



Planning Division
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April 27, 2022

Sophia Macicek
Cortland
3424 Peachtree Road NE, Suite 300
Atlanta, GA 30326

Re: **Initial Submission Review:** Cortland at Abilene Station – Master Plan Amendment, Site Plan with Adjustments and Plat
Application Number: DA-1944-05
Case Numbers: 2006-2014-02; 2022-4029-00; 2022-3025-00

Dear Ms. Macicek:

Thank you for your initial submission, which we started to process on April 4, 2022. 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, community members, and outside agencies.

Since many 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 May 19, 2022 to remain on schedule.

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

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7857.

Sincerely,

Sarah Wile, AICP
Senior Planner, City of Aurora
Planning & Development Services Department

cc: Eva Mather, Norris Design
Kayleigh Robinson, Norris Design
Laura Rickoff, ODA
Filed: K:\SDA\1944-05rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Update the Master Plan document to address all comments and concerns (see Item 2)
- Ensure that all required information is included on all sheets within the Site Plan (see Item 3)
- Address concerns regarding the proposed compact parking spaces (see Item 5)
- Look at ways to improve connectivity and pedestrian safety from the HLC to the R Line (see Item 5)
- Review feedback regarding building architecture and ensure compliance with the UDO (see Item 6)
- Provide all information needed to complete a comprehensive Landscape Plan review (see Item 8)
- Address all Civil Engineering comments on the Site Plan (see Item 9)
- Update the Traffic Impact Study (see Item 10)
- Address all comments on crossings, stop signs, curb ramps, etc. from Traffic Engineering (see Item 10)
- Review sanitary capacity needs for Aurora Water (see Item 11)
- Provide additional details and address concerns regarding the trails and SUPs for PROS (see Item 12)
- Address Fire / Life Safety comments about fire lane easements and other items (see Item 13)
- Review Transportation Planning comments about bicycle racks and connectivity to the station (see Item 15)
- Coordinate with Roberta Bloom on the public art location and design (see Item 16)
- Review comments from Xcel Energy and Aurora Public Schools (see Items 17 and 18)
- Meet with RTD prior to resubmitting to hear and address their concerns (see Item 19)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Referrals were sent to 10 registered neighborhood organizations and 44 adjacent property owners. One comment was received as part of the first round of review. Please reach out to Ms. Galindo to discuss her concerns and provide a summary of your discussion as part of the next submittal. A neighborhood meeting does not seem warranted at this time due to the limited number of comments but may be requested in the future if additional comments are received.

Name: *Bridget Galindo*

Email: besgalindo@yahoo.com

Comment: *These buildings appear to be 6 stories high. Will these block the view of the current residences just east of the proposed site (Cherry Grove East II)? Is there any way Abilene and Ellsworth are big enough streets for the amount of new traffic this will create?*

2. Completeness and Clarity of the Application

2A. Please update the Letter of Introduction to include additional information where requested, ensure accurate references, and elaborate on the adjustment request(s).

2B. Update the title on all sheets of the Site Plan to be: "Cortland at Abilene Station – Site Plan with Adjustments."

2C. Provide a more "zoomed in" view for the Vicinity Map so the location of the development is clearly shown. See redline comments for additional information.

2D. The Signature Block on the Cover Sheet is not consistent with city requirements. The provided one appears to be for City and County of Denver. Please revise.

2E. Add an Amendment Block on the Cover Sheet to account for future amendments to the document.

2F. Update the Data Block to include additional categories / information where requested.



2G. Please remove “of 37” from the bottom right corner of all sheets as this makes adding future sheets (if needed) problematic. In addition, please ensure that the sheet references / match lines for the Landscape Plan are the same as the rest of the plan set (i.e. Sheets 29-38 instead of L300-L307).

2H. There are a number of issues with how the proposed Master Plan Amendment (formerly General Development Plan) was prepared. The current amendment was treated more like a minor amendment (i.e. bubbling areas and crossing out text) instead of amending the sheets to reflect what is proposed. Text and graphics need to be updated / added throughout the plan set, additional sections need to be amended that are no longer accurate, and all GDP references need to be changed to “Master Plan” because this document is no longer considered a GDP as the property is not within a PD zone district. Please review all redline comments and update accordingly.

2I. Provide Key Maps on all sheets that do not currently have them for context purposes.

2J. Most sheets within the Site Plan are slightly blurry / pixelated. Please try to improve this with the next submittal.

2K. The city has developed [CAD Data Submittal Standards](#) for internal and external use to streamline the process of importing AutoCAD information into the City's Enterprise GIS. A digital submission meeting the CAD Data Submittal Standards is required before final mylars can be routed for signatures or recorded for all applications.

2L. Please note that an invoice in the amount of \$41,569.25 is due prior to the second submittal of the application. The next submittal will not be accepted if this fee is not paid.

3. Zoning and Land Use Issues

3A. General Comment: There is a lot of missing information on the Site Plan sheets that made it difficult to review. All primary building entrances and unit entrances should be identified, sidewalks / trails need to be shown, and all site furnishings / above-ground structures need to be called out. Please also ensure that what is shown on the Landscape Plan matches the Site Plan.

3B. Please call out front setbacks for all buildings and ensure that the building footprints and property lines have different line types.

3C. Provide details on permitted / proposed signage in the Data Block and ensure that any proposed monument signs or wayfinding signs are identified on all sheets. Details of any monument signs or wayfinding signs should be included in the plan set.

3D. Provide a detailed plan and table that identifies how much outdoor space is required (20% of the site for multi-family) and which areas are being counted towards meeting this requirement. Identify the square footage of each of those areas and how they are being designed so staff can review eligibility.

3E. Sheet 23 notes that there is a “roof amenity deck” for Building 500, but no details are included. Please clarify if this is still proposed and if so, provide information on how this is being designed.

3F. Please revise how Building 500 is shown on all sheets as it currently appears as though the western portion of the building is separated from the eastern portion when this is not accurate based on the building elevations. Additional details are also needed about how this pedestrian paseo on the ground floor is being designed.

3G. Provide a sheet that includes details of all proposed site furnishings, such as bicycle racks, fences, retaining walls, tables, benches, lighting, shade structures, towers, etc.

3H. Please identify the locations of any above-ground utilities proposed throughout the site, including transformers or other utility boxes.



3I. Show the location of the required public art on the Site Plan and coordinate with Roberta Bloom on the piece itself. See Item 16A for additional information.

3J. Are the amenities proposed within the different buildings available to the residents of all buildings, or only the residents that live within that building? For example, can the residents of Building 400 utilize the pool in Building 300?

4. Adjustments

4A. Please add all adjustment requests to the Cover Sheet. Note the code section, the code requirement, and a brief description of what is requested.

4B. Update the Letter of Introduction to include additional information regarding the building length adjustment. See redline comments for additional information.

4C. Unless changes are made to the parking design, an adjustment will be required for the number of compact parking spaces proposed. It should be added to the Cover Sheet and included in the Letter of Introduction with detailed justification / mitigation. See additional details regarding this in Item 5C.

5. Streets, Pedestrian, and Parking Issues

5A. Ensure that all sidewalks and trails are identified and dimensioned on all sheets.

5B. Please call out typical parking space and drive aisle dimensions on the Site Plan, especially for the surface parking which does not have a detailed plan elsewhere.

5C. There is no allowance for compact parking spaces in the UDO. Therefore, only compact parking spaces that are being provided above the UDO parking requirements can count towards the minimum parking requirements unless an adjustment is requested and approved. For example, if Building 300 requires 246 parking spaces, at least that many spaces must meet the parking dimension requirements in the UDO (9' x 19'). It appears that this is met for Building 300, but not Building 500, which requires 337 parking spaces and only has 268 parking spaces that meet dimensional requirements. Given the number of compact parking spaces proposed, there are some concerns about how parking spaces will be managed to ensure that a large truck is not parking in the compact spaces and blocking the drive aisle, for example. Will parking be assigned based on vehicle size? Alternatively, the overall number of parking spaces could be reduced since the site is overparked and the size of the spaces could be increased to meet requirements.

5D. Is the accessibility for retail visitors being taken into consideration in the design of the parking garage for Building 500? Based on the current plan, it appears that people would need to exit onto Blackhawk Street, walk south on Blackhawk Street, and then go through the pedestrian paseo to access the retail uses. It seems like providing a more direct connection to the public plaza / retail would improve the visitor experience and make the retail uses more viable.

5E. Clarify which cross sections on Sheet 6 are for which streets.

5F. The original GDP for Abilene Station included a very visible, direct connection from the High Line Canal trail to the RTD Station. This connectivity has been reduced significantly with the proposed design. Additional details are needed in order for PROS (and Planning) to evaluate whether the proposed design is acceptable.

5G. Please coordinate with Traffic Engineering on adding an enhanced pedestrian / bicycle crossing across Blackhawk Street where the trail connection from the High Line Canal merges with the pedestrian paseo under Building 500. This is a widely used connection currently and will continue to be used based on how the plan is designed.



6. Architectural and Urban Design Issues

6A. Using a dashed line, please show the location of all rooftop equipment on the building elevations for all buildings to ensure that they are not visible.

6B. Please include masonry calculations for each building and also note the percentages of other materials as well. Please note that 60% of the building façade, excluding doors and windows, facing a public park or plaza must be surfaced in brick or stone. There are also the general UDO masonry requirements as well. Please provide a detailed breakdown for each building based on the various requirements that apply to the buildings.

6C. Please call out all primary building entries and unit entries on the building elevations to match the Site Plan.

6D. The ground floor of parking structures must employ one of the elements identified in Section 146-4.6.5.E, Table 4.6-5. In addition, the upper floors must include elements such as decorative grillwork, louvers, etc. Please see the code section above for specific details. The garage elevations for Building 300 do not appear to meet these standards. Please also call out the proposed materials for the garage as they are not labeled currently.

6E. There are potential concerns about the “base” design for Building 500 on the north elevation. It does not seem to meet the vertical articulation requirements in the UDO in the area called out on Sheet 17. Please look at ways this area can be improved as the view from the eye-level of pedestrians will essentially be a blank wall since the units sit above the ground floor. This façade will be very visible from adjacent streets and the R Line.

6F. Ground floor commercial facing streets in MU-TOD is required to be 13’ tall minimum. Please identify the heights of all applicable areas to ensure they meet this requirement.

6G. Why do Buildings 400 and 500 have the same color palette and Building 300 is different? It seems like it would make sense to have them all be similar / complementary or have them all be different instead of a mix of both. The Letter of Introduction referenced a color palette in the Master Plan (formerly GDP), but this reference could not be located.

6H. Staff recommends providing renderings of all proposed buildings if possible, not just Building 500. The renderings are very understanding for seeing the building projections / articulation, materials, and roofline better.

6I. Please clarify if the Design Review Board for Abilene Station currently exists as the Master Plan notes that approval is required from this body. If so, approval will be needed from the DRB prior to Planning Commission. Please include information on who serves on the DRB as well.

6J. Please remove signage locations from the building elevations or add a note stating that sizes and locations are conceptual and will be reviewed as part of the sign permit submitted to the Building Division.

6K. Ensure that additional details regarding the pedestrian access to the Abilene Station are also depicted on the building elevations for Sheet 16.

7. Addressing (Phil Turner / 303-739-7271 / pcturner@auroragov.org)

7A. 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 parcels, street lines and building footprints (if available) at minimum. Please ensure that the digital file is provided in the correct projection so it will display correctly within our GIS system. More information can be found [here](#).



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

Sheet 24

8A. Remove the General Landscape Notes as the city does not review construction drawings.

Sheet 26

8B. Update all tables where appropriate to reflect all of the required plant material. A complete review was not possible because plant material was missing.

8C. Update the curbside landscape table to reflect the requirement of one tree per 35 linear feet.

8D. Remove the Street Frontage Buffer table as street frontage buffers for multi-family are not required unless they abut an arterial or collector street.

8E. Building perimeter landscaping for these building is cumulative. Add up the length of all sides (not one side) and then distribute the plant material accordingly. Each side is not required to meet the building requirements individually.

8F. It appears as if some of the units may have ground floor access from the street / sidewalk. If this is the case, building perimeter landscape material should reflect this and not block access.

8G. The Abilene Station Master Plan requires two tree equivalents per 30 linear feet. Essentially, double the shrubs currently listed. Coordinate with PROS on this.

Sheet 28

8H. This sheet should not be in between the landscape sheets.

Sheet 30

8I. Provide the required shrubs in all areas. Remove areas designated as shrub beds and update the plant schedule.

8J. Darken the curb line on all of the sheets.

8K. Update all of the curbside landscape areas to comply with the UDO based upon the width.

8L. Turn off the interior of the buildings and just have a darker building outline on all sheets.

8M. Dimension and label the non-street buffer being provided. The response letter to the pre-application meeting notes indicates that a fence is being provided along the eastern boundary as a buffer reduction features, but there does not appear to be a fence shown.

8N. The response letter states that existing trees are being used to satisfy the buffer requirement. Show those and have them visible but grayed back.

8O. Ensure that all utilities are included on the Landscape Plan, as well as any existing or proposed easements.

Sheet 34

8P. Surface parking lots are required to be buffered by two tree equivalents per 40 linear feet and shall contain a hedge or low wall. The trees can overlap with the High Line Canal buffer.

Sheet 37

8Q. Provide a detail of the fence that is mentioned in the response letter.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

9. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

9A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.

9B. Add the requested note to the Cover Sheet.

9C. Please note that city code requires all public improvements to be completed or escrowed prior to issuance of certificates of occupancy.

9D. Label and dimension the ROW on all sheets.

9E. Identify all easements.

9F. Streetlights are required along Blackhawk Street and 2nd Place. Please show the locations of the lights on the Site Plan and add the requested noted.

9G. Dimension the width of the curbside landscaping.

9H. It is unclear how the ADA path called out on Sheet 5 is intended to work.

9I. Verify with Aurora Water if the pipe on Sheet 6 will be permitted under the building.

9J. Please clarify which areas are paved and which are unpaved on all sheets. The Landscape Plan sheets show a combination of landscape beds and pavement in some areas. Verify compliance with minimum slopes (2% in unpaved areas) and slopes away from the building.

9K. Hide the internal linework for the buildings for improved clarity.

9L. If railing is required for the walls, please show on the section.

9M. Add a note indicating if the storm sewer system is public or private and who will maintain it.

9N. Show the proposed and existing storm sewer on the Landscape Plan. Ensure that trees are a minimum of 10' from the storm sewer.

10. Traffic Engineering (Kyle Morris / 303-799-5103 / kmorris@bhinc.com / Comments in orange)

10A. Address all redline comments on the Traffic Impact Study and resubmit with the next submittal. Provide a progression analysis for the requested intersections, provide signal warrants, and provide queuing summaries for all study scenarios.

10B. Revise the signal escrow language to reflect the agreements already in place for adjacent development to 2nd Avenue and Abilene Street.

10C. Provide stop signs where requested.

10D. Call out allowable access movements at all access points.

10E. Show sight triangles per COA TE-13 where requested.



- 10F. Show the installation of curb ramps and detectable warning domes.
- 10G. Call out all existing and proposed stop signs.
- 10H. An ADA route within a drive aisle will not be permitted.
- 10I. Provide signalization easements where requested.
- 10J. Show storage extension per TIS recommendations.
- 10K. Call out parking stall dimensions.
- 10L. Ensure that building corners are outside of sight triangles.
- 10M. Due to the anticipated pedestrian activity where called out on Sheet 4, provide crosswalk striping, RRFBs, and appropriate signage with advanced warning.
- 10N. Show all sight triangles on the Landscape Plan. Ensure that all proposed landscaping within sight triangles conforms to COA Section 4.04.2.10.

11. Aurora Water (Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org / Comments in red)

- 11A. Sanitary capacity needs to be evaluated. The utility conformance letter only addresses additional flows introduced to the system and does not account for the existing flows nor the combined flows on the existing downstream network. Further coordination is required to determine if downstream improvements are required.
- 11B. Show the proposed water meter location and ensure the meter is covered by ROW or easement for all buildings.
- 11C. Dimension the separation between sanitary and water. 10' minimum is required.
- 11D. Dimension the separation from the flowline to water service. 5' minimum is required.
- 11E. Label building numbers.
- 11F. A sampling station may be required in this area. Please coordinate an appropriate location with Aurora Water. Email Daniel Pershing for additional information.
- 11G. Adjust the acute connection angle as flows are directed north. A maximum of 90 degree is allowed.
- 11H. Is the hydrant called out on Sheet 10 being removed / relocated? Please clarify.
- 11I. Building 500 appears to be served with two meters. Please verify.

12. PROS (Alex Grimsman / 303-739-7154 / agrimisma@auroragov.org / Comments in purple)

Master Plan Amendment

- 12A. Provide new/additional sheets within the Master Plan Amendment to reflect the changes proposed to the Small Urban Parks. The Master Plan Amendment document is extremely hard to follow with all of the changes and redlines within the plan set. As this is the second SUP to be removed, PROS would like to see this reflected with a new sheet to identify clearly where these dedications are being proposed.
- 12B. It appears a number of the elements of the Abilene Station SUP have been removed. Please indicate within a new sheet how these SUPs are meeting the intent of the SUP requirements at the Master Plan level.



12C. Remove the detention pond from the SUP table on Page 42.

12D. The items listed on the Community Park dedication table have previously been completed and cannot satisfy Community Park requirements.

Site Plan

12E. Identify the connection between the trail and sidewalk central to the site.

12F. The street crossing on Sheet 5 is identified as an ADA route. Please note the crossing location and through to the HLC Trail. Curb ramps and other ADA accesses should be noted per Public Works requirements.

12G. Trail connections need to be shown on the Grading Plan. The slope shall meet ADA requirements with max 5% longitudinal and max 2% cross slope.

12H. Verify the required 10' setback from all buildings and private patio spaces are being removed.

12I. Show the crossing on Sheet 24 on all other sheets.

12J. The High Line Park is also identified as a SUP. Provide clear boundaries for the SUPs with names that are consistent with the Master Plan.

12K. Update table per notes on Sheet 24.

12L. Identify lighting within the SUPs.

12M. The connection from the RTD Station to the HLC Trail does not appear to have a clear visual path. As noted in the pre-app notes, it may be beneficial to review how these two amenities will work together and how a better connection could be made through widening of the paseo area or by reorienting the buildings to provide that clear connection as previously approved in the Master Plan. Note the width of the opening as well.

12N. Coordinate with the HLC on specific signage for the trail.

12O. Call out the width and materials of the connections.

12P. Approval is needed from Denver Water on the connection point.

12Q. looks like there are only three picnic tables / seating areas for the entire open space area being dedicated. This corridor along the HLC needs to provide more accessible seating for users along the trail. The three tables would be hard to access for trail users.

12R. Is the dog park open to the public?

12S. Are the symbols on Sheet 34 bike racks? If so, call out.

12T. There are major crossings to access pedestrian facilities. It would benefit the development to include crosswalks at appropriate crossings. Public Works may not support, but these crossings have potential to be dangerous, especially around a corner with heavy anticipated traffic.

12U. Dimension the width and turning radius onto the HLC trail.

12V. Verify the location called out on Sheet 35 is on private property.



13. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

13A. Update the requested notes on the Cover Sheet.

13B. Show the 2015 IBC occupancy for each building in the Data Block.

13C. Provide a summary of the Implementation Plan.

13D. Update the signage and notes per redline comments on Sheet 2.

13E. Address comments on the phasing on Sheet 2 per redline comments.

13F. The parking deck of Building 300 must be fully sprinkled due to the lack of access to the overall structure. Also provide a separate address for the parking structure.

13G. Review comment and recommendations regarding the proposed flag lot.

13H. Identify the accessible route with a heavy dashed line on all sheets.

13I. Call out Knox Boxes, FDCs, and Fire Riser Room locations for buildings and garages. See redline comments. These also need to be identified on the Building Elevation sheets.

13J. Clarify if there will be gating or bollards for the fire lane easement west of Building 500 and if so, provide details and label. Also provide a mountable sign and fire lane signage.

13K. The proposed accessible route on Sheet 5 is confusing as it goes from a public way to a slope easement.

13L. Clearly label all fire lane easements.

13M. Provide a minimum pass-through clearance of 13.5' for fire apparatus access to the parking.

13N. Show and label all accessible parking spaces.

13O. Provide a fire apparatus turnaround south of Building 400.

13P. Remove or add fire hydrants where requested.

13Q. Provide a detail of the decorative paving in the fire lane easement. The decorative paving shall be constructed to fire lane specification in the Roadway Design Manual and will need a license agreement.

14. Real Property (Kalan Falbo / 720-338-7419 / kfalbo@auroragov.org / Comments in magenta)

14A. Address all redline comments on the Plat.

15. Transportation Planning (Tom Worker-Braddock / 303-739-7340 / tworker@auroragov.org)

15A. Include the number of bicycle parking spaces on the Cover Sheet and detail the proposed bicycle racks.

15B. Note the two current “desire lines” on aerials of the Building 400 / Tract C area. This is indicative of current pedestrian travel lines between the current pedestrian bridge / RTD Park-N-Ride, and the light rail station; and between Blackhawk Street and the High Line Canal. The applicant is encouraged to formally accommodate these desire lanes through pedestrian walkways, recognizing that in all-likelihood, pedestrians will continue to utilize the most direct route, even if that means cutting across parking lots and landscaping.



16. Public Art (Roberta Bloom / 303-739-6747 / rbloom@auroragov.org)

16A. Although it's understood that an earlier Public Art Plan is in effect, please create an updated version that applies to this revised context. Please describe what is going to be done, where it will go, when it will be implemented, and the name of the artist since this is already predetermined. In addition to the Public Art Plan, the artwork location should be indicated on the Master Plan and the Site Plan.

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

17A. See the attached comment letter.

18. Aurora Public Schools (Josh Hensley / 303-365-7812 / jdhensley@aurorak12.org)

18A. In accordance with Section 146-4.3.18 of the Unified Development Ordinance, the school land dedication obligation for the 581 proposed apartments is 1.9013 acres. Aurora Public Schools will accept cash-in-lieu of land for this obligation valued at market value of zoned land with infrastructure in place. Cash-in-lieu is due prior to Plat approval.

19. Regional Transit District (C. Scott Woodruff / 303-299-2943 / clayton.woodruff@rtd-denver.com)

19A. RTD has some concerns and issues with the design and how it impacts our slope easements along our property. The RTD needs to have a meeting with the designer and developer to discuss these concerns and get clarification on some potential conflicts that we see with the plan and our site.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

April 21, 2022

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

Attn: Sarah Wile

Re: Cortland at Abilene Station, Case # DA-1944-05

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined there are **conflicts** with **Cortland at Abilene Station**.

It appears that the standard 10-foot-wide perimeter utility easements will not be allowed on this plat, which normally house natural gas and electric distribution facilities.

Where will the natural gas and electric distribution lines be located with the subject properties?

It is noted that only two phases of the five phases on the site plan is being replatted.

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. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements *will* need to be acquired by separate document for new facilities (i.e. transformers) – be sure to have the Designer contact a Right-of-Way and Permits Agent.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for distribution 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

AURORA PUBLIC SCHOOLS - STUDENT YIELD
4/20/2022

Cortland at Abilene Station (DA-1944-05)

Dwelling Type	Units	Yield Ratio	Student Yield
SFD		0.7	0
MF-LOW		0.3	0
MF-HIGH	581	0.145	84
TOTAL	581		84

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	0	0.16	0	0	0.2	0	0
MF-LOW	0.17	0	0.08	0	0	0.05	0	0
MF-HIGH	0.075	44	0.04	23	67	0.03	17	84
TOTAL		44		23	67		17	84

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	44	0.0175	0.7626
MIDDLE	23	0.025	0.5810
HIGH	17	0.032	0.5578
TOTAL	84		1.9013