



Planning Division  
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May 17, 2022

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

**Re: 3<sup>rd</sup> Technical Submission Review – The Overlook at Sorrel Ranch – *Subdivision Plat Only***  
Application Number: **DA-1379-26**  
Case Numbers: **2019-4017-00; 2019-3050-00**

Dear Mr. Babbit:

Thank you for your technical submission of only the Subdivision Plat. The Preliminary Plat must be included in the subsequent review. 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](mailto: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\1379-26tech3



## 3<sup>rd</sup> Technical Submission Review – Subdivision Plat Only

### 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. Please note that there are still outstanding issues on the Preliminary Plat. A submittal of the Subdivision Plat with these corrections made and the Preliminary Plat will be required with the subsequent review.

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

##### *Final Plat Comments*

##### *Sheet 1*

- 3A. Arapahoe County has deleted the certificate and in turn has requested that a 1"x3" rectangle be placed in the upper right hand corner of the first page of the plat.
- 3B. Change the year.
- 3C. Add the rectangle for the recorder's information per the redlines.
- 3D. Delete the logo from the plat.
- 3E. Change the vicinity map to be a line drawing instead of a picture. Pictures do not scan well.
- 3F. Add "or Tract" in the locations shown per the redlines.
- 3G. Send in the copy of the title commitment.
- 3H. Add "private detention ponds and drainage features" to the location shown on the redlines.

##### *Sheet 2*

- 3I. Send in the monument records for the corner.
- 3J. Delete the logo from the plat.
- 3K. Add B&D to the centerline of the pin.

##### *Sheet 3*

- 3L. Add B&D to the centerline of the pin.
- 3M. The private easements cannot be dedicated on the public plat. Please dedicate by separate document between the developer and owner.
- 3N. Delete the logo from the plat.
- 3O. Label the type of easement. If it's a "private" easement, it may not be dedicated on the public plat.
- 3P. Send in the monument record for the Section Corner.
- 3Q. Add the centerline pin.
- 3R. If this is not a 10' Utility easement, then the easement needs to be added for continuity across the south line of the plat.