

Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7250



February 1, 2024

Patrick Chelin  
Aerotropolis Area Coordinating Metro District  
1601 Blake Street Ste 508  
Denver, CO 80202

**Re: Initial Submission Review – The Aurora Highlands North – Area C - Site Plan**  
Application Number: **DA-2062-44**  
Case Numbers: **2023-4023-00**

Dear Mr. Chelin:

Thank you for your submittal, which we started to review on December 11, 2023. We have reviewed your Site Plan 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 agencies.

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 February 23, 2024.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7261.

Sincerely,

A handwritten signature in cursive script, appearing to read "Debbie Bickmire".

Debbie Bickmire, Senior Planner  
City of Aurora Planning and Development Services

Attachments: Xcel Energy Comments

cc: Jeff Killion, Matrix Design Group  
Jacob Cox, ODA  
Justin Andrews, ODA  
Filed: K:\SDA\2062-44rev1.rtf



## *Initial Submittal Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Align access, reduce block perimeter, show all drainage improvements, sidewalks, and trails on plans (Planning)
- Locate the abandoned well and revise the buffer location accordingly (Energy and Environment)
- Revise Plant Schedule and landscape tables, revise curbside landscape, show and label buffers, add street trees, show lights, hydrants, and mail kiosks, review fence lengths (Landscape)
- Add/revise notes, revise phasing plans, show street centerlines and radii, label contours, and review slopes (Public Works Engineering)
- Revise cul-de-sac length, provide a hydrant exhibit, show existing hydrants, revise construction type (Life/Safety)
- Revise valves and tap connections, provide pond maintenance access (Water)
- Provide one ADA piece of equipment in each play area, provide 6' walks in open space, highlight area (PROS)
- Revise the basis of bearings, verify Section references, label existing and proposed easements (Real Property)

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments and Concerns**

1A. Referrals were sent to nine (9) adjacent property owners, seven (7) outside agencies, and four (4) registered neighborhood organizations. Written comments were received from two (2) outside agencies and can be found within or attached to this letter. Please respond to their comments within the response letter for your next submission. No other comments were received.

#### **2. Zoning and Land Use Comments**

- 2A. The Site Plan shall comply with the Public Improvement Plan (PIP). Revise the Phasing Plans to ensure all prerequisites and requirements are addressed.
- 2B. The maximum block length and width shall be 700 feet, and the perimeter of new blocks created for residential development, measured at the curb line of adjacent streets, shall not exceed 2,800. Several areas exceed the maximum block length and/or perimeter. Intervening open spaces must be a minimum of 30' wide and should include sidewalks. Please revise.
- 2C. Clarify existing vs. proposed improvements and include the names and case numbers of associated Site Plans. Are the detention ponds in PA-44 and the northeast quadrant of E. 38<sup>th</sup> Parkway and The Aurora Highlands Boulevard included in a site plan? If not, they should be added to this plan set.

#### **3. Completeness and Clarity of Application**

##### **Letter of Introduction**

- 3A. Revise the Letter of Introduction to clarify the applicable Planning Areas and the timing of improvements.
- 3B. Differentiate the improvements for each Planning Area. If improvements will be phased, clarify what is included with the proposed site plan vs. what will be constructed in the future.
- 3C. Clarify what improvements are included for E. 38<sup>th</sup> Parkway.
- 3D. Review the Public Improvement Plan (PIP) requirements and ensure the discussion of how the proposed Site Plan meets the approval criteria is accurate.
- 3E. Address all redline comments.

##### **Streets and Pedestrian Issues**

- 3F. Organize all local streets so that each lot may be accessed by traveling over no more than two (2) local streets after departing from the grid of an arterial or collector. Align access into PA-46.1 with Reserve Boulevard and add access between PA-40.1 and PA-40.2. Traffic may have additional comments or suggestions.
- 3G. Show sidewalks, trails, and dimensions on site plan sheets. Consult PROS to inquire whether sidewalks should be shown on the grading plans.



- 3H. A school is planned in PA-36. Will there be an off-street pedestrian connection from the neighborhood to the school?
- 3I. Show and label stop signs at intersections consistent with the Traffic Study. Ensure turn lanes are accommodated.

### Lot Typicals and Tracking

- 3J. Add Site Plans 17 and 21 to the Lot Tracking Chart.
- 3K. Revise the Lot Tracking Map so colors are consistent, and all colors are in the legend.
- 3L. Add a Lot Data Table to show the proposed lot sizes/types, minimum dimensions and area, and the required setbacks for each.
- 3M. Revise the Lot Tracking Map so colors are consistent, and all colors are in the legend.
- 3N. Revise the motor court typical notes to be specific to this Site Plan. The rear motor court lots do not back-up to any adjacent streets, however, they are separated by open space tracts. Will the rear units be oriented to the front of the open space? If so, add a note on the lot typical.
- 3O. Each small residential lot shall incorporate a private outdoor space consisting of a minimum of 180 square feet with a minimum width of 10'. Demonstrate on the lot typicals where this will be available for each proposed lot type. Ensure it meets the minimum dimensional requirements.

### Site Plan General Comments

- 3P. Identify all platted areas on the Context Map instead of planning areas. Unplatted areas can be identified by planning area the land use designation per the Master Plan.
- 3Q. Show all adjacent improvements for drainage and detention, including maintenance access on the site plan sheets. Clarify what improvements will be constructed with the first phase of development vs. what is proposed in a future phase.
- 3R. Review the matchlines for Sheets 23, 24 and 27. There is a gap.
- 3S. Show and label all adjacent streets and sidewalks. Include street classification and dimension the sidewalks.
- 3T. Label mail kiosks and provide an accessible ramp within 50' of each.
- 3U. There is a detail for a monument sign, however, there is no sign on the plans. Please clarify or remove the detail.
- 3V. Label all existing and proposed easements. They need to be shown for reference on the site plan and can be dedicated per the plat later.
- 3W. Include the easements proposed on the motor court lots.
- 3X. Label Planning Areas on all sheets and per redline comments.
- 3Y. Review label locations and make sure they are clear and complete. There are numerous overwrites or labels are obscured or cut-off by matchlines.
- 3Z. Every bar scale should include a scale ratio. Increase font sizes used in scales.
- 3AA. Address all redline comments, edits, and notations.

### **4. Landscaping Issues** (Debbie Bickmire / 303-739-7261 / [dbickmir@auroragov.org](mailto:dbickmir@auroragov.org) / Comments in teal)

- 4A. Per Ordinance No. 2022-46, which limits the use of turf, curbside landscape is now required instead of cool season grasses in the tree lawn. Standards can be found in Section [146-4.7.5.C](#). Please add the following notes under the Curbside Landscape Table:
  - 1. Curbside landscape shall provide no less than one shrub per 40 square feet of curbside landscape area.
  - 2. All Shrubs and ornamental grasses shall be five-gallon size at the time of installation.
  - 3. Ornamental grasses may be provided at a maximum of 40% of the shrub count.
  - 4. No more than five percent of perennials may be provided as shrub equivalents. Perennials shall be provided at a ratio of three one-gallon perennials to one five-gallon shrub.
  - 5. The curbside planting bed that is remaining shall be completed with either wood rock mulch, or native seed. Crusher fines may not be used as a mulch treatment.
- 4B. Revise the curbside landscape table to identify ornamental grasses and perennials separately. No more than 40 percent of the shrub count can be ornamental grasses, or 5% perennials provided as shrub equivalents. This percentage should be distributed proportionately within the curbside area. Additionally, identify the type of mulch or seed to be used in the curbside landscape. What groundcover will be in the areas with no symbols?



- 4C. The perennial *Epilobium Canum* is not permitted as an exclusive groundcover in the curbside along N. Newbern Street. The width of the curbside is 8', therefore shrubs are also required. Perennials may only be used to a maximum of 5% of the plant material. Please provide more information about what is proposed, including what size plant you proposed and what is necessary for maintenance.
- 4D. There is a significant deficit in street trees. Shrubs may not be substituted for street trees unless there is an encumbrance. Please revise the plans to meet the 1 tree per 40 linear feet requirement.
- 4E. Add common names to the Plant Schedule and delete the container column. Include varieties of plant material as applicable.
- 4F. Hawthorns are considered an ornamental tree and cannot be used as a street tree. Please replace them with a deciduous shade tree.
- 4G. Walnuts are not recommended trees in this region. Please replace.
- 4H. Categorize grasses and perennials separately in the landscape tables and the Plant Schedule. If different size pots are proposed (ie. 1 vs. 5 gallons), itemize the sizes separately too.
- 4I. Ensure the size of all plant material is labeled consistently. Please note the minimum sizes of plant material stated above.
- 4J. Remove turf as a permitted material from all front yard landscapes.
- 4K. Revise the front yard landscaping materials to include types of mulch and features per the xeric landscape option in Table 14.3B or the requirements of the UDO Section 4.7.
- 4L. Revise the lot typicals per the redlines. Review plant quantities for consistency with the requirements. Trees are required in the front yard of all lot types.
- 4M. Add a lot typical for lots that are 80' and greater in width. A total of 26 plants will be required in those front yards.
- 4N. Verify whether rear motor court lots will be oriented toward the adjacent open space tract. Add another detail if any will not and revise the landscape accordingly.
- 4O. Revise the street tree note to also reference the curbside landscape.
- 4P. Add a Lot Key consistent with the plan shown on Sheet 6.
- 4Q. Revise the sheet Key Map to include the correct sheet references.
- 4R. Show all existing and proposed easements. Some are labeled but not shown. Make sure labels do not overwrite the plant labels.
- 4S. Include Planning Area labels on all sheets.
- 4T. Label and dimension all walks and trails.
- 4U. Include lot numbers on all landscape plans.
- 4V. Add streetlights, edger, and hydrants in the legend and show on the plans. Label mail kiosks.
- 4W. Label all tracts and include the area in square feet.
- 4X. Will the street trees (and curbside landscape) shown on the east side of N. Newbern be installed at the time of the roadway construction? Add a note if they will be installed at the time of adjacent development.
- 4Y. Revise the masonry wall symbol, which has squares in it that appear to be columns to eliminate confusion.
- 4Z. The maximum continuous fence plane along an arterial is 500' and 320' along a collector. Please include an offset or jog per Table 17.2 to break up the plane.
- 4AA. Revise the Fencing Plan so symbols/linework are more visible. Fence symbols on plans need to match the legend.
- 4BB. Clarify when trails in the adjacent open space tracts will be constructed to sidewalks connecting to the neighborhoods.
- 4CC. Show street trees shaded back if provided in a different site plan. Add the site plan name and case number.



## **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

### **5. Civil Engineering** (John Springs / 303-739-7572 / [jsprings@auroragov.org](mailto:jsprings@auroragov.org) / Comments in green)

- 5A. The Site Plan shall be in accordance with the Public Improvement Plan. Address all comments on Sheet 2 and add prerequisites to the Phasing Plans.
- 5B. Revise the Site Plan Notes per the comments on the redlines.
- 5C. The northwest portion of N. Reserve Boulevard is necessary for a second point of access to this site and to provide a looped water supply. Revise the phasing plan to show that it will be built before other improvements to PA-40.
- 5D. Revise the PA-46 phasing to note that the phase will have to be constructed after PA-40 or the water main connection from the intersection of E. 38<sup>th</sup> Parkway and N. Newbern Street to the intersection of Little River and Reserve Boulevard.
- 5E. Second emergency vehicle access to PA-46.2 is through N. Reserve Boulevard to N. Newbern Street and continue to E. 38<sup>th</sup> Parkway. Clarify that the roadway infrastructure will either need to be constructed prior or will be a part of this phase.
- 5F. Show mail kiosks on all Site Plan sheets. Per 4.02.3, there must be a curb ramp in the vicinity of all mail kiosks.
- 5G. Type SL-3 streetlights are required for collectors per Table 4.10.4.07.01.
- 5H. Remove the ramps on E. 38<sup>th</sup> Parkway, noted on Sheets 22 and 23.
- 5I. Label and dimension all existing and proposed easements.
- 5J. No cul-de-sac shall exceed 500 feet unless a secondary emergency access is approved by the fire marshal. The length of 36<sup>th</sup> Place exceeds 500’.
- 5K. Add the roadway classification of The Aurora Highlands Parkway.
- 5L. The city would support the removal of median islands, but it is not a requirement. Advisory comment, a license agreement is required for ongoing maintenance.
- 5M. Show curb returns. Indicate the curb return radius. A 25’ minimum is required at arterials.
- 5N. In accordance with the pre-application notes for the TAH – North Site Plans, since plats will be submitted later in the process, additional street data shall be included on the site plan submittal. This includes centerline geometry and pavement widening information at knuckles.
- 5O. Show proposed contour labels. Proposed contours must tie-out to existing contours.
- 5P. Label roadway slopes, particularly approaching all intersections.
- 5Q. Add the grading notes provided on Sheet 33 to all grading plan sheets.
- 5R. The COA standard street sections show 2% cross slope. No warping of the through street should be included in the design, only warping of the intersection street should be designed per Section 4.05.6. Advisory note: Civil plans will be required to detail the warping of the intersecting street(s) to match the grade of the through street(s).
- 5S. Fix the grading noted on Sheet 44. The maximum roadway grade is 5% for local streets.
- 5T. Fix the grading noted on Sheet 50. The maximum grade is 3:1 (private) and 4:1 (ROW & ponds); proposed contours must tie to existing contours.
- 5U. Do not include COA details within the plans. Instead, provide a detail reference.

### **6. Traffic Engineering** (Carl Harline / 303-739-7548 / [charline@auroragov.org](mailto:charline@auroragov.org) / Comments in amber)

- 6A. Contact Carl Harline for directions for traffic comments.

### **7. Fire / Life Safety** (William Polk/ 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / Comments in blue)

- 7A. Revise the construction type and indicate if the structures will have fire sprinklers or not in the Site Data.
- 7B. Indicate if there will be any gated areas in the project site.
- 7C. Show fire hydrants in the street sections.
- 7D. Provide additional details to the phasing plan(s). See Sheets 8-12 for specific comments. Include a description of how Area C will connect to Area B.
- 7E. Verify Reserve Boulevard is constructed on the phasing plans.
- 7F. Add fire hydrants to site plan sheets. Start spacing at the closest existing hydrant. Add a symbol to the Legend



for existing hydrants.

- 7G. Provide a length measurement of the cul-de-sac on sheet 25. The cul-de-sac appears to exceed 500', which will require an emergency access. Please verify with Engineering that the lengths are acceptable.
- 7H. Please verify with Engineering that the median and road intersection noted on Sheet 28 is acceptable, ensuring it will not hinder or alter fire apparatus maneuverability.
- 7I. Please provide a sheet or an overall detail showing the location of all proposed fire hydrants and existing fire hydrants within 400' of this site.
- 7J. Landscape sheets shall show the locations of new and existing fire hydrants.
- 7K. Please confirm that the U.S.P.S. has approved the appropriate mode of delivery and kiosk locations. Please provide a note that identifies the location of the mail kiosks and states compliance with ADA and Postal regulations.

**8. Aurora Water** (Steve Dekoskie / 303-739-7490 / [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) / Comments in red)

- 8A. Each water meter must have individual connections to the main.
- 8B. Individual tap connections are required to the main for motor court lots.
- 8C. Offsite water main infrastructure is required in E. 26<sup>th</sup> Avenue and TAH Parkway, and Powhaton Road to support the North Area C's looped water supply.
- 8D. A 12' vehicle maintenance access is required from the right-of-way to the top of outlet structure(s).
- 8E. Show maintenance access to the detention basin as noted on Sheet 37.
- 8F. Add a manhole at the location noted on Sheet 41.
- 8G. Gate valves are required on 8" mains. Twenty-four (24) inch mains require butterfly valves. See redlines on the utility plans.
- 8H. There is a 24" water main noted on Sheet 43. Connection to the 16" main in Powhaton Road is required to provide a looped water/redundant supply feed per the MUS (EDN 219069).
- 8I. All finished floor elevations and the lowest point of entry must be 1' above the 100-yr wsel and ponding depths.
- 8J. Is there a match line for the utilities noted on Sheet 47? Show downstream utilities and include existing utilities to show connection points.
- 8K. Show the EDN's for adjacent areas.

**9. PROS** (Scott Hammons / 303-739-7147 / [schammons@auroragov.org](mailto:schammons@auroragov.org) / Comments in purple)

- 9A. Please highlight all tracts seeking open space or parks credit.
- 9B. Please exclude water detention from open space credit.
- 9C. Ensure that all internal park paths are 6 feet wide.
- 9D. Ensure that each area has, at minimum, 1 piece of ADA play equipment.
- 9E. Include a detail for the play surface.

**10. Real Property** (Roger Nelson / 720-587-2657 / [ronelson@auroragov.org](mailto:ronelson@auroragov.org) / Comments in magenta)

- 10A. Revise the Basis of Bearing to be more localized.
- 10B. Verify the referenced Sections on the plans.
- 10C. The exterior boundary must match the platted exterior boundary and the bearings, distances, and curves should be labeled.
- 10D. Add adjacent right-of-way width(s) and include reception numbers.
- 10E. Label adjacent subdivision plats or label "unplatted."
- 9F. Label all existing and proposed easements on all sheets.

**11. Energy and Environment** (Maria Alvarez / 303-739-6824 / [malvarez@auroragov.org](mailto:malvarez@auroragov.org))

- 11A. There are no existing or planned oil and gas surface facilities on your site or within 2,000' of your site at this time. There may be existing underground pipelines in rights-of-way. If you have questions or concerns about this, the Energy & Environment Division can assist with providing additional information.
- 11B. The Colorado Energy & Carbon Management Commission (ECMC) maps indicate there are plugged and



abandoned (P&A) wells within proximity of the proposed development. The applicant is responsible for locating the abandoned wells and to ensure adequate measures are taken to secure/buffer their locations during construction.

Please note that while wells display on the ECMC map with a latitude and longitude, for older wells, those values have been calculated from the footage references from section lines. They are likely close to the correct spot but may not be exact. **The applicant is still responsible to physically locate such abandoned wells.** The city will work with you to determine appropriate setbacks from various surface features once the wells have been located. **The City recommends a permanent easement of 200 feet by 200 feet surrounding the P&A well, with no permanent structures within this easement. For information on the P&A well, please visit: <https://ecmc.state.co.us/OGIS/Mapping/select.aspx?ogw=%2700106531%27>.**

Plugged and Abandoned (P&A) wells did produce hydrocarbons during the life of the well. Wells plugged more recently should have clear records with ECMC of the existence of any flowlines connected to the wells, and how those flowlines were handled during final remediation. Some lines are removed, and some are left buried in place. Wells plugged further in the past may not have records at ECMC regarding flowlines. Note that some flowlines were asbestos-wrapped fiberglass instead of steel and may require special precautions if removal is necessary.

- 11C. Currently there is a horizontal well drilled underneath your site. The well is at a depth of greater than 7,000 feet below the surface. The operation of the well is not anticipated to impact your surface development. The City of Aurora has no authority or control over subsurface well equipment or operations. Contact the Colorado Energy & Carbon Management Commission (ECMC) for more information.

Additional information regarding oil and gas development can be found in the data and maps on the Colorado Energy & Carbon Management Commission (ECMC) website at ECMC Home ([cogcc.state.co.us](http://cogcc.state.co.us)) and ECMC GISOnline ([cogccmap.state.co.us](http://cogccmap.state.co.us)).

Should you have any questions about oil and gas development, please reach out to Jeffrey S. Moore, Manager of the Energy & Environment Division.

**12. Xcel Energy (Donna George / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))**

12A. See attached comment letter.

**13. Aurora Public Schools (APS) (Josh Hensley / [jdhensley@aurorak12.org](mailto:jdhensley@aurorak12.org))**

13A. APS agreed to apply the school land dedication requirement to calculate cash-in-lieu of land as site plans are approved for the Aurora Highlands. The district will request cash-in-lieu of land when the balance of the obligation from approved site plans exceeds the acreage of school sites to be dedicated. Per Section 4.3.18 of the Unified Development Ordinance, the school obligation for the residential units in the currently approved site plans does not exceed the total planned school land dedication for the overall development.



**AURORA PUBLIC SCHOOLS - STUDENT YIELD**  
12/22/2023

**Aurora Highlands North Area C - Site Plan (DA-2062-44)**

Dwelling Type	Units	Yield Ratio	Student Yield
SFD	736	0.7	515
MF-LOW		0.3	0
MF-HIGH		0.145	0
<b>TOTAL</b>	<b>736</b>		<b>515</b>

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	250	0.16	118	368	0.2	147	515
MF-LOW	0.17	0	0.08	0	0	0.05	0	0
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0
<b>TOTAL</b>		<b>250</b>		<b>118</b>	<b>368</b>		<b>147</b>	<b>515</b>

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	250	0.0175	4.3792
MIDDLE	118	0.025	2.9440
HIGH	147	0.032	4.7104
<b>TOTAL</b>	<b>515</b>		<b>12.0336</b>

**Aurora Highlands Development Tracking - 12/22/2023**

Filing	Total			K-8	HS	Total		Dedication Requirement	Status
	SFD	MFL	MFH			Units	Yield		
CSP 1	84			84	42	17	59	1.3734	Approved
CSP 2 DA-2062-06	182	44		226	102	39	141	3.265	Approved
Plat 4 DA-2062-10	9			9	5	2	7	0.1472	Approved
Plat 5 DA-2062-11	47			47	24	9	33	0.7685	Approved
Plat 8 DA-2062-14	174			174	87	35	122	2.8449	Approved
Plat 10 DA-2062-16	176			176	88	35	123	2.8776	Approved
Site Plan 14 DA-2062-20	156	62		218	94	34	128	2.9583	Approved
Site Plan 16 DA-2062-23	273			273	137	55	192	4.4636	Approved
Site Plan 15 DA-2062-21	295	122		417	178	65	243	5.6254	Approved
Plat 13 DA-2062-17	13			13	7	3	10	0.2126	Approved
Plat 6 DA-2062-13	26			26	13	5	18	0.4251	Approved
Site Plan 17 DA-2062-26	97			97	49	19	68	1.586	Approved
Aurora Highlands North A DA-2062-31	617	98		715	334	129	463	10.7618	Tech Subm
Aurora Highlands North Area B DA-2062-33	581			581	291	116	407	9.4994	Tech Subm
Aurora Highlands North Area C DA-2062-44	736			736	368	147	515	12.0336	1st subm
Site Plan 7 DA-2062-36	51	38		89	35	12	47	1.0837	Final Mylars
Site Plan NO 21 DA-2062-37	178			178	89	36	125	2.9103	Tech Subm
Site Plan NO 25 DA-2062-45	58	76		134	48	15	63	1.448	3rd Subm
<b>Total</b>	<b>3,753</b>	<b>440</b>	<b>0</b>	<b>4,193</b>	<b>1,991</b>	<b>773</b>	<b>2,764</b>	<b>64.2844</b>	



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303.571.3284  
Donna.L.George@xcelenergy.com

December 26, 2023

City of Aurora Planning and Development Services  
15151 E. Alameda Parkway, 2<sup>nd</sup> Floor  
Aurora, CO 80012

Attn: Debbie Bickmire

**Re: The Aurora Highlands North - Area C Site Plan, Case # DA-2062-44**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there are issues** with the above captioned project because when drainage is added to the 6-foot-wide utility easements, they should be expanded by another 1-2 feet.

PSCo requests that easements labeled 6-foot "gas easement" are changed to "utility easement" as these easements are non-exclusive.

An engineering review is necessary for this project due to the existing high-pressure natural gas **transmission** pipeline along the north side of East 38<sup>th</sup> Avenue. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require PSCo approval. Encroachments across PSCo's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the development plan, it is the responsibility of the property owner/developer/contractor to contact PSCo's Encroachment Team for development plan review and execution of a License Agreement at [encroachment requests \(xcelenergy.com\)](https://www.xcelenergy.com/encroachment-requests) (scroll down to Encroachment Requests and click on APPLY NOW to upload all files in PDF format).

PSCo also owns and operates existing natural gas **distribution** facilities along the north side of East 38<sup>th</sup> Avenue to the west of the distri **distribution** bution regulator station and along the east side of Reserve Boulevard as well as underground electric **distribution** facilities along the southeast side of East 38<sup>th</sup> Avenue between The Aurora Highlands Parkway and Reserve Parkway. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

For additional easements that may need to be acquired by separate PSCo document for new facilities, the Designer must contact a Right-of-Way Agent.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Donna George - Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-571-3306 – Email: [Donna.L.George@xcelenergy.com](mailto:Donna.L.George@xcelenergy.com)