

NOTES - ADMINISTRATIVE AMENDMENT  
1. BUILDING DATA REVISIONS:  
A. PHASE I - (8244) sq. ft. in lieu of 11,200 sq. ft.  
B. TOTAL UPON PHASE II COMPLETION - 9,676 sq. ft. in lieu of 17,732 sq. ft.  
C. TOTAL BUILDING COVERAGE PHASE I - COMPLETION 5,826 sq. ft. in lieu of 13,882 sq. ft.  
D. TOTAL UPON PHASE II COMPLETION - (8888) sq. ft. in lieu of 13,882 sq. ft.  
E. TOTAL PARKING SPACES PROVIDED - (44) in lieu of 40

2. SITE AND BUILDING DIMENSIONS REVISED:
- A. 102'-1" x 57' x 1" in lieu of 100'-0" x 55' x 0".
  - B. West sidewalk is 6'-0" wide in lieu of 7'-6".
  - C. East sidewalk is 6'-0" wide in lieu of 7'-0".
  - D. West parking lot - dimensions from west property line are 10'-6", 14'-6" parking stripes, 23'-0" in lieu of 10'-0", 3'-6", 6", 13'-6", 24'-0".

3. SITE LIGHTING REVISIONS:
- A. Delete pole light in median in west parking lot and add one pole light on north and west parking lot perimeter. Add pole light on south median.
  - B. Add pole light on east perimeter of east parking lot.
4. PARKING LOT REVISIONS:
- A. West lot, north end - add one parking space for a total of eleven spaces in lieu of ten.
  - B. East parking lot, north end - add asphalt paving in area next to northeast corner of building.
  - C. Replace approximately 12'-0" of sidewalk with asphalt paving on east parking lot adjacent to building.
  - D. Sidewalk revised around east exterior stair to be radiused to follow stair wall configuration in lieu of squared corners.
  - E. Relocate handicap space from first space in the northeast corner of west parking lot to the second space in the same corner and add handicap ramp in sidewalk.
  - F. Add four handicap ramps - one each side of curb cuts to east and west parking lots.
  - G. Water meter easement enlarged to 16'-0" x 10'-0" in lieu of 15'-0" x 8'-0".

ADM. AMDT. 1-7-83 CONT.

PUBLIC SERVICE COMPANY OF COLORADO: PROPERTY EASEMENT  
FOR 20' WIDE UTILITY, DELIVER, CO  
CABLE & ELECTRIC

POTOMAC STREET

$\Delta = 91.00'06"$   
 $R = 15.0'$   
 $L = 23.56'$

HANDICAPPED RAMP  
CENTERED ON CURB  
ANGLE - RIGHT

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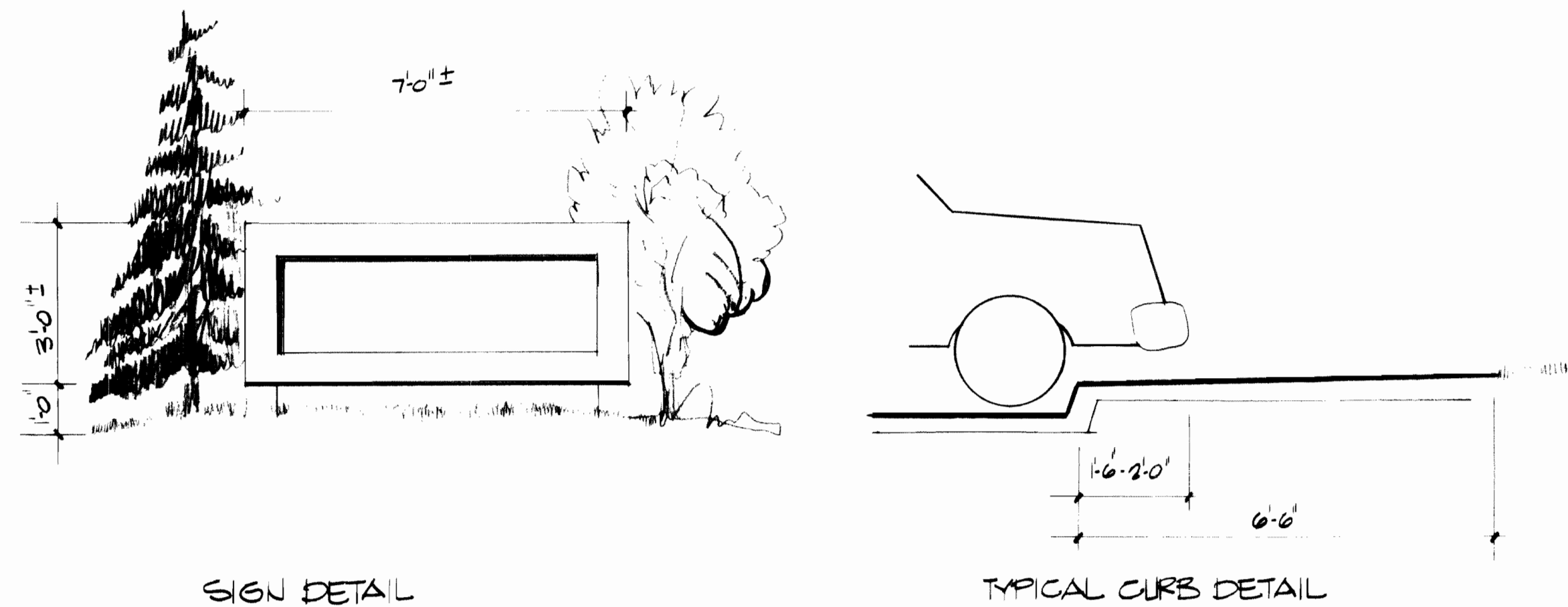
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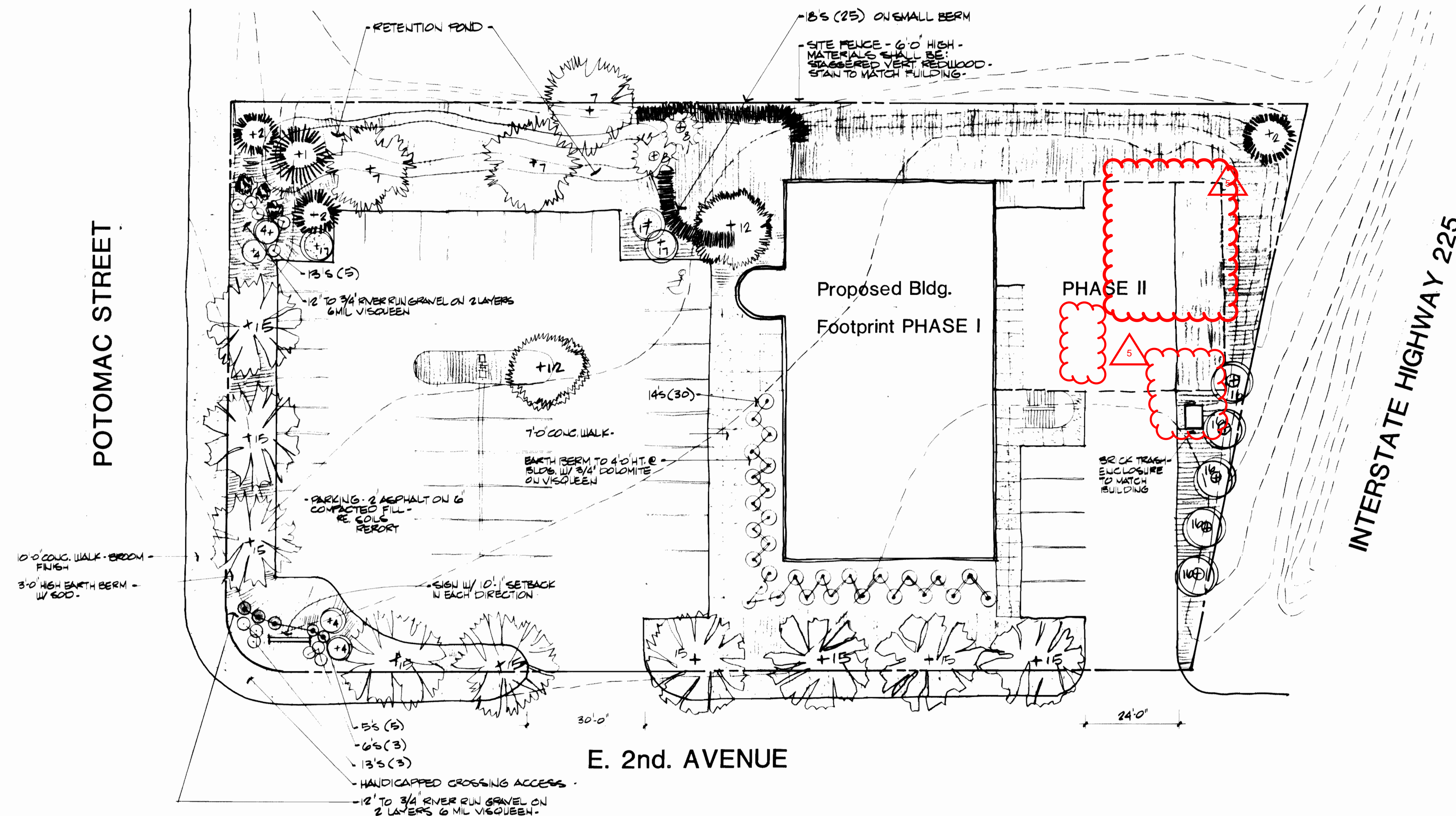
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SIGN DETAIL

TYPICAL CURB DETAIL



**PRELIMINARY LANDSCAPE STUDY**  
1"=20'-0"

Planting Key:

	QUANTITY	SIZE
1. PICEA PUNGENS (COLO. BLUE SPRUCE)	1	12'-0"
2. PINUS NIGRA (AUSTRIAN PINE)	3	10'-0"
3. PINUS MUGHO MUGHO (MUGHO PINE)	5	5 GAL.
4. POPULUS TREMULOIDES (ASPEN) - CLUMP	5	1/2'-2'
5. JUNIPERUS SABINA 'BROADMOOR' (BROADMOOR JUNIPER)	5	5 GAL.
6. LIGUSTRUM OBUSIFOLIUM VICARY (GOLDEN VICARY)	3	5 GAL.
7. ACER SACCHARINUM (SILVER MAPLE)	3	3'
8. PRUNUS NEWPORT	2	2'
9. PRUNUS CISTINA (CISTINA)	- NOT USED	
10. JUNIPERUS 'SKYROCKET'	- NOT USED	
11. MAHONIA JAPONICA	- NOT USED	
12. ACER RUBRUM	2	2 1/2'
13. EUONYMUS MANTTAN	3	5 GAL.
14. JUNIPERUS SABINA TAMARISCIFOLIA (TAMMY JUNIPER)	20	5 GAL.
15. GLEDITSIA TRIACANTHOS 'SUNBURST' (SUNBURST LOCUST)	1	4'
16. POPULUS LOUMBARDY	5	4'
17. RHUS TYPHINA LACINATA (SPLITLEAF SUMAC)	3	5 GAL.
18. EUONYMUS ALATUS COMPACTA	25	5 GAL.
SOD (POA)	± 3000 SQ. FT.	
BOULDERS	3	SIZE FROM PLAN

- Notes:
- ALL LANDSCAPING TO COMPLY WITH DEPT. OF PARKS AND RECREATIONS STANDARDS.
  - SIGNS TO COMPLY WITH AURORA BLDG. & ZONING CODE.
  - ALL EXTERIOR LIGHTING TO COMPLY WITH APPLICABLE CODES.
  - AUTOMATIC WATERING SYSTEM TO BE PROVIDED FOR ALL PLANTING AREAS.
  - MAINTENANCE PROGRAM TO BE OUTLINED FOR OWNER.
  - TRASH AREA TO BE CONCEALED.
  - LANDSCAPE INSTALLATION SHALL BE COMPLETED NO LATER THAN SIX (6) MONTHS AFTER ISSUANCE OF CERTIFICATE OF OCCUPANCY.
  - PARKING LIGHTS SHALL BE DOWNCAST ONLY, WITH A LOW CUT-OFF, NOT TO CROSS OVER PROPERTY LINES.

ADM. AMDT. 8-7-19  
5 ADDITION OF EXTERIOR FREEZER - RELOCATION OF TRASH ENCLOSURE AND NEW U/G GREASE TRAP

SOIL PREPARATION NOTE:  
Existing top soil is sandy, clayey, medium dense moist to wet, brown soil shall be ripped 10" in two opposing directions, top 6" shall receive pulverised steer manure or 1/2 peat and 1/2 sheep manure at a rate of 4 cu. yards per 1000 s.f. containing not less than 70% manure; tilled to uniform mix, also use commercial fertilizer 6-20-20 at 12 lbs. per 1000 s.f. and iron at 6 lbs. per 1000 s.f. in the top 4" of soil and water down. Plant material shall have containers removed carefully and placed into hole approximately 2/3 the spread of plant material and remainder of hole filled with 2/3 of peat with top soil and watered thoroughly.

**MANCINI & GROESBECK INC.**  
Kenneth D. Camp and Associates  
Denver/Colorado Springs architects/planners/engineers

No.	Date	Revisions
3	3/18/82	CITY OF AURORA (REVISED)
		Issue

Drawn NT, LN

Date 5/15/82

Design NT

Project Number 25100

Sheet Title  
**LANDSCAPE PLAN**

Sheet Number