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April 25, 2017

Geoffrey Babbitt
c/o GB Capital EQH LLC/Urban Cocal LLC
PO Box 101504
Denver, CO 80250

Re: Third Technical Corrections Review - Guilford Estates - Annexation, Initial Zoning, FDP, CSP and PIP
Application Number: **DA-1791-01**
Case Numbers: **2014-1001-00; 2014-2002-00; 2014-7001-00; 2014-4008-00**

Dear Mr. Babbitt:

Thank you for your technical corrections, which we received on March 17, 2017. We have reviewed your submission and attached our comments along with this cover letter.

Additional corrections are necessary prior to the recordation of final Mylars. Please send the corrected documents to your Case Manager via email on or before May 10, 2017.

As always, if you have any comments or concerns, please give me a call or send along an email. I may be reached at 303-739-7261 or dbickmir@auroragov.org.

Sincerely,

Debbie Bickmire
Planner I
City of Aurora Planning Department

cc: Mindy Parnes, Planning Department
Samantha Crowder, Norris Design, 1101 Bannock Street, Denver, CO 80204
Marsha Osborn, Neighborhood Liaison
Gary Sandel, ODA
Filed: K:\\$DA\1791-01tech3.rtf



Third Technical Corrections Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Complete the Approval of the Preliminary Drainage Plan
- Finalize the Tree Protection Plan
- Coordinate with PROS for cash in lieu of land dedication
- Provide copy of easement agreement with the abutting neighborhood
- Height of Retaining Walls

1. Completeness and Clarity of the Application

Framework Development Plan (FDP)

Complete the following items to finalize the FDP:

- 1A. Revise the Cover Letter to explain the change in the FDP acreage from what was originally approved.
- 1B. Make sure the site area boundary and acreage references are consistent in all graphics and tables, as well as with CSP references. See redlines in Tabs 1, 6 and 8 where acreage differs.
- 1C. Submit the Preliminary Drainage Report for review and approval.
- 1D. Reference retaining walls shall be in compliance with the requirements of Section 4.02.07 of the Roadway Design and Construction Specifications in Tabs 10 and 11.
- 1E. Add the architectural standards graphics to Tab 12.
- 1F. Add a pocket utility easement on the Public Improvement Plan in Tab 13, as noted on the redlines.
- 1G. Correct font errors on maps and add labels as noted in Tabs 3, 9 and 14.
- 1H. Label Sampson Gulch on context map.

Contextual Site Plan (CSP)

- 1I. What is the status of the architectural standards and elevations for the CSP? The FDP only includes conceptual standards. Add a note to the CSP if the expectation is to submit them as an amendment at a later date. Architectural standards that demonstrate compliance with the E-470 zone district standards are required prior to development.
- 1J. The acreage references between the FDP and the CSP differ between 17.3 and 17.6 acres. Please review both documents for consistency.
- 1K. The FDP states signage will be included in the CSP. Please clarify whether the sign located in Tract C is for Guilford Estates or the larger community. If it is a community sign, show on CSP and label "Sign by others."
- 1L. What is the status of the sign from the original CSP approval? If signage will be proposed at a future date by a CSP amendment, please add 100 SF in the Site Data for "Maximum Permitted Sign Area." In the proposed line you can enter TBD.

2. Architectural and Urban Design

- 2A. Please include architectural design standards and elevations in compliance with the E-470 zone district standards.
- 2B. Add details for proposed signage.

3. Forestry

Jacque Chomiak / 303-739-7178 / jchomiak@auroragov.org

- 3A. The Tree Protection Plan (TPP) looks good and has been approved. I will need two sets of mylars for this document.
- 3B. Tree equivalents cannot be used for tree mitigation, and all inches required for Black Forest Ponderosa pine must be Ponderosa pine per the Black Forest Ordinance. If all Ponderosa pine were upgraded to 10', then all tree mitigation would be accomplished.
- 3C. Please add a note that refers to the TPP and the requirement to follow it under penalty of law.



4. Civil Engineering

Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / See green comments

4A. Neither a Master nor a Preliminary Drainage Report has ever been approved for this property. A Preliminary Drainage Report is required prior to approval of the FDP/CSP.

4B. Additional street lights are required. Refer to Section 4.10 of the Roadway Manual for street light spacing requirements.

4C. Indicate the material type of the retaining walls. Label retaining walls as private. Refer to Section 4.02.07 of the Roadway Manual for retaining wall requirements. Add notes as needed.

4D. Indicate emergency overflow for sump inlets (Sheet 3).

4E. A pedestrian railing is required along sidewalks adjacent to 3:1 slopes.

4F. Provide a guardrail per AASHTO standards.

4G. Add a note indicating if storm sewer facilities are public or private and who is responsible for maintenance. Public storm sewer in a tract needs to be in a drainage easement.

5. Landscape

Debbie Bickmire / 303-739-7261 / dbickmir@auroragov.org / see bright teal comments

5A. Please have your landscape designer contact me to review the tract and buffer areas. I am not able to duplicate the plant counts in the table.

5B. Add street trees per [Section 146-1450\(B\)](#), “Street trees shall be centered within the tree lawn and spaced 40 feet on center. When a detached walk and tree lawn are absent, street trees shall be located from four to five feet from the back of curb or edge of pavement.” Include a street tree table.

5C. Show all required buffers and dimensions.

6. Life Safety

John J. Van Essen, Plan Examiner III / 303-739-7489 / jvanesse@auroragov.org / see blue comments

6A. Contextual Site Plan Sheet 1:

- Provide a site plan cover sheet note reflecting setback agreed upon by the pipe line company.

6B. Contextual Site Plan Sheet 2:

- Can you please move the following call-outs to the Utility Sheet (Sheet 4)?
 - “EMERGENCY ACCESS ROAD-BOLLARDS WITH KNOX BOX, NO PARKING FIRE LANE SIGN, AND “EMERGENCY ACCESS TO E. MOREAINE PL” SIGN”
 - “EMERGENCY ACCESS ROAD-BOLLARDS WITH KNOX BOX, NO PARKING FIRE LANE SIGN, AND “EMERGENCY ACCESS TO E. KETTLE CT” SIGN”

6C. Petroleum and Gas Line Easement Requirements:

- Provide a letter from pipe line company (e.g. Phillips Petroleum Company), on company letter head that reflects their set back requirements from the easement line or actual underground pipe to the exterior wall of your proposed structure(s). The letter must be part of the site plan submittal package.

6D. Contextual Site Plan Sheet 4:

- Please label the 26' Fire Lane, Public Access & Utility Easement, for lots 15; 16 & 17.
- Please add notes that the sidewalks in these areas have to meet the 85K weight limit for the Fire Apparatus. Both on E Moraine Pl and E Kettle Ct.
- Please add notes to provide a mountable curb in the area where E Kettle Ct and E Moraine Pl connect with the boundaries of the Fire Lane Easement.
- Please make sure the Fire Lane Radii are based on 23' wide Fire Lane with a 29' inside and a 52' outside. Please call-out the appropriate radii.
- Please label: 23' Fire Lane & Emergency Access that goes to E Moraine Ct.
- Please show 29' radius (2 PLCS). Where the 23' Fire Lane meets E Kettle Pl.



7. Aurora Water

Vern Adam / 720-859-4324 / vadam@auroragov.org / see red comments

7A. Relabel easement on Sheet 4 as “Emergency Access and Utility Easement.”

7B. Label the 26 foot wide utility easement and provide a pocket utility easement for the irrigation meter on Sheet 4.

7C. Remove trees located in utility easements.

8. Real Property

Darren Akrie / (303) 739-7331 / dakrie@auroragov.org / see magenta comments

8A. The plat indicated there was a separate easement agreement between the abutting neighborhood off of the E. Moraine Place for the emergency access easement. Offsite easements will have to be dedicated to the City. Please compare to plat redline comments.

8B. Make sure that hydrants located within the right-of-way are placed in a utility easement and outside the gas easement.

8C. A license agreement will be required if signage is located within the 10’ utility easement. It is recommended the sign is moved out of the easement.

8D. Revise label for 6’ utility easement to gas easement.

9. Parks, Recreation and Open Space

Chris Ricciardello / 303-739-7154 / cricciar@auroragov.org

9A. The applicant shall continue to work with PROS regarding payment of outstanding park land dedication. Cash in lieu of land dedication is due prior to recordation of the plat for the subdivision. The subdivision plat will not be recorded until payment for park land dedication is received by the City of Aurora in full satisfaction of this requirement.