

POMEROY 1<sup>st</sup> FRAMEWORK DEVELOPMENT PLAN AMENDMENT

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Legal Description

PARCEL NO. 1:

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 18; THENCE SOUTH 89°15'59" WEST ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 498.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°15'59" WEST, A DISTANCE OF 1345.31 FEET; THENCE ALONG THE EASTERLY LINE OF E-470 PUBLIC HIGHWAY AUTHORITY PARCEL NO. TK-63 THE FOLLOWING TWO (2) COURSES:

1. NORTH 00°00'13" WEST, A DISTANCE OF 70.66 FEET;

2. NORTH 21°51'46" WEST, A DISTANCE OF 628.46 FEET;

THENCE NORTH 89°59'46" EAST ALONG THE SOUTH LINE OF SORREL RANCH SUBDIVISION FILINGS NO. 3 AND 4, A DISTANCE OF 1579.24 FEET;

THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 636.81 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 18; THENCE NORTH 89°16'25" EAST ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 796.17 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE EASTERLY LINE OF SOUTH AURORA PARKWAY, AS DESCRIBED IN INSTRUMENT RECORDED APRIL 12, 2004 UNDER RECEPTION NO. [B4065005](#), THE FOLLOWING THREE (3) COURSES:

1. NORTH 32°05'09" WEST, A DISTANCE OF 99.35 FEET;

2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1072.00 FEET AND A CENTRAL ANGLE OF 29°17'29", AN ARC DISTANCE OF 548.04 FEET (CHORD BEARS NORTH 46°43'53" WEST, 542.09 FEET);

3. NORTH 61°22'38" WEST, A DISTANCE OF 343.69 FEET;

THENCE NORTH 89°59'46" EAST ALONG THE SOUTH LINE OF SORREL RANCH SUBDIVISION FILINGS NO. 5, 6 AND 7, A DISTANCE OF 2397.62 FEET;

THENCE SOUTH 00°20'30" EAST ALONG THE WEST LINE OF THE PUBLIC SERVICE COMPANY PARCEL, A DISTANCE OF 599.60 FEET;

THENCE SOUTH 89°16'25" WEST ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 1652.14 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 3:

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 18; THENCE SOUTH 89°15'59" WEST ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 498.05 FEET;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 636.81 FEET;

THENCE NORTH 89°59'46" EAST ALONG THE SOUTH LINE OF SORREL RANCH SUBDIVISION FILING NO. 3, A DISTANCE OF 244.37 FEET;

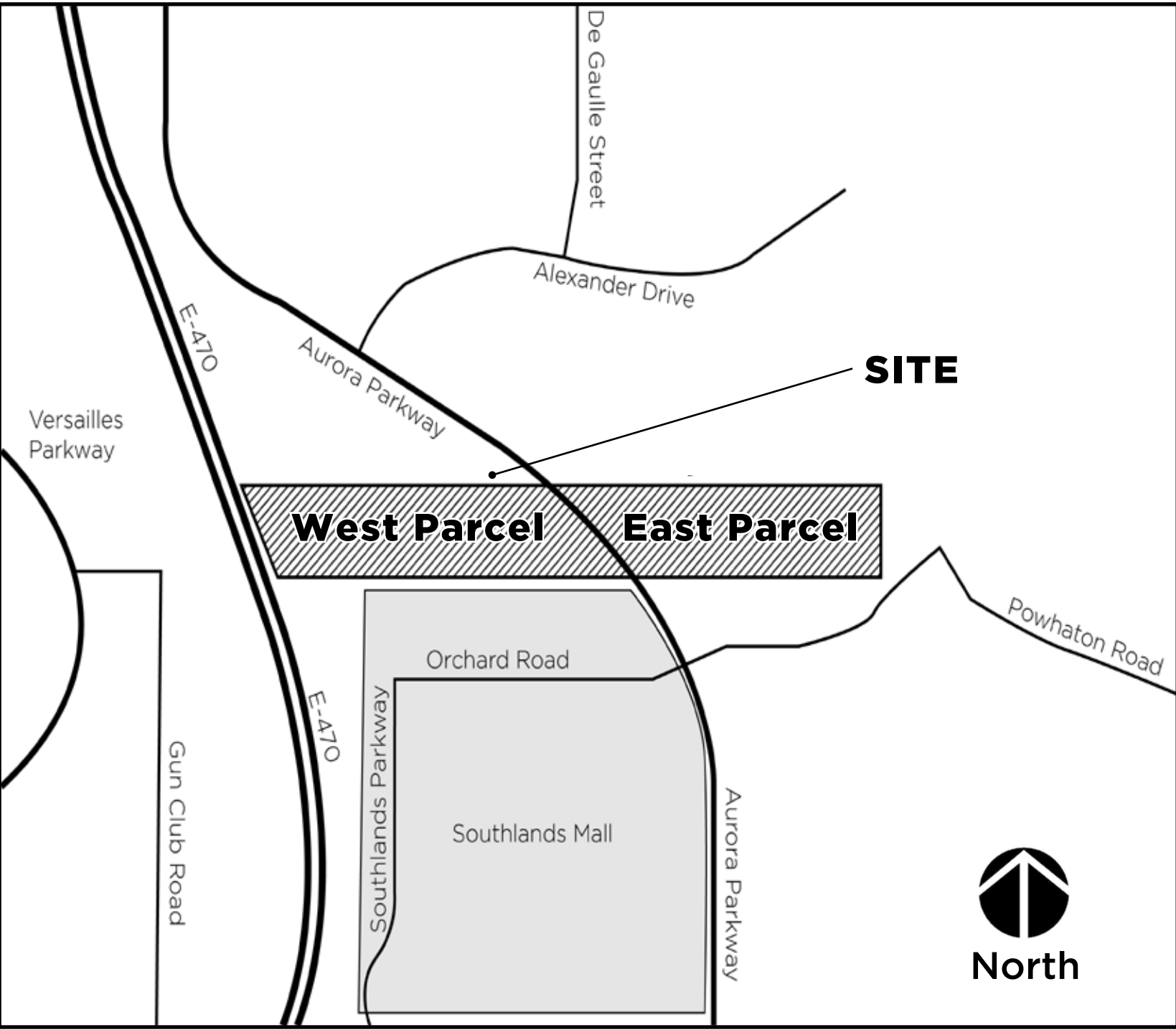
THENCE ALONG THE WESTERLY LINE OF SOUTH AURORA PARKWAY, AS DESCRIBED IN INSTRUMENT RECORDED APRIL 12, 2004 UNDER RECEPTION NO. [B4065005](#), THE FOLLOWING THREE (3) COURSES:

1. SOUTH 61°22'38" EAST, A DISTANCE OF 607.51 FEET;

2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 928.00 FEET AND A CENTRAL ANGLE OF 29°17'29", AN ARC DISTANCE OF 474.42 FEET (CHORD BEARS SOUTH 46°43'53" EAST, 469.27 FEET);

3. SOUTH 32°05'09" EAST, A DISTANCE OF 11.59 FEET;

THENCE SOUTH 89°16'25" WEST ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 627.54 FEET TO THE POINT OF BEGINNING.



CERTIFICATIONS

THIS GENERAL DEVELOPMENT PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS, THEIR SUCCESSORS AND ASSIGNS. THE PLAN SHALL RESTRICT AND LIMIT ALL DEVELOPMENT WITHIN THE PLANNED DEVELOPMENT ZONE DISTRICT TO ALL CONDITIONS AND LIMITATIONS SET FORTH HEREIN.

IN WITNESS THEREOF \_\_\_\_\_ HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

GUN CLUB GROUP PARTNERS, A COLORADO GENERAL PARTNERSHIP

BY: \_\_\_\_\_

IT'S: \_\_\_\_\_

NOTARIAL:

STATE OF COLORADO

COUNTY OF \_\_\_\_\_ JSS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ BY \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY/BUSINESS ADDRESS: \_\_\_\_\_

**CITY OF AURORA APPROVALS**

CITY OF AURORA APPROVALS:

CITY ATTORNEY: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

**RECORDER'S CERTIFICATE:**

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF \_\_\_\_\_ COUNTY, COLORADO AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

CLERK AND RECORDER: \_\_\_\_\_ DEPUTY: \_\_\_\_\_



POMEROY 1<sup>st</sup> FRAMEWORK DEVELOPMENT PLAN AMENDMENT

Land Use Map/Matrix/FDP Standard Notes

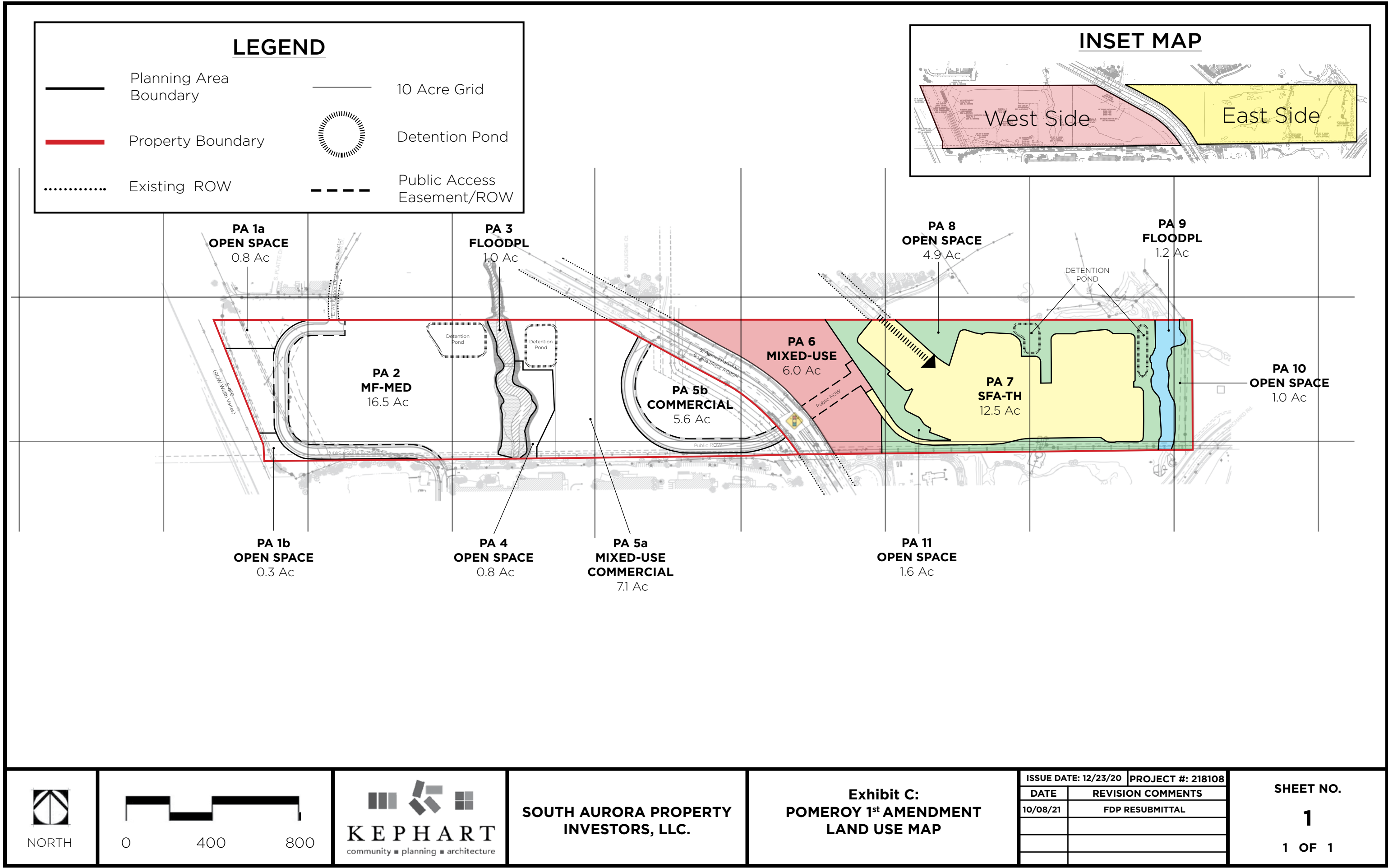


Exhibit D: POMEROY EAST SIDE LAND USE MAP MATRIX

A. LAND USE ITEM	B. PLANNING AREA MAP NUMBER	C. MAP AREA CODE	D. GROSS LAND AREA IN ACRES	E. LAND USE FORMULA	F. MAXIMUM POTENTIAL DENSITY BY CODE (DU/s)	G. ACTUAL PROPOSED MAXIMUM DENSITY (DU/s)	H. PHASING, DETAILS, AND COMMENTS
1. Flood Plain Areas	PA-9	FLOODPL	1.2	N/A	N/A	N/A	
2. Required Land Dedication Areas for Parks, Schools, Fire Stations, Police Stations, Libraries.	N/A	N/A	N/A	N/A	N/A	N/A	
3. Development Areas	PA-6	MIXED-USE	6.0	N/A	N/A	N/A	
Subzone: MU-R	PA-7	SFA-TH	12.5	10.5 DU/AC	N/A	128 DU/s	
	PA-8	OPEN SPACE	4.9	N/A	N/A	N/A	
	PA-10	OPEN SPACE	1.0	N/A	N/A	N/A	
	PA-11	OPEN SPACE	1.6	N/A	N/A	N/A	
4. Total Map Acreage (Total Figures Above)			27.2				
5. Less 1/2 of Perimeter Streets Not Owned by Applicant			0.0				
6. Applicant's Acreage Listed in Application (Line 4 minus Line 5)			27.2				
7. Total Flood Plain Acreage			1.2				
8. Total Adjusted Gross FDP Acreage (Line 4 minus line 7)			26.0				
9. Total SFD planning areas			N/A	2.65 persons per unit	N/A	N/A	ESTIMATED 0 RESIDENTS
10. Total SFA planning areas			12.5	2.65 persons per unit	N/A	128 DU/s	SFA AREA IS 12.5 ACRES. 339.2 ESTIMATED RESIDENTS.
11. Total MF planning areas			N/A	2.5 persons per unit	N/A	N/A	ESTIMATED 0 RESIDENTS
12. TOTAL RESIDENTIAL			12.5		N/A	128 DU/s	339.2 ESTIMATED RESIDENTS
13. Check for average residential density in each subzone					N/A	N/A	
14. Check for maximum allowable number of multifamily units in each subzone			N/A		N/A	N/A	NO MAXIMUM MULTI-FAMILY DUS IN MU-R ZONING
15. Total retail planning areas			N/A				
16. Total office planning areas			N/A				
17. Total industrial planning areas			N/A				
18. Total mixed commercial areas			6.0				
19. TOTAL COMMERCIAL			6.0				
20. Total neighborhood park land			N/A	3.0 ACRES / 1000 RESIDENTS 339.2 / 1000 = .3392 .3392 x 3.0 = 1.018 AC			REQUIRED LAND DEDICATION = 1.018 ACRES PROVIDED LAND DEDICATION = 0 ACRES, PROVIDED WITH CASH-IN-LIEU
21. Total community park land			N/A	1.1 ACRES / 1000 RESIDENTS 339.2 / 1000 = .3392 .3392 x 1.1 = 0.373 AC			REQUIRED LAND DEDICATION = 0.373 ACRES PROVIDED LAND DEDICATION = 0 ACRES, PROVIDED WITH CASH-IN-LIEU
22. Total open space land			2.646	7.8 ACRES / 1000 RESIDENTS 339.2 / 1000 = .3392 .3392 x 7.8 = 2.646 AC			REQUIRED LAND DEDICATION = 2.646 ACRES PROVIDED LAND DEDICATION = 9.55 ACRES* * The total open space requirement for Pomeroy East and West will be 11.03 Acres, utilizing population of 1,414.2 persons. 7.65 acres of dedicated open space on the East side and 1.9 acres of open space on the West side have been provided for a total of 9.55 Acres. Cash-in-lieu will be provided for 1.48 acres of remaining open space.  *4.45 Acres in PA 8 and 0.6 Acres in PA 9 are counted toward the open space dedication requirement.
23. TOTAL PARK AND OPEN SPACE LAND			2.646				

Standard FDP Notes

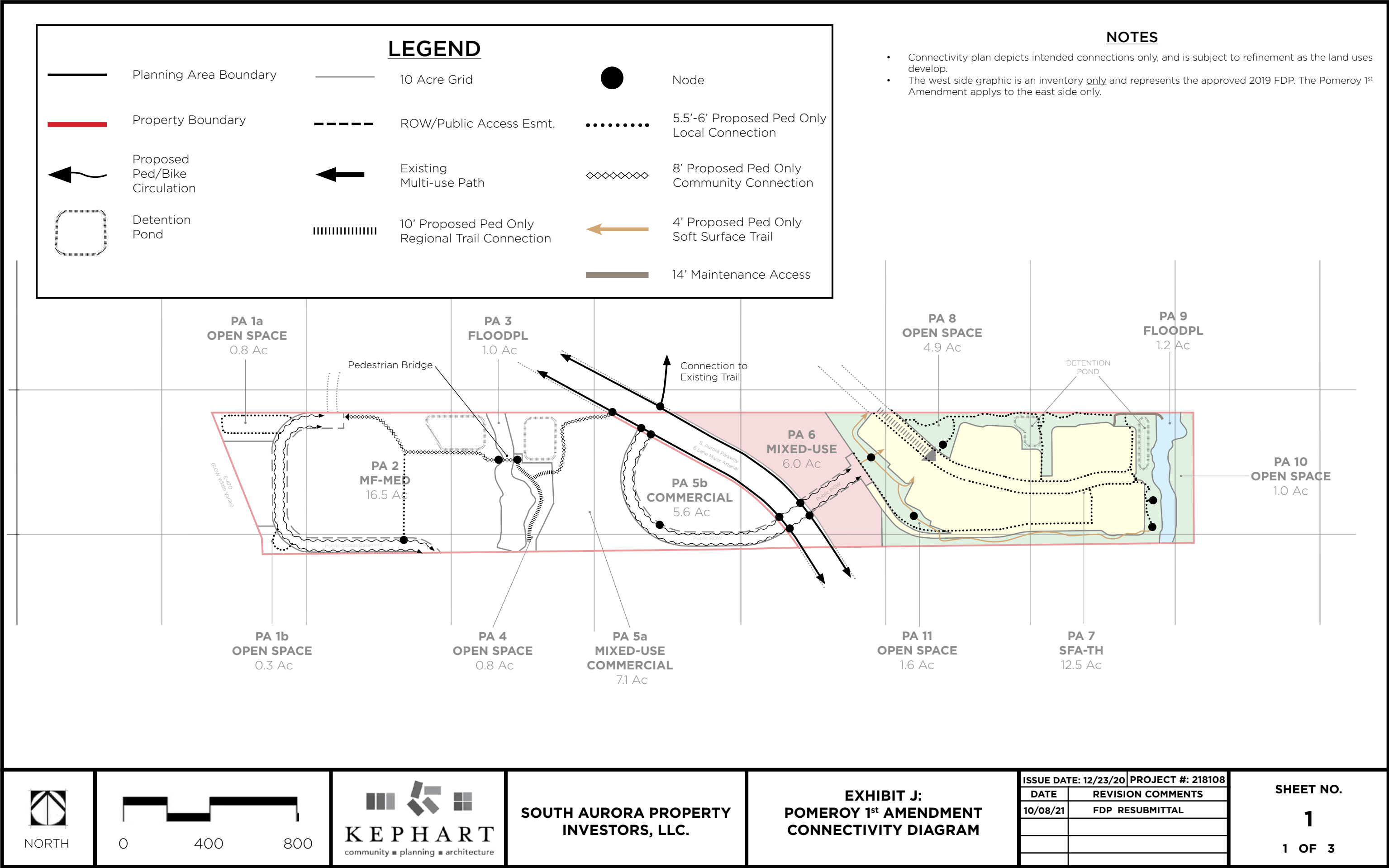
- Traffic Signal Costs. Owner and/or developers are responsible for 100 percent of signal costs for interior intersections and the S. Aurora Parkway Intersection. The cost of signals at perimeter intersections will be prorated, however the signal at S. Aurora Parkway will be 100 percent funded by the developer and/or owner. Signal, locations and cost sharing will be determined at Contextual Site Plan.
- Street Lights. Streetlights must be constructed along all public streets as required by City Code Section 126-236.
- Archaeological finds. The owner, developer and/or contractors will notify the City if archeological artifacts are uncovered during construction.
- Parks. Neighborhood park sites shall not exceed 3 percent maximum finished grades.
- Residential Density Reductions. The developer has the right to build at a lower residential density in any map area provided the City has determined that the use is permitted and compatible with surrounding land uses. A finding of compatibility will be determined at the time of CSP review. This reduction shall be considered an administrative FDP amendment.
- Master Drainage Plan. No subdivision shall be approved prior to the City's approval of the Master Drainage Plan. In the event of any conflicts with the FDP, including, but not limited to, the size, location and regional detention ponds and/or drainage way locations, cross sections and widths, the Master Drainage Plan, as approved by the City, shall govern. Drainage ponds drop structures and other facilities are subject to CSP review.
- 404 Permit. 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.
- Emergency Access. The developer is responsible for construction of all on-site and off-site infrastructure needed to establish two points of emergency access to the overall site and each internal phase of construction. This requirement includes, but is not limited to, the construction of any emergency crossings improvements, looped water supply and fire hydrants as required by the adopted fire code and city ordinances.
- The Master Utility Study, Master Drainage Study and Master Transportation Study are incorporated as a part of the FDP. Final approval of these documents is required before acceptance of an application for the first CSP within the project.

- Landscaping Standards. Unless otherwise noted herein in a waiver, the landscaping standards outlined in section 4.7 of the Aurora Unified Development Ordinance apply to this FDP. Where the standards outlined in section 4.7 conflict with standards within this FDP, the more restrictive shall apply.
- Future Amendments. Any future amendments to architecture, landscape architecture and other urban design standards and related drawings must demonstrate an equal or better quality than the approved FDP Standards.
- FDP Waivers. Except for the waivers listed below, this FDP will be interpreted to mean that all standards contained in the FDP will meet or exceed all city code requirements.
- Design Standards. An FDP as per the requirements of Sections 3.9, 3.12, 3.13 and 3.14 of the FDP Manual will be required to be submitted either with the application for the FDP or as an amendment to the FDP to be submitted with the application for the first CSP in the development.
- Major arterial medians to be publicly maintained shall be designed and constructed in accordance with P&OSD Public Median Standards. (These policies are pending completion.)
- Major arterial medians to be privately maintained shall be designed and constructed in accordance with P&OSD Private Median Standards. (These policies are pending completion.)
- Whelen Warning System Requirements: The FEMA requirement for outdoor emergency warning systems is a 60-70 foot monopole tower using an alert siren. The City of Aurora uses the Whelen Siren System. The land requirement for the tower is a 10' x 10' easement. Each siren covers approximately 3,000 radial feet at 70 DB and is typically spaced one siren per square mile. In newly annexed/developing areas of the city, sirens should be sited on every half section of ground (320 acres) or 6000 feet apart to provide edge to edge coverage. The exact placement of sirens will be determined by the City of Aurora's office of emergency management to insure that coordinated coverage is provided on a system-wide basis. For specific questions, the office of emergency management can be reached at 303-739-7636 (phone), 303-326-8986 (fax), or (email) afd\_oem@auroragov.org.
- The owner and/or developer are not responsible for any current or future improvements related to S. Harvest Road.
- The Pomeroy Property Framework Development Plan (FDP) is the fourth amendment and supersedes and prior versions of the FDP and any prior GDP.



POMEROY 1<sup>st</sup> FRAMEWORK DEVELOPMENT PLAN AMENDMENT

Open Space, Circulation, and Neighborhood Map/Matrix





# POMEROY 1<sup>st</sup> FRAMEWORK DEVELOPMENT PLAN AMENDMENT

## Urban Design Standards & Neighborhood Character Matrix

Form F-1: Urban Design Standards Matrix		
Special Urban Design Feature	Brief Description of Feature	Location of the Standards in Application Package
1. Entry Monumentation	<ul style="list-style-type: none"><li>A hierarchy of monumentation and signage markers are proposed within Pomeroy. The primary entry monument will be at the intersection of Aurora Parkway and South Elk Way- the primary Mixed-Use street.</li><li>Secondary monuments are proposed for the Mixed-Use and Residential Area. The secondary monument in the Mixed-Use district may incorporate signage identifying each use.</li><li>Wayfinding markers are provided for major pedestrian connection points. Materials for the monuments and signage markers will include wood, stone, stucco and metal.</li></ul>	Please reference Exhibit F: Pomeroy 1 <sup>st</sup> Amendment Sign and Monumentation Plan for additional information.
2. Retaining Walls	High quality, split face CMU or MSE walls are anticipated. Colors will vary to match the architectural character of the area. Walls may incorporate stairs where appropriate.	Please reference Exhibit G: Pomeroy 1 <sup>st</sup> Amendment Landscape Design Standards for additional information.
3. Fence and Privacy Walls	<ul style="list-style-type: none"><li>Fencing within the Mixed-Use Area and Single Family Attached Residential areas are optional with the exception of fencing required for screening.</li><li>Proposed fences shall be a maximum of six (6) feet in height and constructed of metal, wood or composite materials. All fences to comply with section 146-4.7.9 of the UDO.</li><li>Masonry columns shall be incorporated into a fence as required by Code. Columns shall be constructed of materials complementary to the fence type and entry monuments.</li><li>The standard PROS open rail open space fence is required along the Murphy Creek open space, Chelsea Draw open space and along open space tracts as needed for safety.</li><li>Fencing along arterial and collector streets shall be setback four (4)-feet from the back of the adjacent sidewalk when the walk is detached. Location of fencing shall conform to the sight visibility triangle requirements and Zoning Code provisions.</li></ul>	Please reference Exhibit G: Pomeroy 1 <sup>st</sup> Amendment Landscape Design Standards and Exhibit I: Pomeroy 1 <sup>st</sup> Amendment Landscape Standards Layout for additional information.
4. Lighting Standards	<ul style="list-style-type: none"><li>Pedestrian-scale pole mounted lights, building mounted lights and bollard lights may be necessary, in addition to street lights along private streets with a public access easement and Mixed-Use streets to accent and illuminate buildings, pedestrian areas and landscaping throughout the development. All lighting features will be of black metal finish and in conformance with the City of Aurora standards.</li><li>Amenity areas may contain security lighting to be determined at time of Site Plan.</li><li>All lighting shall be indicated at the time of Site Plan.</li></ul>	Please reference Exhibit H: Pomeroy 1 <sup>st</sup> Amendment Urban Design Standards for additional information.
5. Paving Standards	Stamped, colored concrete may be used throughout Pomeroy outside of the right of way and public access easement to accentuate design elements, distinguish hierarchy in pedestrian movement and to add visual interest to areas such as entry points, and at-grade pedestrian crossings.	Please reference Exhibit G: Pomeroy 1 <sup>st</sup> Amendment Landscape Design Standards for additional information.

- The design standards listed in this matrix implement the design themes of the FDP- Master Plan and are intended to complement and exceed stated ordinance standards. Unless a waiver has been specifically requested and granted, if a conflict should exist between any specific provisions of this matrix and any other ordinance standards, the more restrictive standards shall govern.
- All the photos and illustrations referenced by this matrix are representative of the level of design quality required by the FDP- Master Plan. Final designs to be submitted at the Site Plan shall not necessarily duplicate the exact illustrations, but shall contain the same themes and dimensions as shown, and shall be at the same or higher level of design quality, extent, and detail.

Form F-1: Urban Design Standards Matrix		
Special Urban Design Feature	Brief Description of Feature	Location of the Standards in Application Package
6. Street Furniture	Street furniture will include benches, trash receptacles, bike racks and dog waste receptacles. Black metal finish is anticipated for all street furniture.	Please reference Exhibit H: Pomeroy 1 <sup>st</sup> Amendment Urban Design Standards for additional information.
7. Signage Standards	<ul style="list-style-type: none"><li>Site signage and wayfinding will be consistent throughout Pomeroy using the of colors and materials consistent with other features. Please refer to the concept designs on Exhibit F.</li><li>Primary identification signage will be incorporated into the monument signs.</li><li>Additional directional and addressing signs are anticipated within the residential area.</li><li>Building mounted identification signage, directional and addressing signs are anticipated within the Mixed-Use Area.</li><li>Specialty directional/way-finding signage along the walks and trail corridors may be provided directing pedestrians and cyclist to Southlands and other regional trail systems.</li><li>All signage shall be in conformance with the City of Aurora standards.</li></ul>	Please reference Exhibit F: Pomeroy 1 <sup>st</sup> Amendment Sign and Monumentation Plan for additional information.
8. Special Neighborhood Concepts	<ul style="list-style-type: none"><li>The Mixed-Use Neighborhood provides space for valuable retail options from small to larger format users as well as the opportunity for offices, hotels, or extended stay operators all within Mixed-Use Residential. These uses will be located to the east of South Aurora Parkway.</li><li>Mixed-Use buildings and primary building entries are encouraged to face South Aurora Parkway. Parking oriented towards South Aurora Parkways shall be screened from view.</li><li>The Single Family Attached Residential Neighborhood is the portion of Pomeroy located east of the Mixed-Use Area and west of Murphy Creek. The buildings shall side or front on streets or green courts. Parking and garages shall be oriented away from the street, internalized within buildings or located along private drives.</li></ul>	See Design Standards Packet
9. Special Facilities and Structures such as Clubhouses and Recreation Facilities	Any park/clubhouse areas will be designed to provide a variety of amenities to users and residents.	Please reference Pomeroy 1 <sup>st</sup> Amendment Conceptual Open Space Site Plan

- The design standards listed in this matrix implement the design themes of the FDP- Master Plan and are intended to complement and exceed stated ordinance standards. Unless a waiver has been specifically requested and granted, if a conflict should exist between any specific provisions of this matrix and any other ordinance standards, the more restrictive standards shall govern.
- All the photos and illustrations referenced by this matrix are representative of the level of design quality required by the FDP- Master Plan. Final designs to be submitted at the Site Plan shall not necessarily duplicate the exact illustrations, but shall contain the same themes and dimensions as shown, and shall be at the same or higher level of design quality, extent, and detail.

Form F-2: East Side Neighborhood Character Matrix			
Neighborhood (Or Village)	Distinguishing Characteristics		
	Urban Design	Landscape	Architecture
East Side Residential Neighborhood	The single-family attached neighborhood is the portion of Pomeroy located to the east of the commercial neighborhood and the public road. A thirty-foot drop in grade from the public road to Chelsea Draw drives the design of building placement. Buildings are designed to sit on graded out pads as a private road loops through the development. An extensive trail network through the site connects residents with the adjacent open space and the commercial neighborhood.	<p>The intent of the landscape is to soften and highlight features on the site while using a diverse palette of plants. Residential and commercial landscapes will complement the architecture with the appropriate plant material. Open space and detention/retention pond areas will typically be given more native and informal treatment.</p> <p>Private common open space shall be provided in accordance with the Aurora UDO. The required open space shall be designated as courtyards or internal configuration, whenever possible.</p>	<p>Pomeroy architecture is characteristic of a "Transitional Suburban Infill" neighborhood and shall be timeless and classic, with an eclectic flair. The image for Pomeroy shall reflect the dynamics and livelihood necessary to enhance a regional district while appropriately creating an inviting, casual and relaxed image; this image being one, which evolved over time, combining a mix of influences from periods, including present day modern architectural styles.</p> <p>Proposed building heights for Pomeroy will vary. The overall density and concentration of this development shall be sensitive to influencing sight views yet encourage height variability and flexibility as an important feature to shape the skyline. Please reference Form H for distinct architectural features and Exhibits A &amp; C for example imagery and materials.</p>
East Side Mixed-Use Neighborhood	<p>The commercial neighborhood provides space for value commercial, office, retail, and residential options from small to larger format users. These uses are located on the east side of S. Aurora Parkway and are bordered to the southeast by a public road for easy vehicular access. Buildings and primary entries are encouraged to face S. Aurora Parkway where allowed by topography and lot configuration. A portion of the parking is permitted to be oriented towards S. Aurora Parkway and shall be screened from view.</p> <p>A minimum 2,500 SF plaza space provides users a place to socialize, relax, be entertained, etc. This plaza space shall be visible and accessible from the street as well as integrated with the function of the building. The plaza space shall not include any parking between the building and the street.</p>	<p>The intent of the landscape is to soften and highlight features on the site while using a diverse palette of plants. Residential and mixed-use landscapes will complement the architecture with the appropriate plant material. Open space and detention/retention pond areas will typically be given more native and informal treatment.</p> <p>Landscape materials will screen, highlight and improve the buildings around which they are placed. Trees planted in walk and plaza areas will be covered with tree grates or surrounded by large planting beds.</p>	<p>Pomeroy architecture is characteristic of a "Transitional Suburban Infill" neighborhood and shall be timeless and classic, with an eclectic flair. The image for Pomeroy shall reflect the dynamics and livelihood necessary to enhance a regional district while appropriately creating an inviting, casual and relaxed image; this image being one, which evolved over time, combining a mix of influences from periods, including present day modern architectural styles.</p> <p>Proposed building heights for Pomeroy will vary. The overall density and concentration of this development shall be sensitive to influencing sight views yet encourage height variability and flexibility as an important feature to shape the skyline. Please reference Form H for distinct architectural features and Exhibits A, B, C &amp; D for example imagery and materials.</p>



POMEROY 1<sup>st</sup> FRAMEWORK DEVELOPMENT PLAN AMENDMENT

Urban Design Standards

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



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



NORTH



Scale: NTS



**SOUTH AURORA PROPERTY INVESTORS, LLC.**

**EXHIBIT H:  
POMEROY 1<sup>ST</sup> AMENDMENT URBAN DESIGN STANDARDS**

ISSUE DATE: 04/28/21		PROJECT #: 218108
DATE	REVISION COMMENTS	
10/08/21	FDP RESUBMITTAL	

SHEET NO.

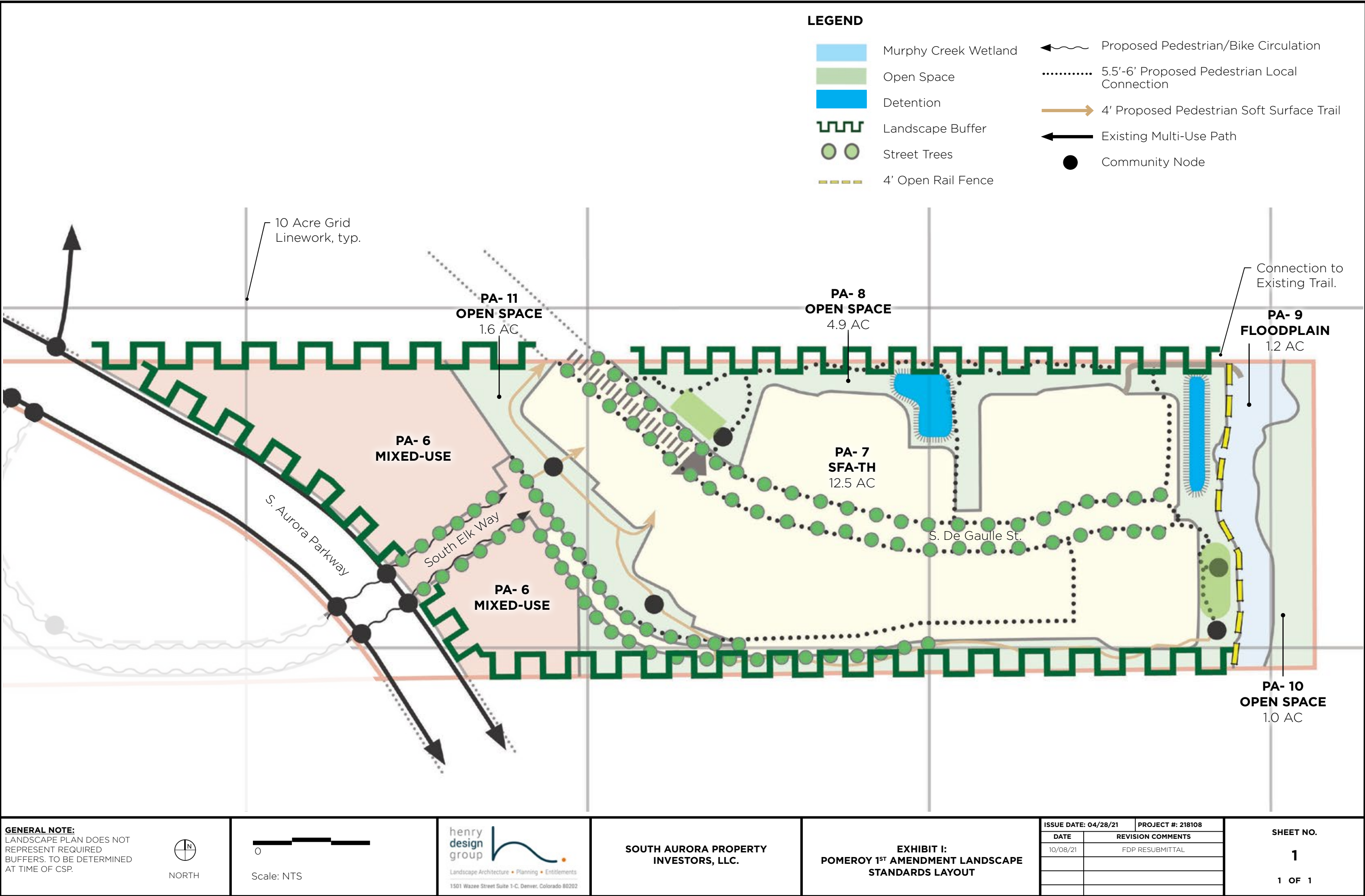
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1 OF 1



POMEROY 1<sup>st</sup> FRAMEWORK DEVELOPMENT PLAN AMENDMENT

Landscape Standards



Form G: Landscape Standards Matrix		
Landscape Item	Brief Description of Feature	Location of the Standards in Application Package
1. Overall Landscape Concept and Palette of Plant Materials	The intent of the landscape is to soften and highlight features on the site while using a diverse palette of plants used for streetscapes, buffers, common areas, entries and within the Mixed-Use and Residential neighborhoods.	Please reference Exhibit I: Pomeroiy 1 <sup>st</sup> Amendment Landscape Standards Layout.
2. Landscape Design Entryways, Intersections and Monumentation, as well as Key Entry Points	Plant materials at entries will complement the signage form and shape through the use of flowering trees, shrubs and perennial flowers. Evergreen plant material shall offer year-round color and interest. <ul style="list-style-type: none"><li>Distinctive landscaped areas shall be provided at the primary intersections along South Elk Way and South Aurora Parkway and at the entry at South De Gaulle Street into the Single Family Attached Residential Neighborhood.</li><li>Landscaping shall consist of plant species having a high degree of visual interest during all seasons.</li><li>A mixture of shrubs, ornamental trees, flowers, and/or ground covers shall be planted around sign bases and at curb returns near site entrances.</li><li>The landscape design shall contribute to the implementation of Low Impact Standard through the use of water wise plant materials that are well adapted to the local climatic conditions.</li></ul>	Please reference Exhibit I: Pomeroiy 1 <sup>st</sup> Amendment Landscape Standards Layout and the Conceptual Open Space Site Plan.
3. Buffer and Landscape Standards along Arterial and Collector Streets	<b>Aurora Parkway (Arterial street)</b> A 20-foot wide Standard Buffer shall be provided. (Owner/developer may choose at time of Site Plan to reduce the buffer width with the special design incentives allowed by the Landscape Code within the UDO (146-4.7.1-4.7.9, typical)). Buffers shall be measured from back of walk. Landscaping shall be provided as follows: <ul style="list-style-type: none"><li>One (1) tree and 10 shrubs or the TE for shrubs and trees per 40 linear feet of street buffer.</li><li>One (1) tree spaced 40-feet on center shall be placed in the curbside landscape.</li></ul>	Please reference Exhibit I: Pomeroiy 1 <sup>st</sup> Amendment Landscape Standards Layout.
4. Buffer and Landscape Standards along Local Streets in Mixed-Use and Residential Areas.	Landscaping shall be provided as follows: <b>Curbside Landscape:</b> <ul style="list-style-type: none"><li>One (1) tree spaced 40-feet On-Center shall be placed in the curbside landscape along the extension of South De Gaulle Street, and South Elk Way in the Mixed-Use Area. Surface treatment if the curbside landscape shall be in accordance with the UDO.</li></ul> <b>Residential Street Buffer:</b> <ul style="list-style-type: none"><li>Not required.</li></ul> <b>Mixed-Use Street Buffer:</b> <ul style="list-style-type: none"><li>A 20-foot wide landscape buffer (Owner/developer may choose at time of Site Plan to reduce the buffer width with the special design incentives allowed by the Landscape Code within the UDO.) Buffers shall be measured from back of walk.</li><li>One (1) street tree and 10 shrubs or the TE for shrubs and trees per 40 linear feet of street buffer.</li></ul>	Please reference Exhibit I: Pomeroiy 1 <sup>st</sup> Amendment Landscape Standards Layout.
5. Landscape Buffers at Non-Right-Of-Way Locations including Parks, Open Space and Drainages.	<b>Residential Buffers:</b> <ul style="list-style-type: none"><li>Not required at adjacent residential property lines.</li><li>25-feet wide at non-residential property lines.</li><li>25-feet wide adjacent to parks and open space.</li><li>Owner/developer may choose at time of Site Plan to reduce the buffer width with the special design incentives allowed by the Landscape Code within the UDO.</li></ul> <b>Non-Residential:</b> <ul style="list-style-type: none"><li>10-feet wide adjacent to other non-residential uses.</li><li>25-feet wide at other uses.</li><li>Buffers are required unless separated by a open space and/or landscape area.</li><li>Owner/developer may choose at time of Site Plan to reduce the buffer width with the special design incentives allowed by the Landscape Code within the UDO.</li></ul> <b>Landscape Requirements:</b> <b>Residential to Non-Residential:</b> <ul style="list-style-type: none"><li>One (1) tree and five (5) shrubs per 25 linear feet of buffer. 50% of the trees shall be evergreen species.</li></ul> <b>Residential to Residential:</b> <ul style="list-style-type: none"><li>One (1) tree and five (5) shrubs per 40 linear feet of buffer.</li><li>Buffers adjacent to City Parks and Open Space shall be a minimum of 25 feet in width and may not be reduced by incentive features unless approved by the Parks, Recreation and Open Space Department.</li><li>The PROS typical open rail fence as required along open spaces will be provided along Tollgate Creek and along other open spaces where needed for safety.</li></ul>	



POMEROY 1<sup>st</sup> FRAMEWORK DEVELOPMENT PLAN AMENDMENT

Landscape Standards

Form G: Landscape Standards Matrix		
Landscape Item	Brief Description of Feature	Location of the Standards in Application Package
6. Landscape Screening of Parking Lots and Parking Island Landscaping	<b>Islands:</b> Each island shall have one (1) shade or ornamental tree and double islands two (2) shade or ornamental trees and one (1) or more understory treatment which may include mulched shrub beds, decorative concrete or decorative pavement. Requirements are as follows- six (6) shrubs/ornamentals grasses are required per 9'x18' island and 12 shrubs/ ornamentals grasses per 9'x36' island. <b>Medians:</b> One (1) tree per 30 feet of length and one or more understory treatments providing 100 % coverage which may include decorative concrete, mulched shrub beds, and decorative paving shall be provided. <b>Screening:</b> All parking lots shall be screened from public rights-of-way, public open space and adjacent property. Parking lot screening shall be integrated into adjacent buffers and street frontages, if possible. If not, separate screening shall be required as noted below: <ul style="list-style-type: none"><li>Screening shall consist of a berm between 2½ and three (3)- feet in height with a maximum slope of 4:1; OR</li><li>A low continuous landscape hedge three (3)-feet in height with a double row of shrubs planted three (3)-feet on-center; OR</li><li>A decorative masonry wall three (3)-feet in height in combination with landscaping.</li><li>Plants shall be a minimum of three (3)-feet in height at maturity.</li><li>50% of the shrubs shall be deciduous flowering species.</li><li>Trees shall be used as accent plantings.</li></ul>	
7. Landscape Standards at Mixed-Use and Public Gathering Areas	Mixed-Use Areas and public gathering locations shall be walkable and pedestrian friendly. One continuous east/west pedestrian link will be provided via sidewalks or off-street trails. Landscape materials will screen, highlight and improve the buildings around which they are placed. Trees planted in walk and plaza areas will be covered with tree grates or surrounded by large planting beds.	Please reference Exhibit I: Pomeroy 1 <sup>st</sup> Amendment Conceptual Open Space Site Plan.
8. Landscape Standards at Detention/Retention or Water Quality Ponds	<ul style="list-style-type: none"><li>One (1) tree and 10 shrubs per 4,000 square feet of area around ponds is required.</li><li>100-year floodplains, floodways, undisturbed marshes and wetlands may be deducted from the tract square footage before calculating landscape requirements.</li></ul>	
9. Open Area and Amenity Standards in Single-Family Attached Areas	Shall be in compliance with Sec. 146-4.7.3 of the Unified Development Ordinance.	

Form G: Landscape Standards Matrix		
Landscape Item	Brief Description of Feature	Location of the Standards in Application Package
10. Landscape Standards for Common Open Space	<ul style="list-style-type: none"><li>One (1) tree and 10 shrubs per 4,000 square feet of common open space shall be provided.</li></ul>	
11. Landscape at Building Perimeters of Non-Residential and Single Family Attached Residential	<b>Single Family Attached:</b> <ul style="list-style-type: none"><li>Perimeter building landscaping shall consist of 1.25 plants per five (5) linear feet of building perimeter and shall consist of 5% trees; 15% tall shrubs with a mature height of six (6)-feet; and 80% mixture of deciduous and evergreen shrubs.</li><li>A planting bed an average of six (6) (5)-feet in width shall be provided for the full width of the ends of garages and carports.</li></ul> <b>Non- Residential:</b> <ul style="list-style-type: none"><li>Perimeter building landscaping shall consist of one (1) TE per 40 feet of building elevation when facing public streets, transportation corridors, public open space, residential neighborhoods or whenever an entrance door is present.</li></ul>	Please reference Exhibit G: Pomeroy 1 <sup>st</sup> Amendment Landscape Design Standards for more information.
12. Landscape Integration at Retaining Walls	Walls shall be a maximum of eight (8)-feet in height and may be terraced until the slope has been accommodated. <ul style="list-style-type: none"><li>Retaining wall material shall match palette and materials elsewhere in the project.</li><li>Slopes between walls shall not exceed 25% and shall comply with engineering requirements.</li><li>Area between walls shall be landscaped with shrubs, or groundcover.</li><li>A minimum of 36 inches of planting area is required between terraced walls.</li></ul>	Please reference Exhibit G: Pomeroy 1 <sup>st</sup> Amendment Landscape Design Standards for more information.
13. Plant Material Requirements (Tree and Shrub equivalents per code)	<b>Basic Minimum Plant Sizes:</b> <ul style="list-style-type: none"><li>Shade trees: 2¼- inch caliper (B&amp;B)</li><li>Ornamental trees: 2-inch caliper (B&amp;B)</li><li>Evergreen trees: 6-foot minimum height (B&amp;B)</li><li>All shrubs: 5-gallon container minimum</li><li>Ornamental grasses and perennials: 1-gallon container minimum</li></ul> <b>Upgraded Plant Sizes For Special Locations:</b> (Provided by Mixed-Use where adjacent to Residential and Single Family Attached where adjacent to Single Family Detached and Duplexes). Does not apply where there is intervening open space or parks. <ul style="list-style-type: none"><li>Shade trees: 3-inch caliper (B&amp;B)</li><li>Ornamental trees: 2¼-inch caliper (B&amp;B)</li><li>Evergreen trees: 8 - 10-foot minimum height (B&amp;B)</li></ul> <b>Tree And Shrub Equivalents (TE):</b> TEs are permitted in accordance with the UDO to encourage design flexibility.	

1. The design standards listed in this matrix implement the design themes of the FDP- Master Plan and are intended to complement and exceed stated ordinance standards. Unless a waiver has been specifically requested and granted, if a conflict should exist between any specific provisions of this matrix and any other ordinance standards, the more restrictive standards shall govern.
2. All the photos and illustrations referenced by this matrix are representative of the level of design quality required by the FDP- Master Plan. Final designs to be submitted at the Site Plan shall not necessarily duplicate the exact illustrations, but shall contain the same themes and dimensions as shown, and shall be at the same or higher level of design quality, extent, and detail.
3. Single Family Attached is defined as three or more dwelling units where each unit is attached to other units by party walls, where habitable spaces of different units are arranged side-by-side, rather than a stacked configuration, and where the front door of each dwelling unit faces a public street or green court.
4. Provisions of this Landscape Matrix are based on Residential rather than Multi-family.

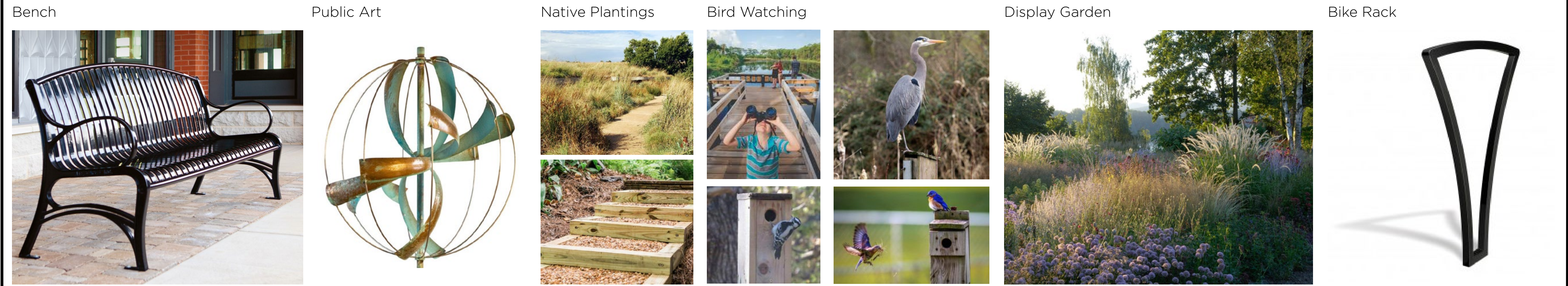
Form G: Landscape Standards Matrix		
Landscape Item	Brief Description of Feature	Location of the Standards in Application Package
14. Service Areas and Trash Enclosures	Service and loading areas visible from residences and streets shall be screened by fences, walls, landscaped berms or any combination thereof.	
15. Mixed-Use and Parking Buffer at South Aurora Parkway	<b>Landscape Buffer:</b> <ul style="list-style-type: none"><li>One (1) street tree and 10 shrubs or tree and shrub equivalents per 40 linear feet.</li><li>Shrubs and ornamental grasses shall be planted on the property side of the walk to provide additional screening.</li><li>A combination of berms, shrubs, native and turf grasses, ornamental grasses and perennials shall be provided within the buffer.</li><li>No trees are permitted within the easements.</li><li>Plantings shall not be placed directly over the gas line.</li></ul> <b>Parking Lot Screening:</b> Parking lot screening in or adjacent to the gas line easement shall consist of berms between 2½ and three (3)-feet high with a maximum slope of 4:1. The berms shall be planted with native grasses and integrated with the following screening feature: <ul style="list-style-type: none"><li>A hedge between 2½ and three (3)- feet high consisting of a double row of shrubs planted three (3)-feet on-center.</li><li>Plantings shall include those that have a minimum height of three (3)-feet with at least 50% of the shrubs to be of a flowering species.</li></ul>	

1. The design standards listed in this matrix implement the design themes of the FDP- Master Plan and are intended to complement and exceed stated ordinance standards. Unless a waiver has been specifically requested and granted, if a conflict should exist between any specific provisions of this matrix and any other ordinance standards, the more restrictive standards shall govern.
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4. Provisions of this Landscape Matrix are based on Residential rather than Multi-family.



POMEROY 1<sup>st</sup> FRAMEWORK DEVELOPMENT PLAN AMENDMENT

Landscape Standards



<b>GENERAL NOTE:</b> LANDSCAPE PLAN DOES NOT REPRESENT REQUIRED BUFFERS. TO BE DETERMINED AT TIME OF CSP.	 NORTH	 Scale: NTS	 Landscape Architecture • Planning • Entitlements 1501 Wazee Street Suite 1-C, Denver, Colorado 80202	<b>SOUTH AURORA PROPERTY INVESTORS, LLC.</b>	<b>POMEROY 1<sup>ST</sup> AMENDMENT CONCEPTUAL OPEN SPACE SITE PLAN</b>	<b>ISSUE DATE:</b> 03/25/21	<b>PROJECT #:</b> 218108	<b>SHEET NO.</b>  <b>1</b>  1 OF 1
						<b>DATE</b>	<b>REVISION COMMENTS</b>	
						10/08/21	FDP RESUBMITTAL	



# POMEROY 1<sup>st</sup> FRAMEWORK DEVELOPMENT PLAN AMENDMENT


## Landscape Standards

**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.

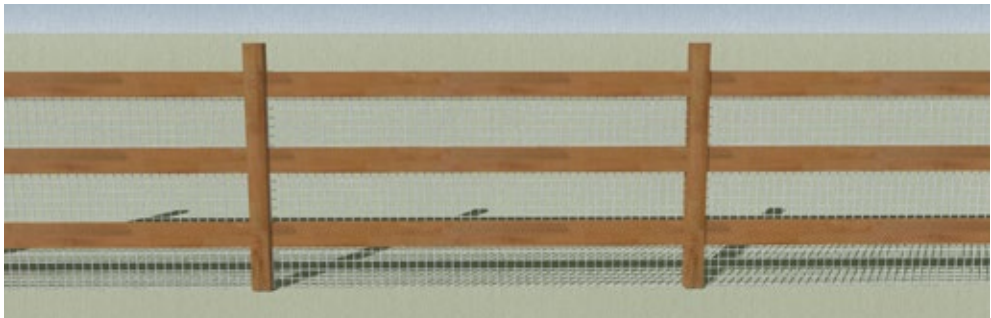
**OPTIONAL FENCE TYPES:**



**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**

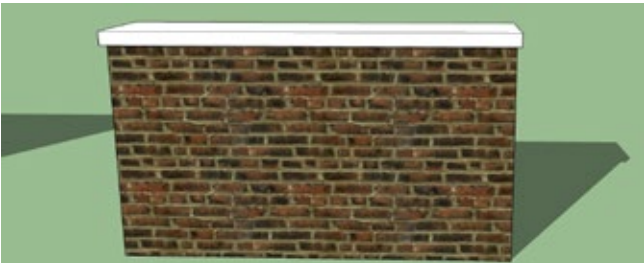
**RETAINING WALLS**

- 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 facades 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 shall be incorporated throughout Pomeroiy. 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.


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



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Scale: NTS



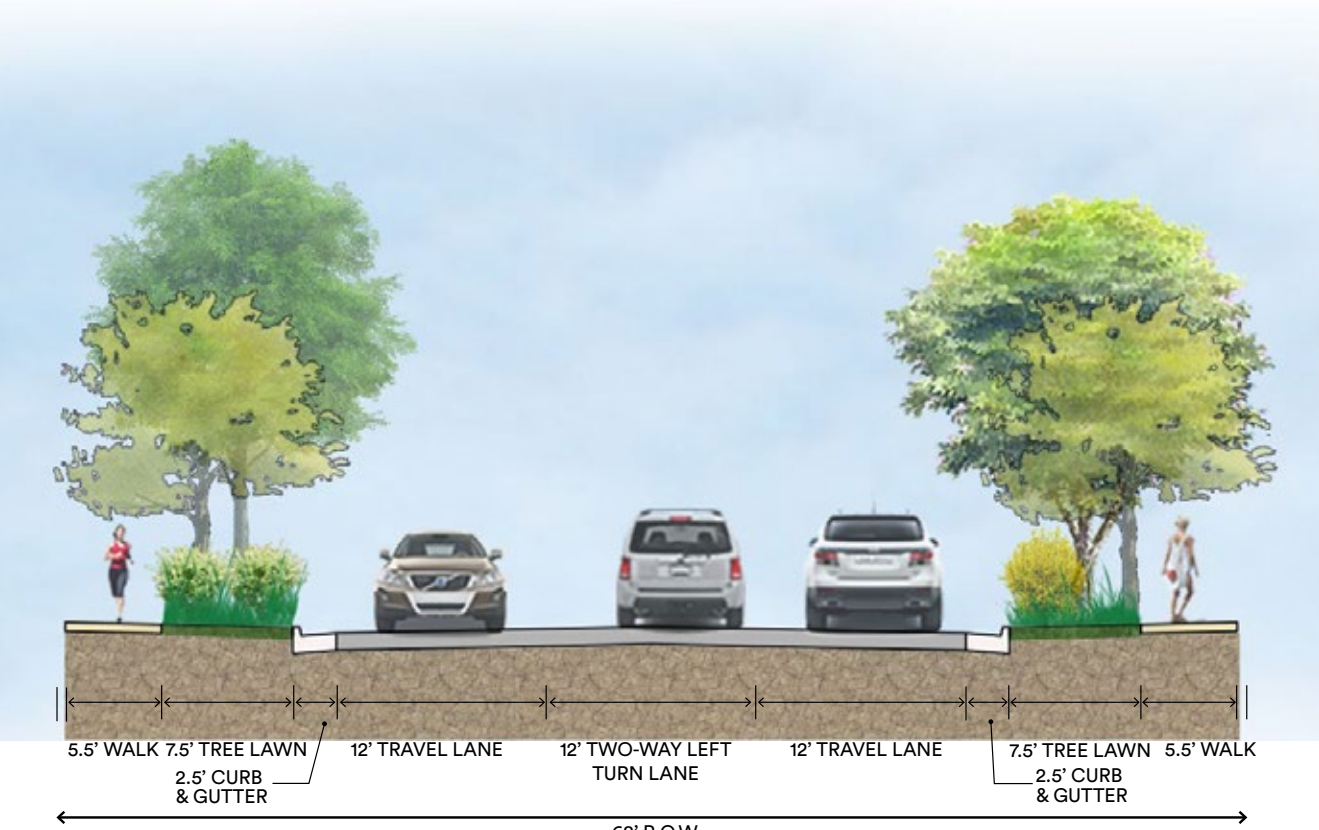
**henry design group**  
Landscape Architecture • Planning • Entitlements  
1501 Wazee Street Suite 1-C, Denver, Colorado 80202

**SOUTH AURORA PROPERTY INVESTORS, LLC.**

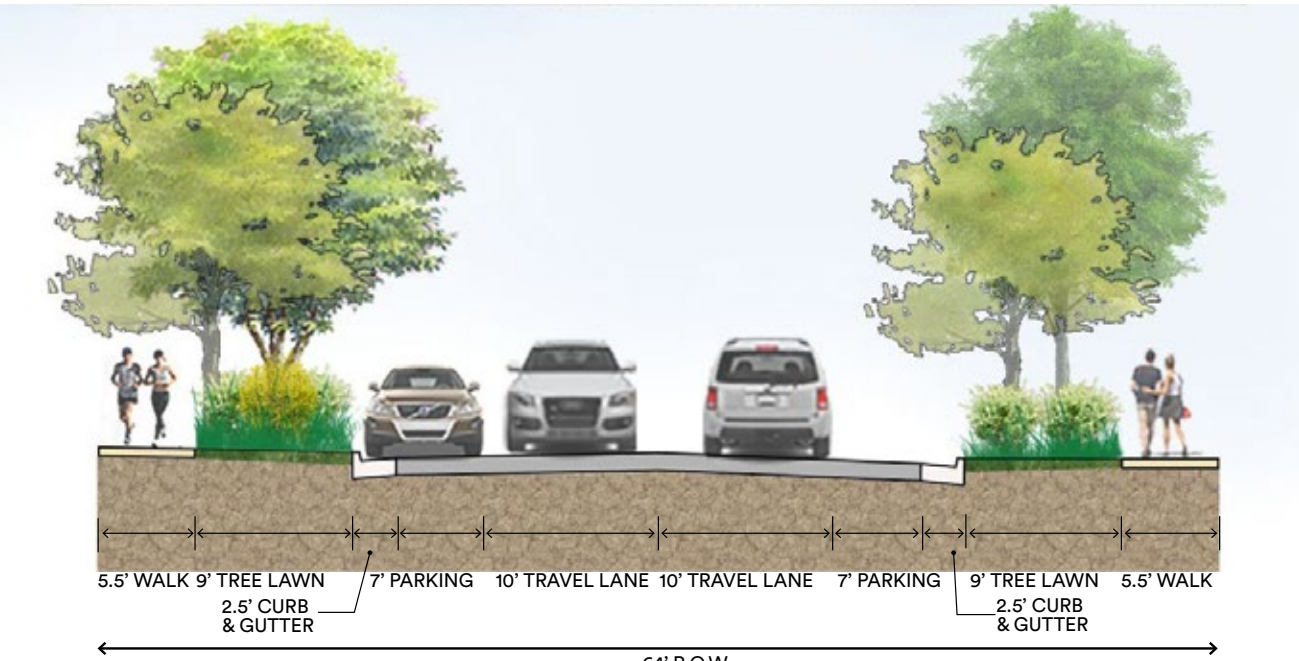
**EXHIBIT G:  
POMEROY 1<sup>st</sup> AMENDMENT LANDSCAPE DESIGN STANDARDS**

DATE	REVISION COMMENTS
10/06/21	FDP RESUBMITTAL

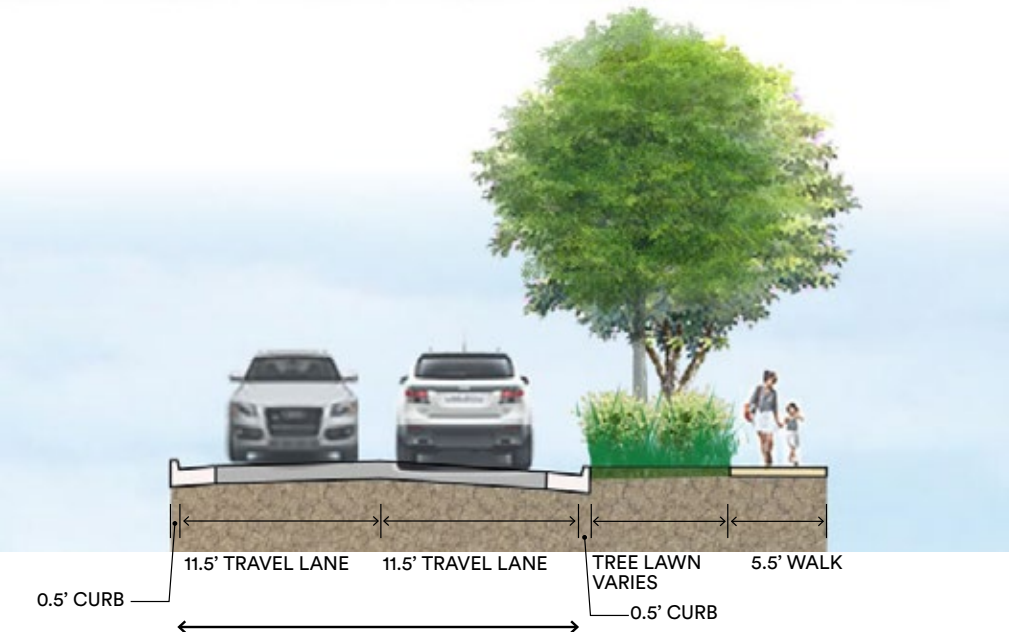
**SHEET NO.**  
**1**  
**1 OF 1**



**PRONGHORN VALLEY WAY**  
Scale: 1" = 5'-0"




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




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


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



NORTH



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Scale: NTS




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


**SOUTH AURORA PROPERTY INVESTORS, LLC.**


**EXHIBIT G:  
POMEROY 1<sup>st</sup> AMENDMENT LANDSCAPE DESIGN STANDARDS**

DATE	REVISION COMMENTS
10/06/21	FDP RESUBMITTAL

**SHEET NO.**  
**1**  
**1 OF 1**

**KEPHART**  
community ■ planning ■ architecture

**HARRIS KOCHER SMITH**

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

9



POMEROY 1<sup>st</sup> FRAMEWORK DEVELOPMENT PLAN AMENDMENT

Architectural Design Standards

Form H: Architectural Design Standards Matrix

Architectural Design Standard	Brief Description of the Feature	Location of the Standards in Application Package
Residential Design		
Residential Materials Palette	<p>The following is an example set of materials and finishes which would be permitted within the Pomeroy Development*:</p> <ol style="list-style-type: none"><li>Stone Veneer Examples:<ol style="list-style-type: none"><li>Driftwood</li><li>Lantana</li><li>Sage</li></ol></li><li>Brick Veneer Examples:<ol style="list-style-type: none"><li>Silverstone Velour</li><li>Oyster Bay</li><li>Nightshadow</li></ol></li><li>Roofing Metal Roofing Example:<ol style="list-style-type: none"><li>Zinc Gray</li></ol></li><li>Roofing High Profile Composite Asphalt Shingles:<ol style="list-style-type: none"><li>Charcoal</li></ol></li></ol> <p>*Final materials will be determined at time of site plan and are encouraged to be within the same family/palette.</p>	<p>The Single-Family Attached Townhome, and Mixed-Use Districts, are encouraged to adhere to the approved list of materials and finishes indicated on Exhibit C: “Pomeroy Residential Materials Board”. Final materials will be determined at CSP and are encouraged to be within the same family/palette.</p>
Residential Color Palette	<p>The following is an example color palette which would be permitted within the Pomeroy Development*:</p> <ol style="list-style-type: none"><li>Stucco/Painted Siding<ol style="list-style-type: none"><li>Nice White</li><li>Twilight Gray</li><li>Armadillo</li><li>Porpoise</li><li>Darkroom</li></ol></li></ol>	<p>The Single-Family Attached Townhome, and Mixed-Use Districts, are encouraged to adhere to the approved list of materials and finishes indicated on Exhibit C: “Pomeroy Residential Materials Board”. Final Colors will be determined at CSP and are encouraged to be within the same color family/palette.</p>
	<p>*Final Colors will be determined at CSP and are encouraged to be within the same color family/palette.</p>	
Residential Architectural Styles	<p>Pomeroy architecture is characteristic of a “Transitional Suburban Infill” neighborhood and shall be timeless and classic, with an eclectic flair. The image for Pomeroy shall reflect the dynamics and livelihood necessary to enhance a regional district while appropriately creating an inviting, casual and relaxed image; this image being one, which evolved over time, combining a mix of influences from periods ranging from turn of the century to present day architectural styles.</p> <p>Proposed building heights for Pomeroy will vary. The overall density and concentration of this development shall be sensitive to influencing sight views yet encourage height variability and flexibility as an important feature to shape the skyline.</p>	<p>Please reference Exhibit A: “Pomeroy Residential Design Standards” &amp; Exhibit C: “Pomeroy Residential Materials Board” for additional information.</p>
Residential Architectural Features	<p><u>Building Orientation, Placement and Articulation:</u></p> <ol style="list-style-type: none"><li>Building Orientation: To maintain the architectural character, buildings shall be generally adjacent to the primary street where grade allows. Green court dwellings, townhomes, and multi-family housing shall demonstrate quality design, provide open space that is accessible and usable by residents, and be designed to encourage resident interaction.</li><li>Building Placement: All Buildings shall be placed such that they provide a pedestrian friendly enclosure to the streetscape where grade allows. The location and design of Green Court Dwellings, townhomes, and multi-family units should not negatively impact street frontage by creating extended lengths of side facing</li></ol>	<p>Please reference Exhibit A: “Pomeroy Residential Design Standards” &amp; Exhibit C: “Pomeroy Residential Materials Board” for additional information.</p>

	<p>buildings or result in garages or the rear facades of buildings facing a street.</p> <ol style="list-style-type: none"><li>Building Corners: All street facades shall be treated with the same design consideration of scale, material and detailing.</li><li>Recesses and Projections: Provide variation in facades and recesses, along with material variations that enforce the changes in plane and massing. Provide shifts in the building footprint providing recesses and projections for creating balconies, bay windows, porches, and other such features.</li></ol> <p><u>Attached &amp; Detached Garages:</u></p> <ol style="list-style-type: none"><li>Attached garages are encouraged to be internalized and face auto courts.</li><li>Detached garages are encouraged to absorb the site’s grade and contribute to minimizing garage visibility from streets and other public areas.</li><li>Detached garages are encouraged to be located internalized within the site and screened from view from the public access easement. Detached garages are encouraged not to be located along the public access easement.</li></ol> <p><u>Buildings Massing &amp; Scale:</u></p> <ol style="list-style-type: none"><li>Provide a base, body, and top to strengthen pedestrian scale. All main building structures shall have a clear base, body, and top that is introduced by color change, material changes, projections, and recesses along the building facades.</li><li>Reinforce horizontal alignment with design elements such as windows, sills, cornices, banding, wainscoting, etc.</li></ol>	
	<ol style="list-style-type: none"><li>Building massing and roof lines must be differentiated. Roof lines shall enhance the varied massing of the facades.</li></ol> <p><u>Roof Standards:</u></p> <ol style="list-style-type: none"><li>Respect the adjacent residential and commercial contextual forms and materials. Roof forms should work to enhance the architectural interest, scale and massing of the structure. Roof pitches should be varied in respect to the period architecture depicted.</li><li>The eave line shall have variation in height, profile and scale.</li></ol> <p><u>Porches and Balconies</u></p> <ol style="list-style-type: none"><li>Porches and balconies shall be recessed into the building facade, project from the building facade or incorporate a combination of both as applicable.</li><li>Porches and balconies shall be varied in their design to reflect the architectural style and provide visual interest.</li><li>Distinguish the primary entry façade along the primary street frontage from the secondary facades.</li><li>First floor units shall be accessible from street level individual units where applicable.</li><li>All Green Court Dwellings shall have front entry features (porches or stoops) fronting on a Green Court open space or a street.</li></ol> <p><u>Glazing and Windows</u></p> <ol style="list-style-type: none"><li>Larger window units shall be constructed from multiple units.</li></ol>	



POMEROY 1<sup>st</sup> FRAMEWORK DEVELOPMENT PLAN AMENDMENT

Architectural Design Standards

	<div>2. Use variation in window size to reflect the residential use behind the face.</div> <div>3. Enhance window openings with trim, shutters, stone lintels, soldier coursing, and/or other such detailing.</div> <div>Residential Amenities</div> <div>1. Building orientation and site placement of the clubhouse facilities shall be located to serve as a focal point and amenity for the neighborhood. Connect facilities to open space and trails as feasible.</div> <div>2. Provide pedestrian connectivity to all residential amenities through the use of sidewalks, trails, and paths.</div> <div>3. Amenity features are encouraged to include but are not limited to play areas, water features, public art, focal areas, sheltered areas, picnic opportunities, seating, or other such amenities.</div> <div>4. At least 50 percent of the Green Court open space area shall be landscaped and shall be designed to accommodate foot traffic and play areas. Sidewalks should be located to accommodate pedestrian access while maximizing use of the Green Court open space.</div> <div>Fencing</div> <div>1. Perimeter fencing shall incorporate brick, wood, stone, or metal materials compatible with the building structures. Fencing height requirements shall follow Aurora Municipal Code. For additional information please refer to Form F-1.</div> <div>Screening</div>	
	<div>1. All rooftop mechanical equipment and vents greater than eight inches in diameter must be screened. Screening may be done either with an extended parapet wall or a freestanding screen wall of a material, color, and design matching the building. Screens shall be at least as high as the equipment and vents they hide. If equipment is visible because screens do not meet this minimum height requirement, the director of planning may require construction modifications before the issuance of a certificate of occupancy.</div> <div>2. Screens are encouraged to be an integral part of the façade and match the architecture of the primary building.</div> <div>3. Delivery and loading areas shall be screened from view.</div> <div>4. Accessory structures- wall or ground mounted mechanical equipment are encouraged to be screened. Screening shall extend a minimum of 8” above any accessory.</div>	
Mixed-Use Design		
Retail Materials Palette	<div>The following is an example set of materials and finishes which would be permitted within the Pomeroy Development*:</div> <div>1. Architectural Stone:<div>a. Graphite</div><div>b. Montecito</div><div>c. Limestone</div></div> <div>2. Metal Roofing:<div>a. Dark Bronze</div><div>b. Parchment</div><div>c. Shasta White</div><div>d. Zinc Grey</div></div>	<div>The Mixed-Use District is encouraged to adhere to the approved list of materials and finishes indicated on Exhibit D: “Pomeroy Commercial Materials Board”.</div> <div>Final materials will be determined at CSP and are encouraged to be within the same family/palette.</div>

	<div>c. Matte Black</div> <div>3. Stone Veneer:<div>a. Birch</div><div>b. Beach Pebble</div><div>c. Ocean Floor</div></div> <div>*Final materials will be determined at CSP and are encouraged to be within the same family/palette.</div>	
Retail Color Palette	<div>The following is an example set of colors which would be permitted within the Pomeroy Development*:</div> <div>1. Shades:<div>a. Tresco Clay</div><div>b. Wheat</div><div>c. Slate</div><div>d. Spa</div><div>e. Alloy Dune</div><div>f. Alloy Silver</div></div> <div>*Final colors will be determined at CSP and are encouraged to be within the same family/palette.</div>	<div>The Mixed-Use Commercial/Commercial District is encouraged to adhere to the approved list of materials and finishes indicated on Exhibit D: “Pomeroy Commercial Materials Board”. Final Colors will be determined at CSP and are encouraged to be within the same color family/palette.</div>
Retail Architectural Styles	<div>Pomeroy architecture is characteristic of a “Transitional Suburban Infill” neighborhood and shall be timeless and classic, with an eclectic flair. The image for Pomeroy shall reflect the dynamics and livelihood necessary to enhance a regional district while appropriately creating an inviting, casual and relaxed image; this image being one, which evolved over time, combining a mix of influences from periods ranging from turn of the century to present day architectural styles.</div> <div>Proposed building heights for Pomeroy will vary. The overall density and concentration of this development shall be sensitive to influencing sight views yet encourage height variability and flexibility as an important feature to shape the skyline.</div>	<div>Please reference Exhibit B: “Pomeroy Commercial Design Standards” &amp; Exhibit D: “Pomeroy Commercial Materials Board” for additional information.</div>
Retail Architectural Features	<div>Roof Standards</div> <div>1. Provide diversity in architectural styles and building character by permitting all types of roof forms.</div> <div>2. All sloping roof areas with a pitch of 3:12 or greater, and visible from any public or private right-of-way, shall be surfaced with either high profile composition shingles, attractive and durable materials such as concrete, clay, or slate tiles, or seamed architectural metals such as tin or copper.</div> <div>3. Intense, bright, or fluorescent colors shall not be used on any roof areas visible from a public or private right-of-way or public open space.</div> <div>4. On all structures exceeding 3 stories in height, roofs shall be internally drained, and external scuppers and wall drains shall be prohibited.</div> <div>Building Form</div> <div>1. A building's special architectural features and treatments shall not be restricted to a single façade. All sides of a building open to view by the public, whether viewed from public or private property, shall display a similar level of quality and architectural interest.</div> <div>2. The design of all buildings shall employ textured surfaces, projections, recesses, shadow lines, color, window patterns, overhangs, reveals, changed in parapet heights, and similar architectural devices to avoid monolithic shapes and surfaces and to emphasize building entries.</div>	<div>Please reference Exhibit B: “Pomeroy Commercial Design Standards” &amp; Exhibit D: “Pomeroy Commercial Materials Board” for additional information.</div>



POMEROY 1<sup>st</sup> FRAMEWORK DEVELOPMENT PLAN AMENDMENT

Architectural Design Standards

	<p>Designs shall avoid long, unbroken, flat walls of 50 feet or greater.</p> <p>3. Colonnades and or pilasters are allowed to reinforce a structural grid.</p> <p>4. To promote a sense of human scale, special accent materials and design details shall be incorporated into all first floor façades and paving areas abutting pedestrian walkways. Such features shall include, but are not limited to:</p> <p>a. Changes in paving patterns and materials at pedestrian building entrances and other significant pedestrian locations;</p> <p>b. Special decorative wall patterns, textures, accent materials, or graphics;</p> <p>c. Trim banks and reveals;</p> <p>d. Special architectural features marking pedestrian entries; and</p> <p>e. Display windows</p> <p><u>Materials</u></p> <p>1. Horizontal siding, tilt up construction, chain link corrugated metal, T-111 siding, strand board, painted or smooth concrete block, plain or painted plywood, and use of stucco as a base material at street level is prohibited.</p> <p>2. For free-standing non-residential structures with a gross floor area of 20,000 square feet or less, at least 60 percent of the total wall area of exterior walls, excluding windows or doors, shall be surfaced in brick, or stone in combination with brick and stucco. The balance of the above façade areas may be surfaced in stucco, integrally colored decorative concrete, or standard brick masonry units.</p>	
	<p><u>Screening</u></p> <p>1. All rooftop mechanical equipment and vents greater than eight inches in diameter must be screened. Screening may be done either with an extended parapet wall or a freestanding screen wall of a material, color, and design matching the building. Screens shall be at least as high as the equipment and vents they hide. If equipment is visible because screens do not meet this minimum height requirement, the director of planning may require construction modifications before the issuance of a certificate of occupancy.</p> <p>2. Delivery and loading areas are required to be entirely screen from view.</p> <p>3. Accessory structures – wall or ground mounted mechanical and trash facilities are required to be screened as an integral part of the building, or compatible with main or adjacent building. Screening shall extend a minimum 8: above any accessory.</p>	

- The design standards listed in this matrix implement the design themes of the FDP and are intended to complement and exceed Aurora UDO other ordinance standards. Unless a waiver has been specifically requested and granted, if a conflict should exist between any specific provisions of this matrix and any other ordinance standards, the higher standards shall govern.
- All the photos and illustrations referenced by this matrix are representative of the level of design quality required by this FDP. Final designs to be submitted at the Site Plan level will not necessarily duplicate the exact illustrations but will contain the same themes and dimensions as shown, and will be at the same or higher level of design quality, extent, and detail.



POMEROY 1<sup>st</sup> FRAMEWORK DEVELOPMENT PLAN AMENDMENT

Architectural Design Standards

**Building Orientation**



- Buildings shall be generally adjacent to the primary street where grade allows.
- Detached garages are encouraged to absorb the site's grade and contribute to minimizing garage visibility from streets and other public areas.
- Detached garages are encouraged to be internalized within the site and screened from view from the public access easement.

**Roof Forms**



- Respect the adjacent residential and commercial contextual forms and materials.
- Substantial soffits and fascia add architectural character with shadows and massing.

**Porches & Balconies**



- Create a pedestrian friendly streetscape
- Porches & balconies shall be recessed into the building facade, project from the building facade or incorporate a combination of both as applicable.

**Entry Features**



- Distinguish the primary entry facade along the primary street frontage from the secondary facades.
- Orient primary entries fronting residential streets to enhance the pedestrian experience and a sense of community where grade allows.

**Massing & Scale**



- Clear base, body, and top to strengthen pedestrian scale.
- Significant architecture at street corners.

**Transitional Suburban Infill Architecture**



- Provide an architectural vocabulary and character capturing a traditional suburban residential building design.
- Provide a neighborhood with pedestrian friendly street experiences.
- Provide theme and variation in building massing and scale consistent with peripheral commercial and residential neighborhoods.

**Note:** Imagery is included to explore architectural materials & themes only and is not intended to depict an actual proposal.



**SOUTH AURORA PROPERTY INVESTORS, LLC.**

**EXHIBIT A:  
POMEROY 1<sup>st</sup> AMENDMENT  
RESIDENTIAL DESIGN STANDARDS**

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**1 OF 3**

**Materials & Color**



- Colors shall be incorporated from the existing residential and commercial context and shall be complementary and varied.
- Preferred exterior materials include stone, stucco, brick, and cementitious siding. See Exhibit C & Form H for a detailed list of preferred materials.

**Glazing & Windows**



- Use variation in window size to reflect the residential use behind the face.
- Enhance window openings with trim, shutters, stone lintels, soldier coursing, and/or other such detailing.
- Larger window units shall be constructed from multiple units.

**Residential Amenities**



- The building orientation and site placement of the clubhouse facilities shall be located to serve as a focal point and amenity for the neighborhood.
- Provide areas of open space integrated into key areas of the overall site plan providing a refuge for residents.

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**SOUTH AURORA PROPERTY INVESTORS, LLC.**

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**2 OF 3**

**Building Orientation**



- Front entries shall be fronting along a shared open space.
- Attached garages are encouraged to be accessed off of a private alleyway.
- No more than 14 dwelling units may be facing on the same green court open space.

**Roof Forms**



- Respect the adjacent residential and commercial contextual forms and materials.
- soffits and fascia add architectural character with shadows and massing.

**Entry Features**



- All Green Court Dwellings shall have front entry features (porches or stoops) fronting on a Green Court open space or a street.

**Green Court Dwellings**



- Green Court Dwelling developments are an arrangement of single-family residential products around a common open space area intended for use by residents and guests.
- Demonstrate quality design, provide open space that is accessible and usable by residents, and be designed to encourage resident interaction.
- Provide theme and variation in building massing and scale consistent with peripheral commercial and residential neighborhoods.
- Each Green Court Dwelling development shall have direct frontage on and pedestrian access to a street that includes on-street parking and sidewalks on both sides.

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**SOUTH AURORA PROPERTY INVESTORS, LLC.**

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**3**

**3 OF 3**

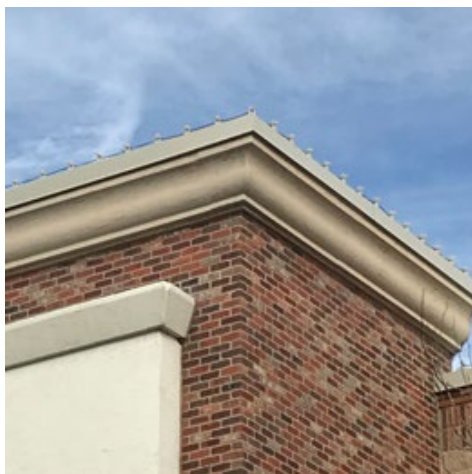


POMEROY 1<sup>st</sup> FRAMEWORK DEVELOPMENT PLAN AMENDMENT

Architectural Design Standards

Building Orientation

- Primary building entries shall be fronting streets.
- A building's special architectural features and treatments shall not be restricted to a single façade. All sides of a building open to view by the public, whether viewed from public or private property, shall display a similar level of quality and architectural interest.



Roof Forms

- Provide diversity in architectural styles and building character by permitting all types of roof forms.
- Provide diversity in roofing materials.

Massing & Scale



- Provide two story appearance of any building over 18 feet in height.
- Building designs must incorporate a base, middle, and top.
- Create horizontal alignment of architectural elements such as windows, sills, cornices, banding, etc.



Transitional Suburban Infill Architecture

- Provide an architectural vocabulary and character capturing a traditional suburban commercial building design.
- Provide a neighborhood with pedestrian friendly street experiences.
- Provide theme and variation in building massing and scale consistent with peripheral commercial and residential neighborhoods

Entry Features



- To promote a sense of human scale, special accent materials and design details shall be incorporated into all first floor façades and paving areas abutting pedestrian walkways.

Materials & Color



- Colors shall be incorporated from the existing residential and commercial context and shall be complementary and varied. See Exhibit D & Form H for a list of preferred materials.
- At least 60% of the total building facade shall be surfaced in brick, decorative tile or stone. The balance of the above facade areas may be surfaced in stucco, integrally colored decorative concrete, or standard brick masonry units.

Glazing & Windows



- Use variation in window size to reflect the commercial use behind the face.
- Window size and scale must be consistent with the adjacent commercial and residential land uses.



**Note:** Imagery is included to explore architectural materials & themes only and is not intended to depict an actual proposal.



**SOUTH AURORA PROPERTY INVESTORS, LLC.**

**EXHIBIT B:  
POMEROY 1<sup>st</sup> AMENDMENT  
COMMERCIAL DESIGN STANDARDS**

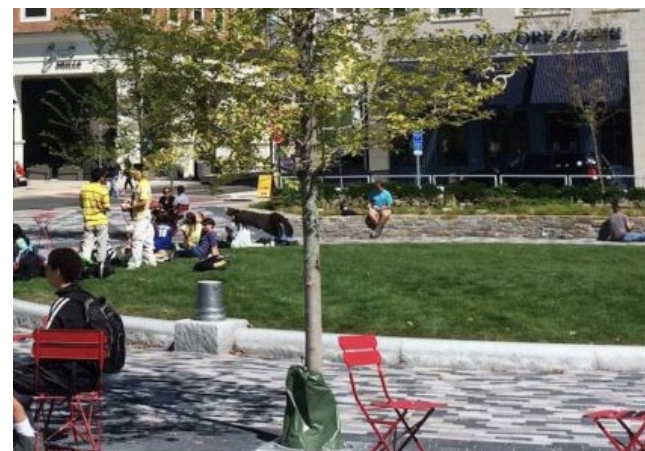
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2  
2 OF 3**

Plazas & Patios



- Buildings within the Commercial/Mixed-use Commercial District shall encourage pedestrian oriented spaces. These spaces shall include plazas or patio spaces that relate to the function of the building.
- Patio and/or plaza spaces shall include pavement treatments which distinguish the areas, formalized landscape approaches to define the plaza or patio area, pedestrian scaled lighting, and site furniture.
- These spaces shall be visible and accessible from the street as well as integrated with the function of the building.
- High quality architecture shall face the plaza and/or patio.
- The plaza space shall not include any parking between the building and the street.



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**SOUTH AURORA PROPERTY INVESTORS, LLC.**

**EXHIBIT B:  
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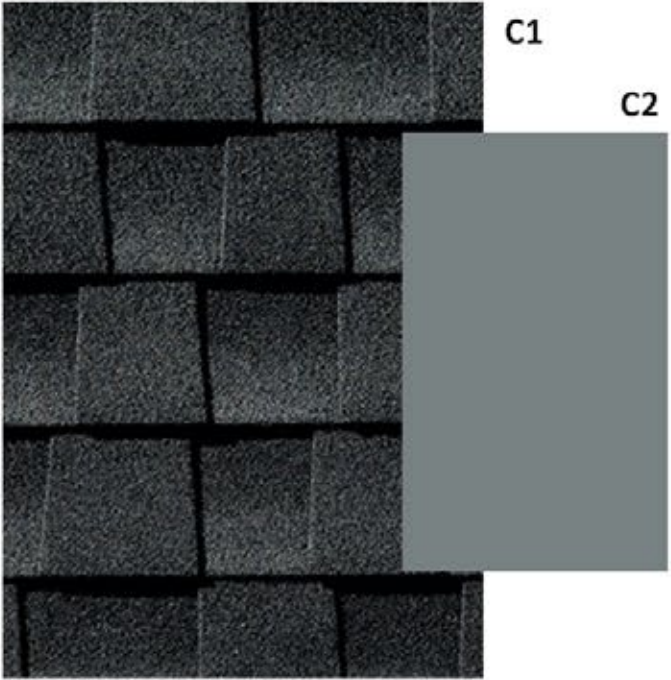


POMEROY 1<sup>st</sup> FRAMEWORK DEVELOPMENT PLAN AMENDMENT

Architectural Design Standards

C1

C2



ROOFING: COMPOSITE ASPHALT SHINGLES  
C1 CHARCOAL

ROOFING: METAL ROOFING:  
C2 ZINC GRAY

A1

A2

A3



BRICK VENEER EXAMPLES:  
A1 SILVERSTONE VELOUR  
A2 OYSTER BAY  
A3 NIGHTSHADOW

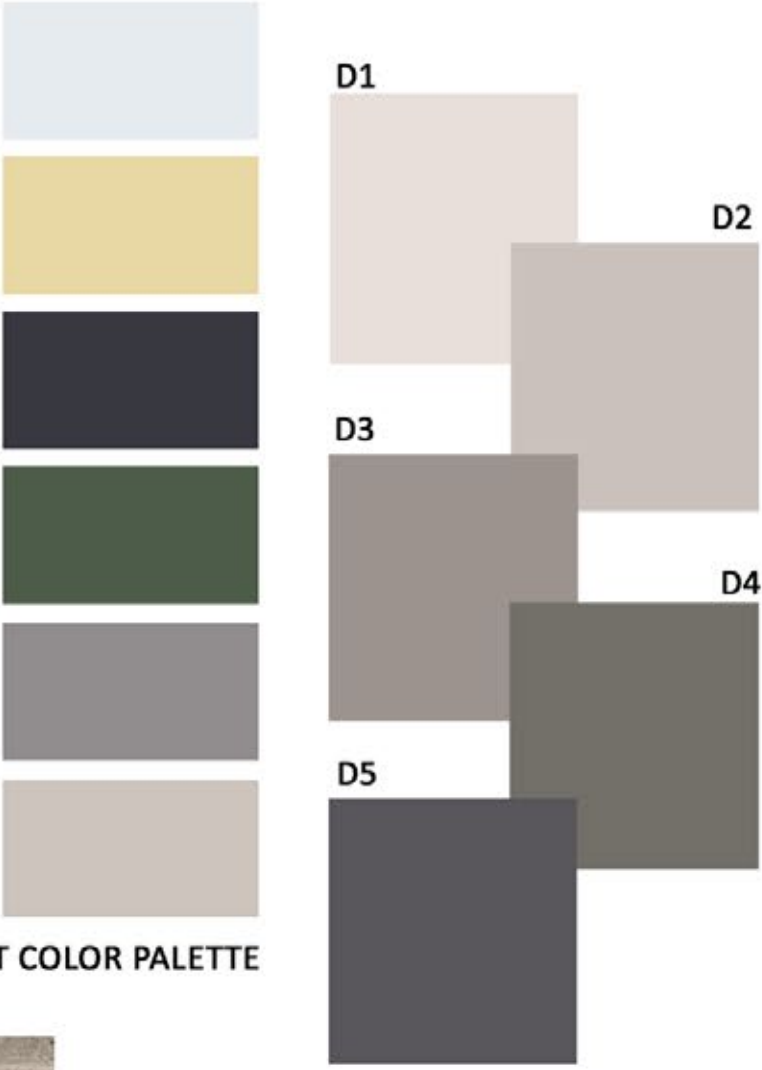
D1

D2

D3

D4

D5




ACCENT COLOR PALETTE

STUCCO/PAINTED SIDING:  
D1 NICE WHITE  
D2 TWILIGHT GRAY  
D3 ARMADILLO  
D4 PORPOISE  
D5 DARKROOM

B1

B2

B3



STONE VENEER EXAMPLES:  
B1 DRIFTWOOD  
B2 LANTANA  
B3 SAGE

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EXHIBIT C:  
POMEROY 1<sup>st</sup> AMENDMENT  
RESIDENTIAL MATERIALS BOARD

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SHEET NO.

1

1 OF 2

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EXHIBIT C:  
POMEROY 1<sup>st</sup> AMENDMENT  
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DARK BRONZE

PARCHMENT

SHASTA WHITE

ZINC GREY

MATTE BLACK



METAL ROOFING:

A1

A2

A3



ARCHITECTURAL STONE:  
A1 GRAPHITE  
A2 MONTECITO  
A3 LIMESTONE

B1

B2

B3

B4

B5

B6



SHADES:  
B1 TRESKO CLAY  
B2 WHEAT  
B3 SLATE  
B4 SPA  
B5 ALLOY DUNE  
B6 ALLOY SILVER

C1

C2

C3



STONE VENEER-  
C1 BIRCH  
C2 BEACH PEBBLE  
C3 OCEAN FLOOR

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EXHIBIT D:  
POMEROY 1<sup>st</sup> AMENDMENT  
COMMERCIAL MATERIALS BOARD

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SHEET NO.

1

1 OF 2

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EXHIBIT D:  
POMEROY 1<sup>st</sup> AMENDMENT  
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1 OF 2

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HKS

HARRIS KOCHER SMITH

henry design group

Landscape Architecture • Planning • Entitlements

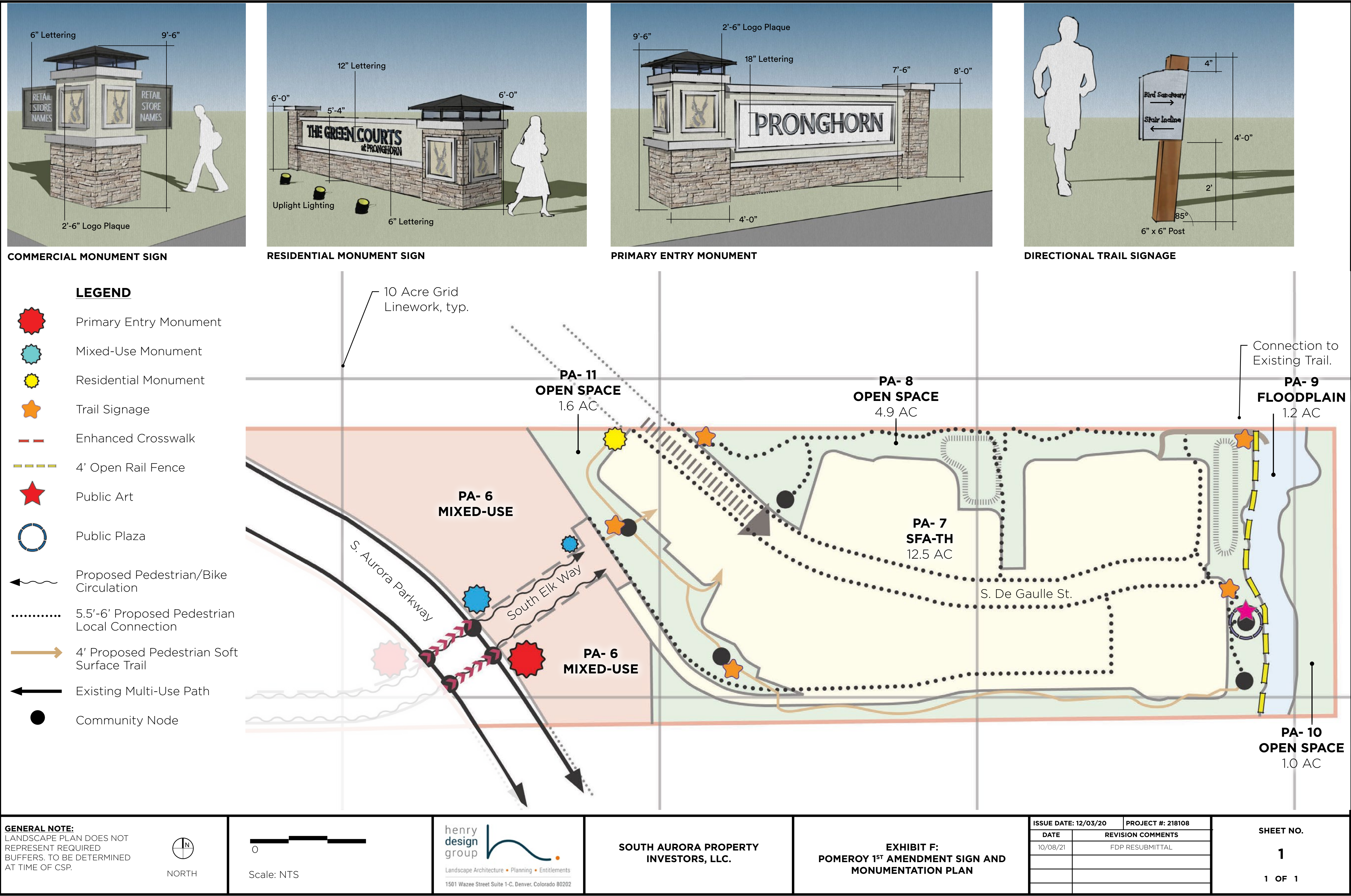
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POMEROY 1<sup>st</sup> FRAMEWORK DEVELOPMENT PLAN AMENDMENT

Signage and Monument Standards





POMEROY 1<sup>st</sup> FRAMEWORK DEVELOPMENT PLAN AMENDMENT
Public Improvements Plan - Narrative

PUBLIC IMPROVEMENTS PLAN NARRATIVE

FOR
POMEROY EAST

October 4, 2021

Prepared by:



Kevin Kennedy, P.E.
1120 Lincoln Street, Suite 1000
Denver, CO 80203
Phone: 303-623-6300, Fax: 303-623-6311

Harris Kocher Smith Project #200101

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List of Appendices

Vicinity Map

Public Improvements Plan

A. INTRODUCTION

The purpose of this letter is to outline infrastructure phasing as it relates to the various planning areas proposed as a part of the Pomeroy East Development. The infrastructure required to develop each planning area individually will be described in this report.

I. Project Location and Description

The Pomeroy Development (hereinafter referred to as "Site") lies within the City of Aurora and consists of two parcels separated by S. Aurora Parkway. The parcel west of S. Aurora Parkway (hereinafter referred to as "West Parcel") contains approximately 32.6 acres. The parcel east of S. Aurora Parkway (hereinafter referred to as "East Parcel") contains approximately 27.3 acres. The parcels combine for a Site total of approximately 59.9 acres. The Site is located in the South half of Section 18, Township 5 South, Range 65 West of the 6th Principal Meridian, City of Aurora, County of Adams, State of Colorado. The property is bounded by Southlands Mall to the south, E470 to the west, the Sorrell Ranch residential development to the north, and Murphy Creek to the east. This narrative will focus specifically on the East Parcel. A vicinity map has been included in the Appendices for reference.

B. PUBLIC IMPROVEMENTS

The East Parcel has been divided into five planning areas.

Of the five planning areas on the East Parcel, two planning areas are open space, one planning area is floodplain, and the remaining two planning areas are development parcels with various land uses. The sequence of the two development planning areas is unknown, as it is contingent on user interest. The sequence of the required improvements to the two open space planning areas will be determined by the sequence of development of the development parcels. The utility and roadway infrastructure required to develop and adequately access each of the planning areas is individually outlined below.

Please refer to the approved Traffic Impact Report for Pomeroy Development Aurora, Colorado for Traffic analysis associated with development of the Pomeroy East project.

Pomeroy East
Public Improvements Plan Narrative
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12" water main stub in S. De Gaulle Street and the other connection will be made to an existing 24" water main along the southern boundary of the Site. This water main will closely follow the alignment of the proposed roadway.

Sanitary Sewer Improvements

The installation of an 8" sanitary sewer main will be required to develop Planning Area 7. The sanitary sewer main will closely follow the alignment of the proposed roadway, with a downstream connection point off-site within the Sorrell Ranch Filing No. 9 development to the north.

Storm and Drainage Improvements

Storm sewer inlets and associated storm sewer main will be required at the low point approximately where the existing Chelsea Draw is currently located. Storm sewer main will need to be constructed to convey flows to the on-site water quality and detention pond located within Planning Area 7. The storm sewer main alignment shown on the public improvements plan is illustrative only, and the final alignment will be designed as a part of the development of Planning Area 7 to accommodate the needs of the development. Any improvements associated with Chelsea Draw stabilization will be required as a part of development of Planning Area 7.

III. Planning Area 8 – Open Space

Planning Area 8 encompasses approximately 4.9 acres of open space. Improvements to Planning Area 4 must be completed prior to issuance of certification of occupancy of any development on Planning Area 7. The utility and roadway infrastructure required to develop Planning Area 7 is outlined above.

IV. Planning Area 9 – Floodplain

Planning Area 9 encompasses approximately 1.2 acres. The boundary of Planning Area 9 completely encompasses the existing Murphy Creek 100-year floodplain as established by FEMA FIRM Panel 08005C0502L (Effective February 17, 2017). Per meetings with Urban Drainage Flood Control District, substantial channel improvements are required to stabilize Murphy Creek. Mile High Flood District has been

engaged about proceeding with a fee-in-lieu process for design and construction. These improvements will be completed by MHFD once the design has been finalized.

V. Planning Area 10 – Open Space

Planning Area 10 encompasses approximately 1.0 acres of open space. Improvements to Planning Area 10 must be completed prior to issuance of certification of occupancy of any development on Planning Area 7. The utility and roadway infrastructure required to develop Planning Area 7 is outlined above.

VI. Planning Area 11 – Open Space

Planning Area 11 encompasses approximately 1.6 acres of open space. Improvements to Planning Area 11 must be completed prior to issuance of certification of occupancy of any development on Planning Area 7. The utility and roadway infrastructure required to develop Planning Area 7 is outlined above.

C. PLANNING AREA IMPROVEMENTS

I. Planning Area 6 – Mixed-Use Regional

Planning Area 6 encompasses a total of approximately 5.9 acres of Mixed-Use Regional (hereinafter referred to as "MU-R") land use. The infrastructure required to develop Planning Area 6 includes overlot grading, roadway, water, sanitary sewer, and storm sewer.

Roadway Improvements

A public roadway will be constructed within Planning Area 6, connecting S. Aurora Parkway to a hammerhead which will ultimately serve as a connection point for a 23' wide private roadway with associated public access, fire lane, and utility easement which connects to both the MU-R developments of Planning Area 6 and the residential development of Planning Area 7.

Water Improvements

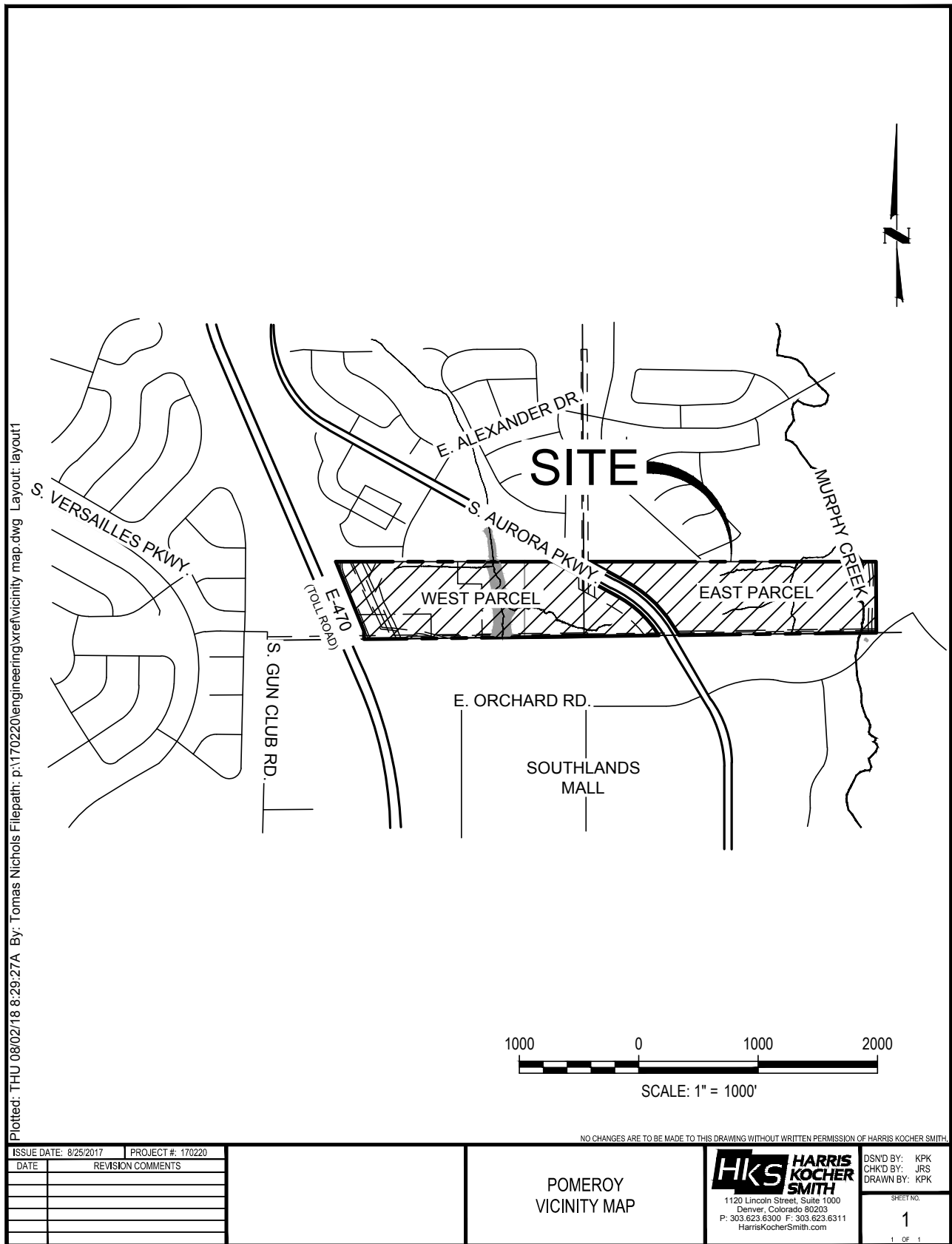
Water service for Planning Area 6 will be provided from the existing 12" water main within S. Aurora Parkway. The future development(s) within Planning Area 6 will need to be analyzed at the time of development to determine potential for additional fire hydrant and water main installation within the planning area.

Sanitary Sewer Improvements

Sanitary sewer main will be required between S. Elk Way through Planning Area 7 and Planning Area 8 and ultimately connecting to the Sanitary Sewer Manhole installed as a part of the Sorrell Ranch Filing No. 9 development.

Storm and Drainage Improvements

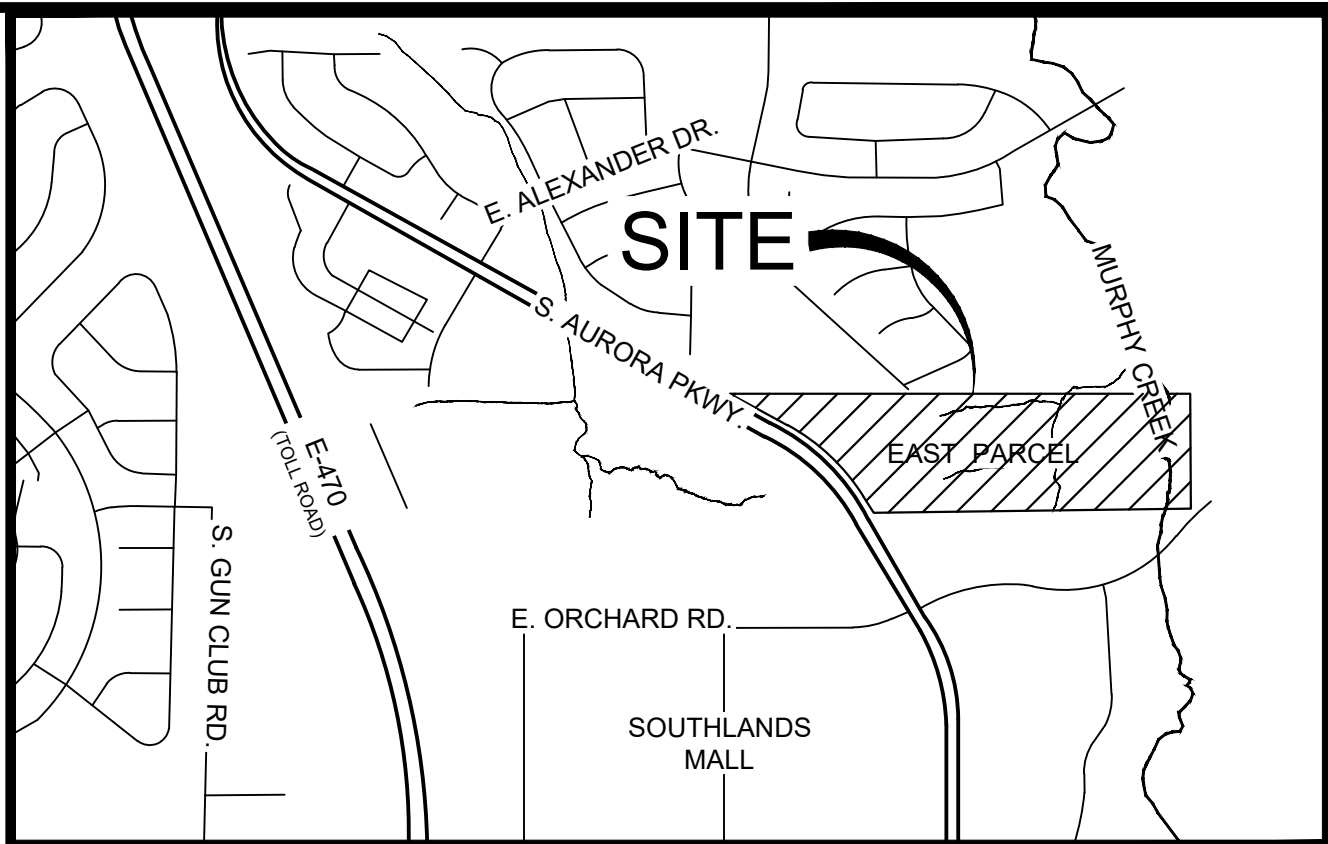
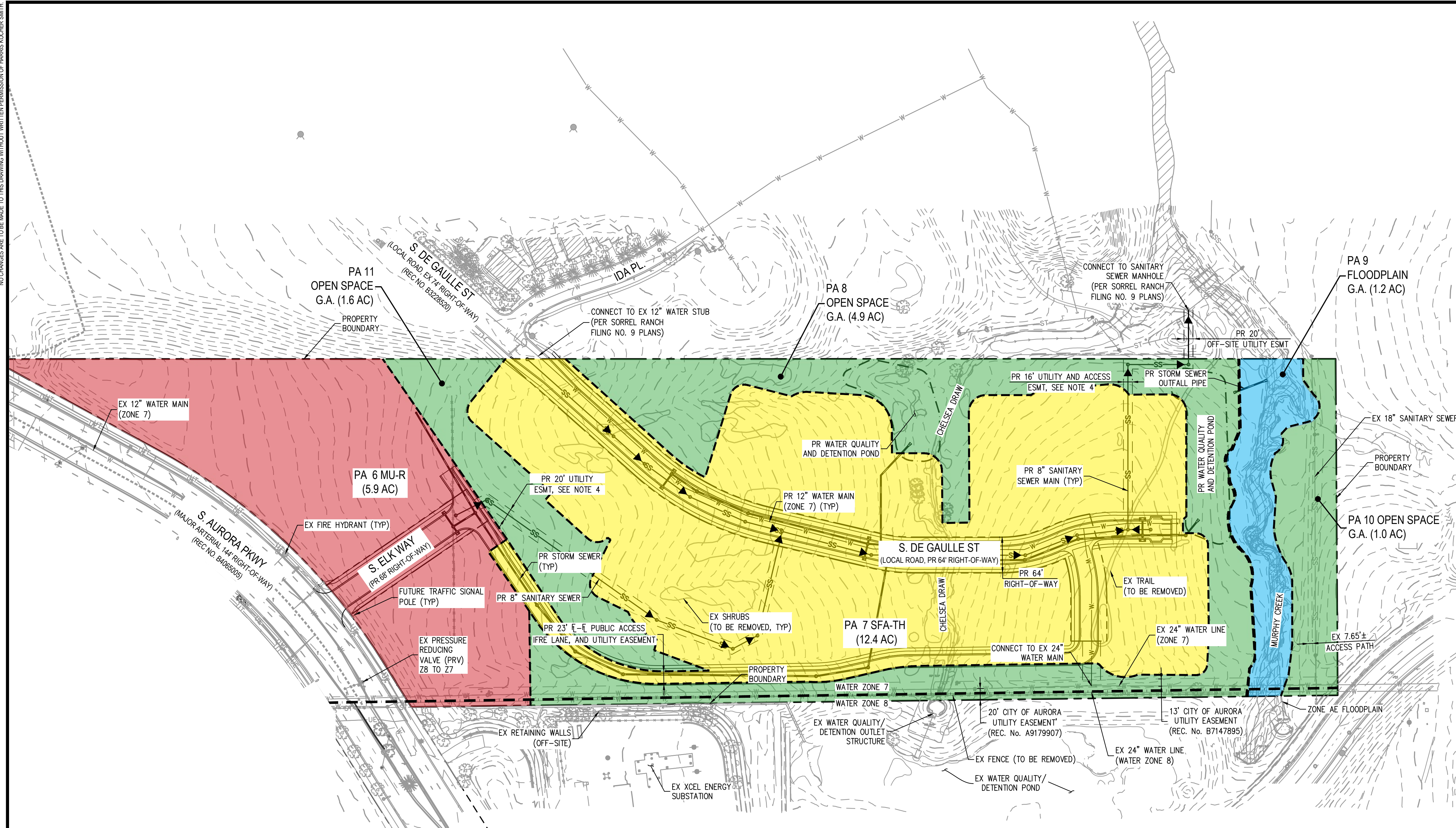
Storm sewer inlets and associated storm sewer main will be required at the east end of the proposed roadway to capture runoff before it discharges downhill through Planning





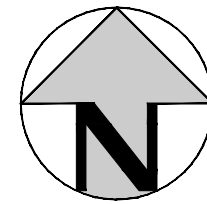
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

FILEPATH: K:\200101\ENGINEERING\PUBLIC IMPROVEMENT PLANS\PUBLIC IMPROVEMENT PLAN.DWG LAYOUT: LAYOUT1  
10 XREFs: e-base, e-legal, e-utility, master utility plan, overall keymap 24x36, p-base, p-legal, p-utility, pull-west, typical sections  
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VICINITY MAP

1"=1000'

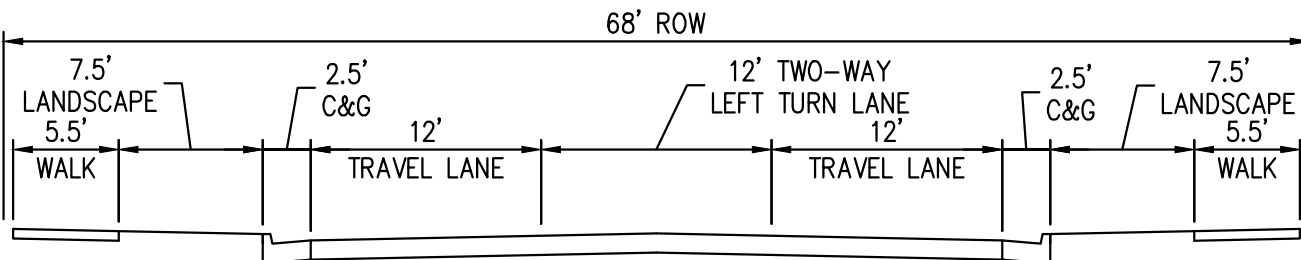


LEGEND:

EXISTING 2' AND 10' CONTOURS	
PROPERTY BOUNDARY	
EXISTING RIGHT-OF-WAY	
EXISTING EASEMENT	
PROPOSED EASEMENT	
PROPOSED WATER	
EXISTING WATER	
PROPOSED SANITARY	
EXISTING SANITARY	
PROPOSED STORM	
EXISTING STORM	
EXISTING DRAINAGE CHANNEL	
MAJOR DRAINAGE BASIN BOUNDARY	
WATER QUALITY AND DETENTION POND	
PLANNING AREA BOUNDARY	
WATER PRESSURE ZONE BOUNDARY	
ZONE AE FLOODPLAIN	

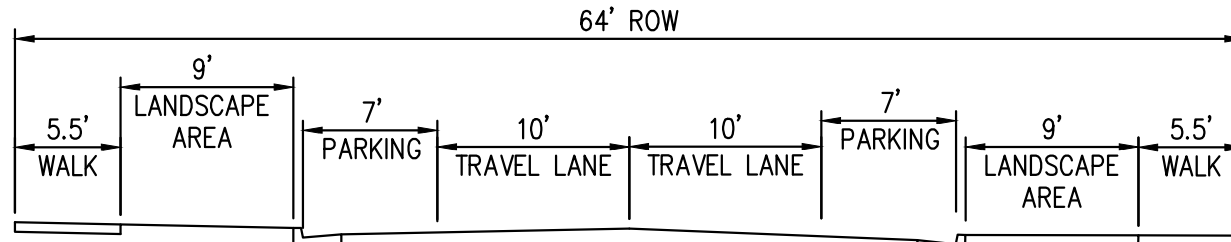
NOTES:

1. REFER TO MASTER DRAINAGE REPORT FOR ADDITIONAL STORM SEWER AND DRAINAGE INFORMATION.
2. PROPOSED UTILITY LOCATIONS SHOWN ON THIS MAP ARE APPROXIMATE. FINAL LOCATIONS TO BE DETERMINED AT FINAL PLATTING.
3. THE TRIGGERS FOR CONSTRUCTION OF PARKS AND OPEN SPACES MAY BE ADJUSTED DURING SUBSEQUENT PIP SUBMITTALS.
4. FINAL LOCATION OF UTILITY AND ACCESS EASEMENT TO BE DETERMINED UPON PARCEL DEVELOPMENT.
5. PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY BEING ISSUED IN PA-7 BOTH S. DE GAULLE STREET AND THE INTERNAL FIRE LANE, PUBLIC ACCESS AND UTILITY EASEMENT CONNECTING THROUGH PA-6 TO AURORA PARKWAY MUST BE CONSTRUCTED AND APPROVED BY THE PUBLIC IMPROVEMENTS SECTION WITHIN PUBLIC WORKS.



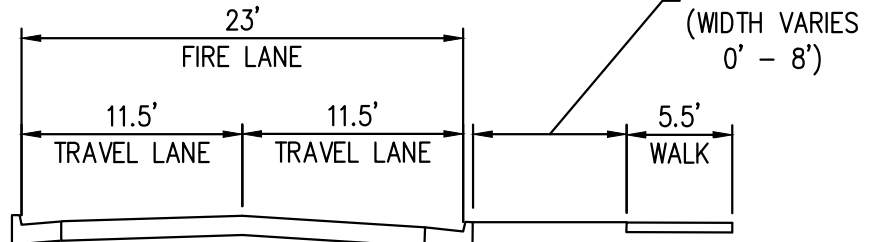
ELK WAY

1" = 10'



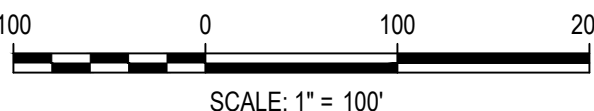
S. DE GAULLE STREET

1" = 10'



23' PUBIC ACCESS, FIRE LANE, AND UTILITY EASEMENT

1" = 10'



DESIGNED BY: LMJ  
CHECKED BY: KPK  
DRAWN BY: LMJ

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DATE REVISION COMMENTS


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POMEROY  
PUBLIC IMPROVEMENT PLAN - EAST PARCEL

PROJECT #: 200101  
SHEET NUMBER

18