

Initial Submission Site Plan and Plat Review - Responses Dated 11/21/17

Planning and Development Services

City of Aurora



Planning Division

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October 26, 2017

Larry Chaplin
Southern Glazer's Wine and Spirits LLC
1600 NW 163rd Street
Miami, FL 33169

Re: Initial Submission Site Plan and Plat Review – Prologis Park 70 SGWS Building 20-Site Plan and Plat

Application Number: **DA-1391-09**

Case Number(s): 2017-6045-00; 2017-3049-00

Dear Mr. Chaplin:

Thank you for your initial submission, which we started to process on Monday, October 2, 2017. We reviewed it 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 still remain, you will need to make a technical corrections submission on or before Friday, November 17, 2017.

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.

Response: Refer to cover letter dated 11/21/17 for a list of those changes.

Your estimated administrative decision date is set for Wednesday, January 3, 2017.

Response: This date should be Wednesday, January 3, 2018.

As always, if you have any comments or concerns, please give me a call. I may be reached at (303) 739-7266.

Sincerely,

Brenden Paradies, Planner I
City of Aurora Planning Department

cc: Mindy Parnes, Planning Department
Patrick Daugherty, JLL
Meg Allen, Neighborhood Liaison
Gary Sandel, ODA
Filed: K:\\$DA\1391-09rev1.rtf



Initial Submission Site Plan and Plat Review

PLANNING DEPARTMENT COMMENTS

Reviewed by: Brenden Paradies/ bparadie@auroragov.org/ 303-739-7266/ PDF comment color is red ink with light blue box around the text.

1. Community Questions Comments and Concerns

1A. Referrals were sent to seven abutting property owners as well as outside referral agencies. Please see comments at the end of this letter from Xcel Energy and E-470 Public Highway Authority. No neighborhood comments were received.

Response: Noted.

2. Completeness and Clarity of the Application

2A. A Prologis Park Design Review Board letter of approval is required with the next submittal.

Response: Per discussion with Brenden Paradies, this letter of approval is not required at this time but should be provided prior to our Administrative Decision Date currently set for Wednesday 1/3/18. This is currently under Prologis review.

2B. Combine landscape plan, colored elevations, and planning sheets all together to be in one comprehensive site plan set with next Contextual Site Plan PDF you plan to submit.

Response: All sheets have been combined into a single PDF for this submission.

2C. In Site Plan Cover Sheet Data Block, include Total Building Coverage, Hard Surface Coverage, and Landscape Coverage each as percentages.

Response: The Site Plan Cover Sheet Data Block (Sheet C1) has been updated to show the Total Building Coverage, Hard Surface Coverage, and Landscape Coverages as percentages.

2D. Include the numerical value of the permitted maximum sign area in the Site Plan Cover Sheet Data Block. Refer to [Section 146-1600 Table 16.3](#).

Response: The numerical value of permitted maximum sign area per Code has been added to the Site Plan Cover Sheet Data Block (Sheet C1).

2E. Remove “Subdivision” off the Site Plan Title and on the side of each Site Plan page.

Response: All “Subdivision” language has been removed from the associated sheets.

2F. In the letter of introduction, please provide more information about the future building. See redline comments on the letter of introduction for specific requests.

Response: The letter of introduction has been revised to provide additional information about the future building and phasing.

3. Zoning and Land Use Comments

3A. Include Phase Two under Future Building and Phase One under Building One on Site Plan Sheet 3.

Response: Phase Two has been added under the Future areas and Phase One has been added under Building One on the site plan sheet 3 (DAB-A1.1).

3B. Is the Future Building separated from Building One?

Response: No, the Future Building (Phase 2) will be a continuous extension of Building One (Phase 1) connected by the current West wall of Building One (Phase 1). The timing for construction of Phase 2 is not currently available and is TBD based on future business needs of the Owner.

3C. A 100 ft. building setback is required from the Interstate. Is the 133 ft. the building setback as measured from the right of way of the Interstate?



Response: The building is set back more than 100ft from the property line – reference dimensions on DAB-A1.1. The Interstate is beyond the property line.

4. Waivers Requested or Required

4A. All waiver requests should be posted on the Site Plan Cover Sheet. Please move from Site Plan Sheet 3 to the cover page.

Response: The waiver request has been removed from sheet DAB-A1.1 and added to the Cover Sheet C1.

4B. In the letter of introduction, provide a “justifiable hardship” for the waiver being requested. Refer to Section 146-204 in the zoning code with the criteria in which to base your justification on for the waiver request.

Response: A “justifiable hardship” has been added to the letter on introduction detailing the reasons for the requested waivers.

5. Architectural and Urban Design Issues

5A. Per the Eastgate Framework Development Plan, fencing should be painted dark green. Please adjust the color of the proposed fence accordingly.

Response: Prologis has requested that the fencing be black to match the other completed buildings in Prologis Park 70. This has been communicated to the City of Aurora and Brenden Paradies. Please reference DAB-A4.1 for fence color. This is a variance to the Eastgate FDP and the requested change will be confirmed in writing from Prologis with their approval of our plans.

5B. Include colored elevations in the Site Plan set as one comprehensive document with next submittal.

Response: The colored elevations have been added to the single comprehensive site plan file.

6. Signage

6A. Show the general location of the proposed monument signage on the site plan. Please meet the required setbacks from back of sidewalk (4 ft.) and flowline (21 ft.).

Response: Refer to Sheet DAB-A1.1 for monument sign location. This required setback of the sidewalk and flowline have been accounted for in the location.

7. Landscape Design Issues

Reviewed by: Kelly K. Bish, RLA, LEED AP/ Kbish@auroragov.org/ (303) 739-7189/ PDF comments in teal.

General Comment: On future submissions, the applicant should include the landscape sheets with the site plan submittal and not do a separate upload of the landscape sheets only.

Response: Noted. The landscape sheets have been added to the single comprehensive site plan file.

Sheet 1 of 3 Landscape Plans

- Provide a note on the landscape plan that states prior to the construction of any future parking areas, the applicant shall be required to submit a minor amendment with a landscape plan for the parking areas. Otherwise, the landscape for the future parking areas should be shown on here, called out in a separate plant schedule and labeled to be installed when the future parking area is constructed. If this scenario affects multiple



future parking areas, call them out as A, B etc. and separate them in a plant schedule accordingly.

Response: A note has been added stating, “Prior to the construction of future parking areas, the applicant shall be required to submit an amendment with the landscape plan of the future parking areas prior to the development of the future parking areas”.

- This area along the entire street frontage is to have a 3' high berm in accordance with the FDP.

Response: The 19th Street frontage buffer has been revised to have the 3' high berm in accordance with the Eastgate FDP.

- Modify the existing note to include a call out as a landscape buffer.

Response: A call out has been added to Landscape sheet 1 of 3 to show the landscape buffer.

- Remove hatching of the rock mulch.

Response: Rock mulch and hatching has been removed from the drawings and replaced with gravel mulch.

- Provide a note on this plan that describes what is proposed as a future phase.

Response: Refer to Landscape sheet 1 of 3 defining what is proposed as the future phase.

- Provide plant labels for the trees/plant material that do not have them.

Response: All plant labels have been added and updated on the landscape drawings.

- All parking lot islands are to have trees. While there may be docks in the future, the future could be 10-15 years from now and code requires the installation of trees within the parking lot islands.

Response: Trees have been added to all parking lot islands that did not have them previously. This change is shown on Landscape sheet 1.

- Rock mulch is not permitted. Coordinate with the Building Division. Fire access doors must have a sidewalk.

Response: All rock mulch has been removed from the Landscape sheets and replaced with gravel mulch. All sheets now show a clear path via sidewalk from each fire access door to the parking lot. This sidewalk revision has been coordinated and reviewed with Mike Dean and Brenden Paradies with the City of Aurora.

- CSL not found in the plant list.

Response: CSL was an incorrect marking on the plant list, this has been revised to GSL as intended.

- Add the symbology indicated to the legend this sheet.

Response: The symbol legend has been updated to show everything from the drawings and the drawings reflect all shown symbols.

- Dimension the provided landscape buffer.



Response: All buffers in the landscape drawings are now dimensioned.

- SCO does not appear in the plant list.

Response: SCO was an incorrect marking on the plant list and has been corrected to CSO as intended.

- Label what the rectangle in on the plan where indicated.

Response: The rectangle shown on landscape sheet 1 is the guard shack and is now labeled.

- Please ensure that the updated quantities provided in the chart for the plant material are reflected on the plan as well in the various buffers.

Response: All quantities of landscape materials have been updated and are accurate on landscape sheet 2.

- If the loading area remains in the proposed location, it will need to be screened in accordance with the FDP standards. This area should be entirely evergreen. Review the spacing requirements in the plan and elevation views provided in the FDP.

Response: The South/East buffer now includes a 3 to 5-foot berm with added trees to meet/exceed the standards set forth for screening the south facing docks in accordance with the Eastgate FDP. Note, per discussion with Kelly Bish with the City of Aurora, this screening will include 70% evergreens and 30% deciduous coverage.

- Provide the required landscaped parking lot islands.

Response: This comment refers to the truck parking areas to the South/East of the building. Per discussion between SGWS design team and the COA, truck parking areas are not required to have the landscape islands. Truck parking labels have been added to DAB-A1.1 to clearly indicate the delineation of truck parking.

- Minimum Landscape Plan scale should be 1"=40' per the Landscape Reference Manual.

Response: The landscape scale has been update to 1"=40'

- If the fencing is to continue, use the same symbology along the entire length.

Response: Fencing symbology has been updated to be consistent along the entire length of fence.

- A 3-5' landscape berm is required along/within the 25' wide landscape buffer

Response: A 3-5' landscape berm has been added to the 25' wide landscape buffer on the South/East side of the building.

- Update the tables provided where indicated.

Response: All tables on the landscape sheets have been updated to show correct and accurate information.

- In response to the applicants response to the pre-application review letter regarding the submission of an irrigation plan. The City of Aurora requires an irrigation plan as part of the approval process associated with the Site Plan. Aurora Water will also inspect the irrigation system during the installation process against the irrigation plan. Aurora Water has specific design requirements and charts that must be completed in connection with



the design of the irrigation system that are included on the plan submittal. Work with Tim York in Aurora Water. His contact info. is (303) 326-8819.

Response: The irrigation plan will be submitted with the next SDP revision submission.

Sheet 2 of 3 Landscape Plan

- Add the remaining required landscape notes. Refer to the Landscape Reference Manual.

Response: All required Landscape notes from the Landscape Reference Manual have been added to the drawings.

- Remove/modify all contractor related notes. The city attorney's office will not sign the final mylars if contractor related notes are on the plan.

Response: All contractor notes have been removed.

- The landscape plans only specify rock mulch around the building foundation. Clarify here what is to receive rock mulch and what areas/planting beds/trees are to receive wood mulch.

Response: Rock mulch on the landscape sheets have been removed and all remaining landscape material has been correctly labeled.

- Adjust the landscape note content where indicated.

Response: All landscape notes have been adjusted where indicated.

- Make the necessary changes to the Plant List where indicated.

Response: The plant list shown on Landscape sheet 2 has been updated.

Site Plan Submittal Sheets – DAB-A4.1

- Provide an elevation of the proposed signage with material call-outs, heights, colors etc.

Response: Please refer to DAB-A1.1 for the location of the proposed site signage. Construction details for the site monument signage meeting all City and Prologis Park standards for signage will be submitted at a later date (TBD) for final approval.

8. Addressing

Reviewed by: Cathryn Day/ cday@auroragov.org/ 303-739-7357

Please provide a preliminary digital .SHP or .DWG file for addressing and GIS mapping purposes. Include the following layers as a minimum:

- Parcels
- Street lines
- Building footprints (If available)

Response: The preliminary addressing and GIS mapping file has been submitted directly to Cathryn Day.

Please ensure that the digital file provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please e-mail these files to me.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS

- Label easements, sidewalks, street lights, and access movements-Engineering



Response: All documents for review have been updated with the correct labeling of all easements, sidewalks, street lights, and access movements.

- Label fire lane easement, Knox box locations, fire pumps, signage, etc.- Life Safety
Response: Labeling of all fire lane easements, Knox box locations, fire pumps, signage, and any other life safety items has been added.
- Clarification needed on Traffic Letter, Stops Signs to be labeled on Site Plan-Traffic
Response: Traffic letter clarification has been added along with all labels for street signs and street directions.
- Water Unit table needed on Civils, MH Connection needed on Site Plan-Aurora Water
Response: The water table will be submitted with the Civil Construction Documents.
- Contact Real Property directly for comments-Real Property
Response: Comments have been received from Real Property and incorporated into the re-submission.

9. Civil Engineering

Reviewed by: Kristin Tanabe / ktanabe@auroragov.org / 303-739-7306 / PDF comment color is green for redlines.

9A. See redline comments on the Site Plan in regards to labeling existing and proposed easements, sidewalks, future parking, access movements, and street lights.

Response: All labeling requested has been added to all applicable sheets.

10. Life Safety

Reviewed by: William Polk / wpolk@auroragov.org / 303-739-7371/ PDF comment color is blue.

Site Plan Comments

Sheet 1(**Sheet C1**)

- Revised to IBC Use Group/ Occupancy classification e.g. S1/ B
Response: IBC Use Group/Occupancy classification has been revised on sheet C1.
- Please provide actual building height. The building Height elevations show a height of 44'.
Response: The actual building height has been updated on sheet C1.
- Accessible stall requirement is 8 spaces. Update accessible stalls to a total of 8.
Response: The accessible stalls have been revised to include 8 on sheets DAB-A1.1 and C4.
- Please provide the required and provided accessible parking spaces.
Response: Sheet C1 and DAB-A1.1 have been updated to include required and provided accessible parking spaces.
- Please provide the required and provided van accessible parking spaces
Response: Sheet C1 and DAB-A1.1 have been updated to include required and provided van accessible parking spaces.
- Van accessible stall requirement is 2 stalls.
Response: Van accessible stalls have been updated to include 2 stalls.



Sheet 2 (Sheet C2)

- Add the following notes: 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.

Response: This note has been added to sheet C2 – note #22.

- The installation of security gates across a fire apparatus access road shall be approved by the fire chief. Where security gates are installed at primary access points, as determined by the fire chief, those gates shall have an approved automatic means of emergency operation. Additionally, each automatic gate shall have a back-up switch (Knox keyed), as well as accessible means of manual operation. Security gates installed at secondary access points, as determined by the fire chief, shall have a means of operation approved by the fire chief. The security gates and the emergency operation shall be maintained in proper working condition at all times. In the event that there are electric gate operators, they shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed, and installed in compliance with the requirements of ASTM F 2200.

Response: This note has been added to sheet C2 – note #23.

- Add the following to Note 21. : along with other signage required by other city departments

Response: Note 21 note has been updated accordingly on sheet C2.

- Please remove the following notes: Site Plan 22, 23; Core and Shell Advisory 1; and High-Piled Combustible note 1

Response: These notes have been removed from sheet C2.

Sheet 3 (Sheet DAB-A1.1)

- Striping required where accessible route crosses drive aisles. Min 36" white painted stripes

Response: Striping has been updated on Sheet DAB-A1.1

- Please provide and identify fire hydrant bollard protection. (TYP)

Response: Bollard protection has been added at fire hydrants and labeled accordingly.

- Identify and label Fire Riser Room and FDC. FDC must be equipped with approved Knox Caps for both new and existing structures. Label and Symbol on both the plan and within legend e.g. Fire Sprinkler FDC w/Approved Knox Caps.

Response: Fire riser room and FDC locations have been added and identified on sheet DAB-A1.1

- Identify and label Fire Riser Room and FDC. FDC must be equipped with approved Knox Caps for both new and existing structures. Label and Symbol on both the plan and within legend e.g. Fire Sprinkler FDC w/Approved Knox Caps.



Response: Fire riser room and FDC locations have been added and identified on sheet DAB-A1.1

- What will be the potential height of this 2 story element? If it is greater than 30', then the adjacent fire lane must be a minimum of 26'.

Response: The fire lines have been reviewed with Life Safety personnel and adjusted accordingly.

- Please relabel all gates using the following example: 30' automatic swinging gate with Siren Operated System and approved Knox hardware. (TYP).

Response: The gate labeling has been updated accordingly on sheet DAB-A1.1.

- See new label for note #7.

Response: Note #7 on DAB-A1.1 has been updated.

- Gates must swing in the direction of ingress to the site.

Response: All gates have been revised to swing in direction of ingress to the site.

- Since this exterior wall abuts the adjacent fire lane easement, not portion of the structure or elements of the structure can encroach into or over the fire lane easement.

Response: All sheets have been updated to comply with this comment.

- Striping required where accessible route crosses drive aisles. Min 36" white painted stripes

Response: Striping has been added at accessible routes crossing drive aisles accordingly.

- Show all fire lane easements on this sheet. Extend this fire lane to interconnect with the adjacent fire lane easements.

Response: Fire Lane easements have been added to DAB-A1.1

- Identify and label all Fire Lane Easements. TYP of site, utility sheets, and grading sheets.

Response: Fire Lane Easements have been added to respective sheets as required.

- Please provide and identify fire hydrant bollard protection for fire hydrants located on northwest, southwest, and south side of the structure. (TYP)

Response: Fire hydrant bollard protection has been added to DAB-A1.1 note #9.

- Provide a standard/consistent fire hydrant symbol. Gray for existing and darker for proposed.

Response: The fire hydrant symbol has been updated accordingly.

- Relabel using the following example: 23' automatic swinging gate with Siren Operated System and approved Knox hardware.

Response: The swinging gate has been updated on sheet DAB-A1.1 with note #7.

- Include, or add the designation of where the fire access doors are located.

Response: See note #34 for designation of the fire access doors.

- Add another number for the fire lane easement

Response: See note #29 for the fire lane easement.



- Add this access roadway to the existing fire lane easement in this area. Typ. of all sheets showing fire lane easements.
Response: The access roadway has been added to all sheets showing the fire lane easements.
- Provide 26' aerial fire lane along entire side located no closer than 15ft and no further than 30ft from the building
Response: The fire lanes have been updated per discussions with COA life Safety, the two Western fire lanes will provide the required width for current phase 1 construction and future phase 2 construction.

Sheet 5 (Sheet C4)

- Increase 5' access aisle to 8' in order to provide the 2 van accessible spaces required for this site.
Response: The van accessible spaces have been updated on sheet C4.
- 400' max spacing between fire hydrants. A minimum of (8) fire hydrants will be required within 400 of the building.
Response: The Fire hydrants have been adjusted on sheet C4 to comply with max spacing and distance from building.
- Label sidewalk transitions as a ramp or stairs (TYP)
Response: Sidewalk transitions have been labeled accordingly.
- Provide and identify Front Main entrances for Knox Box locations
Response: Sheet C4 has been updated to show Knox Box locations at front/main entrances.
- Provide 26' aerial fire lane along entire side located no closer than 15ft and no further than 30ft from the building
Response: The fire lanes have been updated per discussions with COA life Safety, the two Western fire lanes will provide the required width for current phase 1 construction and future phase 2 construction.
- Label fire service line as " 6" Fire DIP (Private) TYP
Response: Fire service line note has been updated accordingly on sheet C4.
- Identify location of Fire riser room and exterior door location
Response: The fire riser room has been added and identified with exterior door location.
- Label easement as "23' Fire Lane Easement".
Response: Fire lane easement labels have been updated.
- Please remove the strike out portion
Response: The strikeouts language has been removed.
- Provide and identify Knox Box at the called out location
Response: Knox Box has been identified at this location.
- This barrier appears to encroach into the fire lane. Relocate outside the fire lane easement



Response: The South West Screen wall has been shifted outside of the fire lane easement.

- Where fire hydrants are exposed to vehicular damage, fire hydrants shall be suitably protected by the use of bollards.

Response: Bollards have been added at all areas exposed to vehicular damage.

- Identify and provide a fire hydrant with bollard protection symbol within the plan and legend

Response: The plan and legend have been updated to show fire hydrant bollard protection.

- Identify and provide a FDC symbol within the legend

Response: The FDC symbol has been added to the legend on sheet C4.

Sheet 6 (Landscape Sheet 1 of 3)

- Crosshatch this area, to allow fire department access to the fire riser, Knox box and FDC. (TYP)

Response: Crosshatch has been added to Landscape Sheet 1 for FD access.

- Landscape Plan Must reflect: FDCs with approved Knox Caps, fire hydrants, Knox Box, fire lane easements locations

Response: Landscape Sheet has been updated with FDC/life safety items noted above.

- Please provide and label symbols of existing and proposed site elements: fire hydrants, FDC, Knox Box within Legend and Landscape illustration

Response: Landscape Sheet has been updated to provide labels and symbols to site elements as required.

- Add the following note: The landscape plan must reflect the location of all fire hydrants and fire department connections to ensure that these devices are not physically or visually obstructed from responding fire crews. The separation requirements from fire department connections and fire hydrants must meet both life safety (typically 5 feet and no material greater than 2 feet in height) and landscaping requirements. Landscaping material cannot be omitted or reduced based on the installation of a fire hydrant within a parking lot island or plant bed. It is recommended that the island or plant bed be constructed large enough to adequately accommodate both landscaping material and fire hydrants in order to comply with all city standards.

Response: This note has been added to Landscape Sheet 1.

Sheet 10 (DAB-A3.1)

- Identify Knox Box Locations. (TYP) of all elevation sheets

Response: Knox Box locations have been added to DAB-A3.1

- Identify fire riser room, Knox and FDC locations. (TYP) of elevations sheet

Response: Fire Riser, Knox, and FDC locations have been added to DAB-A3.1

Sheet 11 (DAB-A4.1)



- Please identify that this gate has a latching mechanism so that when not in use it will be closed.

Response: The latching mechanism has been added to detail D on DAB-A4.1.

Sheet 14 (E1.0)

- Identify and provide the exterior accessible route by heavy dashed line on this sheet

Response: The accessible route has been added to sheet E1.0.

- Please move all lighting fixture out of the fire lane easement. (TYP) of all sheets

Response: The lighting has been adjusted to not overhang the fire lane easement on sheet E1.0.

Sheet 15 (E1.1)

- Please relocate lights outside fire lane easement

Response: The lighting has been adjusted to not overhang the fire lane easement on sheet E1.1.

Plat Plan Comments

Sheet 3 (Aztec Sheet 3 of 4)

- If actual height of the building is greater than 30', then the adjacent fire lane must be a minimum of 26'.

Response: The fire lanes have been updated per discussions with COA life Safety, the two Western fire lanes will provide the required width for current phase 1 construction and future phase 2 construction.

- Please add the north access roadway to the Fire Lane Easement located on directly in front of the FDC and Knox Box area. Coordinate this Fire Lane easement with Site Plan Sheets DAB-A1.1, C3, and C4

Response: The North access roadway/Fire Lane Easement has been added to sheets DAB-A1.1, C3 and C4 directly in front of FDC and Knox Box location.

11. Real Property

Reviewed by: Darren Akrie / dakrie@auroragov.org / 303-326-7331 and Maurice Brooks / mbrooks@auroragov.org / 303-739-7294.

11A. No comments received at this time. Contact Real Property directly for redline comments.

Response: Real Property comments received and incorporated into re-submission.

12. Utilities/Aurora Water Department

Reviewed by: Steven Dekoski / sdekoski@auroragov.org / 303-739-7490 / PDF comment color is red for redlines.

12A. See redline comments on the site plan in regards to needing a water fixture unit table on the civil plans and a required MH connection in E. 19th Avenue.

Response: Redline comments have been addressed in re-submission.

13. Traffic



Reviewed by: Victor Rachael / vrachael@auroragov.org / 303-739-7309 / PDF comment color is gold for redlines.

13A. See comment redlines on the Traffic Letter in regards to clarification requested about the square footage of the building and office space.

Response: The traffic letter has been revised to incorporate future space.

14. Revenue

Reviewed by: Drake Robinson / ddrobins@auroragov.org / 303-739-7393

14A. Sewer Interceptor Development 25.934/acre x \$500.00 = \$12,967.00

Less 10% sewer credit \$ 1,296.70

\$11,670.30

Storm Drain Development Fees 25.934/acre x \$2,903.00 = \$ 75,286.40

Total fees due \$ 86,956.70

Response: Noted

15. Xcel Energy

Reviewed by: Donna George / donna.l.george@xcelenergy.com / 303-571-3306

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat and site plan for the above captioned project. Please be aware PSCo owns and operates existing electric distribution facilities within the subject property. The property owner/developer/contractor must complete the **application process** for any new gas or electric service, or modification to existing facilities via FastApp-Fax-Email-USPS (go to: https://www.xcelenergy.com/start_stop_transfer/new_construction_service_activation_for_builders). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

Response: The project team is coordinating and has begun the process with Xcel Energy.

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center at 1-800-922-1987** to have all utilities located prior to any construction.

Response: All utility locates have been completed and will occur again prior to excavation.

If you have any questions about this referral response, please contact me at (303) 571-3306.

16. E-470 Public Highway Authority

Reviewed by: Peggy Davenport / pdavenport@E-470.com / 303.537.3727

16A. Clearly indicate E-470 ROW and 75' multi-use easement on all plans.

Response: All plans have been updated accordingly.

16B. Occupying space for utility work, access, and any construction within the E-470 MUE and property owned in fee 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, \$7,500 per acre for grading, and \$75,000 per acre for construction.



Response: The contractor contacted Chuck Weiss with E-470. Once design is further along, E-470 will provide an actual fee schedule.

16C. The ROW is currently labeled as I-70 ROW. Should be E-470.

Response: The ROW has been re-labeled accordingly.