



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

July 20, 2022

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

Re: 3rd 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 20, 2020. Please see the responses following the comments in *red italics*.

3rd 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

Generally

2A. All AutoCAD SHX text items must be flattened on all PDF files exported from CAD. Subsequent submissions and final documents will be rejected if these items are not flattened. *PDF Flattened*

3. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal) *Sheet L-4*

3A. General Comments:

- Provide landscape plan lot typicals to demonstrate that the plant material as suggested under these lot types can be met. The front yard setbacks are known. Include the utilities going to the lots, approximate location of the driveways. What is left is the front yard. If a side yard is visible, it must meet the front yard standards. Doing these lot typicals will demonstrate whether the minimum 400sf of sod can be obtained in the front yard. Example front yard typicals are provided below. Include any proposed easements. *Typical front yard landscape plan added.*
- The turf area highlighted must be determined now and not by the inspectors at the time of inspection. *Noted*

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)
Sheet S-1

4A. Retaining walls are not permitted to cross lot lines. *The retaining wall will be covered under a license agreement and will be the responsibility of the homeowner’s association. Both the retaining wall and*

maintenance access path will be encompassed in a private easement, which will be recorded prior to the final approval of the civil documents. This note is on the site plan sheets.

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

Sheet 2

5A. Dedicate the easements shown on the redlines. *Addressed.*

5B. The fence in the utility easement will need to be covered by the license agreement. Contact Grace Gray at ggray@auroragov.org for all concerns with the license agreement process. *License agreement process has been started.*

Final Plat Comments

Sheet 1

5C. The title commitment has CHERRY CREEK SCHOOL DISTRICT NO. 5, A POLITICAL SUBDIVISION OF THE STATE OF COLORADO as the owner. There should be a signature and notary block for that owner. *Addressed.*

5D. Add the State registration to match the title commitment. *Addressed.*

5E. The owner should be the same information. *Addressed.*

5F. Add the following to note 11: "the responsible surveyor, to be set" *Addressed.*

5G. Add the note shown on the redlines under the under the surveyor's certificate. *Addressed.*

Sheet 2

5H. The Site Plan indicates that the easement shown on the redlines is to be released. *Addressed.*

5I. Add "NR" Non-Radial to the legend, typical. *Addressed.*

5J. Add the 8' utility easement as shown on the Site Plan. *Addressed.*

5K. Add (NR) for the non-radial lines, typical. *Addressed.*

Sheet 3

5L. Add (NR) for the non-radial lines, typical. *Addressed.*

5M. Add the 8' utility easement as shown on the Site Plan. *Addressed.*

5N. Dedicate the portion called out on the redlines to connect the two easements. *Addressed.*

5O. Add "NR" Non-Radial to the legend, typical. *Addressed.*

Sincerely,

THK ASSOCIATES, INC.



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

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 AND 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.

PDF
FLATTENED

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

SHEET INDEX:

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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 TO 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 ADJUSTMENT 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.

OWNER:

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

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

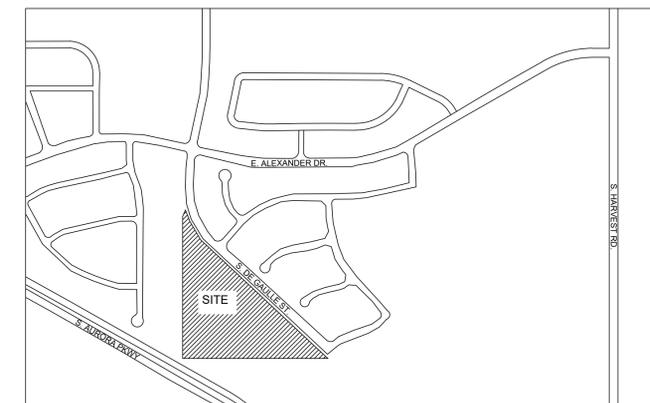
THK ASSOCIATES, INC.
ATTN: JULIE GAMEC, PLA
2953 S. PEORIA STREET, SUITE 101
AURORA, CO 80014
303-770-7201

#	DATE	REVISIONS
2	3-24-2020	3RD COA SUBMITTAL
3	7-15-20	1ST TECHNICAL SUBMITTAL
4	7-2-21	2ND TECHNICAL SUBMITTAL
5	6-2-22	3RD TECHNICAL SUBMITTAL

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:	DRAWING:	CLIENT:	DESIGNED BY:	DRAWN BY:	CHECKED BY:
OVERLOOK AT SORREL RANCH	COVER SHEET	CITY OF AURORA	CW	CW	JG

DATE:	REVISIONS
3-24-2020	3RD COA SUBMITTAL
7-15-20	1ST TECHNICAL SUBMITTAL
7-2-21	2ND TECHNICAL SUBMITTAL
6-2-22	3RD TECHNICAL SUBMITTAL

SCALE: N/A	HORIZ: N/A
DATE: 05-25-2022	

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

RETAINING WALL AND MAINTENANCE PATH NOTE:
 THE RETAINING WALL WILL BE COVERED UNDER A LICENSE AGREEMENT AND WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. BOTH THE RETAINING WALL AND MAINTENANCE ACCESS PATH WILL BE ENCOMPASSED IN A PRIVATE EASEMENT, WHICH WILL BE RECORDED PRIOR TO THE FINAL APPROVAL OF THE CIVIL DOCUMENTS.

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.)	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. +)	6,469.60	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.

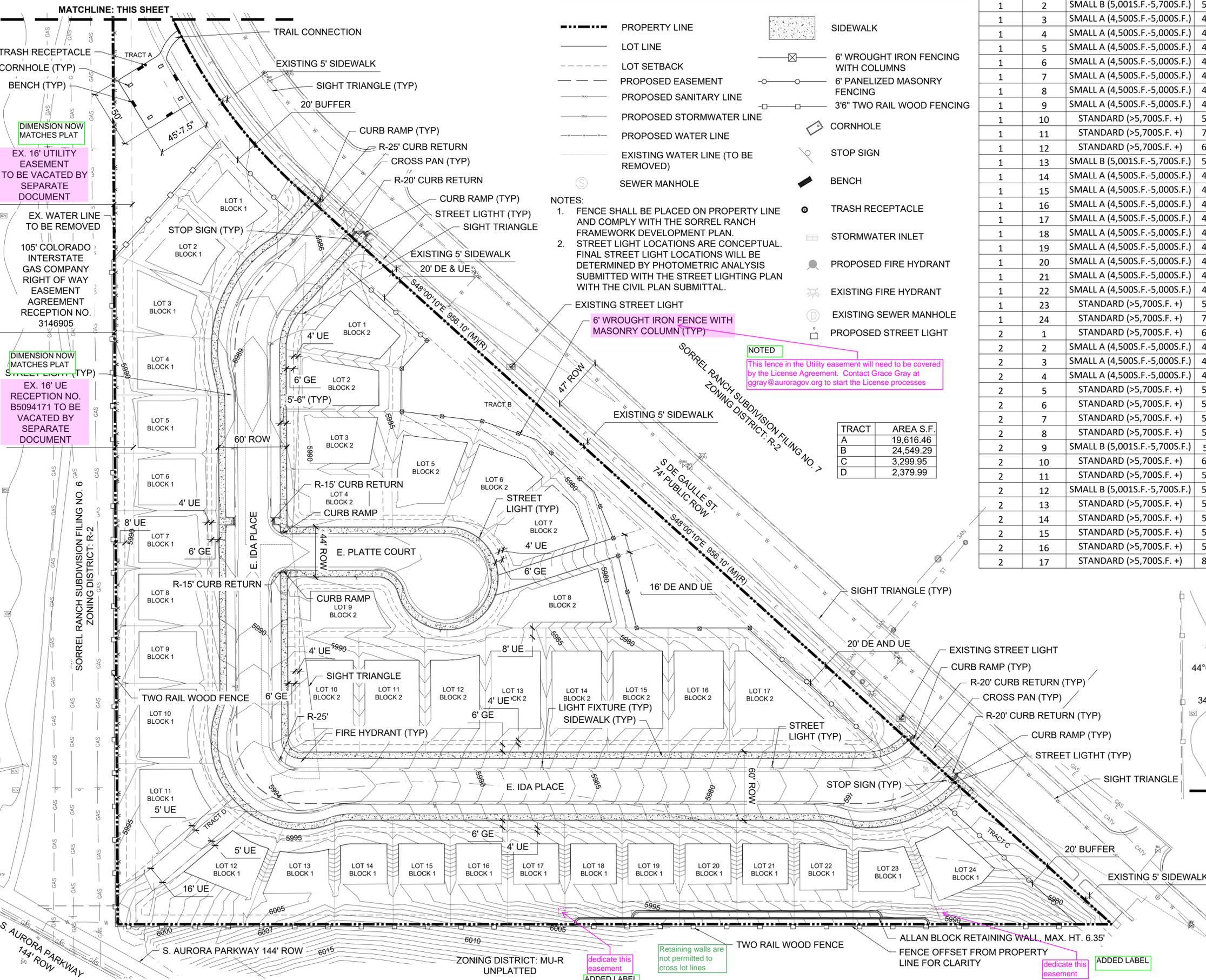
LEGEND

- PROPERTY LINE
- LOT LINE
- - - LOT SETBACK
- - - PROPOSED EASEMENT
- - - PROPOSED SANITARY LINE
- - - PROPOSED STORMWATER LINE
- - - PROPOSED WATER LINE
- - - EXISTING WATER LINE (TO BE REMOVED)
- SEWER MANHOLE
- ▭ SIDEWALK
- ⊗ 6" WROUGHT IRON FENCING WITH COLUMNS
- ⊖ 6" PANELIZED MASONRY FENCING
- 3/6" TWO RAIL WOOD FENCING
- CORNHOLE
- STOP SIGN
- ▬ BENCH
- TRASH RECEPTACLE
- ▭ STORMWATER INLET
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING SEWER MANHOLE
- PROPOSED STREET LIGHT

NOTES:

- FENCE SHALL BE PLACED ON PROPERTY LINE AND COMPLY WITH THE SORREL RANCH FRAMEWORK DEVELOPMENT PLAN. STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN WITH THE CIVIL PLAN SUBMITTAL.
-

TRACT	AREA S.F.
A	19,616.46
B	24,549.29
C	3,299.95
D	2,379.99



DIMENSION NOW MATCHES PLAT
 EX. 16' UTILITY EASEMENT TO BE VACATED BY SEPARATE DOCUMENT

DIMENSION NOW MATCHES PLAT
 EX. 16' UE RECEPTION NO. B5094171 TO BE VACATED BY SEPARATE DOCUMENT

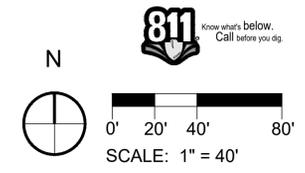
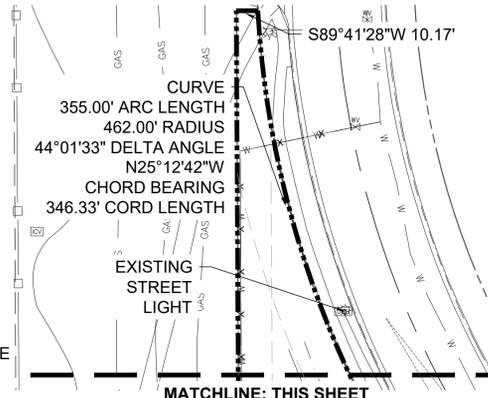
NOTED
 This fence in the Utility easement will need to be covered by the License Agreement. Contact Grace Gray at ggray@auroragov.org to start the License processes

dedicate this easement
 ADDED LABEL

Retaining walls are not permitted to cross lot lines

dedicate this easement
 ADDED LABEL

ADDED LABEL



PROJECT: OVERLOOK AT SORREL RANCH
 DRAWING: SITE PLAN
 CLIENT: CITY OF AURORA
 DESIGNED BY: CW
 DRAWN BY: CW
 CHECKED BY: JG
 DATE: 05-25-2022

REVISIONS

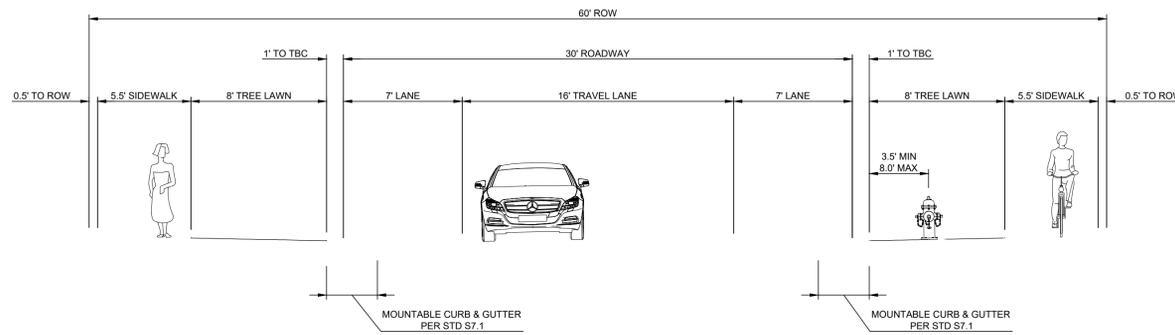
#	DATE	DESCRIPTION
1	3-24-2020	3RD COA SUBMITTAL
2	7-15-20	1ST TECHNICAL SUBMITTAL
3	7-2-21	2ND TECHNICAL SUBMITTAL
4	6-2-22	3RD TECHNICAL SUBMITTAL

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

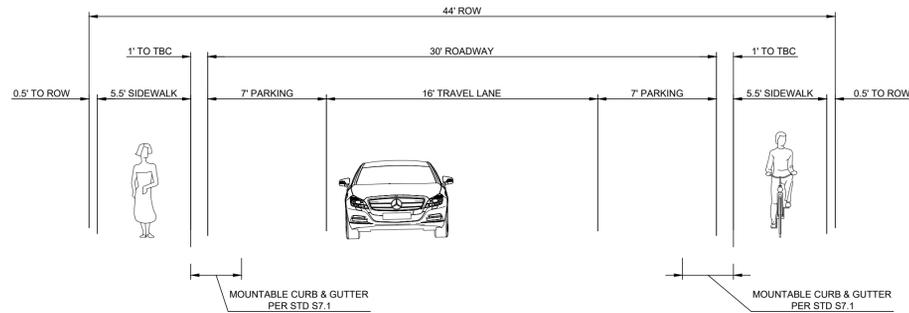
OVERLOOK AT SORREL RANCH SITE PLAN WITH ADJUSTMENTS

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

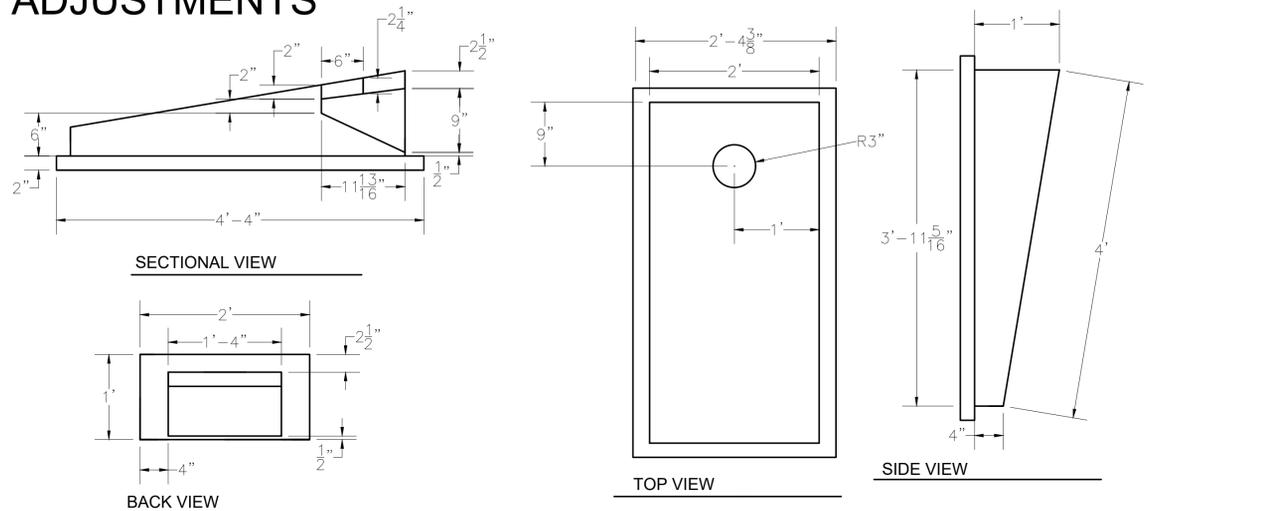


PRIMARY ROAD TYPICAL CROSS SECTION
N.T.S.

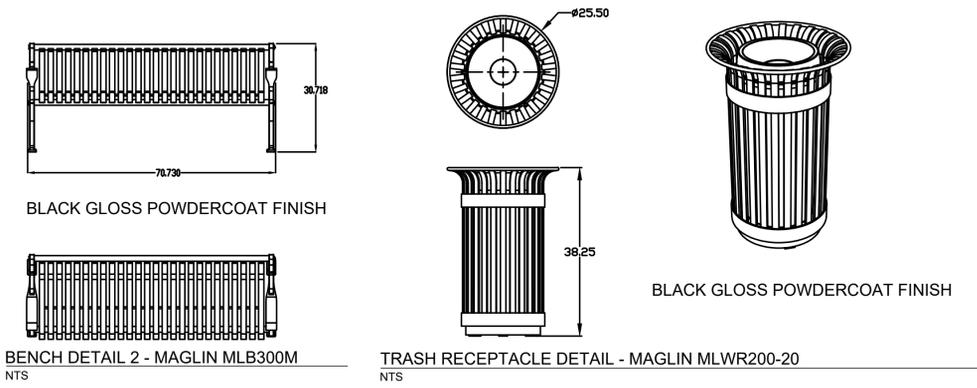
EAST PLATTE COURT (CUL DE SAC) TYPICAL SECTION LOCAL STREET TYPE 2 ALTERNATE (PER STD. S1.1)



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

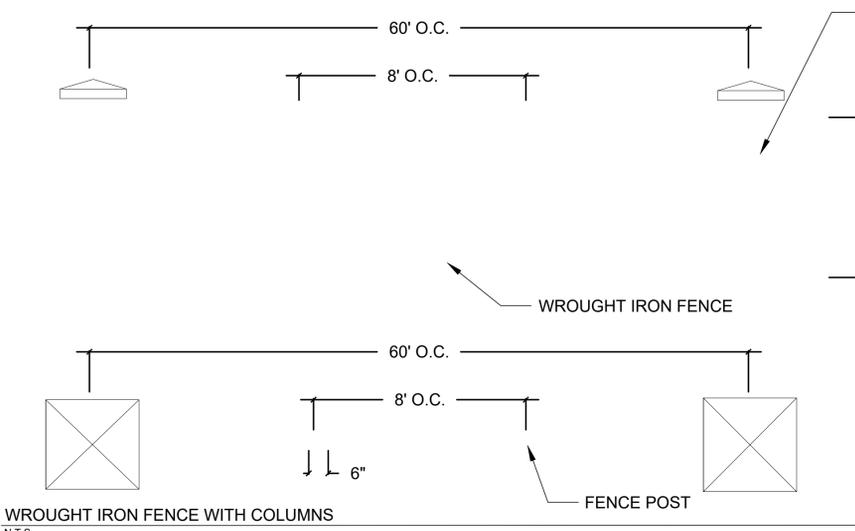


NOTE:
1. CORNHOLE SETS ARE TO BE PERMANENT.
CONCRETE CORNHOLE - ARCO CONCRETE INC.
N.T.S.

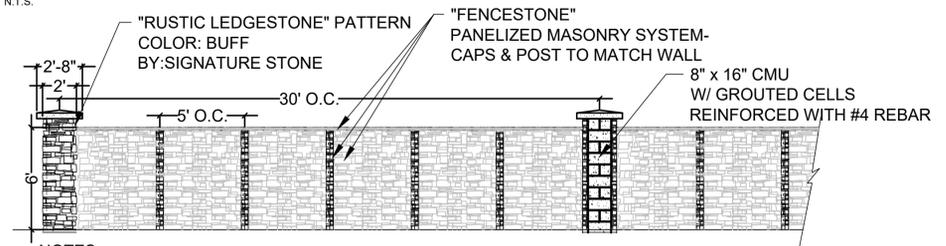


BENCH DETAIL 2 - MAGLIN MLB300M
N.T.S.

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



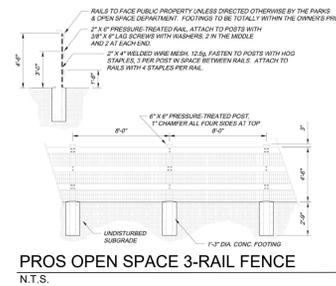
WROUGHT IRON FENCE WITH COLUMNS
N.T.S.



NOTES:
1. 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.

FENCING NOTES:
1. FENCES CROSSING ACCESS PATH WILL BE REQUIRED TO HAVE AN ACCESSIBLE BATE THAT IS UNLOCKED FOR MAINTENANCE OF THE RETAINING WALL



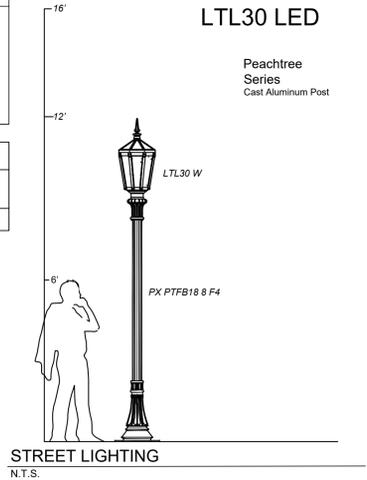
PROS OPEN SPACE 3-RAIL FENCE
N.T.S.

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	Efficiency	Polar Plot
○	SL-1	14	WE-EF USA	661-1126	RFL530-SE LED, Street and Area Lighting RFL530-LD-24/46W/3K [S65]RFL530-SE LED, Street and Area Lighting #661-1126-661-9331+BLACK	24 LED, Warm White - 120 angle of beam LEDLUMENS=246.0 lm, LEDs No=24, TOTAL LUMENS= 5903.0 lm, Tj=85 LEDLUMENS=221.4 lm, LEDs No=24, TOTAL LUMENS= 5312.8 lm, Ta=25 C	24	661-1126.ies	221	1	55	100%	

No.		Location									
Label		X	Y	Z	MH	Orientation	Tilt	X	Y	Z	
1	SL-1	-33.00	-14.00	20.00	20.00	0.00	0.00	-33.00	-12.63	0.00	
2	SL-1	175.00	-14.00	20.00	20.00	0.00	0.00	175.00	-12.63	0.00	
3	SL-1	389.00	-14.00	20.00	20.00	341.92	0.00	388.57	-12.69	0.00	
4	SL-1	71.00	22.00	20.00	20.00	180.00	0.00	71.00	20.63	0.00	
5	SL-1	280.00	22.00	20.00	20.00	180.00	0.00	280.00	20.63	0.00	
6	SL-1	-139.00	23.00	20.00	20.00	180.00	0.00	-139.00	21.63	0.00	
7	SL-1	-198.00	77.00	20.00	20.00	90.00	0.00	-196.63	77.00	0.00	
8	SL-1	-14.99	144.04	20.00	20.00	2.17	0.00	-14.94	145.41	0.00	
9	SL-1	-159.98	184.00	20.00	20.00	269.11	0.00	-161.36	183.98	0.00	
10	SL-1	-89.00	185.00	20.00	20.00	1.12	0.00	-88.97	186.37	0.00	
11	SL-1	18.39	218.29	20.00	20.00	229.91	0.00	17.34	217.40	0.00	
12	SL-1	-196.00	299.00	20.00	20.00	90.00	0.00	-194.63	299.00	0.00	
13	SL-1	-163.98	387.00	20.00	20.00	269.11	0.00	-165.36	386.98	0.00	
14	SL-1	-145.19	475.75	20.00	20.00	140.67	0.00	-144.32	474.89	0.00	

PHOTOMETRIC REQUIREMENTS
N.T.S.

- 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, AND SHALL MEET CITY OF AURORA STANDARDS.
- THE PHOTOMETRIC PLAN IS REQUIRED WITH THE LIGHTING PLAN SUBMITTED WITH THE CIVIL PLANS.



STREET LIGHTING
N.T.S.

REVISIONS	
#	DATE
2	3-24-2020
3	7-15-20
4	7-2-21
5	6-2-22

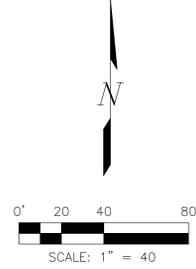
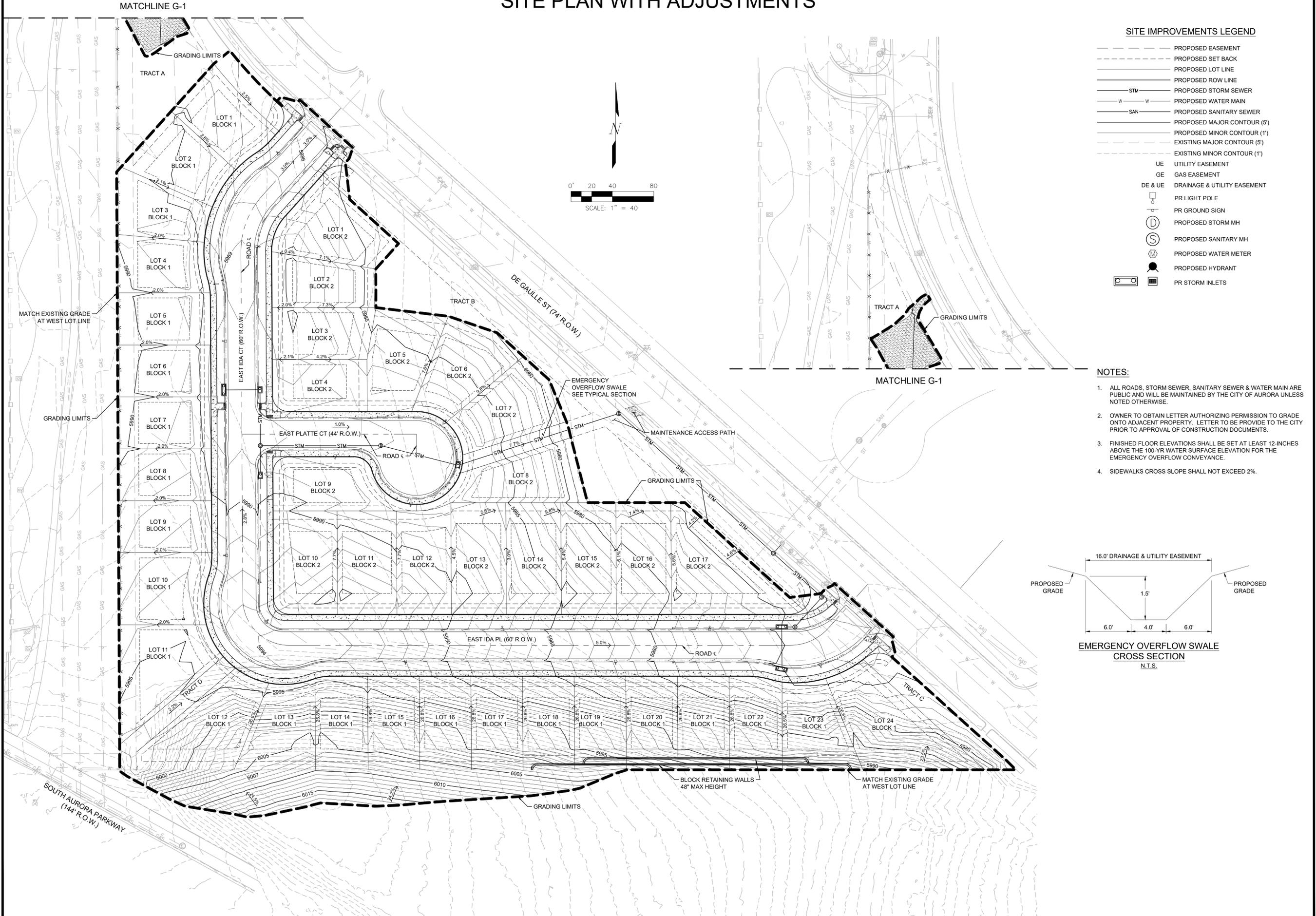
PROJECT: OVERLOOK AT SORREL RANCH
DRAWING: SITE DETAILS
CLIENT: CITY OF AURORA
DESIGNED BY: CW
DRAWN BY: CW
CHECKED BY: JG
SCALE: N/A
DATE: 05-25-2022

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

SHEET NUMBER
S-2

PROJECT NO. 8173-000

OVERLOOK AT SORREL RANCH SITE PLAN WITH ADJUSTMENTS

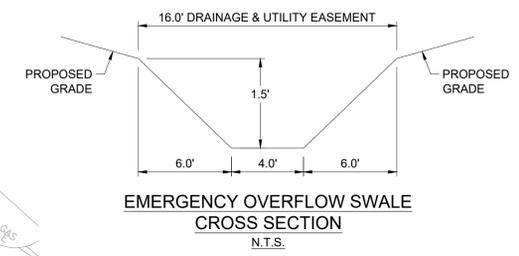


SITE IMPROVEMENTS LEGEND

- 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 MAJOR CONTOUR (5')
- EXISTING MINOR CONTOUR (1')
- UE UTILITY EASEMENT
- GE GAS EASEMENT
- DE & UE DRAINAGE & UTILITY EASEMENT
- PR LIGHT POLE
- PR GROUND SIGN
- PROPOSED STORM MH
- PROPOSED SANITARY MH
- PROPOSED WATER METER
- PROPOSED HYDRANT
- PR STORM INLETS

NOTES:

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



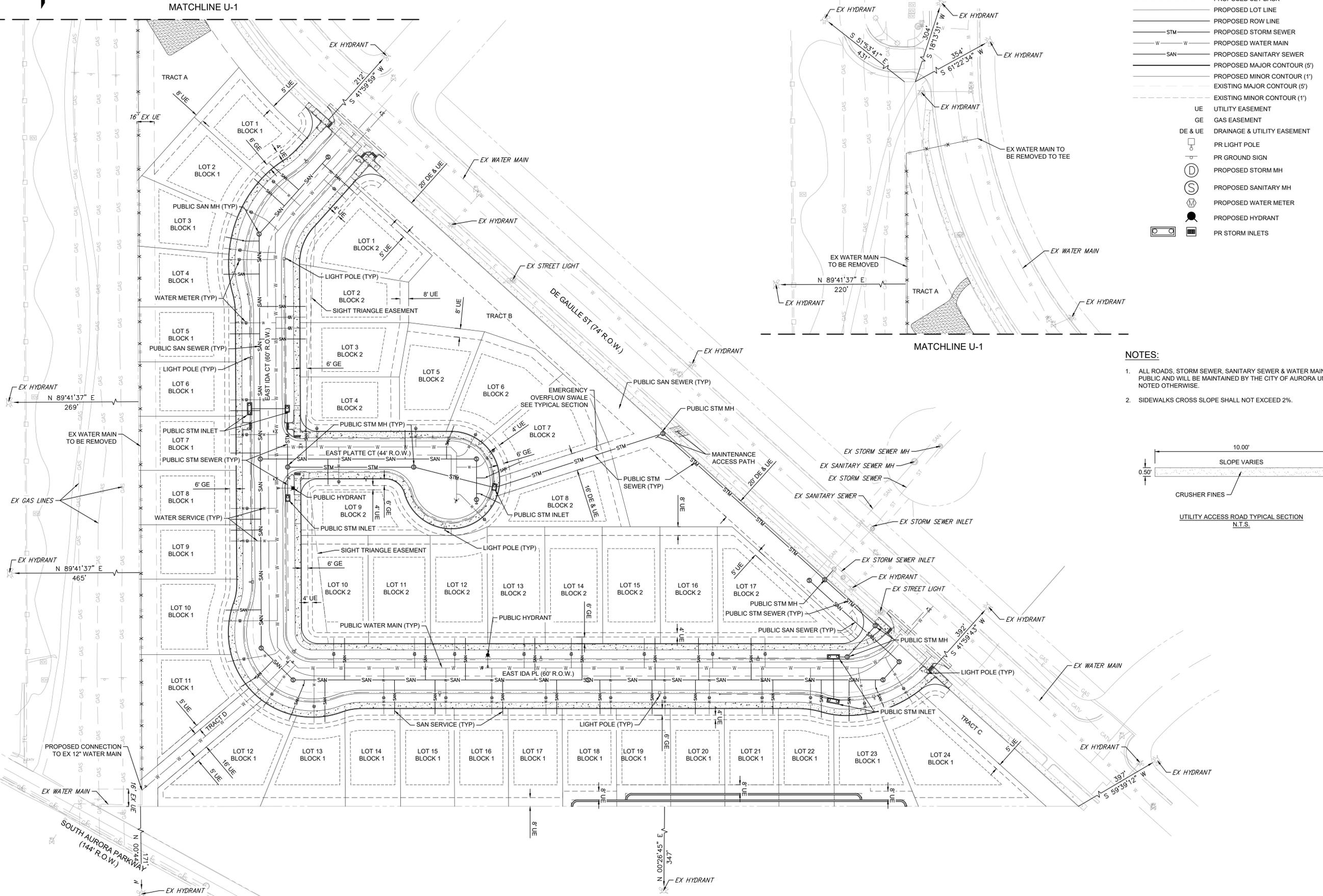
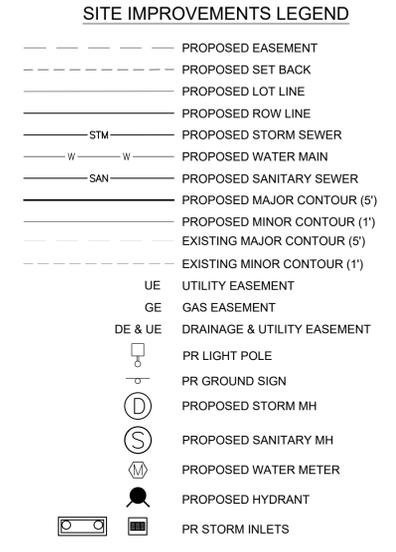
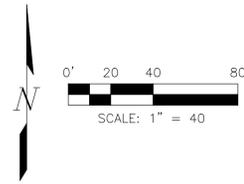
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#	DATE	REVISIONS
2	3-24-2020	3RD COA SUBMITTAL
3	7-15-20	1ST TECHNICAL SUBMITTAL
4	7-2-21	2ND TECHNICAL SUBMITTAL
5	6-1-21	3RD TECHNICAL SUBMITTAL

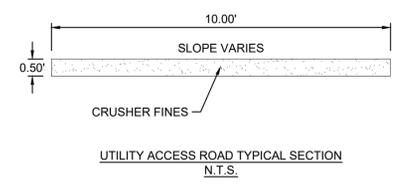
PROJECT:	OVERLOOK AT SORREL RANCH
DRAWING:	GRADING PLAN
CLIENT:	CITY OF AURORA
DESIGNED BY: CW	ARR
DRAWN BY: CW	CJK
CHECKED BY: JG	JLH
SCALE:	HORZ: VERT:
DATE:	06-25-2022

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

OVERLOOK AT SORREL RANCH SITE PLAN WITH ADJUSTMENTS



- ### NOTES:
- ALL ROADS, STORM SEWER, SANITARY SEWER & WATER MAIN ARE PUBLIC AND WILL BE MAINTAINED BY THE CITY OF AURORA UNLESS NOTED OTHERWISE.
 - SIDEWALKS CROSS SLOPE SHALL NOT EXCEED 2%.



REVISIONS	
#	DATE
2	3-24-2020
3	7-15-20
4	7-2-21
5	6-1-21

PROJECT:	OVERLOOK AT SORREL RANCH
DRAWING:	OVERALL UTILITY PLAN
CLIENT:	CITY OF AURORA
DESIGNED BY:	CW
DRAWN BY:	CJK
CHECKED BY:	JLH
SCALE:	HORZ: VERT: SCALE: SCALE:
DATE:	06-25-2022

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

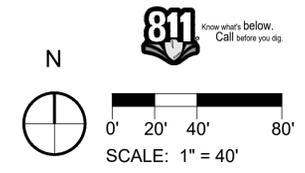
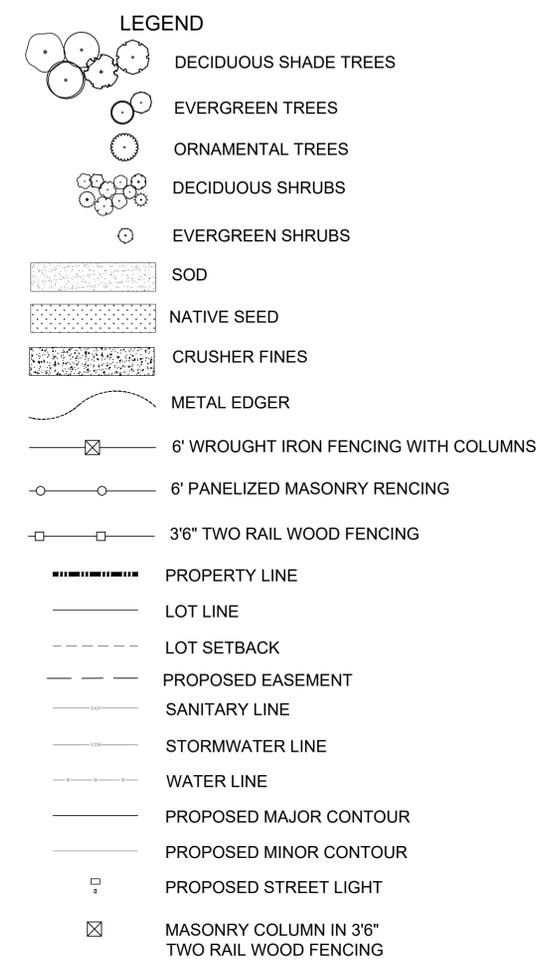
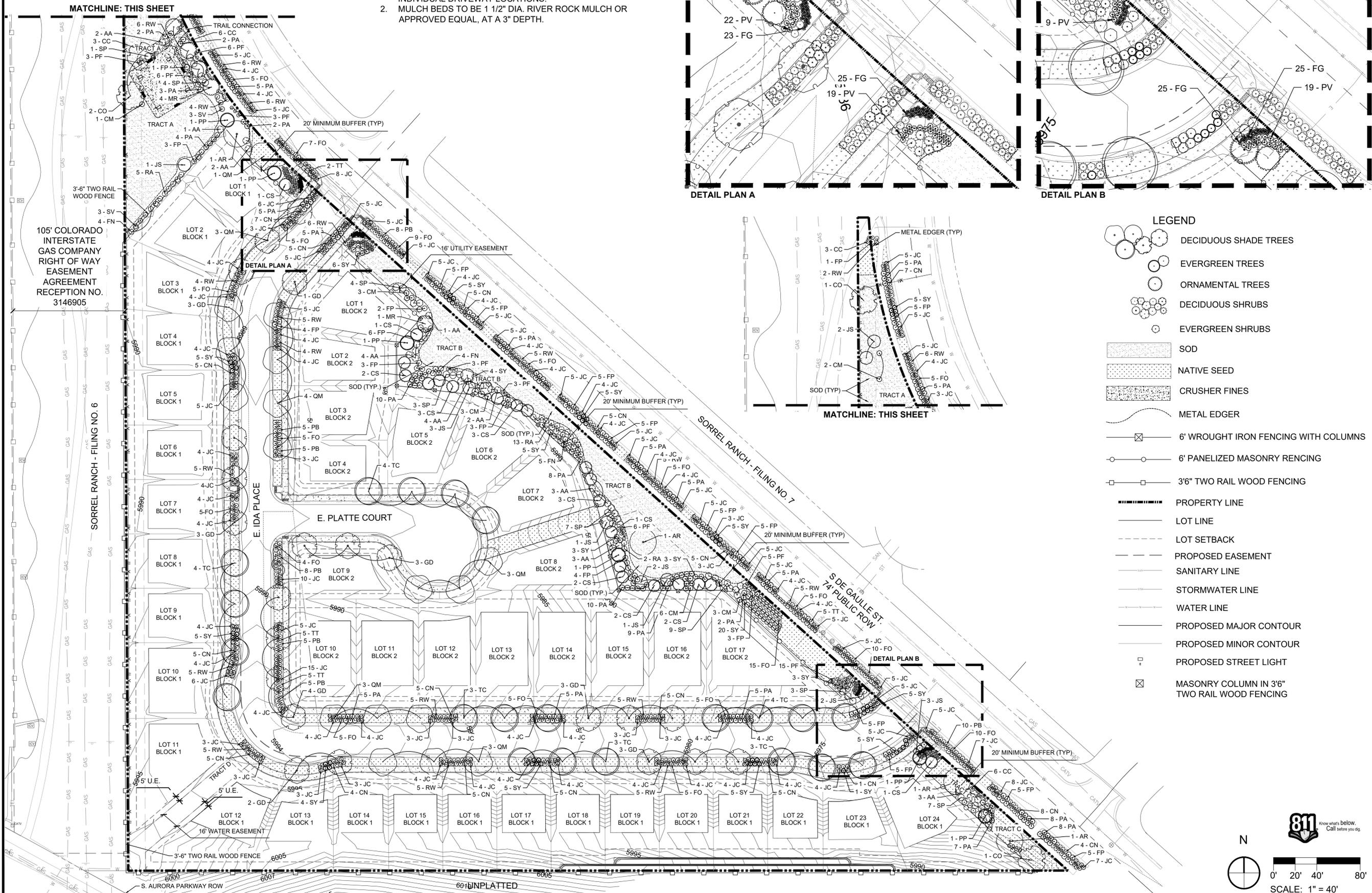
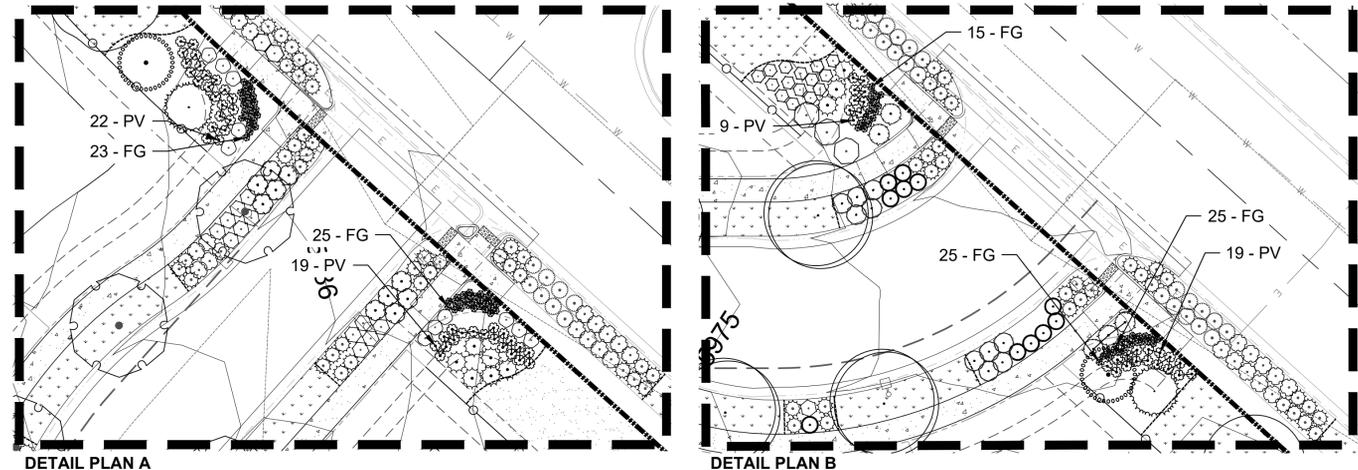
SHEET NUMBER	U-1
PROJECT NO.	8173-000

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OVERLOOK AT SORREL RANCH SITE PLAN WITH ADJUSTMENTS

NOT FOR CONSTRUCTION

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



REVISIONS	
#	DATE
2	3-24-2020
3	7-15-20
4	7-2-21
5	6-2-22

3RD COA SUBMITTAL	1ST TECHNICAL SUBMITTAL	2ND TECHNICAL SUBMITTAL	3RD TECHNICAL SUBMITTAL
-------------------	-------------------------	-------------------------	-------------------------

PROJECT:	OVERLOOK AT SORREL RANCH
DRAWING:	LANDSCAPE PLAN
CLIENT:	CITY OF AURORA
DESIGNED BY: CW	HORIZ: 1" = 40'
DRAWN BY: CW	SCALE: VERT: N/A
CHECKED BY: JG	DATE: 05-25-2022

PROJECT NO. 8173-000

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

SHEET NUMBER
L-1

OVERLOOK AT SORREL RANCH SITE PLAN WITH ADJUSTMENTS

PLANT SCHEDULE

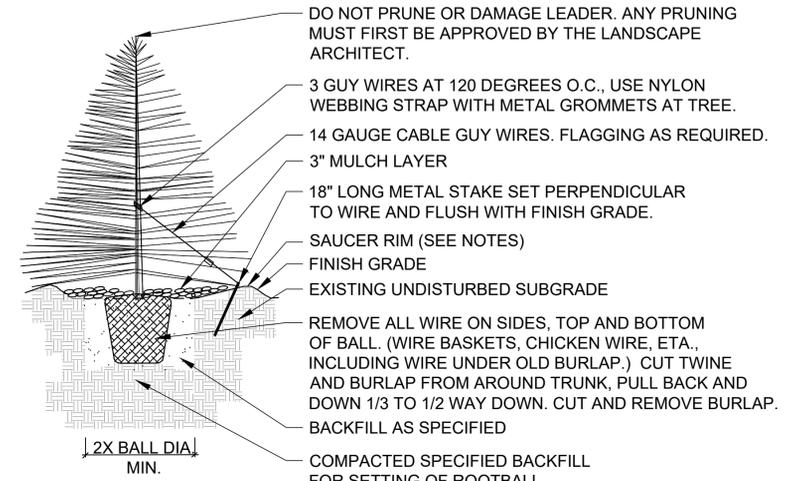
DECIDUOUS TREE	CODE	QTY.	BOTANICAL NAME/ COMMON NAME	SIZE	TYPE	WATER USAGE
	AR	4	Acer rubrum 'red sunset' / Red Sunset Maple	2.5" CAL.	B&B	Medium
	CO	2	Celtis occidentalis / Common Hackberry	2.5" CAL.	B&B	Low
	GD	22	Gymnocladus dioica / Kentucky Coffee Tree	2.5" CAL.	B&B	Low
	QM	17	Quercus macrocarpa / 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 / Vanhoutt 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			

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

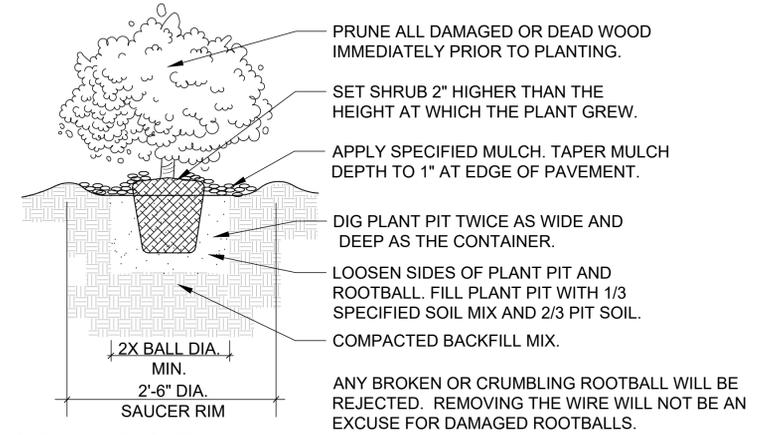
- SOIL PREPARATION SHALL BE FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA MINIMUM.
- FREE STANDING LIGHTS SHALL CONSIST OF THE FOLLOWING FIXTURE: ANTIQUE STREET LAMPS MODEL LTL30 LED. SEE LIGHTING PLAN.
- SURFACE MATERIALS OF WALKS AND PLAZAS SHALL BE CONCRETE. SURFACE MATERIAL AT BIKE RACKS 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 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.



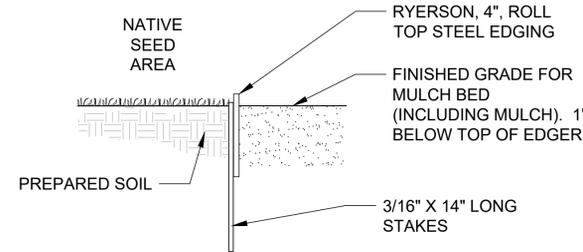
NOTES:

- 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.

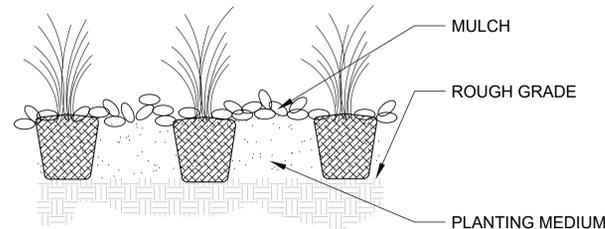
EVERGREEN TREE PLANTING DETAIL N.T.S.



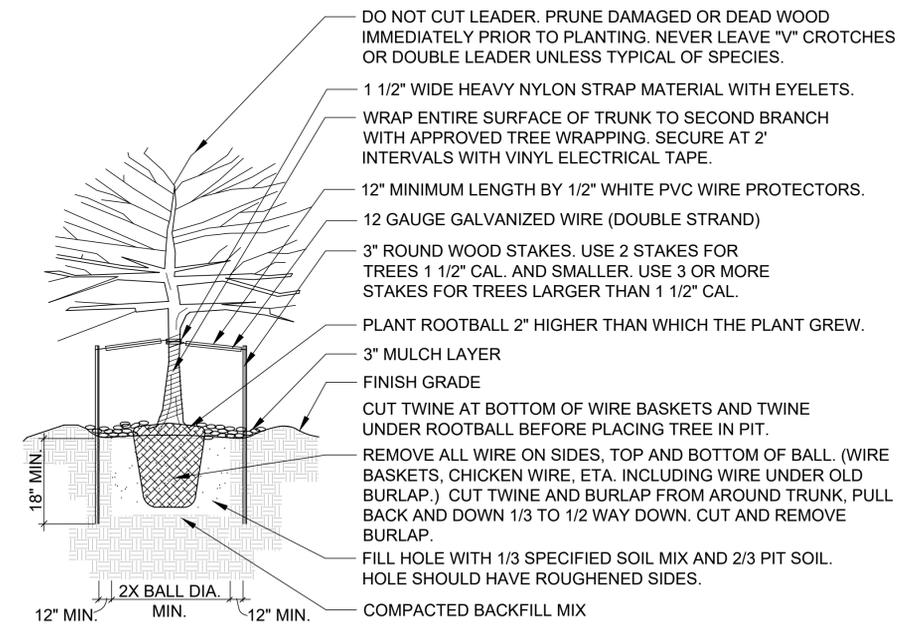
SHRUB PLANTING DETAIL N.T.S.



EDGER DETAIL - NATIVE AND MULCH BED N.T.S.



PERENNIAL PLANTING N.T.S.



DECIDUOUS TREE PLANTING DETAIL N.T.S.

REVISIONS	DATE	DESCRIPTION
3RD COA SUBMITTAL	3-24-2020	
1ST TECHNICAL SUBMITTAL	7-15-20	
2ND TECHNICAL SUBMITTAL	7-2-21	
3RD TECHNICAL SUBMITTAL	6-2-22	

PROJECT: OVERLOOK AT SORREL RANCH
DRAWING: LANDSCAPE SCHEDULE AND DETAILS

CLIENT: CITY OF AURORA
DESIGNED BY: CW
DRAWN BY: CW
CHECKED BY: JG

SCALE: 1" = 10'
DATE: 05-25-2022

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

AREA	DESCRIPTION	LENGTH	WIDTH REQUIRED	WIDTH PROVIDED	CURBSIDE LANDSCAPE AREA (S.F.)	REQUIRED / PROVIDED	
						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

AREA	AREA	REQUIRED / PROVIDED	
		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

TRACT	AREA	REQUIRED / PROVIDED	
		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

<p>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</p>	<p>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</p>
--	--

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.

#	DATE	REVISIONS		
		3RD COA SUBMITTAL	1ST TECHNICAL SUBMITTAL	2ND TECHNICAL SUBMITTAL
2	3-24-2020			
3	7-15-20			
4	7-2-21			
5	6-2-22			

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: 05-25-2022

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

Provide landscape plan lot typical to demonstrate that the plant material as suggested under these lot types can be met. The front yard setbacks are known. Include the utilities going to the lots, approximate location of the driveways. What is left is the front yard. If a side yard is visible, it must meet the front yard standards. Doing these lot typical will demonstrate whether the minimum 400sf of sod can be obtained in the front yard. Example front yard typical are provided below. Include any proposed easements.

TYPICAL FRONT YARD EXHIBIT ADDED

NOTED

Must be determined now and not by the inspectors at time

RESIDENTIAL LOT TYPE LEGEND

A	
50' x 90' SINGLE-FAMILY STANDARD UNIT (INTERIOR LOT) (4,500 S.F. - 7,000 S.F.)	
TREES	2 TOTAL MINIMUM: - ONE (1) SHADE TREE (≥ 2.5" CALIPER) AND EITHER - ONE (1) ORNAMENTAL TREE (≥ 2" CALIPER) OR - ONE (1) EVERGREEN TREE (≥ 6' TALL)
SHRUBS	28 TOTAL MINIMUM: - MINIMUM OF THREE (3) PLANT SPECIES
ORNAMENTAL GRASSES / PERENNIALS	4 TOTAL MINIMUM - (OPTIONAL): - AT LEAST 30% OF SHRUB COUNT CAN BE ORNAMENTAL GRASSES OR PERENNIALS
TURF AREA	400 S.F. MINIMUM - 1,000 S.F. MAXIMUM: - 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)	2 TOTAL MINIMUM: - 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: - ONE (1) TREE PER EVERY 25 LINEAR FEET. *
SHRUBS	28 TOTAL MINIMUM: - MINIMUM OF THREE (3) PLANT SPECIES
ORNAMENTAL GRASSES / PERENNIALS	4 TOTAL MINIMUM - (OPTIONAL): - AT LEAST 30% OF SHRUB COUNT CAN BE ORNAMENTAL GRASSES OR PERENNIALS
TURF AREA	400 S.F. MINIMUM - 1,000 S.F. MAXIMUM: - 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	1 TOTAL MINIMUM: - ONE (1) SHADE TREE (≥ 2.5" CALIPER) OR - ONE (1) ORNAMENTAL TREE (≥ 2" CALIPER)
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	NOT PERMITTED FOR SOD UNLESS 400 S.F. MINIMUM CAN BE MET.
XERIC OPTION	IF THE XERIC OPTION IS PROVIDED (NO SOD IN THE FRONT YARD) THAN ONE OF THE FOLLOWING MUST BE PROVIDED: - A WALL 1.5' - 2' TALL - BOULDERS - FENCE - EARTHEN BERM

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

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

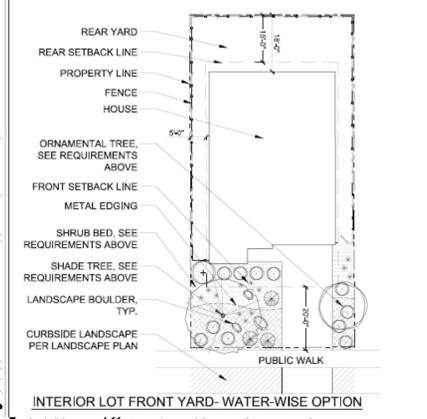
D	
50' x 90' SINGLE-FAMILY SMALL UNIT (CORNER LOT) (4,500 S.F. - 5,000 S.F.)	
TREES (FRONT YARD)	1 TOTAL MINIMUM: - ONE (1) SHADE TREE (≥ 2.5" CALIPER) OR - ONE (1) ORNAMENTAL TREE (≥ 2" CALIPER)
TREES (SIDE YARD)	1 TOTAL MINIMUM: - ONE ORNAMENTAL TREE
SHRUBS	32 TOTAL MINIMUM: - MINIMUM OF THREE (3) PLANT SPECIES - SHRUBS ARE TO BE DISTRIBUTED BETWEEN THE FRONT AND SIDE YARD
ORNAMENTAL GRASSES / PERENNIALS	10 TOTAL MINIMUM - (OPTIONAL): - 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.
XERIC OPTION	IF THE XERIC OPTION IS PROVIDED (NO SOD IN THE FRONT YARD) THAN ONE OF THE FOLLOWING MUST BE PROVIDED: - A WALL 1.5' - 2' TALL - BOULDERS - FENCE - EARTHEN BERM

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

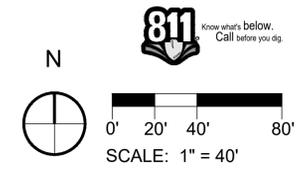
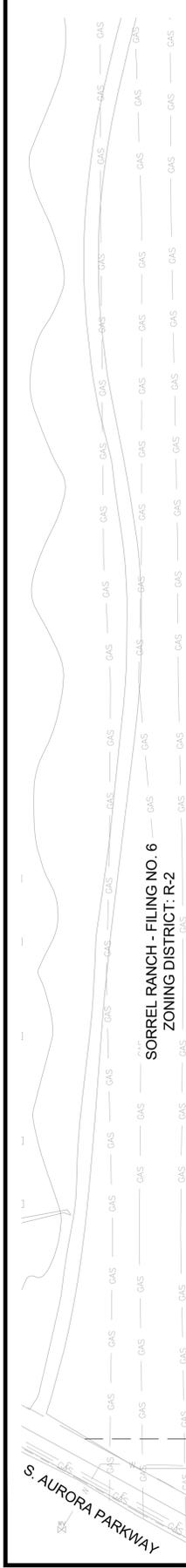
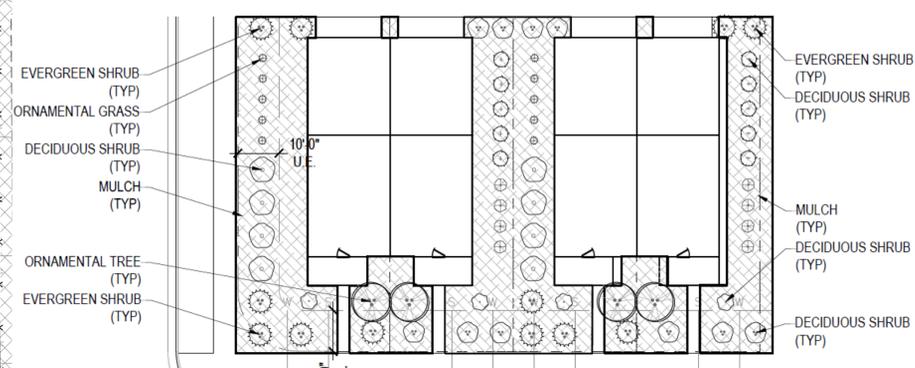
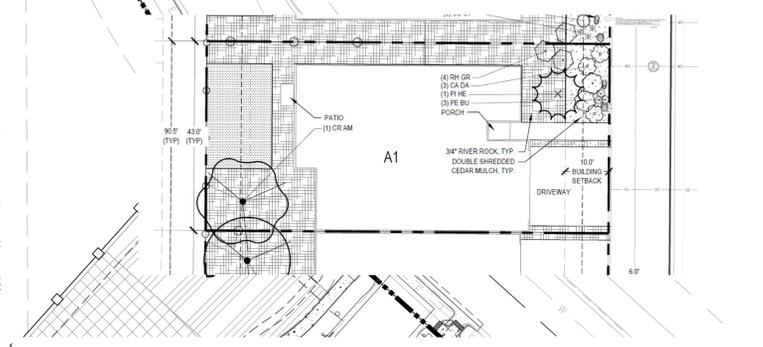
GENERAL STANDARDS (ALL LOTS)	
SIDE YARDS	- SIDE YARDS WITH NO PUBLIC VIEW - NO PLANT MATERIAL REQUIRED - MULCH REQUIRED - SIDE YARD WITH PUBLIC VIEW - FRONT YARD STANDARDS APPLY
REAR YARDS	REAR YARDS WITH NO PUBLIC VIEW: - ≤ 45% TURF REAR YARDS WITH PUBLIC VIEW - FRONT YARD STANDARDS APPLY
XERIC OPTION	IF THE XERIC OPTION IS PROVIDED (NO SOD IN THE FRONT YARD) THAN ONE OF THE FOLLOWING MUST BE PROVIDED: - A WALL 1.5' - 2' TALL - BOULDERS - FENCE - EARTHEN BERM

- NOTES:
1. 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.
2. FRONT YARD TYPICAL PLANT PALETTE IS PROVIDED ON SHEET L-3.

INTERIOR LOTS			
Typical Lot Size	SF	Requirements	Required / Provided
Range	3,400	Tree - 2.5" Cal. Shade Tree	1 / 1
Low	5,305	Tree - 2" Cal. Ornamental Tree	1 / 1
High	8,180	Total Number of Trees	2 / 2
Average Lot Size	6,746	Shrubs - Front LS area in SF x 0.0250	19 / 15
Front Yard Area		- 3 Plant Species min.	
Range		- 30% Cm. Grasses & Perennials	0 / 12**
Low	760	Total Number of Shrubs	19 / 19
High	1,050	Minimum Natural Boulders 2"x2" min.	multiple / 3
Average Front Yard Area	905		



INTERIOR LOT FRONT YARD - WATER-WISE OPTION



REVISIONS	
#	DATE
1	3-24-2020
2	7-15-20
3	7-2-21
4	6-2-22
5	

PROJECT: OVERLOOK AT SORREL RANCH
DRAWING: RESIDENTIAL FRONT YARD LANDSCAPE EXHIBIT
CLIENT: CITY OF AURORA
DESIGNED BY: CW
DRAWN BY: CW
CHECKED BY: JG
SCALE: 1" = 40'
DATE: 05-25-2022

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

SHEET NUMBER
L-4
PROJECT NO. 8173-000

SORREL RANCH SUBDIVISION FILING NO. 11

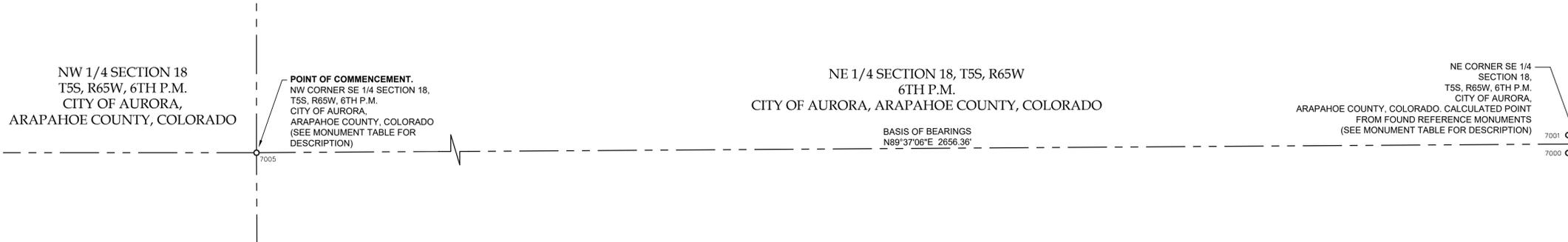
A RE-SUBDIVISION OF A PORTION OF LOT 2, BLOCK 2, SORREL RANCH SUBDIVISION FILING NO. 5
SITUATED IN THE SE 1/4 SECTION 18, T5S, R65W, 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

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,
ARAPAHOE COUNTY, COLORADO. CALCULATED POINT
FROM FOUND REFERENCE MONUMENTS
(SEE MONUMENT TABLE FOR DESCRIPTION)

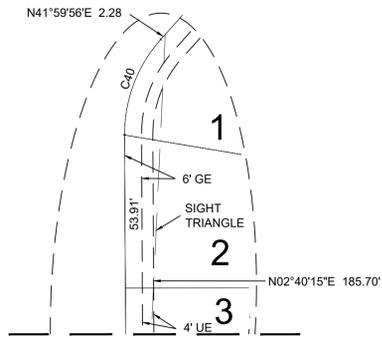
BASIS OF BEARINGS
N89°37'06"E 2656.36'



LINE #	BEARING	DISTANCE
L1	S89°41'28"W	10.17'
L2	S41°59'56"W	12.19'
L6	S42°03'43"W	6.33'
L8	N41°59'42"E	32.92'
L9	S00°18'10"E	37.24'
L12	S48°00'04"E	347.29'
L17	N41°59'56"E	3.00'
L19	N45°36'46"E	37.09'

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 37948" (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 37948" (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. PREDESTAL 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"
7027	FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP "LS 34580"
7028	FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP "LS 34580"

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	355.00'	462.00'	44°01'33"	S25°12'42"E	346.33'
C2	31.19'	20.00'	89°21'00"	N02°32'58"W	28.12'
C3	18.79'	70.88'	15°11'21"	S49°35'37"W	18.73'
C4	25.18'	100.88'	14°18'09"	S50°02'13"W	25.12'
C5	1.56'	100.87'	0°53'12"	N42°26'32"E	1.56'
C6	41.06'	116.00'	20°16'46"	N31°51'33"E	40.84'
C7	35.12'	116.00'	17°20'55"	N13°02'43"E	34.99'
C8	9.46'	116.00'	4°40'26"	N02°02'03"E	9.46'
C9	26.74'	100.88'	15°11'21"	N07°53'51"W	26.66'
C10	13.02'	70.88'	10°31'36"	N10°13'43"W	13.00'
C11	5.77'	70.88'	4°39'45"	N02°38'03"W	5.77'
C40	36.92'	50.00'	42°18'06"	S20°50'53"W	36.08'
C41	31.42'	20.00'	90°00'00"	S86°59'56"W	28.28'
C42	59.06'	80.00'	42°18'06"	N20°50'53"E	57.73'
C46	76.87'	482.00'	9°08'16"	S43°25'56"E	76.79'
C51	18.79'	70.87'	15°11'21"	N07°53'51"W	18.73'



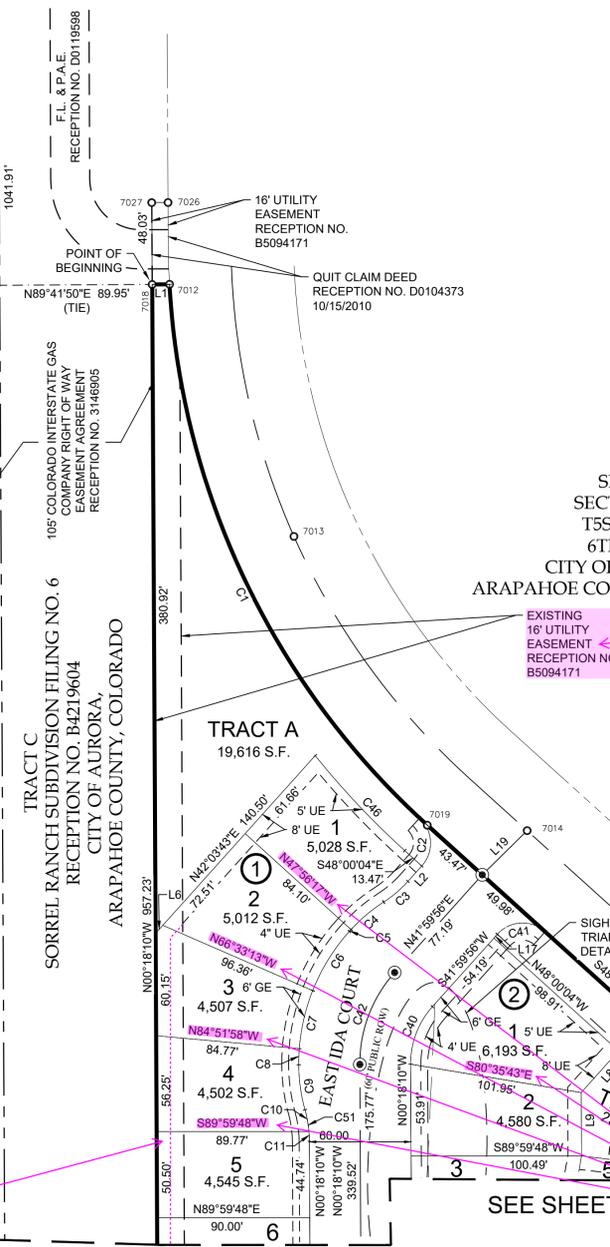
SIGHT TRIANGLE
DETAIL "A"
NOT TO SCALE

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
	20' DE & UE
	16' DE
	4' UTILITY EASEMENT
	6' GAS EASEMENT
	8' UTILITY EASEMENT
	MEASURED
	RECORD
	PRINCIPAL MERIDIAN
	FIRE LANE
	PUBLIC ACCESS EASEMENT
	BLOCK NUMBER
	NON-RADIAL

MONUMENT NOTES

○ 7007 MONUMENT FOUND. SEE MONUMENT TABLE

● MONUMENT TO BE SET. MONUMENT BOXES WITH REBAR (PROVIDE LENGTH AND SIZE OF REBAR AND CAP SIZE) WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105 (9)(A) & (B) COLORADO REVISED STATUTES 2020, AS SHOWN HEREON



REMOVED FROM SITE PLAN

add 8' U.E. as shown on the Site Plan

EXISTING 16' UTILITY EASEMENT RECEPTION NO. B5094171

Site Plan states this easement is to be released

REMOVED FROM SITE PLAN

add this to the Legend (Typ.)

ADDRESSED

add (NR) for non-radial lines (Typ.)

ADDRESSED

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 DATE: 05/19/2022 SHEET NUMBER: 2 OF 3 SHEETS	DRAWN BY: AHE CHECKED BY: JES		

2025-05-19 12:20pm By: abstrada
 C:\Users\abstrada\OneDrive\Documents\Sorrel Ranch\Survey\CAD\T5S-R65W-6TH P.M.-WORKING\190017_Sorrel_Ranch.dwg

SORREL RANCH SUBDIVISION FILING NO. 11

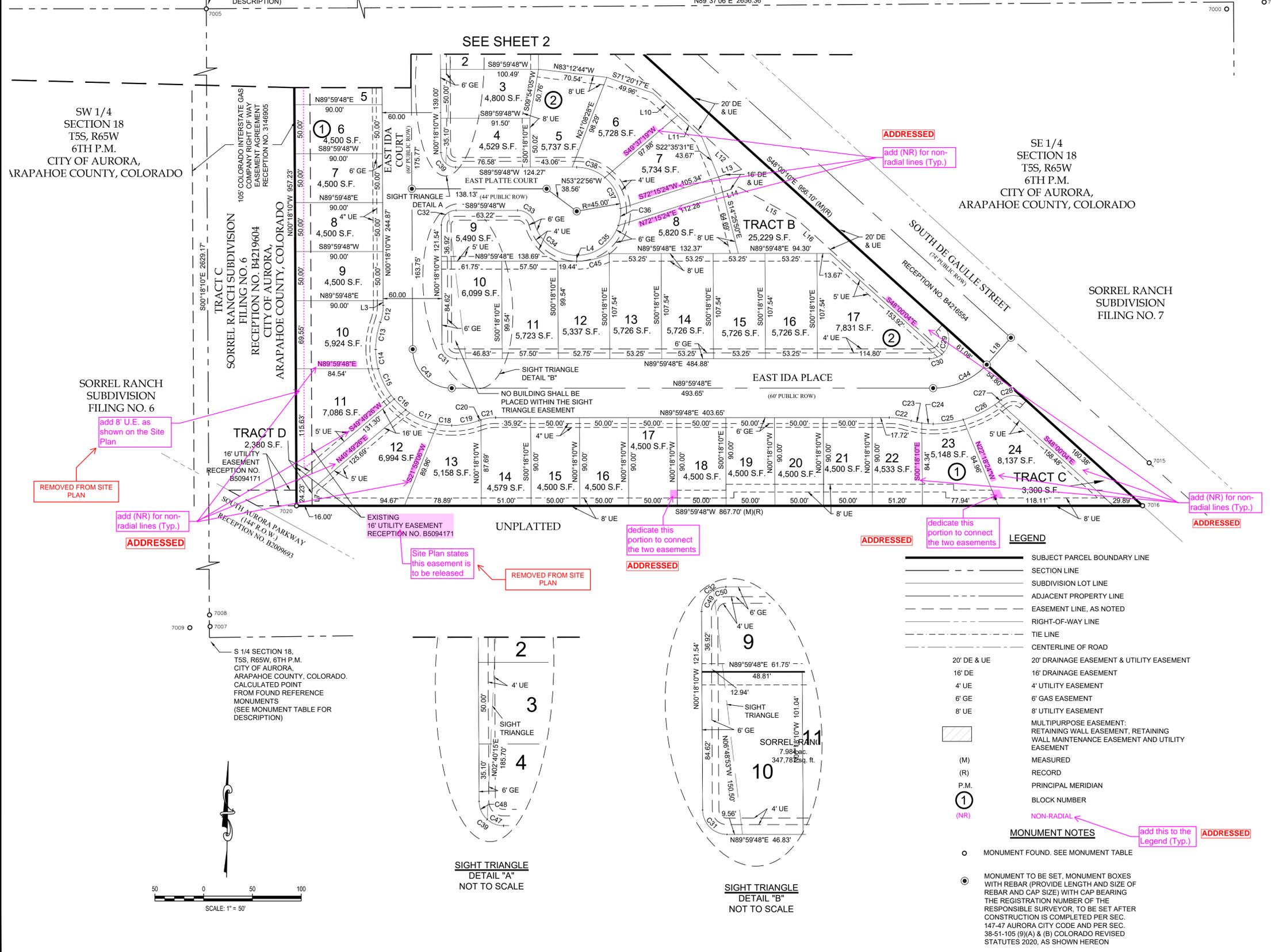
A RE-SUBDIVISION OF A PORTION OF LOT 2, BLOCK 2, SORREL RANCH SUBDIVISION FILING NO. 5
SITUATED IN THE SE 1/4 SECTION 18, T5S, R65W, 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

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,
ARAPAHOE COUNTY, COLORADO. CALCULATED POINT
FROM FOUND REFERENCE MONUMENTS
(SEE MONUMENT TABLE FOR DESCRIPTION)

BASIS OF BEARINGS
N89°37'06"E 2656.36'



MONUMENT TABLE	
NO.	DESCRIPTION
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7003	FOUND MAG NAIL AND WASHER "FARNWORTH 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"
7007	FOUND CHISELED "X" ON S/ SIDE OF 2' X 2' CONCRETE PAD FOR "P TEST" BOX
7008	FOUND DOUBLE HEADED NAIL & BRASS DISC "CITY OF AURORA"
7009	FOUND NO. 5 REBAR
7020	FOUND NO. 5 REBAR WITH ALUMINUM CAP "LS 30099"
7015	FOUND NO. 6 REBAR WITH 1" ALUMINUM CAP IN RANGE BOX "LS 30099"
7016	FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP CAP "LS 34580"
7017	FOUND NO. 5 REBAR WITH ORANGE PLASTIC CAP CAP "LS 38449"

LINE TABLE		
LINE #	BEARING	DISTANCE
L3	S00°18'10"E	4.77'
L4	N00°03'12"W	6.00'
L5	N89°59'48"E	4.63'
L7	N00°18'10"W	16.83'
L10	S48°00'04"E	34.04'
L11	S48°00'04"E	33.63'
L12	S48°00'04"E	347.29'
L13	N72°15'24"E	25.17'
L14	N72°15'24"E	17.10'
L15	S61°40'51"E	65.79'
L16	S48°00'04"E	205.59'
L18	N41°59'56"E	37.00'

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C12	17.69'	50.28'	20°09'40"	S09°46'40"W	17.60'
C13	28.25'	80.28'	20°09'40"	S09°46'40"W	28.10'
C14	19.97'	78.00'	14°39'59"	S07°38'10"E	19.91'
C15	35.30'	78.00'	25°55'39"	S27°55'59"E	35.00'
C16	16.14'	78.00'	11°51'13"	S46°49'25"E	16.11'
C17	35.81'	78.00'	26°18'30"	S65°54'17"E	35.50'
C18	14.90'	78.00'	10°56'41"	S84°31'52"E	14.88'
C19	28.25'	80.28'	20°09'40"	N79°54'58"E	28.10'
C20	2.39'	50.28'	2°43'42"	N71°11'59"E	2.39'
C21	15.30'	50.28'	17°25'58"	N81°16'49"E	15.24'
C22	22.81'	79.57'	16°25'30"	S81°47'03"E	22.73'
C23	11.28'	79.57'	8°07'28"	S77°38'02"E	11.27'
C24	11.53'	79.57'	8°18'03"	S85°50'47"E	11.52'
C25	31.26'	111.50'	16°03'53"	N81°57'51"E	31.16'
C26	40.90'	111.50'	21°01'00"	N63°25'25"E	40.67'
C27	3.26'	111.50'	1°40'34"	S52°04'37"W	3.26'
C28	28.19'	20.00'	80°45'36"	N88°22'52"W	25.91'
C29	48.17'	20.00'	137°59'52"	N20°59'52"E	37.34'
C30	13.74'	20.00'	39°22'15"	N70°18'40"E	13.47'
C31	23.48'	15.00'	89°42'02"	N45°09'11"W	21.16'
C32	23.64'	15.00'	90°17'58"	S44°50'49"W	21.27'
C33	23.36'	18.00'	74°20'43"	N52°49'51"W	21.75'
C34	58.39'	45.00'	74°20'19"	N52°49'39"W	54.38'
C35	55.87'	45.00'	71°07'53"	N54°26'15"E	52.35'
C36	17.81'	45.00'	22°40'36"	S07°32'01"W	17.69'
C37	36.33'	45.00'	46°15'16"	N26°55'55"W	35.35'
C38	31.37'	45.00'	39°56'38"	N70°01'53"W	30.74'
C39	23.48'	15.00'	89°42'02"	S45°09'11"E	21.16'
C43	62.62'	40.00'	89°42'02"	S45°09'11"E	56.42'
C44	61.71'	75.00'	47°08'45"	N66°25'25"E	59.99'
C45	34.54'	73.17'	27°02'37"	S76°28'29"W	34.22'
C47	10.97'	15.00'	41°55'08"	S69°02'38"E	10.73'
C48	12.51'	15.00'	47°46'54"	S24°11'37"E	12.15'
C49	15.61'	15.00'	59°36'32"	S29°30'06"W	14.91'
C50	8.03'	15.00'	30°41'26"	S74°39'05"W	7.94'

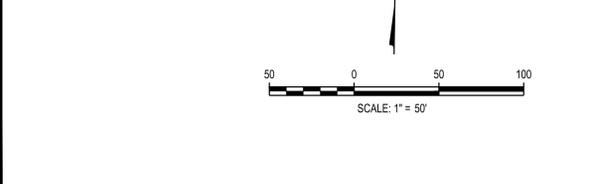
add 8' U.E. as shown on the Site Plan
REMOVED FROM SITE PLAN
add (NR) for non-radial lines (Typ.)
ADDRESSED

add (NR) for non-radial lines (Typ.)
ADDRESSED
Site Plan states this easement is to be released
REMOVED FROM SITE PLAN

dedicate this portion to connect the two easements
ADDRESSED

dedicate this portion to connect the two easements
ADDRESSED
add (NR) for non-radial lines (Typ.)
ADDRESSED

- 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
 - 20' DRAINAGE EASEMENT & UTILITY EASEMENT
 - 16' DRAINAGE EASEMENT
 - 4' UTILITY EASEMENT
 - 6' GAS EASEMENT
 - 8' UTILITY EASEMENT
 - MULTIPURPOSE EASEMENT: RETAINING WALL EASEMENT, RETAINING WALL MAINTENANCE EASEMENT AND UTILITY EASEMENT
 - MEASURED
 - (M)
 - (R)
 - P.M.
 - PRINCIPAL MERIDIAN
 - ① BLOCK NUMBER
 - (NR) NON-RADIAL
 - MONUMENT FOUND. SEE MONUMENT TABLE
 - MONUMENT TO BE SET. MONUMENT BOXES WITH REBAR (PROVIDE LENGTH AND SIZE OF REBAR AND CAP SIZE) WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105 (9)(A) & (B) COLORADO REVISED STATUTES 2020, AS SHOWN HEREON



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

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

JOB NUMBER: 190017 DRAWN BY: AHE
DATE: 04/19/2022 CHECKED BY: JES
SHEET NUMBER: 3 OF 3 SHEETS

2025-05-19 12:20pm By: ahestrada
C:\Users\ahestrada\OneDrive\Documents\Sorrel Ranch\Survey\CAD\T5P-WORKING\190017_Sorrel_Ranch.dwg