

DATA BLOCK

DATA:	TOTAL:
LAND AREA WITHIN PROPERTY LINES	APPROX. 69 AC FOR TRANSMISSION LINE
GROSS FLOOR AREA	N/A
NUMBER OF BUILDINGS	N/A
MAXIMUM HEIGHT OF BUILDINGS	N/A
TOTAL BUILDING COVERAGE	N/A
HARD SURFACE AREA	N/A
LANDSCAPE AREA	N/A
HARD SURFACE AREA % / LANDSCAPE AREA %	N/A
PRESENT ZONING CLASSIFICATION	PARKS AND OPEN SPACE
PARKING SPACES EXISTING	N/A
PARKING SPACES PROVIDED	N/A
HANDICAP SPACES EXISTING	N/A
HANDICAP SPACES PROVIDED	N/A
BUILDING CODE INFORMATION	N/A
SIGNAGE	N/A

SIGNATURE BLOCK

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, _____ HAS CAUSED THESE
(CORPORATION, COMPANY, OR INDIVIDUAL)

PRESENTS TO BE EXECUTED THIS ____ DAY OF ____ AD. 20 ____

BY: _____
(PRINCIPALS OR OWNERS)

STATE OF COLORADO
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ AD. 20 ____

BY: _____
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____ NOTARY BUSINESS ADDRESS _____

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING AND ZONING COMMISSION: _____ DATE: _____

CITY COUNCIL: _____ DATE: _____

ATTEST: _____ DATE: _____
(CITY CLERK)

DATABASE APPROVAL DATE: _____

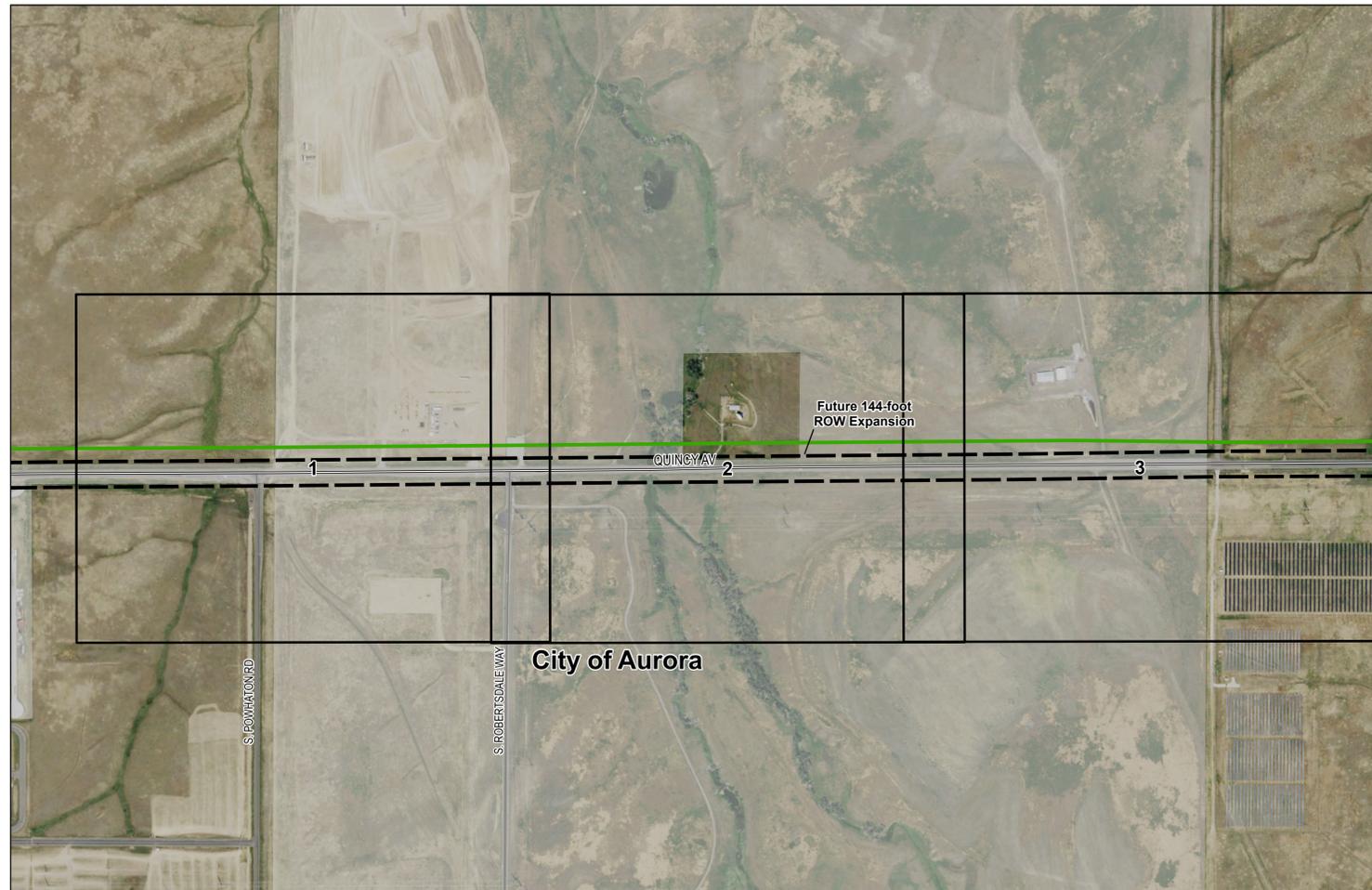
RECORDER'S CERTIFICATE:
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____

COLORADO AT ____ O'CLOCK __ M, THIS _____ DAY OF ____ AD. 20 ____

CLERK AND RECORDER: _____

PUBLIC SERVICE COMPANY OF COLORADO
COLORADO'S POWER PATHWAY PRELIMINARY TRANSMISSION LINE SITE PLAN AND
CONDITIONAL USE
TRANSMISSION LINE SITUATED IN PORTIONS OF SOUTHERN HALF OF SECTION 4, TOWNSHIP
5 SOUTH, RANGE 65 WEST ALL OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

VICINITY MAP



TRANSMISSION LINE LEGAL DESCRIPTION

LAND DESCRIPTION
SEE SHEETS 2 AND 3 FOR LEGAL DESCRIPTION

AMENDMENTS

CONTACTS

OWNER:
JENNIFER CHESTER
SENIOR MANAGER, SITING AND LAND RIGHTS
XCEL ENERGY
1800 LARIMER STREET, SUITE 400
DENVER, CO 80202
303-285-6533

TRANSMISSION ENGINEER:
JOSHUA PETERSON
PRINCIPAL TRANSMISSION ENGINEER
XCEL ENERGY
1800 LARIMER STREET, SUITE 500
DENVER, CO 80202
608-469-0216

SHEET INDEX

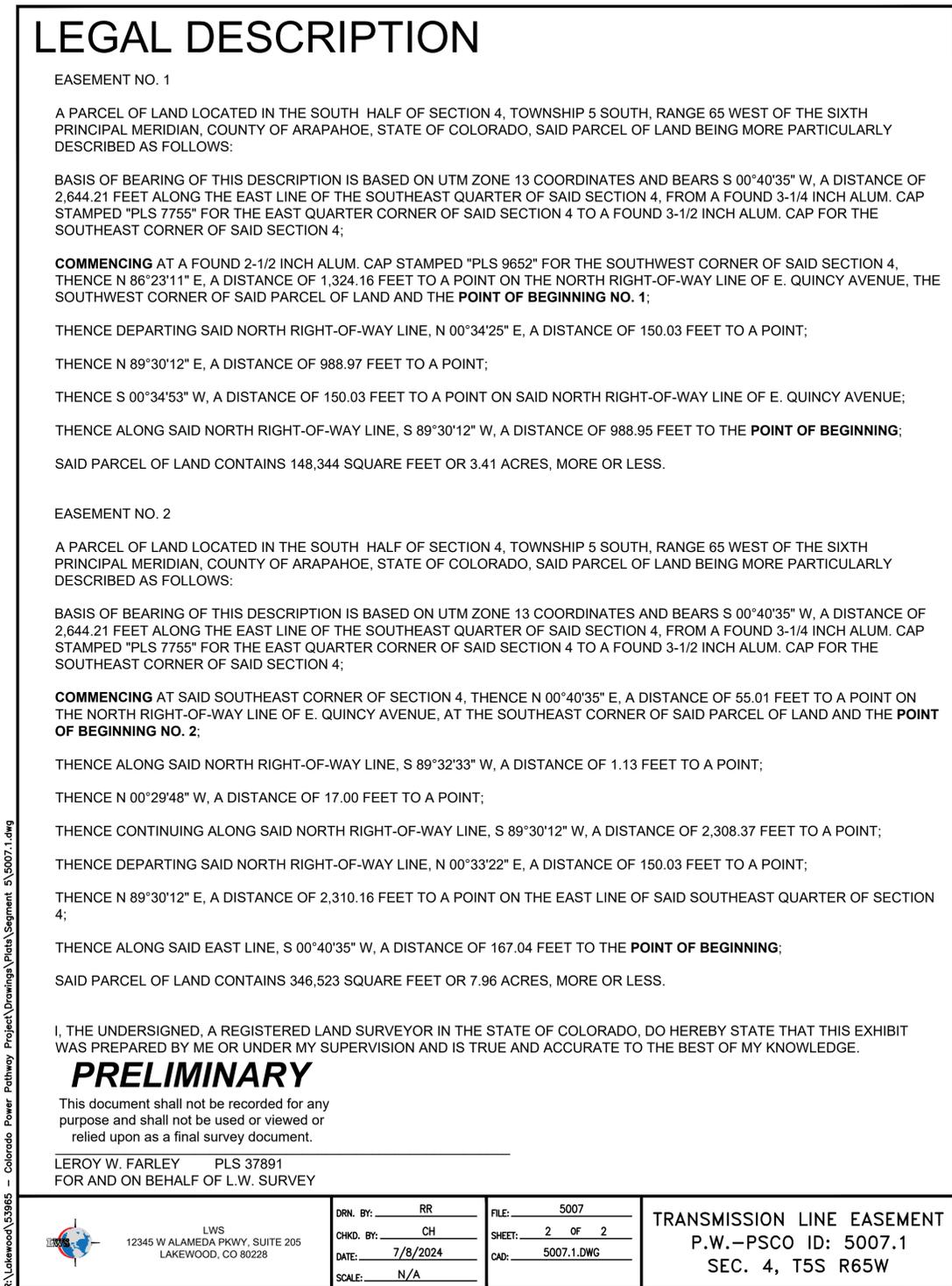
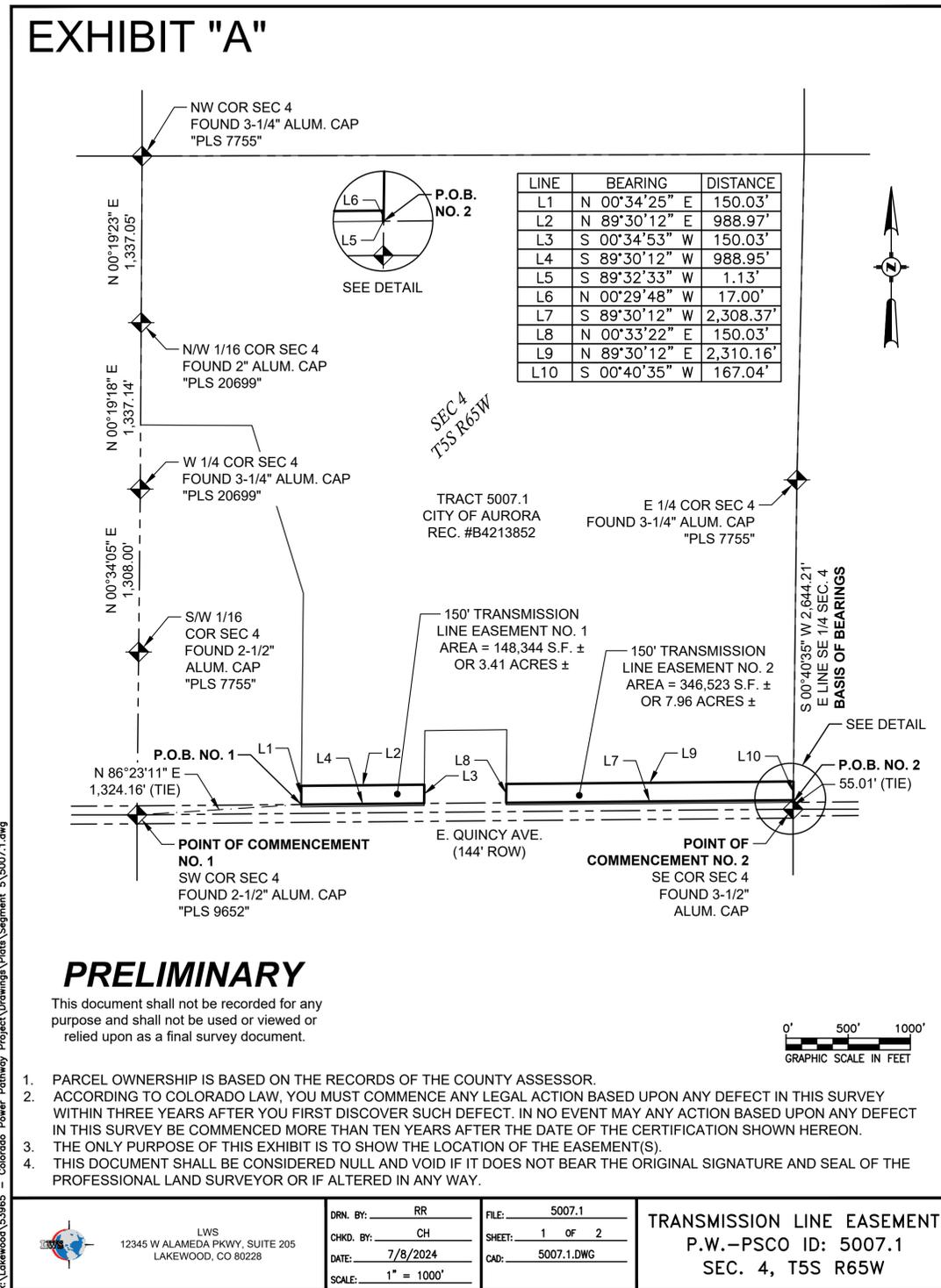
DWG#	TITLE	SHEET NUMBER
SITE DRAWINGS		
-	Cover Sheet	1
-	Easement Description	2 and 3
-	Tree Protection Notes	4
-	Typical Pole Design	5
-	Preliminary Transmission Line Site Plan	6
-	Preliminary Transmission Line Site Plan	7
-	Preliminary Transmission Line Site Plan	8
-	Quincy Avenue Detail	9
-	Major Arterial Cross Section	10

NOTES

- The developer, successors or assigns, including the homeowners or merchants association, shall be responsible for installation, maintenance and replacement of all fire lane signs as required by the City of Aurora.
- Right-of-way for ingress and egress for emergency vehicles is granted over, across, on, and through any and all private roads, ways, fire lanes easements or fire lane corridors now or hereafter established on the described property. Where dedicated as a fire lane easement or designated as a fire lane corridor, the roadway shall be posted "No Parking - Fire Lane".
- "Accessible exterior routes" shall be provided from public transportation stops, accessible parking, accessible passenger loading zones and public sidewalks to the accessible building entrance they serve. At least 50% of all building entrances shall be the most practical direct route. No slope along this route may exceed 1:20 without providing a ramp with a maximum slope of 1:12 and handrails. Crosswalks along this route shall be wide enough to wholly contain the curb ramp with a minimum width of 36" and shall be painted with white stripes. Required accessible means of egress shall be continuous from each required accessible occupied area to the public way. The "Accessible Exterior Routes" shall comply with IBC Chapter 11, and ICC A117.1.
- The developer, successors or assigns, shall be responsible for installation, maintenance and replacement of all landscaping materials shown or indicated on the approved Site Plan or Landscape Plan on file in the Planning and Development Services Department. All landscaping will be installed prior to issuance of Certificate of Occupancy.
- All crossings or encroachments by private landscape irrigation lines or systems and/or private utilities into easements and street rights-of-way owned by the City of Aurora are acknowledged by the undersigned as being subject to City of Aurora's use and occupancy of the said easements or rights-of-way. The undersigned, their successors and assigns, hereby agree to indemnify the City of Aurora for any loss, damage or repair to city facilities that may result from the installation, operation or maintenance of said private irrigation lines or systems and/or private utilities.
- The approval of this document does not constitute final approval of grading, drainage, utility, public improvements and building plans. Construction plans must be reviewed and approved by the appropriate agency prior to the issuance of building permits.
- All building address numbers shall comply with Sections 126-271 and 126-278 of the Aurora City Code.
- All rooftop mechanical equipment and vents greater than eight (8) inches in diameter must be screened. Screening may be done either with an extended parapet wall or a freestanding screen wall. Screens shall be at least as high as the equipment they hide. If equipment is visible because screens don't meet this minimum height requirement, the Director of Planning and Development Services may require construction modifications prior to the issuance of a permanent Certificate of Occupancy.
- Notwithstanding any surface improvements, landscaping, planting or changes shown in these site or construction plans, or actually constructed or put in place, all utility easements must remain unobstructed and fully accessible along their entire length to allow for adequate maintenance equipment. Additionally, no installation, planting, change in the surface, etc., shall interfere with the operation of the utility lines placed within the easement. By submitting these site or construction plans for approval, the landowner recognizes and accepts the terms, conditions and requirements of this note.
- Final grade shall be at least six (6) inches below any exterior wood siding on the premises.
- All interested parties are hereby alerted that this Site Plan is subject to administrative changes and as shown on the original Site Plan on file in the Aurora City Planning and Development Services Department. A copy of the official current plan may be obtained there. Likewise, Site Plans are required to agree with the approved subdivision plat of record at the time of a building permit; and if not, must be amended to agree with the plat as needed, or vice versa.
- Errors in approved Site Plans resulting from computations or inconsistencies in the drawings made by the applicant are the responsibility of the property owner of record. Where found, the current minimum Code requirements will apply at the time of building permit. Please be sure that all plan computations are correct.
- All representations and commitments made by applicants and property owners at public hearings regarding this plan are binding upon the applicant, property owner, and its heirs, successors, and assigns.
- Architectural features, such as bay windows, fireplaces, roof overhangs, gutters, eaves, foundations, footings, cantilevered walls, etc., are not allowed to encroach into any easement or fire lane.
- The vendor of any future sale of the real property shall provide the required notice per City Code Section 146-1587(c) to be recorded with the County Clerk and Recorder and shall provide such notice to each prospective purchaser of any and all said property. See Exhibit C4 under the Airport Related Land Use Restrictions section of this Guidebook.
- 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, shown on the signing and striping plan for development.
- Fire lane and handicapped parking signs, sign details, handicapped parking stall details, and locations shall be approved with the civil plans, "signage and striping" package.
- This site has the following conditional use approval(s): (list any/all applicable uses and the date of Planning Commission approval – multitenant buildings should leave room for modifications or future additions)

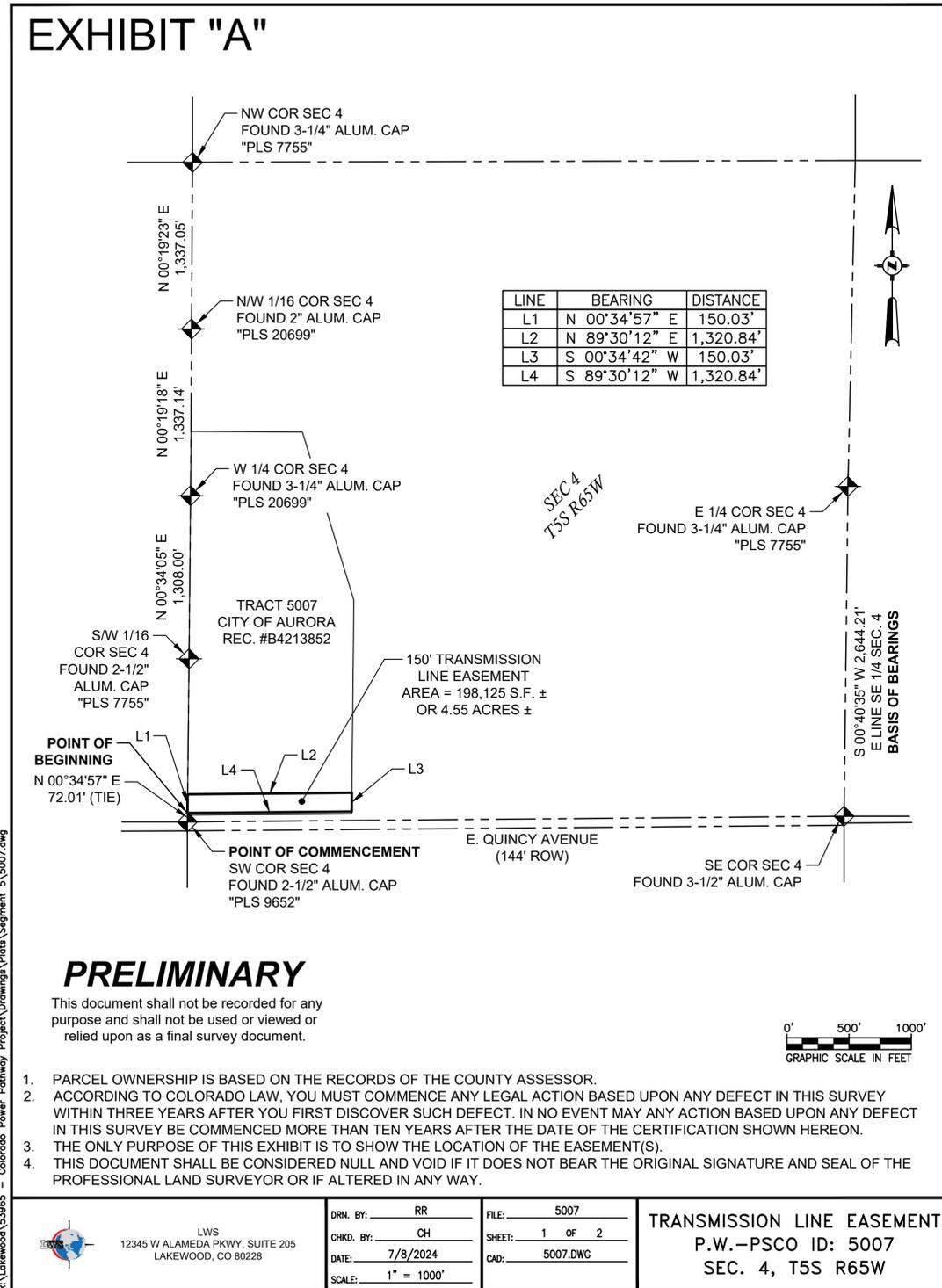
PUBLIC SERVICE COMPANY OF COLORADO

COLORADO'S POWER PATHWAY PRELIMINARY TRANSMISSION LINE SITE PLAN AND CONDITIONAL USE TRANSMISSION LINE EASEMENT DESCRIPTION



PUBLIC SERVICE COMPANY OF COLORADO

COLORADO'S POWER PATHWAY PRELIMINARY TRANSMISSION LINE SITE PLAN AND CONDITIONAL USE TRANSMISSION LINE EASEMENT DESCRIPTION



LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS BASED ON UTM ZONE 13 COORDINATES AND BEARS S 00°40'35" W, A DISTANCE OF 2,644.21 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, FROM A FOUND 3-1/4 INCH ALUM. CAP STAMPED "PLS 7755" FOR THE EAST QUARTER CORNER OF SAID SECTION 4 TO A FOUND 3-1/2 INCH ALUM. CAP FOR THE SOUTHWEST CORNER OF SAID SECTION 4;

COMMENCING AT A FOUND 2-1/2 INCH ALUM. CAP STAMPED "PLS 9652" FOR THE SOUTHWEST CORNER OF SAID SECTION 4, THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, N 00°34'57" E, A DISTANCE OF 72.01 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, N 00°34'57" E, A DISTANCE OF 150.03 FEET TO A POINT;

THENCE DEPARTING SAID WEST LINE OF THE SOUTHWEST QUARTER, N 89°30'12" E, A DISTANCE OF 1,320.84 FEET TO A POINT;

THENCE S 00°34'42" W, A DISTANCE OF 150.03 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF E. QUINCY AVENUE;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, S 89°30'12" W, A DISTANCE OF 1,320.84 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL OF LAND CONTAINS 198,125 SQUARE FEET OR 4.55 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

PRELIMINARY

This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

LEROY W. FARLEY PLS 37891
FOR AND ON BEHALF OF L.W. SURVEY

DRN. BY: RR

CHKD. BY: CH

DATE: 7/8/2024

SCALE: N/A

FILE: 5007

SHEET: 2 OF 2

CAD: 5007.DWG

TRANSMISSION LINE EASEMENT

P.W.-PSCO ID: 5007

SEC. 4, T5S R65W

PUBLIC SERVICE COMPANY OF COLORADO

COLORADO'S POWER PATHWAY PRELIMINARY TRANSMISSION LINE SITE PLAN AND CONDITIONAL USE

TREE PROTECTION NOTES

TREE PROTECTION NOTES

1. PRIOR TO THE BEGINNING OF CONSTRUCTION, ESTABLISH THE TREE PROTECTION ZONE BY INSTALLING TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO REMAIN. LOCATE FENCING AT THE OUTSIDE OF THE DRIP LINE OF THE TREES OR AT A DISTANCE FROM THE TREE TRUNK OF ONE(1) FOOT OF RADIUS FOR EVERY INCH OF TRUNK DIAMETER, WHICHEVER IS GREATER. FOR GROUPS OF TREES, THE MINIMUM DISTANCE BETWEEN THE TREE TRUNK AND THE FENCING SHALL BE ONE(1) FOOT FOR EACH INCH OF TRUNK DIAMETER. FOLLOWING INSTALLATION OF FENCING, REQUEST INSPECTION BY THE CITY OF AURORA PARKS & FORESTRY DIVISION (303-739-7177) OR AUTHORIZED DESIGNEE.
2. TREE PROTECTION FENCING SHALL BE 4' HEIGHT, ORANGE MESH FENCING ATTACHED TO 'T' POSTS. FENCING SHALL BE INSPECTED AND MAINTAINED DAILY.
3. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL OF THEIR WORKERS, SUBCONTRACTORS AND SUPPLIERS UNDER THIS REQUIREMENT. WITHIN THE TREE PROTECTION ZONE, THE FOLLOWING CONSTRUCTION ACTIVITIES SHALL NOT BE ALLOWED EXCEPT AS NECESSARY TO EXECUTE DETAILS TP-2.0, 2.1, 3.1 & 3.2:
 - A. EQUIPMENT USE AND STORAGE
 - B. MATERIAL DELIVERY OR STORAGE
 - C. VEHICLE TRAFFIC, PARKING, USE OR STORAGE
 - D. SPREADING, EXCAVATING, COMPACTING OR STOCKPILING OF SOIL
 - E. CONCRETE WASH-OUT AREAS AND RUN-OFF FROM CONCRETE WASH-OUT AREAS
 - F. FOOT TRAFFIC
 - G. RUN-OFF CONTAINING HARMFUL LIQUIDS SUCH AS OIL, GAS, PAINT, SOLVENTS, FERTILIZER, ASPHALT, MORTAR, TAR OR SIMILAR MATERIALS
4. VIOLATION OF THE TREE PROTECTION ZONE SHALL RESULT IN A FINE OF \$500 PER INCIDENCE AND MAY BE INCREASED BASED ON THE PERCENTAGE OF THE ZONE AFFECTED MULTIPLIED BY THE FULL VALUE OF THE TREE (OR TREES) ESTABLISHED PRIOR TO CONSTRUCTION. IF MORE THAN 30% OF THE TREE PROTECTION ZONE IS DAMAGED, THE FINE SHALL BE THE FULL VALUE OF THE ADJACENT TREE (OR TREES). FOR THE PURPOSE OF THESE REQUIREMENTS, CONSTRUCTION FENCING (LOCATED AT THE LIMITS OF CONSTRUCTION) SHALL BE TREATED AS TREE PROTECTION FENCING AND SHALL ESTABLISH A TREE PROTECTION ZONE FOR NEARBY TREES.
5. DAMAGE TO THE MAIN TRUNKS OF TREES IS PROHIBITED. DAMAGE NOT PREVIOUSLY DOCUMENTED SHALL RESULT IN A FINE BASED ON THE PERCENTAGE OF THE CIRCUMFERENCE AFFECTED. DAMAGE GREATER THAN 30% OF THE CIRCUMFERENCE OR AFFECTING THE STRUCTURAL INTEGRITY OF THE TREE WILL RESULT IN A FINE EQUAL TO THE FULL VALUE OF THE TREE.
6. LIMB REMOVAL IS PROHIBITED, UNLESS APPROVED PRIOR TO CONSTRUCTION OR AS AUTHORIZED BY THE CITY OF AURORA PARKS & FORESTRY DIVISION. LIMB REMOVAL, IF APPROVED, SHALL BE DONE PRIOR TO THE START OF CONSTRUCTION. DAMAGED BRANCHES SHALL BE PRUNED WITHIN 10 DAYS OF THE OCCURRENCE UTILIZING ANSI A300 STANDARDS. UNAUTHORIZED LIMB DAMAGE OR REMOVAL CAN RESULT IN A FINE OF \$500 PER BRANCH AS MAY BE DETERMINED BY THE CONSTRUCTION MANAGER OR HIS FORESTRY CONSULTANT. LIMB REMOVAL AND ALL OTHER APPROVED PRUNING SHALL BE PERFORMED BY A PROFESSIONAL COMPANY THAT IS LICENSED BY THE CITY OF AURORA FORESTRY DIVISION.
7. IF ROOTS GREATER THAN ONE(1) INCH DIAMETER REQUIRE CUTTING/REMOVAL, A CLEAN CUT SHALL BE ACCOMPLISHED USING A SHARP HAND TOOL. A MAXIMUM OF TWO(2) 3-INCH DIAMETER ROOTS PER TREE ARE PERMITTED FOR REMOVAL. THE REMOVAL OF ADDITIONAL ROOTS 3-INCHES OR GREATER IN DIAMETER REQUIRES APPROVAL OF THE CITY FORESTER OR AUTHORIZED DESIGNEE.
8. EXISTING TREES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE IMMEDIATELY REPAIRED AND IF DAMAGED BEYOND REPAIR, REPLACED PER THE MITIGATION SPECIFICATIONS OUTLINED IN SECTION IV, SUBSECTION A, ITEM 3 OF THE TREE PRESERVATION POLICY. THE MITIGATION PLAN FOR THESE TREES SHALL FOLLOW THAT APPROVED THROUGH THE SITE PLAN SUBMITTAL.

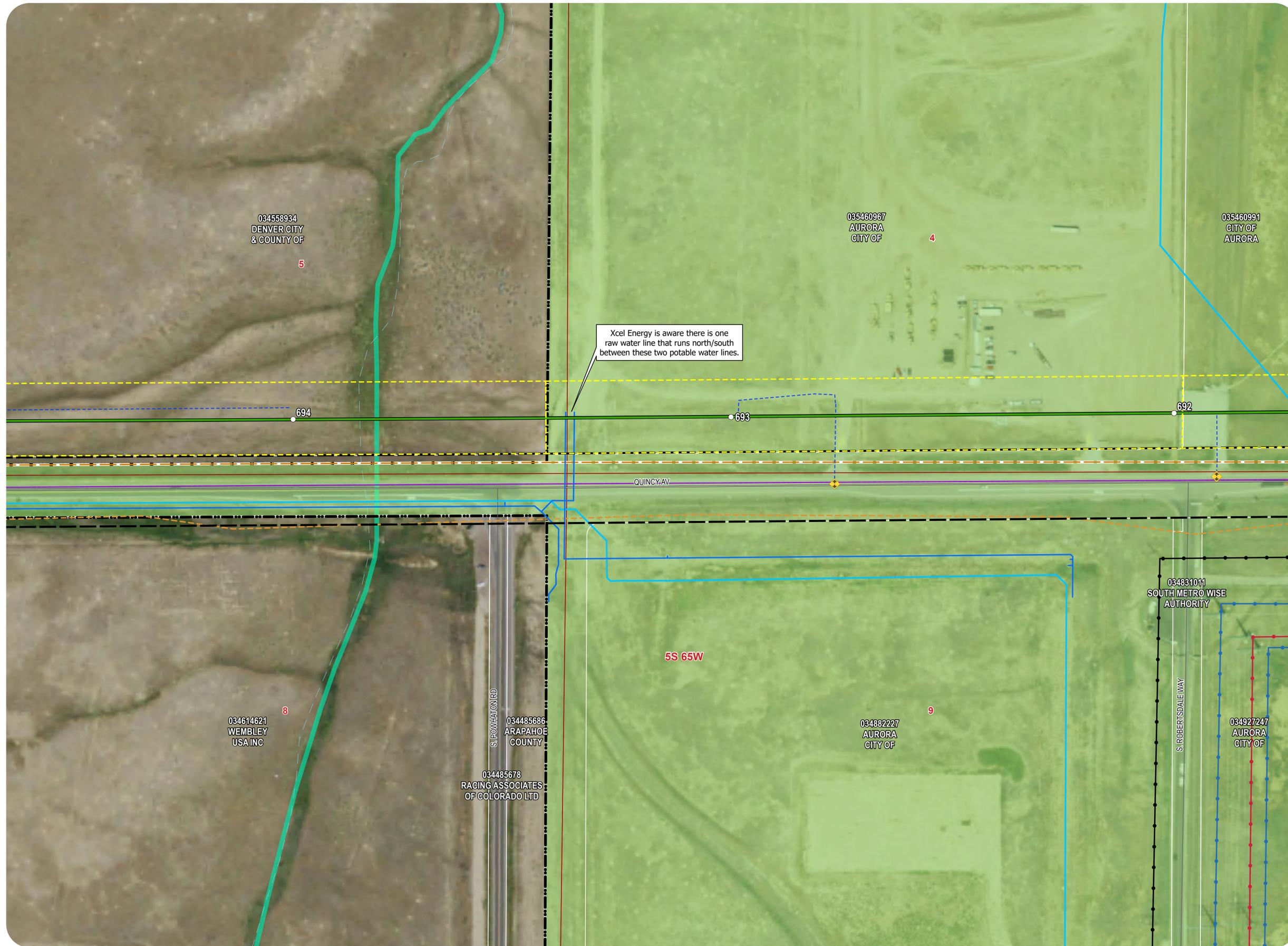


*City of Aurora
Parks, Recreation & Open Space Dept.
Date: October 2020*

**TREE PROTECTION
NOTES**

**PROS
TP-1.0**

COLORADO'S POWER PATHWAY



Legend

- Preliminary Structure Location
- Preferred Transmission Route
- ▭ Proposed 150-foot Easement
- ◆ Access Point Location
- - - Access Road
- ▭ City of Aurora
- - - Trail
- ▭ Future 144-foot Road ROW
- City of Aurora Water Line
- City of Aurora Waste Main

Existing Electric Infrastructure (PSCo 2020)

- 115kV Transmission Line
- 230kV Transmission Line
- 345kV Transmission Line

Public Land Survey System (BLM 2020)

- ▭ Section
- ▭ Township/Range

Oil and Gas Facilities (Tetra Tech 2021)

- Pipeline

Hydrology (NWI 2021, FEMA 2021)

- ▭ NWI Wetland
- ▭ 100-year FEMA Floodplain

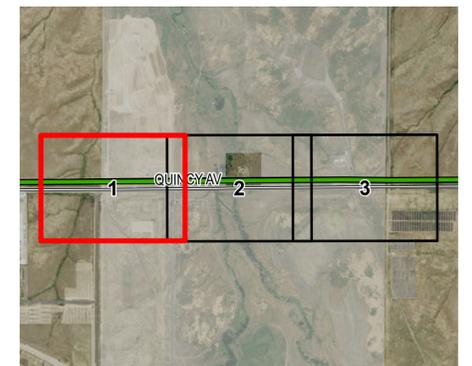
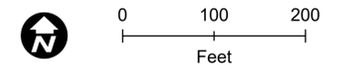
Jurisdiction (COMap 2019, CO SLB 2020, ESRI 2020)

- ▭ State
- ▭ CO State Stewardship

Zoning (City of Aurora 2021)

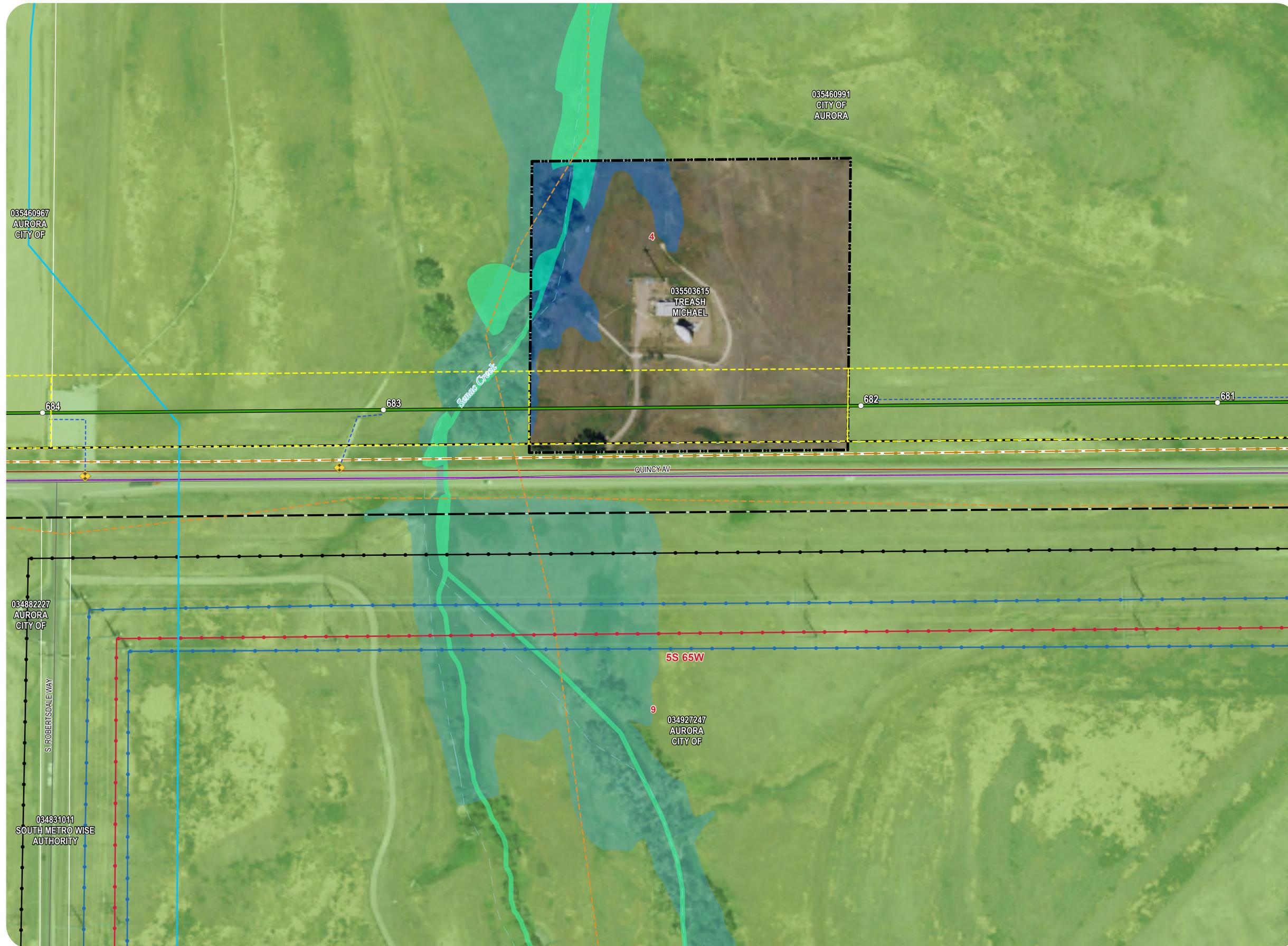
- ▭ Parks and Open Space

*Aerial - 2023 NAIP Imagery



Revised: 9/4/2024 | NOT FOR CONSTRUCTION
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COLORADO'S POWER PATHWAY



Legend

- Preliminary Structure Location
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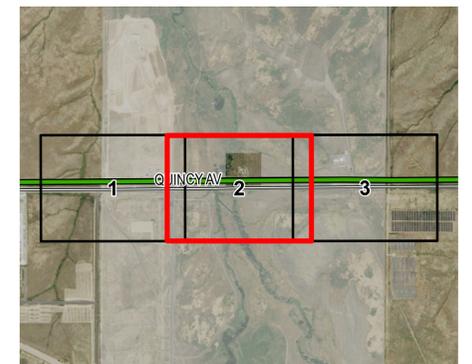
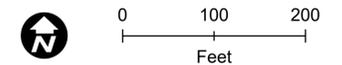
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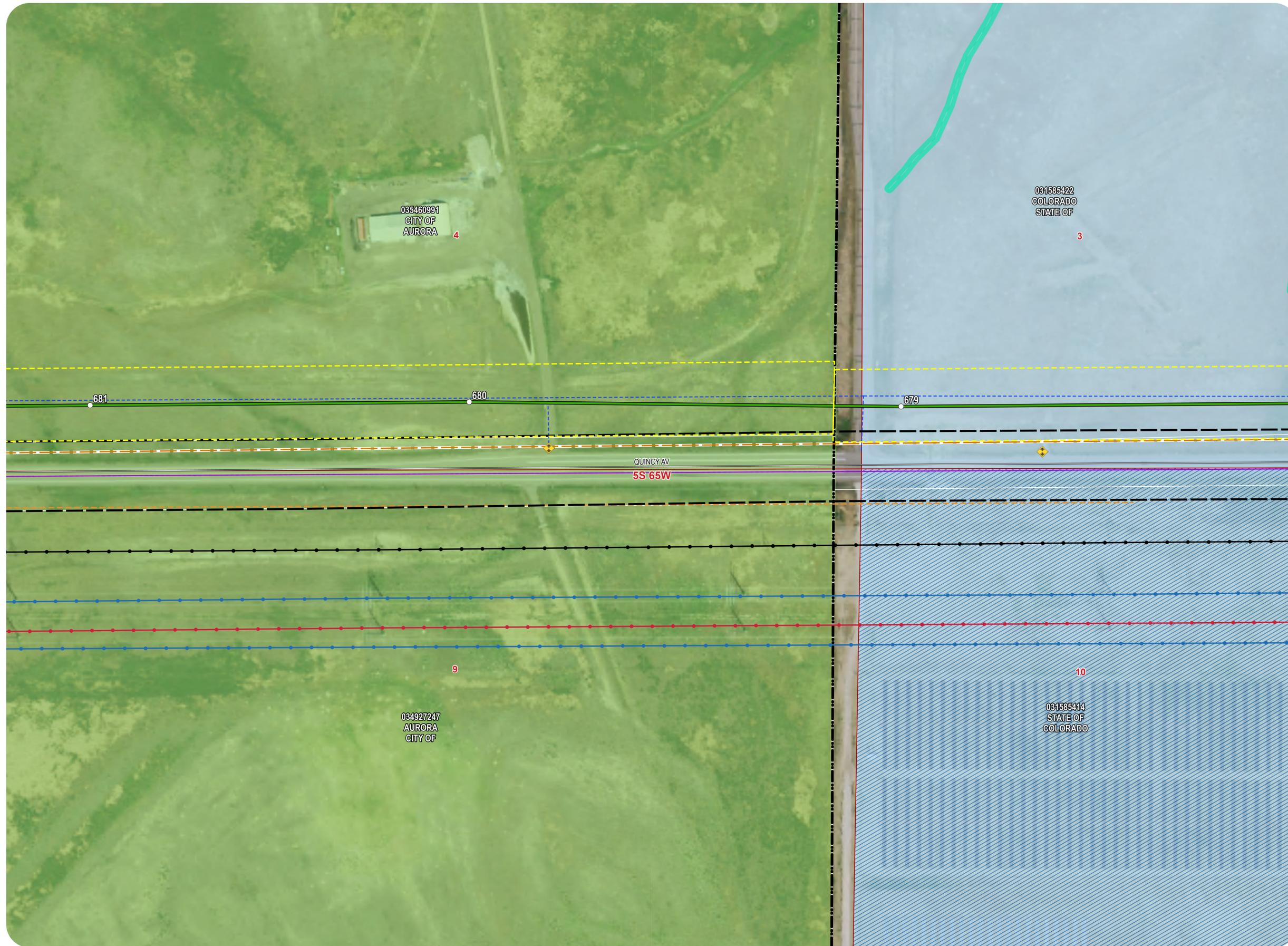
- Parks and Open Space

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COLORADO'S POWER PATHWAY



Legend

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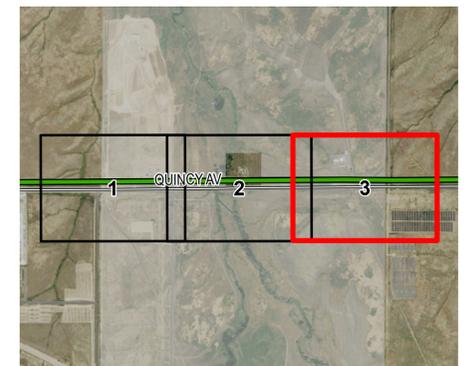
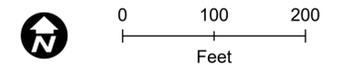
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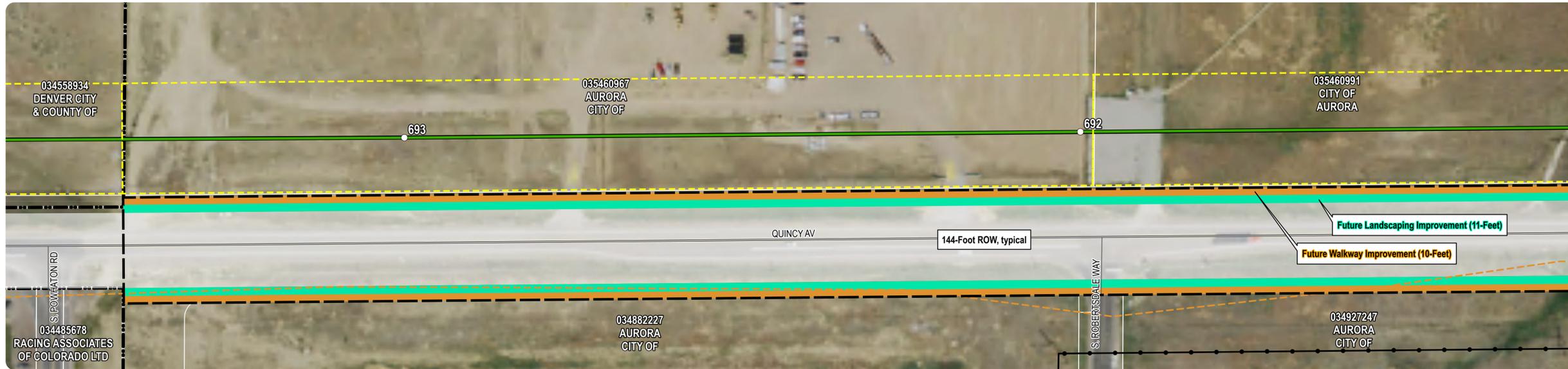
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COLORADO'S POWER PATHWAY



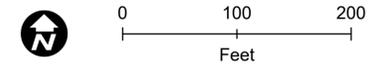
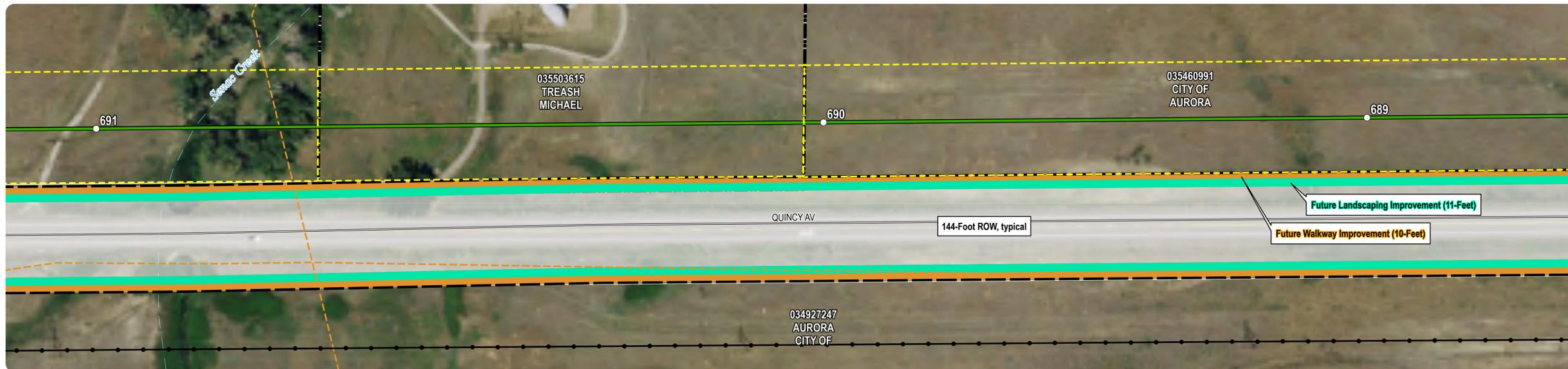
Legend

- Preliminary Structure Location
- Preferred Transmission Route
- - - Proposed 150-foot Easement
- City of Aurora
- - - Trail
- Future 144-foot Road ROW
- Quincy Avenue (102-Foot ROW, Major Arterial)
- Future Landscaping Improvement (11-Feet)
- Future Walkway Improvement (10-Feet)

Existing Electric Infrastructure (PSCo 2020)

- 115kV Transmission Line

*Aerial - 2023 NAIP Imagery

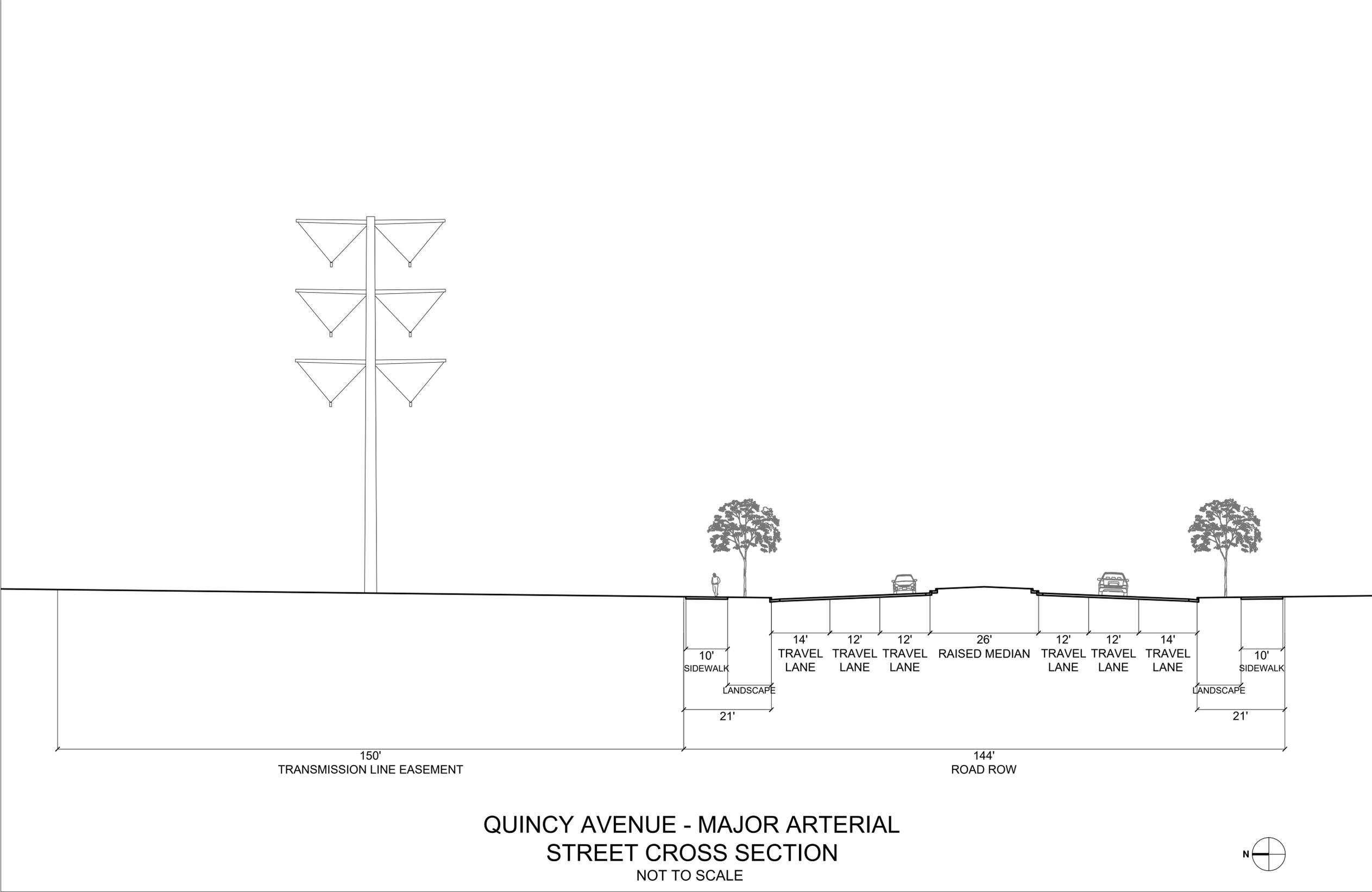


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PUBLIC SERVICE COMPANY OF COLORADO

COLORADO'S POWER PATHWAY PRELIMINARY TRANSMISSION LINE SITE PLAN AND CONDITIONAL USE

MAJOR ARTERIAL CROSS SECTION



QUINCY AVENUE - MAJOR ARTERIAL STREET CROSS SECTION

NOT TO SCALE

