

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.
6. 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.
7. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES.
8. 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.
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 and 715 NORTH TELLURIDE ST. AURORA, COLORADO
PHASE I & II

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

PROJECT DIRECTORY

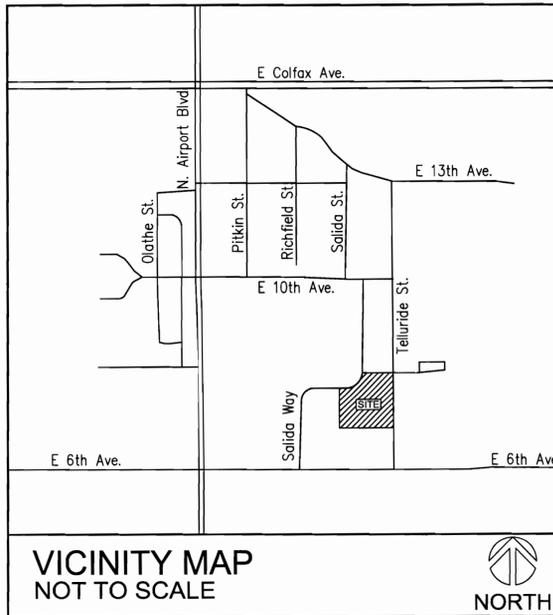
OWNER:
771 TELLURIDE LLC
P.O. BOX 3290
PARKER, CO 80134
DAVID STOCKMAN
303-471-1102 (O)
303-888-7117 (C)

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



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

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)
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. Rockenback SEAL
(NOTARY PUBLIC)
My Commission Expires 07/11/2007

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

CITY OF AURORA APPROVALS
CITY ATTORNEY: _____ DATE: 11/16/05
PLANNING DIRECTOR: [Signature] DATE: 1/16/05
PLANNING COMMISSION: _____ DATE: 7/14/04
(CHAIRPERSON)
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 _____

AMENDMENTS

[Empty area for amendments]

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

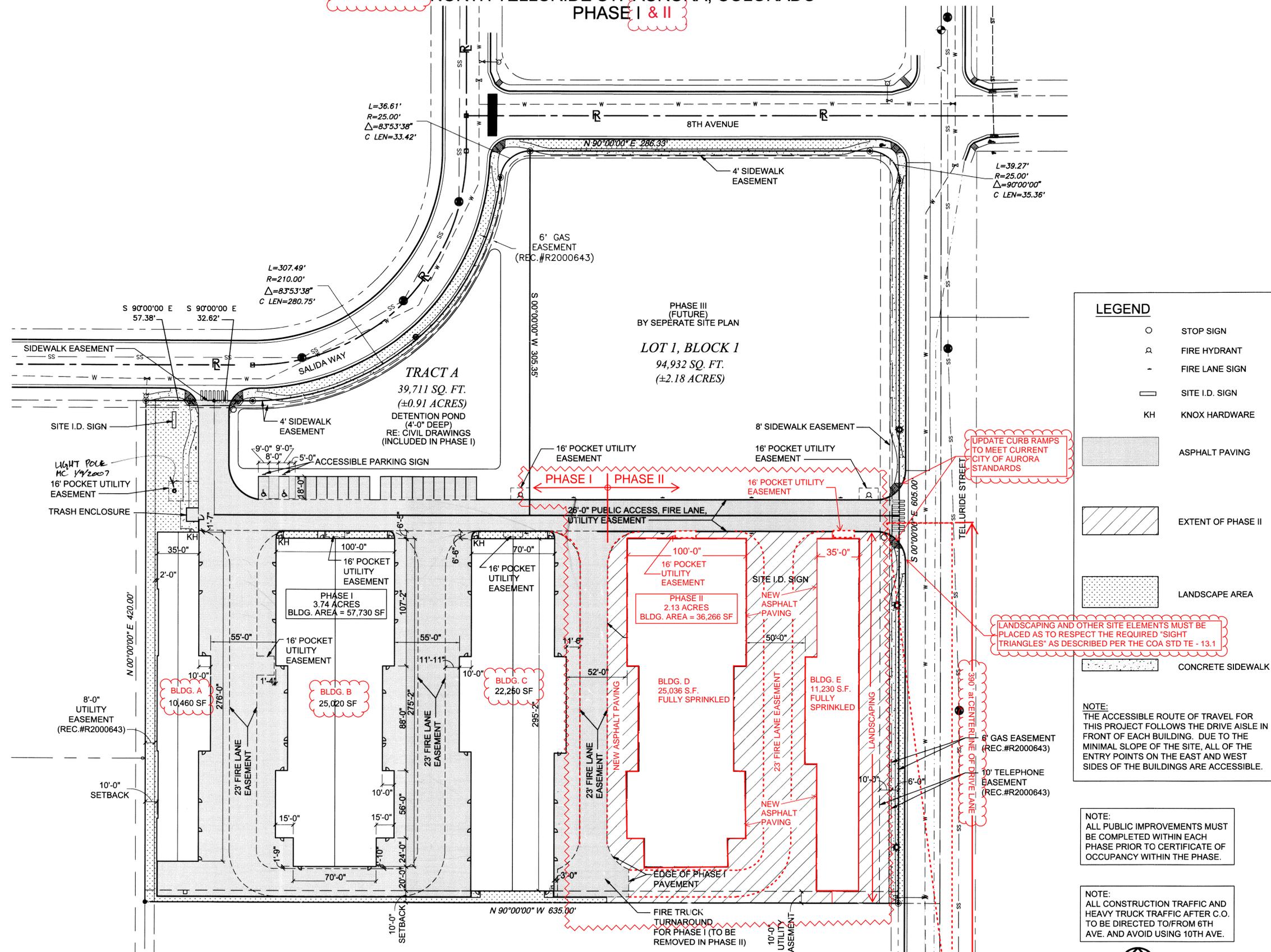
SHEET NO.

A0.1

Parkhill-ivins P.C.
 ARCHITECTURE - PLANNING - INTERIORS
 1480 Humboldt Street
 Denver
 Colorado
 80218
 ph 303.445.8030 fax 303.446.8031

THE TELLURIDE BUSINESS CENTER

705 and 715 NORTH TELLURIDE ST. AURORA, COLORADO
 PHASE I & II



LEGEND

- STOP SIGN
- ⊕ FIRE HYDRANT
- FIRE LANE SIGN
- SITE I.D. SIGN
- KH KNOX HARDWARE
- ASPHALT PAVING
- EXTENT OF PHASE II
- LANDSCAPE AREA
- CONCRETE SIDEWALK

NOTE:
 THE ACCESSIBLE ROUTE OF TRAVEL FOR THIS PROJECT FOLLOWS THE DRIVE AISLE IN FRONT OF EACH BUILDING. DUE TO THE MINIMAL SLOPE OF THE SITE, ALL OF THE ENTRY POINTS ON THE EAST AND WEST SIDES OF THE BUILDINGS ARE ACCESSIBLE.

NOTE:
 ALL PUBLIC IMPROVEMENTS MUST BE COMPLETED WITHIN EACH PHASE PRIOR TO CERTIFICATE OF OCCUPANCY WITHIN THE PHASE.

NOTE:
 ALL CONSTRUCTION TRAFFIC AND HEAVY TRUCK TRAFFIC AFTER C.O. TO BE DIRECTED TO/FROM 6TH AVE. AND AVOID USING 10TH AVE.

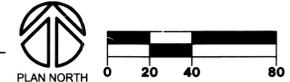
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JOB NO.	0332.0
DATE:	6.30.04
SCALE:	AS SHOWN
SHEET TITLE	SITE PLAN
SHEET NO.	

1 SITE PLAN
 1" = 40'-0"

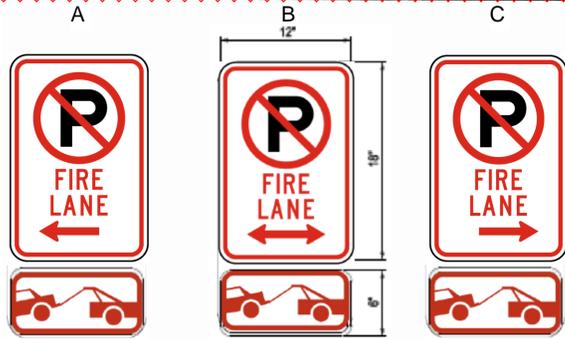


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A1.1

THE TELLURIDE BUSINESS CENTER

705 and 715 NORTH TELLURIDE ST. AURORA, COLORADO
PHASE I & II



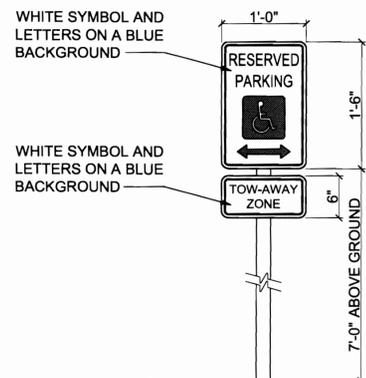
1. Signs shall be located at the right side of the fire lane entrance and at the end of the fire lane. The intermediate signs shall have double headed arrows pointing in both directions.
2. Typically, the maximum spacing of the fire lane signs is established at 100' on center with signs being placed 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"

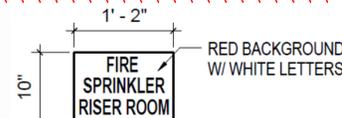


8 ACCESSIBLE PARKING AND SUPPLEMENTAL SIGN
1" = 1'-0"



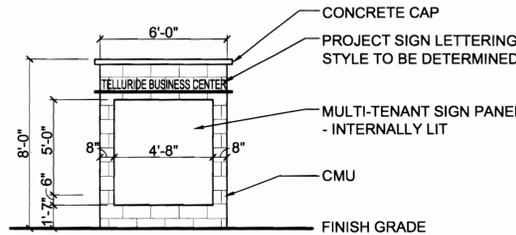
NOTE: POST SIGN ABOVE THE FDC

12 FDC SIGN
SCALE: NONE

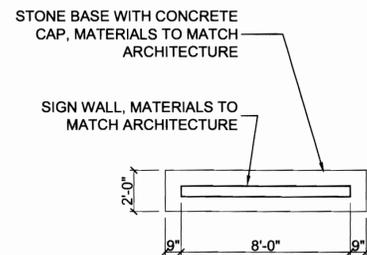


NOTE: POST SIGN ON THE FIRE RISER ROOM DOOR

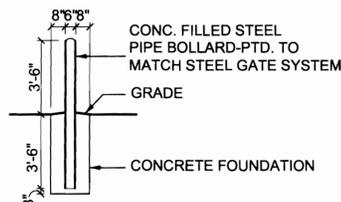
11 RISER ROOM SIGN
SCALE: NONE



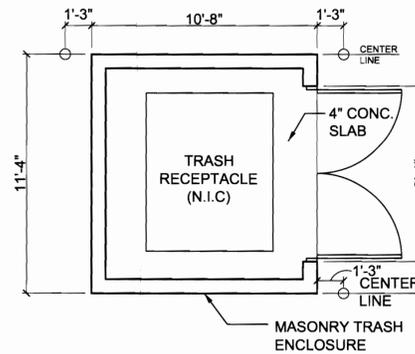
7 SITE I.D. SIGN ELEVATION
1/4" = 1'-0"



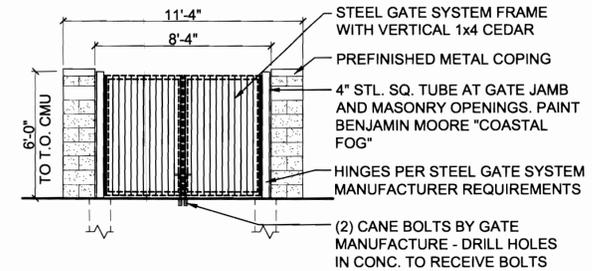
6 SITE I.D. SIGN PLAN
1/4" = 1'-0"



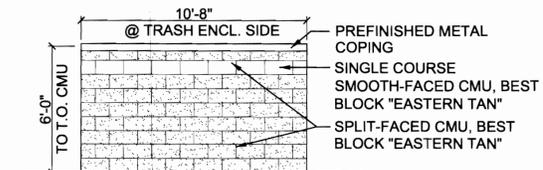
5 BOLLARD DETAIL
1/4" = 1'-0"



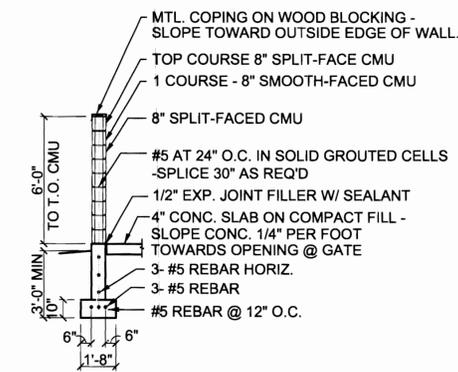
4 TRASH ENCLOSURE PLAN
1/4" = 1'-0"



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
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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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.RRENTERS.COM

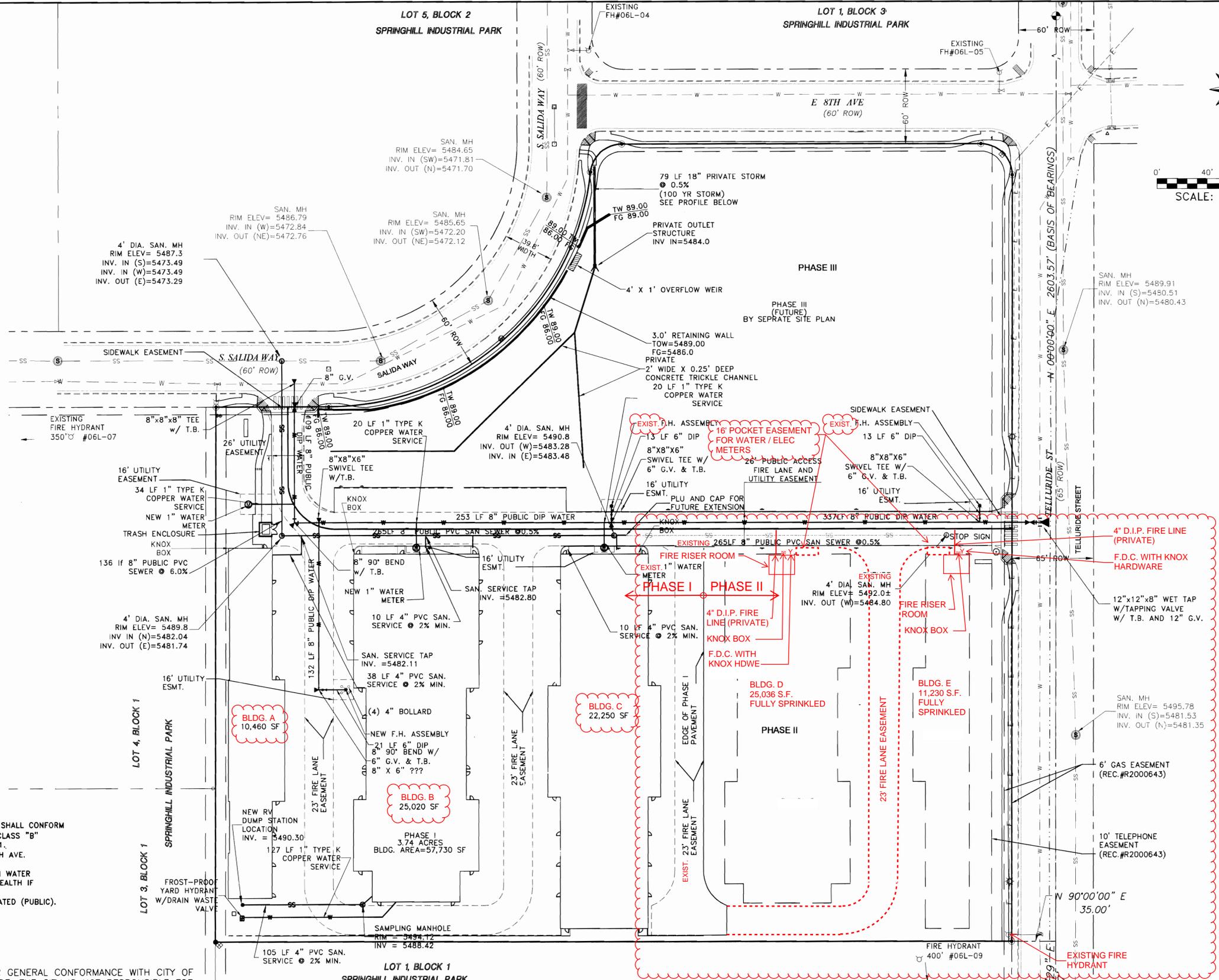
UTILITY PLAN
 SITE: SPRINGHILL INDUSTRIAL PARK SUBDIVISION FILING NO. 4
 AURORA, COLORADO
 FOR: J.B. OLSEN CONSTRUCTION
 9780 MOUNT PYRAMID CT.
 ENGLEWOOD, CO 80110

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
Drawn	D.M.
Checked	DSJ
Job No.	
JB03080	3/6



0' 40' 80' 120'
 SCALE: 1" = 40'



- 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 BE REDIRECTED 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 WQC 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.
 DOUGLAS S. DURKIN, P.E. #33736

APPROVED FOR ONE YEAR FROM THIS DATE

FIRE DEPARTMENT	DATE
CITY ENGINEER	DATE
UTILITIES DEPARTMENT	DATE

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 OF 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	Holbert Juniper	Juniperus chinensis 'holbert'	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 vigatum '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			

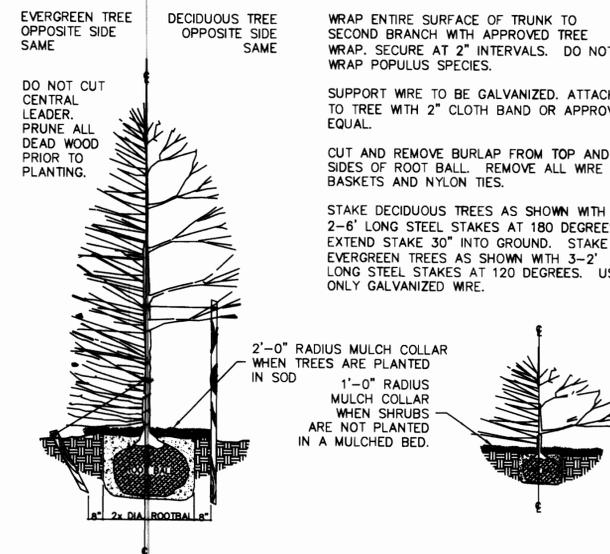
Landscape Materials

- 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.



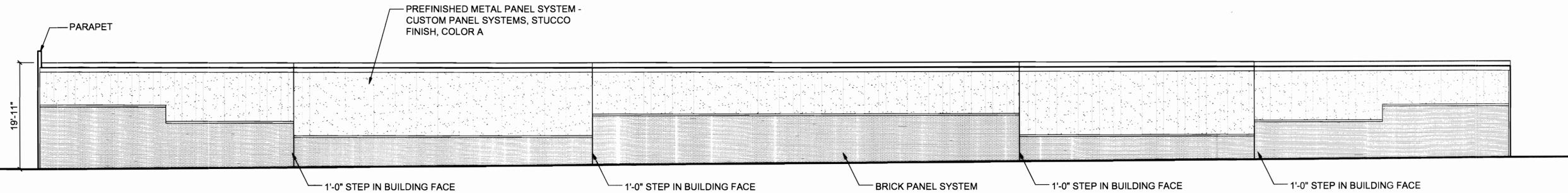
1
 L1
 PLANTING DETAIL
 N. T. S.

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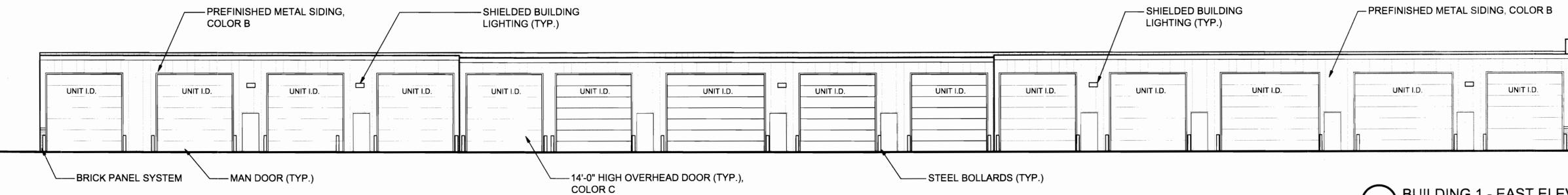
775 NORTH TELLURIDE ST. AURORA, COLORADO
PHASE I & II

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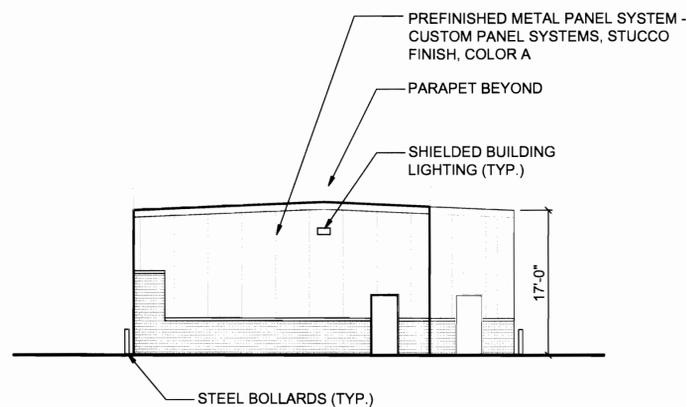
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Denver
Colorado
80218
ph 303.446.8030 fax 303.446.8031



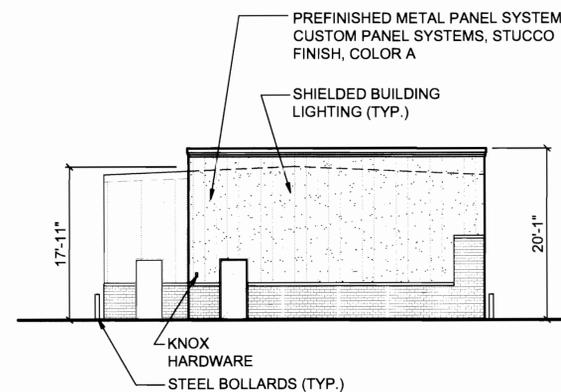
4 BUILDING 1 - WEST ELEVATION
1" = 10'-0"



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

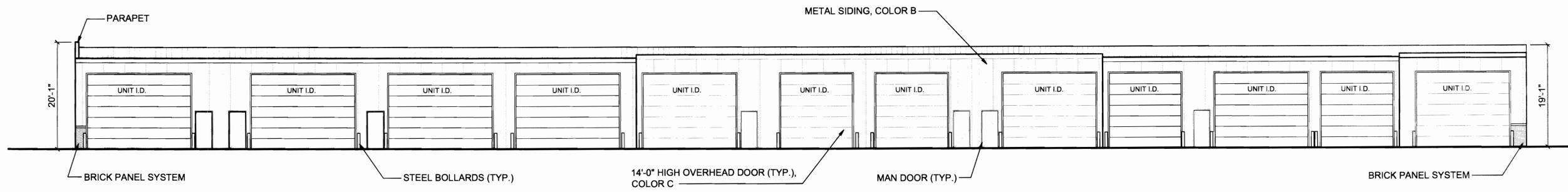
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SHEET NO.

A4.1

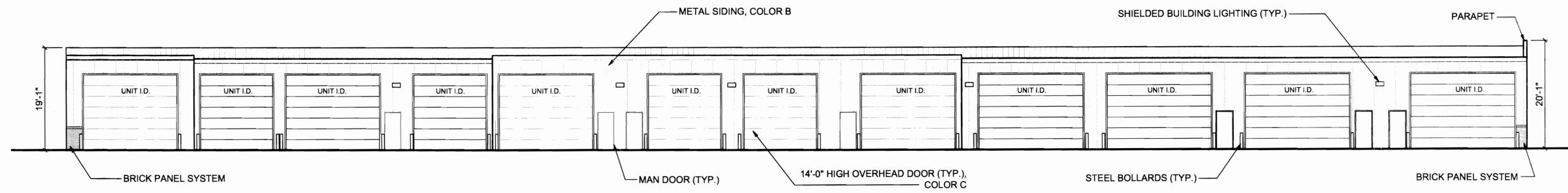
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765 NORTH TELLURIDE ST. AURORA, COLORADO
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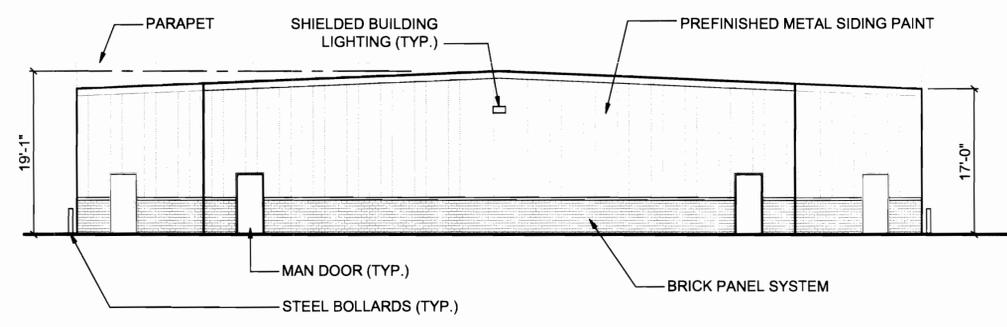
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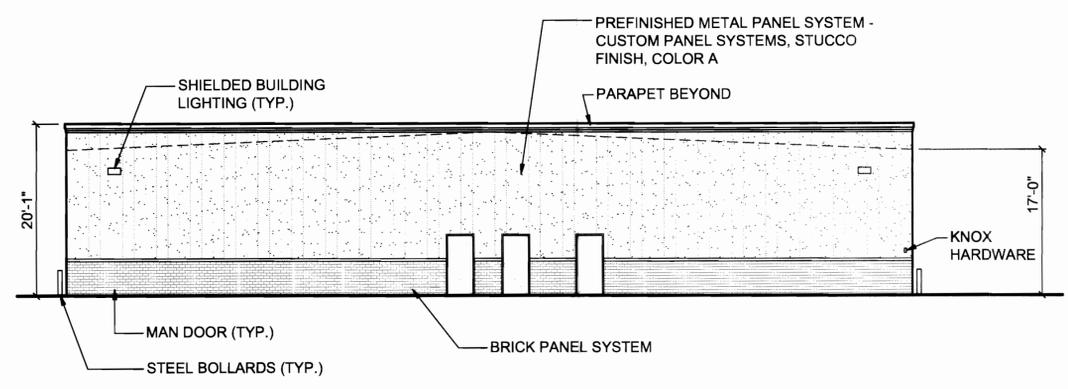
4 BUILDING 2 - WEST ELEVATION
1" = 10'-0"



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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8	1.3.07	AS-BUILTS

JOB NO. 0332.0
DATE: 6.30.04
SCALE: AS SHOWN
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SHEET NO.

A4.2

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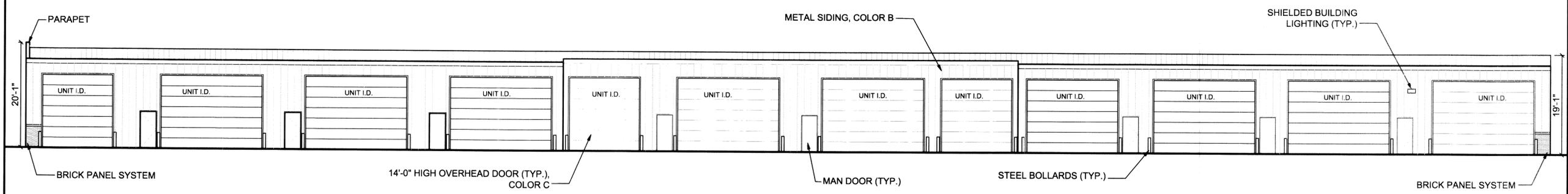
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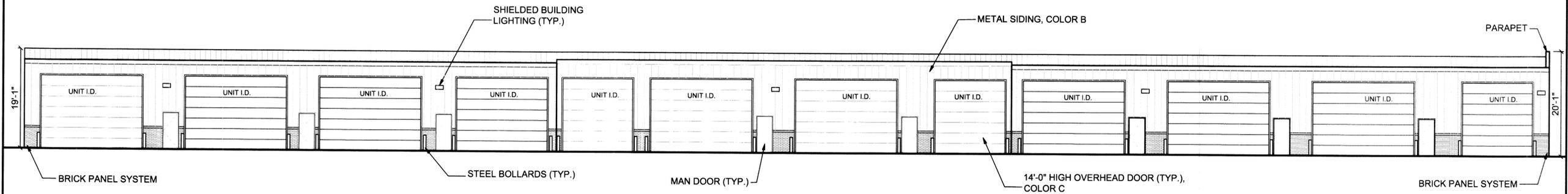
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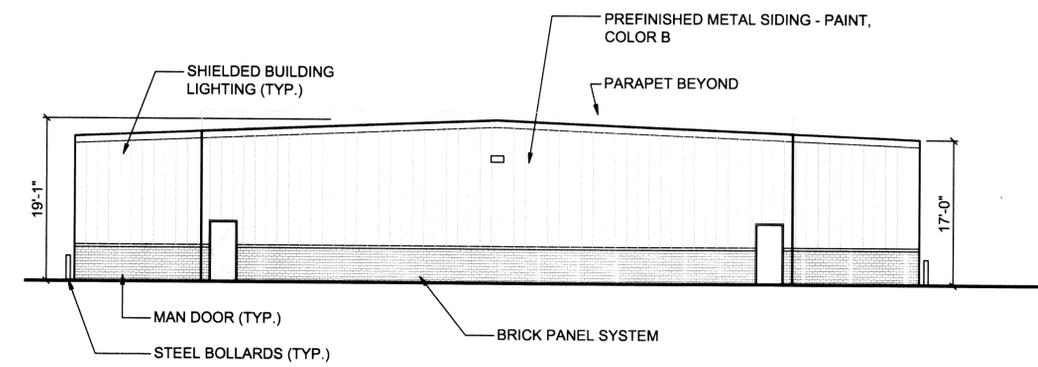
ph 303.446.8030 fax 303.446.8031



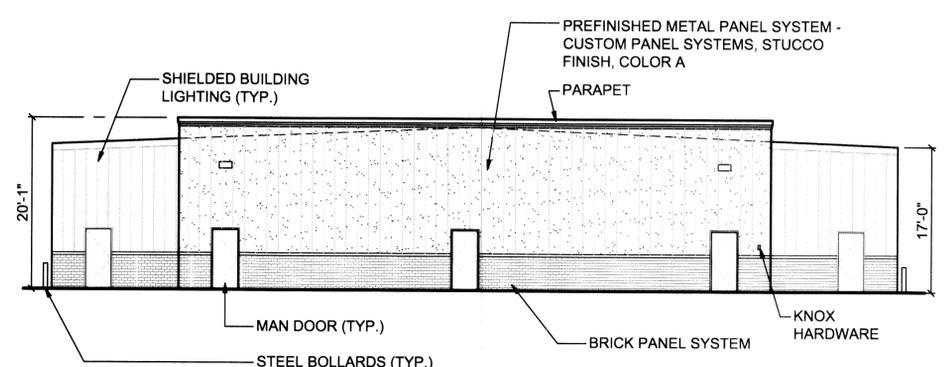
4 BUILDING 3 - WEST ELEVATION
1" = 10'-0"



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



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



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

COLOR LEGEND
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JOB NO: 0332.0
DATE: 6.30.04
SCALE: AS SHOWN
SHEET TITLE: **BUILDING ELEVATIONS**

SHEET NO: **A4.3**

