

March 16, 2017

Ms. Deborah Bickmire  
**City of Aurora, Planning and Development**  
15151 E. Alameda Parkway, 2<sup>nd</sup> Floor  
Aurora, CO 80011

**Re: Guilford Estates – Subdivision Filing No.1 Plat Submission**  
**Letter of Introduction**

Dear Deborah,

Enclosed please find the submittal for the Guilford Estates – Subdivision Filing 1 Plat. The intent of this letter is to introduce the plans for subdivision plat.

The proposed subdivision plat includes 28 single family detached lots over 17.3 acres, resulting in a density of 1.6 dwelling units per acre. This property is currently zoned for E-470 Medium Density Residential. Our proposed subdivision plat complies with those standards.

All proposed lots will be accessed by E. Kettle Court, a cul-de-sac road. Secondary access for emergency vehicles is provided through an access road which connects E. Kettle Court to the nearby E. Moraine Place (part of the Tallyn's Reach Subdivision) to the north.

The majority of the site will be comprised of sprawling open space and naturalized landscape features. The site is home to many Ponderosa pines. These trees are an asset to the site and will be preserved (70%) and additional trees will be added to adhere with mitigation requirements.

Drainage will be conveyed to the east and collect in to the regional detention being constructed currently. An additional water quality pond will be located just north of the homes in Tract A.

If you have any questions or concerns regarding this Subdivision Plat please feel free to contact me.

Sincerely,  
**Norris Design**



Diana R. Rael, RLA, CAASH  
Principal