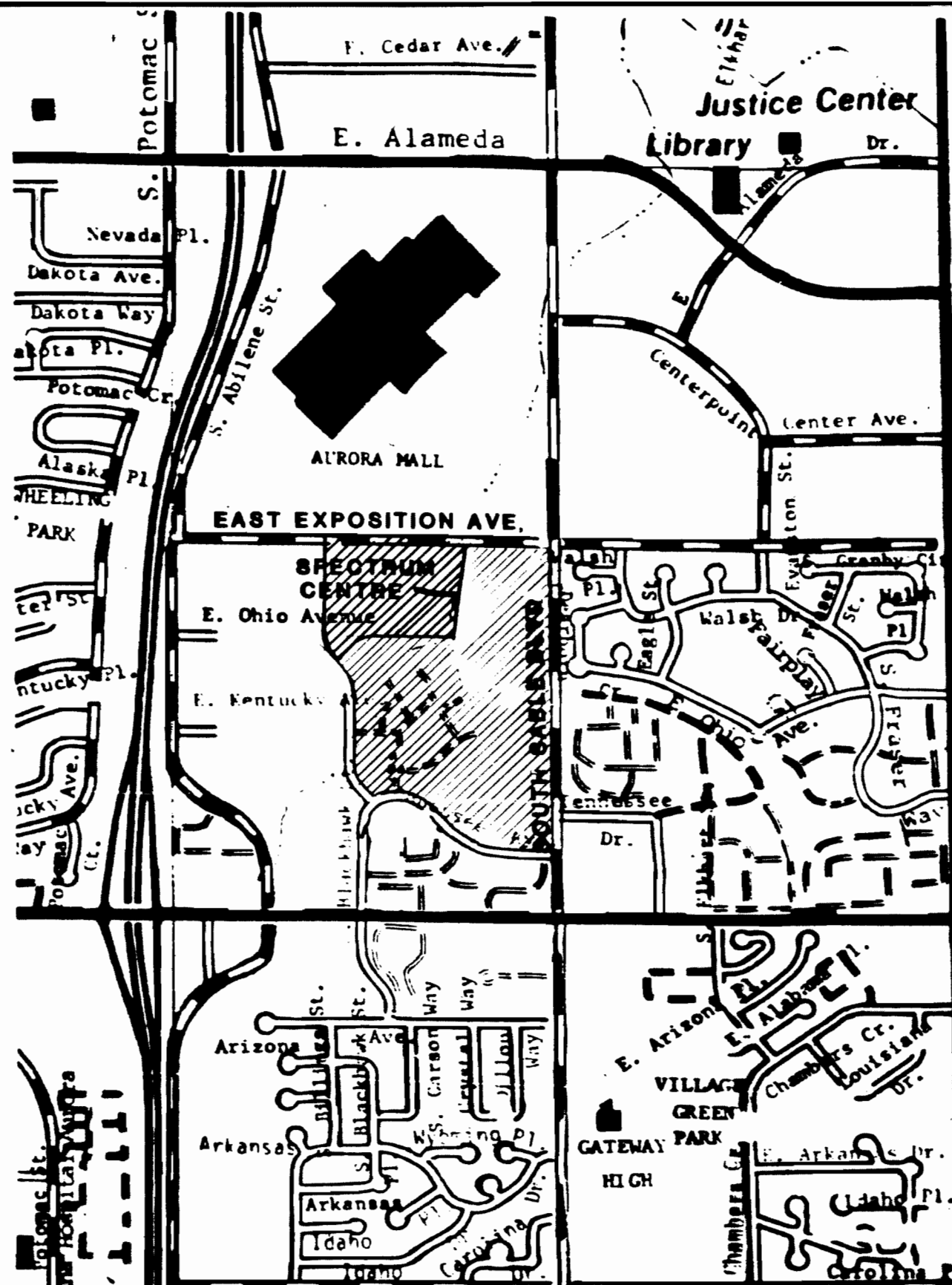


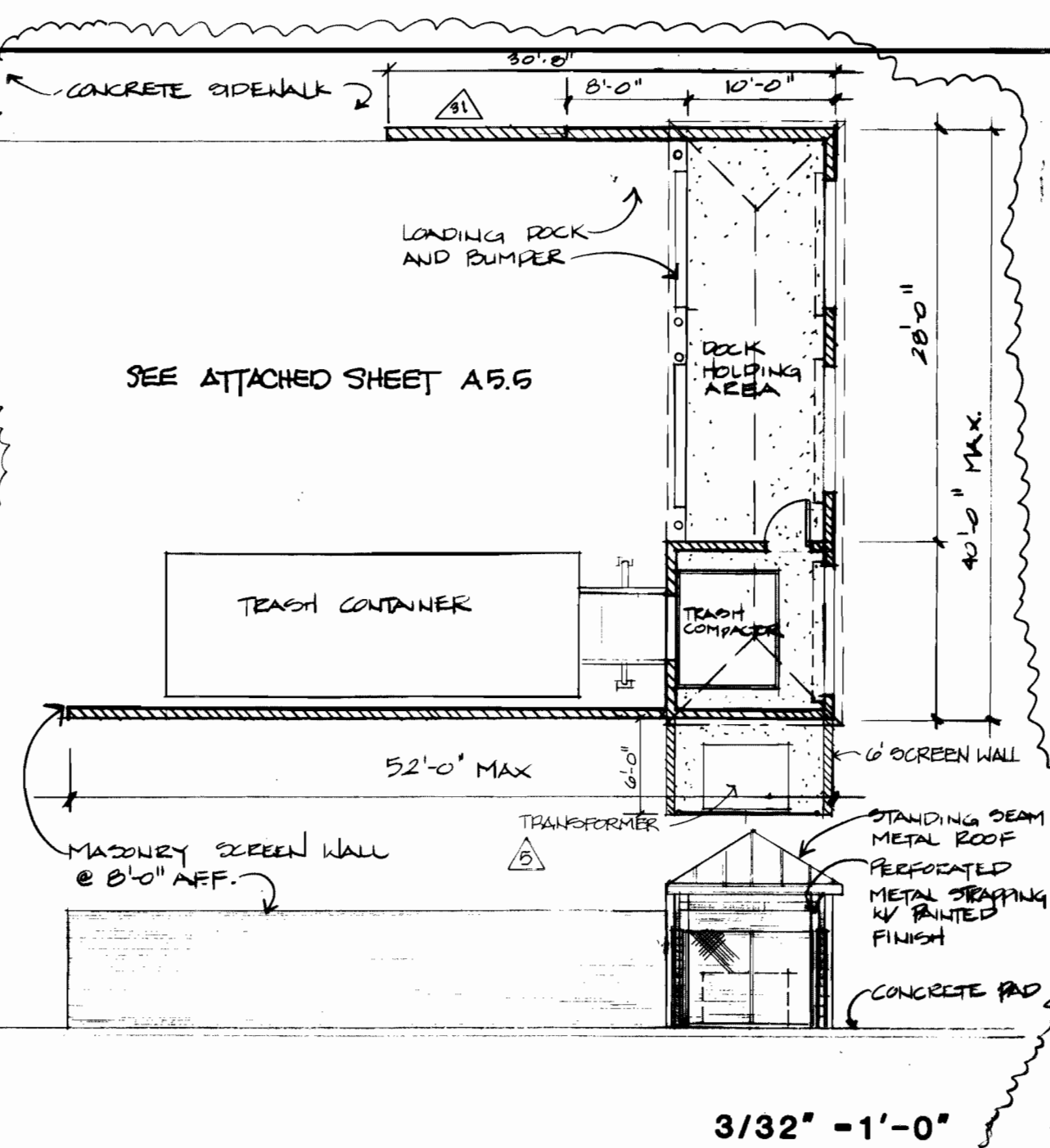
SPECTRUM CENTRE

THE PUBLIC MARKET AT AURORA

SITE PLAN



VICINITY MAP
SPECTRUM CENTRE / PUBLIC MARKET



EMERGENCY GENERATOR ENCLOSURE

LEGAL DESCRIPTION

A parcel of land situated in the southwest quarter of Section 18, Township 4 South, Range 66 West of the Sixth Principal Meridian, City of Aurora, Arapahoe County, Colorado, more particularly described as follows:

Commencing at the northeast corner of the southwest quarter of Section 18; thence N. 89° 57' 30" W. along the north line of the southwest quarter of Section 18 a distance of 586.40 feet; thence S. 13° 22' 48" W. a distance of 41.11 feet to a point of the south right-of-way line of Exposition Avenue and the Point of Beginning; thence S. 89° 57' 30" E. along the south right-of-way line of Exposition Avenue a distance of 35.97 feet; thence S. 13° 22' 48" W. a distance of 350.34 feet; thence S. 01° 05' 00" W. a distance of 265.99 feet; thence along a non-tangent curve to the left, having a central angle of 08° 14' 30", a radius of 280.00 feet and a chord bearing N. 85° 50' 15" W., an arc distance of 40.28 feet; thence N. 89° 57' 30" W. a distance of 635.43 feet; thence along a curve to the left, tangent to the last described curve, having a central angle of 42° 02' 30" and a radius of 280.00 feet, an arc distance of 205.45 feet; thence S. 48° 00' 00" W. a distance of 23.32 feet; thence along a curve to the right, tangent to the last described curve, having a central angle of 102° 40' 50" and a radius of 15.00 feet, an arc distance of 26.88 feet; thence along a curve to the right, tangent to the last described curve, having a central angle of 29° 21' 40" and a radius of 220.00 feet, an arc distance of 112.74 feet; thence N. 00° 02' 30" E. a distance of 554.96 feet; thence along a curve to the right, tangent to the last described curve, having a central angle of 90° 00' 00" and a radius of 25.00 feet, an arc distance of 39.27 feet to a point on the south right-of-way line of Exposition Avenue; thence S. 89° 57' 30" E. along the south right-of-way line of Exposition Avenue a distance of 956.46 feet to the Point of Beginning, containing 587,789 square feet or 13.494 acres, more or less.

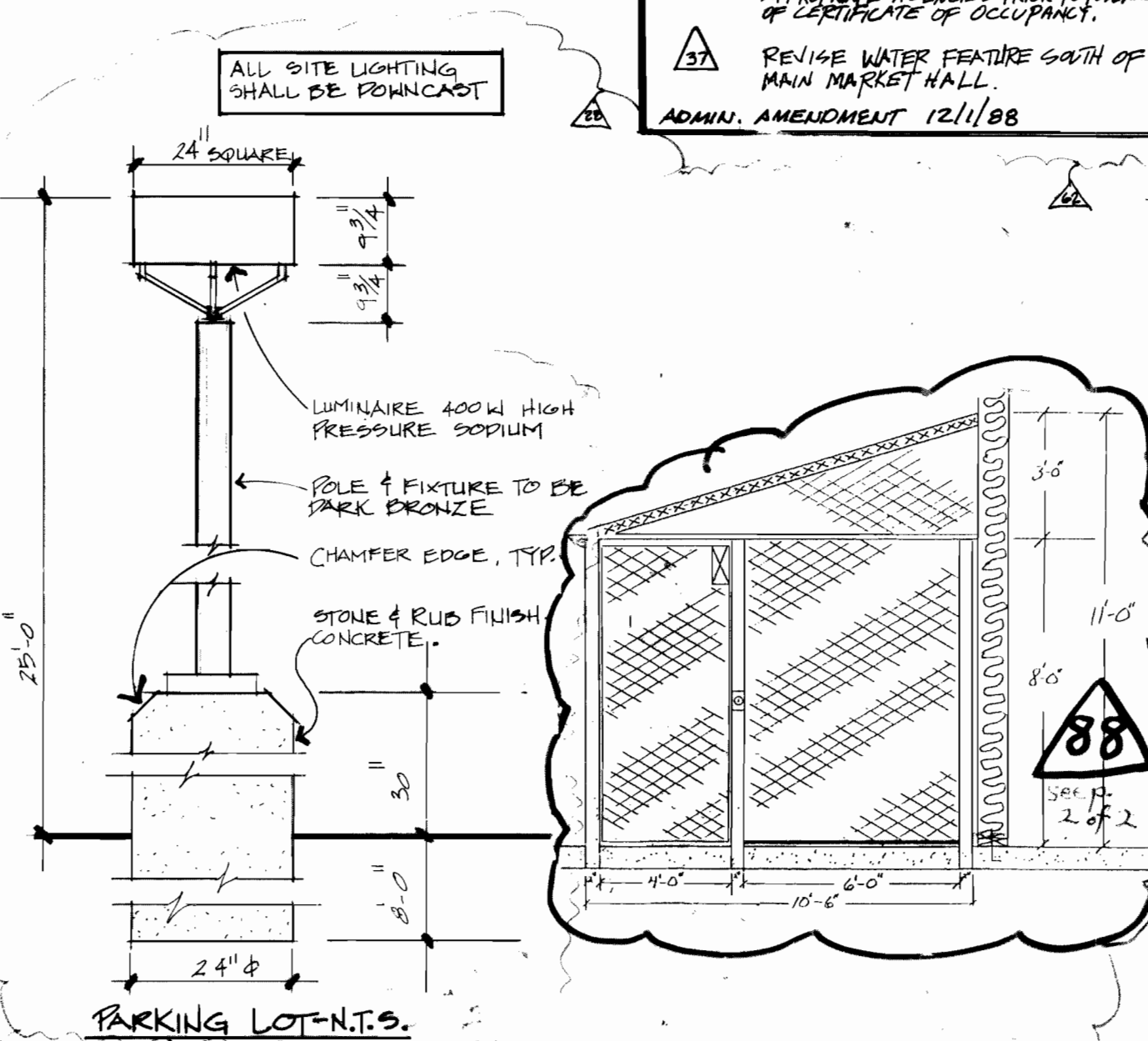
Prepared by:
Joliet Management Corporation
2950 South Jamaica Court, #305
Aurora, Colorado 80014

June 29, 1987

861SLD02

ADMINISTRATIVE AMENDMENTS

1. Amend Restaurant Area to 17,400 S.F. and 450 Seats, Requiring 150 Spaces totaling 177 for Seats and Employees.
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TYPICAL LIGHT POLE DETAIL

- ADM. AMDT. 6-14-89
- ADD WHITE VINYL CLAD 1/4" CABLE SUPPORTS ABOVE SIGN AT MAIN ENTRANCE ON NORTH ELEVATION.
- Amendments of Blacked-out Post Restroom Elevations for Pad 'B'.
- Amendments of Pad Dimensions MAY 25, 1989.
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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, Agfred Limited, a Colorado limited partnership, and Marpa, a Colorado limited partnership, have caused these presents to be executed this 8th day of September, A.D. 1987.

AGFRED LIMITED, a Colorado limited partnership
Fred T. Bursett, general partner

MARPA, a Colorado limited partnership
Paul S. Walden, general partner

State of Colorado
County of Jefferson

The foregoing instrument was acknowledged this 8th day of September, A.D. 1987, by Fred T. Bursett as general partner of Agfred Limited, a Colorado limited partnership, and by Paul S. Walden as general partner of Marpa, a Colorado limited partnership.

Witness my hand and official seal.
Paul S. Walden
Notary Public

My commission expires 2/1/89. Address: 4745 So. Lowell Blvd., Littleton, CO 80123

CITY OF AURORA APPROVALS:

City Attorney: Shirley Date: 10-19-87

Planning Director: Shirley Date: 10-19-87

Planning Commission: Paul S. Walden Date: 10-19-87

City Council: Shirley Date: 10-19-87

Attest: Paul S. Walden Date: 10-19-87

Recorder's Certificate:

Accepted for filing in the office of the Clerk and Recorder of County, Colorado at _____ o'clock _____ M, This _____ day of _____, 1987.

CERTIFICATIONS

1. Land Area Gross = 13,000 Acres within property lines

2. Land Area Net = 13,000 Acres (less fringe area developed)

3. Total Floor Area = 124,120 Sq. Ft. (F.A.R. = .219)

4. Number of Bldgs. = Three

5. Total Bldg. Coverage = 140,130 Sq. Ft. (24.7%) (land area within property lines)

6. Hard Surface Area = 234,800 Sq. Ft. (41.4%)

7. Open Space = 191,350 (33.9%) (based on net land area).

8. Present Zoning Classification = City Center Core

9. Proposed Uses = Retail, Restaurant

10. Sign Area (Bldg. Identification) = 800 Sq. Ft. Market Bldg. JOINT IDENTIFICATION PER CODE FOR each outbuilding. See Sheet 1 of 5 for sign area and locations for signage.

11. Type of Sign = Individual Letters, Wall Mounted. See ELEVATIONS SHEET.

12. Number of Stories = 1 Story

13. Maximum Bldg. Ht. = 42 Feet. Minimum Bldg. Ht. = 17 Feet

14. Loading Spaces Provided = 6 Spaces

15. Parking Spaces Required:

Restaurant: 17400 Sq. Ft. 450 Seats @ 1/3 = 150 Spaces 44 Employees @ 1/2 = 22 Spaces 177 Spaces

MAIL BUILDING: 108,000 Sq. Ft. 397 Spaces

NET: 108,000 Sq. Ft. @ 300 Sq. Ft./Sp. = Req'd Pkg 397 Spaces

Total Bldg. Parking: 629 Spaces

Outdoor Restaurant Seating: 150 Seats @ 1/3 = 50 Spaces

Amphitheatre Parking: 72 Seats @ 1/4 = 7 Spaces

Total Required: 679 Spaces

Total Provided: 679 Spaces

* SEE NOTE 14h.

SITE DATA

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1. The developer, his successors and assigns, including the homeowner's association, shall be responsible for installation, maintenance and replacement of all fire lane signs as required by the City of Aurora.
 2. All signs must conform to the City of Aurora sign code, EXCEPT AS APPROVED IN RELATED PDP.
 3. Right of way for ingress and egress for service and emergency vehicles is granted over, across, or under the described property, and the same are hereby designated as "Service/Emergency and Utility Easements" and shall be posted "No Parking - Fire Lane".
 4. 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 Parks Department.
 5. 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 City Engineer prior to the issuance of building permits.
 6. All landscaping will be installed prior to issuance of certificate of occupancy.
 7. All building address numbers shall comply with Sections 34-122 and 34-123 of the Aurora City Code.
 8. All roof top mechanical units will be screened from view by metal.
 9. Notwithstanding any surface improvements, landscaping, planting or changes shown on this site construction plan, 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, or structure 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.
 10. Trash Handling: Trash for the market building will be confined to the compactor on the South side of the main building. The compactor deposits the waste material into enclosed containers throughout the day. Trucks shall pick up the enclosed containers during non-business hours. This will avoid any conflicts with any public vehicular or pedestrian traffic generated during normal business hours. Trash enclosures for pads will be placed adjacent to them. These areas will also be surrounded with masonry screen walls to match the architecture and landscaping to minimize its visual impact.
 11. The proposed bus shelter along East Exposition Avenue is to be maintained in good repair and in perpetuity by the property owner.
 12. "ATTENTION ZONING": All of the following conditions must be completed prior to issuance of a certificate of occupancy, or another form of surety to the satisfaction of the Department of Public Works:
 1. Updated bus shelter for RTD use consistent with project architecture will be constructed and maintained by project owners representatives.
 2. Extend South Blackhawk Street from its termination point, to a connection with East Exposition Avenue. The full flowline paving will be developed.
 3. Construction of East Street South of Core Parcel South Sable Boulevard. The full right of way will be developed.
 4. Construct street improvements of curb, gutter and sidewalk along the west half of South Sable Boulevard. These improvements will extend from Exposition Avenue to Tennessee Avenue.
 5. Development of bikeway from Exposition Avenue to connect to existing bikeway south of East Kentucky Drive bordering Ridge Hill development. This bike path will be constructed and maintained by owners representatives.
 13. Use approvals are required for freestanding buildings 'A' and 'B', AND APPROVED PER THIS PLAN.
 14. Approved Waivers: The following is a list of waivers:
 - a. F.A.R. of .219 requested in lieu of 1.0 minimum by ordinance. (179% reduction).
 - b. Ground Coverage of 24.7% requested in lieu of 35% minimum by ordinance. (10.2% reduction).
 - c. Structured Parking: No structured parking requested to be provided in lieu of 505 required by ordinance (100% reduction).
 - d. Contiguous Parking Lot Size: 2 areas of more than 150 parking spaces are requested in lieu of all parking lot areas containing less than 150 spaces as required by ordinance.
 - e. Signage Area: Project identification signage of 800 square feet in four sign faces is requested in lieu of 1600 square feet as allowed by ordinance. (400% increase).
 - f. Signage Height: Maximum height of project signage is requested to be 47 feet in lieu of 8 feet required by ordinance.
 - g. Building Height: Request reduction of minimum building height to 17 feet in lieu of 20 feet required by ordinance.
 - h. Amphitheatre Parking: Waiver the requirement for amphitheatre parking from 18 spaces to seven. With seven surplus spaces available, this is a waiver request of eleven parking spaces.
 15. STREETSIDE ELEVATIONS:
 - a. ON NORTH & SOUTH ELEVATIONS NO MORE THAN FOUR ADJACENT TENANTS WILL HAVE THE SAME CANOPY ACCESSORY COLOR OR OPENING TYPE.
 - b. THE OWNER OR APPLICANT OF THE PROPOSED PROJECT IS RESPONSIBLE TO COMPLY WITH ALL CITY ORDINANCES AND NO INFORMATION CONTAINED HEREIN SHALL BE INTERPRETED OTHERWISE, UNLESS SPECIFICALLY APPROVED IN THE SITE PRELIMINARY DEVELOPMENT PLAN.
 17. MINIMUM HEIGHT OF EQUIPMENT SCREENING TO BE EQUAL TO THE MAXIMUM HEIGHT OF THE TALLEST INSTALLED ROOFTOP MECHANICAL EQUIPMENT. RETURNING FOR ROOFTOP SCREENING SHALL BE 4'-0" MINIMUM.
 18. NO ROOFTOP HVAC UNIT WILL BE LOCATED WITHIN 30'-0" OF AN OPENING IN THE SCREENING, PERPENDICULAR TO THE SCREEN LINE BOUNDARY.
 19. THE LARGEST PROJECT IDENTIFICATION SIGN WILL BE RELOCATED TO THE WORKS BUILDING AND DENOTES THE PROJECT AS WHOLE, NOT A SINGLE TENANT.
 20. PAD BUILDING 'A' AND 'B' WILL BE COMPLETED DURING A FUTURE PHASE OF THE PROJECT SEPARATE FROM THE PUBLIC MARKET BUILDING AND SITE IMPROVEMENTS.
 21. The operator of the facility agrees not to exceed the off-street parking requirements shown here, or will manage the facility, the amphitheatre in particular, to prevent the demand for off-street parking from exceeding the minimum requirement of the City Code Section 14, Article 2000.
 22. Events held in the amphitheatre area will be limited to the hours of operation between 10:00 AM and 10:00 PM, only each day. The operator acknowledges the need to control the site impacts regarding noise and is more particularly described in the City Code Section 14, Article 2000.
 23. All color approvals subject to final review and approval by design architect.

Notes:

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6. All landscaping will be installed prior to issuance of certificate of occupancy.
7. All building address numbers shall comply with Sections 34-122 and 34-123 of the Aurora City Code.
8. All roof top mechanical units will be screened from view by metal.
9. Notwithstanding any surface improvements, landscaping, planting or changes shown on this site construction plan, 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, or structure 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.
10. Trash Handling: Trash for the market building will be confined to the compactor on the South side of the main building. The compactor deposits the waste material into enclosed containers throughout the day. Trucks shall pick up the enclosed containers during non-business hours. This will avoid any conflicts with any public vehicular or pedestrian traffic generated during normal business hours. Trash enclosures for pads will be placed adjacent to them. These areas will also be surrounded with masonry screen walls to match the architecture and landscaping to minimize its visual impact.
11. The proposed bus shelter along East Exposition Avenue is to be maintained in good repair and in perpetuity by the property owner.
12. "ATTENTION ZONING": All of the following conditions must be completed prior to issuance of a certificate of occupancy, or another form of surety to the satisfaction of the Department of Public Works:
 1. Updated bus shelter for RTD use consistent with project architecture will be constructed and maintained by project owners representatives.
 2. Extend South Blackhawk Street from its termination point, to a connection with East Exposition Avenue. The full flowline paving will be developed.
 3. Construction of East Street South of Core Parcel South Sable Boulevard. The full right of way will be developed.
 4. Construct street improvements of curb, gutter and sidewalk along the west half of South Sable Boulevard. These improvements will extend from Exposition Avenue to Tennessee Avenue.
 5. Development of bikeway from Exposition Avenue to connect to existing bikeway south of East Kentucky Drive bordering Ridge Hill development. This bike path will be constructed and maintained by owners representatives.
13. Use approvals are required for freestanding buildings 'A' and 'B', AND APPROVED PER THIS PLAN.
14. Approved Waivers: The following is a list of waivers:
 - a. F.A.R. of .219 requested in lieu of 1.0 minimum by ordinance. (179% reduction).
 - b. Ground Coverage of 24.7% requested in lieu of 35% minimum by ordinance. (10.2% reduction).
 - c. Structured Parking: No structured parking requested to be provided in lieu of 505 required by ordinance (100% reduction).
 - d. Contiguous Parking Lot Size: 2 areas of more than 150 parking spaces are requested in lieu of all parking lot areas containing less than 150 spaces as required by ordinance.
 - e. Signage Area: Project identification signage of 800 square feet in four sign faces is requested in lieu of 1600 square feet as allowed by ordinance. (400% increase).
 - f. Signage Height: Maximum height of project signage is requested to be 47 feet in lieu of 8 feet required by ordinance.
 - g. Building Height: Request reduction of minimum building height to 17 feet in lieu of 20 feet required by ordinance.
 - h. Amphitheatre Parking: Waiver the requirement for amphitheatre parking from 18 spaces to seven. With seven surplus spaces available, this is a waiver request of eleven parking spaces.
15. STREETSIDE ELEVATIONS:
 - a. ON NORTH & SOUTH ELEVATIONS NO MORE THAN FOUR ADJACENT TENANTS WILL HAVE THE SAME CANOPY ACCESSORY COLOR OR OPENING TYPE.
 - b. THE OWNER OR APPLICANT OF THE PROPOSED PROJECT IS RESPONSIBLE TO COMPLY WITH ALL CITY ORDINANCES AND NO INFORMATION CONTAINED HEREIN SHALL BE INTERPRETED OTHERWISE, UNLESS SPECIFICALLY APPROVED IN THE SITE PRELIMINARY DEVELOPMENT PLAN.
17. MINIMUM HEIGHT OF EQUIPMENT SCREENING TO BE EQUAL TO THE MAXIMUM HEIGHT OF THE TALLEST INSTALLED ROOFTOP MECHANICAL EQUIPMENT. RETURNING FOR ROOFTOP SCREENING SHALL BE 4'-0" MINIMUM.
18. NO ROOFTOP HVAC UNIT WILL BE LOCATED WITHIN 30'-0" OF AN OPENING IN THE SCREENING, PERPENDICULAR TO THE SCREEN LINE BOUNDARY.
19. THE LARGEST PROJECT IDENTIFICATION SIGN WILL BE RELOCATED TO THE WORKS BUILDING AND DENOTES THE PROJECT AS WHOLE, NOT A SINGLE TENANT.
20. PAD BUILDING 'A' AND 'B' WILL BE COMPLETED DURING A FUTURE PHASE OF THE PROJECT SEPARATE FROM THE PUBLIC MARKET BUILDING AND SITE IMPROVEMENTS.
21. The operator of the facility agrees not to exceed the off-street parking requirements shown here, or will manage the facility, the amphitheatre in particular, to prevent the demand for off-street parking from exceeding the minimum requirement of the City Code Section 14, Article 2000.
22. Events held in the amphitheatre area will be limited to the hours of operation between 10:00 AM and 10:00 PM, only each day. The operator acknowledges the need to control the site impacts regarding noise and is more particularly described in the City Code Section 14, Article 2000.
23. All color approvals subject to final review and approval by design architect.

Notes:

1. The developer, his successors and assigns, including the homeowner's association, shall be responsible for installation, maintenance and replacement of all fire lane signs as required by the City of Aurora.
2. All signs must conform to the City of Aurora sign code, EXCEPT AS APPROVED IN RELATED PDP.
3. Right of way for ingress and egress for service and emergency vehicles is granted over, across, or under the described property, and the same are hereby designated as "Service/Emergency and Utility Easements" and shall be posted "No Parking - Fire Lane".
4. 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 Parks Department.
5. 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 City Engineer prior to the issuance of building permits.
6. All landscaping will be installed prior to issuance of certificate of occupancy.
7. All building address numbers shall comply with Sections 34-122 and 34-123 of the Aurora City Code.
8. All roof top mechanical units will be screened from view by metal.
9. Notwithstanding any surface improvements, landscaping, planting or changes shown on this site construction plan, 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, or structure 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.
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 5. Development of bikeway from Exposition Avenue to connect to existing bikeway south of East Kentucky Drive bordering Ridge Hill development. This bike path will be constructed and maintained by owners representatives.
- 13.

ADM. AMDT. 2-29-96

- INSTALL AWNING, CHANGE COLOR TO YELLOW PAPER
- REPAIR SECURITY CAGE, GREEN POLYCOATED VINYL STRUCTURE & CHAIN LINK.

ADM. AMDT. 12-31-96

- ADD COLORED CONCRETE TURN-AROUND, LANDSCAPE ISLAND, AND CONCRETE ENTRY PLAZA.
- ADD CURVED BUILDING CORNERWALL.
- ADD BUILDING VESTIBULE WITH "ART" SIGNAGE ABOVE DOOR.
- RELOCATE WATER LINE, FIRE HYDRANT, AND PRIVATE STORM SEWER.
- RELOCATE TO FIRE ALLEYS AND UTILITY EASEMENTS.
- ADD LANDSCAPE AREAS AND TREE PITS.
- ADD 5'x8' "ART" ENTRY SIGN.
- ADD A LINE FOR PHASE I AND PHASE II OF PROJECT. PHASE II WILL BE FURTHER DEFINED BY CONCEPTUAL AND LANDSCAPE DRAWINGS TO BE SUBMITTED, REVIEWED AND APPROVED BY CITY OF AURORA PRIOR TO OBTAINING OF OCCUPANCY.
- CONVERT EXISTING TRASH COMPACTOR/LOADING DOCK BUILDING INTO EMERGENCY GENERATOR BUILDING HAVING TWO GENERATORS.
- ADD ABOVE GROUND FUEL STORAGE TANK IN BRICK ENCLOSURE WITH 3" STRAND, TIE OUT PARALLEL WIRES, ALL SIDES, BRICK WALL 6" MIN. TH. SEE ATTACHED SHEET A-5.5.
- ADD IRRIGATION SYSTEM CROSSING NOTE.
- REVISE STREET AND SITE GRADES.
- ADD PHASE I AND PHASE II DEDICATION NOTES.
- REVISE PARKING LOT NORTH OF PUBLIC MARKET BUILDING. (LINE 31 SPACES).
- REVISE SIGNAGE AREA AND HT. PER CITY OF AURORA ORDINANCE.
- REFER TO ATTACHED SHEET A-5.5 FOR EMERGENCY GENERATOR ENCLOSURE DETAIL.
- REVISE LANDSCAPE IN PRIVATE SPACE.

- CITY COUNCIL APPROVAL 1/13/97
- 100 SIGN VARIANCE TO PERMIT ROOFTOP SIGN TO REMAIN AND THE WORDS "PUBLIC MARKET" TO BE REPLACED BY THE ART SECURITY LOGO MEASURING 1'x5'3". THE LOGO IS ROYAL BLUE AND WILL BE PLACED ON BOTH SIDES OF THE ROOFTOP SIGN, GIVING A TOTAL SQUARE FOOTAGE OF 42 SF.
- 101 ADDRESS & DATE. SEE PAPER SALE 11A, 12-27-2010
- 102 ADD (1) 12'x20' TRASH ENCLOSURE
- (2/20/2024) Minor Amendment to add gates to secure the Southwestern parking area.

CITY COUNCIL APPROVAL 1/13/97

- 100 SIGN VARIANCE TO PERMIT ROOFTOP SIGN TO REMAIN AND THE WORDS "PUBLIC MARKET" TO BE REPLACED BY THE ART SECURITY LOGO MEASURING 1'x5'3". THE LOGO IS ROYAL BLUE AND WILL BE PLACED ON BOTH SIDES OF THE ROOFTOP SIGN, GIVING A TOTAL SQUARE FOOTAGE OF 42 SF.
- 101 ADDRESS & DATE. SEE PAPER SALE 11A, 12-27-2010
- 102 ADD (1) 12'x20' TRASH ENCLOSURE

ADDRESS & DATE. SEE PAPER SALE 11A, 12-27-2010

ADD (1) 12'x20' TRASH ENCLOSURE

ADDRESS & DATE. SEE PAPER SALE 11A, 12-27-2010

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SPECTRUM CENTRE

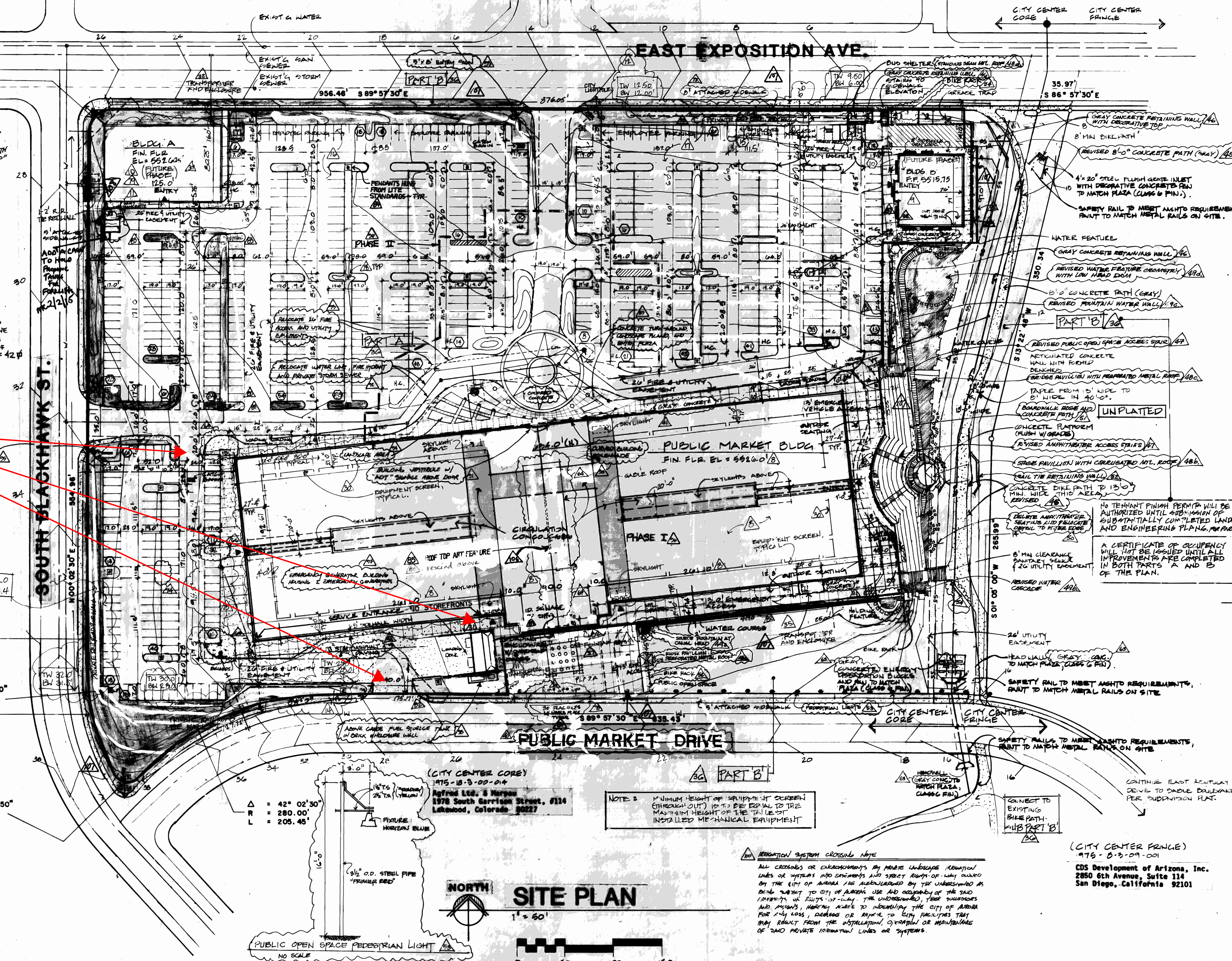
THE PUBLIC MARKET AT AURORA

(CITY CENTER CORE)

Corporate Property Investors
3 Dag Hammarskjold Plaza
305 East 47th Street
New York, New York 10017.

1975-10-2-01-020

Crow-Watson #10, Ltd.
c/o Mac White & Co.
12930 Hillcrest Road, #111
Dallas, Texas 75230



PUBLIC MARKET DESIGN TEAM

ROBERT AND SCHENKMAN
1000 QUART ST. STE. 400
DENVER COLORADO 80202

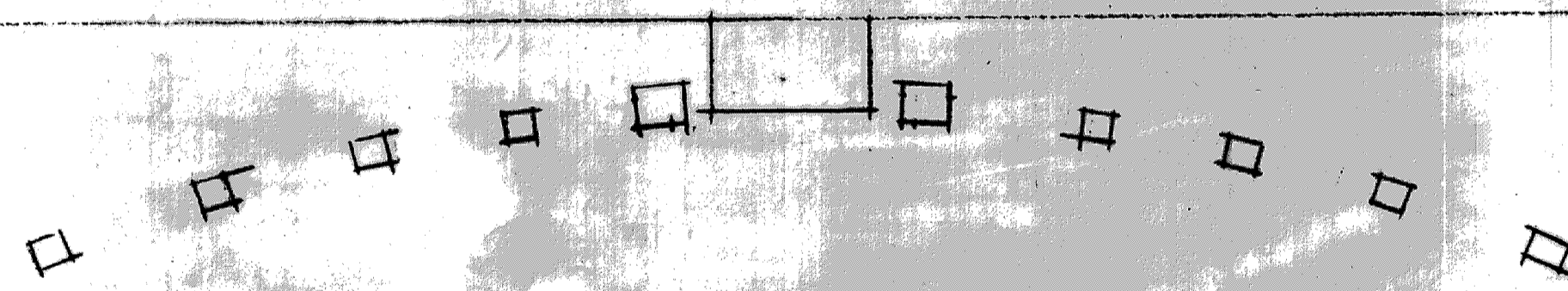
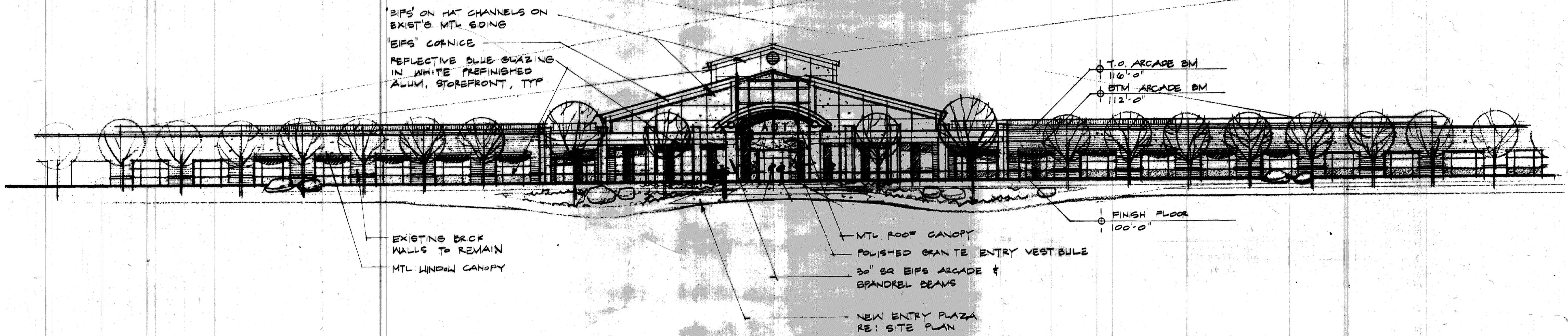
PLANNING ASSOCIATES INC
5750 QUART ST. STE. 400
DENVER COLORADO 80202

TANDEN DESIGN
1000 QUART ST. STE. 400
DENVER COLORADO 80202

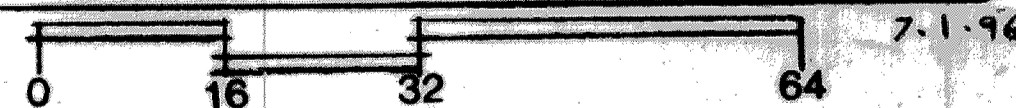
KARM & KARM ARCHITECTS
4000 STANLEY STREET
DENVER COLORADO 80202

SPECTRUM CENTRE
EAST EXPOSITION AVE. AND
SOUTH BLACKHAWK ST
AURORA, COLORADO

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	1	7/24/87
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	3	8/19/87
	4	9/6/87
	5	12/1/83
	6	6/19/89
	7	10/27/87
	8	1/24/90
PROJECT NUMBER	86-058	
REVISION	2	



FRONT ENTRY ELEVATION STUDY 1



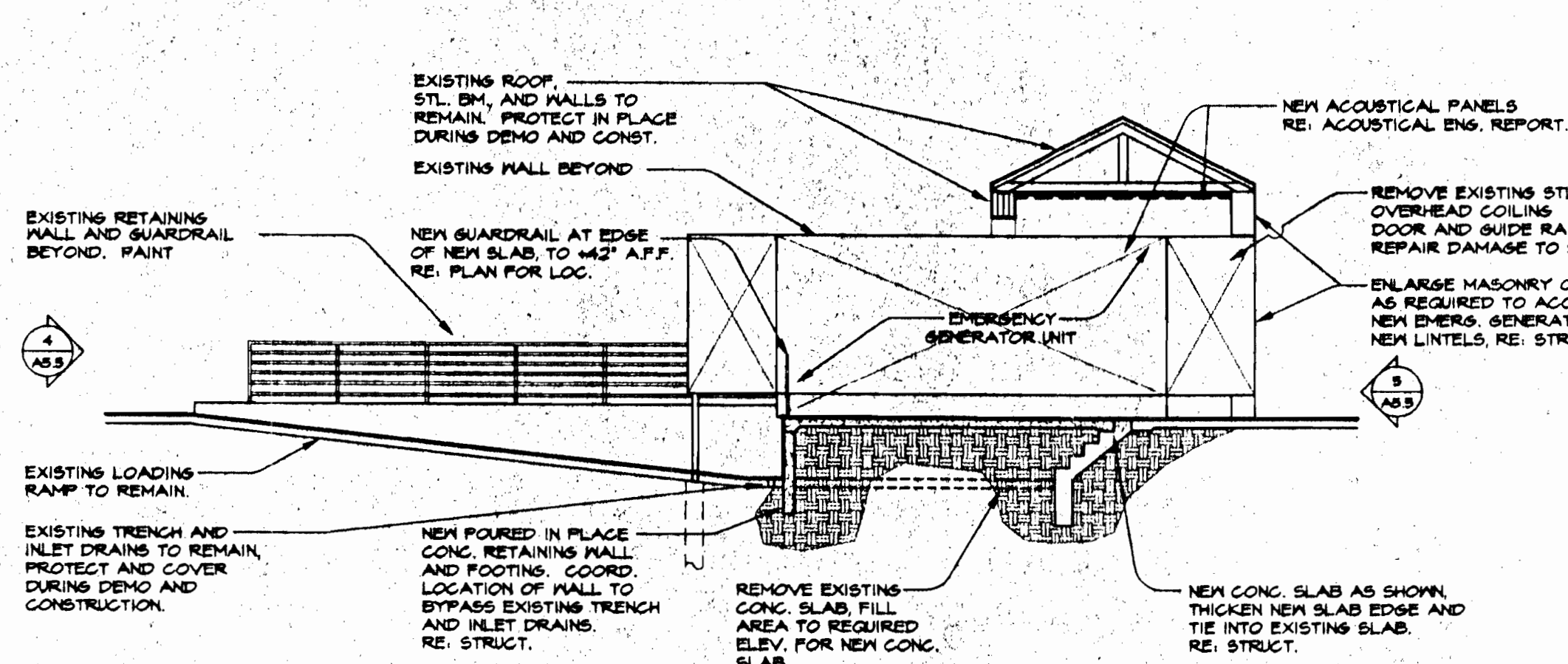
ADT
 CORPORATE REGIONAL CENTER
 AURORA, COLORADO

M + O + A ARCHITECTURAL PARTNERSHIP

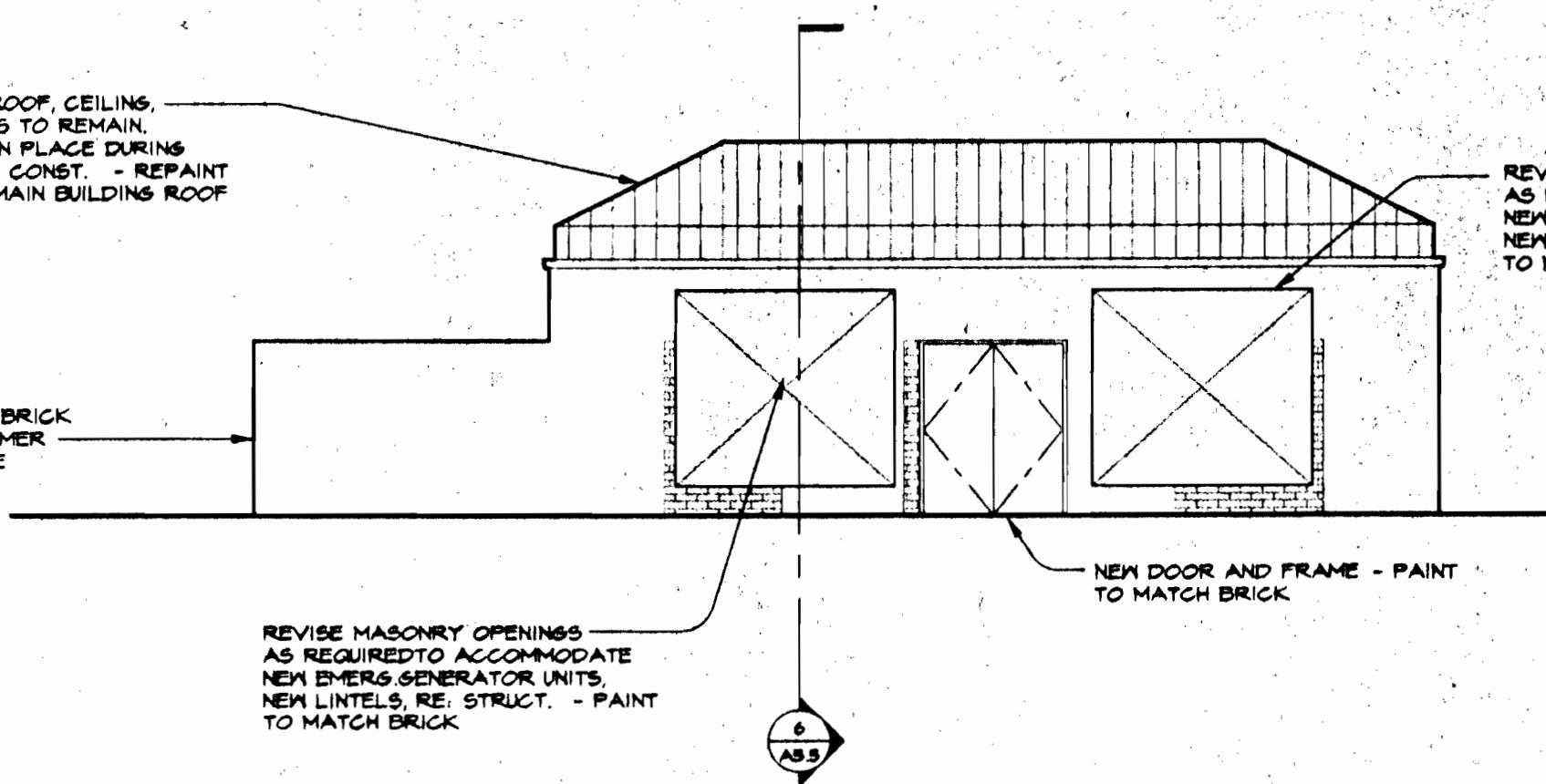
APPROVED SET

87-6032-15

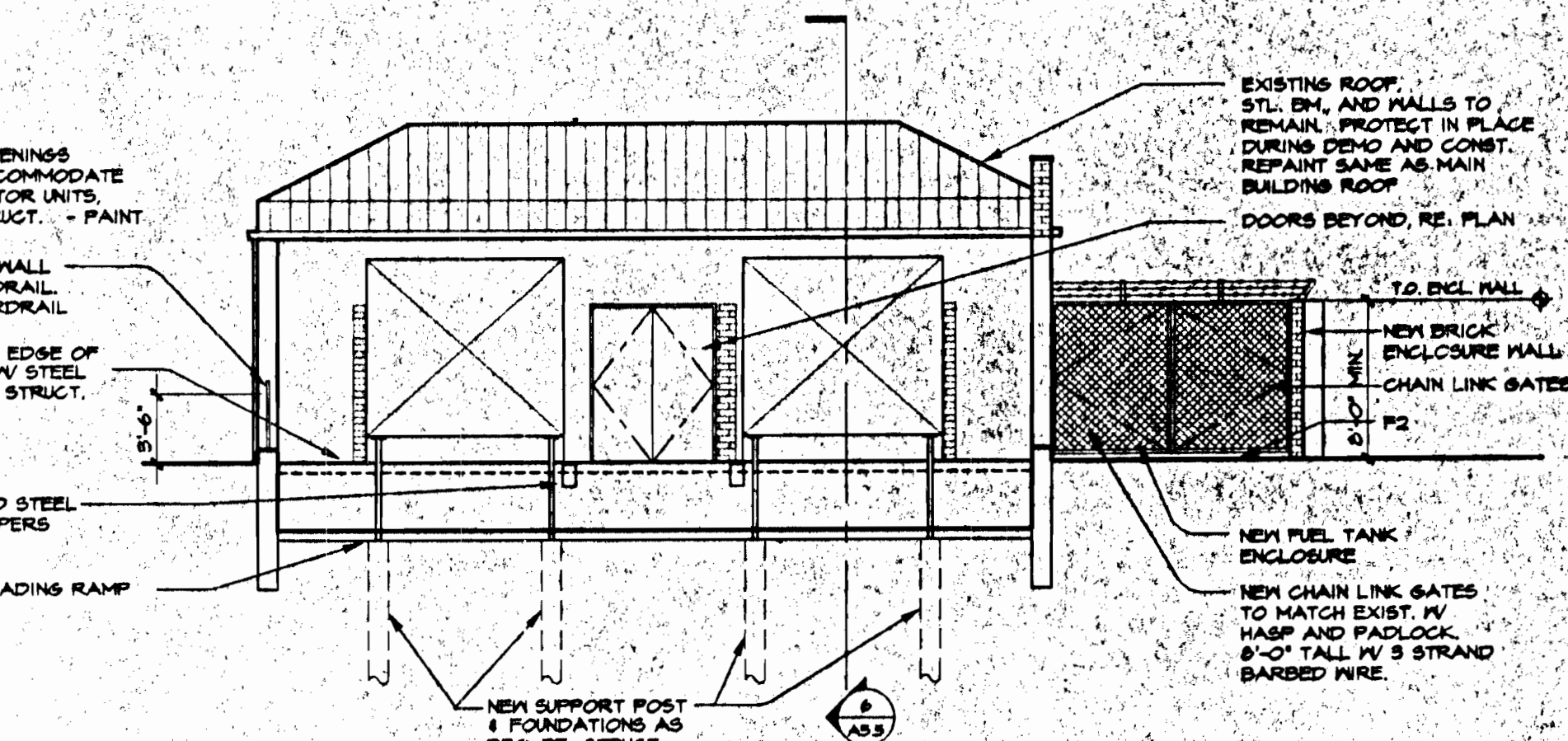
SHEET 3 OF 4
87-6032-2



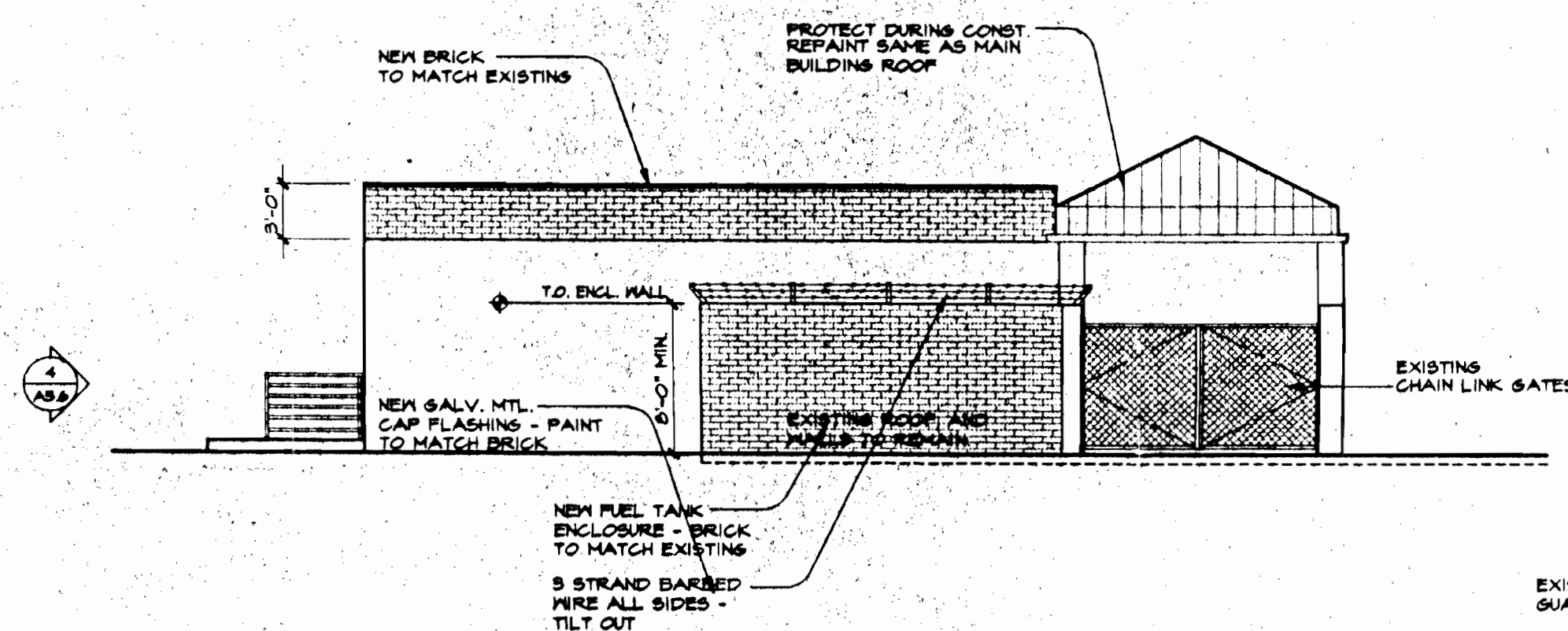
6 GENERATOR BUILDING SECTION
1/8" = 1'-0"



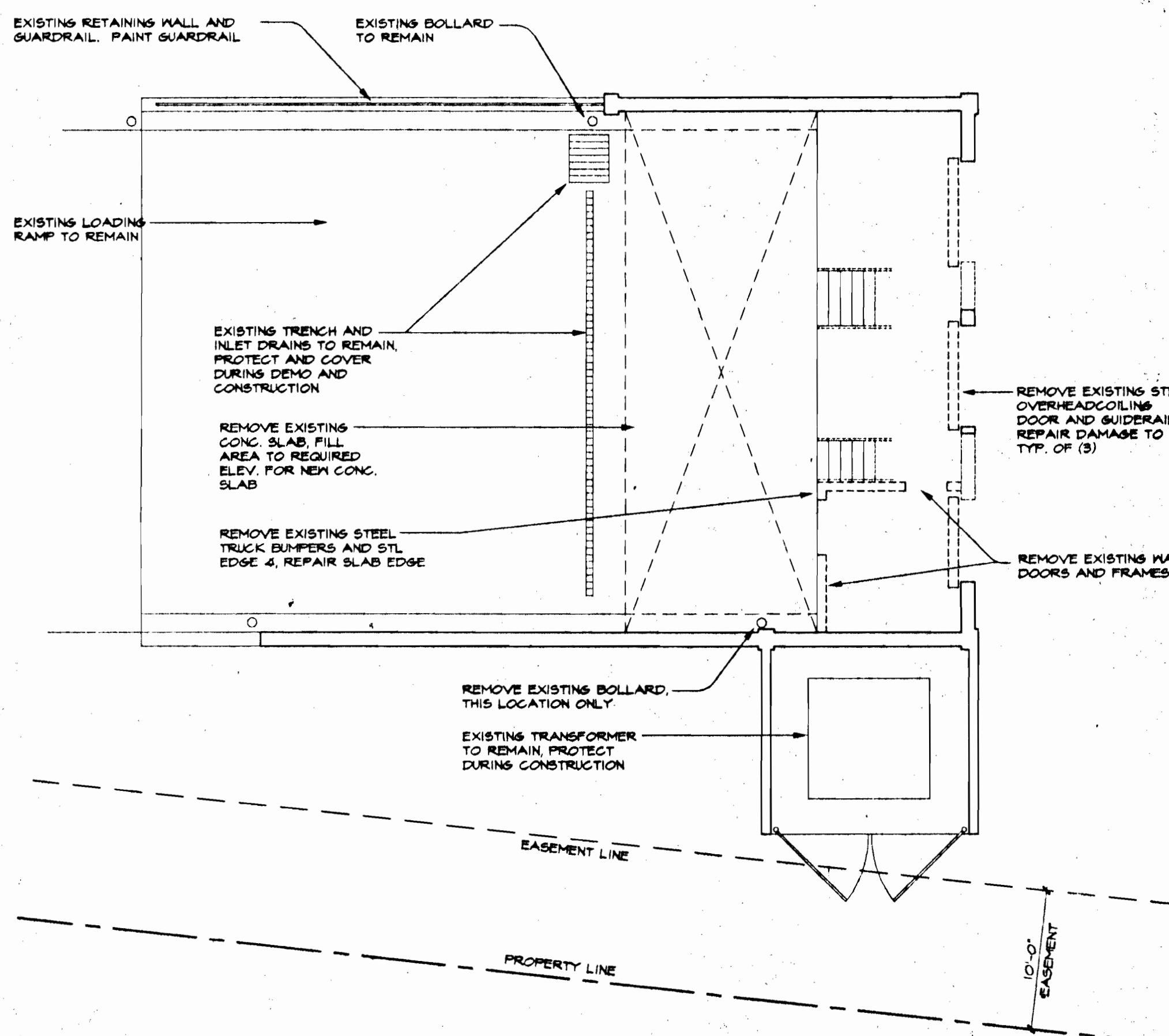
5 GENERATOR BUILDING EAST ELEVATION
1/8" = 1'-0"



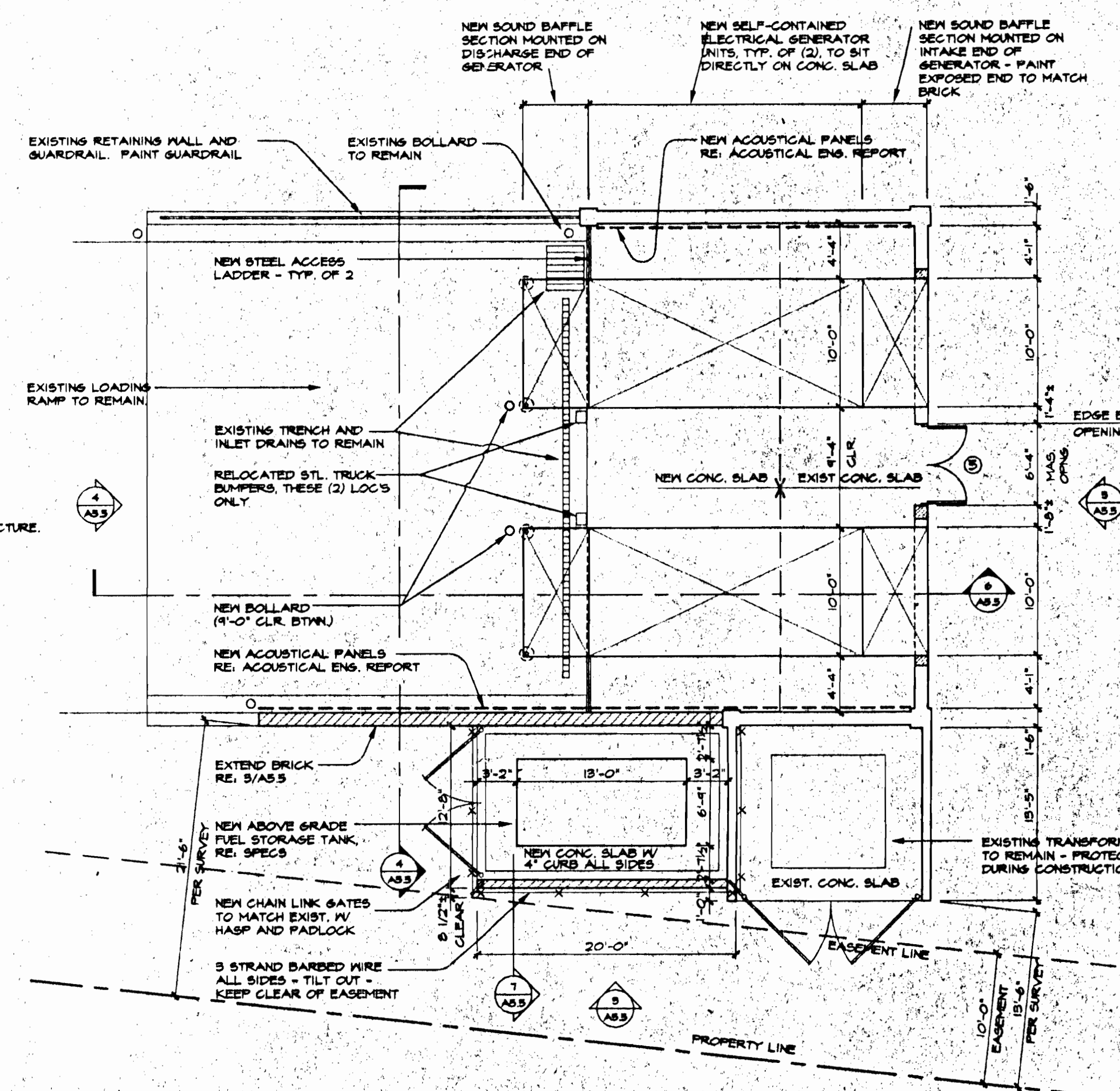
4 GENERATOR BUILDING WEST SECT./ELEV.
1/8" = 1'-0"



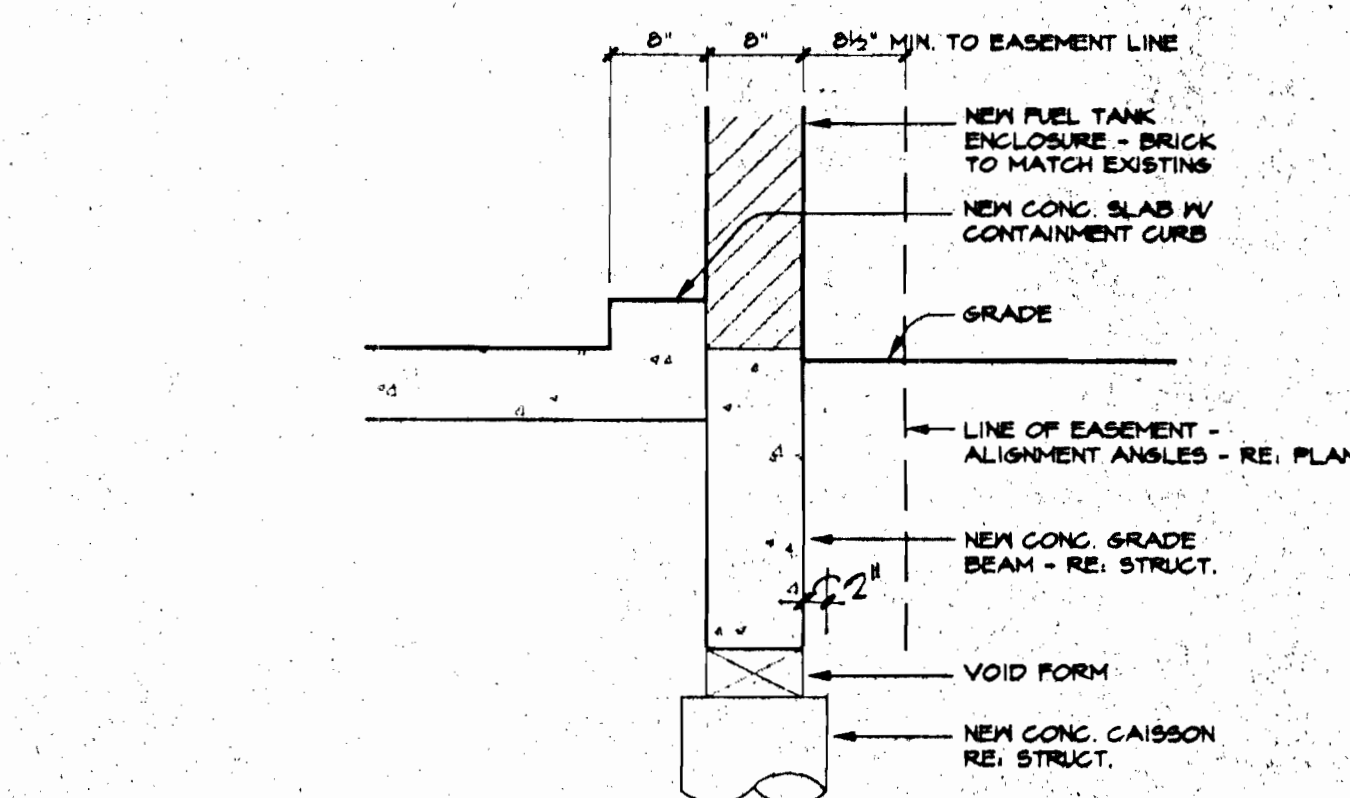
3 GENERATOR BUILDING SOUTH ELEVATION
1/8" = 1'-0"



2 GENERATOR BUILDING DEMO PLAN
1/8" = 1'-0"



1 GENERATOR BUILDING FLOOR PLAN
1/8" = 1'-0"



7 FUEL TANK ENCLOSURE WALL DETAIL
3/4" = 1'-0"

SEED.	COMMON NAME SCIENTIFIC NAME	PUBLIC SPACE	PRIVATE SPACE	QTY.	SIZE	REMARKS
SA	SUMMIT ASH FRAXINUS PENNSYLVANICA	20		20	3'-1/2'	D.B., GUY AND STAKE
LC	LANCE LEAF OUTFRWOOD PAULOWNIA ACUMINATA	12		12	2'-1/2'	D.B., GUY AND STAKE
LL	LITTLELEAF LINDEN TILIA CORDATA	27		27	3'-1/2'	D.B., GUY AND STAKE
TOTAL				59		
NW	NETTLE TREE 'A' DECIDUOUS NORWAY SPRING WILLOW GAUL ALBA TRISTIC	1		1	2'-1/2'	D.B., GUY AND STAKE
WH	CUCKOOR HANTHORN CRATAGUS PHAENOPYRUM		14	24	2'-1/2'	D.B., GUY AND STAKE
RO	REGALIAN OLIVE ELAEAGNUS ANGUSTIFOLIA		20	20	2'-1/2'	D.B., GUY AND STAKE
APA	AMOUNT PUMPLE ACH FRAXINUS AMERICANA	12	57	62	2'-1/2'	D.B., GUY AND STAKE
NH	MOUNT MORENCY CHERRY PRUNIS	19		19	3	D.B., GUY AND STAKE
HP	HEMPFORD PLUM	13		13		
BP	BLADFORD PEAR	15		15		
SS	SPRING SNOW MAJORE SPRING SNOW		44	20	3	D.B., GUY AND STAKE
TOTAL TREE - 24' DECIDUOUS				174		
AP	AUSTRIAN PINE PINUS NIGRA	19	1	20	10'-12'	GUY AND STAKE
SP	COLD. BLUE SPRUCE PINUS SYLVESTRIS	15		15	10'-12'	GUY AND STAKE
TOTAL EVERGREEN TREES				35		
CLS	CUT LEAF SUMAC		24	24	5 GAL.	
TS	THREE LEAF SUMAC RUSUS TRILOBIATA	63		63	5 GAL.	
GS	STEEPA GOLD FLAME	75	19	75	5 GAL.	
MLK	MISS KIM LILAR		28	34		
PW	PUSST WILLOW	20		20	5 GAL.	
RB	RED RANBERRY BERBERIS THUNBERGI ATROPURPUREA	37	52	62	5 GAL.	
ABW	ARTIC BLUE WILLOW	35		35	5 GAL.	
RO	RED TRIG POKONDO CORUNUS STOLONIFERA COLORADENSIS	44	56	68	5 GAL.	
CB	BRIMSON PYGMY BARBERRY	15		15	5 GAL.	
CC	CANDYBERRY COTONEASTER COTONEASTER APICULATA	33		33	5 GAL.	
PC	PEKING COTTON EASTER		58	58	5 GAL.	
KP	KATHIRINE DYKES POTENTIAL POTENTILLA FRUTICOSA KATH. DYKES	70		52	5 GAL.	
ACR	AUSTRIAN COPPERROSE	11		11	5 GAL.	
JP	JACKMAN POTENTILLA	6		6		
TOTAL REDWOOD DECIDUOUS SHRUBS				556		
HG	HIGH JUNIPER JUNIPERUS CHINENSIS	16		16		
HJ	HUGHES JUNIPER JUNIPERUS HORIZONTALIS INKENSE	95	95	127	5 GAL.	
TOTAL LOW EVERGREEN SHRUBS				143		
SG	SEAGRASS JUNIPER JUNIPERUS CHINENSIS SEAGRASS		140	140	5 GAL.	
AJ	ANDORRA JUNIPER JUNIPERUS ANDORRA	19		19	5 GAL.	
TJ	TAN JUNIPER	55	14	55	5 GAL.	
MP	MUCHO PINE PINUS MUCHO MICHUS		15	21	5 GAL.	
TOTAL REDWOOD EVERGREEN SHRUBS				235		
SHRUB						
MERION-WINDSOR-FYLKING					92306 SQ. FT.	
MULCH PLANTING BEDS					31100 SQ. FT.	
ROCK MULCH					11300 SQ. FT.	
KIPRAY PLANT BED					300 SQ. FT.	
PERENNIAL FLOWERS						
GG	GAILLARDIA (GOBLIN)			100	1 GAL.	
YM	YELLOW CUSHION MUM			50	1 GAL.	
ASK	ASKA SHASTA DAISY			200	1 GAL.	

SITE PLAN

PUBLIC MARKET OF AURORA

LANDSCAPE NOTES

1. Soil used for landscaping shall be adequately prepared to provide a convivial growing environment for plant materials.
2. An automatic sprinkler system will be used to water plant materials.
3. Site lighting will be accomplished by high pressure sodium fixtures located in parking areas and main drives. The maximum lightpole height will be 23'-0" above grade. Lighting will be downcast to light only the site and not migrate to adjacent property.
4. Landscaping to be completed prior to issuance of a certificate of occupancy. Final landscape drawings or as-built drawings will be submitted a minimum of four weeks prior to request for Certificate of Occupancy and shall conform with this concept plan.
5. Landscape installation shall be completed prior to the issuance of a permanent certificate of occupancy.

**KOONTZ & SCHOENAUER
DESIGN TEAM**

KOONTZ & SCHOENAUER
1900 GRANT ST STE 1130
DENVER COLORADO 80203

FLICKINGER ASSOCIATES LTD
3773 CHERRY CRK DR N STE 240
DENVER COLORADO 80209

TANDEM DESIGN
1900 GRANT ST STE 1130
DENVER COLORADO 80203

KARN & KARN ARCHITECTS
4985 STUART STREET
DENVER COLORADO 80212

SPECTRUM CENTRE
EAST EXPOSITION AVE. AND
SOUTH BLACKHAWK ST.
AURORA, COLORADO

AURORA. COLORADO

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NO	DATE	ITEM
1	7/24/87	
2	8/17/87	
3	8/31/87	
4	9/28/87	
5	6-19-89	ADMIN. REWARD
6	10-17-89	ADMIN. AMEND
7	10-27-89	REVISE LOT
8	1-24-90	CHANGE ADMIN. AMEND

PROJECT NUMBER
86-653

SHEET
1

OF **2**

ADM ADMT. OCT 17 1989
A REVEE OVERALL LANDSCAPE
PLAN TO UPDATED CONDITIONS

LANDSCAPE PLAN

NORTH 

Age Group	Percentage
12	10%
13	15%
14	25%
15	35%
16	15%

LIST OF ELEMENTS

	IN-SITE LIGHT POLE "A"
	IN-SITE LIGHT POLE "B"
	WATER FEATURE
	MULCH PLANTING BEDS
	SOD
	RETAINING WALL
	BUILDING ENTRY
	FIRE HYDRANT
	WATER METER
	GREASE TRAP
	HANDICAP PARKING STALL
	PARKING COUNT

(2/20/2024) Minor
Amendment to add gates to
secure the Southwestern
parking area.

AMPHITHEATER SEATING SECTION

NOTES:

1. PHASE I SHALL CONSIST OF BUILDING INTERIOR/EXTERIOR AND SIGNAGE
2. PHASE II SHALL CONSIST OF ALL UTILITY IMPROVEMENTS, SITE IMPROVEMENTS, LANDSCAPE, AND BUILDING COORDINANCE
3. PERMITS FOR PHASE II CONSTRUCTION WILL BE ISSUED UPON REQUEST. WATER LINE IS INITIALLY ACCEPTED BY THE CITY OF AURORA.
4. DEDICATION AND RELEASE OF EASEMENTS MUST BE FINALIZED AND EXECUTED BY THE OWNER AND DELIVERED TO THE CITY OF AURORA.

SAFETY RAIL
TO MEET AASH
REQUIREMENT
PAINT TO MATCH
METAL RAILS
SITE.

750 REVISED SEATING AT APPHINTHOTO

EAST KENTUCKY DRIVE

SOUTH BLACKHAWK ST.

2-2-15
Add a Cage
to hold
Propane
Tanks
for
Fork Lifts.

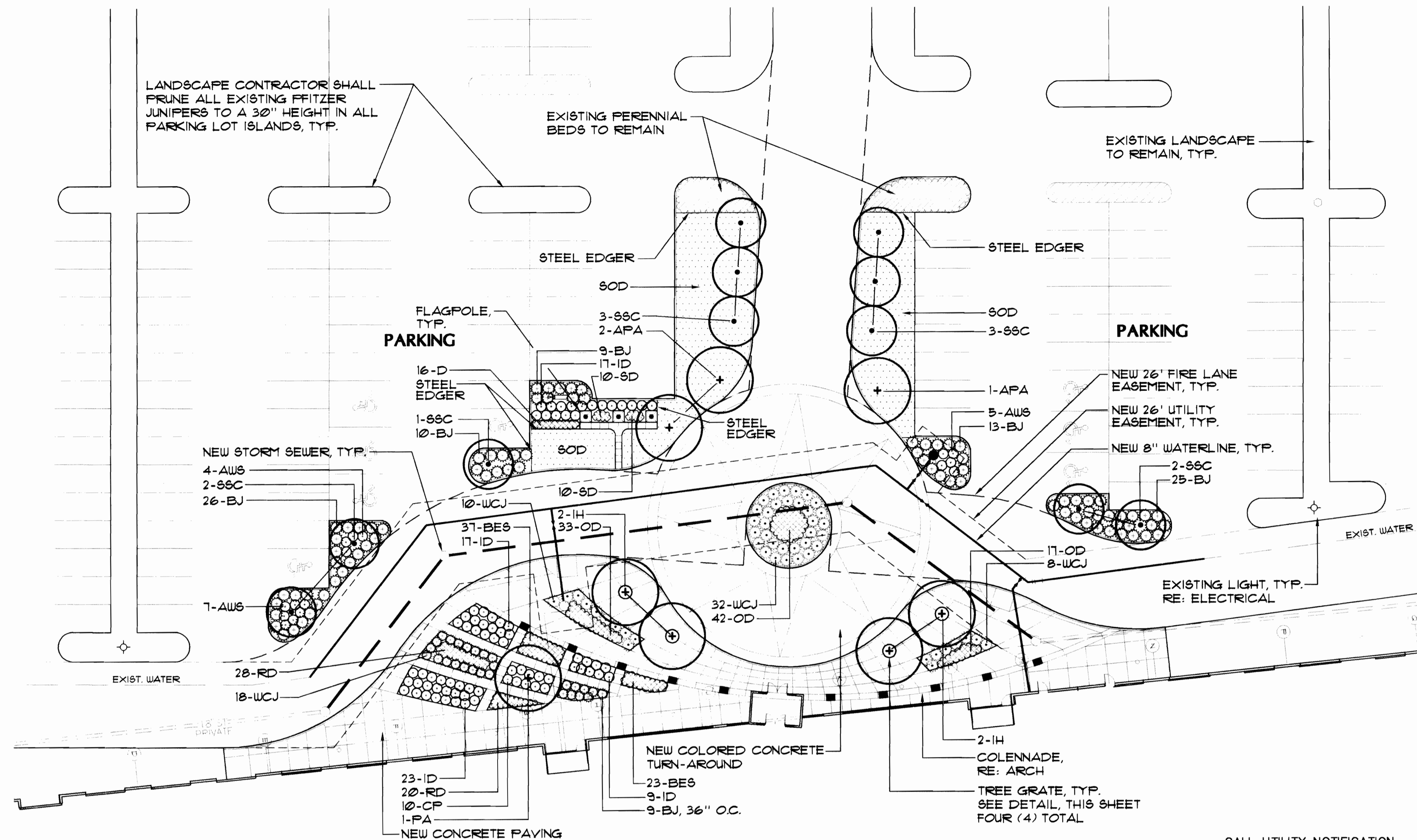
ADM. AMDT. 2-29-96
BUILT SECURITY CAGE, GREEN POLYCOATED VINYL STRUCTURE & CHAIN LINK.

REVISE LANDSCAPING IN PART B
PUBLIC OPEN SPACE ONLY THE
RELOCATED & NEW SPECIES
PROPOSED ARE IN RED WITH
THE EXCEPTION OF THE MOUNTAIN
MORNING CHERRY IN THE S.E.
CORNER OF WHICH REMAIN.
AS DRAWN
A SEE CONSTR. DOCUMENT
FOR SHRUBS AND GROUND
COVER

AFM. AMDT. 10/17/89.
UPDATE OVERALL LANDSCAPING - ADJUST PLANT
MATERIAL LOCATIONS AND REVISE LEGEND. -
PER EXISTING CONDITIONS.

ADM. AMPTS: 10/17/89, 10-27-89, 1-4-91, 2-29-94, 2-31-96, MC 2/2/15

SPECTRUM CENTRE 87-6032-24



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
OR **534-6700** IN METRO DENVER

CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

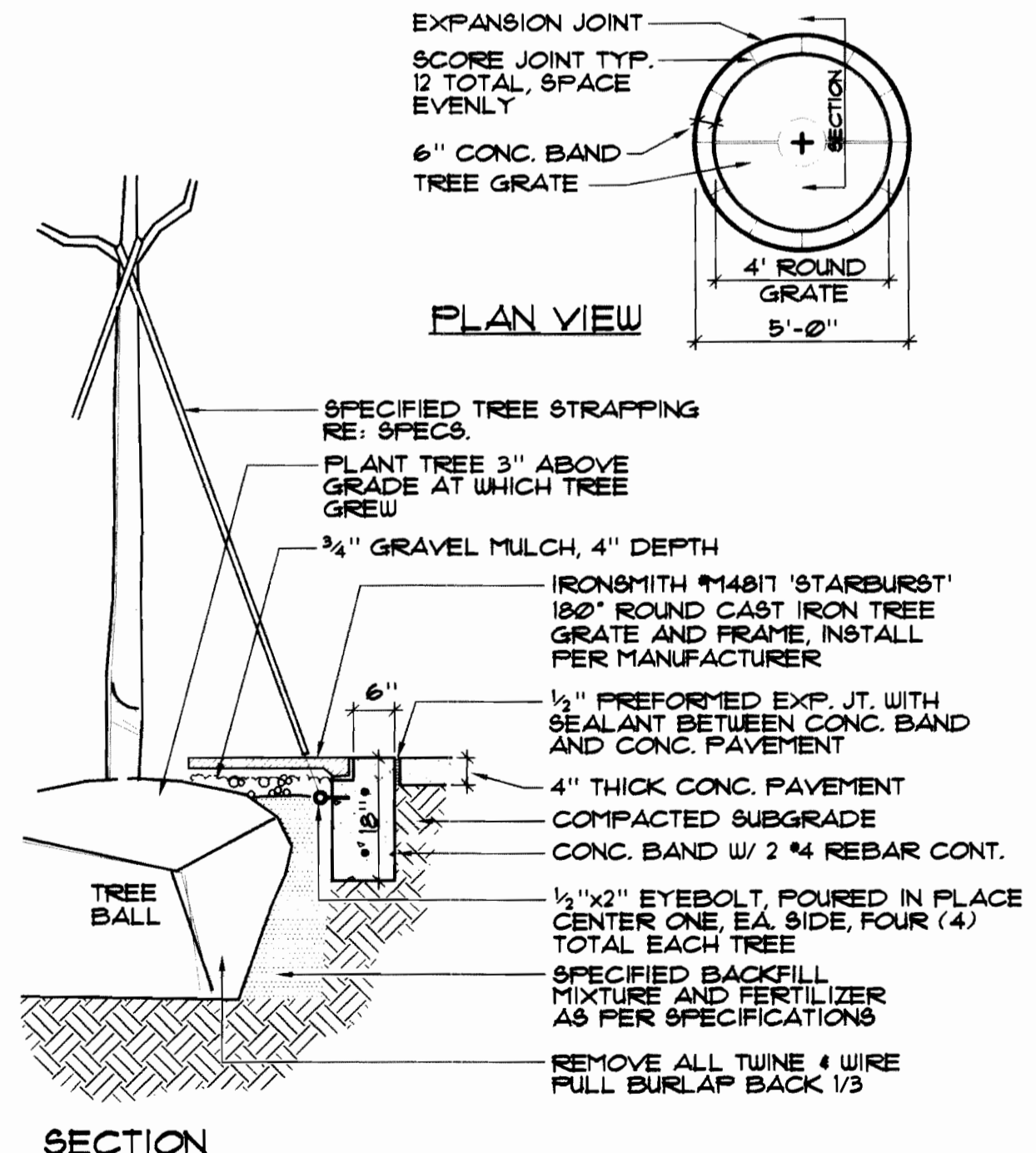
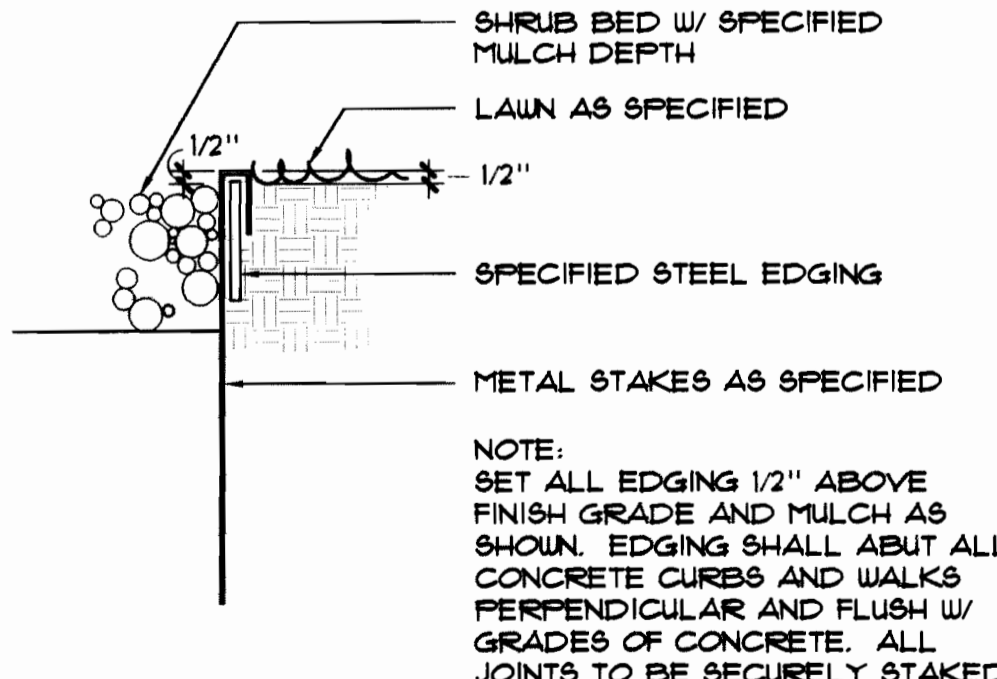
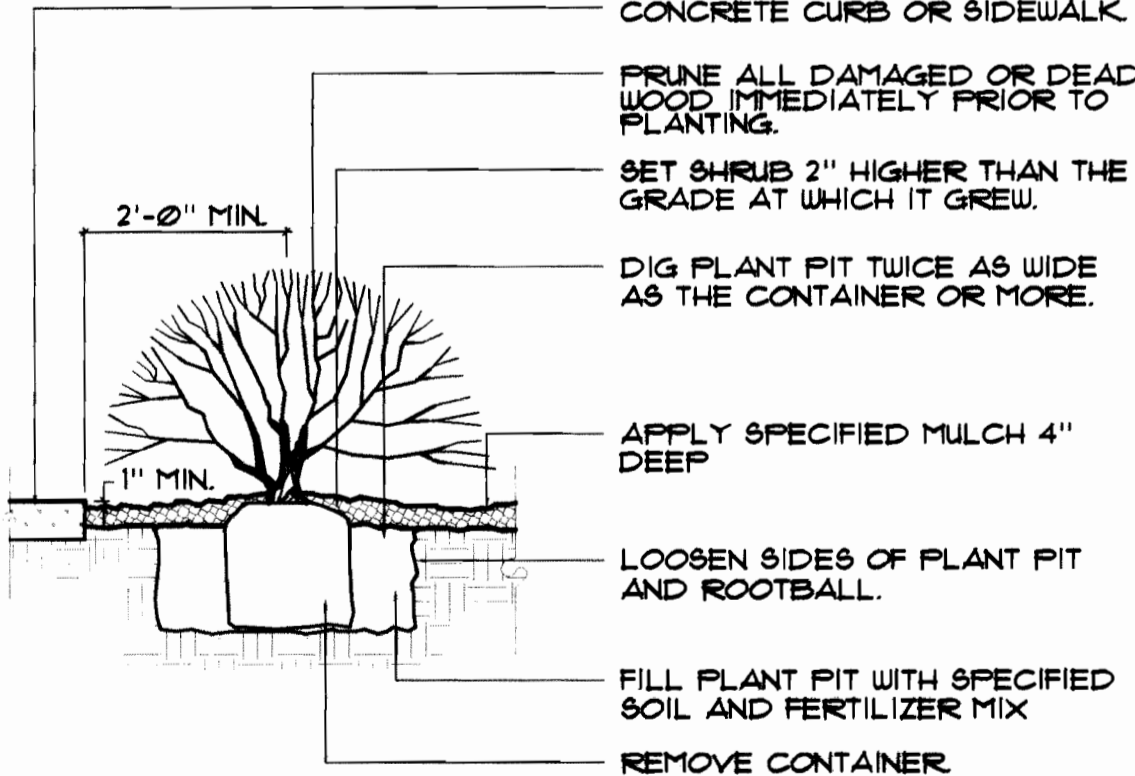
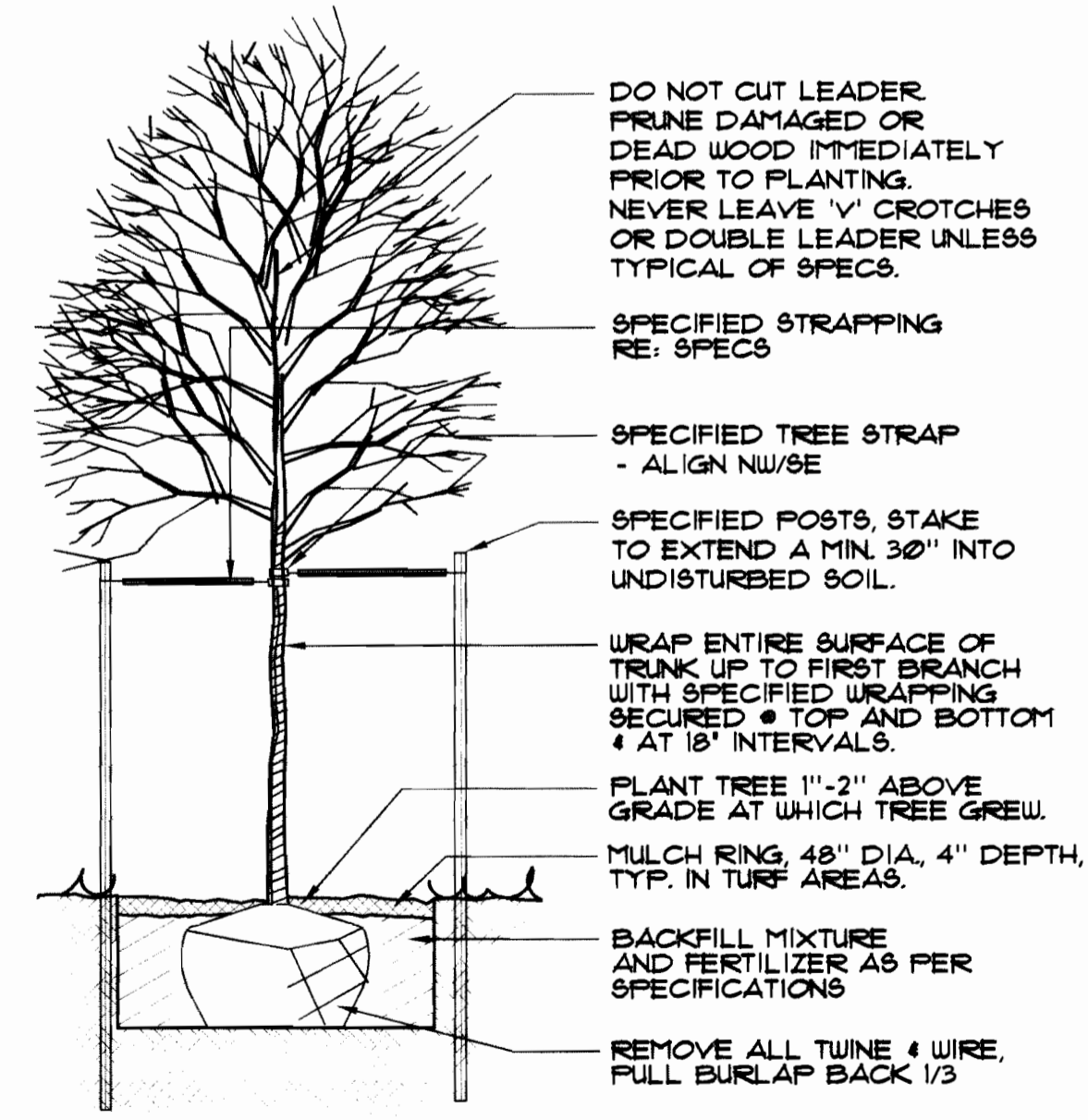
- NOTES:**
- THIS LANDSCAPE ARCHITECTURAL SITE PLAN IS TO BE USED IN CONJUNCTION WITH THE CIVIL, MECHANICAL, ELECTRICAL AND ARCHITECTURAL SITE PLANS TO FORM COMPLETE INFORMATION REGARDING THIS SITE.
 - ALL DECIDUOUS TREES ARE TO BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. ANY PLANT NOT MEETING THE LANDSCAPE ARCHITECT'S APPROVAL WILL BE REJECTED AT ANY TIME PRIOR TO FINAL ACCEPTANCE.
 - ALL TREES TO BE STAKED OR GUYED AS PER PLANT LIST AND DETAILS.
 - ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
 - ALL SHRUB BEDS SHALL BE MULCHED WITH 4" LAYER OF SPECIFIED FIR FIBER MULCH.
 - ALL DECIDUOUS TREE RINGS SHALL BE MULCHED WITH 4" SPECIFIED FIR FIBER MULCH.
 - ALL SHRUB BEDS AND MULCH AREAS ARE TO BE CONTAINED WITH STEEL EDGER (NOT REQUIRED AT CURBS, WALKS OR BUILDING)
 - REFER TO SPECIFICATIONS FOR SOD BLEND.

PLANT LIST:

SYM.	COMMON/BOTANICAL NAME	SIZE	REMARKS
APA	SHADE TREES: Autumn Purple Ash <i>Fraxinus americana</i> 'Autumn Purple'	2-1/2" cal.	B4B, full crown, specimen quality, staked
IH	Imperial Honeylocust <i>Gleditsia triacanthos</i> 'Imperial'	2-1/2" cal.	B4B, full crown, specimen quality, staked
PA	Patmore Ash <i>Fraxinus pennsylvanica</i> 'Patmore'	2-1/2" cal.	B4B, full crown, specimen quality, staked
SSC	ORNAMENTAL TREES: Spring Snow Crabapple <i>Malus</i> sp. 'Spring Snow'	2" cal.	B4B, full form, specimen quality, staked
AWS	DECIDUOUS/EVERGREEN SHRUBS: Anthony Waterer Spirea <i>Spiraea bumalda</i> 'Anthony Waterer'	5 gal.	12"-18" ht., 5 canes min, plant 36" o.c.
CP	Cistena Plum <i>Prunus x cistena</i>	5 gal.	12"-18" ht., 5 canes min, plant 36" o.c.
ID	Isanti Dogwood <i>Cornus sericea</i> 'Isanti'	5 gal.	12"-18" ht., 5 canes min, plant 36" o.c.
BJ	Buffalo Juniper <i>Juniperus sabinia</i> 'Buffalo'	5 gal.	24"-30" spread, plant 42" o.c.
WCJ	Wilton Carpet Juniper <i>Juniperus horizontalis</i> 'Wilton'	5 gal.	24"-30" spread, plant 42" o.c.
BES	PERENNIALS Black-Eyed Susan <i>Rudbeckia fulgida</i> 'Goldsturm'	1 gal.	Established, Orange, plant 18" o.c.
OD	Orange Daylily <i>Hemerocallis fulva</i>	1 gal.	Established, Orange, plant 18" o.c.
RD	Red Daylily <i>Hemerocallis</i> sp. 'Hearts Affire'	1 gal.	Established, plant 18" o.c.
SD	Shasta Daisy <i>Chrysanthemum maximum</i> 'Alaska'	1 gal.	Established, plant 18" o.c.

PLANTING PLAN

MAIN BUILDING



1 DECIDUOUS TREE PLANTING
NOT TO SCALE

2 SHRUB DETAIL
NOT TO SCALE

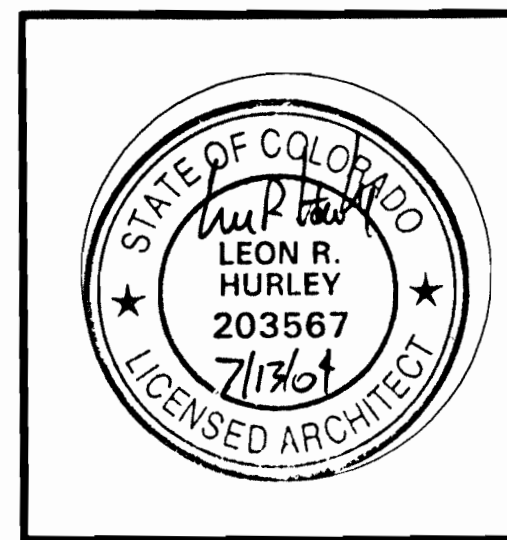
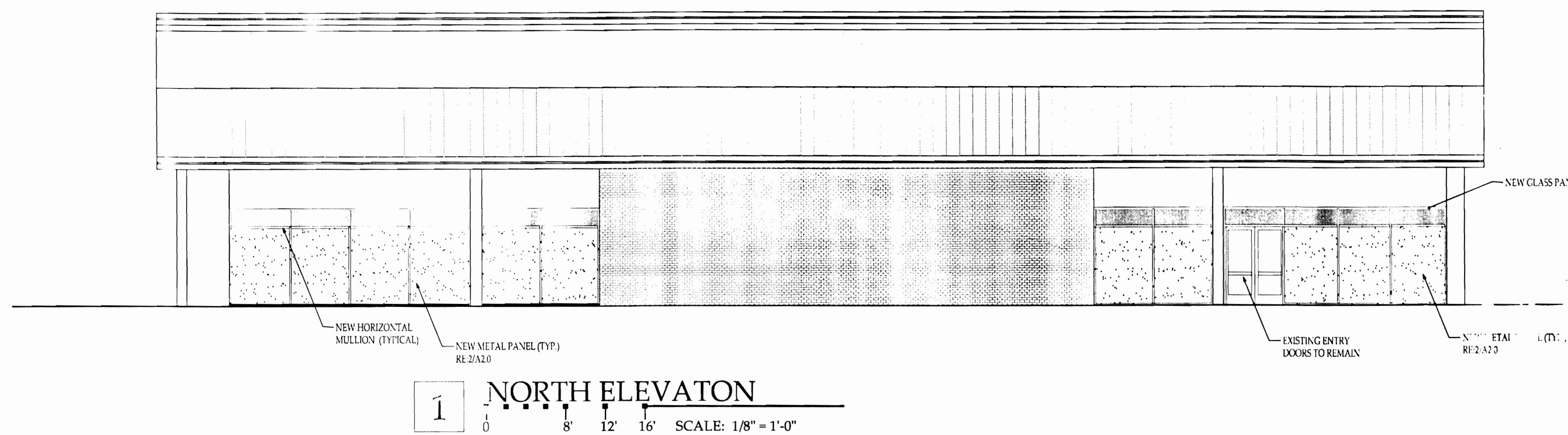
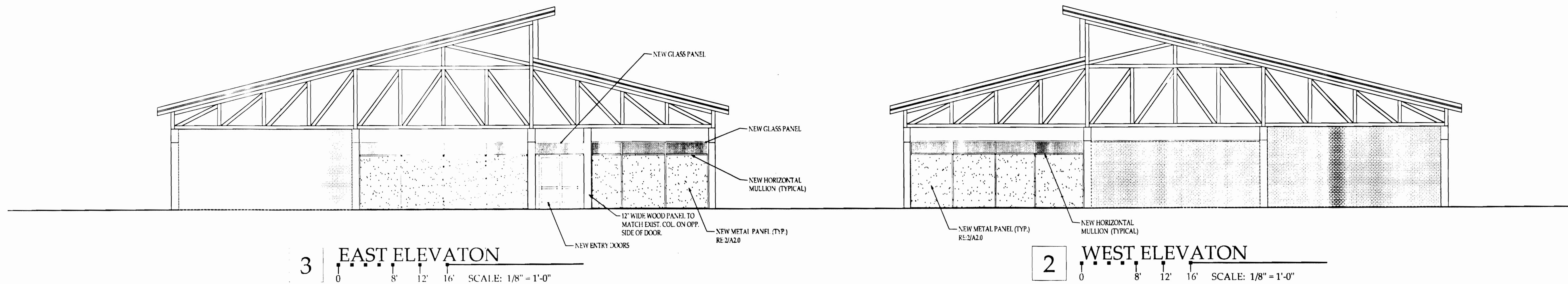
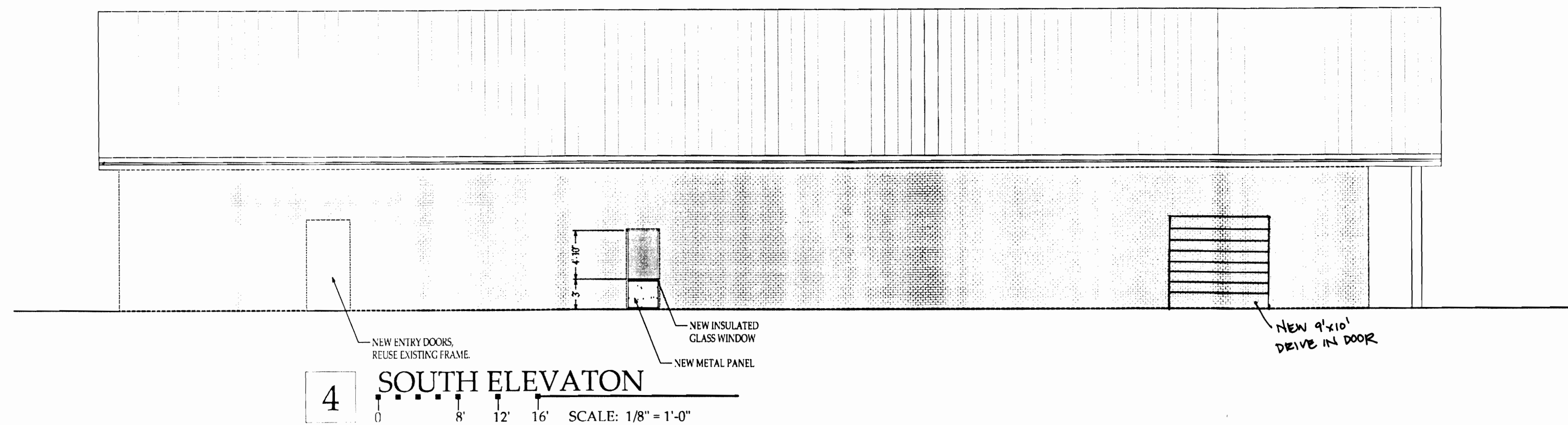
3 STEEL EDGER DETAIL
NOT TO SCALE

4 TREE PLANTING WITH GRATE
NOT TO SCALE

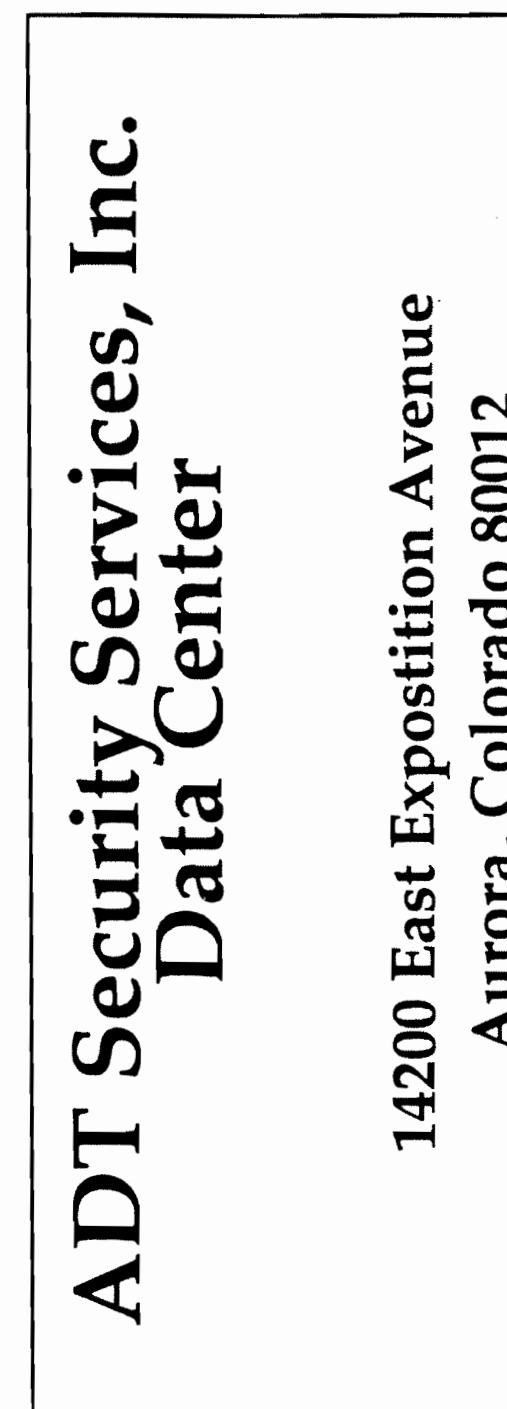
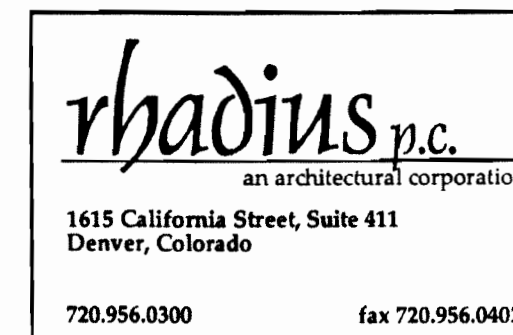
10. 3/19/97

SPECTRUM CENTRE 87-6032-2 L/P
SHT. 20 OF 2.

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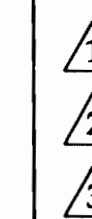
RH051



Mylar Change
* 7/14/04 add
elevations for
"Building A"

10/2/14
ADDED (1) DRIVE-IN DOOR
ON SOUTH ELEVATION.

REVISIONS:



EXTERIOR
ELEVATIONS

July 13, 2004

A2.1

* 7/14/04 10-2-14

Spectrum Centre 87-6032-09