



EASTRIDGE APARTMENTS
HARVARD & PEORIA
AURORA, COLORADO

MICHAEL KEPHART
ARCHITECT

2910 East 8th Ave.
Denver, Colorado 80202, ph. 320-0257

PUD SITE PLAN

1/24/79 Date

dwg. no. 2 of 3

SIGNATURE BLOCK FOR REVISIONS TO P.U.D.

In witness whereof, these presents to be executed this 3rd day of December, AD 1988

By KAC 244
KAC 244
GENERAL PARTNER - EAST PROPERTIES

NOTARIAL

State of Colorado ss.
County of DENVER

The foregoing instrument was acknowledged before me this 7th day of November AD 1988 by KAC 244

Witness my hand and official seal



Katherine E. Roberts
Notary Public

My commission expires August 8, 1992

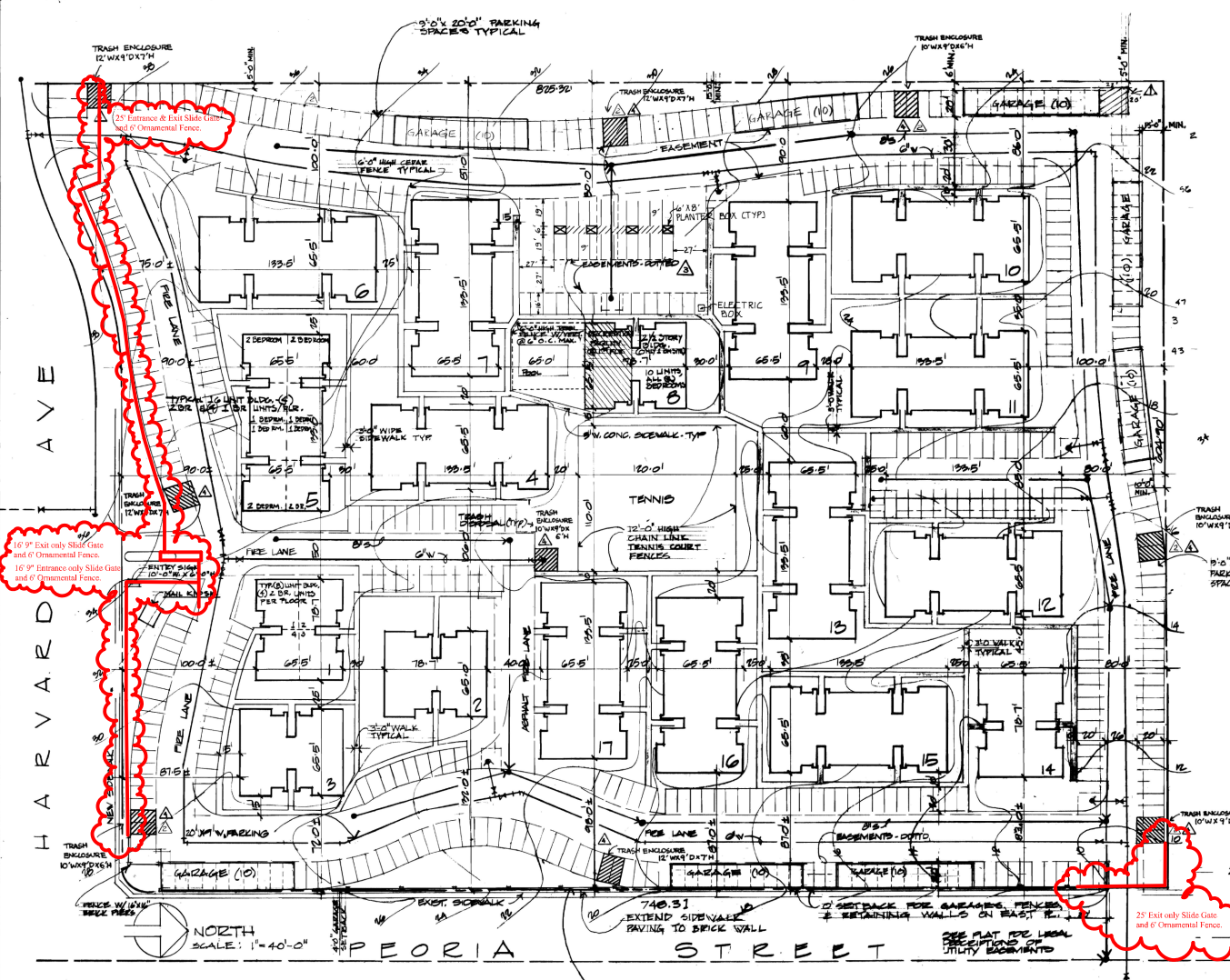
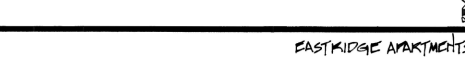
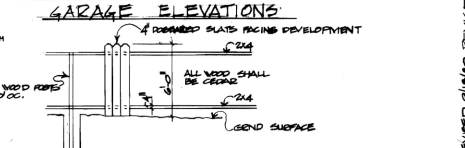
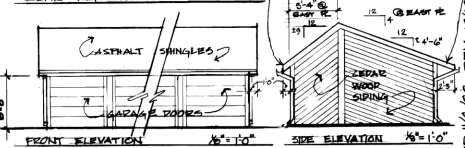
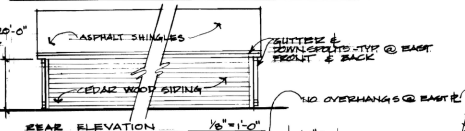
CITY OF AURORA APPLICANT

ADMINISTRATIVE APPROVAL

Planning Director: Harrell L. The Date: 12/4/88

REORDERER'S CERTIFICATE:

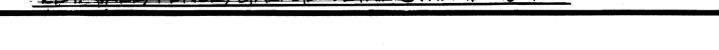
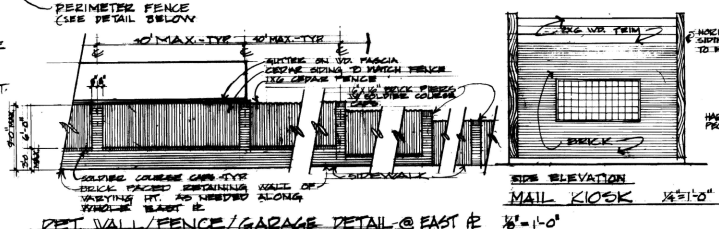
Accepted for filing in the office of the Clerk and Recorder of Arapahoe County, Colorado at 8:00 a.m. this 19th day of November AD 1988
Clerk and Recorder: _____ Deputy: _____



ADP. ADMT. 5-11-82
REVIS. TRASH DUMPSTER LOCATIONS TO AS BUILT CONDITIONS.
ADD LANDSCAPE ISLAND IN PARKING LOT AND ADD 2 PARKING SPACES.
ADM. ADMT. 12-9-1988
REVIS. TRASH ENCLOSURE LOCATIONS (SEE COVER SHEET FOR ELEVATIONS)
SHORTEN ENTRY FENCE AT PEORIA ENTRANCE (SEE COVER SHEET FOR ELEVATIONS)

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. WIDE EASEMENTS CENTERED ON THE UTILITY LINES
NOTE
REMOVED PERIMETER FENCE AT NORTH AND WEST PROPERTY LINES
ADM. ADMT. 5-11-82

40M. ADMT. 11-22-89
Add 20' x 20' Storage Garage for maintenance equipment & materials.



**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 area. Fencing shall be installed in accordance with City of Aurora regulations.

Fence shall be 4'-0" high wrought iron with vertical spaced at 4'-0" O.C. 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.

PLANNING & DESIGN

In placed with development plan establish, land use, public right of way dedications, circulation system, permitted densities, development restrictions, types of landscaping and surfacing, and schematic layouts for the development. The development is expected to be fully complete within five years of the approval date of this plan.

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 gross 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.)	107,496 sq. ft.
Percent open space (R-13-M, city code)	45%
Present zoning classification	R-1, R-2 (R-2M proposed)
Proposed uses	multi-family dwelling units (15 units max./block)
Maximum height of buildings	2 1/2 story
Total parking spaces provided	466
28 @ Pedestrian units @ 2:1 Req'd.	= 568
96 @ 2:1 Req'd.	= 192
384 @ 2:1 Req'd.	= 466 (includes 32 garage)

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.

In witness thereof, Kal Zeif has caused these presents to be executed this 10 day of November, AD 1980

By Kal Zeif
Kal Zeif

NOTARIAL

State of Colorado ss.
County of Denver

The foregoing instrument was acknowledged before me this 10 day of November AD 1980 by Kal Zeif

Witness my hand and official seal

Notary Seal

Katharine E. Rohrer
Notary Public

My commission expires August 8, 1982

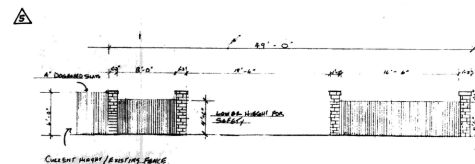
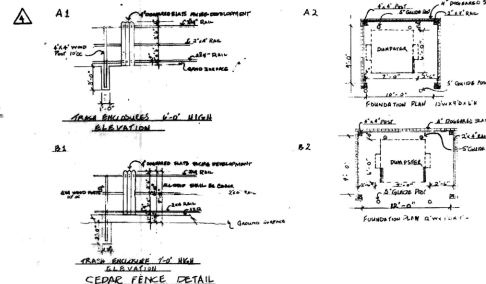
CITY OF AURORA APPROVALS:

ADMINISTRATIVE APPROVAL

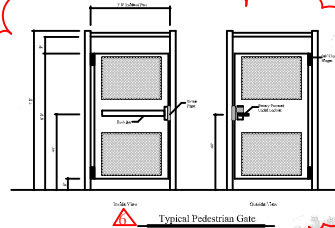
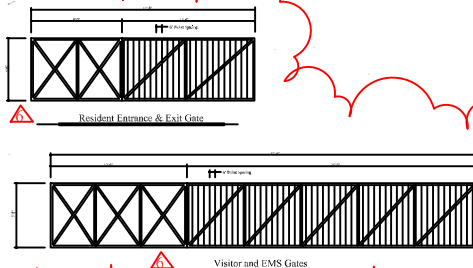
Planning Director Charles J. Lee Date Nov 18, 1980

RECORDER'S CERTIFICATE

Accepted for filing in the office of the Clerk and Recorder of Arapahoe County, Colorado at 10:00 A.M. this 10 day of November, AD 1980
Clerk and Recorder, Deputy



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



MICHAEL
KEPHART
ARCHITECT

2910 East 6th Ave.
Denver, Colorado
80206, ph. 320-0257

P.U.D. STIPULATIONS

10/29/80 Date
dwg. no. 1083

78-4011-5

EASTRIDGE CONDOMINIUMS
HARVARD & PEORIA
AURORA, COLORADO

KEPHART ASSOCIATES, INC.
Architecture & Planning
2910 East 6th Avenue
Denver, Colorado 80206
(303) 320-0257

Date 4-14-82

Dwg.No.

STUDY BY:
DICK MACINTYRE
& SCOTT PIRNACK

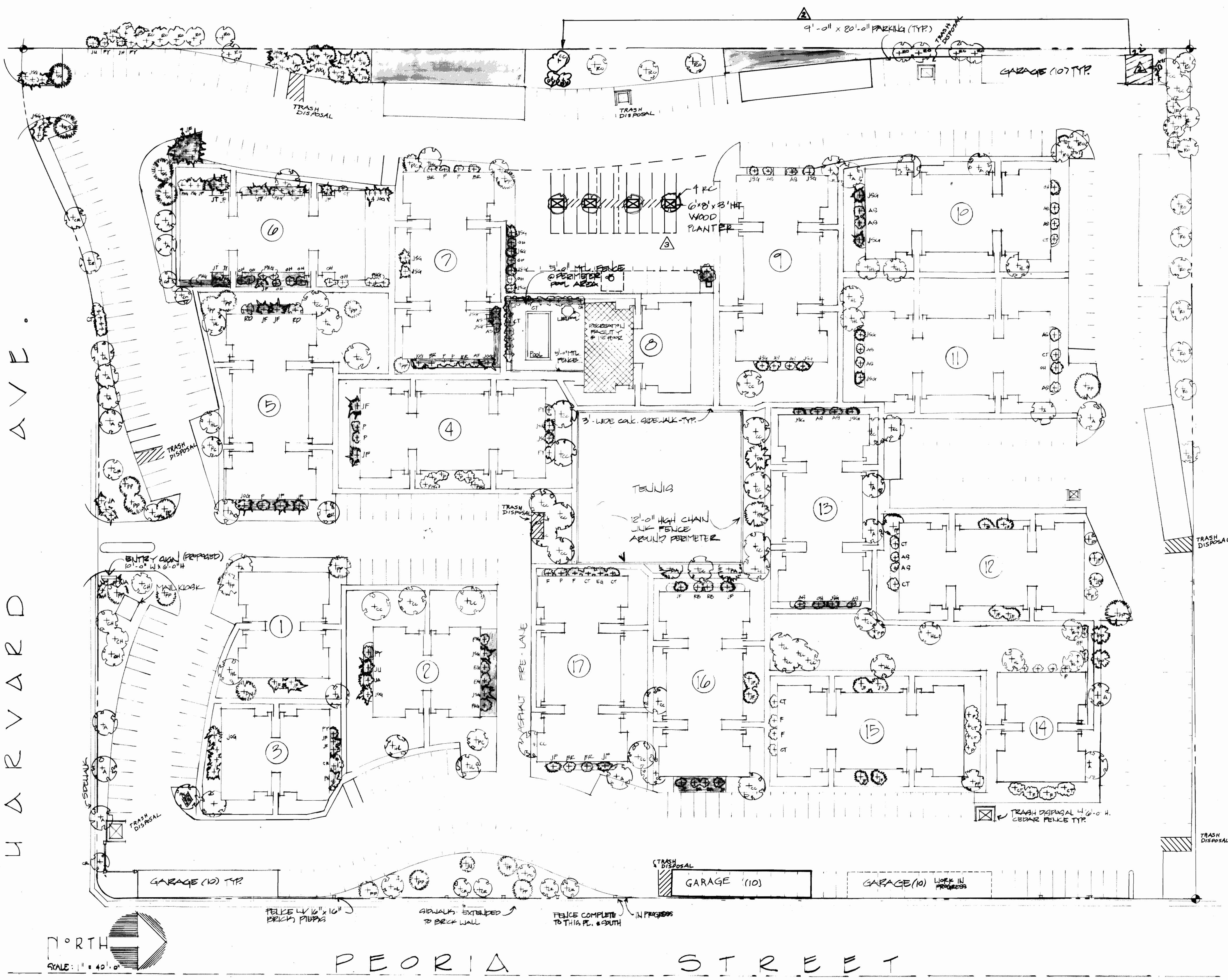
AS-BUILT LANDSCAPING PLAN
DRAWN BY: SCOTT PIRNACK

EASTRIDGE APARTMENTS 7B-4011-2 1/3

UTL	COMMON NAME	QTY.	SIZE	REMARKS
A	GREEN ASH	27	6'-8"	EDGE PLANTING, OPENING GREEN & CIRCULATION AREAS
AF	PROBOL SPIREA	1	2'-3"	BDRG. BORDER
AG	VAN HOUTE SPIREA	20	2'-3"	BDRG. BORDER
CT	PEKING CORNEASTER	33	2'-3"	"
BR	RED BARBERRY	10	2'-3"	"
CR	RADIALT CRABAPPLE	11	4'-6"	PRESENTATION AREAS
CH	HOPA CRABAPPLE	8	4'-6"	ENTRY GATEWAY
CC	COTENLEER COTENLEER	35	6'-8"	AMENITY TREES
D	RED-Twig DOGWOOD	3	4'-6"	ORNAMENTAL LANDSCAPE
DY	YELLOW-Twig DOGWOOD	3	4'-6"	"
EG	GOLDEN ELDER	3	2'-3"	BDRG. BORDER
F	FOREST THIA	20	2'-3"	"
HL	HALEY CUSCUT	10	6'-8"	INTERIOR Focal PTS & BORDER
JA	NUDORRA JUNIPER	9	2'-3" sp	STAR TRELL BDRG. BORDER
JF	PRITZER JUNIPER	43	"	"
JG	'OLD GOLD' JUNIPER	20	"	"
JH	SEA-GREEN JUNIPER	29	"	"
JL	UPRIGHT JUNIPER	3	3'-4"	BORDER & PRESENTATION
LA	AMERICAN LINDEN	2	4'-6"	INTERIOR Focal PTS
CH	OREGON HOLY	10	2'-3"	BORDER
P	JACKMAN POTENTILLA	13	2'-3"	"
PS	BRISTLECONE PINE	2	4'-6"	PRESENTATION LANDSCAPE
PC	CIGSTELA CHERRY	4	4'-6"	" & Focal PTS
PA	AUSTRIAN PINE	4	4'-6"	TENNIS CRT. BORDER
PH	GOLDEN VIKART PRIVET	17	2'-3"	BDRG. BORDER
PJ	PINKAL PINE	2	4'-6"	HUMAN SCALE CIRCULATION
PP	PURPEROGA PINE	20	4'-6"	Focal PTS
PY	PYROCANTHA	6	2'-3"	BDRG. BORDER
RO	RUSSIAN OLIVE	23	4'-6"	BANDY BORDER
SS	COLORADO SPRUCE	4	5'-7"	ENTRY Focal PT.
JT	TAMI - JUNIPER	5	2'-3" sp	BDRG. BORDER

DECORATIVE GRAVEL: TYPICALLY 1" x 3" WASHED RIVER ROCK
AND RED VOLCANIC ROCK USED IN SMALLER PRESENTATION LANDSCAPE AREAS

NOTE: REVISED LANDSCAPING PLAN.
ADM. AMDT. 5-11-82.



AS-BUILT LANDSCAPING PLAN

Relocate Landscape & Material & Trees
ADM. AMDT. 11/22/82

ADM. AMDT. 11-22-82 5-28-92