

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



October 11, 2019

Geoffery Babbitt
GB Capital, LLC
2993 S Peoria St. Suite 105
Aurora, CO 80014

Re: Initial Submission Review – The Overlook at Sorrel Ranch – Site Plan/Preliminary Plat
Application Number: **DA-1379-26**
Case Number: **2019-4017-00; 2019-3050-00**

Dear Mr. Babbitt:

Thank you for your initial submission, which we started to process on Monday, September 16, 2019. We reviewed it 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 still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Thursday, October 31, 2019

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

Your estimated Planning Commission hearing date is still set for (date). Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7121 or dosoba@auroragov.org.

Sincerely,

Daniel Osoba, Planner II
City of Aurora Planning Department

cc: Julie Gamec – THK Associates Inc
Scott Campbell, Neighborhood Liaison
Mark Geyer, ODA
Filed: K:\SDA\1379-26.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Community questions, comments, and concerns require a response in your 2nd review. Additionally a neighborhood meeting will be needed to further discuss these issues (see Item 1)
- Issue (see Item 2)
- Issue (see Item 3)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

Comments have been received from three adjacent property owners and one outside agency. Please see the comments below. A response to these comments is required in your Applicant Response Letter uploaded in your next submittal.

Cameron Schumacher
24315 E Platte Pl

Comment: We and other neighbors oppose this project. With Xcel energy and Richmond homes construction there is too much activity going on in this once quiet neighborhood. Road construction projects are so far behind home construction that Gun Club road is already unbearable. Traffic mitigation and road construction should be completed before granting more domicile construction. Between all the Richmond homes, new townhouses and huge apartment complex at Aurora Parkway and Gartrell, the local roads and intersections are becoming a nightmare. Please readdress once Quincy intersection and Harvest road are addressed as well as the Degaulle/Alexander intersection before making DeGaulle a passthrough and high traffic area. We would also like to see speed bumps on Degaulle from Richmond homes to the school as people regular go 50mph on this road.

Lyndon Reimonenq
5748 S Duquesne Ct
303.507.4057

Comment: This plan for 45 single family homes would bring further crowding to an already overcrowded area. It will also take away the beautiful open area the residents of Sorrel Ranch have come to enjoy. More cemented areas brings hotter temperatures and the possibility of flooding. This area should remain in its natural state. Trees should be planted in this space to further enhance the natural beauty of the land which helps keep our air clean and allows shelter for wildlife.

Cliff Workman
5818 S Duquesne Ct

Comment: Very much against this development proposal. The lot backs up to our home and will totally impact negatively our standard of living. First we were told by Richmond American when we bought our home 10 years ago that new homes would never be built in this school zoned area. This was our primary reason for buying on this lot. Second it will destroy our morning sunrise views. I don't want to be staring at the back side of hideous homes in place of my morning sunrises. This neighborhood can't handle the added road infrastructure currently in place; primarily the nightmare at Gun club and Quincey. Alexander and S De Gaulle St is already a dangerous intersection. Most importantly the presence of homes built on this lot would greatly depreciate the value of our home.

Comments were also received from Xcel Emery; please see their comments attached at the end of this letter.



2. Completeness and Clarity of the Application

- 2A. Remove all grading and topographical lines from all sheets except the grading plan.
- 2B. Please change the line type and increase the lineweight of the property lines for clarity.
- 2C. Include any trail connections from sidewalks into open areas.
- 2D. Rename all reference to “Waivers” to “Major Adjustment”.
- 2E. The Data Block must be updated to current zoning per the UDO. See the redlines for details.
- 2F. Please increase the scale on the Vicinity Map to show Harvest Road.
- 2G. Update the Proposed Uses as shown in the redlines on the cover sheet.

3. Zoning Process

3A. Due to the adoption of the Unified Development Ordinance (effective September 21, 2019), all applications are now reviewed and approved using the Criteria of Approval and Procedures of the UDO, regardless of which development standards are used in review. For your application, the approval process for Preliminary Plats (see below for an explanation) typically is administrative in this area of the City; however, if any adjustments (waivers) are requested, then the Planning and Zoning Commission must review and approve the plan.

3B. Preliminary Plat: the name and application type of the application has changed from “Contextual Site Plan with Waivers” to “Preliminary Plat with Adjustments”. This document is not a plat document. A preliminary plat shows the same amount of detail as a Contextual Site Plan; however, in the UDO, a Site Plan is only required for vertical development. In this case, the application is organizing the roads and lots within the development, so only a Preliminary Plat is required. Please revise the title as shown in this comment and on the redlines.

3C. A Preliminary Plat is not recorded with the county. Please remove references to the Recorder’s Certificate as shown on the redlines.

3D. The Subdivision Plat submitted with this review is the Final Plat. This document is recorded and must match the roads, lot layout and open space as shown on the Preliminary Plat.

3E. The requested waiver (adjustment) will require this application to be reviewed and approved by the Planning and Zoning Commission at a public hearing.

4. Framework Development Plan Amendment

4A. The Sorrel Ranch Framework Development Plan continues to be the enforcing document for the entitled density and small lot allocation.

4B. At this time, staff does not support of a Framework Development Plan Amendment to increase the quantity of small lots or modify the standards for what counts as a small lot. The lot dimensions provided do not meet the requirements defined in the FDP. The minimum lot size per the FDP is a lot between 4,500 square feet and 5,000 square feet. The FDP is silent on minimum lot width dimensions, so the standard is established by code: 45-foot minimum in width. The majority of the lots proposed do not meet the dimensional standards for small lots under the former zoning code, nor do they adhere to the significantly relaxed standards for standards lots under the UDO. As shown, only six lots out of 45 would be considered standard per the FDP.

4C. To coordinate the designation of the proposed lots within this plan, a Lot Matrix will be required as part of the Preliminary Plat. This matrix must list each lot with the following:

- Lot/Block Number
- Lot Type (Small 4,500-5,000; Small 5,001 – 5,999; or Standard +6,000)
- Lot Area
- Lot Width
- Front Setback Required



- Side Setback Required
- Rear Setback Required

5. Parking Issues

5A. Update the Data Block per the redlines to match the UDO.

6. Architectural and Urban Design Issues

6A. Elevation sheets (separately submitted from the Preliminary Plat) will be required. These elevations will not be on the Preliminary Plat; however, they will be part of the overall approval. These elevations must show typical building materials, dimensions (including height), and masonry calculations. The subsequent elevation plan submittals to the Building Division must conform with these elevation drawings.

6B. Architectural details from the FDP must be shown on this Preliminary Plat. The detail drawings are not necessary; however, the purpose, architectural styles, and all required architectural elements must be listed. Please expand on the “Architectural Requirements” section on the cover sheet. (Note this will be required to be placed on another sheet).

6C. Remove the cornhole details unless they are permanent.

6D. Site lighting details must be added to sheet 3. These details must match the design within the FDP.

7. Signage Issues

7A. Update the Data Block per the redlines to match the UDO.

7B. Add the note as shown in the redlines on sheet 3 regarding sign approvals and standards.

8. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

Sheet C-1 Cover Sheet

- The front yard landscape typical information belongs on the landscape plan.

Sheet S-1 Site Plan

- Dimension and label what appears to be an easement
- Add the existing water main symbology to the legend and call out to be abandoned.
- The fencing along S. Degaulle Street should all be masonry wall. While the rear lots abut some open space, the three-rail fence is typically required adjacent to city owned open space and trails. Where the rear lots are exposed to a collector and/or arterial, they should be screened with the masonry wall. In accordance with the FDP, the stucco or panelized masonry walls with stone columns may be an option at the discretion of city staff where screening is required for privacy along public rights of way.
- Tone the contours back. Make the proposed much lighter.

Sheet L-1 Landscape Plan

- There appears to be an electric line in the tree lawn. The line maybe deep enough that trees are permitted. Verify with the utility service company.
- The special landscape buffer waiver request should appear here as well as the cover sheet.
- Please provide a typical front yard landscape plan and notes that address what the builder is responsible for installing along with a sample plant list to ensure that every lot DOES NOT have the same plants installed for each front yard. The applicant does have the option of participating in the xeric front yard landscape option which allows the home building to take advantage of the \$1,000 tap credit for each lot that is designed to those standards.
- For review and approval purposes, the city does not differentiate between builder and/or metro district responsibilities. Therefore, all required landscaping must be included on this plan set. Front yard



landscaping is required prior to the issuance of a certificate of occupancy for each home. A note may be added to the landscape notes that states that the builder is responsible for the front yard landscaping, however, it must be still be included.

- There are several lots that appear to be within the required 20' wide buffer. See plan.
- The areas shaded in green should be considered tract landscaping. Provide a table and demonstrate compliance at 1 tree and 10 shrubs per 4000 sf.
- Gray the existing and proposed contours way back. The lots and streets should be more prevalent than the contours.
- Make the property line darker/thicker and make sure it reads as a long dash and two short dashes
- Trees shall be in the tree lawn, both sides of the street.

Sheet L-2

- Provide a table addressing the need to provide a buffer along S. De Gaulle Street. Buffer to be 20' wide as measured from the back of walk. Buffer to consist of 1 tree and 10 shrubs per 3,000 sf.
- Update the Plant Schedule per the comments provided.
- Delete one of the duplicate notes.
- Update the Standard Right-of-Way Table to include the two-proposed internal local streets.
- Update the Water Conservation Table to add a column that represents each landscape category as a percentage of the overall landscape area.
- Add a note to the landscape notes that states something to the effect of "Final street tree placement will depend upon the ultimate location of utilities and individual driveway locations."

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

9A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:

- Parcels
- Street lines
- Building footprints (If available)

Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: <http://tinyurl.com/AuroraCAD> or by contacting CADGIS@auroragov.org.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Contextual Site Plan Comments

Sheet 1

- The Site Pan will not be approved by public works until the preliminary drainage letter/report is approved.
- Please remove all AutoCAD SHX text files in the comment section. Please flatten to reduce the selectability of these items.

Sheet 2

- Label the curb return radius, curb ramp, and cross pans. This is typical for each intersection on all applicable sheets.
- Internal streets are private. Please remove the all references to public streets or ROW.
- Label and dimension the existing sidewalk.
- Please take the contours off this sheet.
- Use a different hatch for the sidewalk or modify the scale.



Sheet 3

- Dimension the travel lanes and parking in the street sections shown.
- The internal streets are private. Please remove all references to ROW.
- 5.5-foot sidewalks are required throughout the proposed development.

Sheet 4

- The maximum slope is 3% for 100-feet. Refer to Figure 4.05.4.1 of the Roadway Manual and revise.
- Please use a different line type and increase the line weight of the lot lines.
- Please show the storm sewer on this grading sheet.
- Indicate emergency overflow for the sump inlet. A drainage easement is required. If a storm sewer is not designated for the 100-year, a concrete lined overflow in a tract is required.
- Label the slope in all tracts.
- On-site storm sewer is private. Please add a note that indicates this, plus who will maintain it.
- Label the slope in the location shown on the redlined sheet.

Sheet 5

- A License Agreement is required for the private storm sewer located in the ROW. Please coordinate with Real Property to complete this agreement.
- On-site storm sewer is private. Please add a note that indicates this, plus who will maintain it.

Sheet 8

- Remove all contours from this sheet.
- Add a note indicating the on-site street lights are private and will be owned and maintained by the HOA or metro district in perpetuity.

Plat Comments

Sheet 2 & 3

- Internal streets are private. Please remove the references to public streets or ROW.

11. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in amber)

Generally

- The Traffic Letter has been approved by Traffic Engineering.

Sheet 1

- Correct the General Notes as shown in the amber redlines.
- Add the note as shown in the amber redlines regarding signing and striping for streets.

Sheet 2

- The stop sign at the northern entrance looks too far back from the sidewalk; update the location to 4-feet from the sidewalk. The sight triangle looks like it is at this location (correct).
- Review the sight triangle at the southwest corner of the private streets as shown in the redlines.
- Review the proposed stop sign location at the southeastern location.

Sheet 3

- Please update the street section to a Local Type 2 (the same pavement width). The dimensions internal to the pavement (7-foot parking, 16-foot travel, and 7-foot parking).
- Where is the rock display on the Site Plan? Ensure it is outside of all sight triangles.

Sheet 4



- Review the sight triangle, an easement will be expected at the location shown in the redlines.

Sheet 6

- The sight triangle as shown on this redlined sheet must be re-reviewed once the travelled path has been added.

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

Sheet 1

- Please indicate within the data block if the structures are sprinklered or non-sprinklered.
- Please indicate that the structures will be constructed under the 2015 IRC.
- Please indicate the construction type. Example "VB".
- Provide elevations with this plan set.
- Please remove Note 4.
- Please add the following note: PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTIONS 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING INFLUENCE AREA (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.

Sheet 2

- Depending on the adjacent parking conditions of the site, a larger outside turning radius may require an “eyebrow” configuration to support Fire Apparatus turning movements. Please working engineering to determine minimum turning radii.
- Show the location of all existing and proposed water mains and fire hydrants within or abutting this site. The location and bearing of existing fire hydrants located (within 400') outside the plan area shall utilize a fire hydrant symbol with an arrow identifying the distance from the symbol to the existing fire hydrant.
- Depending on the adjacent parking conditions of the site, a larger outside turning radius may require an “eyebrow” configuration to support Fire Apparatus turning movements. Please working engineering to determine minimum turning radii.

Sheet 3

- Verify if these are public or private streets. If public, which street standard is being utilized?
- Is it the intent of the developer to allow parking on both sides of the street for these two details? If so, please reflect this intent within the street sections being shown.
- 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 or public way. Also, fire hydrants must be placed at least one foot in front or behind a sidewalk while still meeting the minimum back of curb clearance requirements. Please relocate these fire hydrants to be within the required distance.
- Will there be mail kiosks amenities? If so, please provide an accessible route to the mail kiosks and details.

Sheet 5

- Depending on the adjacent parking conditions of the site, a larger outside turning radius may require an “eyebrow” configuration to support Fire Apparatus turning movements. Please working engineering to determine minimum turning radii.
- Please eliminate this fire hydrant.
- Please eliminate this fire hydrant.



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

Plat Comments

- There is a missing utility easement needed for the storyline shown on the civil plans. See Section 5.04 for easement width requirements.

Contextual Site Plan Comments

Sheet 1

- Advisory Comment: Civil Drawings submitting with the intent to begin or continue utility construction activity after January 1, 2020 shall be reviewed and built to the 2020 Aurora Water Design Standards and Specifications.
- The Master Utility Study must be amended to account for the proposed density increase at this location. This will be required with your 2nd Submittal.

Sheet 5

- Remove the existing water meter.
- Is Lot 10 going to receive service from the back of the building or is the back of the building going to be facing the cul-de-sac? If the front is facing the south, placing a driveway will be difficult due to hydrant and meter location. This comment applies for lots 4, 10, and 15.
- Fences will not be permitted in the utility easement. I have highlighted this portion to illustrate.
- Move the meter symbol to water line stub.
- Access needs to be provided to the inlet shown on the redlines. Access must be 10-feet in width with 2-foot recovery zones on either side and must be all weather accessible.

Sheet 6

- How will the area highlighted on this redlined sheet be irrigated? If a separate irrigation meter is needed, please ensure there is proper space and easement as required in Section 5.04. This does not have to be shown on these plans but is required for the irrigation plans.
- Adjust the tree location to increase the clearance from the proposed inlet.
- Trees are not allowed within utility easements. See Section 5.04.

14. Parks, Recreation and Open Space (Chris Ricciardiello / 303-739-7154 / cricciar@auroragov.org)

POPULATION DESIGNATION

The subject application is characterized as a single family detached residential development within the Sorrel Ranch FDP area. Population calculations for the development utilize a per-unit multiplier of 2.65 persons per unit. This calculation would propose an overall population of 119 persons residing in 45 dwelling units.

LAND DEDICATION AND PARK DEVELOPMENT FEES

To provide adequate parks and open space equipped with appropriate facilities, the City Code enumerates requirements for park land dedication and park development fees. These allow the Parks, Recreation & Open Space Department to purchase land and to construct new facilities, respectively.

EXPLANATION OF PARK LAND DEDICATION REQUIREMENTS:

The City's park land dedication policy is set forth in Section 48(b) of Chapter 147 (i.e., the Subdivision Ordinance) of the City Code. It specifies that park land shall be dedicated in accordance with the following standards:

- 3.0 acres per 1,000 residents for neighborhood parks.
- 1.1 acres per 1,000 residents for community parks.
- 7.8 acres per 1,000 residents for open space



These land dedication requirements and the proposed method of how they will be satisfied should be explicitly presented in the formal submittal to the Planning Department. If the number of proposed units changes, the park land dedication requirements will also change.

- Neighborhood Park Land Dedications - Based on an overall population projection of 119 for 45 dwelling units, the neighborhood park land dedication requirement will be 0.36 acres.
- Community Park Land Dedication –Based on an overall population projection of 119 for 45 dwelling units, the community park land dedication requirement will be 0.13 acres.
- Open Space Land Dedication - Based on an overall population projection of 119 for 45 dwelling units, the open space land dedication requirement will be 0.93 acres.

Cash-in-Lieu Payments – The applicant may pay for park land and open space dedication with a cash-in-lieu payment due at the time of first subdivision platting. The amount of the payment shall be based upon the market value of the total land dedication acreage not met on-site. At a time prior to plat, the applicant shall submit an appraised land value to PROS staff for review and approval. The value shall be based upon the current value of the land in a zoned (for the proposed uses) condition with “infrastructure” (i.e., including, but not limited to, roadways, utilities, etc.) in place. The applicant also has the option of requesting a per acre property value from the City of Aurora, Real Property Services Division of Public Works for use in defining cash-in-lieu of parkland dedication.

PARK DEVELOPMENT FEES:

In accordance with City Code and in addition to park land dedication requirements, Park Development Fees shall be collected by the city to cover the cost of constructing new park facilities to serve the needs of the projected population. These fees apply to the project because neighborhood and community park facilities are not proposed on-site. Fees are based on the park land dedication acreages and an annual cost per acre for construction of park facilities. The fees, which are computed and collected on a per-unit basis, shall be paid at time of building permit issuance. The current per-unit fee of \$1,900.64 would apply if permits for construction of the residential units are pulled in 2019, and the total paid would be as follows:

Number of proposed dwelling units: 45 Units
Total Park Development Fees @ \$1900.64 per DU = \$85,528.87

PROS Requirements Caveat:

The monetary calculations presented herein are estimates based on park construction costs at this point in time (current year 2019). The timing for implementation of the project may affect the ultimate amount of fees collected and other payments imposed to satisfy park-related obligations. Furthermore, if aspects of your project change, such as the number of dwelling units proposed, the park land dedication requirements may also change.

15. Real Property (Maurice Brooks / 303-739-7331 / mbrooks@auroragov.org / Comments in magenta)

Generally

- Remove all AutoCAD SHX Text files from the Plat.

Plat Comments

Sheet 1

- Change the “5A” in the title to the next number for the filing. Confirm this number with the county. Whatever it is changed to should be reflected in all text on the plat.
- Change the vicinity map to a non-color format.
- Choose the correct descriptor in the parenthesis in the legal description. This should match the legal description submitted separately along with all other requested changes.
- Revise the reception number as shown on the redlines.
- Add “City of Aurora” to the legal description.
- Verify the dimensions as shown in the legal description.
- Only add the tracts if these are being dedicated to the City of Aurora for public purposes. This applies in the legal description and City of Aurora approvals.



- Make the general edits as shown in the General Notes.
- Change “City Attorney” to “City Engineer”.
- Delete the Public Works Director signature line item.
- Change “Chapter 147” to “Chapter 146” in the covenants.
- Modify the crossings and encroachments covenant as shown on the redlines.

Sheet 2

- Add “City of Aurora” to the descriptions as shown.
- Send in the State Monument Record for the aliquot corner.
- Change the reception number on the 105’ Colorado Interstate Gas Company Right Of Way Easement Agreement.
- Add “Sorrel Ranch Subdivision Filing No. 6” in the area west of the sheet as shown.
- Add a tic mark on the corner as shown.
- Add the name to the proposed street.
- Add the centerline monuments with the bearings, distances, and curve data in between.
- Add “Sorrel Ranch Subdivision Filing No. 7” to the east side of the sheet as shown.
- Add the centerline monument symbols and the monumentation note. Please see the Subdivision Checklist.

Sheet 3

- Add “City of Aurora” to the descriptions as shown.
- Add “Sorrel Ranch Subdivision Filing No. 6” in the area west of the sheet as shown.
- Add “Sorrel Ranch Subdivision Filing No. 7” to the east side of the sheet as shown.
- Add the street name to the proposed street.
- Dedicate the 16-foot utility easement by this plat.
- Add “South Aurora Parkway (144’ R.O.W.) Rect. No. B20009693” and the right-of-way line as shown.
- Delete the ownership information on this plat.
- Add tic marks at the curves as shown.

Site Plan Comments

Sheet 1

- Revise Site Plan note number 7 as shown on the redlines.
- Change the filing number in the legal description on this page to match the plat (see comments above)

Sheet 2, 4, 5 & 6

- Label the subdivision on the west and east of this plan.
- Cover the monument entry sign with a License Agreement. Please coordinate with Public Works Real Property as soon as possible to begin this process. License Agreements typically take 6-8 weeks and your Site Plan will not be approved until the agreement is complete.
- Dedicate the utility easements as shown on the plat.
- Add “Unplatted” to the lot to the south.
- Add the boundary dimensions from the plat onto this Site Plan, add block and tract designations, and add lot dimensions and label easements.
- Add the street name to the proposed streets.
- Label the street right-of-way for Aurora Parkway (see plat comments for details).



Right of Way & Permits

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

October 4, 2019

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

Attn: Daniel Osoba

Re: The Overlook at Sorrel Ranch, Case # DA-1379-26

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **The Overlook at Sorrel Ranch** and acknowledges the platted utility easements for natural gas and electric distribution facilities.

Please be aware PSCo owns and operates existing electric distribution facilities for street lighting along South Degualle Street. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. The Builder's Call Line is 1-800-628-2121. 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 dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com