

HUNTINGTON RIDGE

PLANNED RESIDENTIAL DEVELOPMENT
SOUTH DAYTON STREET AND EAST IDAHO PLACE
AURORA, COLORADO

SITE PLAN PHASE ONE FINAL

date: September 27, 1983

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS: THAT DREXEL PROPERTIES, INC. A TEXAS CORPORATION, BEING THE OWNER OF A PARCEL OF LAND BEING IN THE NORTHEAST ONE-QUARTER SECTION 22, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST ONE-QUARTER SECTION 22, BEING THE POINT OF BEGINNING; THENCE S 00°02'23" E ALONG THE WEST LINE OF SAID QUARTER SECTION, A DISTANCE OF 430.00 FEET; THENCE S 89°53'36" E PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 25.00 FEET TO A POINT ON THE EAST LINE OF SOUTH DAYTON STREET AS DESCRIBED IN BOOK 228 AT PAGE 200 IN THE RECORDS OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY, BEING THE POINT OF BEGINNING;

THENCE CONTINUING PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION S 89°53'36" E, A DISTANCE OF 10.00 FEET; THENCE S 00°02'23" E, PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION, A DISTANCE OF 857.81 FEET; THENCE N 89°53'37" E, A DISTANCE OF 102.62 FEET; THENCE N 44°57'37" E, A DISTANCE OF 306.65 FEET; THENCE S 45°02'23" E, A DISTANCE OF 121.50 FEET; THENCE N 44°57'37" E, A DISTANCE OF 18.00 FEET; THENCE S 45°02'23" E, A DISTANCE OF 251.50 FEET; THENCE N 44°57'37" E, A DISTANCE OF 14.58 FEET; THENCE S 45°02'23" E, A DISTANCE OF 162.75 FEET; THENCE N 44°57'37" W, A DISTANCE OF 105.58 FEET; THENCE S 45°02'23" E, A DISTANCE OF 30.25 FEET; THENCE S 44°57'37" W, A DISTANCE OF 133.58 FEET; THENCE S 45°02'23" E, A DISTANCE OF 91.39 FEET; THENCE S 00°11'43" W, A DISTANCE OF 54.57 FEET TO A POINT ON THE NORTH LINE OF EAST IDAHO PLACE AS DEDICATED TO THE CITY OF AURORA, COLORADO BY THE PLAT WILLLOWCLEN 1 APARTMENTS SUBDIVISION FILING NO. 1 RECORDED IN PLAT BOOK 60 AT PAGE 82 IN SAID ARAPAHOE COUNTY RECORDS; THENCE N 89°48'17" W, ALONG SAID NORTH LINE, A DISTANCE OF 648.00 FEET TO A POINT ON THE EAST LINE OF THAT PARCEL DESCRIBED IN BOOK 228 AT PAGE 200 IN SAID ARAPAHOE COUNTY RECORDS, SAID POINT BEING ON THE EAST LINE OF SOUTH DAYTON STREET; THENCE N 00°02'23" W, ALONG SAID EAST LINE AND PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION, A DISTANCE OF 1,303.84 FEET TO THE POINT OF BEGINNING, (CONTAINING 350,434 SQUARE FEET OR 8.045 ACRES, MORE OR LESS).

All Special Plans registered and recorded hereunder shall be binding upon the applicants therefor, their successors and assigns, shall limit and control the issuance and validity of all building permits and shall restrict and limit the construction, location, use and operation of all land structures included within such Plans to all conditions and limitations set forth in such Plans.

In witness whereof, DREXEL PROPERTIES, INC. has caused these presents to be executed this 4th day of October, AD 1983.

By: *[Signature]*
(Principals or Owners)

NOTARIAL:
State of Colorado) ss
County of)

The foregoing instrument was acknowledged before me this day of AD 19 by

Witness my hand and official seal

NOTARY PUBLIC

My commission expires

CITY OF AURORA APPROVALS:

City Attorney: *[Signature]* Date: 11-7-83

Planning Director: *[Signature]* Date: 11/7/83

Planning Commission: *[Signature]* Date: Oct 12, 1983

City Council: *[Signature]* Date: 11/15/83

Attest: *[Signature]* City Clerk

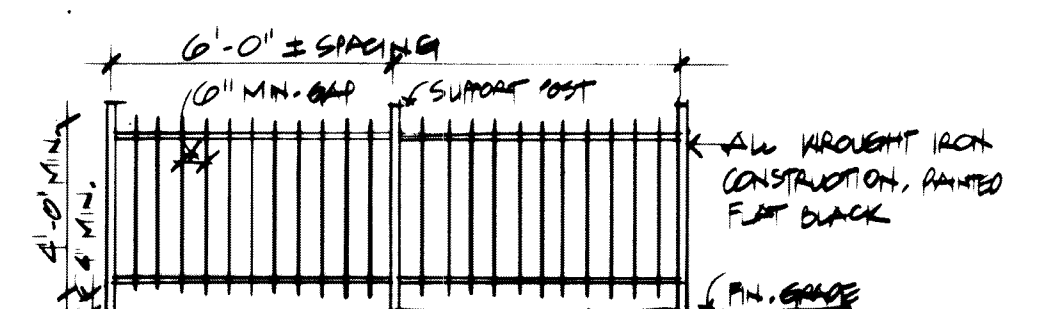
RECORDER'S CERTIFICATE:

Accepted for filing in the office of the Clerk and Recorder of

County, Colorado at o'clock M, This

Day of AD, 19 Deputy:

Clerk and Recorder:



Pool Fence Enclosure

ADM. AMDT: 4-25-84, 10-18-84, 12-10-84, 3-8-86

(4)ZEROVATECH AX SERIES
48A EV CHARGING STATION

APPLICANT/DEVELOPER

Drexel Properties, Inc.
2777 Stemmons Freeway, Suite 525
Dallas, Texas 75207
(214)689-4280

ENGINEERING

Benchmark Engineering, Ltd.
3025 South Parker Road, Suite 1211
Aurora, Colorado 80014
(303)337-1950

SITE PLANNING/LANDSCAPE ARCHITECT

Pow & Associates, Inc.
1660 17th Street, Suite 200
Denver, Colorado 80202
(303)573-6991

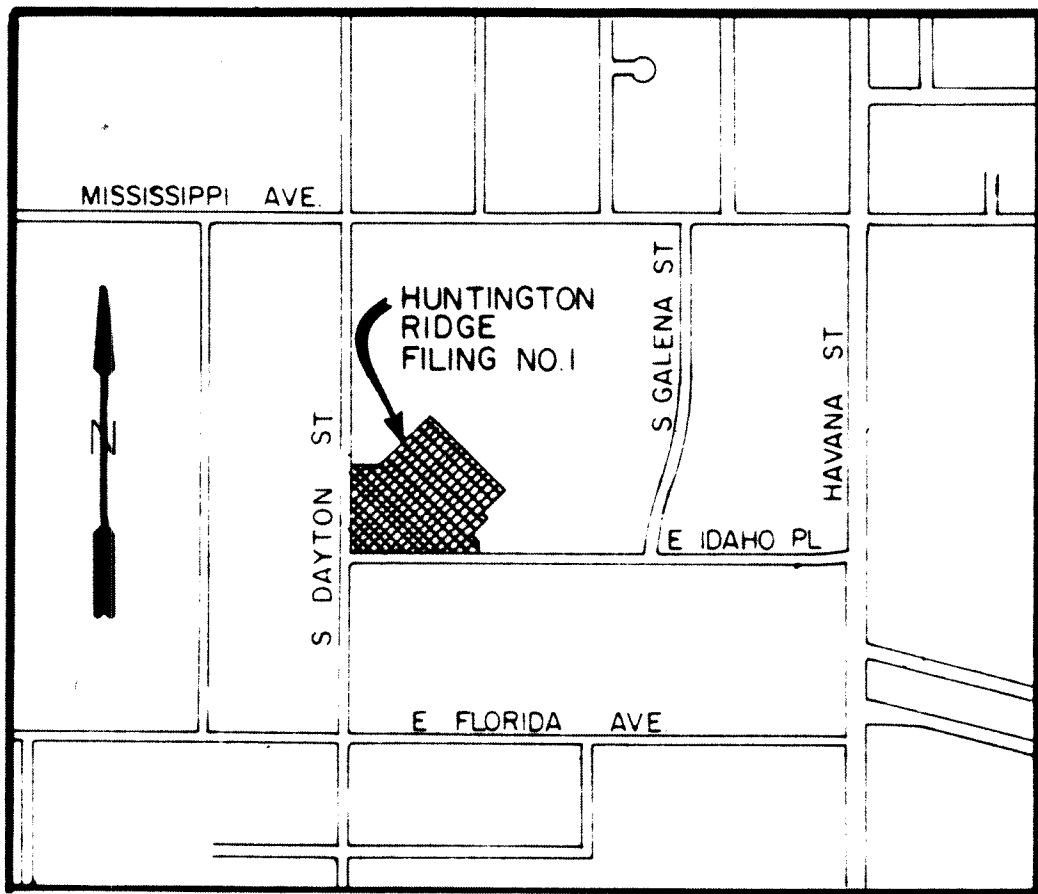
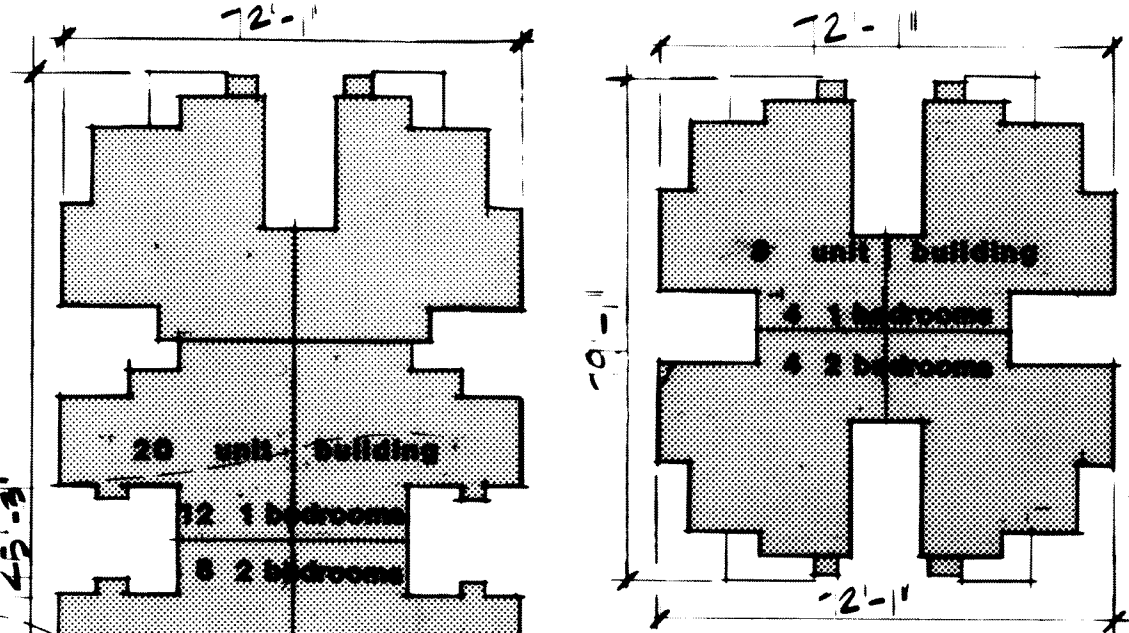
PLANNER

King & Associates, Inc.
90 Madison Street, Suite 102
Denver, Colorado 80206
(303)333-3834

ARCHITECT

Kaufman Meeks, Inc.
2405 South Gessner
Houston, Texas 77003
(713)789-1330

Typical Building Dimensions



Notes VICINITY MAP

All signs must conform to the City of Aurora sign code.

Rights 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 fire lanes and emergency and service vehicle roads, and shall be posted "No Parking - Fire Lane".

The Developer, his successors and assigns, including the homeowner's association, shall be responsible for installation, maintenance and replacement of all fire lane signs as required by the City of Aurora. Such signs shall conform to Section 16-29 of the Aurora City Code.

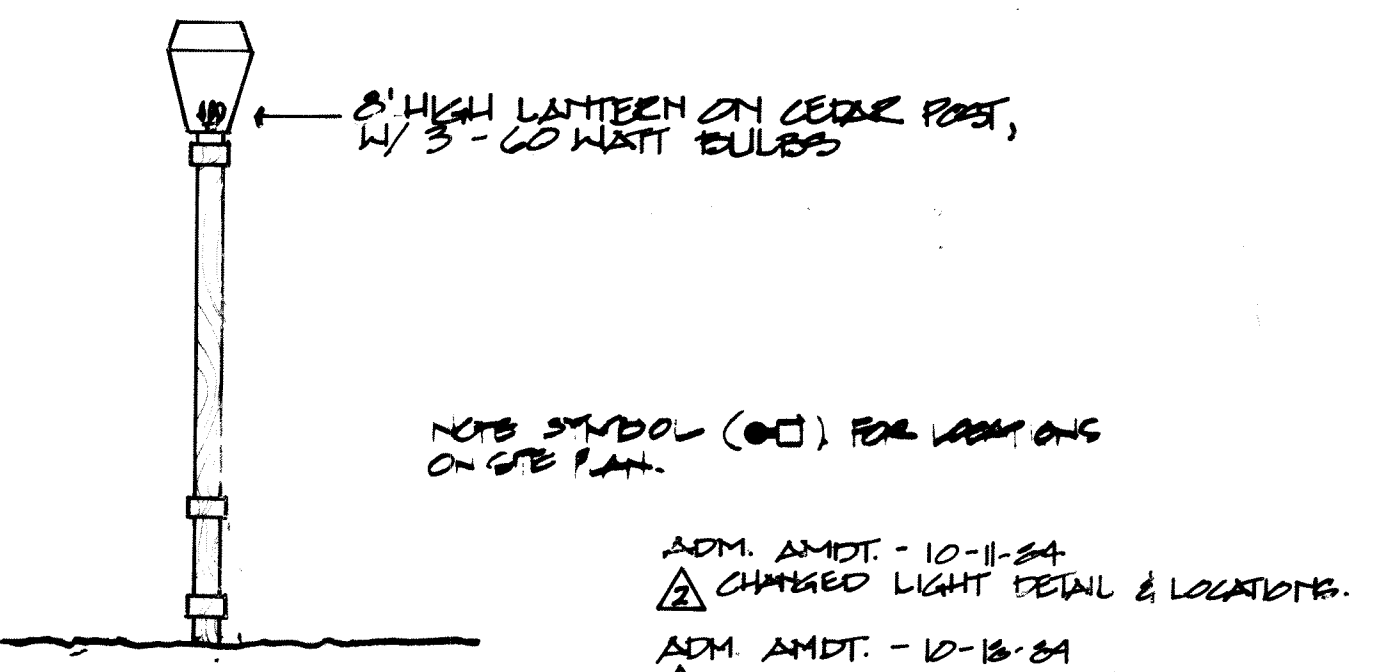
The Developer, his successors and assigns, shall be responsible for installation, maintenance, and replacement of all landscaping materials shown or indicated on the approved Site Plan or landscape plan on file in the Planning Department.

The approval of this document does not constitute final approval of grading, drainage, utilities and public improvements. Construction plans must be reviewed and approved by the Director of Public Works prior to the issuance of building permits.

Swimming pool and safety/security enclosure shall conform to City of Aurora Building Department Codes.

- Min. bldg. setback to East Idaho Place 20'
- Min. bldg. setback to South Dayton Street 20'
- Min. bldg. setback to side property lines 10'
- Min. bldg. separation 10' (1/2 of bldg. ht.-URC)
- Parking spaces, typical (6) 8.5'x16' min. + 3' overhang (end stalls = 9')
- Parking spaces, compact (cc on plan) (4) 7.5'x13' min. + 3' overhang (end stalls = 8.5')
- 3' radius (TYP)
- 4' wide
- Walkway width adjacent to parking 4' x 2' = 6' wide
- Trash enclosures (3) 7'Wx10'Dx5'H
- Fire hydrant and 16' wide easement
- Water meter and 10' wide easement
- Exterior light fixtures, street to be located by City
- Mail delivery in recreation building
- Sewer private
- Water public
- Handicap parking spaces 12'x13' (or 16' + 3' overhang)

- 1) All setbacks and parking bay aisles to be over emergency access easements.
- 2) Concrete walks or curbs shall define all drives, streets, and parking bays.
- 3) Enclosure to be of wood construction, with a "solid" wood or metal gate; see detail on Landscape Plan.
- 4) Not to exceed 40% of parking requirement (re: "Parking Provided" tabulation site plan sheet 1 of 2).
- 5) All parking spaces are uncovered.
- 6) All rooftop projections will be painted to match the rooftop color.
- 7) All compact spaces will be labeled "compact parking" with paint at curb and with signage at back of walk facing parking spaces.



SITE LIGHTING

ADM. AMDT - 10-11-84

ADM. AMDT - 10-13-84

ADM. AMDT - 4-25-84

ADM. AMDT - 12-10-84

ADM. AMDT - 3-3-86

ADM. AMDT - 12-10-84

ADM. AMDT - 12-10-84

ADM. AMDT - 12-10-84

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ADM. AMDT - 12-10-84

ADM. AMDT - 12-10-84

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ADM. AMDT - 12-10-84

PLANNED RESIDENTIAL DEVELOPMENT
SOUTH DAYTON STREET AND EAST IDAHO PLACE
AURORA, COLORADO

date: September 27, 1983

Drexel Properties, Inc.
2777 Stemmons Freeway, Suite 525
Dallas, Texas 75207
(214)689-4280

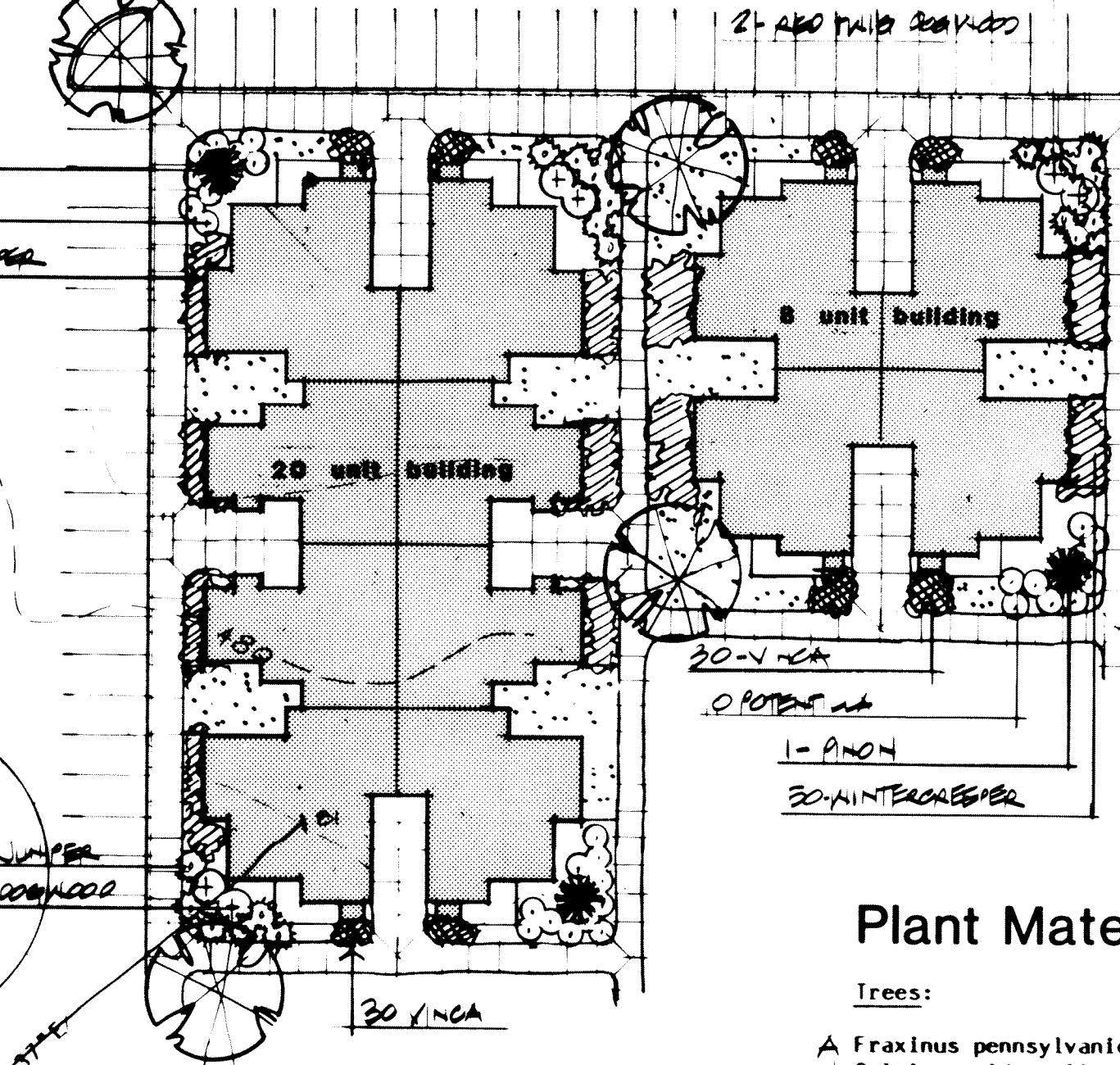
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Denver, Colorado 80206
(303) 333-3834

Kaufman Meeks, Inc.
2405 South Gessner
Houston, Texas 77003
(713)789-1330

1° 30' - 00"



Trees:

✓	<i>Fraxinus pennsylvanica</i> "Marshall"	Marshall Seedless Ash	B&B	15	0	2-1/2"	cal.
✓	<i>Celtis occidentalis</i>	Hackberry	B&B	10	0	2-1/2"	cal.
✓	<i>Liriodendron tulipifera</i> "Greenspire"	Greenspire Linden	B&B	18	0	2-1/2"	cal.
✓	<i>Populus sargentii</i>	Cottonless Cottonwood	B&B	8	0	2-1/2"	cal.
✓	<i>Gymnocladus dioica</i>	Kentucky Coffee Tree	B&B	7	0	2-1/2"	cal.

20	<i>Prunus cerisifera</i>	Purpleleaf Plum	R#R	3 @ 1-1/2"	cal.
21	<i>Crataegus phoenopyrum</i>	Washington Hawthorn	R#R	4 @ 1-1/2"	cal.
24	<i>Prunus virginiana</i>	Western Chokecherry	R#R	2 @ 1-1/2"	cal.
40	<i>Elaeagnus angustifolia</i>	Russian Olive	R#R	2 @ 1-1/2"	cal.
40	<i>Quercus gambelii</i>	Gambel Oak	R#R	6 @ 1-1/2"	cal.
41	<i>ACEE GIMMELA</i>	SNOW MAPLE	R#R	3 @ 1-1/2"	cal.

Pinus ponderosa	Ponderosa Pine	B&B	45 @ 6'-8'
Pinus canb roides edulis	Pinyon Pine	B&B	21 @ 6'

Potentilla fruticosa	Potentilla	Cont.	213 @ 5 gal.
Juniperus sabina "Buffalo"	Buffalo Juniper	Cont.	144 @ 5 gal.
Cornus stolunifera	Red Twig Dogwood	Cont.	42 @ 5 gal.

Euonymus coloratus	Purpleleaf Winter Creeper	Cont.	625	@ 1 gal.
Vinca minor	Vinca	Cont.	360	@ 1 gal.

Poa pratensis Bluegrass Sod

- 1) Landscape Installation shall be completed prior to issuance of Certificate of Occupancy.
- 2) Areas to be planted with seed, sod or ground covers shall receive 3 cu. yds. of mountain peat per 1000 sq. ft. Area to be retotilled to 6". Soil is sandy-clay loam.
- 3) All areas to be watered with an automatic irrigation system, zoned for a drip or bubbler system in shrub and groundcover areas.
- 4) Lighting to be 15' ht. pole, high cut-off fixtures in parking areas, and 8' ht. pole with globe fixtures in walkway areas.
- 5) Sidewalks to be concrete and driveways and parking lots to be asphalt.
- 6) A detailed landscape plan with details, notes and specific species, sizes, etc., will be submitted at time of final Plan Submittal in accordance to required standards for Landscape by City of Aurora.
- 7) Ground cover in all shrub beds to be washed river rock to 3" depth on Miraflo 140S.
- 8) Landscape plan prepared by POUW & Associates, Inc., 1660 17th Street, Suite 200, Denver CO 80202; (303)573-6991; Plan by Ralph Snyder.

ADM. AMPT. - 10-13-84
 ▲ CHANGED LANDSCAPING AT FEEL & CLUBHOUSE
 ▲ MOVE BUILDING 12 + 3, AND ADJ. WALKS
 ▲ CHANGE COMPACT PARK'S STALLS
 TO 16' LENGTH



Pouw & Associates, Inc.
Architects/Planners/Landscapes/Interiors
1660 17th St., Suite 200, Denver, Colo. 80202 (303) 573-6991

HUNTINGTON RIDGE

83-40261(2) L/S

ADM. AND TS: 10-18-84, 3-8-85

10 (4)ZEROVATECH AX SERIES
48A EV CHARGING STATION

HUNTINGTON RIDGE PHASE 1

BY DREXEL PROPERTIES, INC., AURORA, COLORADO

PRINT FOR _____ DATE 4-24-84

~~WALK LAYOUT~~

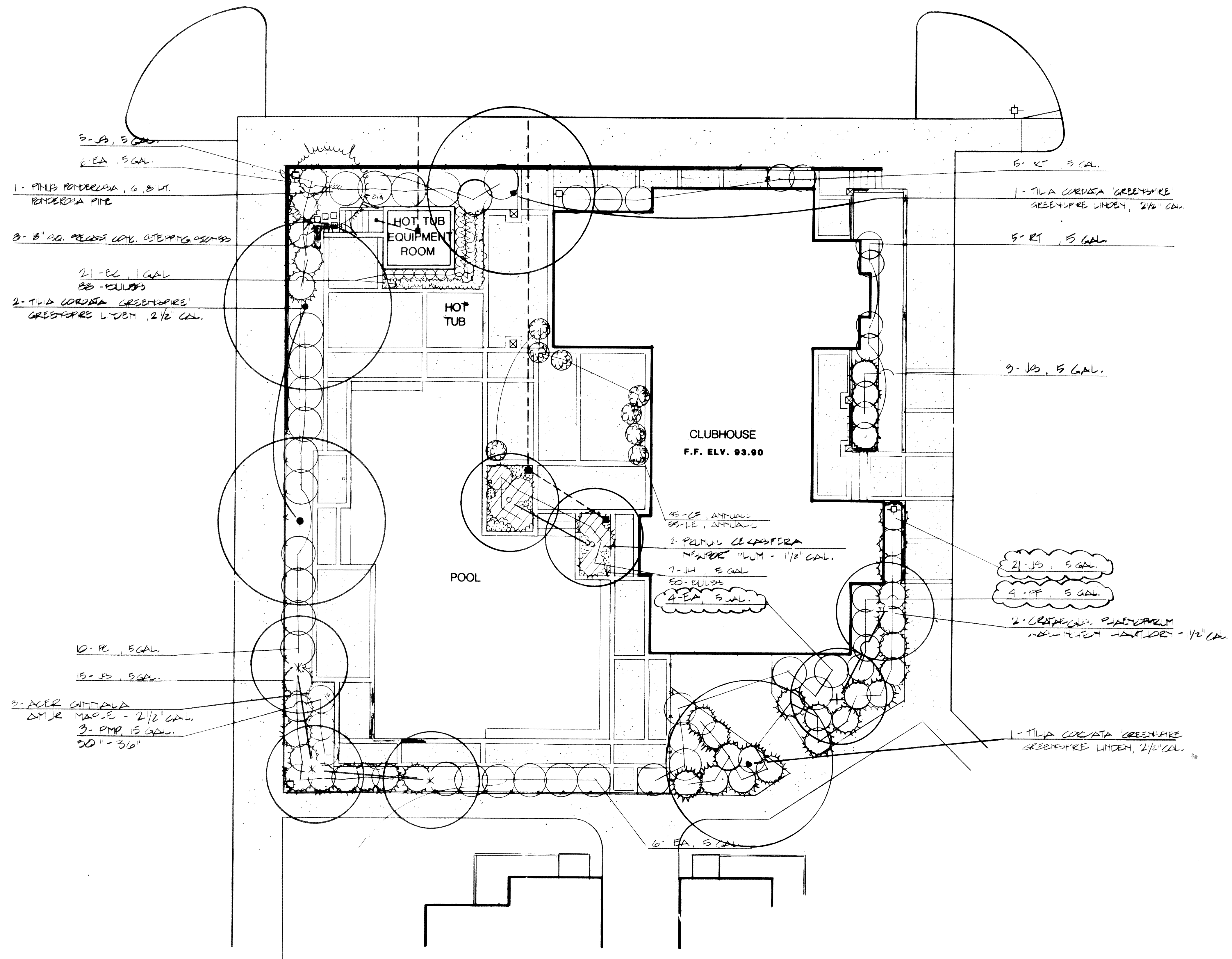
☐ REVISION

WALK LAYOUT 7-16-84

How & Associates, Inc.
Architects/Planners/Landscape/Interiors
1017th St., Suite 200
Denver, Colo. 80202 (303) 573-6881

FILE
 SCENESCAPE PLAN-
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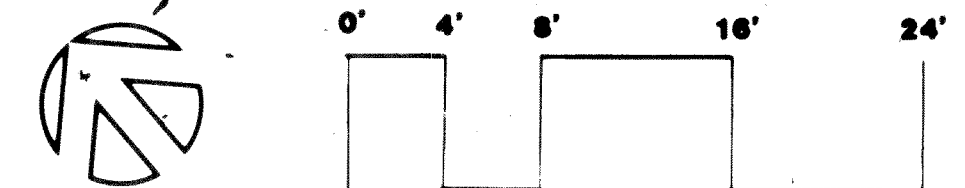
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ADM. ANDS: 104B-84

LANDSCAPE PLAN



HUNTINGTON RIDGE

83-4026-1

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