

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



April 20, 2023

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

Re: Initial 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 initial submission, which we started to process on March 27, 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 May 11, 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,

A handwritten signature in black ink, appearing to read "Dan Osoba".

Dan Osoba, Planner II
City of Aurora Planning Department

cc: Garrett Graham, PCS Group
Brit Vigil, ODA
Filed: K:\SDA\2019-02rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- There are areas containing double-fronted lots along collector streets. Double-fronted lots are not permitted along collector streets.
- The Planning Department has interpreted that townhomes do not count towards small lots regardless of their lot configuration. Please relabel all townhome units as standard lots, including green courts.
- There are several blocks that exceed the 700' maximum block length. Block separations of 30' minimum with a 5' minimum walk would be required to separate these blocks.
- There are concerns with the drainage corridor encumbering the SFA/duplex planning areas that are designated future residential.
- Provide dimensions and area standards applicable for loop lane development ([146-4.2.3.D](#)).
- See requirements for adjacency to oil and gas facilities.

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

- 2A. Development Review Fees in the amount of \$139,071.56 are due prior to the second submission of this application. Please refer to the invoice sent prior to the Development Application Acceptance Letter.

Site Plan Part 1 Comments

Sheet 1.0

- 2B. Page numbers on the Civil Site Plan (parts 1 and 2) appear to be labeled incorrectly in the document. Each page shows up in the PDF as page 1, please correct.
- 2C. Add a number for this site plan. Either Phase 1 or just 1 for tracking.
- 2D. Ensure area acreages are correct per discussions when this application was accepted. This area should only be the area included in this Site Plan; ISPs will be separate.

Sheet 1.4

- 2E. Call out this tract as "Cottonwood Creek ISP No 1".
- 2F. This needs to be labeled as an Administrative Activity Center.
- 2G. If this small lot symbol is not utilized, please remove it. The lot matrix is okay for tracking small lots.

Sheet 2.0

- 2H. Provide a dimension; 30' minimum.

Sheet 2.7

- 2I. This park is shown on this site plan in the landscape plans. Label it just as Park and reference the landscape sheet number, typical on all sheets and for all parks.

Landscape Plan Part 1 Comments

Sheet L0.7

- 2J. Remove the word "setback".

Avigation Easements

- 2K. Please sign and execute this easement to be recorded. Note: this 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 1.0

- 3A. The Planning Dept. has made a recent interpretation that townhomes do not count towards small lots regardless of their lot configuration. Please remove "Non-Greencourt" from the note.
- 3B. In regardsto the comment on the recent interpretation of townhomes and small lots: please keep townhome and townhome greencourt as separate items in this lot type compliance table. They are still separate "lot/housing types" for the purposes of meeting requirements for product mix and diversity.
- 3C. Change to standard for the townhomes.
- 3D. Add percentages for each area coverage calculation. Percentages shall equal 100%. Currently, the acreage adds up to 319.88 acres. If Public ROW is excluded from the overall area, please note that as exterior public ROW areas outside of the property boundary.
- 3E. Add the alternative loaded lot percentages (see comment on sheet 1.3).

Sheet 1.2

- 3F. Typical in the lot tables: include the corner radius in the frontage area to show an accurate representation of the lot size.
- 3G. The response to Pre-App Notes indicates that alternative loaded lot percentages (50% min for standard; 75% for small) are noted on the lot matrix. Please add this item to the tracking table on sheet 1.

Sheet 1.3

- 3H. Minimum lot width along the curved loop lane at the property line is 30'. Please revise.
- 3I. Minimum lot width along the curved loop lane at the property line is 30'. Please revise.

Sheet 1.4

- 3J. Iliff is a collector per the PIP and ISP. Double-fronted lots are not permitted along a collector.
- 3K. Iliff is a collector per the PIP. Double-fronted lots are not permitted along a collector.
- 3L. Double fronted lots are not permitted here.
- 3M. Show required buffers from O&G.
- 3N. The block length exceeds 700 linear feet. Provide an additional 30' wide tract with a 5' minimum sidewalk to separate this block.
- 3O. The block length exceeds 700 linear feet. Provide an additional 30' wide tract with a 5' minimum sidewalk to separate this block.
- 3P. This block is exceeding the 700' block length maximum. Please add a 30' tract connecting streets 32 and 33 that contains a minimum 5' walk. It is recommended to add a tract that continues the pedestrian path from the block to the north.
- 3Q. This block is exceeding the 700' block length maximum. Please add a 30' tract connecting streets 23 and 28 that contains a minimum 5' walk. Alternatively, you could increase the size of the park and reduce the size of the block.
- 3R. These lots are double-fronted onto street 7.

Sheet 2.0

- 3S. Staff has concerns regarding the location of this drainage easement and the encumbrance of the future SFA and duplex areas. Is there a design that will accommodate drainage requirements and allow for an efficient design of these residential planning areas?

Sheet 2.4

- 3T. See comment on sheet 2.3 regarding the site encumbrance concern.

Sheet 2.7

- 3U. Ensure that the minimum lot width is at least 30'.

Landscape Plan Part 1 Comments

Sheet L0.9

- 3V. Demonstrate that compliance with minimum private open space requirements are met for all lot typicals of small lots. There shall be 180 s.f. of private open space on the property with minimum dimensions of 10' (length and width). See Section 146-4.2.3.A.5 for details.



4. Streets and Pedestrian Comments

Site Plan Part 1 Comments

Sheet 1.4

- 4A. An east street connection is shown between the future school and park on the Master Plan. Connecting Street 15 to Street 32 will dramatically increase connectivity, especially near a school.

Sheet 2.2

- 4B. An east/west extension of this walk along the Rye Grass Channel would connect to the additional pedestrian passage (see sheet 1.4).
- 4C. A 5' minimum sidewalk must be shown to count as a block separation. This walk shall continue east to the pedestrian crossing.
- 4D. Label all tract widths, typical for all sheets. The minimum width is 30' to count as a block separation.

Sheet 2.3

- 4E. Provide a distance measurement from the back of the lot to the ROW. If the minimum distance is 70' and this area is utilized for parks and/or open space credit through a PROS trail, then these lots are not double fronted.

Sheet 2.5

- 4F. Label path surface.
- 4G. Label the width of Tract H. A minimum 5' walk is required to count as a block separation. Without a block separation, this block 21 will exceed the maximum 700' length.

Sheet 2.7

- 4H. Provide a section for the private drives in loop lanes. 23' minimum width for roadway surface with 2-lane traffic is required. The surface material shall be concrete.
- 4I. Dimension the common area width on this sheet and on the ISP 1. The minimum width is 60'.

Sheet 2.8

- 4J. Label tract R width. 30' minimum.

Sheet 2.10

- 4K. Label tract U width. 30' minimum.
- 4L. Would it be more appropriate to locate the sidewalk crossing as a continuation of the walk in tract U and swap locations with the proposed hydrant?

Sheet 2.11

- 4M. Provide a section for the private drives in loop lanes. 23' minimum width for roadway surface with 2-lane traffic is required. The surface material shall be concrete.
- 4N. Dimension the common area width on this sheet and on the ISP 1. The minimum width is 60'.

Infrastructure Site Plan 1 Comments

Sheet 2

- 4O. Where is the section called out on the redlines applicable?
- 4P. Typical for all ISP sheets containing curbside landscaping: Add a note indicate that curbside landscaping is shown in the Cottonwood Creek Site Plan 1 (CN: 2003-4005-00).

Infrastructure Site Plan 2 Comments

Sheet 2

- 4Q. Show this as an interim condition. Full build out section shall be provided per the PIP. This would need to show the full ROW, including landscaping.

5. Parking Comments

Site Plan Part 1 Comments

Sheet 1.0

- 5A. Add bicycle parking spaces for the ones located in park spaces. Note the requirement is 0 spaces; anything provided is exceeding UDO requirements and is highly encouraged.
- 5B. Add a separate line item for guest parking for loop lanes: 2 standard off-street spaces required per dwelling; 1 guest parking space required within 125' of each dwelling unit. Note that this may be located on the abutting public street, as head-in parking in the common area, or as parallel spaces on individual lots. Parking within the loop lane shall be prohibited.



5C. Parking requirement is 2 spaces per unit. No guest parking is required; please remove and update to 831 parking spaces required.

Sheet 2.7

5D. Show guest parking spaces for loop lanes. See comment on sheet 1.0.

Sheet 2.11

5E. Show guest parking for the loop lane. See comment on sheet 1.0.

Landscape Plan Part 2 Comments

Sheet L1.18

5F. Include a count of provided bike racks on the cover sheet.

6. Urban Design Comments

Landscape Plan Part 1 Comments

Sheet L0.7

6A. Vinyl fencing is not permitted. This must comply with UDO standards and consistent with the Master Plan.

6B. The privacy fencing should be utilized along and adjacent to the oil and gas site.

6C. Also indicate that pilasters shall be located along collector and arterial streets at a distance of 60' on-center.

7. Signage & Lighting Comments

Site Plan Part 1 Comments

Sheet 1.0

7A. Change from "Neighborhood District Identification" to "Monument". Include the square footage at 96 s.f.

Sheet 6

7B. Internal trail corridors shall include pedestrian scale lighting to illuminate the trail. All lighting needs to be downcast and fixtures need to be shown on the site plan.

Infrastructure Site Plan 1 Comments

Sheet 12

7C. Show the location of monument signage on this ISP. Monument signs must be at least 4' from the back of walk; please provide that dimension. Refer to the Master Plan for locations for primary and secondary monument signage. Reflect the quantity and square footage on the cover sheet of the Civil Site Plan.

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 with 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 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 into 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 upon 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. City of Aurora 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 L0.2

- 9A. Provide the specifications in the plant list for the calipers, heights and other code requirements.
- 9B. Note that the ornamental grasses for the curbside landscaping must be 5 gallon.
- 9C. Populus species are prohibited per the City of Aurora landscape manual.

Sheet L0.3

- 9D. Please review the provided numbers on the Street Tree Requirement Table as there seems to be some discrepancies with the planting plan counts.

Sheet L0.4

- 9E. Please review the provided numbers on the Open Space Tract Planting Requirement Table as there seems to be some discrepancies with the planting plan counts.

- 9F. This parcel is referred to as Tract G.

Sheet L0.7

- 9G. Provide height of pilaster.
- 9H. Per the UDO Section 4.7.9 (H) 3.a. All fence types along arterial and collector streets shall incorporate masonry columns of a minimum cross-section of 18X18 inches and the columns spaced 60 feet on center.



Sheet L0.8

- 9I. Edits to the typical planting units need to be addressed to reference the correct sheets: This should be LO.9, This should be L0.10, This should be L0.11.
- 9J. Are there Townhomes in this submittal as the description in the Development Application Review in Amanda references Duplex, Townhome, and Green Court dwellings.

Sheet L0.9

- 9K. If the ornamental grasses are part of the shrub count, list the grasses and shrub counts separately as the grasses cannot exceed 30%. Three one gallon grasses to one shrub.
- 9L. For all typical: Call out all easements and the dimension of the easements.

Sheet L0.10

- 9M. If the ornamental grasses are part of the shrub count, list the grasses and shrub counts separately as the grasses cannot exceed 30%. Three - one gallon grasses to one shrub.
- 9N. Turf is not allowed per the turf ordinance.
- 9O. Add to typical: Turf is not permitted in front yard, For side yard sod is not permitted unless a fence provides screening.

Sheet L0.11

- 9P. Add to typical: Turf is not permitted in front yard, For side yard sod is not permitted unless a fence provides screening.

Landscape Plans 2 Comments

Sheet L1.0

- 9Q. Please note that for the areas where the Native Seed Areas are specified, Rotors and Spray heads are not permitted. Refer to Tim York, with Aurora Water regarding this matter.

Sheet L1.2

- 9R. For Sod to be used in this area it must not be just for aesthetics, but it is to be programmed as an activated space for use by residents. This area appears to be more for aesthetics and is not functional.
- 9S. This Match line should be L1.9

Sheet L1.3

- 9T. For Sod to be used in this area it must not be just for aesthetics, but it is to be programmed as an activated space for use by residents. This area appears to be more for aesthetics and is not functional.

Sheet L1.5

- 9U. For Sod to be used in this area it must not be just for aesthetics, but it is to be programmed as an activated space for use by residents. This area appears to be more for aesthetics and is not functional.

Sheet L1.11

- 9V. Label Street 23.

Sheet L1.12

- 9W. Adjust Plant labels as they are being covered up by the viewport.
- 9X. Enlarge text for Tract R.

Sheet L1.14

- 9Y. Label Tract H.

Sheet L1.15

- 9Z. This should be Street 07.

Sheet L1.16

- 9AA. Label Street 13.

Sheet L1.17

- 9BB. Note this as Private Drive 2.

Sheet L1.18

- 9CC. Label Street 31.

Sheet L1.19

- 9DD. Provide a larger and darker label for Tract R as it does not read well over the hatch pattern.

Sheet L1.21

- 9EE. Label Tract H in two locations.

*Sheet L1.23*

9FF. Label Street 13.

Sheet L1.27

9GG. Label Tract Y darker as it is difficult to read over the hatch pattern.

Sheet L1.30

9HH. Label Tract K larger and darker as it is difficult to read.

9II. Label the U darker or larger as it is difficult to read.

9JJ. Label Street 13.

Sheet L1.31

9KK. Note this as Private Drive 1.

Sheet L1.35

9LL. Provide Label for Street 11.

9MM. Provide label for Street 17.

Sheet L1.36

9NN. Label Street 19.

9OO. Label Street 17.

Sheet L1.37

9PP. Label Street 19.

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

10A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**11. Civil Engineering** (Brianna Medema / 303-739-7310 / bmedema@auroragov.org / Comments in green)*Site Plan Part 1 Comments**Sheet 1.0*

11A. Photometric plan for private areas (loop lane, parks).

Photometric plan for public ROW to be in Civil Plan set.

Sheet 1.1

11B. Does not match the name of this development. Update.

Sheet 2.0

11C. Add note, "Per PIP, Monaghan Rd, interim construction, from Exposition Ave to Jewell Ave is a requirement for this Site Plan."

11D. Add note, this ISP is a requirement for this site plan development.

Sheet 2.1

11E. Ramp location for all T intersections shall be reworked to comply with section 4.02.3 of the Roadway Manual.
Typical for all T intersections.

Sheet 2.7

11F. Loop lanes are not ROW. Redesign to comply with Loop lane standards. 4.04.2.09.

Sheet 2.8

11G. Label CL radius.

Sheet 2.9

11H. CL radius text overlap.

Sheet 2.10

11I. Consider switching locations on Tract U and lot 5 & lot 25 to align sidewalk with ramp location.



Sheet 2.11

11J. Loop lanes are not ROW. Redesign to comply with Loop lane standards. 4.04.2.09.

Site Plan Part 2 Comments

Sheet 3.2

11K. Add slope arrow to street 03.

Sheet 3.7

11L. Label slopes in loop lane.

11M. Add additional slope in Street 27.

11N. 2% is minimum for landscapes areas. Appears there area plans in this area. Add note indicating that the later site plan will provide detailed analysis. If variance is being sought, state it and include the proposed parameters.

Sheet 3.11

11O. Provide sloped in loop lane.

Sheet 5.0

11P. ILIFF - typical many places on this page.

11Q. ISP 1 & ISP 2 are requirements. ISP 2 of Monaghan Rd extension from Jewell to Exposition is required.

11R. Add appropriate date.

11S. Add appropriate turn around/end conditions if not ended in an intersection with an exit.

11T. Add appropriate date.

Infrastructure Site Plan 1 Comments

Sheet 1

11U. "Cottonwood Creek".

Sheet 2

11V. 0.5" ft required on back of all walks to edge of ROW. Shift walks in 0.5'. This is shown in the Approved PIP.

11W. If this is for Yale/ Yale Interim, Design speed does not match proposed geometry.

Sheet 4

11X. What is the proposed end condition of these gravel shoulders? Background linework does not indicate existing shoulders.

Sheet 5

11Y. How to these tie into existing?

Sheet 6

11Z. Provide CL radius.

Sheet 9

11AA. Intersection control needed here.

Sheet 11

11BB. Call out end of improvements and either end condition or transition to existing.

Sheet 12

11CC. Label sidewalk easements. Needed for entire meandering section along Jewell Ave.

11DD. What is the interim 1/2 constructed landscaping median plan?

11EE. JEWELL.

11FF. 14' or 8'? Section requires 14'.

11GG. Add *. "* 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 14

11HH. What is proposed 1/2 built interim median plan?

11II. Add * and previous * note.

Sheet 17

11JJ. 0.5'.

11KK. Add * for meandering sidewalk.

11LL. Wider sidewalk/multiuse trail when bike slip ramps indicate multi-use. Add label for width.

*Sheet 18*

11MM. Section shows a 6' detached sidewalk. Is this the curb side landscaping mis-labeled? Detached sidewalk is a requirement on collector roadways.

11NN. 0.5'.

Sheet 20

11OO. 0.5', add *.

11PP. Why is sidewalk attached here?

11QQ. S Del Ray St? Full section of street is expected based on proposal. Please update this section.

Sheet 21

11RR. 0.5', add * note.

Sheet 29

11SS. For all roadways, please add a note with min/max grade outside of vertical curves. Ok to reference 4.05.1 compliance.

*Infrastructure Site Plan 2 Comments**Sheet 1*

11TT. Cottonwood Creek.

Sheet 2

11UU. This section matches S1.2 Low Density Rural. OK interim condition, label as interim.

Add note that Section will comply with STDs S1.2 and S13.1.

Civil Plans will be required to show clear zone and Design speed on section (neither are required on ISP).

Sheet 3

11VV. Algebraic difference of this indicates a vertical curve, but no indication provided.

11WW. If this is the LP, one of these slope arrows is incorrect.

11XX. Please provide a note with minimum and maximum slope provided in design, outside of vertical curves.

11YY. Missing a LP?

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

12A. Update the table reference.

12B. Provide discussion on comparison with MTIS trip generation.

12C. Remove STOP sign at signalized intersections, typical.

12D. Update sign face direction at multiple locations.

12E. 1. Show entire intersections and all opposing accesses on bordering streets.

12F. Show riro access.

12G. Show all legs of all intersections.

12H. Show riro access.

12I. Provide all totals.

*Site Plan Part 1 Comments**Sheet 1.1*

12J. Add note:

(Applicant/owner name, address, phone) shall be responsible for payment of 25% of the traffic signalization costs for the intersection of Jewell Avenue and Monaghan Road, 50% of the traffic signalization costs for the intersection of Jewell Avenue and Del Ray Street and 25% of the traffic signalization costs for the intersection of Jewell Avenue and Hayesmount Road, if and when traffic signal warrants are satisfied. Traffic signal warrants to consider shall be as described in the most recently adopted version of Manual on Uniform Traffic Control Devices, as of the date or dates of any such warrant studies. For warrant purposes, the minor street approach traffic shall typically be comprised of all through and left-turn movement and 50% of right turn movements unless otherwise determined by the traffic engineer. Pursuant to 147-37.5 of city code, the percentage of the traffic signalization costs identified above shall be paid to the city by the applicant / owner, to be held in escrow for such purpose, prior to the issuance of a building permit for the related development or as otherwise required by city code. The



percentage above will be applied to the entire traffic signalization cost as estimated at the time of the escrow deposit to calculate specific dollar funding requirement.

Sheet 1.2

12K. Manual on Uniform Traffic Control Devices.

Sheet 1.4

12L. Roundabout intersection.

12M. Show right in/right out intersection per TIS.

Sheet 2.0

12N. Verify all intersections are perpendicular +/- 5 degrees.

12O. All cross sections are not consistent with the Cottonwood Creek PIP.

Sheet 2.1

12P. 1. Show all roadway transitions, including signing striping to existing/interim roadways, typ.

2. Show roadway and intersection laneage consistent with TIS, typ.

3. Add sight triangles per COA TE-13 at all intersections involving public ROW

4. Show location of mail kiosk

12Q. Need to show appropriate ped ramps at all intersections.

12R. Show ped ramp.

12S. Delete already on Sheet 1.1

Sheet 2.2

12T. Show ped ramp, multiple locations.

12U. Delete the ped ramp called out.

Sheet 2.3

12V. Remove E-W ped ramps or add RRFB and ped signs.

Sheet 2.7

12W. See COA UDO Section 146-4.2.3.D for loop dwellings/lane requirements.

Sheet 2.11

12X. See COA UDO Section 146-4.2.3.D for loop dwellings/lane requirements

Sheet 2.13

12Y. Add ped ramp.

Infrastructure Site Plan 1 Comments

Sheet 1

12Z. Manual on Uniform Traffic Control Devices.

12AA. Add note:

28. The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards, and shown on the signing and striping plan for the development.

12BB. These ISP plans will not be approved until Cottonwood Creek Site Plans are approved.

Sheet 2

12CC. Need to show appropriate ped ramps at all intersections.

12DD. All cross sections are not consistent with the Cottonwood Creek PIP.

Sheet 9

12EE. Intersection needs to be perpendicular +/- 5 degrees.

Sheet 12

12FF. Label street.

12GG. 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. Label all accesses as full movement, right in/right out, etc

4. Show roadway and intersection laneage consistent with TIS, typ.



5. Add sight triangles per COA TE-13 at all intersections involving public ROW

6. Verify taper rates/lengths are compliant with MUTCD

12HH. Remove, already on note sheet.

12II. Show directional ped ramps.

12JJ. Show directional ped ramps at intersection.

Sheet 13

12KK. Show directional ped ramps at intersection.

12LL. Add street name.

Sheet 23

12MM. Need to show ped ramps at all local/local intersections.

Infrastructure Stie Plan 2 Comments

Sheet 1

12NN. Add notes: 8. The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards, and shown on the signing and striping plan for the development.

12OO. Manual on Uniform Traffic Control Devices.

Sheet 3

12PP. Manual on Uniform Traffic Control Devices.

12QQ. Show entire intersection, including striping to show lane alignment.

12RR. 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. Please submit under the 2021 I-Codes.

Sheet 1.1

13B. Who is Harmony FDP??

13C. Unlikely to make the 2015 cut off for this project. Submit to the 2021 please.

13D. Will this site include Gating Systems? If so please provide Access Control Gate or Barrier System note. See the redlines for details.

13E. Add alternative surfacing materials note. See the redlines for details.

Sheet 2.7

13F. Internal to the site, fire hydrant spacing can be increased to 600'. Please reconfigure fire hydrant. keep in mind, fire hydrant will need to be place st – minor adjustments will be made with the subsequent review.

13G. This appears to be looped lane, which would a dedicate fire lane easement. A 23' fire lane easement is required for looped lanes that exceed 250'. Also show land label turning radii.

Sheet 2.11

13H. The plat implies this drive is private/conflicting information. if public, provide a COA approved section or callout.

Site Plan Part 2 Comments

Sheet 5.0

13I. 1. Please provide confirmation that a single feed water Supply for this project is being permitted by Aurora Water. If not permitted through Aurora Water, please show how the Water Supply coming from the Existing 30' will be Looped? This appears to be a single feed.



13J. Check to gas op to determine req set back.

Infrastructure Site Plan 2 Comments

Sheet 2

13K. Check w/ traff/eng/planning to determine if this roadway section suffices.

Sheet 3

13L. 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 3.1

14B. Revise swale slope to 2% minimum.

Sheet 3.3

14C. Label graded slope. 3:1 Max.

Sheet 3.5

14D. Max 3:1 slopes.

Sheet 3.9

14E. Label slope of swale. 2% minimum.

Sheet 4.0

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

14G. Please add a sampling station to this site. Ensure sampling station:

- Is not within the front yard of a residence
- Is accessible to City Staff
- Is adjacent to a Hydrant

14H. Iliff?

14I. Label sizing of sanitary main on enlarged sheets.

14J. Please ensure all meters have:

- 2 ft separation from hardscape (including curb ramps)
- 5 ft separation from hydrant and light poles
- 5 ft separation from side lot lines

See circled areas where criteria appears to not be met.

Sheet 4.1

14K. Please provide 5 ft separation between meter and hydrant.

14L. Revise to COA Type R. TYP on all inlets.

14M. Please dimension 5 ft separation between water and C&G.

14N. Provide typical lot layout view or dimension 5 ft separation from the side lot line for the services.

14O. Advisory: at time of CP, please ensure POC for this service is not made at the 45 bend.

Sheet 4.2

14P. Provide 5 ft separation.

14Q. As a reminder, sanitary services must be tee connections for all of these lots.

14R. 5 ft separation.

14S. Dimension 5 ft minimum separation.

14T. Potential location for sampling station.

14U. 5 ft minimum separation.

Sheet 4.3

14V. See comment on phasing plan.

14W. Why are these mains stubbed into the proposed channel/drainage corridor?



Sheet 4.5

- 14X. Dimension 10 ft separation.
- 14Y. Potential location for sampling station.
- 14Z. 5 ft separation.

Sheet 4.6

- 14AA. Potential sampling STA location.
- 14BB. Dimension 8 ft separation between street light and storm main.

Sheet 4.7

- 14CC. 5 ft separation between WL and C&G.

Sheet 4.8

- 14DD. Verify service POC is not made at a valve or fitting. Minimum 2 ft offset required.

Sheet 4.9

- 14EE. Please verify meter is 2 ft from hardscape and sign is not within 5 ft of meter.
- 14FF. Ensure meter is 2 ft from hardscape.

Sheet 4.11

- 14GG. Stubs for future school site?

Sheet 5.0

- 14HH. Advisory: These portions of sanitary install will be tricky as there is no outfall and may need to be reinstalled if downstream network does not meet the vertical window provided by these pipes.

I recommend all DS network also be installed with phase 1 to ensure fall is provided and allow initial acceptance to be issued for these portions.

Infrastructure Site Plan 1 Comments

Sheet 1

- 14II. The site plan will not be approved by Aurora Water until the preliminary drainage report is approved.
- 14JJ. This site plan cannot be approved until the MUS is approved and recorded.

Sheet 3

- 14KK. Please label proposed sizing of sanitary outfall. Ensure sizing matches the MUS.
- 14LL. Label size of existing WL.

Sheet 4

- 14MM. Existing waterline is 30" steel. Will this be reduced at the POC?
- 14NN. Please label sanitary easement.

Sheet 9

- 14OO. Please show continuation of sanitary on the following sheet.
- 14PP. This alignment is not shown on the MUS. Please verify what this stub is extended for.

Sheet 12

- 14QQ. 8" sanitary main is proposed within Jewel, Monaghan and Del Ray per the MUS. Please revise.

Sheet 13

- 14RR. Label Stub sizes per the approved MUS.

Sheet 14

- 14SS. Waterline must be 5 ft offset from C&G. Please dimension.
- 14TT. Label sizes of all proposed stubs.

Sheet 16

- 14UU. Label stub sizes.

Sheet 17

- 14VV. Adjust WL alignment to provide 5 ft separation from C&G.
- 14WW. MUS shows sanitary extension along Cottonwood all the way to Hayesmount in phase 1. Please revise to match MUS.



Sheet 19

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

Sheet 20

14YY. Please ensure the routing of this sanitary matches the Proposed MUS as there are outfalls and alignments that are currently not matching the MUS.

Sheet 21

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

14AAA. Is this the only proposed outfall connection for phase 3?

Sheet 26

14BBB. Please ensure all swales have 2% minimum slope.

Sheet 28

14CCC. Label slope (2% minimum).

Sheet 29

14DDD. Max 3:1 slopes.

14EEE. Label drainage easement.

Sheet 31

14FFF. Max 3:1 slopes.

Sheet 35

14GGG. Label and show drainage easement covering this pond.

14HHH. 2% minimum.

14III. Show proposed access to top of outlet structure.

Sheet 38

14JJJ. Provide turn around for these access alignments and ensure minimum turning radii are met.

14KKK. Provide access to the top of these structures.

Sheet 50

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

Infrastructure Site Plan 2 Comments

Sheet 3

14MMM. CIP maps show a 16" Zone 4 waterline to be installed within this corridor. Though it is not needed for this site, is required per the Water Master Plan.

15. PROS (Joe Odrzywolski / 303-739-7147 / jodrzywo@auroragov.org / Comments in mauve)

Site Plan Part 1 Comments

Sheet 1.1

15A. Add Standard PROS note:

Parks, Recreation & Open Space

Parks, recreation improvements, trails, and open space areas provided to satisfy land dedication requirements in accordance with approved development plans or provided by a metropolitan district or other appropriate jurisdiction or owners association in accordance with approved metropolitan district service plans shall be open to the general public.

Site Plan Part 2 Comments

Sheet 3.6

15B. Label grades in this area. There are two instances on this sheet.

Sheet 3.8

15C. Label grades, trail connector cannot exceed 5% without being ADA compliant.

Sheet 3.9

15D. Label grades in this area.



Sheet 3.10

15E. Label grades in this area.

15F. Label grades, trail connector cannot exceed 5% without being ADA compliant.

Landscape Plans Part 2 Comments

Sheet L1.1

15G. This open space must be activated with shelters, benches, seat walls, meandering paths, etc to get PROS open space credit.

Sheet L1.2

15H. This open space must be activated with shelters, benches, seat walls, meandering paths, etc to get PROS open space credit.

Sheet L1.3

15I. This open space must be activated with shelters, benches, seat walls, meandering paths, etc to get PROS open space credit.

Sheet L1.5

15J. This open space must be activated with shelters, benches, seat walls, meandering paths, etc to get PROS open space credit.

Sheet L1.6

15K. This open space must be activated with shelters, benches, seat walls, meandering paths, etc to get PROS open space credit.

Sheet L1.9

15L. Provide several bench locations along the trail.

Sheet L1.10

15M. Provide curb cuts and midblock crosswalk at the location shown.

Sheet L1.13

15N. This open space must be activated with shelters, benches, seat walls, meandering paths, etc to get PROS open space credit.

Sheet L1.16

15O. Provide picnic table under shelter, dog waste station, trash receptacle and bike rack.

15P. Based on the City's new water conservation and turf ordinance, only 30% of this park space may be bluegrass sod.

15Q. Provide benches at this location.

Sheet L1.19

15R. Do not exceed maximum of 30% bluegrass turf per the new turf ordinance.

Sheet L1.20

15S. This open space must be activated with shelters, benches, seat walls, meandering paths, etc to get PROS open space credit.

Sheet L1.21

15T. This open space must be activated with shelters, benches, seat walls, meandering paths, etc to get PROS open space credit. There are two instances on this sheet.

Sheet L1.20

15U. This open space must be activated with shelters, benches, seat walls, meandering paths, etc to get PROS open space credit.

Sheet L1.23

15V. Do not exceed the maximum of 30% bluegrass turf per the new turf ordinance.

Sheet L1.24

15W. Are these picnic areas with shelters, If not, include shelters on 50% or more.

Sheet L1.27

15X. This open space must be activated with shelters, benches, seat walls, meandering paths, etc to get PROS open space credit.

Sheet L1.28

15Y. This open space must be activated with shelters, benches, seat walls, meandering paths, etc to get PROS open space credit.

*Sheet L1.33*

15Z. This open space must be activated with shelters, benches, seat walls, meandering paths, etc to get PROS open space credit.

Sheet L1.34

15AA. This open space must be activated with shelters, benches, seat walls, meandering paths, etc to get PROS open space credit.

Sheet L1.35

15BB. This open space must be activated with shelters, benches, seat walls, meandering paths, etc to get PROS open space credit.

Sheet L1.38

15CC. Provide more benches, include bike racks and more trash receptacles.

15DD. Provide benches or seating in the vicinity of the cornhole and baseball diamond.

15EE. Pickleball should include perimeter fencing and gates.

15FF. ??? Clarify the object called out on the redlines.

15GG. Provide details or specs for play structures and climbers, must include 2-5yo and 5-12yo, as well as all abilities.

*Infrastructure Site Plan 1 Comments**Sheet 26*

15HH. City of Aurora PROS managed conservation area.

15II. These 2 drainage channels entering the conservation area and outfalling to Coal Creek shall be designed and landscaped in coordination with PROS PD&C and OSNR divisions and MHFD. A landscape plan should be an integral part of this design. Channels shall be a MHFD compliant high functioning low maintenance design acceptable to the conservation easement holder (Arapahoe County) and COA. No drainage easement is allowed in this area. It should be designed to greatly reduce the need for any maintenance and to appear natural to reduce impact on the floodway and conservation area visually, and promote habitat restoration for wildlife and revegetation of plant communities. Please coordinate a meeting with PROS to prior to additional design effort.

Sheet 32

15JJ. Relocate this manhole out of the channel flowline.

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

16A. See redline comments on subdivision plat, roadway ISP's and Civil Site Plans.

16B. Provide certificate of taxes due showing all taxes have been paid in full.

16C. Provide AES Board Monument Record for C 1/4 S26.

*Site Plan Part 1 Comments**Sheet 1.0*

16D. Add Property Description per COA 2022 Site Plan Checklist.

Sheet 1.4

16E. Label Subdivision Exterior Bearings & Distances/Curve Data to match the subdivision Plat (Typical).

16F. Label Existing ROW Width & Recording Information. (Typical). There are two instances on this sheet.

16G. Reception Number?

16H. Label Easement & Reception Number.

16I. Plat shows Road encroaching on existing oil & gas operations limits?

16J. Label Road Names, Blocks, and Tracts? (Typical).

16K. UNPLATTED? There are five instances on this sheet.

16L. Remnant parcel under 35-acres?

Sheet 2.0

16M. ROW Varies from Street 05 to Jewel?

16N. ROW Varies as it nears Jewell?



Sheet 2.1

- 16O. Show & Label Subdivision Exterior Bearings & Distances/Curve Data (Typical).
- 16P. Label Existing ROW Width & Recording Information.
- 16Q. UNPLATTED?
- 16R. Label Easements (Typical).
- 16S. Label Sidewalk Easement?
- 16T. Label Easement (Typical).

Sheet 2.2

- 16U. Label Existing ROW Width & Recording Information.
- 16V. Label Easement (Typical).
- 16W. Label all tracts and the area.

Sheet 2.3

- 16X. Label Existing ROW Width & Recording Information.
- 16Y. Label Easement (Typical).
- 16Z. Label all tracts and the area.
- 16AA. Setback differs?

Sheet 2.4

- 16BB. Setback differs?

Sheet 2.5

- 16CC. Reception number.
- 16DD. Show Existing ROW Width & Label Recording Information.
- 16EE. Label Easements (Typical).
- 16FF. Label Tract? Area?
- 16GG. Label Access Easement per Plat?
- 16HH. Setback differs?

Sheet 2.6

- 16II. Label Tract.
- 16JJ. Label Tract J? Area?
- 16KK. Label Easements (Typical).
- 16LL. Setback differs?

Sheet 2.7

- 16MM. Label easements (Typical).

Sheet 2.8

- 16NN. Label Street Name.
- 16OO. Label easements (Typical).
- 16PP. Setback differs?

Sheet 2.9

- 16QQ. Plat shows the road encroaching into the operating area?
- 16RR. Confirm minimum setback is maintained.
- 16SS. Setback differs?
- 16TT. Label Street Name.
- 16UU. Label easements (Typical).
- 16VV. Will operating rights need to sign off on the drainage easement?
- 16WW. Show and label existing ROW Width & Recording Information.
- 16XX. Label Block number.

Sheet 2.10

- 16YY. Label easements (Typical).
- 16ZZ. Setback differs?



Sheet 2.11

- 16AAA. Tract DD? Area?
- 16BBB. Label easements (Typical).
- 16CCC. Label Tract? Area?

Sheet 2.12

- 16DDD. Label Tract? Area?
- 16EEE. Label easements (Typical).
- 16FFF. Setback differs?

Sheet 2.13

- 16GGG. Remnant under 35 Acres per Plat?
- 16HHH. Label Easement & Reception Number.
- 16III. Label easements (Typical).

Sheet 2.14

- 16JJJ. Label easements (Typical).
- 16KKK. Label Tract? Area? There are multiple instances on this sheet.
- 16LLL. Label easements (Typical).
- 16MMM. Label block number?

Sheet 2.15

- 16NNN. Label easements (Typical).
- 16OOO. Label block number?

Infrastructure Site Plan 1 Comments

Typical for All Sheets

- 16PPP. See redlines for complete comments, edits, corrections, and additions.
- 16QQQ. Label Recording Information for existing ROW (Typical).
- 16RRR. PLATTED OR UNPLATTED? (Typical).
- 16SSS. Reception Number?
- 16TTT. Does Conservation Easement allow Road Improvements?
- 16UUU. Label Line?
- 16VVV. Label Bearings & Distances/curve data to match the subdivision plat exterior (Typical).
- 16WWW. Label Lots?
- 16XXX. Label all Tracts? Include the area?
- 16YYY. Confirm minimum setback requirements.

Infrastructure Site Plan 2 Comments

Typical for All Sheets

- 16ZZZ. See redlines for complete comments, edits, corrections, and additions.
- 16AAAA. Match Font type of Note 14.
- 16BBBB. Add the following Note:
Architectural features (i.e. bay windows, fireplaces, roof overhang, gutters, eaves, foundation, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane.
- 16CCCC. Label existing ROW Width & Recording Information (Typical).
- 16DDDD. Show & Label existing ROW and provide Recording Information. (Typical).
- 16EEEE. Check North Arrow Orientation.
- 16FFFF. Contact Andy Niquette decationproperty@auroragov.org for the easement concerns (Typical).
- 16GGGG. PLATTED OR UNPLATTED?
- 16HHHH. Existing or Proposed? If existing label ROW Recording Information.
- 16IIII. Will a permanent slope easement be needed? (Typical).

Subdivision Plat Comments

- 16JJJJ. Note that Arapahoe County requires a 3" x 7" rectangle in the upper right hand corner for recording information.
- 16KKKK. 2" margin is required.
- 16LLLL. Please make all corrections, edits, deletions, and additions provided per the redlined 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

<<DATE>>

Adams County Community and Economic Development Department
4430 South Adams County Parkway, 3rd Floor, Suite W3000
Brighton, CO 80601

Attn:

Re: **Graneri**, Case # **xxx**

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the **plat/plan** for **Graneri**. As always, thank you for the opportunity to take part in the review process. For these *single-family residential* lots and to ensure that adequate utility easements are available within this development and per state statutes, Public Service Company requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

*Six-foot (6') wide **dry** utility easements are hereby dedicated on private property adjacent to each front lot line of each lot and eight-foot (8') on each rear lot line of each lot in the subdivision. In addition, eight-foot (8') wide **dry** utility easements are hereby dedicated around the perimeter of tracts, parcels and/or open space areas. These easements are dedicated to the City/County for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities (**Dry Utilities**) **[Aurora, Erie]**. Utility easements shall also be granted within any access easements and private streets in 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.*

ARAPAHOE CTY: add "by this plat" to Interfering Objs sentence

[I spoke with one of our seasoned right-of-way agents {Frank} and we are okay with not having that last "PSCo easement" sentence in Note 13. This is mainly because we already do have a right to request additional PSCo easements per the tariff, whether the sentence is on the plat or not. About 8 years ago our legal asked me to add this to the paragraph for when I reply to plat referrals, I don't remember the exact reason.]

Lakewood – do in letter format**ERIE #1 – put [only Interfering Objs] ded lang in letter format**

Erie #2 – they won't let us use "for the benefit of the utility providers"; Erie's franchise agreement says we have a right to use "their" utility easements –OR- the word DRY

Aurora – they won't let us use "Dry Utilities"



in IREA/Parker territory – they're asking for 15' front lots on main thoroughfares when we're all together

Public Service Company also requests that all utility easements are depicted graphically on the preliminary and final plats. While these easements should accommodate the majority of utilities to be installed in the subdivision, some additional easements may be required as planning and building progresses.

Public Service Company of Colorado dba Xcel Energy (PSCo) is a public utility, and, per our tariff (**electric attached**), PSCo has the right to request easements necessary for providing service to your property as well as the entire area. Landowners are required to provide the necessary utility easements, whether by plat (in this case) or by separate document. This and other easements aid in looping the system for continued service for events such as outages, or 'bridging' between two areas. Utility easements are included in subdivision plats so we do not have to request PSCo easements each time there is an installation, especially across multiple property owners. This is standard practice throughout PSCo's service territory.



PSCo electric
tariff.pdf

In addition, 31-23-214 (3), C.R.S., requires the subdivider, at the time of subdivision platting, to provide for major utility facilities such as electric substation sites, gas or electric transmission line easements and gas regulator/meter station sites as deemed necessary by PSCo. While this provision will not be required on every plat, when necessary, PSCo will work with the subdivider to identify appropriate locations. This statute also requires the subdivider to submit a letter of agreement to the municipal/county commission that adequate provision of electrical and/or gas service has been provided to the subdivisions.

Bear in mind that per the National Electric Safety Code, a minimum 10-foot radial clearance must be maintained at all times from all overhead electric facilities including, but not limited to, construction activities and permanent structures.

If the project will utilize pad mounted transformers, space consideration must be given to locate one or more pad mount transformers on this property with ground to sky clearance. The minimum space requirement per transformer is 12.5-feet by 12.5-feet, including a minimum clearance of 30-inches from non-combustible structures. Additional considerations are necessary if window, doors, or air vents are in close proximity to the proposed transformer location. Depending on the electric system that will serve this project, there may also be a requirement to provide a location with ground to sky clearance for an electric switch cabinet. (minimum dimensions: 11-feet by 16-feet) including a minimum of 5-10 feet from any obstructions. For details, please consult Xcel Energy's Electric Standards located at:

<https://www.xcelenergy.com/staticfiles/xcel-responsive/Admin/Managed%20Documents%20&%20PDFs/Xcel-Energy-Standard-For-Electric-Installation-and-Use.pdf>

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. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements may need to be acquired by separate document for new facilities – be sure to contact the Designer and request that they connect with a Right-of-Way and Permits Agent in this event.

If this project needs pad mount transformers and/or switch cabinets, the Customer/Applicant is responsible for obtaining the appropriate zoning permits and receiving approval from the Zoning Department, which may include review by the Board of Adjustments. Go to www.denvergov.org/commercialzoning for the permit package, under Zoning Construction Permits, click on the "New Structures, Additions, Exterior Modifications, Site Improvements" drop down.

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



City of Aurora

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Right of Way and Permits

Public Service Company of Colorado dba Xcel Energy

Office: 303-571-3306 – Email: Donna.L.George@xcelenergy.com