



March 31, 2020

W. David Barrett
City of Aurora Planning & Development Service
15151 E. Alameda Ave., Suite 2300
Aurora, CO 80012

Re: Sorrel Ranch Subdivision Filing 3 Minor Site Plan Amendment-Letter of Intent

Dear Mr. Barrett,

JR Engineering is submitting this CSP Amendment on behalf of Lokal Homes. During the Construction Plan review process, several updates were made and it was requested that the CSP be amended to be consistent with these updates. Below is a summary of the plan modifications made and the attached PDF of the current CSP Amendment has been clouded to indicate the areas described below.

1. Retaining walls were relocated and extended near Building 29 to reduce the steep grades away from the building foundation.
2. All of the proposed curb ramps along East Alexander Drive were adjusted to align with the ramp across the street.
3. Area drains and pipes to outfall them were added near Building 40 and 41 and also near Building 43.
4. Grades were adjusted on proposed walls and slopes between them allowing the removal of one tier of the walls near Building 44.
5. The sanitary sewer main line, manholes and utility easement near the southeast corner of the property and adjacent to Building 44 were adjusted to provide access for the city's maintenance personal and equipment.
6. Adjustments to the layout of the retaining wall and sidewalks between Building 52 and 54 were made to provide better pedestrian access through this area.
7. Per the city's new criteria, an edge drain was added upstream of the proposed inlets near Buildings 40, 41 and 56.
8. Grading changes were made along with adding a section of retaining wall and adding a concrete pan to improve the drainage along the south side of Building 35.
9. An extension of the sanitary sewer main was added near Buildings 56 and 57 to provide a service connection for Building 57.

Please let me know if you have any questions. I can be reached at 303-267-6190.

Sincerely,

JR Engineering, LLC

Kurtis W. Williams, P.E.