



Bench



Public Art



Native Plantings



Bird Watching



Display Garden



Bike Rack



GENERAL NOTE:
LANDSCAPE PLAN DOES NOT REPRESENT REQUIRED BUFFERS. TO BE DETERMINED AT TIME OF CSP.



NORTH



Scale: NTS

henry design group
Landscape Architecture • Planning • Entitlements
1501 Wazee Street Suite 1-C, Denver, Colorado 80202

SOUTH AURORA PROPERTY INVESTORS, LLC.

POMEROY 1ST AMENDMENT CONCEPTUAL OPEN SPACE SITE PLAN

ISSUE DATE: 03/25/21 PROJECT #: 218108

DATE	REVISION COMMENTS
10/08/21	FDP RESUBMITTAL
11/29/21	FDP RESUBMITTAL

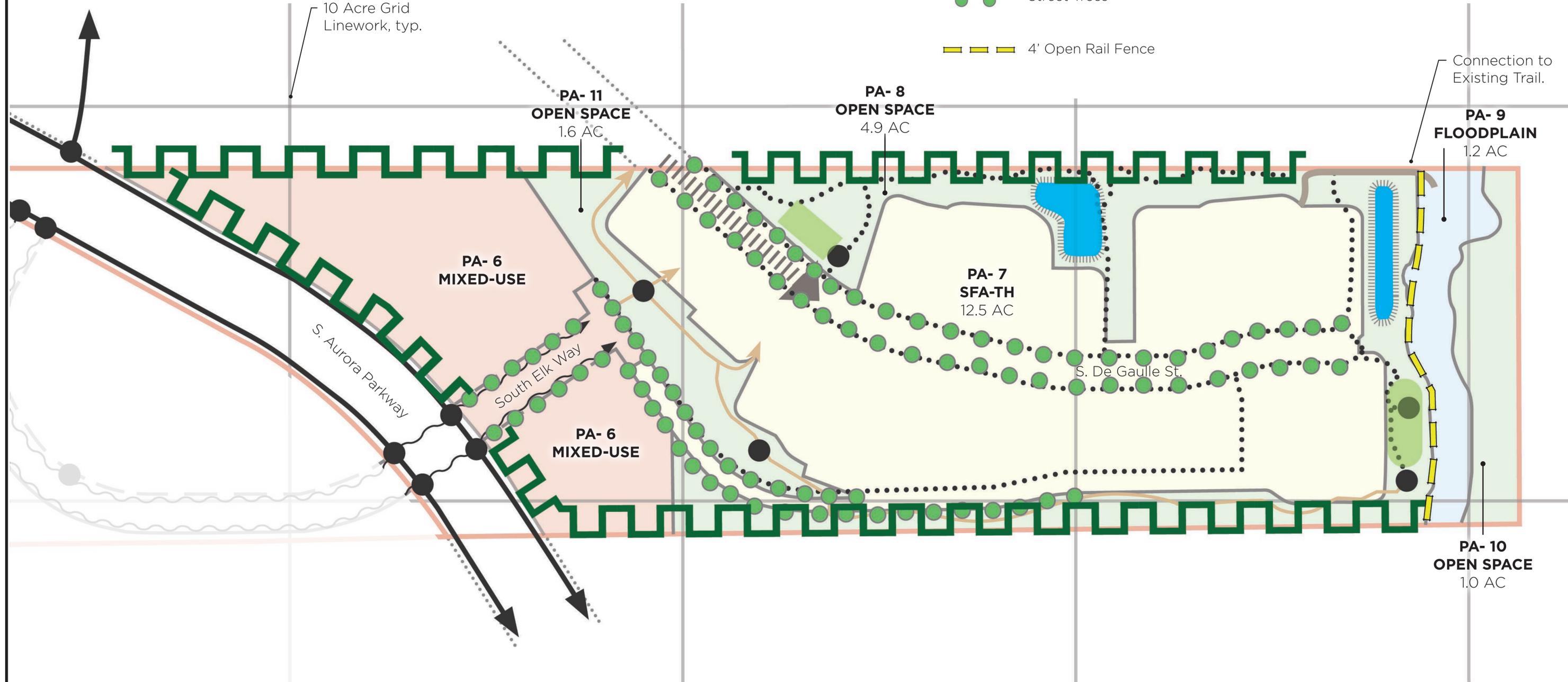
SHEET NO.

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LEGEND

- Murphy Creek Wetland
- Open Space
- Detention
- Landscape Buffer
- Street Trees
- 4' Open Rail Fence
- Proposed Pedestrian/Bike Circulation
- 5.5'-6' Proposed Pedestrian Local Connection
- 4' Proposed Pedestrian Soft Surface Trail
- Existing Multi-Use Path
- Community Node



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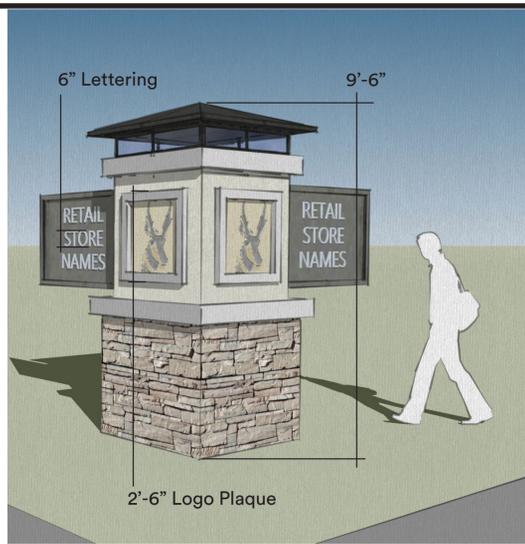
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SOUTH AURORA PROPERTY INVESTORS, LLC.

**EXHIBIT I:
POMEROY 1ST AMENDMENT LANDSCAPE STANDARDS LAYOUT**

ISSUE DATE: 04/28/21		PROJECT #: 218108
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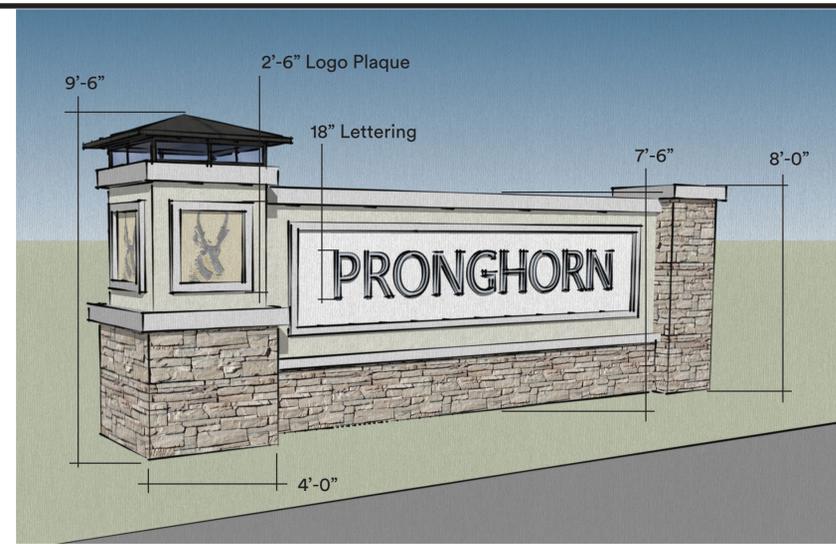
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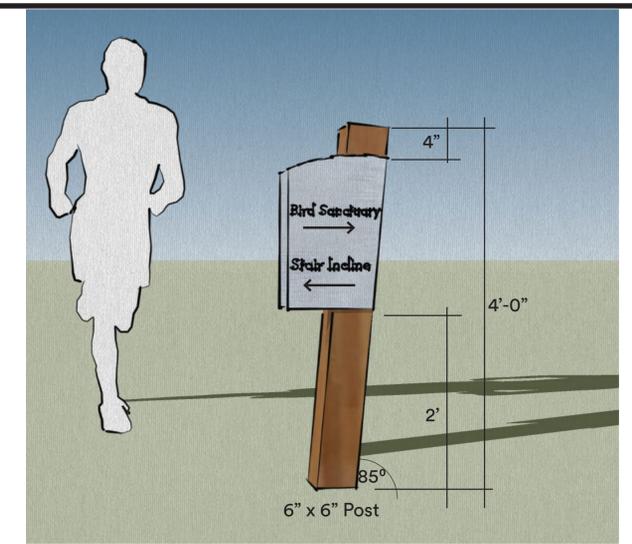
COMMERCIAL MONUMENT SIGN



RESIDENTIAL MONUMENT SIGN



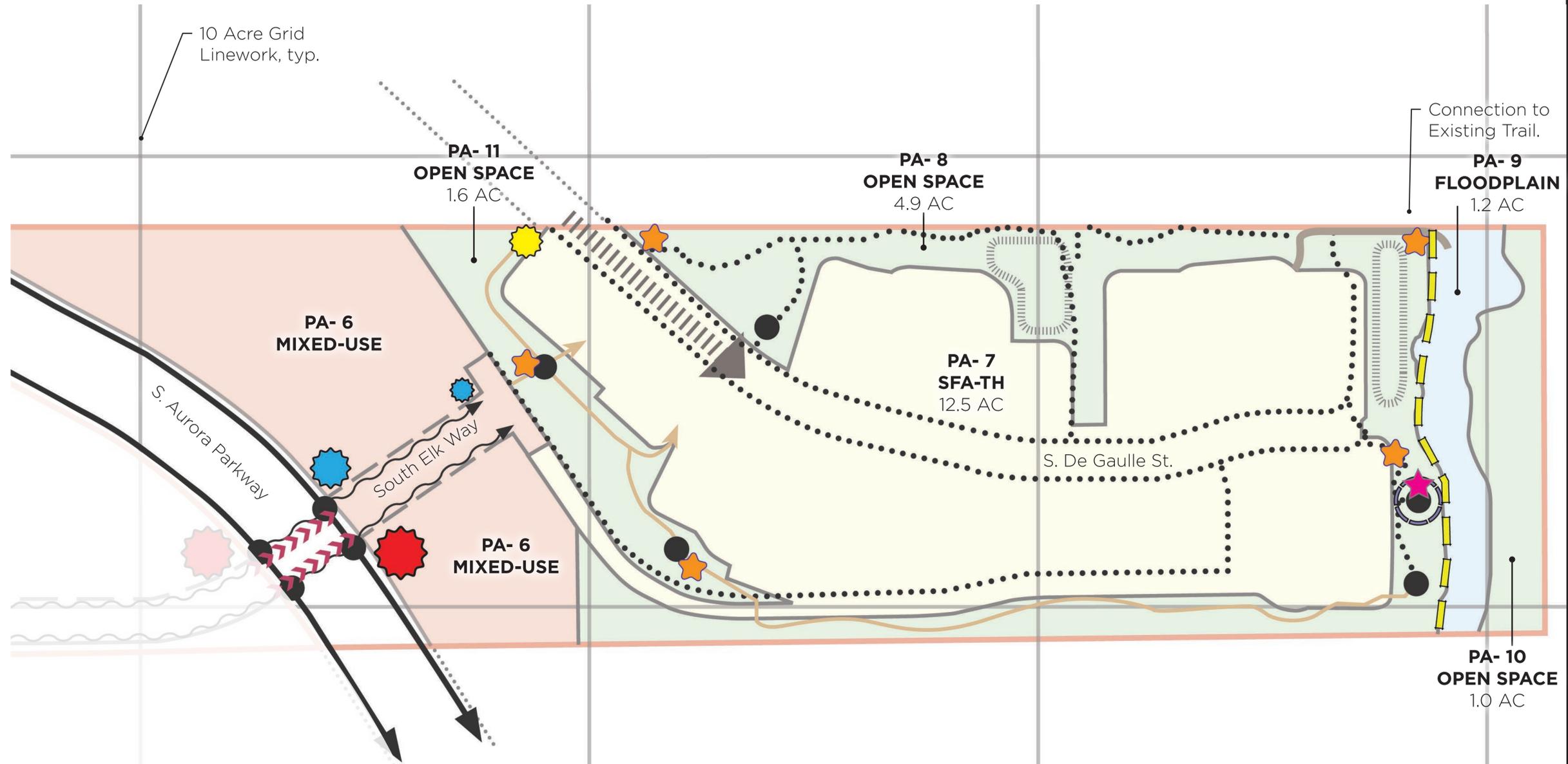
PRIMARY ENTRY MONUMENT



DIRECTIONAL TRAIL SIGNAGE

LEGEND

-  Primary Entry Monument
-  Mixed-Use Monument
-  Residential Monument
-  Trail Signage
-  Public Art
-  Public Plaza
-  4' Open Rail Fence
-  Enhanced Crosswalk
-  Proposed Pedestrian/Bike Circulation
-  5.5'-6' Proposed Pedestrian Local Connection
-  4' Proposed Pedestrian Soft Surface Trail
-  Existing Multi-Use Path
-  Community Node



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SOUTH AURORA PROPERTY INVESTORS, LLC.

**EXHIBIT F:
POMEROY 1ST AMENDMENT SIGN AND MONUMENTATION PLAN**

ISSUE DATE: 12/03/20 PROJECT #: 218108

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10/08/21	FDP RESUBMITTAL
11/29/21	FDP RESUBMITTAL

SHEET NO.

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STREET FURNITURE

- Benches will be a vertical steel strap design with a black metal finish.
- Trash receptacles will continue the use of a vertical steel strap design in a black metal finish with a “flared” opening.
- Bicycle racks will be an appropriate addition to the site elements and will consistently use the same black metal finish.



LIGHTING

- Materials – poles and fixtures will have a black metal finish.
- Over-lighting is prohibited
- Pedestrian lighting shall be provided as necessary to ensure a safe environment.
- May include banners in the mixed-use parcel.
- Banners will be used for community-wide graphics and/or promotions only; tenant specific banners will not be permitted.
- Street lights on designated streets may include baskets or other seasonal decorations in the residential areas.
- Site lighting shall be located to emphasize barriers, entrances and exits.
- Vehicular and pedestrian circulation areas, parking areas, public gathering spaces, approaches to buildings, and other areas shall have adequate outdoor illumination to promote safety and walkability while controlling negative impacts associated with nuisance outdoor lighting.
- All lighting shall be provided in accordance with Section 146-4-9 of the UDO.

Note: Street lights on public streets will be owned and maintained by the City of Aurora and must meet City Standards.

CITY OF AURORA LIGHTING STANDARDS:

- Sidewalks, internal pedestrian paths, and bicycle paths shall be lit with full cutoff lighting fixtures no more than 16-feet tall and providing consistent illumination of at least one footcandle on the walking surface.
- On-site streets and parking areas shall be lit with full cutoff type lighting fixtures no more than 25 feet tall. Fixtures shall be downcast type.
- Lighting along public street and landscaped areas of a specific development or activity center shall be of a recognizably unified design.
- Lighting sources shall be color-correct types such as Halogen or metal halide, and light types of limited spectral emission, such as low pressure sodium or mercury vapor lights, are prohibited even in service areas.

SITE ELEMENTS

- The site elements incorporate materials, shapes and/or styles reflected in the monumentation and entry areas.
- The elements include various hierarchies of fencing, walls, lighting, pedestrian signage, benches, trash receptacles, bicycle racks and specialty paving.

SITE ELEMENTS



LIGHT EXAMPLES; PEDESTRIAN SCALE



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EXHIBIT H: POMEROY 1ST AMENDMENT URBAN DESIGN STANDARDS

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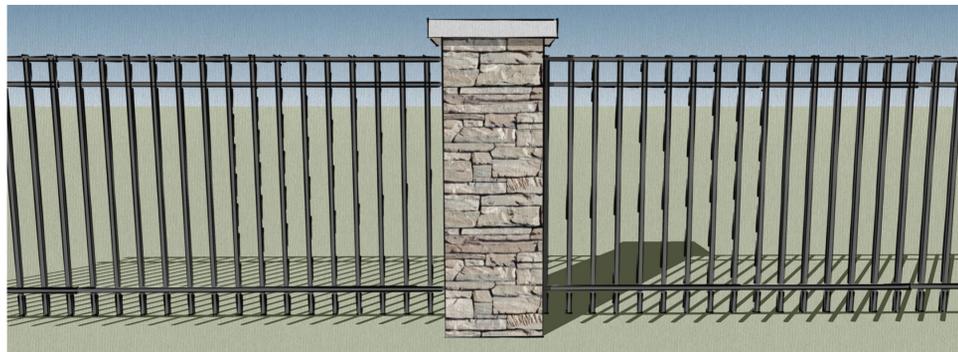
PERIMETER FENCING

- Perimeter Fence – shall be six (6)-feet maximum in height.
- Materials – masonry column with a concrete cap and metal, wood or composite fencing. Where required by Code, 18-inch by 18-inch masonry columns will be provided at 60-feet on-center.
- Fencing between walks and patios are optional with a five (5)-foot maximum height at the appropriate setback.
- Fences along Public and Private Streets are optional and all be indicated at the time of Site Plan.

Note:

Fences adjacent to arterials and collectors are required to be owned and maintained by the Metro District of Home Owners Association.

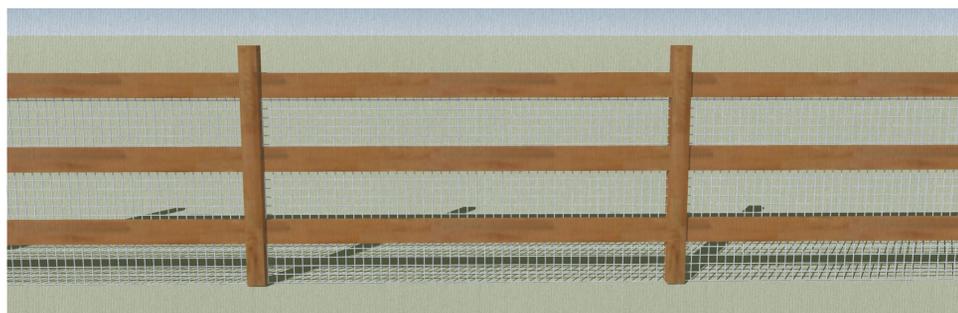
OPTIONAL FENCE TYPES:



ORNAMENTAL METAL FENCE WITH STONE COLUMN- NO GREATER THAN 6'-0"



WOOD FENCE WITH STONE COLUMN-NO GREATER THAN 6'-0"



4'-0" PROS STANDARD OPEN SPACE FENCE

RETAINING WALLS

- Due to the undulating topography of the site, the use of walls may be required. The location of the retaining walls will be determined by the engineer at time of Contextual Site Plan and shall conform to all City of Aurora codes.
- Materials – High quality, split face CMU or MSE walls are anticipated. Colors shall vary to match the architectural character of the area.
- Shapes – Each tier should be limited to eight (8) feet in height, requiring specifications and approval by a qualified engineer. Retaining walls may also need to be tiered to meet the city height requirements.
- Locations – Walls will be required where grades exceed 3:1 slope. Final grades steeper than 3:1 will not be permitted.
- Walls may incorporate stairs where appropriate.



SERVICE AREA SCREEN WALLS

- All service areas shall be fully screened from view from all public and private rights-of-way by walls or fences. Such screens will be of a color and material matching or compatible with the dominant colors and materials found on the façades of the primary building. The screen height shall be at least eight (8) inches higher than the object being screened, but in no case shall exceed a height of 10-feet.



SERVICE AREA SCREEN WALL- NO GREATER THAN 10'-0"

PAVING

- Distinguish hierarchy in pedestrian movement and add visual interest to areas such as entry points and where trails cross a roadway at grade.
- Neighborhood trails located outside of streetscapes will be five and a half to six (5 1/2 to 6) feet wide concrete path for multi-modal connectivity.



ENHANCED CROSSWALK AT PRIVATE STREET / PUBIC ACCESS EASEMENT
*Determine enhancement at time of the Site Plan



5.5'- 6' Concrete Path

4' Stabilized Earth Trail

PEDESTRIAN PATHWAY SECTIONS

PUBLIC OPEN SPACE

- Parks and open space areas will be incorporated throughout Pomeroy. These areas shall be located adjacent to or within the residential areas.

Other guidelines include:

- Contain areas of sod for open play.
- Possibly located around a central plaza with informal play areas, playgrounds or trails.
- Typically placed adjacent to site features such as a high point or drainage area.

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**EXHIBIT G:
POMEROY 1ST AMENDMENT LANDSCAPE DESIGN STANDARDS**

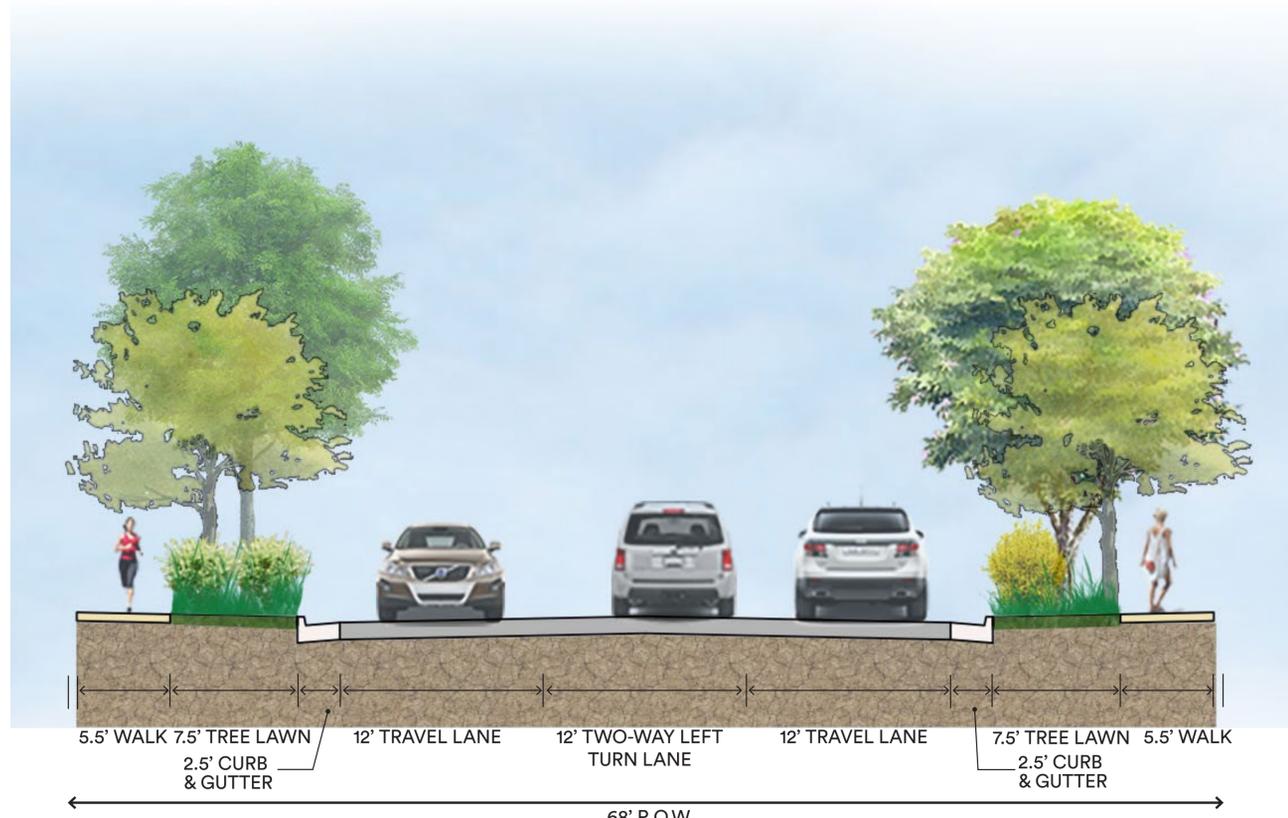
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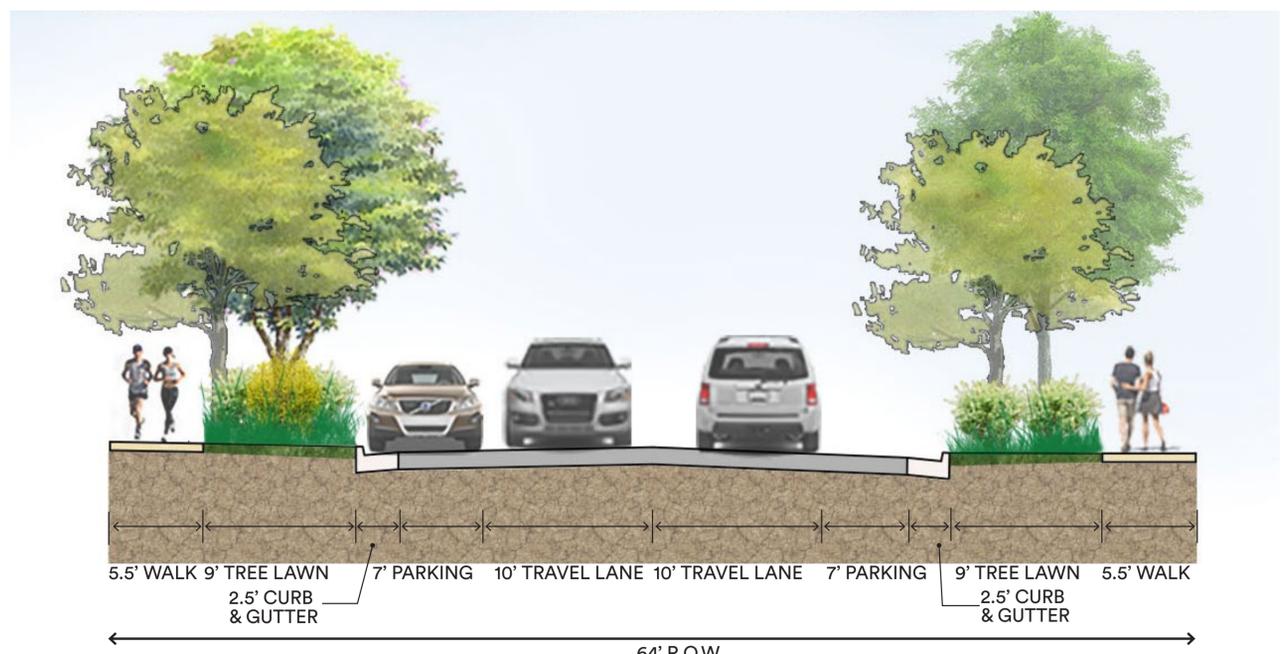
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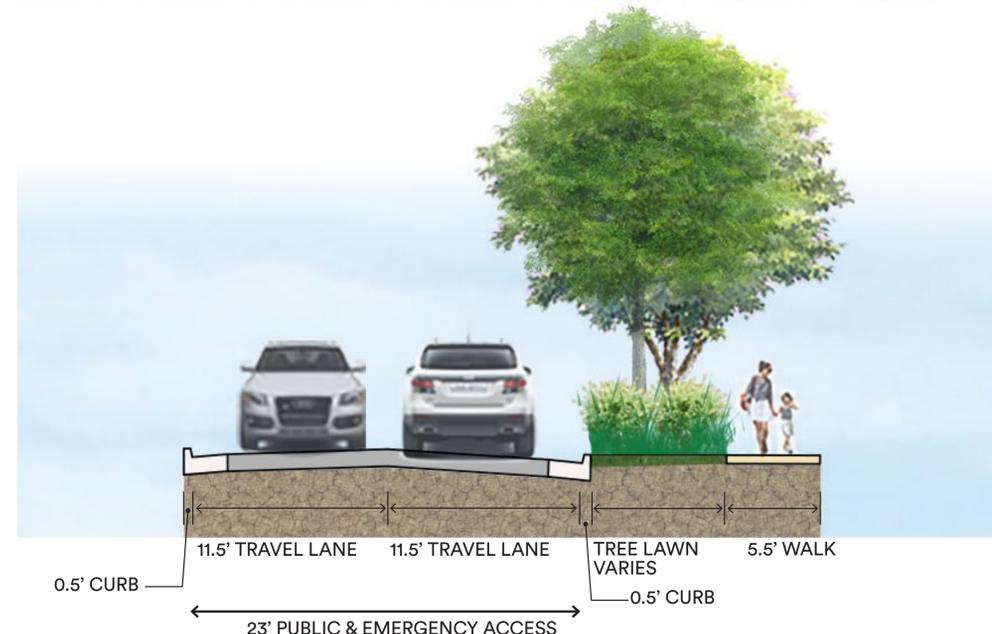
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SOUTH ELK WAY
Scale: 1" = 5'-0"



SOUTH DE GAULLE STREET
Scale: 1" = 5'-0"



PUBLIC, UTILITY & EMERGENCY VEHICULAR ACCESS STREET
Scale: 1" = 5'-0"

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