

**P.U.D. LEGAL DESCRIPTION**

All lots of Blocks 18 through 35 of "Innshrub in Aurora" subdivision as recorded on Oct. 17, 1972.

**EASEMENTS**

Prior to approval of a replat of "Innshrub in Aurora," all existing utility easements will have to be abandoned by separate instrument. These easements were either established by the existing plat or were granted separately.

**USE AREAS**

The use proposed will be restricted to multi-family dwelling units, recreational buildings and facilities, and associated uses thereof. Structures will have a maximum height of two stories. There will be a minimum of two parking places per dwelling unit. All lighting will be directed so that rays are not a nuisance to individuals either inside or outside of the development.

**UTILITIES**

Proposed power and communication utilities will be installed underground and required easements will be granted. Necessary above ground appurtenances will be carefully located and appropriately screened from general view. Ground level or roof mounted mechanical systems will also be screened. Fire hydrants will be provided in accordance with the City of Aurora regulations, and will be operative during construction.

**TRASH DISPOSAL**

Exterior storage of trash will be prohibited until facilities are: (1) underground or attractively screened from view; (2) protected from dogs, cats, rodents, insects and wind; (3) situated so as not to cause a nuisance to adjacent property. Trash containers shall be in accordance with the City of Aurora specifications.

**EMERGENCY ACCESS**

Right of way for ingress and egress for services and emergency vehicles is granted over, across, on and through any and all private roads and ways now or hereafter established on the described property, and the same are hereby designated as fire lanes and emergency and service vehicles route, and shall be posted "No Parking" - Fire Lane.

**SIGNS**

Signs will conform to the City of Aurora sign code and the architectural intent of the entire P.U.D. Temporary signs for marketing purposes will be permitted.

**FENCING AND LANDSCAPING**

The developer, successors, or assigns shall be responsible for installation, maintenance or replacement of all landscape materials as shown or indicated on the approved site plan or landscape plan and as specifically defined and limited by the subdivision improvements "Agreement" as approved by and on file with the City of Aurora.

Fencing may be installed on exterior boundaries, and to enclose unsightly areas such as trash storage areas. Fencing shall be installed in accordance with City of Aurora regulations.

Pool fence shall be 4'-0" in height wrought iron with vertical spaced at 4'-0" or 6" maximum.

**DRAINAGE**

Drainage analysis and proposed facilities are as shown on "Final Drainage Report" and "Construction Plans" as approved by and on file with the City of Aurora.

**GATING SYSTEM NOTES:** 1) The installation of any gating system will require a City of Aurora Licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review with the Building Division that is conducted on behalf of the Fire Department. For assistance please call 303-739-7420 and ask for Life Safety Plans Examiner. 2) An encroachment into or over a fire lane easement will require the developer to obtain license agreement through the Real Property Division of the Development Services Department, please call 303-739-7500. Also see the Aurora Unified Development Ordinance (UDO) Section 4.7.9 - FENCE AND WALL REGULATIONS for additional requirements.

In witness whereof, Kal Zeff has caused these presents to be executed this 10 day of March, AD 1998

By Kal Zeff  
Kal Zeff

NOTARIAL:  
State of Colorado ss.  
County of Denver  
The foregoing instrument was acknowledged before me this 10 day of March AD 1998 by Kal Zeff

Witness my hand and official seal  
Notary Seal  
Katharine E. Rohrer  
Notary Public  
My commission expires August 8, 1999

CITY OF AURORA APPROVALS:  
ADMINISTRATIVE APPROVAL -  
Planning Director, Charles J. Lee Date Dec 18, 1990

RECORDER'S CERTIFICATE:  
Accepted for filing in the office of the Clerk and Recorder of Arapahoe County, Colorado at 4:00 P.M. this Day of Feb AD 1998  
Clerk and Recorder, Deputy,

**THE INSTALLATION OF SECURITY GATES ACROSS A FIRE APPARATUS ACCESS ROAD SHALL BE APPROVED, WHERE SECURITY GATES ARE INSTALLED AT PRIMARY ACCESS POINTS THOSE GATES SHALL HAVE AN APPROVED AUTOMATIC MEANS OF EMERGENCY OPERATION (SHOWN OPERATED SYSTEM OR SOS), A KNOX KEY SWITCH OR KNOX BOX WITH A MEANS OF MANUAL OPERATION. SECURITY GATES INSTALLED AT SECONDARY ACCESS POINTS SHALL HAVE AN APPROVED MEANS OF OPERATION. THE SECURITY GATES AND THE EMERGENCY OPERATION SHALL BE MAINTAINED IN PROPER WORKING CONDITION AT ALL TIMES. IN THE EVENT THAT THERE ARE ELECTRIC GATE OPERATORS, THEY SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED, AND INSTALLED IN COMPLIANCE WITH THE REQUIREMENTS OF ASTM F 2200.**

**GATING OR BARRIER SYSTEMS MUST BE SHOWN ON THE SITE PLAN IN THE FOLLOWING MANNER: THE MINIMUM GATE WIDTH SHALL BE 23 FEET AND SHALL NOT ENCRUSH INTO THE FIRE LANE EASEMENT. GATING AND BARRIER SYSTEMS MUST BE LOCATED A MINIMUM OF 3 FT. BACK FROM THE ADJACENT STREET FLOW LINE. A DETAIL OF THE GATING OR BARRIER SYSTEM MUST BE INCLUDED IN THE SITE PLAN AND CIVIL PLAN SUBMITTALS.**

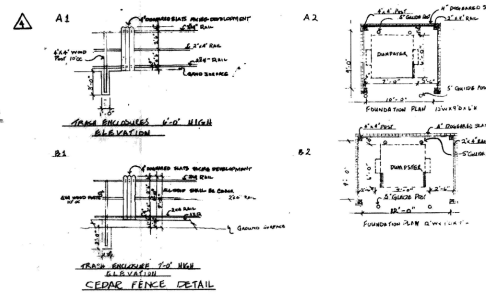
**LABEL THE TYPE OF GATING OR BARRIER SYSTEM BEING INSTALLED ON THE SITE PLAN IN THE FOLLOWING MANNER: 23' AUTOMATIC SLIDING GATE WITH APPROVED SIDE OPERATED SYSTEM, KNOX KEY SWITCH AND MANUAL RELEASE; 23' MANUAL SLIDING GATE WITH APPROVED KNOX HARDWARE; 23' MANUAL SLIDING GATE WITH APPROVED KNOX HARDWARE; 23' ELECTRICAL SLIDING GATE WITH APPROVED KNOX HARDWARE.**

**THE FOLLOWING NOTES ARE FROM THE SITE PLAN CHECKLIST:**  
All encroachments into easements and rights-of-way owned by the City of Aurora ("City") identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City's use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, modify, or otherwise adjust said encroachments or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate and City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient. Additional features (e.g., key windows, fireplaces, roof overhang, gutters, eaves, foundation footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane.

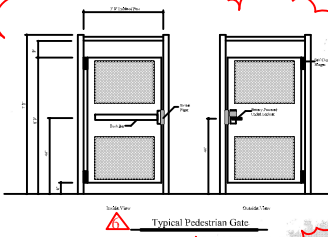
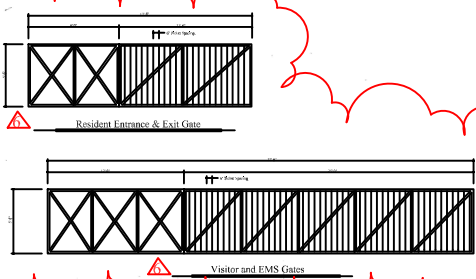
**LAND USE DENSITY**  
Existing zoning is R-1 and R-2 P.U.D.; proposed zoning is R-2M planned unit development allowing 246 units; maximum total proposed density will not exceed 234 residential units or 15.0 units per acre.

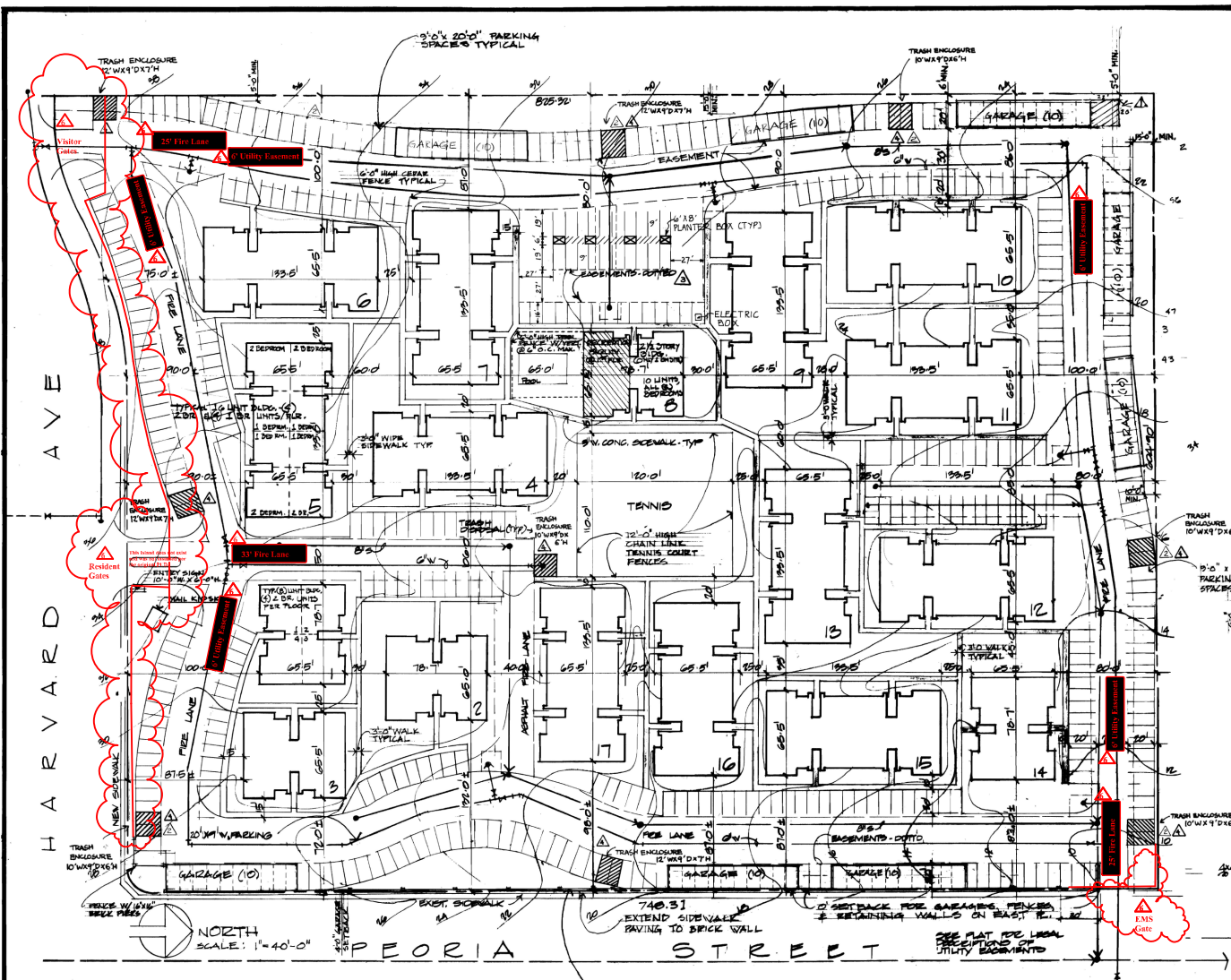
Gross area (acres)	12.31
Land area within property lines (acres)	10.873
Number of units proposed	234
Total floor area of structure (S.F.)	219,676 sq. ft.
Total building coverage (S.F.)	307,496 sq. ft.
Percent open space (S-13-35, city code)	45%
Present zoning classification	R-1, R-2 (R-2M proposed)
Proposed uses	multi-family dwelling units (150 units max./block), 2 1/2 story
Maximum height of buildings	2 1/2 stories
Total parking spaces provided	234
	234 @ 2.00 cars/unit @ 2.11 cars/unit = 492
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	234 @ 2.00 cars/unit @ 2.11 cars/unit = 492

**ARCHITECTURAL INTENT**  
All structures will be integrated through the use of a common architectural style and continuity of exterior material. Wood and brick materials will be primarily utilized for exterior of all structures.



SURVEYOR TO BE PLATTING THIS P.U.D.  
RICHARD TORREY L.S. 1100

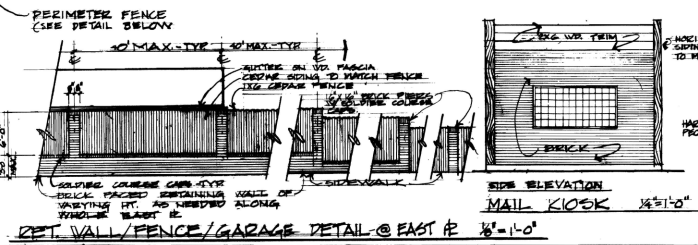




ADM. AMDT 5-11-82  
 REVISE TRASH DUMPSTER LOCATIONS TO AS BUILT CONDITIONS.  
 ADD LANDSCAPE ISLAND IN PARKING LOT AND ADD 2 PARKING SPACES.  
 ADM. AMDT 12-9-1988  
 REVISE TRASH ENCLOSURE LOCATIONS (SEE COVER SHEET FOR ELEVATIONS)  
 SHORTEN ENTRY FENCE AT PEORIA ENTRANCE (SEE COVER SHEET FOR ELEVATIONS)  
 New Auto Gates - 3 locations as noted. See Details DWG 1 of 3.

**NOTE**  
 ALL EXISTING EASEMENTS WHICH ARE NOT SHOWN WILL BE RELINQUISHED OR VACATED BY SEPARATE INSTRUMENT PRIOR TO FINAL PLATTING (SEE PUD STIPULATIONS)  
 ALL CITY OF AURORA WATER & SEWER LINES SHALL HAVE 20 FT. VPE EASEMENTS CENTERED ON THE UTILITY LINES  
 REMOVED PERIMETER FENCE AT NORTH AND WEST PROPERTY LINES.  
 ADM. AMDT. 5-11-82.

40M. AMDT. 11-21-89  
 Add 20' x 20' Storage Garage for maintenance equipment & materials.



SIGNATURE BLOCK FOR REVISIONS TO P.U.D.

In witness thereof, I, the undersigned, do hereby certify that the foregoing instrument was executed by the parties hereto on the day of the month of 1988.

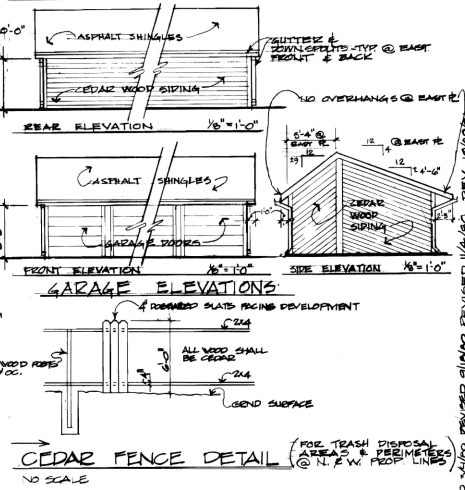
By: *Michael Kephart*  
 Notary Public  
 State of Colorado  
 County of Denver

The foregoing instrument was acknowledged before me on this 1st day of November, 1988, at the City and County of Denver, Colorado.

Witness my hand and official seal:  
*Kathleen E. Roberts*  
 Notary Public  
 My commission expires August 8, 1992.

CITY OF AURORA APPLICANT:  
 ADMINISTRATIVE APPROVAL:  
 Planning Director: *David L. The* Date: 12/4/81

RECORDER'S CERTIFICATE:  
 Accepted for filing in the office of the Clerk and Recorder of Arapahoe County, Colorado at o'clock P.M. this Day of AD, 1988.  
 Clerk and Recorder: Deputy:



**EASTRIDGE APARTMENTS**  
**HARVARD & PEORIA**  
**AURORA, COLORADO**

**MICHAEL KEPHART**  
**ARCHITECT**

2810 East 8th Ave.  
 Denver, Colorado  
 80206, ph. 320-0257

PUD SITE PLAN

1/24/79 Date  
 dwg. no. 2 of 3

REVISED 1/23/80, REVISED 1/20/80, REVISED 9/10/80, REVISED 1/4/80, REV. 1/2/80