



2953 South Peoria Street, Suite 101
Aurora, Colorado 80014
303.770.7201 fax 303.770.7132

June 1, 2022

Mr Dan Osaba
City of Aurora, Planning
15151 E. Alameda Pkwy
Aurora, CO 80012

Re: 2nd Technical Submission Review – The Overlook at Sorrel Ranch – Preliminary Plat and Final Plat

Application Number: **DA-1379-26**

Case Number: **2019-4017-00; 2019-3050-00**

Dear Mr. Osaba:

This letter is in response to the City of Aurora's comments dated August 24, 2020. Please see the responses following the comments in *red italics*.

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. *Noted*

2. Completeness and Clarity of the Application

Site Plan Comments

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

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. *Removed*

3B. Change "waiver" to "adjustment" in the Minor Adjustments block. *Changed*

4. Architectural and Urban Design Issues

Sheet S-2

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

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. *Printing errors fixed*.

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. *Lots noted in table.*
 - 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. *Quantities provided in table*
 - 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. *Xeric option not provided*
- 5C. Correct all highlighted printing errors highlighted on this sheet. *Printing errors corrected.*

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. *Noted*

Sheet S-1

6B. A street light is required at the intersections shown on the redlines. *Street Lights Added*

6C. Retaining walls are not permitted to cross lot lines. For residential development, a maximum 48" wall height is permitted in rear lots. *A license agreement will be executed to cover the maintenance of the retaining walls across the lot lines. Retaining walls will be 48" maximum.*

Sheet S-2

6D. Add "and must meet COA standards." to note 3. *Added*

6E. The site lighting shown on this sheet does not appear on the Site Plan. *Removed from legend*

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. *A license agreement will be executed to cover the maintenance of the retaining walls across the lot lines. Retaining walls will be 48" maximum.*

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. *Easements match plat*

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. *A license agreement will be executed to cover the fence and wall*

7C. NOTE: the above two items must be completed prior to recordation of the Site Plan. *Noted*

7D. Add the easement lines in the locations shown. *Added*

7E. Lot lines, Tract lines and ROW lines are to be continuous lines. Please modify the line types. *Lines adjusted*

Final Plat Comments *All comments addressed in last weeks submittal (05/25/2022)*

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.

Sincerely,

THK ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "Julie Gamec", is positioned over the printed name and title.

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

Removed

File name locations are okay for review, but must be removed prior to printing final mylars

2021-07-02 7:44am By: jgamec
L:\8173-000 08 Capital-Sorrel Ranch\04_Cad\4.1_Sheets\COVER SHEET.dwg

Fixed

There are many printing errors throughout the plan. Please proof the planset prior to uploading the subsequent submission

SHEET INDEX:

	SHEET	SHEET □
COVER SHEET	C-1	1
SITE PLAN	S-1	2
SITE PLAN DETAILS	S-2	3
GRADING PLANS	G-1	4
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ARCHITECTURAL REQUIREMENTS:

- DEVELOPER SHALL ADHERE TO ALL ARCHITECTURAL REQUIREMENTS SHOWN IN THE SORREL RANCH FRAMEWORK DEVELOPMENT PLAN IN ADDITION TO THE CITY OF AURORA REQUIREMENTS FOUND IN SECTION 146-4.8.
- ALL ARCHITECTURAL DETAIL STANDARDS FROM THE FDP MUST BE INCORPORATED IN ALL BUILDING ELEVATION DESIGNS.

DATA BLOCK:

LAND AREA WITHIN PROPERTY LINES	7.98 ACRES
NUMBER OF UNITS PROPOSED	41 UNITS
BUILDING HEIGHT	38' MAXIMUM
HARD SURFACE AREA	59,693 S.F.
LANDSCAPE AREA	74,728 S.F.
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.
□ GUEST PARKING IS ACCOUNTED FOR ON THE PUBLIC STREETS.	

GENERAL NOTES:

- THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
- 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 T O FIRE HYDRANTS AS STIPULATED BY GENERAL STANDARDS WITHIN SECTION 4.7.9. OF THE UDO.
- LOCAL, STATE AND FEDERAL REQUIREMENTS ,RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER IF CONFLICTS OCCUR.
- 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.
- FINAL PRODUCT TYPES ARE TO BE DETERMINED, THEREFORE BUILDING ELEVATIONS CANNOT BE SHOWN.

MINOR ADJUSTMENTS:

ONE WAIVER TO THE CITY CODE IS PROPOSED WITH THIS DEVELOPMENT. PER AURORA CODE SECTION 146-4.7.5.C.2: MINIMUM PLANT MATERIAL QUANTITIES. THE CITY REQUIRES ONE TREE PER 40 LINEAR FOOT OF STREET FRONTAGE. ONE (1) TREE HAS BEEN REMOVED FROM THE STREET FRONTAGE ALONG E. IDA PLACE TO ALLOW FOR 50' CLEAR FROM THE BACK OF THE STOP SIGNS AND ONE (1) TREE WAS REMOVED FROM THE STREET FRONTAGE ALONG E. IDA PLACE TO ACCOUNT FOR UTILITIES AND EASEMENT CONFLICTS AT THE SOUTHWEST CORNER OF THE SITE. ADDITIONAL PLANTINGS WITHIN THE CURBSIDE LANDSCAPE AND IN THE OPEN SPACE / TRACT AREAS WERE ADDED TO MITIGATE FOR THE LOSS OF THE TREES.

Change waiver to adjustment

Changed

OVERLOOK AT SORREL RANCH SITE PLAN WITH ADJUSTMENTS

CITY OF AURORA STANDARD NOTES:

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- 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 IN 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 ENCROACH 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 AN 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.
- 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 THE CITY ENGINEER.
- THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHTS AND/OR PEDESTRIAN PHOTOMETRIC PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATIONS OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS OF THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS IS REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED AND INITIALLY ACCEPTED.

Noted

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

OWNER:

GB CAPITAL LLC.
ATTN: GEOFFREY BABBITT
2993 S. PEORIA STREET, SUITE 105
AURORA, CO 80014
303-901-1414

ENGINEER/CIVIL DRAINAGE ENGINEER/TILTING

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

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

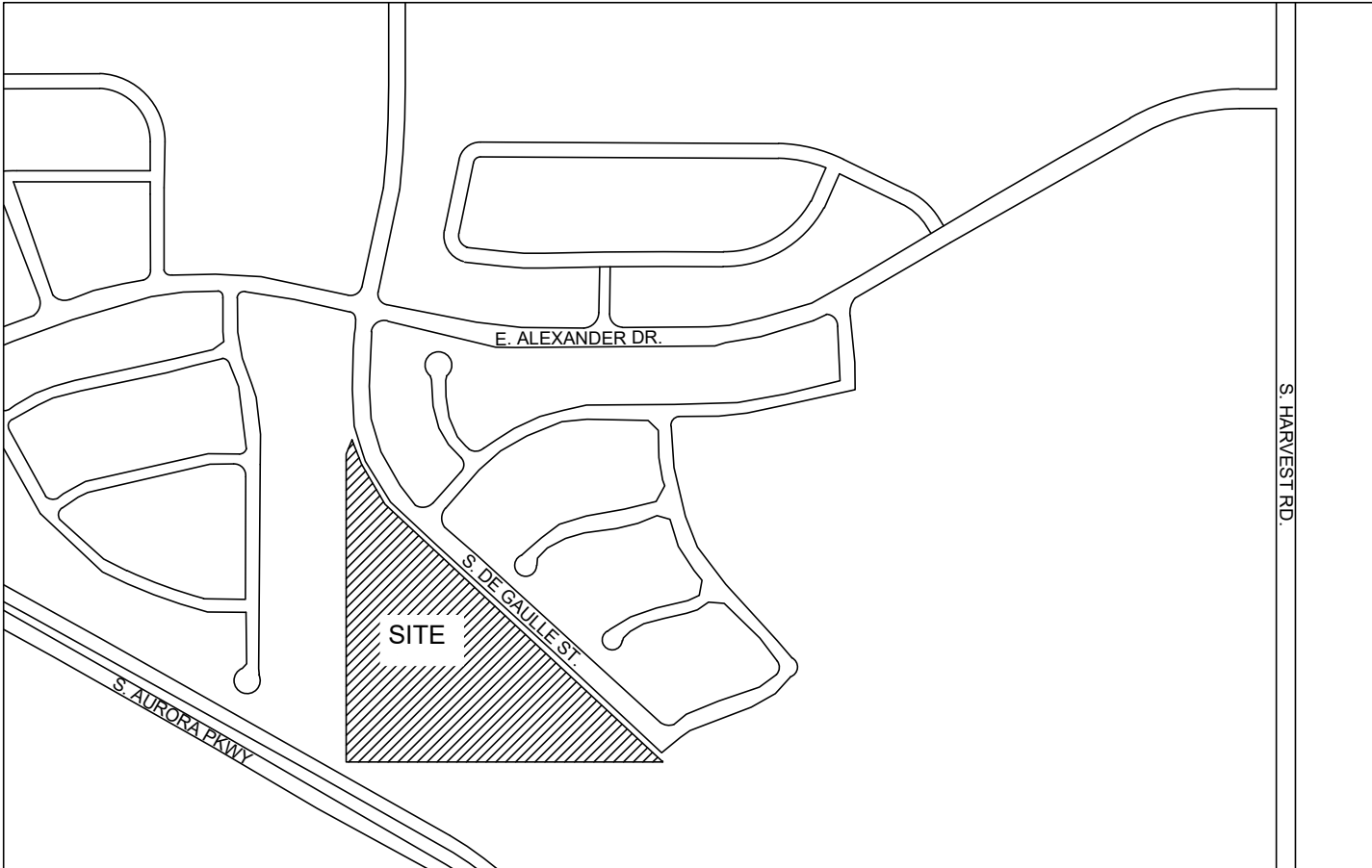
PLANNING DIRECTOR: _____ DATE: _____

ATTEST: _____ DATE: _____
(CITY CLERK)

DATABASE APPROVAL DATE _____.

LEGAL DESCRIPTION:

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



VICINITY MAP
SCALE: 1" = 500'

AMENDMENTS

PROJECT: OVERLOOK AT SORREL RANCH

DRAWING: COVER SHEET

CLIENT: CITY OF AURORA

DESIGNED BY: CW
DRAWN BY: CW
CHECKED BY: JG

HORIZ: N/A
SCALE: VERT: N/A
DATE: 07-02-2021

REVISIONS

#	DATE	
2	3-24-2020	3RD COA SUBMITTAL
3	7-15-20	1ST TECHNICAL SUBMITTAL
3	7-2-21	2ND TECHNICAL SUBMITTAL

associates inc.

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

SHEET NUMBER

C-1

PROJECT NO. 8173-000

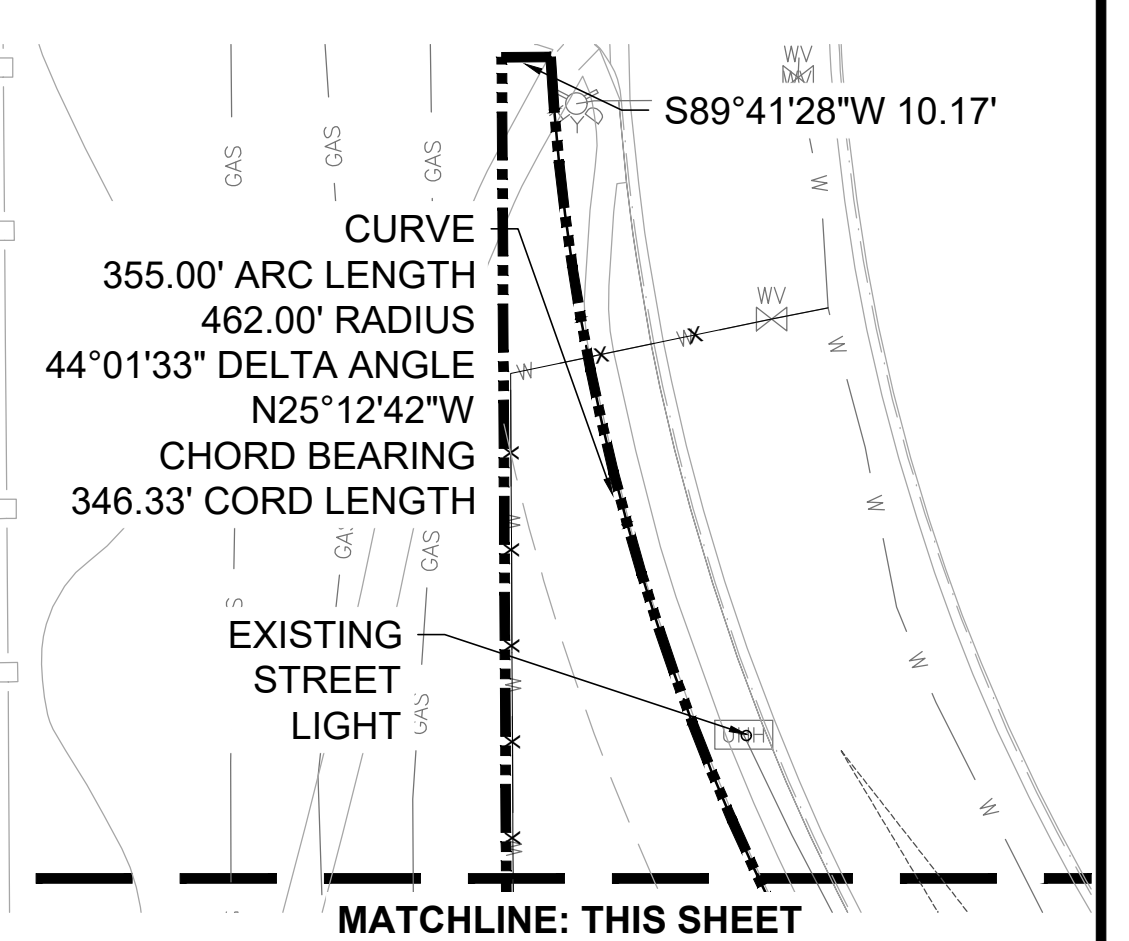
OVERLOOK AT SORREL RANCH

SITE PLAN WITH ADJUSTMENTS

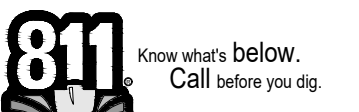
LOT MATRIX

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.)	5,027.94	55.96'	20'	12.50' / 5'	20'
1	2	SMALL B (5,001S.F.-5,700S.F.)	5,011.72	42.40'	20'	5'	20'
1	3	SMALL A (4,500S.F.-5,000S.F.)	4,507.41	35.00'	20'	5'	20'
1	4	SMALL A (4,500S.F.-5,000S.F.)	4,501.97	48.99'	20'	5'	20'
1	5	SMALL A (4,500S.F.-5,000S.F.)	4,544.61	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.)	5,333.37	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. +)	6,469.60	91.67' *	20'	12.50' / 5'	20'
2	2	SMALL A (4,500S.F.-5,000S.F.)	4,579.75	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.)	4,528.85	50.00'	20'	5'	20'
2	5	STANDARD (>5,700S.F. +)	5,737.03	50.02'	20'	12.50' / 5'	20'
2	6	STANDARD (>5,700S.F. +)	5,710.64	40.86'	20'	5'	20'
2	7	STANDARD (>5,700S.F. +)	5,719.57	34.45'	20'	5'	20'
2	8	STANDARD (>5,700S.F. +)	5,822.43	34.53'	20'	5'	20'
2	9	SMALL B (5,001S.F.-5,700S.F.)	5,442.05	32.39'	20'	5'	20'
2	10	STANDARD (>5,700S.F. +)	6,191.51	52.50'	20'	12.50' / 5'	20'
2	11	STANDARD (>5,700S.F. +)	5,708.62	50.00'	20'	5'	20'
2	12	SMALL B (5,001S.F.-5,700S.F.)	5,518.19	56.50'	20'	5'	20'
2	13	STANDARD (>5,700S.F. +)	5,726.45	56.50'	20'	5'	20'
2	14	STANDARD (>5,700S.F. +)	5,726.45	56.50'	20'	5'	20'
2	15	STANDARD (>5,700S.F. +)	5,726.45	56.50'	20'	5'	20'
2	16	STANDARD (>5,700S.F. +)	5,726.45	56.50'	20'	5'	20'
2	17	STANDARD (>5,700S.F. +)	8,288.08	129.83' *	20'	12.50' / 5'	20'

☐ LOT WIDTH VARIES.



MATCHLINE: THIS SHEET



N

0' 20' 40' 80'

SCALE: 1" = 40'

tk associates inc.
2953 South Peoria Street, Ste 101

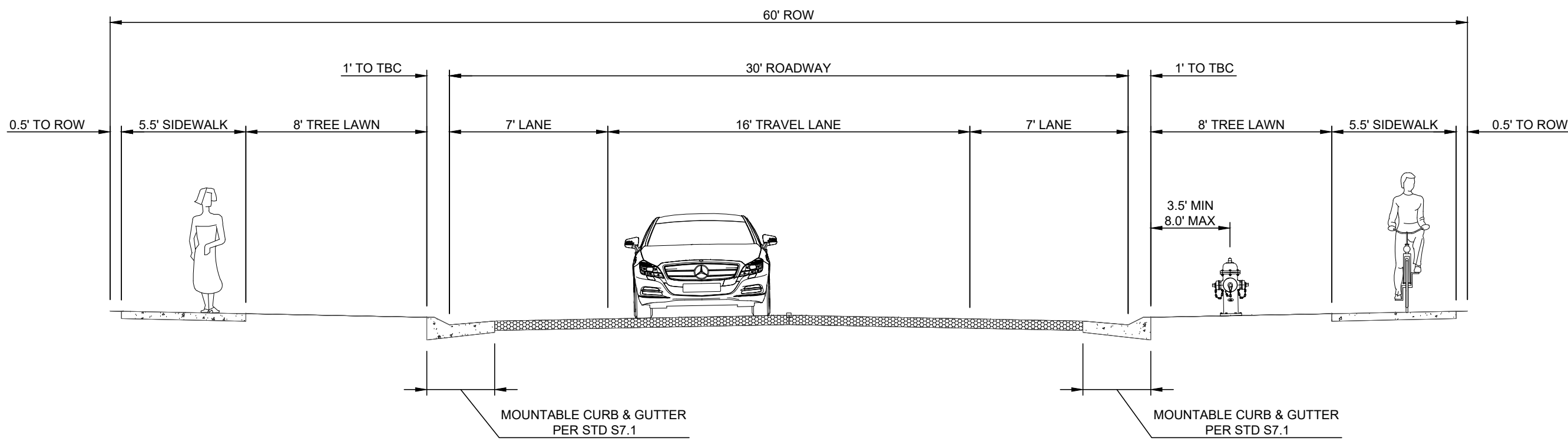
SHEET NUMBER

S-1

PROJECT NO. 8173-000

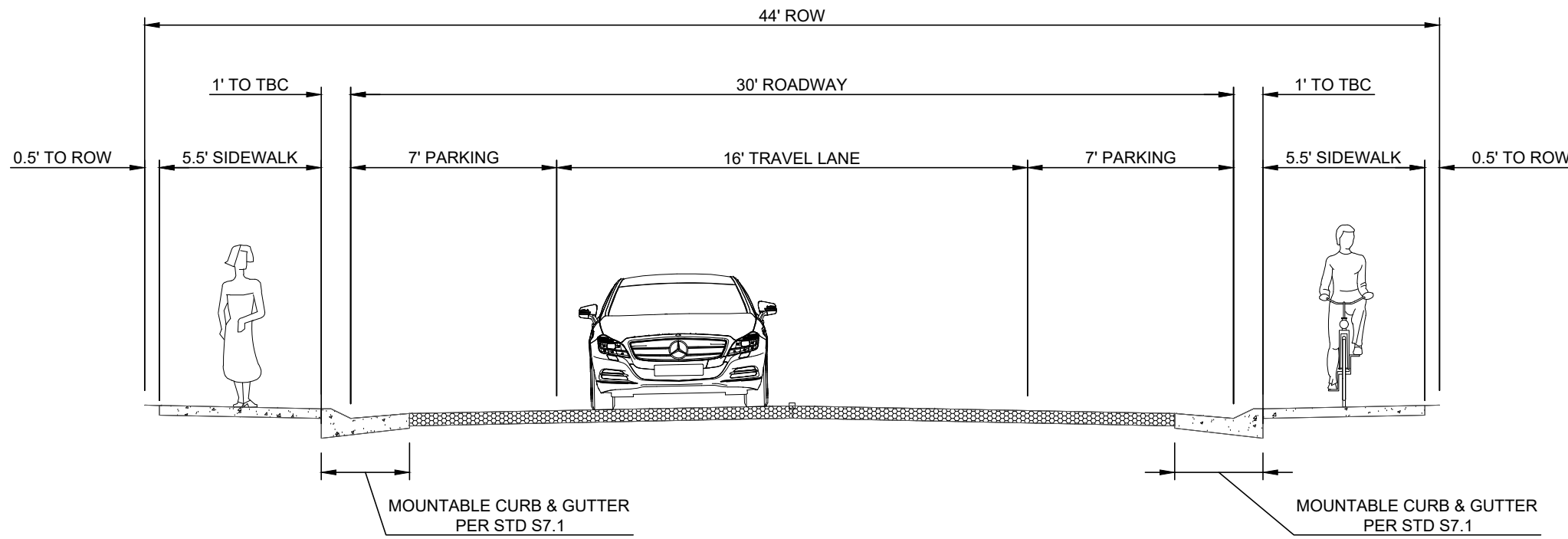
OVERLOOK AT SORREL RANCH
SITE PLAN WITH ADJUSTMENTS

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

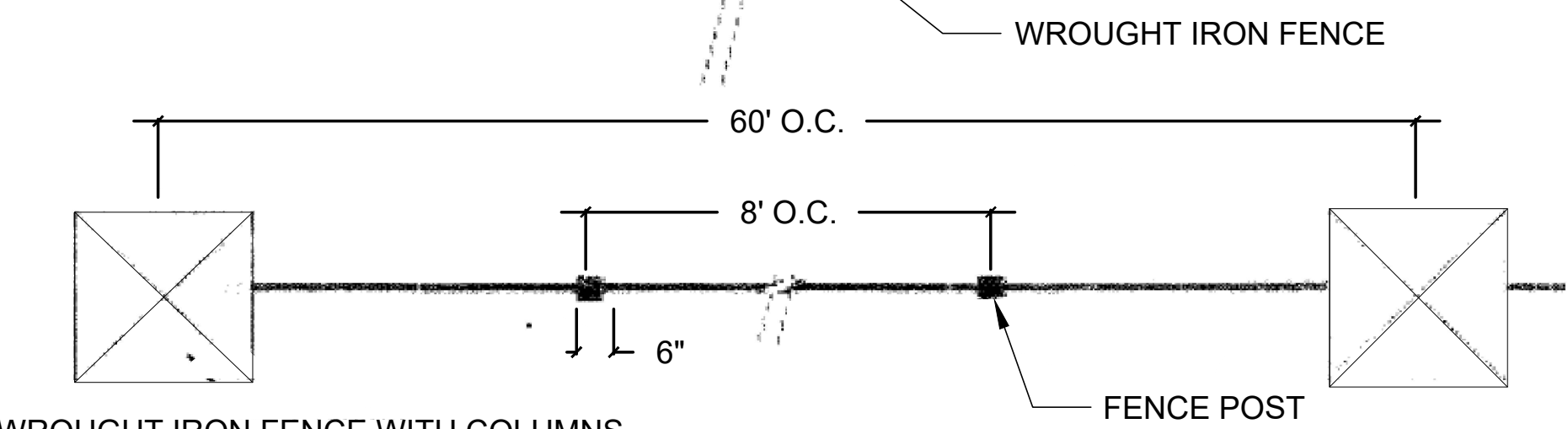
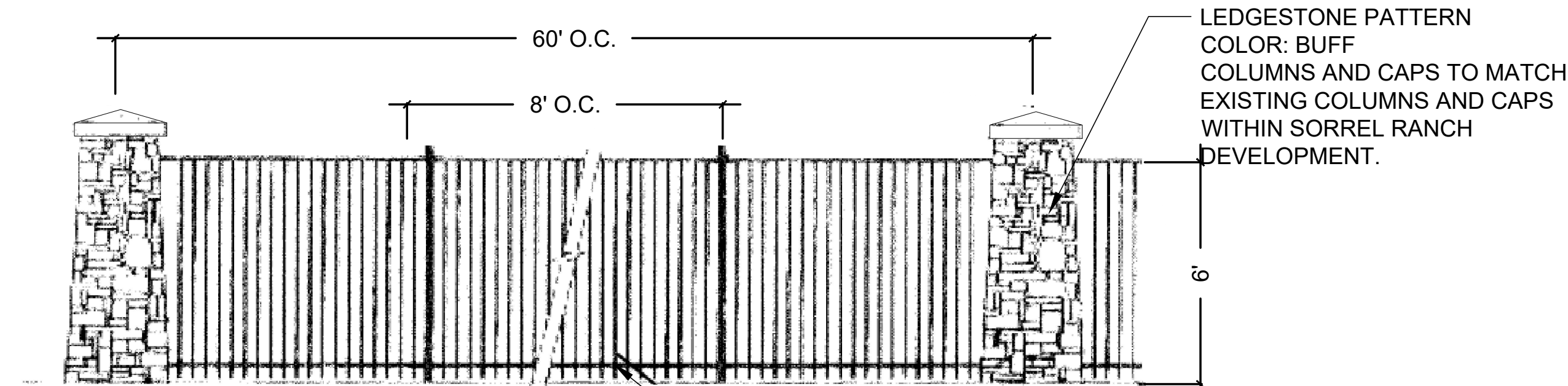


PRIMARY ROAD TYPICAL CROSS SECTION
N.T.S.

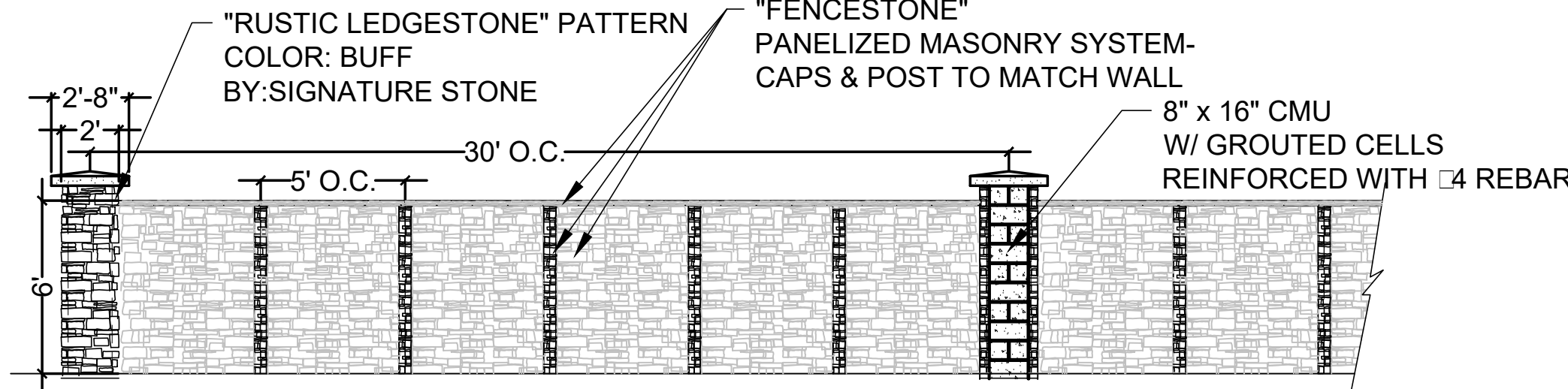
EAST PLATTE COURT (CUL DE SAC) TYPICAL SECTION
LOCAL STREET TYPE 2 ALTERNATE (PER STD. S1.1)



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

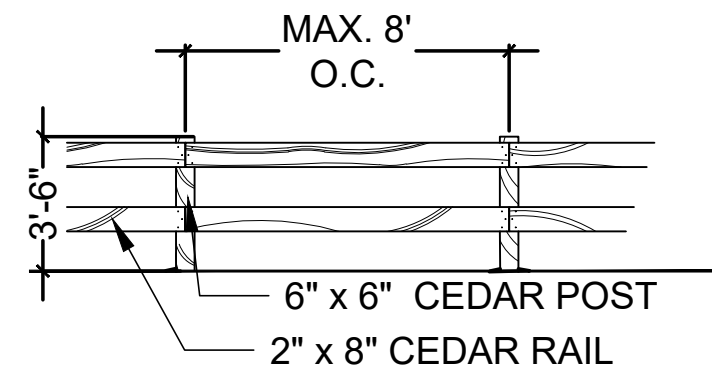


WROUGHT IRON FENCE WITH COLUMNS
N.T.S.

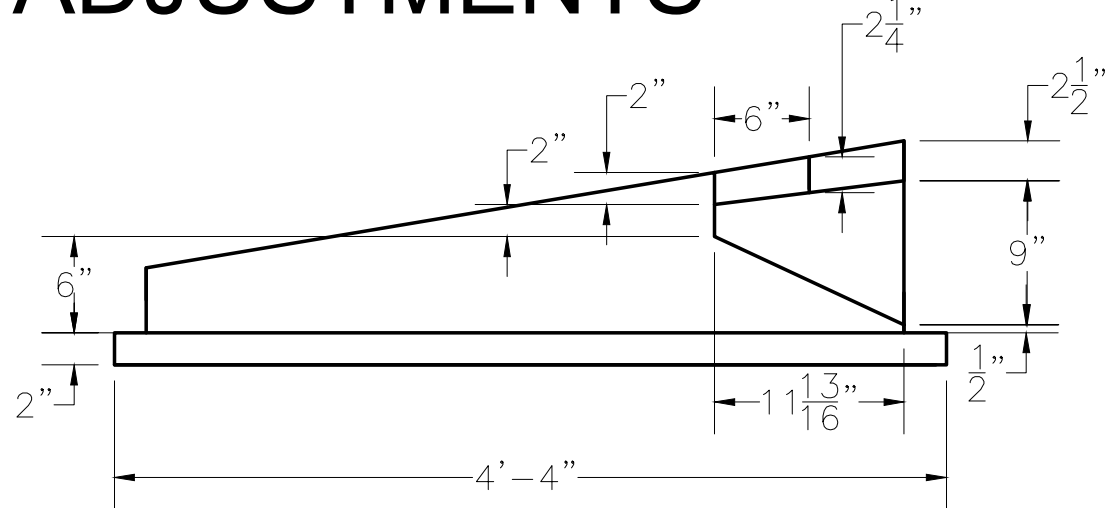


- NOTES:
- COLOR, MATERIAL, AND DIMENSIONS SHALL MATCH EXISTING MASONRY WALLS BUILT IN SORREL RANCH AND COMPLY WITH THE SORREL RANCH FRAMEWORK DEVELOPMENT PLAN.

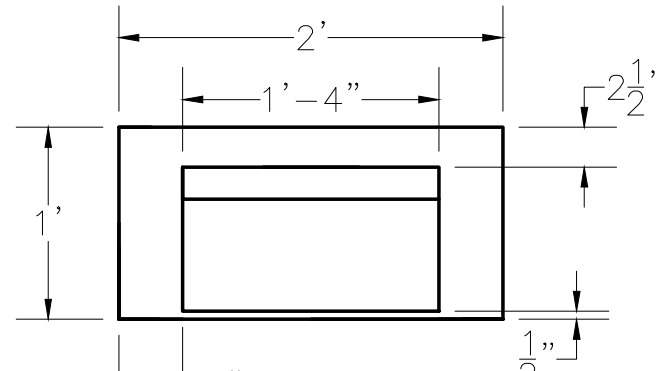
MASONRY WALL
N.T.S.



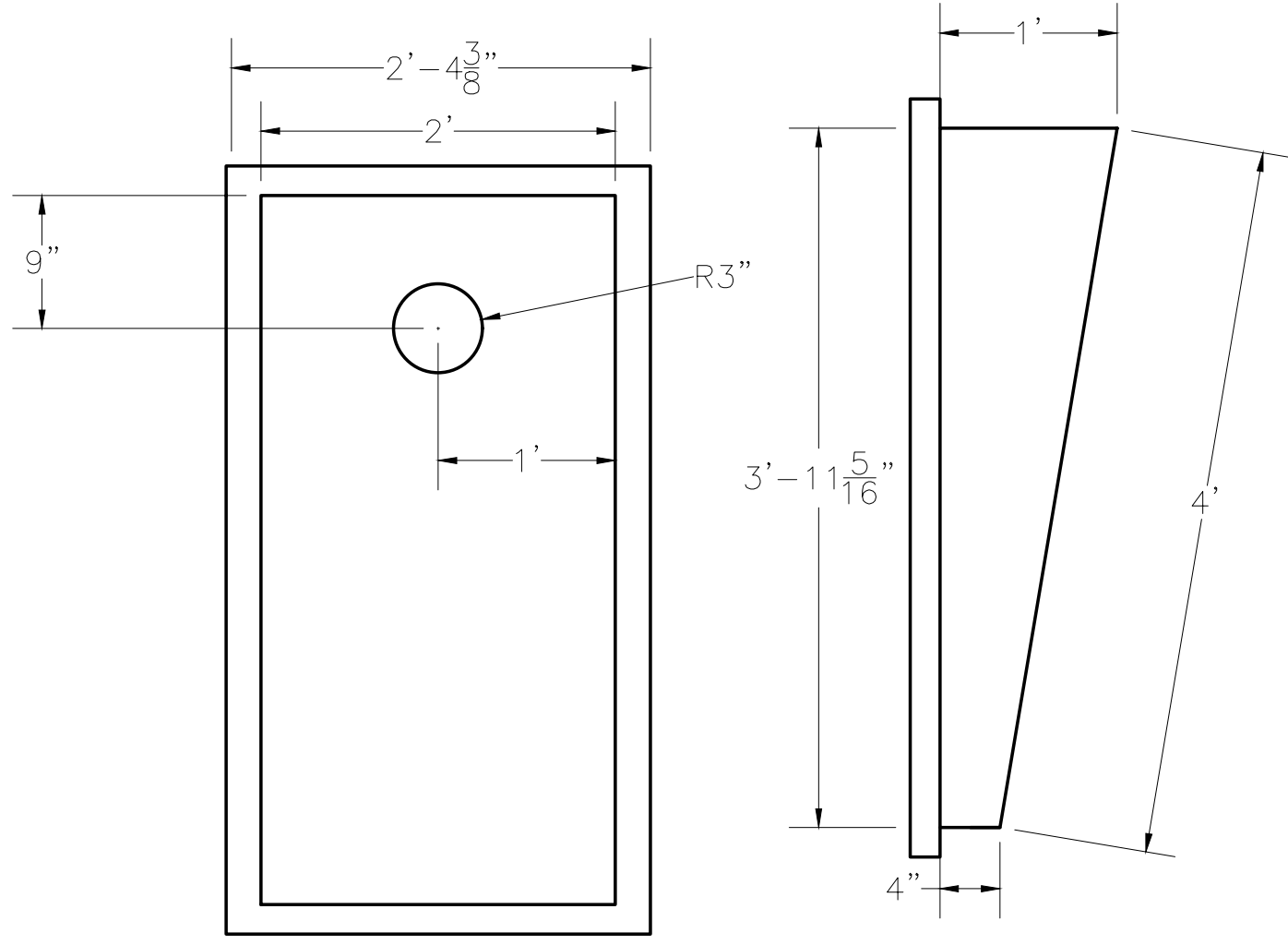
TWO RAIL WOOD FENCE
N.T.S.



SECTIONAL VIEW



BACK VIEW



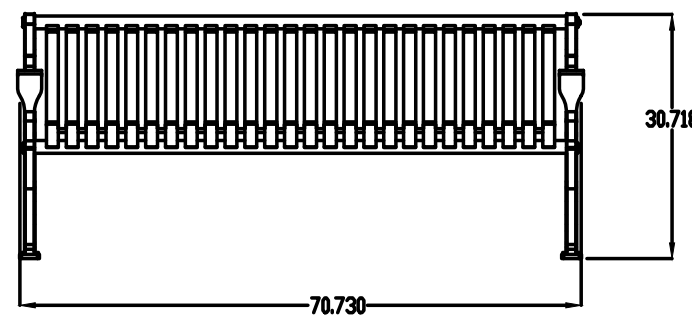
TOP VIEW

SIDE VIEW

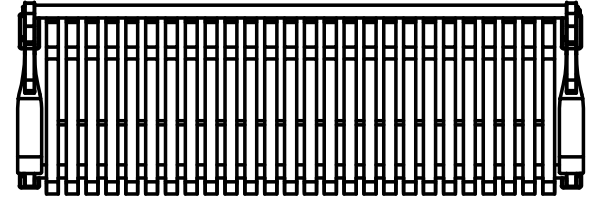
- NOTE:
- CORNHOLE SETS ARE TO BE PERMANENT.

CONCRETE CORNHOLE - ARCO CONCRETE INC.

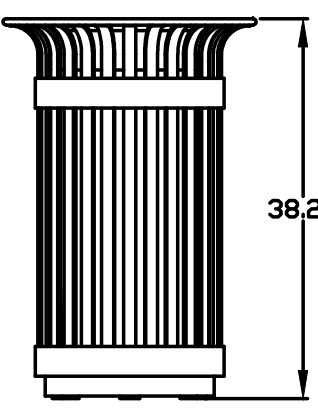
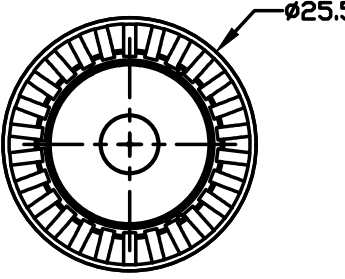
N.T.S.



BLACK GLOSS POWDERCOAT FINISH



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



BLACK GLOSS POWDERCOAT FINISH

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

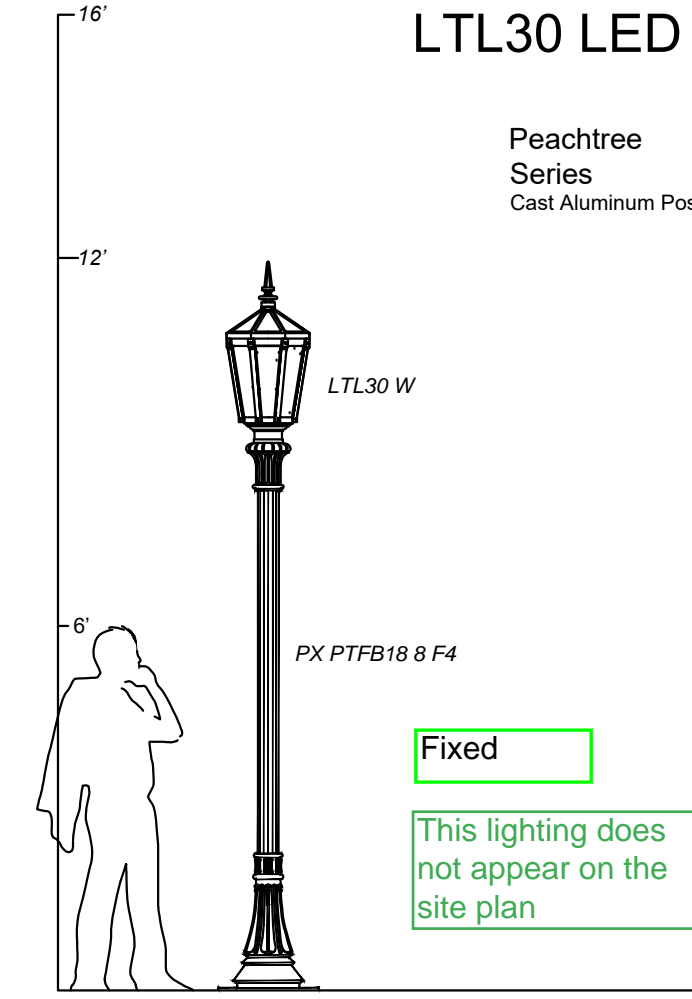
Added
And must meet
COA standards.

- 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 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL, AND CONTINUING TO THE "PUBLIC WAY".
- ALL FIXTURES, POLES AND BASES SHALL BE BLACK IN COLOR.
- ALL ON-SITE STREET LIGHTS WILL BE OWNED AND MAINTAINED BY THE CITY OF AURORA.
- THE PHOTOMETRIC PLAN IS REQUIRED WITH THE LIGHTING PLAN SUBMITTED WITH THE CIVIL PLANS.

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
SL-1		14	WE-EF USA	661-1126	RFL530-SE LED Street and Area Lighting RFL530-LD-24/48W/3K 365-RFL530-SE LED, Street and Area Lighting	24 LED, Warm White - 120 angle of beam LEDLUMENS=246.0 lm, LEDs: No=24, TOTALLUMENS= 5903.0 lm, T=85, Fixed	24	661-1126.Jes	221	1	55

Photometric Requirements											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
SL-1		14	WE-EF USA	661-1126	RFL530-SE LED Street and Area Lighting RFL530-LD-24/48W/3K 365-RFL530-SE LED, Street and Area Lighting	24 LED, Warm White - 120 angle of beam LEDLUMENS=246.0 lm, LEDs: No=24, TOTALLUMENS= 5903.0 lm, T=85, Fixed	24	661-1126.Jes	221	1	55

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SITE LIGHTING
N.T.S.

REVISIONS			
#	DATE	DESCRIPTION	BY
2	3-24-2020	3RD COA SUBMITTAL	
3	7-15-20	1ST TECHNICAL SUBMITTAL	
3	7-2-21	2ND TECHNICAL SUBMITTAL	

PROJECT:	OVERLOOK AT SORREL RANCH
DRAWING:	SITE DETAILS
CLIENT:	CITY OF AURORA
DESIGNED BY: CW	HORZ: N/A
DRAWN BY: CW	VERT: N/A
CHECKED BY: JG	DATE: 07-02-2021

OVERLOOK AT SORREL RANCH
SITE PLAN WITH ADJUSTMENTS

Lot lines, Tract Lines and
R.O.W. lines are to be
continuous lines - change
these lines

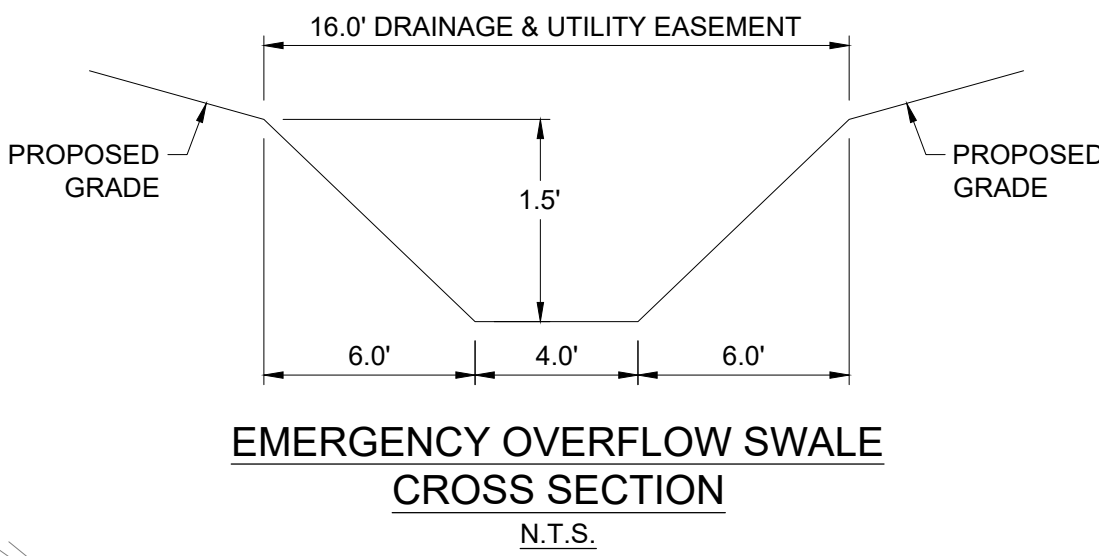
Fixed

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')
- UE
- UTILITY EASEMENT
- GE
- GAS EASEMENT
- DE & UE
- DRAINAGE & UTILITY EASEMENT
- (D)
- PROPOSED STORM MH
- (S)
- PROPOSED SANITARY MH
- (M)
- PROPOSED WATER METER
- (H)
- PROPOSED HYDRANT
- (I)
- PROPOSED STORM INLETS

NOTES:

- ALL ROADS, STORM SEWER, SANITARY SEWER & WATER MAIN ARE PUBLIC AND WILL BE MAINTAINED BY THE CITY OF AURORA UNLESS NOTED OTHERWISE.
- OWNER TO OBTAIN LETTER AUTHORIZING PERMISSION TO GRADE ONTO ADJACENT PROPERTY. LETTER TO BE PROVIDE TO THE CITY PRIOR TO APPROVAL OF CONSTRUCTION DOCUMENTS.
- FINISHED FLOOR ELEVATIONS SHALL BE SET AT LEAST 12-INCHES ABOVE THE 100-YR WATER SURFACE ELEVATION FOR THE EMERGENCY OVERFLOW CONVEYANCE.
- SIDEWALKS CROSS SLOPE SHALL NOT EXCEED 2%.



Retaining walls are
not permitted to
cross lot lines. For
residential
development, 48"
max wall height in
rear lots

A license agreement will be
executed to cover the
maintenance of the retaining
walls across the lot lines.
Retaining walls will be 48"
maximum.

REVISIONS

#	DATE	REVISIONS
1	3-24-2020	3RD COA SUBMITTAL
2	7-15-20	1ST TECHNICAL SUBMITTAL
3	7-2-21	2ND TECHNICAL SUBMITTAL

PROJECT:

SORREL RANCH

DRAWING:

GRADING PLAN

CLIENT:

CITY OF AURORA

DESIGNED BY:

ARR

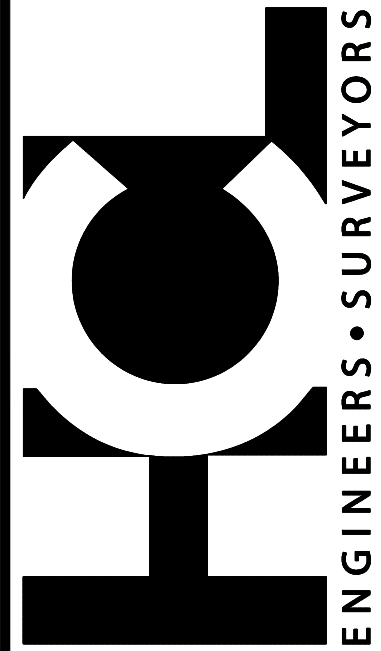
DRAWN BY:

CJK

CHECKED BY:

JLH

HCL ENGINEERING & SURVEYING, L.L.C.
1000 S. 1000 E. S. 2385
GREENWOOD VILLAGE, CO 80111
PHONE: 303.773.1605
FAX: 303.773.3297
WWW.HCLENGINEERING.COM

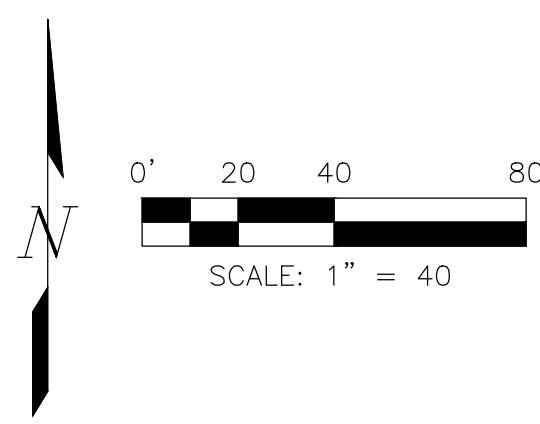


SHEET NUMBER

G-1

PROJECT NO. 8173-000

OVERLOOK AT SORREL RANCH
SITE PLAN WITH ADJUSTMENTS



Lot lines, Tract Lines and
R.O.W. lines are to be
continuous lines - change
these lines

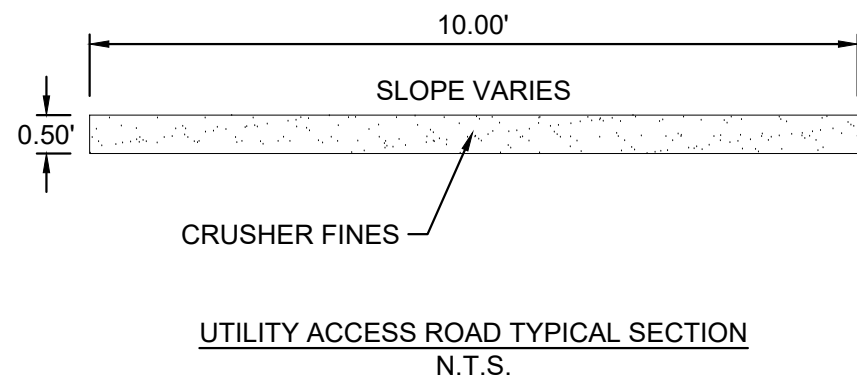
Fixed

SITE IMPROVEMENTS LEGEND

- PROPOSED EASEMENT
- PROPOSED SET BACK
- PROPOSED LOT LINE
- PROPOSED ROW LINE
- STM
- W
- SAN
- PROPOSED STORM SEWER
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED MAJOR CONTOUR (5')
- PROPOSED MINOR CONTOUR (1')
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING MAJOR CONTOUR (5')
- EXISTING MINOR CONTOUR (1')
- UE
- GE
- DE & UE
- PROPOSED STORM MH
- PROPOSED SANITARY MH
- PROPOSED WATER METER
- PROPOSED HYDRANT
- PROPOSED STORM INLETS

NOTES:

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- SIDEWALKS CROSS SLOPE SHALL NOT EXCEED 2%.



UNPLATTED

License Agreement

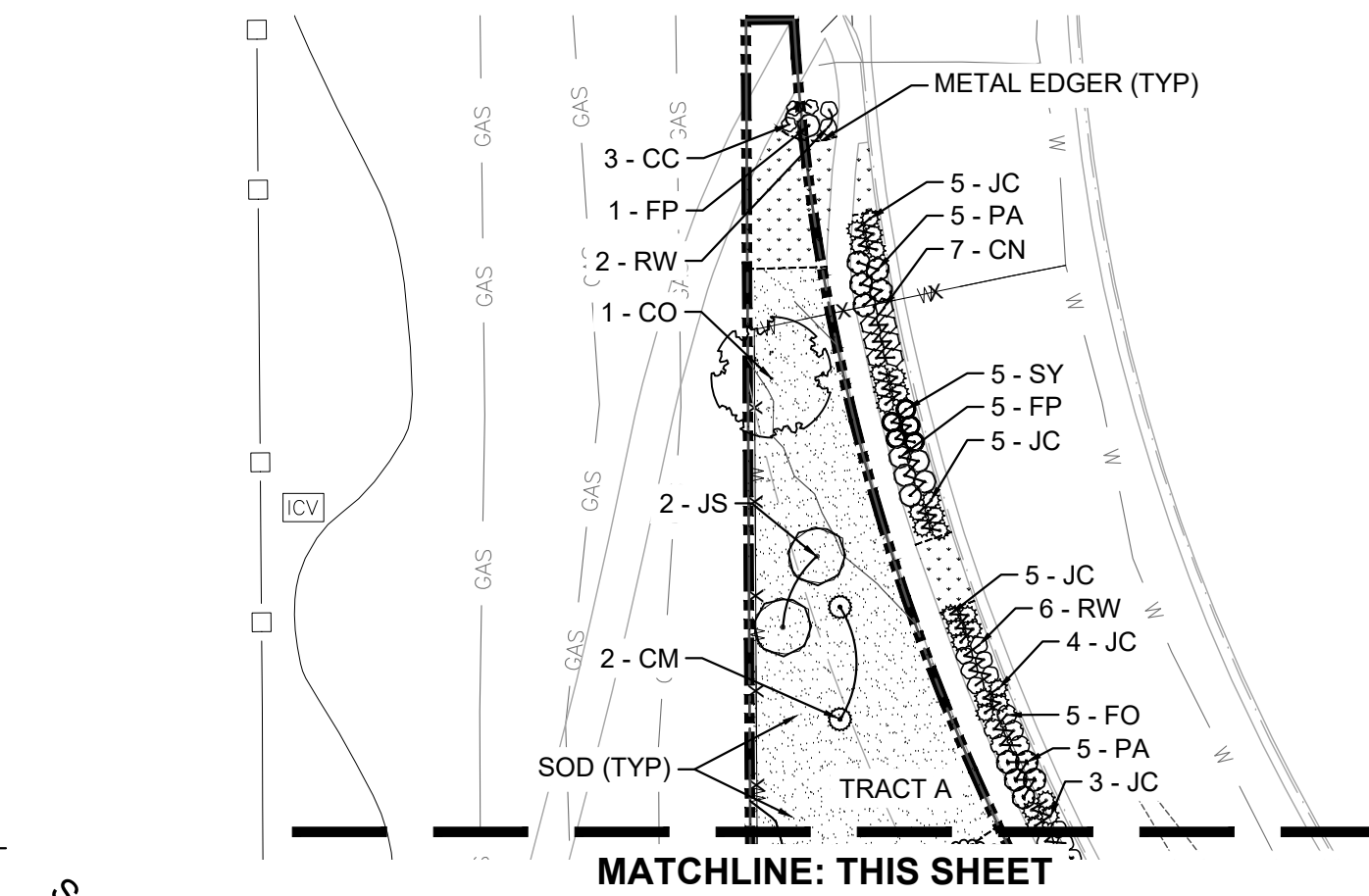
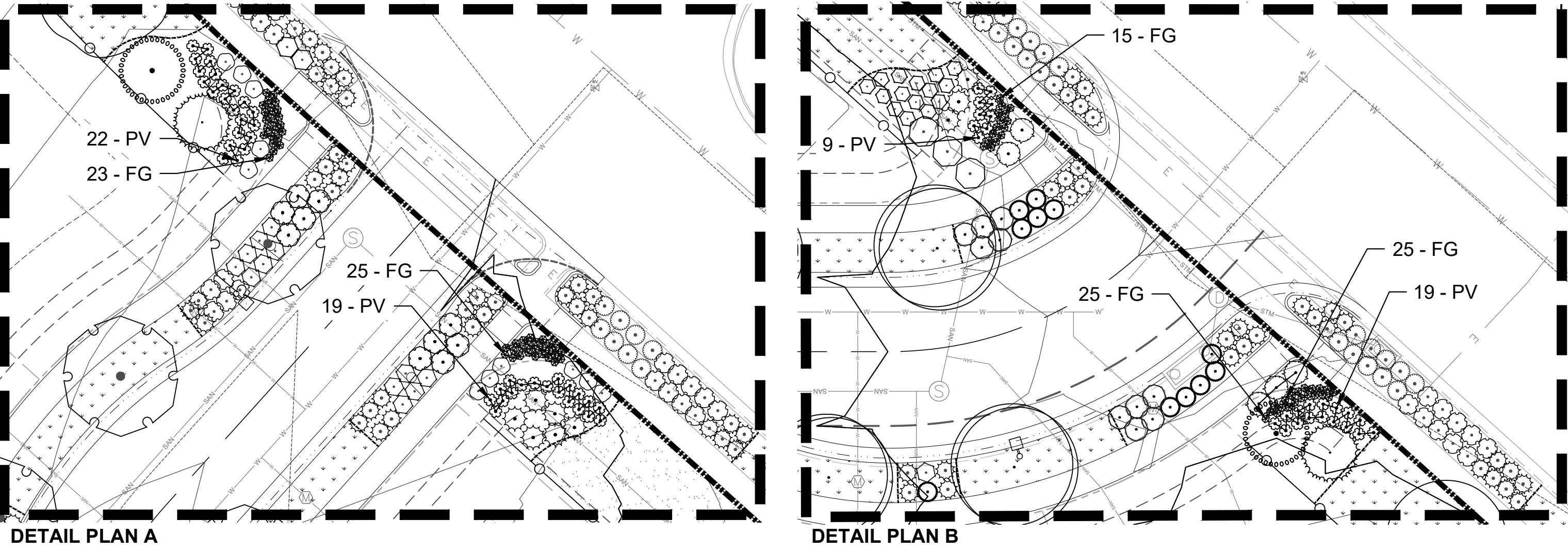
A license agreement will be
executed to cover the
maintenance of the retaining
walls

PROJECT:	SORREL RANCH		
	OVERALL UTILITY PLAN		
	CITY OF AURORA		
	DESIGNED BY:	ARR	
DRAWN BY:	CJK	SCALE: 1" = 40'	
CHECKED BY:	JLH	DATE:	
REVISIONS	#	DATE	DESCRIPTION
	1	3-24-2020	3RD COA SUBMITTAL
	2	7-15-20	1ST TECHNICAL SUBMITTAL
	3	7-2-21	2ND TECHNICAL SUBMITTAL
HCL ENGINEERING & SURVEYING, L.L.C. 1000 SOUTH ST. 2100 GREENWOOD VILLAGE, CO 80111 PHONE: 303.773.1605 FAX: 303.773.3297 WWW.HCLENGINEERING.COM			
SHEET NUMBER U-1			
PROJECT NO. 8173-000			

OVERLOOK AT SORREL RANCH
SITE PLAN WITH ADJUSTMENTS

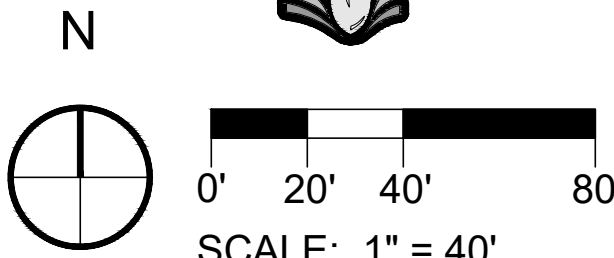
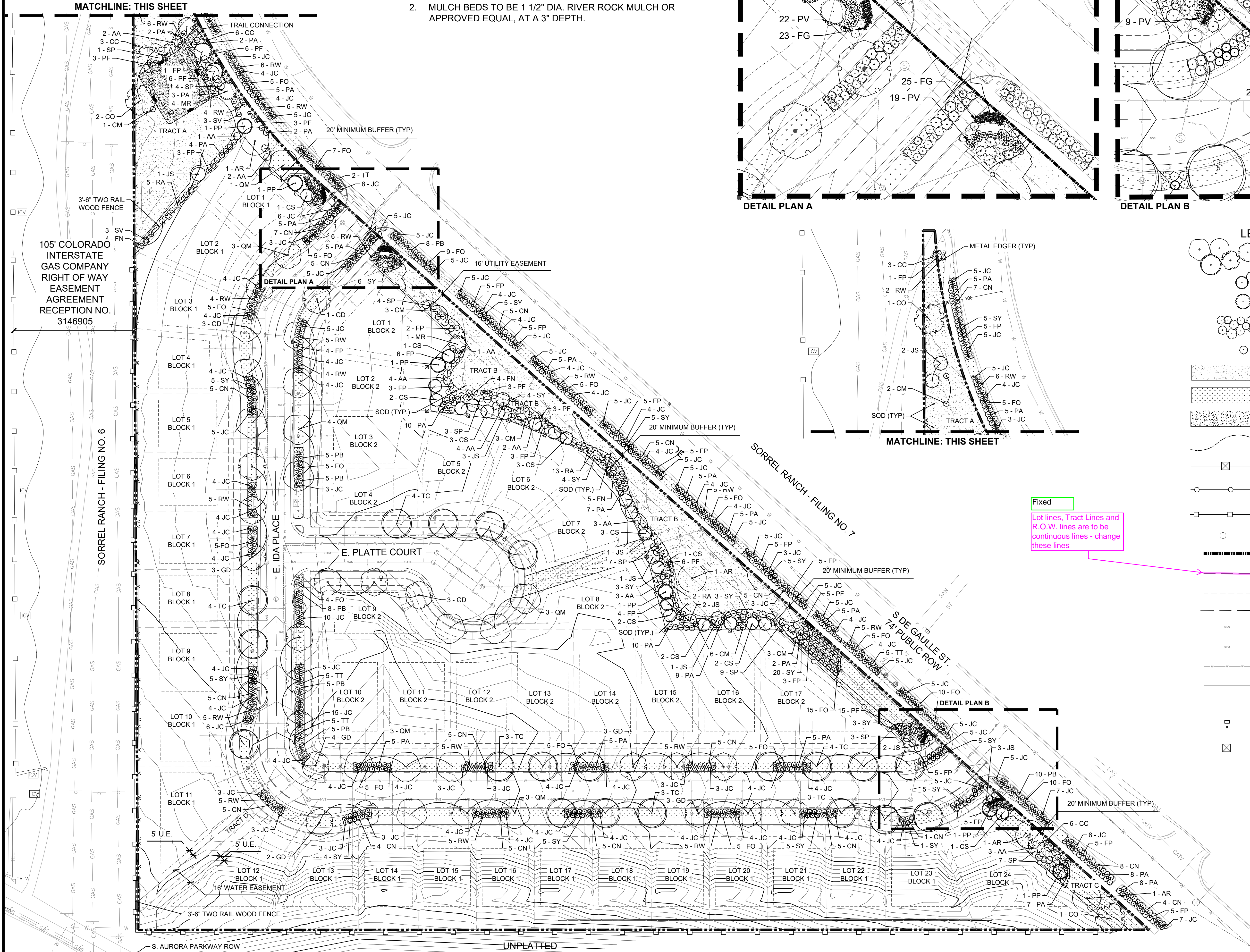
NOT FOR CONSTRUCTION

- NOTES:
- 1. FINAL STREET TREE AND SHRUB PLACEMENT IN CURBSIDE LANDSCAPE WILL DEPEND UPON THE ULTIMATE LOCATION OF INDIVIDUAL DRIVEWAY LOCATIONS.
 - 2. MULCH BEDS TO BE 1 1/2" DIA. RIVER ROCK MULCH OR APPROVED EQUAL, AT A 3" DEPTH.



- LEGEND
- DECIDUOUS SHADE TREES
 - EVERGREEN TREES
 - ORNAMENTAL TREES
 - DECIDUOUS SHRUBS
 - EVERGREEN SHRUBS
 - SOD
 - NATIVE SEED
 - CRUSHER FINES
 - METAL EDGER
 - 6' WROUGHT IRON FENCING WITH COLUMNS
 - 6' PANELIZED MASONRY RENCING
 - 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
 - MASONRY COLUMN IN 3/6" TWO RAIL WOOD FENCING

Fixed
Lot lines, Tract Lines and R.O.W. lines are to be continuous lines - change these lines
































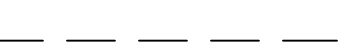


REVISIONS		DATE	DESCRIPTION
2	3RD COA SUBMITTAL	3-24-2020	
3	1ST TECHNICAL SUBMITTAL	7-15-20	
3	2ND TECHNICAL SUBMITTAL	7-2-21	

PROJECT:	OVERLOOK AT SORREL RANCH
DRAWING:	LANDSCAPE PLAN
CLIENT:	CITY OF AURORA
DESIGNED BY: CW	SCALE: 1" = 40'
DRAWN BY: CW	VERT: N/A
CHECKED BY: JC	DATE: 07-02-2021

811	Know what's below. Call before you dig.
-----	---

associates inc.	2953 South Peoria Street, Ste 101 Aurora, Colorado 80014 303-770-7201 FAX 770-7132
SHEET NUMBER	L-1
PROJECT NO.	8173-000

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	22	Gymnocladus dioica / Kentucky Coffee Tree	2.5" CAL.	B&B	Low
	QM	17	Quercus macrocarpa / Bur Oak	2.5" CAL.	B&B	Low
	TC	21	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	17	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	135	Perovskia atriplicifolia / Russian Sage	5 GAL.	CONT.	Low
	PF	50	Potentilla fruticosa 'Goldfinger' / Goldfinger Potentilla	5 GAL.	CONT.	Low
	PB	61	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 / Vanhouttei Spirea	5 GAL.	CONT.	Medium
	SV	33	Syringa vulgaris / Common Purple Lilac	5 GAL.	CONT.	Low
	SY	75	Syringa x 'Penda' / Bloomerang Lilac	5 GAL.	CONT.	Medium
EVERGREEN SHRUBS						
	JC	434	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						
		23,923 SF	Sod- RTF Sod, or approved equal			
		18,908 SF	Native Seed Mix- Low grow mix or approved equal			
		1,840 LF	Metal Edger			

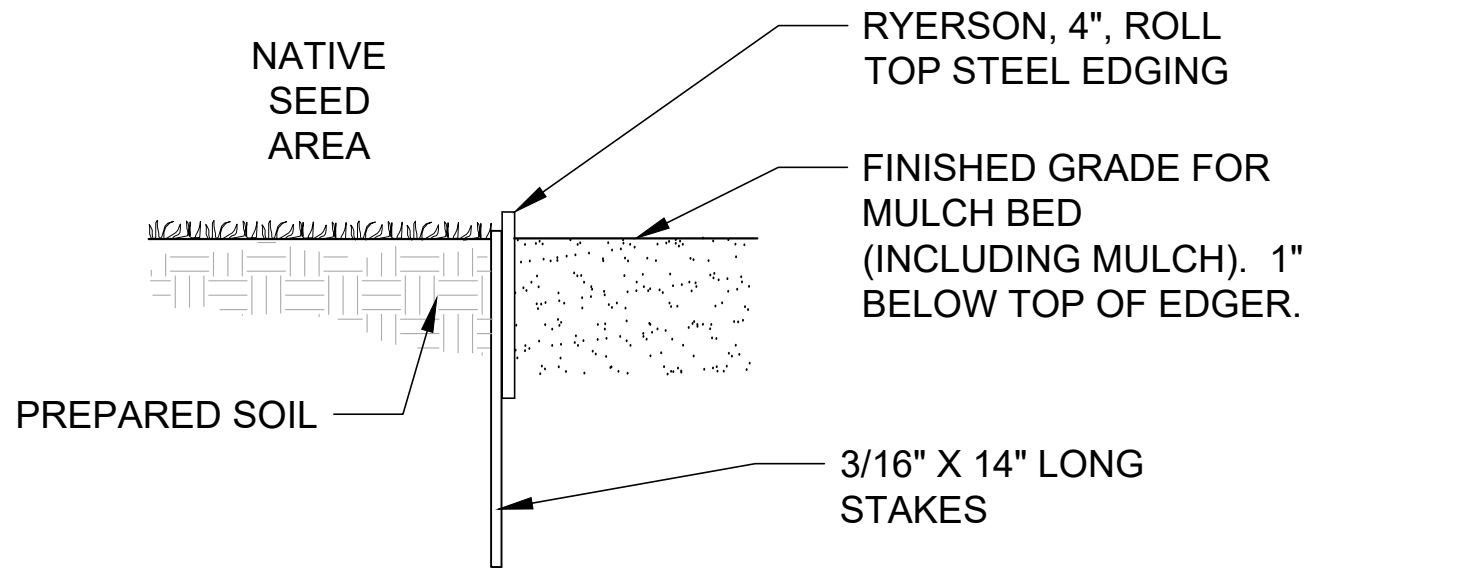
OVERLOOK AT SORREL RANCH SITE PLAN WITH ADJUSTMENTS

GENERAL NOTES

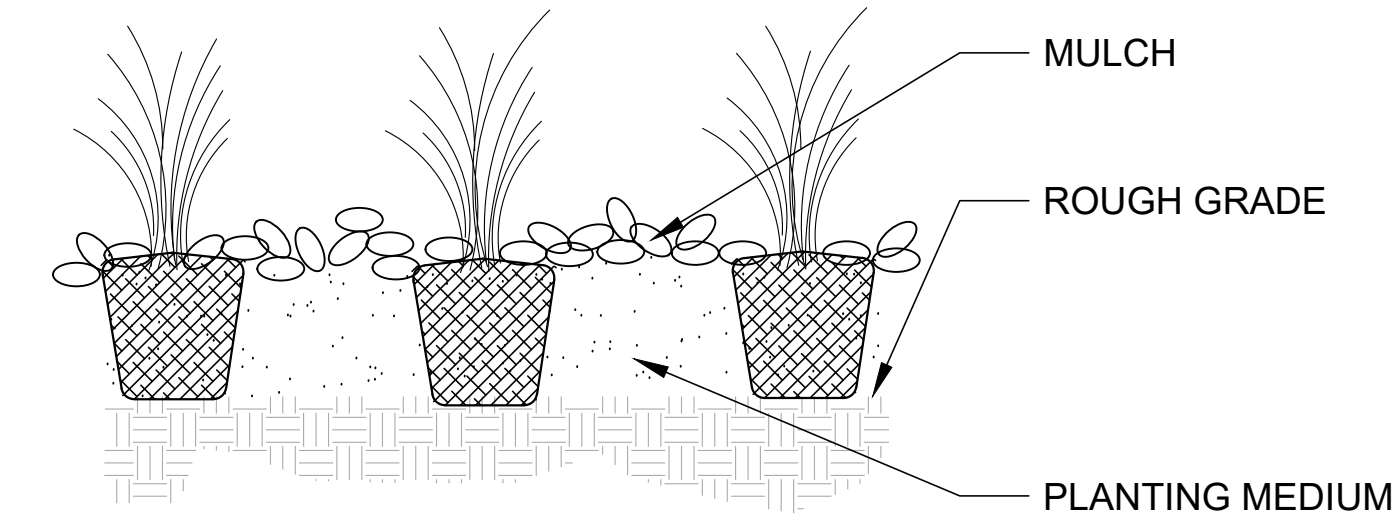
- THE LANDSCAPING SHOWN ON THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPROVEMENTS TO BE INSTALLED BY THE DEVELOPER, SUCCESSORS, OR ASSIGNS. ALL TREES SHALL BE A MINIMUM OF 10' FROM EXISTING WATER LINE OR IRRIGATION MAINLINE (IF POSSIBLE).
- DEVELOPER SHALL ENSURE THAT THE PRELIMINARY LANDSCAPE PLAN IS 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

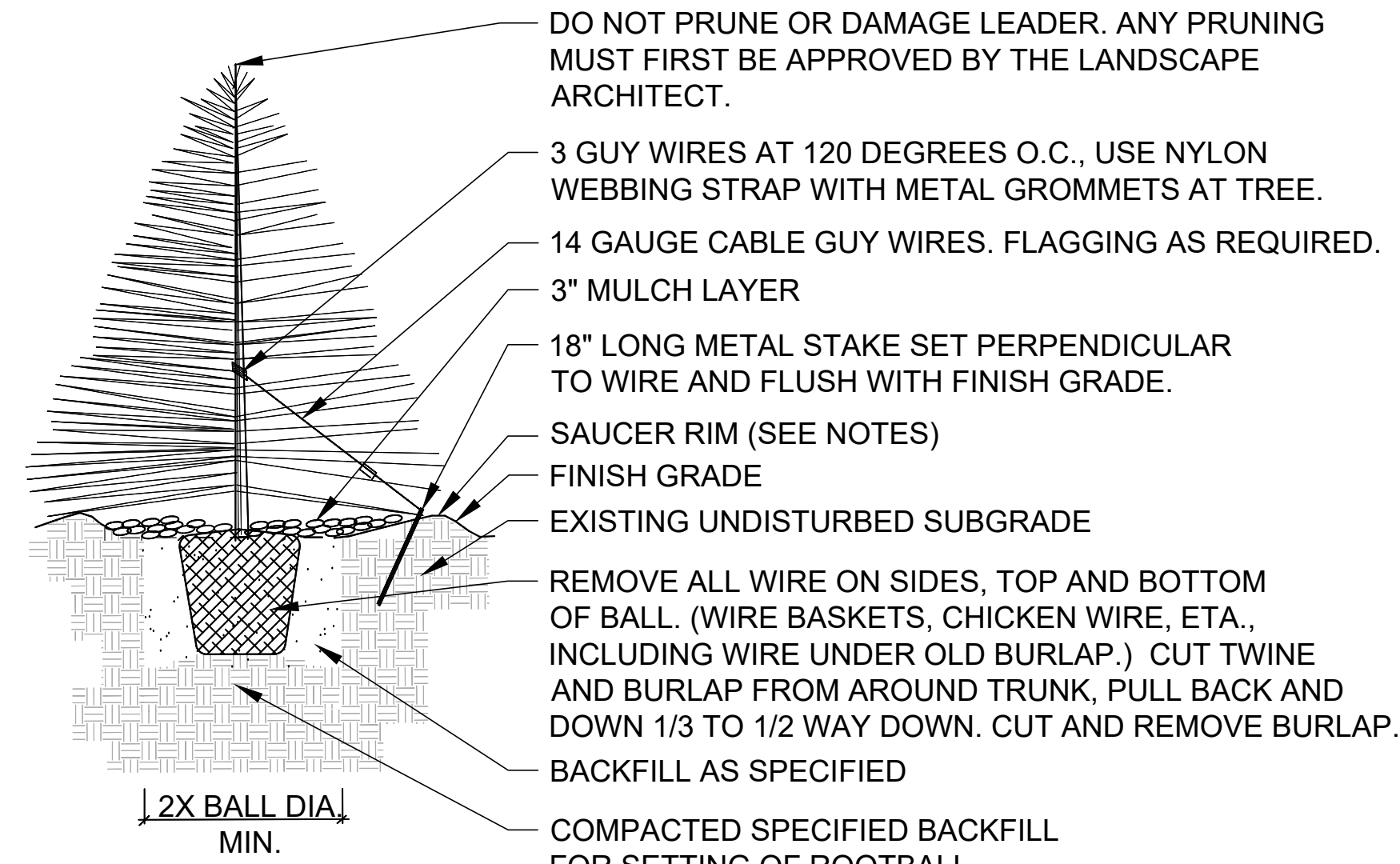
- SOIL PREPARATION SHALL BE FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA MINIMUM.
- FREE STANDING LIGHTS SHALL CONSIST OF THE FOLLOWING FIXTURE: ANTIQUE STREET LAMPS MODEL LTL30 LED. SEE LIGHTING PLAN.
- SURFACE MATERIALS OF WALKS AND PLAZAS SHALL BE CONCRETE. SURFACE MATERIAL OF VEHICULAR 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 MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, 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 ½" 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.

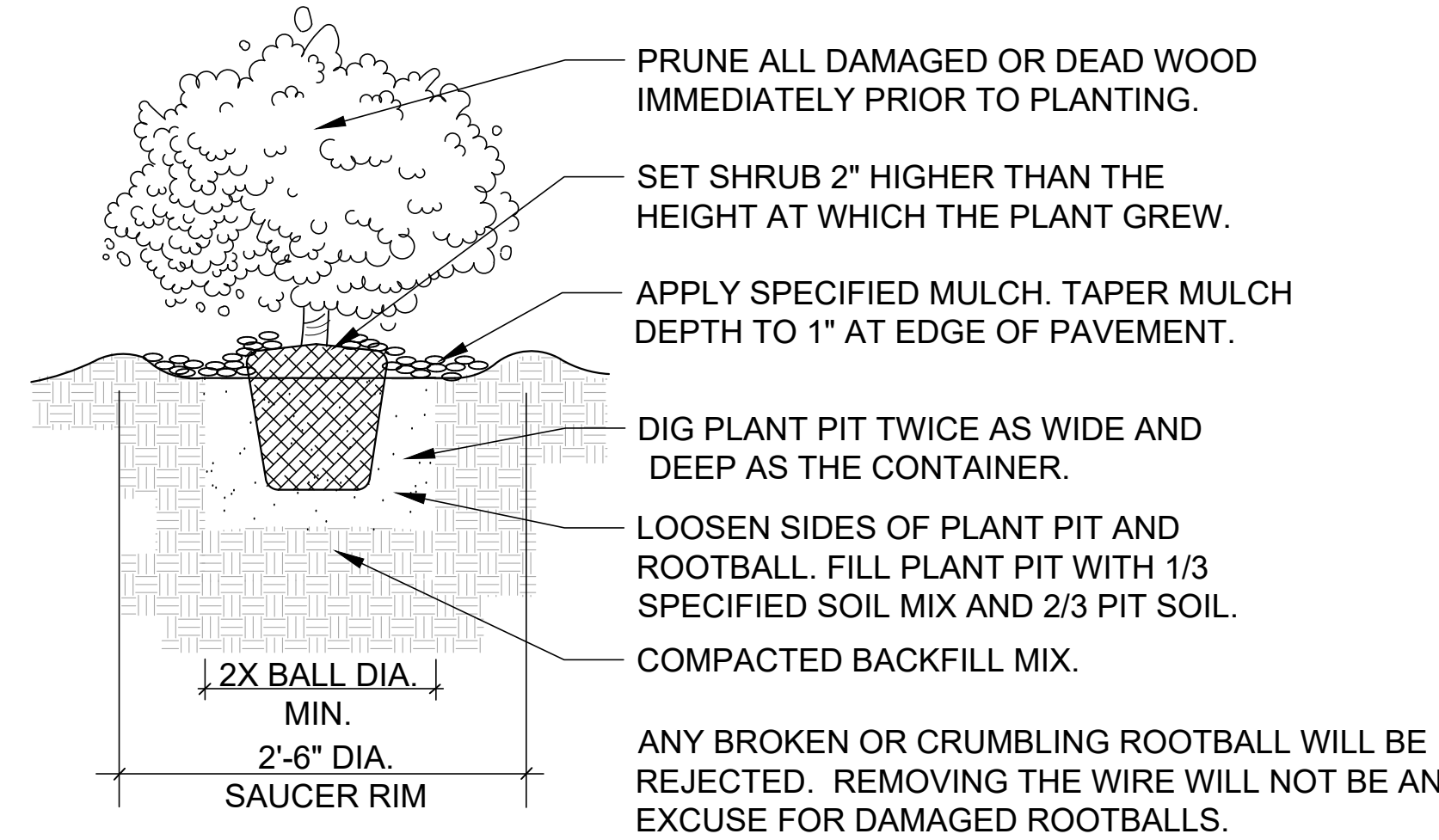


PERENNIAL PLANTING
N.T.S.

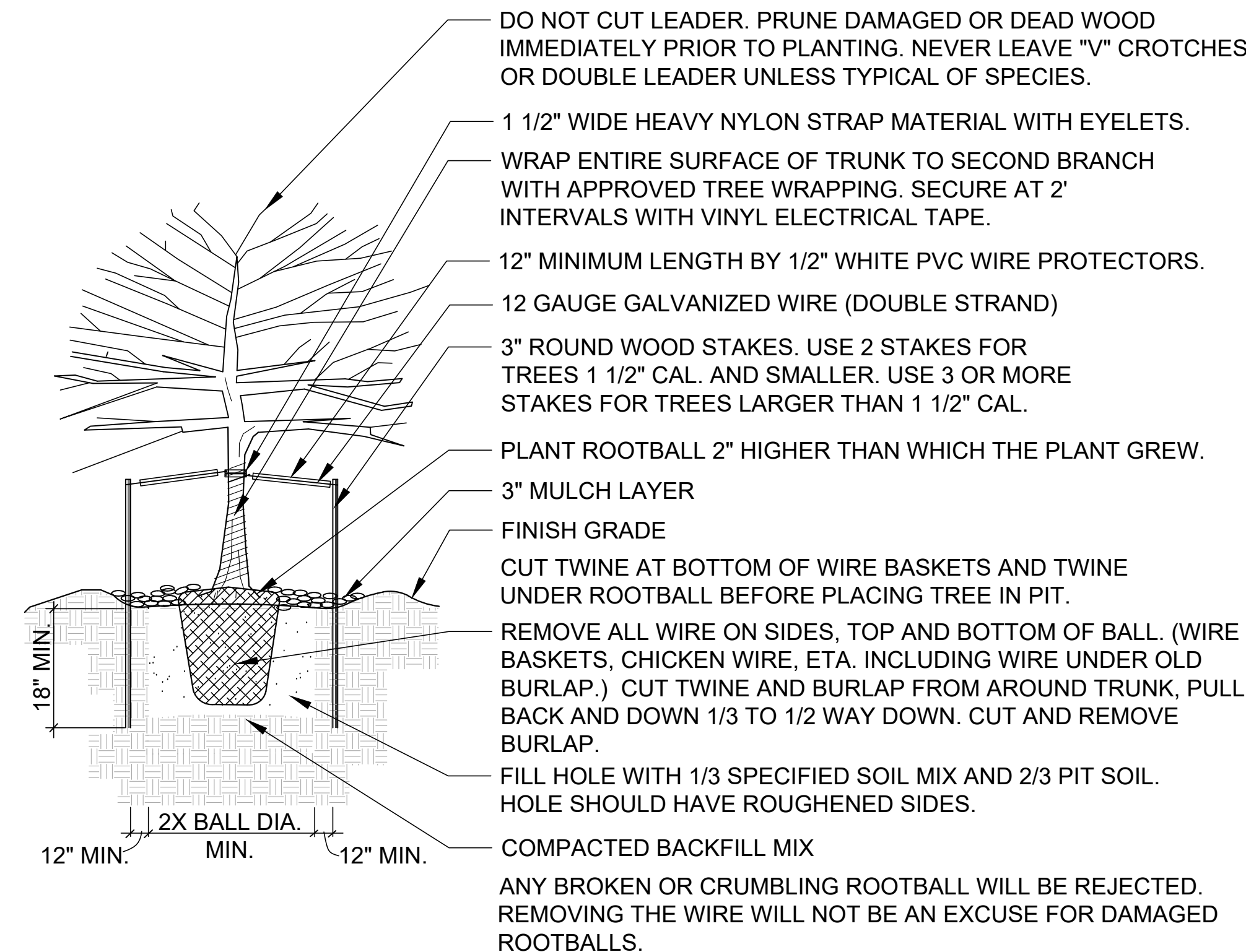


- NOTES:
- TREE WILL BE PLANTED TO HAVE SAME RELATIONSHIP TO FINISH GRADE AS ITS PREVIOUS RELATIONSHIP TO FINISH GRADE.
 - WATER THOROUGHLY AT THE TIME OF PLANTING. DO NOT FERTILIZE AT THE TIME OF PLANTING.
 - SAUCER RIM IS TO BE ON DOWNHILL SIDE ONLY WHEN TREES ARE PLANTED ON SLOPES, BUT SHALL COMPLETELY 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				PROJECT: OVERLOOK AT SORREL RANCH			
#	DATE	3RD COA SUBMITTAL	1ST TECHNICAL SUBMITTAL	LANDSCAPE SCHEDULE AND DETAILS			
2	3-24-2020						
3	7-15-20						
3	7-2-21						
				CITY OF AURORA			
				SCALE: 1" = 10'			
				DESIGNED BY: CW			
				DRAWN BY: CW			
				CHECKED BY: JG			
				DATE: 07-02-2021			

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
SITE PLAN WITH ADJUSTMENTS

NOT FOR CONSTRUCTION

STANDARD RIGHTS OF WAY AND CURBSIDE LANDSCAPE

						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	S. DE GAULLE ST. - NORTHWEST	294'	N/A	8'	2,625	8 / 0	66 / 146
B	S. DE GAULLE ST. - CENTRAL	627'	N/A	8'	4,988	16 / 0	125 / 285
C	S. DE GAULLE ST. - SOUTHEAST	180'	N/A	8'	1,507	5 / 0	38 / 89
D	E. IDA PLACE - BLOCK 1	1,143'	N/A	8'	9,118	29 / 28	228 / 228
E	E. IDA PLACE - NORTH, BLOCK 2	190'	N/A	8'	2,133	5 / 5	54 / 64
F	E. IDA PLACE - SOUTH, BLOCK 2	692'	N/A	8'	5,698	18 / 17	147 / 167
G	E. PLATTE COURT	420'	N/A	N/A	N/A	11 / 10	N/A

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

- TREE REMOVED DUE TO CONFLICT WITH MANDATORY 50' STOP SIGN CLEARANCE.
- SHRUB EQUIVALENT OF 10 SHRUBS PER 1 TREE USED DUE TO UTILITY LINE CONFLICT.
- TREE REMOVED TO AVOID UTILITIES AND EASEMENT.

20' MINIMUM BUFFER TABLE

		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

LANDSCAPE TRACT TABLE

		REQUIRED / PROVIDED	
TRACT	AREA	TREES (1 TREE PER 4,000 SF)	SHRUBS (10 SHRUBS PER 4,000 SF)
A	19,616 S.F.	5 / 15	50 / 108
B	24,549 S.F.	7 / 33	62 / 133
C	3,300 S.F.	1 / 6	9 / 28

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	RTF SOD, OR APPROVED EQUAL AVAILABLE THROUGH: GREEN VALLEY TURF CO. 13159 N. US HIGHWAY 85 LITTLETON, CO 80125 P: 303.798.6764 WEB: WWW.GVT.NET
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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 ADJUSTMENT

ONE ADJUSTMENT IS REQUIRED FROM THE LANDSCAPE CODE - SECTION 146-4.7.5.C.2.a MINIMUM PLANT QUANTITIES.

Fixed

Printing errors on this sheet. Please correct.

Fixed

Printing errors on this sheet. Please correct.

WATER CONSERVATION TABLE

NON-WATER CONSERVING (SOD)	23,868 S.F.	32
WATER CONSERVING (NATIVE AND SHRUBS)	48,472 S.F.	65
CRUSHER FINES	2,388 S.F.	3
TOTAL LANDSCAPE AREA	74,728 S.F.	100

PROJECT: OVERLOOK AT SORREL RANCH

DRAWING: LANDSCAPE TABLES AND DETAILS

CLIENT: CITY OF AURORA

DESIGNED BY: CW
DRAWN BY: CW
CHECKED BY: JG

HORIZ: N/A
SCALE: N/A
DATE: 07-02-2021

REVISIONS

#	DATE	
2	3-24-2020	3RD COA SUBMITTAL
3	7-15-20	1ST TECHNICAL SUBMITTAL
3	7-2-21	2ND TECHNICAL SUBMITTAL

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
SITE PLAN WITH ADJUSTMENTS

RESIDENTIAL LOT TYPE LEGEND

A	
50' x 90' SINGLE-FAMILY STANDARD UNIT (INTERIOR LOT) (4,500 S.F. - 7,000 S.F.)	
TREES	TOTAL MINIM. M: <ul style="list-style-type: none">ONE (1) SHADE TREE (≥ 2.5" CALIPER) AND EITHERONE (1) ORNAMENTAL TREE (≥ 2" CALIPER) ORONE (1) EVERGREEN TREE (≥ 6' TALL)
SHRUBS	TOTAL MINIM. M: <ul style="list-style-type: none">MINIMUM OF THREE (3) PLANT SPECIES
ORNAMENTAL GRASSES / PERENNIALS	TOTAL MINIM. M OPTIONAL: <ul style="list-style-type: none">AT LEAST 30% OF SHRUB COUNT CAN BE ORNAMENTAL GRASSES OR PERENNIALS
TURF AREA	S MINIM. M MA IM. M: <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

FINAL PRODUCTS ARE TO BE DETERMINED. CALCULATIONS ARE MADE BASED ON THE ASSUMPTION OF A 1,250 S.F. FOOTPRINT AND A 16' x 20' DRIVEWAY.

B	
50' x 95' SINGLE-FAMILY STANDARD UNIT (CORNER LOT) (4,500 S.F. - 7,000 S.F.)	
TREES (FRONT YARD)	TOTAL MINIM. M: <ul style="list-style-type: none">ONE (1) SHADE TREE (≥ 2.5" CALIPER) AND EITHERONE (1) ORNAMENTAL TREE (≥ 2" CALIPER) ORONE (1) EVERGREEN TREE (≥ 6' TALL)
TREES (SIDE YARD)	TOTAL MINIM. M: <ul style="list-style-type: none">ONE (1) TREE PER EVERY 25 LINEAR FEET.
SHRUBS	TOTAL MINIM. M: <ul style="list-style-type: none">MINIMUM OF THREE (3) PLANT SPECIES
ORNAMENTAL GRASSES / PERENNIALS	TOTAL MINIM. M OPTIONAL: <ul style="list-style-type: none">AT LEAST 30% OF SHRUB COUNT CAN BE ORNAMENTAL GRASSES OR PERENNIALS
TURF AREA	S MINIM. M MA IM. M: <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

SIDE YARD USES AN ASSUMPTION OF A 30' WIDE BY 40' LONG SIDE YARD.

E	
50' x 95' SINGLE-FAMILY STANDARD UNIT (CORNER LOT) (≥ 7,000 S.F.)	
TREES (FRONT YARD)	TOTAL MINIM. M: <ul style="list-style-type: none">ONE (1) SHADE TREE (≥ 2.5" CALIPER) AND EITHERONE (1) ORNAMENTAL TREE (≥ 2" CALIPER) ORONE (1) EVERGREEN TREE (≥ 6' TALL)
TREES (SIDE YARD)	TOTAL MINIM. M: <ul style="list-style-type: none">ONE (1) TREE PER EVERY 25 LINEAR FEET.
SHRUBS	TOTAL MINIM. M: <ul style="list-style-type: none">MINIMUM OF THREE (3) PLANT SPECIESSHRUBS ARE TO BE DISTRIBUTED BETWEEN THE FRONT AND SIDE YARD
ORNAMENTAL GRASSES / PERENNIALS	TOTAL MINIM. M OPTIONAL: <ul style="list-style-type: none">AT LEAST 30% OF SHRUB COUNT CAN BE ORNAMENTAL GRASSES OR PERENNIALS
TURF AREA	S MINIM. M MA IM. M: <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

SIDE YARD USES AN ASSUMPTION OF A 30' WIDE BY 40' LONG SIDE YARD.

C	
50' x 90' SINGLE-FAMILY SMALL UNIT (INTERIOR LOT) (4,500 S.F. - 5,000 S.F.)	
TREES	TOTAL MINIM. M: <ul style="list-style-type: none">ONE (1) SHADE TREE (≥ 2.5" CALIPER) ORONE (1) ORNAMENTAL TREE (≥ 2" CALIPER)
SHRUBS	TOTAL MINIM. M: <ul style="list-style-type: none">MINIMUM OF THREE (3) PLANT SPECIES
ORNAMENTAL GRASSES / PERENNIALS	TOTAL MINIM. M OPTIONAL: <ul style="list-style-type: none">AT LEAST 30% OF SHRUB COUNT CAN BE ORNAMENTAL GRASSES OR PERENNIALS
TURF AREA	NOT PERMITTED FOR SOD UNLESS 400 S.F. MINIMUM CAN BE MET.
ERIC OPTION	THE ERIC OPTION IS PROVIDED NO SOD IN THE FRONT YARD THAN ONE OF THE FOLLOWING MUST BE PROVIDED: <ul style="list-style-type: none">ALL TALL BOLLERSENCEEARTHEN BERM

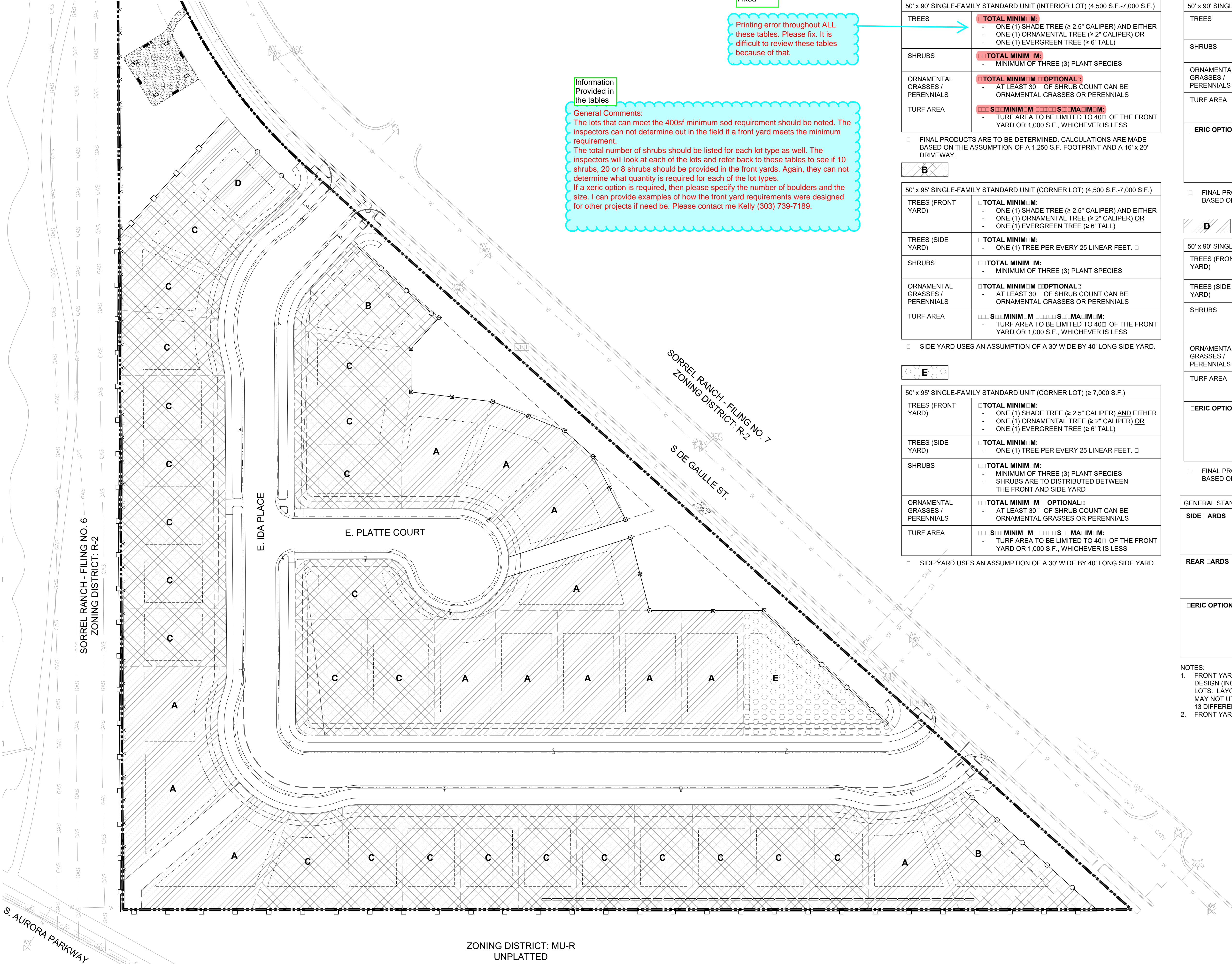
FINAL PRODUCTS ARE TO BE DETERMINED. CALCULATIONS ARE MADE BASED ON THE ASSUMPTION OF A 1,000 S.F. FOOTPRINT.

D	
50' x 90' SINGLE-FAMILY SMALL UNIT (CORNER LOT) (4,500 S.F. - 5,000 S.F.)	
TREES (FRONT YARD)	TOTAL MINIM. M: <ul style="list-style-type: none">ONE (1) SHADE TREE (≥ 2.5" CALIPER) ORONE (1) ORNAMENTAL TREE (≥ 2" CALIPER)
TREES (SIDE YARD)	TOTAL MINIM. M: <ul style="list-style-type: none">ONE ORNAMENTAL TREE
SHRUBS	TOTAL MINIM. M: <ul style="list-style-type: none">MINIMUM OF THREE (3) PLANT SPECIESSHRUBS ARE TO BE DISTRIBUTED BETWEEN THE FRONT AND SIDE YARD
ORNAMENTAL GRASSES / PERENNIALS	TOTAL MINIM. M OPTIONAL: <ul style="list-style-type: none">AT LEAST 30% OF SHRUB COUNT CAN BE ORNAMENTAL GRASSES OR PERENNIALS
TURF AREA	NOT PERMITTED FOR SOD UNLESS 400 S.F. MINIMUM CAN BE MET.
ERIC OPTION	THE ERIC OPTION IS PROVIDED NO SOD IN THE FRONT YARD THAN ONE OF THE FOLLOWING MUST BE PROVIDED: <ul style="list-style-type: none">ALL TALL BOLLERSENCEEARTHEN BERM

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

GENERAL STANDARDS (ALL LOTS)	
SIDE ARDS	SIDE ARDS WITH NO PUBLIC VIEW: <ul style="list-style-type: none">NO PLANT MATERIAL REQUIREDMULCH REQUIREDSIDE ARD WITH PUBLIC VIEWFRONT YARD STANDARDS APPLY
REAR ARDS	REAR ARDS WITH NO PUBLIC VIEW: <ul style="list-style-type: none">≤ 45% TURFREAR ARDS WITH PUBLIC VIEWFRONT YARD STANDARDS APPLY
ERIC OPTION	THE ERIC OPTION IS PROVIDED NO SOD IN THE FRONT YARD THAN ONE OF THE FOLLOWING MUST BE PROVIDED: <ul style="list-style-type: none">ALL TALL BOLLERSENCEEARTHEN BERM

- NOTES:
- FRONT YARD LANDSCAPES MAY NOT REPEAT WITH PLANT MATERIAL OR DESIGN (INCLUDING SPECIES OR LAYOUT) FOR A MINIMUM OF 3 ADJACENT LOTS. LAYOUT AND PLANT MATERIAL MUST VARY. LANDSCAPE INSTALLER MAY NOT UTILIZE ONE DESIGN FOR ALL A, B, C, ETC. LOTS. A MINIMUM OF 13 DIFFERENT DESIGNS ARE ANTICIPATED.
 - FRONT YARD TYPICAL PLANT PALETTE IS PROVIDED ON SHEET L-3.



Information Provided in the tables

General Comments:
The lots that can meet the 400sf minimum sod requirement should be noted. The inspectors can not 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 can not 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.

Fixed

Printing error throughout ALL these tables. Please fix. It is difficult to review these tables because of that.