

# **ENCROACHMENT STIPULATION LETTER**

**CIG PMW202007011**

**Pomeroy Subdivision Project (Aurora Parkway, North of Southland Mall)**





November 23, 2020

GC Aurora LLC  
WDG Alexander, LLC  
Kum and Go, L.C.  
C/o Lawrence P Jacobson  
4100 E. Mississippi Avenue, Suite 500  
Denver, CO 80246-3053

## ENCROACHMENT STIPULATION LETTER

RE: Pomeroy Subdivision Project Filing 1 Plans  
CIG Encroachment Reference: PMW202007011

Tract: CIG 9A Tract 230, 9B Tract 16 and 212A Tract 320

County: Arapahoe

State: CO

Dear Lawrence P Jacobson:

Colorado Interstate Gas CIG L.L.C. ("CIG") hereby acknowledges the receipt of those certain e-mails with the reference or subject line of "Pomeroy Project (Aurora Parkway, North of Southland Mall)" with Plans attached from Mike Deis with Garrett Construction representing GC Aurora LLC, WDG Alexander, LLC and Kum and Go, L.C. ("Pomeroy Project") dated on or about July 10, 2020 together hereinafter referred to as the "Encroachment". Said plan shows, describes, details, and/or depicts the proposed methods and specifications for the installation/construction of an Encroachment upon, over, under, within, or in close proximity to CIG's pipelines and/or pipeline related facilities ("CIG Facilities") on CIG's easement or easements (whether one or more, "CIG Easement") referenced by the tract number(s) above.

CIG hereby grants approval of the plans and work referenced in Exhibit "A" attached hereto and made a part hereof, provided:

1. This letter is countersigned and a copy is returned to CIG at the address listed below prior to commencement of any construction activity within the confines of the CIG Easement. If this letter is not signed and returned to CIG, CIG's consent herein shall be withdrawn; no work will be authorized within the confines of the CIG Easement.
2. The following conditions are observed:
  - a. All work must comply with the plans referenced herein. Any changes to the design and/or construction must be pre-approved in advance by CIG.
  - b. Except as specifically set forth in Exhibit "A", Pomeroy Project shall construct, own, operate, maintain, use and remove the Encroachment in accordance with CIG's O&M Procedure 204 OM200-29 titled "Guidelines for Design and Construction near Kinder Morgan Operated Facilities", which is attached hereto as Exhibit "B" and made a part hereof. **All work within the CIG Easement must be done under the supervision and direction of a CIG representative. A CIG representative shall be on-site to monitor any construction activities within twenty-five (25) feet of CIG Facilities or within the CIG Easement.** Pomeroy Project agrees to reimburse CIG for any reasonable documented direct costs of placing inspectors or representatives employed by CIG to monitor the Pomeroy Project's construction activities. Direct



costs may include wages, benefits, living expenses, and vehicle and equipment expenses as set forth in Exhibit "C" attached hereto and made a part hereof. Such costs will be billed to Pomeroy Project on a monthly basis. An invoice detailing such monthly charges shall be sent by email, first class mail or facsimile to the following:

GC Aurora LLC  
WDG Alexander, LLC  
Kum and Go, L.C.  
C/o Lawrence P Jacobson  
4100 E. Mississippi Avenue, Suite 500  
Denver, CO 80246-3053  
Telephone: (303) 984-9800

Pomeroy Project shall submit payment to CIG for such invoiced amounts within thirty (30) days of invoice receipt. Such payments shall be sent by first class mail to the following:

JP Morgan Chase (TX1-0029)  
Attn: Colorado Interstate Gas & #734018  
14800 Frye Road, 2nd Floor  
Ft. Worth, TX 76155

- c. At least five (5) business days prior to any work on or near CIG Facilities and/or within the CIG Easement, Pomeroy Project, its contractor(s), subcontractor(s), and/or developer(s) must call CIG's Mark Hornsby, Supervisor Damage Prevention, at (303) 261-4296 office or (970) 381-8641 mobile. He will arrange to have a CIG representative on-site while work is occurring.
- d. CIG requires that each contractor or subcontract associated with the Encroachment submit a CO One Call (8-1-1) Ticket for each different phase of the Encroachment that involves earth disturbance (grading, excavating, trenching, digging, etc.).
- e. Pomeroy Project shall be solely responsible for the construction, ownership, operation, maintenance, use, and removal of the Encroachment prior to completion of the construction activity within the confines of the CIG Easement and for any and all expenses including inspection fees incurred by CIG and/or damage to CIG Facilities and/or the CIG Easement as a result of, in the CIG's sole opinion, the Pomeroy Project's activities upon the CIG Easement. Pomeroy Project shall, upon demand by CIG, reimburse CIG fully for any such expense or damage. Pomeroy Project agrees to indemnify and hold harmless CIG, its parent, affiliates, agents, employees, contractors, and subcontractors and their respective successors and assigns (individually and collectively, the "CIG Indemnitees"), against any claim, demand, or cause of action of any party (including, but not limited to reasonable attorney's fees) in any way arising from or related to (1) the existence of the Encroachment, (2) Pomeroy Project's approved activities under this Stipulation Letter, (3) Pomeroy Project's breach of its obligations under this Stipulation Letter, or (4) any cause of action resulting from damage to CIG Facilities or the CIG Easement by Pomeroy Project, its parent, affiliates, agents, employees, contractors or subcontractors.
- f. The review and approval of this proposal shall only be valid for a period of one (1) year from the date of this letter.
- g. All of the terms and conditions of the CIG Easement shall remain in full force and effect.
- h. The permission granted herein shall not be assignable, in whole or in part, without CIG's express written consent.



- i. This Stipulation Letter shall be binding upon and inure to the benefit of the parties hereto, including Pomeroy Project's contractors, subcontractors, and developers, if any.

If you have any questions, please contact me by telephone at (719) 520-4279, by e-mail at [Garry\\_Zieske@Kindermorgan.com](mailto:Garry_Zieske@Kindermorgan.com), or by mail at: Garry Zieske, Land and Right of Way Department, Kinder Morgan Inc., 2 North Nevada Avenue, Colorado Springs, CO 80903.

Sincerely,

*Garry Zieske*

Garry Zieske  
Land and Right of Way Senior Agent  
Kinder Morgan, Inc.

**COUNTERSIGNED AND AGREED TO:**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name

**Lawrence P Jacobson for GC Aurora LLC,  
WDG Alexander, LLC and Kum and Go, L.C**

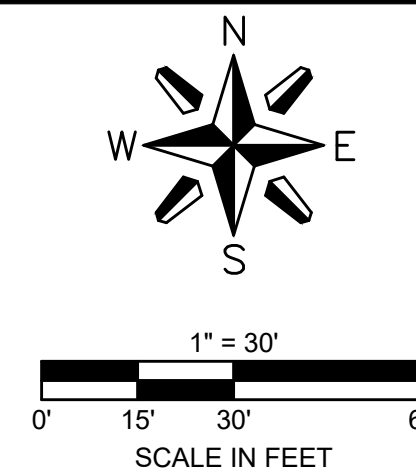
\_\_\_\_\_  
Date



Exhibit "A"

# SITE PLAN KUM & GO GAS & C-STORE

PART OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 67  
WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO



## GRADING PLAN LEGEND

---	PROPERTY BOUNDARY
---	EXISTING EASEMENT
5280	EXISTING MAJOR CONTOUR
5280	EXISTING MINOR CONTOUR
5200	PROPOSED MAJOR CONTOUR
5200	PROPOSED MINOR CONTOUR
ST	EXISTING STORM SEWER
---	PROPOSED STORM SEWER
4727.21	EXISTING STORM INLET AND MANHOLE
4727.21	PROPOSED STORM INLET AND MANHOLE
4727.21 SW	PROPOSED FLOWLINE ELEVATION
4727.21 ME	PROPOSED EXTERIOR GRADE AT FOUNDATION
4727.21 TW	PROPOSED SIDEWALK ELEVATION
4727.21 BW	PROPOSED GRADE TO MATCH EXISTING
3.1%	PROPOSED FINISHED GRADE
	PROPOSED FINISHED GRADE AT TOP OF WALL
	PROPOSED FINISHED GRADE AT BOTTOM OF WALL
	FLOW ARROW AND GRADE

09.17.2020- GAS AND GRADING EXHIBIT

REQUEST FROM GAS COMPANY:  
- DUE TO SITE CONSTRAINTS, REQUEST  
ALLOWING 4' BURY OVER GAS LINE  
WITHIN PROPERTY AND ADJACENT TO IT.  
- REQUEST A LETTER FROM GAS  
COMPANY THAT STATES BUILDING  
STRUCTURES CAN FALL WITHIN 50' OF  
THEIR GAS MAIN. SPECIFICALLY, THAT  
THE CANOPY AND THE TRASH  
ENCLOSURE CAN BE IN LOCATIONS/  
DISTANCES IDENTIFIED BELOW. NOTE,  
THOSE STRUCTURES ARE OUTSIDE OF  
THE GAS EASEMENT.

CASE NUMBER: SITE-20-00010

KUM & GO GAS & C-STORE  
SITE DEVELOPMENT PLAN  
C3.0 GRADING PLAN



6400 Westown Parkway  
West Des Moines, Iowa  
50266  
P: 515-226-0128  
F: 515-223-9873

JOB NO. KUM003.01

SCALE

DATE: SEPTEMBER 08, 2020

SHEETS

15

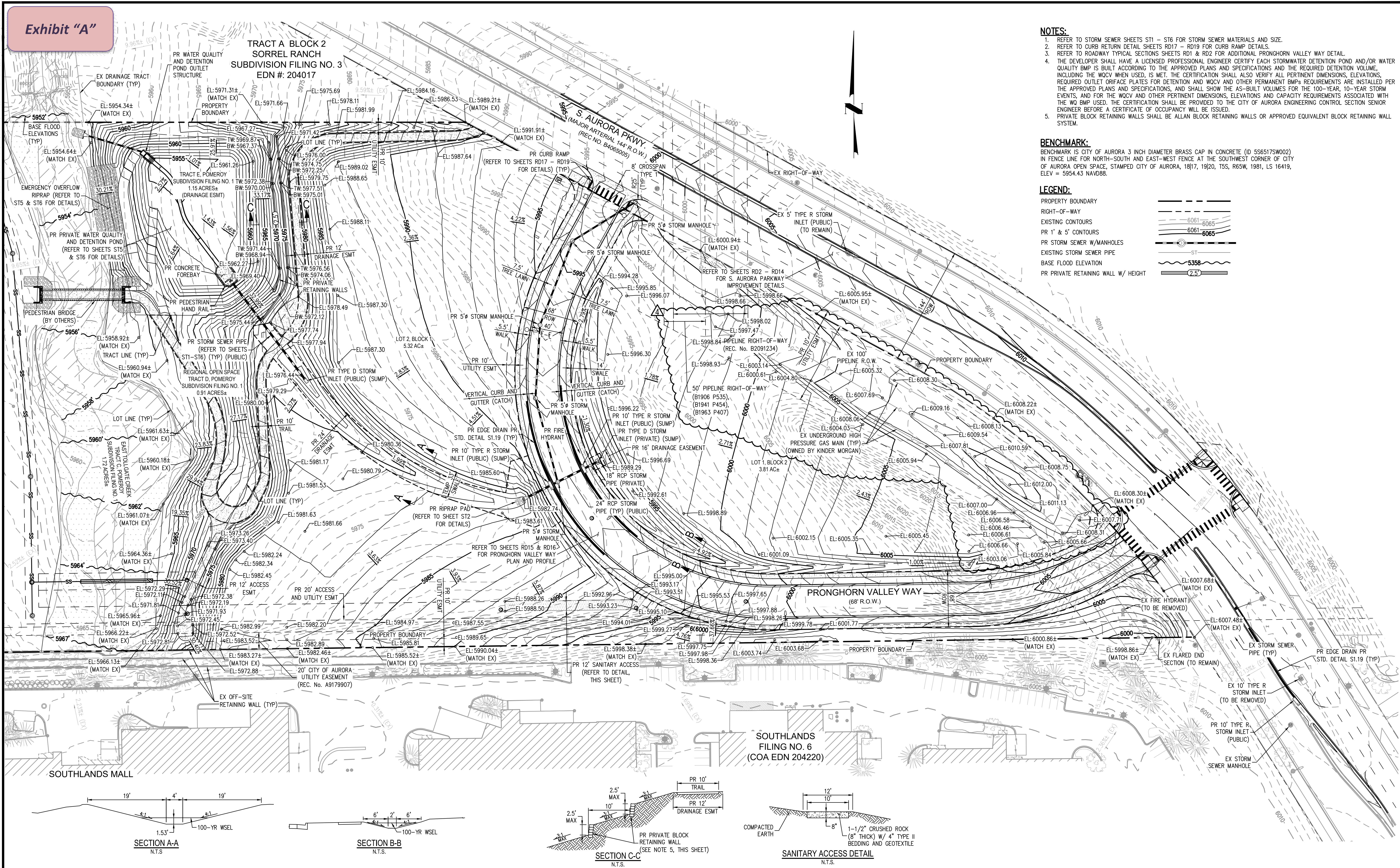
4



501 S Cherry St, Suite 300  
Glendale, CO 80246  
303-572-7997 www.ees.us.com



## Exhibit "A"

TRACT A BLOCK 2  
SORREL RANCH  
SUBDIVISION FILING NO. 3  
EDN #: 204017

## NOTES:

1. REFER TO STORM SEWER SHEETS ST1 - ST6 FOR STORM SEWER MATERIALS AND SIZE.
2. REFER TO CURB RETURN DETAIL SHEETS RD17 - RD19 FOR CURB RAMP DETAILS.
3. REFER TO ROADWAY TYPICAL SECTIONS SHEETS RD1 & RD2 FOR ADDITIONAL PRONGHORN VALLEY WAY DETAIL.
4. THE DEVELOPER SHALL HAVE A LICENSED PROFESSIONAL ENGINEER CERTIFY EACH STORMWATER DETENTION POND AND/OR WATER QUALITY BMP IS BUILT ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS AND THE REQUIRED DETENTION VOLUME, INCLUDING THE WQCV WHEN USED, IS MET. THE CERTIFICATION SHALL ALSO VERIFY ALL PERTINENT DIMENSIONS, ELEVATIONS, REQUIRED OUTLET ORIFICE PLATES FOR DETENTION AND WQCV AND OTHER PERMANENT BMPs REQUIREMENTS ARE INSTALLED PER THE APPROVED PLANS AND SPECIFICATIONS, AND SHALL SHOW THE AS-BUILT VOLUMES FOR THE 100-YEAR, 10-YEAR STORM EVENTS, AND FOR THE WQCV AND OTHER PERTINENT DIMENSIONS, ELEVATIONS AND CAPACITY REQUIREMENTS ASSOCIATED WITH THE WQ BMP USED. THE CERTIFICATION SHALL BE PROVIDED TO THE CITY OF AURORA ENGINEERING CONTROL SECTION SENIOR ENGINEER BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED.
5. PRIVATE BLOCK RETAINING WALLS SHALL BE ALLAN BLOCK RETAINING WALLS OR APPROVED EQUIVALENT BLOCK RETAINING WALL SYSTEM.

## BENCHMARK:

BENCHMARK IS CITY OF AURORA 3 INCH DIAMETER BRASS CAP IN CONCRETE (ID 556517SW002) IN FENCE LINE FOR NORTH-SOUTH AND EAST-WEST FENCE AT THE SOUTHWEST CORNER OF CITY OF AURORA OPEN SPACE, STAMPED CITY OF AURORA, 18|17, 19|20, TSS, R65W, 1981, LS 16419, ELEV = 5954.43 NAVD88.

## LEGEND:

PROPERTY BOUNDARY	---
RIGHT-OF-WAY	---
EXISTING CONTOURS	---
PR 1' & 5' CONTOURS	---
PR STORM SEWER W/MANHOLES	---
EXISTING STORM SEWER PIPE	---
BASE FLOOD ELEVATION	---
PR PRIVATE RETAINING WALL W/ HEIGHT	---



Know what's below.  
Call before you dig.

CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

DESIGNED BY: KPK  
CHECKED BY: JRS  
DRAWN BY: KPK

**HKS** HARRIS KOCHER SMITH  
1120 Lincoln Street, Suite 1000  
Denver, Colorado 80203  
P: 303.623.6300 F: 303.623.6311  
HarrisKocherSmith.com

S. AURORA PROPERTY INVESTORS, LLC

POMEROY SUBDIVISION FILING NO. 1  
GRADING PLAN - WEST PARCEL

ISSUE DATE: 9/4/2019	PROJECT #: 170220
DATE	REVISION COMMENTS
9/18/2020	PER KINDER MORGAN COMMENTS

SHEET NO.

CD7



Exhibit "A"

TEMPORARY 8" PVC RISER  
OUTLET PIPE INV ELEV: 5954.46'  
TRIBUTARY AREA = 12.38 AC  
(SEE SEDIMENT BASIN OUTLET  
DETAIL, THIS SHEET) (TO BE REPLACED  
WITH PERMANENT POND OUTLET STRUCTURE  
UPON FINAL STABILIZATION)

TRACT A BLOCK 2  
SORREL RANCH  
SUBDIVISION FILING NO. 3  
EDN #: 204017

SORREL RANCH  
FILING NO. 3

SOUTHLANDS MALL

KEYMAP

SCALE: 1"=400'

BENCHMARK:

BENCHMARK IS CITY OF AURORA 3 INCH DIAMETER BRASS CAP IN CONCRETE (ID 56517SW002)  
IN FENCE LINE FOR NORTH-SOUTH AND EAST-WEST FENCE AT THE SOUTHWEST CORNER OF CITY  
OF AURORA OPEN SPACE, STAMPED CITY OF AURORA, 18|17, 19|20, T5S, R65W, 1981, LS 16419,  
ELEV = 5954.43 NAVD88.

LEGEND:

PROPERTY BOUNDARY

EXISTING CONTOURS

PROPOSED CONTOURS

LIMITS OF CONSTRUCTION

SILT FENCE

SEDIMENT CONTROL LOG

DIVERGENT DITCH

CUT/FILL BOUNDARY

TSB TRIBUTARY AREA

BASE FLOOD ELEVATIONS

INLET PROTECTION

CONCRETE WASHOUT AREA

FLOW ARROW

VEHICLE TRACKING CONTROL

STOCKPILE AREA

STABILIZED STAGING AREA

TEMPORARY SEDIMENT BASIN

STANDARD DRAWING INDEX:

STANDARD DETAILS INCORPORATED BY REFERENCE WITHIN THESE DRAWINGS SHALL  
CONSIST OF THE FOLLOWING, BUT NOT LIMITED TO, CITY OF AURORA STANDARD  
DETAILS INDICATED AND ALL SUBSEQUENT DETAILS WHICH MAY BE REFERENCED  
THEREIN.

CITY OF AURORA DETAIL CS : CURB SOCKS  
CITY OF AURORA DETAIL CW : CONCRETE WASHOUT  
CITY OF AURORA DETAIL IPA : AREA INLET PROTECTION  
CITY OF AURORA DETAIL IPC : CULVERT INLET PROTECTION  
CITY OF AURORA DETAIL IPS : SUMP INLET PROTECTION  
CITY OF AURORA DETAIL SCL : SEDIMENT CONTROL LOG  
CITY OF AURORA DETAIL SF : SILT FENCE  
CITY OF AURORA DETAIL SR : SURFACE ROUGHENING  
CITY OF AURORA DETAIL SSA : STABILIZED STAGING AREA  
CITY OF AURORA DETAIL VTC : VEHICLE TRACKING CONTROL  
CITY OF AURORA DETAIL CD : CHECK DAM

SEDIMENT BASIN OUTLET

(SEE SWMP REPORT, APPENDIX D FOR CALCULATIONS)

OUTLET PIPE

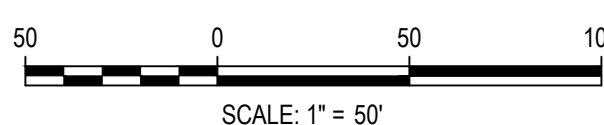
ORIFICE ELEVATIONS

ORIFICE	ELEVATION
A	5957.04
B	5957.37
C	5957.70
D	5958.03
E	5958.36
F	5958.69



Know what's below.  
Call before you dig.

CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. GRADE  
OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER  
UTILITIES.



DESIGNED BY: APH  
CHECKED BY: JRS  
DRAWN BY: APH



1120 Lincoln Street, Suite 1000  
Denver, Colorado 80203  
P: 303.623.6300 F: 303.623.6311  
HarrisKocherSmith.com

S. AURORA PROPERTY INVESTORS, LLC

POMEROY SUBDIVISION FILING NO. 1  
INITIAL STORMWATER MANAGEMENT PLAN

ISSUE DATE: 9/4/2019 PROJECT #: 170220

DATE REVISION COMMENTS

9/18/2020 PER KINDER MORGAN COMMENTS 4

SHEET NO.

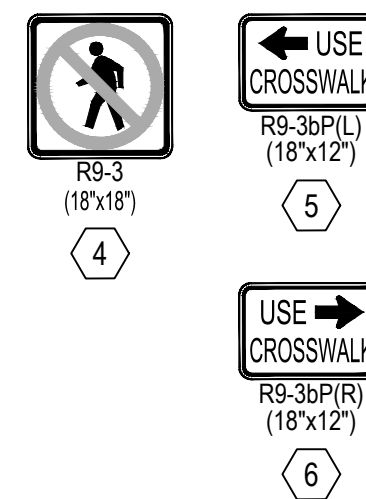
EC1



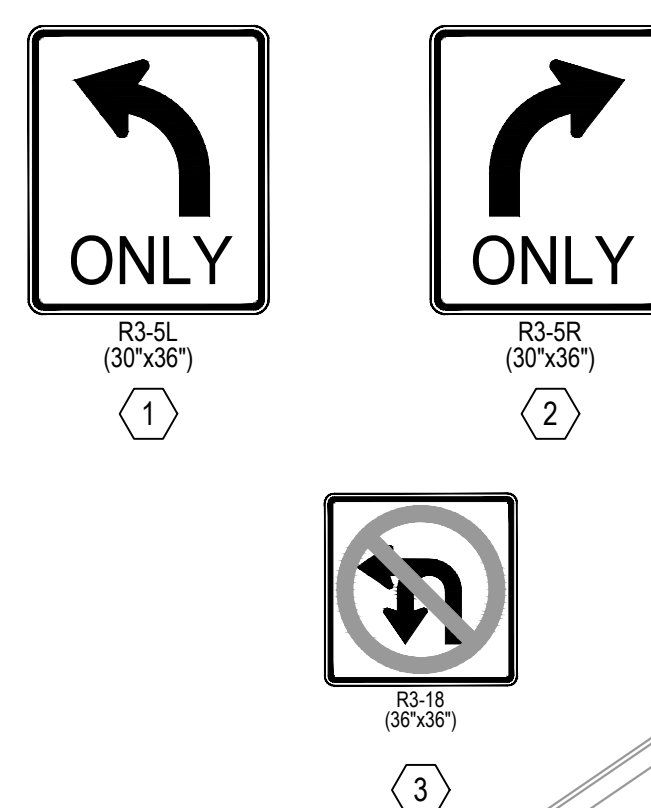
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## Exhibit "A"

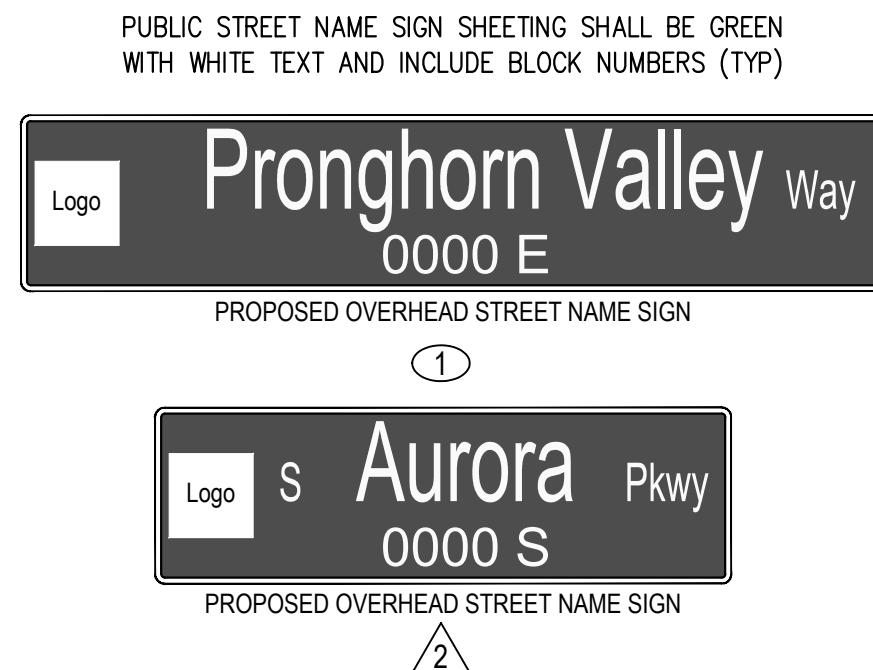
### PROPOSED SIGNAL POLE MOUNTED SIGNS:



### PROPOSED MAST ARM MOUNTED SIGNS:



### MAST ARM MOUNTED ILLUMINATED STREET NAME SIGNS:

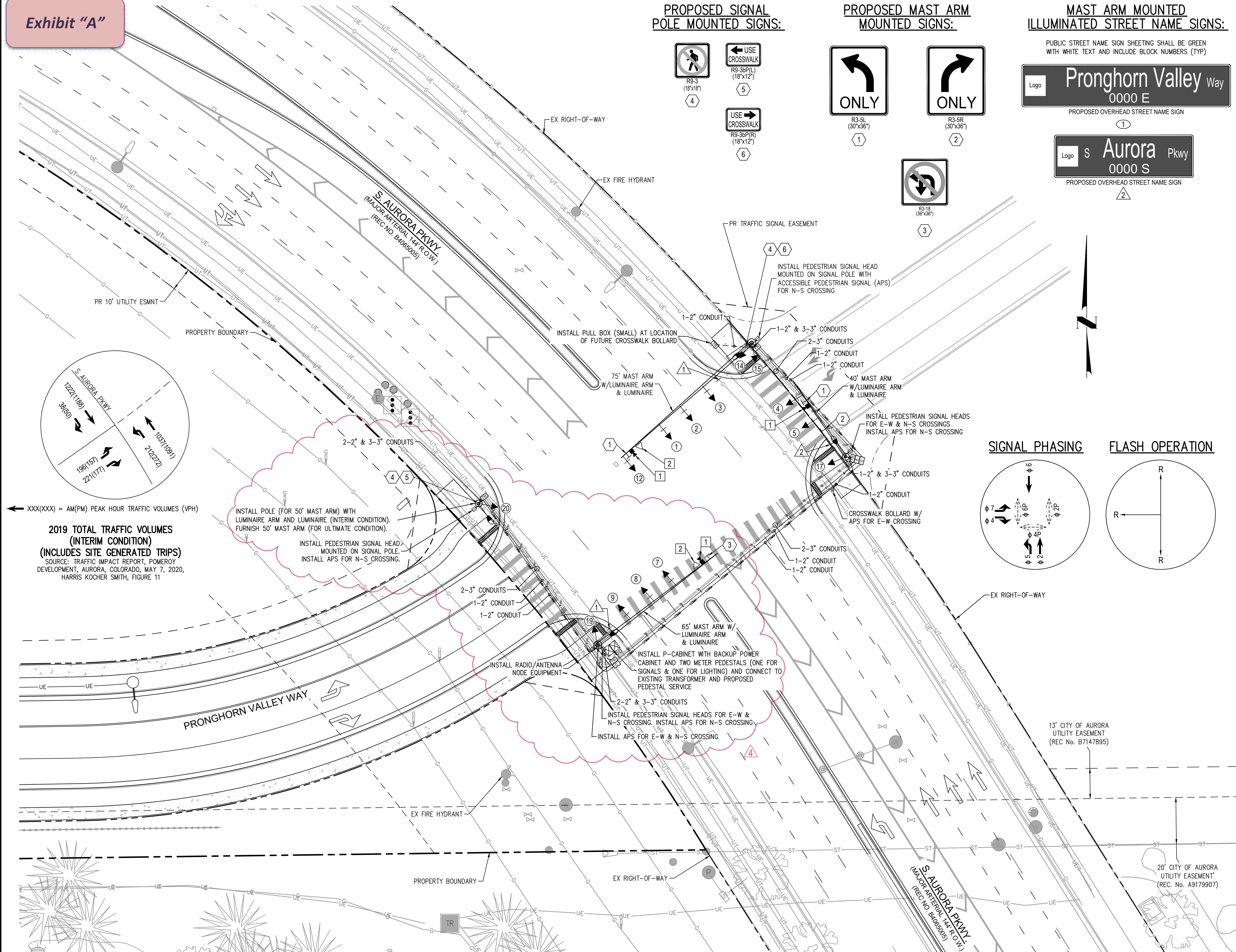


### CONSTRUCTION NOTES:

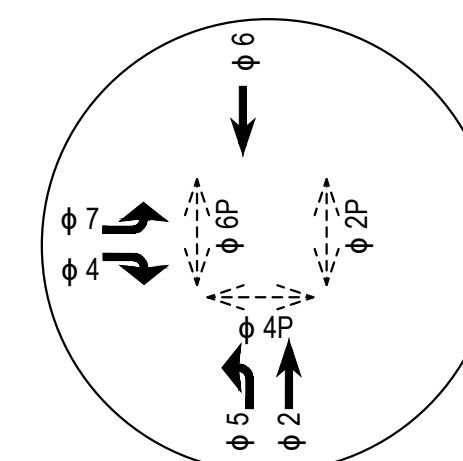
- FURNISH AND INSTALL COMPLETE AND OPERATIONAL MULTIMODAL VIDEO DETECTION (TYP). FINAL POSITION, HEIGHT, AND MOUNTING REQUIREMENTS OF THE CAMERA SHALL BE PER THE MANUFACTURER'S RECOMMENDATIONS. SUBJECT TO CITY OF AURORA APPROVAL.
- FURNISH AND INSTALL OPTICOM DETECTOR.

### LEGEND:

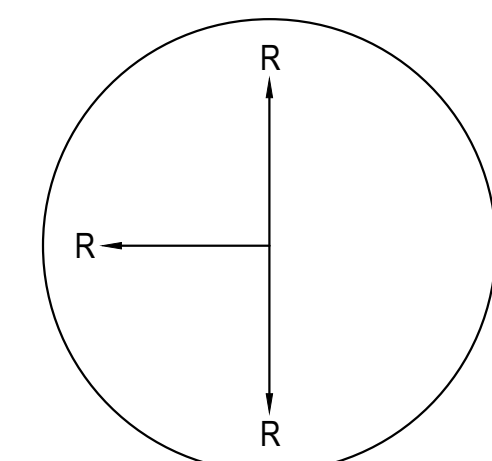
- PROPOSED DRIVE OVER PULL BOX
- PROPOSED PULL BOX
- PROPOSED POLE BASE AND MAST ARM
- PROPOSED PEDESTRIAN INDICATION
- PROPOSED SIGNAL HEAD INDICATION WITH BACK PLATE
- PROPOSED SIGNAL HEAD INDICATION
- PROPOSED OPTICOM
- VIDEO CAMERA
- LUMINAIRE
- TRAFFIC SIGN
- PROPOSED CROSSWALK BOLLARD
- PROPOSED CONTROL CABINET
- PROPOSED TRAFFIC PULLBOX (LARGE, UNLESS OTHERWISE NOTED)
- PROPOSED ELECTRIC PULLBOX (MEDIUM)
- PROPOSED COMMUNICATION PULLBOX (MEDIUM)
- PROPOSED METER PEDESTAL (TYP)
- EXISTING SPAN WIRE POLE
- EXISTING MAST ARM POLE
- EXISTING PULL BOX
- TRAFFIC DIRECTION (FOR INFORMATION ONLY)



### SIGNAL PHASING



### FLASH OPERATION



2019 TOTAL TRAFFIC VOLUMES  
(INTERIM CONDITION)  
(INCLUDES SITE GENERATED TRIPS)  
SOURCE: TRAFFIC IMPACT REPORT, POMEROY  
DEVELOPMENT, AURORA, COLORADO, MAY 7, 2020,  
HARRIS KOCHER SMITH, FIGURE 11

### NOTES:

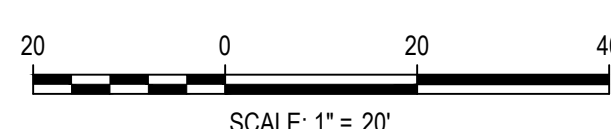
- THE TRAFFIC SIGNAL SHALL OPERATE AS A TEE INTERSECTION IN THE INTERIM-CONDITION UNTIL THE CONSTRUCTION OF THE NORTHEAST LEG OF PRONGHORN VALLEY WAY. SEE SHEET RD13 - S. AURORA PARKWAY TRAFFIC SIGNAL PLAN (ULTIMATE) FOR ULTIMATE-CONDITION.
- SPECIFICATIONS FOR ALL CONTRACTOR FURNISHED MATERIALS SHALL BE PROVIDED TO THE CITY OF AURORA TRAFFIC ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PROCUREMENT AND INCLUSION IN THE PROJECT.
- SIGNAL POLE, CONTROL CABINET, AND OTHER SIGNAL INFRASTRUCTURE LOCATIONS SHOWN AS APPROXIMATE AND SHALL NOT BE INSTALLED UNTIL LOCATION IS CONFIRMED IN THE FIELD BY CITY OF AURORA TRAFFIC ENGINEER.
- ALL CONSTRUCTION AND MATERIALS SHALL ADHERE TO CITY OF AURORA STANDARDS, MUTCD, AND SHALL RESULT IN AN OPERATIONAL SYSTEM.
- ALL CONDUIT SHOULD BE INSTALLED VIA COMMON BORE.

Approved One Year From This Date

Traffic Manager \_\_\_\_\_ Date \_\_\_\_\_



CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



DESIGNED BY: CAK  
CHECKED BY: MEK  
DRAWN BY: CAK

**HKS** HARRIS KOCHER SMITH  
1120 Lincoln Street, Suite 1000  
Denver, Colorado 80203  
P: 303.623.6300 F: 303.623.6311  
HarrisKocherSmith.com

S. AURORA PROPERTY INVESTORS, LLC

POMEROY SUBDIVISION FILING NO. 1  
S. AURORA PARKWAY TRAFFIC SIGNAL PLAN (INTERIM)

DATE	REVISION COMMENTS
06-23-2020	PER CITY COMMENTS
09-16-2020	PER KINDER MORGAN COMMENTS

FACSIMILE  
This electronic plan is  
a facsimile of the signed  
and sealed PDF set.

09-16-2020

SHEET NO.

RD12

21

FILEPATH: P:\170220\ENGINEERING\ROADWAY\TRAFFIC SIGNAL PLAN INTERIM\DRAWING LAYOUT: S. AURORA PARKWAY TRAFFIC SIGNAL PLAN (INTERIM)  
DESIGNED BY: CAK, CHECKED BY: MEK, PLOTTED: WED 09/16/20 11:53:46A BY: CLARE BENNETT



NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

FILE PATH: P:\170220\ENGINEERING\ROADWAY\TRAFFIC SIGNAL PLAN\RD13 - TRAFFIC SIGNAL PLAN\RD13 - TRAFFIC SIGNAL PLAN\RD13 - TRAFFIC SIGNAL PLAN.dwg  
DESIGNED BY: CAK  
CHECKED BY: MEK  
DRAWN BY: CAK  
PLOTTED: WED 09/16/2020 11:53:56A BY: CLARE BENNETT

Exhibit "A"

PROPOSED MAST ARM MOUNTED SIGNS:

MAST ARM MOUNTED ILLUMINATED STREET NAME SIGNS:

CONSTRUCTION NOTES:

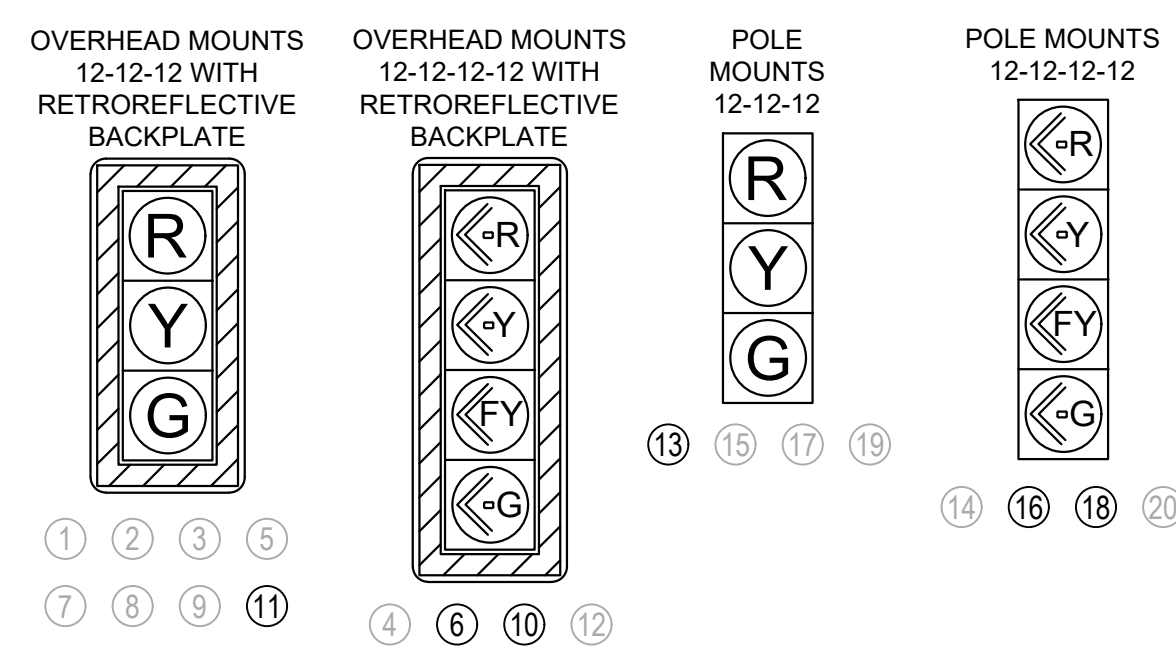
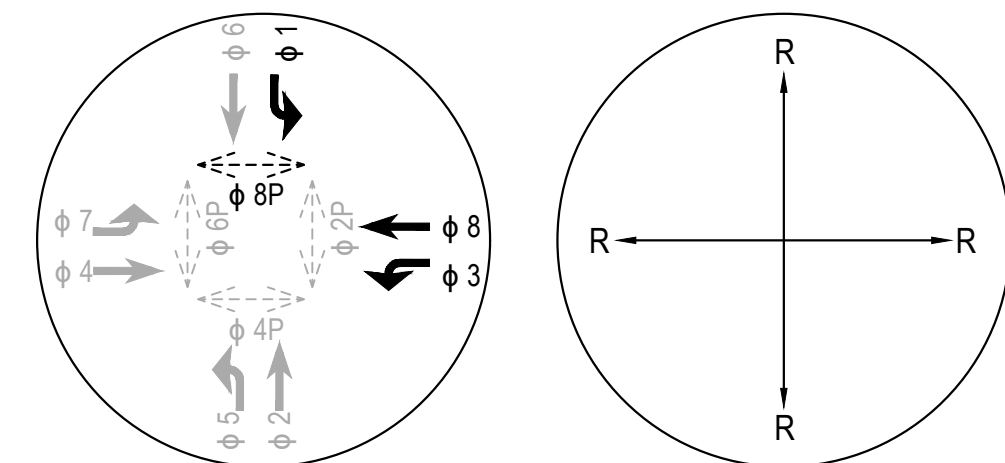
- 1 FURNISH AND INSTALL COMPLETE AND OPERATIONAL MULTIMODAL VIDEO DETECTION (TYP). FINAL POSITION, HEIGHT, AND MOUNTING REQUIREMENTS OF THE CAMERA SHALL BE PER THE MANUFACTURER'S RECOMMENDATIONS. SUBJECT TO CITY OF AURORA APPROVAL.
- 2 FURNISH AND INSTALL OPTICOM DETECTOR.

LEGEND:

- PROPOSED DRIVE OVER PULL BOX
- PROPOSED PULL BOX
- PROPOSED POLE BASE AND MAST ARM
- PROPOSED PEDESTRIAN INDICATION
- PROPOSED SIGNAL HEAD INDICATION WITH BACK PLATE
- PROPOSED SIGNAL HEAD INDICATION
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- EXISTING SPAN WIRE POLE
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- EXISTING PULL BOX
- TRAFFIC DIRECTION (FOR INFORMATION ONLY)

SIGNAL PHASING

FLASH OPERATION

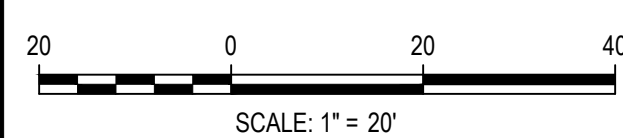


NOTES:

1. THE TRAFFIC SIGNAL SHALL OPERATE AS A TEE INTERSECTION IN THE INTERIM-CONDITION UNTIL THE CONSTRUCTION OF THE NORTHEAST LEG OF PRONGHORN VALLEY WAY. SEE SHEET RD12 - S. AURORA PARKWAY TRAFFIC SIGNAL PLAN (INTERIM) FOR INTERIM-CONDITION.
2. DESIGN AND CONSTRUCTION OF THE EAST LEG OF THE INTERSECTION IS TO BE DETERMINED AND MUST BE DEEMED FUNCTIONAL AND APPROPRIATE BY THE CITY OF AURORA PRIOR TO CONSTRUCTION OF THE ULTIMATE CONDITION.
3. SPECIFICATIONS FOR ALL CONTRACTOR FURNISHED MATERIALS SHALL BE PROVIDED TO THE CITY OF AURORA TRAFFIC ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PROCUREMENT AND INCLUSION IN THE PROJECT.
4. SIGNAL POLE, CONTROL CABINET AND OTHER SIGNAL INFRASTRUCTURE LOCATIONS SHOWN AS APPROXIMATE AND SHALL NOT BE INSTALLED UNTIL LOCATION IS CONFIRMED IN THE FIELD BY CITY OF AURORA TRAFFIC ENGINEER.
5. ALL CONSTRUCTION AND MATERIALS SHALL ADHERE TO CITY OF AURORA STANDARDS, MUTCD, AND SHALL RESULT IN AN OPERATIONAL SYSTEM.
6. ALL CONDUIT SHOULD BE INSTALLED VIA COMMON BORE.

Approved One Year From This Date

Traffic Manager \_\_\_\_\_ Date \_\_\_\_\_



**HKS HARRIS KOCHER SMITH**  
1120 Lincoln Street, Suite 1000  
Denver, Colorado 80203  
P: 303.623.6300 F: 303.623.6311  
HarrisKocherSmith.com

S. AURORA PROPERTY INVESTORS, LLC

POMEROY SUBDIVISION FILING NO. 1  
S. AURORA PARKWAY TRAFFIC SIGNAL PLAN (ULTIMATE)

DATE	REVISION COMMENTS
06-23-2020	PER CITY COMMENTS
09-16-2020	PER KINDER MORGAN COMMENTS

**FACSIMILE**  
This electronic plan is a facsimile of the signed and sealed PDF set.

SHEET NO.  
**RD13**



NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

Exhibit “A”

TRAFFIC SIGNAL CONSTRUCTION ESTIMATED QUANTITIES (INTERIM-CONDITION)			
ITEM	DESCRIPTION	UNIT	QUANTITY
TS-1	CONSTRUCT FOUNDATION WITH REINFORCEMENT FOR SIGNAL POLE WITH BOLT DOWN BASE (MAST ARM 40'-55')	EA	2
TS-2	CONSTRUCT FOUNDATION WITH REINFORCEMENT FOR SIGNAL POLE WITH BOLT DOWN BASE (MAST ARM 60'-75')	EA	2
TS-3	FURNISH AND INSTALL TRAFFIC SIGNAL POLE WITH 40' MAST ARM, LUMINAIRE ARM & LUMINAIRE	EA	1
TS-4	FURNISH AND INSTALL TRAFFIC SIGNAL POLE ONLY (FOR 50' MAST ARM), LUMINAIRE ARM & LUMINAIRE	EA	1
TS-5	FURNISH AND INSTALL TRAFFIC SIGNAL POLE WITH 65' MAST ARM, LUMINAIRE ARM & LUMINAIRE	EA	1
TS-6	FURNISH AND INSTALL TRAFFIC SIGNAL POLE WITH 75' MAST ARM, LUMINAIRE ARM & LUMINAIRE	EA	1
TS-7	FURNISH 40' MAST ARM*	EA	1
TS-8	CONSTRUCT P-CONTROLLER CABINET FOUNDATION AND FOOT PAD	EA	1
TS-9	CONSTRUCT BACKUP POWER CABINET FOUNDATION AND FOOT PAD	EA	1
TS-10	FURNISH AND INSTALL BACKUP POWER CABINET	EA	1
TS-11	FURNISH AND INSTALL P-CONTROLLER CABINET ON FOUNDATION	EA	1
TS-12	FURNISH AND INSTALL POWER METER AND DISCONNECT	EA	2
TS-13	FURNISH AND INSTALL PEDESTRIAN COUNTDOWN SIGNAL HEAD	EA	6
TS-14	FURNISH AND INSTALL ACCESSIBLE PEDESTRIAN SIGNALS (APS) PUSH BUTTONS	EA	6
TS-15	FURNISH AND INSTALL CROSSWALK BOLLARDS	EA	1
TS-16	FURNISH AND INSTALL SIGNAL HEAD 3-SECTION, POLE MOUNT	EA	3
TS-17	FURNISH AND INSTALL SIGNAL HEAD 3-SECTION, OVERHEAD ARM MOUNT WITH BACKPLATE	EA	7
TS-18	FURNISH AND INSTALL SIGNAL HEAD 4-SECTION, POLE MOUNT	EA	2
TS-19	FURNISH AND INSTALL SIGNAL HEAD 4-SECTION, OVERHEAD ARM MOUNT WITH BACKPLATE	EA	2
TS-20	FURNISH AND INSTALL 2-INCH CONDUIT, SCHEDULE 80	LF	720
TS-21	FURNISH AND INSTALL 3-INCH CONDUIT, SCHEDULE 80	LF	650
TS-22	FURNISH AND INSTALL SMALL PULLBOX (TRAFFIC)	EA	2
TS-23	FURNISH AND INSTALL MEDIUM PULLBOX (ELECTRICAL)	EA	2
TS-24	FURNISH AND INSTALL MEDIUM PULLBOX (COMMUNICATION)	EA	2
TS-25	FURNISH AND INSTALL LARGE PULLBOX (TRAFFIC)	EA	4
TS-26	FURNISH AND INSTALL INTERSECTION WIRING (PER INTERSECTION)	LS	1
TS-27	FURNISH AND INSTALL FULLY OPERATIONAL VIDEO DETECTION CAMERA AS SPECIFIED ON THE PLANS	EA	3
TS-28	FURNISH AND INSTALL FULLY OPERATIONAL ILLUMINATED STREET NAME SIGN WITH INDUCTION LIGHT SOURCE	EA	3
TS-29	FURNISH AND INSTALL OPTICOM DETECTOR	EA	2
TS-30	FURNISH AND INSTALL OVERHEAD REGULATORY SIGNAGE PER PLAN	EA	4
TS-31	FURNISH AND INSTALL POLE MOUNTED REGULATORY SIGNAGE PER PLAN	EA	4
TS-32	5.8 GHz WIRELESS COMMUNICATION ANTENNA (COMPLETE KIT)	EA	1
* MAST ARM TO BE DELIVERED TO AND STORED BY THE DEVELOPER BETWEEN INTERIM AND ULTIMATE CONSTRUCTION. MAST ARM TO BE PERMANENTLY IDENTIFIED INSIDE ARM SHAFT. ALL POLE AND ARM SPECS AND DESIGN PLANS SHALL BE DELIVERED TO THE CITY OF AURORA FOR FUTURE REFERENCE (INCLUDING DESIGN ASSUMPTIONS AND POLE'S MAST ARM BUTT PLATE'S BOLT CIRCLE PATTERN DETAILS).			

ADDITIONAL TRAFFIC SIGNAL CONSTRUCTION ESTIMATED QUANTITIES (ULTIMATE-CONDITION)			
	DESCRIPTION	UNIT	QUANTITY
TS-1	INSTALL 40' MAST ARM	EA	1
TS-2	FURNISH AND INSTALL SIGNAL HEAD 3-SECTION, POLE MOUNT	EA	1
TS-3	FURNISH AND INSTALL SIGNAL HEAD 3-SECTION, OVERHEAD ARM MOUNT WITH BACKPLATE	EA	1
TS-4	FURNISH AND INSTALL SIGNAL HEAD 4-SECTION, POLE MOUNT	EA	2
TS-5	FURNISH AND INSTALL SIGNAL HEAD 4-SECTION, OVERHEAD ARM MOUNT	EA	2
TS-6	FURNISH AND INSTALL FULLY OPERATIONAL VIDEO DETECTION CAMERA AS SPECIFIED ON THE PLANS	EA	1
TS-7	FURNISH AND INSTALL FULLY OPERATIONAL ILLUMINATED STREET NAME SIGN WITH INDUCTION LIGHT SOURCE	EA	1
TS-8	REMOVE PULL BOX	EA	1
TS-9	FURNISH AND INSTALL ACCESSIBLE PEDESTRIAN SIGNALS (APS) PUSH BUTTONS	EA	2
TS-10	FURNISH AND INSTALL CROSSWALK BOLLARDS	EA	1
TS-11	REMOVE POLE MOUNTED REGULATORY SIGNAGE PER PLAN	EA	4
TS-12	REMOVE OVERHEAD REGULATORY SIGNAGE PER PLAN	EA	2
TS-13	FURNISH AND INSTALL OVERHEAD REGULATORY SIGNAGE PER PLAN	EA	2
TS-14	REMOVE PAVEMENT MARKING PER PLAN	SF	70

4

Approved One Year From This Date

Traffic Manager \_\_\_\_\_ Date \_\_\_\_\_



CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

DESIGNED BY: CAK  
CHECKED BY: MEK  
DRAWN BY: CAK



S. AURORA PROPERTY INVESTORS, LLC

POMEROY SUBDIVISION FILING NO. 1  
S. AURORA PARKWAY TRAFFIC SIGNAL PLAN

ISSUE DATE: 9/4/2019		PROJECT #: 170220
DATE	REVISION COMMENTS	
06-23-2020	PER CITY COMMENTS	
09-16-2020	PER KINDER MORGAN COMMENTS	

FACSIMILE  
This electronic plan is a facsimile of the signed and sealed PDF set.

09-16-2020

SHEET NO.

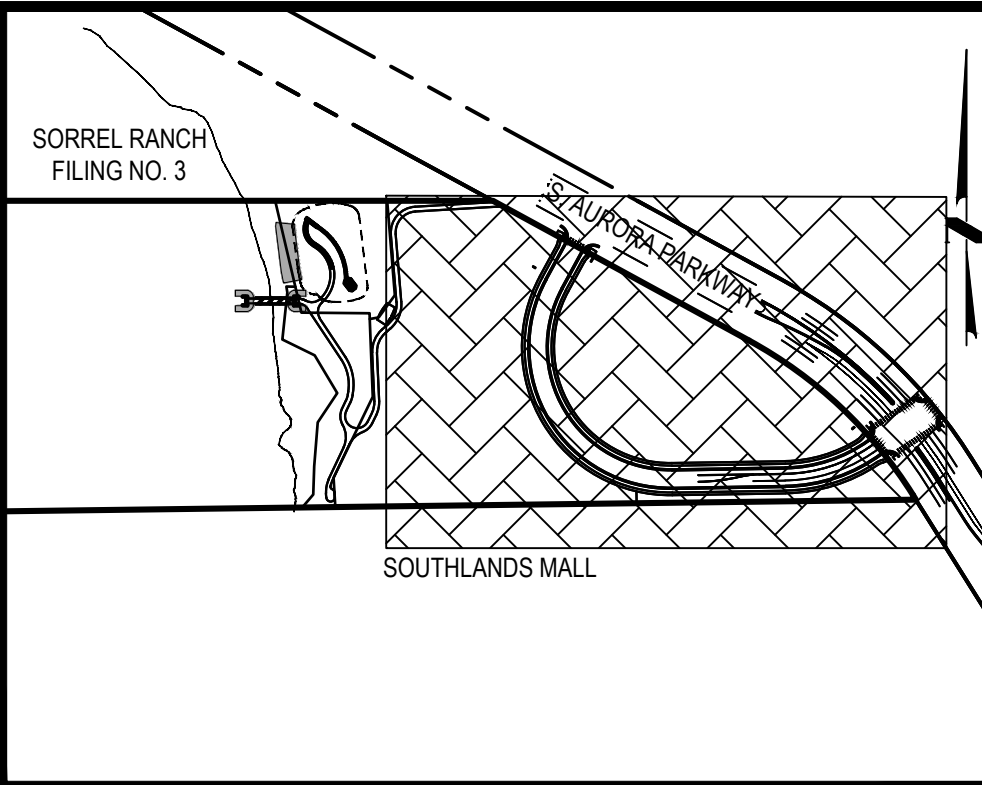
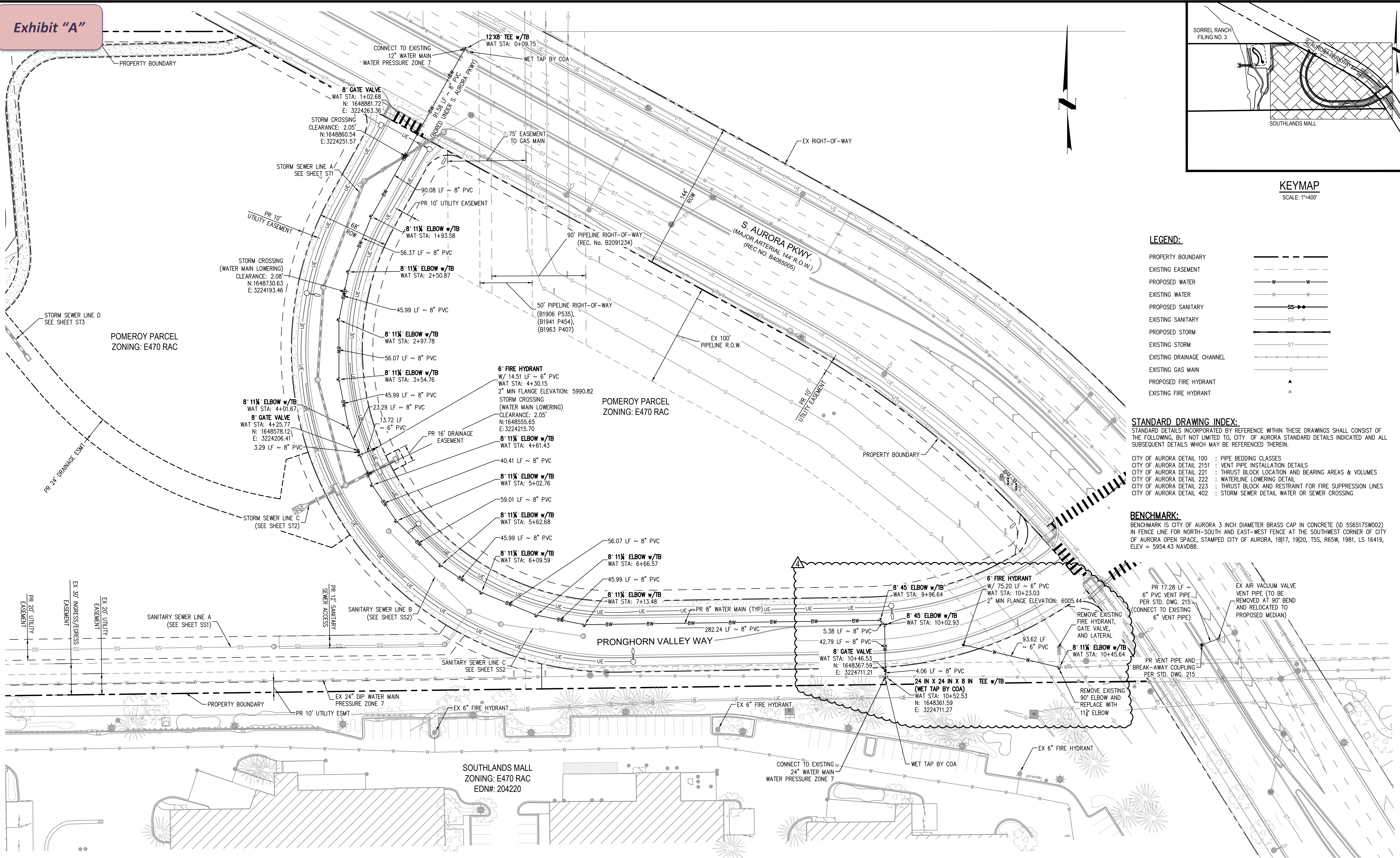
RD14

FILEPATH: P:\170220\ENGINEERING\ROADWAY\TRAFFIC SIGNAL PLANS\CD - TRAFFIC SIGNAL PLANS\DWG LAYOUT LAYOUT2 TO BE USED FOR FILING\CD - TRAFFIC SIGNAL PLANS\DWG LAYOUT LAYOUT2 TO BE USED FOR FILING.dwg  
PLOTTER: HP DesignJet Z4600  
PLOTTED: WED 09/16/20 11:53:55A BY: CLAIRE BENNETT



NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

## Exhibit "A"



### KEYMAP

SCALE: 1"=400'

### LEGEND:

PROPERTY BOUNDARY	---
EXISTING EASEMENT	---
PROPOSED WATER	W-W
EXISTING WATER	W-W
PROPOSED SANITARY	SS-SS
EXISTING SANITARY	SS-SS
PROPOSED STORM	ST-ST
EXISTING STORM	ST-ST
EXISTING DRAINAGE CHANNEL	---
EXISTING GAS MAIN	G-G
PROPOSED FIRE HYDRANT	▲
EXISTING FIRE HYDRANT	▲

### STANDARD DRAWING INDEX:

STANDARD DETAILS INCORPORATED BY REFERENCE WITHIN THESE DRAWINGS SHALL CONSIST OF THE FOLLOWING, BUT NOT LIMITED TO, CITY OF AURORA STANDARD DETAILS INDICATED AND ALL SUBSEQUENT DETAILS WHICH MAY BE REFERENCED THEREIN.

CITY OF AURORA DETAIL 100	: PIPE BEDDING CLASSES
CITY OF AURORA DETAIL 2151	: VENT PIPE INSTALLATION DETAILS
CITY OF AURORA DETAIL 221	: THRUST BLOCK LOCATION AND BEARING AREAS & VOLUMES
CITY OF AURORA DETAIL 222	: WATERLINE LOWERING DETAIL
CITY OF AURORA DETAIL 223	: THRUST BLOCK AND RESTRAINT FOR FIRE SUPPRESSION LINES
CITY OF AURORA DETAIL 402	: STORM SEWER DETAIL WATER OR SEWER CROSSING

### BENCHMARK:

BENCHMARK IS CITY OF AURORA 3 INCH DIAMETER BRASS CAP IN CONCRETE (ID 5565175W002) IN FENCE LINE FOR NORTH-SOUTH AND EAST-WEST FENCE AT THE SOUTHWEST CORNER OF CITY OF AURORA OPEN SPACE, STAMPED CITY OF AURORA, 1817, 1920, T55, R65W, 1981, LS 16419, ELEV = 5954.43 NAVD88.

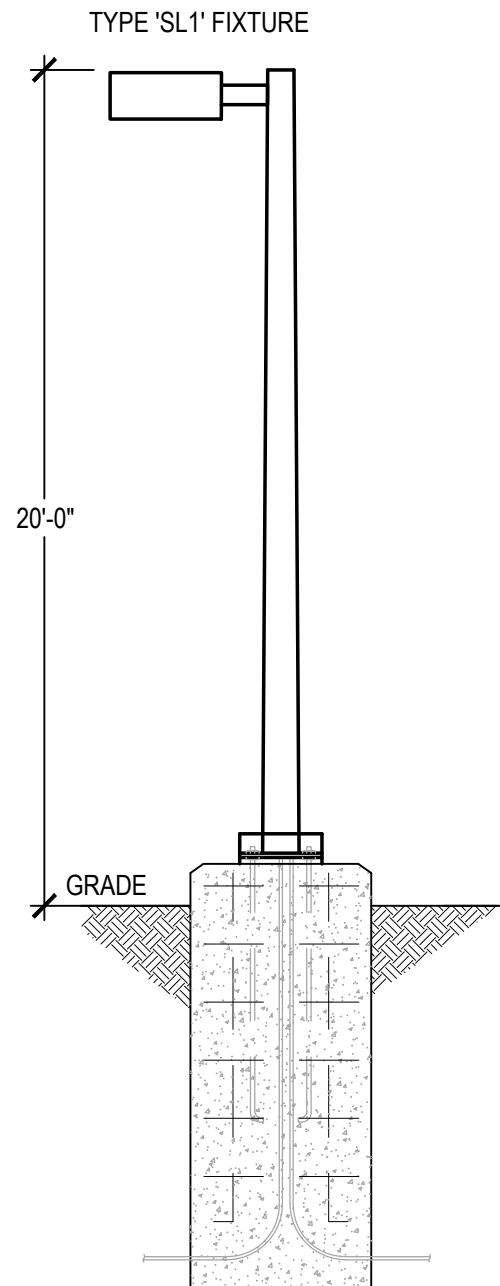
FILED: P:\170220\ENGINEERING\UTILITIES\WATER\CD - WATER.DWG. LAYOUT: WTI WATER PLAN  
NO GREEK: Keymap, Note 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 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2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 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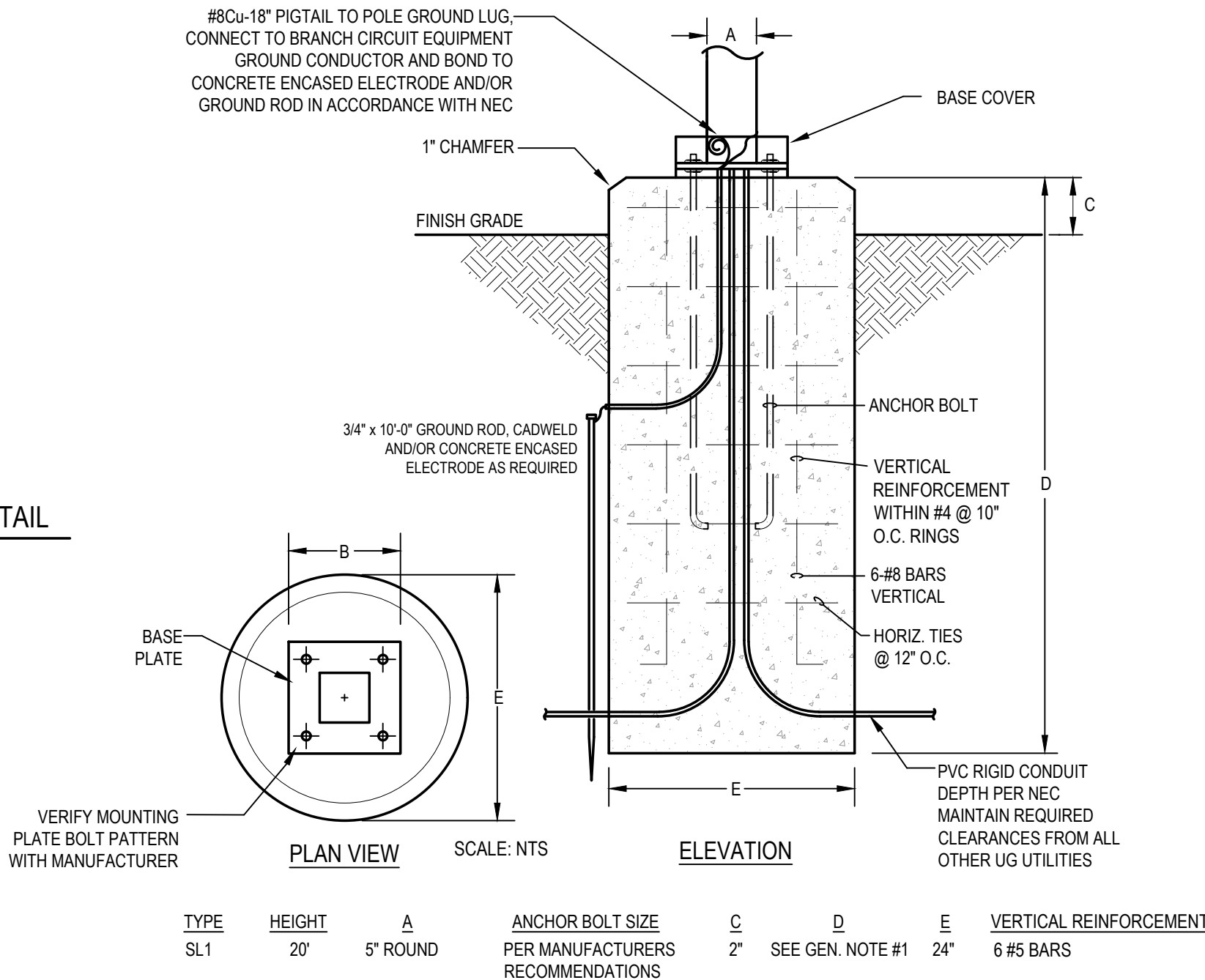
ELECTRICAL STREET LIGHTING PLAN GENERAL NOTES

- CONTRACTOR TO REVIEW AND UNDERSTAND ALL CITY OF AURORA DRAFT STANDARDS FOR STREET LIGHTING DESIGN AND INSTALLATION.
- SEE PUBLIC LIGHT DESIGN AND CONSTRUCTION STANDARD NOTES FOR METER PEDESTAL AND HANDHOLE DETAILS.
- THE STREET LIGHTS SHALL BE INSTALLED AND CONNECTED TO UNDERGROUND, METERED ELECTRIC SERVICE.
- ALL LIGHT FIXTURES SHALL BE ON A PHOTOCELL.
- THE UNDERGROUND POWER SUPPLY SHALL BE CONTAINED WITHIN APPROPRIATE CONDUIT. CONDUIT SHALL BE 1-1/2" SCHEDULE 80 PVC FOR BOTH PEDESTRIAN AND STREET LIGHTS. FOR CROSSING UNDER STREET 3" SCHEDULE 80 PVC SHALL BE USED. A PULL STRING SHALL BE PROVIDED IN ALL CONDUITS.
- ANY UNUSED CONDUITS SHALL BE CAPPED AND HAVE A TRACER WIRE (METALLIC CONDUCTOR) INSTALLED IF THE UNUSED CONDUIT DOES NOT PARALLEL OTHER POPULATED CONDUIT. UNUSED CONDUIT INSTALLED THROUGH A SEPARATE BORE SHALL HAVE A TRACER WIRE INSTALLED, REGARDLESS OF THE RELATION TO OTHER POPULATED CONDUIT.
- LIGHTING CONTROL CENTERS SHALL BE MILL BANK CP3B "SL" CABINET.
- WIRES SHALL BE LABELED BY THE CONTRACTOR IN THE CABINET ONLY. SEE STANDARD DETAIL TE0.1 OF THE ROADWAY DESIGN & CONSTRUCTION SPECIFICATIONS, 2018 MARCH DRAFT STANDARDS EDITION.
- PULL BOXES SHALL BE LOCATED AT DIRECTIONAL CHANGES, CONDUIT SIZE CHANGES, AT BOTH SIDES OF ROADWAY WHEN GOING ACROSS ROADWAY, AND ON CONDUIT RUNS EXCEEDING 100-FEET THAT DO NOT HAVE A LIGHT ON THEM. THE BOXES SHALL BE 12" x 12" x 12" TIER 15 BOXES QUAZITE BRAND WITH A SPECIALTY LID THAT SAYS "COA LIGHTING".
- ALL LED LIGHTING SHALL HAVE A MAXIMUM CORRELATED COLOR TEMPERATURE OF 3,000 DEGREES KELVIN.
- THE SPACING OF THE STREET LIGHTS SHALL BE IN CONFORMANCE WITH SECTIONS 4.10.6.01 AND 4.10.6.02 OF THE ROADWAY DESIGN & CONSTRUCTION SPECIFICATIONS, 2018 MARCH DRAFT STANDARDS EDITION.
- VERIFY THE WATTAGE AND VA RATING OF LED LUMINAIRES WITH XCEL ELECTRICAL DISTRIBUTION STANDARDS DEPARTMENT.

Feeder Schedule			
3000W	6W-500kcmil, 400kcmil, 3-1/2" C		
2000W	6W-400kcmil, 250kcmil, 3" C		
1600W	5W-400kcmil, 4/0G, 3" C		
1200W	4W-350kcmil, 3/0G, 3" C		
1000W	3W-400kcmil, 2/0G, 3" C		
800W	3W-300kcmil, 1/0G, 3" C		
750W	3W-250kcmil, 1/0G, 3" C		
600W	2W-350kcmil, #1G, 3" C		
500W	2W-250kcmil, #2G, 3" C		
400W	2W-3/0, #3G, 2" C		
350W	2W-2/0, #3G, 2" C		
300W	W-350kcmil, #4G, 3" C		
250W	W-250kcmil, #4G, 3" C		
225W	W-4/0, #4G, 2" C		
200W	W-3/0, #5G, 2" C		
175W	W-2/0, #6G, 2" C		
150W	W-1/0, #6G, 2" C		
125W	W#1, #6G, 1-1/2" C		
100W	W#1, #6G, 1-1/2" C		
90W	W#2, #6G, 1-1/4" C		
80W	W#3, #6G, 1-1/4" C		
70W	W#4, #6G, 1-1/4" C		
60W	W#4, #6G, 1-1/4" C		
50W	W#6, #10G, 1" C		
40W	W#8, #10G, 1" C		
30W	W#10, #10G, 3/4" C		
20W	W#12, #12G, 3/4" C		
This table indicates minimum conductor size for feeders of the ampacity indicated where #W indicates the #-ampacity and W-numbers of wire, #6W indicates no ground. All conductors shall be Copper unless noted as Aluminum 'Al'			
*Conductor Ampacities shall be based on table 310.15(B)(16) 60 degree column up to 100 Amps and 75 degree column above 100 Amps unless otherwise permitted by NEC. Ampacity rating shall be selected in accordance NEC 110.14 (c).			
The master electrician shall be responsible for ensuring that no feeders or branch circuits are installed in a manner or sized in such a way as to violate the NEC.			
Service Ground Table		Equipment Ground Table	
150G	#6	20EG	#12
200G	#4	60EG	#10
300G	#2	100EG	#8
500G	1/0	200-1200A per Above	#6
800G	2/0	1600EG	4/0
>800G	3/0	2000EG	250kcmil
Service Ground Conductors sized Per NEC Table 250.66 Equipment Ground Conductors sized Per NEC Table 250.122 All conductors shall be Copper unless noted as Aluminum 'Al'			
The service ground chart indicates the minimum Service Ground Conductor based on #G where # is the ampacity from the chart above, and the equipment ground chart indicates the minimum equipment grounding conductor size #EG where # is the rating/setting of the overcurrent device protecting the conductors and equipment.			
Where discrepancies occur between the Feeder Schedule and the Grounding Tables, the larger conductor shall be used unless otherwise permitted by the NEC.			
The installation shall meet all NEC 250 grounding and bonding requirements including 250.4 Path for Fault Current. Provide complete reentry systems: metallically joined, connected, and fittings as required for electrical continuity per NEC 300.10.			



3 FIXTURE TYPE 'SL' LIGHT POLE DETAIL  
SCALE: NTS



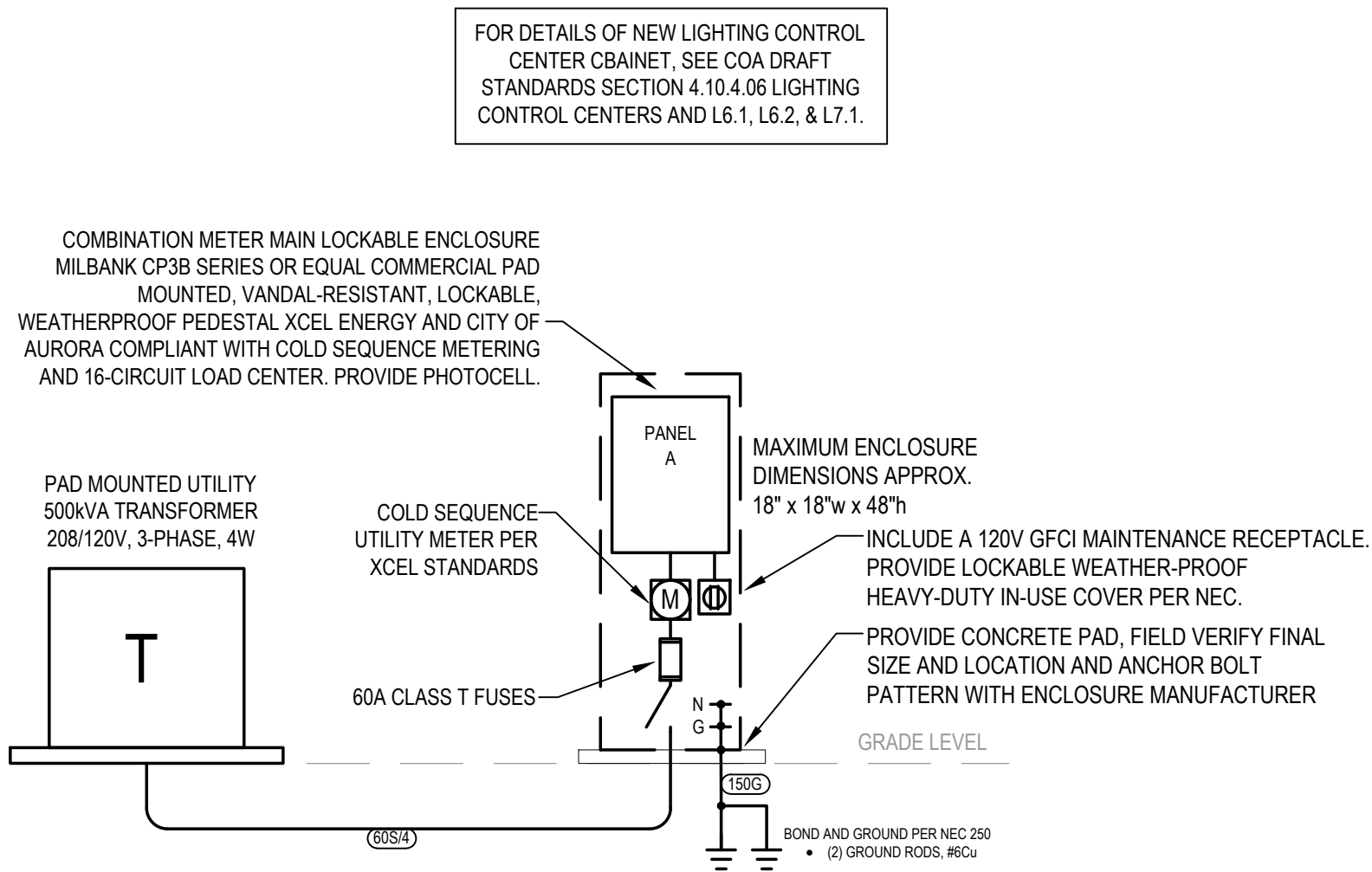
2 POLE BASE DETAIL  
SCALE: NTS

- POLE BASE DETAIL GENERAL NOTES:
- REFER TO COA STANDARD DETAILS FOR BASE DEPTH AND FIELD VERIFY WITH STRUCTURAL/CIVIL ENGINEER BASED ON ONSITE SOIL CONDITIONS AND FIXTURE ASSEMBLY EPA RATING.

FAULT CURRENT CALCULATION TABLE									
June 14, 2019									
500 kVA Utility Transformer				VOLTAGE	208	AVAILABLE FAULT CURRENT (F)			
						77,100			
LOCATION (a)	# of RUNS	CONDUCTOR		VOLTAGE	L (ft)	C	Total C	I	M
60A Main	1	4		208	10	2,350	2,350	2.73	0.27
Panel A	1	4		208	1	3,806	3,806	0.05	0.96
60A Fuse Left-Thru									1,000
NOTES:									
1. All Calculations use Bussman "Point-To-Point" Method.									
2. Variables: L=Feeder Length (L) C=Conductor "C" Value M(n)=1+(1-f(n))									
f(n)=(1.73 x L x F(n-1))/(C x # of runs x Voltage) in Amperes F(n)=F(n-1) x M(n)									
3. The E.C. shall report any discrepancies to the Engineer.									
4. Conductor lengths shall not be less than the values listed. The E.C. shall field verify conductor lengths and contact engineer immediately if conductor lengths are less than the values shown.									
5. Conductor Lengths listed in this table are for fault study purposes only and shall not be used for bidding or other calculations.									
6. All in-line Utility Meters shall be protected to limit the Fault Current to no more than 10kA at the Meter per the Utility Company requirements.									
7. Label and date available fault current value at the main service disconnect per NEC 110.24(A)									
8. Provide Arc-Flash Hazard study and labeling for personnel and protective equipment prior to energizing equipment per NEC 110.16 and NFPA 70E.									

LUMINAIRE SCHEDULE									
September 16, 2020									
Label	Legend	Light Fixture Description	Specification	Lamping & Wattage	Demand Wattage	Voltage	Color	Mounting	Comment
Exterior Lighting									
SL1		LOCAL STREET POLE LIGHT COA to verify Specification	Streetworks GAN-AF-01-LED-U-T3-XX-7030-1200-4N7 Pole: Millerbrand SJ1-041-A-080-A-200-R-GV-NC2	67W LED 6,053K Lumens	69.6W	120	Black or Unfinished Metal/Gray COA to verify finish	Pole + Base 20' Pole	1,2
GENERAL LIGHT FIXTURE NOTES: Apply to all fixtures wherever applicable.									
2. VERIFY VOLTAGES - The E.C. shall verify voltages on drawings prior to ordering or any work, the engineer shall be notified of any discrepancies in the voltage of the circuiting on the drawings and the luminaire schedule prior to any purchase or work.									
3. VERIFY LAMPING - The E.C. shall verify lamping with the manufacturer prior to ordering and notify the engineer of any lamping discrepancies.									
4. PROVIDE A COMPLETE INSTALLATION - The E.C. shall provide all labor and material to provide a complete and functional system per the design intent as dictated by the switching type and location (including dimmer switches and compatible drivers, ballasts or transformers), ceiling type and location, circuiting, voltages, and lamping types.									
5. BALLAST DISCONNECT - All electric discharge luminaires shall comply with NEC 410.130 and shall have a means of disconnect for the ballast.									
6. DUAL LEVEL SWITCHING - For fixtures with more than one switch designation shown on plans provide fixtures with additional ballasts for dual level light control by separate switching of inboard and outboard lamps as required to conform to IECC Requirements.									
7. OWNER APPROVAL - Approve all light fixture types with tenant/owner before ordering any materials or any work.									
8. EXTERIOR LIGHTING - Fixtures installed outdoors shall be U.L. listed Wet Location and provided with cold weather drivers/ballast/battery as required for proper operation.									
SPECIFIC FIXTURE COMMENTS: Apply to specific fixture types as noted on schedule									
1. WET LOCATION - Provide fixture with U.L. Wet Location Label.									
2. COLD WEATHER - Provide fixture with Cold-Weather Driver/Ballasts/Battery for fixtures installed outdoors.									

PANEL SCHEDULE: A													September 16, 2020	
BUS RATING: 100 Amperes 30, 4-WIRE						VOLTAGE L-L: 208								
MAIN C.B.: or M.L.O.: 100A						VOLTAGE L-G: 120								
MOUNTING: Surface						S.C. RMS RATING (AIC): 22,000								
COMMENTS: New Panelboard														
NO.	AMPS	POLE	LOAD (VA)	NEC Demand	LOAD DESCRIPTION	Phase	LOAD DESCRIPTION	NEC Demand	LOAD (VA)	POLE	AMPS	NO.		
1	20	1	209	1.25	(3) SL-1	A	Maintenance Receptacle	1.00	180	1	20	2		
3	20	1	139	1.25	(2) SL-1	B	Bussed Space					4		
5					Bussed Space	C	Bussed Space					6		
7					Bussed Space	A	Bussed Space					8		
9					Bussed Space	B	Bussed Space					10		
11					Bussed Space	C	Bussed Space					12		
13					Bussed Space	A	Bussed Space					14		
15	20	1			Spare	B	Spare			1	20	16		
CONNECTED LOAD:						CALCULATED DEMAND LOAD:								
PHASE A (VA): 389						PHASE A (VA): 441								
PHASE B (VA): 139						PHASE B (VA): 174								
PHASE C (VA): 0						PHASE C (VA): 0								
TOTAL LOAD (VA): 528						CALCULATED DEMAND LOAD (VA): 615						1.71 A		
NOTES:														
1. Not Used.														



1 ONE LINE DIAGRAM  
SCALE: NTS

- ONE LINE DIAGRAM GENERAL NOTES:
- E.C. TO FIELD VERIFY EXISTING CONDITIONS
  - ALL EQUIPMENT IS NEW UNLESS NOTED AS EXISTING (E).
  - ALL EXTERIOR EQUIPMENT TO BE WEATHERPROOF, NEMA 3R.
  - FIELD VERIFY INSTALLATION REQUIREMENTS WITH UTILITY PRIOR TO ANY ROUGH-IN.
  - THE E.C. SHALL PROVIDE LABELING OF ALL DISCONNECTING MEANS IN ACCORDANCE WITH NEC 110.22:
    - PROVIDE LABEL ON EACH DISCONNECTING MEANS PER NEC 110.22(A)
    - SERVICE EQUIPMENT SHALL BE LABELED WITH THE MAXIMUM AVAILABLE FAULT CURRENT AND DATE PER NEC 110.24(A).
    - WHERE ANY SERIES RATED COMBINATION SYSTEMS ARE UTILIZED, PROVIDE LABEL ON EQUIPMENT CLOSURE INDICATING THE SERIES RATED SYSTEM COMPONENTS INCLUDING FUSE AND BREAKER TYPES AND RATINGS IN ACCORDANCE WITH NEC 110.22(B) AND 110.22(C). CAUTION -- SERIES COMBINATION SYSTEM RATED \_\_\_\_ AMPERES. IDENTIFIED REPLACEMENT COMPONENTS REQUIRED.

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*Carl J. Howell* Date 09-16-20



CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU  
DIG, GRADE, OR EXCAVATE FOR THE MARKING OF  
UNDERGROUND MEMBER UTILITIES.

DESIGNED BY: JMB  
CHECKED BY: JMB  
DRAWN BY: JMB

**HKS** HARRIS  
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S. AURORA PROPERTY INVESTORS LLC.

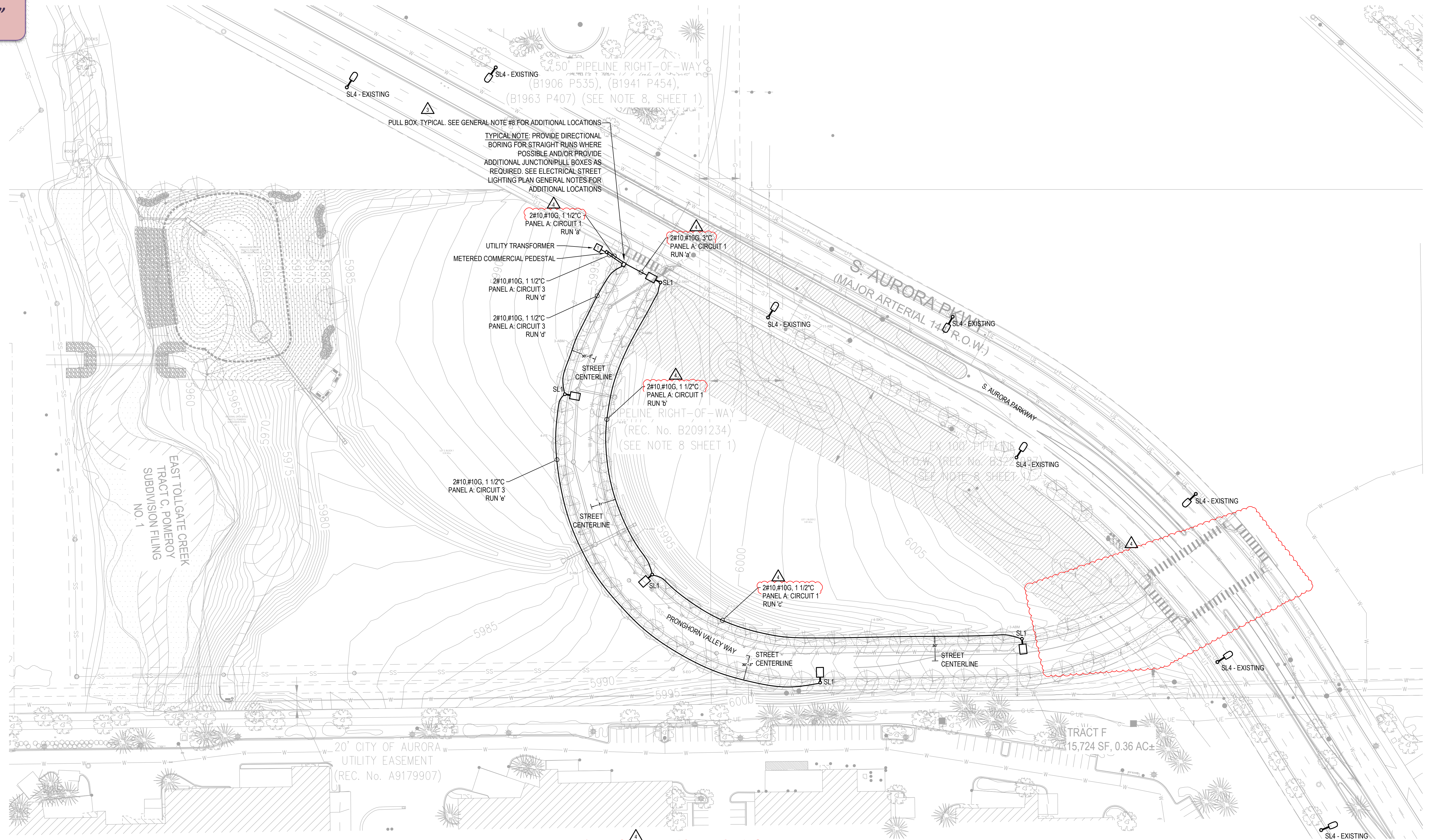
POMEROY SUBDIVISION FILING NO. 1  
ONE LINE DIAGRAM, SCHEDULES, DETAILS

ISSUE DATE: 09-04-2019	PROJECT #: 19-013
DATE	REVISION COMMENTS
7-31-20	TRANSFORMER RELOCATION
9-18-20	PER KINDER MORGAN COMMENTS

SHEET NO.

L1





FACSIMILE  
This electronic plan is a facsimile of  
the signed and sealed pdf set

*Carl Jermol*

Date 09-16-20

VOLTAGE DROP CALCULATIONS										
	Length	Amps	Wire	Constant	Volt Drop	%	Circuit #	Run		
Branch: 1      Run to Panel										
120	75	1.7	10	1100	0.3	0.2	1	a		
120	380	1.2	10	1100	1.0	0.8	1	b		
120	470	0.6	10	1100	0.6	0.5	1	c		
Total Volts:					1.9	1.5	%Total			
Branch: 2      Run to Panel										
120	202	1.2	10	1100	0.5	0.4	3	d		
120	552	0.6	10	1100	0.7	0.6	3	e		
Total Volts:					1.2	1.0	%Total			

- 1 ELECTRICAL SITE PLAN  
SCALE: 1" = 60'-0"
- ELECTRICAL PLAN GENERAL NOTES:
- ALL STREET LIGHTS WILL BE CITY OWNED.
  - SITE LIGHTING DESIGN HAS BEEN COMPLETED TO CONFORM TO CITY OF AURORA EXTERIOR LIGHTING STANDARDS AND 2018 MARCH DRAFT STANDARDS. STREET LIGHTS TO BE INSTALLED PER CITY OF AURORA TYPICAL STREET LIGHT STANDARDS.
  - CIRCUIT EXTERIOR LIGHTING FIXTURES VIA MULTIPOLE CONTACTOR AND PROVIDE PHOTOCELL ON/OFF OPERATION.
  - E.C. TO FIELD VERIFY BRANCH CIRCUIT LENGTHS AND ADJUST CONDUCTOR SIZES FOR VOLTAGE DROP AS REQUIRED. PROVIDE ALL SITE LIGHTING CONDUCTORS SIZE #10 Cu MINIMUM.
  - PROVIDE 3" CONDUIT AT ALL STREET CROSSINGS.
  - MAINTAIN 5' HORIZONTAL AND 2' VERTICAL CLEARANCE FROM ANY COA UTILITY.
- INCLUDE 2#14 CONDUCTORS WITH GROUND FOR LIGHTING CONTROL



CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

DESIGNED BY: JMB  
CHECKED BY: JMB  
DRAWN BY: JMB



S. AURORA PROPERTY INVESTORS LLC.

POMEROY SUBDIVISION FILING NO. 1  
ELECTRICAL STREET LIGHTING PLAN

ISSUE DATE: 09-04-2019		PROJECT #: 19-013	
DATE	REVISION	COMMENTS	
7-31-20	Δ	TRANSFORMER RELOCATION	
9-18-20	Δ	PER KINDER MORGAN COMMENTS	

SHEET NO.

L2





## Guidelines for Design and Construction near Kinder Morgan Operated Facilities

**Name of Company: CIG**

The list of design, construction and contractor requirements, including but not limited to the following, for the design and installation of foreign utilities or improvements on CIG (Company) right-of-way (ROW) are not intended nor do they waive or modify any rights Company may have under existing easements or ROW agreements. Reference existing easements and amendments for additional requirements. This list of requirements is applicable for Company facilities on easements only. Encroachments on fee property should be referred to the Land and Right-of-Way Department.

### Design

- Company shall be provided sufficient prior notice of planned activities involving excavation, blasting, or any type of construction on Company's ROW to determine and resolve any location, grade or encroachment problems and provide protection of our facilities and the public before the actual work is to take place.
- Encroaching entity shall provide Company with a set of drawings for review and a set of final construction drawings showing all aspects of the proposed facilities in the vicinity of Company's ROW. The encroaching entity shall also provide a set of as-built drawings showing the proposed facilities in the vicinity of Company's ROW.
- Only facilities shown on drawings reviewed by Company will be approved for installation on Company's ROW. All drawing revisions that effect facilities proposed to be placed on Company's ROW must be approved by Company in writing.
- Company shall approve the design of all permanent road crossings.
- Encroaching entity shall, at the discretion of the Company, incorporate Heath ATI "sniffer" Gas Detection Units in the design of paved areas or "Green Belt" areas of Company ROW. The units shall be installed per Company Standard [TYP-V-0100-B010 – Gas Detection Unit for Pipelines Located under Asphalt or Concrete Parking Areas](#).
- Any repair to surface facilities following future pipeline maintenance or repair work by Company will be at the expense of the developer or landowner.
- The depth of cover over the Company pipelines shall not be reduced nor drainage altered without Company's written approval.
- Construction of any permanent structure, building(s) or obstructions within Company pipeline easement is not permitted.
- Planting of shrubs and trees is not permitted on Company pipeline easement.
- Irrigation equipment i.e. backflow prevent devices, meters, valves, valve boxes, etc. shall not be located on Company easement.
- Foreign line, gas, water, electric and sewer lines, etc., may cross perpendicular to Company's pipeline within the ROW, provided that a minimum of two (2) feet of vertical clearance is maintained between Company pipeline(s) and the foreign pipeline. Constant line elevations must be maintained across Company's entire ROW width, gravity drain lines are the only exception. Foreign line crossings below the Company pipeline must be evaluated by Company to ensure that a significant length of the Company line is not exposed and unsupported during construction. When installing underground utilities, the last line should be placed beneath all existing lines unless it is impractical or unreasonable to do so. Foreign line crossings above the Company pipeline with less than two (2) feet of clearance must be evaluated by Company to ensure that additional support is not necessary to prevent settling on top of the Company natural gas pipeline.
- A foreign pipeline shall cross Company facilities at as near a ninety-degree angle as possible. A foreign pipeline shall not run parallel to Company pipeline within Company easement without written permission of Company.
- The foreign utility should be advised that Company maintains cathodic protection on their pipelines. The foreign utility must coordinate their cathodic protection system with Company's. At the request of Company, foreign utilities shall install (or allow to be installed) cathodic protection test leads at all crossings for the purposes of monitoring cathodic protection. The Company Cathodic Protection (CP) technician and the foreign utility CP technician shall perform post construction CP interference testing. Interference issues shall be resolved by mutual agreement between foreign utility and Company. All costs associated with the correction of cathodic protection problems on Company pipeline as a result of the foreign utility crossing shall be borne by the foreign utility for a period of one year from date the foreign utility is put in service.





## Guidelines for Design and Construction near Kinder Morgan Operated Facilities

- The metallic foreign line shall be coated with a suitable pipe coating for a distance of at least 10-feet on either side of the crossing unless otherwise requested by the Company CP Technician.
- AC Electrical lines must be installed in conduit and properly insulated.
- DOT approved pipeline markers shall be installed so as to indicate the route of the foreign pipeline across the Company ROW.
- No power poles, light standards, etc. shall be installed on Company easement.

### Construction

- Contractors shall be advised of Company's requirements and be contractually obligated to comply.
- The continued integrity of Company's pipelines and the safety of all individuals in the area of proposed work near Company's facilities are of the utmost importance. Therefore, contractor must meet with Company representatives prior to construction to provide and receive notification listings for appropriate area operations and emergency personnel. **Company's on-site representative will require discontinuation of any work that, in his opinion, endangers the operations or safety of personnel, pipelines or facilities.**
- The Contractor must expose all Company transmission and distribution lines prior to crossing to determine the exact alignment and depth of the lines. A Company representative must be present. In the event of parallel lines, only one pipeline can be exposed at a time.
- Company will not allow pipelines to remain exposed overnight without consent of Company designated representative. Contractor may be required to backfill pipelines at the end of each day.
- A Company representative shall do all line locating. A Company representative shall be present for hydraulic excavation. The use of probing rods for pipeline locating shall be performed by Company representatives only, to prevent unnecessary damage to the pipeline coating.
- Notification shall be given to Company at least 72 hours before start of construction. A schedule of activities for the duration of the project must be made available at that time to facilitate the scheduling of Company's work site representative. Any Contractor schedule changes shall be provided to Company immediately.
- Heavy equipment will not be allowed to operate directly over Company pipelines or in Company ROW unless written approval is obtained from Company. Heavy equipment shall only be allowed to cross Company pipelines at locations designated by Company. Contractor shall comply with all precautionary measures required by Company to protect its pipelines. When inclement weather exists, provisions must be made to compensate for soil displacement due to subsidence of tires.
- Excavating or grading which might result in erosion or which could render the Company ROW inaccessible shall not be permitted unless the contractor/developer/owner agrees to restore the area to its original condition and provide protection to Company's facility.
- A Company representative shall be on-site to monitor any construction activities within 25-feet of a Company pipeline or aboveground appurtenance. The contractor **shall not** work within this distance without a Company representative being on site. Only hand excavation shall be permitted within a minimum of 18-inches (refer to state specific rules/regulations regarding any additional clearance requirements) of Company pipelines, valves and fittings. However, proceed with extreme caution when within three (3) feet of the pipe.
- Ripping is only allowed when the position of the pipe is known and not within 10-feet of Company facility unless Company representative is present.
- Temporary support of any exposed Company pipeline by Contractor may be necessary if required by Company's on-site representative. Backfill below the exposed lines and 12-inches above the lines shall be replaced with sand or other selected material as approved by Company's on-site representative and thoroughly compacted in 12-inches lifts to 95% of standard proctor dry density minimum or as approved by Company's on-site representative. This is to adequately protect against stresses that may be caused by the settling of the pipeline.





## Guidelines for Design and Construction near Kinder Morgan Operated Facilities

- No blasting shall be allowed within 1000-feet of Company's facilities unless blasting notification is given to Company including complete Blasting Plan Data. A pre-blast meeting shall be conducted by the organization responsible for blasting.

Company shall be indemnified and held harmless from any loss, cost of liability for personal injuries received, death caused or property damage suffered or sustained by any person resulting from any blasting operations undertaken within 500-feet of its facilities. The organization responsible for blasting shall be liable for any and all damages caused to Company's facilities as a result of their activities whether or not Company representatives are present. Company shall have a signed and executed Blasting Indemnification Agreement before authorized permission to blast can be given.

No blasting shall be allowed within 300-feet of Company's facilities unless blasting notification is given to Company a minimum of one week before blasting. *(Note: covered above)* Company shall review and analyze the blasting methods. A written blasting plan shall be provided by the organization responsible for blasting and agreed to in writing by Company in addition to meeting requirements for 500-feet and 1000-feet being met above. A written emergency plan shall be provided by the organization responsible for blasting. *(Note: covered above)*

- **Any** contact with any Company facility, pipeline, valve set, etc. shall be reported immediately to Company. If repairs to the pipe are necessary, they will be made and inspected before the section is re-coated and the line is back-filled.
- Company personnel shall install all test leads on Company facilities.
- Burning of trash, brush, etc. is not permitted within the Company ROW.





Colorado Interstate  
Gas Company, L.L.C.  
a Kinder Morgan company

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## **Exhibit “C”**

### **INSPECTION RATES DAMAGE PREVENTION**

#### **Daily Inspection Rates**

<b>Inspector / Representative (Daily Rate):</b>	<b>\$570.57 per day</b>
<b>Expenses (Daily Rate):</b>	<b>\$125.00 per day</b>
<b>Vehicle (Mileage Rate):</b>	<b>\$0.545 per mile</b>