



DEVELOPMENT APPLICATION FORM

Application Type:

<input type="checkbox"/> Conceptual Review	<input type="checkbox"/> Preliminary PUD	<input type="checkbox"/> Temporary Use
<input type="checkbox"/> Subdivision, Preliminary	<input type="checkbox"/> Final PUD	<input type="checkbox"/> Variance
<input type="checkbox"/> Subdivision, Final	<input type="checkbox"/> Rezone	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Plat Correction/ Vacation	<input type="checkbox"/> Special Use	<input type="checkbox"/> Other: _____

PROJECT NAME:

APPLICANT

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

OWNER

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

TECHNICAL REPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)

Name: Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

DESCRIPTION OF SITE

Address:

City, State, Zip:

Area (acres or square feet):

Tax Assessor Parcel Number

Existing Zoning:

Existing Land Use:

Proposed Land Use:

Have you attended a Conceptual Review? YES NO

If Yes, please list PRE#:

I hereby certify that I am making this application as owner of the above described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name:

Date:

Owner's Printed Name

Name:

Owner's Signature

CERTIFICATION OF NOTICE TO MINERAL ESTATE OWNERS

I/We, _____
(the "Applicant") by signing below, hereby declare and certify as follows:

With respect to the property located at:

Physical Address: _____

Legal Description: _____

Parcel #(s): _____

(PLEASE CHECK ONE):

_____ On the _____ day of _____, 20____, which is not less than thirty days before the initial public hearing, notice of application for surface development was provided to mineral estate owners pursuant to section 24-65.5-103 of the Colorado Revised Statutes;

or

_____ I/We have searched the records of the Adams County Tax Assessor and the Adams County Clerk and Recorder for the above identified parcel and have found that no mineral estate owner is identified therein.

Date: _____ Applicant: _____

By: _____

Print Name: _____

Address: _____

STATE OF COLORADO)

)

COUNTY OF ADAMS)

Subscribed and sworn to before me this _____ day of _____, 20____, by
_____.

Witness my hand and official seal.

My Commission expires: _____

Notary Public

After Recording Return To:

Name and Address of Person Preparing Legal Description:

A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department with all applicable land use applications.

APPLICANT'S CERTIFICATION CONCERNING QUALIFYING SURFACE DEVELOPMENT,
PURSUANT TO C.R.S. §24-65.5-103.3 (1)(b)

I/We, _____
_____, (the "Applicant") by signing below, hereby declare and certify as follows:

Concerning the property located at:

Physical Address: _____

Legal Description: _____

Parcel #(s): _____

With respect to qualifying surface developments, that (PLEASE CHECK ONE):

_____ No mineral estate owner has entered an appearance or filed an objection to the proposed application for development within thirty days after the initial public hearing on the application; or

_____ The Applicant and any mineral estate owners who have filed an objection to the proposed application for development or have otherwise filed an entry of appearance in the initial public hearing regarding such application no later than thirty days following the initial public hearing on the application have executed a surface use agreement related to the property included in the application for development, the provisions of which have been incorporated into the application for development or are evidenced by a memorandum or otherwise recorded in the records of the clerk and recorder of the county in which the property is located so as to provide notice to transferees of the Applicant, who shall be bound by such surface use agreements; or

_____ The application for development provides:

- (i) Access to mineral operations, surface facilities, flowlines, and pipelines in support of such operations existing when the final public hearing on the application for development is held by means of public roads sufficient to withstand trucks and drilling equipment or thirty-foot-wide access easements;
- (ii) An oil and gas operations area and existing well site locations in accordance with section 24-65.5-103.5 of the Colorado Revised Statutes; and
- (iii) That the deposit for incremental drilling costs described in section 24-65.5-103.7 of the Colorado Revised Statutes has been made.

Date: _____ Applicant: _____

After Recording Return To:

By: _____
Print Name: _____
Address: _____

STATE OF COLORADO)
)
COUNTY OF ADAMS)

Subscribed and sworn to before me this _____ day of _____, 20____, by
_____.

Witness my hand and official seal.

My Commission expires: _____
Notary Public

Name and Address of Person Preparing Legal Description:

A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department within thirty days after the initial public hearing on all applicable land use applications.



REGIONAL TRANSPORTATION DISTRICT
 1660 BLAKE STREET
 DENVER, COLORADO 80202
 (303) 628-9000

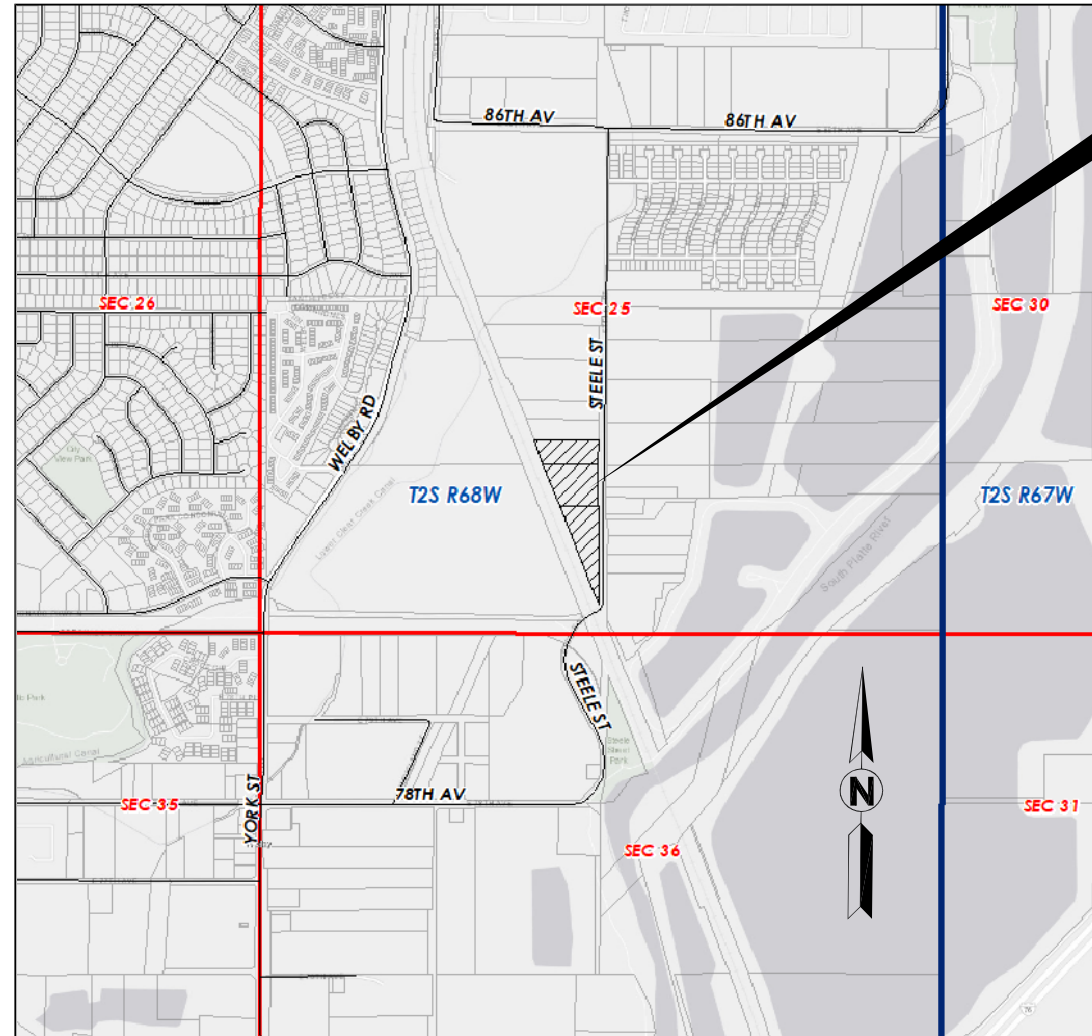
REGIONAL TRANSPORTATION DISTRICT

NORTH METRO MAINTENANCE OF WAY FACILITY
 8059 / 8101 / 8215 STEELE STREET, ADAMS COUNTY, CO

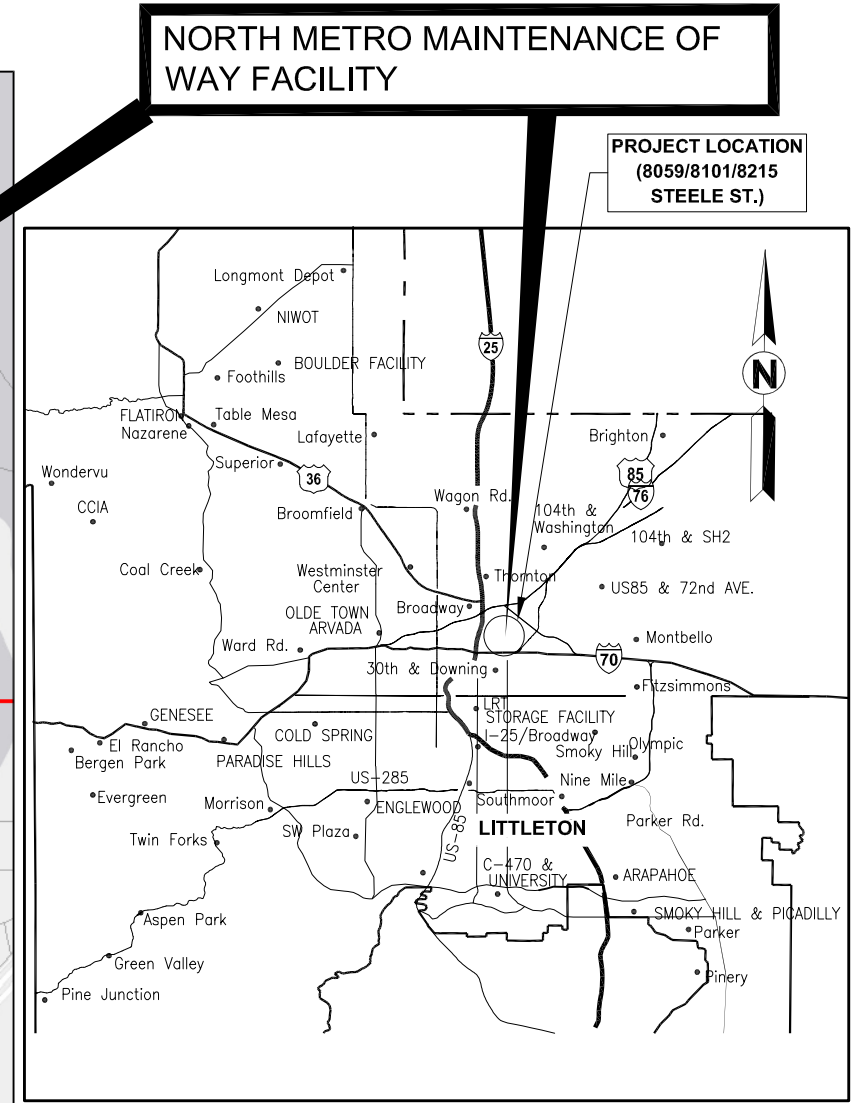
DECEMBER, 2020

PHASE 1

RTD CONTRACT NUMBER:



AREA MAP
NTS



VICINITY MAP
NTS

APPROVED FOR CONSTRUCTION

I HEREBY AFFIRM THAT THESE CONSTRUCTION PLANS FOR THE ABOVE REFERENCED PROJECT WERE PREPARED UNDER MY DIRECT SUPERVISION.

 JYOTSNA VISHWAKARMA, P.E.
 CHIEF ENGINEER

DATE: _____

 PAUL VON FAY, P.E.
 MANAGER, ENGINEERING DESIGN

DATE: _____

 THOMAS PAPADINOFF, ASLA / RLA
 LANDSCAPE ARCHITECT/URBAN DESIGNER

DATE: _____

 ASHLAND VAUGHN, P.E.
 MANAGER, ENGINEERING CONSTRUCTION

DATE: _____

SHEET INDEX

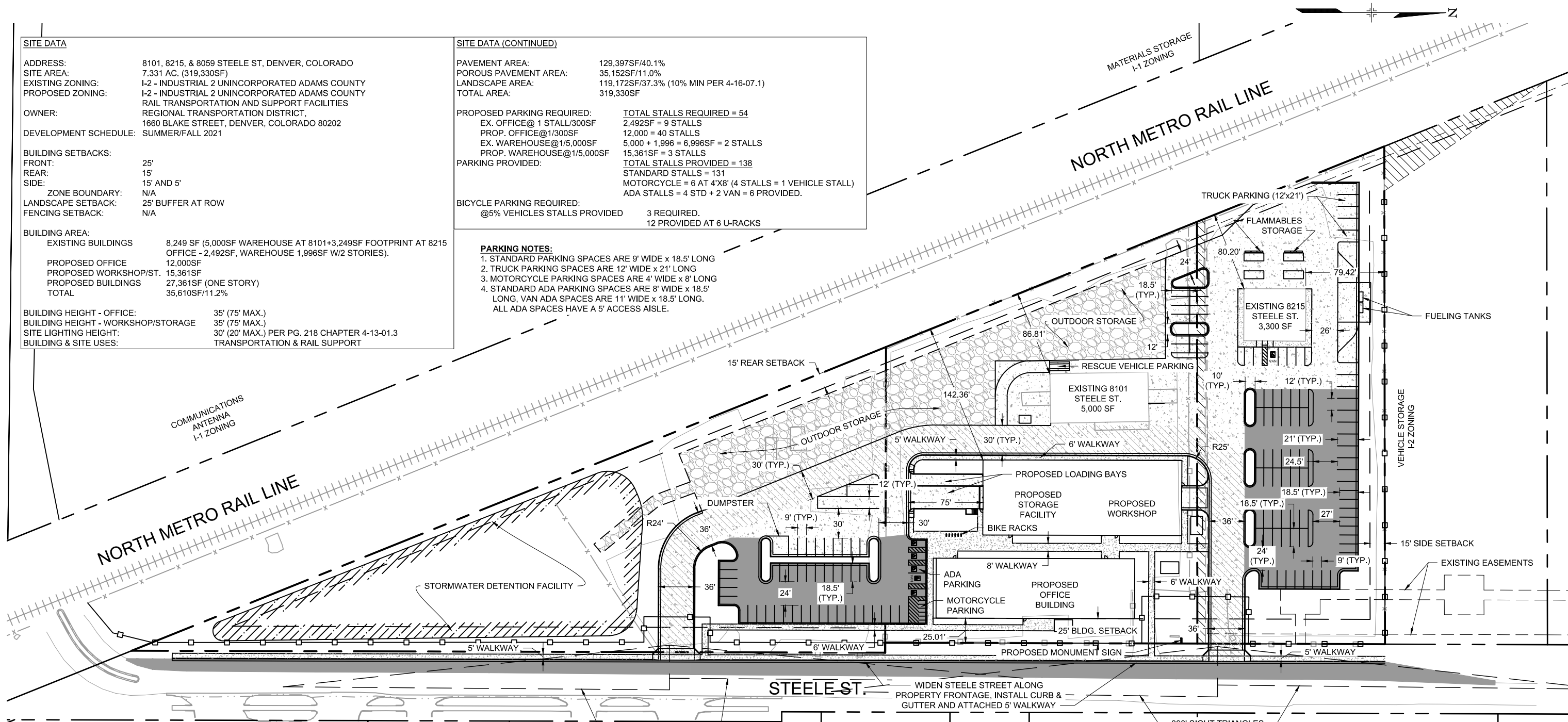
SHEET NO.	DESCRIPTION	SHEET NO.	DESCRIPTION
1	COVER SHEET VICINITY MAP	14	TREE INVENTORY PLAN 50 SCALE
2	SITE PLAN-OVERALL 50 SCALE	15	LANDSCAPE PLAN 50 SCALE
3	GRADING PLAN-OVERALL 50 SCALE	16	LANDSCAPE DETAILS
4	EXISTING DRAINAGE BASIN	17	PHOTOMETRIC PLAN SOUTH HALF 30 SCALE
5	PROPOSED DRAINAGE BASIN	18	PHOTOMETRIC PLAN NORTH HALF 30 SCALE
6	PROPOSED STORM DRAINAGE-NORTH HALF	19	BARBWIRE FENCE DETAILS - SHEET 1
7	PROPOSED STORM DRAINAGE-SOUTH HALF	20	BARBWIRE FENCE DETAILS - SHEET 2
8	OVERALL UTILITY	21	SLIDING GATE DETAILS
9	OFFICE BUILDING FLOOR PLAN	22	AMERISTAR FENCE & GATE DETAILS
10	STORAGE AND WORKSHOP BUILDING FLOOR PLAN	23	TRASH ENCLOSURE DETAILS
11	OFFICE BUILDING EXTERIOR ELEVATIONS		
12	STORAGE AND WORKSHOP BUILDING ELEVATIONS		
13	LANDSCAPE GENERAL NOTES		

K:\Engineering Projects\Corridors\Commuter Rail Corridors\NorthMetro\Steele St\06 Design\CAD\Sheets\Minor Subdivision\Submit\NMMF-C-PL001-SitePlan.dwg

SITE DATA	
ADDRESS:	8101, 8215, & 8059 STEELE ST, DENVER, COLORADO
SITE AREA:	7,331 AC. (319,330SF)
EXISTING ZONING:	I-2 - INDUSTRIAL 2 UNINCORPORATED ADAMS COUNTY
PROPOSED ZONING:	I-2 - INDUSTRIAL 2 UNINCORPORATED ADAMS COUNTY
OWNER:	RAIL TRANSPORTATION AND SUPPORT FACILITIES REGIONAL TRANSPORTATION DISTRICT, 1660 BLAKE STREET, DENVER, COLORADO 80202
DEVELOPMENT SCHEDULE:	SUMMER/FALL 2021
BUILDING SETBACKS:	
FRONT:	25'
REAR:	15'
SIDE:	15' AND 5'
ZONE BOUNDARY:	N/A
LANDSCAPE SETBACK:	25' BUFFER AT ROW
FENCING SETBACK:	N/A
BUILDING AREA:	
EXISTING BUILDINGS	8,249 SF (5,000SF WAREHOUSE AT 8101+3,249SF FOOTPRINT AT 8215 OFFICE - 2,492SF, WAREHOUSE 1,996SF W/2 STORIES).
PROPOSED OFFICE	12,000SF
PROPOSED WORKSHOP/ST.	15,361SF
PROPOSED BUILDINGS	27,361SF (ONE STORY)
TOTAL	35,610SF/11.2%
BUILDING HEIGHT - OFFICE:	
BUILDING HEIGHT - WORKSHOP/STORAGE	35' (75' MAX.)
SITE LIGHTING HEIGHT:	30' (20' MAX.) PER PG. 218 CHAPTER 4-13-01.3
BUILDING & SITE USES:	TRANSPORTATION & RAIL SUPPORT

SITE DATA (CONTINUED)	
PAVEMENT AREA:	129,397SF/40.1%
POROUS PAVEMENT AREA:	35,152SF/11.0%
LANDSCAPE AREA:	119,172SF/37.3% (10% MIN PER 4-16-07.1)
TOTAL AREA:	319,330SF
PROPOSED PARKING REQUIRED:	
EX. OFFICE@1 STALL/300SF	TOTAL STALLS REQUIRED = 54
PROP. OFFICE@1/300SF	2,492SF = 9 STALLS
EX. WAREHOUSE@1/5,000SF	12,000 = 40 STALLS
PROP. WAREHOUSE@1/5,000SF	5,000 + 1,996 = 6,996SF = 2 STALLS
PARKING PROVIDED:	15,361SF = 3 STALLS
	TOTAL STALLS PROVIDED = 138
	STANDARD STALLS = 131
	MOTORCYCLE = 6 AT 4'X8' (4 STALLS = 1 VEHICLE STALL)
	ADA STALLS = 4 STD + 2 VAN = 6 PROVIDED.
BICYCLE PARKING REQUIRED:	
@5% VEHICLES STALLS PROVIDED	3 REQUIRED.
	12 PROVIDED AT 6 U-RACKS

- PARKING NOTES:**
- STANDARD PARKING SPACES ARE 9' WIDE x 18.5' LONG
 - TRUCK PARKING SPACES ARE 12' WIDE x 21' LONG
 - MOTORCYCLE PARKING SPACES ARE 4' WIDE x 8' LONG
 - STANDARD ADA PARKING SPACES ARE 8' WIDE x 18.5' LONG, VAN ADA SPACES ARE 11' WIDE x 18.5' LONG. ALL ADA SPACES HAVE A 5' ACCESS AISLE.



PAVEMENT LEGEND	
PROPOSED ASPHALT PAVEMENT	
PROPOSED CONCRETE PAVEMENT	
PROPOSED CONCRETE WALKWAY	
PROPOSED REINFORCED GRAVEL	
FIRE LANE	

SAMUEL & SONS
I-2 ZONING

DTI TRUCKS
I-2 ZONING

VEHICLE STORAGE
A-3 ZONING

THREE BROTHERS
CONCRETE
A-3 ZONING

HORSE BOARDING
A-3 ZONING

NO.	REVISIONS	BY	DATE

DESIGNED BY: BT	DATE: 12/09/2020	CHECKED BY: TCP	DATE: 12/18/2020
DRAWN BY: JJF	DATE: 12/09/2020	APPROVED BY: PVF	DATE: 12/18/2020

FILE NAME: nmmf-c-pl001-siteplan.dwg

HORZ. SCALE: 1" = 50'

VERT. SCALE:

HALF SIZE - Double The Scale

RTD ENGINEERING DIVISION

REGIONAL TRANSPORTATION DISTRICT
1660 BLAKE STREET
DENVER, COLORADO 80202
(303) 628-9000

RTD NORTH METRO MAINTENANCE OF WAY FACILITY

PHASE 1
CIVIL
SITE PLAN

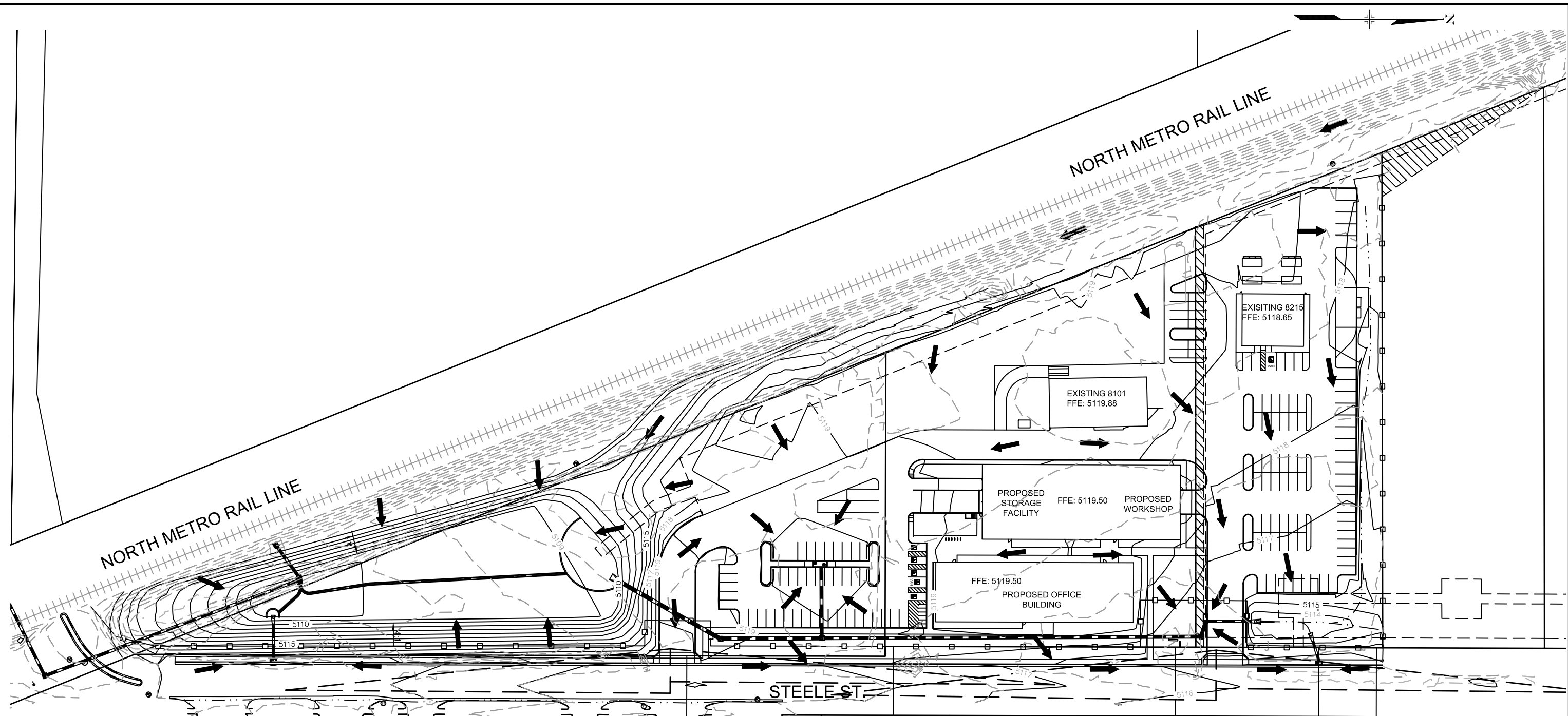
8059/8101/8215 STEELE STREET, ADAMS COUNTY, CO

SHEET REFERENCE NUMBER:	C-001
	2 OF 23

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NO.	REVISIONS	BY	DATE

DESIGNED BY: BT	DATE: 12/09/20	CHECKED BY: TCP	DATE: 12/09/20
DRAWN BY: JJF & IN	DATE: 12/09/20	APPROVED BY: PVF	DATE: 12/09/20

FILE NAME: nmmf-c-pl002-grading plan.dwg

HORIZ. SCALE: 1" = 50'

VERT. SCALE:

HALF SIZE - Double The Scale

RTD ENGINEERING DIVISION

REGIONAL TRANSPORTATION DISTRICT
1660 BLAKE STREET
DENVER, COLORADO 80202
(303) 628-9000

RTD NORTH METRO MAINTENANCE OF WAY FACILITY

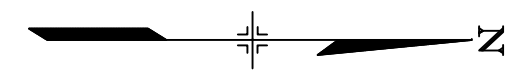
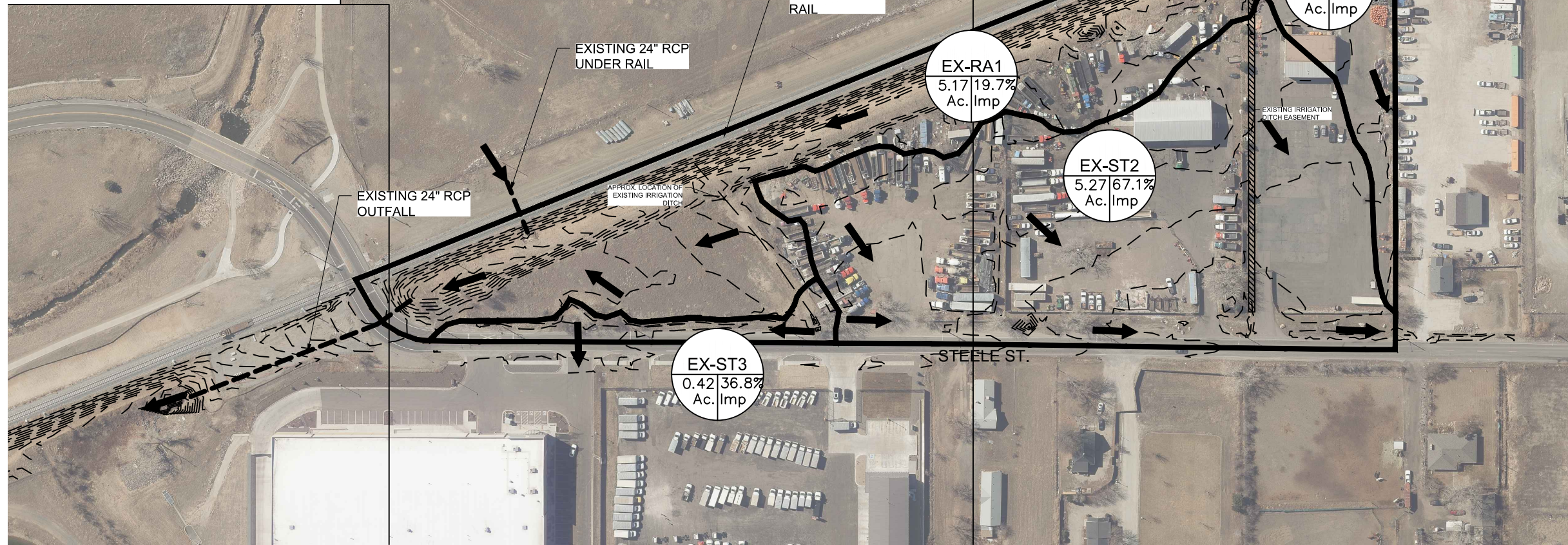
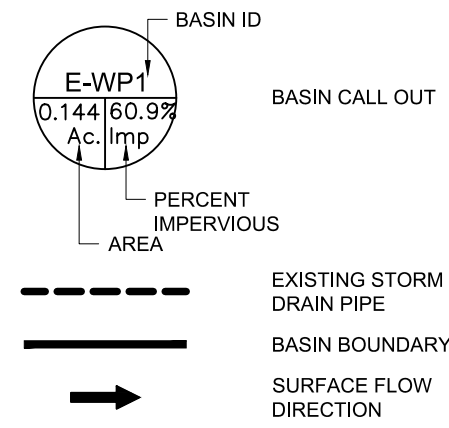
PHASE 1

CIVIL
GRADING PLAN
60 STEELE ST., DENVER, CO

SHEET REFERENCE NUMBER:
C-002
3 OF 23

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LEGEND



PEAK FLOWS - EXISTING CONDITIONS DRAINAGE BASINS

Contributing Basins	Total Area (acres)	Tc (min)	5-Year			100-Year		
			C 5	I 5 (in/hr)*	Q 5 (cfs)	C 100	I 100 (in/hr)*	Q 100 (cfs)
EX-ST1	0.945	11.6	0.54	3.62	1.9	0.74	6.90	4.8
EX-ST2	5.271	22.5	0.58	2.62	8.0	0.76	5.01	20.0
EX-ST3	0.417	14.1	0.33	3.32	0.5	0.63	6.33	1.7
EX-RA1	5.174	33.3	0.19	2.09	2.1	0.56	4.00	11.6

*Rainfall intensity per Equation 5-1, Rainfall Chapter, USDCM Volume 1, March 2017

NO.	REVISIONS	BY	DATE

DESIGNED BY: YKS	DATE: 12/09/2020	CHECKED BY: YKS	DATE: 12/18/2020
DRAWN BY: CSW	DATE: 12/09/2020	APPROVED BY: PVF	DATE: 12/18/2020

FILE NAME: nmmf-c-003-existing drainage basins.dwg

HORZ. SCALE: 1" = 80'

VERT. SCALE:

HALF SIZE - Double The Scale

RTD ENGINEERING DIVISION

REGIONAL TRANSPORTATION DISTRICT
1660 BLAKE STREET
DENVER, COLORADO 80202
(303) 628-9000

RTD NORTH METRO MAINTENANCE OF WAY FACILITY

PHASE 1

CIVIL

EXISTING DRAINAGE BASIN

8059/8101/8215 STEELE STREET, ADAMS COUNTY, CO

SHEET REFERENCE NUMBER:

D-001

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LEGEND

BASIN ID

BASIN CALL OUT

PERCENT IMPERVIOUS AREA

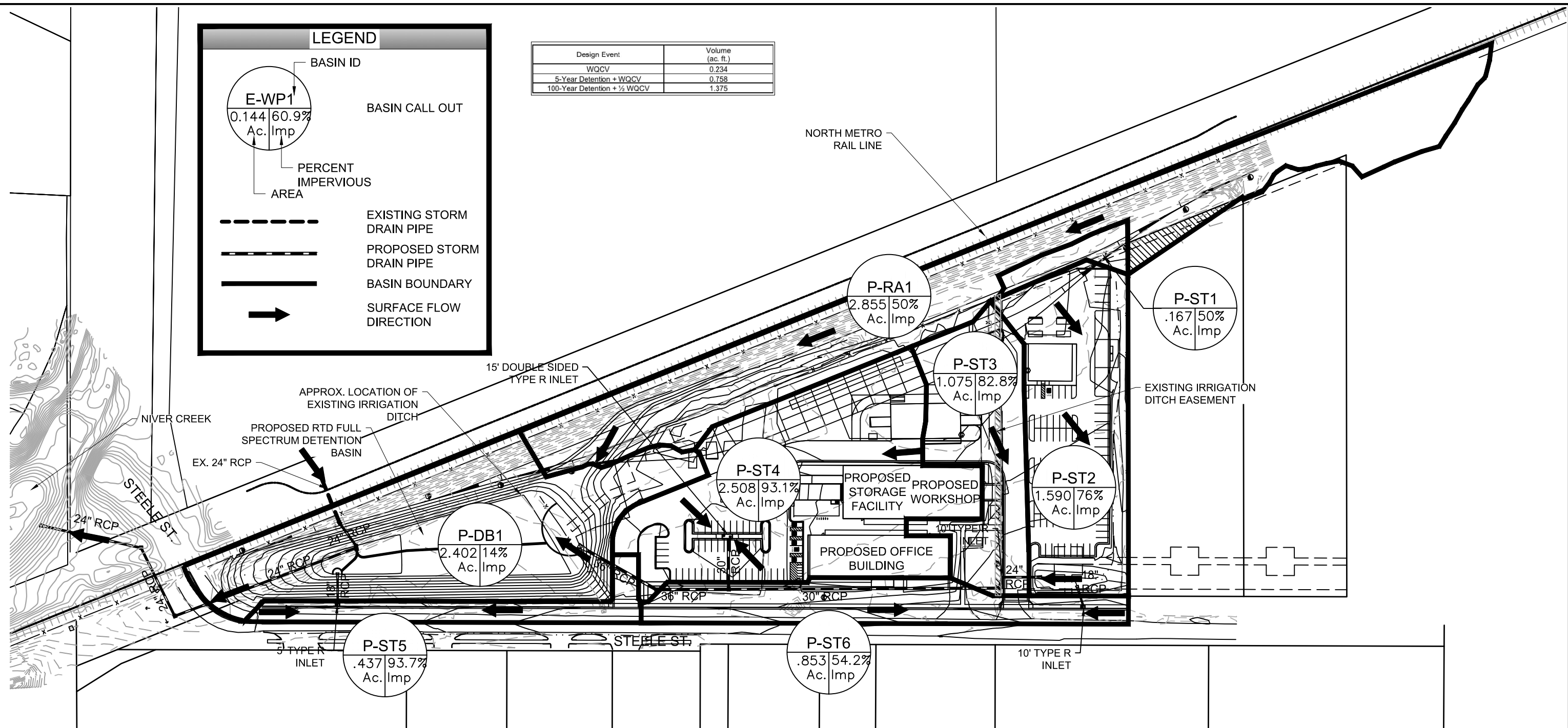
EXISTING STORM DRAIN PIPE

PROPOSED STORM DRAIN PIPE

BASIN BOUNDARY

SURFACE FLOW DIRECTION

Design Event	Volume (ac. ft.)
WQCV	0.234
5-Year Detention + WQCV	0.758
100-Year Detention + 1/2 WQCV	1.375



PEAK FLOWS - PROPOSED CONDITIONS DRAINAGE BASINS

Contributing Basins	Total Area (acres)	Tc (min)	5-Year			100-Year		
			C 5	I 5 (in/hr)*	Q 5 (cfs)	C 100	I 100 (in/hr)*	Q 100 (cfs)
P-ST1	0.167	5.5	0.44	4.69	0.3	0.69	8.96	1.0
P-ST2	1.590	15.5	0.65	3.17	3.3	0.79	6.06	7.6
P-ST3	1.075	8.6	0.71	4.07	3.1	0.82	7.76	6.8
P-ST4	2.508	7.6	0.79	4.25	8.5	0.86	8.11	37.5
P-ST5	0.437	8.8	0.80	4.03	1.4	0.86	7.70	2.9
P-ST6	0.853	11.5	0.48	3.63	1.5	0.70	6.93	4.2
P-RA1	2.855	27.1	0.44	2.36	3.0	0.69	4.51	8.9

*Rainfall Intensity per Equation 5-1, Rainfall Chapter, USDCM Volume 1, March 2017

NO.	REVISIONS	BY	DATE

DESIGNED BY: YKS	DATE: 12/09/2020	CHECKED BY: YKS	DATE: 12/18/2020
DRAWN BY: CSW	DATE: 12/09/2020	APPROVED BY: PVF	DATE: 12/18/2020

FILE NAME: nmmf-c-d004-proposed drainage basins.dwg

HORZ. SCALE: 1" = 70'

VERT. SCALE:

HALF SIZE - Double The Scale

RTD ENGINEERING DIVISION

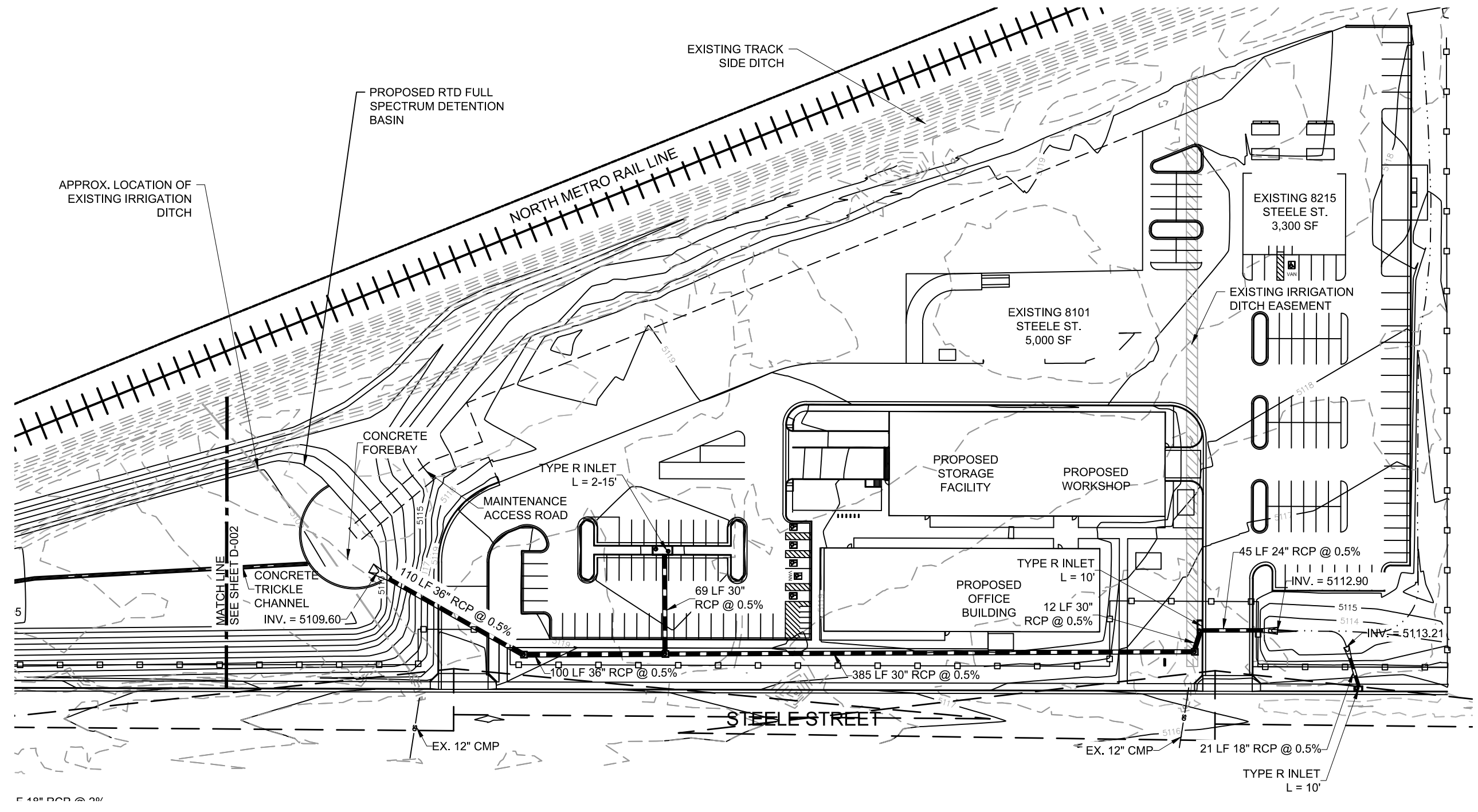
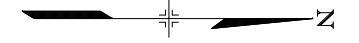
REGIONAL TRANSPORTATION DISTRICT
1660 BLAKE STREET
DENVER, COLORADO 80202
(303) 628-9000

RTD NORTH METRO MAINTENANCE OF WAY FACILITY

PHASE 1
CIVIL
DRAINAGE PROPOSED BASIN MAP
8059/8101/8215 STEELE STREET, ADAMS COUNTY, CO

SHEET REFERENCE NUMBER:
D-002
5 OF 22





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DESIGNED BY: CSW	DATE: 12/09/2020	CHECKED BY: YKS	DATE: 12/18/2020
DRAWN BY: JJF	DATE: 12/09/2020	APPROVED BY: PVF	DATE: 12/18/2020

FILE NAME: nmmf-c-d001-drainage plan.dwg

HORZ. SCALE: 1" = 40'

VERT. SCALE:

HALF SIZE - Double The Scale

RTD ENGINEERING DIVISION

REGIONAL TRANSPORTATION DISTRICT
1660 BLAKE STREET
DENVER, COLORADO 80202
(303) 628-9000

RTD NORTH METRO MAINTENANCE OF WAY FACILITY

PHASE 1

CIVIL

STORM DRAINAGE SYSTEM-NORTH HALF

8059/8101/8215 STEELE STREET, ADAMS COUNTY, CO

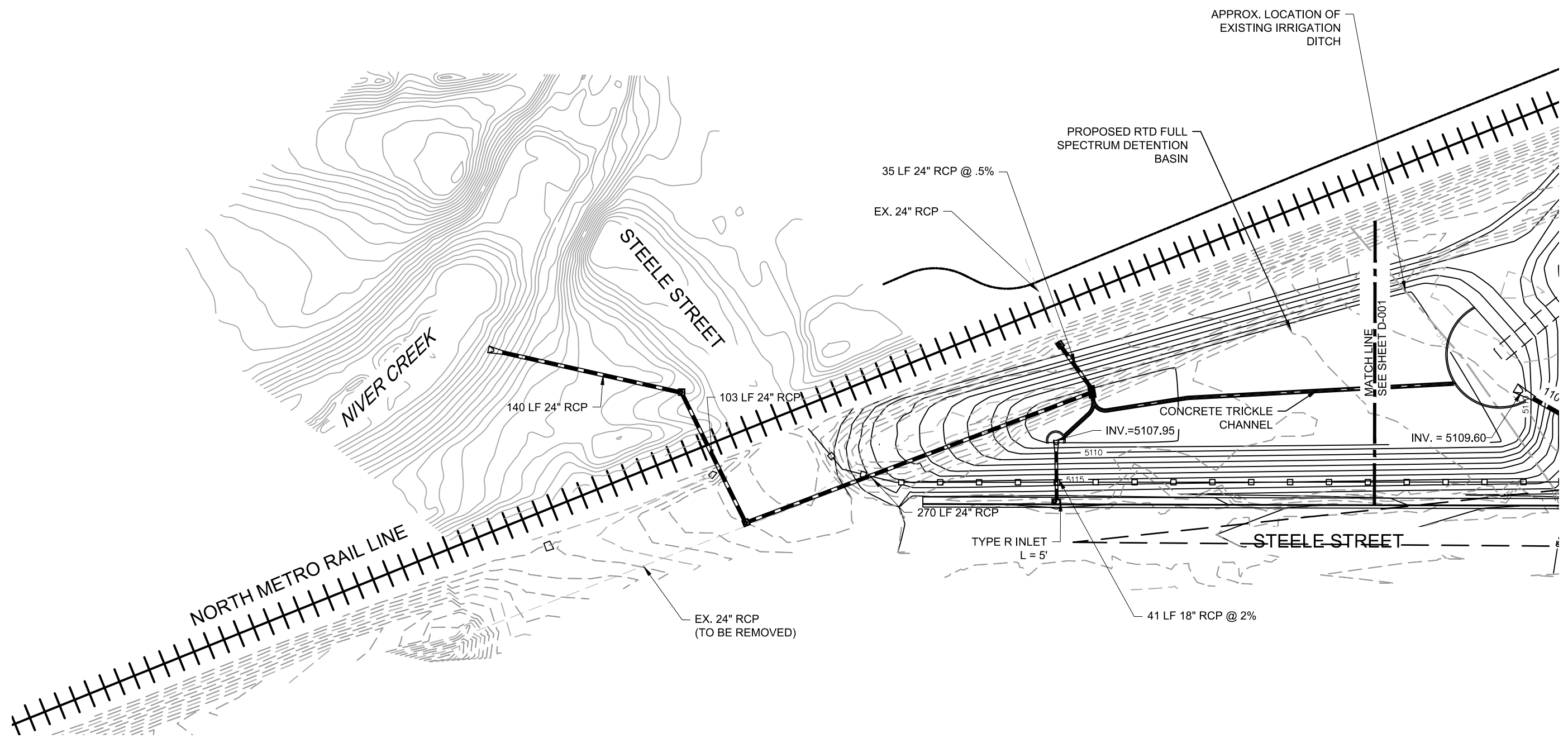
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D-003

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NO.	REVISIONS	BY	DATE

DESIGNED BY: CSW	DATE: 12/09/2020	CHECKED BY: YKS	DATE: 12/18/2020
DRAWN BY: JJF	DATE: 12/09/2020	APPROVED BY: PVF	DATE: 12/18/2020

FILE NAME: nmmf-c-d001-drainage plan.dwg

HORIZ. SCALE: 1" = 40'

VERT. SCALE:

HALF SIZE - Double The Scale

RTD ENGINEERING DIVISION

REGIONAL TRANSPORTATION DISTRICT
 1660 BLAKE STREET
 DENVER, COLORADO 80202
 (303) 628-9000

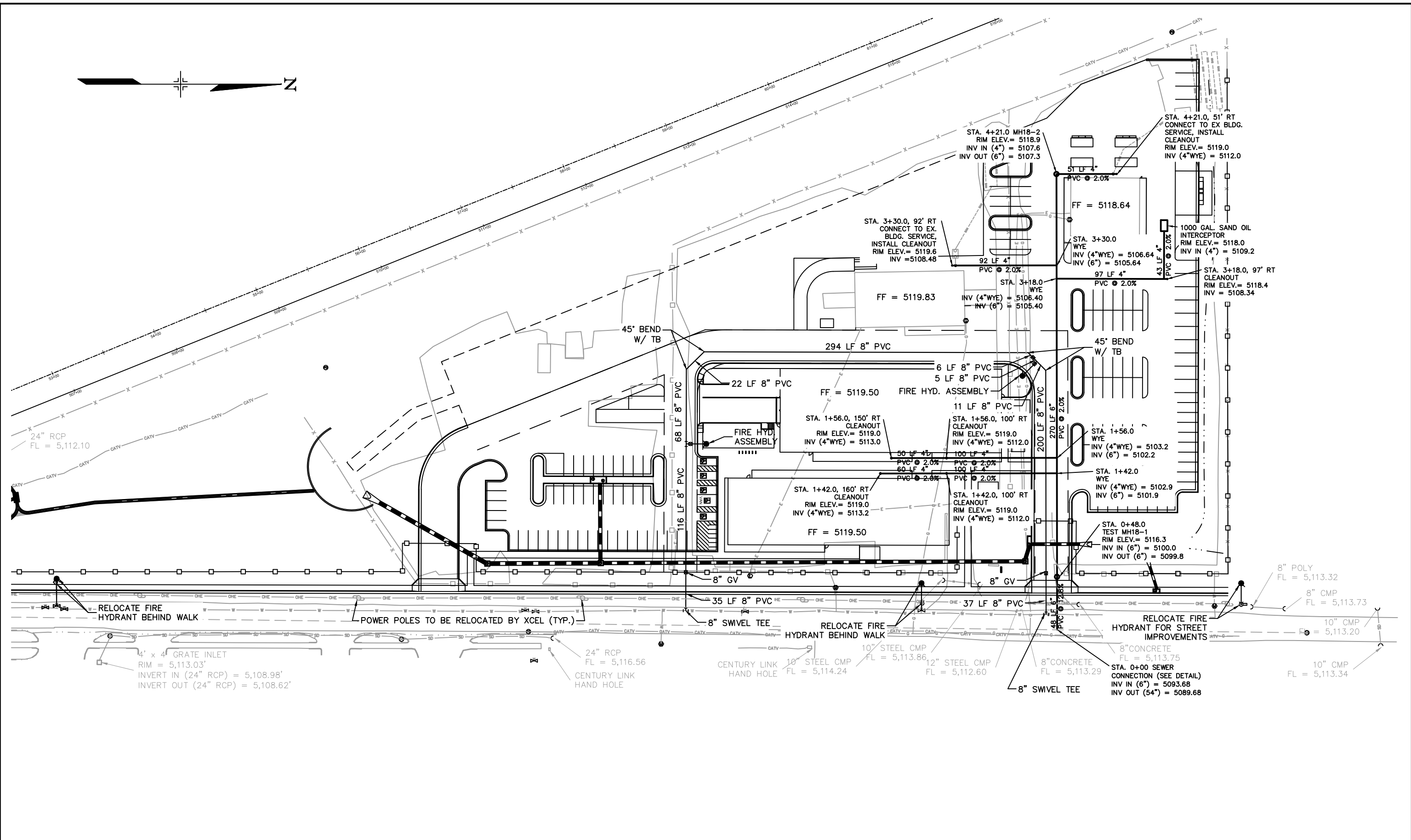
RTD NORTH METRO MAINTENANCE OF WAY FACILITY

PHASE 1
 CIVIL
 STORM DRAINAGE SYSTEM-SOUTH HALF
 8059/8101/8215 STEELE STREET, ADAMS COUNTY, CO

SHEET REFERENCE NUMBER:
 D-004
 7 OF 23

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NO.	REVISIONS	BY	DATE

DESIGNED BY: MLP	DATE: 12/11/20	CHECKED BY: TCP	DATE: 12/11/20
DRAWN BY: MLP	DATE: 12/11/20	APPROVED BY: PVF	DATE: 12/11/20

FILE NAME: util-base.dwg

HORIZ. SCALE: 1" = 40'

VERT. SCALE: 1" = 40'

HALF SIZE - Double The Scale

RTD ENGINEERING DIVISION

REGIONAL TRANSPORTATION DISTRICT
1660 BLAKE STREET
DENVER, COLORADO 80202
(303) 628-9000

RTD NORTH METRO MAINTENANCE OF WAY FACILITY

PHASE 1

CIVIL

OVERALL UTILITY PLAN

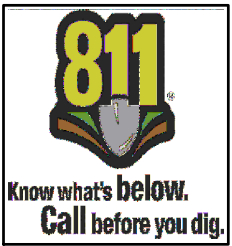
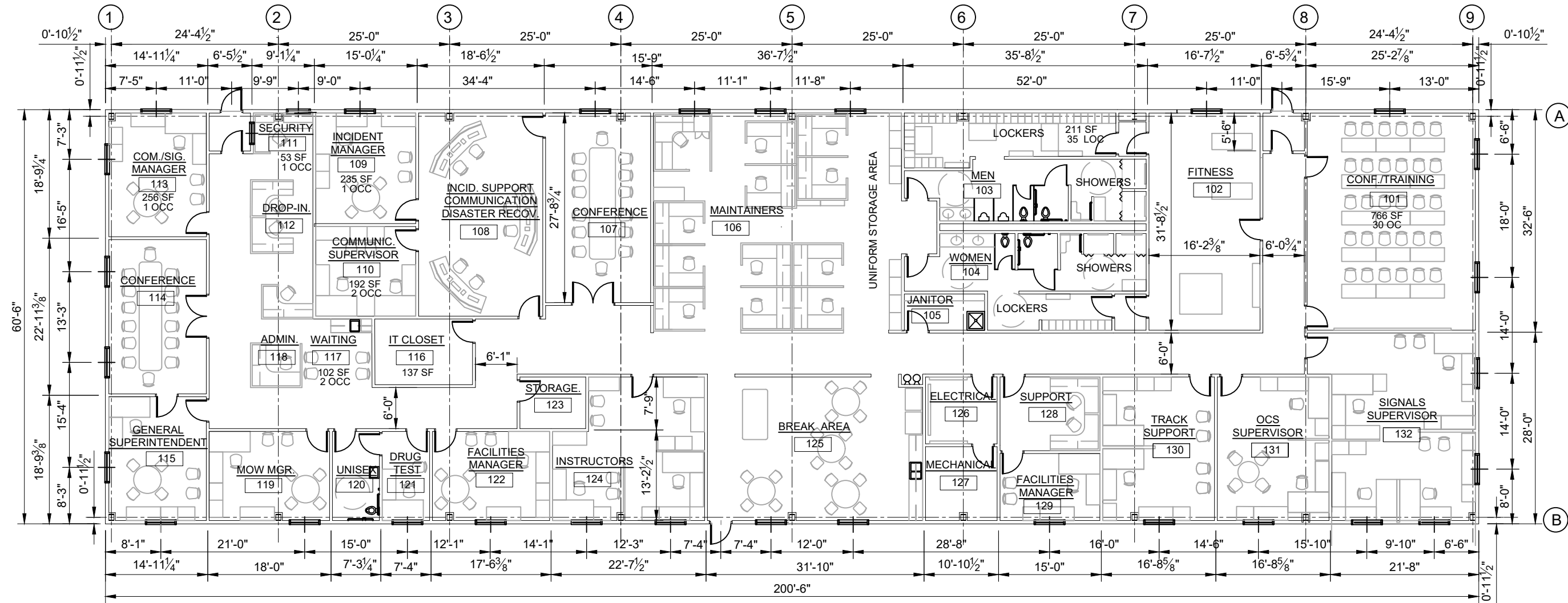
8059/8101/8215 STEELE STREET, ADAMS COUNTY, CO

SHEET REFERENCE NUMBER:

UT-001

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1 NM MOW NEW OFFICE BUILDING FLOOR PLAN
 A-101 SCALE: 1/16" = 1'-0"

PERMANENT: 49 PERSONS
 TRAINING: 30 PERSONS
 WAITING: 2 PERSONS
 CONFERENCE: 28 PERSONS
 BREAK ROOM: 16 PERSONS
 FITNESS: 2 PERSONS

NO.	REVISIONS	BY	DATE

DESIGNED BY: TPP	DATE: 12/17/2020	CHECKED BY: TCP	DATE: 12/18/2020
DRAWN BY: RTF	DATE: 12/17/2020	APPROVED BY: PVF	DATE: 12/18/2020

FILE NAME: SEE LEFT MARGIN
 HORZ. SCALE: NTS
 VERT. SCALE: NTS
 0 NTS
 HALF SIZE - Double The Scale

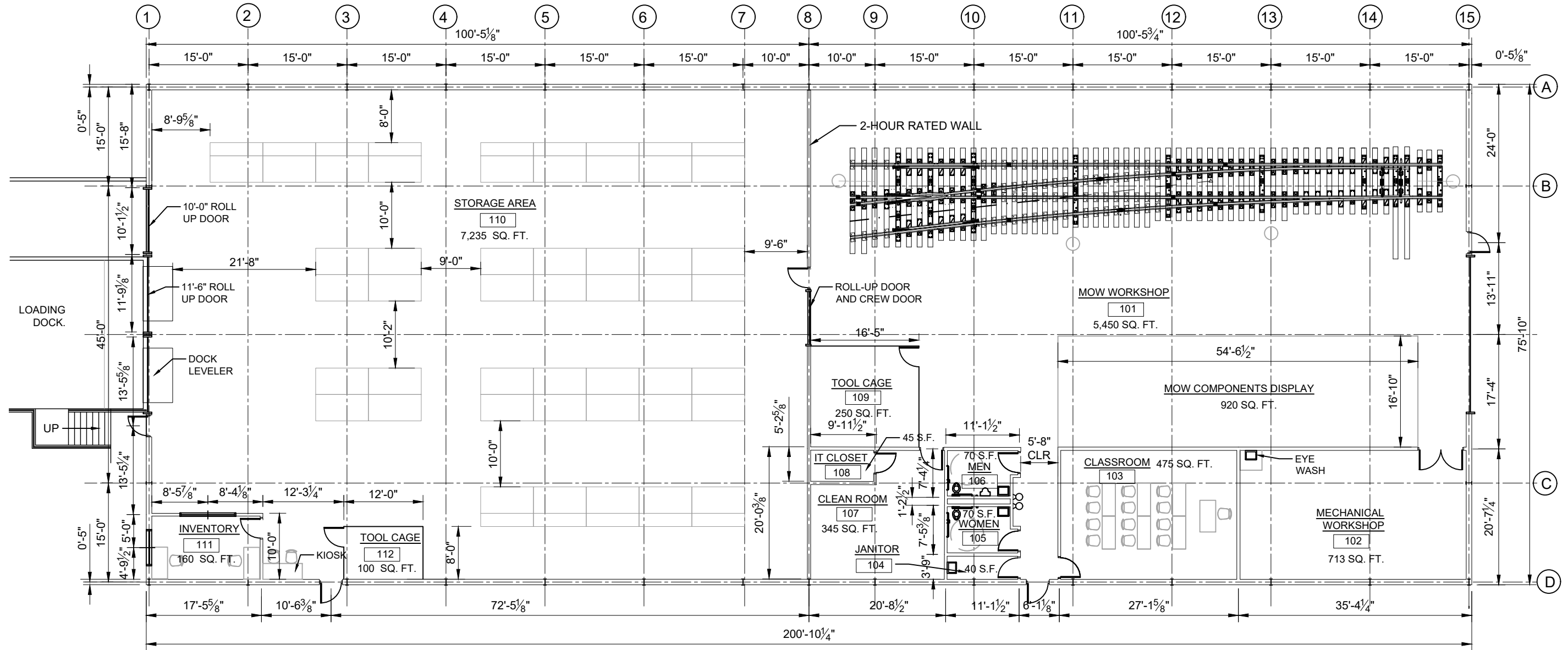
RTD ENGINEERING DIVISION
 REGIONAL TRANSPORTATION DISTRICT
 1660 BLAKE STREET
 DENVER, COLORADO 80202
 (303) 628-9000

RTD NORTH METRO MAINTENANCE OF WAY FACILITY
 PHASE 1
 ARCHITECTURAL
 NEW OFFICE BUILDING FLOOR PLAN
 8059/8101/8215 STEELE STREET, ADAMS COUNTY, CO

SHEET REFERENCE NUMBER: A-001
9 OF 23

12/22/2020 4:11:17 PM

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1 NM MOW STORAGE AND WORKSHOP BUILDING FLOOR PLAN
 A-101 SCALE: 1/16" = 1'-0"



NO.	REVISIONS	BY	DATE

DESIGNED BY: TPP	DATE: 12/17/2020	CHECKED BY: TCP	DATE: 12/18/2020
DRAWN BY: RTF	DATE: 12/17/2020	APPROVED BY: PVF	DATE: 12/18/2020

FILE NAME: SEE LEFT MARGIN
 HORZ. SCALE: NTS
 VERT. SCALE: NTS

0 NTS
 HALF SIZE - Double The Scale

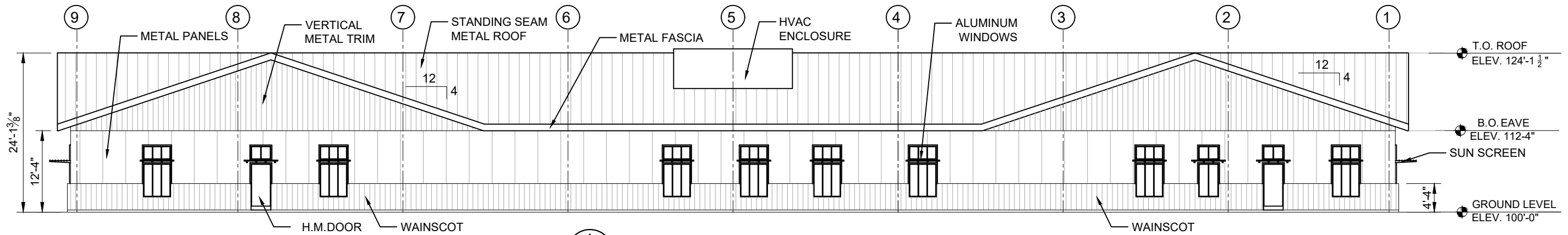
RTD ENGINEERING DIVISION
 REGIONAL TRANSPORTATION DISTRICT
 1660 BLAKE STREET
 DENVER, COLORADO 80202
 (303) 628-9000

RTD NORTH METRO MAINTENANCE OF WAY FACILITY
 PHASE 1
 ARCHITECTURAL
 STORAGE AND WORKSHOP BUILDING FLOOR PLAN
 8059/8101/8215 STEELE STREET, ADAMS COUNTY, CO

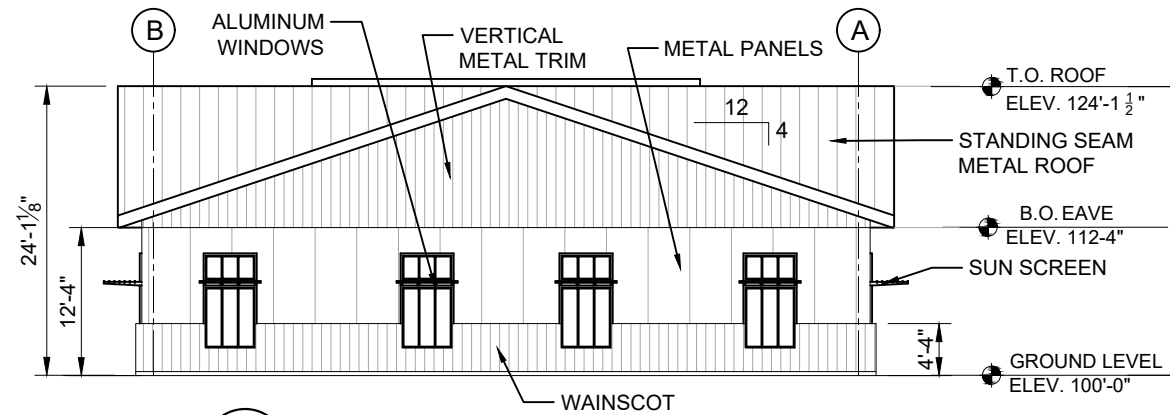
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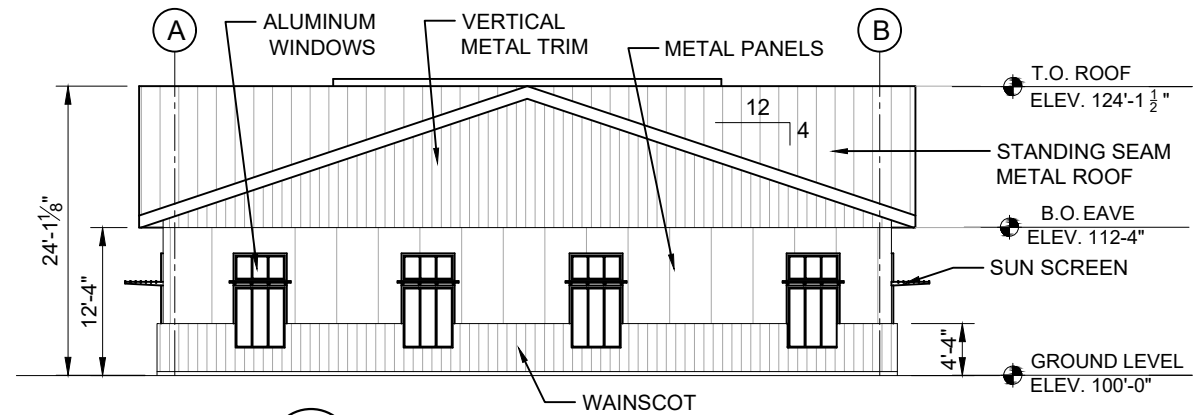
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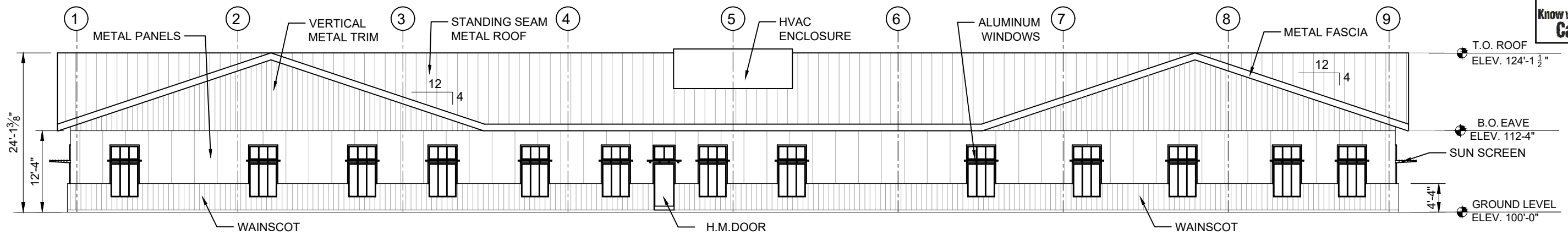
1 OFFICE BUILDING WEST ELEVATION
A-302 SCALE: 1/16" = 1'-0"



2 OFFICE BUILDING SOUTH ELEVATION
A-302 SCALE: 1/16" = 1'-0"



3 OFFICE BUILDING NORTH ELEVATION
A-302 SCALE: 1/16" = 1'-0"



4 OFFICE BUILDING EAST ELEVATION
A-302 SCALE: 1/16" = 1'-0"



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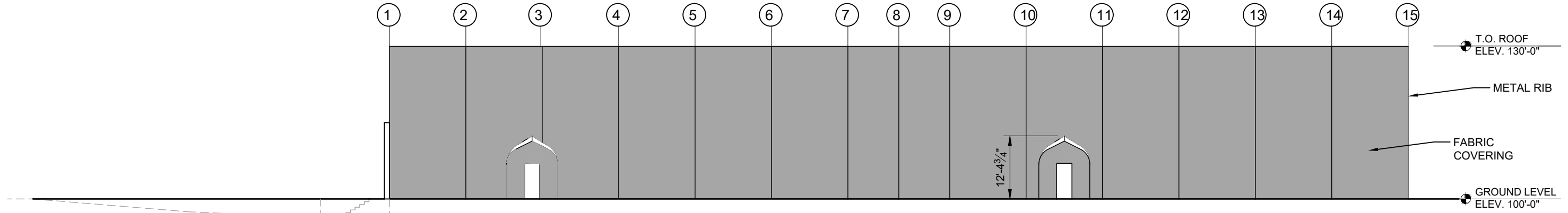
RTD ENGINEERING DIVISION
 REGIONAL TRANSPORTATION DISTRICT
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RTD NORTH METRO MAINTENANCE OF WAY FACILITY
PHASE 1
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 OFFICE BUILDING EXTERIOR ELEVATIONS
 8059/8101/8215 STEELE STREET, ADAMS COUNTY, CO

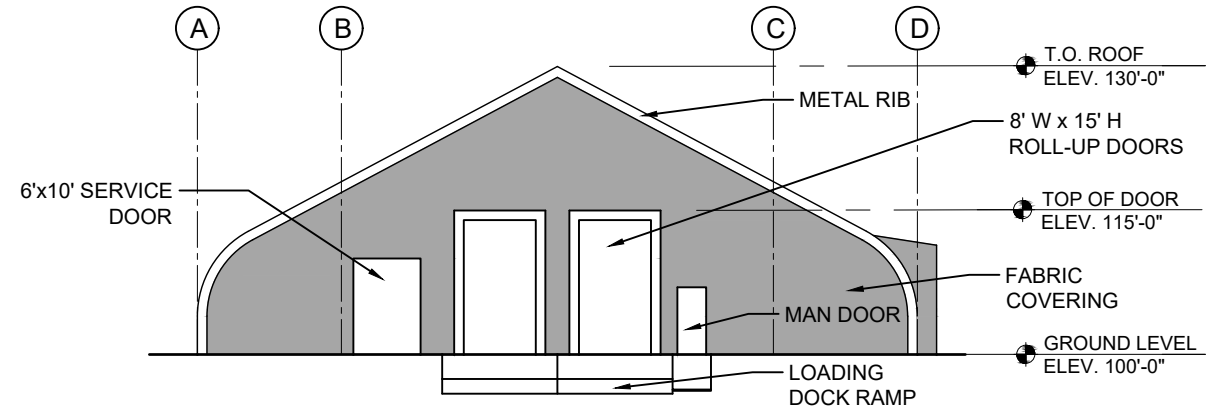
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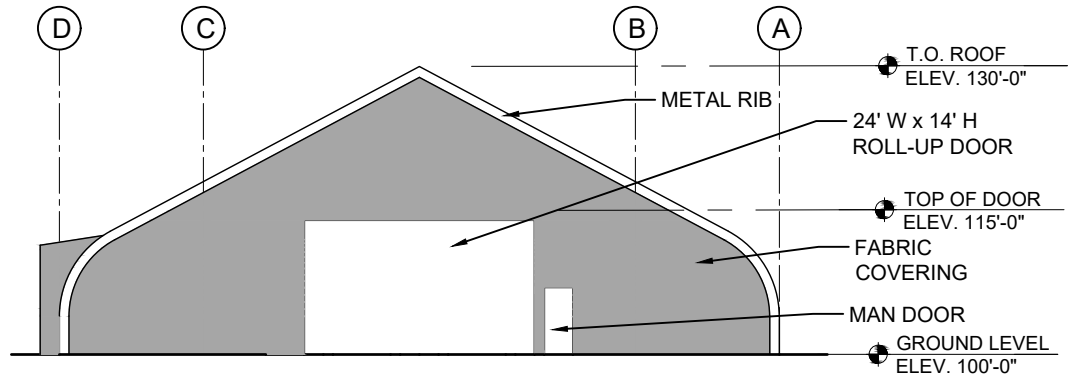
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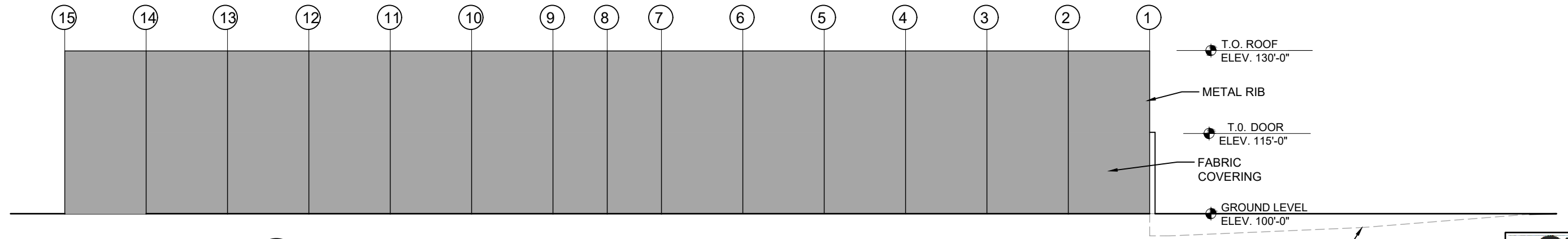
1 STORAGE AND WORKSHOP BUILDING WEST ELEVATION
A-101 SCALE: 1" = 20'-0"



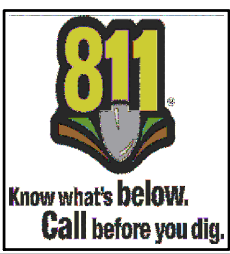
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A-101 SCALE: 1" = 20'-0"



1 STORAGE AND WORKSHOP BUILDING NORTH ELEVATION
A-101 SCALE: 1" = 20'-0"



1 STORAGE AND WORKSHOP BUILDING EAST ELEVATION
A-101 SCALE: 1" = 20'-0"



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RTD NORTH METRO MAINTENANCE OF WAY FACILITY
 PHASE 1
 ARCHITECTURAL
 STORAGE AND WORKSHOP BUILDING ELEVATIONS
 8059/8101/8215 STEELE STREET, ADAMS COUNTY, CO

SHEET REFERENCE NUMBER:
 A-004
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K:\Engineering\Projects\Corridors\Commuter Rail\Corridors\NorthMetro\MOW-Steele St\06 Design\CAD\Sheets\Minor Subdivision\Submit\MMMF-L-GN001-GeneralNotes.dwg 12/22/2020 4:11:41 PM

GENERAL NOTES:

1. ALL TREES AND SHRUBS TO RECEIVE A BACK FILL MIXTURE OF 50% IMPORTED LOAMY TOPSOIL, 25% PEAT MOSS, AND 25% EXISTING SOIL. SOIL PREPARATION OF PLANTING BEDS SHALL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE PRICE OF THE PLANTS.
2. SOIL SPEC. NOTE- INCORPORATE 3 CUBIC YARDS/1000 SF AREA PREMIUM 3 SOIL AMENDMENT PROVIDED BY A1 ORGANICS (OR APPROVED EQUAL), (303) 454-3452, ON BLUEGRASS TURF AREAS. RECOMMENDATIONS FOR BLUEGRASS TURF AREAS ARE INCORPORATE 5LBS/1000SF OF NITROGEN AND 3.5LBS/1000SF OF PHOSPHORUS. INCORPORATE 2 CUBIC YARDS/1000 SF AREA OF WELL DECOMPOSED MANURE COMPOST TO ALL NATIVE SEED AREAS. FOLLOWING LEVELS ARE REQUIRED FOR ANY ORGANIC MATTER USED:
 - A. SALT LEVEL EQUAL TO OR LESS THAN 6MMHOS/EM
 - B. pH LEVEL EQUAL TO OR LESS THAN 7
 - C. ORGANIC MATTER CONTENT (O.N.) EQUAL TO OR GREATER THAN 85%
 - D. CARBON:NITROGEN BETWEEN 20:1 AND 30:1
 - E. PARTICLE SIZE: THE COARSER THE BETTER, NO SILT OR CLAY SIZED PARTICLES
3. EROSION CONTROL BLANKET TO BE APPLIED ON ALL SEED AREAS, AND AREAS DENOTED ON PLAN AS 'AREA OF SLOPE PROTECTION'. UTILIZE LANDLOK S1 - SINGLE SIDED NET FHWA TYPE 2C STRAW FIBER AVAILABLE FROM: CONTECH (303)288-6052 (OR APPROVED EQUALS). SUBMIT SAMPLE AND PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION. INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.
4. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
5. LANDSCAPE ARCHITECT TO APPROVE BERMING AND SITE LAYOUT PRIOR TO IRRIGATION, SOIL AMENDMENTS, OR PLANTING MAY BEGIN.
6. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE INCLUDED IN THIS PROJECT:
 - A. UTILIZE EXISTING SYSTEM AND MODIFY AS SHOWN IN IRRIGATION PLANS.
 - B. PROVIDE ISOLATION GATE VALVES TO PERMIT THE ISOLATION OF EACH SECTION FOR REPAIRS AND MAINTENANCE. QUICK COUPLERS TO BE INCLUDED THROUGHOUT THE SITE FOR INCIDENTAL WATERING.
 - C. IRRIGATION SLEEVING TO BE AS NOTED ON IRRIGATION PLAN. LOCATIONS PER IRRIGATION DESIGN.
7. RETAIN ALL EXISTING PLANTS, WHETHER SHOWN OR NOT, EXCEPT THOSE IDENTIFIED FOR DEMOLITION.
8. ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4 FOOT ORANGE CONSTRUCTION SAFETY FENCE SHOULD BE USED IN THIS APPLICATION.
9. ALL TREES TO BE STAKED WITH WOOD STAKES. FOR 3" CAL. DECIDUOUS TREES AND EVERGREEN TREES OVER 6' USE 3 WOOD STAKES (STAKE TO GROUND LEVEL).
10. ALL PLANTS AVAILABLE FROM GREEN ACRES NURSERY (303)791-3420, LITTLE VALLEY NURSERY (303)659-6708, AND OTHER NURSERY SOURCES.
11. MINIMUM INSPECTIONS WILL INCLUDE SELECTION OF SPECIMEN PLANT MATERIALS AT CONTRACTOR'S NURSERY OR WHOLESALER. APPROVAL OF PLANT LOCATION STAKES BEFORE PLANT MATERIALS ARE INSTALLED, 'PUNCH LIST' SITE INSPECTION, AND FINAL INSPECTION SITE VISITS.
 - A. PRE-CONSTRUCTION MEETING/SELECTION OF PLANT MATERIALS AT THE NURSERY AND REVIEW OF SPECIFIED LANDSCAPE/IRRIGATION SUBMITTALS.
 - B. IRRIGATION 25% INSPECTION - POINT OF CONNECTION, MAINLINE LOCATION, AND VALVES.
 - C. IRRIGATION 50% INSPECTION - MAINLINE INSPECTION - PRESSURE TEST AND REVIEW OF MODEL IRRIGATION.
 - D. IRRIGATION 75% INSPECTION - LATERAL LOCATIONS AND ZONES.
 - E. IRRIGATION 95% PUNCH INSPECTION.
 - F. IRRIGATION FINAL ACCEPTANCE INSPECTION.
 - G. LANDSCAPE 25% INSPECTION - SOIL AMENDMENTS AND SOIL ANALYSIS REVIEW, GRADING REVIEW, AND TREE STAKING REVIEW.
 - H. LANDSCAPE 50% INSPECTION - PLANT STAKING REVIEW AND PLACEMENT 1/2 THROUGH ENTIRE PROJECT.
 - I. LANDSCAPE 75% INSPECTION - PLANT STAKING REVIEW AND PLACEMENT 3/4 THROUGH ENTIRE PROJECT.
 - J. LANDSCAPE 95% INSPECTION/ PUNCH INSPECTION.
 - K. LANDSCAPE FINAL ACCEPTANCE INSPECTION AND COUNTY LANDSCAPE AND IRRIGATION AFFIDAVITS.
12. PLANTS SHALL BE WARRANTED FOR THE DURATION OF TWO FULL YEARS AFTER THE INSTALLATION (WARRANTY SHALL COVER 100% OF THE REPLACEMENT AND INSTALLATION COST). MAINTENANCE AND IRRIGATION OF PLANTS IS THE RESPONSIBILITY OF THE CONTRACTOR FOR THE FULL WARRANTY PERIOD. AT ANY TIME DURING THE WARRANTY PERIOD THAT RTD DETERMINES CORRECTIVE WORK AND REPLACEMENT MATERIALS ARE NECESSARY IN ACCORDANCE WITH THE CONTRACT, THE CONTRACTOR SHALL TAKE CORRECTIVE MEASURES WITHIN 10 DAYS NOTICE BY RTD.
13. ALL PLANTS TO RECEIVE 3 INCH DEPTH OF SHREDDED FIBROUS CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. MULCH RINGS TO BE 15" DIA. FOR 5 GALLON SHRUBS AND 36" DIA. FOR TREES NOT PLANTED IN BEDS, WITH THE EXCEPTION OF BLUEGRASS SOD AREAS IN WHICH TREES SHALL RECEIVE 60" DIA. MULCH RING. DO NOT PLACE FILTER FABRIC UNDERNEATH WOOD MULCH UNLESS IDENTIFIED ON PLANS. SUBMIT SAMPLE OF WOOD MULCH FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION. MULCH AVAILABLE FROM: PIONEER SAND AT (303)841-3737 OR OTHER SOURCES.
14. ALL TREE, SHRUB, AND TRANSPLANTED PLANTINGS AND ALL PLANTING BEDS AREAS TO BE TREATED WITH DIEHARD TRANSPLANT (TREES AND SHRUBS) MYCRORRHIZA AVAILABLE FROM BOWMAN CONSTRUCTION SUPPLY (303) 696-8950 (OR APPROVED EQUAL). MYCRORRHIZA INNOCULANTS INSTALLED AT THE RATE RECOMMENDED BY THE MANUFACTURER - 20 LBS/AC. IN ADDITION, ALL SEEDED

AREAS TO BE TREATED WITH BIOSOL ORGANICS AVAILABLE FROM BOWMAN CONSTRUCTION SUPPLY (303)696-8950 (OR APPROVED EQUAL) AT THE RATE RECOMMENDED BY THE MANUFACTURER - 800 LBS/AC. SUBMIT SAMPLE AND PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.

15. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL SHOWN ON THIS PLAN. IF ANY DISCREPANCIES ARE FOUND BETWEEN THE LANDSCAPE PLAN AND THE PLANT SCHEDULE THE QUANTITIES SHOWN ON THE LANDSCAPE PLAN SUPERSEDE THOSE SHOWN ON THE PLANT SCHEDULE.

16. CONTRACTOR TO APPLY PRE-EMERGENT HERBICIDE TO SHRUB BEDS PER MANUFACTURER'S SPECIFICATIONS. SUBMIT PRODUCT INFORMATION TO LANDSCAPE ARCHITECT PRIOR TO STARTING CONSTRUCTION.

17. THIS PROJECT DOES INCLUDE AN AUTOMATED IRRIGATION SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR WATERING ALL INSTALLED PLANT MATERIAL AND SEEDED AREAS FOR TWO FULL YEARS TO ENSURE ESTABLISHMENT AND GROWTH.

A. AT A MINIMUM, TREES TO RECEIVE 10 GALLONS OF WATER FOR EACH DIAMETER INCH 2X/7 GROWING SEASON MONTHS AND 1X/5 DORMANT SEASON MONTHS.

B. AT A MINIMUM, SHRUBS TO RECEIVE 5 GALLONS OF WATER FOR EACH DIAMETER INCH 2X/7 GROWING SEASON MONTHS AND 1X/5 DORMANT SEASON MONTHS.

C. AT A MINIMUM, ORNAMENTAL GRASSES & PERENNIALS TO RECEIVE 2 GALLONS OF WATER 2X/7 GROWING SEASON MONTHS AND 1X/5 DORMANT SEASON MONTHS.

D. GRASSES TO BE WATERED TO INSURE CONFORMANCE TO WARRANTY AND TO INSURE ADEQUATE SOIL STABILITY. WATERING, INCLUDING WINTER WATERING, TO OCCUR BASED ON CONTRACTOR SCHEDULE FOR BEST SUCCESS. CONTRACTOR TO PROVIDE TO LANDSCAPE ARCHITECT MONTHLY LOGS INDICATING WATERING FREQUENCY AND QUANTITIES AS WELL AS OTHER MAINTENANCE ACTIVITIES. CONTRACTOR TO ADJUST THESE RATES FOR BEST PLANT HEALTH AS NEEDED.

NO.	REVISIONS	BY	DATE

DESIGNED BY: TPP	DATE: 12/17/2020	CHECKED BY: TCP	DATE: 12/18/2020
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FILE NAME: nmmf-l-gn001-generalnotes.dwg

HORZ. SCALE: 1" = 50'

VERT. SCALE:

HALF SIZE - Double The Scale

RTD ENGINEERING DIVISION

REGIONAL TRANSPORTATION DISTRICT
1660 BLAKE STREET
DENVER, COLORADO 80202
(303) 628-9000

RTD NORTH METRO MAINTENANCE OF WAY FACILITY



PHASE 1

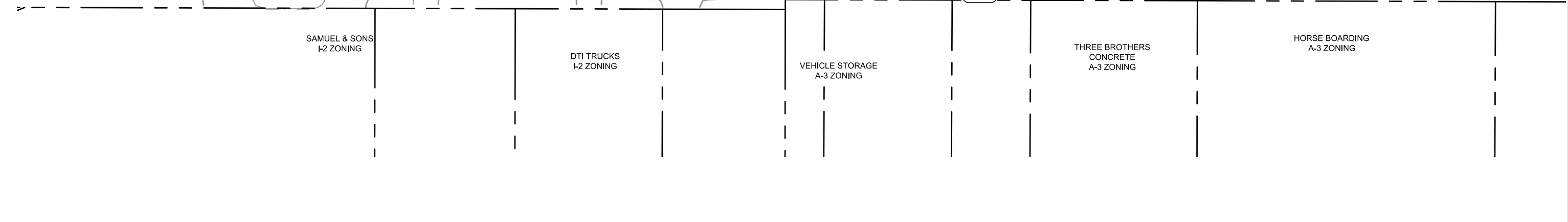
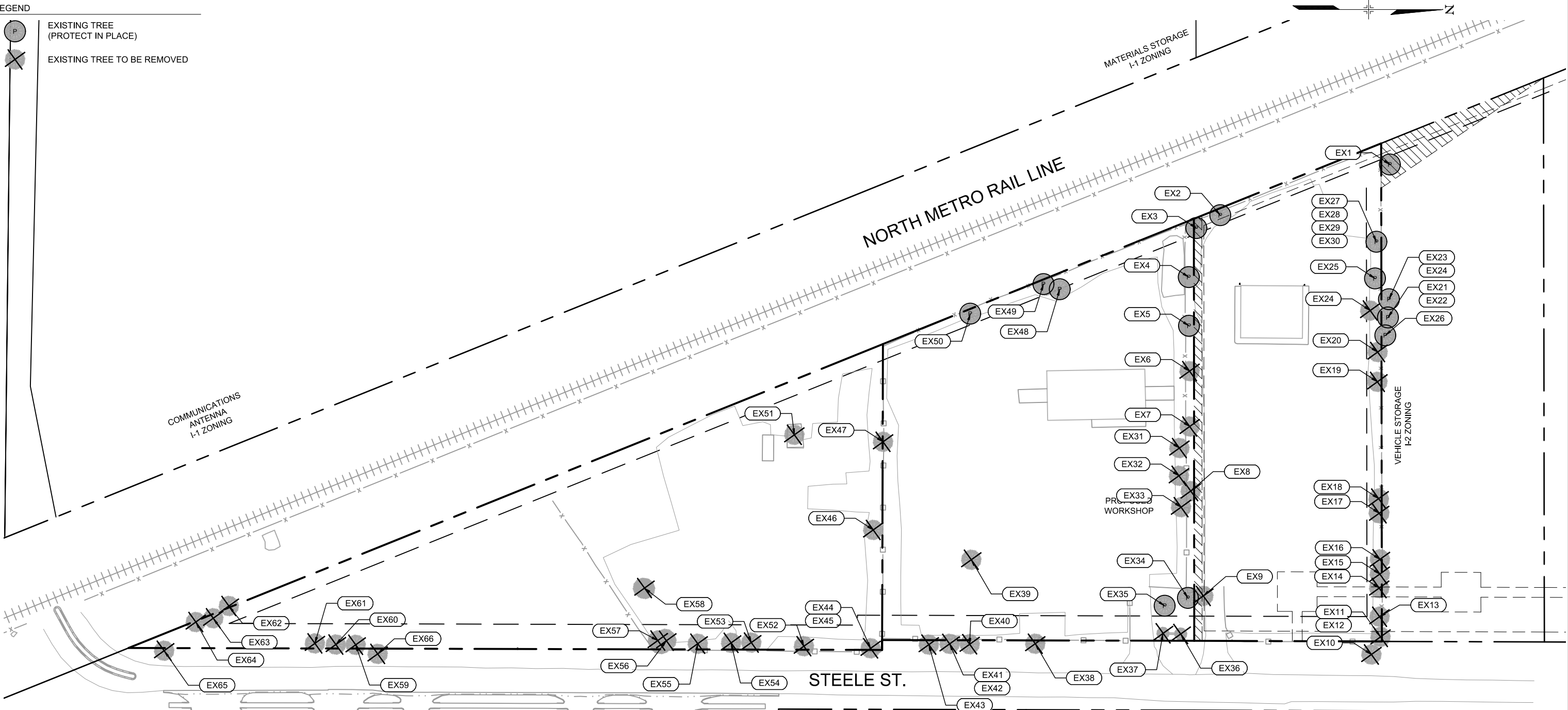
LANDSCAPE ARCHITECTURE
LANDSCAPE GENERAL NOTES
8059/8101/8215 STEELE STREET, ADAMS COUNTY, CO

SHEET REFERENCE NUMBER:
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13 OF 23

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LEGEND

-  EXISTING TREE (PROTECT IN PLACE)
-  EXISTING TREE TO BE REMOVED



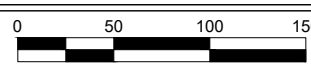
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DESIGNED BY: TPP	DATE: 12/17/2020	CHECKED BY: TCP	DATE: 12/18/2020
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HALF SIZE - Double The Scale

RTD ENGINEERING DIVISION

REGIONAL TRANSPORTATION DISTRICT
1660 BLAKE STREET
DENVER, COLORADO 80202
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RTD NORTH METRO MAINTENANCE OF WAY FACILITY

PHASE 1

LANDSCAPE ARCHITECTURE
TREE INVENTORY PLAN-50 SCALE
8059/8101/8215 STEELE STREET, ADAMS COUNTY, CO













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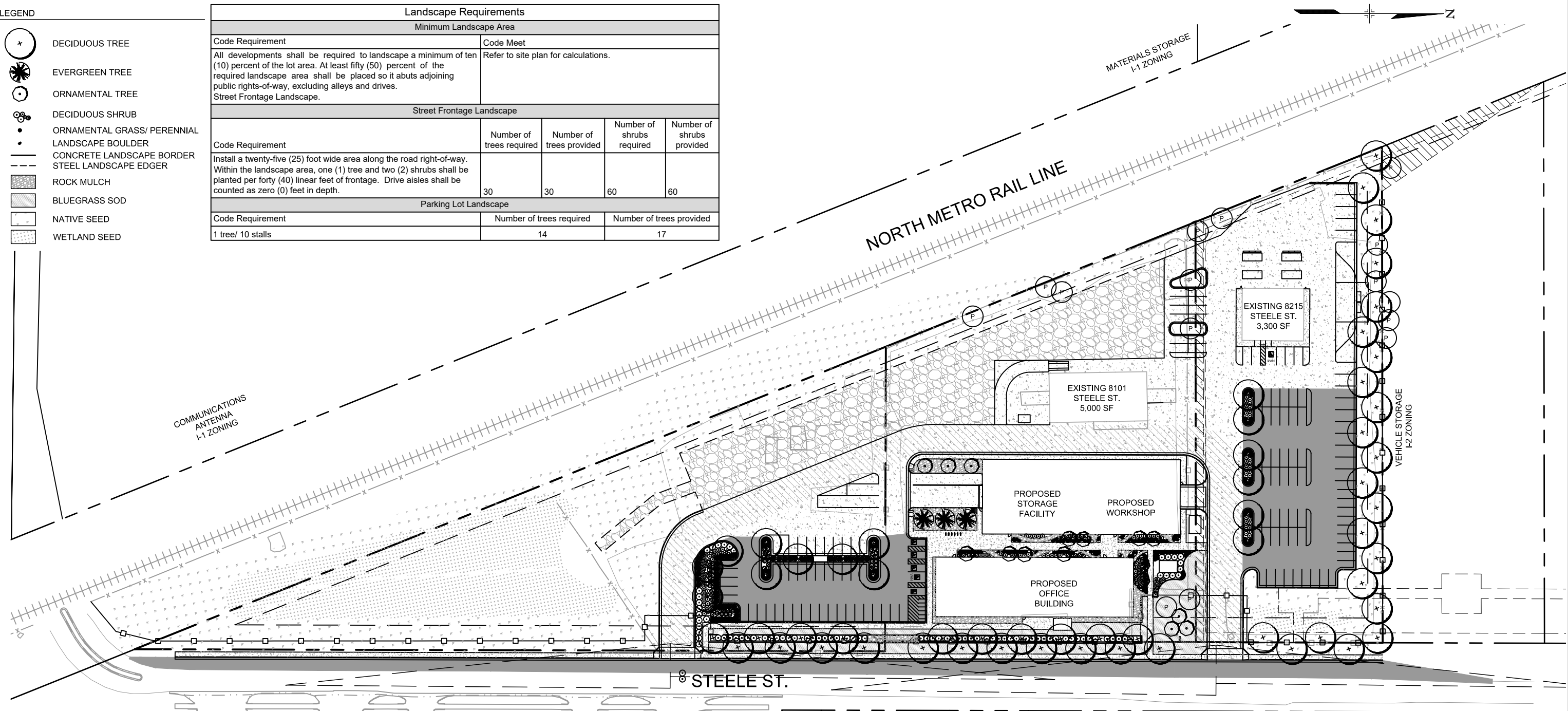
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LEGEND

-  DECIDUOUS TREE
-  EVERGREEN TREE
-  ORNAMENTAL TREE
-  DECIDUOUS SHRUB
-  ORNAMENTAL GRASS/ PERENNIAL
-  LANDSCAPE BOULDER
-  CONCRETE LANDSCAPE BORDER
-  STEEL LANDSCAPE EDGER
-  ROCK MULCH
-  BLUEGRASS SOD
-  NATIVE SEED
-  WETLAND SEED

Landscape Requirements				
Minimum Landscape Area				
Code Requirement	Code Meet			
All developments shall be required to landscape a minimum of ten (10) percent of the lot area. At least fifty (50) percent of the required landscape area shall be placed so it abuts adjoining public rights-of-way, excluding alleys and drives. Street Frontage Landscape.				
Street Frontage Landscape				
Code Requirement	Number of trees required	Number of trees provided	Number of shrubs required	Number of shrubs provided
Install a twenty-five (25) foot wide area along the road right-of-way. Within the landscape area, one (1) tree and two (2) shrubs shall be planted per forty (40) linear feet of frontage. Drive aisles shall be counted as zero (0) feet in depth.	30	30	60	60
Parking Lot Landscape				
Code Requirement	Number of trees required		Number of trees provided	
1 tree/ 10 stalls	14		17	



SAMUEL & SONS
I-2 ZONING

DTI TRUCKS
I-2 ZONING

VEHICLE STORAGE
A-3 ZONING

THREE BROTHERS
CONCRETE
A-3 ZONING

HORSE BOARDING
A-3 ZONING


NO.	REVISIONS	BY	DATE

DESIGNED BY: TPP	DATE: 12/17/20	CHECKED BY:	DATE:
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FILE NAME: nmmf-l-pl001-overalllandscapeplan.dwg

HORZ. SCALE: 1" = 50'

VERT. SCALE:



HALF SIZE - Double The Scale

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RTD NORTH METRO MAINTENANCE OF WAY FACILITY

PHASE 1

LANDSCAPE ARCHITECTURE
LANDSCAPE PLAN

8059/8101/8215 STEELE STREET, ADAMS COUNTY, CO

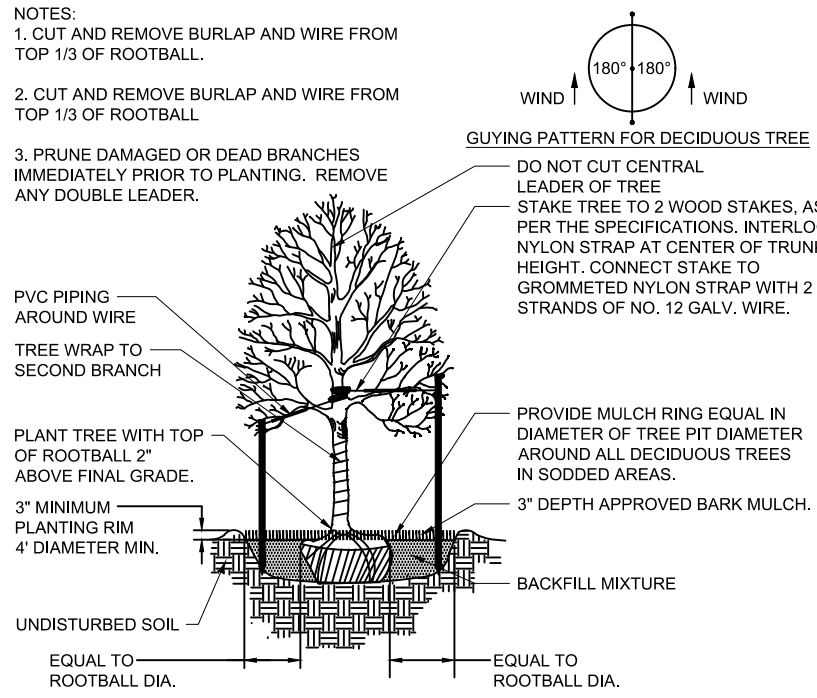
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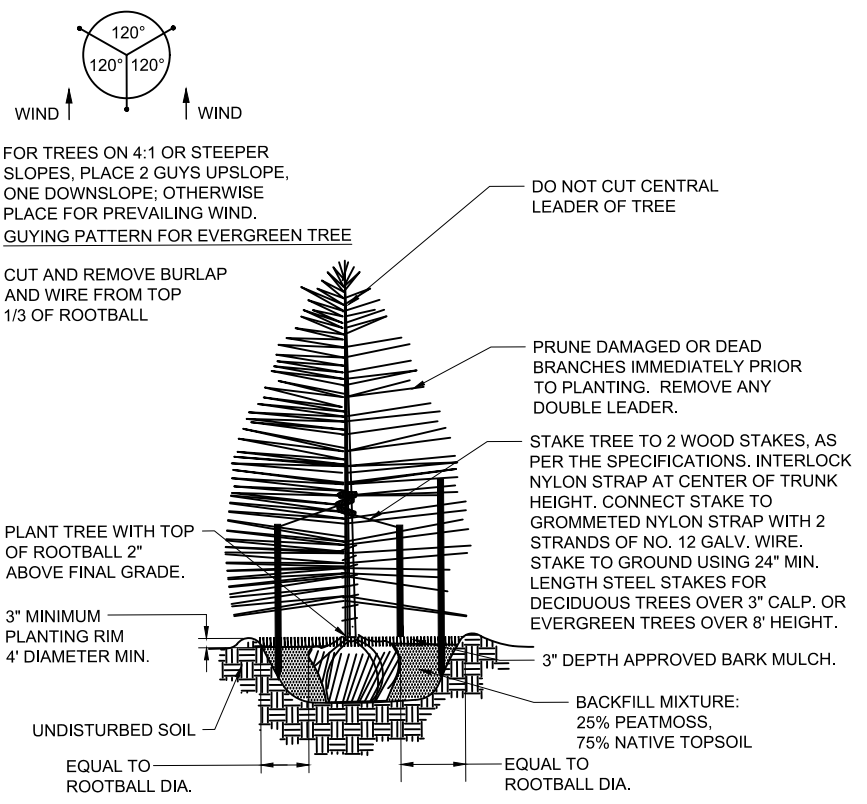
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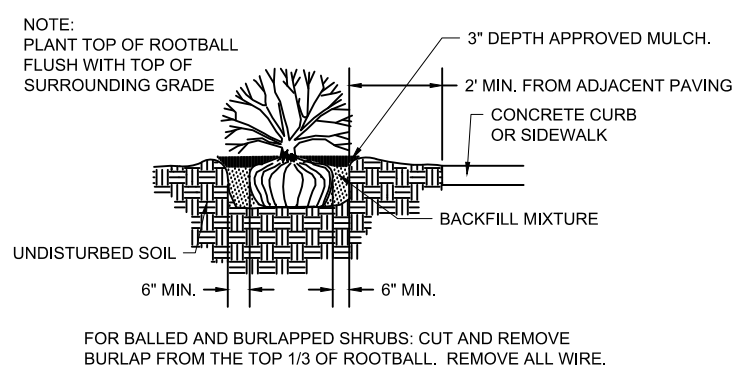
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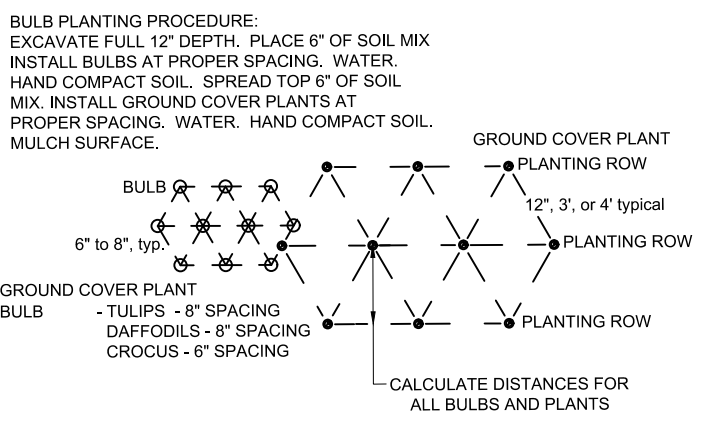
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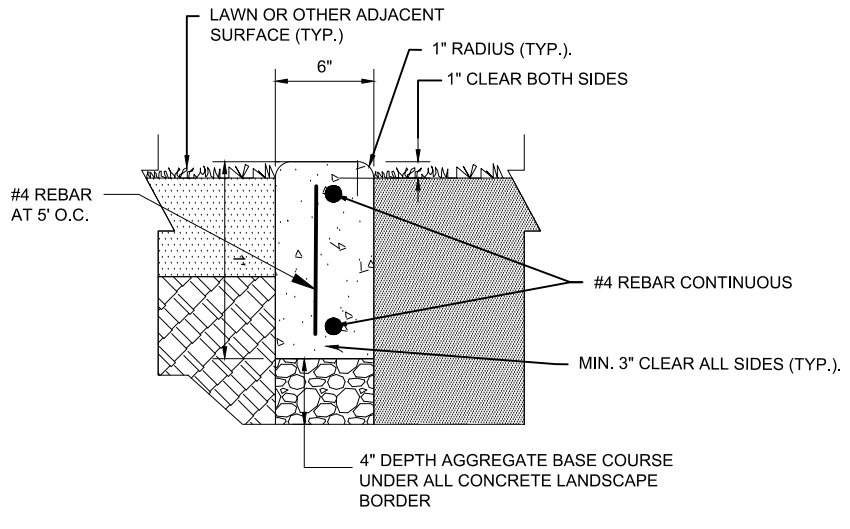
2 EVERGREEN TREE PLANTING
SCALE: NTS



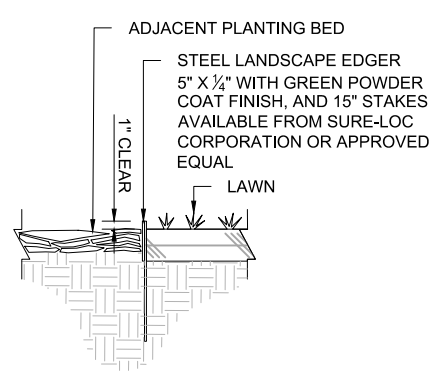
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SCALE: NTS



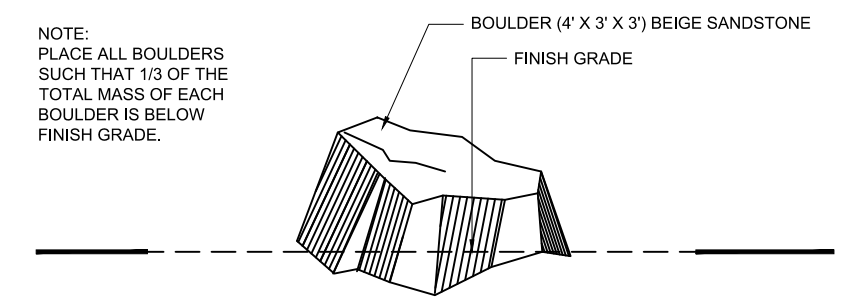
4 TRIANGULAR PLANT SPACING DIAGRAM
SCALE: NTS



5 CONCRETE LANDSCAPE BORDER
SCALE: NTS



6 STEEL LANDSCAPE EDGER
SCALE: NTS



7 BOULDER DETAIL
SCALE: NTS

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VERT. SCALE: NTS

0 NTS

HALF SIZE - Double The Scale

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RTD NORTH METRO MAINTENANCE OF WAY FACILITY

PHASE 1

LANDSCAPE ARCHITECTURE

LANDSCAPE DETAILS

8059/8101/8215 STEELE STREET, ADAMS COUNTY, CO

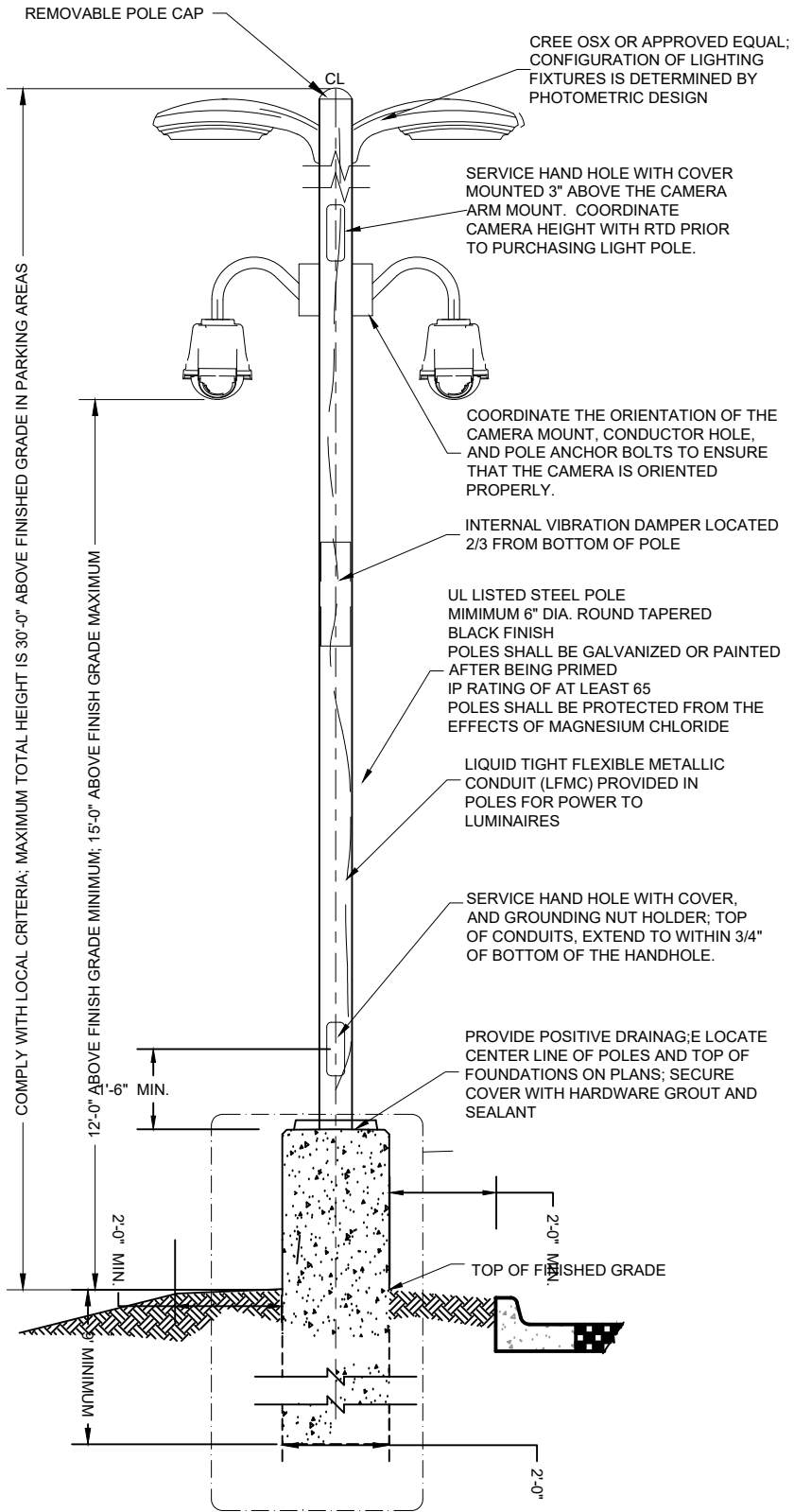
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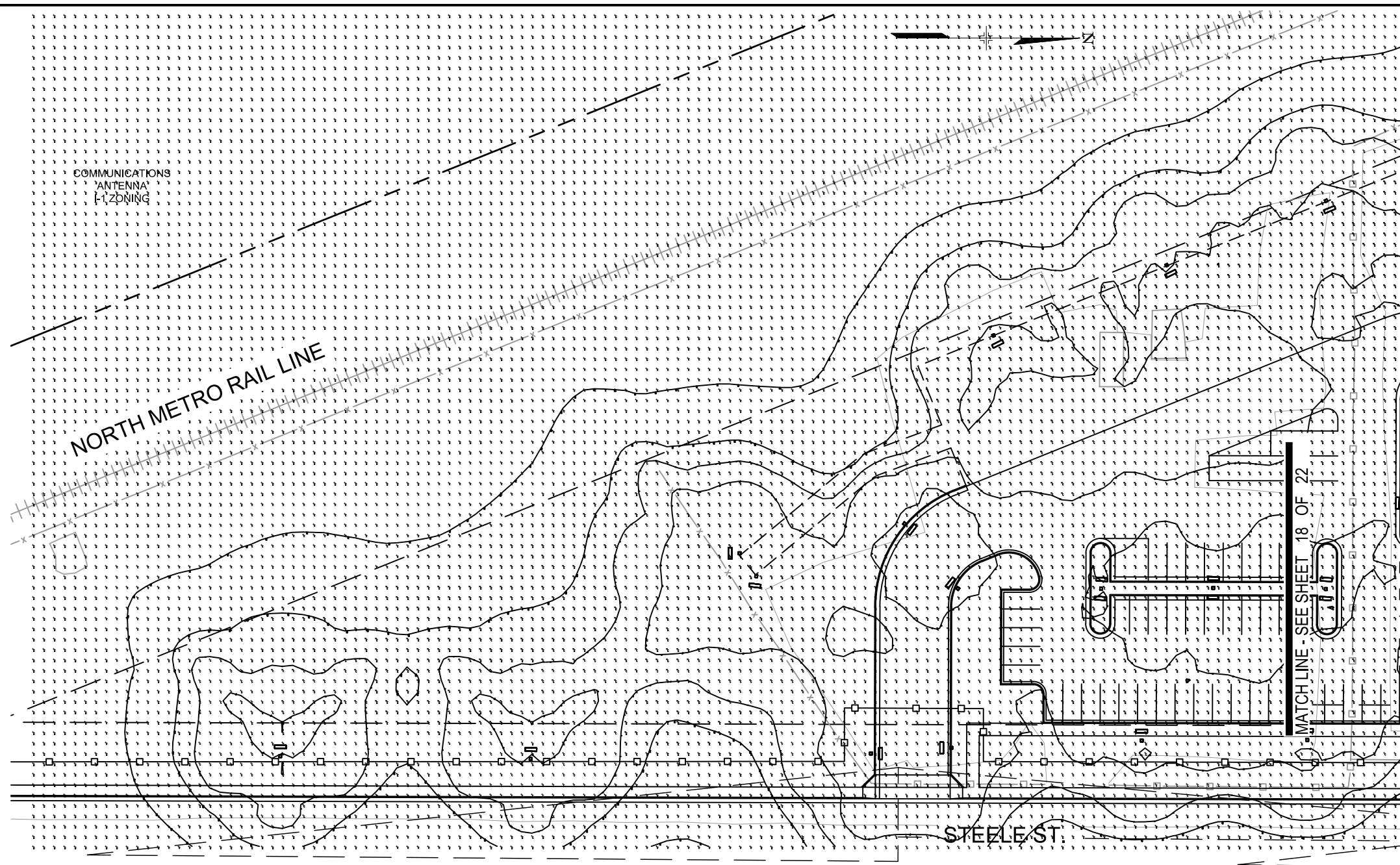
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K:\Engineering Projects\Corridors\Commuter Rail Corridors\NorthMetro\MOV-Steele St\06 Design\CAD\Sheets\Minor Subdivision\Submit\MMMF-E-PL001 Site photometric plan-30scale.dwg

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1 LIGHT POLE IN PARKING AREA
SCALE: 1"=1'-0"



SAMIJEI & SONS

AREA TYPE	RTD STEELE STREET SITE LIGHTING			DESIGN VALUES		
	AVG ILLUMINATION (FC)	AVG/MIN RATIO	MAX/MIN RATIO	AVG ILLUMINATION (FC)	AVG/MIN RATIO	MAX/MIN RATIO
SOUTHWEST VEHICLE PARKING	2.0	4:1	10:1	4.5	3.2:1	8.4:1
EAST VEHICLE PARKING	2.0	4:1	10:1	3.5	3.5:1	16.4:1
NORTH PEDESTRIAN ACCESS	3.0	3:1	7:1	7.8	3.5:1	8.5:1
SOUTH PEDESTRIAN ACCESS	3.0	3:1	7:1	6.8	6.2:1	16.0:1
DRIVE LANE	1.0	4:1	7:1	4.0	3.6:1	15.4:1
SOUTHWEST VEHICLE/MAN GATES	6.0	2:1	5:1	3.8	1.7:1	2.2:1
SOUTHEAST VEHICLE/MAN GATES	6.0	2:1	5:1	5.8	1.8:1	2.4:1
MONUMENT SIGN	SPECIAL AREA-DEDICATED LIGHTING			SPECIAL AREA-DEDICATED LIGHTING		
BULLPEN-PHASE 1	2.0	4:1	10:1	2.3	2.6:1	4.9:1
POND AREA	SPECIAL AREA-MINIMUM LIGHTING FOR SECURITY			1.4		
VEHICLE FUELING	6.0	2:1	5:1	3.5	1.9:1	2.4:1

DTI TRUCKS I-2 ZONING

VEHICLE STORAGE A-3 ZONING

NO.	REVISIONS	BY	DATE

DESIGNED BY: BT DATE: 12/09/2020
 DRAWN BY: JJF DATE: 12/09/2020
 CHECKED BY: TCP DATE: 12/18/2020
 APPROVED BY: PVF DATE: 12/18/2020

FILE NAME: mmmf-e-pl001 site photometric plan-30scale.dwg

HORZ. SCALE: 1" = 30'
 VERT. SCALE:

HALF SIZE - Double The Scale

RTD ENGINEERING DIVISION

REGIONAL TRANSPORTATION DISTRICT
 1660 BLAKE STREET
 DENVER, COLORADO 80202
 (303) 628-9000

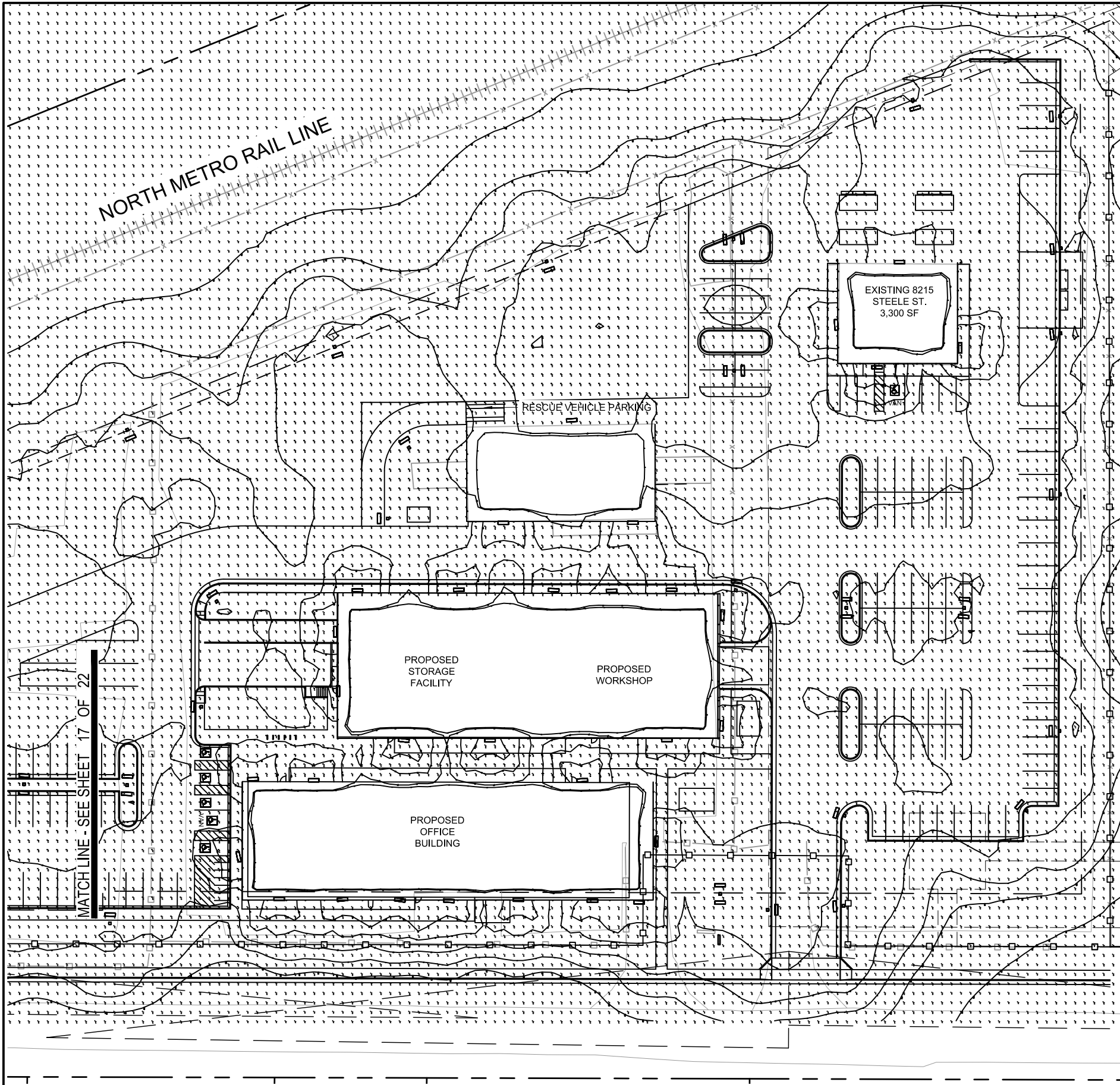
RTD NORTH METRO MAINTENANCE OF WAY FACILITY

PHASE 1
 CIVIL
 SITE PHOTOMETRIC PLAN- SOUTH HALF
 8059/8101/8215 STEELE STREET, ADAMS COUNTY, CO

SHEET REFERENCE NUMBER:
 E-001
 17 OF 23

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AREA TYPE	RTD STEELE STREET SITE LIGHTING			DESIGN VALUES		
	AVG ILLUMINATION (FC)	AVG/MIN RATIO	MAX/MIN RATIO	AVG ILLUMINATION (FC)	AVG/MIN RATIO	MAX/MIN RATIO
SOUTHWEST VEHICLE PARKING	2.0	4:1	10:1	4.5	3.2:1	8.4:1
EAST VEHICLE PARKING	2.0	4:1	10:1	3.5	3.5:1	16.4:1
NORTH PEDESTRIAN ACCESS	3.0	3:1	7:1	7.8	3.5:1	8.5:1
SOUTH PEDESTRIAN ACCESS	3.0	3:1	7:1	6.8	6.2:1	16.0:1
DRIVE LANE	1.0	4:1	7:1	4.0	3.6:1	15.4:1
SOUTHWEST VEHICLE/MAN GATES	6.0	2:1	5:1	3.8	1.7:1	2.2:1
SOUTHEAST VEHICLE/MAN GATES	6.0	2:1	5:1	5.8	1.8:1	2.4:1
MONUMENT SIGN	SPECIAL AREA-DEDICATED LIGHTING			SPECIAL AREA-DEDICATED LIGHTING		
BULLPEN-PHASE 1	2.0	4:1	10:1	2.3	2.6:1	4.9:1
POND AREA	SPECIAL AREA-MINIMUM LIGHTING FOR SECURITY			1.4		
VEHICLE FUELING	6.0	2:1	5:1	3.5	1.9:1	2.4:1

NO.	REVISIONS	BY	DATE

DESIGNED BY: BT	DATE: 12/09/2020	CHECKED BY: TCP	DATE: 12/18/2020
DRAWN BY: JJF	DATE: 12/09/2020	APPROVED BY: PVF	DATE: 12/18/2020

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VERT. SCALE:

HALF SIZE - Double The Scale

RTD ENGINEERING DIVISION

REGIONAL TRANSPORTATION DISTRICT
1660 BLAKE STREET
DENVER, COLORADO 80202
(303) 628-9000

RTD NORTH METRO MAINTENANCE OF WAY FACILITY

PHASE 1

CIVIL

SITE PHOTOMETRIC PLAN- NORTH HALF

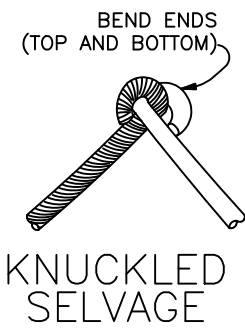
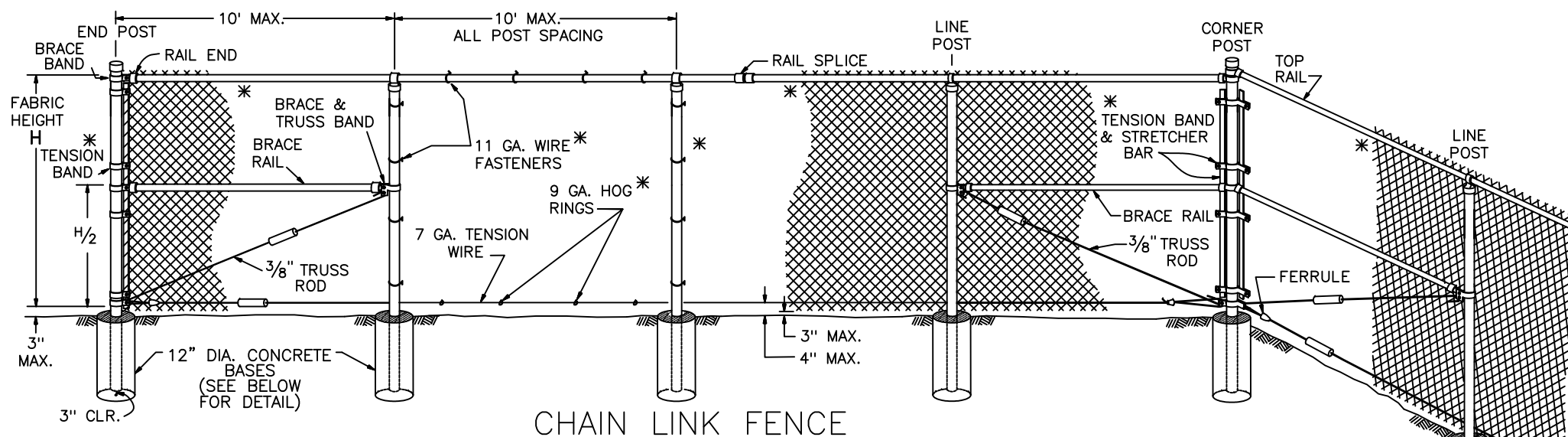
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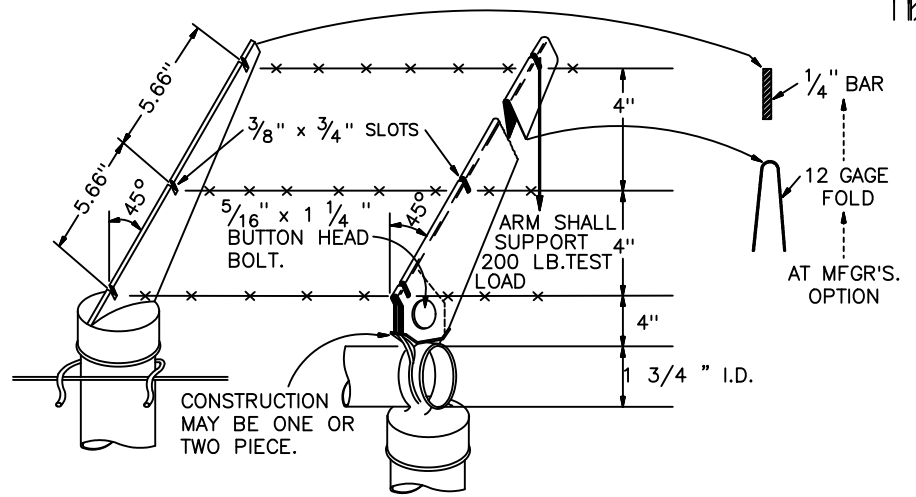
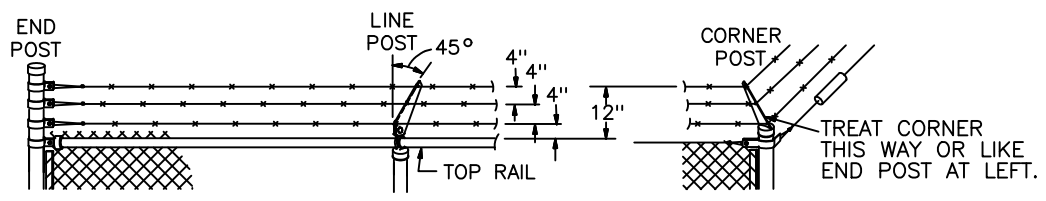
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* ATTACH FABRIC TO ALL FENCE & GATE STRUCTURES AT 12" INTERVALS VERTICALLY & AT 20" HORIZONTALLY.

TIGHTENER OR TURNBUCKLE SYMBOL, (SEE DETAILS).



FABRIC HEIGHT	END, CORNER & LINE BRACE POSTS	LINE POSTS	TOP & BRACE RAILS
H	ROUND PIPE I.D.	ROUND PIPE I.D.	ROUND PIPE I.D.
3' THRU 6'	2.50"	1.50"	1.25"
> 6' THRU 8'	2.50"	2.00"	1.25"
> 8' THRU 12'	2.50"	2.00"	1.25"
◆ CONCRETE BASE			
	DEPTH	DIAM.	DEPTH
3' THRU 4'	34"	12"	28"
> 4' THRU 12'	40"	12"	40"

◆ ALL POSTS 3" CLEAR FROM BOTTOM OF CONCRETE BASE FENCE MATERIAL

GENERAL NOTES

"H" (HEIGHT OF FABRIC) SHALL BE 72".

CHAIN LINK FABRIC SHALL BE 2" MESH NO. 9 GAGE GALVANIZED WIRE SECURELY FASTENED TO TENSION WIRE, LINE POSTS, RAILS, BRACES AND STRETCHER BARS SPACED AS SHOWN HEREON. WIRE FASTENERS AND TIE CLIPS SHALL BE NO. 11 GAGE (W&M) GALVANIZED STEEL WIRE OR NO. 7 GAGE (B&S) ALUMINUM WIRE, AND HOG RINGS SHALL BE NO. 9 GAGE ALL IN CONFORMANCE WITH ASTM F626.

TENSION WIRE SHALL BE CONTINUOUS BETWEEN END OR CORNER POST AND LINE BRACE POST. A TURNBUCKLE OR OTHER APPROVED TIGHTENING DEVICE SHALL BE USED FOR EACH CONTINUOUS SPAN OF TENSION WIRE.

CONCRETE FOOTINGS SHALL HAVE TOPS CROWNED AT GROUND LEVEL AND SHALL BE OF CLASS B CONCRETE.

TERMINATION OF FENCE AT BRIDGES OR OTHER STRUCTURES SHALL BE AS SHOWN ON PLANS.

FENCE SHALL BE CONSTRUCTED WITH ROUND PIPE COMPONENTS.

BARBED WIRE TOP SHALL BE INSTALLED ON ALL 72" CHAIN LINK FENCE AND IT SHALL SLOPE OUT 45 DEGREES. BARBED WIRE OVER GATES SHALL NOT BE SLOPED.

CONSTRUCTION NOTES:

1. LAYOUT OF POST LOCATIONS SHALL BE PERFORMED BY THE CONTRACTOR IN ACCORDANCE WITH THE INTENT OF THE CONTRACT PLAN. ALL SUCH LAYOUTS AND DETAILS SHALL BE CHECKED AND APPROVED BY THE ENGINEER PRIOR TO ERECTION OF THE FENCE.

NOMINAL IN. I.D.	IN. O.D.	LB. PER FT.	IN. WALL THICKNESS
1.25	1.660	2.27	0.140
1.50	1.900	2.72	0.145
2.00	2.375	3.65	0.154
2.50	2.875	5.79	0.203
3.00	3.500	7.58	0.216
3.50	4.000	9.11	0.226
4.00	4.500	10.79	0.237
5.00	5.563	14.62	0.258
6.00	6.625	18.97	0.280
8.00	8.625	28.55	0.322

ORDINARY PIPE

NO.	REVISIONS	BY	DATE

DESIGNED BY: TPP	DATE: 12/17/2020	CHECKED BY: TCP	DATE: 12/18/2020
DRAWN BY: RTF	DATE: 12/17/2020	APPROVED BY: PVF	DATE: 12/18/2020

FILE NAME: nmmf-c-dl001-fence-barbwire details-1.dwg

HORIZ. SCALE: NTS
VERT. SCALE: NTS

0 NTS

HALF SIZE - Double The Scale

RTD ENGINEERING DIVISION

REGIONAL TRANSPORTATION DISTRICT
1660 BLAKE STREET
DENVER, COLORADO 80202
(303) 628-9000

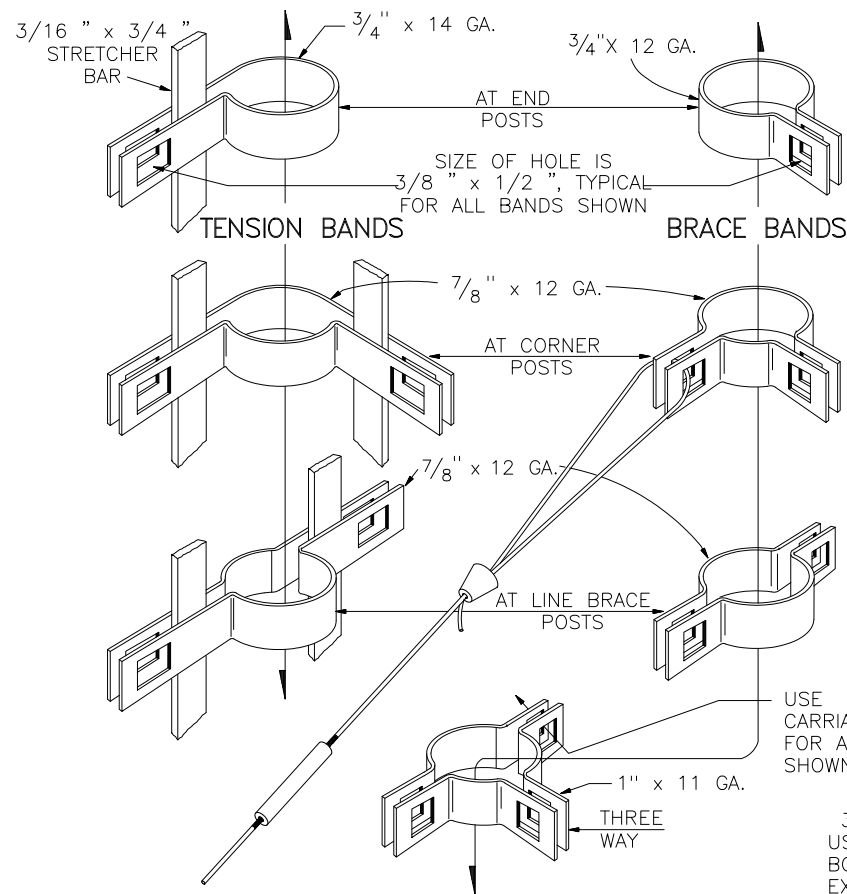
RTD NORTH METRO MAINTENANCE OF WAY FACILITY

PHASE 1
DETAILS
BARB WIRE FENCE DETAILS - SHEET 1
8059/8101/8215 STEELE STREET, ADAMS COUNTY, CO

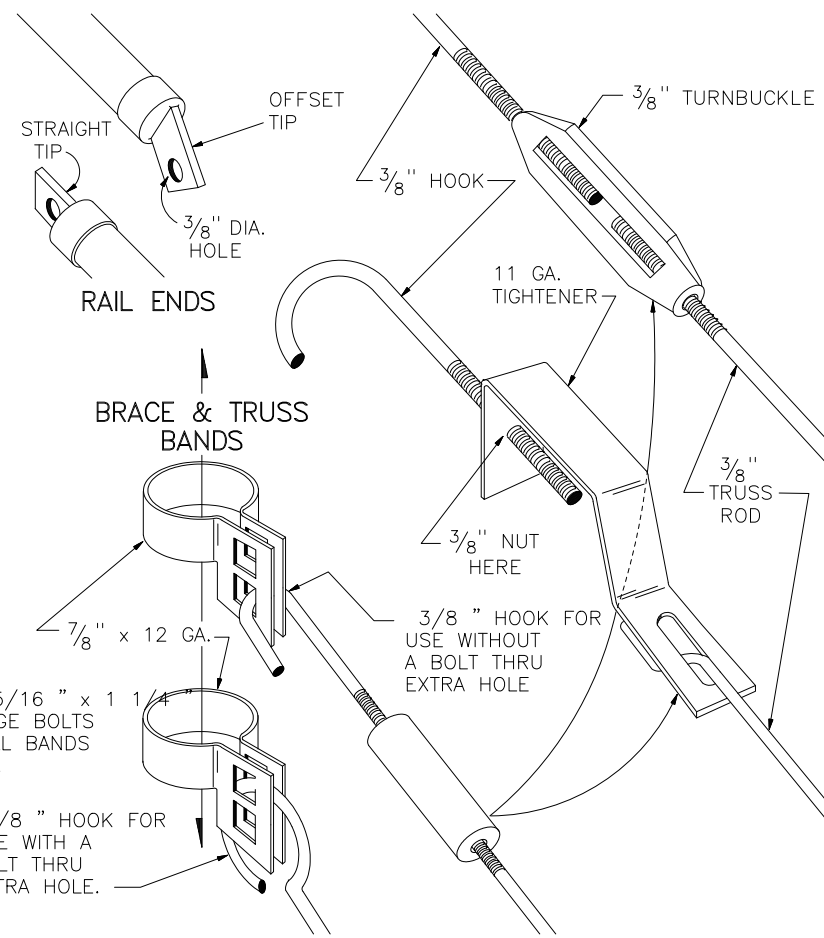
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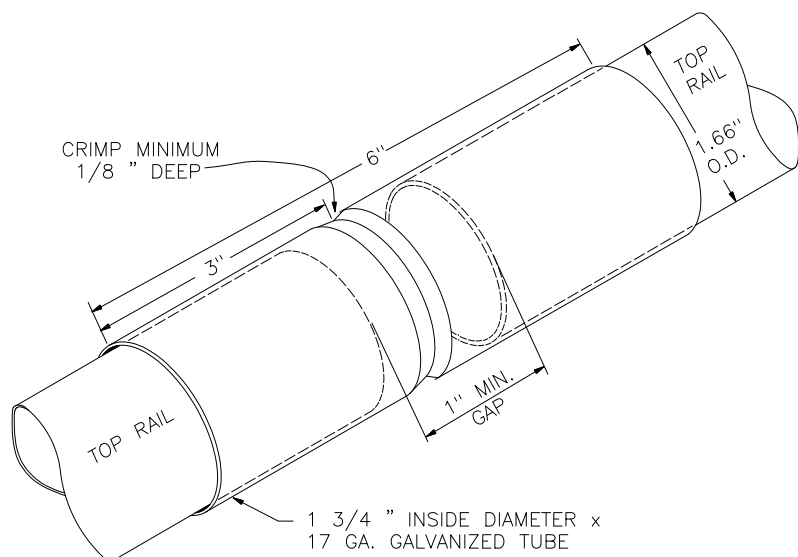
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BANDS, RAIL ENDS & TIGHTENERS

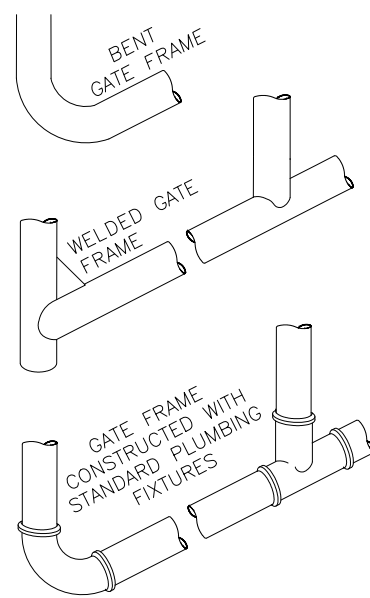


(DIMENSIONS SHOWN ARE MINIMUMS)



RAIL SPLICE

USE AT EACH MILL CUT (APPROX. 21 FT.) OF TOP RAIL



GATE FRAMES

GATE FRAME		FRAME PIPE	BRACING PIPE
WIDTH	HEIGHT	I.D.	I.D.
3' THRU 8'	3' THRU 6'	1.25"	1.25"
>8' THRU 23'	6'	1.50"	1.25"
>8' THRU 23'	>6' THRU 12'	1.50"	1.50"

GATE MATERIAL

FABRIC HEIGHT	END, CORNER & LINE BRACE POSTS	LINE POSTS	TOP & BRACE RAILS
	ROUND PIPE I.D.	ROUND PIPE I.D.	ROUND PIPE I.D.
H			
3' THRU 6'	2.50"	1.50"	1.25"
>6' THRU 8'	2.50"	2.00"	1.25"
>8' THRU 12'	2.50"	2.00"	1.25"

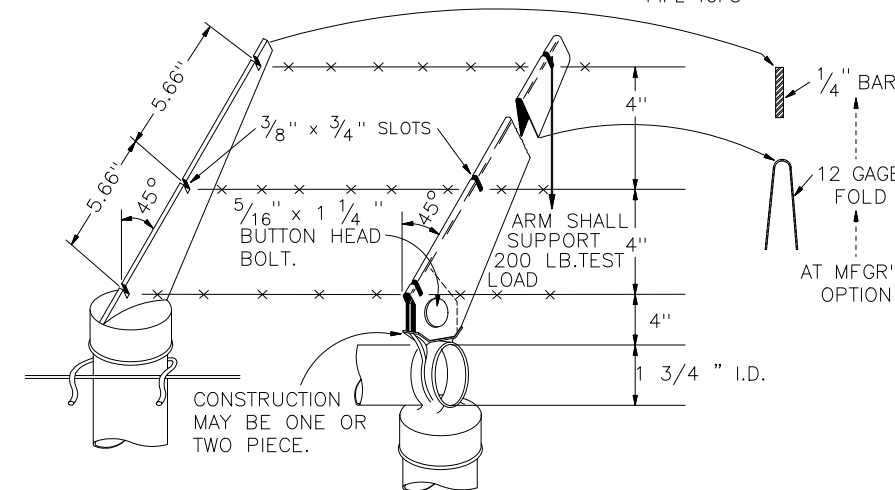
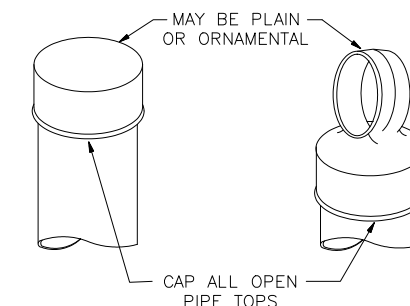
◆ CONCRETE BASE				
	DEPTH	DIAM.	DEPTH	DIAM.
3' THRU 4'	34"	12"	28"	12"
>4' THRU 12'	40"	12"	40"	12"

◆ ALL POSTS 3" CLEAR FROM BOTTOM OF CONCRETE BASE

FENCE MATERIAL

NOMINAL IN. I.D.	IN. O.D.	LB. PER FT.	IN. WALL THICKNESS
1.25	1.660	2.27	0.140
1.50	1.900	2.72	0.145
2.00	2.375	3.65	0.154
2.50	2.875	5.79	0.203
3.00	3.500	7.58	0.216
3.50	4.000	9.11	0.226
4.00	4.500	10.79	0.237
5.00	5.563	14.62	0.258
6.00	6.625	18.97	0.280
8.00	8.625	28.55	0.322

ORDINARY PIPE



POST TOPS

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DRAWN BY: RTF	DATE: 12/17/2020	APPROVED BY: PVF	DATE: 12/18/2020

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HORZ. SCALE: NTS
VERT. SCALE: NTS

0 NTS

HALF SIZE - Double The Scale

RTD ENGINEERING DIVISION

REGIONAL TRANSPORTATION DISTRICT
1660 BLAKE STREET
DENVER, COLORADO 80202
(303) 628-9000

RTD NORTH METRO MAINTENANCE OF WAY FACILITY

PHASE 1

DETAILS

BARB WIRE FENCE DETAIL - SHEET 2

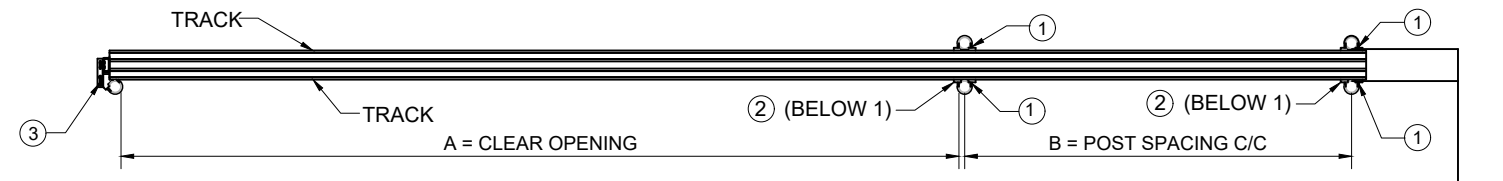
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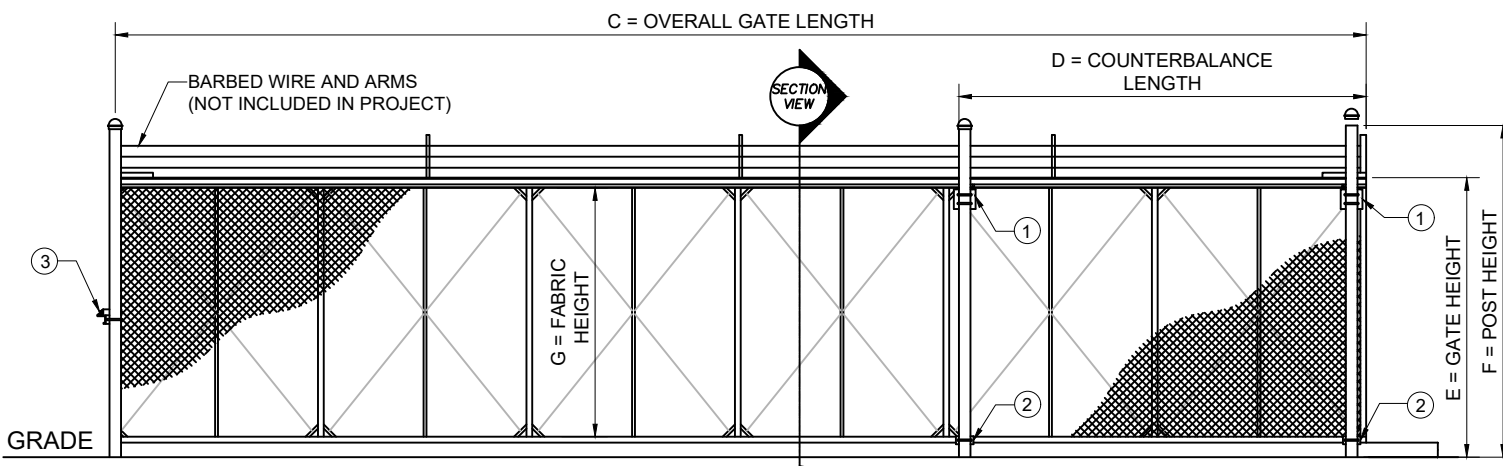
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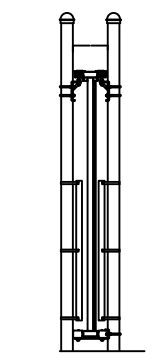
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PLAN VIEW
NO SCALE

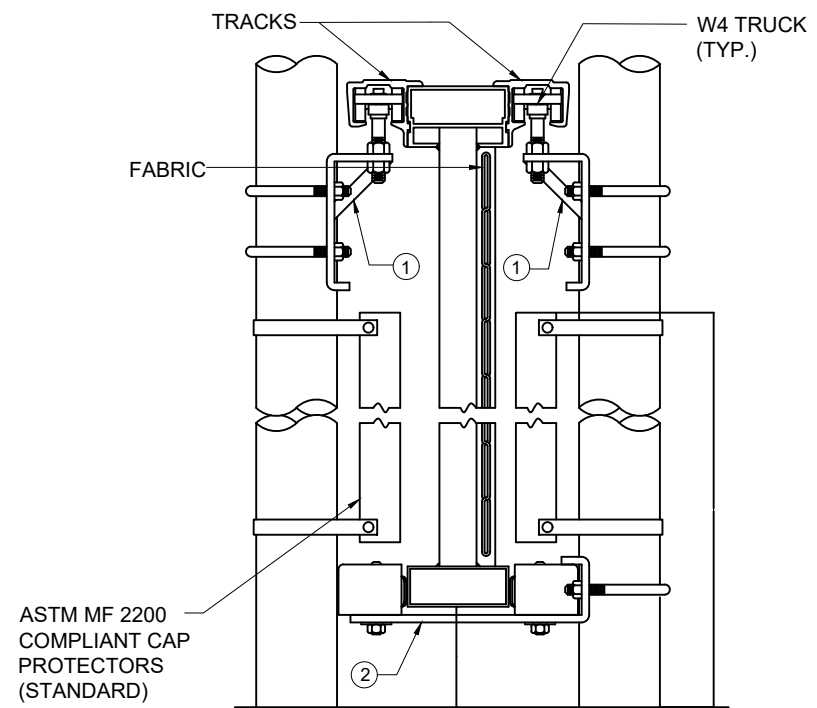


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NO SCALE

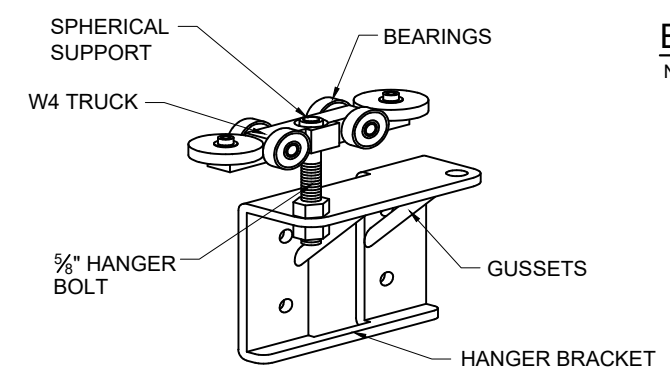


SECTION
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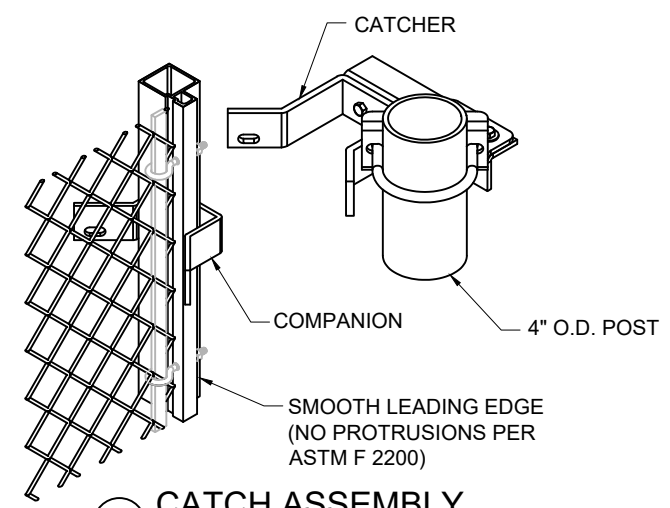
CRITICAL DIMENSION CHART			
MARK	DESCRIPTION	FORMULA	DIM.
A	CLEAR OPENING	A	36'-0"
B	COUNTERBALANCE POST SPACING C/C	(A/2)-11"	-
C	OVERALL GATE LENGTH	A x 1.5	-
D	COUNTERBALANCE LENGTH	A x 0.5	-
E	NOMINAL GATE HEIGHT	E	-
F	POST HEIGHT (W BARB ARMS)	E + 1'-6"	-
G	FABRIC HEIGHT	E - 1'-0"	-



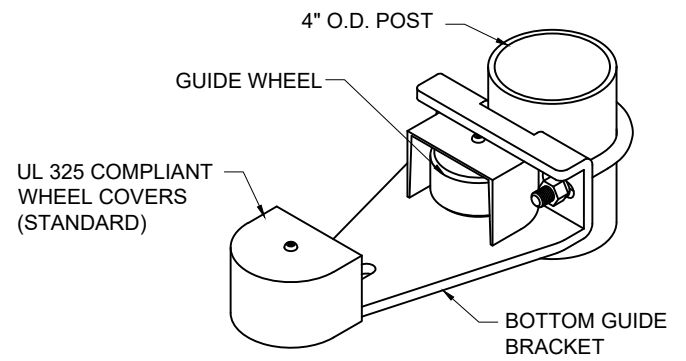
ENLARGED SECTION
NO SCALE



1 GATE HANGER ASSEMBLY
NO SCALE



3 CATCH ASSEMBLY
NO SCALE



2 BOTTOM GUIDE
NO SCALE

NOTES:

1. ALL FITTINGS STANDARDLY PROVIDED FOR 4" O.D. POSTS. OTHER SIZES AVAILABLE UPON REQUEST.
2. AVAILABLE FROM TYMETAL CORP. (888) 978-4283 OR EQUAL.

NO.	REVISIONS	BY	DATE

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FILE NAME: SEE LEFT MARGIN

HORZ. SCALE: NTS
VERT. SCALE: NTS

HALF SIZE - Double The Scale

RTD ENGINEERING DIVISION

REGIONAL TRANSPORTATION DISTRICT
1660 BLAKE STREET
DENVER, COLORADO 80202
(303) 628-9000

RTD NORTH METRO MAINTENANCE OF WAY FACILITY

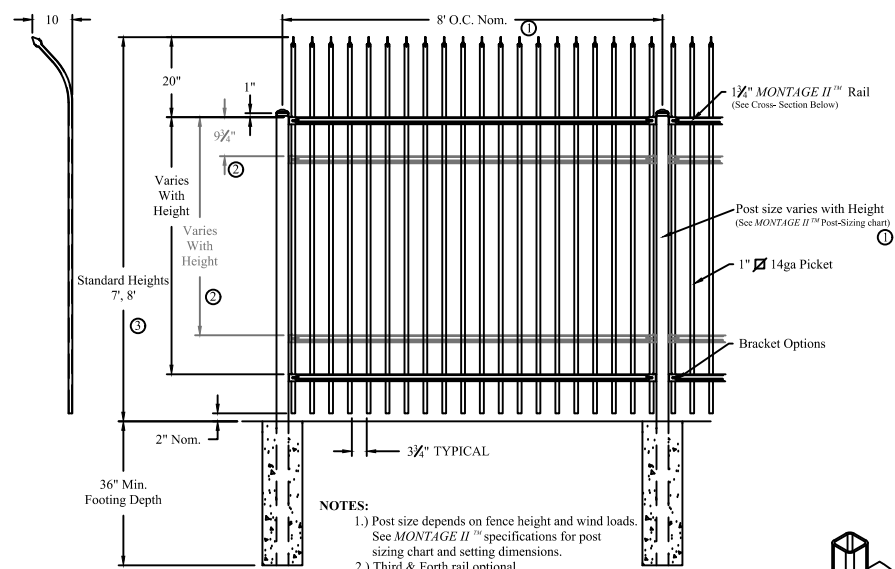
PHASE 1
DETAILS
SLIDING GATE DETAILS
8059/8101/8215 STEELE STREET, ADAMS COUNTY, CO

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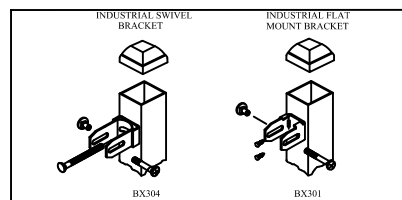
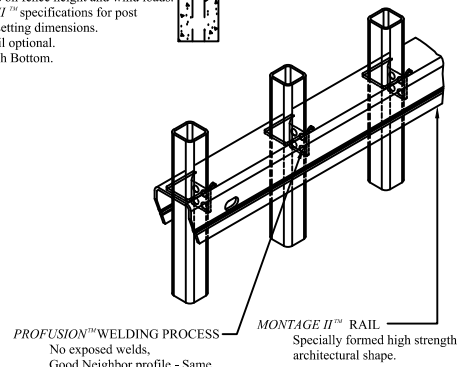
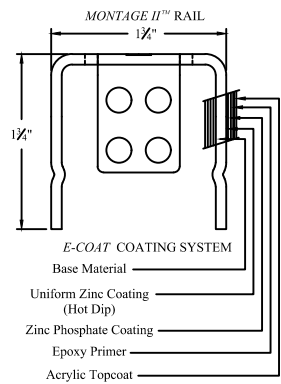
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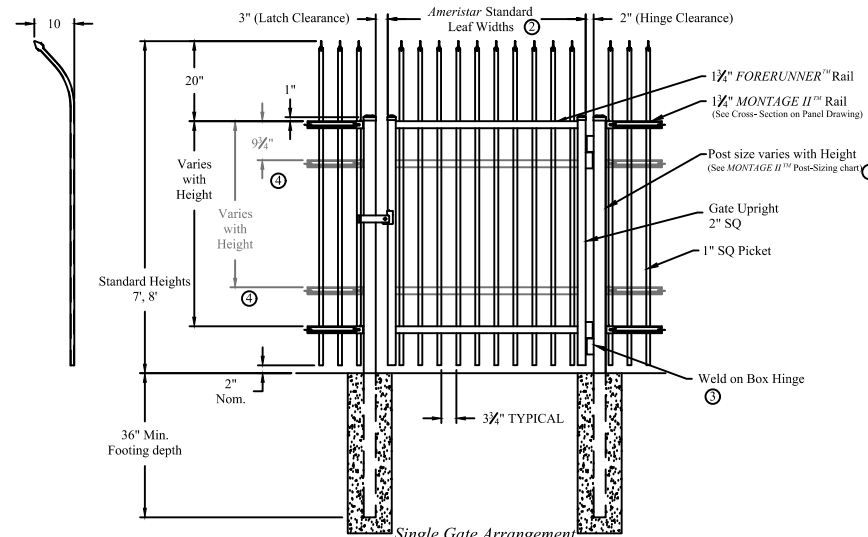


NOTES:

- 1.) Post size depends on fence height and wind loads. See MONTAGE II™ specifications for post sizing chart and setting dimensions.
- 2.) Third & Forth rail optional.
- 3.) Available in Flush Bottom.

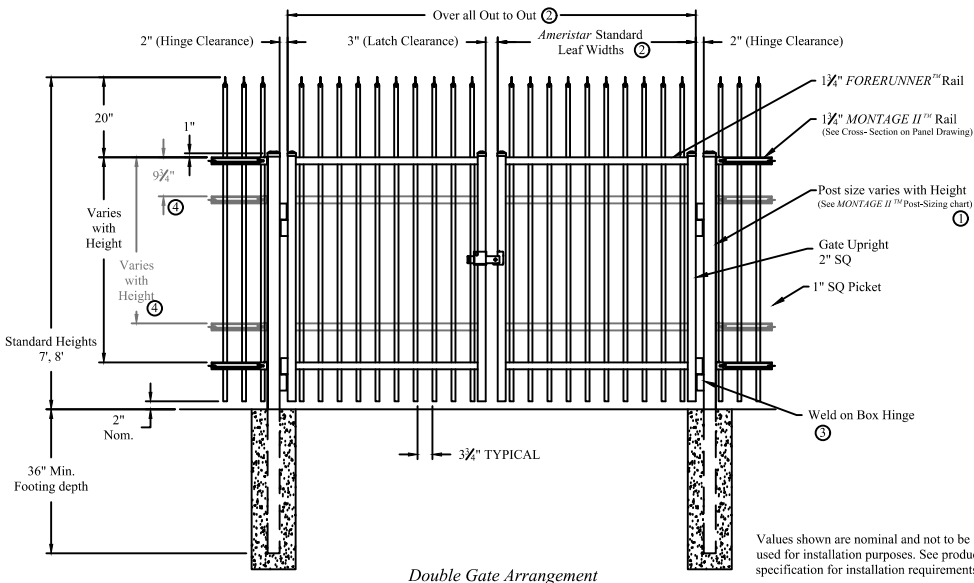


Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.



NOTES:

- 1.) Post size depends on fence height, weight and wind loads. See MONTAGE II™ specifications for post sizing chart.
- 2.) See Ameristar gate table for standard out to outs. Custom gate openings available for special out to out/leaf widths.
- 3.) Additional styles of gate hardware are available on request. This could change the Latch & Hinge Clearance.
- 4.) Third & Forth rail optional.



Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

1 AMERISTAR FENCE DETAIL
SCALE: NTS

2 AMERISTAR GATE DETAIL
SCALE: NTS

NO.	REVISIONS	BY	DATE

DESIGNED BY: TPP	DATE: 12/21/2020	CHECKED BY: TCP	DATE: 12/18/2020
DRAWN BY: RTF	DATE: 12/21/2020	APPROVED BY: PVF	DATE: 12/18/2020

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HALF SIZE - Double The Scale

RTD ENGINEERING DIVISION

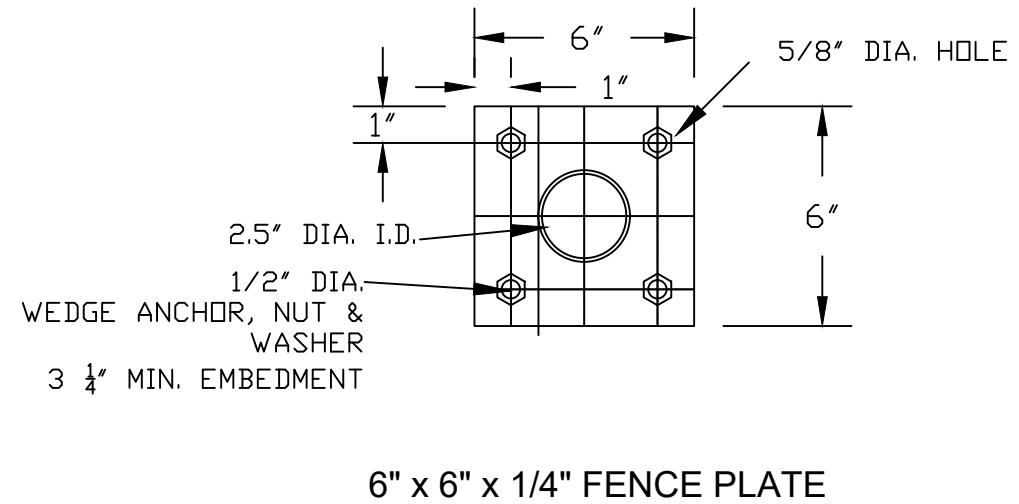
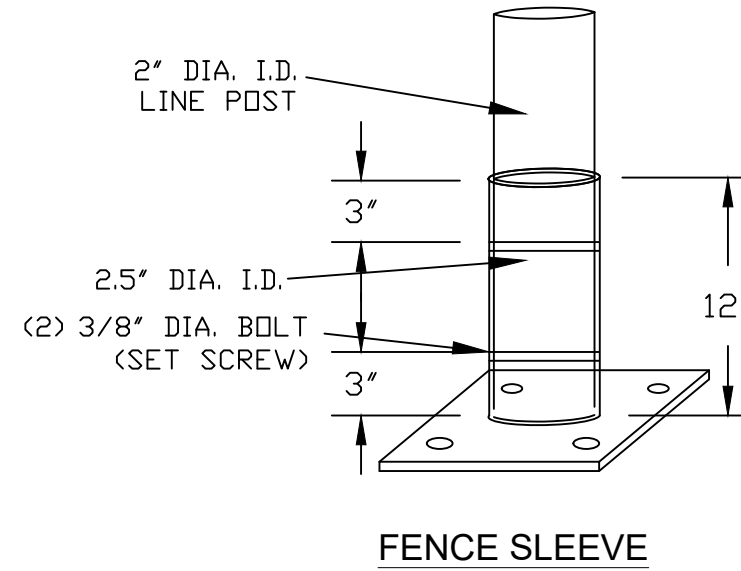
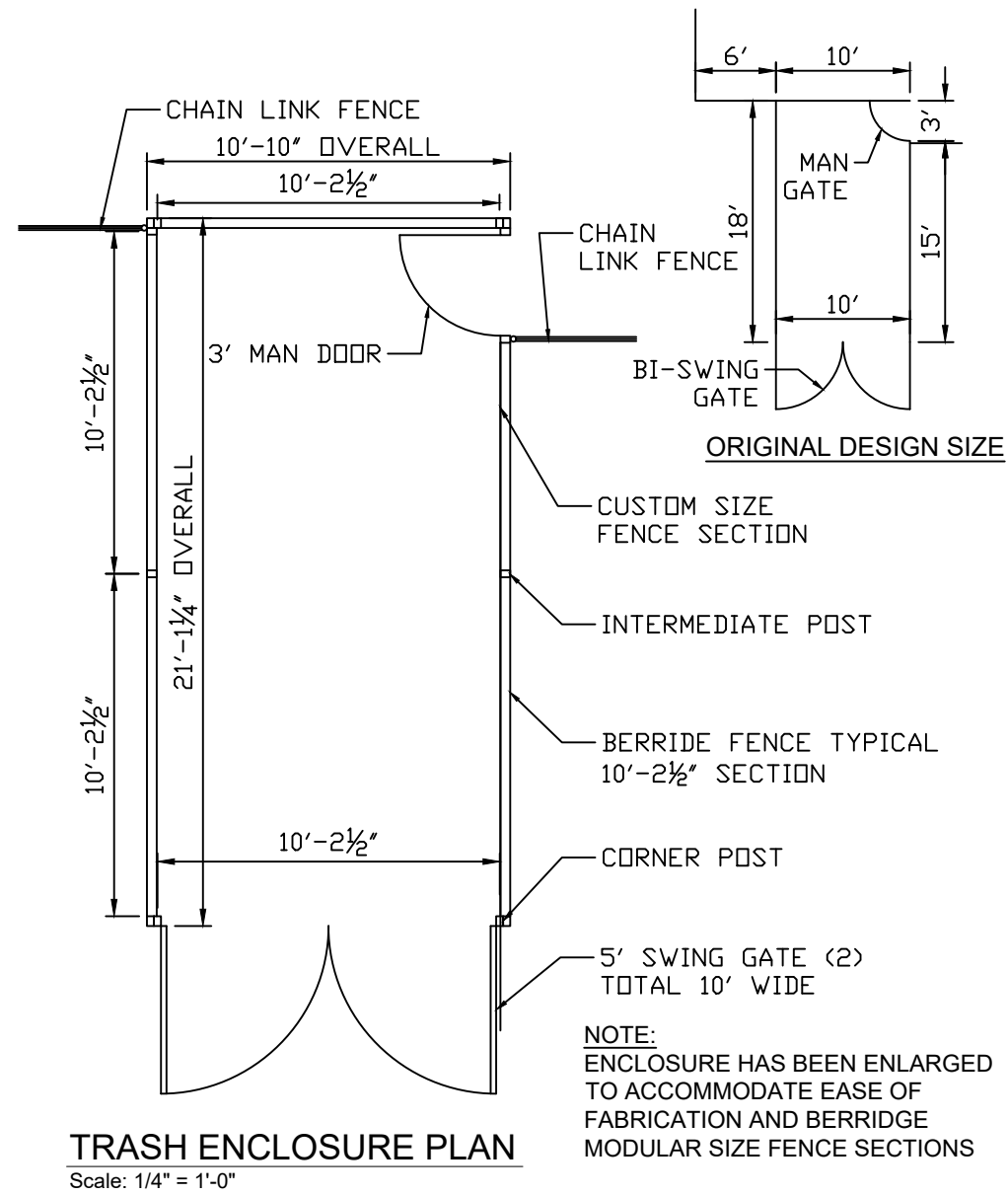
REGIONAL TRANSPORTATION DISTRICT
1660 BLAKE STREET
DENVER, COLORADO 80202
(303) 628-9000

RTD NORTH METRO MAINTENANCE OF WAY FACILITY

PHASE 1
DETAILS
AMERISTAR FENCE/ GATE DETAILS
8059/8101/8215 STEELE STREET, ADAMS COUNTY, CO

SHEET REFERENCE NUMBER:
DL-004
22 OF 23

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DRAWN BY: RTF	DATE: 12/17/2020	APPROVED BY: PVF	DATE: 12/18/2020

FILE NAME: SEE LEFT MARGIN

HORIZ. SCALE: NTS
VERT. SCALE: NTS

0 NTS

HALF SIZE - Double The Scale

RTD ENGINEERING DIVISION

REGIONAL TRANSPORTATION DISTRICT
1660 BLAKE STREET
DENVER, COLORADO 80202
(303) 628-9000

RTD NORTH METRO MAINTENANCE OF WAY FACILITY

PHASE 1
DETAILS
TRASH ENCLOSURE DETAILS
8059/8101/8215 STEELE STREET, ADAMS COUNTY, CO

SHEET REFERENCE NUMBER:
DL-005
23 OF 23

**RTD Steele Street
North Metro MOW Facility**

**FIRE PROTECTION
&
UTILITY REPORT**

JANUARY 13, 2021

Prepared by:



Regional Transportation District

1560 Broadway, Suite 700

Denver, CO 80202

303-299-2299

TABLE OF CONTENTS

- I. INTRODUCTION
- II. GENERAL LOCATION AND DESCRIPTION
- III. EXISTING UTILITIES
- IV. PROPOSED DEVELOPMENT
- V. WATER DEMAND CALCULATIONS
- VI. SEWAGE FLOW CALCULATIONS
- VII. CONCLUSION

List of Appendices

- A. Vicinity Map
 - Figure 1 – Vicinity Map
- B. Existing & Proposed Buildings
 - 8101 Steele Street Code Analysis
 - 8215 Steele Street Code Analysis
 - Office Building
 - Workshop/Storage Building
- C. Fire Hydrant Flow Tests
 - 8215 Steele St.
 - 8101 Steele St.
- D. EPANET (Hardy Cross Analysis)
- E. Utility Plan

I. INTRODUCTION

The purpose of this report is to analyze the fire flow, water and sanitary sewer requirements for the development of the Regional Transportation District (RTD) Maintenance of Way Facility. Included in this study, are all pertinent data, methods, assumptions and calculations used in the analysis and the sizing requirements of the water and sanitary sewer lines for the proposed development.

Regional Transportation District (RTD) currently owns three lots between the North Metro Rail Line (NMRL) and Steele Street (see Vicinity Map) in Adams County, Colorado. RTD proposes to redevelop the lots to construct North Metro (NM) Maintenance of Way (MOW) facilities in order to support the recently opened NM commuter rail operations. The RTD's NM MOW project site will be developed in multiple phases. Phase 1 improvements will include multiple buildings, reconfiguration of parking lots, internal loop roads, and two new entrance roads. The RTD's Phase 1 project will also improve portions of Steele Street adjacent to the project's eastern boundary. A future phase of the NM MOW facility would construct rail sidings with inspection pit and additional office, storage, and workshop buildings.

Although, the overall NM MOW site will be developed in multiple phases, the proposed water and sanitary facilities documented in this fire protection & utility report will be designed for the ultimate built out conditions of the project site.

II. GENERAL LOCATION AND DESCRIPTION

A. Location

The RTD's North Metro (NM) Maintenance of Way (MOW) facilities project site is located in Section 25, Township 2 South, Range 68 West of the 6th Principal Meridian in the Adams County, Colorado. As shown on the Vicinity Map, the RTD NM MOW site is bounded by North Metro Railroad (NMRL) to west, Steele Street to south and east, and existing industrial/commercial lots to north. (see Figure 1).

B. Description of the Property

The site contains 7.33 acres. Two existing buildings, 8101 & 8215 Steele Street remain on the site. 8101 Steele Street is a 4800 square foot storage building. 8215 Steele Street is a 4285 square foot business/storage building. Both buildings are currently served off of an 8-inch water main in Steele Street. Individual septic systems provide wastewater treatment. Three (3) fire hydrants located along the East side of Steele Street provide fire protection.

III. EXISTING UTILITIES

A. Water

An 8-inch PVC water main exists in Steele Street along the East property boundary. Static pressures in this area are in the range of 116 psi for the assumed zone tank elevation of 5290.

B. Sanitary Sewer

The existing 54-inch diameter Metro Wastewater Reclamation District’s South Thornton Interceptor (Metro sanitary sewer) is located in Steele Street. No North Washington Sanitation District facilities are available to provide conveyance of the wastewater flows from the site. The proposed sanitary sewer system will connect to the Metro sanitary sewer and will provide a sanitary metering manhole and testing station prior to discharge.

C. Storm Sewer

Existing roadside ditches convey runoff in Steele Street. The proposed storm sewer, water quality, and detention are addressed in the Drainage Report prepared for the development.

D. Electric, Gas, and Telephone

Overhead electric and telephone parallels the east property boundary. The electric services to the existing buildings will be upgraded with the proposed office and workshop/storage buildings to be designed by the utility provider, Xcel Energy. An existing gas line located in Steele Street right-of-way provides services to the existing buildings will be upgraded with the proposed office and workshop/storage buildings to be designed by the utility provider, Xcel Energy.

IV. PROPOSED DEVELOPMENT The site is planned for the following uses:

BUILDING TYPE & OCCUPANCY

Bldg	Square Feet	Building Type					Occupancy
		I	II	III	IV	V	
8101 Steele	4802		IIA				10
8215 Steele	4285					VB	22
Office	12130		IIB				120
Workshop/Storage	15231		IIB				35/10
TOTALS							197

V. WATER DEMAND CALCULATIONS

Water demand flow rates were computed in accordance with the procedures outlined in AWWA Manual M-22, "Sizing water service lines and meters." Water consumption values and fire flow demand are based upon the EPA, AWWA, and the recommended guidelines of the Denver Water Department.

CONSUMPTION VALUES AND RATIOS

Description	Avg Day gpm/acre	MD/AD ratio	MH/AD ratio
Commercial & Office	1.87	2.00	3.98
Warehouse	0.44	1.66	1.53
Office water consumption at 35gpd (ref:EPA)	197 x 35gpd = 6895 gpd =		4.79gpm
Office water consumption at 1.87 gpm/acre	1.87 x 7.33ac =		13.7 gpm
Warehouse consumption at 0.44 gpm/acre (Total Land Area: 7.33 Acres)	0.44 x 7.33ac =		3.22 gpm

Since the land use is a combination of Office and Warehouse, the EPA value at 35 gpd, based upon the number of occupants will be used for the domestic water demand.
Max Day ratio 2.00 & Max. Hr. ratio 3.98

Flow Demand:

Domestic Flow (Max Day) = $2.00 \times 4.79 = 9.58$ gpm
Domestic Flow (Max Hr) = $3.98 \times 4.79 = 19.06$ gpm
Irrigation 100-200 gpm (150 gpm assumed)
Fire Flow 1500 gpm (per Fire Dept. requirement)
(2 F.H. at 1455 gpm are located along Steele Street)

TOTAL ESTIMATED DEMAND: 19 gpm (domestic) + 150gpm (irrigation)+1500gpm (fire)
1669 GPM (on-site)

A flow analysis (included in Appendix) using a fire flow rate of 1500 gpm was made of the proposed system utilizing EPANET. An 8-inch internal loop was modeled in the analysis. Fire hydrants located to address the fire department requirements would be served from the 8-inch loop with 6-inch fire lines.

Two connection points onto the existing water main are proposed:

- A. 8-inch tap onto the existing 8-inch water in Steele Street
- B. 8-inch tap onto the existing 8-inch water in Steele Street

The location of building water service lines will be indicated on the final water plan design and construction drawings when this information becomes available from the mechanical engineer.

VI. SEWAGE FLOW CALCULATIONS

Peak sewage flow calculations are based upon the following parameters and assumptions:

- A. Number of persons 197
- B. Average flow / person 35 gpcd
- C. Peak flow factor 5.0

- D. Infiltration rate 40gal/100ft or 500 gal / gross acre
- E. Max. allowable flow depth (d/D) 0.8

Average flow: $197 \times 35\text{gpcd} = 6895 \text{ gpd}$

Peak flow: $\text{Avg flow} \times 5.0 = 6985 \times 5 = 34,475 \text{ gpd}$

Infiltration: $40 \text{ g}/100\text{f} \times 900\text{lf} = 360\text{gpd}$

Peak & Infiltration: $34,475\text{gpd} + 360 \text{ gpd} = 34,835 \text{ gpd} = 24 \text{ gpm}$

The peak sewage flows for this development is computed at 24 gpm (0.05 cfs). The peak flow of 24 gpm is 126% of the water consumption max hour flow of 19 gpm.

Sanitary sewer service for the proposed development is available from the Metro Wastewater Reclamation District's South Thornton Interceptor in Steele Street. The pipe size is 6-inch diameter at 2% minimum slope.

For 6" dia. PVC at 2% slope: $Q_{\text{Full}} = 0.4 \text{ cfs}$
 $q/Q = 0.05/0.4 = 0.13$
and $d/D = 0.25 < 0.8$ allowable

The location of building sewer service lines and taps will be indicated on the final sewer design plans and construction drawings when this information becomes available from the mechanical engineer.

VII. CONCLUSION

This analysis of the fire flow, water and sanitary sewer requirements for the development of RTD's NM MOW project determines the water demand and sewage flow generated by the proposed industrial use.

It appears that there is adequate water and sanitary sewer facilities available to serve the proposed development. Final water and sewer design will be in accordance with the applicable requirements, rules and regulations of Adams County. Utility easements will be granted for all on-site water and sewer mains.



Memorandum

Date: December 17, 2020

To/Attendees: Adams County Development Services.

From: Thomas P. Papadinoff RLA, ASLA - Urban Design Team Lead/Landscape Architect, Capital Programs Engineering Department

Subject: Minor Subdivision Project Description for Adams County Pre-application Meeting.

Parcel Numbers: 0171925304008, 0171925304007 (8101 Steele Street), 0171925304006 (8215 Steele Street).

Attachment(s):(1) RTD North Metro Maintenance of Way Facility – Minor subdivision Plan set MOW dated 12-17-20

Overview: RTD, owner of three lots and easement on fourth, wishes to construct support facilities for the recently opened (9-21-20) North Metro Commuter Rail Line. Facilities to be constructed include 12,000sf one story office building, approximately 15,000sf one story workshop and storage building, exterior storage (materials) steel conex storage (sensitive parts/tools) areas, Rescue Vehicle storage area, delivery vehicle areas, employee/work vehicles parking and fueling areas. Existing 5,000sf one story storage building (8101 Steele Street) and existing approximately 4,200sf two-story storage/office building (8215 Steele Street) will also be utilized in their existing conditions. Two site access points will be provided. A future phase of this facility would construct rail sidings with inspection pit, additional office/storage/workshop buildings and areas.

Specifics:

1. **Steele Street and Street Classification** – Steele Street is a local industrial street. Improvements to Steele will be curb & gutter plus sidewalks. Improvements are expected on a lot by lot basis, triggered by lot improvements. Steele Street planned to extend to 88th by others.
2. **Rescue Vehicle** – RTD would travel the rescue vehicle from the site down Steele Street onto an at-grade rail crossing at Steele Street (south end of RTD site). RTD will present vehicle information and operational plan to Adams County for review. The use of Steele Street is anticipated until RTD can construct an on-property vehicle access road and at grade rail access with the future inspection/maintenance building.
3. **Parcel configuration** – RTD has processed a Change-In-Use Building Permit for storage within the existing site. All 3 lots are currently I-2 zoning. RTD will create a new subdivision consolidating parcels. With new subdivision comes requirements for drainage.



Memorandum

4. **Traffic Study** – RTD will update trip generation report previously prepared with change-In-Use permit. Greater than 20 vehicles over existing use could include offsite improvements.
5. **Drainage/Flood Plain** – constructed projects to north of site should allow for a flood plain correction with all parcels removed from flood plain. Adams County will monitor progress and advise RTD. Adams County will need to respond to flood plain line (uncorrected or corrected) at the time of the submittal. RTD will prepare a Drainage Study Report requiring on-site water quality with storm water directed toward the Niver Creek. Adams County would entertain porous paving and other alternatives, extents/type TBD.
6. **Existing irrigation ditch** – RTD will present North Metro research about this ditch to Adams County. RTD believes research shows ditch has been abandoned. No storm water allowed into ditch.
7. **Proposed building types** –Building construction types (such as fabric structures) are currently allowed and will be a life safety review issue.
8. **Future Rail Vehicle Maintenance Buildings** – current I-2 zoning allows a 75' maximum building height. RTD proposes a rail inspection/maintenance building less than 75'.
9. **Approvals/Permits** – Minor Subdivision Plan, Replat, and Building permits will be requested.
10. **Perimeter fence and access gates** – Proposed electric gates with ACFR (Knox) override capabilities. Fencing permit will be obtained by project.
11. **Site utilities (Xcel energy power and gas, water)** - RTD will coordinate with utility providers for services – we have a Will Serve letter.



Date: December 22, 2020

To/Attendees: Adams County – ePermitCenter.

From: Li-Wei Tung - Transportation Planner III, Thomas P. Papadinoff RLA, ASLA
- Urban Design Team Lead/Landscape Architect, Capital Programs Engineering
Department

Subject: Traffic Generation Memo

Parcel Numbers: 0171925304008 , 0171925304007 (8101 Steele Street),
0171925304006 (8215 Steele Street).

**RTD North Metro Maintenance-of-Way (MOW)
Trip Generation Analysis based on the Revised Layout**

RTD acquired a property to use as the warehouse to store the commuter rail maintenance-of-way (MOW) equipment for the N Line. Originally, the property was split into three small parcels, and RTD will be consolidating the three parcels into a single lot. Since the site layout will be changed, it is necessary to analyze the changes in the average daily trip generation rate between the original and future site layouts to ensure that the traffic impact on the surrounding transportation network is evaluated. Hence, this report documents the trip generation analysis for the original and future site layouts. The Institute of Transportation Engineers (ITE) publishes trip generation rates (ITE Trip Generation Manual, 10th Edition), which are used to compute the magnitude of impact for each land use category.

Original Layout (Before)

As mentioned earlier, the original property was split into three parcels (i.e., North, Middle, and South). The North parcel was used by AAA Barricade Inc., a traffic control device company. AAA Barricade owned an office building and a warehouse building. The company also used paved and unpaved areas to store equipment. The land use category of “Warehousing” is referenced to compute the average daily trip generation rate. The Middle parcel was used by a landscaping company. The landscaping company owned a warehouse building. The company also used paved and unpaved areas to store landscaping materials. The land use category of “Warehousing” is referenced to compute the average daily trip generation rate. Initially, the land use category of “Nursery (Garden)” was considered; however, the land use category was changed to “Warehousing” because the landscaping company didn’t open its business to the general public. The South parcel was used as a truck trailer storage. So, the land use category of “Warehousing” is referenced to compute the average daily trip generation rate. The table below summarizes the average daily trip generation rate for each parcel. Totally, the average daily trip generation rate was 441 trips.

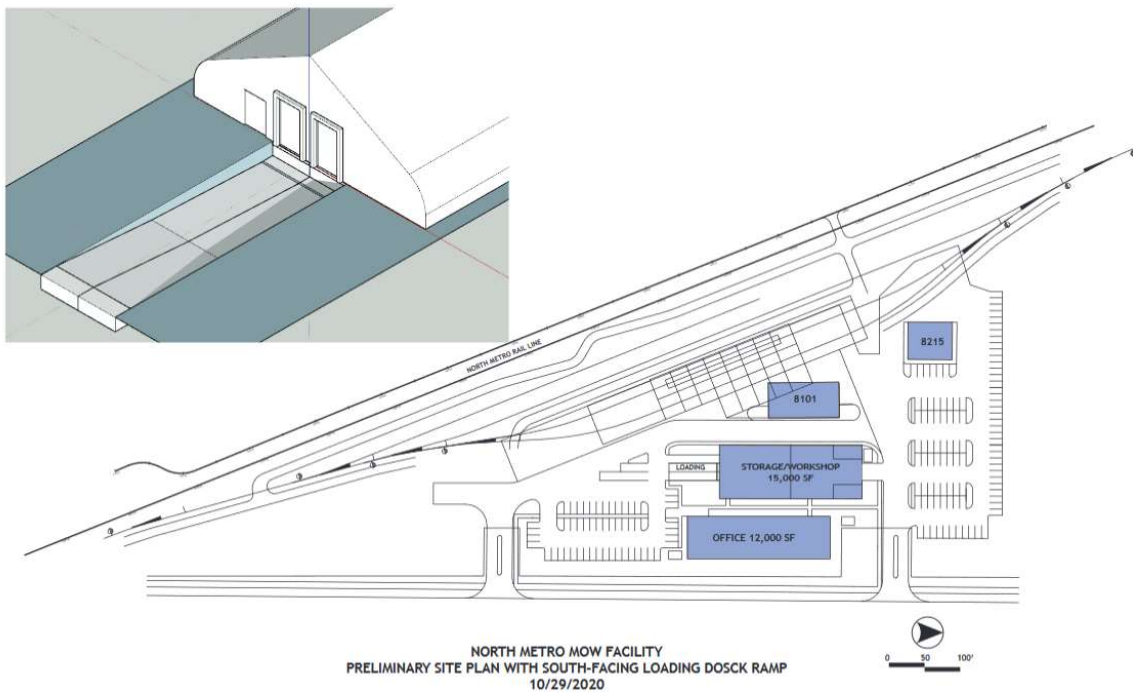


Memorandum

Parcel	Zoning	Parcel Area (acres)	Existing Bldg (sqft)	Site Paved Area* (sqft)	Unpaved - Storage* (sqft)	ITE Land Use	ITE Daily Trip	ITE Unit	Total Daily
South	I-2	2.690	-	5,000	54,376	Warehousing	1.740	1000 SF	103
Middle	I-2	2.608	5,000	80,000	28,304	Warehousing	1.740	1000 SF	197
North	I-2	2.000	4,620	72,500	3,620	Warehousing	1.740	1000 SF	140
Total									441

Proposed Layout (Future)

The buildings shown in the figure below are purposed as commuter rail MOW offices and storages. Hence, the land use categories of “Warehousing” and “Office” are referenced to compute average daily trip generation rates. The storage sizes and the number of employees working in the offices are assumed based on RTD’s best knowledge.



Totally, the average daily trip generation rate will be 270 trips. The table below summarizes the average daily trip generation rate for each building.

Building	Value	Unit	ITE Code Land Use	ITE Daily Trip	ITE Unit	Total Daily
Office	12000	SF	Office	11.25	SF	135
Storage/workshop	22	employees	Warehousing	5.05	employees	111.1
8101	5000	SF	Warehousing	1.74	SF	8.7
8215	4	employees	Office	3.77	employees	15.08
						270

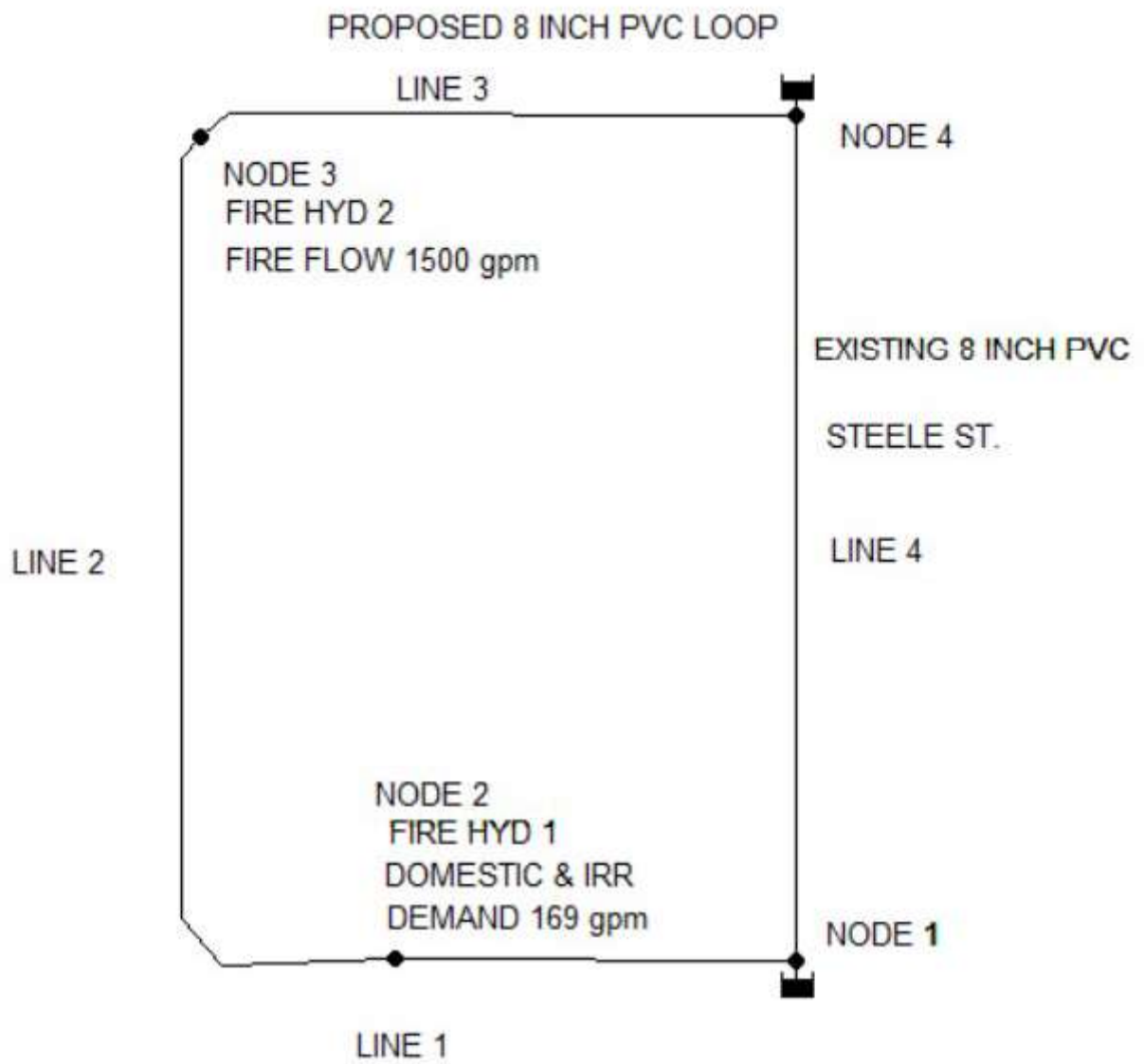


Memorandum

Some trips that are absent from the average daily trip generation rate calculations, such as truck delivery trips, trash truck trips and fueling truck trips, are added in addition to the computed average daily trip generation rate. Then, the total average daily trip generation rate will be 276 trips.

Summary

Overall, the average daily trip generation rate generated by the original layout (i.e., 441 trips) is higher than that of the proposed layout (i.e., 276 trips). Therefore, the trips made by the proposed future layout will not cause any additional impact on the surrounding traffic network. Instead, the traffic impact is expected to be less. RTD is in the process of preparing a full traffic impact study to precisely document the effects of new traffic on the surrounding traffic system. The infrastructure adjustment suggestions will also be made and incorporated in the TIS study to mitigate any potential conflicts, if any.



F-(2) Sales of Cigarettes

The sale or purchase of cigarettes.

Regulation 20-5-F-(2)

The sale of cigarettes in the City of Commerce City is not subject to the Commerce City Sales and Use Tax, however, sales of cigars and tobacco products, other than cigarettes, are taxable under the Code.

G-(1) Sales to the Federal Government, the State and its Subdivisions

The purchase price paid or charged on direct sales to, and direct purchases by the United States Government; to the State of Colorado, its departments or institutions, and the political subdivisions thereof, including Commerce City, in their governmental functions and activities only.

Regulation 20-5-G-(1)

- (1) Only the below named organizations in this Regulation Subsection (1)-(a), (b), (c) and (d) "The United States Government" and "The State of Colorado, its Departments, Institutions, and Subdivisions" are immune and exempted from the imposition of the City Sales and Use Taxes.

All other organizations, who purport to perform governmental functions but who are not empowered to levy taxes by the State of Colorado, must qualify for exemption under this Code as set forth in Code Subsection 20-5-G-(2) "Sales to Exempt Institutions and Quasi-Governmental Organizations" exemption rules and regulations and these organizations may not purchase or use tangible personal property in the City tax-free unless they do so qualify. In the absence of such qualification, such organizations will be assessed the City tax.

For the purpose of this Subsection, the term:

- (a) "United States Government and its Departments" shall mean any constitutional branches of the Federal Government and their constituent departments, offices, bureaus, boards and commissions established or confirmed by Congressional action, and all components of the armed forces of the United States.
- (b) "State of Colorado... Departments" shall mean the State Department of Agriculture, Auditing, Banking, Civil Air Patrol, Education, Employment, Executive, Game, Fish and Parks, Highways, Institutions, Insurance, Judiciary, Law, Public Health, Public Welfare, Rehabilitation, Revenue, Savings and Loan, State, State Patrol, Treasury, and Veterans Affairs.
- (c) "State of Colorado... Institutions" shall mean the state children's home, state hospital, community mental health clinics, state reformatories, state penitentiary, University of Colorado, Colorado State University, Colorado State College, School of Mines, and Colorado School for Deaf and Blind.
- (d) "State of Colorado... political subdivisions" shall mean any county or city and county, city or town, school district or junior college district, local improvement and special district, special district, or any other independent local entity having authority under the general laws of the State of Colorado to levy taxes or impose assessments such as fire, irrigation, drainage or conservancy.
- (2) Purchases by the United States Government and its Departments, the State of Colorado and its Departments or Institutions and political subdivisions, and Commerce City are considered immune

CERTIFICATE OF EXEMPTION
FOR SALES AND USE TAX ONLY

COLORADO TAX EXEMPTION NUMBER <i>(Please use for all reference purposes)</i>
98-00688
Regional Tmsprt Dst 1600 Blake St. Denver, CO 80202
Name and Address

ISSUE DATE		
MONTH	DAY	YEAR
08	01	79



TAXPAYER SERVICE DIVISION
 DEPARTMENT OF REVENUE
 1375 Sherman Street
 Denver, Colorado 80261
 303-839-5655
 1-800-332-2085

THIS CERTIFICATE IS NOT TRANSFERABLE

This certificate may be revoked by the Department of Revenue for improper usage.

COMPREHENSIVE ANNUAL FINANCIAL REPORT

Fiscal year ended December 31, 2017 and 2016



RTD



CIVIC CENTER STATION



freeMallRide



Regional Transportation District

May 8, 2018

Mr. Doug Tisdale
Chair, Executive Committee
Regional Transportation District

State law requires that all general-purpose local governments publish within seven months of the close of each fiscal year a complete set of financial statements presented in conformance with generally accepted accounting principles (GAAP) and audited in accordance with generally accepted auditing standards by a firm of licensed certified public accountants. Pursuant to that requirement, we hereby issue the Comprehensive Annual Financial Report of the Regional Transportation District (RTD) for the fiscal year ended December 31, 2017.

This report consists of management's representations concerning the finances of RTD. Consequently, management assumes full responsibility for the completeness and reliability of all of the information presented in this report. To provide a reasonable basis for making these representations, management of RTD has established a comprehensive internal control framework that is designed both to protect the government's assets from loss, theft, or misuse and to compile sufficient, reliable information for the preparation of RTD's financial statements in conformity with GAAP. Because the cost of internal controls should not outweigh their benefits, RTD's comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

RTD's financial statements have been audited by RubinBrown, LLP, a firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that the financial statements of RTD for the fiscal year ended December 31, 2017, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that RTD's financial statements for the fiscal year ended December 31, 2017, are fairly presented in conformity with GAAP. The independent auditor's report is presented as the first component of the Financial Section of this report.

The independent audit of the financial statements of RTD was part of a broader, federally mandated "Single Audit" designed to meet the special needs of federal grantor agencies. The standards governing Single Audit engagements require the independent auditor to report not only on the fair presentation of the financial statements, but also on the audited government's internal controls and compliance with legal requirements, with special emphasis on internal controls and legal requirements involving the administration of federal awards. These reports are in RTD's separately issued Single Audit Report.

GAAP requires that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. RTD's MD&A can be found immediately following the report of the independent auditors.

REGIONAL TRANSPORTATION DISTRICT (RTD)

RTD provides public mass transit service to the Denver metropolitan area. In 1969, the Colorado General Assembly (Assembly) found that public transit was a necessary part of the growing Denver Metropolitan Region. The Assembly found that public

sector involvement was the best method to ensure the continuation of this vital component. Thus, the Regional Transportation District was created as a political subdivision of the State effective July 1969 "to develop, maintain, and operate a public mass transportation system for the benefit of the District."

RTD boundaries now include Jefferson, Boulder, and Denver counties, most of the City and County of Broomfield, and portions of Adams, Douglas, Weld, and Arapahoe counties. Over 2.92 million people reside within RTD's 2,342 square mile area.

Since 1983, RTD has had a fifteen-member Board of Directors that are elected by their constituents to serve four-year terms to govern RTD. There are approximately 180,000 residents per director district. The RTD Board of Directors is responsible for setting policy, overseeing the agency's annual budget, and establishing short and long-range transit goals and plans in concert with local, state, and federal agencies.

RTD employs over 2,779 men and women, making it one of the largest employers in the eight county areas. In addition, RTD contracts with private carriers to provide access-a-ride, fixed route and commuter rail services employing over 2,058 men and women. Besides its administrative headquarters in Denver, RTD has seven operating facilities (excluding purchased transportation services), including four in Denver, one in Aurora, one in Englewood, and one in Boulder.

The financial reporting entity includes all of the financial activities of RTD, as well as those activities of its component unit, the Asset Acquisition Authority, Inc. (the Authority), a nonprofit corporation established to facilitate RTD's use of lease/purchase financing.

RTD also maintains budgetary controls. These controls ensure compliance with legal provisions embodied in the annual appropriated budget approved by RTD's Board of Directors. The budget sets forth proposed outlays for operations, planning, administration, development, debt service, and capital assets. The level of budgetary control (that is, the level at which expenditures cannot legally exceed the appropriated amount) is established at the project level.

The annual budget serves as the foundation for RTD's financial planning and control. All departments of RTD are required to submit requests for appropriation to the General Manager on or before August 1st of each year. The General Manager uses these requests as the starting point for developing a proposed budget. The General Manager then presents this proposed budget to the Board of Directors for review prior to October 15th. The Board of Directors is required to hold a public hearing on the proposed budget and to adopt a final budget no later than December 31st.

Unused appropriations lapse at year-end, except that the Board of Directors has the authority, as stated in the adopted appropriation resolution, to carry-over the unused portion of the funds for capital projects not completed, for a period not to exceed three years.

RTD's policy also authorizes the General Manager to approve certain line-item transfers within the budget. Budget-to-actual comparisons are provided in the Supplemental Information Section of this report.

Factors Affecting Financial Condition

The information presented in the financial statements is perhaps best understood when it is considered in the broader perspective of the specific environment within which RTD operates.

RTD serves the eight-county region considered the Denver metropolitan area. It is the most populated area of the state and the economic barometer of Colorado. Employment in the Denver Metro area is dominated by small businesses. These companies represent a diverse mix of industries and are located throughout the Denver metropolitan area, providing a geographic balance in employment centers.



SUBDIVISION ENGINEERING REVIEW

Application submittals must include all documents on this checklist as well as this page. Please use the reference guide (pg. 2) included in this packet for more information on each submittal item.

All applications shall be submitted electronically to epermitcenter@adcogov.org. If the submittal is too large to email as an attachment, the application may be sent as an unlocked OneDrive link. Alternatively, the application may be delivered on a flash drive to the One-Stop Customer Service Center. All documents should be combined in a single PDF. Once a complete application has been received, fees will be invoiced and payable online at <https://permits.adcogov.org/CitizenAccess/>.

1. Development Application Form (pg. 4)
2. Application Fee (see table below) With Minor Subdivision.
3. Construction Plans
4. Sediment and Erosion Control Plans
5. Drainage Report
6. Traffic Impact Study

Application Fees:	Amount:	Due:
Subdivision Engineering Review	< 5 acres-\$1,000 5-25 acres- \$2,500 >25 acres- \$7,500	After complete application received



Guide to Development Application Submittal

All development application submittals shall comprise of one (1) electronic copy (emailed or delivered on a USB). **Application submittals that do not conform to these guidelines shall not be accepted.**

Construction / Engineering Design Plans:

- A set of maps and/or drawings showing how a proposed development is to be constructed.
- The plans must include:
 - site maps of the existing conditions and proposed improvements,
 - installation/construction details for all proposed improvements,
 - survey control (horizontal and vertical) for locating the improvements and,
 - all necessary specification for the products to be used.
- Construction plans are often broken out for specific improvements; for example: site plan, grading plan, waterline improvement plans, roadways improvements plans, etc.

Erosion and Sediment Control Plans:

- Erosion and Sediment Control (ESC) plans are construction plans showing the proposed Best Management Practices, or BMP's, that will be used to mitigate erosion and the transport of sediment from a site under construction.
- ESC plans are often done in three (3) phases: Initial, Interim and, Final.
- These plans must also include installation details for each of the BMP's.

Level 1-Storm Drainage Plan:

- A level 1 Storm Drainage Plan is a preliminary design plan showing existing and proposed site drainage features or improvements and, is intended to show how the storm drainage will be mitigated.
- See Appendix B of the Adams County Development Standards and Regulations for a plan preparation checklist

Level 2-Storm Drainage Study (SDS):

- A level 2 SDS is a preliminary design report that describes the existing and proposed drainage features and, includes a hydrologic analysis of the proposed site. A Level 2 SDS also includes a drainage plan.
- See Appendix B of the Adams County Development Standards and Regulations for a plan preparation checklist



Level 3-Storm Drainage Study (SDS):

- A level 3 SDS is a preliminary design report that describes the existing and proposed drainage features, includes a hydrologic analysis of the proposed site and hydraulic analysis of all proposed drainage mitigation measures. A Level 3 SDS also includes a drainage plan and construction plans for all drainage mitigation features.
- See Appendix B of the Adams County Development Standards and Regulations for a plan preparation checklist

Traffic Impact Study:

- Intended to forecast and mitigate the transportation and traffic impacts of a proposed land use development or redevelopment project
- See Chapter 8 of the Adams County Development Standards and Regulations for requirements.

Regional Traffic Study:

- Addresses mobility concerns in the region associated with population growth and increased development that will be generated because of the change in the future land use designation



Application Type:

Erosion and Sediment Control	Street Construction Plans
Floodplain Use Permit	Subdivision Engineering Review
On-Site Grading and Drainage	Traffic Impact Study/ Analysis

PROJECT NAME:

APPLICANT

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

OWNER

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

TECHNICAL REPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)

Name: Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

DESCRIPTION OF SITE

Address:

City, State, Zip:

Area (acres or square feet):

Tax Assessor Parcel Number

Existing Zoning:

Existing Land Use:

Proposed Land Use:

Have you attended a Conceptual Review? YES NO

If Yes, please list PRE#:

I hereby certify that I am making this application as owner of the above described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name:

Date:

Owner's Printed Name

Name:

Owner's Signature

CERTIFICATION OF NOTICE TO MINERAL ESTATE OWNERS

I/We, the Regional Transportation District, a political subdivision of the State of Colorado
(the "Applicant") by signing below, hereby declare and certify as follows:

With respect to the property located at:

Physical Address: 8059/8101/8215 Steele Street

Legal Description: [metes & bounds]

Parcel #(s): 0171925304008, 0171925304007, 0171925304006

(PLEASE CHECK ONE):

 On the day of , 20 , which is not less than thirty days before the initial public hearing, notice of application for surface development was provided to mineral estate owners pursuant to section 24-65.5-103 of the Colorado Revised Statutes;

or

 X I/We have searched the records of the Adams County Tax Assessor and the Adams County Clerk and Recorder for the above identified parcel and have found that no mineral estate owner is identified therein.

Date: 1/19/2021 Applicant: Regional Transportation District

By: Susan Altes

Print Name: Susan Altes

Address: 1560 Broadway, Suite 650

Denver, CO 80202

STATE OF COLORADO)

)

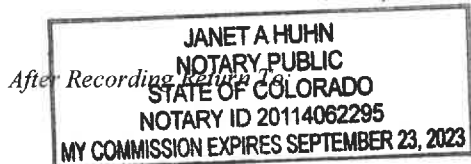
COUNTY OF ADAMS)

Subscribed and sworn to before me this 21st day of JANUARY, 2021, by SUSAN ALTES.

Witness my hand and official seal.

My Commission expires: 09/23/2023

Janet A Huhn
Notary Public



Name and Address of Person Preparing Legal Description:

A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department with all applicable land use applications.

OWNERSHIP REPORT

**STATE OF COLORADO
COUNTY OF ADAMS**

The undersigned's records as to:

Parcel No. NMMF-1 of the RTD North Metro Corridor Commuter Rail Project as described in Exhibit "A" attached hereto.

Parcel No. NMMF-2 of the RTD North Metro Corridor Commuter Rail Project as described in Exhibit "A" attached hereto.

Parcel No. NMMF-3 of the RTD North Metro Corridor Commuter Rail Project as described in Exhibit "A" attached hereto.

Surface ownership:

Regional Transportation District, a political subdivision of the State of Colorado

Mineral ownership:

Regional Transportation District, a political subdivision of the State of Colorado

The undersigned, a licensed title agent in the State of Colorado (RPI00080965), certifies that an examination of the land records in the office of the County Clerk and Recorder was made and resulted in the attached documents.

COUNTY RECORDS AVAILABLE THROUGH JANUARY 4, 2021

H.C. Peck & Associates, Inc.

By: 
Russell F. Gager

**3401 QUEBEC STREET, SUITE 8100, DENVER, CO 80207
PHONE/FAX: 303.623.6112/303.623.6301**

North Washington Street

Water and Sanitation

District

3172 E. 78th Avenue, Denver, CO 80229 303 / 288 – 6664

October 13, 2020

To RTD North Metro Maintenance Facility 8215 Steele:

Dear James Kelly:

The property located at 8215 Steele Street, is in the North Washington Street Water and Sanitation District service area boundaries.

The North Washington Street Water and Sanitation District will consider servicing said property with water and sewer service taps through the facilities of said District. Service is provided subject to the payment of fees and charges under the provisions and in accordance with the Rules and Regulations of the District, connector agreement with the Metropolitan Wastewater Reclamation District, and the Board of Water Commissioners of the City and County of Denver and the availability of water taps. Persons wanting to use the water and sewer system for Commercial, Industrial, Apartments, Mobile Homes or Condominium units and/or other purposes which could be expected to require large quantities of water and unusual amounts of sewage disposal shall be required to submit demand data for the industries water and sewage before a permit will be issued. Such permit may contain limitations as determined by the Board of Directors of the North Washington Street Water and Sanitation District.

Very truly yours,



Mike DeMattee,
District Manager