

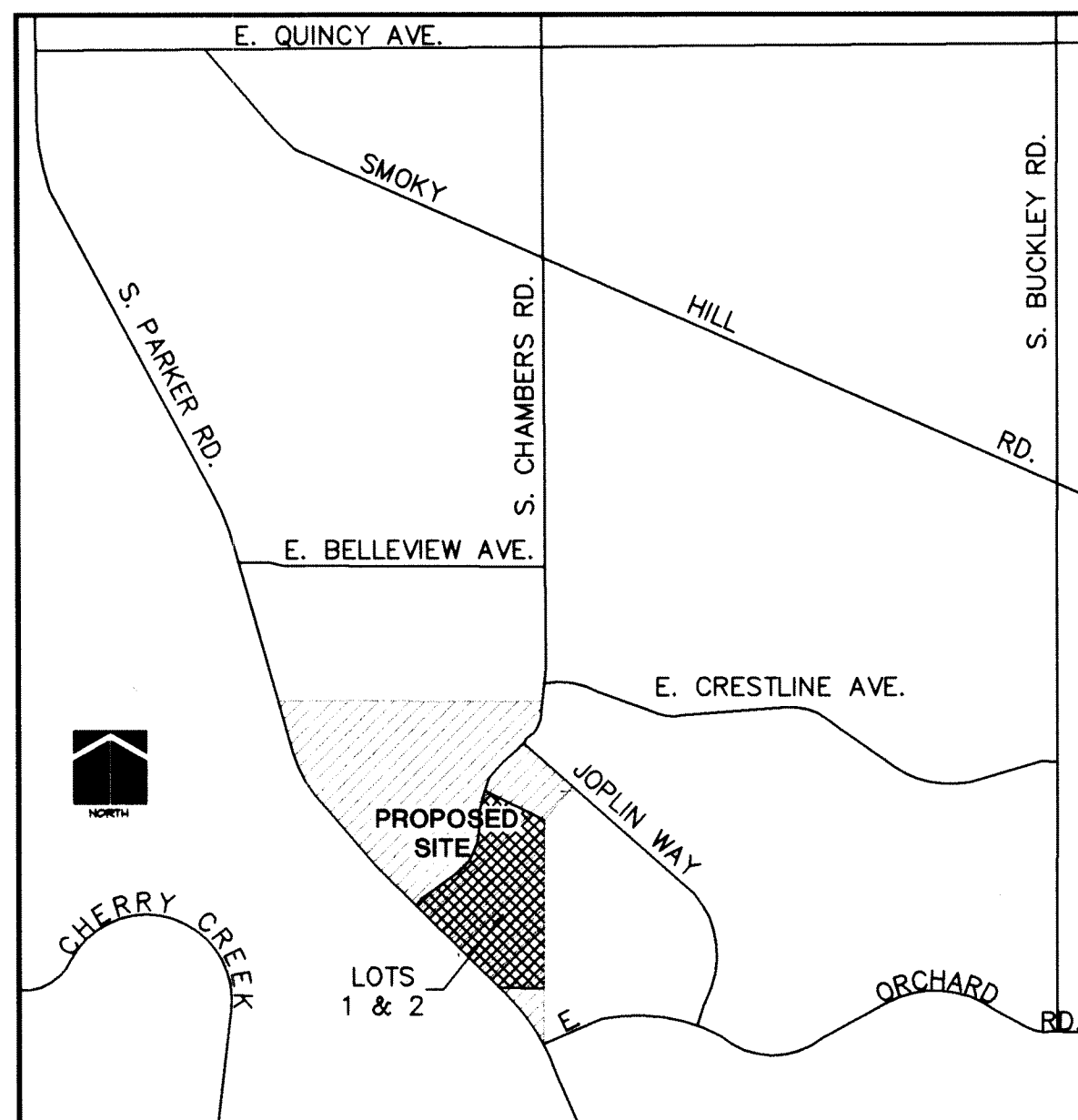
GENERAL NOTES

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS ASSOCIATION/MERCHANTS 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 APPROVED GDP/PDP.
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 AS "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, 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.
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN 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 LINES OR SYSTEMS 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 THESE 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.
8. 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.
9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
10. 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 SHOWN ON THE APPROVED SUBDIVISION PLAT OF RECORD MUST REMAIN UNOBTSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, THE INSTALLATION, PLANTING OR CHANGE IN THE SURFACE SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENTS SHOWN ON THE APPROVED SUBDIVISION PLAT OF RECORD. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
11. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLAN 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 BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VISE VERSA.
12. FINAL GRADES SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
13. 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.
14. THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 41-833(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.
15. SITE PLAN ADMINISTRATIVE REVIEW AND APPROVAL PROCEDURES ARE AS STIPULATED IN THE APPROVED GDP/PDP AND IDENTIFIED ON THE COVER SHEET NOTE TITLED "SITE PLAN APPROVAL PROCEDURES".
16. 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 WALL OF A MATERIAL, COLOR, AND DESIGN MATCHING THE BUILDING. 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 MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

DEVELOPMENT NOTES

1. PHASE I IMPROVEMENTS TO THE MELVIN LEWIS CEMETERY WILL INCLUDE REMOVING NOXIOUS WEEDS, REMOVING ALL TRASH AND DEBRIS, SOIL PREPARATION AND SEEDING OF ALL DISTURBED OR OPEN AREAS. PHASE II IMPROVEMENTS WILL INCLUDE CONSTRUCTION OF FENCES AND WALLS.
2. STREET LIGHTS WILL BE REQUIRED ON PARKER ROAD AND CHAMBERS ROAD. THE INSTALLATION OF THE STREET LIGHTS SHALL BE FUNDED BY THE DEVELOPER AND T.U.I.C.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COMPLETE DESIGN AND CONSTRUCTION OF THE TRAFFIC SIGNAL AND RELATED WORK LOCATED AT THE INTERSECTION OF PARKER ROAD AND CHAMBERS ROAD. DESIGN AND THE COMPLETE INSTALLATION OF THE SIGNAL SHALL BE PROVIDED WITH THE CONSTRUCTION OF CHAMBERS ROAD. THIS INCLUDES SIGNING AND STRIPING ON BOTH PARKER ROAD AND CHAMBERS ROAD.
4. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COMPLETE DESIGN OF THE TRAFFIC SIGNAL AND RELATED WORK LOCATED 600 FEET NORTH OF PARKER ROAD ON CHAMBERS ROAD. THE COMPLETE DESIGN OF THE SIGNAL, INSTALLATION OF THE PULL BOXES, CONDUITS, AND LOOP DETECTORS SHALL BE PROVIDED WITH THE CONSTRUCTION OF CHAMBERS ROAD. THE REMAINING PORTION OF THE SIGNAL CONSTRUCTION WILL BE PROVIDED BY THE DEVELOPER IF AND WHEN SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE Nos. 1 through 10 AS DESCRIBED IN THE 1988 MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. FOR WARRANT PURPOSES, MINOR STREET APPROACH TRAFFIC SHALL BE COMPRISED OF ALL THE THROUGH AND LEFT TURN LANE MOVEMENTS AND 50% OF THE RIGHT TURN MOVEMENTS. A SIGNAL PHASING AGREEMENT (INITIATED BY THE CITY) SHALL BE SIGNED BY THE DEVELOPER PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
5. T.U.I.C. SHALL PROVIDE PULL BOXES, CONDUITS AND LOOP DETECTORS IN ACCORDANCE WITH CITY OF AURORA STANDARD DETAIL TE-10 WITH THE CONSTRUCTION OF CHAMBERS ROAD ON THE SOUTHWEST AND NORTHWEST SIDES OF THE CHAMBERS ROAD AND JOPLIN INTERSECTION FOR FUTURE IMPROVEMENTS. T.U.I.C. SHALL BE RESPONSIBLE FOR 75 PERCENT OF THE SIGNAL INSTALLATION COST IF AND WHEN SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE Nos. 1 through 10 AS DESCRIBED IN THE 1988 MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. FOR WARRANT PURPOSES, MINOR STREET APPROACH TRAFFIC SHALL BE COMPRISED OF ALL THE THROUGH AND LEFT TURN LANE MOVEMENTS AND 50% OF THE RIGHT TURN MOVEMENTS. A SIGNAL PHASING AGREEMENT (INITIATED BY THE CITY) SHALL BE SIGNED BY THE OWNER / T.U.I.C. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
6. DRIVEWAYS WITH DESIGNATED FIRE ACCESS LANES SHALL BE CONSTRUCTED WITH A PAVEMENT SECTION APPROVED BY THE CITY OF AURORA FOR EMERGENCY VEHICLES ACROSS THE ENTIRE WIDTH OF THE DRIVE.
7. THE PIONEER HILLS COMMERCIAL DEVELOPMENT ECR'S (EASEMENTS, COVENANTS AND RESTRICTIONS) GRANT ACCESS. BETWEEN AND ACROSS LOTS.
8. ARCHITECTURAL FEATURES (IE. ROOF OVER HANGS, FOUNDATIONS, FOOTINGS ECT.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
9. T.U.I.C. SHALL BE RESPONSIBLE FOR DESIGN, CONSTRUCTION AND PROVIDING ADEQUATE EASEMENT FOR THE SOUTH HALF OF A SHARED ACCESS LOCATED ON CHAMBERS ROAD AT CRESTLINE. THE REQUIREMENTS SHALL BE PART OF THE DEVELOPMENT APPLICATION FOR LOT 2 BLOCK 2 OF PIONEER HILLS SUBDIVISION. THE DESIGN, CONSTRUCTION AND ACCESS EASEMENT FOR THE NORTH HALF OF THE SHARED ACCESS SHALL BE PROVIDED BY THE ADJACENT PROPERTY OWNER.

SITE PLAN FOR PIONEER HILLS PHASE I EAST ONE-HALF OF SECTION 18, T.5 S., R.66 W. CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



VICINITY MAP

1"=2000'

SHEET INDEX

SP1	COVER SHEET
SP2	OVERALL SITE PLAN
SP3-SP5	SITE PLAN
SP6-SP8	GRADING PLAN
SP9-SP11	UTILITY PLAN
SP12-SP13	CHAMBERS ROAD PLAN
SP14-SP16	PARKER ROAD PLAN
L3.10-3.24	LANDSCAPE PLAN
L3.90	LANDSCAPE DETAILS
SD1-SD4	SITE DETAILS
AE1-AE8	ARCHITECTURAL ELEVATIONS

LOT DATA

LOT DESIGNATIONS	1	2
LOT SIZE: LAND AREA WITHIN PROPERTY LINE	21.10 AC.	11.07 AC.
GFA (PER 41-16 CITY CODE)	201,500 SF (EST.)	110,000 SF (EST.)
NUMBER OF BUILDINGS	1	1
NUMBER OF STORIES	1	1
MAXIMUM BUILDING HEIGHT	50'	50'
TOTAL BUILDING COVERAGE	220,184 SF (23.9%)	137,360 SF (29.1%)
HARD SURFACE AREA	489,816 SF (53.4%)	226,626 SF (48.0%)
LANDSCAPE AREA (PER 41-16 CITY CODE)	208,207 SF (22.7%)	108,031 SF (22.9%)
PHASED NATIVE GRASS AREA		
PRESENT ZONING CLASSIFICATION	PD-COMMERCIAL	PD-COMMERCIAL
PROPOSED USES	RETAIL	HOME IMPROVEMENT
PERMITTED MAXIMUM SIGN AREA	SEE GDP/PDP BOOK	SEE GDP/PDP BOOK
TYPE OF SIGN	SEE GDP/PDP BOOK	SEE GDP/PDP BOOK
LOADING SPACES PROVIDED	7	4
PARKING SPACES PROVIDED	1013 1008	533
PARKING SPACES REQUIRED	5.0/1000 S.F.	5.0/1000 S.F.
HANDICAP SPACES PROVIDED	22	12
HANDICAP SPACES REQUIRED	21	11

DEVELOPER

GOLDBERG PROPERTY ASSOCIATES, INC.
1120 LINCOLN STREET, SUITE 1101
DENVER, CO 80203
TELE: (303) 759-8000
CONTACT: MARK GOLDBERG

PLANNER/ LANDSCAPE ARCHITECT/CIVIL ENGINEER

CLC ASSOCIATES, INC.
8480 E. ORCHARD ROAD STE. 2000
ENGLEWOOD, CO 80111
TELE: (303) 770-5600
CONTACT: MICHELLE WILSON (PLANNER)
JIM SHIPTON (LANDSCAPE ARCHITECT)
KEITH HENSEL, P.E. (ENGINEER)

HOME DEPOT ARCHITECT

LITTLE AND ASSOCIATES
6746 S. REVERE PARKWAY #135
ENGLEWOOD, CO 80112
CONTACT: JOHN HANSEL

WAL-MART ARCHITECT

TAYLOR-SCOTT ARCHITECTS, INC.
1437 SOUTH BOULDER #800
TULSA, OK 74119
CONTACT: MICHAEL HICKS

THE UNIVERSITY IMPROVEMENT CORPORATION

REAL ESTATE CENTER,
COLLEGE OF BUSINESS
CAMPUS BOX 419
BOULDER, CO 80309
CONTACT: BYRON KOSTE

AMENDMENTS

LEGAL DESCRIPTION

LOTS 1 AND 2, BLOCK 1, PIONEER HILLS SUBDIVISION FILING NO. 1, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SIGNATURE BLOCK

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS, 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 THEREOF MARK A. GOLDBERG, AS PRESIDENT of GOLDBERG PROPERTY ASSOCIATES, INC. HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 20TH DAY OF DECEMBER AD, 2000

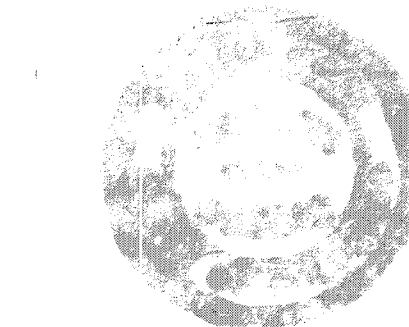
BY: Mark A. Goldberg, President
MARK A. GOLDBERG
PRESIDENT

NOTARIAL

STATE OF COLORADO)ss
COUNTY OF DENVER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20TH DAY OF DECEMBER AD, 2000 BY MARK A. GOLDBERG, PRESIDENT of GOLDBERG PROPERTY ASSOCIATES, INC. WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 10/21/01 NOTARY/BUSINESS ADDRESS: 1120 LINCOLN ST., STE. 1101, DENVER, CO 80203



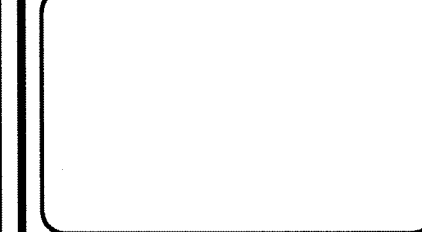
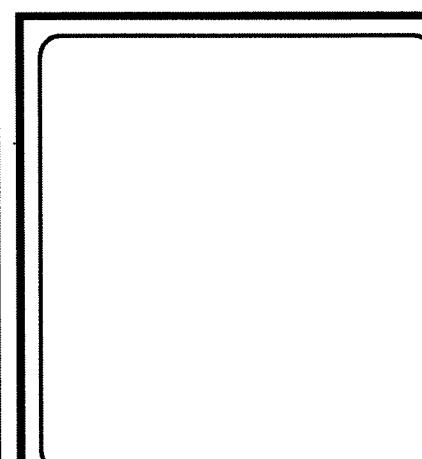
CITY OF AURORA APPROVALS:

CITY ATTORNEY: Shirley DATE: 12-29-00
PLANNING DIRECTOR: Deise M. Polka DATE: 12-29-00
PLANNING COMMISSION: NA DATE: _____
CITY COUNCIL: NA DATE: 12-29-00
ATTEST: Swampfudon DATE: 12-29-00

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____
COLORADO AT _____ O'CLOCK _____ M, THIS _____ DAY OF _____ AD, 20____
CLERK AND RECORDER: _____ DEPUTY: _____

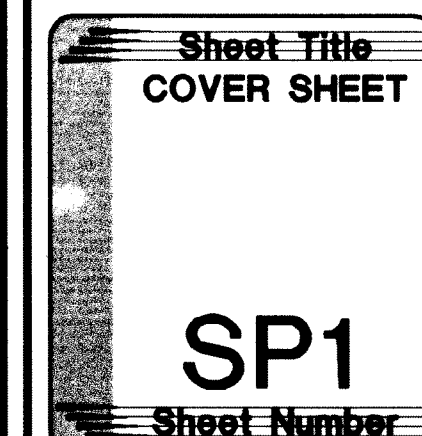
NEW OGP PARKING



Description	CITY OF AURORA SUBMITTAL
	SECOND SUBMITTAL
	THIRD SUBMITTAL
Date	08/12/2000
	08/01/2000
	08/24/2000

Project Number: 98.076
Drawn By: JLS/GMJ
Designed By: KEH
Checked By: KEH

SITE PLAN SUBMITTAL
PIONEER HILLS
PHASE I
PARKER AND CHAMBERS RD.
AURORA, COLORADO



11.07 ACRES
SEE SHEET SP3

SITE DATA		LOT 1	
HANDICAP PARKING PROVIDED:		22	
STANDARD PARKING PROVIDED:		374	969
TOTAL PARKING PROVIDED:		396	991
PARKING RATIO:	5.0 SPACES/1000 S.F.		



- | | |
|--|--|
| | PROPERTY LINE |
| | EXISTING CURB AND GUTTER |
| | PROPOSED CURB AND GUTTER |
| | HANDICAP PARKING STALL |
| | PEDESTRIAN ACCESS RAMP |
| | PARKING COUNT PER ROW |
| | LANDSCAPED AREA |
| | PROPOSED SITE SIGNAGE |
| | PROPOSED SITE LIGHTING |
| | PROPOSED STREET LIGHTING |
| | PROPOSED CONCRETE SIDEWALK |
| | TRAFFIC DIRECTIONAL ARROW |
| | CART/CORRAL LOCATION |
| | BUILDING ENTRY LOCATION |
| | HEAVY DUTY CONCRETE |
| | HEAVY DUTY ASPHALT |
| | STANDARD DUTY ASPHALT |
| | 23' FIRE LANE, PUBLIC ACCESS AND/OR UTILITY EASEMENT |
| | "FIRE LANE NO PARKING ANY TIME" SIGN |

TYPE I CONCRETE CROSSSPAN

ACCESSIBLE ROUTE OF TRAVEL

LOT 1, BLOCK 1
21.10 ACRES

**PROPOSED
WAL★MART**
220,184 S.F.
F.F. = 74.57
(GFA=201,500 SF)
TYPE V-N
CONSTRUCTION

LOT 3, BLOCK 1
1.26 ACRES SEE SHEET SP5

PIONEER HILLS PH. 1 2000-6033-1



ARCHITECT OF RECORD:
JAMES ALLEN HAILEY
6700 ANTIOCH PLAZA
SUITE 300
MERRIAM, KS 66204

www.brrarch.com

TEL: 913-262-9095
FAX: 913-262-9044

STIPULATION FOR REUSE

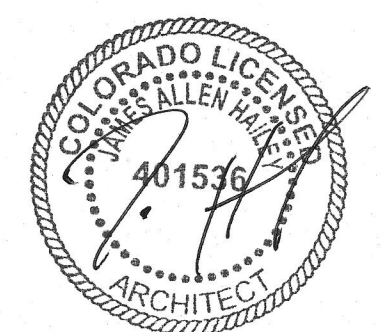
THIS DRAWING WAS PREPARED FOR
USE ON A SPECIFIC SITE AT:
AURORA (S), CO
CONTEMPORANEOUSLY WITH THIS ISSUE
DATE ON **06/12/18** AND IT IS NOT
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THE LAW.

CONSULTANTS

Walmart	96344768	QGP
AURORA (S), CO		
5650 S CHAMBERS RD		
STORE NO: 1689-242		

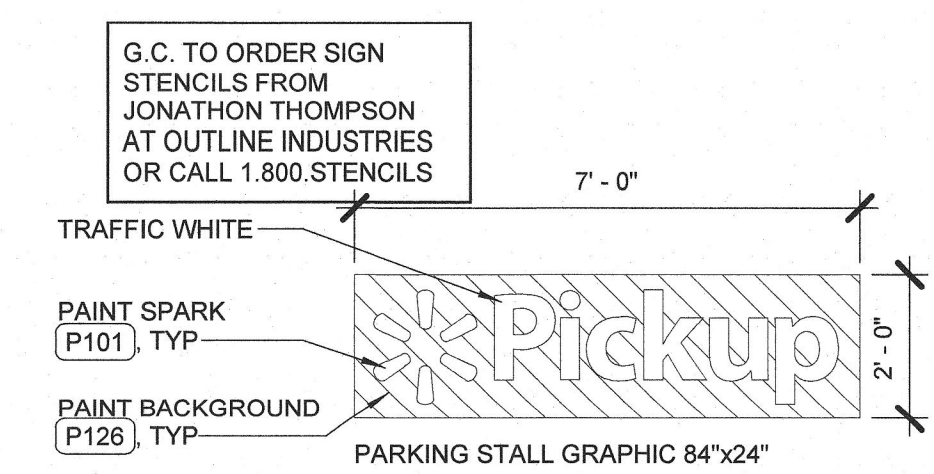
ISSUE BLOCK

CHECKED BY:	<i>JES</i>
DRAWN BY:	PS
PROTO:	05/31/19
DOCUMENT DATE:	06/12/19

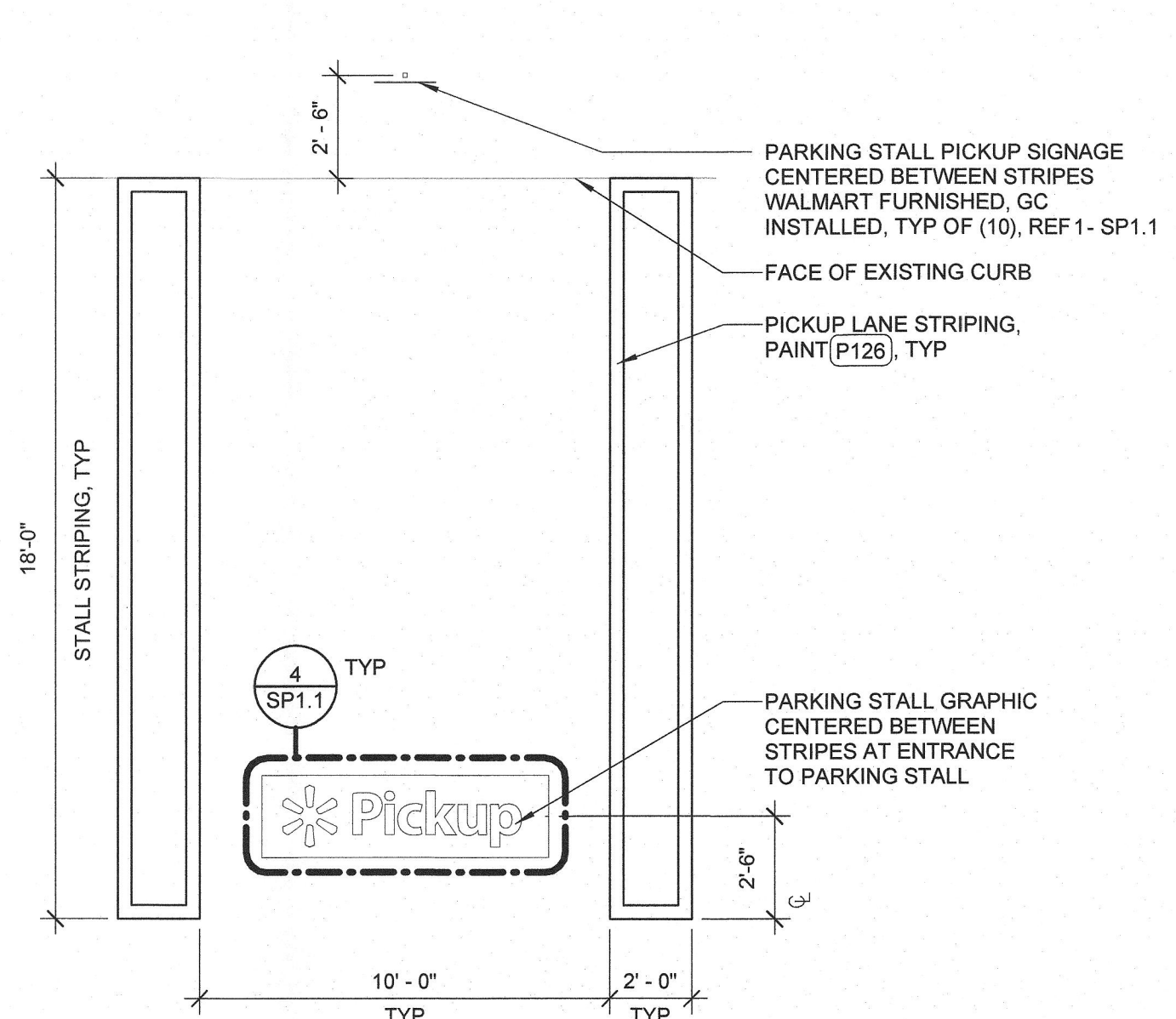
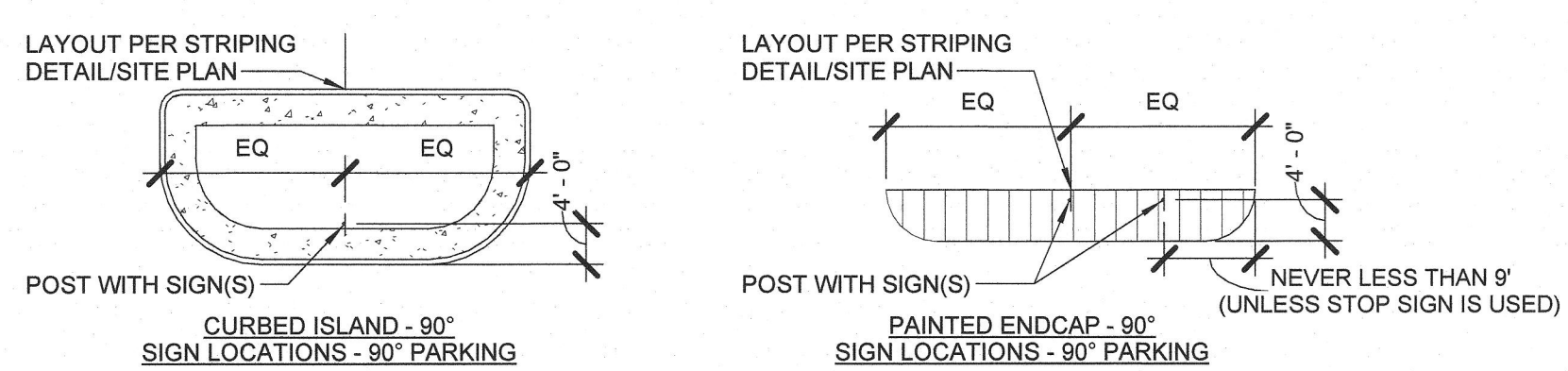


PICKUP SITE DETAILS

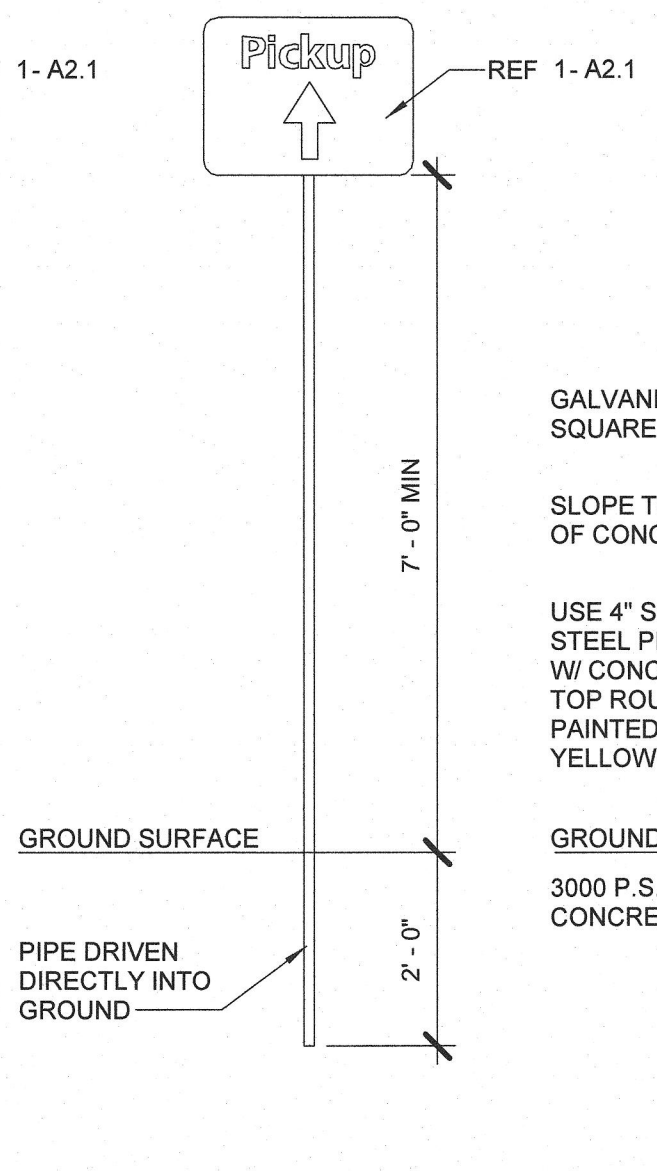
SHEET
SP1.1



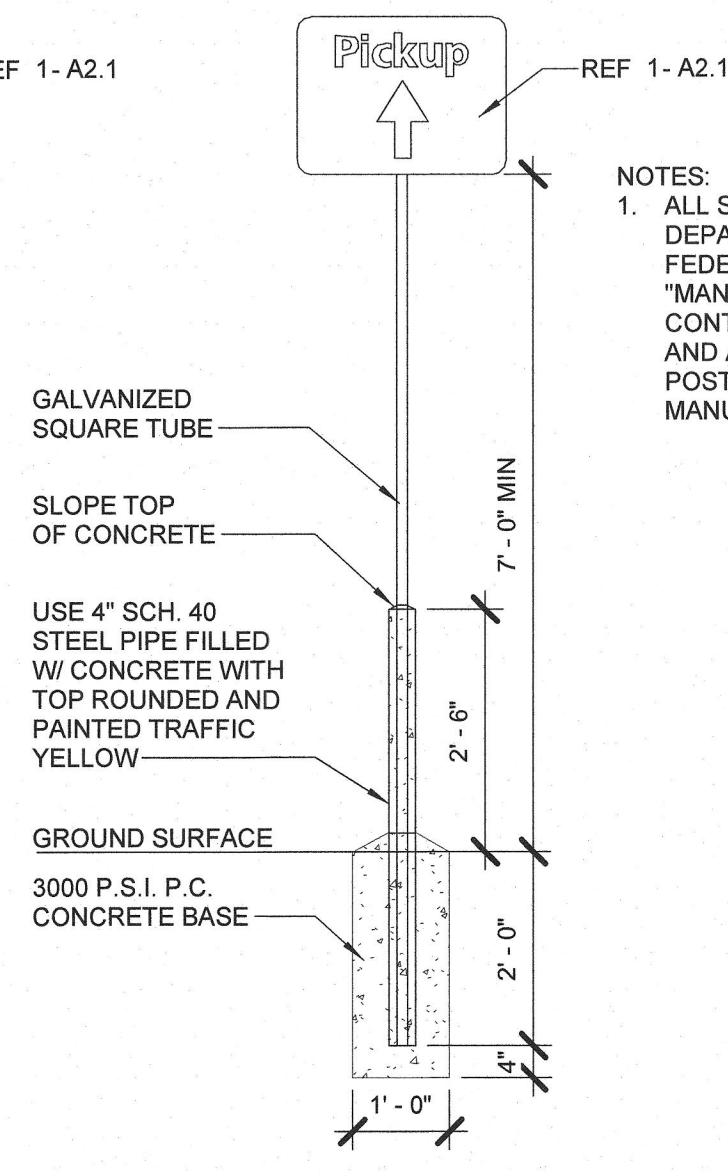
4 PICKUP PAVEMENT MARKING



TYPICAL DIRECTIONAL SIGNAGE
IN CURBED ISLAND



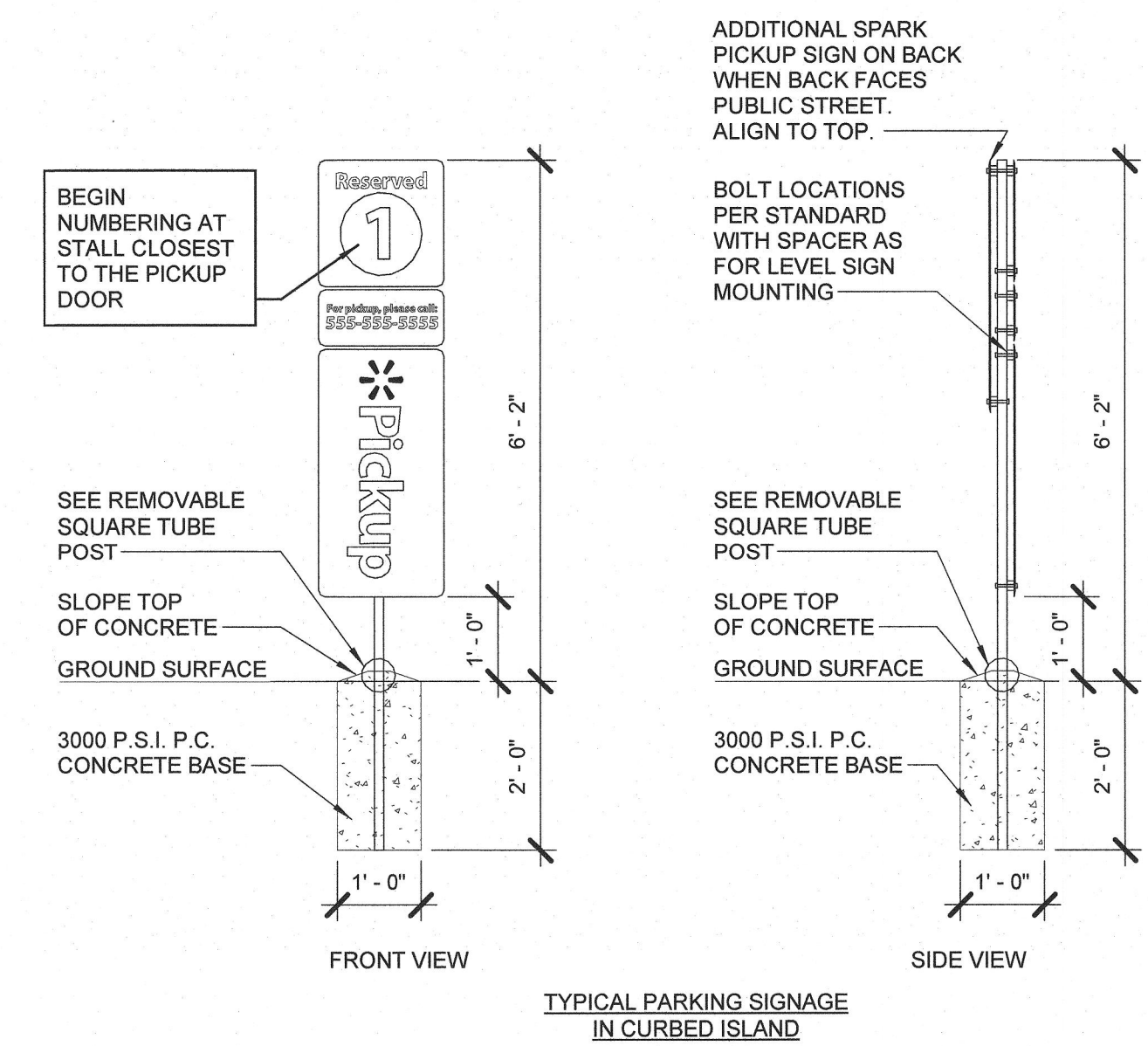
TYPICAL DIRECTIONAL SIGNAGE
DRIVEN DIRECTLY INTO GROUND



TYPICAL DIRECTIONAL SIGNAGE IN PAVEMENT

NOTES:

1. ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.



TYPICAL PARKING SIGNAGE
IN CURBED ISLAND

1 PARKING SIGN MOUNTING AND BASE