

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



October 12, 2023

James Spehalski
Cottonwood Creek Investors, LLC
9750 W Cambridge Pl
Littleton, CO 80127

Re: Second Submission Review – Cottonwood Creek Phase 1 – Site Plan, Two Infrastructure Site Plans, and Subdivision Plat
Application Number: **DA-2019-02**
Case Numbers: **2023-4005-00; 2023-6016-00; 2023-6017-00; 2023-3012-00**

Dear Mr. Spehalski:

Thank you for your second submission, which we started to process on September 13, 2023. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before October 31, 2023.

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 let me know. I may be reached at 303-739-7121 or dosoba@auroragov.org.

Sincerely,

Dan Osoba, Planner II
City of Aurora Planning Department

cc: Garrett Graham, PCS Group
Brit Vigil, ODA
Filed: K:\\$DA\2019-02rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- There are small instances of double-fronted lots along the collector and streets. Please discuss an administrative adjustment and mitigation measures for these two areas.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No comments, questions, or concerns were received from adjacent property owners or registered neighborhood groups during this application review. The First Review Neighborhood Meeting requirement has been waived.
- 1B. Comments were received from Xcel Energy during this review. Please see the comments attached at the end of this letter for details.

2. Completeness and Clarity of the Application

Site Plan Part 1 Comments

Sheet 1.0

- 2A. For the purposes of tracking and clarity, it may be helpful to include (Columbine) in this column as the tracking is for this specific neighborhood in the master plan.

Sheet 1.1

- 2B. Add the phone number to the notes.

Sheet 1.4

- 2C. Ensure block numbers are legible in this font.
- 2D. Correct the labeling error.

Sheet 2.1

- 2E. Label as Administrative Activity Center.

Sheet 2.3

- 2F. Match the scale of the line type used for ISP/CSP boundary, typical on all sheets.

Sheet 2.4

- 2G. Per the response to comments (1st review comment 3S): Add a note to sheets showing this drainage easement indicating that it is an interim condition. Full drainage design will be submitted and reviewed during subsequent site plan applications.

Landscape Plan Part 1 Comments

Sheet L0.6

- 2H. It appears that the hatch is not displaying on this sheet.

Avigation Easements

- 2I. Continue working on the avigation easement for this development. Please sign and execute the easement to be recorded. Note: the Buckley Space Force Base easement is the only avigation easement required; the DIA easement is not applicable as this property is not within that influence district.

3. Zoning and Subdivision Comments

Site Plan Part 1 Comments

Sheet 1.4

- 3A. Show the oil and gas buffer.



- 3B. Lots 29-34 in Block 15 are double-fronting onto Del Ray Street, which is a collector and not permitted. Staff would be amenable to discussing an administrative adjustment for these six lots.
- 3C. Lots 1-5 in Block 16 are double-fronting onto Bershire Street, which is local and not permitted. Staff would be amenable to discussing an administrative adjustment for these five lots.

Sheet 2.1

- 3D. Potential mitigation measures for the double-fronted situation could include rear yard lot line staggering, increased landscape planting, and an increased buffer distance from the ROW (this one has already been provided).

Sheet 2.3

- 3E. Potential mitigation measures for the double-fronted situation could include rear yard lot line staggering, increased landscape planting, and an increased buffer distance from the ROW (this one has already been provided).

Sheet 2.5

- 3F. Show and label the required 250' buffer from the existing oil and gas operations.

4. Streets and Pedestrian Comments

Site Plan Part 1 Comments

Sheet 1.4

- 4A. It is the staff's preference to connect these streets through to Iliff Avenue as long as they comply with Traffic Engineering requirements for intersection spacing and design.

Landscape Plan Part 2 Comments

Sheet L1.24

- 4B. East crosswalk areas should be open to allow for crossings to the school site.

5. Parking Comments

Site Plan Part 1 Comments

Sheet 1.0

- 5A. My apologies for the conflicting comment from the 1st review: Include a separate line item in the required parking spaces row for the required guest parking space. Guest parking is required for green court units at a rate of 1/2 space per unit. Spaces must be within 200' of the unit and may be on-street. Additionally, for the loop lane: one guest parking space is required to be within 125' of the unit.

Sheet 2.7

- 5B. Typical for loop lanes: show the required one guest space within 125' of the loop lane lots. If these are on-street, please identify them within the buffer distance from the adjacent lots.

Sheet 2.11

- 5C. Typical for loop lanes: show the required one guest space within 125' of the loop lane lots. If these are on-street, please identify them within the buffer distance from the adjacent lots.

6. Urban Design Comments

- 6A. Urban design comments have been addressed.

7. Signage & Lighting Comments

Landscape Plan Part 2 Comments

Sheet L2.3

- 7A. Label as signage area.



8. Office of Energy and Environment (Maria Alvarez / malvarez@auroragov.org)

- 8A. We have reviewed the area of your development. There are no known plugged and abandoned (P&A) wells within your site. We do not anticipate any subsurface hazards during construction related to plugged oil and gas wells. Note that there may be existing underground pipelines in rights-of-way. If you have questions or concerns about this, the Oil & Gas Division can assist by providing additional information.
- 8B. In January 2021, the Colorado Oil & Gas Conservation Commission (COGCC) implemented new rules which include a two-thousand-foot (2000') setback between oil and gas locations and certain surface features, including residences and schools. The setback is measured from the edge of the oil and gas location (also referred to as the "well pad," which represents the area of the greatest extent of surface disturbance around a well.)
- 8C. A portion of your site is within this 2000' setback from an existing and/or planned oil and gas facility. Currently, there are no City regulations against constructing residences within this setback from an existing oil and gas facility, however, there is a pre-sale requirement to notify future owners of the fact.
- 8D. The following notice language appears in UDO section 146-3.3.5.DD.2:
7. "Notice to Purchasers
a. A seller of real property upon which an oil or gas well or facility has been located shall provide written notice of the existence of such well to a purchaser of such real property prior to the closing of the sale. The seller shall cause the following notice to be recorded with the clerk and recorder of the appropriate county:
b. Vendors of residentially zoned real property **within a state-determined setback** shall provide the following notice to prospective purchasers in 14-point bold type on a single sheet of paper that is signed by the prospective purchaser prior to entering a contract for purchase:
- Notice: The property known as [legal description and address] contains an oil and/or gas well.**
This requirement to provide notice to prospective purchasers and record such notice shall only apply to the transaction between the developer or builder and the initial purchaser and does not apply to any subsequent sale of the property.
- Notice of nearby oil and gas facility. This property is located within a state-determined setback from an oil and gas facility.**
Vendors of residentially zoned real property within a state-determined setback from an oil and gas facility shall cause the following notice to be recorded with the clerk and recorder of the appropriate county:
- Notice The property known as [legal description and address] is located within a state-determined setback from an oil and gas facility.**
This requirement to provide notice to prospective purchasers and record such notice shall only apply to the transaction between the developer or builder and the initial purchaser and does not apply upon any subsequent sale of the property."
- 8E. It is at your discretion whether you choose to construct residences within the state setback or modify your development plans to accommodate such. The City of Aurora's regulations regarding setbacks from oil and gas facilities are subject to change in the future. Even though Colorado voters struck down a proposed 2,500' setback in 2018, future public perception may change now that the new COGCC rules are in effect.
- 8F. The Oil & Gas Division will work with you during your project development to help you understand the location of current and future oil and gas facilities that may affect your site.
- 8G. 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 Oil & Gas Conservation Commission (COGCC) for more information.

- 8H. Should you have any questions about oil and gas development, please reach out to Jeffrey Moore, Manager of the Oil & Gas Division.
- 8I. Additional information regarding oil and gas development can be found in the data and maps on the Colorado Oil & Gas Conservation Commission website at COGCC Home (cogcc.state.co.us) and COGCC GISOnline (cogccmap.state.co.us).

9. Landscaping Comments (Tammy Cook / 954-684-0532 / tdcook@auroragov.org / Comments in bright teal)

Landscape Plans 1 Comments

Sheet L0.9

- 9A. Three one-gallon grasses to one shrub.
- 9B. For all typicals: Note- Refer to Sheets L1.1 through L1.37 for Street Trees and Curbside Landscape areas.
- 9C. For all typicals, show the utility connections (but not under driveways).

Sheet L0.10

- 9D. Note that Ornamental Grasses cannot exceed 30% of the total shrub count. Three one-gallon grasses to one shrub.

Sheet L0.11

- 9E. Note that Ornamental Grasses cannot exceed 30% of the total shrub count. Three one-gallon grasses to one shrub.
- 9F. Three one-gallon grasses to one shrub.

Landscape Plans 2 Comments

Generally

- 9G. Change the Cottonwood Species to different trees. There are many instances of this comment throughout. Please reference the plan set redlines for details.

Sheet L1.28

- 9H. Change the Populus Sp. to a different tree as they are not allowed per the landscape manual.

Sheet L1.30

- 9I. Label Tract K.

10. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 10A. Addressing comments have been addressed.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

11. Civil Engineering (Kendra Hanagami / 303-739-295 / khanagam@auroragov.org / Comments in green)

Site Plan Part 1 Comments

Sheet 1.0

- 11A. Repeat comment:
Please provide a Photometric plan for private areas (loop lane, parks).



Sheet 2.2

- 11B. Repeat comment:
Ramp location for all T intersections shall be reworked to comply with section 4.02.3 of the Roadway Manual. Typ all T intersections.

Sheet 2.7

- 11C. Repeat Comment:
Loop lanes are not ROW. Redesign to comply with loop lane standards. 4.04.2.09.
Loop Lanes shall be private and dedicated as a public access easement, fire lane easement, and/or utility easement if needed.
- 11D. New comment based on revised design:
On the plat, it seems like this is to be a fire lane, water, sanitary, and access easement. Please note accordingly on the site plan. Also, on the plat it shows Tract L with a 75' measurement. This shows a 70' tract, please correct whichever dimension is incorrect to be consistent, typ. ALL.
- 11E. Please fix the overlap of the text.

Sheet 2.9

- 11F. Repeat comment:
Label CL radius, typ. ALL. It appears that the radii labels were removed. Please show radii for all unlabeled centerlines.
- 11G. New comment based on revised callout:
Please ensure that callouts and text do not overlap, typ. ALL.

Sheet 2.10

- 11H. New comment based on revised design:
Please update the key maps on all sheets to reflect the revised street network, typ. ALL.

Sheet 2.11

- 11I. Repeat Comment:
Loop lanes are not ROW. Redesign to comply with loop lane standards. 4.04.2.09.
Loop Lanes shall be private and dedicated as a public access easement, fire lane easement, and/or utility easement if needed.
- 11J. New comment based on revised design:
On the plat, it seems like this is to be a fire lane, water, sanitary, and access easement. Please note accordingly on the site plan. Also, on the plat it shows Tract L with a 75' measurement. This shows a 70' tract, please correct whichever dimension is incorrect to be consistent, typ. ALL.

Site Plan Part 2 Comments

Sheet 3.7

- 11K. Please fix overlapping callouts, typ. ALL.
- 11L. Advisory comment:
The minimum slope for asphalt is 1% per Section 2.08.1.06 of the Roadway manual, typ. ALL.

Sheet 5.0

- 11M. Repeat Comment:
ILIFF - typical many places on this page.



Infrastructure Site Plan 1 Comments

Sheet 2

- 11N. Please show half the median that this project is responsible for per the PIP, in your design typical section, typ. ALL.
- 11O. Please show half the median that this project is responsible for per the PIP, in your design typical section, typ. ALL.
- 11P. Repeat Comment:
Add * and previous * note.
This is not the same note as was used before. Please use a note in the format, typ. ALL:
"* Meandering sidewalk will be within ROW to x feet off ROW and within a sidewalk easement with 0.5' off maintenance access on both sides of the sidewalk."
- 11Q. New comment based on new information:
What are these rectangles? Please callout in typical section.

Sheet 4

- 11R. Repeat Comment:
Please show the line work for the existing gravel shoulders.
- 11S. Please be consistent with all street names (should be Yale Ave), typ. ALL.

Sheet 5

- 11T. Repeat Comment:
Please show the proposed interim transition with taper rates and how this plan ties into the existing condition.

Sheet 11

- 11U. Repeat Comment:
Please show the line work for this section and how the applicant intends to tie it into the existing condition.

Sheet 12

- 11V. Repeat comment:
What is the interim 1/2 constructed landscaping median plan?
Please show half the median that this project is responsible for, in your design typical section.

Sheet 14

- 11W. Repeat comment:
What is the interim 1/2 constructed landscaping median plan?
Please show half the median that this project is responsible for, in your design typical section.

Sheet 16

- 11X. Please label this sidewalk as private and remove the sidewalk easement for the private sidewalk.
Please revise any boundaries in the ISP, site plan, and plat accordingly, typ. ALL.

Sheet 17

- 11Y. Repeat Comment:
Add * and previous * note.
This is not the same note as was used before. Please use a note in the format, typ. ALL:



"* Meandering sidewalk will be within ROW to x feet off ROW and within a sidewalk easement with 0.5' off maintenance access on both sides of sidewalk."

Sheet 18

- 11Z. Repeat comment:
A detached sidewalk is a requirement on collector roadways. Fronting this school, we would like the sidewalk to be detached.

Sheet 19

- 11AA. Please label this sidewalk as private and remove the sidewalk easement for the private sidewalk. Please revise any boundaries in the ISP, site plan, and plat accordingly, typ. ALL

Sheet 20

- 11BB. New comment based on the updated section:
Revise to "JEWELL".
- 11CC. Repeat comment:
0.5', add previous * note.
- 11DD. Repeat comment:
A detached sidewalk is a requirement on collector roadways. Fronting this school, we would like the sidewalk to be detached.

Sheet 21

- 11EE. Repeat comment:
0.5', add previous * note.

Sheet 27

- 11FF. New comment based on new information:
Please add a note that states:
"Per Section 4.05.5 of the roadway manual, continuous grade changes or "roller-coastering" shall not be permitted."
- 11GG. Repeat Comment:
Please add a sentence to this note generally stating:
"Per section 2.08.1.06 of the Roadway Manual, the minimum slope for unpaved areas is 2%, for concrete is 0.5%, and for asphalt is 1%."

Sheet 40

- 11HH. Please label this sidewalk as private and remove the sidewalk easement for the private sidewalk. Please revise any boundaries in the ISP, site plan, and plat accordingly, typ. ALL.

Sheet 47

- 11II. Please change the name of these sheets, typ. ALL.

Sheet 60

- 11JJ. Please add the following note on this sheet and all proposed lighting sheets:
"Proposed street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal."



11KK. Advisory comment:

Please ensure that there is adequate light for the proposed sidewalk. This will be evaluated during civil plan submittal, typ. ALL.

Infrastructure Site Plan 2 Comments

Sheet 3

11LL. Advisory comment:

This appears to be “roller-coastering” and compound curves, and continuous change in grade or “roller-coastering” is not permitted. This will be evaluated during civil plan submittal review.

12. Traffic Engineering (Steve Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber)

Traffic Impact Study Comments

12A. Minor comments to sheet 30. All previous comments were addressed.

12B. Why is there no label for the intersection identified on the redlines? There are two instances of this comment on sheet 30 of the TIS.

12C. The stop sign called out on the redlines faces the wrong direction.

Infrastructure Site Plan 1 Comments

Sheet 3

12D. Then why provide any signage legend on these sheets? ISPs typically still provide basic signing and striping to memorialize intended lanes and traffic control at intersections.

12E. Signing Legend provided, need to show signs on plans as needed.

Sheet 12

12F. As commented on the previous submission, markings, and signage must be shown on this ISP. Roadway transitions must be identified. Intersection sight triangles must be illustrated at intersections adjoining public streets. ADA pedestrian ramps must be illustrated and show appropriate receiving ramps as needed.

12G. Sight triangle required.

Sheet 13

12H. Sight triangle required. There are two instances on this sheet. Please see the redlines for details.

Sheet 16

12I. Intersection sight triangles are required. There are several instances on this sheet. Please see the redlines for details.

Sheet 17

12J. Intersection sight triangles are required. There are several instances on this sheet. Please see the redlines for details.

12K. Add R11-2, 48"x30" sign.

12L. Need sign K here.

12M. Change to 'O' for interim condition.



Sheet 18

- 12N. Intersection sight triangles are required.

Sheet 19

- 12O. Sight triangle required. There are two instances on this sheet. Please see the redlines for details.

Sheet 20

- 12P. Intersection sight triangles are required. There are several instances on this sheet. Please see the redlines for details.

Sheet 21

- 12Q. Intersection sight triangles are required. There are several instances on this sheet. Please see the redlines for details.

Infrastructure Site Plan 2 Comments

Sheet 1

- 12R. Signing and striping detail sheets must be provided as commented previously. notes include:
1. show all base signing/striping, including auxiliary lane lengths and taper rates/lengths for interim and ultimate conditions
 2. show all roadway transitions, including signing striping to existing/interim roadways, typ.
 3. show roadway and intersection laneage consistent with TIS, typ.
 4. add sight triangles per COA TE-13 at all intersections involving public ROW
 5. verify taper rates/lengths are compliant with MUTCD.

13. Fire / Life Safety ((Erick Bumpass / 303-739-7627 / ebumpass@auroragov.org) & (Will Polk / 303-739-7371 / wpolk@auroragov.org) Comments in blue)

Site Plan Part 1 Comments

Sheet 1.0

- 13A. Correct the occupancy designation on the site data block to 2021.

Sheet 2.7

- 13B. Radii does not comply. The minimum is 29' inside and 52' outside.

Site Plan Part 2 Comments

Sheet 5.0

- 13C. The goal in creating a second independent point of emergency access needs to follow the requirements of the 2021, IFC, Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

The two points of access in Phase 2 do not meet the minimum requirements. Please revise the phasing plan to account for remoteness.

- 13D. There are two cu-de-sacs at South Bershire Way and South Goucho Court. that appear to extend beyond 500 feet. Please verify with Planning and Engineering that the proposed Cul-De-Sac lengths are acceptable.

- 13E. Please include the Water Main construction details in the Phasing Plans.

Infrastructure Site Plan 2 Comments

Sheet 2

- 13F. Check with traffic/engineering/planning to determine if this roadway section suffices.



Sheet 3

- 13G. Please provide confirmation that a single feed water Supply for this project is being permitted by Aurora Water.
If a Single Feed Water Supply is not approved through Aurora Water, please show how Looped Water Supply will be provided.

14. Aurora Water (Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org / Comments in red)

Site Plan Part 1 Comments

Sheet 1.0

- 14A. The Site Plan will not be approved by Aurora Water until the Preliminary Drainage Report is approved.

Site Plan Part 2 Comments

Sheet 4.0

- 14B. This site plan cannot be approved until the MUS is approved and recorded.

Sheet 4.8

- 14C. Please provide a five-ft separation.

Sheet 4.10

- 14D. Label Storm Easement.

- 14E. Provide five-ft separation.

Sheet 4.12

- 14F. Label Storm Easement.

- 14G. Can this storm line stub be installed with the ISP?

- 14H. This dead-end water main serves more than 12 units. Please provide a second point of connection in Iliff. Additional easement dedication will also be required.

Infrastructure Site Plan 1 Comments

Sheet 1

- 14I. The site plan will not be approved by Aurora Water until the preliminary drainage report is approved.

- 14J. This site plan cannot be approved until the MUS is approved and recorded.

Sheet 3

- 14K. Please label EDN/RSN for this waterline (209010).

- 14L. Label size of existing WL.

Sheet 4

- 14M. The existing waterline is 30" steel. Will this be reduced at the POC?

- 14N. Current MUS does not show sanitary installed in Jewell at this location. The exhibits show flows from Jewell being routed south along Monaghan and then outfalling to Senac. Please revise the documents to match.

Sheet 9

- 14O. TYP on all utility sheets. Label the size of sanitary mains. Ensure sizing and alignment match the approved MUS.



14P. Please show the continuation of sanitary on the following sheet.

14Q. This alignment is not shown on the MUS. Please verify what this stub is extended for. MUS will need to be updated with this routing if loading from a planning area is anticipated for this main.

Sheet 12

14R. 8" sanitary main is proposed within Jewel, Monaghan, and Del Ray per the MUS. Please ensure MUS loading and routing match what is being proposed with this ISP.

Sheet 14

14S. The waterline must be five-ft minimum offset from C&G. Please dimension.

Sheet 17

14T. MUS shows sanitary main within Iliff in this area. Please revise MUS and ISP documents to match.

Sheet 19

14U. This routing does not match the MUS. Please revise.

Sheet 21

14V. 8" Sanitary shown in the MUS. Please revise.

Sheet 29

14W. Drainage Easement? Label linework.

Sheet 31

14X. Ensure this is covered in the PDR variance section if 3:1 slopes cannot be maintained.

Sheet 35

14Y. Drainage easement. Please revise.

Sheet 38

14Z. Please provide a standard turnaround template (i.e., hammerhead) for maintenance vehicles as this alignment would not meet the need for operations.

Sheet 50

14AA. Please label the size of all sanitary mains and ensure the routing of the sanitary matches the approved MUS.

Infrastructure Site Plan 2 Comments

Sheet 1

14BB. The site plan will not be approved by Aurora Water until the preliminary drainage report is approved.

14CC. This site plan cannot be approved until the MUS is approved and recorded.

15. PROS (Curtis Bish / 303-739-7131 / cbish@auroragov.org / Comments in mauve)

15A. PROS comments were not received during the review. Please contact your reviewer directly for comments. Please cc dosoba@auroragov.org on any correspondence relating to these review comments.

16. Land Development Services (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

16A. Real Property comments were not received during the review. Please contact your reviewer directly for comments. Please cc dosoba@auroragov.org on any correspondence relating to these review comments.



17. Revenue (Melody Oestmann / 303-739-7395 / moestman@auroragov.org)

17A. Storm Drain Development Fee Due 322 acres x \$1,242.00 = \$412,344.



Right of Way & Permits

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

September 28, 2023

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

Attn: Daniel Osoba

Re: Cottonwood Creek Phase 1 – 2nd referral, Case # DA-2019-02

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk reiterates the comments made on April 17, 2023 for **Cottonwood Creek Phase 1** and requests that the following language or plat note is added to the preliminary and final plats for the subdivision:

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

Please be aware PSCo has underground electric distribution facilities to a transformer in the west area of the subject property. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities including relocation and/or removal via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

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