

Saddle Rock East General Development Plan Amendment #2 (Pine Ridge Ranch G.D.P.)

This is actually the 3rd GDP Amendment
Revised

AMENDMENT #2 SIGNATURE BLOCK

In witness thereof, _____ has caused these
(Corporation, Company or Individual)

presents to be executed this _____ day of _____ AD, _____

by: _____ Corporate
(Principal)

The Cover Sheet must include an Amendment Block indicating the changes associated with Case Number 1998-2007-04. Please also include the date of the City Council approval.

State of Colorado _____
County of _____

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

Witness my hand and official seal _____

(Notary Public)

My commission expires _____

CITY OF AURORA APPROVALS:

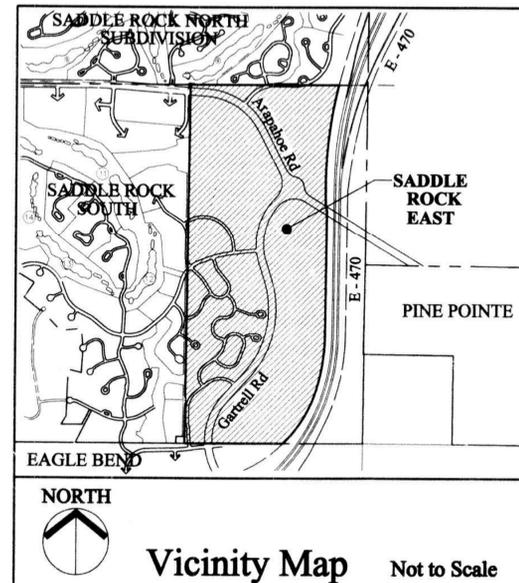
CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____

CITY COUNCIL: _____ DATE: _____

ATTEST: _____ DATE: _____



Legal Description:

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE EAST HALF OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING ASSUMED TO BEAR N 00°36'54" E.

BEGINNING AT THE NORTHWEST CORNER OF THE EAST HALF OF SAID SECTION 25; THENCE ALONG THE NORTH LINE OF THE EAST HALF OF SAID SECTION 25, S 89°57'58" E, A DISTANCE OF 2117.79 FEET; THENCE 75.00 FEET WESTERLY BY PERPENDICULAR MEASUREMENT AND PARALLEL WITH THE WESTERLY BOUNDARY OF THE E-470 PUBLIC HIGHWAY AUTHORITY RIGHT OF WAY AS RECORDED AT RECEPTION NUMBER A7162782 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, ALONG THE ARC OF A NONTANGENT CURVE TO THE LEFT HAVING A RADIUS OF 6034.47 FEET, A CENTRAL ANGLE OF 04°29'43" AND AN ARC LENGTH OF 473.45 FEET, THE CHORD OF WHICH BEARS S 12°01'16" W, A DISTANCE OF 473.34 FEET; THENCE S 35°24'27" W, A DISTANCE OF 165.46 FEET; THENCE S 08°43'18" W, A DISTANCE OF 226.13 FEET; THENCE S 20°18'21" E, A DISTANCE OF 181.47 FEET; THENCE 75.00 FEET WESTERLY BY PERPENDICULAR MEASUREMENT AND PARALLEL WITH THE WESTERLY BOUNDARY OF SAID E-470 PUBLIC HIGHWAY AUTHORITY RIGHT OF WAY THE FOLLOWING SEVEN COURSES:

1. ALONG THE ARC OF A NONTANGENT CURVE TO THE LEFT HAVING A RADIUS OF 6034.47 FEET, A CENTRAL ANGLE OF 05°15'32" AND AN ARC LENGTH OF 553.87 FEET, THE CHORD OF WHICH BEARS S 02°05'00" W, A DISTANCE OF 553.66 FEET;
 2. S 00°32'45" E, A DISTANCE OF 207.88 FEET;
 3. S 10°04'37" E, A DISTANCE OF 107.09 FEET;
 4. S 00°36'00" W, A DISTANCE OF 1903.99 FEET;
 5. S 03°36'00" W, A DISTANCE OF 94.24 FEET;
 6. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2659.79 FEET, A CENTRAL ANGLE OF 14°00'03" AND AN ARC LENGTH OF 645.06 FEET;
 7. ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 1825.00 FEET, A CENTRAL ANGLE OF 30°22'07" AND AN ARC LENGTH OF 967.31 FEET TO A POINT ON THE SOUTH LINE OF THE EAST HALF OF SAID SECTION 25;
- THENCE ALONG THE SOUTH LINE OF THE EAST HALF OF SAID SECTION 25, N 89°58'56" W, A DISTANCE OF 1347.53 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF SAID SECTION 25;
THENCE ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 25, N 00°36'54" E, A DISTANCE OF 5293.42 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 233.267 ACRES MORE OR LESS.

Prepared For:
Harvey B. Alpert
30 Cherry Hills Farm Drive
Englewood, Colorado 80110
(303) 761-3667

Planning Consultant:
David A. Clinger & Assoc. Ltd.
21759 Cabrini Boulevard
Golden, Colorado 80401
(303) 526-9126

Civil Engineer:
P.R. Fletcher & Associates, Inc.
2135 South Cherry Street Suite 310
Denver, Colorado 80222
(303) 758-4058

SIGNATURE BLOCK

SADDLE ROCK EAST G.D.P. AMENDMENT #1 Site Plan
(Official Project Name)

Legal Description: SEE ATTACHED

This Site 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 HARVEY B. ALPERT has caused these
(Corporation, Company or Individual)

presents to be executed this 28 day of JULY AD, 19 99

By: Harvey B. Alpert Corporate Seal
(Principals or Owners)

NOTARIAL:
State of Colorado _____) ss
County of Denver)

The foregoing instrument was acknowledged before me this 28 day of July AD, 19 99 by Harvey B. Alpert (Principals or Owners)

Witness my hand and official seal
Carla Smart (Notary Public)

My commission expires 7/6/2003 Notary/Business Address: 216 W. Colfax Denver, CO 80202

In witness thereof HARVEY B. ALPERT has caused these
(Corporation, Company or Individual)

presents to be executed this 28 day of JULY AD, 19 99

By: Harvey B. Alpert Corporate Seal
(Principals or Owners)

NOTARIAL:
State of Colorado _____) ss
County of Denver)

The foregoing instrument was acknowledged before me this 28 day of July AD, 19 99 by Harvey B. Alpert (Principals or Owners)

Witness my hand and official seal
Carla Smart (Notary Public)

My commission expires 7/6/2003 Notary/Business Address: 216 W. Colfax Denver, CO 80202

CITY OF AURORA APPROVALS:

City Attorney: _____ Date: 8-3-99
Planning Director: _____ Date: 8-3-99
Planning Commission: _____ Date: 8-18-99
City Council: _____ Date: 8-3-99
Attest: Rose Brimmer (City Clerk) Date: 8-3-99

RECORDER'S CERTIFICATE:
Accepted for filing in the office of the Clerk and Recorder of Colorado at _____ o'clock _____ M, this _____ day of _____ AD, 19 _____ Clerk and Recorder: _____ Deputy: _____

PROJECT NAME: D:\PROJECTS\SADDLE ROCK EAST\COVER-SHEET.DWG
 PROJECT NAME: COVER SHEET
 PROJECT No.: 97014
 LAST EDIT DATE: 7/13/99
 SCALE: 1"=100'
 DRAWN BY: D:\PROJECTS\SADDLE ROCK EAST\COVER-SHEET.DWG

The 2.5 Acre Parcel is subject to the Development Standards and Guidelines Set Forth by Saddle Rock Golf Club - North

To I-70 & D.I.A.

Piney Creek to be Dedicated to the City of Aurora

Tollgate Lift Station

Existing Cottonwood Trees

Noise Attenuation will be Addressed at Time of Site Plan for Homes Abutting E-470

Public Trail System / Open Space

Equestrian Crossing at Grade

Proposed Trail Connection to Public Trail

Right-In/Right-Out

144' R.O.W. East of Gartrell Road

EXISTING SADDLE ROCK SOUTH (See Amendment #1)

Neighborhood Park

Existing Water Line to be Relocated & Pedestrian H.O.A. Access to be Provided

Piney Creek Regional Trail (to be Maintained by the City of Aurora)

Proposed E-470 Trail Connection to Public Trail

Cherry Creek School District Land Dedication Parcel

30' Buffer / Transition Area if Commercial is Developed in Lieu of Assisted Living or Multi-Family

Trail Connection to E-470 Trail

Land Use Summary-Saddle Rock East

	Total Acres	Density	Total Units
RESIDENTIAL			
S.F.D. - Medium	43.2 Ac.	3.1 DU/Ac.	134 DU
Townhome	27.7 Ac.	9 DU/Ac.	249 DU
Townhome / Multi-Family Large - (3,9)	19.3 Ac.	10 DU/Ac.	193 DU
Townhome / Multi-Family Small - (1)	28.0 Ac.	17.8 DU/Ac.	497 DU
Multi-Family Small - (2)	8.2 Ac.	13.6 DU/Ac.	112 DU
Sub-Total	126.4 Ac.	9.4 DU/Ac.	1185 DU
NON-RESIDENTIAL			
Commercial	14.2 Ac.		
Commercial / Multi-Family Small - (15)	7.0 Ac.		
Comm. / Multi-Family Small / Assisted Living - (14)	19.1 Ac.		
Neighborhood Commercial / Professional Office	11.3 Ac.		
C.C.S.D. Land Dedication Parcel	5.0 Ac.		
Piney Creek Floodplain	19.9 Ac.		
Public Rights of Way	22.0 Ac.		
E - 470 R.O.W.	41.3 Ac.		
Open Space (including Rec. Center Neighborhood Park, Public Park & Trails Along E-470)	29.4 Ac.	(10.0%)	(NOTE: Total R.O.W. Purchased by E-470 = 41.3 +/- Ac.)
Sub-Total	169.2 Ac.		
Gross Acreage	295.6 Ac.		
Total Number of Units		4.0 DU/Ac.	1185 DU
Gross Density			
Grand Total	295.6 Ac.		1185 DU

Residential total may be higher due to possible Multi-Family Small use within Commercial / Mixed Use parcels. Possible additional units = 508 DU for a maximum total of 1693 DU. (Gross Density - 5.7 DU/Ac.)

Comm. / Multi-Family Small / Assisted Living 19.1 Ac. 20 DU/Ac. 382 DU - MF
Commercial / Multi-Family Small 7.0 Ac. 18 DU/Ac. 126 DU

If C.C.S.D. Parcel is not utilized for school use, the developer reserves the right to repurchase the site for Commercial / Multi-Family Small use - (20 DU/Ac.). Possible additional units = 100 DU for a maximum total of 1793 DU. (Gross Density - 6.1 DU/Ac.)

NOTES:

Land use parcel configurations shown are approximate only. The spaces between land use parcels are shown to help illustrate the approximate layout of the development and are not necessarily intended to be "open" or "buffer" areas. All acreages shown are approximate only and subject to final calculations by civil engineer.

This plan shall NOT be used as a construction document and shall serve only as a preliminary guide for further study. Due to the inherent complexity of grading plans, topographic and boundary surveys (and since they are basic to engineering), planner assumes no responsibility as to the accuracy of the base survey data (including but not necessarily limited to, horizontal and vertical stationing, ingress / egress easements, public R.O.W. and utility lines / easements of any and all proposed plan elements relevant to their horizontal and vertical positioning relative to the centerline of the project site property lines. Company and/or their assigns should not proceed with construction until all necessary construction documents have been compiled (by the architect, engineers and/or landscape architects) and so approved.

Refer to master drainage study for grade control structure and water quality pond locations. All acreages shown are approximate only.



General Development Plan

Amendment #2

Pine Ridge Ranch G.D.P.

Saddle Rock East

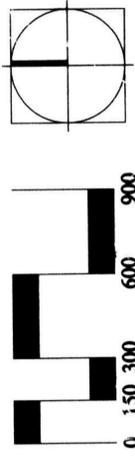
Aurora, Colorado

Harvey Alpert
30 Cherry Hills Farm Drive
Englewood, Colorado 80110

Environmental Land Planners
David A. Clinger & Assoc., Ltd.

21750 Lakes East
Golden, CO 80401
(303) 526-9126
(303) 526-9320 FAX
Environmental Land Planners
Environmental Consultants

Engineers:
P.R. Fletcher & Associates
2135 South Cherry Street
Suite 310
Denver, Colorado 80222
(303) 758-4058



April 14, 1999 SCALE 1" = 300'
Amendment #2 - October 23, 2015 NORTH

Amendment No. 1 - Pine Ridge Ranch GDP

Saddle Rock East

Development Standards and Guidelines

1.0 INTRODUCTION

The Saddle Rock East General Development Plan (GDP) shall be exempt from any E-470 Corridor Rezoning and Design Standards.

This document has been divided into two parts. Saddle Rock East "standards" are the first part, and the "guidelines" and the "appendix" are the second part. The standards are regulatory, the guidelines give or provide general policy direction and the appendix provides a reference for previously approved standards. Both the standards and guidelines will be incorporated as part of the GDP.

Saddle Rock East is a planned multiple-use development encompassing approximately 293.1 acres north and south of Arapahoe Road, west of E-470 and east of Saddle Rock Golf Club - South. The development has been designed to include a variety of housing opportunities: single-family detached homes, single-family attached homes and multi-family uses. Inasmuch as Saddle Rock East is located directly adjacent to Saddle Rock Golf Club - South, it has been designed as an extension of the Saddle Rock Golf Club - South development. Complementary neighborhood commercial parcels will be located along Arapahoe Road at the intersection of Gartrell Road. Mixed-use development and commercial opportunities will be located at the southern portion of the community along Gartrell Road to provide convenient services and/or professional offices for the residents of the development. The road/access hierarchy has been designed to provide for safe neighborhoods and reduced traffic speeds, thus ensuring protected values and safety for pedestrians. Residential areas have been planned to provide for a transition in density and intensity of use away from E-470, arterial streets and collector roads. In general, higher intensity uses will provide a buffer along the main transportation routes allowing for a transition to more single-family oriented medium density residences along the Saddle Rock Golf Club - South. Support facilities have been planned to serve the project and will include services such as shopping and provision for trails and parks which are needed to create a complete living environment. To accommodate a variety of housing types, each planning area varies in topography, size, population and street layout. The open space system includes a portion of the Piney Creek drainage way. It is intended that efficient connections for all modes of transportation will be provided to most areas of the site, including open space areas, parks and community facilities. Regional trails along E-470 and Piney Creek, a private recreation center, neighborhood parks and a public park (7.0 acres), are conveniently located adjacent to the neighborhoods. In addition to the neighborhood parks and floodplain open space, a variety of private recreational uses are planned within the residential neighborhoods. Neighborhood/community commercial, and mixed-use office/commercial areas are planned in locations convenient to the residential neighborhoods while taking advantage of pass-by traffic on Arapahoe and Gartrell Roads.

The standards and guidelines do not include the 2.5 acre parcel north of Arapahoe Road. The 2.5 acre parcel is subject to the development standards and guidelines as forth by Saddle Rock Golf Club - North.

1.1 Natural Site Characteristics

Saddle Rock East is located at the northern most edge of the "Black Forest". The majority of the site is characterized by gently rolling topography and crisscrossed with occasional drainages and within Piney Creek, supporting healthy, cottonwood filled riparian environments. All this is set adjacent to and below a generally open and unchanging high plains environment.

1.2 Circulation, Road Patterns and Standards

The circulation and road patterns of the development are planned to provide good access, privacy and safety for the neighborhoods. E-470 is located along the easterly boundary of the site. Collector roads proximate to E-470 will serve office, assisted living, commercial and multi-family uses in this area. A proposed grade separated interchange of E-470 with Gartrell Road to the south will provide convenient access to the property. Arapahoe Road (110' and 144' R.O.W.) and Gartrell (114' R.O.W.) will provide arterial access to this site. Service and retail centers will be located exclusively within the influence areas of these roads and therefore through traffic will not need to penetrate the circulation system within individual neighborhoods. The system will be safe for residents and the working and traveling public while remaining responsive to environmental concerns and emergency traffic needs. The internal road system for Saddle Rock East is based on a hierarchy of street types. Public streets will be designed to provide access from adjacent arterial streets to individual residential villages. Local streets will be provided within residential tracts. Single-family detached homes, single-family attached homes, and/or multi-family residential and commercial tracts may be served internally by private-drive systems. Residential street standards proposed within Saddle Rock East shall be a combination of the a continuation of the standards established for the adjacent Saddle Rock Golf Club - South and of the new City of Aurora Street Standards. Arapahoe Road west of the roundabout or intersection of Gartrell Road and Easter shall conform to the approved cross-sections approved through Saddle Rock South and North. Arapahoe Road east of said roundabout or intersection of Gartrell Road and Gartrell Road shall conform to approved City of Aurora Street Standards in effect at time of construction. The roadways within the development areas that are a continuation of and generally conform to the lot size and quality established in Saddle Rock South shall have the same street standard as Saddle Rock South. All residential roadways which are not a continuation shall conform to the new City of Aurora Street Standards, Section 126-36 of the City Code. The following additional requirements apply:

- Each pod within Saddle Rock East site must be master planned prior to platting to determine the applicability of Saddle Rock street standards to the particular zoning pod in question.
- The City-adopted new street standards will apply to any pod where any multi-family housing or commercial development is planned. For purposes of this discussion, multi-family is defined as any building comprised of more than four dwellings units.
- Saddle Rock South street standards may apply in any pod where town homes are planned as long as there is a minimum of 25% single-family detached units within the same zoning pod.
- If a street is planned between or intersects two zoning pods, for the Saddle Rock South street standards to apply both pods must meet the minimum single-family detached requirement of 25% of total units within each individual pod, and neither pod may contain multi-family units or commercial development as herein defined.

Pedestrian circulation will be provided by trails within the property and sidewalks along designated streets. Walkways within the open space, to the extent possible, will separate pedestrians and cyclists from automobile traffic. These walkways will provide alternate access from the residential areas to parks, school, and commercial areas. A trail system for equestrians will be provided along the north side of Piney Creek, and tie into the existing trails at Saddle Rock Golf Club - South to the west. The trail system will likely be constructed at the time the adjacent parcels are developed.

1.3 Open Space, Trails, Parks & Public Lands

A significant feature within Saddle Rock East that makes it different from other developments is the existence of the Piney Creek. The Piney Creek Regional Trail, to be located adjacent to the floodplain, will provide for safe and protected east/west movement of pedestrians, equestrians and bicyclists through the development. The intent of land planning and siting of structures within the influence of this area will be to maximize the scenic value offered by the Piney Creek floodplain. Access to the creek area will occur at least four points per mile and will be designed to allow for pedestrian, equestrian, bicycle and other non-motorized movement. A continuous east/west path system within the creek area will form a link between work spaces, dwellings, and park/passive areas within the development. Trail segments will also extend out of the floodplain corridor, along certain tributary channels, into adjacent neighborhoods to enhance access to the Piney Creek open space. Edge conditions along the entire periphery of Piney Creek will be protected from abrupt transitions with a continuous 20 foot buffer to reinforcement the open space's outer edge. In those residential areas which abut Piney Creek, an open design fence will be required. Any fence located in these areas will be subject to city site plan review. Planned as a unified residential development, this area will be a combination of manicured and natural open spaces, not only for the residents of Saddle Rock East, but for the residents of the Piney Creek basin and general public as well.

In order to reinforce the rustic, mature character of Saddle Rock East, a bridle trail will be provided north and adjacent to the pedestrian/bicycle trail. This equestrian trail system will link to the existing equestrian trail along Piney Creek in Saddle Rock Golf Club - South and continue east under E-470 where it has the potential to be continued along the upper reaches of the Piney Creek Basin by neighboring developments to the east.

1.4 View Corridors

The Piney Creek floodplain and related drainage provides the Saddle Rock East property with a unique visual amenity and recreational opportunity. To achieve an acceptable "fit" between land uses, every effort will be made to locate structures within Saddle Rock East in a fashion to provide view corridors into the creek area. Building orientation to Piney Creek, as well as views into it, will be designed to provide appropriate linkages to trails, passive parks and open space areas that the natural amenities of Piney Creek drainage afford.

1.5 Single-Family Detached Homes, Single-Family Attached Homes, and Multi-Family Uses

The single-family detached, single-family attached homes, and multi-family uses proposed in Saddle Rock East will represent a number of housing types, depending on market conditions and new unit types available. It is intended, however, that these unique communities are developed with functional amenities and innovative unit types. The objective of these use areas is to group various types of units creating communal open space, increase privacy, improved residential environments, and additional view corridors to amenities and protect some of the natural land areas. These uses shall include variation in lot sizes, shapes and orientation without an increase in overall density in the planned unit district. It will be used to preserve open space while permitting development of lands more suitable for innovative home design and siting. Within Saddle Rock East, a variety of concepts will be utilized, depending on view orientation, surrounding uses and site features. Forms of these units may include, but not limited to: zero-lot line homes which create a more usable yard space, "keyhole" lots, wide and shallow, attached, detached "Lifestyle" full exterior maintenance homes, "Z" lots, flag lots, wedge lots, grouping of units on a common court and a variety of attached unit types such as duplexes, triplexes or fourplexes. In reviewing the merits of these use areas, the following items shall be considered depending on the individual site:

- Individual lots and building shall be arranged and situated to relate to surrounding properties.
- Diversity and originality in lot layout and individual building design shall be encouraged to achieve a more compatible relationship between development and the land in order to protect natural features.
- Residential Site Plans consistent with City Code 146-97 shall be required prior to development.
- Privacy fences, when permitted, must be designed and located at time of Site Plan and shall be designed to promote open space views, be architecturally compatible with the home, and located at the patio or lanai.

1.5.1 Purpose and Intent

a. Single-Family Detached Homes

- Provide flexibility to adjust to changes in housing trends and patterns while maintaining compatibility with surrounding land uses.
- Encourage diversity and the application of creative approaches to the physical development through a variety of housing densities and associated lifestyles.
- To the extent possible, provide recreation, leisure and community areas for the residents.
- Promote and encourage a suitable environment for family life where children are members of most families.
- Improve the environment by requiring adequate landscaping.
- Discourage the appearance of uniform row housing or architecturally similar front elevations.

b. Single-Family Attached Homes

1. Provide flexibility in adjusting to changes in housing trends and patterns, while maintaining compatibility with surrounding land uses.
2. To ensure that high standards of siting and the optimum use of available land are applied throughout the project phases.
3. To provide a variety of living styles around featured amenities, in maintenance free environment.
4. To maintain or enhance the inherent natural features of the site, especially the drainage corridors and to the extent possible, provide recreation, leisure and community areas for the residents of Saddle Rock East, patio homes, duplexes, and townhomes.
5. To encourage the location of these districts so they are in close proximity to collector streets, the golf course, and available public transit.
6. To increase view opportunities to open space and the golf course from more homes.

c. Multi-family Uses

1. Make available in a housing type which will appeal to those persons desiring to live in moderate density accommodations with an adequate amount of open space.
2. Encourage the placement of these districts so they will act as a physical transition between districts of a lower density and areas of commercial development.
3. Encourage the location of these districts where they may be close to: a. public transit (and/or other modes of mass transportation); b. access to arterials and collectors; and c. the availability of shopping and service facilities.
4. To encourage high standards of siting, the optimum use of land and design and construction quality throughout the project's phases.

1.6 Private Open Space

Private open space shall be owned and maintained by the Saddle Rock East homeowner's associations, or other quasi-governmental entity. This open space shall include, but not be limited to:

- perimeter landscape buffers, berms and parkways
- internal pedestrian, equestrian and bicycle paths
- pocket parks, play areas and swimming pool(s)
- cul-de-sac parks and parking areas
- entrance walls and focal points
- private detention/retention and water quality ponds

Open space will be provided per City code and will be an integral part of any townhome, multi-family or mixed use development.

1.7 Community Design Elements

Community design elements will create the visual amenities that will contribute to making Saddle Rock East a cohesive, well planned community. Community design elements include theme landscaping, berming, planting, entry monumentation, pavement textures in select areas, walls, fencing, lighting, parks, pedestrian and bicycle circulation and street furniture.

The arterial and collector streets and the treatment along these roadways create the window and primary access to the community. It is required that treatment along the roadways (landscape planting, community design elements and street furniture) be designed and integrated in a way to demonstrate the quality and community concept of Saddle Rock East. It is required that street furniture such as benches and street lighting, traffic control devices, bus shelters, drinking fountains, bike racks, trash receptacles, newspaper stands fencing along arterial and collector roads, and signage along the arterials and collectors (to be installed by the developers), be of a consistent vocabulary of forms. Street furniture and entry signage will be an integral part of the landscaping areas flanking the arterials and shall have a uniform appearance throughout Saddle Rock East. Locations of all elements mentioned above must be shown on all individual site plans where applicable for review and approval by the City of Aurora.

Development within Saddle Rock East will comply with all City of Aurora Landscape Standards and Guidelines. Landscape planting shall be coordinated with the other community design elements and enhance the quality of the development. Landscape treatment along arterial roads as outlined in this GDP shall include the type, form and material design elements and street furniture used throughout the community.

1.7.1 Fencing - The design and materials for any fencing abutting the open space or along any arterial or collector road shall be based on a unified theme in Saddle Rock East which reflects the overall design intent for the development. Individual panel or specific lot fence designs shall be prohibited on all fences along public open space and arterial and/or collector roads. The developer/builder shall submit detailed fence locations and designs with the site plan. Interior lot line fencing shall be permitted on residential lots. Fencing will also be permitted within a lot for the purposes of screening of a patio at the rear or side of a home, pursuant to the review and approval of the Architectural Review Committee (ARC). Said patio fence "screens" shall complement the architectural features of the elevation of the home where the patio is located and appear as an integral part of that architecture. Under no circumstances shall a patio fence "screen" be designed to extend more than 6' beyond the edge of the patio area or come closer than 6' to a lot line itself. All lot line fencing shall match the Saddle Rock South design, material, style and color.

1.7.2 Common Area Landscaping - All common areas along arterials and collector roads, buffers, entry areas, or pedestrian walkways fronted by a public street, and owned by the Saddle Rock East Homeowner's Association, or other quasi-governmental entity shall be landscaped in accordance with a detailed landscape plan which shall be submitted and reviewed by the architectural control committee. The landscape plans for these areas indicating, but not limited to, plant materials, grading, soil preparation, irrigation, landscape, signs, lighting, etc. shall be prepared by a landscape architect and will be submitted to the City for review and approved as part of the Site Plan for adjoining development applications.

Planner:



Planning
Landscape Architecture

710 West Colfax
Denver, Colorado 80204
Fax: 303 892 1186
Phone: 303 871 1166

Owner/Developer:

Alpert Associates
3545 South Tamarac Drive, Suite 300
Denver, Colorado 80237

eBlueprint
ABADAN
files available at www.eblueprint.com

3 of 11

SADDLE ROCK E, 98 2007-1

Amendment No. 1 - Pine Ridge Ranch GDP

Saddle Rock East

Development Standards and Guidelines

2.0 RESIDENTIAL DEVELOPMENT STANDARDS

2.1 Minimum Site Planning Standards Matrix

Category	Sub-category	Single-Family Detached			Single-Family Attached		Multi-Family	
		Large	Medium	Small	Duplex	Townhome	Large	Small
Min. Lot Size (sq. ft.)		Min. 9000 sq. ft.	Min. 6000 sq. ft.	4,000 sq. ft. - 5,999 sq. ft.	1,560 sq. ft. if not fee simple lots.			Min. project area - 43,560 sq. ft.
Description		Single-family Detached Residential, herein called SFD-Moderate shall consist of standard SFD units. The design of any home or use that adjoins public lands shall be "360 degree" design, i.e., every elevation of a building shall be architecturally "finished" to a similar degree.			Townhome use shall be a place to live in which open space is concentrated, rather than dispersed, and maintained for the benefit of all who live there. Roads may be private, and facilities and structures may be maintained by an association for the benefit of one and all. The districts will consist of attached/duplex/townhome type units (closely grouped detached and/or attached patio homes), zero lot-line homes, and/or stacked units on steep topography.		These units consist of multi-family dwelling units that may be either rental apartments, fee simple type units, or condominium type units. Objective - Multi-family development should provide a quality living environment. This entails providing common open space, on-site amenities, good quality architectural and landscape materials, adequate parking, and vehicular and pedestrian circulation that allows for adequate emergency response and connections to public streets and regional trails.	

Category	Sub-category	Single-Family Detached			Single-Family Attached		Multi-Family	
		Large	Medium	Small	Duplex	Townhome	Large	Small
Allowed Land Uses	Uses Allowed By Right	Single-family detached dwellings; Zero lot-line homes and patio homes in the SFD-Moderate parcels; Model homes with temporary real estate office; Public and private schools; Municipal recreation areas; Public libraries; Private non-commercial recreational facilities; Clubhouses and/or homeowner association meeting places associated with recreational amenities; Residential care facilities for developmentally disabled and mentally ill persons; and Accessory structures and uses necessary and customarily incidental to a permitted use.			Any use permitted without hearing in the SFD district (subject to the SFD minimum standards); Single-family attached dwellings (two units or more); On steep topography exceeding 10%, dwellings that may include building with units located above units, said units shall not compromise more than fifty (50) percent of the allowable number of units in any Single-family Duplex, or Townhome district; Model homes with temporary real estate office; Private non-commercial recreational facilities; Clubhouses, and/or homeowner association and/or special district meeting places associated with recreational amenities; Day care home; Nursing or retirement homes; Residential care facilities for persons sixty (60) years of age or older; Bed and breakfast residences; Public schools; and Accessory structures and uses necessary and customarily incidental to a permitted use.		Single-family attached dwellings of two or more - subject to the SFA minimum standards - entire parcel area must be committed to SFA, if this is the case); Multi-family units; Model homes with temporary real estate office; Private non-commercial recreational facilities; Clubhouses, and/or homeowner association and/or special district meeting places associated with recreational amenities; Day care home; Nursing or retirement homes; Residential care facilities for persons sixty (60) years of age or older; Bed and breakfast residences; Public schools; and Accessory structures and uses necessary and customarily incidental to a permitted use.	
	Uses Allowed Subject to a Public Hearing	Bridal trails, stables and equestrian facilities; Public uses, including libraries; Day Care homes; Small personal care boarding homes; Residential care facilities for persons sixty (60) years of age or older; and Churches and synagogues.			Municipal and public uses and recreational areas; Small specialized group homes, and small personal care boarding homes, as outlined in the Aurora Zoning Code; Churches and synagogues; and Private schools.		Municipal and public uses and recreational areas; Small specialized group homes, as outlined in the Aurora Zoning Code; Churches and synagogues; Private schools; Philanthropic institutions; Small and large child care centers; Bride trails, stables and equestrian facilities; and Parking of recreational vehicles (RV's) only as ancillary to a permitted use.	
GDP Map Areas			12			7, 10, and 11	3 and 9	1, 2, 13, 14, and 15

Planner:



Planning Lead-Use Architecture

710 West Colfax
Denver, Colorado 80204
Fax: 303.892.1186
Phone: 303.892.1166

Owner/Developer:

Alpert Associates
3545 South Tamarac Drive, Suite 300
Denver, Colorado 80237

Category	Sub-category	Single-Family Detached			Single-Family Attached		Multi-Family	
		Large	Medium	Small	Duplex	Townhome	Large	Small
Dwelling Units per Acre (Maximum Allowable)		2.5 DU/AC	17-31 DU/AC	6.0 DU/AC	8.0 DU/AC	7-8.0 DU/AC; 10-8.1 DU/AC; and 11-10 DU/AC	3-10.0 DU/AC and 9-10.0 DU/AC	1-18.0 DU/AC; 2-13.6 DU/AC; 3-20 DU/AC; and 15-18 DU/AC
Acreage			12=40.7			7=7.7, 10=6.9; and 11=13.1	3=11.6 and 9=7.7	1=28; 2=8.2; 13=5.0; 14=19.1; and 15=7.0
Max. # of DU's per Housing Type			12=124			7=62; 10=56; and 11=131	3=116 and 9=77	1=497; 2=112; 13=100; 14=382; and 15=126
Max. Total # of DU's		1185(4508 DU's for a maximum total of 1693) (1793 if CCSD is not utilized for school use & is developed as MF)						
Potential Conversion Acreage		1=28; 2=8.2; 3=11.6; 7=7.7; 9=7.7; 10=6.9; 11=13.1; 12=40.7; 13=5.0; 14=19.1; and 15=7.0	1=28; 2=8.2; 3=11.6; 7=7.7; 9=7.7; 10=6.9; 11=13.1; 12=40.7; 13=5.0; 14=19.1; and 15=7.0	1=28; 2=8.2; 3=11.6; 7=7.7; 9=7.7; 10=6.9; 11=13.1; 12=40.7; 13=5.0; 14=19.1; and 15=7.0	1=28; 2=8.2; 3=11.6; 7=7.7; 9=7.7; 10=6.9; 11=13.1; 12=40.7; 13=5.0; 14=19.1; and 15=7.0	1=28; 2=8.2; 3=11.6; 7=7.7; 9=7.7; 10=6.9; 11=13.1; 12=40.7; 13=5.0; 14=19.1; and 15=7.0	1=28; 2=8.2; 3=11.6; 7=7.7; 9=7.7; 10=6.9; 11=13.1; 12=40.7; 13=5.0; 14=19.1; and 15=7.0	N/A
Potential Conversion Allowance in Units per parcel		1=70; 2=20; 3=29; 7=19; 9=19; 10=17; 11=32; 12=101; 13=12; 14=49; and 15=17	1=112; 2=32; 3=46; 7=30; 9=30; 10=27; 11=52; 13=20; 14=76; and 15=28	1=100; 2=49; 3=69; 7=46; 9=46; 10=41; 11=78; 13=30; 14=114; and 15=42	1=224; 2=65; 3=92; 7=61; 9=61; 10=55; 11=104; 13=40; 14=152; and 15=56	1=280; 2=82; 3=116; 7=77; 14=191; and 15=70	1=336; 2=98; 13=60; 14=229; and 15=84	N/A

Category	Sub-category	Single-Family Detached			Single-Family Attached		Multi-Family	
		Large	Medium	Small	Duplex	Townhome	Large	Small
Potential Total Conversion Acreage		155	114.3	114.3	114.3	88.6	67.3	N/A
Potential Total Conversion Allowance in Units		385	453	683	910	866	807	N/A
Maximum Building Height		35 - 45 feet (Max. ht. of any building shall not exceed 35 ft. where located on finished grades of less than 8%, and 45 ft. where located on finished grades in excess of 8%).						45 feet
Minimum Lot Width	At the street	50 feet	40 feet	38 feet	20 feet		N/A	
	At the front building wall	50 feet	45 feet	38 feet	20 feet		N/A	
	At cul-de-sac or similarly curved streets & flag lots at street	25 feet			20 feet		N/A	
Staggered House Setbacks		See Single-Family Detached Residential Design Ordinance, Section 146-215.			N/A		N/A	
Min. house setbacks from back of walk or curb if no walk exists	At public streets with det. walks	Front or side-loaded garage: 12 feet from back of sidewalk to house building line, exclusive of garage walls.			Front or side-loaded garage: 12 feet from back of sidewalk to house building line, exclusive of garage walls.		25' arterials, collectors, and locals (not including common drives and alleys).	
	At public streets with att. walks	Front or side-loaded garage: 20 feet from back of sidewalk to house building line, exclusive of garage walls.			Front or side-loaded garage: 15 feet from back of sidewalk to house building line, exclusive of garage walls.		N/A	
	Setbacks from private drives & alleys	Setbacks from private drives and alleys without sidewalks will be established, reviewed, and approved by the City of Aurora Planning Department at time of Site Plan						N/A

Category	Sub-category	Single-Family Detached			Single-Family Attached		Multi-Family	
		Large	Medium	Small	Duplex	Townhome	Large	Small
Min. garage & ancillary bldg setbacks from back of walk of adj. street if no walk exists	At public streets with det. walks	Side-load garages: 10 feet from back of sidewalk to garage side wall. Front-load garages: 20 feet from back of sidewalk to garage door.						N/A
	At public streets with att. walks	Side-load garages: 15 feet from back of sidewalk to garage side wall. Front-load garages: 20 feet from back of sidewalk to garage door.						N/A
	Setbacks from private drives & alleys	Setbacks from private drives and alleys without sidewalks will be established, reviewed, and approved by the City of Aurora Planning Department at time of Site Plan						N/A
Minimum Side Yard Setback		7.5 feet	1 - 5 feet (when zero lot-line, a 5' use easement would be utilized)		6 feet		N/A	
Minimum Rear Yard Setback		20 feet	15 feet		10 feet		25' to exterior property lines. Interior property lines to be determined, reviewed and approved by the City of Aurora Planning Department at time of Site Plan.	
		Where lots occur in areas over 8% and "back onto" other lots in the rear, an extra 1.0 foot of setback will be added to the basic 15 feet of minimum (rear yard setback) for every foot of height over 35 feet. Example: If the height of the structure, as measured from the finished grade at the rear wall is 42 feet, then the rear yard setback shall be: 20 or 15 feet + 7 feet = 27 or 22 feet (Minimum rear yard setback).						

Category	Sub-category	Single-Family Detached			Single-Family Attached		Multi-Family	
		Large	Medium	Small	Duplex	Townhome	Large	Small
Corner Lot Side Setback/Building Setback from public local streets		15 feet						20 feet
Setback from Arterials & Collectors (including side and rear yards)		25 feet - including landscape buffers, unless grading or site conditions require reduced setback with incentive features						
Setback of non-residential uses from adjacent residential districts		20' plus 6" of setback for each foot of height over 35' to a maximum of 35' as measured from property line of any residential district.						
Minimum Separation Between Residential Buildings		15 feet		10 feet		One-half the height of the taller of two opposing buildings, or 10 feet, whichever is greater.		
Landscape Area		Residential site plans = Forty-five (45) percent, Non-residential uses in a residential zone = Thirty (30) percent. These percentages include private landscaped areas, playgrounds, recreation areas, wetlands areas, plazas and open air stadiums. The percentage required for residential site plans also includes interior circulation used exclusively for pedestrians. These percentages are calculated from the area within the property lines as shown on the site plan. Although the developer and/or builder is responsible for landscaping and maintaining public rights-of-way adjacent to projects, these areas may not be included in the open space percentage. Parking lots, vehicle and equipment storage areas, service areas and roads are excluded from these percentages.						
		Individual site plans may be exempt from this requirement based on the approval of the overall GDP and the overall common open space network adjacent to these areas.						

- Notes:
- Maximum building height shall be 35' on finished grades of less than 8% and 45' on finished grades in excess of 8%. Maximum building height shall be measured 5 feet out from and perpendicular to a building foundation.
 - In the case of a zero sideyard setback, one sideyard may be 0 feet and the other 10 feet. In all circumstances there shall not be less than 10 feet between structures. A use easement must be utilized. If adjacent to open space, a 6 foot "common yard." No "utility structure or cantilever may protrude into a zero sideyard. This does not apply to duplexes or townhomes.
 - A 15 foot corner sideyard setback shall be permitted only where there are no doors on the side of the house facing the street, or where the side of the garage is the closest structure (existing) adjacent to the street.
 - Off-street parking will be allowed to encroach within setbacks per approved Community Development Guidelines but shall not compromise landscaping and other buffering measures and shall not block sidewalks or project into street.
 - Two (2) car garages (minimum) shall be required for all SFD classifications. RV parking shall be prohibited unless said RV is enclosed in a garage. Garages shall not be allowed to be converted into living spaces without additional enclosed parking being made available.
 - Front yard setbacks shall be staggered when alternate load garages are not provided (per Code 146-215).
 - Where no setback standard is listed, the standard will be established at time of Site Plan.
 - Setbacks for non-residential uses must meet all landscape and buffer requirements as set forth by these standards.

2.2 Architecture

2.2.1 Architecture Standards Matrix

Category	Sub-Category	Single-Family Detached			Single-Family Attached		Multi-Family	
		Large	Medium	Small	Duplex	Townhome	Large	Small
Min. floor area per DU, excluding finished & un-finished basements, attics, & garages.		1800 sq. ft. for ranch and 1900 sq. ft. for two story or more	1500 sq. ft.		1200 sq. ft.		1 BR - 700 sq. ft.; 2 BR - 900 sq. ft.; and 3 BR - 1100 sq. ft. Avg. size greater or equal to 1000 sq. ft.	
Required roof shapes or materials	Minimum quality roof material	Architectural dimensional composite shingles with a minimum 25 year warranty. Metal, wood shake, non-profiled asphalt is prohibited. No black and whites or high contrast colors.					Slate, clay or concrete tile.	
	Minimum roof pitch, rise to run per style	6 to 12					5 to 12	
Garages		See Single-family Detached Residential Design Ordinance, Section 146-215 for 2 car (or less) garages. For 3+ garages, refer the Appendix, Item 2, Saddle Rock Golf Club South Design Guidelines, Section 3.7.	At least half the required parking shall be enclosed within a garage. No carports are allowed. The garages shall incorporate roof types, slope, siding materials and colors which match the principal buildings.			Thirty (30%) percent of the total # of units shall have covered parking. Carports are allowed if constructed using materials equal in quality to the principle buildings. Garages shall incorporate roof types, slope, siding materials, and colors which match the principal buildings.		
Facades	Architectural Elements	Refer the Appendix, Item 2, Saddle Rock Golf Club South Design Guidelines, Section 3.4.		Architecture of all buildings shall incorporate a "360 degree" design, i.e. every elevation of a building shall be architecturally "finished" to a similar degree. Facade articulation and architectural elements such as building breaks, changes in wall planes, gables, windows, balconies, and varied architectural treatment shall be used to avoid long, monotonous walls. Free-standing garages are not required to have windows. Free-standing garages greater than 100 feet in length must have at least one roof break.				
	Elevation Details	Refer the Appendix, Item 2, Saddle Rock Golf Club South Design Guidelines, Section 3.4.		Pilasters, cornices, string courses, window sills or lintels shall be incorporated in the building facade, and must be constructed from brick, case stone, stone, stucco, or concrete detailing.				
	Siding Materials	Refer the Appendix, Item 2, Saddle Rock Golf Club South Design Guidelines, Section 3.4.3.						

Category	Sub-Category	Single-Family Detached			Single-Family Attached		Multi-Family	
		Large	Medium	Small	Duplex	Townhome	Large	Small
Min. % of Masonry including but not limited to stone, brick, and/or stucco.	Elevations facing street	50% or in balance with the architectural detailing						
	Elevations facing golf course or public open space	50% or in balance with the architectural detailing						
	All other elevations	30% or in balance with the architectural detailing						
Decks		Decks greater than 30 inches in height require 16 inches diameter vertical post at design and material matching architecture. All horizontal elements must be stained or painted to match building. Refer the Appendix, Item 2, Saddle Rock Golf Club South Design Guidelines, Section 3.6.		All rear yards decks shall be designed to complement the architecture of the rear elevation. Vertical posts supporting all lower level of said deck(s) shall be a minimum diameter of 1 ft. 4 inches, unless it can be demonstrated that an alternate design complements a specific architectural theme. The columns shall extend past the railing design, and shall be constructed of similar accent materials as are indicated on the front elevation. All deck(s), railing(s) and support members must be painted or stained to complement the overall color mass of the structure.			Shall be architecturally consistent where provided	
Porches/Patios (REAR)		No porch dimension shall be less than 4 feet, measured to inside railing. Should a primary porch be present, the size of the primary porch or patio must be a min. of 50 sq. ft. It is acceptable for a secondary porch or patio to be smaller than the specified dimension for primary porches and patios.						N/A
Mechanical Equipment		No (unscreened) roof mounted swamp coolers allowed.		No mechanical equipment, antennas, aerials, communication towers, or other structures shall be located on the roof unless screened from view per City Code. If no screen is present, then the roof element must be painted to match the color of the roof ballast.				
Building Siting		Refer the Appendix, Item 2, Saddle Rock Golf Club South Design Guidelines, Section 3.8.		Buildings shall be sited to take advantage of golf course and open space corridors. Buildings shall be sited to reinforce street edges and provide privacy from other units and adjacent property.				

Amendment No. 2 - Pine Ridge Ranch GDP

Saddle Rock East

Development Standards and Guidelines

Category	Sub-Category	Single-Family Detached			Single-Family Attached		Multi-Family	
		Large	Medium	Small	Duplex	Townhome	Large	Small
Building Massing	N/A	Buildings greater than 100 feet in length must have at least one roof break and facade articulation in order to avoid long boxes.			Buildings shall be a maximum of 3-story with a maximum footprint of 13,000 s.f. Buildings shall transition to two story along project perimeters.			
Parking	Parking shall meet the requirements of Section 146-1801 et seq. of the Aurora Zoning Code plus one off-street guest space for every two units. Refer the Appendix, Item 2, Saddle Rock Golf Club South Design Guidelines, Section 2.3.	Parking shall meet the requirements of Section 146-1801 et seq. of the Aurora Zoning Code. Tandem parking is allowed and can be counted toward the parking requirements when backing on a private drive, as long as, a 20' space is provided. Handicapped parking shall be provided in each neighborhood at key and centrally located off-street parking locations.						
Length of Building	N/A	Buildings greater than 100 feet in length must have at least one roof break and facade articulation in order to avoid long boxes.			No building shall be longer than 225 feet.			

- Notes:
- Refer to the Landscape section for minimum landscape standards.
 - Rear deck columns to be a minimum of 16 inches in width and extend to the top of the hand rail.
 - If either the City Code 146-215, the GDP, Site Plan or Design Guidelines conflict, the more restrictive regulation shall apply.
 - Non-residential uses in any residential zone shall refer to the Mixed-Use standards in Sections 3.1 and 3.3.

2.3 Assisted Living Standards - Assisted living development shall meet the architectural standards outlined for the Multi-family Development and parking per City Code.

3.0 NEIGHBORHOOD COMMERCIAL/PROFESSIONAL OFFICE, COMMERCIAL, AND MIXED-USE STANDARDS

3.1 Neighborhood Commercial/Professional Office, Commercial, and Mixed-Use Standards Matrix

Category	Sub-Category	Neighborhood Commercial/Professional Office District	Commercial District		Mixed Use District	Recreation Center
			Parcel 4	Parcel 5		
GDP Map Areas		4 and 5	16	15	14	8
Description	Acreage	11.4	14.2	7	19.11.9	
	Floor Area Ratio (F.A.R.)	.28:1	.23:1	.33:1	.23:1	NA
	Gross Floor Area (G.F.A.)	139,043 s.f.	142,267 s.f.	100,624 s.f.	191,351 s.f.	NA
	Administration	All permitted uses are subject to administrative site plan approval. Site Plans may be approved by the Planning Director if the development meets all standards outlined in the General Development Plan. If the development does not meet the standards, requests for waivers, or has other issues which have not been solved to the satisfaction of City Staff, the project may be referred by the Planning Director to the Planning Commission for review at a public hearing.				

3.2 Neighborhood Commercial/Professional Office Standards (Parcel 4 and 5)

3.2.1 Purpose and Intent - The neighborhood commercial area is anticipated to serve the shopping needs of the surrounding neighborhoods. The design of any use within these neighborhood commercial areas shall be a "360-degree" design, i.e., every elevation of a building shall be architecturally "finished" to a similar degree. Likewise, within these commercial districts there shall be architectural compatibility between free standing pads, the main center, and typical details, (i.e., directional signage, trash enclosures, rooftop mechanical screens, etc.), in the form of similar building materials, color, massing, scale, and design details. There shall also be a common landscape concept and a master circulation plan. Architecture and site planning within each neighborhood commercial district will use thematic landscaping and building materials. A palette of compatible roof types, materials, and colors will be developed at the time of site plan for each neighborhood commercial development.

3.2.2 General Requirements

- Drive-Through - Drive through windows shall not face the street unless provided with a sufficient landscaped buffer. Sufficient stacking shall be provided for each drive through lane to prevent spill over into major circulation aisles.
- All 24 hour uses adjacent to residential must be use approval.
- All site plans and plats may be administratively approved unless otherwise noted.

Planner:



Planning Landscape Architecture

710 West Colfax
Denver, Colorado 80204
Fax: 303.892.1186
Phone: 303.892.1166

Owner/Developer:

Alpert Associates
3545 South Tamarac Drive, Suite 300
Denver, Colorado 80237

Category	Sub-Category	Neighborhood Commercial/Professional Office District	Commercial District	Mixed Use District	Recreation Center
Allowed Land Uses	Uses Allowed By Right	Personal services; Retail; Indoor retail trade or service business; Finance office incl. bank, saving & loan & finance company; Professional, business, & administrative, executive & editorial office; Cult. facility, i.e. museum, theater, & art gallery; Outdoor specialty use, including sidewalk cafe, market place & business providing unique congregating place for sale & shopping; Indoor recreational facility which may be designated as integral part of a center; Medical & dental clinic w/ associated office & lab; Public transportation terminal, parking lot & parking building; Small & large child care center; Real estate & general business office; Restaurants; Drive-up facility, provided they are used as an accessory use to permitted use in this section; Club, lodge, fraternal & service organization; Facility for higher education; accessory structure & use necessary & customarily incidental to the above uses. No outdoor storage is permitted.	Refer to Section 3.3 for uses.	Commercial District uses; Multi-family District uses; Independent & assisted living facilities for the care of the aged, developmentally disabled, & mentally challenged individuals; Professional, business, administrative, executive, & editorial offices; Cultural facilities, such as a museum, theater, & art gallery; Outdoor specialty uses, including sidewalk cafes, market places, & businesses that provide unique congregating places for sales & shopping interest; Restaurants; Medical & dental clinics with associated offices & labs; Small & large child care centers; Finance offices, including banks & savings & loans; Real estate & general business offices; Private schools conducted for gain; Churches/synagogues or other places of worship, as long as said place of worship is "free standing" & not related to any other use in this Mixed-Use planning area in question; Accessory structures and uses necessary and customarily incidental to a permitted use.	Outdoor pool; Pool cabana; and parking

Category	Sub-Category	Neighborhood Commercial/Professional Office District	Commercial District	Mixed Use District	Recreation Center
Allowed Land Uses (cont.)	Uses Allowed Subject to Public Hearing	Convenience store with gas pumps, which must be designed as an integral part of the center, subject to Section 41-639 of the Aurora Code; Animal Hospital & clinic; Restaurant, nightclub & cabaret w/ liquor license; Indoor shooting range; Recreational uses; Ambulance services; Restaurants abutting residentially zoned areas with hours of operation between 12:00 a.m. and 6:00 a.m.; Churches/synagogues or other places of worship.	Refer to Section 3.3 for uses.	Convenience store with gas pumps, which must be designed as an integral part of the center, subject to Section 41-639 of the Aurora Code; Any permitted use operating between the hours of 12:00 midnight and 6:00 a.m., abutting a residential land use; Public transportation terminals or parking lots; Governmental and public facilities; drive-up facility, as long as it is used as accessory use to the permitted uses in this section; Clubs and lodges; Institutions for higher education; and all indoor and outdoor recreational facilities other than a swim and tennis club.	
Front Setback		Minimum of thirty (30) feet from the property line, or if the property line fronts on an arterial, a building height to setback ratio of 1:1, whichever is greater. Off-street parking shall be permitted in setback, but shall not compromise landscaping or other minimum buffering.			20 feet
Rear and Side Setback		Adjoining residential units, the minimum shall be twenty-five (25) feet, or a 1:1 building height to setback ratio for heights in excess of thirty-five (35) feet, (as measured from the residential property line). Off-street parking shall be permitted in the setback, but shall not compromise landscaping or other buffering measures. If a Commercial use is developed on Parcel 14, a 15' setback shall be required from Parcel 13.			15 feet
Building Setback		From all property lines, the building should be setback a minimum of ten (10) feet, unless otherwise indicated herein. No commercial type use buildings shall be located within the 50' Buffer/Transition area within Parcel 14.			
Setback from E-470		1:1 building height to setback ratio			
Maximum Building Height		45 feet	60 feet	50 feet	50 feet

Notes:

- Refer to Landscape matrix for minimum landscape area.

3.2.3 Screening and Outside Storage

- Loading Areas - Service and loading areas visible from residences or streets, including E-470, must be screened by fences, walls, landscaping, berms or any combination thereof.
- Trash Enclosures - Trash enclosures shall be shielded from view by placement within buildings, or by enclosure within opaque walls for fences a minimum of six (6) feet in height. Trash storage containers shall not project above the screen wall or fence. Wall and fence materials shall be identical to or complement exterior building materials. Metal gates are required.
- Outdoor Storage - Outdoor storage is not allowed unless it is completely enclosed by a wall which matches the thematic colors and materials of the development. Outdoor storage shall be clearly an accessory use and shall not exceed five (5) percent of the floor area of the principle building. Rental equipment kept outside shall be considered outside storage.
- Outdoor Display - Display of seasonal items is allowed only in areas designated as such on the site plan. Outside display shall not exceed five (5) percent of the gross floor area of the business using the display; outside display shall meet the requirements of Section 146-1659 of the Zoning Code.
- All roof and ground mounted equipment must be fully screened.

3.2.4 Parking Lot Layout and Circulation

- Parking - Parking shall be in accordance with Section 146-1801 et seq. of the Aurora Zoning Code. Compact stalls are not allowed.
- Stack - A stack of at least eight (80) feet in length shall be provided at the intersection of public streets and internal drives serving commercial areas; exceptions may be made administratively where less than full movement intersections are provided.
- Vehicular Circulation - Provide safe vehicular circulation routes around the site using landscaped islands, street buffers, and buildings to define drive aisles.
- Pedestrian Linkages - A pedestrian system shall be provided in neighborhood commercial development which link all uses, parking, and external sidewalks and/or trails. Sidewalks, which are at least five (5) feet wide, will be incorporated into landscaped islands and separated from drive aisles, parking and streets by a tree lawn at least six (6) feet in width. Each parking block shall be served by a grade separated, detached sidewalk.
- Bicycle Parking - Bicycle racks and parking shall be provided for every development. At least one (1) bicycle parking space shall be provided for every twenty five (25) motor vehicle spaces on the lot. Bicycle racks shall be distributed around the site, and should be separated from vehicular drives and parking lots by a three (3) foot separation distance or a curb or other physical barrier.

3.2.5 Architecture

- Facades - Architecture of all buildings shall incorporate "360 degree" design, i.e., every elevation of a building shall be architecturally "finished" to a similar degree. Long, unarticulated facades shall be avoided by employing any combination of the following to create visual interest and shadowlines:
 - textured and/or patterned surfaces
 - projections of exterior building walls
 - recesses and reveals in exterior building walls
 - variations in color
 - window fenestration
 - roof overhangs (see also "Roofs" below) and changes in parapet height.

The facades and roof details shall have the following characteristics:

- strong horizontal orientation and banding
- pitched gable or pitched roofs
- wide roof eaves and overhangs
- glass is predominant, arranged in a horizontal ribbon
- attention to fascia and window detailing
- raised parapets with varied heights

- Entrance - The entrance to the building shall be clearly defined. It shall be integrated into the building's design and architecture by using the following techniques:
 - the entry shall be pedestrian in scale and designed to encourage pedestrian movement
 - landscape areas shall be oriented and focused on the entrance
 - the main entrance shall orient onto the main street(s) and/or parking areas.
- Exterior Materials - All buildings shall be limited to:
 - face brick
 - stone
 - stucco
 - integrally colored, decorative concrete masonry units
 - other materials may be used as an accent feature and limited to no more than 5% of the building facade

At least thirty (30) percent of each facade shall be masonry. Glass is also acceptable but will be considered on an individual basis; one hundred (100) percent glass curtain wall and highly reflective glass are prohibited. When stucco or synthetic stucco is a predominant wall surface material, it shall be used in conjunction with brick, stone, or integrally colored, decorative concrete masonry units. In any combination, stucco shall not constitute more than eight (80) percent of the non-window/door wall surface area. Integrally colored, decorative bandings, columns, pilasters or patterns of a contrasting color and texture will be required so as to avoid a monotonous appearance.

- Colors - The colors black and charcoal, and intense, bright, or fluorescent versions of the colors red, yellow, blue, orange, purple, or green, shall not be used as a predominant wall color on buildings. These colors may be used as building accent colors, but shall not constitute more than ten (10) percent of the area of each elevation of a building. The calculation shall include the exterior surface area (as projected on a vertical plane) of any awnings attached to a building's elevations. All sign areas shall be excluded from this calculation.
- Roofs - Roofs are to be a prominent and complimentary element of a building's architecture and shall use the following criteria:
 - buildings with flat roofs shall be designed to create visual interest by using variations in parapet height and shape.
 - pitched roofs shall be integrated into a building's architecture and used to accent its facade by identifying entrances, provide pedestrian arcades, etc.
 - large, monolithic expanses of pitched roofs shall be avoided
 - materials such as concrete, clay or slate tiles, or high profile asphalt shingle shall be used on all pitched roof surfaces.

- Mechanical Equipment - All roof-mounted and ground-mounted mechanical equipment shall be screened by using a method and materials integral to the architecture of the building. Individual screening of rooftop units is not permitted. The top of the screen shall be of a height equal to the highest point of the equipment. When screening is necessary, mechanical screens shall be of a material and color matching the principal building.
- Accessory Buildings and Fence Walls - The design of all accessory buildings such as car washes, fences, and screen walls shall be consistent in terms of architectural style, materials, finish, and color with the architectural themes and materials established for the development.
- Standardized Architecture - Standardized architectural designs commonly employed by national regional businesses, such as fast food restaurants and "chain" stores shall not be permitted unless they meet the standards and principals of this General Development Plan.
- Adjacent Development - Where such an adjacent development contains existing buildings which exhibit a specific architectural theme or unity of materials, the design of buildings shall also incorporate such themes and materials. If an architectural theme is proposed for the entire non-residential tract, no such compatibility requirement shall be imposed.
- Sides facing residential areas shall incorporate "360 degree" design of architecture, i.e., every elevation of a building shall be architecturally "finished" to a similar degree. Refer to the Appendix, Table 1 for Minimum Landscape Buffer Widths for Commercial and Multi-family Areas.

3.2.6 Lighting

- Downcast Lighting - All lighting mounted on buildings or poles shall be downcast and without drop lenses. Buildings may be lit externally but only if the source of light is not visible from adjacent parcels or rights-of-way. Any wall pack shall be downcast and the lenses shielded.
- All lighting on the underside of canopies shall be flush with, or recessed above the underside of the canopy surface. Canopy may not be externally lit. A fascia accent band of up to nine inches in width may be internally illuminated.
- Internally lighted fascias or awnings are not allowed, except as outlined in "b" above.
- Lighting shall include only-color corrected high pressure sodium, halogen or mercury vapor to avoid excessive light color variety.

3.2.7 Service Station Canopy Design

- The materials, colors and form on the fueling area canopy shall reflect those used on other structures on the site. This standard shall not be interpreted to require that fueling area canopy fascias be surfaced in brick or masonry.
- Columns - The cross section of canopy columns shall have a minimum width of twenty four (24) inches and depth of sixteen (16) inches, except that round columns shall have a minimum diameter of twenty four (24) inches. All columns shall be faced with brick, stucco, or decorative masonry block to match the wall materials of the main building. Columns may be any shape, as long as they meet the minimum dimensional standard listed above for their full height.
- Setbacks - The canopy shall be setback at least thirty five (35) feet from a public right-of-way, as measured from the edge of the canopy.

3.2.8 Signs - Refer to Section 5.0, Project Signage for additional information.

3.3 Commercial Standards (Parcels 14, 15 and 16)

- Objective - All E-470/Gartrell Interchange commercial tracts shall be cohesive, master planned tracts, with all areas sharing the architectural and landscaping themes. Each commercial bubble will be allowed to create its own identity within the overall theme established for the commercial areas at Eagle Bend and Saddle Rock East. A palette of compatible roof types, materials, and colors is developed as part of these standards. Both parcels and anchor stores shall incorporate thematic materials, roof types, and colors.
- Administration - All permitted uses in the commercial zones are eligible for administrative site plan approval. Site plans may be approved by the Planning Director if development meets all the standards outlined in this section of the General Development Plan. If the development does not meet the standards, or has other issues which have not been resolved to the satisfaction of City Staff, the project may be referred by the Planning Director to the Planning Commission for review at a public hearing.

3.3.3 Uses Permitted:

- Retail Business stores and shops
- Banks with accessory ATM facilities
- Offices, including medical clinics
- Restaurants, including accessory dance floors, bars, and drive-through uses (Drive-through uses only permitted within Commercial Parcel 16)
- Theaters, family entertainment and comedy clubs
- Personal service shops
- Membership warehouse
- Service station, including combination facilities (accessory car wash and restaurant) Not allowed within Parcel 14 - See prohibited uses below
- Motels
- Health and fitness clubs
- Indoor Self-Storage Facilities

Amendment No. 1 - Pine Ridge Ranch GDP

Saddle Rock East

Development Standards and Guidelines

3.3.4 Prohibited Uses and 24-Hour Uses:

- a. Prohibited Uses - Any use not specifically listed is prohibited, including pawn shops, adult books and entertainment, automobile sales, and car wash as primary use. Given the compatibility of a proposed use, the Planning Director may determine if a proposed development may be considered as a permitted use.
- b. 24-Hour Uses - ~~Uses operating between the hours of 12:00 a.m. and 6:00 a.m. are not allowed; amendments regarding after hours uses must be consistent with Zoning Code Section 146-1252.~~
- c. A maximum of two services stations shall be allowed to develop within the four commercial corners of the E-470/Gartrell Road interchange. Included within the four corners are Parcels 15 and 16. Once the two stations are developed, no other stations will be permitted in the remaining tracts.

In accordance with
Revised

3.3.5 Commercial Parcel Gartrell/E-470 Intersection

- a. Tract Master Plan - Before or concurrent with the submittal of a site plan application for a particular tract, the developer shall submit a master plan for the development of the tract (as designated in the adopted GDP/PDP). A master plan for parcel 14 and 16 shall contain the following minimum acreage reservations for site anchor(s):

Parcel	Anchor Reservation S.F.
Parcel 14	60,000 s.f.
Parcel 16	65,000 s.f.
- b. Anchor Sites - Once the Tract Master Plan is administratively approved, reductions of the size of anchor stores cannot be administratively approved if the reduction exceeds 15 percent. Such a reduction would need to be granted by the Planning Commission as a site plan amendment.
- c. Pad Layout
 - Pads shall not be sited to obstruct the view of the anchor stores; no more than once pad for every five acres of gross site area is allowed.
 - Pads shall not be placed in the corners of the commercial bubbles.
- d. Setbacks - Building and parking setbacks shall meet the requirements of the Minimum Landscape Buffer Widths, as outlined in Table 1 in the Appendix.
- e. Drive-Through - Drive through windows shall not face the street unless buffered to view corridor standards, as outlined in Table 1 in the Appendix. Sufficient stacking shall be provided for each drive through land to prevent spill over into major circulation aisles.
- f. Height - The maximum height of a building shall not exceed 60 feet.

3.3.6 Screening and Outside Storage

- a. Loading Areas - Service and loading areas visible from residences or streets to be screened by fences, walls, landscaping, berms or any combination thereof.
- b. Trash Enclosures - Trash enclosures shall be shielded from view by placement within buildings, or by enclosure within opaque walls for fences a minimum of six feet in height. Trash storage containers shall not project above the screen wall or fence. Wall and fence materials shall be identical to or complement exterior building materials. Gates are required and should be constructed of vinyl coated chain link fence with tennis screen or an upgraded gate may be proposed.
- c. Outdoor Storage - Outdoor storage is not allowed unless it is completely enclosed by a wall which matches the thematic colors and materials of the development. Outdoor storage shall be clearly an accessory use and shall not exceed five percent of the floor area of the principle building. Rental equipment kept outside shall be considered outside storage.
- d. Outdoor Display - Display of seasonal items is allowed only in areas designated as such on the site plan and shall not be used as display for living plants and related nursery items. Outside display shall not exceed five percent of the gross floor area of the business using the display; outside display shall meet the requirements of Section 146-1659 of the Zoning Code.

3.3.7 Parking Lot Layout and Circulation

- a. Parking - Parking shall be in accordance with Section 146-1801 et seq. of the Aurora Zoning Code. Compact stalls are not allowed.
- b. Stack - A stack of at least 80 feet in length shall be provided at the intersection of public streets and internal drives serving commercial areas; exceptions may be made by the Planning Director where less than full movement intersections are provided.
- c. Vehicular Circulation - Provide safe vehicular circulation routes around the site using landscaped islands, street buffers, and buildings to define drive aisles. Large parking lots should be divided into parking blocks of no more than 120 stalls. Line up access to parking blocks along internal drives to facilitate the safe movement of traffic. Drive aisles in excess of 500 feet should be offset to prevent excessive speed.
- d. Pedestrian Linkages - A pedestrian system shall be provided in commercial development which links uses, parking, and external sidewalks and/or trails. These sidewalks, which are at least six feet wide, should be incorporated into landscaped islands and separated from drive aisles, parking and streets by a tree lawn at least six feet in width. Each parking block shall be served by a grade separated, detached sidewalk.
- e. Bicycle Parking - Bicycle racks and parking shall be provided for every development. At least one bicycle parking space shall be provided for every 25 motor vehicle spaces on the lot. Bicycle racks shall be distributed around the site, and should be separated from vehicular drives and parking lots by a three foot separation distance or a curb or other physical barrier.

3.3.8 Architecture

- a. General - The intent of the architectural standards is to create an overall theme for all the commercial development within Eagle Bend and Saddle Rock East. Each commercial development is expected to create its own identity within the general framework of the architectural theme.
- b. Facades - All architectural elevations shall be consistent from the front, rear and side elevations in terms of materials and design elements and articulation. Long, unarticulated facades shall be avoided by employing any combination of the following to create visual interest and shadowlines:
 - textured and/or patterned surfaces
 - projections of exterior building walls
 - recesses and reveals in exterior building walls
 - variations in color
 - window fenestration
- c. Entrance - The entrance to the building shall be clearly defined. It shall be integrated into the building's design and architecture by using the following techniques:
 - the entry shall be pedestrian in scale and designed to encourage pedestrian movement
 - landscape areas shall be oriented and focused on the entrance
 - the main entrance shall orient onto the main street(s).
- d. Exterior Materials - All buildings shall be limited to:
 - face brick
 - stone
 - stucco
 - integrally colored, decorative concrete masonry units
 - other materials may be used as accent features and limited to no more than 5% of a building's facade.

At least 50% of the net facade shall be masonry. Of the 50%, at least 10% shall be a stone material to match the monumentation of the active adult community. Glass is also acceptable but will be considered on an individual basis; 100% glass curtain wall and highly reflective glass are prohibited. When stucco or synthetic stucco is a predominant wall surface material, it shall be used in conjunction with brick, stone, or integrally colored, decorative concrete masonry units. In any combination, stucco shall not constitute more than 80% of the non-window/door wall surface area. Integrally colored, decorative concrete masonry units may be used as an exterior wall surface, but shall contain decorative bandings, columns, pilasters or patterns of a contrasting color and texture so as to avoid a monotonous appearance.
- e. Colors - The colors black and charcoal, and intense, bright, or fluorescent shall not be used as a predominant wall color on buildings. These colors may be used as building accent colors, but shall not constitute more than 10% of the area of each elevation of a building. All sign areas shall be excluded from this calculation. The calculation shall include the exterior surface area (as projected on a vertical plane) of any awnings attached to a building's elevations.
- f. Roofs - Roofs are to be a prominent and complimentary element of a building's architecture and shall use the following criteria:
 - buildings with flat roofs shall be designed to create visual interest by using variations in parapet height pitched roofs shall be integrated into a building's architecture and used to accent its facade by identify entrances, provide pedestrian arcades, etc.
 - large, monolithic expanses of pitched roofs shall be avoided materials such as seamed architectural metals, and concrete, clay, or slate tiles shall be used on all pitched roof surfaces.
 - on sloping, visible roofs, asphalt shingles is not allowed.
 - internal roof drains are required.

- g. Mechanical Equipment - All roof-mounted and ground-mounted mechanical equipment shall be screened by using a method and materials integral to the architecture of the building. Individual screening of rooftop units is not permitted. The top of the screen shall be of a height equal to the highest point of the equipment. Mechanical equipment shall be painted to match roof ballast.
- h. Accessory Buildings and Fence Walls - The design of all accessory buildings such as car washes, fences, and screen walls shall be consistent in terms of architectural style, materials, finish, and color with the architectural themes and materials established for the development.
- i. Standardized Architecture - Standardized architectural designs commonly employed by national regional businesses, such as fast food restaurants and "chain" stores shall not be permitted.
- j. Adjacent Development - Where such an adjacent development contains existing buildings which exhibit a specific architectural theme or unity of materials, the design of buildings shall also incorporate such themes and materials. If an architectural theme is proposed for the entire non-residential tract, no such compatibility requirement shall be imposed.
- k. Paving Materials - Colored high quality unit pavers, in pedestrian crossing, store entrances, and other critical, pedestrian oriented areas of the development shall be required.

3.3.9 Lighting

- a. Downcast Lighting - All lighting mounted on buildings or poles shall be downcast and without drop lenses. Buildings may be lit externally but only if the source of light is not visible from adjacent parcels or rights-of-way. Any wall pack shall be downcast and the lenses shielded.
- b. Service Station Canopy Lighting - Lighting on the underside of canopies shall be flush with, or recessed above the underside of the canopy surface. Canopy may not be externally lit. A fascia accent band of up to nine inches in width may be internally illuminated.
- c. Internal Lighting - Internally lighted fascias or awnings are not allowed, except as outlined in "b" above.
- d. Color Cast - Lighting shall include only color corrected high pressure sodium, mercury vapor, or metal halide to avoid excessive light color variety.
- e. All exterior building floodlights and parking lot lights, except those required for security as provided herein, must be extinguished within one hour after the end of business hours and remain extinguished until one hour prior to commencement of business hours. For reasons of security, a maximum average level of five foot candles at entrances and loading docks and one foot candle on the rest of the structure, and thirty percent of the total lights used for parking lot illumination may remain in operation during such period.
- f. Parking Lot Lighting - Maximum fixture height for pole mounted parking lot will be 25'. Maximum average foot candles for parking lot areas will be 2'.
- g. Pedestrian Lighting - Pedestrian and wall mounted fixtures will be compatible in form and color with both vehicular lighting and architectural features.

3.3.10 Service Station Canopy Design

- a. All service stations shall meet City of Aurora Filling Station Design Standards.
- b. The materials and forms on the fueling area canopy shall reflect those used on other structures on the site. This standard shall not be interpreted to require that fueling area canopy fascias be surfaced in brick or masonry.
- c. Canopies shall be colored off-white, beige, or light earth tones.
- d. Setbacks - Refer to City of Aurora Filling Station Design Standards for setback information.

3.3.11 Signs - Refer to Section 5.0, Project Signage for additional information.

3.4 Mixed-Use Standards (Parcel 14)

- 3.4.1 Purpose and Intent - The mixed-use district is anticipated to serve the needs of the surrounding mixed use neighborhoods, as well as, a regional market. Architecture and site planning within the district will use thematic landscaping and building materials. A palette of compatible roof types, materials and colors will be developed at time of site plan for each mixed use development. Both pads and anchor stores shall incorporate thematic materials, roof types and colors. The design of any use within the mixed use areas shall be a "360-degree" design, i.e., every elevation of a building shall be architecturally "finished" to a similar degree. Likewise, within these districts there shall be architectural compatibility between free standing pads, the main center, and typical details, (i.e., directional sign age, trash enclosures, rooftop mechanical screens, etc.), in the form of similar building materials, color, massing, scale and design details. There shall also be a common landscape concept and a master circulation and parking plan.

3.4.2 General Requirements

- a. Parking - Parking shall meet the requirements of Section 146-1801 of the Aurora Zoning Code.
- b. If a mixed-use area develops as a residential use, then the Multi-family standards found in this document shall apply. In this case, the "Buffer/Transition Area" identified on the GDP plan would not be required.
- c. If a mixed-use area develops as a commercial use, then Section 3.3 shall apply. In this case, the "Buffer/Transition Area" identified on the GDP plan would be required and could not be reduced in width under any circumstances. The buffer would be required to be 50 feet in width and no commercial type use buildings will be allowed within this area. Uses Allowed Subject to Public Hearing would be restricted from this area.
- d. If a mixed-use area develops as an assisted living use, then Section 2.3 shall apply. In this case, the "Buffer/Transition Area" identified on the GDP plan would not be required.

4.0 LANDSCAPE

4.1 Overall Landscape Standards

- 4.1.1 Tree Preservation - When designing a site, desirable existing trees, 4" caliper or greater, shall be preserved, relocated, or mitigated according to policy. To begin the process, prepare a tree survey of all existing trees measuring 4" caliper or greater that will be impacted by development. In some cases, existing trees may be shown on the site plan in lieu of a tree survey.

Staff will inspect the impacted trees and prepare a tree preservation report. Each tree will be evaluated and recommendations will be made for preservation, relocation, and mitigation.

To complete the process a mitigation table will be prepared and added to the landscape plan. The table shall include the following in caliper inches:

- a.) Existing
- b.) Excluded
- c.) Removed
- d.) Relocated or Remaining
- e.) New
- f.) Total

The new City Black Forest Ordinance will apply.

- 4.1.2 Wetland 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 process.

Wetlands are defined as areas having 1) hydric soils (in the area or close by if area has been under agriculture), 2) associated water-adapted hydrophytic plant materials, and 3) natural surface inundation of water for fifteen (15) consecutive days of the growing season or soils naturally saturated to the surface for twenty-one (21) consecutive days of the growing season, (all three must be present to meet the definition).

Existing Wetlands should be sustainable without the introduction of manually directed water, and are ideally created as a result of a high water table or flowing streams. Wetlands cannot be irrigated by manual or automatic means. The re-direction of a site's water to detention/retention areas in amount sufficient to maintain obligate plant species is allowable. Specification of required plant materials is covered in the 404 permit guidelines and are included with attached plant lists located in the Appendix, Item 6.

Wetlands shall be designed and maintained to present an aesthetically pleasing appearance. A maximum of fifty (50) percent of a site's landscaping may be committed to Wetlands.

4.1.3 Landscape Buffers

- a. General Information - The perimeter of all sites will be buffered with landscaped areas. Minimum buffer widths shall be measured inward from a site's property line; not from the edge of a sidewalk or curb.

For commercial and multi-family uses, minimum buffer widths and incentive features may be found in Table 1 in the Appendix.

Landscape buffers pertaining to residential uses may be found in Table 2 in the Appendix.

A summary of landscape buffer widths may be found in Table 2 in the Appendix.

- b. Buffer Requirements - A description of Saddle Rock East view corridors, buffer widths and incentive features may be found in Table 3.

Drainage ways and detention ponds should be incorporated visually into the development by using a landscape buffer, open fence styles and sensitive site plan design; they shall not be treated as the back doors of developments. See Table 3 in the Appendix for buffering and landscaping requirements.

Planner:



Planning
Landscape Architecture

710 West Colfax
Denver, Colorado 80204
Fax: 303 892 1186
Phone: 303 892 1166

Owner/Developer:

Alpert Associates
3545 South Tamarac Drive, Suite 300
Denver, Colorado 80237

Amendment No. 1 - Pine Ridge Ranch GDP

Saddle Rock East

Development Standards and Guidelines

4.1.4 View Corridors - View corridors in Saddle Rock East are E-470, Arapahoe Road, Gartrell Road, and Piney Creek natural open space. Since developments adjacent to these corridors are highly visible, a strong emphasis shall be placed on sensitive landscape treatments which will afford pleasant visual experiences from these corridors. See Table 3 in the Appendix for buffer widths, incentive features and buffer landscaping requirements.

- a. Standard buffer strip landscape features at E-470, Arapahoe Road, Gartrell Road, and Piney Creek natural open space.
 - Standard buffer width shall be 20' minimum measured from the property line. See Table 3 in the Appendix.
 - Plant a total number of trees and shrubs equal to one tree and 10 shrubs per 30 lineal feet of frontage. Trees shall consist of large deciduous shade tree species and large evergreen tree species. Number of evergreen trees must equal 50% of the total number of trees. Shrubs may consist of tall deciduous species and evergreen species planted a minimum of 5' o.c. Shrubs should be massed and planted between tree groups.
 - Like tree species may be grouped with spacing not less than 25' o.c. for deciduous species and 15' o.c. for evergreen tree species. Maximum distance between groups may not exceed 45' o.c.
 - Planting a single row of trees the full length of the buffer will be discouraged.
- b. Incentive Landscape Features for view corridors next to E-470, Arapahoe Road, Gartrell Road, and Piney Creek natural open space minimum buffer widths and incentive features are provided in Table 3 in the Appendix.
 - Berms - Where landscape berms are provided, their slopes shall not exceed a ratio of one foot of rise for every three feet of run.
 - Masonry Walls - Incentive masonry walls 6 feet to 8 feet height, faced with integrally colored decorative masonry block, stone, stucco, or brick to match or blend with the materials used on other site buildings. Masonry walls may be used to screen loading areas from public view or to accentuate or buffer noise from the adjacent road.
 - Upgraded Minimum Plant Sizes - Incentive size upgrades shall consist of the following minimum sizes: (Table 1, Row 4)
 - (a) Shade trees at 3 1/2" caliper; (b) Ornamental trees at 2 1/2" caliper; and (c) Evergreen trees at 10 foot height.

4.1.5 Parking Lot Landscaping and Screening - Provide the following parking lot landscaping:

- a. Landscaping
 - Multi-family - Provide one landscaped island for each ten on-site parking spaces provided. Parking lot landscape area shall also meet or exceed 5% of the total parking area. Each single row island shall be a minimum of 171 (9' X 19') square feet and each double row island shall be a minimum of 342 (9' X 38') square feet. All islands shall be protected by concrete curbs, and consist of one shade or ornamental tree, sodded berms (if wider than 12 feet), or under story shrubs. Plant shrubs to provide 100% coverage for each island.
 - Commercial, Neighborhood Commercial/Professional Office, Mixed-Use, and Recreation Center - Provide one landscaped island for each fifteen on-site parking spaces provided. The number of contiguous parking spaces shall not exceed fifteen spaces in any row. Each single row island shall be a minimum of 171 (9' X 19') square feet and each double row island shall be a minimum of 342 (9' X 38') square feet. All islands shall be protected by concrete curbs, and consist of one shade or ornamental tree, sodded berms (if wider than 12 feet), or under story shrubs. Plant shrubs to provide 100% coverage for each island.
- b. Screening - If berms are not feasible, a dense planting of evergreen and deciduous trees and shrubs should provide equivalent screening. Parking lot screening should be integrated into adjacent buffers and street frontages. All spacing listed below are minimum allowable:
 - Shrub species - 3 feet on center.
 - Evergreen trees - Locate in odd numbered groups with spacing between individual trees not to exceed 15 feet on centers.

4.1.6 Building Landscaping - Buildings in Saddle Rock East will be landscaped according to the following standards:

- a. Foundation landscaping is required when buildings are visible from public streets, view corridors, public open space, or residential neighborhoods. Five percent of the total landscaped area of a site shall be designated as foundation landscaping.
- b. Foundation landscaping must be installed in plant beds, raised planters, or in plant vaults covered by tree grates.
- c. Plant beds must be a minimum of 8' wide; planters a minimum of 4' wide; and tree grates a minimum of 4' x 4'.
- d. All foundation landscaping must be watered by an automatic irrigation system.
- e. These plant groups are recommended for foundation landscaping. See the plant list for recommended species.
 - A variety of deciduous flowering and evergreen shrubs with vertical and horizontal growth habits.
 - Ground covers.
 - Annuals, and perennial flowering species.
 - Multi-stemmed and single trunk ornament trees large shrub species.

4.1.7 Plant Material Requirements - Landscaping shall consist of trees, shrubs, ground covers, annual and perennial flowering species, turf grasses, mulches, and automatic irrigation. Landscape materials may also be used to define space, and create visual interest. A plant list of recommended plant material for Saddle Rock East may be found in the Appendix.

Select a variety of plant species including deciduous and evergreen trees, and deciduous and evergreen shrubs should be chosen for seasonal interest.

All plant material shall be installed in the following minimum sizes

- a. Shade trees - 2 1/2" caliper.
- b. Ornamental trees - 2" caliper.
- c. Evergreen trees - 6' height min.
- d. All shrubs - 5 gallon container.
- e. Ground cover, annuals, and perennials - no restrictions.

The following sizes shall be provided by non-residential projects along those property lines adjacent to residential uses, as well as, common open space tracts.

- a. Large deciduous trees - 3" caliper.
- b. Ornamental deciduous trees - 2-1/2" caliper.
- c. Evergreen trees - 8 to 10' height.
- d. Shrubs - same as above.
- e. Ground cover/perennial - same as above.

Thorny plant material shall not be located adjacent to public walks. Clear space above public walks shall be eight feet (8') or greater.

4.1.8 Plant List - A plant list of recommended plant material for Saddle Rock East may be found in the Appendix. Refer to Section 4.1.7 for minimum plant sizes.

4.1.9 Turf Regulations - In order to maintain green lawns during possible periods of water shortage, City Ordinance 80-47, [Sections 39-79 through 39-81] prohibits the open space in non-residential sites from having more than fifteen (15) percent of the site in Kentucky bluegrass. Residential areas cannot exceed fifty (50) percent of the landscaped area in Kentucky bluegrass. [The ordinance also requires the amendment of all turf area soils with a minimum of three (3) cubic yards per one thousand (1,000) square feet of lawn area. These materials are to be tilled to a depth of six (6) to eight (8) inches into the soil. Acceptable organic matters (excluding that from Colorado origin), or aged/treated manure's. Topsoil is not considered an acceptable organic matter.

Turf areas will be separated from planting beds wherever possible and irrigated as a high water-use zone according to Section 4.1.10, below. No turf shall be planted in parking islands, or in strips less than twelve (12) feet in width. Plantings of turf shall similarly be discouraged in areas around hydrants, tree trunks or above ground valves or utilities. Large areas of turf where no activity or pedestrian circulation occurs are discouraged. In place of these areas, mulched plantings are recommended to maintain a green and water efficient landscape. Where additional turf areas are desired, alternate turf species that tolerate circulation, extended drought, and/or provide for reduced maintenance requirements have been provided on the list.

4.1.10 Irrigation - Automatic irrigation is required for all developments. Developments with large areas of restorative grasses shall provide irrigation for a minimum of three (3) years. However, permanent irrigation shall be provided for trees and shrubs within these areas.

The contractor shall achieve coverage of native grass greater than 75% of seeded areas with no bare spots greater than two (2) square feet. The establishment period shall be through the fall of second growing season. The owner shall reseed all areas not meeting the criteria for coverage at the end of the establishment period. In addition, the contractor shall reseed any areas not showing significant signs of establishment at the end of each growing season as directed by the City.

If the development has common landscaped areas -- areas designated as tracts -- they must include area calculations for each specific area depending on water usage. To assess irrigation tap fees the Utility Department has divided landscape tracts into water conserving landscaped areas (non-turf), and non-water conserving landscaped areas (turf), and non-irrigated areas (pavement, etc.). A table summarizing these areas shall be provided on the landscape plan and will be utilized for assessing fees. Call the utility department to request a copy of the new ordinance Sec. 39-68 and Sec. 39-83 or for additional information.

Foundation landscaping in areas of expansive soils may be exempt from normal irrigation requirements upon submittal of a soils report.

4.1.11 Non-Living Materials - No 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. Ground cover, 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.

4.1.12 Drive-Thru Windows - Shall be screened from adjacent properties as specified in Table 1, see Appendix and in Section 3.0.

4.1.13 Fences and Fence Canyons - Only open style fences are permitted within this development except where noted within the development standards.

4.1.14 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 recirculating water features. Water quality enhancement areas within the bottom of the pond shall be planned 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 publicly maintained facility shall be no steeper than 4:1.

Pond grading should be designed to accommodate access for maintenance. Rockscaped or rip-rap slopes except when necessary for erosion control are discouraged.

Pond depth should generally be limited to not more than six feet. When it has been determined by Planning that the aesthetics of a pond is important, retaining wall height shall be limited to 30 inches. Walls over 30 inches shall be terraced. The distance between terraced retaining walls shall be a minimum of 3 feet to accommodate landscaping.

Retaining walls, or head walls visible to the public view shall be designed to incorporate architectural materials complementary to building or architectural design. Refer to Section 7.0, Walls, for additional information.

Landscape requirements for areas surrounding Detention, Retention, and Water Quality Ponds:

- a. Where Detention, Retention, and Water Quality areas abut a city street, adjacent frontage shall be landscaped according to criteria found in Section 4.4.2. The remainder of the surrounding area will be landscaped at one tree and 10 shrubs per each 4000 square feet of tract area. Public or private street frontage landscape may be counted towards the detention, retention, and water quality areas landscaping quantities.
- b. All other detention, retention, and water quality areas shall be landscaped at one tree and 10 shrubs per each 4000 square feet of tract area.

4.1.15 Site Distance Triangles - All sight distance triangles as required by the Traffic Division of the Department of Public Works shall be shown. Plant material located within these triangles shall not exceed twenty-six (26") inches in height at maturity. If a berm is present, the height of the berm plus the mature height of the plant shall not exceed twenty-six (26") inches.

4.1.16 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. An appropriate seed mixture should be chosen with seeding to occur in the spring of the year to take advantage of natural moisture. Seeding done outside of these periods shall have supplemental irrigation for establishment. All seeded areas shall be tilled, seeded, and mulched. Developers unsure of seeding mixtures and methods should confer with the Soil Conservation Service or CSU extension service.

4.1.17 Common Open Space - Landscaping in common open space areas will consist of trees and seeded or sodded turf. The number of shade or evergreen trees will be equal to one tree for each 4,000 square feet of area. Turf species will consist of drought tolerant species. Landscaping will be consistent with the development's thematic concept.

4.2 Residential Development - Single-Family Detached (SFD)

Landscape standards in this section are applicable for all parcels that develop with a single-family detached land use.

4.2.1 Front Yard Landscape Requirements - In order to insure a consistently pleasant experience for an entire community, the builder, developer, or homeowner is required to provide front yard landscaping for all homes in single-family developments; This landscaping will comply with front yard landscape standards as found in Section 146-215 of the City of Aurora Building and Zoning Code and the Appendix, Item 2, Section 4.5 whichever is greater.

4.2.2 Rear Yard Landscape Requirements - If rear yard landscape requirements are pursued on a case by case basis. Standards will be established for review and approval by the City of Aurora at time of Site Plan submittal.

4.2.3 Standard Streetscape Landscape Features - The following landscape requirements shall be applicable for private and public right of way:

- a. Plant a total number of trees equal to one tree per 40 lineal feet of public or private right of way exclusive of guest parking pull-offs. Street trees shall be counted toward front yard landscape requirements.

4.3 Residential Development - Single-Family Attached (SFA) and Multi-family (MF) Development

Landscape standards in this section are applicable for all parcels that develop with single-family attached and multi-family land uses.

4.3.1 Single-Family Attached and Multi-Family Landscape Requirements - These developments shall comply with the criteria found within these guidelines:

- b. Planting Criteria - The perimeter surrounding each unit shall be landscaped with trees, shrubs, and annual and perennial flowers. Plant beds will be a minimum of 8 feet wide and shall consist of landscaping, mulch over weed barrier, edging when adjacent to turf, and automatic irrigation. Plantings shall be arranged to screen utility hardware and mechanical equipment, define entrances, screen headlights, and soften featureless walls.

Total number of plants at 1.15 plants for each 5 lineal feet of unit perimeter footage. Of which:

- 5% shall be trees. A mixture of evergreen and deciduous trees shall be provided.
- 15% shall be tall shrubs - greater than 6 feet at maturity.
- 80% shall be shrubs. Shrubs shall include a mixture of evergreen and deciduous varieties for seasonal interest.

Perimeter calculations: Unit length + unit width x 2.

Garage entrances shall be separated by a landscape strip 3' wide minimum. These strips shall be planted with living plant material according to requirements found in Section 4.1.11, Non-Living Plant Material.

Trees and/or tall growing shrub species will be located within shrub beds at building corners, primary entrances, and along expanses of featureless walls.

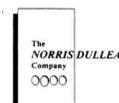
Common areas in Multi-family developments will be landscaped with a number of deciduous and evergreen trees equal to 20 trees per acre of landscape area.

- Trees that may not be included in common area calculations are:
- Trees contained in plant beds that surround buildings and accessory structures.
 - Street trees located in the right-of-way.
 - Shade and ornamental trees that are planted in parking lot islands.

4.3.2 Standard Streetscape Landscape Features - The following landscape requirements shall be applicable for all lands that are adjacent to private and public right of way:

- a. Plant a total number of trees equal to one tree per 40 lineal feet of public or private right of way. Street trees shall be counted toward front yard landscape requirements.

Planner:



Planning
Landscape Architecture

710 West Colfax
Denver, Colorado 80204
Fax: 303 892 1186
Phone: 303 892 1164

Owner/Developer:

Alpert Associates
3545 South Tamarac Drive, Suite 300
Denver, Colorado 80237

Amendment No. 1 - Pine Ridge Ranch GDP

Saddle Rock East

Development Standards and Guidelines

4.4 Commercial Development

Landscape standards in this section are applicable for all parcels that develop as a commercial land use.

- 4.4.1 Standard Buffer Strip Landscape Features at Non-Street Frontages
- Buffers adjacent to non-residential areas - Provide a total number of trees equal to one tree for each 45 lineal feet of buffer (fractional requirements to be rounded up).
 - Buffers adjacent to residential areas - Provide a total number of trees equal to one tree 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 a least 50% of the total number of trees. Refer to Section 4.1.5 for additional requirements.
 - 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.
- 4.4.2 Standard Streetscape Landscape Features - Neighborhood Commercial development will be required to comply with the new street cross sections for street trees.
- 4.4.3 Incentive Landscape Features for Standard Non-Street Frontages and Standard Streetscape Landscape Features - Minimum buffer widths are provided in Table 1 in the Appendix.
- Berms
 - Plant material upgrades
 - Low decorative masonry or stucco wall. Refer to Appendix, Item 9, for additional information.
 - High decorative masonry or stucco wall. Refer to Appendix, Item 9, for additional information.
 - Low landscaped hedge
 - Tall landscaped screen
- 4.4.4 Incentive Landscape Features - Incentive landscape features standards 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.
- Landscape Berms - Where landscape berms are provided, the slopes shall not exceed a ratio of one foot of rise for every three feet of run. Berms shall undulate in order to avoid a linear appearance.
 - 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 (See Table 1, Row 3).
 - Tall Landscape Screens - Incentive feature tall landscape screens shall consist of:
 - 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 (Table 1, Row 7).
 - Low Masonry Wall - Incentive low walls shall consist of walls 2 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 (Table 1, Row 6).
 - Upgraded Minimum Plant Sizes - Incentive size upgrades shall consist of the following minimum sizes (Table 1, Row 4):
 - Shade trees at 3 1/2" caliper; (b) Ornamental trees at 2 1/2" caliper; and (c) Evergreen trees at 10 foot height.

4.5 Landscape Standards Matrix

Category	Sub-category	Single-Family Detached			Single-Family Attached		Multi-Family		Neighborhood Commercial/Office	Commercial District	Mixed Use District	Recreation Center
		Lg.	Med.	Sm.	Duplex	Town-home	Lg.	Sm.				
Landscape Responsibility		Must meet all landscape requirements of Aurora's Single-Family Detached Residential Standards Ordinance Section 149-215 and installed by owner and/or builder. Refer to the Appendix, Item 2, Saddle Rock Golf Club South Design Guidelines, Section 4.5.			All common areas shall be landscaped by the builder. Refer to the Appendix, Item 2, Saddle Rock Golf Club South Design Guidelines, Section 4.5.		Refer to the Appendix, Item 2, Saddle Rock Golf Club South Design Guidelines, Section 4.5.		Refer to the Appendix, Item 2, Saddle Rock Golf Club South Design Guidelines, Section 4.5.			
Timing		Refer to the Appendix, Item 2, Saddle Rock Golf Club South Design Guidelines, Section 4.5.			Refer to the Appendix, Item 2, Saddle Rock Golf Club South Design Guidelines, Section 4.5.		Refer to the Appendix, Item 2, Saddle Rock Golf Club South Design Guidelines, Section 4.5.		Landscape installation in accordance with the approved plans must occur prior to the start of (a) 90 days following substantial completion of the structural improvements on the lot; or (b) building occupancy, except where seasonal limitations prevent such installation, in which case the portion of the landscaping so prevented must be installed within 90 days from the time planting operations can be reasonably undertaken. When seasonal conditions do not permit planting, erosion control measures must be taken by the owner.			
Landscape Maintenance		The HOA will have maintenance responsibility for all common areas. Individual lot owners will be responsible for their own lot.										

Category	Sub-category	Single-Family Detached			Single-Family Attached		Multi-Family		Neighborhood Commercial/Office	Commercial District	Mixed Use District	Recreation Center	
		Lg.	Med.	Sm.	Duplex	Town-home	Lg.	Sm.					
Common Open Space		At least forty-five (45) percent of the site shall be landscaped open space, including sidewalks, and open recreational areas. At least twenty (20) percent of the site shall be common open space which can be used by all the residents of the development. Detention ponds may be used to meet the common open space requirement if they are landscaped and can effectively be used for recreational activities. Said forty-five (45) percent open space shall include private (including lotted areas) and homeowner association (H.O.A.) or other quasi-governmental entity maintained space.							Non-residential site plans = 15%. See previous note. Independent and assisted living development shall meet the open space requirements of Multi-Family development. If cognitively impaired patients are served, private, secured open space shall be provided, which is buffered from external noise, traffic, lights, or other negative external effects.				
Amenities	n/a	Individual site plans may be exempt from this requirement based on the approval of the overall GDP and the overall common open space network adjacent to these areas.			Single-family attached development shall provide at least one of the following amenities: 1. Clubhouse with recreational facilities, equipped with weight room and common area and kitchen facilities for meetings, receptions, parties, or similar activities; 2. Pool, 3. Tennis or multi-use court; 4. Pedestrian/bike path serving open space; 5. Totlot play areas; or 6. BBQ picnic facilities (min. 4,000 sq. ft. area) located within common open space areas.		Multi-family development shall provide at least three of the following amenities: 1. Clubhouse with recreational facilities, equipped with weight room and common area and kitchen facilities for meetings, receptions, parties, or similar activities; 2. Pool, 3. Tennis or multi-use court; 4. Pedestrian/bike path serving open space; and/or 5. Totlot play areas.		Pedestrian Connections				
Land Dedication	Parks	Refer to GDP for Park acreages and locations.											
	Trails	Refer to GDP for trail locations and cross sections.											
	Schools	Refer to GDP for School acreages and locations.											

5.0 PROJECT SIGNAGE

5.1 Project Signage Standards Matrix

Category	Sub-Category	Single-Family Detached			Single-Family Attached		Multi-Family		Neighborhood Commercial/Office	Commercial District	Mixed Use District	Recreation Center	
		Lg.	Med.	Sm.	Duplex	Town-home	Lg.	Sm.					
Theme		Refer to the Appendix for residential signage and monumentation theming.							A sign program for all commercial parcels is required before first commercial site plan is approved. The sign program shall establish the size, placement, lighting, color and material standards for project signage and must be consistent with what has already been established for the residential portion of the project with respect to materials, colors, etc. Refer to Appendix Item 7 for general principles to follow. All building signs are not allowed to orient toward abutting residential land uses.				
Design Elements		Low Horizontal sign designed to reflect the image of a mountain horizon through the use of materials.											
Materials		Loveland Buff sandstone, stone caps, and overlaying slabs of sandstone type material with sandblasted letters spelling "Saddle Rock."											
Primary Entry Signage		Signage for the project occurs on the central landscaped island of the intersection. Three columns highlight the entry and create a pedestrian scale gateway. The columns will be constructed of Loveland Buff sandstone. Each column will have a stone cap. The sign face itself is created by overlaying slabs of sandstone type material and will have letters sandblasted into the stone spelling out the words "Saddle Rock."							No corporate/franchise standard pole mounted signs allowed.				
Secondary Entry Signage		This signage will be scaled down versions of the main entry.											
Neighborhood Entry Signage		Individual neighborhoods may have the opportunity to provide identification signage. This signage will be scaled down versions of the main entry.											
Directional and Information Signage		Typical street signs will be constructed out of 4" x 4" wood posts. Sign blades and regulatory signs will be encased in a wood trim. All wood elements will be stained or painted. Refer to the Appendix, Item 7, Project Signage Details.											

Category	Sub-Category	Single-Family Detached			Single-Family Attached		Multi-Family		Neighborhood Commercial/Office	Commercial District	Mixed Use District	Recreation Center	
		Lg.	Med.	Sm.	Duplex	Town-home	Lg.	Sm.					
Commercial/Office Signage		Signs denoting non-residential uses shall be designed to reflect the overall theme of the Saddle Rock development.											
Signs for Tenants		Over 20,000 sq. ft.							Maximum 42" high letters				
		10,000 sq. ft. - 19,999 sq. ft.							Maximum 36" high letters				
		Less than 10,000 sq. ft.							Maximum 30" high letters				

- Notes:
- All lettering on Commercial signs shall be in individual pan channels.
 - Commercial monument signs shall be no higher than 8 feet.
 - Neon is allowed in limited amounts.
 - Square feet, number of signs controlled by the Aurora sign code.
 - Size, height and design of signs are subject to review at time of Site Plan.

5.2 Project Signage Graphics

Refer to the Appendix at the end of this document for graphics.

6.0 FENCING

6.1 Fencing Standards Matrix

Category	Sub-category	Single-Family Detached			Single-Family Attached		Multi-Family		Neighborhood Commercial/Office	Commercial District	Mixed Use District	Recreation Center	
		Lg.	Med.	Sm.	Duplex	Town-home	Lg.	Sm.					
Perimeter Boundary Fence		Located anywhere residential lots back to open space. Fencing here will be a 5' high metal fence painted a tan brown tone paint to match common area fencing. The fence will be wrought iron in style with a top and bottom rail and vertical pickets approximately 4" on center extending above the top rail. Masonry columns (2' x 2') with a buff sandstone veneer will be incorporated into the fence at key areas such as the main entry drive and common open space edges. Columns will be spaced at intervals not to exceed a distance of 200 feet or at changes in direction.							Chain link fences and solid wood are prohibited. Open metal fences are allowed. (Max. ht. = 6 feet). Refer to the Appendix, Item 10, Project Fencing Graphics. Screen walls may be provided.				
Interior Lot Line Fencing		Interior lot line fencing shall be permitted on residential lots. Residential fences will be 5' high metal fence painted to match the adjacent community fencing. No privacy fencing is allowed on the lot lines in SFD-Large or SFD-Medium land use areas. Fencing will also be permitted within a lot for the purposes of screening of a patio at the rear or side of a home. Said patio fence "screens" shall complement the architectural features of the elevation of the home where the patio is located, and to the extent possible and reasonable, appear as an integral part of that architecture. Under no circumstances shall a patio fence "screen" be designed to extend more than 6' beyond the edge of a patio area or come closer than 6' to any lot line.											

- Notes:
- Fences will meet City of Aurora Street Standards.
 - Fences may not be required in some locations as I.D. on site plan.
 - Townhome developments may have patio screens placed less than 6' to a property line.
 - Where noise attenuation is required, masonry or stucco walls shall be used in lieu of wood fences.

6.2 Fencing Graphics

Refer to the Appendix at the end of this document for graphics.

7.0 RETAINING/SCREEN WALLS

7.1 Retaining/Screen Walls Standards Matrix

Category	Sub-category	Single-Family Detached			Single-Family Attached		Multi-Family		Neighborhood Commercial/Office	Commercial District	Mixed Use District	Recreation Center	
		Lg.	Med.	Sm.	Duplex	Town-home	Lg.	Sm.					
Retaining Walls		Retaining walls will be required when slopes exceed 3:1. Retaining walls will be a maximum of 30 inches. Where more grade-uptake is required, it will be constructed of several walls of a maximum height of 30 inches unless reviewed and approved by the City of Aurora Building and Public Works Departments. Each wall may be separated by a horizontal distance of no less than 36 inches. All terraces between walls will be landscaped.											
Walls for Commonly Owned Tracts		Where retaining walls are required or accent walls are desired, they will be constructed of materials consistent with the signage. No wood retaining walls will be allowed in commonly owned tracts. Wall surfaces will be articulated using columns or breaks at a 30-foot minimum. Walls will be installed by the developer.							Walls must be constructed with materials that are complimentary to the style of adjacent buildings, incorporating the same finishes and colors.				
Walls for Privately Owned Tracts		Where retaining walls are required or accent walls are desired, landscape timbers, as a minimum treatment, is an acceptable material. Walls facing the golf course and public open space shall be masonry block incorporating similar finish and color as building. Walls will be installed by the developer, owner and/or builder.			Walls facing the golf course and public open space shall be masonry block incorporating similar finish and color as building.								

7.2 Retaining/Screen Walls Graphics

Refer to the Appendix at the end of this document for graphics.

Planner:



Planning Landscape Architecture

710 West Caxia
Denver, Colorado 80204
Fax: 303 892 1186
Phone: 303 892 1186

Owner/Developer:

Alpert Associates
3545 South Tamarac Drive, Suite 300
Denver, Colorado 80237

eBlueprint
ABADAN
www.available at www.eblueprint.com

8 OF 11
SADDLE ROCK E. 98-2007-1

Amendment No. 2 - Pine Ridge Ranch GDP

Saddle Rock East

Development Standards and Guidelines

8.0 SITE FURNISHINGS

8.1 Site Furnishings Standards Matrix

Category	Sub-category	Single-Family Detached		Single-Family Attached		Multi-Family		Neighborhood Commercial/Office	Commercial District	Mixed Use District
		Lg.	Med.	Sm.	Duplex	Town-home	Lg.			
Lighting for Entry Features		Lighting located at entries will be recessed up-lighting or decorative accent lighting which will cast a soft, indirect light on the signage.								
Street Lights		Street lights may be placed at major intersections and key locations and will be installed by the developer. Refer to Appendix, Item 9 for detail.								
Residential Yard Lights		Residential yard lights for each lot shall be placed 3' from the right-of-way where no walk is present, and 3' from the interior walk edge where walks are present. One yard light per lot shall be installed by the builder, and controlled with a photo cell. This lighting shall be "soft" lighting and shall not exceed 60 watts. No fluorescent lighting will be allowed. The color of the light posts and fixtures shall match the metal fence in existence in the Saddle Rock Golf Club - South development. Refer to Appendix, Item 9 for location.								
Site Furniture		All site furniture, including benches, trash receptacles and bike racks, should be made of high quality metal and should be similar to the metal fence color.								
Mailboxes		There will be two types of mailbox systems at Saddle Rock subject to USPS approval. The first is a two box system located on the shared property line between two lots. These shared boxes will be metal and mounted on a routed wood post. The post will be stained or painted. The support arm of the system will adequately display the address for each box. The second mail box type will be a grouped system. These mailboxes may be located in kiosks in central open spaces and/or on visitor parking islands. Mailboxes shall be metal and painted to match fences and site furniture. The kiosks containing grouped mailboxes will have a stone veneer to match the entry columns and walls and shall be approved at time of Site Plan. Refer to Appendix, Item 9 for graphics.								

8.2 Site Furnishings Graphics

Refer to the Appendix at the end of this document for graphics.

9.0 CIRCULATION SYSTEM DEVELOPMENT STANDARDS

9.1 Vehicular

All roadway systems are conceptually located to provide access to the site and its environs. All efforts will be made to provide smooth flowing roads that respond to future parcel and off-site demands. Final alignments, access and design will be determined at the time of Subdivision Plats and/or Site Plan review, and shall be in substantial accordance with the GDP and the City of Aurora Comprehensive Plan to the extent that is reasonable and possible.

At the time of Subdivision and/or Site Plan for each land use parcel, the developer shall address and/or show adequate temporary emergency access for said land use parcel.

Arapahoe Road west of the roundabout or intersection of Gartrell Road and Easter shall conform to the approved cross-sections approved through Saddle Rock South and North and contain herein (Section 9.1.1). Arapahoe Road east of said roundabout or intersection of Gartrell Road and Gartrell Road shall conform to approved City of Aurora Street Standards in effect at time of construction.

The roadways within the single-family detached residential development areas and which are a continuation of, and generally conform to the lot size and quality established in Saddle Rock South shall have the same street standard as Saddle Rock South. All residential roadways which are not a continuation of single-family detached residential developments, shall conform to the new City of Aurora Street Standards, Section 126-36 of the City Code. The following additional requirements apply:

- Each pod within Saddle Rock East site must be master planned prior to platting to determine the applicability of Saddle Rock street standards to the particular zoning pod in question.
- The City-adopted new street standards will apply to any pod where any multi-family housing or commercial development is planned. For purposes of this discussion, multi-family is defined as any building comprised of more than four dwellings units.
- Saddle Rock South street standards may apply in any pod where town homes are planned as long as there is a minimum of 25% single-family detached units within the same zoning pod.
- If a street is planned between or intersects two zoning pods, for the Saddle Rock South street standards to apply both pods must meet the minimum single-family detached requirement of 25% of total units within each individual pod, and neither pod may contain multi-family units or commercial development as herein defined.

The intersection of Arapahoe road and Gartrell Road shall be landscaped in accordance with these standards and submitted for review by the City of Aurora at time of Site Plan.

9.1.1 Emergency Access - The developer shall provide emergency access for each phase of development as approved by the Aurora Fire Department. Emergency connections will be provided by the developer where necessary in order to insure swift and safe access throughout the development, as determined by the Fire Chief. The developer shall provide emergency crossings that meet City standards.

9.1.2 Alleys - If alleys are proposed within a residential development parcel, then the alley will be required to be constructed per the City of Aurora Street Standards and be a minimum of 16' wide with 6" depth concrete.

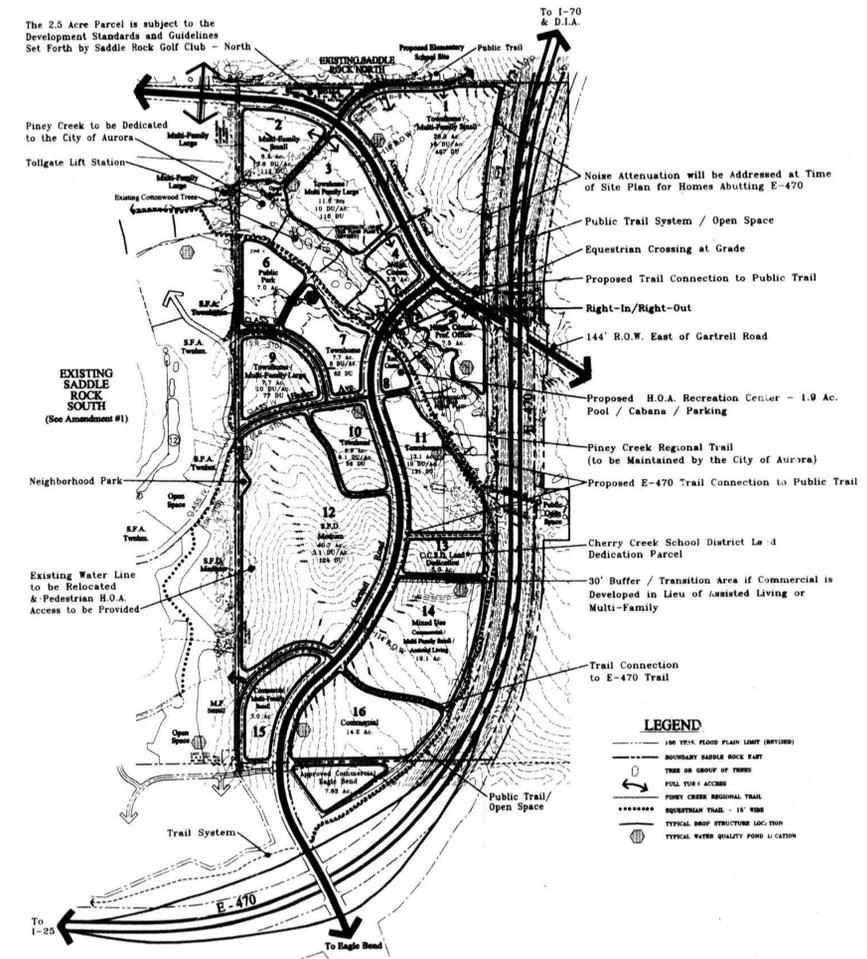
10.0 GENERAL NOTES

- The developer has the right to build at a lower density in any planning area provided the City has determined that the use is permitted and compatible with surrounding land uses and a finding of compatibility is determined at the time of Site Plan review, provided the developer meets the requirements of that particular zone district and the intent statements of this G.D.P. This reduction shall be considered a minor change, enabling the developer to gain approval of the site without amending the General Development Plan. There will be no transfer of development rights without city approval.
- A Site Plan shall be submitted to the City concurrently or prior to the filing of the first site plan or subdivision plat for each land use parcel identified on the General Development Plan. Said site plan shall not exceed the maximum intensities identified in these Land Use Guidelines (F.A.R.'s and/or DU/AC's) unless approved through the Preliminary Development Plan process or an Amendment to the General Development Plan.
- 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 Single Family Attached District, the Development Standards for the Single Family Detached District of that density shall apply).
- Maximum intensity of use may be attained only after site plans have satisfied all other zoning requirements such as open space, parking, setbacks, building height and minimum lot size specifications.
- All roadway systems are conceptually located to provide access to the site and its environs. All efforts will be made to provide smooth flowing roads that respond to future parcel and off-site demands. Final alignments, access and design will be determined at the time of Subdivision Plats and/or Site Plan review, and shall be in substantial accordance with the G.D.P. and the City of Aurora Comprehensive Plan to the extent that it is reasonable and possible. At the time of Subdivision and/or Site Plan for each land use parcel, the developer shall address and/or show adequate temporary emergency access for said land use parcel. Arapahoe Road west of the intersection of Gartrell Road and Easter shall conform to the approved cross-sections approved through Saddle Rock South and North. Arapahoe Road east of said intersection of Gartrell Road and Gartrell Road shall conform to approved City of Aurora Street Standards in effect at time of construction. The roadways within the single-family detached residential development areas and which are a continuation of, and generally conform to the lot size and quality established in Saddle Rock South, shall utilize the same street standard as Saddle Rock South. All residential roadways which are not a continuation of single-family detached residential developments, shall conform to the new City of Aurora Street Standards, Section 126-36 of the City Code. The following additional requirements apply:
 - Each pod within Saddle Rock East site must be master planned prior to platting to determine the applicability of Saddle Rock street standards to the particular zoning pod in question.
 - The City-adopted new street standards will apply to any pod where any multi-family housing or commercial development is planned. For purposes of this discussion, multi-family is defined as any building comprised of more than four dwellings units.
 - Saddle Rock South street standards may apply in any pod where town homes are planned as long as there is a minimum of 25% single-family detached units within the same zoning pod.
 - If a street is planned between or intersects two zoning pods, for the Saddle Rock South street standards to apply both pods must meet the minimum single-family detached requirement of 25% of total units within each individual pod, and neither pod may contain multi-family units or commercial development as herein defined.

- 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.
- For the purpose of City review and approval of site plans and subdivisions, permitted intensity of development shall be controlled by the approved GDP, PDP, and unless otherwise noted, the City of Aurora Standards in effect at the time of development. The gross densities shall not exceed the allowable DU/AC in each district even if the lots are minimum size permitted.
- The development standards contained herein and in 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 and ordinances or regulations shall apply to the development of this project. This is a Planned Development Zoning District. Standard zone districts and development standards as found in the Aurora Building and Zoning Code will apply when alternative standards are not included herein.
- Saddle Rock East shall be subject to ordinances passed by the City of Aurora to protect the health, safety and welfare of residents of the community. At the time of Site Plan, the developer shall be obligated to address referral comments received from the appropriate Federal, State or local agencies.
- 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.
- The Master Drainage Plan proposed on behalf of the owner shall first be reviewed and approved by the city prior to approval of any subdivision within any portion of the areas of this plan. In the event of any conflicts in the General Development Plan with the Master Drainage Plan concerning but not limited to size, location and regional detention ponds and/or drainage-way locations, cross sections and widths, the Master Drainage Basin Plan shall govern. The Master Drainage Plan shall include an analysis of the Piney Creek Flood Plain in order to resolve any potential conflicts between drainage structures. To the extent that revisions to the development boundaries become necessary due to the findings of the Master Drainage Plan, the GDP shall be amended pursuant to City code at the time of the Site Plan or Plat.
- The developer is responsible to prepare any Letter of Map Revisions (LOMR), if any, for changes that will occur in the regulated floodplain due to residential or non-residential development. The LOMR shall be submitted to and approved by the City prior to approval of a grading permit for development.
- The developer is responsible to comply with any requirements of the Army Corps of Engineers (if any) with regards to 404 permitting and wetlands mitigation. All permits must be obtained prior to approval of a grading permit for the development.
- Development with Saddle Rock East will comply with the Master Water and Sanitary Sewer Plan on file with the City of Aurora Utility Department for the property.
- Land uses within each parcel must be determined at the time of Site Plan. 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 street standards approved with this G.D.P. shall govern the design and construction of roadways west of Gartrell Road. All other streets shall conform to current City of Aurora street standards. The following additional requirements apply:
 - Each pod within Saddle Rock East site must be master planned prior to platting to determine the applicability of Saddle Rock street standards to the particular zoning pod in question.
 - The City-adopted new street standards will apply to any pod where any multi-family housing or commercial development is planned. For purposes of this discussion, multi-family is defined as any building comprised of more than four dwellings units.
 - Saddle Rock South street standards may apply in any pod where town homes are planned as long as there is a minimum of 25% single-family detached units within the same zoning pod.
 - If a street is planned between or intersects two zoning pods, for the Saddle Rock South street standards to apply both pods must meet the minimum single-family detached requirement of 25% of total units within each individual pod, and neither pod may contain multi-family units or commercial development as herein defined. The street standards may be revised only in the event that issues of public safety or health require review.
- Setbacks listed herein may be increased by the City if, at the time of Site Plan review, the City determines that the setbacks do not satisfy the minimum building, fire, safety, intent language, or City Ordinances including the Black Forest Ordinance designed to protect the Piney Creek Basin.
- Except where otherwise noted within these standards and guidelines, 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 property.
- The location of private recreation areas are depicted on the G.D.P. It is the intent of the developer to provide a variety of active recreational opportunities, which may include playgrounds, swimming pools and tennis courts, within these recreation areas for residents of Saddle Rock East.
- The City reserves the right to re-evaluate the street standards and classification in the immediate area for any parcels that are subject of an amendment to the General Development Plan.
- The master drainage study must be approved prior to first plat submittal and the master drainage study shall take precedent over plat submittal.
- These standards and guidelines do not include the 2.5 acre parcel north of Arapahoe road. The 2.5 acre parcel is subject to the development standards and guidelines as set forth by Saddle Rock Golf Club - North.

DESIGN GUIDELINES AND APPENDIX

1. GDP/PDP Concept Plan with Parcel Identification



2. Saddle Rock Golf Club - South Design Guidelines

Only excerpts of this document have been provided for reference only. The Development Standards and Guidelines established herein will take precedent over the following:

- Parking Design Criteria:** Off street parking will be provided in all neighborhoods. This will be achieved through off-street parking islands or pockets, layby (parallel) parking outside of the drive lanes of a street, and a two-car (minimum) garage and two car (minimum) driveway. A minimum of one-half parking space per home, for visitor parking, will be provided outside of a garage or driveway, in the above referenced off-street spaces. Visitor parking shall be located within 300 feet of each house. The provision of off-street parking will help reduce congestion on neighborhood streets, and consequently add to the safety of pedestrians and bicyclists. The landscaping within these visitor parking setbacks shall be designed to visually screen the cars, to the extent possible, from nearby homes. Recreational vehicles (R.V.'s) shall be restricted, by covenant, to be parked inside garages only. Handicapped parking shall be provided in each neighborhood at key and centrally located off-street parking locations. Off-street parking areas will be maintained by the metropolitan district or homeowners association.

Planner:



Planning Landscape Architecture

710 West Colfax
 Denver, Colorado 80204
 Fax: 303 892 1186
 Phone: 303 892 1166

Owner/Developer:

Alpert Associates
 3545 South Tamarac Drive, Suite 300
 Denver, Colorado 80237

eBlueprint
 ABADAN
 files available at www.eblueprint.com

Amendment No. 1 - Pine Ridge Ranch GDP

Saddle Rock East

Development Standards and Guidelines

3.4 Building Styles, Massing and Materials:

3.4.1 Styles

- a. Varied architectural styles shall be encouraged which incorporate a mix of different vernaculars, material palettes, and footprints. Where individual floor plans are offered on a repeating basis, alternate elevations from several vernaculars shall be developed. Detailing should be consistent and appropriate for each vernacular developed. Styles traditionally characteristic of the Denver metro area include Prairie, Queen Anne, Shingle, European Country, Italian Renaissance and Craftsman. Adherence to these vernaculars is not intended to demand true styles that are letter perfect in authenticity, but rather to create a variety of unique homes that resemble and/or complement traditional historical styles of Colorado.
- b. As previously mentioned, a variety of design elements contribute to the overall character of a home's elevation and its appearance. These include, but are not necessarily limited to, the following: porches or entry features, window sizes, shapes and placement, and roof forms and pitches. Each of these key elements shall be considered in a home's design, and the resultant review by the Architectural Review Committee (ARC).

3.4.2 Massing:

- a. In reviewing a proposed home design, careful scrutiny shall be given to the massing, proportions, and overall scale presented.
 - b. Large, unbroken planes on the front and rear elevations shall not be permitted. The use of material banding, bays, roofs, variable forms, cantilevers, covered decks and porches will be required in order to break up elevations and provide continuing visual interest. These elements will serve to negate a flat, undesirable "three story look", particularly on rear elevations of walk-out lots.
 - c. The layout and size of windows and doors contribute to the overall aesthetics of any home and have a strong impact on its massing. Small, poorly detailed, under scaled, or poorly located windows do not contribute to a successful elevation and will not be accepted by the ARC. Accordingly, sizes, shapes, proportions, and trim of windows and doors shall be consistent with the architectural style of the home.
- Many of the lots at Saddle Rock South offer extended views of the Front Range and golf course. Capturing those views with proper window placement needs to be a key architectural feature of any home approved by the ARC. Additionally, openings in any elevation will be required.
- d. Appropriateness of scale is also a design feature. Building profiles should generally start low at the edges of the structure and mass towards the center. Accordingly, all exterior elements shall be appropriately scaled in size and in relationship to each other.

- e. A home shall not dominate its site nor fill its entire allowable footprint, except in extenuating circumstances such as larger-than-normal easements or smaller-than-average buildable area.
- f. One final contributor to massing is a home's roof, particularly its shape, pitch, and the detailing of its eaves and rakes. Except for specific elements such as a broken roof of a farmhouse characterized porch, a roof should not be less than 6/12 in pitch. Roof design shall be consistent with the basic architectural styles of the homes. The use of concrete tile, slate, or dimensional asphalt roofing should be required. The use of metal, wood shake or non-profiled asphalt shall be forbidden, except for some plastic facsimiles (which shall be reviewed by the ARC on a case by case basis). Creativity in harmonious color selection or blends will be highly encouraged. No black, white, or otherwise sharply contrasting roof colors shall be permitted. Shades of grey, dark to light, will be acceptable. Roof colors shall vary and the same color material is not permitted to be used exclusively throughout the plat. Well defined eave and rake detailing with strong shadow lines shall be required. Skylights shall be flat glazed units.

3.4.3 Materials: Exterior materials underscore the perceived value of a home. The choice of materials should appropriately represent the chosen style of architecture.

Wood, hardboard and shingle siding, brick, stone, synthetic stone and stucco are acceptable, in areas other than the areas with required masonry. No minimum percentage of a particular material is required; however, the essential requirement is that the material selection and its detailing successfully contribute to the creation of the desired architectural style. No more than two dominant materials shall be used per home. Brick and stone together on the same home will not be permitted except as approved by the ARC.

Appropriate details shall be included and expressed in the use of masonry and stucco as dominant materials, such as: pilasters, quoins, belt courses, sills, caps, lintels, arches, keystones, friezes, cornices. Masonry or stucco used to express a building's "base" or to create a wainscot shall continue completely around the home. Similarly, masonry or stucco used to create pilasters or quoins at wall corners shall return at least 2'. Full height masonry and wainscot or stucco walls shall return to inside corners.

Appropriate decorative details shall also be included and expressed in the use of wood, hardboard and shingle siding as dominant materials, such as wall surface patterns, horizontal trim bands, trimmed door and window surrounds, moldings, friezes, cornices, rake trim. Conversely, token use of brick or other facade materials will only be permitted on a case-by-case basis upon the review and approval of the ARC.

Well-detailed columns, piers, and railings shall be required. Patterned concrete and masonry paving materials in driveways and private walks will be acceptable. Architectural details, such as lamp posts and carriage lights, must compliment the thematic style of the community.

3.6 Wood Decks:

- 3.6.1 While a source for exterior enjoyment, wood decks located at the main level of a walk-out lot can appear to be "tacked on". Said decks shall be integrated into the architecture of the home through the use of masonry or stucco columns, detailed railings, the integration of lighting fixtures, and other methods which blend them with the home. Columns shall be a minimum of 16 inches wide extending to the top of the hand rail. Covered decks where provided, shall use a roof form that is consistent, and blends with the home. Attention shall be given to stairway construction as it connects from the deck to grade. Running the stair along the side of the home to "meet grade" coming down hill is encouraged. Otherwise, a stair shall be constructed of similar materials to the deck and its handrail, and shall be constructed by use of cantilevering its support or supporting it with additional columns as previously described. All vertical surfaces, including rails, fascias and stair jacks shall be painted or stained.

- 3.6.2 Home design shall give consideration to the connection of the deck to the home, ensuring that rails do not conflict with windows, and that the extent of the deck compliments the exterior elevation.

- 3.6.3 Deck size shall be scaled so as not to be long and narrow and "stretch" across the back of the home, but rather, to approach a proportioned rectangular or square form.

3.7 Garage Doors:

- 3.7.1 All garages must meet the requirements of the City of Aurora Design Standards for single-family detached residential, Section 146-215. In addition, no less than 20% of the SFD homes at Saddle Rock South shall be side loaded and distributed throughout each plat. Additionally, no more than 50% of the width of a homes' lot shall comprise the garage door portion of a homes' front elevation.

The following design criteria shall apply if the garage of the home in question is a three car "front load":

- a. Windows in the garage doors are required.
 - b. Varying garage door style selections with the style of home.
- 3.7.2 The following techniques, in combination with each other and with the items above, shall be encouraged.
 - a. Extending a portion of the home's porch or a portion of the living space itself beyond the front face of the garage. Integrate the garage roof with upper portions of the home's roof.
 - b. Creating and massing a second story element within 7' of the front face of the garage. This element should be detailed and include a window or windows - becoming a positive element of the home's architecture and diminishing the garages impact.
 - c. Using recessed garage doors, trellis detailing, columns and other such architectural features to provide shadow lines around garage doors.
 - d. "Tandem" layouts should be explored, as well as the opportunity for "flex options" where the single bay of a three car garage becomes usable space and presents a window feature to the street.

- 3.8 **Product Mix:** All homes must meet the requirements of the City of Aurora Design Standards for single-family detached residential, Section 146-215. To ensure that the architectural "vision" for Saddle Rock South is realized and that the community is enriched by variety in its architecture, the following measures shall be required for each plat:
 - a. "Production" Homes: Where individual floor plans are offered on a repeating basis, careful attention to the mix of product is required:
 - 1) At least one floor plan shall be created and provided for every 25 lots.
 - 2) A minimum of three distinctly different elevations, with six color palettes per elevation, shall be offered for each model. Varying color palettes shall also apply to roof colors.
 - b. Modifications to approved architecture shall be reviewed by the ARC on a case-by-case basis. If they are determined to be upgrades, they shall be permitted.

- 4.5 **Landscape Criteria for Residential Neighborhoods:** All residential parcels are required to have a basic landscape package installed by the owner and/or builder. This landscape will define the edges of neighborhoods, the streetscapes within them, and become the base planting for the overall development parcel. Xeriscape principals, including semi-irrigated "native" turf and drip irrigation, shall be utilized where practical. In SFD areas, a list of appropriate plant materials (following herein) and typical front/side lot layout designs will be provided for the use of homeowners so that they may install additional plantings that are complementary to those installed by the developer/builder. In single family cluster areas, careful consideration needs to be given to enhancing privacy by the careful screening of windows and entryways. Within these medium density residential development zones, further consideration needs to be given to thoughtfully incorporating the design components established for the entire community, especially the streetscapes and entries as described in the guidelines.

- 4.5.1 **Landscape Requirements - All residential properties must meet certain minimum landscape requirements.** These landscape improvements are to be installed by the homeowner within 180 days of purchase of the house if said time period occurs before the end of the growing season (defined as April 1st through October 1st). Otherwise, a homes' landscaping shall be installed within the next growing season.
 - a. All landscaping must meet the requirements of the City of Aurora Design Standards for single-family detached residential, Section 146-215.
 - b. Each lot must submit a landscape plan for review.
 - c. Corner lot sightlines must not have any plant material exceeding 30" in height at mature growth.
 - d. All plant materials must meet minimum requirements of the USDA Standards, AAN Standardized Specifications, 1973.
 - e. The developer, builder, or home owner must select plant materials from the approved plant lists.
 - f. Within single family detached neighborhoods, Saddle Rock South Metropolitan District will have maintenance responsibility for all common areas. Each individual homeowner is responsible for their own lot.

- 4.5.2 **Landscape Criteria for Commercial/Office Parcel:** "Non-residential" buildings should blend aesthetically with surrounding properties and shall meet the following setbacks and landscape standards at a minimum.
 - a. A landscaped building setback of 20' shall be required along Arapahoe Road as measured from the back of the pedestrian/bicycle path along the road. Plantings in this area should be consistent with concepts established for the different zones described in Section 4.2.1. Landscape design should be re-landscaped, in a manner similar to that described in Section 4.3 above, where it abuts properties of different uses.
 - b. Appropriate screening should be used for truck docking and trash facilities of any type that face public streets or residential areas.

3. Table 1 - Minimum Landscape Buffer Widths for Commercial and Multi-Family Areas

Table 1
Minimum Landscape Buffer Widths for Commercial and Multi-Family Areas
For buffer landscaping requirements see Section 4.0.

Type of Landuse Comm MF	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 Property Lines	E At Public Open Space
1	Standard Design - Site perimeters buffered with standard landscape strips with no incentive features	20 feet	12 feet	10 feet	25 feet	20 feet
2	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)	15 feet Parking lots and non-residential service areas
3	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)	Parking lots
4	Upgraded plant material - Standard design with all plant materials installed in upgraded minimum sizes.	15 feet	6 feet	6 feet	20 feet (See Note 2)	
5	Hedge on berm - Standard tree placement plus a low, 2 to 3 foot high hedge.	10 feet	N/A	N/A	18 feet	20 feet Parking lots
6	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	6 feet - 10 feet Parking lots
7	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)	Parking lots and non-residential service areas
8	High Masonry Wall - Standard design plus a 6 foot high stucco or decorative masonry wall. Provide landscaping on the exterior side of the wall.	N/A	N/A	5 feet	15 feet (Wall provided in place of the required wooden fence)	0 feet - 15 feet Non-residential service areas

- NOTES:
1. Where a required setback 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 found in Section 4.0.

4. Table 2 - Summary of Landscape Buffer Widths

Table 2
Summary of Landscape Buffer Widths
For buffer landscape requirements refer to the Buffer section or Landuse section in these standards.

Land Uses	SFD Medium	SFA Townhomes	Multi-Family	Comm	Neighbor-hood Comm/Office	Mixed-Use	School District Land	Parks	Public R.O.W.
SFD Medium	-	10 ft	n/a	n/a	n/a	n/a	n/a	n/a	15 ft
SFA Townhomes	10 ft	-	n/a	n/a	n/a	n/a	10 ft	10 ft	15 ft
Multi-Family	n/a	n/a	-	10 ft	10 ft	n/a	10 ft	10 ft	15 ft
Comm	n/a	n/a	10 ft	-	n/a	10ft	10 ft	n/a	15 ft
Neighbor-hood Comm/Office	n/a	n/a	10 ft	n/a	-	n/a	n/a	10 ft	15 ft
Mixed-Use	n/a	n/a	n/a	10 ft	n/a	-	n/a	n/a	15 ft
School District Land	n/a	10 ft	10 ft	10 ft	n/a	10 ft	-	n/a	15 ft
Parks	n/a	10 ft	n/a	10 ft	10 ft	n/a	n/a	-	15 ft
Public R.O.W	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	-

- NOTES:
1. When abutting private and public open space, avoid fence canyons. Selecting open fence styles, such as split rail, two and three rail, and cross-buck fences.
 2. Buffer widths are measured at right angles from the property line to the nearest hard pavement surface. Parking may not encroach into landscape buffers.
 3. 10 foot transition zone - The area immediately abutting private or public open space. The transition zone landscape is limited to turf, trees, shrubs, perennials, annuals, and ground covers that are consistent in character with the abutting landscape. Natural designs that are sensitive to surrounding landforms and physical features in conjunction with natural landscape materials are encouraged. Manmade accessory structures and outdoor storage of materials and goods are prohibited.

5. Table 3 - Minimum Landscape Buffer widths and Incentive Features at View Corridors

Table 3
Minimum Landscape Buffer Widths and Incentive Features at View Corridors

Type of Landuse Comm MF	Buffer Treatment	A At E-470, Arapahoe Road, and Gartrell Road	B At Piney Creek	C At Natural Open Space	D At Residential Development
1	Standard Design - Site perimeters buffered with standard landscape strips with no incentive features. (Notes 1-3)	20 feet	20 feet	20 feet	20 feet
2	Landscape Berms (Note 4)	15 feet	15 feet	15 feet	15 feet
3	Masonry Walls - Standard design plus a 6 foot high stucco, or decorative masonry wall. Provide landscaping on the exterior side of the wall. (Note 5)	10 feet	10 feet	10 feet	10 feet
4	Upgraded plant material - Standard design with all plant materials installed in upgraded minimum sizes.	15 feet	15 feet	15 feet	15 feet

- NOTES:
1. Where a required setback 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 streetscape landscape features when adjacent to public and private right-of-way, and to standard buffer strip landscape features per Section 4.1.4 View Corridors when abutting non-street frontages.
 3. Incentive Landscape Features - Incentive landscape features are in addition to the standard landscape required of all developments.
 4. 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.
 5. Masonry walls may only be used to screen loading areas from public view or to attenuate or buffer the adjacent road.

Planner:



Planning
Landscape Architecture

710 West Colfax
Denver, Colorado 80204
Fax: 303 892 1186
Phone: 303 892 1166

Owner/Developer:

Alpert Associates
3545 South Tamarac Drive, Suite 300
Denver, Colorado 80237

eBlueprint
A B A D A N
Files available at www.eblueprint.com

SADDLE ROCK E. 98-2007-1

Amendment No. 1 - Pine Ridge Ranch GDP

Saddle Rock East

Development Standards and Guidelines

6. Plant List

The developer, builder, or home owner is highly encouraged to select plant materials from the following approved plant lists:

Deciduous Trees

- Autumn Blaze Maple
- Autumn Purple Ash
- Burr Oak
- Canada Red Cherry
- Downy Hawthorn
- European Mountain Ash
- Ginnala Maple
- Lanceleaf Cottonwood
- Linden, American or Littleleaf
- Marshall's Seedless Ash
- Narrowleaf Cottonwood
- Patmore Ash
- Red Oak
- Rocky Mountain Maple
- Shadeblow Serviceberry
- Shademaster Honey Locust
- Shubert Chokecherry
- Spring Snow Crabapple
- Summit Ash
- Washington Hawthorn
- Western Catalpa
- Western Hackberry

Evergreen Trees

- Austrian Pine
- Bristlecone Pine
- Colorado Spruce
- Ponderosa Pine
- Piñon Pine
- Scotch Pine

Deciduous Shrubs

- Alpine Currant
- American Plum
- Black Chokeberry
- Blue Mist Spirea
- Blue Stem Willow
- Burkwood Viburnum
- Colorado Dogwood
- Common Purple Lilac
- Common White Lilac
- Compact American Cranberry
- Creeping Mahonia
- Curl-Leaf Mtn. Mahogany
- Cutleaf Smooth Sumac
- Dwarf Burning Bush
- Indian Grass
- Little Bluestem
- Maiden Grass
- Prairie Cord Grass
- Big Bluestem
- Blue Grama Grass
- Buffalo Grass
- Feather Reed Grass
- Fountain Grass
- Indian Grass
- Little Bluestem
- Maiden Grass
- Prairie Cord Grass

Evergreen Shrubs

- Blue Chip Juniper
- Bar Harbor Juniper
- Broadmoor Juniper
- Buffalo Juniper
- Hughes Juniper
- Holbert Juniper
- Tam Juniper

Perennials

- Aster
- Basket-of-Gold
- Black-Eyed Susan
- Blanket Flower
- Candytuft
- Clematis
- Columbine
- Coneflower
- Coral Bells
- Coreopsis
- Daisy
- Daylily
- Delphinium
- Dianthus
- English Ivy
- Gayfeather
- Hollyhock
- Honeysuckle
- Iris
- Lavender
- Lupine
- Penstemon
- Periwinkle
- Peony
- Phlox
- Poppy
- Snow-in-Summer
- Speedwell
- Thyme
- Yarrow

Annuals

- Impatiens
- Marigold
- Pansy
- Petunia
- Salvia

Grasses

- Big Bluestem
- Blue Grama Grass
- Buffalo Grass
- Feather Reed Grass
- Fountain Grass
- Indian Grass
- Little Bluestem
- Maiden Grass
- Prairie Cord Grass

Planner:



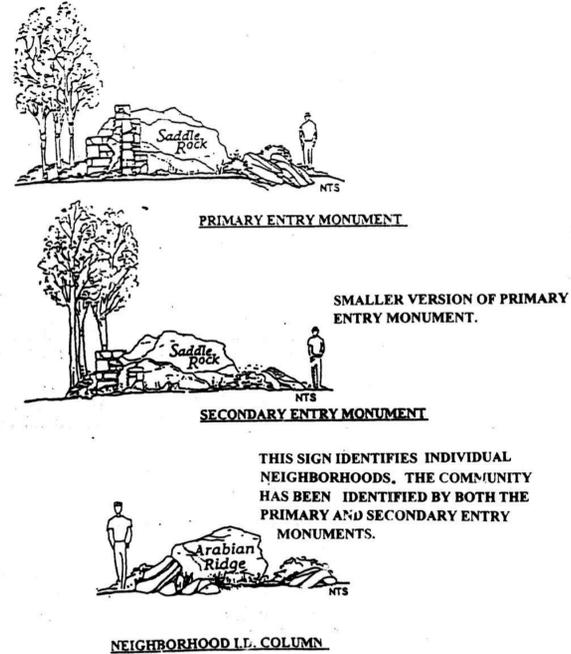
Planning
Landscape Architects

717 West Colfax
Denver, Colorado 80204
Fax: 303 892 1166
Phone: 303 892 1166

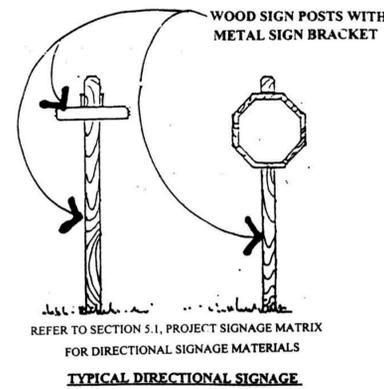
Owner/Developer:

Alpert Associates
3545 South Tamarac Drive, Suite 300
Denver, Colorado 80237

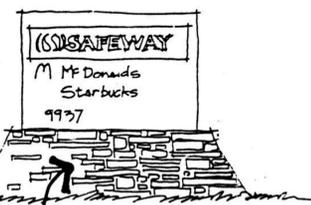
7. Project Signage Graphics



REFER TO SECTION 5.1 PROJECT SIGNAGE GRAPHICS FOR SIGN DESCRIPTIONS.



ALL RETAIL SERVICES TO BE IDENTIFIED ON SINGLE PROJECT IDENTIFICATION SIGN. SIGNS FOR INDIVIDUAL RETAIL SERVICES MAY BE PROVIDED ON BUILDINGS.

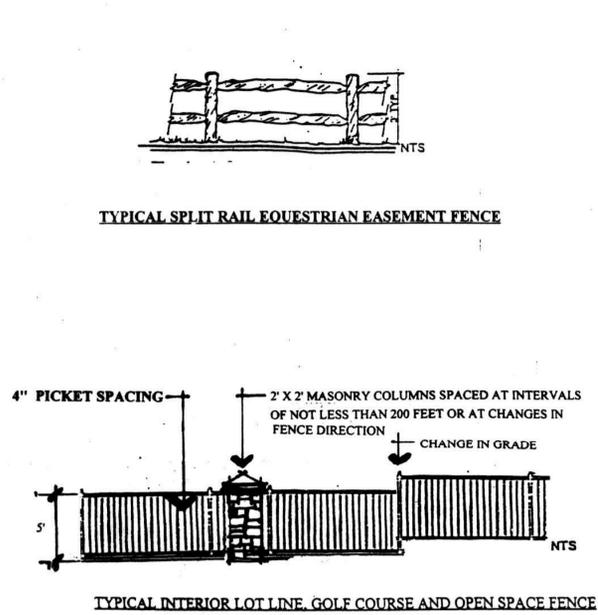


CONCEPTUAL DETAIL ONLY AND SUBJECT TO CHANGE BASED ON ARCHITECTURAL DESIGNS OF PRIMARY BUILDING.

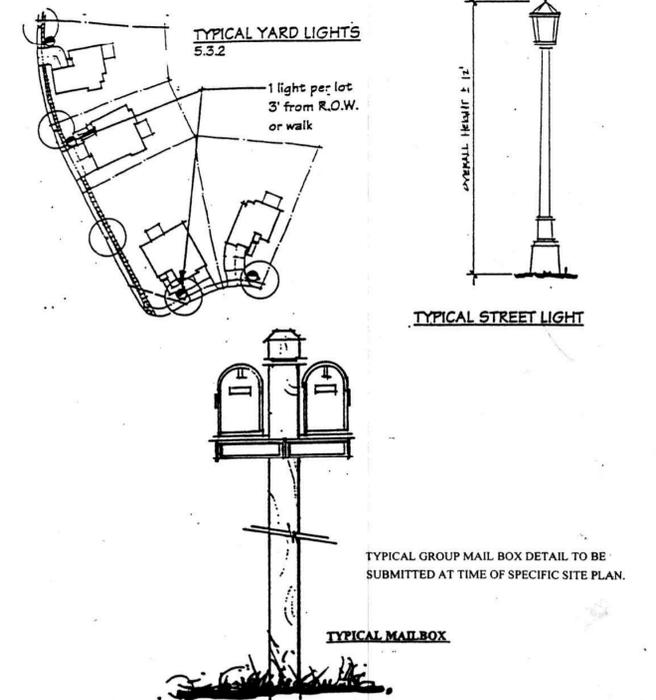
PRIMARY PAD MOUNTED SIGN WITH STONE BASE. MATERIAL FOR STONE BASE TO MATCH MATERIALS PRESENT ON PRIMARY BUILDING. MATERIAL TO BE DETERMINED AT TIME OF SITE PLAN.

NEIGHBORHOOD COMMERCIAL AND MIXED-USE IDENTIFICATION SIGN DETAIL

8. Project Fencing Graphics



10. Site Furnishing Graphics



11. Prototypical Commercial Area Landscape Strip

