

Fairfield Village at Quincy Reservoir

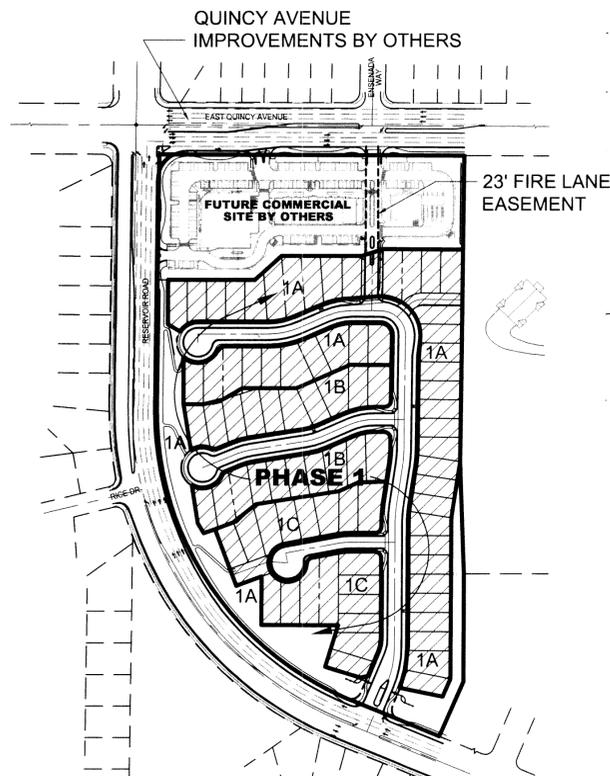
SITE PLAN AMENDMENT

A RESUBDIVISION OF LOT 1, BLOCK 1, EAST METRO COMMUNITY CHURCH AND A PART OF THE NORTHEAST ¼ OF SECTION 10, T. 5 S., R. 66 W., OF THE 6TH P.M., AND PART OF LOT 1, BLOCK 1, EAST METRO COMMUNITY CHURCH, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

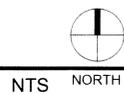
PHASING & OVERALL PLANS

PHASING NOTES:

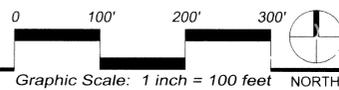
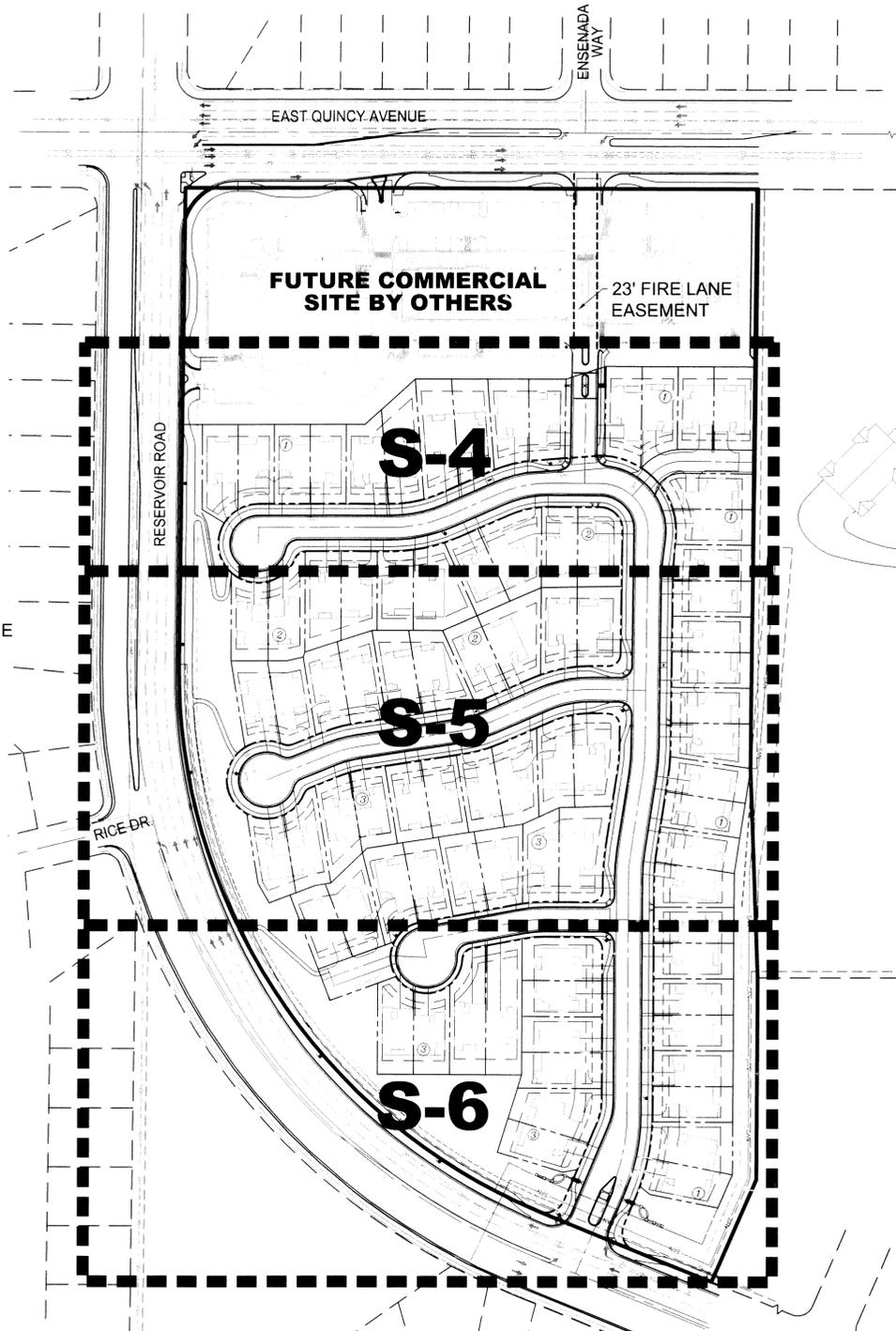
1. ALL PUBLIC IMPROVEMENTS TO RESERVOIR ROAD SHALL BE COMPLETED WITH CONSTRUCTION OF PHASE 1. PUBLIC IMPROVEMENTS TO EAST QUINCY AVENUE SHALL BE COMPLETED BY DEVELOPER OF COMMERCIAL PARCEL TO THE NORTH. A FIRE ACCESS LANE SHALL BE PROVIDED IF DEVELOPMENT OF THIS SITE PLAN OCCURS BEFORE DEVELOPMENT OF COMMERCIAL PARCEL TO THE NORTH.
2. DEVELOPMENT SHALL GENERALLY BE IN ONE PHASE. SEQUENCING OF CONSTRUCTION IS SHOWN AS 1A, 1B, AND 1C.
3. PERIMETER LANDSCAPING ALONG RESERVOIR ROAD TO BE COMPLETED WITH THE FIRST PHASE OF DEVELOPMENT.



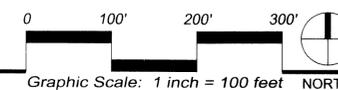
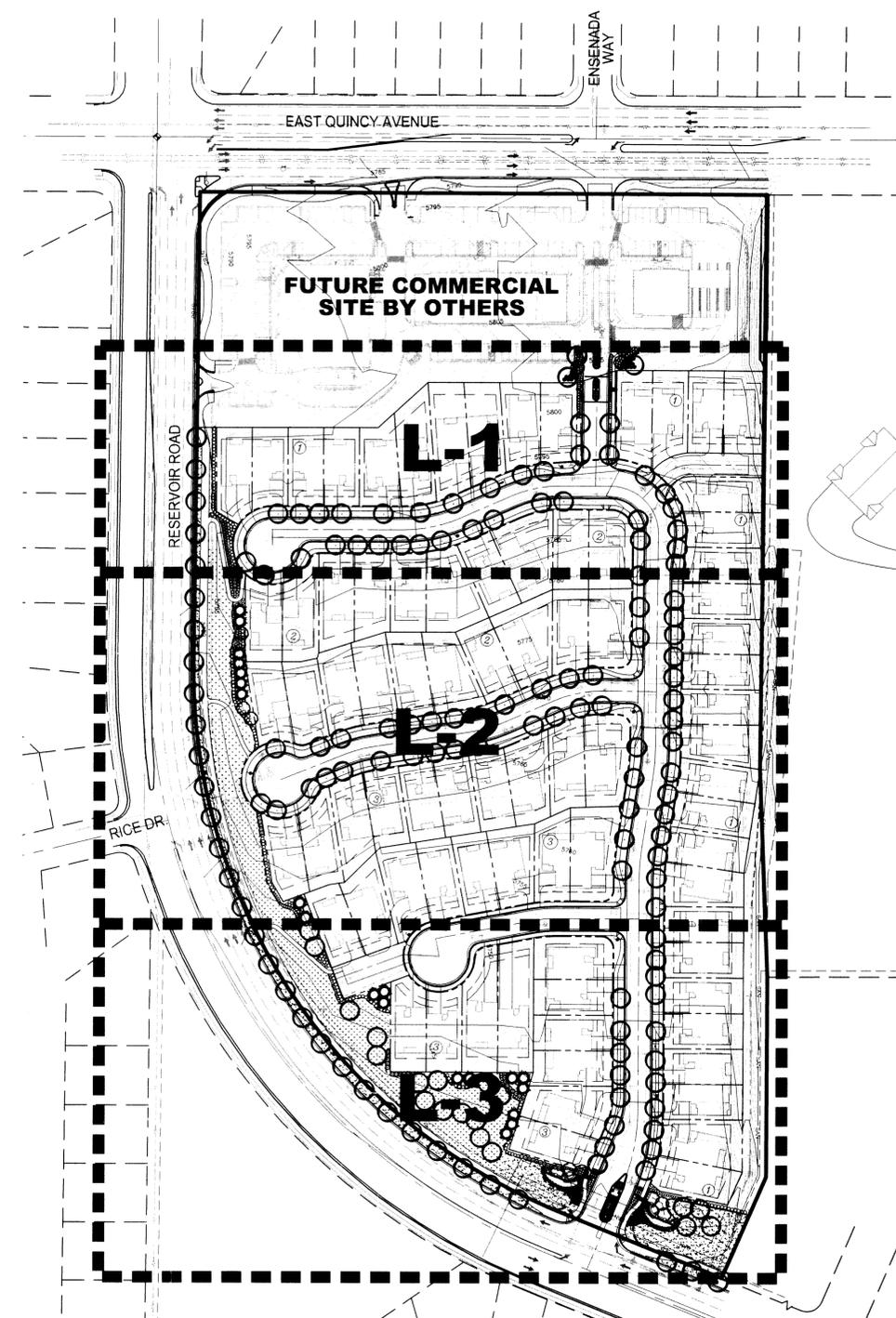
Phasing Plan



Overall Site Plan



Overall Landscape Plan



LAND ARCHITECTS
perspective | balance

Land Planning | Urban Design | Landscape Architecture | Park Planning
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SUBCONSULTANTS

ISSUE RECORD

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DESIGN:	MC & AB
DRAWN:	AB
CHECKED:	MC
PROJECT #:	04010
START DATE:	08/02/04

PROJECT

Fairfield Village
at Quincy Reservoir
Site Plan

CLIENT

FAIRFIELD HOMES, INC.

Alec Garbini
10789 Bradford Road, Suite 200
Littleton, Co 80129

Phone: (303) 907-5489
Fax: (303) 989-4969

SHEET INFO.

Phasing & Overall Plans

SHEET NUMBER
S - 2

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NOTES

GENERAL NOTES

- 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.
- All signs must conform to the City of Aurora sign code.
- 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, and the same are hereby designated as "Service/Emergency and Utility Easements" and shall be posted "No Parking - Fire Lane."
- "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 they serve. The accessible route between accessible parking and accessible building entrances shall be the most practical direct route. The accessible route must be located within a sidewalk. An accessible route can only be within a drive aisle when it is being extended to an accessible parking garage. No slope along this route may exceed 1:20 without providing 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 handicapped accessibility requirements based on the 2003 International Building Code, Chapter 11 and the American National Standards Institute (ANSI) A117-1998.
- The applicant has the obligation to comply with all applicable requirements of the American with Disabilities Act.
- 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 Planning Department. All landscaping will be installed prior to issuance of Certificate of Occupancy.
- All crossings or encroachments by private landscape irrigation lines or systems and/or private utilities into easements and street rights-of-way owned by the City of Aurora are acknowledged by the undersigned as being subject to City of Aurora's use and occupancy of the said easements or rights-of-way. The undersigned, their successors and assigns, hereby agree to indemnify the City of Aurora for any loss, damage or repair to city facilities that may result from the installation, operation or maintenance of said private irrigation lines or systems and/or private utilities.
- 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.
- All building address numbers shall comply with Sections 126-271 and 126-278 of the Aurora City Code.
- 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 freestanding 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.
- 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, etc., 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.
- Final grade shall be at least six (6) inches below any exterior wood siding on the premises.
- All interested parties are hereby alerted that this Site Plan is subject to administrative changes and as shown 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.
- 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.
- All representations and commitments made by applicants and property owners at public hearings regarding this plan are binding upon the applicant, property owner, and its heirs, successors, and assigns.
- Architectural features, such as bay windows, fireplaces, roof overhangs, gutters, eaves, foundations, footings, cantilevered walls, etc. are not allowed to encroach into any easement or fire lane.

ADDITIONAL NOTES:

- A "LISTED" 24-hour battery backup is required to be installed on ENTRANCE and EXIT GATES; Residential/Multifamily: Gates will open on battery back up during loss of power and will remain open until the power is restored.
- All multifamily housing developments, including single-family homes of 5 or more homes shall have preemption devices on each gate.
- Electrically controlled access gates must be operable with the Fire Department Knox access key while the gate is utilizing either primary or secondary power. The gate must stay open until the key switch is returned to normal operation.
- The minimum clear opening width of the gating system shall be not less than 23 feet for two-way traffic and 11.5 feet for one-way traffic.
- An approved Knox key switch shall be installed on all gates. When activated both the entrance and exit gates will remain in the open position until deactivated by the Knox key switch. The Knox key switch must bypass all free access loop systems.
- The entrance Knox key switch shall be located above any gate keypad, 5.5 feet above grade. A sign labeled "FD ACCESS" shall be located above the Knox key switch.
- Activated access gates shall open at a rate of one foot per second.
- Gates shall remain open a minimum of 90 seconds when operation is initiated by the Siren-Operated/Sensor-Controlled (SOS) System.
- THE DEVELOPER, HIS OR HER SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS, AND ASSIGNS, SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED TO ALL CITY OF AURORA STANDARDS AT THE TIME OF THE VIOLATION. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. THE GATING SYSTEM WILL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF: A) SIREN OPERATED SYSTEM; B) AUTOMATIC KNOX KEY SWITCH; C) AN ELECTRICAL OR BATTERY BACK UP SYSTEM THAT OPENS THE GATE ON THE LOSS OF PRIMARY ELECTRICAL POWER; AND D) MANUAL OVERRIDE IN THE EVENT OF SYSTEM FAILURE.

SITE PLAN NOTES

- Street lights will be provided and installed in locations determined by Aurora Public Works and shall be paid for by the developer. See site plans for locations.
- Tracts A & B consist of open space and utility basements. Tract C consists of a gated private access drive connecting to the commercial parcel to the North, ultimately connecting to East Quincy Avenue. Tracts D & E are 30' shared private access easements w/ 23' driveways serving up to four dwelling units.
- All tracts shall be maintained by a Homeowner's Association (HOA). The HOA shall also maintain all landscape in public R.O.W.'s for new local streets and new landscape on east side of Reservoir Road adjacent to property. The city of Aurora shall maintain all road and sidewalk pavements in all public R.O.W.'s.
- If development of this site plan occurs prior to the developments of the commercial site plan to the North, a temporary fire access drive meeting all local fire dept. codes will be constructed prior to issuance of a certificate of occupancy.
- All gated entries must be equipped with an Opticom Entry System established with a triple redundancy back up system that is Underwriters laboratory Listed or Factory Mutual Approved.
- Improvements to Reservoir Road will be completed with the development of the site plan. Improvements to East Quincy Avenue is by the developer of the commercial parcel to the North.
- Detention and water quality pond shall be in the existing detention pond south of Reservoir Road which is owned and maintained by East Cherry Creek Valley Water & Sanitation District.
- Building footprints/home models and front & side loaded driveway locations shown are for information only and are subject to change. Developer reserves the right to construct different models than those shown on the site plan to meet market demands without amending the site plan. As a result, driveway locations and street tree locations may vary from those shown on the site plan.
- The developer reserves the right to construct up to 4 single-family homes as established in the Fairfield Village at Quincy Reservoir General Development Plan and will be subject per the standards established in the G.D.P. A replat for the subject lots may be required, but the site plan will not require to be amended.
- Bay windows and architectural cantilevers may encroach into setbacks a maximum of 18", and roof eaves a maximum of 24". Optional patio extensions may also encroach into rear setback. Decks, stairs or building additions (after initial construction) are not allowed to encroach into setbacks.
- The owner/developer is required to make any necessary modifications to the existing signalized intersection of Quincy Rd. and Reservoir Rd. intersection.
- Ownership of all storm sewer piping and structures is public.

RESIDENTIAL SITE PLAN DATA

DATA:	TOTALS:
Parcel Size:	15.36 acres (669,138 sf)
Current Zoning:	PD - Hospital (Pending Rezoning to PD - Mixed Use)
Number of Dwelling Units:	82 Single-Family Attached (Duplexes)
Maximum Allowed Density (Per GDP):	15.36 ac. x 5.5 d.u./ac. = 84 Units
Proposed Gross Density:	15.36 ac. x 5.34 d.u./ac. = 82 Units
Total Building Coverage:	24.9% (166,621 sf)
Streets/Driveways/Parking:	18.8% (125,757 sf)
Landscaped Area:	Public R.O.W.: 9.6% (64,272 sf)
	Private Residential Lots: 29.8% (199,569 sf)
	Tracts A & B: 14.8% (98,784 sf)
	Tract C, D, E & F: 2.1% (14,135 sf)
	100% (669,138) Total

Open Space Provided:	53.1% (355,218 sf)
Maximum Building Height:	35'
Maximum Permitted Sign Area:	20 SF per Sign (Entry Monument)
Proposed Sign Area (See Detail 2/D-1):	16 SF per Sign (Entry Monument)
Parking Spaces Required (Resident):	2 Spaces x 82 Units = 164 Total Spaces
Parking Spacing Provided (Resident):	164 Garage Spaces
Parking Spacing Required (Guest):	82 Spaces
Parking Spacing Provided (Guest):	102 Driveway Spaces
	116 On-Street Spaces
	218 Total Guest Spaces
Building Setbacks (Per GDP):	Front: 20 ft. (w/ Front Load Garage)
	12 ft. (w/ Side Load Garage)
	Side: 6 ft.
	10 ft. (Corner Lots Adjacent to Local Public Streets)
	Rear: 15 ft.

LAND ARCHITECTS

perspective | balance
Land Planning | Urban Design | Landscape Architecture | Park Planning
9137 S. Regaline Blvd Suite 130, Highlands Ranch, CO 80129 Ph. 303.794.1777 Fx. 303.794.1778

SUBCONSULTANTS

ISSUE RECORD

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DRAWN:	AB
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START DATE:	08/02/04

PROJECT

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at Quincy Reservoir
Site Plan

CLIENT

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SHEET INFO.

Notes

SHEET NUMBER

S - 3

Legend

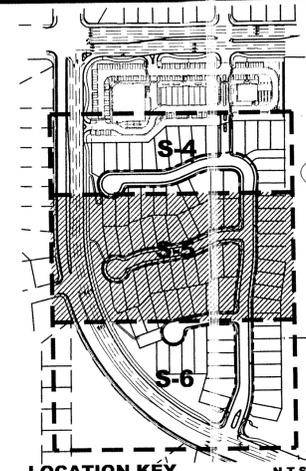
- R.O.W. OR EXTERIOR PARCEL BOUNDARY
- - - PROPOSED RESIDENTIAL PROPERTY LINES
- - - PROPOSED EASEMENT
- - - PROPOSED BUILDING SETBACK
- - - PROPOSED 12' FRONT BUILDING SETBACK (W/ SIDE LOAD GARAGE)
- ▲ SIGHT DISTANCE TRIANGLES
- RETAINING WALL
- 6' VINYL PRIVACY FENCING (W/ COLUMNS AS SHOWN) (D-1)
- 2-RAIL VINYL FENCING (D-2)
- ① D-1 DETAIL & SHEET REFERENCE
- STREET LIGHT

Fairfield Village at Quincy Reservoir

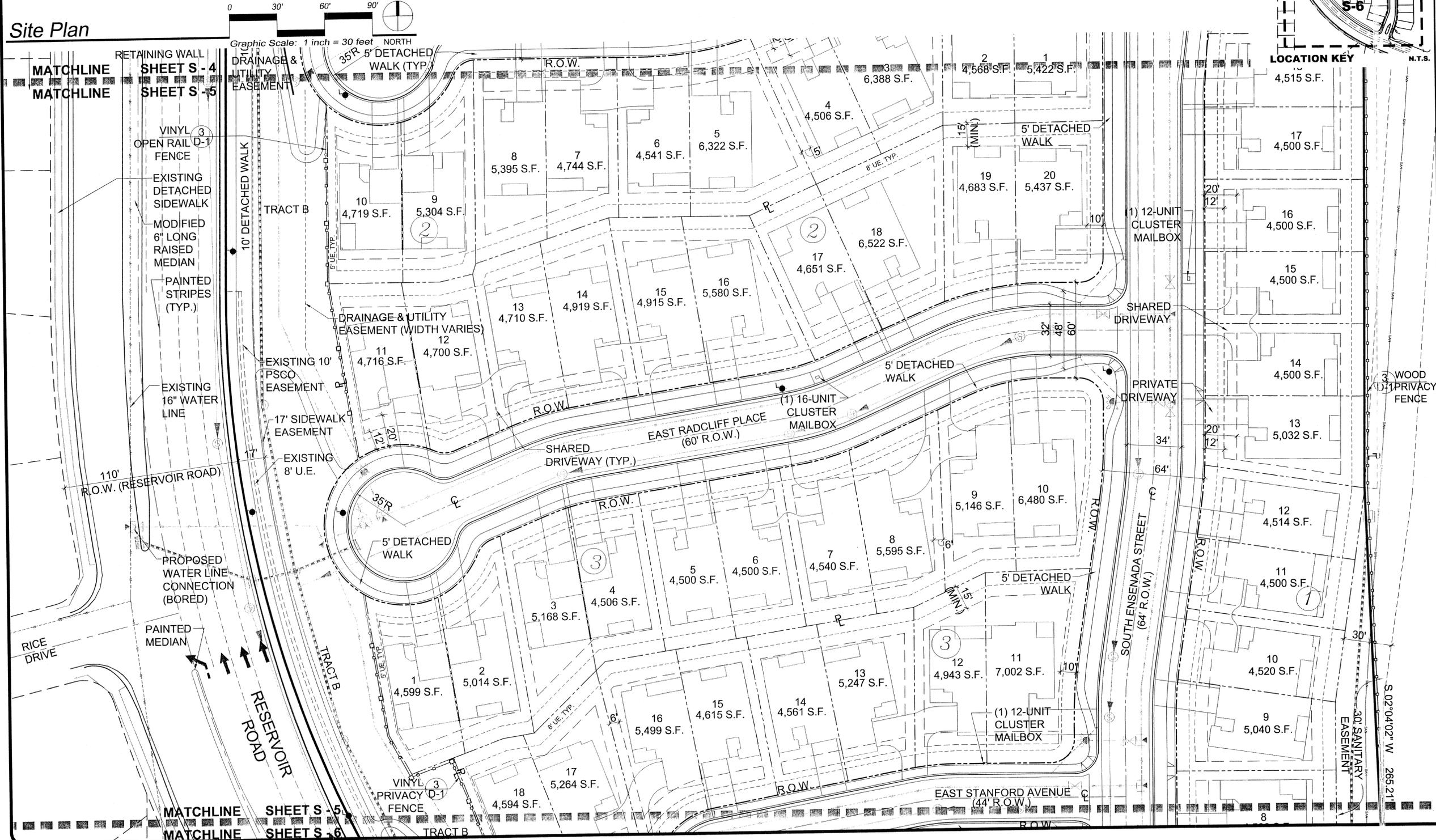
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SITE PLAN



Site Plan



LAND ARCHITECTS
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Site Plan
SHEET NUMBER **S - 5**

Legend

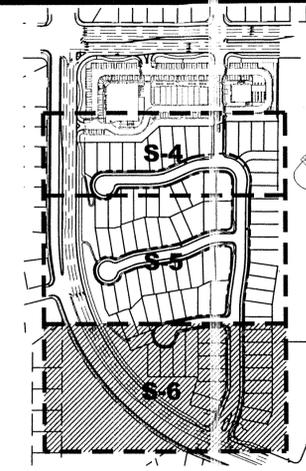
- R.O.W. OR EXTERIOR PARCEL BOUNDARY
- PROPOSED RESIDENTIAL PROPERTY LINES
- PROPOSED EASEMENT
- PROPOSED BUILDING SETBACK
- PROPOSED 12' FRONT BUILDING SETBACK (W/ SIDE LOAD GARAGE)
- SIGHT DISTANCE TRIANGLES
- RETAINING WALL
- 6' VINYL PRIVACY FENCING (W/ COLUMNS AS SHOWN) (3)
- 2-RAIL VINYL FENCING (3)
- DETAIL & SHEET REFERENCE
- STREET LIGHT

Fairfield Village at Quincy Reservoir

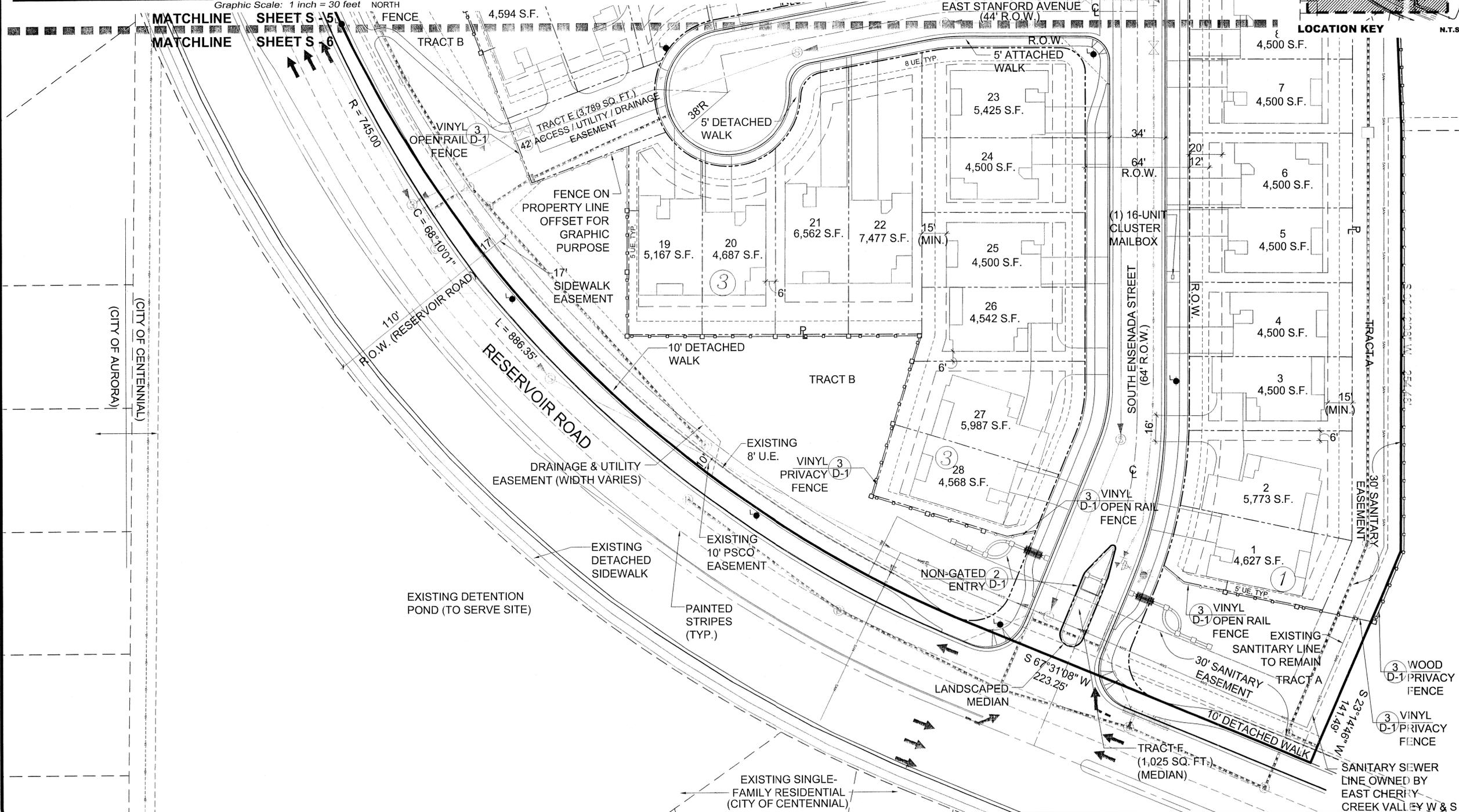
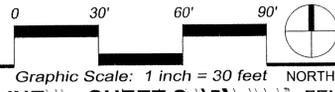
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SITE PLAN



Site Plan



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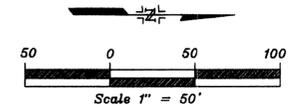
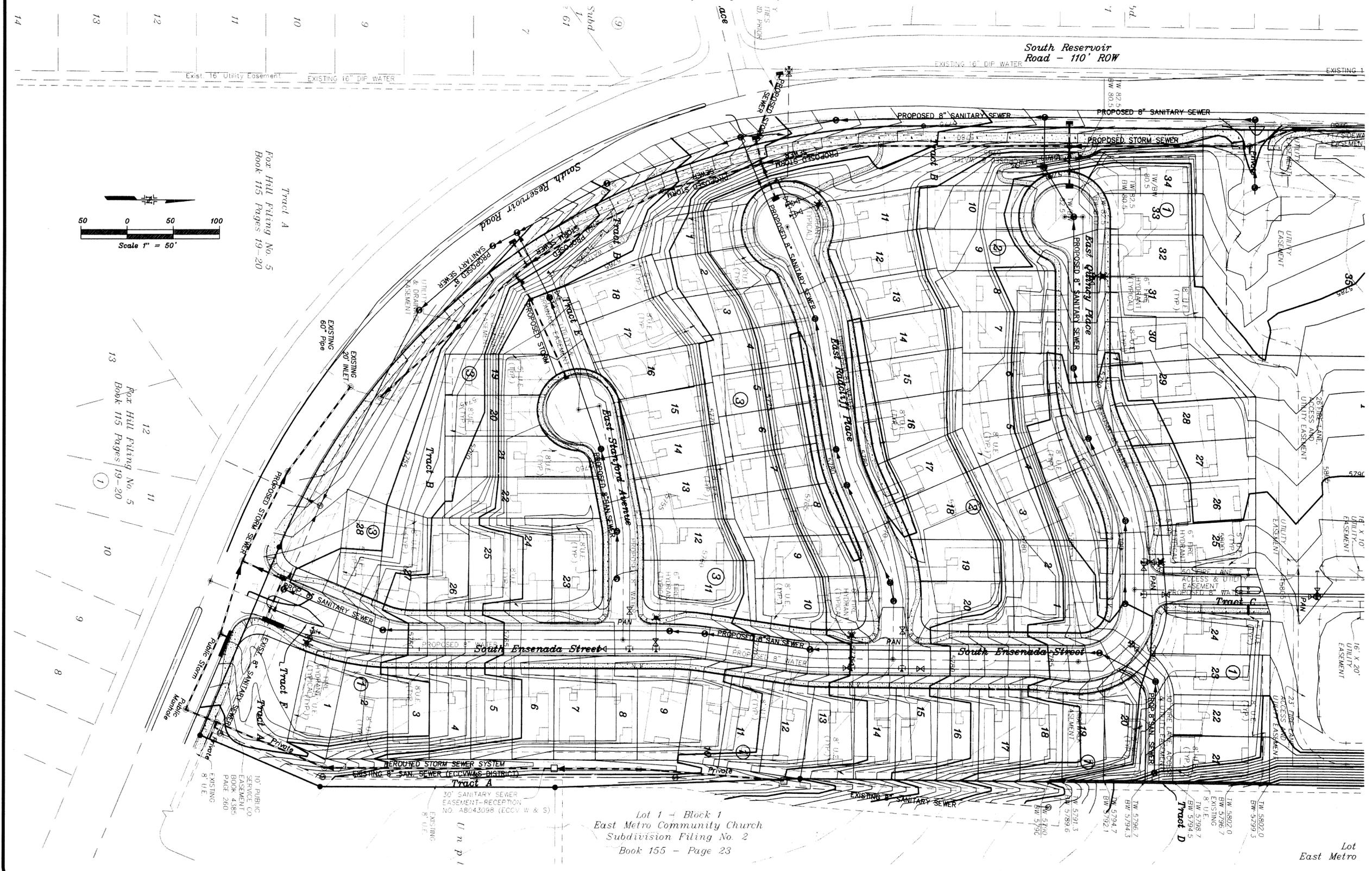
SHEET INFO.

Site Plan
 SHEET NUMBER **S - 6**

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 Preliminary Grading and Utility Plan



Tract A
 For Hill Filing No. 5
 Book 115 Pages 19-20

Tract B
 For Hill Filing No. 5
 Book 115 Pages 19-20

Lot 1 - Block 1
 East Metro Community Church
 Subdivision Filing No. 2
 Book 155 - Page 23

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PROJECT

Fairfield Village
 at Quincy Reservoir
 Site Plan

CLIENT

SHEET INFO.

**Preliminary
 Grading and
 Utility Plan**

SHEET NUMBER
C - 1

Fairfield Village at Quincy Reservoir

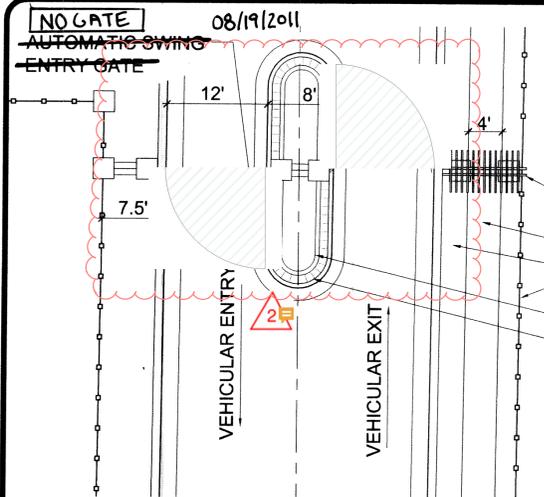
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FD ACCESS

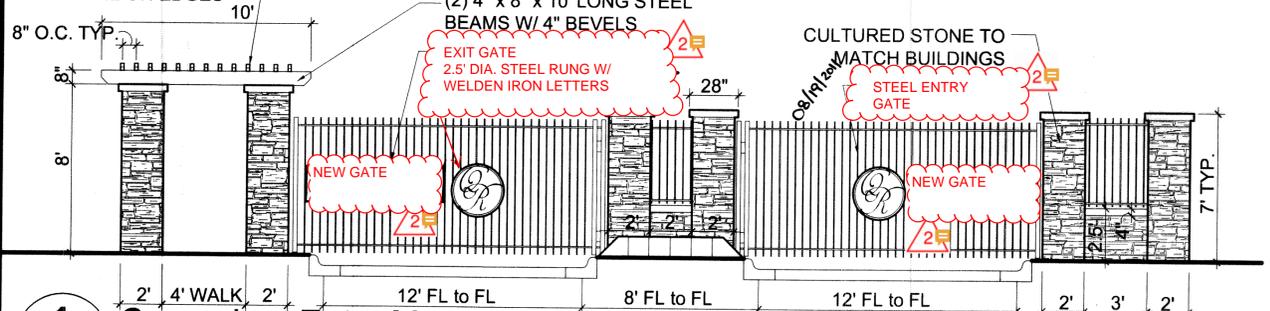
8" w x 4" h 1.5" Letters
.080 Aluminum 3/4" Radius
DG Sheeting 4090
Red EC Film 1172

- NOTES:**
- PROPOSED ENTRY GATE MUST BE EQUIPPED WITH AN OPTICOM ENTRY SYSTEM ESTABLISHED WITH A TRIPLE REDUNDANCY BACK UP SYSTEM THAT IS UNDERWRITERS LABORATORY LISTED OR FACTORY MUTAL APPROVED A) OPTICOM AUTOMATIC OPENING DEVICE; B) AUTOMATIC KNOX KEY OPENING; AND C) MANUAL OVERRIDE IN THE EVENT OF SYSTEM FAILURE.
 - ALL STEEL FENCING, GATE & TRELIS SHALL BE POWDERCOATED OR PRIMED & PAINTED BLACK.



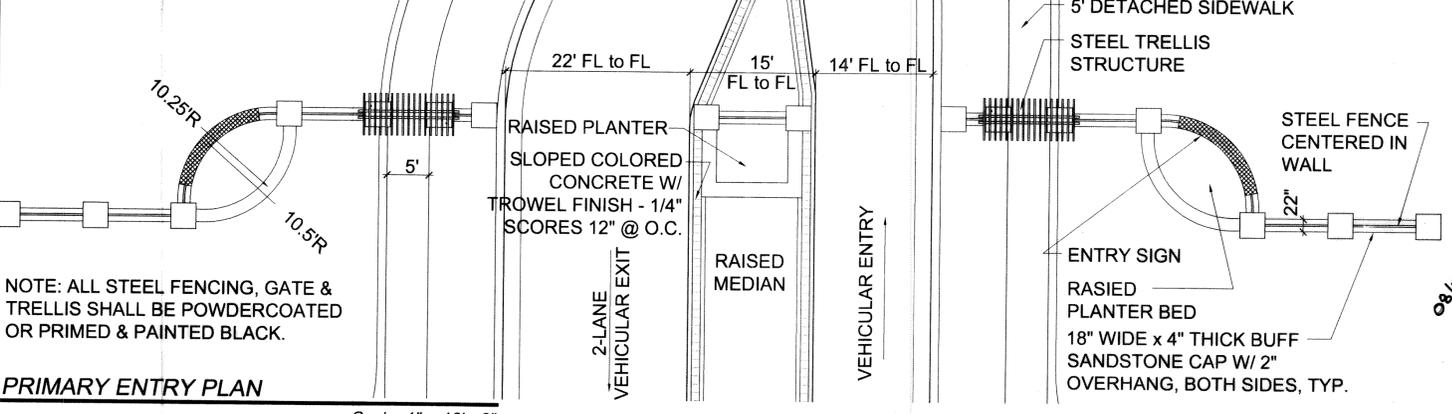
SECONDARY ENTRY PLAN

2" x 4" x 6' LONG RAFTERS W/ 2" BEVEL ON EDGES
Scale: 1" = 10' - 0"



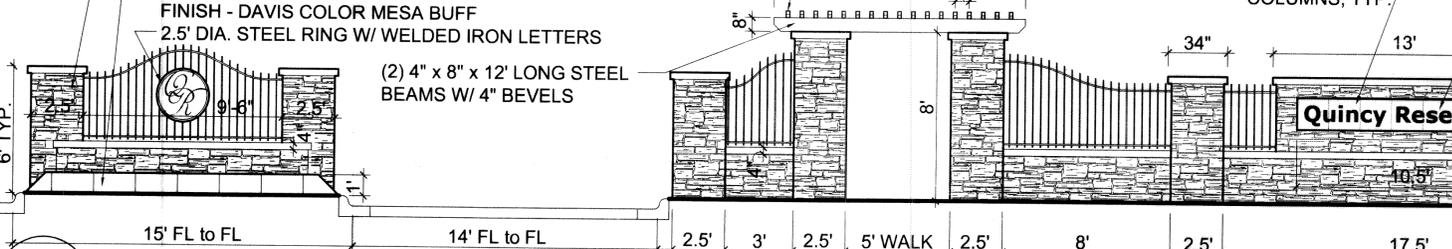
1 Secondary Entry Monumentation

D-1 Elevation B - Entry through Commercial Use Area A



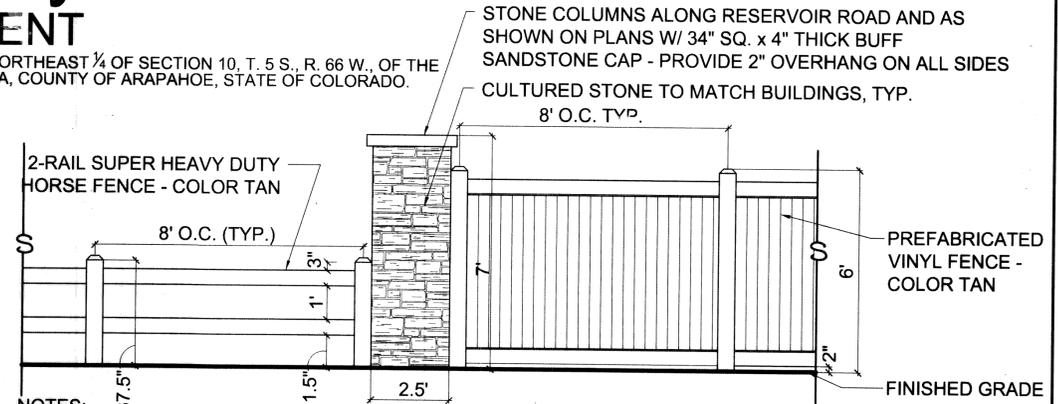
PRIMARY ENTRY PLAN

Scale: 1" = 10' - 0"



2 Primary Entry Monumentation

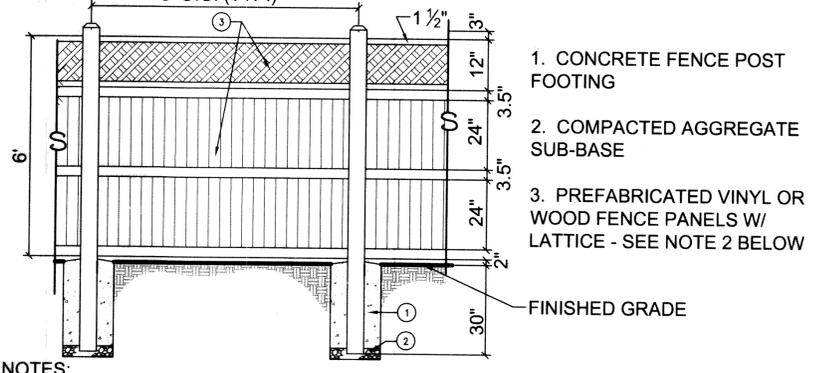
D-1 Elevation A - Entry off Reservoir Road



- NOTES:**
- ALL FENCING ADJACENT TO RESERVOIR ROAD SHALL BE TAN VINYL FENCING. ELSEWHERE FENCING SHALL BE FIR OR HEMLOCK.
 - ALL PROPOSED OPEN RAIL PRIVACY FENCES ARE SHOWN ON SITE PLANS AND WILL BE BUILDER INSTALLED AND MAINTAINED BY THE HOA. THE ONLY OTHER ALLOWED FENCING OTHER THAN THAT SHOWN ON THE SITE PLAN SHALL BE PRIVATE PATIO FENCING (SEE DETAIL #4 BELOW).

3 Open Rail Fence & Privacy Fence w/ Column

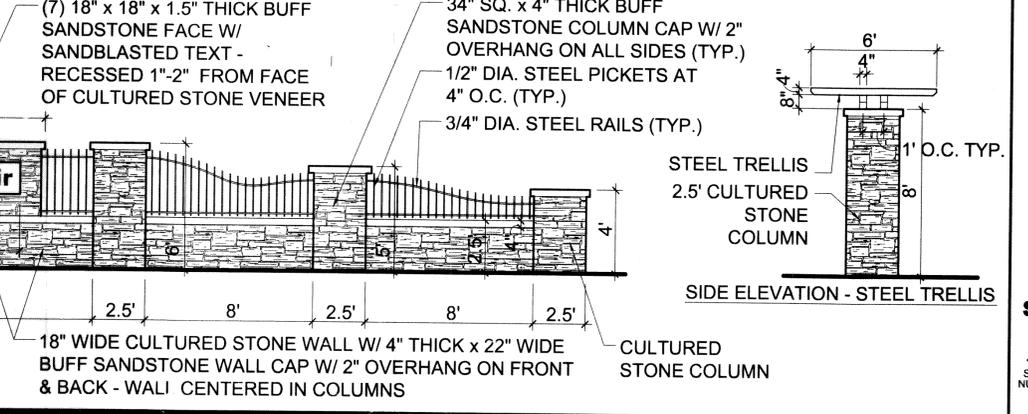
D-1 Elevation View



- NOTES:**
- PATIO FENCE TO BE PROVIDED ONLY AROUND PRIVATE PATIOS ADJACENT TO THE RESIDENCE. SEE SHEET L-5 FOR POTENTIAL LOCATIONS.
 - PATIO FENCES SHALL BE EITHER WOOD (FIR OR HEMLOCK) OR TAN VINYL AT THE DISCRETION OF THE BUILDING, PROVIDED THAT ALL PATIO FENCES ARE THE SAME MATERIAL FOR THE ENTIRE PROJECT. ALL PATIO FENCES SHALL BE BUILDER-INSTALLED AND MAINTAINED BY EACH INDIVIDUAL HOMEOWNER.
 - ~~PATIO FENCES SHALL NOT BE LOCATED MORE THAN 4' OFF THE EDGE OF A PATIO AND SHALL NOT BE LOCATED ON A RESIDENTIAL LOT LINE.~~
 - OPTIONAL GATES MAY BE PROVIDED TO MATCH THE FENCE STYLE, COVER AND MATERIAL IF DESIRED BY THE HOMEOWNER.

4 Patio Fence

D-1 Elevation View



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perspective | balance
Land Planning | Urban Design | Landscape Architecture | Park Planning
9157 S. Regalite Blvd Suite 130, Highlands Ranch, CO 80129 Ph: 303.734.1777 Fx: 303.734.1778

SUBCONSULTANTS

ISSUE RECORD

City Submittal	09/13/04
Resubmittal	10/28/04
Resubmittal	12/07/04
Resubmittal	02/03/05
Mylar Submittal	03/17/05
Site Plan Amendment	10/18/05
Site Plan Amendment	11/17/05
Mylar Submittal	01/08/06

DESIGN: MC & AB
DRAWN: AB
CHECKED: MC
PROJECT #: 04010
START DATE: 08/02/04

PROJECT

Fairfield Village
at Quincy Reservoir
Site Plan

CLIENT

FAIRFIELD HOMES, INC.
Alec Garbini
10789 Bradford Road, Suite 200
Littleton, Co 80129

Phone: (303) 907-5489
Fax: (303) 989-4989

SHEET INFO

Monument, Sign, & Fencing Details

SHEET NUMBER **D - 1**