Required Site Plan Notes: \*\* Red asterisks represent notes that are commonly left off

(Copy applicable notes to your Site Plan)

1. The developer, successors or 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. Right-of-way for ingress and egress for emergency vehicles is granted over, across, on, and through any and all private roads, ways, fire lanes easements or fire lane corridors now or hereafter established on the described property. Where dedicated as a fire lane easement or designated as a fire lane corridor, the roadway shall be posted "No Parking - Fire Lane".
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 IBC Chapter 11,and ICC A117.1.
4. \*\*The applicant has the obligation to comply with all applicable requirements of the American with Disabilities Act.
5. The developer, successors or 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 and Development Services Department. All landscaping will be installed prior to issuance of Certificate of Occupancy.
6. All crossings or encroachments by private landscape irrigation lines or systems and/or private 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 systems and/or private utilities.
7. \*\*In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by the City Engineer.
8. \*\*(This note is required only when streetlights or pedestrian lights required within ROW) The streetlight or pedestrian light installation within the public right-of-way shall be designed, funded, and constructed by the developer/owner. Ownership and maintenance of the street/pedestrian lights shall be the responsibility of the City of Aurora once they have been accepted. Street light and/or pedestrian photometrics plans shall be prepared and submitted to the City for review and approval and shall become a part of the approved civil construction plans for the project. Separate permits for street lights will be required: one for Public Improvements and one for a Building permit for electrical. The building permit submittal will need to include an electrical plan showing site location of lights, electric meter location, electrical one line and grounding details and any additional electrical information for approval . The owner is responsible for obtaining an address for the meter(s) from the Planning Department. Certificate of occupancies will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted.
9. \*\*(This note is required only when applicable) Prior to final acceptance of public improvements, if the adjacent site is not under construction, the curb cut/curb returns and cross pan must be removed and replaced with sidewalk, landscaping and curb and gutter at the developer’s expense. The developer acknowledges the risk of constructing the curb cut without approved civil plans for the adjacent site showing the curb cut.
10. 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.
11. All building address numbers shall comply with Sections 126-271 and 126-278 of the Aurora City Code.
12. 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 and Development Services may require construction modifications prior to the issuance of a permanent Certificate of Occupancy.
13. 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, etc., 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.
14. Final grade shall be at least six (6) inches below any exterior wood siding on the premises.
15. 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 and Development Services Department. A copy of the official current plan may be obtained 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.
16. 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.
17. 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.
18. Architectural features, such as bay windows, fireplaces, roof overhangs, gutters, eaves, foundations, footings, cantilevered walls, etc., are not allowed to encroach into any easement or fire lane.
19. (This note is required only when applicable) Attention Building Department: An acoustic analysis, prepared by an acoustic expert, and will identify building design features necessary to accomplish exterior noise reduction to achieve interior noise levels not exceeding \_\_\_ (25/30 – Refer to Section 146-2.6.2.C.) decibels as calculated in Chapter 22 of the Aurora Municipal Code under worse-case noise conditions.
20. (This note is required only when applicable) 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. See Exhibit C4 under the Airport Related Land Use Restrictions section of this Guidebook.
21. The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Signs shall be furnished and installed per the most current editions of the manual on uniform traffic control devices (MUTCD) and city standards, shown on the signing and striping plan for development.
22. Fire lane and handicapped parking signs, sign details, handicapped parking stall details, and locations shall be approved with the civil plans, "signage and striping" package.
23. This site has the following conditional use approval(s): (list any/all applicable uses and the date of Planning Commission approval – multitenant buildings should leave room for modifications or future additions)

Required Site Plan Notes - Grading Sheet or Grading & Utility Sheet:

(Copy applicable notes to the Grading Sheet or Grading & Utility Sheet only)

1. Minimum slope on unpaved areas is 2%, minimum slope on asphalt is 1%, and minimum slope on concrete is 0.5%.
2. The maximum slope within ROW is 4:1, the maximum slope for property outside of the ROW is 3:1.
3. The slope away from the building shall have a minimum grade of five (5) percent for the first ten feet or to the property line, whichever occurs first, then a minimum of two (2) percent until the slope reaches the swale around the building. If physical obstructions or lot lines prohibit the ten feet of horizontal distance, a five (5) percent slope shall be provided to an approved alternative method of diverting storm runoff away from the foundation. Impervious surfaces within ten feet of the building foundation shall be sloped a minimum of two (2) percent away from the building.
4. *(This note is required only when Fire Lanes are required)* The maximum permissible longitudinal grade for fire lanes is 10%. The maximum transverse grade for a fire lane is four percent with a resultant maximum slope of ten percent.
5. *(This note is required only when accessible parking is required)* The resultant grade in any direction within accessible parking areas shall not exceed two percent.
6. *(This note is required only when accessible exterior route is required)* The maximum cross slope in an accessible path shall not exceed two percent. The maximum longitudinal slope in an accessible path shall not exceed five percent.