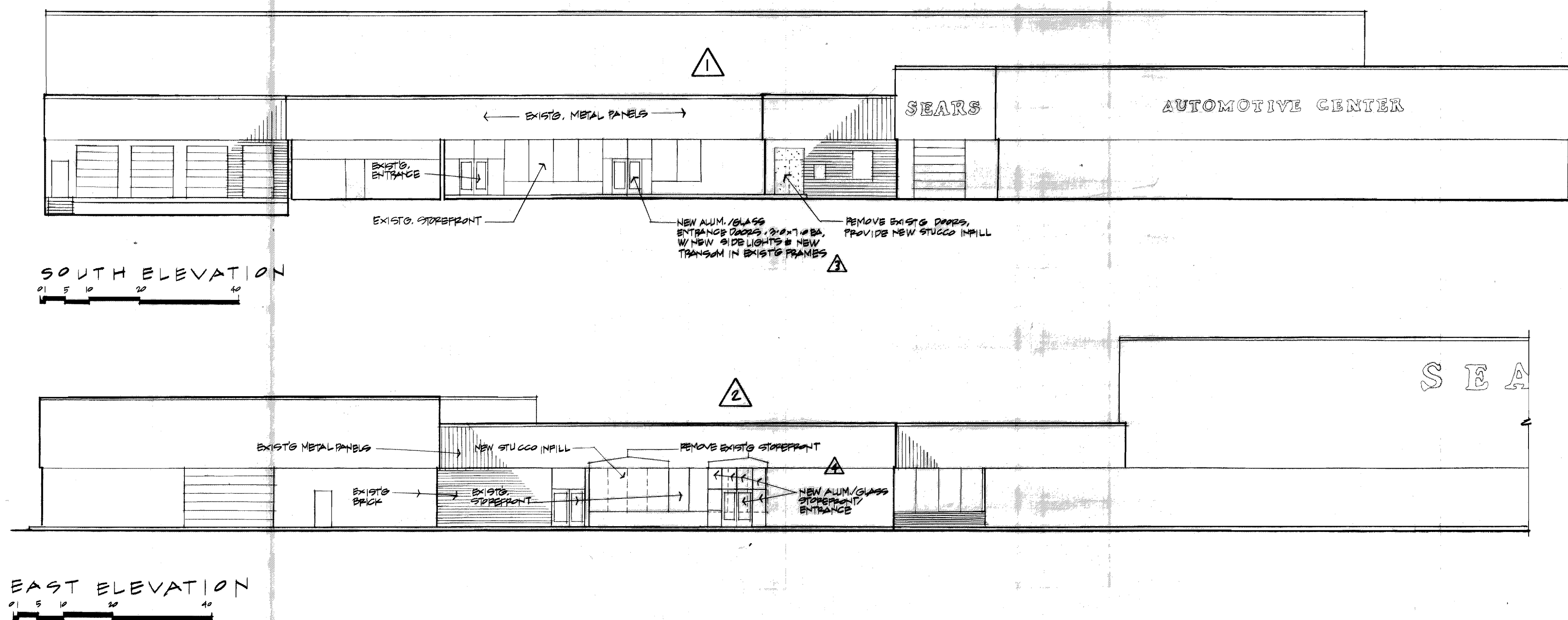


SEARS - AURORA MALL
14200 EAST ALAMEDA AVENUE, AURORA, COLORADO



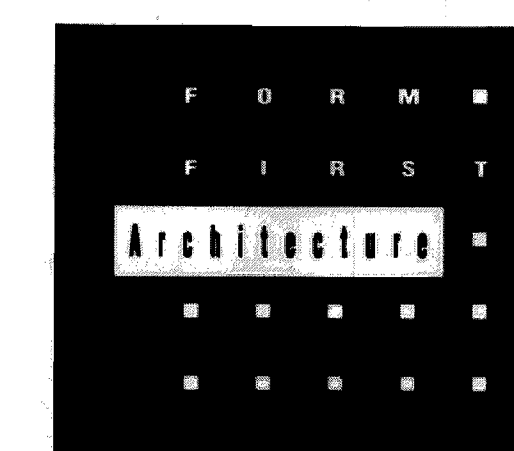
ALL DOORS, WINDOWS, & WALL SURFACES ARE EXISTO UNLESS NOTED OTHERWISE.

- ① CHANGE TO EXTERIOR ENTRANCES AT SOUTH ELEVATION - (ADDITION OF ONE NEW ENTRANCE, CLOSURE OF ONE EXISTO. ENTRANCE)
- ② CHANGE TO EXTERIOR ENTRANCES & STOREFRONT AT EAST ELEVATION - (ADDITION OF ONE NEW ENTRANCE)

PLANNING DIRECTOR

ADMINISTRATIVE AMENDMENT

MARCH 8, 1995

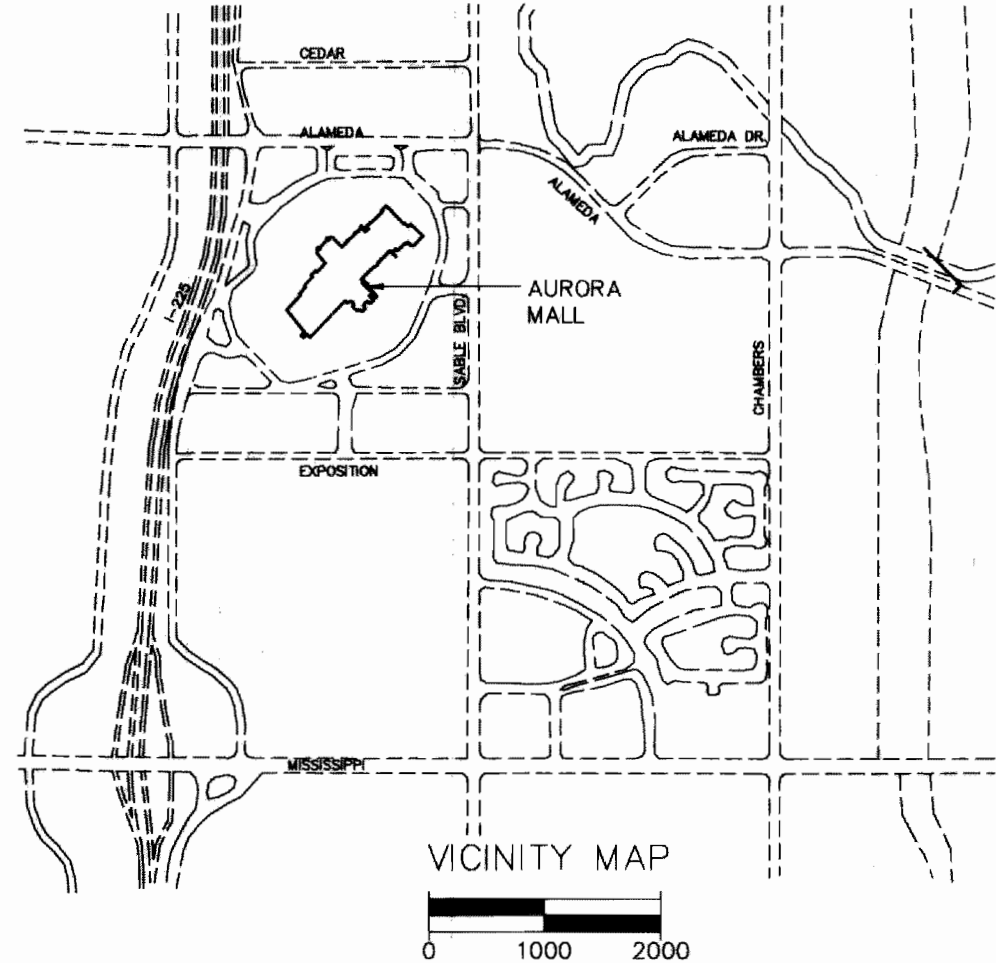


SHEET 2 OF 2
2345 SUMMIT STREET, DENVER, COLORADO, 80211

AURORA MALL EXPANSION LRDP

85-5002-1

AURORA MALL LONG RANGE DEVELOPMENT PLAN



THIS LONG RANGE DEVELOPMENT 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, Corporation Property Investors HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 14 DAY OF March AD 1994 BY

BY S. V.P. Corporation Property Investors (PRINCIPALS OR OWNERS)

NOTARIAL: STATE OF New York COUNTY OF New York

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF March AD 1994 BY S. V.P. Corporation Property Investors (PRINCIPALS OR OWNERS)

WITNESS BY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/31/1998 BUSINESS ADDRESS: 305 E 47th St. New York, NY 10017

CITY OF AURORA APPROVALS:

THIS LONG RANGE DEVELOPMENT PLAN IS APPROVED SUBJECT TO CONFORMANCE WITH ALL APPLICABLE CITY REGULATIONS AT THE TIME OF APPLICATION FOR ACTUAL SITE DEVELOPMENT INCLUDING, BUT NOT LIMITED TO SIGN, ZONING, EMERGENCY, PLANNING, SERVICE, CITY CENTER URBAN RENEWAL PLAN AND RELATED REGULATIONS.

"DIRECTOR OF PLANNING" CITY OF AURORA

RECORDERS CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF COUNTY, COLORADO AT 10 O'CLOCK AM THIS 14 DAY OF March AD 1994

CLERK AND RECORDER: DEPUTY:

DATA:

LAND AREA WITHIN PROPERTY LINES: 88.5 ACRES

GROSS FLOOR AREA (41-16 CITY CODE): 1,149,818 SQ. FT.

NUMBER OF BUILDINGS: 7 (INCLUDES DEPARTMENT STORES INDIVIDUALLY)

TOTAL BUILDING COVERAGE: 23.7% AND 914,315 % AND SQ. FT.

HARD-SURFACE AREA (EXCLUSIVE OF BUILDINGS): 64.6% AND 2,497,600 % AND SQ. FT.

AREA DEVOTED TO LANDSCAPING WITHIN SITE: 11.3% AND 430,755 % AND SQ. FT.

PRESENT ZONING CLASSIFICATION: CITY CENTER CORE AND FRINGE

PROPOSED USES: RETAIL MALL, THEATRES

SIGN AREA: 1200 SQ. FT. PERMITTED

TYPE OF SIGN (FREE STANDING, WALL, ETC.): FREE STANDING AND WALL

NUMBER OF STORES: EXISTING MALL - 2, THEATRES - 1

MAXIMUM HEIGHT OF BUILDINGS: 75 FT.

LOADING SPACES PROVIDED: 7

PARKING SPACES REQUIRED: 5,072 % COMPACT: NONE

AREA AND PARKING TABULATION

EXISTING MALL

FOLEY'S

SEARS

J.C. PENNEY'S

AUTO SERVICE

MALL TENANTS

NEW MALL KIOSKS

EXISTING TOTAL

THEATRES

1 SPACE PER 4 SEATS

1 SPACE PER 100 SF OF LOBBY AND ARCADE

TOTAL

PROJECT TOTAL

REFER TO RESPECTIVE SITE PLANS FOR PARKING REQUIRED AND PROVIDED.

ALL 90' PARKING STALLS ARE 9'-0" WIDE X 19'-0" LONG WITH 23'-0" AISLE WIDTH EXCEPT WHERE SHOWN OTHERWISE AS LARGER AISLES.

ALL 70' PARKING STALLS ARE 8'-6" WIDE X 19'-0" LONG WITH 19'-6" AISLE WIDTH. ALL END ROW PARKING STALLS SHALL BE 9'-0" WIDE.

HANDICAPPED PARKING STALLS WILL BE PROVIDED AS MUTUALLY AGREED UPON BETWEEN THE OWNER AND THE CITY OF AURORA AND SHALL BE LOCATED ADJACENT TO EACH MALL ENTRANCE AND SHALL BE 12'-0" WIDE AND 19'-0" LONG.

ABBREVIATIONS:

GLA: GROSS LEASABLE AREA

GBA: GROSS BUILDING AREA

C.C.S.P. LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART OF BLOCK 1, AURORA MALL SUBDIVISION FILING NO. 1, AS RECORDED UNDER RECEPTION NO. 1409840 IN PLAT BOOK 28 AT PAGES 3 THROUGH 6, IN THE RECORDS OF ARAPAHOE COUNTY, SAID PARCEL SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

LOT 1, BLOCK 1,

AND A PORTION OF LOT 4, BLOCK 1 DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1; THENCE ALONG THE LOT LINE COMMON TO SAID LOT 4 AND LOT 1, THE FOLLOWING FIVE (5) COURSES:

1. S 69°27'35" E, 551.90 FEET TO THE POINT OF BEGINNING;

2. N 78°00'00" E, 682.00 FEET

3. S 62°00'00" E, 35.36 FEET

4. S 17°00'00" E, 33.01 FEET

5. S 00°07'01" W, 177.65 FEET

TO A POINT ON THE NORTHERLY LINE OF THE PLAZA AT AURORA MALL SUBDIVISION FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 2079187 IN PLAT BOOK 31 AT PAGE 33, ARAPAHOE COUNTY RECORDS; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING TWO (2) COURSES:

1. N 44°52'59" W, 35.36 FEET

2. N 89°52'59" W, 667.76 FEET TO THE POINT OF BEGINNING

AND A PORTION OF LOT 5, BLOCK 1, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 5; THENCE S 00°18'14" E, ALONG THE EAST LINE OF SAID LOT 5, 774.62 FEET TO A POINT ON THE NORTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN BOOK 3343 AT PAGE 476, ARAPAHOE COUNTY RECORDS; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING THREE (3) COURSES:

1. N 44°52'59" W, 35.36 FEET

2. N 89°52'59" W, PARALLEL WITH THE SOUTH LINE OF SAID LOT 5, 986.11 FEET

3. S 45°07'01" W, 35.36 FEET TO THE WEST LINE OF SAID LOT 5

THENCE ALONG THE LOT LINE COMMON TO SAID LOT 5 AND LOT 1, THE FOLLOWING NINE (9) COURSES:

1. N 00°07'01" E, 190.29 FEET

2. N 17°00'00" W, 45.65 FEET

3. N 63°00'00" W, 21.22 FEET

4. N 73°00'00" E, 253.30 FEET

5. N 61°41'46" E, 188.00 FEET

6. N 43°11'46" E, 175.00 FEET

7. N 33°11'46" E, 138.00 FEET

8. N 18°56'46" E, 118.10 FEET

9. N 89°41'46" E, 36.35 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 88.423 ACRES MORE OR LESS.

OPEN SPACE REQUIREMENTS

CORE AREA = 56.2 ACRES

56.2 ACRES AT 30/ACRE = 1686 DWELLING UNITS

1686 DWELLING UNITS AT 50 SQ. FT./DW. UN. = 84,000 SQ. FT.

TOTAL OPEN AREA PROVIDED = 204,500 SQ. FT.

FRINGE AREA = 32.3 ACRES

32.3 ACRES AT 20/ACRE = 646 DWELLING UNITS

646 DWELLING UNITS AT 175 SQ. FT./DW. UN. = 113,050 SQ. FT.

TOTAL OPEN AREA PROVIDED = 218,150 SQ. FT.

LAND USE DATA

AREA (AC.) GFA (S.F.)

PARCEL "A" 2.47 28,475

PARCEL "B" 0.841 2,878

PARCEL "C" 0.689 4,953

PARCEL "D" 4.46 40,000

PARCEL "E" 13.59 154,526

LOCATION OF PROPOSED CENTURY THEATRES SIGN

10' PROPERTY LINE 20' FROM CURB

10' MIN. SET BACK FROM PROPERTY LINE

SIGN "B"

SIGN "B"

SIGN "B"

SIGN "B"

SIGN "B"

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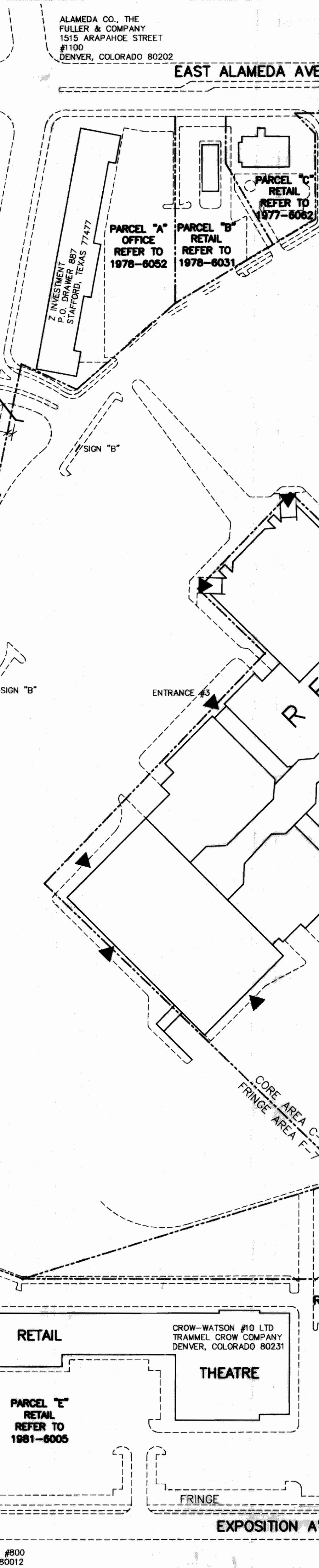
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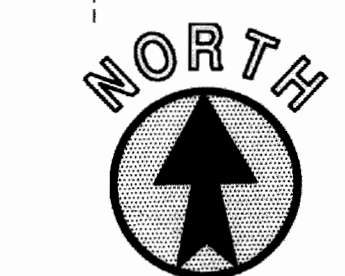
NOTES:

1. THE LIMIT OF ONE PRINCIPAL BUILDING PER EACH PHASE IS SUBJECT TO A COMPLETE CITY CENTER SITE PLAN REVIEW AND APPROVAL AT REQUIRED PUBLIC HEARINGS.

2. TOTAL REQUIRED PARKING WILL BE ON A SHARED BASIS FOR THE ENTIRE SHOPPING CENTER AND WILL PROVIDE THE MINIMUM NUMBER OF PARKING SPACES FOR THE NEW PHASE GROSS FLOOR AREA, ALTHOUGH CONTEMPLATED AS A SHARED PARKING ARRANGEMENT, PROPOSED PARKING FOR PHASE BUILDINGS WILL BE CONVENIENTLY LOCATED TO SERVE SAME.

3. ARCHITECTURE FOR PROPOSED BUILDINGS WILL BE MADE COMPATIBLE WITH THE EXISTING SHOPPING CENTER.

4. INTERIM SURFACE PARKING AREA WILL BE PERMITTED IN BOTH PHASE AREAS PER REQUIRED PLANS FOR SAME TO BE APPROVED BY CITY STAFF.



(IN FEET)

1 inch = 125 ft.

REVISIONS	
1	6/11/85 REVISED PER COMMENTS RECEIVED 6/4/85
2	REVISED 6/20/85
3	REVISED 7/2/85
4	REVISED 7/11/85
5	REVISED 7/24/85
6	REVISED 8/6/97
7	REVISED 8/27/97 PER CITY OF AURORA'S COMMENTS
8	REVISED 9/19/97 PER CITY OF AURORA'S COMMENTS

DESIGN TEAM	
PROJECT ARCHITECT	RAYMOND F. STANBACK, JR. ARCHITECT
ATTN: WINDELL KEITH	(404) 688-8531
LANDSCAPE ARCHITECT	EDAW ASSOCIATES
ATTN: RUSS KELLOGG	(404) 457-0140
PROJECT COORDINATOR	CORPORATE PROPERTY INVESTORS
ATTN: JAMES SELONICK	(212) 745-9519
PROJECT ENGINEERS	FARNWORTH POLK
ATTN: DEREK WILLIAMS	(303) 671-9105

SHEET TITLE	
LONG RANGE DEVELOPMENT PLAN	

JOB NO.	SHEET NO.
8505.0	4 OF 4

DATE	REVISED
5/17/85	9/19/97

AURORA MALL

SITE PLAN AND CITY CENTER MASTER PLAN SUBMITTAL

AURORA, COLORADO

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THAT THEY ARE THE OWNERS OF A PARCEL OF LAND CONSISTING OF LOTS 1, AND A PART OF LOTS 2, 4 AND 5, BLOCK 1, AURORA MALL SUBDIVISION FILING NO. 1 AS RECORDED AT RECEPTION NO. 1409840 IN BOOK 26, PAGES 3, 4, 5 AND 6 AT THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE, BEING SITUATED IN THE NORTHWEST QUARTER SECTION 18, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 18, THENCE ALONG THE EASTERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 18 S89°44'33"E A DISTANCE OF 489.72 FEET; THENCE DEPARTING SAID SECTION LINE S89°15'27"W A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SOUTH SABLE BOULEVARD AS DESCRIBED AT RECEPTION NO. 1409840 S00°44'33"E A DISTANCE OF 1723.79 FEET TO A POINT ON THE NORTHERLY LINE OF THE PLAZA AT AURORA MALL SUBDIVISION FILING NO. 2 RECORDED AT BOOK 87, PAGE 59; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING FIVE (5) COURSES:

- 1.) THENCE N45°19'18"W A DISTANCE OF 35.36 FEET;
- 2.) THENCE S89°40'42"W A DISTANCE OF 956.11 FEET;
- 3.) THENCE S44°40'42"W A DISTANCE OF 35.36 FEET;
- 4.) THENCE S00°19'18"E A DISTANCE OF 367.56 FEET;
- 5.) THENCE S45°19'18"E A DISTANCE OF 35.36 FEET TO POINT ON THE NORTHERLY RIGHT-OF-WAY OF EAST EXPOSITION AVENUE AS RECORDED AT RECEPTION NO. 1409840;

THENCE ALONG SAID RIGHT-OF-WAY S89°40'42"W A DISTANCE OF 134.00 FEET TO A POINT ON THE EASTERLY LINE OF "THE PLAZA AT AURORA MALL SUBDIVISION FILING NO. 1" RECORDED AT BOOK 51, PAGE 33; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING FIVE (5) COURSES:

- 1.) THENCE N44°40'42"E A DISTANCE OF 35.36 FEET;
- 2.) THENCE N00°19'18"W A DISTANCE OF 367.56 FEET;
- 3.) THENCE N45°19'18"W A DISTANCE OF 35.36 FEET;
- 4.) THENCE S89°40'42"W A DISTANCE OF 667.76 FEET;
- 5.) THENCE N69°53'54"W A DISTANCE OF 551.90 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF SOUTH ABILENE STREET (SERVICE ROAD) AS RECORDED AT RECEPTION NO. 1409840; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

- 1.) THENCE N20°04'02"E A DISTANCE OF 1332.46 FEET;
- 2.) THENCE N11°03'39"E A DISTANCE OF 46.24 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF SOUTH ABILENE STREET AS DESCRIBED AT RECEPTION NO. B5007539; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

- 1.) THENCE N20°03'23"E A DISTANCE OF 18.79 FEET TO A POINT OF CURVATURE;
- 2.) THENCE 171.81 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING RADIUS OF 453.00 FEET, A CENTRAL ANGLE OF 21°43'52" AND A CHORD WHICH BEARS N30°55'14"E A DISTANCE OF 170.79 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 2, BLOCK 1 OF THE SAID AURORA MALL SUBDIVISION FILING NO. 1 AS RECORDED AT RECEPTION NO. 1409840; THENCE ALONG SAID SOUTHERLY LINE S86°56'21"E A DISTANCE OF 3.68 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF SOUTH ABILENE STREET AS RECORDED AT RECEPTION NOS. B5007539, B5007540, B4010379 AND B4010380, SAID POINT BEING ON A NON-TANGENT CURVE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:
- 1.) THENCE 267.42 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING RADIUS OF 449.50 FEET, A CENTRAL ANGLE OF 34°05'11" AND A CHORD WHICH BEARS N58°58'13"E A DISTANCE OF 263.49 FEET TO A POINT OF REVERSE CURVATURE;
- 2.) THENCE 60.61 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 20°25'44" AND A CHORD WHICH BEARS N65°48'36"E A DISTANCE OF 60.29 FEET TO A POINT OF REVERSE CURVATURE;
- 3.) THENCE 370.35 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING RADIUS OF 411.50 FEET, A CENTRAL ANGLE OF 51°33'58" AND A CHORD WHICH BEARS N29°48'27"E A DISTANCE OF 357.98 TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF EAST ALAMEDA AVENUE AS RECORDED AT RECEPTION NO. B4010379; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:

- 1.) THENCE S45°13'04"E ALONG A NON-TANGENT LINE 26.93 FEET;
- 2.) THENCE N00°13'04"W A DISTANCE OF 29.74 FEET;
- 3.) THENCE N89°47'16"E A DISTANCE OF 165.61 FEET;
- 4.) THENCE N00°13'04"W A DISTANCE OF 8.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF EAST ALAMEDA AVENUE AS RECORDED AT RECEPTION NO. 1409840; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY N89°47'16"E A DISTANCE OF 551.16 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY ALONG THE WESTERLY AND SOUTHERLY LINES OF LOT 3, BLOCK 1 OF THE SAID AURORA MALL SUBDIVISION FILING NO. 1 THE FOLLOWING FOUR (4) COURSES:

- 1.) THENCE S44°46'56"W A DISTANCE OF 41.50 FEET;
- 2.) THENCE S00°13'04"E A DISTANCE OF 115.00 FEET;
- 3.) THENCE S45°44'33"E A DISTANCE 418.38 FEET;
- 4.) THENCE N89°15'27"E A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL OF LAND CONTAINS 3,860,810 SQUARE FEET OR 88.632 ACRES MORE OR LESS.

VICINITY MAP



DATA BLOCK

Phase I Total
Land area within property lines 92.89 Acres

Gross floor area	
Sears	153,400
JCPenney	177,200
Foley's	165,706
Dillards	180,000
Mall Building	558,702
JCP TBA	18,172
Century Theater	65,000
North Outlot	8,000
Total gross floor area	1,326,180
Number of buildings	8
Maximum height of buildings	65 Ft.
Total building coverage	805,010 Sq. Ft. and 19.90 %
Hard surface area	2,736,343 Sq. Ft. and 67.72 %
Landscape area	504,814 Sq. Ft. and 12.48 %
Present zoning classification	CCZD/CORE & PERIPHERY
Proposed total sign area	1,562 Sq. Ft.
Proposed Number of signs	14
Parking spaces required	4,775 parking spaces
Parking spaces provided	5,163 parking spaces
Handicap spaces provided	106 handicap spaces
Loading spaces required	see notes
Loading spaces provided	see notes

PARKING CALCULATIONS:

gfa = 1,326,180
required 3.6 spaces/1000 gfa = 4,775 spaces

SIGNATURE BLOCK

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 thereof, THE RETAIL PROPERTY TRUST, a Massachusetts Business Trust, has caused these
(Corporation, Company, or Individual)

presents to be executed this 2nd day of August AD. 2005.

By: [Signature] Corporate
(Principals or Owners) Seal
State of Indiana)ss

County of Marion)

The foregoing instrument was acknowledged before me

this 2nd day of August AD, 2005 by David Simon
(Principals or Owners)

Witness my hand and official seal Notary Darlene E. Garvey
(Notary Public)



DARLENE E. GARVEY
Res. of Johnson Co.
Comm. Exp. 1-18-2008

My commission expires _____ Notary Business Address 115 W. Washington St.
Indianapolis, IN 46204

CITY OF AURORA APPROVALS

City Attorney: [Signature] Date: 8/17/05

Planning Director: [Signature] Date: 8/16/05

Planning Commission: [Signature] Date: 5/14/03

(Chairperson)

City Council: NA Date: NA

(Mayor)

Attest: NA Date: NA

(City Clerk)

RECORDER'S CERTIFICATE:

Accepted for filing in the office of the Clerk and Recorder

of _____ Colorado

at _____ o'clock ____ M, this ____ day of _____ AD, _____

Clerk and Recorder: _____ Deputy: _____

UWNEX

SIMON

PROPERTY GROUP

115 West Washington Street, Indianapolis, Indiana 46204

PREPARED BY



Planning
Landscape Architecture
710 West Colfax
Denver, Colorado 80204
Fax: 303 892 1186
Phone: 303 892 1166

ARCHITECT



444 South Flower Street, 48th Floor, Los Angeles, California 90071
tel: 213.225.1900 fax: 213.225.1901 web: www.offshore.com

ENGINEER

MARTIN / MARTIN
CONSULTING ENGINEERS
4251 Kipling
P.O. Box 4001
Wheat Ridge, Colorado 80034
(303) 431-6100
(303) 431-9361 (fax)

ISSUE DATE:

MAY 14, 2003

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C.4	DESIGN GUIDELINES
C.5	DESIGN GUIDELINES
C.6	DESIGN GUIDELINES
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U.1.2	UTILITIES
U.1.3	UTILITIES

A U R O R A M A L L

SITE PLAN AND CITY CENTER MASTER PLAN SUBMITTAL

AURORA, COLORADO

SITE PLAN 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. (Note to Applicant: Please see Exhibit B8 under the Development/Design Standards section of this Guidebook for items to be shown on a Site Plan).
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 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.
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 Sections 126-271 and 126-278 of the Aurora City Code.
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 free-standing 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, et cetera 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. Existing trash enclosures are located throught the site and shall be re-used accordingly.

17. Public access easements to be dedicated by plat.
18. Traffic signal easements at Abilene Street intersections to be dedicated by plat.
19. Owner shall be responsible for installation of new stop signs at site access points onto public streets. Signs shall be furnished and installed per the 2000 MUTCD.
20. The Owner is responsible for striping modifications on Abilene Street related to these site plan improvements per City specifications.
21. Application for the Replat will be made separately with Real Property as soon as the existing ownership and easement research is complete. Due to the complexity of the title commitment for this property, existing easements are currently under research and and were not available for this site plan application. The applicant recognizes the need to show all existing and proposed easements. The site plan will be updated to show existing easements as soon as the information becomes available.
22. Loading spaces for the project are existing. No additional loading spaces are intended.
23. The Simon Property Group, (115 West Washington Street, Indianapolis, IN 46204. Tel: 317.263.7048) shall be responsible for the funding of 100% of the signal installation costs at the intersection of the Abilene Street and the access adjacent to Foley's if and when signal warrents are satified. Traffic signal warrants to consider shall be Nos. 1 through 8 as described in the 2000 'Manual on Uniform Traffic Control Devices'. For warrant purposes, minor street approach traffic shall be compromised of all the thru and left-turn lane movements and 50 % of the right turn movements. A signal phasing agreement (initiated by the City of Aurora) shall be signed by the Simon Property Group prior to the issuance of a building permit.
24. The future signal easement at Abilene Street and the access adjacent to Foley's will be provided to the City of Aurora by a separate document.
25. Architectural feature (ie. canopies, roofs, overhangs, foundations, footings, cantilivered walls, etc.,) are not allowed to enroach into an easement or fire lane.



Aurora Mall
Site Plan and City Center Master Plan Submittal
Aurora, Colorado
Simon Property Group

Owner:
Simon Property Group
National City Center
115 West Washington Street
Indianapolis, IN 46204
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(317) 263-2333 (fax)

Engineer:
Martin / Martin Consulting Engineers
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Architect:
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Issue Date
May 14, 2003

Revision Date

Sheet Title
Site Plan Notes

Sheet Number
C.2

AURORA MALL

SITE PLAN AND CITY CENTER MASTER PLAN SUBMITTAL

AURORA, COLORADO

MALL DESIGN GUIDELINES

ARCHITECTURE:

All primary building entrances should be identified with architectural details such as towers, projections, varied roofs, framing elements or covered entryways.

Dark tinted or mirror windows are discouraged.

All building areas which have a significant visual impact should provide articulation, fenestrations and/or material changes.

All building should have a repeating pattern at all facades that includes either color changes, texture changes, material changes, or expression of an architectural or structural change in places, such as offsets, reveals, projecting ribs, or entrances.

Roofs should be a prominent and complimentary element of a building's architecture and should conform to the following criteria:

All buildings should include roof features such as pitched roof elements, detailed parapets, or entry features.

Acceptable sloped roof materials include standing seam metal and concrete roof tiles.

All building colors should be complementary with the surrounding developments. Intense, bright or florescent colors should not be used.

Appropriate finish materials for walls are natural materials such as brick, synthetic stone, stucco, and similar durable architectural materials. Painted brick or concrete may be considered in unique instances where matches for existing materials can not be found. Concrete masonry units and poured-in-place tilt-up concrete panels are not allowed. Pre-cast concrete panels with a decorative finish are allowed.

Building facades should incorporate a pedestrian scale character. This should be accomplished through a hierarchy of scale. Use of cornices, bases, fenestration, arcades, display and windows are methods that provide a strengthen a pedestrian scale by reducing the scale of a building.

Ground floor facades facing pedestrian walkways should have architectural interest and articulation through features such as arcades, entry promenades, projections or recesses or architectural planes, changes in materials and display windows.

All rooftop mechanical equipment and vents greater than eight inches in diameter must be screened. Screening may be done either with an extended parapet wall or a free standing screen wall. Screens shall be at least as high as the equipment they hide. Equipment and mechanical units visible from above shall be painted to match the roof.

All rooftop and at-grade mechanical and electrical equipment, trash compacting and collection, shall be screened or architecturally integrated into the building or site layout. Disruptive noises are to be properly addressed.

LANDSCAPE:

Landscaping should be integrated with building design. Consideration should be given to plant material types, growth rates, canopy size and required maintenance in relationship to building location and operation, site lines, and site utilities.

A variety of plant material should be incorporated, including indigenous drought-tolerant vegetation, and perennial and annual flower beds. Tree plantings should include an equal distribution of deciduous and evergreen species.

Landscaping adjacent to building facades and entrances shall comply with Aurora City Code Chapter 146-14.

SIGNAGE:

The maximum height of individual wall sign letters should be no greater than that allowed in the Aurora City Place development north of Alameda Avenue, between Abilene Street and Sable Boulevard (54-inch maximum)

Signs should be placed at appropriate locations that are compatible with the architecture and massing. Sign locations should not detract from the architectural character of the building on which it is located.

BUILDING ORIENTATION:

All pad building should be oriented towards street and/or drive corners with no parking areas located between buildings and the adjacent street and entry drive. The building entry should be oriented towards either the adjacent street or drive.

Building pads shall provide a minimum of 5' wide pedestrian sidewalks at building entries.

All rooftop mechanical equipment and vents greater than eight inches in diameter must be screened. Screening may be done either with an extended parapet wall or a free standing screen wall. Screens shall be at least as high as the equipment they hide. Equipment and mechanical units visible from above shall be painted to match the roof.



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Aurora Mall
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Aurora, Colorado
Simon Property Group

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Issue Date
May 14, 2003

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Sheet Title
*Design
Guidelines*

Sheet Number

C.3

X-REFS:

DRAWN BY: C.L.
FILENAME: CD-Set

A U R O R A M A L L

SITE PLAN AND CITY CENTER MASTER PLAN SUBMITTAL

AURORA, COLORADO

PERIPHERAL DESIGN GUIDELINES

BUILDING:

Architectural Design - The overall design of the proposed peripheral property development shall parallel that of its surrounding retail environment in terms of architecture, color and overall building appearance. While recognizing the need for peripheral property developments to retain their own sense of corporate identity, it is important that these properties complement the shopping center. The design of the building should be complete on all sides.

Materials and Colors - Peripheral property developers are encouraged to employ substantially maintenance fee materials such as brick, architecturally treated concrete, and stucco. Materials and colors should be compatible with those used in the shopping center. It is the responsibility of the peripheral property developer to receive all necessary municipal approvals for its building components and all necessary site work.

All mechanical and/or electrical units, rooftop or ground mounted, will be screened with the same material used on the building awning and/or canopy. All rooftop mounted units are to be screened by approved structures to a level of at least 6" above the highest piece of equipment.

Exterior exposed fire escapes, exposed service stairs or ladders, radio or television towers, and antenna or satellite receivers are not permitted.

All utilities are to be underground with no visible exterior connections to facilities except for required meters or transformers; such meters and transformers shall be screened, if possible.

PAVING:

All paved areas shall be bordered with 6" x 18" continuous poured-in-place barrier type concrete curbing or integral concrete curb and gutter section; **pre-cast and asphalt curbing will not be accepted.**

Standard duty parking areas shall be constructed with a minimum of 8" of crushed stone base compacted to 95 %, followed by a minimum 2.5" of bituminous concrete.

Heavy duty roadway areas shall be constructed of 10" of crushed stone base compacted to 95 %, followed by a minimum of 4" of bituminous concrete.

Variances to the pavement sections above shall be supported by a report from a registered professional engineer based on specific soil tests for the area to be paved.

The peripheral property developer shall provide concrete ramps at walkways where necessary to provide access for handicapped persons. Ramps shall have a slope not greater than 1 foot in 12 feet, and shall be no less than 5 feet wide with no side drop-offs.

PARKING:

Parking spaces shall be a minimum 9' x 18' in size with minimum 24 foot wide drive aisles for 90 degree parking and two way circulation aisles.

Required number of parking spaces shall meet City code for actual use within the peripheral tract.

Compact car spaces are prohibited.

Handicapped spaces and accessible routes shall be provided in accordance with local codes.

STRIPING:

Parking lot striping shall be of the same width and color standards as those used in the shopping center.

Handicapped parking areas shall be clearly marked in conformance with local codes and guidelines.

PARKING AREA LIGHTING:

Outdoor parking area lighting shall be accomplished with the use of metal halide luminaries. Pole height shall comply with City code. The concrete base shall be designed by the architect/engineer to suit local wind and soil conditions. Allowable light levels shall comply with current City code.

Parking lot lighting shall be controlled on and off by photocell during what normally would be daylight hours, and on with photocell as evening darkness occurs, with an overriding time switch off. Shrouds shall be installed whenever necessary to avoid spill-over to adjacent property. There shall be no direct glare from fixtures onto adjacent properties or roads.

INGRESS AND EGREES

All two-way drive lanes shall be 24' - 0" wide minimum (face to face of curb) curbed driveways.

All one-way drive lanes, when required, shall be via 12' - 0" wide minimum (face to face of curb) curbed driveways.

Drive lanes between parking bays shall be a minimum of 24' - 0" between parking stalls.

TRASH ENCLOSERS

All trash enclosures shall be built of suitable masonry materials. Materials chosen for the trash enclosure shall match the building it serves wherever possible. Wooden fence type enclosures are not permitted, except for the access gate(s). Trash facilities shall be located, as is reasonably possible, away from public view. Plant material shall screen all sides of free standing trash enclosure structures except at access gates. Trash enclosures shall be a minimum of 6' - 0" in height and shall be capped appropriately.

Gates for the trash enclosure shall be constructed of reinforced wooden slats which are a minimum of 6" wide or metal plates. Gate hardware shall be as heavy duty as possible to provide for minimal maintenance and sagging.

Concrete filled posts shall be installed both at the rear of the trash enclosure to prevent damage from the actual dumpster and in the front of the trash enclosure (to the outside of the gate) to prevent accidental damage from the trash removal vehicle.

All trash enclosures for wet trash shall be provided with a floor drain (attached to the sanitary sewer system if code allows) and hot/cold water hose bibs. The water utility run to the trash enclosure shall be designed so that the hot/cold water mixer is contained and operated inside the building and the line contains an automatic drain system so that freezing is prevented.

A 25' - 0" concrete apron must be installed in front of the entrance of the trash enclosure to prevent buckling of the parking lot surface due to excessive truck traffic.

SCREENING

Service area walls shall be softened with climbing vines or shrubs, if possible, which provide color and texture. Plantings should reach a minimum mature height of 3 ½ feet and shall totally screen at least 75 % of any one wall surface (exclusive of gates).

All utility equipment (i.e., meters, transformers, etc.) not within the screened service area shall have a natural evergreen planting screen provided.



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Aurora, Colorado
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Sheet Title
Design
Guidelines

Sheet Number

C.4

A U R O R A M A L L

SITE PLAN AND CITY CENTER MASTER PLAN SUBMITTAL

AURORA, COLORADO

PERIPHERAL DESIGN GUIDELINES

PLANTING AND MATERIAL REQUIREMENTS:

All plant material shall be irrigated.

The number and size of new trees shall be per City code.

Plant materials shall be free of disease and harmful insects. Plants which are prone to disease and insect problems or which may jeopardize the health of adjoining plantings shall not be used. Plants with invasive roots shall not be planed adjacent to any underground utilities.

The installation of all landscaping shall be done by a professional landscape contractor who follows the procedures established by the American Association of Landscape Contractors and its local agencies.

No artificial plants of any type shall be allowed within the landscaped area or on the exterior of the building within the site.

The peripheral property developer shall be responsible for providing, protecting, and maintaining all landscape planting and elements in a attractive, healthy, growing condition, replacing any immediately when necessary with the same type, size, and quantity of plants. All plants and planting areas shall be kept free of refuse, debris, disease, and harmful insects.

ACCENT MATERIAL:

Site furnishings, such as benches, waste receptacles, tables, etc., shall be in character with the building architecture and the proposed landscaping.

Paving materials for walks, patios, and other outside areas shall be of a rigid type or on a rigid pavement base. Pavements shall be of a texture, color, and material compatible with the building and landscape program.

Mulch materials shall be shredded bark or other material best suited for and from the local area. Large diameter bark chips or chunk bark are not acceptable.

Edging shall be used to separate grass areas from shrubs, ground cover and mulch and shall be made of a good quality plastic material or steel. Weather resistant (redwood, cedar) or treated wood edging may not be used.

SIGNAGE:

The maximum height of individual wall sign letters should be no greater than that allowed in the Aurora City Place development north of Alameda Avenue, between Abilene Street and Sable Boulevard (54-inch maximum).

Signs should be placed at appropriate locations that are compatible with the architecture and massing. Sign locations should not detract from the architectural character of the building on which it is located.



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Sheet Title

Design
Guidelines

Sheet Number

C.5

AURORA MALL

SITE PLAN AND CITY CENTER MASTER PLAN SUBMITTAL

AURORA, COLORADO

DESIGN GUIDELINES FOR AURORA MALL (EXCLUDING SIMON CONTROLLED PROPERTY)

ARCHITECTURE:

All primary building entrances should be identified with architectural details such as towers, projections, varied roofs, framing elements or covered entryways.

Dark tinted or mirror windows are discouraged.

All buildings which have a significant visual impact should provide articulation, fenestrations and/or material changes on all facades.

All buildings should have a repeating pattern at all facades that includes either color changes, texture changes, material changes, or expression of an architectural or structural change in places, such as offsets, reveals or projecting ribs.

Roofs should be a prominent and complimentary element of a buildings architecture and should conform to the following criteria:

- A. Buildings with flat roofs should be designed to create visual interest by using variations in parapet heights.
- B. All buildings should include roof features such as pitched roof elements, detailed parapets, or entry features.
- C. Acceptable sloped roof materials include standing seam metal and concrete roof tiles.

All building colors should be complementary with the primary mall structure. Intense, bright or florescent colors should not be used.

Appropriate finish materials for walls are natural materials such as brick, synthetic stone, stucco, and similar durable architectural materials. Painted brick may be considered in unique instances where matches for existing materials can not be found. Concrete masonry units and poured-in-place tilt-up concrete panels are not allowed. Pre-cast concrete panels with a decorative finish are allowed.

Building facades should incorporate a pedestrian scale character. This should be accomplished through a hierarchy of scale. Use of cornices, bases, fenestration, arcades, display and windows are methods that provide and strengthen a pedestrian scale by reducing the scale of a building.

Ground floor facades facing pedestrian walkways should have architectural interest and articulation through features such as arcades, entry promedades, projections or recesses or architectural planes, change in materials and display windows.

LANDSCAPE:

Landscaping should be integrated with building design. Consideration should be given to plant material types, growth rates, canopy size and required maintenance in relationship to building location and operation, site lines, and site utilities.

A variety of plant material should be incorporated, including indigenous drought vegetation, and perennial and annual flower beds. Tree plantings should include an equal distribution of deciduous and evergreen species.

Landscaping adjacent to building facades and entrances shall comply with Aurora City Code Chapter 146-14.

Appropriate landscape materials are found on Attachment "B."

SIGNAGE:

The maximum height of individual wall sign letters should be no greater than that allowed in the Aurora City Place development north of Alameda Avenue, between Abilene Street and Sable Boulevard (54-inch maximum)

Signs should be placed at appropriate locations that are compatible with the architecture and massing. Sign locations should not detract from the architectural character of the building on which it is located.

BUILDING ORIENTATION:

All pad buildings should be oriented towards street, and/or, drive corners with no parking areas located between buildings and the adjacent street and entry drive. The building entry should be oriented towards either the adjacent street or drive.



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Aurora Mall
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Simon Property Group

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Sheet Title
Design
Guidelines

Sheet Number
C.6



Aurora Mall
Site Plan and City Center Master Plan Submittal
Aurora, Colorado
Simon Property Group

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Issue Date
May 14, 2003

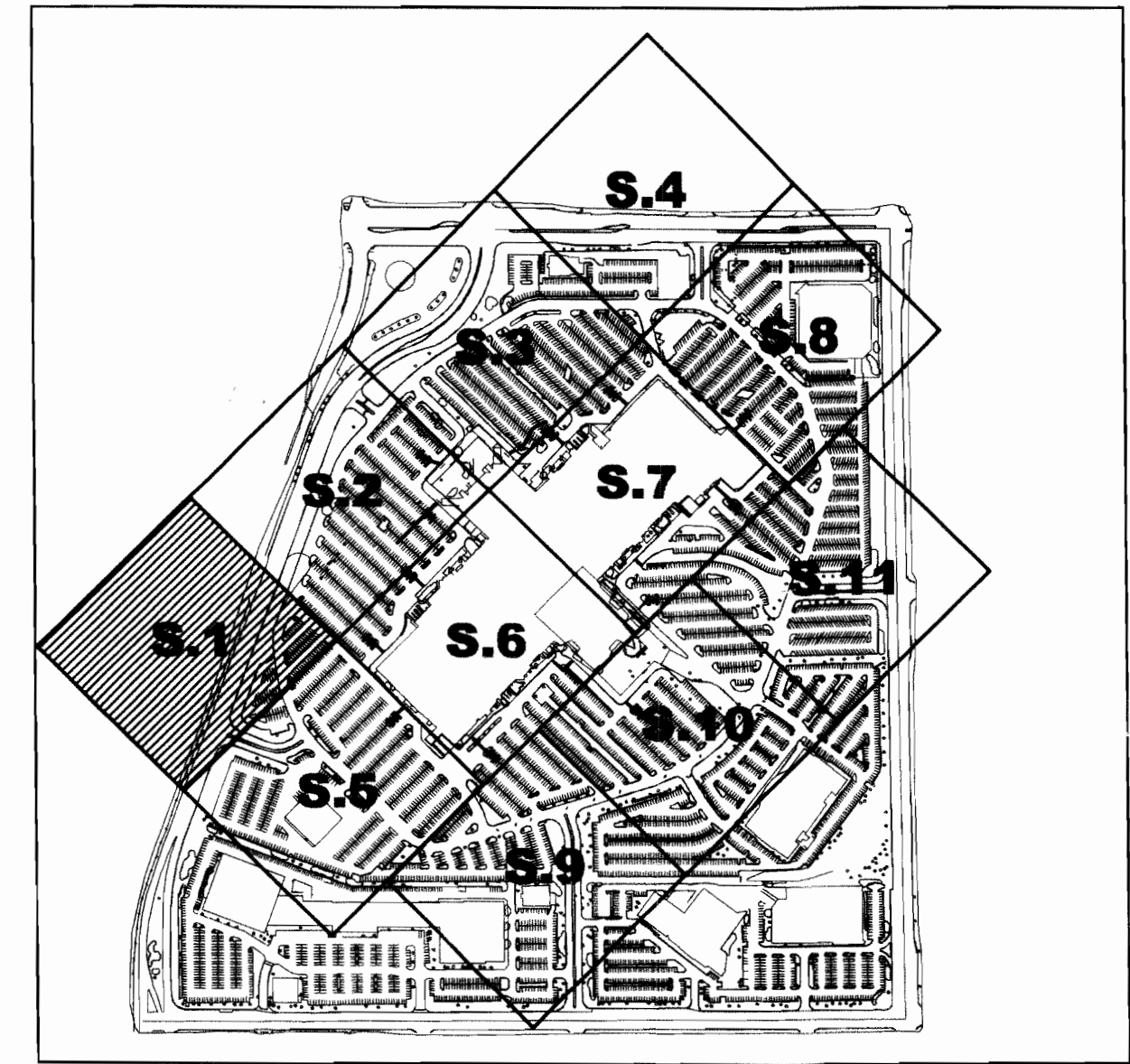
Revision Date

Sheet Title
Site Plan

Sheet Number
S.1

AURORA MALL MASTER PLAN 1985-6028-07

N.T.S.



 BICYCLE RACK LOCATION

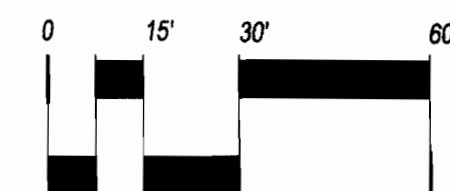
 STOP SIGN

 EXISTING SHRUBS TO REMAIN

ACCESSIBLE ROUTE OF TRAVEL

NOTE:

FIRE LANE AND PUBLIC ACCESS EASEMENTS OVERLAP EACH OTHER IN ALL AREAS WHERE THEY ARE SHOWN.



SCALE: 1"=30'

X-REF'S:

DRAWN BY: CLL
FILE NAME: CD-Set

INTERSTATE 225
ND SERVICE RD. (S. ABILENE ST.)
R.O.W. VARIES
BOOK 1521, PAGE 92
NO. 1102840

—SECONDARY IDENTITY
MONUMENT

—SIGHT TRIANGLE TYP.

535
ABILENE STREET

MATCHLINE (SEE SHEET S.5)

ACCESSIBLE ROUTE OF TRAVEL

INTERSTATE 225
AND SERVICE RD. (S. AE
R.O.W. VARIES
BOOK 1406, PAGE 17

—5' SIDEWALK EXISTING

—EXISTING IDENTITY
PYLON

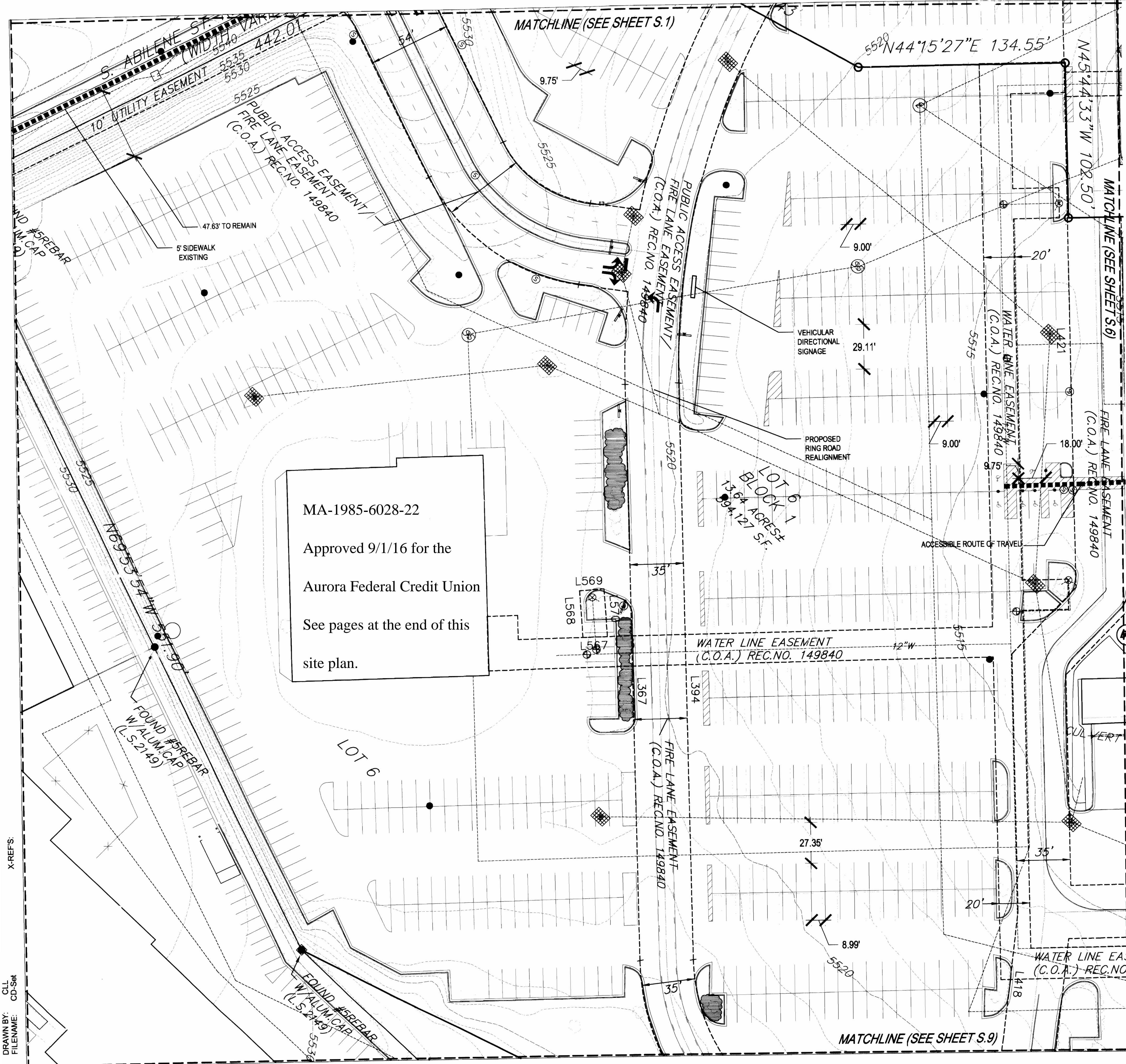
—PROPOSED RING ROAD
REALIGNMENT

RIGHT-OF-WAY EASEMENT (PRIVATE)
BOOK 2200, PAGE 1-44
BOOK 2234, PAGE 1-29
BOOK 2381, PAGE 265-268
L219.596.21
ACCESS EASEMENT/
EASEMENT

2234, PAGE 2381, L219 596
PUBLIC ACCESS EASEMENT/
FIRE LANE EASEMENT
1476

PUBLIC ACCESS
FIRE LANE EAST
(C.O.A.) REC.N

— 9.00'



KEY MAP
N.T.S.

LEGEND

- BICYCLE RACK LOCATION
- STOP SIGN
- EXISTING SHRUBS TO REMAIN
- ACCESSIBLE ROUTE OF TRAVEL

NOTE:
FIRE LANE AND PUBLIC ACCESS EASEMENTS OVERLAP EACH OTHER IN ALL AREAS WHERE THEY ARE SHOWN.

SCALE: 1"=30'

NORTH

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 Aurora, Colorado
 Simon Property Group

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Issue Date
May 14, 2003

Revision Date

Sheet Title
Site Plan

Sheet Number
S.5

AURORA MALL MASTER PLAN 1985-6028-07

1. NUMBER OF PARKING SPACES PROVIDED: $126 + 8 \text{ H.C.} = 134$
2. NUMBER OF PARKING SPACES REQ'D (1:250 SF) = 73
3. SITE AREA = 194,376 SQ. FT. (4.46 ACRES)
4. ALL RADII ARE 3'-0" U.N.O.

A PORTION OF LOT 6, BLOCK 1,
AURORA MALL SUBDIVISION FILING NO. 2,
ACCORDING TO THE PLAT RECORDED NOVEMBER 18, 2005
AT RECEPTION NO. B5174817,
COUNTY OF ARAPAHOE, STATE OF COLORADO.

THIS DRAWING IS THE SOLE PROPERTY OF LEE ARCHITECTS/
INTERIOR DESIGNERS. DO NOT REPRODUCE WITHOUT
WRITTEN AUTHORIZATION OF LEE ARCHITECTS/INTERIOR DESIGNERS.

**LEE ARCHITECTS/
INTERIOR DESIGNERS**

2525 S. WADSWORTH BOULEVARD SUITE #21
DENVER, COLORADO 80227
PHONE: 303/989-4500 FAX: 989-4511

14100 EAST ALAMEDA AVENUE AURORA, CO 80012

Job No: **15048**

Revisions:

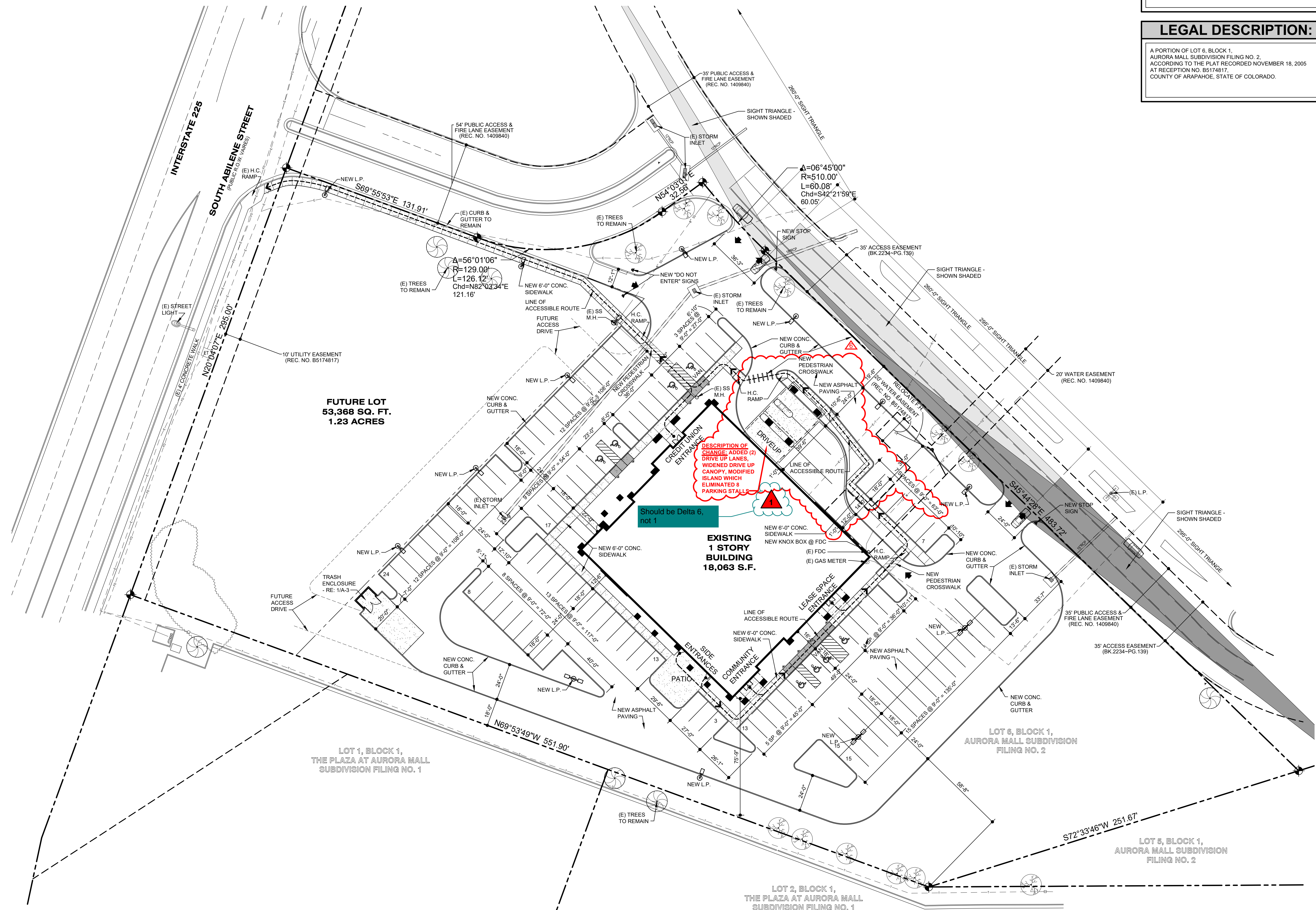
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Date	
AUG. 31, 2016	
Drawn by	Checked by
LTD	KPZ
Title	

SITE PLAN

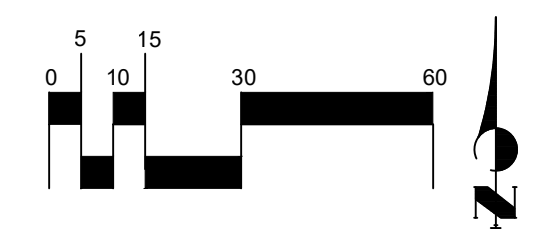
A-1

SITE PLAN AMENDMENT



SITE PLAN

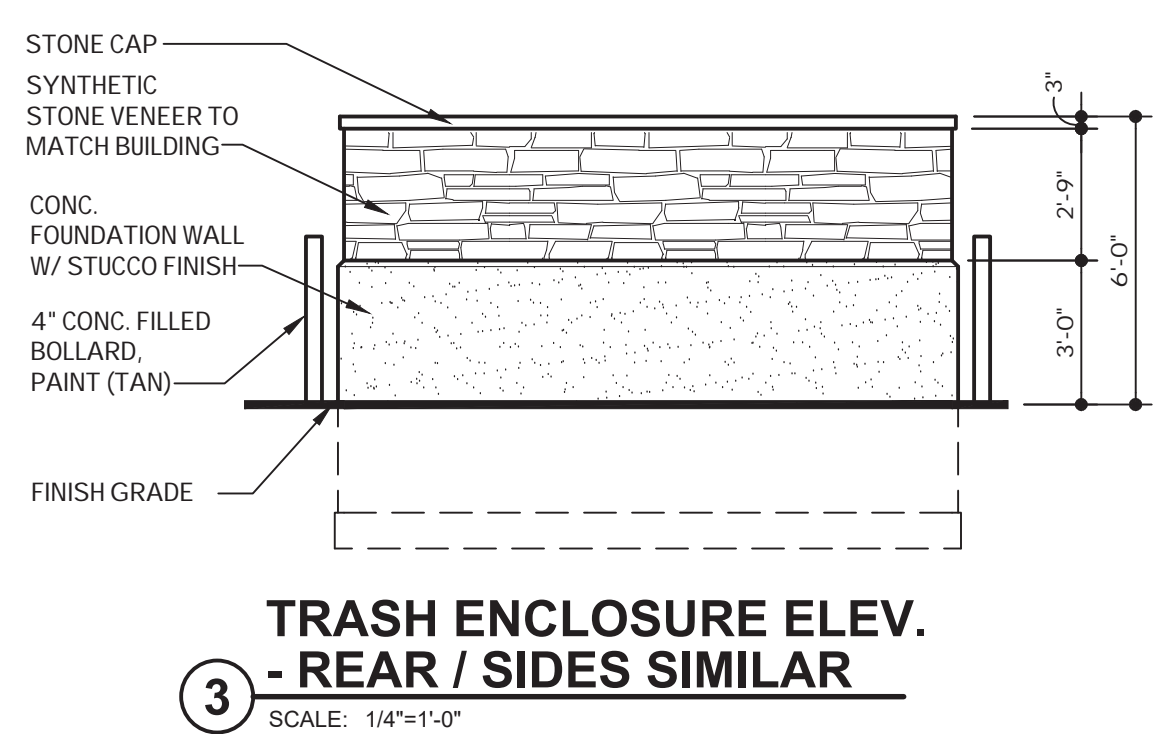
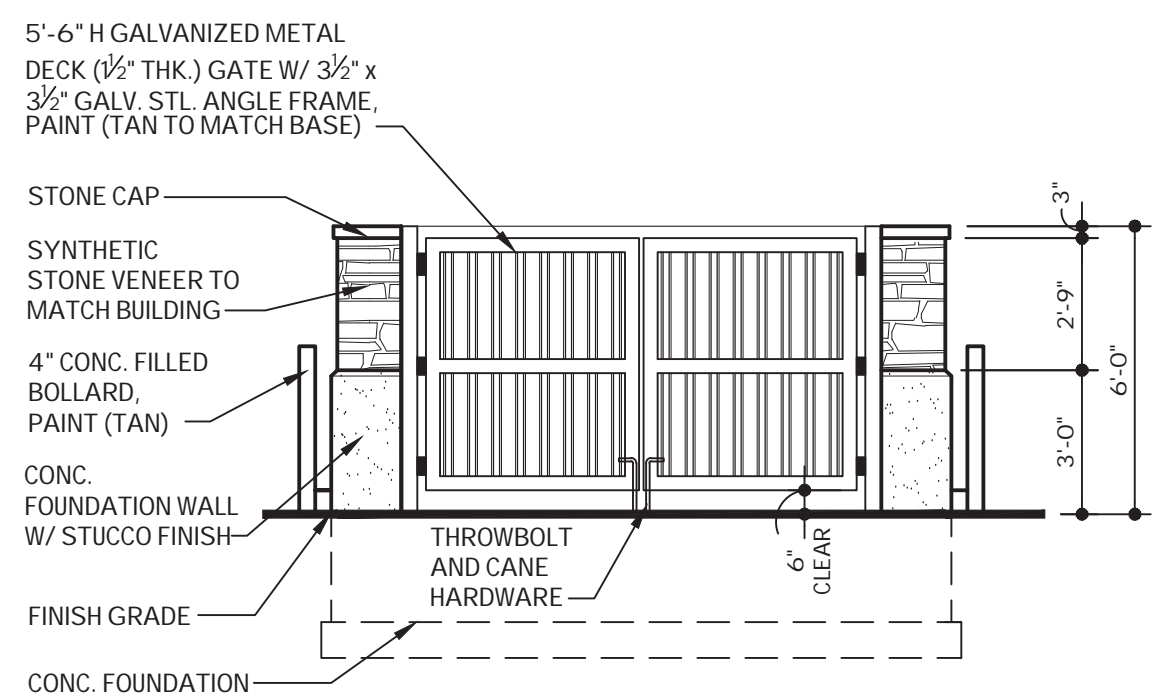
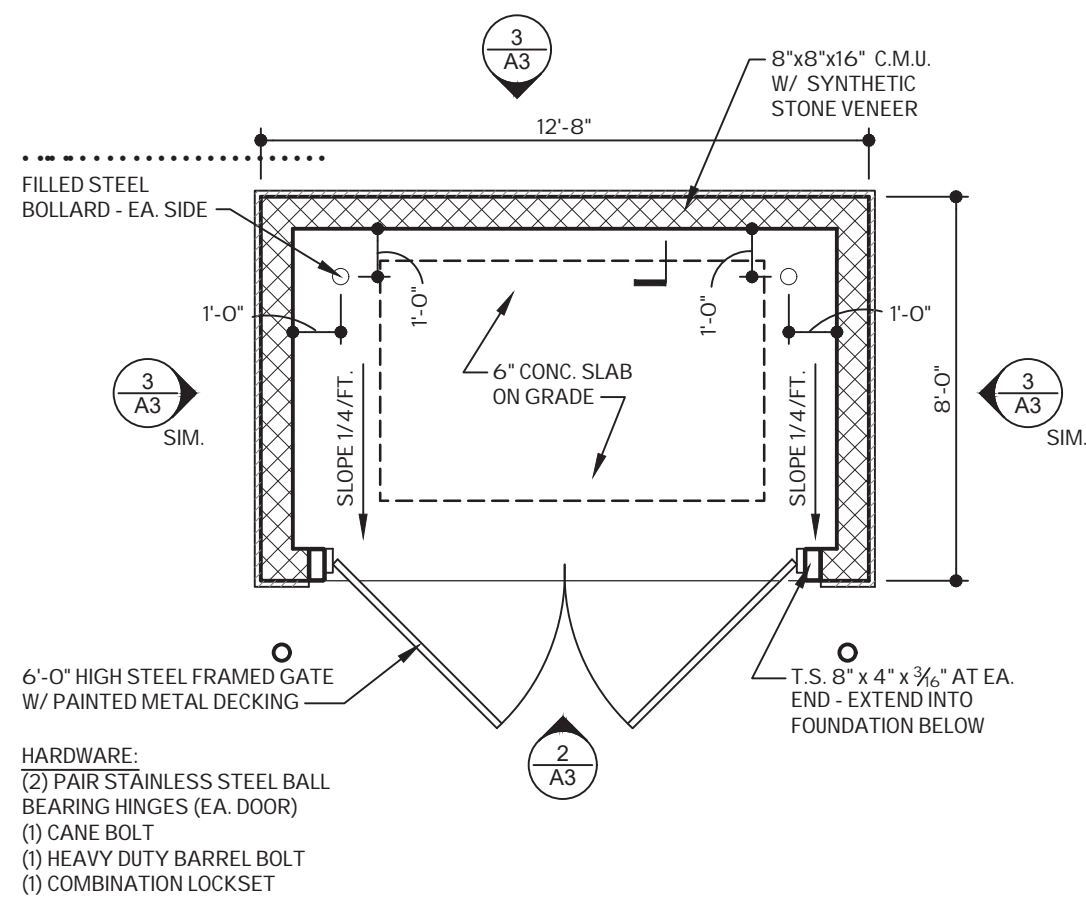
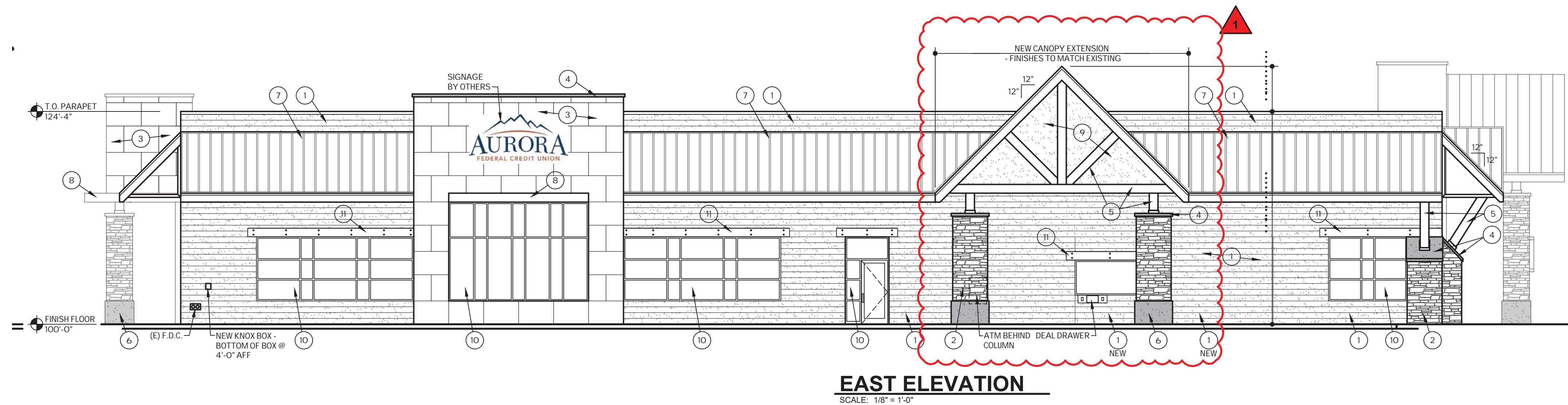
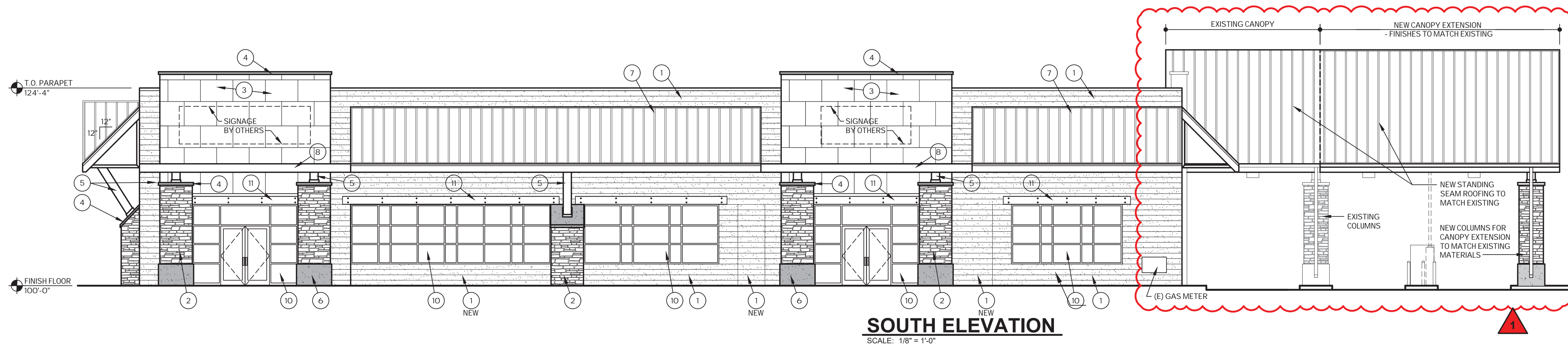
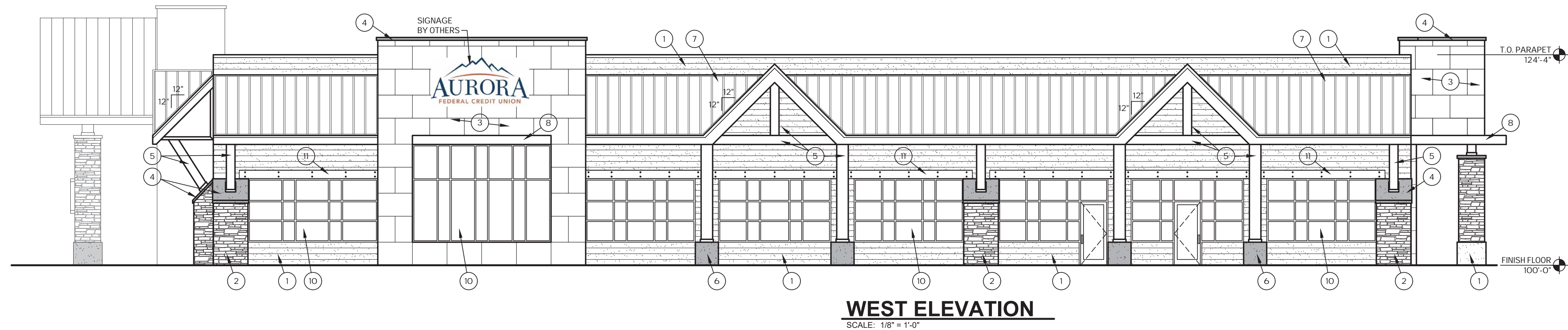
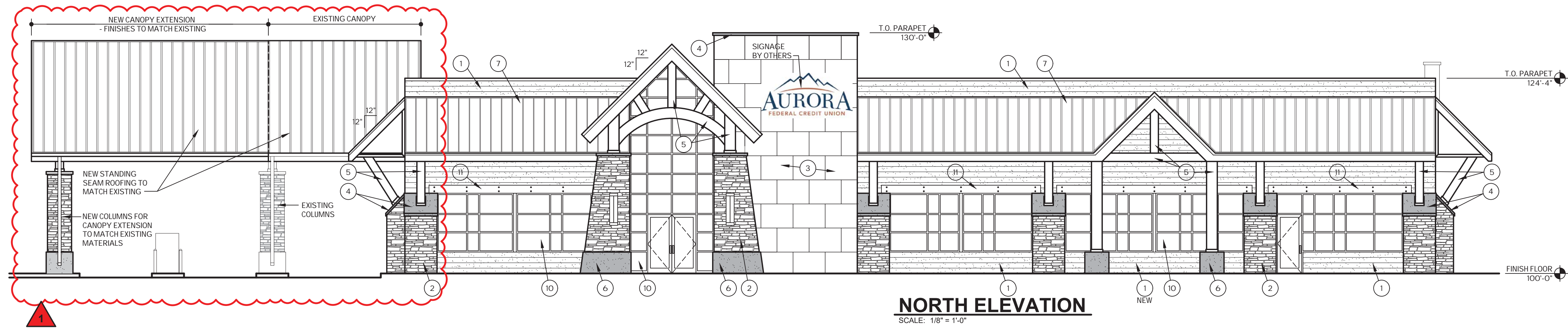
SCALE: 1" = 30'-0"



 04.16.2024 MA-1995-6028-22 - ADDITION OF TWO DRIVE UP LANES AND EXTENSION OF DRIVE UP CANOPY

MA-1985-6028-22, APP: 9/1/16

ELEVATION KEYNOTES		
KEYNOTE	MATERIAL DESCRIPTION	COLOR
1	EXISTING OR NEW SPLIT FACE CMU - PAINTED	TBS
2	STONE VENEER	TBS
3	3' x 4' COLORADO BUFF SANDSTONE	TBS
4	STONE CAP	TBS
5	METAL POSTS, KICKERS & TRUSSES - PAINTED	TBS
6	CONCRETE BASE	TBS
7	STANDING SEAM METAL ROOF	TBS
8	METAL SUNSCREEN - PAINTED	TBS
9	HARDCOAT STUCCO	TBS
10	STOREFRONT WINDOW FRAMES W/ 1" INSULATED GLAZING	TBS
11	EXPOSED STEEL CHANNEL WINDOW HEADER WITH BOLTS @ 32" O.C. - PAINTED	TBS



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AURORA
FEDERAL CREDIT UNION
Banking For Your Future
14100 EAST ALAMEDA AVENUE AURORA, CO 80012

Job No: **15048**

Revisions:
04-16-2024
1 MINOR AMENDMENT

Date
AUG. 31, 2016
Drawn by
LTD
Checked by
KPZ
Title
EXTERIOR ELEVATIONS

A-3

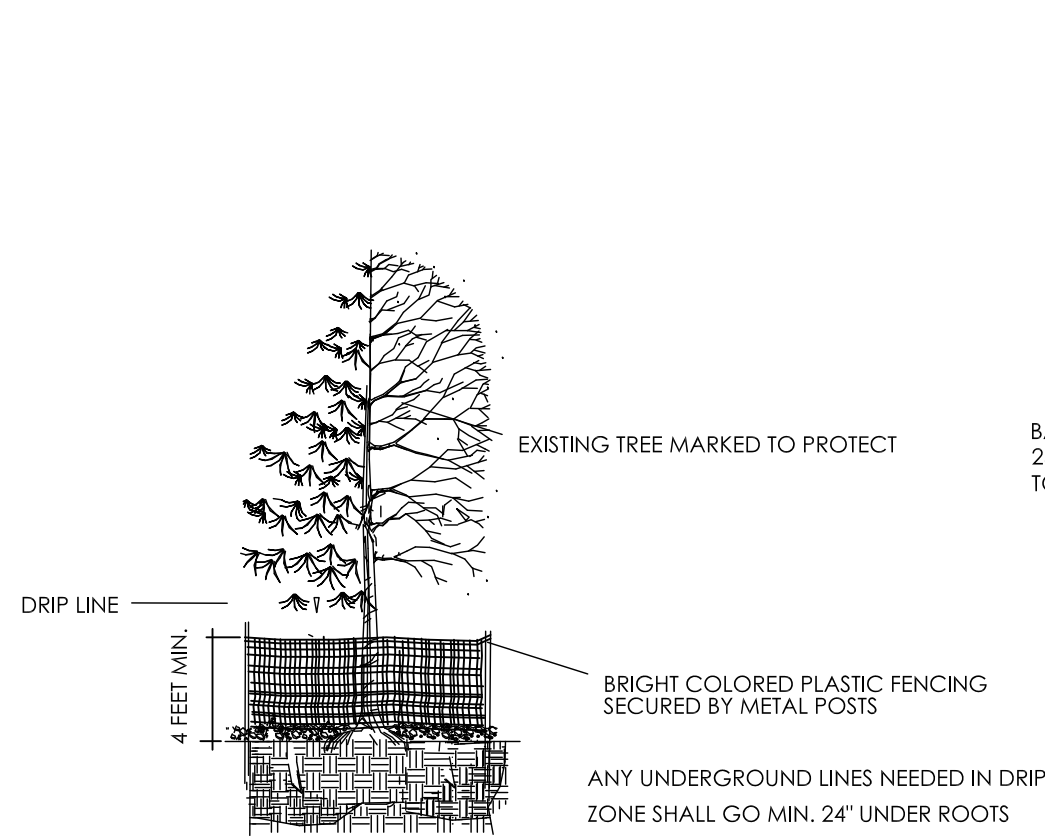
SITE PLAN AMENDMENT

GENERAL LANDSCAPING NOTES:

1. ALL PLANT MATERIAL MUST CONFORM TO THE COLORADO NURSERYMEN ASSOCIATION STANDARDS AND ALL STATE AND FEDERAL STANDARDS. ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO AMERICAN NURSERY STANDARDS.
2. THE LANDSCAPE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS REQUIRED TO PROTECT BUILDINGS, STRUCTURES ON ADJACENT PROPERTIES AND EXISTING TREES TO REMAIN.
3. ALL NEW PLANT MATERIALS SHALL BE GUARANTEED FOR 12 MONTHS AFTER INSTALLATION AND REPLACED IN CASES OF DISEASE OR DEATH. LANDSCAPE CONTRACTOR IS NOT REQUIRED TO REPLACE PLANT MATERIAL DUE TO VANDALISM OR UNUSUAL ACTS OF GOD (TORNADO, ETC.). PLANT MATERIAL IN THIS CASE WILL BE REPLACED BY OWNER.
4. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE FINE GRADING OF THE PLANTING AREAS.
5. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING WHERE UNDERGROUND UTILITIES ARE AND CAUTIOUSLY WORKING AROUND THEM. ANY COSTS FOR DAMAGES THAT OCCUR DUE TO LANDSCAPING PROCEDURES WILL BE THE LANDSCAPE CONTRACTORS RESPONSIBILITY.
6. ANY TOPSOIL REMOVED SHALL BE CONSERVED FOR LATER USE. TOPSOIL BROUGHT TO THE SITE SHALL BE FREE OF HARD CLOTS, STIFF CLAY, HARD PAN, STONE, WEED SOD, DEBRIS, INSECTS, AND ANY TOXIC MATERIAL HARMFUL TO PLANT GROWTH.
7. ALL LANDSCAPING SHALL BE LANDSCAPED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. FOR ANY DISCREPANCIES BETWEEN TABLE AND PLAN, PLAN SHOULD BE FOLLOWED.
8. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE DURING SITE CONSTRUCTION; (REFER TO CIVIL DRAWING AND NOTES FOR DRAINAGE AND GRADING) BMPs SHALL BE PLACED ON THE SITE SURROUNDING CONSTRUCTION AREA, PRIOR TO DISTURBING SOIL. BMP IS A "PHYSICAL, STRUCTURAL, OR MANAGERIAL PRACTICE OR DEVICE THAT PREVENTS OR REDUCES EROSION OR SEDIMENT." (ie: SILT FENCE, WATTELS) BMPs MUST BE LEFT IN PLACE UNTIL GERMINATION OCCURS (AFTER CONSTRUCTION). IN ADDITION BMPs MUST BE INSPECTED AND REINSTALLED AT THE END OF EACH DAY TO INSURE PROTECTION FROM EROSION AND FOR PROPER SEDIMENT CONTROL. CONTRACTOR MUST STORE ALL MATERIALS ON SITE WITH APPROPRIATE BMPs IN PLACE.
9. TREES SHALL BE STAKED TO PREVENT BEING BLOWN OVER IN THE WIND. IF THIS DOES OCCUR, LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REPLANT OR REPLACE IN CASE OF DAMAGE. REMOVE ALL STAKING MATERIALS AT THE ONE YEAR INSPECTION AND FINAL WALK THROUGH.
10. FOR GROUND COVER AND SHRUB BEDS: ADD 4 CUBIC YARDS OF ORGANIC COMPOST PER 1000 SF OF SOIL. MIX INTO SOIL (3" ON TOP OF SOIL) WORK INTO THE TOP 6" INCHES OF SOIL. ADD 25 PERCENT ORGANIC MATTER, BY VOLUME, TO THE BACKFILL SOIL WHEN PLANTING NEW MATERIAL. WATER WHEN FINISHED TO SETTLE SOIL (DO NOT COMPACT) AND BRING SOIL INTO BETTER CONTACT WITH THE ROOTS. REMOVE ALL WIRE AND BURLAP/CONTAINMENT MATERIAL. (SEE PLANTING DETAIL).
11. FOR TREES/SHRUBS: EXCAVATE 3 TIMES GREATER THAN THE ROOTBALL DIAMETER AND NO DEEPER THAN ROOTBALL ITSELF. SET ROOTBALL ON UNDISTURBED SOIL WITH TOP OF BALL 2-3" INCHES ABOVE GRADE. BACKFILL HOLE WITH SOIL COMBINED WITH 25%-% ORGANIC MATTER BY VOLUME OF SOIL. WATER WHEN FINISHED TO SETTLE SOIL AND TO BRING SOIL INTO BETTER CONTACT WITH THE ROOTS. REMOVE AT LEAST HALF WIRE, BURLAP OR OTHER CONTAINMENT MATERIAL/ SHRUBS REMOVE ALL CONTAINMENT MATERIAL. (SEE PLANTING DETAILS)
12. FOR SEED AREAS - PREPARE GROUND BY FIRST REMOVING ASPHALT AND ROAD BASE. EXCAVATE 12" MIN. BRING IN TOP SOIL AND FILL DIRT SMOOTH GRADE AND BROADCAST SEED. RAKE SEED INTO SOIL. PROVIDE TEMPORARY IRRIGATION FOR ALL SEEDED AREAS. ON SLOPE USE EROSION CONTROL BLANKETS TO HOLD SEED IN PLACE.
13. ALL LANDSCAPE BEDS NEXT TO BUILDING - NATURAL CEDAR FIBROUS BARK MULCH (RECYCLED OK IF FIBROUS & CLEAN) 3" THICK OVER WATER PERMEABLE FABRIC. DO NOT USE FABRIC AROUND PERENNIALS AND GROUND COVER TO ENCOURAGE SPREADING.
14. FOR PARKING LOT AND MEDIAN LANDSCAPING - USE 1/2" - 1" RIVER ROCK OVER LANDSCAPE FABRIC.
15. FOR ALL PLANTING AREAS - PREPARE PLATING BEDS BY FIRST REMOVING ALL ASPHALT, CONCRETE, OR EXISTING PLANT MATERIAL EXCEPT FOR TREES TO BE SAVED. EXCAVATE TO REMOVE ROAD BASE. FILL WITH GOOD TOP SOIL. MIX TOP SOIL WITH COMPOST - 4 CUBIC YARDS PER 1,000 S.F.
16. NATIVE SEED MIX - USE ARKANSAS VALLEY ROCKY MOUNTAIN NATIVE SEED MIX - BROADCAST SEED - 20-25 LBS. / ACRE - 20% ARIZONA FESCUE; 20% SLENDER WHEATGRASS; 15% BLUE GRAMA; 15% BUFFALO GRASS; 15% THICKSPIKE WHEAT GRASS; 15% WESTERN WHEATGRASS.
17. WILDFLOWER MIX - USE ARKANSAS VALLEY - ALL PERENNIAL WILD FLOWER MIX - 1 LB. / 6,000 S.F. - BROADCAST SEED IN NATIVE SEED MIX AREAS.
18. LOW GROW SEED MIX - USE ARKANSAS VALLEY LOW GROW MIX - AT RATE SPECIFIED BY ARKANSAS VALLEY - BROADCAST SEED.
19. WILDFLOWER MIX IN LOW GROW AREA - USE ARKANSAS VALLEY LOW GROW WILDFLOWER SEED MIX - 1 LB. / 6,000 S.F.
20. SURFACE MATERIALS: WALKS - CONCRETE; PARKING LOT - ASPHALT
21. "ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY"
22. "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 AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY."
23. "ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 146-1435 MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE."
24. MAINTENANCE:
 - ROCK AND MULCH AREAS TO BE REPLENISHED AS NEEDED.
 - TREE GUYS AND STAKES SHOULD BE REMOVED AT 1 YEAR INSPECTION.
 - ALL ORNAMENTAL GRASSES CUT TO GROUND IN APRIL. EXCEPT BLUE AVENA GRASS - CUT IT TO GROUND EVERY THIRD YEAR.
 - KEEP ALL LANDSCAPING FREE OF WEEDS, PESTS & LITTER.
 - REPLACE DEAD PLANT MATERIAL WITHIN 30 DAYS OR A.S.A.P.
 - PROVIDE WATER - EFFICIENT AUTOMATIC IRRIGATION FOR PLANT MATERIALS NEXT TO BUILDING, IN PARKING LOT, & ALONG R.O.W. MEDIANS.
 - PROVIDE TEMPORARY IRRIGATION FOR SEEDED AREAS TO ESTABLISH AND TO WATER WHEN NECESSARY.
 - MOW NATIVE GRASSES IN FALL.
 - PRUNE OUT DEAD LIMBS ON EXISTING TREES.
25. ALL FIRE HYDRANTS WILL BE LOCATED NOT LESS THAN THREE FEET - SIX INCHES (3' 6") AND NOT MORE THAN EIGHT (8) FEET FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT, WITH A MINIMUM CLEARANCE ON ALL OTHER SIDES WILL BE FIVE (5) FEET.
26. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.

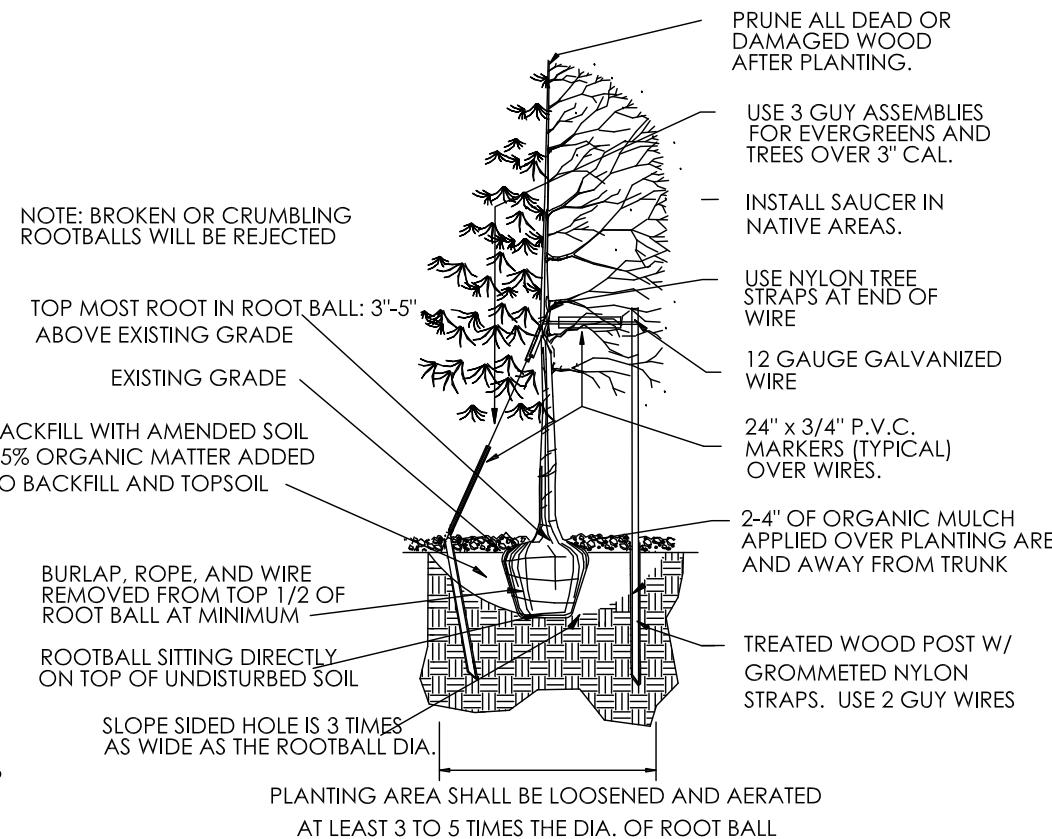
A TREE PROTECTION DETAIL

SCALE: N.T.S.



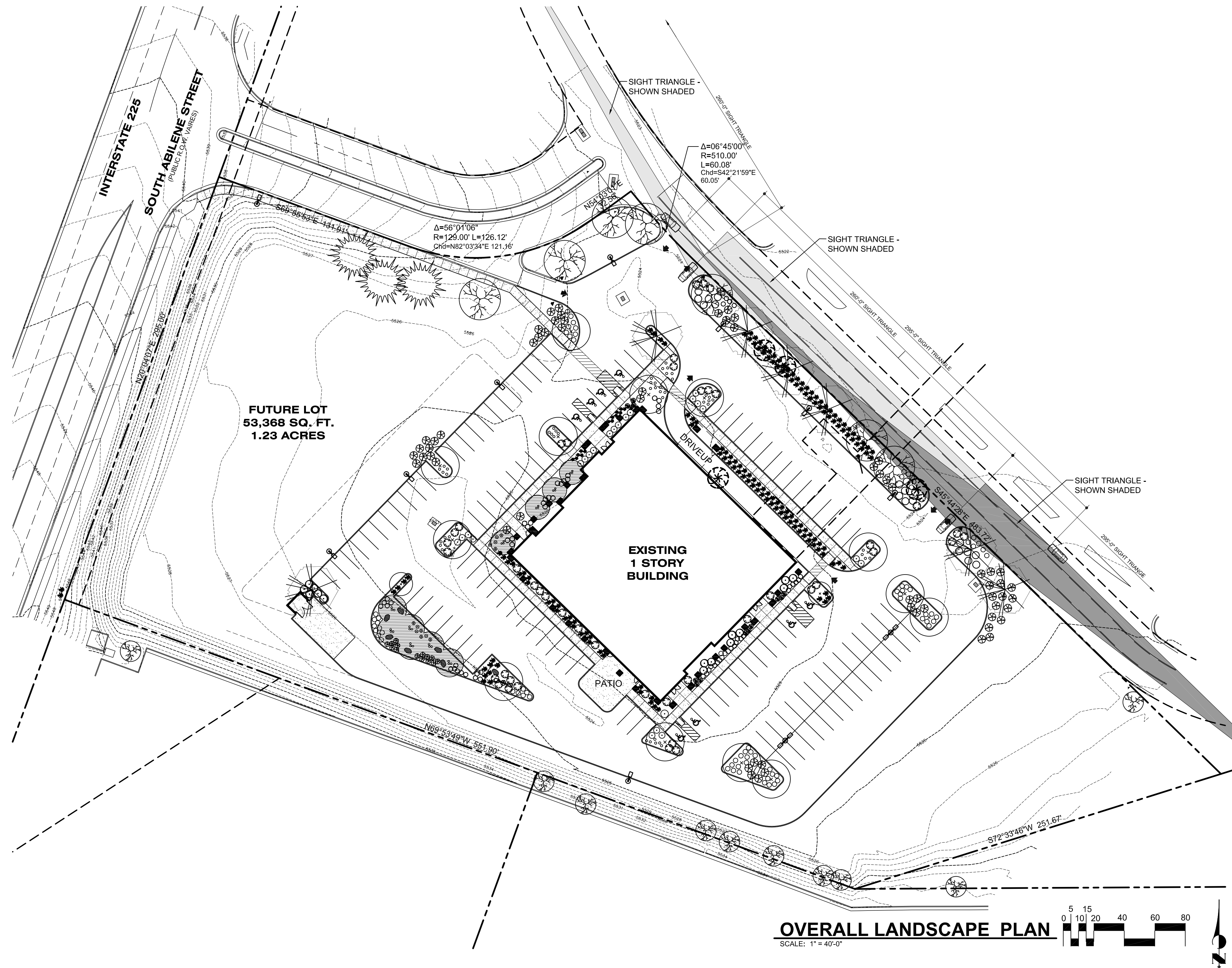
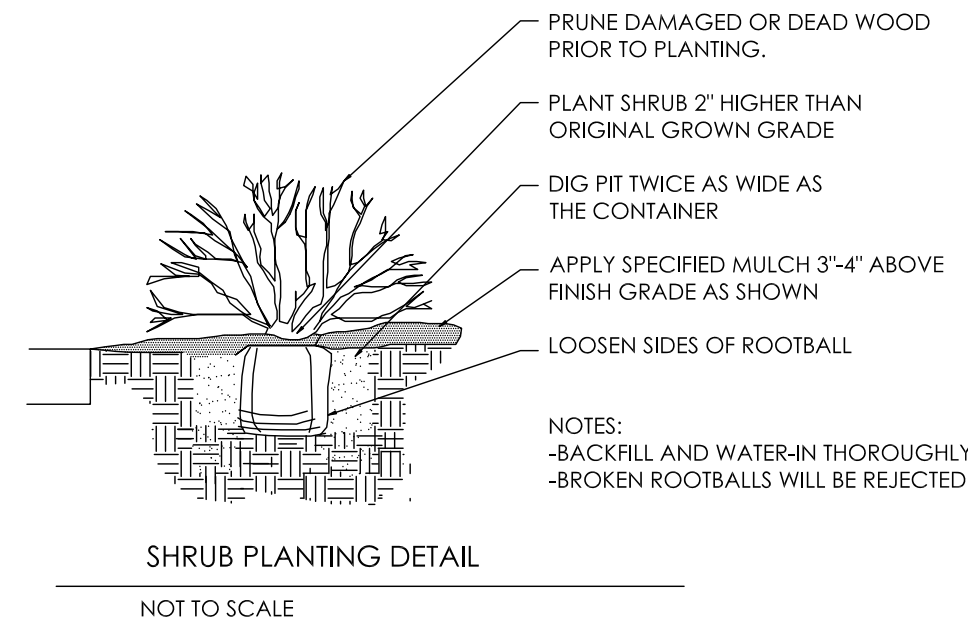
B TREE PLANTING DETAIL

SCALE: N.T.S.



C SHRUB PLANTING DETAIL

SCALE: N.T.S.



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AURORA
FEDERAL CREDIT UNION
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14100 EAST ALAMEDA AVENUE AURORA, CO 80012

Job No: 15048

Revisions:

Date: AUG. 31, 2016

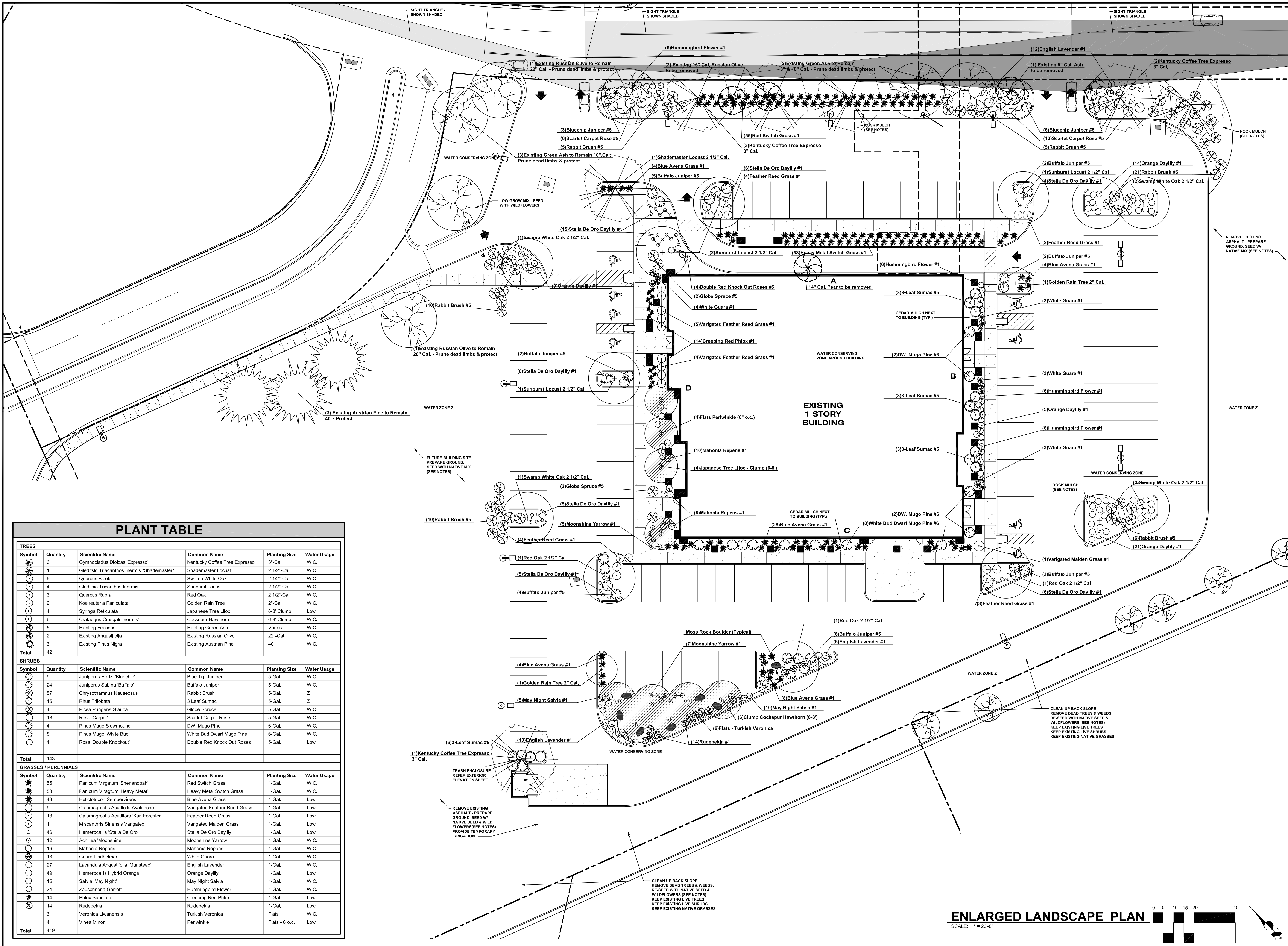
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Title:

OVERALL
LANDSCAPE
PLAN

L-1

SITE PLAN AMENDMENT

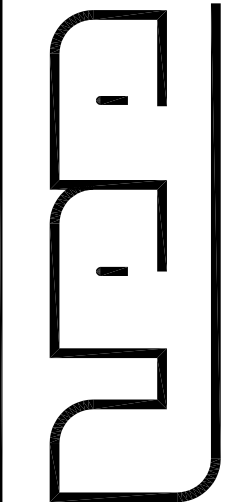


PLANT TABLE

TREES					
Symbol	Quantity	Scientific Name	Common Name	Planting Size	Water Usage
	6	Gymnocladus dioica 'Expresso'	Kentucky Coffee Tree Expresso	3"-Cal	W.C.
	1	Gleditsia triacanthos Inermis "Shademaster"	Shademaster Locust	2 1/2"-Cal	W.C.
	6	Quercus bicolor	Swamp White Oak	2 1/2"-Cal	W.C.
	4	Gleditsia triacanthos Inermis	Sunburst Locust	2 1/2"-Cal	W.C.
	3	Quercus rubra	Red Oak	2 1/2"-Cal	W.C.
	2	Koeleruteria paniculata	Golden Rain Tree	2"-Cal	W.C.
	4	Syringa reticulata	Japanese Tree Liloc	6-8" Clump	Low
	6	Crataegus crusgalli 'Inermis'	Cockspur Hawthorn	6-8" Clump	W.C.
	5	Existing Fraxinus	Existing Green Ash	Varies	W.C.
	2	Existing Angustifolia	Existing Russian Olive	22"-Cal	W.C.
	3	Existing Pinus nigra	Existing Austrian Pine	40"	W.C.
Total	42				
SHRUBS					
Symbol	Quantity	Scientific Name	Common Name	Planting Size	Water Usage
	9	Juniperus horiz. 'Bluechip'	Bluechip Juniper	5-Gal.	W.C.
	24	Juniperus sabina 'Buffalo'	Buffalo Juniper	5-Gal.	W.C.
	57	Chrysothamnus nauseosus	Rabbit Brush	5-Gal.	Z
	15	Rhus trilobata	3 Leaf Sumac	5-Gal.	Z
	4	Picea pungens glauca	Globe Spruce	5-Gal.	W.C.
	18	Rosa 'Carpet'	Scarlet Carpet Rose	5-Gal.	W.C.
	4	Pinus mugo stowmound	DW. Mugo Pine	6-Gal.	W.C.
	8	Pinus mugo 'White Bud'	White Bud Dwarf Mugo Pine	6-Gal.	W.C.
	4	Rosa 'Double Knockout'	Double Red Knock Out Roses	5-Gal.	Low
Total	143				
GRASSES / PERENNIALS					
Symbol	Quantity	Scientific Name	Common Name	Planting Size	Water Usage
	55	Panicum virgatum 'Shenandoah'	Red Switch Grass	1-Gal.	W.C.
	53	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	1-Gal.	W.C.
	48	Helictotricon sempervirens	Blue Avena Grass	1-Gal.	Low
	9	Calamagrostis acutiflora avalanche	Varigated Feather Reed Grass	1-Gal.	Low
	13	Calamagrostis acutiflora 'Karl Forester'	Feather Reed Grass	1-Gal.	Low
	1	Miscanthus sinensis varigated	Varigated Maiden Grass	1-Gal.	Low
	46	Hemerocallis 'Stella De Oro'	Stella De Oro Daylily	1-Gal.	Low
	12	Achillea 'Moonshine'	Moonshine Yarrow	1-Gal.	W.C.
	16	Mahonia repens	Mahonia Repens	1-Gal.	W.C.
	13	Gaura lindheimeri	White Guara	1-Gal.	W.C.
	27	Lavandula angustifolia 'Munstead'	English Lavender	1-Gal.	W.C.
	49	Hemerocallis hybrid orange	Orange Daylily	1-Gal.	Low
	15	Salvia 'May Night'	May Night Salvia	1-Gal.	W.C.
	24	Zauschneria garrettii	Hummingbird Flower	1-Gal.	W.C.
	14	Phlox subulata	Creeping Red Phlox	1-Gal.	Low
	14	Rudbeckia	Rudbeckia	1-Gal.	Low
	6	Veronica liwanensis	Turkish Veronica	Flats	W.C.
	4	Vine minor	Periwinkle	Flats - 6"o.c.	Low
Total	419				

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Job No: 15048

Revisions:

Date AUG. 31, 2016

Drawn by LTD Checked by KPZ

Title ENLARGED
LANDSCAPE
PLAN

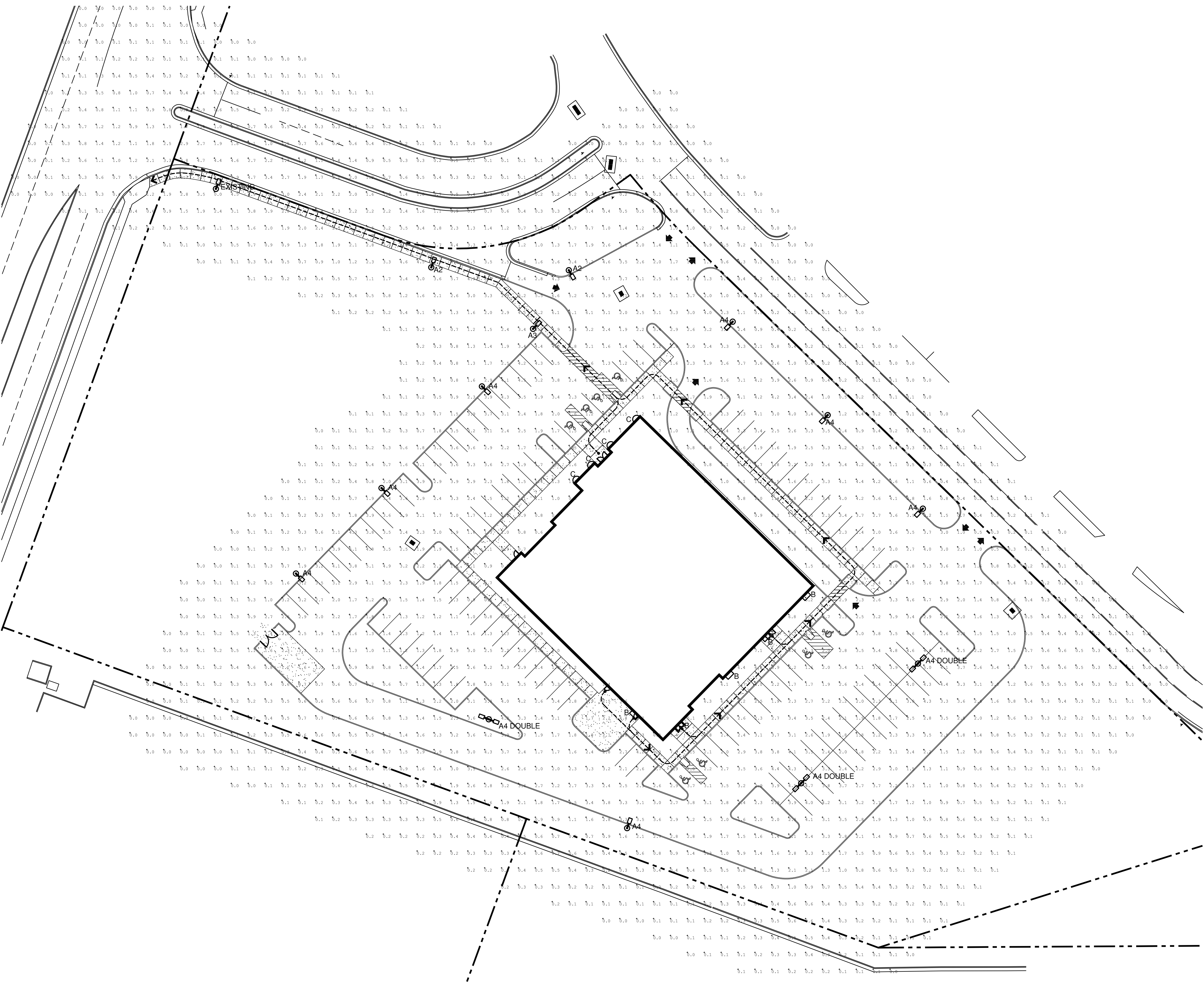
L-2

SITE PLAN AMENDMENT

14100 EAST ALAMEDA AVENUE AURORA, CO 80012

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DENVER, COLORADO
PHONE: 303.989-4500
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80227



SITE PHOTOMETRIC PLAN

SCALE: 1" = 30' 0"

LUMINAIRE SCHEDULE

Project: AURORA CREDIT UNION

SYMBOL	QTY	LABEL	ARRANGEMENT	LAMP TYPE	COLOR	LUMENS	LLF	SHIELDING	DESCRIPTION
	2	A2	SINGLE	400W MH	DK. BRONZE	36000	1.000	FULL CUT OFF	COOPER GSM-AM-400MH-MT-2S-FG-BZ, RTS 30' POLE (BRONZE)
	1	A3	SINGLE	400W MH	DK. BRONZE	36000	1.000	FULL CUT OFF	COOPER GSM-AM-400MH-MT-3S-FG-BZ, RTS 30' POLE (BRONZE)
	7	A4	SINGLE	400W MH	DK. BRONZE	36000	1.000	FULL CUT OFF	COOPER GSM-AM-400MH-MT-4S-FG-BZ, RTS 30' POLE (BRONZE)
	3	A4	DOUBLE	400W MH	DK. BRONZE	72000	1.000	FULL CUT OFF	COOPER GSM-AM2 @180-400MH-MT-2S-FG-BZ, RTS 30' POLE (BRONZE)
	5	B	SINGLE	LED	DK. BRONZE	5002	1.000	FULL CUT OFF	COOPER ENV-E02-LED-E1-BL2-7030-BZ
	4	C	SINGLE	LED	SILVER	3600	1.000	NO	COOPER 673 WP L3/835 ALP 2HTB/1PVTB/SE

STATISTICAL AREA SUMMARY

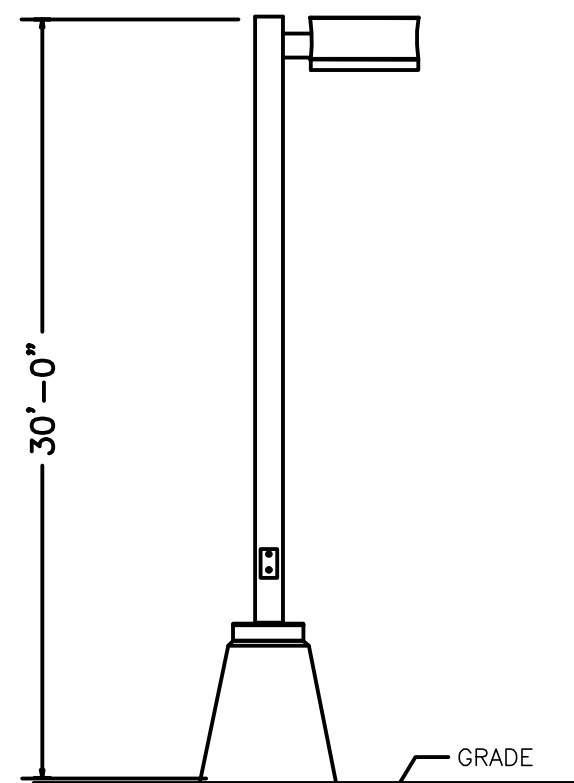
Project: AURORA CREDIT UNION

LABEL	AVG.	MAX	MIN	AVG./MAX	MAX/MIN
TOTAL AREA	1.41	7.7	0.0	0.0	0.0

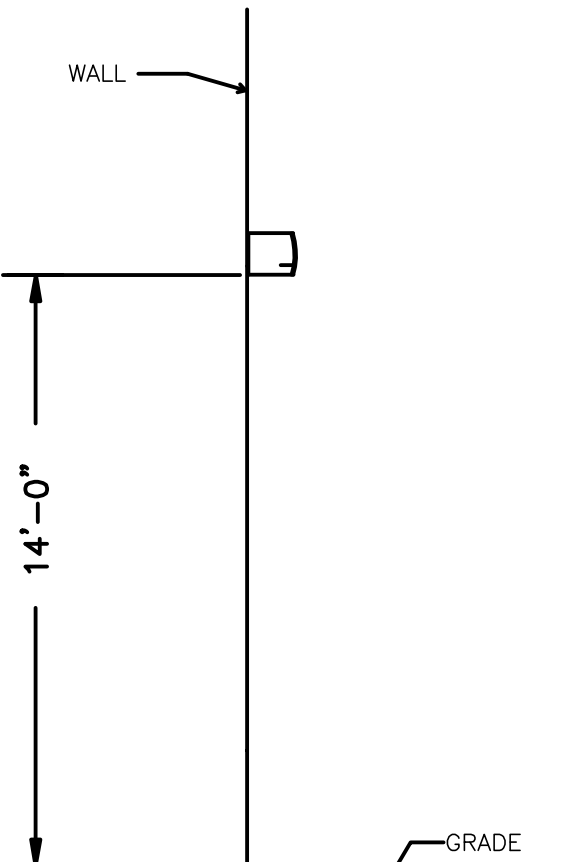
PHOTOMETRIC CALCULATIONS (1.0LLF)

1. NUMBER OF PARKING SPACES PROVIDED: 134 + 8 H.C. = 142
2. NUMBER OF PARKING SPACES REQ'D (1250 SF) = 73
3. SITE AREA = 194,376 SQ. FT. (4.46 ACRES)
4. ALL RADII ARE 3'-0" U.N.O.

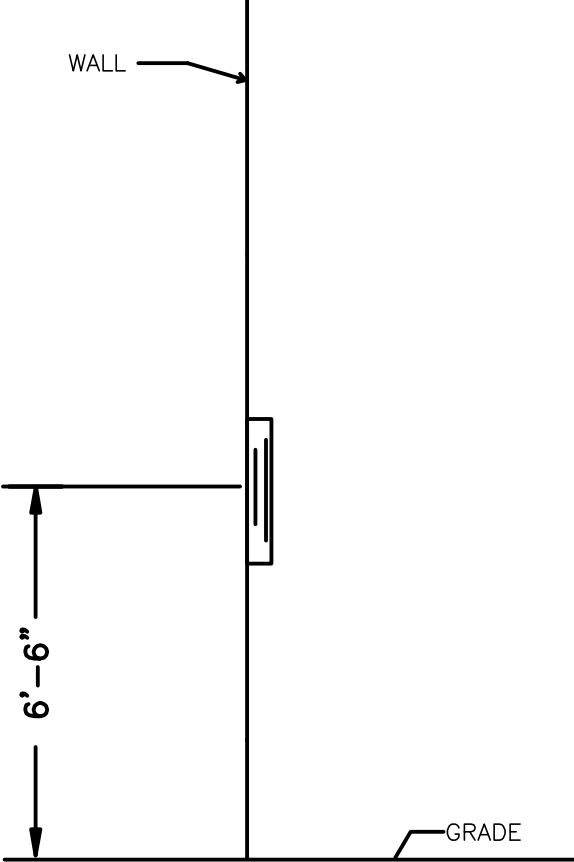
A PORTION OF LOT 6, BLOCK 1,
AURORA MALL SUBDIVISION FILING NO. 2,
ACCORDING TO THE PLAT RECORDED NOVEMBER 18, 2005
AT RECEPTION NO. B5174817,
COUNTY OF ARAPAHOE, STATE OF COLORADO.



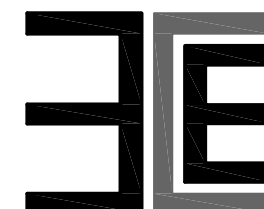
FIXTURE "A2" "A3" & "A4"
POLE DETAILS



TYPE "B"
FIXTURE DETAIL



TYPE "C"
FIXTURE DETAIL



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Job No: 15048

Revisions:

Date
AUG. 19, 2016

Drawn by LTD Checked by KPZ

Title
SITE
PHOTOMETRIC
PLAN

E-1

SITE PLAN AMENDMENT

