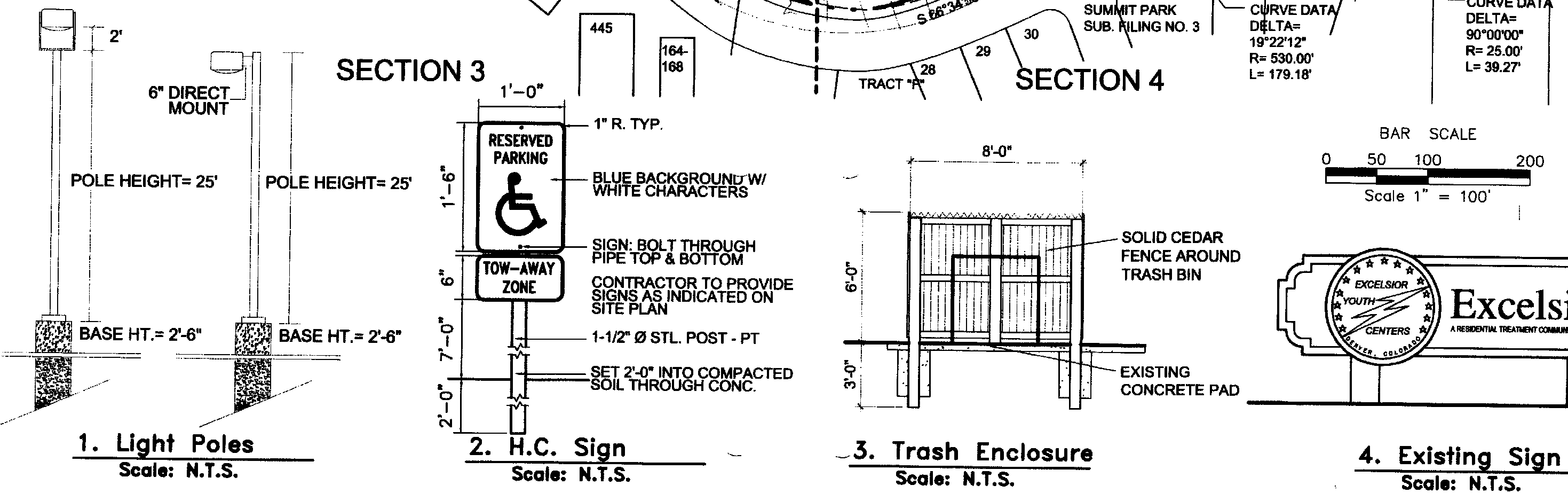
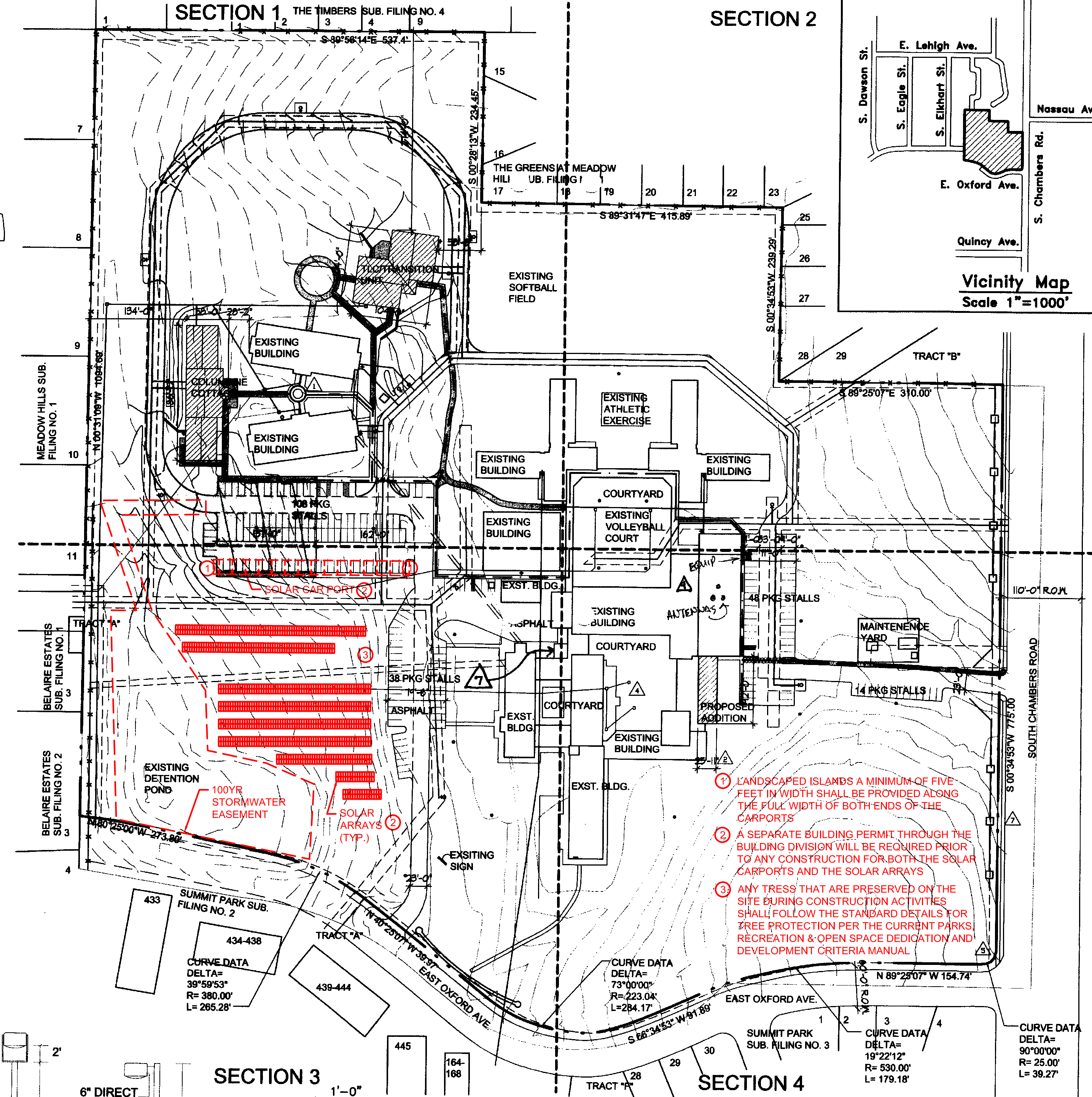


Excelsior Youth Center

Lot 1, Block 1, Excelsior Youth Center Sub. Filing No. 1

Notes



1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, HOMEOWNERS 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 CODES.
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 "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
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 CERTIFICATE OF OCCUPANCY.
5. 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.
6. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE CITY OF AURORA.
7. 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 FREESTANDING SCREEN. SCREENING SHOULD BE AT LEAST AS HIGH AS THE EQUIPMENT IT HIDES. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DO NOT MEET THIS MINIMUM EIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
8. 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, CHANGE IN THE SURFACE ETC. SHALL INTERFERE WITH THE OPERATION OF THE SITE OR UTILITY LINES PLACED IN THE EASEMENT. BY SUBMITTING THESE CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
9. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO THE ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE CITY OF AURORA CITY PLANING 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 PLAN 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.
10. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
11. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCR OACH INTO ANY EASEMENT OR FIRE LANE.

- AMENDMENTS**
- ADM. AMDT. 4-30-93
 1. RELOCATE AND REORIENT TWO LIVING UNITS AT NORTHWEST CORNER OF SITE.
 2. MODIFY FOOTPRINT OF SE CLASSROOM BUILDING.
 3. REVISE LANDSCAPE PLAN TO REFLECT ABOVE CHANGES, (SEE PRINT IN FILE FOLDER NO. 82-4025-2 FOR LANDSCAPE INSTALL PHASING.)
 - ADM. AMDT. 7-10-96
 4. CONSTRUCT A RAKU KILN, 3'x3' SQUARE - GAS FIRED
 - ADM. AMDT. 10-29-98
 5. ADD BRICK MONUMENT SIGN
 - ADM. AMDT. 09-02-99
 6. ADD APPROX 700 LINEAR FT. x 72" 1x4 CEDAR CASTLEWOOD PRIVACY FENCE WITH 24"x24"x76" BRICK COLUMNS AT SOFT INTERVALS.
 - ADM. AMDT. 10-25-01
 7. ADD PATIO ENCLOSURE.
 - MINOR AMENDMENT 4-23-07
 8. ADD POOL EQUIPMENT ROOM TO NEW REC. CTR (SEE SHEETS 2 OF 7, 3 OF 7)
 9. ADD CMRS 4/2/2010 MA-531059 1982-4025-13
 - MINOR AMENDMENT 5-20-19
 10. ADD SOLAR ARRAY GROUND MOUNTED, ADD SOLAR ARRAY CAR PORT. (SEE SHEETS 1 OF 10, 4 OF 10).

12. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT
13. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM ALL 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 ACCESSIBLE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITH OUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. C/SWALLS ALONG THIS SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A 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 RIGHT OF WAY. THE "ACCESSIBLE EXTERIOR ROUTE SHALL COMPLY WITH UBC CHAPTER 11, APPENDIX 11, AND CABO/ANSI 117.1.
14. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAYS 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 OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS
15. 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 COMPUTATIONS ARE CORRECT.
16. 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.
17. ALL CONSTRUCTION TRAFFIC WILL ACCESS SITE FROM EITHER OXFORD AVE OR F M CHAMBERS AVE.

Data:

LAND AREA WITHIN PROPERTY LINES	.....32.84 ACRES
GROSS FLOOR AREA	.....125,133 SQ. FT.
NUMBER OF BUILDINGS	.....9
TOTAL BUILDING COVERAGE	.....7.8%.....111,463 SQ. FT.
HARD-SURFACE AREA (EXCLUDING BUILDINGS)	.....9.4%.....134,775 SQ. FT.
AREA DEVOTED TO LANDSCAPING WITHIN SITE	.....82.8%.....1,184,094 SQ. FT.
PRESENT ZONING CLASSIFICATION	.....R-1 PUD
PROPOSED USE	.....RESIDENTIAL AND EDUCATIONAL FACILITIES FOR YOUNG WOMEN
SIGN AREA	.....16 SQ. FT.
TYPE OF SIGN	.....MONUMENT
MAXIMUM HEIGHT OF BUILDING	.....30'-0"
LOADING SPACES PROVIDED	.....N/A
PARKING SPACES PROVIDED	.....216
PARKING SPACES REQUIRED	.....126
HANDICAP SPACES REQUIRED	.....7.....PROVIDED.....9

Parking Requirements:

STUDENTS	.....188 @ 1:4 = 47 SPACES
DOCTORS/STAFF	.....20 @ 1:1 = 20 SPACES
EMPLOYEES	.....88 @ 1:1.5 = 59 SPACES

TOTAL = 126 SPACES

City of Aurora Approvals:

CITY ATTORNEY:	_____	DATE	1-5-01
PLANNING DIRECTOR:	_____	DATE	1-8-01
PLANNING COMMISSION:	_____	DATE	10-25-00
CITY COUNCIL:	_____	DATE	_____
DIRECTOR OF PARKS & OPEN SPACE:	_____	DATE	_____
ATTEST:	_____	DATE	_____

Recorder's Certificate
AD 20 _____

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____ COUNTY, COLORADO
AT _____ O'CLOCK _____ M, THIS _____ DAY OF _____

CLERK AND RECORDER _____
DEPUTY _____

Drawn By: JR
Checked By: RLS
Scale: 1" = 100'

TSP

Denver

8751 East Hampden Avenue
Suite A-1 Denver, Co. 80231
(303) 695-1997

REVISIONS	
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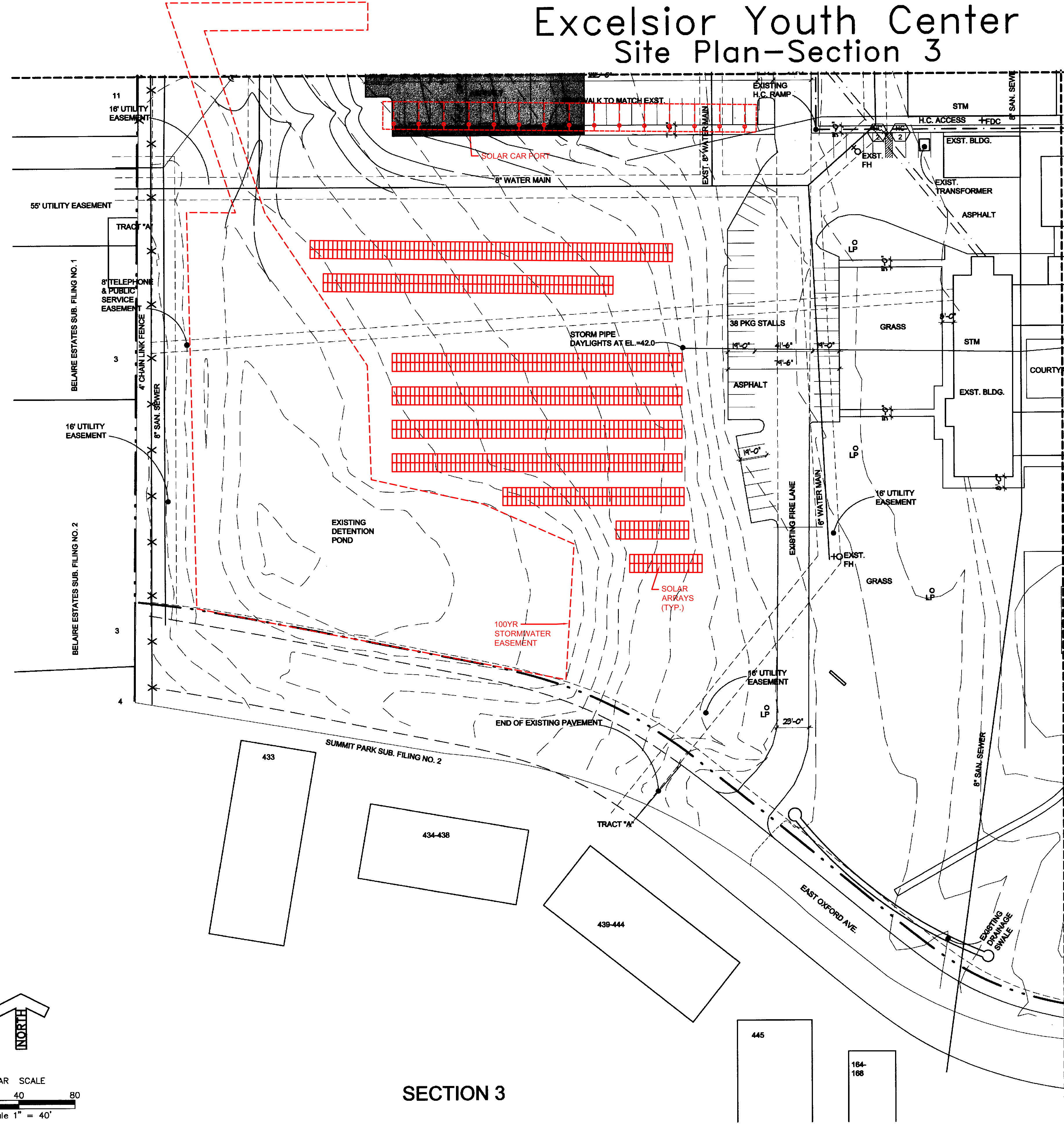
Owner
Excelsior Youth Center
15001 E. Oxford Ave.
Aurora, CO 80014
(303) 693-1550

Owner Representative
Position _____
Notary Public _____
My Commission Expires _____

Excelsior Youth Center

Project # 0500015
Date 12/15/00
Sheet 1 of 10

Excelsior Youth Center Site Plan-Section 3



Notes

1. ALL EASEMENTS NOTED AS PROPOSED ARE TO BE DEDICATED BY SEPERATE DOCUMENTATION WITH REAL PROPERTY SERVICES.
2. ALL IMPROVEMENTS SHOWN ARE EXISTING UNLESS OTHERWISE NOTED.

- NEW ASPHALT PAVEMENT
- NEW CONCRETE PAVING
- PROPOSED BUILDING

AMENDMENTS

SECTION 3

Drawn By:
JR
Checked By:
RLS
Scale:
1" = 40'



8751 East Hampden Avenue
Suite A-1 Denver, Co. 80231
(303) 695-1997

REVISIONS

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Owner
Excelsior Youth Center
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Aurora, CO 80014
(303) 693-1550

Excelsior Youth Center

Project #
0500015
Date
12/15/00
Sheet
4 of 10