

March 13, 2017

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

**Re: Guilford Estates - Contextual Site Plan (CSP) Major Amendment
Letter of Introduction**

Dear Deborah,

Enclosed please find the submittal for the Guilford Estates - Contextual Site Plan (CSP) Major Amendment. The intent of this CSP Major Amendment letter of introduction is to describe the changes that are proposed since the submittal of the previous CSP in 2013.

The overall density of the project has been reduced from 2.3 du/ac to 1.6 du/ac (previously 34 total units over 14.5 acres, now 28 total units over 17.3 acres). Although this new density is classified as "low density", standard density zoning classification will remain.

Expand this explanation for the acreage change since the approval of the FDP in 2014

The overall street alignment has been altered to reflect one main entrance ending in a cul-de-sac. This new alignment gives the residents a greater sense of privacy from neighboring developments, but also greatly reduces the amount of site grading needed.

A decrease in overall right of way width is also proposed. A decrease from 60' to 44' is needed to accommodate the larger lot depths proposed. This updated right of way section will conform to the City's Local Road Type II Alternate standard section. On-street parking with the addition of 3 off-street spaces would provide guest parking for the residents. Street trees are proposed along the back side of sidewalks, within the residential lots.

An additional secondary emergency access is required and is proposed to intersect with the adjacent E. Moraine Place formerly within the Tallyn's Reach subdivision. This emergency access is proposed as a 24' emergency access route with removable bollards on either end. These bollards will be accessible to emergency services only. A grass-pave material within a concrete curb is proposed to minimize the aesthetic impact of the drive.

If you have any questions or concerns regarding the CSP Amendment please feel free to contact me.

Sincerely,
Norris Design



Diana R. Rael, RLA, CAASH
Principal