

GENERAL 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 OCCUPIED AREA TO THE PUBLIC WAY. THE 'ACCESSIBLE EXTERIOR ROUTES' SHALL COMPLY WITH U.B.C. CHAPTER 11, APPENDIX II, AND C.A.B.O./A.N.S.I. 117.1.
5. 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 A CERTIFICATE OF OCCUPANCY. NOTE: AUTOMATIC RAIN SHUT-OFF SENSORS ARE REQUIRED.
6. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND 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.
7. 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 BUILDING PERMITS.
8. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
9. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREE-STANDING 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.
10. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLATING 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, PLATING, CHANGE IN THE SURFACE, ET CETERA SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZED AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.



SHEET INDEX:

- SP-1 COVER SHEET
- SP-2 SITE DETAILS
- SP-3 SITE PLAN
- SP-4 LANDSCAPE PLAN
- SP-5 FLOOR PLAN
- SP-6 BUILDING ELEVATIONS
- SP-7 TOWER & BUILDINGS ELEV.
- SP-8 CIVIL DWGS
- SP-9 CIVIL DWGS

AMENDMENTS

11. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
12. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES, 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.
13. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY 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.
14. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
15. ARCHITECTURAL FEATURES (I.E. BAY WINDOW, FIRE PLACES, ROOF OVERHAND, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
16. THE CITY SHALL PERIODICALLY INSPECT THE SITE AND BUILDING EXTERIORS. IF, AT THE TIME OF INSPECTION, DETERIORATION IS PRESENT IN EXTERIOR OR SITE PLAN FEATURES, THE PROPERTY OWNER SHALL RECEIVE A CODE VIOLATION CITATION INDICATING THE NATURE OF THE VIOLATION AND A TIME FRAME FOR REMEDIATION.
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.
18. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
19. STREETLIGHT INSTALLION COST IS FUNDED BY THE DEVELOPER /OWER. COORDINATE THE INSTALLION W/AURORA PUBLIC WORKS @ 303-739-7300

SITE PLAN WITH VESTING
VERIZON MOBILE SWITCHING CENTER
CENTRETECH BUSINESS PARK

LOT 1, BLOCK 1, VERIZON WIRELESS SUBDIVISION FILING NO. 1 SITUATED IN THE NW QUARTER OF SECTION 8, T. 4 S., R. 66W., 6TH P.M.; CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

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, David E. Campbell HAS CAUSED THESE (CORPORATION, COMPANY OR INDIVIDUAL) PRESENTS TO BE EXECUTED THIS 31 DAY OF OCTOBER AD.

BY: [Signature] CORPORATE SEAL (PRINCIPALS OR OWNERS)

STATE OF COLORADO)ss COUNTY OF Arapahoe)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31 DAY OF OCTOBER AD, BY DAVID E. CAMPBELL (PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL NOTARY SEAL Margaret Horbaway (NOTARY PUBLIC)

MY COMMISSION EXPIRES 3/19/2005 NOTARY BUSINESS ADDRESS: 8350 E. Crescent Pkwy #400 Greenwood Village, CO 80111

CITY OF AURORA APPROVALS
 CITY ATTORNEY: [Signature] DATE: 11/1/02
 PLANNING DIRECTOR: [Signature] DATE: 11-1-02
 PLANNING COMMISSION: [Signature] DATE: 5-22-02 (CHAIRPERSON)
 CITY COUNCIL: NA DATE: _____ (MAYOR)
 ATTEST: NA DATE: _____ (CITY CLERK)

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:

CLIENT: **verizon wireless**
 8350 E CRESCENT PARKWAY
 ENGLEWOOD, CO 80111-2816

PROJECT: **VERIZON AURORA - MSC**
 LOT 1, BLOCK 1, VERIZON WIRELESS SUBDIVISION FILING NO. 1 SITUATED IN THE NW QUARTER OF SECTION 8, T. 4S., R. 66W., 6TH P.M.; CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

01/28/02	FIRE - AFFILIATION SUBMISSION
03/14/02	RESUBMISSION - CITY COMMENT
04/11/02	RESUBMISSION
05/10/02	RESUBMISSION
06/11/02	SITE PLAN SUBMISSION

PROJ. SHEET: 15
 COVER SHEET
SP-1
 1 OF 9 SHEETS

STRICKER CATO MURPHY ARCHITECTS • 120 LAKESIDE AVE. SUITE 100 SEATTLE, WA 98122 • (206) 324-4800 • FAX (206) 322-2875

*MA_7-12-13, RSN#723700, SHT SP3;