

Proposed Development
Aberdeen South – Truck Terminal
Newark Street and 104th Avenue
Commerce City, Colorado

Proposed Site Narrative

The development proposed by Crown Enterprises, Inc. will serve as the long-term regional facility for Central Transport for the purpose of providing less-than-truckload (LTL) freight services for local and nationally-based businesses.

The proposed construction will consist of:

- Approximately 3,600 sf of administrative office
- 100-Door Cross-Dock Transfer Platform
- 11,200 sf Fleet Maintenance Shop with Diesel Fuel System
- Parking for (50) fleet tractors
- Parking for approximately (100) 53-foot fleet trailers

Central Transport's activities at this site will involve the unloading and transfer of freight from trailers incoming to the facility, and direct loading to trailers outbound to their destination. Operational requirements needed to accommodate this fast-paced environment will include the staging of empty trailers on the property to interchange with LTG (loaded-to-go) trailers awaiting drivers to haul to destination. The LTG and empty trailers are staged in the yard, and switched out at dock loading positions as freight is processed. No outside storage of material will be required with this operation.

This development is expected to require an investment of approximately \$8,000,000 with construction beginning as soon as possible, and occupancy required in the first quarter of 2017.

The main access to the site will be off of Newark Street at 104th Avenue. Lima Street will act as a secondary emergency access point and will not be paved with asphalt but will have an all weather surface. Newark will be constructed as an 80-foot right-of-way and will transition to a 60-foot right of way south of the northern Excel easement line and will narrow down to a two lane entry road for the Truck Terminal entrance.

Drainage from the site will be discharged to an onsite retention basin located along the western boundary. The retention pond will be sized to retain the flow from the 100-year 24-hour event. Should this volume increase due to extensive storm events, the retention pond has been designed with a spillway that will discharge excess flows directly to First Creek.

Creating Exceptional Value!