

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



March 18, 2020

Chris Miller
Scannell Properties
8801 River Crossing Blvd., Suite 300
Indianapolis, IN 46240

Re: Second Submission Review – Project Tiger at Porteos – Site Plan and Plat
Application Number: **DA-1903-22**
Case Numbers: **2012-7001-04**

Dear Chris:

Thank you for your second submission, which we started to process on Monday, February 22, 2021. 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 Wednesday, March 31st, 2021.

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 Administrative Decision date is set for Wednesday, April 21, 2021. In order to maintain this date, all comments must be sufficiently addressed in your resubmittal. Please remember that all abutter notices for administrative decisions 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 303-739-7450 or esakotas@auroragov.org.

Sincerely,

Eric S. Sakotas, Planner II
City of Aurora Planning Department

Attached: Excel Energy letter dated 12/7/2020.

cc: Brad Cooney, Kimley-Horn Associates, 4582 S. Ulster St., Denver, CO 80237
Scott Campbell, Neighborhood Liaison
Cesarina Dancy, ODA
Filed: K:\\$DA\1903-22rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

Planning Department

Landscaping

- Screening of the loading and outdoor parking areas is required should the adjoining parcel to the west not develop. (See Item 1A)
- The Zoning Code allows for some flexibility when both a street frontage buffer and screening of service, loading and storage areas occur. The flexibility occurs when there is an overlap of buffers and screening and while this is not occurring staff has determined that the provision of a street frontage buffer along E. 60th does not provide a buffer for the proposed development given the setback from the street. (see Item 1C)
- Although the fence will provide the security the applicant is after, it will not provide any screening given it's location and the type being rod iron. (see Item 1D)

Civil Engineering

- This site plan will not be approved by public works until the preliminary drainage letter/report is approved (see Item 3A)
- Maintenance access is required to the top of the outlet structure outside of the pond bottom. A turn around is required. (see Item 3B)

Fire / Life Safety

- Why was the FDC removed from this building? Are you intending on not providing a fire sprinkler system? (see Item 5H)
- Buildings or portions of buildings exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. (see Item 5I)
- The installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. (see Item 5R)

Aurora Water

- Access is to be provided to the top of the outlet structure. Access follows same requirements as standard maintenance paths. (see Item 6A)
- The proposed water main will not be constructed under any detention pond, even if temporary. (see Item 6J)

Real Property

- This fence/gate that encroaches into the easement(s) needs to be covered by a License Agreement. (see Item 7Y)

**PLANNING DEPARTMENT COMMENTS****1. Landscaping Issues** (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)***General Comments:***

- The landscape plans should include all the easements dimensioned and labeled.
- The landscape plans should include the all required buffers dimensioned and labeled.

Site Plan – Sheet 49

- 1A. As previously provided in an e-mail to the consultant, screening of the loading and outdoor parking areas is required should the adjoining parcel to the west not develop. The request was made to provide a note similar to the following: "The coniferous tree buffer east of the detention/water quality pond will be installed depending upon neighboring construction projects. If Harvest Road is built and the neighboring development to the west is not constructed within 6-8 months after Harvest Road is constructed, then the buffer as depicted grayed back adjacent to the pond shall be installed" A coniferous buffer needs to be included with the next submittal along with the above note. Again, the buffer may be grayed back, but must be shown and the note included on each representative sheet. This was a requirement of Project Pearl to the north.
- 1B. Update the Landscape Legend on all sheets.
- 1C. The Zoning Code allows for some flexibility when both a street frontage buffer and screening of service, loading and storage areas occur. The flexibility occurs when there is an overlap of buffers and screening and while this is not occurring staff has determined that the provision of a street frontage buffer along E. 60th does not provide a buffer for the proposed development given the setback from the street. While there are two distinct landscape requirements, the applicant may remove the plant material for the street frontage buffer but will be required to provide a heavier planting to screen the service and loading areas. Update the landscape table accordingly for the street frontage buffer. Please provide the necessary information on what is required but add an asterisk at the bottom of the table indicating that staff has required a heavier screening of the service and loading areas in lieu of the street frontage buffer plantings.

Site Plan – Sheet 50

- 1D. Although the fence will provide the security the applicant is after, it will not provide any screening given it's location and the type being rod iron. Additional trees (evergreen) should be provided to screen the parked trailers and trailer activity. While staff acknowledges that some trees have been added, the intent to screen the trailer parking is not being met.
- 1E. Darken the fence so that it reads more like the legend.

Site Plan – Sheet 51

- 1F. The JB and PP are too short to provide any type of service, storage or loading screening as well as parking lot screening.
- 1G. These shrub beds along Jackson Gap Street may be removed as the shrub requirement is being met along the fence.
- 1H. Add evergreen trees and change some trees to evergreen.

Site Plan – Sheet 54

- 1I. The CC are too short to provide any type of service, storage or loading screening as well as parking lot screening.
- 1J. Add evergreen trees and change the indicated trees to evergreen.

Site Plan – Sheet 55

- 1K. Add evergreen trees.

Site Plan – Sheet 57

- 1L. Remove the perennials being used for parking lot screening and provide additional shrub material.
- 1M. The matchline number at the bottom of the sheet needs to be changed.
- 1N. Change the indicated trees to evergreen trees.

Site Plan – Sheet 60

- 1O. Update plant labels.

Site Plan – Sheet 61

- 1P. There appears to be storm water infrastructure over the entrance drive.
- 1Q. Update the note as indicated.



Site Plan – Sheet 62

1R. Add the note as indicated.

Site Plan – Sheet 65

1S. Update the plant size for the Walkers Low Catmint.

Site Plan – Sheet 66

1T. Provide some additional labels with the cross sections i.e. street names, trailer parking, detention pond etc.

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

2A. 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

3. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

Site Plan – Sheet 1

3A. This site plan will not be approved by public works until the preliminary drainage letter/report is approved.

Site Plan – Sheet 4

3B. Maintenance access is required to the top of the outlet structure outside of the pond bottom. A turn around is required.

Site Plan – Sheet 10

3C. Access easement. The drainage easement is for the pond, an access easement is for the maintenance access.

Site Plan – Sheet 11

3D. Label access easement.

Site Plan – Sheet 13

3E. Maintenance access is required to the top of the outlet structure outside of the pond bottom.

Site Plan – Sheet 19

3F. Per drainage plan comments build as much of the ultimate condition channel as possible.

Site Plan – Sheet 20

3G. Min. 2% slope in pond bottom.

Site Plan – Sheet 22

3H. Min. 2% slope in pond bottom.

3I. Per the drainage plan comments, has this method of conveyance been confirmed with Mile High Flood District (MHFD)?

Site Plan – Sheet 28

3J. Min. 2% slope in pond bottom.

Site Plan – Sheet 31

3K. Per comments on the drainage plan a geomorph concept study was to be completed by CVL. Show that boundary on the plans.

Site Plan – Sheet 32

Max. 4% slope for 75'

Plat – Sheet 1

3L. Please remove AutoCad SHX text items in the comment section. Please flatten to reduce select-ability of the items.

Plat – Sheet 2

3M. This needs to be an access easement and it needs to extend to the ROW. See note on plan.



4. Traffic Engineering (Kyle Morris / 303-587-2668 / kdmorris@auroragov.org / Comments in amber)

Site Plan – Sheet 1

- 4A. Please note, TIS is approved.
- 4B. Add the following note: All signs must conform to the City of Aurora sign code and Aurora Commerce Center FDP.

Site Plan – Sheet 2

- 4C. Current 2021 escrow amount can be provided through email. This amount changes annually and will be applied at the time of escrow deposit. Please do not include a dollar amount on the plans.

Site Plan – Sheet 3

- 4D. A pork chop island is now recommended in the TIS at this RI/RO access. Please provide.
- 4E. Provide traffic signal easement from PT to PT of the ROW line (chamfer the radius)
- 4F. Auxiliary lanes triggered by site generated traffic need to be shown on this site plan. Please coordinate with the TIS.
- 4G. The TIS now recommends a left at this location during the build-out year. Please include.

Site Plan – Sheet 6

- 4H. Traffic signal easement. See comment on Site Plan.

Site Plan – Sheet 16

- 4I. Remove #7. This is a full-movement access location, as identified by the TIS.

Site Plan – Sheet 17

- 4J. Traffic signal easement.
- 4K. Pork chop island.
- 4L. Show One Way sign in the median.

Site Plan – Sheet 51, 54, 57, 60, 61

- 4M. Remove NW and YG from sight triangles.

5. Fire / Life Safety (William Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

Site Plan – Sheet 1

- 5A. Each individual building needs to reflect its IBC Occupancy Classification and Type.
- 5B. Add the required and provided van accessible parking spaces
- 5C. Advisory note: According to your response, this site will be constructed in one phase, which will require the project to meet water supply and access during construction requirements.

Site Plan – Sheet 2

- 5D. Show and label the fire lane signs within the site sheets.

Site Plan - Sheet 3

- 5E. Please extend this fire lane easement as shown.
- 5F. Relocate these two fire hydrants so they are located between 3'6" and 8'0" from the edge of the fire lane easement in order to provide fire protection in the form of water supply for both the building and storage lot in accordance 2015 IFC Section 507.
- 5G. Advisory Note: water lines supplying fire hydrants must maintain a minimum available residual pressure of 20 PSI for firefighter purposes. If the water line exceeds 150' it may require calculation to be shown on the Utility sheet of the civil drawings. The calculations provided must reflect no less than a 20-PSI residual.

Site Plan - Sheet 5

- 5H. Why was the FDC removed from this building? Are you intending on not providing a fire sprinkler system?
- 5I. Buildings or portions of buildings exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. The required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. Per



IFC Section D105. Therefore, portions of the proposed fire lane easement can be reduced down to 23' when the above provision is met.

- 5J. Fire hydrants shall be placed between 3'6" and 8'0" from the edge of the fire lane easement. Relocate the fire hydrant to be within the required distance.
- 5K. The Knox Box between these doors.

Site Plan - Sheet 6

- 5L. Relocate the FDC and the Fire Riser Room to this location. Provide a 3' paved path to the exterior Fire Riser Room door and FDC. Extend sidewalk beyond FDC to ensure landscape material does not interfere with water line connection (2 feet minimum) See examples
- 5M. In order to provide advantageous placement for fire apparatus the City of Aurora requires the fire department connection (FDC) to be located where it will be readily visible and accessible.
- 5N. Identify and label the fire riser room and exterior riser room door.
- 5O. This fire hydrant does not meet the COA distance standard. Fire hydrants shall be placed between 3'6" and 8'0" from the edge of the fire lane easement. Please relocate the fire hydrant to be within the required distance. Bumping out the fire lane in this area will satisfy the fire hydrant distance requirement as well provide access for responding fire companies.
- 5P. Make sure to add this portion of the fire lane easement to the Plat.
- 5Q. Extend the Fire Lane easement through this access point.
- 5R. The installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is conducted on behalf of the Fire Chief. For assistance please call 303-739-7420 and ask for a Life Safety Plans Examiner.
- 5S. Provide gate section and details. Make sure the naming convention matches on the site, civil, and license agreement illustration.

Site Plan - Sheet 11

- 5T. See previous fire lane extension comments.
- 5U. See relocation comments on the utility sheets

Site Plan - Sheet 14

- 5V. See fire lane easement extension comment on Sheet 3.
- Revise this turning radius to 29' (TYP).

Site Plan - Sheet 15

- 5W. Fire lane easements shall be designed and maintained to support the imposed loads of fire apparatus (85,000 pounds) and shall be surfaced so as to provide for all-weather driving capabilities (typically meaning asphalt and concrete).
- 5X. Please provide gate section and details. Make sure the naming convention matches on the site, civil, and license agreement illustration.
- 5Y. Please provide gate section and details. Make sure the naming convention matches on the site, civil, and license agreement illustration.
- 5Z. Please work with Real Property to start the process for a licensed agreement to allow the gating system fire lane encroachment. TYP
- 5AA. The installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is conducted on behalf of the Fire Chief. For assistance please call 303-739-7420 and ask for a Life Safety Plans Examiner.
- 5BB. This appears to be a gating system. Revise the labeling of the gating. Example gate: (1) 26' Automatic Sliding Gate with Approved Knox Hardware.

Site Plan - Sheet 30

- 5CC. These slopes appear to be outside the normal grade limits for a fire lane. Provide additional information confirming the longitudinal and transverse slopes are within COA normal standards
- 5DD. It appears that the surface material has not been updated as described in your first review responses. Please revise to concrete designed as indicated in the response.



Site Plan - Sheet 33

- 5EE. See fire hydrant relocation and fire lane easement extension comments on Sheet 3.
- 5FF. As previously stated, provide a fire hydrant at location.
- 5GG. As discussed with Jim Desmond on Jan 29th and Feb 1st, Section 503 and 507 of the 2015 IFC establishes some of the requirements for fire apparatus access to buildings or facilities and water supply. These provisions are intended to limit the maximum length of hose needed to reach any point along the building or facility.
- 5HH. Show the location, size and type of piping of the fire service water line supporting the interior automatic fire sprinkler system. Example for fire service line label: 8" Fire Line DIP (Private).
- 5II. See previous FDC, fire hydrant, fire riser room/door, and Fire Lane comments.
- 5JJ. See previous fire lane extension comments.

Site Plan - Sheet 42

- 5KK. This fire hydrant does not meet the COA distance standard. Fire hydrants shall be placed between 3'6" and 8'0" from the edge of the fire lane easement. Please relocate the fire hydrant to be within the required distance.
- 5LL. The site, utility, and elevation sheets must show the location of fire riser room and its exterior door.
- 5MM. Show the location, size and type of piping of the fire service water line supporting the interior automatic fire sprinkler system. Example for fire service line label: 8" Fire Line DIP (Private).

Site Plan - Sheet 44

- 5NN. See previous fire hydrant relocation comments.
- 5OO. This fire hydrant does not meet the COA distance standard. Fire hydrants shall be placed between 3'6" and 8'0" from the edge of the fire lane easement. Please relocate the fire hydrant to be within the required distance.
- 5PP. See previous fire lane surface material currents.
- 5QQ. Provide a fire hydrant at this location.

Site Plan - Sheet 60

- 5RR. See previous fire lane surface material comments.

Site Plan - Sheet 67

- 5SS. Is this the FDC or the Fire Riser Room. Please identify both elements on the elevation sheets. TYP
- 5TT. Show the location of the FDC and Knox Boxes:
- 5UU. Identify the FDC as a Y symbol and label with the following example: "FDC with approved Knox Hardware."
- 5VV. Identify the all Knox Box as an X within a box symbol and label with the following example: "Knox Box."
(Typical for Utility, Landscaping, Elevation and Photometric Plans.)

Site Plan - Sheet 68

- 5WW. Show the location of the FDC and Knox Boxes:
- 5XX. Identify the FDC as a Y symbol and label with the following example: "FDC with approved Knox Hardware."
- 5YY. Identify the all Knox Box as an X within a box symbol and label with the following example: "Knox Box."
(Typical for Utility, Landscaping, Elevation and Photometric Plans.)

Site Plan - Sheet 69

- 5ZZ. Show the location of the Knox Box:
- 5AAA. Identify the all Knox Box as an X within a box symbol and label with the following example: "Knox Box."
(Typical for Utility, Landscaping, Elevation and Photometric Plans.)

Plat Comments

- 5BBB. Fire hydrant relocation comments on the site plan review may impact the need for utility easement additions.
- 5CCC. Please correct fire lane turning radii.
- 5DDD. See site plan comments regarding the extension the fire lane.

6. Aurora Water (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red)

Site Plan - Sheet 19

- 6A. Access is to be provided to the top of the outlet structure. Access follows same requirements as standard maintenance paths. If the path is longer than 150-feet an approved turn around is required. This can be a hammer head or bulb out. See Chapter 3.62(2) of the Storm Drainage Design & Technical Criteria manual. Typical for all detention pond outlet structures.



Site Plan - Sheet 28

6B. Maintenance access is required to the top of the outlet structure.

Site Plan - Sheet 35

6C. Call this out as a private sanitary sewer main.

6D. Water meter is to be in a landscaped area. See Section 17.08

6E. Advisory: residual pressure calculations will be required for this main showing that a residual pressure of 20-psi during max day fire flow. This is to include demand from the water meter.

Site Plan - Sheet 36

6F. Why wet tap a 12-inch then reduce to 8-inch? Wet tap the 16-inch with an 8-inch tap.

Site Plan - Sheet 42

6G. Water meter to be in a landscaped area. See Section 17.08.

Site Plan - Sheet 43

6H. Where is this pipe discharging?

Site Plan - Sheet 45

6I. What is the “-AR-” linetype?

Site Plan - Sheet 46

6J. The proposed water main will not be constructed under any detention pond, even if temporary.

6K. Wet tap with a 8-inch connection. Depending on material a tee may need to be cut in. This will be evaluated during the civil plan review.

7. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

Plat Closure Report

7A. Please review the highlighted numbers.

Plat – Sheet 1

7B. **The highlighted numbers in the Legal Description are different than the illustration.**

7C. Add state information in the Legal Description.

7D. No Tracts being dedicated. Remove note from Legal Description.

7E. Add the correct Section notation and add the description of the monuments at each end of the Basis of Bearing line.

7F. Add Tract A note.

7G. Add street names.

7H. If there are mortgage holders, then move this statement and add a signature line for them. (If not, delete)

7I. Update this Title Commitment to be within 120 calendar days of the plat approval date.

Plat – Sheet 2

7J. Make sure this name is consistent with the other references.

7K. Add easement label (typ.).

7L. Match the description area.

Plat – Sheet 3

7M. Add tic marks at the change of direction (typ.).

7N. Add tie out distance to the easement.

Plat – Sheet 4

7O. Add tic marks at the change of direction (typ.).

Plat – Sheet 5

7P. Add tic marks at the change of direction (typ.).

7Q. Change the distances as noted on the plat.

7R. A portion of this easement is outside the plat.

Plat – Sheet 6

7S. Add tic marks at the change of direction (typ.).

7T. Utility easement: check with the other references.



Site Plan – General

7U. Add 'City of Aurora' where noted.

7V. The easement names should match the plat references. Some of these names do not match.

Site Plan - Sheet 4

7W. The easement names should match the plat references. Some of these names do not match.

7X. To be dedicated by separate document.

7Y. This fence/gate that encroaches into the easement(s) needs to be covered by a License Agreement. Contact Grace Gray (ggray@auroragov.org) for the License Agreement concerns. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record.

Site Plan - Sheet 5

7Z. The easement names should match the plat references. Some of these names do not match.

7AA. This fence/gate that encroaches into the easement(s) needs to be covered by a License Agreement. Contact Grace Gray (ggray@auroragov.org) for the License Agreement concerns. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record.

Site Plan - Sheet 6

7BB. The easement names should match the plat references. Some of these names do not match.

7CC. This fence/gate that encroaches into the easement(s) needs to be covered by a License Agreement. Contact Grace Gray (ggray@auroragov.org) for the License Agreement concerns. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record.

7DD. Add: to be dedicated by a separate document.

Site Plan - Sheet 7

7EE. The easement names should match the plat references. Some of these names do not match.

7FF. This fence/gate that encroaches into the easement(s) needs to be covered by a License Agreement. Contact Grace Gray (ggray@auroragov.org) for the License Agreement concerns. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record.

7GG. Add: to be dedicated by a separate document.

Site Plan - Sheet 9

7HH. The easement names should match the plat references. Some of these names do not match.

7II. This fence/gate that encroaches into the easement(s) needs to be covered by a License Agreement. Contact Grace Gray (ggray@auroragov.org) for the License Agreement concerns. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record.

Site Plan - Sheet 10

7JJ. The easement names should match the plat references. Some of these names do not match.

7KK. This easement is outside of the plat and will need to be dedicated by separate document - Contact Andy Niquette (aniquett@auroragov.org) to start.

Site Plan - Sheet 11

7LL. The easement names should match the plat references. Some of these names do not match.

Site Plan - Sheet 12

7MM. The easement names should match the plat references. Some of these names do not match.

7NN. This fence/gate that encroaches into the easement(s) needs to be covered by a License Agreement. Contact Grace Gray (ggray@auroragov.org) for the License Agreement concerns. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record.

Site Plan - Sheet 14

7OO. This fence/gate that encroaches into the easement(s) needs to be covered by a License Agreement. Contact Grace Gray (ggray@auroragov.org) for the License Agreement concerns. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record.

Site Plan - Sheet 15

7PP. This fence/gate that encroaches into the easement(s) needs to be covered by a License Agreement. Contact Grace Gray (ggray@auroragov.org) for the License Agreement concerns. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record.



Site Plan - Sheet 16

7QQ. A portion of this easement is outside of the plat and will need to be dedicated by separate document - Contact Andy Niquette (aniquett@auroragov.org) to start.

Site Plan - Sheet 34

7RR. See note: To be dedicated by a separate document.

Site Plan - Sheet 37

7SS. See note: To be dedicated by a separate document.

Site Plan - Sheet 40

7TT. See note: To be dedicated by a separate document.

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

No comments at this time.



Right of Way & Permits

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

December 7, 2020

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

Attn: Eric Sakotas

Re: Project Tiger at Porteos, Case # DA-1903-22

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plans and plat for **Project Tiger at Porteos**. 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. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Donna George
Right of Way and Permits
Public Service Company of Colorado / Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com