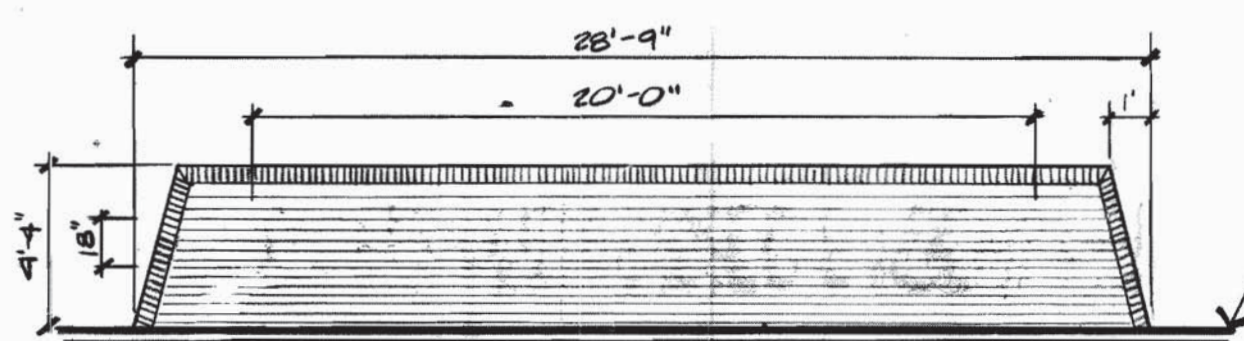
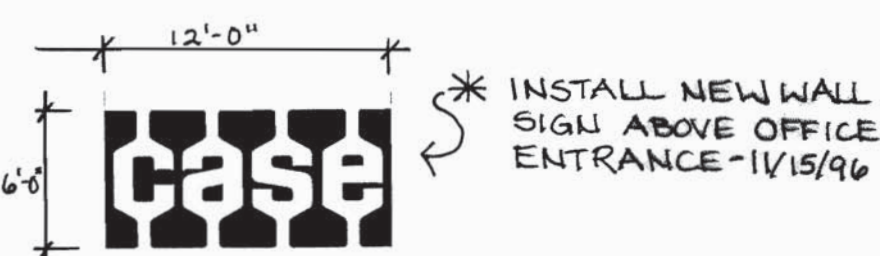
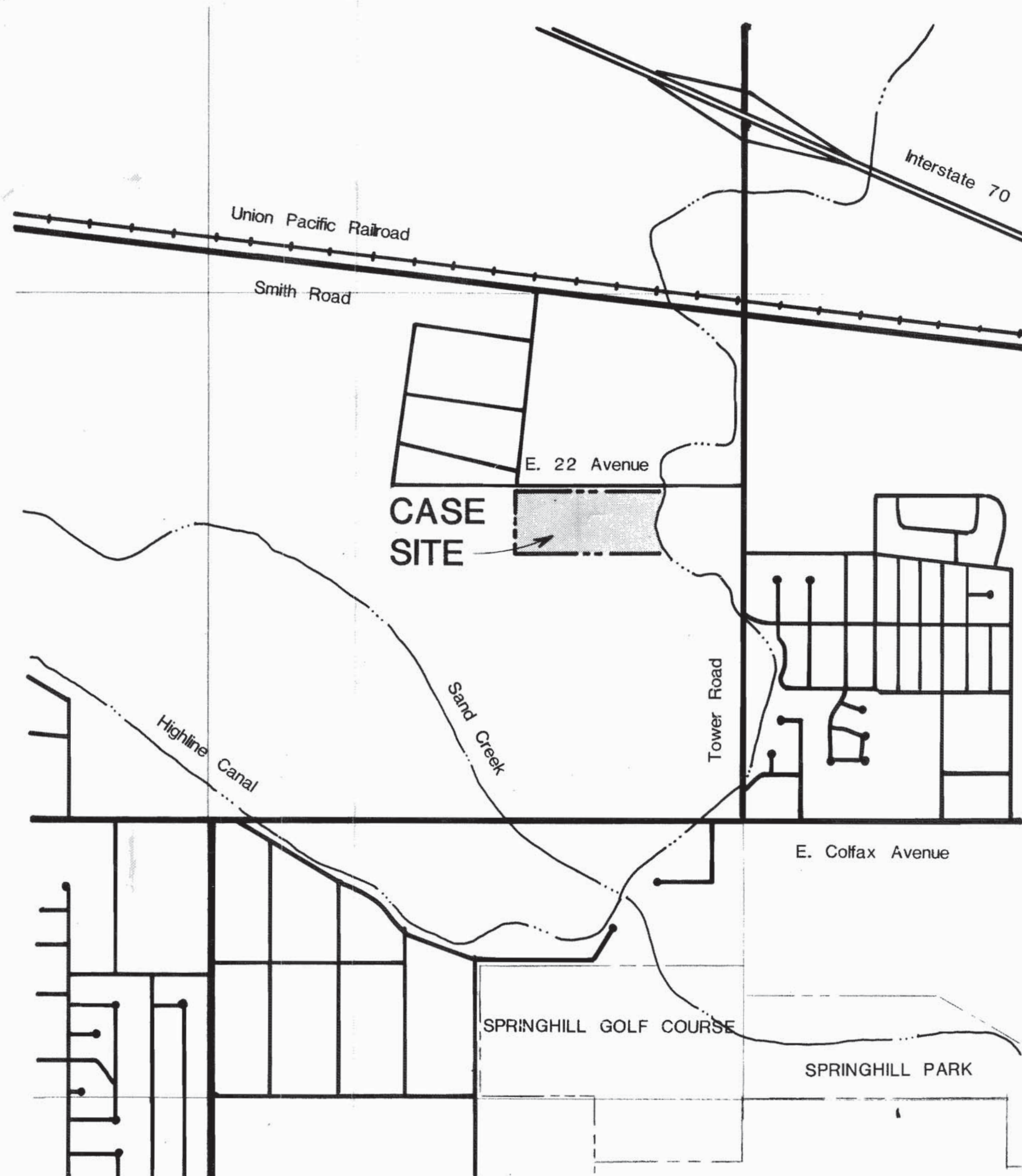
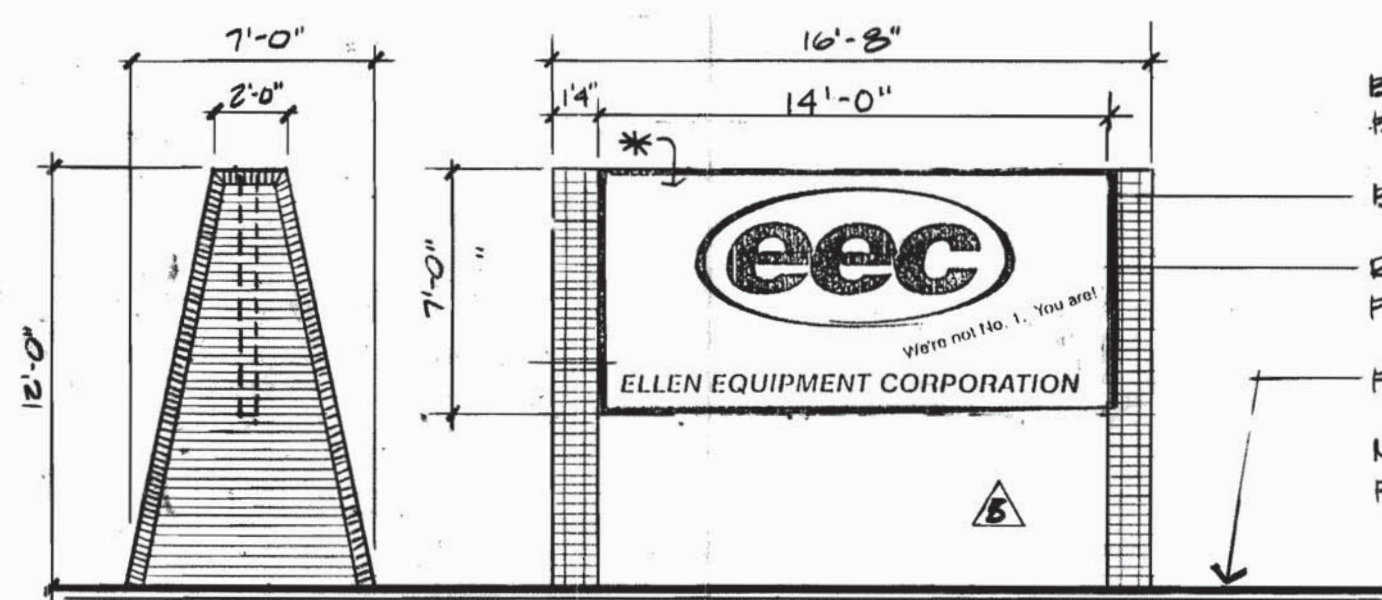


CASE POWER & EQUIPMENT PLANNED BUILDING GROUP



MONUMENT SIGN

BRICK MONUMENT TO MATCH BLDG.
RAISED METAL LETTERS * LETTERS REMOVED 11/15/96
FINISH GRADE
NOTE: SIGN TO BE "UP-LITE" FROM THE FRONT



SECONDARY SIGN

BRICK SUPPORT WALLS TO MATCH BLDG.
BRONZE METAL PANEL
RAISED STAINLESS STEEL SIGN PIECES
FINISH GRADE
NOTE: SIGN TO BE "UP-LITE" FROM FRONT
* REMOVE & REPLACE SECONDARY SIGN WITH IDENTICAL SIGN OF NEW MATERIAL. 11/15/96

CASE POWER AND EQUIPMENT Planned Building Group.
Legal Description: SEE BELOW

All Special Plans registered and hereunder shall be binding upon the applicants therefor, their successors and assigns, shall limit and control the issuance and validity of all building permits and shall restrict and limit the construction, location, use and operation of all land and structures included within such Plans, to all conditions and limitations set forth in such Plans.

In witness thereof J.I. CASE COMPANY has caused these
(Corp. Company, or Individual)
presents to be executed this 9th day of JULY AD, 1984.

By: John A. Borden
(Principals or Owners)
Exec. V.P.

NOTARIAL:
State of WISCONSIN) SS
County of TAHOE

Corporate Seal

The foregoing instrument was acknowledged before me this 9th day of JULY AD, 1984, by JOHN A. BORDEN Exec. V.P.
(Principals or Owners)

Witness my hand and official seal

John M. Schaeffer
(Notary Public)

Notary Seal

My commission expires: is permanent.

CITY OF AURORA APPROVALS:

City Attorney: Richard R. Jones Date: 9-25-84

Planning Director: Harold L. Zie Date: Sept. 14, 1984

Planning Commission: Frederick B. Fresh Date: 9/26/84

City Council: Mayor Date: 9/26/84

Attest: James A. Young Date: 9-27-84
(City Clerk)

RECORDER'S CERTIFICATE:

Accepted for filing in the office of the Clerk and Recorder of
County, Colorado at _____ o'clock _____ M, This _____ day of
AD, 19 _____.

Clerk and Recorder _____ Deputy

LEGAL DESCRIPTION:

TOWER CENTER FOR INDUSTRY SUB. FILING #4 LOT 1 BLOCK 1

A parcel of land situated in the North $\frac{1}{4}$ of Section 33, Township 3 South, Range 66 West of the 6th Principal Meridian, City of Aurora, County of Adams, State of Colorado, being more particularly described as follows:

Commencing at the intersection of the Southerly extension of the centerline of Uravan Street, as shown on the record plat of TOWER CENTER FOR INDUSTRY SUBDIVISION FILING NO. 3, as recorded in File No. 14, Map 778, and amended in Affidavits of Correction recorded September 27, 1983, in Book 2795 at page 97, and in Book 2795 at page 99, with the Southerly right-of-way of East 22nd Avenue (also shown on said plat); thence S 89°45'22" E, along the Southerly right-of-way of East 22nd Avenue, a distance of 35.00 feet to the TRUE POINT OF BEGINNING (which point is S 89°45'22" E, a distance of 558.49 feet, and N 0°14'38" E, a distance of 614.97 feet from the Southwest corner of NE $\frac{1}{4}$ of said Section 33); thence S 0°14'38" W, parallel with the Southerly extension of said centerline, a distance of 614.97 feet to a point on the South line of the North $\frac{1}{4}$ of Section 33; thence S 89°45'22" E, along the South line of the North $\frac{1}{4}$ of Section 33 (which is the assumed basis of bearings shown hereon), a distance of 1313.89 feet to a point on the Westerly right-of-way line of the Highline Canal; thence N 39°09'36" W, along said right-of-way, a distance of 49.66 feet to a point of curvature of a curve to the right; thence Northerly, along said right-of-way and along said curve to the right, which curve has a central angle of 62°21'42", a radius of 412.16 feet, a long chord of which curve bears N 6°58'45" W, a distance of 426.78 feet, and which curve has an arc length of 448.60 feet to a point of tangent; thence N 24°12'06" E, along said tangent, and along said right-of-way, a distance of 130.60 feet to a point of curvature or a curve to the left; thence Northerly, along said right-of-way and along said curve to the left, which curve has a central angle of 16°14'21", a radius of 122.60 feet, a long chord of which curve bears N 16°04'56" E, a distance of 34.63 feet, and which curve has an arc length of 34.75 feet to a point on the Southerly right-of-way of East 22nd Avenue as shown on said plat; thence N 89°45'22" W, along said Southerly right-of-way, a distance of 1291.86 feet to the TRUE POINT OF BEGINNING, containing 757,988 square feet or 17.40 acres more or less.

NOTES:

All signs must conform to the City of Aurora sign code but in no case shall any free-standing sign exceed the specifications described herein.

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 fire lanes and emergency and service vehicle roads, and shall be posted "No Parking - Fire Lane."

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.

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 departments prior to the issuance of building permits.

All landscaping will be installed prior to issuance of certificate of occupancy.

The developer, his successors and assigns, including the homeowner's association, shall be responsible for installation, maintenance and replacement of all fire lane signs as required by the City of Aurora. Such signs shall conform to Section 16-29 of the Aurora City Code.

"All building address numbers shall comply with Sections 34-122 and 34-129 of the Aurora City Code."

ALL MECHANICAL UNITS SHALL BE LOCATED AS A MECHANICAL ROOM WITHIN THE BUILDING

Rooftop mech. units are low profile. They are set back on bldg. behind a brick parapet. They will be painted to match building color.

SITE DATA:

Land Area within property lines 17.40 Acres
Gross floor area (41-16 City Code) 30,145 38,315 Sq. Ft.
Number of buildings TWO (2) and Sq. Ft.
Total Building Coverage 4.3% 38,315 32,742 and Sq. Ft.
Hard-Surface Area (exclusive of buildings) 32.6% 247,319 and Sq. Ft.
Area devoted to landscaping within site 63.1% 477,927 and Sq. Ft.
Present Zoning Classification M-2
Proposed Uses LARGE EQUIPMENT SERVICE AND STORAGE
Sign Area *H2 168 Sq. Ft.
Type of Sign (Free standing, Wall, etc.) FREE STANDING, WALL & MONUMENT
Number of stories TWO (2)
Maximum height of buildings 35'-5"
Loading spaces provided ONE (1) Compact NONE
Parking Spaces required 44 REGULAR SPACES 10'x19'

PARKING CALCULATIONS

OFFICE FLOOR AREA : 13,282 # PARKING REQ: 1 PER 300 # = 44 SPACES
PARTS STORAGE : 6,513 # PARKING REQ: NONE = 0 SPACES
GENERAL STORAGE : 4,000 # PARKING REQ: NONE = 0 SPACES
SERVICE BAY AREA : 14,400 # PARKING REQ: NONE = 0 SPACES
TOTAL PARKING REQUIRED : 44 SPACES
TOTAL PARKING SHOWN : 60 SPACES
TOTAL NO. OF EMPLOYEES : 33 PARKING REQ: 1 PER 2 EMP = 17 SPACES

Brotherton
and Associates
Architects, Interior Design

4 West Dry Creek Circle • Suite 200
Littleton, Colorado 80120 • 303/798-0842

REVISIONS

#1 AUG 3 PEX
#2 AUG 10
#3 Adm. Amend. 9-4-96
New Play FACE ON
MONUMENT SIGN



POWER & EQUIPMENT

AURORA, COLORADO

A-8414
11 JULY 84
KJK

G1
84-608-1

CASE POWER & EQUIPMENT

1 of 4

Admin. Amend. 8/19/85

ADMIN. AMEND. 9/4/96

* - 11/15/96 NO ADM. AMPT REQ'D

10.25.2019 MA 2 - 18 SLOT CAGES WITH 8 CONCRETE BARRICADES

Technical drawing of a fence showing a section and an elevation view.

SECTION

Labels for the section view:

- 5'-6" (Total height)
- 5' (Height to top rail)
- 6" (Height of top rail)
- 1' 8" (Height to bottom rail)
- 1' 8" (Height of bottom rail)
- FINISH GRADE

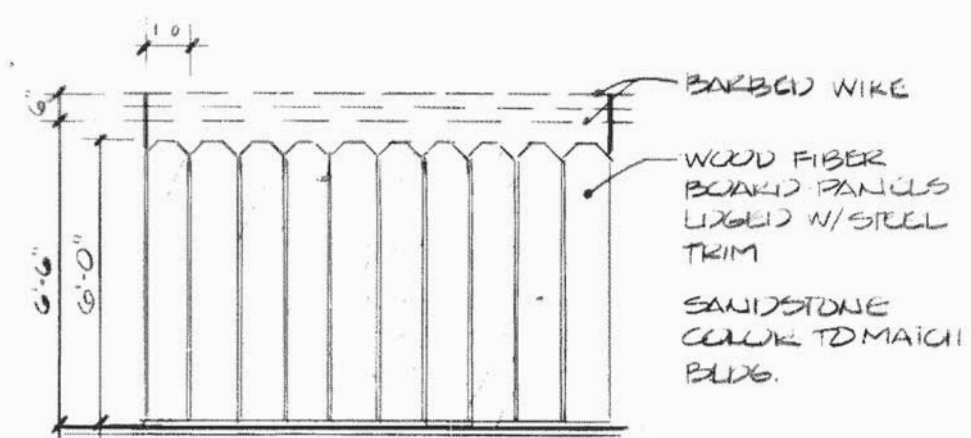
Labels for the section view:

- PAVING WIRE
- TOP FENCE RAIL
- FENCE POST @ 10' OC.
- FENCE FABRIC

ELEVATION

Labels for the elevation view:

- FINISH GRADE



BLOCK 1
LOT 5

ZONED M-2
POWER CENTER FOR INDUSTRY
SUBDIVISION FILING NO. 3

WAGNER EQUIPMENT

BLOCK 1
LOT 1

SCREEN FENCE

EAST 22ND AVENUE (70' R.O.W.)

Mylar Changes
*Amendment Not Required

11/15/96
*INSTALL NEW WAL
SIGN WITH 6'X12'
S/F SIGN OVER
ENTRANCE;
REPLACE EXISTING
'SECONDARY' SIGN
WITH 7'X14' S/F
SIGN IN SAME
LOCATION ON EAST
END OF LOT;
REMOVE LETTERING
FROM LARGE
MONUMENT SIGN
ON NORTH END
OF LOT.

* 4/20/00 Add fire exit stairs to west elevation.

ZONED M-2
 UNPLATTED

**ZONED M-2
TOWER CENTER FOR INDUSTRY
SUBDIVISION FILING NO. 2**

2
X-0-13

157

S89 45°22'E 1313.89'

ASSOCIATED GROCERS OF COLORADO SUBDIVISION FILING NO 2

BLOCK : LOT :
Admin. Amend. 8/19/85

- ④ Relocation of pole lighting.
- ④ Changed width of sidewalk @ N.E. parking lot from 5' to 4'. Wheelstops required in each parking space adjacent to sidewalk.
- ④ Rooftop units are low profile, they are behind a brick parapet & will be painted to match building.
- ④ Added 10' X 12' compressor bldg.
- ④ Equipment ramps same size but rotated 45°
- ④ Added 30'± 4' walk from east man door to parking lot.
- ④ Gates of trash encl. moved from N. wall to W. wall.
- ④ NEW PLAY FACE ON MONUMENT SIGN & WALL SIGN

Adm'n. Ann. 9/23/94

Installation of product recovery system to remediate suspected hot release. System includes 6-inch diameter recovery well, product recovery pump and 125-gallon double walled overfill oil tank with overfill protection.

SEE NEW SHEETS 3A FOR MODULO DETAIL.

City for the engineer responsible for maintaining this site.

DOWNCAST PARKING LOT LIGHT FIXTURE

CASE POWER & EQUIPMENT

2 of 4

**Brotherton
and Associates**
Architects, Interior Design

4 West Dry Creek Circle • Suite 200
Littleton, Colorado 80120 • 303/798-0842

REVISIONS

DATE

#1
AUG 3 24

#2
AUG 10

#3
AUG 17

PBB REVISER



POWER & EQUIPMENT

AURORA, COLORADO

SITE PLAN

A-8414
11 JULY '84
KJK

84-6066-1 C1

AURORA EAST DEN-168B

ELLEN EQUIPMENT CO
18000 E. 22ND AVE
AURORA, CO 80011



USWEST
COMMUNICATIONS INC.

U.S. WEST
PCS PROJECT

BRIAN SEYFERTH & ASSOCIATES, L.L.C.



PROFESSIONAL ENGINEER

LittleTown Building
2329 West Main St. Suite 212
Littleton, Colorado 80120
(303) 797-7772
Fax (303) 797-7773

NUMBER	DATE	ISSUE
1	6/12/97	ZONING
2	7/23/97	REVISIONS

PROJECT NUMBER: 97168

DRAWN BY: BV

CHECKED BY: TRB

AURORA EAST DEN-168B

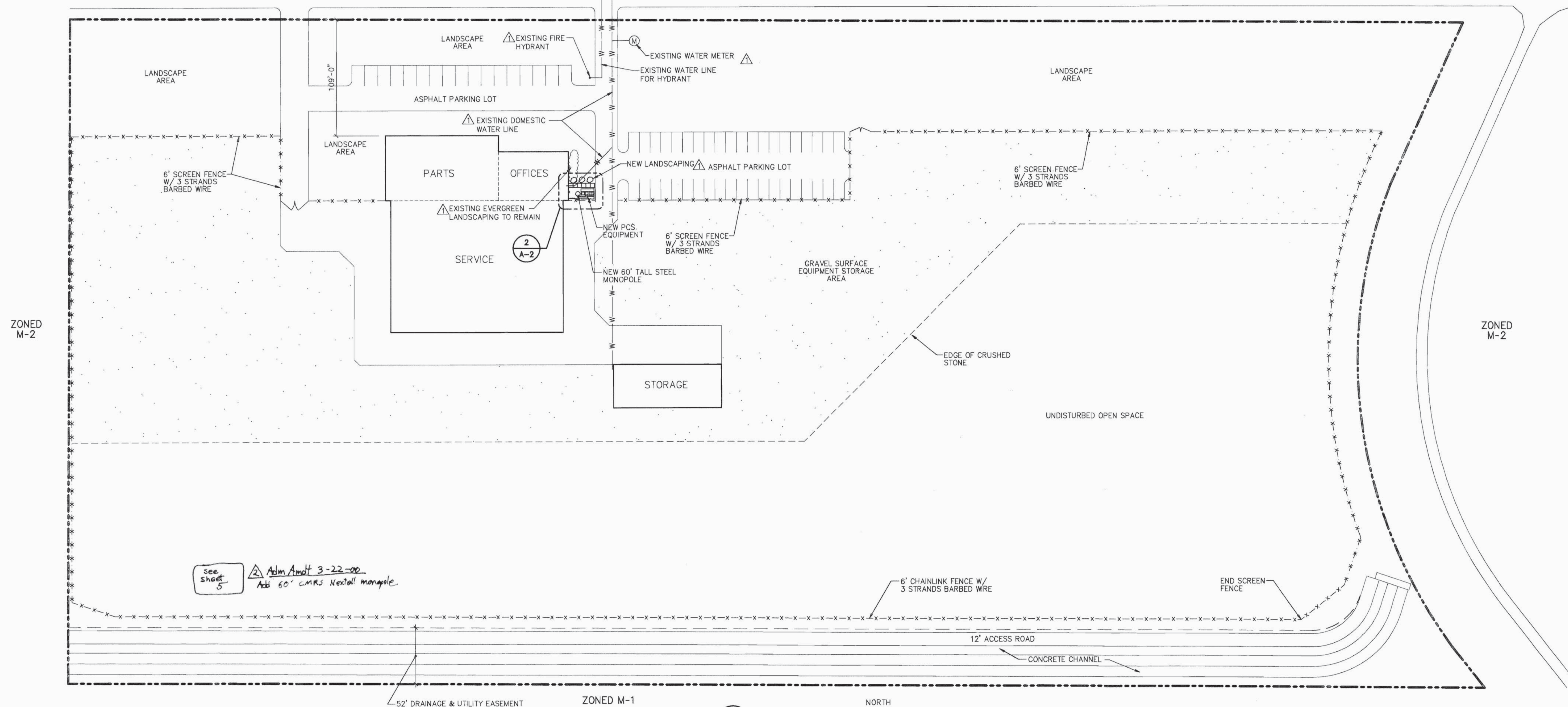
ELLEN EQUIPMENT CO
18000 E. 22ND AVE
AURORA, CO 80011

SHEET TITLE
SITE PLAN

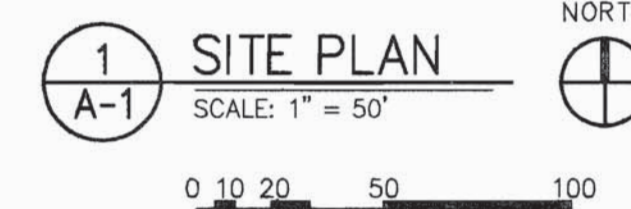
SHEET NUMBER 3 of 4

ZONED M-2

EAST 22ND AVENUE (70'-0" R.O.W.)



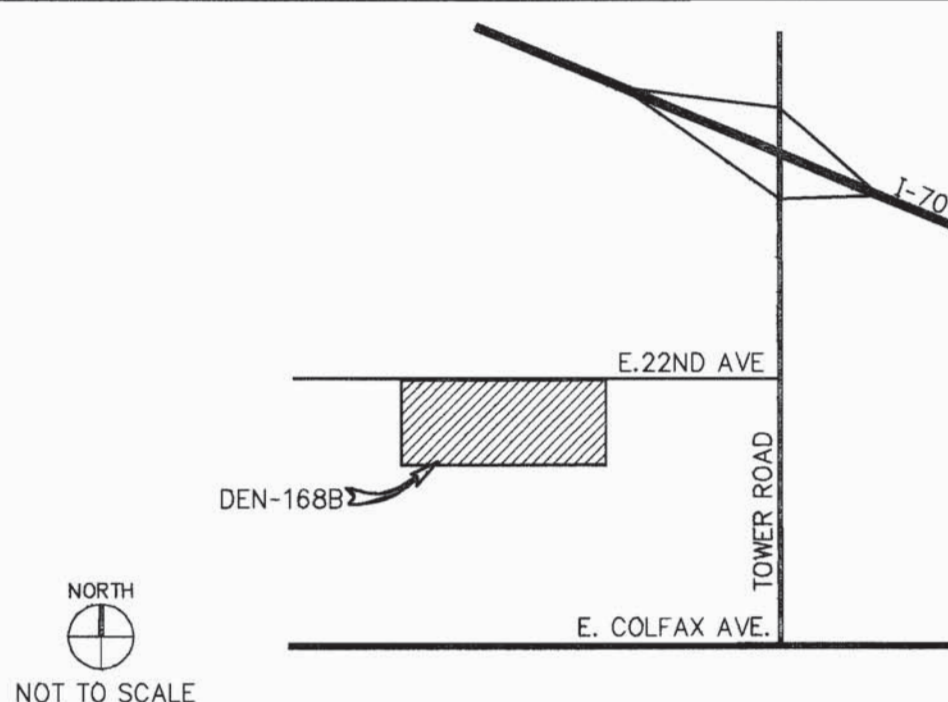
see sheet 5
Add 60' CMRS Nextall monopole.



PROJECT DATA

ADDRESS:	18000 EAST 22ND AVENUE AURORA, CO 80011	
LEGAL DESCRIPTION:	LOT 1, BLOCK 1, TOWER CENTER FOR INDUSTRY SUB-DIVISION, FILING #4, COUNTY OF ADAMS, STATE OF COLORADO.	
EXISTING ZONING:	M-2	
	COLORADO RADIO SITE	EXISTING BUILDING
CONSTRUCTION TYPE	NR	V-N
OCCUPANCY:	B	H-4/B
SELECTED BLDG. CODE	UBC	UBC
No. OF STORIES	N/A	2
FIRE PROTECTION	NONE	NONE

VICINITY MAP



PROJECT SUMMARY

SITE IMPROVEMENTS FOR INSTALLATION OF SELF-CONTAINED EQUIPMENT CABINETS AND INSTALLATION OF A 60'-0" MONOPOLE FOR THE US WEST WIRELESS PROJECT ADJACENT TO THE ELLEN EQUIPMENT BUILDING LOCATED AT 18000 EAST 22ND AVENUE IN AURORA, COLORADO. INSTALLATION OF THE MONOPOLE, MONOPOLE FOUNDATION, EQUIPMENT CABINETS, SCREEN FENCING, COAX CABLES, PANEL ANTENNAS AND THE PROVISION FOR SECONDARY POWER IS A PART OF THIS CONTRACT.

ADP.M.AMD. 7-22-97, 3-22-00

07/24/97 9:50am, bv (sl=600) C:\APPROCS\197168\East1.dwg.dwg

CASE POWER & EQUIPMENT

84-0066-1

AURORA EAST DEN-168B

ELLEN EQUIPMENT CO
18000 E. 22ND AVE
AURORA, CO 80011



USWEST
COMMUNICATIONS INC.

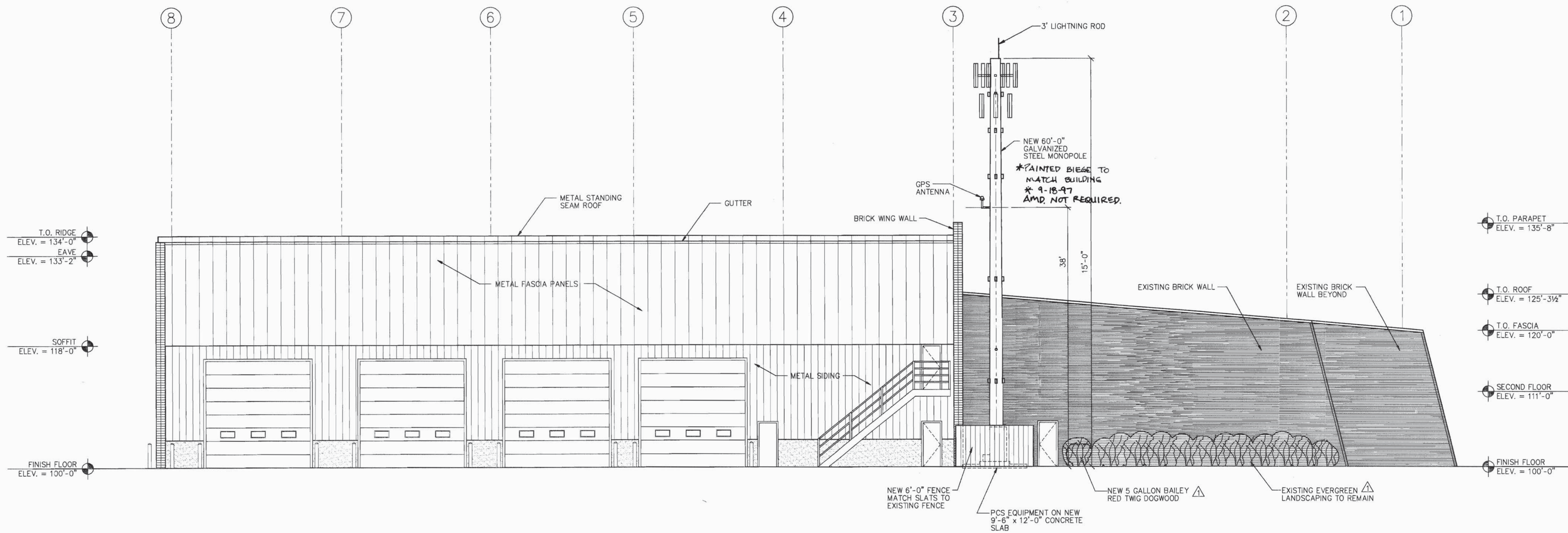
U.S. WEST
PCS PROJECT

BRIAN SEYFERTH & ASSOCIATES, L.L.C.

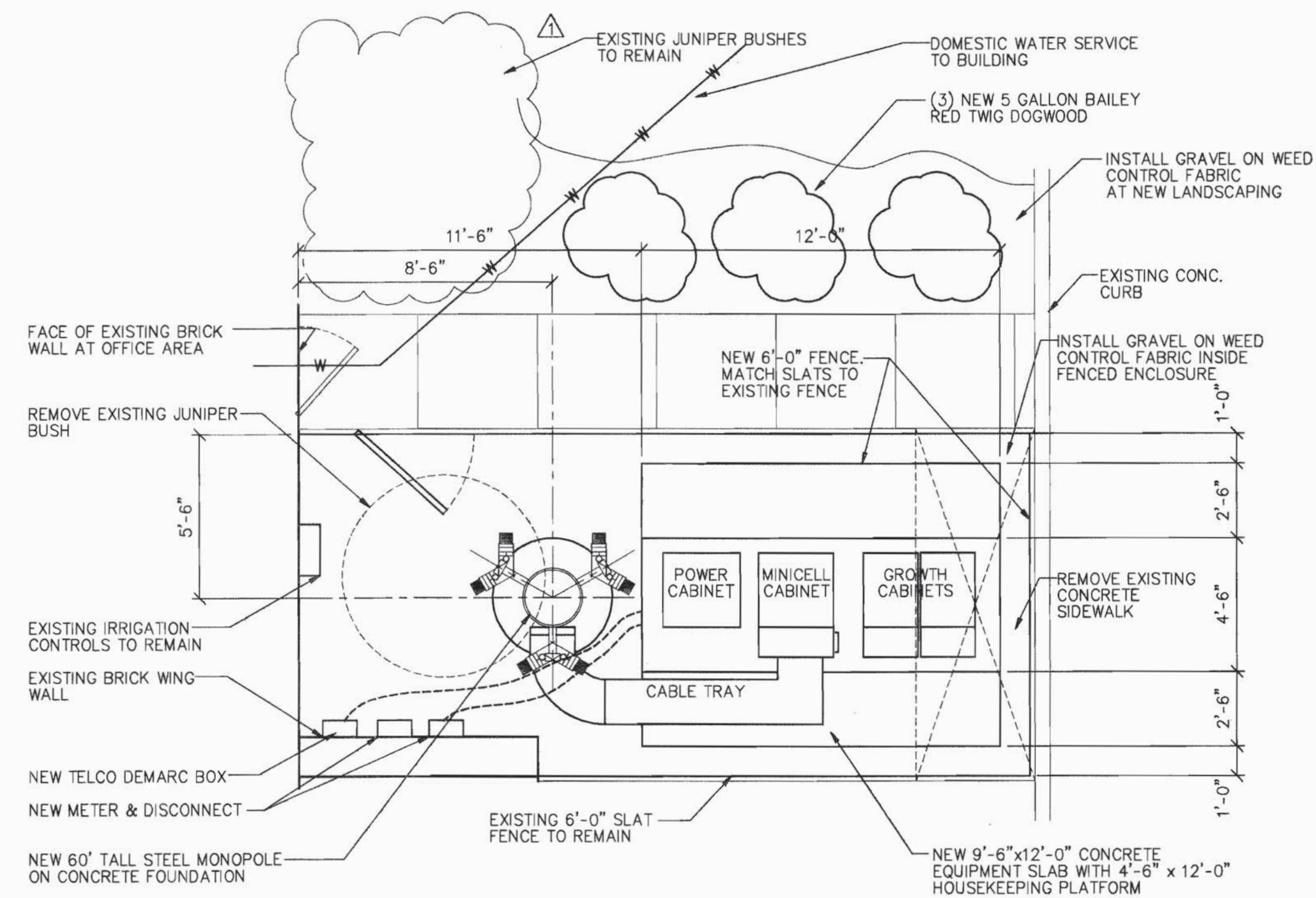


PROFESSIONAL ENGINEER

LittleTown Building
2329 West Main St. Suite 212
Littleton, Colorado 80120
(303) 797-7772
Fax (303) 797-7773



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 EQUIPMENT PLAN
SCALE: 1/8" = 1'-0"



NUMBER	DATE	ISSUE
1	6/12/97	ZONING
2	7/23/97	REVISIONS

PROJECT NUMBER: 97168

DRAWN BY JH

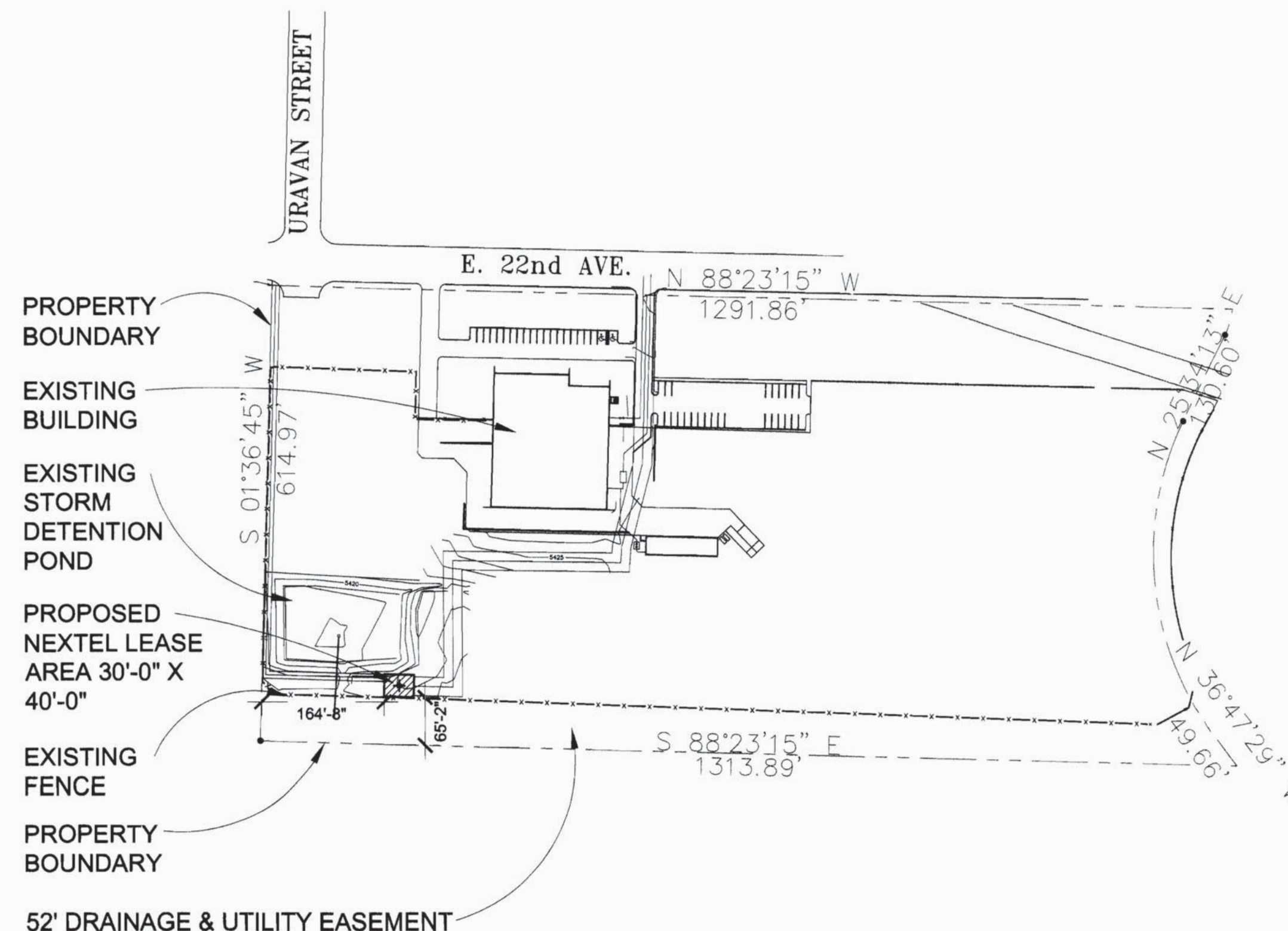
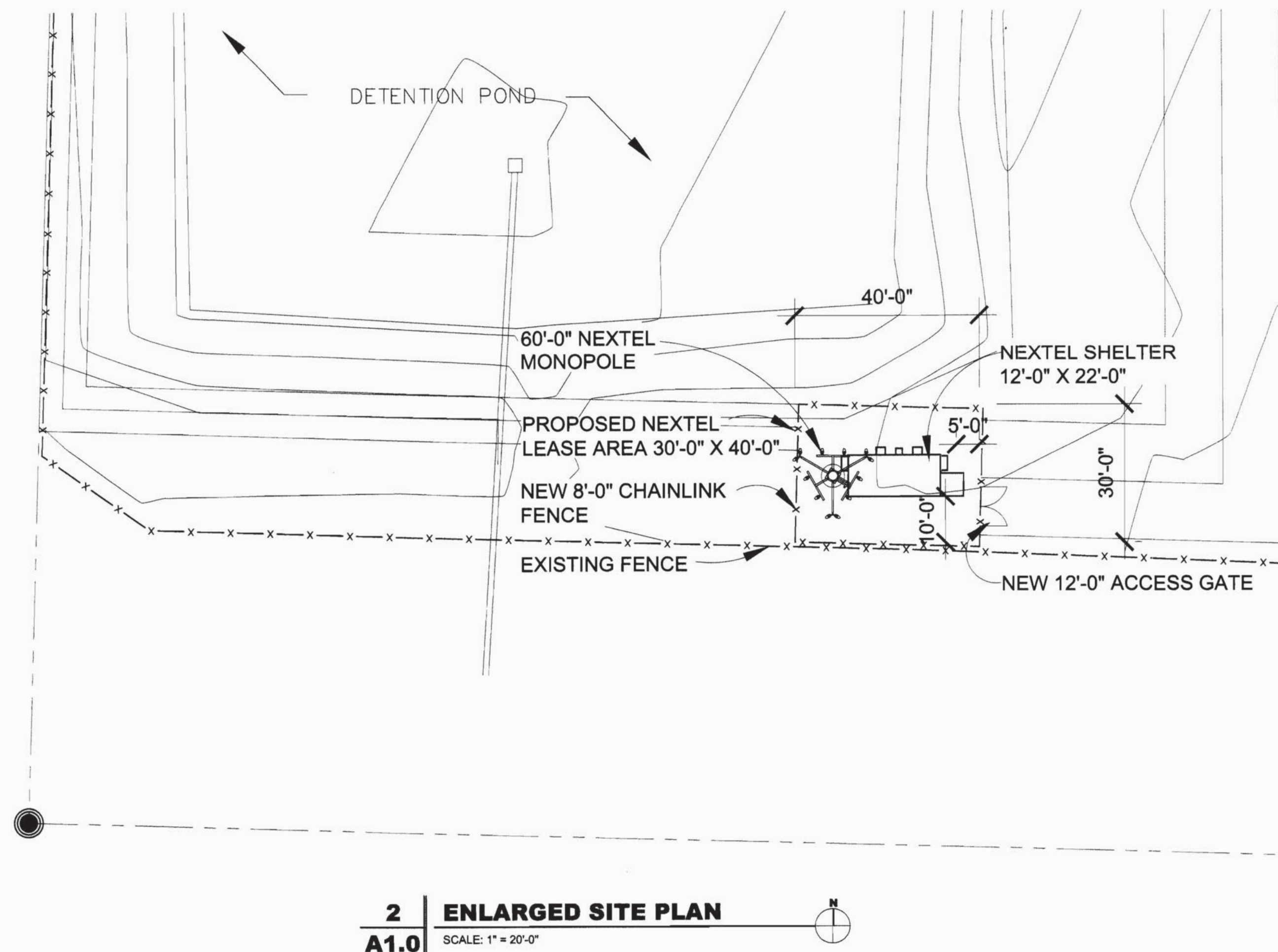
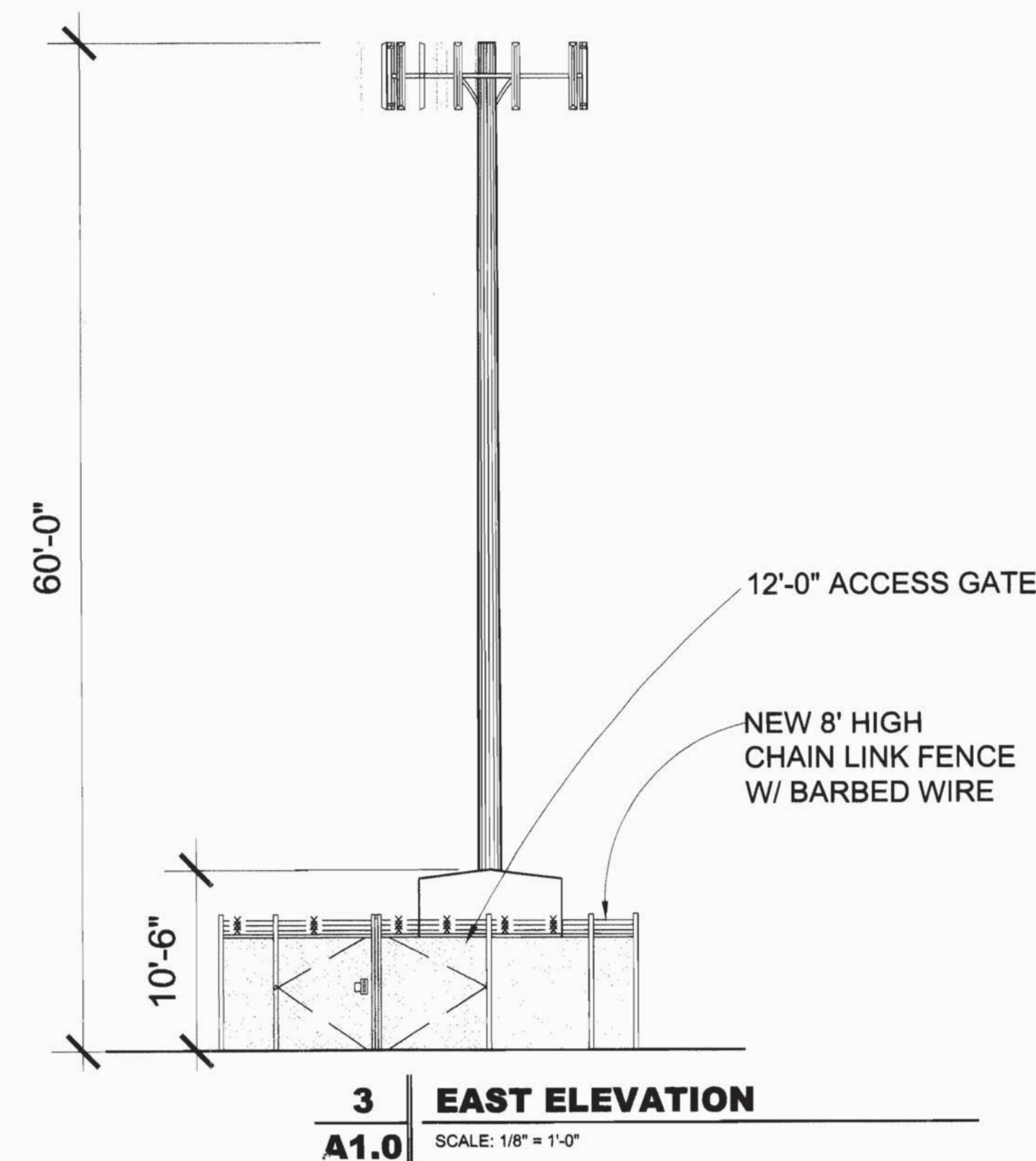
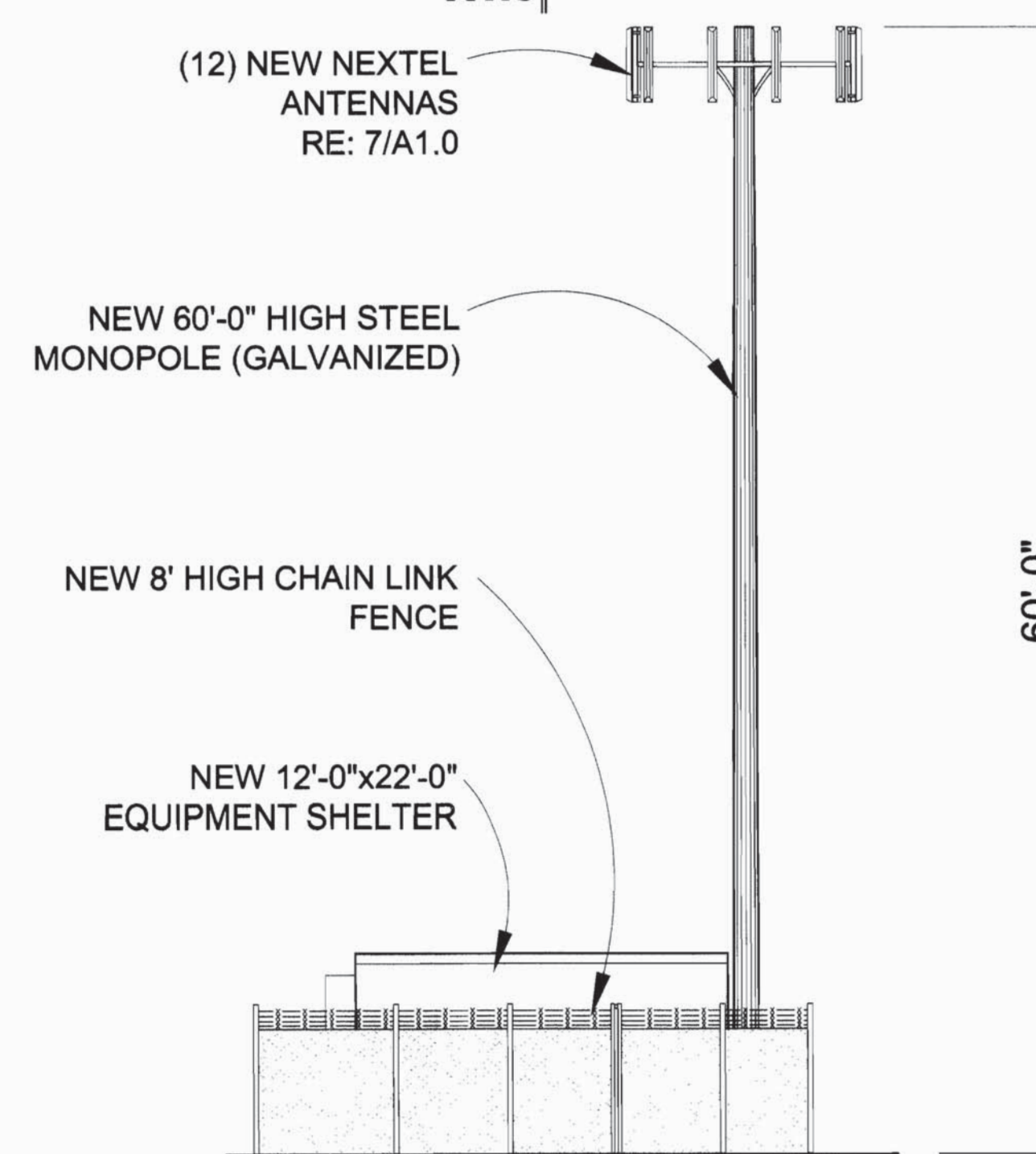
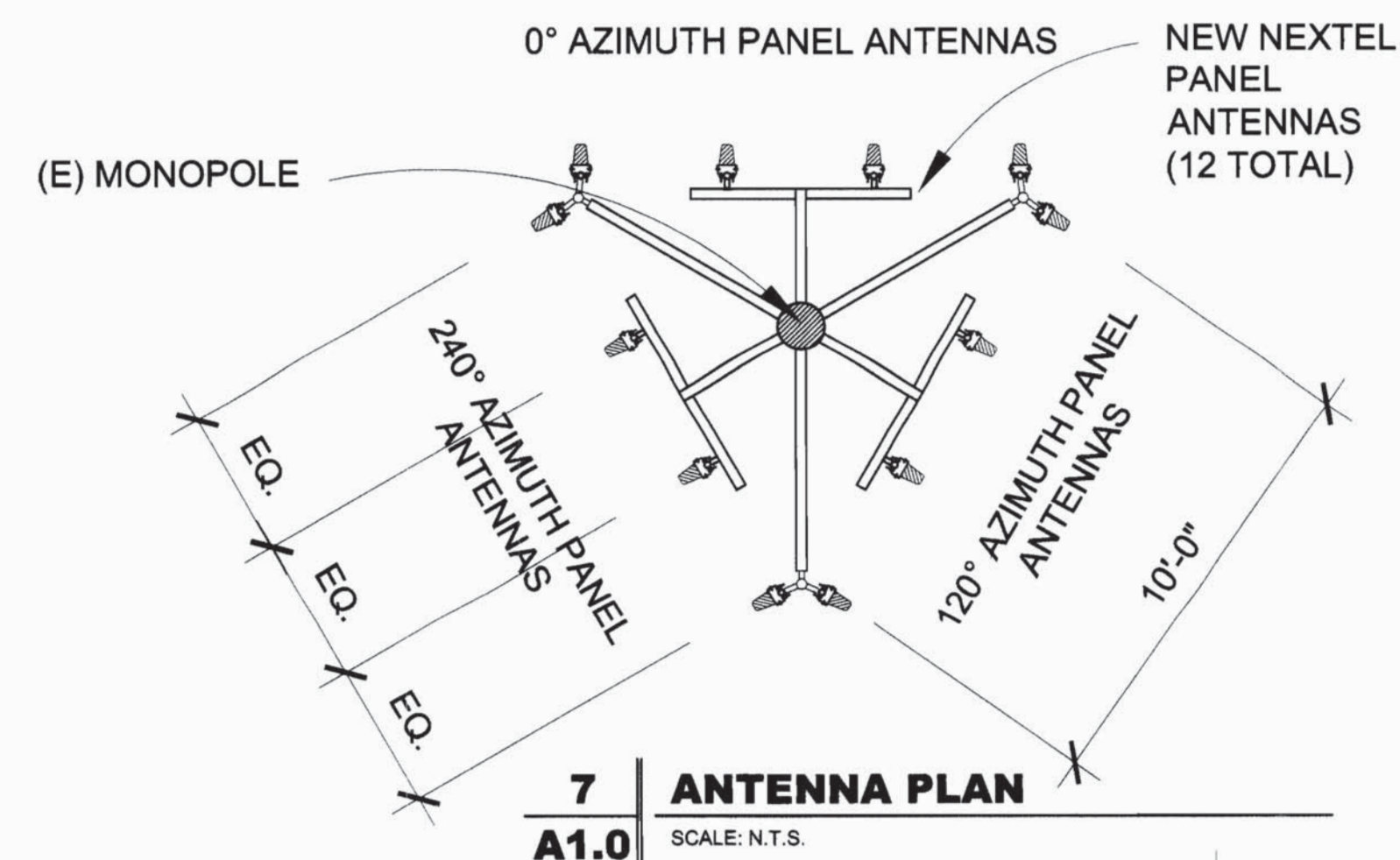
CHECKED BY TRB

AURORA EAST DEN-168B

ELLEN EQUIPMENT CO
18000 E. 22ND AVE
AURORA, CO 80011

SHEET TITLE
EAST ELEVATION
AND EQUIPMENT PLAN

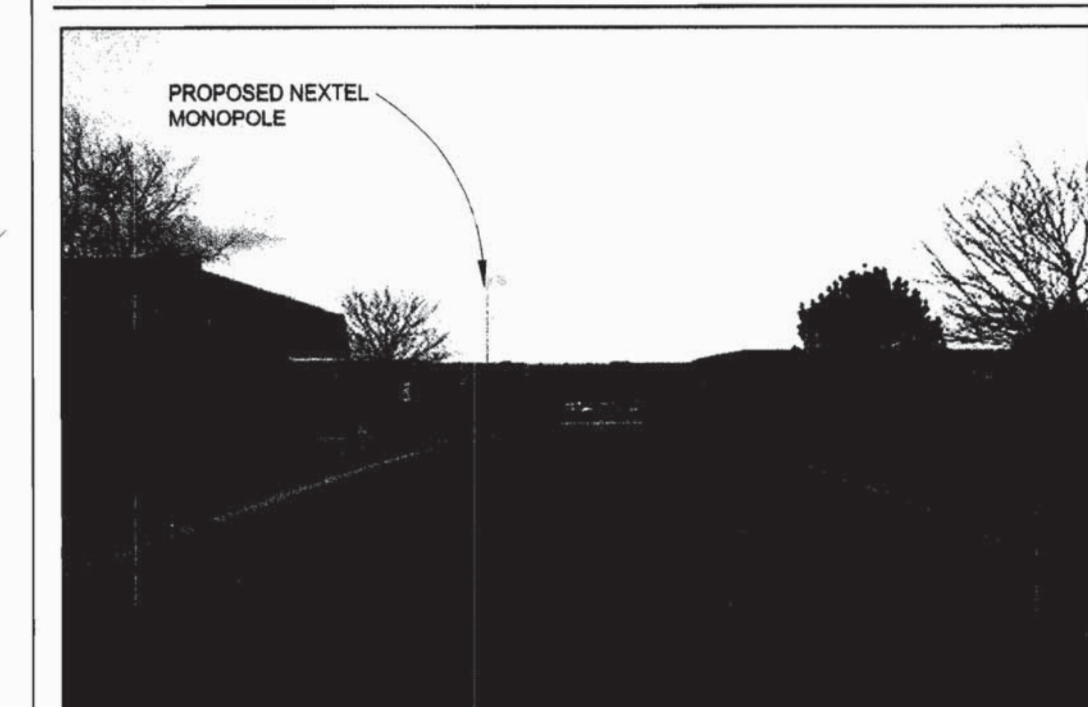
SHEET NUMBER 4 of 4



COLFAX & BUCKLEY

CO-0132 - ZONING

PHOTO SIMULATION



PROJECT DESCRIPTION

INSTALL NEW 60' MONOPOLE UNMANNED & CELLULAR EQUIPMENT SHELTER WITH (12) NEW PANEL ANTENNAS, (4) PER SECTOR (0°, 120°, 240° AZIMUTHS).

DATA

LOCATION: 18000 E. 22nd AURORA CO. 80011
JURISDICTION: AURORA ZONE DISTRICT: M-2
OCC. UNMANNED TELECOMMUNICATIONS REPLAY EQUIPMENT SHELTER

CONTACTS

LANDLORD:
ELLEN EQUIPMENT
18000 E. 22nd AVE.
AURORA, CO 80011
PHONE: (303) 364-1888
FAX: (303) 364-1071

ARCHITECT:
CHARLES STECKLY
CHARLES STECKLY ARCHITECTURE, INC.
9142 WEST KEN CARLY AVENUE
SUITE D-6
LITTLETON, COLORADO 80128-5252
PHONE: (303) 932-9974
FAX: (303) 932-9974
E-MAIL: csteckly@mts.net

NEXTEL REPRESENTATIVE:
JERRY CUNNINGHAM, CONSTRUCTION
NEXTEL COMMUNICATIONS, INC.
4643 SOUTH ULSTER STREET
SUITE #600
DENVER, COLORADO 80237
PHONE: (303) 714-8272
FAX: (303) 714-8271

NEXTEL REPRESENTATIVE:
SCOTT MCMILLAN, SITE ACQUISITION
JAMIE COMSTOCK, ZONING
NEXTEL COMMUNICATIONS, INC.
4643 SOUTH ULSTER STREET
SUITE #600
DENVER, COLORADO 80237
MOBILE: (303) 210-2064
BUS: (303) 714-8307
FAX: (303) 714-8321

CIVIL ENGINEER:
DAVID BRENT
BRENT ENGINEERING INC.
210 SAINT PAUL STREET
SUITE 205
DENVER, COLORADO 80208
PHONE: (303) 270-0082
FAX: (303) 270-0058
E-MAIL: dbrent@bwi.net

SIGNATURE BLOCK

OWNER'S CERTIFICATION
THE UNDERSIGNED, BEING THE LAWFUL OWNERS OF PROPERTY DESCRIBED ON THIS SITE PLAN, DO HEREBY CERTIFY THAT I ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID SITE PLAN.

SIGNED: _____ DATE: _____

(STATE OF) _____)
() ss
(COUNTY OF) _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, BY _____

WITNESS MY HAND OFFICIAL SEAL

NOTARY PUBLIC

ADDRESS

MY COMMISSION EXPIRES: _____

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____

CITY COUNCIL: _____ DATE: _____

ATTEST: _____ DATE: _____

CO - LOCATION STATEMENT

NO WIRELESS TELECOMMUNICATION EQUIPMENT OWNER, LESSEE OR EMPLOYEE THEREOF SHALL AGREE TO EXCLUDE OR ATTEMPT TO EXCLUDE ANY OTHER WIRELESS TELECOMMUNICATION PROVIDER FROM USING THE SAME STRUCTURE. WIRELESS TELECOMMUNICATION EQUIPMENT OWNERS, LESSEES OR EMPLOYEES THEREOF SHALL COOPERATE IN GOOD FAITH TO ACHIEVE CO-LOCATION OF WIRELESS TELECOMMUNICATION EQUIPMENT WITH OTHER WIRELESS TELECOMMUNICATION PROVIDERS.

VICINITY MAP

NOT TO SCALE

DIRECTIONS TO SITE: I-25 NORTH, I-225, NORTH, COLFAX EAST, TOWER RD. NORTH, E 22nd. WEST, THE SITE WILL BE ON THE LEFT SIDE OF THE ROAD AT ELLEN EQUIPMENT ON THE WEST SIDE OF THE BUILDING.

DRAWING INDEX

A1.0 ELEVATIONS / PLAN

CIVIL
BRENT ENGINEERING
(303) 270-0082

STRUCTURAL

MECHANICAL

ELECTRICAL

PLANNING
ARCHITECTURE
INTERIOR DESIGN

CSAi
9142 WEST KEN CARLY AVENUE
SUITE D-6
LITTLETON, COLORADO 80128-5252
(303) 932-9974
csteckly@mts.net

NEXTEL

NEXTEL Communications, Inc.
4643 South Ulster Street
Suite 500
Denver, Colorado 80237

PROJECT
COLFAX & BUCKLEY
18000 E. 22nd
AURORA, COLORADO 80011

CO 0132

PROJECT NO.
CO 0326

ISSUE DATE
21 MAR 00

REVISION DATE

SHEET TITLE
ELEVATIONS / PLAN

SHEET NUMBER
A1.0
ONE OF TWO

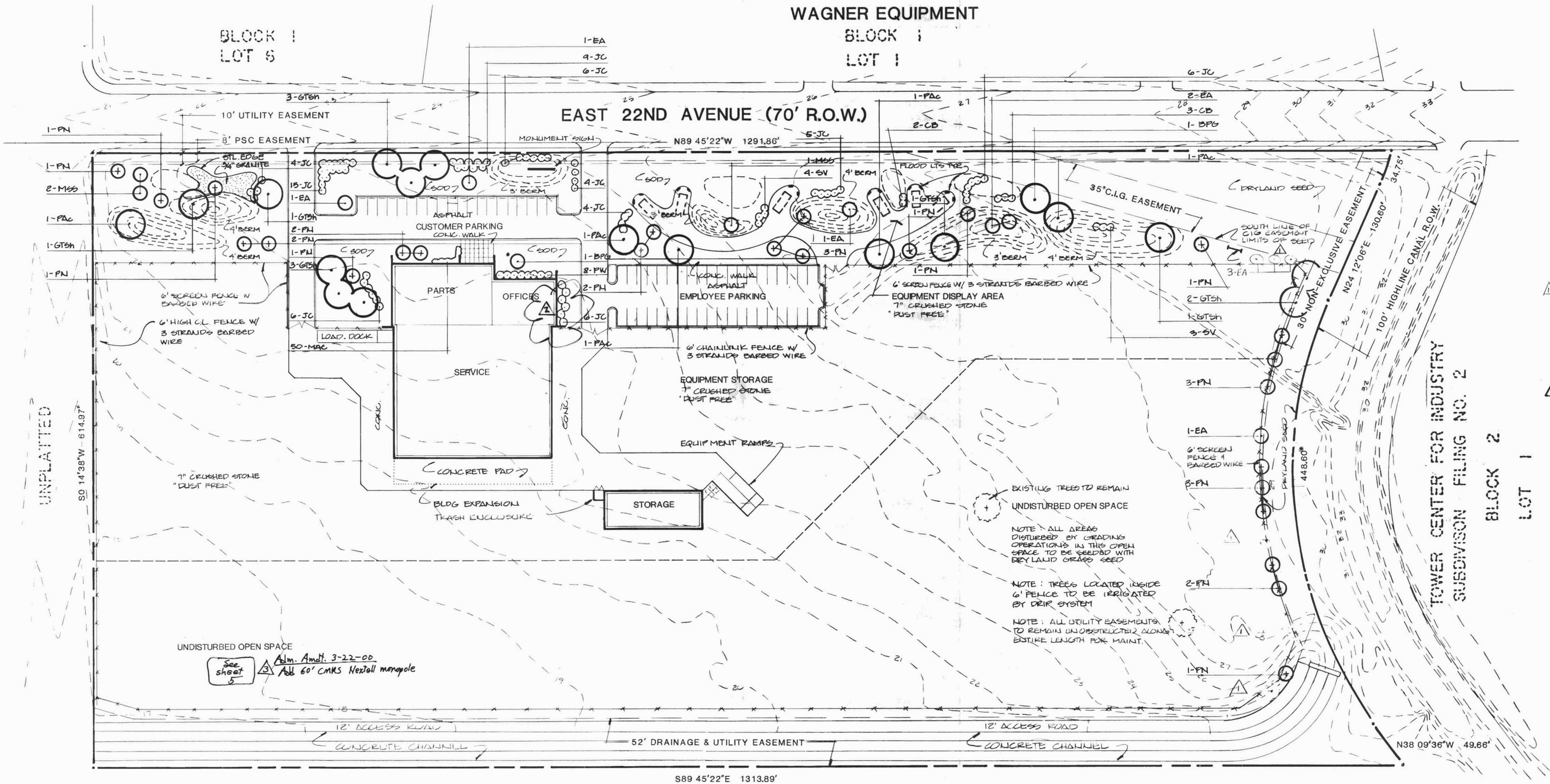
Nextel CMRS at Case Power & Equipment sheet 5 1984-6066-9

CASE POWER & EQUIPMENT PLANNED BUILDING GROUP

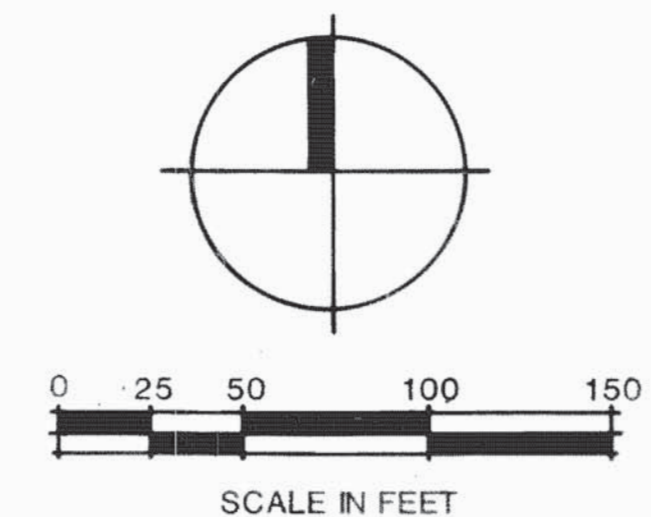
TOWER CENTER FOR INDUSTRY
SUBDIVISION FILING NO. 3

WAGNER EQUIPMENT

BLOCK 1
LOT 1



ASSOCIATED GROCERS OF COLORADO SUBDIVISION FILING NO 2
BLOCK 1 LOT 1



Brotherton
and Associates

4 West Dry Creek Circle • Aurora, CO 80012
303.798.0842

REVISIONS

NO. & DATE	DESCRIPTION
#1 AUG 5/84	PPS REVISED
#2 AUG 10	
11-16-88	ADM. AMENDMENT RELOCATE THREE RUSSIAN OLIVE TREE & PLANTING IN ACCORDANCE WITH ORIGINAL PLAN DATED JULY 11, 1986. TREE TRUNKS OUTSIDE C.I.G. EASEMENT.
7-22-97	ADM. AMDT. FOR MONOPOLY. SEE NEW SHEET 3 AND 4 OF SITE PLAN.

case

POWER & EQUIPMENT

AURORA, COLORADO

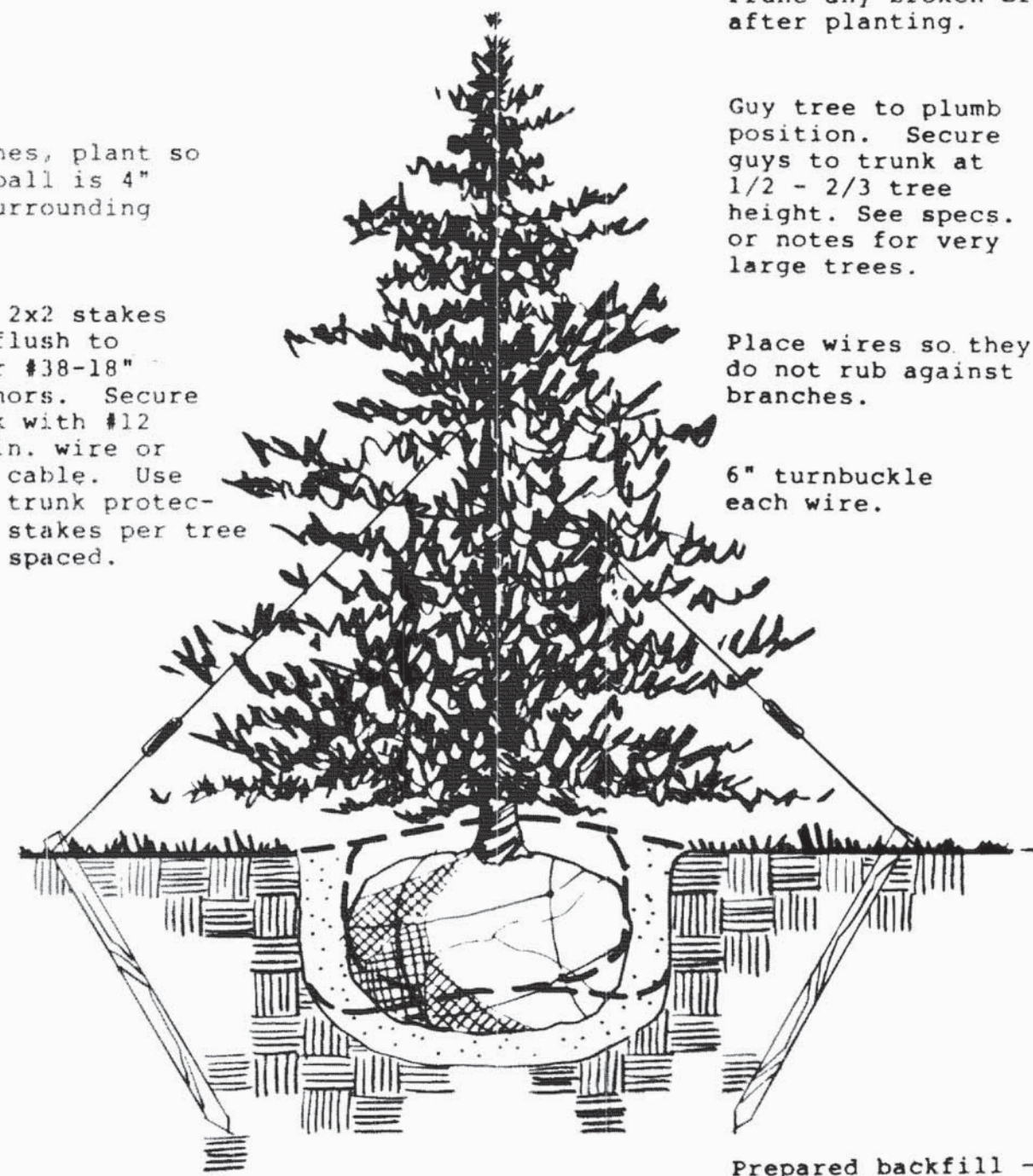
LANDSCAPE PLAN

PROJECT
A-8414
DATE
11 JULY 84
DRAWN
KJK
CHECKED

L1

With pines, plant so top of ball is 4" above surrounding grade.

Use 24" 2x2 stakes driven flush to grade or #38-18" Uni-Anchors. Secure to trunk with #12 gauge min. wire or braided cable. Use hose as trunk protector. 3 stakes per tree equally spaced.



Dig pit 6" wider than ball on both sides, keep vertical sides. In heavy clay--rocky soils, widen pit 50% and dig no deeper than depth of ball.

Prune any broken branches after planting.

Guy tree to plumb position. Secure guys to trunk at 1/2 - 2/3 tree height. See specs. or notes for very large trees.

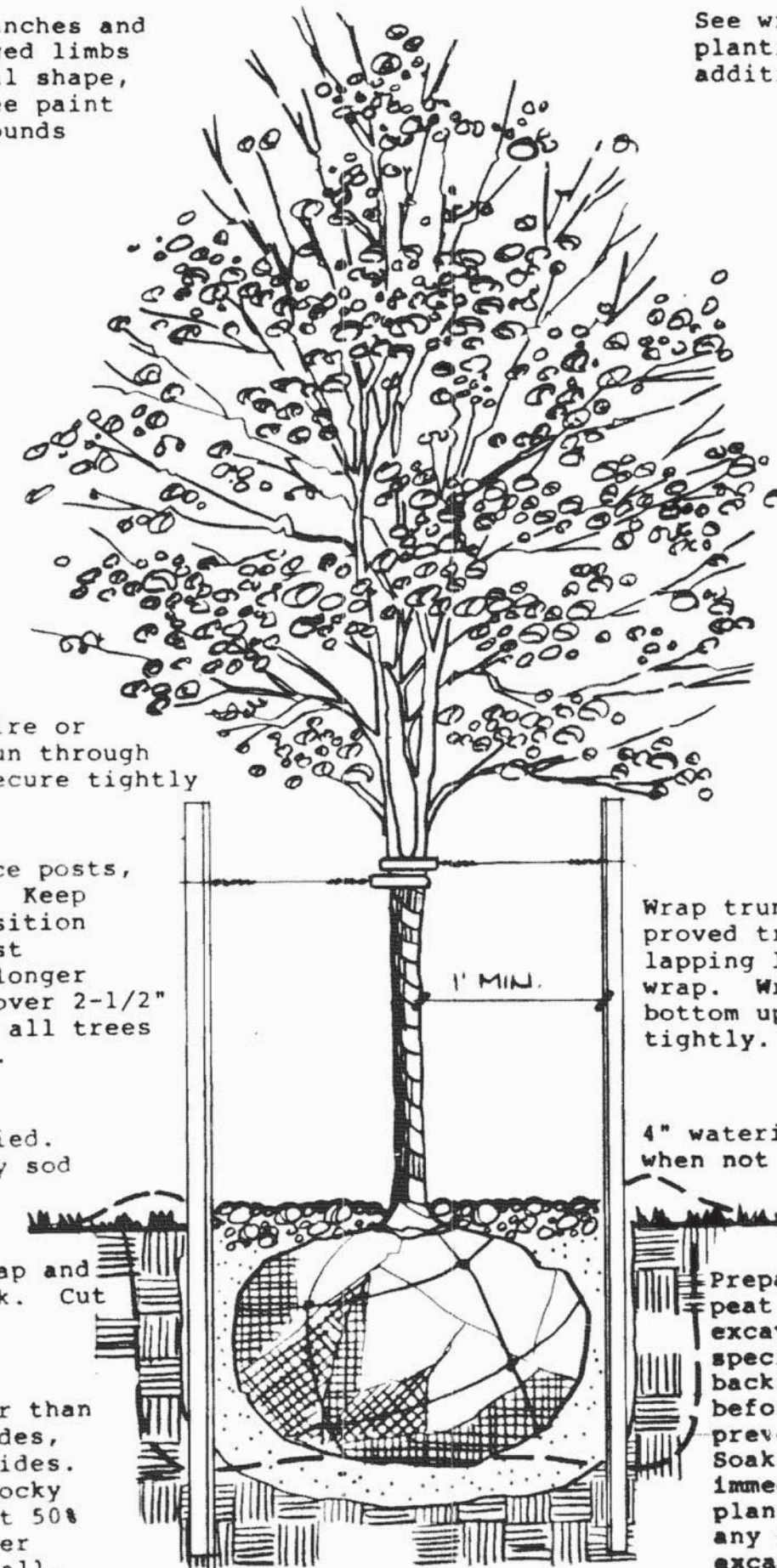
Place wires so they do not rub against branches.

6" turnbuckle each wire.

Prepared backfill - 1/3 peat with 2/3 pit excavation or other specified soil. Tamp backfill under ball before placing to prevent settling. Soak backfill immediately after planting. Remove any debris from pit excavation backfill.

EVERGREEN TREE PLANTING

Prune 1/4 of branches and remove all damaged limbs retaining natural shape, use approved tree paint on all branch wounds over 3/4" dia.



Use #12 gauge wire or braided cable run through rubber hose. Secure tightly to posts.

2 steel "T" fence posts, min. length 5'. Keep plumb, avoid position that rubs against branches. Use longer posts on trees over 2-1/2" caliper. Stake all trees over 1-1/2" cal.

Mulch if specified. When sodded, lay sod to edge of pit.

Loosen any burlap and twine from trunk. Cut twine loose.

Dig pit 6" wider than ball on both sides. Keep vertical sides. In heavy clay-rocky soils, widen pit 50% and dig no deeper than depth of ball.

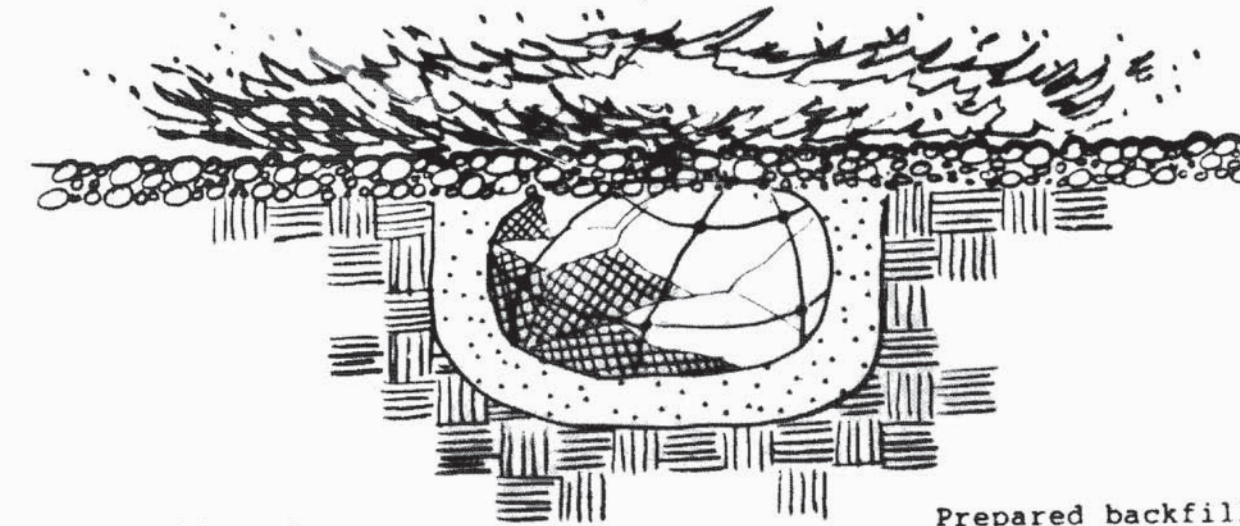
See written specs. or planting notes for any additional details.

DECIDUOUS TREE PLANTING

When container plants remove plant from fiber, metal, plastic, paper, etc., container immediately before planting.

Stagger plant placement on slopes in diamond pattern where possible.

Loosen any burlap and twine from trunk. Cut twine loose.



Dig pit 6" wider than ball on both sides. Keep sides vertical.

See written specs. or planting notes for any additional details.

EVERGREEN SHRUB PLANTING

Prune any broken branches after planting.

Use center of plant spread for plant spacing measurements.

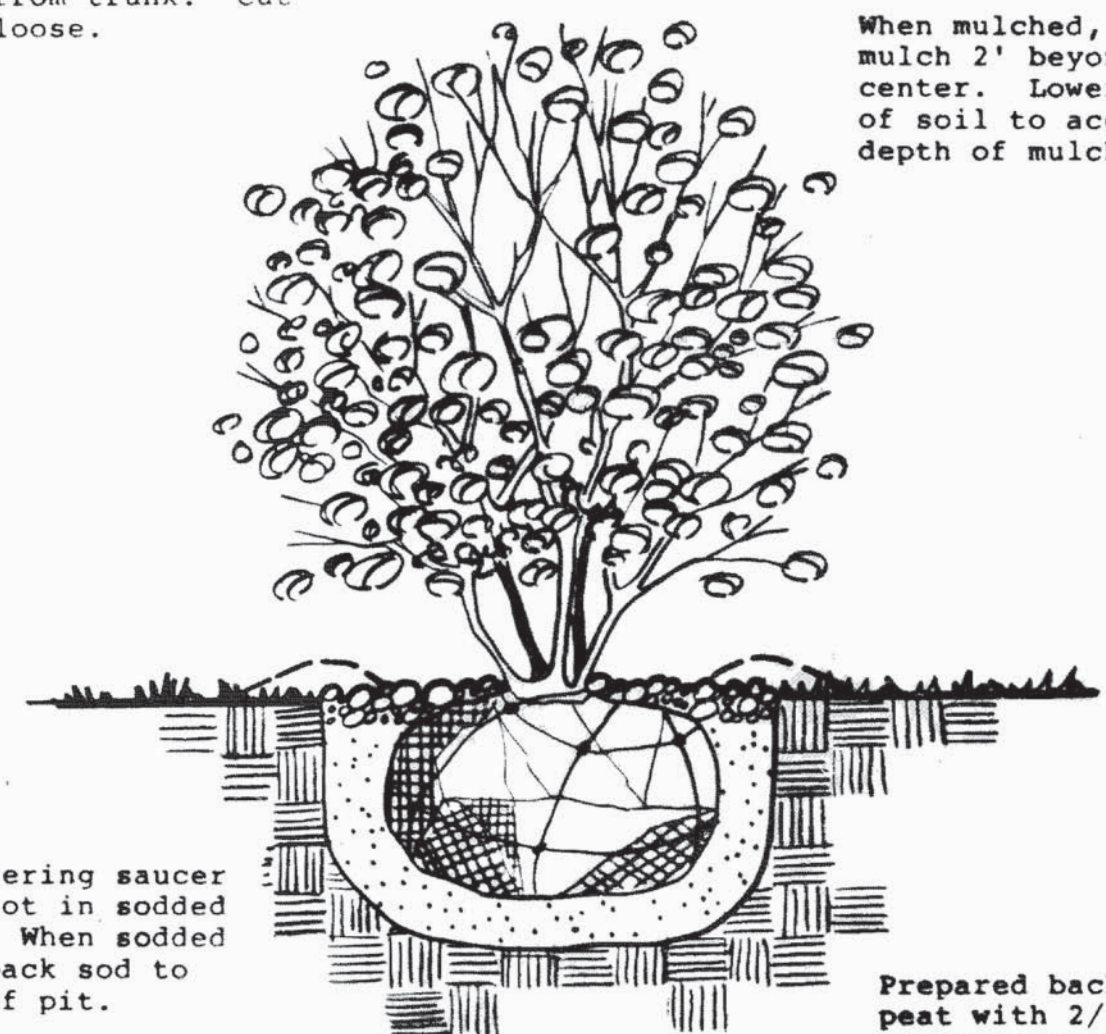
On slopes set plant perpendicular to slope. Where level, set plumb.

Provide space under branches when mulching is specified so plant has natural repose. Do not cover any branches with mulch or backfill.

Prepared backfill - 1/3 peat with 2/3 pit excavation or other specified soil. Tamp backfill under ball before placing to prevent settling. Soak backfill immediately after planting. Remove any debris from pit excavation backfill.

When container plants remove plant from fiber, metal, plastic, paper, etc., container immediately before planting.

Loosen any burlap and twine from trunk. Cut twine loose.



4" watering saucer when not in sodded area. When sodded hold back sod to edge of pit.

Dig pit 6" wider than ball on both sides. Keep sides vertical.

See written specs. or planting notes for any additional details.

DECIDUOUS SHRUB PLANTING

PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE & PLANTING METHOD	REMARKS
GTSH 1/2	Gleditsia tricanthos inermis 'Shademaster'	Shademaster Honeylocust	2 to 2-1/2" cal., B & B	5' trunk ht., full crown
PAC 5	Populus acuminata	Lanceleaf Cottonwood	2-1/2" cal., B & B	5' trunk ht., full crown
ORNAMENTAL TREES				
BPG 2	Betula pendula gracilis	Cutleaf Weeping Birch	2 to 2-1/2" cal., B & B	Clump form
EA 9	Eleagnus angustifolia	Russian Olive	2 to 2-1/2" cal., B & B	3' trunk ht., tree form
MSS 3	Malus 'Spring Snow'	Spring Snow Crab	2 to 2-1/2" cal., B & B	3' trunk ht., tree form
EVERGREEN TREES				
PN 20	Pinus nigra	Austrian Pine	2-1/2" cal., B & B	5' trunk ht., full crown
DECIDUOUS SHRUBS				
CB 5	Cornus Baileyi	Bailey Dogwood	3-4' ht., 5 gal., 4 canes minimum	
SV 7	Spiraea x Van Houttei	Van Houtte Spirea	3-4' ht., 5 gal., 5 canes minimum	
EVERGREEN SHRUBS				
JC 65	Juniperus chinensis pfitzeriana 'Glaucia'	Blue Pfitzer Juniper	24-30" spd., 5 gal.	
BROADLEAFS				
MAC 50	Mahonia aquifolium compacta	Oregon Grape, Compact	5 gal.	
PW 8	Pyracantha coccinea 'Wyatti'	Wyatti Pyracantha	5 gal.	

LANDSCAPE NOTES

- Landscape installation shall be completed prior to issuance of Certificate of Occupancy.
- All areas to be planted with sod shall receive 3-4 cubic yards of sheep and peat per 1,000 sq. feet. Area shall be rototilled to a depth of 6-8". Existing soil is brown sandy clay.
- All landscaped areas shall be watered with an automatic irrigation system, zoned for shrub sprays in shrub and groundcover areas, and drip along Highline Canal; No irrigation lines to cross C.I.G. easement. Area North of this easement to be non-irrigated dryland grass on South side of easement.
- All sidewalks to be concrete and driveways and parking lots to be asphaltic concrete.
- All shrubs and trees shall be mulched with 3/4" diameter crushed granite to a depth of 4" minimum over Typar Fabric and contained by 1/8" to 4" steel edging.
- All sod shall be a blend such as produced by Green Valley Turf Co., or equal.
 - 40% Pennfene Perennial Ryegrass
 - 40% Kentucky Bluegrass (improved varieties)
 - 20% Dawson's Chewing Fescue
- All berms shall have a maximum side slope of 4:1. Heights shown on plan.
- Lighting to be pole and/or building mounted fixtures with underground power source, downcast.
- Developer to comply with current regulations and permit requirements for fugitive dust control.
- "The developer, his successors and assign, including the homeowner's association, shall be responsible for installation, maintenance, and replacement of all fire lane signs as required by the City of Aurora. Such signs shall conform to Section 16-29 of the Aurora City Code."

Brotherton and Associates
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REVISIONS

NO.	DATE	REVISION
#1	11/10/84	REVISED
#2	11/10/84	

case
POWER & EQUIPMENT

AURORA, COLORADO

LANDSCAPE PLAN

DATE: 11 JULY '84
DRAWN: EJE
CHECKED:

L2

CASE POWER & EQUIPMENT

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