

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



November 16, 2022

Kent Petersen
Lennar
9193 S. Jamaica St., 4th FR
Englewood, CO 80112

Re: Initial Submission Review – Aurora One PA-4 Site Plan and Plat
Application Number: **DA-2241-01**
Case Numbers: **2022-4051-00 (Site Plan); 2022-3011-01 (Plat)**

Dear Kent Petersen:

Thank you for your initial submission, which we started to process on October 20th, 2022. 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 December 5th. There is an outstanding balance of \$23,384.25 for this application that must be paid prior to the resubmission.

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.

Your estimated Planning Commission hearing date was estimated for January 18th, 2023 (not accounting for the additional round of review needed to review the missing plat). Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility, and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7227 or atibbs@auroragov.org.

Sincerely,

Aja Tibbs, Senior Planner
City of Aurora Planning Department

cc: Julie Gamec, THK Associates, Inc., 2953 S. Peoria, Suite 101, Aurora CO 80014
Scott Campbell, Neighborhood Liaison
Brit Vigil, ODA
Filed: K:\\$DA\2241-04rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Subdivision Plat was not included with the initial submission.
- Dimensional standards (lot size and setback requirements) are not consistent with the UDO or approved Aurora One Master Plan.
- An east/west Local Type I street is required north of the park/pond between “Existing Street B” and “Street A.” This is identified within the Aurora One Master Plan.
- Coordinate the scope of this project with the Aurora One ISP submittal that is in process. Label/revise plans as necessary.
- Coordinate the placement of streetlights and park lighting with reviewing departments.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. Please provide information that links Geoffrey Babbitt as a legal representative of Torero Land Investments. GB Capital, LLC is not listed as the current owner of the subject site.
- 1B. Letters of “no comment” were received by Arapahoe County Planning, Arapahoe County Engineering Services, and E-470 Public Highway Authority.
- 1C. No neighborhood comments have been received since the initial application referral. Therefore, a neighborhood meeting will not be required at this time.

2. Completeness and Clarity of the Application

- 2A. There is an outstanding balance of \$23,384.25 for this application submittal. This payment must be made prior to making a second submission.
- 2B. Per previous discussions, a subdivision plat was not included in this initial submission. The next submission must include a subdivision plat, and please expect an additional round of review due to the missing information.
- 2C. Mineral rights affidavit does not address this application number. Provide an updated copy.
- 2D. An Avigation Easement will be required for the site’s proximity to Buckley Space Force Base. Please submit an executed copy with the next submission.
- 2E. Update the cover sheet as redlined. Clarify the reference to building height in the data block. It is unclear how 29.5’ was found in section 146-4.2.2.
- 2F. Per the Aurora One Master Plan, Public Improvement Plan, there are multiple public improvements required for the development of this site (PA-4). An infrastructure site plan (ISP) is under review for these improvements and the completion of this infrastructure will be required prior to the development of this site plan. Please be sure to coordinate the timing of these improvements with other departments of the city such as Public Works, Aurora Water, and Life Safety, to ensure that there is no delay in construction.

3. Zoning and Subdivision Use Comments

- 3A. Two-Family Dwellings are not a permitted use within the MU-R zone district. Per discussion with the planning director, this use will be minimally permitted based on the approved master plan.
- 3B. Residential uses within the MU-R zone district should follow the R-3 dimensional standards for residential uses. Since this project is located within Subarea C, Table 4.2-2 provides the applicable lot and setback standards. The master plan also includes detailed dimensional standards which can be conflicting, but staff worked to generally honor them where appropriate.
- 3C. Some of the interior lots for the single-family attached product do not meet minimum standards. They are below the minimum 18’ width and 1,250 sf area requirements. Additionally, the master plan indicates a minimum of 22’ width for the single-family attached product. If a master plan amendment will be pursued to address the master plan requirements, it should not exceed the UDO requirements.



- 3D. The front setback for the SFA product is 15' per the UDO. The master plan allows for a 10' setback as proposed so this will be honored with the proposed site plan. The expectation is that landscape requirements will be met and the grade of the front yard to the back yard shall support a maintainable landscape.

4. Streets and Pedestrian Comments

- 4A. An East/West local type I street is identified between the western block and the planned neighborhood park to the south, which is not included in this submittal. There is no explanation within the application responses as to why this street was not included. Furthermore, the street frontage is required for all single-family attached units unless they are qualifying as green courts, and your responses indicate that green courts are not proposed.
- 4B. The Village Park Master Plan design standards require that this area “establish a pedestrian experience and foster neighborhood relations,” and “create easily identifiable connections between Village Park and the rest of the Aurora One community.” Provide additional amenities and amenity spaces within the development that meet these principles. Ensure that trails and pedestrian connections are made to connect the proposed homes to these spaces and to surrounding/adjacent amenity spaces planned by the Aurora One Master Plan.
- 4C. Please ensure that all streets have unique identifiers or street names. For example, there should not be two “Street A’s” on the site plan document.
- 4D. Special paving is required at the intersections of Street A and Existing Street A and Existing Valdai (new name?) and Existing Street A per the master plan. Show detail of both intersections outlining, color, material, pattern, and surrounding improvements (landscape, curb/gutter, etc.). Clearly identify the scope of work between this document and the ISP in process.
- 4E. Review the dimensions on your 28' alley typical as well as the sidewalk widths on your local type 1 street section. Call out all sidewalk widths on the site plan sheets.

5. Parking Comments

- 5A. Both proposed uses require 2 off-street parking spaces per dwelling unit. The cover sheet indicates that 2 garage spaces will be provided as well as 2 driveway spaces. Please clarify if it is anticipated that all units will have a min. 20' alley-loaded driveway. It would be helpful to see this layout in a lot typical diagram.
- 5B. Bicycle parking is required at intersections per the master plan. We typically see bike parking located in common areas (such as parks, plazas, and open spaces), transit locations, or commercial, industrial, and multi-family buildings. However, if these furnishings are desired, please ensure they are placed in locations that will not interfere with curbside landscaping requirements.

6. Architectural and Urban Design Comments

- 6A. Will there be any site furnishings proposed within this site plan? If so, please provide details of the proposed fixtures and include them in the site plan and landscaping sheets.
- 6B. Building elevations are required to go through a design review process to ensure they meet both the UDO and master plan design standards. If elevations can be provided within the site plan review, this process can be completed now. If not, this will have to occur separately and prior to the building permit. Please clarify/confirm your preference on the site plan by either including elevations for review or noting that design will occur prior to building permit (Please note that separate review may take more time out of the building master plan/permitting process to coordinate.)
- 6C. Provide a fencing diagram and typical detail for the proposed fencing. Note fencing requirements for any property adjacent to any tracts that will be used to meet parks or open space requirements for PROS.
- 6D. Revise the lot typical diagrams and setback tables to address unclear setback requirements for corner lots, the two proposed product types, garage setbacks, etc. See redlines for more specific instructions on how



to lay out the information and what is missing.

7. Signage & Lighting Comments

- 7A. The master plan identifies two neighborhood entry sign locations within this site plan area. Please show the location of these monument signs on the site plan and landscaping drawings. Provide a detail of the proposed sign design.
- 7B. Confirm that the only proposed lighting will be street lighting. Any common area or park lighting should be included in the site plan review.

8. Landscaping Issues (Bill Tesauro / 954-921-7781 / btesauro@cgasolutions.com / Comments in bright teal)

Overall Comments

- 8A. Provide continuous Sheet numbers. As Sheet 15 was the last number, therefore L-1 should be Sheet 16 and continue thereon.
- 8B. Provide and label all proposed/existing lights on the landscape plans and be sure to provide the proper separation from the proposed trees. (Typical)
- 8C. Provide and label all the proposed /existing fire hydrants on the landscape plans and provide the proper separation from the proposed landscape. (Typical)
- 8D. Provide and label all the proposed stop signs on the landscape plans and be sure all the proposed trees are at least 50' back from the. (Typical)
- 8E. Provide and label all the proposed sight triangles on the landscape plans and be sure that the landscape meets the code requirements. (Typical)

Sheet 16 (L-1)

- 8F. In accordance with the PIP, this street is required to be constructed at its full length with this site plan. As such, please revise this site plan to include the full length of the street and include the curbside landscaping along the east side the full length.
- 8G. Provide the street names.
- 8H. Please obtain the Case number title of the project from the Case manager, as should state "See Case number XXX Infrastructure Site Plan."
- 8I. Please recheck the number of grasses in the curbside landscaping to meet the code requirements.
- 8J. Please clearly indicate the property line and show it as a traditional line (long dash and two short dashes).
- 8K. Please label what appears to be some sort of walkway.
- 8L. Please work with PROS to coordinate on whether a sidewalk will be permissible within the 25' wide Special Landscape buffer.

Sheet 17 (L-2)

- 8M. The landscape for this curbside for both sides of this street should be included in this plan. There is a detention pond proposed as part of the overall ISP, but it does not include the streetscape plantings. Please update this plan to include the curbside for both sides.

Sheet 18 (L-3)

- 8N. This is only considered curbside landscape and would be landscaped in accordance with those standards as reflected in the separate ISP. This would not be landscaped according to the tract landscape standards.

Sheet 19 (L-4)

- 8O. Please label the one unlabeled tree on Street "E."

Sheet 20 (L-5)

- 8P. Provide a water usage table per code.
- 8Q. Provide a water zone table per code.
- 8R. Provide the required shrubs in the curbside landscape table.



- 8S. Please clarify why are shrubs being provided in lieu of the required trees. Are there may stop signs that are prohibiting tree placements?
- 8T. Please provide a separate plan that just denotes the locations/boundaries of all the tract areas. Please turn the landscape off, however, including the streets and building outlines.
- 8U. Tract L appears to be a curbside landscape. As such please see the comment on Sheet L-3.
- 8V. Check the required trees on the curbside landscaping. Refer to the pre-application notes.

Sheet 21 (L-6)

- 8W. Provide the type and color of the proposed rock mulch.
- 8X. Please upsize the proposed Shade trees in the Special District landscape buffer to a 3" caliper.

Sheet 22 (L-7)

- 8Y. Add a note "Not for construction."
- 8Z. Please clarify the * on Model "C."
- 8AA. Please clarify the percentage of grass on Model "D."
- 8BB. Please provide the correct chart for the proposed Models. (See plans for the chart).

Sheet 23 (L-8)

- 8CC. Add a note "Not for Construction."
- 8DD. Provide a plant list for all the proposed Models.
- 8EE. Provide the proposed ground material for each model was not hatched.
- 8FF. Provide a duplex model, as indicated on Sheet 02 "Duplex Project".
- 8GG. Provide all the proposed easements and utilities on the models to be sure the proposed landscape will work.
- 8HH. Please clarify the percentage of grass on Model "D."

9. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)

- 9A. 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

10. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

- 10A. The site plan will not be approved by public works until the associated Aurora One ISP is approved. (RSN 1589783)
- 10B. Please provide a plat with this site plan application.
- 10C. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.
- 10D. Dimension the landscape areas so that the widths can be verified on both sides.
- 10E. This street network is not in conformance with the approved master plan. Per the master plan, for PA-4, the local type 1 street improvements are required adjacent to the planning area.
- 10F. Provide the case number and title of the project for the adjacent ISP. (typical all sheets)
- 10G. Is this going to tie into the public sidewalk?
- 10H. Show the Street B improvements.
- 10I. Dimension the ROW with arrows. (typical)
- 10J. Dimension all proposed sidewalks.



- 10K. Show the location of all required public streetlights. Provide a pole and light fixture per COA standards. There is a draft list of pre-approved fixtures and poles available. Please email me directly if you need a copy: jbingham@auroragov.org
- 10L. Remove the note along the right border of the page, typical.
- 10M. Verify with traffic which of the ramps are required. At a T-intersection, only one ramp is required to the top of the T, typical. A receiving ramp is required on the opposite side if it is not provided by a different development.
- 10N. Show all the detectable warnings for the proposed curb ramps. (typical all sheets)
- 10O. Label all curb return radii. Minimum of 20' for intersections with collectors, minimum of 15' for intersections with locals, minimum of 25' for intersections with arterials. typical.
- 10P. Dimension the streets FL-FL, typical.
- 10Q. Show all proposed sidewalks in the tracts that are included as part of the landscape plans. The sidewalks should be dimensioned and labeled as private.
- 10R. Streets should intersect at an angle of 90 +/- 5 degrees.
- 10S. Remove the ramp on Street E in redlined location.
- 10T. Typical all grading sheets: Provide longitudinal slopes in the streets and alleys. Provide slope labels in the tracts, minimum of 2% in unpaved areas. Provide flow direction arrows.
- 10U. Show grading tying in from the proposed pond location to the south.
- 10V. Show the 100-year WSEL in the adjacent pond. Show the associated drainage easement/tract for the pond.
- 10W. Is storm public or private? If it's public, please verify with Aurora Water if it needs an easement.
- 10X. The inlets within alleys should be private, typical.
- 10Y. Indicate who will maintain the private storm sewer in the notes.
- 10Z. Cross pans are not permitted on streets with storm sewers.
- 10AA. At a street intersection where two streets slope down to the intersection, an inlet shall be placed on the through street's uphill PCR and on the intersecting street's uphill PCR.

11. Traffic Engineering (Steve Gomez / 303-739-7300 / segomez@auroragov.org / Comments in amber)

Site Plan Comments

- 11A. Label all site access types, full movement, riro, etc.
- 11B. Provide sight triangles at all intersections that include public ROW
- 11C. Remove ramps, due to projected traffic volumes uncontrolled ped crossings of Valdai Street will not be allowed
- 11D. Show receiving ped ramp or defer east side ramp on street E.
- 11E. Adjust (remove/add/shift) ramps in redline locations.
- 11F. Verify all mature plant heights within sight triangles meets COA 4.04.2.10 specifications.

Traffic Study Comments

- 11G. Provide figures showing site intersections and total buildout and 2040 traffic volumes

12. Fire / Life Safety (Steve Kirchner / 303-739-7489 / stkirchn@auroragov.org / Comments in blue)

Site Plan Comments

Sheet 1

- 12A. Please verify which standard the townhomes will be constructed to IRC/IBC.
- 12B. Please show calculations and fill out the Implementation Table.
- 12C. Please remove note 2.
- 12D. Please remove note 4.
- 12E. Please remove note 7.
- 12F. Please remove note 8.



12G. Phasing - Will this site be phased? If so, a phasing plan is required to be submitted with the site and civil plan submittals. The phasing plan must address FLS safety requirements such as access and looped water supply along with other department requirements.

12H. Add this note to this sheet.

Sheet 2

12I. Please remove note 3.

12J. Please remove note 4.

12K. Please remove note 9.

12L. Is this a fire service line that serves a fire sprinkler system?

12M. Show existing and proposed fire hydrants. Refer to the Utility sheet.

Sheet 4

12N. Please show all existing and proposed fire hydrants. Refer to the Utility sheet.

12O. Public Access and Utility Easement TYP all alleys.

12P. Is this site intended to be phased? If not, please remove these notes.

12Q. Please provide an illustration showing phasing. The phasing must show two approved points of access, and looped water supply to the overall project and each individual phase.

Sheet 5

12R. Identify existing street names TYP.

12S. Please show existing and proposed fire hydrants TYP.

12T. Show mail kiosk detail. See example.

12U. Have the location of the mail kiosk reviewed and approved by the USPS.

Sheet 10

12V. Relocate the fire hydrant from the cul-de-sac to the corner.

12W. Remove FH and lateral.

12X. Remove FH and lateral.

12Y. Remove FH and lateral.

12Z. Please verify the location of this hydrant.

12AA. Relocate the fire hydrant to the corner.

12BB. Provide the name of the street TYP.

Sheet 11

12CC. Please show all existing and proposed fire hydrants. Refer to the Utility sheet.

12DD. Legend symbols.

Sheet 16

12EE. Please show all existing and proposed hydrants on all Landscape sheets. Refer to the Utility sheet.

13. Aurora Water (Nina Khanzadeh / 720-859-4365 / nkhanzad@auroragov.org / Comments in red)

13A. Address the pocket utility easements for the water meters on the lot service detail.

13B. Show and label sizes of existing utilities that will be used for new connections- TYP all sheets.

13C. Need to identify whether streets are private or are ROW. Show and label ROW limits on all streets on all pages.

13D. Label storm as private.

13E. If streets are private, need to show and label utility easements for sanitary and water mains- TYP.

13F. Aurora Water will only maintain type R inlets.



- 13G. With no plat provided with this submittal, it is assumed that these Alleys are private and that all proposed streets are private. Confirm.
- 13H. Ensure enough clearance between the manholes in street c.
- 13I. It appears the water service is going through a manhole in Alley 11.
- 13J. Need to show and label pocket utility easements.
- 13K. Size? Material? EDN?- TYP. for “existing street A”
- 13L. Note, on civil plans, a valve will be needed at points of connection.

14. Revenue / Aurora Water – TAPS (Melody Oestmann / moestman@auroragov.org)

- 14A. Storm Drain Development Fee Due 20.807 acres x \$1242 = \$25,842.29

15. Real Property (Roger Nelson / 303-739-2657 / ronelson@auroragov.org / Comments in magenta)

- 15A. Match the COA 2022 Site Plan Checklist required notes:
 - All crossings or encroachments into easements and rights-of-way owned by the City of Aurora (“City”) identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to the City’s use and occupancy of said easements or rights-of-way. The undersigned, its successors, and assigns, further agree to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient.
- 15B. Label Proper Street Name, ROW Width & Recording Information that established this ROW (Typical).
- 15C. Label missing reception numbers for recorded documents.
- 15D. Label exterior B&D's/Curve Data (Typical)
- 15E. Label Tract C (?)
- 15F. Will any alleys need to be also designated as fire lanes?
- 15G. Label Easement (on sheet 9) and if it will be vacated.

16. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

- 16A. Public Service Company of Colorado’s (PSCo) Right of Way & Permits Referral Desk has determined there are conflicts with Aurora One PA-4. There does not appear to be a plat to review within the case documents.
- 16B. Where is natural gas distribution proposed to be located? Please note that gas distribution facilities require minimum 6-foot-wide utility easements within each lot on the side of the lot that is drivable pavement (minimum 8-feet wide, 6-inches thick) with space for service truck access and plowing in snowy conditions with a minimum 5-foot clearance from any structure. Will the gas meters be banked? If natural gas and electricity are within the same easement, 10 feet is required, not to overlap any wet utility easement.
- 16C. The property owner/developer/contractor must complete the application process for any new natural gas or electric service 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.
- 16D. For additional easements that may need to be acquired by separate document for new facilities (i.e. transformers), the Designer must contact a Right-of-Way and Permits Agent.
- 16E. Comment response requested. The comment letter is attached for reference.

17. Mile High Flood District (Derek Clark / 303-455-6277 / www.mhfd.org)

- 17A. This letter is in response to the request for our comments concerning the referenced project (letter attached for reference). We have reviewed this proposal only as it relates to maintenance eligibility of major drainage features, in this case:
 - Impacts on Regional Pond J.1



17B. We don't currently have any comments on the submitted documents. We do request to be included in future reviews, particularly when a plat has been submitted. It should also be noted that we are reviewing this project as part of the Public Works review with RSN #1669236 and comments have been provided on that review.

18. Aurora Public School District (Nicholas J. Leach / 651-470-3889 / njleach@aurorak12.org)

18A. In accordance with Section 4.3.18 of the Unified Development Ordinance, the school land dedication obligation for the 232 proposed duplexes/ townhomes is 1.5254 acres. Aurora Public Schools will accept cash-in-lieu of land for this obligation valued at market value of zoned land with infrastructure in place. Cash-in-lieu is due at the time of platting. A student yield calculation table has been attached for reference.

AURORA PUBLIC SCHOOLS - STUDENT YIELD
11/14/2022

Aurora One PA 4 - (DA-2241-04) - 1st Submittal

Dwelling Type	Units	Yield Ratio	Student Yield
SFD		0.7	0
MF-LOW	232	0.3	70
MF-HIGH		0.145	0
TOTAL	232		70

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	0	0.16	0	0	0.2	0	0
MF-LOW	0.17	39	0.08	19	58	0.05	12	70
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0
TOTAL		39		19	58		12	70

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	39	0.0175	0.6902
MIDDLE	19	0.025	0.4640
HIGH	12	0.032	0.3712
TOTAL	70		1.5254

MAINTENANCE ELIGIBILITY PROGRAM (MEP)
MHFD Referral Review Comments

For Internal MHFD Use Only.	
MEP ID:	106325
Submittal ID:	10009867
Partner ID:	1658039
MEP Phase:	Referral

Date: November 7, 2022
To: **Aja Tibbs**
Via Aurora Website
RE: MHFD Referral Review Comments

Project Name:	AURORA ONE PA 4 - SITE PLAN AND PLAT
Location:	Aurora
Drainageway:	Coal Creek

This letter is in response to the request for our comments concerning the referenced project. We have reviewed this proposal only as it relates to maintenance eligibility of major drainage features, in this case:

- Impacts to Regional Pond J.1

We don't currently have any comments on the submitted documents. We do request to be included in future reviews, particularly when a plat has been submitted. It should also be noted that we are reviewing this project as part of the public works review with RSN #1669236 and comments have been provided on that review.

We appreciate the opportunity to review this proposal. Please feel free to contact me with any questions or concerns.

Sincerely,



Derek Clark, PE
Project Manager
Mile High Flood District



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

November 7, 2022

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

Attn: Aja Tibbs

RE: Aurora One PA-4, Case # DA-2241-04

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there are conflicts** with **Aurora One PA-4**. There does not appear to be a plat to review within the case documents.

Where is natural gas distribution proposed to be located? Please note that gas distribution facilities require minimum 6-foot-wide utility easements *within each lot* on the side of the lot that is drivable pavement (minimum 8-foot wide, 6-inches thick) with space for service truck access and plowing in snowy conditions with a minimum 5-foot clearance from any structure. Will the gas meters be banked? If natural gas and electric are within the same easement, 10-foot is required, not to overlap any wet utility easement.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service 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 document for new facilities (i.e. transformers), the Designer must contact a Right-of-Way and Permits Agent.

Comment response requested.

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