



Planning Division
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July 5, 2022

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

Re: 4th Technical Submission Review – The Overlook at Sorrel Ranch – Preliminary Plat and Final Plat
Application Number: **DA-1379-26**
Case Numbers: **2019-4017-00; 2019-3050-00**

Dear Mr. Babbitt:

Thank you for your 4th technical submission. We reviewed it and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments.

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

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

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

Sincerely,

Dan Osoba, Planner II
City of Aurora Planning Department

cc: Julie Gamec – THK Associates Inc
Scott Campbell, Neighborhood Liaison
Brandon Cammarata, Planning Manager
Laura Rickhoff, ODA
Filed: K:\SDA\1379-26tech4



4th Technical Submission Review

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

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

2. Completeness and Clarity of the Application

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.

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.
- The turf area highlighted must be determined now and not by the inspectors at the time of inspection.

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.

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.

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.

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.

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

5E. The owner should be the same information.

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

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

Sheet 2

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

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

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

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



Sheet 3

- 5L. Add (NR) for the non-radial lines, typical.
- 5M. Add the 8' utility easement as shown on the Site Plan.
- 5N. Dedicate the portion called out on the redlines to connect the two easements.
- 5O. Add "NR" Non-Radial to the legend, typical.