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July 29, 2020
Daniel Osoba, Planner II
Planning Department, City of Aurora
15151 E. Alameda Parkway
Aurora, CO 80012

Re: The Overlook at Sorrel 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 dated April 13, 2020. Please see the responses following the comments in *red italics*.

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- An administrative adjustment for required curbside landscaping is needed (see item 3A and 5N). *Noted, see other responses.*
 - Please update the Letter of Introduction per this adjustment request and send in the update letter prior to the decision date if possible (see item 3B). *Letter of Introduction has been updated and has been resubmitted to the City.*
- Add at least one (two is preferable) typical front yard landscaping designs (see item 5L). *Noted, see other responses.*
- A temporary off-site swale is required prior to the development of Pomeroy to serve this site (see item 6G). *Noted, see other responses. An off-site swale has been added south of the site on the Pomeroy property.*
- A sight triangle easement is required on Lot 10, Block 2 (See item 7B). *Noted, see other responses. Sight triangle easement has been shown and labeled for all affected lots.*
- The easements need to be vacated by separate document (see item 9A and 9B). *Noted, see other responses. Callout has been updated.*
- Physical features located within easements must be covered with a License Agreement (see item 9H). *Noted, see other responses. The storm sewer inlet has been changed to a manhole and will now be public.*

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. There were no additional community questions, comments or concerns received with this submission. *Noted.*

2. Completeness and Clarity of the Application

2A. *Final Plat Comments:* Remove all AutoCAD shx text files from the Preliminary Plat and Final Plat. *All shx text has been removed.*

2B. *Mylar Change*: The mylar change application for the FDP will begin after the administrative decision on April 22, 2020. An invoice for that application and instructions for online payment will be sent directly to you via email. This review typically takes 5 business days, however, it will not be fully approved until the Preliminary Plat is recorded. *Noted.*

2C. *Preliminary Plat Comments, Sheet C-1*: Correct the printing errors on this sheet and other applicable sheets. *Printing errors corrected.*

3. **Zoning and Land Use Comments**

Sheet C-1

3A. Add an adjustment block to include the landscape adjustment request and justification/mitigation for this request. See item 5N for details on the code section. The Planning Department is in support of this request and because it is an administrative adjustment, no additional approval is required from the Planning and Zoning Commission. *Adjustment block added.*

3B. Please update the Letter of Introduction to elaborate on the adjustment request, justification and any mitigation measures taken. If possible, please provide this updated letter prior to the administrative decision to be used in an exhibit. *Letter of Introduction has been updated and has been resubmitted to the City.*

4. **Architectural and Urban Design Issues**

Sheet S-2

4A. Add the two-rail fence detail on this sheet *Two rail fence detail added to Site Plan Details sheet.*

4B. Add: "and comply with the Sorrel Ranch Framework Development Plan" to notes number 1 under the masonry wall detail. *Note updated.*

5. **Landscaping Issues**

Sheet C-1

5A. Remove the sentence under General Notes 4 on this sheet as shown. The landscape requirements have been provided in this plan set. *Removed.*

5B. Please add the administrative adjustment request and justification to this sheet. *Note of adjustment and code section added and justification has been included in the revised letter of introduction per direction on sheet L-3.*

Sheet S-1

5C. Is the fencing proposed between the columns two-rail wood fence or wrought iron? Please clarify. There is not a detail provided for the two-rail fence in this plan set. *Two rail fence detail added. Only wrought iron is proposed between the columns. Labels have been added and legend updated.*

Sheet L-1

5D. Please provide a detail if a two-rail fence is being proposed. *Two rail fence detail added.*

5E. Remove the tree out of the easement and adjust the ROW table accordingly. *Updated.*

5F. Shift the utility easement dimension for clarity. *Updated and revised to match the plat.*

5G. Remove note number 1 as the street trees have been removed due to the presence of a utility. Please refer to comments regarding the administrative adjustment. *Note has been left on sheet L-1 but revised to remove "utility easements". Administrative adjustment information has been added to sheet L-3 and Cover.*

5H. The trees highlighted will be too tall within the site distance triangle. The trees must be 26-inches or less as measured from the roadway surface. *Updated.*

5I. Provide the street name for De Gaulle on this sheet. *Updated.*

5J. Add a label to call out the sod and seed because the hatch is so dense in all locations shown on this sheet. *Label has been added to sod areas. Hatches have been changed to help with clarity.*

Sheet L-3

5K. Please correct the printing errors shown. *Corrected.*

5L. Include one, if not two, typical front yard landscape designs. Because these plans are used for inspections, the city inspectors are not going to be reading the description of what is proposed in each yard. Please see examples provided on this sheet. *Per previous comments/request, additional sheet has been added called "Residential Front Yard Landscape Exhibit".*

5M. Make on correction to the Standard Rights of Way and Curbside Landscape table. *Updated for removal of tree in easement.*

5N. One adjustment is required from the landscape code. It is from Section 146-4.7.5.C.2 regarding minimum plant quantities. The adjustment should be listed on this sheet and the cover sheet and should only site the section and title. The Letter of Introduction needs to be updated to include the adjustment request, the reason/hardship and any mitigation measures proposed to offset the adjustment request. Mitigation measures could include the additional plantings within the curbside landscape and the additional plantings within the open space/tract areas. *Letter of Introduction has been updated and has been resubmitted to the City.*

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. Civil Engineering

Sheet C-1

6A. This preliminary plat will not be approved by Public Works until the preliminary drainage letter/report is approved. *Noted.*

6B. Add the note as shown. *Note added.*

Sheet S-1

6C. The minimum flowline radius is 45-feet *Per the redline on Sheet S-1 and from Section 4.04.1.06 from the Aurora Roadway Design & Construction Specifications Manual, If two or more curb cuts with hard paved driveways are provided, then the minimum property line radius shall be 45 feet and the minimum flow line radius shall be 35 feet. The flowline radius is now 38' and the property line radius is 45'.*

6D. Add a note indicating the street light locations are conceptual. Final street light locations will be determined by photometric analysis submitted with the street lighting plan with the civil plan submittal. *Note added.*

6E. Shown and label the existing street lights on De Gaulle Street. *Lights and call outs added.*

Sheet G-1

6F. The minimum slope for all non-paved areas is 2-percent. *Noted, the grading has been updated.*

6G. While this may be temporary, a swale is required until the development of Pomeroy occurs, which may be several years away. No Certificates of Occupancy's will be issued for these lots until the offsite development has occurred. *Acknowledged, a swale has been added south of the site on the Pomeroy property.*

P-1

6H. Since the interior streets are now public, they must meet City of Aurora Standards. Please refer to the draft lighting standards and update as needed for SL-1 fixtures and requirements. *Lighting has been updated to meet City Standards.*

7. Traffic Engineering

Sheet S-1

7A. Modify the buildable area on lot 10 to exclude the area highlighted in orange to accommodate the sight triangle easement. *Linework has been updated.*

7B. A sight triangle easement is required for Lot 10, Block 2. Please see the Plat redlines on sheet 3. *A sight triangle easement is shown and labeled over all affected lots.*

8. Parks, Recreation and Open Space

All PROS comments have been addressed.

9. Real Property

Preliminary Plat Comments

Sheet S-1

9A. Label the easement "To be vacated by separate document" *Updated.*

9B. The easements cannot be vacated by the plat. Please contact Andy Niquette at aniquett@auroragov.org to start the separate document process. *Noted. Easements will be vacated by separate document.*

9C. Add the ROW width for De Gaulle St on all applicable sheets *Added.*

9D. Add the bearings, distances and curve data from the boundary of the plan on all locations shown on all applicable sheets. These must match the plat exactly. *Added.*

9E. Ensure no portion of the structure on Lot 10, Block 2 encroaches into the sight triangle line. Revise as necessary on all applicable sheets. *Linework updated.*

9F. Match the plat ROW width for E. Platte Ct. *Updated.*

9G. Add the street name to the east/west portion of E. Ida Place *Updated.*

9H. The columns in the fences and walls located in any easement will need to be covered by a license agreement. Contact Grace Gray at ggray@auororagov.org to start this process. *Tract depth has been increased by 3 feet to allow the construction of the wall inside of the tract, but outside of any easements. No license agreement will be requested.*

9I. The portion of the masonry fence at the corner of Ida Place and De Gaulle St is located in the street ROW. Please revise. *Wall removed.*

Sheet S-2

9J. Match the plat width for the E Platte Court typical section *Updated.*

Sheet U-1

9K. Confirm the public sewer, public storm inlet and private storm inlet on this sheet are needed from Public Works Engineering. The physical features must be covered with a license agreement. *Storm sewer shall be public. The storm inlet has been changed to a manhole and will now be public.*

Sheet L-1

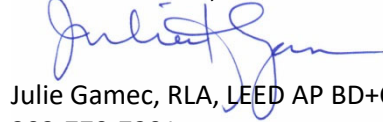
9L. Is the utility easement at the southwest corner of this site showing the correct width? Please verify. *Updated to match the plat.*

Final Plat Comments

9M. Make the corrections, additions and general edits as shown on the redlined plat and associated documents. *Plat comments have been revised per the redlines.*

Sincerely,

THK ASSOCIATES, INC.



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