

SINGLETREE AT D.I.A.  
AMENDED GENERAL DEVELOPMENT PLAN/PRELIMINARY DEVELOPMENT PLAN  
SE 1/4 OF SECTION 10, T3S, R66W 6th P.M.  
City of Aurora, County of Adams, State of Colorado

Approvals

This Preliminary Development Plan/General Development Plan and any amendments hereto, upon approval by the City of Aurora and recording, shall be binding upon the applicants, their successors and assigns. The plan shall restrict and limit all development within the Planned Development Zone District to all conditions and limitations set forth herein.

FIRST CREEK FARM CONDOMINIUMS LLC,  
a Colorado limited liability company

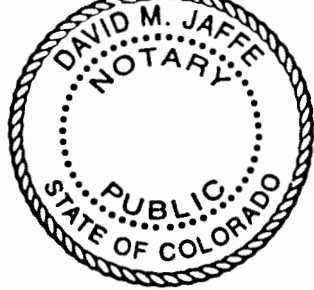
BY: [Signature]  
Name: ANTHONY C. WALLACE  
Title: MANAGER

STATE OF COLORADO }  
} ss.  
COUNTY OF ENGLE }

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of JULY, 2001 by ANTHONY C. WALLACE as the MANAGER of First Creek Farm Condominiums LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires August 21, 2001  
[Signature]  
Notary Public



WELLS FARGO BANK WEST, NATIONAL ASSOCIATION

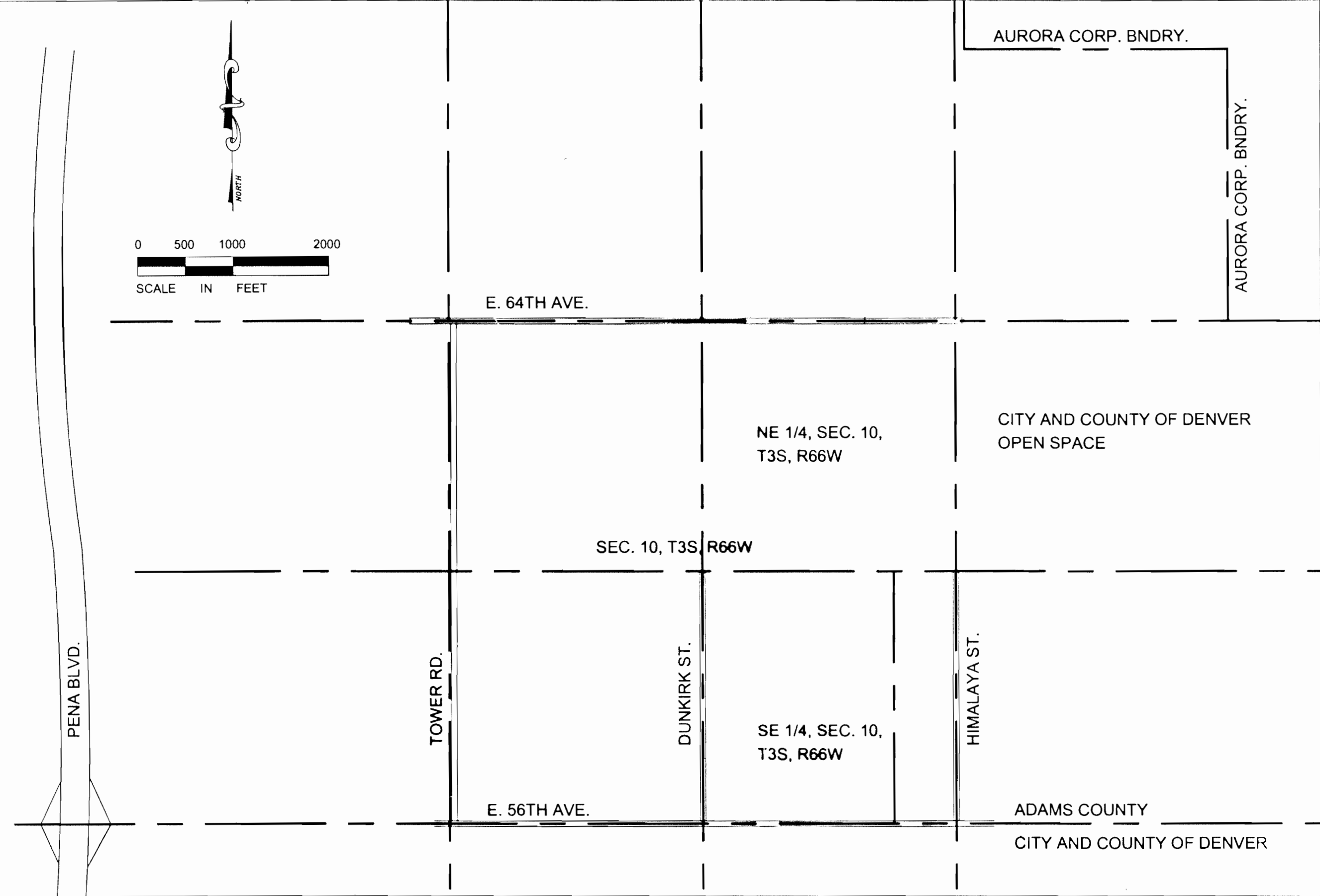
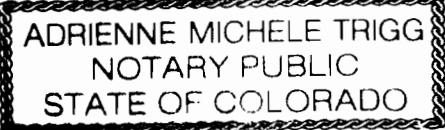
BY: [Signature]  
Name: DANIEL V. SHUKHAN  
Title: VICE PRESIDENT

STATE OF COLORADO }  
} ss.  
COUNTY OF Denver }

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of July, 2001 by Daniel V. Shukhan as the V.P. of Wells Fargo Bank West, National Association.

Witness my hand and official seal.

My commission expires 8/10/2  
[Signature]  
Notary Public



Vicinity Map

Drawing Description

TITLE SHEET	1
TITLE SHEET SECOND AMENDED GDP 1998-2003-06	1A
SITE ANALYSIS PLAN	2
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Sheet No.

CITY OF AURORA APPROVALS: \_\_\_\_\_

City Attorney: [Signature] Date: 3/19/01

Planning Director: [Signature] Date: 2/19/01

Planning Commission: [Signature] Date: 1-24-01

City Council: [Signature] Date: 7/19/01

Attest: [Signature] Date: 7/20/01

RECORDER'S CERTIFICATE:

Accepted for filing in the office of the Clerk and Recorder of \_\_\_\_\_ County,

Colorado at \_\_\_\_\_ o'clock \_\_\_\_\_ M, this \_\_\_\_\_ Day of \_\_\_\_\_ AD 20 \_\_\_\_\_

Clerk and Recorder: \_\_\_\_\_ Deputy: \_\_\_\_\_

General Notes

This is a Planned Development (PD) submittal standard zone district, and related development standards per City of Aurora Municipal Building and Zoning Code shall apply when standards are not included herein.

The development standards contained in this General Development Plan/Preliminary 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.

The developer has the right to build at a lower intensity or density provided that the use is compatible with the surrounding land use; as determined by the City of Aurora at the time of site plan review. This reduction shall be considered a minor change, enabling the developer to gain approval of the site plan without amending the General Development Plan/Preliminary Development Plan.

The owner shall seed all disturbed areas with native, non-irrigated grasses and maintain all undeveloped portions of the property.

Approval of this combined General Development Plan/Preliminary Development Plan will allow the owner/developer to proceed directly to site plan submittal review.

A master utilities and infrastructure plan allowing the phased installation of streets, utilities, and drainage facilities will be submitted for administrative review and approval prior to or concurrent with the first site plan application.

Minor amendments to this document, e.g., setbacks, FAR's, building height, etc., but not permitted uses, may be processed administratively by approval of the Planning Director.

The developer at the city's option, may be required to provide additional traffic analysis for each site prior to or concurrent with the approval of a Site Plan, to ensure that necessary infrastructure and secondary access is in place to accommodate the proposed development.

The City may increase setbacks listed herein if, at the time of Site Plan review, the City determines that the setbacks do not satisfy the minimum building, fire or safety standards.

Except as otherwise noted, all City of Aurora Ordinances, regulations and rules uniformly applicable and in effect at the time of Site Plan and/or Subdivision Plat approval shall be applicable to the development of this project.

All building heights described shall not exceed Federal Aviation Administration Part 77. Land uses and development plans shall be subject to referrals from the FAA at the time of development.

The developer/owner shall fund 25% of the total traffic signal cost for each corner owned/developed adjacent to a potential signalized intersection, 50% for T-intersections.

The owner/developer of any property within the area subject to these development standards has the right to continue existing agricultural uses until the time of site plan or subdivision plat approval.

Maximum intensity of use may be attained only after site plans have satisfied all zoning requirements such as open space, parking, setbacks, building height, and minimum lot size specifications.

For the purpose of City review and approval of site plans and subdivisions, permitted intensity of development shall be controlled by Floor Area Ratio (F.A.R.) and gross dwelling units per acre (D.U./AC) figures, as specified on this General Development Plan/Preliminary Development Plan.

The development standards contained herein shall govern the development of the property, and, except as expressly provided herein, the City's site planning procedures, City Code, Charter and ordinances or regulations shall apply to the development of this project.

Nothing herein shall constitute or be interpreted as a waiver of the City's legislative or governmental authority to enact regulations under its police power.

Residential Development Standards shall apply to the use described, regardless of the zone district in which they are found, (i.e., if a Single Family Detached use is proposed in the Multi-Family District, the Development Standards for the Single Family Detached District shall apply).

Signs installed after the recording of this document shall comply with City of Aurora's Sign Code.

Habitable residential structures shall provide and include noise level reduction measures to achieve an interior noise level reduction of 25db, per section 146-2039 of the City of Aurora Municipal Building and Zoning Code. Noise reduction measures shall include central air conditioning or equivalent.

The developer/builder shall establish a homeowners association (HOA) to maintain common areas in single family residential districts (excluding public parks and r.o.w. dedications).

BENCHMARK

City of Aurora No. G 040B: 3" diameter brass cap on south side of E. 56th Ave. is S.E. corner of Section 10, T3S, R66W, LS #16398, 1933. Brass cap is 26.1 feet +/- south of south edge of asphalt of E. 56th Ave.

City of Aurora Elevation = 5418.49

Legal Description

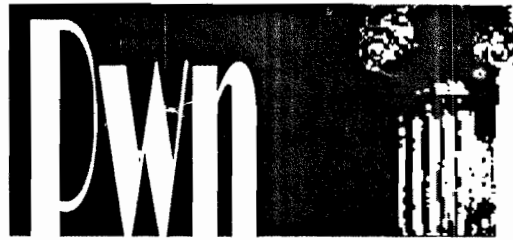
A part of the Southeast Quarter of Section 10, Township 3 South, Range 66 West of the 6th Principal Meridian, County of Adams, State of Colorado, more particularly described as follows:  
Commencing at the southeast corner of said Section 10; thence north along the east line of said southeast quarter, a distance of 30.00 feet to the POINT OF BEGINNING;  
thence west, 30.00 feet north of and parallel to the south line of said southeast quarter, a distance of 2648.90 feet to the west line of said southeast quarter; thence north, along said west line, a distance of 2609.85 feet to the center corner of said Section 10; thence east along the north line of said southeast quarter, a distance of 2653.38 feet to the east quarter corner of said Section 10; thence south along said east line, a distance of 2621.76 feet to the POINT OF BEGINNING;  
excepting therefrom a parcel of land 107.00 feet by 150.00 feet more or less, as recorded in Book 3330, Pages 938 to 950, at the County of Adams recorder's office.

NOTES

1. THE DEVELOPER WILL PROVIDE A SPECIFIC PHASING PLAN TO THE CITY OF AURORA FOR THE CONSTRUCTION OF ADJACENT STREETS PRIOR TO CITY OF AURORA APPROVAL OF THE FIRST SITE PLAN. \*

2. THE DEVELOPER WILL COORDINATE WITH BOTH THE CITY OF AURORA AND THE CITY OF DENVER TO FINALIZE THE CROSS-SECTION OF DUNKIRK STREET PRIOR TO APPROVAL OF THE FIRST SITE PLAN. \*

\* - PER CONDITIONS AGREED TO IN THE JUNE 24, 1998 PLANNING COMMISSION MEETING AND THE JULY 13, 1998 CITY COUNCIL MEETING.



Republic Park One 9250 E. Costilla Ave., Suite 440 Englewood, Colorado 80112-3647  
voice 303.649.9880 fax 303.649.9870 web pwnarchitects.com

Plans Prepared For:

64<sup>th</sup> Avenue, LLC

6500 S. Quebec St.  
Suite 300  
Englewood, Colorado 80111  
303-694-2142

**eBlueprint**  
A B A D A N  
files available at www.eblueprint.com

Issue Date:	7/14/2000
Project:	Singletree at DIA
Drawn By:	Bobby
Revisions:	
2nd Submittal	10/9/00
3rd Submittal	11/16/00
4th Submittal	1/8/01
mylar	6/20/01

SHEET  
1 of 12

SINGLETREE AT D.I.A.  
**SECOND AMENDED GENERAL DEVELOPMENT PLAN/PRELIMINARY DEVELOPMENT PLAN**  
SOUTHEAST QUARTER, SECTION 10, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPLE MERIDIAN  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



**LEGAL DESCRIPTION:** A PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHEAST CONER OF SAID SECTION 10; THENCE NORTH ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;  
THENCE WEST, 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2648.90 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH, ALONG SAID WEST LINE, A DISTANCE OF 2609.85 FEET TO THE CENTER COMER OF SAID SECTION 10; THENCE EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2653.38 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 10; THENCE SOUTH ALONG SAID EAST LINE, A DISTANCE OF 2621.76 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM A PARCEL OF LAND 100.00 FEET BY 150.00 FEET MORE OR LESS, AS RECORDED IN BOOK 3330, PAGES 938 TO 950, AT THE COUNTY OF ADAMS MCORDER'S OFFICE.

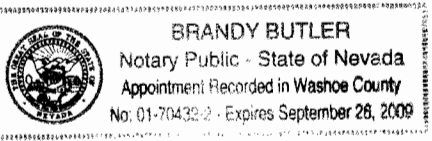
THIS GENERAL DEVELOPMENT PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE 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, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, 64TH AVENUE, L.L.C. HAS CAUSED THESE  
(CORPORATION, COMPANY, OR INDIVIDUAL)  
PRESENTS TO BE EXECUTED THIS 12<sup>th</sup> DAY OF August AD. 2008.

BY: Michael Graham, CO-MANAGER (PRINCIPALS OR OWNERS) CORPORATE SEAL  
Michael DeFuria  
STATE OF COLORADO )SS  
COUNTY OF ADAMS )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
THIS 12 DAY OF August AD, 2008 BY 64th Avenue LLC  
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL  
Brandy Butler NOTARY SEAL  
(NOTARY PUBLIC)



MY COMMISSION EXPIRES 9/26/09 NOTARY BUSINESS ADDRESS: 1638 Gebser Ct. Reno, NV 89511

**CITY OF AURORA APPROVALS**

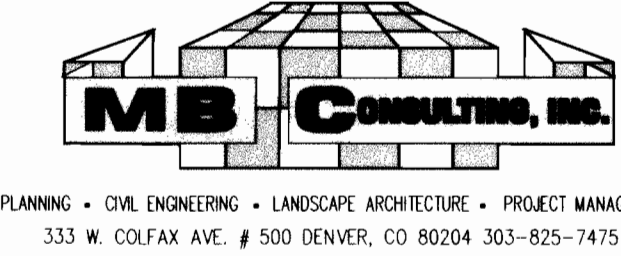
CITY ATTORNEY: Sh. Lopez DATE: August 22, 2008  
PLANNING DIRECTOR: Blk Wotter DATE: 8/21/2008  
PLANNING COMMISSION: H DATE: 1/25/2006  
(CHAIRPERSON)  
CITY COUNCIL: David J. Pauer DATE: 8/21/08  
(MAYOR)  
ATTEST: Debra Johnson DATE: 8/27/08  
(CITY CLERK)

DATABASE APPROVAL DATE 5/1/2006

RECORDER'S CERTIFICATE:  
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF  
COLORADO AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD,  
CLERK AND RECORDER: \_\_\_\_\_ DEPUTY: \_\_\_\_\_

ALL NOTES CONTAINED ON SHEET 1 OF THE  
SINGLETREE D.I.A. AMENDED GENERAL  
DEVELOPMENT PLAN/P.D.P. (1998-2003-03)  
SHALL APPLY TO THIS SECOND AMENDMENT.

PREPARED FOR:  
64th Avenue, L.L.C.  
1441 Dark Pine Ct.  
Monument, CO 80132

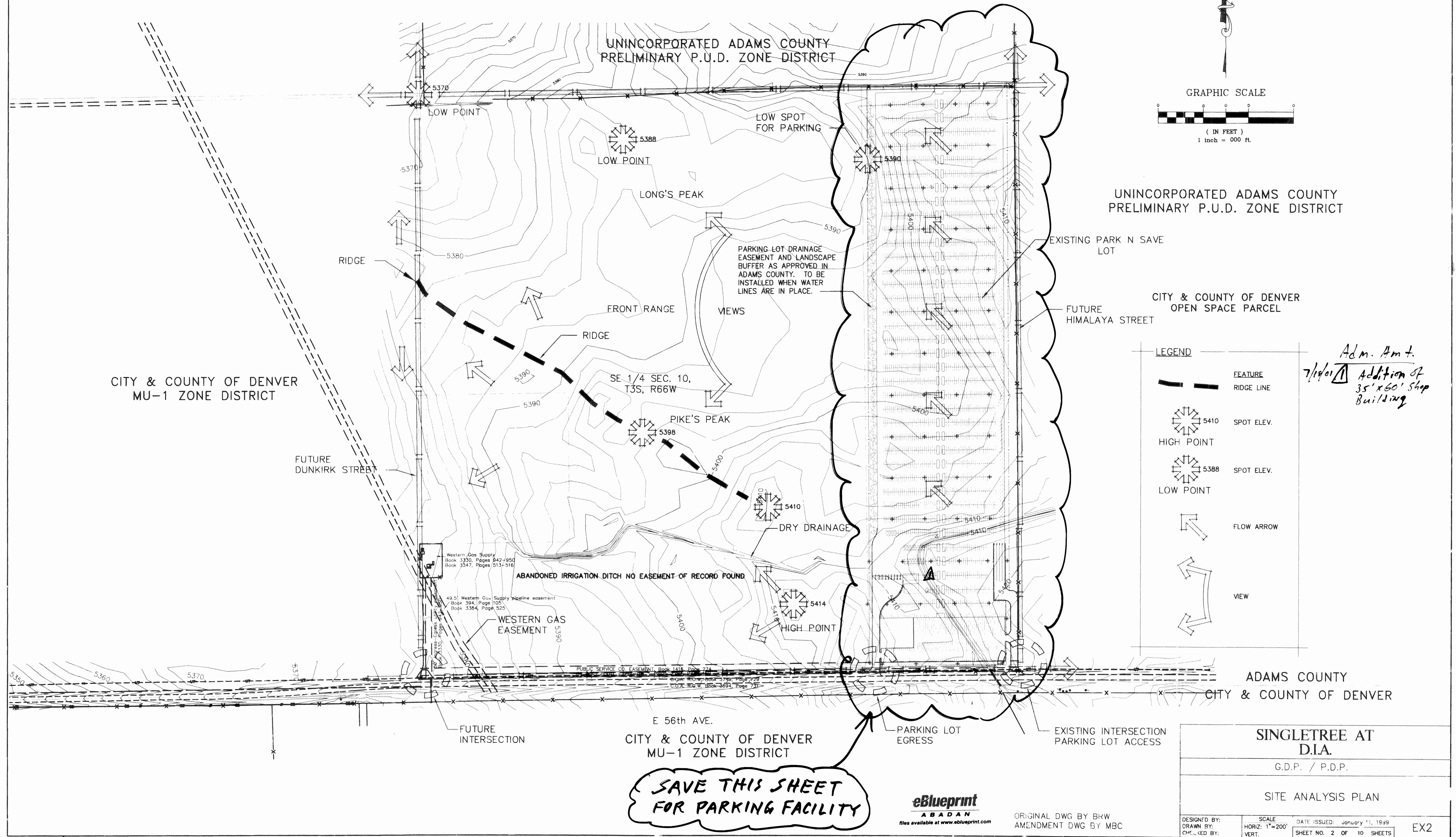




# SINGLETREE AT D.I.A.

## AMENDED GENERAL DEVELOPMENT PLAN / PRELIMINARY DEVELOPMENT PLAN

SOUTHEAST QUARTER, SECTION 10, TOWNSHIP 3 SOUTH,  
RANGE 66, WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF AURORA



Adm. Amt.  
7/14/01 Addition of  
35'x60' Shop  
Building

SAVE THIS SHEET  
FOR PARKING FACILITY

eBlueprint  
ABADAN  
files available at www.eblueprint.com

ORIGINAL DWG BY BKW  
AMENDMENT DWG BY MBC

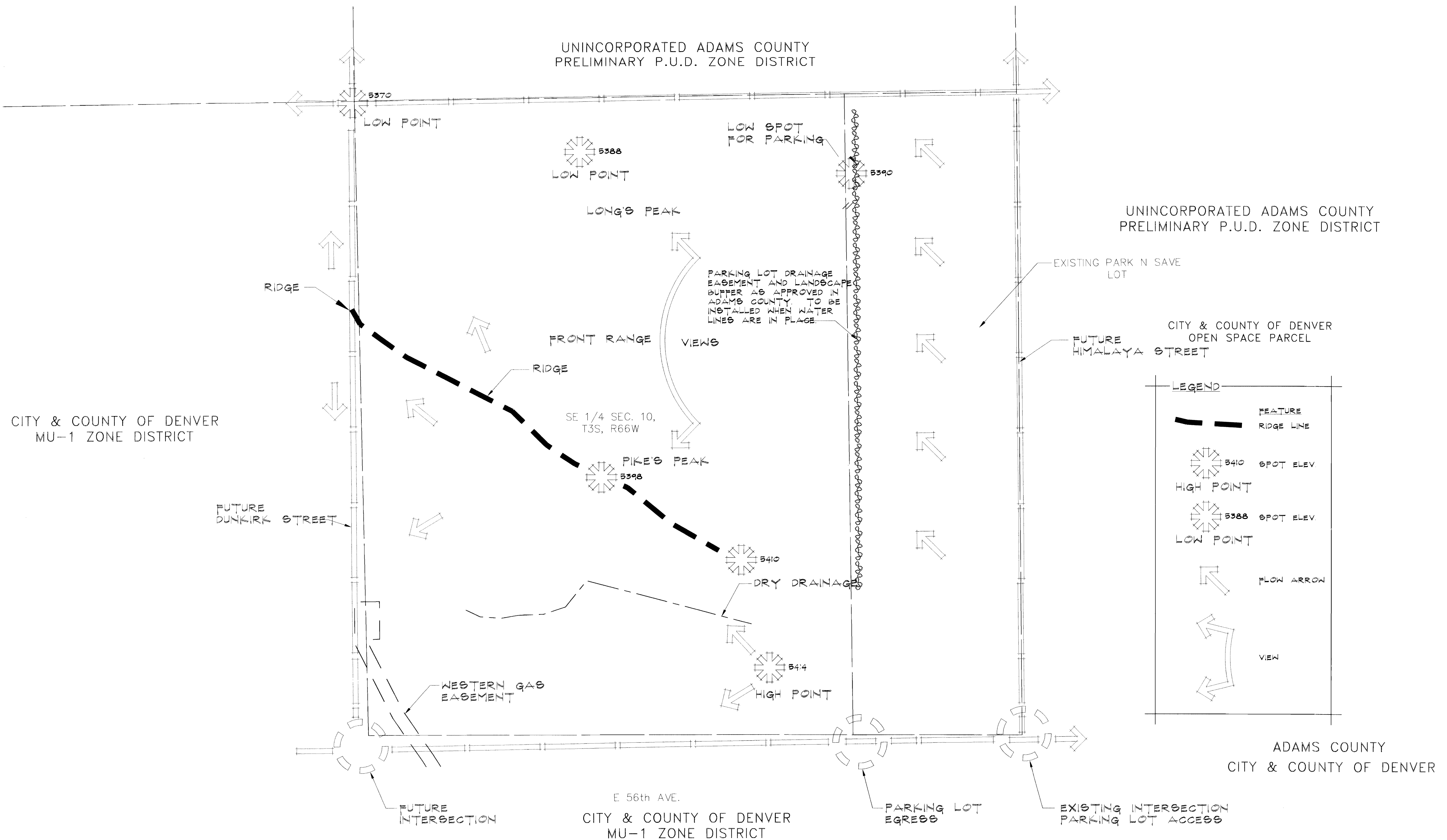
DESIGNED BY:	SCALE:	DATE ISSUED: January 11, 1999	EX2
DRAWN BY:	HORIZ: 1"=200'	SHEET NO. 2 OF 10 SHEETS	
CHECKED BY:	VERT:		

Adm. Amt. 7/18/01

1998-2003-2

# SINGLETREE AT D.I.A. AMENDED GENERAL DEVELOPMENT PLAN/PRELIMINARY DEVELOPMENT PLAN

SE 1/4 OF SECTION 10, T3S, R66W 6th P.M.  
City of Aurora, County of Adams, State of Colorado



Architects and Planners, Ltd.

Republic Park One 9250 E. Costilla Ave., Suite 440 Englewood, Colorado 80112-3647  
voice.303.649.9880 fax.303.649.9870 web.pwnarchitects.com

Plans Prepared For:

**64th Avenue, LLC**

6500 S. Quebec St.  
Suite 300  
Englewood, Colorado 80111  
303-694-2142

**eBlueprint**  
A B A D A N  
files available at www.eblueprint.com

Issue Date:	7/14/2000
Project:	Singletree at D.I.A.
Drawn By:	Bobby
Revisions:	
2nd Submittal	10/9/00
3rd Submittal	11/16/00
4th Submittal	1/8/01
Mylar	6/20/01

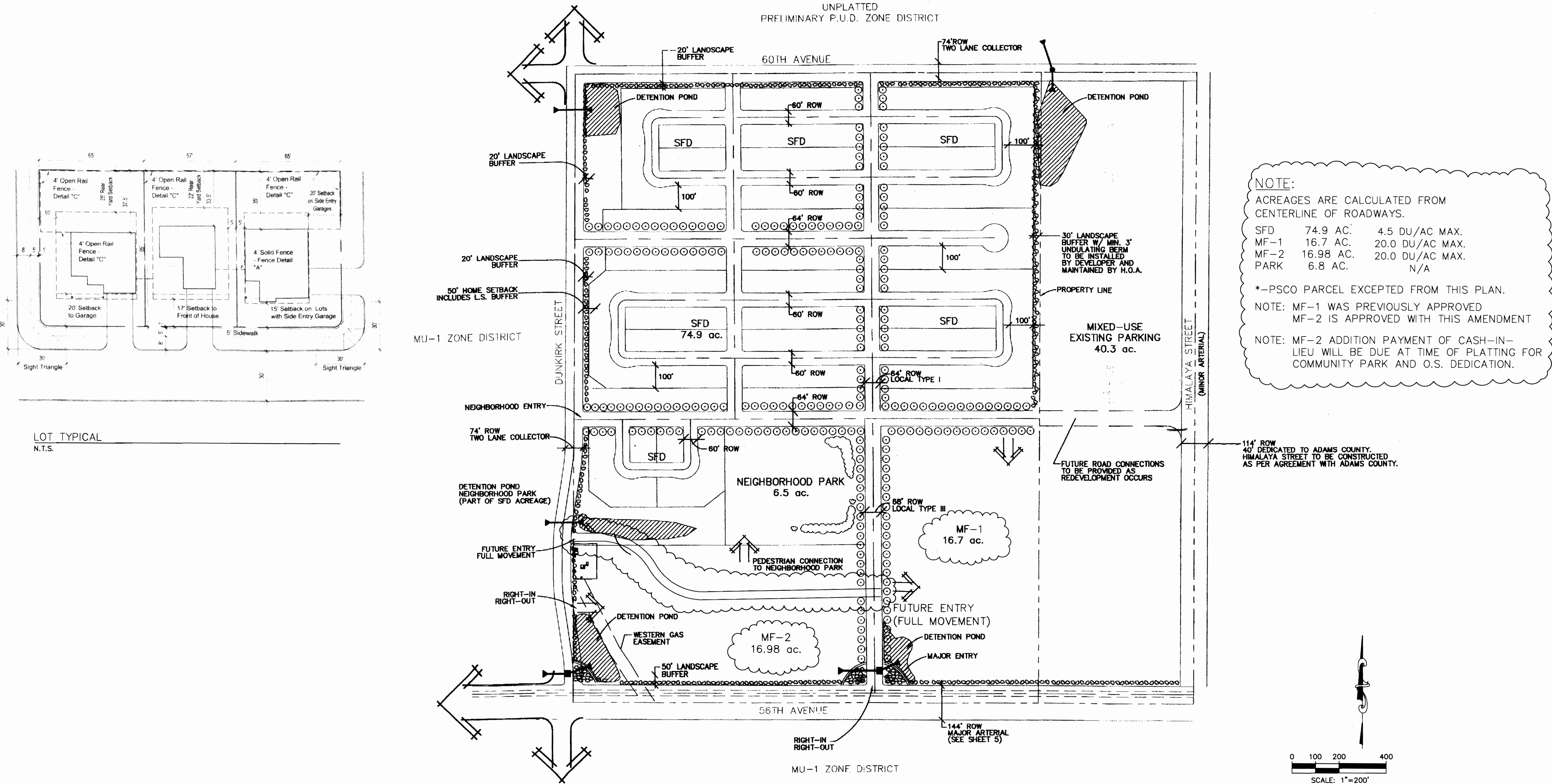
SHEET  
2 of 12



SINGLETREE AT D.I.A.

# SECOND AMENDED GENERAL DEVELOPMENT PLAN/PRELIMINARY DEVELOPMENT PLAN

SOUTHEAST QUARTER, SECTION 10, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPLE MERIDIAN  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



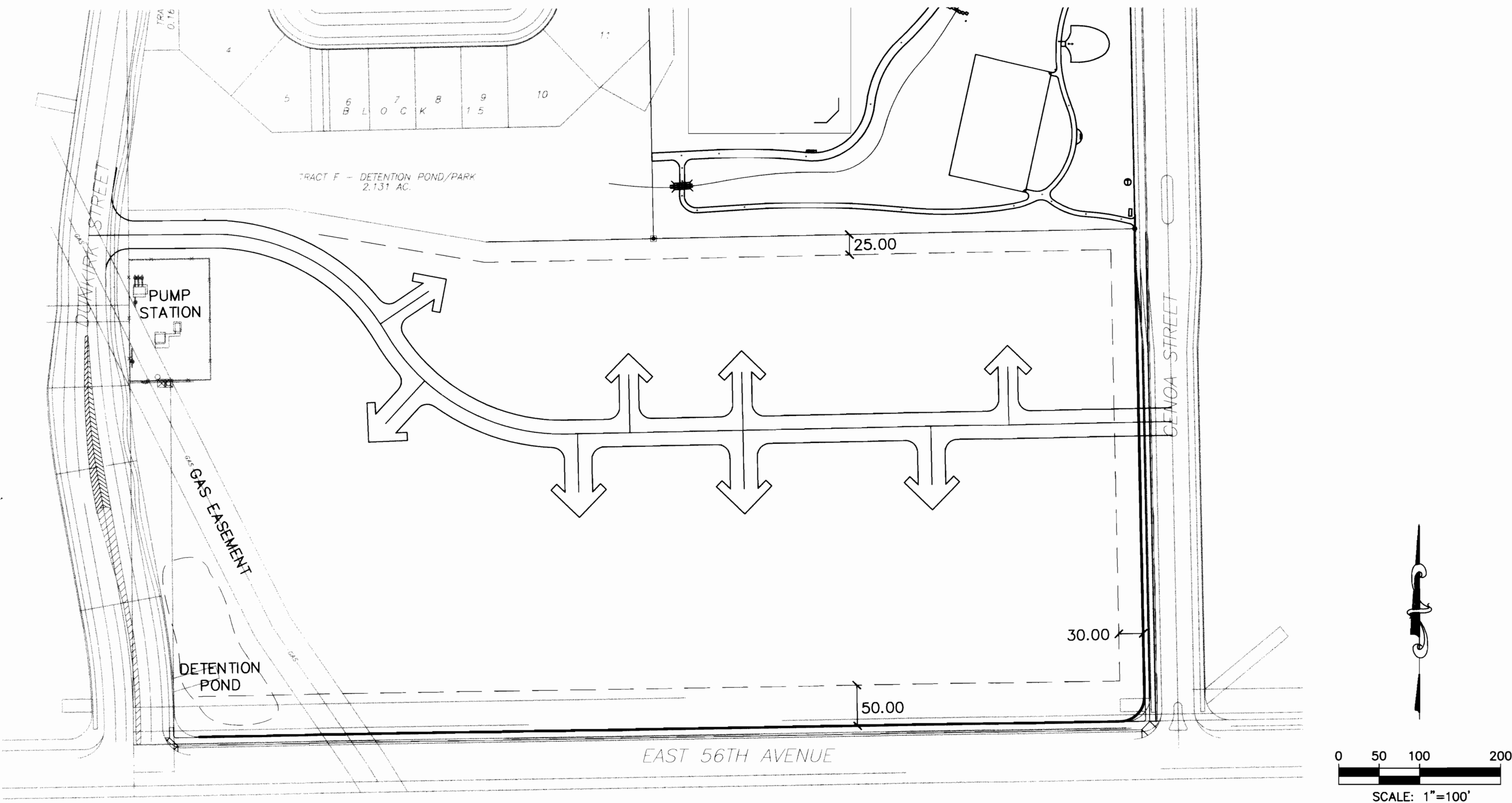
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SINGLETREE AT D.I.A.

SECOND AMENDED GENERAL DEVELOPMENT PLAN/PRELIMINARY DEVELOPMENT PLAN

SOUTHEAST QUARTER, SECTION 10, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPLE MERIDIAN

CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



DESIGN STANDARDS:

PRESENT ZONING CLASSIFICATION	COM
PROPOSED ZONING CLASSIFICATION	MF
LAND AREA WITHIN PROPERTY LINES	16.98 ACRES
MAXIMUM NUMBER OF DWELLING UNITS	340 UNITS
MAXIMUM BUILDING HEIGHT	45'
MIN. OPEN SPACE	45%
PARKING SPACES REQUIRED	1.5 PER EACH 1 BEDROOM UNIT & 2 PER EACH 2 & 3 BEDROOM UNITS
HANDICAP SPACES REQUIRED	2% OF TOTAL
MIN. SIDE YARD SETBACK	5 FT.
MIN. REAR YARD SETBACK	5 FT.
MIN. SEPARATION BETWEEN BUILDINGS	20 FT.

STATEMENT OF INTENT:

THE INTENT IS TO CREATE A HIGH QUALITY PEDESTRIAN FRIENDLY NEIGHBORHOOD WITH MULTI-FAMILY HOMES THAT ARE ARRANGED TO PROVIDE A CONSISTENT EDGE TO THE LOCAL STREET AND TO TAKE ADVANTAGE OF VIEWS INTO THE SINGLETREE PARK. BUILDING ARCHITECTURE, LANDSCAPING, PEDESTRIAN PATHWAYS AND BOUNDARIES WILL COLLECTIVELY ESTABLISH A SENSE OF NEIGHBORHOOD AND TO HAVE COMPATIBILITY WITH SURROUNDING USES.

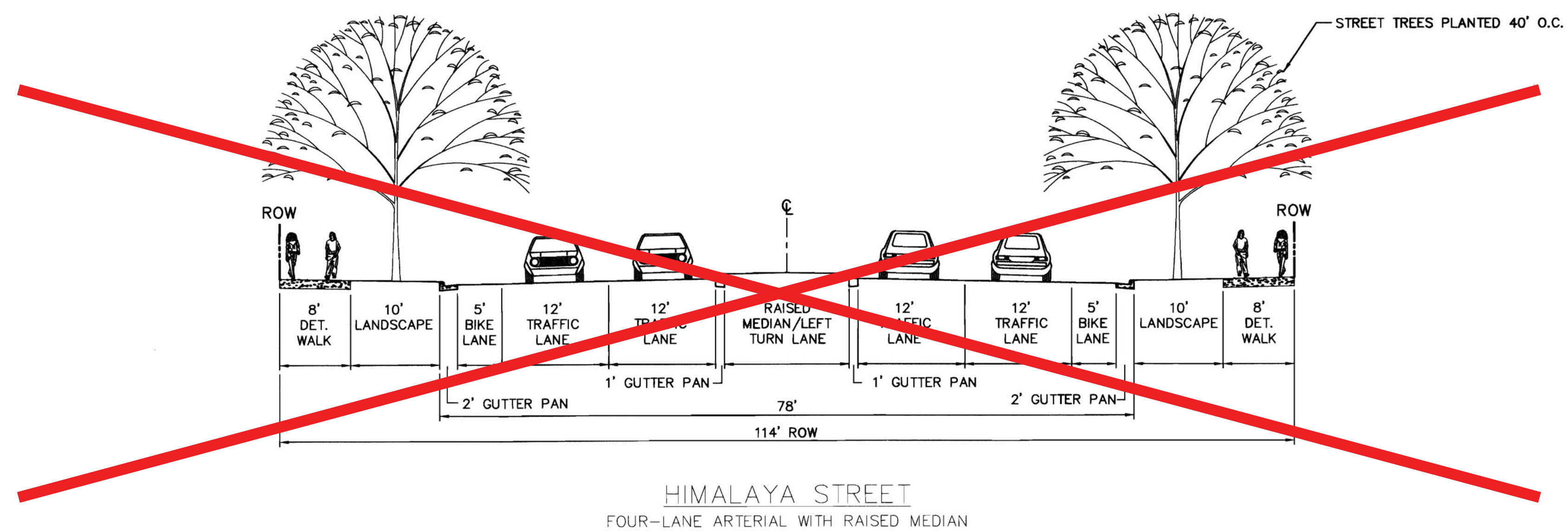
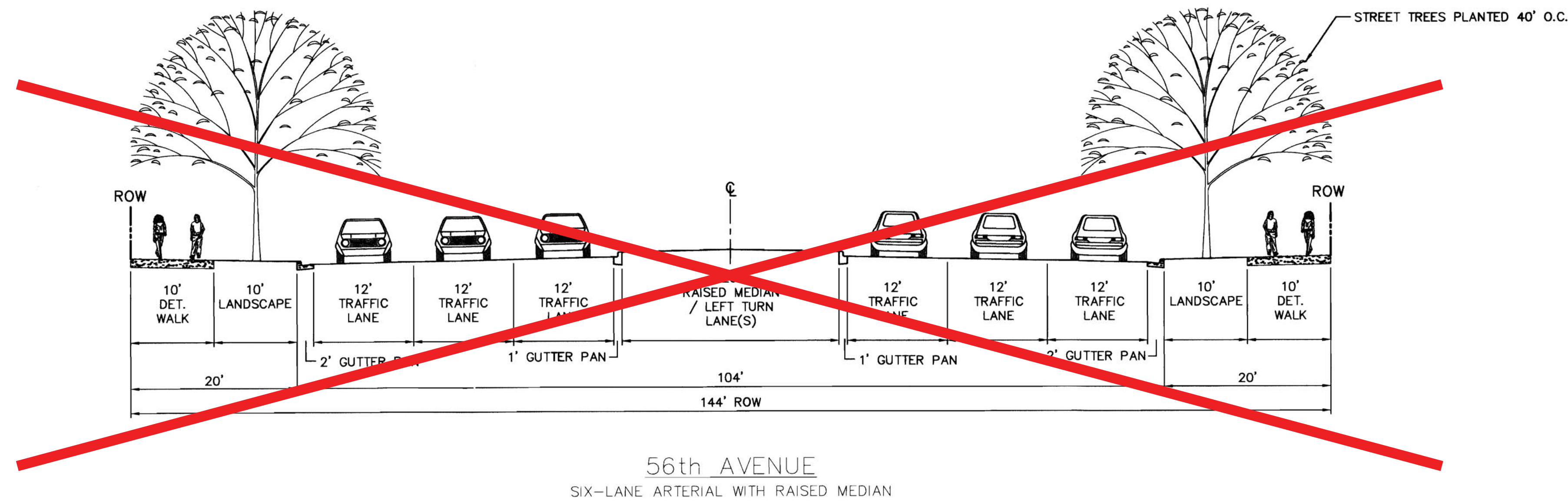
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voice 303.649.9880 fax 303.649.9870 web pwnarchitects.com

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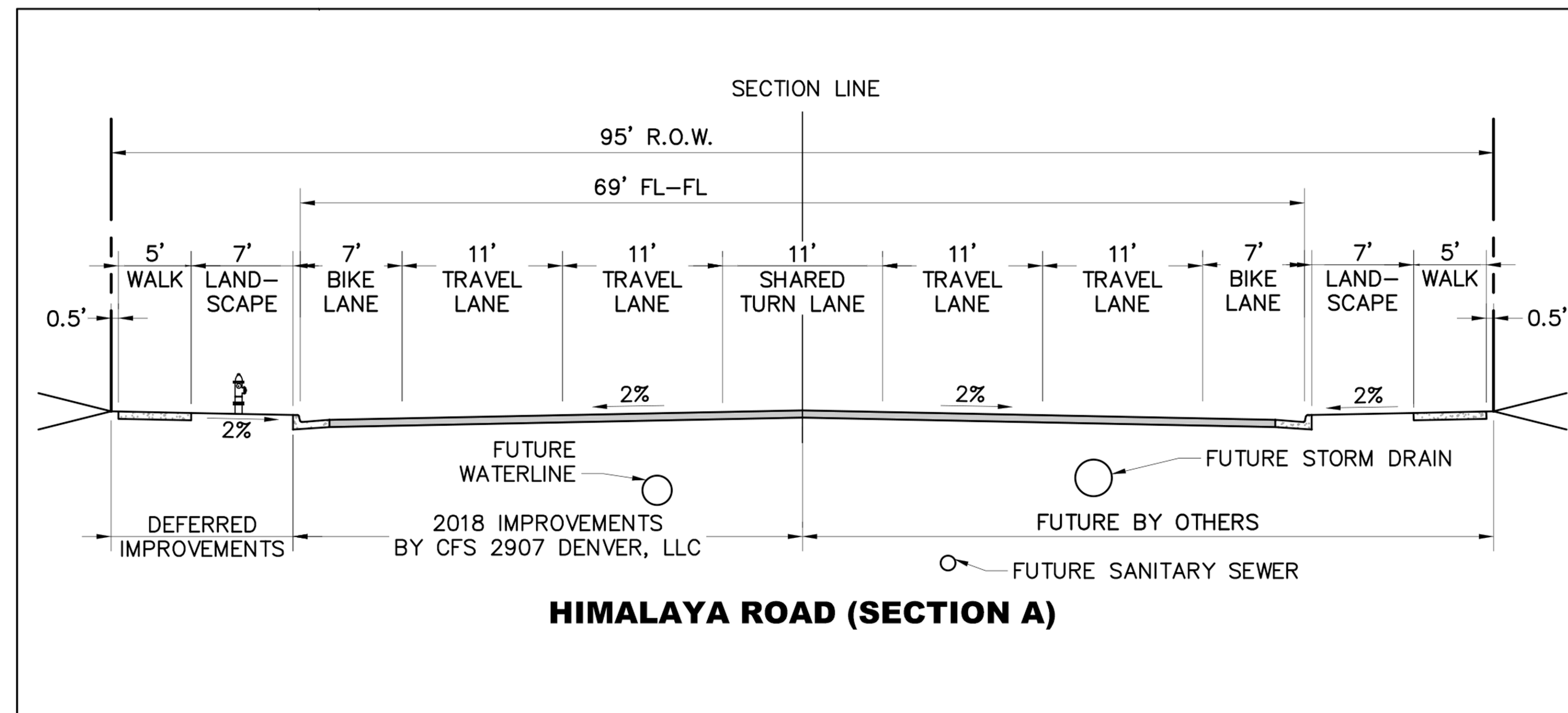
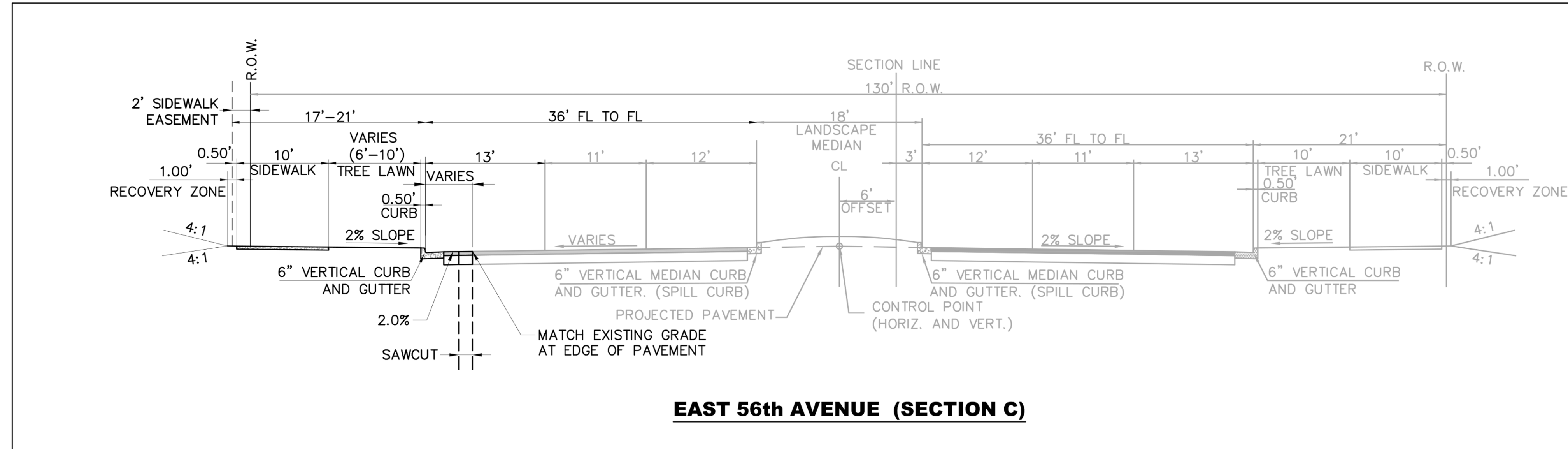
Issue Date:	7/14/2000
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Drawn By:	Bobby
Revisions:	
2nd Submittal	10/9/00
3rd Submittal	11/16/00
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Mylar	6/20/01



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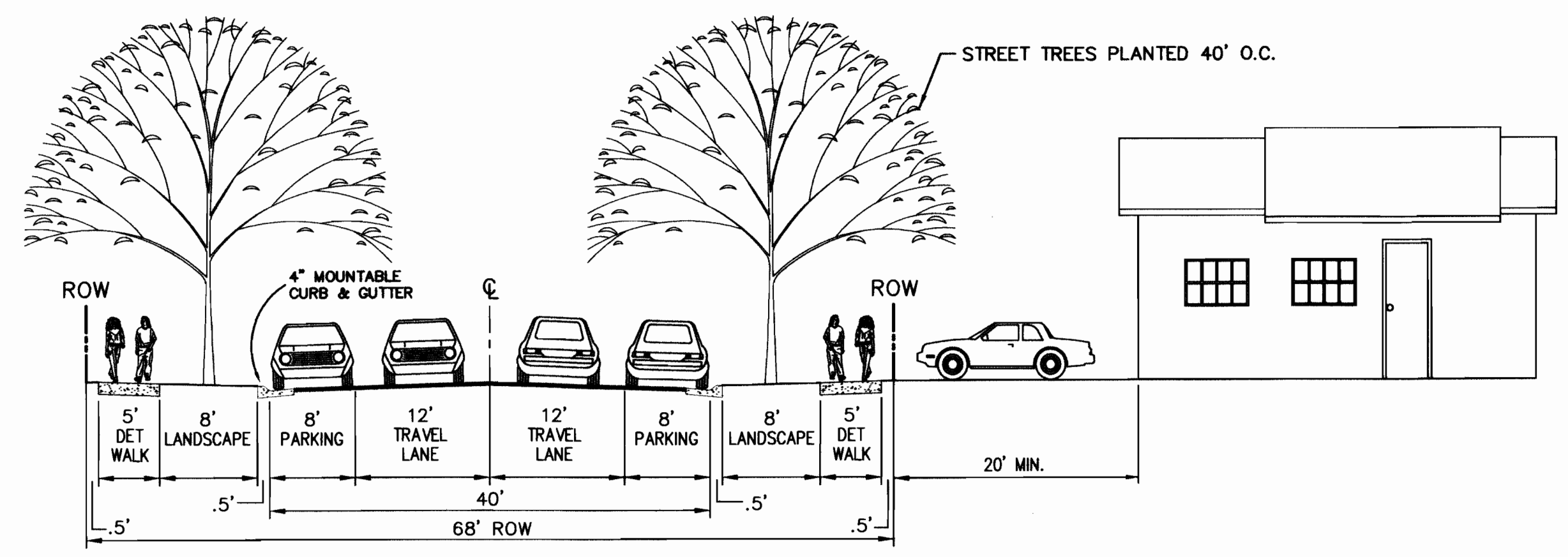
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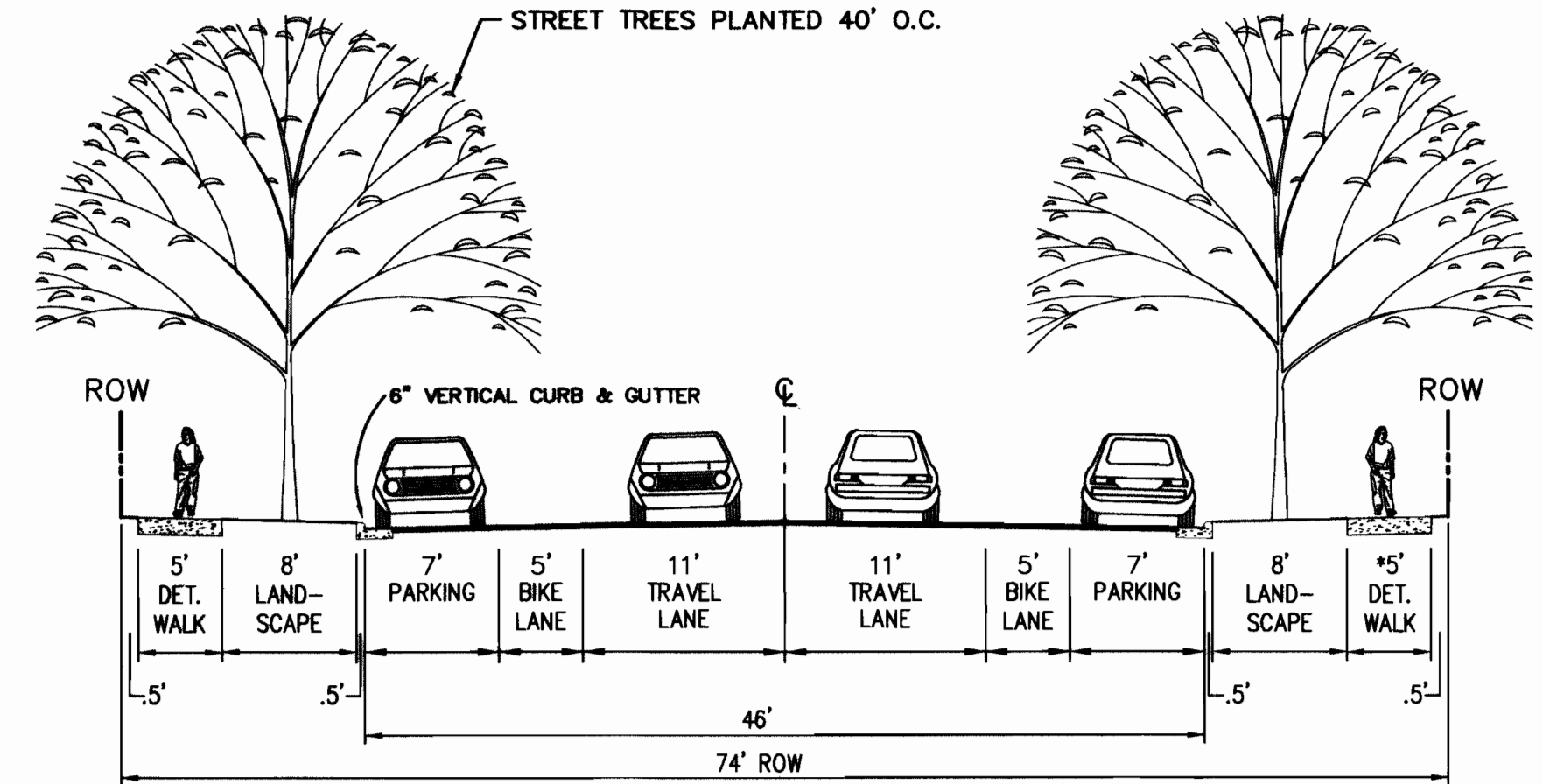
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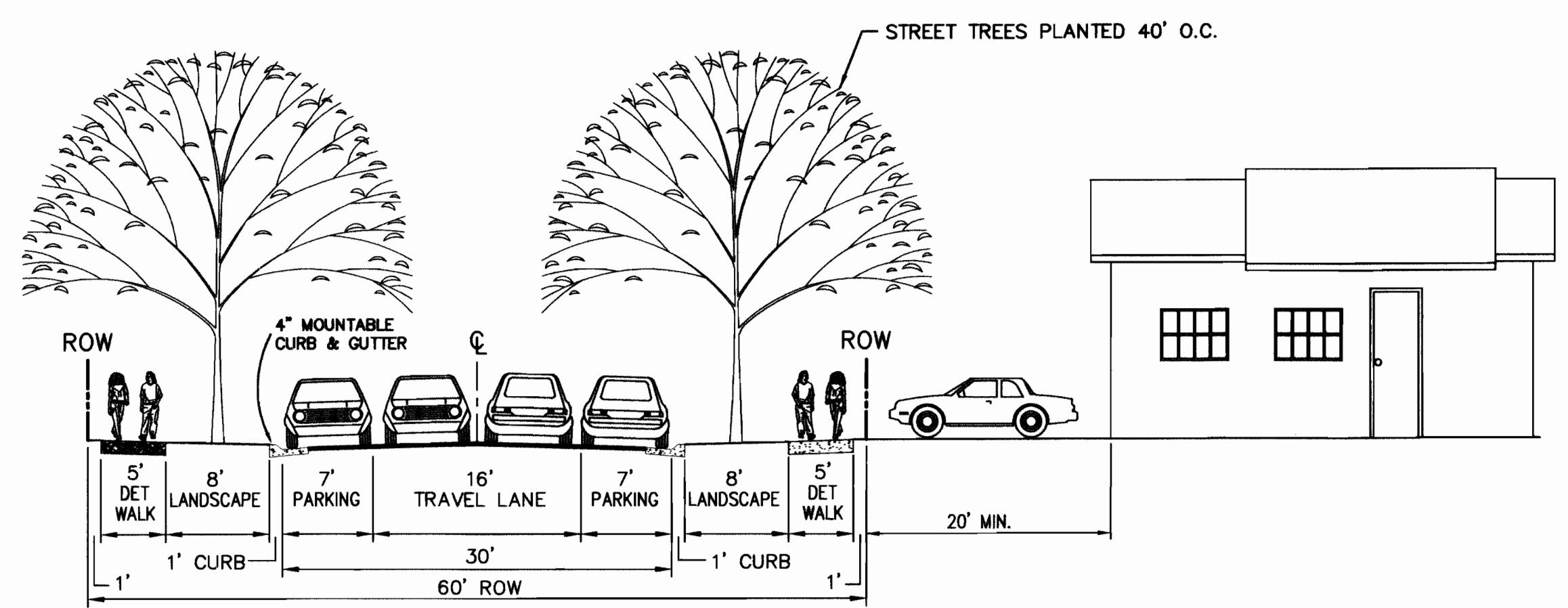
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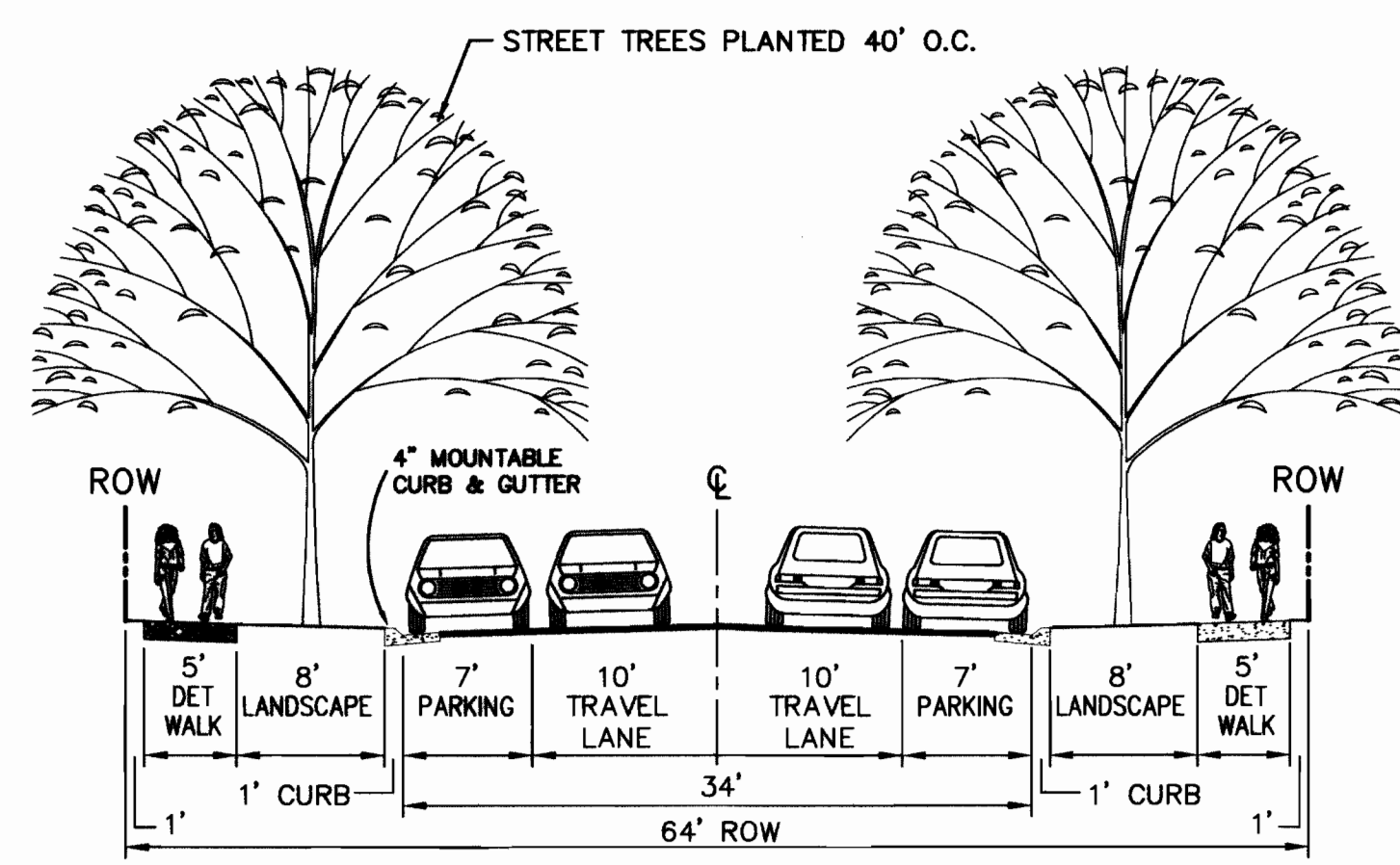
LOCAL STREET TYPE 3 (IN COMMERCIAL AREAS)



TWO LANE COLLECTORS/DUNKIRK STREET & 60th AVENUE  
\*NOTE: SIDEWALK MAY MEANDER INTO LANDSCAPED TRACTS ALONG DUNKIRK STREET.



LOCAL STREET TYPE 2

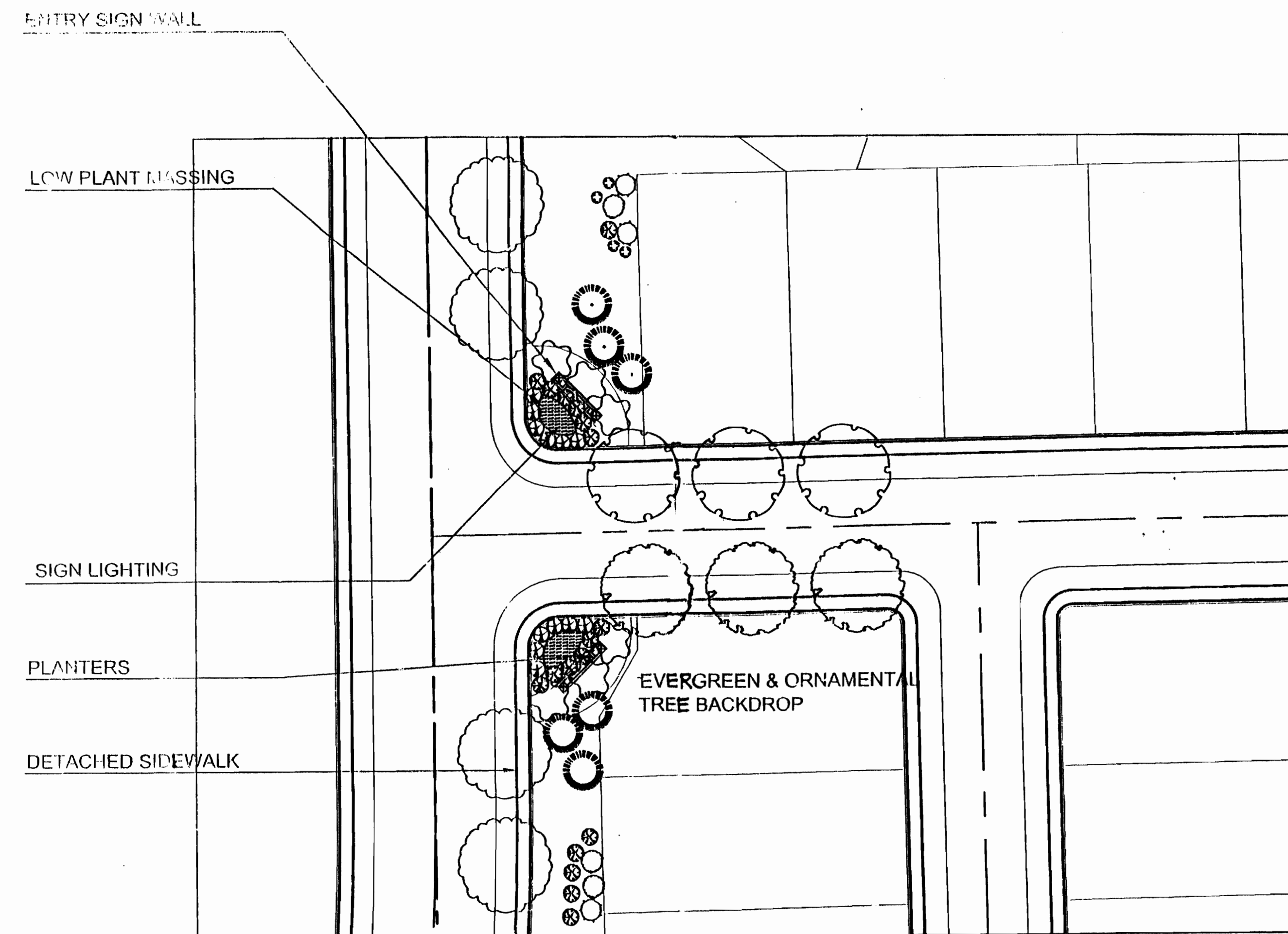
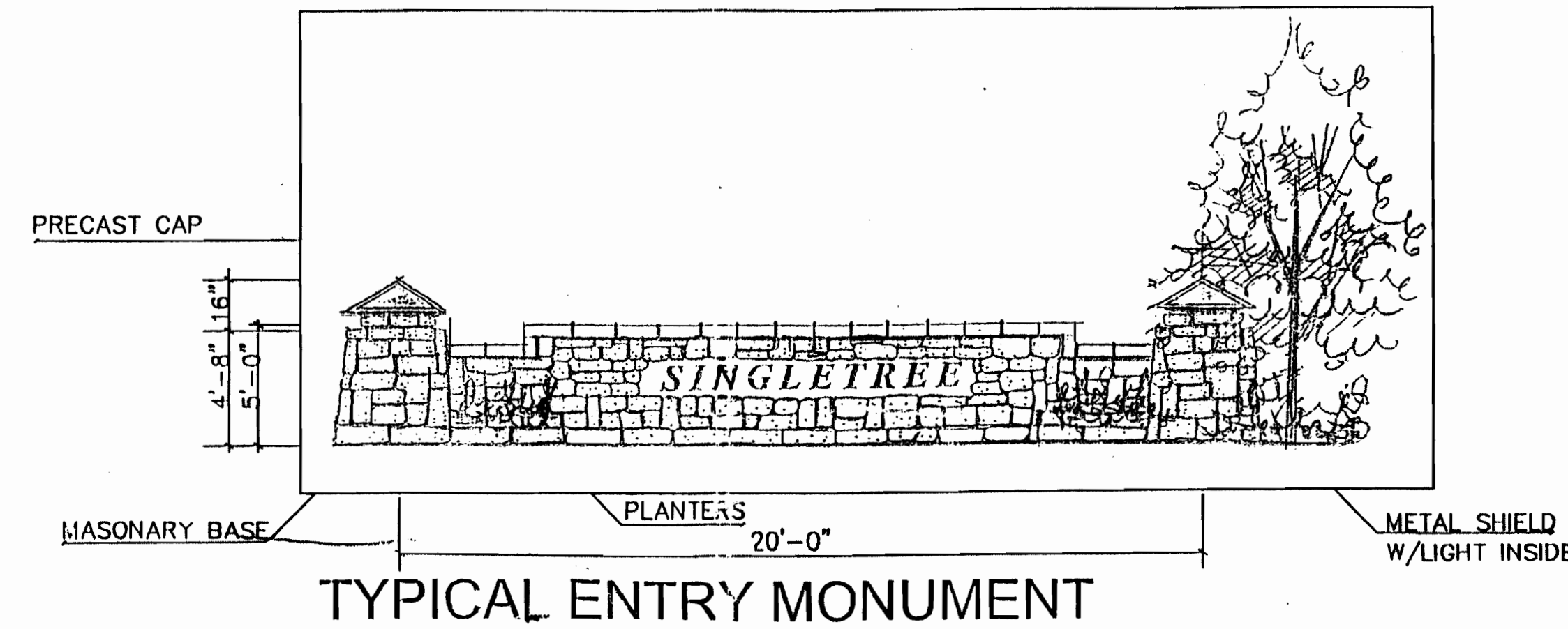


LOCAL STREET TYPE 1

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Drawn By:	Bobby
Revisions:	
2nd Submittal	10/9/00
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SHEET  
7 of 12



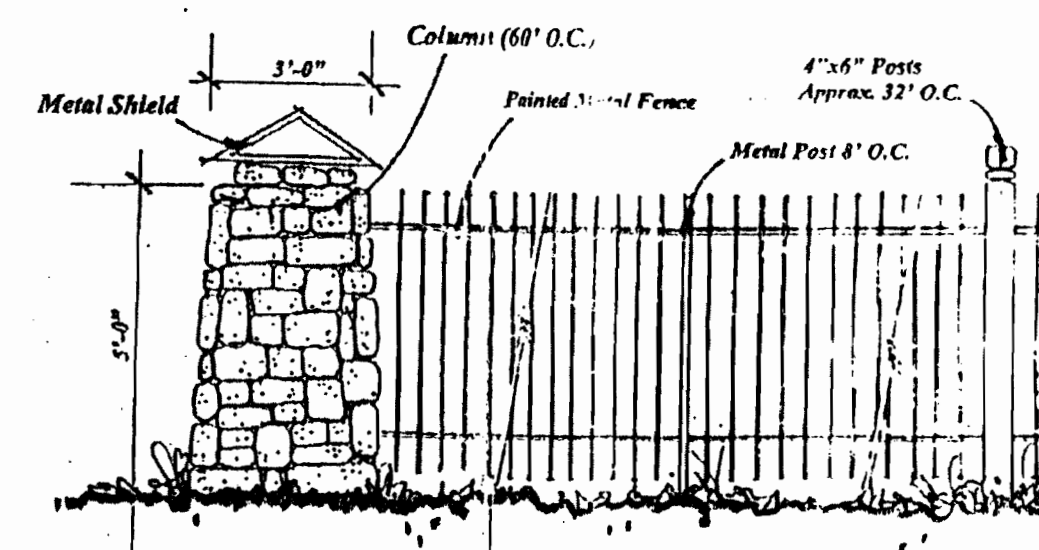
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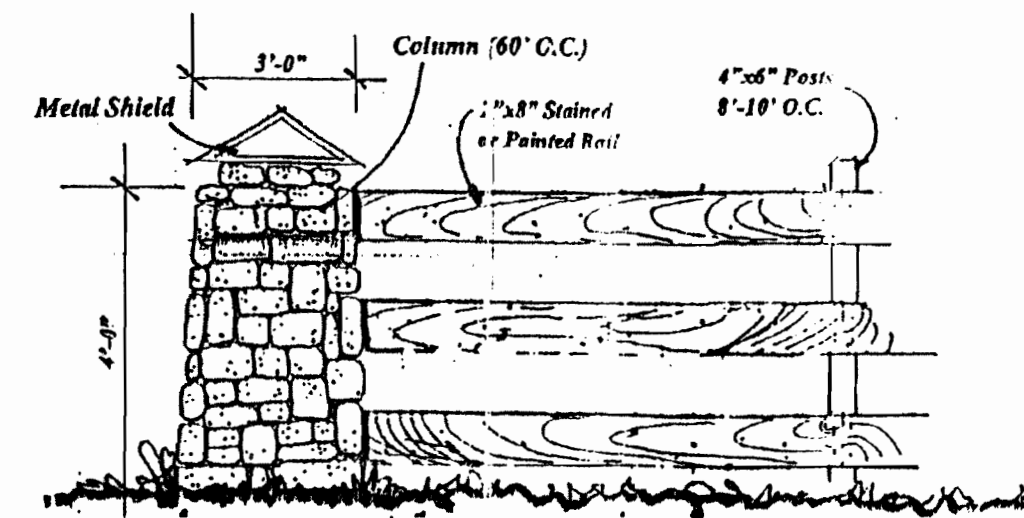
SE 1/4 OF SECTION 10, T3S, R66W 6th P.M.  
City of Aurora, County of Adams, State of Colorado

### Conceptual Fence Details

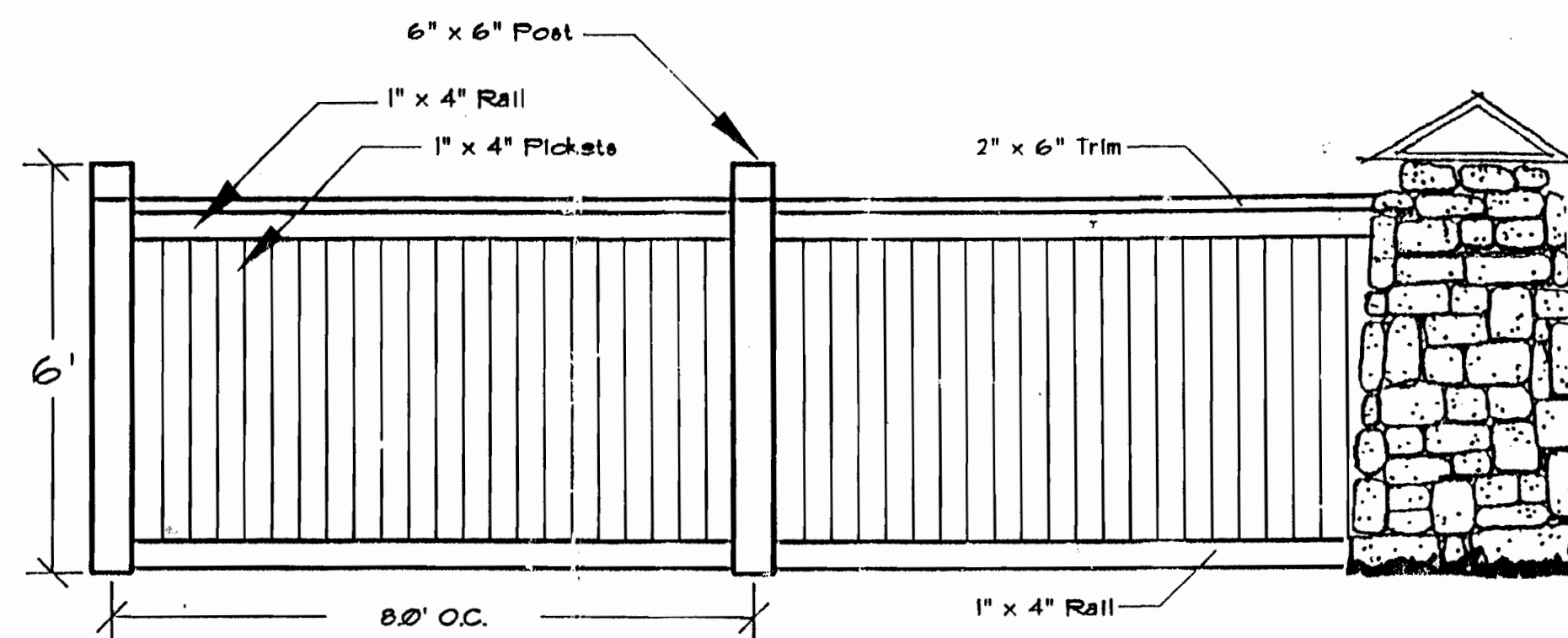
Fences will be comprised of a variety of designs, both solid and open, including wrought iron, privacy "screen" stockade, and split rail. Architectural details such as columns, posts and caps shall be incorporated. Fencing along arterial and collector streets shall comply with the ordinance re: Fences along arterials, collectors and continuous local Type 1 streets.



TYPICAL PAINTED METAL FENCE (ALONG COLLECTORS & ARTERIAL STREETS IN COMMERCIAL AND MULTI-FAMILY AREAS)



TYPICAL WOOD FENCE (ADJACENT TO OPEN SPACE AND PARKS)



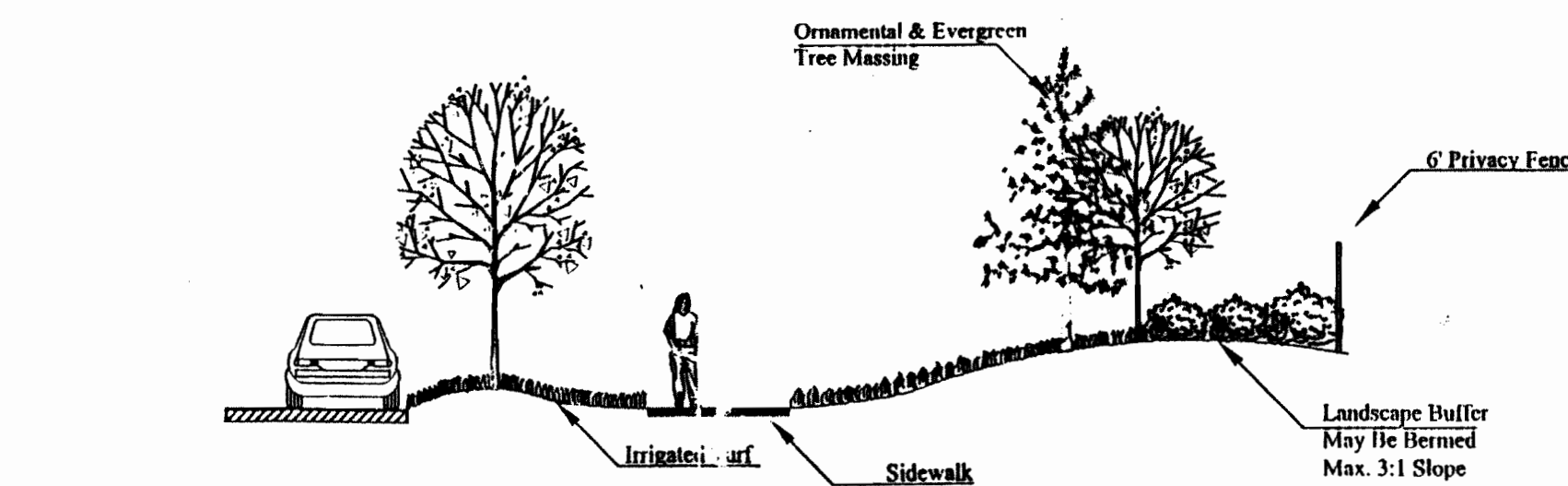
Section

N.T.S.

TYPICAL STOCKADE FENCE (LOCATED ALONG ARTERIALS & COLLECTOR STREETS, COLUMNS @ 60' O.C.)

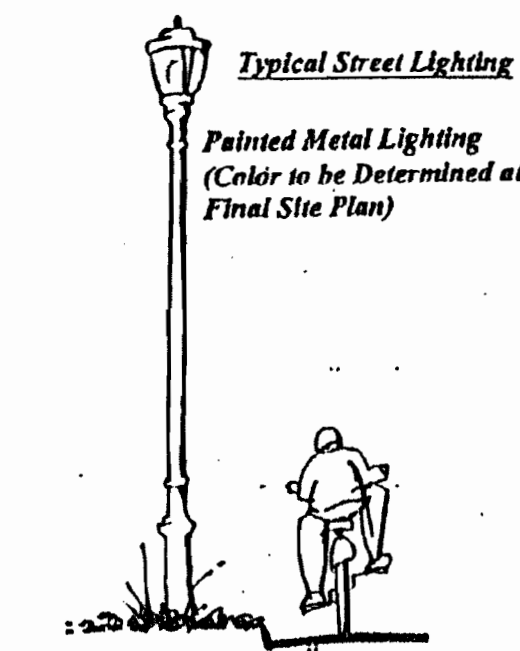
### Landscaped Berms

Berms and landscape screening shall be incorporated along major roadways to minimize the appearance of fencing. Berms shall not exceed a 3:1 slope with plantings placed on the top two thirds of berms to maximize screening efforts.



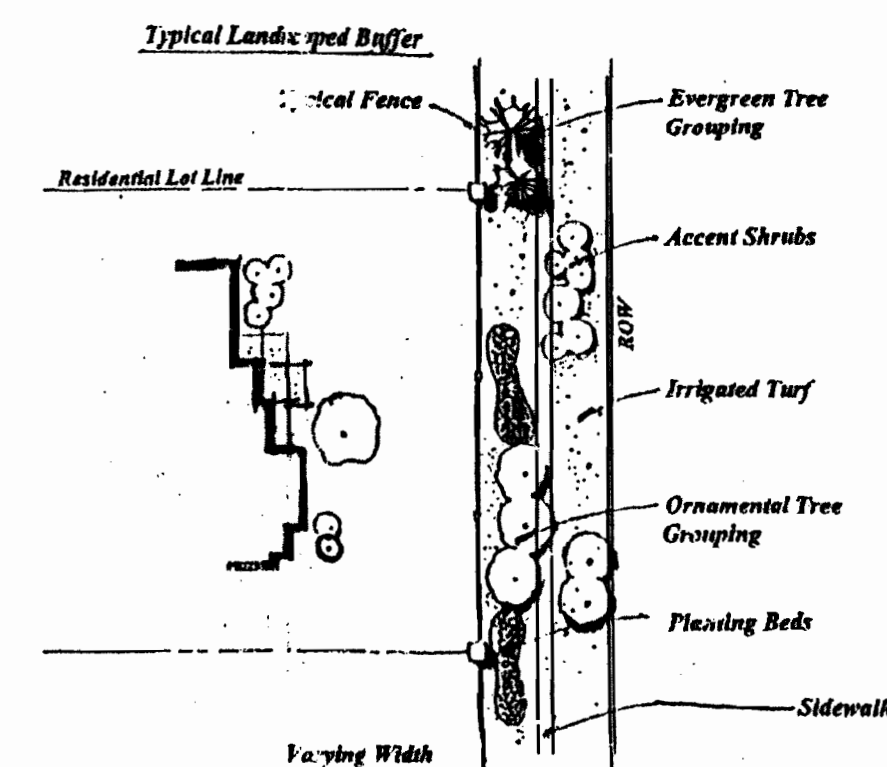
### Lighting & Signage

This project will provide a variety of signage and lighting to emphasize the unique character of each neighborhood or sub-area. Special attention will be given to the entry of each sub-area and the transitions between sub-areas. Typical signage and lighting shall be provided as per City of Aurora Code.

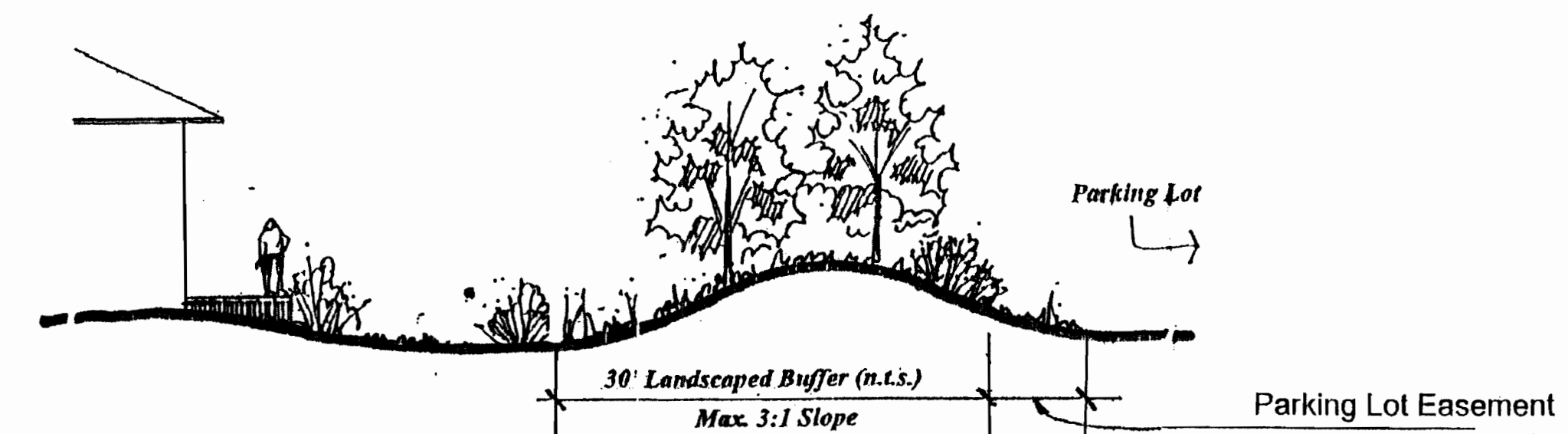


### Landscaped Buffers

Landscaped buffers shall include elements such as berms, walls, monuments, sidewalks and plant materials. They may be used to buffer roadways, contain view corridors, and separate dissimilar land uses.



Typical Landscaped Buffer



Typical Parking Lot Buffer for Single Family



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Plans Prepared For:  
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SINGLETREE at D.I.A.  
AMENDED GENERAL DEVELOPMENT PLAN/PRELIMINARY DEVELOPMENT PLAN  
SE 1/4 OF SECTION 10, T3S, R66W 6th P.M.  
City of Aurora, County of Adams, State of Colorado

Table 1: GDP/PDP Standards

GDP/PDP Standard		GDP/PDP Requirements by Type of Land Use			
Category	Sub-Category	Single Family Detached, Medium Density	Multi-Family, Medium Density	Commercial	Mixed Use
Map areas where land use types occur		SFD	MF	COM	Mixed Use/Existing Parking
Acreage of map areas described above		75 Acres	16.7 Acres	22.0 Acres	40.0 Acres
Allowed Land Use	Uses Allowed by Right. (Public hearing for site Plan approval required)	Single family detached dwelling, public & private schools, private recreational facilities and clubhouses.	All uses permitted in SFD districts, SFA dwellings, MF dwellings and apartments	Comm uses permitted in a B-1 & B-3 district, except auto washing facilities, ambulance services and new commercial parking facilities.	All uses permitted and conditional uses allowed subject to public hearing in SFD districts, MF districts, and COM districts.
	Uses Allowed Subject to a Public Hearing	Bridle trails and equestrian facilities, churches & synagogues, day care homes, public use, residential care facilities for mentally ill or elderly, small group homes, small personal care	All uses subject to review in SFD districts.	Conditional districts listed in B-1 and B-3 zone district, kennels motor vehicle painting and or auto body shops and new commercial parking facilities.	All uses permitted and conditional uses allowed subject to public hearing in SFD districts, MF districts, and COMM districts.
Maximum Number of Dwelling Units		325	334	N/A	
Total number of Dwelling Units		323	320	N/A	
Total Gross SQFT.		3,158,100 sf	480,000 sf	1,276,308 sf	
Minimum Lot Size		5,400 sf minimum	N/A	N/A	
Dwelling Unit per Gross Acre		Maximum 4.5 DU/Acre	Maximum 20 DU/Acre	N/A	
Minimum Lot Frontage		55 ft with garage driveway, 35 ft at cul-de-sac (55 ft at setback)	N/A	N/A	
Maximum Building Height		35 feet	45 feet	60 feet	SFD - 35 ft. MF - 45 ft. COM - 60 ft.
Minimum Building Front Setbacks. Measured from back of sidewalk of adjacent street.	At streets with detached sidewalks	17 ft. as measured from back of sidewalk to house building line, exclusive of garage (5 foot porch encroachment allowed)	Arterials - 30 ft. Major collectors -20ft. Minor collectors -20ft.	Arterials - 30 ft. Major collectors -25ft. Minor collectors -25ft.	Standard from applicable district shall apply.
	At streets with attached sidewalks	25 ft. as measured from back of sidewalk to house building line, exclusive of garage	Arterials - 30 ft. Major collectors -20ft. Minor collectors -20ft.	Arterials - 30 ft. Major collectors -25ft. Minor collectors -25ft.	Standard from applicable district shall apply.
Minimum Garage Setbacks. (Measured from back of sidewalk of adjacent street.)	At streets with detached sidewalks	Side load garage: 10 ft. back of sidewalk to garage side wall. Front load garage: 20 ft. back of sidewalk to garage door.			Standard from applicable district shall apply.
	At streets with attached sidewalks	Side load garage: 15 ft. back of sidewalk to garage side wall. Front load garage: 20 ft. back of sidewalk to garage door.			Standard from applicable district shall apply.
Minimum Side Yard Setbacks.		5 feet 10 feet from back of walk for side yard on corner lots	5 ft	15 ft	
Minimum Rear Yard Setbacks.		22 ft	5 ft	15 ft.	
Minimum separation between buildings		10 ft	20 ft 10 ft at accessory buildings and garages	As required by applicable fire and building codes.	
Staggered Building Setbacks		Shall comply with the requirements of Aurora's Single Family Detached Residential Design Ordinance, Section 146-215			
Repetitive Design		Shall comply with the requirements of Aurora's Single Family Detached Residential Design Ordinance, Section 146-215			
Off street parking requirements		Shall comply with the City of Aurora Municipal Building and Zoning Code requirements		Shall comply with the City of Aurora Municipal Building and Zoning Code requirements	
Maximum # of Dwelling Units/Bldg.		1 dwelling unit per building			Standard from applicable district shall apply.
Minimum floor area per dwelling unit, excluding finished basements, attics & garages		1200 sqft.	1 Bdrm - 700 sq ft avg. 2 Bdrm - 1000 sq ft avg. 3 Bdrm - 1100 sq ft min.		

GDP/PDP Standard		GDP/PDP Requirements by Type of Land Use			
Category	Sub-Category	Single Family Detached, Medium Density	Multi-Family, Medium Density	Commercial	Mixed Use
Minimum % of brick (or other masonry product as defined in standards and guidelines on sheet 4 of 12 of the GDP/PDP).	Elevations facing public or private streets or auto courts.	25%	30%	40% Painted split faced CMU shall not be included in this calculation.	Standard from applicable district shall apply.
	Elevations facing public recreation open space.		30%	same as above	Standard from applicable district shall apply.
	All other elevations		30%	same as above	Standard from applicable district shall apply.
Garages	All garages	Shall comply with the SFD requirements. 146-215 All garage doors on front elev. Require glazed window panels	Detached and attached garage structures shall use materials and design elements on the main building. Carport structures must be enclosed on three elevations.		Standard from applicable district shall apply.
	One or two car garages	Total width of garage doors on front elev. Shall not exceed 45% of the full front elevation width.			Standard from applicable district shall apply.
	Garages containing three or more unblocked parking spaces	Total width of garage doors on front elev. Shall not exceed 45% of the full front elevation width.  Min 2ft. Offset between the single & double door.			Standard from applicable district shall apply.
Roof Design & Materials	Roof pitch/form	Min 6/12 roof pitch. Acceptable roof forms include gable, hip, shed, and gambrel.		Flat roofs with variable parapet. Pitched roofs to emphasize entrances or arcades	Standard from applicable district shall apply.
	Roof materials	Roofing material shall be high profile architectural asphalt shingle, fiberglass shingles, clay and concrete tile.		Roofing material on pitched roofs shall be seamed metal or concrete/clay tile.  Flat roofs will incorporate variable parapet heights.	Standard from applicable district shall apply.

Dwn

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SINGLETREE @ DIA AMENDED GDP/PDP 1998-2003-3

Case # 1998-2003-3



SINGLETREE at D.I.A.

AMENDED GENERAL DEVELOPMENT PLAN/PRELIMINARY DEVELOPMENT PLAN

SE 1/4 OF SECTION 10, T3S, R66W 6th P.M.

City of Aurora, County of Adams, State of Colorado

GDP/PDP Standard		GDP/PDP Requirements by Type of Land Use			
Category	Sub-Category	Single Family Detached, Medium Density	Multi-Family, Medium Density	Commercial	Mixed Use
Special Architectural Features	Porches	Min. 50% of units shall have front porches that cover 100% of the total non-garage front elevation.	All units to have minimum 24sf patio, deck or balcony.	See sheet 4 of 12 of the GDP/PDP for standards, guidelines and requirements.	
	Decks and balconies		All units to have minimum 24sf patio, deck or balcony		
	Roof dormers		Roof dormers will be provided when unbroken roofline exceeds 40ft in length.		
	Bay Windows		Bay windows or other pop will be provided when unbroken wall planes exceeds 20 ft.		
				Commercial pad architecture shall be consistent with the architecture of the main buildings. Corporate architecture shall be modified to compliment the architectural character of the main structure(s).	
Fenestration & Exterior Detailing		Shall comply with the requirements of Aurora's Quality Construction Ordinance, Code Section 22-133.		See sheet 4 of 12 of the GDP/PDP for standards, guidelines and requirements.	
Noise Impact Boundary Area Requirements		Habitable residential structures shall provide and include noise level reduction measures to achieve an interior noise level reduction of 25dB, per section 146-2039 of the City of Aurora Municipal Building and Zoning Code. Noise reduction measures shall include central air conditioning or equivalent.			
Tree Preservation		When designing a site, desirable existing trees, 4" caliper or greater shall be preserved, relocated, or mitigated according to the City's <b>Tree Preservation Policy</b> .			
Wetlands Requirements		The City of Aurora upholds requirements to mitigate existing wetlands as they pertain to the Clean Water Act and the associated Army Corps of Engineers' 404 permitting			
Minimum Landscape Area Requirements		45%	45%	15%	
Buffers Adjacent To Street Right-Of-Ways			A standard 20' buffer shall be utilized at all street right-of-ways. Where appropriate, as deemed by the City of Aurora, buffers shall be planted with 1 tree and 10 shrubs for every 30 feet of lineal street frontage. A mix of 50% evergreen and 50% deciduous trees shall be planted. Shrubs should be planted a maximum of 6' o.c. for large shrubs, and no greater than 4' o.c. for medium to small shrubs. Buffer shrub beds shall be an integrated part of the landscape plan.		
Standard buffer strip landscape features at non-street frontages. See Table 2. for required buffer widths and incentives for reductions	Buffers adjacent to non-residential areas		Provide Standard 10 foot wide buffer. Landscape with 1 tree and 10 shrubs per each 30 lineal feet of buffer length. (Fractional requirements to be rounded up.)		
	Buffers adjacent to commercial areas		Landscape with 1 tree and 5 shrubs for each 30 lineal feet of buffer. If a 6' ht. cedar fence is provided for screening purposes, landscaping may be reduced to 1 tree and 5 shrubs for each 60 lineal feet of buffer, with plantings being used on the residential side of the fence.		
	Buffer adjacent to residential areas		Provide 25 foot wide buffer landscaped with a total number of plants equal to one tree and 10 shrubs for each 25 lineal feet of buffer. (Fractional requirements to be rounded up.)  Buffers shall include a mixture of shade and evergreen trees, with evergreens constituting at least 50% of the total number of trees.		
	Additional buffer landscape requirements		Total mulch areas for each buffer may not exceed 50% of the buffer area. The remaining 50% shall be landscaped with turf. Mulch areas shall be landscaped with plant material covering 50% of the mulch area at installation and 75% at the time of maturity. Shrubs, perennials, and evergreen trees may be counted as coverage of mulch areas; deciduous tree canopies may not be counted.		

GDP/PDP Standard		GDP/PDP Requirements by Type of Land Use			
Category	Sub-Category	Single Family Detached, Medium Density	Multi-Family, Medium Density	Commercial	Mixed Use
Standard buffer strip landscape features at street frontages	Buffer adjacent to East 56 <sup>th</sup> Avenue Right-Of-Way		A standard 50' buffer shall be provided at the East 56 <sup>th</sup> Avenue right-of-way. Landscaping shall consist of 1 tree and 10 shrubs for each 30 lineal feet of buffer. Buffer plantings shall be integrated with streetscape and with parking lot screening, where applicable, in order to create a consistent and unified landscape design. Plant species, sizes, and landscape treatment within buffer shall be consistent between multi-family and commercial parcels.		
	Buffer adjacent to Genoa Street Right-Of-Way		A standard 25' buffer shall be provided at the Genoa Street right-of-way. Plantings shall be provided for streetscape, and for screening of parking lot frontage areas and garages (See parking lot screening guidelines for planting rates).		
	Buffer adjacent to East 58 <sup>th</sup> Avenue Right-Of-Way		A standard 20' buffer shall be provided at the East 58 <sup>th</sup> Avenue right-of-way. Plantings shall be provided for streetscape, and for screening of parking lot frontage areas and garages (See parking lot screening guidelines for planting rates).		
Incentive landscape features -Incentives are provided to accommodate reductions in buffer width. See Table 2.			Incentive Landscape Features standards are in addition to the standard features required of all developments. Table 1 lists minimum buffer widths and incentive features.		
Standard Streetscape features. See Table 2 for required buffer widths next to private and city streets, and incentives for reduction.		Refer to City of Aurora "new" street cross sections for detached walk, tree lawn, and fence requirements.  Street trees shall be centered within the plant strip and spaced 40' on centers whenever possible.  Species to consist of large deciduous tree species meeting minimum size requirements as shown in GDP Standard's for "Plant Material Requirements." Standard streetscape shall consist of shade trees with the lowest branching height no less than 6' for street-side visibility. Species to be approved by the Aurora Planning Department. Plant a mixture of shrubs, ornamental trees, flowers, and/or ground cover around sign bases, and at curb returns near site entrances. Within sight visibility triangles, there shall be a height limitation of 26" for landscaping.  Such planting shall be planted in plant beds consisting of edging and mulch. Provide a distinctive landscape area at the intersection of buffer strips fronting on public and private streets. Size to be larger than the area typically created by the intersection of the required buffer strips. Landscaping in these areas shall consist of plant specimens having a high degree of visual interest during all seasons. Buffer strip areas not planted with shrubs, flowers, and ground cover shall be sodded or seeded as required. Pedestrian friendly street crossings will be provided as part of the Genoa streetscape, allowing for safe crossing from residential and park areas to the commercial areas. Enhanced pedestrian street crossings will alert drivers with color or texture cues. Stamped or scored concrete crosswalks will be utilized in order to create safe crossing zones. Plant species, sizes, and landscape treatment within buffer shall be consistent between multi-family and commercial parcels.	Refer to City of Aurora street cross sections for detached walk, tree lawn, and fence location requirements. Street trees shall be centered within the tree lawn and spaced 40' on centers whenever possible, or the equivalent of 40' on center if a grove effect is desired. Species to consist of large deciduous species meeting minimum size requirements as shown in GDP Standard's for "Plant Material Requirements." Standard streetscape shall consist of shade trees with the lowest branching height no less than 6' for street-side visibility. Species to be approved by the Aurora Planning Department. Plant a mixture of shrubs, ornamental trees, flowers, and/or ground cover around sign bases, and at curb returns near site entrances. Within sight visibility triangles, there shall be a height limitation of 26" for landscaping.  Such planting shall be planted in plant beds consisting of edging and mulch. Provide a distinctive landscape area at the intersection of buffer strips fronting on public and private streets. Size to be larger than the area typically created by the intersection of the required buffer strips. Landscaping in these areas shall consist of plant specimens having a high degree of visual interest during all seasons. Buffer strip areas not planted with shrubs, flowers, and ground cover shall be sodded or seeded as required. Pedestrian friendly street crossings will be provided as part of the Genoa streetscape, allowing for safe crossing from residential and park areas to the commercial areas. Enhanced pedestrian street crossings will alert drivers with color or texture cues. Stamped or scored concrete crosswalks will be utilized in order to create safe crossing zones. Plant species, sizes, and landscape treatment within buffer shall be consistent between multi-family and commercial parcels.		
Parking lot landscaping and screening	Parking lot screening		Parking lots and garages shall be landscaped along edges facing street right-of-ways with a minimum of 1 plant for every 5 lineal feet of parking lot or garage perimeter facing that street R.O.W. Approximately 15% should be trees, 20% tall shrubs, and 65% medium to small shrubs. Maximum allowable spacing of trees and shrubs is as follows: <ul style="list-style-type: none"><li>• Deciduous Trees 30' o.c.</li><li>• Evergreen Tree 15' o.c.</li><li>• Ornamental Trees 15' o.c.</li><li>• Shrubs - large(5' ht. or more) 6' o.c.</li><li>• Shrubs - medium (0-5' ht.) 4' o.c.</li></ul>	Screen with a combination of berms and landscaping. Berm heights of two and one half (2 ½) feet or greater with a maximum slope of (3:1) in combination with evergreen and deciduous trees and shrubs should be used. If berms cannot be achieved due to topography, than a shrub hedge of 30" in height min. will be an acceptable substitute. Integrate screen plantings with incentive features and streetscape plantings whenever possible. See Table 1 and 2 for incentive features and buffer widths. Whenever incentive features are not provided, screen parking lots with a dense planting of evergreen and deciduous trees and shrubs. All spacing listed below are the minimum allowed.	
	Parking lot landscaping		Provide one landscaped island for each 10 (or portion of ten) on-site parking spaces. Each island shall be a minimum of 171 SF (9'x19'). The number of contiguous parking spaces shall not exceed 15 spaces in any row.	Parking shall be arranged in blocks of no more than 125 stalls with the exception of 180 allowed at Retail A, and as defined on sheet 4 of 12 of the GDP/PDP.  Each parking block shall be separated by landscaped islands and medians at least 8' in width. Landscaping of these islands shall consist of 1 shade tree for each 30 lineal feet of parking block, and an understory which may consist of turf, shrubs (no more than 3' in height) in mulched beds, annuals, perennials, or a combination thereof. Each row of parking shall be separated from automobile travel routes by landscape end caps islands or medians. Certain exceptions may apply and should be discussed with the planning department during the site plan phase to determine if a waiver request is necessary. Turf in islands that are less than 6' wide should be watered by a sub-irrigation system or system that is suitable for efficient watering of narrow areas.	
	Commercial Parking lot			Next to west property line, provide continuous 15' min. landscape buffer with 2.5' minimum berms (3:1 maximum slope) in combination with evergreen and deciduous trees and shrubs.	
	Commercial Entryways and Intersections			All commercial development shall have distinctive landscaping at intersections with public streets and at entries to the commercial site. Landscaping shall consist of trees, shrubs, annuals and perennials. A variety of plant materials shall be chosen to frame and create a backdrop for entry monuments, and to provide year-round visual interest.	

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GDP/PDP Standard		GDP/PDP Requirements by Type of Land Use			
Category	Sub-Category	Single Family Detached, Medium Density	Multi-Family, Medium Density	Commercial	Mixed Use
Plant Material Requirements	All development	See City of Aurora Zoning Code Section 146-215 for single family detached development front yard landscape requirements.	All plant material shall be installed in the following minimum sizes: Shade trees – 2½" caliper Ornamental trees – 2" caliper Evergreen trees – 6' height min. All shrubs – 5 gallon container Groundcover, annuals and perennials – no restrictions.		
	When non-residential abuts residential		The following sizes shall be provided whenever non-residential projects or multi-family development abuts residential uses. Large deciduous trees - 3" caliper Ornamental deciduous trees - 2.5" caliper Evergreen trees - 8'-10" height All shrubs - same as above Groundcover, annuals and perennials - same as above		
Turf Regulations		Drought tolerant grass species are recommended. A maximum of 50% Kentucky Bluegrass may be used in the turf mix for single-family and multi-family developments with the remainder being drought tolerant species.		A maximum of 15% Kentucky Bluegrass may be used in the mix for retail commercial development with the remainder being drought tolerant species.	
Building Landscaping		See City of Aurora Zoning Code Section 146-215 for single family detached development front yard landscape requirements.	The perimeter surrounding each unit shall be landscaping with shrubs. Small and low growing shrubs (less than 5' in height at maturity) shall be planted a maximum of 4' o.c. Medium to large shrubs (greater than 5' in height at maturity) shall be planted a maximum of 6' o.c.	Building perimeter landscaping shall be installed in plant beds, raised planters and/or in tree grates along building elevations which include customer entrances where building operations and architecture allows. Trees located in pavement that are subject to high pedestrian activity shall be planted in areas covered by tree grates. Perimeter landscaping shall be located to enhance entrances, soften impacts of large expanses of featureless walls, and to screen utility hardware and mechanical equipment. The total length of raised planters shall be equal to no less than 10% of the length of the front elevation of the building. When raised planters are used, they shall be a minimum of 6' wide by 18" tall and shall be constructed of materials that match the building.	
			Trees or tall growing shrub species will be located within shrub beds at building corner, primary entrances, along expanses of windowless walls, for screening of utilities, and at key areas as needed, to break up the mass of the building.	Raised planters shall be capped to provide a suitable seating surface. Trees located within tree grates shall be approved 2½" caliper or greater. The number of trees in tree grates shall not be less than one tree and grate for each 40 lineal feet of building elevation. Plant materials located in raised planters shall conform to the size requirements found within these standards and consist of a wide variety of deciduous, evergreen, perennial, and annual species that will provide a minimum of 75% coverage during all growing seasons.	
			The total quantity of trees and shrubs shall reflect the City of Aurora's landscape requirement for building perimeter landscaping (Section 2.0 - Residential Development, K - Building Perimeter Landscaping) which provides 1.25 plants per 5 lineal feet of unit perimeter footage (perimeter footage calculations: unit length plus width x 2).		
Residential landscaping	Front Yard Landscapes	See City of Aurora Zoning Code Section 146-215 for single family detached development front yard landscape requirements.	N/A		
	Rear Yard Landscapes	May be required when abutting public open space, and City owned and maintained recreational facilities	N/A		
	SFA/Multi-family Common areas & units		20 trees shall be planted for every 1 acre of land located within a site's property lines. Trees may be allocated to buffer plantings, common areas, street frontage, parking areas, and to each unit.		
Irrigation		Automatic irrigation is required for all developments.			
Non-living Materials		Not greater than fifty (50%) percent of the required open space shall be covered with rock or other approved non-living materials. In addition, a minimum of fifty (50%) percent of the surface of these areas is required to be covered by living plant materials. Groundcover, perennials, shrubs, and evergreen trees shall be utilized for this calculation. At maturity, seventy-five (75%) percent of the required open space shall be covered by living plant material.			
Service area Trash enclosures				Service and loading areas visible from residential or streets must be screened by fences, walls, landscaping, berms, or any combination thereof.  Where pedestrian walkways coincide with loading or service areas, a combination of evergreen and deciduous trees and shrubs shall be used to screen such service and loading areas from view. 1 tree and 5 shrubs shall be provided for each 25 lineal feet of landscaped area adjoining service and loading areas. Where pedestrian access crosses service and loading areas, pedestrian friendly street crossing shall be provided. Pedestrian crossing areas will serve to alert drivers with color or texture cues. Stamped or scored crosswalks will be utilized in order to create safe crossing zones.	

GDP/PDP Standard		GDP/PDP Requirements by Type of Land Use			
Category	Sub-Category	Single Family Detached, Medium Density	Multi-Family, Medium Density	Commercial	Mixed Use
Fences	Along public streets	Refer to City of Aurora "new "street cross sections for detached walk, tree lawn, and fence location requirements.  Along public streets, a landscaped buffer of ten (10') feet shall be provided between fences and property line. Plant material that grows above and along fences shall be used to soften their impact.			
	Adjacent to drainage ways, open space, or easement Fence Design	In areas adjacent to drainage ways, an open style fence is recommended in order to prevent the tunnel effect created by a solid fence construction. Solid fences should be used only to screen objectionable views from the drainage way.  Fences shall be designed for visual interest incorporating elements such as brick or masonry columns, exposed decorated columns, top and bottom rails, battens, and caps. Standard 6' privacy fences consisting of 4 to 6 inch dog-eared slats without additional fenestration will not be allowed adjacent to public streets or open space.			
Detention, Retention, and Water Quality Ponds		Detention, retention and water quality ponds shall be integrated physically, functionally and aesthetically into the total landscape design. Generally, vegetated slopes shall not exceed 3:1 and all pond turf areas shall be properly drained. Standing water, except in vegetated wetland areas, is discouraged other than in recalculating water features. Water quality enhancement areas within the bottom of the pond shall be planted with vegetation that is consistent with the presence of saturated soils, such as cattails or other appropriate vegetation. Any mowed slope that is within the public right-of-way or proposed as part of a public maintained facility shall be no steeper than 4:1.			
		Pond depth should generally be limited to not more than six feet. When determined by planning that the aesthetics of a pond is important, retaining wall height shall be limited to 3 ½ feet. Walls over 3 ½ feet shall be terraced. The distance between terraced retaining walls shall be a minimum of 6 feet to accommodate landscaping.			
		Retaining walls or head walls visible to the public view shall be designed to incorporate architectural materials complementary to the building architectural design.			
		Pond grading should be seasoned to accommodate access for maintenance. Rockscaped or riprap slopes except when necessary for erosion control are discouraged.			
		Landscape requirements for areas surrounding Detention, Retention and Water Quality ponds:  1. Where detention, retention and water quality areas abut a city street, adjacent frontage shall be landscaped according to criteria found in <u>Standard Street scape Landscape Features</u> of this ordinance.  2. All other detention, retention and water quality areas shall be landscaped at one (1) tree and ten (10) shrubs per each 4000 square feet of tract area.			
Phasing		All future development phases within a site shall be seeded to prevent wind and water erosion for the time the site remains without development.			



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AMENDED GENERAL DEVELOPMENT PLAN/PRELIMINARY DEVELOPMENT PLAN

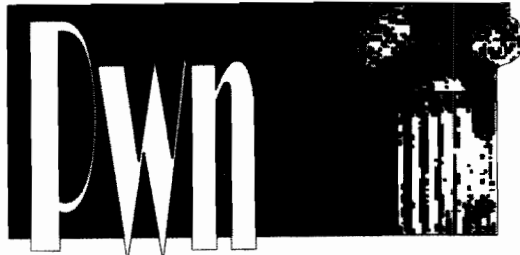
SE 1/4 OF SECTION 10, T3S, R66W 6th P.M.

City of Aurora, County of Adams, State of Colorado

Table 2: Minimum Landscape Buffer Widths for Commercial and Multi-Family Areas.							
	Type of land use	Buffer Treatment (See Note 1.)	A At Public Right-of- Way Lines	B At Private Right-of- Way Lines	C At Adjacent Non- Residential Lines	D At Adjacent Residential Lines	E At City Designated Open Space
1	COMM and MF	Standard Design – Site perimeters buffered with standard landscape strips with no incentive features	20 feet	12 feet	15 feet	25 feet	25 feet
2	COMM and MF	Bermed – Standard design plus a berm or grade change. (Slope no steeper than 1 foot rise to 3 feet run).	18 feet	10 feet	8 feet	20 feet (see note 2)	20 feet
3	COMM and MF	Decorative Wooden Fence - Standard plus a 6 foot high decorative fence. Provide landscaping on exterior side of the fence (Notes 12,14).	15 feet	15 feet	15 feet at COMM 2 feet at MF	15 feet	15 feet
4	COMM and MF	Masonry Wall – Standard design plus a 6 foot high stucco or decorative masonry wall (Note 13).	10 feet	10 feet	2 feet	10 feet	10 feet
5	COMM and MF	Low Hedge – Standard design plus a low hedge 2 to 3 feet high.	15 feet	6 feet	6 feet	20 feet (see note 2 Hedge installed on residential side of fence)	6 feet
6	COMM and MF	Upgrade plant material – Standard design with all plant materials installed in upgraded minimum sizes.	15 feet	6 feet	5 feet	20 feet (see note 2)	6 feet
7	COMM and MF	Hedge on berm – Standard tree placement plus a low, 2 to 3 foot high hedge.	10 feet	N/A	N/A	18 feet	10 feet
8	COMM and MF	Low Wall – Standard design plus a 2.5 to 3.0 foot high stucco or decorative masonry wall. Provide landscaping on the exterior side of wall.	10 feet	6 feet	N/A	N/A	10 feet
9	COMM and MF	Tall Landscape Screen – Standard design includes a tall landscape screen as defined in these guidelines.	N/A	6 feet	5 feet	15 feet (see note 2)	6 feet
10	COMM and MF	High Masonry Wall – Standard design plus a 6 foot high decorative masonry wall.	N/A	N/A	5 feet	15 feet (Wall provided in place of the required wooden fence)	5 feet

NOTES:

- 1
- Where a required set-back from a property line is less than the minimum required buffer width, such building may intrude into the minimum required buffer.
- 2
- Standard design refers to standard buffer strip landscape features at non-street frontages.
- 3
- Standard Landscape Strips abutting non-residential areas - Provide a number of trees and shrubs equal to one tree and 10 shrubs for each 30 lineal feet of buffer (fractional requirements to be rounded up).
- 4
- Standard Landscape Strips abutting residential areas - Provide a number of trees and shrubs equal to one tree and 10 shrubs for each 25 lineal feet of buffer (fractional requirements to be rounded up). Buffers shall include a mixture of shade and evergreen trees, with evergreens constituting at least 50% of the total number of trees.
- 5
- Additional requirements for both residential and non-residential areas - Buffers may be landscaped with a combination of turf and mulch. Total mulch areas for each buffer may not exceed 50% of the buffer area. Mulch areas shall be landscaped with plant material covering 50% of the mulch area at installation, and 75% at the time of maturity. Shrubs, perennials, and evergreen trees may be counted as coverage of mulch areas; deciduous tree canopies may not be counted.
- 6
- Incentive Landscape Features - Incentive landscape features are in addition to the standard landscape features required of all developments. The number of trees provided by the Tall Screen feature listed below may also be counted as fulfilling the standard requirement for minimum tree counts.
- 7
- Landscape Berms - Where landscape berms are provided, their slopes shall not exceed a ration of one foot of rise for every three feet of run. Where fences or walls are combined with berms, such features shall be placed at the top of the berm.
- 8
- Low Landscape Hedge - Incentive features hedges shall be composed of evergreen or deciduous shrubs which will reach a minimum mature height of 3 feet and are planted a minimum of 36 inches on center.
- 9
- Tall Landscape Screens - Incentive feature tall landscape screens shall consist of: (a) a row of upright junipers planted 8 feet on center; or (b) a row of evergreen trees not to exceed 15 feet on center planted in a minimum 15 feet wide buffer strip, or (c) a mixture of evergreen shrubs planted 36 inches on center and deciduous trees planted 40 feet on center or evergreen trees planted 25 feet on center.
- 10
- Low Masonry Wall - Incentive low walls shall consist of walls 1 1/2 to 3 feet in height, faced with stucco, brick, or integrally colored decorative masonry block, to match or blend with the materials used on other site buildings.
- 11
- Upgraded Minimum Plant Sizes - Incentive size upgrades shall consist of the following minimum sizes: (a) Shade trees at 3 1/2" caliper; (b) Ornamental trees at 2 1/2" caliper; and (c) Evergreen trees at 10 foot height.
- 12
- Decorative wooden fences - Incentive decorative wooden fences 6 feet in height, constructed of wood and masonry, brick, or stone columns space 98 feet on centers. Acceptable wood construction to consist of board and batten, top and bottom rails, rail caps, and exposed wooden columns.
- 13
- Masonry Walls - Incentive masonry walls 6 feet in height, faced with integrally colored decorative masonry block, stucco, or brick to match or blend with the materials used on other site buildings.
- 14
- When applicable, landscaping should be installed on the outside of the fence or wall. Where landscape berms are provided, landscaping shall be integrated to create a natural character to the buffer.



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