

City of Aurora
Administrative Decision Case Report

**Overlook at Sorrel Ranch
Preliminary Plat and Final Plat
Development Application Number: DA-1379-26
Case Manager: Dan Osoba**

April 22, 2019

Project Summary:

The applicant, GB Capital LLC, is proposing a Preliminary Plat for plat 41 single-family dwelling units on 7.98-acres. The project site is located west of the intersection of S. De Gaulle St and E. Ida Pl within the Sorrel Ranch Framework Development Plan (FDP). This property was designated as a Cherry Creek School District site per the Sorrel Ranch FDP; however, this school site has been deemed unnecessary by the school district. This property, along with the entirety of Sorrel Ranch, is zoned R-2 Medium Density District (Subarea C) and is adjacent to a MU-R Mixed-Use Regional District to the south.

The proposed Preliminary Plat contains single-family dwelling units in both standard and small lot sizes in compliance with the allowances of the Sorrel Ranch FDP. The dwelling units proposed must meet all building design requirements found in the Unified Development Ordinance (UDO) and conform to all urban and architectural design standards found in the Sorrel Ranch FDP. One looped public road is proposed to provide access to this development. These accesses are proposed to align with the existing rights-of-way across S. De Gaulle St within the Sorrel Ranch development. Common open space is provided with permanent amenities at the northern portion of the proposed development. This space is proposed to be accessed from the sidewalk along S. De Gaulle St. No major adjustments of development standards have been requested.

Applicant's Request:

Preliminary Plat approval

Neighborhood Comment:

Twenty-nine (29) adjacent property owners and three (3) neighborhood organizations were notified of this application. Five neighborhood comments were received during the review of this application. The issues included traffic; density; open space; and the change in use from a school to more homes. A formal neighborhood meeting was not held; however, the applicant did contact the neighbors directly regarding their concerns. The applicant had also held a preliminary neighborhood meeting prior to formal submission in 2018. There were no neighbors in attendance at this meeting.

Major Issues Discussed During Development Review:

- Sorrel Ranch FDP Compliance
- Administrative Adjustment for Curbside Landscaping Due to a Utility Corridor
- Fencing and Buffering

Results of Development Review:

Sorrel Ranch FDP Compliance. The Saddle Rock FDP permits 668 total single-family dwelling units based on the allowed densities in each Planning Area. This is then broken down into three different lot sizes, each with the total units remaining based on the originally approved densities in the FDP.

- Standard: >5,700 s.f.
- Small "A": 5,000 – 5,700 s.f.
- Small "B": 4,500 – 5,000 s.f.

In compliance with small lot standards from the previous zoning code, the Sorrel Ranch FDP allows 35-percent of the total lots within the master plan to be considered small. The Project Statistics table in this report shows the applicant complies with the Sorrel Ranch FDP density allowances and small lot percentages. An amendment to the FDP is not required for the densities but will be required to change the Planning Area from a school site to single-family detached dwellings. This will be submitted separately after administrative approval of the Preliminary and Final Plats. The applicant wanted to ensure that residential development was possible before amending the Sorrel Ranch FDP. A conditional of approval states that the Sorrel Ranch FDP must be amended before the recordation of the Final Plat.

Administrative Adjustment for Curbside Landscaping. Pursuant to Section 146-4.7.C.5.a, the applicant is requesting an administrative adjustment for required curbside landscaping. This request is to remove one street tree at the southwest corner of the site, which is located in a utility easement that provides a proposed water main connection for the rest of the site. This UDO section allows the flexibility to relocate required street trees elsewhere on-site if an easement conflicts with the placement of the required street trees. There are site constraints that prohibit relocating this tree; therefore, the applicant must request this administrative adjustment. The criteria for approval of an administrative adjustment are found in Section 146-5.4.4.F.3. Staff is supportive of this request because it addresses an unusual site constraint and will not have any material adverse impact on any abutting lot.

Fencing and Buffering. Fencing with masonry columns is proposed behind the required 20-foot landscape buffer on S. De Gaulle St. The fence style is proposed to match the existing fences in Sorrel Ranch and will consist of panelized masonry and wrought iron fencing with ledgerstone masonry columns. A panelized masonry-style fence is proposed on lots directly adjacent to and behind the required 20-foot landscape buffer to provide additional sound mitigation. The lots fronting E. Platt Ct have additional open space between the property lines and the required landscape buffer. Wrought iron fencing with masonry columns is proposed at this location on the residential property lines. No landscape buffer is required from the Parks, Recreation, and Open Space Department between the single-family residential property lines and the existing trail corridor and underground gas pipeline to the west.

Summary of Staff Recommendation:

Approval of the Preliminary Plat, with two conditions.

Detailed Case Analysis

Related Cases:

Sorrel Ranch Framework Development Plan – 2001-7009-00; Approved March 2003

Public Notification:

Notice of Pending Administrative Decision was posted and mailed to abutting property owners on April 9, 2020.

Community Referrals:

All adjacent property owners and the following registered neighborhood groups were notified at the start of the application and prior to this administrative decision: Tollgate Crossing HOA, Saddlerock North, and Beacon Point HOA.

Conformance with Code Criteria:

1. Preliminary Plat Criteria of Approval

Review and approval criteria for Major Subdivision Preliminary Plats can be found in the Unified Development Ordinance Section 146-5.4.2.A.3.b and are summarized as follows:

(1) Consistency with the Aurora Places Comprehensive Plan and all other adopted plans and policies; (2) The application complies with the applicable standards in the UDO; (3) The application complies with other adopted City regulations, any approved Master Plan that includes the property, and any specific conditions applied to the property in prior decisions; (4) The City's existing infrastructure and public improvements have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated.

The proposed application complies with these criteria because the Preliminary Plat is:

- Consistent with the “Established Neighborhood” Placetype within the Aurora Places Plan, and is consistent with the Aurora Places Plan goal to increase high-quality housing options;
- Compliant with all applicable standards in the UDO and no adjustments are requested;
- Complies with adopted City standards and the Sorrel Ranch Framework Development Plan; and,
- Does not place undue burden on existing City infrastructure or public improvements.

Applicant Information:

Applicant: Geoffrey Babbitt, GB Capital LLC
Project Manager: Julie Gamec, THK Associates
Owner: Cherry Creek School District

Exhibits:

Exhibit A Vicinity Map
Exhibit B Letter of Introduction
Exhibit C Preliminary Plat
Exhibit D Community Comments

Project Statistics:

Item	Existing	Permitted or Required	Proposed
Zoning	R-2 Medium Density Residential District	N/A	R-2 Medium Density Residential District
Land Use	Vacant (Designated School in the Sorrel Ranch FDP)	School or residential in compliance with approved density allowances in the Sorrel Ranch FDP	41 single-family detached units in compliance with the Sorrel Ranch FDP
Dwelling Unit Allowance	0 units	116 standard lots 29 small A lots *20 small B lots	17 standard lots 19 small A lots 5 small B lots
Parcel Size	7.98-acres	N/A	7.98-acres
Landscape Area	347,608.8 s.f. (100%)	Per UDO Requirements	74,728 s.f. (21.5%)
Open Space Area (Excludes Street Buffer Area)	0 s.f. (0%)	Per UDO Requirements	32,961 s.f. (9.5%)
Hard Surface Area	0 s.f. (0%)	Per UDO Requirements	59,693 s.f. (17.2%)
Total Dwelling Unit Buildable Area	N/A	Per UDO Requirements	180,226.8 s.f. (51.8%)
Parking Spaces	N/A	2 spaces per unit;	2 spaces per unit in garage
Total Sign Area	None	96 s.f. – Neighborhood Identification Sign)	0 s.f. – No sign proposed

*Small B lots are inclusive to the 29 total small A lots permitted.

Direction	Zoning	Actual Use
North	R-2 Medium Density Zone District (Subarea C)	Single-family Detached Residential (Sorrel Ranch Planning Area 8)
East	R-2 Medium Density Zone District (Subarea C)	Single-family Detached Residential (Sorrel Ranch Planning Area 8 and 9)
West	R-2 Medium Density Zone District (Subarea C)	Colorado Interstate Gas Company Underground Pipeline and Trail Corridor
South	MU-R Mixed-Use Regional District	Pomeroy Framework Development Plan (CN: 2002-7004)

Staff Recommendation:

Administrative Decision: Overlook at Sorrel Ranch Preliminary Plat

Approve the Preliminary Plat, with two conditions, because the proposal complies with the requirements of UDO Section 146-5.4.2.A.3.b for the following reasons. The proposal is:

- Consistent with the “Established Neighborhood” Placetype within the Aurora Places Plan, and is consistent with the Aurora Places Plan goal to increase high-quality housing options;
- Compliant with all applicable standards in the UDO and no adjustments are requested;
- Complies with adopted City standards and the Sorrel Ranch Framework Development Plan; and,
- Does not place undue burden on existing City infrastructure or public improvements.

Approval to be subject to the following conditions:

1. The Framework Development Plan Amendment to modify the subject parcel designation from a school site to single-family detached residential must be approved and completed prior to the recordation of the Final Plat; and,
2. Resolution of outstanding technical issues prior to recordation of the Final Plat and issuance of any building permits.



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

August 12, 2019

Mr. Chris Johnson, Planning Case Manager
City of Aurora
15151 E. Alameda Parkway
Aurora, CO 80012

RE: The Enclave at Saddle Rock North Golf Club – Letter of Introduction DA-1074-15

Dear Mr. Johnson,

GBB Capital, LLC (GBBC) is proposing to develop this 7.99 acre parcel of land adjacent to De Gaulle Street and northeast of Aurora Parkway in Aurora, Colorado. This parcel was originally intended to be a Cherry Creek School District school site. However, the District has determined that this site is not necessary and has contracted with GBBC. GBBC intends to develop this parcel into detached single-family homes and sees the project as urban infill. The project will consist of 45 units for a proposed density of 5.6 du/ac. The current zoning district is E-470 470-rmed.

One waiver to the City code are proposed with this development. Per Aurora Code section 146-1424: Special Landscape Buffers. The City requires a 25' buffer adjacent to the public trail corridor. The existing width of the corridor is approx. 105' wide and the minimum distance from the existing trail to the property line is approx. 36'. The proposed development without the buffer will be further from the trail facility at the closest point than the existing development to the west of the trail.

The ownership and design team are comprised of the following members:

Owner:
GBB Capital, LLC.
2993 S. Peoria Street, Suite 105
Aurora, CO 80014
303-901-1414
Attn: Geoff Babbitt

Surveyor:
HCL Engineering
5600 S. Quebec Street, Suite 205B
Greenwood Village, CO 80111
303-773-1605
Attn: Julian Sisneros

Engineer:
HCL Engineering
5600 S. Quebec Street, Suite 205B
Greenwood Village, CO 80111
303-773-1605
Attn: Andrew Renner, P.E.

Planner/Landscape Architect:
THK Associates, Inc.
2953 South Peoria Street, Suite 101
Aurora, CO 80014
303-770-7201
Attn: Julie Gamec

Per City of Aurora Code, Section 146-405(F) the project is justified as proposed in the following ways:

1. The proposed project is consistent with the Comprehensive Plan. The property sits within the existing Aurora boundary and does not require annexation. The proposed project meets City Codes that apply to the area. The approved GDP for the neighborhood allows for this development.

2. The proposed development does not result in undue or unnecessary burdens on the City's existing infrastructure.
3. The proposed development is adjacent to and surrounded by single family detached homes and open space.
4. No environmental features exist on the site.
5. Landscape areas have been designed to conform to the City's landscape standards.
6. The proposed development provides ADA accessibility along sidewalks.
7. The proposed development controls nuisance impacts by providing appropriate buffering and screening, using down cast, full cut of site lighting and provides water quality for the development in the public spaces.
8. Architecture and design is not included at this time. When a builder is under contract for the property, architectural information will be provided to the City.
9. The design does not exclude any transportation mode or ability level. The site is ADA accessible. The site is in close proximity to E-470 Regional Trail and community recreation amenities.
10. The proposed development incorporates all street standards for private streets within the development.

GBBC and the design team look forward to working with the City of Aurora on this exciting project. Please don't hesitate to contact me should you have any questions.

Regards,



Julie Gamec
THK Associates, Inc.

2020-03-23 10:47am By: jgomiec
L:\8173-000 08 Capital-Sorrel Ranch\04-Cad\4.1_Sheets\COVER SHEET.dwg

OVERLOOK AT SORREL RANCH

PRELIMINARY PLAT

SHEET INDEX:

	SHEET	SHEET □
COVER SHEET	C-1	1
SITE PLAN	S-1	2
SITE PLAN DETAILS	S-2	3
GRADING PLANS	G-1	4
UTILITY PLANS	U-1	5
LANDSCAPE PLANS	L-1	6
LANDSCAPE SCHEDULE AND DETAILS	L-2 - L-3	7 - 8
PHOTOMETRIC PLANS	P-1	9

ARCHITECTURAL REQUIREMENTS:

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

DATA BLOCK:

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

□ GUEST PARKING IS ACCOUNTED FOR ON THE PUBLIC STREETS.

GENERAL NOTES:

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

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

OWNER:

GB CAPITAL LLC.
ATTN: GEOFFREY BABBITT
2993 S. PEORIA STREET, SUITE 105
AURORA, CO 80014
303-901-1414

ENGINEER / CIVIL / DRAINAGE / ELECTILIT

HCL ENGINEERING & SURVEYING, LLC.
ATTN: ANDREW RENNER, P.E.
5600 S. QUEBEC STREET, SUITE 205B
GREENWOOD VILLAGE, CO 80111
303-773-1605 EXT. 124

SURVEYOR

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

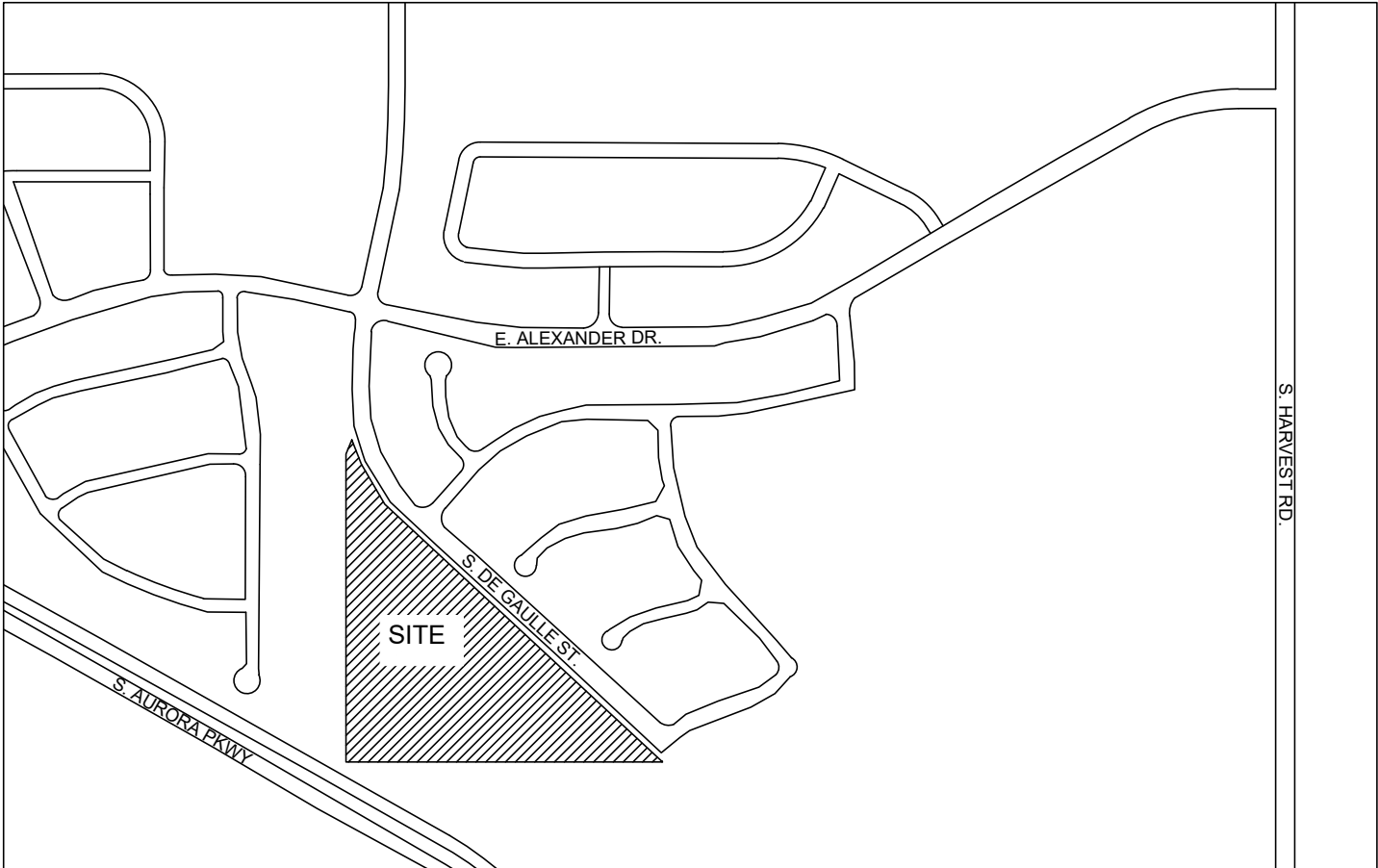
PLANNER / LANDSCAPE ARCHITECT

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

CITY OF AURORA APPROVALS	
CITY ATTORNEY: _____	DATE: _____
PLANNING DIRECTOR: _____	DATE: _____
ATTEST: _____	DATE: _____
(CITY CLERK)	
DATABASE APPROVAL DATE _____.	

LEGAL DESCRIPTION:

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



VICINITY MAP
SCALE: 1" = 500'

AMENDMENTS

EXHIBIT C

REVISIONS		#	DATE	3RD COA SUBMITTAL
		2	3-24-2020	

OVERLOOK AT SORREL RANCH		PROJECT:
COVER SHEET		
DRAWING:		CLIENT:
CITY OF AURORA		
DESIGNED BY: CW	HORIZ: N/A	DRAWN BY: CW
DRAWN BY: CW	SCALE: N/A	
CHECKED BY: JC	DATE: 03-13-2020	

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
PRELIMINARY PLAT

LEGEND

- PROPERTY LINE
--- LOT LINE
--- LOT SETBACK
--- PROPOSED EASEMENT
--- PROPOSED SANITARY LINE
--- PROPOSED STORMWATER LINE
--- PROPOSED WATER LINE
--- EXISTING WATER LINE (TO BE REMOVED)
S SEWER MANHOLE
D EXISTING SEWER MANHOLE
□ PROPOSED STREET LIGHT
- SIDEWALK
6' WROUGHT IRON FENCING WITH COLUMNS
6' PANELIZED MASONRY FENCING
3/6" TWO RAIL WOOD FENCING
CORNHOLE
STOP SIGN
SITE LIGHTING
BENCH
TRASH RECEPTACLE
STORMWATER INLET
PROPOSED FIRE HYDRANT
EXISTING FIRE HYDRANT
MASONRY COLUMN IN 3/6" TWO RAIL WOOD FENCING

NOTE:
1. FENCE SHALL BE PLACED ON PROPERTY LINE.

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

LOT MATRIX

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

*LOT WIDTH VARIES.

EXHIBIT C

REVISIONS

DATE 3-24-2020

PROJECT: OVERLOOK AT SORREL RANCH

DRAWING: SITE PLAN

CITY OF AURORA

SCALE: 1" = 40'

DATE: 03-13-2020

associates inc.

2953 South Peoria Street, Ste 101
Aurora, Colorado 80014

303-770-7201 FAX 770-7132

SHEET NUMBER

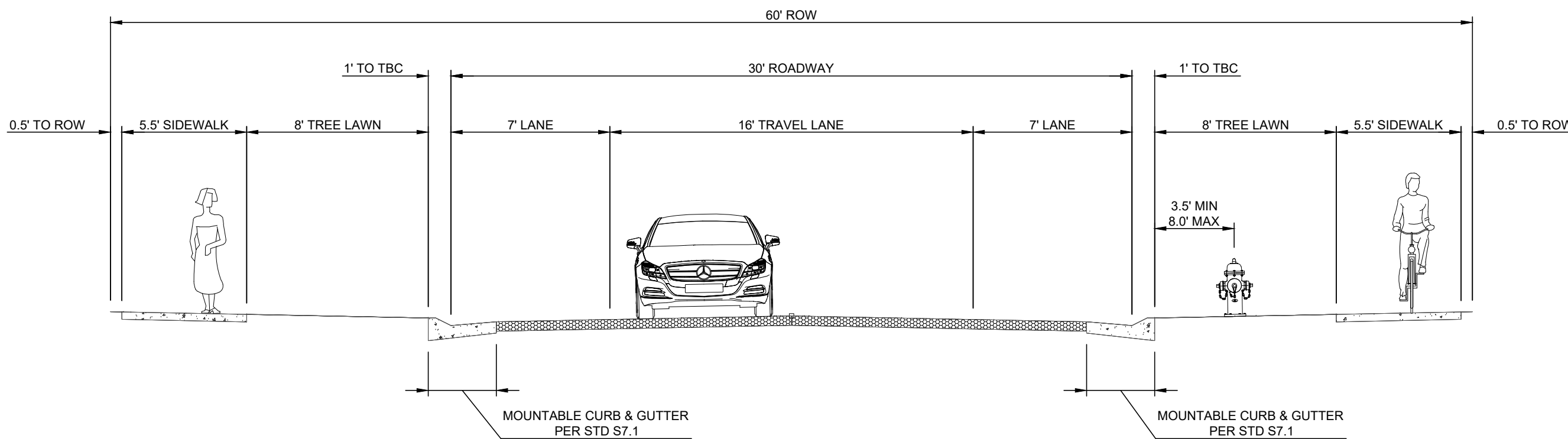
S-1

PROJECT NO. 8173-000

2020-03-23 10:31am By: jgomec
L:\8173-000 DB Capital-Sorrel-Ranch\04-CAD\4.1_Sheets\SITE PLAN SHEETS.dwg

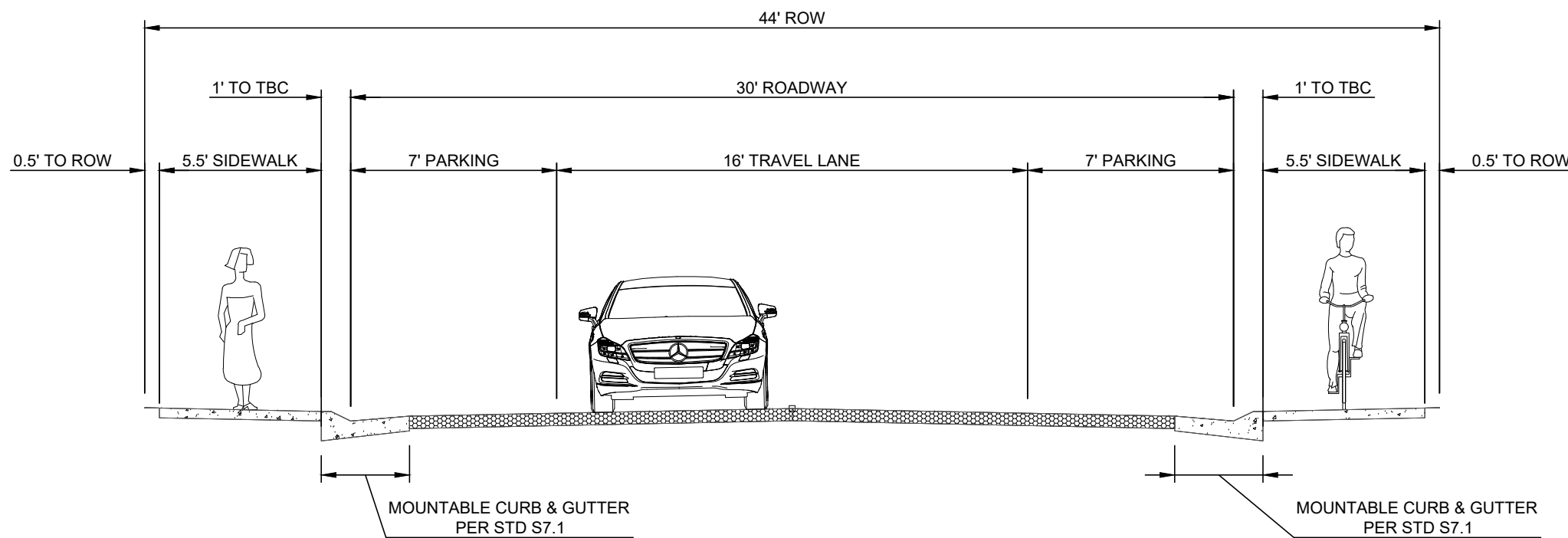
OVERLOOK AT SORREL RANCH
PRELIMINARY PLAT

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



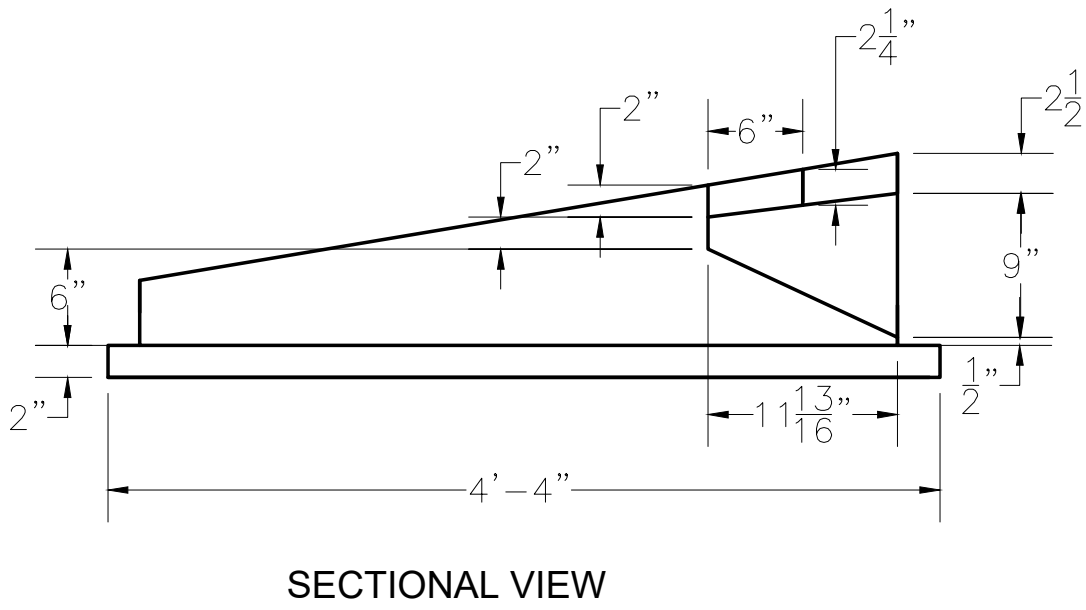
PRIMARY ROAD TYPICAL CROSS SECTION
N.T.S.

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

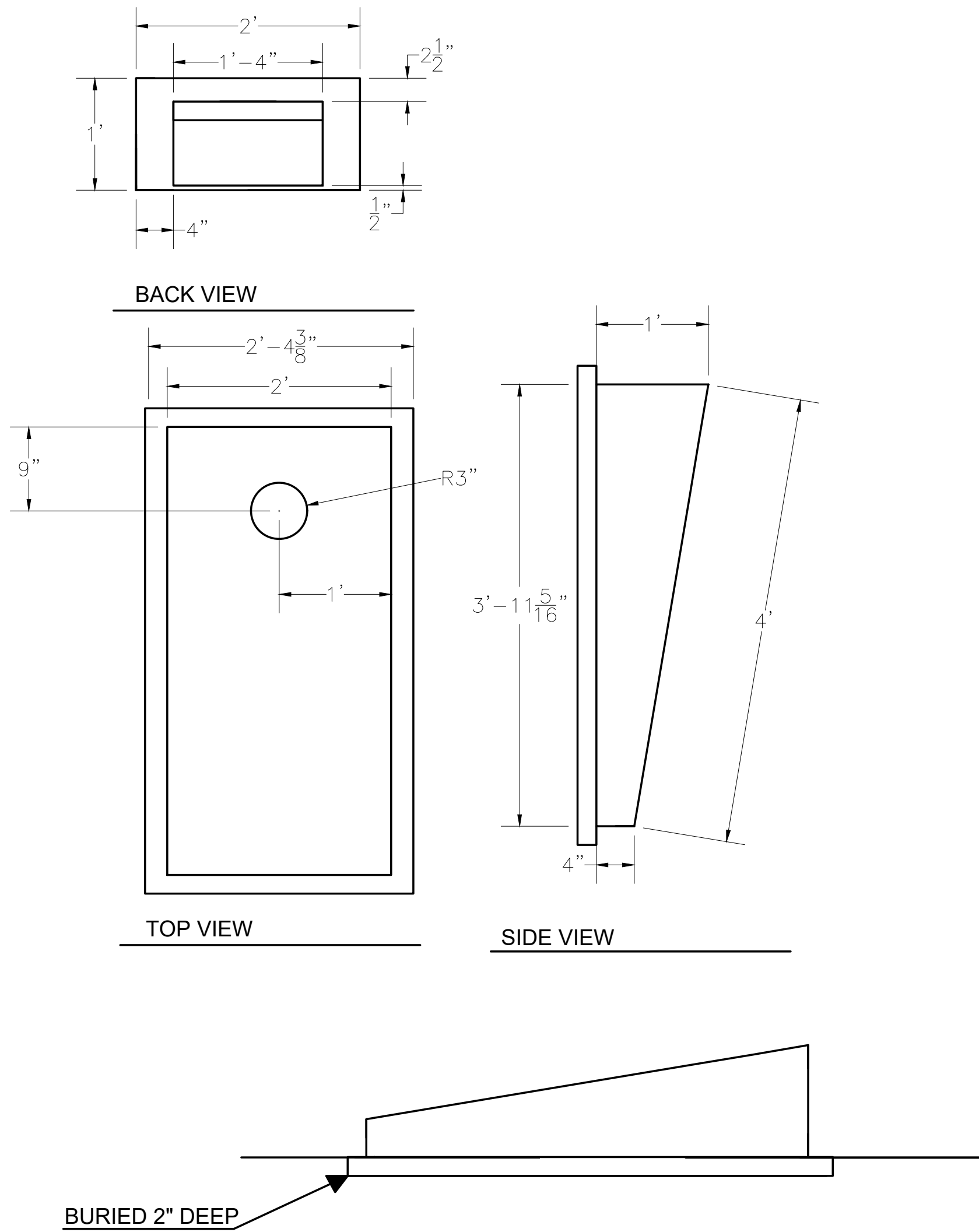


CUL-DE-SAC ROAD TYPICAL CROSS SECTION
N.T.S.

NOTE:
1. CORNHOLE SETS ARE TO BE PERMANENT.

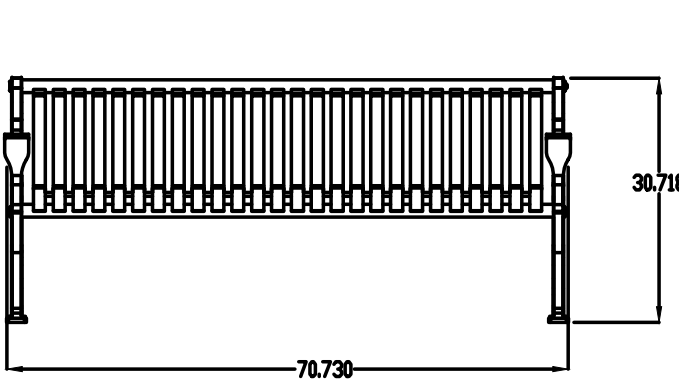


SECTIONAL VIEW

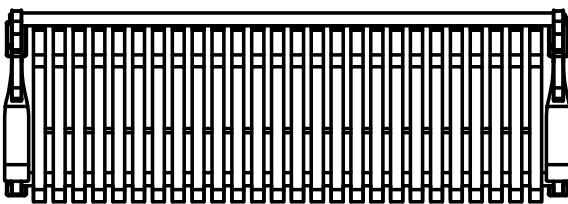


BURIED 2" DEEP

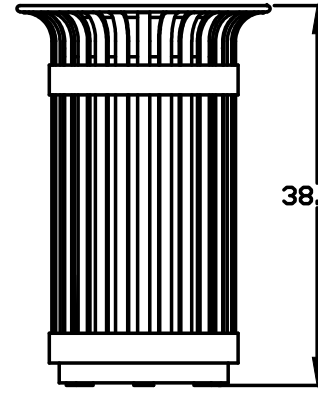
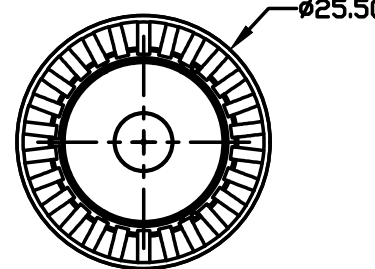
CONCRETE CORNHOLE - ARCO CONCRETE INC.
N.T.S.



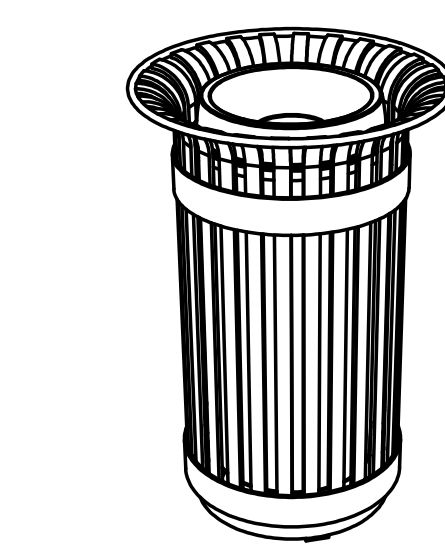
BENCH DETAIL 2 - MAGLIN MLB300M
N.T.S.



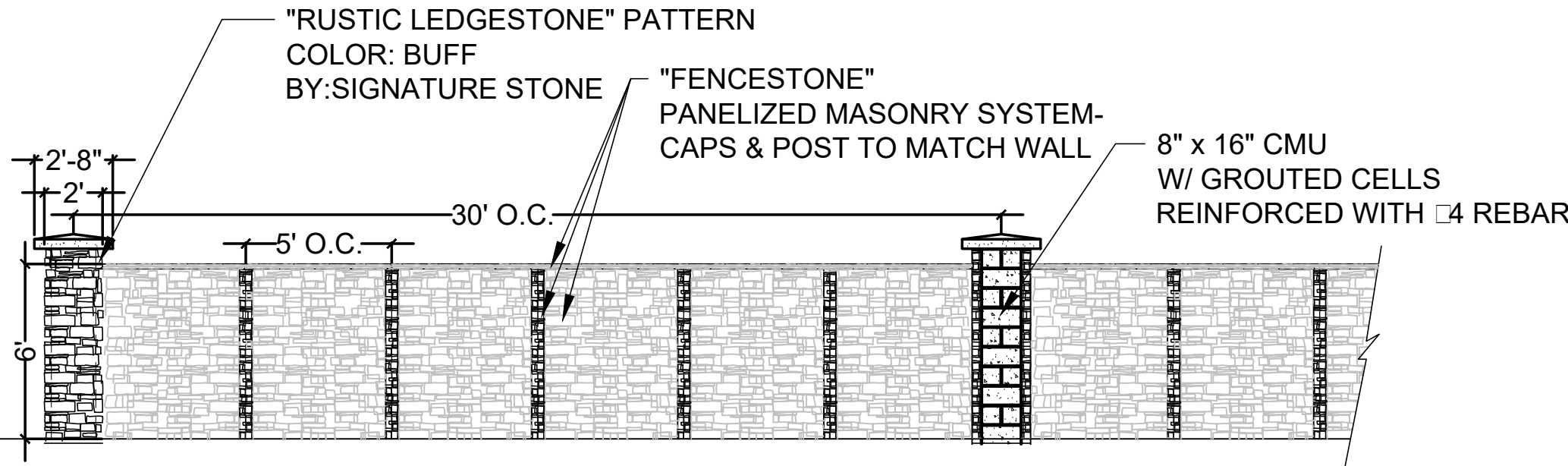
BENCH DETAIL 2 - MAGLIN MLB300M
N.T.S.



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

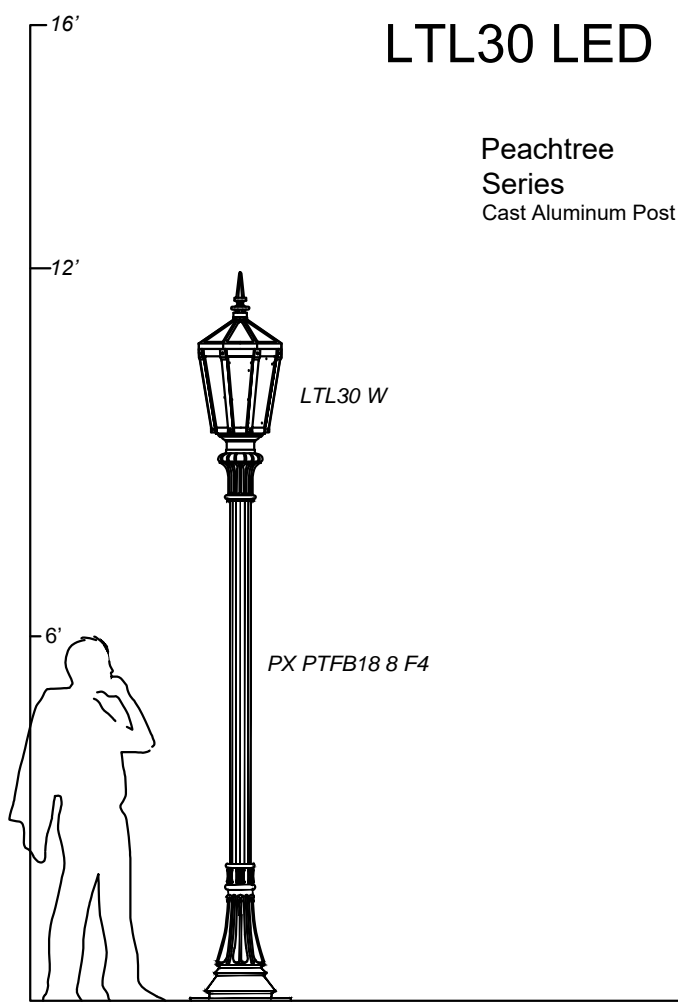


BLACK GLOSS POWDERCOAT FINISH

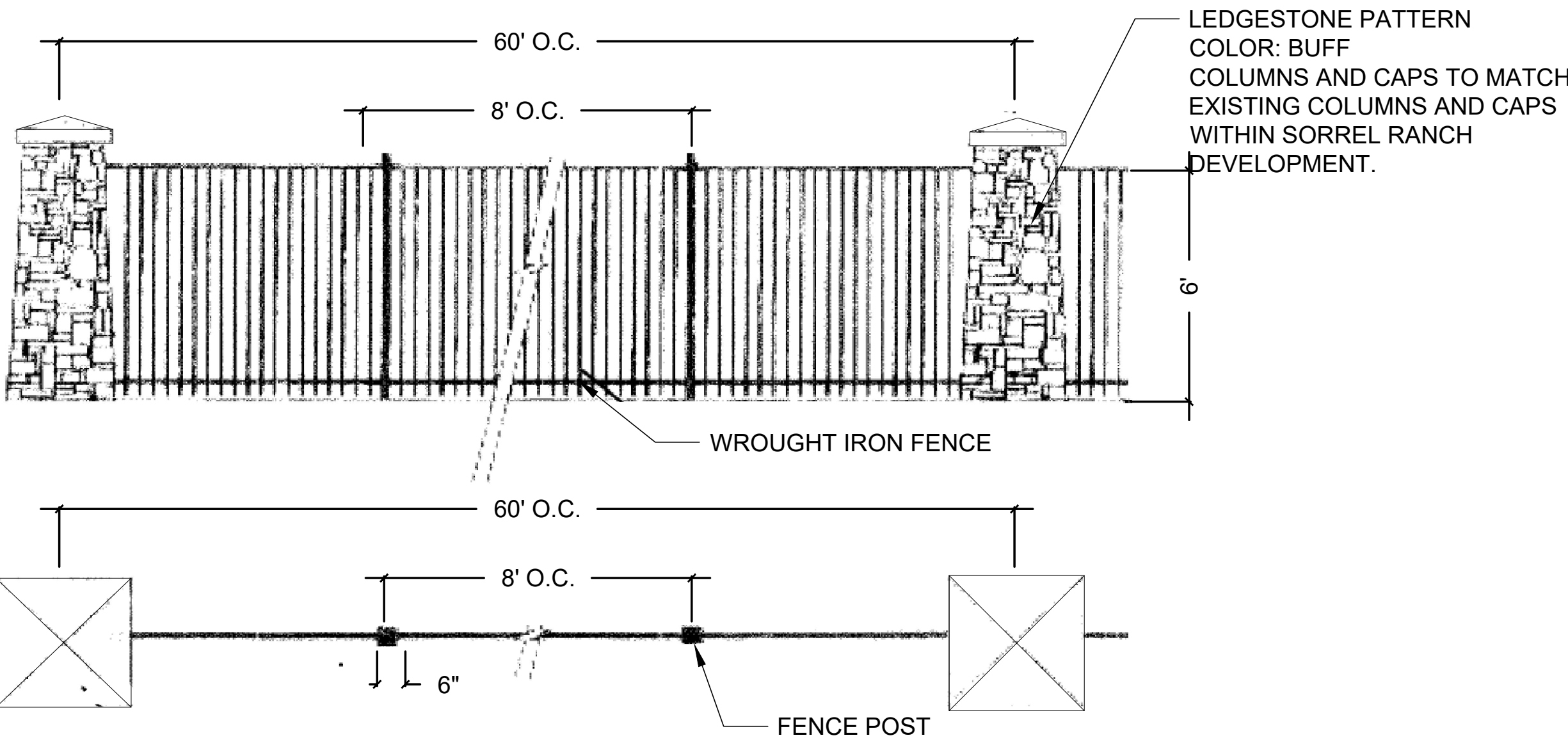


NOTES:
1. COLOR, MATERIAL, AND DIMENSIONS SHALL MATCH EXISTING MASONRY WALLS BUILT IN SORREL RANCH.

MASONRY WALL
N.T.S.



SITE LIGHTING
N.T.S.

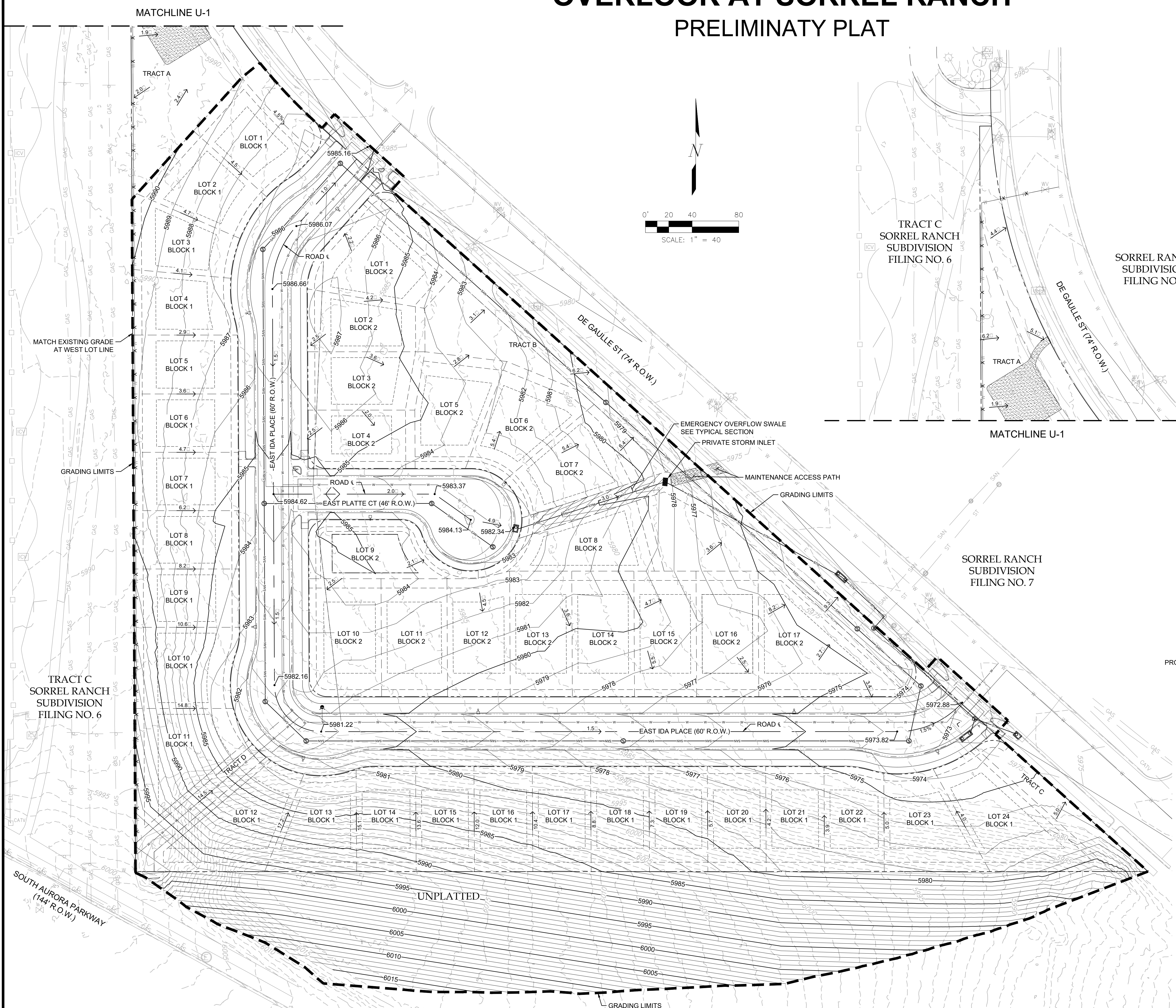


WROUGHT IRON FENCE WITH COLUMNS
N.T.S.

#	DATE	REVISIONS	
		3RD COA SUBMITTAL	
2	3-24-2020		

OVERLOOK AT SORREL RANCH		SITE DETAILS	
PROJECT:		CLIENT:	CITY OF AURORA
DRAWING:		DESIGNED BY: CW	
		DRAWN BY: CW	
		CHECKED BY: JG	
		SCALE:	N/A
		HORIZ:	N/A
		VERT:	N/A
		DATE:	03-13-2020

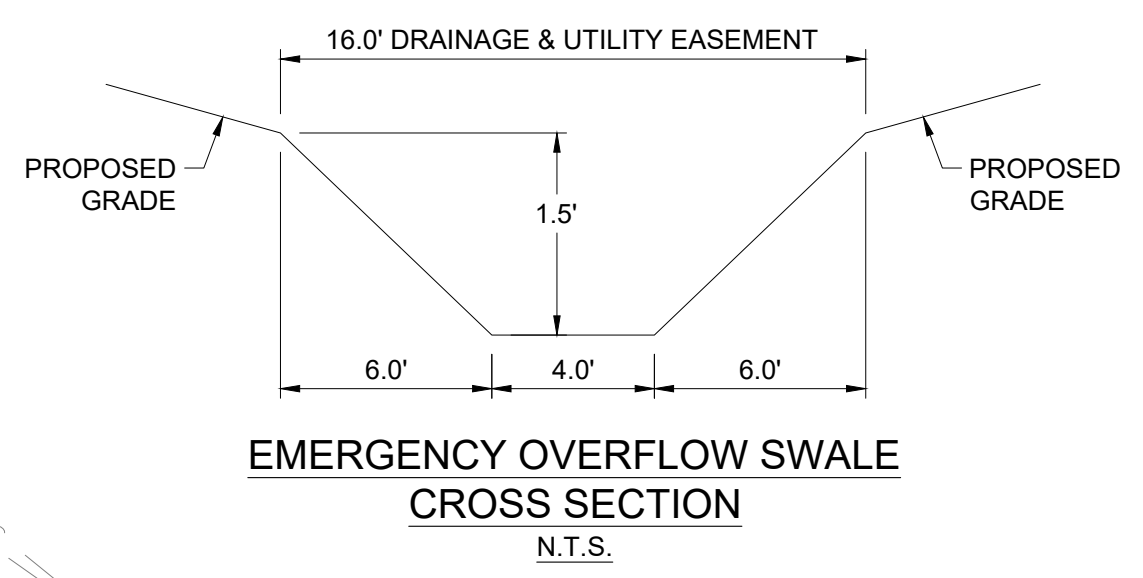
OVERLOOK AT SORREL RANCH
PRELIMINATY PLAT



SITE IMPROVEMENTS LEGEND

---	PROPOSED EASEMENT
---	PROPOSED SET BACK
---	PROPOSED LOT LINE
---	PROPOSED ROW LINE
---	STM
---	PROPOSED STORM SEWER
W	PROPOSED WATER MAIN
SAN	PROPOSED SANITARY SEWER
---	PROPOSED MAJOR CONTOUR (5')
---	PROPOSED MINOR CONTOUR (1')
---	EXISTING PROPERTY LINE
---	EXISTING EASEMENT
---	EXISTING MAJOR CONTOUR (5')
---	EXISTING MINOR CONTOUR (1')
UE	UTILITY EASEMENT
GE	GAS EASEMENT
DE & UE	DRAINAGE & UTILITY EASEMENT
⊙	PROPOSED STORM MH
⊙	PROPOSED SANITARY MH
⊙	PROPOSED WATER METER
●	PROPOSED HYDRANT
⊠	PROPOSED STORM INLETS

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



2020-03-20 11:13am By: ARenner
H:\2019 Jobs\190017 Sorrel Ranch Civil Plan Set\CONSTR\GRA\190017 SORREL RANCH GRADING.dwg

EXHIBIT C

#	DATE	REVISIONS	
		SECOND SUBMITTAL OF CSP PER REDLINES	THIRD SUBMITTAL OF CSP PER REDLINES
1	02/07/20		
2	03/20/20		

PROJECT:	SORREL RANCH
DRAWING:	GRADING PLAN
CLIENT:	CITY OF AURORA
DESIGNED BY:	ARR
DRAWN BY:	CJK
CHECKED BY:	JLH
DATE:	

HCL ENGINEERING & SURVEYING, L.L.C.
1000 WEST 10TH AVE, SUITE 200
GREENWOOD VILLAGE, CO 80111
PHONE: 303.773.1805
FAX: 303.773.3297
WWW.HCLENGINEERING.COM

ENGINEERS • SURVEYORS

SHEET NUMBER

G-1

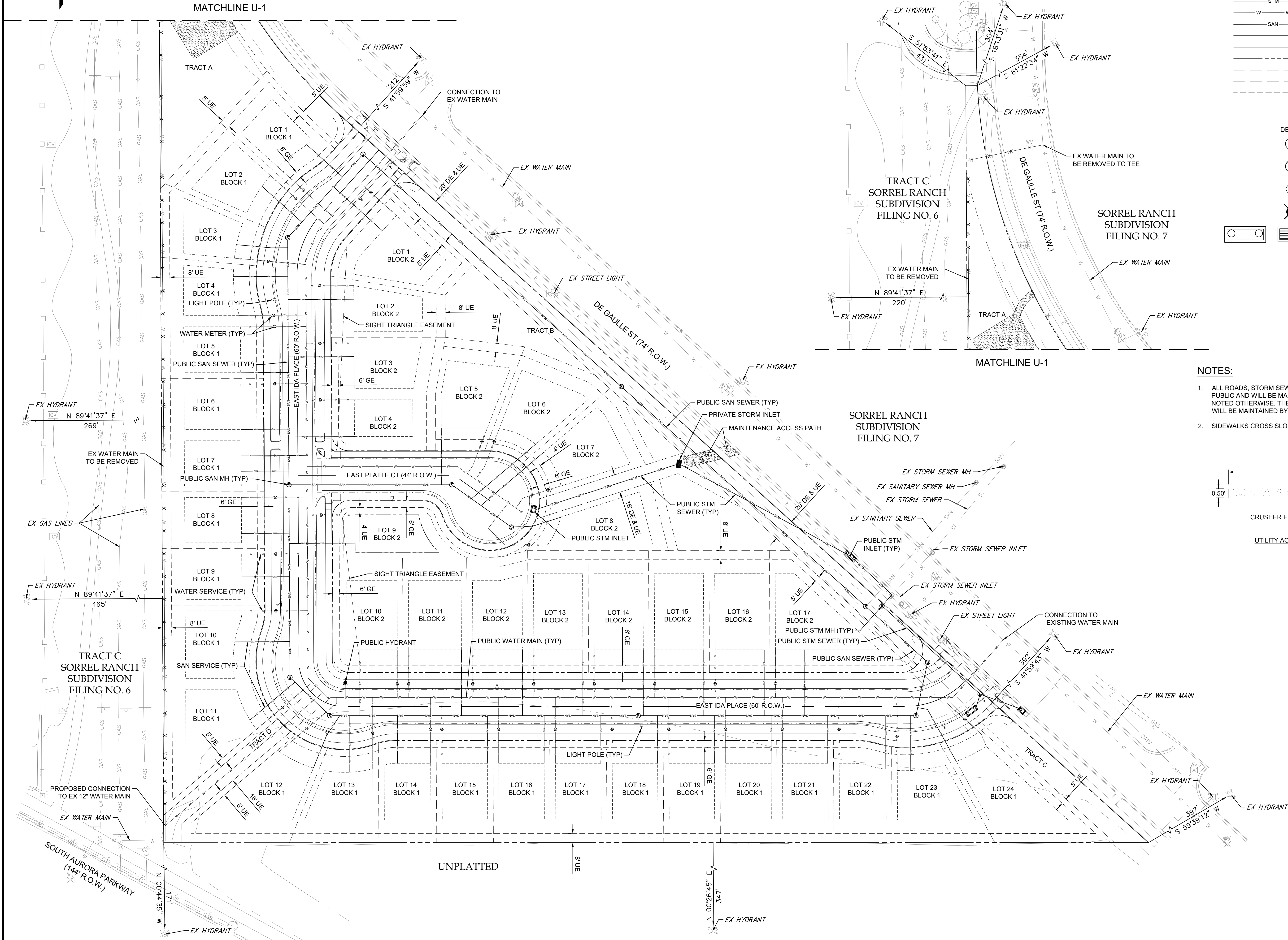
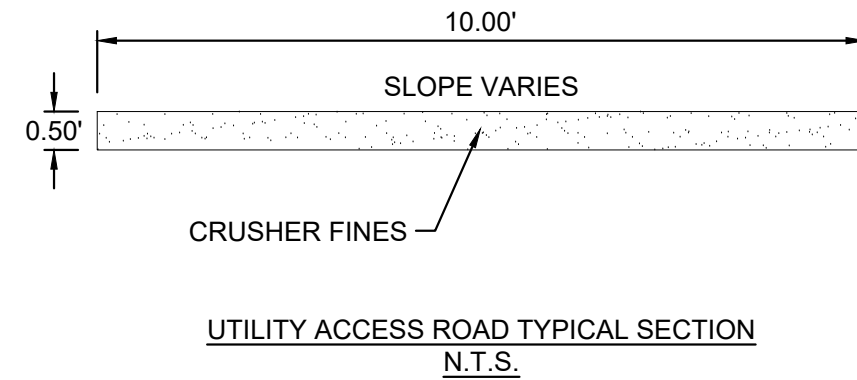
PROJECT NO. 8173-000

OVERLOOK AT SORREL RANCH
PRELIMINARY PLAT



- SITE IMPROVEMENTS LEGEND**
- PROPOSED EASEMENT
 - PROPOSED SET BACK
 - PROPOSED LOT LINE
 - STM----- PROPOSED STORM SEWER
 - W----- PROPOSED WATER MAIN
 - SAN----- PROPOSED SANITARY SEWER
 - PROPOSED MAJOR CONTOUR (5')
 - PROPOSED MINOR CONTOUR (1')
 - EXISTING PROPERTY LINE
 - EXISTING EASEMENT
 - EXISTING MAJOR CONTOUR (5')
 - EXISTING MINOR CONTOUR (1')
 - UE UTILITY EASEMENT
 - GE GAS EASEMENT
 - DE & UE DRAINAGE & UTILITY EASEMENT
 - (D) PROPOSED STORM MH
 - (S) PROPOSED SANITARY MH
 - (M) PROPOSED WATER METER
 - PROPOSED HYDRANT
 - [] PROPOSED STORM INLETS

- NOTES:**
- ALL ROADS, STORM SEWER, SANITARY SEWER & WATER MAIN ARE PUBLIC AND WILL BE MAINTAINED BY THE CITY OF AURORA UNLESS NOTED OTHERWISE. THE AREA INLET IN TRACT B IS PRIVATE AND WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - SIDEWALKS CROSS SLOPE SHALL NOT EXCEED 2%.



#	DATE	REVISIONS	
		SECOND SUBMITTAL OF CSP PER REDLINES	THIRD SUBMITTAL OF CSP PER REDLINES
1	02/07/20		
2	03/20/20		

PROJECT:	SORREL RANCH
DRAWING:	OVERALL UTILITY PLAN
CLIENT:	CITY OF AURORA
DESIGNED BY:	ARR
DRAWN BY:	CJK
CHECKED BY:	JLH
DATE:	































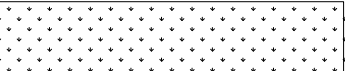
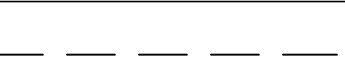
HCL ENGINEERING & SURVEYING, L.L.C. 100017 Sorrel Ranch Overall Utility Plan 100017 Sorrel Ranch Overall Utility Plan	ENGINEERS • SURVEYORS
100017 Sorrel Ranch Overall Utility Plan	100017 Sorrel Ranch Overall Utility Plan
100017 Sorrel Ranch Overall Utility Plan	100017 Sorrel Ranch Overall Utility Plan

SHEET NUMBER	U-1
PROJECT NO.	8173-000

EXHIBIT C

CT NO. 8173-000

2020-03-23 8:59am By: jgamec

PLANT SCHEDULE						
DECIDUOUS TREE	CODE	QTY.	BOTANICAL NAME/ COMMON NAME	SIZE	TYPE	WATER USAGE
	AR	4	Acer rubrum 'red sunset' / Red Sunset Maple	2.5" CAL.	B&B	Medium
	CO	2	Celtis occidentalis / Common Hackberry	2.5" CAL.	B&B	Low
	GD	23	Gymnocladus dioica / Kentucky Coffee Tree	2.5" CAL.	B&B	Low
	QM	17	Quercus macrocarpa / Bur Oak	2.5" CAL.	B&B	Low
	TC	21	Tilia cordata / Little-Leaf Linden	2.5" CAL.	B&B	Medium
EVERGREEN TREES						
	JS	9	Juniperus scopulorum / Rocky Mountain Juniper	6' TALL	B&B	Medium
	PP	6	Pinus ponderosa / Ponderosa Pine	6' TALL	B&B	Low
	CS	21	Picea pungens / Colorado Spruce	6' TALL	B&B	Medium
ORNAMENTAL TREES						
	MR	5	Malus 'radiant' / Radiant Crabapple	2" CAL.	B&B	Medium
DECIDUOUS SHRUBS						
	AA	25	Amelanchier alnifolia / Saskatoon Serviceberry	5 GAL.	CONT.	Low
	CC	18	Caryoptis x clandonensis / Blue Mist Spirea	5 GAL.	CONT.	Low
	CM	18	Cercocarpus montanus / Mountain Mahogany	5 GAL.	CONT.	Low
	CN	85	Chrysanthamnus nauseosus / Rabbitbrush	5 GAL.	CONT.	Low
	TT	10	Cotoneaster apiculatus 'Tom Thumb'	5 GAL.	CONT.	Medium
	FP	91	Fallugia paradoxa / Apache Plume	5 GAL.	CONT.	Low
	FN	13	Forestiera neomexicana / New Mexico Privet	5 GAL.	CONT.	Low
	FO	130	Forsythia x 'Courtasol' / Gold Tide Forsythia	5 GAL.	CONT.	Medium
	PA	142	Perovskia atriplicifolia / Russian Sage	5 GAL.	CONT.	Low
	PF	50	Potentilla fruticosa 'Goldfinger' / Goldfinger Potentilla	5 GAL.	CONT.	Low
	PB	61	Prunus besseyi 'Pawnee Buttes' / Pawnee Buttes Sand Cherry	5 GAL.	CONT.	Low
	RA	20	Ribes aureum / Yellow Currant	5 GAL.	CONT.	Low
	RW	117	Rosa 'Winnipeg Parks' / Winnipeg Parks Rose	5 GAL.	CONT.	Low
	SP	38	Spirea x vanhouttei / Vanhoutt Spirea	5 GAL.	CONT.	Medium
	SV	33	Syringa vulgaris / Common Purple Lilac	5 GAL.	CONT.	Low
	SY	75	Syringa x 'Penda' / Bloomerang Lilac	5 GAL.	CONT.	Medium
EVERGREEN SHRUBS						
	JC	434	Juniperus communis 'Mondap' / Alpine Carpet Juniper	5 GAL.	CONT.	Low
	JS	5	Juniperus sabina 'Buffalo' / Buffalo Juniper	5 GAL.	CONT.	Medium
ORNAMENTAL GRASSES						
	FG	83	Festuca glauca/ Blue Fescue	5 GAL.	CONT.	Low
	PV	66	Panicum virgatum 'Shenandoah' / Shenandoah Red Switch Grass	5 GAL.	CONT.	Low
GROUND COVERS						
		23,868 SF	Sod- RTF Sod, or approved equal			
		18,908 SF	Native Seed Mix- Low grow mix or approved equal			
		1,835 LF	Metal Edger			

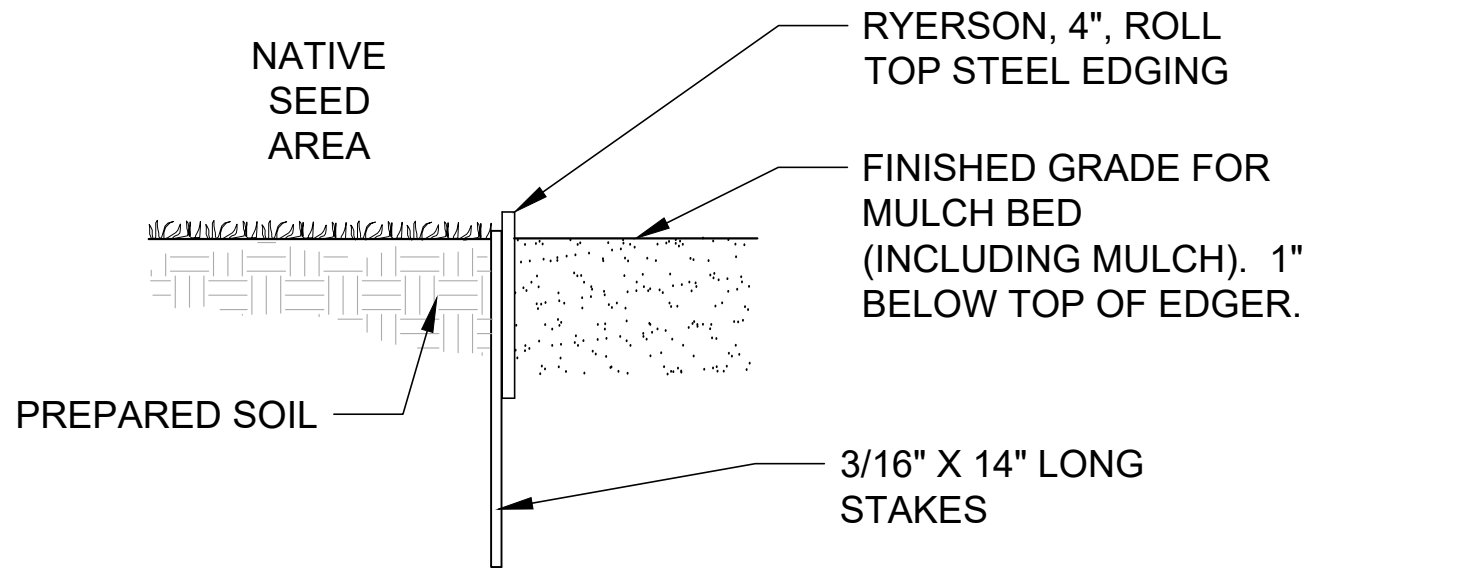
OVERLOOK AT SORREL RANCH PRELIMINARY PLAT

GENERAL NOTES

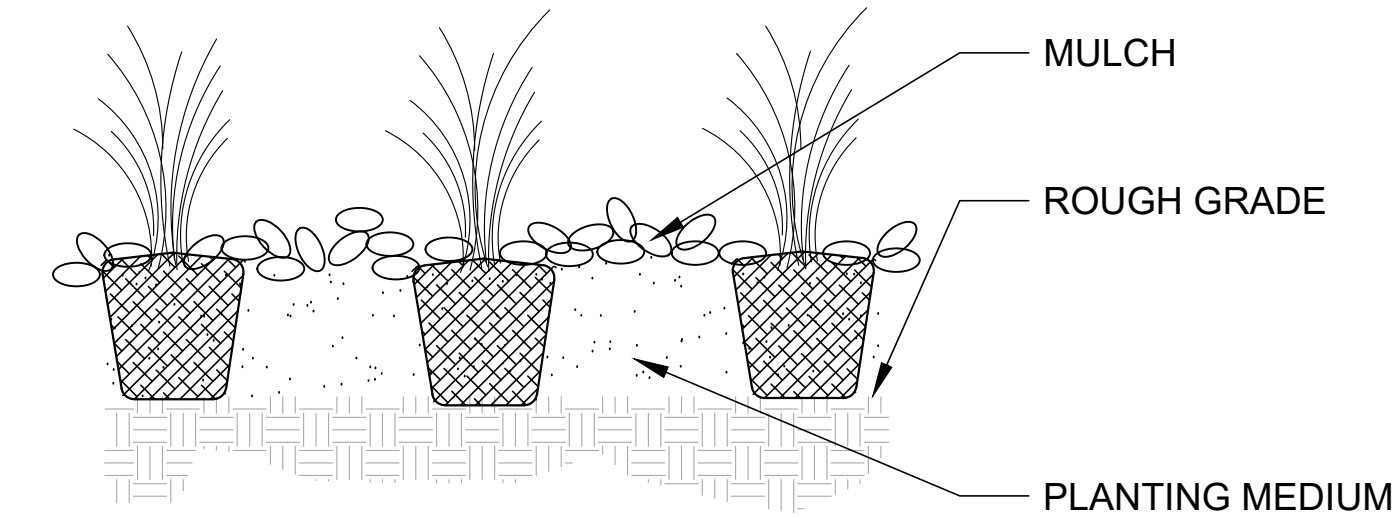
- THE LANDSCAPING SHOWN ON THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPROVEMENTS TO BE INSTALLED BY THE DEVELOPER, SUCCESSORS, OR ASSIGNS. ALL TREES SHALL BE A MINIMUM OF 10' FROM EXISTING WATER LINE OR IRRIGATION MAINLINE (IF POSSIBLE).
- DEVELOPER SHALL ENSURE THAT THE PRELIMINARY LANDSCAPE PLAN IS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

CITY OF AURORA STANDARD NOTES

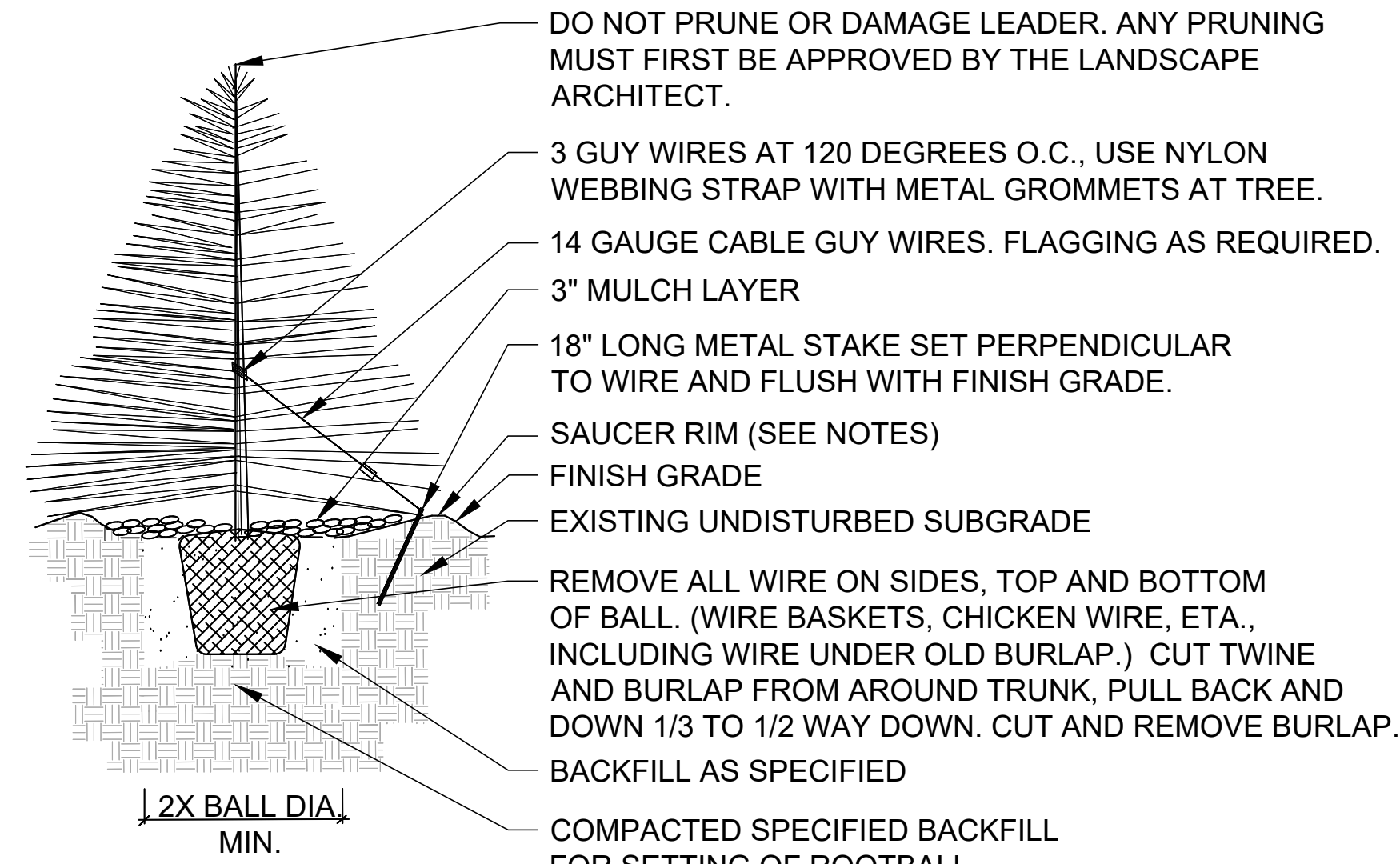
- SOIL PREPARATION SHALL BE FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA MINIMUM.
- FREE STANDING LIGHTS SHALL CONSIST OF THE FOLLOWING FIXTURE: ANTIQUE STREET LAMPS MODEL LTL30 LED. SEE LIGHTING PLAN.
- SURFACE MATERIALS OF WALKS AND PLAZAS SHALL BE CONCRETE. SURFACE MATERIAL OF VEHICULAR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



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



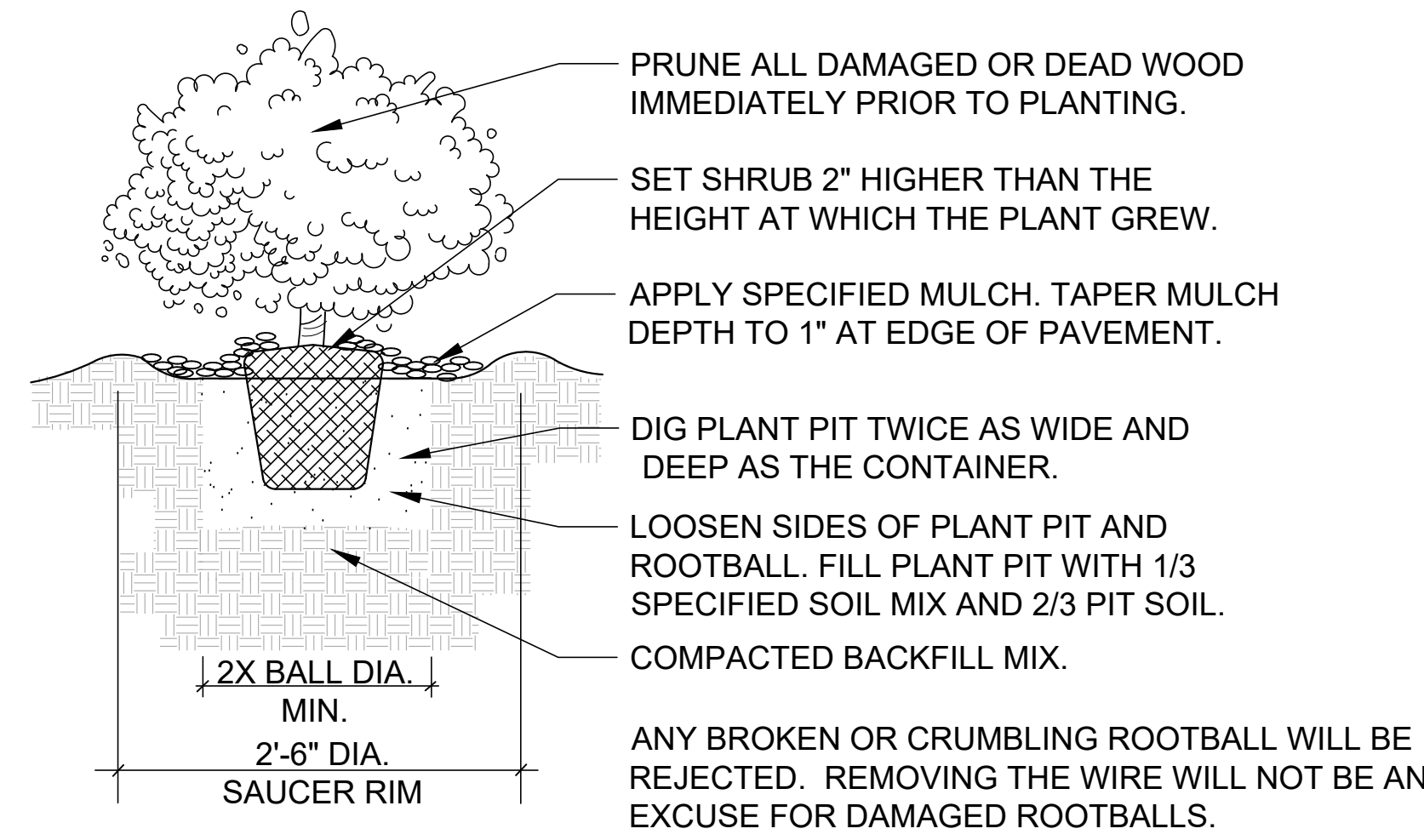
PERENNIAL PLANTING
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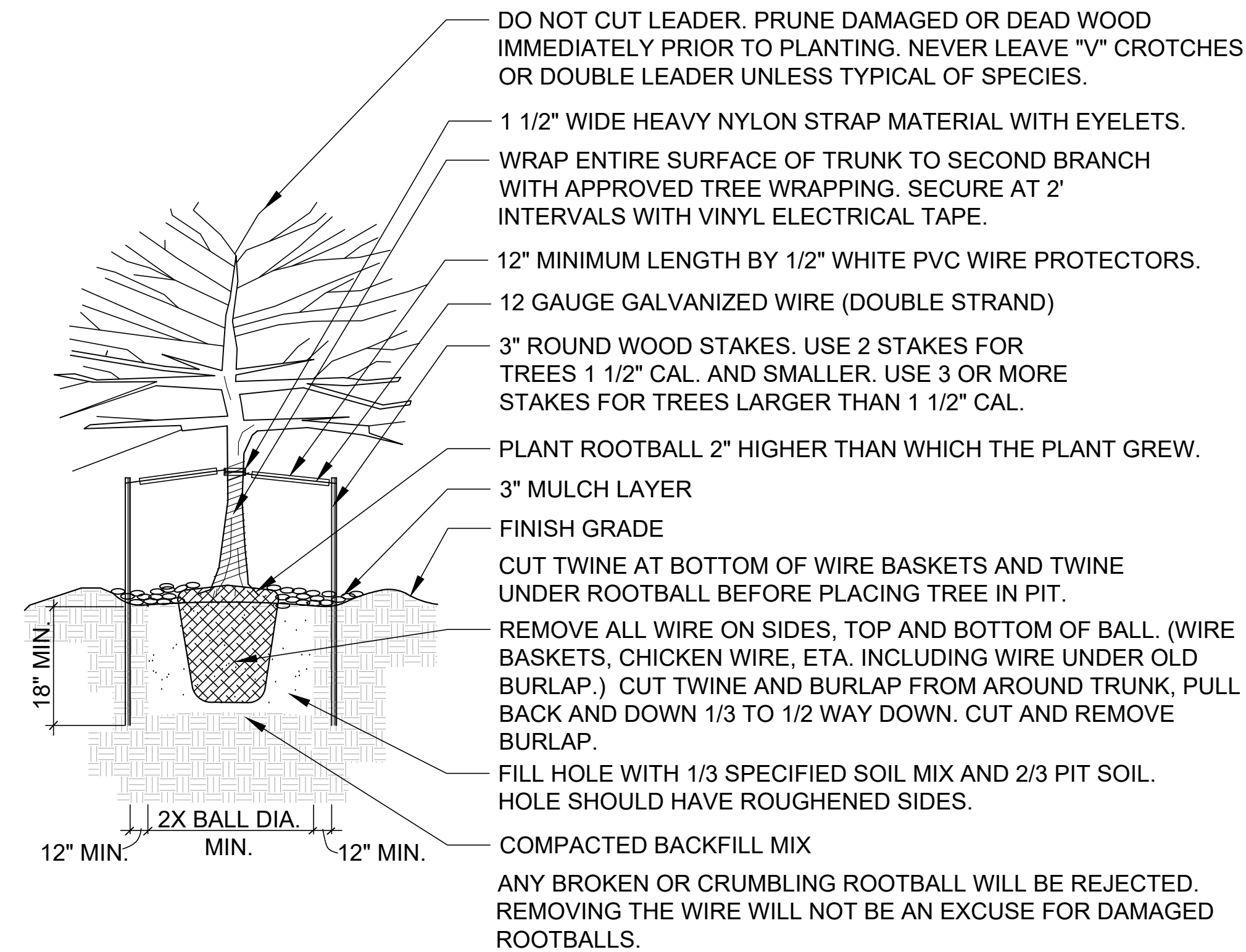
NOTES:

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

EVERGREEN TREE PLANTING DETAIL
N.T.S.



SHRUB PLANTING DETAIL
N.T.S.



DECIDUOUS TREE PLANTING DETAIL
N.T.S.

REVISIONS		#	DATE	3RD COA SUBMITTAL				
		2	3-24-2020					

OVERLOOK AT SORREL RANCH		LANDSCAPE SCHEDULE AND DETAILS		CITY OF AURORA		SCALE: 1" = 10'		DATE: 03-13-2020	
PROJECT:	DRAWING:	CLIENT:	DESIGNED BY: CW	DRAWN BY: CW	CHECKED BY: JG				

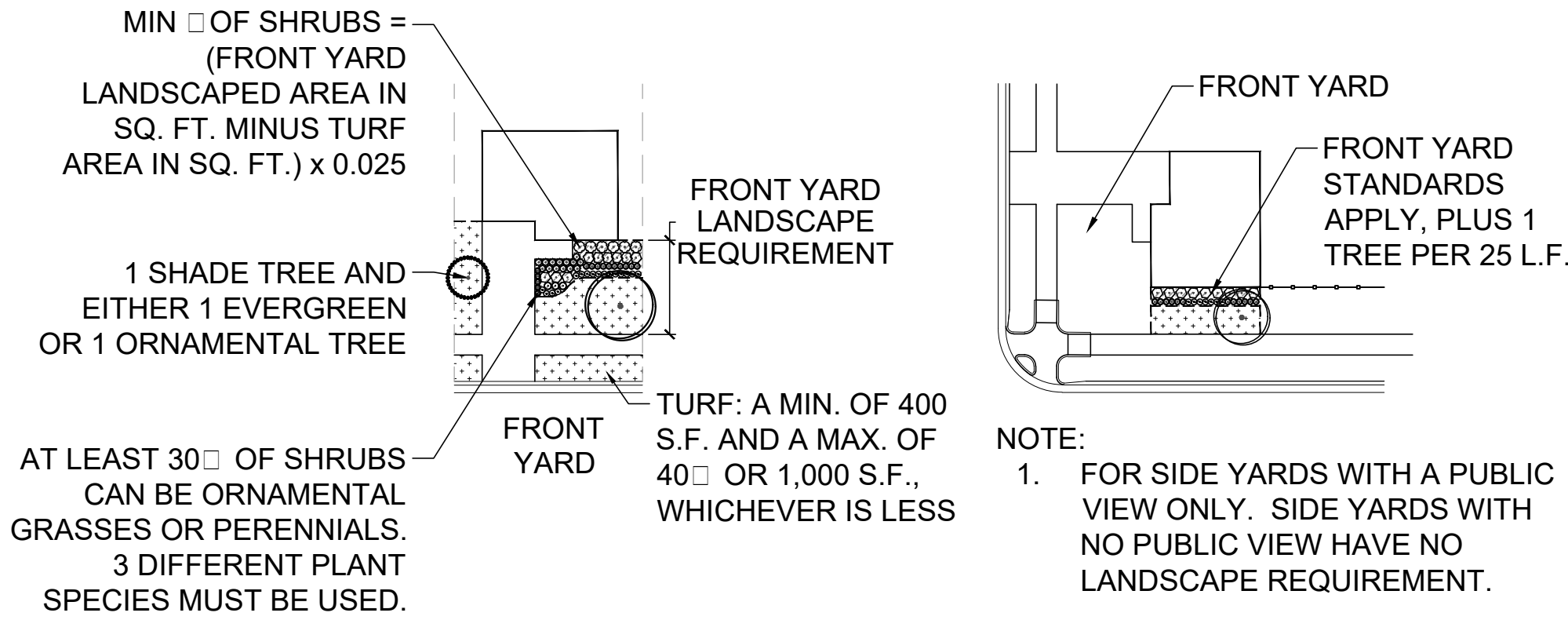
OVERLOOK AT SORREL RANCH
PRELIMINARY PLAT

NOT FOR CONSTRUCTION

EXHIBIT C

MINIMUM FRONT YARD LANDSCAPE TYPICAL (4,500 S.F. OR LARGER)

1" = 40'



FRONT YARD TYPICAL PLANT PALETTE

TREES

COLORADO SPRUCE
PONDEROSA PINE
ROCKY MOUNTAIN JUNIPER
WESTERN CATALPA
KENTUCKY COFFEE TREE
COMMON HACKBERRY
GREENSPIRE LINDEN
LITTLELEAF LINDEN
REDMOND LINDEN
RED SUNSET MAPLE
ROYAL RED MAPLE
BURR OAK
CHOKECHERRY
GINNALA MAPLE
RADIANT CRABAPPLE

PICEA PUNGENS
PINUS PONDEROSA
JUNIPERUS SCOPULORUM
CATALPA SPECIOSA
GYMNOCLADUS DIOICA
CELTIS OCCIDENTALIS
TILIA CORDATA 'GREENSPIRE'
TILIA CORDATA
TILIA EUCLORA 'REDMOND'
ACER RUBRUM 'RED SUNSET'
ACER PLATANOIDES 'ROYAL RED'
QUERCUS MACROCARPA
PRUNUS VIRGINIANA
ACER GINNALA
MALUS 'RADIANT'

SHRUBS

BUFFALO JUNIPER
HUGHES JUNIPER
APACHE PLUME
BLUE MIST SPIREA
YELLOW CURRANT
LEADPLANT
LILAC
MOUNTAIN MAHOGANY
POTENTILLA
LODENSE PRIVET
NANNYBERRY
NEW MEXICAN PRIVET
BAILEY REDTWIG DOGWOOD
RUSSIAN SAGE
TALL WESTERN SAGE
SHRUB ROSE
WESTERN SAND CHERRY
SASKATOON SERVICEBERRY
VANHOUTTE SPIREA
THREE-LEAF SUMAC
WASATCH MAPLE
WAYFARING TREE
ORNAMENTAL GRASSES

JUNIPERUS SABINA 'BUFFALO'
JUNIPERUS HORIZONTALIS 'HUGHES'
FALLUGIA PARADOXA
CARYOPTERIS X CLANDONENSIS
RIBES AUREUM
AMORPHA CANESCENS
SYRINGA VULGARIS
CEROCARPUS LEDIFOLIUS
POTENTILLA FRUTICOSA
LIGUSTRUM VULGARE 'LODENSE'
VIBURNUM LENTAGO
FORESTIERA NEOMEXICANA
CORNUS STOLONIFERA 'BAILEY'
PEROVSKIA ATRIPLICIFOLIA
ARTEMISIA TRIDENTATA
ROSA X 'WINNIPEG PARKS'
PRUNUS BESSEYI
AMELANCHIER ALNIFOLIA
SPIREA X VANHOUTTEI
RHUS TRILOBATA
ACER GRANDIDENTATUM
VIBURNUM LANTANA

NOTES:

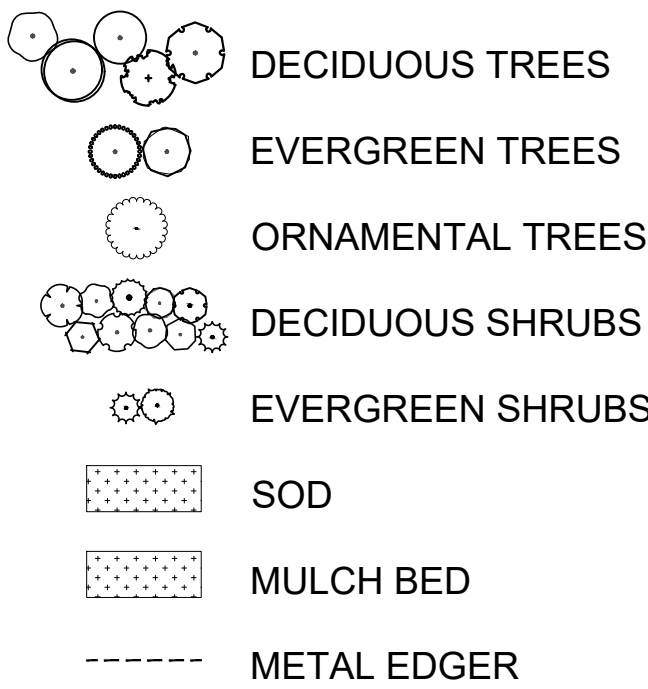
- SHADE TREES MUST BE ≥ 2.5" CALIPER.
- ORNAMENTAL TREES MUST BE ≥ 2" CALIPER.
- EVERGREEN TREES MUST BE ≥ 6' HEIGHT.
- REFER TO FRONT YARD LANDSCAPE TYPICAL NOTES ON SHEET L-3 FOR MINIMUM REQUIREMENTS.

FRONT YARD LANDSCAPE TYPICAL

TYPICAL LANDSCAPE FOR STANDARD LOTS:

- TURF: 50 S.F. 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 146-4.7.5 P. IN TABLE 4.7-3 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.
- NO MORE THAN 10 S.F. OF ALL FRONT YARDS SHALL HAVE IDENTICAL PLANT PALETTES.
- THE BUILDER IS RESPONSIBLE FOR INSTALLING THE FRONT YARD LANDSCAPING.

LEGEND



STANDARD RIGHTS OF WAY AND CURBSIDE LANDSCAPE

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

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

☐ TREE REMOVED DUE TO CONFLICT WITH MANDATORY 50' STOP SIGN CLEARANCE.
▣ SHRUB EQUIVALENT OF 10 SHRUBS PER 1 TREE USED DUE TO UTILITY LINE CONFLICT.

LANDSCAPE TRACT TABLE

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

20' MINIMUM BUFFER TABLE

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

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

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

WATER CONSERVATION TABLE

NON-WATER CONSERVING (SOD)	23,868 S.F.	32
WATER CONSERVING (NATIVE AND SHRUBS)	48,472 S.F.	65
CRUSHER FINES	2,388 S.F.	3
TOTAL LANDSCAPE AREA	74,728 S.F.	100

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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PROJECT: OVERLOOK AT SORREL RANCH

DRAWING: LANDSCAPE TABLES AND DETAILS

CLIENT: CITY OF AURORA

DESIGNED BY: CW

DRAWN BY: CW

CHECKED BY: JG

REVISIONS

2

DATE 3-24-2020

3RD COA SUBMITTAL

SCALE: N/A

DATE: 03-13-2020

associates inc.



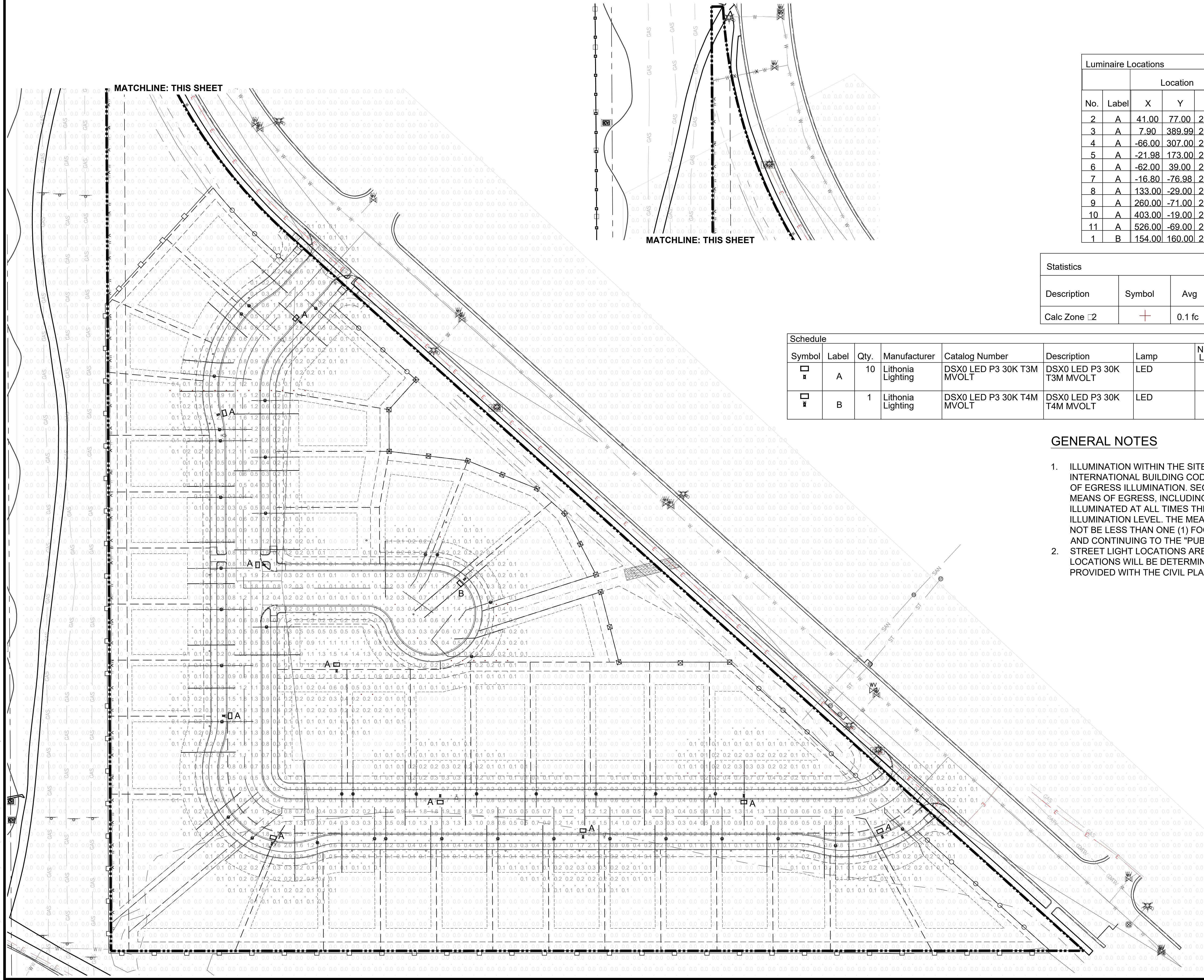
2953 South Peoria Street, Ste 101
Aurora, Colorado 80014
303-770-7201 FAX 770-7132

SHEET NUMBER

L-3



PROJECT NO. 8173-000

OVERLOOK AT SORREL RANCH
PRELIMINARY PLAT



Luminaire Locations										
		Location						Aim		
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z
2	A	41.00	77.00	20.00	20.00	1.12	0.00	41.02	78.08	0.00
3	A	7.90	389.99	20.00	20.00	305.53	0.00	7.02	390.62	0.00
4	A	-66.00	307.00	20.00	20.00	90.00	0.00	-64.92	307.00	0.00
5	A	-21.98	173.00	20.00	20.00	269.11	0.00	-23.06	172.98	0.00
6	A	-62.00	39.00	20.00	20.00	90.00	0.00	-60.92	39.00	0.00
7	A	-16.80	-76.98	20.00	20.00	8.87	0.00	-16.63	-75.91	0.00
8	A	133.00	-29.00	20.00	20.00	180.00	0.00	133.00	-30.08	0.00
9	A	260.00	-71.00	20.00	20.00	0.00	0.00	260.00	-69.92	0.00
10	A	403.00	-19.00	20.00	20.00	180.00	0.00	403.00	-20.08	0.00
11	A	526.00	-69.00	20.00	20.00	341.92	0.00	525.66	-67.97	0.00
1	B	154.00	160.00	20.00	20.00	222.69	0.00	153.27	159.21	0.00

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone 2	+	0.1 fc	2.7 fc	0.0 fc	N/A	N/A

Schedule											
Symbol	Label	Qty.	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	10	Lithonia Lighting	DSX0 LED P3 30K T3M MVOLT	DSX0 LED P3 30K T3M MVOLT	LED	1	DSX0 LED P3 30K T3M MVOLT.T.ies	7616	0.92	71
	B	1	Lithonia Lighting	DSX0 LED P3 30K T4M MVOLT	DSX0 LED P3 30K T4M MVOLT	LED	1	DSX0 LED P3 30K T4M MVOLT.T.ies	7675	0.92	71


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 ONE (1) FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL, AND CONTINUING TO THE "PUBLIC WAY".
- STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED WITH THE PHOTOMETRIC ANALYSIS PROVIDED WITH THE CIVIL PLAN SUBMITTAL.

2020-03-23 10:08am By: jgomec
L:\8173-000 db Capital-Sorrel Ranch\GAL_Cad\4.1_Sheets\PHOTOMETRIC SHEET.dwg

EXHIBIT C

OVERLOOK AT SORREL RANCH			
PROJECT:	DRAWING:	CITY OF AURORA	



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

Community Questions, Comments and Concerns

1st Review

Cameron Schmacher
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 quiet 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 Degualle/Alexander intersection before making DeGaulle a passthrough and high traffic area. We would also like to see speed bumps on Degaulle from Richmond homes to the school as people regular go 50mph on this road.

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.

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.

2nd Review

Lyndon Reimonenq
5748 S Duquesne Ct
303.507.4057

Thank you for sharing these plans for the Overlook. I appreciate your openness and the project looks to be very nice. However, this does not change my mind. This project will take away from the natural beauty of the land. It will run wildlife even further away. It will cause more crowding in this area which will damage our roads and bring more accidents and crime into our neighborhood. Just because the city approved the project does not make it a good thing. I guess the next step is to rename the area, perhaps Denver East would be appropriate. I will consider my options and look for a nice, quiet place to move. Thank you for your time.