

DEDICATION AND LEGAL DESCRIPTION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THAT THEY ARE THE OWNER OF A CERTAIN PARCEL OF LAND LOCATED IN RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN , CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO BEING MORE PARTICULARY DESCRIBED AS FOLLOWS:

LOT 1, BLOCK 1,
CATTLEMEN'S AT EAGLE BEND SUBDIVISION FILING NO. 1,
COUNTY OF ARAPAHOE,
STATE OF COLORADO.

THE FOLLOWING DOCUMENTS ARE BLANKET DESCRIPTIONS OR ARE NONSPECIFIC AS TO LOCATION:

BOOK 1920 AT PAGE 247, BOOK 2119 AT PAGE 617 AGREEMENT, BOOK 5479 AT PAGE 146 ANNEXATION, RECEPTION NO. 2989992 GDP, RECEPTION NO. B0140417 AGREEMENT, RECEPTION NO. 9100103506, RECEPTION NO. A8126433, RECEPTION NO. A8146458, RECEPTION NO. A9173073, RECEPTION NO. A9142397, RECEPTION NO. B0142741, RECEPTION NO. B0142742, RECEPTION NO. B0142743 AND RECEPTION NO. B2090969.

BENCHMARK USED FOR TOPOGRAPHY PUBLISHED FROM RED TAILED HAWK SUB. SHEET C-1:1 OBTAINED FROM THE CITY OF AURORA PLANNING DEPT.- 20-137.5 3" DIAM. BRASS CAP ATOP THE NTLY SIDE OF A CURB OPENING INLET STRUCTURE BEING AT THE NELY CORNER STRUCTURE FREEMONT DRIVE AND GLASGOW DRIVE AKA ZB-096. ELEV=5990.29 (NGVD 29)
THIS PROJECT IS BASED ON THE NGVD29 DATUM PER THIS BENCHMARK.

PER NATIONAL FLOOD INSURANCE PROGRAM ARAPAHOE COUNTY FLOOD INSURANCE RATE MAP NUMBER 08005C0504K PANEL NUMBER 504 OF 725 REVISED DEC. 17, 2010 THIS PROPERTY LIES IN 2 ZONES: X AND AE.

CONTAINING 396,437 SQUARE FEET OR 9.1009 ACRES, MORE OF LESS.

THIS GENERAL DEVELOPEMENT PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

OBJECTIVES:

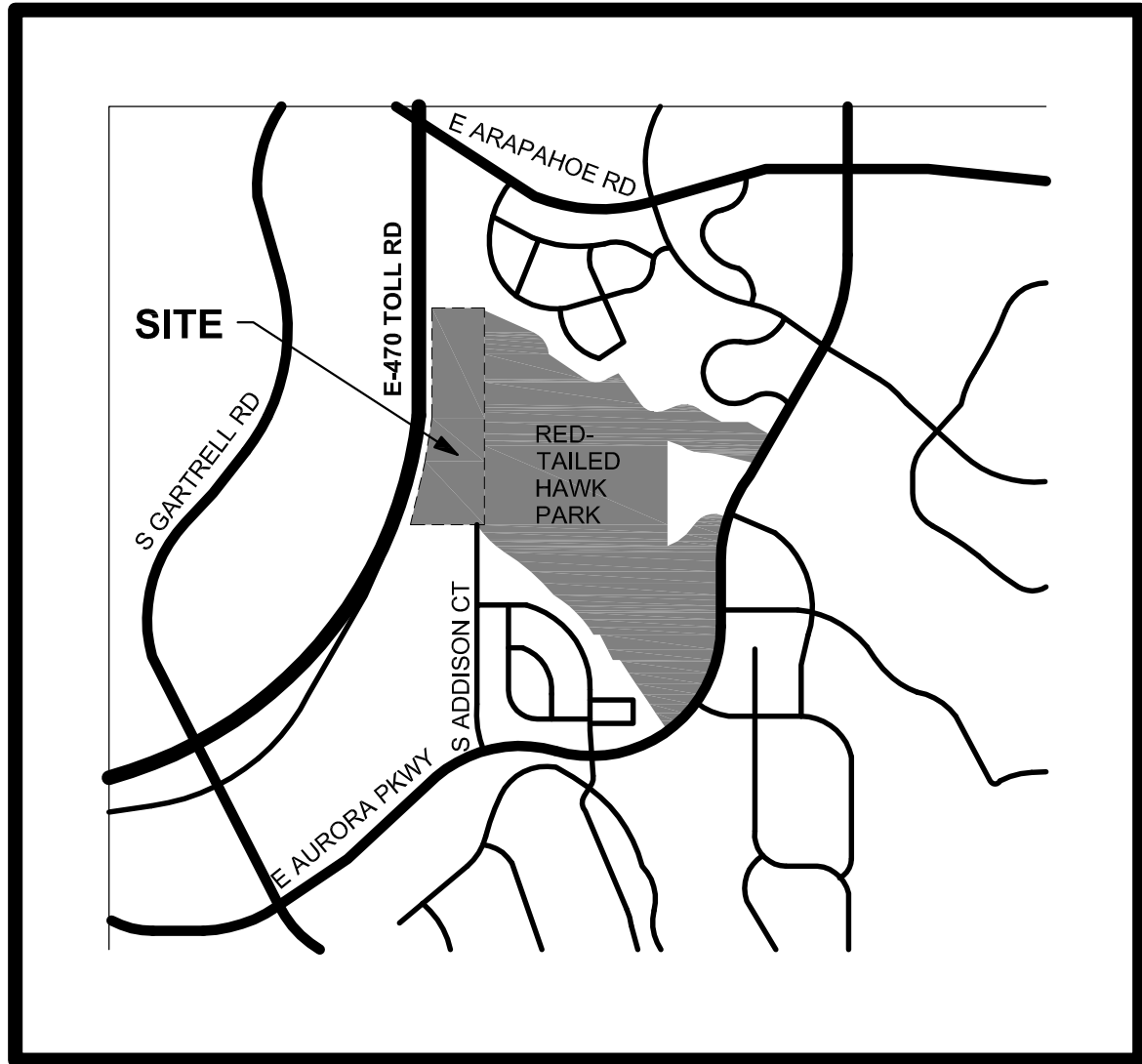
1.) TO PROVIDE OPPORTUNITIES FOR A MIXED USE DEVELOPMENT EASILY ACCESSIBLE TO NEIGHBORHOOD RESIDENTS.

2.) TO PROVIDE A CONNECTION AS INCREMENTAL DEVELOPMENT OCCURS TO THE EXISTING PARK.

BUILDING COVERAGE:

THE GROSS FLOOR AREA RATIO (F.A.R) SHALL NOT EXCEED 25% (99,381 GROSS FLOOR AREA / 396,437 SF TOTAL LOT AREA) FOR ALL DEVELOPMENT IN THIS DISTRICT WITHOUT A SECOND MEANS OF EMERGENCY ACCESS.

VILLAGIO OF AURORA
AN AMENDMENT TO
PINE RIDGE RANCH
GENERAL DEVELOPMENT PLAN
BEING SECTION 25,
TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



VICINITY MAP

AREA AND BULK STANDARDS:

- 1.) MAXIMUM BUILDING HEIGHT: SHALL BE ESTABLISHED AT TIME OF SITE PLAN.
- 2.) PERIMETER BUILDING SETBACKS:
FRONT - SHALL BE ESTABLISHED AT TIME OF SITE PLAN.
REAR - SHALL BE ESTABLISHED AT TIME OF SITE PLAN.
SIDE- SHALL BE ESTABLISHED AT TIME OF SITE PLAN.
- 3.) ROADWAY SETBACKS: FROM LOCAL OR COLLECTOR STREETS, THE MINIMUM SETBACK SHALL BE 20', OR AS NOTED IN (2) ABOVE, WHICHEVER IS GREATER. NO ARTERIAL STREETS ABUT THE PROPERTY.

OPEN SPACE:

- 1.) OPEN SPACE WITHIN THE PROJECT AREA SHALL BE ESTABLISHED WITH THE SITE PLAN.

PARKING REQUIREMENTS:

PARKING REQUIREMENTS SHALL BE PER THE CITY ORDINANCE, ARTICLE XVIII, SECTION 41-664 THROUGH 41-677.

USES PERMITTED BY RIGHT

- 1.) DAY CARE CENTERS (CHILD OR ADULT AND/OR PRESCHOOL)
2.) BED AND BREAKFAST RESIDENCES (RESIDENTIAL SCALE)
3.) DWELLINGS, SINGLE FAMILY DETACHED
4.) DWELLINGS, MULTI FAMILY
5.) DWELLINGS, SINGLE FAMILY ATTACHED
6.) DWELLINGS, TWO FAMILY (DUPLEXES)
7.) HOME OCCUPATIONS
8.) MEDICAL CLINICS
9.) GROUP HOMES IN ACCORDANCE WITH CITY CODE 146-1219
10.) ASSISTED LIVING FACILITIES, RESPITE CARE, INPATIENT/ RESIDENTIAL HOSPICE, CONTINUING CARE RETIREMENT, SKILLED NURSING FACILITY, RESIDENTIAL HOUSING FOR SENIOR CITIZENS
11.) OFFICES
12.) PARKS AND OPEN SPACE
13.) PERSONAL SERVICES
14.) PUBLIC USES
15.) RECREATIONAL FACILITIES OPERATED FOR RESIDENTS, EMPLOYEES, AND ASSOCIATED PERSONS / INDIVIDUAL
16.) RESTAURANTS
17.) VETERINARY CLINICS
18.) ART SPACES, CULTURAL FACILITIES
19.) OUTDOOR RECREATION AND ENTERTAINMENT, ANCILLARY TO A PERMITTED USE
20.) PHILANTHROPIC AND CHARITY INSTITUTIONS

GENERAL NOTES

1.) THE DEVELOPMENT STANDARDS CONTAINED HEREIN AND THE GENERAL DEVELOPMENT PLAN SHALL GOVERN THE DEVELOPMENT OF THE PROPERTY AND, EXCEPT AS EXPRESSLY PROVIDED HEREIN, THE CITY'S SITE PLANNING PROCEDURES, CITY CODE, CHARTER, ORDINANCE OR REGULATIONS SHALL APPLY TO THE DEVELOPMENT OF THIS PROJECT. IN THE EVENT OF ANY CONFLICT, THE CITY CODE, ORDINANCES AND REGULATION IN EFFECT AT THE TIME SHALL GOVERN. VILLAGIO OF AURORA WILL ADHERE TO CITY CODE AND RELATED ZONING STANDARDS, THAT ARE IN EFFECT AT THE TIME OF THE SITE PLAN AND PLAT APPLICATION, WHEN NOT OUTLINED OR CONTAINED WITHIN THIS GDP.

2.) THE DEVELOPER HAS THE RIGHT TO BUILD LOWER DENSITY IN ANY PLANNING AREA PROVIDED THAT THE USE IS COMPATIBLE WITH THE SURROUNDING LAND USES, AS DETERMINED BY THE CITY AT THE TIME OF SITE PLAN REVIEW PROCESS. THIS REDUCTION SHALL BE CONSIDERED A MINOR CHANGE, ENABLING THE DEVELOPER TO GAIN APPROVAL OF THE SITE PLAN WITHOUT AMENDING THE GENERAL DEVELOPMENT PLAN. VILLAGIO OF AURORA WILL ADHERE TO CITY CODE AND RELATED ZONING STANDARDS ,THAT ARE IN EFFECT AT THE TIME OF THE SITE PLAN AND PLAT APPLICATION, WHEN NOTE OUTLINES OR CONTAINED WITHIN THIS GDP.

3.) THE PROPERTY SHALL BE SUBJECT TO ORDINANCES PASSED BY THE CITY OF AURORA TO PROTECT THE PUBLIC HEALTH, SAFETY AND WELFARE, WHICH MAY INCLUDE: 1) FURTHER REFERRAL TO SPECIFIED HEALTH TAKING INTO ACCOUNT RECOMMENDATIONS FROM THE COLORADO DEPARTMENT OF HEALTH, TRI-COUNTY HEALTH, AND THE U.S. ENVIRONMENTAL PROTECTION AGENCY; 2) NOTICES TO AFFECTED PROPERTY OWNERS; 3) CONFORMANCE TO THE CITY'S EMERGENCY PREPAREDNESS PLAN, AND 4) OTHER REQUIREMENTS THAT THE CITY MAY ENACT.

4.) MINIMUM INTENSITY OF USE MAY BE ATTAINED ONLY AFTER SAID PLANS HAVE SATISFIED ALL OTHER ZONING REQUIREMENTS, SUCH AS OPEN SPACE, PARKING, SETBACK, BUILDING HEIGHT AND MINIMUM LOT SIZE SPECIFICATIONS.

5.) THE MINIMUM SETBACK REQUIREMENTS LISTED HEREIN MAY BE INCREASED BY THE CITY IF AT THE TIME OF THE SITE PLAN REVIEW, THE CITY REASONABLY DETERMINES THAT THE SETBACKS HEREIN CONTRIBUTE A DANGER TO PUBLIC HEALTH AND SAFETY, BUILDING AND FIRE CODE COMPLIANCE, OR DO NOT ACCOMPLISH THE GOALS OF THE DESIGN INTENT STATEMENTS HEREIN. VILLAGIO OF AURORA WILL ADHERE TO CITY CODE AND RELATED SONING STANDARDS, THAT ARE IN EFFECT AT THE TIME OF SITE PLAN AND PLAT APPLICATION, WHEN NOT OUTLINED OR CONTAINED WITHIN SHIS GDP.

6. THE HOURS OF OPERATION FOR ALL COMMERCIAL/ RETAIL DEVELOPMENT WITHING THIS G.D.P. SHALL BE UNLIMITED.

7. STREETLIGHT INSTALLATION COST IS FUNDED BY DEVELOPER / OWNER. COORDINATE INSTALLTION WITH PUBLIC WORKS AT (303) 739-7300

OWNER OF RECORD

ALL GENERAL DEVELOPMENT PLANS REGISTERED AND RECORDED HEREUNDER SHALL BE BINDING UPON THE APPLICANTS THEREOF, THEIR SUCCESSORS AND ASSIGNS, AND SHALL RESTRICT AND LIMIT ALL DEVELOPMENT WITHIN THE PLANNED COMMUNITY ZONE DISTRICT OR PLANNED DEVELOPMENT DISTRICT TO ALL CONDITIONS AND LIMITATIONS SET FORTH IN SUCH PLANS.

IN WITNESS THEREOF, VILLAGIO OF AURORA HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ A.D. _____

CORORATE SEAL
BY : _____
OWNER

STATE OF COLORADO
COUNTY OF ARAPAHOE

THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF 20____ .

BY : _____

BY: _____ WITNESS MY HAND AND SEAL
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

CITY _____ STATE _____ ZIP CODE _____

CITY OF AURORA APPROVALS:

DIRECTOR OF PLANNING: _____ DATE : _____
CITY ATTORNEY: _____ DATE : _____
PLANNING COMMISION CHAIRMAN: _____ DATE : _____
(CHAIRPERSON)
CITY COUNCIL: _____ DATE : _____
(MAYOR)
ATTEST: _____ DATE : _____
(CITY CLERK)

RECORDERS CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF CLERK AND RECORDER OF

_____ COLORADO AT _____ O'CLOCK ____M, THIS _____ DAY OF _____ A.D. _____ .

CLERK AND RECORDER : _____

DEPUTY : _____

DEVELOPER:

& BLACKWOOD
DEVELOPMENT
EDMOND, OK 73013
2956 VIA ESPERANZA
EDMOND, OK 73013

PLANNER / ARCHITECT:

hord | coplan | macth
1331 NINETEENTH STREET
DENVER, CO. 80202

VILLAGIO OF AURORA

11657.000
10/03/2016

GDP PG.1

VILLAGIO OF AURORA

AN AMENDMENT TO

PINE RIDGE RANCH

GENERAL DEVELOPMENT PLAN

BEING SECTION 25,

TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M.

CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

DESIGN STANDARDS FOR VILLAGIO OF AURORA G.D.P.

DEFINITIONS:
"STUCCO", "BRICK", AND "STONE" SHALL MEAN BUILDING MATERIALS AS DEFINED IN CITY CODE CHAPTER 146, ARTICLE 20.
"NET BUILDING WALL AREA" SHALL MEAN THE TOTAL AREA OF A BUILDING'S EXTERIOR WALLS LESS THE TOTAL AREA OF ITS WINDOWS AND DOORS.
"PREDOMINANT COLOR" SHALL MEAN THE NATURAL OR APPLIED COLOR COMPRISING OF AT LEAST 50% OF A BUILDING'S NET WALL AREA.
"FEATURE COLOR" SHALL MEAN THE NATURAL OR APPLIED COLOR COMPRISING LESS THAN 50% OF A BUILDING'S NET WALL AREA.
"ACCENT COLOR" SHALL MEAN THE NATURAL OR APPLIED COLOR COMPRISING 10% OR LESS OF A BUILDING'S NET WALL AREA.
"PREDOMINANT WALL MATERIAL" SHALL MEAN THE EXTERIOR WALL MATERIAL COMPRISING AT LEAST 90% OF A BUILDING'S NET WALL AREA.
"ACCENT WALL MATERIAL" SHALL MEAN THE EXTERIOR WALL MATERIAL OR MATERIALS COMPRISING A TOTAL OF 10% OR LESS OF A BUILDING'S NET WALL AREA.
"CMU" SHALL MEAN DECORATIVE, INTEGRALLY COLORED CONCRETE MASONRY UNITS.

STATEMENT OF INTENT

THE MIXED- USE RESIDENTIAL AREA OF THE AMENDED PINE RIDGE RANCH G.D.P. (9.1 ACRES) SHALL BE A DEVELOPMENT THAT MIXES RETAIL AND NEIGHBORHOOD COMMERCIAL AND RESIDENTIAL USE, VERTICALLY AND/OR HORIZONTALLY. A CONSISTENT ARCHITECTURAL STYLE FOR ALL STRUCTURES AND AMENITIES SHALL BE UTILIZED THROUGHOUT THE AREA AND SHALL COMPLEMENT THE EXISTING ARCHITECTURE OF VILLAGIO OF AURORA.

MIX USE STRUCTURES WITHIN THE G.D.P.

ARCHITECTURE:

REQUIREMENT FOR FOUR-SIDED DESIGN. A BUILDING'S SPECIAL ARCHITECTURAL FEATURES AND TREATMENTS SHALL NOT BE RESTRICTED TO A SINGLE FACADE. ALL SIDES OF BUILDING OPEN TO VIEW BY THE PUBLIC, WHETHER VIEWED FROM PUBLIC OR PRIVATE PROPERTY, SHALL DISPLAY A SIMILAR LEVEL OF QUALITY AND ARCHITECTURAL INTEREST.

ALL PRIMARY BUILDING ENTRANCES SHOULD BE IDENTIFIED WITH ARCHITECTURAL DETAILS SUCH AS

HIGHLY REFLECTIVE OR MIRROR WINDOWS ARE DISCOURAGED. CLEAR AND SEMI-TINTED WINDOWS ARE

ALL BUILDING ELEVATIONS WITH SIGNIFICANT VISUAL IMPACT SHOULD PROVIDE ARTICULATION,

ALL BUILDINGS SHOULD HAVE A REPEATING PATTERN AT ALL FACADES THAT INCLUDES EITHER COLOR CHANGES, TEXTURE CHANGES, MATERIAL CHANGES, OR EXPRESSION OF AN ARCHITECTURAL OR STRUCTURAL CHANGE IN PLACES SUCH AS OFFSETS, REVEALS, OR PROJECTING RIBS. SUCH DESIGNS SHALL BE COMPATIBLE WITH OTHER STRUCTURES IN THE MASTER PLAN AREA AND PLAN AREA

ROOFS SHOULD BE PROMINENT AND COMPLIMENTARY ELEMENTS OF THE BUILDING'S ARCHITECTURE,

- 1.) BUILDINGS WITH FLAT ROOFS SHOULD BE DESIGNED TO CREATE VISUAL INTEREST BY USING
- 2.) ALL BUILDINGS SHOULD INCLUDE ROOF FEATURES SUCH AS PITCHED ROOF ELEMENTS,
- 3.) SLOPED ROOF MATERIALS AND COLOR SHALL BE LIMITED TO CONCRETE ROOF TILES OR ROOF SHINGLES WITH A MIN 20-YEAR WARRANTY. MATERIAL COLORS SHOULD MATCH

PREDOMINANT MATERIALS SHALL BE LIMITED TO BRICK, PRE-MANUFACTURED STONE, CEMENTITIOUS STUCCO IN COMPLIANCE WITH CITY OF AURORA REQUIREMENTS.

A VARIETY OF MATERIALS MAY BE USED AS ACCENT WALL MATERIALS BUT SHALL BE COMPATIBLE WITH OTHER MATERIALS USED IN THE BUILDING AND OTHER BUILDINGS IN THE MASTER PLAN AREA. POURED IN PLACE TILT UP CONCRETE PANELS AND METAL BUILDINGS ARE NOT ALLOWED. PRECAST CONCRETE PANELS WITH A DECORATIVE FINISH AND CMUS ARE ALLOWED AS ACCENT MATERIALS.

BUILDING FACADES SHOULD INCORPORATE A PEDESTRIAN CHARACTER, ACCOMPLISHED THROUGH A HIERARCHY OF SCALE. USE OF CORNICES, EAVES, BASES, FENESTRATION, ARCADES, DISPLAY AND WINDOWS ARE METHODS THAT PROVIDE AND STRENGTHEN A PEDESTRIAN SCALE BY REDUCING THE

THE DESIGN OF ALL BUILDINGS SHALL EMPLOY TEXTURED SURFACES, PROJECTIONS, RECESSES, SHADOW LINES, COLOR, WINDOW PATTERNS, OVERHANGS, REVEALS, CHANGED PARAPET HEIGHTS, AND SIMILAR ARCHITECTURAL DEVICES TO AVOID MONOLITHIC SHAPES AND SURFACES AND TO EMPHASIZE BUILDING ENTRIES. DESIGNS SHALL AVOILD LONG UNBROKEN FLAT WALLS OF 60 FT OR

EACH PRIMARY BUILDING TALLER THAN 30 FEET IN HEIGHT SHALL BE DESIGNED SO THAT THERE IS A BASE, MIDDLE AND TOP OR TO ARTICULATE THE BUILDING LEVELS. GROUND FLOOR SHALL BE

MIX USE STRUCTURES WITHING THE G.D.P. (CONT'D)

- 2.) BUILDINGS HAVING SINGLE WALLS EXCEEDING 60 FEET IN LENGTH SHALL INCORPORATE ONE OR MORE OF THE FOLLOWING FOR EVERY 60 FEET IN LENGTH:
- i. CHANGES IN COLOR, CHANGES IN TEXTURE, OR CHANGES IN MATERIAL;

ii. PROJECTIONS, RECESSES, AND REVEALS, EXPRESSING STRUCTURAL BAYS OR OTHER ASPECTS OF THE ARCHITECTURE WITH A MINIMUM CHANGE OF PLANE OF 12";

iii. WINDOWS AND FENESTRATION;

iv. ARCADES AND PERGOLAS;

v. TOWERS;

vi. GABLE PROJECTIONS;

vii. HORIZONTAL / VERTICAL BREAKS OR;

viii. OTHER SIMILAR TECHNIQUES.
- 3.) ALL STAIRWELLS AND CORRIDORS OF THE BUILDING SHALL BE COMPLETELY ENCLOSED WITHIN THE BUILDING ENVELOPE. ENTRY CIRCULATION COMPONENTS AND BREEZEWAYS AND MAY BE OPEN TO THE ELEMENTS.

EXTERIOR BUILDING MATERIAL AND COLORS:

- 1.) BUILDING WALLS SHALL EMPLOY A THREE COLORED SCHEME, CONSISTING OF A PREDOMINANT COLOR, FEATURE COLOR, AND ACCENT COLORS. PREDOMINANT AND FEATURE COLORS SHALL MATCH OR BE SIMILAR TO THE MAIN COLORS USED IN THE MAIN BUILDING OF VILLAGIO OF AURORA. ACCENT COLORS DO NOT NEED TO MATCH THOSE OF THE MAIN BUILDING, BUT SHALL NOT INCLUDE INTENSE, BRIGHT, OR FLUORESCENT COLORS AND SHALL BE COMPATIBLE WITH THE OTHER COLORS USED IN THE AREA VICINITY. ACCENT COLORS SHALL NOT CONSTITUTE MORE THAN 10% OF THE AREA OF EACH ELEVATION OF A BUILDING. PERMITTED SIGNS SHALL BE EXCLUDED FROM THE CALCULATION.
- 2.) HIGHLY REFLECTIVE OR GLARE PRODUCING GLASS WITH REFLECTANCE FACTOR OR 0.25 OR HIGHER IS PROHIBITED ON ALL FACADES. SUCH PROHIBITION SHALL APPLY REGARDLESS OF WHETHER THE GLASS IS USED IN WINDOW OR SPANDREL AREAS.

ROOF MATERIALS:

- 1.) ALL SLOPING ROOF AREAS WITH A PITCH OF 3 IN 12 OR GREATER AND VISIBLE FROM ANY PUBLIC OR PRIVATE RIGHT-OF-WAY SHALL BE SURFACED WITH ATTRACTIVE AND DURABLE MATERIALS CONSISTENT WITH MATERIALS ALREADY IN USE AT VILLAGIO OF AURORA.
- 2.) INTEGRAL PHOTOVOLTAIC SHINGLES OR SOLAR PANELS ARE ACCEPTABLE ON SOUTH AND WEST EXPOSURES.

ROOF DESIGN AND COLORS

- 1.) INTENSE, BRIGHT OR FLUORESCENT COLORS SHALL NOT BE USED ON ANY ROOF AREAS VISIBLE FROM A PUBLIC OR PRIVATE RIGHT OF WAY OR PUBLIC OPEN SPACE.
- 2.) WHEN SLOPING ROOFS ARE USED, AT LEAST ONE OF THE FOLLOWING ELEMENTS SHALL BE INCORPORATED INTO THE DESIGN FOR EACH 60 LINEAL FEET OF ROOF:

i. PROJECTING GABLES

ii. HIPS

iii. HORIZONTAL / VERTICAL BREAKS, OR

iv. OTHER SIMILAR TECHNIQUES
- 3.) WHERE FLAT ROOFS ARE USED, THE DESIGN OR HEIGHT OF THE PARAPET SHALL INCLUDE AT LEAST ONE CHANGE IN SETBACK OR HEIGHT OF AT LEAST ONE FOOT ALONG EACH 60 LINEAL FEET OF FACADE.
- 4.) ON ALL STRUCTURES EXCEEDING 3 STORIES OR 40 FEET IN HEIGHT ROOFS SHALL BE INTERNALLY DRAINED, AND EXTERNAL SCUPPERS AND WALL DRAINS SHALL BE PROHIBITED.

ROOFTOP EQUIPMENT AND SCREENING

ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN 8 INCHES IN DIAMETER SHALL 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. THEY SHALL BE OF A COLOR AND MATERIAL MATCHING OR COMPATIBLE WITH THE DOMINANT COLORS AND MATERIALS FOUND ON THE FACADES OF THE PRIMARY BUILDING, AND SHALL MATCH THE MATERIALS AND COLOR OF A PRIMARY FACADE OF THE BUILDING. IF EQUIPMENT IS VISIBLE BECAUSE A SCREEN DOES NOT MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.

EXPOSED HVAC UNITS AND GRILLES

WHEN THROUGH-WALL HEATING, VENTING, OR AIR CONDITIONING UNITS APPEAR ON EXTERIOR BUILDING WALLS, SUCH UNITS MUST BE COVERED BY AN ARCHITECTURAL GRILLE, AND BE DESIGNED IN SUCH A MANNER AS TO BLEND IN WITH SURROUNDING WALL SURFACES. WHEN SUCH UNITS ARE ADJACENT TO BUILDING WINDOWS, THEY SHALL BE DESIGNED TO APPEAR TO BE PART OF THE BUILDING'S WINDOW PATTERN BY MATCHING WINDOW DIMENSIONS, COLOR, OR TRIM. SUCH UNITS SHALL NOT OVERHANG SURROUNDING WALL PLANES, BUT SHALL BE SET WITHIN 6" OF THE FACADE OR BE PLACED INCONSPICUOUSLY IN FACADE RECESSES.

MIX USE STRUCTURES WITHING THE G.D.P. (CONT'D)

SERVICE AREA AND LOADING DOCK SCREENING

LOADING DOCKS, ON SITE STORAGE YARDS, AND ALL OTHER SERVICE AREAS SHALL BE FULLY SCREENED FROM VIEW FROM ALL PUBLIC AND PRIVATE RIGHT-OF-WAYS BY WALLS OR FENCES. SUCH SCREENS SHALL BE OF A COLOR AND MATERIAL MATCHING OR COMPATIBLE WITH THE DOMINANT COLORS AND MATERIALS FOUND ON THE FACADES OF THE PRIMARY BUILDING. THE SCREEN HEIGHT SHALL BE OF SUFFICIENT HEIGHT TO HIDE THE EQUIPMENT, VEHICLES, MATERIALS, OR TRASH BEING SCREENED FROM PUBLIC VIEW, BUT IN NO CASE SHALL EXCEED A HEIGHT OF 10 FT. CHAIN LINK FENCES, WITH OR WITHOUT SLATS, SHALL NOT BE USED TO SATISFY THIS SCREENING REQUIREMENT.

SIGNAGE

- 1.) SIGNS SHOULD BE PLACED AT APPROPRIATE LOCATIONS THAT ARE COMPATIBLE WITH THE ARCHITECTURE AND MASSING. SIGN LOCATIONS SHOULD NOT DETRACT FROM THE ARCHITECTURAL CHARACTER OF THE BUILDING ON WHICH IT IS LOCATED, AND SHALL INCORPORATE THE ARCHITECTURAL MATERIALS AND COLOR OF THE MAIN BUILDING.
- 2.) ALL MONUMENT SIGNS SHALL BE PLACED ON A STONE, BRICK, OR STUCCO BASE CONSISTENT WITH THE ARCHITECTURAL MATERIALS USED FOR THE MAIN BUILDING. ALL DIRECTIONAL SIGNS WILL BE CONSISTENT THOUGHOUT THE LOT.
- 3.) ALL SIGNS SHALL FOLLOW THE REQUIREMENTS OF ARTICLE 16 OF THE CITY ZONING ORDINANCE AND SHALL NOT CONTAIN EXPOSED NEON. BUILDING MOUNTED SIGNS SHALL CONSIST OF INTERNALLY LIT CHANNEL LETTERS.

LIGHTING

- 1.) SITE LIGHTING SHALL BE PROVIDED IN COMPLIANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE, AND SHALL BE DOWNCAST WITH SHARP CUT-OFFS TO PREVENT GLARE ON ADJACENT PROPERTIES.
- 2.) PEDESTRIAN POLES SHALL NOT EXCEED A HEIGHT OF 12 FT. PARKING LOT POLES SHALL NOT EXCEED A HEIGHT OF 30 FT.
- 3.) THE COLOR OF THE POLES SHALL BE CONSISTENT THROUGHOUT THE DEVELOPMENT, AND SHALL MATCH OR BE SIMILAR TO THE COLORS USED ON VILLAGIO OF AURORA.
- 4.) PER CITY CODE SECTION 146-1509(H)3, ALL PARKING LUMINAIRES, EXCEPT THOSE FOR SECURITY, SHALL BE EXTINGUISHED WITHIN ONE HOUR AFTER THE END OF NORMAL BUSINESS HOURS, AND REMAIN EXTINGUISHED UNTIL ONE HOUR BEFORE THE COMMENCEMENT OF BUSINESS HOURS. FOR SECURITY PURPOSES, A MAXIMUM OF 25 PERCENT OF THE TOTAL LUMINAIRES USED FOR PARKING LOT ILLUMINATION MAY REMAIN IN OPERATION DURING SUCH PERIOD. FOR A BUILDING THAT REMAINS IN OPERATION FOR 24 HOURS, THE AMOUNT OF LUMINAIRES REMAINING IN OPERATION DURING SUCH PERIOD MAY BE INCREASED AT THE DISCRETION OF THE DIRECTOR OF PLANNING.

RETAINING WALLS

ALL RETAINING WALLS THROUGHOUT THE SITE SHALL BE CONSTRUCTED OF MATERIALS AND COLORS CONSISTENT WITH THE MAIN BUILDING AND COMPLEMENTARY TO THE LANDSCAPE DESIGN.

FENCING

- 1.) FENCING SHALL COMPLY WITH ARTICLE 17 OF THE ZONING ORDINANCE AND SHALL BE SIMILARY IN DESIGN AND COLOR TO THOSE USED IN VILLAGIO OF AURORA.
- 2.) FENCING MATERIAL AND CONSTRUCTION SHALL BE ORNAMENTAL IRON CONSISTENT WITH SURROUNDING DEVELOPMENT. WHEN SOLID FENCING IS REQUIRED, STONE OR BRICK WALL MAY BE USED, NOT TO EXCEED A HEIGHT OF 10 FT.

LANDSCAPE

- 1.) ALL LANDSCAPING SHALL COMPLY WITH THE REQUIREMENTS AND OBJECTIVES OF THE ZONING ORDINANCE AT THE TIME OF CONTEXTUAL SITE PLAN SUBMITTAL.
- 2.) LANDSCAPING SHOULD BE INTEGRATED WITH THE BUILDING DESIGN. CONSIDERATION SHOULD BE GIVEN TO PLANT MATERIAL TYPES, GROWTH RATES, CANOPY SIZE, AND REQUIRED MAINTENANCE IN RELATIONSHIP TO BUILDING LOCATION AND OPERATION, SITE LINES, AND SITE UTILITIES.
- 3.) A VARIETY OF PLANT MATERIAL SHOULD BE INCORPORATED, INCLUDING INDIGENOUS DROUGHT-TOLERANT VEGETATION, AND PERENNIAL AND ANNUAL FLOWER BEDS TO PROVIDE A CONSISTENT AND COHESIVE STREETScape THOUGHOUT THE MASTER PLAN AREA. PLANT MATERIAL SHOULD INCORPORATE THE EXISTING LANDSCAPE THEME ASSOCIATED WITH VILLAGIO OF AURORA.
- 4.) TREE PLANTINGS SHOULD INCLUDE AN EQUAL DISTRIBUTION OF DECIDUOUS AND EVERGREEN SPECIES.
- 5.) *WHEN STUCCO WALLS EXTEND TO THE GROUND A WATERLINE PROFILE, DRIP EDGE, OR BRICK OR CONCRETE MOW STRIP SHALL BE USED AT THE WALL EDGE IN ORDER TO REDUCE SPLASH BACK OR LANDSCAPE OVERGROWTH, AND SUBSEQUENT MAINTENANCE REQUIREMENTS.*
- 6.) *LANDSCAPE LEADING TO ALL FRONT BUILDING ENTRANCES SHOULD CREATE A SENSE OF PROCESSION AND CLEARLY DESIGN THE ACCESSIBLE ROUTE.*

DEVELOPER:

 & BLACKWOOD
DEVELOPMENT
EDMOND, OK 73013
2956 VIA ESPERANZA
EDMOND, OK 73013

PLANNER / ARCHITECT:

hord | coplan | macht
1331 NINETEENTH STREET
DENVER, CO. 80202

VILLAGIO OF AURORA

11657.000
10/03/2016

GDP PG.2

VILLAGIO OF AURORA

AN AMENDMENT TO

PINE RIDGE RANCH

GENERAL DEVELOPMENT PLAN

BEING SECTION 25,

TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M.

CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

RESIDENTIAL STRUCTURES WITHIN THE G.D.P.

RESIDENTIAL DESIGNS AND MATERIALS SHALL COMPLY WITH ALL CITY OF AURORA REQUIREMENTS.

ARCHITECTURAL STYLES, MATERIALS, COLORS, HEIGHTS, AND DENSITIES SHALL BE COMPATIBLE AND CONSISTENT WITH THOSE FOUND IN RESIDENTIAL STRUCTURES IN VILLAGIO OF AURORA AND OTHER RESIDENTIAL NEIGHBORHOODS ABUTTING THE PROPERTY.

PRIVATE OUTDOOR SPACE AND BALCONIES

- 1.) EACH INDIVIDUAL SINGLE FAMILY ATTACHED TOWNHOUSE SHALL PROVIDE A PRIVATE OUTDOOR PATIO OR DECK AREA WITH MINIMUM FLOOR AREA DIMENSIONS OF AT LEAST 6 FEET BY 10 FEET. SUCH AN AREA MAY BE EITHER AT OR ABOVE THE SURROUNDING GRADE, BUT SHALL BE CLEARLY DEMARCATED BY PATIO PAVING, DECKING, A PRIVACY SCREEN, LOW WALL, OR LANDSCAPE SCREENING.
- 2.) ALL SMALL AND MEDIUM MULTI-FAMILY BUILDINGS SHALL PROVIDE PRIVATE OUTDOOR BACONY OR PATIO AREAS FOR AT LEAST 30 PERCENT OF THEIR DWELLING UNITS. SUCH BALCONY OR PATIO AREAS SHALL HAVE A MINIMUM FLOOR AREA WITH DIMENSIONS OF AT LEAST 6 FEET BY 8 FEET, EXCEPT FOR ASSISTED LIVING FACILITIES.

EXPOSED HVAC UNITS AND GRILLES

WHEN THROUGH-WALL HEATING, VENTING, OR AIR CONDITIONING UNITS APPEAR ON EXTERIOR BUILDING WALLS, SUCH UNITS MUST BE COVERED BY AN ARCHITECTURAL GRILLE, AND BE DESIGNED IN SUCH A MANNER AS TO BLEND IN WITH SURROUNDING WALL SURFACES. WHEN SUCH UNITS ARE ADJACENT TO BUILDING WINDOWS, THEY SHALL BE DESIGNED TO APPEAR TO BE PART OF THE BUILDING'S WINDOW PATTERN BY MATCHING WINDOW DIMENSIONS, COLOR, OR TRIM. SUCH UNITS SHALL NOT OVERHANG SURROUNDING WALL PLANES, BUT SHALL BE SET FLUSH WITH THE FACADE OR BE PLACED INCONSPICUOUSLY IN FACADE RECESSES.

SINGLE-FAMILY ATTACHED DESIGN ELEMENTS

MENU OF DESIGN ELEMENTS FOR SINGLE FAMILY ATTACHED TOWNHOUSES. IN ADDITION TO ANY OTHER APPLICABLE STANDARDS SET FORTH IN THIS SECTION, EACH INDIVIDUAL TOWNHOUSE SHALL INCORPORATE AT LEAST SIX OF THE FOLLOWING ARCHITECTURAL FEATURES:

- 1.) A MINIMUM HABITABLE FLOOR AREA (EXCLUDING UNFINISHED GARAGE, ATTIC, OR BASEMENT SPACE) OF AT LEAST 1,400 SQ. FT.
- 2.) A FRONT ELEVATION WITH THE FIRST FLOOR CLAD IN STUCCO, BRICK, AND/OR STONE.
- 3.) A PRIMARY ROOF SLOPE OF AT LEAST 3/12.
- 4.) TRANSOM WINDOWS ON AT LEAST 1/4 OF THE WINDOWS FACING PUBLIC OR PRIVATE STREETS.
- 5.) A FRONT DOOR CONTAINING TWO SIDE LIGHTS OR ONE TRANSOM OVER THE FRONT DOOR.
- A FULLY LANDSCAPED PRIVATE YARD OF AT LEAST 100 SQ. FT. IN ADDITION TO ANY OTHER LANDSCAPED AREA ALREADY REQUIRED BY THESE OR OTHER CITY REGULATIONS.
- A OUTDOOR PRIVATE PATIO OR DECH OF AT LEAST 100 SQ. FT. IN FLOOR AREA.
- A COVERED FRONT PORCH AT LEAST 5 FT. X 8 FT.
- A REAL OR SIMULATED CHIMNEY APPEARING ON AN EXTERIOR WALL FACED WITH BRICK, STONE, OR
- AT LEAST ONE ROOF DORMER CONTAINING A WINDOW WITH WOOD HEADER TRIM.
- A UNIT DESIGNED SO THAT THE UNIT'S GARAGE DOOR OR DOORS AND ITS FRONT ENTRY APPEAR OF DIFFERENT SIDES OF THE BUILDING.

RESIDENTIAL STRUCTURES WITHIN THE G.D.P. (CONT'D)

MULTI-FAMILY BUILDING PROTOTYPE ELEVATION: (OTHER THAN ASSISTED LIVING)

MENU OF DESIGN ELEMENTS FOR SMALL, MEDIUM, AND LARGE MULTI-FAMILY BUILDINGS. IN ADDITION TO ANY OTHER APPLICABLE STANDARDS SET FORTH IN THIS SECTION, EACH SMALL, MEDIUM, OR LARGE MULTI-FAMILY BUILDING SHALL INCORPORATE AT LEAST FIVE OF THE FOLLOWING ARCHITECTURAL FEATURES:

- 1.) THE AVERAGE RENTABLE LIVING AREA OF ALL UNITS IN THE BUILDING IS AT LEAST 300 SQ. FT.
- 2.) THE TOTAL WALL AREA OF EXTERIOR WALLS OF THE BUILDING, EXCLUDING WINDOWS AND DOORS IS AT LEAST 80 PERCENT STUCCO OR BRICK OR AT LEAST 40 PERCENT STONE IN COMBINATION WITH BRICK OR STUCCO.
- 3.) THE BUILDING'S MAIN ROOF IS PITCHED WITH AT LEAST A 3/12 SLOPE.
- 4.) THE BUILDING'S MAIN ROOF IS PITCHED WITH AT LEAST SEVEN DISTINCT RIDGELINES, AT LEAST TWO OF WHICH ARE AT LEAST TWO FEET APART IN HEIGHT, AND TWO OF WHICH AREA AT RIGHT ANGLES TO THE OTHERS.
- 5.) ALL BUILDING ELEVATIONS CONTAIN AT LEAST THREE DISTINCT WALL PLACES SEPARATED FROM EACH OTHER BY AT LEAST TWO FT.
- 6.) AT LEAST TWO REAL OR SIMULATED CHIMNEYS ON AN EXTERIOR WALL.

DEVELOPER:

 & BLACKWOOD
DEVELOPMENT
EDMOND, OK 73013
2956 VIA ESPERANZA
EDMOND, OK 73013

PLANNER / ARCHITECT:

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1331 NINETEENTH STREET
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VILLAGIO OF AURORA

11657.000
10/03/2016

GDP PG.3

VILLAGIO OF AURORA
AN AMENDMENT TO
PINE RIDGE RANCH
GENERAL DEVELOPMENT PLAN
BEING SECTION 25,
TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

