

HEATHER GARDENS VILLAGE

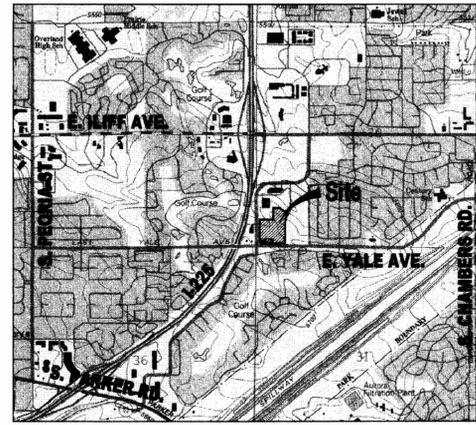
SITE PLAN WITH WAIVER SHEET 1 OF 3

Notes:

- The developer, his successors and assigns, including the homeowners' association, shall be responsible for installation, maintenance and replacement of fire lane signs as required by the City of Aurora.
- All signs must conform to the City of Aurora sign code.
- 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."
- 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.
- 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.
- All building address numbers shall comply with Sections 126-271 and 126-278 of the Aurora City Code.
- All rooftop mechanical equipment and vents greater than eight 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 Certificate of Occupancy.
- 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, 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 recognizes and accepts the terms, conditions and requirements of this note.
- 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; if not, the site plan must be amended as needed to agree with the plat.

- Final grade must be at least six inches below any exterior wood siding on the premises.
- 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.
- The applicant has the obligation to comply with all applicable requirements of the Americans with Disabilities Act.
- "Accessible exterior routes" shall be provided from public transportation stops, accessible parking and accessible passenger loading zones and public sidewalks to the accessible building entrance they serve. At least 50 percent of all building entrances shall be accessible. The accessible route between accessible parking and accessible 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, have a minimum width of three feet and shall be painted with white stripes. Required accessible means of egress shall be continuous from each accessible occupied area to the public way. The "accessible route of travel" must comply with UBC Chapter 11, Appendix 11 and CABO/ANSI 117.1.
- All site lighting will be downcast.
- All crossings or encroachments by private landscape irrigation lines or utilities 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 utilities.
- No architectural feature (e.g., roof overhang, foundation, footing, cantilevered walls, etc.) is allowed to encroach into any easement.
- Street light installation cost is paid by the developer/owner.
- This plan shall constitute a contract guaranteeing the City of Aurora that, before issuance of a building permit, 15 percent of the residential units shall be constructed in such a manner as to be easily accessible and adaptable for persons with disabilities and will comply with the most current version of the American National Standard for buildings and facilities providing accessibility for physically handicapped people, promulgated by the American National Standards Institute, commonly cited as ANSI A117.1.



1" = 2,000' Vicinity Map Plat Page 14G

Land Use Data

Land area	417,308 sf (9.580 ac)	
Total building coverage:		
Phase 1	27,802 sf	
Phase 2	5,908 sf	
Parking structures	30,002 sf	
Future additions	16,044 sf	
Total	133,844 sf (32.1%)	
Open space	215,515 sf (51.6%)	
Parking and drives	67,947 sf (16.3%)	
New zoning classification	Planned Development	
Proposed uses	Mixed residential, commercial	
Number of buildings	1	
Number of stories (independent/commercial)	5	
Number of stories (kitchen, dining, pool)	1	
Number of stories (assisted, skilled nursing)	2	
Number of residential units	231	
Memory Care	36 units	31,312 sf
Independent living	151 units	178,550 sf
Assisted living	60 units	43,042 sf
Skilled nursing	58 beds	34,312 sf
Future assisted addition	20 units	12,938 sf
Future nursing addition	42 beds	20,476 sf
Total	231 units	286,318 sf
Parking spaces required:		
Commercial	18,000 sf x 1 space/200 sf x 0.90 = 81 spaces	
Senior living	231 units x 0.4 space/unit = 93 spaces	
Total parking required	174 spaces	
Parking spaces provided:		
Garage parking spaces	56 spaces	
Conventional spaces	133 spaces	
Handicapped surface spaces	12 spaces	
Handicapped garage spaces	2 spaces	
Subtotal	203 spaces	
Additional optional spaces, NW corner	20 spaces	
Total	223 spaces	
Permitted maximum sign area	200 sf	
Signs proposed	200 sf	
Type of sign	Monument, wall	
Maximum building height	75 ft	

Legal Description

Lot 3, Block 1, Southeast Crossing Subdivision Filing No. 4, Arapahoe County, Colorado.

Waiver

Attached sidewalks, as previously installed, are permitted to remain along the three street frontages. To install detached sidewalks would require destruction of many of the mature trees around the site perimeter.

Amendments:

- ITEMS 1-8, MYLAR CHANGE
- REVISOR CURB, WALK, UTILITY, AND EQUIPMENT LOCATIONS IN SERVICE COURT.
 - REVISOR SETBACK DISTANCES AND BUILDING DIMENSIONS WITHIN LIMITS PERMITTED BY GDP.
 - REVISOR FIRE SPRINKLER CONNECTIONS TO MATCH CONSTRUCTION PLANS.
 - REVISOR CURB, WALK, UTILITY, AND OTHER DETAILS IN WEST COURTYARD.
 - REVISOR WATER QUALITY POND TO MATCH CONSTRUCTION PLANS.
 - ADD AREA WELL AND GARDEN-LEVEL RESIDENTIAL UNITS ON WEST SIDE OF INDEPENDENT LIVING; CONVERT ADJACENT HEAD-IN PARKING TO PARALLEL PARKING AND MODIFY COUNT.
 - CHANGES NOT SPECIFICALLY CALLED OUT ON PLAN INCLUDE MINOR MODIFICATIONS TO BUILDING CONFIGURATION, ENTRANCE ALIGNMENT, AND REMOVAL OF NOTATION FOR INTERIOR SPACES. STORM DRAIN LATERALS HAVE BEEN ADDED TO ACCEPT DOWNSPOUT DISCHARGES, AND INLET LOCATIONS AND PIPE ALIGNMENTS HAVE BEEN SLIGHTLY MODIFIED TO MATCH CONSTRUCTION PLANS. GRADING HAS BEEN MODIFIED SLIGHTLY TO MATCH CONSTRUCTION PLANS.
 - MODIFY CROSS PANS, DRAINAGE CHASES, AND TRAFFIC CONTROL ISLAND TO MATCH CONSTRUCTION PLANS.
- ITEMS 9-12, ADMINISTRATIVE AMENDMENT
- ELIMINATE LOT LINE BETWEEN INDEPENDENT LIVING AND REMAINDER OF PROJECT.
 - REMOVE WATER METER IN WEST COURTYARD; ALL FACILITIES USE COMMON TAP.
 - PHASE CONSTRUCTION OF NORTH DRIVE; RECONFIGURE PARKING AT NE CORNER OF SKILLED NURSING AS EMERGENCY VEHICLE TURNAROUND.
 - MODIFY UNIT MIX AND RELATED CALCULATIONS.
- ITEMS 13-14, ADMINISTRATIVE AMENDMENT 04-08-05
- DELETE WALK ON EAST SIDE OF DRIVE ON EAST SIDE OF PROJECT.
 - MODIFY LANDSCAPING ADJACENT TO PARKING GARAGE ALONG STREET FRONTAGES.
 - REDUCE WALK W. OF INDEPENDENT LIVING FROM 8' TO 5' ADJACENT TO PARALLEL PARKING (MYLAR CHG)
 - ADD 4 MONUMENT SIGNS APPROVED 01-06-06, 2001-4011-04
 - MODIFY LANDSCAPING TO REFLECT EXISTING TREE MORTALITY ALONG STREET FRONTAGES
 - REVISE WALK ARRANGEMENT AT SKILLED NURSING COURTYARD; ADD BENCHES AND GARDENING PLOTS.
 - ADD SMALL RETAINING WALLS AT NW CORNER OF ASSISTED LIVING
 - ADD PHASE LINE TO PERMIT ASSISTED LIVING AND SKILLED NURSING TO RECEIVE EARLY CO.
 - DELETE CHAPEL AND MODIFY SERVICE COURT AREA ACCORDINGLY.
 - ROOFTOP MECHANICAL UNIT SCREENING IS BEING MODIFIED TO REDUCE IMPACTS, AND ANY ADDITIONAL REQUIRED SCREENING IS SUBJECT TO LATER APPROVAL
- ITEMS 17-22 APPROVED AS ADMINISTRATIVE AMENDMENT 02/27/06
- ITEMS 23-27, ADMINISTRATIVE AMENDMENT JULY 10, 2006
- ADD AND MODIFY WALKS AT SERVICE COURT
 - ADD JOINT ID SIGN FOR COMMERCIAL TENANTS
 - ADD FUTURE PARKING AT NW CORNER OF SITE
 - ADD DETAIL OF LOWER LEVEL PARKING GARAGE, MODIFY COUNT
 - DELETE LIGHT FIXTURE
- ITEMS 28-33, MINOR AMENDMENT 7/12
- REVISOR TRASH ENCLOSURE & RECONSTRUCT ON B, SIDE OF SERVICE COURT; REMOVE 5-SPACE PARKING SPACES AND ADJACENT FIRE LANE; RECONSTRUCT SERVICE COURT AND FIRE LANE TO PERMIT EXPANSION OF LANDSCAPED AREA; REVERT PUBLIC PORTION OF SERVICE LANE TO WEST HANDSIDE (EXISTING); ADD OUTSIDE FENCE AREA AND FORMAL GARDEN.
 - REMOVE LAND USE DATA FROM EXISTING BUILDING LEGENDS AND REFLECTIVE EFFECT OF ITEM 28.

Owner's Acknowledgement

This General Development Plan, and any amendments hereto, upon approval by the City of Aurora and recording, shall be binding upon the applicants therefor, their successors and assigns. This plan shall restrict and limit all development within the Planned Development Zone District to all conditions and limitations set forth herein.

This Site Plan, and any amendments hereto, upon approval by the City of Aurora and recording, shall be binding upon the applicants therefor, 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 whereof, St. Andrew's Village at Heather Gardens, a Colorado non-profit corporation, has caused these presents to be executed this _____

day of _____, A.D. 20____.
ST. ANDREW'S VILLAGE AT HEATHER GARDENS

Sam N. Perry, President

State of Colorado } ss.
County of Arapahoe }

The foregoing instrument was acknowledged this _____ day of _____, A.D. 20____ by Sam N. Perry as President of St. Andrew's Village at Heather Gardens, a Colorado non-profit corporation.
Witness my hand and official seal.

Notary Public

My commission expires _____
Address: _____

City of Aurora Approvals

City Attorney _____ Date _____
Planning Director _____ Date _____
Planning Commission _____ Date _____
Chairman _____
City Council _____ Date _____
Mayor _____
Attest: _____ Date _____
City Clerk

Recorder's Certificate

Accepted for filing in the office of the Clerk and Recorder of Arapahoe County, Colorado at _____ o'clock _____ M. this day of _____, A.D. 20____.

Clerk and Recorder

Deputy

Sheet Index

Cover Sheet _____ 1
South Half _____ 2
North Half _____ 3

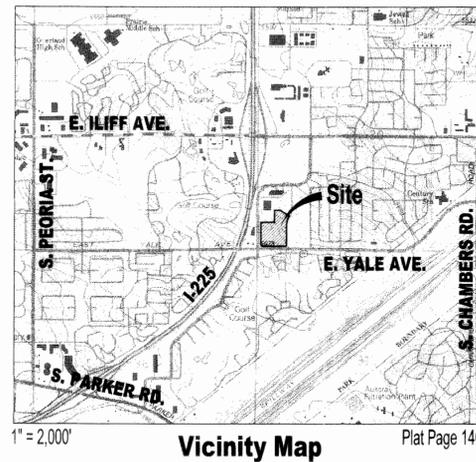
Reams & Patterson, Inc.
Consulting Engineers and Land Surveyors
2950 South Jamaica Court, Suite 305
Aurora, Colorado 80014
(303) 745-4747

HEATHER GARDENS VILLAGE

SITE PLAN WITH WAIVER SHEET 1 OF 3

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Land Use Data

Land area	417,308 sf (9.580 ac)	
Total building coverage:		
Phase 1	86,736 sf	
Phase 2	5,908 sf	
Parking structures	30,002 sf	
Future additions	16,708 sf	
Total	139,354 sf (33.4%)	
Open space	192,007 sf (46.0%)	
Parking and drives	85,947 sf (20.6%)	
New zoning classification	Planned Development	
Proposed uses	Mixed residential, commercial	
Number of buildings	1	
Number of stories (independent/commercial)	5	
Number of stories (kitchen, dining, pool)	1	
Number of stories (assisted, skilled nursing)	2	
Number of residential units	231	
Memory Care	36 units	31,312 sf
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Skilled nursing	56 beds	31,312 sf
Future assisted addition	20 units	12,938 sf
Future nursing addition	42 beds	20,476 sf
Total	231 units	286,318 sf
Parking spaces required:		
Commercial	18,000 sf x 1 space/200 sf x 0.90 =	81 spaces
Senior living	231 units x 0.4 space/unit =	93 spaces
Total parking required		174 spaces
Parking spaces provided:		
Garage parking spaces		58 spaces
Conventional spaces		185 spaces
Handicapped surface spaces		12 spaces
Handicapped garage spaces		4 spaces
Total		259 spaces
Permitted maximum sign area	200 sf	
Signs proposed	200 sf	
Type of sign	Monument, wall	
Maximum building height	75 ft	

Legal Description

Lot 3, Block 1, Southeast Crossing Subdivision Filing No. 4, Arapahoe County, Colorado.

Waiver

Attached sidewalks, as previously installed, are permitted to remain along the three street frontages. To install detached sidewalks would require destruction of many of the mature trees around the site perimeter.

Amendments:

- ITEMS 1-8, MYLAR CHANGE
- REVISE CURB, WALK, UTILITY, AND EQUIPMENT LOCATIONS IN SERVICE COURT.
 - REVISE SETBACK DISTANCES AND BUILDING DIMENSIONS WITHIN LIMITS PERMITTED BY GDP.
 - REVISE FIRE SPRINKLER CONNECTIONS TO MATCH CONSTRUCTION PLANS.
 - REVISE CURB, WALK, UTILITY, AND OTHER DETAILS IN WEST COURTYARD.
 - REVISE WATER QUALITY POND TO MATCH CONSTRUCTION PLANS.
 - ADD AREA WELL AND GARDEN-LEVEL RESIDENTIAL UNITS ON WEST SIDE OF INDEPENDENT LIVING; CONVERT ADJACENT HEAD-IN PARKING TO PARALLEL PARKING AND MODIFY COUNT.
 - CHANGES NOT SPECIFICALLY CALLED OUT ON PLAN INCLUDE MINOR MODIFICATIONS TO BUILDING CONFIGURATION, ENTRANCE ALIGNMENT, AND REMOVAL OF NOTATION FOR INTERIOR SPACES. STORM DRAIN LATERALS HAVE BEEN ADDED TO ACCEPT DOWNSPOUT DISCHARGES, AND INLET LOCATIONS AND PIPE ALIGNMENTS HAVE BEEN SLIGHTLY MODIFIED TO MATCH CONSTRUCTION PLANS. GRADING HAS BEEN MODIFIED SLIGHTLY TO MATCH CONSTRUCTION PLANS.
 - MODIFY CROSS PANS, DRAINAGE CHASES, AND TRAFFIC CONTROL ISLAND TO MATCH CONSTRUCTION PLANS.
 - ELIMINATE LOT LINE BETWEEN INDEPENDENT LIVING AND REMAINDER OF PROJECT.
 - REMOVE WATER METER IN WEST COURTYARD; ALL FACILITIES USE COMMON TAP.
 - PHASE CONSTRUCTION OF NORTH DRIVE, RECONFIGURE PARKING AT NE CORNER OF SKILLED NURSING AS EMERGENCY VEHICLE TURNAROUND.
 - MODIFY UNIT MIX AND RELATED CALCULATIONS.
- ITEMS 13-14, ADMINISTRATIVE AMENDMENT 4-B-05:
- DELETE WALKWAY EAST SIDE OF DRIVE ON EAST SIDE OF PROJECT.
 - MODIFY LANDSCAPE ADJACENT TO PARKING GARAGE ALONG STREET FRONTAGE.
 - REDUCE WALK W. OF INDEPENDENT LIVING FROM 8' TO 5' ADJACENT TO PARALLEL PARKING MURCH.
 - ADD MONUMENT SIGNS 2001-4011-04 approved 1/6/06

Sheet Index

Cover Sheet	1
South Half	2
North Half	3

Owner's Acknowledgement

This General Development Plan, and any amendments hereto, upon approval by the City of Aurora and recording, shall be binding upon the applicants therefor, their successors and assigns. This plan shall restrict and limit all development within the Planned Development Zone District to all conditions and limitations set forth herein.

This Site Plan, and any amendments hereto, upon approval by the City of Aurora and recording, shall be binding upon the applicants therefor, 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 whereof, St. Andrew's Village at Heather Gardens, a Colorado non-profit corporation, has caused these presents to be executed this 2nd

day of DECEMBER, A.D. 2008
ST. ANDREW'S VILLAGE AT HEATHER GARDENS

Sam N. Perry
Sam N. Perry, President

State of Colorado } ss.
County of Arapahoe }

The foregoing instrument was acknowledged this 2nd day of DECEMBER, A.D. 2008 by Sam N. Perry as President of St. Andrew's Village at Heather Gardens, a Colorado non-profit corporation.

Witness my hand and official seal.

Evelyn L. Stafford
Notary Public

My commission expires JUNE 7, 2008
Address: 13781 E. YALE AVE AURORA, CO 80014

City of Aurora Approvals

City Attorney NA Date NA
Planning Director NA Date NA
Planning Commission NA Date NA
Chairman
City Council NA Date NA
Mayor

Attest: _____ Date _____
City Clerk

Recorder's Certificate

Accepted for filing in the office of the Clerk and Recorder of Arapahoe County, Colorado at _____ o'clock _____ M. this day of _____, A.D. 20____.

Clerk and Recorder

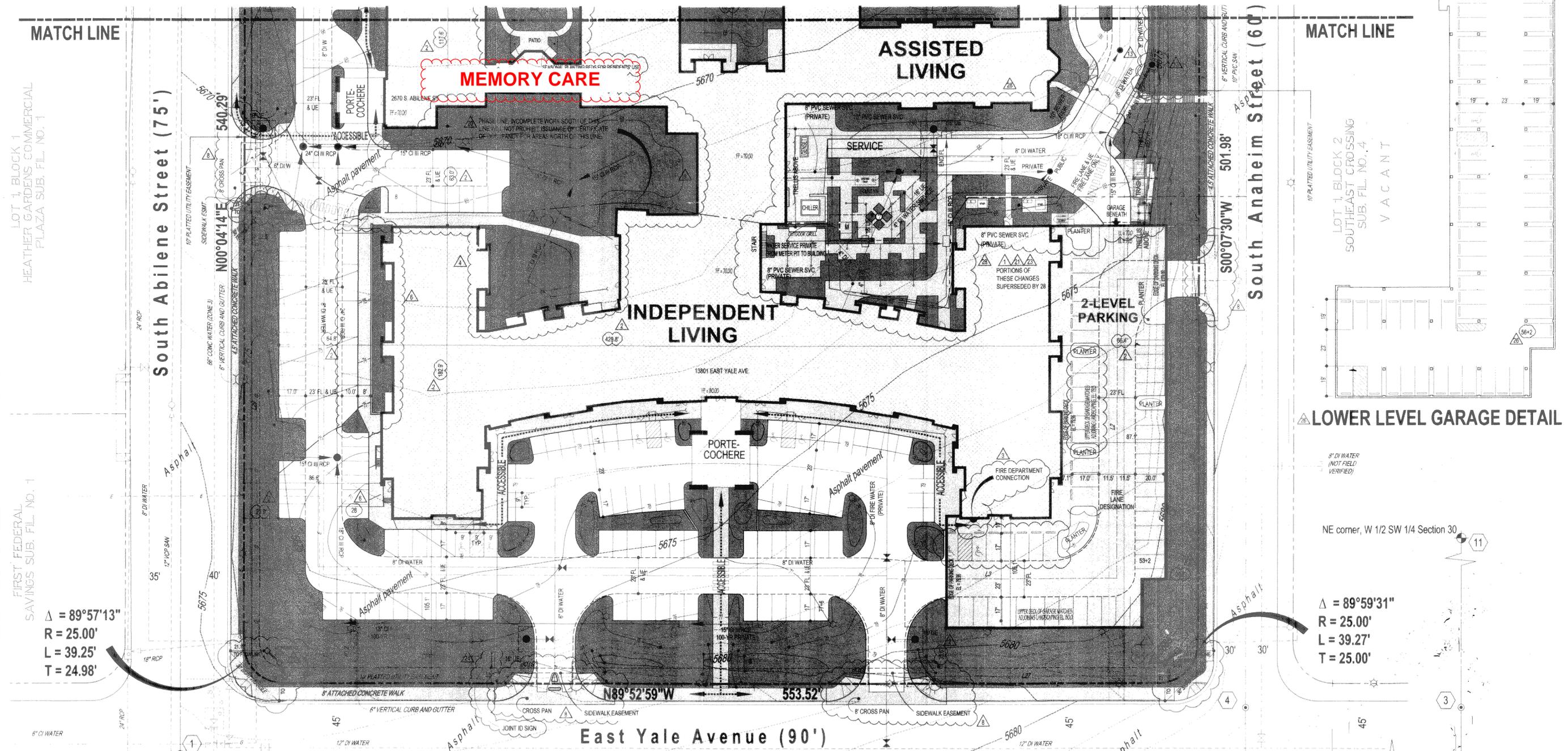
Deputy

SITE PLAN EXTENSION APPROVED 12/8/04

Reams & Patterson, Inc.
Consulting Engineers and Land Surveyors
2950 South Inactive Court, Suite 305
Aurora, Colorado 80014
(303) 745-4747

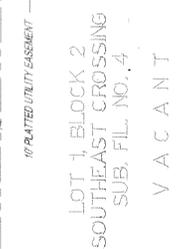
HEATHER GARDENS VILLAGE

SITE PLAN WITH WAIVER
SHEET 2 OF 3



MATCH LINE

MATCH LINE



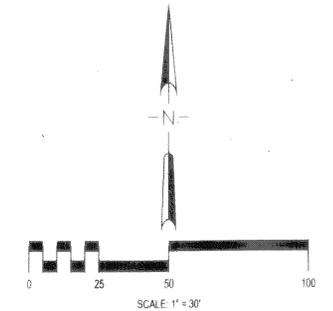
LOWER LEVEL GARAGE DETAIL

$\Delta = 89^{\circ}57'13''$
 $R = 25.00'$
 $L = 39.25'$
 $T = 24.98'$

$\Delta = 89^{\circ}59'31''$
 $R = 25.00'$
 $L = 39.27'$
 $T = 25.00'$



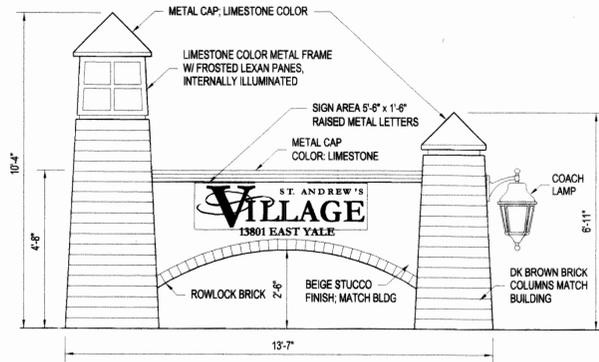
ALL SIGNS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.



Reams & Patterson, LLC.
 Consulting Engineers and Land Surveyors
 2950 South Jamaica Court, Suite 311
 Aurora, Colorado 80014
 (303) 745-4747

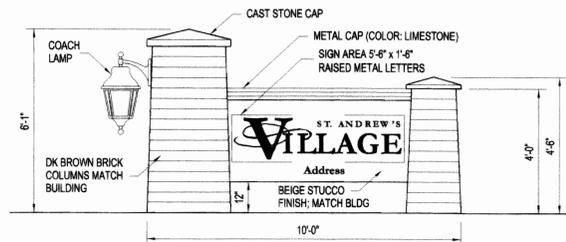
HEATHER GARDENS VILLAGE

SITE PLAN WITH WAIVER
SHEET 3 OF 3



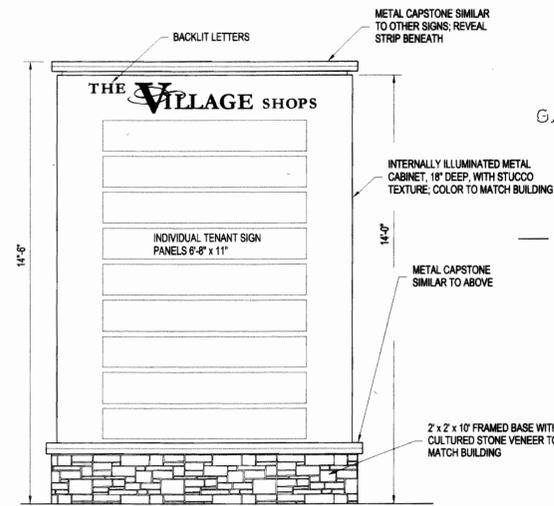
YALE AVENUE SIGNS

NTS



ENTRY SIGNS

NTS



JOINT IDENTIFICATION SIGN

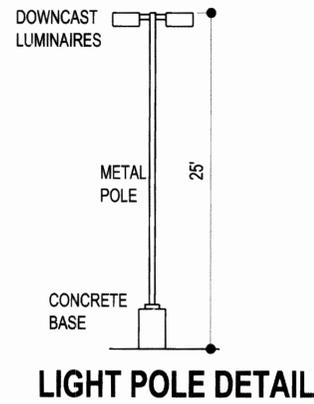
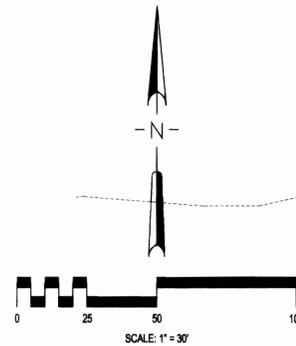
NTS

LOT 1, BLOCK 1
GATEWAY POST OFFICE STATION
SUB. FIL. NO. 1

S89°55'46"E 120.00'

CHAIN LINK FENCE 0.6' CLEAR
RETAINING WALL BEYOND FENCE

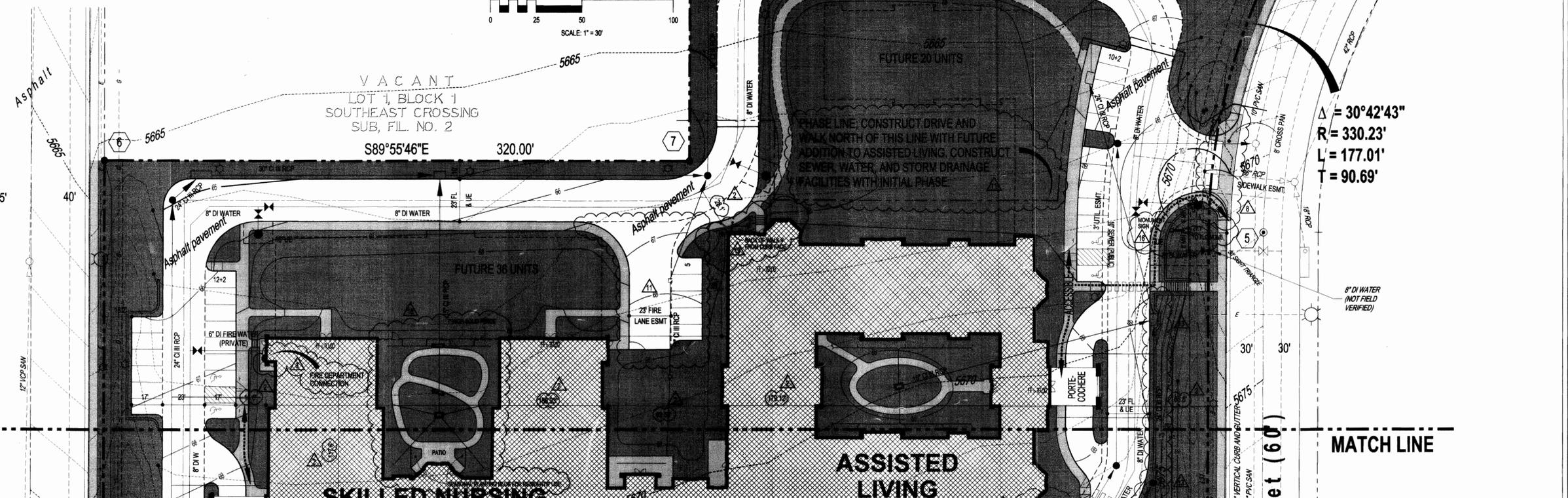
LOT 2, BLOCK 1
SOUTHEAST CROSSING
SUB. FIL. NO. 4
VACANT



LIGHT POLE DETAIL

MATCH LINE

MATCH LINE



$\Delta = 30^{\circ}42'43''$
 $R = 330.23'$
 $L = 177.01'$
 $T = 90.69'$

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2950 South Jamaica Court, Suite 305
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