



2953 South Peoria Street, Suite 101
Aurora, Colorado 80014
303.770.7201 fax 303.770.7132

August 11, 2022

Mr Dan Osaba
City of Aurora, Planning
15151 E. Alameda Pkwy
Aurora, CO 80012

Re: 5th Technical Submission Review – The Overlook at Sorrel Ranch – Preliminary Plat and Final Plat Application Number: DA-1379-26
Case Numbers: 2019-4017-00; 2019-3050-00

Dear Mr. Osaba:

This letter is in response to the City of Aurora's comments dated August 5, 2022. Please see the responses following the comments in *red italics*.

Sincerely,
THK ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read 'Julie Gamec'.

Julie Gamec, RLA, LEED AP BD+C, Assoc. AIA
303-770-7201

1. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)
Sheet L-4

- 3A. Update the lot typical plan to provide additional lot typicals that demonstrate the lot requirements as specified by each lot type. See comments on the landscape lot typical plan. *Typicals for all lot types have been provided. Utility stubs are shown in accordance with examples provided.*

2. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)
Final Plat Comments
Generally

- 5A. Check the ownership on the plat with the names on the Title Commitment. Add the 8' U.E. on the west side of the Subdivision on the plat and the site plan. *Addressed* And License Agreement items that need to be completed. Go to this link for the Real Property web page document links: <https://auroragov.org/cms/One.aspx?portalId=16242704&pageId=16509313> *License agreement underway.*

OVERLOOK AT SORREL RANCH

SITE PLAN WITH ADJUSTMENTS

CITY OF AURORA STANDARD NOTES:

SHEET INDEX:

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ARCHITECTURAL REQUIREMENTS:

- DEVELOPER SHALL ADHERE TO ALL ARCHITECTURAL REQUIREMENTS SHOWN IN THE SORREL RANCH FRAMEWORK DEVELOPMENT PLAN IN ADDITION TO THE CITY OF AURORA REQUIREMENTS FOUND IN SECTION 146-4.8.
- ALL ARCHITECTURAL DETAIL STANDARDS FROM THE FDP MUST BE INCORPORATED IN ALL BUILDING ELEVATION DESIGNS.

DATA BLOCK:

LAND AREA WITHIN PROPERTY LINES	7.98 ACRES
NUMBER OF UNITS PROPOSED	41 UNITS
BUILDING HEIGHT	38' MAXIMUM
HARD SURFACE AREA	59,693 S.F.
LANDSCAPE AREA	74,728 S.F.
PRESENT ZONING CLASSIFICATION	R-2 MEDIUM DENSITY RESIDENTIAL
MAXIMUM PERMITTED/ALLOWABLE SIGN AREA	96 SQUARE FEET
TYPE OF SIGN	NONE
PARKING SPACES REQUIRED	2 SPACES PER UNIT, 1 GUEST SPACE PER 5 UNITS **
PARKING SPACES PROVIDED	2 PER UNIT PROVIDED IN GARAGE, 2 GUEST SPACES PROVIDED IN DRIVEWAY
PROPOSED USES	SFD SMALL, SFD STANDARD
OPEN SPACE	32,961 S.F. (EXCLUDES STREET BUFFER AREA)
CONSTRUCTION TYPE	V-N CONSTRUCTION, SINGLE FAMILY HOMES (ALL STRUCTURES WILL BE CONSTRUCTED UNDER THE 2015 IRC). STRUCTURES WILL BE NON-SPRINKLERED.

** GUEST PARKING IS ACCOUNTED FOR ON THE PUBLIC STREETS.

GENERAL NOTES:

- THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
- SIGHT TRIANGLES AND SITE LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIALS OR ANY OTHER VISUAL OBSTACLE PER COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10. CONSTRUCTION PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT T O FIRE HYDRANTS AS STIPULATED BY GENERAL STANDARDS WITHIN SECTION 4.7.9. OF THE UDO.
- LOCAL, STATE AND FEDERAL REQUIREMENTS ,RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER IF CONFLICTS OCCUR.
- THIS SHEET SET IS PREPARED WITH INFORMATION SUFFICIENT FOR CITY OF AURORA CSP APPROVAL AND MAY NOT BE SUFFICIENT FOR CONSTRUCTION BIDDING OR AS CONSTRUCTION DOCUMENTS. IT IS RECOMMENDED THAT THE CONTRACTOR CONTACT THE OWNER'S REPRESENTATIVE FOR ADDITIONAL INFORMATION.
- FINAL PRODUCT TYPES ARE TO BE DETERMINED, THEREFORE BUILDING ELEVATIONS CANNOT BE SHOWN.

MINOR ADJUSTMENTS:

ONE ADJUSTMENT TO THE CITY CODE IS PROPOSED WITH THIS DEVELOPMENT. PER AURORA CODE SECTION 146-4.7.5.C.2: MINIMUM PLANT MATERIAL QUANTITIES. THE CITY REQUIRES ONE TREE PER 40 LINEAR FOOT OF STREET FRONTAGE. ONE (1) TREE HAS BEEN REMOVED FROM THE STREET FRONTAGE ALONG E. IDA PLACE TO ALLOW FOR 50' CLEAR FROM THE BACK OF THE STOP SIGNS AND ONE (1) TREE WAS REMOVED FROM THE STREET FRONTAGE ALONG E. IDA PLACE TO ACCOUNT FOR UTILITIES AND EASEMENT CONFLICTS AT THE SOUTHWEST CORNER OF THE SITE. ADDITIONAL PLANTINGS WITHIN THE CURBSIDE LANDSCAPE AND IN THE OPEN SPACE / TRACT AREAS WERE ADDED TO MITIGATE FOR THE LOSS OF THE TREES.

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTIONS 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING INFLUENCE AREA (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AN INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
- THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHTS AND/OR PEDESTRIAN PHOTOMETRIC PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATIONS OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS OF THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS IS REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED AND INITIALLY ACCEPTED.

OWNER:

RICHMOND AMERICAN HOMES
ATTN: MATT HENGEL
4350 SOUTH MONACO STREET
DENVER, CO 80237
720-977-3841

ENGINEER - CIVIL, DRAINAGE, UTILITY

HCL ENGINEERING & SURVEYING, LLC.
ATTN: BYRON GLENN, PE, MBA
5600 S. QUEBEC STREET, SUITE 205B
GREENWOOD VILLAGE, CO 80111
303-773-1605 EXT. 2121

SURVEYOR

HCL ENGINEERING & SURVEYING, LLC.
ATTN: JULIAN SISNEROS, P.L.S.
5600 S. QUEBEC STREET, SUITE 205B
GREENWOOD VILLAGE, CO 80111
303-773-1605 EXT 122

PLANNER/LANDSCAPE ARCHITECT

THK ASSOCIATES, INC.
ATTN: JULIE GAMEC, PLA
2953 S. PEORIA STREET, SUITE 101
AURORA, CO 80014
303-770-7201

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

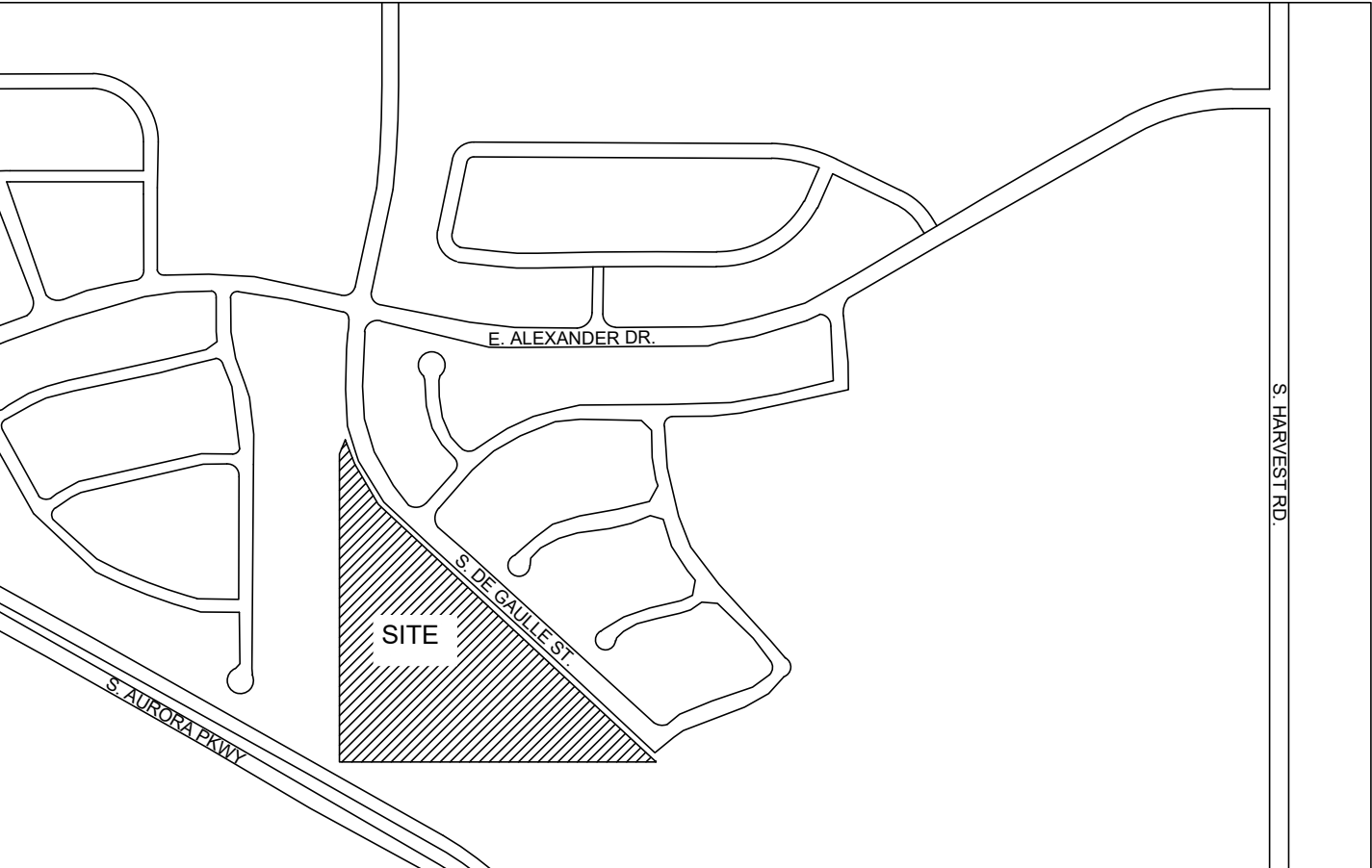
PLANNING DIRECTOR: _____ DATE: _____

ATTEST: _____ DATE: _____
(CITY CLERK)

DATABASE APPROVAL DATE _____.

LEGAL DESCRIPTION:

SORREL RANCH SUBDIVISION FILING NO. 11
A RE-SUBDIVISION OF A PORTION OF LOT 2, BLOCK 2, SORREL RANCH
SUBDIVISION FILING NO. 5.
SITUATED IN THE SOUTHEAST $\frac{1}{4}$ OF SECTION 18, T5S, R65W, 6TH PM
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



VICINITY MAP
SCALE: 1" = 500'

AMENDMENTS

PROJECT:

OVERLOOK AT SORREL RANCH

DRAWING:

COVER SHEET

CLIENT:

CITY OF AURORA

DESIGNED BY: CW

DRAWN BY: CW

CHECKED BY: JG

HORIZ: N/A

SCALE: N/A

DATE: 07-18-2022

REVISIONS

#	DATE	
2	3-24-2020	3RD COA SUBMITTAL
3	7-15-20	1ST TECHNICAL SUBMITTAL
4	7-2-21	2ND TECHNICAL SUBMITTAL
5	6-2-22	3RD TECHNICAL SUBMITTAL
6	7-18-22	4TH TECHNICAL SUBMITTAL

associates inc.

2953 South Peoria Street, Ste 101
Aurora, Colorado 80014
303-770-7201 FAX 770-7132

SHEET NUMBER

C-1

PROJECT NO. 8173-000

RETAINING WALL NOTE:
THE RETAINING WALL WILL BE COVERED UNDER A LICENSE AGREEMENT AND WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

OVERLOOK AT SORREL RANCH

SITE PLAN WITH ADJUSTMENTS

LEGEND

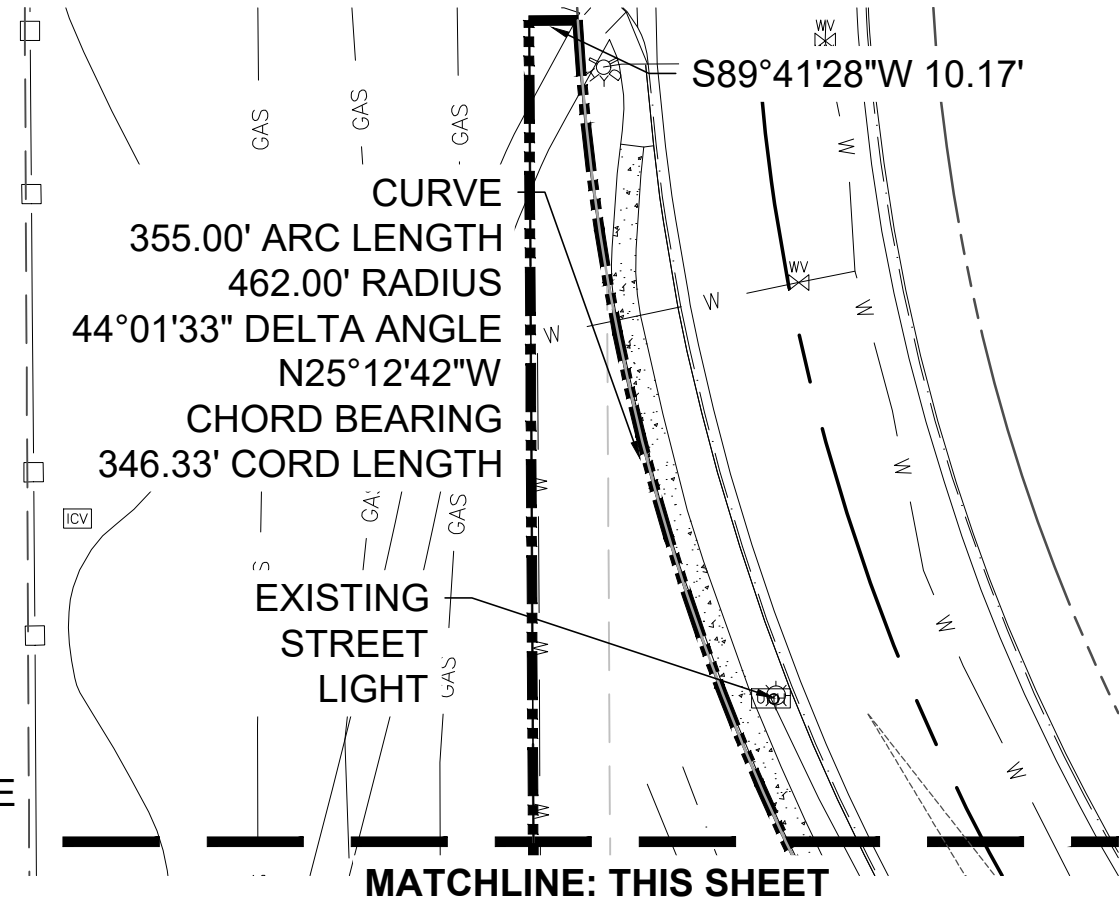
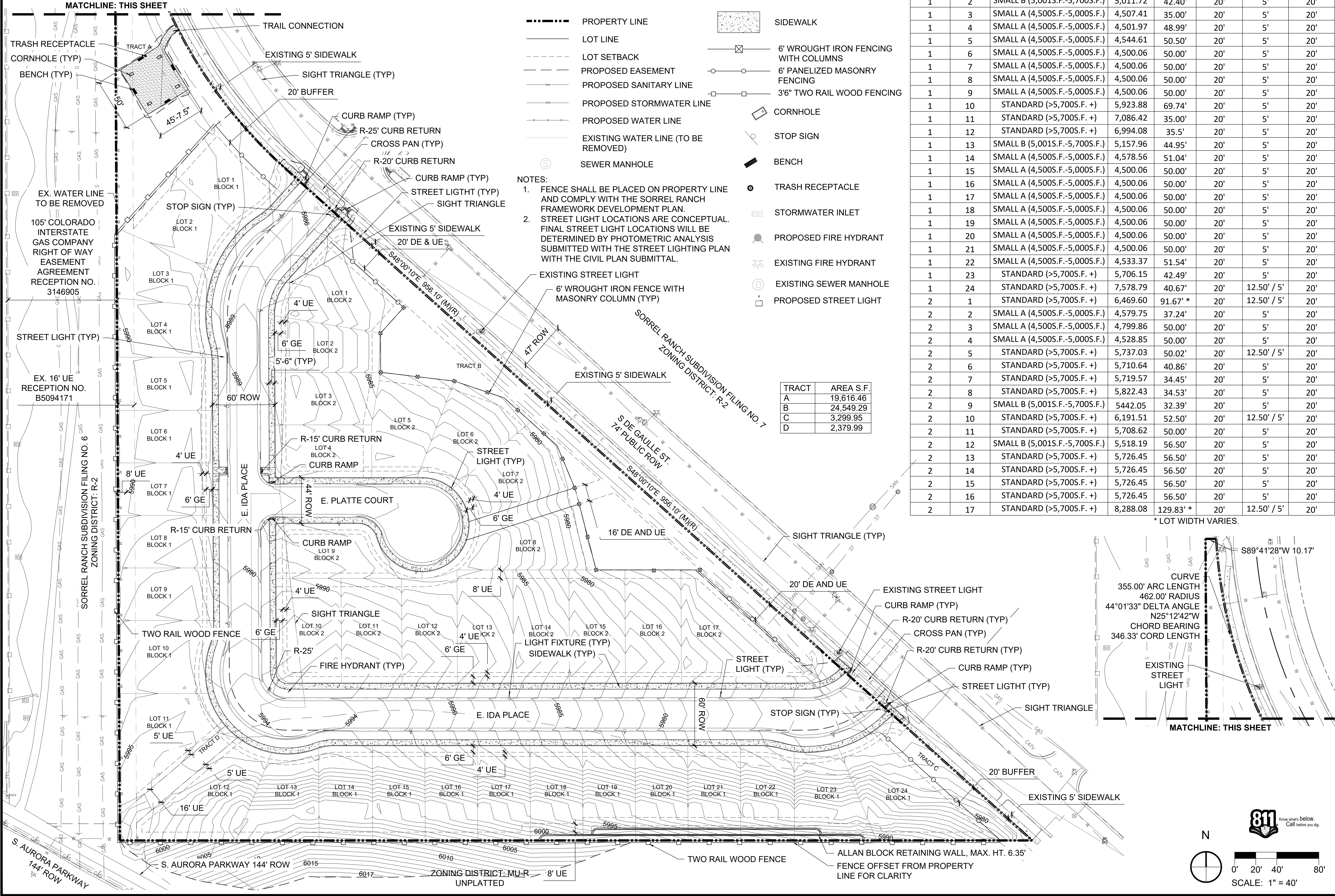
- PROPERTY LINE
 - LOT LINE
 - LOT SETBACK
 - PROPOSED EASEMENT
 - PROPOSED SANITARY LINE
 - PROPOSED STORMWATER LINE
 - PROPOSED WATER LINE
 - EXISTING WATER LINE (TO BE REMOVED)
 - SEWER MANHOLE
 - SIDEWALK
 - 6" WROUGHT IRON FENCING WITH COLUMNS
 - 6" PANELIZED MASONRY FENCING
 - 3/6" TWO RAIL WOOD FENCING
 - CORNHOLE
 - STOP SIGN
 - BENCH
 - TRASH RECEPTACLE
 - STORMWATER INLET
 - PROPOSED FIRE HYDRANT
 - EXISTING FIRE HYDRANT
 - EXISTING SEWER MANHOLE
 - PROPOSED STREET LIGHT
- NOTES:
- FENCE SHALL BE PLACED ON PROPERTY LINE AND COMPLY WITH THE SORREL RANCH FRAMEWORK DEVELOPMENT PLAN. STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN WITH THE CIVIL PLAN SUBMITTAL.
 -

TRACT	AREA S.F.
A	19,616.46
B	24,549.29
C	3,299.95
D	2,379.99

LOT MATRIX

BLOCK NUMBER	LOT NUMBER	LOT TYPE	LOT AREA (S.F.)	LOT WIDTH	REQUIRED FRONT SETBACK	REQUIRED SIDE SETBACK	REQUIRED REAR SETBACK
1	1	SMALL B (5,001S.F.-5,700S.F.)	5,027.94	55.96'	20'	12.50' / 5'	20'
1	2	SMALL B (5,001S.F.-5,700S.F.)	5,011.72	42.40'	20'	5'	20'
1	3	SMALL A (4,500S.F.-5,000S.F.)	4,507.41	35.00'	20'	5'	20'
1	4	SMALL A (4,500S.F.-5,000S.F.)	4,501.97	48.99'	20'	5'	20'
1	5	SMALL A (4,500S.F.-5,000S.F.)	4,544.61	50.50'	20'	5'	20'
1	6	SMALL A (4,500S.F.-5,000S.F.)	4,500.06	50.00'	20'	5'	20'
1	7	SMALL A (4,500S.F.-5,000S.F.)	4,500.06	50.00'	20'	5'	20'
1	8	SMALL A (4,500S.F.-5,000S.F.)	4,500.06	50.00'	20'	5'	20'
1	9	SMALL A (4,500S.F.-5,000S.F.)	4,500.06	50.00'	20'	5'	20'
1	10	STANDARD (>5,700S.F. +)	5,923.88	69.74'	20'	5'	20'
1	11	STANDARD (>5,700S.F. +)	7,086.42	35.00'	20'	5'	20'
1	12	STANDARD (>5,700S.F. +)	6,994.08	35.5'	20'	5'	20'
1	13	SMALL B (5,001S.F.-5,700S.F.)	5,157.96	44.95'	20'	5'	20'
1	14	SMALL A (4,500S.F.-5,000S.F.)	4,578.56	51.04'	20'	5'	20'
1	15	SMALL A (4,500S.F.-5,000S.F.)	4,500.06	50.00'	20'	5'	20'
1	16	SMALL A (4,500S.F.-5,000S.F.)	4,500.06	50.00'	20'	5'	20'
1	17	SMALL A (4,500S.F.-5,000S.F.)	4,500.06	50.00'	20'	5'	20'
1	18	SMALL A (4,500S.F.-5,000S.F.)	4,500.06	50.00'	20'	5'	20'
1	19	SMALL A (4,500S.F.-5,000S.F.)	4,500.06	50.00'	20'	5'	20'
1	20	SMALL A (4,500S.F.-5,000S.F.)	4,500.06	50.00'	20'	5'	20'
1	21	SMALL A (4,500S.F.-5,000S.F.)	4,500.06	50.00'	20'	5'	20'
1	22	SMALL A (4,500S.F.-5,000S.F.)	4,533.37	51.54'	20'	5'	20'
1	23	STANDARD (>5,700S.F. +)	5,706.15	42.49'	20'	5'	20'
1	24	STANDARD (>5,700S.F. +)	7,578.79	40.67'	20'	12.50' / 5'	20'
2	1	STANDARD (>5,700S.F. +)	6,469.60	91.67' *	20'	12.50' / 5'	20'
2	2	SMALL A (4,500S.F.-5,000S.F.)	4,579.75	37.24'	20'	5'	20'
2	3	SMALL A (4,500S.F.-5,000S.F.)	4,799.86	50.00'	20'	5'	20'
2	4	SMALL A (4,500S.F.-5,000S.F.)	4,528.85	50.00'	20'	5'	20'
2	5	STANDARD (>5,700S.F. +)	5,737.03	50.02'	20'	12.50' / 5'	20'
2	6	STANDARD (>5,700S.F. +)	5,710.64	40.86'	20'	5'	20'
2	7	STANDARD (>5,700S.F. +)	5,719.57	34.45'	20'	5'	20'
2	8	STANDARD (>5,700S.F. +)	5,822.43	34.53'	20'	5'	20'
2	9	SMALL B (5,001S.F.-5,700S.F.)	5,442.05	32.39'	20'	5'	20'
2	10	STANDARD (>5,700S.F. +)	6,191.51	52.50'	20'	12.50' / 5'	20'
2	11	STANDARD (>5,700S.F. +)	5,708.62	50.00'	20'	5'	20'
2	12	SMALL B (5,001S.F.-5,700S.F.)	5,518.19	56.50'	20'	5'	20'
2	13	STANDARD (>5,700S.F. +)	5,726.45	56.50'	20'	5'	20'
2	14	STANDARD (>5,700S.F. +)	5,726.45	56.50'	20'	5'	20'
2	15	STANDARD (>5,700S.F. +)	5,726.45	56.50'	20'	5'	20'
2	16	STANDARD (>5,700S.F. +)	5,726.45	56.50'	20'	5'	20'
2	17	STANDARD (>5,700S.F. +)	8,288.08	129.83' *	20'	12.50' / 5'	20'

* LOT WIDTH VARIES.



PROJECT: OVERLOOK AT SORREL RANCH

DRAWING: SITE PLAN

CLIENT: CITY OF AURORA

DESIGNED BY: CW

DRAWN BY: CW

CHECKED BY: JG

DATE: 3-24-2020

DATE: 7-15-20

DATE: 7-2-21

DATE: 6-2-22

DATE: 7-18-22

3RD COA SUBMITTAL

1ST TECHNICAL SUBMITTAL

2ND TECHNICAL SUBMITTAL

3RD TECHNICAL SUBMITTAL

4TH TECHNICAL SUBMITTAL

associates inc.

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SHEET NUMBER

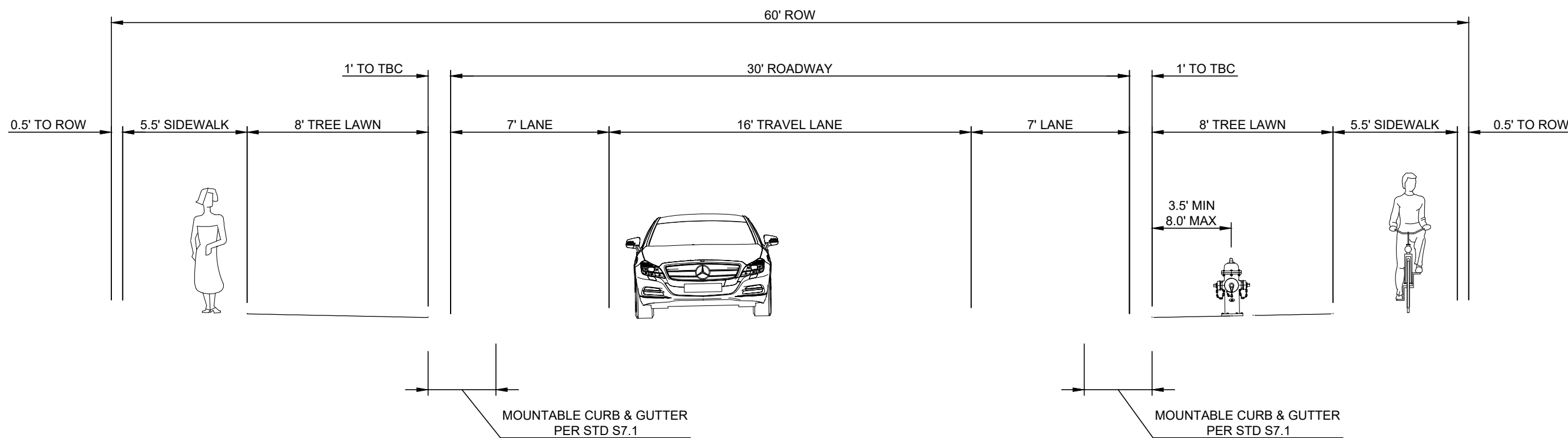
S-1

PROJECT NO. 8173-000

OVERLOOK AT SORREL RANCH

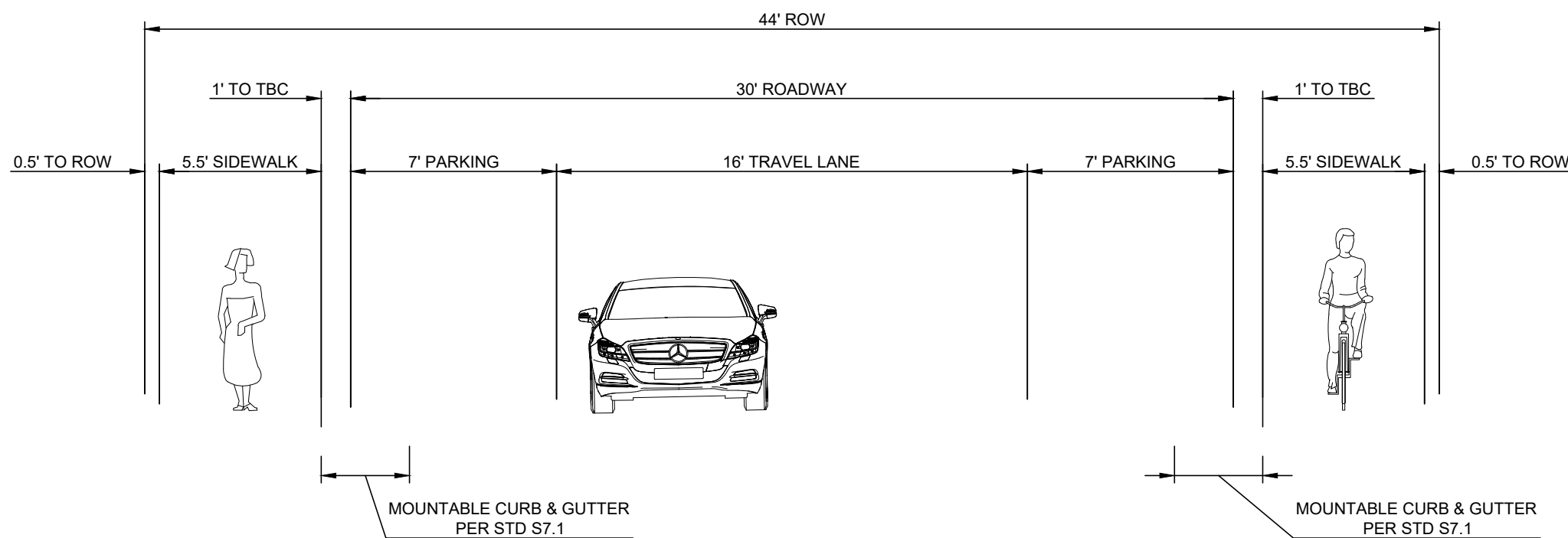
SITE PLAN WITH ADJUSTMENTS

EAST IDA PLACE TYPICAL SECTION LOCAL STREET TYPE 2 (PER STD. S1.1)

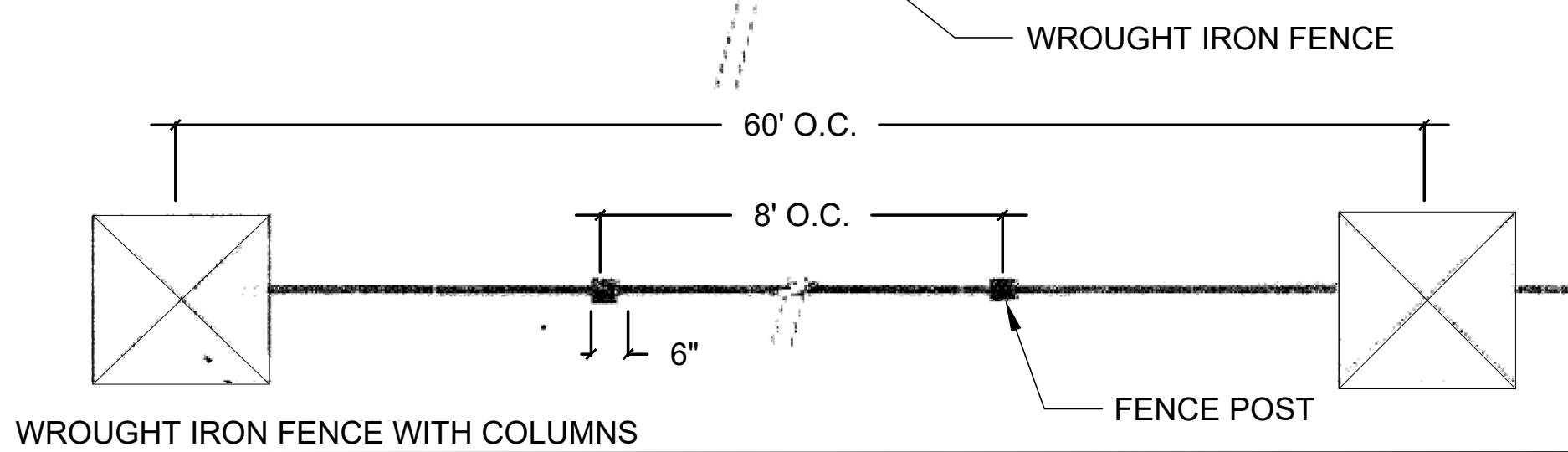
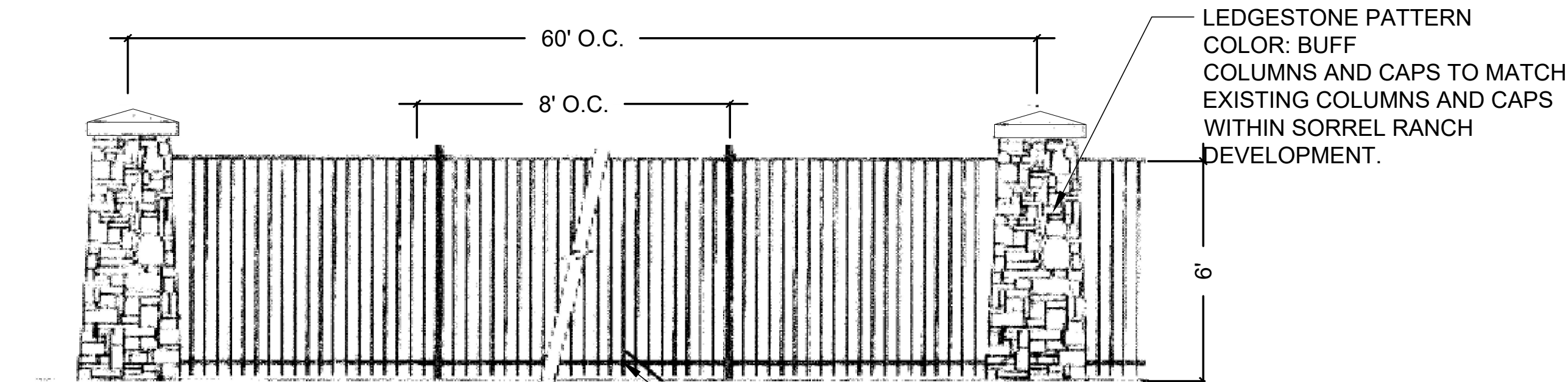


PRIMARY ROAD TYPICAL CROSS SECTION
N.T.S.

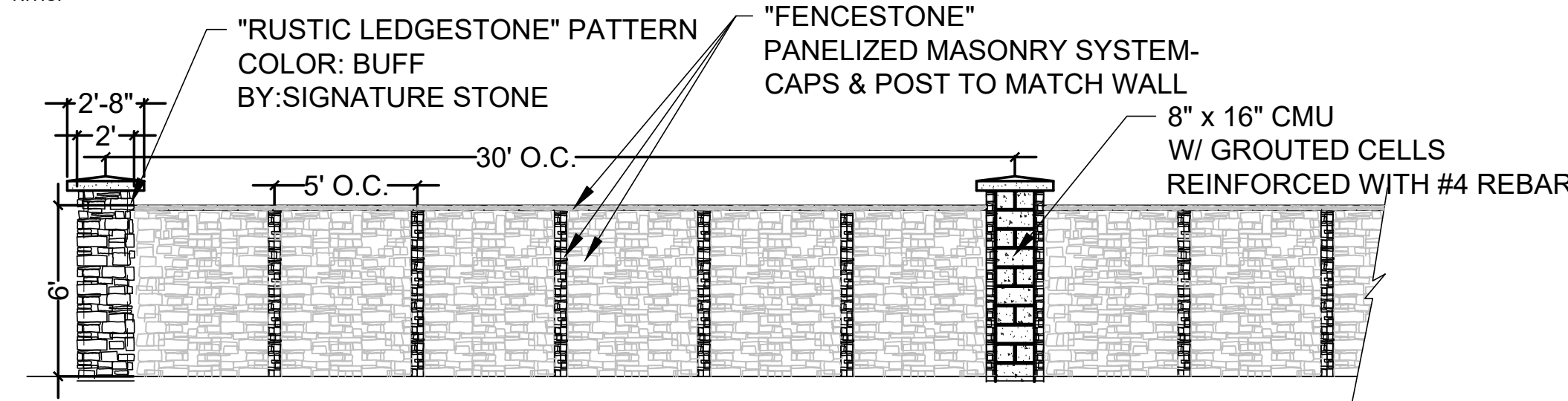
EAST PLATTE COURT (CUL DE SAC) TYPICAL SECTION LOCAL STREET TYPE 2 ALTERNATE (PER STD. S1.1)



CUL-DE-SAC ROAD TYPICAL CROSS SECTION
N.T.S.



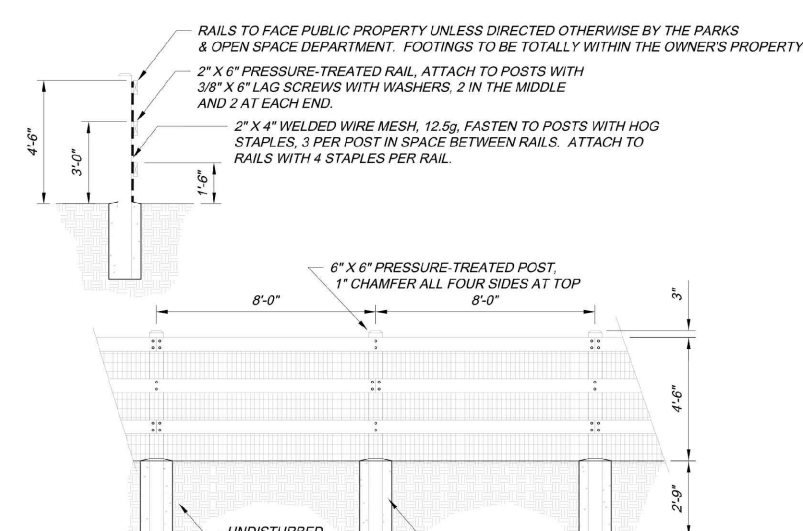
WROUGHT IRON FENCE WITH COLUMNS
N.T.S.



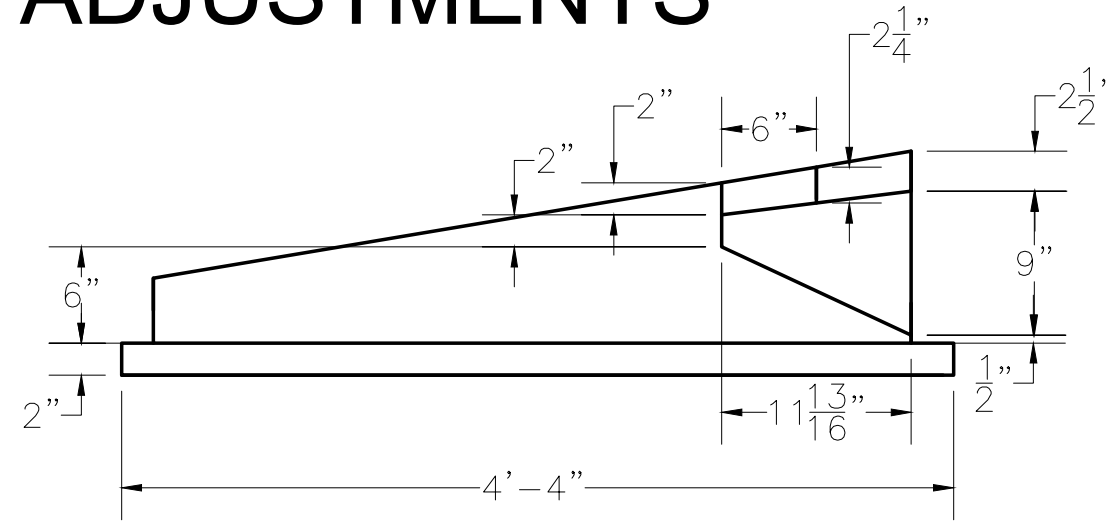
- NOTES:
- COLOR, MATERIAL, AND DIMENSIONS SHALL MATCH EXISTING MASONRY WALLS BUILT IN SORREL RANCH AND COMPLY WITH THE SORREL RANCH FRAMEWORK DEVELOPMENT PLAN.

MASONRY WALL
N.T.S.

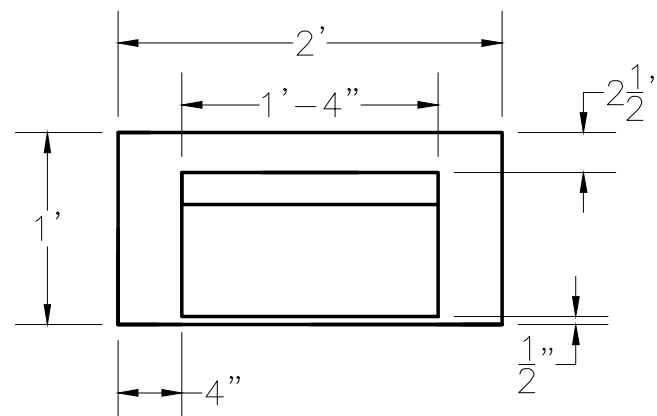
- FENCING NOTES:
- FENCES CROSSING ACCESS PATH WILL BE REQUIRED TO HAVE AN ACCESSIBLE BATE THAT IS UNLOCKED FOR MAINTENANCE OF THE RETAINING WALL



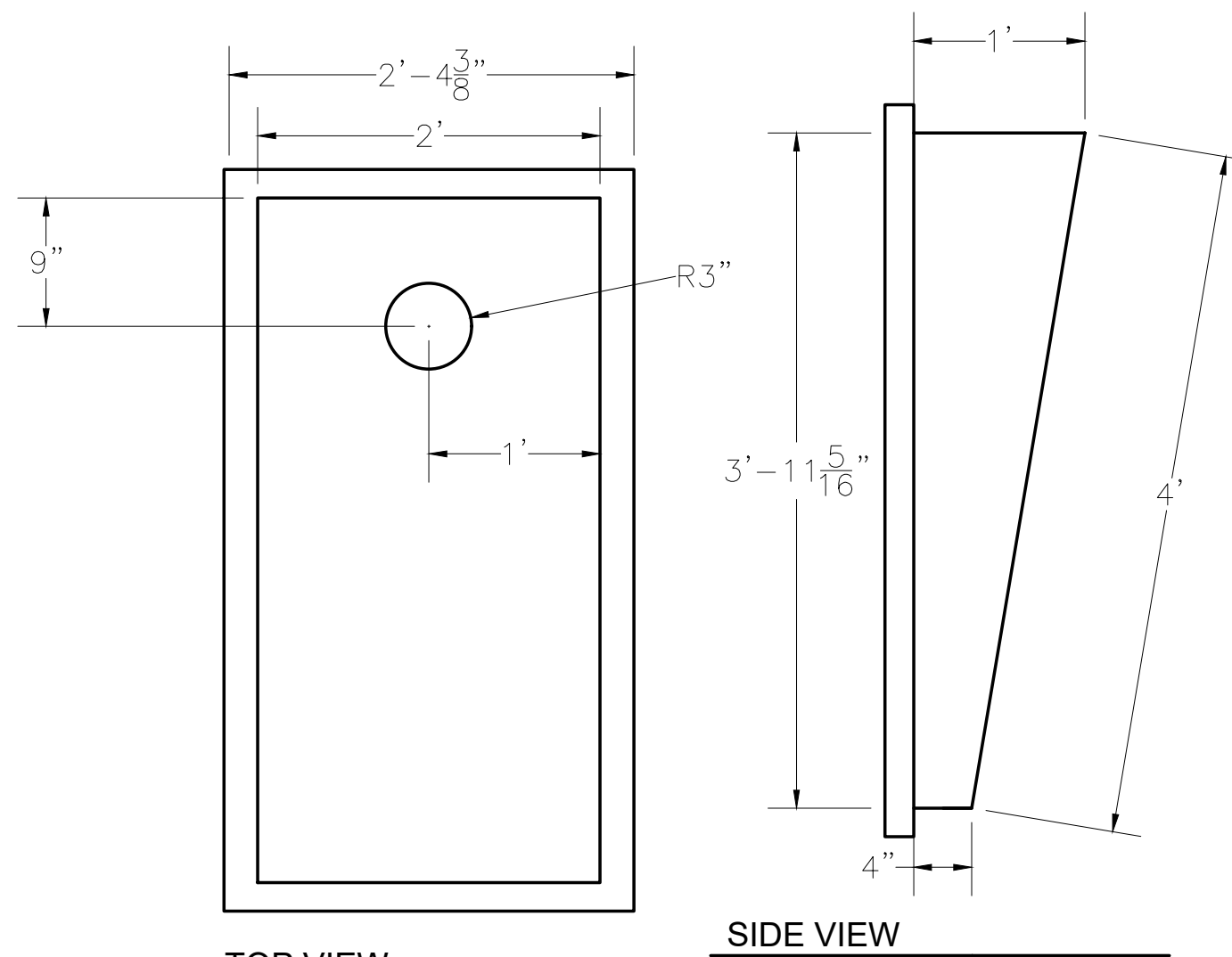
PROS OPEN SPACE 3-RAIL FENCE
N.T.S.



SECTIONAL VIEW



BACK VIEW

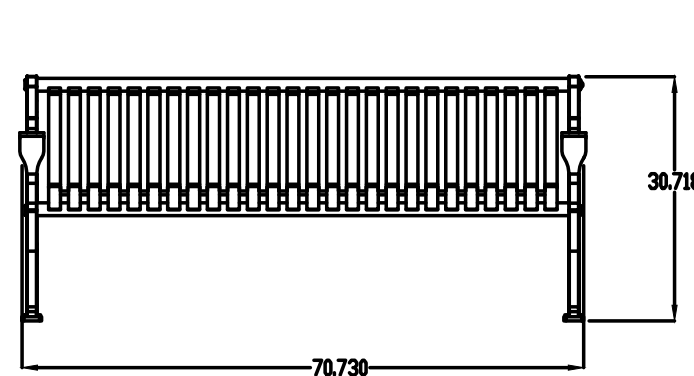


TOP VIEW

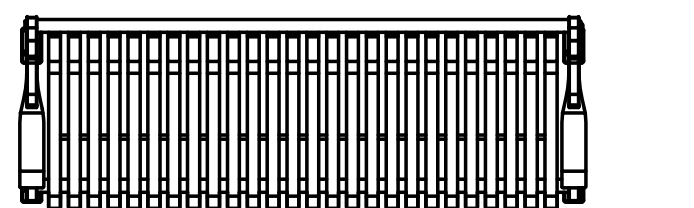
SIDE VIEW

- NOTE:
- CORNHOLE SETS ARE TO BE PERMANENT.

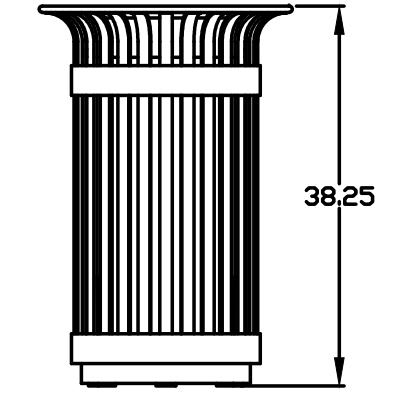
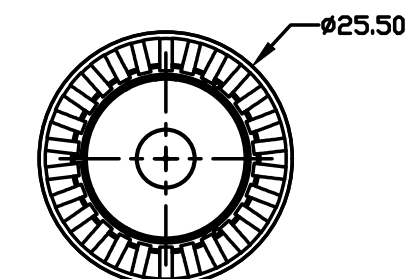
CONCRETE CORNHOLE - ARCO CONCRETE INC.
N.T.S.



BLACK GLOSS POWDERCOAT FINISH



BENCH DETAIL 2 - MAGLIN MLB300M
N.T.S.



TRASH RECEPTACLE DETAIL - MAGLIN MLWR200-20
N.T.S.

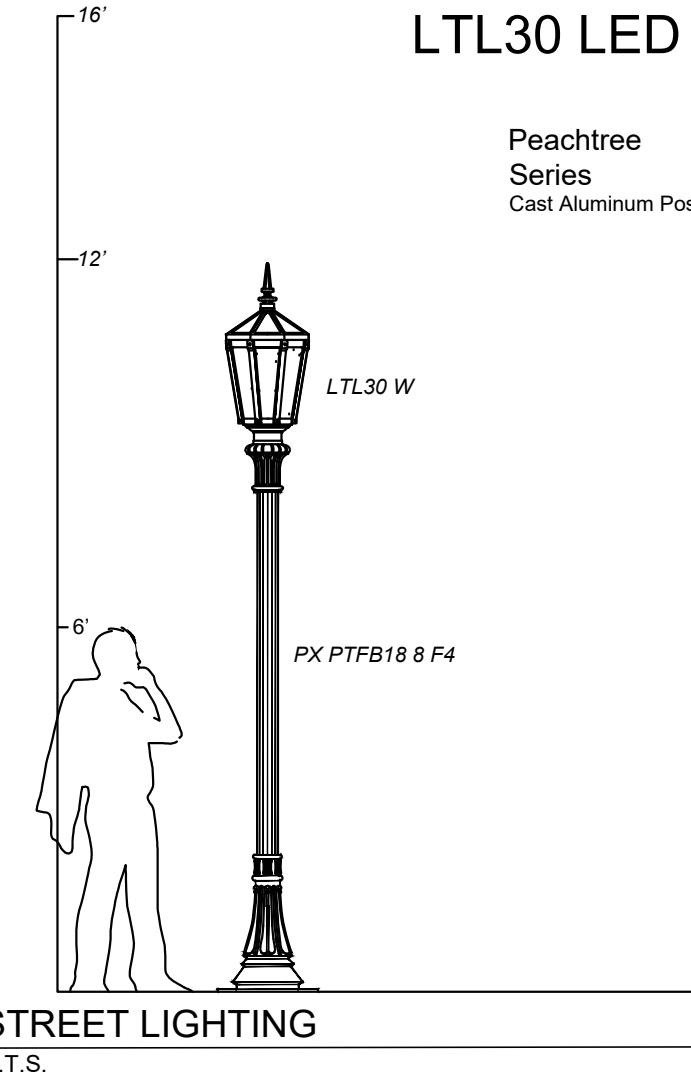
BLACK GLOSS POWDERCOAT FINISH

- ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL , AND CONTINUING TO THE "PUBLIC WAY".
- ALL FIXTURES, POLES AND BASES SHALL BE BLACK IN COLOR.
- ALL ON-SITE STREET LIGHTS WILL BE OWNED AND MAINTAINED BY THE CITY OF AURORA, AND SHALL MEET CITY OF AURORA STANDARDS.
- THE PHOTOMETRIC PLAN IS REQUIRED WITH THE LIGHTING PLAN SUBMITTED WITH THE CIVIL PLANS.

Schedule												
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	Efficiency
	SL-1	14	WE-EF USA	661-1126	RFL530-SE LED, Street and Area Lighting RFL530-LD-24/48W/3K [S65]RFL530-SE LED, Street and Area Lighting #661-1126+661-9331+BLACK	24 LED, Warm White - 120° angle of beam LEDLUMENS=246.0 lm, LED's No=24, TOTAL LUMENS= 5903.0 lm, Tj=85 LEDLUMENS=221.4 lm, LED's No=24, TOTAL LUMENS= 5312.8 lm, Ta=25 C	24	661-1126.ies	221	1	55	100%

Luminaire Locations												
Location							Aim					
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z		
1	SL-1	-33.00	-14.00	20.00	20.00	0.00	0.00	-33.00	-12.63	0.00		
2	SL-1	175.00	-14.00	20.00	20.00	0.00	0.00	175.00	-12.63	0.00		
3	SL-1	389.00	-14.00	20.00	20.00	341.92	0.00	389.57	-12.69	0.00		
4	SL-1	71.00	22.00	20.00	20.00	180.00	0.00	71.00	20.63	0.00		
5	SL-1	280.00	22.00	20.00	20.00	180.00	0.00	280.00	20.63	0.00		
6	SL-1	-139.00	23.00	20.00	20.00	180.00	0.00	-139.00	21.63	0.00		
7	SL-1	-198.00	77.00	20.00	20.00	90.00	0.00	-196.63	77.00	0.00		
8	SL-1	-14.99	144.04	20.00	20.00	2.17	0.00	-14.94	145.41	0.00		
9	SL-1	-159.98	184.00	20.00	20.00	269.11	0.00	-161.36	183.98	0.00		
10	SL-1	-89.00	185.00	20.00	20.00	1.12	0.00	-88.97	186.37	0.00		
11	SL-1	18.39	218.29	20.00	20.00	229.91	0.00	17.34	217.40	0.00		
12	SL-1	-196.00	299.00	20.00	20.00	90.00	0.00	-194.63	299.00	0.00		
13	SL-1	-163.98	387.00	20.00	20.00	269.11	0.00	-165.36	386.98	0.00		
14	SL-1	-145.19	475.75	20.00	20.00	149.67	0.00	-144.32	474.69	0.00		

PHOTOMETRIC REQUIREMENTS
N.T.S.



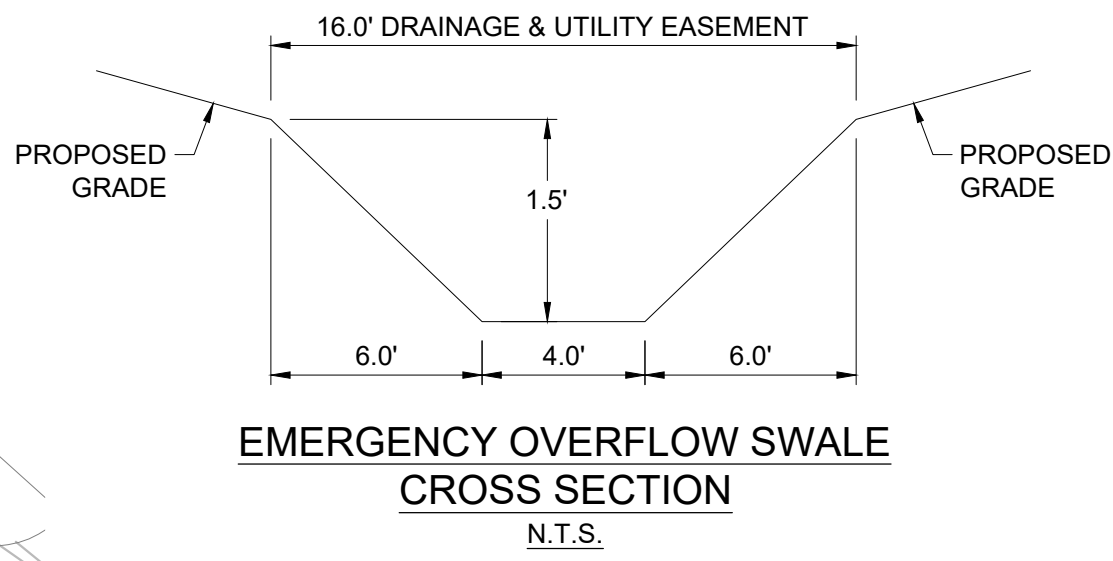
STREET LIGHTING
N.T.S.

OVERLOOK AT SORREL RANCH
SITE PLAN WITH ADJUSTMENTS



SITE IMPROVEMENTS LEGEND	
	PROPOSED EASEMENT
	PROPOSED SET BACK
	PROPOSED LOT LINE
	PROPOSED ROW LINE
	PROPOSED STORM SEWER
	PROPOSED WATER MAIN
	PROPOSED SANITARY SEWER
	PROPOSED MAJOR CONTOUR (5')
	PROPOSED MINOR CONTOUR (1')
	EXISTING MAJOR CONTOUR (5')
	EXISTING MINOR CONTOUR (1')
	UTILITY EASEMENT
	GAS EASEMENT
	DRAINAGE & UTILITY EASEMENT
	PR LIGHT POLE
	PR GROUND SIGN
	PROPOSED STORM MH
	PROPOSED SANITARY MH
	PROPOSED WATER METER
	PROPOSED HYDRANT
	PR STORM INLETS

- NOTES:
- ALL ROADS, STORM SEWER, SANITARY SEWER & WATER MAIN ARE PUBLIC AND WILL BE MAINTAINED BY THE CITY OF AURORA UNLESS NOTED OTHERWISE.
 - OWNER TO OBTAIN LETTER AUTHORIZING PERMISSION TO GRADE ONTO ADJACENT PROPERTY. LETTER TO BE PROVIDE TO THE CITY PRIOR TO APPROVAL OF CONSTRUCTION DOCUMENTS.
 - FINISHED FLOOR ELEVATIONS SHALL BE SET AT LEAST 12-INCHES ABOVE THE 100-YR WATER SURFACE ELEVATION FOR THE EMERGENCY OVERFLOW CONVEYANCE.
 - SIDEWALKS CROSS SLOPE SHALL NOT EXCEED 2%.



2022-07-13 2:17pm By: mmortal
H:\2019 Jobs\190017 Sorrel Ranch Civil Plan Set\1 CSP\CSPP-0A-GRD-PLAN.dwg

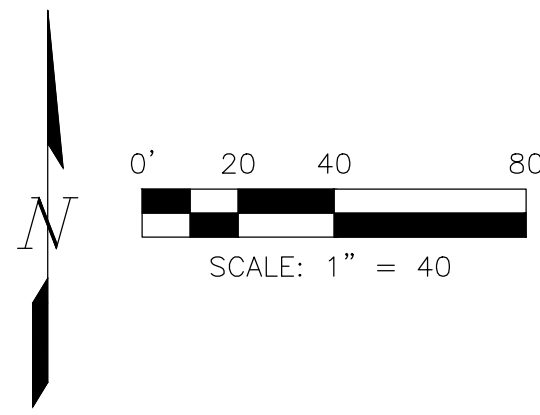
REVISIONS		PROJECT: OVERLOOK AT SORREL RANCH		DRAWING: GRADING PLAN		CLIENT: CITY OF AURORA		DESIGNED BY: CW		DRAWN BY: CW		CHECKED BY: JG		DATE: 06-25-2022	
#	DATE	#	DATE	#	DATE	#	DATE	#	DATE	#	DATE	#	DATE	#	DATE
2	3-24-2020	3	7-15-20	1	7-15-20	1	7-15-20	1	7-15-20	1	7-15-20	1	7-15-20	1	7-15-20
3	7-15-20	4	7-2-21	2	7-2-21	2	7-2-21	2	7-2-21	2	7-2-21	2	7-2-21	2	7-2-21
4	7-2-21	5	9-27-21	3	9-27-21	3	9-27-21	3	9-27-21	3	9-27-21	3	9-27-21	3	9-27-21
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6	6-1-21														

H&K associates inc.
2953 South Peoria Street, Ste 101
Aurora, Colorado 80014
303-770-7201 FAX 770-7132

SHEET NUMBER
G-1

PROJECT NO. 8173-000

OVERLOOK AT SORREL RANCH
SITE PLAN WITH ADJUSTMENTS

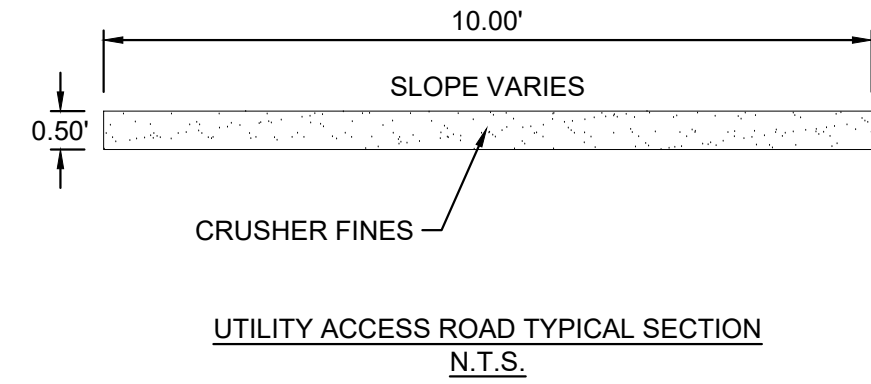


SITE IMPROVEMENTS LEGEND

- PROPOSED EASEMENT
- PROPOSED SET BACK
- PROPOSED LOT LINE
- PROPOSED ROW LINE
- STM
- W
- SAN
- UE
- GE
- DE & UE
- PR LIGHT POLE
- PR GROUND SIGN
- PROPOSED STORM MH
- PROPOSED SANITARY MH
- PROPOSED WATER METER
- PROPOSED HYDRANT
- PR STORM INLETS

NOTES:

- ALL ROADS, STORM SEWER, SANITARY SEWER & WATER MAIN ARE PUBLIC AND WILL BE MAINTAINED BY THE CITY OF AURORA UNLESS NOTED OTHERWISE.
- SIDEWALKS CROSS SLOPE SHALL NOT EXCEED 2%.



2022-07-13 2:23pm By: mmortal
H:\2019\08\19\0017 Sorrel Ranch Civil Plan Set\A\CSPP\CSPP-0A-UT-PLAN.dwg

REVISIONS		DATE	#
3RD COA SUBMITTAL	2	3-24-2020	
1ST TECHNICAL SUBMITTAL	3	7-15-20	
2ND TECHNICAL SUBMITTAL	4	7-2-21	
3RD TECHNICAL SUBMITTAL	5	9-27-21	
4th TECHNICAL SUBMITTAL	6	6-1-21	

PROJECT:	OVERLOOK AT SORREL RANCH
DRAWING:	OVERALL UTILITY PLAN
CLIENT:	CITY OF AURORA
DESIGNED BY: CW	ARR
DRAWN BY: CW	CJK
CHECKED BY: JG	JLH
DATE:	06-25-2022

hkv associates inc.
2953 South Peoria Street, Ste 101
Aurora, Colorado 80014
303-770-7201 FAX 770-7132

SHEET NUMBER

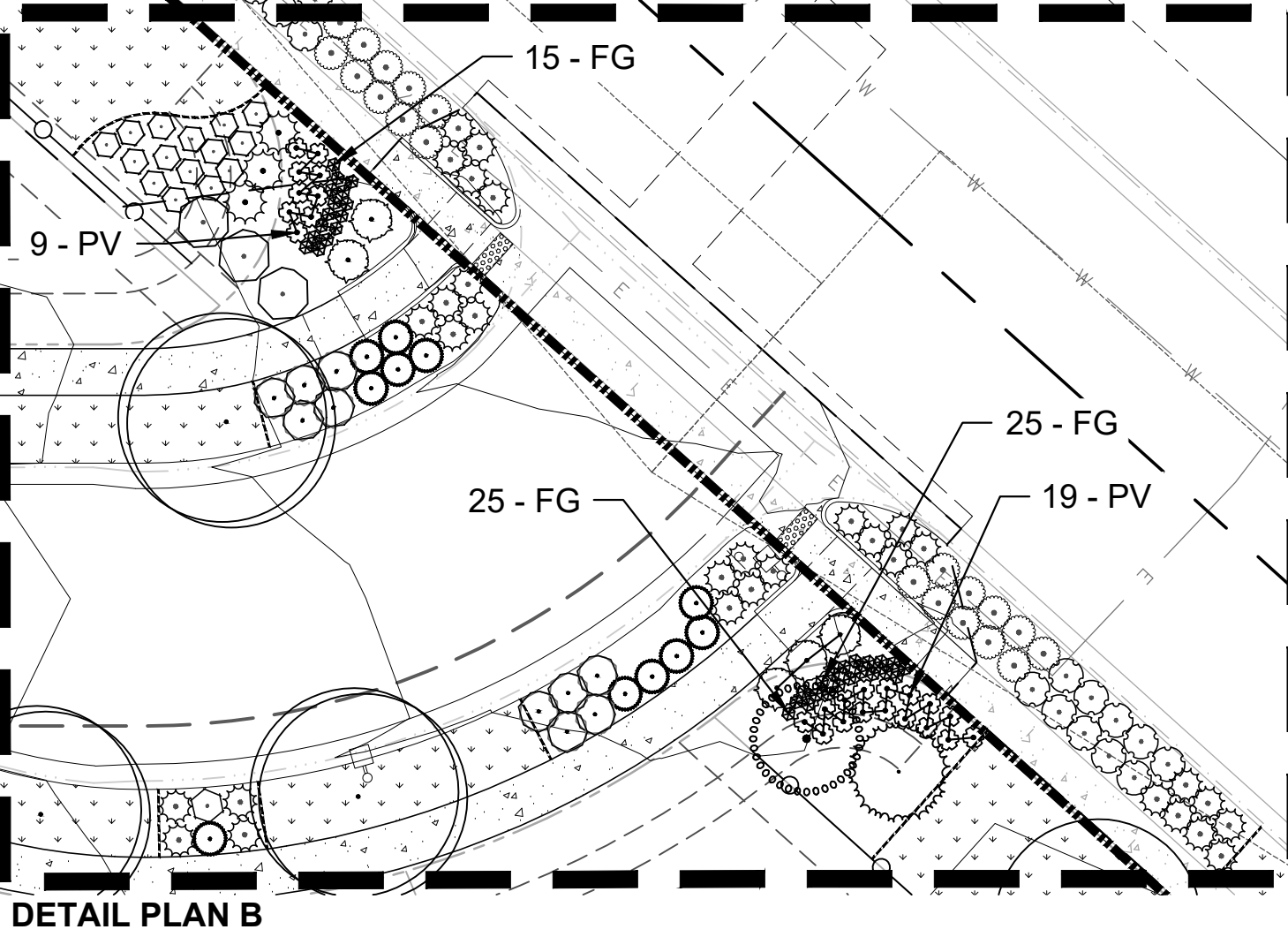
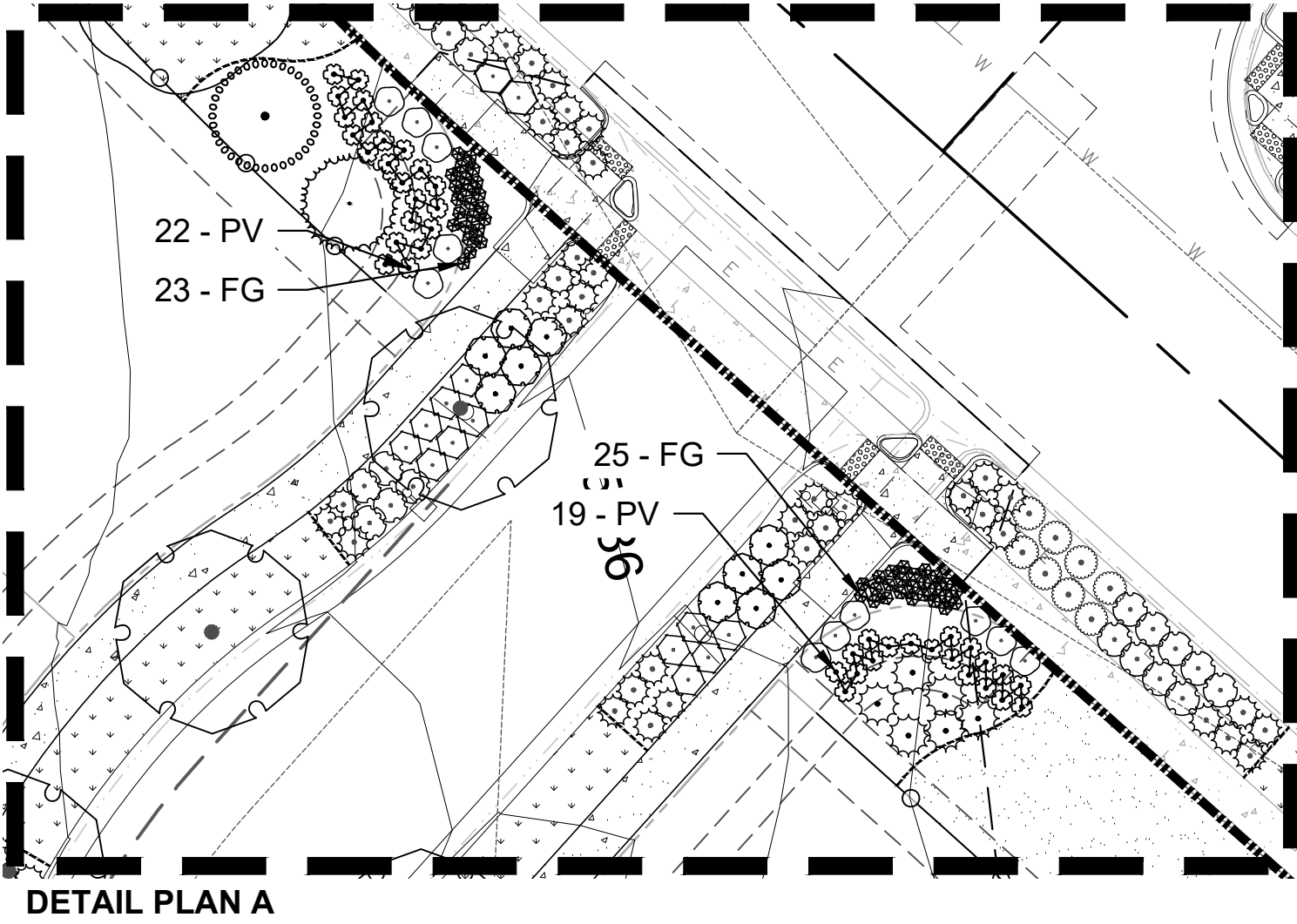
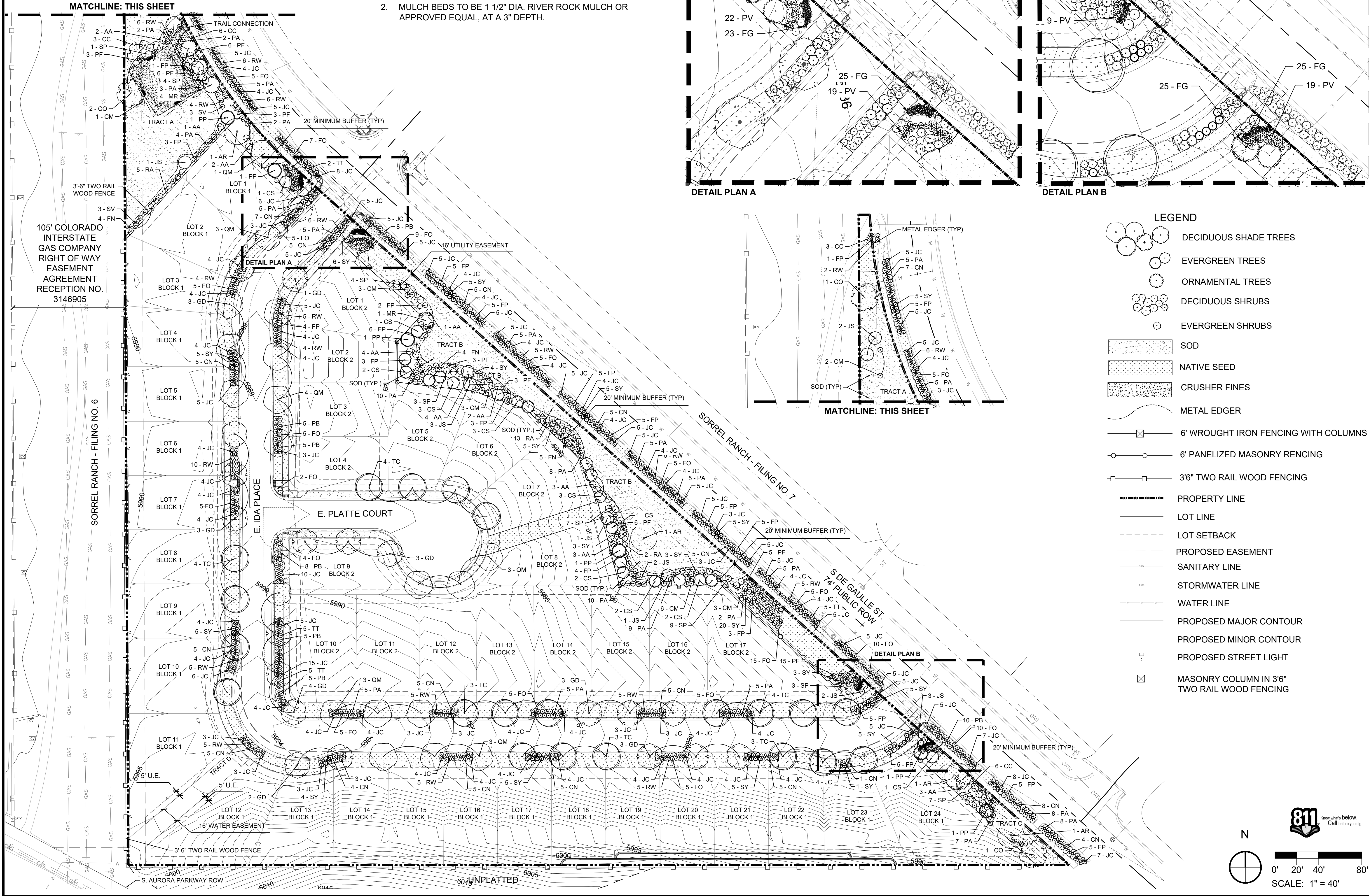
U-1

PROJECT NO. 8173-000

OVERLOOK AT SORREL RANCH
SITE PLAN WITH ADJUSTMENTS

NOT FOR CONSTRUCTION

- NOTES:
1. FINAL STREET TREE AND SHRUB PLACEMENT IN CURBSIDE LANDSCAPE WILL DEPEND UPON THE ULTIMATE LOCATION OF INDIVIDUAL DRIVEWAY LOCATIONS.
 2. MULCH BEDS TO BE 1 1/2" DIA. RIVER ROCK MULCH OR APPROVED EQUAL, AT A 3" DEPTH.































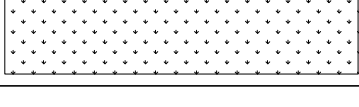



- LEGEND
- DECIDUOUS SHADE TREES
 - EVERGREEN TREES
 - ORNAMENTAL TREES
 - DECIDUOUS SHRUBS
 - EVERGREEN SHRUBS
 - SOD
 - NATIVE SEED
 - CRUSHER FINES
 - METAL EDGER
 - 6' WROUGHT IRON FENCING WITH COLUMNS
 - 6' PANELIZED MASONRY RENCING
 - 3'6" TWO RAIL WOOD FENCING
 - PROPERTY LINE
 - LOT LINE
 - LOT SETBACK
 - PROPOSED EASEMENT
 - SANITARY LINE
 - STORMWATER LINE
 - WATER LINE
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - PROPOSED STREET LIGHT
 - MASONRY COLUMN IN 3'6" TWO RAIL WOOD FENCING

REVISIONS		OVERLOOK AT SORREL RANCH	
#	DATE	PROJECT	DRAWING
1	3-24-2020	LANDSCAPE PLAN	3RD COA SUBMITTAL
2	7-15-20		1ST TECHNICAL SUBMITTAL
3	7-2-21		2ND TECHNICAL SUBMITTAL
4	6-2-22		3RD TECHNICAL SUBMITTAL
5	7-18-22		4TH TECHNICAL SUBMITTAL
6			

CITY OF AURORA		SHEET NUMBER	
DESIGNED BY: CW		L-1	
DRAWN BY: CW		PROJECT NO. 8173-000	
CHECKED BY: JC			
SCALE: 1" = 40'			
DATE: 07-18-2022			

associates inc.
2953 South Peoria Street, Ste 101
Aurora, Colorado 80014
303-770-7201 FAX 770-7132

PLANT SCHEDULE						
DECIDUOUS TREE	CODE	QTY.	BOTANICAL NAME/ COMMON NAME	SIZE	TYPE	WATER USAGE
	AR	4	Acer rubrum 'red sunset' / Red Sunset Maple	2.5" CAL.	B&B	Medium
	CO	2	Celtis occidentalis / Common Hackberry	2.5" CAL.	B&B	Low
	GD	22	Gymnocladus dioica / Kentucky Coffee Tree	2.5" CAL.	B&B	Low
	QM	17	Quercus macrocarpa / Bur Oak	2.5" CAL.	B&B	Low
	TC	21	Tilia cordata / Little-Leaf Linden	2.5" CAL.	B&B	Medium
EVERGREEN TREES						
	JS	9	Juniperus scopulorum / Rocky Mountain Juniper	6' TALL	B&B	Medium
	PP	6	Pinus ponderosa / Ponderosa Pine	6' TALL	B&B	Low
	CS	21	Picea pungens / Colorado Spruce	6' TALL	B&B	Medium
ORNAMENTAL TREES						
	MR	5	Malus 'radiant' / Radiant Crabapple	2" CAL.	B&B	Medium
DECIDUOUS SHRUBS						
	AA	25	Amelanchier alnifolia / Saskatoon Serviceberry	5 GAL.	CONT.	Low
	CC	18	Caryoptis x clandonensis / Blue Mist Spirea	5 GAL.	CONT.	Low
	CM	18	Cercocarpus montanus / Mountain Mahogany	5 GAL.	CONT.	Low
	CN	85	Chrysothamnus nauseosus / Rabbitbrush	5 GAL.	CONT.	Low
	TT	17	Cotoneaster apiculatus 'Tom Thumb'	5 GAL.	CONT.	Medium
	FP	91	Fallugia paradoxa / Apache Plume	5 GAL.	CONT.	Low
	FN	13	Forestiera neomexicana / New Mexico Privet	5 GAL.	CONT.	Low
	FO	132	Forsythia x 'Courtasol' / Gold Tide Forsythia	5 GAL.	CONT.	Medium
	PA	135	Perovskia atriplicifolia / Russian Sage	5 GAL.	CONT.	Low
	PF	50	Potentilla fruticosa 'Goldfinger' / Goldfinger Potentilla	5 GAL.	CONT.	Low
	PB	61	Prunus besseyi 'Pawnee Buttes' / Pawnee Buttes Sand Cherry	5 GAL.	CONT.	Low
	RA	20	Ribes aureum / Yellow Currant	5 GAL.	CONT.	Low
	RW	122	Rosa 'Winnipeg Parks' / Winnipeg Parks Rose	5 GAL.	CONT.	Low
	SP	38	Spirea x vanhouttei / Vanhoutt Spirea	5 GAL.	CONT.	Medium
	SV	33	Syringa vulgaris / Common Purple Lilac	5 GAL.	CONT.	Low
	SY	75	Syringa x 'Penda' / Bloomerang Lilac	5 GAL.	CONT.	Medium
EVERGREEN SHRUBS						
	JC	434	Juniperus communis 'Mondap' / Alpine Carpet Juniper	5 GAL.	CONT.	Low
	JS	5	Juniperus sabina 'Buffalo' / Buffalo Juniper	5 GAL.	CONT.	Medium
ORNAMENTAL GRASSES						
	FG	83	Festuca glauca/ Blue Fescue	5 GAL.	CONT.	Low
	PV	66	Panicum virgatum 'Shenandoah' / Shenandoah Red Switch Grass	5 GAL.	CONT.	Low
GROUND COVERS						
		23,923 SF	Sod- RTF Sod, or approved equal			
		18,908 SF	Native Seed Mix- Low grow mix or approved equal			
		1,840 LF	Metal Edger			

OVERLOOK AT SORREL RANCH

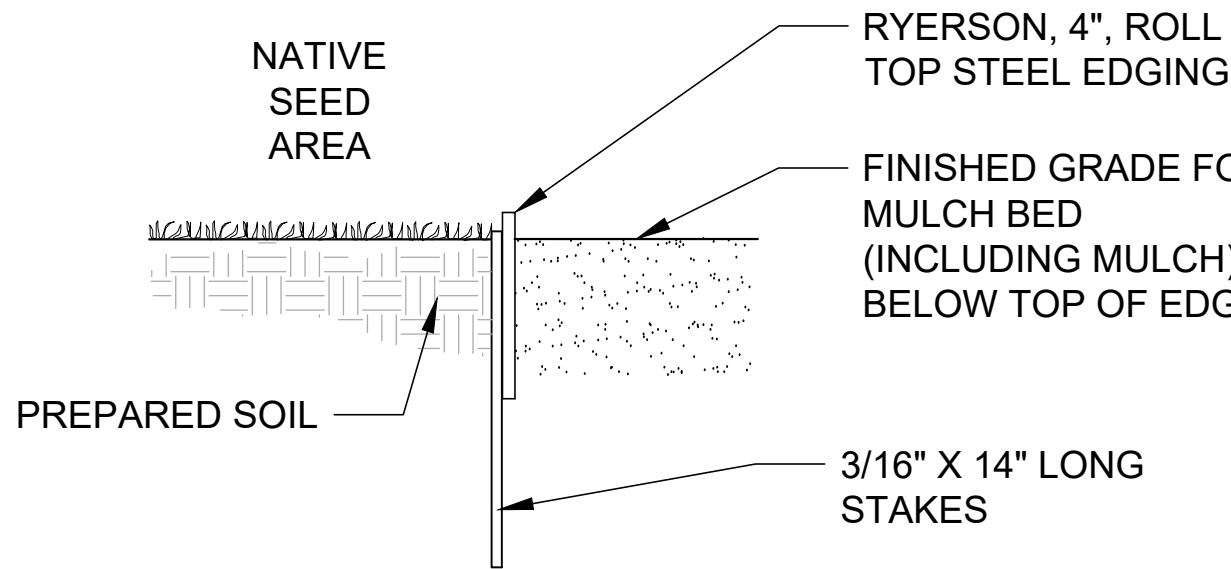
SITE PLAN WITH ADJUSTMENTS

GENERAL NOTES

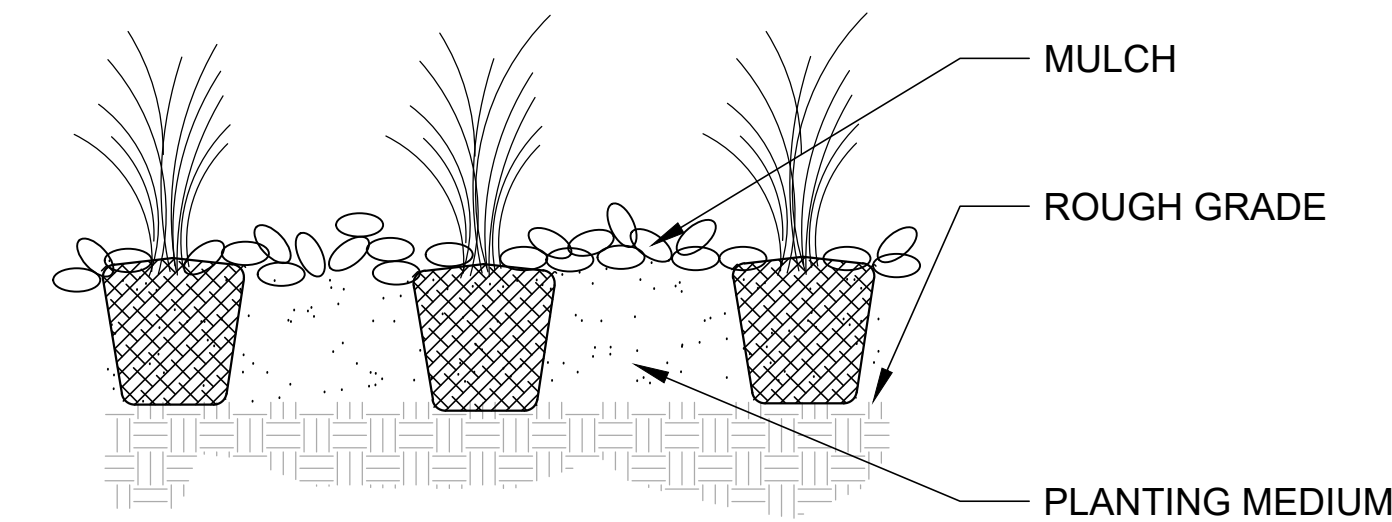
- THE LANDSCAPING SHOWN ON THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPROVEMENTS TO BE INSTALLED BY THE DEVELOPER, SUCCESSORS, OR ASSIGNS. ALL TREES SHALL BE A MINIMUM OF 10' FROM EXISTING WATER LINE OR IRRIGATION MAINLINE (IF POSSIBLE).
- DEVELOPER SHALL ENSURE THAT THE PRELIMINARY LANDSCAPE PLAN IS COORDINATED WITH THE PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNATED ON THIS PLAN.
- NO SLOPES TO EXCEED 3:1
- ANY PROPOSED PLANTING MATERIAL PLANTED IN THE SIGHT TRIANGLES MUST COMPLY WITH CITY OF AURORA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- STREET TREES SHALL BE LIMBED UP TO 8' ABOVE WALKS AS THEY MATURE.

CITY OF AURORA STANDARD NOTES

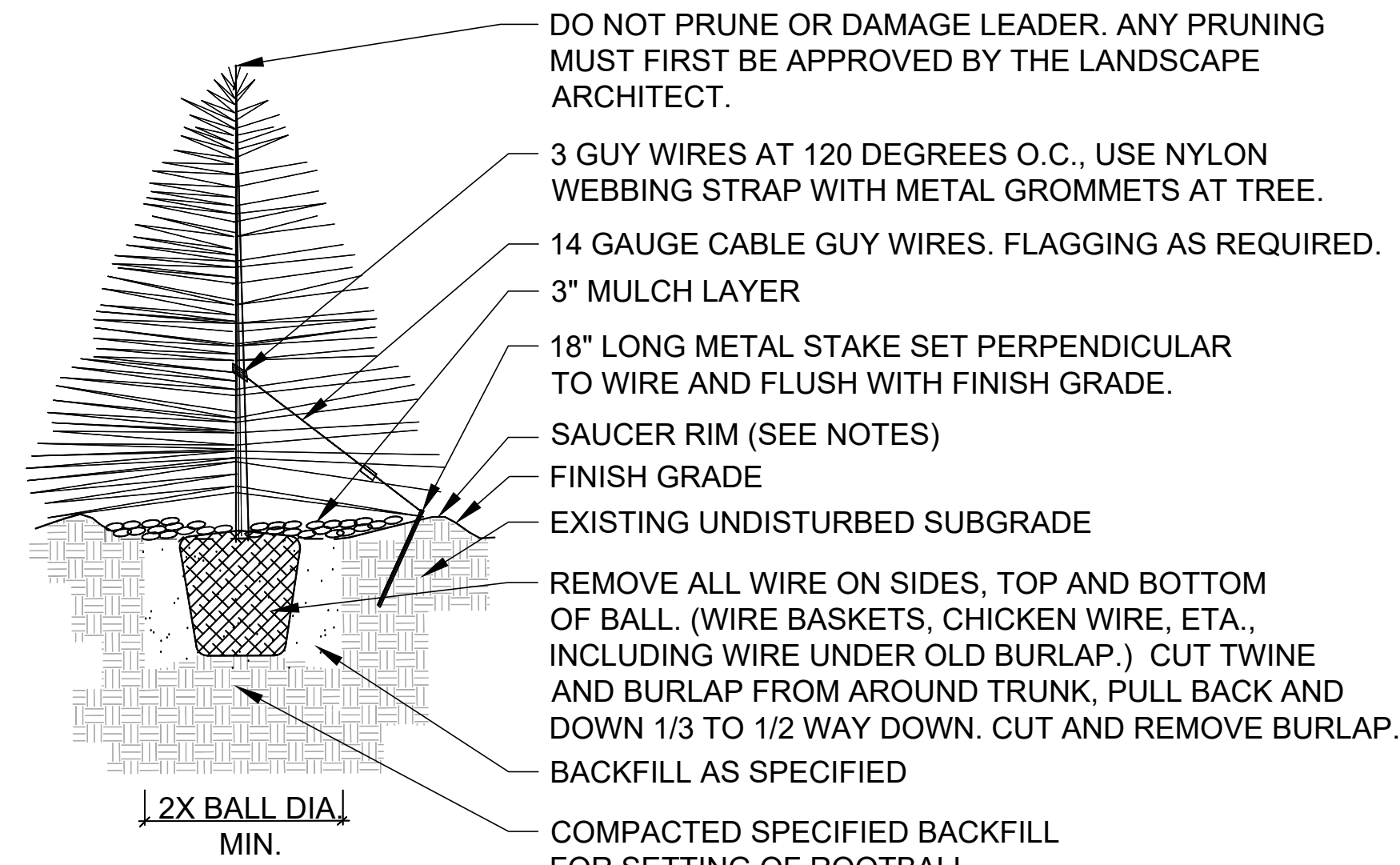
- SOIL PREPARATION SHALL BE FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA MINIMUM.
- FREE STANDING LIGHTS SHALL CONSIST OF THE FOLLOWING FIXTURE: ANTIQUE STREET LAMPS MODEL LTL30 LED. SEE LIGHTING PLAN.
- SURFACE MATERIALS OF WALKS AND PLAZAS SHALL BE CONCRETE. SURFACE MATERIAL OF VEHICULAR DRIVES AND PARKING LOTS SHALL BE ASPHALT. SURFACE MATERIAL AT BIKE RACKS SHALL BE CONCRETE.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR PRELIMINARY LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
- LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR PROP. FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR PROP. FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- A 5 FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF PROP. FIRE HYDRANTS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- MULCHING FOR SHRUB BEDS TO BE 1 ½" RIVER ROCK MULCH OR APPROVED EQUAL AT MIN. 3" DEEP AND TREES TO BE GORILLA HAIR SHREDDED WOOD MULCH OR EQUAL AT MIN. 3" DEEP.
- FINAL STREET TREE PLACEMENT WILL DEPEND UPON THE ULTIMATE LOCATION OF UTILITIES AND INDIVIDUAL DRIVEWAY LOCATIONS.



EDGER DETAIL - NATIVE AND MULCH BED
N.T.S.



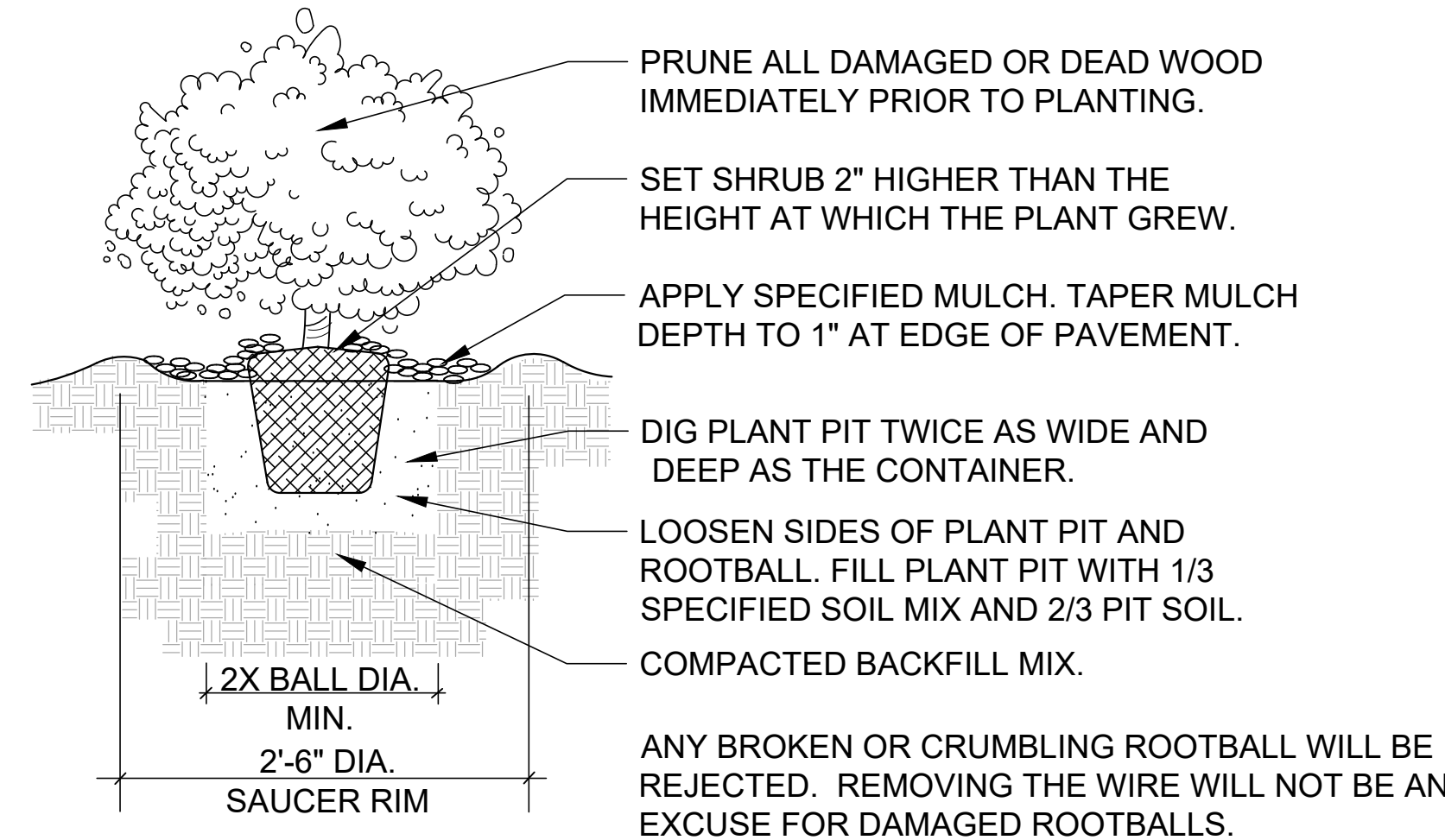
PERENNIAL PLANTING
N.T.S.



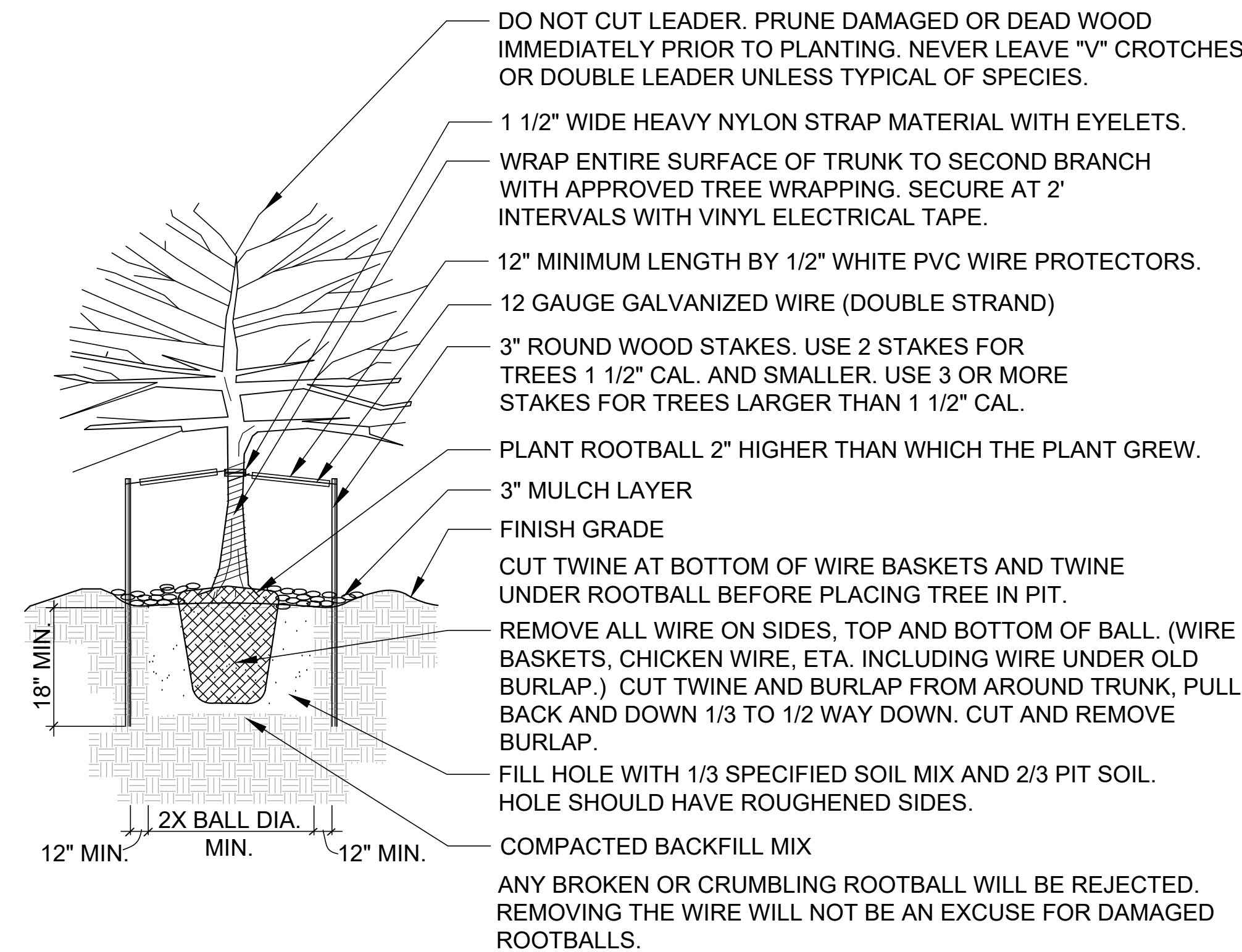
NOTES:

- TREE WILL BE PLANTED TO HAVE SAME RELATIONSHIP TO FINISH GRADE AS ITS PREVIOUS RELATIONSHIP TO FINISH GRADE.
- WATER THOROUGHLY AT THE TIME OF PLANTING. DO NOT FERTILIZE AT THE TIME OF PLANTING.
- SAUCER RIM IS TO BE ON DOWNHILL SIDE ONLY WHEN TREES ARE PLANTED ON SLOPES, BUT SHALL COMPLETELY SURROUND TREE WHEN ON LEVEL GROUND.

EVERGREEN TREE PLANTING DETAIL
N.T.S.



SHRUB PLANTING DETAIL
N.T.S.



DECIDUOUS TREE PLANTING DETAIL
N.T.S.

REVISIONS					
#	DATE	3RD COA SUBMITTAL	1ST TECHNICAL SUBMITTAL	2ND TECHNICAL SUBMITTAL	3RD TECHNICAL SUBMITTAL
2	3-24-2020				
3	7-15-20				
4	7-2-21				
5	6-2-22				
6	7-18-22				

OVERLOOK AT SORREL RANCH					
LANDSCAPE SCHEDULE AND DETAILS					
CITY OF AURORA					
HORIZ: 1" = 10'					
SCALE: VERT: N/A					
DATE: 07-18-2022					

OVERLOOK AT SORREL RANCH

SITE PLAN WITH ADJUSTMENTS

NOT FOR CONSTRUCTION

STANDARD RIGHTS OF WAY AND CURBSIDE LANDSCAPE

						REQUIRED / PROVIDED	
AREA	DESCRIPTION	LENGTH	WIDTH REQUIRED	WIDTH PROVIDED	CURBSIDE LANDSCAPE AREA (S.F.)	TREES (1 EVERY 40 FT.)	SHRUBS (1 PER 40 S.F.)
A	S. DE GAULLE ST. - NORTHWEST	294'	N/A	8'	2,625	8 / 0 **	66 / 146 **
B	S. DE GAULLE ST. - CENTRAL	627'	N/A	8'	4,988	16 / 0 **	125 / 285 **
C	S. DE GAULLE ST. - SOUTHEAST	180'	N/A	8'	1,507	5 / 0 **	38 / 89 **
D	E. IDA PLACE - BLOCK 1	1,143'	N/A	8'	9,118	29 / 28***	228 / 228
E	E. IDA PLACE - NORTH, BLOCK 2	190'	N/A	8'	2,133	5 / 5	54 / 64
F	E. IDA PLACE - SOUTH, BLOCK 2	692'	N/A	8'	5,698	18 / 17	147 / 167
G	E. PLATTE COURT	420'	N/A	N/A	N/A	11 / 10 *	N/A

¹. 50' SETBACK FROM STOP SIGN ELIMINATES TREES IN THIS AREA.

* TREE REMOVED DUE TO CONFLICT WITH MANDATORY 50' STOP SIGN CLEARANCE.
** SHRUB EQUIVALENT OF 10 SHRUBS PER 1 TREE USED DUE TO UTILITY LINE CONFLICT.
***TREE REMOVED TO AVOID UTILITIES AND EASEMENT.

20' MINIMUM BUFFER TABLE

		REQUIRED / PROVIDED	
AREA	AREA	TREES (1 TREE PER 3,000 SF)	SHRUBS (10 SHRUBS PER 3,000 SF)
S. DE GAULLE ST. (NORTHWEST)	7,386 S.F.	3 / 11	25 / 57 **
S. DE GAULLE ST. (CENTRAL)	13,041 S.F.	5 / 0 *	44 / 142 ***
S. DE GAULLE ST. (SOUTHEAST)	3,595 S.F.	2 / 6	12 / 40 **

* SHRUB EQUIVALENT OF 10 SHRUBS PER 1 TREE USED, DUE TO UTILITY LINE CONFLICTS

** ORNAMENTAL GRASS EQUIVALENT OF THREE (3) 1 GAL. ORNAMENTAL GRASSES PER ONE (1) 5 GAL. SHRUB USED, PER SECTION 4.7.3.B.7.b.ii

LANDSCAPE TRACT TABLE

		REQUIRED / PROVIDED	
TRACT	AREA	TREES (1 TREE PER 4,000 SF)	SHRUBS (10 SHRUBS PER 4,000 SF)
A	19,616 S.F.	5 / 15	50 / 108
B	24,549 S.F.	7 / 33	62 / 133
C	3,300 S.F.	1 / 6	9 / 28

NATIVE SEED INFORMATION

LOW GROW MIX: 30% EPHRAIM CRESTED WHEATGRASS 25% SHEEP FESCUE 20% PERENNIAL RYE 15% CHEWINGS FESCUE 10% CANADA BLUE GRASS SEEDING RATE: DRYLAND - 20-25 LBS/AC AVAILABLE THROUGH: ARKANSAS VALLEY SEED, INC. 4300 MONACO STREET DENVER, CO 80216 P: 303.320.7500 WEB: WWW.AVSEEDS.COM	RTF SOD, OR APPROVED EQUAL AVAILABLE THROUGH: GREEN VALLEY TURF CO. 13159 N. US HIGHWAY 85 LITTLETON, CO 80125 P: 303.798.6764 WEB: WWW.GVT.NET
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FRONT YARD TYPICAL PLANT PALETTE

TREES COLORADO SPRUCE PONDEROSA PINE ROCKY MOUNTAIN JUNIPER WESTERN CATALPA KENTUCKY COFFEE TREE COMMON HACKBERRY GREENSPIRE LINDEN LITTLELEAF LINDEN REDMOND LINDEN RED SUNSET MAPLE ROYAL RED MAPLE BURR OAK CHOCKECHERRY GINNALA MAPLE RADIANT CRABAPPLE	PICEA PUNGENS PINUS PONDEROSA JUNIPERUS SCOPULORUM CATALPA SPECIOSA GYMNOCLADUS DIOICA CELTIS OCCIDENTALIS TILIA CORDATA 'GREENSPIRE' TILIA CORDATA TILIA EUCLORA 'REDMOND' ACER RUBRUM 'RED SUNSET' ACER PLATANOIDES 'ROYAL RED' QUERCUS MACROCARPA PRUNUS VIRGINIANA ACER GINNALA MALUS 'RADIANT'
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SHRUBS BUFFALO JUNIPER HUGHES JUNIPER APACHE PLUME BLUE MIST SPIREA YELLOW CURRANT LEADPLANT LILAC MOUNTAIN MAHOGANY POTENTILLA LODENSE PRIVET NANNYBERRY NEW MEXICAN PRIVET BAILEY REDTWIG DOGWOOD RUSSIAN SAGE TALL WESTERN SAGE SHRUB ROSE WESTERN SAND CHERRY SASKATOON SERVICEBERRY VANHOUTTE SPIREA THREE-LEAF SUMAC WASATCH MAPLE WAYFARING TREE ORNAMENTAL GRASSES	JUNIPERUS SABINA 'BUFFALO' JUNIPERUS HORIZONTALIS 'HUGHES' FALLUGIA PARADOXA CARYOPTERIS X CLANDONENSIS RIBES AUREUM AMORPHA CANESCENS SYRINGA VULGARIS CEROCARPUS LEDIFOLIUS POTENTILLA FRUTICOSA LIGUSTRUM VULGARE 'LODENSE' VIBURNUM LENTAGO FORESTIERA NEOMEXICANA CORNUS STOLONIFERA 'BAILEY' PEROVSKIA ATRIPLICIFOLIA ARTEMISIA TRIDENTATA ROSA X 'WINNIPEG PARKS' PRUNUS BESSEYI AMELANCHIER ALNIFOLIA SPIREA X VANHOUTTEI RHUS TRILOBATA ACER GRANDIDENTATUM VIBURNUM LANTANA
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LANDSCAPE ADJUSTMENT

ONE ADJUSTMENT IS REQUIRED FROM THE LANDSCAPE CODE - SECTION 146-4.7.5.C.2.a MINIMUM PLANT QUANTITIES.

REVISIONS

			3RD COA SUBMITTAL
			1ST TECHNICAL SUBMITTAL
			2ND TECHNICAL SUBMITTAL
			3RD TECHNICAL SUBMITTAL
			4TH TECHNICAL SUBMITTAL

DATE

3-24-2020
7-15-20
7-2-21
6-2-22
7-18-22

#

2
3
4
5
6

PROJECT: OVERLOOK AT SORREL RANCH

LANDSCAPE TABLES AND DETAILS	
CITY OF AURORA	
DESIGNED BY: CW	HORZ: N/A
DRAWN BY: CW	SCALE: VERT: N/A
CHECKED BY: JG	DATE: 07-18-2022



associates inc.
2953 South Peoria Street, Ste 101
Aurora, Colorado 80014
303-770-7201 FAX 770-7132

SHEET NUMBER

L-3

PROJECT No. 8173-000

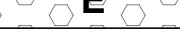
OVERLOOK AT SORREL RANCH

RESIDENTIAL LOT TYPE

TYPICAL RESIDENTIAL LANDSCAPE PLAN

<div style="border: 1px solid black; padding: 5px; display: inline-block;"> A </div>	
50' x 90' SINGLE-FAMILY STANDARD UNIT (INTE	
TREES	2 TOTAL MINIMUM: <ul style="list-style-type: none"> - ONE (1) SHADE TREE - ONE (1) ORNAMENTAL TREE (≥ 2" CALIPER) OR - ONE (1) EVERGREEN TREE (≥ 6' TALL)
SHRUBS	28 TOTAL MINIMUM: <ul style="list-style-type: none"> - MINIMUM OF THREE (3) PLANT SPECIES
PERENNIALS	4 TOTAL MINIMUM - (OPTIONAL): <ul style="list-style-type: none"> - AT LEAST 30% OF SHRUB COUNT CAN BE ORNAMENTAL GRASSES OR PERENNIALS
TURF AREA	400 S.F. MINIMUM - 1,000 S.F. MAXIMUM: <ul style="list-style-type: none"> - TURF AREA TO BE LIMITED TO 40% OF THE FRONT YARD OR 1,000 S.F., WHICHEVER IS LESS

<div style="border: 1px solid black; padding: 2px; display: inline-block;"> B </div>	
50' x 95' SINGLE-FAMILY STANDARD UNIT (CORNER LOT) (4,500 S.F.-7,000 S.F.)	
TREES (FRONT YARD)	2 TOTAL MINIMUM: <ul style="list-style-type: none"> - ONE (1) SHADE TREE (≥ 2.5" CALIPER) AND EITHER - ONE (1) ORNAMENTAL TREE (≥ 2" CALIPER) <u>OR</u> - ONE (1) EVERGREEN TREE (≥ 6' TALL)
TREES (SIDE YARD)	2 TOTAL MINIMUM: <ul style="list-style-type: none"> - ONE (1) TREE PER EVERY 25 LINEAR FEET. *
SHRUBS	28 TOTAL MINIMUM: <ul style="list-style-type: none"> - MINIMUM OF THREE (3) PLANT SPECIES
ORNAMENTAL GRASSES / PERENNIALS	4 TOTAL MINIMUM - (OPTIONAL): <ul style="list-style-type: none"> - AT LEAST 30% OF SHRUB COUNT CAN BE ORNAMENTAL GRASSES OR PERENNIALS
TURF AREA	400 S.F. MINIMUM - 1,000 S.F. MAXIMUM: TURF AREA TO BE LIMITED TO 40% OF THE FRONT YARD OR 1,000 S.F., WHICHEVER IS LESS.

	
50' x 95' SINGLE-FAMILY STANDARD UNIT (CORNER LOT) (≥ 7,000 S.F.)	
TREES (FRONT YARD)	2 TOTAL MINIMUM: <ul style="list-style-type: none"> - ONE (1) SHADE TREE (≥ 2.5" CALIPER) AND EITHER - ONE (1) ORNAMENTAL TREE (≥ 2" CALIPER) <u>OR</u> - ONE (1) EVERGREEN TREE (≥ 6' TALL)
TREES (SIDE YARD)	2 TOTAL MINIMUM: <ul style="list-style-type: none"> - ONE (1) TREE PER EVERY 25 LINEAR FEET. *
SHRUBS	70 TOTAL MINIMUM: <ul style="list-style-type: none"> - MINIMUM OF THREE (3) PLANT SPECIES - SHRUBS ARE TO BE DISTRIBUTED BETWEEN THE FRONT AND SIDE YARD
ORNAMENTAL GRASSES / PERENNIALS	21 TOTAL MINIMUM - (OPTIONAL): <ul style="list-style-type: none"> - AT LEAST 30% OF SHRUB COUNT CAN BE ORNAMENTAL GRASSES OR PERENNIALS
TURF AREA	400 S.F. MINIMUM - 1,000 S.F. MAXIMUM: <ul style="list-style-type: none"> - TURF AREA IS TO BE LIMITED TO 40% OF THE FRONT YARD OR 1,000 S.F., WHICHEVER IS LESS

* SIDE YARD USES AN ASSUMPTION OF A 30' WIDE BY 40' LONG SIDE YARD

<div style="border: 1px solid black; padding: 2px; display: inline-block;">C</div>	
50' x 90' SINGLE-FAMILY SMALL UNIT (INTERIOR LOT) (4,500 S.F. - 5,000 S.F.)	
TREES	1 TOTAL MINIMUM: <ul style="list-style-type: none"> - ONE (1) SHADE TREE (≥ 2.5" CALIPER) OR - ONE (1) ORNAMENTAL TREE (≥ 2" CALIPER)
SHRUBS	32 TOTAL MINIMUM: <ul style="list-style-type: none"> - MINIMUM OF THREE (3) PLANT SPECIES
ORNAMENTAL GRASSES / PERENNIALS	10 TOTAL MINIMUM - (OPTIONAL): <ul style="list-style-type: none"> - AT LEAST 3 OF 5 MUST BE ORNAMENTAL GRASSES OR PERENNIALS
TURF AREA	NOT PERMITTED FOR SOD UNLESS 400 S.F. MINIMUM CAN BE MET.
XERIC OPTION	<p>IF THE XERIC OPTION IS PROVIDED (NO SOD IN THE FRONT YARD) THAN ONE OF THE FOLLOWING MUST BE PROVIDED:</p> <ul style="list-style-type: none"> - A WALL 1.5' - 2' TALL - BOULDBERS - FENCE - EARTHEN BERM

<div style="border: 1px solid black; padding: 2px; display: inline-block;">D</div>	
50' x 90' SINGLE-FAMILY SMALL UNIT (CORNER LOT) (4,500 S.F.)	
TREES (FRONT YARD)	1 TOTAL MINIMUM: <ul style="list-style-type: none"> - ONE (1) SHADE TREE (≥ 2.5" CALIPER) OR - ONE (1) ORNAMENTAL TREE (≥ 2" CALIPER)
TREES (SIDE YARD)	1 TOTAL MINIMUM: <ul style="list-style-type: none"> - ONE ORNAMENTAL TREE
SHRUBS	32 TOTAL MINIMUM: <ul style="list-style-type: none"> - MINIMUM OF THREE (3) PLANT SPECIES - SHRUBS ARE TO BE DISTRIBUTED BETWEEN THE FRONT AND SIDE YARD
ORNAMENTAL GRASSES / PERENNIALS	10 TOTAL MINIMUM - (OPTIONAL): <ul style="list-style-type: none"> - AT LEAST 30% OF SHRUB COUNT CAN BE ORNAMENTAL GRASSES OR PERENNIALS
TURF AREA	NOT PERMITTED FOR SOD UNLESS 400 S.F. MINIMUM CAN BE MET.
XERIC OPTION	IF THE XERIC OPTION IS PROVIDED (NO SOD IN THE FRONT YARD) THEN ONE OF THE FOLLOWING MUST BE PROVIDED: <ul style="list-style-type: none"> - A WALL 1.5' - 2" TALL - BOULDBERS - FENCE - EARTHEN BERM

GENERAL STANDARDS (ALL LOTS)	
SIDE YARDS	<ul style="list-style-type: none"> - SIDE YARDS WITH NO PUBLIC VIEW - NO PLANT MATERIAL REQUIRED - MULCH REQUIRED - SIDE YARD WITH PUBLIC VIEW - FRONT YARD STANDARDS APPLY
REAR YARDS	<p>REAR YARDS WITH NO PUBLIC VIEW:</p> <ul style="list-style-type: none"> - ≤ 45% TURF <p>REAR YARDS WITH PUBLIC VIEW</p> <ul style="list-style-type: none"> - FRONT YARD STANDARDS APPLY
XERIC OPTION	<p>IF THE XERIC OPTION IS PROVIDED (NO SOD IN THE FRONT YARD) THAN ONE OF THE FOLLOWING MUST BE PROVIDED:</p> <ul style="list-style-type: none"> - A WALL 1.5' - 2' TALL - BOULDERS - FENCE - EARTHEN BERM

NOTES:

1. FRONT YARD LANDSCAPES MAY NOT REPEAT WITH PLANT MATERIAL OR DESIGN (INCLUDING SPECIES OR LAYOUT) FOR A MINIMUM OF 3 ADJACENT LOTS. LAYOUT AND PLANT MATERIAL MUST VARY. LANDSCAPE INSTALLER MAY NOT UTILIZE ONE DESIGN FOR ALL A, B, C, ETC. LOTS. A MINIMUM OF 13 DIFFERENT DESIGNS ARE ANTICIPATED.
2. FRONT YARD TYPICAL PLANT PALETTE IS PROVIDED ON SHEET L-3.

Please darken the overall graphic. The text is hard to read. Also show the property line as a traditional line type. A long dash and two short dashes.

Added

If 400 sf can be provided, then just state that.

TURF AREA	<p>400 S.F. MINIMUM - 1,000 S.F. MAXIMUM.</p> <p>- TURF AREA TO BE LIMITED TO 40% OF THE FRONT YARD OR 1,000 S.F., WHICHEVER IS LESS</p>
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Include the utilities going to the lot.

Include a lot typical for this lot. The lot typical provided does not apply to this lot type especially as a corner lot.

Include a lot typical for this lot. The lot typical provided does not apply to this lot type bespecially as a corner lot.

A corner lot typical needs to be provided for one of these lots.

Added

This needs to be determined with a lot typical as the Public Works inspectors are not able to do so in the field. I would suggest doing two lot typicals. One as a xeric option and the other as sod, assuming sod will work.

REVISIONS

#	DATE
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OVERLOOK AT SURREL RANCH

RESIDENTIAL FRONT YARD

.....

333

VERT: N/A

PROJECT:

DRAWING:

DRAWN BY: 0

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2953 South Peoria Street, Ste 101
Aurora Colorado 80014

SHEET NUMB

L-4

PROJECT NO. 8173-00

A RE-SUBDIVISION OF A PORTION OF LOT 2, BLOCK 2, SORREL RANCH SUBDIVISION FILING NO. 5
SITUATED IN THE SE 1/4 SECTION 18, T5S, R65W, 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

