

VICINITY MAP  
NOT TO SCALE



PROPERTY DESCRIPTION

PARCEL 1 (See Key Map)

LOT 1, BLOCK 1, SORREL RANCH SUBDIVISION FILING NO. 3 - 17.352 AC.

PARCEL 2 (See Key Map)

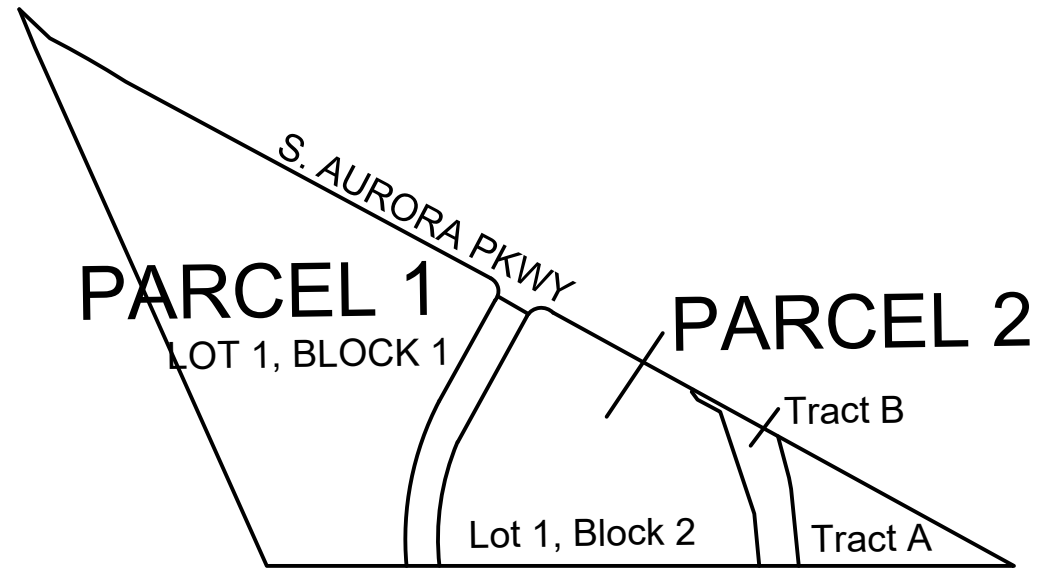
LOT 1, BLOCK 2 SORREL RANCH SUBDIVISION FILING NO. 3 - 6.241 AC  
TRACT A, SORREL RANCH SUBDIVISION FILING NO. 3 - 0.709 AC  
TRACT B, SORREL RANCH SUBDIVISION FILING NO. 3 - 1.442 AC

TOTAL BOTH PARCELS - 25.744 AC.

IMPLEMENTATION PLAN

PER HOUSE BILL 03-1221, SECTION 9-5-106 THE BUILDER GUARANTEES THE TIMELY AND EVENLY PHASED DELIVERY OF THE REQUIRED NUMBER OF ACCESSIBLE UNITS. THE PROJECT WILL BE CONSTRUCTED IN TWO PHASES. PHASE I IS WEST OF ALEXANDER AND PHASE II IS EAST OF ALEXANDER. BOTH PHASES INCLUDE ACCESSIBLE UNITS.

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  
CONTEXTUAL SITE PLAN, FILING 3, 2ND AMENDMENT  
COVER SHEET



PARCEL KEY MAP

SITE DATA:

LAND AREA WITHIN PLAT	25.84 AC.
LAND AREA WITHIN CSP	32.12 AC.
NUMBER OF UNITS PROPOSED	285
NUMBER OF STORIES	2
LANDSCAPE AREA	635,978 S.F. 46% OF ENTIRE SITE
PRESENT ZONING CLASSIFICATION	E470-MEDIUM DENSITY RES.
PERMITTED MAXIMUM SIGN AREA	6 SIGNS, 20 S.F. MAX. EA. 1 SECONDARY MONUMENT SIGN
PROPOSED SIGN, TYPE AND SQ. FT.	4 SIGNS, 15 S.F. EA., 1 SECONDARY MONUMENT SIGN
PARKING SPACES REQUIRED (RES. & GUEST)	656
PARKING SPACES PROVIDED (RES. & GUEST)	656
HANDICAP PARKING SPACES REQUIRED	13
HANDICAP PARKING SPACES PROVIDED	15
BUILDING CONSTRUCTION TYPE	VB
NUMBER OF BUILDINGS	57
SQUARE FOOTAGE OF EACH BUILDING	
TYPE A	7,920 SF
TYPE B	8,000 SF
TYPE C	7,800 SF
GROSS SQUARE FOOTAGE	450,300 SF
MAXIMUM HEIGHT OF BUILDINGS	35'
BUILDINGS ARE SPRINKLERED	YES (EXCEPT GARAGES)

SHEET INDEX

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WAIVERS REQUESTED (PER APPROVED CSP 2003-4001-05)

BUILDING SEPARATION  
Section 146-913(F)1 - Multi-family buildings shall be set back 25 feet from all public or private streets, except where a building abuts a local street (public or private) with a minimum 8-foot tree lawn and a 5-foot detached sidewalk the setback may be reduced to 20 feet.

BUILDING SEPARATION  
Section 146-913(F)4 - Multi-family buildings shall be spaced a minimum distance equal to 1/2 the height of the taller of the tow buildings, except that building walls with an overlap of less than 50 feet shall be spaced a minimum of 20 feet apart.

MULTI-FAMILY UNITS	
MED. DENSITY RESIDENTIAL AREA	200 AC
MEDIUM DENSITY THEME ALLOWED DU	1000 DU
MULTI-FAMILY ALLOWED (30% OF TOTAL DU)	300 DU
MULTI-FAMILY FILING 3	285 DU
TOTAL MULTI FAMILY UNITS	285 DU

SMALL LOTS	<6,000 S.F.	<5,000 S.F.	TOTAL
SMALL LOTS ALLOWED (FDP)	-	-	238
SMALL LOTS FILING 1	55	0	55
SMALL LOTS FILING 2	23	0	23
SMALL LOTS FILING 3	NA	NA	NA
TOTAL ALL FILINGS	114	1	78

\* (6,000 S.F. - 300 S.F. FOR TREELAWN)

\* (5,000 S.F. - 300 S.F. FOR TREELAWN)

PREPARED FOR:  
DEVELOPER

LOKAL HOMES, LLC.  
THOMAS PUCCIANO  
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ENGLEWOOD, CO 80112

PREPARED BY:

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	JULY 1, 2020
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Revisions:	AUGUST 11, 2004
Date Submitted:	JUNE 28, 2004

Sorrel Ranch  
Contextual Site Plan, Filing 3  
2nd Amendment

LEGAL DESCRIPTIONS AND APPROVAL

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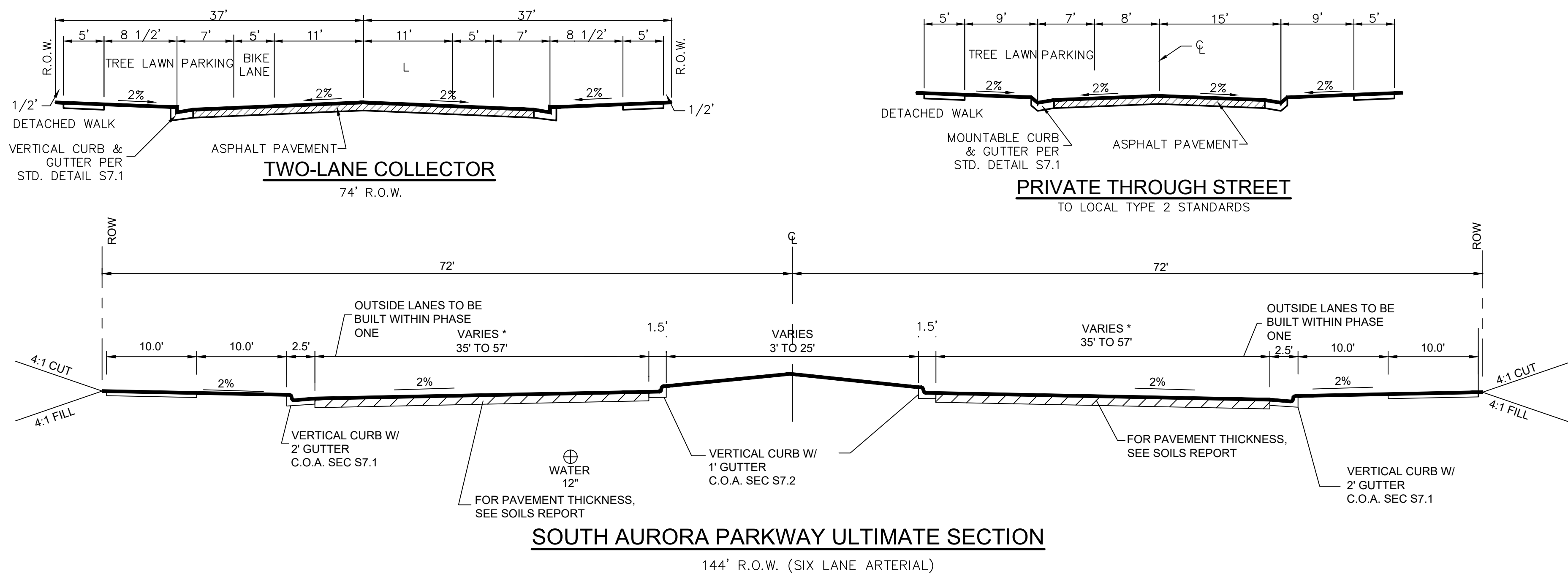
GENERAL NOTES:

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. RIGHT OF WAY FOR EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/ EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
4. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE(S) THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE ACCESSIBLE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE ICC A117.1-2009. AS OF MAY 03, THE CITY OF AURORA WILL ALSO UTILIZE HOUSE BILL 03-1221, ARTICLE 5 FOR STANDARDS FOR ACCESSIBLE HOUSING. NOTE: THE STATE STATUTE IS INTENDED TO SUPPLEMENT OTHER LAWS ALREADY IN PLACE. THE ALTERNATIVE HOUSING TYPES AND POINT SYSTEM WILL BE UTILIZED TO SATISFY ONLY THE STATE STATUTE.
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
6. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
7. ALL CROSSING OF ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO IDENTIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OF REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.
8. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
10. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREE-STANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
11. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ET CETERA SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.

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**CONTEXTUAL SITE PLAN, FILING 3, 2ND AMENDMENT  
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12. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
13. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
14. THE JAMES COMPANY, 2919 VALMONT RD., BOULDER, CO 80301, 303-443-6666, SHALL BE RESPONSIBLE FOR THE FUNDING OF 50% OF THE SIGNAL INSTALLATION OF THE AURORA PKWY AND ALEXANDER DRIVE IF AND WHEN SIGNAL WARREANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS O CONSIDER SHALL BE NOS. 1 THROUGH NOS. 8 AS DESCRIBED IN THE 2000 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES'. FOR WARRANT PURPOSES, MINOR STREET APPROACH TRAFFIC SHALL BE COMPRISED OF ALL THR THRU AND LEFT-TURN LANE MOVEMENTS AND 50% OF THE RIGHT-TURN MOVEMENTS. A SIGNAL OHASUBG AGREEMENT(INITIATED BY CITY) SHALL BE SIGNED BY THE OWNER/DEVELOPER PRIOR TO ISSUANCE OF A BUILDING PERMIT.
15. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
16. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
17. ARCHITECTURAL FEATURES (I.E., BAY WINDOWS, FIREPLACES, ROOF OVERHANG, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
18. STREET LIGHT INSTALLATION COST IS FUNDED BY THE DEVELOPER/OWNER.
19. TRASH COLLECTION WILL BE HANDLED BY CURBSIDE PICKUP OF TRASH \ CANS FOR EACH RESIDENCE.
20. THE WATER LINE EXTENSION THROUGH PHASE IV IS REQUIRED TO BE INSTALLED AND CONNECT TO S. AURORA PARKWAY WITH PHASE 1.
21. THE 2015 INTERNATIONAL FIRE CODE REQUIRE ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE. THE GENERAL CONTRACTOR (GC) IS REQUIRED TO ENLIST AN INDEPENDENT AND APPROVED LICENSED CONTRACTOR TO MAKE THIS RADIO FREQUENCY ASSESSMENT. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE AN INDEPENDENT THIRD PART RADIO STUDY FOR THE ENTIRE BUILDING AT THE OWNER OR DEVELOPERS EXPENSE. WHERE AN EMERGENCY RESPONDER RADIO COVERAGE SYSTEM IS REQUIRED, A DESIGNATED CONTRACTOR SHALL SUBMIT PLANS TO THE BUILDING DIVISION TO OBTAIN A BUILDING PERMIT PRIOR TO INSTALLATION.
22. ATTENTION BUILDING DIVISION: PER ARTICLE xi, C.O.A. BUILDING AND ZONING CODE, SECTION 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING 55-60 (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.
23. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS. AS DEDICATED AND SHOWN HERE ON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF AURORA'S PAVING STANDARDS FOR FIRE LANE EASEMENTS, AND THAT THEY SHALL MAINTAIN THE SAME IN A SATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, LANDSCAPE MATERIALS, SNOW OR OTHER OBSTRUCTIONS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENT(S) IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER. AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANE EASEMENTS, STATING "FIRE LANE, NO PARKING". THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANE EASEMENTS, AND TO CAUSE SUCH EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY APPARATUS USE.
24. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS.

**STREET SECTIONS:  
NOT TO SCALE**



**PREPARED FOR:**

**DEVELOPER**

LOKAL HOMES, LLC.  
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**PREPARED BY:**

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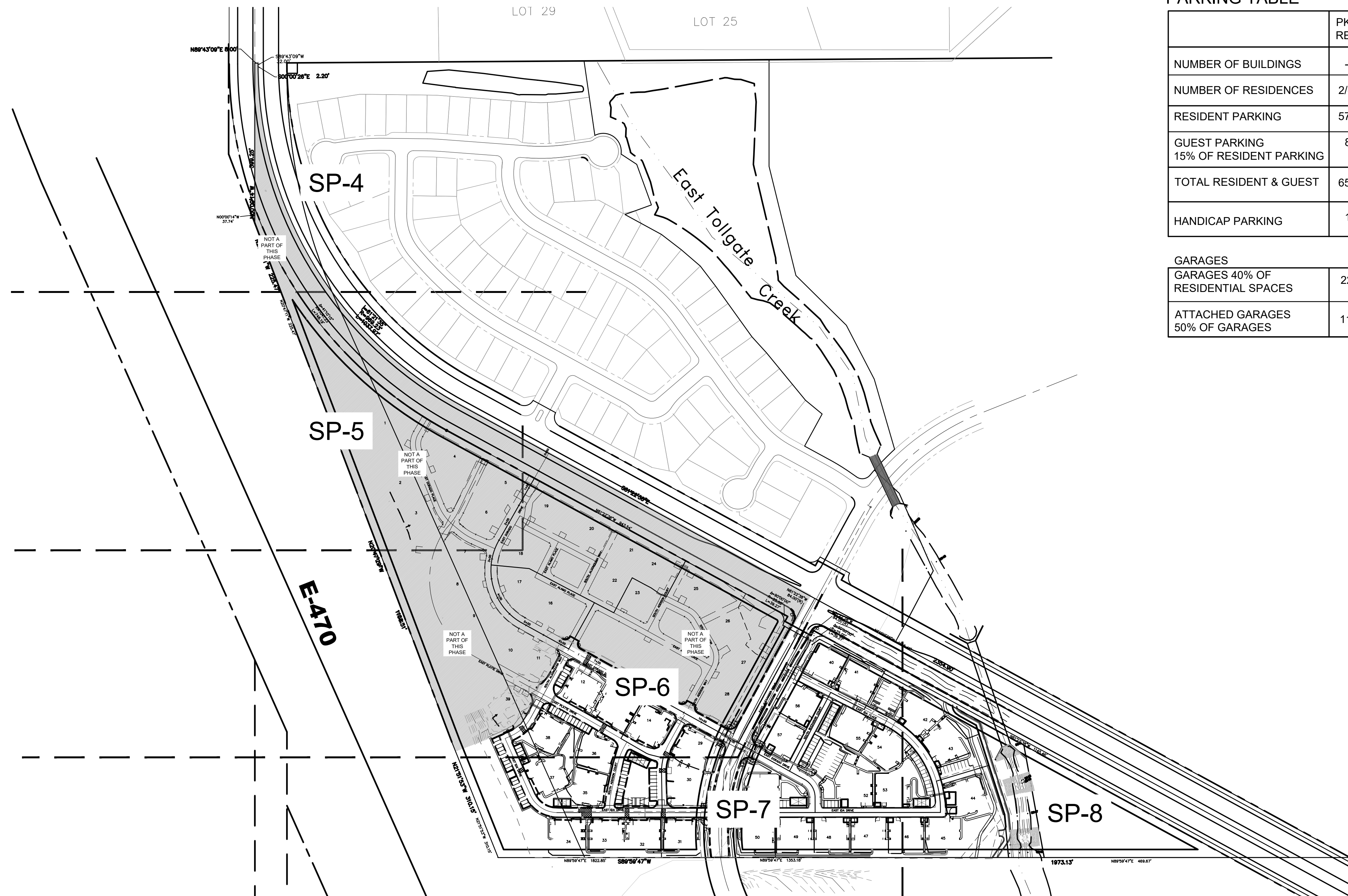
**Sorrel Ranch  
Contextual Site Plan, Filing 3  
2nd Amendment  
SITE PLAN NOTES AND  
STREETSCAPE ELEVATIONS**



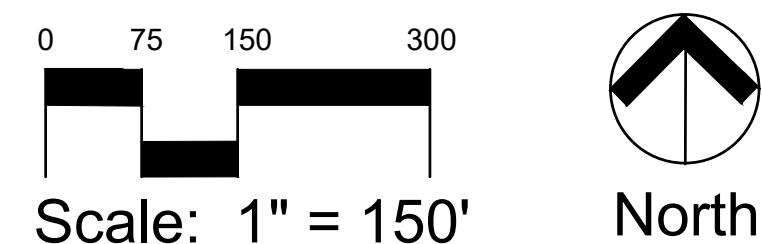
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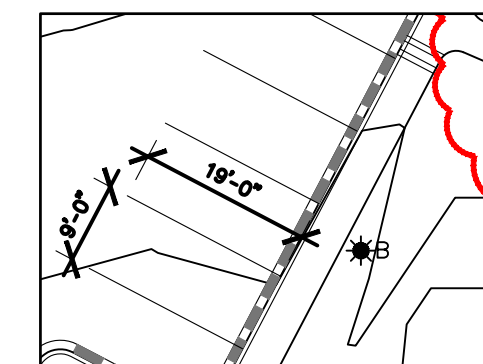
## KEY MAP FOR SITE PLAN SHEETS



## PARKING TABLE

	PKG. REQ.	PARKING PROVIDED				
		PHASE 1	PHASE 2	PHASE 3	PHASE 4	TOTAL
NUMBER OF BUILDINGS	-	14	18	10	15	57
NUMBER OF RESIDENCES	2/du	70	90	50	75	285
RESIDENT PARKING	570	163	164	90	153	570
GUEST PARKING 15% OF RESIDENT PARKING	86	24	25	14	23	86
TOTAL RESIDENT & GUEST	656	187	189	104	176	656
HANDICAP PARKING	13	5	4	0	6	15

GARAGES						
GARAGES 40% OF RESIDENTIAL SPACES	228	67	90	49	76	<b>282</b>
ATTACHED GARAGES 50% OF GARAGES	114	56	72	40	60	<b>228</b>



**PARKING SPACE TYPICAL**  
SCALE 1" = 20' - 0"

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# Sorrel Ranch Filing 3

Aurora, Colorado

# SITE PLAN

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**Revisions:**

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January 17, 2020

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November 13, 2019

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June 28, 2019

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March 19, 2020

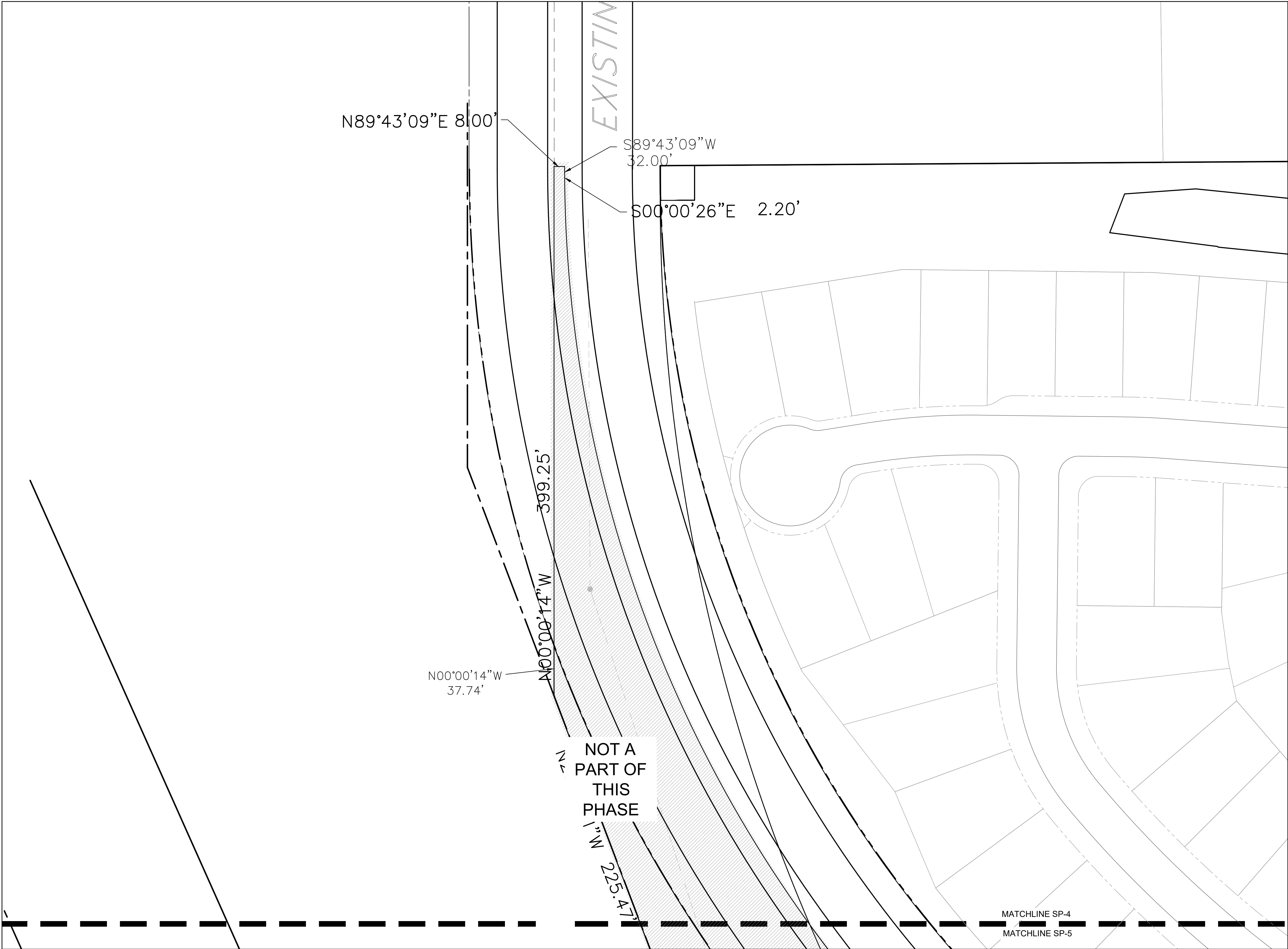
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**Job Number:** 8233-000

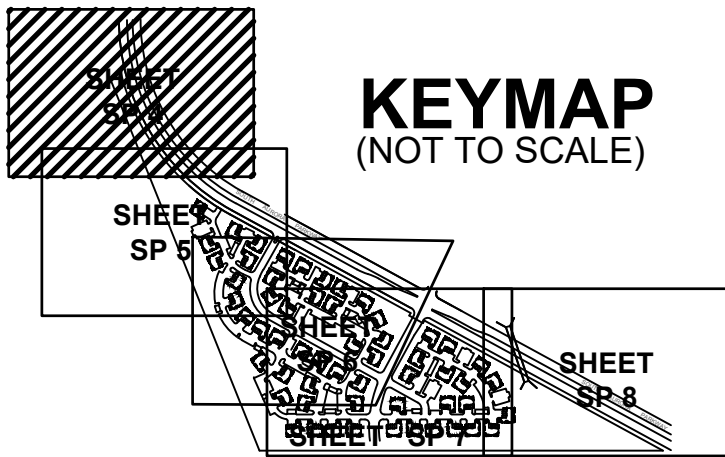
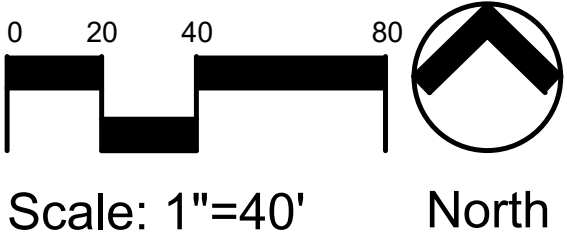
**Sheet      SP-3**



LEGEND	
	TRAIL
	WROUGHT IRON FENCE W/ COLUMNS
	2-RAIL WOOD FENCE
	CSP LIMITS
	PLAT BOUNDARY
	RIGHT-OF-WAY
	SETBACK
	EASEMENT
	STREET LIGHT
	FIRE HYDRANTS
	STORM SEWER
	SANITARY SEWER W/ MANHOLE
	WATER LINE
	FIRE DEPT. CONNECTION
	FULL MOVEMENT ACCESS
	RIGHT IN RIGHT OUT
	RETAINING WALL
	ACCESSIBLE ROUTE (TYP.)
	ACCESSIBLE UNIT TYPE
	ACCESSIBLE RAMP
	STEPS AND RAMPS
	COBBLE DRAINS
	DRAINAGE EASEMENT
	UTILITY EASEMENT



- SITE NOTES:**
- ① PRIVATE DRIVE IS A FIRE LANE AND UTILITY EASEMENT.
  - ② FIRE LINES ARE 3" D.I.P.



# Sorrel Ranch Filing 3

Aurora, Colorado

SITE PLAN

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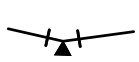





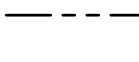


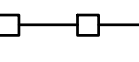
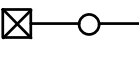

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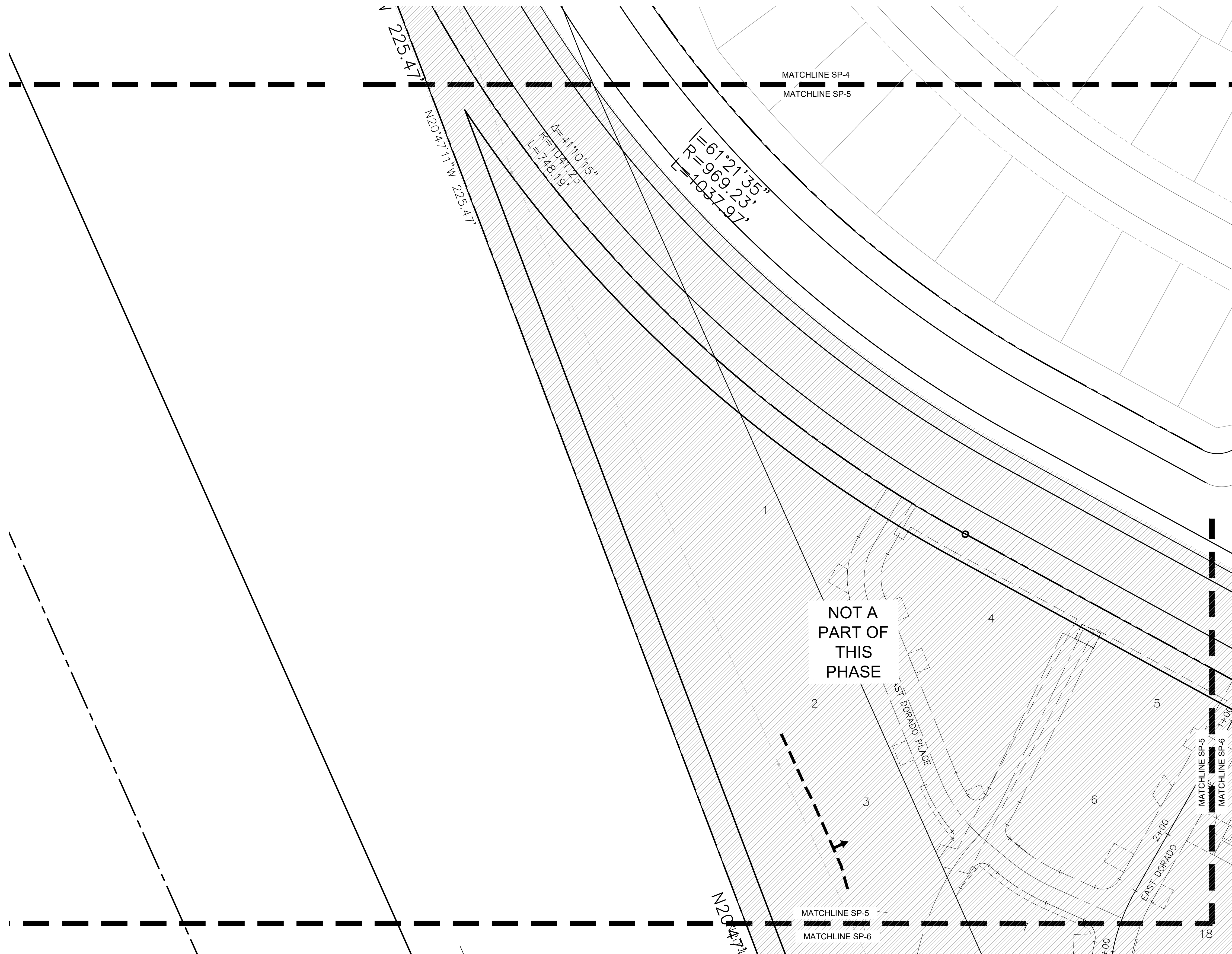
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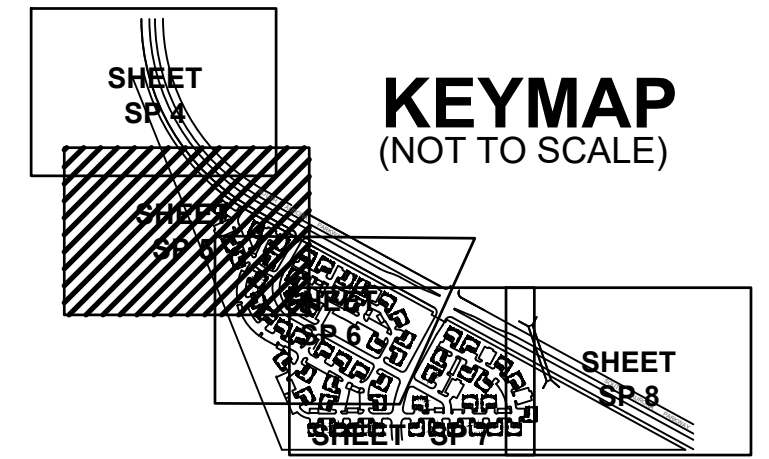
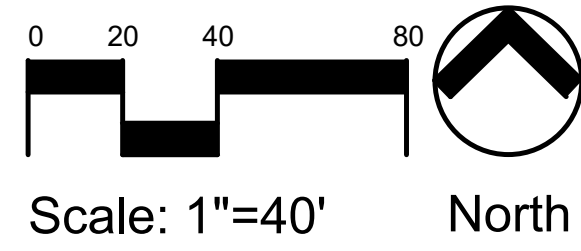
LEGEND



TRAIL  
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SETBACK  
EASEMENT  
STREET LIGHT  
FIRE HYDRANTS  
STORM SEWER  
SANITARY SEWER W/ MANHOLE  
WATER LINE  
FIRE DEPT. CONNECTION  
F.M.A.  
R.I.R.O.  
RETAINING WALL  
ACCESSIBLE ROUTE (TYP.)  
ACCESSIBLE UNIT TYPE  
ACCESSIBLE RAMP  
STEPS AND RAMPS  
COBBLE DRAINS  
DRAINAGE EASEMENT  
UTILITY EASEMENT



- SITE NOTES:**
- PRIVATE DRIVE IS A FIRE LANE AND UTILITY EASEMENT.
  - FIRE LINES ARE 3" D.I.P.



# Sorrel Ranch Filing 3

Aurora, Colorado

## SITE PLAN

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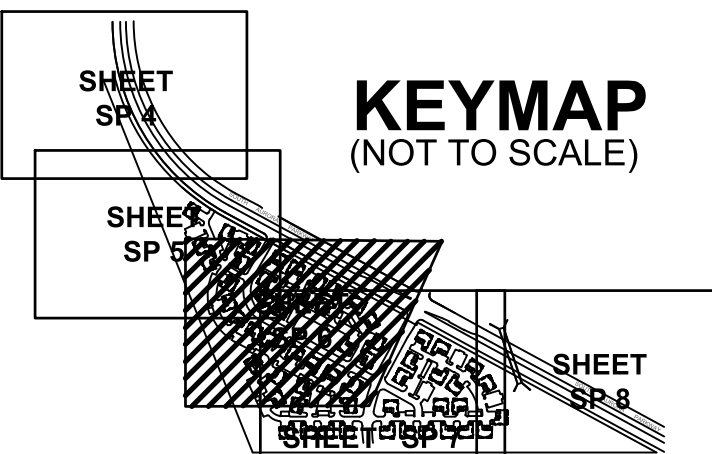
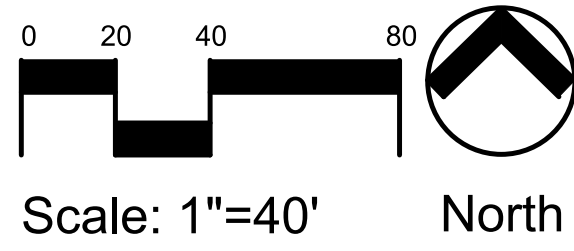
Job Number: 8233-000

Sheet SP-5



COMMENT RESPONSES  
JULIE GAMEC,  
THK ASSOCIATES  
7-31-20

- SITE NOTES:**
- ① PRIVATE DRIVE IS A FIRE LANE AND UTILITY EASEMENT.
  - ② FIRE LINES ARE 3" D.I.P.



# Sorrel Ranch Filing 3

Aurora, Colorado

SITE PLAN

**thk associates inc.**  
2953 South Peoria Street, Ste 101  
Aurora, Colorado 80014  
303-770-7201 FAX 770-7132  
(Planning, Landscape Architecture, Market Research)

CONTACT: SYDNEY SHELL  
sshell@thkassoc.com

**Revisions:**

	July 1, 2020
	January 17, 2020
	November 13, 2019
	June 28, 2019
	March 19, 2020

**Date:** April 16, 2019

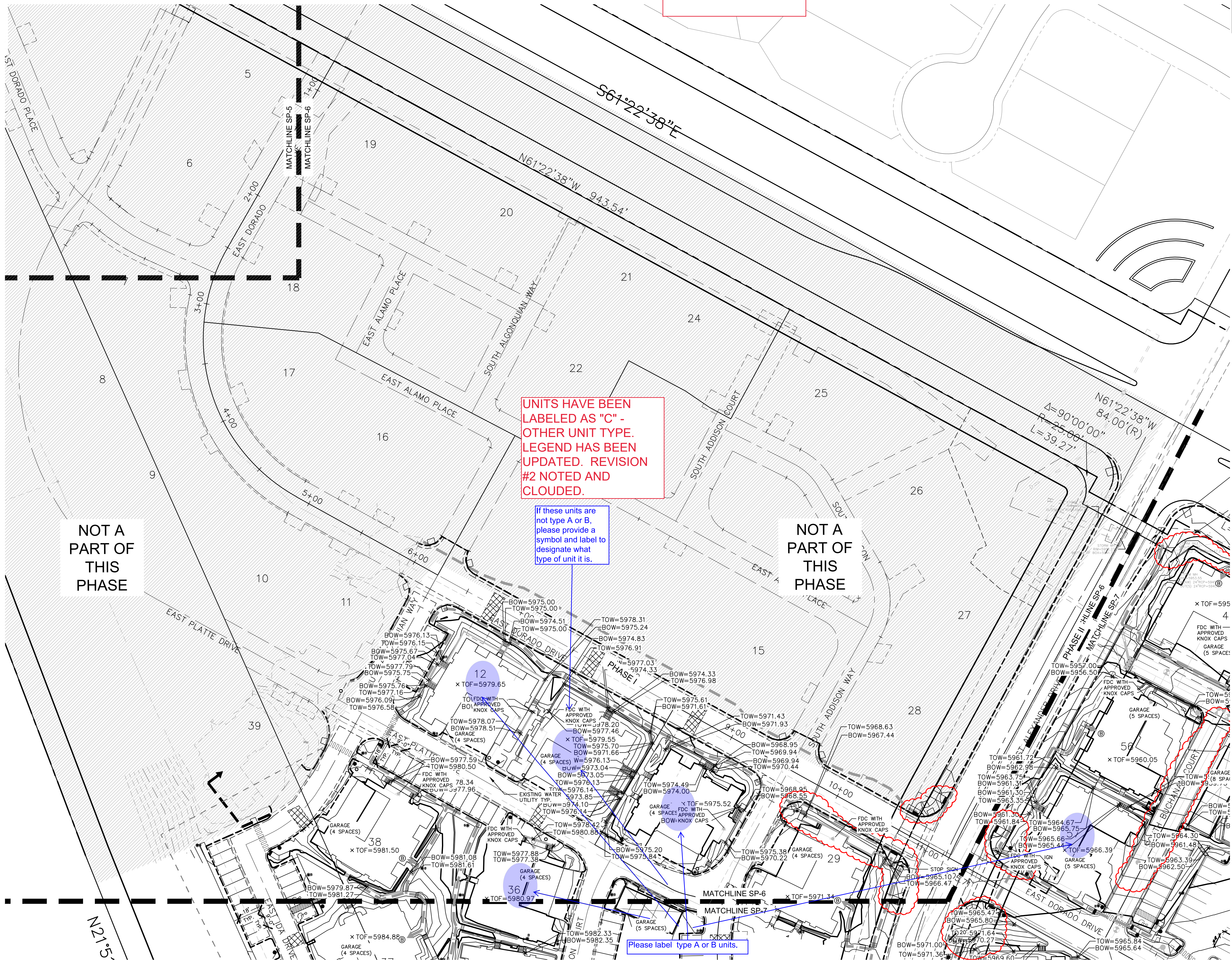
**Job Number:** 8233-000

**Sheet** SP-6

## LEGEND



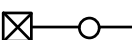

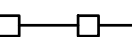





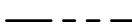



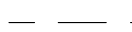


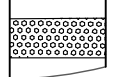



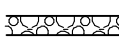
	TRAIL
	WROUGHT IRON FENCE W/ COLUMNS
	2-RAIL WOOD FENCE
	CSP LIMITS
	PLAT BOUNDARY
	RIGHT-OF-WAY
	SETBACK
	EASEMENT
	STREET LIGHT
	FIRE HYDRANTS
	STORM SEWER
	SANITARY SEWER W/ MANHOLE
	WATER LINE
	FIRE DEPT. CONNECTION
	FULL MOVEMENT ACCESS
	RIGHT IN RIGHT OUT
	RETAINING WALL
	ACCESSIBLE ROUTE (TYP.)
	ACCESSIBLE UNIT TYPE
	ACCESSIBLE RAMP
	STEPS AND RAMPS
	COBBLE DRAINS
	DRAINAGE EASEMENT
	UTILITY EASEMENT

- ① AMENDMENTS ON THIS SHEET:
1. RETAINING WALLS WERE RELOCATED AND EXTENDED NEAR BUILDING 29 TO REDUCE STEEP GRADES AWAY FROM THE BUILDING FOUNDATION.
  2. ALL PROPOSED CURB RAMPS ALONG EAST ALEXANDER DRIVE WERE ADJUSTED TO ALIGN WITH THE RAMP ACROSS THE STREET.
  3. AN EXTENSION OF THE SANITARY SEWER MAIN WAS ADDED NEAR BUILDINGS 56 AND 57 TO PROVIDE A SERVICE CONNECTION FOR BUILDING 57.
  4. AREA DRAINS AND PIPES TO OUTFALL THEM WERE ADDED NEAR BUILDING 40 AND 41.



Please label type A or B units.

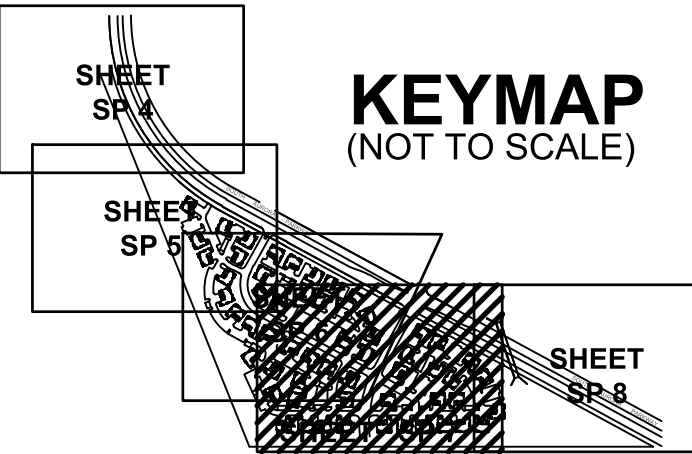
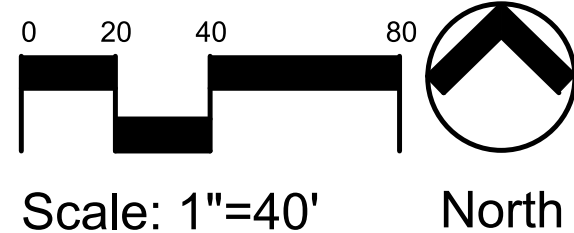


LEGEND			
	TRAIL		SANITARY SEWER W/ MANHOLE
	WROUGHT IRON FENCE W/ COLUMNS		WATER LINE
	2-RAIL WOOD FENCE		FIRE DEPT. CONNECTION
	CSP LIMITS		FULL MOVEMENT ACCESS
	PLAT BOUNDARY		RIGHT IN RIGHT OUT
	RIGHT-OF-WAY		RETAINING WALL
	SETBACK		ACCESSIBLE ROUTE
	EASEMENT		ACCESSIBLE UNIT TYPE
	STREET LIGHT		ACCESSIBLE RAMP
	DRAINAGE EASEMENT		STEPS AND RAMPS
	UTILITY EASEMENT		COBBLE DRAINS

- AMENDMENTS ON THIS SHEET:
1. RETAINING WALLS WERE RELOCATED AND EXTENDED NEAR BUILDING 29 TO REDUCE STEEP GRADES AWAY FROM THE BUILDING FOUNDATION.
  2. ALL PROPOSED CURB RAMPS ALONG EAST ALEXANDER DRIVE WERE ADJUSTED TO ALIGN WITH THE RAMP ACROSS THE STREET.
  3. AN EXTENSION OF THE SANITARY SEWER MAIN WAS ADDED NEAR BUILDINGS 56 AND 57 TO PROVIDE A SERVICE CONNECTION FOR BUILDING 57.
  4. AREA DRAINS AND PIPES TO OUTFALL THEM WERE ADDED NEAR BUILDING 40 AND 41 ALSO NEAR BUILDING 43.
  5. GRADING CHANGES WERE MADE ALONG WITH ADDING A SECTION OF RETAINING WALL AND ADDING A CONCRETE PAN TO IMPROVE THE DRAINAGE ALONG THE SOUTH SIDE OF BUILDING 35.
  5. ADJUSTMENTS TO THE LAYOUT OF THE RETAINING WALL AND SIDEWALKS BETWEEN BUILDING 52 AND 54 WERE MADE TO PROVIDE BETTER PEDESTRIAN ACCESS THROUGH THIS AREA.
  6. PER THE CITY'S NEW CRITERIA, AN EDGE DRAIN WAS ADDED UPSTREAM OF THE PROPOSED INLETS NEAR BUILDINGS 40, 41 AND 56.

COMMENT RESPONSES  
JULIE GAMEC,  
THK ASSOCIATES  
7-31-20

- SITE NOTES:
- ① PRIVATE DRIVE IS A FIRE LANE AND UTILITY EASEMENT.
  - ② FIRE LINES ARE 3" D.I.P.



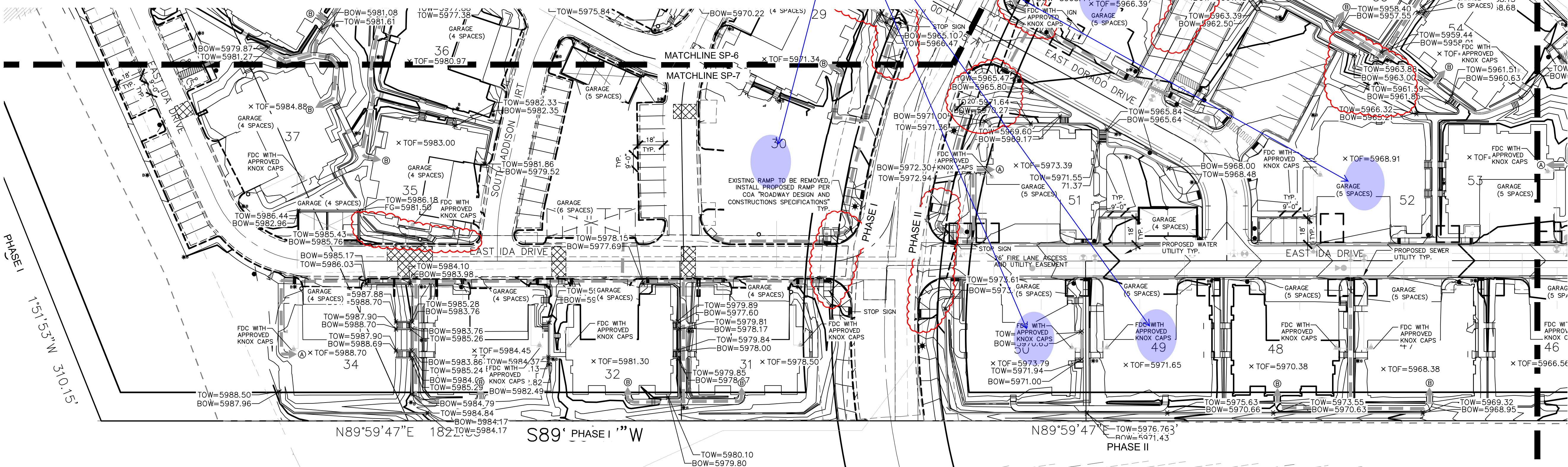
# Sorrel Ranch Filing 3

Aurora, Colorado

SITE PLAN

UNITS HAVE BEEN  
LABELED AS "C" -  
OTHER UNIT TYPE.  
LEGEND HAS BEEN  
UPDATED. REVISION  
#2 NOTED AND  
CLOUDED.

Please label type A or B units.



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Revisions:

July 1, 2020  
January 17, 2020  
November 13, 2019  
June 28, 2019  
March 19, 2020

Date: April 16, 2019

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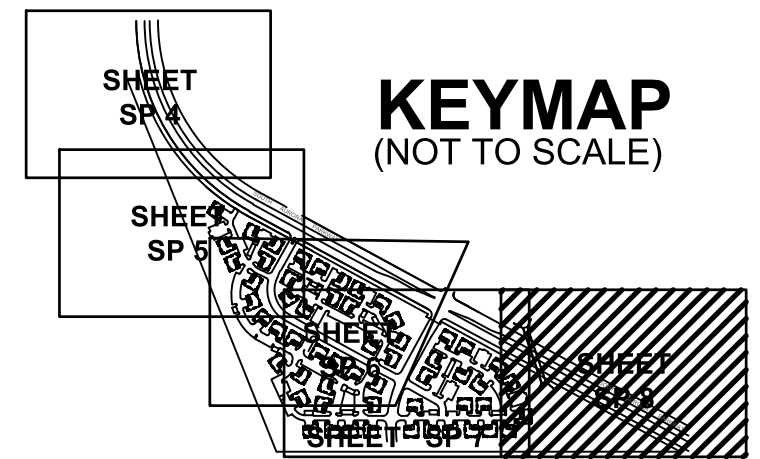
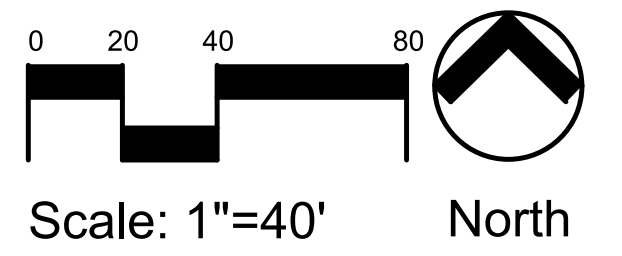
Sheet SP-7



Sorrel Ranch  
CONTEXTUAL SITE PLAN, FILING 3

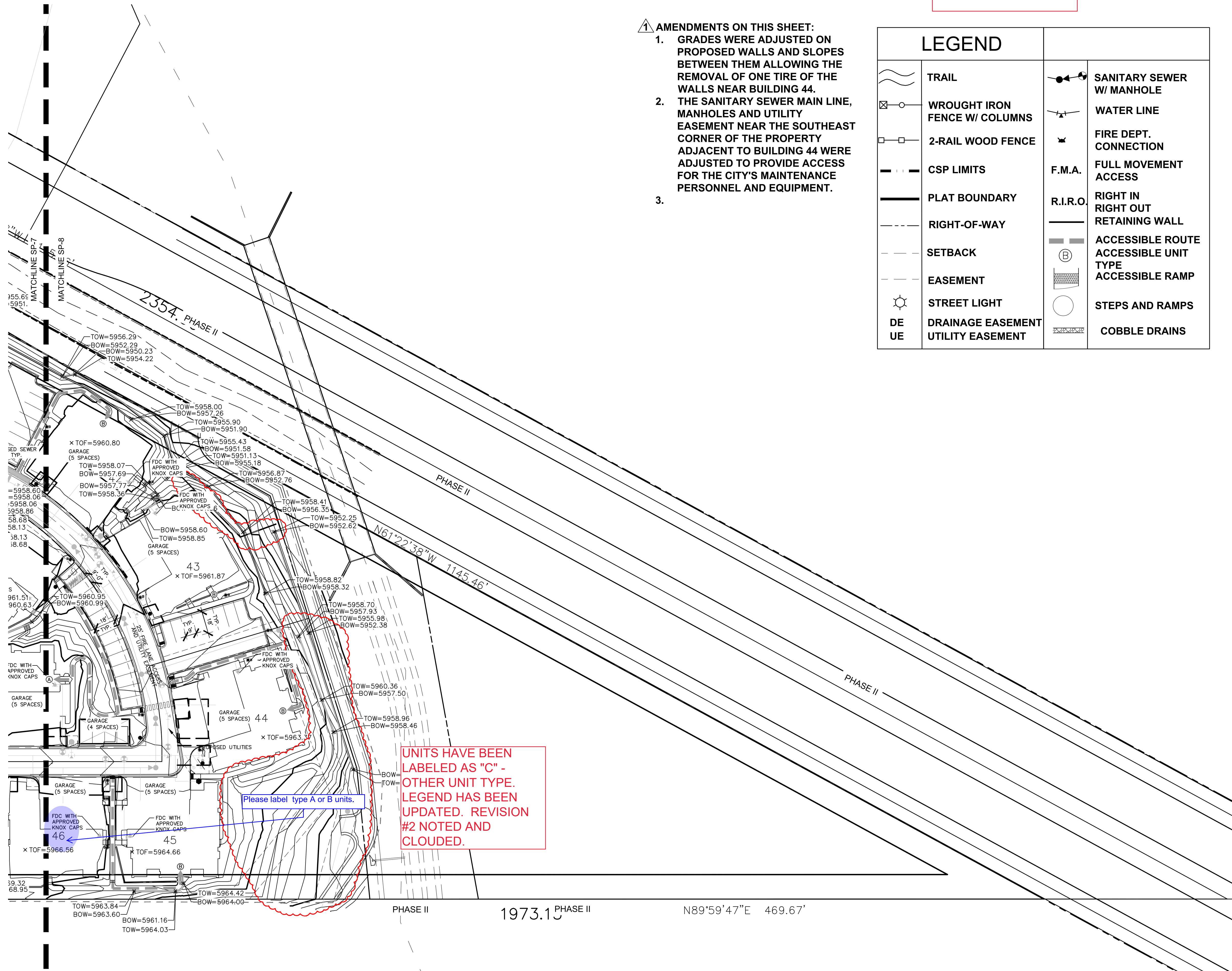
COMMENT RESPONSES  
JULIE GAMEC,  
THK ASSOCIATES  
7-31-20

- SITE NOTES:
- PRIVATE DRIVE IS A FIRE LANE AND UTILITY EASEMENT.
  - FIRE LINES ARE 3" D.I.P.



- AMENDMENTS ON THIS SHEET:
- GRADES WERE ADJUSTED ON PROPOSED WALLS AND SLOPES BETWEEN THEM ALLOWING THE REMOVAL OF ONE TIRE OF THE WALLS NEAR BUILDING 44.
  - THE SANITARY SEWER MAIN LINE, MANHOLES AND UTILITY EASEMENT NEAR THE SOUTHEAST CORNER OF THE PROPERTY ADJACENT TO BUILDING 44 WERE ADJUSTED TO PROVIDE ACCESS FOR THE CITY'S MAINTENANCE PERSONNEL AND EQUIPMENT.
  -

LEGEND	
	TRAIL
	WROUGHT IRON FENCE W/ COLUMNS
	2-RAIL WOOD FENCE
	CSP LIMITS
	PLAT BOUNDARY
	RIGHT-OF-WAY
	SETBACK
	EASEMENT
	STREET LIGHT
	DRAINAGE EASEMENT
	UTILITY EASEMENT
	SANITARY SEWER W/ MANHOLE
	WATER LINE
	FIRE DEPT. CONNECTION
	F.M.A.
	R.I.R.O.
	RIGHT IN RIGHT OUT RETAINING WALL
	ACCESSIBLE ROUTE
	ACCESSIBLE UNIT TYPE
	ACCESSIBLE RAMP
	STEPS AND RAMP
	COBBLE DRAINS



UNITS HAVE BEEN  
LABELED AS "C" -  
OTHER UNIT TYPE.  
LEGEND HAS BEEN  
UPDATED. REVISION  
#2 NOTED AND  
CLOUDED.

Please label type A or B units.

Sorrel Ranch Filing 3

Aurora, Colorado

SITE PLAN

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Revisions:

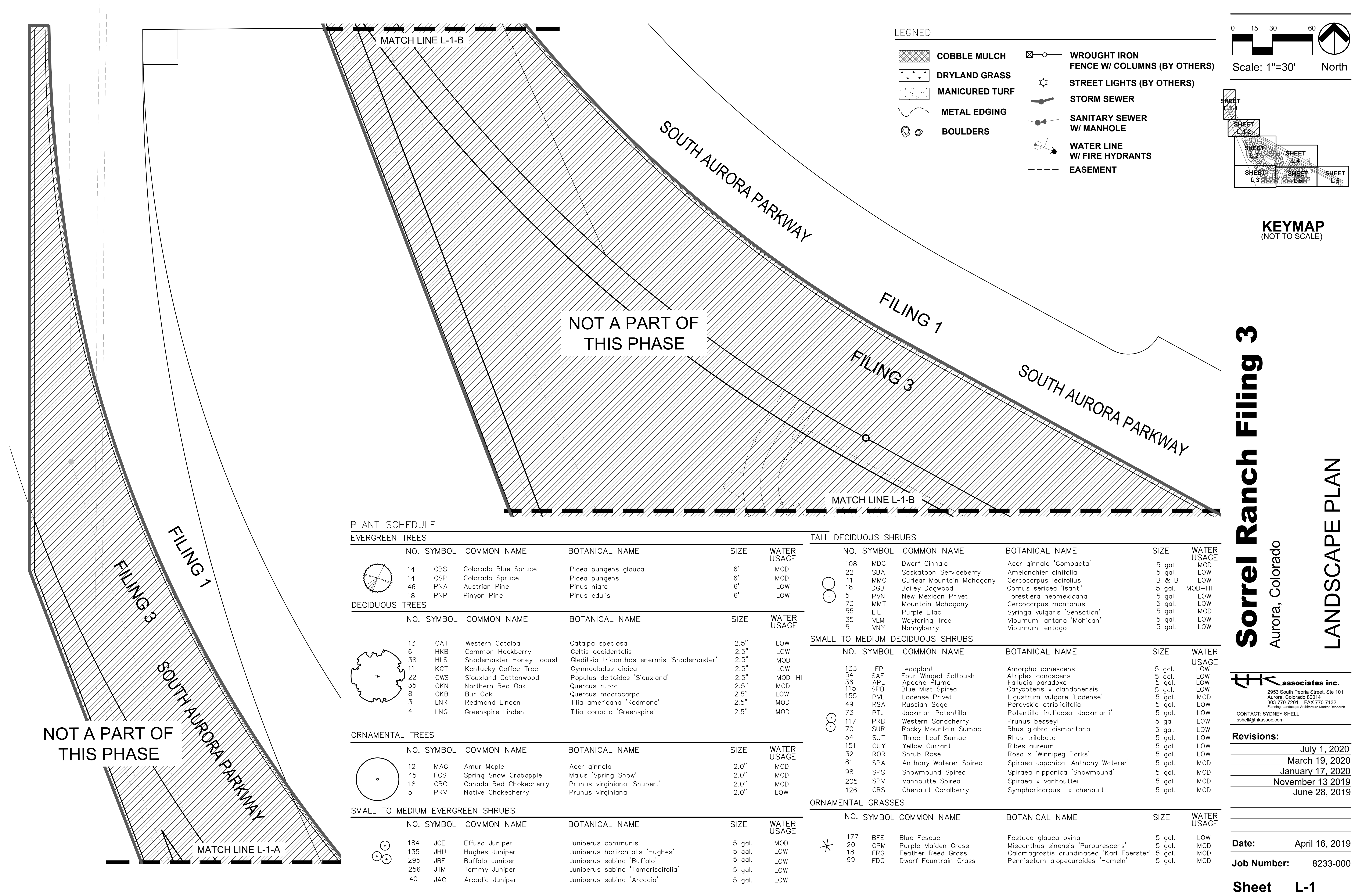
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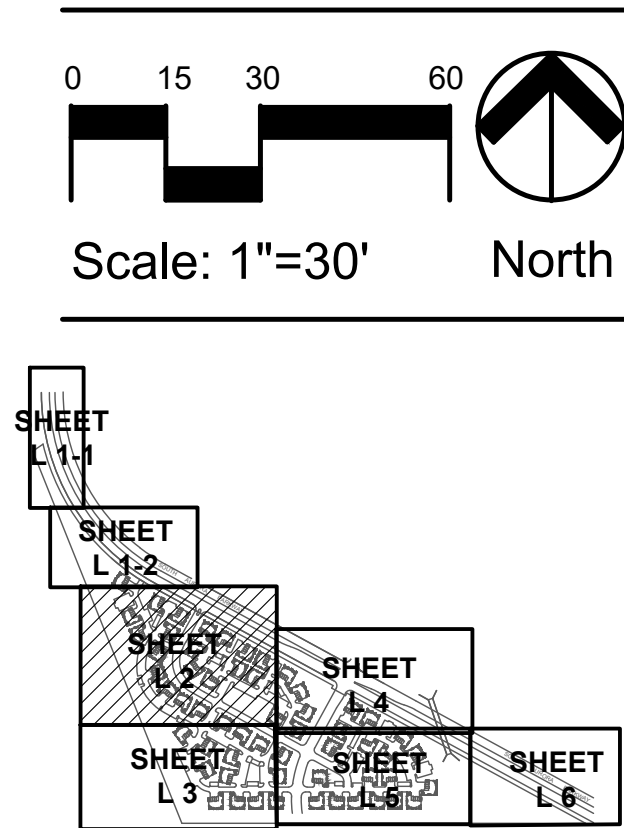
Job Number: 8233-000

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# Sorrel Ranch Filing 3

Aurora, Colorado

## LANDSCAPE PLAN

**associates inc.**  
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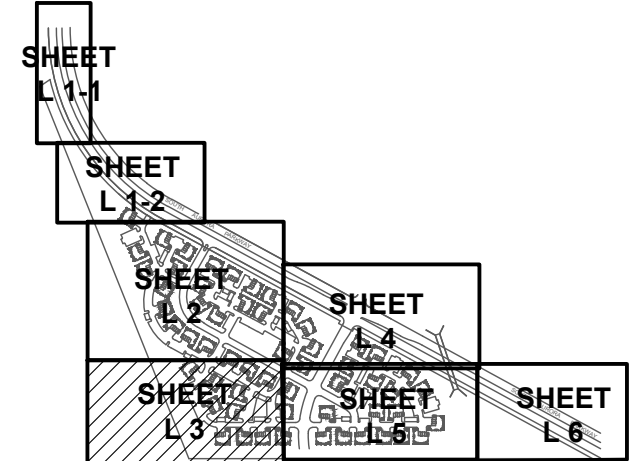
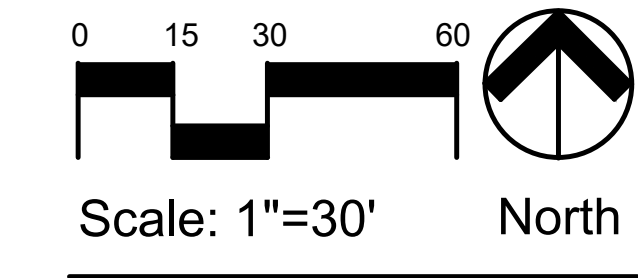
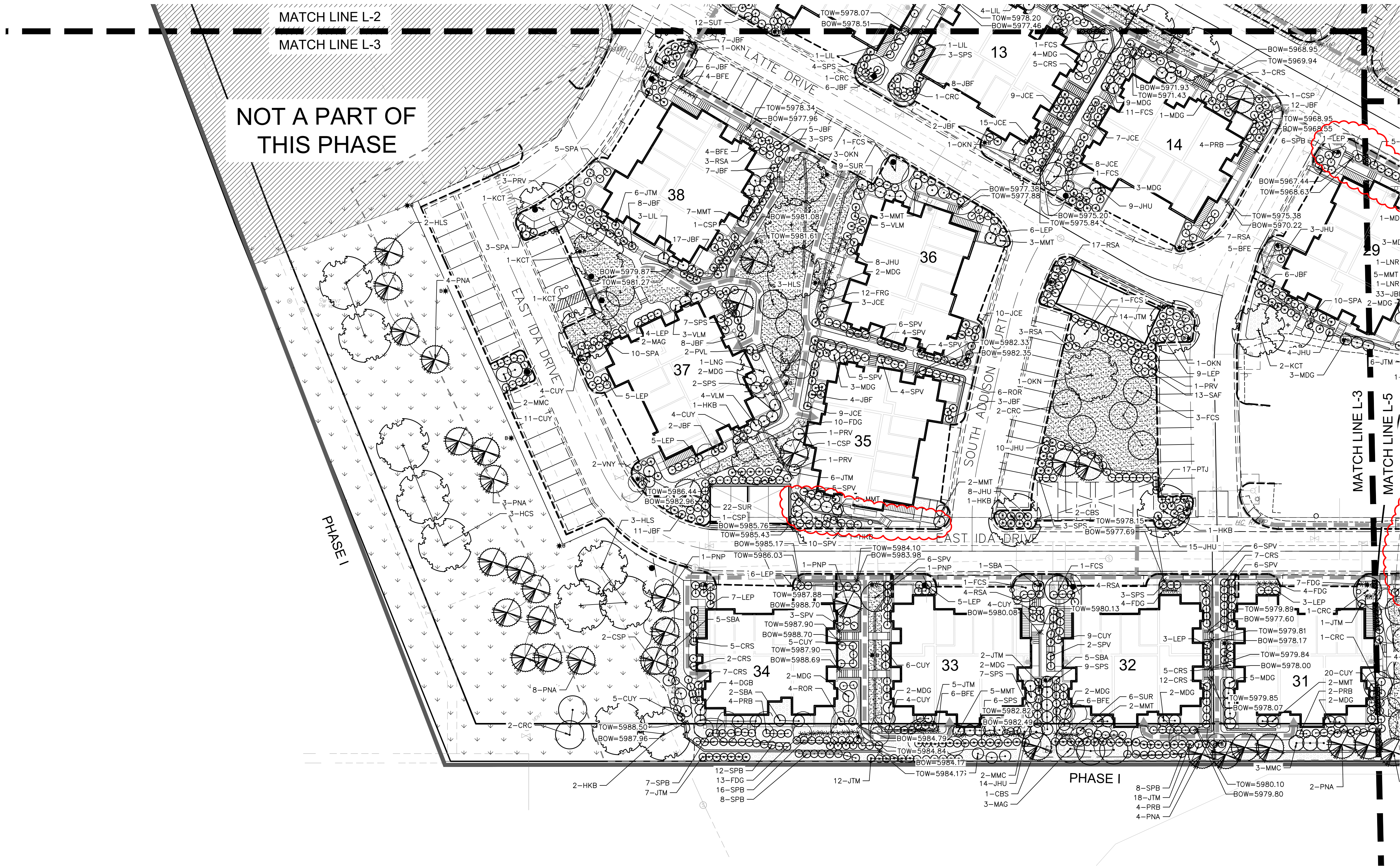
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	June 28, 2019

Date: April 16, 2019

Job Number: 8233-000

Sheet L-2





Sorrel Ranch Filing 3

Aurora, Colorado

LANDSCAPE PLAN

PLANT LIST

EVERGREEN TREES		ORNAMENTAL TREES		DECIDUOUS SHRUBS		EVERGREEN SHRUBS	
SYMBOL	COMMON NAME	SYMBOL	COMMON NAME	SYMBOL	COMMON NAME	SYMBOL	COMMON NAME
CBS	Colorado Blue Spruce	MAG	Amur Maple	LEP	Leadplant	JCE	Effusa Juniper
CSP	Colorado Spruce	FCS	Spring Snow Crabapple	SAF	Four Winged Saltbush	JHU	Hughes Juniper
PNA	Austrian Pine	CRC	Canada Red Chokecherry	APL	Apache Plume	JBF	Buffalo Juniper
PNP	Pinyon Pine	PRV	Native Chokecherry	SPB	Blue Mist Spirea	JTM	Tammy Juniper
DECIDUOUS TREES		TALL DECIDUOUS SHRUBS		ORNAMENTAL GRASSES			
SYMBOL	COMMON NAME	SYMBOL	COMMON NAME	SYMBOL	COMMON NAME		
MRR	Royal Red Maple	MDG	Dwarf Ginnola	GRM	Maiden Grass		
MAR	Red Sunset Maple	SBA	Saskatoon Serviceberry	BFE	Blue Fescue		
CAT	Western Catalpa	MMC	Curleaf Mountain Mahogany	GPM	Purple Maiden Grass		
HKB	Common Hackberry	DGB	Bailey Dogwood	FRG	Feather Reed Grass		
ASU	Summit Ash	PVN	New Mexican Privet	FDG	Dwarf Fountrain Grass		
ASP	Patmore Ash	MMT	Mountain Mohogany				
HLS	Shademaster Honey Locust	LIL	Purple Lilac				
KCT	Kentucky Coffee Tree	VLM	Wayfaring Tree				
CWS	Siouxland Cottonwood	VNY	Nannyberry				
OKN	Northern Red Oak						
OKB	Bur Oak						
LNR	Redmond Linden						
LNG	Greenspire Linden						

LEGEND

	COBBLE MULCH		WROUGHT IRON FENCE W/ COLUMNS (BY OTHERS)
	DRYLAND GRASS		STREET LIGHTS (BY OTHERS)
	MANICURED TURF		STORM SEWER
	METAL EDGING		SANITARY SEWER W/ MANHOLE
	BOULDERS		WATER LINE W/ FIRE HYDRANTS
			EASEMENT

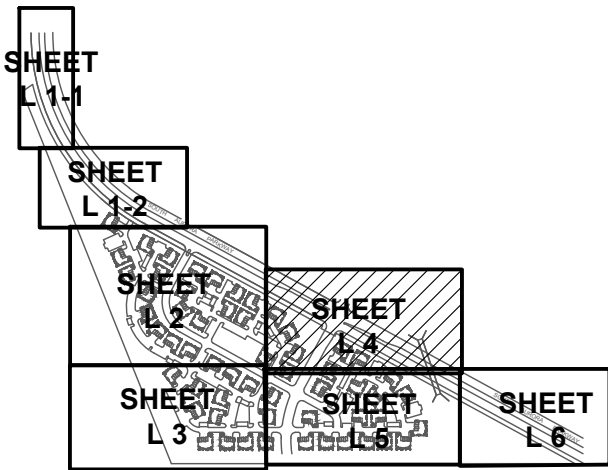
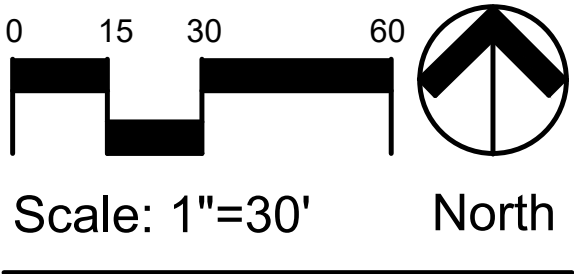
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Job Number:	8233-000
Sheet	L-3





# Sorrel Ranch Filing 3

Aurora, Colorado

## LANDSCAPE PLAN

### PLANT LIST

EVERGREEN TREES		ORNAMENTAL TREES		DECIDUOUS SHRUBS		EVERGREEN SHRUBS	
SYMBOLCOMMON NAME		SYMBOLCOMMON NAME		SYMBOLCOMMON NAME		SYMBOLCOMMON NAME	
	CBS Colorado Blue Spruce		MAG Amur Maple		LEP Leadplant		JCE Effusa Juniper
	CSP Colorado Spruce		FCS Spring Snow Crabapple		SAF Four Winged Saltbush		JHU Hughes Juniper
	PNA Austrian Pine		CRC Canada Red Chokecherry		APL Apache Plume		JBF Buffalo Juniper
	PNP Pinyon Pine		PRV Native Chokecherry		SPB Blue Mist Spirea		JTM Tammy Juniper
DECIDUOUS TREES		TALL DECIDUOUS SHRUBS		ORNAMENTAL GRASSES			
SYMBOLCOMMON NAME		SYMBOLCOMMON NAME		SYMBOLCOMMON NAME		SYMBOLCOMMON NAME	
	MRR Royal Red Maple		MDG Dwarf Ginnala		GRM Maiden Grass		
	MAR Red Sunset Maple		SBA Saskatoon Serviceberry		BFE Blue Fescue		
	CAT Western Catalpa		MMC Curleaf Mountain Mahogany		GPM Purple Maiden Grass		
	HKB Common Hackberry		DGB Bailey Dogwood		FRG Feather Reed Grass		
	ASU Summit Ash		PVN New Mexican Privet		FDG Dwarf Fountrain Grass		
	ASP Patmore Ash		MMT Mountain Mahogany				
	HLS Shademaster Honey Locust		LIL Purple Lilac				
	KCT Kentucky Coffee Tree		VLM Wayfaring Tree				
	CWS Siouland Cottonwood		VNY Nannyberry				
	OKN Northern Red Oak						
	OKB Bur Oak						
	LNR Redmond Linden						
	LNG Greenspire Linden						

### LEGEND

	COBBLE MULCH		WROUGHT IRON FENCE W/ COLUMNS (BY OTHERS)
	DRYLAND GRASS		STREET LIGHTS (BY OTHERS)
	MANICURED TURF		STORM SEWER
	METAL EDGING		SANITARY SEWER W/ MANHOLE
	BOULDERS		WATER LINE W/ FIRE HYDRANTS
			EASEMENT

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Sheet	L4











CITY OF AURORA LANDSCAPE CHARTS

BUILDING PERIMETER LANDSCAPING

BUILDING NO.	BUILDING PERIMETER	EXCLUDED LENGTH GARAGE DOOR	TREES REQ / PROV	TALL SHRUBS REQUIRED	TALL SHRUBS PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED
BUILDING 12	370'	47'	4 / 4	13	13	64	64
BUILDING 13	370'	47'	4 / 3	13	13	64	64
BUILDING 14	403'	47'	4 / 4	13	13	64	64
BUILDING 29	370'	47'	4 / 5	13	17	64	64
BUILDING 31	370'	47'	4 /4	13	13	64	64
BUILDING 32	373'	47'	5 /5	13	13	63	65
BUILDING 33	370'	47'	4 / 4	13	13	64	70
BUILDING 34	370'	47'	4 / 4	13	13	64	66
BUILDING 35	370'	47'	4 / 5	13	13	64	64
BUILDING 36	370'	47'	4 / 4	13	13	64	64
BUILDING 37	370'	47'	4 / 4	13	13	64	64
BUILDING 38	370'	47'	4 / 4	13	13	64	73
BUILDING 40	370'	65'	3 / 7	10	10	48	91
BUILDING 41	370'	65'	3 / 6	10	17	48	72
BUILDING 42	370'	65'	3 / 3	10	14	48	93
BUILDING 43	370'	65'	3 / 3	10	19	48	96
BUILDING 44	370'	65'	3 / 4	10	10	48	84
BUILDING 45	370'	65'	3 / 5	10	12	48	59
BUILDING 46	370'	65'	3 / 4	10	10	48	71
BUILDING 47	370'	65'	3 / 3	10	10	48	88
BUILDING 48	370'	65'	3 / 3	10	10	48	81
BUILDING 49	370'	65'	3 / 3	10	15	48	56
BUILDING 50	370'	65'	3 / 6	10	10	48	131
BUILDING 51	370'	65'	3 / 10	10	10	48	55
BUILDING 52	370'	65'	3 / 3	10	10	48	49
BUILDING 53	370'	65'	3 / 6	10	10	48	48
BUILDING 54	370'	65'	3 / 3	10	10	48	48
BUILDING 55	370'	65'	3 / 5	10	10	48	63
BUILDING 56	370'	65'	3 / 6	10	11	48	60
BUILDING 57	370'	65'	3 / 7	10	10	48	50

\* INDICATES TREE OR SHRUB EQUIVALENT HAS BEEN USED. 1 TREE = 10 SHRUBS.  
1 THE LANDSCAPE ARCHITECT HAS CHOSEN TO REMAIN A MINIMUM OF 5' AWAY FROM BUILDING FOUNDATIONS TO MINIMIZE IRRIGATION WATER AT FOUNDATIONS.  
2 CALCULATIONS ONLY ACCOUNT FOR BUILDINGS INCLUDED IN THIS PHASE.

STREET PERIMETER, NON-STREET FRONTAGE BUFFERS, SPECIAL BUFFERS

AREA	DESCRIPTION	LENGTH	WIDTH REQUIRED	WIDTH PROVIDED	TREES (1 TREE PER 40 LF)	SHRUBS (10 SHRUBS PER 40 LF)
A	STREET BUFFER S. AURORA PARKWAY	1,215'	20'	38'-0"	31 / 40	304 / 307
B	STREET STREET BUFFER E. ALEXANDER DR	487'	20' WITH XERIC	30'-0" MIN.	13 / 26	122 / 123
BUFFER AREA	DESCRIPTION	LENGTH	WIDTH REQUIRED	WIDTH PROVIDED	TREES (1 TREE PER 25 LF)	SHRUBS (5 SHRUBS PER 25 LF)
C	SOUTHERN BUFFER BETWEEN RESIDENTIAL AND VACANT LAND (E-470 RAC)	492'	20' WITH XERIC	38'-0"	20 / 31	99 / 324

\* INDICATES TREE OR SHRUB EQUIVALENT HAS BEEN USED. 1 TREE = 10 SHRUBS.  
1 CALCULATIONS ONLY ACCOUNT FOR STREET FRONTAGE AND BUFFERS INCLUDED IN THIS PHASE.

STREET FRONTAGES

AREA	DESCRIPTION	LENGTH / NOTES	TREES REQ. (1 TREE PER 40 LF)	TREES PROVIDED
A	STREET BUFFER S. AURORA PARKWAY	625'	31	40
B	STREET STREET BUFFER E. ALEXANDER DR	625' / 138' OF DRIVE EXCLUDED	13	19

1 CALCULATIONS ONLY ACCOUNT FOR STREET FRONTAGE INCLUDED IN THIS PHASE.

PRIVATE COMMON OPEN SPACE

OPEN SPACE	REQUIRED	PROVIDED
128,687 S.F.	1 TREE AND 10 SHRUBS / 4,000 S.F.	33 TREES / 322 SHRUBS 94 TREES / 0 SHRUBS*

\* INDICATES TREE OR SHRUB EQUIVALENT HAS BEEN USED. 1 TREE = 10 SHRUBS.

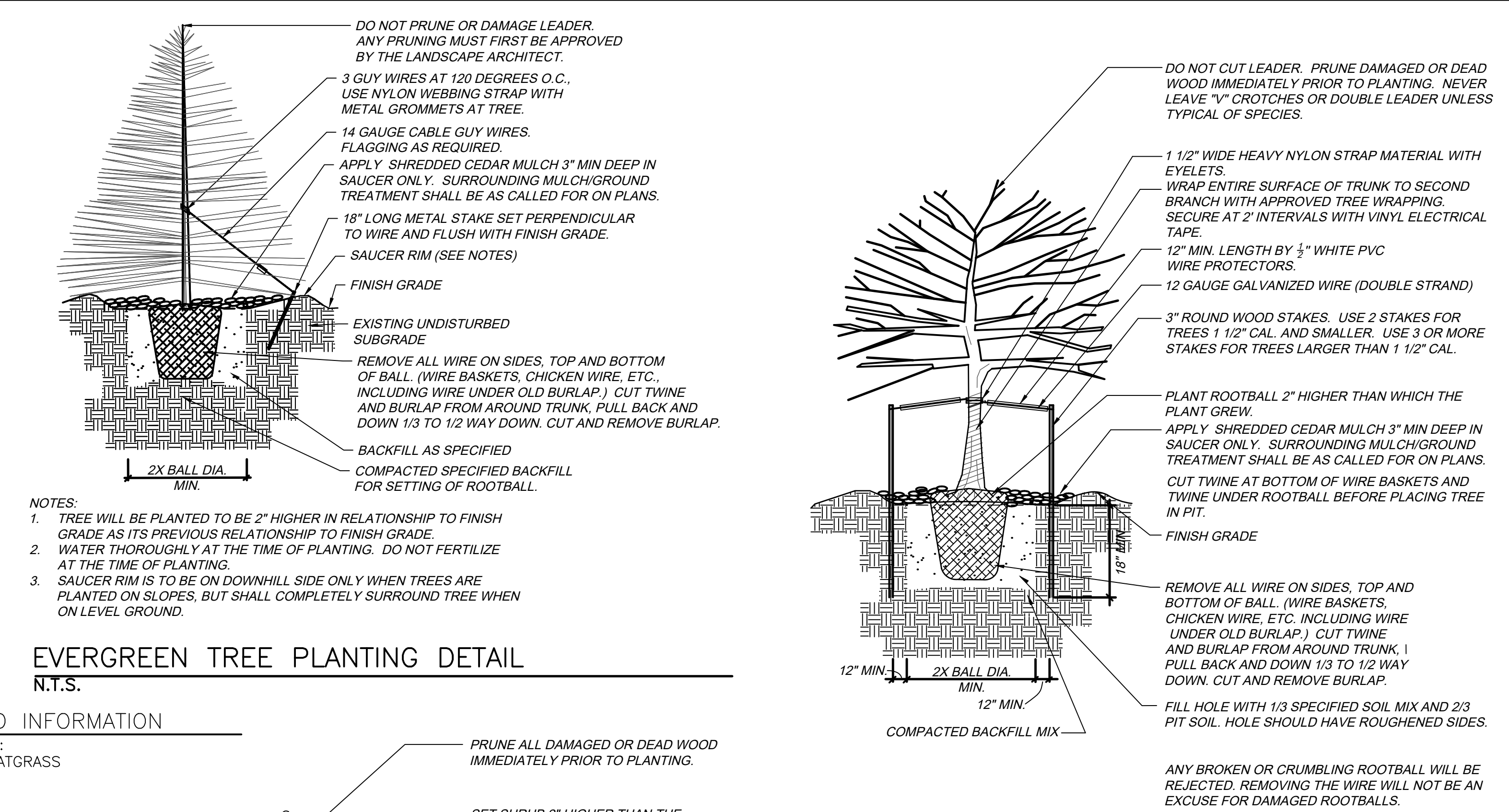
CITY OF AURORA STANDARD NOTES

1. SOIL PREPARATION SHALL BE FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA MINIMUM.
2. FREE STANDING LIGHTS SHALL CONSIST OF THE FOLLOWING THREE FIXTURES: 400W METAL HALIDE, FULL CUTOFF SINGLE CURVILINEAR TYPE FIXTURES MOUNTED ON ROUND TAPERED STEEL POLES; 400 METAL HALIDE, FULL CUTOFF 2-HEAD CURVILINEAR TYPE FIXTURES MOUNTED ON ROUND TAPERED STEEL POLES; AND 400W METAL HALIDE, FULL CUTOFF SINGLE HEAD CURVILINEAR TYPE FIXTURES MOUNTED ON BUILDING. SEE LIGHTING PLAN.
3. SURFACE MATERIALS OF WALKS AND PLAZAS SHALL BE CONCRETE. SURFACE MATERIAL OF VEHICULAR DRIVES AND PARKING LOTS SHALL BE ASPHALT.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
5. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR PRELIMINARY LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
6. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 146-1435 MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
7. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR PROP. FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR PROP. FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
8. A 5 FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF PROP. FIRE HYDRANTS.
9. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
10. MULCHING FOR SHRUB BEDS TO BE 1.5" RIVER ROCK MULCH AT MIN. 3" DEEP AND TREES TO BE GORILLA HAIR SHREDDED WOOD MULCH OR EQUAL AT MIN. 3" DEEP.
11. ANY PROPOSED PLANTS WITHIN THE SITE TRIANGLE MUST COMPLY WITH CITY OF AURORA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
12. ALL FIRE HYDRANTS WILL BE LOCATED NOT LESS THAN THREE FEET – SIX INCHES (3'-6") AND NOT MORE THAN EIGHT (8') FEET FROM THE BACK OF THE CURB TO THE CENTER OF THE HYDRANT, UNOBSTRUCTED ON THE STREET SIDE WITH A MINIMUM CLEARANCE ON ALL OTHER SIDES WILL BE FIVE (5) FEET.

GENERAL NOTES

1. INTERMITTENT TOW SPOT GRADES HAVE BEEN TURNED OFF FOR CLARITY. SEE THE SITE PLANS FOR ALL TOW SPOT GRADES.
2. THE LANDSCAPING SHOWN ON THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPROVEMENTS TO BE INSTALLED BY THE DEVELOPER, SUCCESSORS, OR ASSIGNS.
3. ALL TREES SHALL BE A MINIMUM OF 10' FROM EXISTING WATER LINE OR IRRIGATION MAINLINE (IF POSSIBLE).
4. DEVELOPER SHALL ENSURE THAT THE PRELIMINARY LANDSCAPE PLAN IS COORDINATED WITH THE PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNATED ON THIS PLAN.
5. NO SLOPES TO EXCEED 3:1
6. ANY PROPOSED PLANTING MATERIAL PLANTED IN THE SIGHT TRIANGLES MUST COMPLY WITH CITY OF AURORA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
7. LANDSCAPE PLAN, ADJUSTMENTS AND QUANTITIES AS NOTED ACCOUNT FOR THIS PHASE OF DEVELOPMENT ONLY.

DETAILS



EVERGREEN TREE PLANTING DETAIL N.T.S.

NATIVE SEED AND SOD INFORMATION

NATIVE SEED – LOW GROW MIX:  
30% EPHRAIM CRESTED WHEATGRASS  
25% SHEEP FESCUE  
20% PERENNIAL RYE  
15% CHEWINGS FESCUE  
10% CANADA BLUE GRASS  
SEEDING RATE:  
DRYLAND – 20–25 LBS/AC  
AVAILABLE THROUGH: ARKANSAS VALLEY SEED, INC.  
4300 MONACO STREET  
DENVER, CO 80216  
P: 303.320.7500  
WEB: WWW.AVSEEDS.COM

SOD – RTF SOD, OR APPROVED EQUAL AVAILABLE THROUGH: GREEN VALLEY TURF CO.  
13159 N. US HIGHWAY 85  
LITTLETON, CO 80125  
P: 303.798.6764  
WEB: WWW.GVT.NET

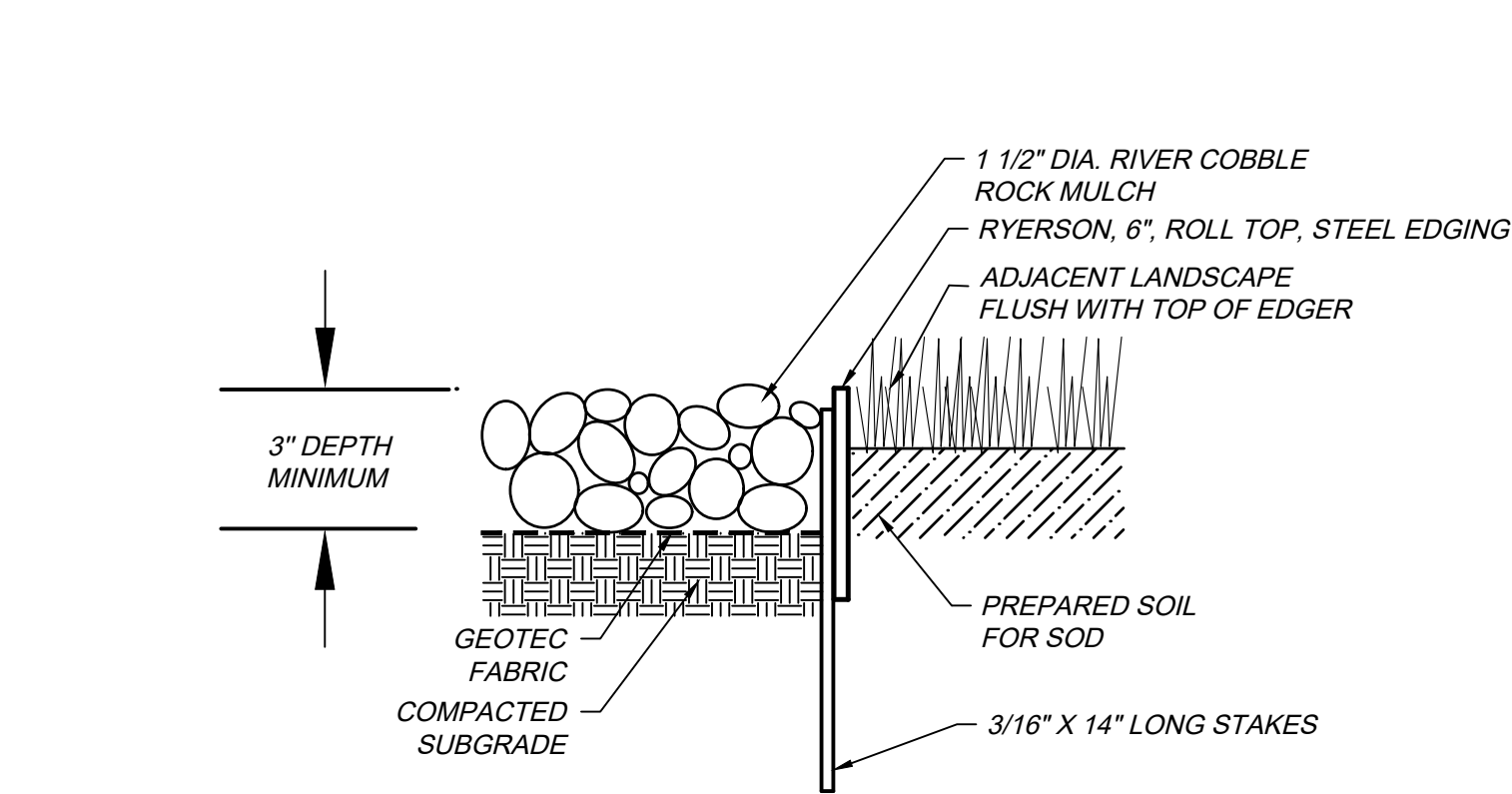
SITE DATA TABLE

TOTAL SITE AREA	15.52 A.C.* 675,923 S.F.	100%
BUILDING COVERAGE	126,000 S.F.	18.6%
HARD SURFACE AREA	320,682 S.F.	39.5%
LANDSCAPE AREA	229,241 S.F.	34%
HIGH WATER USE TURF	34,048 S.F.	15%

\*ACREAGE OF THIS PHASE

SHRUB/GRASS/PERENNIAL PLANTING DETAIL N.T.S.

DECIDUOUS TREE PLANTING DETAIL N.T.S.



EDGER DETAIL – ROCK MULCH AND SOD N.T.S.

**Sorrel Ranch Filing 3**  
Aurora, Colorado

**LANDSCAPE DETAILS**

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CONTACT: SYDNEY SHELL  
sshell@thkassoc.com

**Revisions:**

July 1, 2020
March 19, 2020
January 17, 2020
November 13 2019
June 28, 2019

**Date:** April 16, 2019

**Job Number:** 8233-000

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SORREL RANCH MULTI FAMILY STANDARDS		
GABLE MATERIALS SHALL BE CEMENTITIOUS BOARD AND BATTEN		X
TRIM ON PRIMARY WINDOWS SHALL CONSIST OF MIN. 3.5" WIDE VERTICAL LEGS WITH 5.5" WIDE MIN. SILL AND HEAD TRIM		X
ALL PRIMARY GABLE ROOF SLOPES SHALL BE 8:12 MIN.		X
FRONT PORCHES SHALL HAVE 2 SQUARE COLUMNS A MIN. OF 10" WIDE		X
DECORATIVE CROSS-BAR GABLE BRACKETS SHALL BE USED ON ALL GABLES ON ALL ELEVATIONS HAVING GABLE ENDS		X
AT LEAST ONE ELEVATION SHALL HAVE A PRIMARY GABLED FORM PAIRED WITH A SECONDARY GABLED FORM		X
ALL FRONT PORCHES SHALL HAVE TROWELING DETAILS		X

BUILDING MATERIALS AND COLORS					
	SCHEME 1	SCHEME 2	SCHEME 3	SCHEME 4	SCHEME 5
BODY 1	LAZY AFTERNOON PPG 1007-5	GRAY SHADOWS PPG 1005-3	SOLSTICE PPG 1010-3	STONINGTON PPG 15-25	STORMS COMING PPG 1008-2
BODY 2	STORMS COMING PPG 1008-2	ANTIQUE SILVER PPG 1002-5	DOWNPOUR PPG 1010-5	GREY BEIGE PPG 14-30	GREY BY ME PPG 1008-4
TRIM	SILENT SMOKE PPG 1025-2	ARIA PPG 1001-2	SEAGULL PPG 14-03	GRANITE PPG 1022-6	STONES THROW PPG 1008-7
ACCENT	BLUE ZEPHYR PPG 1042-6	FLANNEL PAJAMAS PPG 1043-5	SOOTHING SAPPHIRE PPG 10409	ONYX PPG 1011-7	NAPOLEAN PPG 1013-7
MASONRY	STONE	STONE	STONE	STONE	STONE
ROOF	ASPHALT SHINGLE BLACK WALNUT	ASPHALT SHINGLE WEATHERED WOOD	ASPHALT SHINGLE BLACK WALNUT	ASPHALT SHINGLE WEATHERED WOOD	ASPHALT SHINGLE BLACK WALNUT

E-470 MULTI FAMILY STANDARDS		
BUILDING FORM	MULTI FAMILY BUILDINGS TO HAVE A VARIETY OF WALL AND ROOF PLANES	X
	ALL BUILDINGS TO HAVE HORIZONTAL ARTICULATION	X
	ON SMALL, MULTI FAMILY BUILDINGSMASSING IS TO SIMULATE LARGE SINGLE FAMILY HOMES	X
BUILDING LENGTH	BUILDING LENGTH IS NOT TO EXCEED 200'	X
ROOFING MATERIALS	HIGH PROFILE COMPOSITION SHINGLES, CONCRETE OR CLAY TILES, SEAMED ARCHITECTURAL METALS, 25 YEAR WARRANTY	X
ROOF SHAPES	ON BUILDINGS WITH SLOPING ROOFS, 5 DISTINCT ROOFLINES MINIMUM ARE NEEDED WITH AT LEAST 3 SEPERATED BY A MINIMUM OF 2 FEET IN HEIGHT	X
FOUR SIDED DESIGN	ALL SIDES OF THE BUILDING SHALL DISPLAY A SIMILAR LEVEL OF QUALITY AND ARCHITECTURAL INTEREST	X
WINDOWS	ALL ELEVATIONS SHALL HAVE WINDOWS	X
GARAGE DOORS	NO MORE THAN 6 GARAGE DOORS MAY APPEAR ON ANY ELEVATION CONTAINING FRONT DOORS AND THE GARGE DOORS MUST BE OFFSET 2' FROM ADJACENT DOORS	X
PRIVATE OUTDOOR SPACES AND BALCONIES	ALL BUILDINGS TO HAVE A MINIMUM 6'X8' BALCONY OR PATIO FOR 30% OF TOTAL UNITS	X
EXPOSED HVAC UNITS AND GRILLS	HVAC GRILLS EXPOSED ON THE EXTERIOR TO BE COVERED WITH A GRILL AND DESIGNED TO BLEND IN WITH SURROUNDING WALL SURFACES	X
REQUIRED DESIGN ELEMENTS FOR MULTI FAMILY (5 REQUIRED)	900 SF AVERAGE HABITABLE AREA	X
	TOTAL EXTERIOR WALL AREA EXCLUDING DOORS AND WINDOWS IS 80% BRICK OR AT LEAST 40% STONE IN COMBINATION WITH BRICK OR STUCCO	
	CLAY OR CONCRETE ROOF TILE	
	ROOF SLOPE AT LEAST 6/12	X
	ROOF PITCH HAS A MINIMUM OF 7 RIDGELINES, 2 OF WHICH ARE AT LEAST 2' IN HEIGHT APART AND 2 WHICH ARE AT RIGHT ANGLES	X
	TWO ENDS OF THE BUILDING STEP DOWN TO ONE STORY IN HEIGHT	
	OUTDOOR BALCONY ON AT LEAST 50% OF THE UNITS	X
	ALL ELEVATIONS HAVE AT LEAST 3 WALL PLANES SEPARATED BY A MINIMUM OF 2'	X
	AT LEAST 50% OF THE UNITS HAVE AN ATTACHED 1 CAR GARAGE	X
	DOWNSPOUTS ARE ENCLOSED WITHIN THE WALLS OF THE BUILDING	
	AT LEAST 4 BAY WINDOWS	
	AT LEAST 2 CHIMNEYS	

Sorrel Ranch Filing 3

Aurora, Colorado

ELEVATIONS - DESIGN REQUIREMENTS

 **associates inc.**

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Planning, Landscape Architecture, Market Research

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sshell@thkassoc.com

Revisions:

Date:

April 18, 2019

Job Number:

8233-000

Sheet

A-1





FRONT ELEVATION - STANDARD BUILDING



RIGHT ELEVATION - STANDARD BUILDING

The door has been noted and labeled.

The knox box has been added and labeled.



LEFT ELEVATION - STANDARD BUILDING



REAR ELEVATION - STANDARD BUILDING

# Sorrel Ranch Filing 3

Aurora, Colorado

## ELEVATIONS - STANDARD BUILDING

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City Comments 7/7/2020

**Date:** April 18, 2019

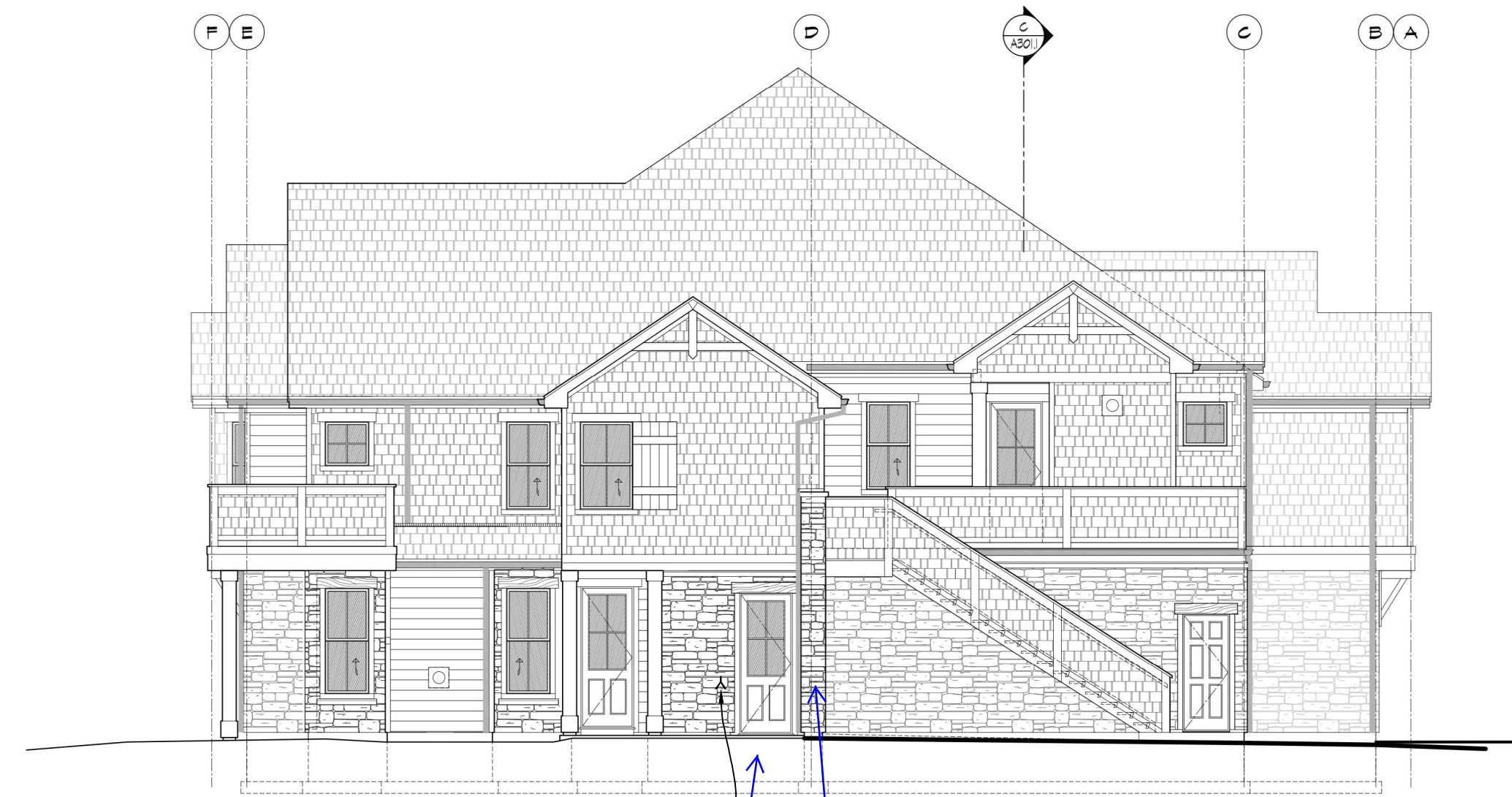
**Job Number:** 8233-000

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FRONT ELEVATION - TYPE "A" BUILDING



RIGHT ELEVATION - TYPE "A" BUILDING

The door has been noted and labeled.

The knox box has been added and labeled.

Label riser room door.

Show and label knox box.



LEFT ELEVATION - TYPE "A" BUILDING



REAR ELEVATION - TYPE "A" BUILDING

# Sorrel Ranch Filing 3

Aurora, Colorado

## ELEVATIONS - TYPE "A" BUILDING

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**Sheet A-3**





FRONT ELEVATION - TYPE "B" BUILDING



RIGHT ELEVATION - TYPE "B" BUILDING



LEFT ELEVATION - TYPE "B" BUILDING



REAR ELEVATION - TYPE "B" BUILDING

# Sorrel Ranch Filing 3

Aurora, Colorado

## ELEVATIONS - TYPE "B" BUILDING

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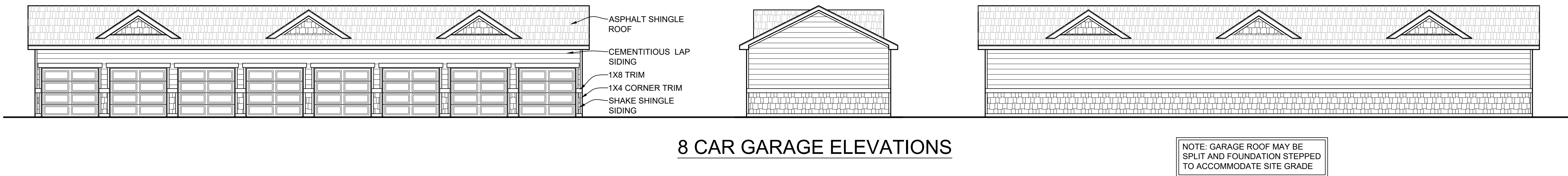
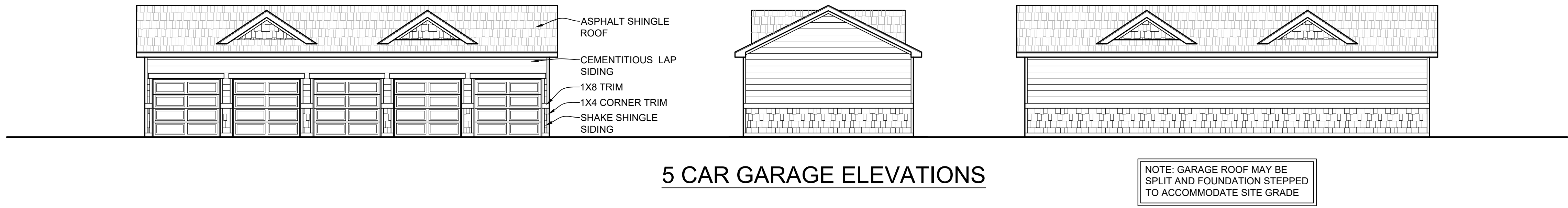
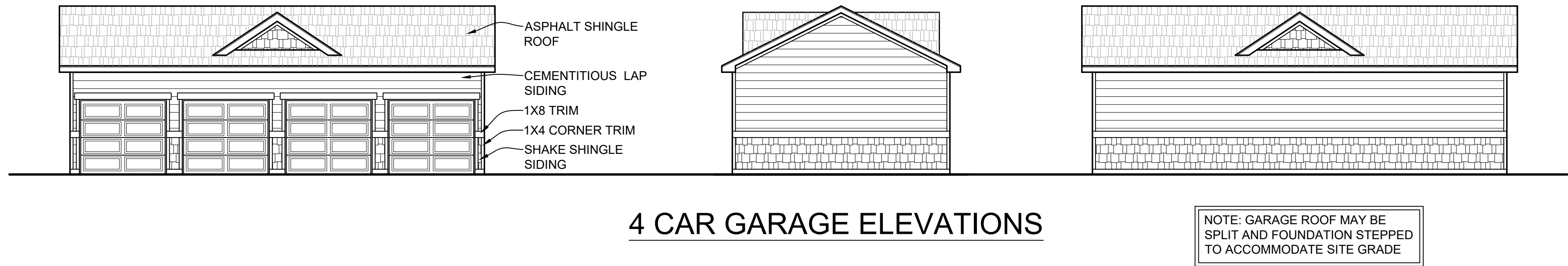
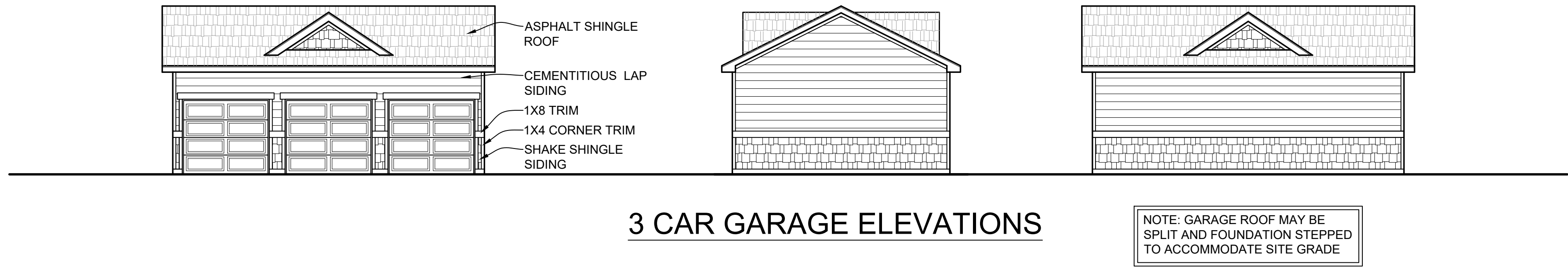
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**Sheet** A-4





# Sorrel Ranch Filing 3

Aurora, Colorado

## ELEVATIONS - GARAGES

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**Sheet** A-5