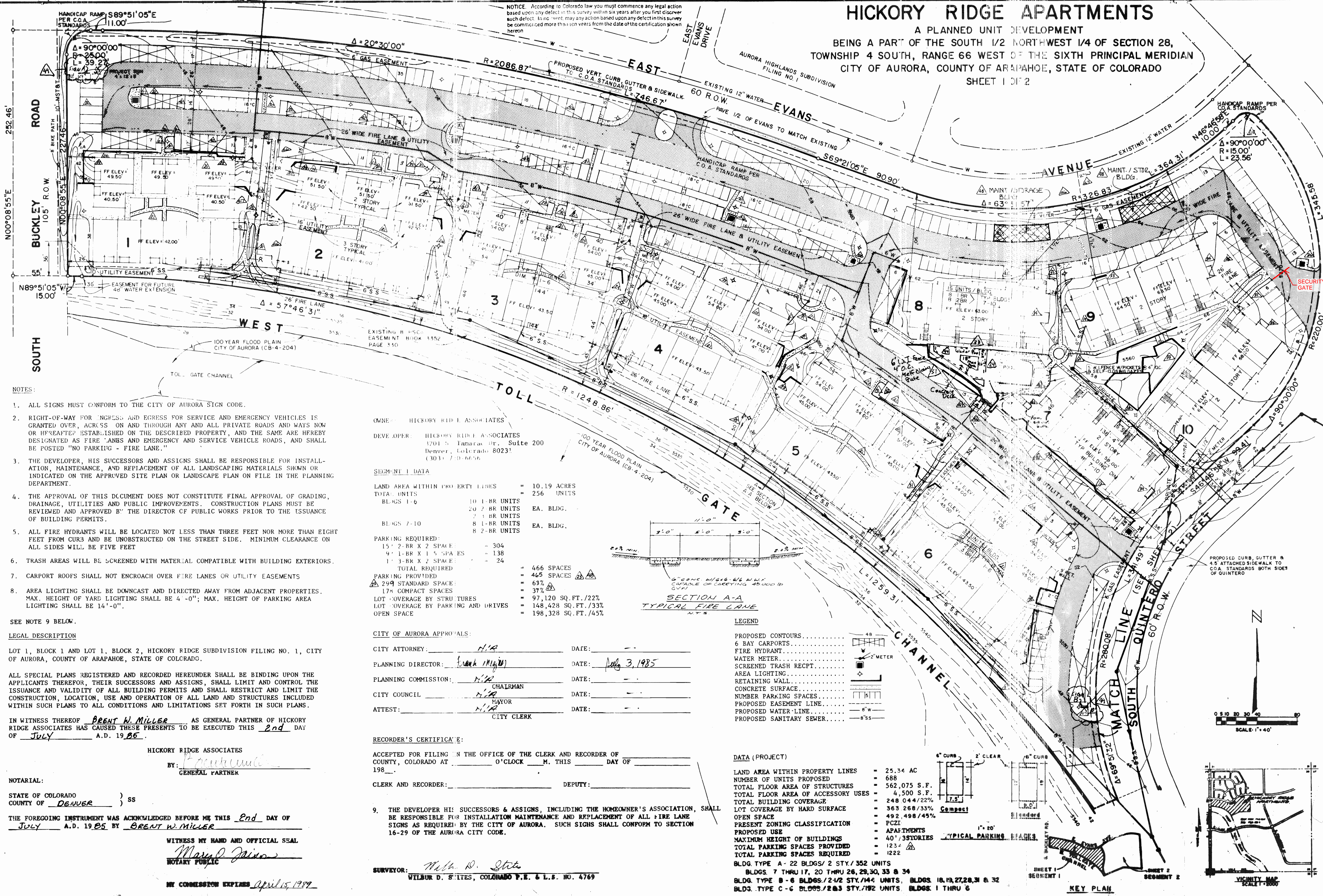


HICKORY RIDGE APARTMENTS

A PLANNED UNIT DEVELOPMENT
BEING A PART OF THE SOUTH 1/2 NORTHWEST 1/4 OF SECTION 28,
TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 1 OF 2

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.



- NOTES:
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
 - RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING - FIRE LANE."
 - THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT.
 - THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITIES AND PUBLIC IMPROVEMENTS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE DIRECTOR OF PUBLIC WORKS PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
 - ALL FIRE HYDRANTS WILL BE LOCATED NOT LESS THAN THREE FEET NOR MORE THAN EIGHT FEET FROM CURB AND BE UNOBSTRUCTED ON THE STREET SIDE. MINIMUM CLEARANCE ON ALL SIDES WILL BE FIVE FEET.
 - TRASH AREAS WILL BE SCREENED WITH MATERIAL COMPATIBLE WITH BUILDING EXTERIORS.
 - CARPORT ROOFS SHALL NOT ENCR OACH OVER FIRE LANES OR UTILITY EASEMENTS.
 - AREA LIGHTING SHALL BE DOWNCAST AND DIRECTED AWAY FROM ADJACENT PROPERTIES. MAX. HEIGHT OF YARD LIGHTING SHALL BE 4'-0"; MAX. HEIGHT OF PARKING AREA LIGHTING SHALL BE 14'-0".

SEE NOTE 9 BELOW.

LEGAL DESCRIPTION

LOT 1, BLOCK 1 AND LOT 1, BLOCK 2, HICKORY RIDGE SUBDIVISION FILING NO. 1, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

ALL SPECIAL PLANS REGISTERED AND RECORDED HEREUNDER SHALL BE BINDING UPON THE APPLICANTS THEREFOR, THEIR SUCCESSORS AND ASSIGNS, SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE AND OPERATION OF ALL LAND AND STRUCTURES INCLUDED WITHIN SUCH PLANS TO ALL CONDITIONS AND LIMITATIONS SET FORTH IN SUCH PLANS.

IN WITNESS WHEREOF BRENT W. MILLER AS GENERAL PARTNER OF HICKORY RIDGE ASSOCIATES HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 2nd DAY OF JULY A.D. 1985.

HICKORY RIDGE ASSOCIATES
BY: Brent W. Miller
GENERAL PARTNER

NOTARIAL:
STATE OF COLORADO }
COUNTY OF DENVER } SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF JULY A.D. 1985 BY BRENT W. MILLER

WITNESS MY HAND AND OFFICIAL SEAL
Mary O. Jairo
NOTARY PUBLIC
MY COMMISSION EXPIRES April 15, 1989

OWNER: HICKORY RIDGE ASSOCIATES
DEVELOPER: HICKORY RIDGE ASSOCIATES
3201 S. TAMARAC DR., SUITE 200
DENVER, COLORADO 80231
(303) 790-6656

SEGMENT 1 DATA

LAND AREA WITHIN PROPERTY LINES	=	10.19 ACRES
TOTAL UNITS	=	256 UNITS
BLDG. 1-6	10 1-BR UNITS	EA. BLDG.
	20 2-BR UNITS	
	2 3-BR UNITS	
BLDG. 7-10	8 1-BR UNITS	EA. BLDG.
	8 2-BR UNITS	
PARKING REQUIRED:		
15' 2-BR X 2 SPACE	=	304
9' 1-BR X 1.5 SPACES	=	138
1' 3-BR X 2 SPACE	=	24
TOTAL REQUIRED	=	466 SPACES
PARKING PROVIDED	=	465 SPACES
299 STANDARD SPACES	=	63%
178 COMPACT SPACES	=	37%
LOT COVERAGE BY STRUCTURES	=	97,120 SQ. FT./22%
LOT COVERAGE BY PARKING AND DRIVES	=	148,428 SQ. FT./33%
OPEN SPACE	=	198,328 SQ. FT./45%

CITY OF AURORA APPROVALS:

CITY ATTORNEY: H.R. DATE: July 3, 1985

PLANNING DIRECTOR: Frank M. Miller DATE: July 3, 1985

PLANNING COMMISSION: H.R. CHAIRMAN DATE: July 3, 1985

CITY COUNCIL: H.R. MAYOR DATE: July 3, 1985

ATTEST: H.R. CITY CLERK

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF COUNTY, COLORADO AT 0 O'CLOCK PM THIS 2nd DAY OF JULY 1985.

CLERK AND RECORDER: _____ DEPUTY: _____

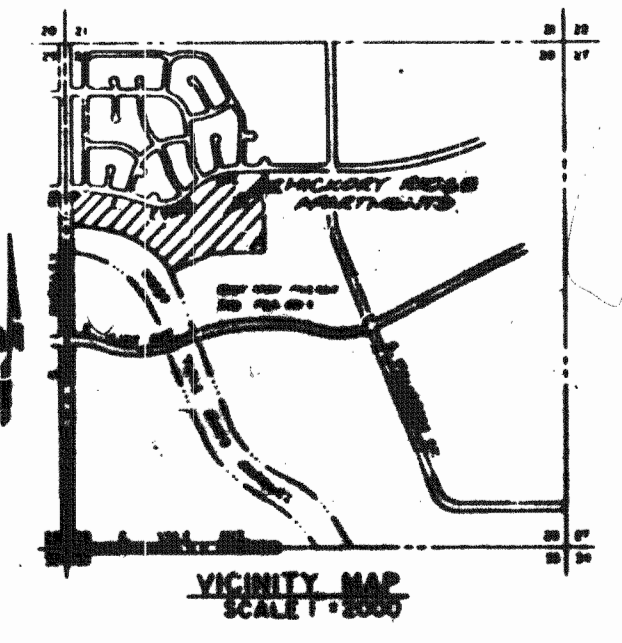
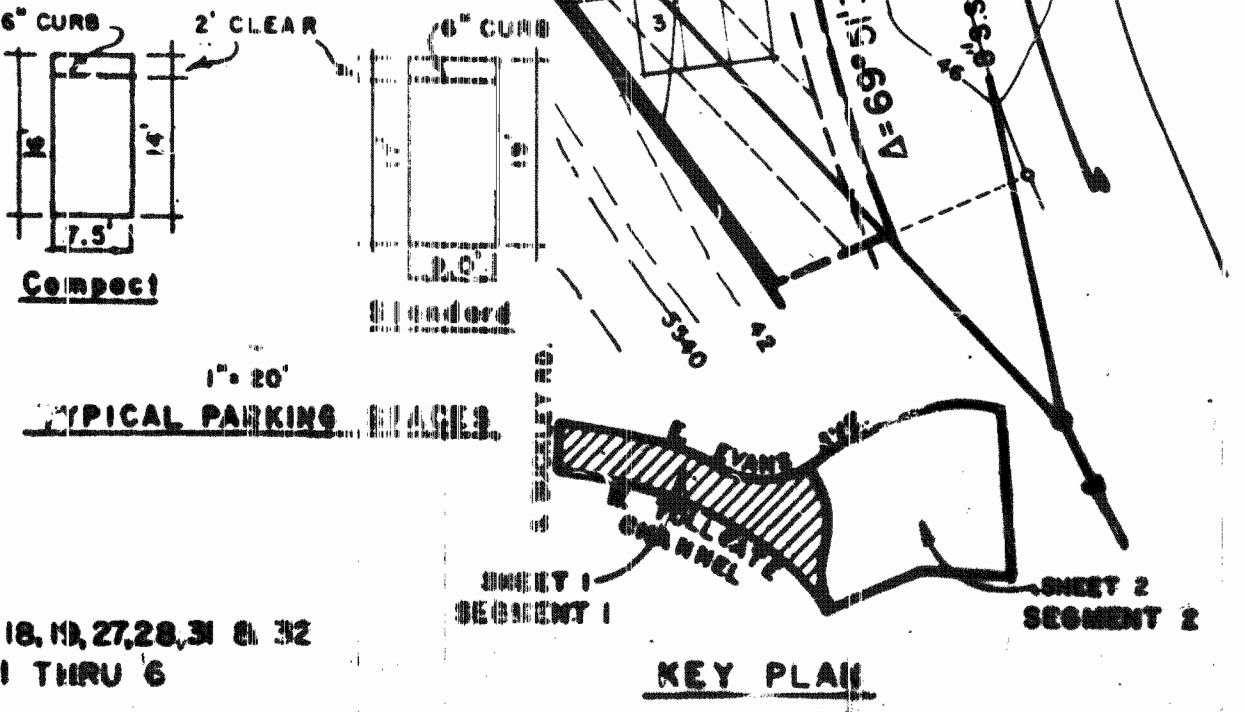
9. THE DEVELOPER HIS SUCCESSORS & ASSIGNS, INCLUDING THE HOMEOWNER'S ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA. SUCH SIGNS SHALL CONFORM TO SECTION 16-29 OF THE AURORA CITY CODE.

SURVEYOR: WILBUR D. STITES
WILBUR D. STITES, COLORADO P.E. & L.S. NO. 4769

- LEGEND
- PROPOSED CONTOURS.....
 - 6 BAY CARPORTS.....
 - FIRE HYDRANT.....
 - WATER METER.....
 - SCREENED TRASH RECP.....
 - AREA LIGHTING.....
 - RETAINING WALL.....
 - CONCRETE SURFACE.....
 - NUMBER PARKING SPACES.....
 - PROPOSED EASEMENT LINE.....
 - PROPOSED WATER LINE.....
 - PROPOSED SANITARY SEWER.....

DATA (PROJECT)

LAND AREA WITHIN PROPERTY LINES	=	25.34 AC
NUMBER OF UNITS PROPOSED	=	688
TOTAL FLOOR AREA OF STRUCTURES	=	562,075 S.F.
TOTAL FLOOR AREA OF ACCESSORY USES	=	4,500 S.F.
TOTAL BUILDING COVERAGE	=	248.044/22%
LOT COVERAGE BY HARD SURFACE	=	363.268/33%
OPEN SPACE	=	492.498/45%
PRESENT ZONING CLASSIFICATION	=	PCZI
PROPOSED USE	=	APARTMENTS
MAXIMUM HEIGHT OF BUILDINGS	=	40'/3STORIES
TOTAL PARKING SPACES PROVIDED	=	1234
TOTAL PARKING SPACES REQUIRED	=	1222
BLDG. TYPE A - 22 BLDGS./ 2 STY./ 352 UNITS		
BLDG. 7 THRU 17, 20 THRU 26, 29, 30, 33 & 34		
BLDG. TYPE B - 6 BLDGS./ 2 1/2 STY./ 144 UNITS		
BLDG. 18, 19, 27, 28, 31 & 32		
BLDG. TYPE C - 6 BLDGS./ 2 1/2 STY./ 192 UNITS		
BLDG. 1 THRU 6		



HICKORY RIDGE APARTMENTS

A PLANNED UNIT DEVELOPMENT

BEING A PART OF THE SOUTH 1/2 NORTHWEST 1/4 OF SECTION 28,
TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 2 OF 2

ADM. AMDT. 10-18-91

DELETE VARIOUS UTILITY, DRAINAGE AND FIRE LANE EASEMENTS.
ADD VARIOUS UTILITY AND FIRE LANE EASEMENTS

ADM. AMDT. 11-2-92 (SEE SHT #1)
CONVERT TWO COVERED PARKING STRUCTURES INTO MAINTENANCE SHOP & STORAGE
BUILDINGS. MATERIALS TO MATCH EXISTING BUILDINGS. REDUCE PARKING BY 12
SPACES. INCLUDES VARIANCE
FOR ONE LESS SPACE THAN CODE REQUIRES.

ADM. 8/4/85

RELOCATE DUMPSTERS
ADD SIGNS
RELOCATE DRAINAGE PANS
RELOCATE MAIL KIOSK
RELOCATE POOL EQUIP. BLDG.
RELOCATE POOL FENCE
REVISE CARPORT LOCATIONS.

HICKORY
RIDGE
apartments

PROJECT SIGN

MINOR AMEND. 12/19/02 CHANGE SIGN MATERIALS
SEE FILE B3-4005-05CN ROWID 96594

ADM. AMDT. 12-20-84

REV. WALKWAYS
ADD RETAINING WALLS
ADD DRAINAGE PANS
MOVE LAUNDRY ROOM
RELOCATE DUMPSTERS
RELOCATE AREA LIGHTING
EXPAND PARKING
ADM. AMDT. 1-25-85 #6
RELOCATE BLDG. 26 & 27
ADDITION OF RET. WALLS
REVISE PARKING
RELOCATE DUMPSTERS
REVISE WALKWAYS
REVISE LAUNDRY BLDG. LEAVING
BUILDING #30
ADM. AMDT. 1-25-85 #10
REVISE WALKS
REVISE & ADD RET. WALLS
ADD EQUIPMENT ROOM
ADD WADING POOL
RELOCATE DUMPSTER
REVISE PARKING
REVISE AREA LIGHTING

ADM. AMDT. 7-2-85

REVISE WALKWAYS
RELOCATE BLDG. 11, 12, 22 & 23
REVISE PARKING
REVISE EOOD RET. WALLS
ADD PATIO/BALCONIES
REVISE & ADD STONES
REVISE AREA LIGHTING
RELOCATE DUMPSTER
ADD SIGN
ADD DRAINAGE PANS

$\Delta=09^{\circ}00'00''$
 $R=422.95'$
 $L=66.4'$

$\Delta=09^{\circ}00'00''$
 $R=392.0'$
 $L=61.7'$

$\Delta=09^{\circ}00'00''$
 $R=362.95'$
 $L=57.01'$

SCALE 1"=40'

KEY PLAN

SEGMENT 2 DATA

LAND AREA WITHIN PROPERTY LINES = 15.15 ACRES
TOTAL UNITS = 432 UNITS
BLDGS 11-26 & 33 & 34 8 1-BR UNITS EA. BLDG.
8 2-BR UNITS
BLDGS 27-32 12 1-BR UNITS EA. BLDG.
12 2-BR UNITS

PARKING REQUIRED:
216 2-BR X 2 SPACES = 432
216 1-BR X 1.5 SPACES = 324
TOTAL REQUIRED = 756 SPACES

PARKING PROVIDED
536 STANDARD SPACES
219 COMPACT SPACES
LOT COVERAGE BY STRUCTURES = 150,924 SQ. FT. / 23%
LOT COVERAGE BY PARKING AND DRIVES = 214,840 SQ. FT. / 32%
OPEN SPACE = 294,170 SQ. FT. / 45%
UNCHANGED

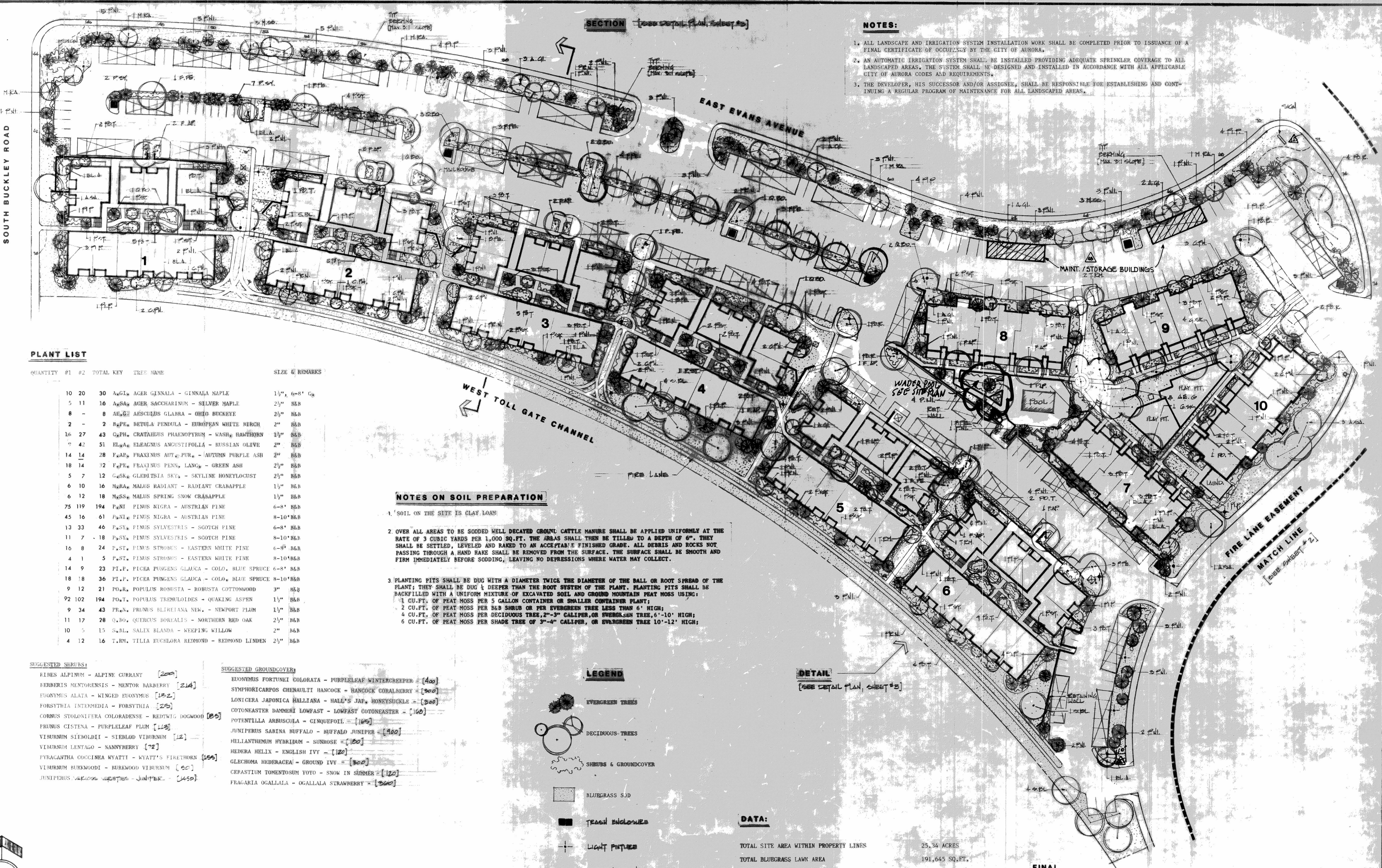
HANDICAP RAMPS PER C.O.A. STANDARDS REQUIRED AT ALL
INTERSECTIONS AND CURB CUTS

TYP. FENCE DETAIL / POOL ENCLOSURE

ADM. AMDT. 12-20-84, 12-25-84, 12-25-85, 7-2-86, 8-14-86, 5-4-86, 11-4-87, 10-18-91, 11-2-92

NOTICE: According to Colorado law you must commence any legal action
based upon any defect in this survey within 144 months after you first discover
such defect. In no event shall any action based upon any defect in this survey
be commenced more than two years from the date of the last subsequent
survey.

HICKORY RIDGE APARTMENTS B3-4005-02



PLANT LIST

QUANTITY	#1	#2	TOTAL KEY	TREE NAME	SIZE & REMARKS
10	20	30	A _{GL}	AGER GINNALA - GINNALA MAPLE	1 1/2" x 6-8" C _g
5	11	16	A _{SA}	AGER SACCHARINUM - SILVER MAPLE	2 1/2" B&B
8	-	8	A _{GL}	AESCULUS GLABRA - OHIO BUCKEYE	2 1/2" B&B
2	-	2	B _{PE}	BETULA PENDULA - EUROPEAN WHITE BIRCH	2" B&B
16	27	43	C _{PH}	CRATAEGUS PHAENOPYRUM - WASH. HAWTHORN	1 1/2" B&B
9	42	51	E _{LA}	ELEAGNUS ANGUSTIFOLIA - RUSSIAN OLIVE	2" B&B
14	14	28	F _{AP}	FRAXINUS AUT. PUR. - AUTUMN PURPLE ASH	2" B&B
18	14	32	F _{PE}	FRAXINUS PENN. LANG. - GREEN ASH	2 1/2" B&B
5	7	12	G _{SK}	GLADIOLUS SKY. - SKYLINE HONEYLOCUST	2 1/2" B&B
6	10	16	M _{RA}	MALUS RADIANT - RADIANT CRABAPPLE	1 1/2" B&B
6	12	18	M _{SS}	MALUS SPRING SNOW CRABAPPLE	1 1/2" B&B
75	119	194	P _{NI}	PINUS NIGRA - AUSTRIAN PINE	6-8" B&B
45	16	61	P _{NI}	PINUS NIGRA - AUSTRIAN PINE	8-10" B&B
13	33	46	P _{SY}	PINUS SYLVESTRIS - SCOTCH PINE	6-8" B&B
11	7	18	P _{SY}	PINUS SYLVESTRIS - SCOTCH PINE	8-10" B&B
16	8	24	P _{ST}	PINUS STROBUS - EASTERN WHITE PINE	6-8" B&B
4	1	5	P _{ST}	PINUS STROBUS - EASTERN WHITE PINE	8-10" B&B
14	9	23	P _{IC}	PICEA PUNGENS GLAUCA - COLO. BLUE SPRUCE	6-8" B&B
18	18	36	P _{IC}	PICEA PUNGENS GLAUCA - COLO. BLUE SPRUCE	8-10" B&B
9	12	21	P _{OB}	POPULUS ROBUSTA - ROBUSTA COTTONWOOD	3" B&B
92	102	194	P _{OT}	POPULUS TRENULOIDES - QUAKING ASPEN	1 1/2" B&B
9	34	43	P _{RA}	PRUNUS BLIREIANA NEW. - NEWPORT PLUM	1 1/2" B&B
11	17	28	Q _{BO}	QUERCUS BOREALIS - NORTHERN RED OAK	2 1/2" B&B
10	5	15	S _{BL}	SALIX BLANDA - KEEPING WILLOW	2" B&B
4	12	16	T _{RI}	TILIA EUCHLORA REDMOND - REDMOND LINDEN	2 1/2" B&B

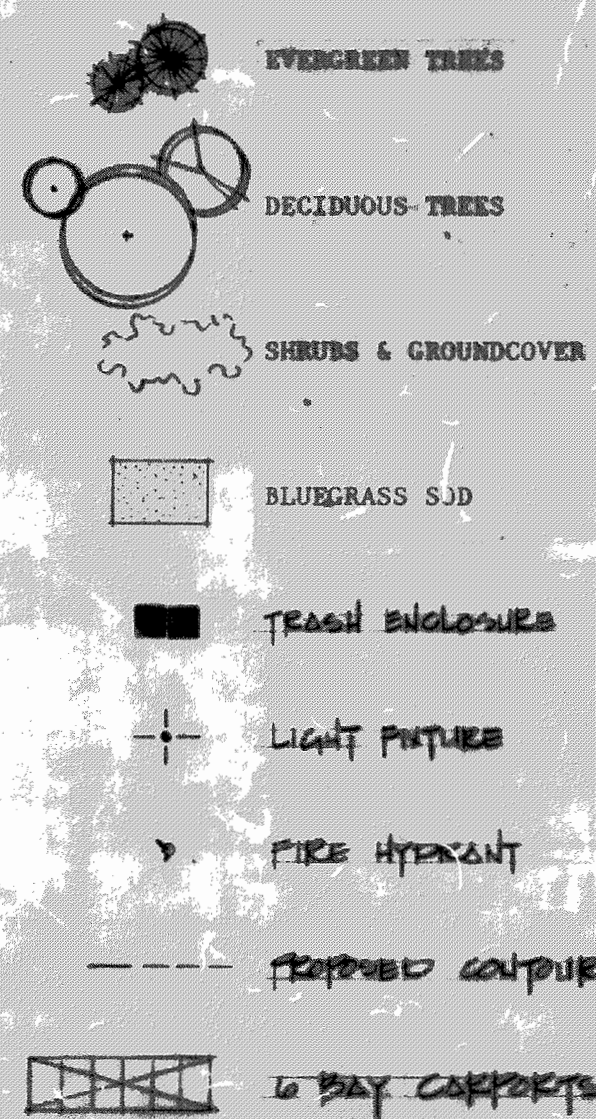
SUGGESTED SHRUBS:

ELDER ALPINUM - ALPINE CURRANT [200]
FERNBERG MENTORENSIS - MENTOR BARBERRY [214]
EUONYMUS ALATA - WINGED EUONYMUS [132]
FORSYTHIA INTERMEDIA - FORSYTHIA [225]
CORNUS STOLONIFERA COLORADENSE - REDTIG DOGWOOD [85]
PRUNUS CISTENA - PURPLELEAF PLUM [112]
VIBURNUM STIEBOLDII - STIEBOLD VIBURNUM [12]
VIBURNUM LENTAGO - NANNYBERRY [72]
PYRACANTHA COCCINEA WYATTI - WYATT'S FIRETHORN [155]
VIBURNUM BURKWOODI - BURKWOOD VIBURNUM [50]
JUNIPERUS VARIOS VARIETES - JUNIPER - [1450]

SUGGESTED GROUNDCOVER:

EUONYMUS FORTUNEI COLORATA - PURPLELEAF WINTERCREEPER - [400]
SYMPHORICARPOS CHENAUILLI HANCOCK - HANCOCK CORALBERRY - [300]
LONICERA JAPONICA HALLIANA - HALL'S JAP. HONEYSUCKLE - [300]
COTONEASTER DAMMERI LOWFAST - LOWFAST COTONEASTER - [100]
POTENTILLA ARBUSCULA - CINQUEFOIL - [105]
JUNIPERUS SABINA BUFFALO - BUFFALO JUNIPER - [900]
HELIANTHEMUM HYBRIDUM - SUNROSE - [100]
HEDERA HELIX - ENGLISH IVY - [120]
GLECHOMA HEDERACEA - GROUND IVY - [300]
CEPASTIUM TOMENTOSUM YOTO - SNOW IN SUMMER - [120]
FRAGARIA OGALLALA - OGALLALA STRAWBERRY - [300]

LEGEND



DATA:

TOTAL SITE AREA WITHIN PROPERTY LINES	25.34 ACRES
TOTAL BLUEGRASS LAWN AREA	191,645 SQ. FT.
TOTAL MULCHED PLANTING AREA	178,915 SQ. FT.
TOTAL LANDSCAPED AREA	370,560 SQ. FT.

FINAL LANDSCAPE PLAN

HICKORY RIDGE APARTMENTS

AURORA, COLORADO

SIMPSON HOUSING CORPORATION / DEVELOPER
CHRIS G. MORITZ, INC. LANDSCAPE ARCHITECTS

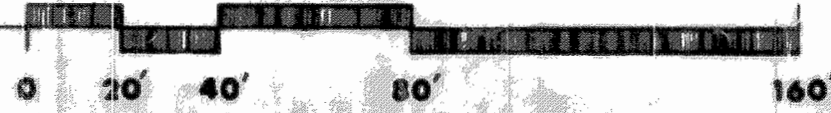
DENVER, COLO.
DENVER, COLO.

DATE: 2/23/83
PROJECT NO. H-8304
SHEET NO. 1

HICKORY RIDGE APTS. 83-4005-3 1 of 2 L/S

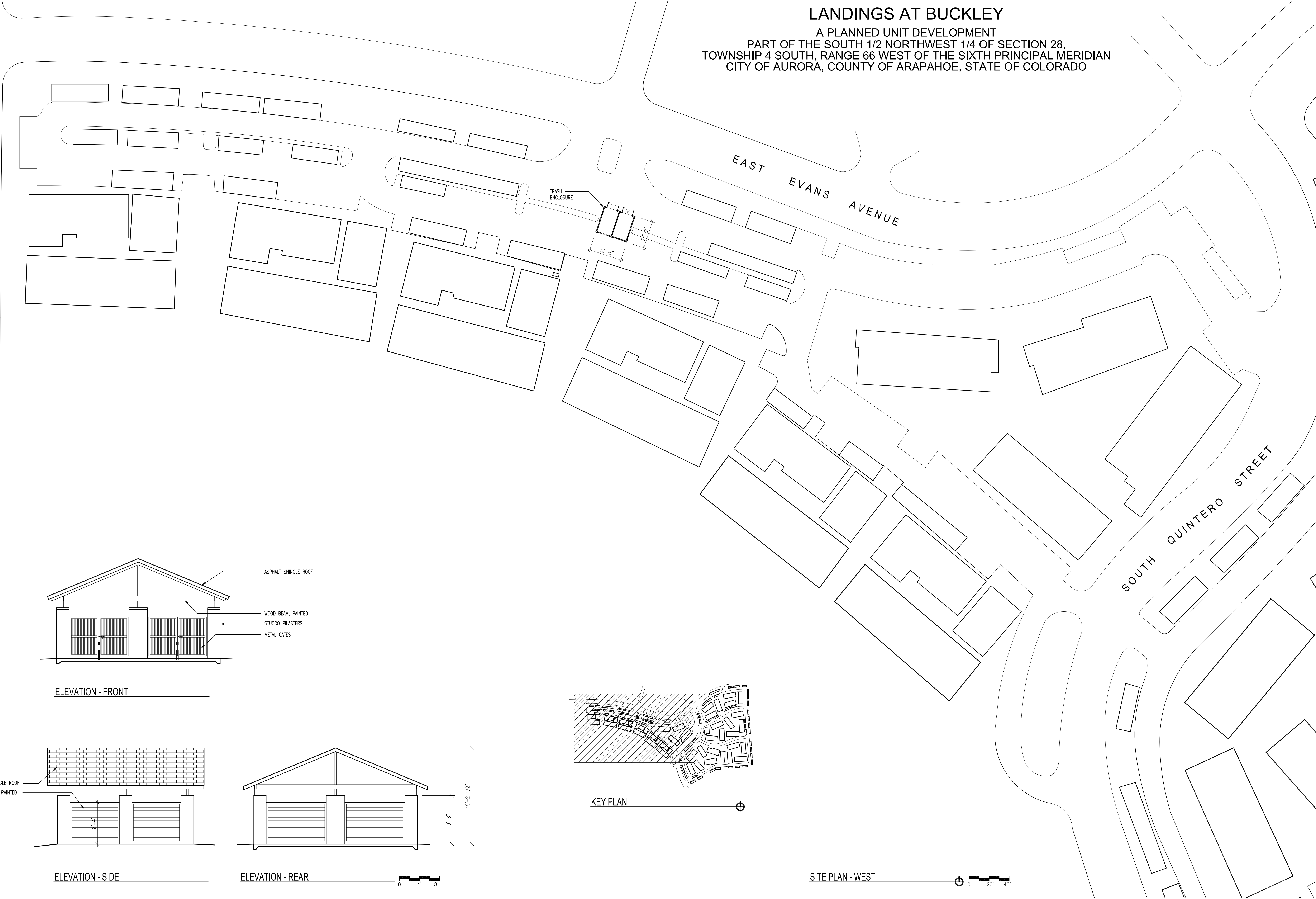


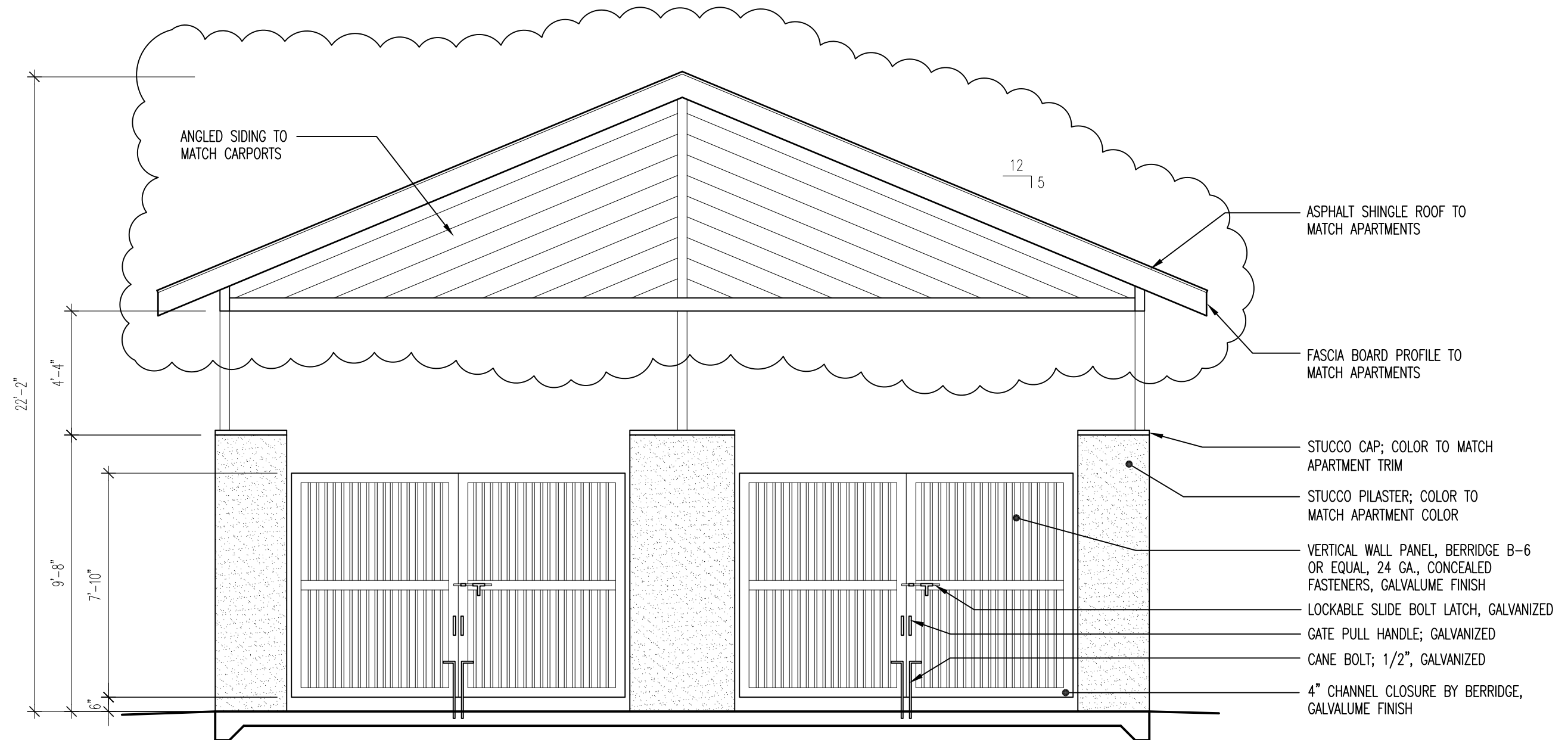
SCALE: 1" = 40'-0"



LANDINGS AT BUCKLEY

A PLANNED UNIT DEVELOPMENT
PART OF THE SOUTH 1/2 NORTHWEST 1/4 OF SECTION 28,
TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO





5 front elevation
scale: 1/4"=1'-0"

