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REGULATION:	BRIEF SUMMARY:	FOR DETAILS, SEE SHEET:
PHASING AND CONTINUITY:		
Conceptual Phase 1 and Future Phases	Outlines general area included in Phase 1.	A3
USES:		
Allowable uses.	For a list of 'Permitted' uses, see included table.	A4
Optional Condominium Declaration - Phase 1 Community Center		A4
OPEN SPACE:		
Minimum required open space for entire site described in this GDP.	45%	A5
Minimum required open space for residential uses in any given phase.	25%	A5
Open space tracking requirement.	The provision for required Open Space shall be tracked through sequential site plan phases by using the included matrix.	A5
RESIDENTIAL DENSITY:		
Maximum allowable residential density for entire site.	225 Maximum Units/10.998 Acres = 20.46 units/acre	A5
Maximum allowable residential density in a given phase.	No requirement other than not exceeding total of 225 units on entire site.	A5
Residential density tracking requirement.	The consumption of allowable residential density shall be tracked through sequential Site Plan phases by using the included matrix.	A5
BUILDING PLACEMENT:		
Setbacks - (25' @ E. Kentucky Avenue and S. Ironton Street).	All interior setbacks shall be reviewed at time of Site Plan application, per Site Plan on sheet A3.	A6
Buffers	A 25'-0" landscape buffer is required along the eastern edge of the Westerly Creek Greenway.	A6
Build-to lines (Kentucky & Ironton frontage only).	Buildings shall respond strongly to Public streets and shall follow a consistent 'build-to' line, per sheet A6.	A6
Building proximity.	As defined in the current edition of the International Building Code (IBC).	A6
SITE DESIGN:		
Streetscape requirements - Public Streets.	1' mountable curb and gutter; 8' tree lawn with trees every 40'; 5' detached sidewalks.	
Streetscape requirements - Private Streets.	Meet or Exceed City of Aurora Municipal Code Requirements.	A7
Fences and walls.	Masonry, steel, wood and iron allowed. Vinyl, chain link not allowed. Fence design should be compatible with building architecture.	A7
Screening.	Dumpsters shall be screened from public view using fences or screen walls. Roof top mechanical units shall be screened.	A7, A8
Furnishings.	Site furnishings shall be durable and maintain design consistency throughout the site.	A7
Lighting.	Pedestrian scale light poles may not exceed 15' and roadway and parking lot fixtures shall not exceed 25'. All site lighting fixtures shall be 'full cut-off'.	A7
Parking lot design.	Meet or exceed City of Aurora Code Requirements.	A7
Required parking spaces.	A parking waiver is requested for all Senior Housing to be constructed on site. The waiver requests a ratio of .5 parking spaces per unit.	A7
Parking frontage restriction.	NA	
Landscape design.	Meet or exceed City of Aurora Code Requirements.	A6, A7
Buffers	A 25'-0" landscape buffer is required along the eastern edge of the Westerly Creek Greenway.	A6
Tree Preservation Policy	Per City of Aurora Municipal Code.	
Signage.	Overall signage to meet or exceed City of Aurora Municipal Sign Code Requirements with the exception of monument signage.	A7
BUILDING DESIGN:		
Maximum building height.	50'-0"	A6
E. Kentucky Avenue bulk plane.	Building height along E. Kentucky Avenue shall be within Bulk Plane limits as described in the included illustration.	A6
Encroachments into Setback.	Encroachments into setback - per city of Aurora Municipal Code for residential construction.	A8
Architectural Standards - General.	See included guidelines for Materials Palette, Colors Palette, Roofs, Articulation, Human Scale, and Screening.	A8
Architectural Standards - Residential.	City code regarding residential masonry standards shall be in full force. Walk-up entries on ground floors are encouraged with the exception of accessible entrance requirements.	A8

