

May 26, 2017

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

Re: Third Technical Correction Review- Guilford Estates- Annexation, Initial Zoning, FDP, CSP and PIP – Response to Comments

Application Number: DA-1791-01

Case Numbers: 2014-1001-00; 2014-2002-00; 2014-7001-00; 2014-4008-00

Dear Ms. Bickmire:

Thank you for taking the time review our submittal items for Guilford Estates FDP and CSP. 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

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.

Response: The cover letter has been updated. The change in FDP acreage came from the removal of 0.3 acres of land from the adjacent subdivision to the north which is no longer included with the overall property boundary, but rather included via a use easement.

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.

Response: The site boundary and acreages referenced have been corrected.

1C. Submit the Preliminary Drainage Report for review and approval.

Response: Final Drainage report has been provided in place of preliminary.

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.

Response: Walls have been designed per Section 4.02.07. Structural Calculations have been included with this submittal.

1E. Add the architectural standards graphics to Tab 12.

Response: Architectural standards graphics are not included with this FDP. Specific architectural elevations and designs shall be submitted as an amendment to the CSP at a later date.

1F. Add a pocket utility easement on the Public Improvement Plan in Tab 13, as noted on the redlines.

Response: Water meter has been shifted into the easement.

1G. Correct font errors on maps and add labels as noted in Tabs 3, 9 and 14.

Response: Text errors have been corrected.

1H. Label Sampson Gulch on context map.

Response: Label added.

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.

Response: Architectural standards will be submitted at a later date with an amendment.

1J. The acreage references between the FDP and the CSP differ between 17.3 and 17.6 acres. Please review both documents for consistency.

Response: The acreage discrepancy has been corrected. The correct site area is 17.3 acres.

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."

Response: The sign located in Tract C is existing and serves the community. Sign has been labeled as "Existing 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.

Response: Sign will be proposed at a future date. Site data has been modified.

2. Architectural and Urban Design

2A. Please include architectural design standards and elevations in compliance with the E-470 zone district standards.

Response: Architectural standards will be submitted at a later date with an amendment.

2B. Add details for proposed signage.

Response: Signage is not proposed with this CSP.

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.

Response: Understood, thank you.

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.

Response: After a conversation with Jacque Chomiak on 4/27/17, the mitigation table will no longer refer to tree equivalents.

3C. Please add a note that refers to the TPP and the requirement to follow it under penalty of law.

Response: A note has been added with the mitigation table on sheet 5.

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.

Response: Final drainage report has been provided in place of preliminary.

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

Response: An additional street light has been added to meet section 4.10 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.

Response: Walls have been labeled as private and material type has been called out.

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

Response: Overflow has been labeled.

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

Response: Pedestrian railing has been added to areas adjacent to 3:1 slopes.

4F. Provide a guardrail per AASHTO standards.

Response: Guardrail has been added to plan.

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.

Response: Note indicating that storm sewer facilities are public and maintained by the City of Aurora has been added to the plan.

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.

Response: After a conversation with Debbie Bickmire on 5/24/17, plant callout counts were rechecked. Manually counting plant symbols confirmed that the callout counts are correct.

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.

Response: Street trees have been added within lots 40' O.C. Street trees are the responsibility of the homebuilder and do not count toward mitigation or landscape requirements.

5C. Show all required buffers and dimensions.

Response: Buffers have been labeled and dimensioned.

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.
Response: Note has been added to the plan.

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"
- Response:** Sign callouts have been moved to the utility sheet.

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.
Response: Letter has been included.

6D. Contextual Site Plan Sheet 4:

- Please label the 26' Fire Lane, Public Access & Utility Easement, for lots 15; 16 & 17.
Response: Easement has been added.
- 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.
Response: Notes have been added.
- 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.
Response: Notes have been added.
- 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.
Response: Radii have been called out.
- Please label: 23' Fire Lane & Emergency Access that goes to E Moraine Ct.
Response: Easement has been labeled.
- Please show 29' radius (2 PLCS). Where the 23' Fire Lane meets E Kettle Pl.
Response: Fire lane Radii have been labeled.

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."

Response: Easement has been labeled.

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

Response: Water meter has been moved into the easement.

7C. Remove trees located in utility easements.

Response: The tree has been relocated out of the utility easement.

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.

Response: Emergency Access Easement is in the process of being dedicated.

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

Response: Fire hydrant easements have been added.

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.

Response: Sign has been moved outside of the 10' utility easement.

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

Response: Labels have been revised.

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.

Response: Payment of park fees shall be completed prior to recordation.

Chad M. Polak
Advisor
Real Estate Services



PHILLIPS 66
Denver Terminal
3960 East 56th Avenue
Commerce City, CO 80022
Phone 303-376-4363

May 12, 2017

Geoffrey S. Babbitt
Urban CoCal LLC
2225 South Clayton Street
Denver, CO 80210

Dear Mr. Babbitt,

In follow up to your email from May 9th requesting a review of the preliminary plat for Guilford Estates Subdivision Filing No. 1 plat (Plat) based on the below City of Aurora question:

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.

Based on the Plat, Phillips 66 Pipeline LLC (P66) does not have any concerns with what has been identified on the Plat dated 3.15.17 for updated title. The Plat depicts the P66 40' ROW (ROW) and I have received confirmation by email from CVL (survey group) it is based off of the existing six (6") pipeline. As previously discussed no habitable dwellings will be allowed within the ROW. The Plat also depicts the 50' building setback that appears to cross a portion of Lots 1 and 28. If all habitable dwellings are located outside of this 50' setback; P66 will not have any concerns as it pertains to the Plat.

If the Plat is modified, please forward so P66 can review.

P66 will still need to review all crossings (i.e. wet/dry utilities, hard surface, etc...) and landscaping that will impact ROW.

Let me know if there are any additional questions.

Sincerely,

A handwritten signature in black ink, appearing to be "Chad M. Polak", written over a horizontal line.

Chad M. Polak

GUILFORD ESTATES SUBDIVISION FILING NO. 1

A RESUBDIVISION OF TRACT C, TIMBER RIDGE SUBDIVISION FILING NO. 1, TOGETHER WITH
A PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 1 OF 3

LEGAL DESCRIPTION:

KNOW ALL PEOPLE BY THESE PRESENTS, THAT THE UNDERSIGNED WARRANT THEY ARE OWNERS OF A PARCEL OF LAND BEING TRACT C, TIMBER RIDGE SUBDIVISION FILING NO. 1, AS RECORDED AT RECEPTION NO. D4015901 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER TOGETHER WITH A PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST SIXTEENTH CORNER OF SAID SECTION 31, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN WEST CORNER AND CONSIDERING THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31 BEING MONUMENTED AT THE NORTHEAST SIXTEENTH CORNER BY A #5 REBAR WITH A 2 ALUMINUM CAP – LS 12405 INSIDE A 1 IRON PIPE AND AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER WITH A 2-1/2 ALUMINUM CAP – LS 28286, TO BEAR NORTH 89°46'41" EAST, 1318.47 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 89°46'41" EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 771.49 FEET TO A POINT ON THE WESTERLY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN RULE AND ORDER RECORDED AT RECEPTION NO. D0090573 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER;

THENCE ALONG THE WESTERLY LINE OF SAID PARCEL THE FOLLOWING ELEVEN (11) COURSES:

1. THENCE SOUTH 19°47'46" WEST, A DISTANCE OF 126.27 FEET;
2. THENCE SOUTH 35°58'35" EAST, A DISTANCE OF 337.27 FEET;
3. THENCE SOUTH 77°58'13" EAST, A DISTANCE OF 9.95 FEET;
4. THENCE NORTH 84°23'13" EAST, A DISTANCE OF 62.85 FEET;
5. THENCE NORTH 17°52'43" EAST, A DISTANCE OF 46.28 FEET;
6. THENCE NORTH 70°33'05" EAST, A DISTANCE OF 90.96 FEET;
7. THENCE SOUTH 30°46'45" EAST, A DISTANCE OF 55.57 FEET;
8. THENCE SOUTH 07°54'42" EAST, A DISTANCE OF 173.86 FEET;
9. THENCE SOUTH 50°34'50" EAST, A DISTANCE OF 51.14 FEET;
10. THENCE SOUTH 15°54'29" EAST, A DISTANCE OF 29.45 FEET;
11. THENCE SOUTH 26°06'08" WEST, A DISTANCE OF 68.90 TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31;

THENCE SOUTH 89°43'01" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 1169.42 FEET TO A POINT ON THE EAST LINE OF SAID TRACT C;

THENCE ALONG THE BOUNDARY OF SAID TRACT C THE FOLLOWING FIVE (5) COURSES:

1. THENCE SOUTH 00°03'35" WEST, A DISTANCE OF 21.64 FEET;
2. THENCE NORTH 46°55'54" WEST, A DISTANCE OF 41.46 FEET TO A POINT OF CURVATURE;
3. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 463.00 FEET, A CENTRAL ANGLE OF 31°09'27", AN ARC LENGTH OF 251.78 FEET, THE CHORD OF WHICH BEARS NORTH 31°21'10" WEST, 248.69 FEET;
4. THENCE NORTH 15°46'27" WEST, A DISTANCE OF 455.72 FEET;
5. THENCE NORTH 89°46'18" EAST, A DISTANCE OF 284.27 FEET TO THE POINT OF BEGINNING,

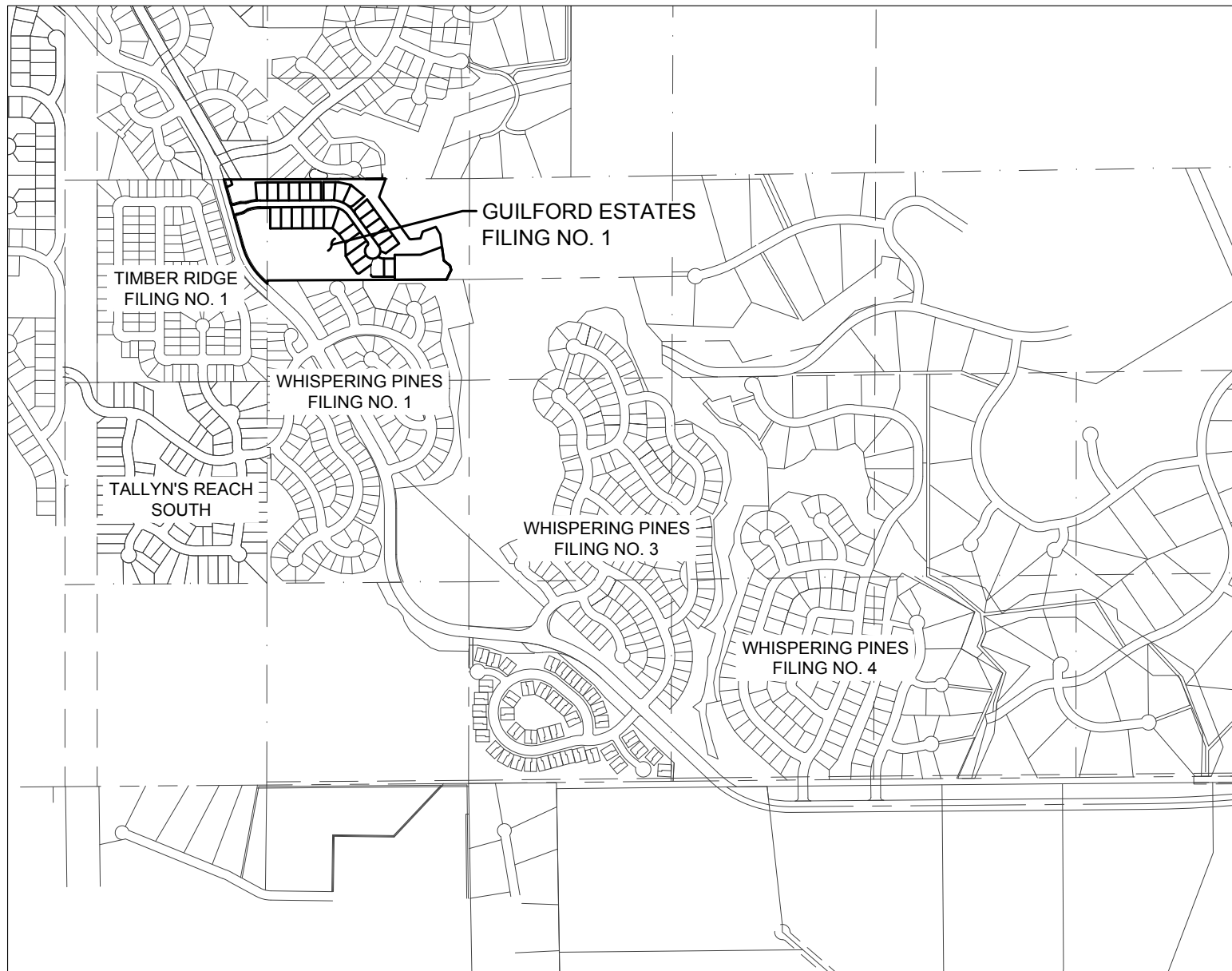
SAID PARCEL CONTAINING A CALCULATED AREA OF 752,683 SQUARE FEET OR 17.279 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCK, AND TRACTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF GUILFORD ESTATES SUBDIVISION FILING NO. 1, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS, AND EASEMENTS FOR PUBLIC PURPOSES SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

NOTES:

RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING – FIRE LANE".

1. BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING ASSUMED TO BEAR NORTH 89°46'41" EAST, 1318.47 FEET AND MONUMENTED AS SHOWN HEREON.
2. THE EASEMENT AREA WITHIN EACH LOT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT, EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY, AND STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
3. TRACT A, B AND C TO BE OWNED PRIVATELY OWNED AND MAINTAINED.
4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CVL CONSULTANTS OF COLORADO, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, CVL CONSULTANTS OF COLORADO, INC. RELIED UPON HERITAGE TITLE COMPANY TITLE COMMITMENT NO. 451-H0473907-266-CN9, AMENDMENT NO. 4 WITH AN EFFECTIVE DATE OF MARCH 8, 2017 AT 7:00 AM.
6. THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
7. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.



VICINITY MAP
SCALE: 1" = 1000'

COVENANTS:

THE UNDERSIGNED OWNERS, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY OF AURORA;

NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN, SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS AS DEFINED BY CHAPTER 147, OF THE CITY CODE OF AURORA, COLORADO, ARE IN PLACE AND ACCEPTED BY THE CITY, OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED WITH THEY CITY OF AURORA, AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE CITY;

ALL ELECTRICAL, COMMUNITY UTILITY LINES AND SERVICES, AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 138-105 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND.

ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS; AND HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO CITY FACILITIES RESULTING FROM THE INSTALLATION, OPERATIONS, OR MAINTENANCE OF SAID PRIVATE UTILITIES; AND THEY FURTHER AGREE TO HOLD HARMLESS THE CITY OF AURORA, ITS AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS OF DAMAGES TO PRIVATE UTILITIES ARISING FROM THE CITY'S USE OR OCCUPANCY OF THE EASEMENTS OWNED THE CITY OF AURORA.

OWNER:

URBAN COCAL, L.L.C., A COLORADO LIMITED LIABILITY COMPANY

SIGNATURE

PRINT NAME

PRINT TITLE

NOTARIAL:

STATE OF COLORADO)

COUNTY OF)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2017 A.D.

BY _____ AS _____ OF URBAN COCAL, L.L.C., A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THAT THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND THAT ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON _____, 2017.

WILLIAM F. HESSELBACH, JR., PLS NO. 25369
FOR AND ON BEHALF OF CVL CONSULTANTS OF COLORADO, INC.

CITY OF AURORA APPROVALS:

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS AND EASEMENTS FOR PUBLIC PURPOSES, SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS ____ DAY OF _____, 2017 A.D. SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO THE CITY OF AURORA SPECIFICATIONS.

CITY ATTORNEY _____ DATE _____

PUBLIC WORKS DIRECTOR _____ DATE _____

PLANNING DIRECTOR _____ DATE _____

CLERK AND RECORDER'S CERTIFICATION:

ACCEPTED FOR FILING OF THE COUNTY CLERK AND RECORDER OF APAPAHOE COUNTY, COLORADO ON THIS ____ DAY OF _____, 2017, A.D. AT ____ O'CLOCK __M.

COUNTY CLERK AND RECORDER _____ DEPUTY _____

BOOK _____

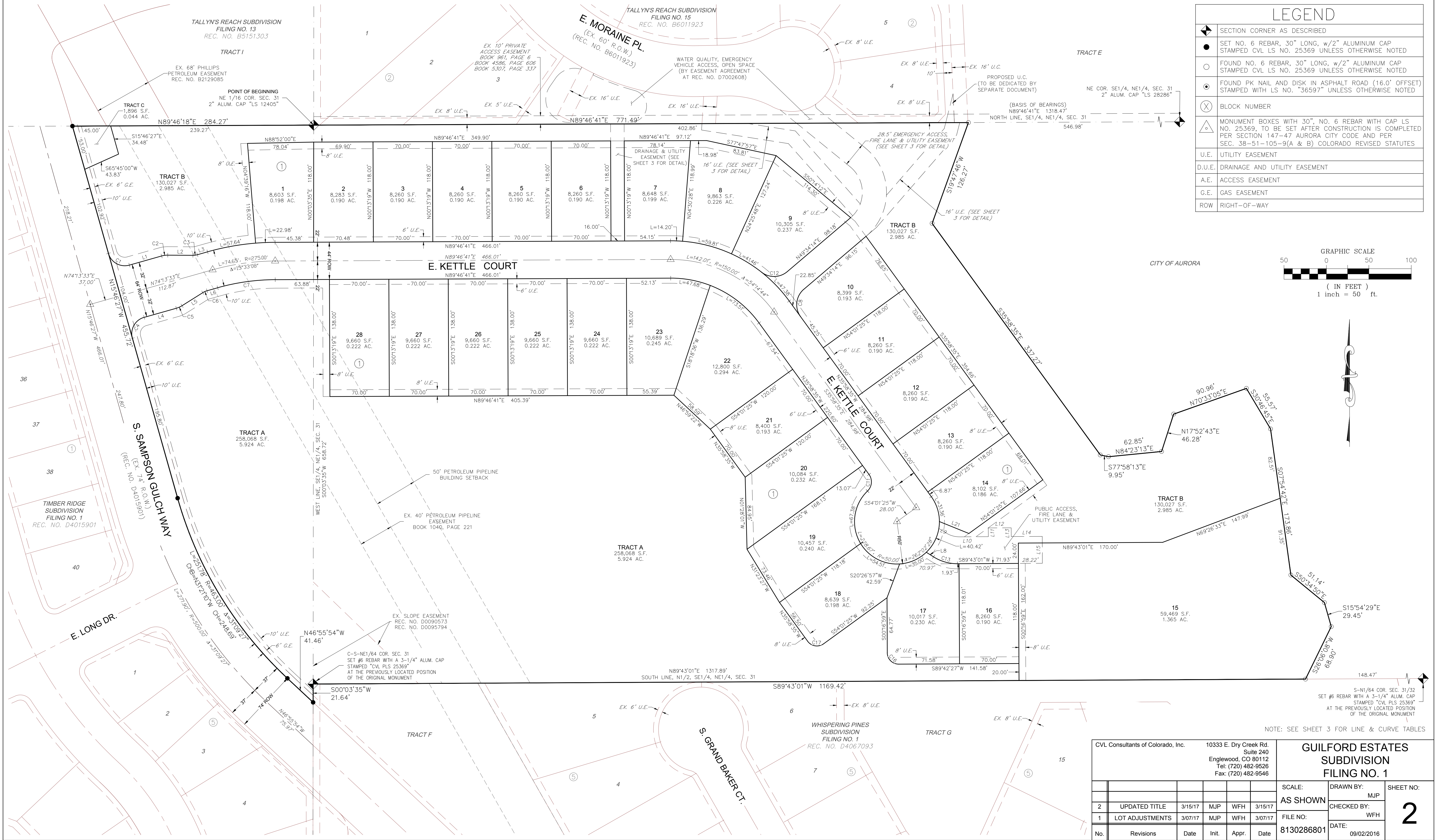
PAGE _____

RECEPTION NO. _____

CVL Consultants of Colorado, Inc.		10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546				GUILFORD ESTATES SUBDIVISION FILING NO. 1		
						SCALE:	DRAWN BY:	SHEET NO:
						AS SHOWN	MJP	1
2	UPDATED TITLE	3/15/17	MJP	WFH	3/15/17	CHECKED BY:	WFH	
1	LOT ADJUSTMENTS	3/07/17	MJP	WFH	3/07/17	FILE NO:	DATE:	
No.	Revisions	Date	Init.	Appr.	Date	8130286801	09/02/2016	

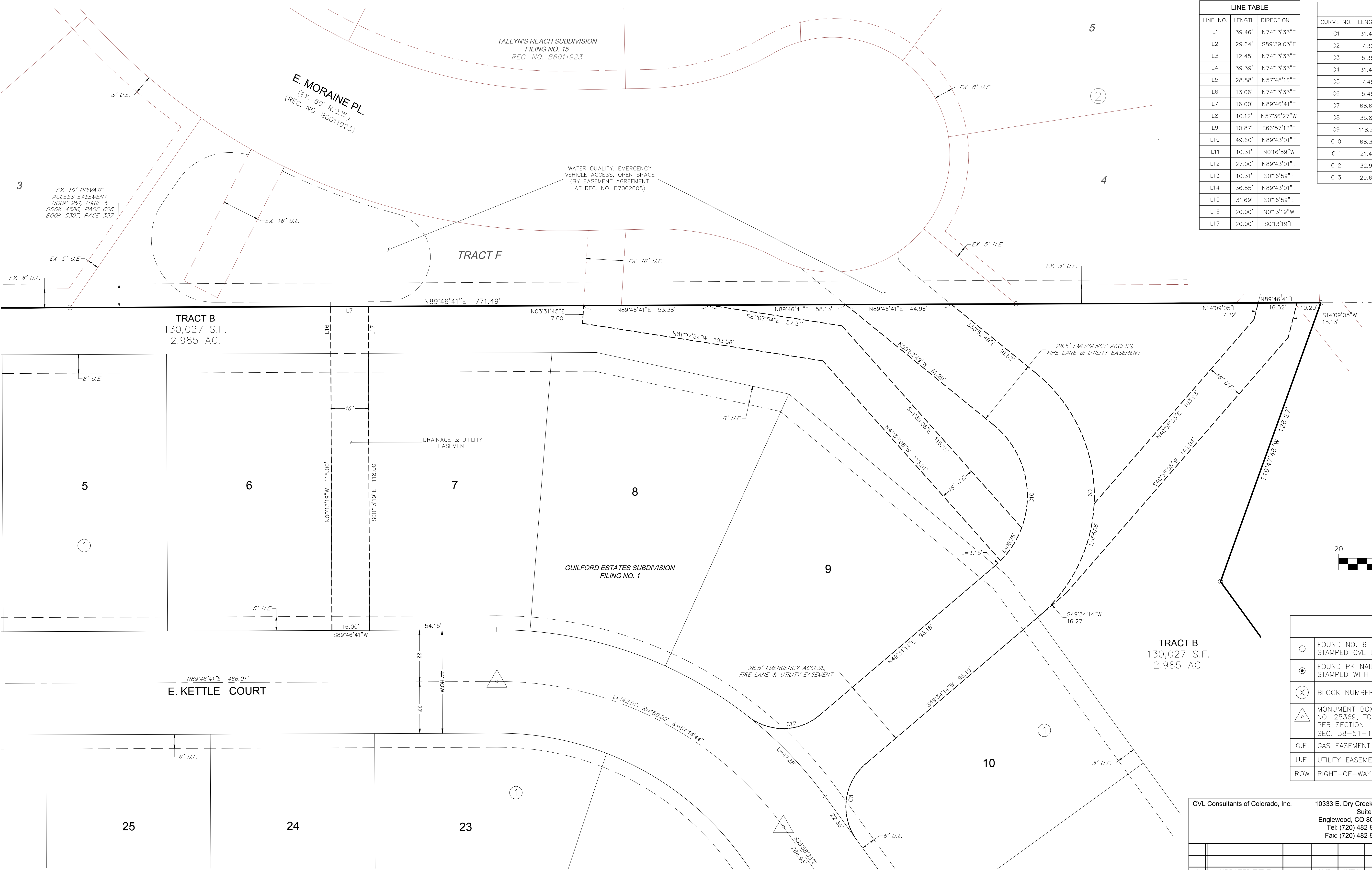
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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 2 OF 3



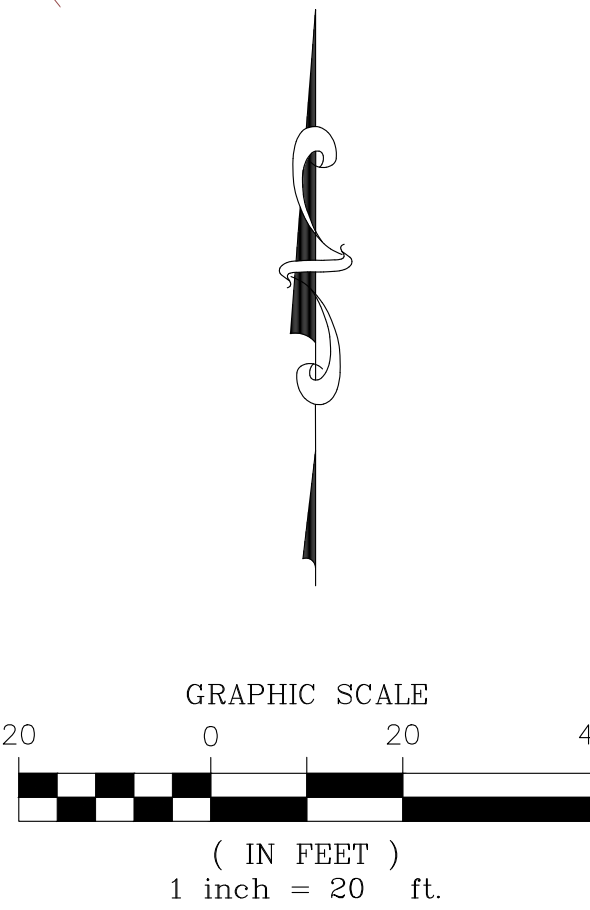
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SHEET 3 OF 3



LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	39.46'	N74°13'33"E
L2	29.64'	S89°39'03"E
L3	12.45'	N74°13'33"E
L4	39.39'	N74°13'33"E
L5	28.88'	N57°48'16"E
L6	13.06'	N74°13'33"E
L7	16.00'	N89°46'41"E
L8	10.12'	N57°36'27"W
L9	10.87'	S66°57'12"E
L10	49.60'	N89°43'01"E
L11	10.31'	N01°16'59"W
L12	27.00'	N89°43'01"E
L13	10.31'	S01°16'59"E
L14	36.55'	N89°43'01"E
L15	31.69'	S01°16'59"E
L16	20.00'	N01°13'19"W
L17	20.00'	S01°13'19"E

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	31.42'	20.00'	90°00'00"	S60°46'27"E	28.28'
C2	7.32'	26.00'	16°07'24"	N82°17'15"E	7.29'
C3	5.35'	19.00'	16°07'24"	N82°17'15"E	5.33'
C4	31.42'	20.00'	90°00'00"	N29°13'33"E	28.28'
C5	7.45'	26.00'	16°25'17"	N66°00'54"E	7.43'
C6	5.45'	19.00'	16°25'17"	N66°00'54"E	5.43'
C7	68.67'	253.00'	15°33'08"	N82°00'07"E	68.46'
C8	35.83'	24.00'	85°32'50"	S6°47'50"W	32.60'
C9	118.34'	67.50'	100°27'04"	S0°39'18"E	103.76'
C10	68.37'	39.00'	100°27'04"	N0°39'18"W	59.95'
C11	21.48'	15.00'	82°02'28"	N5°02'40"E	19.69'
C12	32.95'	24.00'	78°40'19"	N88°54'23"E	30.43'
C13	29.66'	52.00'	32°40'33"	N73°56'43"W	29.26'



LEGEND	
	FOUND NO. 6 REBAR, 30" LONG, w/2" ALUMINUM CAP STAMPED CVL LS NO. 25369 UNLESS OTHERWISE NOTED
	FOUND PK NAIL AND DISK IN ASPHALT ROAD (16.0' OFFSET) STAMPED WITH LS NO. "36597" UNLESS OTHERWISE NOTED
	BLOCK NUMBER
	MONUMENT BOXES WITH 30", NO. 6 REBAR WITH CAP LS NO. 25369, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SECTION 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9(A & B) COLORADO REVISED STATUTES
G.E.	GAS EASEMENT
U.E.	UTILITY EASEMENT
ROW	RIGHT-OF-WAY

CVL Consultants of Colorado, Inc.			10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546			GUILFORD ESTATES SUBDIVISION FILING NO. 1		
						SCALE: AS SHOWN	DRAWN BY: MJP	SHEET NO: 3
2	UPDATED TITLE	3/15/17	MJP	WFH	3/15/17	FILE NO: 8130286801	CHECKED BY: WFH	
1	LOT ADJUSTMENTS	3/07/17	MJP	WFH	3/07/17		DATE: 09/02/2016	
No.	Revisions	Date	Init.	Appr.	Date			