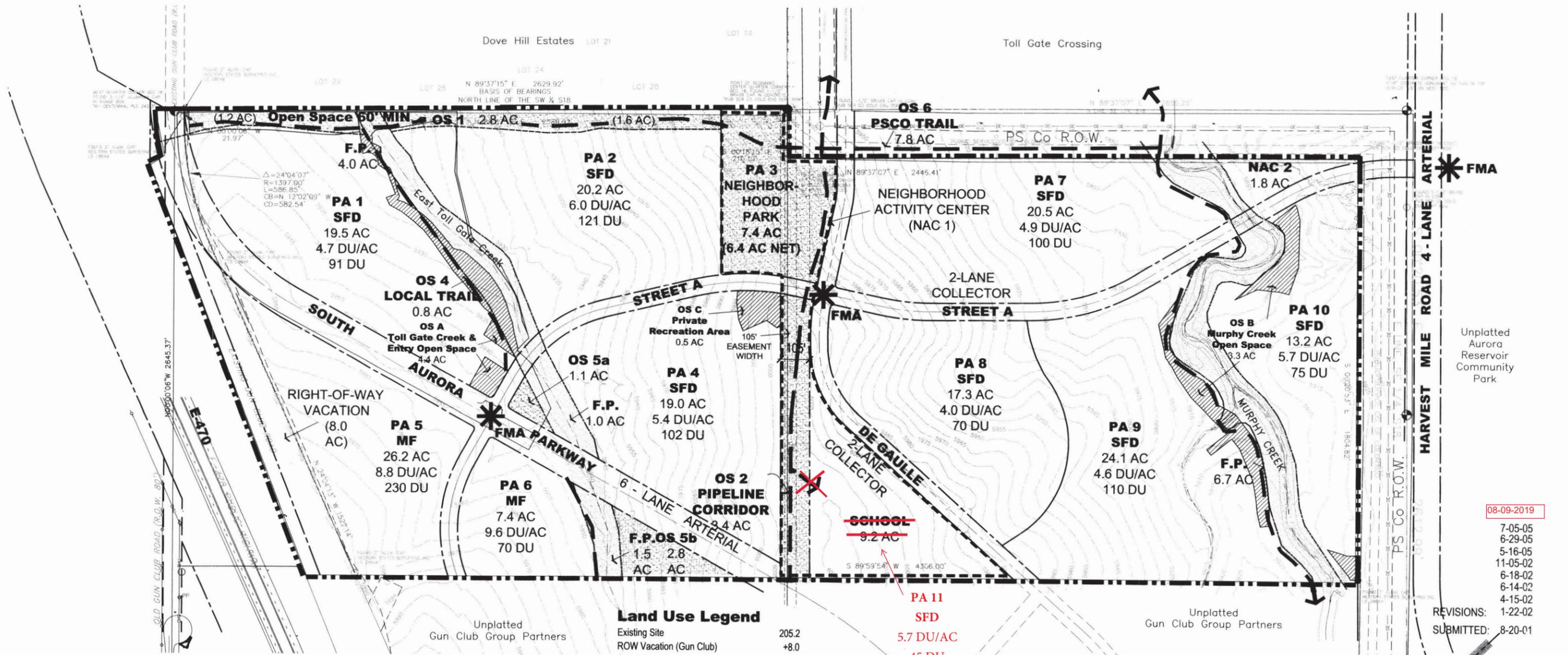


# Sorrel Ranch

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



**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
OPEN SPACE (See detail at right)		17.3	NA	NA
SCHOOL		9.2		
<b>TOTAL</b>		<b>200</b>	<b>4.9</b>	<b>980</b>

**Open Space**

	net ac
OS 1 Buffer-Dove Hill	2.8
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
<b>Open Space Subtotal</b>	<b>10.5</b>
PSCo Trail	7.8
(Open space credit for improving off-site trail.)	
<b>Total Open Space</b>	<b>25.6</b>

**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)

08-09-2019

REVISIONS:

7-05-05
6-29-05
5-16-05
11-05-02
6-18-02
6-14-02
4-15-02
1-22-02
SUBMITTED: 8-20-01

**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

SFD PA 11 7.95 5.7 45

**Sorrel Ranch**  
Framework Development Plan

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

0 100 200 400 600

Scale: 1" = 200'

North

SHEET 1 OF 4

**Neighborhood Park**



**NEIGHBORHOOD PARK FEATURES:**  
 Separate playgrounds for tots and pre-teen  
 Enclosure for portable toilets  
 Picnic Shelter (min 12x12)  
 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	3ac/1000 pop	2.65 persons/du for SFD		
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
<b>Totals</b>	<b>968 du</b>		<b>2430</b>	
<b>TOTAL PARK ACREAGE REQUIRED</b>				<b>7.3</b>

METRO DISTRICT	Projected Population	Acres
Metro District Calculation	2430	
7.8ac/1000 population		X 7.8ac/1000 = 19.0

NON-PARK DEDICATION	1% of Site	2%
1% of Site	200 ac	X 1% = 2
2% of Non-Res.	0 ac	X 2% = 0.0
<b>TOTAL NON-PARK</b>		<b>2.0</b>
<b>TOTAL DEDICATION</b>		<b>21.0</b>

COMMUNITY PARK (CASH-IN-LIEU)	SFD DU	MF DU
SFD DU	668 du X	2.65 = 1770
MF DU	300 du X	2.2 = 660
		X 1.1ac/1000 = 1.95
		X 1.1ac/1000 = 0.73
		<b>2.67</b>

**PREPARED FOR:** DEVELOPER  
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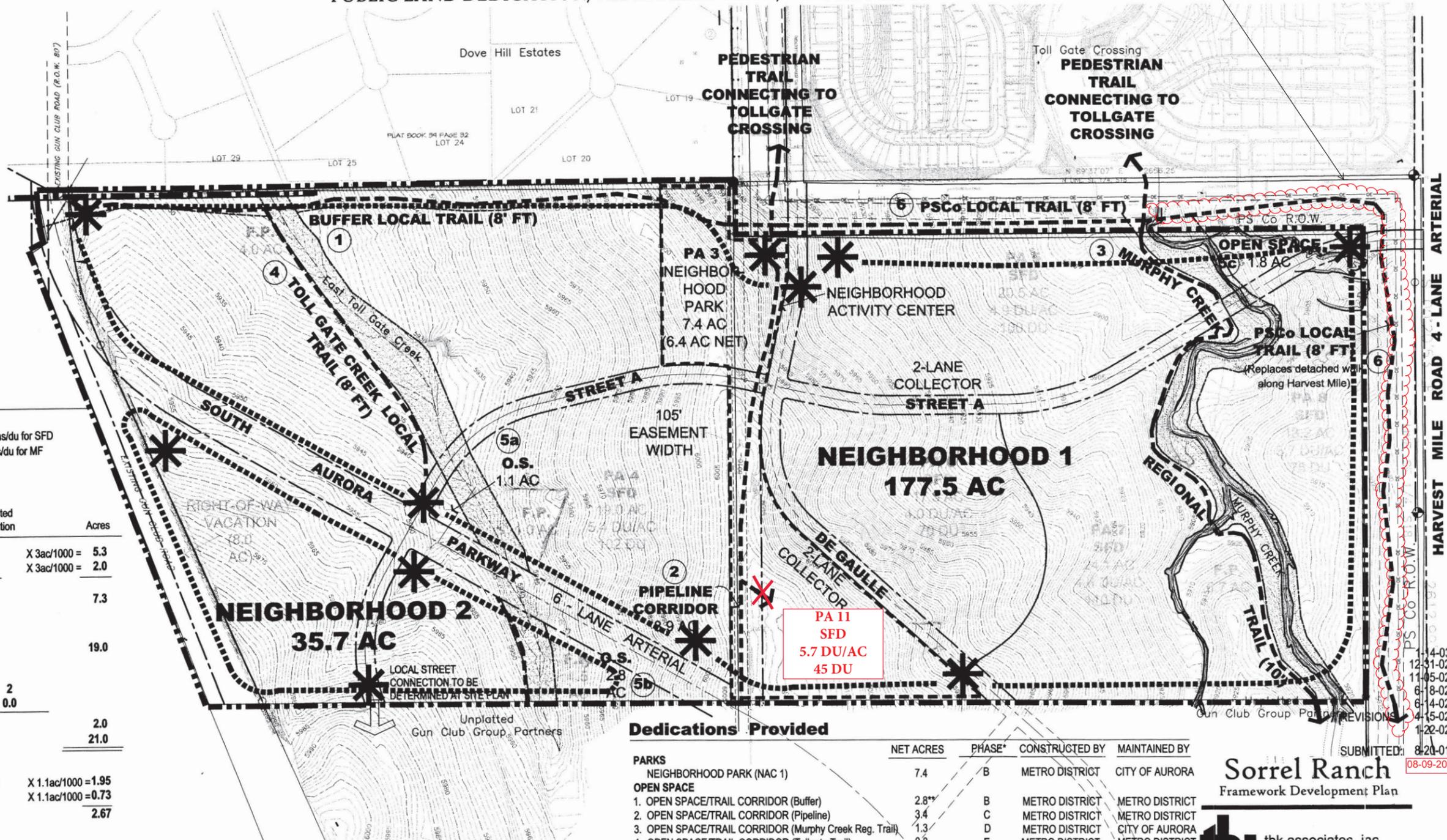
- LEGEND**
- F.P. FLOOD PLAIN
  - O.S. OPEN SPACE
  - P.A. PLANNING AREA
  - PEDESTRIAN CIRCULATION
  - NEIGHBORHOOD ENTRY
  - NEIGHBORHOODS

**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**

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



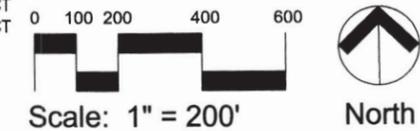
**Dedications Provided**

	NET ACRES	PHASE*	CONSTRUCTED BY	MAINTAINED BY
<b>PARKS</b>				
NEIGHBORHOOD PARK (NAC 1)	7.4	B	METRO DISTRICT	CITY OF AURORA
<b>OPEN SPACE</b>				
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
<b>SUBTOTAL</b>	<b>14.0</b>			
6. PSCo TRAIL***	7.8			
<b>TOTAL NON-PARK ACRES PROVIDED</b>	<b>21.8</b>			

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

**Sorrel Ranch**  
 Framework Development Plan

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



Scale: 1" = 200'  
 NORTH  
 SORREL RANCH CASE NUMBER # 2001-7009-08

REVISIONS  
 1-4-03  
 12-31-02  
 11-05-02  
 6-18-02  
 6-14-02  
 4-15-02  
 1-22-02  
 8-20-01  
 08-09-2019

SHEET 3

SORREL RANCH FDP



### Community Plan

The community plan is shaped by the nature of the site – rolling hills with deeply incised creek corridors – and man-made elements which tie the community to its neighbors:

#### Natural Features

Central Ridge – an open space corridor with an 8-foot local trail;

Toll Gate Creek – an open space corridor with an 8-foot local trail linking residents with the Buffer Trail on the north. The link with South Aurora Parkway gives pedestrian access to Southlands to the south and existing communities to the north.

Murphy Creek – an open space corridor with a 10-foot regional trail and a neighborhood park, affording access to Aurora Reservoir Community Park, an important recreational resource.

#### Man-Made Features

South Aurora Parkway – crossing the southwest corner of the site on the diagonal, linking Sorrel Ranch with Southlands and the regional transportation network. As one of the community's major access points, this arterial is an opportunity for community identity monumentation. A 10-foot detached walk and landscape buffer make it an effective pedestrian corridor.

De Gaulle Street runs north and south through the center of the site, linking the communities to the north and south through Sorrel Ranch and providing access to the school site.

The east-west collector tying South Aurora Parkway with Harvest Mile Road on the east gives access to neighborhoods, trails, neighborhood activity centers and recreational areas.

### LEGEND

1) ENTRY MONUMENTS

- Primary Entry
  - Thematic Open Space Detailing
  - Significant Enhanced Landscape
  - Landscape Berms
- Secondary Entry
  - Thematic Open Space Detailing
  - Accent Landscaping
- Possible Neighborhood Entry
  - Accent Landscaping
  - Open Space Detailing

2) STREETSCAPE DESIGN

Formal Streetscape Treatment (Arterial)

- 40' o.c. Formal Tree Spacing
- Grove Style Planting
- Thematic Fencing and Lighting
- Uniform 10' Detached Walk
- Thematic Bridge Element

Informal Streetscape Treatment (Collector)

- Informal Tree Spacing With Random Group Tree Placement
- Accent Planting Beds
- 5' Detached Walk
- Thematic Fencing and Lighting
- Thematic Bridge Element

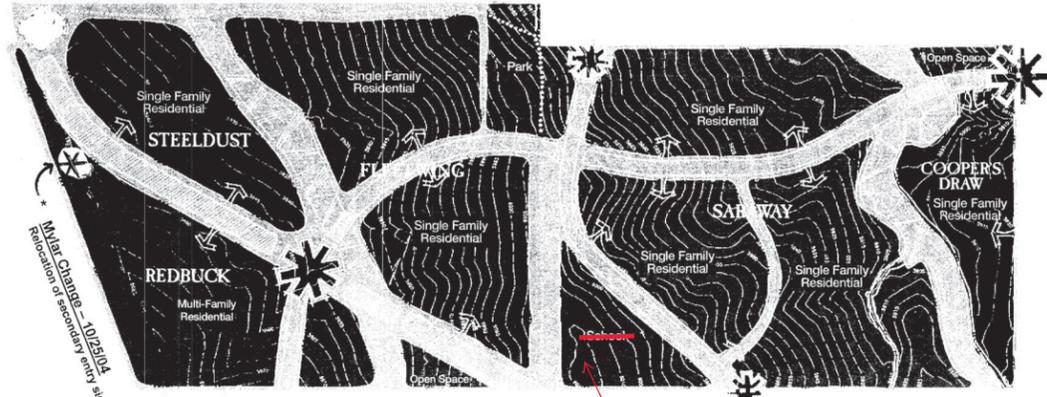
3) COMMUNITY CHARACTER

Regional Trail

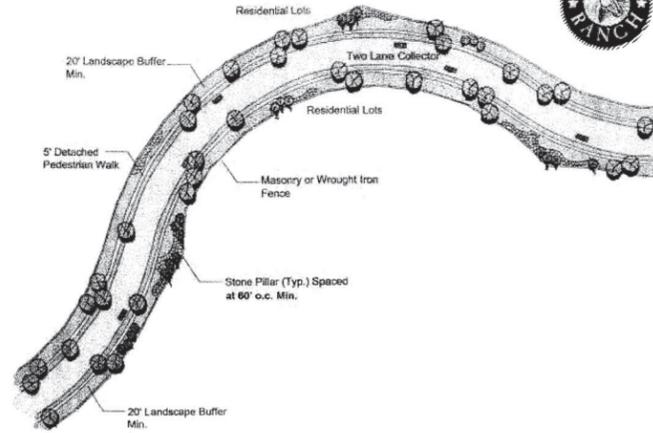
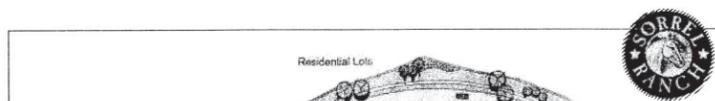
- Native Plant Material
- Pedestrian Circulation
- Open Space Detailing

Neighborhood Parks

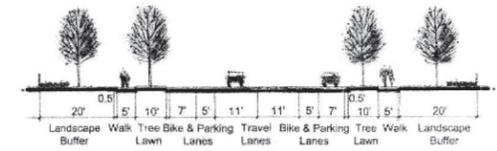
- Art Purpose Feltos
- Insulation Gravel
- Open Space Detailing
- Play Ground Area



Single Family Residential  
AMENDED 08-09-2019



Informal Streetscape plan (collector)  
Two-lane collector  
Scale: 1" = 100'



Two-lane collector elevation  
Scale: 1" = 20'

### Landscape Concept for Informal Streetscape

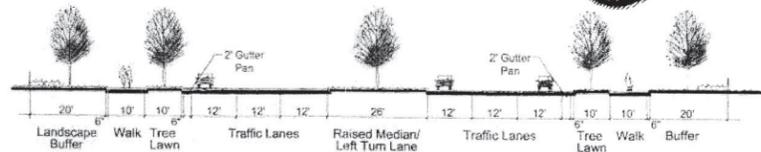
The informal streetscape along collectors has an increased level of detail and plant variety. Wrought iron fencing and stone columns stand in for traditional ranch fencing, and steel-and-stone monument signs announce key entries, reminiscent of Colorado Lifestyles theme.

### Informal Streets

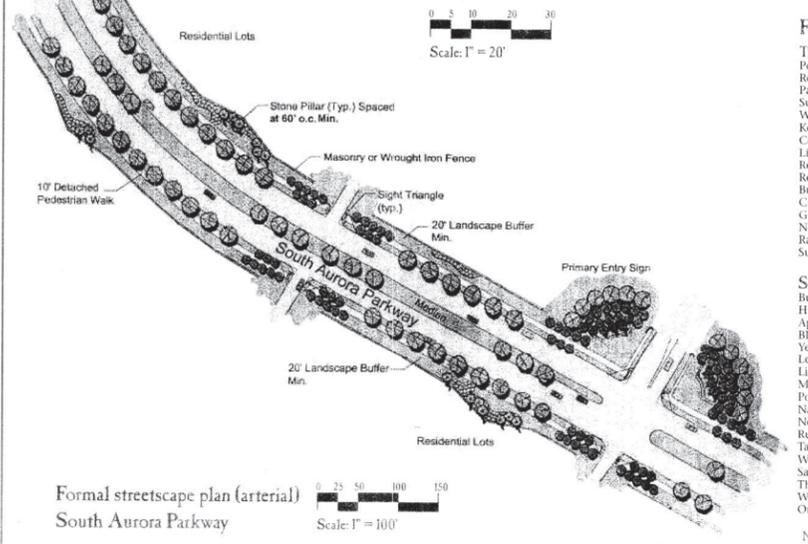
De Gaulle Street and Street A are collector-level streets which have an informal landscape treatment. These streets connect many elements within the community to each other and along these streets are located secondary project entries – "village" identity monuments.

### Informal Landscape Plant Palette

- Trees
- Colorado Spruce
  - Ponderosa Pine
  - Rocky Mountain Juniper
  - Patmore Ash
  - Summit Ash
  - Western Catalpa
  - Common Hackberry
  - Greenspire Linden
  - New Mexico Locust
  - Kentucky Coffee Tree
  - Littleleaf Linden
  - Royal Red Maple
  - Burr Oak
  - Red Sunset Maple
  - Redmond Linden
  - Chokecherry
  - Ginnala Maple
  - Radiant Crabapple
  - Sunac
- 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
  - Weyfaring Tree
  - Ornamental Grasses
- Pinus pungens
- Juniperus scopulorum
  - Fraxinus pennsylvanica 'Patmore'
  - Fraxinus pennsylvanica
  - Catalpa speciosa
  - Celtis occidentalis
  - Tilia cordata 'Greenspire'
  - Robinia neomexicana
  - Gymnocladus dioica
  - Tilia cordata
  - Acer platanoides 'Royal Red'
  - Quercus macrocarpa
  - Acer rubrum 'Red Sunset'
  - Tilia euclora 'Redmond'
  - Prunus virginiana
  - Acer ginnala
  - Malus 'radiant'
  - Rhus glabra
- Juniperus sabina 'Buffalo'
- Juniperus horizontalis 'Hughes'
  - Fallugia paradoxa
  - Caryopteris x clandonensis
  - Ribes aureum
  - Amorpha canescens
  - Syringa vulgaris
  - Cercocarpus ledifolius
  - Potentilla fruticosa
  - Ligustrum vulgare 'Lodense'
  - Viburnum lentago
  - Forestiera neomexicana
  - Cornus stolonifera 'Bailey'
  - Perovskia atriplicifolia
  - Artemisia tridentata
  - Rosa x 'Wimpy Parks'
  - Prunus besseyi
  - Amelanchier alnifolia
  - Spiraea x vanhouttei
  - Acer grandidentatum
  - Viburnum lantana
- Note: Plant material shown is not all inclusive. Other plants may be added from the City of Aurora's provided plant list.



South Aurora Parkway section (six-lane arterial)  
Scale: 1" = 20'



Formal streetscape plan (arterial)  
South Aurora Parkway  
Scale: 1" = 100'

### Landscape Concept for Formal Streetscape

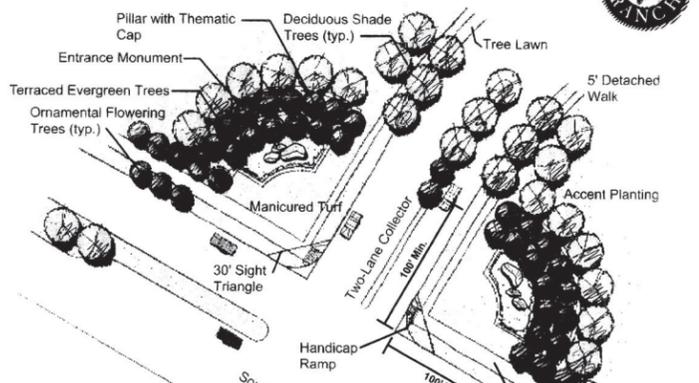
Complementing the Colorado Lifestyles theme inspired by the state's ranching heritage, the formal streetscapes at Sorrel Ranch evoke the way the man-made landscape interacts with the natural one. Avenues of formal street trees refer to the allee-like rows of trees along the drive leading to the ranch house, complemented by orchard-like groves of ornamental trees. Relatively-simple, massed plantings of native shrubs and perennials and native look-alikes complete this concept; the look is a restrained and definitely Western landscape. Wrought iron fencing and stone columns stand in for traditional ranch fencing, and steel-and-stone monument signs announce key entries.

#### Formal Avenues

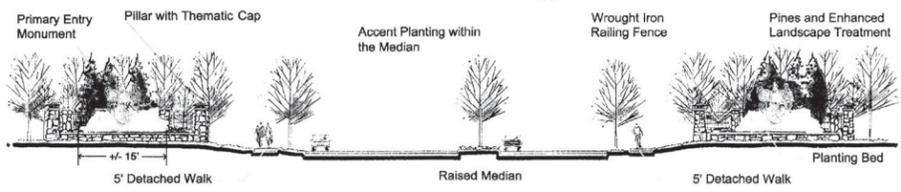
The largest circulation paths – South Aurora Parkway and Harvest Mile Road – are treated as major elements within the landscape, with formal street tree plantings and more intense level of treatment. The points where Street A intersects with these arterials are major project entries.

### Formal Landscape Plant Palette

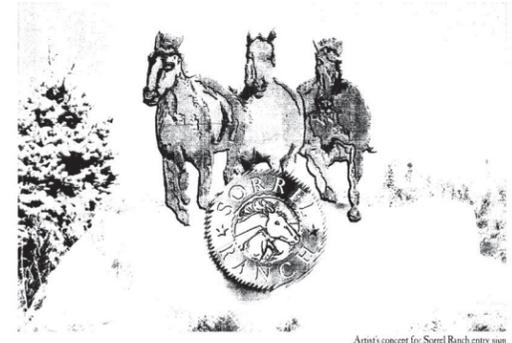
- Trees
- Ponderosa Pine
  - Rocky Mountain Juniper
  - Patmore Ash
  - Summit Ash
  - Western Catalpa
  - Kentucky Coffee Tree
  - Common Hackberry
  - Littleleaf Linden
  - Redmond Linden
  - Red Sunset Maple
  - Burr Oak
  - Chokecherry
  - Ginnala Maple
  - New Mexico Locust
  - Radiant Crabapple
  - Sunac
- Pinus ponderosa
- Juniperus scopulorum
  - Fraxinus pennsylvanica 'Patmore'
  - Fraxinus pennsylvanica
  - Catalpa speciosa
  - Gymnocladus dioica
  - Celtis occidentalis
  - Tilia cordata
  - Tilia euclora 'Redmond'
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  - Quercus macrocarpa
  - Prunus virginiana
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  - Malus 'radiant'
  - Rhus glabra
- Shrubs
- Buffalo Juniper
  - Hughes Juniper
  - Apache Plume
  - Blue Mist Spirea
  - Yellow Currant
  - Leadplant
  - Lilac
  - Mountain Mahogany
  - Potentilla
  - Lodense Privet
  - Nannyberry
  - New Mexican Privet
  - Russian Sage
  - Tall Western Sage
  - Saskatoon Serviceberry
  - Three-leaf Sumac
  - Wayfaring Tree
  - Ornamental Grasses
- Juniperus sabina 'Buffalo'
- Juniperus horizontalis 'Hughes'
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  - Caryopteris x clandonensis
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  - Amorpha canescens
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  - Potentilla fruticosa
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  - Acer grandidentatum
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- Note: Plant material shown is not all inclusive. Other plants may be added from the City of Aurora's provided plant list.



Primary Entry Sign Plan  
Scale: 1" = 60'



Primary Entry Sign Elevation  
Scale: 1" = 20'

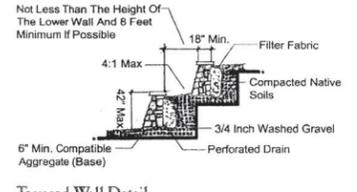


### Main Entry Monuments – Colorado Lifestyles Theme

These entry monuments are located on Harvest Mile Road and South Aurora Parkway. The signs are part of a ranch-style landscape statement combining masonry sign elements, walls, landforms and plantings. The horse figures shall be made of 1/2" steel with a minimum height of 6'-0", overall height of the monument is 12'-0", stones are 5'-0" x 12" to 15" wide. Entry monuments will be illuminated by ground-mounted lighting.

The main entry monument on South Aurora Parkway transitions down to Toll Gate Creek with cultured stone veneer walls tiered down the hillside.

Formal alignments of evergreen and ornamental trees sweep from orchard-like groves on the street around the monument to create unity and enclosure, reinforced by backdrop plantings of major deciduous trees.



Terraced Wall Detail  
Not to scale