
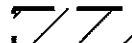



**CIVIL SITE PLAN DOCUMENTS**  
**THE VILLAGE AT WESTERLY CREEK**  
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 67 WEST,  
 OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

UTILITIES ARE SHOWN AS "BEST AVAILABLE" INFORMATION FROM CITY AND COUNTY AGENCIES, AND UTILITY COMPANIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD LOCATE ALL UTILITIES (INCLUDING FIBER OPTICS) PRIOR TO CONSTRUCTION. CALL UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-1987. CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



-  AREA OF DISTURBANCE/LIMIT OF CONSTRUCTION - PHASE 1A
-  AREA OF DISTURBANCE/LIMIT OF CONSTRUCTION - PHASE 1B
-  AREA OF DISTURBANCE/LIMIT OF CONSTRUCTION - PHASE 2

**PHASE 1A-DEVELOPMENT DESCRIPTION**  
 DEMOLISH 10 EXISTING WOOD BUILDINGS ALONG EAST KENTUCKY INCLUDING SIDEWALKS, LANDSCAPING AND ACCESS DRIVES WITHIN THE PHASE 1A LIMITS PER THIS PLAN. UTILITY SERVICES TO BE REMOVED OR ABANDONED. CONSTRUCT ONE NEW MULTI-FAMILY BUILDING AS SHOWN. NEW ACCESS ROADWAYS AND UTILITY INFRASTRUCTURE SHALL ALSO BE CONSTRUCTED DURING THIS PHASE PER PLAN. IN ADDITION, TWO DETENTION PONDS WILL BE CONSTRUCTED. TEMPORARY ACCESS AND PARKING WILL BE INSTALLED ALONG WITH SOME UTILITIES. THESE WILL REMAIN IN PLACE UNTIL THE BEGINNING OF PHASE 1B CONSTRUCTION. PUBLIC IMPROVEMENTS ALONG KENTUCKY AVENUE AND IROTON STREET INCLUDE: 6" VERTICAL CURB AND GUTTER, 5' DETACHED SIDEWALK, HANDICAP RAMPS, CROSS PANS AND AN 8' TREE LAWN.

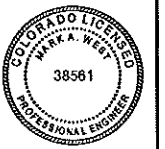
**PHASE 1B-DEVELOPMENT DESCRIPTION**  
 THREE EXISTING BUILDINGS ADJACENT TO PHASE 1A WILL BE DEMOLISHED AND EXISTING UTILITIES SHALL BE REMOVED OR ABANDONED AS NECESSARY. EXISTING LOOP ROADWAY TO REMAIN FOR ACCESS. ALL TEMPORARY CONDITIONS SHALL BE REMOVED DURING THIS PHASE. ROADS AND UTILITIES WILL BE CONSTRUCTED WITHIN THIS PHASE TO COMPLETE CONNECTIONS WITH PHASE 1A.

**PHASE 2-DEVELOPMENT DESCRIPTION**  
 CONSTRUCT ONE NEW MULTI-FAMILY BUILDING AS SHOWN. NEW ACCESS ROADWAYS AND UTILITY INFRASTRUCTURE SHALL ALSO BE CONSTRUCTED DURING THIS PHASE PER PLAN. PUBLIC IMPROVEMENTS ALONG KENTUCKY AVENUE AND IROTON STREET INCLUDE: 6" VERTICAL CURB AND GUTTER, 5' DETACHED SIDEWALK, HANDICAP RAMPS AND AN 8' TREE LAWN. OVERLOT GRADING WILL TAKE PLACE TO ALLOW FOR A FUTURE BUILDING. ONCE COMPLETED, THE RESIDENTS OF THE FIVE REMAINING EXISTING BUILDINGS WILL BE RELOCATED TO THE NEW BUILDING. THE VACATED EXISTING BUILDINGS WILL THEN BE DEMOLISHED AND EXISTING UTILITIES SHALL BE REMOVED OR ABANDONED AS NECESSARY.

**FUTURE DEVELOPMENT DESCRIPTION**  
 THIS AREA TO BE DEVELOPED IN THE FUTURE UNDER DIRECTION OF AURORA HOUSING AUTHORITY.

**R&R ENGINEERS-SURVEYORS, INC.**  
 710 WEST COLFAX AVENUE  
 DENVER, COLORADO 80204  
 (P) 303-753-6730 (F) 303-753-6568

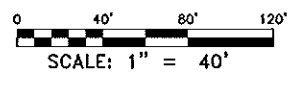
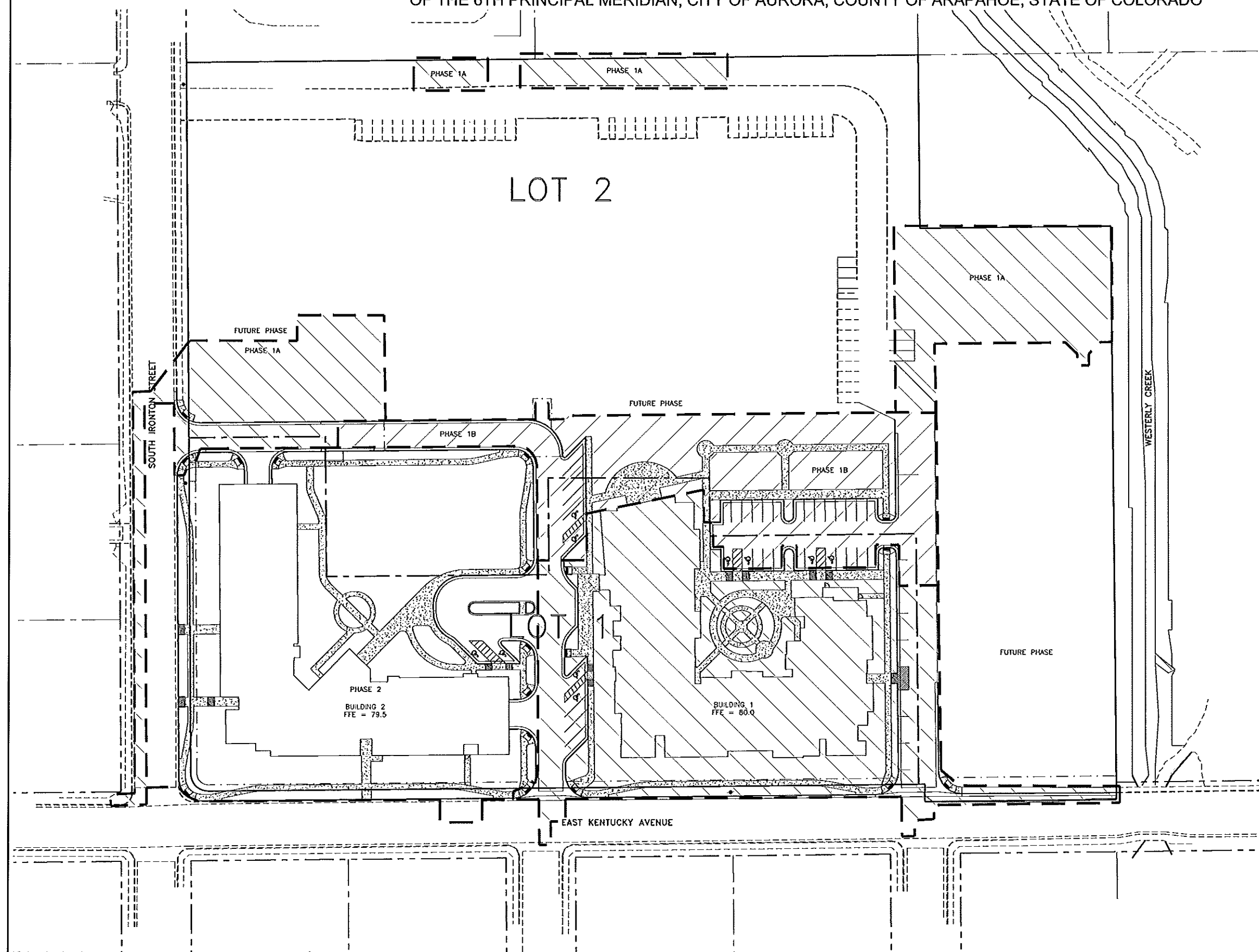
WWW.RANDRENGINEERS.COM



**OVERALL PHASING PLAN**  
 SITE: THE VILLAGE AT WESTERLY CREEK  
 EAST KENTUCKY AVENUE & SOUTH IROTON STREET  
 FOR: AURORA HOUSING AUTHORITY  
 10745 EAST KENTUCKY AVENUE  
 AURORA, COLORADO 80012

REVISIONS	
07/31/09	SUBMITTAL
09/08/09	SUBMITTAL
10/16/09	SUBMITTAL
05/13/10	REPHASE SUBMITTAL
07/09/10	REPHASE SUBMITTAL
09/24/10	SUBMITTAL

File Name: OA07129-CD  
 Plot Date: 9/23/10  
 Date: 05/08/09 Sheet: CT.1  
 Drawn: WML  
 Checked: WAW  
 Job No.: OA07129 of 17



BENCHMARK: CITY OF AURORA "VERTICAL CONTROL" POINT NUMBER 4567145W001 (OLD BENCHMARK NUMBER 03-57.5) A 3" DIAM. BRASS CAP ON TOP OF A CONC. INLET STRUCTURE AT THE N.E. CORNER OF S. HAVANA ST. AND E. KENTUCKY AVE. BEING 5.7 FT. NORTH OF THE N. FLOWLINE OF KENTUCKY BEING ALSO OPPOSITE THE E. PCR THEREOF. ELEVATION = 5472.00' NAVD 1988 DATUM.