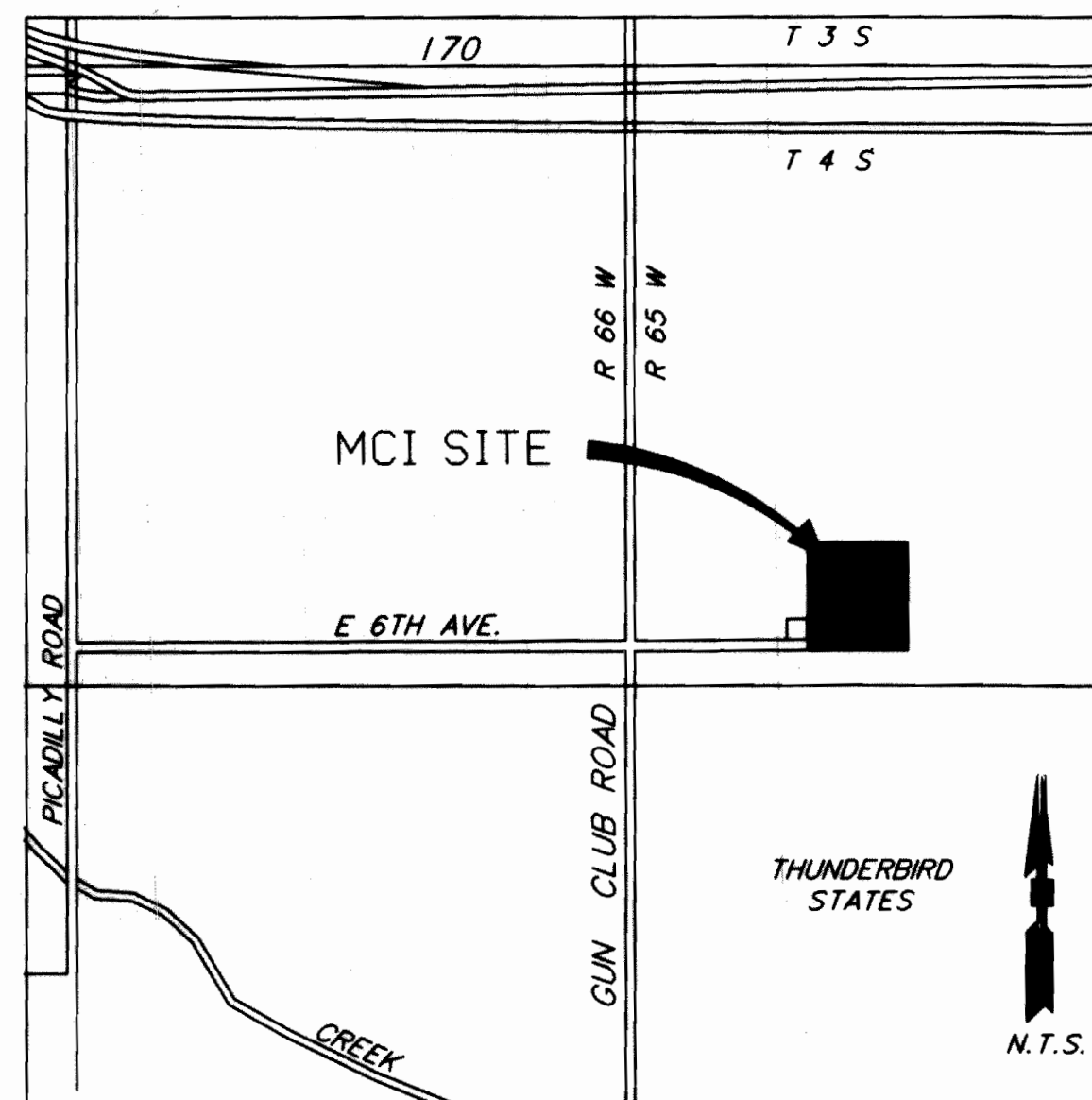


# MCI DENVER/AURORA JUNCTION SITE PLAN

## Vicinity Map



## Owners' Signatures

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 thereof MCI Telecommunications Corporation has caused these presents to be executed this 24th day of January AD 1996.

By: [Signature] CORPORATE SEAL

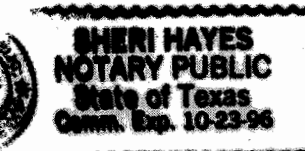
NOTARIAL: Texas State of Colorado County of Dallas JSS

The foregoing instrument was acknowledged before me this 24th day of January AD 1996 by [Signature]

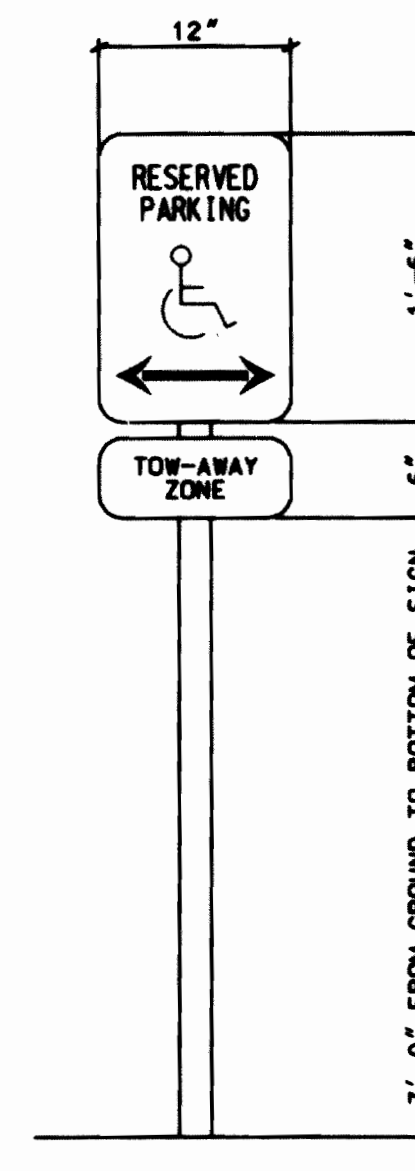
Witness my hand and official seal

My commission expires 2-23-96 Notary/buasn. address: 2401 N. Glenview Richardson, TX 75082

NOTARY SEAL



## Typical Sign Detail for Handicapped Off-Street Parking Spaces



## Legal Description

A parcel of land located in the southwest one-quarter of Section 6, Township 4 South, Range 65 West of the Sixth Principal Meridian, County of Arapahoe, State of Colorado, being more particularly described as follows:

Commencing at the south one-quarter corner of said Section 6; thence along the line of said southwest quarter N00°28'52"E, 70.00 feet to the northerly right-of-way line of 6th Avenue (Book 4944, page 257) and the true point of beginning; thence along said northerly right-of-way line S89°56'48"W, 734.00 feet; thence leaving said northerly right-of-way line N00°28'52"E, 663.65 feet; thence N89°56'48"E, 734.00 feet to the east line of said southwest quarter; thence along said east line S00°28'52"W, 663.65 feet to the true point of beginning.

Said parcel contains 11.182 acres (487,098 square feet) more or less.

## Data

Land area with property lines (487,098 SF)	11.182 acres
Gross floor area (41-16 City Code)	59,327 Gross SF
• Existing Maintenance Bldg.	3,685 G.S.F.
• Existing Building	26,338 G.S.F.
• New Building Expansion	29,303 G.S.F.
	59,327 G.S.F.
Number of buildings	2 ea.
Total building coverage	12.2%
Tower Area	0.3% and 1729 sq. ft.
Hard-surface area	16.0% and 78,000 sq. ft.
Gravel area	9.6% and 46,542 sq. ft.
Future area devoted to landscaping within site (41-16 City Code) (includes all irrigated landscape areas, dryland grass area within setbacks, detention pond and west perimeter of site)	34.1% and 166,000 sq. ft.
Remaining dryland grass area (possible future expansion area)	27.8% and 135,500 sq. ft.
Present zoning classification	A-1
Proposed zoning	P-D-Off./Ind.
Permitted maximum sign area	295 sq. ft.
Maximum sign area proposed	216 sq. ft.
Type of sign	Building-mounted wall sign
Number of stories	1
Maximum height of buildings	22'-6"
Loading spaces provided	1
Parking spaces provided	74 0% compact
Parking spaces required	67
• 1 spaces/1.5 employees at 65 employees = 43	
• plus 1 space/300 sq. ft. office space at 7230 s.f. = 24	
• Total = 67	
Handicap spaces required	3 provided 3

## City Approvals

CITY OF AURORA APPROVALS:

City Attorney: [Signature] Date: 2-6-96  
Planning Director: [Signature] Date: 2-27-96  
Planning Commission: [Signature] Date: 12-13-96  
City Council: [Signature] Date: 3-1-96  
Attest: [Signature] Date: 3-6-96

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: \_\_\_\_\_

## Site Plan Notes

- The developer, his successors and assigns, 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".
- 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 agency prior to the issuance of building permits.
- All building address numbers shall comply with Sections 34-122 and 34-129 of the Aurora City Code.
- Notwithstanding any surface improvements, landscaping, planting or changes shown in this site plan, 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, or other shall interfere with the operation of the utility lines placed within the easement. By submitting this site plan 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 vice versa.
- 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.
- The applicant has the obligation to comply with all applicable requirements of the Americans with Disabilities Act. The "accessible route of travel" shall connect the exterior openable doors and exits within 6' of grade with the accessible parking spaces and the public way. 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 and shall be painted with white stripes. The "accessible route of travel" must comply with U.S.C. Chapter 31, Appendix 31 and A.N.S.I. 117.1
- At the time of Phase 1 improvements and building addition, all existing and proposed roof-top mechanical units will be painted to match the exterior of the building.
- All exterior building lighting will be non-glare and downcast in nature.
- An additional thirty feet of right-of-way will be reserved for Sixth Avenue until such time as the final cross section, classification and location of Sixth Avenue are determined.
- All fire lanes will be maintained by the owner.
- Parking will be provided to meet the needs of the maximum number of employees on a given shift.

## PHASING:

### Phase 1

- Expand the existing facility and parking lot.
- Install security chain link fencing to enclose the property as shown where it does not already exist.
- Install the paved (asphalt) fire lane to enclose the facilities. Where the fire lane exists in the paved parking lot, the existing standard asphalt paving will remain.
- Expand the existing storm drainage detention pond.
- Complete the new double access drive to the facility, one side will be 30 feet in width to comply with City of Aurora design specifications.
- Install the underground water storage tanks with single standard fire hydrant assembly for fire protection purposes.
- Install angular gravel yard areas to the north and the east inside the paved fire lane. The purpose of these areas will be for future expansion of the facility to the north. In addition, this area is to allow access for maintenance and installation of fuel oil tanks, water storage tanks, electrical power transformers, generators, antennae and grounding systems. No landscaping will be placed in these areas.
- Paint the existing and proposed roof top mechanical units to match the exterior of the building at the time of Phase 1 improvements and building addition.

### Phase 2

Subject to the terms of the Annexation Agreement, the following Phase 2 improvements will be completed:

- At the time of availability of water service to the site from the City of Aurora, install the landscaping and irrigation system as defined on the Landscape Plan and also move the security fence behind the landscaped areas where feasible along Sixth Avenue.
- At the time of availability of water service to the site from the City of Aurora, install fire hydrants as required by the City of Aurora Life Safety Division.
- At the time of installation of the collector street to the east of the site, provide access from the northeast corner of the fire lane to the collector street through an appropriate security gate with "knock box" equipment.
- At the time of installation of the collector street to the east and the availability of water service to the site, the fire lane on the east will be removed and replaced with a hammer head turn around at the southeast corner of the building in the east end of the parking lot. Landscaping will be placed in the vacated fire lane area and the security fence will be moved behind the landscaped area where appropriate and possible.
- Screen all fresh receptacles and outdoor storage areas at the time of landscape installation.
- At the time of the completion of the required public improvements for Sixth Avenue along the south side of the property and based upon the adopted configuration and classification, the appropriate sidewalk easements, to provide an accessible route of travel to the facility, will be defined and installed.

### Notes

- If subsequent to the filing of the Final Plat, the City of Aurora shall determine it is appropriate to construct a street along the easterly boundary of the property. Annexor shall, in good faith, attempt to obtain any necessary additional right-of-way from adjacent property owners, and in any case shall participate pro rata in one-half of the dedication, cost of acquisition, design, and improvement of such street to City standards. This will be a commitment, since inadequate right-of-way is available on the subject property due to the location of existing structures and necessary security requirements. To ensure this, the owner will show a proposed dedicated area on the site plan. However, no dedication will be made by the plat until the actual alignment is determined in the future. The owner further commits to administratively amend the site plan should it be required at the time of future collector street right-of-way determination.
- The owner will fund 25% of the cost of a future traffic signal at the future Sixth Avenue and collector street intersection if and when signalization is warranted, as long as the intersection directly abuts the subject property.
- As part of Phase 1 improvements, the existing and new building construction will be fire sprinkler protected utilizing the underground water storage tanks.

## AMENDMENTS:

EDAW, INC.  
511 16TH STREET  
SUITE 510  
DENVER, CO. 80202

SP-1



ADM. AMDT. 5-7-96

- ADD BUILDING DRAINAGE BASED ON APPROVED ENGINEERING DRAWINGS.  
EXTEND 4" CONCRETE SIDEWALK ADJACENT TO EXISTING BUILDING (EAST END)

ADM. AMDT 12-18-97

- Install .75M dish antenna on roof.

The present and future owners of this CMRS communication site will be responsible for correcting any interference problems encountered within the City communications system due to the operation of this CMRS site. A 24 hour telephone number must be provided to the City for the engineer responsible for maintaining this site.

1995-6052-5 ADMIN AMDT 08-31-01

- Allow an 8' x 55' equipment trailer to be parked on site, where shown on the site and landscape plans. Wheels shall remain on the trailer.

CONDITION OF 08-31-01 ADMIN. AMDT. APPROVAL:

- The equipment truck is a temporary fixture and shall be subject to removal upon 30 day notice by the Planning Director after September 1, 2002.

# MCI DENVER/AURORA JUNCTION SITE PLAN

GUN CLUB FARMS, LTD.  
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INDUSTRIAL  
(0/1)ND  
UNPLATTED

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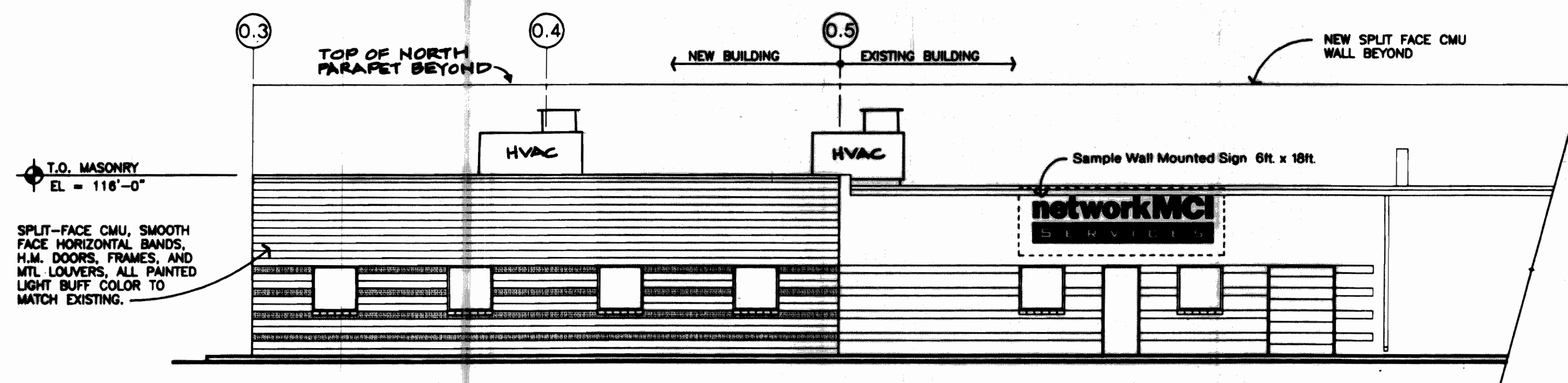
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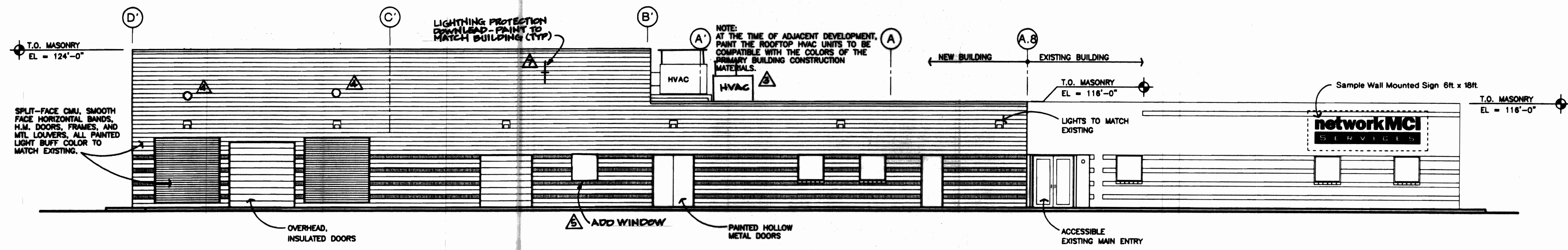




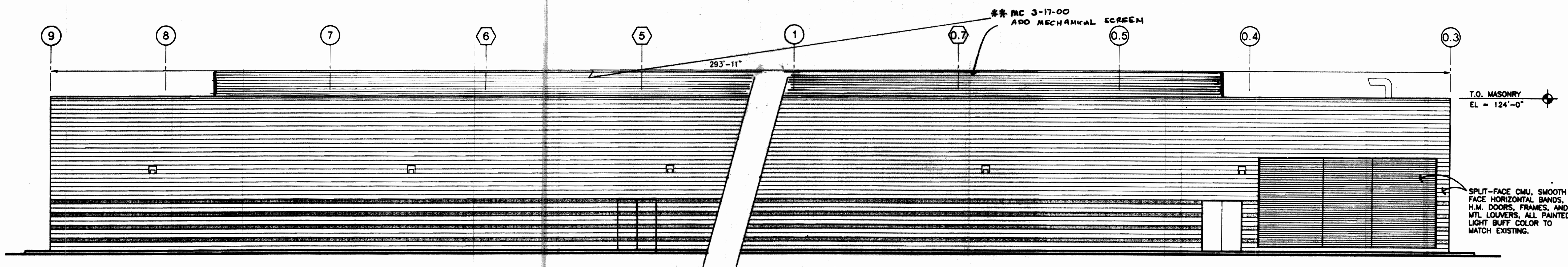
**SOUTH ELEVATION**  
1/8" = 1'-0"

ADM. AMDT. 4-3-96

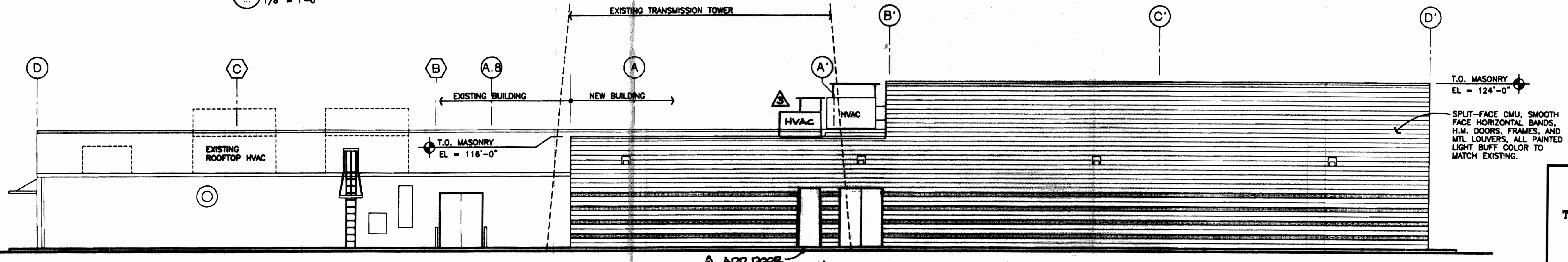
- ▲ ADDITION OF HVAC ROOFTOP UNIT ADJACENT TO ORIGINAL PROPOSAL.
- ▲ DELETE EXHAUST PIPES - REPLACE WITH WALL MOUNT MUFFLERS.
- ▲ ADD WINDOW ON WEST ELEVATION.
- ▲ ADD SINGLE DOOR ON EAST ELEVATION PAINTED TO MATCH.
- ▲ LIGHTNING PROTECTION DOWNLEAD PAINTED TO MATCH BUILDING.



**WEST ELEVATION**  
1/8" = 1'-0"



**NORTH ELEVATION**  
1/8" = 1'-0"



**EAST ELEVATION**  
1/8" = 1'-0"

**SWANSON RINK**  
Consulting Engineers  
1801 CALIFORNIA STREET, SUITE 3000  
DENVER, COLORADO 80202  
(303) 282-0721 (303) 282-8418 FAX

**MCI TELECOMMUNICATIONS CORPORATION**  
MCI DENVER/AURORA JUNCTION - AURORA, COLORADO  
**ARCHITECTURAL - ELEVATIONS**

**THE CROSBY GROUP**  
© copyright The Crosby Group Inc.

The Crosby Group Inc.  
Architecture and Interior Design  
7400 E. Orchard Road, Suite 170  
Englewood, Colorado 80111 (303) 786-7477

Drawn: WBG  
Checked: BJ  
Date: 11/14/86  
Drawing No: **AE-1**



ADM. AMDT. 5-7-96

- △ ADD BUILDING DRAINAGE BASED ON APPROVED ENGINEERING DRAWINGS.  
△ EXTEND 4' CONCRETE SIDEWALK ADJACENT TO EXISTING BUILDING (EAST END)

1995-6052-5 ADMIN AMDT 08-31-01

- △ Allow an 8' x 55' equipment trailer to be parked on site, where shown on the site and landscape plans. Wheels shall remain on the trailer.

CONDITION OF 08-31-01 ADMIN. AMDT. APPROVAL:

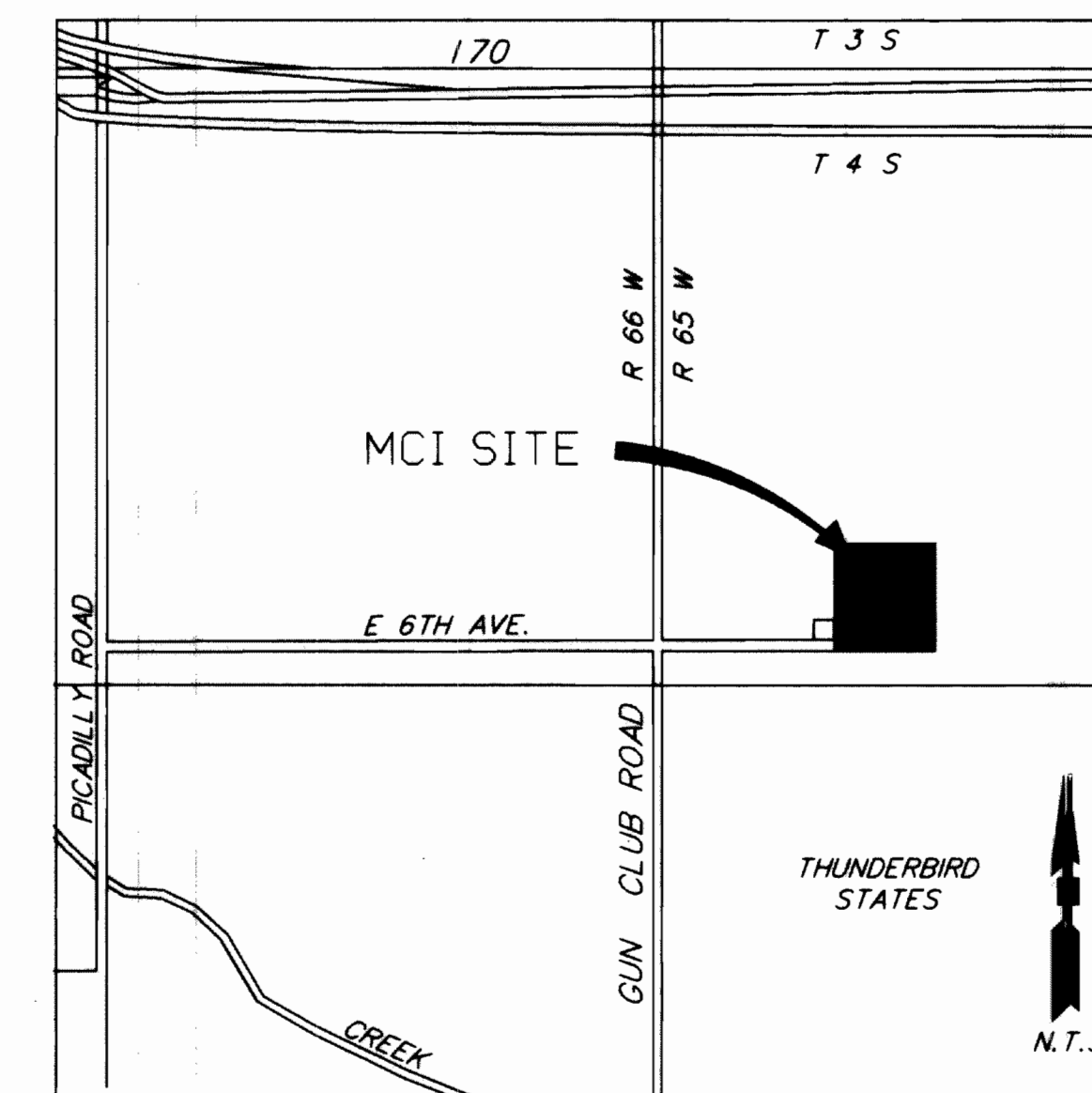
- The equipment truck is a temporary fixture and shall be subject to removal upon 30 day notice by the Planning Director after September 1, 2002.

△ Admin. Amdt. 07-31-06

- Revise Landscaping within "Limit of Revision Line".

# MCI DENVER/AURORA JUNCTION LANDSCAPE PLAN

## Vicinity Map



## Legal Description

A parcel of land located in the southwest one-quarter of Section 6, Township 4 South, Range 65 West of the Sixth Principal Meridian, County of Arapahoe, State of Colorado, being more particularly described as follows:

Commencing at the south one-quarter corner of said Section 6; thence along the east line of said southwest quarter N00°28'52"E, 70.00 feet to the northerly right-of-way line of 6th Avenue (Book 4944, page 257) and the true point of beginning; thence along said northerly right-of-way line N00°28'52"E, 663.65 feet; thence N89°56'48"E, 734.00 feet to the east line of said southwest quarter; thence along said east line S00°28'52"W, 663.65 feet to the true point of beginning.

Said parcel contains 11.182 acres (487,098 square feet) more or less.

## Landscape Notes

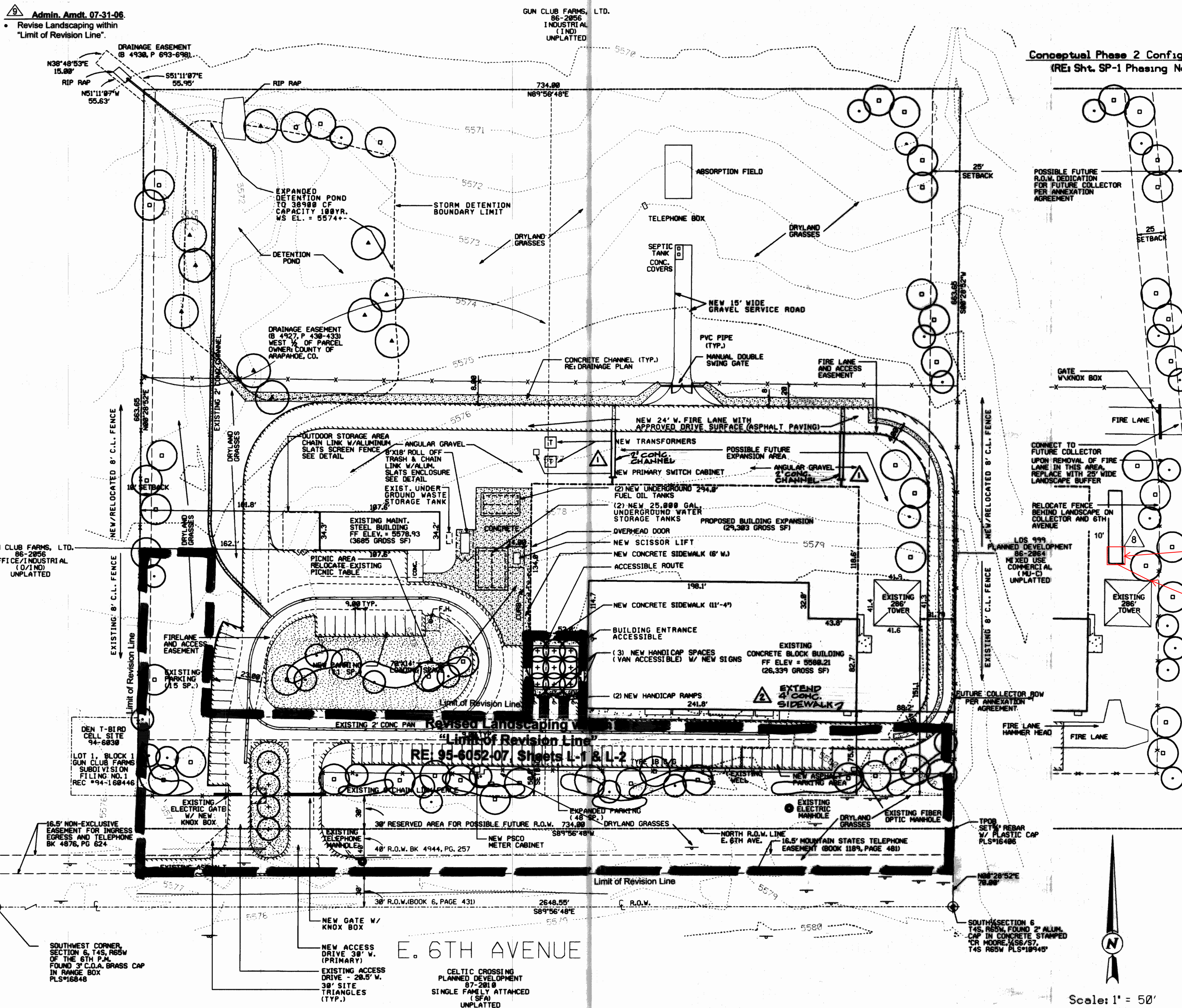
- Landscape improvements will be installed in two phases.  
Phase 1  
(1) Install perimeter security chain link fence to enclose the entire property where it does not already exist.  
(2) Expand the existing storm drainage detention pond and hydroseed disturbed areas of it.  
(3) Replace gravel to match existing in the gravel yard areas to the north and east of the building inside the paved fire lane.  
Phase 2  
(1) At the time of availability of water service to the site from the City of Aurora, install the landscaping and irrigation system as defined in the landscape plan and outdoor storage area screen fencing at the site.  
(2) Upon removal of fire lane in this area, replace with 25' wide landscape buffer.  
(3) At the time of installation of the collector street to the east and the availability of water service to the site, the fire lane on the east will be removed and replaced with a hammer head turn around at the southeast corner of the building in the east parking lot. Landscaping will be placed in the vacated fire lane area and the security fence will be moved behind the landscape area where appropriate and possible.  
(4) At the time of installation of the collector street to the east and the availability of water service to the site, the fire lane on the east will be removed and replaced with a hammer head turn around at the southeast corner of the building in the east parking lot. Landscaping will be placed in the vacated fire lane area and the security fence will be moved behind the landscape area where appropriate and possible.
- Watering of the landscape area will include the installation of an automatic drip irrigation system for the plant materials. An automatic temporary system of large radius, low precipitation sprinkler heads will be utilized for the dryland grasses for approximately three years, or until established.
- All utility easements shall remain unobstructed and fully accessible along their entire length for maintenance equipment.

## Plant Legend

- Deciduous Trees  
2 1/2" caliper  
Burr Oak, Hackberry, Green Ash
- Evergreen Trees  
6'-8' Ht. + B&B  
Ponderosa or Austrian Pine
- Ornamental Deciduous Trees  
2" caliper  
Hawthorn or Crabapple
- Deciduous Detention Pond Trees  
2" caliper  
Lanceleaf Cottonwood
- Deciduous Shrubs  
5 gallon @ 5' o.c.  
Chokeberry, Mountain Mahogany, Alpine Currant  
Gambel Oak, Potentilla
- Dryland Grasses  
Hydroseed disturbed areas only  
Crested Wheat Grass, Blue Grama, Side Oats Grama,  
Indian Rice Grass, Little Bluestem
- Low, Seeded  
Buffalo Grass

## Legend

- FOUND #5 REBAR WITH PLASTIC CAP LS #10945
- FOUND SPIKE
- MANHOLE
- TELEPHONE LINE MARKER
- CONCRETE
- ASPHALT
- DIRT/GRAVEL ROAD
- TRANSFORMER
- UTILITY PEDESTAL
- FENCE



Scale: 1" = 50'  
Contour Interval: 1'

SWANSON RINK  
Consulting Engineers  
1801 CALIFORNIA STREET SUITE 3600  
DENVER, COLORADO 80202  
(303) 292-6721 (303) 292-6419 FAX

MCI TELECOMMUNICATIONS CORPORATION  
MCI DENVER/AURORA JUNCTION - AURORA, COLORADO

LANDSCAPE PLAN

Drawn: ML

Checked: SB

Date: 10/11/95

Drawing No.

LP-1

EDAW, INC.  
511 16TH STREET  
SUITE 510  
DENVER, CO. 80202

ADM. AMDT. 5-7-96

ADMIN AMDT  
8-31-01

Admin. Amdt. 07-31-06

MCI DENVER/AURORA JUNCTION

95-6052-1 L/3



# MCI - VERIZON

## LANDSCAPE PLANS

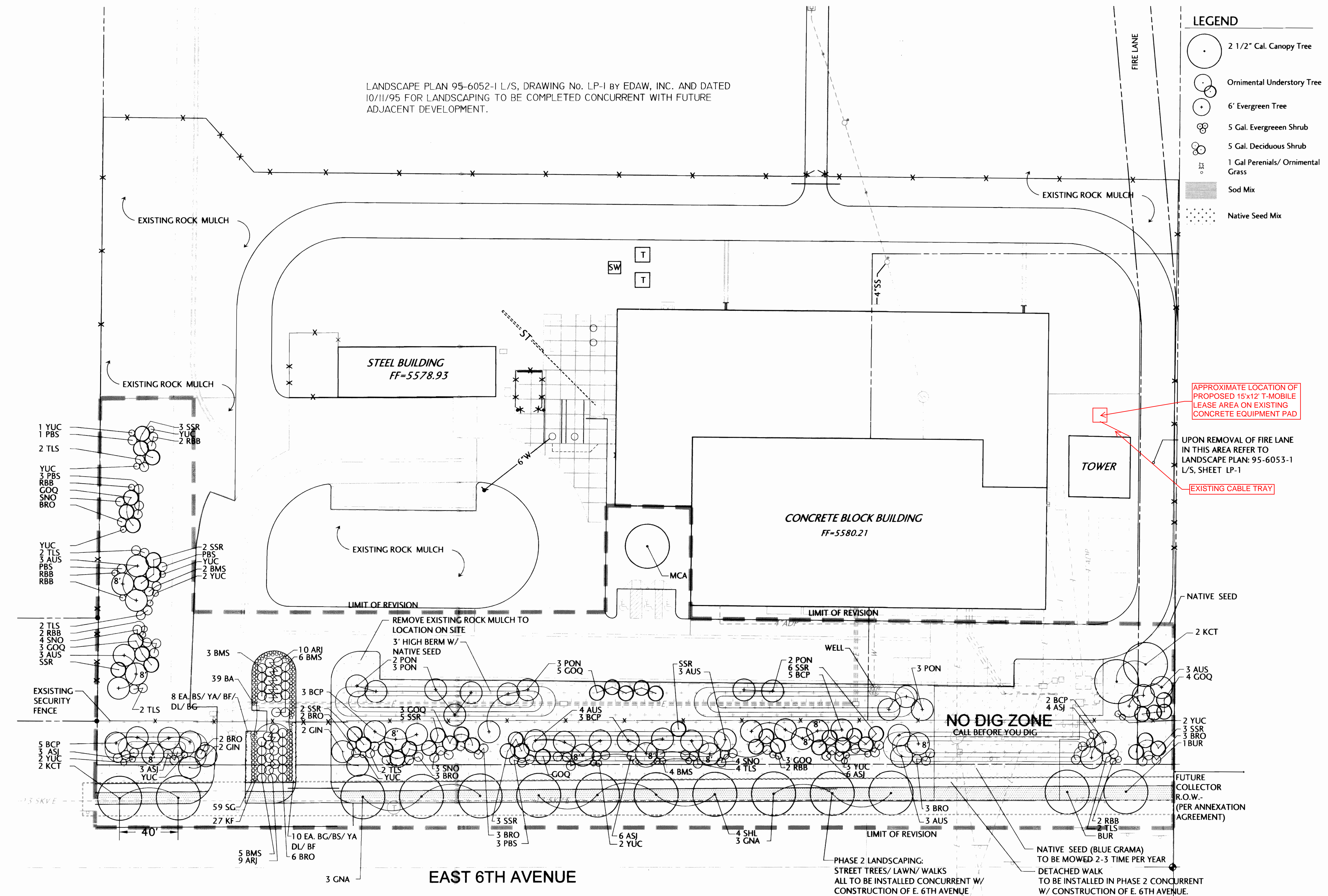
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PROJECT #: 132.01.06  
DRAWN BY: DJH  
CHECKED BY: TAD

REVISIONS:

DATE	•	ISSUE
7/24/06	•	City Submittal

## LANDSCAPE PLANS

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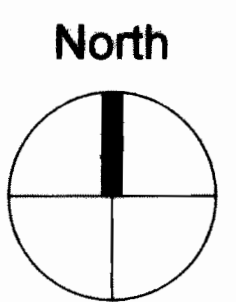


BEFORE YOU DIG

CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
**1-800-922-1987**

CALL 2-BUSINESS DAYS IN ADVANCE BEFORE  
YOU DIG, GRADE OR EXCAVATE FOR THE MARKING  
OF UNDERGROUND MEMBER UTILITIES

ALL ENGINEERING AND SURVEYING INFORMATION  
WAS PROVIDED BY MARTIN & MARTIN ENGINEERING





PLANT SCHEDULE

QUANTITY	KEY	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION	WTR. USE
DECIDUOUS OVER STORY TREES						
4	KCT	KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICA	2 1/2" CAL.	B & B	L
2	BUR	BUR OAK	QUERCUS MACROCARPA	2 1/2" CAL.	B & B	L
6	GNA	GREEN ASH	FRAXINUS PENNSYLVANICA	2 1/2" CAL.	B & B	M
4	SHL	SHADEMASTER HONEYLOCUST	GLEDTISIA TRIACANTHOS INERMIS SP.	2 1/2" CAL.	B & B	L
1	MCA	MANCANA ASH	FRAXINUS MANDSHURICA	2 1/2" CAL.	B & B	L
EVERGREEN TREES						
19	AUS	AUSTRIAN PINE	PINUS NIGRA	6' HT.	B & B	L
13	PON	PONDEROSA PINE	PINUS PONDEROSA	6' HT.	B & B	L
18	BCP	BRISTLECONE PINE	PINUS ARISTATA	6' HT.	B & B	L
DECIDUOUS UNDER STORY TREES						
16	GOQ	GAMBLE OAK	QUERCUS GAMBELII	6" TO 8" HT. CLUMP	B & B	L
4	GIN	AMUR MAPLE	ACER TATARICUM SPP. GINNALA	6" TO 8" HT. CLUMP	B & B	M
EVERGREEN SHRUBS						
19	ARJ	ARCADIA JUNIPER	JUNIPERUS SABINA 'arcadia'	5 GAL. & 18" TO 24" SPR.	CONT.	L
27	ASJ	ARMSTRONG JUNIPER	JUNIPERUS CHINENSIS 'armstrong'	5 GAL. & 18" TO 24" SPR.	CONT.	L
22	BRO	WARMINSTER BROOM	CYTISUS PRAECOX 'allgold'	5 GAL.	CONT.	L
DECIDUOUS SHRUBS						
16	TLS	THREE LEAF SUMAC	RHUS TRILOBATA	5 GAL.	CONT.	L
11	RBB	RABBITBRUSH	CHRYSOHAMNUS nauseosus	5 GAL.	CONT.	L
15	BMS	BLUE MIST SPIREA	CARYOPTERIS CLANDONENSIS	5 GAL.	CONT.	L
26	SSR	STAGHORN SUMAC	RHUS TYPHINA	5 GAL. & 2' TO 3' HT.	CONT.	L
8	PBS	PAWNEE BUTTES SAND CHERRY	PRUNUS BESSEYI 'pawnee buttes'	5 GAL.	CONT.	L
12	SNO	SNOWBERRY BUSH	SYMPHORICARPUS SP.	5 GAL.	CONT.	L
17	YUC	ADAMS NEEDLE YUCCA	YUCCA SP.	5 GAL.	CONT.	L
PERENNIALS & CLUMP GRASSES						
18	YA	YARROW	ACHILLEA SP.	5 GAL.	CONT.	L
18	BG	BASKET OF GOLD	AURINIA SAXATALIS	5 GAL.	CONT.	L
18	BF	BLANKET FLOWER	GAILLARDIA ARISTATA grandiflora	5 GAL.	CONT.	L
18	DL	DAY LILY	HEMERCOALLIS SP.	5 GAL.	CONT.	L
18	BS	BLACK EYED SUSAN	RUDBECKIA SP.	5 GAL.	CONT.	L
39	BA	BLUE GRAMA	FESTUCA OVINA GLAUCA	5 GAL.	CONT.	L
27	RG	FEATHER REED GRASS	CALAMAGROSTIA ACUTIFLORA	5 GAL.	CONT.	L
59	SG	SWITCH GRASS	PANICUM VIRGATUM	5 GAL.	CONT.	L

KEY	GROUND COVER GRASSES	MIX	INSTALLATION
	TURF GRASS/ SOD	100% KENTUCKY BLUEGRASS	SOD
	NATIVE SEED	70% EPHRAIM CRESTED WHEAT GRASS 15% HARD FESCUE 10% PERENNIAL RYEGRASS, VANTAGE 5% KENTUCKY BLUEGRASS	SEEDING RATE: 4 TO 5 POUNDS PER 1000 SQUARE FEET

DRY LAND SEED MIX (SEE PLAN PLAN FOR LOCATION)
LOW GROW MIX
70% EPHRAIM CRESTED WHEAT GRASS 15% HARD FESCUE 10% PERENNIAL RYE GRASS, VANTAGE 5% KENTUCKY BLUEGRASS
SEEDING RATE: 1 LB PER 1000 SQ. FT.
NOTE: SEED MIX PROVIDED BY ARKANSAS VALLEY SEED SOLUTIONS 4625 COLORADO BOULEVARD DENVER, CO. 80216 (303-320-7500) SEED MIX IS EXTREMELY DROUGHT TOLERANT & ACCORDING TO ARKANSAS VALLEY WILL SURVIVE ON 15 INCHES OR LESS OR MOISTURE



BEFORE YOU DIG  
CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
1-800-922-1987  
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE  
YOU DIG, GRADE OR EXCAVATE FOR THE MARKING  
OF UNDERGROUND MEMBER UTILITIES

ALL ENGINEERING AND SURVEYING INFORMATION  
WAS PROVIDED BY MARTIN & MARTIN ENGINEERING

9

ADMINISTRATION AMENDMENT 9. 7/31/06

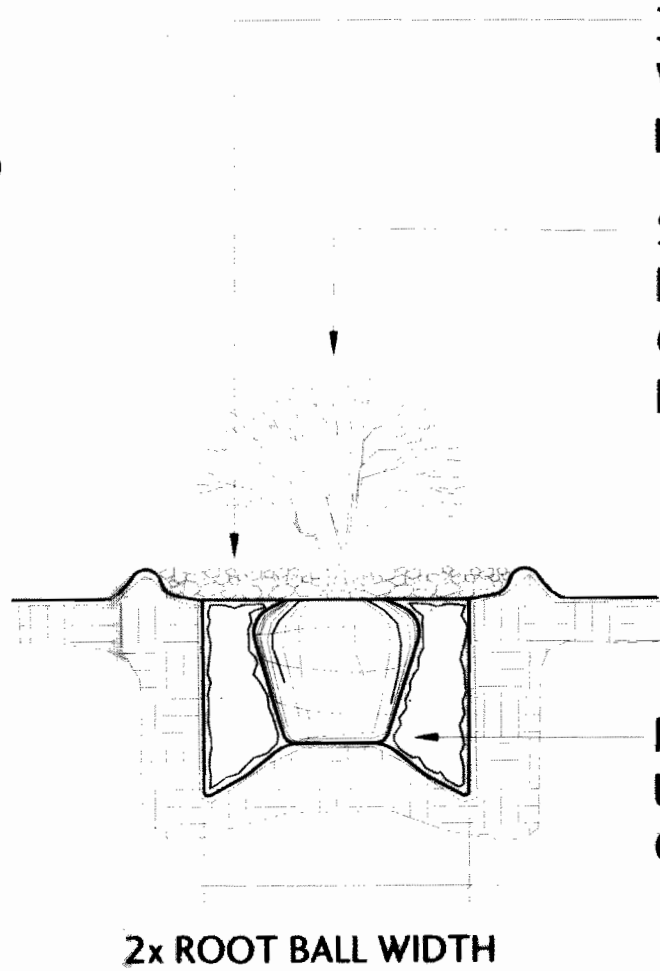
1. Revised Landscaping within "Limit of Revision" Line

WATER USAGE TABLE	
WATER CONSERVING AREAS BED/ NATIVE SEED	59,828.13 \$,F.
NON-WATER CONSERVING AREAS BLUE GRASS SOD	3,096.8 \$,F.

PRUNE DEAD OR DAMAGED  
BRANCHES PRIOR TO  
PLANTING.

SPACE PLANTS FOR BEST  
EFFECT. SPLIT BOTTOM  
HALF OF ROOT BALL &  
PLANT.

REMOVE ALL CONTAINERS,  
BASKETS, WIRE ETC.  
FROM ROOT BALL.



3" DEEP BARK MULCH ON GEO-TEXTILE  
WEED BARRIER. BUILD AS 4" BASIN IN  
NON-IRRIGATED AREAS ONLY.

SET SHRUB PLUMB, TOP OF  
ROOT BALL MATCH FINISH  
GRADE, 2" ABOVE GRADE  
FOR EVERGREENS.

MOUND COMPACTED BACKFILL  
UNDER ROOT BALL, OR SET  
ON UNDISTURBED SOIL.

GENERAL LANDSCAPE NOTES

- ALL LANDSCAPED AREAS ARE TO RECEIVE SOIL PREPARATION AT A RATE OF 4 CU. YDS/ 1,000 SQ. FT. (COMPOST OR APPROVED EQUAL)
- CONTRACTOR SHALL SEED ALL NON SODDED OR BED AREAS WHICH ARE DISTURBED BY GRADING.
- ALL TREE RINGS ARE TO RECEIVE 3" DEPTH SHREDDED CEDAR MULCH. NO WEED CONTROL FABRIC OR STEEL EDGER IS REQUIRED IN THESE AREAS.
- ALL SHRUB BEDS ARE TO BE MULCHED WITH MIN 3" DEPTH SHREDDED CEDAR MULCH OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC. ALL GROUND COVER AND FLOWER BEDS SHALL BE MULCHED WITH 2" DEPTH SHREDDED CEDAR MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN THESE AREAS.
- SHRUB BEDS ARE TO BE CONTAINED BY 1/8" x 4" INTERLOCKING TYPE STEEL EDGER. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, OR WALKS.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN BY JUNE 30, 2007.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429, MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEMS DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
- THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
- THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- DO NOT DISTURB THE EXISTING PAVING, LIGHTING, LANDSCAPING, OR IRRIGATION THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
- REFER TO ENGINEERING PLANS FOR GRADING, SIDEWALK, AND DRAINAGE INFORMATION AND LOCATION.
- ALL PERENNIAL, ANNUAL, AND GROUND COVER PLANTINGS ARE TO BE EQUALLY SPACED USING TRIANGULAR SPACING. UNLESS SHOWN AS IRREGULAR SPACING, ALL SHRUB PLANTINGS BY SPECIES ARE TO BE EQUALLY SPACED USING SPACING SHOWN ON LANDSCAPE PLANS.
- ALL TREES ARE TO BE GUYED FOR A PERIOD OF ONE YEAR PER THE DETAILS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES.
- PHASE 2 LANDSCAPING TO BE INSTALLED CONCURRENT WITH THE CONSTRUCTION OF E. 6TH AVENUE.
- CONTRACTOR IS RESPONSIBLE FOR KNOWING EXACT LOCATION OF BURIED UTILITIES. AND FIBER OPTIC CABLE
- LANDSCAPE PLAN 95-6052-I L/S, DRAWING No. LP-I by EDaw, INC. AND DATED 10/11/95 FOR LANDSCAPING TO BE COMPLETED CONCURRENT WITH FUTURE ADJACENT DEVELOPMENT.

NOTE: BROKEN OR CRUMBLING  
ROOTBALLS WILL BE REJECTED

TRUNK FLARE JUNCTION: 3"-5"  
ABOVE EXISTING GRADE

2-4" OF ORGANIC MULCH APPLIED  
OVER PLANTING AREA AND AWAY  
FROM TRUNK

EXISTING GRADE

BACKFILL WITH UNAMENDED  
TOPSOIL FROM HOLE

BURLAP, ROPE, AND WIRE  
REMOVED FROM TOP 1/2 OF  
ROOT BALL AT MINIMUM

ROOTBALL SITTING DIRECTLY  
ON TOP OF UNDISTURBED SOIL

SLOPE SIDED HOLE IS 3 TIMES  
AS WIDE AS THE ROOTBALL DIA.

PLANTING AREA SHALL BE LOOSENED AND AERATED  
AT LEAST 3 TO 5 TIMES THE DIA. OF ROOT BALL

PRUNE ALL DEAD OR  
DAMAGED WOOD  
AFTER PLANTING.

USE 3 GUY ASSEMBLIES  
FOR EVERGREENS AND  
TREES OVER 3" CAL.

INSTALL SAUCER IN  
NATIVE AREAS.

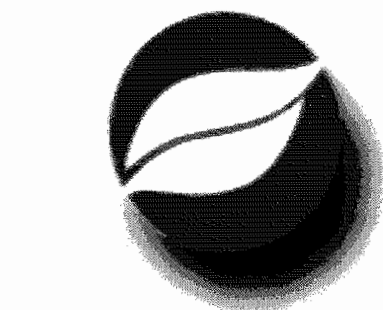
USE NYLON TREE  
STRAPS AT END OF  
WIRE

12 GAUGE GALVANIZED  
WIRE

24" x 3/4" P.V.C.  
MARKERS (TYPICAL)  
OVER WIRES.

2-4" OF ORGANIC MULCH  
APPLIED OVER PLANTING AREA  
AND AWAY FROM TRUNK

TREATED WOOD POST W/  
GROMMETED NYLON  
STRAPS. USE 2 GUY WIRES



CONSILIUM DESIGN,  
INC.

LAND PLANNING AND  
LANDSCAPE ARCHITECTURE

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www.consiliumdesign.com

MCI - VERIZON

LANDSCAPE PLANS

DATE:	5/25/06
PROJECT #:	132.01.06
DRAWN BY:	DJH
CHECKED BY:	TAD

REVISIONS:	
DATE	ISSUE
07/24/06	City Submittal

NOTES & DETAILS

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