



Planning Division  
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August 20, 2020

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

**Re: 1<sup>st</sup> 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, which we started to process on July 29, 2020. 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 on or before September 3, 2020.

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](mailto:dosoba@auroragov.org).

Sincerely,

Dan Osoba, Planner II  
City of Aurora Planning Department

cc: Julie Gamec – THK Associates Inc  
Scott Campbell, Neighborhood Liaison  
Mark Geyer, ODA  
Filed: K:\\$DA\1379-26tech1



# 1<sup>st</sup> Technical Submission Review

## SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Code will not permit any less than 400 square feet of sod in the front yards. The lots shown on the redlines would have to be designed to the xeric front yards standards. That requires a feature like a fence, berming, boulders, etc. Please refer to Table 4.7-3 Residential Yard Landscaping Requirements for details. The category shown on the redlines would essentially say not permitted for sod.
- Please do not submit the preliminary plat for another technical review until the preliminary drainage report is ready for approval.
- Work with Andy Niquette ([aniquett@auroragov.org](mailto:aniquett@auroragov.org)) to complete the easement vacations on site. Please note that the preliminary plat and final plat will not be recorded until all the items needed are submitted, fully reviewed and ready to record.

## 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

#### *Preliminary Plat Comments*

#### *Sheet C-1*

- 2A. Correct the printing errors throughout the plan set.
- 2B. Sheet S-1 was missing from the uploaded set. Please address comments from the 3<sup>rd</sup> Review Letter.

### 3. Zoning and Land Use Comments

#### *Sheet C-1*

- 3A. Justification and mitigation for this request must also be listed on the cover sheet. Please summarize those and add them to the adjustments block.
- 3B. The adjustment block must contain what the UDO standard is (i.e. 10 trees and 5 shrubs per 40 linear feet) and what the adjustment request is for (i.e. 8 trees and 4 shrubs per 40 linear feet). Please add these to the adjustment block.
- 3C. Change the title to “Minor Adjustments” in the Adjustments table.

### 4. Architectural and Urban Design Issues

#### *Sheet S-2*

- 4A. Add the two-rail fence detail on this sheet.
- 4B. Add: “and comply with the Sorrel Ranch Framework Development Plan” to Notes number 1 under the masonry wall detail.

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

#### *Sheet L-1*

- 5A. The gas line easement label that had been previously provided is missing.
- 5B. The sanitary, stormwater, and water line symbology is barely visible on the legend and on the plans. Please revise for clarity.

#### *Sheet L-3*

- 5C. Correct all highlighted printing errors.



*Sheet L-4*

- 5D. Code will not permit any less than 400 square feet of sod in the front yards. The lots shown on the redlines would have to be designed to the xeric front yards standards. That requires a feature like a fence, berming, boulders, etc. Please refer to Table 4.7-3 Residential Yard Landscaping Requirements for details. The category shown on the redlines would essentially say not permitted for sod.
- 5E. 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.
- 5F. Is the shrub total inclusive of the side yard? If so, add a note that either has X number of shrubs on the side yard or add a note that the 32 shrubs are distributed between the front and side yard.
- 5G. Modify the standard in the "General Standards (All Lots)" table per the redline comment.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**6. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [KTanabe@auroragov.org](mailto: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.
- 6B. Please do not submit the preliminary plat for another technical review until the preliminary drainage report is ready for approval.
- 6C. Sheet S-1 is not included in this set.

*Sheet P-1*

- 6D. Please label the street lights as SL-1. Also include the fixture.

**7. Traffic Engineering** (Brianna Medema / 303-739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / Comments in amber)

- 7A. Traffic Engineering comments have been addressed.

**8. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

*Final Plat Comments*

- 8A. Send in the updated Title Commitment to be dated within 120 calendar days of the plat approval date (final mylar set to be recorded).
- 8B. Work with Andy Niquette ([aniquett@auroragov.org](mailto:aniquett@auroragov.org)) to complete the easement vacations on site. Please note that the preliminary plat and final plat will not be recorded until all the items needed are submitted, fully reviewed and ready to record.
- 8C. Make the corrections, additions, and general edits as shown on the redlined plat and associated documents.