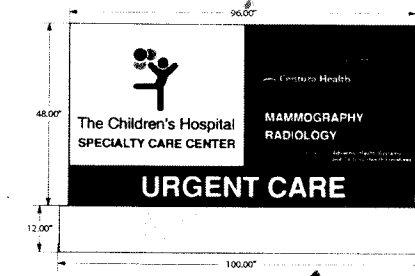


POTOMAC SQUARE  
PLANNED BUILDING GROUP

A PART OF THE NORTHEAST 1/4 OF SECTION 24,  
T.4S., R.67W. OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



NOTES:

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

All fire lanes shall be posted with 12" X 18", gauge metal signs, white background with 3" red lettering reading NO PARKING FIRE LANE. Such signs to be mounted on metal posts permanently imbedded in the ground. The bottom of the sign to be 7' above grade. The universal symbol for NO PARKING may be substituted for the lettering.

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.

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.

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 trash enclosures and compactors shall be screened on three sides with six foot high concrete block with same finish as buildings. All rooftop mechanical units shall be screened with material compatible with the building finish. AUTOZONE ROOFTOP MECHANICAL UNITS SHALL BE PAINTED TO MATCH BUILDING FINISH.

Water tap sizes are not known at this time.

Lot lighting shall consist of down cast lighting not to exceed 25 feet in height. Lighting along Woodridge Apartments will be shaded to prevent overflow of light onto adjacent property.

BENCHMARK: City of Aurora Benchmark number M-30, chiseled square at the end of the walk in the center on the southeast corner of the Mississippi Avenue bridge and Interstate 225. Elevation 5588.48 U.S.G.S.

16. Add monument sign 10' from R.L. 20' from R.L.

17. 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 THE ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. THE ACCESSIBLE ROUTE OF TRAVEL MUST COMPLY WITH UBC CH.31, APPENDIX 31.5 AND ANSI 117.1

DATA:

Land area within property lines	12.82 acres
Gross floor area including future building pad	144,100 sq. ft.
Number of buildings	four (4)
Total building coverage	26.8%, 144,100 sq. ft.
Hard surface area (exclusive of buildings)	58.2%, 313,272 sq. ft.
Area devoted to landscaping within the site	15.0%, 80,628 sq. ft.
Present zoning classification	B-1
Proposed uses:	Commercial, retail space
Sign area:	1 @ 100 sq. ft. & 2 @ 200 square feet
Type of sign:	Wall sign on front elevations only and three free standing ground signs
Number of stories	one
Maximum height of buildings	30 feet
Parking spaces to be provided for future building pad	40 spaces
Parking spaces provided	0% compact, 558 spaces
Parking spaces required	558 spaces
Loading spaces provided	19
Loading spaces required	(@ 200 ft <sup>2</sup> ea) 11
Legal Description:	Lots 1 - 5, Block 1, Potomac Square Subdivision Filing No. 1.

All Special Plans registered and recorded hereunder shall be binding upon the applicants, therefore, 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 whereof DMA Company, a Colorado Partnership, has caused these presents to be executed this 11th day of May, 1984.

By: Gary A. Pashel, Co. Trustee of Robert Hayutin 1971 Trusts, a partner.

NOTARIAL:  
State of Colorado  
County of Arapahoe

The foregoing instrument was acknowledged before me this 11th day of May, A.D. 1984 by Gary A. Pashel, Principals or Owners

Witness my hand and official seal

My commission expires 4/25/88

CITY OF AURORA APPROVALS:

City Attorney: Date: 5-31-84

Planning Director: Date: May 18, 1984

Planning Commission: Date: 5-8-84

City Council: Date: 6-8-84

Attest: Mayor, City Clerk, Date: 6-11-84

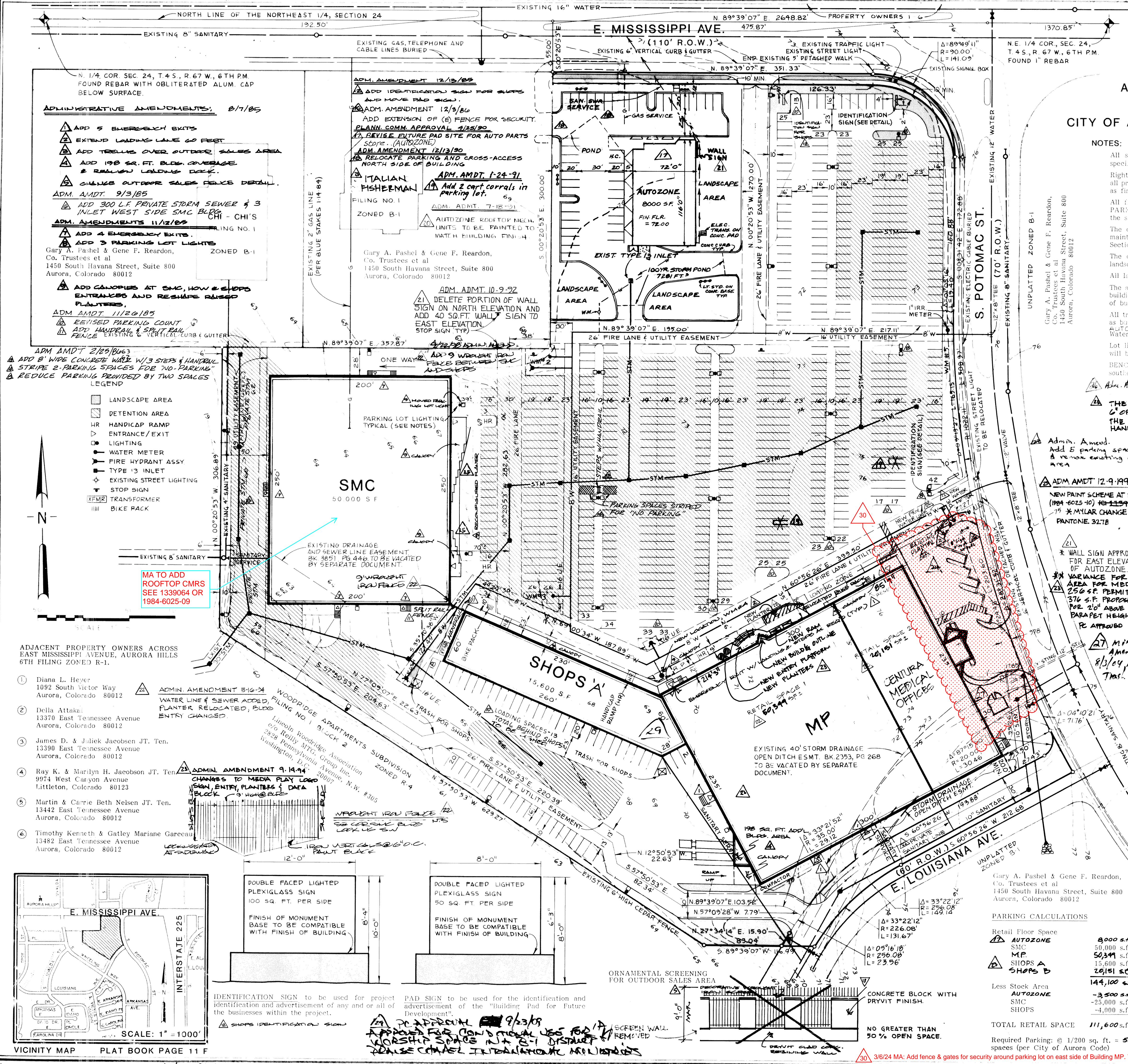
RECORDER CERTIFICATE:

Accepted for filing in the office of the Clerk and Recorder of County, Colorado at o'clock M, this day of A.D., 19

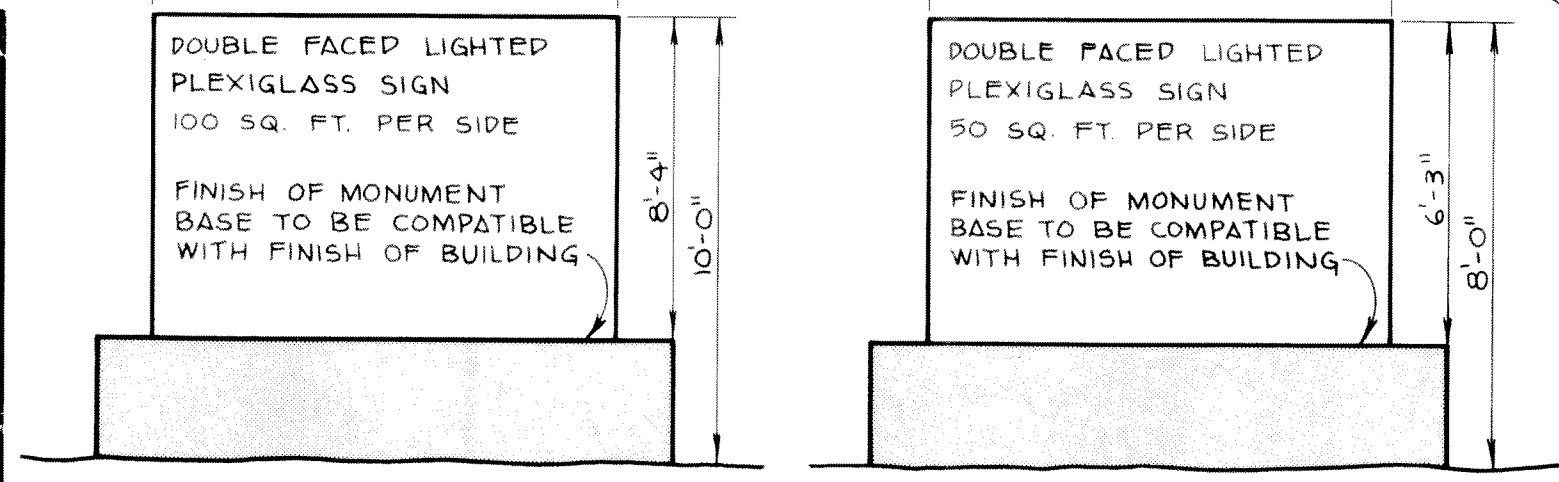
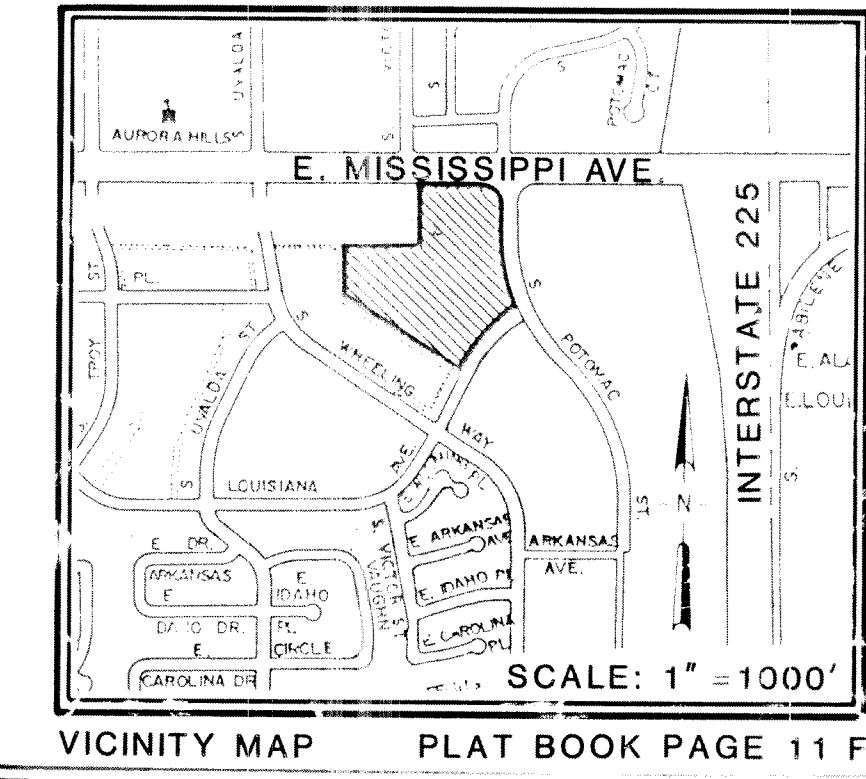
Clerk and Recorder: Deputy:

Sheet SP1

Reams and Associates, Inc.  
221 South Jackson Street, Denver, Colorado 80202 303/744-8121



- ADJACENT PROPERTY OWNERS ACROSS EAST MISSISSIPPI AVENUE, AURORA HILLS 6TH FILING ZONED R-1.
1. Diana L. Heyer  
1092 South Victor Way  
Aurora, Colorado 80012
  2. Della Attakai  
13370 East Tennessee Avenue  
Aurora, Colorado 80012
  3. James D. & Julie Jacobsen JT. Ten.  
13390 East Tennessee Avenue  
Aurora, Colorado 80012
  4. Ray K. & Marilyn H. Jacobson JT. Ten.  
9974 West Canyon Avenue  
Littleton, Colorado 80123
  5. Martin & Carrie Beth Nelson JT. Ten.  
13442 East Tennessee Avenue  
Aurora, Colorado 80012
  6. Timothy Kenneth & Gately Mariane Garceau  
13482 East Tennessee Avenue  
Aurora, Colorado 80012



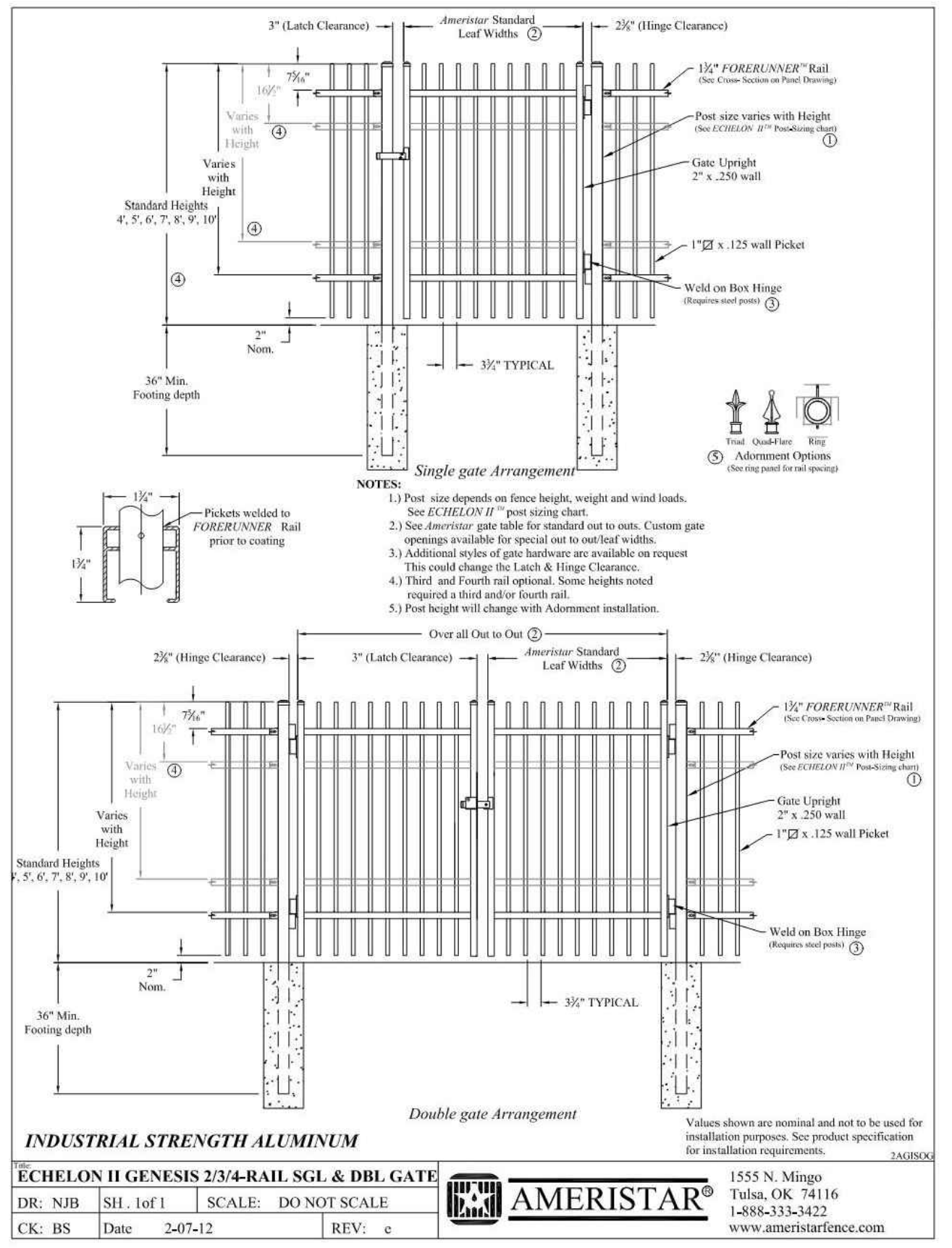
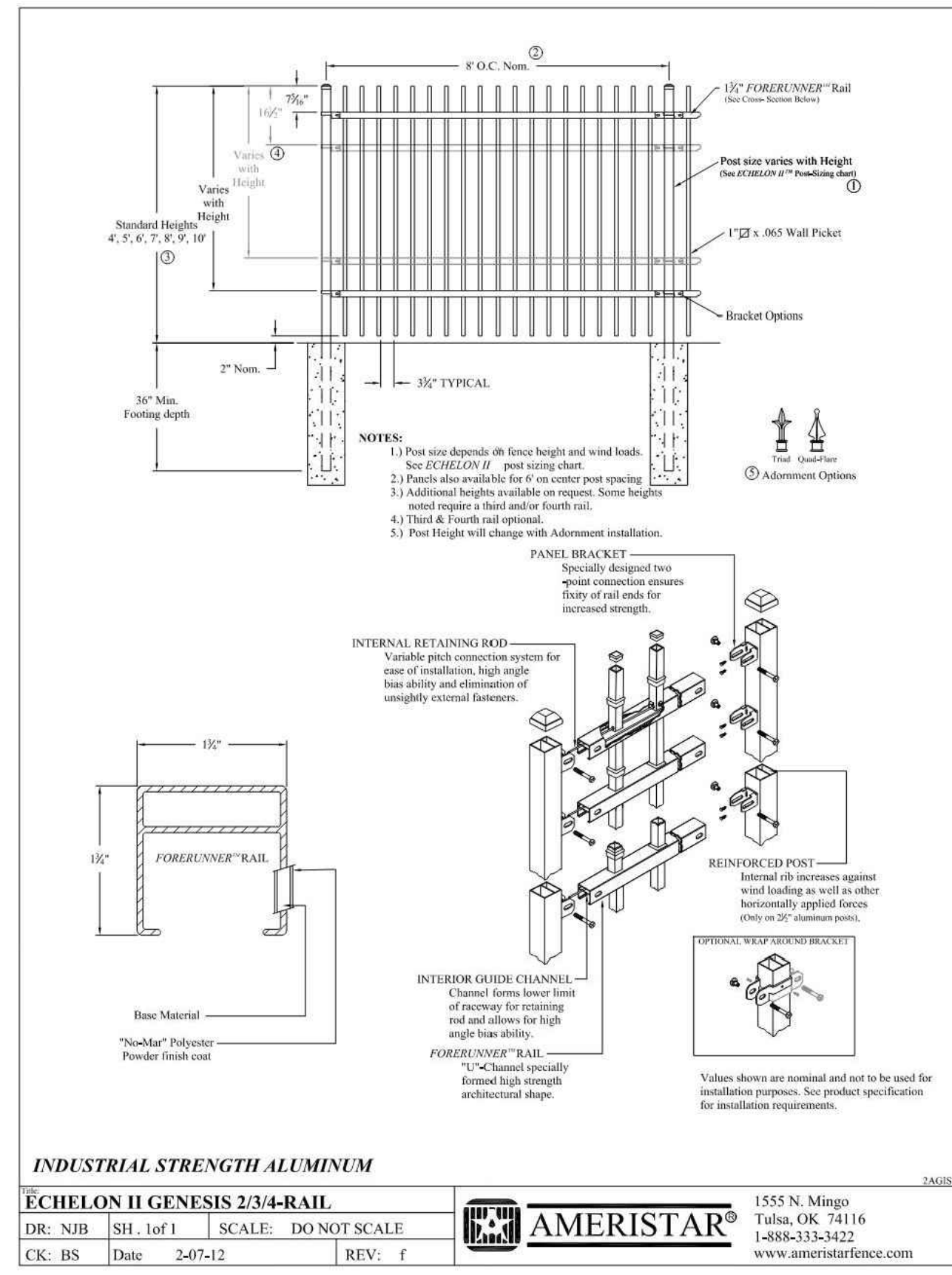
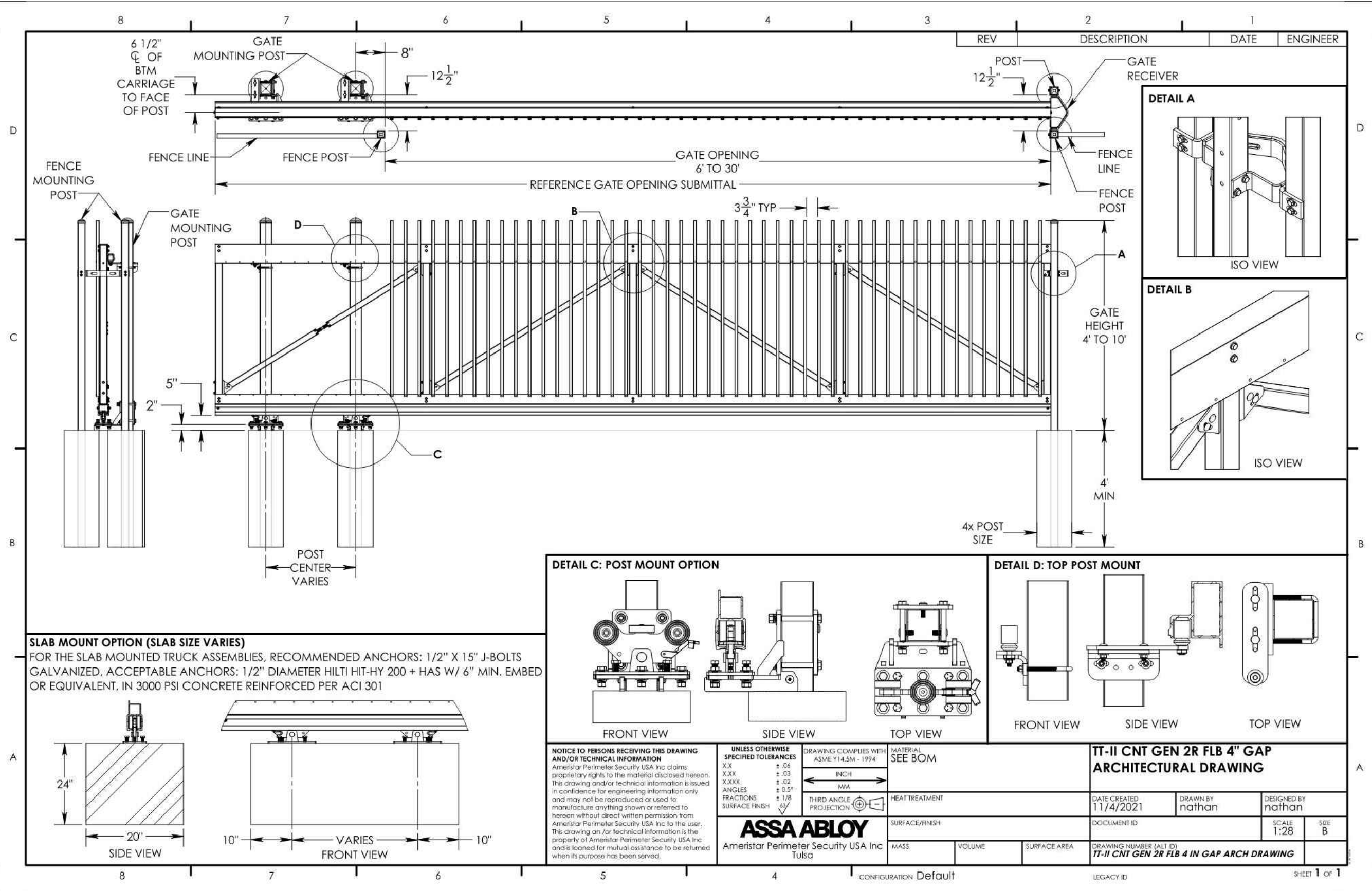
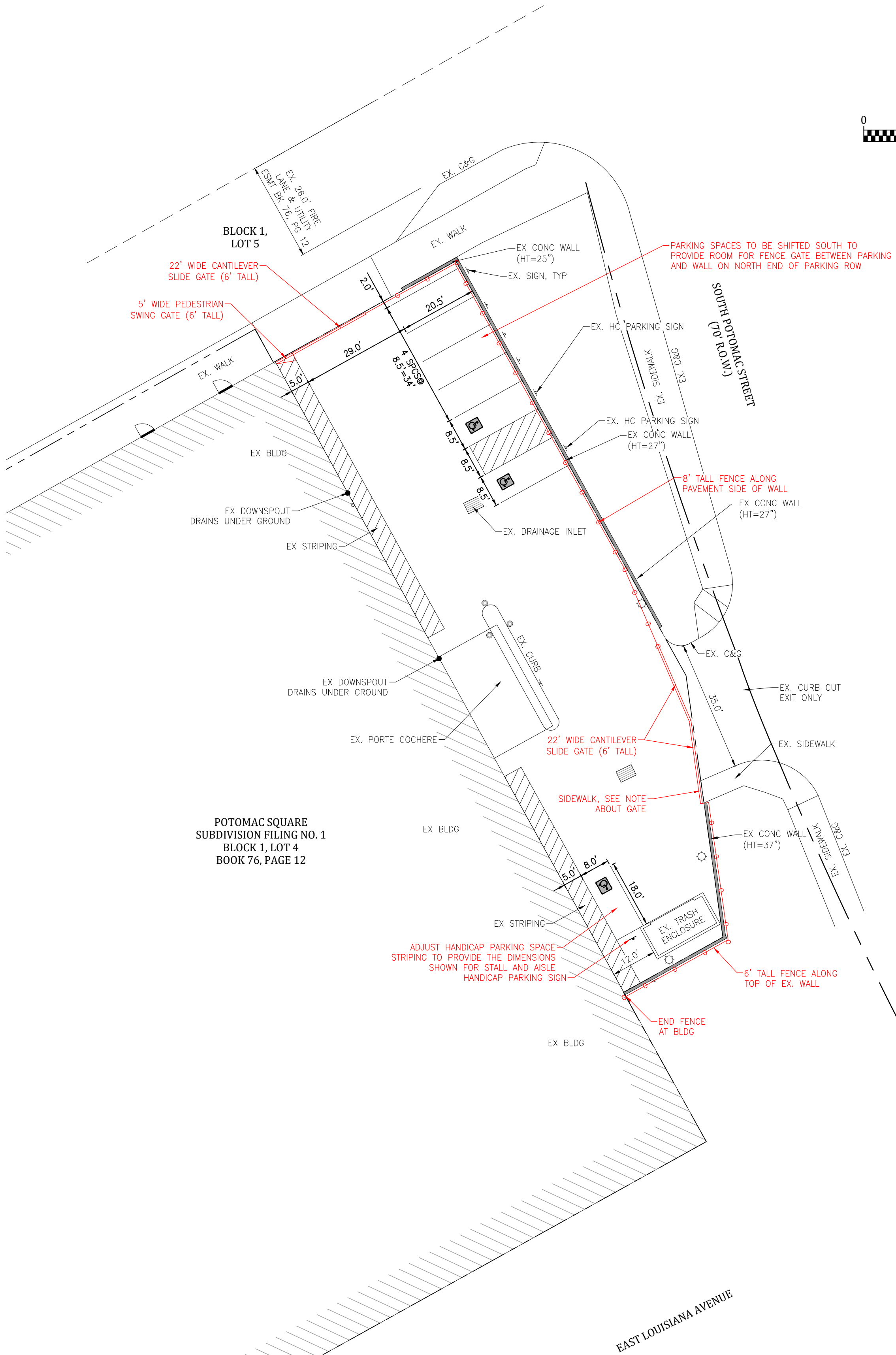
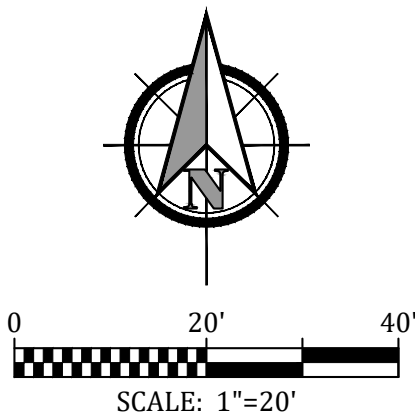
IDENTIFICATION SIGN to be used for project identification and advertisement of any and or all of the businesses within the project.

PAD SIGN to be used for the identification and advertisement of the "Building Pad for Future Development".

ADMINISTRATIVE AMENDMENT: 8/7/85, 9/3/85, 11/2/85, 11/26/85, 12/9/89, 2-25-86, 12-3-86, 4-25-90, 12-13-90, 1-24-91, 7-18-91, 10-9-92, 5-16-94, 9-14-94, 5-9-97, 4/22/98, 12-9-1998, \* 2-10-1999, 2-6-01, 8-3-09



- NOTES:
1. PROPOSED FENCE TO BE AMERISTAR WROUGHT IRON FENCE OR APPROVED EQUAL. FENCE AND GATE DESIGN TO BE COMPLETED AS A DESIGN BUILD PROCESS BY CONTRACTOR.
  2. SOUTH ACCESS DRIVE ONTO POTOMAC; GATE SHALL BE DESIGNED TO NOT BLOCK THE SIDEWALK ON THE SOUTH SIDE OF THE DRIVE WHEN IT IS OPENED. A SEPARATE PEDESTRIAN GATE CAN BE INSTALLED AS AN ALTERNATE.
  3. KNOX BOX HARDWARE REQUIRED ON THE GATES. COORDINATE WITH AURORA FIRE/LIFE SAFETY.



**Kiowa**  
Engineering Corporation  
5951 Middlefield Road, Suite 200  
Littleton, Colorado 80123  
(303) 692-0369

30

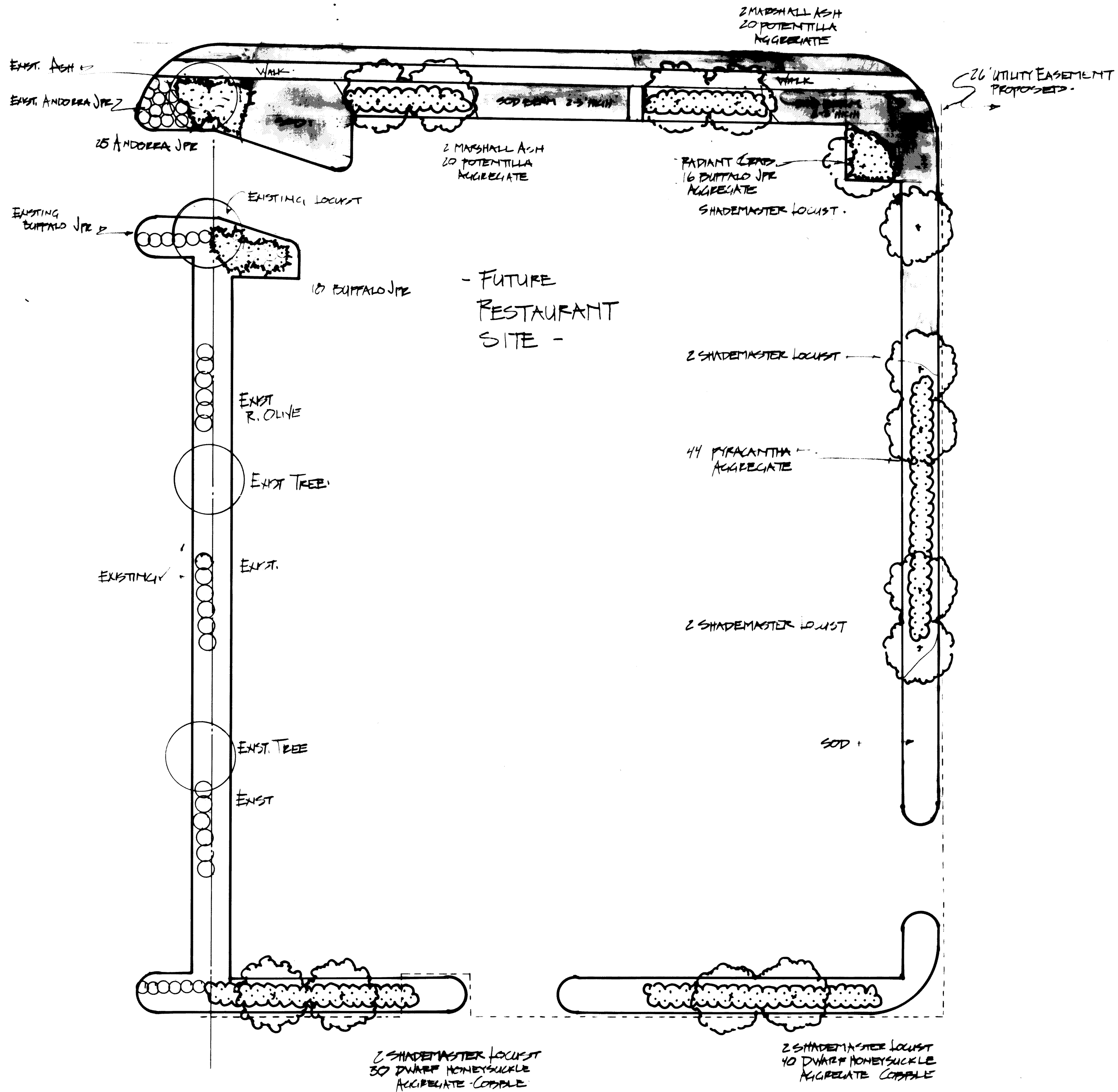
**POTOMAC SQUARE**  
Site Plan  
East Parking Lot Fencing Layout

Project No.: 23016  
Date: March 7, 2024  
SHEET

**SP2**



MISSISSIPPI AVE.

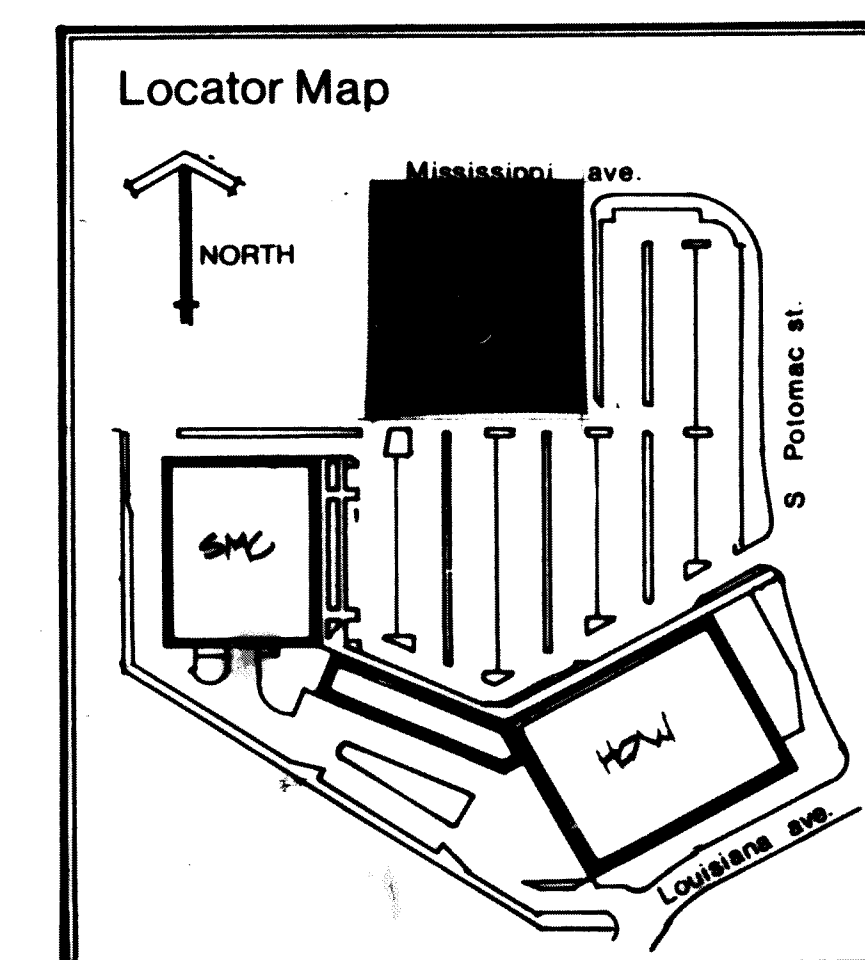
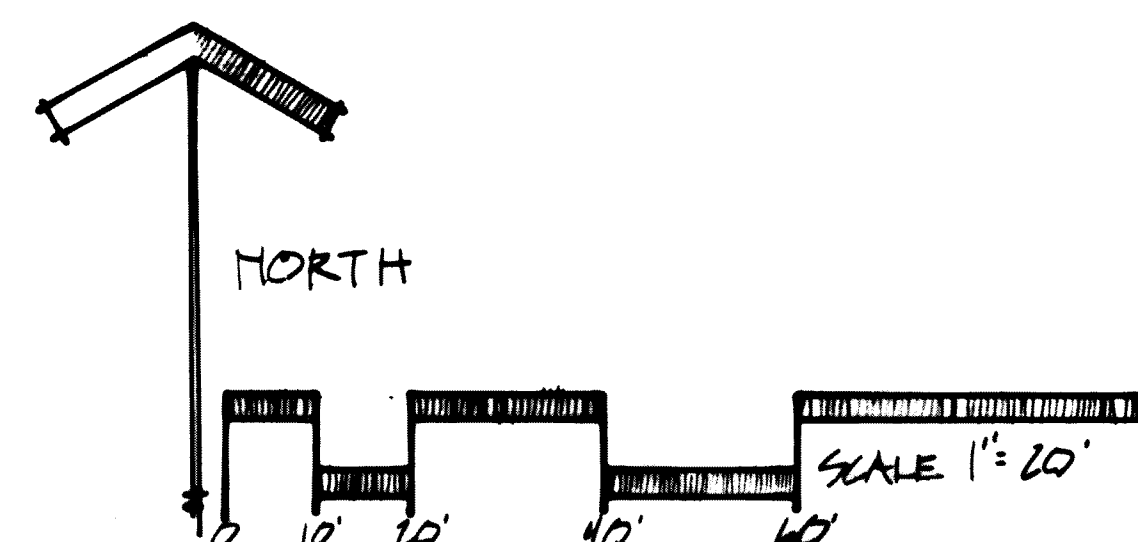


## PLAN QUANTITIES.

Total Quant.	Common Name	Botanical Name	Size	Sheet Quantities				Remarks
				1	2	3	4	
68	Austrian Pine	Pinus nigra	6'	-	70	34	11	B&B
8	Marshall's Ash	Fraxinus pensylvanica lanceolata	2.5" cal	4	-	4	-	B&B
42	Shademaster Locust	Gleditsia tricanthos inermis	2.5" cal	9	7	2	24	B&B
25	Redmond Linden	Tilia americana	2.5" cal	-	6	6	13	B&B
16	Cottonless Cottonwood	Populus alba	2.5" cal	-	4	2	-	B&B
33	Radiant Crabapple	Malus Radiata	1.5" cal	1	10	14	8	B&B or Cont.
10	Flame Crabapple	Malus Flame	1.5" cal	-	10	-	-	"
38	Amur Maple	Acer glaberr	5 gal	-	9	29	-	3' o.c.
83	Borberry, Korean	Berberis koreana	"	-	12	-	71	"
30	Borberry, Dwarf	Berberis thunbergii	"	-	30	-	-	"
20	Cotoneaster, Cranberry	Cotoneaster apiculata	"	-	-	-	20	"
98	Cotoneaster, Spreading	Cotoneaster divaricata	"	-	-	-	98	"
71	Dogwood, Redtwig	Cornus stolonifera	"	-	-	-	54	17
5	Russian Olive	Elaeagnus angustifolia	"	-	5	-	-	"
70	Honeysuckle, Dwarf	Lonicera clareyi nana	"	-	70	-	-	"
26	Honeysuckle, Zables	Lonicera korolkowii	"	-	-	26	-	"
58	Honeysuckle, Halls	L. japonica 'Hallsiana'	"	-	-	58	-	"
287	Potentilla	Potentilla fruticosa	"	40	61	22	164	"
88	Ninebark, Golden	Physocarpus opulifolius	"	-	-	88	-	"
10	Plum, Purple Leaf	Prunus cistena	"	-	10	-	-	"
88	Spirea, A. W.	S. bumalda 'Anthony Wtr.'	"	-	-	88	-	"
85	Spirea, Blue Mist	Caryopteris incana azure	"	-	85	-	-	"
43	Lilac, Common	Syringa vulgaris alba	"	-	43	-	-	"
64	Manhattan Euonymus	Euonymus manhattan	"	-	-	64	-	"
20	Purpleleaf Wintercap.	E. fortunei 'Coloratus'	"	-	20	-	-	"
55	Holly, Dwarf	Mahonia aquifolium comp.	"	-	55	-	-	"
272	Pyracantha	P. angustifolia 'Gnome'	"	44	-	59	169	"
4	Yucca	Yucca filamentosa	"	-	4	-	-	"
65	Andorra Juniper	Juniperus horizontalis	"	30	-	-	20	"
167	Buffalo Juniper	J. sabina 'Buffalo'	"	34	86	7	40	"
66	Welton Juniper	J. horizontalis 'Wiltoni'	"	-	66	-	-	"
25500	Sod, Bluegrass mix		sqft	2900	12700			
			"		9900			
34400	Aggregate	See note #4	"	5400	7200			
			"		7500	14900		
7000	Cobble	See note #5	"		1800			
			"		5200			
14500	Native Seeding	See note #6	"		7100			
			"		7400			
1010	Metal Edging, 3" steel		Linft	110	700			
					200			

## NOTES-

1. All Landscape Construction to meet City of Aurora Standards and industry standards of practice.
2. See final plans for slopes, grades and elevations. No slopes greater than 3:1 (h:v).
3. All trees to be guyed and staked. All trees and shrubs to receive fertilizer tablets per manufacturer recommendation.
4. Aggregate to be 3/4" washed river rock in beds at 3" min. depth over weed barrier.
5. Cobble to be 6" size rounded stone placed in beds to min 6" depth over weed barrier. No weed barrier material shall be showing. Pea gravel or washed river rock can be used to fill voids around Cobble.
6. Native seeding to be of 13 lbs Pure Live Seed Fairway wheatgrass (*Agropyron cristatum*) raked into soil and covered with hydromulch at a rate of 1500 lbs/acre.
7. Soil preparation is required on all sod and native seeding areas. Soil preparation of 3 cu yds organic matter/1000 sqft tilled into top 6" of soil. Soil preparation to include a super phosphate commercial fertilizer at a rate of 10 lbs/100 sqft tilled into soil at a depth of 6".
8. Irrigation to be automatic with spray on sod areas and drip or trickle system in all planting beds.
9. Landscape and irrigation contractor to be recognized by American Landscape Contractors Association.
10. Landscape and sprinkler work to be completed prior to issuance of C.O.
11. All public utility easements must remain un-obstructed and fully accessible along their entire length for maintenance equipment.



## POTOMAC SQUARE

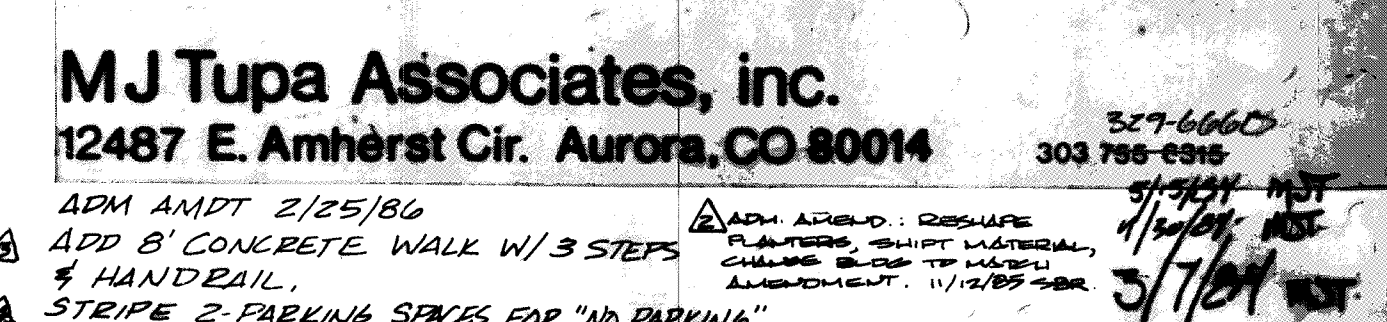
## LANDSCAPE PLAN

**MJ Tupa Associates, inc.**  
12487 E. Amherst Cir. Aurora, CO 80014

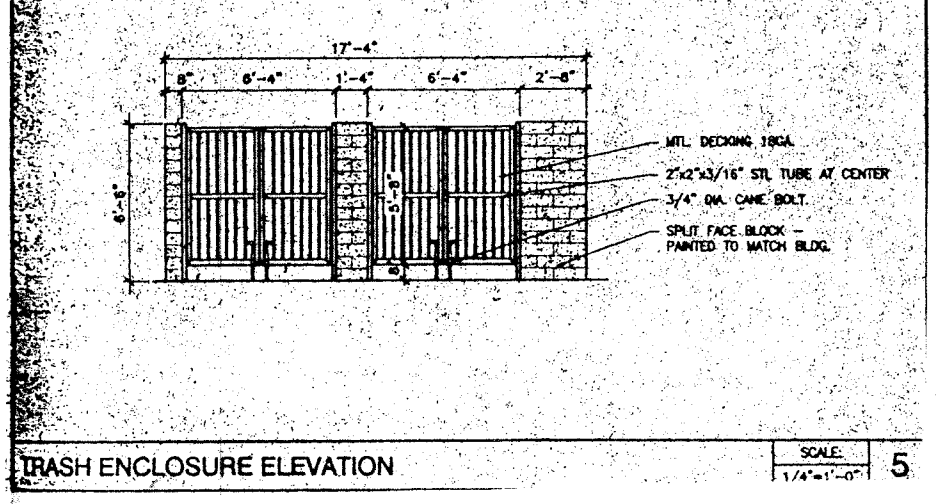
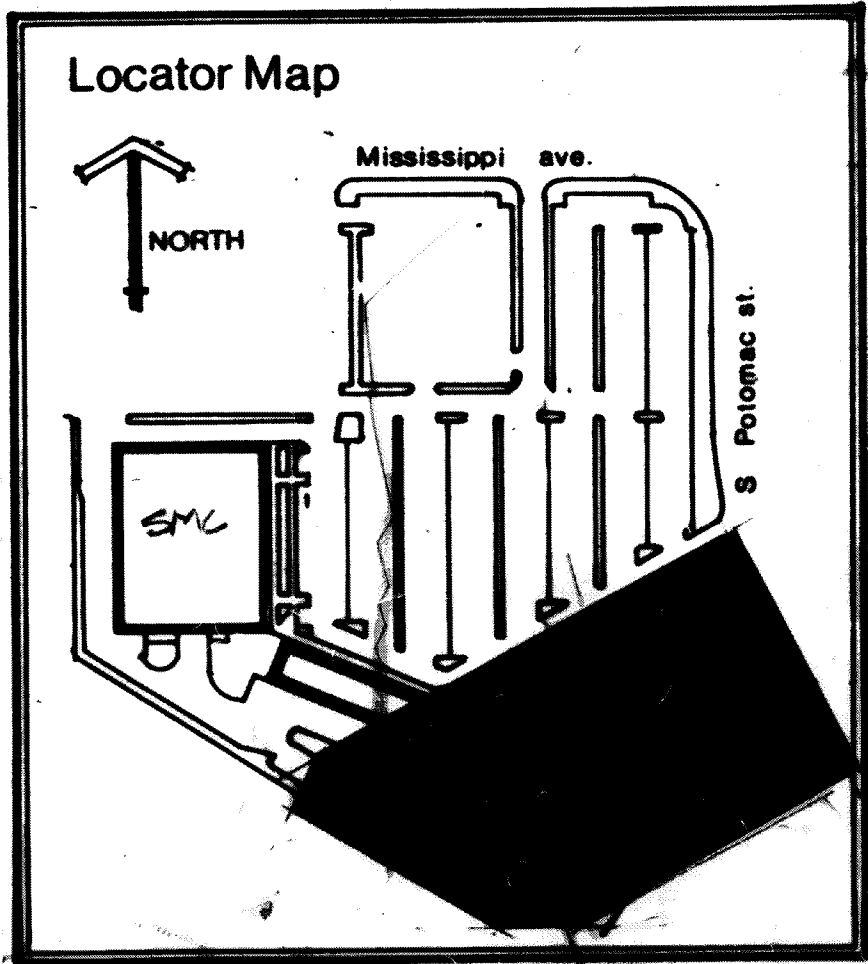
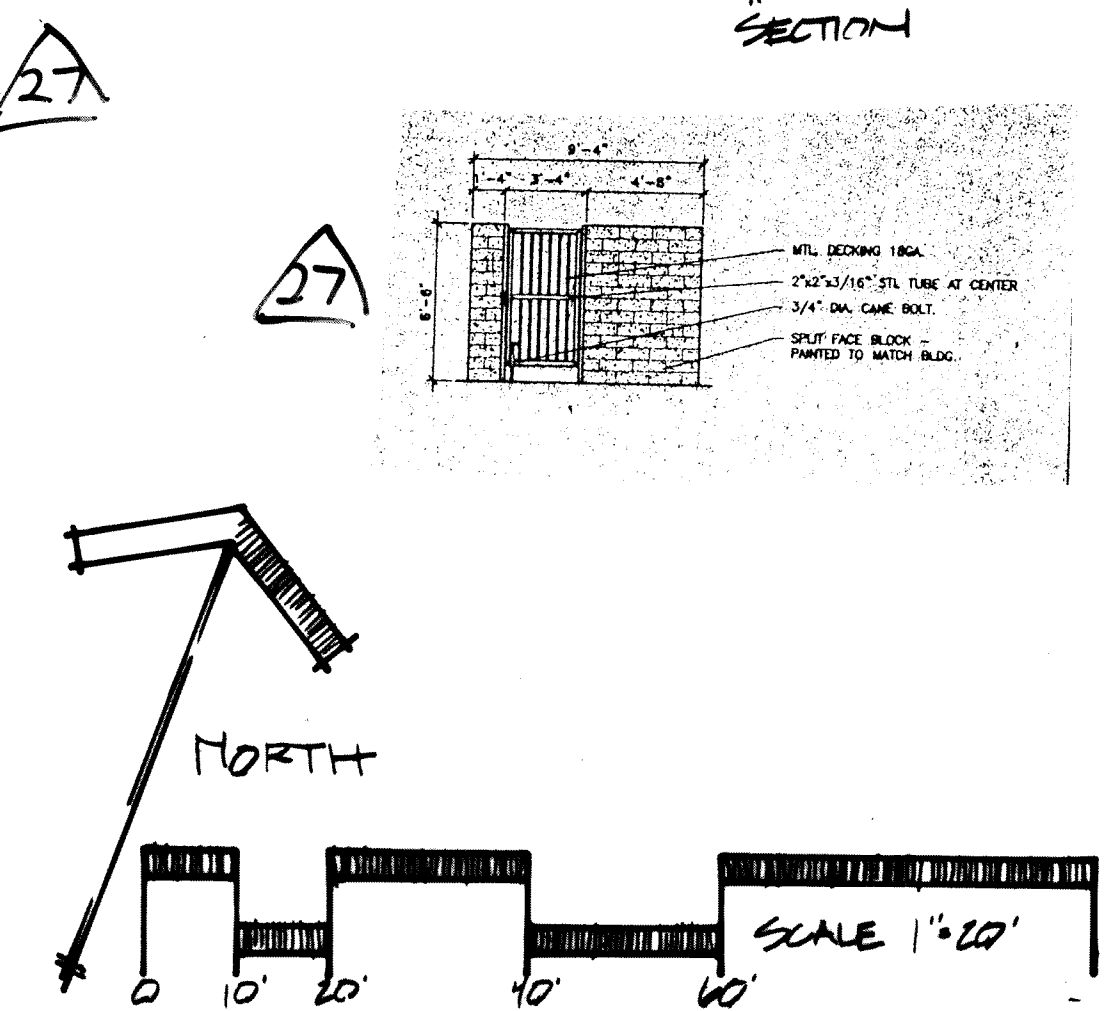
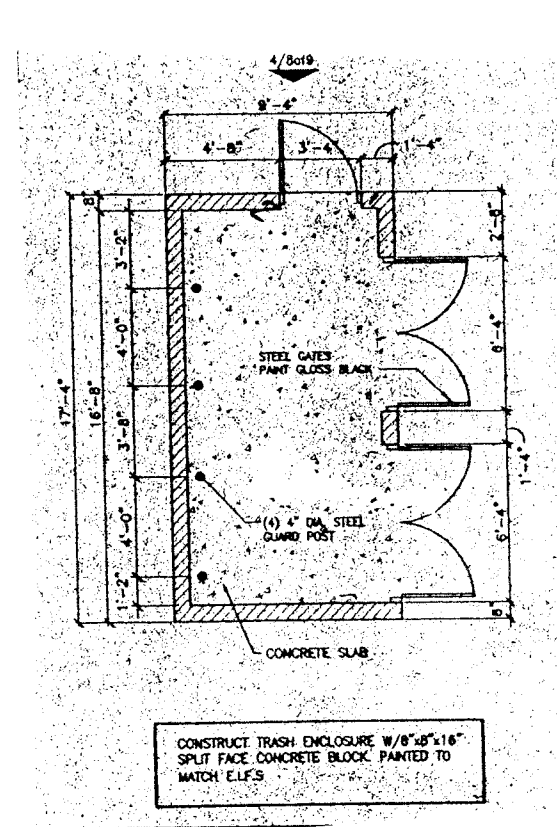
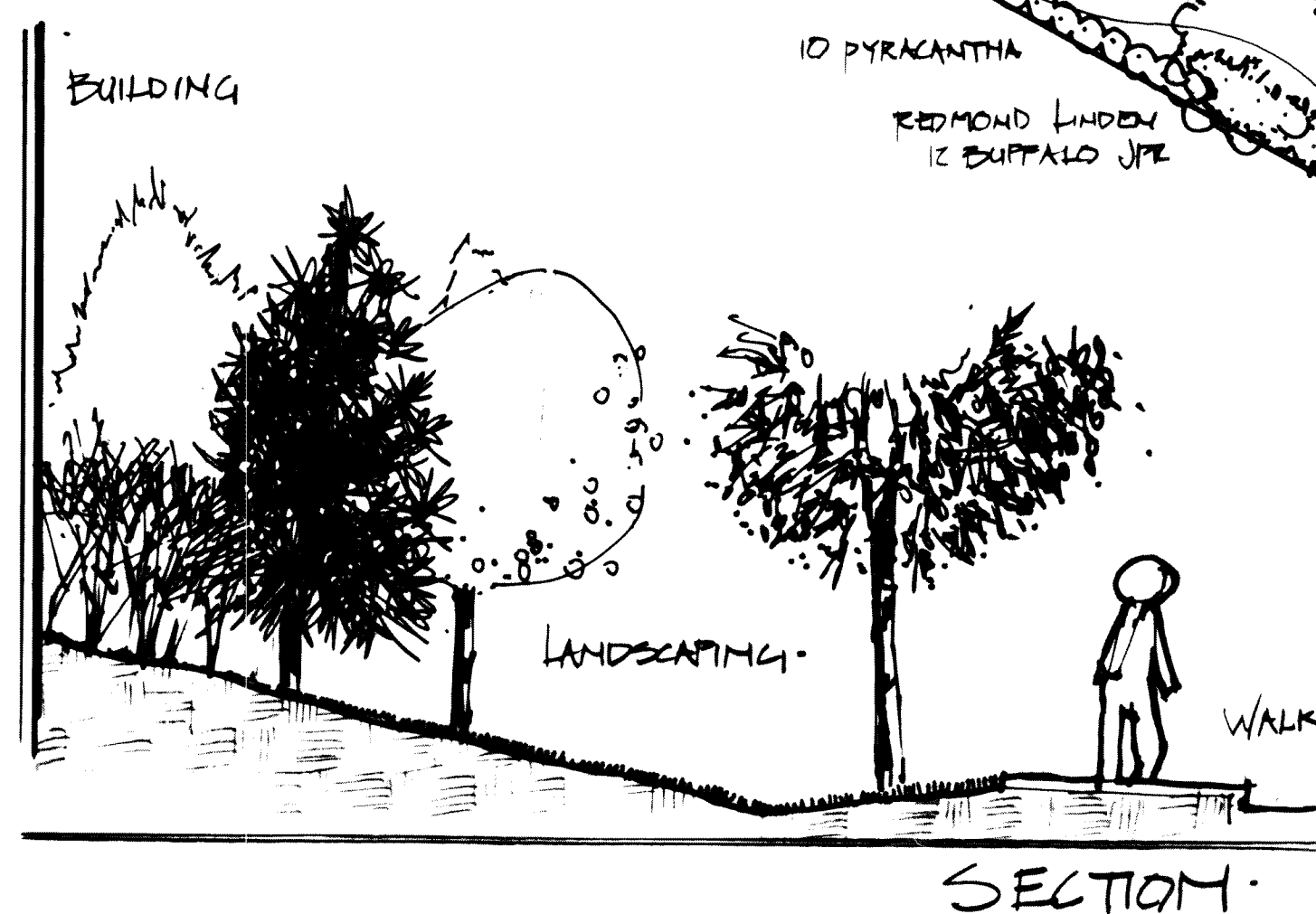
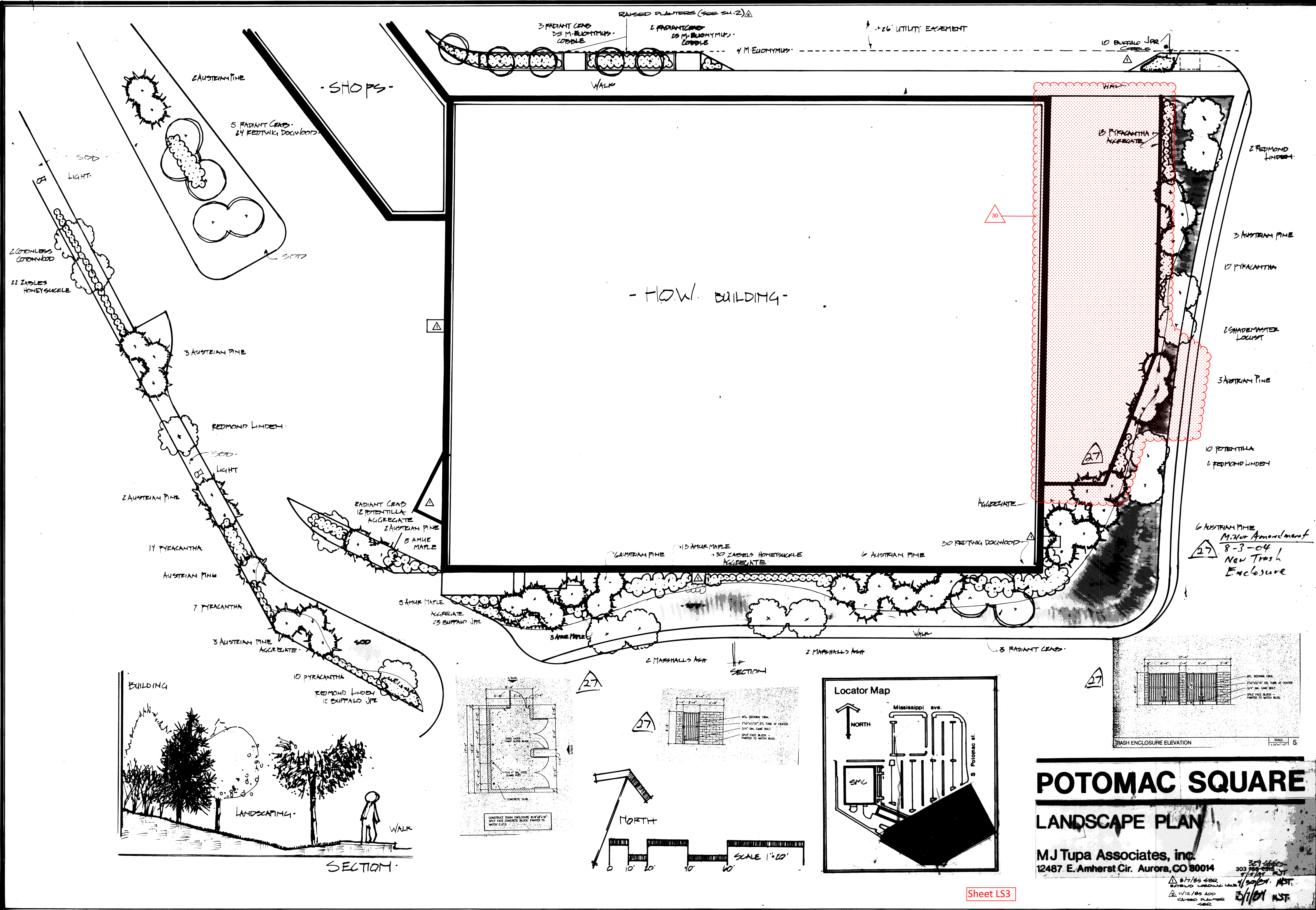
303 329-6665  
755-6346

5/15/04 MDT  
4/30/04 MDT  
3/7/04 MDT









**POTOMAC SQUARE**

**LANDSCAPE PLAN**

MJ Tupa Associates, Inc.  
12487 E. Amherst Cir. Aurora, CO 80014

8/1/85 GBR  
EXTEND LANDSCAPE UNIT 1/30/84 MST  
11/12/85 ADD  
RAISED PLANTER  
GSR

3/1/81 MST

303 755-2315

3/1/81 MST

3/1/81 MST



MISSISSIPPI AVE.

POTOMAC ST.

SECTION A

16' UTILITY EASEMENT

WALK

24 SPREADING COTONWOOD

2 SHADEMASTER LOCUST

2 SHADEMASTER LOCUST

2 REDMOND LINDEN

20 BUFFALO JPE

26' UTILITY EASEMENT

2 REDMOND LINDEN

RADIANT CANYON

AGGREGATE

SHADEMASTER LOCUST

20 GOLDEN HINEBARK

AGGREGATE

22 ANDREA JPE

200 BERM

2-5' HIGH

SECTION B

3 REDMOND LINDEN

20 POTENTILLA

AGGREGATE

2 SHADEMASTER LOCUST

34 GOLDEN HINEBARK

AGGREGATE

2 SHADEMASTER LOCUST

34 GOLDEN HINEBARK

AGGREGATE

LIGHT

2 AUSTRIAN PINE

40 POTENTILLA

RADIANT CANYON

20 BUFFALO JPE

AGGREGATE

SHADEMASTER LOCUST

2 SHADEMASTER LOCUST

73 PYRACANTHA

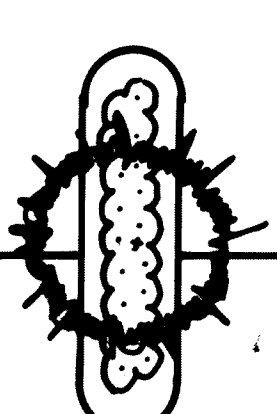
AGGREGATE

2 SHADEMASTER LOCUST

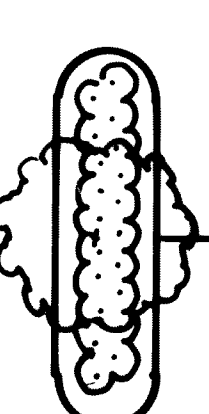
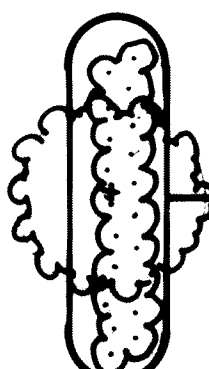
2 SHADEMASTER LOCUST

- ENTRANCE -

26' UTILITY EASEMENT



16' UTILITY EASEMENT



2 SHADEMASTER LOCUST

34 POTENTILLA

AGGREGATE

LIGHT

2 AUSTRIAN PINE

36 POTENTILLA

2 SHADEMASTER LOCUST

32 POTENTILLA

AGGREGATE

2 REDMOND LINDEN

40 PYRACANTHA

AGGREGATE

COBBLE

3 AUSTRIAN PINE

20 A.W. SPIER

3 AUSTRIAN PINE

20 A.W. SPIER

2 RADIANT CANYON

7 KOREAN BERRY

AGGREGATE

14 SPREADING COTONWOOD

AGGREGATE

6 KOREAN BERRY

AGGREGATE

2 REDMOND LINDEN

34 PYRACANTHA

AGGREGATE

2 RADIANT CANYON

6 KOREAN BERRY

AGGREGATE

12 A.W. SPIER

6 KOREAN BERRY

AGGREGATE

AGGREGATE

AGGREGATE

AGGREGATE

AGGREGATE

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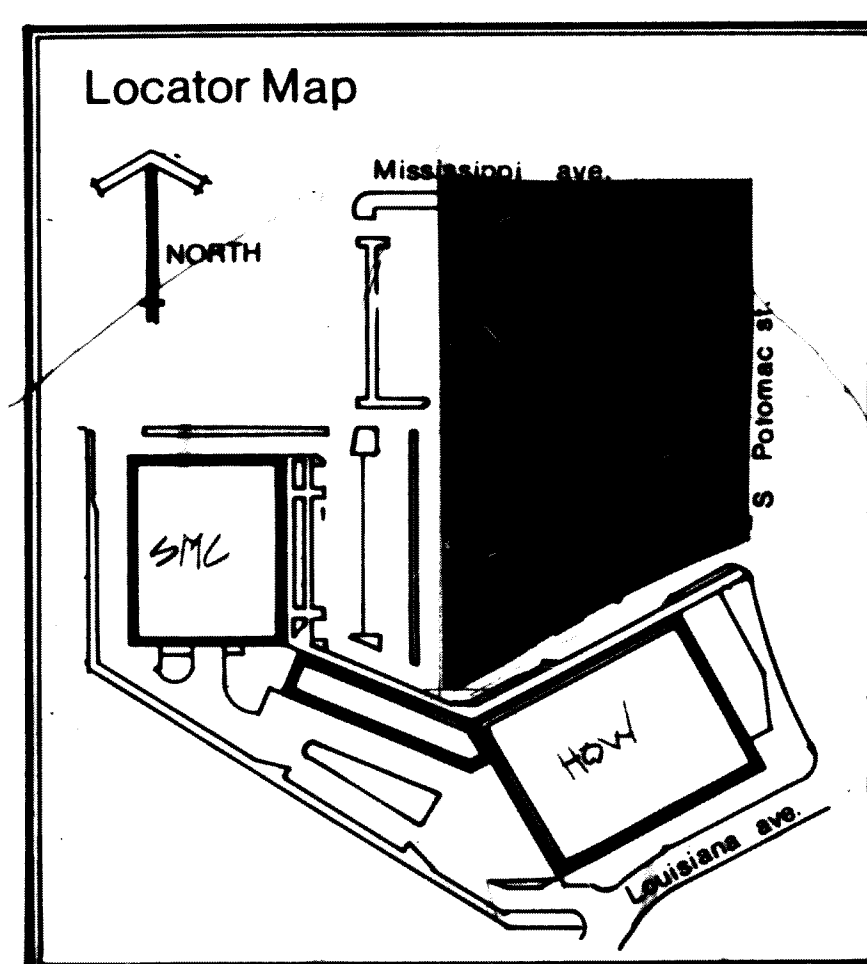
AGGREGATE

AGGREGATE

AGGREGATE

AGGREGATE

AGGREGATE



ADM. AMDT 11/20/85

REVISED PARKING COUNT

ADM. AMENDMENT 12/13/85

ADD SIGN, RELOCATE EXISTING

PLANT MATERIAL AS REQ'D.

- ISLAND OFFSET FOR PLAN -

# POTOMAC SQUARE

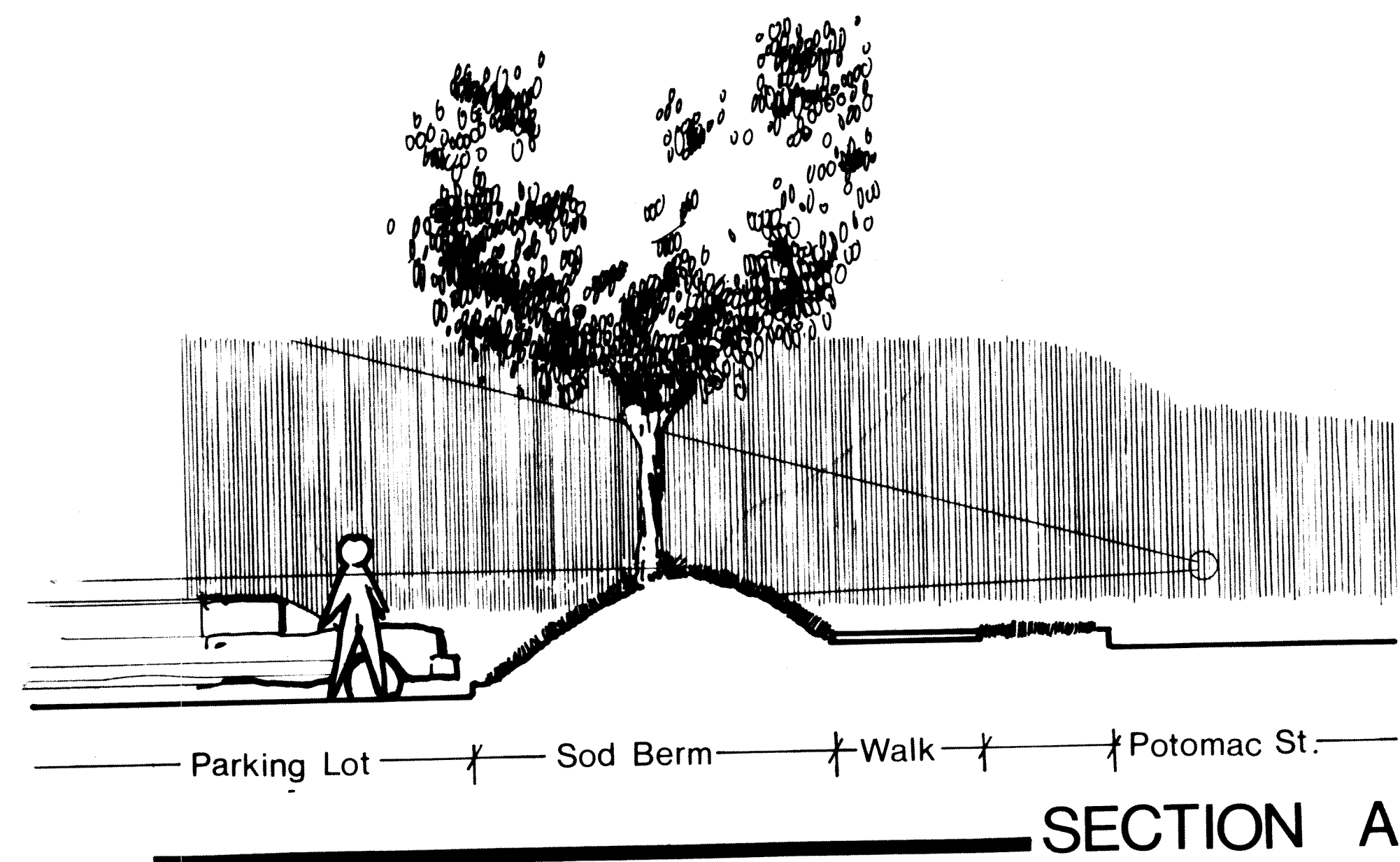
## LANDSCAPE PLAN

MJ Tupa Associates, inc.  
12487 E. Amherst Cir. Aurora, CO 80014

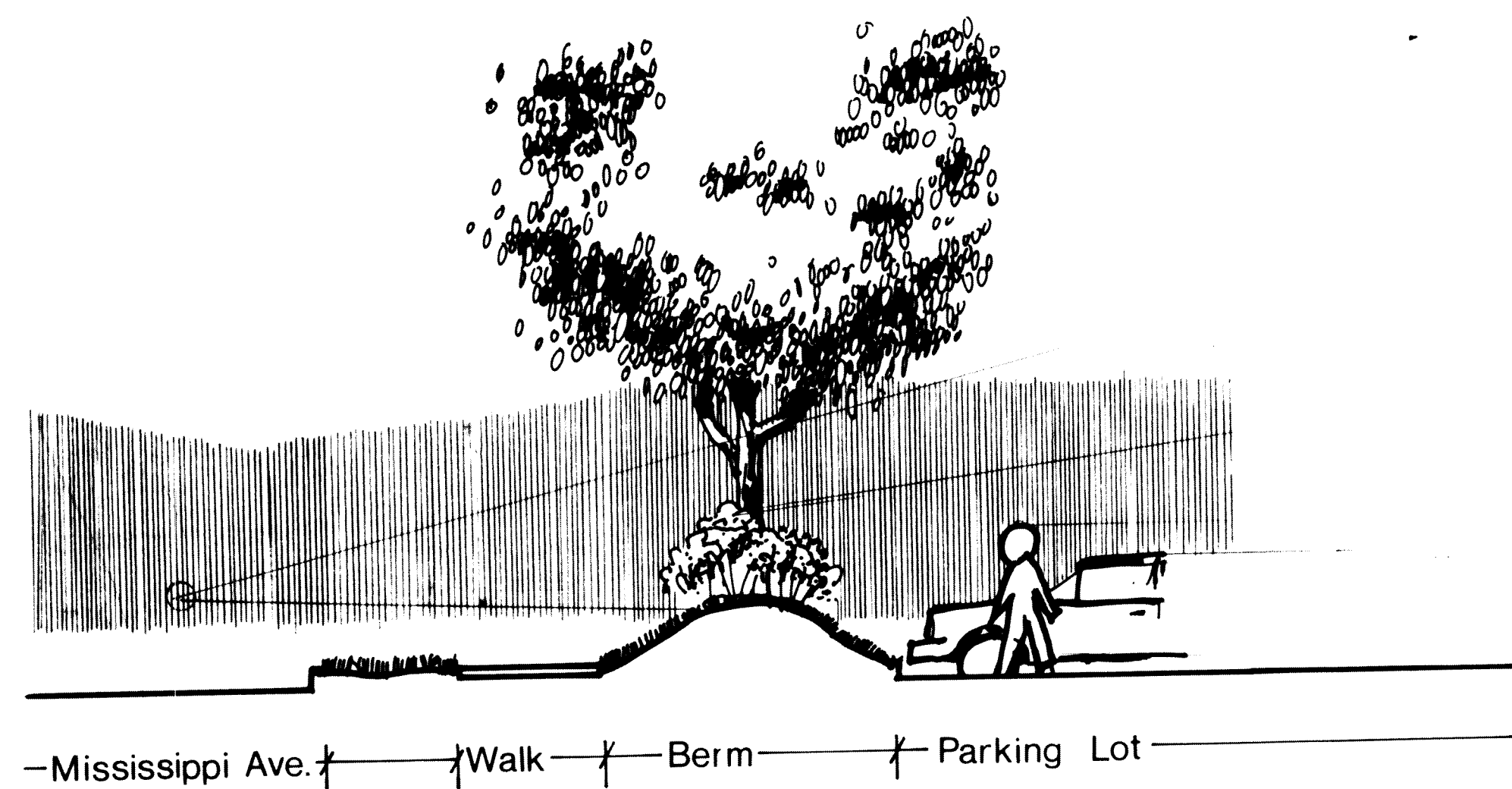
303 755 5515

Sheet LS4

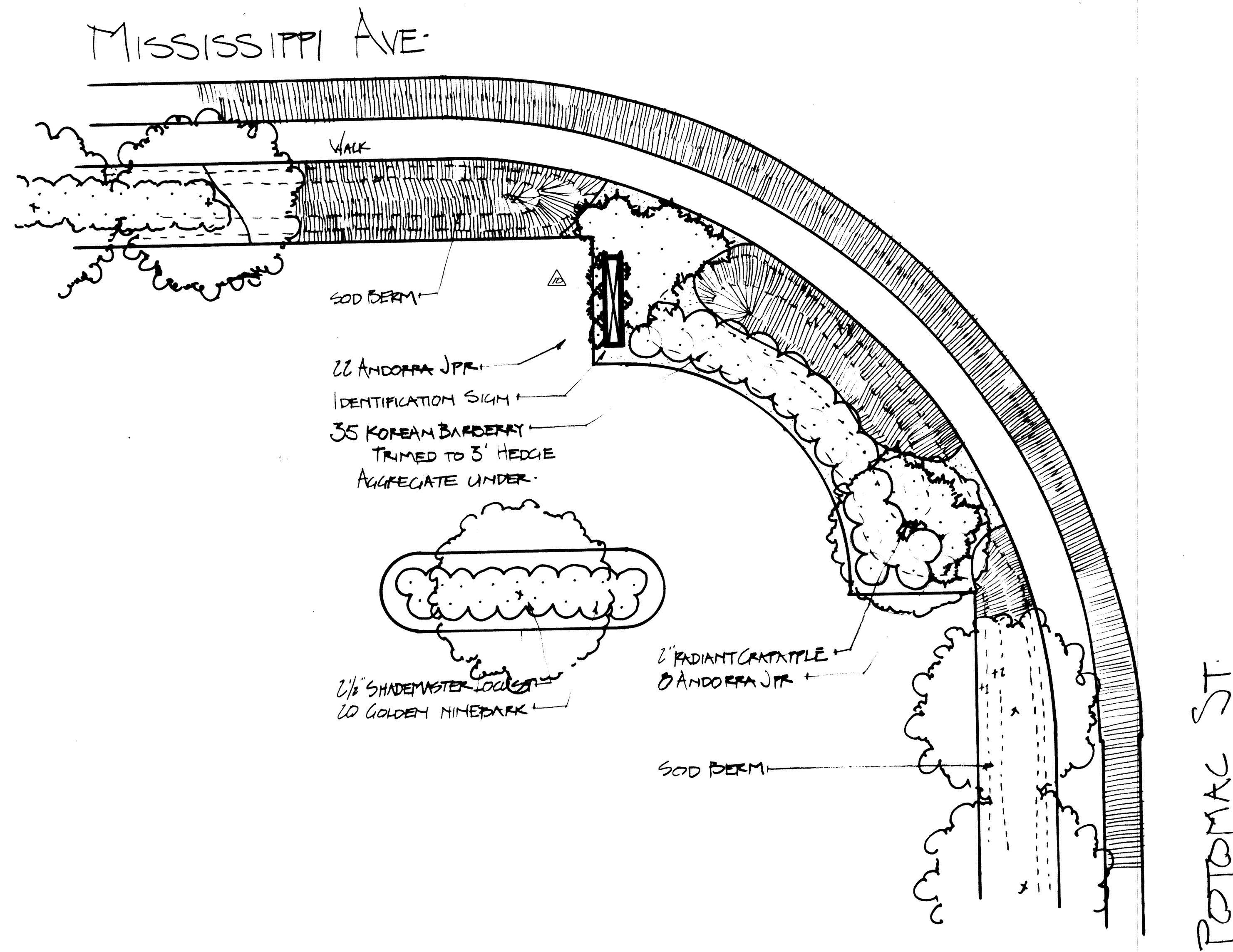




SECTION A



SECTION B



PLAN DETAIL

1"=10'

ADM. AMDT. 11/26/85  
 REVISD PARKING COUNT

# POTOMAC SQUARE

## LANDSCAPE PLAN

MJ Tupa Associates, inc.  
 12487 E. Amherst Cir. Aurora, CO 80014

Sheet LS5

POTOMAC SQUARE

84-60251-6 LIS

329-6660  
 303 765-6315  
 5/5/84 - MST  
 1/30/84 - MNT



EAST MISSISSIPPI AVE.  
(122' R.O.W.)

### LANDSCAPE SCHEDULE

SYMBOL	SIZE	QUANT	TYPE	COMMON & BOTANICAL NAME
GA	2' C.	4	LRS. DECID.	MARSHALL'S SEEDLESS GREEN ASH FRAXINUS PENNSYLVANICA 'M.S.S.'
WF	10' HGT.	7	LRGEV. GREEN	WHITE FIR ABIES CONCOLOR
HL	8' HGT.	9	SM. DECID.	SHADEMASTER HONEYSUCKLE (1 TREE RELOCATED)
RC	1 1/2' C.	6	SM. DECID.	RADIANT CRAB MALUS 'RADIANT'
HJ	9' HGT.	4	SM. EVER. GREEN	COLUMNAR HEITZ JUNIPER JUNIPERUS CHINENSIS 'HEITZ COLUMNARIS'
PH	7' HGT.	3	SM. EVER. GREEN	BLUE PRINCE HOLLY ILEX X MESSEYAE 'BLUE PRINCE'
PJ	5 GAL.	34	SHRUB	PFTIZER COMPACT JUNIPER JUNIPERUS CHINENSIS 'PFTIZER COMPACT'
BJ	5 GAL.	41	SHRUB	BUFFALO JUNIPER JUNIPERUS SABINA 'BUFFALO'
PY	5 GAL.	44	SHRUB	PYRACANTHA AUGUSTIFOLIA 'GNOME'
HS	5 GAL.	72	SHRUB	DWARF HONEYSUCKLE LONICERA CLAYTONI 'NANA'
RD	5 GAL.	12	SHRUB	REDTIG DOGWOOD CORNUS STOLONIFERA

NOTE: ALL PLANTINGS ARE TO RECEIVE 4" X 3" DEEP MULCH BED, USE WEED PROOF FABRIC AT SHRUBS GRAVEL MULCH - 3/4" - 1 1/2"

### LANDSCAPE PLAN

AUTO ZONE / POTOMAC SQUARE 84-6025-2

**AutoZone**  
Design & Construction

3030 Poplar Ave.  
Memphis, TN 38111  
901-325-4780

#### Revisions

NO.	DATE	BY	REVISION
1	4-5-90	CF	
2	4-5-90	CF	
3	5-23-90	CF	
4	2-16-91	TBT	
5	3-4-91	TBT	

Sheet LS6

Job # 82544  
POTOMAC SQUARE  
E. MISSISSIPPI AVE.  
AURORA CO.  
Bldg Info 2,000 SQ. FT.  
RR  
120/208/30 GAS  
HEAT, CLEAR GL.  
Date 1-12-90  
Drawn J.E.F.  
Checked 6-0-96

84-6025-2