Site Plan Cover Sheet Notes

(Cover Sheet) The numbering shown within this checklist is not representative of where the notes are placed on the site plan, but are to indicate which note(s) are required to be shown on the site plan. Please follow the Planning Departments direction in sequencing of notes on the cover sheet of the site plan.

☐ Site Plan Note #1.

- **Access Control Gate or Barrier Systems**: Gating and barriers systems installed across fire apparatus access road(s) intended to restrict public use must include the following notes:
  
  THE DEVELOPER, HIS OR HER SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS, AND ASSIGNS SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES WILL BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE AGREEMENT FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. THE GATING SYSTEM WILL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF; A) SIREN OPERATED SYSTEM; B) AUTOMATIC KNOX KEY SWITCH; AND C) MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.

☐ Site Plan Note #2:

- **Accessibility Note for Commercial Projects Built under the 2009 IBC**:
  

☐ Site Plan Note #3:

- **Accessibility Note for Multi-Family Projects Built under the 2009 IBC/IRC and HB-1221**:
  
  THIS SHALL CONSTITUTE A CONTRACT THAT SHALL GUARANTEE TO THE GOVERNING BODY THAT BEFORE THE ISSUANCE OF THE FINAL BUILDING PERMIT THE OVERALL SITE WILL MEET THE ACCESSIBILITY REQUIREMENTS OF STATE HOUSE BILL 03-1221. THE SITE PLAN WILL REFLECT THE APPROPRIATE NUMBER OF ACCESSIBILITY POINT VALUE PER DWELLING UNITS FOR PERSONS WITH DISABILITIES, AS PROVIDED IN C.R.S. 9-5-105. ACCESSIBLE 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

☐ Site Plan Note #4.
  • Addressing:
    ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII -NUMBERING OF BUILDINGS.

☐ Site Plan Note #5:
  • Aircraft Noise Reduction (LDN): New site plans for residential and commercial structures located within a Noise Impact District must include the following note:
    ATTENTION BUILDING DIVISION: PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTION 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING _____ (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.

☐ Site Plan Note #6.
  • Alternative Fire Lane Surfacing Materials: Pre-approval of alternative fire lane surfaces must be obtained through the Public Works Department. Grass-pave, grass-crete, invisible structures, etc, used in place of City approved construction specifications of fire lanes must provide the following site plan note.
    THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF FIRE LANE EASEMENTS CONSTRUCTED WITHIN THIS SITE USING ALTERNATIVE SURFACING MATERIALS SUCH AS, BUT NOT LIMITED TO; GRASSPAVE, GRASS CRETE, RITTER RINGS, INVISIBLE STRUCTURES UTILIZED ONLY FOR EMERGENCY VEHICLE ACCESS USE. THIS AGREEMENT WILL INCLUDE SNOW REMOVAL TO ENSURE EMERGENCY ACCESS IS AVAILABLE AT ALL TIMES. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY ORDER NOTICE FROM THE AURORA FIRE DEPARTMENT TO REMOVE THE INVISIBLE STRUCTURE AND REPLACE IT WITH AN ASPHALT OR CONCRETE ROAD SURFACE THAT MEETS THE CONSTRUCTION REQUIREMENTS OF THE PUBLIC WORKS DEPARTMENT FIRE LANE STANDARDS AND BE SHOWN IN DETAIL WITHIN THE CIVIL PLANS.

☐ Site Plan Note #7.
  • Americans with Disabilities Act.
    THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.

☐ Site Plan Note #8:
  • Emergency Ingress and Egress.
Site Plan Note #9:

- **Emergency Responder Radio Coverage.**
  
  The 2009 International Fire Code, Appendix J and City of Aurora Code, Chapter 66-38 Fire Prevention Regulations, require all buildings to be assessed for adequate emergency responder radio coverage. At the time the structure is at final frame and final electrical inspections, the General Contractor (GC) will be notified by a Building Division Life Safety Inspector as to whether the structure has passed or failed the preliminary radio surveillance. A structure that has passed this surveillance requires no further action by the GC. A failed radio surveillance will require an independent third party radio study for the entire building at the owner or developers expense. Where an emergency responder radio coverage system is required, a designated contractor shall submit plans to the Building Division to obtain a building permit prior to installation.

Site Plan Note #10.

- **Fire Lane Corridors:** Where the dedication of a fire lane easement is not appropriate than a fire lane corridor must be designated within the site. The cover sheet of the site plan must provide the following note:
  
  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. The undersigned does hereby covenant and agree that they shall construct upon the fire lane corridors, as designated and shown here on, a hard surface in accordance with the City of Aurora’s paving standards for fire lane easements, and that they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, landscaping material, snow or other obstructions. The maintenance of paving on the fire lane corridor(s) is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lane corridors stating "Fire Lane, No Parking," the local law enforcement agency(s) are hereby authorized to enforce parking regulations within the fire lane corridors.

Site Plan Note #11.

- **Fire Lane Easements:** Where fire lane easements are dedicated within the site provide the following note:
  
  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. The undersigned does hereby covenant and agree that they shall construct upon the fire lane easements, as dedicated and shown here on, a hard surface in accordance with the City of Aurora’s paving standards for fire lane easements, and that they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, landscaping materials, snow or other obstructions. The maintenance of paving on the fire lane easement(s) is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lane easements, stating "Fire Lane, No Parking," the local law enforcement agency(s) is hereby authorized to enforce parking regulations within the fire lane easements, and to cause such easements to be maintained free and unobstructed at all times for fire department and emergency apparatus use.
Site Plan Note #12.

- **Fire Lane Signs:**
  THE DEVELOPER, HIS SUCCESSORS AND ASSIGN, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS.

Site Plan Note #13.

- **Loading and Unloading Areas:** Small sites not having the space to provide loading and unloading areas may have the option to utilize the parking areas during the hours the store is closed. Approval for this option must be obtained from both Life Safety and the Planning Department Case Manager assigned to your project. If allowed, provide a site plan note reading: THE FIRE LANE EASEMENT CANNOT BE OBSTRUCTED BY PARKED VEHICLES AT ANY TIME. THIS SITE HAS BEEN GIVEN APPROVAL TO CONDUCT THE LOADING AND UNLOADING OF STORE MERCHANDISE ONLY DURING THE HOURS THE STORE IS CLOSED AND ONLY IN THE PARKING AREAS LOCATED OUTSIDE OF THE FIRE LANE EASEMENTS WITHIN THIS SITE.

Site Plan Note #14.

- **Right of Way for Ingress and Egress of Emergency Vehicles.**
  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".

Site Plan Note #15.

- **Handicap Accessibility:**

Site Plan Note #16.

- **Self Service Storage Facility Emergency Access Requirements.** Right-of-Way for Emergency Services in Self Service Storage Facilities will require the following note where both Fire Lane and Emergency Access Easements are utilized must reflect the following note:
  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. AREAS INSIDE THE GATED AREA OF THE SELF-SERVICE STORAGE FACILITY WILL BE DEDICATED AS "EMERGENCY ACCESS EASEMENTS", AND SHALL BE CONSPICUOUSLY POSTED BY THE OWNER WITH SIGNS STATING "KEEP DRIVE AISLE PASSABLE AT ALL TIMES". AREAS OUTSIDE THE GATED SELF-SERVICE FACILITY (OR CONSTRUCTED FOR
SECONDARY EMERGENCY ACCESS ONLY) WILL BE SEPARATELY DEDICATED AS FIRE LANE EASEMENTS AND POSTED "NO PARKING-FIRE LANE". THESE EASEMENTS SHALL BE CONSTRUCTED AND MAINTAINED TO THE PUBLIC WORK DEPARTMENT'S STANDARDS AS A DEDICATED FIRE LANE EASEMENT. THE DEVELOPER, OWNER, THEIR SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR MAINTAINING AN UNOBSTRUCTED MEANS FOR EMERGENCY ACCESS TO THROUGHOUT THE YEAR INCLUDING THE REMOVAL OF SNOW DURING THE WINTER MONTHS. THE MAINTENANCE OF PAVING ON EMERGENCY ACCESS EASEMENTS IS THE RESPONSIBILITY OF THE OWNER.

Site Plan Note #17:
- Self Service Storage Restrictions Note:
  EXCEPT FOR THE SALE OF GOODS AND SERVICES BY THE FACILITY MANAGEMENT, NO PRIVATE BUSINESSES, COMMERCIAL SALES, MANUFACTURING, FABRICATING, OR ASSEMBLY OF ANY ITEMS SHALL BE CONDUCTED WITHIN ANY STORAGE UNIT ON SITE WITHOUT FIRST OBTAINING THE PROPER BUSINESS LICENSES AND BUILDING PERMITS. PRIOR TO THE OCCUPANCY OF ANY STORAGE UNIT THE SPACE SHALL BE IN CONFORMANCE WITH ALL ADOPTED CODES, STANDARDS AND REQUIREMENTS OF THE CITY OF AURORA. NO HAZARDOUS MATERIALS, FLAMMABLE, CAUSTIC, EXPLOSIVE, POISONOUS, RADIOACTIVE OR OTHERWISE DANGEROUS MATERIALS SHALL BE STORED ON SITE OR WITHIN ANY STORAGE UNIT.

Civil Plan Note #1:
- Fire Hydrant Placement:
  ALL FIRE HYDRANTS SHALL BE LOCATED NOT LESS THAN THREE FEET-SIX INCHES (3’-6") AND NOT MORE THAN EIGHT (8’) FEET FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT AND SHALL BE UNOBSTRUCTED ON THE STREET SIDE.

Civil Plan Note’s #2: (4 separate notes)
- Fire Service Lines Supplying Fire Sprinkler Systems:
  1. ALL FIRE SERVICE LINES SHALL BE INSTALLED, IN THEIR ENTIRETY, BY A STATE LICENSED CONTRACTOR. LICENSING CAN BE OBTAINED FROM THE COLORADO DIVISION OF FIRE SAFETY LOCATED AT 690 KIPLING STREET, LAKEWOOD, CO 80215 (303-239-4600). IN ADDITION, APPROVED CIVIL PLANS FROM THE CITY OF AURORA WATER DEPARTMENT ARE REQUIRED FOR ALL FIRE SERVICE LINE CONNECTIONS. THE CONTRACTOR MUST PRESENT LICENSE AND APPROVED CIVIL PLANS TO THE PUBLIC IMPROVEMENTS DIVISION OF THE PUBLIC WORKS DEPARTMENT BEFORE PERMITS ARE ISSUED. ONCE THE PERMIT HAS BEEN ISSUED CONTACT THE CITY OF AURORA BUILDING CODES DIVISION AT 303-739-7420 TO SCHEDULE A FLUSH INSPECTION WITH A LIFE SAFETY INSPECTOR. FIRE SERVICE LINES SHALL BE RESTRAINED FOR THEIR ENTIRE LENGTH. REFER TO THE CITY OF AURORA PUBLIC UTILITY IMPROVEMENTS RULES AND REGULATIONS REGARDING STANDARDS AND SPECIFICATIONS, SECTION 15.00.

  2. NO CONNECTIONS ARE ALLOWED TO THE FIRE SERVICE LINE BETWEEN THE GATE VALVE AT THE WATER LINE MAIN AND THE BACKFLOW PREVENTER (WITHIN THE BUILDING).

  3. ALL FIRE LINES AND COMMERCIAL WATER SERVICE LINES WILL REQUIRE REDUCED PRESSURE BACK FLOW PREVENTER OR DOUBLE CHECK VALVES AS REQUIRED BY THE CITY OF AURORA UTILITY DEPARTMENT. CONTACT THE BUILDING DIVISION AT 303-739-7420 TO SCHEDULE FLOW TEST FOR PRIVATE FIRE LINES PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

  4. OTHER THAN THE 90 DEGREE VERTICAL BEND IN THE FIRE SERVICE LINE AT THE BUILDING RISER, FIRE SERVICE LINES MAY HAVE ONE 90 DEGREE BEND, OR MORE
THAN ONE BEND WHEN THE SUM OF ALL BENDS DOES NOT EXCEED 90 DEGREES, IN THE LENGTH OF LINE FROM THE WATER MAIN TEE TO THE RISER.

**Civil Plan Note’s #3:** (2 separate notes)

- **Reduced Pressure Backflow Prevention Devices:**
  1. ALL FIRE LINES, LANDSCAPE IRRIGATION LINES AND COMMERCIAL WATER SERVICE LINES WILL REQUIRE A REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY OR DOUBLE CHECK BACKFLOW PREVENTION ASSEMBLY AS REQUIRED BY THE CITY OF AURORA WATER DEPARTMENT. CONTACT THE BUILDING DIVISION AT (303) 739-7420 TO SCHEDULE FLOW TESTS FOR PRIVATE FIRE LINES PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. FOR MORE INFORMATION ON BACKFLOW PREVENTION, CONTACT AURORA WATER AT (303) 326-8129.
  2. ALL BACKFLOW PREVENTION ASSEMBLIES WILL BE INSTALLED AND CONFORM TO THE CITY OF AURORA “PUBLIC UTILITY RULES AND REGULATIONS REGARDING STANDARDS AND SPECIFICATIONS”, LATEST REVISION. ONLY APPROVED BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED APPLICABLE FOR THE DEGREE OF HAZARD, AS DETERMINED BY AURORA WATER.

**Framework and General Development Plan Note #1:**

- **On-Site and Off-Site Infrastructure Requirements for General Development and Framework Development Plans:**
  THE DEVELOPER IS RESPONSIBLE FOR CONSTRUCTION OF ALL ON-SITE AND OFF-SITE INFRASTRUCTURE NEEDED TO ESTABLISH TWO POINTS OF EMERGENCY ACCESS TO THE OVERALL SITE AND EACH INTERNAL PHASE OF CONSTRUCTION. THIS REQUIREMENT INCLUDES, BUT IS NOT LIMITED TO, THE CONSTRUCTION OF ANY EMERGENCY CROSSINGS IMPROVEMENTS, LOOPED WATER SUPPLY AND FIRE HYDRANTS AS REQUIRED BY THE ADOPTED FIRE CODE AND CITY ORDINANCES.

**Framework and General Development Plan Note #2:**

- **Temporary Fire Station Requirements:**
  o THE NUMBER OF ALARMS IN THE FIRST DUE AREA, FOR THE PROJECTED FIRE STATION, EXCEEDS AN ANNUAL RATE OF 100 PER YEAR.
  o THE TOTAL RESPONSE TIME OF THE FIRST DUE COMPANY EXCEEDS 8 MINUTES, 90% OF THE TIME.
  o THE NUMBER OF FAMILY DWELLING UNITS EXCEEDS 100 OR THE AMOUNT OF COMMERCIAL/INDUSTRIAL SQUARE FOOTAGE EXCEEDS 2 MILLION SQUARE FEET.

**Framework and General Development Plan Note #3:**

PERMANENT FIRE STATION REQUIREMENTS: THE AURORA FIRE DEPARTMENT MAY REQUIRE THAT A PERMANENT STATION BE OPENED WHEN, AS A RESULT OF THE DEPARTMENT’S RISK ANALYSIS, SUCH PERMANENT STATION IS DEEMED NECESSARY
BY ANY ONE OF THE FOLLOWING BENCHMARK CRITERIA. CRITERIA INCLUDE, BUT MAY NOT BE LIMITED TO, THE FOLLOWING:

- The number of total responses in the first due area, for the projected fire station, exceeds an annual rate of 400 per year.
- The total response time of the first due company exceeds 8 minutes 90% of the time, and the response time of the next due engine company, truck company and battalion chief exceeds 12 minutes 90% of the time.
- The number of single family units exceeds 500, or the amount of commercial/industrial square footage exceeds 4 million square feet.

**Framework and General Development Plan Note #4:**

WHELEN WARNING SYSTEM REQUIREMENTS: THE FEMA REQUIREMENT FOR OUTDOOR EMERGENCY WARNING SYSTEMS IS A 60-70 FOOT MONOPOLE TOWER USING AN ALERT SIREN. THE CITY OF AURORA USES THE WHELEN SIREN SYSTEM. THE LAND REQUIREMENT FOR THE TOWER IS A 10’ X 10’ EASEMENT. EACH SIREN COVERS APPROXIMATELY 3,000 RADIAL FEET AT 70 DB AND IS TYPICALLY SPACED ONE SIREN PER SQUARE MILE. IN NEWLY ANNEXED/DEVELOPING AREAS OF THE CITY, SIRENS SHOULD BE SITED ON EVERY ½ SECTION OF GROUND (320 ACRES) OR 6000 FEET APART TO PROVIDE EDGE TO EDGE COVERAGE. THE EXACT PLACEMENT OF SIRENS WILL BE DETERMINED BY THE CITY OF AURORA’S OFFICE OF EMERGENCY MANAGEMENT TO INSURE THAT COORDINATED COVERAGE IS PROVIDED ON A SYSTEM-WIDE BASIS. FOR SPECIFIC QUESTIONS, THE OFFICE OF EMERGENCY MANAGEMENT CAN BE REACHED AT 303-739-7636 (PHONE), 303-326-8986 (FAX), OR (EMAIL) AFD_OEM@AURORAGOV.ORG.

**Plat Note #1:**

- **If Plat does not contain a Dedicated Fire Lane Easement.**
  
  Right-of-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING - FIRE LANE".

**Plat Note #2:**

- **If Plat Contains Fire Lane Easement.**
  
  THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT HE/SHE (THEY) SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A HARD SURFACE AND THAT HE/SHE (THEY) SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTION, INCLUDING BUT NOT LIMITED TO THE PARKING OF MOTOR VEHICLES, TRAILERS, BOATS, OR OTHER IMPEDIMENTS TO THE ACCESS OF FIRE APPARATUS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING “FIRE LANE - NO PARKING”. THE POLICE OR HIS DULY AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANES EASEMENTS TO BE MAINTAINED FREE AND UNOBSERVED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.

**Plat Note #3:**

- **If Plat Contains Designated Fire Lane Corridor.**
  
  THAT THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT HE/SHE (THEY) SHALL CONSTRUCT UPON THE FIRE LANE CORRIDORS, AS DESIGNATED AND SHOWN HEREON, A HARD SURFACE AND THAT HE/SHE (THEY) SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR
OBSTRUCTION, INCLUDING BUT NOT LIMITED TO THE PARKING OF MOTOR VEHICLES, TRAILERS, BOATS, OR OTHER IMPEDIMENTS TO THE ACCESS OF FIRE APPARATUS. THE MAINTENANCE OF PAVING ON THE FIRE LANE CORRIDORS IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANE CORRIDORS, STATING “FIRE LANE - NO PARKING”. THE POLICE OR HIS DUTY AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANE CORRIDORS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.

□ Plat Note #4:
- If Plat Contains a Dedicated Public Access Easement.
  THE UNDERSIGNED DOES COVENANT AND AGREE THAT THE DEDICATED PUBLIC ACCESS EASEMENTS BE UTILIZED BY ANY PERSON OR THE GENERAL PUBLIC FOR INGRESS AND EGRESS TO OTHER REAL PROPERTY, AND FOR THE PURPOSE OF GENERAL PUBLIC VEHICULAR AND PEDESTRIAN USE AND ACCESS, AND FOR FIRE DEPARTMENT AND EMERGENCY USE IN, ALONG, UPON AND ACROSS SAID PREMISES, WITH THE RIGHT AND PRIVILEGE AT ALL TIMES OF THE CITY OF AURORA, ITS AGENTS, EMPLOYEES, WORKMEN AND REPRESENTATIVES HAVING INGRESS, EGRESS, AND REGRESS IN, ALONG, UPON AND ACROSS SAID PREMISES.

□ Plat Note #5:
- If Plat Contains an Emergency Access Easement.
  THAT THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT HE (THEY) SHALL CONSTRUCT UPON THE EMERGENCY ACCESS EASEMENTS, AS DEDICATED AND SHOWN HEREON, A HARD SURFACE AND THAT HE (THEY) SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTION. UTILIZATION OF THE AN EMERGENCY ACCESS EASEMENT WILL ALLOW PATRONS OF THE SELF-SERVICE STORAGE FACILITIES TO PARK PRIVATE MOTOR VEHICLES IN THE VICINITY OF STORAGE SPACES FOR THE PURPOSE OF LOADING AND UNLOADING THEIR VEHICLES. THIS TYPE OF EASEMENT IS NOT REQUIRED TO BE POST OR SIGNED AS “NO PARKING – FIRE LANE” AREAS. VEHICLES WILL BE ATTENDED BY THEIR OWNERS AT ALL TIMES IN ORDER TO REMOVE THEM IF NEEDED AND MUST BE PARKED AS CLOSE TO THE STORAGE STRUCTURE AS POSSIBLE TO ALLOW BOTH PRIVATE AND EMERGENCY VEHICLES TO PASS FREELY. TRAILERS, BOATS, OR OTHER IMPEDIMENTS ARE PROHIBITED FROM BEING PARKED WITHIN THE EMERGENCY ACCESS EASEMENT. THE MAINTENANCE OF PAVING ON THE EMERGENCY ACCESS EASEMENTS IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH EMERGENCY ACCESS EASEMENTS, STATING “KEEP DRIVE AISLE PASSABLE AT ALL TIMES”.