



07/03/2019

**Soledad Anda
Planner II
City of Aurora
Development Department
15151 E. Alameda Pkwy
Aurora, CO 80012**

Re: Responses First Technical Review – Hernandez Trucking – Site Plan
Application Number: **DA-2181-00**
Case Number: **2019-6025-00**

Dear Staff,

Please find below our response to the DRC comments received June 14, 2019. We have addressed the comments with ***bold italics*** letters for your review. Thank you and please call with any questions or needs.

Thank you for your initial submission, which we started to process on Monday, May 20, 2019. 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. ***R/Thanks***

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 Friday, June 28, 2019. ***R/Acknowledged***

Note that all our comments are numbered. When you resubmit, **include a cover letter specifically responding to each numbered 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. ***R/Acknowledged***

Your estimated Planning Commission hearing date is tentatively set for Wednesday, August 14, 2019. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained, to include checking with adjacent builders if development activity and/or sales are taking place on properties adjacent to your site. ***R/Acknowledged***

As always, if you have any comments or concerns, please give me a call. I may be reached at manda@auroragov.org or (303) 739-7266. ***R/Acknowledged***

Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please see numerous comments and red lines regarding landscaping. – Landscaping **R/Addressed**
- Please see comments regarding to planning – Planning **R/Addressed**
- A drainage plan is not part of a site plan submittal. Please remove sheets 4 and 5. Please see red lines for comments regarding curb ramp, sidewalk dimensioning and slope of pavement – Civil Engineering **R/Removed**
- Begin the easement release and dedications by separate documents. Contact Andy Niquette and Grace Gray for the start of that process as noted in redlines. – Real Property **R/Started**
- Please see comments and red lines regarding utilities on the Site Plan. – Utilities Department **R/Addressed**
- Add stop sign location, include image & label. Please refer to red lines for comments – Traffic Engineering **R/Added.**
- See numerous comments from Fire and Life Safety. – Fire and Life Safety **R/Addressed**

PLANNING DEPARTMENT COMMENTS

(PDF comments in dark teal) **R/Acknowledged**

1. Community Questions Comments and Concerns

No community comments were received for this application. **R/Acknowledged**

2. Completeness and Clarity of the Application

Sheet 1

2A. Vicinity Map – Zoom in to the closest intersections **R/Zoomed in**

2B. Legend is not necessary in the Cover sheet. Place it on the sheet which it corresponds. **R/Removed**

2C. Number sheets according to Index Sheet. Number sheets on Sheet Block as “1 of 7” according to the number of sheets submitted. **R/ Numbered accordingly**

2D. Remove notes that are not applicable for the current project Notes #19 and #20. **R/Removed**

2E. Provide a Data Block with complete information. **R/Provided**

2F. Provide a Signature Block with complete and accurate information. **R/Provided**

2G. Provide Amendment Block. **R/Provided**

2H. Provide acreage information on Data Block. **R/Provided**

2I. Provide complete information on Project Team Block. If not needed, please remove. **R/Provided**

2J. Please update all sheets with the submittal date. **R/updated**

2K. Provide complete information about survey. If not needed, please remove. **R/Provided**

2L. Remove note – “Preliminary. This Drawing is unchecked. Not for construction”. **R/Removed**

Sheet 2

2M. Fence detail already provided on Landscape Sheet. Please remove. **R/Removed**

2N. Remove note – “Preliminary. This Drawing is unchecked. Not for construction” **R/Removed**

2O. Please specify the material to be used: gravel or recycled asphalt. **R/Gravel**

2P. Provide parking information on the Data Block on Sheet 1. **R/Provided**

Sheet 3

2Q. Notes: #4 - If there is no phasing for this project, please remove note. **R/Removed**

2R. Remove note – “Preliminary. This Drawing is unchecked. Not for construction” **R/Removed**

Sheet 6

2S. Provide contour lines. **R/Provided**

2T. Legend should show the information used on the Grading Plan. **R/ Corrected**

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2U. Remove note – “Preliminary. This Drawing is unchecked. Not for construction”. *R/Removed*

3. Lighting

Sheet 9

3A. Is there any lighting fixture in the building? Façade? If so, please update the photometric plan and provide specifications. *R/Yes. Provided*

3B. Provide larger tables for easy reading. *R/Provided*

Sheet 11

3C. Led Light – Please show in photometric plan. *R/Shown*

4. Signage

Sheet 2

4A. Show monument sign on site plan and dimensions. If a monument sign is located in a utility easement or any other easement, a license agreement is required. *R/No monument sign proposed*

Sheet 11

4B. If applicable, provide sign location and dimensions on elevations. *R/No monument sign proposed*

5. Landscape Design Issues

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

Sheet 1

5A. Remove the identical “Project Team” information. *R/Removed*

Sheet 7

5B. The landscaping provided for the detention pond may be removed and the landscaping within the adjoining buffers may count toward the required detention pond landscaping. Update the detention pond landscaping table accordingly. *R/Acknowledged and updated in detention pond table*

5C. Dimension and label the provided non-street buffers. *R/Labeled & Dimensioned*

5D. Provide the required buffer plant material for the eastern buffer. *R/Provided*

5E. Do not hatch the shrub beds as it makes it difficult to see the actual shrubs. The mulch treatment should be handled by a note. *R/Acknowledged*

5F. Update the site plan base so that the correct tree lawn is shown along Salida Way. The current layout does not meet the city street standards. *R/Updated*

5G. Include/show all of the line work for the street. Refer to the site plan, grading plan and/or utility plan. *R/Included*

5H. Plants need to have plant labels and not just symbols. Update the plan accordingly. Refer to the pre-application notes. *R/Labels have now been provided*

Sheet 8

5I. Update the Non-Residential Building Elevation Landscaping Information per the comments provided. *R/Updated*

5J. Add a column for perennials/grasses provided to the Non-Residential Building Elevation Table. *R/Added.*

5K. Update the buffer table per the comments. *R/Updated*

5L. Meet the landscape requirements for the eastern buffer or request a waiver and hardship. *R/Acknowledged*

6. Architectural and Urban Design Issues

6A. Provide colored elevations, including architectural features and details. *R/Provided*

6B. Building exterior surface should be compatible with surrounding developments. Please include some masonry or brick in the building facades. Refer to Section 146-1304 (A) in the Current Code.

R/Bldg Exterior revised

7. Environmental Planning – Land Use

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Porter Ingram / 303-739-7227 / pingrum@auroragov.org

7A. An avigation easement has previously been recorded for this property. Application has been referred to Buckley Air Force Base. **R/Acknowledged**

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

8. Civil Engineering

Kristen Tanabe/ 303-739-7306/ ktanabe@auroragov.org / comments in green

Sheet 1

8A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved. **R/Acknowledged**

Sheet 2

8B. Detention Pond – Min. 50' centerline radius required. **R/Radius Changed**

8C. Provide dimensions for parking spaces. **R/Provided**

8D. The drainage easement needs to extend to a public way for maintenance access. You can dedicate the drainage easement on top of the fire lane easement. **R/Extended**

8E. Just because the ROW is 60' does not mean this is the typical section. A quick Google Earth measurement showed the pavement width (lip to lip) to be around 35'. This was likely the pre-1999 local type 3 street section (see Roadway Manual) with 40' flowline to flowline that fit within a 60' ROW.

Please set the sidewalk back 8' from the flowline to provide the landscape area, and dedicate a sidewalk easement for the sidewalk that is outside of the ROW. **R/Corrected**

8F. A drainage easement is not required for on site, private facilities. Only the detention pond and maintenance access require a drainage easement. **R/Acknowledged**

8G. What does this line represent? **R/Removed**

8H. Label/dimension existing sidewalk. **R/Labeled**

8I. Label proposed cross pan. Refer to Std Detail. **R/Labeled**

8J. Show/label site signs such as stop sign, no parking fire lane sign, etc. **R/Labeled**

8K. Please add a street light at the entrance. The street light will be owned and maintained by the City of Aurora and must meet COA standards. Please refer to the draft lighting standards for details. **R/Added.**

Sheet 3

8L. No phasing shown or noted. **R/Removed**

8M. Please add a street light at the entrance. **R/Added.**

Sheet 4 & Sheet 5

8N. A drainage plan is not part of a site plan submittal. Please remove these sheets (D1-D2). **R/Removed**

Sheet 6

8O. Show/label the 100-year water surface elevation. **R/Labeled**

8P. Please refer to Section 3.62 and 6.39 of the Storm Drainage Criteria Manual for maintenance access requirements. Access is required to the outlet structure separate from the access to the bottom of the pond in the event the pond is full. It is difficult to tell if that has been provided since contours are not shown. The access must be at a max 10% slope as well. **R/Revised**

8Q. See previous comments regarding the drainage easement. **R/Revised**

8R. Need to show existing and proposed contours. **R/Shown**

8S. Min pavement slopes: 1% for asphalt, 0.5% for concrete. **R/Acknowledged**

8T. Is there no curb in front of the building? **R/Correct, no curb in front of bldg**

8U. Max 2% slope in any direction at handicap parking spaces. **R/Acknowledged**

8V. Min. slope away from the building is 5% for 10' for landscape areas, min. 2% for impervious areas.

8W. No phasing shown or noted. **R/Removed**

8X. West side – remove notes showing proposed utility easement and drainage easement. **R/Removed**

8Y. Label slope at access drive. **R/Labeled**

8Z. Delete notes # 4, 5,6,7,8,9,10. **R/Removed**

Sheet 9

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8AA. Please add a street light at the entrance (SL-1). The street light will be owned and maintained by the City of Aurora and must meet COA standards. Please refer to the draft lighting standards for details.

R/Added.

Sheet 10

8AB. The street light will be owned and maintained by the City of Aurora and must meet COA standards. Please refer to the draft lighting standards for details and include that information here.

R/Acknowledged

9. Life Safety

William Polk / 303-739-7371 / wpolk@auroragov.org / comments in blue

Sheet 1

9A. Site Plan Note #4 – Please remove the spacing error. **R/Removed**

9B. Site Plan Note #9 - Please replace this note with the following: ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII - NUMBERING OF BUILDINGS. **R/Replaced**

9C. Please add the following Site Plan Notes:

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 BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED AND RETESTED TO ALL CITY OF AURORA STANDARDS AT THE TIME OF THE VIOLATION. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. ELECTRONIC GATING SYSTEMS SHALL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF A SIREN OPERATED SYSTEM, AN AUTOMATIC KNOX KEY SWITCH AND A 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.

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 BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS.

CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2009. **R/Added.**

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9D. A site plan data block is required for this plan submittal. Please provide the following items within the data block:

- Number of buildings, square footage of each building and the gross square footage of all buildings on site.
- 2015 IBC Construction Type of structure(s). 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.)
- Maximum Building Height.
- Handicap Parking Spaces Provided.
- Handicap Parking Spaces Required.
- Parking Spaces Provided.
- Parking Spaces Required.
- Loading Spaces Provided.
- Loading Spaces Required.
- Total number of storage spaces within the facility.
- Total number of accessible storage spaces/units provided per the 2015 IBC Section 1108.3

R/Acknowledged

9E. A thorough 1st review cannot be completed due to missing information. The probability of a large number of comments may be required on the subsequent review. ***R/Acknowledged***

9F. Site Plan Note #17: Please work with Planning to confirm if this site falls with the "SNID" or "60 to 65 LDN" Airport LDN. ***R/Corrected***

Sheet 2

9G. Identify and provide a Knox Box at the front main entrance. Identify the Knox Box as an X within a box symbol and label with the following example: "Knox Box with approved hardware." (Typical for Site, Utility, Landscaping and Elevation Plans.) ***R/Revised***

9H. Is there a curb ramp for the accessible aisle? ***R/There is no curb.***

9I. Revise the illustration to show the fire lane easement delineated as a heavy dashed line. ***R/Revised***

9J. Relabel proposed gate. Example 24' Manual "Sliding" Gate with Approved Knox Hardware.

R/Relabeled

9K. Identify and label required van accessible parking stall. ***R/Labeled***

9L. Southeast side - What is the intent of this gating system? Will this only serve the utility easement?

R/Removed

9M. Please lighten the color or asphalt pavement delineation. ***R/Lightened***

9N. Advisory note: 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. For assistance please call 303-739-7420 and ask for a Life Safety Plans Examiner. ***R/Acknowledged***

Sheet 3

9O. Show the location of all existing and proposed water mains and fire hydrants within or abutting this site. The location and bearing of existing fire hydrants located (within 400') outside the plan area shall utilize a fire hydrant symbol with an arrow identifying the distance from the symbol to the existing fire hydrant. ***R/Shown***

9P. Advisory Note: Since a Knox Box will be attached to the front main gate there is no need for a Knox Box to be located at the front main entrance of the structure. However, a set of keys to the structure will be required to be located within the gate posted Knox Box. ***R/Acknowledged***

Sheet 9

9Q. Add the following note to the Photometric Site Plan:

ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS,

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INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL, AND CONTINUING TO THE "PUBLIC WAY". *R/Added.*

9R. Identify exterior accessible route with a heavy dashed line to verify 1-ft candle minimum lighting; route shall be continuous to public way and all site amenities. (Heavy dashed line shall be shown on Site, Utility and Landscaping Plans.) See example. *R/Identified*

10. Real Property

Darren Akrie/ 303-739-7337/ dakrie@auroragov.org / comments in pink

Maurice Brooks/ 303-739-7294/ mbrooks@auroragov.org / comments in pink
Sheet 1

10A. Delete comma on title – after “subdivision” on all sheets. *R/Removed*

10B. Site Note # 7 - All crossings or encroachments into easements and rights-of-way owned by the City of Aurora (“City”) identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City's use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and right-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient. *R/Acknowledged*

10C. Make sure information in Legal Description Block is correct. R/It is correct

10D. Dedicate any additional easements by separate documents – contact Andy Niquette at 303.739.7325 or aniquett@auroragov.org to start the process. The License Agreement(s) may be needed for the encroachments of objects into easements – contact Grace Gray at 303.739.7277 or ggray@auroragov.org to start the Licensing process. *R/Acknowledged*

Sheet 2

10E. Fence line - these columns may be encroaching into the existing Utility easement (please check).

R/They are not encroaching

10F. Add the boundary bearings and distances. *R/Added.*

10G. Northeast and southeast side - these gates will need to be covered by License Agreements (one per ownership). *R/Removed*

10H. West side - A License Agreement is needed for this fence encroaching into the easements. *R/Fence will not encroach in easements*

10I. Add subdivision name and filing no. in all abutting properties in all sheets. *R/Added.*

10J. Show and label the easement lines and make sure the configuration is matches the Fire/Life Safety standards. *R/Labeled*

10K. Dedicate this (drainage) easement by separate document. *R/It is in process of being dedicated*

10L. Legend – DE/UE - These are not represented in the illustration. *R/Removed*

10M. A License Agreement is needed for this gate crossing the easement. *R/Acknowledged*

10N. Add curve data for the boundary. *R/Added.*

11. Addressing

Philip Turner, Addresser / pcturner@auroragov.org / 303-739-7271

11A. The building address is 753 Salida Way, Aurora CO 80011.

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

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- 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.

Please refer to: <http://tinyurl.com/AuroraCAD> **R/Acknowledged**

12. Traffic Engineering

Briana Medema / 303-739- 7336/ bmedema@auroragov.org / comments in orange

Sheet 1

12A. Per the pre-app notes include the following notes (maybe the replacement for 19 & 20 based on other notes)

- Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards, and shown on the signing and striping plan for the development. **R/Added**

- The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. **R/Acknowledged**

Sheet 2

12B. Add stop sign location, include image & label. Review MUTCD for appropriate location, after accounting for appropriate sidewalk placement. Ensure sight triangle is based on back of stop sign location. **R/Added.**

Sheet 7

12C. With this variety in the sight triangle trimming limbs under 7' would be required. Would it be possible to shift outside of sight triangles to avoid the ongoing maintenance? **R/Shifted**

12D. When the sidewalk/curb side landscaping width is update (with new stop sign location) review the updated sight triangles with plantings. **R/ Updated**

Sheet 8

12E. Note #4 - Replace note with: 'All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10' **R/Replaced**

13. Utilities Department

Steven Dekoski / 303 - 739 - 7490/ sdekoski@auroragov.org / comments in red

Daniel Pershing / 303.739.7646 / ddpershi@auroragov.org / comments in red

Sheet 2

13A. Concrete Trickle Pan - Please correct to AW STD DTL. Cross pans will not be allowed. **R/This is a private pan. The AW Dtl doesn't work for what we're looking for**

13B. Exist Utility easement, 10' **R/Corrected**

Sheet 3

13C. East and West side - What Utilities will be in this easement? **R/We do not know, we know it was requested.**

13D. Notes:

- Currently there is no proposed storm in ROW. **R/Corrected**
- #1.3 - This note does not apply as the City does not have any public mains in the close proximity of this site. We will not own and maintain any drainage swales. **R/Removed**
- #5 – Disconnect?
- #10 & #13 – Repetitive Notes **R/Removed**

13E. Meter pit must be in landscape. Current location in the driveway will not be allowed. **R/Relocated**

Sheet 6

13F. Notes – See comment on utilities sheet. **R/Corrected**

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14. Revenue Aurora Water - TAPS

Diana Porter / 303-739-7395 / dsporter@auroragov.org

14A. Storm Drainage Development Fees due: 2.35/acre x \$1,242.00 = \$2,968.38

Make check payable to “City of Aurora” ***R/Acknowledged***

15. Arapahoe County – Public Works and Development

Sue Liu / 720-874-6500 / sliu@arapahoegov.com

15A. Arapahoe County Engineering Services Division thanks you for the opportunity to review the outside referral for the proposed Development. We have no comment regarding the referral at this time based on the information submitted. Please know that other Divisions in the Public Works Department may submit comments as well. ***R/Acknowledged***

16. Xcel Energy – Public Service Company of Colorado

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

16A. Public Service Company of Colorado’s (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan for **Hernandez Trucking** and requests that the property owner/developer/contractor completes the application process for any new natural gas and/or electric service via xcelenergy.com/InstallAndConnect. The Builder’s Call Line is 1-800-628-2121. 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.

R/Acknowledged

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 to have all utilities located prior to any construction. ***R/Acknowledged***

Thank you,



Jose Ramirez

Project Engineer II

420 21st Avenue, Suite 101
Longmont, CO 80501
303.651.6626 ext. 4 (O)
<http://rockyridgecivil.com>