

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



January 31, 2023

Chase Stillman
Urban Cottages, LLC
4601 DTC Blvd, Ste 525
Denver, CO 80237

Re: Initial Submission Review – Urban Cottages at Stapleton – Site Plan and Plat
Application Number: **DA-2333-00**
Case Numbers: **2022-4058-00; 2022-3097-00**

Dear Mr. Stillman:

Thank you for your initial submission, which we started to process on December 30, 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 February 17, 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 dosoba@auroragov.org or 303.739.7121.

Sincerely,

A handwritten signature in cursive script, appearing to read "Dan Osoba".

Dan Osoba, Planner II
City of Aurora Planning Department

cc: Al Cunningham, PCS Group
Scott Campbell, Neighborhood Liaison
Brit Vigil, ODA
Filed: K:\\$DA\2333-00rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Accessory dwelling units are not permitted within the OA-MS District.
- Additional information and lot configuration is needed to evaluate the adjustment request.
- No two single-family attached dwellings may match if they are adjoining. Utilize horizontal articulation methods to differentiate the adjoining units.
- Pedestrian connection shall be provided along the north of the property.
- The alleys should extend out to Ironton St and Joliet Street.
- Are you intending these alleys to be turnarounds for fire apparatus? If so, they do not meet the minimum requirements.
- A 25' special landscape buffer is required along the northern property line.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. One comment was received from Xcel Energy regarding this proposal. Please see the review comment attached.
- 1B. Four neighborhood comments were received during this review; therefore, a First Review Neighborhood Meeting will be required prior to your second submission. Please coordinate with Scott Campbell (scampel@auroragov.org) and your Case Manager to organize and set up a virtual neighborhood meeting to discuss concerns and questions. Please see the list of questions below:
- 1C. Nadine Caldwell
Northwest Aurora Neighborhood Org.
2065 Florence Street, Aurora, CO 80010
303.364.2859
bnthdnth@comcast.net
Comment:
Reading through all of the materials regarding the above projects, there are several concerns that we would like to point out.
1. First concern is in regards to the property owners to the South of this project, which are two single-family homes and two apartment buildings. We know they will be advised of this project and given opportunity to make comments either favorable or unfavorable. This project will have a big impact on those 4 properties as the area where the townhomes are to be built has always been open space. The two apartment buildings are two stories, as are the townhomes. Has there been thought on how windows will align so that the apartments will not have a direct line of sight into the townhomes and the same for the townhomes looking into the apartment windows. Much construction I have seen lately usually offsets the windows to avoid this issue. For the single-family homes, the same question comes up but probably fencing can address that problem at that level.
 2. The second concern is the most troubling and that involves the 50-page Geotechnical Investigation of the entire property. After reading that lengthy report and learning of the soil issues in that area, it is rather hard to believe that anyone would be willing to go ahead with this project because there is so much remediation to be done on the land. The cost for remediation would seem to be very expensive, which would add to the cost of the townhomes. I have lived in the area for 60 years and have experienced the clay soil and underground water issues, etc. It also mentions that even with all of the remediation, there can still be issues of ground swell from 1 to 2 inches, which might or might not be okay with residents. When purchasing the property will information be given to the buyers about the condition of the soil in that area and what issues might arise from heavy rainfall, etc.



We actually like the project as this development would be welcome in the area and creating modestly sized homes to serve a “missing middle” residential product is a bonus and much needed. There are obviously many issues to be resolved with this project and hopefully the developer will be able to overcome them and move ahead.

- 1D. Renee Foster
10719 E 25th Drive, Aurora, CO 80010
Forster.renee@gmail.com

Comment:

I am concerned about the amount of residences proposed for such a small space. The traffic and congestion on the side streets is already a problem. I have lived at my residence on 25th Drive and appreciate the small amount of open space and land across the street. This will destroy the view and wildlife that live in that area.

- 1E. Delilah Hinman
10799 E 25th Dr, Aurora, CO 80010
Forster.renee@gmail.com

Comment:

I am absolutely against this plan. Our grocery stores are already out of inventory (even pre-Covid), the street parking and traffic are already congested, and I do not want to live through another construction site with loud noises, trash every day, and tons of vehicles parked everywhere. This neighborhood is already noisy and adding more townhomes will just exacerbate all of the problems already going on. The schools, parks, pools, and other amenities are already too crowded. This space is the small bit of outdoor/nature we have immediate access to and replacing it with more housing will greatly diminish our enjoyment of being outside our own home. Please strongly reconsider using the space for outdoor access to the already many homes located nearby.

2. Completeness and Clarity of the Application

- 2A. Development Review Fees in the amount of \$24,364.25 must be paid prior to acceptance of the second submission. Please refer to the invoice sent when the application was accepted and processed for further information.

Site Plan Comments

Sheet 1

- 2B. Remove City Council as this application does not require City Council approval.

3. Zoning and Subdivision Comments

Sheet 1

- 3A. Separate the building (lot) area out from the landscape or hard surface area. This area should be included in the site area calculation.
- 3B. Additional detail is needed for staff to evaluate this adjustment request. Please see comments on the landscaping sheets for details.
- 3C. Is there an opportunity to place the utility easement in the alley to allow front yard tree placement?
- 3D. Per the elevations, it appears that the intent is to include detached ADUs on the garage units. ADUs are not called out in this data table and are not permitted in the OA-MS District.

Sheet 2

- 3E. Provide a lot typical on this sheet that illustrates the lot dimensions, required setbacks, and easement placement. There should be one typical provided for an interior lot and one for an exterior lot.



4. Streets and Pedestrian Comments

Sheet 3

- 4A. Pedestrian connections along the northern alley are required. Please coordinate with PROS to understand the 25' special landscape buffer requirements and if a pedestrian trail can be included in that area.
- 4B. Why is this alley not intended to connect to Ironton St?
- 4C. Why is this alley not intended to connect to Joliet St?

Sheet 4

- 4D. New sidewalks shall be 5.5 feet.

Sheet 11

- 4E. If the intent is to have additional space above the garage, that is okay as long as the space is not a dwelling unit: a dwelling unit must include a separate building entrance, full kitchen, and bath. Please clarify the intent of this space in your next review.

5. Parking Comments

Sheet 1

- 5A. Parking is required at 2 spaces per dwelling unit.
- 5B. Provided parking should be labeled as 2 per unit (detached garage).
- 5C. Calculate the provide the on-street parking available adjacent to this property and include it in this table.

Sheet 3

- 5D. Are these garages large enough for two cars? the driveway apron will be very large as well around the curve.

6. Architectural and Urban Design Comments

Sheet 6

- 6A. Dog ear fencing is not permitted. A wooden fence shall have a top rail.
- 6B. Call out masonry material as brick, stone veneer, etc.
- 6C. The maximum height of fencing for residential uses is 6 feet. If the applicant wishes to provide an additional height for the buffer to and from the adjacent homes, staff would be in support of an adjustment request.
- 6D. Provide a lot typical for the adjustment request to illustrate how the required front yard trees will be dispersed on the lot.
- 6E. This fencing should match sheet 8 for masonry fencing.
- 6F. For fencing along the southern property line: have adjacent property owners agreed to the fence location? It appears several other fences exist along this property line.

Sheet 8

- 6G. Fencing that extends into the front yard shall comply with front yard fencing requirements: 42" max height and 50% open, typical along all corner side yards.

Sheet 9

- 6H. Front facades of adjoining single-family attached units shall utilize a horizontal articulation method to differentiate the units. Please see Table 4.8-3 for reference on those available methods.
- 6I. Remove "ADU" from all elevation text. ADU's are not permitted in OA-MS.
- 6J. For all elevations, please provide a color rendering that includes material callouts for staff and public review to better understand the design and impact of these dwellings.

Sheet 13

- 6K. Front facades of adjoining single-family attached units shall utilize a horizontal articulation method to differentiate the units. Please see Table 4.8-3 for reference on those available methods.

Sheet 15

- 6L. A window should be provided on this elevation even if there is no guest suite.

Sheet 16

- 6M. There shall be no windowless elevations.

*Sheet 17-18*

- 6N. Ensure these building-mounted fixtures do not spread glare onto southern properties. Consider moving the fixtures internally to the rear yard.

7. Landscaping Issues (Tammy Cook / 954-684-0532 / tdcook@auroragov.org / Comments in bright teal)*Site Plan Comments**Sheet 6*

- 7A. Maximum 40%.
- 7B. Add "NOT FOR CONSTRUCTION" to each sheet as the city does not review construction drawings.
- 7C. Provide a table that documents the high, medium, and low water use areas by square footage and by the percentage of the overall landscape area for the entire development.
- 7D. East ROW.
- 7E. West ROW.
- 7F. Provide the updates to the tables as necessary per the redline comments.
- 7G. Provide required/provided in the table.
- 7H. These trees were not found on the plan.
- 7I. 61 shrubs on the plan on the north side of the building.
- 7J. Provide in the table the Detention Pond landscape requirement. Note that the trees around the detention area can be counted toward the buffer requirements.
- 7K. Refer to the Aurora UDO standards for townhomes. The building perimeter landscape is required. Please provide the required/provided table.
- 7L. Please remove these from this table as landscaping is not required.
- 7M. Per the Aurora UDO Section 4.7-3B Provide more tree diversity to this plant list. Use at least two different species of deciduous trees and Ornamental trees.

Sheet 7

- 7N. Label Ironton Street.
- 7O. Add planting symbols here.
- 7P. Provide required detention pond landscaping.
- 7Q. Label this material or provide a hatch.
- 7R. Label Jamaica Street.
- 7S. Provide linework for these edges.
- 7T. Label street lights.
- 7U. On sheet 5 this area is called out as a water quality pond/ rain garden, thus it should be planted with wetland planting.
- 7V. This is not pointing to a shrub.
- 7W. Label and dimension typ. spacing between street trees.
- 7X. Provide transformer locations on plan & provide evergreen screening on non-accessible sides of transformers.

Sheet 8

- 7Y. Add planting symbols here.
- 7Z. Label this material or provide a hatch.
- 7AA. Provide wall height, color & reference detail on sheet L-1.
- 7BB. Provide height of existing split rail fence.
- 7CC. Label Jamaica Street.
- 7DD. Label Joliet Street.
- 7EE. Provide linework for these edges.
- 7FF. Adjust labels on top of unit lines.
- 7GG. Label and dimension typ. spacing between street trees.
- 7HH. Provide transformer locations on plan & provide evergreen screening on non-accessible sides of transformers.

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

- 8A. 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**9. Civil Engineering (Julie Bingham / 303-739-7304 / jbingham@auroragov.org / Comments in green)***Site Plan Comments**Sheet 3*

- 9A. The pre-app notes require that these curb ramps be updated to current standards.
- 9B. How will the alley connect to the 25th? Show the pedestrian accommodation (detectable warnings, etc.) for the crossing of the alley.
- 9C. Streetlights are required on all public streets. Please show the location of the streetlights.
- 9D. Please add the following note:
"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."
- 9E. Indicate where these hatches are being used.
- 9F. Dead-end streets shall have a turnaround at the end with a minimum property line radius of 55' and a minimum flow line radius of 45'. Dead-end streets greater than 150' require turning movements.
- 9G. Label the location of the drainage easement on all sheets.
- 9H. Is this true? There's a plat in review?
- 9I. Please clearly indicate where the ROW is.
- 9J. A receiving ramp is required on the other side of the proposed ramp. (typical)

Sheet 4

- 9K. Are these the sections for Ironton, Jamaica, and Joliet streets? If so, they are not private.
- 9L. Is the entire section going to be built with this application?
- 9M. Typical all public streets, the sidewalk should be a minimum of 5.5'. It is permitted to be attached.
- 9N. Match the previous sheet. The alley is labeled as public. There is an existing ROW for the alleys.
- 9O. Label the alley pavement as concrete.

Sheet 5

- 9P. Minimum slope away from the building is 5% for 10' for landscape areas, minimum 2% for impervious areas.
- 9Q. Minimum 0.8% street slope for public streets.
- 9R. Max 3:1 slopes.

Sheet 19

- 9S. Ensure the model matches the draft pre-approved lighting list. Please email me if you need a copy of this list. jbingham@auroragov.org.

Plat Comments

- 9T. Please remove AutoCad SHX test items in the comment section. Please flatten to reduce the select-ability of the items.
- 9U. Ensure all easements are reflected on the plat including the required drainage easement for the detention pond.

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

- 10A. General Note from the Case Manager: the Traffic Letter shall be uploaded as a PDF for consistency of review with the other documents.
- 10B. The pre-app notes document the following to be provided in the Traffic Letter
- 10C. Trip Generation from the site.
- 10D. Site Circulation Plan
- 10E. Discussion of:
How this development matches the intent and network included in the City's Northwest Aurora Mobility Study.
- 10F. The application of elements from the Traffic Calming Toolbox and countermeasures applicable from the FHA Guide for Improving Pedestrian Safety at Uncontrolled Crossing Locations (July 2018) to address any concerns for speeding, pedestrian crossings, etc. Techniques in the Traffic Calming Toolbox include Advanced Yield Lines, Enhanced Crosswalks, High-Visibility Signs and Markings, In-Street Pedestrian Crossing Signs, Enhanced Pedestrian Crossing Sign Devices (HAWK or RFB), Mid-Block Lane Narrowing, Curb Extension, Angled Parking, Pedestrian Safety Island, Staggered Pedestrian Safety Island, Lane Narrowing, Mini Roundabout, Speed Cushions and Chicane. Details of Enhanced Crosswalk, compact roundabout, speed cushions and chicane may be made available if requested.
- 10G. Items b and c were not and/or not adequately addressed.

*Site Plan Comments**Sheet 3*

- 10H. Label site accesses as a full movement.
- 10I. Add STOP signs and sight triangles per COA TE-13.
- 10J. Add street name signs to the signpost.
- 10K. Label as a STOP sign.
- 10L. Show all opposing access, driveways, alleys, and intersections on the south side of E 25th Ave.

11. Fire / Life Safety (Will Polk / 303-739-7371 / wpolk@auroragov.org / & Steve Kirchner / 303-739-7489 / stkirchn@auroragov.org Comments in blue)*Site Plan comments**Sheet 1*

- 11A. Identify which ICC code year you will be using for this project. Either 2015 or 2021.
- 11B. Is this being built to the IRC or IBC standards?
- 11C. Show accessible units and accessible parking.
- 11D. Fill this table out and include it on the plans.
- 11E. Will the site be phased? If so, please see the redline comment regarding the phasing plan.

Sheet 2

- 11F. Add the note per the redlines.

Sheet 3

- 11G. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.
- 11H. Are these street sections compliant with the Roadway Specifications adopted by the City of Aurora?
- 11I. Show the existing fire hydrant on the grading sheet.
- 11J. Remove note. Duplicate of #3 on the previous sheet.
- 11K. Show the proposed fire hydrant per pre-application notes.
- 11L. The site plan and the civil plans must reflect the location of the outside mail kiosk. A detail of the types of mail kiosks must be included along with a drawing showing how the residents will access their mailbox, and how the postal service will load the mailboxes, along with curb ramp and sidewalks abutting the mail kiosks.
- 11M. You have called out Fire Lane Easements. Please identify on plans.



- 11N. You have called out Fire Lane No Parking Signs. Please identify on plans.
- 11O. You have called out Accessible Parking Signs. Please identify on plans.
- 11P. Are you intending these alleys to be turnarounds for fire apparatus? If so, they do not meet the minimum requirements.
- 11Q. Show the location of all existing and proposed water mains and fire hydrants within or abutting this site. The location and bearing of existing fire hydrants located (within 400' or the next existing fire hydrant) outside of the plan area shall utilize a fire hydrant symbol with an arrow identifying the distance from the symbol to the existing fire hydrant.

Sheet 4

- 11R. Please add fire hydrants to the street section detail using the typical fire hydrant placement detail below.

Sheet 5

- 11S. Label as a proposed fire hydrant, typical.
- 11T. Show the location of all existing and proposed water mains and fire hydrants within or abutting this site. The location and bearing of existing fire hydrants located (within 400' or the next existing fire hydrant) outside of the plan area shall utilize a fire hydrant symbol with an arrow identifying the distance from the symbol to the existing fire hydrant.
- 11U. All fire hydrants shall be located not less than 3' – 6" and not more than 8' from the back of the curb to the center of the hydrant and be unobstructed on the street side. The minimum clearance on all other sides shall be 5'. Fire hydrants must be grade staked in the field. Fire hydrants are not allowed on sidewalks.

Sheets 17-18

- 11V. The photometric plan must show and label the location of the internal site accessible route. Provide a minimum of 1 foot-candle of lighting within the accessible route.

12. Aurora Water (Iman Ghazali / 303-807-8869 / ighazali@auroragov.org / Comments in red)

Site Plan Comments

Sheet 1

- 12A. The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.

Sheet 5

- 12B. Call out all connections to existing utilities (TYP).
- 12C. Show pipe diameters for all proposed water, sanitary, and storm mains (TYP).
- 12D. Ensure linetypes are consistent with what is shown on the site plan.
- 12E. Show pocket utility easements for all meters and hydrants outside of ROW (10ft wide and extend 5ft behind the meter and hydrant) (TYP).
- 12F. Manholes must be placed at storm line junctions.
- 12G. Provide these notes:
 - 1) Water service lines are public up through the meter and are private downstream of the meter.
 - 2) All sanitary service connections are private.
- 12H. Call out all inlets and outlets.
- 12I. Is this a sanitary sewer manhole? If so, call out.
- 12J. A maximum of 12 residential units can be served by a dead-end main; please revise.
- 12K. Is an inlet to be proposed on this storm line?
- 12L. Is this intended to be roof drains? Please label.
- 12M. The portion of private storm sewer encroaching onto ROW must have a license agreement.
- 12N. Clarify how much of the existing public storm sewer will be removed. How will drainage be provided for Ironton St? In addition, how will the new private storm line connect to the existing inlet?
- 12O. For the WQ pond:
 - 1) Show drainage easement
 - 2) Provide an access easement from the drainage easement to the public ROW
 - 3) Indicate the direction of emergency overflow
 - 4) Show the pond bottom & side slopes
 - 5) Show a maintenance access path extending to the outlet structure



12P. Show finished floor elevations (min 2ft above flooding depths)

Sheet 7

12Q. Ensure that no shrubs or trees are planted in pocket utility easements or within 5 ft of water meter pits and hydrants(TYP).

13. PROS (Joe Odrzywolski / 303-739-7174 / jodrzywo@auroragov.org / Comments in mauve)

Site Plan Comments

Sheet 3

13A. Since this sidewalk terminates and no connection is physically possible to the Stapleton open space and trail, provide pedestrian connection to the alley.

13B. Since this sidewalk terminates and no connection is physically possible to the Stapleton open space and trail, provide pedestrian connection to the alley.

13C. Is this alley public or private? Labeled as private alley on Sheet 4 of sections.

13D. Clean up linework.

Sheet 4

13E. Show the section for the 20' wide alley also.

Sheet 6

13F. Please indicate on the landscape plan where the 25' special landscape buffer is located along the Stapleton open space, label the plan as such. It is not clear where these shrubs and trees are located on the landscape plan.

13G. Revise chart per written comments

Sheet 7

13H. Label existing split rail fence to remain undisturbed.

13I. This area should be set aside as the 25' special landscape buffer along the Stapleton open space. Given the presence of the 20' wide paved alley road, detention basin area and wall at the basin, and the absence of the required shrub and tree planting, it is not clear how the project is complying with this requirement.

Sheet 8

13J. Label existing split rail fence to remain undisturbed.

13K. This area should be set aside as the 25' special landscape buffer along the Stapleton open space. Given the presence of the proposed 20' wide paved alley road, detention basin area and wall at the basin, and the absence of the required shrub and tree planting, it is not clear how the project is complying with this requirement.

14. Real Property (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

Site Plan Comments

Sheet 1

14A. Be specific on what is being excepted "Alley"?

14B. Be specific on what is being excepted "Alley & Parcel described in Book 432, Page 273"?

14C. Remove dedicatory language from the site plan.

14D. Instrument No.?

Sheet 3

14E. Provide Recording information for ROW (Typical).

14F. E. 26th Pl?

14G. Private or Public? (Typical).

14H. Label Tract & Area (typical).

14I. If any retaining wall encroaches into easements a license agreement will be required.

14J. Label Lot, Block & Subdivision with Reception No. for remainders (Typical).

*Plat Comments*

- 14K. Make the edits, corrections, additions, and deletions per the redline comments.
- 14L. Expand the vicinity map to cover 1/2 mile in each direction from the site.
- 14M. This space is only for Arapahoe County? (Typical).
- 14N. Match COA 2022 Subdivision Plat Checklist Item #4.
- 14O. Additionally, describe with metes and bounds per COA 2022 Subdivision Plat Checklist Item #5.b.
- 14P. Be more specific on the exception location.
- 14Q. Are the graphics mislabeled?
- 14R. Add B&D's to Description per COA 2022 Subdivision Plat Checklist Item #5.b.
- 14S. Remove "." & Insert ";".
- 14T. Remove hard return.
- 14U. A COLORADO LIMITED LIABILITY COMPANY.
- 14V. Provide Title Commitment dated within 120 days of the plat acceptance date.
If alleys are being dedicated as public, a certificate of taxes due will be required
- 14W. 1.6.H. Basis of Bearing Statements.
2. Composition. The basis of the bearing statement shall state the method used to derive the bearing (i.e., assumed, astronomic, geodetic, grid, reference to recorded or deposited survey, etc.) and the bearing between fully described monuments (i.e., monument material, diameter, length (if set), cap size and material, cap markings/stampings, etc.) at each end of a single line. When the monuments at each end of the reference line are fully described on the plat, they need only be referenced in the "Basis of Bearings" statement. A land survey plat shall show the graphic and mathematical relationship between the basis of bearing and the survey.
- 14X. Tracts A, B, C, and D are to be privately owned and maintained. (or are tracts being dedicated as public alleys?)
- 14Y. All owners of lots adjacent to (insert names of any arterial, collector, and continuous Type 1 local streets here) shall be required to comply with requirements of the Aurora City Code restricting the ability to build a fence along those streets or the types and sizes of fences that can be built along those streets.
- 14Z. Describe what the cap is on per AES Board Rule (Typical)
1.6.M. Description of Monuments.
Section 38-51-106(1)(f), C.R.S., requires professional land surveyors to provide "a description of all monuments, both found or set, that mark the boundaries of the property and of all control monuments used in conducting a survey."
1. Purpose. The purpose of this statute is to identify the physical attributes of the monuments and caps set or found during the original survey and subsequent retracement surveys.
2. Acceptable description of monuments. Description of monuments found or set should include, but not be limited to the physical attributes and size of the monument, and the physical attributes and size of the cap.
- 14AA. Add Reception Number/Bk & Pg.?
- 14BB. Add Reception Number/Bk & Pg.?
- 14CC. Add ROW Reception Number/Bk & Pg.? & Label ROW Width.
- 14DD. Closure Report shows the total as 260.68' and these add to 260.69'?
- 14EE. The closure report shows the total as 270.22' and this adds to 270.23'?
- 14FF. Add DE, AE to this legend.
- 14GG. Remove per COA 2022 Subdivision Plat Checklist Item #13.d.(9)
- 14HH. Label distance to the easement. (Typical).
- 14II. P.O.B. Does not agree with written?
- 14JJ. The undersigned as mortgage holders on part or all of the hereon shown real property do hereby agree and consent to the platting of said property as shown hereon.



14KK.

14LL. The foregoing instrument is approved for filing and conveyance of streets, easements, and Tracts A and B as shown hereon and is accepted by the City of Aurora, Colorado, this day of ,20 AD, subject to the condition that the City shall undertake maintenance of any such streets and Tracts A and B only after construction has been completed by the subdivider to City of Aurora specifications. (The underlined areas)

14MM. The undersigned as contract purchaser on part or all of the hereon shown real property, do hereby agree and consent to the platting of said property as shown hereon.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

January 19, 2023

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

Attn: Daniel Osoba

Re: Urban Cottages at Stapleton, Case # DA-2333-00

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat and site plan for **Urban Cottages at Stapleton**. Assuming natural gas and electric distribution facilities will be located within the 10-foot-wide utility easements, PSCo has no conflict.

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.

Additional easements may need to be acquired by separate document (i.e. transformers) – be sure to ask the Designer to contact a Right-of-Way & Permits Agent in this event.

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