



Planning Division
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August 24, 2021

Geoffery Babbit
GB Capital, LLC
2993 S Peoria St, Ste 105
Aurora, CO 80014

Re: 2nd Technical Submission Review – The Overlook at Sorrel Ranch – Preliminary Plat and Final Plat
Application Number: **DA-1379-26**
Case Numbers: **2019-4017-00; 2019-3050-00**

Dear Mr. Babbit:

Thank you for your technical submission. We reviewed it and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments.

Comments and issues still remain, and another technical submission will be required prior to printing final mylars. Please revise your previous work and send us a new submission.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7121 or dosoba@auroragov.org.

Sincerely,

Dan Osoba, Planner II
City of Aurora Planning Department

cc: Julie Gamec – THK Associates Inc
Scott Campbell, Neighborhood Liaison
Brandon Cammarata, Planning Manager
Jacob Cox, ODA Manager
Laura Rickhoff, ODA
Filed: K:\\$DA\1379-26tech2



2nd Technical Submission Review

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

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

2. Completeness and Clarity of the Application

Site Plan Comments

2A. Correct the printing errors throughout the plan set.

3. Zoning and Land Use Comments

Sheet C-1

3A. NOTE: file name locations are okay for review, but must be removed prior to printing final mylars.

3B. Change “waiver” to “adjustment” in the Minor Adjustments block.

4. Architectural and Urban Design Issues

Sheet S-2

4A. Architectural and Urban Design Issues have been resolved.

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

Sheet L-3

5A. Correct all highlighted printing errors highlighted on this sheet.

Sheet L-4

5B. General Comments:

- The lots that can meet the 400sf minimum sod requirement should be noted. The inspectors cannot determine out in the field if a front yard meets the minimum requirement.
- The total number of shrubs should be listed for each lot type as well. The inspectors will look at each of the lots and refer back to these tables to see if 10 shrubs, 20 or 8 shrubs should be provided in the front yards. Again, they cannot determine what quantity is required for each of the lot types.
- If a xeric option is required, then please specify the number of boulders and the size. I can provide examples of how the front yard requirements were designed for other projects if need be. Please contact me Kelly (303) 739-7189. The tables and the plan on this sheet will be what the inspectors use for inspections and issuing certificates of occupancy. If the xeric option is required, as is the case with some of the options below, then the special landscape features (i.e. boulders, berming, fencing, etc.) should be included in the requirements under that lot type.

5C. Correct all highlighted printing errors highlighted on this sheet.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Sheet C-1

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

Sheet S-1

6B. A street light is required at the intersections shown on the redlines.

6C. Retaining walls are not permitted to cross lot lines. For residential development, a maximum 48” wall height is permitted in rear lots.



Sheet S-2

- 6D. Add “and must meet COA standards.” to note 3.
- 6E. The site lighting shown on this sheet does not appear on the Site Plan.

Sheet G-1

- 6F. Retaining walls are not permitted to cross lot lines. For residential development, a maximum 48” wall height is permitted in rear lots.

7. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

Site Plan Comments

- 7A. Work with Andy Niquette to complete all Easement Dedication/Vacation concerns.
- 7B. The fence in the utility easement and allan block retaining wall will need to be covered by the License Agreement. Contact Grace Gray at ggray@auroragov.org to continue working on this process.
- 7C. NOTE: the above two items must be completed prior to recordation of the Site Plan.
- 7D. Add the easement lines in the locations shown.
- 7E. Lot lines, Tract lines and ROW lines are to be continuous lines. Please modify the line types.

Final Plat Comments

Sheet 1

- 7F. Send in the updated Title Commitment to be dated within 120 calendar days of the plat approval date (final mylar set to be recorded).
- 7G. Label the public streets within ½ mile of the site.
- 7H. Full described monuments (i.e. monument materials, diameter, length (if set), cap size and material cap markings/stampings, etc.) at each end of a single line.
- 7I. Certification shall include the following: is not a guaranty or warranty, either expressed or implied.

Sheet 2

- 7J. Fully described monuments (i.e., monument material, diameter, length (if set), cap size and material, cap markings/stampings, etc.) at each end of a single line. Section 38-51-106(1)(f), C.R.S.
- 7K. Fully described monuments (i.e., monument material, diameter, length (if set), cap size and material, cap markings/stampings, etc.) at each end of a single line. Description of monuments found, or set should include, but not be limited to the physical attributes and size of the monument, and the physical attributes and size of the cap. Section 38-51-106(1)(f), C.R.S.
- 7L. Add and label the rear 8’ Utility easement and the 5’ side utility easement per the Plat checklist.
- 7M. Change 2017 to 2020.

Sheet 3

- 7N. Description of monuments found or set should include, but not be limited to the physical attributes and size of the monument, and the physical attributes and size of the cap. Fully described monuments (i.e., monument material, diameter, length (if set), cap size and material, cap markings/stampings, etc.) at each end of a single line. Section 38-51-106(1)(f), C.R.S.
- 7O. Add and label the rear 8’ Utility easement and the 5’ side utility easement per the Plat checklist at the locations shown.
- 7P. Description of monuments found or set should include, but not be limited to the physical attributes and size of the monument, and the physical attributes and size of the cap. Fully described monuments (i.e., monument material, diameter, length (if set), cap size and material, cap markings/stampings, etc.) at each end of a single line. Section 38-51-106(1)(f), C.R.S.
- 7Q. Change 2017 to 2020.