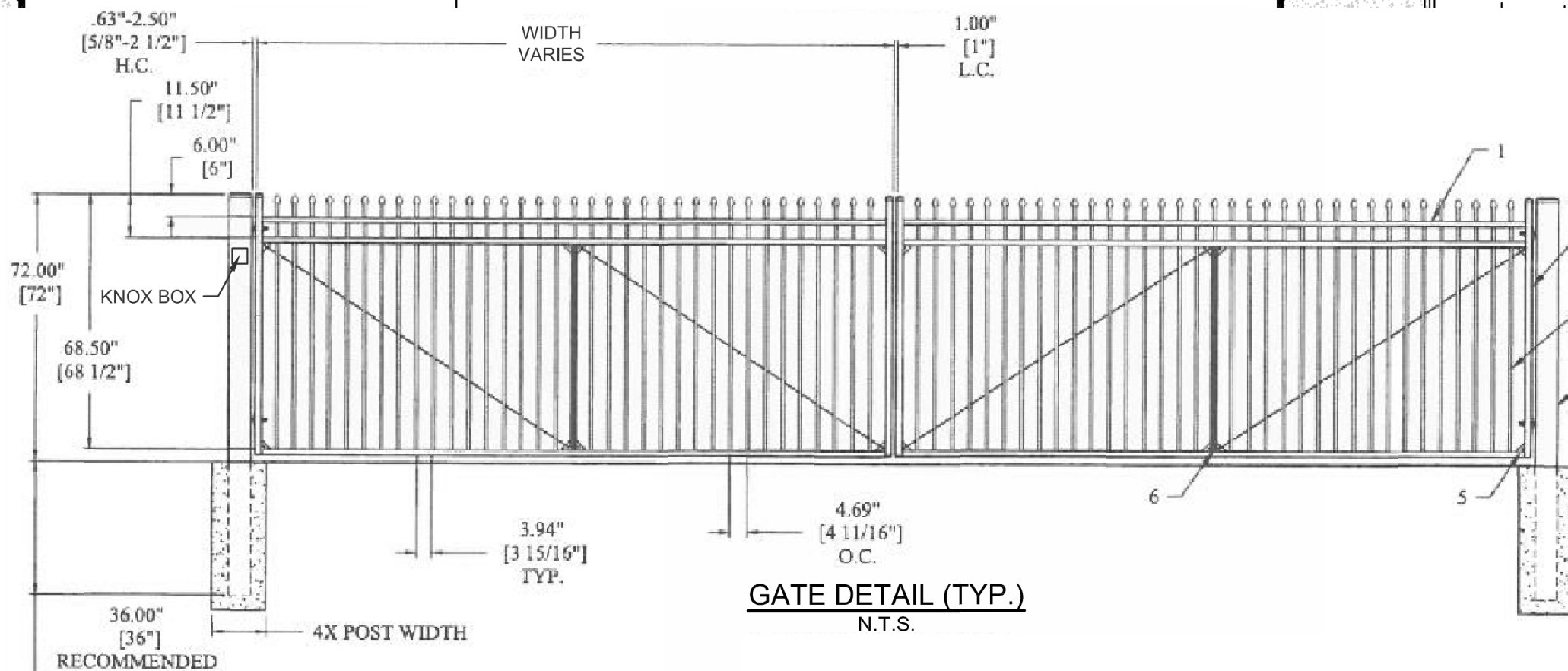


MATCHLINE SEE SHEET C4
LEGEND

- PROPERTY LINE
- CURB AND GUTTER
- ICC/ANSI A117.1 ACCESSIBLE ROUTE
- EXISTING EASEMENT
- CONCRETE WALK
- CONCRETE LOADING AREA
- PROPOSED ASPHALT
- LIGHTPOLE
- LIGHTPOLE
- SITE LIGHTING



- NOTES:
- GATE WIDTHS VARY BY LOCATION
 - GATES SHALL NOT BE INSTALLED WITHIN A FIRE LANE EASEMENT AND WILL PROVIDE A 26' MIN. CLEARANCE
 - THE INSTALLATION OF ANY GATING SYSTEM WILL REQUIRE A CITY OF AURORA LICENSED CONTRACTOR TO OBTAIN A BUILDING PERMIT THROUGH THE AURORA BUILDING DIVISION PRIOR TO THE START OF ANY WORK. THIS WOULD BE CONSIDERED A STRUCTURAL, LIFE SAFETY AND ELECTRICAL REVIEW WITHIN THE BUILDING DIVISION THAT IS CONDUCTED ON BEHALF OF THE FIRE CHIEF. FOR ASSISTANCE PLEASE CALL 303-739-7420 AND ASK FOR A LIFE SAFETY PLANS EXAMINER.

| MATERIALS LEGEND | |
|------------------|-------------------------------------|
| 1 | 1-1/2" SQ. X 14 GA. FORERUNNER RAIL |
| 2 | 1-3/4" SQ. X 14 GA. GATE END |
| 3 | 3/4" SQ. X 17 GA. PICKET |
| 4 | 6" SQ. POST |
| 5 | GG25 GUSSET |
| 6 | 1-1/2" SQ. X 16 GA. MIDDLE UPRIGHT |



JANSEN STRAWN
CONSULTING ENGINEERS

45 WEST 2ND AVENUE
DENVER, CO 80223
P.303.561.3333
F.303.561.3339

FOR AND ON BEHALF OF
JANSEN STRAWN CONSULTING
ENGINEERS, INC.

BENCHMARK:
CITY OF AURORA ID #3S6626NW005 (OLD ID# 16-14 1981) 3" BRASS CAP SET IN THE NORTHWEST WINGWALL OF A CONCRETE HEADWALL WEST OF A NORTH-SOUTH RAILROAD TRACK ALONG THE LIVERPOOL LANDLINE, APPROXIMATELY AT THE SOUTH LINE OF THE EAST 36TH AVE. ELEVATION = 5455.101 (NAVD 88)

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

| | | ANM | ANM | ANM | CSS | CSS | CSS | By |
|---|---------------------------|----------|----------|----------|----------|----------|----------|----------------------|
| | | 09/24/18 | 08/07/18 | 04/14/16 | 08/12/15 | 06/05/15 | 04/10/15 | Date |
| | RESPONSE TO COMMENTS | | | | | | | |
| 6 | MINOR AMENDMENT NO. 2 | | | | | | | |
| 5 | MINOR AMENDMENT NO. 1 | | | | | | | |
| 4 | RESPONSE TO CITY COMMENTS | | | | | | | |
| 3 | RESPONSE TO CITY COMMENTS | | | | | | | |
| 2 | PLANNING SUBMITTAL | | | | | | | |
| 1 | No. | | | | | | | |
| | Description of Revisions | | | | | | | |
| | Designed By: J.DEYOUNG | | | | | | | Checked By: C.STRAWN |

MAJESTIC COMMERCCENTER
SUBDIVISION FILING NO. 8
SITE PLAN

Date: 08/07/2018
Job No.: 14045

C3



BENCHMARK:
CITY OF AURORA ID #356626NW005 (OLD
ID# 16-14 1981) 3" BRASS CAP SET IN THE
NORTHWEST WINGWALL OF A
CONCRETE HEADWALL WEST OF A
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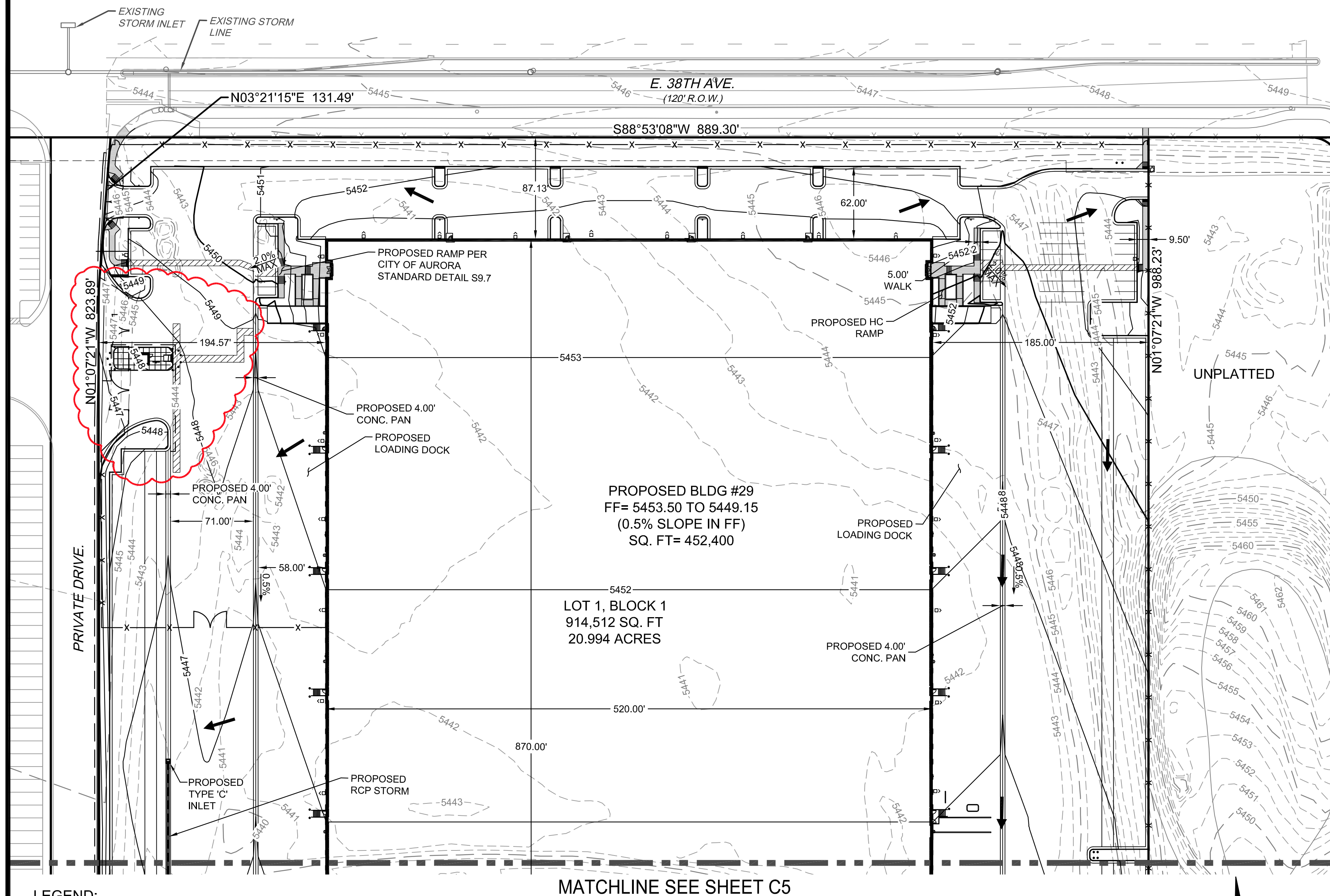
GRADING PLAN

**MAJESTIC COMMERCENTER
SUBDIVISION FILING NO. 8**






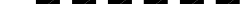






Date: 08/07/2018

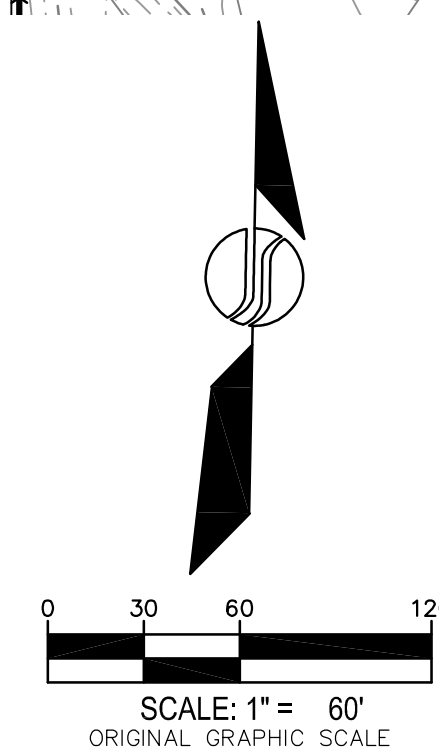
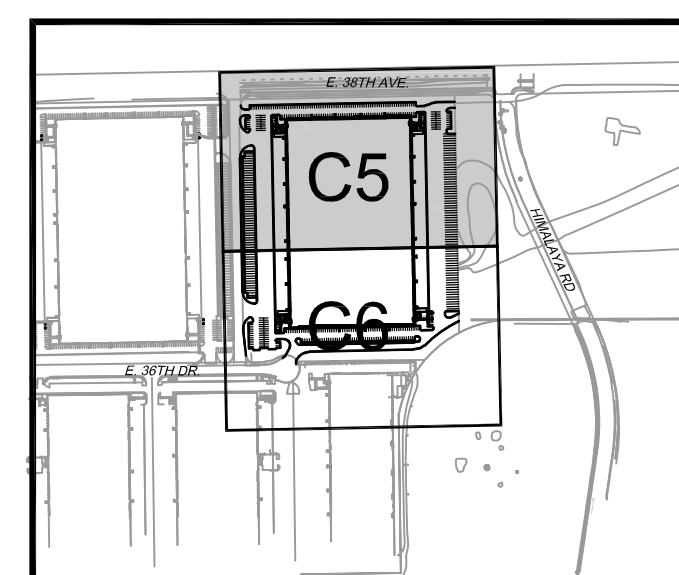
Job No.: 14045

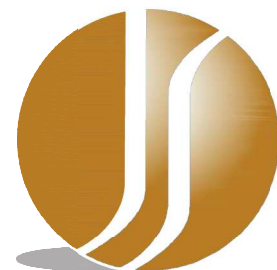
C5



LEGEND:

| | | | |
|---|------------------------|---|----------------------|
|  | PROPERTY LINE |  | FLOW ARROW |
|  | PROPOSED CURB & GUTTER |  | PROPOSED STORM SEWER |
|  | EXISTING CURB & GUTTER |  | EXISTING STORM SEWER |
|  | PROPOSED 5' CONTOURS |  | PROPOSED SWALE |
|  | PROPOSED 1' CONTOURS |  | SLOPE DIRECTION |
|  | EXISTING 5' CONTOURS | | |
|  | EXISTING 1' CONTOURS | | |





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BENCHMARK:

CITY OF AURORA ID #356626NW005
(OLD ID# 16-14 1981) 3" BRASS CAP SET
IN THE NORTHWEST WINGWALL OF A
CONCRETE HEADWALL WEST OF A
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ELEVATION = 5455.101 (NAVD 88)

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| No. | Description of Revisions | Date | By |
|-----|---------------------------|----------|----|
| 5 | RESPONSE TO CITY COMMENTS | 09/19/18 | |
| 4 | RESPONSE TO CITY COMMENTS | 09/06/15 | |
| 3 | RESPONSE TO CITY COMMENTS | 07/15/15 | |
| 2 | RESPONSE TO CITY COMMENTS | 09/10/15 | |
| 1 | PLANNING SUBMITTAL | 04/10/15 | |

Checked By: SMell

Designed By: EGarza

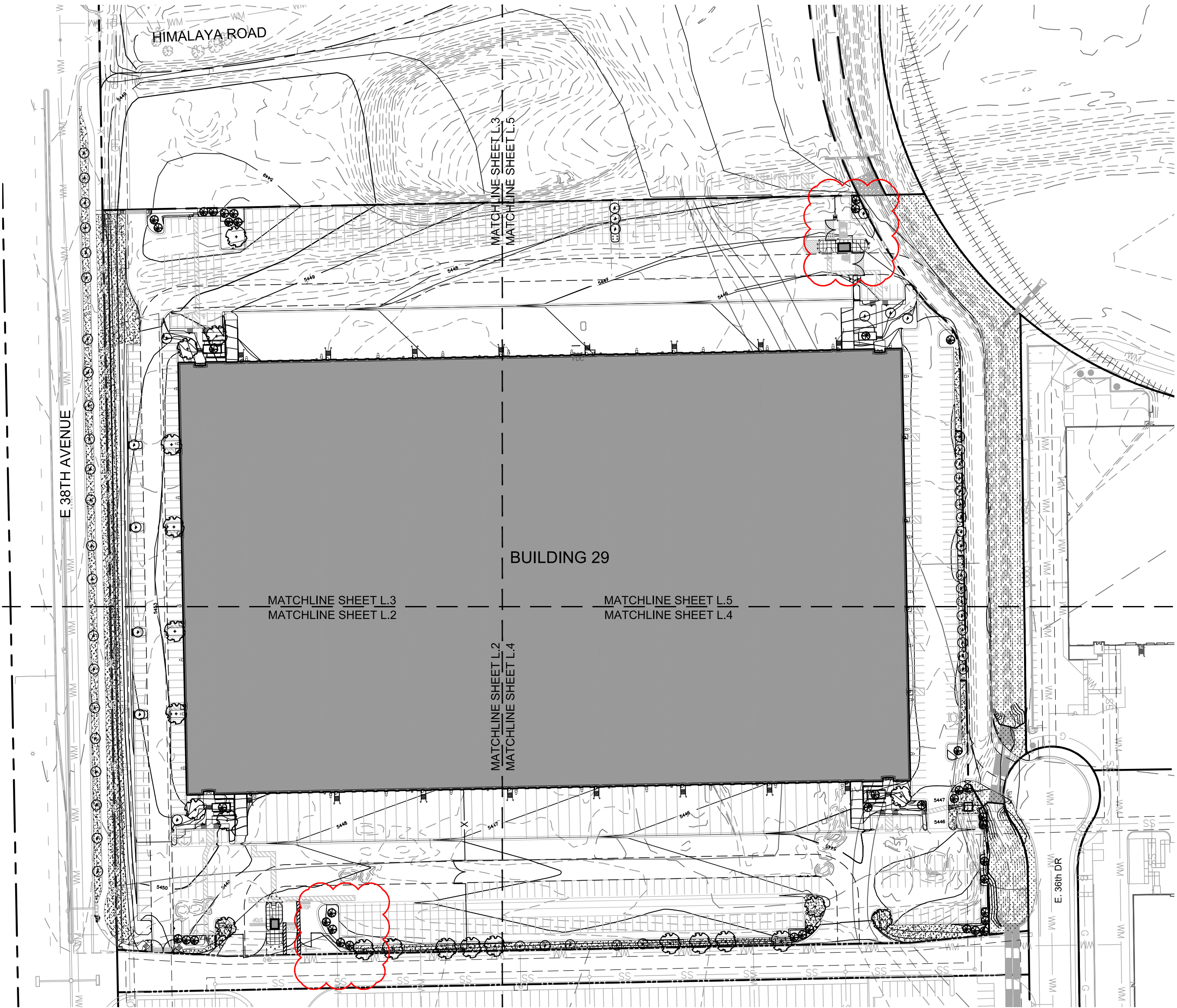
BUILDING 29 MAJESTIC
COMMERCCENTER, FILING NO. 8
LOT 1, PORTION OF SEC. 26 & 27

FINAL LANDSCAPE PLAN

Date: 09/19/18

Job No.: 14045

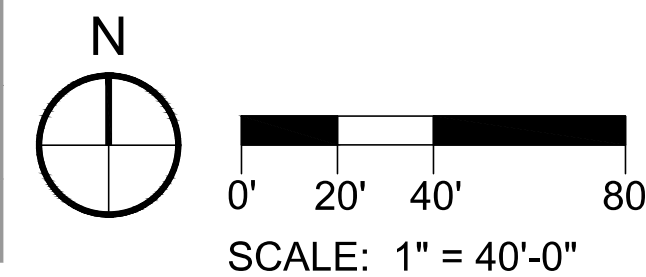
L.1 / 8

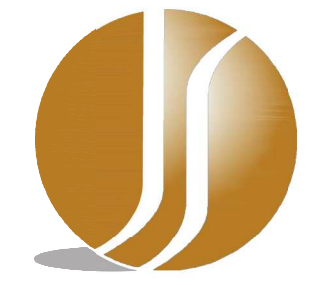


0' 50' 100' 200'
SCALE: 1" = 100'-0"

**BUILDING 29 MAJESTIC
COMMERCENTER, FILING NO. 8
LOT 1, PORTION OF SEC. 26 & 27
FINAL LANDSCAPE PLAN**

L.2 / 8





45 WEST 2ND AVENUE
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BENCHMARK:
Y OF AURORA ID #3S6626NW005
ID # 16-14 1981) 3" BRASS CAP SET
THE NORTHWEST WINGWALL OF A
CONCRETE HEADWALL WEST OF A
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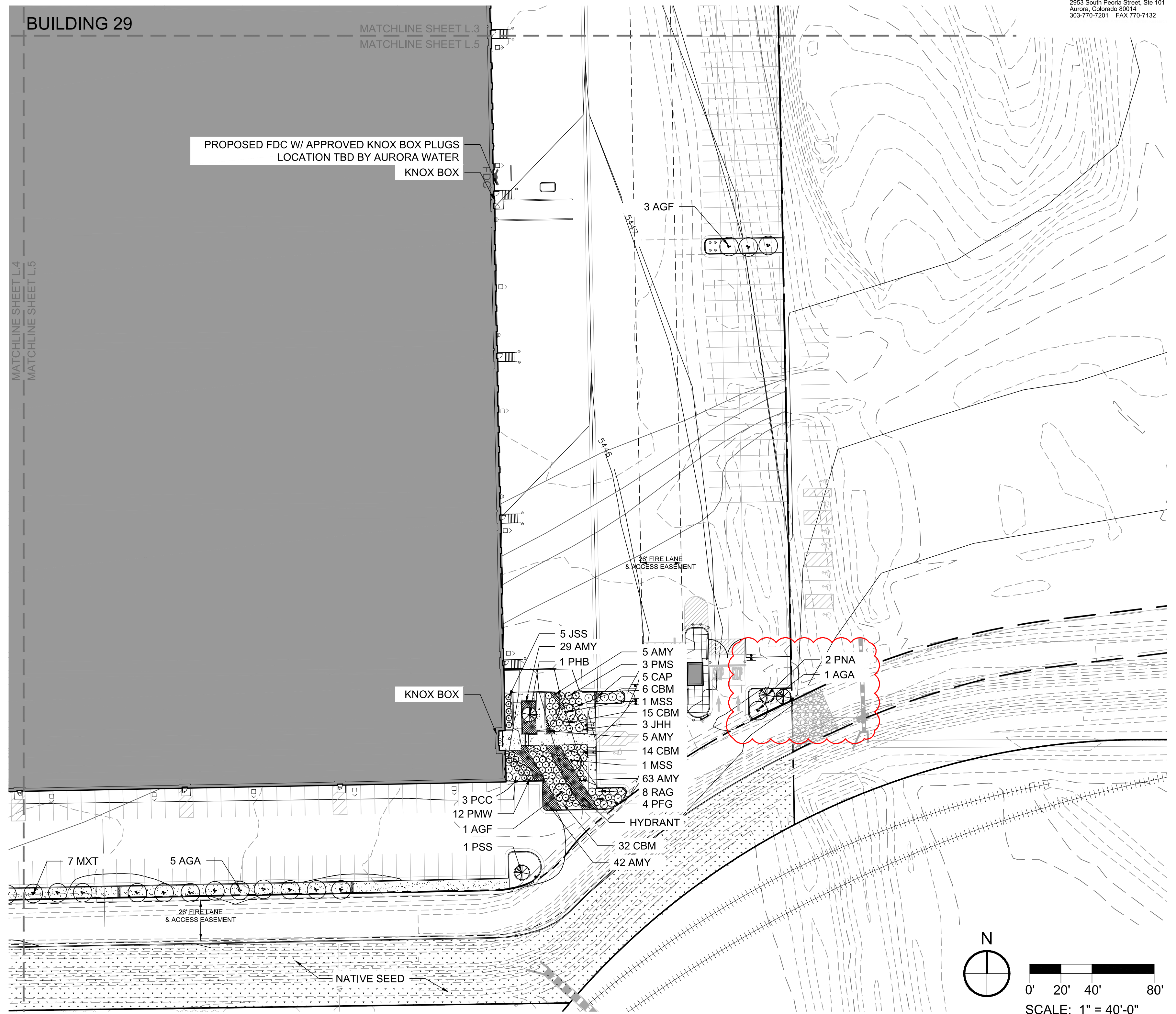
| | | | | | |
|---------------------|---------------------------|-------------------|----|--|--|
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| 2 | RESPONSE TO CITY COMMENTS | 06/10/15 | | | |
| 1 | PLANNING SUBMITTAL | 04/10/15 | | | |
| No. | Description of Revisions | Date | By | | |
| Designed By: EGarza | | Checked By: SMoll | | | |

**BUILDING 29 MAJESTIC
COMMERCENTER, FILING NO. 8
LOT 1, PORTION OF SEC. 26 & 27
FINAL LANDSCAPE PLAN**

Date: 09/19/18

Job No.: 14045

5 / 8



| | | |
|-------------------|-------------|------|
| TOTAL SITE AREA | 976040 S.F. | 100% |
| BUILDING COVERAGE | 452126 S.F. | 46% |
| HARD SURFACE AREA | 433952 S.F. | 44% |
| LANDSCAPE AREA | 89962 S.F. | 10% |

| | | |
|-------------------|-------------|------|
| TOTAL SITE AREA | 976040 S.F. | 100% |
| BUILDING COVERAGE | 452126 S.F. | 46% |
| HARD SURFACE AREA | 433952 S.F. | 44% |
| LANDSCAPE AREA | 89962 S.F. | 10% |

| AREA | DESCRIPTION | LENGTH | NOTES | TREES REQUIRED (1 / 40') | TREES PROVIDED |
|------|-------------|--------|-------|--------------------------------|-------------------|
| A | 38TH AVENUE | 890' | --- | 22 | 22 |

REQUIREMENTS SET FORTH BY THE CITY OF AURORA



| | | | | | REQUIRED / PROVIDED | |
|------|--|--------|-------------------|-------------------|---------------------|-----------|
| AREA | DESCRIPTION | LENGTH | WIDTH REQUIRED | WIDTH PROVIDED | TREES | SHRUBS |
| A | STREET FRONTAGE, 38th AVENUE (NORTH) | 890' | 25' | 25' | 22 / 22 | 220 / 445 |
| B | PARKING LOT ISLANDS 38th AVENUE (NORTH) | N/A | 9' | 9' | 8 / 8 | 48 / 48 |

REQUIREMENTS SET FORTH BY THE CITY OF AURORA

| ELEVATION (DIRECTION FACING) | ELEVATION LENGTH | TREES REQUIRED (1 / 40 LF) | TREES PROVIDED | SHRUBS PROVIDED (10 SHRUBS PER TREE EQUIVALENT) |
|---------------------------------|------------------|----------------------------------|-------------------|---|
| NORTH | 520' | 13 | 13 | 130 |

REQUIREMENTS SET FORTH BY THE CITY OF AURORA

| | |
|--|---|
| <p>LOW GROW MIX:</p> <p>30% EPHRAIM CRESTED WHEATGRASS</p> <p>25% SHEEP FESCUE</p> <p>20% PERENNIAL RYE</p> <p>15% CHEWINGS FESCUE</p> <p>10% CANADA BLUE GRASS</p> <p>SEEDING RATE:</p> <p>DRYLAND - 20-25 LBS/AC</p> <p>AVAILABLE THROUGH: ARKANSAS VALLEY SEED, INC.</p> <p>4300 MONACO STREET</p> <p>DENVER, CO 80216</p> <p>P: 303.320.7500</p> <p>WEB: WWW.AVSEEDS.COM</p> | <p>RTF SOD, OR APPROVED EQUAL</p> <p>AVAILABLE THROUGH: GREEN VALLEY TURF CO.</p> <p>13159 N. US HIGHWAY 85</p> <p>LITTLETON, CO 80125</p> <p>P: 303.798.6764</p> <p>WEB: WWW.GVT.NET</p> |
|--|---|

1. THE LANDSCAPING SHOWN ON THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPROVEMENTS TO BE INSTALLED BY THE DEVELOPER, SUCCESSORS, OR ASSIGNS.
2. CONTRACTOR TO VERIFY FIELD CONDITIONS AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
3. CONTRACTOR SHALL HAVE UTILITIES STAKED OR LOCATED (1-800-922-1987) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
4. ALL TREES SHALL BE A MINIMUM OF 10' FROM EXISTING WATER LINE OR IRRIGATION MAINLINE (IF POSSIBLE).
5. DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNATED ON THIS PLAN.
6. NO SLOPES TO EXCEED 3:1

1. SOIL PREPARATION SHALL BE FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA MINIMUM.
2. FREE STANDING LIGHTS SHALL CONSIST OF THE FOLLOWING THREE FIXTURES: 400W METAL HALIDE, FULL CUTOFF SINGLE CURVILINEAR TYPE FIXTURES MOUNTED ON ROUND TAPERED STEEL POLES; 400 METAL HALIDE, FULL CUTOFF 2-HEAD CURVILINEAR TYPE FIXTURES MOUNTED ON ROUND TAPERED STEEL POLES; AND 400W METAL HALIDE, FULL CUTOFF SINGLE HEAD CURVILINEAR TYPE FIXTURES MOUNTED ON BUILDING. SEE LIGHTING PLAN.
3. SURFACE MATERIALS OF WALKS AND PLAZAS SHALL BE CONCRETE. SURFACE MATERIAL OF VEHICULAR DRIVES AND PARKING LOTS SHALL BE ASPHALT.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
5. 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.
6. 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.
7. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
8. A 5 FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
9. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

1. THE LANDSCAPE PLAN PROVIDED FOLLOWS CITY OF AURORA LANDSCAPE ORDINANCE AND REQUIREMENTS AND THE MAJESTIC COMMERCCENTER MASTER PLAN. DATED 2000.

| TOTAL LANDSCAPE AREA: 91040 SF | | | |
|--------------------------------|---|-----------------------------------|--------------------------|
| | 1 DEC. OR 1 EVGRN TREE PER 1,500 SF | 1 ORNAMENTAL TREE PER 1,500 SF | 3 SHRUBS PER 1,500 SF |
| REQUIRED | 61 | 61 | 183 |
| PROVIDED | 41 | 57 | 603 |

REQUIREMENTS SET FORTH BY THE MAJESTIC COMMERCENTER

| |
|--|
| AURORA TREES TOTAL REQUIRED: 61 |
| MAJESTIC TREES TOTAL REQUIRED: 122 |
| TREES PROVIDED: 123 |
| AURORA SHRUBS TOTAL REQUIRED: 244 |
| MAJESTIC SHRUBS TOTAL REQUIRED: 183 |
| SHRUBS PROVIDED: 603 |
| SHRUBS SUBSTITUTED FOR TREES AT 10 SHRUBS / 1 TREE: 25 TREE EQUIVALENTS |



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CITY OF AURORA ID #3S6626NW005
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| 5 | RESPONSE TO CITY COMMENTS | 09/19/18 | | |
|----------------------------|---------------------------|---------------------------|----|--|
| 4 | RESPONSE TO CITY COMMENTS | 08/06/15 | | |
| 3 | RESPONSE TO CITY COMMENTS | 07/15/15 | | |
| 2 | RESPONSE TO CITY COMMENTS | 06/10/15 | | |
| 1 | PLANNING SUBMITTAL | 04/10/15 | | |
| No. | Description of Revisions | Date | By | |
| Designed By: EGarza | | Checked By: S.Moll | | |

**BUILDING 29 MAJESTIC
COMMERCENTER, FILING NO. 8
LOT 1, PORTION OF SEC. 26 & 27
FINAL LANDSCAPE NOTES**

Date: 09/19/18

Job No.: 14045

L.6 / 8

BENCHMARK:

CITY OF AURORA ID #3S6626NW005
(OLD ID# 16-14 1981) 3" BRASS CAP SET
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| | | | | | |
| | | | | | |
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| Designed By: EGarza | | Checked By: SMoll | | | |

**BUILDING 29 MAJESTIC
COMMERCENTER, FILING NO. 8
LOT 1, PORTION OF SEC. 26 & 27**

FINAL LANDSCAPE NOTES

Job No.: 14045

L.7 / 8

| KEY | | QTY | COMMON NAME | BOTANIC NAME | SIZE | DESCRIPTION | WATER USAGE |
|----------------------------------|-----|-----|--------------------------------|---|----------|-----------------------------------|-------------|
| DECIDUOUS SHADE TREES | | | | | | | |
| | AFB | 5 | AUTUMN BLAZE MAPLE | ACER X FREEMANII 'AUTUMN BLAZE' | 3.0" CAL | B&B, SPECIMEN QUALITY | MED |
| | GTI | 5 | IMPERIAL HONEYLOCUST | GLEDITSIA TRIACANTHOS 'INERMIS IMPERIAL' | 3.0" CAL | B&B, SPECIMEN QUALITY | LOW |
| | TCG | 10 | GREENSPIRE LINDEN | TILIA CORDATA 'GREENSPIRE' | 3.0" CAL | B&B, SPECIMEN QUALITY | MED |
| | UFF | 2 | FRONTIER ELM | ULMUS 'FRONTIER' | 3.0" CAL | B&B, SPECIMEN QUALITY | MED |
| TOTAL | | 22 | | | | | |
| DECIDUOUS ORNAMENTAL TREES | | | | | | | |
| | AGF | 9 | FLAME AMUR MAPLE | ACER GINNALA 'FLAME' | 10' HT | MULTI-STEM, B&B, SPECIMEN QUALITY | LOW |
| | AGA | 11 | AUTUMN BRILLIANCE SERVICEBERRY | AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' | 10' HT | MULTI-STEM, B&B, SPECIMEN QUALITY | LOW |
| | MXT | 19 | THUNDERCHILD CRABAPPLE | MALUS X 'THUNDERCHILD' | 2.5" CAL | B&B, SPECIMEN QUALITY | LOW |
| | MSS | 18 | SPRING SNOW CRABAPPLE | MALUS X 'SPRING SNOW' | 2.5" CAL | B&B, SPECIMEN QUALITY | LOW |
| TOTAL | | 57 | | | | | |
| EVERGREEN TREES | | | | | | | |
| | PNA | 10 | DWARF AUSTRIAN PINE | PINUS NIGRA 'HORNIBROOKIANA' | 10' HT | B&B SPECIMEN QUALITY | LOW/MED |
| | PHB | 13 | BOSNIAN PINE | PINUS HELDREICHII | 10' HT | B&B, SPECIMEN QUALITY | LOW |
| | PSS | 18 | SCOTCH PINE | PINUS SYLVESTRIS | 10' HT | B&B, SPECIMEN QUALITY | LOW |
| TOTAL | | 41 | | | | | |
| EVERGREEN SHRUBS - LOW SPREADING | | | | | | | |
| | JHH | 16 | HUGHES JUNIPER | JUNIPERUS HORIZONTALIS 'HUGHES' | #5 CONT | CONTAINER, 24" SPREAD | LOW |
| TOTAL | | 16 | | | | | |
| EVERGREEN SHRUBS - MEDIUM | | | | | | | |
| | JCA | 5 | ARMSTRONG JUNIPER | JUNIPERUS CHINENSIS 'ARMSTRONGII' | #5 CONT | CONTAINER, | LOW |
| | PMS | 3 | SLOWMOUND MUGO PINE | PINUS MUGO 'SLOWMOUND' | #5 CONT | CONTAINER, 24" SPREAD | LOW |
| | PMT | 9 | TEENY MUGO PINE | PINUS MUGO 'TEENY' | #5 CONT | CONTAINER | LOW |
| | PMW | 80 | WHITE BUD MUGO PINE | PINUS MUGO 'WHITE BUD' | #5 CONT | CONTAINER, 24" SPREAD MIN | LOW |
| TOTAL | | 97 | | | | | |
| EVERGREEN SHRUBS - TALL | | | | | | | |
| | JSS | 20 | SKYROCKET JUNIPER | JUNIPERUS SCOPULORUM 'SKYROCKET' | 10' HT | B&B SPECIMEN QUALITY | LOW |
| TOTAL | | 20 | | | | | |
| DECIDUOUS SHRUBS - LOW SPREADING | | | | | | | |
| | RAG | 58 | DWARF FRAGRANT SUMAC | RHUS AROMATICA 'GRO-LOW' | #5 CONT | CONTAINER | LOW |
| | CAP | | CRANBERRY COTONEASTER | COTONEASTER APICULATUS | #5 CONT | CONTAINER, 5 CANE MIN, 24" HT | LOW |
| TOTAL | | 58 | | | | | |
| DECIDUOUS SHRUBS - MEDIUM | | | | | | | |
| | BTB | 126 | REDLEAF JAPANESE BARBERRY | BERBERIS THUNBERGII 'ATROPURPUREA' | #5 CONT | CONTAINER | LOW |
| | CBM | 154 | BLUEMIST SPIREA | CARYOPTERIS X CLANDONENSIS 'BLUE MIST' | #5 CONT | CONTAINER, 5 CANE MIN, 24" HT | LOW |
| | LVG | 116 | GOLDEN VICARY PRIVET | LIGUSTRUM X VICARYI | #5 CONT | CONTAINER | LOW |
| | PFG | 4 | GOLDFINGER POTENTILLA | POTENTILLA FRUTICOSA 'GOLDFINGER' | #5 CONT | CONTAINER, | LOW |
| TOTAL | | 400 | | | | | |
| DECIDUOUS SHRUBS - TALL | | | | | | | |
| | PCC | 12 | CISTENA PLUM | PRUNUS CISTENA | #5 CONT | CONTAINER | LOW/MED |
| TOTAL | | 12 | | | | | |
| PERENNIALS | | | | | | | |
| | AMY | 304 | MOONSHINE YARROW | ACHILLEA 'MOONSHINE' | #1 CONT | WELL ESTABLISHED | XERIC |
| | HSO | 9 | STELLA DE ORO DAYLILY | HEMEROCALLIS X 'STELLA DE ORO' | #1 CONT | WELL ESTABLISHED | LOW |
| | SNM | 15 | MAY NIGHT SALVIA | SALVIA NEMOROSA 'MAY NIGHT' | #1 CONT | WELL ESTABLISHED | XERIC |
| TOTAL | | 328 | | | | | |
| | | | | | | | |
| TOTAL SHRUBS | | 603 | | | | | |
| TOAL TREES | | 120 | | | | | |
| TOAL EVGRN SHRUBS | | 113 | | | | | |
| TOTAL EVGRN TREES | | 41 | | | | | |