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Aurora, Colorado 80014
303.770.7201 fax 303.770.7132

March 24, 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, February 10, 2020. Please see the responses following the comments in *red italics*.

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- A neighborhood meeting will be needed to further discuss the community questions, comments and concerns from this review and the first review (see Item 1).
Noted. In light of the Coronavirus the City has notified us that they are reviewing how to proceed with public meetings. We have been in contact with Scott Campbell and Dan Osoba. We were instructed to call the neighbor (see below)
- Remove all AutoCAD shx text files (see Item 2).
All shx text has been removed.
- Modify the Architectural Requirements notes on the cover sheet (see Item 6).
Architectural Requirement notes have been updated.
- Buildings cannot be placed in sight triangle easements (see Item 11).
Plans have been updated.
- Make the modifications and corrections as noted in the redlines on the Preliminary Plat and Final Plat per Real Property comments (see Item 15).
Noted.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. An additional comment has been received from an adjacent property owner. Please see the comment below. A response to these comments is required in your Applicant Response Letter uploaded in your next submittal. Prior to your next submission, please coordinate with Scott Campbell to schedule a neighborhood meeting.

Noted. Per email direction dated March 16, 2020 from Planner Dan Osoba, THK has contacted the one neighbor directly.

Lyndon Reimonenq
5748 S Duquesne Ct.
303.507.4057

2nd Review Comment: 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.

Noted. While valid concerns, there is nothing specific that can be addressed with this submittal. Left Voicemail on March 18, 2020 at 11:02 am for neighbor. No responses as of the date of this letter.

2. Completeness and Clarity of the Application

2A. Remove all AutoCAD shx text files from the Preliminary Plat and Final Plat.

All shx text has been removed.

2B. This application does not require Planning & Zoning Commission nor City Council approval. Please remove the line items in the City of Aurora approval.

Line items have been removed.

2C. Increase the size of the amendment block.

Amendments Block has been increased in size.

2D. Please label the symbols shown in the common area at the northwest of the site.

Label has been added.

2E. It may help clarity to exclude utilities shown on the overall plan, and instead only show them on the Utilities Plan.

Noted.

3. Zoning Issues

3A. Modify the Data Block to indicate 41 units per this proposal.

Unit count has been updated.

3B. Change the maximum building height to 38'.

Building height has been updated.

3C. Add "Sorrel Ranch" to note 1 in the Architectural Requirements.

"Sorrel Ranch" added to note.

4. Framework Development Plan Amendment

4A. The Sorrel Ranch Framework Development Plan will require a Mylar Change after approval of the Preliminary Plat to update the land use from school site to residential. The Mylar Change application form is attached.

Noted. Mylar Change application is included in the submittal as are revised FDP sheets showing 41 units instead of 45 units.

5. Parking Issues

5A. Parking issues have been addressed.

Noted.

6. Architectural and Urban Design Issues

6A. Remove number 2 on the Architectural Requirements notes on the cover sheet. If the architectural styles change during permit review, this plan will require an amendment.

Note has been removed.

6B. Add “found in Section 146-4.8” to number 1 of the Architectural Requirements notes.

Note has been revised.

6C. Will there be any trail connection from this property to the existing trail to the west?

No connection is proposed. Sidewalk connection is provided

6D. Label the column material similar to the masonry fence detail.

Column material has been added.

7. Signage Issues

7A. Revise the type of sign shown in the data block to “Neighborhood Identification Sign”.

No sign is being proposed. Confirmed with Planner that no note is needed.

8. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

Sheet C-1 Cover Sheet

- Make sure the title block is consistent on all sheets. Some are skewed as highlighted on the cover sheet, and some are not.

Italic text has been changed to regular text on the title block on all sheets.

Sheet S-1

- The response letter indicates that the easement along the northwest portion of the site is an offsite easement and an exhibit has been included. Does one side of the easement abut this development?

Yes, one side of the easement abuts this development.

- Make sure to include all fence types in the legend.

All fence types have been added to legend.

Sheet L-1

- Add the hatch shown at the northwest corner of the site to the legend. Is this crusher fines?

Crusher fines hatch has been added to legend.

- Is the “3- GD” highlighted on the redlines a leftover label?

Label has been removed.

- Based on the sight triangle shown, the “5 – PA” will grow too tall. Please select plantings that are limited to 26” as measured from the roadway surface.

Shrubs have been reworked in the sight triangle.

- Make sure the first tree is at least 50’ from the face of the stop sign.

Tree has been removed to allow 50’ spacing from stop sign.

- The “5 – SY” will be too tall within the sight distance triangle. Please revise.

Shrubs have been reworked in the sight triangle.

- Please correct the tree label overlap as highlighted on the redlines.

Label has been fixed.

- A tree (shown with the “3 TC” redlines) is missing a label.

Label has been added.

- The first tree at the southern access may need to be removed given the likely location of the driveway and the required 50' distance from the stop sign.
Tree has been removed to allow 50' spacing from stop sign.
- Please do not hatch the mulch areas. Just handle that with a note. The hatching makes it more difficult to see the actual plant material for inspection purposes.
Mulch hatch has been removed. Note specifying mulch type has been added to this sheet. Refer to #3 under "Notes".

Sheet L-2

- Please edit City of Aurora Standard Notes number 6 as shown in the redlines.
Text has been removed per the redlines.

Sheet L-3

- Inspectors will not be calculating the quantities for the front yards. Instead it will be based upon the square footages of the lots being proposed. Please provide a range of shrubs to be installed in the front yards. For example, a 4,500 s.f. – 5,500 s.f. lot will have "X" total shrubs. A 5,500 s.f. – 6,500 s.f. lot will have "Y" number of shrubs. Please modify the Minimum Front Yard Landscape Typical as highlighted in the redlines.
A landscape inspection sheet has been created with the required tree and shrub quantities based upon lot size. Graphic utilized example provided by COA from another other project.
- Replace the Front Yard Landscape Typical notes with updated code sections from the UDO as shown in the redlines.
Notes have been revised per the redlines.
- List E. Platte Court as a single road. The quantities appear to be correct on the plan, but it needs to be listed in the Standard Rights of Way and Curbside Landscape table.
Standard Rights of Way and Curbside Landscape table has been updated.
- Modify the sheet title to "Landscape Tables and Details".
Sheet title has been revised.
- In the Water Conservation Table, is the total non-water conserving area 29,566 s.f. or what is listed in the plant schedule (25,240 s.f.). Please verify and ensure the tables match.
After speaking with City Staff, we concluded these number to be incorrect.
- No more than 33% of the area is permitted as non-water conserving. Adjust the landscape accordingly.
Sod has been reduced to 33% of the total landscape area.
- The square footage for water conserving area does not match the plat schedule. Please revise.
After speaking with City Staff, we concluded these numbers to be incorrect.

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

9A. All Addressing comments have been addressed.

Noted.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

10. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

Preliminary Plat

- The Preliminary Plat will not be approved by public works until the preliminary drainage letter/report is approved.

Noted.

- Remove all AutoCAD SHX text files in the comment section. Please flatten to reduce the selectability of these items.

All shx text has been removed.

- Additional comments from Civil Engineering are forthcoming and will be sent separately via email.

Additional comments were received and are addressed in redline responses. No additional written comments were received.

11. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in amber)

Sheet 1

- Buildings cannot be placed in sight triangle easements (unless they comply with the height limitations, and thus are too short to be occupied). Consider shifting Lot 5, Block 2 south and flipping the orientation of the cul-du-sac (see as drawn in orange) to see if this updated geometry would result in no loss of lots based on the sight triangle. Any shift in cul-du-sac design must be reflected in the plat and any associated easements.
 - Please note that the above comment is only one possible geometric solution that may not result

Plans have been updated both for street location and sight triangle location and size.

12. Fire / Life Safety (Will Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

- Fire / Life Safety comments have been addressed.

Noted.

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

- Aurora Water comments have been addressed.

Noted.

14. Parks, Recreation and Open Space (Curtis Bish / 303-739-7131 / cbish@auroragov.org)

The land dedication and park development fee requirements have been adjusted to reflect a revised unit count of 41 proposed single-family homes and to also account for current year (2020) park construction costs:

- Land Dedication – The new land dedication requirement is 1.30 acres, comprised of 0.33 acres of neighborhood park land, 0.12 acres of community park land, and 0.85 acres of open space land. The total land dedication requirement shall be satisfied by a cash-in-lieu payment since no acreage is being dedicated on-site. The cash-in-lieu payment cannot be determined until agreement is reached on the market value of the land that would have otherwise been dedicated. Coordinate with PROS staff in advance of recordation of the subdivision plat to determine the per-acre value that will be applied.

Noted.

- Park Development Fees – The new fee amount for both neighborhood and community park development is \$1,923.45 per unit, resulting in a total of \$78,861.45 collected for all 41

homes.

Noted.

Again, be advised that the timing for implementation of the project may affect the ultimate amount of fees collected and other payments imposed to satisfy park-related obligations.

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

Generally

- Send in the Certificate of Taxes Due from the County Treasurer's office.
Certificate of Taxes Due are included in this submittal.
- Send in the State Monument Records for the aliquot corners used on the plat.
State monument records have been included in this submittal.
- Send in the closure sheet from the description used herein.
Closure sheet included in this submittal.

Plat Comments

Sheet 1

- Only add the features highlighted in the legal description if they are being dedicated to the City of Aurora for public purposes.
- *This has been addressed.*
- Update the Title Work to be within 120 calendar days of the plat approval date.
Title work will be updated prior to plat approval.
- Only add the tracts to the City of Aurora Approvals block if they are being dedicated to the City of Aurora for public purposes.
This has been addressed.

Sheet 2

- Delete the ownership information on the plat on all applicable sheets.
This has been addressed
- Show and label the Fire Lane and Public Access easement.
Easements shown and labeled.
- Add the record information for South De Gaulle Street.
This has been addressed.
- Add tic mark and B&D at the location shown on the redlines.
This has been addressed.
- Add a Tract letter and area (show and label the easements in the tract – see the Checklist).
Tracts have been labeled for Tracts A, B and C. Streets are to be public, therefore there are no tracts within the streets.
- Add the name for the easements located in the private rights-of-way (please see the plat checklist).
Streets are all public right of way.
- Check the numbers as highlighted in the Monument Table.
This has been addressed.

Sheet 3

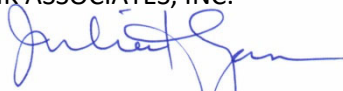
- Add a Tract letter and area (show and label the easements in the tract – see the Checklist).

-
- Streets are all public right of way.*
 - Please correct the text overlap highlighted in the redlines.
This has been addressed.
 - Add a tic mark and B&D to the locations shown on the redlines.
This has been addressed.
 - Revise the gas and utility easements as shown on the redlines to match the Preliminary Plat.
This has been addressed.
 - The sight triangle may not go through a proposed building. Please see Traffic Engineering notes for details.
This has been addressed.
 - Add the note for the easements located in the private ROW (please see the Plat Checklist).
Streets are all public right of way.
 - Add an 8' Utility easement in the rear of the lots to match the Preliminary Plat.
This has been addressed.

Preliminary Plat Comments

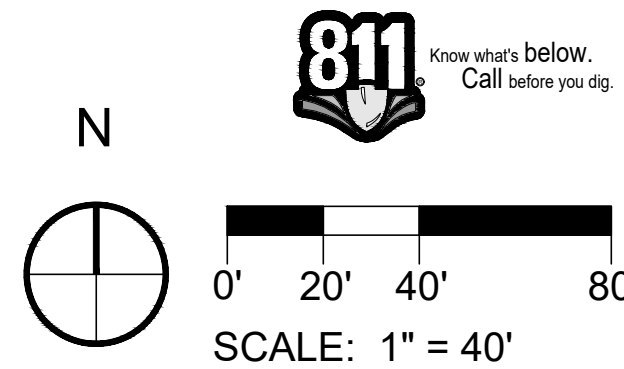
- Match the easement name on the plat. All easement names shown on the Preliminary Plat must match the Final Plat on all sheets.
Easements have been labeled to match the plat.
- Ensure all tracts are labeled on the Preliminary Plat on all applicable sheets.
Noted. All tracts have been labeled.
- Make the corrections as noted on the highlighted redlines on the Preliminary Plat sheets.
Noted. Corrections have been made.
- The sight easement is going through the building located on Lot 10, Block 2 (see Traffic Engineering comments above).
Site layout has been revised.
- Revise the 10' GE. And U.E to a 6' Gas easement and a 4' Utility easement. Please update on all sheets.
Easements have been updated.
- The internal streets shall be private. Please label accordingly on all applicable sheets.
Internal streets are public. References to public streets remain.
- Add an 8' Utility easement in the rear of the lots as shown on the redlines and update on all applicable sheets.
Utility easement has been added.

Sincerely,
THK ASSOCIATES, INC.



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

RESIDENTIAL LOT TYPE LEGEND



E	
50' x 95' SINGLE-FAMILY STANDARD UNIT (CORNER LOT) (≥ 7,000 S.F.)	
TREES (FRONT YARD)	2 TOTAL MINIMUM: <ul style="list-style-type: none"> - ONE (1) SHADE TREE (≥ 2.5" CALIPER) AND EITHER - ONE (1) ORNAMENTAL TREE (≥ 2" CALIPER) OR - ONE (1) EVERGREEN TREE (≥ 6' TALL)
TREES (SIDE YARD)	2 TOTAL MINIMUM: <ul style="list-style-type: none"> - ONE (1) TREE PER EVERY 25 LINEAR FEET. *
SHRUBS	70 TOTAL MINIMUM: <ul style="list-style-type: none"> - MINIMUM OF THREE (3) PLANT SPECIES
ORNAMENTAL GRASSES / PERENNIALS	21 TOTAL MINIMUM - (OPTIONAL): <ul style="list-style-type: none"> - AT LEAST 30% OF SHRUB COUNT CAN BE ORNAMENTAL GRASSES OR PERENNIALS
TURF AREA	400 S.F. MINIMUM - 1,000 S.F. MAXIMUM: <ul style="list-style-type: none"> - TURF AREA TO BE LIMITED TO 40% OF THE FRONT YARD OR 1,000 S.F., WHICHEVER IS LESS

D	
50' x 90' SINGLE-FAMILY SMALL UNIT (CORNER LOT) (4,500 S.F. - 5,000 S.F.)	
TREES (FRONT YARD)	1 TOTAL MINIMUM: - ONE (1) SHADE TREE (≥ 2.5" CALIPER) OR - ONE (1) ORNAMENTAL TREE (≥ 2" CALIPER)
TREES (SIDE YARD)	1 TOTAL MINIMUM: - ONE ORNAMENTAL TREE
SHRUBS	32 TOTAL MINIMUM: - MINIMUM OF THREE (3) PLANT SPECIES
ORNAMENTAL GRASSES / PERENNIALS	10 TOTAL MINIMUM - (OPTIONAL): - AT LEAST 30% OF SHRUB COUNT CAN BE ORNAMENTAL GRASSES OR PERENNIALS
TURF AREA	150 S.F. MINIMUM - 210 S.F. MAXIMUM: - TURF AREA TO BE LIMITED TO 40% OF THE FRONT YARD OR 210 S.F., WHICHEVER IS LESS

* FINAL PRODUCTS ARE TO BE DETERMINED. CALCULATIONS ARE MADE BASED ON THE ASSUMPTION OF A 1,000 S.F. FOOTPRINT.

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

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

	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	2. If the architectural styles change during	9

Please remove number 2. If the architectural styles change during permit review, this plan will require an amendment.

Note has been removed.

1. DEVELOPER SHALL ADHERE TO ALL ARCHITECTURAL REQUIREMENTS SHOWN IN THE FRAMEWORK DEVELOPMENT PLAN IN ADDITION TO THE CITY OF AURORA REQUIREMENTS.
2. ARCHITECTURAL STYLES SHALL INCLUDE COLORADO TRADITIONAL, COLORADO CRAFTSMAN AND COLORADO COTTAGE.
3. ALL ARCHITECTURAL DETAIL STANDARDS FROM THE FDP MUST BE INCORPORATED IN ALL BUILDING ELEVATION DESIGNS.

"Sorrel Ranch" added to note.

Unit count has been updated.

Building height has been updated.

No sign is being proposed.
Confirmed with Planner.

LAND AREA WITHIN PROPERTY LINES	7.98 ACRES	(N) showing	been
NUMBER OF UNITS PROPOSED	45 UNITS	Revise to 38' Maximum	Bui bee
BUILDING HEIGHT	35' MAXIMUM		
HARD SURFACE AREA	59,693 S.F.		
LANDSCAPE AREA	76,043 S.F.	Revise to "Neighborhood Identification Sign"	N P C P
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.		

Private

Streets are public.

1. THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
2. 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.
3. LOCAL, STATE AND FEDERAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER IF CONFLICTS OCCUR.
4. THE BUILDER IS RESPONSIBLE FOR ALL FRONT YARD "ON LOT" LANDSCAPE AND THEREFORE IS NOT PART OF THIS SUBMITTAL.
5. 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.
6. FINAL PRODUCT TYPES ARE TO BE DETERMINED, THEREFORE BUILDING ELEVATIONS CANNOT BE SHOWN.

Add the following note: 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 City Engineer

Note has been added.

1. THE DEVELOPMENT ASSOCIATION FIRE FANS SIGN

- THE DEVELOPER SHALL HAVE BEEN ADDRESSED AS WELL AS ANY SITE UPDATES PER COMMENTS FROM THE PLANNING DEPARTMENT REVIEW PROCESS. AT THIS POINT THE DRAINAGE REPORT AND SITE PLAN ARE UP TO DATE PER ALL COMMENTS AND COULD BE REVIEWED SIMULTANEOUSLY.
- 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 ON 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 ENCRUCH 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 AS 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.

Only one submittal of the preliminary drainage report has been made. Please do not resubmit the site plan until a second review of the preliminary drainage report has been completed

AL LLC.
OFFREY BABBITT
ORIA STREET, SUITE 105
A, CO 80014
1414

ENGINEER - CIVIL, DRAINAGE, UTILITY
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

Make sure the title block is consistent on all sheets. Some are skewed like this and some titles are not.

Italic text has been changed to regular text on the title block on all sheets.

CITY OF AURORA APPROVAL SHEET

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

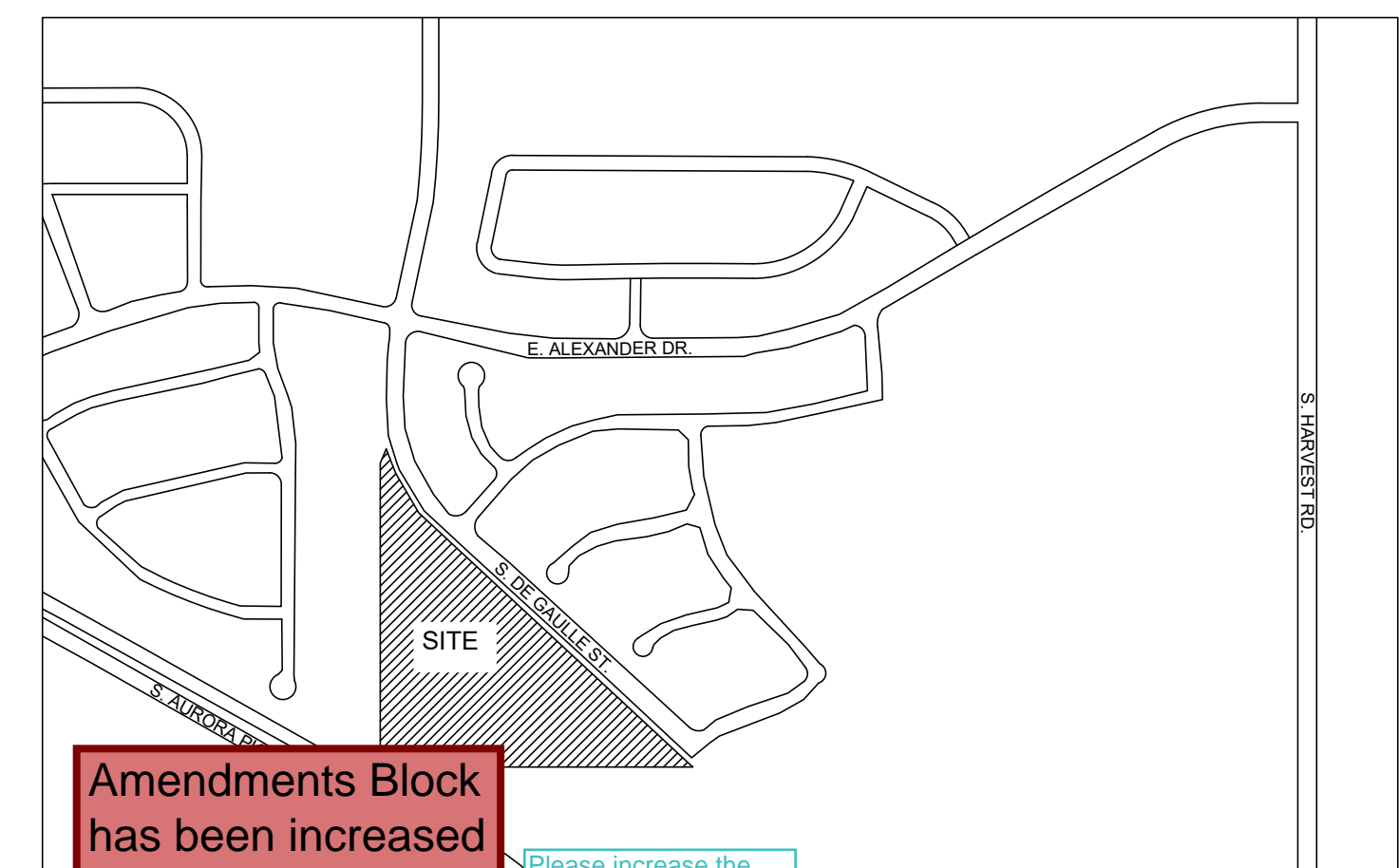
PLANNING COMMISSION: _____ DATE: _____
(CHAIRPERSON)

CITY COUNCIL: _____ DATE: _____
(MAYOR)

ATTEST: _____ DATE: _____
(CITY CLERK)

DATABASE APPROVAL DATE _____

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



Amendments Block has been increased in size.

Please increase the size of the amendments block

SCALE: 1" = 500'

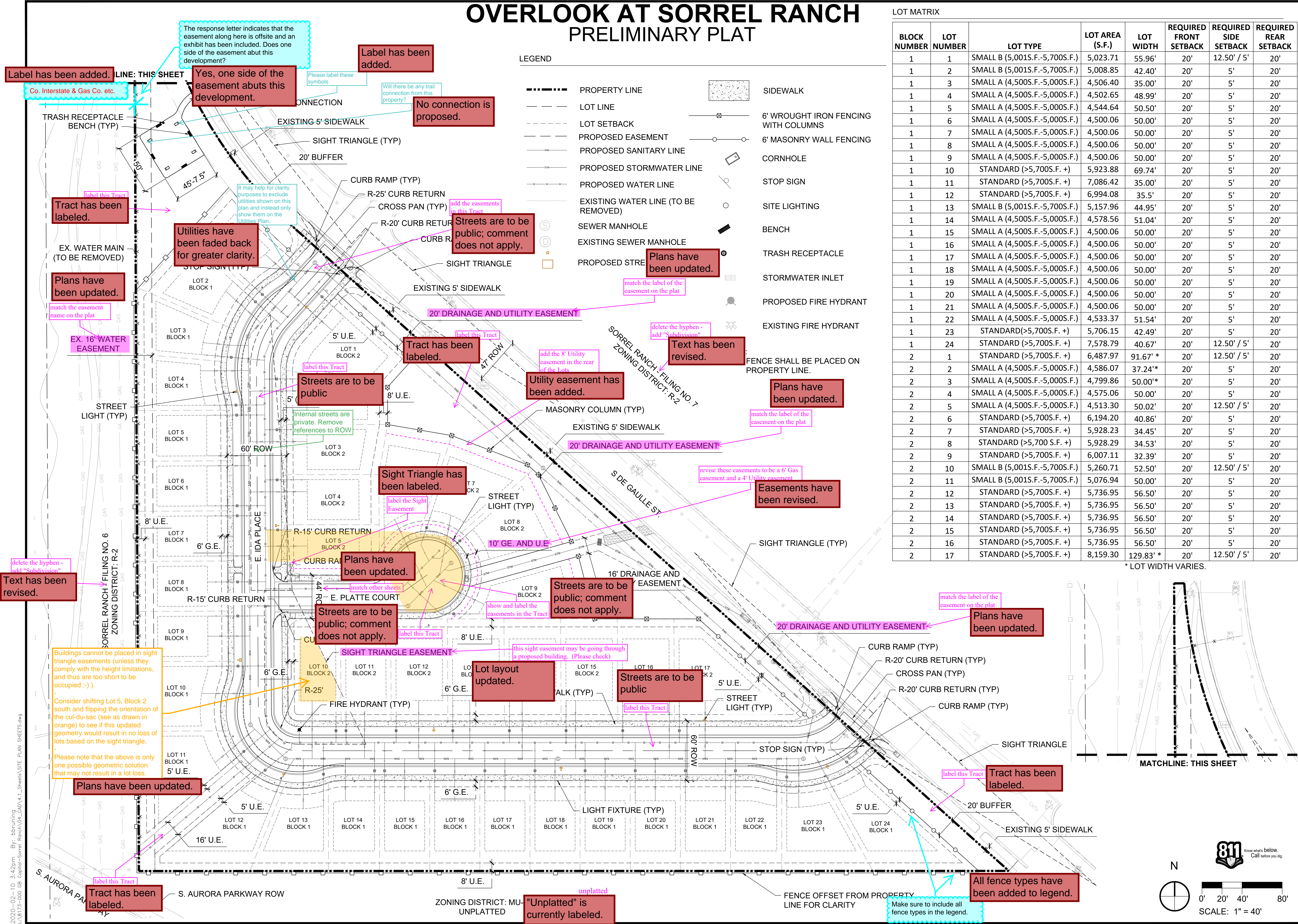
AMENDMENTS

OVERLOOK AT SORREL RANCH
PRELIMINARY PLAT

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.)	5,023.71	55.96'	20'	12.50' / 5'	20'
1	2	SMALL B (5,001S.F.-5,700S.F.)	5,008.85	42.40'	20'	5'	20'
1	3	SMALL A (4,500S.F.-5,000S.F.)	4,506.40	35.00'	20'	5'	20'
1	4	SMALL A (4,500S.F.-5,000S.F.)	4,502.65	48.99'	20'	5'	20'
1	5	SMALL A (4,500S.F.-5,000S.F.)	4,544.64	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. +)	6,487.97	91.67' *	20'	12.50' / 5'	20'
2	2	SMALL A (4,500S.F.-5,000S.F.)	4,586.07	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.)	4,575.06	50.00'	20'	5'	20'
2	5	SMALL A (4,500S.F.-5,000S.F.)	4,513.30	50.02'	20'	12.50' / 5'	20'
2	6	STANDARD (>5,700S.F. +)	6,194.20	40.86'	20'	5'	20'
2	7	STANDARD (>5,700S.F. +)	5,928.23	34.45'	20'	5'	20'
2	8	STANDARD (>5,700 S.F. +)	5,928.29	34.53'	20'	5'	20'
2	9	STANDARD (>5,700S.F. +)	6,007.11	32.39'	20'	5'	20'
2	10	SMALL B (5,001S.F.-5,700S.F.)	5,260.71	52.50'	20'	12.50' / 5'	20'
2	11	SMALL B (5,001S.F.-5,700S.F.)	5,076.94	50.00'	20'	5'	20'
2	12	STANDARD (>5,700S.F. +)	5,736.95	56.50'	20'	5'	20'
2	13	STANDARD (>5,700S.F. +)	5,736.95	56.50'	20'	5'	20'
2	14	STANDARD (>5,700S.F. +)	5,736.95	56.50'	20'	5'	20'
2	15	STANDARD (>5,700S.F. +)	5,736.95	56.50'	20'	5'	20'
2	16	STANDARD (>5,700S.F. +)	5,736.95	56.50'	20'	5'	20'
2	17	STANDARD (>5,700S.F. +)	8,159.30	129.83' *	20'	12.50' / 5'	20'

* LOT WIDTH VARIES.



PROJECT: OVERLOOK AT SORREL RANCH

DRAWING: SITE PLAN

CLIENT: CITY OF AURORA

DESIGNED BY: CW

DRAWN BY: CW

CHECKED BY: JG

DATE: 08-12-2019

811

Know what's below. Call before you dig.

0' 20' 40' 80'

SCALE: 1" = 40'

associates inc.

2953 South Peoria Street, Ste 101

Aurora, Colorado 80014

303-770-7201 FAX 770-7132

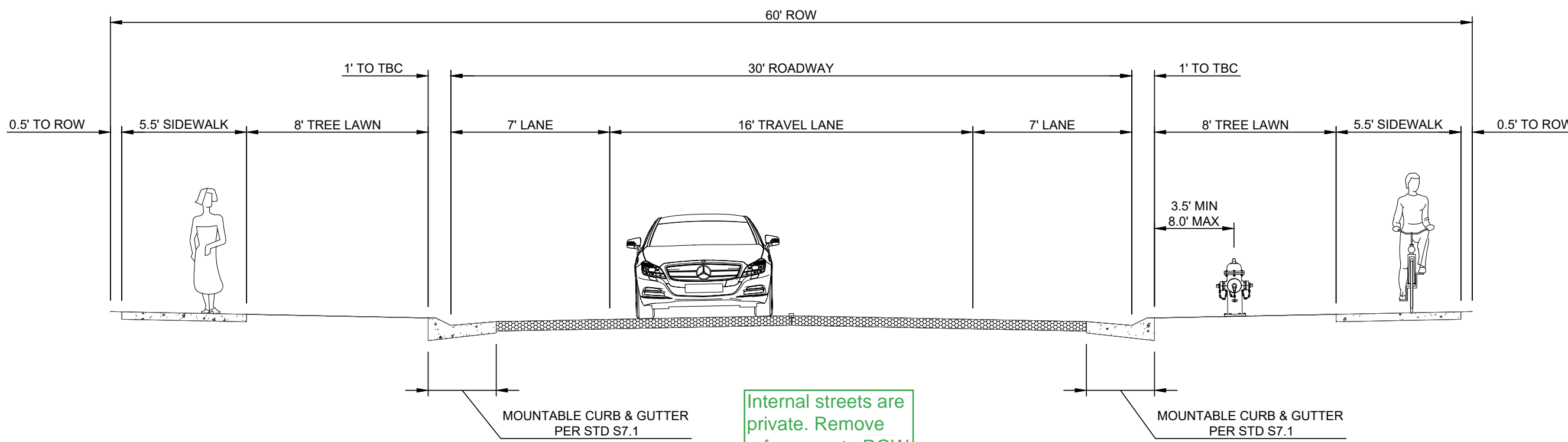
SHEET NUMBER

S-1

PROJECT NO. 8173-000

OVERLOOK AT SORREL RANCH
PRELIMINARY PLAT

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

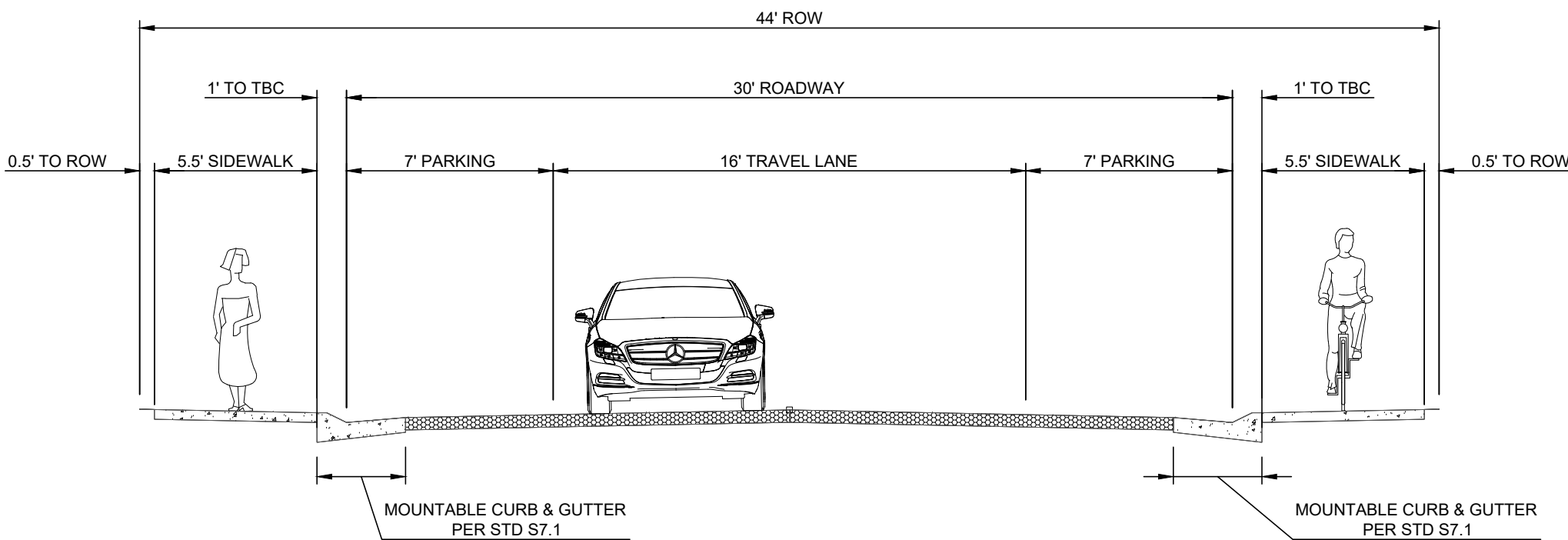


PRIMARY ROAD TYPICAL CROSS SECTION
N.T.S.

Internal streets are private. Remove references to ROW

Streets are to be public

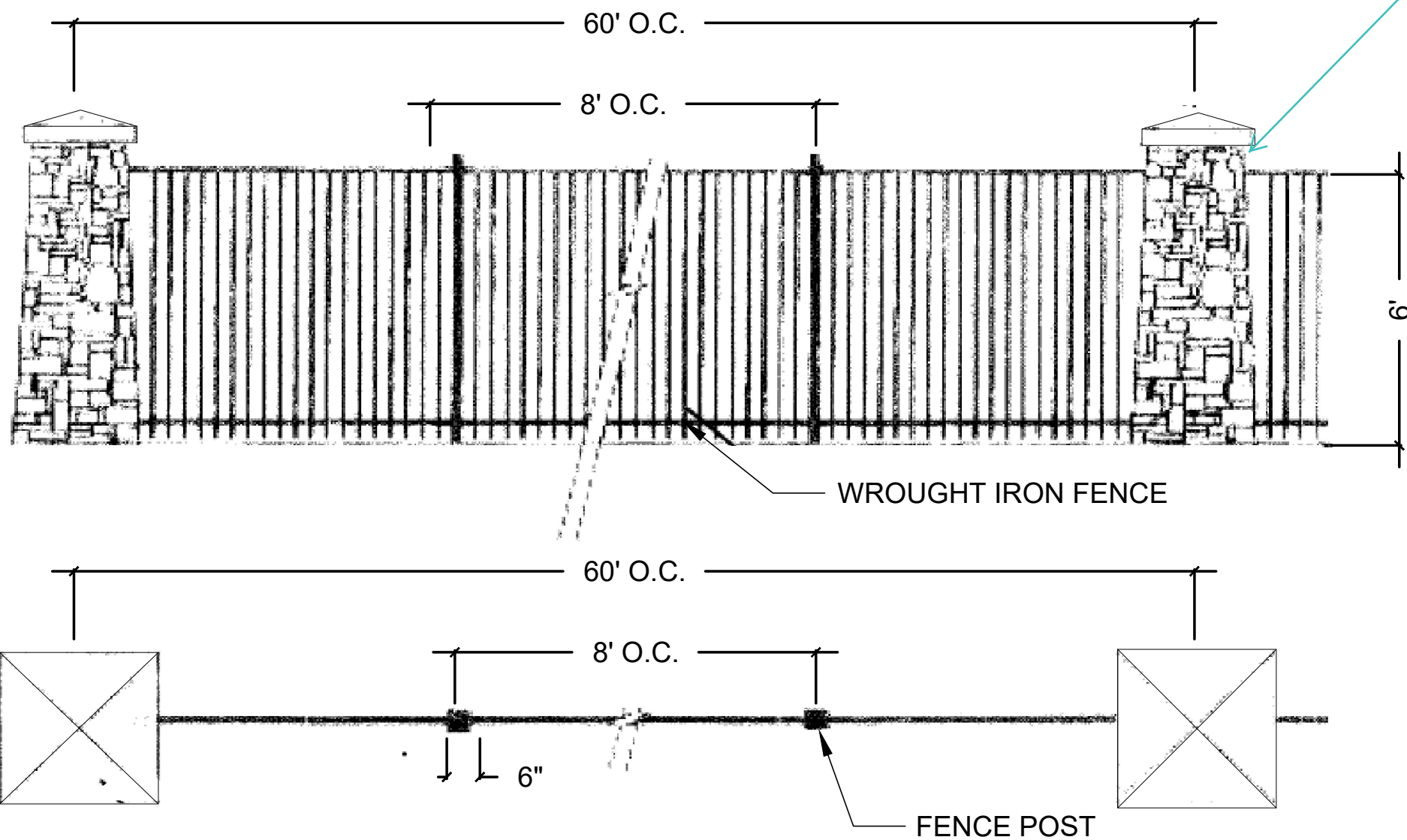
EAST PLATTE COURT (CUL DE SAC) TYPICAL SECTION
LOCAL STREET TYPE 2 ALTERNATE (PER STD. S1.1)



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

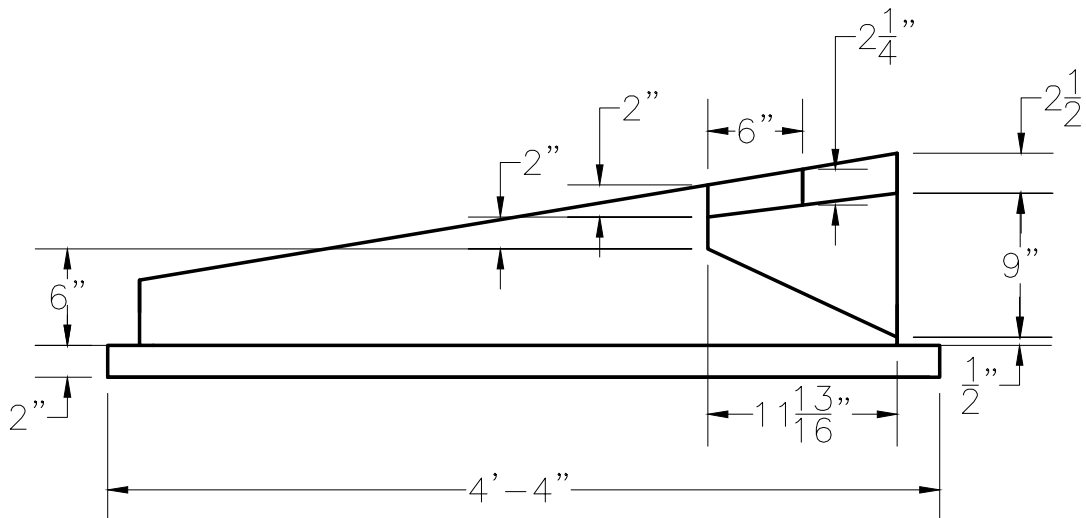
Column material has been added.

Label column material similar to the masonry fence detail

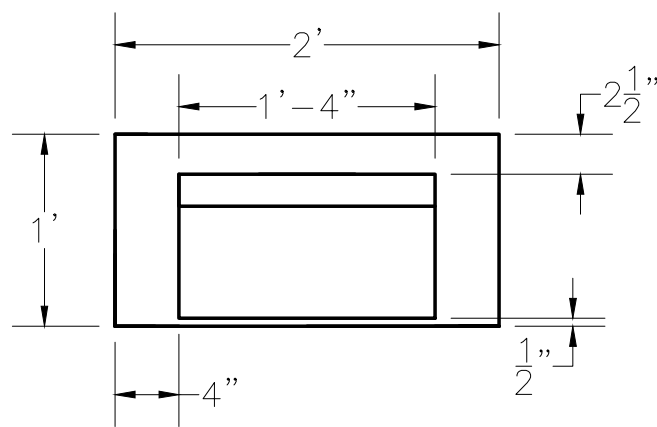


WROUGHT IRON FENCE WITH COLUMNS
N.T.S.

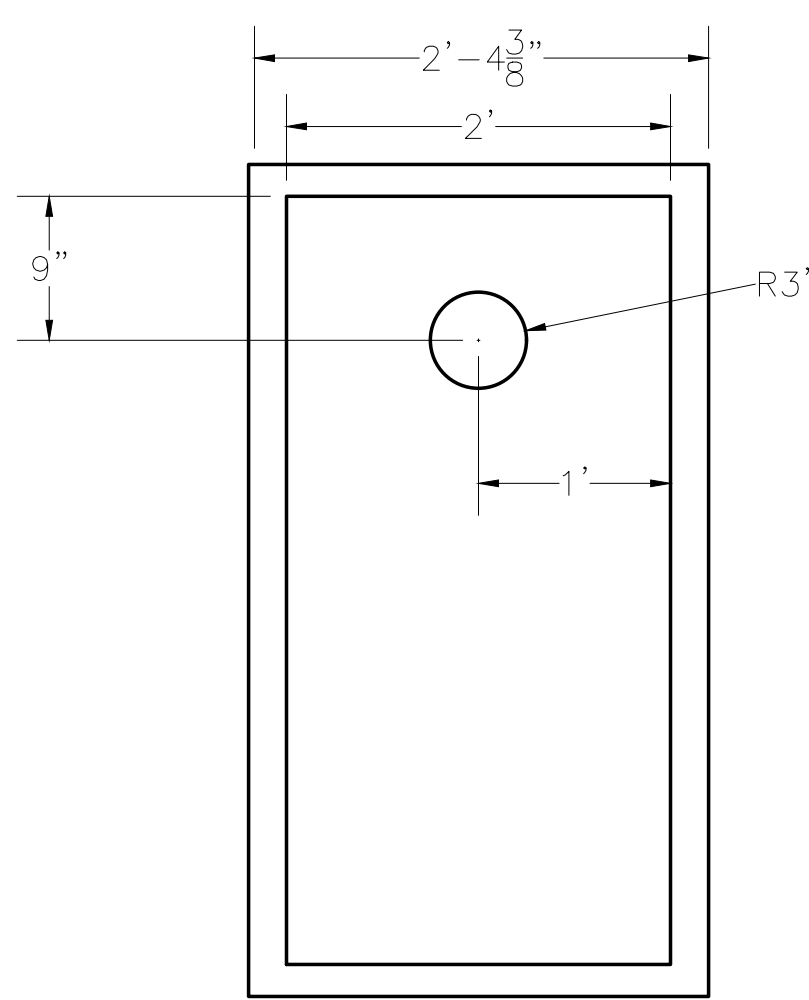
NOTE:
1. CORNHOLE SETS ARE TO BE PERMANENT.



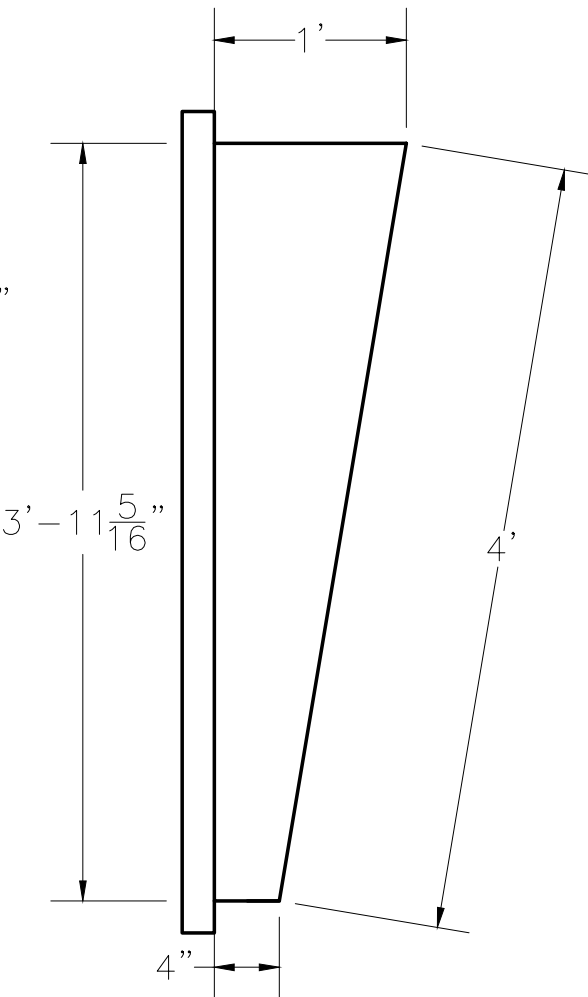
SECTIONAL VIEW



BACK VIEW



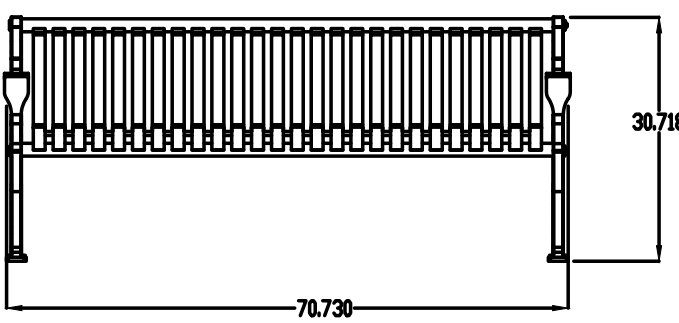
TOP VIEW



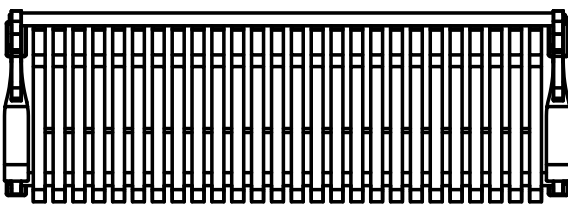
SIDE VIEW

BURIED 2" DEEP

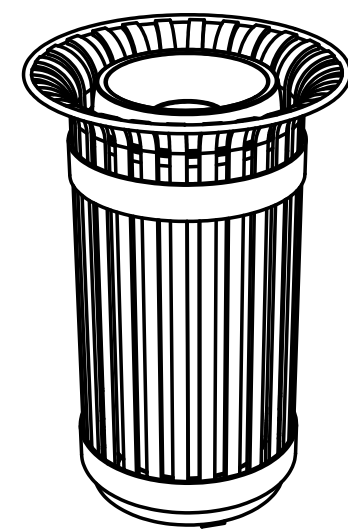
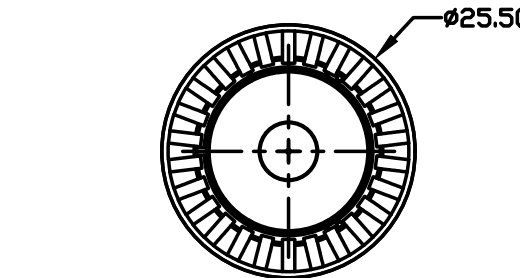
CONCRETE CORNHOLE - ARCO CONCRETE INC.
N.T.S.



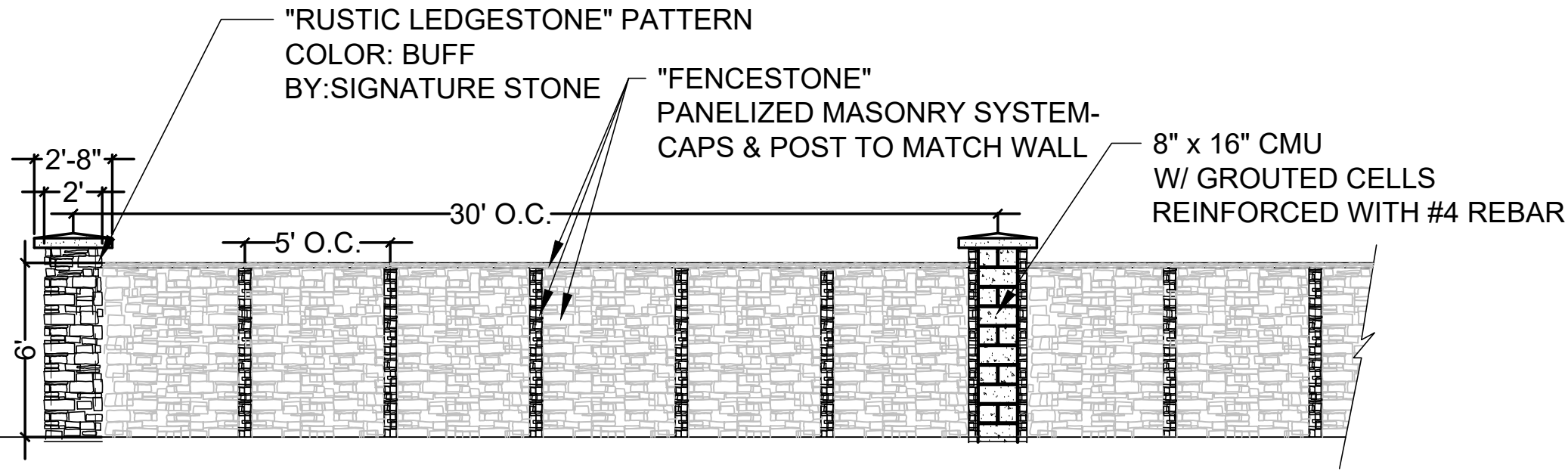
BENCH DETAIL 2 - MAGLIN MLB300M
N.T.S.



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

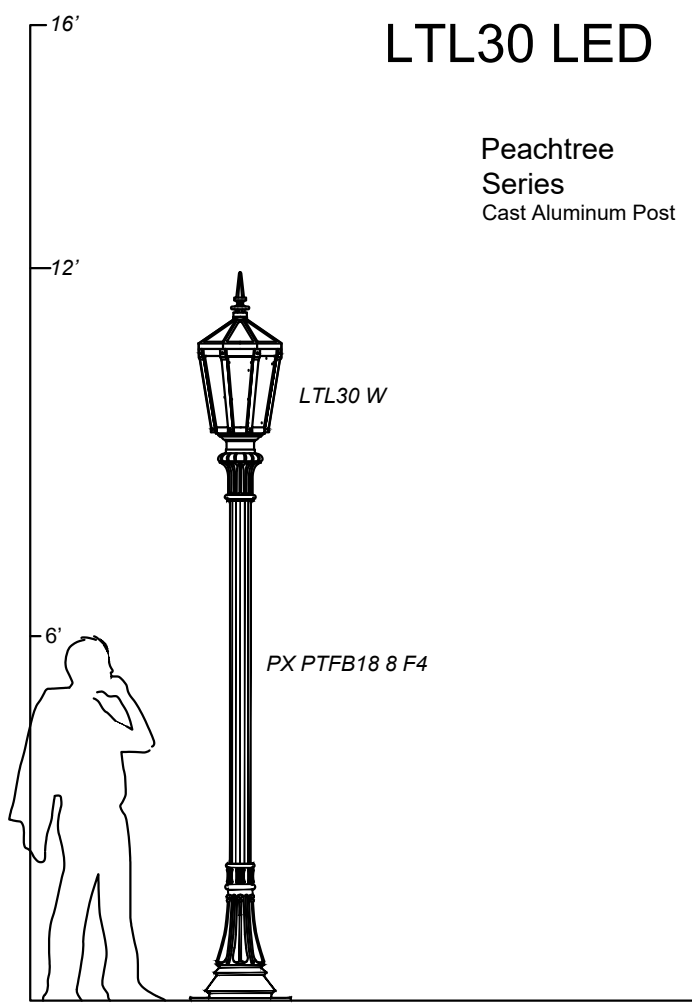


BLACK GLOSS POWDERCOAT FINISH



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

MASONRY WALL
N.T.S.

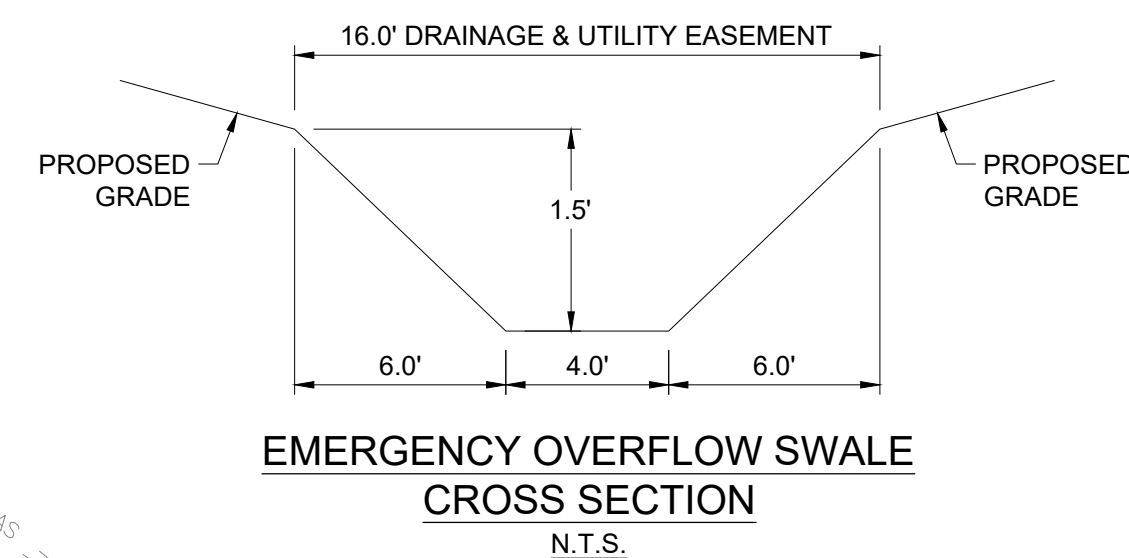
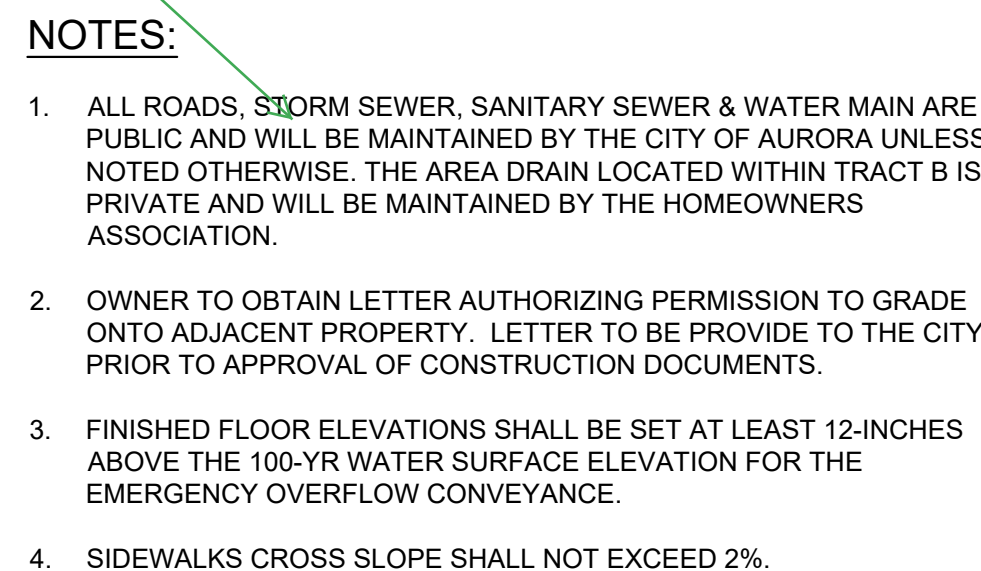


SITE LIGHTING
N.T.S.

REVISIONS		DATE		#	

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

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



OVERLOOK AT SORREL RANCH

PRELIMINARY 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')
- U. E. UTILITY EASEMENT
- G. E. GAS EASEMENT
- G. U. E. GAS & UTILITY EASEMENT
- D. U. E. DRAINAGE & UTILITY EASEMENT
- PROPOSED STORM MH
- PROPOSED SANITARY MH
- PROPOSED WATER METER
- PROPOSED HYDRANT
- PROPOSED STORM INLETS

REVISIONS

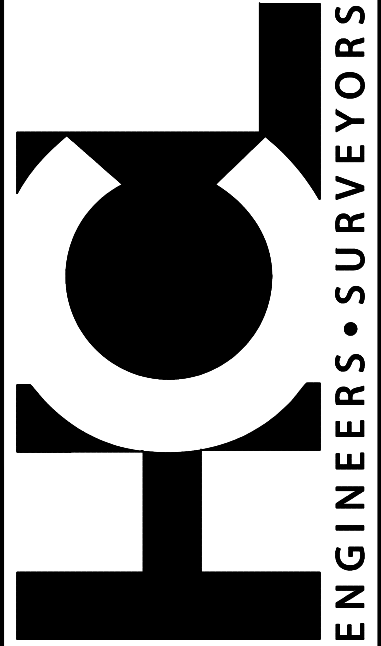
#	DATE	REVISIONS
1	02/07/20	SECOND SUBMITTAL OF CSP PER REDLINES

PROJECT:

SORREL RANCH	OVERALL UTILITY PLAN
CITY OF AURORA	SCALE: HORIZ: VERT:
DESIGNED BY: ARR	CHK
DRAWN BY: CJK	JLH
CHECKED BY:	DATE:

DRAWING:

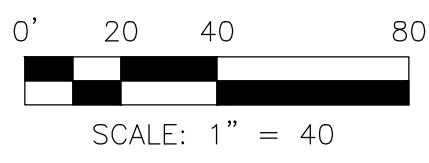
HCL ENGINEERING & SURVEYING, L.L.C.
1000 S. 1000 E. ST. 2000
GREENWOOD VILLAGE, CO 80111
PHONE: 303.773.1805
FAX: 303.773.3297
WWW.HCLENGINEERING.COM



SHEET NUMBER

U-1

PROJECT NO. 8173-000

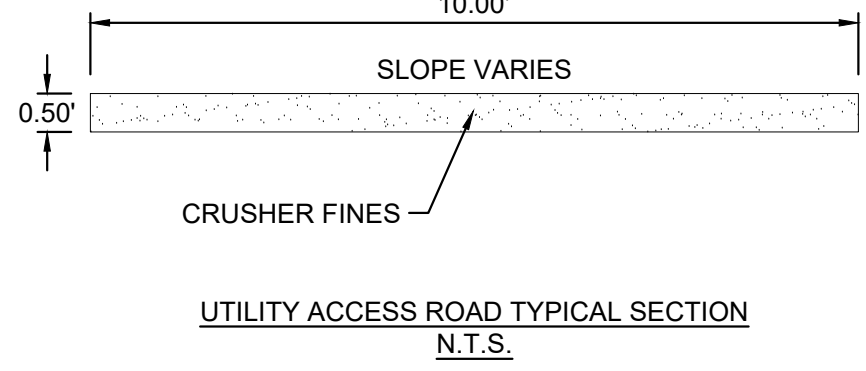


MATCHLINE U-1

MATCHLINE U-1

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%.



match the label of the easement on the plat

NOTED, LABEL WILL BE UPDATED TO MATCH PLAT

add the 8' Utility easement in the rear of the Lots

8' UTILITY EASEMENT ADDED TO REAR OF LOTS

revise these easements to be a 6' Gas easement and a 4' Utility easement

EASEMENTS HAVE BEEN REVISED TO BE 6' GAS EASEMENT & A 4' UTILITY EASEMENT

match the label of the easement on the plat

NOTED, LABEL WILL BE UPDATED TO MATCH PLAT

this sight easement may be going through a proposed building. (Please check)

CUL-DE-SAC AND LOT LAYOUT UPDATED TO RESOLVE THIS ISSUE

add Tract label

THIS IS TO BE PUBLIC ROW NOT A TRACT

add Tract label

THIS IS TO BE PUBLIC ROW

THIS IS TO BE PUBLIC ROW NOT A TRACT

add Tract label

THIS IS TO BE PUBLIC ROW

private

THIS IS TO BE PUBLIC ROW

private

THIS IS TO BE PUBLIC ROW NOT A TRACT

add Tract label

add Tract label

THIS IS TO BE PUBLIC ROW NOT A TRACT

add Tract label

THIS IS TO BE PUBLIC ROW

TRACT A

TRACT C
SORREL RANCH
SUBDIVISION
FILING NO. 6

SORREL RANCH
SUBDIVISION
FILING NO. 7

SORREL RANCH
SUBDIVISION
FILING NO. 7

LOT 1 BLOCK 1

LOT 1 BLOCK 1

LOT 1 BLOCK 2

LOT 2 BLOCK 2

LOT 3 BLOCK 2

LOT 4 BLOCK 2

LOT 5 BLOCK 2

LOT 6 BLOCK 2

LOT 7 BLOCK 2

LOT 8 BLOCK 2

LOT 9 BLOCK 2

LOT 10 BLOCK 2

LOT 11 BLOCK 2

LOT 12 BLOCK 2

LOT 13 BLOCK 2

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LOT 214 BLOCK 2

LOT 215 BLOCK 2

LOT 216 BLOCK 2

LOT 217 BLOCK 2

LOT 218 BLOCK 2

LOT 219 BLOCK 2

LOT 220 BLOCK 2

LOT 221 BLOCK 2

LOT 222 BLOCK 2

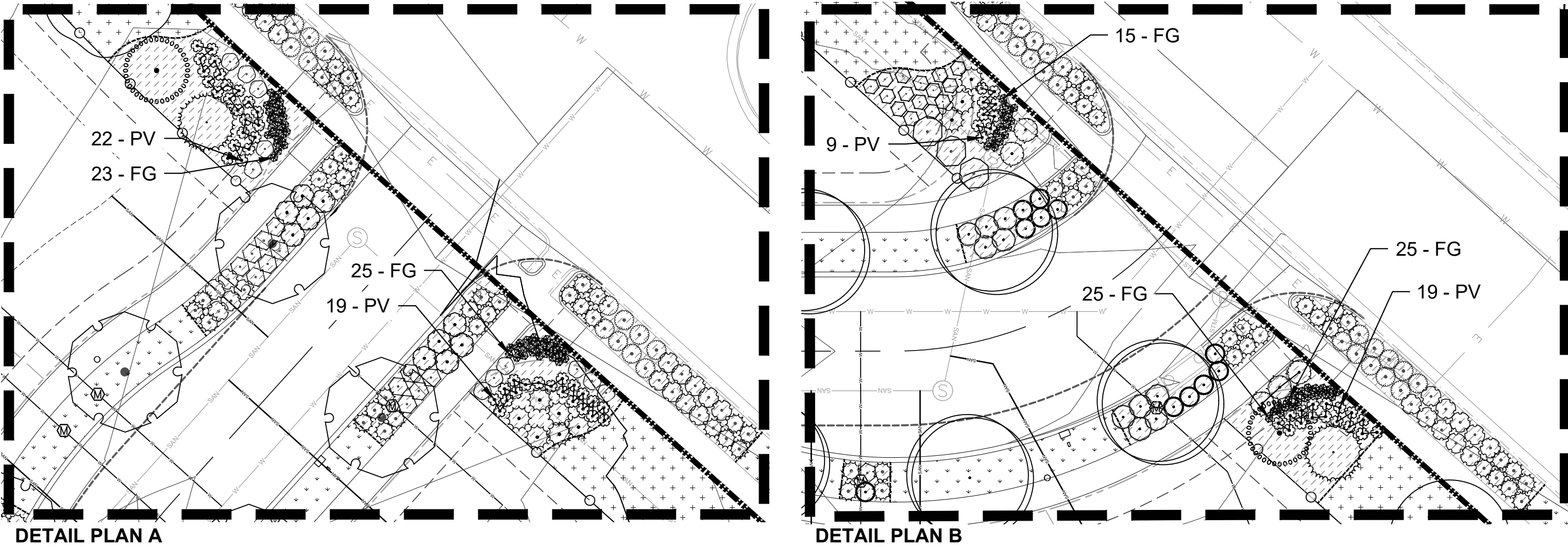
LOT 223 BLOCK 2

LOT 224 BLOCK 2

OVERLOOK AT SORREL RANCH
PRELIMINARY PLAT

NOT FOR CONSTRUCTION

- NOTES:
- STREET TREES ARE SPACED AT 1 PER 30' ALONG DE GAULLE ST. PER SORREL RANCH FDP.
 - FINAL STREET TREE AND SHRUB PLACEMENT IN CURBSIDE LANDSCAPE WILL DEPEND UPON THE ULTIMATE LOCATION OF UTILITY EASEMENTS AND INDIVIDUAL DRIVEWAY LOCATIONS.



Crusher fines hatch has been added to legend.

Crusher fines hatch has been added to legend.

Label has been removed.

Leftover label? no GD's.

Based upon the sight triangle provided, these will get too tall. Limited to 26" as measured from the roadway surface.

Shrubs have been reorganized in the sight triangle.

Tree has been removed to allow 50' spacing from stop sign.

Make sure first tree is 50' from the face of the stop sign

- LEGEND
- DECIDUOUS SHADE TREES
 - EVERGREEN TREES
 - ORNAMENTAL TREES
 - DECIDUOUS SHRUBS
 - EVERGREEN SHRUBS
 - SOD
 - NATIVE SEED
 - MULCH BED
 - METAL EDGER
 - 6' PANELIZED MASONRY FENCING
 - 3'6" TWO RAIL WOOD FENCING
 - SITE LIGHTING
 - PROPERTY LINE
 - LOT LINE
 - LOT SETBACK
 - PROPOSED EASEMENT
 - SANITARY LINE
 - STORMWATER LINE
 - WATER LINE
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - PROPOSED STREET LIGHT

Don't hatch the mulch areas. Just handle that with a note. The hatching makes it more difficult to see the actual plant material for inspection purposes.

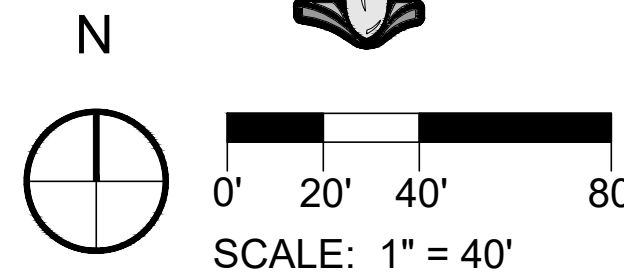
Mulch hatch has been removed. Note specifying mulch type has been added to this sheet. Refer to #3 under "Notes"


Make sure the first tree is 50' from the face of the stop sign. This may need to be removed all together given the likely location of the driveway.

Tree has been removed to allow 50' spacing from stop sign.

All fence types have been added to legend.






























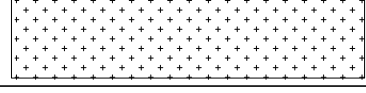
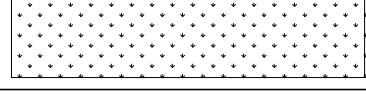

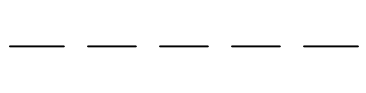
Make sure to include fence types in the legend.



<div> associates inc.</div> <div>2953 South Peoria Street, Ste 101 Aurora, Colorado 80014 303-770-7201 FAX 770-7132</div>		PROJECT: OVERLOOK AT SORREL RANCH		#	DATE	REVISIONS
		DRAWING: LANDSCAPE PLAN				
		CLIENT: CITY OF AURORA				
		DESIGNED BY: CW	SCALE: 1" = 40'			
		DRAWN BY: CW	HORIZ: WEST: N/A			
		CHECKED BY: JG				
		DATE: 08-12-2019				
SHEET NUMBER						
L-1						
PROJECT NO. 8173-000						

associates inc.

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

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	26	Gymnocladus dioica / Kentucky Coffee Tree	2.5" CAL.	B&B	Low
	QM	19	Quercus macrocarpa / Bur Oak	2.5" CAL.	B&B	Low
	TC	20	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	Chrysothamnus 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	145	Perovskia atriplicifolia / Russian Sage	5 GAL.	CONT.	Low
	PF	50	Potentilla fruticosa 'Goldfinger' / Goldfinger Potentilla	5 GAL.	CONT.	Low
	PB	52	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	80	Syringa x 'Penda' / Bloomerang Lilac	5 GAL.	CONT.	Medium
EVERGREEN SHRUBS						
	JC	421	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						
		29,566 SF	Sod- RTF Sod, or approved equal			
		14,047 SF	Native Seed Mix- Low grow mix or approved equal			
		30,042 SF	Rock Mulch - 1 1/2 dia. river rock mulch or approved equal, 3" depth			
		1,833 LF	Metal Edger			

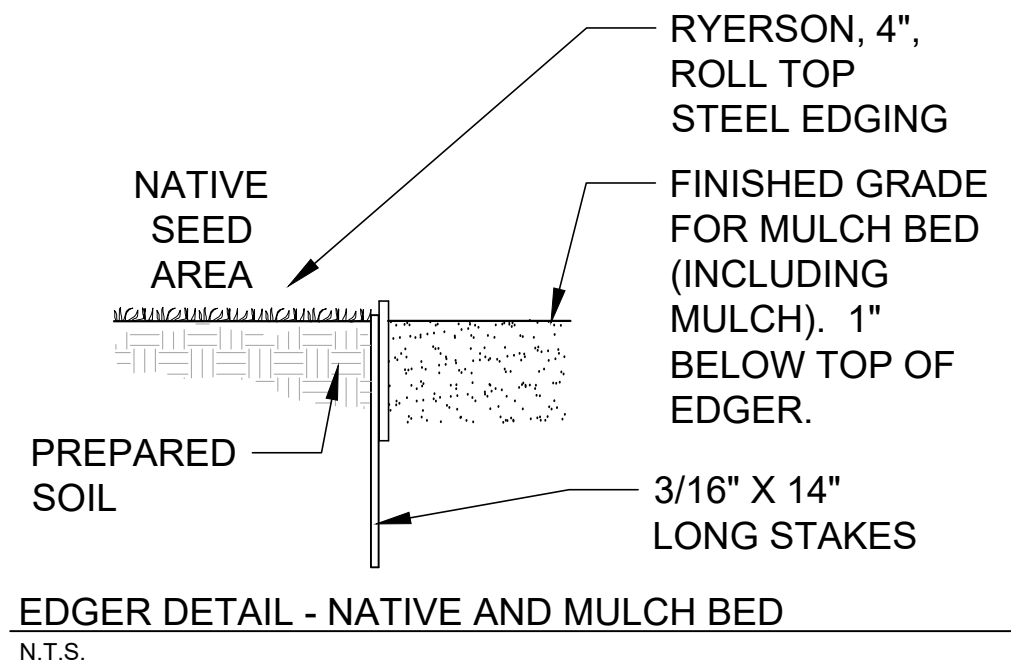
OVERLOOK AT SORREL RANCH PRELIMINARY PLAT

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.

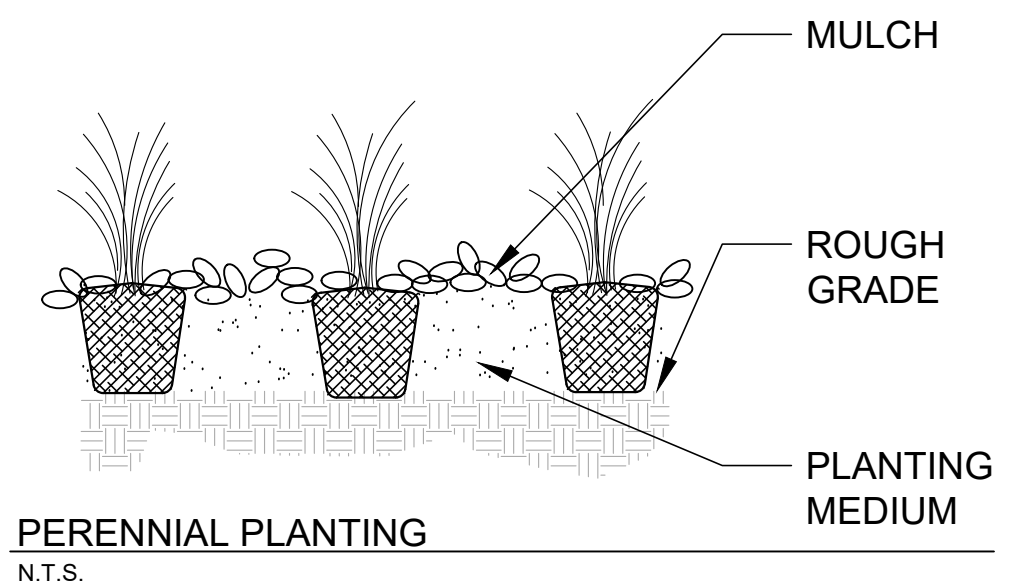
CITY OF AURORA STANDARD NOTES

- 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 **Text has been removed.** FOUND IN SEC. 140-1429 AND/OR SEC. 140-1435 MUST BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION 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 1/2" 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.



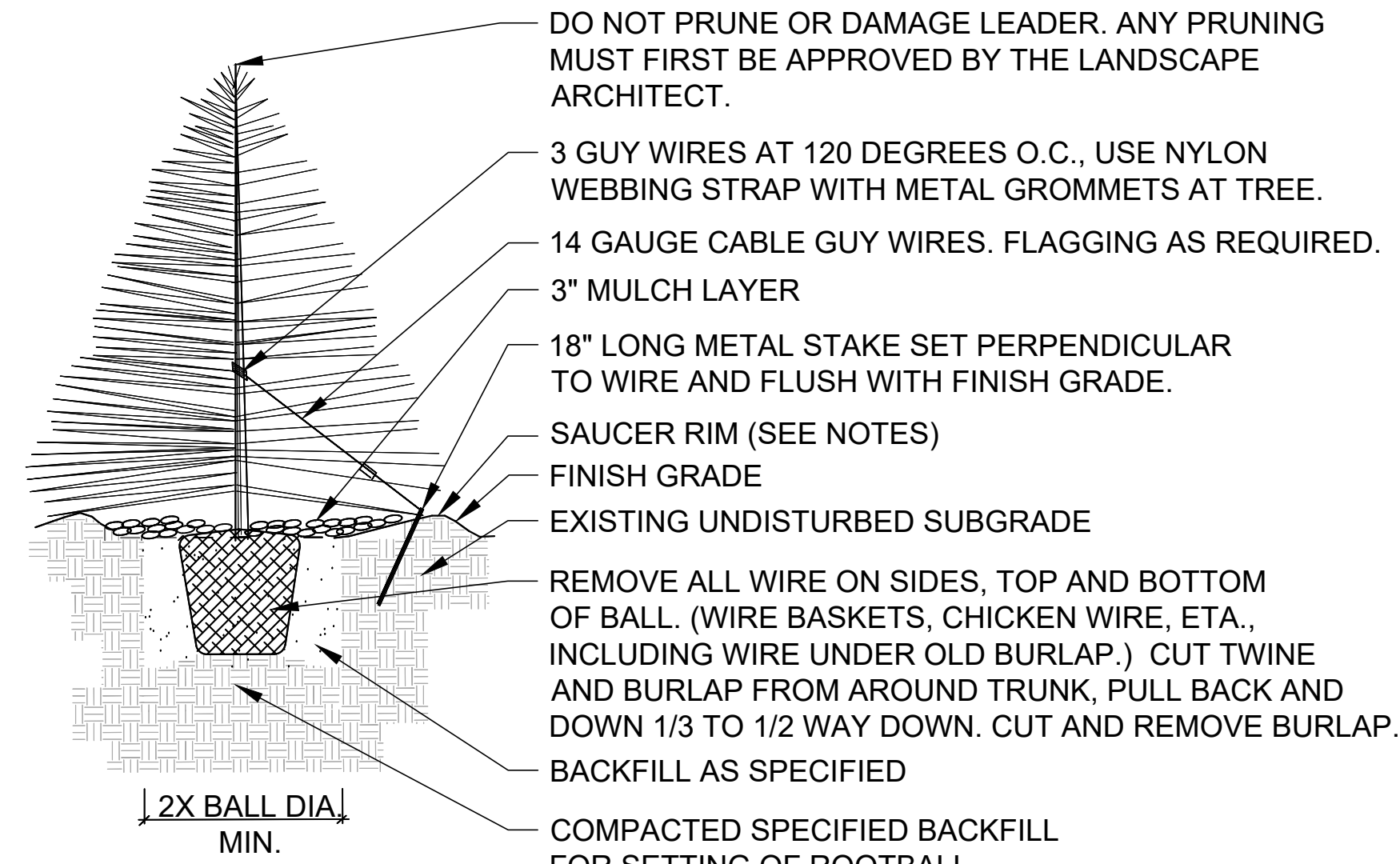
EDGER DETAIL - NATIVE AND MULCH BED

N.T.S.



PERENNIAL PLANTING

N.T.S.

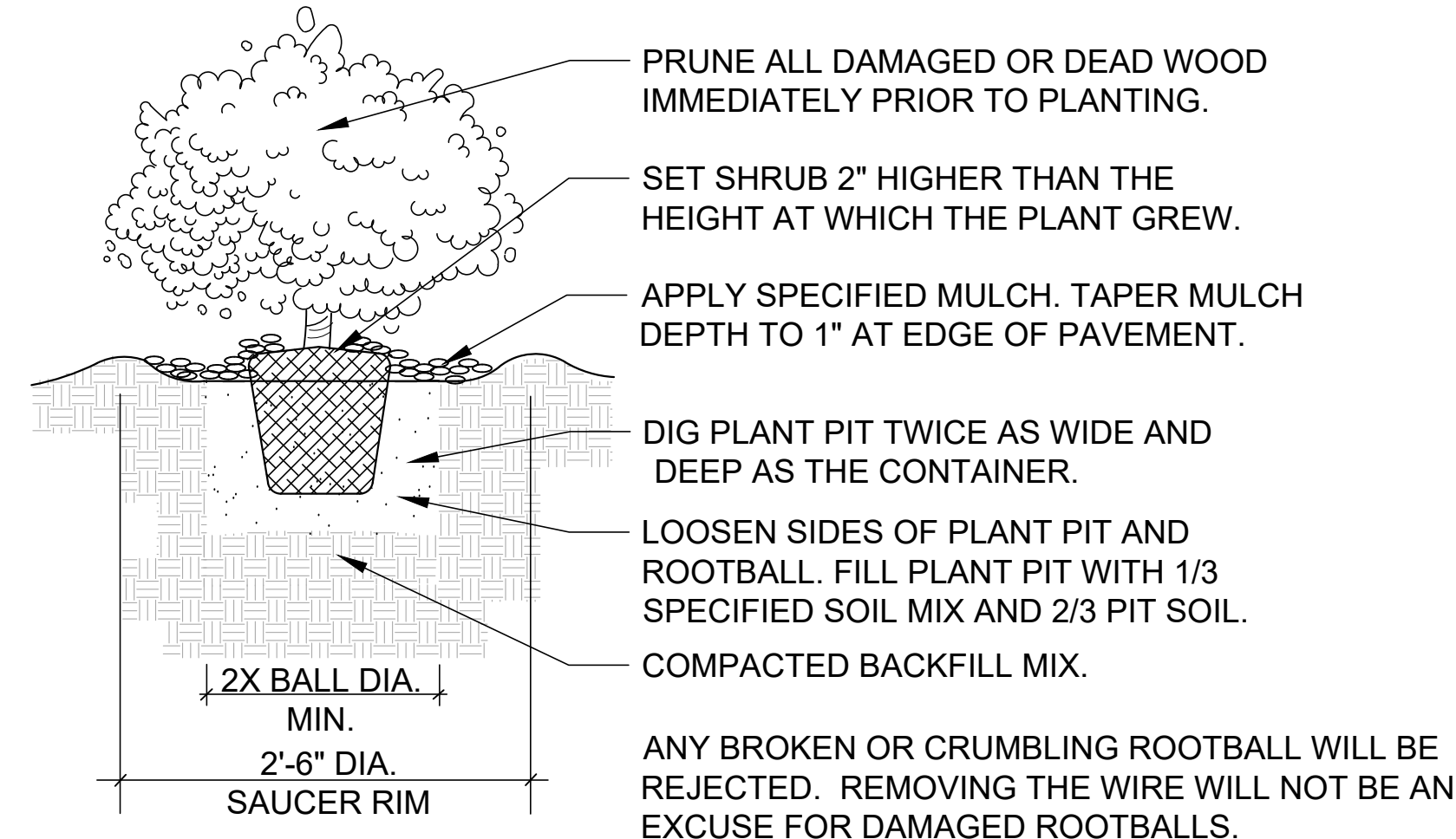


NOTES:

- 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.

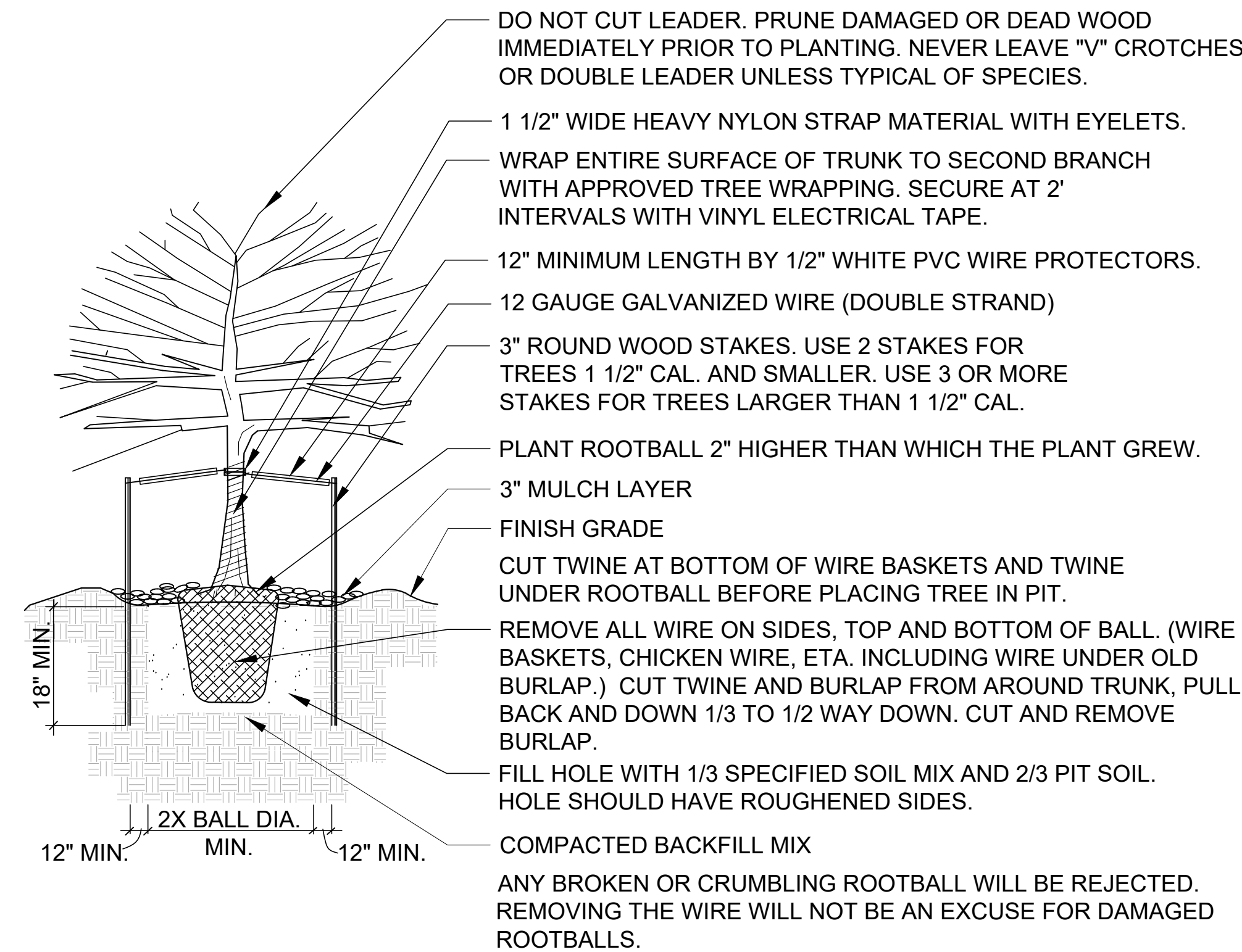
EVERGREEN TREE PLANTING DETAIL

N.T.S.



SHRUB PLANTING DETAIL

N.T.S.



DECIDUOUS TREE PLANTING DETAIL

N.T.S.

REVISIONS				OVERLOOK AT SORREL RANCH			
#	DATE			PROJECT:	DRAWING:	CLIENT:	
				LANDSCAPE SCHEDULE AND DETAILS			
				CITY OF AURORA			
				SCALE: 1" = 10'			
				DATE: 08-12-2019			
				associates inc.			
				2953 South Peoria Street, Ste 101 Aurora, Colorado 80014 303-770-7201 FAX 770-7132			
				SHEET NUMBER			
				L-2			
				PROJECT NO. 8173-000			

OVERLOOK AT SORREL RANCH
PRELIMINARY PLAT

NOT FOR CONSTRUCTION

Inspectors will not be calculating the quantities for the front yards. Based upon the square footages of the lots being proposed. Please provide a range of shrubs to be installed in the front yards. For example, a 4,500sf to 5,500sf lot will have "X" total shrubs. A 5,500sf to 6,500sf lot will have "Y" number of shrubs.

A landscape inspection sheet has been created with the required tree and shrub quantities based upon lot size and is included with the response letter.

MINIMUM FRONT YARD LANDSCAPE TYPICAL

1" = 40'

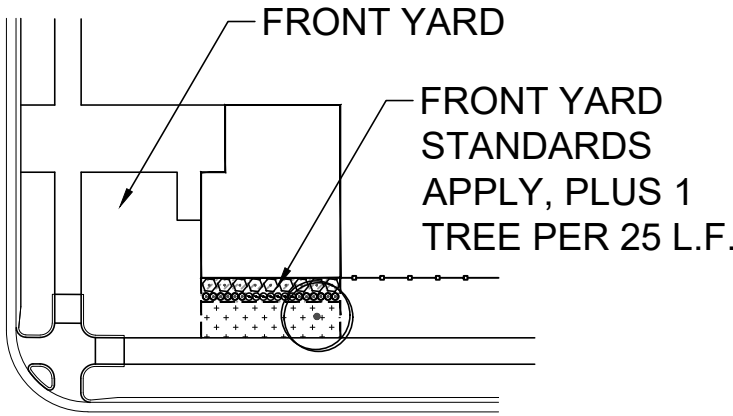
MIN # OF SHRUBS =
(FRONT YARD
LANDSCAPED AREA IN
SQ. FT. MINUS TURF
AREA IN SQ. FT.) x 0.025

1 SHADE TREE AND
EITHER 1 EVERGREEN
OR 1 ORNAMENTAL TREE

AT LEAST 30% OF SHRUBS
CAN BE ORNAMENTAL
GRASSES OR PERENNIALS.
3 DIFFERENT PLANT
SPECIES MUST BE USED.

FRONT YARD
LANDSCAPE
REQUIREMENT

TURF: A MIN. OF 400
S.F. AND A MAX. OF
40% OR 1,000 S.F.,
WHICHEVER IS LESS



NOTE:

1. FOR SIDE YARDS WITH A PUBLIC
VIEW ONLY. SIDE YARDS WITH
NO PUBLIC VIEW HAVE NO
LANDSCAPE REQUIREMENT.

NOTES:

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

LEGEND

- DECIDUOUS TREES
EVERGREEN TREES
ORNAMENTAL TREES
DECIDUOUS SHRUBS
EVERGREEN SHRUBS
SOD
MULCH BED
METAL EDGER

Standard Rights of Way
and Curbside Landscape
table has been updated.

List E, Platte Court as
just a single road. The
quantities appear to
be correct on the
plan, but it needs to
be listed here.

STANDARD RIGHTS OF WAY AND CURBSIDE LANDSCAPE

AREA						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	TREE LAWN (S. DE GAULLE ST. - NORTHWEST)	294'	N/A	8'	2,625	8 / 0 **	66 / 146 **
B	TREE LAWN (S. DE GAULLE ST. - CENTRAL)	627'	N/A	8'	4,988	16 / 0 **	125 / 285 **
C	TREE LAWN (S. DE GAULLE ST. - SOUTHEAST)	180'	N/A	8'	1,507	5 / 0 **	38 / 89 **
D	TREE LAWN (E. IDA PLACE - BLOCK 1)	1,143'	N/A	8'	9,118	29 / 29	228 / 228
E	TREE LAWN (E. IDA PLACE - NORTH, BLOCK 2)	303'	N/A	8'	2,533	8 / 8	66 / 67
F	TREE LAWN (E. IDA PLACE - SOUTH, BLOCK 2)	649'	N/A	8'	5,130	16 / 16	129 / 131

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

** SHRUB EQUIVALENT OF 10 SHRUBS PER 1 TREE
USED DUE TO UTILITY LINE CONFLICT.

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

LANDSCAPE TRACT TABLE

TRACT		REQUIRED / PROVIDED	
TRACT	AREA	TREES (1 TREE PER 4,000 SF)	SHRUBS (10 SHRUBS PER 4,000 SF)
A	19,676 S.F.	5 / 15	50 / 108
B	28,653 S.F.	8 / 33	72 / 133
C	3,431 S.F.	2 / 6	12 / 28

20' MINIMUM BUFFER TABLE

AREA		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)	29,566 S.F.	39%
WATER CONSERVING (NATIVE AND SHRUBS)	44,089 S.F.	58%
CRUSHER FINES	2,388 S.F.	3%
TOTAL LANDSCAPE AREA	76,043 S.F.	100%

This sf is different
in the Plant
Schedule as well.

After speaking with City
Staff, we concluded these
redline numbers to be
incorrect and have been
confirmed per plans.

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	RT-300, OR APPROVED EQUIVALENT AVAILABLE THROUGH: GREEN VALLEY TURF CO. 13159 N. US HIGHWAY 85 LITTLETON, CO 80125 P: 303.798.6764 WEB: WWW.GVT.NET
---	---

Change to tables

Sheet title has
been revised.

Sod has been reduced to 33%
of the total landscape area.

No more than 33%. Adjust
landscape accordingly.

Is it 29,566 sf or in the
plant schedule it is
listed as 25,240sf

REVISIONS

DATE

#

PROJECT: LOOK AT SORREL RANCH

DRAWING: LANDSCAPE SCHEDULE AND DETAILS

CLIENT: CITY OF AURORA

DESIGNED BY: CW

DRAWN BY: CW

CHECKED BY: JG

SCALE: HORIZ: N/A
VERT: N/A

DATE: 08-12-2019

associates inc.



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

SHEET NUMBER

L-3

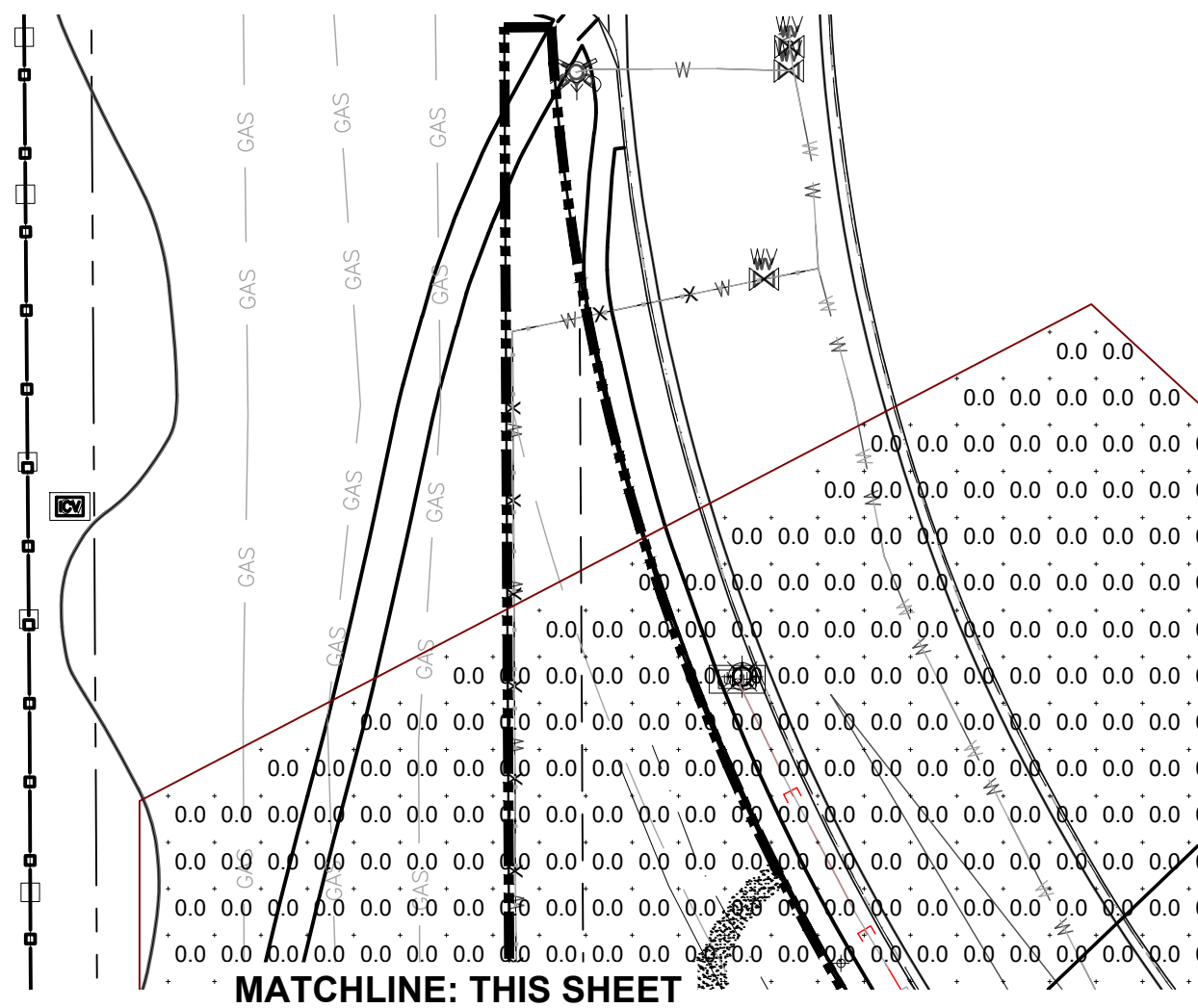
PROJECT NO. 8173-000

OVERLOOK AT SORREL RANCH

PRELIMINARY PLAT

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".



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_MVOL 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_MVOL T.ies	7675	0.92	71

Street lights on DeGaulle Street are public and will be owned and maintained by the City. Please refer to the draft lighting standards for fixtures and other requirements.

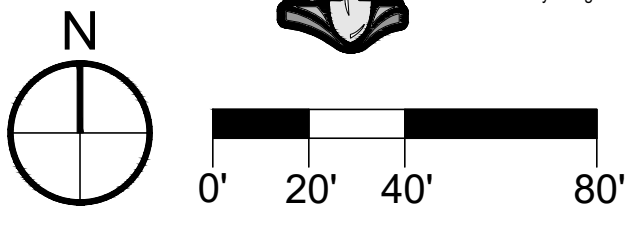
Lineweights have been increased for clarity.

Street lights on DeGaulle are installed and currently exist. No additional lighting on DeGaulle is proposed.

Add a note that states street light locations are conceptual. Final street light locations will be determined with the photometric analysis provided with the civil plan submittal

Note has been added.

Fixtures have been darkened and enlarged for clarity



REVISIONS

#	DATE				

PROJECT: OVERLOOK AT SORREL RANCH

DRAWING: PHOTOMETRIC PLAN

CITY OF AURORA

DESIGNED BY: CW
DRAWN BY: CW
CHECKED BY: JC

SCALE: 1" = 40'
VERT: N/A
DATE: 08-12-2019

associates inc.

2553 South Peoria Street, Ste 101
Aurora, Colorado 80014
303-770-7201 FAX 770-7132

SHEET NUMBER

P-1

PROJECT NO. 8173-000

Send in the State Monument Records for the aliquot corners used on the plat.

CERTIFICATE OF TAXES DUE, MONUMENT RECORDS AND CLOSURE SHEETS ARE INCLUDED IN THIS SUBMITTAL

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 65 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, ARAPAHOE COUNTY, COLORADO, KNOWN AS LOT 2, BLOCK 2, SORREL RANCH SUBDIVISION FILING NO. 5, RECORDED AT RECEPTION NO. B421655A, ON 12/17/2004 IN THE RECORDS OF ARAPAHOE COUNTY, COLORADO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 PEDAESTAL STAMPED "PUB SER CO LO 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 04/02/1965 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;

THENCE, S89°59'48"W, 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, MORE OR LESS.

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. 11, 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.

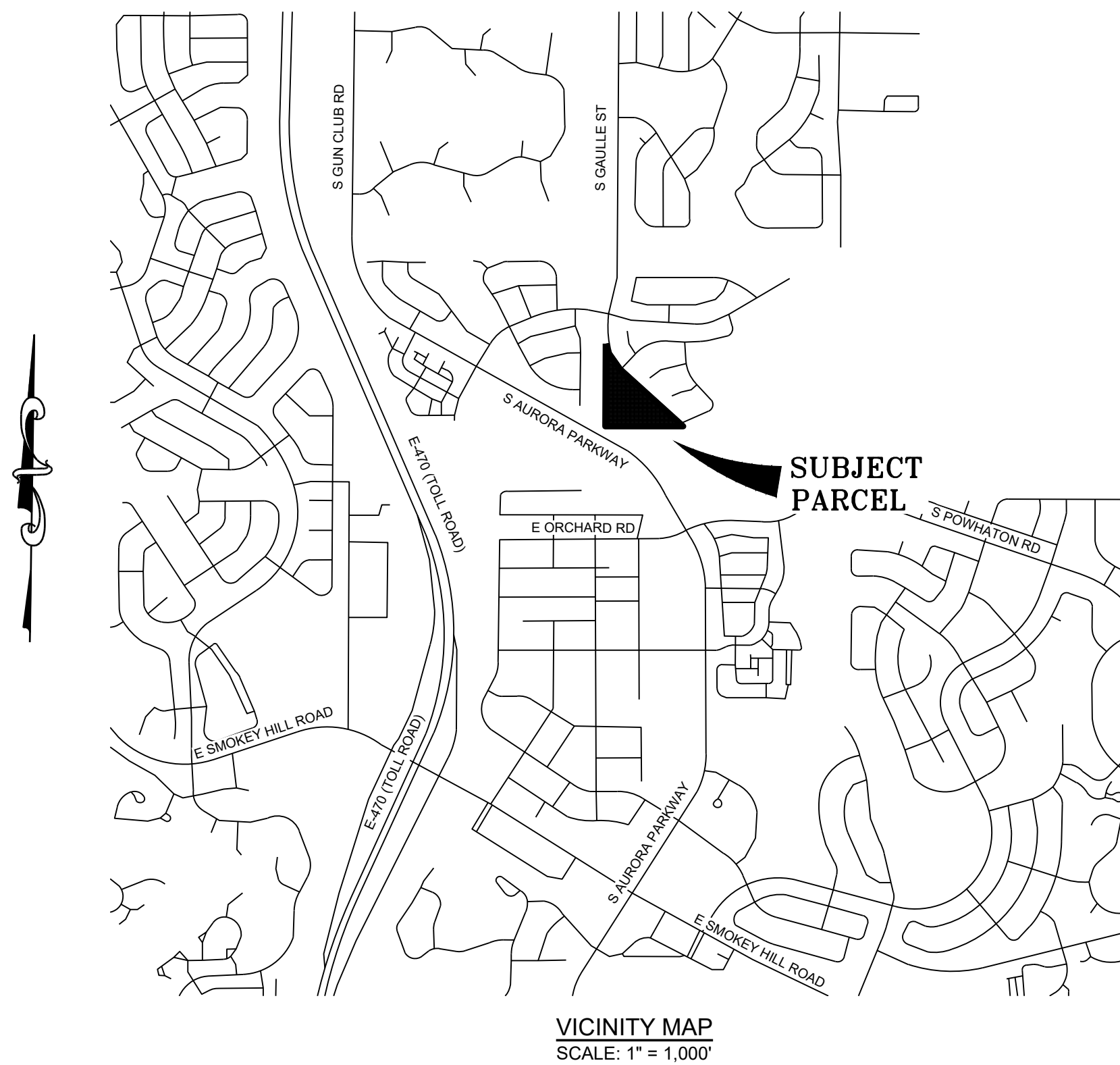
THE UNDERSIGNED OWNER(S), FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY OF AURORA;

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 146 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, 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 UNDERDRAINS, OR PRIVATE UTILITIES, AND THE CITY OF AURORA AGREES TO ACCEPT AND HOLD RESPONSIBLE FOR 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 THE REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

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



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. **CT160498** WITH AN EFFECTIVE DATE OF **08/22/2019** PREPARED BY NORTH AMERICAN TITLE INSURANCE COMPANY 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. 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. (13-90-105 C.R.S. 2012)
9. TRACTS A, B, C, AND D ARE TO BE PRIVATELY OWNED AND MAINTAINED.
10. ALL OWNERS OF LOTS ADJACENT TO SOUTH DE GAULLE STREET 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.
11. CENTERLINE MONUMENTS WILL BE SET BY OTHERS AFTER THE COMPLETION OF CONSTRUCTION.

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

DATE _____

GB Capital, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
Geoffrey Babbitt

ITS MANAGER

STATE OF COLORADO)
) SS
ARAPAHOE COUNTY)

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: _____

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 ENGINEER _____ DATE _____

PLANNING DIRECTOR _____ DATE _____

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.: _____



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

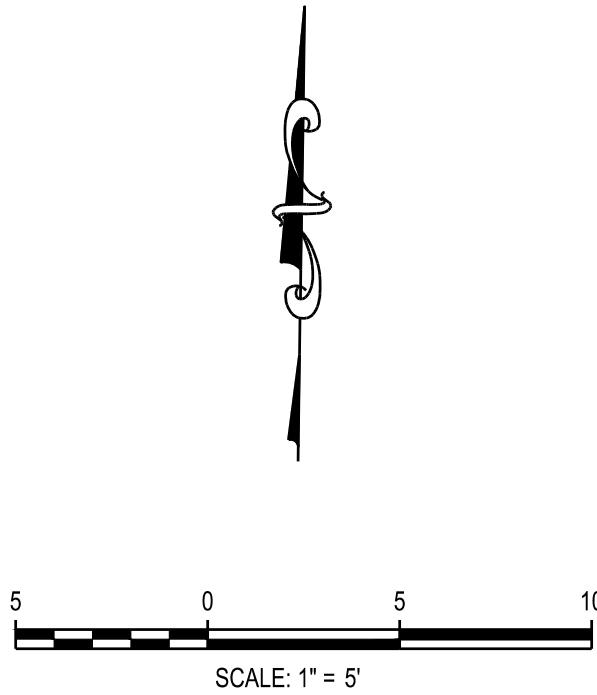
SORREL RANCH SUBDIVISION
FILING NO. 11
SE 1/4, SECTION 18,
T5S, R65W, 6TH P.M.
CITY OF AURORA
ARAPAHOE COUNTY, CO

JOB NUMBER:	190017	DRAWN BY:	AHE
DATE:	02/05/2020	CHECKED BY:	RWH
SHEET NUMBER:		1 OF 3	SHEET

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 SE 1/4 SECTION 18, T5S, R65W, 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

PRELIMINARY
DOCUMENT



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

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

NE CORNER SE 1/4
SECTION 18,
T5S, R65W, 6TH P.M.
CITY OF AURORA
(CALCULATED POINT
FROM FOUND REFERENCE
MONUMENTS)

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

7003
7002

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

SW 1/4
SECTION 18
T5S, R65W
6TH P.M.
CITY OF AURORA,
ARAPAHOE COUNTY, COLORADO

SORREL RANCH
SUBDIVISION
FILING NO. 6

TRACT C
SORREL RANCH SUBDIVISION FILING NO. 6
RECEPTION NO. B4219604
CITY OF AURORA,
ARAPAHOE COUNTY, COLORADO

105' COLORADO INTERSTATE GAS
COMPANY RIGHT OF WAY
EASEMENT AGREEMENT
RECEPTION NO. 31146905

POINT OF
BEGINNING

N89°41'50"E 89.95'
(TIE)

1041.91' (TIE)

QUIT CLAIM DEED
RECEPTION NO. D0104373
APN: 2071-18-4-02-002
CITY OF AURORA,
ARAPAHOE COUNTY, COLORADO

delete the ownership
information on the
plat

OWNERSHIP INFO DELETED

show and label the
Fire Lane and Public
Access easement in
this location

FIRE LAND & PUBLIC
ACCESS EASEMENT SHOWN

SE 1/4
SECTION 18
T5S, R65W
6TH P.M.
CITY OF AURORA,
ARAPAHOE COUNTY, COLORADO

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N89°41'28"E	10.17'
L2	S42°03'43"W	11.98'
L5	S42°03'43"W	6.33'
L9	S00°18'10"E	37.24'
L10	S41°59'43"W	35.92'
L12	N48°00'04"W	13.45'

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	354.98'	462.00'	44°01'24"	S25°12'37"E	346.31'
C2	31.19'	20.00'	89°20'55"	S02°32'52"E	28.12'
C3	18.79'	70.88'	15°11'21"	S49°39'23"W	18.73'
C4	25.40'	100.88'	14°25'40"	S50°02'14"W	25.33'
C5	1.34'	100.87'	0°45'41"	S42°26'33"W	1.34'
C6	41.30'	116.00'	20°23'57"	S31°51'44"W	41.08'
C7	35.13'	116.00'	17°21'13"	S12°59'09"W	35.00'
C8	9.34'	116.00'	4°36'43"	S02°00'12"W	9.33'
C9	26.74'	100.87'	15°11'21"	S07°53'51"E	26.66'
C10	13.15'	70.87'	10°37'44"	S10°10'40"E	13.13'
C11	5.64'	70.88'	4°33'38"	S02°34'59"E	5.64'
C41	36.97'	50.00'	42°21'53"	N20°52'46"E	36.13'
C42	31.42'	20.00'	90°00'00"	S86°59'56"W	28.28'
C43	59.15'	80.00'	42°21'53"	S20°52'46"W	57.81'
C46	76.87'	482.00'	9°08'16"	N43°25'56"W	76.79'

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

check this number

NUMBER HAS BEEN
UPDATED.

LEGEND

	SUBJECT PARCEL BOUNDARY LINE
	SECTION LINE
	SUBDIVISION LOT LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE, AS NOTED
	RIGHT-OF-WAY LINE
	TIE LINE
	CENTERLINE OF ROAD
	16' DRAINAGE EASEMENT
	4' UTILITY EASEMENT
	6' GAS EASEMENT
	8' UTILITY EASEMENT
	BLOCK NUMBER
	MEASURED
	RECORD
	PRINCIPAL MERIDIAN

MONUMENT NOTES

7007 MONUMENT FOUND. SEE MONUMENT TABLE

ROW WILL BE PUBLIC

add the note for the easements
located in the private R.O.W.s
(see the plat checklist)

SEE SHEET 3

TIC MARK ADDED

BEARING & DISTANCE
ADDED

THIS IS TO BE PUBLIC
ROW NOT A TRACT

add Tract letter and
area (show and label
the easements in the
Tract) (see Checklist)

add B&D



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. 11
SE 1/4, SECTION 18,
T5S, R65W, 6TH P.M.
CITY OF AURORA,
ARAPAHOE COUNTY, CO

JOB NUMBER: 100017	DRAWN BY: AHE
DATE: 02/05/2020	CHECKED BY: RWH
SHEET NUMBER: 2	OF 3 SHEETS

