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February 11, 2020  
Daniel Osoba, Planner II  
Planning Department, City of Aurora  
15151 E. Alameda Parkway  
Aurora, CO 80012

**Re: Initial Submission Review – The Overlook at Sorrell Ranch – Site Plan/Preliminary Plat Comment Responses**

**Application Number:** DA-1379-26  
**Case Number:** 2019-4017-00; 2019-3050-00

Dear Mr. Osoba:

This letter is in response to the City of Aurora's comments received following our initial submittal which began processing on Monday, September 16, 2019. Please see the responses following the comments in *red italics*.

**SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Community questions, comments, and concerns require a response in your 2<sup>nd</sup> review. Additionally a neighborhood meeting will be needed to further discuss these issues (see Item 1).  
*Noted.*
- Issue (see Item 2)  
*Noted.*
- Issue (see Item 3)  
*Noted.*

**PLANNING DEPARTMENT COMMENTS**

**1. Community Questions, Comments and Concerns**

Comments have been received from three adjacent property owners and one outside agency. Please see the comments below. A response to these comments is required in your Applicant Response Letter uploaded in your next submittal.

*Noted.*

Cameron Schumacher  
24315 E. Platte Pl.

Comment: We and other neighbors oppose this project. With Xcel energy and Richmond homes construction there is too much activity going on in this once quite neighborhood. Road construction projects are so far behind home construction that Gun Club Road is already unbearable. Traffic mitigation and road construction should be completed before granting more domicile construction. Between all the Richmond homes, new townhouses and huge apartment complex at Aurora Parkway and Gartrell, the local roads and intersections are becoming a nightmare.

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Please readdress once Quincy intersection and Harvest Road are addressed as well as the De Gualle/Alexander intersection before making De Gaulle a pass through and high traffic area. We would also like to see speed bumps on De Gaulle from Richmond homes to the school as people regular go 50mph on this road.

*A traffic letter has been prepared and has been approved by the City of Aurora.*

Lyndon Reimonenq  
5748 S Duquesne Ct  
303.507.4057

Comment: This plan for 45 single family homes would bring further crowding to an already overcrowded area. It will also take away the beautiful open area the residents of Sorrel Ranch have come to enjoy. More cemented areas brings hotter temperatures and the possibility of flooding. This area should remain in its natural state. Trees should be planted in this space to further enhance the natural beauty of the land which helps keep our air clean and allows shelter for wildlife.

*The planned density of the site has been approved by the City of Aurora. The drainage report addresses stormwater runoff due to the proposed impermeable surfaces and properly addresses concerns that could potentially lead to flooding. The plan also meets or exceeds the minimum planting requirements set by the City of Aurora.*

Cliff Workman  
5818 S Duquesne Ct

Comment: Very much against this development proposal. The lot backs up to our home and will totally impact negatively our standard of living. First we were told by Richmond American when we bought our home 10 years ago that new homes would never be built in this school zoned area. This was our primary reason for buying on this lot. Second it will destroy our morning sunrise views. I don't want to be staring at the back side of hideous homes in place of my morning sunrises. This neighborhood can't handle the added road infrastructure currently in place; primarily the nightmare at Gun club and Quincey. Alexander and S De Gaulle St is already a dangerous intersection. Most importantly the presence of homes built on this lot would greatly depreciate the value of our home.

*The school district has determined this site to be excess. A traffic letter, studying the impact of increased traffic on roadway infrastructure, has been prepared and approved by the City of Aurora.*

Comments were also received from Xcel Energy; please see their comments attached at the end of this letter.

*Noted.*

## **2. Completeness and Clarity of the Application**

- 2A. Remove all grading and topographical lines from all sheets except the grading plan.

*Contours have been removed from all sheets except for the utilities, grading and landscape sheets. Grading has been left on the landscape sheets per Kelly Bish's request.*

- 2B. Please change the line type and increase the line weight of the property lines for clarity.

*Plans have been updated.*

- 2C. Include any trail connections from sidewalks into open areas.

*Trail connection has been called out for greater clarity.*



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- 2D. Rename all references to “Waivers” to “Major Adjustment”.  
*Plans have been updated. Request for waiver has been removed. See Landscape Plan L-1 comment response for more information.*
  - 2E. The Data Block must be updated to current zoning per the UDO. See the redlines for details.  
*Data block has been revised.*
  - 2F. Please increase the scale on the Vicinity Map to show Harvest Road.  
*Vicinity map has been updated.*
  - 2G. Update the Proposed Uses as shown in the redlines on the cover sheet.  
*Data block has been revised.*

### **3. Zoning Process**

- 3A. Due to the adoption of the Unified Development Ordinance (effective September 21, 2019), all applications are now reviewed and approved using the Criteria of Approval and Procedures of the UDO, regardless of which development standards are used in review. For your application, the approval process for Preliminary Plats (see below for an explanation) typically is administrative in this area of the City; however, if any adjustments (waivers) are requested, then the Planning and Zoning Commission must review and approve the plan.

*Noted.*

-3B. Preliminary Plat: the name and application type of the application has changed from “Contextual Site Plan with Waivers” to “Preliminary Plat with Adjustments”. This document is not a plat document. A preliminary plat shows the same amount of detail as a Contextual Site Plan; however, in the UDO, a Site Plan is only required for vertical development. In this case, the application is organizing the roads and lots within the development, so only a Preliminary Plat is required. Please revise the title as shown in this comment and on the redlines.

*Plans have been updated to read “Preliminary Plat”. Adjustment is no longer necessary since the 25’ buffer along the western property edge is exempt per the UDO.*

- 3C. A Preliminary Plat is not recorded with the county. Please remove references to the Recorder’s Certificate as shown on the redlines.

*Recorder’s Certificate has been removed.*

- 3D. The Subdivision Plat submitted with this review is the Final Plat. This document is recorded and must match the roads, lot layout and open space as shown on the Preliminary Plat.

*Site Plan/Preliminary Plat and Plat documents match roads, lot layout and open space.*

- 3E. The requested waiver (adjustment) will require this application to be reviewed and approved by the Planning and Zoning Commission at a public hearing.

*Request for waiver has been removed. See Landscape Plan L-1 comment response for more information.*

### **4. Framework Development Plan Amendment**

*As a result of other planning related corrections this project is no longer requesting an FDP Amendment for Lot sizes. Per email correspondence with Dan Osoba dated November 22, 2019 the available lot sizes for Sorrel Ranch are:*

*29 total small lots available. 20 may be small lots (<5,000SF – 4,500SF) and the remaining 9 may be small lots (5,700 SF to 5,000 SF). The remainder must be standard lots (>5,700 SF). The revised site plan is within the lot square footage and quantities available and as provided by the Planning Department.*

*- This response applies to comments 4A, 4B and 4C.*

-4A. The Sorrel Ranch Framework Development Plan continues to be the enforcing document for the entitled density and small lot allocation.

- 4B. At this time, staff does not support of a Framework Development Plan Amendment to increase the

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quantity of small lots or modify the standards for what counts as a small lot. The lot dimensions provided do not meet the requirements defined in the FDP. The minimum lot size per the FDP is a lot between 4,500 square feet and 5,000 square feet. The FDP is silent on minimum lot width dimensions, so the standard is established by code: 45-foot minimum in width. The majority of the lots proposed do not meet the dimensional standards for small lots under the former zoning code, nor do they adhere to the significantly relaxed standards for standards lots under the UDO. As shown, only six lots out of 45 would be considered standard per the FDP.

- 4C. To coordinate the designation of the proposed lots within this plan, a Lot Matrix will be required as part of the Preliminary Plat. This matrix must list each lot with the following:

- Lot/Block Number
- Lot Type (Small 4,500-5,000; Small 5,001 – 5,999; or Standard +6,000)
- Lot Area
- Lot Width
- Front Setback Required
- Side Setback Required
- Rear Setback Required

## **5. Parking Issues**

-5A. Update the Data Block per the redlines to match the UDO.

*Plans have been updated.*

## **6. Architectural and Urban Design Issues**

-6A. Elevation sheets (separately submitted from the Preliminary Plat) will be required. These elevations will not be on the Preliminary Plat; however, they will be part of the overall approval. These elevations must show typical building materials, dimensions (including height), and masonry calculations. These subsequent elevation plan submittals to the Building Division must conform with these elevation drawings.

*Note regarding building elevations has been added. Refer to note 6 under “General Notes” on the Cover Sheet.*

-6B. Architectural details from the FDP must be shown on this Preliminary Plat. The detail drawings are not necessary; however, the purpose, architectural styles, and all required architectural elements must be listed. Please expand on the “Architectural Requirements” section on the cover sheet. (Note this will be required to be placed on another sheet).

*Note added to cover sheet.*

-6C. Remove the cornhole details unless they are permanent.

*Cornhole sets are concrete and are intended to be permanent. Detail remains.*

-6D. Site lighting details must be added to sheet 3. These details must match the design within the FDP. *Plans and details have been updated accordingly. Refer to the Lighting Exhibit to show that the lights are compliant with the FDP standards and match the existing lights in the neighborhood.*

## **7. Signage Issues**

-7A. Update the Data Block per the redlines to match the UDO.

*Signage has been removed, in compliance with the FDP.*

-7B. Add the note as shown in the redlines on sheet 3 regarding sign approvals and standards.

*Signage has been removed, in compliance with the FDP.*

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## 8. Landscaping Issues

### Sheet C-1 Cover Sheet

- The front yard landscape typical information belongs on the landscape plan.  
*Plans have been updated. Front yard landscape typical has been moved to the sheet L-3.*

### Sheet S-1 Site Plan

- Dimension and label what appears to be an easement.  
*Easement is off site, see attached easement exhibit. Easement has not been labeled.*
- Add the existing water main symbology to the legend and call out to be abandoned.  
*Plans have been updated.*
- The fencing along S. Degaulle Street should all be masonry wall. While the rear lots abut some open space, the three-rail fence is typically required adjacent to city owned open space and trails. Where the rear lots are exposed to a collector and/or arterial, they should be screened with the masonry wall. In accordance with the FDP, the stucco or panelized masonry walls with stone columns may be an option at the discretion of city staff where screening is required for privacy along public rights of way.  
*The plans are showing a combination of Masonry and wrought-iron with stone columns. This is allowed per the FDP, sheet 4 in the FDP Urban Design Standards Matrix, number 3 "Along arterials & collectors: wrought-iron with stone columns, CMU faced with stucco front and back with stone or tinted concrete cap, OR panelized masonry wall or a combination of these."*
- Tone the contours back. Make the proposed much lighter.  
*Contours have been removed for clarity.*

### Sheet L-1 Landscape Plan

- There appears to be an electric line in the tree lawn. The line maybe deep enough that trees are permitted. Verify with the utility service company.  
*Trees have been replaced with shrubs at a rate of 10 shrubs per 1 tree, due to the utility line conflict.*
- The special landscape buffer waiver request should appear here as well as the cover sheet.  
*Waiver request has been removed and is no longer being requested. With the adoption of the new code, no landscape buffer is required. See UDO section 146-4.7.5.H.2.b.iii stating "Single-family detached residential developments shall be exempt from the buffer requirement, except when the rear yards of residential lots abut an open space or park that has sensitive natural features...." No sensitive habitat or special features exist in the area. This was discussed via phone with Kelly Bish on 1-15-2020.*
- Please provide a typical front yard landscape plan and notes that address what the building is responsible for installing along with a sample plant list to ensure that every lot DOES NOT have the same plants installed for each front yard. The applicant does have the option of participating in the xeric front yard landscape option which allows the home building to take advantage of the \$1,000 tap credit for each lot that is designed to those standards.  
*Plans have been updated.*
- For review and approval purposes, the city does not differentiate between builder and/or metro district responsibilities. Therefore, all required landscaping must be included on this plan set. Front yard landscaping is required prior to the issuance of a certificate of occupancy for each home. A note may be added to the landscape notes that states that the builder is responsible for the front yard landscaping, however, it must still be included.  
*Note has been added to "Front Yard Landscape Typical" notes on sheet L-3.*



- There are several lots that appear to be within the required 20' wide buffer. See plan.  
*Plans have been updated. Buffer has been dimensioned.*
- The areas shaded in green should be considered tract landscaping. Provide a table and demonstrate compliance at 1 tree and 10 shrubs per 4,000 S.F.  
*Tract table has been added to sheet L-3.*
- Gray the existing and proposed contours way back. The lots and streets should be more prevalent than the contours.  
*Existing and proposed contours have been toned down for greater legibility.*
- Make the property line darker/thicker and make sure it reads as a long dash and two short dashes.  
*Plans have been updated.*
- Trees shall be in the tree lawn, both sides of the street.  
*Plans have been updated.*

#### Sheet L-2

- Provide a table addressing the need to provide a buffer along S. De Gaulle Street. Buffer to be 20' wide as measured from the back of walk. Buffer to consist of 1 tree and 10 shrubs per 3,000 S.F.  
*Plans have been updated.*
- Update the Plant Schedule per the comments provided.  
*Plant schedule has been updated.*
- Delete one of the duplicate notes.  
*Duplicate note has been removed.*
- Update the Standard Right-of-Way Table to include the two-proposed internal local streets.  
*Table has been updated.*
- Update the Water Conservation Table to add a column that represents each landscape category as a percentage of the overall landscape area.  
*Table has been updated.*
- Add a note to the landscape notes that states something to the effect of "Final street tree placement will depend upon the ultimate location of utilities and individual driveway locations."  
*Note has been added, refer to note 11 within "City of Aurora Standard Notes" on Sheet L-2.*

#### 9. **Addressing** (Phil Turner / 303-739-7357 / pturner@auroragov.org)

-9A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:

- Parcels
- Street lines
- Building footprints (If available)

Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: <http://tinyurl.com/AuroraCAD> or by contacting [CADGIS@auroragov.org](mailto:CADGIS@auroragov.org).

*Preliminary addressing has been submitted and approved. Please see attached email correspondence.*



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## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

### 10. **Civil Engineering** (Kristin Tanabe / 303-739-7306 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / Comments in green) Contextual Site Plan Comments

#### Sheet 1

- The Site Plan will not be approved by public works until the preliminary drainage letter/report is approved.  
*Noted.*
- Please remove all AutoCAD SHX text files in the comment section. Please flatten to reduce the selectability of these items.  
*AutoCad SHX text has been removed.*

#### Sheet 2

- Label the curb return radius, curb ramp, and cross pans. This is typical for each intersection on all applicable sheets.  
*Plans have been updated.*
- Internal streets are private. Please remove the all references to public streets or ROW.  
*Internal streets are public. References to public streets remain.*
- Label and dimension the existing sidewalk.  
*Existing sidewalk has been labeled and dimensioned.*
- Please take the contours off this sheet.  
*Contours have been removed from this sheet.*
- Use a different hatch for the sidewalk or modify the scale.  
*Sidewalk hatch has been updated.*

#### Sheet 3

- Dimension the travel lanes and parking in the street sections shown.  
*Dimensions have been added for both travel and parking lanes.*
- The internal streets are private. Please remove all references to ROW.  
*Internal streets are public. References to public streets remain.*
- 5.5-foot sidewalks are required throughout the proposed development.  
*Plans have been updated.*

#### Sheet 4

- The maximum slope is 3% for 100-feet. Refer to Figure 4.05.4.1 of the Roadway Manual and revise.  
*The slope for the roadway CL has been updated to follow the roadway criteria.*
- Please use a different line type and increase the line weight of the lot lines.  
*Line types have been updated to be more clear.*
- Please show the storm sewer on this grading sheet.  
*Storm sewer now shown on grading sheet.*
- Indicate emergency overflow for the sump inlet. A drainage easement is required. If a storm sewer is not designated for the 100-year, a concrete lined overflow in a tract is required.  
*Emergency overflow swale has been noted and a cross section is shown on the plan. The storm sewer was designed for 100-year.*
- Label the slope in all tracts.

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*Slope labels have been added to the tracts.*

- On-site storm sewer is private. Please add a note that indicates this, plus who will maintain it.

*After further discussion with City of Aurora, storm sewer will be public. The only private storm sewer inlet is the area inlet in Tract B, which will be maintained by the homeowners association. This has been noted on the plans.*

- Label the slope in the location shown on the redlined sheet.  
*Slope label added.*

#### Sheet 5

- A License Agreement is required for the private storm sewer located in the ROW. Please coordinate with Real Property to complete this agreement.

*After further discussion with City of Aurora, storm sewer will be public. The only private storm sewer inlet is the area inlet in Tract B, which will be maintained by the homeowners association. This has been noted on the plans.*

- On-site storm sewer is private. Please add a note that indicates this, plus who will maintain it.

*After further discussion with City of Aurora, storm sewer will be public. The only private storm sewer inlet is the area inlet in Tract B, which will be maintained by the homeowners association. This has been noted on the plans.*

#### Sheet 8

- Remove all contours from this sheet.

*Contours have been removed.*

- Add a note indicating the on-site street lights are private and will be owned and maintained by the HOA or metro district in perpetuity.

*Street lights are to be public, and maintained by the City of Aurora.*

#### Plat Comments

##### Sheet 2 & 3

- Internal streets are private. Please remove the references to public streets or ROW.

*After further discussion with City of Aurora, the streets will be public ROW.*

#### 11. **Traffic Engineering** (Brianna Medema / 303-739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / Comments in amber)

##### Generally

- The Traffic Letter has been approved by Traffic Engineering.

*Noted.*

##### Sheet 1

- Correct the General Notes as shown in the amber redlines.

*General notes have been revised according to the amber redlines.*

- Add the note as shown in the amber redlines regarding signing and striping for streets.

*Note has been added.*

##### Sheet 2

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- The stop sign at the northern entrance looks too far back from the sidewalk; update the location to 4-feet from the sidewalk. The sight triangle looks like it is at this location (correct).
  - *Plans have been updated.*
  - Review the sight triangle at the southwest corner of the private streets as shown in the redlines.  
*Plans have been updated.*
  - Review the proposed stop sign location at the southeastern location.  
*Plans have been updated.*

#### Sheet 3

- Please update the street section to a Local Type 2 (the same pavement width). The dimensions internal to the pavement (7-foot parking, 16-foot travel, and 7-foot parking).  
*Plans have been updated.*
- Where is the rock display on the Site Plan? Ensure it is outside of all sight triangles.  
*Rock display has been removed, within compliance with the FDP. Comment is no longer applicable.*

#### Sheet 4

- Review the sight triangle, an easement will be expected at the location shown in the redlines.  
*Sight triangle has been updated and sight triangle easements have been noted.*

#### Sheet 6

- The sight triangle as shown on this redlined sheet must be re-reviewed once the travelled path has been added.  
*Sight triangle has been updated.*

### 12. **Fire / Life Safety** (Will Polk / 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / Comments in blue)

#### Sheet 1

- Please indicate within the data block if the structures are sprinklered or non-sprinklered.  
*Note has been added.*
- Please indicate that the structures will be constructed under the 2015 IRC.  
*Note has been added.*
- Please indicate the construction type. Example "VB".  
*Note has been added.*
- Provide elevations with this plan set.  
*No elevations available. Note regarding building elevations has been added. Refer to note 6 under "General Notes" on the Cover Sheet.*
- Please remove Note 4.  
*Note 4 has been removed.*
- Please add the following note: 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.



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*Note has been added.*

Sheet 2

- Depending on the adjacent parking conditions of the site, a larger outside turning radius may require an “eyebrow” configuration to support Fire Apparatus turning movements. Please working engineering to determine minimum turning radii.  
*Plans have been updated.*
- Show the location of all existing and proposed water mains and fire hydrants within or abutting this site. The location and bearing of existing fire hydrants located (within 400') outside the plan area shall utilize a fire hydrant symbol with an arrow identifying the distance from the symbol to the existing fire hydrant.  
*Plans have been updated.*
- Depending on the adjacent parking conditions of the site, a larger outside turning radius may require an “eyebrow” configuration to support Fire Apparatus turning movements. Please working engineering to determine minimum turning radii.  
*Plans have been updated.*

Sheet 3

- Verify if these are public or private streets. If public, which street standard is being utilized?  
*Streets are to be public streets; both “Local Type II” and “Local Type II Alternate” standards are utilized.*
- Is it the intent of the developer to allow parking on both sides of the street for these two details? If so, please reflect this intent within the street sections being shown.  
*Sections have been updated to show parking on both sides.*
- This fire hydrant does not meet the COA distance standard. Fire hydrants shall be placed between 3'6" and 8'0" from the edge of the fire lane easement or public way. Also, fire hydrants must be placed at least one foot in front or behind a sidewalk while still meeting the minimum back of curb clearance requirements. Please relocate these fire hydrants to be within the required distance.  
*Sections have been updated.*
- Will there be mail kiosks amenities? If so, please provide an accessible route to the mail kiosks and details.  
*Individual mailboxes are proposed.*

Sheet 5

- Depending on the adjacent parking conditions of the site, a larger outside turning radius may require an “eyebrow” configuration to support Fire Apparatus turning movements. Please working engineering to determine minimum turning radii.  
*The eyebrow configuration has been added to the outside turning radius for all roadway curves with a centerline radius of less than 250’.*
- Please eliminate this fire hydrant.  
*Fire hydrant has been eliminated.*
- Please eliminate this fire hydrant.  
*Fire hydrant has been eliminated.*

13. **Aurora Water** (Casey Ballard / 303-739-7382 / [cballard@auroragov.org](mailto:cballard@auroragov.org) / Comments in red)



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### Plat Comments

- There is a missing utility easement needed for the storyline shown on the civil plans. See Section 5.04 for easement width requirements.

*Utility easements have been updated.*

### Contextual Site Plan Comments

#### Sheet 1

- Advisory Comment: Civil Drawings submitting with the intent to begin or continue utility construction activity after January 1, 2020 shall be reviewed and built to the 2020 Aurora Water Design Standards and Specifications.

*Noted.*

- The Master Utility Study must be amended to account for the proposed density increase at this location. This will be required with your 2nd Submittal.

*Coordination with COA has indicated that conformance letters may be acceptable as long as the site has less demand than what is anticipated for the site in the Master Utility Study. Water & Sanitary Conformance Letters are included with this submittal.*

#### Sheet 5

- Remove the existing water meter.

*Existing water main will be removed as opposed to being abandoned.*

- Is Lot 10 going to receive service from the back of the building or is the back of the building going to be facing the cul-de-sac? If the front is facing the south, placing a driveway will be difficult due to hydrant and meter location. This comment applies for lots 4, 10, and 15.

*Lot layout has been updated and this is no longer an issue.*

- Fences will not be permitted in the utility easement. I have highlighted this portion to illustrate.

*Lot line locations have been changed so no lot lines will be located within the easements.*

- Move the meter symbol to water line stub.

*Acknowledged, plans have been updated.*

- Access needs to be provided to the inlet shown on the redlines. Access must be 10-foot in width with 2-foot recovery zones on either side and must be all weather accessible.

*Access to the private area inlet has been added.*

#### Sheet 6

- How will the area highlighted on this redlined sheet be irrigated? If a separate irrigation meter is needed, please ensure there is proper space and easement as required in Section 5.04. This does not have to be shown on these plans but is required for the irrigation plans.

*Noted.*

- Adjust the tree location to increase the clearance from the proposed inlet.

*Trees removed from tree lawn due to utility conflict.*

- Trees are not allowed within utility easements. See Section 5.04.

*Trees have been removed from all utility easements.*

14. **Parks, Recreation and Open Space** (Chris Ricciardiello / 303-739-7154 / [cricciar@auroragov.org](mailto:cricciar@auroragov.org))



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## **POPULATION DESIGNATION**

The subject application is characterized as a single family detached residential development within the Sorrel Ranch FDP area. Population calculations for the development utilize a per-unit multiplier of 2.65 persons per unit. This calculation would propose an overall population of 119 persons residing in 45 dwelling units.

*Noted.*

## **LAND DEDICATION AND PARK DEVELOPMENT FEES**

To provide adequate parks and open space equipped with appropriate facilities, the City Code enumerates requirements for park land dedication and park development fees. These allow the Parks, Recreation & Open Space Department to purchase land and to construct new facilities, respectively.

*Noted.*

## **EXPLANATION OF PARK LAND DEDICATION REQUIREMENTS:**

The City's park land dedication policy is set forth in Section 48(b) of Chapter 147 (i.e., the Subdivision Ordinance) of the City Code. It specifies that park land shall be dedicated in accordance with the following standards:

- 3.0 acres per 1,000 residents for neighborhood parks.
- .5 acres per 1,000 residents for community parks.
- 7.8 acres per 1,000 residents for open space

These land dedication requirements and the proposed method of how they will be satisfied should be explicitly presented in the formal submittal to the Planning Department. If the number of proposed units changes, the park land dedication requirements will also change.

- Neighborhood Park Land Dedications – Based on an overall population projection of 119 for 45 dwelling units, the neighborhood park land dedication requirement will be 0.36 acres.
- Community Park Land Dedication – Based on an overall population projection of 119 for 45 dwelling units, the community park land dedication requirement will be 0.13 acres.
- Open Space Land Dedication – Based on an overall population projection of 119 for 45 dwelling units, the open space land dedication requirement will be 0.93 acres.

*Noted.*

Cash-in-Lieu Payments – The applicant may pay for park land and open space dedication with a cash-in-lieu payment due at the time of first subdivision platting. The amount of the payment shall be based upon the market value of the total land dedication acreage not met on-site. At a time prior to plat, the applicant shall submit an appraised land value to PROS staff for review and approval. The value shall be based upon the current value of the land in a zoned (for the proposed uses) condition with “infrastructure” (i.e., including, but not limited to, roadways, utilities, etc.) in place. The applicant also has the option of requesting a per acre property value from the City of Aurora, Real Property Services Division of Public Works for use in defining cash-in-lieu of parkland dedication.

*Noted.*

## **PARK DEVELOPMENT FEES:**

In accordance with City Code and in addition to park land dedication requirements, Park Development Fees shall be collected by the city to cover the cost of constructing new park facilities to serve the needs



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of the projected population. These fees apply to the project because neighborhood and community park facilities are not proposed on-site. Fees are based on the park land dedication acreages and an annual cost per acre for construction of park facilities. The fees, which are computed and collected on a per-unit basis, shall be paid at time of building permit issuance. The current per-unit fee of \$1,900.64 would apply if permits for construction of the residential units are pulled in 2019, and the total paid would be as follows:

Number of proposed dwelling units: 45 Units

Total Park Development Fees @ \$1900.64 per DU = \$85,528.87

*Noted.*

***PROS Requirements Caveat:***

The monetary calculations presented herein are estimates based on park construction costs at this point in time (current year 2019). The timing for implementation of the project may affect the ultimate amount of fees collected and other payments imposed to satisfy park-related obligations. Furthermore, if aspects of your project change, such as the number of dwelling units proposed, the park land dedication requirements may also change.

*Noted.*

15. **Real Property** (Maurice Brooks / 303-739-7331 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

*Generally*

- Remove all AutoCAD SHX Text files from the Plat.

*AutoCAD SHX text has been removed.*

Plat Comments

*Sheet 1*

- Change the "5A" in the title to the next number for the filing. Confirm this number with the county. Whatever it is changed to should be reflected in all text on the plat.  
*This comment has been addressed.*
- Change the vicinity map to a non-color format.  
*This comment has been addressed.*
- Choose the correct descriptor in the parenthesis in the legal description. This should match the legal description submitted separately along with all other requested changes.  
*This comment has been addressed.*
- Revise the reception number as shown on the redlines.  
*This comment has been addressed.*
- Add "City of Aurora" to the legal description.  
*This comment has been addressed.*
- Verify the dimensions as shown in the legal description.  
*This comment has been addressed.*
- Only add the tracts if these are being dedicated to the City of Aurora for public purposes. This applies in the legal description and City of Aurora approvals.  
*This comment has been addressed.*
- Make the general edits as shown in the General Notes.  
*This comment has been addressed.*



- 
- Change “City Attorney” to “City Engineer”.  
*This comment has been addressed.*
  - Delete the Public Works Director signature line item.  
*This comment has been addressed.*
  - Change “Chapter 147” to “Chapter 146” in the covenants.  
*This comment has been addressed.*
  - Modify the crossings and encroachments covenant as shown on the redlines.  
*This comment has been addressed.*

#### Sheet 2

- Add “City of Aurora” to the descriptions as shown.  
*This comment has been addressed.*
- Send in the State Monument Record for the aliquot corner.  
*Monument Records have been added.*
- Change the reception number on the 105’ Colorado Interstate Gas Company Right Of Way Easement Agreement.  
*This comment has been addressed.*
- Add “Sorrel Ranch Subdivision Filing No. 6” in the area west of the sheet as shown.  
*This comment has been addressed.*
- Add a tic mark on the corner as shown.  
*This comment has been addressed.*
- Add the name to the proposed street.  
*This comment has been addressed.*
- Add the centerline monuments with the bearings, distances, and curve data in between.  
*This comment has been addressed.*
- Add “Sorrel Ranch Subdivision Filing No. 7” to the east side of the sheet as shown.  
*This comment has been addressed.*
- Add the centerline monument symbols and the monumentation note. Please see the Subdivision Checklist.  
*This item has been addressed. Se note No. 11 Sheet 1 of 3.*

#### Sheet 3

- Add “City of Aurora” to the descriptions as shown.  
*This comment has been addressed.*
- Add “Sorrel Ranch Subdivision Filing No. 6” in the area west of the sheet as shown.  
*This comment has been addressed.*
- Add “Sorrel Ranch Subdivision Filing No. 7” to the east side of the sheet as shown.  
*This comment has been addressed.*
- Add the street name to the proposed street.  
*This comment has been addressed.*
- Dedicate the 16-foot utility easement by this plat.  
*This comment has been addressed.*
- Add “South Aurora Parkway (144’ R.O.W.) Rect. No. B20009693” and the right-of-way line as shown.  
*This comment has been addressed.*
- Delete the ownership information on this plat.  
*This comment has been addressed.*

- 
- Add tic marks at the curves as shown.  
*This comment has been addressed.*

### Site Plan Comments

#### Sheet 1

- Revise Site Plan note number 7 as shown on the redlines.  
*Note has been updated.*
- Change the filing number in the legal description on this page to match the plat (see comments above).  
*Filing number has been updated.*

#### Sheet 2, 4, 5 & 6

- Label the subdivision on the west and east of this plan.  
*Plans have been updated.*
- Cover the monument entry sign with a License Agreement. Please coordinate with Public Works Real Property as soon as possible to begin this process. License Agreements typically take 6-8 weeks and your Site Plan will not be approved until the agreement is complete.  
*Monument entry sign is no longer proposed, in compliance with the FDP. Comment is no longer applicable.*
- Dedicate the utility easements as shown on the plat.  
*Plans have been updated.*
- Add “Unplatted” to the lot to the south.  
*Plans have been updated.*
- Add the boundary dimensions from the plat onto this Site Plan, add block and tract designations, and add lot dimensions and label easements.  
*Plans have been updated.*
- Add the street name to the proposed streets.  
*Plans have been updated.*
- Label the street right-of-way for Aurora Parkway (see plat comments for details).  
*Plans have been updated.*

Please don't hesitate to contact me should you have any questions or comments.

Sincerely,  
THK ASSOCIATES, INC.



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



Julie G. &lt;jgamec@thkassoc.com&gt;

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**RE: Overlook at Sorrel Ranch - Addressing Files**

1 message

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**Osoba, Daniel "Dan"** <dosoba@auroragov.org>  
To: "Julie G." <jgamec@thkassoc.com>

Fri, Feb 7, 2020 at 3:08 PM

Julie,

The files were received and ok'd by Phil. Also for future reference Phil's email is [pturner@auroragov.org](mailto:pturner@auroragov.org). That is my mistake on the original review letter, but I had forwarded the file onto Phil last month.

Thank you,

Dan Osoba

Planner II | City of Aurora, CO

303.739.7121

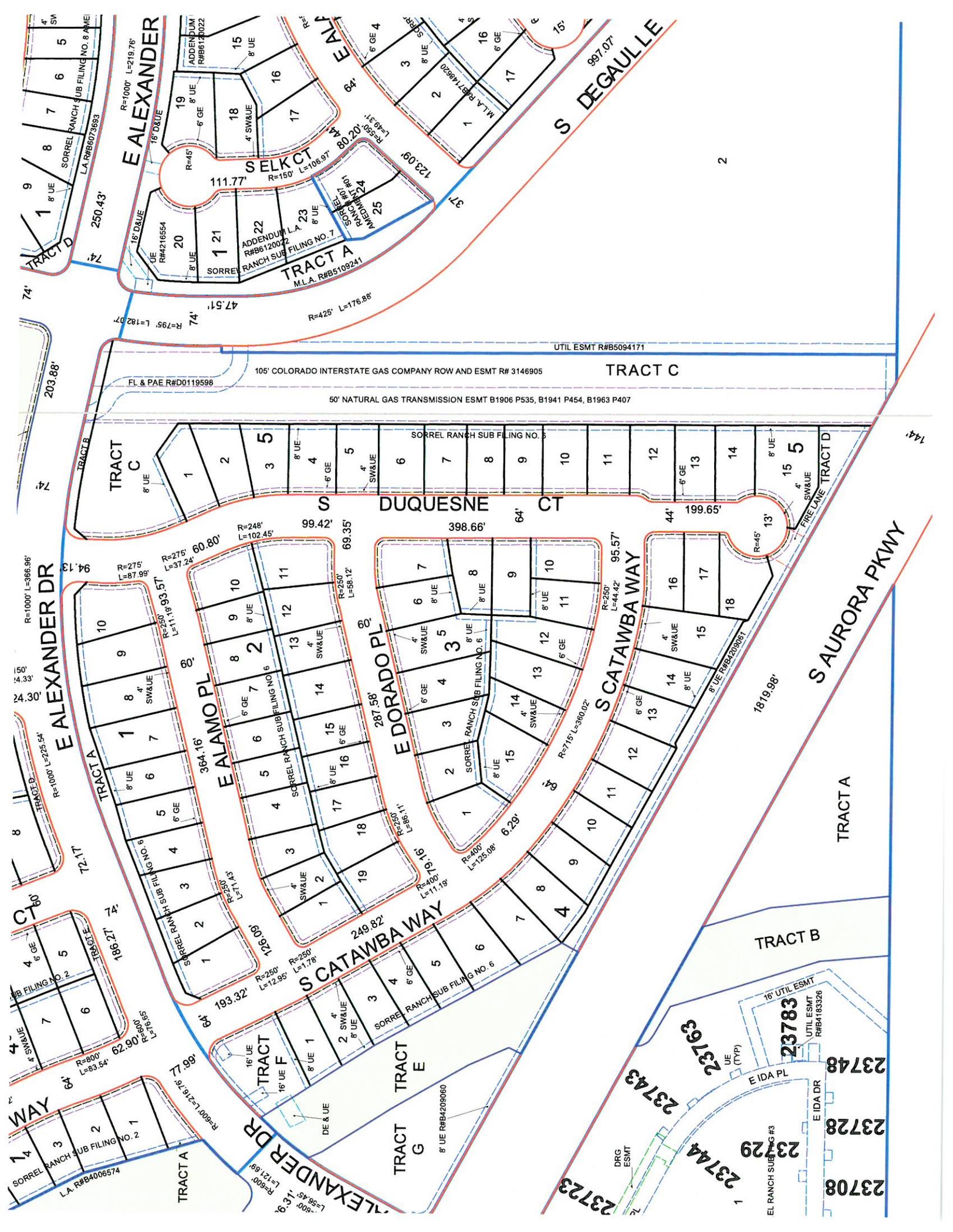
**From:** Julie G. <jgamec@thkassoc.com>**Sent:** Friday, February 7, 2020 3:10 PM**To:** Turner, Pamela "Pam" <pturner@auroragov.org>; Osoba, Daniel "Dan" <dosoba@auroragov.org>**Subject:** Fwd: Overlook at Sorrel Ranch - Addressing Files

Good afternoon Mr. Turner,

I wanted to confirm that you have received these files originally sent January 31 and that they are what the City needs to satisfy our addressing requirement.

Please let me know.

Thanks!  
Julie



E ALEXANDER  
R=1000' L=219.76'

S DEGAULLE  
897.07'

S SELKCT  
R=150' L=106.97'

TRACT A  
M.L.A. R#B5109241

TRACT C  
M.L.A. R#B5109241

TRACT C  
105' COLORADO INTERSTATE GAS COMPANY ROW AND ESMT R# 3146905  
50' NATURAL GAS TRANSMISSION ESMT B1906 P535, B1941 P454, B1963 P407

TRACT C  
S DUQUESNE CT  
SORREL RANCH SUB FILING NO. 5

TRACT A  
E ALAMO PL  
SORREL RANCH SUB FILING NO. 6

TRACT B  
E DORADO PL  
SORREL RANCH SUB FILING NO. 6

TRACT A  
S CATAWBA WAY  
SORREL RANCH SUB FILING NO. 6

TRACT F  
S CATAWBA WAY  
SORREL RANCH SUB FILING NO. 6

TRACT E  
S CATAWBA WAY  
SORREL RANCH SUB FILING NO. 6

TRACT B  
S AURORA PKWY  
TRACT A

TRACT D  
SORREL RANCH SUB FILING NO. 8 AME

TRACT B  
SORREL RANCH SUB FILING NO. 6

TRACT D  
E ALEXANDER DR  
SORREL RANCH SUB FILING NO. 2

TRACT A  
SORREL RANCH SUB FILING NO. 2

2

144'

S AURORA PKWY

TRACT A

TRACT B

23708  
23728  
23748  
23763  
23783  
23743  
23744  
23729  
23723

23708  
23728  
23748  
23763  
23783  
23743  
23744  
23729  
23723



Julie G. &lt;jgamec@thkassoc.com&gt;

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**Re: Overlook at Sorrel Ranch - DA-1379-26**

1 message

**Geoffrey Babbitt** <Geoff@gbcapitalllc.com>

Fri, Nov 22, 2019 at 3:07 PM

To: "Osoba, Daniel \"Dan\"&gt; &lt;dosoba@auroragov.org&gt;

Cc: "Lamboy, Heather" &lt;hlamboy@auroragov.org&gt;, "Julie G." &lt;jgamec@thkassoc.com&gt;

Thank you Dan, very much appreciated, have a great weekend as well.

Geoffrey S. Babbitt  
[geoff@gbcapitalllc.com](mailto:geoff@gbcapitalllc.com)  
(303) 901-1414

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**From:** Osoba, Daniel "Dan" <dosoba@auroragov.org>**Sent:** Friday, November 22, 2019, 4:56 PM**To:** Geoffrey Babbitt**Cc:** Lamboy, Heather**Subject:** RE: Overlook at Sorrel Ranch - DA-1379-26

Geoffrey,

Thank you for your patience on this, I wanted to double check the numbers again before I sent it. Please see the attached Excel spreadsheet for unit allowance and allocation for Sorrel Ranch as a whole. The table becomes a bit convoluted, but it essentially boils down to this:

- 29 small lots are available
  - All 29 units may be Small Lots (5,700 s.f. – 5,000 s.f.); **OR**
  - 20 units may be Small Lots (<5,000 s.f. – 4,500 s.f.) and the remaining 9 may be Small Lots (5,700 s.f. – 5,000 s.f.)
  - However it is allocated, the total number of small lots may not exceed 29 units.
- There are 116 standard lots (>5,700 s.f.) left available

Hopefully this helps. If you'd like to meet or call me to discuss, please let me know.

Have a great weekend,

Dan Osoba

Planner II | City of Aurora, CO

303.739.7121

# OVERLOOK AT SORREL RANCH SITE PLAN WITH WAIVERS

Advisory Comment: Civil Drawings submitted with the intent to begin or continue utility construction activity after January 1, 2020 shall be reviewed and built to the 2020 Aurora Water Design Standards and Specifications.

Noted.

The site plan will not be approved by public works until the preliminary drainage letter/report is approved

Please remove AutoCad SHX text items in the comment section. Please flatten to reduce select-ability of the items.

AutoCad SHX text has been removed.

Plans have been updated.

Plans have been updated.

Noted.

### SHEET INDEX:

	SHEET	SHEET #
COVER SHEET	C-1	1
SITE PLAN	S-1	2
SITE PLAN DETAILS	S-2	3
GRADING PLANS	G-1	
UTILITY PLANS	U-1	
LANDSCAPE PLANS	L-1	
LANDSCAPE SCHEDULE AND DETAILS	L-2	
PHOTOMETRIC PLANS	P-1	

Note has been revised.

replace with "per COA Roadway Specifications, Section 4.04.2.10"

Appropriate reference should be added (other comment)

Note has been revised.

Provide elevations with this plan set

Note regarding building elevations has been added. Refer to note 6 under "General Notes" on the Cover Sheet.

### GENERAL NOTES:

- THESE PLANS SHALL NOT BE USED FOR PERMITTING UNLESS STATED FOR SUCH USE IN THE CITY OF AURORA.
- SIGHT TRIANGLES AND SITE LAYOUTS SHALL BE CONSTRUCTED BY EQUIPMENT, IN HEIGHT DURING THE CONSTRUCTION PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GRASS COVER IS ALLOWED TO BE PLANTED TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
- LOCAL, STATE AND FEDERAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER IF CONFLICTS OCCUR. THE BUILDER IS RESPONSIBLE FOR ALL FRONT YARD "ON LOT" LANDSCAPE AND PLANTING. LANDSCAPE MATERIALS SHALL BE SET WITH INFORMATION SUFFICIENT FOR CITY OF AURORA CSP AND MAY NOT BE SUFFICIENT FOR CONSTRUCTION BIDDING OR AS SHOWN ON DOCUMENTS. IT IS RECOMMENDED THAT THE CONTRACTOR CONTACT THE CITY REPRESENTATIVE FOR ADDITIONAL INFORMATION.

This information belongs on the landscape plan

Plans have been updated. Front yard landscape typical has been moved to Sheet L-3.

### FRONT YARD LANDSCAPE TYPICAL:

#### TYPICAL LANDSCAPE FOR STANDARD LOTS:

- TURF: 50% BLUEGRASS.
- TREES: (1) 2.5" CALIPER SHADE TREE AND EITHER (1) 2.0" CALIPER ORNAMENTAL TREE OR (1) 6" TALL EVERGREEN.
- SHRUBS: MINIMUM OF (16) 5 GALLON CONTAINER SHRUBS

ALL FRONT YARD LANDSCAPES SHALL MEET THE MINIMUM PLANT MATERIAL REQUIREMENTS SET FORTH BY THE CITY OF AURORA CODE IN SECTION 146-1450 IN TABLES 14.3A-14.3B IN THE LANDSCAPE ORDINANCE.

IN ADDITION, LANDSCAPES SHALL ADHERE TO THE LANDSCAPE DESIGN PRINCIPLES STATED IN THE SORREL RANCH FRAMEWORK DEVELOPMENT PLAN, AMENDED JULY 5, 2005.

AUTOMATIC IRRIGATION SYSTEMS SHALL BE REQUIRED FOR ALL LANDSCAPES. SEE THE SORREL RANCH DESIGN GUIDELINES FOR SPECIFIC IRRIGATION REQUIREMENTS.

### ARCHITECTURAL REQUIREMENTS:

DEVELOPER SHALL ADHERE TO ALL ARCHITECTURAL REQUIREMENTS SHOWN IN THE SORREL RANCH FRAMEWORK DEVELOPMENT PLAN IN ADDITION TO THE CITY OF AURORA FRAMEWORK DEVELOPMENT PLAN.

ARCHITECTURAL STYLES SHALL INCLUDE CORNER TRIMMED, GROUNDING, CROWN MOULDING AND COLORADO COTTAGE.

### DATA BLOCK

LAND AREA WITHIN PROPERTY LINES	7.98 ACRES
NUMBER OF UNITS PROPOSED	45 UNITS
BUILDING HEIGHT	35' MAXIMUM
HARD SURFACE AREA	59,693 S.F.
LANDSCAPE AREA	79,129 S.F.
PRESENT ZONING CLASSIFICATION	E-470 MEDIUM DENSITY RESIDENTIAL
MAXIMUM PERMITTED/ALLOWABLE SIGN AREA	96 SQUARE FEET
TYPE OF SIGN	NEIGHBORHOOD I.D. SIGN PER DESIGN GUIDELINES, 3 S.F. SIGN AREA
PARKING SPACES REQUIRED	2 PER UNIT, 2 GUEST SPACES PER UNIT
PARKING SPACES PROVIDED	2 PER UNIT PROVIDED, 2 GUEST SPACES PROVIDED
PHASED NATIVE GRASS AREA	0 ACRES
PROPOSED USES	SFD RESIDENTIAL
PHASED NATIVE GRASS AREA	32,961 S.F. (EXCLUDES STREET BUFFER AREA)

Missing amendment to the Master Utility Study to account for the proposed density increase.

Note has been added.

Data block has been revised.

Please revise to R-2 Medium Density Residential to be consistent with the UDO

Note has been removed.

Note has been revised.

2 spaces per unit, 1 guest space per 5 units

The proposed uses must include SFD Small, and SFD Standard per the Sorrel Ranch Framework Development Plan

Signage to comply with Neighborhood Entry Sign as shown in the Sorrel Ranch FDP

Sign removed. See letter for more detailed response.

Note has been revised.

Note has been added.

Note has been added.

### CITY OF AURORA STANDARD NOTES:

- 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."
- "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO PROVIDE A MINIMUM WIDTH OF 36", AND SHALL BE PAINTED WITH WHITE STRIPES, REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH U.B.C. CHAPTER 11, APPENDIX 11, AND C.A.B.O./A.N.S.I. 117.1.
- 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 AND ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES.
- 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 PLANS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLANS SUBMITTED TO THE CITY OF AURORA ARE CORRECT AND COMPLETE.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AND PROPERTY OWNERS A PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, CANTILEVERED WALLS, ETC. ARE NOT ALLOWED TO ENCR OACH INTO ANY EASEMENT OR FIRE LANE.

Please remove Note 4.

Note 4 has been removed.

Add the following notes:  
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 and 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.

Note has been added.



Vicinity map has been updated.

### SIGNATURE BLOCK

\_\_\_\_\_  
(OFFICIAL PROJECT NAME)

SITE PLAN \*

LEGAL DESCRIPTION:  
THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS WHEREOF, \_\_\_\_\_ HAS CAUSED THESE  
(CORPORATION, COMPANY, OR INDIVIDUAL)

PRESENTS TO BE EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_ AD, \_\_\_\_

BY: \_\_\_\_\_ CORPORATE  
(PRINCIPALS OR OWNERS) SEAL

STATE OF COLORADO )  
COUNTY OF \_\_\_\_\_ )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_ AD, \_\_\_\_ BY \_\_\_\_\_  
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL \_\_\_\_\_ NOTARY  
SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY BUSINESS ADDRESS: \_\_\_\_\_

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 agree 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 signature block approvals are not required as this plan is not recorded with the county. Please keep the City of Aurora Approvals.

Noted; Signature Block has been removed from the Cover Sheet.

### AURORA APPROVALS

CITY ATTORNEY: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING COMMISSION: (CHAIRPERSON) \_\_\_\_\_ DATE: \_\_\_\_\_

CITY COUNCIL: (MAYOR) \_\_\_\_\_ DATE: \_\_\_\_\_

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_  
(CITY CLERK)

DATABASE APPROVAL DATE \_\_\_\_\_

RECORDER'S CERTIFICATE:  
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER: \_\_\_\_\_  
COLORADO AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.  
DEPUTY: \_\_\_\_\_

Recorder's Certificate has been removed.

### REQUESTED WAIVERS:

SEC. 146-1424: SPECIAL LANDSCAPE BUFFERS. APPLICANT REQUESTING TO WAIVE REQUIREMENT OF 25' BUFFER ALONG WESTERN PROPERTY EDGE ADJACENT TO TRAIL CORRIDOR. THE EXISTING WIDTH OF THE CORRIDOR IS 105'. DISTANCE TO TRAIL FROM PROPERTY LINE IS 36'-6" MINIMUM. THIS EXCEEDS THE BUFFER REQUIREMENT OF 25'.

Request for waiver has been removed.

Filing number has been updated.

### AMENDMENTS

AMENDMENTS

REVISIONS

#	DATE	DESCRIPTION

PROJECT: OVERLOOK AT SORREL RANCH  
DRAWING: COVER SHEET  
CLIENT: CITY OF AURORA  
DESIGNED BY: CW  
DRAWN BY: CW  
CHECKED BY: JG  
SCALE: N/A  
HORIZ: N/A  
VERT: N/A  
DATE: 08-12-2019

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

# OVERLOOK AT SORREL RANCH SITE PLAN WITH WAIVERS

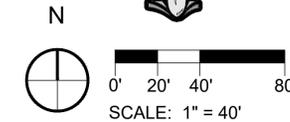
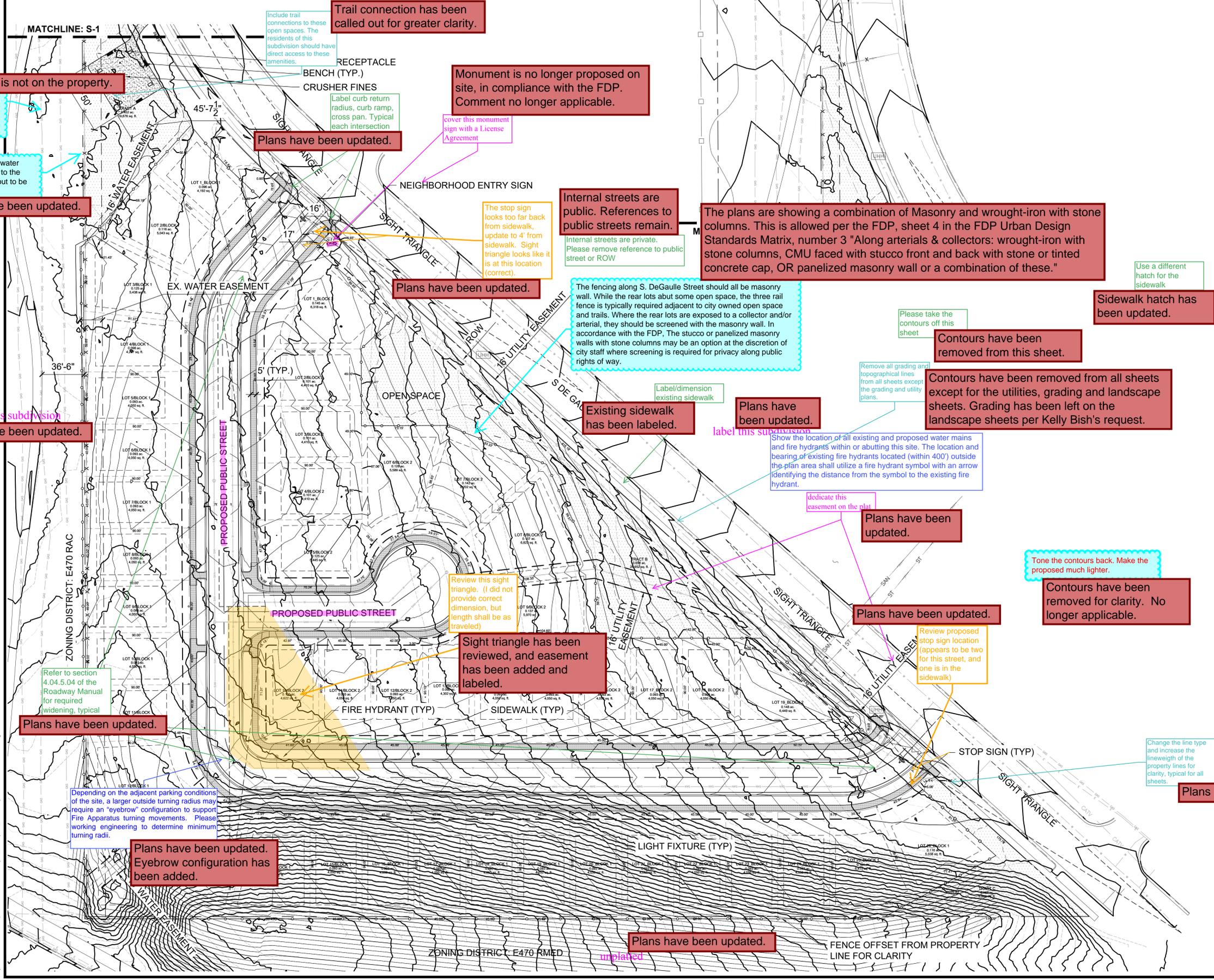
## LEGEND

- ROW / PROPERTY LINE
- LOT LINE
- LOT SETBACK
- PROPOSED EASEMENT
- SANITARY LINE
- STORMWATER LINE
- WATER LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- SEWER MANHOLE
- EXISTING SEWER MANHOLE
- STORMWATER INLET
- FIRE HYDRANT
- OPEN SPACE
- SIDEWALK
- 3'6" SPLIT RAIL WOOD FENCING
- 6' MASONRY WALL FENCING
- CORNHOLE
- STOP SIGN
- SITE LIGHTING
- BENCH
- TRASH RECEPTACLE

NOTE: FENCE SHALL BE PLACED ON PROPERTY LINE.

REVISIONS	DATE	#

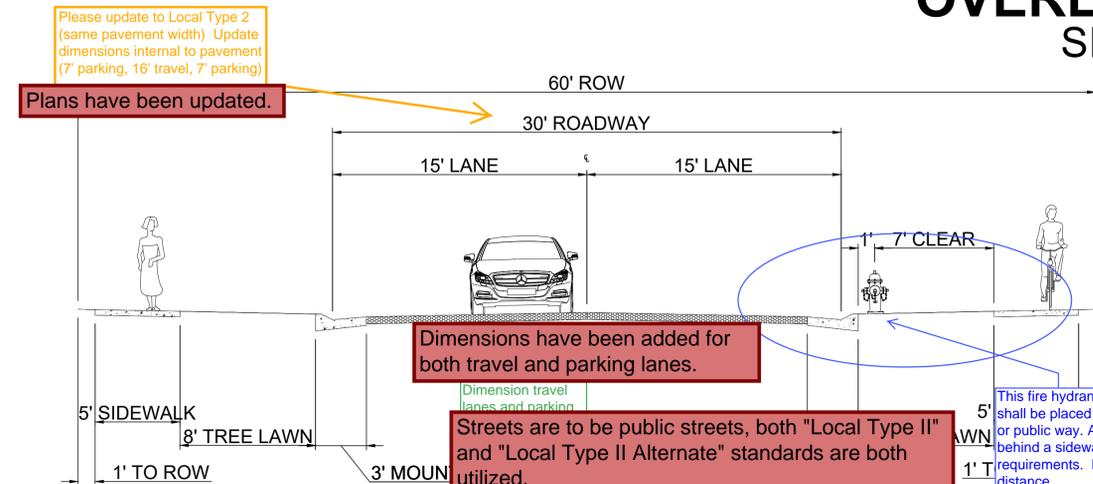
PROJECT: OVERLOOK AT SORREL RANCH  
 DRAWING: SITE PLAN  
 CLIENT: CITY OF AURORA  
 DESIGNED BY: CW  
 DRAWN BY: CW  
 CHECKED BY: JG  
 HORIZ: 1" = 40'  
 SCALE: VERT: N/A  
 DATE: 08-12-2019



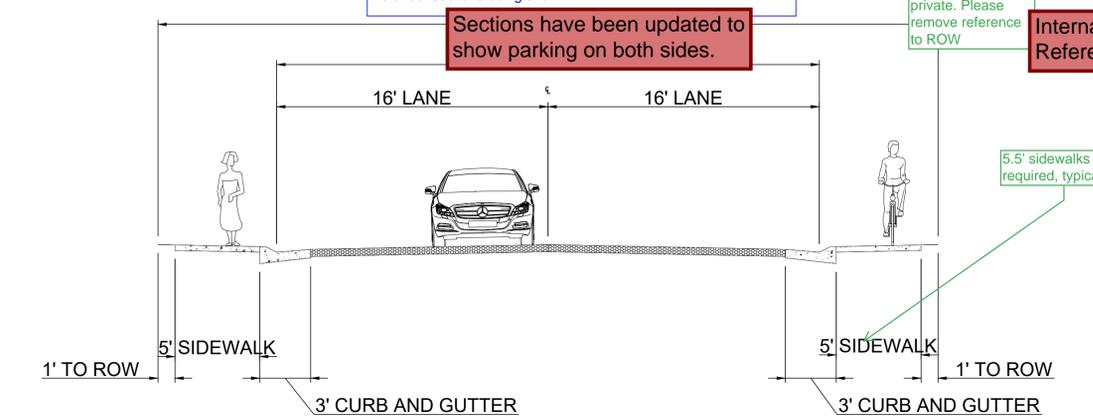
2019-08-12 11:16am By: cwoodvine  
 L:\8173-000 GB Capital-Sorrel Ranch\GA\_CDD\4\_1\_Sheets\SITE PLAN SHEETS.dwg

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

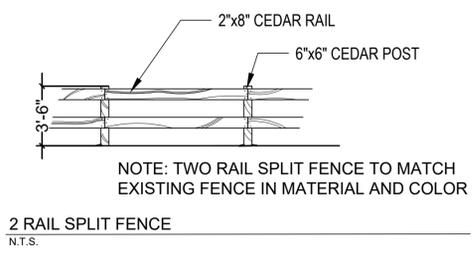
# OVERLOOK AT SORREL RANCH SITE PLAN WITH WAIVERS



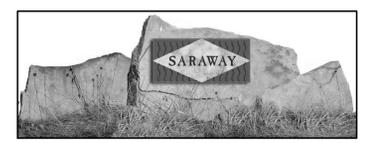
PRIMARY ROAD TYPICAL CROSS SECTION  
N.T.S.



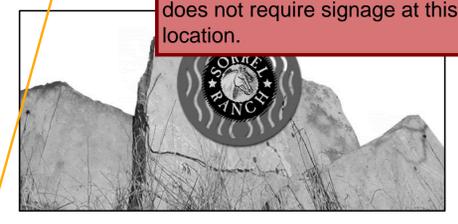
CUL-DE-SAC ROAD TYPICAL CROSS SECTION  
N.T.S.



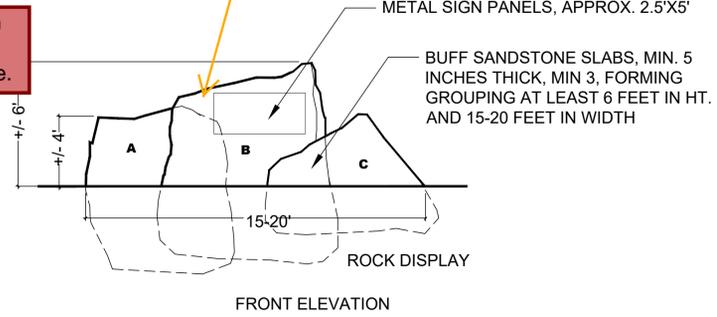
2 RAIL SPLIT FENCE  
N.T.S.



ARTIST'S RENDERING, ACTUAL SIZE & CONFIGURATION OF STONE DISPLAY & SIGN TEXT MAY VARY

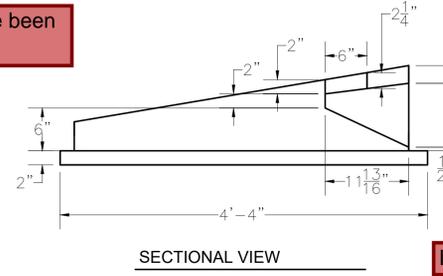
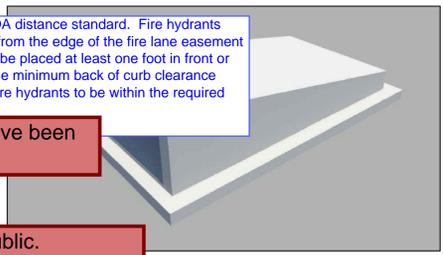
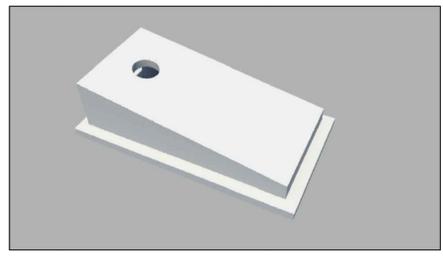


METAL SIGN PANELS, APPROX. 2.5'x5'

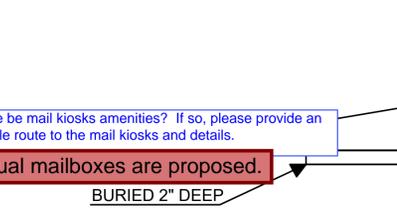
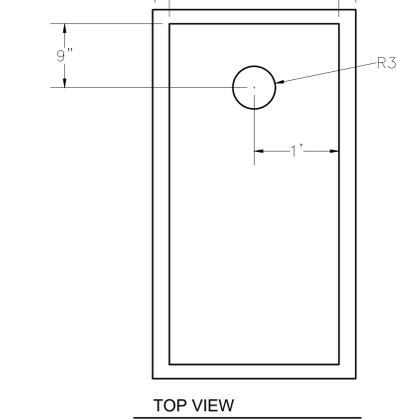
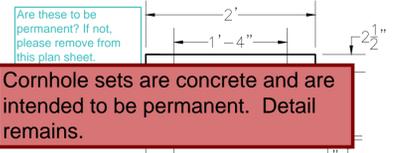


FRONT ELEVATION

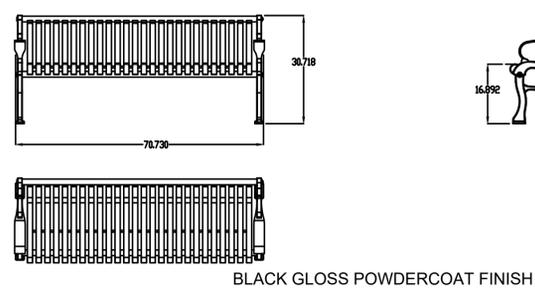
NEIGHBORHOOD MONUMENT  
N.T.S.



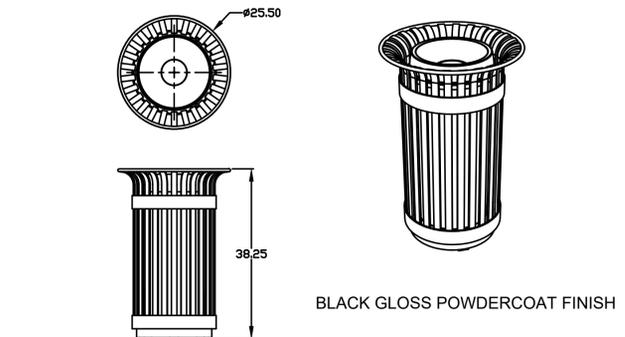
CONCRETE CORNHOLE - ARCO CONCRETE INC.  
N.T.S.



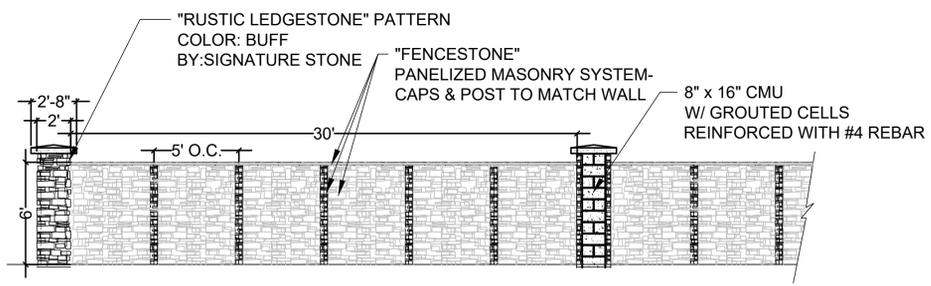
CONCRETE CORNHOLE - ARCO CONCRETE INC.  
N.T.S.



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



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



MASONRY WALL  
N.T.S.

MASONRY WALL  
N.T.S.

Individual mailboxes are proposed.  
BURIED 2" DEEP

Will there be mail kiosks amenities? If so, please provide an accessible route to the mail kiosks and details.

Dimensions have been added for both travel and parking lanes.

Streets are to be public streets, both "Local Type II" and "Local Type II Alternate" standards are both utilized.

Verify if these are public or private streets. If public, which street standard is being utilized?  
Is it the intent of the developer to allow parking on both sides of the street for these two details? If so, please reflect this intent within the street sections being shown.

Sections have been updated to show parking on both sides.

Internal streets are private. Please remove reference to ROW

Internal streets are public. References to public streets remain.

Sections have been updated.

5.5' sidewalks required, typical

This fire hydrant does not meet the COA distance standard. Fire hydrants shall be placed between 3'6" and 8'0" from the edge of the fire lane easement or public way. Also, fire hydrants must be placed at least one foot in front or behind a sidewalk while still meeting the minimum back of curb clearance requirements. Please relocate these fire hydrants to be within the required distance.

Are these to be permanent? If not, please remove from this plan sheet.

Cornhole sets are concrete and are intended to be permanent. Detail remains.

Street light design must be added to this sheet to match the design within the Sorrel Ranch FDP.

Detail has been added to this sheet.

Where is this on the Site Plan? Ensure it is outside of sight triangles.  
Monument has been removed in compliance with the FDP. Comment is no longer applicable.

Existing signage is a part of the Saraway Neighborhood. The FDP does not require signage at this location.

Add "Approval of a Separate Sign Permit Required. Approval to be Subject to Standards within the Sorrel Ranch Framework Development Plan"

Monument has been removed in compliance with the FDP. Comment is no longer applicable.

COLOR, MATERIAL, AND DIMENSIONS SHALL MATCH EXISTING MONUMENTS BUILT IN SORREL RANCH.

REVISIONS	DATE	#

PROJECT:	OVERLOOK AT SORREL RANCH
DRAWING:	SITE DETAILS
CLIENT:	CITY OF AURORA
DESIGNED BY:	CW
DRAWN BY:	CW
CHECKED BY:	JG
HORIZ. SCALE:	N/A
VERT. SCALE:	N/A
DATE:	08-12-2019

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

2019-08-12 11:16am By: cwoodvine L:\8173-000 08 Capital-Sorrel Ranch\04\_CDD\4\_1\_Sheets\SITE DETAILS SHEET.dwg

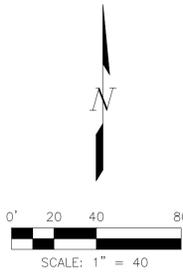


# OVERLOOK AT SORREL RANCH SITE PLAN WITH WAIVERS

**LEGEND**

- PROPOSED EASEMENT
- PROPOSED SET BACK
- PROPOSED LOT LINE
- STM --- PROPOSED STORM SEWER
- W --- PROPOSED WATER MAIN
- SAN --- PROPOSED SANITARY SEWER
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- STM. E. STORM SEWER EASEMENT
- SAN. E. SANITARY SEWER EASEMENT
- X' U. E. UTILITY EASEMENT
- X' G. E. GAS EASEMENT

HORIZONTAL SCALE: 1"=40'  
VERTICAL SCALE: NA



add the boundary dimensions of the plat to this site plan.

add Block & Tract designations

add Lot dimensions and label the easements

Labels, designations, and dimensions added

Label added  
label this subdivision

Label added  
label this subdivision

On site storm sewer is private. Please add a note that indicates this, plus who will maintain it.

Storm sewer will be public with the exception of the private area inlet. HOA will maintain private area inlet.

License agreement required for private storm sewer in ROW

Storm sewer will be public with the exception of the private area inlet.

Access needs to be provided to this inlet. Access must be 10-foot wide with 2-foot recovery zones on either side and be all weather.

Access path provided to private area inlet.

Lot configuration updated, only lots 6, 7, 8 & 9 will be served from the cul-de-sac.

Is Lot 10 going to be receiving service from the back of the building or is the back of the building going to be facing the cul-de-sac? If the front is facing the south placing a driveway will be difficult due to hydrant and meter location. This goes for lots 4, 10, 15.

Existing water main called out to be removed not abandoned.

Remove the existing water main.

Eyebrow configuration has been added.

Depending on the adjacent parking conditions of the site, a larger outside turning radius may require an eyebrow configuration to support Fire Apparatus turning movements. Please working engineering to determine minimum turning radii.

Move meter symbol to water line stub.

Meter location has been updated

Fences will not be permitted in the easement. I have highlighted a portion to illustrate.

Lot line locations have been updated, the easement is now in a tract and not on private property.

Please eliminate this fire hydrant. TYP

Fire hydrant eliminated

2019-08-09 3:20pm By: ARenner  
H:\2019 Jobs\190017 Sorrel Ranch\CONSTR\190017 SORREL RANCH-OVERALL UTILITY PLAN.dwg

#	DATE	REVISIONS

PROJECT:	SORREL RANCH	DRAWING:	OVERALL UTILITY PLAN	CLIENT:	CITY OF AURORA
DESIGNED BY:	ARR	CHECKED BY:	JLH	SCALE:	HORZ: 1"=40' VERT: NA
DRAWN BY:	CJK	DATE:	08-12-2019	HCL ENGINEERING & SURVEYING, L.L.C. 1000 S. BROADWAY, SUITE 200 GREENWOOD VILLAGE, CO 80111 PHONE: 303.773.1905 FAX: 303.773.3297 WWW.HCLENGINEERING.COM	

**HCL ENGINEERS & SURVEYORS**

SHEET NUMBER  
**U-1**  
PROJECT NO. 8173-000



# OVERLOOK AT SORREL RANCH SITE PLAN WITH WAIVERS

NOT FOR CONSTRUCTION

Provide a table addressing the need to provide a buffer along S. De Gaulle Street. Buffer to be 20' wide as measured from the back of walk. Buffer to consist of 1 tree and 10 shrubs per 3,000 st.

Buffer table has been added.

PLANT SCHEDULE						
DECIDUOUS TREE	CODE	QTY.	BOTANICAL NAME/ COMMON NAME	SIZE	TYPE	WATER USAGE
	AR	5	Acer rubrum 'red sunset' / Red Sunset Maple	2.5" CAL.	B&B	Medium
	CO	6	Celtis occidentalis / Common Hackberry	2.5" CAL.	B&B	Low
	GD	41	Gymnocladus dioica / Kentucky Coffeetree	2.5" CAL.	B&B	Low
	TC	31	Tilia cordata / Little-Leaf Linden	2.5" CAL.	B&B	Medium
	QM	32	Quercus macrocarpa / Bur Oak	2.5" CAL.	B&B	Low
EVERGREEN TREES						
	JS	9	Juniperus scopulorum / Rocky Mountain Juniper	6' TALL	B&B	Medium
	PP	9	Pinus ponderosa / Ponderosa Pine	6' TALL	B&B	Low
	CS	4	Picea pungens / Colorado Spruce	6' TALL	B&B	Medium
ORNAMENTAL TREES						
	MR	5	Malus 'radiant' / Radiant Crabapple	2" GAL.	B&B	Medium
DECIDUOUS SHRUBS						
	AA	23	Amelanchier alnifolia / Saskatoon Serviceberry	2" GAL.	CONT.	Low
	CC	18	Caryopteris x clanda	2" GAL.	CONT.	Low
	CM	12	Cercocarpus montanus / Mountain Mahogany	5 GAL.	CONT.	Low
	FP	27	Fallugia paradoxa / Apache Plume	5 GAL.	CONT.	Low
	PA	68	Perovskia atriplicifolia / Russian Sage	5 GAL.	CONT.	Low
	PF	22	Potentilla fruticosa 'Goldfinger' / Goldfinger Potentilla	5 GAL.	CONT.	Low
	RA	19	Ribes aureum / Yellow Currant	5 GAL.	CONT.	Low
	RW	23	Rosa 'Winnipeg Parks' / Winnipeg Parks Rose	5 GAL.	CONT.	Low
	SP	33	Spirea x vanhouttei / Vanhouttei	5 GAL.	NT.	Medium
	SV	19	Syringa vulgaris / Common Lilac	5 GAL.	NT.	Low
EVERGREEN SHRUBS						
	JS	5	Juniperus sabina 'Buffalo' / Buffalo Juniper	5 GAL.	CONT.	Medium
ORNAMENTAL GRASSES						
	FG	83	Festuca glauca/ Blue Fescue	5 GAL.	CONT.	Low
	PV	65	Panicum virgatum 'Shenandoah' / Shenandoah Red Switch Grass	5 GAL.	CONT.	Low
GROUND COVERS						
		25,240 SF	Sod- RTF Sod, or approved equal			
		36,457 SF	Native Seed Mix- Low grow mix or approved equal			
		17,432 SF	Rock Mulch - 1 1/2 dia. river rock mulch or approved equal, 3" depth			
		1420 LF	Metal Edger			

Please use a different symbol for the Kentucky Coffee Tree. This symbology is typically associate with evergreen trees.

Symbol has been updated.

Plant schedule has been updated.

Duplicate note has been removed.

Note has been revised.

STANDARD RIGHT-OF-WAY TABLE					
AREA	DESCRIPTION	LENGTH	NOTES	TREES REQUIRED (1/30' LF)	TREES PROVIDED
A	S. DE GAULLE ST	1169'	120' OF DRIVE EXCLUDED	39	37*

\*REQUIRED SIGHT TRIANGLES REDUCE AVAILABLE PLANTING AREA

### 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 LINE.
- DEVELOPER SHALL ENSURE THAT THE PRELIMINARY LANDSCAPE PLAN IS COORDINATED WITH ALL UTILITIES PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, AND CONSTRUCTION DOES NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF ALL 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.

### 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 UNOBTSTRUCTED 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 THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 146-1435 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 GORILLA HAIR SHREDDED WOOD MULCH OR EQUAL AT MIN. 3" DEEP AND TREES TO BE GORILLA HAIR SHREDDED WOOD MULCH OR EQUAL AT MIN. 3" DEEP.
- ANY PROPOSED PLANTS WITHIN THE SIGHT TRIANGLE MUST COMPLY WITH CITY OF AURORA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

Update this table to include the two proposed internal local public streets. If street names are not available, then label them as A and B. 1 tree per 40 linear feet.

Table has been updated.

Sight distance triangles ONLY impact shrubs. Shrubs may only be 26" tall as measured from the roadway surface. Trees are permitted. A note should be added to the landscape plans that states that all trees are to be limbed up as they mature so that no branch is lower than 8.

Asterisk footnote has been removed. Note regarding tree limbing has been added. Refer to note 6 under "General Notes" on sheet L-2.

Add a note something to the effect of "Final street tree placement will depend upon the ultimate location of utilities and individual driveway locations."

Note has been added.

Add a column that represents each category as a percentage of the overall landscape area.

Table has been updated.

### WATER CONSERVATION TABLE:

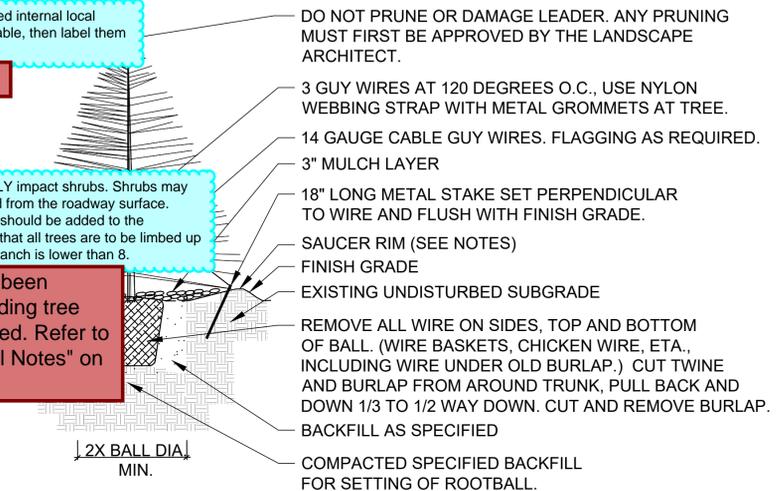
NON-WATER CONSERVING (SOD)	25,240 S.F.
WATER CONSERVING (NATIVE AND SHRUBS)	53,889 S.F.
TOTAL LANDSCAPE AREA	79,129 S.F.

### 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

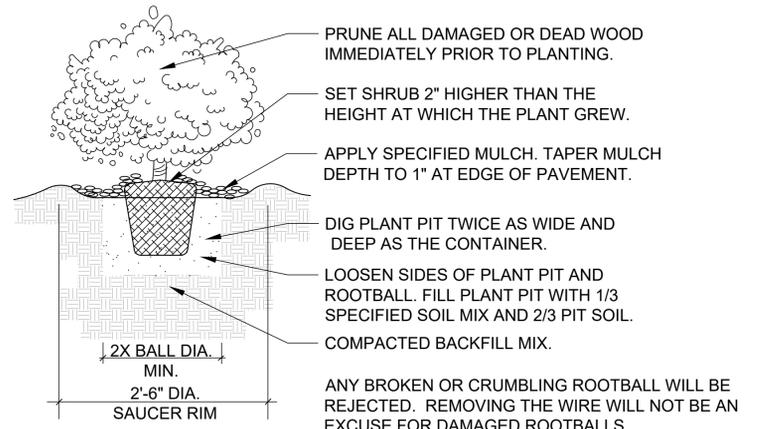
RTF SOD, OR APPROVED EQUAL  
 AVAILABLE THROUGH: GREEN VALLEY  
 TURF CO.  
 13159 N. US HIGHWAY 85  
 LITTLETON, CO 80125  
 P: 303.798.6764  
 WEB: WWW.GVT.NET



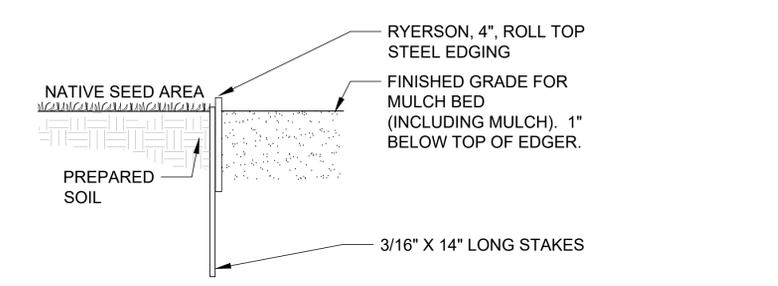
### NOTES:

- 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.

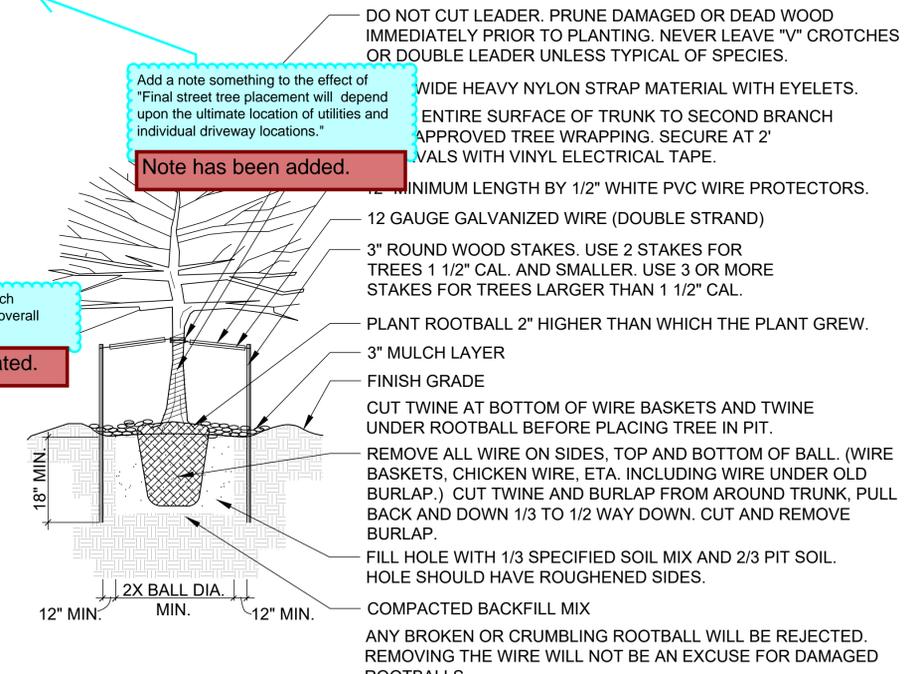
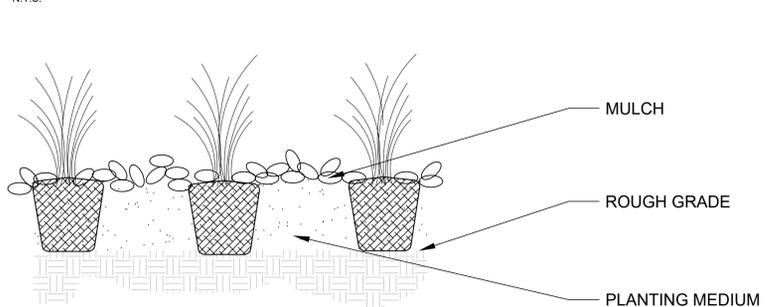
### EVERGREEN TREE PLANTING DETAIL



### SHRUB PLANTING DETAIL



### EDGER DETAIL - NATIVE AND MULCH BED



### DECIDUOUS TREE PLANTING DETAIL

N.T.S.

### PERENNIAL PLANTING

N.T.S.

REVISIONS	DATE	#

PROJECT:	OVERLOOK AT SORREL RANCH
DRAWING:	LANDSCAPE DETAILS
CLIENT:	CITY OF AURORA
DESIGNED BY: CW	HORZ: N/A
DRAWN BY: CW	SCALE: VERT: N/A
CHECKED BY: JG	DATE: 08-12-2019

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

SHEET NUMBER  
**L-2**

PROJECT NO. 8173-000

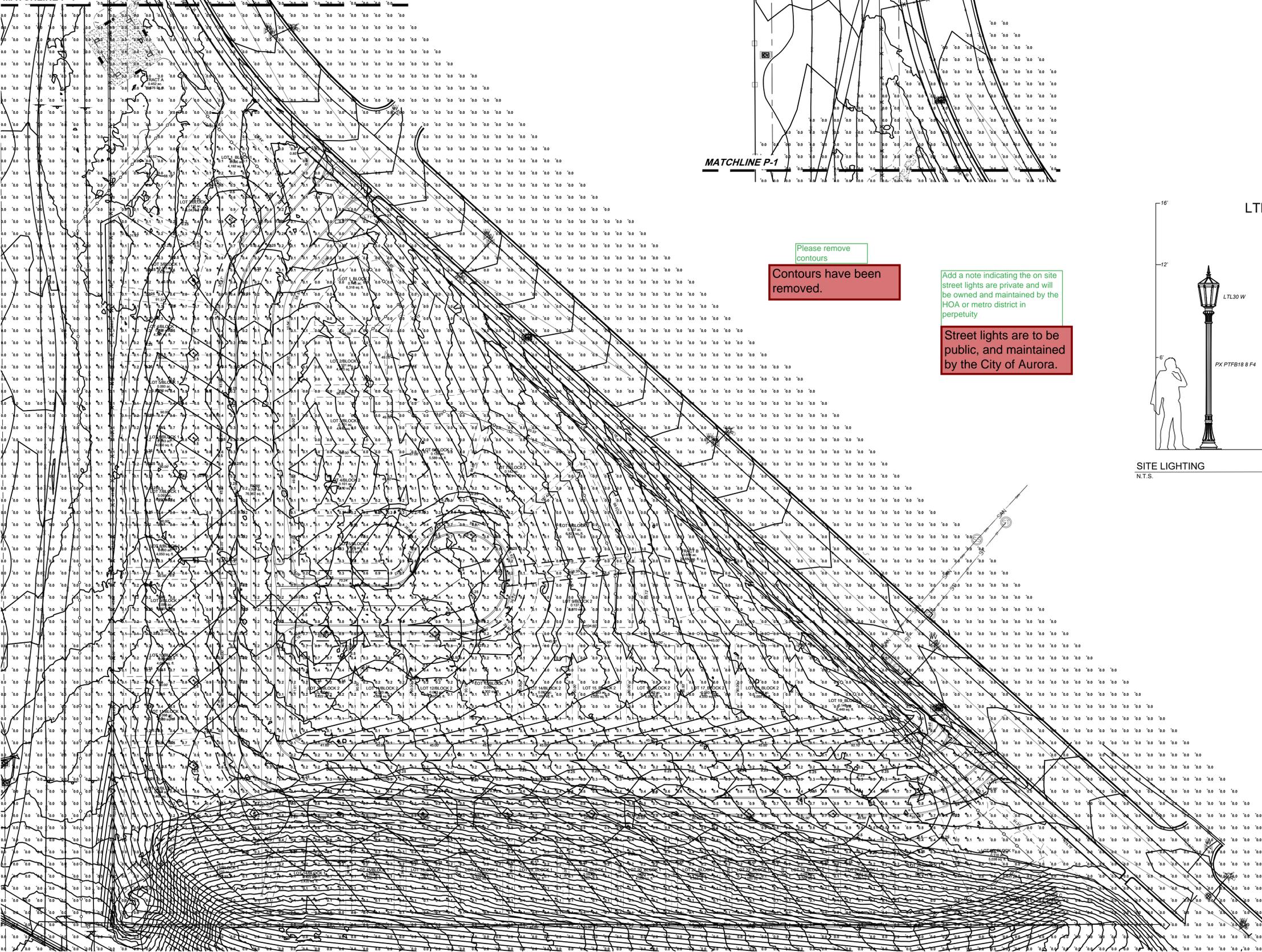
2019-08-12 11:17am By: cwoodvine  
 L:\8173-000\_08 Capitol-Sorrel\_Ranch\04\_CDD\4\_1\_Sheets\DETAILS SHEET.dwg

# OVERLOOK AT SORREL RANCH SITE PLAN WITH WAIVERS

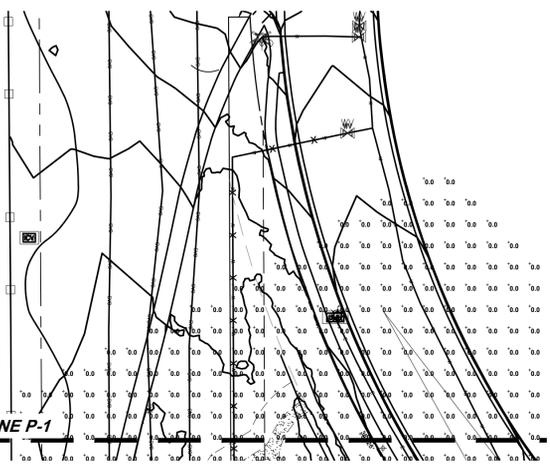
## GENERAL NOTES

- 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".

MATCHLINE P-1



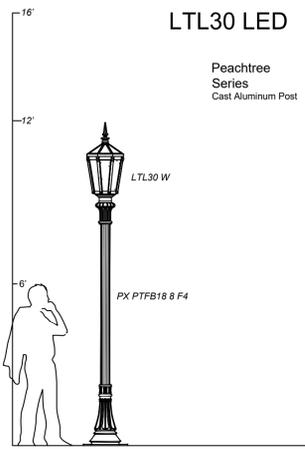
MATCHLINE P-1



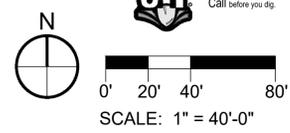
Please remove contours  
Contours have been removed.

Add a note indicating the on site street lights are private and will be owned and maintained by the HOA or metro district in perpetuity

Street lights are to be public, and maintained by the City of Aurora.



SITE LIGHTING  
N.T.S.



REVISIONS	DATE	#

PROJECT:	OVERLOOK AT SORREL RANCH
DRAWING:	PHOTOMETRIC PLAN
CLIENT:	CITY OF AURORA
DESIGNED BY: CW	HORIZ: 1" = 40'
DRAWN BY: CW	SCALE: 1" = 40'
CHECKED BY: JC	DATE: 08-12-2019

**associates inc.**  
 2953 South Peoria Street, Ste 101  
 Aurora, Colorado 80014  
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SHEET NUMBER  
**P-1**  
 PROJECT NO. 8173-000

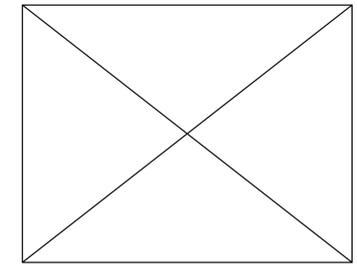
2019-08-12 11:17am By: cwoodvine  
 L:\8173-000 DB Capital-Sorrel Ranch\GA\_CDD\4\_1\_Sheets\PHOTOMETRIC SHEET.dwg

# SORREL RANCH SUBDIVISION FILING NO. 5A

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

change this to the next number for Filing - confirm this with the County

Item addressed



Items addressed

## LEGAL DESCRIPTION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT (HE IS, SHE IS, IT IS, THEY ARE) THE (OWNER/S) OF A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 65 WEST, 6TH PRINCIPAL MERIDIAN, ARAPAHOE COUNTY, COLORADO, KNOWN AS LOT 2, BLOCK 2, SORREL RANCH SUBDIVISION FILING NO. 5, RECORDED AT RECEPTION NO. 4216554, ON 12/17/2004 IN THE RECORDS OF ARAPAHOE COUNTY, COLORADO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

choose the correct one

City of Aurora, revise this number

BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 18, BEING MONUMENTED WITH A FOUND 1-1/2" COPPER WELD CAP SET IN A 4" DIAMETER CONCRETE PEDESTAL STAMPED "PUB SER CO COLO ENG DEPT ROW" AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 18 AS SHOWN ON MONUMENT RECORD BY MARK W. ELLIS, RECORDED ON 04/02/1985 IN THE RECORDS OF ARAPAHOE COUNTY, COLORADO AND A CALCULATED POINT FROM FOUND REFERENCE MONUMENTS AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 18 AS SHOWN ON MONUMENT RECORD BY FREDRICK L. EASTON, RECORDED ON 09/30/2008 IN THE RECORDS OF ARAPAHOE COUNTY, COLORADO. SAID BEARING IS N89°37'06"E.

COMMENCING AT SAID NORTHEAST CORNER OF THE SOUTHEAST CORNER OF SECTION 18; THENCE S00°18'10"E, ALONG WITH THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 18, A DISTANCE OF 1,041.91 FEET TO A CALCULATED POINT;

THENCE N89°41'50"E, DEPARTING SAID WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 18, THROUGH TRACT C, SORREL RANCH SUBDIVISION FILING NO. 6, RECEPTION NO. B4219604, RECORDED ON 12/22/2004 IN THE RECORDS OF ARAPAHOE COUNTY, A DISTANCE OF 89.95 FEET TO THE EASTERLY LINE OF SAID TRACT C, SORREL RANCH SUBDIVISION FILING NO. 6, SAME BEING THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 2, SORREL RANCH SUBDIVISION FILING NO. 5, SAME BEING THE SOUTHWEST CORNER OF CERTAIN PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED, RECEPTION NO. D0104373, RECORDED ON 10/15/2010, IN THE RECORDS OF ARAPAHOE COUNTY, COLORADO, ALSO BEING THE POINT OF BEGINNING;

THENCE, N89°41'28"E, DEPARTING SAID EASTERLY LINE OF TRACT C, SORREL RANCH SUBDIVISION FILING NO. 6 AND ALONG WITH THE NORTH LINE OF SAID LOT 2, BLOCK 2, SORREL RANCH SUBDIVISION FILING NO. 5, SAME BEING THE SOUTH LINE OF SAID CERTAIN PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED, RECEPTION NO. D0104373 A DISTANCE OF 10.17 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, BLOCK 2, SORREL RANCH SUBDIVISION FILING NO. 5, SAME BEING THE SOUTHEAST CORNER OF SAID CERTAIN PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED, RECEPTION NO. D0104373, SAME BEING THE WESTERLY RIGHT OF WAY LINE OF SOUTH DE GAULLE STREET;

THENCE, ALONG WITH THE EASTERLY LINE OF SAID LOT 2, BLOCK 2, SORREL RANCH SUBDIVISION FILING NO. 5 AND WITH SAID WESTERLY RIGHT OF WAY LINE OF SOUTH DE GAULLE STREET THE FOLLOWING TWO COURSES:

1. ALONG WITH A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 462.00, A DELTA ANGLE OF 44°48'08", AN ARC LENGTH OF 361.26 FEET, THE CHORD OF WHICH BEARS N25°36'00"W, A DISTANCE OF 352.13 FEET TO A POINT OF TANGENCY;
2. S48°00'04"E, A DISTANCE OF 955.98 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK 2, SORREL RANCH SUBDIVISION FILING NO. 5, SAME BEING ON THE NORTH LINE OF CERTAIN PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED, RECEPTION NO. D8029490, ON 03/27/2018, IN THE RECORDS OF ARAPAHOE COUNTY, COLORADO;

Item addressed

is this correct?

THENCE, N89°59'48"E, DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF SOUTH DE GAULLE STREET, ALONG WITH THE SOUTH LINE OF SAID LOT 2, BLOCK 2, SORREL RANCH SUBDIVISION FILING NO. 5, SAME BEING THE NORTH LINE OF SAID CERTAIN PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED, RECEPTION NO. D8029490, A DISTANCE OF 867.70 FEET TO THE SOUTH SOUTHWEST CORNER OF SAID LOT 2, BLOCK 2, SORREL RANCH SUBDIVISION FILING NO. 5;

THENCE, N00°18'10"W, DEPARTING SAID NORTH LINE OF CERTAIN PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED, RECEPTION NO. D8029490, PARALLEL WITH SAID WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 18, ALONG THE WESTERLY LINE OF SAID LOT 2, BLOCK 2, SORREL RANCH SUBDIVISION FILING NO. 5, AND ALONG WITH THE EASTERLY LINE OF SAID TRACT C, SORREL RANCH SUBDIVISION FILING NO. 6, A DISTANCE OF 957.23 FEET TO SAID POINT OF BEGINNING.

CONTAINING AN AREA OF 347,787 SQUARE FEET OR 7.98 ACRES.

change this to the next number for Filing - confirm this with the County

Items addressed

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF SORREL RANCH SUBDIVISION FILING NO. 5A, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS, EASEMENTS, AND TRACTS A, B AND C AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

only add these if these are being dedicated to the City of Aurora for public purposes

## COVENANTS:

THE UNDERSIGNED OWNER(S), FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY OF AURORA;

146

Items addressed

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 THE CITY OF AURORA AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE CITY;

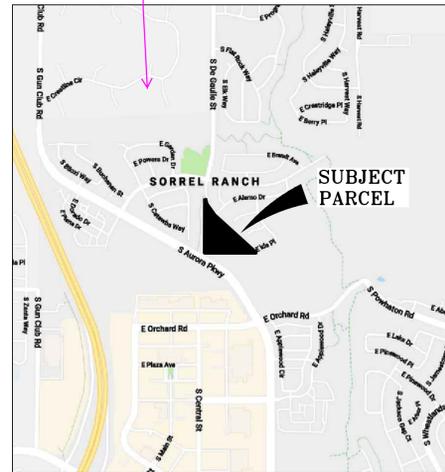
ALL ELECTRICAL, COMMUNITY UTILITY LINES AND SERVICES, AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 126-505 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND;

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 INSTALLATION, OPERATION, 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 BY THE CITY OF AURORA.

All crossings or encroachments, including but not limited, to private landscape irrigation systems, underdrains, or 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 rights-of-way. The undersigned, their successors and assigns, hereby agree to indemnify and hold harmless the City of Aurora for any loss, damage, or repair to private landscape irrigation systems, underdrains, or private utilities that may result from the City of Aurora's use and occupancy or exercise of its rights in said easements and rights of way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said private landscape irrigation systems, underdrains, or private utilities upon request from the City of Aurora and at no expense to the City of Aurora.

Items addressed

change this to a non-color format



VICINITY MAP SCALE: 1" = 1,000'

Items under General Notes addressed

## GENERAL NOTES

1. 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".
2. BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 18, T5S, R65W, 6TH PRINCIPAL MERIDIAN BEING MONUMENTED WITH A FOUND 1-1/2" COPPER WELD CAP SET IN A 4" DIAMETER CONCRETE PEDESTAL STAMPED "PUB SER CO COLO ENG DEPT ROW" AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 18 AND A CALCULATED POINT FROM FOUND REFERENCE MONUMENTS AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 18, SAID BEARING IS N89°37'06"E.
3. 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. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HCL ENGINEERING & SURVEYING, LLC TO DETERMINE RECORD TITLE, EASEMENTS OR RIGHTS-OF-WAY. TITLE COMMITMENT NO. XXXXXXXX WITH AN EFFECTIVE DATE OF XXXXXXXX PREPARED BY XXXXX WAS RELIED UPON FOR ALL INFORMATION REGARDING TITLE OF RECORD, EASEMENTS OF RECORD AND RIGHTS-OF-WAY.
5. THE LINEAL UNITS OF MEASURE SHOWN ON THIS PLAT ARE BASED UPON THE U.S. SURVEY FOOT.
6. ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO DEVELOPMENT STANDARDS AS ADOPTED BY THE AURORA CITY COUNCIL IN ORDINANCE 96-74 AND 96-75.
7. THE EASEMENTS HEREON SHOWN AND LABELED 6' GAS EASEMENTS ARE FOR THE EXCLUSIVE USE AS A GAS EASEMENTS; EXCEPT OTHER UTILITIES, SERVICE WALKS, AND DRIVEWAYS MAY CROSS SAID EASEMENTS AT SUBSTANTIALLY RIGHT ANGLES.
8. THE FIELD SURVEY BEGAN FEBRUARY 5, 2019 AND WAS COMPLETED ON FEBRUARY 15, 2019. ADDITIONAL FIELD SURVEY WAS COMPLETED ON APRIL 15, 2019.
9. NOTICE: 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. (13-80-105 C.R.S. 2012)
10. TRACTS A, B AND C ARE TO BE PRIVATELY OWNED AND MAINTAINED.
11. ALL OWNERS OF LOTS ADJACENT TO PONDEROSA TRAIL SOUTH SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE RESTRICTING THE ABILITY TO BUILD A FENCE ALONG THOSE STREETS OR TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.
12. STREET RIGHT OF WAY AREA IS 76,967 SQUARE FEET OR 1.77 ACRES, MORE OR LESS.

two words

delete this not a plat note

is this the only street that qualifies?

delete this not a plat note

## SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; 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 ADJUSTMENT; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON 04/12/2019.

JULIAN SISNEROS, REGISTERED SURVEYOR COLORADO NO. 38355 FOR AND ON BEHALF OF HCL ENGINEERING & SURVEYING, LLC

DATE

PRELIMINARY DOCUMENT

## OWNER

GB Capital, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: Geoffrey Babbitt

ITS MANAGER

STATE OF COLORADO )  
ARAPAHOE COUNTY ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_, 2019, A.D. BY \_\_\_\_ AS

MANAGER OF GB Capital, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

Item addressed

only add these if these are being dedicated to the City of Aurora for public purposes

## CITY OF AURORA APPROVALS:

THE FOREGOING INSTRUMENT IS APPROVES FOR FILING AND CONVEYANCE OF STREETS, EASEMENTS, AND TRACTS AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_ AD, SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

CITY ATTORNEY \_\_\_\_\_ DATE \_\_\_\_\_

change to "Engineer"

PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

PUBLIC WORKS DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

delete this signature

Items addressed

## CLERK AND RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO ON THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_ AD AT \_\_\_\_ O'CLOCK \_\_\_\_ M.

COUNTY CLERK AND RECORDER \_\_\_\_\_ DEPUTY \_\_\_\_\_

BOOK NO.: \_\_\_\_\_

PAGE NO.: \_\_\_\_\_

RECEPTION NO.: \_\_\_\_\_

Item addressed

change this to the next number for Filing - confirm this with the County



HCL ENGINEERING & SURVEYING, L.L.C. 5600 S. QUEBEC ST. STE. 205B GREENWOOD VILLAGE, CO 80111 PHONE: 303.773.1605 FAX: 303.773.3297 WWW.HCLENGINEERING.COM

SORREL RANCH SUBDIVISION FILING NO. 5A

SE 1/4, SECTION 18, T5S, R65W, 6TH P.M. ARAPAHOE COUNTY, CO

JOB NUMBER: 190017 DRAWN BY: AHE DATE: 08/14/2019 CHECKED BY: JES SHEET NUMBER: 1 OF 3 SHEETS

# SORREL RANCH SUBDIVISION FILING NO. 5A

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

change this to the next number for Filing - confirm this with the County

Item addressed

PRELIMINARY DOCUMENT

Item addressed (typical)  
City of Aurora  
NW 1/4 SECTION 18  
T5S, R65W  
6TH P.M.  
ARAPAHOE COUNTY, COLORADO

POINT OF COMMENCEMENT.  
NW CORNER SE 1/4 SECTION 18  
T5S, R65W, 6TH P.M.  
ARAPAHOE COUNTY, COLORADO

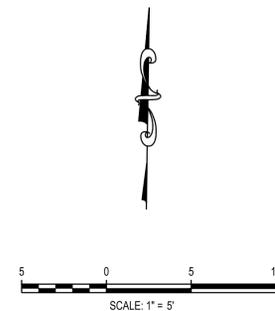
Item addressed (typical)  
Send in the State Monument Record for the aliquot corner

City of Aurora  
NE 1/4 SECTION 18  
T5S, R65W  
6TH P.M.  
ARAPAHOE COUNTY, COLORADO

BASIS OF BEARINGS  
N89°37'06"E 2656.36' (M)  
N89°37'10"E 2656.33' (R)

City of Aurora  
NE CORNER SE 1/4 SECTION 18,  
T5S, R65W, 6TH P.M.  
ARAPAHOE COUNTY, COLORADO  
(CALCULATED POINT FROM FOUND REFERENCE MONUMENTS)

Send in the State Monument Record for the aliquot corner



Items addressed  
SORREL RANCH HOMEOWNERS ASSOCIATIONS, INC  
RECEPTION NO. D0104373  
APN: 2071-18-4-02-002  
ARAPAHOE COUNTY, COLORADO

label this document name (QCD, WD, etc.)

delete the ownership info on the plat

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S48°00'04"E	13.48'
L2	N42°03'56"E	9.14'
L3	N41°59'56"E	0.85'
L4	N48°00'04"W	3.52'
L5	S41°59'56"W	0.93'
L6	S42°03'56"W	9.09'
L7	S48°00'04"E	39.98'
L8	S48°00'04"E	40.00'

MONUMENT TABLE	
NO.	DESCRIPTION
7000	FOUND NO. 6 REBAR WITH 3-1/4" ALUM DISK "FARNSWORTH GROUP T5S R65W S18/S17 R.M. 10.00 2007 PLS 37947" (10.00' REFERENCE)
7001	FOUND NO. 6 REBAR WITH 3-1/4" ALUM DISK "FARNSWORTH GROUP T5S R65W S18/S17 R.M. 10.00 2007 PLS 37947" (10.00' REFERENCE)
7002	FOUND MAG NAIL AND WASHER "FARNSWORTH RM PLS 37948" IN TOP OF CURB (31.28' REFERENCE)
7003	FOUND MAG NAIL AND WASHER "FARNSWORTH RM PLS 37948" IN TOP OF CURB (44.25' REFERENCE)
7005	FOUND 1-1/2" COPPER WELD CAP SET IN 4" DIA. CON. PEDESTAL STAMPED "PUB SER CO COLO ENG DEPT ROW"
7014	FOUND NO. 6 REBAR WITH 1" ALUMINUM CAP IN RANGE BOX "LS 30099"
7019	FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP "LS 34980"
7013	FOUND MAG NAIL IN RANGE BOX
7012	FOUND TAG (ILLEGIBLE)
7018	FOUND NO. 5 REBAR WITH RED PLASTIC CAP "LS 29766"
7026	FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP "LS 34580"
7028	FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP "LS 34580"

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C7	12.80'	110.00'	6°40'06"	N03°01'53"E	12.80'
C8	38.47'	110.00'	20°02'13"	N16°23'03"E	38.27'
C9	30.07'	110.00'	15°39'46"	N34°14'02"E	29.98'
C10	76.84'	482.00'	9°08'01"	S43°26'04"E	76.76'
C11	361.26'	462.00'	44°48'08"	N25°36'00"W	352.13'
C12	15.69'	10.00'	89°53'58"	N02°53'03"W	14.13'
C13	15.71'	10.00'	89°59'52"	S87°03'52"W	14.14'
C28	36.97'	50.00'	42°22'06"	S20°52'53"W	36.14'
C33	59.16'	80.00'	42°22'06"	S20°52'53"W	57.82'

LEGEND	
	SUBJECT PARCEL BOUNDARY LINE
	SECTION LINE
	SUBDIVISION LOT LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE, AS NOTED
	RIGHT-OF-WAY LINE
	TIE LINE
	CENTERLINE OF ROAD
4' UE	4' UTILITY EASEMENT
6' GE	6' GAS EASEMENT
8' UE	8' UTILITY EASEMENT
①	BLOCK NUMBER
(M)	MEASURED
(R)	RECORDED
P.M.	PRINCIPAL MERIDIAN

### MONUMENT NOTES

○ 7007 MONUMENT FOUND. SEE MONUMENT TABLE

add the Centerline monument symbols and the monumentation note (See Checklist)

Item addressed

Internal streets are private. Please remove reference to public street or ROW

Sorrel Ranch Subdivision Filing No. 7

Item addressed

add the centerline monuments with the bearings, distances and curve data in between

Item addressed

Item addressed

add tic mark

Item addressed

add name

Item addressed

Item addressed  
SORREL RANCH SUBDIVISION FILING NO. 6

SORREL RANCH HOMEOWNERS ASSOCIATION INC.  
SORREL RANCH SUBDIVISION FILING NO. 6  
RECEPTION NO. B4219604  
ARAPAHOE COUNTY, COLORADO

POINT OF BEGINNING  
N89°41'50"E 89.95'  
(TIE)

105' COLORADO INTERSTATE GAS COMPANY RIGHT OF WAY EASEMENT AGREEMENT RECEPTION NO. 3048906

Items addressed

City of Aurora

SEE SHEET 2



SORREL RANCH SUBDIVISION FILING NO. 5A  
SE 1/4, SECTION 18,  
T5S, R65W, 6TH P.M.  
ARAPAHOE COUNTY, CO

HCL ENGINEERING & SURVEYING, L.L.C.  
6800 S. QUEBEC ST. STE. 205B  
GREENWOOD VILLAGE, CO 80111  
PHONE: 303.773.1605  
FAX: 303.773.3297  
WWW.HCLEN지니어ING.COM

JOB NUMBER: 190017 | DRAWN BY: AHE  
DATE: 08/14/2019 | CHECKED BY: JES  
SHEET NUMBER: 2 OF 3 SHEETS

2019-08-22 6:20am By: aestrada  
C:\Users\stest\OneDrive\Documents\Sorrel Ranch\Survey\CAD\TEMP-WORKING\00017\_Sorrel Ranch\_AHE.dwg

# SORREL RANCH SUBDIVISION FILING NO. 5A

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

change this to the next number for Filing - confirm this with the County  
**Item addressed**

PRELIMINARY DOCUMENT

Item addressed (typical)  
City of Aurora

NW 1/4 SECTION 18, T5S, R65W, 6TH P.M. ARAPAHOE COUNTY, COLORADO

POINT OF COMMENCEMENT. NW CORNER SE 1/4 SECTION 18, T5S, R65W, 6TH P.M. ARAPAHOE COUNTY, COLORADO

Item addressed (typical)  
Send in the State Monument Record for the aliquot corner

NE 1/4 SECTION 18, T5S, R65W, 6TH P.M. ARAPAHOE COUNTY, COLORADO

BASIS OF BEARINGS  
N89°37'06"E 2656.36' (M)  
N89°37'10"E 2656.33' (R)

City of Aurora  
NE CORNER SE 1/4 SECTION 18, T5S, R65W, 6TH P.M. ARAPAHOE COUNTY, COLORADO (CALCULATED POINT FROM FOUND REFERENCE MONUMENTS)

Send in the State Monument Record for the aliquot corner

7003  
7002

City of Aurora  
SW 1/4 SECTION 18, T5S, R65W, 6TH P.M. ARAPAHOE COUNTY, COLORADO

Item addressed  
change this number

TRACT C  
SORREL RANCH HOMEOWNERS ASSOCIATION INC.  
SORREL RANCH SUBDIVISION FILING NO. 6  
RECEPTION NO. B4219604  
ARAPAHOE COUNTY, COLORADO

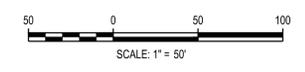
SEE SHEET 3

Item addressed (typical)  
add name

dedicate this 16' Ut. easement by this plat  
Item addressed

Item addressed  
Sorrel Ranch Subdivision Filing No. 7

City of Aurora  
SE 1/4 SECTION 18, T5S, R65W, 6TH P.M. ARAPAHOE COUNTY, COLORADO



LINE TABLE

LINE #	BEARING	DISTANCE
L9	S48°00'04"E	42.15'
L10	S48°00'04"E	39.36'

MONUMENT TABLE

NO.	DESCRIPTION
7000	FOUND NO. 6 REBAR WITH 3-1/4" ALUM. DISK "FARNSWORTH GROUP T5S R65W S18/S17 R.M. 10.00 2007 PLS 37947" (10.00' REFERENCE)
7001	FOUND NO. 6 REBAR WITH 3-1/4" ALUM. DISK "FARNSWORTH GROUP T5S R65W S18/S17 R.M. 10.00 2007 PLS 37947" (10.00' REFERENCE)
7002	FOUND MAG NAIL AND WASHER "FARNSWORTH RM PLS 37948" IN TOP OF CURB (31.28' REFERENCE)
7003	FOUND MAG NAIL AND WASHER "FARNSWORTH RM PLS 37948" IN TOP OF CURB (44.25' REFERENCE)
7005	FOUND 1-1/2" COPPER WELD CAP SET IN 4" DIA. CON. PEDESTAL STAMPED "FUB SER CO COLO ENG DEPT ROW"
7007	FOUND CHISELED "X" ON S/ SIDE OF 2' x 2' CONCRETE PAD FOR "P TEST" BOX
7008	FOUND DOUBLE HEADED NAIL & BRASS DISC "CITY OF AURORA"
7009	FOUND NO. 5 REBAR
7020	FOUND NO. 5 REBAR WITH ALUMINUM CAP "LS 30099"
7015	FOUND NO. 6 REBAR WITH 1" ALUMINUM CAP IN RANGE BOX "LS 30099"
7016	FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP CAP "LS 34580"
7017	FOUND NO. 5 REBAR WITH ORANGE PLASTIC CAP CAP "LS 38449"

Item addressed  
delete the ownership information on the plat

Item addressed  
South Aurora Parkway (144' R.O.W.) Rept. No. B2009693

Item addressed  
add existing R.O.W. line

Item addressed  
match the description

Item addressed  
delete the ownership information on the plat  
GUN CLUB GROUP PARTNERS  
RECEPTION NO. D8029490  
APN: 2071-18-4-00-293  
ARAPAHOE COUNTY, COLORADO

Missing utility easement needed for the storm line shown on the civil plans. See Section 5.04 for easement width requirements.

add the centerline monuments with the bearings, distances and curve data in between  
Item addressed

CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	40.81'	105.00'	22°16'06"	N61°58'47"E	40.55'
C2	30.94'	105.00'	16°52'58"	N81°33'19"E	30.83'
C3	15.91'	70.00'	13°01'27"	N83°29'29"W	15.88'
C4	43.97'	70.00'	35°59'32"	N58°59'00"W	43.25'
C5	44.23'	70.00'	36°11'55"	N22°53'16"W	43.49'
C6	5.48'	70.00'	4°29'09"	N02°32'44"W	5.48'
C14	16.69'	10.00'	95°37'46"	N00°05'01"W	14.82'
C15	2.54'	10.00'	14°34'45"	N55°01'15"E	2.54'
C16	21.74'	45.00'	27°41'11"	N76°09'13"E	21.53'
C17	15.66'	10.00'	89°42'02"	N45°09'11"W	14.11'
C18	14.18'	9.00'	90°17'58"	N44°50'49"E	12.76'
C19	3.00'	45.00'	3°49'27"	N88°05'03"E	3.00'
C20	33.80'	45.00'	43°02'00"	S64°39'20"W	33.01'
C21	36.72'	45.00'	46°45'11"	S19°45'44"W	35.71'
C22	35.62'	45.00'	45°20'52"	N26°17'18"W	34.69'
C23	39.07'	45.00'	49°44'51"	N73°50'09"W	37.86'
C24	27.84'	45.00'	35°26'54"	S63°33'58"W	27.40'
C25	22.22'	45.00'	28°17'32"	S31°41'45"W	22.00'
C26	22.76'	18.00'	72°26'49"	S53°46'23"W	21.27'
C27	14.09'	9.00'	89°42'02"	N45°09'11"W	12.69'
C29	5.06'	105.00'	2°45'47"	N49°27'51"E	5.06'
C30	14.64'	10.00'	83°53'38"	S89°58'13"E	13.37'
C31	61.68'	75.00'	47°07'14"	N66°26'11"E	59.96'
C32	62.62'	40.00'	89°42'02"	S45°09'11"E	56.42'

LEGEND

---	SUBJECT PARCEL BOUNDARY LINE
---	SECTION LINE
---	SUBDIVISION LOT LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE, AS NOTED
---	RIGHT-OF-WAY LINE
---	TIE LINE
---	CENTERLINE OF ROAD
---	4' UE 4' UTILITY EASEMENT
---	6' GE 6' GAS EASEMENT
---	8' UE 8' UTILITY EASEMENT
①	BLOCK NUMBER
(M)	MEASURED
(R)	RECORD
P.M.	PRINCIPAL MERIDIAN

MONUMENT NOTES

○ 7007 MONUMENT FOUND. SEE MONUMENT TABLE

Item addressed  
add the Centerline monument symbols and the monumentation note (See Checklist)

Item addressed

2015-06-22 6:20am. By: aelstrada  
C:\Users\aelstrada\OneDrive\Documents\2015\Sorrel Ranch\Survey\CAD\T5P-WORKING\10017\_Sorrel Ranch\_ALE.dwg



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SORREL RANCH SUBDIVISION FILING NO. 5A  
SE 1/4, SECTION 18, T5S, R65W, 6TH P.M. ARAPAHOE COUNTY, CO  
JOB NUMBER: 190017 DRAWN BY: AHE  
DATE: 08/14/2019 CHECKED BY: JES  
SHEET NUMBER: 3 OF 3 SHEETS