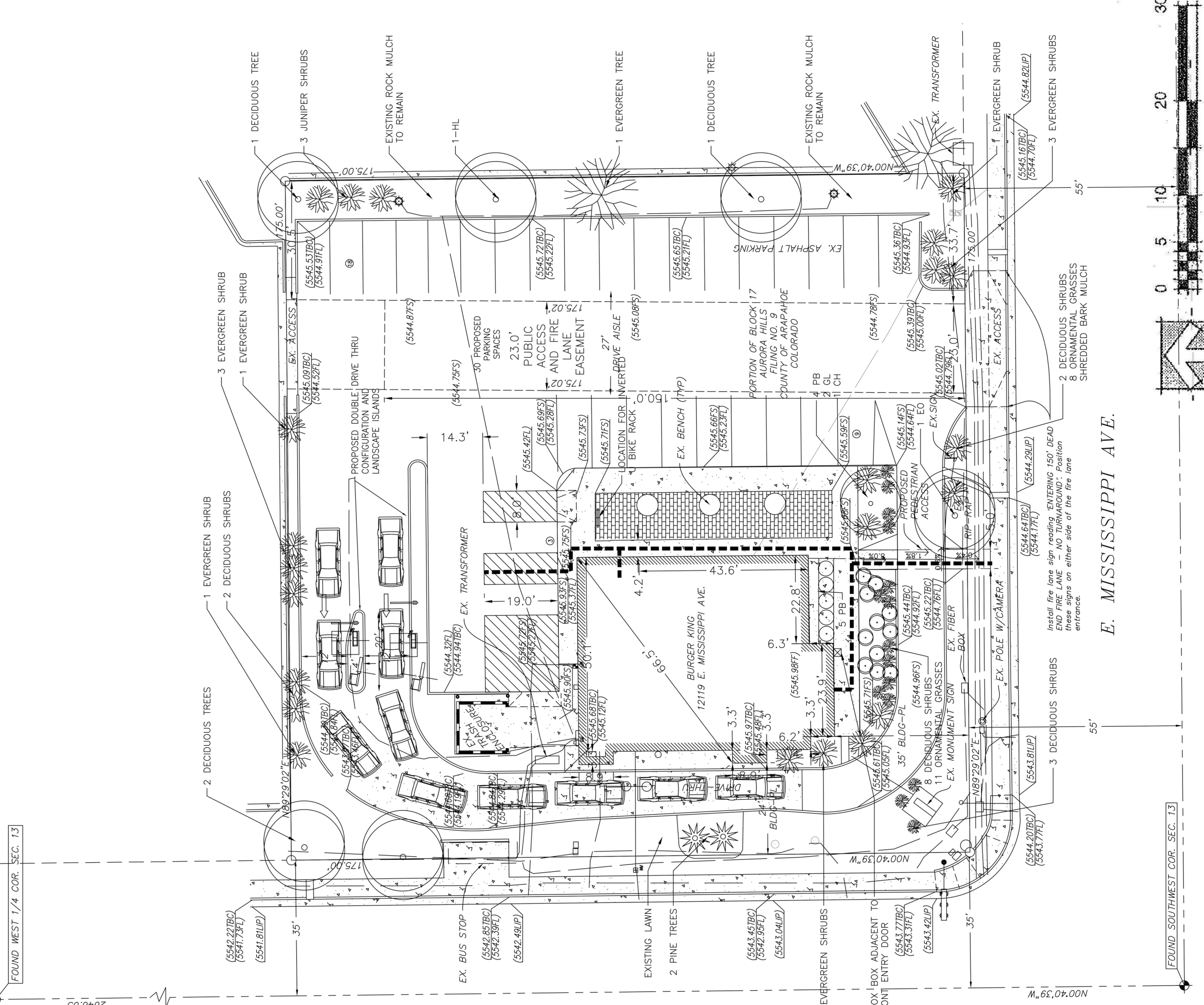


1. The developer, his successors and assigns, including the homeowners or merchants association, shall be responsible for installation, maintenance and replacement of all the lane signs as required by the City of Aurora.
2. All signs must conform to the City of Aurora sign code.
3. Right of way for ingress and egress for service and emergency vehicles is granted to the property owner and shall be responsible for installation, maintenance and replacement of all the lane signs as required by the City of Aurora.
4. "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 and accessible passenger loading zones and public sidewalks to 60% of the accessible building entrances they serve. The accessible route between accessible parking and accessible building entrances shall be the most practical route possible. The route shall be a minimum of 4 feet wide and shall be paved with a minimum of 12 inches of compacted base. The route shall be wide enough to wholly contain the curbside ramp with a minimum width of 36" and shall be painted with white stripes. The City of Aurora enforces handicapped accessibility requirements based on the 2015 International Building Code, Chapter 11, and the International Code Council (ICC) 117.1-2008.
5. The applicant has the obligation to comply with all applicable requirements of the Americans with Disabilities Act.

6. 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.
7. All crossings or encroachments by private landscape irrigation systems 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 expense incurred by the City of Aurora as a result of the use and occupancy of the said private landscape irrigation lines or systems and/or private utilities. 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.

FOUND WEST 1/4 COR. SEC. 13



Burger King

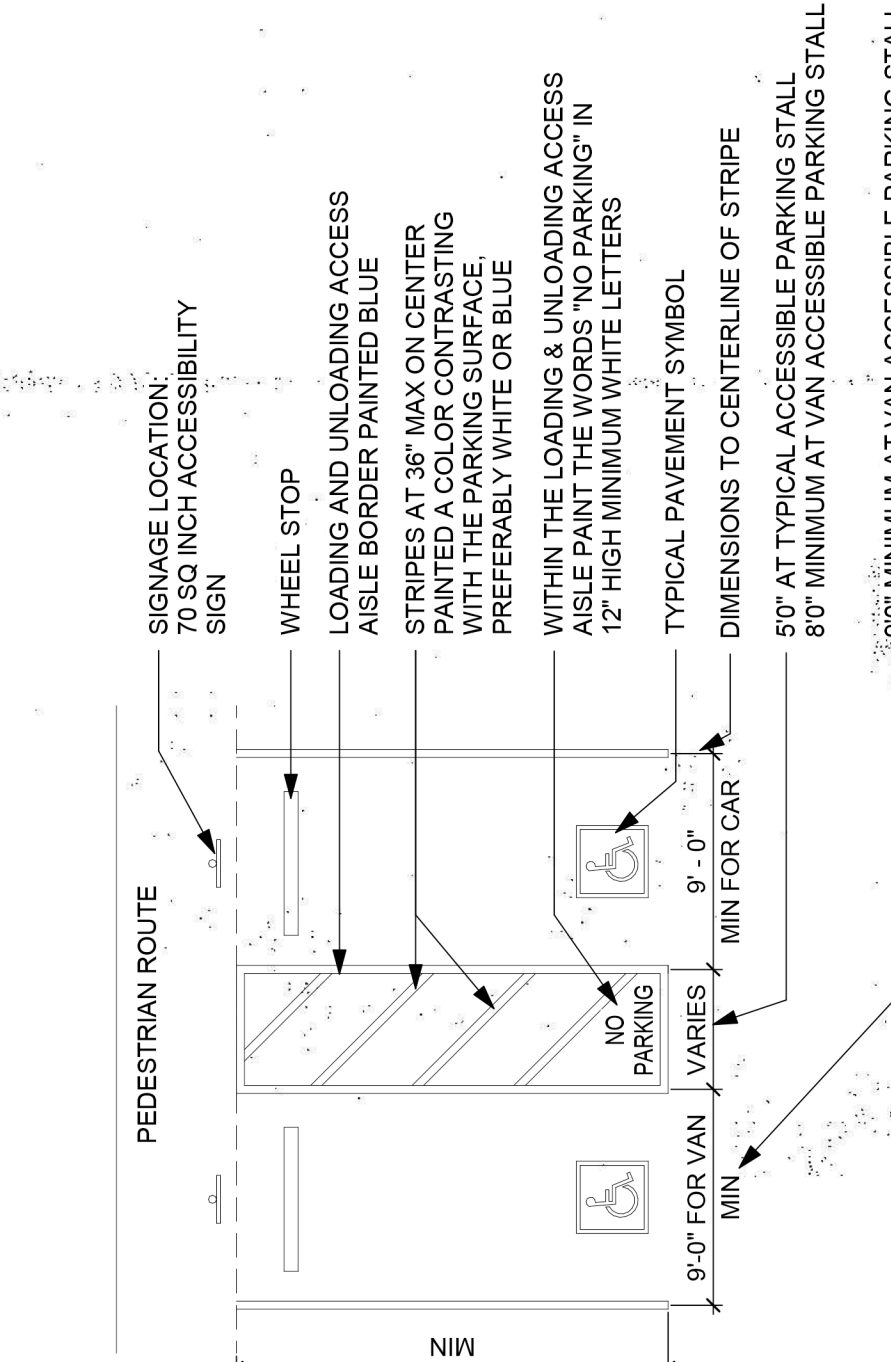
Site Plan

Revised On: 09/27/05
Building Elevation, Parking, Landscape & Sidewalk/Patio modifications
Bus Shelter

By: McCool Development Solutions
5590 Webster Street
Aurora, CO 80002
(303) 989-3825

DATA BLOCK

- LAND AREA WITHIN PROPERTY LINES
NUMBER OF BUILDINGS
TOTAL BUILDING COVERAGE AND GFA
HARD SURFACE AREA
SIDEWALKS AND PATIOS
PARKING SPACES
MAXIMUM PERMITTED ALLOWABLE SIGN AREA
PROPOSED TOTAL SIGN AREA
EXISTING TOTAL SIGN AREA
EXISTING NONUMENT SIGN AREA
PARKING SPACES REQUIRED
ACCESSIBLE SPACES PROVIDED
LOADING SPACES REQUIRED
LOADING SPACES PROVIDED
BICYCLE SPACES PROVIDED

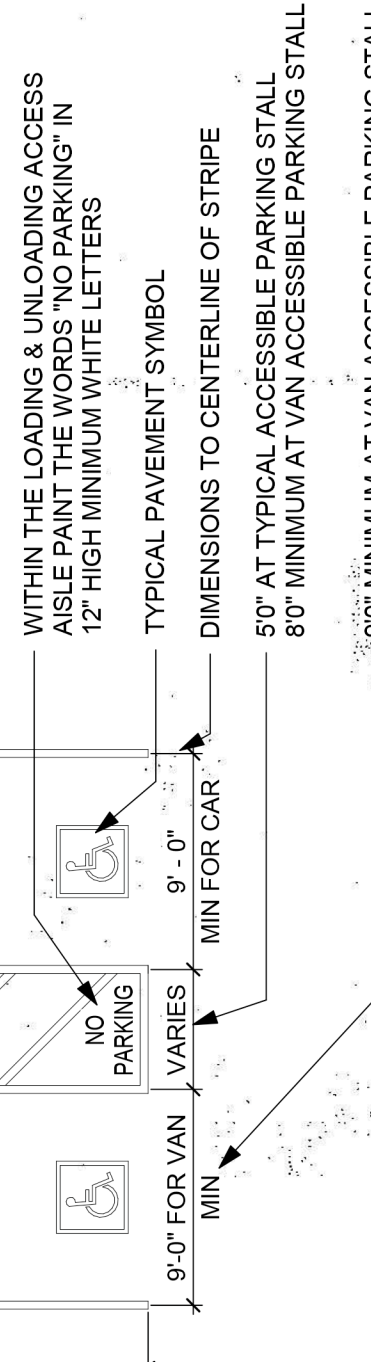
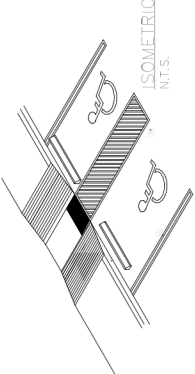


2 ACCESSIBLE PARKING STALL STRIPING1

3 PARALLEL CURB RAMP1

4 HANDICAP SIGNAGE DETAIL S1

NOTE: ON PARALLEL CURB RAMPS, DETECTABLE WARNINGS SHALL BE PLACED ON THE TURNING SPACE AT THE FLUSH TRANSITION BETWEEN THE STREET AND SIDEWALK. DETECTABLE WARNINGS SHALL EXTEND THE FULL WIDTH OF THE SIDEWALK AND THE FULL WIDTH OF THE TURNING SPACE BETWEEN STREET AND THE SIDEWALK LESS 2' MAX ON EACH SIDE.



4 HANDICAP SIGNAGE DETAIL S1

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3 PARALLEL CURB RAMP1

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