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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 2nd 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.

Please readdress once Quincy intersection and Harvest Road are addressed as well as the De Gaulle/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.

- 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

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-feet 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.

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.

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



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

10. **Civil Engineering** (Kristin Tanabe / 303-739-7306 / 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.

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 / 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

- 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 / 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.

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 / Comments in red)



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-feet 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)



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

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 / 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

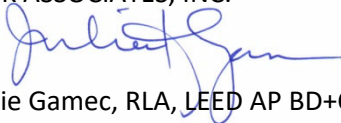
- Revise Site Plan note number 7 as shown on the redlines.
Note has been updated.
- Change the filing number in the legal description on this page to match the plat (see comments above).
Filing number has been updated.

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. <jgamec@thkassoc.com>

RE: Overlook at Sorrel Ranch - Addressing Files

1 message

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 pcturner@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

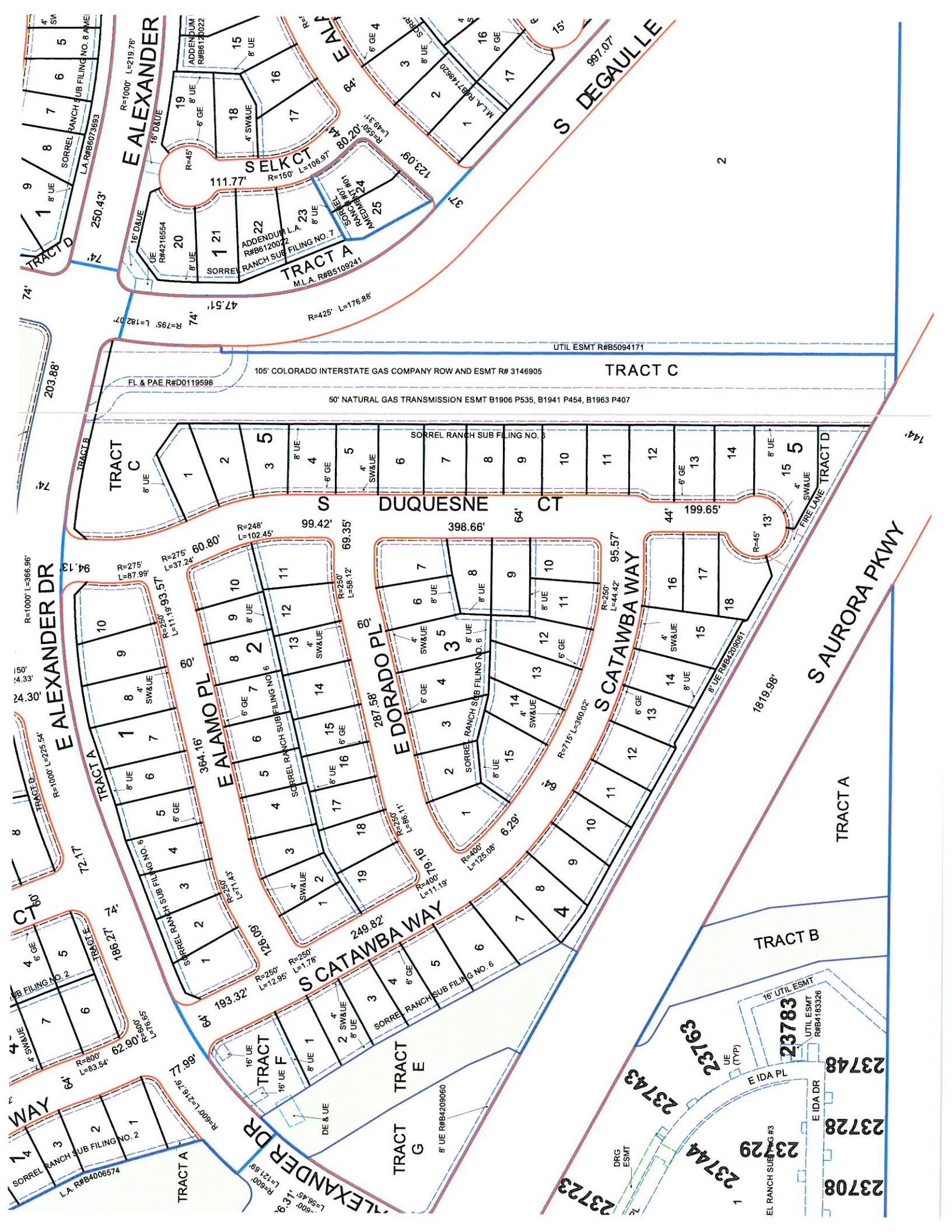
**From:** Julie G. <jgamec@thkassoc.com>**Sent:** Friday, February 7, 2020 3:10 PM**To:** Turner, Pamela "Pam" <pturner@auroragov.org>; Osoba, Daniel "Dan" <dosoba@auroragov.org>**Subject:** Fwd: Overlook at Sorrel Ranch - Addressing Files

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





Julie G. <jgamec@thkassoc.com>

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\"" <dosoba@auroragov.org>

Cc: "Lamboy, Heather" <hlamboy@auroragov.org>, "Julie G." <jgamec@thkassoc.com>

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

Geoffrey S. Babbitt
geoff@gbcapitalllc.com
(303) 901-1414

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,

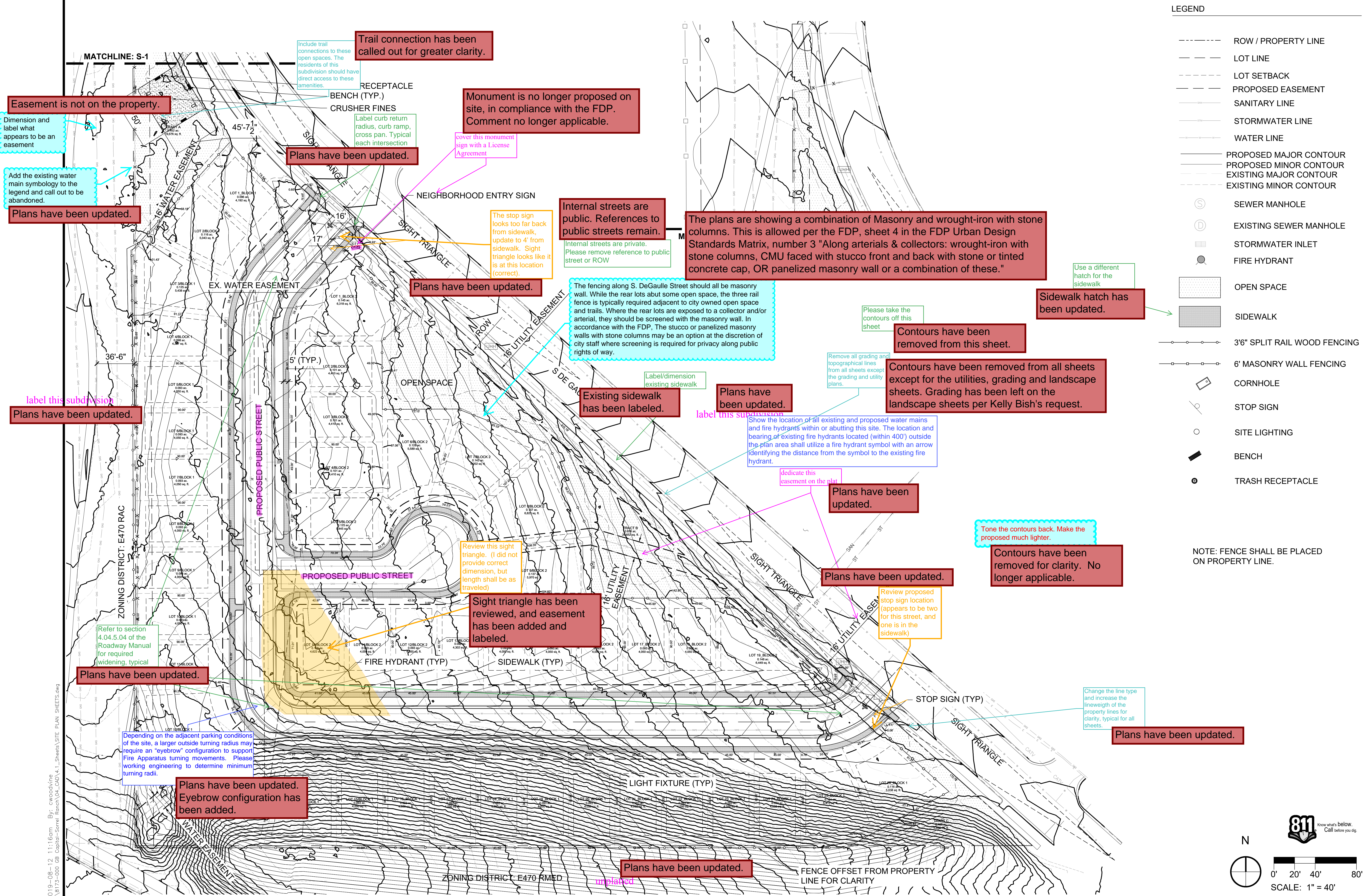
Dan Osoba


Planner II | City of Aurora, CO

303.739.7121

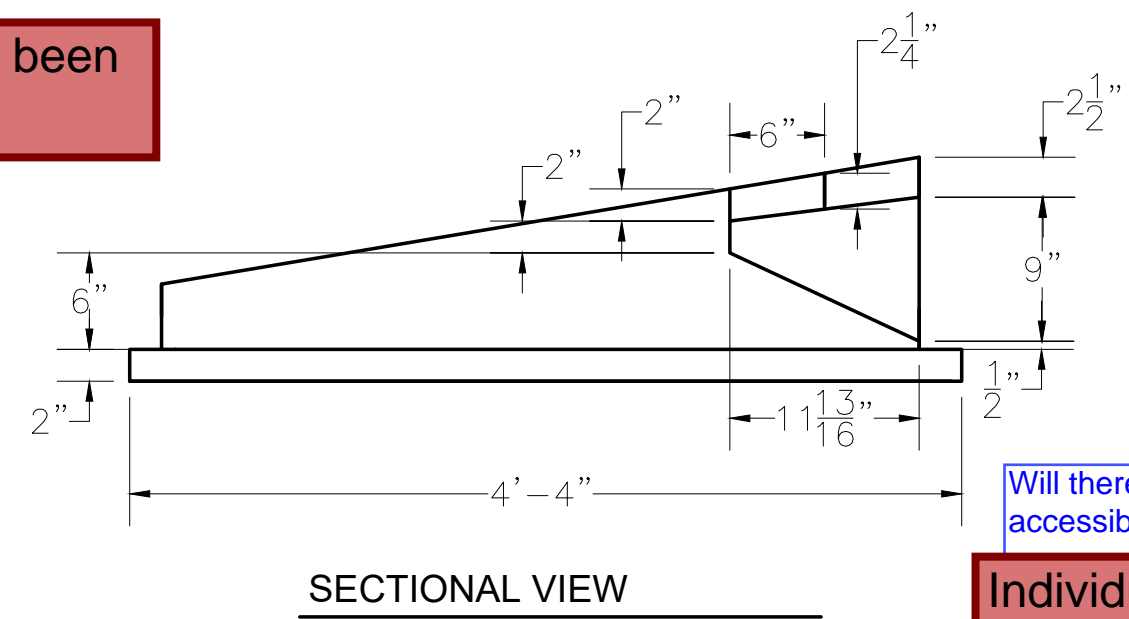
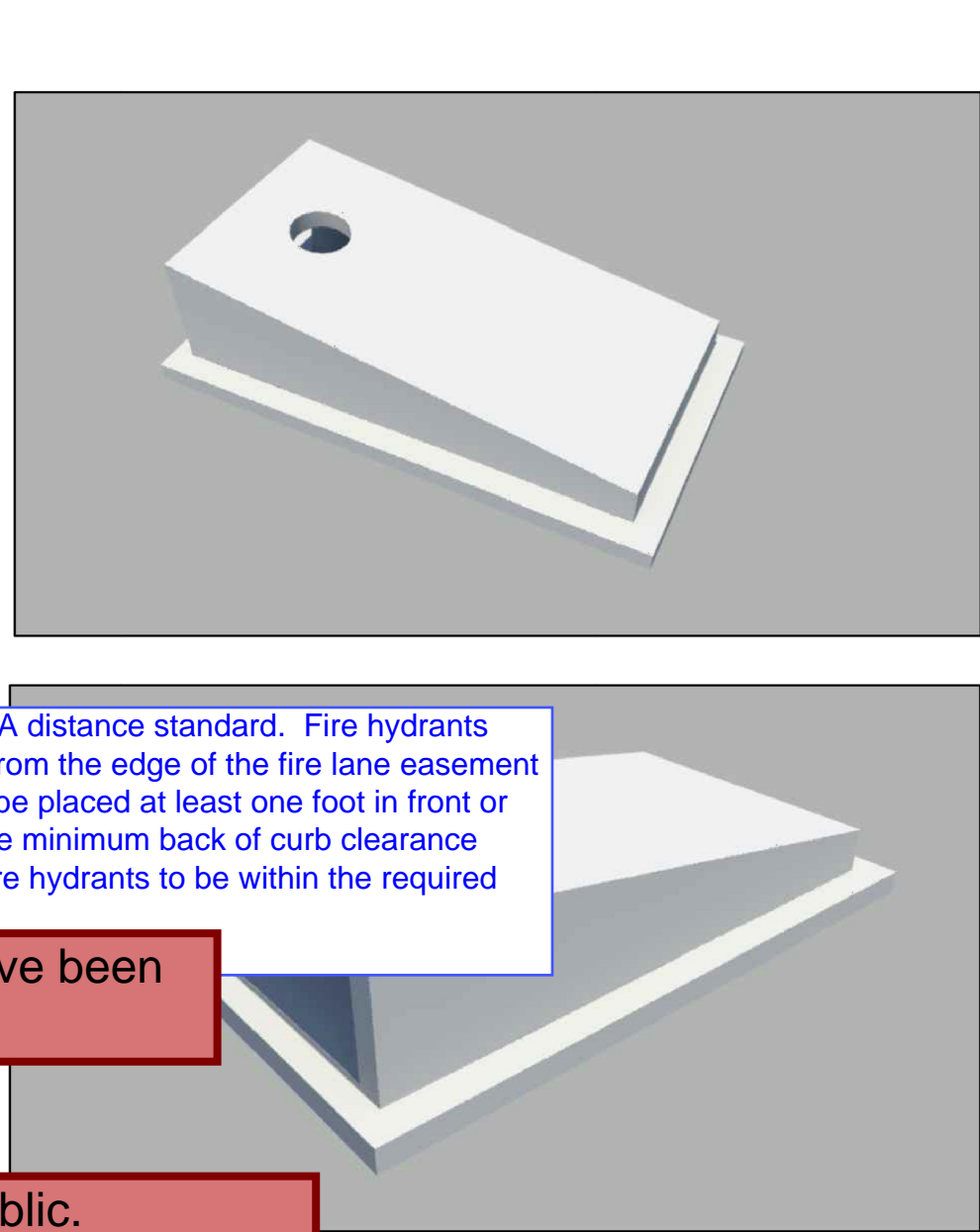
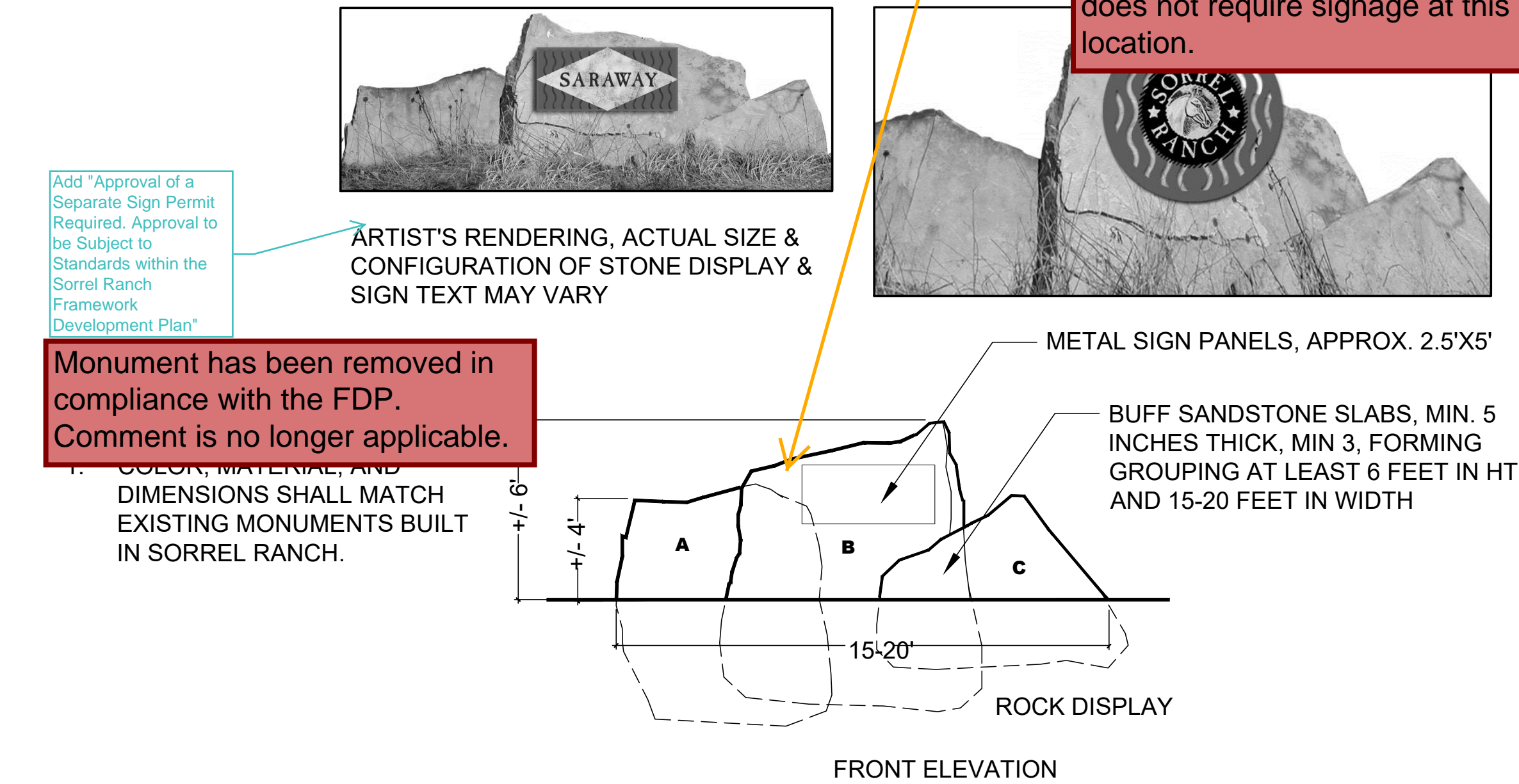
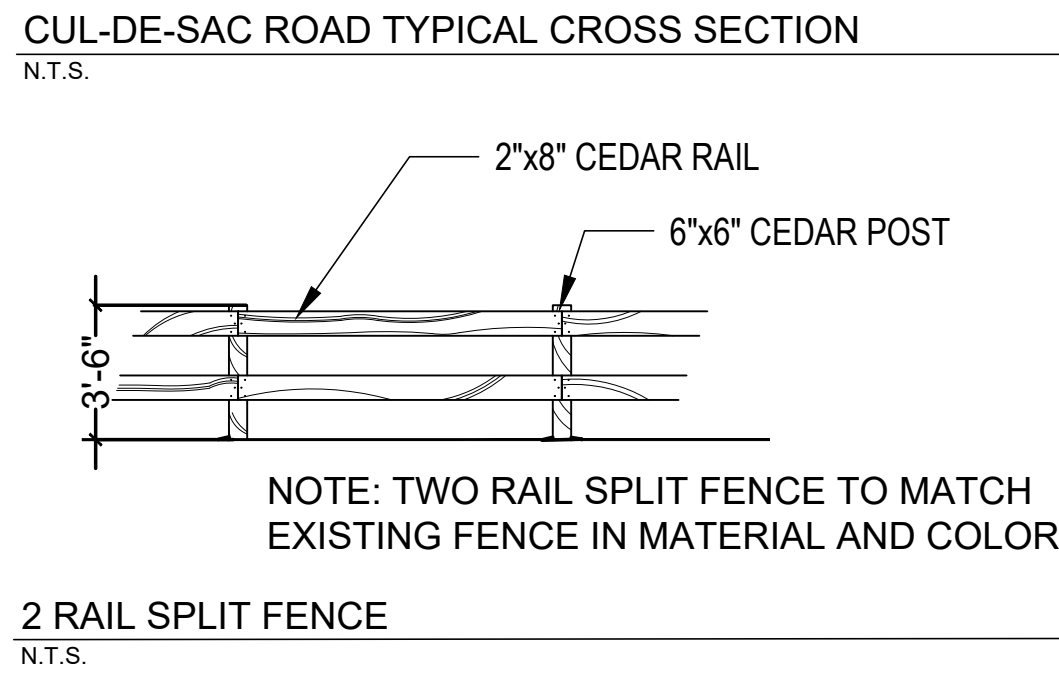
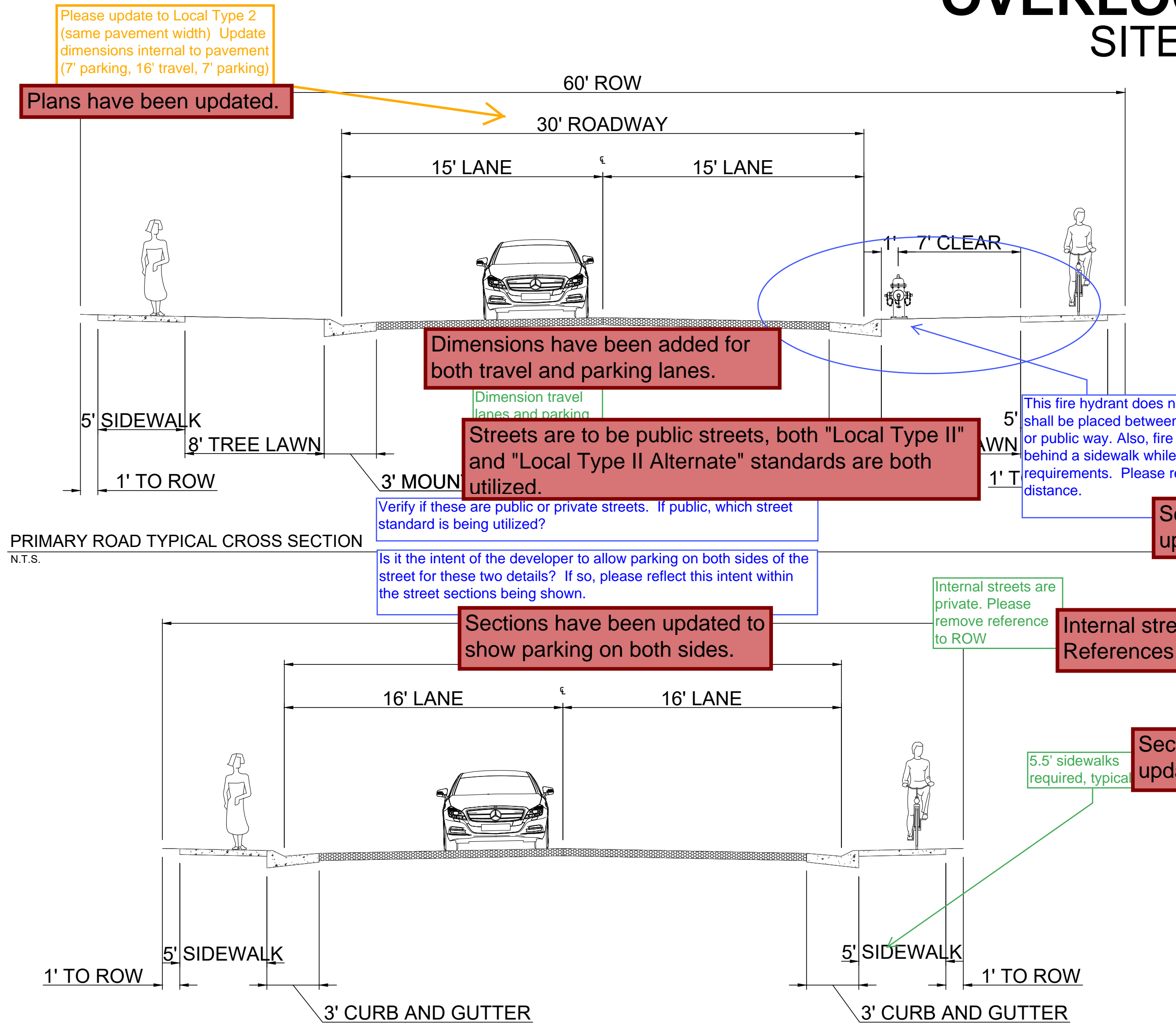
OVERLOOK AT SORREL RANCH

SITE PLAN WITH WAIVERS

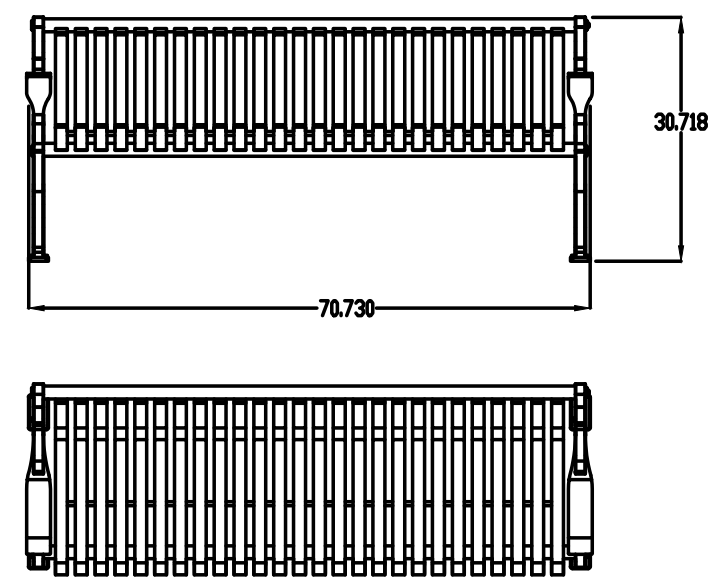


 H&K associates inc. 2953 South Peoria Street, Ste 101 Aurora, Colorado 80014 303-770-7132 303-770-7201 FAX 770-7132	SHEET NUMBER		PROJECT NO. 8173-200	
	<div> <div>PROJECT: OVERLOOK AT SORREL RANCH</div> <div>DRAWING: SITE PLAN</div> <div>CLIENT: CITY OF AURORA</div> <div> DESIGNED BY: CW DRAWN BY: CW CHECKED BY: JC </div> <div> HORIZ: 1" = 40' SCALE: N/A DATE: 08-12-2019 </div> </div>			
	#	DATE	REVISIONS	

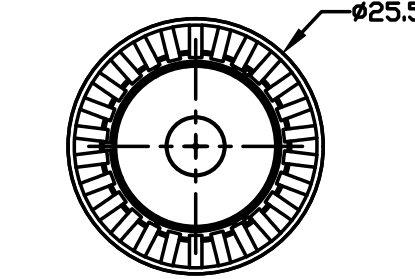
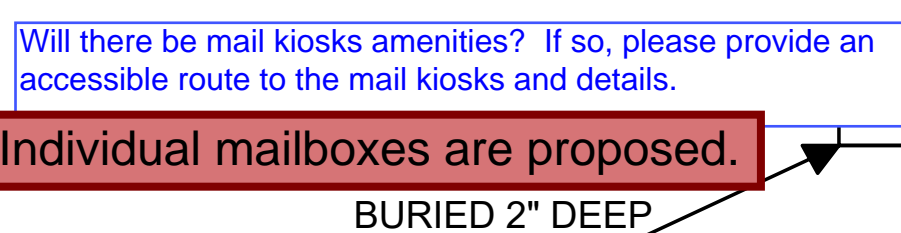
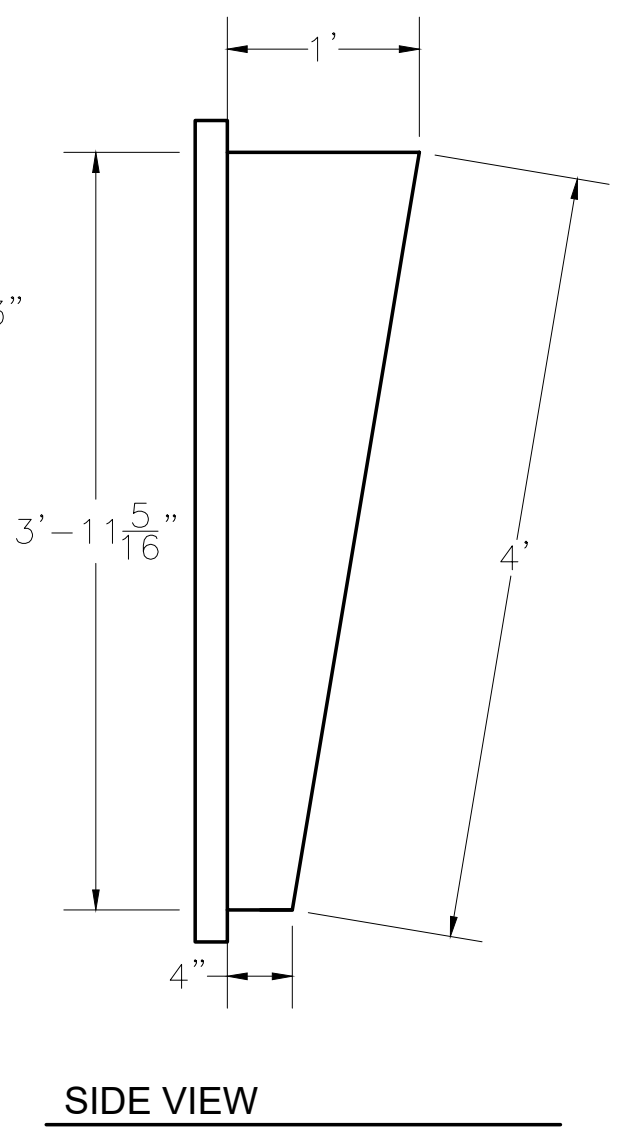
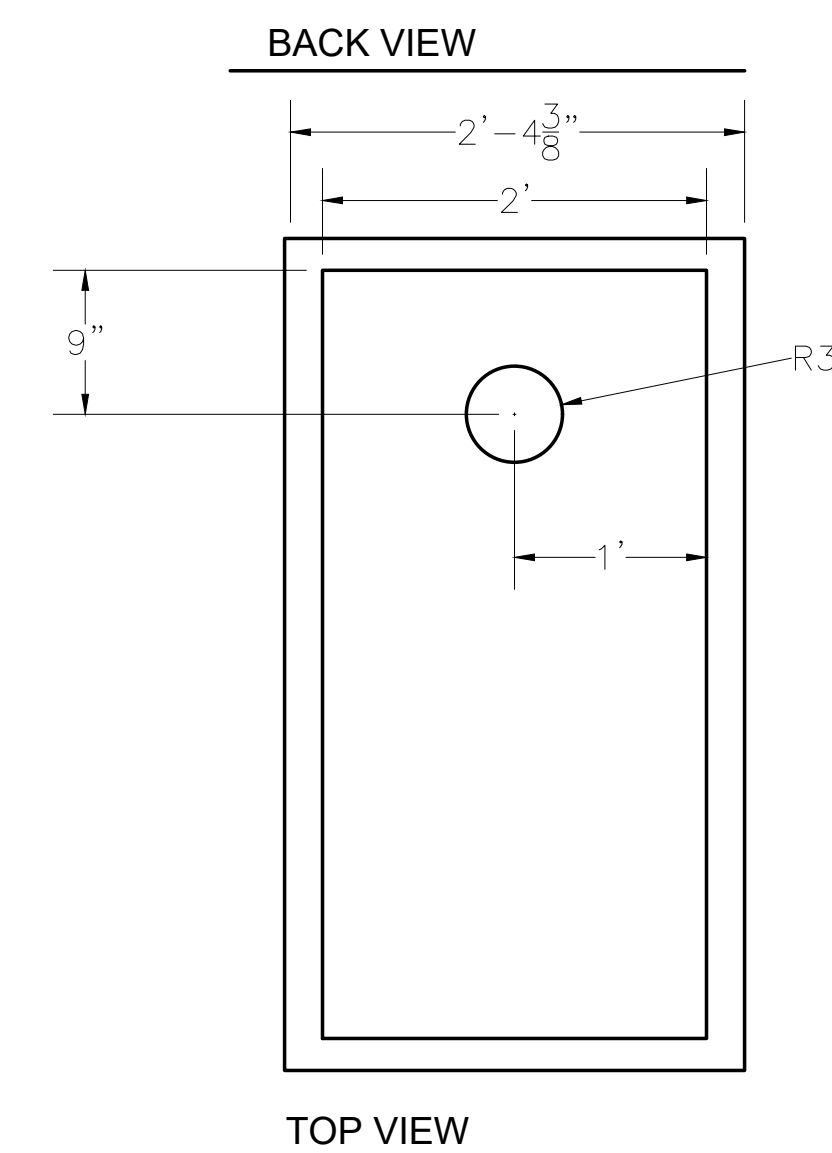
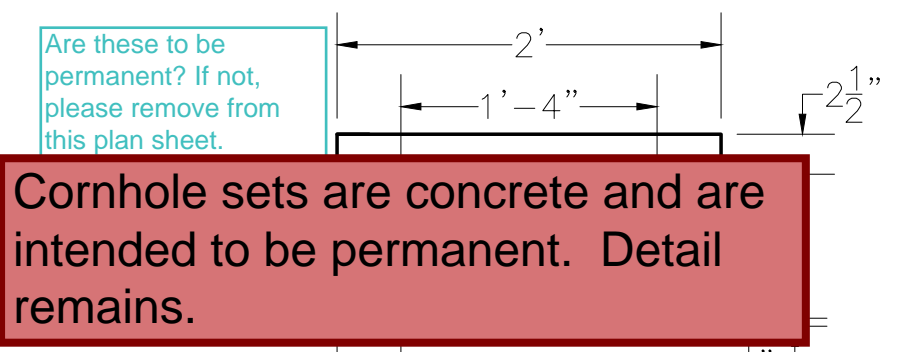
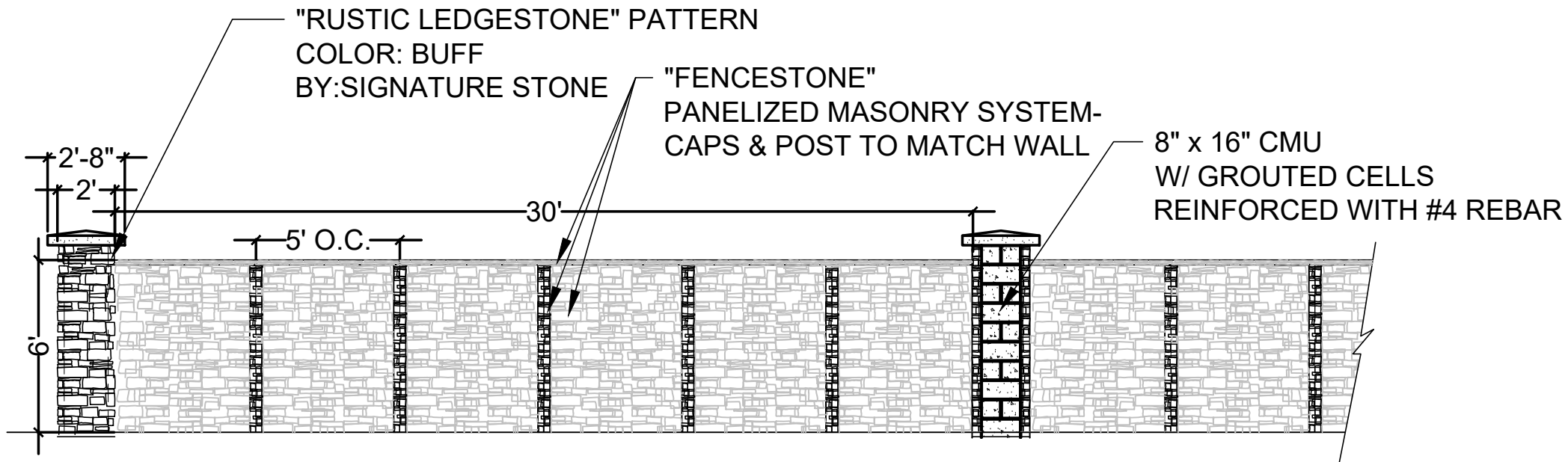
OVERLOOK AT SORREL RANCH
SITE PLAN WITH WAIVERS



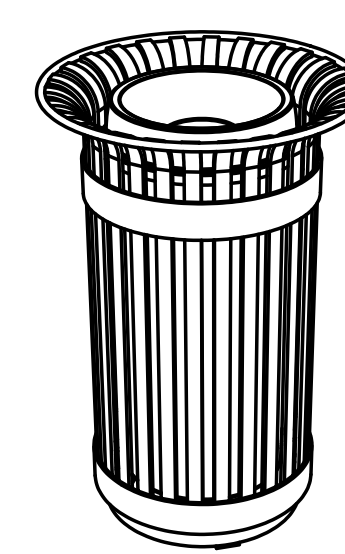
CONCRETE CORNHOLE - ARCO CONCRETE INC.
N.T.S.



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



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



BLACK GLOSS POWDERCOAT FINISH

REVISIONS		DATE	
#			

OVERLOOK AT SORREL RANCH		SITE DETAILS	
PROJECT:		CLIENT:	CITY OF AURORA
DRAWING:		DESIGNED BY:	CW
		DRAWN BY:	CW
		CHECKED BY:	JG
		SCALE:	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

S-2

PROJECT NO. 8173-000

SITE PLAN WITH WAIVERS

**Comment Responses by
Andrew Renner, PE
HCL Engineering & Surveying**

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

Label added

add the boundary dimensions of the plat to this site plan

Boundary dimension of the plat have been added.

label this subdivision

Label added

Please use a different line type for the lot lines

Line types have been updated.

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.

Storm sewer is shown on sheet

Review with significant triangle, sight triangle easement is expected.

Sight triangle has been updated

Label slope in
tracts

Labels added

Indicate emergency overflow for the sump inlet. A drainage easement is required. If storm sewer is not designed for the 100-year, a concrete lined overflow in a tract is required.

**Emergency overflow
has been indicated.
Storm sewer was
designed for 100-ye**

Label added

Street ROW has been labeled

unplatted

Label added

- GRADING LIMIT

REVISIONS

DATE _____

#

SORREL RANCH

GRADING PLAN

CITY OF AURORA

HORZ:

DATE:	08-12-2019
-------	------------

PROJECT:

DRAWING:

CLIENT:

DESIGNED BY

CHECKED BY

600 SOUTH OUIRECE ST STE 205B
 CIVIL ENGINEERING & SURVEYING, L.L.C.

PHONE: 303.773.1605

WWW.HCENGINEERING.COM

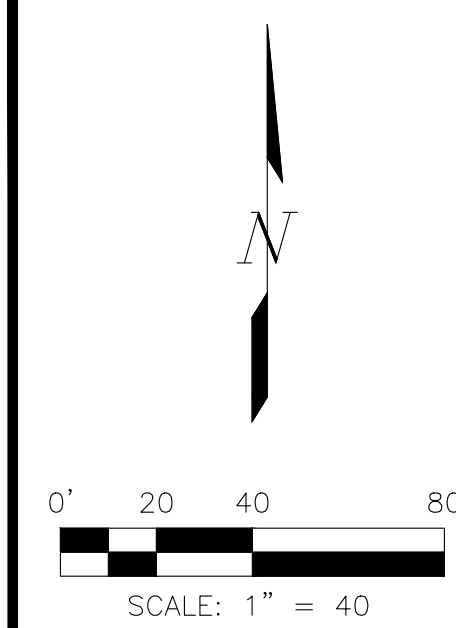
ENGINEERS • SURVEYORS

SHEET NUMBER

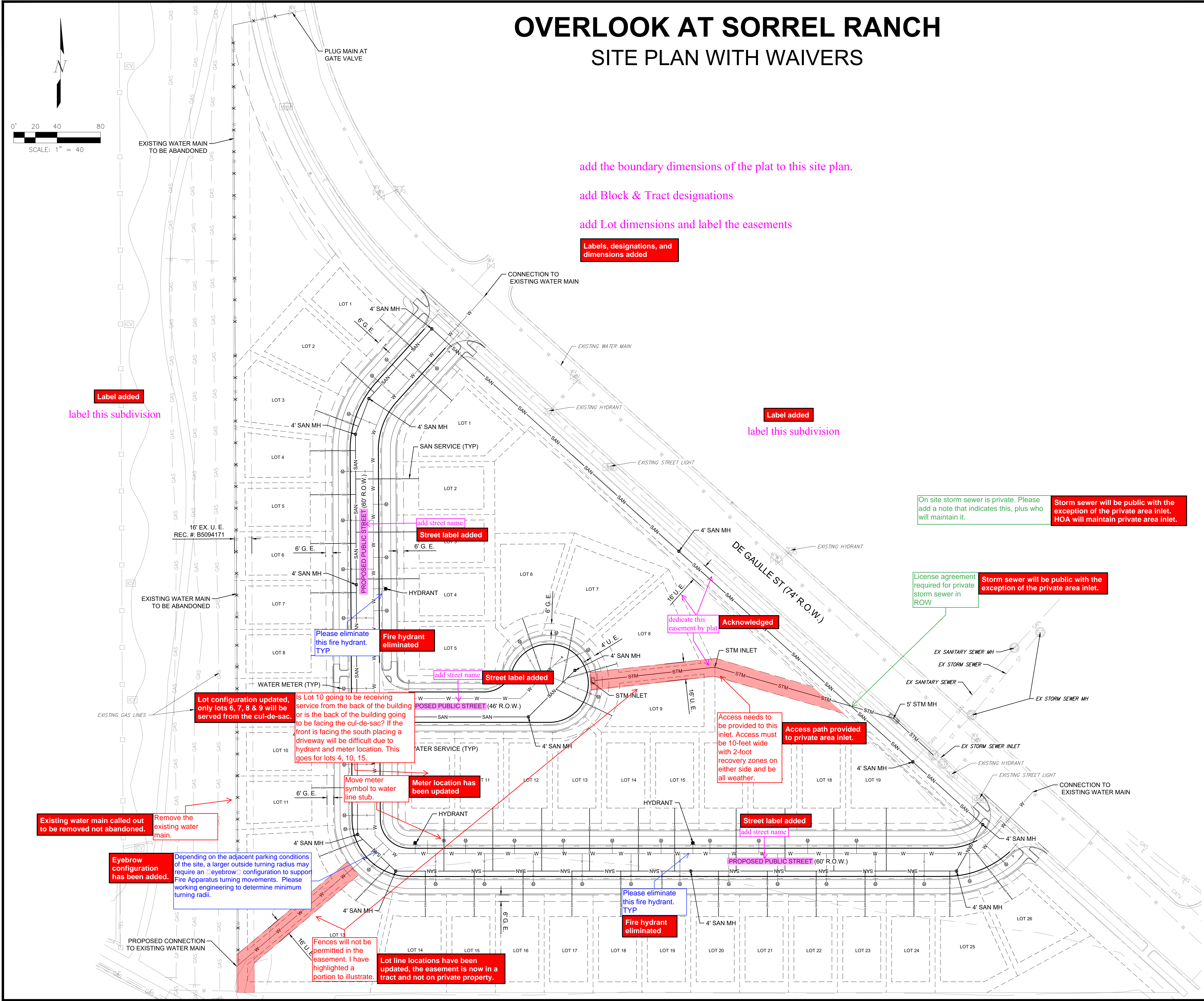
G-1

PROJECT NO. 8173-000

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



REVISIONS	
#	DATE

PROJECT:	SORREL RANCH
DRAWING:	OVERALL UTILITY PLAN
CLIENT:	CITY OF AURORA
DESIGNED BY:	ARR
DRAWN BY:	CJK
CHECKED BY:	JLH
SCALE:	HORZ: SCALE: VERT: 08-12-2019

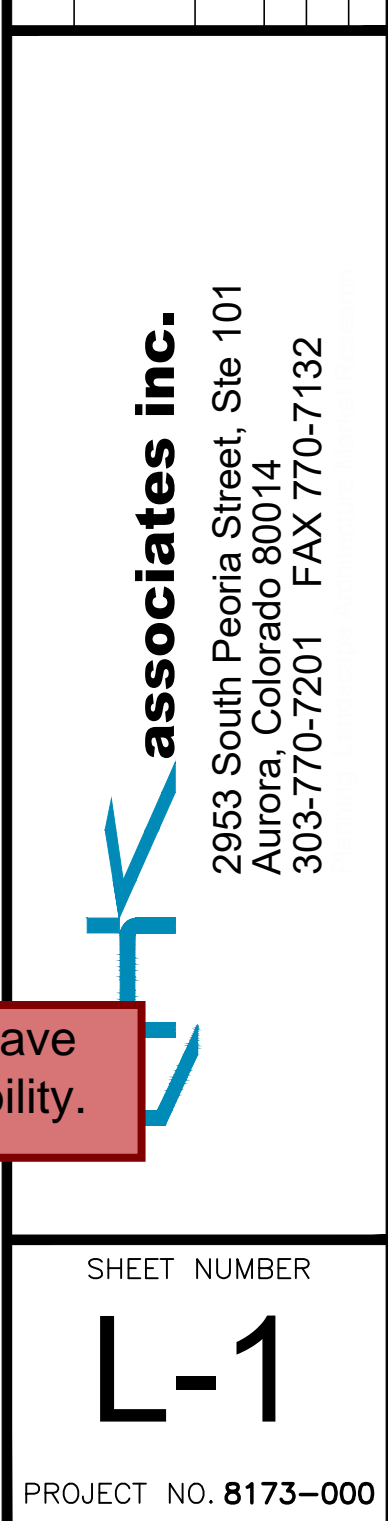
HCL ENGINEERING & SURVEYING, L.L.C.
100017 Sorrel Ranch Overall Utility Plan
GREENWOOD VILLAGE, CO 80111
PHONE: 303.773.1805
FAX: 303.773.3297
WWW.HCLENGINEERING.COM

ENGINEERS • SURVEYORS

SHEET NUMBER
U-1

PROJECT NO. 8173-000

NOT FOR CONSTRUCTION



2019-08-12 11:17am By: cwoodvine
\\8173-000 GB Capital-Sorrel Ranch\04_CAD\4.1_Sheets\LANDSCAPE SHEETS.dwg

OVERLOOK AT SORREL RANCH

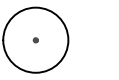





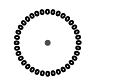
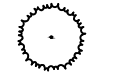



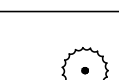


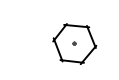
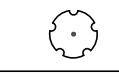
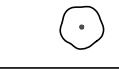
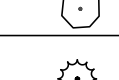



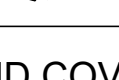

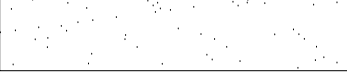


SITE PLAN WITH WAIVERS

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 sf.

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" CAL.	B&B	Medium
DECIDUOUS SHRUBS						
	AA	23	Amelanchier alnifolia / Saskatoon Serviceberry	2" CAL.	CONT.	Low
	CC	18	Caryopteris x clancyi / Common Spicebush	2" CAL.	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 Spirea	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			

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
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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 CITY DEPARTMENTS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, AND CONSTRUCTION DOES NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNATED ON THIS PLAN.
- NO SLOPES TO EXCEED 3:1
- ANY PROPOSED PLANTING MATERIAL PLANTED IN THE SIGHT TRIANGLES MUST COMPLY WITH CITY OF AURORA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

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 ENCR OACH 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.

DO NOT CUT LEADER. PRUNE DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING. NEVER LEAVE "V" CROTCHES OR DOUBLE LEADER UNLESS TYPICAL OF SPECIES.

WIDE HEAVY NYLON STRAP MATERIAL WITH EYELETS.

ENTIRE SURFACE OF TRUNK TO SECOND BRANCH APPROVED TREE WRAPPING. SECURE AT 2' INTERVALS WITH VINYL ELECTRICAL TAPE.

MINIMUM LENGTH BY 1/2" WHITE PVC WIRE PROTECTORS.

12 GAUGE GALVANIZED WIRE (DOUBLE STRAND)

3" ROUND WOOD STAKES. USE 2 STAKES FOR TREES 1 1/2" CAL. AND SMALLER. USE 3 OR MORE STAKES FOR TREES LARGER THAN 1 1/2" CAL.

PLANT ROOTBALL 2" HIGHER THAN WHICH THE PLANT GREW.

3" MULCH LAYER

FINISH GRADE

CUT TWINE AT BOTTOM OF WIRE BASKETS AND TWINE UNDER ROOTBALL BEFORE PLACING TREE IN PIT.

REMOVE ALL WIRE ON SIDES, TOP AND BOTTOM OF BALL. (WIRE BASKETS, CHICKEN WIRE, ETA. INCLUDING WIRE UNDER OLD BURLAP.) CUT TWINE AND BURLAP FROM AROUND TRUNK, PULL BACK AND DOWN 1/3 TO 1/2 WAY DOWN. CUT AND REMOVE BURLAP.

FILL HOLE WITH 1/3 SPECIFIED SOIL MIX AND 2/3 PIT SOIL. HOLE SHOULD HAVE ROUGHENED SIDES.

COMPACTED BACKFILL MIX

ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE WIRE WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.

DECIDUOUS TREE PLANTING DETAIL
N.T.S.

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.

DO NOT PRUNE OR DAMAGE LEADER. ANY PRUNING MUST FIRST BE APPROVED BY THE LANDSCAPE ARCHITECT.

3 GUY WIRES AT 120 DEGREES O.C., USE NYLON WEBBING STRAP WITH METAL GROMMETS AT TREE.

14 GAUGE CABLE GUY WIRES. FLAGGING AS REQUIRED.

3" MULCH LAYER

18" LONG METAL STAKE SET PERPENDICULAR TO WIRE AND FLUSH WITH FINISH GRADE.

SAUCER RIM (SEE NOTES)

FINISH GRADE

EXISTING UNDISTURBED SUBGRADE

REMOVE ALL WIRE ON SIDES, TOP AND BOTTOM OF BALL. (WIRE BASKETS, CHICKEN WIRE, ETA., INCLUDING WIRE UNDER OLD BURLAP.) CUT TWINE AND BURLAP FROM AROUND TRUNK, PULL BACK AND DOWN 1/3 TO 1/2 WAY DOWN. CUT AND REMOVE BURLAP.

BACKFILL AS SPECIFIED

COMPACTED SPECIFIED BACKFILL FOR SETTING OF ROOTBALL.

NOTES:

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

EVERGREEN TREE PLANTING DETAIL
N.T.S.

PRUNE ALL DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING.

SET SHRUB 2" HIGHER THAN THE HEIGHT AT WHICH THE PLANT GREW.

APPLY SPECIFIED MULCH. TAPER MULCH DEPTH TO 1" AT EDGE OF PAVEMENT.

DIG PLANT PIT TWICE AS WIDE AND DEEP AS THE CONTAINER.

LOOSEN SIDES OF PLANT PIT AND ROOTBALL. FILL PLANT PIT WITH 1/3 SPECIFIED SOIL MIX AND 2/3 PIT SOIL.

COMPACTED BACKFILL MIX.

ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE WIRE WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.

SHRUB PLANTING DETAIL
N.T.S.

RYERSON, 4", ROLL TOP STEEL EDGING

FINISHED GRADE FOR MULCH BED (INCLUDING MULCH). 1" BELOW TOP OF EDGER.

3/16" X 14" LONG STAKES

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

MULCH

ROUGH GRADE

PLANTING MEDIUM

PERENNIAL PLANTING
N.T.S.

REVISIONS	DATE	#

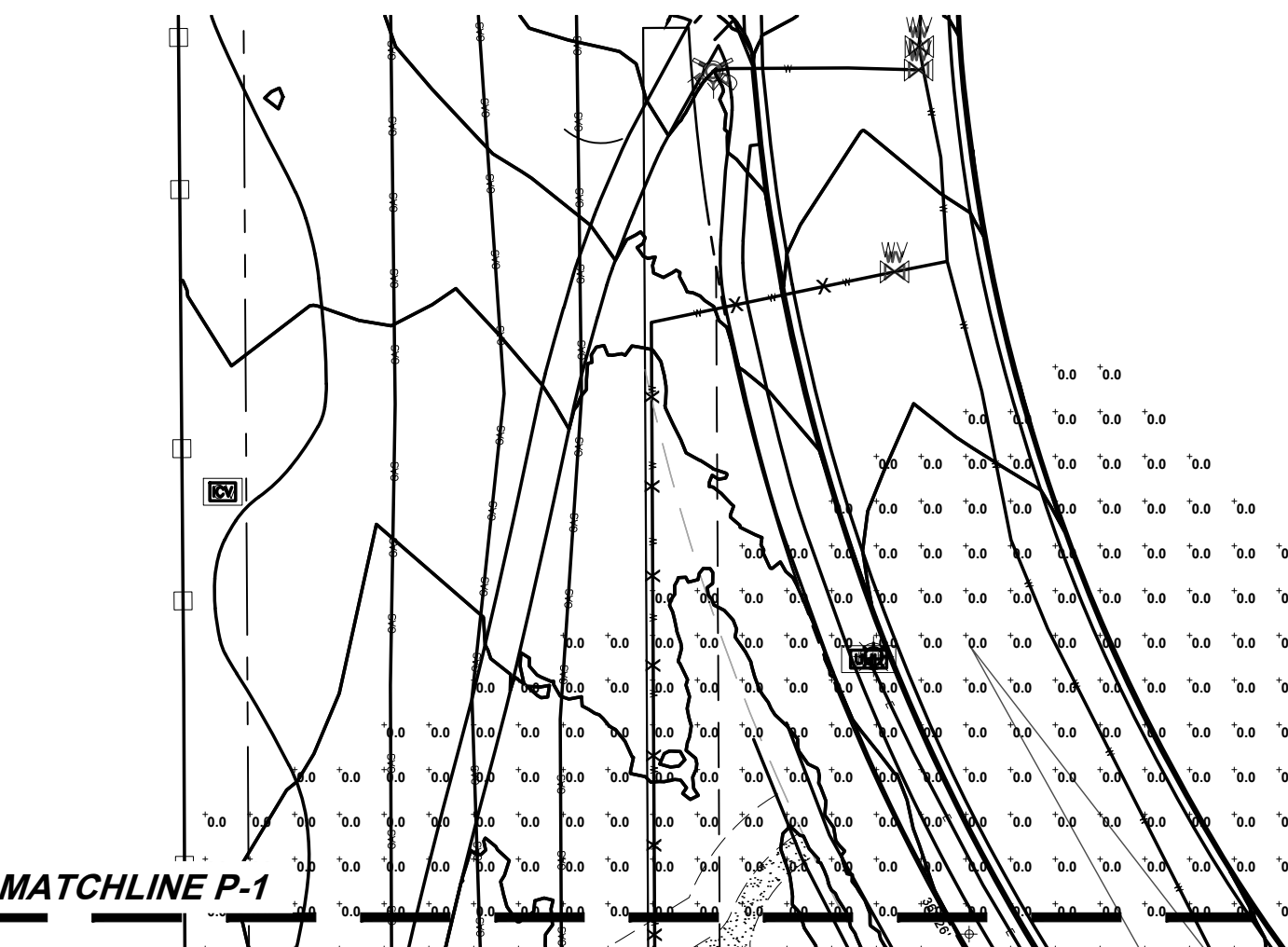
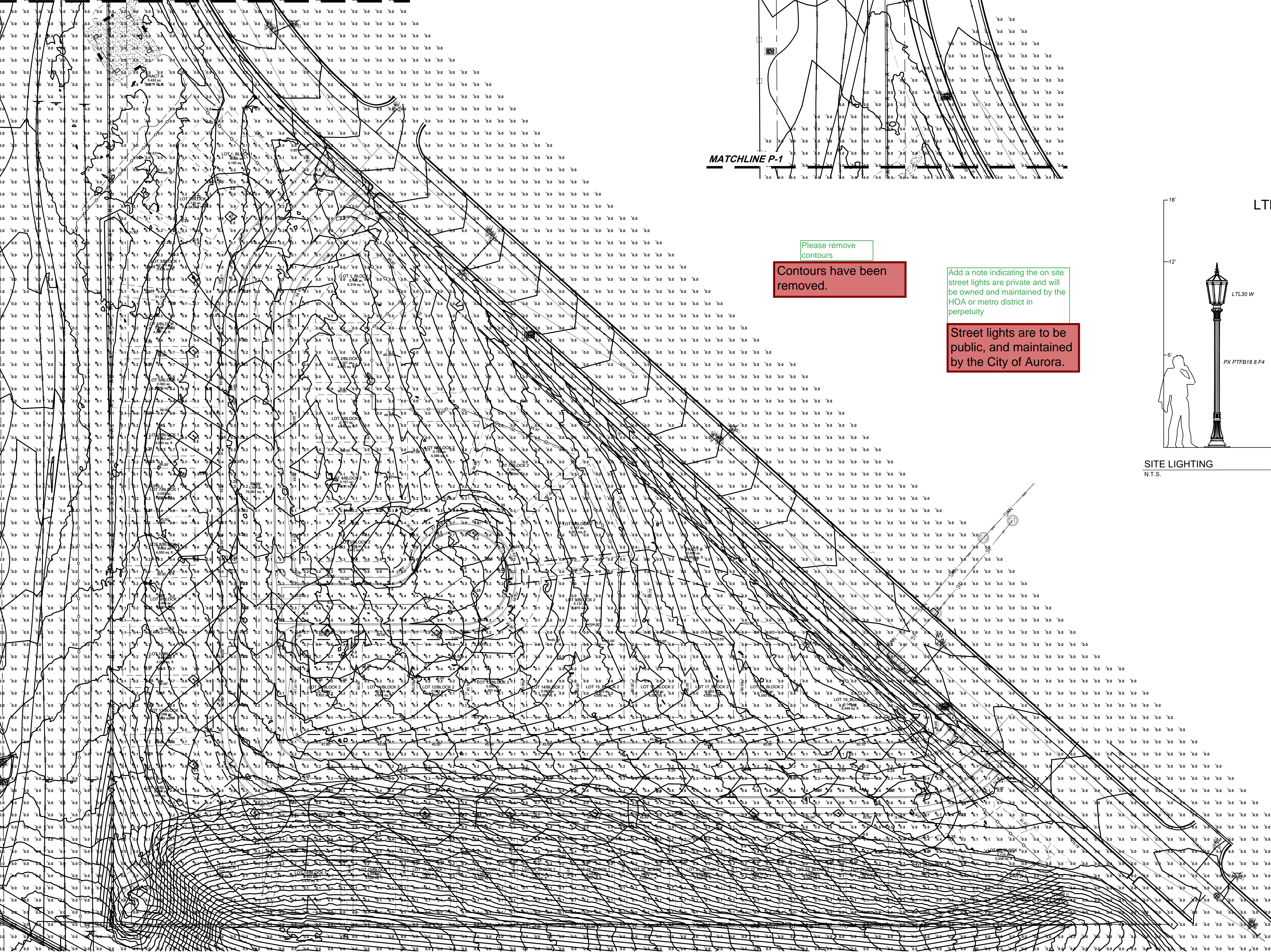
PROJECT:	OVERLOOK AT SORREL RANCH
DRAWING:	LANDSCAPE DETAILS
CLIENT:	CITY OF AURORA
DESIGNED BY: CW	HORZ: N/A
DRAWN BY: CW	SCALE: N/A
CHECKED BY: JG	DATE: 08-12-2019

OVERLOOK AT SORREL RANCH
SITE PLAN WITH WAIVERS

GENERAL NOTES

1. 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

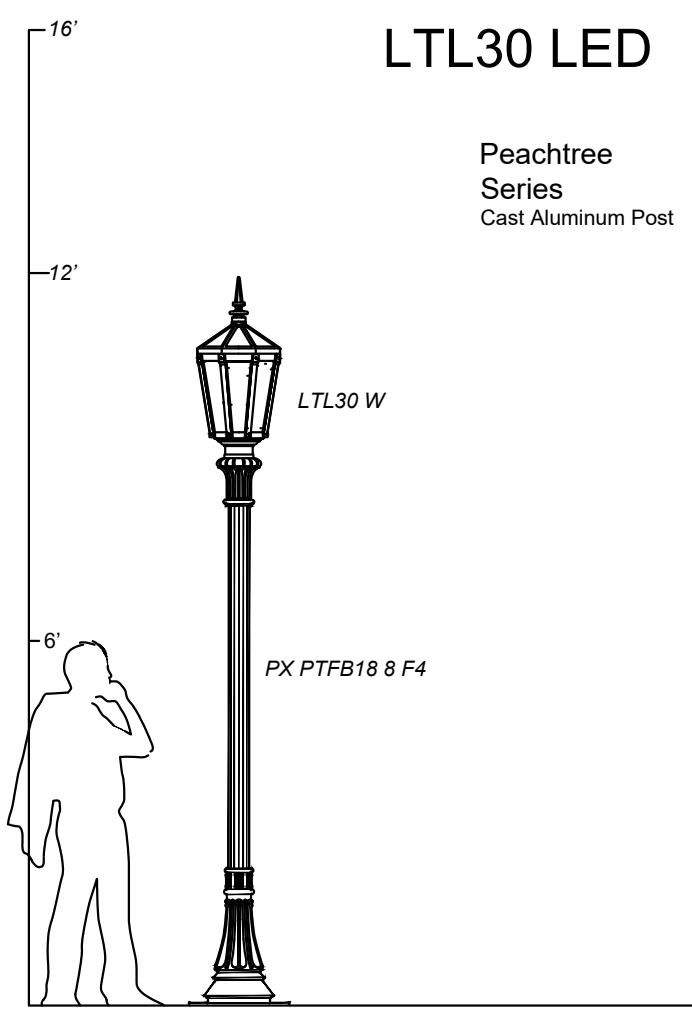


Please remove
contours

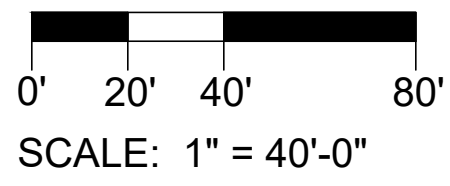
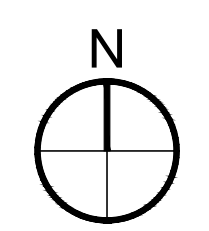
Contours have been
removed.

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: VERT: N/A
CHECKED BY: JC	DATE: 08-12-2019

	associates inc.
	2953 South Peoria Street, Ste 101 Aurora, Colorado 80014 303-770-7201 FAX 770-7132
SHEET NUMBER	
P-1	
PROJECT NO. 8173-000	

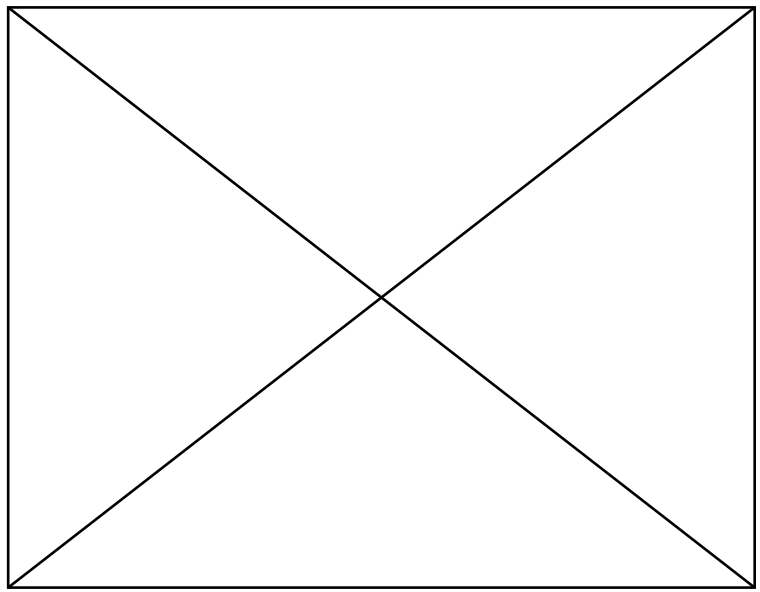
2019-08-12 11:17am By: cwoodvine
LN8173-000 db Capital-Sorrel Ranch\04_L_Sheets\PHOTOMETRIC SHEET.dwg

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



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: _____

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 _____

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.
6600 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

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: **revise this number**

City of Aurora,

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 QUITCLAIM DEED, RECEPTION NO. D8029490, ON 03/27/2018, IN THE RECORDS OF ARAPAHOE COUNTY, COLORADO;

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 QUITCLAIM 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 QUITCLAIM 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.

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.

COVENANTS:

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

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

Item addressed

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 **XXXXXX** 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.**

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.

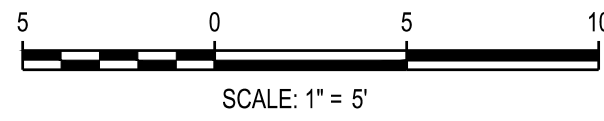
JULIAN SISNEROS, REGISTERED SURVEYOR
COLORADO NO. 38355
FOR AND ON BEHALF OF HCL ENGINEERING & SURVEYING, L.L.C.

DATE _____

PRELIMINARY
DOCUMENT

Item addressed

PRELIMINARY
DOCUMENT



MONUMENT TABLE	
NO.	DESCRIPTION
7000	FOUND NO. 6 REBAR WITH 3-1/4" ALUM DISK "FARNSWORTH GROUP T55 R65W, 518/S17 R.M. 10.00 2007 PLS 37947" (10.00" REFERENCE)
7001	FOUND NO. 6 REBAR WITH 3-1/4" ALUM DISK "FARNSWORTH GROUP T55 R65W, 518/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 S R 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 34590"
7013	FOUND MAG NAIL IN RANGE BOX
7012	FOUND TAG (ILLEGIBLE)
7018	FOUND NO. 5 REBAR WITH RED PLASTIC CAP "LS 29765"
7026	FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP "LS 34580"
7028	FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP "LS 34580"

	<u>LEGEND</u>
=====	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

○ 7007 MONUMENT FOUND. SEE MONUMENT TABLE

Item addressed

SEE SHEET 2

Item addressed

change this

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: 2 OF 3 SHEETS	

