

Tab #10
FDP Urban Design Standards

Form F-1: Urban Design Standards matrix

Guilford Estates: FDP Urban Design Standards

Submitted: 05/26/2017

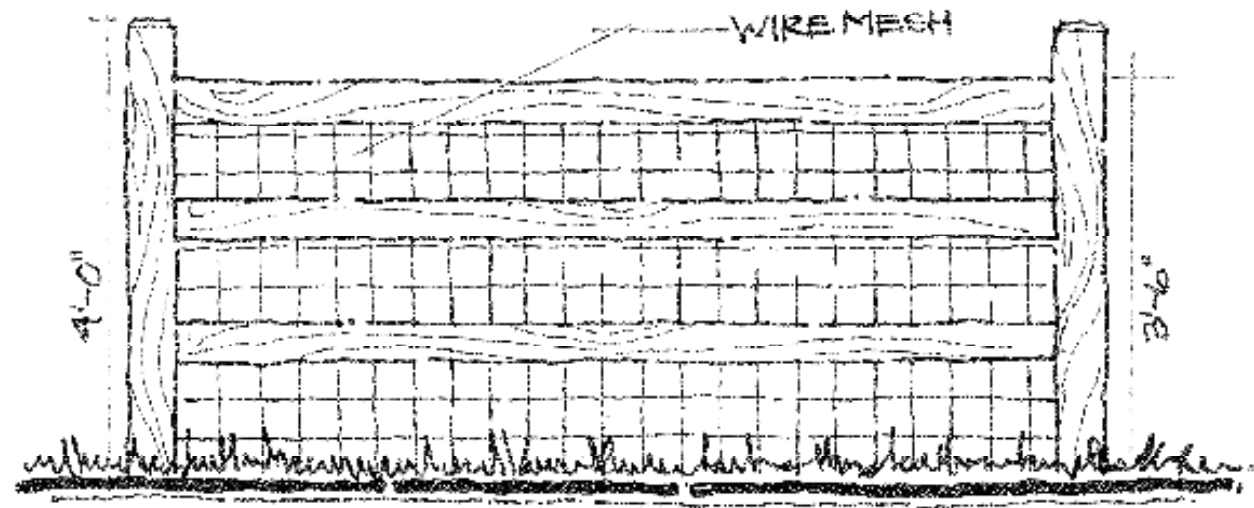
<i>Special Urban Design Feature</i>	<i>Brief Description of the Feature</i>	<i>Location of the Standards in Application Package</i>
1. Entry Monumentation	Entry monumentation will be developed to enhance the natural theme and will be a key unifying design element for the community. It will be located at neighborhood entries. The entry monumentation will be veneered stone with stone or colored pre-cast concrete cap. The sign will be limestone with metal pin-mounted letters. The monumentation will have low watt or downcast lighting. See Sec. 146-911 of the Aurora Municipal Code regarding E-470 Zone District for entry requirements.	No entry monumentation is proposed with the current CSP.
2. Retaining Walls	Retaining walls shall be constructed of natural appearing materials such as dry-stacked stone or split-faced CMU block. Per sec. 146. 1432, Walls shall comply with the requirements in "Roadway Design and Construction Specification."	Page 1 - Urban Design Standards
3. Fence and privacy walls	<p>An open, wood post and three-rail fence with wire mesh will be required where residential lots are adjacent to parks or open space. This fencing will be constructed of natural materials and include wire mesh for dog enclosure purposes. Maximum post-and-rail fence height is 4 feet.</p> <p>Lot lines adjacent to internal lot lines or other private property may have a wood post-and-rail (with or without wire mesh), or no fence at all.</p>	Page 1 - Urban Design Standards
4. Lighting Standards	<p>Entry features – Lighting for entry features will be recessed up-lighting or decorative accent lighting which will cast a soft, indirect light on the signage. See Sec. 146-911 of the Aurora Municipal Code regarding E-470 Zone District for entry requirements.</p> <p>Street lights – Street lights may be placed at major intersections and key locations and will be installed by the developer.</p>	No entry monumentation is proposed with the current CSP. Please refer to the CSP for actual proposed lighting.

5. Paving Standards	Per City standards.	n/a
6. Street Furniture Standards	n/a	n/a
7. Signage Standards	Per City standards.	Please refer to the CSP for locations.
8. Special Neighborhood Concepts	Natural – Guilford Estates is intended to have a natural theme. This neighborhood consists of standard sized lots organized on an organic street system that works with the existing topography and vegetation. The focal point of this neighborhood is a large, central open space that protects many mature Black Forest pines and provides the neighborhood with aesthetic value and an open feel. All lots are to have access through a pedestrian connection to the open space and future regional trail that will be directly east of the site.	n/a
9. Special Facilities and Structures such as Clubhouses and Recreational Facilities	n/a	n/a

The design standards listed in this matrix implement the design themes of the FDP and are intended to complement and exceed E-470 and 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 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.

FENCING



- Notes:
- 1. Wire mesh will be required on 3-rail fencing located adjacent to park and open space and optional on 3-rail fencing located with internal lots.
 - 2. All fencing will meet City of Aurora Fence Code Requirements.

RETAINING WALLS

1. Accent and Retaining Walls (Commonly Owned Tracts)

Where retaining walls are required or accent walls are desired they shall be constructed of natural appearing materials, such as dry-stacked stone, or split-faced CMU block. All terraces between walls shall be landscaped. Any civil drawings for the property identifying retaining walls shall be built by the builder and/or HOA.

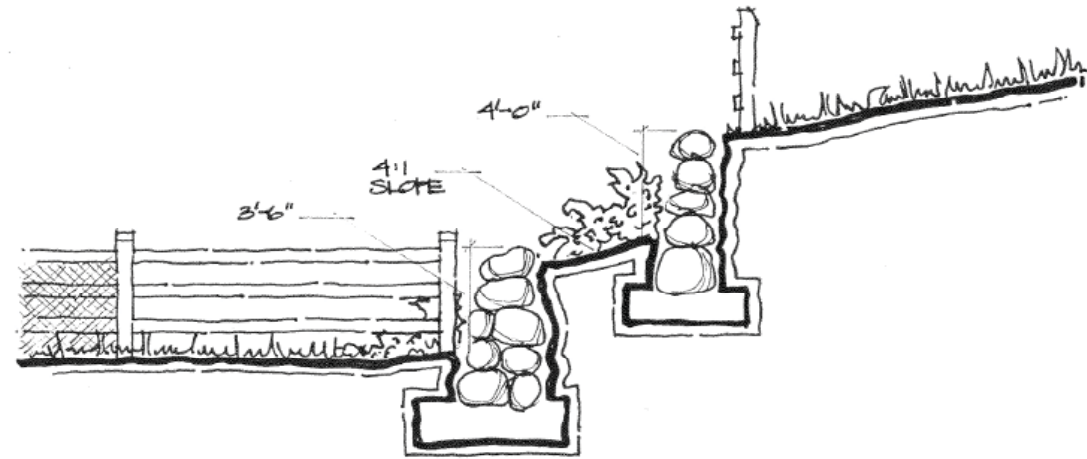
2. Accent and Retaining Walls (Privately Owned Lots)

Where retaining walls are required or accent walls are desired interlocking masonry units shall be required as a minimum treatment. Utilitarian materials such as recycled railroad ties and concrete masonry units (i.e. flat concrete block) will not be allowed. High contrast colors or color patterns will not be allowed. Where these walls are homeowner installed, they must be shown on the resident’s landscape plans. The articulated wall pattern and materials shall be compatible and compliment the respective home’s architecture, open space areas, and other accent retaining walls that may be utilized throughout the site. Any civil drawings for the property identifying retaining walls shall be built by the builder and/or HOA.

Urban Design Standards

FENCING AND
RETAINING WALLS

Dry-Stacked Stone Retaining and Accent Walls



Note: Schematic detail, not by Norris Design. Structural design by others.

Split-Faced CMU Retaining and Accent Walls



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