

OVERVIEW

The regulations on this page are related to site development and have been established in order to create a campus that meets or exceeds City requirements for senior and multifamily development. Fences, walls & landscape screens will be used to conceal unsightly areas. City code compliant lighting will be provided along pedestrian pathways and vehicular areas, and streetscape design will promote ample and safe pedestrian access to all areas of the site.

GENERAL NOTES

1. All traffic signs shall be furnished and installed per the MUTCD.
2. The developer will sign and stripe private streets.
3. The developer shall provide two distinct points of emergency access to the overall site and a looped water supply to each phase of the development as approved by the Life Safety Representative of the Aurora Fire Department. The developer shall construct any off site roadway or emergency crossing improvements per City standards as necessary to facilitate roadway or emergency vehicular access to this site.
4. Streetlight installation cost is funded by the owner/developer, and must be coordinated with Aurora Public Works.

STREETSCAPE DESIGN

Public Streets: All frontages along public streets will be improved in accordance with the City code. Light fixtures (pedestrian & vehicular), sidewalks and tree lawns will be provided per City Code.

Private Streets: All private streets will be provided with pedestrian sidewalks regardless of whether it is located in the easement or in the adjacent parcel.

The following guidelines shall apply to Public and Private streets.

SIDEWALK AND TREE LAWN

Street Type	Minimum Sidewalk Width	Sidewalk Provided	Sidewalk Location
Public	5'	Both Sides	Must be detached from curb using minimum 8'-0" tree lawn.
Private	5'	Both Sides	Per City Code

*See other regulations for furnishings, lighting & landscaping along private streets.
 **Private Street tree lawns will be provided with one tree every 40'.

PARKING

- A parking waiver is requested for all Senior housing to be constructed on site. The waiver requests a ratio of 0.5 parking spaces/unit. Parking requirements for future development phases shall be reviewed at the time of site plan application.
- Parking lot design is per City Code.

LANDSCAPE DESIGN

Landscape design in this Planned Development will be governed the City Code.

- Boundary of Public Rights-Of-Ways
- Boundary of Private Rights-Of-Ways
- Boundary of Public Open Space or View Corridors
- Boundary of abutting non-residential property
- Parking Lots
- Open Space
- Buffers

GREEN WALL TRELLIS

Trellis is to be placed on areas that highlight architectural elements such as entries on the building through the use of foliage.

LIGHTING

Pedestrian scale lighting shall be provided at regular intervals along pedestrian pathways, parking areas & vehicular pathways shall be well lit but with anti-glare 'cut-off' fixtures. The pictures below of pedestrian lights and roadway/parking lights are representative examples of the quality and style of acceptable fixtures.

Pedestrian lights may not exceed 15' in height and Parking/Roadway lights may not exceed 25'.



SITE SIGNAGE

Signage shall be provided to assist residents and visitors to the site as well as help define the community as a space. Signage will conform with City Zoning Code with the exception of the number of ground installed monument signs in Phase 1.

MONUMENT SIGNAGE ALONG E. KENTUCKY AVENUE

- All monument signs conform to the setback, area, and installation requirements per City Code.
- There will be 3 ground installed monument signs in Phase 1 located on E. Kentucky Avenue: (1) monument sign announcing the development will be located at the corner of S. Ironton and E. Kentucky Avenue and (2) signs located on the southwest and southeast corners near proposed Building 1. Refer to Sheet A3 for proposed locations of the signage.
- The material and detailing of the monument signage shall be compatible with the architectural character of the adjacent buildings.

FENCES AND WALLS

Fences and walls shall meet city standards. Brick and concrete masonry, steel and iron, and wood are considered acceptable fence and wall materials while vinyl & chain link fences are specifically prohibited. Fence or wall material and detailing shall be compatible with the architectural character of adjacent buildings.

SITE SCREENING

All elements such as mechanical equipment, trash enclosures, service entrances, etc. shall be concealed from public view. The material and detailing of the screen walls shall be compatible with the architectural character of the adjacent buildings.

When trash receptacles are being concealed, no part of the receptacle shall protrude above the screen wall.

COMMUNITY GARDENS AND PLANTINGS

Community gardens and plantings provide a way for the residents of the site to connect with the exterior space. These spaces will provide shelter, lighting, benches, specialty paving, and signature landscaping.

FURNISHINGS

The pedestrian areas of the development shall be provided with site furnishings at regular intervals. The material and design of the furnishings shall be consistent throughout the project site and the furnishings shall be made of durable materials. The pictures of a bench, bike rack, and trash receptacle shown below are representative examples of the acceptable durability and consistency of the site furnishings.

BENCHES



BICYCLE RACK



TRASH RECEPTACLES



MONUMENT SIGN



COMMUNITY GARDENS AND PLANTINGS



GREEN WALL TRELLIS

