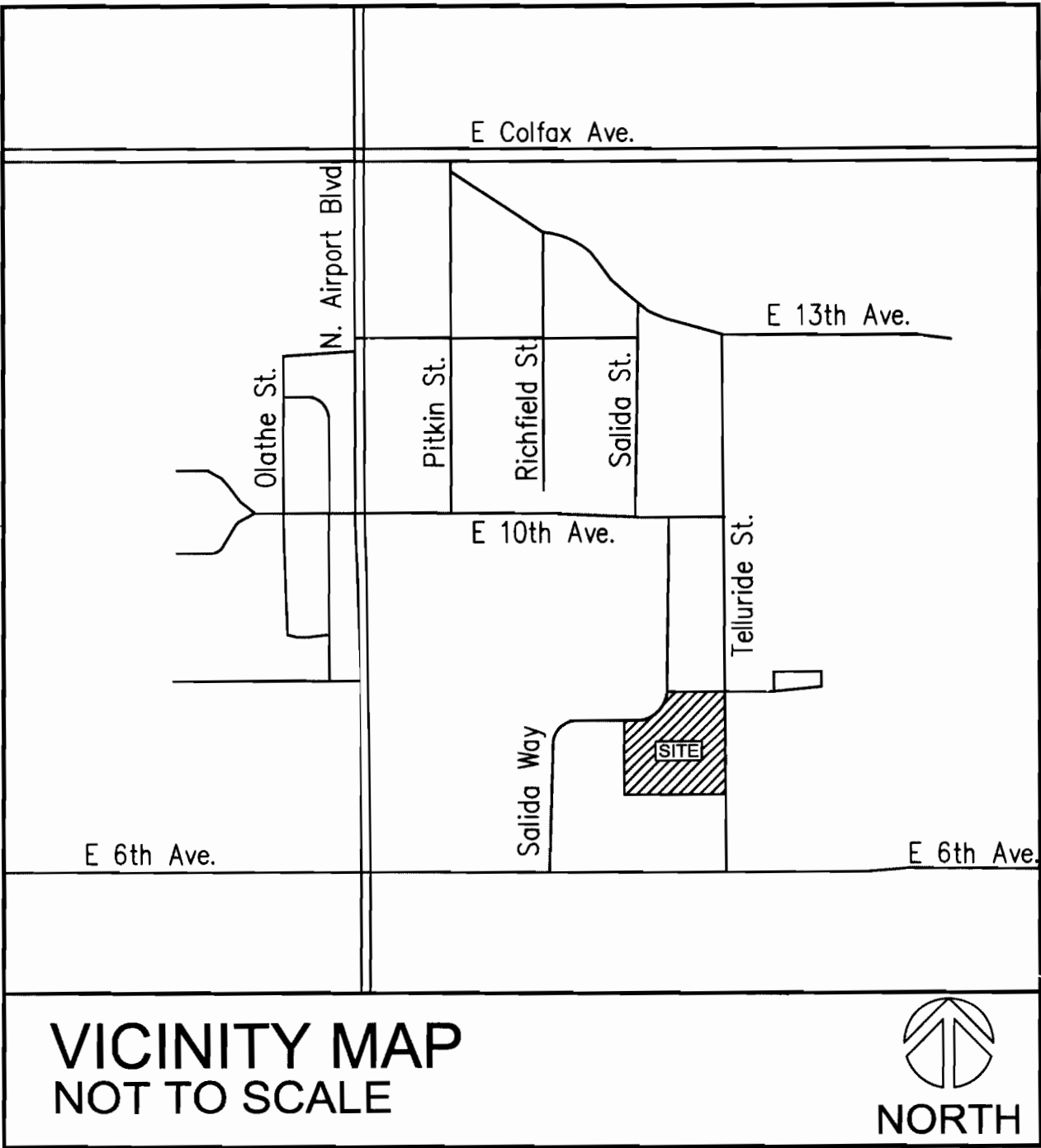


GENERAL NOTES:

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. 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."
4. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50 % OF ALL BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. 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 WITH A MINIMUM WIDTH OF 36", AND SHALL BE PAINTED WITH WHITE STRIPES. REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH U.B.C. CHAPTER 11, APPENDIX 11, AND C.A.B.O./A.N.S.I. 117.1.
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE OF ORDINANCE, CHAPTER 126 - ARTICLE VII - NUMBERING OF BUILDINGS
10. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
11. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, 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, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
12. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
13. 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.
14. 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. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
15. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER AND ITS HEIRS, SUCCESSORS AND ASSIGNS.
16. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC. ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
17. ALL CONSTRUCTION TRAFFIC AND HEAVY TRUCK TRAFFIC AFTER C.O. TO BE DIRECTED TO/FROM 6TH AVE. AND AVOID USING 10TH AVE.
18. LETTER ON FILE ALLOWING PARKING REQUIREMENTS BE MET BY PROVIDING PARKING IN EACH STORAGE UNIT.

THE TELLURIDE BUSINESS CENTER  
705 NORTH TELLURIDE ST. AURORA, COLORADO  
PHASE I & II



PROJECT DIRECTORY

OWNER:  
771 TELLURIDE LLC  
P.O. BOX 3290  
PARKER, CO 80134  
DAVID STOCKMAN  
303-471-1102 (O)  
303-888-7117 (C)

GENERAL CONTRACTOR:  
NCB, LLC  
1744 LIGGETT RD.  
CASTLE ROCK, CO 80109  
TODD NORDSTROM  
720-602-0325 (O)  
303-868-7474 (C)

ARCHITECT:  
IVINS DESIGN  
7373 E. ELLSWORTH AVE.  
DENVER, CO 80230  
BRUCE IVINS  
303-829-0308

CIVIL ENGINEER:  
FABRE ENGINEERING  
2063 PINON PL.  
ERIE, CO 80516  
CHAD FABRE  
720-903-0048

LANDSCAPE ARCHITECT  
AMERICAN DESIGN & LANDSCAPE  
9432 MOTSENBOCKER ROAD  
PARKER, CO 80134 - 7506  
303.841.2820  
TIM LANE

SHEET INDEX

A0.1	COVER SHEET / INDEX
A1.1	SITE PLAN
A1.2	LANDSCAPE PLANTING PLAN
A4.1	BUILDING ELEVATIONS
A4.2	BUILDING ELEVATIONS
A4.3	BUILDING ELEVATIONS
A4.4	BUILDING ELEVATIONS
A4.5	BUILDING ELEVATIONS
C1.1	GRADING PLAN
C1.3	UTILITY PLAN
E1.1	PHOTOMETRIC PLAN AND LIGHT POLE DETAIL

SITE DATA	PHASE I	PHASE II	PHASE III	TOTAL
LAND AREA WITHIN PROPERTY LINES	3.74 ACRES	2.13 ACRES	2.08 ACRES	7.95 ACRES
GROSS FLOOR AREA	57,730 SF	36,266 SF	(FUTURE)	93,996 SF
NUMBER OF BUILDINGS	3	2 (fully sprinkled)	(FUTURE)	5
MAXIMUM HEIGHT OF BUILDING TOTAL	20'-0"	20'-0"	(FUTURE)	20'-0"
BUILDING COVERAGE	57,730 SF - 35%	36,266 SF - 39%	(FUTURE)	93,996 SF - 27%
HARD SURFACE AREA	75,024 SF - 46%	45,792 SF - 50%	(FUTURE)	120,816 SF - 35%
LANDSCAPE AREA	30,234 SF - 19%	10,725 SF - 11%	(FUTURE)	40,959 SF - 12%
PRESENT ZONING CLASSIFICATION	M-1 BAFB-AICUZ APZ-II	M-1 BAFB-AICUZ APZ-II	(FUTURE)	M-1 BAFB-AICUZ APZ-II
PERMITTED MAXIMUM SIGN AREA	100 SF (PER TABLE 16.2.3)	NA	(FUTURE)	100 SF (PER TABLE 16.2.3)
PROPOSED TOTAL SIGN AREA	96 SF	0 SF	(FUTURE)	96 SF
NUMBER OF PARKING SPACES REQUIRED	SEE GENERAL NOTE 18	SEE GENERAL NOTE 18	(FUTURE)	SEE GENERAL NOTE 18
PARKING SPACES PROVIDED	SEE GENERAL NOTE 18	SEE GENERAL NOTE 18	(FUTURE)	SEE GENERAL NOTE 18
HANDICAP SPACES REQUIRED	SEE GENERAL NOTE 18	SEE GENERAL NOTE 18	(FUTURE)	SEE GENERAL NOTE 18
HANDICAP SPACES PROVIDED	SEE GENERAL NOTE 18	SEE GENERAL NOTE 18	(FUTURE)	SEE GENERAL NOTE 18
LOADING SPACES REQUIRED	SEE GENERAL NOTE 18	SEE GENERAL NOTE 18	(FUTURE)	SEE GENERAL NOTE 18
LOADING SPACES PROVIDED	SEE GENERAL NOTE 18	SEE GENERAL NOTE 18	(FUTURE)	SEE GENERAL NOTE 18

AMENDMENTS

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 WHEREOF, Springhill Business Center, LLC HAS CAUSED THESE  
(CORPORATION, COMPANY, OR INDIVIDUAL)

PRESENTS TO BE EXECUTED THIS 24th DAY OF September AD. 2009

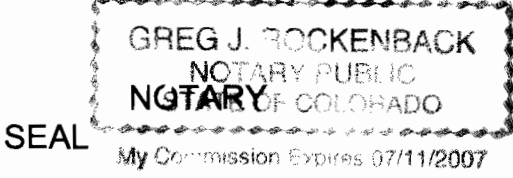
BY: [Signature] CORPORATE SEAL  
(PRINCIPALS OR OWNERS)

STATE OF COLORADO )SS  
COUNTY OF Douglas

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF September AD. 2009  
BY Wes Becker  
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

Greg J. Rothenback  
(NOTARY PUBLIC)



MY COMMISSION EXPIRES 07/11/2007 NOTARY BUSINESS ADDRESS: 1931 E Plaza Dr  
Parker, CO 80138

CITY OF AURORA APPROVALS

CITY ATTORNEY: [Signature] DATE: 11/16/05  
PLANNING DIRECTOR: [Signature] DATE: 11/16/05  
PLANNING COMMISSION: [Signature] DATE: 7/14/04

CITY COUNCIL: NA DATE: \_\_\_\_\_  
(MAYOR)

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_  
(CITY CLERK)

RECORDER'S CERTIFICATE:

COLORADO AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_\_

CLERK AND RECORDER: \_\_\_\_\_ DEPUTY: \_\_\_\_\_

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF \_\_\_\_\_

Parkhill & Ivins  
ARCHITECTURE - PLANNING - INTERIORS

1480 Humboldt Street  
Denver  
Colorado  
80218  
ph 303.446.8030 fax 303.446.8031

THE TELLURIDE  
BUSINESS CENTER  
LOTS 1 & 2, BLOCK 1, SPRINGHILL INDUSTRIAL PARK  
SUBDIVISION FILING NO.4

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REV.	DATE:	ISSUED FOR:
1	1.26.04	PLANNING
2	4.29.04	REVISED PER CITY
3	6.4.04	REVISED PER CITY
4	6.30.04	REVISED PER CITY
5	8.9.04	REVISED PER CITY
6	9.20.04	MYLARS

JOB NO. 0332.0

DATE: 6.30.04

SCALE: AS SHOWN

SHEET TITLE

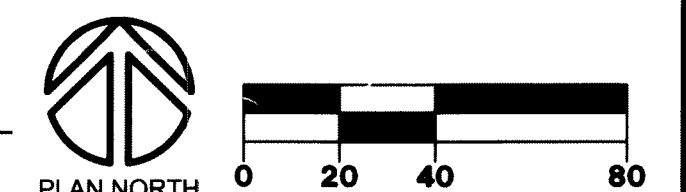
COVER SHEET

SHEET NO.

A0.1



## PHASE I & II



ph 303.446.8030 fax 303.446.8033

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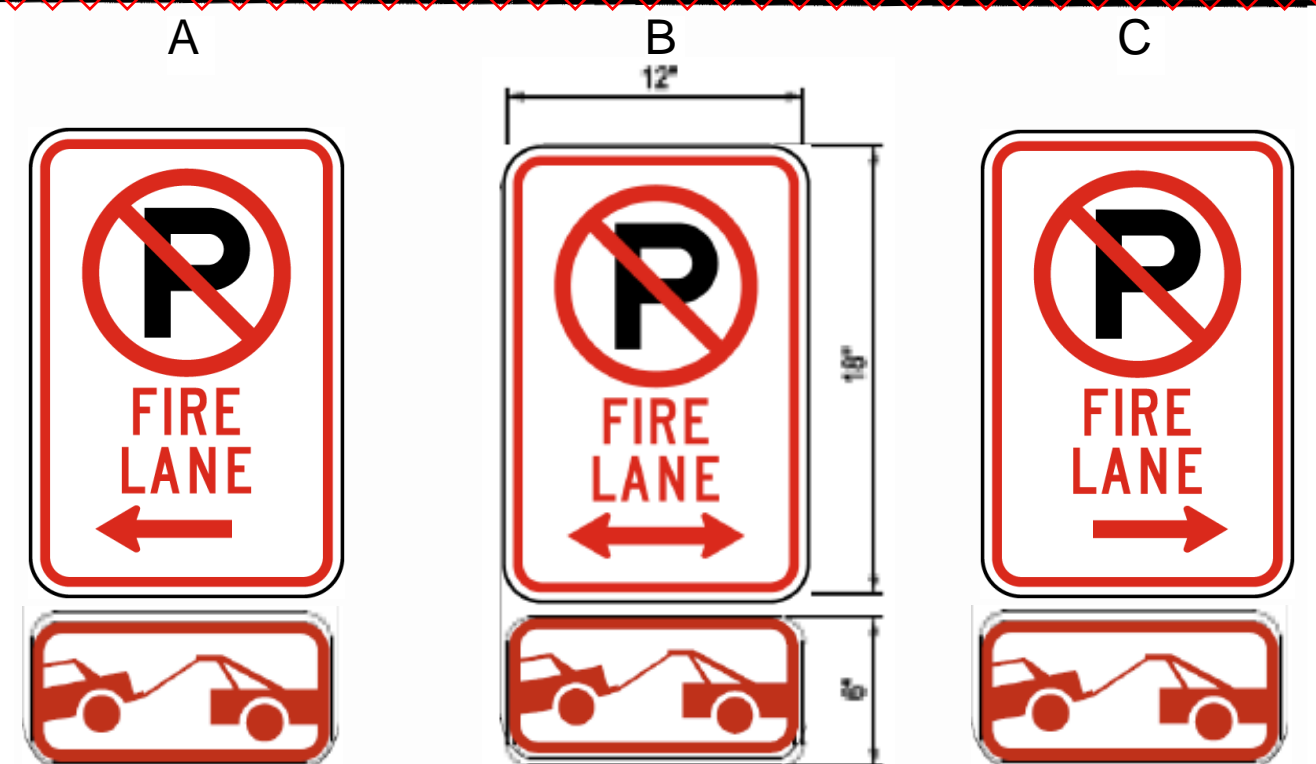
SHEET NO.

## A1.1



# THE TELLURIDE BUSINESS CENTER

705 NORTH TELLURIDE ST. AURORA, COLORADO  
PHASE I & II



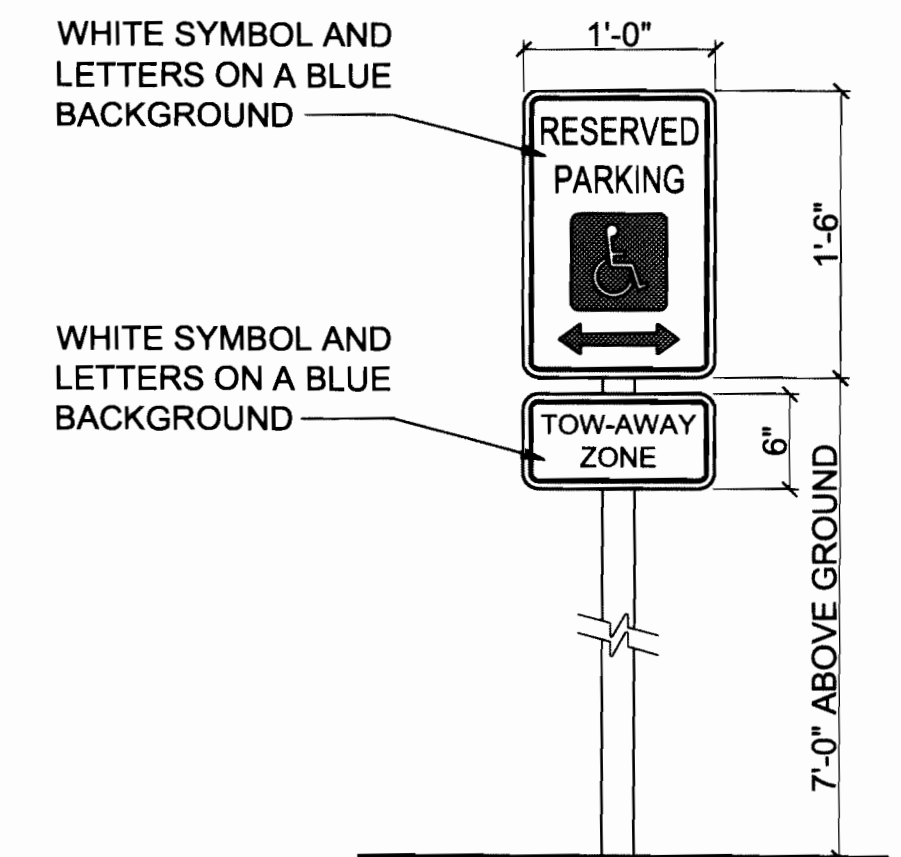
1. Signs shall be located at the right side of the fire lane entrance and at the end of the fire lane. The intermediate signs shall have double headed arrows pointing in both directions.
2. Typically, the maximum spacing of the fire lane signs is established at 100' on center with signs being placed on both sides of the fire lane easement (50' on center alternating sides). Where excessive curvature of the fire lane exist, the spacing of teh fire lane signage will be increased as needed.
3. The signs shall be set at an angle of not less than 30 degrees and not more than 45 degrees with the curb or line of traffic flow.
4. Fire lane signs should be installed 2' behind curb or sidewalk.
5. The clearance to the bottom of the sign shall be 7". There shall be no other signs attached to the signs or sign posts.
6. Placement of these fire lane signs cannot encroach into the 29' inside turning radius of the fire lane easement, obstruct any fire hydrant or fire department connection or encroach into the accessible route of the sidewalk area.

13 FIRE LANE SIGNS  
SCALE: NONE



10 STOP SIGN DETAIL  
1" = 1'-0"

9 NOT USED  
1" = 1'-0"

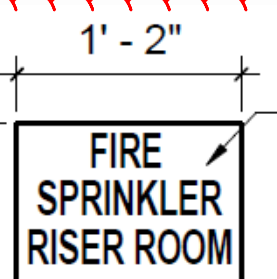


8 ACCESSIBLE PARKING AND SUPPLEMENTAL SIGN  
1" = 1'-0"



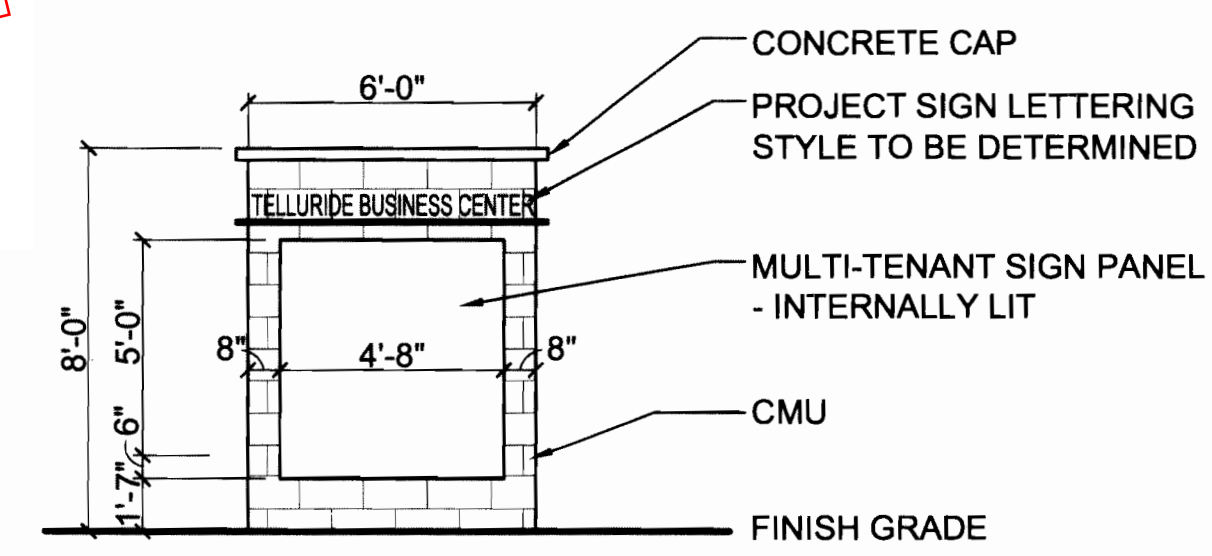
NOTE: POST SIGN ABOVE THE FDC

12 FDC SIGN  
SCALE: NONE

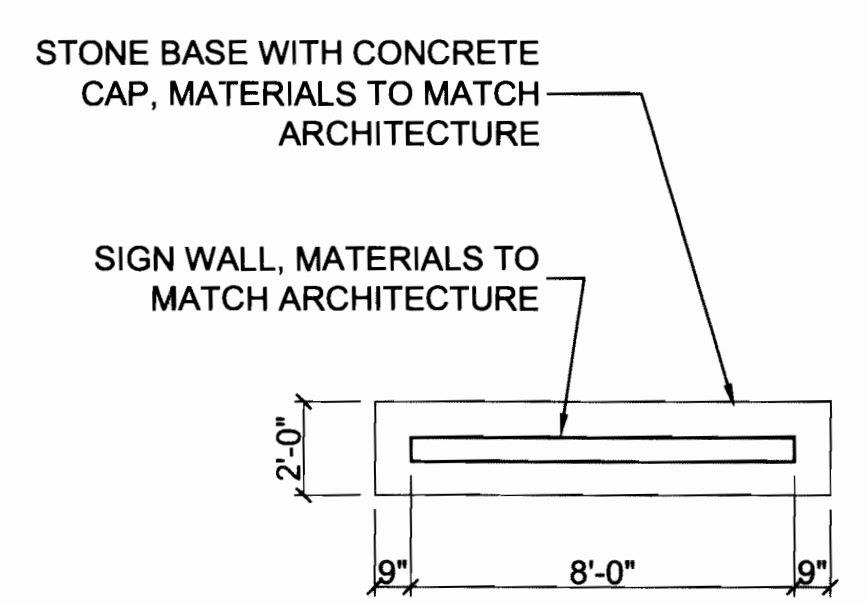


NOTE: POST SIGN ON THE FIRE RISER ROOM DOOR

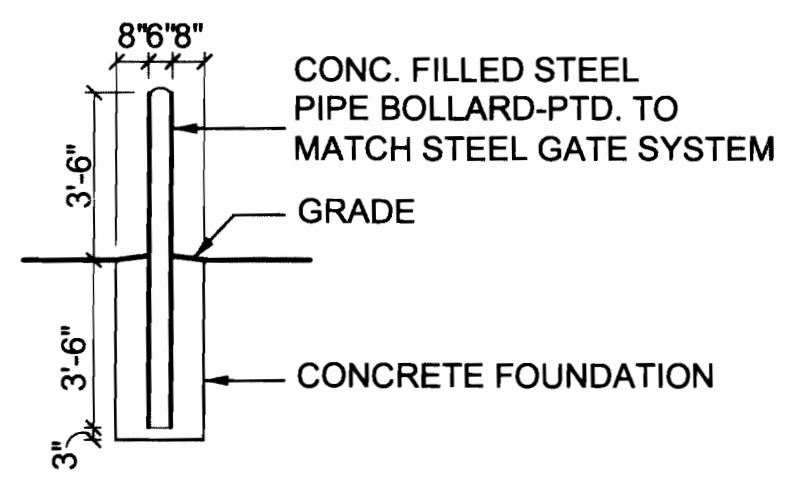
11 RISER ROOM SIGN  
SCALE: NONE



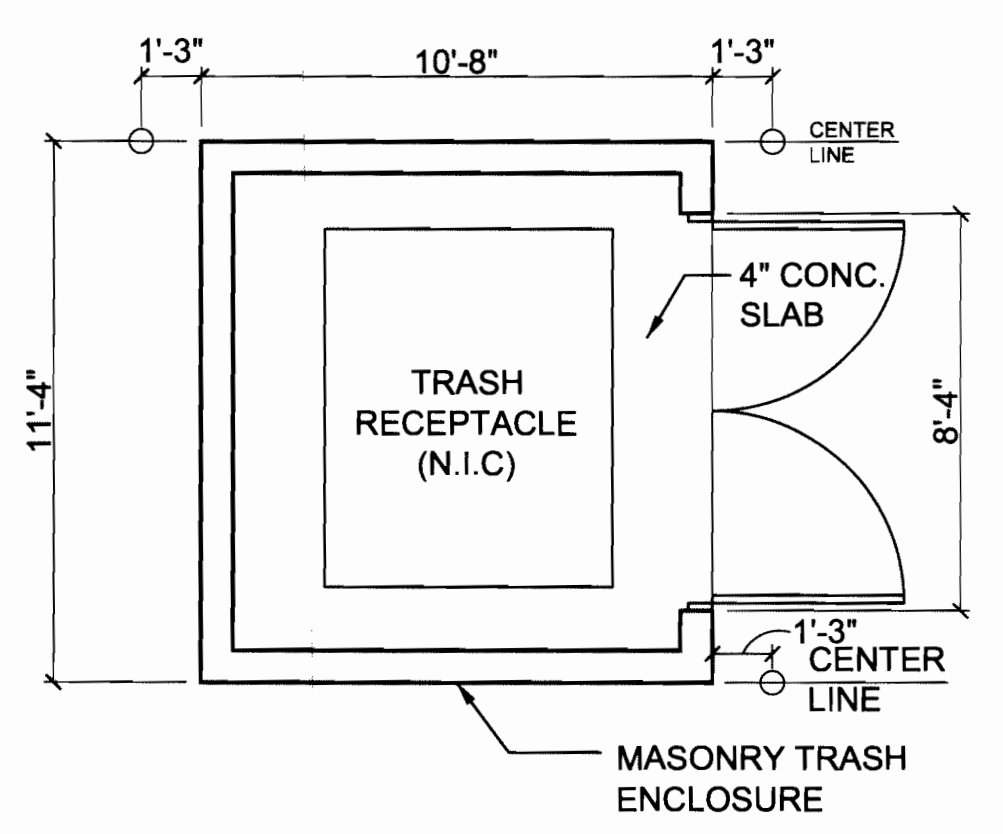
7 SITE I.D. SIGN ELEVATION  
1/4" = 1'-0"



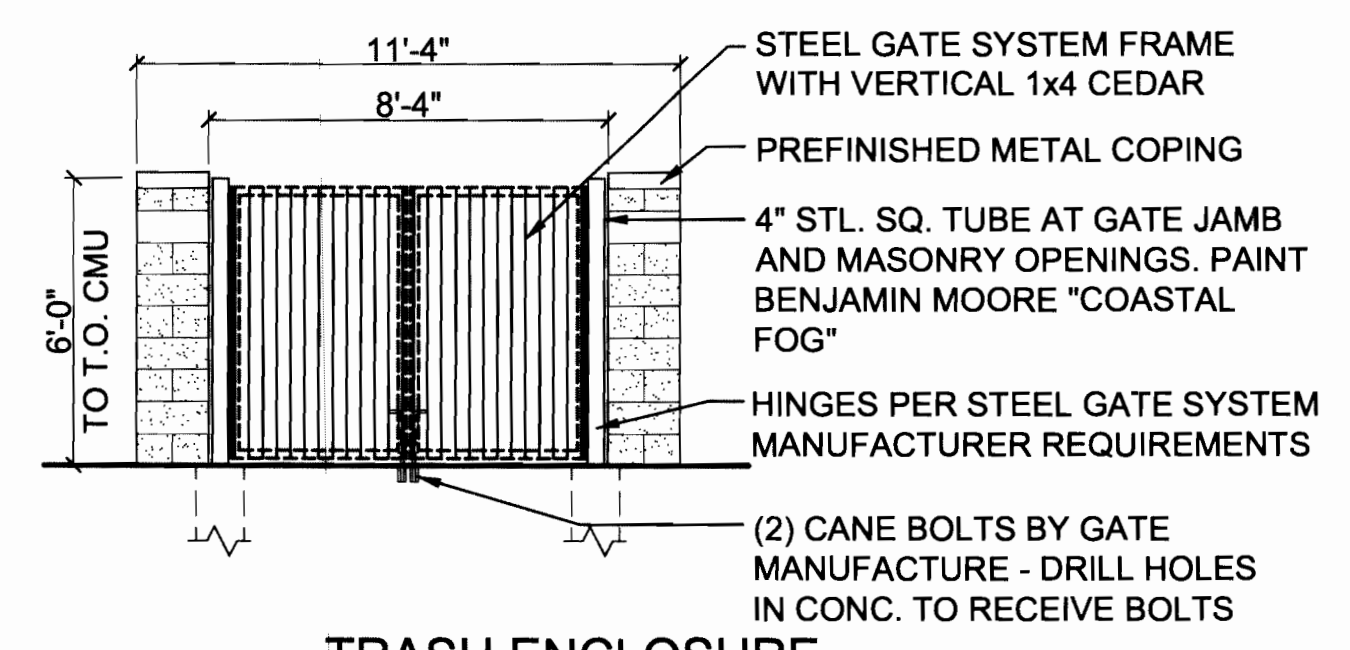
6 SITE I.D. SIGN PLAN  
1/4" = 1'-0"



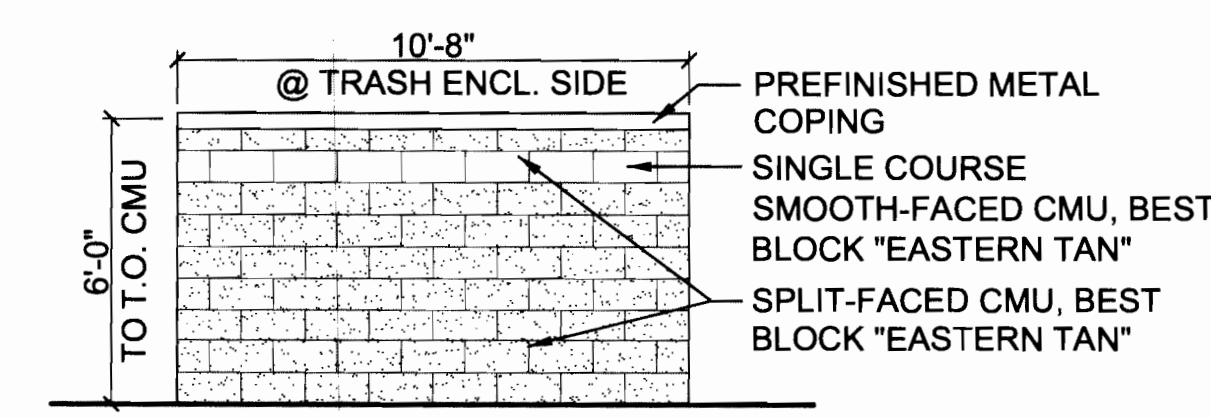
5 BOLLARD DETAIL  
1/4" = 1'-0"



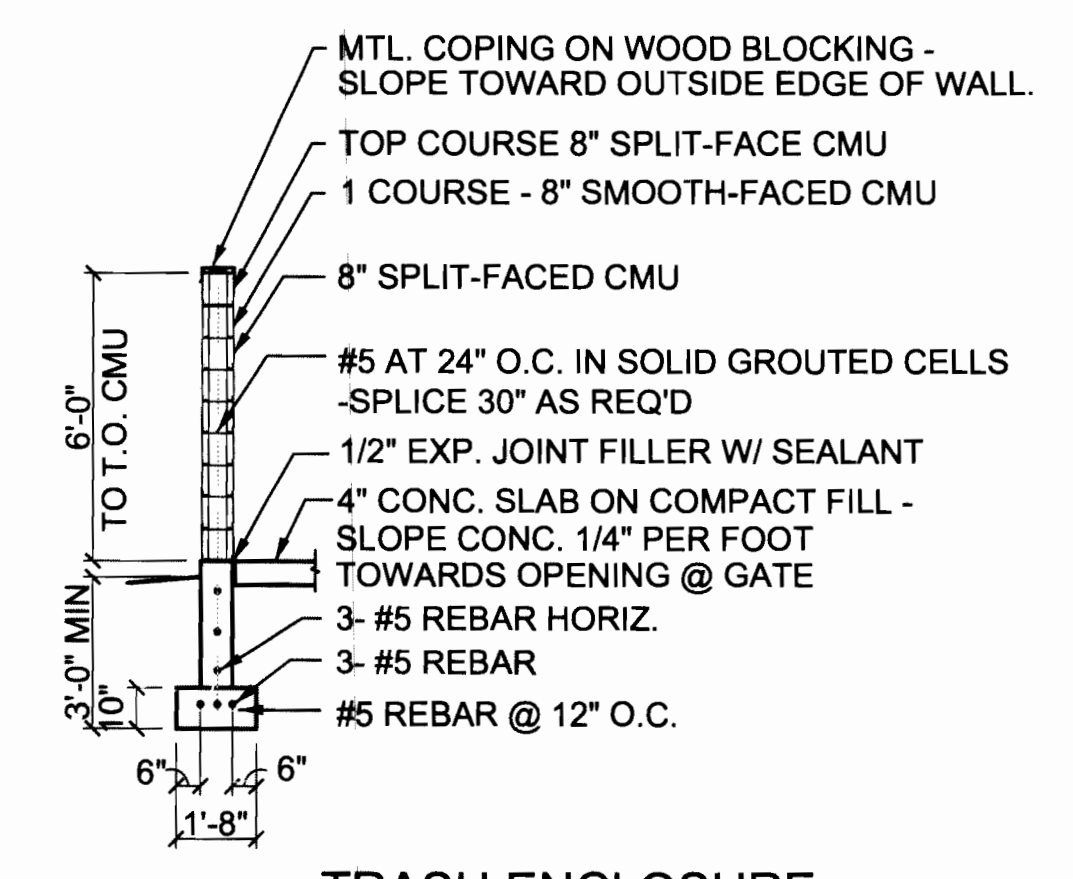
4 TRASH ENCLOSURE PLAN  
1/4" = 1'-0"



3 TRASH ENCLOSURE FRONT ELEVATION  
1/4" = 1'-0"



2 TRASH ENCLOSURE SIDE/REAR ELEVATION  
1/4" = 1'-0"



1 TRASH ENCLOSURE WALL SECTION  
1/4" = 1'-0"

Parkhill & Ivins P.C.  
ARCHITECTURE PLANNING INTERIORS

1480 Humboldt Street  
Denver  
Colorado  
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THE TELLURIDE  
BUSINESS CENTER  
LOTS 1 & 2, BLOCK 1, SPRINGHILL INDUSTRIAL PARK  
SUBDIVISION FILING NO.4

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REV.	DATE:	ISSUED FOR:
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4	6.30.04	REVISED PER CITY
5	8.9.04	REVISED PER CITY
6	9.20.04	MYLARS

JOB NO. 0332.0

DATE: 6.30.04

SCALE: AS SHOWN

SHEET TITLE

SITE DETAILS

SHEET NO.

A1.2



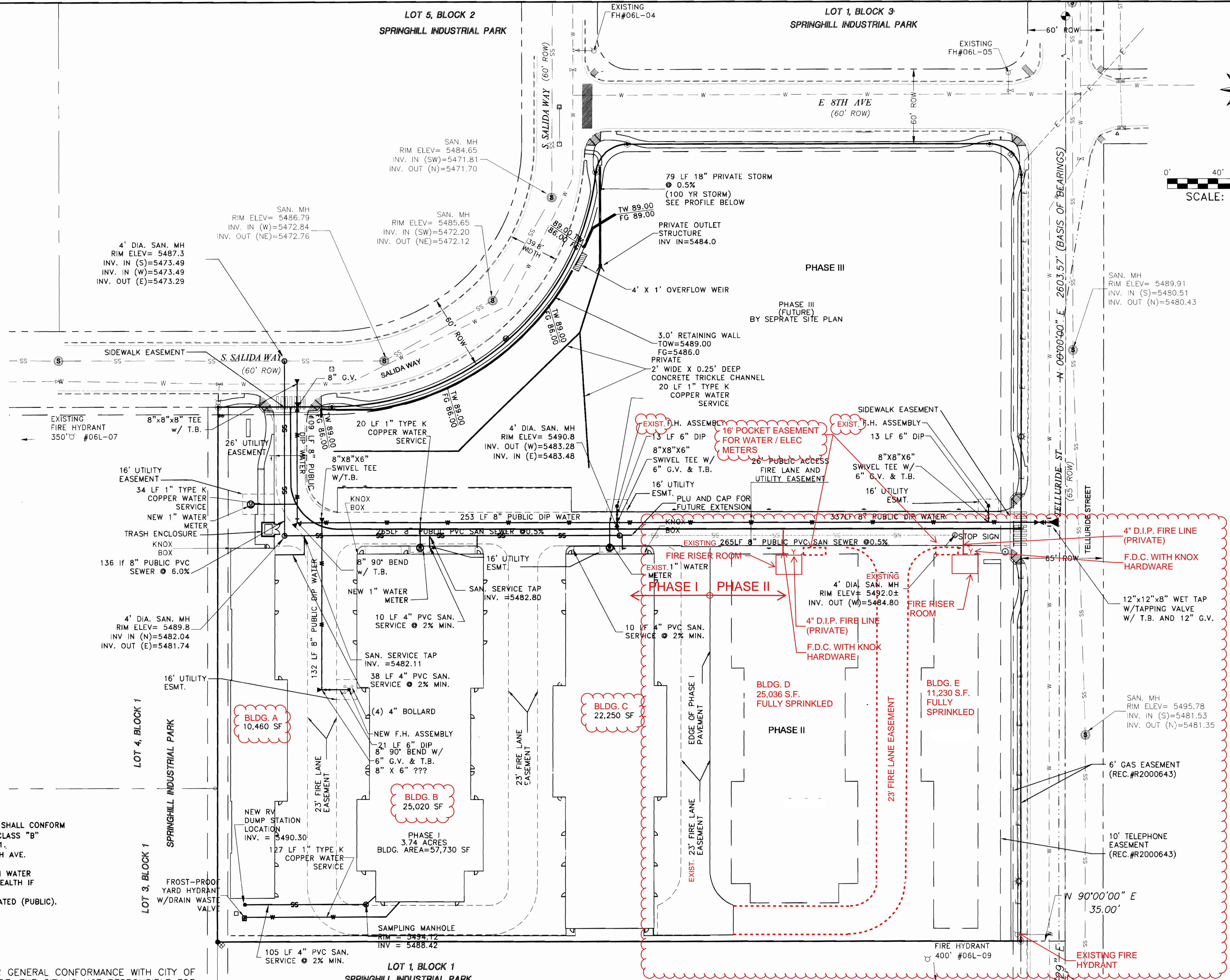
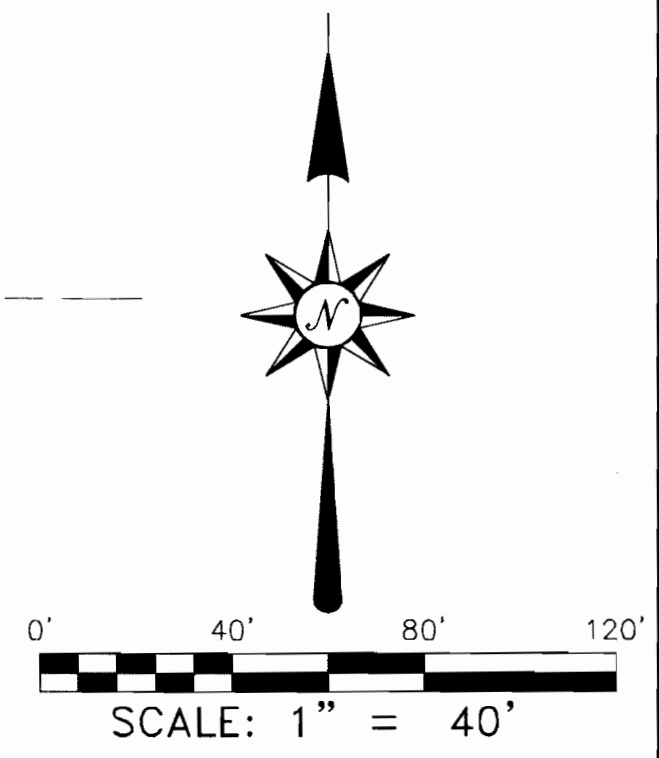


R&R ENGINEERS-SURVEYORS, INC.  
1190 SOUTH COLORADO BOULEVARD  
ANNEX BUILDING  
DENVER, COLORADO 80246  
PH 303-753-6730 FX 303-753-6568  
WWW.RRENGINEERS.COM

UTILITY PLAN  
SITE: SPRINGHILL INDUSTRIAL PARK SUBDIVISION FILING NO. 4  
AURORA, COLORADO  
FOR: J.B. OLSEN CONSTRUCTION  
9780 MOUNT PYRAMID CT.  
ENGLEWOOD, CO 80110

REVISIONS  
04/15/04 CITY COMMENTS  
08/02/04 RV DUMP ADDITION

File Name JB03080-SITE  
Plot Date 09/14/2004  
Date 2/9/04 Sheet  
Drawn D.M. C1.3  
Checked DSD  
Job No.  
JB03080 3/6



- NOTES:
- 1) ALL STORM SEWER AND SANITARY SEWER SERVICES SHALL CONFORM TO ASTM D3034 SDR35 AND SHALL BE BEDDED WITH CLASS "B" ALTERNATE BEDDING PER C.O.A. STANDARD DETAIL #101.
  - 2) HEAVY TRUCK TRAFFIC TO BEDIRECTED TO/ FROM 6TH AVE. AND AVOID USING 10TH AVE.
  - 3) OWNER/CONTRACTOR MUST OBTAIN N.P.D.E.S. STORM WATER DISCHARGE PERMIT FROM COLORADO DEPARTMENT OF HEALTH IF REQUIRED.
  - 4) ALL STORM PIPE IS PRIVATE UNLESS OTHERWISE STATED (PUBLIC).

CITY OF AURORA PLAN REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH CITY OF AURORA DESIGN CRITERIA AND THE CITY CODE. THE CITY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, OF DIMENSIONS, AND ELEVATIONS, WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE. THE CITY OF AURORA THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO OTHER RESPONSIBILITY OTHER THAN AS STATED ABOVE FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

THE DEVELOPER SHALL HAVE A REGISTERED LAND SURVEYOR OR REGISTERED PROFESSIONAL ENGINEER CERTIFY THAT THE DETENTION POND IS BUILT ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS, AND THAT THE REQUIRED DETENTION VOLUME, INCLUDING THE WQCV WHEN USED, IS MET. THIS CERTIFICATION SHALL BE PROVIDED TO THE CITY BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.

\*ALL STORM SEWER, SANITARY SEWER SERVICES, AND APPURTENANCES ARE PRIVATE, UNLESS NOTED OTHERWISE\*

**BENCHMARK:** CITY OF AURORA ID 12-040 3" BRASS CAP LOCATED ON THE EAST SIDE OF A CURB OPENING INLET STRUCTURE 6 FEET NORTH OF THE NORTH FLOW LINE OF EAST 6TH AVENUE AT THE NORTHEAST CORNER OF TELLURIDE STREET AND EAST 6TH AVENUE, ELEVATION 5503.31'.  
**OWNER:**  
J. B. OLSEN CONSTRUCTION  
9780 MOUNT PYRAMID COURT  
ENGLEWOOD, CO 80110  
CONTACT: MIKE FINNEGAN 303-706-1599


**ENGINEERS CERTIFICATE:**  
I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME AND/OR UNDER MY SUPERVISION AND THAT I AM A REGISTERED PROFESSIONAL ENGINEER UNDER THE STATUTES OF THE STATE OF COLORADO.  
*[Signature]*  
DOUGLAS S. DUNKIN, P.E. 33736

APPROVED FOR ONE YEAR FROM THIS DATE	
FIRE DEPARTMENT	DATE
CITY ENGINEER	DATE
UTILITIES DEPARTMENT	DATE



[illegible]

A



9432 Montebello Road  
Parley, Colorado 80134

# LANDSCAPE PLAN

03.03.04  
REVISION:  
04.15.04  
06.02.04  
06.30.04

L1



SPRINGHILL INDUSTRIAL  
PARK SUBDIVISION  
Filing No. 4, Lots 1 and 2, Block 1  
705 NORTH TELLURIDE ST.  
AURORA, COLORADO

LANDSCAPE  
PLAN

03.03.04

REVISION  
04.15.04  
06.02.04  
06.30.04

L2

GENERAL NOTES

1. PRIOR TO BEGINNING WORK, THE CONTRACTOR IS TO VISIT THE SITE AND VERIFY FIELD CONDITIONS. NOTIFY LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
2. ALL GRADES AND DIMENSIONS SHALL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. ANY DEVIATION FROM THESE PLANS MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
3. AFFECTED UTILITY COMPANIES SHALL BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. CALL BEFORE YOU DIG, 1-800-922-1987.
4. ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES AND SPECIFICATIONS.
5. THE CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR AS A RESULT STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION.
6. THE CONTRACTOR SHALL TAKE REASONABLE MEASURES TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS. ANY DAMAGE BY THE CONTRACTOR'S OPERATION SHALL BE REPAIRED OR RECONSTRUCTED TO THE OWNERS SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
7. ALL PAVEMENT STRUCTURAL SECTIONS SHALL BE PER THE RECOMMENDATIONS OF THE SOILS ENGINEER. ALL SIDEWALKS ARE CONCRETE, DRIVEWAYS ARE ASPHALT, SEE CIVIL DRAWINGS.
8. SCORE CONCRETE TO DIMENSIONS AND PATTERN SHOWN ON THE DRAWINGS. WHEN NOT OTHERWISE INDICATED, SCORE WALKS AT INTERVALS EQUAL TO THE WIDTH OF THE WALK.
9. PLACE EXPANSION JOINTS IN CONCRETE WALKS, CURBS, PLAZA AREAS, AND OTHER CONCRETE PAVING AREAS ACCORDING TO LOCALLY ACCEPTED STANDARDS.
10. DETAILS ARE PROVIDED TO SHOW DESIGN INTENT ONLY. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR STRUCTURAL COMPONENTS OF THESE DETAILS FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
11. CONTRACTORS TO PROVIDE SHOP DRAWINGS OF EQUIPMENT FOR APPROVAL BY LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
12. CONTRACTOR TO SUBMIT SAMPLES OF ALL MATERIALS FOR APPROVAL BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
13. CONTRACTOR IS TO ORDER ALL EQUIPMENT AND SITE AMENITIES 6 TO 8 WEEKS IN ADVANCE TO INSTALLATION (TO PREVENT DELAYS IN PROJECT COMPLETION.)
14. THE DEVELOPER, HIS SUCCESSOR AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN ON OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ASSUANCE OF CERTIFICATE OF OCCUPANCY.
15. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY. SEE ARCHITECTURAL / ENGINEERING DRAWINGS.
16. ALL LANDSCAPED AREAS AND PLANT MATERIAL MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. ALL CONTROLLERS FOR THESE SYSTEMS SHALL BE CONNECTED TO AUTOMATIC SHUTOFF RAIN SENSORS. ALL TREES AND SHRUBS SHALL BE LOCATED IN PLANT BEDS. ALL TURF AREAS SHALL BE IRRIGATED BY AN AUTOMATIC SPRAY OR POP-UP SYSTEM FOR A MINIMUM PERIOD OF THREE YEARS.
17. ALL AREAS TO BE SODDED OR SEEDED SHALL RECEIVE SOIL PREPARATION WITH AN APPLICATION 4 CUBIC YARDS OF APPROVED MATERIAL PER 1,000 S.F. TILLED INTO THE TOP 6" OF EXISTING SOIL.
18. CITY OF AURORA PLAN REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH CITY OF AURORA DESIGN CRITERIA AND THE CITY CODE. THE CITY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, OF DIMENSIONS, AND ELEVATIONS, WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE. THE CITY OF AURORA THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO OTHER RESPONSIBILITY OTHER THAN AS STATED ABOVE FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.
19. THERE IS ONE (1) PEDESTRIAN FREESTANDING LIGHT POLE ON THE SITE.

GRADING NOTES

1. SEE ARCHITECTURAL/ENGINEERING DRAWINGS FOR FINAL GRADING AND SITE IMPROVEMENT CONSTRUCTION INFORMATION.
2. LANDSCAPE CONTRACTOR RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE IN PLANT BEDS AND ON SITE WITHIN THEIR SCOPE OF WORK.
3. LANDSCAPE CONTRACTOR SHALL FEATHER GRADE INTO EXISTING GRADE MAKING TRANSITION AS AS POSSIBLE.
4. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPORTING ANY SIGNIFICANT GRADE CHANGES OR GRADE DISCREPANCIES BETWEEN EXISTING AND PROPOSED GRADES.

STREET FRONTAGE/NON STREET FRONTAGE  
BUFFER LANDSCAPE REQUIREMENTS

Buffer Description Length/Aj. Land Use	Standard Buffer Width**/ Buffer Width Provided	Buffer Reduction Features	# Trees Required	# Shrubs Required	# Trees Provided	# Shrubs Provided
Salida way Frontage	60'-0"	Xeriscape Tech.	9	45	9	60
West Buffer	10'-0"	Xeriscape Tech.	10	50	10	69
East Buffer	10'-0"	Xeriscape Tech.	7	N/A (Phase II)	7	N/A (Phase II)
South Buffer	10'-0"	Xeriscape Tech.	16	80	16	87

PLANT SCHEDULE

QTY	SYM	COMMON NAME	BOTANICAL NAME	SIZE & CONDITION	WATER USE
Deciduous Trees / Ornamental Trees					
1	BO	Burr Oak	Quercus macrocarpa	2 1/2" cal.	L
5	H	Hackberry	Celtis occidentalis	2 1/2" cal.	L
15	SA	Summit Ash	Fraxinus pennsylvanica 'Summit'	2 1/2" cal.	L
13	TH	Thornless Cockspur Hawthorn	Crataegus crus-galli 'Inermis'	2 1/2" cal.	L
1	TM	Tartarian Maple	Acer tataricum	2 1/2" cal.	L
35	TOTAL				
Evergreen Trees					
19	PP	Pinon Pine	Pinus edulis	8' Ht.	L
24	MJ	Medora Juniper	Puniperus scopulorum 'Medora'	#10 Cont.	L
13	MGJ	Moonglow Juniper	Juniperus scopulorum 'Moonglow'	#10 Cont.	L
56	TOTAL				
Deciduous Shrubs					
61	BMS	Blue Mist Spirea	Caryopteris clandonensis	5 Gal.	L
12	CL	Common Purple Lilac	Syringa vulgaris	5 Gal.	M
74	CR	Red Leafed Rose	Rosa glauca	5 Gal.	L
34	SS	Smooth Sumac	Rhus glabra 'Cismontana'	5 Gal.	L
199	TOTAL				
Evergreen Shrubs					
15	WJ	Wilton/Blue Rug Juniper	Juniperus horizontalis 'Wiltonii'	5 gal. cont.	L
17	HOL	Halbert Juniper	Juniperus chinensis 'halbert'	5 gal. cont.	L
50	TOTAL				
Ornamental Grasses / Perennials					
21	HMG	Plume Grass	Erianthus ravennae	1 gal. cont.	L
12	PG	Heavy Metal Switch Grass	Panicum vigotum 'Heavy metal'	1 gal. cont.	L
10	YAR	Common Red Yarrow	Achillea millefolium 'Cerise Queen'	1 gal. cont.	L
20	ICE	Yellow Ice Plant	Delosperma nubigenum	1 gal. cont.	L
6	SAL	Salvia, Purple Flowering Sage	Salvia nemorosa	1 gal. cont.	L
69	TOTAL				
Landscape Materials					
R.M. Rock Mulch Area - 3" Layer Of 1.5" Dia. River Rock Over Landscape Fabric					
SEED Low Grow Foothills Seed Mix - Per Arkansas Valley Seed Specification: Irrigated: 40 lbs/acre 30% Ephraim Crested Wheatgrass 15% Reubens Canada Bluegrass 25% Dwarf Perennial Ryegrass 10% Chewings Fescue 20% SR3200 Blue Fescue					
SOD Fescue Sod Area Including Soil Preparation and Fine Grading					
EDGER 4: Steel Edger - Ryerson Or Equal					

NON-RESIDENTIAL BUILDING ELEVATION  
LANDSCAPING INFORMATION

Elevations (direction facing)	Elevation Length	# Trees Required 1 Tree/30L # Trees Provided	Total Length of Plant Bed Required : Must Equal or Exceed 1/3 Elev. Length	Total Length of Plant Bed Provided
Building I North Elev.	35'	1	12'-0"	20'-0"
Building II North Elev.	100'-0"	3	33'-0"	65'-0"
Building III North Elev.	100'-0"	3	33'-0"	65'-0"

HEAVY TRUCK TRAFFIC TO BE DIRECTED TO/FROM 6TH AVE. AND AVOID USING 104TH AVE.

EVERGREEN TREE  
OPPOSITE SIDE  
SAME

DO NOT CUT  
CENTRAL  
LEADER.  
PRUNE ALL  
DEAD WOOD  
PRIOR TO  
PLANTING.

DECIDUOUS TREE  
OPPOSITE SIDE  
SAME

WRAP ENTIRE SURFACE OF TRUNK TO SECOND BRANCH WITH APPROVED TREE WRAP. SECURE AT 2' INTERVALS. DO NOT WRAP POPULUS SPECIES.

SUPPORT WIRE TO BE GALVANIZED. ATTACH TO TREE WITH 2" CLOTH BAND OR APPROVED EQUAL.

CUT AND REMOVE BURLAP FROM TOP AND SIDES OF ROOT BALL. REMOVE ALL WIRE BASKETS AND NYLON TIES.

STAKE DECIDUOUS TREES AS SHOWN WITH 2'-6" LONG STEEL STAKES AT 180 DEGREES. EXTEND STAKE 30" INTO GROUND. STAKE EVERGREEN TREES AS SHOWN WITH 3'-2" LONG STEEL STAKES AT 120 DEGREES. USE ONLY GALVANIZED WIRE.

2'-0" RADIUS MULCH COLLAR WHEN TREES ARE PLANTED IN SOD

1'-0" RADIUS MULCH COLLAR WHEN SHRUBS ARE NOT PLANTED IN A MULCHED BED.

1  
L1

PLANTING DETAIL

N. T. S.



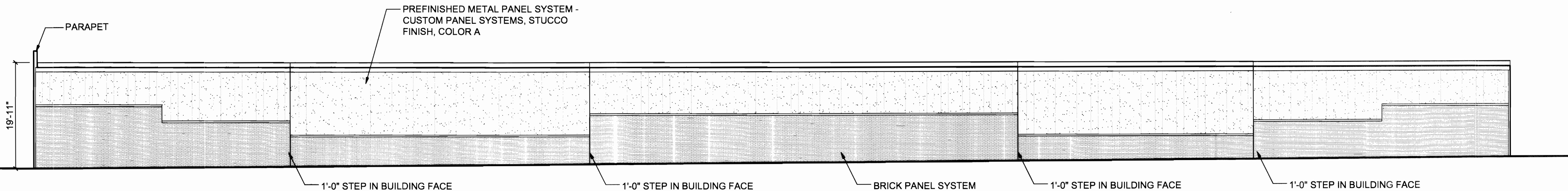
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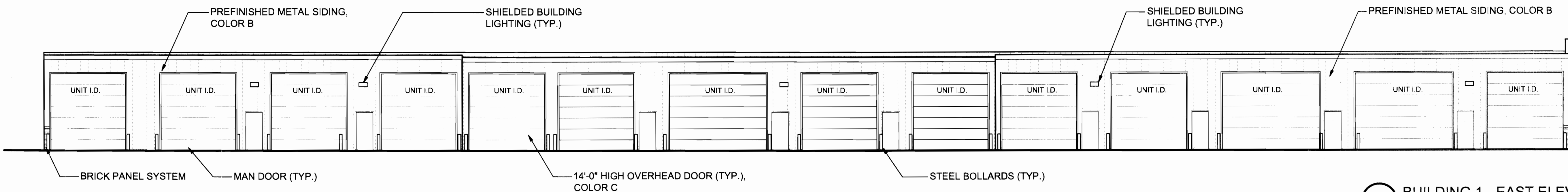
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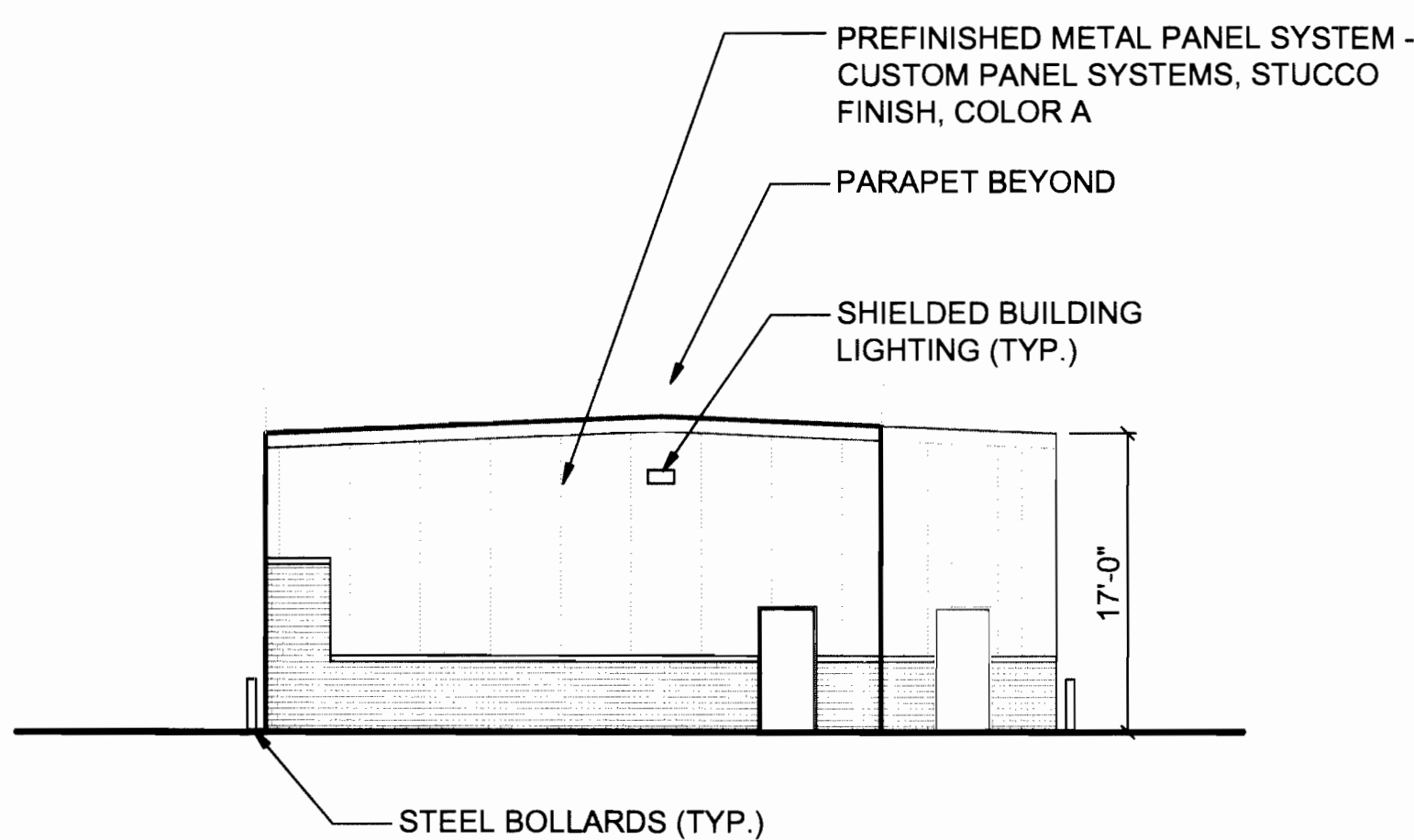
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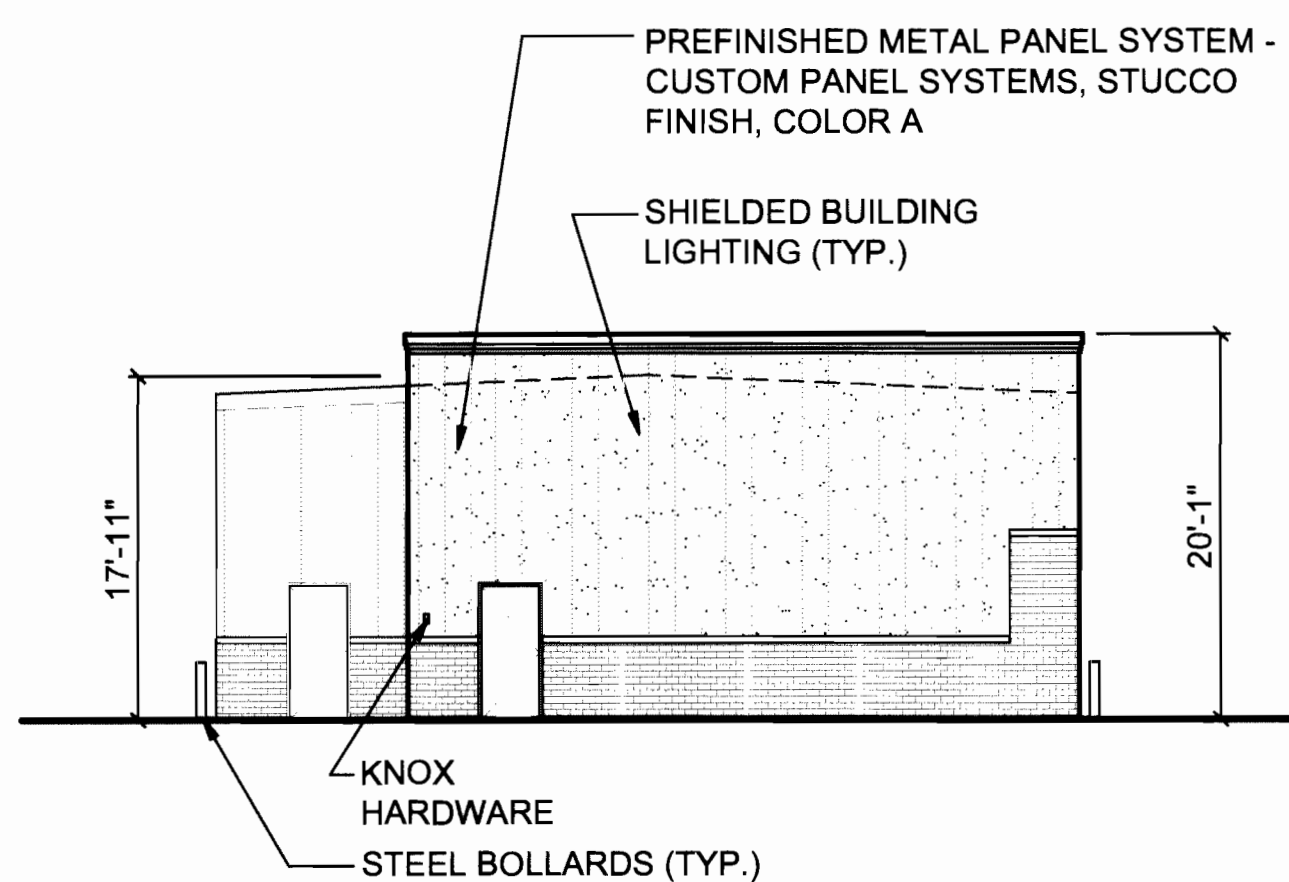
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1" = 10'-0"



3 BUILDING 1 - EAST ELEVATION  
1" = 10'-0"



2 BUILDING 1 - SOUTH ELEVATION  
1" = 10'-0"



1 BUILDING 1 - NORTH ELEVATION  
1" = 10'-0"

#### COLOR LEGEND

COLOR A = CUSTOM PANEL SYSTEMS - DUSK  
(PRE-FINISHED STUCCO PANELS)

COLOR B = BENJAMIN MOORE COASTAL FOG  
(METAL SIDING)

COLOR C = BENJAMIN MOORE WOODSTOCK TAN  
(TRIM & OVERHEAD DOOR COLOR)

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1	1.26.04	PLANNING
2	4.29.04	REVISED PER CITY
3	6.4.04	REVISED PER CITY
4	6.30.04	REVISED PER CITY
5	8.9.04	REVISED PER CITY
6	9.20.04	MYLARS
7	3.27.06	REVISED PER CITY
8	1.3.07	AS-BUILTS

JOB NO. 0332.0

DATE: 6.30.04

SCALE: AS SHOWN

SHEET TITLE  
BUILDING  
ELEVATIONS

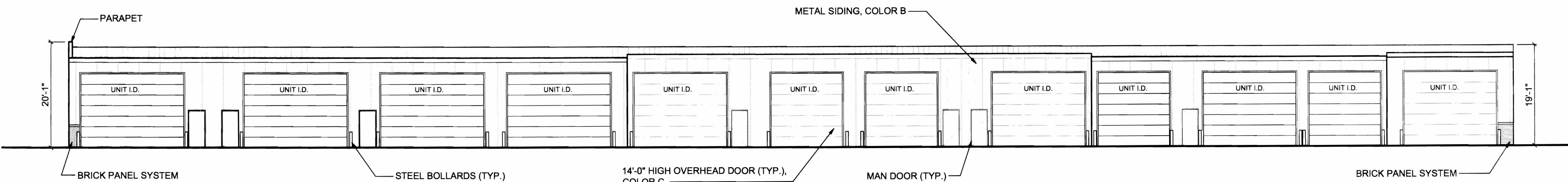
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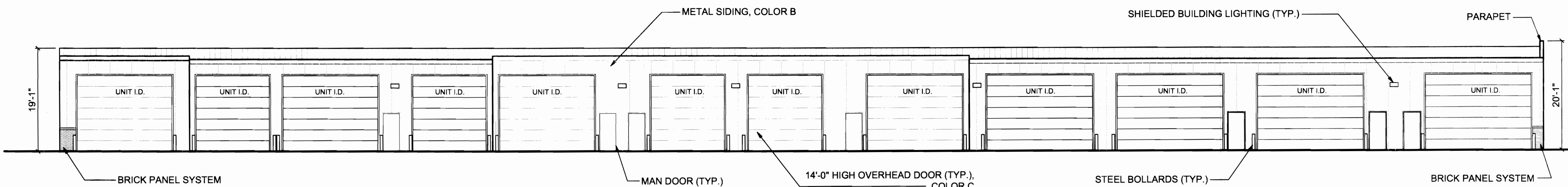
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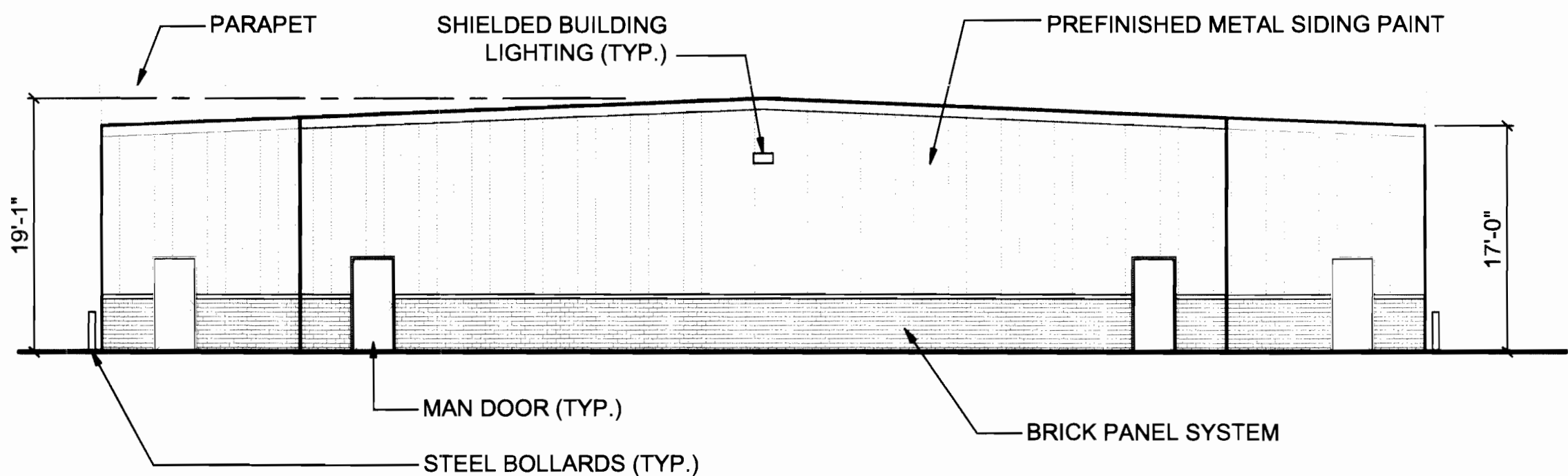
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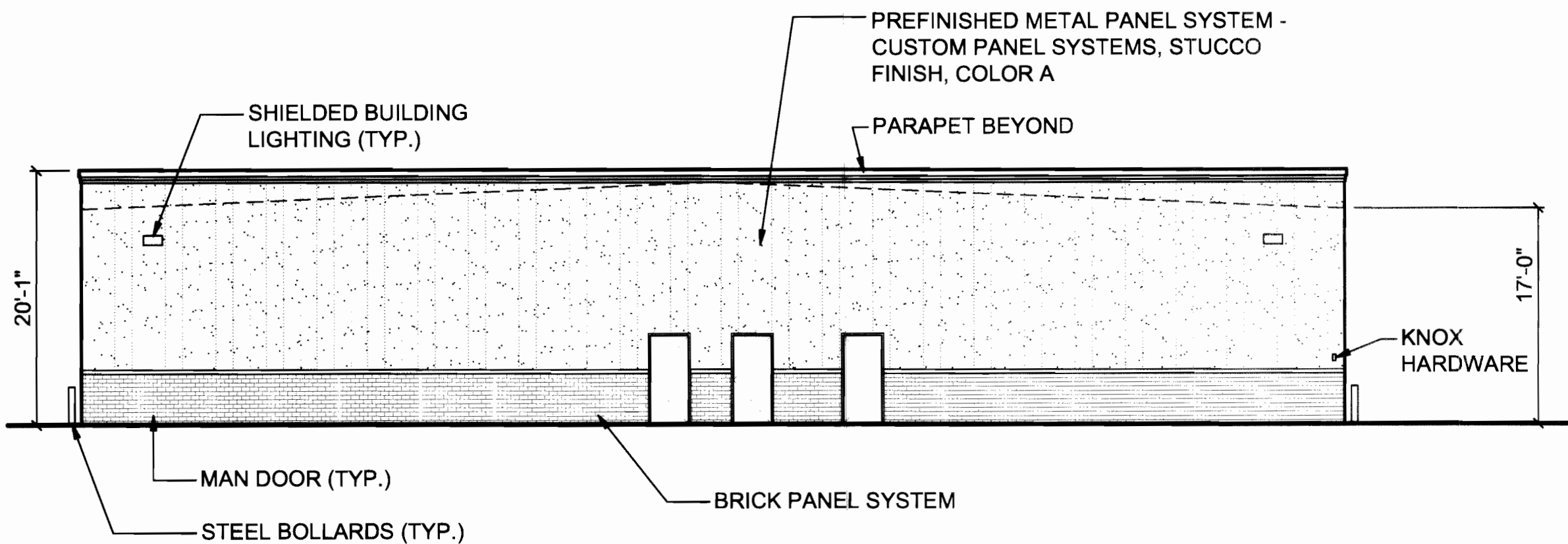
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1" = 10'-0"



3 BUILDING 2 - EAST ELEVATION  
1" = 10'-0"



2 BUILDING 2 - SOUTH ELEVATION  
1" = 10'-0"



1 BUILDING 2 - NORTH ELEVATION  
1" = 10'-0"

**COLOR LEGEND**  
COLOR A = CUSTOM PANEL SYSTEMS - DUSK (PRE-FINISHED STUCCO PANELS)  
COLOR B = BENJAMIN MOORE COASTAL FOG (METAL SIDING)  
COLOR C = BENJAMIN MOORE WOODSTOCK TAN (TRIM & OVERHEAD DOOR COLOR)

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JOB NO. 0332.0		
DATE: 6.30.04		
SCALE: AS SHOWN		
SHEET TITLE BUILDING ELEVATIONS		
SHEET NO. A4.2		



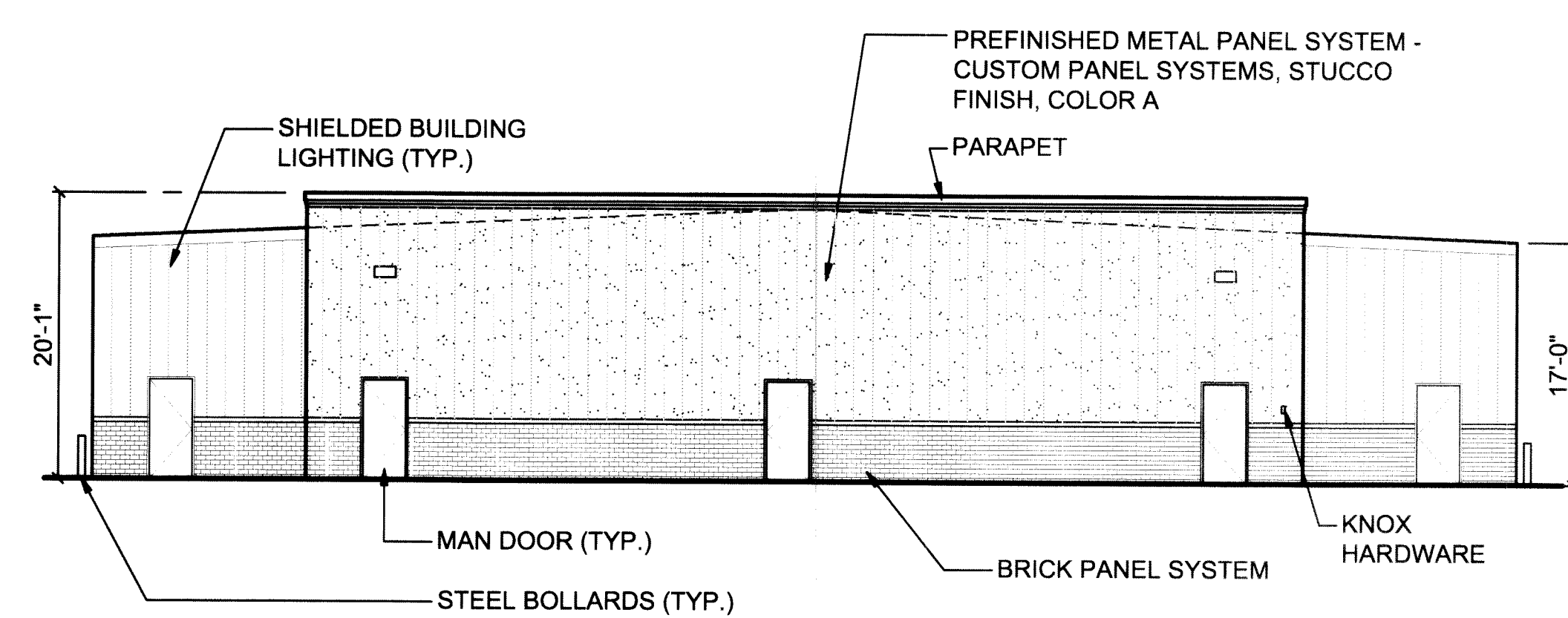
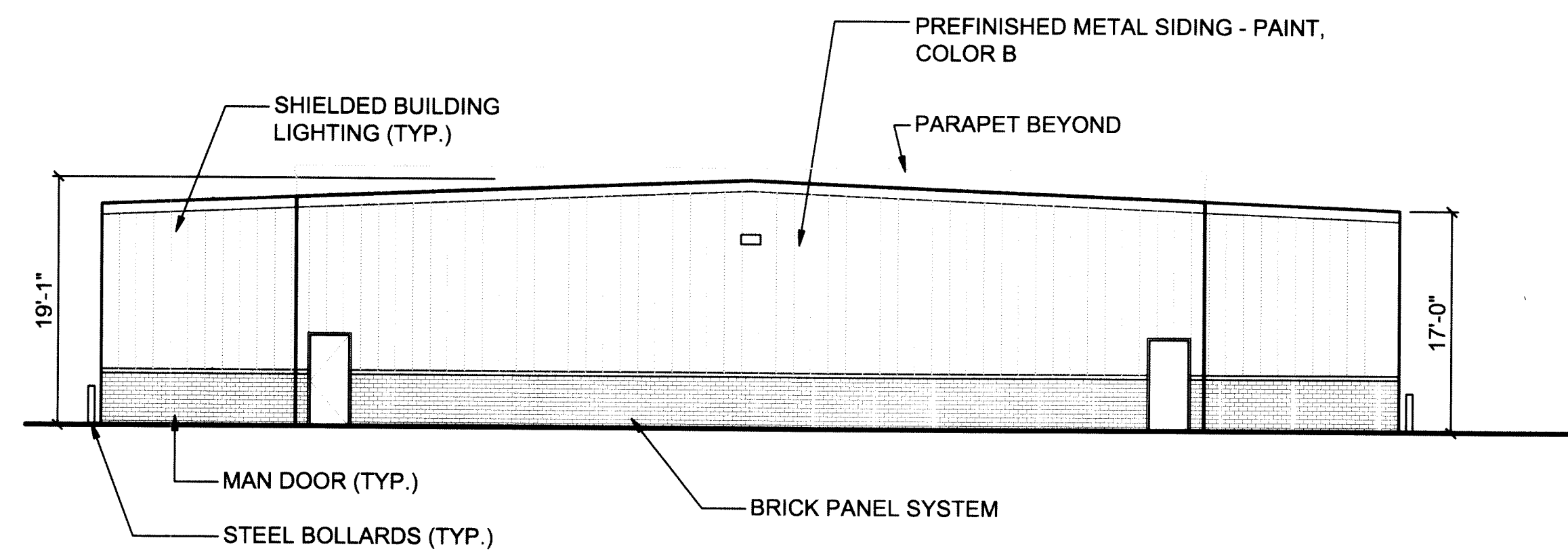
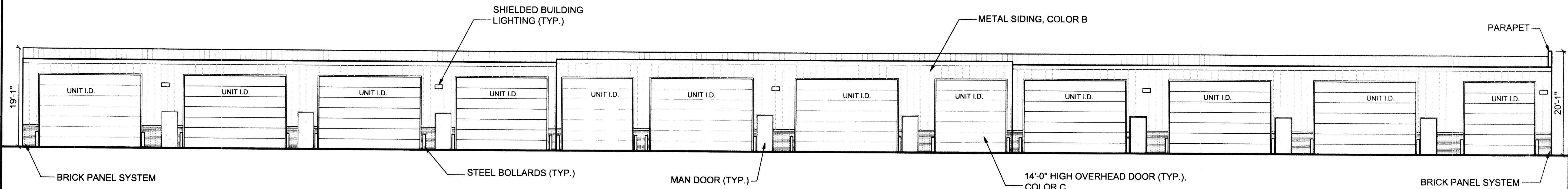
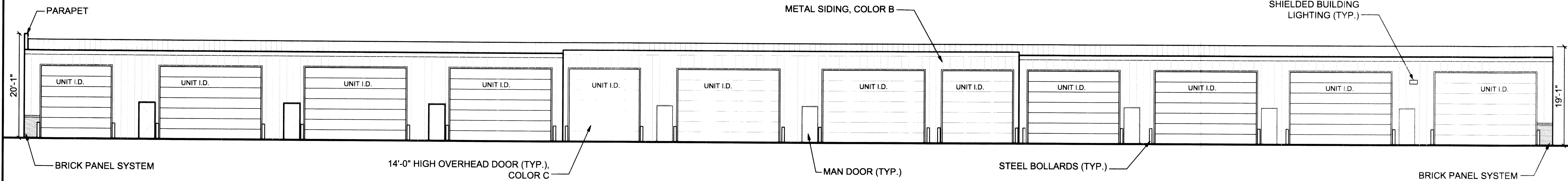
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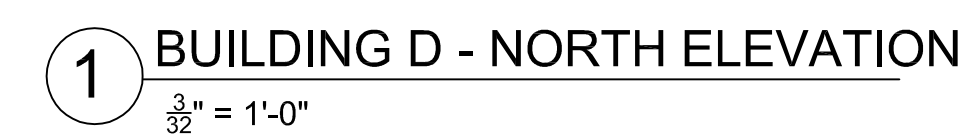
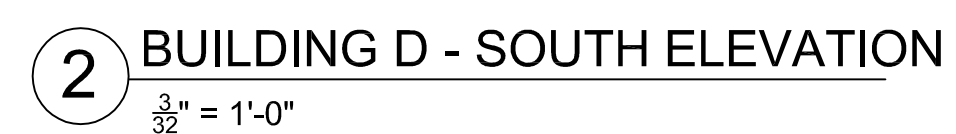
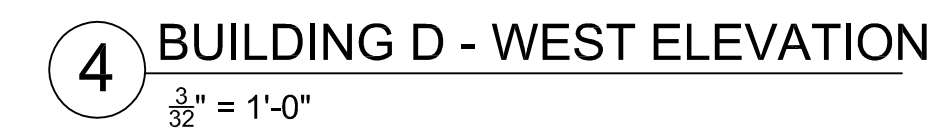
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**BUILDING  
ELEVATIONS**

SHEET NO.

**A4.3**



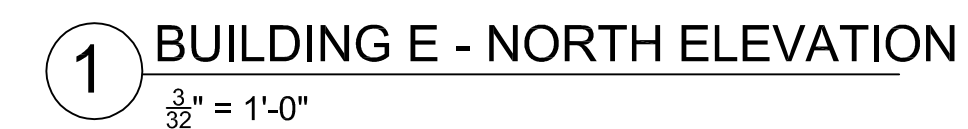
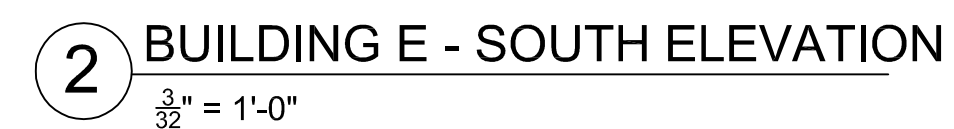
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