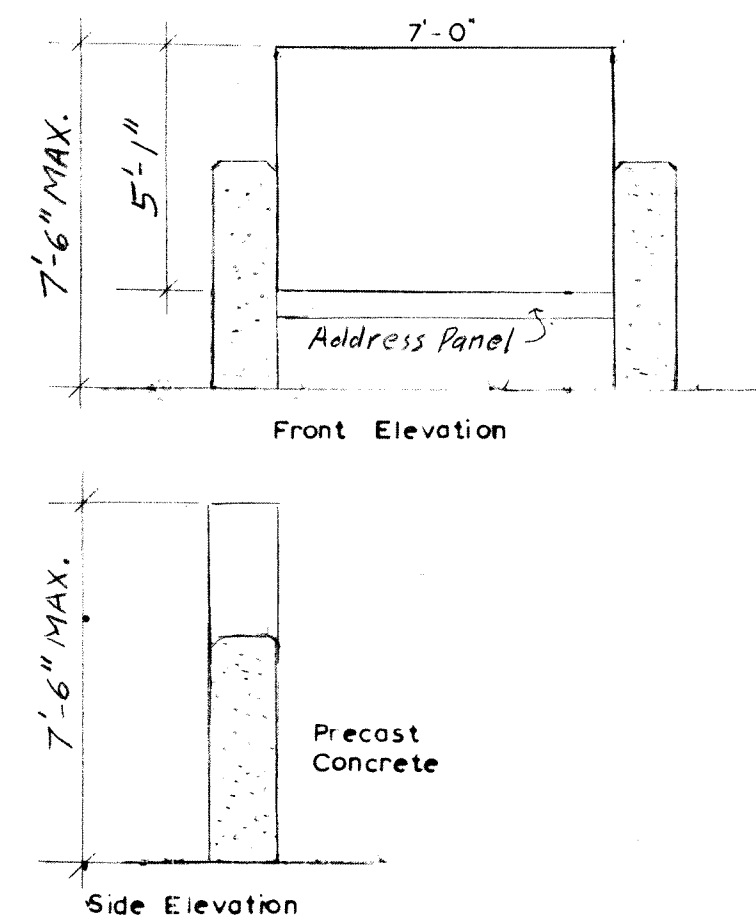


PLANNED BUILDING GROUP CORNELL BUSINESS CENTER

AMENDMENT



Project Sign

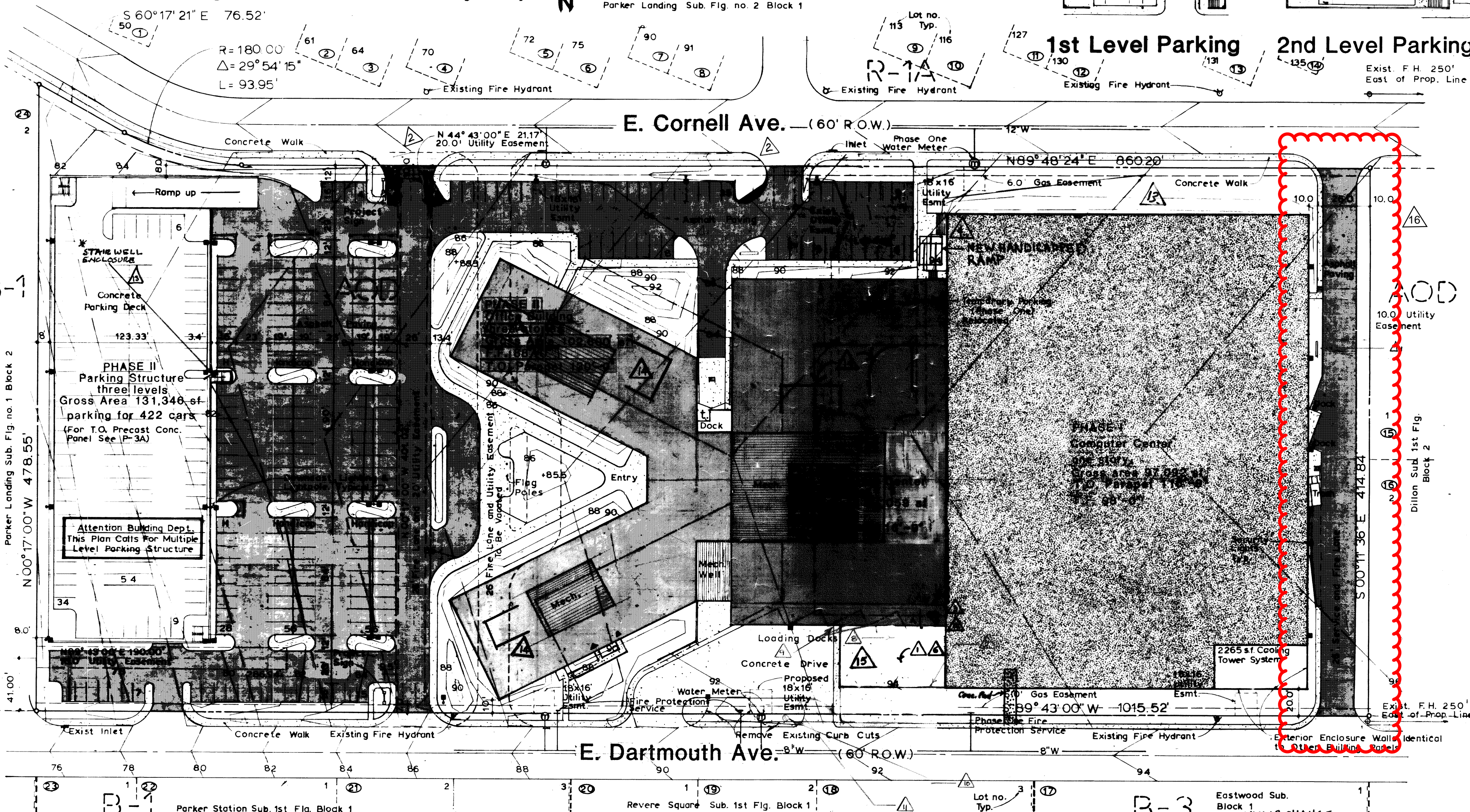
Vicinity Map

Parking

Parker Landing Sub. Flg. no. 2 Block 1

1st Level Parking

2nd Level Parking



Site Plan
Scale: 1" = 50'

ABUTTING PROPERTY OWNERS

- 1 M.P.Q. CORP.
- 2 M.P.Q. CORP.
- 3 M.P.Q. CORP.
- 4 M.P.Q. CORP.
- 5 RICHMOND HOMES, LTD.
- 6 RICHMOND HOMES, LTD.

- 7 MEL CARLE
- 8 MEL CARLE
- 9 KEVIN KNEE
- 10 MARGARET BOONE
- 11 E.A. & D.A. AINSWORTH
- 12 CHARLOTTE BLOUCH

- 13 DEL' BRINK
- 14 ORMAN BALZER
- 15 PLAZA DEVELOPMENT
- 16 PLAZA DEVELOPMENT
- 17 G.J. & J. REVIS et. al.
- 18 REVERE VENTURE

- 19 SIDNEY RECKLER et. al.
- 20 N.J. & J.A. LUKAS
- 21 G. & L. KRAUS, AL & FRISBIE CO.
- 22 JEAN SMITH
- 23 PARKER & PEORIA PARTNERSHIP
- 24 PARKER LANDING ASSOC.

- ADMIT AMDT 07-28-95 REMOVE EXISTING HYDRANT TO BE RELOCATED TO WEST
- ADMIT AMDT 07-28-95 ELIMINATE TRASH DUMPSTER @ LOADING DOCK
- ADMIT AMDT 07-28-95 RECONFIGURE DOCK ENTRANCES

STAKEWELL ENCLOSURE ON EAST SIDE OF PARKING STRUCTURE

- ADMIT AMDT 07-28-95 REMOVAL OF DIRECTIONAL SIGN
- ADMIT AMDT 07-28-95 NEW BUILDING ADDITION TO HOUSE EMERGENCY GENERATOR
- ADMIT AMDT 07-28-95 ELIMINATE TRASH DUMPSTER @ LOADING DOCK
- ADMIT AMDT 07-28-95 RECONFIGURE DOCK ENTRANCES

SYMBOL CHANGE
11/10/2010; MC-574654; 1982-6053-01

- ADD GENERATOR TO INTERIOR OF BLDG WITH NEW SCREENED COOLING TOWER ON ROOF
- SHOW FUTURE COOLING TOWER WITH SCREEN FOR BLDG HVAC
- ADMINISTRATIVE AMENDMENT 9-21-04
- DIRECTIONAL SIGNS FOR LOADING DOCKS
- ADMINISTRATIVE AMENDMENT 11-23-84
- CURB RETURNS ALONG E CORNELL AVE.
- 10/23/2023; 1982-6053-01
- ADD METAL FENCE NORTH TO SOUTH ALONG EASTERN PROPERTYLINE WITH ENTRANCE AND EXIT GATES AT E. DARTMOUTH AVE. AS WELL AS E. CORNELL AVE.

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 including within such Plans to all conditions and limitations set forth in such Plans.

In witness thereof Cornell Business Center Associates, A Colorado General Partnership, has caused these presents to be executed this 07th day of October A.D. 1983.

By: The Bill L. Walters Companies
applicant

NOTARIAL:

State of Colorado SS
County of Arapahoe }

The foregoing instrument was acknowledged before me this 10th day of October A.D. 1983 by Bill L. Walters
Witness my hand and official seal

Cynthia L. Howe
NOTARY PUBLIC
My commission expires 10-29-83
1951 E. Maplewood Avenue Suite 200
Aurora, Colorado 80011
My business address

CITY OF AURORA APPROVALS:

City Attorney: Robert L. Walters Date: October 21/1983
Planning Director: David L. Walters Date: 10/20/83
Planning Commission: Thomas L. Walters Date: Oct. 12, 1983
City Council: Mayor Date: 10-26-83
Attest: City Clerk Date: 10-26-83

RECORDER'S CERTIFICATE:

Accepted for filing in the office of the Clerk and Recorder of Aurora, Colorado at 10 o'clock M. This 10th day of October A.D. 1983.

Clerk and Recorder: Deputy:

Legal Description: Lot 3, Block 2, Parker Landing, Filing Number 1, City of Aurora, Arapahoe County, Colorado.

BUILDING DATA:

Land area within property lines..... 9.77 acres 425,581 s.f.
Gross floor area (41-16 City Code)
Phase one Computer Center.....97,092 s.f.
Phase two Mini Computer Center.....81,059 s.f.
Phase two Office Building.....102,600 s.f.
Total gross floor area.....280,751 s.f.
Phase two Parking Structure.....131,346 s.f.
Total building coverage.....51.4%.....218,660 s.f.
Total provided (inc. 16 loading and 10 handicapped).....113,989 s.f.
Area devoted to landscaping within site.....92,938 s.f.
Present zoning classification.....A.O.D.
Proposed uses.....Office Building/Parking Structure
Sign Area.....Max. Allowed.....267.5 s.f.
Type of sign.....Free Standing
Number of stories.....Three (3)
Maximum height of building.....Grade at east 5 feet from building
El. 95'-0" top of parapet of office building 130'-0", which equals 34'-4", plus mechanical unit screen.
Total parking spaces provided.....number of cars
Phase one (including 5 loading spaces).....75
Phase two Mini Computer Center (including 5 loading).....50
Phase two Office Building (including 6 loading).....514
Total provided (inc. 16 loading and 10 handicapped).....640
Total parking spaces required.....number of cars
Phase one (1 space/2 employees plus 5 loading).....45
Phase two Mini Computer Center (1 space/2 employees including 5 loading).....50
Phase two Office Building (1/400 s.f. gross plus 6 loading).....263
Total parking required (including 16 loading).....358

NOTES:

- The approval of this document does not constitute final approval of grading, drainage, utilities and public improvements. Construction plans must be reviewed and approved by the Director of Public Works prior to issuance of building permit.
- All signs must conform to the City of Aurora sign code, but in no case shall any free standing sign exceed the specifications described here. 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".
- 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.
- Roof top units, mechanical, electrical and trash areas shall be screened from view with precast concrete panels. This system or other acceptable wall materials shall be used for all mechanical screens and screen walls.

- ADM. AMDT. 10-26-94 INSTALL NEW HANDICAPPED RAMP TO MEET ADA REG'MTS.
- ADM. AMDT. 06-27-95 INSTALL 2 NEW EXTERIOR DOORS WITH NEW CONCRETE SIDEWALK AND ENTRANCE FOR CORNELL BUSINESS CENTER GRADING.

CORNELL BUSINESS CENTER
11900 EAST CORNELL AVENUE, AURORA CO.

DATE

PROJECT 3120
NUMBER 3140
3149
3250

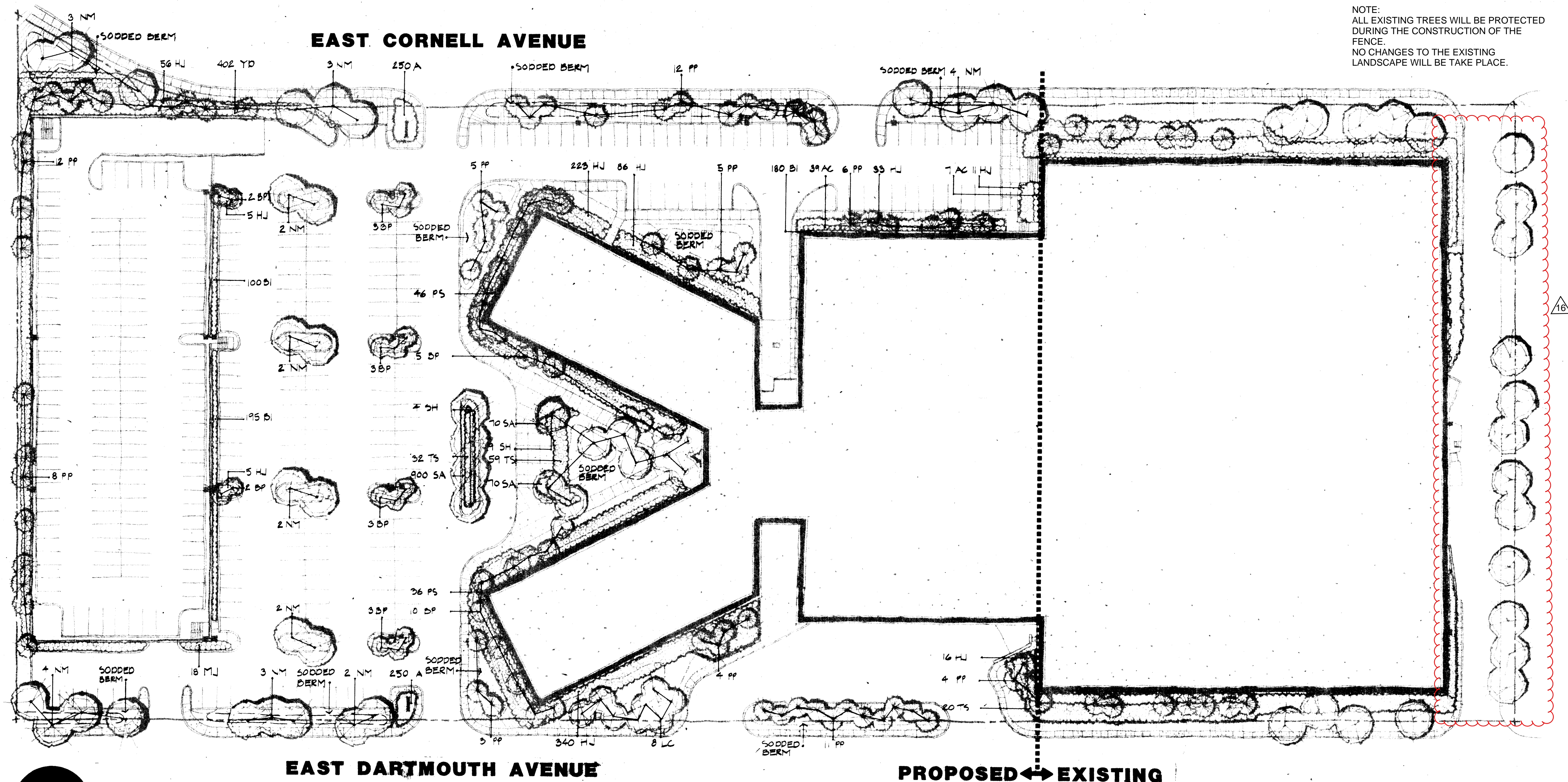
SHEET P-1A
NUMBER

S.I.O. Architects Ltd.
Architecture Planning Urban Design
130 West 5th Avenue
Denver, Colorado 80204

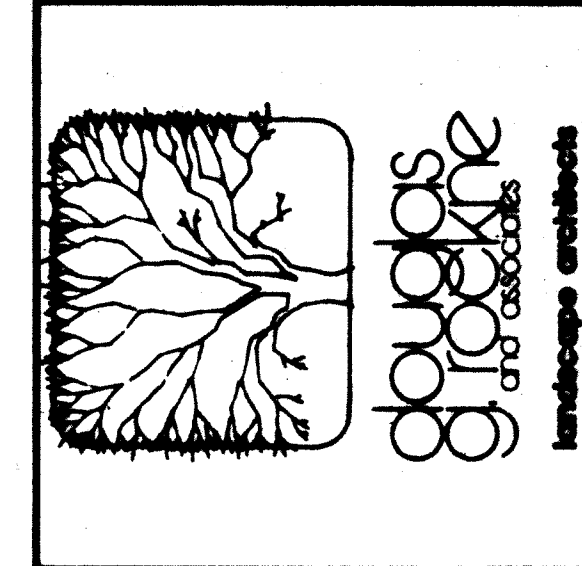


A Bill L. Walters Company

Wallerscm
7951 E. MAPLEWOOD AVE., SUITE 200, ENGLEWOOD, COLORADO 80111



NOTE:
ALL EXISTING TREES WILL BE PROTECTED
DURING THE CONSTRUCTION OF THE
FENCE.
NO CHANGES TO THE EXISTING
LANDSCAPE WILL BE TAKE PLACE.



CORNELL BUSINESS CENTER
11900 EAST CORNELL AVENUE, AURORA CO.

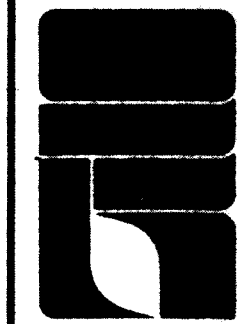
PHASE
2

DATE SEPTEMBER 30, 1990

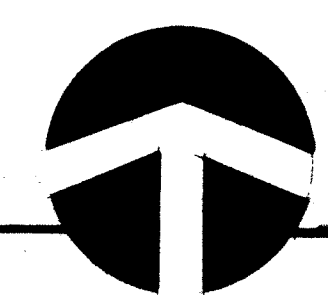
PROJECT
NUMBER 314

SHEET
NUMBER 14

SILLO Architects Ltd
Architecture Planning Urban Design
130 West 5th Avenue
Denver Colorado
80204



Walters A Bill L. Walters
Company
7951 E. MAPLEWOOD AVE., SUITE 200, ENGLEWOOD, COLORADO 80111



LANDSCAPE DEVELOPMENT PLAN

NOTES

- LANDSCAPE AREAS IMMEDIATELY ADJACENT TO STRUCTURES WILL BE MULCHED WITH 2" DEPTH GRAVELED OVER GROUND CLOTH.
- LANDSCAPE INSTALLATION FOR EACH PHASE OF CONSTRUCTION SHALL BE COMPLETED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- ON-SITE SANDY CLAY SOIL SHALL BE AMENDED WITH THREE CUBIC YARDS OF WELL ROTTED MANURE PER EACH ONE THOUSAND SQUARE FEET OF SOO AND GROUND COVER AREA.
- ALL LANDSCAPED AREAS SHALL BE WATERED WITH AN AUTOMATIC IRRIGATION SYSTEM, ZONED FOR A DRIP-TYPE SYSTEM IN SHRUB AND GROUND COVER BEDS.

CONCRETE WALKS (7165 SF)
BLENDED SOD (59,181 SF)
PEAT MULCH (2,150 SF)
1-1/2" RIVER ROCK (50,416 SF)
TOTAL LANDSCAPED AREA (92,936 SF)

PHASE LINE
POLE LIGHT
PROPOSED CONTOUR
CONCRETE WALK
BLENDED SOD



NORWAY MAPLE
SHADEMASTER HONEYLOCUST
LANCERLEAF COTTONWOOD
BRADFORD PEAR
PONDEROSA PINE

PLANT LIST

KEY	COMMON NAME	BOTANIC NAME	SIZE	ROOT	SUPPORT	QUANTITY
DECIDUOUS TREES						
NM	NORWAY MAPLE	ACER PLATANOIDES	6' CAL.	B: B	GUY	29
SH	SHADEMASTER HONEYLOCUST	GLEDITSIA TRI. NERYS	6' CAL.	B: B	GUY	13
LC	LANCERLEAF COTTONWOOD	POPULUS ALCUMINATA	4' CAL.	B: B	GUY	8
BP	BRADFORD PEAR	PYRUS CALL. BRAYANA	4' CAL.	B: B	GUY	40
EVERGREEN TREES						
PP	PONDEROSA PINE	PINUS PONDEROSA	16'-24'	84" SHAPE	GUY	68
EVERGREEN SHRUBS						
MJ	MINT JULEP JUNIPER	JUNIPERUS C. 'SEA GREEN'	5 GAL.	CONT.		18
HJ	HUGHES JUNIPER	JUNIPERUS HORIZONTALIS	5 GAL.	CONT.		689
DECIDUOUS SHRUBS						
AC	ALPINE CURRENT	RIBES ALPINUM	5 GAL.	CONT.		59
YD	YELLOW TWIG DOGWOOD	CORNUS STOLONIFERA F.	5 GAL.	CONT.		402
PS	POTENTILLA 'SUTTERS' GOLD	POTENTILLA ARBUSCULA	5 GAL.	CONT.		36
TS	THUNBERG SPIREA	SPREA TUNBERGII	5 GAL.	CONT.		111
VINES, GROUNDCOVERS / FLOWERS						
BI	BOSTON IVY	PARTHENOCISSUS TRI.	1 GAL.	CONT.		475
SA	SEDUM ACRE	SEDUM SP.	2 1/2"	POT/FLAT		970
A	ANNUALS	ASSORTED PETUNIAS	2 1/4"	POT/FLAT		500

CORNELL BUSINESS CENTER

82-6053-2

L/S

CORNELL SECURITY FENCE PHASE I - LOADING DOCK

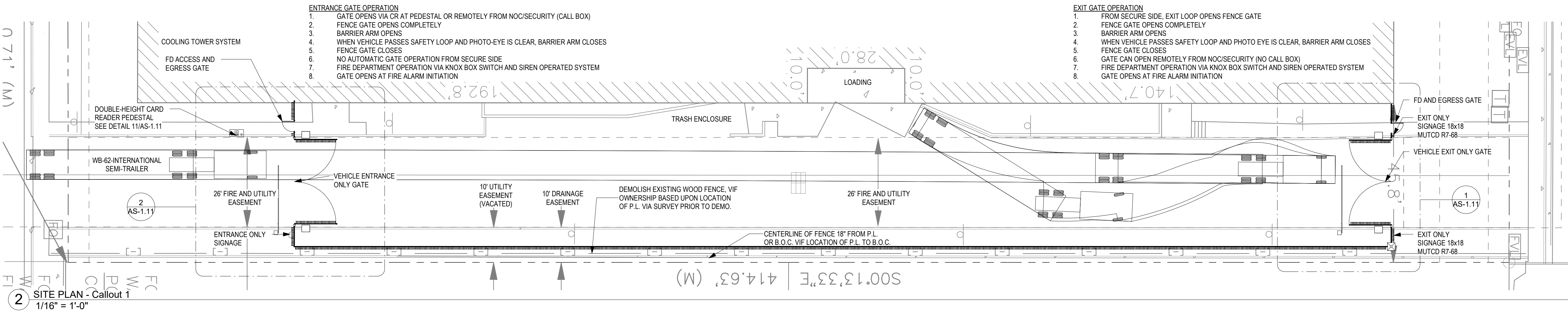
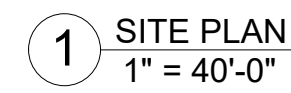
11900 E. CORNELL AVE. AURORA CO 80014

The information contained in this drawing file is intended for use only on this project. Unauthorized reproduction or use in other projects is not permitted. The Mulhern Group, Ltd. assumes no liability for unauthorized reproduction, changes to or use of the information contained herein. The information contained herein is provided on an "as-is" basis. The Mulhern Group disclaims all warranties with regard to the data contained in this drawing file and to the performance of the delivery media, including all implied warranties of fitness. The Mulhern Group, Ltd. assumes no obligations or liabilities or damages, including, but not limited to, consequential damages arising out of or in connection with the use or performance of this drawing file and its delivery media.

#	DATE	REVISION
1	09/26/2023	CD'S

PROJECT NUMBER	22036
DRAWN BY	RC
CHECKED BY	BDL
SITE PLAN	

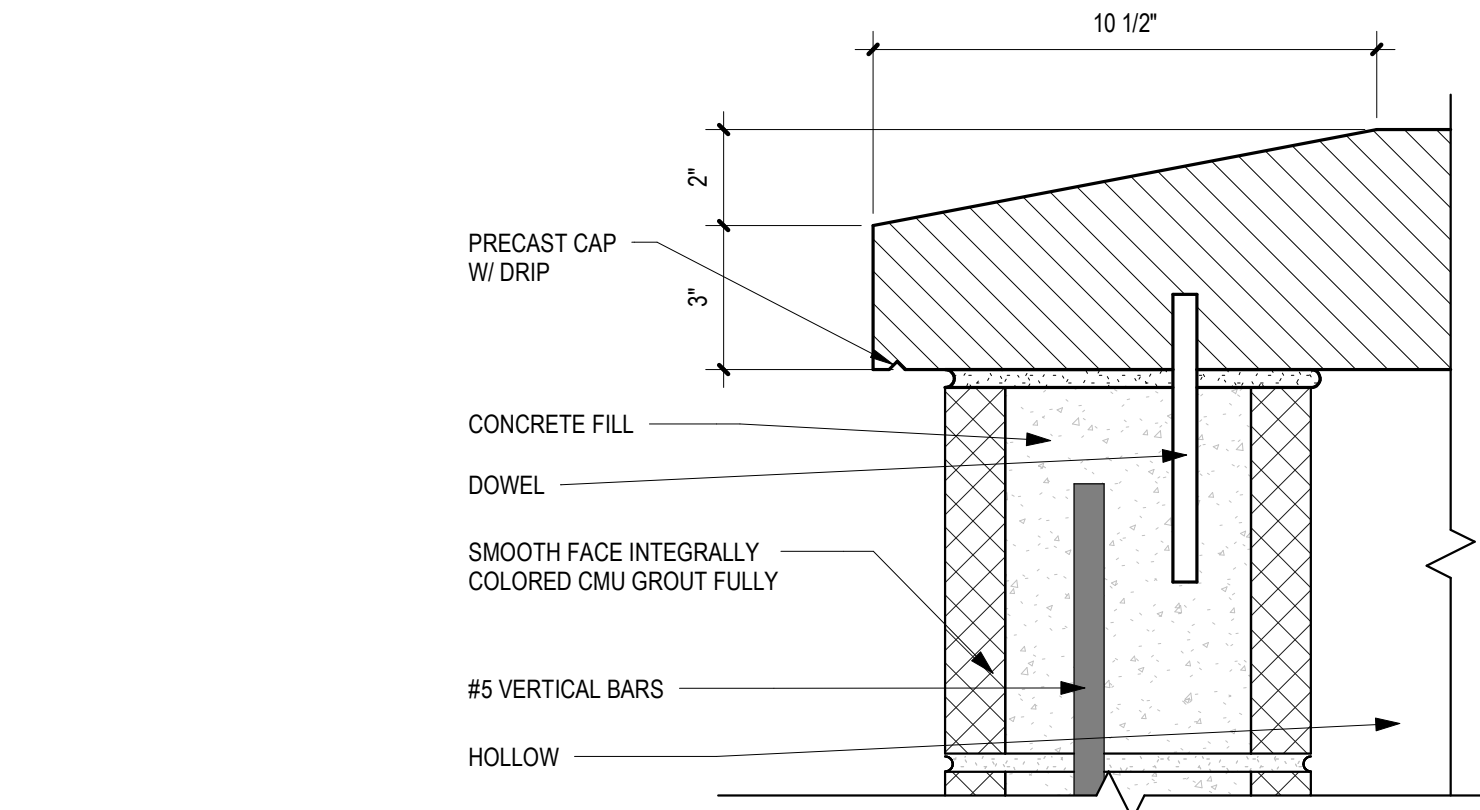
AS-1.01



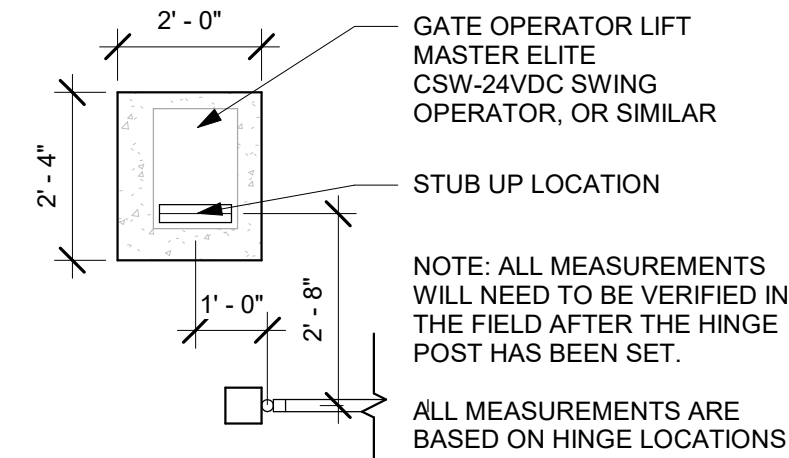
2 SITE PLAN - Callout 1
1/16" = 1'-0"

K:\Revit\22036-Cornell Security Fence\22_rastallanos@themulherngroup.com.rvt
3/12/2024 5:56:42 PM

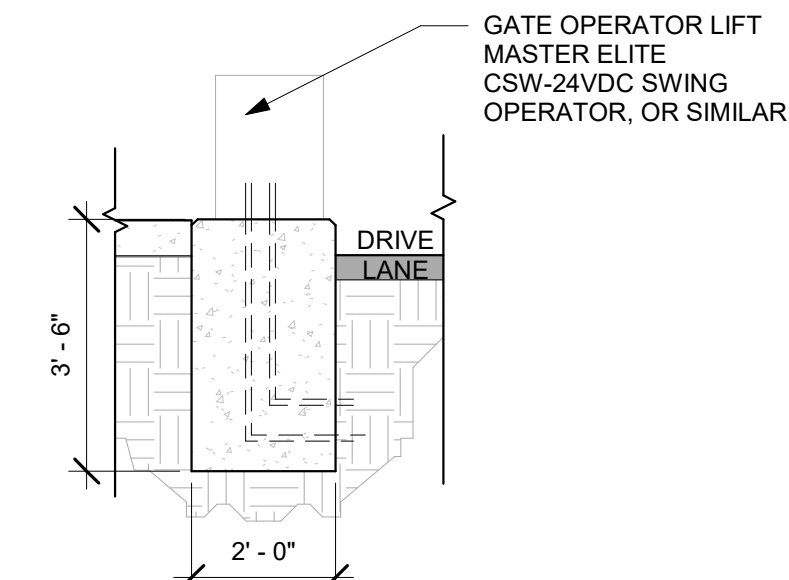
10 CMU COLUMN CAP DETAIL
3" = 1'-0"



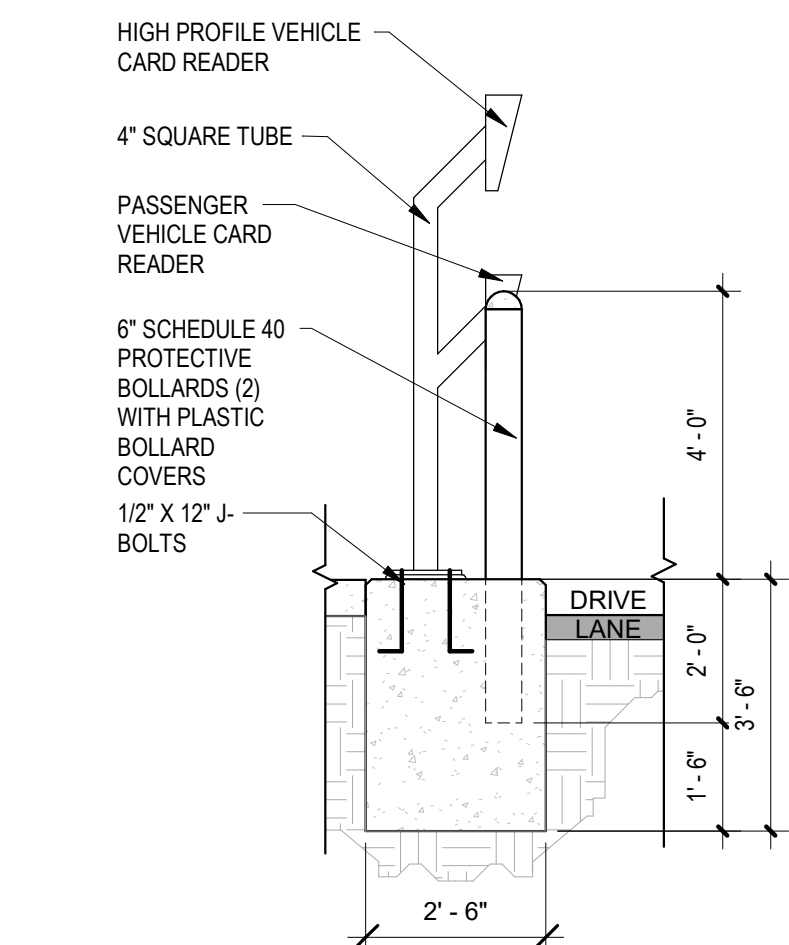
9 PRECAST CAP PLAN
1" = 1'-0"



13 GATE OPERATOR MOUNTING PAD-OVERHEAD
3/8" = 1'-0"

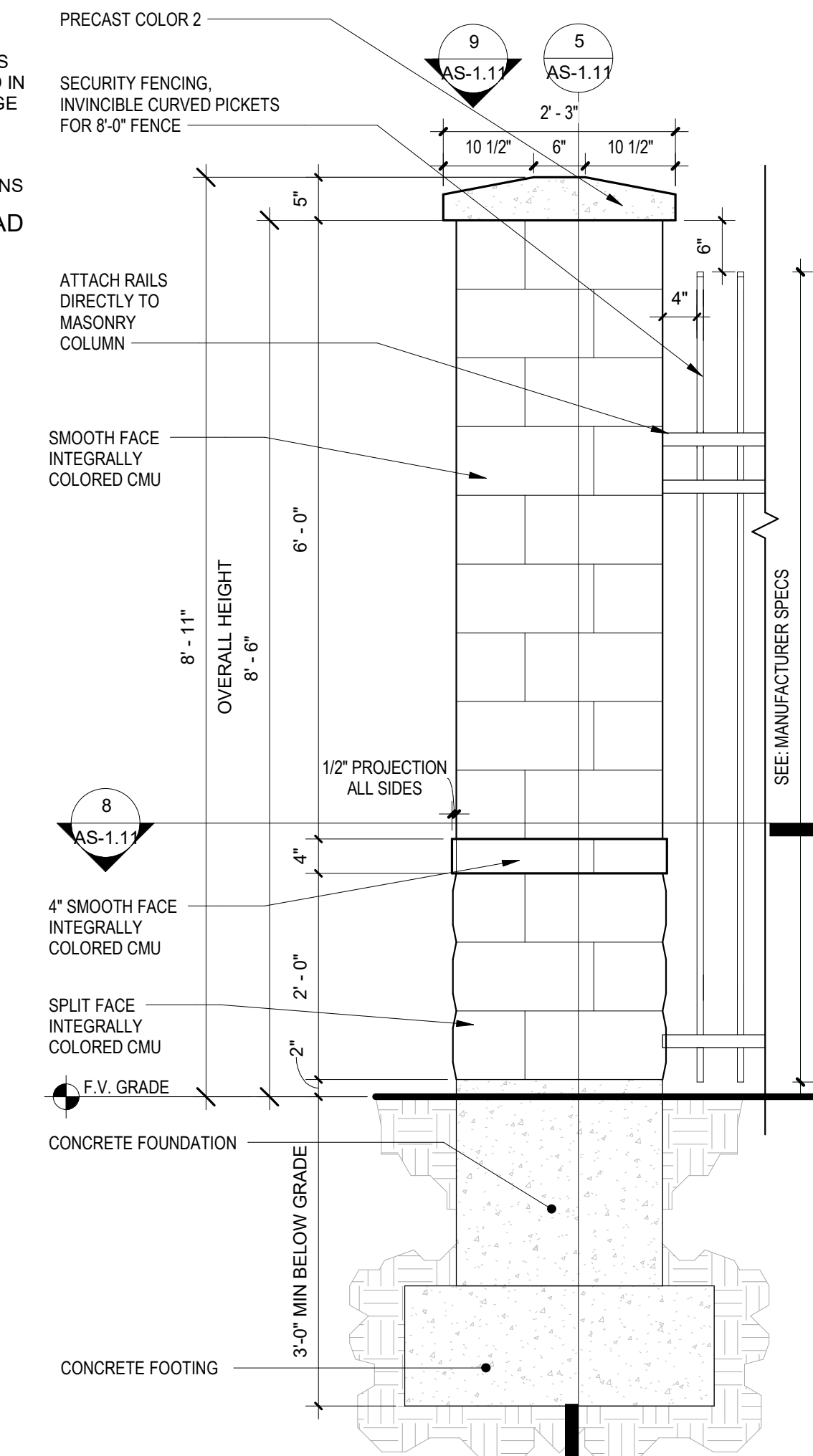


12 CONCRETE MOUNTING PAD - SECTION
3/8" = 1'-0"

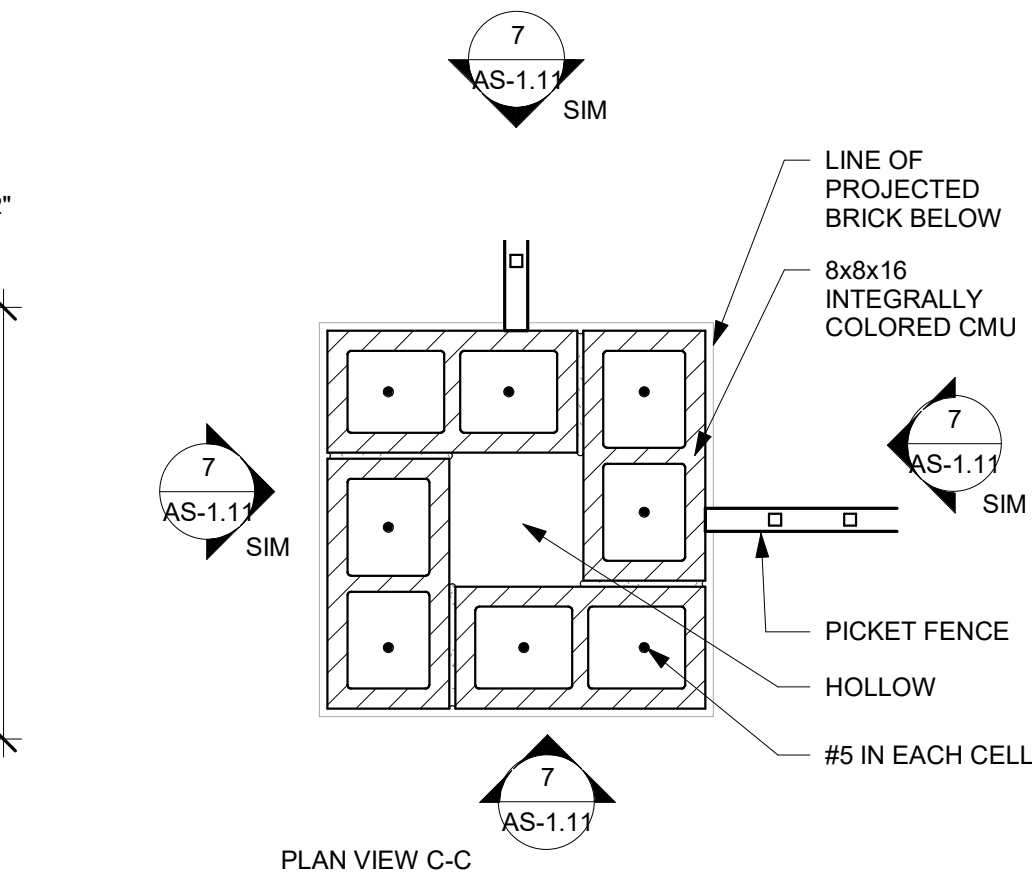


11 GATE ACCESS CONTROL
3/8" = 1'-0"

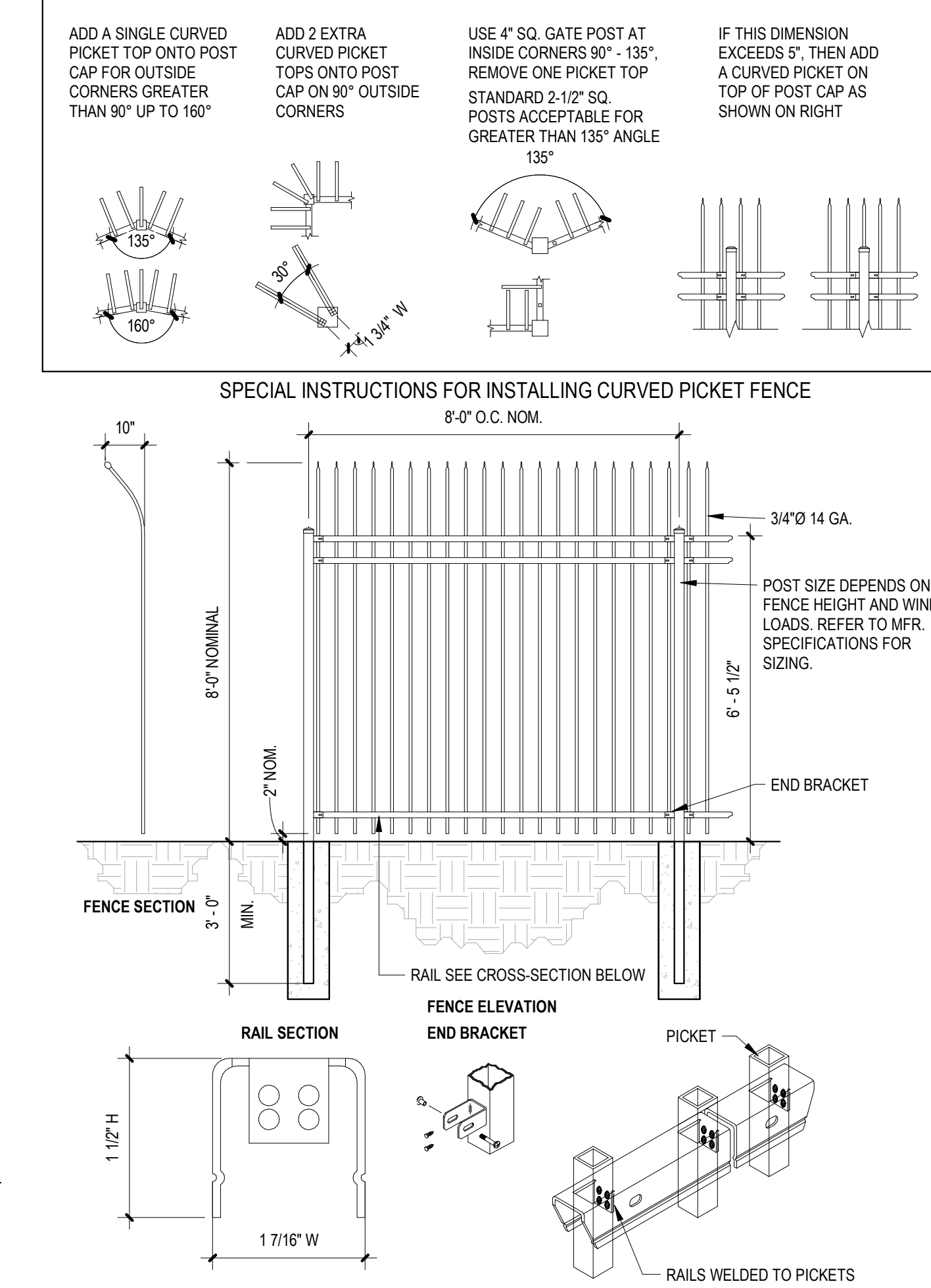
7 CMU COLUMN
3/4" = 1'-0"



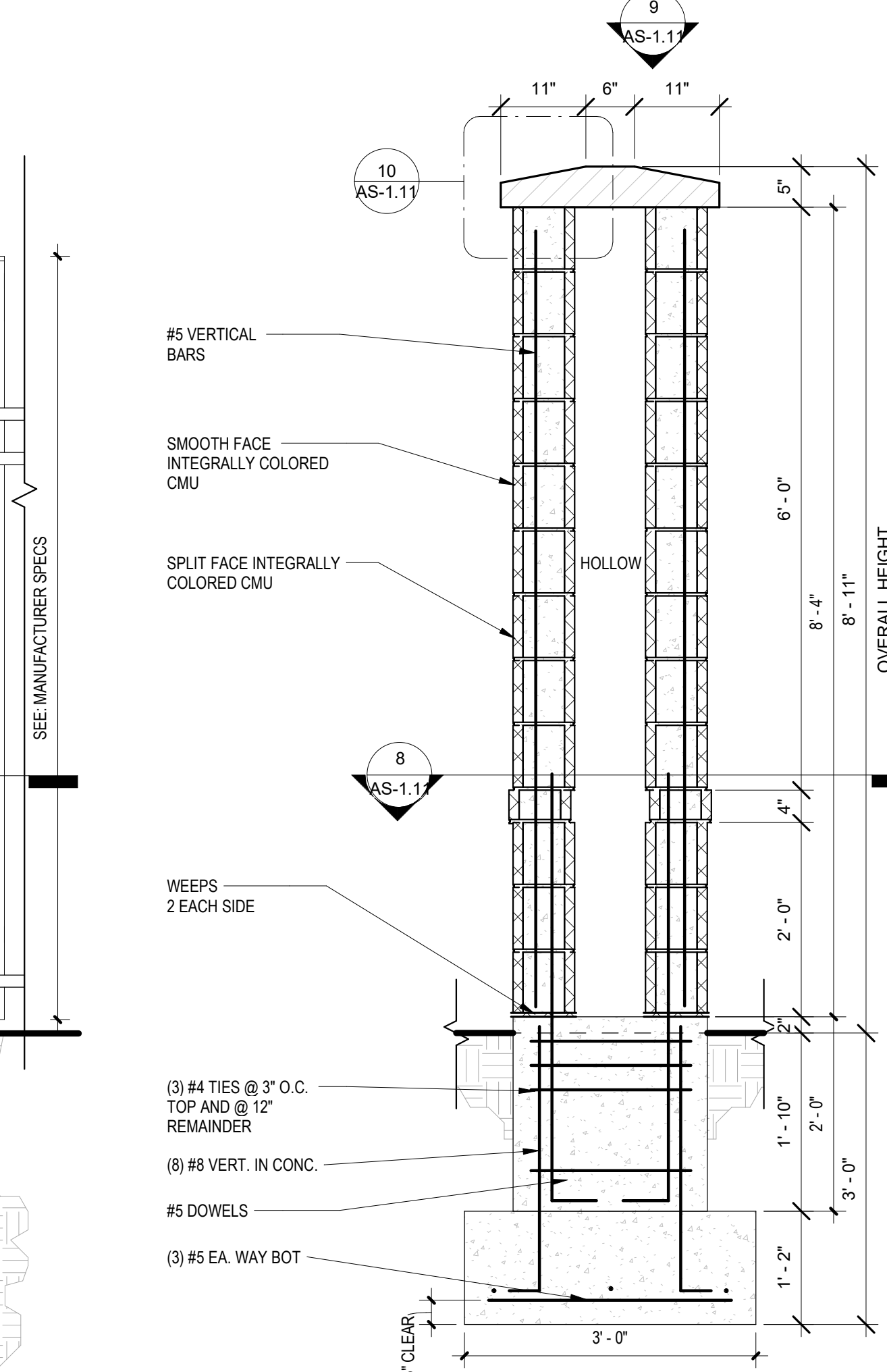
8 CMU COLUMN PLAN DETAIL
1" = 1'-0"



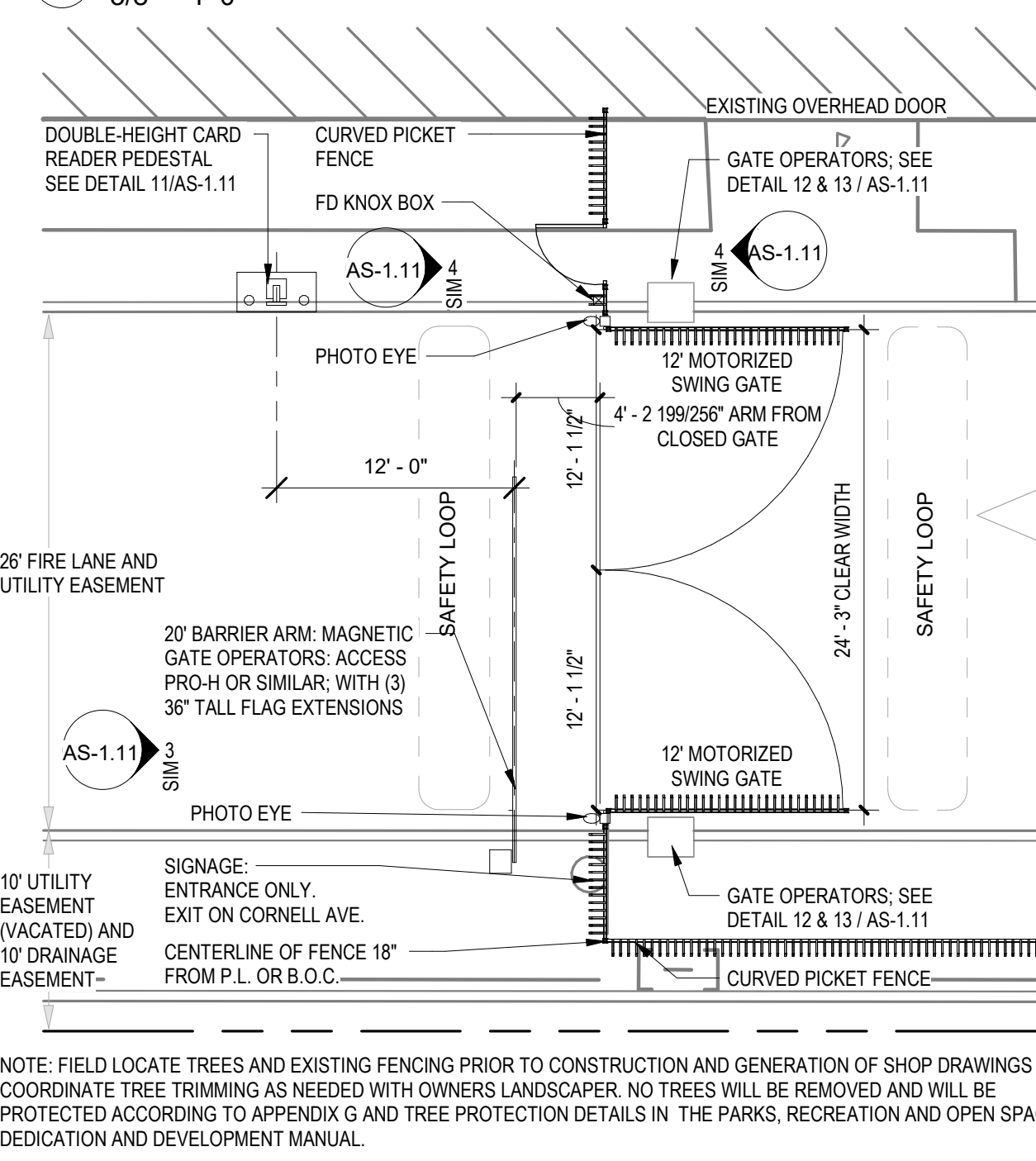
6 FENCE - CURVED PICKET
3/8" = 1'-0"



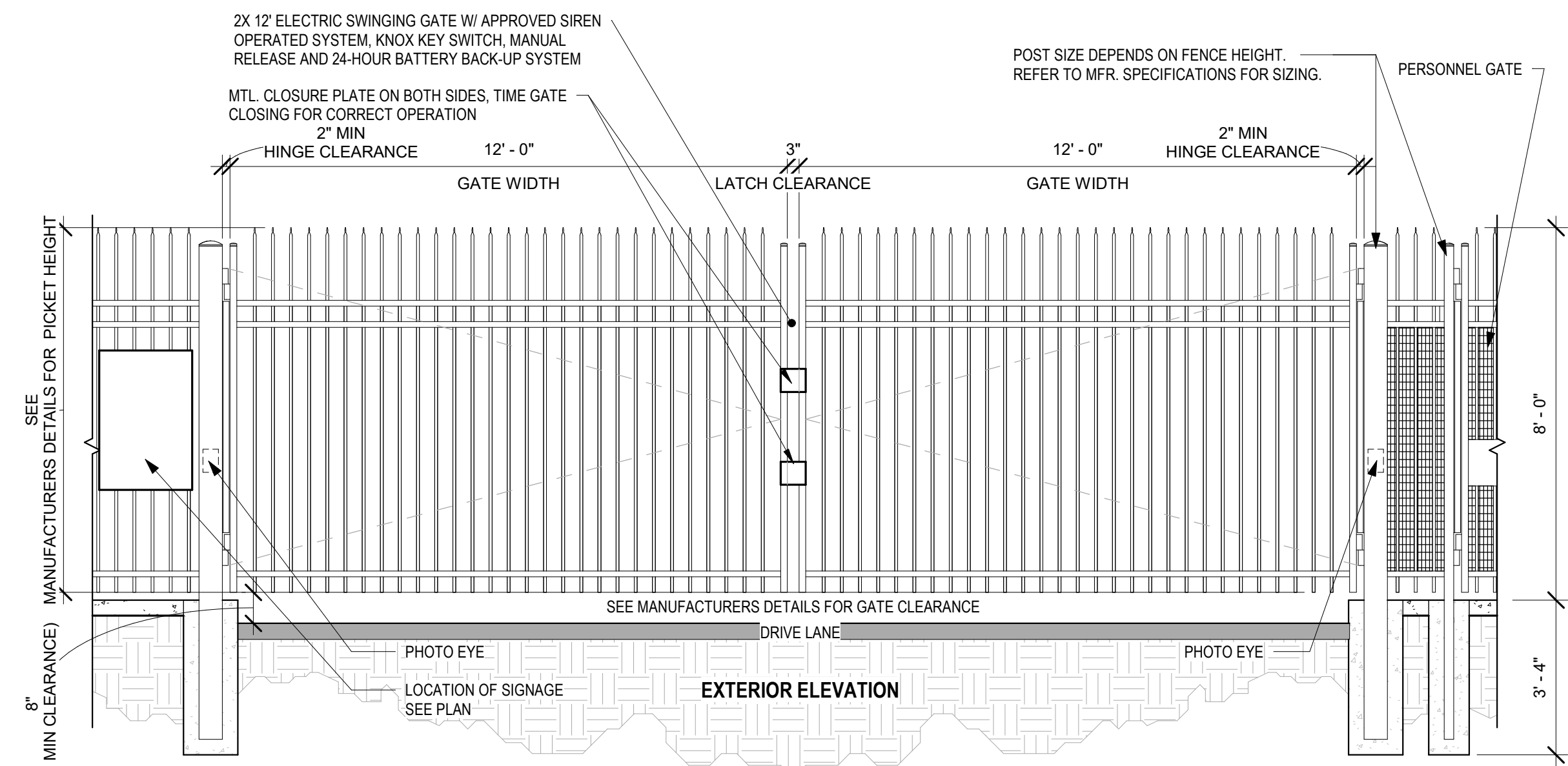
5 CMU COLUMN SECTION
3/4" = 1'-0"



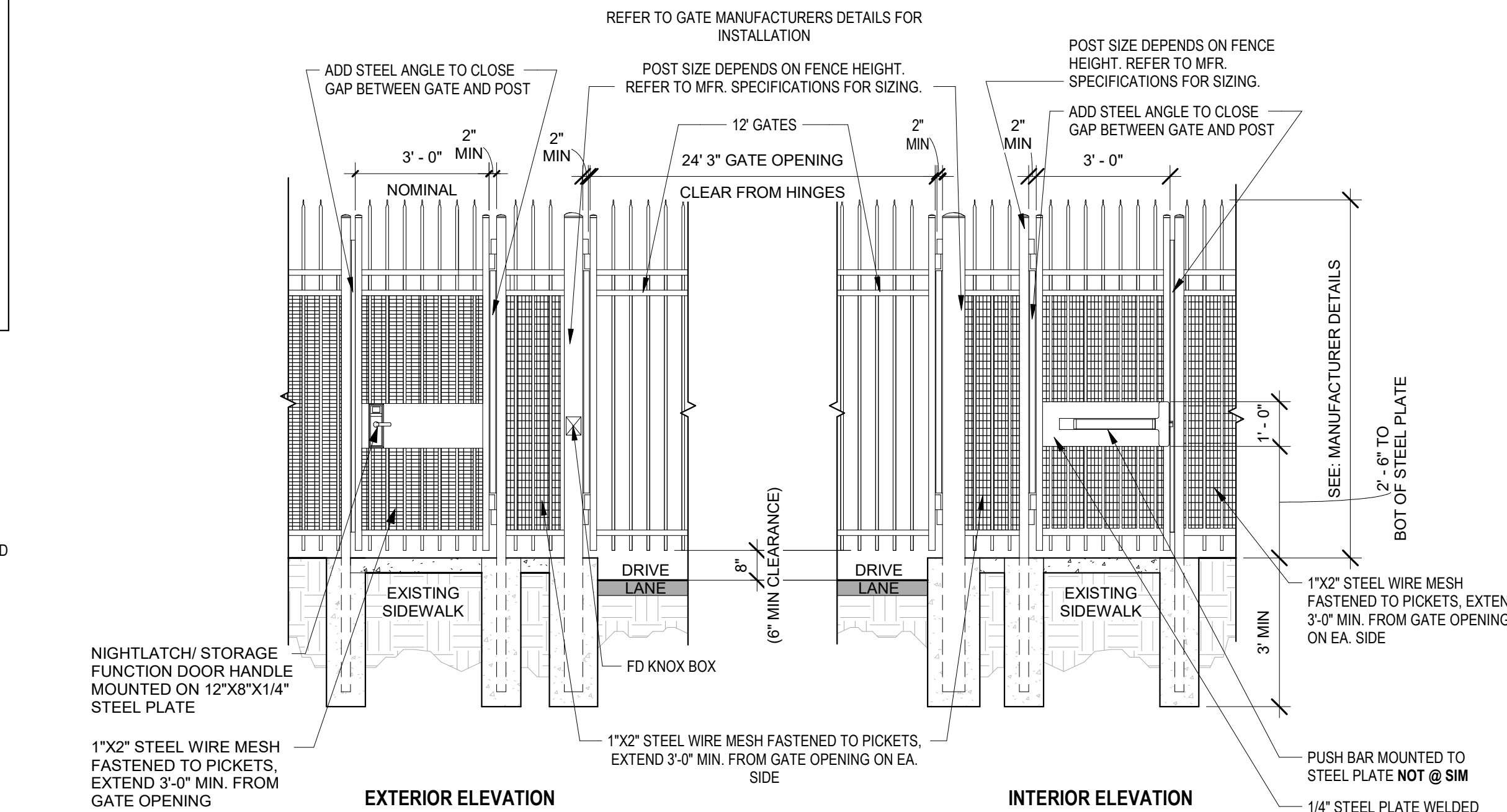
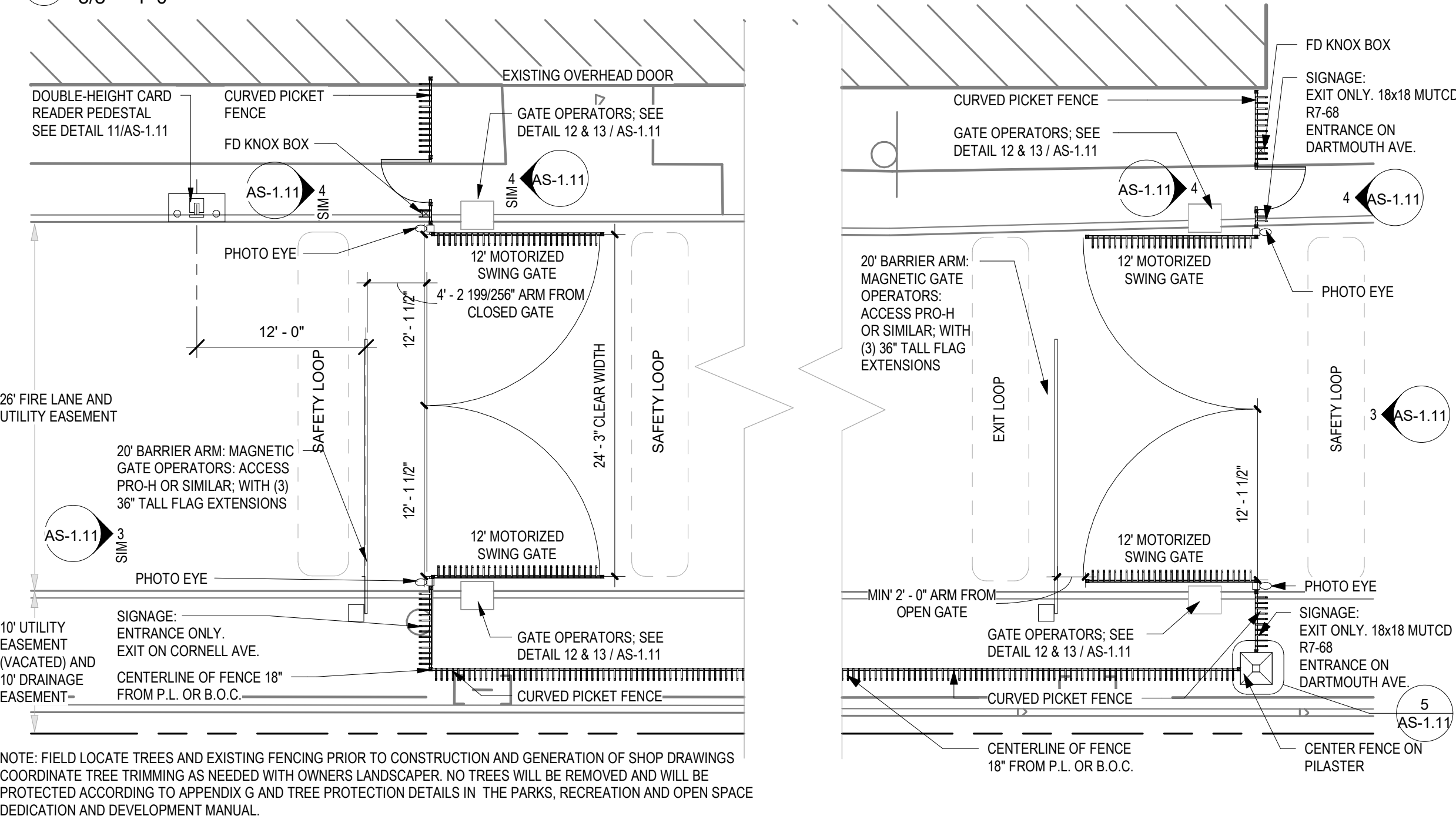
2 ENTRANCE GATE PLAN - DARTMOUTH AVE.
1/8" = 1'-0"



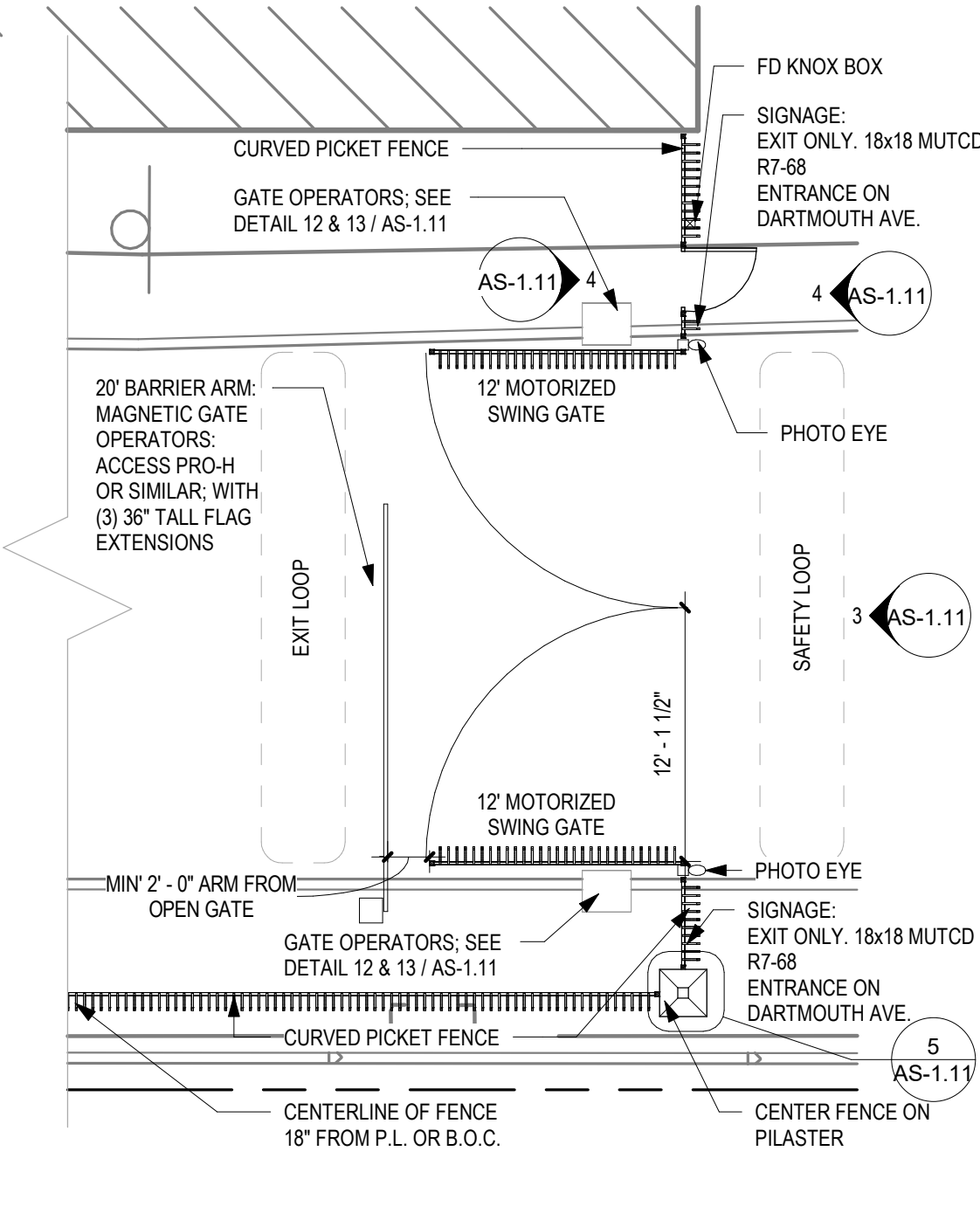
4 SECURITY PERSONNEL GATE - CURVED PICKET
3/8" = 1'-0" RE: 1/ AS-1.11



3 TYPICAL GATE ELEVATION
3/8" = 1'-0"



1 EXIT GATE PLAN - CORNELL AVE.
1/8" = 1'-0"



CORNELL SECURITY FENCE PHASE I - LOADING DOCK 11900 E. CORNELL AVE. AURORA CO 80014

The information contained in this drawing file is intended for use only on this project. Unauthorized reproduction or use in other projects is not permitted. The Mulhern Group, Ltd. assumes no liability for unauthorized reproduction, changes to or use of the information contained herein. The information contained herein as provided on an "as-is" basis. The Mulhern Group disclaims all warranties with regard to the data contained in this drawing file and to the performance of the delivery media, including all implied warranties of fitness. The Mulhern Group, Ltd. assumes no obligations or liabilities for damages, including, but not limited to, consequential damages arising out of or in connection with the use or performance of this drawing file and its delivery media.

#	DATE	REVISION
1	09/26/2023	CD'S

PROJECT NUMBER 22036
DRAWN BY RC
CHECKED BY BDL
SITE DETAILS

AS-1.11