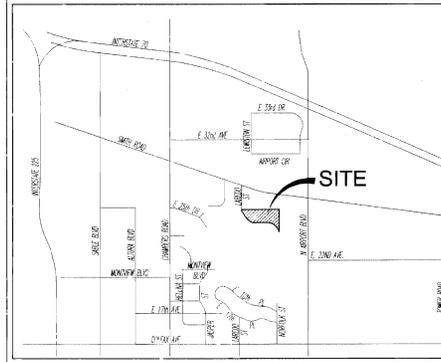


SITE PLAN NOTES:

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. 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 INSCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. "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 U.B.C. CHAPTER 11, APPENDIX 11, AND C.A.B.O./A.N.S.I. 117.1. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
4. 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 ISSUANCE OF CERTIFICATE OF OCCUPANCY.
5. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS AND/OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHT-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 IRRIGATION SYSTEM AND/OR PRIVATE UTILITIES. 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 IRRIGATION SYSTEMS AND/OR PRIVATE UTILITIES.
6. 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.
7. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
8. 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 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.
9. 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, ETCETERA, SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED 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.
10. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
11. 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.
12. 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.
13. 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.
14. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, FOUNDATIONS, FOOTING, CANTILEVERED WALL, ETC.) ARE NOT ALLOWED TO ENCRACH INTO ANY EASEMENT OR FIRE LANE.
15. INSTALL ALL STOP SIGNS AND TRAFFIC CONTROLS SIGNS PER "MUTCD".
16. DEFERRAL OF PUBLIC IMPROVEMENTS FOR LAREDO STREET INCLUDE ASPHALT, CURB AND GUTTER, SIDEWALKS AND GRADING UNTIL SUCH TIME AS STAR K RANCH IS PLATTED.

SITE PLAN WITH WAIVERS AND VESTING FOR AURORA OUTDOOR STORAGE

BLOCK 1, LOT 1, AURORA OUTDOOR STORAGE FILING NO. 1
 A PORTION OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH,
 RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



SHEET INDEX

- | | | |
|---|-----|----------------|
| 1 | TS | TITLE SHEET |
| 2 | SP1 | SITE PLAN |
| 3 | GR | GRADING PLAN |
| 4 | UT | UTILITY PLAN |
| 5 | LS1 | LANDSCAPE PLAN |
| 6 | LS2 | LANDSCAPE PLAN |

Please modify the Site Data to match the proposed building s.f.

SITE DATA

| | |
|-------------------------------------|-----------------------|
| LAND AREA WITHIN PROPERTY LINES | 10.84 ACRES |
| TOTAL BUILDING COVERAGE | N/A |
| HARD SURFACE AREA | 420,365.33 SF (89.0%) |
| LANDSCAPE AREA | 52,016.98 SF (11.0%) |
| NATIVE GRASS AREA (IF APPLICABLE) | 279,413.59 SF |
| PRESENT ZONING CLASSIFICATION | M-1 |
| PROPOSED USES | BOAT AND RV STORAGE |
| PERMITTED MAXIMUM SIGN AREA | 80 SF |
| PROPOSED SIGN AREA | 80 SF |
| NUMBER OF SIGNS | 1 |
| PARKING SPACES REQUIRED | NOT APPLICABLE |
| PARKING SPACES PROVIDED (% COMPACT) | 796.10% compact |
| HANDICAP SPACES REQUIRED | 0 SPACE |
| HANDICAP SPACES PROVIDED | 0 SPACE |
| LOADING SPACES REQUIRED | 1 |
| LOADING SPACES PROVIDED | 0 |
| BICYCLE SPACES REQUIRED | 0 |
| BICYCLE SPACES PROVIDED | 0 |

REQUESTED WAIVERS

| CITY/CODE STANDARD | REQUESTED STANDARD | JUSTIFICATION |
|---|------------------------------|--|
| SEC. 1504 AND 1507: ACCESSIBLE PARKING REQUIREMENTS | ELIMINATE ACCESSIBLE PARKING | NO BUILDINGS OR APPLICABLE USE PROPOSED. |
| SEC. 1508: BICYCLE PARKING REQUIREMENTS | ELIMINATE BICYCLE PARKING | NO BUILDINGS OR APPLICABLE USE PROPOSED. |

LANDSCAPE ARCHITECT:

MEURAN DESIGN GROUP
 852 BROADWAY, SUITE 250
 DENVER, CO 80203
 PHONE 303.512.0549

NOTICE:

THE PROPERTY KNOWN AS BLOCK 1, LOT 1, AURORA OUTDOOR STORAGE SUBDIVISION FILING NO. 1 IS LOCATED WITHIN AN AREA THAT HAS BEEN OFFICIALLY DESIGNATED AS AN AIRPORT INFLUENCE DISTRICT BY THE CITY OF AURORA. AS A RESULT OF THIS DESIGNATION THE PROPERTY IS SUBJECT TO AN AVIGATION EASEMENT GRANTED TO THE CITY OF AURORA RECORDED AT RECEPTION NUMBER _____, ADAMS COUNTY, COLORADO, WHICH ALLOWS FOR THE UNOBSTRUCTED PASSAGE OF AIRCRAFT ABOVE THE PROPERTY, AND PROVIDES FOR THE WAIVER OF ANY RIGHT OR CAUSE OF ACTION AGAINST THE CITY OF AURORA DUE TO NOISE, VIBRATIONS, FUMES, DUST, FUEL PARTICULATES CAUSED BY AIRCRAFT OR AIRPORT OPERATIONS.

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, 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, James K. Fagan (Principal or Owner) HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 27 DAY OF June AD. 2005.
 BY: James K. Fagan (Principal or Owner)

STATE OF COLORADO)
 COUNTY OF Adams)
 THE FORGING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27 DAY OF June AD, 2005 BY James K. Fagan (Principal or Owner)

WITNESS MY HAND AND OFFICIAL SEAL
Catherine D. Ramowski
 (Notary Public)



MY COMMISSION EXPIRES 2-2-07, NOTARY BUSINESS ADDRESS: 12940 S. Platte
Oman Field Co
Spooz

CITY OF AURORA APPROVALS:

| | | | |
|----------------------|-----------------------|-------|-----------------|
| CITY ATTORNEY: | <u>James K. Fagan</u> | DATE: | <u>2/7/05</u> |
| PLANNING DIRECTOR: | <u>James K. Fagan</u> | DATE: | <u>7-7-05</u> |
| PLANNING COMMISSION: | <u>James K. Fagan</u> | DATE: | <u>10-13-04</u> |
| CITY COUNCIL: | <u>NA</u> | DATE: | <u>NA</u> |
| ATTEST: | <u>NA</u> | DATE: | <u>NA</u> |

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF COLORADO AT _____ O'CLOCK _____ M, THIS _____ DAY OF _____ AD, 20 _____.
 CLERK AND RECORDER: _____ DEPUTY: _____

AMENDMENTS

ADMINISTRATIVE AMENDMENT 2003-6031-01 06-22-05
 ⚠ Revise the location of the off-site detention pond and related landscaping.

All crossings or encroachments into easements and rights-of-way owned by the City of Aurora ("City") identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City's use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient.



OLSSON ASSOCIATES
 ENGINEERS - PLANNERS - SCIENTISTS - SURVEYORS
 145 INCH BLDG, SUITE 700 - LAURENS, COLORADO, 80021
 PHONE 720-962-8272 - FAX 720-962-8195
 WWW: OLSSON ASSOCIATES INCORPORATED LAURENS, COLORADO

JUNE 10, 2005
SHEET 1 OF 6
TITLE SHEET -- TS

Architectural features (i.e. bay windows, fireplaces, roof overhang, gutters, eaves, foundation, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane.

What is the plan for the existing striping in this area? Removal? Replacement with something else?

SITE PLAN WITH WAIVERS AND VESTING FOR AURORA OUTDOOR STORAGE

BLOCK 1, LOT 1, AURORA OUTDOOR STORAGE FILING NO. 1
 A PORTION OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH,
 RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
 CITY OF AURORA, COUNTY OF ARAPAHO, STATE OF COLORADO

SITE PLAN FLAG NOTES

- (A) 10'x25' PARKING STALL, TYPICAL
- (B) 10'x30' PARKING STALL, TYPICAL
- (C) 10'x45' PARKING STALL, TYPICAL
- (D) PROPOSED FIRE HYDRANT
- ENTRY GATE
- CARDKEY ENTRY PAD
- 6' WOOD PRIVACY FENCE. SEE DTL. 2 THIS SHEET.
- 6' WOOD PRIVACY FENCE W/ 2"x2" MASONRY FENCE COLUMN @ 60' O.C. AND CORNERS. SEE DTL. 1 THIS SHEET.
- 6" VERTICAL CURB AND GUTTER
- CHAINLINK FENCE W/ SCREEN
- (K) SITE MONUMENT SIGN
- (L) SITE POLE MOUNTED LIGHT
- (M) WATER METER PIT
- (N) DUMP STATION (UNDERGROUND TANK)
- (O) 16' SWING GATE EMERGENCY ONLY ACCESS W/ APPROVED KNOX HARDWARE
- (P) LOADING ZONE SPACE
- (Q) FLOOD PLAIN LIMITS
- (R) EXISTING BUILDING TO BE REMOVED
- (S) EXISTING FENCE TO BE REMOVED
- (T) FUTURE NATURE CENTER ACCESS
- (U) STOP SIGN
- (V) STREET LIGHT, TYP. (TO BE DEFERRED)
- (W) WHEEL STOP (TYP.)

No grading plan submitted. Min slopes required away from proposed building

Please add a note that includes details on timing for this structure. If it is "temporary" and will be removed in 2-3 years, please include a note stating this for reference.

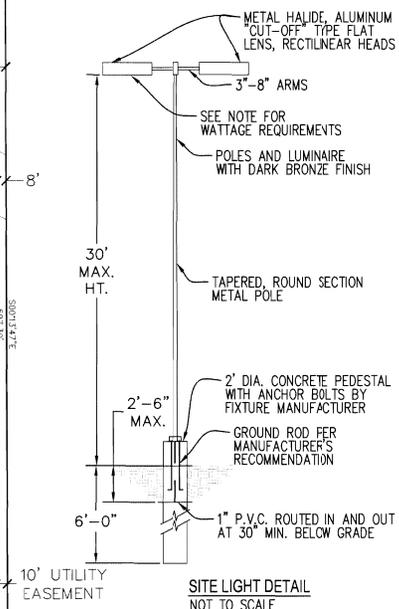
a portion of the building is located in the existing Fire Lane and Utility easement

Structures are not permitted to encroach in utility easements.

How is pedestrian access provided to the proposed building?

Structures cannot encroach into existing Fire Lane Easement(s). Please revise.

Please show on show and label the following on the revised CSP: (NOTE: the public will be entering this building.) Accessible Entrance; Accessible Parking; Accessible Route from parking to building entrance; Accessible Bathroom (if a Portolet); Building Square Footage; Building Occupancy; Building Construction Type; Knox Box at front main entrance typically on Building Elevations. Note after this information is provided there might be more comments that need to be addressed.



1 WOOD PRIVACY FENCE W/ MASONRY COLUMNS (SOUTH AND WEST)

2 WOOD PRIVACY FENCE (NORTH AND EAST)

(IN FEET)
1 inch = 50 ft.

TOWN CENTER, LLC
 c/o NUMAT FINANCIAL, INC.
 UNPLATTED
 M-2 ZONING

JUNE 10, 2005
 SHEET 2 OF 6
 SITE PLAN -- SP1