The Village at Westerly Creek Phase 1
Site Plan With Parking Waiver

SITE PLAN NOTES

1. The developer, his successors and assigns, including the homeowners or merchants association, shall be responsible for installation, maintenance and replacement of all fire lane signs as required by the City of Aurora.
2. All signs must conform to the City of Aurora sign code.
3. 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 hereafter established on the described property, and the same are hereby designated as "Service/Emergency and Utility Easements" and shall be posted "No Parking - Fire Lane."
4. "Accessible exterior routes" shall be provided from public transportation stops, accessible parking, accessible passenger loading zones and public sidewalks to the accessible building entrance they serve. At least 50% of all building entrances shall be the most practical direct route. No slope along this route may exceed 1:20 without providing a ramp with a maximum slope of 1:12 and handrails. Crosswalks along this route shall be wide enough to wholly contain the curb ramp with a minimum width of 36", and shall be painted with white stripes. Required accessible means of egress shall be continuous from each required accessible occupied area to the public way. The "Accessible Exterior Routes" shall comply with I.B.C. Chapter 11, Appendix 11, and A.N.S.I. 117.1.
5. The applicant has the obligation to comply with all applicable requirements of the American with Disabilities Act.
6. 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. All landscaping will be installed prior to issuance of Certificate of Occupancy.
7. All crossings or encroachments by private landscape irrigation lines or systems and/or private utilities into easements or street rights-of-way owned by the City of Aurora are acknowledged by the undersigned as being subject to City of Aurora's use and occupancy of the said easements or rights-of-way. The undersigned, their successors and assigns, hereby agree to indemnify the City of Aurora for any loss, damage, or repair to city facilities that may result from the installation, operation or maintenance of said private irrigation lines or systems and/or private utilities.
8. The approval of this document does not constitute final approval of grading, drainage, utility , public improvements and building plans. Construction plans must be reviewed and approved by the appropriate agency prior to the issuance of the building permits.
9. All building address numbers shall comply with Sections 126-271 and 126-278 of the Aurora City Code.
10. All rooftop mechanical equipment and vents greater that eight (8) inches in diameter must be screened. Screening may be done either with an extended parapet wall or a freestanding screen wall. Screens shall be at least as high as the equipment they hide. If equipment is visible because screens don't meet this minimum height requirement, the Director of Planning may require construction modifications prior to the issuance of a permanent Certificate of Occupancy.
11. Notwithstanding any surface improvements, landscaping , planting or changes shown in these site or construction plans, or actually constructed or put in place, all utility easements must remain unobstructed and fully accessible along their entire length to allow for adequate maintenance equipment. Additionally, no installation, planting, change in the surface, etc., shall interfere with the operation of the utility lines places within the easement. By submitting these site or construction plans for approval, the landowner recognizes and accepts the terms, conditions and requirements of this note.
12. Final grade shall be at least six (6) inches below any exterior wood siding on the premises.
13. All interested parties are hereby alerted that this Site Plan is subject to administrative changes and as shown on the original Site Plan on file in the Aurora City Planning Office at the Municipal Building. A copy of the official current plan may be purchased there. Likewise, Site Plans are required to agree with the approved subdivision plat of record at the time of a building permit; and if not, must be amended to agree with the plat as needed, or vice versa.
14. Errors in approved Site Plans resulting from computations or inconsistencies in the drawings made by the applicant are the responsibility of the property owner of record. Where found, the current minimum Code requirements will apply at the time of building permit. Please be sure that all plan computations are correct.
15. All representations and commitments made by applicants and property owners at public hearing regarding this plan are binding upon the applicant, property owner, and its heirs, successors, and assigns.
16. Architectural features, such as bay windows, fireplaces, roof overhangs, gutters, eaves, foundations, footings, cantilevered walls, etc, are not allowed to encroach into any easement of fire lane.
17. The vendor of any future sale of the real property shall provide the required notice per City Code Section 146-1587(c) to be recorded with the County Clerk and Recorder and shall provide such notice to each prospective purchaser of any and all said property. See Exhibit C4 under the Airport Related Land Use Restrictions section of the Guidebook.
18. Waivers:

Requesting Parking requirements as per City Code Section 146-1504 that 6 accessible parking and 28 standard parking stalls for Building 1, and 8 accessible parking stalls and 34 standard parking stalls for Building 2, and 10 public and 7 private street parking stalls available for guest parking be deemed adequate for the 120 units of senior housing.

VICINITY MAP

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SCALE: 1" = 1000'

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LEGAL DESCRIPTION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPLE MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SIGNATURE BLOCK

This Site Plan and any amendments hereto, upon approval by the City of Aurora and recording, shall be binding upon the applicants therefore, their successors and assigns. This plan shall limit and control the issuance and validity of all building permits, and shall restrict and limit the construction, location, use,occupancy and operation of all land and structures within this plan to all conditions, requirements,locations and limitations set forth herein.
Abandonment, withdrawal or amendment of this plan may be permitted only upon approval of the City of Aurora.
In witness thereof, has caused these
(Corporation, Company, or Individual)
presents to be executed this day of AD. .

By: Corporate
(Principals or Owner) Seal
State of Colorado)ss
County of)

The foregoing instrument was acknowledged before me this day of AD, by

(Principals or Owners)

Witness my hand and official seal
Notary
Seal
(Notary Public)
My commission expires Notary Business Address:

AMENDMENTS

CITY OF AURORA APPROVALS

City Attorney:______________________________________Date: _____

Planning Director: __________________________________Date: _____

Planning Commission: ______________________________Date: _____
(Chairperson)

City Council: ______________________________________Date: _____
(Mayor)

Attest: ____Date: _____
(City Clerk)

Database Approval Date____________

RECORDER'S CERTIFICATE:
Accepted for filing in the office of the Clerk and Recorder of _____________
Colorado at _____o'clock _______ M, this _______ day of __________ AD, _________.
Clerk and Recorder: ________________Deputy: ____________________

Issue Record

No.	Description	Date
1		
2		
3		
4		
5		
6		

CONTACTS

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June 5, 2009 **COVER SHEET** **SHEET 1**