

ADM. AMDT. 8-14-86 INSTALL 3 STRANDS OF 4 POINT GALVANIZED BARBED WIRE ON 1040' OF EXISTING CHAIN LINK FENCE ON EAST, SOUTH, AND NORTH SIDES; INSTALL 2 STRANDS OF 4 POINT GALVANIZED BARBED WIRE ON 285' OF NEWLY PLACED FENCE ON WEST SIDE.

ADMINISTRATIVE AMENDMENT 6-24-87

RAISE 5' EXISTING CONCRETE CURB TO 12" WITH 4" BREAKS AT CONSTRUCTION JOINTS (PER PLANTING NOTES).

INSTALL STEEL CABLES SUSPENDED BY STEEL POLES AT THREE ENTRANCEWAYS - SEPARATED BY MIN. 26' DISTANCE.

ADM. AMDT. 9-30-87

ADD WORD "USED" TO CAR STORAGE AREA.

NOTES:

All signs must conform to the City of Aurora Sign code.

All crossings or encroachments into easements and rights-of-way owned by the City of Aurora ("City") identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City's use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient.

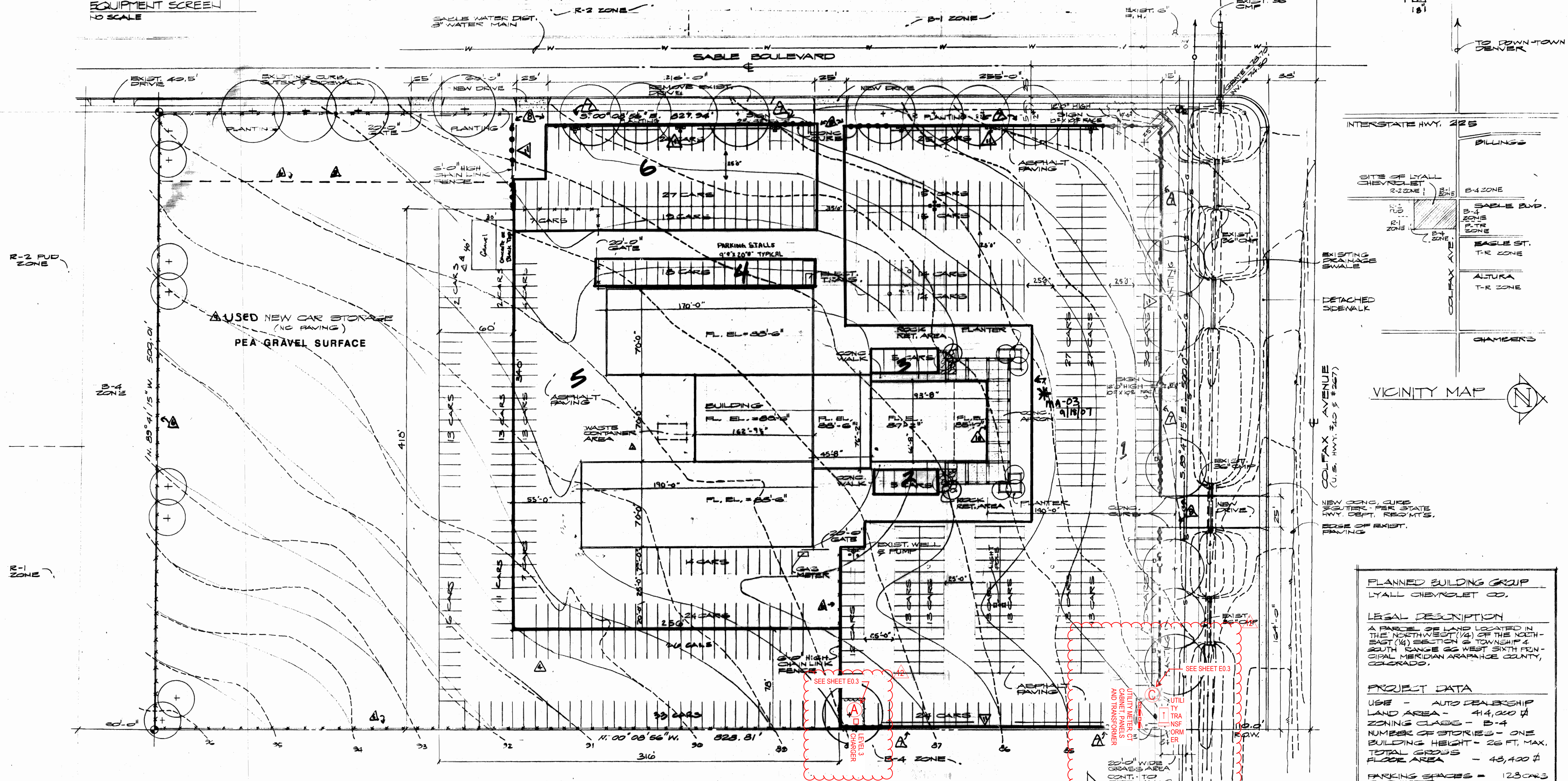
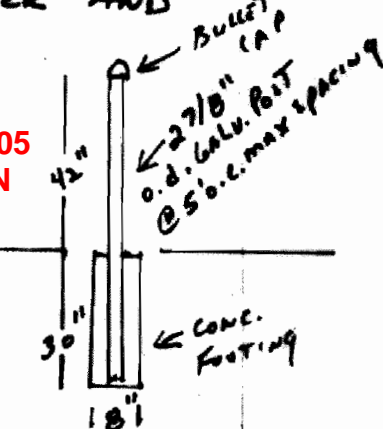
Architectural features (i.e. bay windows, fireplaces, roof overhang, gutters, eaves, foundation, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane. The developer, its successors and assigns, shall be responsible for installation, maintenance, and replacement of all landscaping materials shown or indicated on the approved Site Plan or landscape plan on file in the planning department.

GRANTED TO THE CITY OF AURORA ALONG AND ADJACENT WITH THE FRONT LOT LINES OF THE HEREIN PLANNED PROPERTY.

ADM. AMDT. 11-30-88 ADD TWO ROWS OF BLUE GRASS NEED TRIM ON NORTH, EAST, AND WEST SIDES OF PARAPET; FIRST ROW TO BE INSTALLED 6" FROM ROOF LINE OF PARAPET; AND SECOND ROW 4" BELOW THAT (ACTUAL DISTANCE BETWEEN THE TWO ROWS); DIAMETER OF GLASS IS MILLIMETER AND BRIGHTNESS MEDIUM.

ADM. AMDT. 6-20-94 INITIAL SECURITY BARRIERS AT PERIMETER

MINOR AMENDMENT 1977-6008-05 ADD AN EV CHARGING STATION AND XCEL UTILITY PEDESTAL



PLANNED BUILDING GROUP

LYALL CHEVROLET CO.

LEGAL DESCRIPTION
A PARCEL OF LAND LOCATED IN THE NORTHWEST (1/4) OF THE NORTH-EAST (1/4) SECTION 2, TOWNSHIP 4 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN ARAPAHO COUNTY, COLORADO.

PROJECT DATA

USE - AUTO DEALERSHIP
LAND AREA - 414,000 sq ft
ZONING CLASS - B-4
NUMBER OF STORIES - ONE
BUILDING HEIGHT - 26 FT. MAX.
TOTAL GROSS FLOOR AREA - 43,400 sq ft
PARKING SPACES - 123 CARS
PARKING SPACES - 311 CARS PROVIDED
HARD SURFACED AREA - 231,000 sq ft
RATIO - SURFACED AREA = 56 % TOTAL AREA

CITY OF AURORA APPROVAL:
City Attorney: *[Signature]* date: 3/31/77
Planning Director: *[Signature]* date: 3/16/77
Planning Commission: *[Signature]* date: 7/19/77
City Council: *[Signature]* date: 3/16/77
Attest: *[Signature]* date: 3/31/77

RECORDERS CERTIFICATE:
Accepted for filing in the office of the Clerk and Recorder of Arapahoe County, Colorado at _____ o'clock _____ M, this _____ day of _____ AD, 1977.
Clerk and Recorder: _____ Deputy: _____

SITE PLAN

SCALE: 1" = 40'-0"

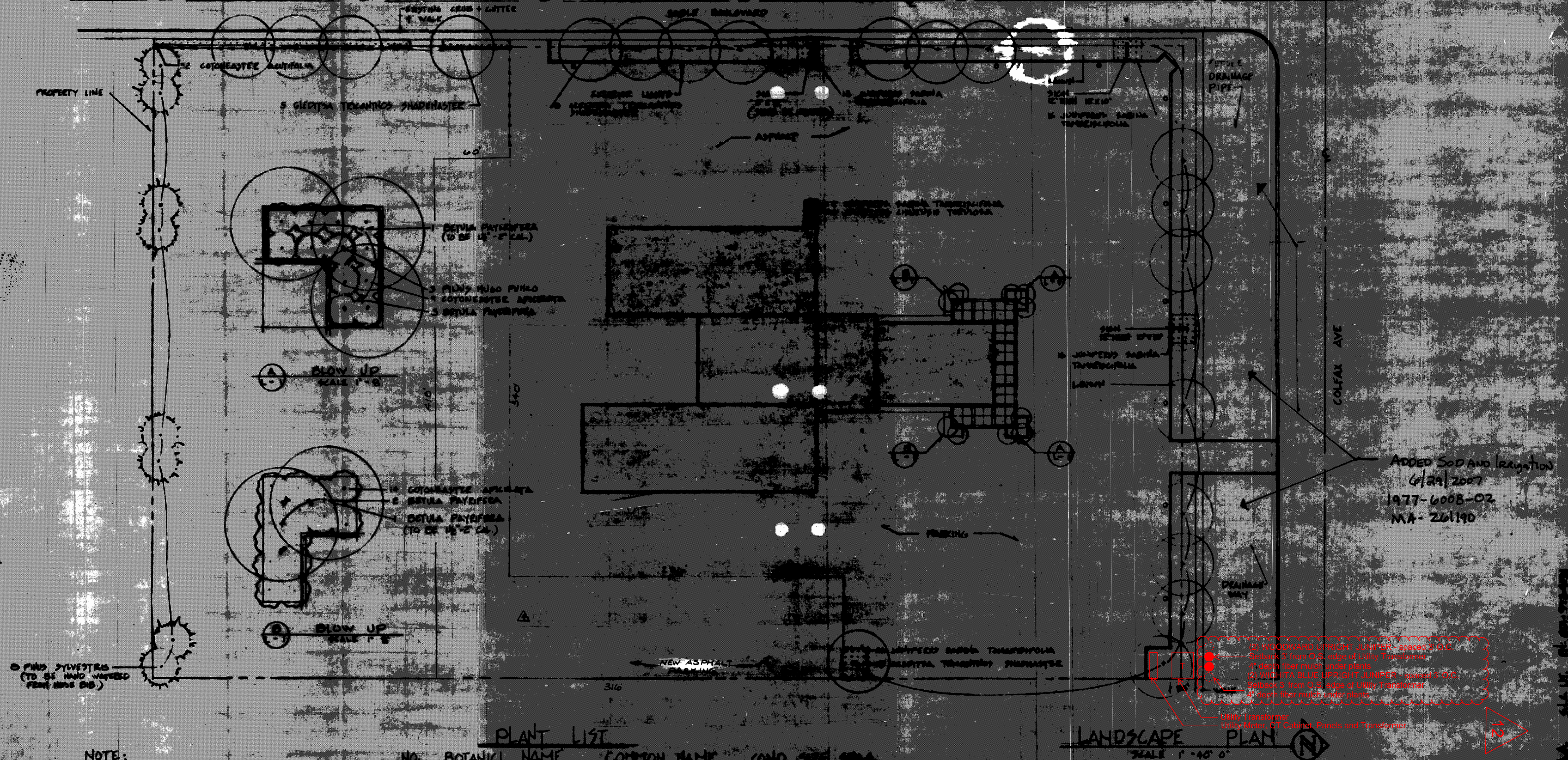
EXISTING GRADES
FINISH GRADES
EXTERIOR LIGHTING

NOTE: THE COATING OF PARKING SPACES IS AS FOLLOWS:
1. ASPHALT
2. CUSTOMER PARKING
3. CUSTOMER PARKING
4. CUSTOMER PARKING
5. CUSTOMER PARKING
6. SANDSTONE PARKING
ADM. AMDT. 6-11-82
Relocation Dumpster with Cedar Fencing, 8' high
Administrative Amendment 10-1-85
Amendment 11-2-85: Change Fence Height from 8' to 10'

ADM. AMDT. 5-14-86 ADD ADDITIONAL PARKING FOR CUSTOMER SERVICE
AMDT. 8-14-86 INSTALL 285' T.O.A. TYPE CHAIN LINK FENCE, 66' EAST OF PRESENT FENCE.

[Signature]
NOTARY PUBLIC

REV 3/4/77
2/15/77



PLANT LIST

NOTE:
ALL LAWN & PLANTING BEDS TO RECEIVE 4 INCHES TOPSOIL. ALL PLANTS TO BE BACKFILLED WITH TOPSOIL.
ALL LANDSCAPE AREAS TO BE IRRIGATED WITH UNDERGROUND SPRINKLER SYSTEM.

NO.	BOTANICAL NAME	COMMON NAME	CONT.	SIZE
1	BETULA Papyrifera	WHITE BIRCH	5.0	5.0
2	BETULA Papyrifera	WHITE BIRCH	5.0	5.0
3	GLADSTONIA TERNANTHOS SHADENASTER	HONEY LOCUST	5.0	5.0
52	COTONEASTER ALBIFLORA	SPRING COTONEASTER	5.0	5.0
54	COTONEASTER ALBIFLORA	CENTURY COTONEASTER	5.0	5.0
56	JUNIPERUS SABINA TAMMIFOLIA	JUNIPER TAM	5.0	5.0
58	JUNIPERUS CHINENSIS TORULOSA	WOODWARD JUNIPER	5.0	5.0
6	PINUS MUGHO PUMILO	DOUGLASS PINE	5.0	5.0
5	PINUS SYLVESTRIS	SCOTCH PINE	5.0	5.0
2	JUNIPERUS scopulorum 'Wichita Blue'	Wichita Blue columnar juniper	Container	6' hi. min.
1	JUNIPERUS scopulorum 'Woodward'	Woodward columnar juniper	Container	6' hi. min.

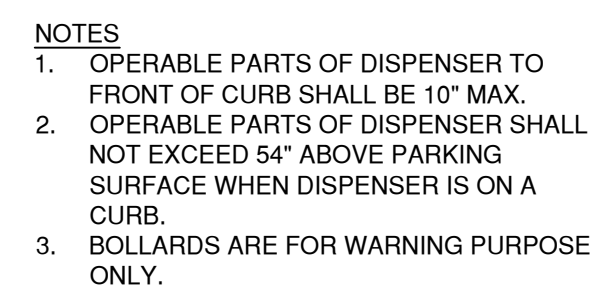
Landscape Plan

ADM. NOT. 3-14-86 ADD. ADD'L. PARKING FOR CUSTOMER SERVICE

LET LIAISON CHEVROLET

Rev. Copy 3-17-87

REVISED 3/17/87



SHEET TITLE:
ELECTRICAL DETAILS

E0.3