utility easement.	A	revised	11/5/2021
8I	The connection to the water main is to be made by this development. Offsite utilities need to be labeled for approval or application number. The civil plans for this site cannot be approved unless the supporting infrastructure is approved.	A	Comment Noted. Coordination with infrastructure design group is ongoing. Proposing to have the infrastructure design provide utility stubs where this development will need them. Once application or approval numbers are available, they will be added to this plan set.	11/5/2021
8J	C21 - Water and sanitary mains are to be public at a later date per the interim services agreement.	A	Comment Noted.	11/5/2021
8K	A fixture unit table will be required with the civil plans to justify water meter size and service line material. Water meters 3-inches and larger require a larger easement. Typical for all meters.	A	Comment Noted. This will be provided on the Civil Plans. Preliminary sizing has the water meters at 3". An easement is provided for these meters.	11/5/2021
8L	Label fire line as private. Typical for all fire services.	A	Fire lines have been called out as "8" DIP Fire Service Line (Private)".	11/5/2021
8M	C22 - In general sanitary mains/services that only serve a single building/user are private. Private sanitary mains/services do not require easements when on the owners property.	A	Easement has been revised to not include sanitary lines that only serve a single building.	11/5/2021
8N	C24 - Valves are to be provided at every other hydrant, on all legs of tees/crosses, and between the fire service and domestic service mains. If valves are being anticipated but not shown until the civil plans that is acceptable.	A	Valves have been shown to provide appropriate isolation.	11/5/2021
8O	Ensure the light pole is outside of the utility easement.	A	revised	11/5/2021
8P	Hydrant in conflict with a proposed light pole.	A	revised	11/5/2021
8Q	C25 - Ensure utilities are a minimum of 8-feet from edge of easement and 10-feet from each other.	A	Utilities are 10' from each other and easement has been revised to be 8' from utilities.	11/5/2021
8R	C26 - Access is required to the bottom of the pond, the forebay, and the top of the outlet structure. Access is to be from within the site and not the public ROW. Typical for all ponds.	A	The pond maintenance accesses have been shown and labeled.	11/5/2021
8S	C27 - Storm should be a minimum of 8-feet from light poles.	A	revised	11/5/2021
8T	C28 - Storm should be a minimum of 8-feet from light poles.	A	revised	11/5/2021

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8U	C35 - Meters are to be in a landscaped area such as mulch, grass, shrubs, or rock mulch. Trees, concrete, or asphalt are not to be placed around the meter.	A	Water meters are placed in landscaped areas for all buildings.	11/5/2021
	Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area.	A	Comment Noted.	11/5/2021
Life Safety				
	Indicate if structures are fire sprinkled or non-fire sprinkled. (Note: This information is needed to determine the number of fire hydrants required to support this site.)	A	Buildings are fire sprinkled. The information has been added to the Site Data Table.	11/5/2021
	Provide the accessible parking and van accessible parking required and provided for each building.	A	Accessible and van parking have been provided.	11/5/2021
	Please provide the occupancy class and construction type for each building.	A	each building will be type II-B construction and anticipated to have an occupancy classification of B, S-1, F-1.	11/5/2021
	Will this site be phased? If so, provide a phasing plan. A phasing plan must be provided with the Planning Departments site plan and Public Works Departments civil plan submittal. The phasing plan must illustrate each phase and provide a narrative that describes how the phasing will implement the required two points of access and a looped water supply at all times during the phased construction. Also, make sure to incorporate COA Water and Public Works phasing requirements into the phasing plan.	D	This site will not be phased.	11/5/2021
	Will this site be gated? If this site is a gated then the installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is conducted on behalf of the Fire Chief. If gated, provide sections for the automatic and manual gates.	R	unknown at this time.	11/5/2021
Sheet2	Show and label the fire lane, FDC, fire riser room door, and accessible parking signs.	A	The fire lanes and fire riser room exterior doors have been shown and labeled on the Site Plan and Utility Plan sheets. The accessible parking signs have been shown and labeled on the Site Plan sheets.	11/5/2021
	"SIGNAGE AND STRIPING" package shall be included for approval with the Site Plan and Civil Plan, and shall include fire lane and handicapped parking signs, sign details, handicapped parking stall details, and locations for all. Sign package shall include all signs as required by other City of Aurora departments. See example below.	A	A "Signage and Striping Details" sheet has been added as Sheet 17. This includes details of all the proposed signage and typical ADA parking stalls and crosswalks. The locations of the signs is shown and labeled on the Site Plan sheets.	11/5/2021
	• THE 2015 INTERNATIONAL FIRE CODE, APPENDIX J AND CITY OF AURORA CODE, CHAPTER 66-38 FIRE PREVENTION REGULATIONS, REQUIRE ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE. AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS. THE GENERAL CONTRACTOR (GC) WILL BE NOTIFIED BY A BUILDING DIVISION LIFE SAFETY INSPECTOR AS TO WHETHER THE STRUCTURE HAS PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE AN INDEPENDENT THIRD PARTY RADIO STUDY FOR THE ENTIRE BUILDING AT THE OWNER OR DEVELOPERS EXPENSE. WHERE AN EMERGENCY RESPONDER RADIO COVERAGE SYSTEM IS REQUIRED, A DESIGNATED CONTRACTOR SHALL SUBMIT PLANS TO THE BUILDING DIVISION TO OBTAIN A BUILDING PERMIT PRIOR TO INSTALLATION.	A	Note has been added.	11/5/2021

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	<p>• ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL THE DEVELOPER, HIS OR HER SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS, AND ASSIGNS, SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES WILL BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE AGREEMENT FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. THE GATING SYSTEM WILL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF; A) SIREN OPERATED SYSTEM; B) AUTOMATIC KNOX KEY SWITCH; AND C) MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.</p>	A	Note has been added	11/5/2021
	<p>ATTENTION BUILDING DIVISION: per ARTICLE XI, C.O.A. Building and Zoning Code, Section 22-425 through 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING _____ (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.</p>	A	These are spec buildings and the noise level anticipated is unknown. The future tenant will address any noise and acoustic requirements at build-out.	11/5/2021
	Please remove Note 20.	A	Note has been removed	11/5/2021
	Please move Note 24 to the utility sheets	A	Note has been moved to utility sheets.	11/5/2021
Sheet 3	Show all existing and proposed fire hydrants along 32nd Ave.	A	Fire hydrants have been shown.	11/5/2021
	Provide a letter from Petroleum or Gas Company, on company letter head that reflects their set back requirements from the easement line and the actual underground pipe to the exterior wall of your proposed structures. The setback established by Petroleum or Gas Company must be included on the site plan as part of the General Notes.	A	See attached letter from Enterprise dated 10/12/21 and copy of easement associated with the site.	11/5/2021
	Show all existing and proposed fire hydrants along Cavanaugh Rd.	A	The proposed hydrants (by others) on 32nd and Cavanaugh have been shown and labeled on the Overall Site Plan.	11/5/2021
Sheet 4	Fire hydrants that will be subject to impact by motor vehicles, bollard protection shall be provided. Identify and provide bollard protection for this fire hydrant.	A	Bollards have been added around the fire hydrants. Bollard details have been added to Sheet 17.	11/5/2021
	Fire hydrants shall be located no less than 3'6" and not more than 8' from the edge of the fire lane easement.	A	Fire hydrant locations have been revised to fall within 3.5'-8' of the associated fire lane easement.	11/5/2021
	Fire hydrants on-site can be spaced on average every 500ft. The only exception is that a fire hydrant is within 100ft of FDCs. Please see example provided on Building 01.	A	Fire hydrant spacing meets the 500' requirement average. A fire hydrant is also within 100' of all the buildings FDC's.	11/5/2021
	Show the location, size and type of piping of the fire service water line supporting the interior automatic fire sprinkler system. Example for fire service line label: 4" Fire Line DIP (Private).	A	Fire lines have been called out as "8" DIP Fire Service Line (Private)".	11/5/2021
	All Utility sheets shall label and identify the following: - Show symbol and label for the FDC. - Show symbol and label for the Knox Box. - Show location of Fire Riser Room and exterior door.	A	The FDC, Knox Box, and Fire Riser Room Exterior Door has been shown and labeled for all the buildings on the Utility Sheets.	11/5/2021

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	Show the location of the Knox Boxes at the corner entrances and fire riser room doors: - Identify the Knox Box as an X within a box symbol and label with the following example: "Knox Box."	A	Knox boxes have been shown and labeled at the requested locations.	11/5/2021
	Provide a 3' sidewalk that interconnects the Cavanaugh sidewalk to the sidewalk path abuts building 3. These paths are intended to provide paths that are readily visible and accessible to firefighters and fire apparatus who utilize CA Vaugh Road during emergency incidents that involve building 3.	A	access to the Cavanaugh ROW is provided	11/5/2021
Sheet5	See previous comments address curb stop signage and fire hydrant bollard protection.	A	Wheel stops have been added to parking stalls that have signs at end of stall. Bollards have been added around the fire hydrants. Bollard details have been added to Sheet 17.	11/5/2021
	Please provide a curb stop on all stalls that have signage/post directly adjacent to the vertical curb.	A	Wheel stops have been added to parking stalls that have signs at end of stall. Bollards have been added around the fire hydrants. Bollard details have been added to Sheet 17.	11/5/2021
Sheets 6-13	Relocate all light fixtures outside the fire lane easements.	A	revised	11/5/2021
	See previous comments address curb stop signage and fire hydrant bollard protection.	A	Wheel stops have been added to parking stalls that have signs at end of stall. Bollards have been added around the fire hydrants. Bollard details have been added to Sheet 17.	11/5/2021
Sheet 13	Provide a letter from Petroleum or Gas Company, on company letter head that reflects their set back requirements from the easement line and the actual underground pipe to the exterior wall of your proposed structures. The setback established by Petroleum or Gas Company must be included on the site plan as part of the General Notes.	A	See attached letter from Enterprise dated 10/12/21 and copy of easement associated with the site. *To add line to general notes.	11/5/2021
Sheet 15-16	Relocate all light fixtures outside the fire lane easements.	A	revised	11/5/2021
	See previous comments address curb stop signage and fire hydrant bollard protection	A	Wheel stops have been added to parking stalls that have signs at end of stall. Bollards have been added around the fire hydrants. Bollard details have been added to Sheet 17.	11/5/2021
Sheet 17 - 28	Identify and label the location, size and type of piping of the fire service water line supporting the interior automatic fire sprinkler system. Example for fire service line label: 8" Fire Line DIP (Private).	A	Fire lines have been called out as "8" DIP Fire Service Line (Private)".	11/5/2021
	Show symbol and label for the Knox Boxes. Show location of Riser Room and exterior door. Relabel the water line to include size, material. Please check with Aurora to determine if additional information is required	A	The FDC, Knox Box, and Fire Riser Room Exterior Door has been shown and labeled for all the buildings on the Utility Sheets. Fire lines have been called out as "8" DIP Fire Service Line (Private)". Water mains have been called out as "12" PVC Water Line".	11/5/2021
Sheet 45	Provide a sign package, see example above. "SIGNAGE AND STRIPING" package shall be included for approval with the Civil Plans, and shall include fire lane and handicapped parking signs, sign details, handicapped parking stall details, and locations for all. Sign package shall include all signs as required by other City of Aurora departments.	A	A "Signage and Striping Details" sheet has been added as Sheet 17. This includes details of all the proposed signage and typical ADA parking stalls and crosswalks. The locations of the signs is shown and labeled on the Site Plan sheets.	11/5/2021
Sheet 46-49	All Elevation sheets shall label and identify the following: - Show symbol and label for the FDC. - Show symbol and label for the Knox Box. - Show location of Fire Riser Room and exterior door	A	see the revised elevation sheets	11/5/2021
Parks, Recreation and Open Space (PROS)				
10A	No comments from this department.	A	Noted.	11/5/2021
10B	Forestry (Becky Lamphear) – No comments	A	Noted.	11/5/2021
Xcel Energy				
	Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the documentation for Transport Colorado Industrial Campus. As always, thank you for the opportunity to take part in the review process. For these commercial/industrial/retail lots, and to ensure that adequate utility easements are available within this development and per state statute §31-23-214 (3), PSCo requests that 10-foot-wide utility easements are granted around the perimeter of platted areas including lots, tracts, parcels and/or open space areas	A	A 10' wide Utility Easement has been provided around the platted property boundary.	11/5/2021

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	<p>PSCo also requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:</p> <p>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</p>	A	The requested note has been added to the Plat.	11/5/2021
	Public Service Company also requests that all utility easements are depicted graphically on the preliminary and final plats. While these easements may accommodate certain utilities to be installed in the subdivision, some additional easements may be required as planning and building progresses.	A	Comment Noted. A 10' wide Utility Easement has been provided around the platted property boundary.	11/5/2021
	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	A	Comment Noted.	11/5/2021
	The property owner/developer/contractor must complete the application process for any new natural gas or electric service via xcelenergy.com/Install And Connect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.	A	Applications submitted to Xcel Energy for electrical services on 10/12/21. Working directly with Dana Rael-Padilla on applications and design for service.	11/5/2021
	Additional easements will need to be acquired by separate document for new facilities (i.e. transformers) – be sure to have the Designer contact a Right-of-Way and Permits Agent.	A	Comment Noted.	11/5/2021
Mile High Flood District				
12A	<i>We have no comments on the proposed site plan or plat. We have provided comments on the PDR and DR with RSN 1576071. Please ensure that any changes that result from the comments we provided should be incorporated into future submittals for this RSN. Please feel free to contact me at cpajares@mhfd.org if you have any questions or comments. Charlie A. Pajares Project Engineer Mile High Flood District</i>	A	Comment Noted. Responses to PDR comments will be provided with the PDR resubmittal.	11/5/2021
Adams County				
13A	Thank you for including Adams County in the review for TRANSPORT COLORADO INDUSTRIAL CAMPUS - SITE PLAN AND PLAT. We have no comment on the subject referral.	A	Noted	11/5/2021
Site Plan Redlines				
Page 1	Add occupancy class and construction type for each building	A	each building will be type II-B construction and anticipated to have an occupancy classification of B, S-1, F-1.	11/5/2021
Page 2	Update Legal Description per notes	A	Legal Description has been revised as commented.	11/5/2021
	Show and label the fire lane, FDC, fire riser room door, and accessible parking signs.	A	The fire lanes and fire riser room exterior doors have been shown and labeled on the Site Plan and Utility Plan sheets. The accessible parking signs have been shown and labeled on the Site Plan sheets.	11/5/2021

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Page 3	Show all existing and proposed fire hydrants along Cavanaugh Rd.	A	The proposed hydrants (by others) on 32nd and Cavanaugh have been shown and labeled on the Overall Site Plan.	11/5/2021
	Show all existing and proposed fire hydrants along 32nd Ave.	A	The proposed hydrants (by others) on 32nd and Cavanaugh have been shown and labeled on the Overall Site Plan.	11/5/2021
	Please add the following notes: Adjacent street improvements must be approved prior to issuance of the building permit. Adjacent street improvements must be completed and accepted prior to issuance of the Certificate of Occupancy or Temporary Certificate of Occupancy.	A	The requested notes have been added.	11/5/2021
	Add Reception number for 32nd Ave and Cavanaugh Rd projects	A	The projects are in design by others. Once recorded and Reception Numbers are available, they will be added to this plan set.	11/5/2021
	Provide a letter from Petroleum or Gas Company, on company letter head that reflects their set back requirements from the easement line and the actual underground pipe to the exterior wall of your proposed structures. The setback established by Petroleum or Gas Company must be included on the site plan as part of the General Notes.	A	See attached letter from Enterprise dated 10/12/21 and copy of easement associated with the site.	11/5/2021
Page 4	Access to the east side of building 3 needs to be established. A couple of options available is to provide an access road that connects the north and south parking lots as shown in blue. Another option is multiple 3' wide paved sidewalks from each fire access door that extend and ties into the adjacent road's sidewalk. However, this option will require manway gates if parameter fencing is proposed. Show 26' wide Aerial Fire Lane within 15' to 30' of one side of the structure per 2015-IFC D105 for roof surfaces greater than 30' above grade. With inside turning radii of 29' and outside turning radii of 52'. (Show dashed fire lane typical on Site, Landscape and Photometric Plans.) The highlighted blue access road may be ideal for the required aerial fire access road.	A	3' wide paved sidewalks are provided. Per section 3206.6, we provide access via a road around the entire perimeter of the building within 150 ft. The rear is accessed by Cavanaugh Rd, where the building is less than 150 ft. The appendix D105 states that an Aerial access road is required adjacent to one side of building. The required 26' wide Aerial Fire Lane is provided as indicated along the north and south elevations of the building.	11/5/2021
	Please identify if the water infrastructure proposed will be designed to the COA Water Dept standards. Also, identify if the water supply will be provide with apparatus such water pumps, etc.	A	The water infrastructure is being designed by others and is assumed it will be per COA Water Dept. Standards. As the design is not being prepared by us, specifics of the design cannot be identified.	11/5/2021
	Show the location, size and type of piping of the fire service water line supporting the interior automatic fire sprinkler system. Example for fire service line label: 4" Fire Line DIP (Private). TYP of all buildings.	A	Fire lines have been called out as "8" DIP Fire Service Line (Private)".	11/5/2021
	All Utility sheets shall label and identify the following: - Show symbol and label for the FDC. - Show symbol and label for the Knox Box. - Show location of Fire Riser Room and exterior door. TYP of all buildings	A	The FDC, Knox Box, and Fire Riser Room Exterior Door has been shown and labeled for all the buildings on the Utility Sheets.	11/5/2021
	Fire hydrants on-site can be spaced on average every 500ft. The only exception is that a fire hydrant is within 100ft of FDCs. Please see example provided on Building 01. TYP of all buildings	A	Fire hydrant spacing meets the 500' requirement average. A fire hydrant is also within 100' of all the buildings FDC's.	11/5/2021
	Please relocate the fire hydrant to be located no less than 3'6" and not more than 8' from the edge of the fire lane easement. See example. TYP Fire hydrants that will be subject to impact by motor vehicles, bollard protection shall be provided. Identify and provide bollard protection for this fire hydrant. (TYP)	A	Fire hydrant locations have been revised to fall within 3.5'-8' of the associated fire lane easement. Bollards have been added around the fire hydrants. Bollard details have been added to Sheet 17.	11/5/2021
Page 5-16	Please provide a curb stop on all stalls that have signage/post directly adjacent to the vertical curb. TYP	A	Wheel stops have been added to parking stalls that have signs at end of stall.	11/5/2021
	Please relocate the fire hydrant to be located no less than 3'6" and not more than 8' from the edge of the fire lane easement. See example. TYP	A	Fire hydrant locations have been revised to fall within 3.5'-8' of the associated fire lane easement.	11/5/2021
Page 10	Provide a dimension for the edge of parking lot to the right-of-way. This will help determine parking lot frontage within the 60' frontage.	A	The requested dimension has been added.	11/5/2021
	Fire hydrants that are intended to support the interior fire sprinkler system may need to be adjusted to be within allowable limits. Possible solution would be to extend the curb island out towards the fire lane easement or widen and extend the fire lane easement towards the fire hydrant's location. See example above.	A	The Fire Lane & Access Easement has been adjusted per the example provided so that the fire hydrants supporting the fire sprinkler system	11/5/2021

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Page 12	Interconnect and extend the fire lane to this portion of the access road. TYP of all buildings. Fire lanes should encompass the buildings.	A	The fire lanes have been revised to encompass the buildings where possible.	11/5/2021
	Please update the plat to reflect the fire lane easement changes.	A	The plat has been updated to reflect changes to the Fire Lane & Access Easements.	11/5/2021
Page 14-16	Show/label pond maintenance access	A	The pond maintenance accesses have been shown and labeled.	11/5/2021
Page 16	Show 26' wide Aerial Fire Lane within 15' to 30' of one side of the structure per 2015-IFC D105 for roof surfaces greater than 30' above grade. With inside turning radii of 29' and outside turning radii of 52'. (Show dashed fire lane typical on Site, Landscape and Photometric Plans.)	A	Per section 3206.6, we provide access via a road around the entire perimeter of the building within 150 ft. The rear is accessed by Cavanaugh Rd, where the building is less than 150 ft. The appendix D105 states that an Aerial access road is required adjacent to one side of building. The required 26' wide Aerial Fire Lane is provided as indicated along the north and south elevations of the building.	11/5/2021
Page 17-28	Min slope away from the building is 5% for 10' in landscape areas, 2% min for impervious areas. Max slope is 2% in any direction at HC spaces Min pavement slopes 1% for asphalt, .5% for concrete	A	These design parameters are adhered to. These notes have also been added to the Grading Sheets.	11/5/2021
	Ensure a minimum of 10-feet between water and storm.	A	A minimum of 10' has been provided between water and storm.	11/5/2021
	Indicate that all proposed storm is private.	A	A note has been added to all Utility Sheets that all proposed storm sewer is private.	11/5/2021
	Please label access drive slopes	A	The slopes at all access drives have been labeled.	11/5/2021
	Valves are to be provided at every other hydrant, on all legs of tees/crosses, and between the fire service and domestic service mains. If valves are being anticipated but not shown until the civil plans that is acceptable.	A	Valves have been shown to provide appropriate isolation.	11/5/2021
	Hydrant in conflict with a proposed light pole.	A	The fire hydrant has been revised to avoid the light pole.	11/5/2021
Page 18	The connection to the water main is to be made by this development. Offsite utilities need to be labeled for approval or application number. The civil plans for this site cannot be approved unless the supporting infrastructure is approved.	A	Comment Noted. Coordination with infrastructure design group is ongoing. Proposing to have the infrastructure design provide utility stubs where this development will need them. Once application or approval numbers are available, they will be added to this plan set.	11/5/2021
Page 21	Water and sanitary mains are to be public at a later date per the interim services agreement.	A	Comment Noted.	11/5/2021
	A fixture unit table will be required with the civil plans to justify water meter size and service line material. Water meters 3-inches and larger require a larger easement. Typical for all meters.	A	Comment Noted. This will be provided on the Civil Plans. Preliminary sizing has the water meters at 3". An easement is provided for these meters.	11/5/2021
Page 26-28	Access is required to the bottom of the pond, the forebay, and the top of the outlet structure. Access is to be from within the site and not the public ROW. Typical for all ponds.	A	The pond maintenance accesses have been shown and labeled.	11/5/2021
	For the ponds: Show/label pond maintenance access to the pond bottom as well as the top of the outlet structure, show/label 100-year water surface elevation, indicate direction of emergency overflow.	A	The pond maintenance accesses have been shown and labeled. The 100 year water surface elevation has been shown and labeled. The emergency overflow has been labeled and direction shown.	11/5/2021
	Min 2% slope in pond bottom, typical	A	2% minimum slope is adhered to at the pond bottom for areas not having a trickle channel.	11/5/2021
	Access is to be provided to all manholes.	A	Manhole access has been provided.	11/5/2021
	Please ensure trees are a minimum of 10' from storm.	A	Tree placement will stay 10' clear of Storm lines.	11/5/2021
Page 29	Only landscaping within 20' of the building face may count toward the required landscaping.	A	Noted. Plan has been revised to accommodate perimeter planting.	11/5/2021
	Label these ponds to correspond with the plan as Pond A, B and C.	A	Ponds have been labeled.	11/5/2021
	Add width required/provided.	A	Category has been added.	11/5/2021
Page 31-42	Building perimeter landscaping is required regardless of the soils report. Please read the zoning ordinance building perimeter landscape section regarding this. If necessary, add planters, provide an actual planting bed wide enough to address the soils report and/or add more parking lot landscaped islands to meet the building perimeter requirements.	A	Plan has been revised to accommodate perimeter planting.	11/5/2021
Page 31-33	Add an additional call out as follows: Landscaping for the street/curbside for E. 32nd Avenue is provided in Transport Colorado Preliminary Plat/ Infrastructure Site Plan DA#1793-06	A	Note has been added.	11/5/2021

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Page 32-33	Because there will be future development, remove the buffer and add a note that states that the buffer will be provided with future site plan submittals associated with the future development. Increase the plantings being provided along the north for the interim condition.	D	The Team would like to keep the buffer as-shown. The future development will be required to maintain and/or enhance the buffer, as necessary, to meet City requirements at the time of development.	11/5/2021
Page 33, 36, 39,42	Add an additional call out as follows: Landscaping for the street/curbside for Cavanaugh Road is provided in Transport Colorado Infrastructure Site Plan No. 3. DA#1793-17	A	100-year has been labeled.	11/5/2021
	Dimension and label the 30' gas easement	A	Easement has been dimensioned and labeled.	11/5/2021
Page 40-42	Please show/label the 100 year WSEL. Please also show the maintenance path.	A	100-year WSEL has been shown and labeled.	11/5/2021
Page 46-49	For each elevation, please label which building the elevation is for. This is critical to identify where dock doors are oriented and where building entries are proposed.	A	this is provided	11/5/2021
	Show symbol and label for the FDC. Show symbol and label for the Knox Boxes. Show location of Riser Room and exterior door. TYP of all elevations.	A	see the revised elevation sheets	11/5/2021
Page 62	Provide light pole detail. With type and dimensions	A	this is provided	11/5/2021
	Provide pedestrian lighting detail	A	this is provided	11/5/2021