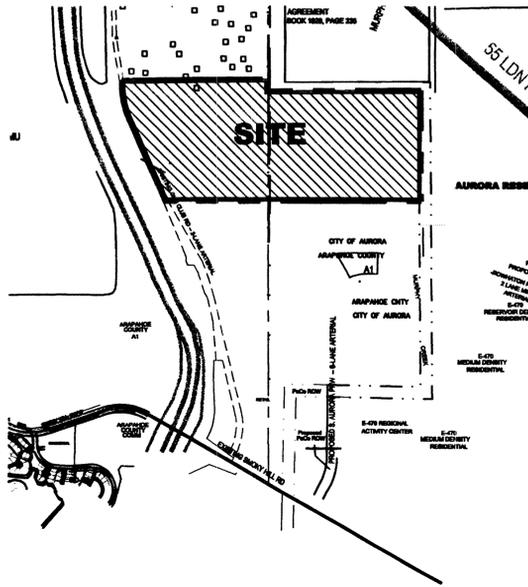


Sorrel Ranch

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



Vicinity Map

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE SOUTH ONE-HALF OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 18, BEING MONUMENTED AT THE WEST ONE-QUARTER CORNER BY A 3-1/4" ALUMINUM CAP IN RANGE BOX - L.S. NO. 24313. AND AT THE CENTER ONE-QUARTER CORNER BY A 1-1/2" BRASS CAP IN STAMPED "PUB SER CO COLO ENG DEPT ROW", CONSIDERED TO BEAR N89°37'15"E A DISTANCE OF 2589.92 FEET.

THIS LEGAL DESCRIPTION WAS PREPARED FROM A SURVEY DONE BY JEHN AND ASSOCIATES DATED FEBRUARY 07, 2001.

BEGINNING AT THE CENTER ONE-QUARTER CORNER OF SAID SECTION 18;

THENCE S00°18'15"E, A DISTANCE OF 210.00 FEET ALONG THE EAST LINE OF SAID SOUTHWEST ONE-QUARTER;

THENCE ALONG THE SOUTHERLY LINE OF A PUBLIC SERVICE COMPANY RIGHT-OF-WAY AND 210.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 18, N89°38'07"E, A DISTANCE OF 2466.41 FEET;

THENCE ALONG THE WESTERLY LINE OF SAID PUBLIC SERVICE COMPANY RIGHT-OF-WAY AND 210.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SOUTHEAST ONE-QUARTER, S00°20'53"E, A DISTANCE OF 1804.82 FEET;

THENCE LEAVING SAID PUBLIC SERVICE COMPANY RIGHT-OF-WAY S89°59'58"W, A DISTANCE OF 4306.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF GUN CLUB ROAD;

THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES;

1. N24°04'13"W, A DISTANCE OF 1522.14 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N65°55'47"E, HAVING A RADIUS OF 1396.99 FEET, A CENTRAL ANGLE OF 24°04'07" AND AN ARC LENGTH OF 586.85 FEET TO A POINT OF TANGENCY;
3. N00°00'06"E, A DISTANCE OF 21.97 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 18;

THENCE ALONG SAID NORTH LINE N89°37'15"E, A DISTANCE OF 2589.92 FEET TO THE POINT OF BEGINNING;

CONTAINING CALCULATED AREA OF 8,938,451 SQUARE FEET OR 205.1986 ACRES.

DALE C. RUSH, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 33204
FOR AND ON BEHALF OF JR ENGINEERING, LLC

STANDARD NOTES

1. TRAFFIC SIGNAL COSTS. OWNER AND/OR DEVELOPERS ARE RESPONSIBLE FOR 100 PERCENT OF SIGNAL COSTS FOR INTERIOR INTERSECTIONS. THE COST OF SIGNALS AT PERIMETER INTERSECTIONS WILL BE PRORATED. SIGNAL LOCATIONS AND COST SHARING WILL BE DETERMINED AT CONTEXTUAL SITE PLAN.
2. STREET LIGHTS. STREETLIGHTS MUST BE CONSTRUCTED ALONG ALL PUBLIC STREETS AS REQUIRED BY CITY CODE SECTION 126-236.
3. ARCHEOLOGICAL FINDS. THE OWNER, DEVELOPER AND/OR CONTRACTORS WILL NOTIFY THE CITY IF ARCHEOLOGICAL ARTIFACTS ARE UNCOVERED DURING CONSTRUCTION.
4. PARKS. NEIGHBORHOOD PARK SITES SHALL NOT EXCEED 3 PERCENT MAXIMUM FINISHED GRADES.
5. RESIDENTIAL DENSITY REDUCTIONS. THE DEVELOPER HAS THE RIGHT TO BUILD AT A LOWER RESIDENTIAL DENSITY IN ANY MAP AREA PROVIDED THE CITY HAS DETERMINED THAT THE USE IS PERMITTED AND COMPATIBLE WITH SURROUNDING LAND USES. A FINDING OF COMPATIBILITY WILL BE DETERMINED AT THE TIME OF CSP REVIEW. THIS REDUCTION SHALL BE CONSIDERED AN ADMINISTRATIVE FDP AMENDMENT.
6. MASTER DRAINAGE PLAN. NO SUBDIVISION SHALL BE APPROVED PRIOR TO THE CITY'S APPROVAL OF THE MASTER DRAINAGE PLAN. IN THE EVENT OF ANY PLAN CONFLICTS WITH THE FDP, INCLUDING, BUT NOT LIMITED TO, THE SIZE, LOCATION AND REGIONAL DETENTION PONDS AND/OR DRAINAGE WAY LOCATIONS, CROSS SECTIONS AND WIDTHS, THE MASTER DRAINAGE PLAN, AS APPROVED BY THE CITY, SHALL GOVERN. DRAINAGE PONDS DROP STRUCTURES AND OTHER FACILITIES ARE SUBJECT TO CSP REVIEW.
7. 404 PERMIT. THE DEVELOPER IS RESPONSIBLE TO COMPLY WITH ANY REQUIREMENTS OF THE ARMY CORPS OF ENGINEERS (IF ANY) WITH REGARDS TO 404 PERMITTING AND WETLANDS MITIGATION.
8. EMERGENCY ACCESS. THE DEVELOPER SHALL PROVIDE TWO POINTS OF PAVED EMERGENCY ACCESS AND A LOOPED WATER SUPPLY TO EACH PHASE OF THE DEVELOPMENT AS APPROVED BY THE CITY. THE DEVELOPER SHALL PROVIDE EMERGENCY CROSSINGS THAT MEET ALL CITY STANDARDS. THE DEVELOPER/APPLICANT IS REQUIRED TO PROVIDE ALL OFFSITE ROADWAYS NECESSARY TO PROVIDE THE TWO DISTINCT POINTS OF ACCESS TO THE OVERALL SITE.
9. THE MASTER UTILITY STUDY, MASTER DRAINAGE STUDY AND MASTER TRANSPORTATION STUDY ARE INCORPORATED AS A PART OF THE FDP. FINAL APPROVAL OF THESE DOCUMENTS IS REQUIRED BEFORE ACCEPTANCE OF AN APPLICATION FOR THE FIRST CSP WITHIN THE PROJECT.
10. LANDSCAPING STANDARDS. UNLESS OTHERWISE NOTED HEREIN IN A WAIVER, THE LANDSCAPING STANDARDS OUTLINED IN ARTICLE 14 OF THE ZONING CODE APPLY TO THIS FDP. WHERE THE STANDARDS OUTLINED IN ARTICLE 14 CONFLICT WITH STANDARDS WITHIN THIS FDP, THE MORE RESTRICTIVE SHALL APPLY.
11. TITLE32 METROPOLITAN DISTRICT STANDARDS. CITY OF AURORA RESOLUTION R2000-36 OUTLINES STANDARDS FOR METROPOLITAN DISTRICTS. THE STANDARDS SUPERCEDE THOSE OUTLINED IN THE AURORA ZONING CODE. ADDITIONAL STANDARDS ARE OUTLINED IN THIS FDP, INCLUDING COMMUNITY DESIGN STANDARDS, PARK AND OPEN SPACE DEDICATION, PHASING, AND THEME COMMUNITY ARCHITECTURE. WHERE THESE STANDARDS EXCEED ZONING CODE STANDARDS, THE MOST RESTRICTIVE SHALL APPLY.
12. FUTURE AMENDMENTS. ANY FUTURE AMENDMENTS TO ARCHITECTURE, LANDSCAPE ARCHITECTURE AND OTHER URBAN DESIGN STANDARDS AND RELATED DRAWINGS MUST DEMONSTRATE AN EQUAL OR BETTER QUALITY THAN THE APPROVED FDP STANDARDS.
13. MULTI-FAMILY BUILDINGS WHICH HAVE AT LEAST ONE SECOND-FLOOR LIVING UNIT WHICH OVERLAPS A GROUND FLOOR LIVING UNIT ARE CONSIDERED APARTMENTS; THE OVERLAP OF LIVING UNITS IS NOT REQUIRED TO BE 100% OF ITS BUILDINGS HAVING UNIT. A MULTI-FAMILY COMMUNITY WITH AT LEAST 25 STACKED UNITS IS CONSIDERED AN APARTMENT COMMUNITY. PARKING REQUIREMENTS FOR SUCH COMMUNITIES ARE THOSE FOR APARTMENTS IN THE AURORA CODE: A MINIMUM OF ONE SPACE PER DWELLING UNIT, WITH 40 PARKING TO BE IN GARAGES AND 50% OF THOSE GARAGES TO BE ATTACHED TO A RESIDENTIAL STRUCTURE.

14. IN THE EVENT THE DEVELOPER ENTERS INTO AN AGREEMENT WITH THE SOUTH AURORA REGIONAL INFRASTRUCTURE AUTHORITY (SARIA) BOARD TO MAKE A \$1 MILLION CONTRIBUTION TO THE CONSTRUCTION OF HARVEST MILE ROAD AND MAKES PAYMENT AS REQUIRED BY SUCH AGREEMENT NO LATER THAN SEPTEMBER 30, 2018, THEN THE DEVELOPER'S OBLIGATION FOR HARVEST MILE ROAD IMPROVEMENTS WILL HAVE BEEN FULLY AND COMPLETELY SATISFIED FOR THAT PORTION OF HARVES MILE ROAD SOUTH OF EAST ALEXANDER DRIVE (ROAD A), AS THE SAME IS DEPICTED ON THE MAPPING FOR PHASE E.

APPROVALS

This Framework Development Plan and any amendments hereto, upon approval by the City of Aurora and recorded, shall be binding upon the applicants therefore, their successors and assigns. This Plan shall limit and control the approval of all future site plans, and shall restrict and limit the location, use, occupancy, and/or design of all land and structures within this Plan to all conditions, requirements, locations and limitations set forth herein. Abandonment, withdrawal or amendment of this Plan may be permitted only upon approval of the City of Aurora.

JAMES COMPANY
OWNER
By: Daniel Wenzinger EVP Operations 3/7/03
Authorized Signatory Date

NOTARIAL
State of Colorado)
County of Arapahoe) SS
In witness thereof Daniel Wenzinger as EVP Operations
for James Company has hereunto placed his hand and seal this
7th day of March A.D., 2002: 2003

My Commission Expires: 6-20-05
Residing at: 310 S. 41st St, Boulder, CO 80305
Notary Public: Candice E. Shaffer



City of Aurora Approvals
City Attorney: Edmund Wenzinger
Planning Director: Christine M. Bolker 3-26-03

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

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

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

Sorrel Ranch

Framework Development Plan

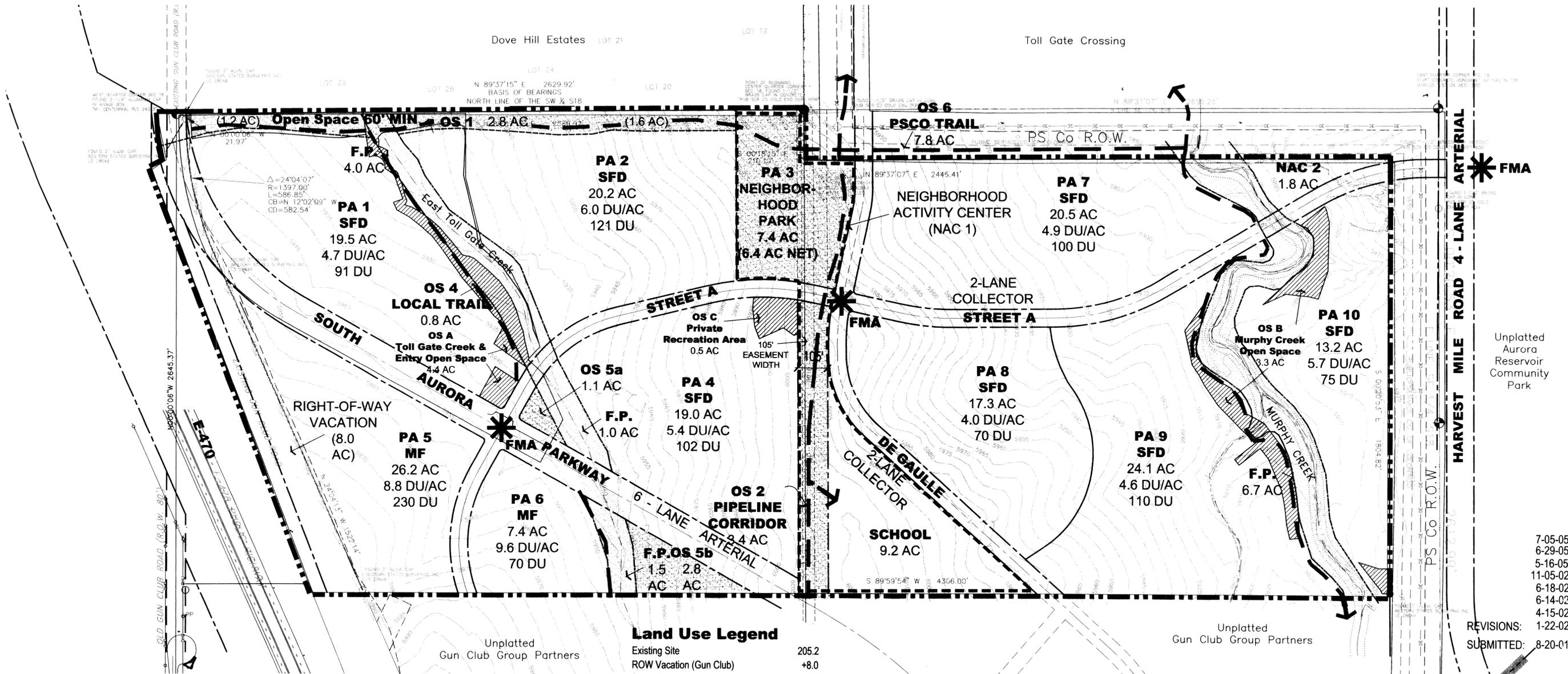
REVISIONS:
SUBMITTED: 11/6/2002



COVER SHEET
SORREL RANCH CASE # 2001-7009-00

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		
TOTAL		200	4.9	980

Open Space

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
Open Space Subtotal	10.5

Open Space w/in Planning Areas

Open Space w/in Planning Areas	Acres
OS A Tollgate Creek & Entry (PA 1)	4.4
OS B Murphy Creek (PA 9 & 10)	3.3
OS C Private Recreation Area (PA 4)	0.5
Subtotal	8.2

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)

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
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303-443-6666
MELINDA BARTLETT

PREPARED BY: PLANNER
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ED HYATT

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303-740-9393
KURTIS WILLIAMS

LEGEND

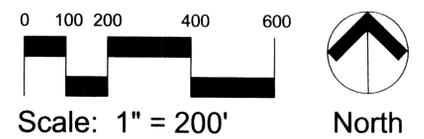
F.P.	FLOOD PLAIN
O.S.	OPEN SPACE
P.A.	PLANNING AREA
FMA	FULL MOVEMENT ACCESS

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

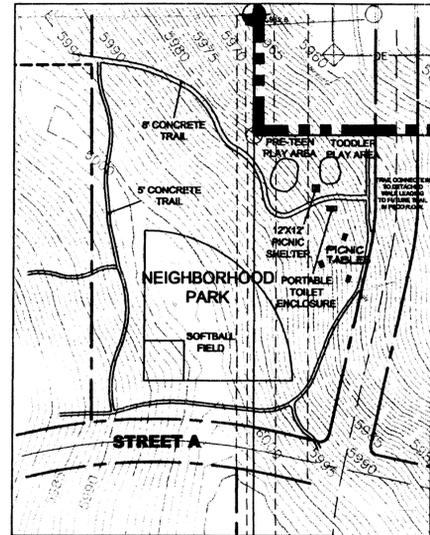
Sorrel Ranch

Framework Development Plan

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



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	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
Totals	968 du		2430	7.3
TOTAL PARK ACREAGE REQUIRED				7.3

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% of Non-Res.
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	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
		2.67

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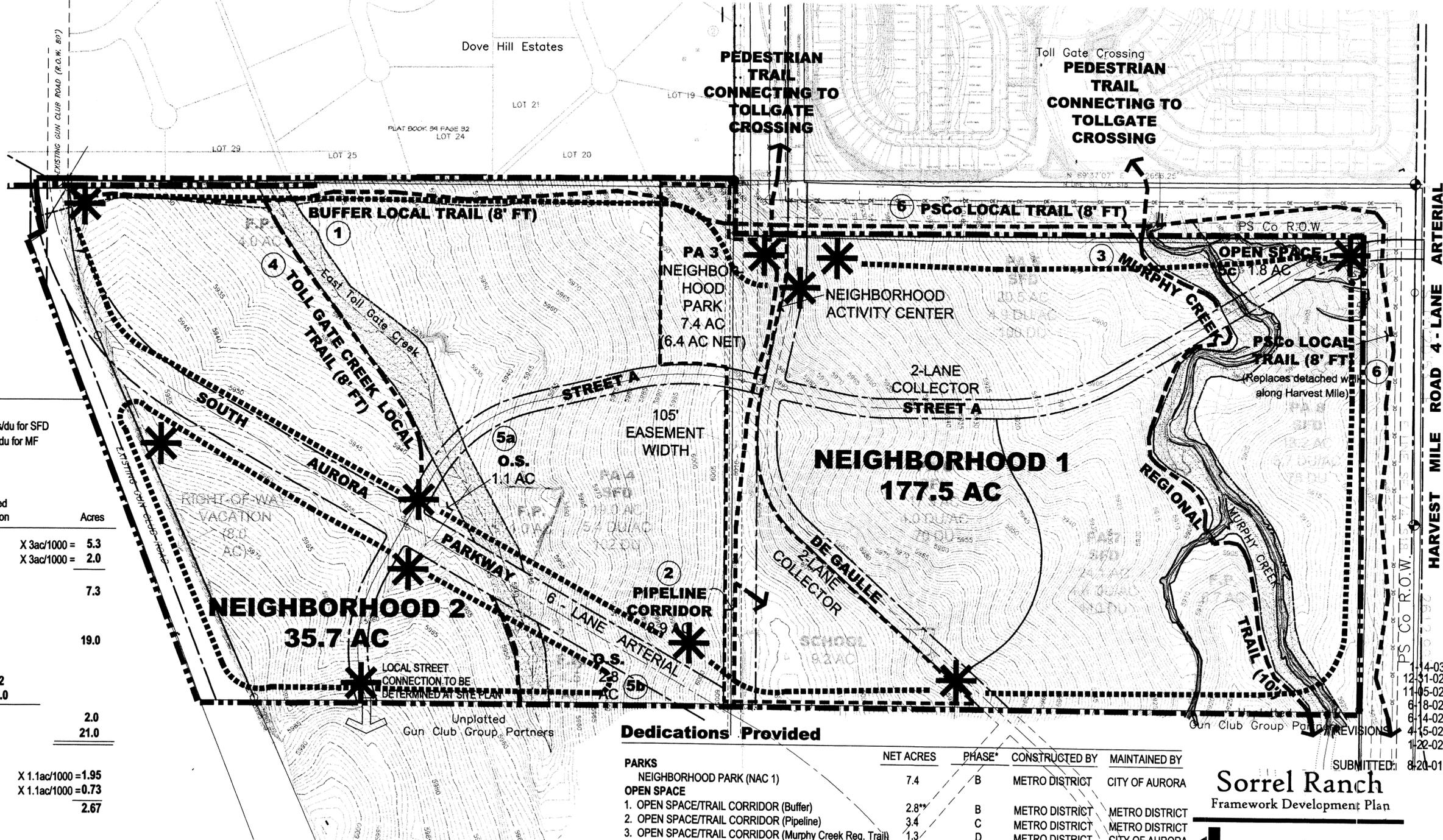
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- LEGEND**
- F.P. FLOOD PLAIN
 - O.S. OPEN SPACE
 - P.A. PLANNING AREA
 - PEDESTRIAN CIRCULATION
 - * NEIGHBORHOOD ENTRY
 - NEIGHBORHOODS

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



Dedications Provided

PARKS	NET ACRES	PHASE*	CONSTRUCTED BY	MAINTAINED BY
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 APPROX. 2 AC FOR WATER QUALITY PONDS
 *** OPEN SPACE CREDIT FOR IMPROVING OFF-SITE TRAIL.

SUBMITTED: 8-20-01

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

SORREL RANCH CASE NUMBER # 2001-7009-00

**SORREL RANCH
FDP URBAN DESIGN STANDARDS MATRIX**

Special Urban Design Feature	Brief Description of the Feature	Location of the Standards in the Application Package
1. Entry Monumentation	Monumentation at entries to property, intersections of east-west collector with South Aurora Parkway and Harvest Mile Road, each "design neighborhood" ¹	Illustrations and text in design theme section, sheets 5 (Community Plan), 8 (Primary Entry Sign), 9 (Secondary and Neighborhood Entry Signs)
2. Retaining Walls - at Entry Monuments - All other conditions	Stone gravity walls or stone-faced CMU walls with stone or pre-cast tinted concrete caps ² In addition to above wall, an interlocking concrete retaining wall system may be used.	Drawing on sheet 8, design theme section Not illustrated
3. Fence & Privacy Walls	Along arterials & collectors: wrought-iron with stone columns ³ , CMU faced with stucco front and back with stone or tinted concrete cap, or panelized masonry wall or a combination of these	Drawings on sheet 12, design theme section
4. Lighting Standards	Arts & Crafts style fixtures for pedestrian lighting in neighborhood park (or as approved by Parks and Open Space Department); downcast accent lights on walks both sides of box culvert bridges; ground-mounted uprights on monument signs	Light fixtures not illustrated
5. Paving Standards	Aurora standards for streets and walks	See Aurora standards
6. Street Furniture Standards	Arts & Crafts style benches and waste receptacles in neighborhood park or as approved by Parks and Open Space Department;	Street furniture not illustrated
7. Signage Standards	Standardized logo, type face and colors for monument signs, combined with different mountings for each sign type	See sheets 5, 7 & 10, design theme section
8. Special Neighborhood Concepts	The Community Plan (sheet 5, design theme section) shows design neighborhoods with different product types in each; architectural styles may be combined within each neighborhood.	See sheet 5 in design theme section
9. Special Facilities & Structures	<ul style="list-style-type: none"> o Box culvert bridges at creek crossings, featuring pedestrian underpasses & stone and concrete veneers for aesthetic appeal o Murphy Creek Regional Trail – 10' concrete trail connecting to a similar north and south. o Toll Gate Creek Local Trail – 8' concrete trail providing connections for residents. 	See sheet 11, design theme section See Pedestrian Connections sheet in FDP drawings
10. Other		

The design standards listed in this matrix implement the design themes of the FDP and are intended to complement and exceed E-470 and other ordinance standards. Unless a waiver has been specifically requested and granted, if a conflict should exist between any specific provisions of this matrix and any other ordinance standards, the ordinance standards shall govern.

All the photos and illustrations referenced by this matrix are illustrative on the level of design quality required by this FDP. Final designs to be submitted at the Contextual Site Plan level will not necessarily duplicate the illustrations, but will contain the same themes as shown, and will be at the same or higher level of design quality, extent, and detail.

¹ "Design neighborhood" refers to areas of different product types, as shown on Sheet 3 in design theme booklet
² "Stone" may be natural stone or cultured stone, either solid or as a veneer.
³ Steel or aluminum pickets with steel straps or bars top and bottom, painted black or anodized

**SORREL RANCH
FDP Landscape Design Standards Matrix**

Special Urban Design Feature	Brief Description of the Feature	Location of the Standards in the Application Package
1. Overall landscape concept and palette of plant materials used to carry it out.	<p>Largest circulation paths – South Aurora Parkway and Harvest Mile Road – are treated as major elements in the landscape with formal tree plantings and unique treatment. The points where the east-west collector intersects these arterials are major project entries.</p> <p>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 allée-like rows of trees along the country drives, 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.</p> <p>The east-west collector and De Gaulle have a less formal streetscape with 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.</p>	Illustrations and text in design theme section, sheets 6 & 7.
2. Landscape design at entry monuments and key entry points.	<p>At primary entries, semi-circular bands frame each entry symmetrically. Formal groves of ornamental trees form the space where the sign is located, backed by taller evergreens. Blue Spruce or Ponderosa Pine. Each entry sign sits in a planter with evergreen and deciduous shrubs. At the primary entry on South Aurora Parkway, terraced walls step down the slope to Tollgate Creek.</p> <p>At secondary and neighborhood entries, smaller scale monument signs are installed in planting beds at grade.</p>	Illustrations and text in design theme section, sheets 5 (Community Plan), 8 (Primary Entry Sign), 9 (Secondary and Neighborhood Entry Signs)
3. Landscape standards along E-470	Buffer plantings (1 tree and 15 shrubs per 30 feet) in a 30 foot landscape buffer or masonry wall and 15 foot landscape buffer.	Not illustrated
4. Landscape standards along arterial and collector roads	Street trees – 30 ft on center, ornamental trees – 20 ft on center Buffer – 20 ft wide, 1 tree, 10 shrubs / 3000 SF	Illustration and text in design theme section, sheets 6 & 7.
5. Landscape standards along local roadways	Street trees – 40 ft on center.	Not illustrated
6. Landscape standards in public gathering places	The Neighborhood Park will have turf for playing fields and picnic areas; buffers along public streets, in addition to standard streetscape, will have a 20-foot buffer planted with 1 tree and 10 shrubs per 3000 SF.	Illustrations and text in design theme section, sheets 6, 7 & 10.
7. Landscape standards at detention/retention ponds and water features	Bottoms of water-quality ponds will have wetlands plants, such as cattails, as appropriate; rip-rapped slopes are discouraged; emphasis is on drought-tolerant, low-maintenance grasses in detention ponds, water quality ponds and along Toll Gate Creek and Murphy Creek.	Not illustrated
8. Landscape buffers at parks, open space and drainage	Buffers along public streets, in addition to standard streetscape, will have a 20-foot buffer planted with 1 tree and 10 shrubs per 3000 SF; buffer adjacent to single-family dwellings will be 1 tree per 40 feet; there will be no buffers adjacent to Toll Gate Creek and Murphy Creek because of natural landscape (and none are required).	Illustration and text in design theme section, sheets 6, 7.
9. Special standards for residential lots. (If residential backyards border open space or parks, indicate special standards)	<p>Homebuyers and builders will be encouraged to use traditional Colorado landscape species in keeping with the Craftsman and cottage architectural styles. These includes species such as Chokecherry, Redbud, Crabapple, Catalpa, Sumacs, Vanhoutte Spirea, Lilac, American Cranberry Bush, Catmint, Sage, Iris, Penstemons, Coneflower, and California Poppy.</p> <p>There will be 3- or 2-rail open fence for all lot lines adjacent to open space.</p>	Plant list in design theme section, sheet 6 & 7. Design theme section, sheet 12.
10. Landscape integration at retaining walls	Retaining walls will be used mainly at the primary entry monument on South Aurora Parkway and are an integral part of the design. Terraces will be planted with evergreen and deciduous shrubs.	Illustrations and text in design theme section, sheet 8 (Primary Entry Sign)
11. Landscape standards at special facilities	At bridges over Toll Gate Creek and Murphy Creek, plantings will accent bridge structure and control pedestrian traffic. Plantings to be 1 tree, 10 shrubs / 3000 SF.	
10. Buffer and setback exemptions for traditional street frontages	Not applicable	

The design standards listed in this matrix implement the design themes of the FDP and are intended to complement and exceed E-470 and other ordinance standards. Unless a waiver has been specifically requested and granted, if a conflict should exist between any specific provisions of this matrix and any other ordinance standards, the ordinance standards shall govern.

All the photos and illustrations referenced by this matrix are illustrative on the level of design quality required by this FDP. Final designs to be submitted at the Contextual Site Plan level will not necessarily duplicate the illustrations, but will contain the same themes as shown, and will be at the same or higher level of design quality, extent, and detail.

**SORREL RANCH
FDP ARCHITECTURAL DESIGN STANDARDS MATRIX**

Architectural Design Standard	Brief Description of the Feature	Location of the Standards in the Application Package
Residential Design		
Residential Materials Palette	See Design Theme Book	p. 24
Residential Color Palette	See Design Theme Book	p. 24
Residential Architectural Styles	See Design Theme Book	p.13-23
Residential Architectural Features	See Design Theme Book	p. 14-23
Commercial Design		
Commercial Materials Palette	N/A	N/A
Commercial Color Palette	N/A	N/A
Commercial Architectural Styles	N/A	N/A
Commercial Architectural Features	N/A	N/A
Office Design		
Office Materials Palette	N/A	N/A
Office Color Palette	N/A	N/A
Office Architectural Styles	N/A	N/A
Office Architectural Features	N/A	N/A
Industrial Design		
Industrial Materials Palette	N/A	N/A
Industrial Color Palette	N/A	N/A
Industrial Architectural Styles	N/A	N/A
Industrial Architectural Features	N/A	N/A

The design standards listed in this matrix implement the design themes of the FDP and are intended to complement and exceed E-470 and other ordinance standards. Unless a waiver has been specifically requested and granted, if a conflict should exist between any specific provisions of this matrix and any other ordinance standards, the ordinance standards shall govern.

All the photos and illustrations referenced by this matrix are illustrative on the level of design quality required by this FDP. Final designs to be submitted at the Contextual Site Plan level will not necessarily duplicate the illustrations, but will contain the same themes as shown, and will be at the same or higher level of design quality, extent, and detail.



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.

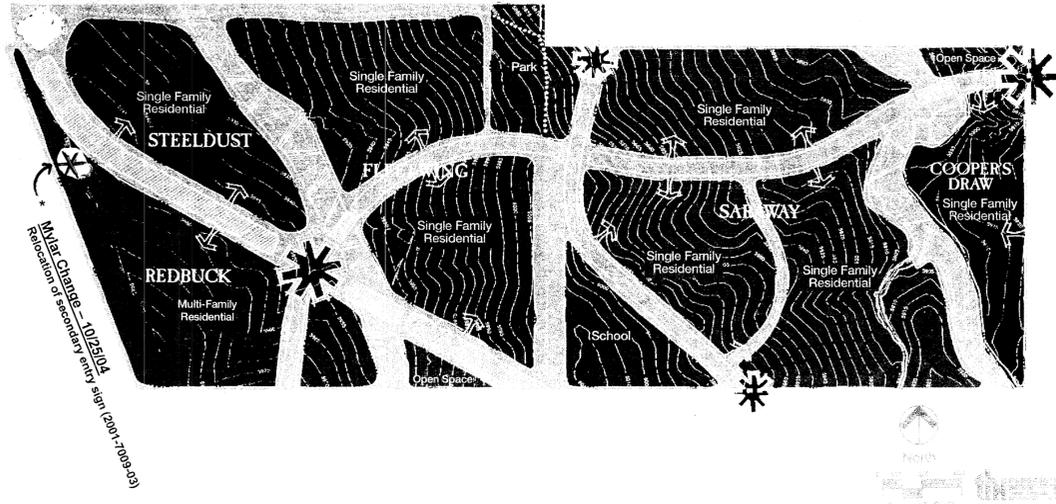
Murphy Creek - an open space corridor with a 10-foot regional trail and a neighborhood park, affording access to Aurora Reservoir Community Park, an important recreational resource.

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 Barms
 - 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
 - Wide 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
 - Accommodate Pet Use
 - Residential Character
 - Open Space Detailing
 - Play Ground Area

Landscape Concept for Informal Streetscape

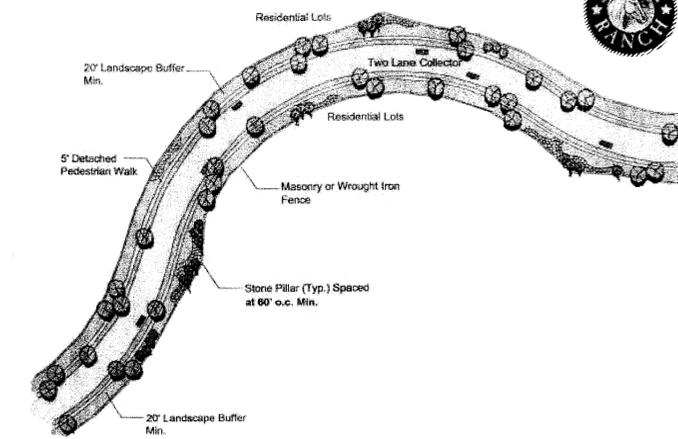
The informal streetscape along collectors has an increased level of detail and plant variety. Wrought iron fencing and stone columns stand in for traditional ranch fencing, and steel-and-stone monument signs announce key entries, reminiscent of Colorado Lifestyles theme.

Informal Streets

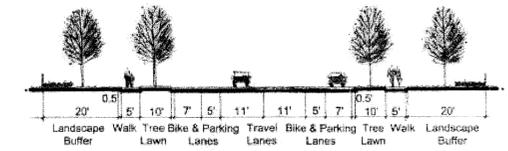
De Gaulle Street and Street A are collector-level streets which have an informal landscape treatment. These streets connect many elements within the community to each other and along these streets are located secondary project entries - "village" identity monuments.

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
 - Gymnocladus dioica
 - Tilia cordata
 - Acer platanoides 'royal red'
 - Royal Red Maple
 - Quercus macrocarpa
 - Red Sunset Maple
 - Redmond Linden
 - Chokecherry
 - Ginnala Maple
 - Radiant Crabapple
 - Sumac
- 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



Informal Streetscape plan (collector) Two-lane collector



Two-lane collector elevation

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 allée-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.

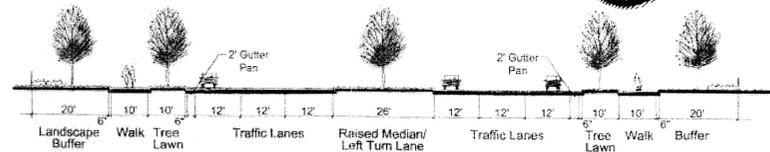
Formal Avenues

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.

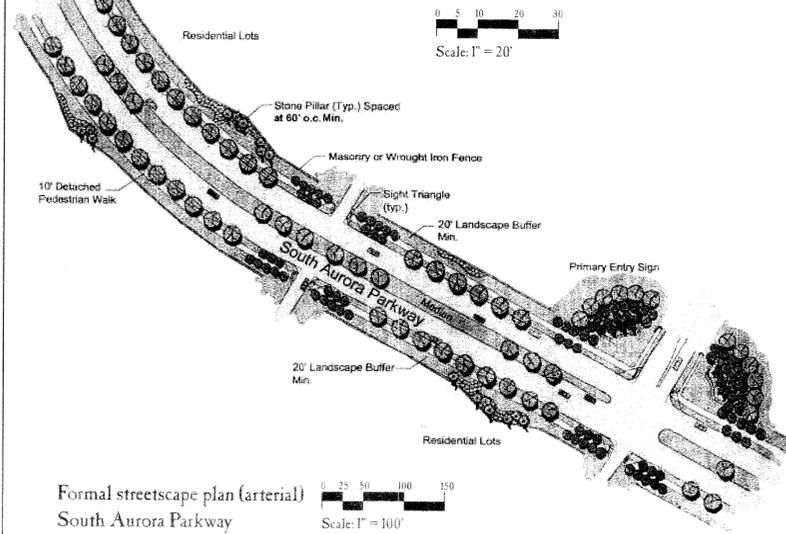
Formal Landscape Plant Palette

- Trees
 - Pinus ponderosa
 - Juniperus scopulorum
 - Fraxinus pennsylvanica 'Patmore'
 - Fraxinus pennsylvanica
 - Catalpa speciosa
 - Gymnocladus dioica
 - Celtis occidentalis
 - Tilia cordata
 - Tilia euclora 'Redmond'
 - Acer rubrum 'red sunset'
 - Quercus macrocarpa
 - Prunus virginiana
 - Acer ginnala
 - Robinia neomexicana
 - Malus 'radiant'
 - Rhus glabra
- Shrubs
 - Juniperus sabina 'Buffalo'
 - Juniperus horizontalis 'Hughes'
 - Fallugia paradoxa
 - Caryopteris x clandonensis
 - Viburnum lentago
 - Syringa vulgaris
 - Cercocarpus ledifolius
 - Potentilla fruticosa
 - Viburnum lentago
 - Forestiera neomexicana
 - Perovskia atriplicifolia
 - Artemisia tridentata
 - Prunus besseyi
 - Amelanchier alnifolia
 - Rhus trilobata
 - Viburnum lantana

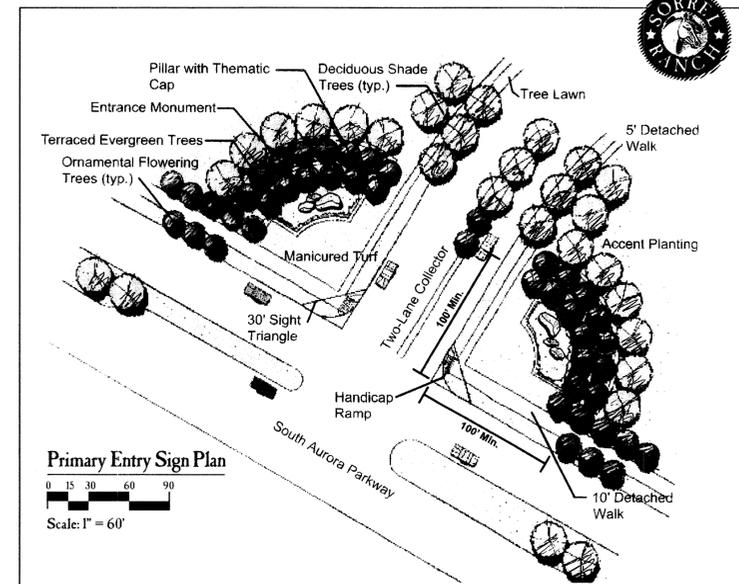
Note: Plant material shown is not all inclusive. Other plants may be added from the City of Aurora's provided plant list.



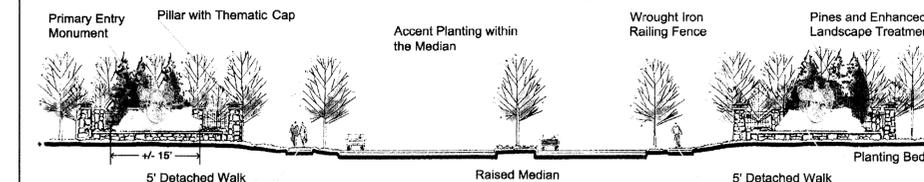
South Aurora Parkway section (six-lane arterial)



Formal streetscape plan (arterial) South Aurora Parkway



Primary Entry Sign Plan



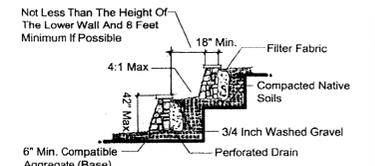
Primary Entry Sign Elevation

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



6" Diameter Steel Medallion

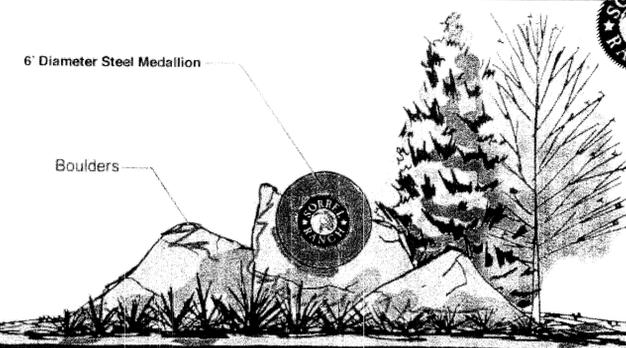
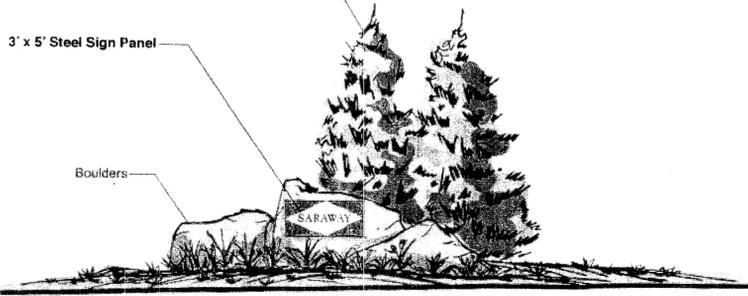
Boulders

Secondary entry sign

Scale: 1" = 5'

Enhanced Landscape Treatment

This monument shall be made of a 1/2" steel and 1/2" aluminum sign with a minimum diameter of 6", applied to a stone arrangement with a minimum width of 10' and height of 7'. Illuminated by ground-mounted lighting.

3' x 5' Steel Sign Panel

Boulders

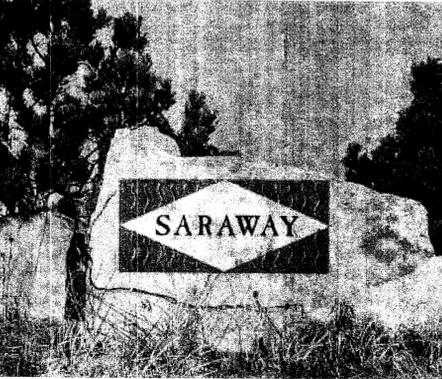
Neighborhood entry sign

Scale: 1" = 5'

This monument shall be made of a 1/2" steel and 1/2" aluminum sign with a minimum width of 5' and height of 2'-4", applied to an arrangement of stones with a minimum width of 7' and height of 6'. Illuminated by ground-mounted lighting.




Artist's concept for Sorrel Ranch secondary entry sign



Artist's concept for Sorrel Ranch neighborhood sign



Neighborhood Park - 6 acre net

- Playground
- Parking
- Trails
- Athletic fields

To be built as indicated on the phasing plan



Local Trail

Playground

Parking

Pedestrian Trail

Pedestrian Trail

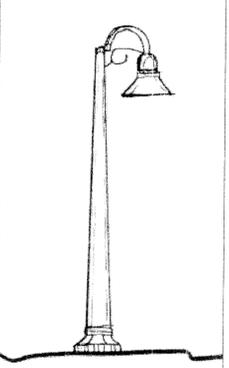
Two-Lane Collector

Scale: 1" = 100'



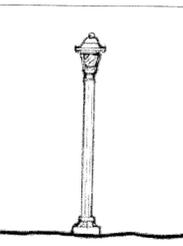
Pedestrian Lighting at Primary Pathways

Pole Height: 8' 10"



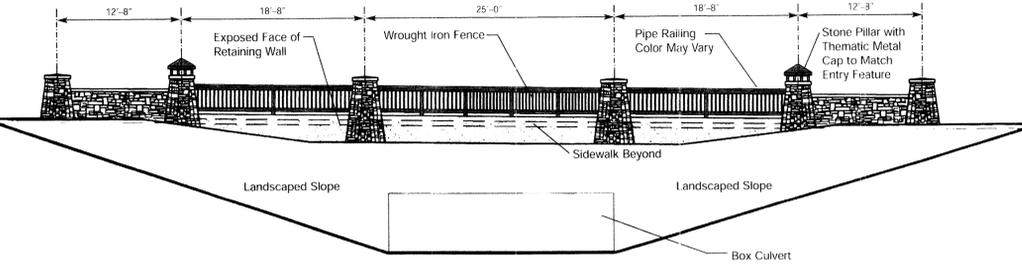
Secondary Pedestrian Lighting

Pole Height: 5' 6"

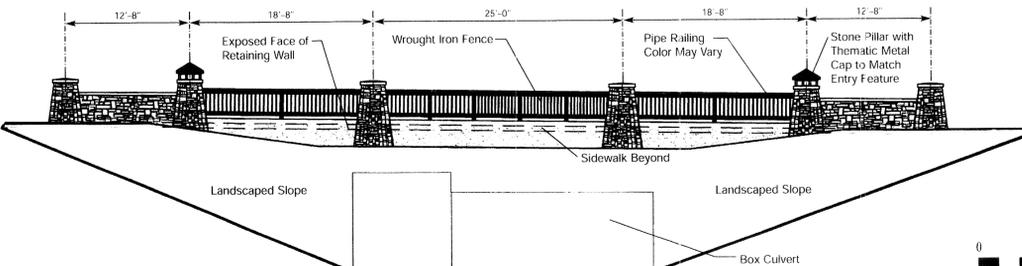



Box Culvert Bridge - Tollgate Creek Bridge - South Aurora Parkway

Box culverts shall be enhanced by cultured or natural stone veneer and scored concrete. These culverts shall be used where streets cross Tollgate Creek and Murphy Creek.



Murphy Creek Bridge

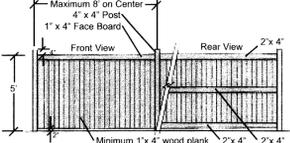


Scale: 1" = 1'



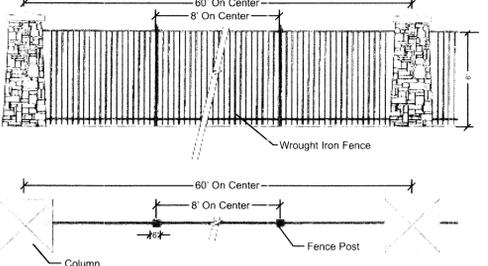
5" wood privacy fence

Scale 3/16" = 1'-0"



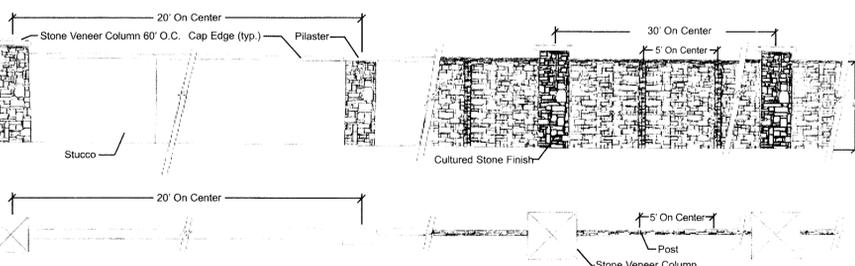
Wrought iron fence with stone columns - plan and elevation

Scale: 1" = 3'



Stucco/Panelized Masonry wall - plan and elevation

Scale: 1" = 3'



Fences and Walls for Public Rights-of-way

Along public rights of way, panelized masonry, stucco or wrought iron fencing in combination with landscape may be used.

Wrought Iron Fence

Steel tube pickets and steel straps or bars shall be painted or anodized black.

Stucco/Panelized Masonry Walls

Stucco walls or panelized masonry walls with stone columns may be an option at the discretion of city staff where screening is required for privacy along public rights of way. However, berming and/or landscaping are preferred methods. The locations, if any, of such walls shall be determined in the Contextual Site Plan.

Fences adjacent to Open Space

Fences adjacent to open space shall be a two-rail wood fence, subject to approval of Planning Director. Solid fences adjacent to open space are not allowed, unless permitted at the option of city staff in the contextual site plan.

Stone Columns

Stone columns shall be used with masonry and wrought iron fencing, spaced at regular intervals. Column design shall be determined in the Contextual Site Plan. Stone material shall include either natural or cultured stone veneer.

Privacy Fences on Lots

Privacy fences along lot lines shall be a 5-foot high wood fence. Such fences are not allowed adjacent to open space, arterials or collectors or other locations where another fence type is designated.



Sorrel Ranch Architectural Matrix

✦ In addition to the FDP Architectural Standards, all City of Aurora General Code and F-470 Residential Design Standards will be required.

✦ All drawings, photographs and descriptions on the following pages are conceptual in nature. Final architectural plans and elevations shall be determined at the contextual site plan level or subsequent city review stage.

Theme	Minimum % brick / stone	% of glass at front door	% of homes to have front porches	% of porches greater than or equal to 36 sq.ft.	bay windows or box bays
Colorado Traditional (multi-family)	60%	100%	100%	40%	at least (1) bay window or box bay
Theme	% Brick / stone total elevation	% of glass at front door	% of homes to have front porches	% of porches greater than or equal to 36 sq.ft.	% of homes having bay or box bay windows
Colorado Traditional (single-family)	Homes completed before January 29, 2000: 50% Homes completed after January 29, 2000: In accordance with Sect. 126, Chapter 146, Aurora Municipal Code Ordinance 2004-79	100%	100%	40%	10%
Colorado Craftsman (single-family)	Homes completed before January 29, 2000: 50% Homes completed after January 29, 2000: In accordance with Sect. 126, Chapter 146, Aurora Municipal Code Ordinance 2004-79	100%	100%	40%	10%
Colorado Cottage (single-family)	Homes completed before January 29, 2000: 50% Homes completed after January 29, 2000: In accordance with Sect. 126, Chapter 146, Aurora Municipal Code Ordinance 2004-79	100%	100%	40%	10%

13



Colorado Traditional Single-family Residences

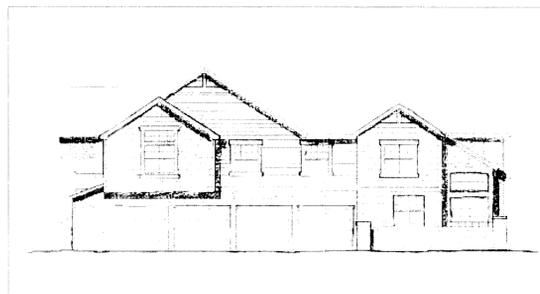


Colorado Cottage Single-family Residences



Colorado Craftsman Single-family Residences

Example Streetscape



Colorado Traditional Multi-family Residences



14

Supplemental Design Elements

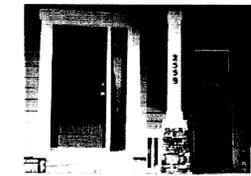


Every plan in each collection (Colorado Traditional, Colorado Craftsman and Colorado Cottage) must use the following 6 elements, as well as all of the collection's particular thematic design standards set forth on pages 16, 19 and 21.

✦ Colorado Traditional homes will consist of 12 required elements if single-family; 7 elements if multi-family.

✦ Colorado Craftsman homes will consist of 12 required elements.

✦ Colorado Cottage homes will consist of 13 required elements.



1. Changes in gable materials:

- ✦ Colorado Traditional: Gable materials shall be cementitious board and batten.
- ✦ Colorado Craftsman: Gable materials shall be shingle shake.
- ✦ Colorado Cottage: Gable materials shall be enhanced with cementitious hardboard siding or shingle shake.

2. Window lights at front door:

- ✦ Colorado Traditional: Front doors shall have at least one side light a minimum of 8" wide.
- ✦ Colorado Craftsman: Front doors shall have at least one side light a minimum of 8" wide and one transom window above the door.
- ✦ Colorado Cottage: Front doors shall have at least one side light a minimum of 12" wide.

5. Changes in garage door header sizes:

- ✦ Colorado Traditional: Garage door header trim shall be a minimum of 7.5" wide with perpendicular edges.
- ✦ Colorado Craftsman: Garage door header trim shall be a minimum of 9.5" wide with ends expressed by a 1/2 inch overhang.
- ✦ Colorado Cottage: Garage door header trim shall be a minimum of 7.5" wide.



3. Differences in window trim widths: (All trim to be painted)

- ✦ Colorado Traditional: Trim on all primary windows shall consist of 3.5" wide minimum vertical legs with 5.5" wide minimum sill and head trim.
- ✦ Colorado Craftsman: Trim on all primary windows shall consist of 3.5" wide minimum vertical legs with 5.5" wide minimum sill and head trim. The head trim will include tapered ends and the sill will feature a 1/2" sill piece.
- ✦ Colorado Cottage: Trim on all primary windows shall consist of 3.5" wide minimum vertical legs with 5.5" wide minimum sill and head trim. Horizontals shall be expressed by a 1/2" overhang on each end.



4. Changes in roof slopes:

- ✦ Colorado Traditional: All primary gable roof slopes shall be 8/12 minimum.*
- ✦ Colorado Craftsman: All primary roof slopes shall be a combination of 8/12 gabled and/or 8/12 hipped minimum.*
- ✦ Colorado Cottage: All street facing primary gable roof slopes shall be 10/12 minimum with all primary roof slopes 7/12 minimum.*

*Note: Some "accent roofs" at lesser pitches – but not less than 6/12 – may be used over porches and their contiguous roofs and at dormers or bays where windows occur.

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6. Garages Windows: (Picture not shown)

- ✦ Colorado Traditional: A standard size window 3'-0" x 5'-0" in garage side wall.
- ✦ Colorado Craftsman: A standard size window 2'-0" x 2'-0" in garage side wall.
- ✦ Colorado Cottage: A standard size window 3'-6" x 5'-0" in garage side wall.



Colorado Traditional Single Family Residences

This type of farmhouse style architecture was established from the agrarian influence. It was a solution to the intense sun of the West and the vast Colorado plains. Historically, this style included a variety of buildings which were organized to create a working farm compound. Though Sorrel Ranch is not a working ranch, the style of the structures which may have been seen there is reflected in the building massing of this style within the James Company's Colorado Traditional Collection. This style is simplistic in form, functional, and well proportioned.

Material Characteristics:

Lap siding complements the simplistic form. Brick and stone represent the red clays and field stone usually found in the Colorado Plains.

Design Standards:

Single Family: (12 elements required)

- ✦ All architectural plans in this style shall be comprised of design elements A through F (see images to right).
- ✦ Additionally, all plans shall include supplemental design elements 1 through 6 on page 15.

Multi-Family (7 elements required)

- ✦ All townhome and condominium plans in this style shall be comprised of design elements C, D, E and F (see images to right).
- ✦ Additionally, all plans shall include supplemental design elements 1, 3, and 4 on page 15.



A. Railings: Simplistic square post railings, organized in a repetitive fashion, shall be used on front porch fencing.



F. Troweling: Troweling details shall be used on all front porches.



C. Porch Columns: All front porches shall have 2 square columns a minimum of 10" wide.



B. Window Grids: Windows shall be vertical in proportion or square with one vertical mullion.



D. Gable Bracketing: Decorative cross-bar brackets shall be used on all gables on all elevations with gabled ends.



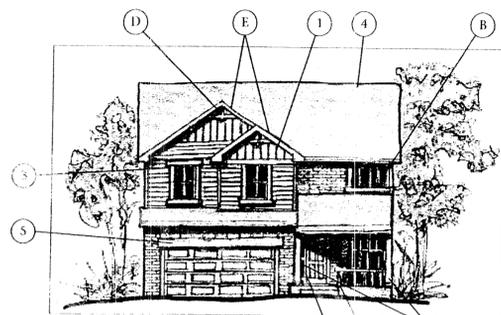
E. Paired Gables: At least one elevation shall have a primary gabled form paired with a secondary gabled form.

16

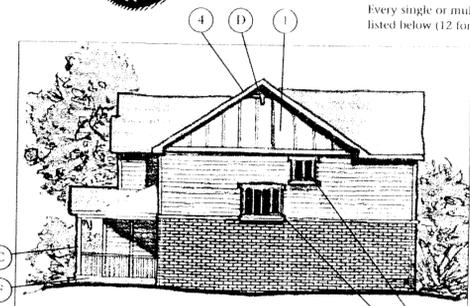


Colorado Traditional—Single Family Residences

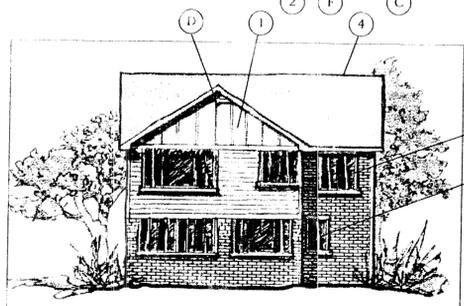
Every single or multi-family residence in this style must use all items listed below (12 for single-family and 7 for multi-family)



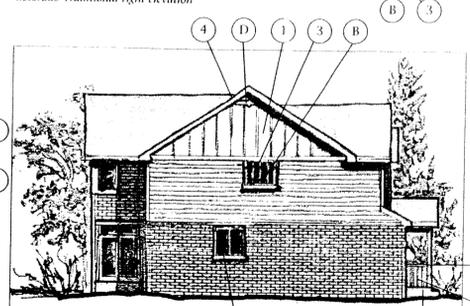
Colorado Traditional front elevation



Colorado Traditional right elevation

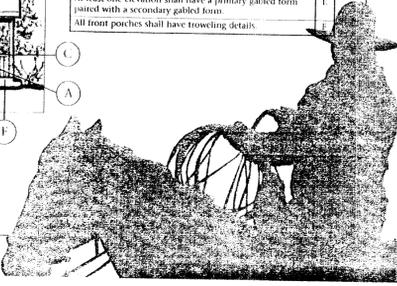


Colorado Traditional rear elevation



Colorado Traditional left elevation

Colorado Traditional	
Single Family	
Gable materials shall be cementitious board and batten.	1
Front doors shall have at least one side light a minimum of 8" wide.	2
Trim on all primary windows shall consist of 3.5" wide minimum vertical legs with 5.5" wide minimum sill and head trim.	3
All primary gable roof slopes shall be 8/12 minimum. *Note: Some "accent roofs" at lesser pitches, but not less than 6/12, may be used over porches and their contiguous roofs and all dormers or bays where windows occur.	4
Garage door header trim shall be a minimum of 2.5" wide with perpendicular edges.	5
Garages shall have a standard side wall window minimum 4'0" x 5'0".	6
Square post railings shall be used on front porches.	A
Windows shall be vertical in proportion or square, and shall have one vertical mullion.	B
Front porches shall have 2 square columns a minimum of 10" wide.	C
Decorative cross-bar gable brackets shall be used on all gables on all elevations having gabled ends.	D
At least one elevation shall have a primary gabled form paired with a secondary gabled form.	E
All front porches shall have troweling details.	F
Multi Family	
Gable materials shall be cementitious board and batten.	1
Trim on all primary windows shall consist of 3.5" wide minimum vertical legs with 5.5" wide minimum sill and head trim.	2
All primary gable roof slopes shall be 8/12 minimum. *Note: Some "accent roofs" at lesser pitches, but not less than 6/12, may be used over porches and their contiguous roofs and all dormers or bays where windows occur.	3
Front porches shall have 2 square columns a minimum of 10" wide.	4
Decorative cross-bar gable brackets shall be used on all gables on all elevations having gabled ends.	5
At least one elevation shall have a primary gabled form paired with a secondary gabled form.	6
All front porches shall have troweling details.	F



Colorado Craftsman Single Family Residences

Craftsman houses were inspired primarily by the work of Californian brothers Charles and Henry Greene. They started out designing simple Craftsman-type bungalows. This concept later grew into the ultimate bungalow with influences from the English Arts and Crafts movement, an interest in oriental wooden architecture, and their early training in the manual arts. The philosophy of the movement explores the ideals of simple forms produced from natural materials. This style has migrated from the West Coast to Colorado. Examples of this migration are presented in the James Company's Colorado Craftsman Collection.

Material Characteristics:

Stone or brick detailing ties the house to the ground. Shingle shake siding is representative of the indigenous history of this style.

Design Standards: (12 elements required)

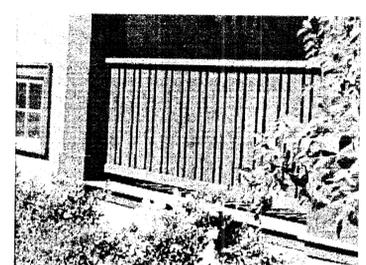
- ♦ All architectural plans in this style shall be comprised of design elements A through F (see images to right).
- ♦ Additionally, all plans shall include supplemental design elements 1 through 6 on page 15.



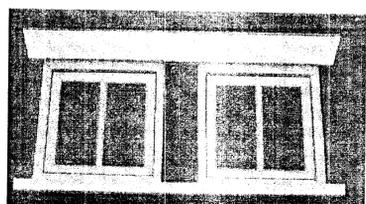
A. Porch Columns: Front porches shall have 2 tapered columns on stone or stucco bases a minimum of 12" wide at the base.



C. Window Grids: Grids will be in the upper sashes only.



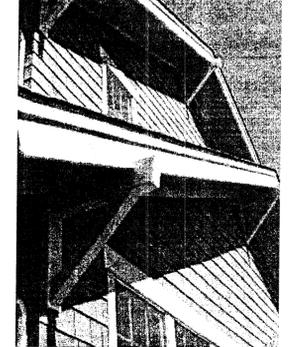
E. Railings: Front porch railings will be flat with slatted pickets. Flat slat railing gives the impression of rustic origins.



B. Window Header Trim: Top header trim on windows is flared to enhance the overall detailing of the structure, increasing the aesthetic value with four-sided architecture. At least 2 oversized tapered window headers shall be used, each a minimum of 8" wide.



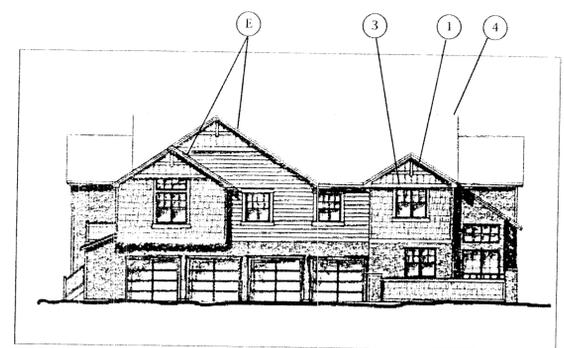
D. Decorative windows: A minimum of (2) 2'-0" x 2'-0" windows clustered together or oval window.



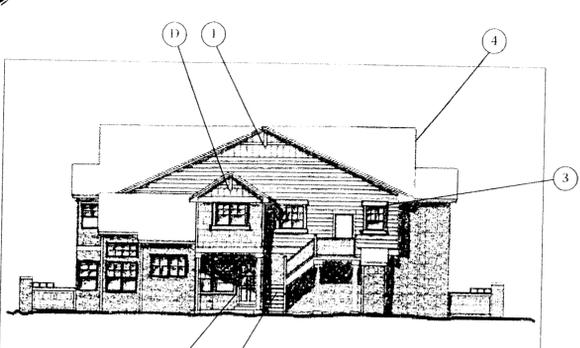
F. Gable Bracketing: Rustic bracketing is an accentuating detail at the roof breaks. Decorative, rough-sawn triangular gable brackets shall appear on all gables for all elevations with gabled ends.



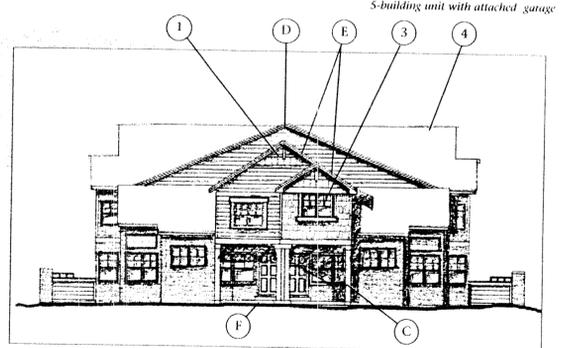
Colorado Traditional—Multi-family Residences



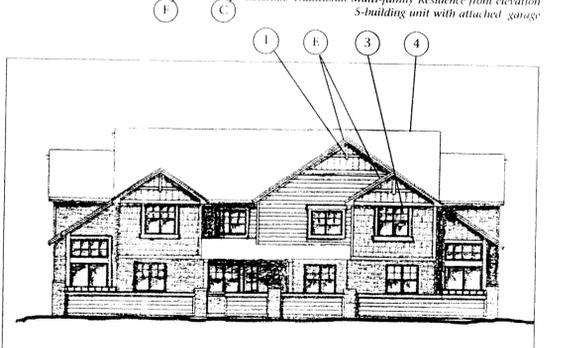
Colorado Traditional Multi-family Residence rear elevation 5-building unit with attached garage



Colorado Traditional Multi-family Residence front elevation 5-building unit with attached garage



Colorado Traditional Multi-family Residence front elevation 6-building unit with detached garage

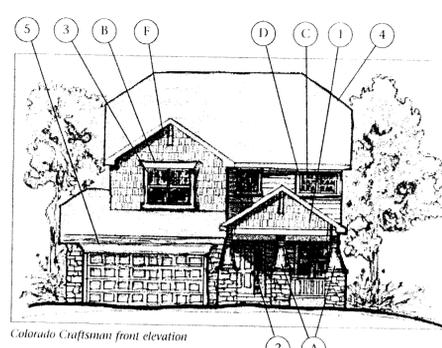


Colorado Traditional Multi-family Residence side elevation 6-building unit with detached garage

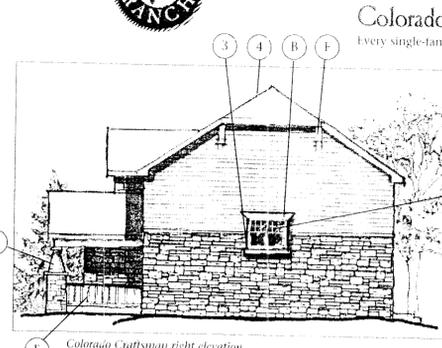


Colorado Craftsman—Single Family Residences

Every single-family residence in this style must use all 12 items listed below.

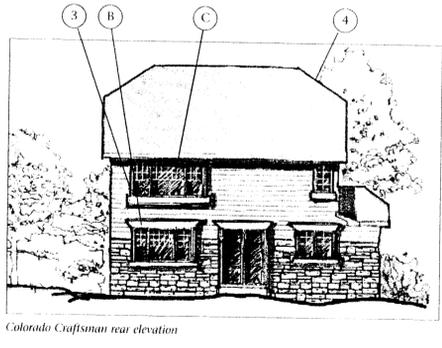


Colorado Craftsman front elevation

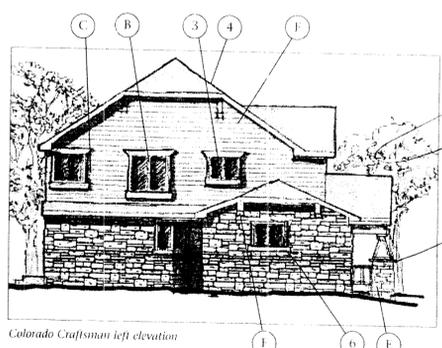


Colorado Craftsman right elevation

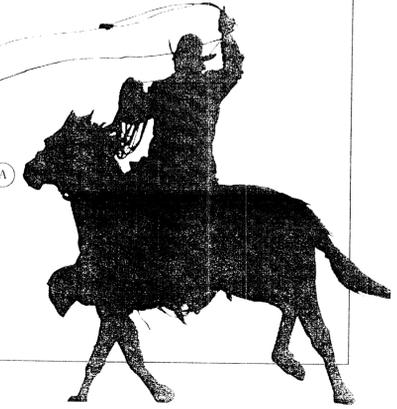
Colorado Craftsman	
Gable materials shall be shingle shake.	1
Front doors shall have at least one side light a minimum of 8" wide and one transom window above the door.	2
Trim on all primary windows shall consist of 3.5" wide minimum vertical legs with 5.5" wide minimum sill and head trim. Horizontals shall be expressed by a 1/2" overhang on each end.	3
All primary roof slopes shall be a combination of 8/12 gabled and/or 8/12 hipped minimum. *Note: Some "accent roofs" at lesser pitches, but not less than 6/12, may be used over porches and their contiguous roofs and all dormers or bays where windows occur.	4
Garage door header trim shall be a minimum of 9.5" wide with ends expressed by a 1/2" overhang.	5
Garages shall have a side wall window a minimum of 2'0" x 2'0".	6
Front porches shall have 2 tapered columns on stone bases a minimum of 12" wide at base.	A
At least 2 oversized tapered window headers shall be used, a minimum of 8" wide.	B
Window grids shall be used in the upper sashes only.	C
A minimum of (2) 2'-0" x 2'-0" windows clustered together or oval window.	D
Front porch railings shall be flat with slatted pickets.	E
Decorative, rough-sawn, triangular gable brackets shall appear on all gables for all elevations with gabled ends.	F



Colorado Craftsman rear elevation



Colorado Craftsman left elevation





Colorado Cottage Single Family Residences

This style was influenced by quaint "Old World" charm. The decorative quality replicates remnants of the cottages found on the English and French countryside. A popularized rendition of the European cottage evolved during World War I when Americans returning from the war in France became accustomed to the styles they saw overseas. Now this style has been integrated in a cozy style and viewed as "home" in American culture. The James Company's Colorado Cottage Collection has brought the essence of the cottage to Sorrel Ranch.

Material Characteristics:

A combination of stone and lap siding are the features of this style. Shingle shake was sometimes added in the gable areas for accents.

Design Standards: (12 elements required)

- All architectural plans in this style shall be comprised of design elements A through G (see images to right).
- Additionally, all plans shall include supplemental design elements 1 through 6 on page 15.

MC - 3/25/2004
Optional stucco / stone exterior materials



A. **Window Grids:** Grids shall appear on upper and lower sashes of windows.



C. **Porch Columns:** Front porches shall have 2 decorative columns a minimum of 12" wide. Ornate columns and arched entryways, accentuate the entry into the house.



E. **Railings:** Paired 2 x 2 pickets shall be used on all front porches.



F. **Shutters:** A minimum of 2 windows on the front elevation will have shutters.



B. **Decorative Windows:** Decorative windows are added to emphasize style. A minimum of 1 arch top window shall appear on the front elevation.



D. **Window Boxes:** Window boxes are a quaint feature which adds the feeling of "home." A minimum of 1 window box shall appear on the front elevation.

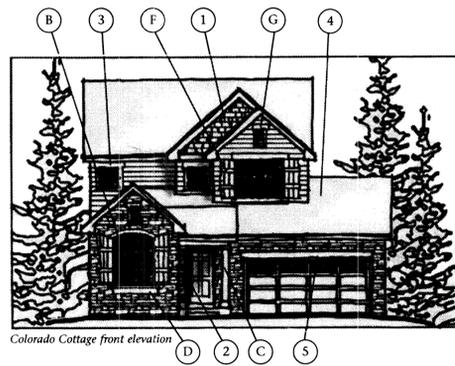


G. **Gable vent detailing:** A trimmed rectangular vent shall appear in all gable areas.

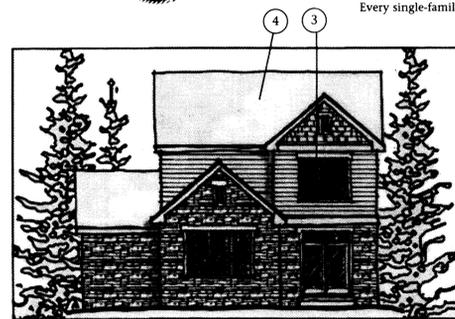


Colorado Cottage—Single Family Residences

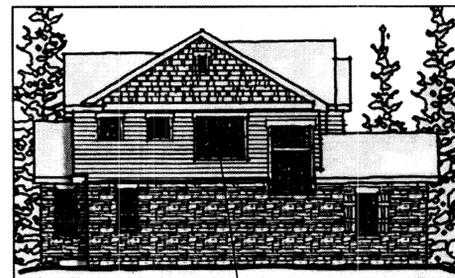
Every single-family residence in this style must use all 13 items listed below.



Colorado Cottage front elevation



Colorado Cottage rear elevation

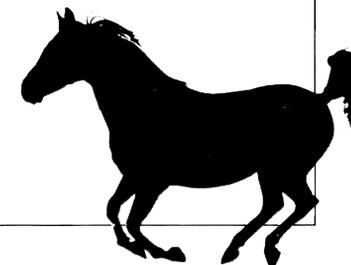


Colorado Cottage left elevation



Colorado Cottage right elevation

Colorado Cottage	
Gable materials shall be enhanced with cementitious hardboard detailing or shingle shake.	1
Front doors shall have at least one side light a minimum of 12" wide.	2
Trim on all primary windows shall consist of 3.5" wide minimum vertical legs with 5.5" wide minimum sill and head trim. Horizontals shall be expressed by a 1/2" overhang on each end.	3
All street facing primary gable roof slopes shall be 10/12 minimum with all primary roof slopes 7/12 minimum. *Note: Some "accent roofs" at lesser pitches - but not less than 6/12 - may be used over porches and their contiguous roofs and at dormers or bays where windows occur.	4
Garage door header trim shall be a minimum of 7.5".	5
Garages shall have at least one side wall window a minimum of 3'-6" x 5'-0".	6
Grids shall appear on the upper and lower window sashes.	A
A minimum of one arch top window shall appear on the front elevation.	B
Front porches shall have 2 decorative columns a minimum of 12" wide.	C
A minimum of one window box shall appear on the front elevation.	D
Paired 2 x 2 pickets shall be used on all front porches.	E
A minimum of two windows on the front elevation will have shutters.	F
A trimmed rectangular vent shall appear in all gable areas.	G





Supplemental Design Elements

Every plan in each collection (**Colorado Traditional**, **Colorado Craftsman** and **Colorado Cottage**) must use the following 6 elements, as well as all of the collection's particular thematic design standards set forth on pages 16, 19 and 21.

- Colorado Traditional** homes will consist of 12 required elements if single family; 7 elements if multi-family.
- Colorado Craftsman** homes will consist of 12 required elements.
- Colorado Cottage** homes will consist of 12 required elements.



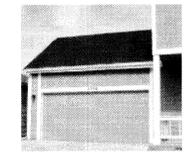
1. Changes in gable materials:

- Colorado Traditional:** Gable materials shall be cementitious board and batten.
- Colorado Craftsman:** Gable materials shall be shingle shake.
- Colorado Cottage:** Gable materials shall be enhanced with cementitious hardboard siding or shingle shake.



2. Window lights at front door:

- Colorado Traditional:** Front doors shall have at least one side light a minimum of 8" wide.
- Colorado Craftsman:** Front doors shall have at least one side light a minimum of 8" wide and one transom window above the door.
- Colorado Cottage:** Front doors shall have at least one side light a minimum of 12" wide.



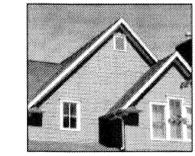
5. Changes in garage door header sizes:

- Colorado Traditional:** Garage door header trim shall be a minimum of 7.5" wide with perpendicular edges.
- Colorado Craftsman:** Garage door header trim shall be a minimum of 9.5" wide with ends expressed by a 1.2 inch overhang.
- Colorado Cottage:** Garage door header trim shall be a minimum of 7.5" wide.



3. Differences in window trim widths: (All trim to be painted)

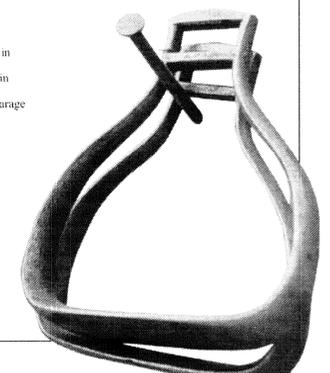
- Colorado Traditional:** Trim on all primary windows shall consist of 3.5" wide minimum vertical legs with 5.5" wide minimum sill and head trim.
- Colorado Craftsman:** Trim on all primary windows shall consist of 3.5" wide minimum vertical legs with 5.5" wide minimum sill and head trim. The head trim will include tapered ends and the sill will feature a 1/2" sill piece.
- Colorado Cottage:** Trim on all primary windows shall consist of 3.5" wide minimum vertical legs with 5.5" wide minimum sill and head trim. Horizontals shall be expressed by a 1/2" overhang on each end.



4. Changes in roof slopes:

- Colorado Traditional:** All primary street facing gable roof slopes shall be 7:12 minimum with all primary roof slopes 6:12 min.*
- Colorado Craftsman:** All primary street facing gable roof slopes shall be a combination of 7:12 gabled and/or 7:12 hipped minimum with all primary roof slopes 6:12 minimum.*
- Colorado Cottage:** All street facing primary gable roof slopes shall be 7:12 minimum with all primary roof slopes 6:12 minimum.*

*Note: Some "accent roofs" at lesser pitches - but not less than 3:12 - may be used over porches and their contiguous roofs and at dormers or bays where windows occur.



6. Garages Windows: (Picture not shown)

- Colorado Traditional:** 2'-0" x 3'-0" in garage side wall.
- Colorado Craftsman:** 2'-0" x 2'-0" in garage side wall.
- Colorado Cottage:** 2'-0" x 3'-0" in garage side wall.



Sorrel Ranch Architectural Matrix

In addition to the FDP Architectural Standards, all City of Aurora General Code and E-470 Residential Design Standards will be required.

All drawings, photographs and descriptions on the following pages are conceptual in nature. Final architectural plans and elevations shall be determined at the conceptual site plan level on subsequent city review stage.

Theme	% Brick/stone total elevation	% of aches at front door	% of homes to have front porches	% of porches greater than or equal to 76 sq.ft.	Bay windows or box bays
Colorado Traditional (multi-family)	80%	100%	100%	40%	at least 1 bay window or box bay
Colorado Traditional (single-family)	80%	100%	100%	40%	at least 1 bay window or box bay
Colorado Craftsman (single-family)	50%	100%	100%	40%	at least 1 bay window or box bay
Colorado Cottage (single-family)	50%	100%	100%	40%	at least 1 bay window or box bay



Colorado Traditional Single Family Residences

This type of farmhouse style architecture was established from the agrarian influence. It was a solution to the intense sun of the West and the vast Colorado plains. Historically, this style included a variety of buildings which were organized to create a working farm compound. Though Sorrel Ranch is not a working ranch, the style of the structures which may have been seen there is reflected in the building massing of this style within the James Company's Colorado Traditional Collection. This style is simplistic in form, functional, and well proportioned.

Material Characteristics:

Lap siding complements the simplistic form. Brick and stone represent the red clays and field stone usually found in the Colorado Plains.

Design Standards:

Single Family: (12 elements required)

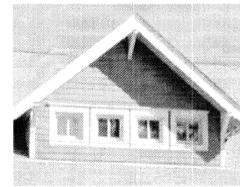
- All architectural plans in this style shall be comprised of design elements A through F (see images to right).
- Additionally, all plans shall include supplemental design elements 1 through 6 on page 15.

Multi-Family (7 elements required)

- All townhome and condominium plans in this style shall be comprised of design elements C, D, E and F (see images to right).
- Additionally, all plans shall include supplemental design elements 1, 3, and 4 on page 15.



A. Railings: Simplistic square post railings, organized in a repetitive fashion, shall be used on front porch fencing. Porch railings required only where building code requires.



B. Window Grids: Windows shall be vertical in proportion or square with one vertical mullion.



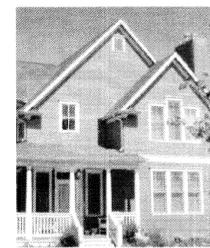
F. Troweling: Troweling details shall be used on all front porches.



C. Porch Columns: All front porches shall have 2 square columns a minimum of 10" wide.



D. Gable Bracketing: Decorative cross-bar brackets shall be used on all gables on all elevations with gabled ends.



E. Paired Gables: At least one model home shall have one elevation with paired gables.



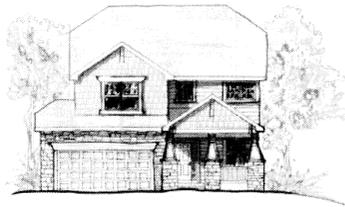
Example Streetscape



Colorado Traditional Single-family Residences



Colorado Cottage Single-family Residences



Colorado Craftsman Single-family Residences



Colorado Traditional Multi-family Residences



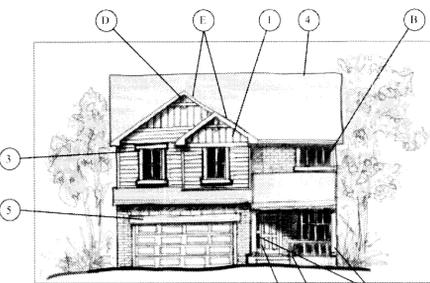
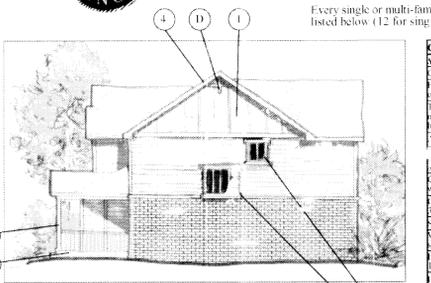
Colorado Cottage Multi-family Residences

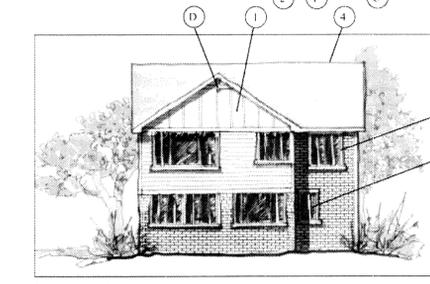
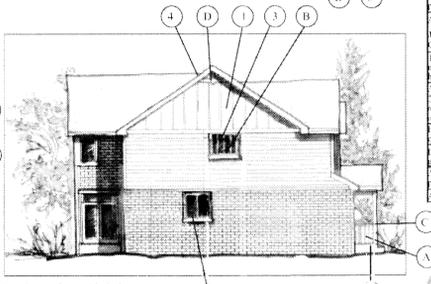


SORREL RANCH

Colorado Traditional—Single Family Residences

Every single or multi-family residence in this style must use all items listed below (12 for single-family and 7 for multi-family)

Colorado Traditional	
Single Family	
1	Gable materials shall be conventional board and batten.
2	Front doors shall have at least one side light a minimum of 8" wide.
3	Trim on all primary windows shall consist of 3.5" wide minimum vertical legs with 3.5" wide minimum sill and head trim.
4	All primary gable roof slopes shall be 8:12 minimum. * *Note: Some accents such as eaves pickets, but not less than 1/2" may be used over porches and their contiguous walls and dormers or bay windows only.
5	Garage door header trim shall be a minimum of 7.5" wide with perpendicular eaves.
6	Garages shall have a standard side wall window minimum 1'0" x 3'4".
A	Square post railings shall be used on front porches.
B	Windows shall be vertical in proportion or square and shall have one vertical mullion.
C	Front porches shall have 2 square columns a minimum of 10" wide.
D	Decorative cross-hatch gable brackets shall be used on all gables on all elevations having gabled ends.
E	At least one elevation shall have a primary gabled form paired with a secondary gabled form.
F	All front porches shall have raveling details.
Multi-Family	
1	Gable materials shall be conventional board and batten.
2	Trim on all primary windows shall consist of 3.5" wide minimum vertical legs with 3.5" wide minimum sill and head trim.
3	All primary gable roof slopes shall be 8:12 minimum. * *Note: Some accents such as eaves pickets, but not less than 1/2" may be used over porches and their contiguous walls and dormers or bay windows only.
4	Front porches shall have 2 square columns a minimum of 10" wide.
5	Decorative cross-hatch gable brackets shall be used on all gables on all elevations having gabled ends.
6	At least one elevation shall have a primary gabled form paired with a secondary gabled form.
A	All front porches shall have raveling details.

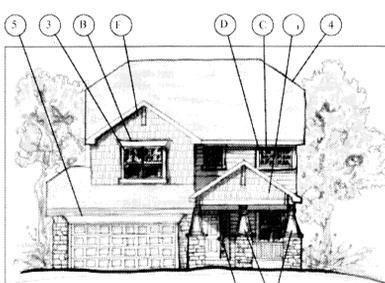
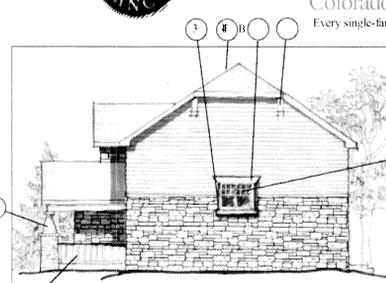
SORREL RANCH

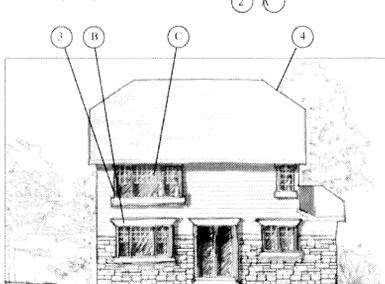
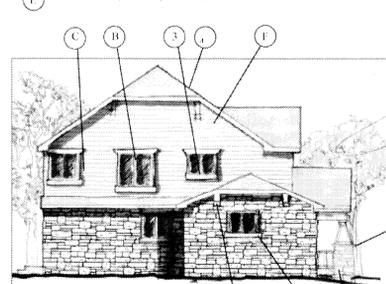
Colorado Craftsman Single Family Residences

Craftsman houses were inspired primarily by the work of Californian brothers Charles and Henry Greene. They started out designing simple Craftsman-type bungalows. This concept later grew into the ultimate bungalow with influences from the English Arts and Crafts movement, an interest in oriental wooden architecture, and their early training in the manual arts. The philosophy of the movement explores the ideals of simple forms produced from natural materials. This style has migrated from the West Coast to Colorado. Examples of this migration are presented in the James Company's Colorado Craftsman Collection.

Material Characteristics:
Stone or brick detailing ties the house to the ground. Shingle shake siding is representative of the indigenous history of this style.

Design Standards: (12 elements required)
All architectural plans in this style shall be comprised of design elements A through F (see images to right). Additionally, all plans shall include supplemental design elements 1 through 6 on page 15.

Colorado Craftsman	
1	Gable materials shall be shingle shake.
2	Front doors shall have at least one side light a minimum of 8" wide and one transom window above the door.
3	Trim on all primary windows shall consist of 3.5" wide minimum vertical legs with 3.5" wide minimum sill and head trim. Horizontals shall be expressed by a 1/2" overhang on each end.
4	All primary roof slopes shall be a combination of 8:12 gabled and/or 8:12 hipped minimum. * *Note: Some accents such as eaves pickets, but not less than 1/2" may be used over porches and their contiguous walls and dormers or bay windows only.
5	Garage door header trim shall be a minimum of 9.5" wide with ends expressed by a 1/2" overhang.
6	Garages shall have a side wall window a minimum of 2'0" x 2'0".
A	Front porches shall have 2 tapered columns on stone bases a minimum of 12" wide at base.
B	At least 2 oversized tapered window headers shall be used a minimum of 8" wide.
C	Window grids shall be used in the upper sashes only.
D	A minimum of (2) 2'-0" x 2'-0" windows clustered together or oval window.
E	Front porch railings shall be flat with slatted pickets.
F	Decorative, rough-sawn, triangular gable brackets shall appear on all gables on all elevations with gabled ends.

A. Porch Columns: All front porches shall have two square columns a minimum of 10" wide.

B. Window Header Trim: Top header trim on windows is flared to enhance the overall detailing of the structure, increasing the aesthetic value with four-sided architecture. At least 2 oversized tapered window headers shall be used, each a minimum of 8" wide.

C. Window Grids: Grids will be in the upper sashes only.

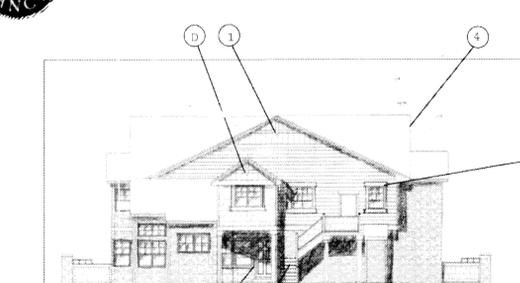
D. Decorative windows: A minimum of (2) 2'-0" x 2'-0" windows clustered together or oval window.

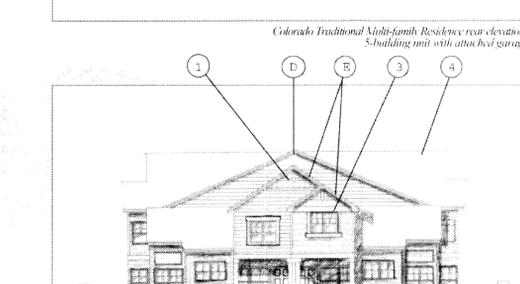
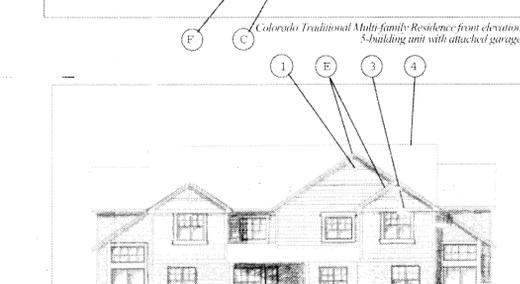
E. Railings: Front porch railings will be flat with slatted pickets. Flat slat railing gives the impression of rustic origins. Porch railings required only where building code requires.

F. Gable Bracketing: Rustic bracketing is an accentuating detail at the roof breaks. Decorative, rough-sawn triangular gable brackets shall appear on all gables for all elevations with gabled ends.

SORREL RANCH

Colorado Traditional—Multi-family Residences

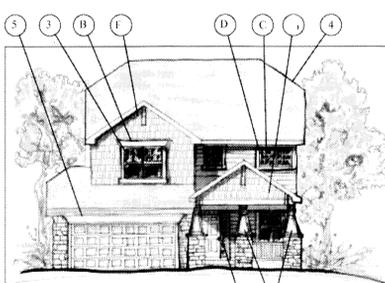
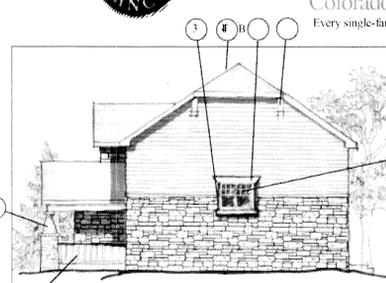



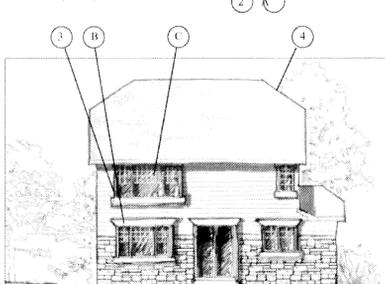
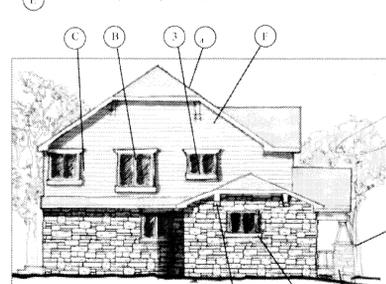



SORREL RANCH

Colorado Craftsman—Single Family Residences

Every single-family residence in this style must use all 12 items listed below.

Colorado Craftsman	
1	Gable materials shall be shingle shake.
2	Front doors shall have at least one side light a minimum of 8" wide and one transom window above the door.
3	Trim on all primary windows shall consist of 3.5" wide minimum vertical legs with 3.5" wide minimum sill and head trim. Horizontals shall be expressed by a 1/2" overhang on each end.
4	All primary roof slopes shall be a combination of 8:12 gabled and/or 8:12 hipped minimum. * *Note: Some accents such as eaves pickets, but not less than 1/2" may be used over porches and their contiguous walls and dormers or bay windows only.
5	Garage door header trim shall be a minimum of 9.5" wide with ends expressed by a 1/2" overhang.
6	Garages shall have a side wall window a minimum of 2'0" x 2'0".
A	Front porches shall have 2 tapered columns on stone bases a minimum of 12" wide at base.
B	At least 2 oversized tapered window headers shall be used a minimum of 8" wide.
C	Window grids shall be used in the upper sashes only.
D	A minimum of (2) 2'-0" x 2'-0" windows clustered together or oval window.
E	Front porch railings shall be flat with slatted pickets.
F	Decorative, rough-sawn, triangular gable brackets shall appear on all gables on all elevations with gabled ends.



Colorado Cottage
Single Family Residences

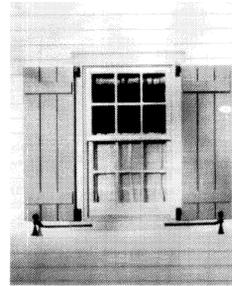
This style was influenced by quaint "Old World" charm. The decorative quality replicates remnants of the cottages found on the English and French countryside. A popularized rendition of the European cottage evolved during World War I when Americans returning from the war in France became accustomed to the styles they saw overseas. Now this style has been integrated in a cozy style and viewed as "home" in American culture. The James Company's Colorado Cottage Collection has brought the essence of the cottage to Sorrel Ranch.

Material Characteristics:

A combination of stone and lap siding are the features of this style. Shingle shake was sometimes added in the gable areas for accents.

Design Standards: (12 elements required)

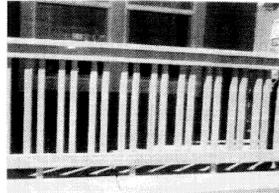
All architectural plans in this style shall be comprised of design elements A through G (see images to right). Additionally, all plans shall include supplemental design elements 1 through 6 on page 15.



A. Window Grids: Grilles shall appear on upper and lower sashes of windows.



C. Porch Columns: Front porches shall have 2 decorative columns a minimum of 12" wide. Ornate columns and arched entryways accentuate the entry into the house.



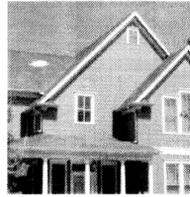
D. Railings: Paired 2 x 2 pickets shall be used on all front porches.



E. Shutters: A minimum of 2 windows on the front elevation will have shutters.



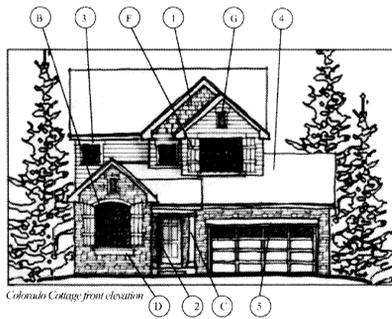
B. Decorative Windows: Decorative windows are added to emphasize style. A minimum of 1 arch top window shall appear on the front elevation.



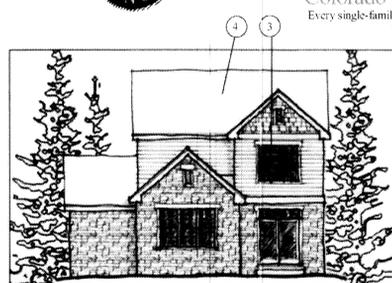
F. Gable vent detailing: A trimmed rectangular vent shall appear in all gable areas.



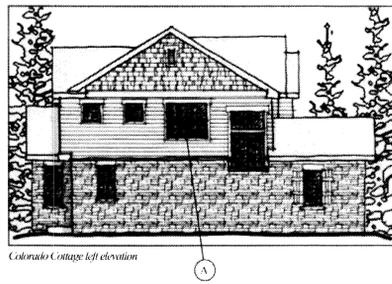
Colorado Cottage - Single Family Residences
Every single-family residence in this style must use all 13 items listed below.



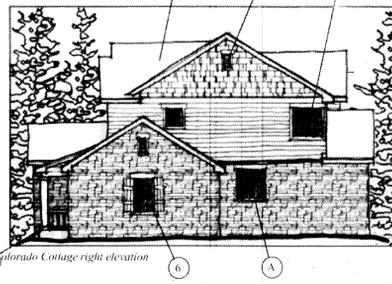
Colorado Cottage front elevation



Colorado Cottage rear elevation



Colorado Cottage left elevation



Colorado Cottage right elevation

Colorado Cottage	
1	1
2	2
3	3
4	4
5	5
6	6
A	A
B	B
C	C
D	D
E	E
F	F
G	G

