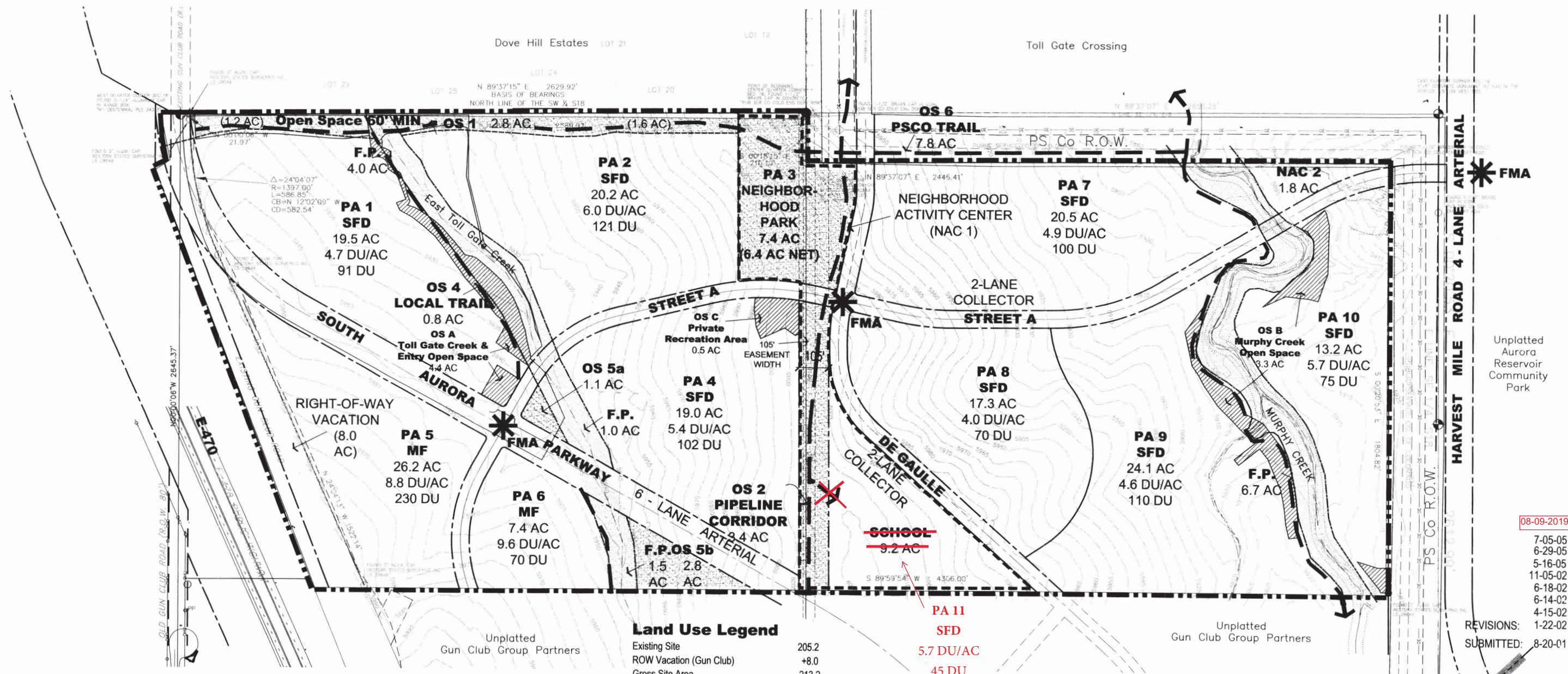


Sorrel Ranch

PART THE SOUTH 1/2 OF SECTION 18,
TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
FRAMEWORK DEVELOPMENT PLAN



NOTES

The community park land dedication requirement of 2.7 acres will be met with a cash-in-lieu-of-land settlement to be approved by the City of Aurora Parks Department.

PREPARED FOR:
DEVELOPER
THE JAMES COMPANY
2919 VALMONT ROAD
BOULDER
COLORADO 80301
303-443-6666
MELINDA BARTLETT

PREPARED BY:
PLANNER
THK ASSOCIATES, INC.
2953 S. PEORIA ST
SUITE 101
AURORA, CO 80014
303-770-7201
ED HYATT
Julie Gamec

CIVIL ENGINEER
JR ENGINEERING
6020 GREENWOOD PL BLVD
ENGLEWOOD, CO 80111
303-740-9393
KURTIS WILLIAMS

LEGEND

F.P. FLOOD PLAIN
O.S. OPEN SPACE
P.A. PLANNING AREA
FMA FULL MOVEMENT ACCESS

Land Use Legend

Existing Site	205.2			
ROW Vacation (Gun Club)	+8.0			
Gross Site Area	213.2			
Toll Gate Creek Flood plain	-6.5			
Murphy Creek Flood plain	-6.7			
Adjusted Site Area	200.0			
Land Use	Planning Area	Acres	Density	Dwelling Units
SFD	PA 1	19.5	5.2	102
SFD	PA 2	20.2	6.0	121
SFD	PA 4	19.0	5.4	102
MF	PA 5	24.0	9.6	230
MF	PA 6	7.4	9.6	70
SFD	PA 7	20.5	4.9	100
SFD	PA 8	17.3	4.0	70
SFD	PA 9	24.1	4.6	110
SFD	PA 10	13.2	5.7	75
NEIGHBORHOOD PARK	7.4	NA	NA	NA
OPEN SPACE (See detail at right)	17.3	NA	NA	NA
SCHOOL	9.2			
TOTAL		200	4.9	980

Open Space

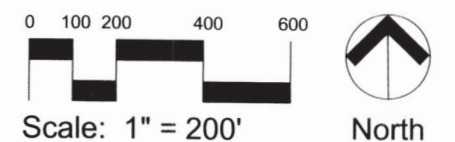
OS 1 Buffer-Dove Hill	2.8	net ac
OS 2 Pipeline Corridor	3.4	
OS 3 Murphy Creek Trail	1.3	
OS 4 Toll Gate Creek Open Space	0.8	
OS 5 Private Open-Space	2.2	
Open Space Subtotal	10.5	
PSCo Trail	7.8	
(Open space credit for improving off-site trail.)		
Total Open Space	25.6	

Average Density & Allowances

Med. Density Residential Area	200 AC
Medium Density Theme Allowed DU = 200 x 5du/ac =	1000 DU
Medium Density Theme Proposed DU =	968 DU
Average Density	4.8 DU/AC
Small Lots Allowed (35 % of total SFD du)	233 (35% of 668)
Small Lots 5,000-4,500 SF	23 (10% of total allowed small lots)
Multi-Family Allowed (30% of total allowed du)	300 (30% of 1,000)

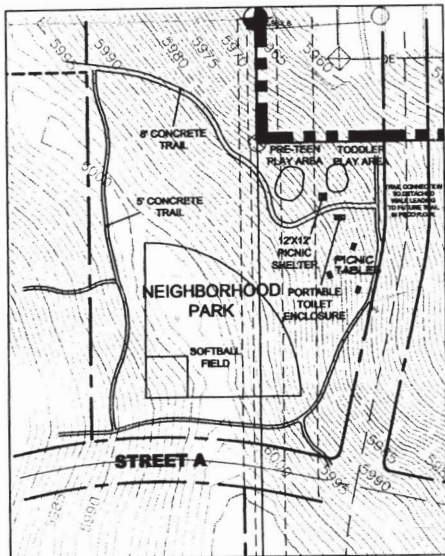
Sorrel Ranch Framework Development Plan

thk associates, inc.
2953 S. Peoria St., Ste 101
Aurora, Co. 80014
303-770-7201 FAX 770-7132



SHEET 1 OF 4

Neighborhood Park



NEIGHBORHOOD PARK FEATURES:
Separate playgrounds for tots and pre-teen
Enclosure for portable toilets
Picnic Shelter (min 12'x12')
Picnic Tables on concrete pads (min. 2)
Connect park to adjacent trails.
Park to be constructed before first Certificate of Occupancy for adjacent filing.

Public Land Dedications

REQUIREMENT				
Neighborhood Park	3ac/1000 pop	2.65 persons/du for SFD		
Community Park	1.1ac/1000 pop	2.2 persons/du for MF		
Metro District Requirement	7.8/1000 pop			
Non-Parkland Dedication	1% of Site			
Non-Residential	2% of non-residential area			
NEIGHBORHOOD PARK				
	# of Units or Acres	Residents per Unit	Projected Population	Acres
SFD DU	668 du X	2.65	= 1770	X 3ac/1000 = 5.3
MF DU	300 du X	2.2	= 660	X 3ac/1000 = 2.0
Totals	968 du		2430	
TOTAL PARK ACREAGE REQUIRED				7.3
METRO DISTRICT				
Metro District Calculation	Projected Population	Acres		
7.8ac/1000 population	2430	X 7.8ac/1000 =		19.0
NON-PARK DEDICATION				
1% of Site	200 ac	X 1% =	2	
2% of Non-Res.	0 ac	X 2% =	0.0	
TOTAL NON-PARK				2.0
TOTAL DEDICATION				21.0
COMMUNITY PARK (CASH-IN-LIEU)				
SFD DU	668 du X	2.65	= 1770	X 1.1ac/1000 = 1.95
MF DU	300 du X	2.2	= 660	X 1.1ac/1000 = 0.73
				2.67

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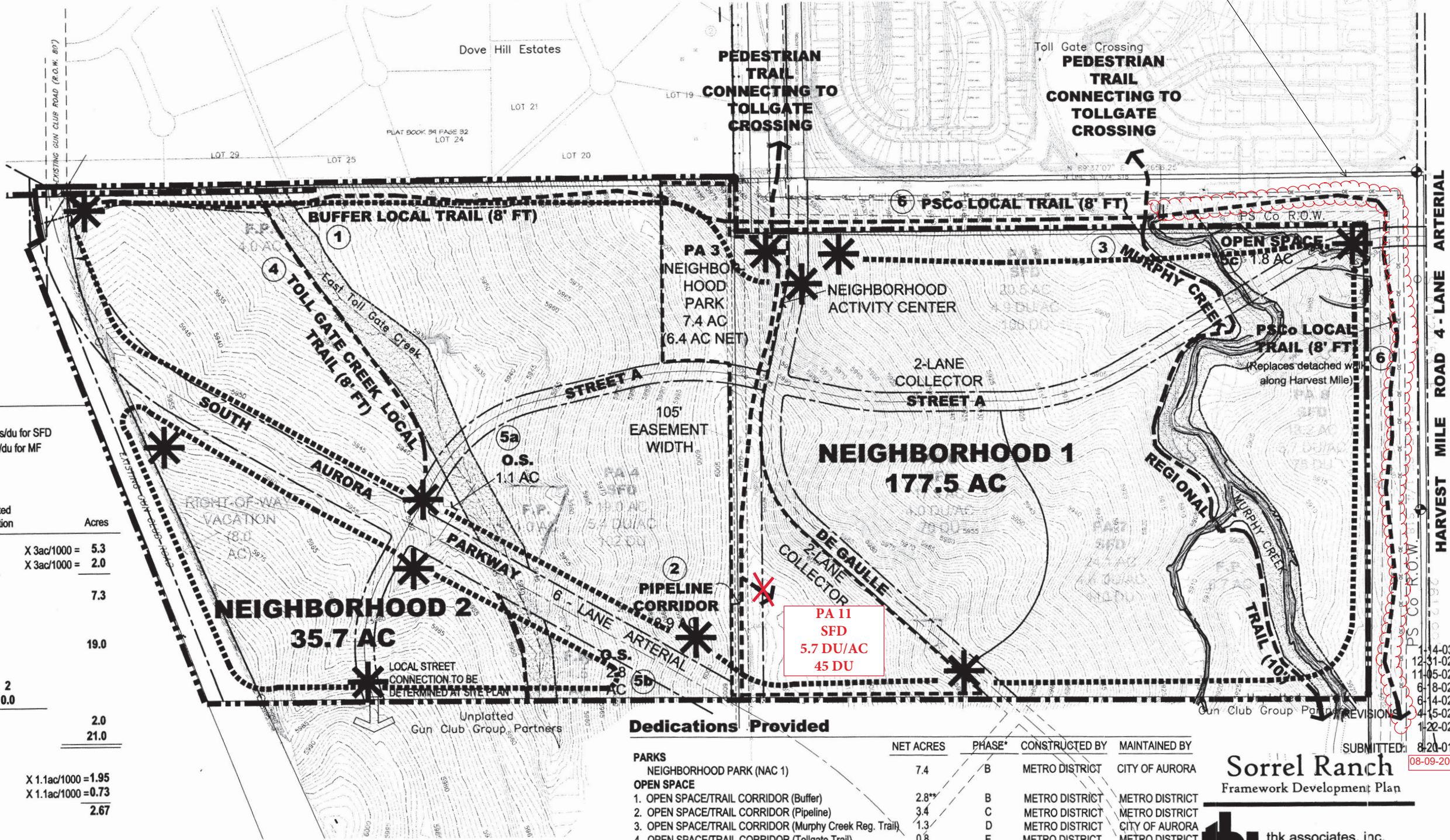
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PEDESTRIAN CIRCULATION
NEIGHBORHOOD ENTRY
NEIGHBORHOODS

NOTE:
The community park land dedication of 2.7 acres will be met with a cash-in-lieu settlement to be approved by the City of Aurora Parks Department.

Sorrel Ranch

PART THE SOUTH 1/2 OF SECTION 18,
TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
PUBLIC LAND DEDICATION/PEDESTRIAN TRAIL/NEIGHBORHOOD



Dedications Provided

	NET ACRES	PHASE*	CONSTRUCTED BY	MAINTAINED BY
PARKS				
NEIGHBORHOOD PARK (NAC 1)	7.4	B	METRO DISTRICT	CITY OF AURORA
OPEN SPACE				
1. OPEN SPACE/TRAIL CORRIDOR (Buffer)	2.8**	B	METRO DISTRICT	METRO DISTRICT
2. OPEN SPACE/TRAIL CORRIDOR (Pipeline)	3.4	C	METRO DISTRICT	METRO DISTRICT
3. OPEN SPACE/TRAIL CORRIDOR (Murphy Creek Reg. Trail)	1.3	D	METRO DISTRICT	CITY OF AURORA
4. OPEN SPACE/TRAIL CORRIDOR (Tollgate Trail)	0.8	E	METRO DISTRICT	METRO DISTRICT
5. PRIVATE OPEN SPACE	(5.7)			
a.	1.1	B	METRO DISTRICT	METRO DISTRICT
b.	2.8	A	METRO DISTRICT	METRO DISTRICT
c.	1.8	E	METRO DISTRICT	METRO DISTRICT
SUBTOTAL	14.0			
6. PSCo TRAIL***	7.8			
TOTAL NON-PARK ACRES PROVIDED				21.8

*SEE CONSTRUCTION PHASING PLAN
** DOES NOT INCLUDE APROX. 2 AC FOR WATER QUALITY PONDS
*** OPEN SPACE CREDIT FOR IMPROVING OFF-SITE TRAIL.

MA: 2001-7009-08 NOTE(6.7.2018):
THE DEVELOPER'S OBLIGATION FOR THESE
TRAIL IMPROVEMENTS MAY BE SATISFIED IN
ACCORDANCE WITH NOTE 14 ON THE COVER
SHEET OF THIS FDP

Sorrel Ranch
Framework Development Plan

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