

# McDONALD'S SITE PLAN

## LEGAL DESCRIPTIONS AS PROVIDED

PARCEL ONE:  
LOTS 6, 7, 18 AND 19, BLOCK 24, AURORA PARK, AND THE WESTERLY 10 FEET OF LOT 1, DELTA SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL 2:  
LOT 1, DELTA SUBDIVISION, EXCEPT THE WESTERLY 10 FEET THEREOF, ACCORDING TO THE RECORDED PLAT.

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, 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 \_\_\_\_\_ IN WITNESS THEREOF \_\_\_\_\_

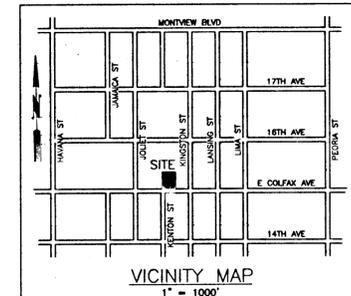
PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ (CORPORATION, COMPANY OR INDIVIDUAL) \_\_\_\_\_ CORPORATE SEAL  
BY: \_\_\_\_\_ (PRINCIPALS OR OWNERS)

NOTARIAL:  
STATE OF COLORADO )SS  
COUNTY OF \_\_\_\_\_ )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, 19 \_\_\_\_\_ BY \_\_\_\_\_ (PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL \_\_\_\_\_ NOTARY SEAL  
(NOTARY PUBLIC)

MY COMMISSION EXPIRES \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_



SCALE: 1" = 20'

## LEGEND

- PROPOSED CONCRETE
- PROPERTY LINE
- EXISTING CURB
- PROPOSED CURB
- VINYL FENCE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- PROPOSED INLET
- AREA LOT LIGHTS
- PROPOSED HANDICAP RAMP
- PROPOSED CAR COUNT

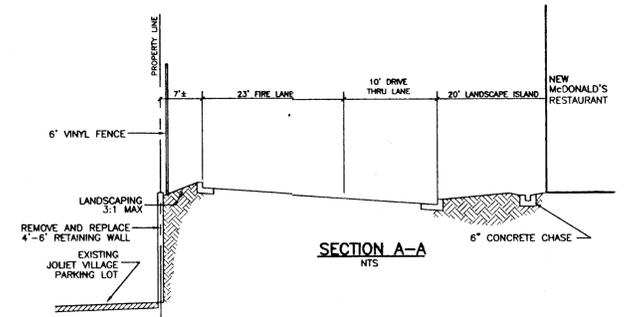
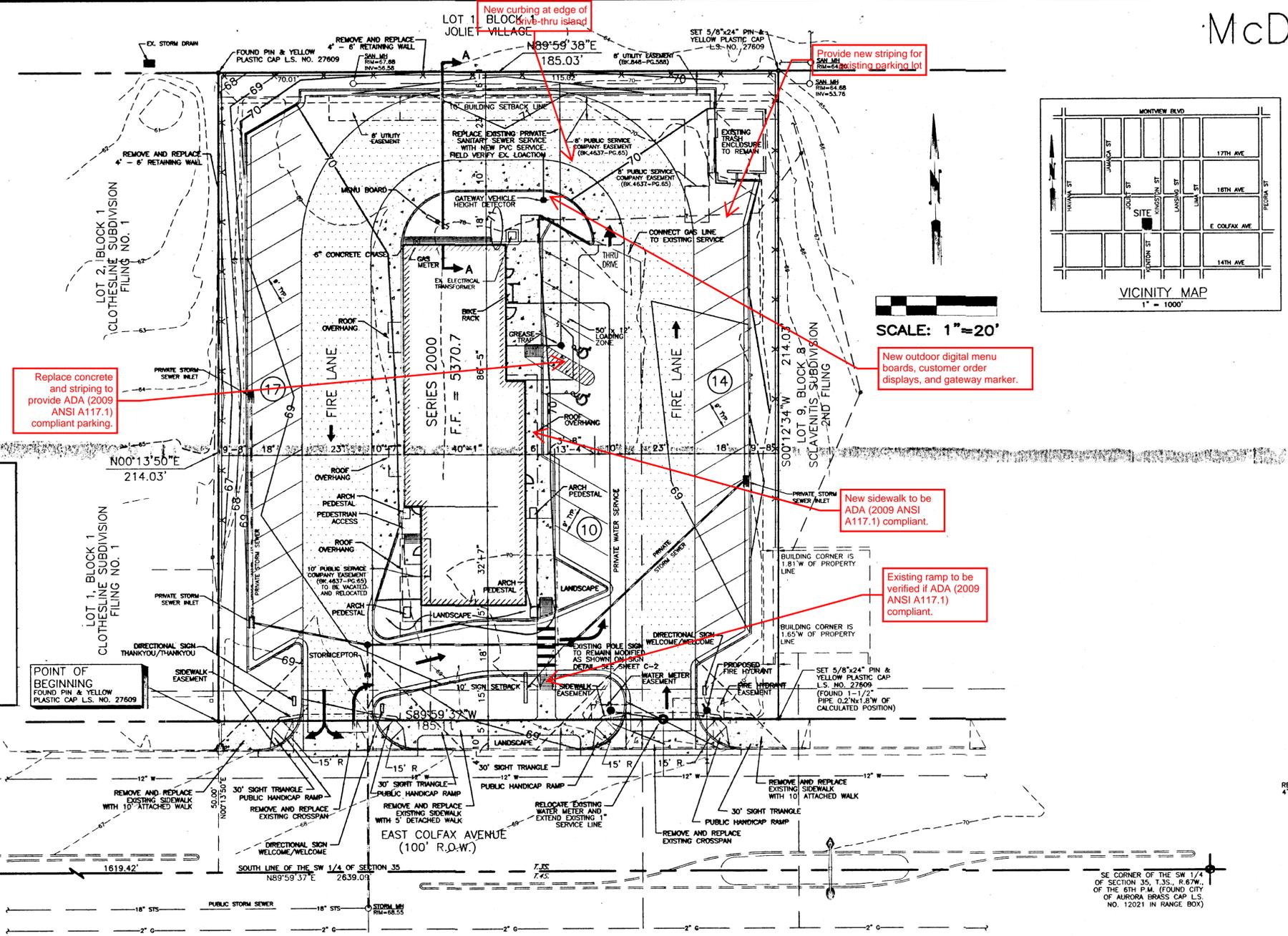
## AMENDMENTS

Replace concrete and striping to provide ADA (2009 ANSI A117.1) compliant parking.

New outdoor digital menu boards, customer order displays, and gateway marker.

New sidewalk to be ADA (2009 ANSI A117.1) compliant.

Existing ramp to be verified if ADA (2009 ANSI A117.1) compliant.



POINT OF COMMENCEMENT SW CORNER OF THE SW 1/4 OF SECTION 35, T.3S., R.67W., OF THE 6TH P.M. (FOUND CITY OF AURORA GRASS CAP L.S. NO. 16848 DATED 1987 IN RANGE BOX)

POINT OF BEGINNING FOUND PIN & YELLOW PLASTIC CAP L.S. NO. 27609

SE CORNER OF THE SW 1/4 OF SECTION 35, T.3S., R.67W., OF THE 6TH P.M. (FOUND CITY OF AURORA GRASS CAP L.S. NO. 12021 IN RANGE BOX)

### SITE PLAN NOTES:

- The developer, his successors and assigns, including the homeowners association or merchants association, shall be responsible for installation, maintenance and replacement of all 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".
- "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.
- The developer, his successors and assigns, shall be responsible for installation, maintenance and replacement of all landscaping material 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.
- All crossings or encroachments by private landscape irrigation lines or systems 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 easements or right-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.

### SITE PLAN NOTES CONTINUED:

- 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 through 126-278 of the Aurora City Code.
- The minimum height of the nearest parapet will be equal or greater than the maximum height of the roof top mechanical equipment, level, plumb and true. This shall include all rear elevations that are visible from adjoining residential areas or public streets. All roof top mechanical equipment will be screened from view. Any units requiring screening shall be screened by materials and colors matching the primary building.
- 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 be 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 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 required.
- Final grade shall be at least six (6) 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. Please be sure that all plan computations are correct.

### CITY OF AURORA APPROVALS:

CITY ATTORNEY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 PLANNING DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_  
 PLANNING COMMISSION: \_\_\_\_\_ (CHAIRPERSON) DATE: \_\_\_\_\_  
 CITY COUNCIL: \_\_\_\_\_ (MAYOR) DATE: \_\_\_\_\_  
 ATTEST: \_\_\_\_\_ (CITY CLERK) DATE: \_\_\_\_\_

RECORDERS CERTIFICATE:  
 ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF COLORADO AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, 19 \_\_\_\_\_  
 CLERK AND RECORDER: \_\_\_\_\_ DEPUTY: \_\_\_\_\_

**BENCHMARK**  
 CITY OF AURORA NO. G-013.5 CHISELED SQUARE ON TOP OF CURB ON THE SOUTH PCR AT THE SW CORNER OF EAST COLFAX AVENUE & KENTON STREET. U.S.G.S. ELEVATION: 5367.993

|   |                             |
|---|-----------------------------|
| LAND AREA WITHIN PROPERTY LINES         | 0.9093 ACRES, 39609 S. F.   |
| GROSS FLOOR AREA                        | 4314 S. F.                  |
| NUMBER OF BUILDINGS                     | 1                           |
| NUMBER OF STORES                        | 1                           |
| MAXIMUM HEIGHT OF BUILDINGS             | 25 FEET                     |
| TOTAL BUILDING COVERAGE                 | 13% 4963 S.F.               |
| HARD SURFACE AREA                       | 67% 26,707 S.F.             |
| LANDSCAPE AREA                          | 20% 8110 S.F.               |
| PRESENT ZONING CLASSIFICATION           | B4                          |
| PROPOSED USES                           | RESTAURANT                  |
| PERMITTED MAXIMUM SIGN AREA             | 242 S.F.                    |
| TYPE OF SIGN (FREESTANDING, WALL, ECT.) | FREESTANDING AND WALL       |
| LOADING SPACES PROVIDED                 | 1                           |
| PARKING SPACES PROVIDED AND % COMPACT   | 41 SPACES, OR COMPACT       |
| PARKING SPACES REQUIRED                 | 96 SEATS, PLUS 12 EMPLOYEES |
| HANDICAP SPACES PROVIDED                | 2                           |
| HANDICAP SPACES REQUIRED                | 2                           |

|   |                |                   |                 |
|---|----------------|-------------------|-----------------|
| 12/29/98  | 1              | PER CITY COMMENTS | DJR             |
| DATE  | NO.            | REVISIONS         | BY              |
| Vision Land Consultants, Inc.<br>P.O. Box 3207<br>Evergreen, Colorado 80437<br>28267 Main Street<br>Evergreen, Colorado 80439<br>Phone (303) 674-7355<br>Fax (303) 674-3263 |                |                   |                 |
|   |                |                   |                 |
| OFFICE ADDRESS 5251 DTC PARKWAY, SUITE 300, ENGLEWOOD, COLORADO 80111   |                |                   |                 |
| <b>11025 E. COLFAX AVE.<br/>                 AURORA, COLORADO</b>   |                |                   |                 |
| SCALE 1" = 20'  | DRAWN BY DJR   |                   |                 |
| DATE 10/16/98   | CHECKED BY DVW |                   |                 |
| McDonald's Approvals  | NAME           | DATE              |                 |
| Project Manager   | _____          | _____             |                 |
| Const. Manager  | _____          | _____             | DISTRICT NO. 54 |
| McDonald's Approvals  | NAME           | DATE              | SHEET           |
| Real Estate manager   | _____          | _____             | C-1             |
| Dir. of Marketing   | _____          | _____             |                 |
| Rgnl. Vice-President  | _____          | _____             | NO.             |
| DO NOT SCALE, USE DIMENSION ONLY  |                |                   |                 |

