



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

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November 17, 2016

Geoffrey Babbitt
GB Capital EQH LLC/Urban Cocal, LLC
P.O. Box 101504
Denver, CO 80250

Re: Initial Submission Review - Guilford Estates Subdivision Flg No 1 - Plat
Application Number: **DA-1791-02**
Case Number: **2016-3046-00**

Dear Mr. Babbitt:

Thank you for your initial submission, which we started to process on Monday, October 17, 2016. 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.

The development review team is requesting an amended submission to address the items written in this letter. Please upload these amended documents on or before Tuesday, November 29, 2016.

As always, if you have any comments or concerns, please give me a call or send along an email. I may be reached at 303-739-7251 or etart@auroragov.org.

Sincerely,

Elizabeth "Libby" Tart-Schoenfelder, AICP
Senior Planner II
City of Aurora Planning Department

cc: Jim Sayre, Planning Department
Samantha Crowder, Norris Design, 1101 Bannock Street, Denver, CO 80204
Marsha Osborn, Neighborhood Liaison
Gary Sandel, ODA
Filed: H:\\$DA\1791-02rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The following departments are requesting an amended submission to address several redlines:
 - Real Property
 - Life Safety
 - Parks, Recreation and Open Space
 - Aurora Water
 - Cherry Creek School District
 - Xcel Energy
- Please provide a comment to Ms. Chuapoco's comments about the protection of trees.

PLANNING DEPARTMENT COMMENTS

1. Community Questions Comments and Concerns

1A. Name: Helena Chuapoco, Organization: 24973 E Irish Drive

Address: Aurora CO 80016, Phone: 720-490-0381

Email: helena@diversifiedunderground.com

Comment: We are having a home built on 24973 E Irish Drive. The view from our backyard is a wonderful area full of full-grown evergreen trees - growing in clusters. It looks like the homes on this plan would be built right on top of these trees. I thought there was a law protecting trees like this from being cut down in order to build. I am mostly concerned with lots 10 through 21. I am attaching 2 pictures of area to show what I am talking about. Please contact me, I would really like to know how they plan to build these homes without destroying the trees.





2. Addressing

2A. Cathryn Day, Planner II/GIS Addresser, cday@auroragov.org , 303-739-7357

Please provide a digital .SHP or .DWG file for GIS mapping purposes. Include the following layers as a minimum:

- Parcels
- Street lines

Please ensure that the digital file provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Theses file can be e-mailed to me.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering

3A. Approved without further comment.

4. Xcel Energy

4A. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat for **Guilford Estates Subdivision Filing No. 1** and requests that Tract A be dedicated for utility use in its entirety. If this is not possible, PSCo requests the following:

- the 6-foot "gas" easements be replaced with 10-foot utility easements along all public rights-of-way within Tract A
- rear-lot connector utility easements be extended between Lots 9 and 10, and between Lots 14 and 15
- 8-foot utility easements within Tract A west of Lots 1 and 28 for connectivity of the rear-lot easements



PSCo requests the designation of “gas” easement be changed to a non-exclusive “utility” easement in all cases.

The property owner/developer/contractor must contact the **Builder's Call Line** at 1-800-628-2121 **or** <https://xcelenergy.force.com/FastApp> ([register](#) so you can track your application) and complete the application process for any new gas or electric service. 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** at 1-800-922-1987 to have all utilities located prior to any construction.

Should you have any questions with this referral response, please contact me at 303-571-3306 or donna.l.george@xcelenergy.com.

Donna George
Contract Right of Way Referral Processor
Public Service Company of Colorado

5. Life Safety

5A. Comments by Neil Wiegert; 303-739-7613; nwiegert@auroragov.org
See "BLUE"-clouded comments on Plat pdf file.

6. Parks Department

6A. Please see the purple “redlines” on the plat for comment from the Parks Department. The applicant may wish to contact Chris Riccardiello directly to discuss cash-in-lieu fees and open space dedication – 303-739-7154 or CRicciar@auroragov.org.

7. Revenue

7A. Development Fees due as follows:

Total acres is 17.602 acres for Guilford Estates 1 plat

Less credit of 3.110 acres from Tract C Timber Ridge 1 & Tract F Tallyns Reach 15 paid previously

Total Acreage 14.492 is for Guilford Estates 1

Storm Drainage Development Fee	14.492/acres x \$2,818.00/acre =	\$ 40,838.46
Water Transmission Development Fee	14.492/acres x \$1,100.00/acre =	\$ 15,941.20
Sewer Interceptor Development Fee	14.492/acres x \$ 500.00/acre =	\$ 7,246.00
Emergency Warning System Development Fee	14.492/acres x \$ 78.00/acre =	\$ 1,130.38
Total due =		\$ 65,156.04

TAPS/Diana Porter, dporter@auroragov.org or (303) 739-7395

8. Real Property

8A. See red line (magenta) comments on the plat. There are still items needed for the review and start the easement release process. Contact Maurice Brooks for more information. The title work provided was incomplete and out of date.



9. School District

9A. Please see the attached letter from Cherry Creek School District.

10. Traffic Engineering

10A. Approved without further comment.

11. Aurora Water

11A. Please see redlines. Contact Steve Dekoskie at 303-739-7490 or sdekoski@auroragov.org with further questions.

12. Arapahoe County

12A. Comment by Julio Iturreria, Email: jiturreria@arapahoegov.com

Comment: Thanks for the referral, however Arapahoe County Planning has no comment on this proposal.

David Strohfus
Director of Planning &
Interagency Relations



Educational Services Center
4700 S. Yosemite Street
Greenwood Village, CO 80111

720.554.4244

dstrohfus@cherrycreekschools.org

October 20, 2016

Ms. Libby Tart-Schoenfelder
15151 E. Alameda Parkway, Suite 2300
Aurora, CO 80012

Subject: DA-1791-02
Guillford Estates Subdivision Filing 1 – Plat
GB Capital EQH LLC/Urban Cocal LLC
28 Single Family detached homes on 17.6 acres (1.6 du/acre)

Ms. Tart-Schoenfelder,

Cherry Creek School District No. 5 has reviewed the information provided by the City of Aurora regarding the development application for Guillford Estates (Filing 1) and will provide educational services to the future residents of this project. Students from this development are within the current boundaries of Black Forest Hills Elementary Fox Ridge Middle School, and Cherokee Trail High School. Boundaries are subject to change when necessary to promote the efficient utilization of school facilities

Utilizing the City of Aurora Land Development Code, the land dedication calculation for the school district is 0.4866 acres or an appropriate cash-in-lieu fee. This acreage was calculated using the Aurora Building and Zoning Code 147-48 based on student yield ratios for multi-family low density homes

		ELEMENTARY	MIDDLE	HIGH	TOTAL
A	Standard Student Yield Ratio Factor (Sec. 147-48 (a-2) Table 1)	0.34	0.16	0.2	0.70
B	Acres Per Child (Sec. 147-48 (2) Table 2)	0.0175	0.025	0.032	
C	Number of Dwelling Units	28	28	28	
D	Land Dedication Acreage (A*B*C)	0.1666	0.1120	0.1792	0.4578
E	Cash-in-Lieu				TBD

The District proposes to utilize the Appraisal Method to determine the fair market value as outlined in City of Aurora Land Development Code. The cash-in-Lieu fee will be determined by a fair market appraisal. CCSD reserves the right to collaborate with the City of Aurora Departments of Real Properties and Parks, Recreation, and Open Space as appropriate to determine a realistic valuation for this property.

Thank you for the opportunity to review this proposal. Should you need additional information from Cherry Creek Schools, please feel free to contact me.

Sincerely,

David Strohfus
Director of Planning and Interagency Relations

cc: Sheila L. Graham – Assistant Superintendent of Educational Support Services
David Henderson – Director of Facilities Management
Angela McCain – Director of Planning and Interagency Relations