

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



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October 7, 2021

Velocity Development Company, LLC
Theron Skidmore
1331 17th St. Ste. #1000
Denver CO 80202

Re: Initial Submission Review: Transport Colorado Industrial Campus – Site Plan and Plat
Application Number: DA-1793-16
Case Numbers: 2021-6040-00; 2021-3050-00

Dear Mr. Skidmore:

Thank you for your initial submission, which we started to process on Monday, September 13, 2021. 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 another submission. Please revise your previous work and send us a new submission on or before Thursday, October 28, 2021. There are outstanding fees of \$57,459.75 that must be paid before your next submission is 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.

Feel free to contact me if you have any questions or concerns. I can be reached at 303.739.7186 or srodrigu@auroragov.org.

Sincerely,

Stephen Rodriguez, Planning Supervisor
City of Aurora Planning Department

cc: Allison Graham – Dig Studio 1521 E 15th Street Denver, CO 80202
Scott Campbell, Neighborhood Services
Jacob Cox, ODA
Filed: K:\\$DA\1793-16rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- ***You have fees that must be paid in the amount of \$57,459.75 before your next submission***
- See the various comments from Planning and Public Art (Items 1, 2, and 3)
- See Landscape comments (Item 4)
- See comments from Public Works/Engineering regarding drainage and street improvements (Item 5)
- Contact Traffic Engineering directly for comments (Item 6)
- See comments from Real Property for the Site Plan and Plat regarding easement, plat name, and license agreements (Item 7)
- See comments from Aurora Water regarding a utility conformance letter, meters, and mains (Item 8)
- See numerous comments from Life Safety for the Site Plan and Plat (Item 9)
- See comments from Xcel Energy and Mile High Flood District (items 11 and 12)
- Please respond to each comment in your response letter and adjust the Site Plan, Plat and Traffic Letter as needed

PLANNING DEPARTMENT COMMENTS

Reviewed by: Stephen Rodriguez srodrigu@auroragov.org / 303-739-7186 / PDF comment color is teal.

1. Community 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.

2. Completeness and Clarity of the Application

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.

2B. Public Art – Roberta Bloom – Provide an explanation of why a public art plan was not included.

2C. Clearly identify on the site plan where the common patio space is located for each building.

2D. Ensure that the Site Plan notes are revised based on the redline comments.

3. Planning Comments

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.

3B. Include the parking counts on all Site Plan sheets.

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.

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.

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.

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.

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.

3H. For each building elevation, clearly label the elevations so staff can determine which elevations go with each building.

3I. Ensure that all dock doors are screened with the painted tilt wall/screen wall.

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.



3K. Every 50 feet, there must be a parapet variation and a minimum 1-foot projection.

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.

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.

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.

3. Addressing comments: Phil Turner / pcturner@auroragov.org

3A. 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:

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

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

4. Landscape Comments Kelly K. Bish, PLA, LEED AP/ Kbish@auroragov.org/ (303) 739-7189/ PDF comments in teal.

General Comment

- The landscape sheets are too light. Everything needs darkened. There should be different line weights or colors to make the different features read from one another. It looks as if the entire landscape set is in one pen color.
- Building perimeter landscaping is not being met on all buildings. It is required regardless of the soils report. There are options provided in the zoning ordinance. 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.
- Provide the street names on all sheets.
- Dimension and label all easements on all sheets.

Sheet 29

- Update the landscape table per the comments provided.
- Update the planting notes per the comments provided.

Sheet 30

- Plant Schedule not dark enough.
- Not a shrub. Create a category of perennials and move under that.
- Move the grass listed under grasses.
- Move the perennial listed under perennials.

Sheet 31

- Handle the mulch treatment with a note as to what type, color depth is expected. This hatch is difficult to read and it makes seeing the actual plant material difficult.
- Darken the edges of the internal drives and the external streets. Too light.
- Add the indicated hatch to the legend.
- Adjust the plantings/hatch where indicated as it is on top of the walk.
- 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.

**Sheet 32**

- 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. Update the landscape table accordingly.
- Provide half of the trees indicated adjacent to the loading area as evergreen.
- Label the north south road as such to correspond with the information being provided in the landscape table.
- Label the monument sign.
- 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
- 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

Sheet 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.
- 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.

Sheet 36

- 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.

Sheet 39

- 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.

Sheet 40

- Show the property line as a traditional line type. A long dash and two short dashes. If there is another line also overlapping, if it isn't pertinent to the landscape plan, turn it off so the property line reads.
- Darken the pond labels
- A detail has been provided for a retaining wall within the detention ponds. If a wall is being provided, please show and label the walls in the ponds.

Sheet 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.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**5. Civil Engineering**

Reviewed by: Julie Bingham, jbingham@auroragov.org / Comments in **green**.

Sheet 1:

- The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

Sheet 3:

- 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.



Sheet 5:

- Please indicate pavement material. (typ all site plan sheets)

Sheet 13:

- Call out curb radii.

Sheet 14:

- Show/label pond maintenance access.

Sheet 15:

- Show/label pond maintenance access.

Sheet 16:

- Show/label pond maintenance access.
- Please dimension walk.

Sheet 17:

- Please add slope labels to all grading sheets:
- Minimum slope away from the building is 5% for 10' for landscape areas, minimum 2% for impervious areas.
- Maximum 2% slope in any direction at handicap parking spaces.
- Minimum pavement slopes: 1% for asphalt, 0.5% for concrete.
- Please add slope labels or a note for HC parking spaces.
- Please label access drive slopes.
- Add a note indicating if the storm sewer system is public or private and who will maintain it (typical for all sheets showing storm sewer)

Sheet 18:

- Please label access drive slopes.

Sheet 19:

- Revise leader location
- Please label access drive slope.

Sheet 26:

- 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.
- Min 2% slope in pond bottom, typical

Sheet 27:

- 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.
- Min 2% slope in pond bottom, typical

Sheet 28:

- 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.
- Min 2% slope in pond bottom, typical
- Structural calcs are required for walls over 4', railing is required for walls over 30", call out material.
- Label access drive slopes.

Sheets 32, 37, 39

- Please ensure trees are a minimum of 10' from storm.



Sheet 40:

- Please clarify if this is the 100-year WSEL and show it on this plan. Please show maintenance access.

Sheet 41:

- Please show/label the 100-year WSEL and maintenance access.
- Please ensure trees are a minimum of 10' from storm.

Sheet 42:

- Please show/label the 100-year WSEL and maintenance access.

6. Traffic Engineering

Reviewed by: Cassie Slade / cslade@auroragov.org / 303-652-3571

6A. Contact the reviewer directly for comments. No comments have been received to date.

7. Real Property

Andy Niquette and Maurice Brooks aniquette@auroragov.org / 303-739-7294 Comments in magenta.

7A. 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.

8. Aurora Water

Casey Ballard // (303) 739-7382) Comments in red.

Sheet 3:

8A. provide a utility conformance letter for this site development.

8B. C4 - This loop of hydrants appears to be from a dead end main and also serving a fire service line and domestic meter.

8C. All water meters are to be outside of fenced/secured areas.

8D. External utilities need to be established for this site to receive service. Include application numbers or approval numbers for all improvements.

8E. C17 – Ensure a minimum of 10-feet between water and storm.

8F. Indicate that all proposed storm is private.

8G. Ensure easements are labeled on all sheets.

8H. C18 – Ensure this light fixture is outside of the utility easement.

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.

8J. C21 - Water and sanitary mains are to be public at a later date per the interim services agreement.

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.

8L. Label fire line as private. Typical for all fire services.

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.

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.

8O. Ensure the light pole is outside of the utility easement.

8P. Hydrant in conflict with a proposed light pole.

8Q. C25 - Ensure utilities are a minimum of 8-feet from edge of easement and 10-feet from each other.

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.

8S. C27 - Storm should be a minimum of 8-feet from light poles.

8T. C28 - Storm should be a minimum of 8-feet from light poles.



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.

Revenue - Aurora Water/TAPS DA-1793-10 contact Diana dsporter@auroragov.org
Storm Drainage Development Fees - 155.137 acres x \$1,242.00 = \$192,680.15

*Please note: 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.

9. Life Safety

9A. Fire Life Safety (William Polk/ 303-739-7371 / wpolk@auroragov.org) See blue comments

Site Plan Comments

- 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.*)
- Provide the accessible parking and van accessible parking required and provided for each building.
- Please provide the occupancy class and construction type for each building.
- Identify the "Provided" category.
- 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.
- 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.

Sheet 2

- Show and label the fire lane, FDC, fire riser room door, and accessible parking signs.
- "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.
- Please add the following notes:
- 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.
- 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.

- 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.
- Please remove Note 20.
- Please move Note 24 to the utility sheets.

Sheet 3

- Show all existing and proposed fire hydrants along 32nd Ave.
- 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.
- Show all existing and proposed fire hydrants along Cavanaugh Rd.

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.
- Fire hydrants shall be located no less than 3'6" and not more than 8' from the edge of the fire lane easement.
- 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.
- 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).
- 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.
- 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."
- 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 Cavanaugh Road during emergency incidents that involve building 3.

Sheet 5

- See previous comments address curb stop signage and fire hydrant bollard protection.
- Please provide a curb stop on all stalls that have signage/post directly adjacent to the vertical curb.

Sheet 6 -13

- Relocate all light fixtures outside the fire lane easements.
- See previous comments address curb stop signage and fire hydrant bollard protection.

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.

Sheet 15-16

- Relocate all light fixtures outside the fire lane easements.
- See previous comments address curb stop signage and fire hydrant bollard protection.

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).
- 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.

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.

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.

10. Parks and Recreation (PROS) Curt Bish / cbish@auroragov.org / 303-739-7131

10A. No comments.

10B. **Forestry** (Becky Lamphear) – No comments.**11. Xcel Energy** / Donna George / donna.l.george@xcelenergy.com /303-571-3306

11A. 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.

PSCo also requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

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.

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.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

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.

12. Mile High Flood District (MHFD) / Teresa Patterson / 303-455-6277

12A. 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.

13 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.



Table 4.8-8

Façade Character Elements for Four-Sided Building Design

	Mixed-Use and Multifamily Residential Districts			Special Purpose Districts		
BUILDING FACE	PRIMARY FAÇADE	SECONDARY FAÇADE	MINOR FAÇADE	PRIMARY FAÇADE	SECONDARY FAÇADE	MINOR FAÇADE
Massing						
Requirement	3	2	1	2	1	1
Wall off-set (min. 3 ft.)						
Wall/parapet height change (min. 3 ft.)						
Roof form change						
Upper floor stepback						
Wall notch (min. 12 in.)						
Materials						
Requirement	2	2	1	2	1	1
Change in material						
Change in color						
Change in texture						
Use of masonry (min. 40% of façade)						
Use of panelized materials (min. 40% of façade)						
Variety of window sizes						
Transparency and glazing (min 70% transparent glass)						
Human Scale						
Requirement	3	2	1	3	2	1
Architectural detailing						
Display cases on ground floor (for mixed-use)						
Building-mounted lighting fixtures						
Awnings or shutters						
Entry definition (pronounced massing/roof form, stoop, porch, etc.)						
Building corner enhancements						
Wall art						
Balconies						
Landscape wall/decorative screen for vines						