

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



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March 15, 2022

Omar Tinoco
Superior Enterprises
1117 Pinehurst Court
Bennett, CO 80102

Re: Initial Submission Review – New Digs on 13th Place – Site Plan with Adjustments
Application Number: **DA-2259-00**
Case Numbers: **2022-4010-00**

Dear Mr. Tinoco:

Thank you for your initial submission, which we started to process on February 14, 2022. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Please revise your plans and make a new submission on or before April 4, 2022. However, there are significant comments that must be addressed. Contact me upon receipt of this letter to schedule a meeting to discuss the attached review comments.

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 let me know. I may be reached at 303.739-7450 or efuselier@auroragov.org.

Sincerely,

Liz Fuselier, Planner I
City of Aurora Planning Department

cc:

Meg Allen, Neighborhood Liaison
Laura Rickoff, ODA
Filed: K:\\$DA\2259-00rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Revise Building Elevations Per Code Requirements and Provide a Material Board (Planning)
- Outline Adjustment Requests and Justification (Planning)
- Provide Useable Outdoor Space (Planning)
- Fees (Planning)
- Re-align the Plan Set (Planning)
- List Adjustment Requests (Planning)
- Align Building Design with Code Requirements (Planning)
- Provide Elevations (Planning)
- Submit Materials Board (Planning)
- Clarify Landscape Adjustments in Letter of Introduction (Landscape)
- Buffers and Planting Tables (Landscape)
- Clarify Plant schedule (Landscape)
- Add Real Property Note (Real Property)
- Label Drainage and Access Easements (Public Works)
- Label All Slopes (Public Works)
- Provide Retaining Wall Elevations (Public Works)
- Provide Pond Labels and Notes (Public Works)
- Parking Access (Traffic)
- Add Notes to Site Plan and Define IFC Code (Fire and Life Safety)
- Show and Label Fire Lane Easement (Fire and Life Safety)
- Identify FDC, Knox Box and Riser Room Locations (Fire/Life Safety)
- Respond to Public Service Letter (Outside Referral)
- Show Outfall Pipe Connections, Sanitary Sewer + Proposed Water Meter Locations (Water)
- Cash-in-Lieu Payment + Park Development Fees (PROS)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. The following comments have been received:
Received Mail yesterday concerning new project behind our house at 1401 Laredo. I went to the site listed, put the project number in and really got no information on this project. I am worried about the reduced setbacks. I am not sure if the buyer is aware my property line is approx. 10 feet behind my chain link fence. I am not understanding how you will fit a 9-unit mult family and parking in .5 of an acre. Can you send any other info or a better link. Are there plans or rendering of project? Thank You Michelle Scroggins (Received Friday, February 25, 2022 8:28 AM mscrogg564@aol.com) (Response from applicant sent 3.1.22)

2. Completeness and Clarity of the Application

- 2A. These items must be addressed with the next submittal and the city reserves the right to reject your submission if they have not been addressed. The invoice for \$16,219.75 was sent on February 15, 2022. Fees are due prior to the second submission.
- 2B. Please label all sheets as: New Digs on 13th Place Site Plan with Adjustments
- 2C. Please use pagination such as X of Y (i.e. 1 of 7).
- 2D. Remove “multi-family” after R-3 and add the number of units in the Data Block.
- 2E. Move vicinity map under the title. Vicinity map should only be on cover sheet. Add North arrow to map.
- 2F. Remove all shading and boxes around sections on cover sheet and any other sheets.
- 2G. Add Sidewalk and Patio calculations to Hard Surface area calculation.
- 2H. List adjustment requests on cover sheet in separate box.



- 2I. Within a separate letter with the next submission please list the code section, code section language, what the adjustment request(s) include and what enhancements will be provided in-lieu of aligning with code requirements
- 2J. Plan set order is problematic. Site Plan should follow cover sheet. Expand the visual of the site plan. Remove renderings from site plan set. Resubmit renderings as a separate document with next submission.
- 2K. Elevations should follow grading and landscaping sheets.
- 2L. Standards notes should be moved to the cover sheet. Standard Notes should appear on Cover Sheet only.
- 2M. Provide elevations of proposed mailboxes, trash enclosure, fencing and bike rack details and other items as indicated in redlined comments.
- 2N. If keeping existing perimeter fencing, please label as “existing” on site plan.
- 2O. Remove front lot depth language on all sheets.
- 2P. Remove shadowing on all elevations.
- 2Q. Per code, there must be 20% useable outdoor space. Please show on site plan and add to your site data. Failure to provide the required open space will result in the need for an adjustment. Staff would not support an adjustment request for a significant decrease in the required open space.

3. Streets and Pedestrian Issues

- 3A. On-site street and parking areas shall be lit with full cutoff shielded luminaire type lighting fixtures no more than 25 feet tall, and fixtures shall be downcast types with full cutoff shielding. See section 4.9.4 in the UDO.
- 3B. Provide cutsheets of lighting fixtures with the next submission.

4. Parking Issues

- 4A. Show bike parking on site plan.
- 4B. For structures that do not meet the definition of an Affordable Housing Structure, at least 40 percent of resident parking shall be in garages or carports and at least 50 percent of those garages and carports shall be attached to a primary residential structure, directly or through a roofed structure with partial sidewalls or without sidewalls, rather than freestanding garages or carports. As noted earlier, please provide justification language for adjustment request.
- 4C. The parking spaces do not meet code. Automobile spaces need to be 19’ by 9’. Please label all spaces.
- 4D. Provide a turning template for trash enclosure access.

5. Architectural and Urban Design Issues

- 5A. 4.8.5.B of the UDO states multifamily developments shall have a defined base, middle and cap to the building on each façade facing a street or a residential zone district. The “base” is generally the portion of the building that meets the ground. It is at least 24 inches tall, but taller buildings could be as tall as the first two stories. It shall include pedestrian-oriented elements, high transparency, and be made of high-quality and durable materials. The “middle” is the least dominant façade element. It is generally located between the “base” (anywhere above 24 inches above the ground) and the “cap” or roofline. The “cap” is the building roofline. This is generally a predominant roofline or architectural element indicating the end of a building. Based on the elevations provided, the current architecture façade does not have a strong articulation of base, middle, and cap.
- 5B. It is recommended that you redesign the elevation to comply with multi-family design standards. A way to articulate a façade is to provide ground-floor entries for units on the first floor. Further tools to provide architectural interest include setbacks, material or patterning changes, horizontal offsets, changes in roof height or form, and changes in fenestration patterns among others.
- 5C. Provide correct dimensions on elevations. Provide total building height. Refer to Table 4.8-1 in the UDO for Building Design Standards.
- 5D. Provide a materials board with the next submission.
- 5E. Building shall incorporate primary entries to either primary and/or secondary building faces. Each entry shall be accentuated by using one of the methods shown in Table 4.8-9. of the UDO.



- 5F. Each building face shall require a different degree of architectural treatment, commensurate with its degree of visibility from a public or private park, open space, or trail, or a public or private street right-of-way. Building faces shall be classified according to the hierarchy shown in Table 4.8-7.
- 5G. Provide deck and staircase elevations and materials on separate sheet.
- 5H. Provide west, north and south facing elevation for trash enclosure.
- 5I. Ground mounted or roof mounted utility equipment?
- 5J. Remove all rendering sheets and provide elevations with the next submission.
- 5K. Remove landscaping on elevation sheets and illustrations.
- 5L. Provide a separate detail of proposed covered parking.
- 5M. Label all building entrances and note pedestrian access to the building.
- 5N. Remove lot depth on all sheets.
- 5O. Provide details of proposed parking area and building lighting.
- 5P. Provide carport elevations on separate sheet.

6. Signage Issues

- 6A. Remove all text from monument signage.

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

- 7A. Please be advised that if adjustments are required, they must be included in the letter of introduction. Please see comments provided on the landscape plan as the letter of introduction may need to be updated as well as the cover sheet if certain landscape requirements cannot be met. The adjustments for landscaping should appear here on the Cover Sheet as well as listed on the Landscape Plan. Please make sure to include the Section number and title.
- 7B. The requirement is 15' and down to 10' is permitted if a fence is provided. If the fence can not be provided, then an adjustment and a hardship will need to be expressed.
- 7C. An adjustment is not required when the applicant is meeting code requirements.
- 7D. Are you permitted to grade outside of your property?
- 7E. A 20' buffer is only required if the street classification is an arterial or collector. Because the sidewalk is attached, there needs to be enough buffer provided to allow for the mature growth of the required street trees.
- 7F. Provide the street name.
- 7G. Please have consistent sheet numbering.
- 7H. These are shown in the legend (sheet 9) but are not on the actual landscape plan. Please include.
- 7I. A buffer reduction to 10' along a portion of this eastern side requires the installation of a fence where it abuts the single-family residence.
- 7J. Show the property line as a traditional line type. A long dash and two short dashes.
- 7K. Dimension and label all existing easements to remain and proposed easements.
- 7L. The detention pond is not permitted to encroach into the buffer. Landscaping required for the pond may, but no infrastructure such as walls, rip rap, outlet structures etc. An adjustment would be necessary.
- 7M. Please coordinate with our Public Works Department, but generally this type of planting is not permitted within the pond itself. Plantings are typically associated with the perimeter of the pond outside of the 100-Yr water surface elevation.
- 7N. Add a detention pond landscape table to document the required and provided landscaping.
- 7O. If a 15' wide buffer is being proposed as a reduction from the 25' required, then either a fence or masonry wall is required. A fence allows a buffer reduction to 18' and a wall to 12'. Staff will support a fence.
- 7P. This needs to comply with the pre-application notes. See table that is provided as an example on this plan sheet.
- 7Q. Building perimeter landscaping is supposed to occur around the building perimeter.
- 7R. Please break down the plant schedule by deciduous trees, Evergreen trees, deciduous shrubs, evergreen shrubs, ornamental grasses and a category of perennials.
- 7S. See additional redlined comments on Sheet 9.

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

- 8A. 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: <https://auroragov.org/CADtoGISstandards> OR by contacting CADGIS@auroragov.org. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**9. Civil Engineering** (Julie Bingham/ 303-739-7403 / JBingham@auroragov.org / Comments in green)

- 9A. Add the following note: In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by the City Engineer.
- 9B. Recommend simplifying this sheet by removing underground utilities (i.e. water/sewer pipes). Those can all be shown on the utility plan.
- 9C. Show/label all existing and proposed easements.
- 9D. Per the pre-app notes - the access on 13th shall have curb returns with curb ramps. Please show the curb returns and ramps and label the radii. Minimum 15' for local streets.
- 9E. Dimension the existing walk. If it is less than 5', it shall be expanded to the minimum 5' width.
- 9F. Minimum 2% slope in unpaved areas, typical.
- 9G. Remove these hatches from this sheet. It is challenging to see the grading behind the hatches.
- 9H. Clarify where the property lines are.
- 9I. Label both the existing and proposed contours.
- 9J. Show the proposed grading tying into existing contours.
- 9K. Advisory: ADA paths have a maximum 2% cross slope. Max 2% slope in ADA parking spaces. Please identify which is the parking space on this sheet.
- 9L. If these are existing contours, please match the legend linetype.
- 9M. Minimum 2% slope in detention pond bottom.
- 9N. Is this a swale around the edge of the site? If so, please label. Also label the longitudinal slope in the bottom of the swale. Minimum 2% slope.
- 9O. Provide a section detail of the proposed retaining wall. Show the required railing on the detail (if the wall is over 30").
- 9P. For the pond:
- Show/label the 100-year WSEL.
- Show maintenance access meeting the requirements from Section 3.62.3 in the drainage manual. Maintenance access is required to the top of the outlet structure (from outside of the pond) as well as to the bottom of the pond.
- A drainage easement is required for the pond. An access easement shall connect the drainage easement to the public ROW. Label the required easements.
- Show how the detention pond outlets. I can't identify an outlet pipe connecting to the existing storm in 13th Place on this plan.
- 9Q. Label the maximum height or height range for proposed detention walls. Walls over 30" require railing. Walls over 4' are not permitted in detention ponds.
- 9R. The grading sheet shows a swale that seems to go around the outer edges of the site. Ensure landscaping will not interfere with the function of the swale.



- 9S. Show the drainage and access easements on this sheet. Ensure landscaping will not interfere with either easement. Trees are not permitted in drainage easements.
- 9T. See all stamped comments.

10. Traffic Engineering (Carl Harline) / 303-739-7584 / charline@auroragov.org / Comments in amber)

- 10A. Show adjacent driveway.
- 10B. How is a car supposed to get in/get out of these two spaces with the trash enclosure at this location?

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

- 11A. Show carport parking spaces. Show van accessible parking spaces. (Townhouse, Condo, or Apartment)
- 11B. Show if fire sprinklered or not. Show IBC construction type and Occupancy.

Add these notes:

THE 2015 INTERNATIONAL FIRE CODE, SECTION 510, REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE AN APPROVED AND QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPER'S EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.

RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HERE ON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF AURORA'S PAVING STANDARDS FOR FIRE LANE EASEMENTS, AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, LANDSCAPE MATERIALS, SNOW OR OTHER OBSTRUCTIONS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENT(S) IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANE EASEMENTS, STATING "FIRE LANE, NO PARKING." THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANE EASEMENTS, AND TO CAUSE SUCH EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY APPARATUS USE.

11C. Add this note:

THE SITE PLAN COVER SHEET MUST REFLECT AN "IMPLEMENTATION PLAN" FOR ALL MULTI-FAMILY PROJECTS. PER HOUSE BILL 03-1221, SECTION 9-5-106, THE BUILDER OF ANY PROJECT REGULATED BY THIS ARTICLE SHALL CREATE AN IMPLEMENTATION PLAN THAT GUARANTEES THE TIMELY AND EVENLY PHASED DELIVERY OF THE REQUIRED NUMBER OF ACCESSIBLE UNITS. SUCH PLAN SHALL CLEARLY SPECIFY THE NUMBER AND TYPE OF UNITS REQUIRED AND THE ORDER IN WHICH THEY ARE TO BE COMPLETED. SUCH IMPLEMENTATION PLAN SHALL BE SUBJECT TO APPROVAL BY THE ENTITY WITH



ENFORCEMENT AUTHORITY IN SUCH PROJECT'S JURISDICTION. THE IMPLEMENTATION PLAN SHALL NOT BE APPROVED IF MORE THAN THIRTY PERCENT OF THE PROJECT IS INTENDED TO BE COMPLETED WITHOUT PROVIDING A PORTION OF ACCESSIBLE UNITS REQUIRED BY SECTION 9-5-105; EXCEPT THAT, IF AN UNDUE HARDSHIP CAN BE DEMONSTRATED, OR OTHER GUARANTEES PROVIDED ARE DEEMED SUFFICIENT, THE JURISDICTION HAVING RESPONSIBILITY FOR ENFORCEMENT MAY GRANT EXCEPTIONS TO THIS REQUIREMENT. THE IMPLEMENTATION PLAN SHALL BE APPROVED BY THE GOVERNMENTAL UNIT RESPONSIBLE FOR ENFORCEMENT BEFORE A BUILDING PERMIT IS ISSUED.

- 11D. Please clarify which code set will be used. (2015 I-codes can be used.) On January 8, 2022 the 2021 versions of the International Codes became effective in the city of Aurora. Applicants who wish to build their projects to the requirements found in the 2021 codes are allowed to do so.
- 11E. Show the location of the FDC, Knox Boxes and Riser room door:
 - Identify the FDC as a Y symbol and label with the following example: "FDC with approved Knox Caps."
 - Identify the Knox Box as an X within a box symbol and label with the following example: "Knox Box with approved hardware."
 - Identify the Fire Riser Room Door location. (Typical on Elevation Plans.) Show these elements in the legend.
- 11F. Example label: 4" Fire Line DIP (Private). Typical Show and label the fire lane easement with a dashed delineation.
- 11G. Show and label the fire lane easement with a dashed delineation.
- 11H. Provide Photometric plan showing exterior accessible route with a heavy dashed line to verify 1-ft candle minimum lighting.
- 11I. Provide and show the wheel stop for the accessible parking space.
- 11J. Identify exterior accessible route with a heavy dashed line to verify 1-ft candle minimum lighting; route shall be continuous to public way and all site amenities (Mail, Trash & similar). Heavy dashed line shall be shown on Site, Utility, Grading, Photometric and Landscaping Plans.
- 11K. Show trash enclosure gates and any bollards. Provide elevations as well.
- 11L. Maximum cross slope in accessible route is 2%. Provide spot elevations to verify the maximum 2% grade in accessible parking space & isle.

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

- 12A. Show piping and proposed point of connection for outfall piping. Maintenance access (12 FT wide) will need to be provided in order to access the top and bottom of this structure.
- 12B. Show water connections to existing main in 13th. Label point of connection for sanitary.
- 12C. Show proposed water meter location and dedicate easement if meter is located outside of ROW.
- 12D. Be aware PVC does not come in 4" and special material selection will be required if soils are corrosive.

13. Forestry (Jacque Chomiak / 303-739-7178 / jchomiak@auroragov.org / Comments in purple)

- 13A. No comments.

14. PROS (/ 303-739-7154 / agrimisma@auroragov.org / Comments in mauve)

- 14A. Cash-in-Lieu Payment:

Given the small overall acreage of park land impact generated by the population increase and the fact that the subject development is not conducive to on-site dedication due to minimum park size criteria, the land dedication shall be satisfied by a cash-in-lieu payment prior to subdivision plat/replat.

The amount of the payment is computed by multiplying the dedication acreage by the estimated market value for the land. Being an infill development, this project is able to take advantage of a less-than-market-rate value which the city offers to reduce the cost of PROS' requirements for infill. The current per-acre value of \$60,200 multiplied by the dedication acreage results in the following potential cash-in-lieu payments: 9 Units \$8,144.00



14B. Park Development Fees:

In accordance with Section 146-306 of City Code, 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 park facilities are not proposed to be provided 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 \$1,847.38 would apply if permits for construction of the residential units are pulled in 2022, and the total paid would be as follows: 9 Units \$16,626.42

15. Real Property (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

15A. Add the following note:

All crossings or encroachments into easements and rights-of-way owned by the City of Aurora ("City") identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City's use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights- of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient.

15B. Label Lot, Block, & Subdivision Name with recording information.

15C. Label adjacent lots, block and subdivision name with recording information.

15D. Show existing easement.

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

16A. See attached letter and provide a response with your next submittal.



Right of Way & Permits

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

March 8, 2022

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

Attn: Elizabeth Fuselier

Re: New Digs on 13th Place, Case # DA-2259-00

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan for **New Digs on 13th Place**. Please be aware PSCo owns and operates existing electric distribution facilities along the west and south property lines and requests that these utilities are shown on the plan.

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. transformer) – be sure to contact the Designer and request that they connect with a Right-of-Way Agent.

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

AURORA PUBLIC SCHOOLS - STUDENT YIELD

3/4/2022

New Digs on 13th Place - Site Plan (DA-2259-00)

Dwelling Type	Units	Yield Ratio	Student Yield
SFD		0.7	0
MF-LOW		0.3	0
MF-HIGH	9	0.145	1
TOTAL	9		1

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	1	0.04	0	1	0.03	0	1
TOTAL		1		0	1		0	1

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	1	0.0175	0.0118
MIDDLE	0	0.025	0.0090
HIGH	0	0.032	0.0086
TOTAL	1		0.0295