

March 16, 2017

Deborah Bickmire
City of Aurora Planning Department
15151 E. Alameda Parkway, 2nd Floor
Aurora, Colorado 80012

Re: Initial Submission Review – Guilford Estates Subdivision Flg. No 1 – Plat – Response to Comments
Application Number: DA-1791-02
Case Numbers: 2016-3046-00

Dear Ms. Bickmire:

Thank you for taking the time review our submittal items for Guilford Estates initial submission of the Subdivision Plat. Valuable feedback was given by City Staff and adjustments have been made to reflect staff's recommendations. We have reviewed the comments made and have responded in the following pages.

Please feel free to contact me directly should you have any other comments, questions and/or special requests for additional information. We look forward to working with you to make this project a success.

Sincerely,
Norris Design



Diana Rael
Principal

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.





RESPONSE: The applicant has contacted Ms. Chuapoco to address her concerns. See the following email response dated 11/08/2016:

Good Morning Ms. Chuapoco,

As the representatives of the developer (Geoff Babbitt) and builder (Epic Homes) of Guilford Estates I would like to take this time to respond to your concerns regarding this development.

Libby Tart, with the City of Aurora Planning Department, has forwarded your concerns to our team. First of all, thank you for voicing your concerns, although we can't always make everybody happy, we value all suggestions to ensure that we create a beautiful community as well as work toward being the best "neighbor" we can be.

In your email to Libby Tart, your main concern was for the preservation of the existing trees on site. In regards to the existing Ponderosa Pines on site, the City of Aurora has special requirements for the preservation of these beautiful trees that we must adhere to. In Section 146-1473 of the City's Municipal Code it requires that 70% of all Ponderosa Pines existing on site that are 4" caliper or larger remain in their existing locations. All trees outside of the 70% are to be mitigated caliper inch per caliper inch and dispersed to other areas on site.

I can assure you that your concerns for the preservation of these existing trees is valid. Some of the trees in lots near the south side of the site will unfortunately be removed due to necessary site grading, however, the majority of the trees on the site will remain and be protected during construction operations. In addition, for the trees that are planned to be removed, new ponderosa pines will be planted in other parts of the site to make up for this loss.

We are doing our very best build a quality community that not only offers beautiful homes for people to live, but also respects the natural beauty of the site.

You can find more detailed information in regard to our landscaping plans through the City of Aurora

website. <http://aurora4biz.org/developmentplanreviewpub/MyProjects/Home.aspx> (search Guilford Estates)

Thank you for sharing your concerns and we look forward to joining the community.

Best,

Samantha Crowder
Project Manager

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. This file can be e-mailed to me.

RESPONSE: The requested information will be coordinated with Ms. Cathryn Day upon approval from City staff and prior to recording.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering

3A. Approved without further comment.

RESPONSE: Comment acknowledged. Thank you.

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

RESPONSE: Tract A is now Tract A & Tract B and will not be dedicated for utility use in their entirety. 6' gas easements have been replaced with 10' utility easements within these tracts, except along S. Sampson Gulch Way where the existing 6' Gas Easements have been expanded with an additional 4' utility easement. Rear lot connector easements have been added between lots 9/10, side lot connectors have been added to lots 14 & 15 in their new configuration to intersect the public access, fire lane & utility easement. Side lot connectors have been added to lots 1 & 28.

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.

RESPONSE: All references to G.E. (Gas Easement) have been changed to U.E. (Utility easement except along S. Sampson Gulch Way where there is an existing 6' Gas Easement.

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.

RESPONSE: Acknowledged.

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.

RESPONSE: See attached redline responses regarding the comments received from Life Safety.

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.

RESPONSE: See attached redline responses regarding the comments received from Parks Department.

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

RESPONSE: The above listed fees shall be paid prior to recordation.

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.

RESPONSE: See attached redline responses regarding the comments received from Real Property. Title work shall be updated with the second submission of the subdivision plat.

9. School District

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

RESPONSE: Reference item No. 13 for responses to this letter.

10. Traffic Engineering

10A. Approved without further comment.

RESPONSE: Comment acknowledged. Thank you.

11. Aurora Water

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

RESPONSE: See attached redline responses regarding the comments received from Aurora Water.

12. Arapahoe County

12A. Comment by Julio Iturreria, Email: jiturreria@arapahoe.gov

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

13. Comment letter received from David Strohfus (Cherry Creek Schools)

Ms. Tart-Schoenfelder,

Cherry Creek School District No. 5 has reviewed the information provided by the City of Aurora regarding the development application for Guilford 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

RESPONSE: Coordination regarding fees with the Cherry Creek School District will take place prior to recordation.