

# MAJESTIC COMMERCENTER PHASE II

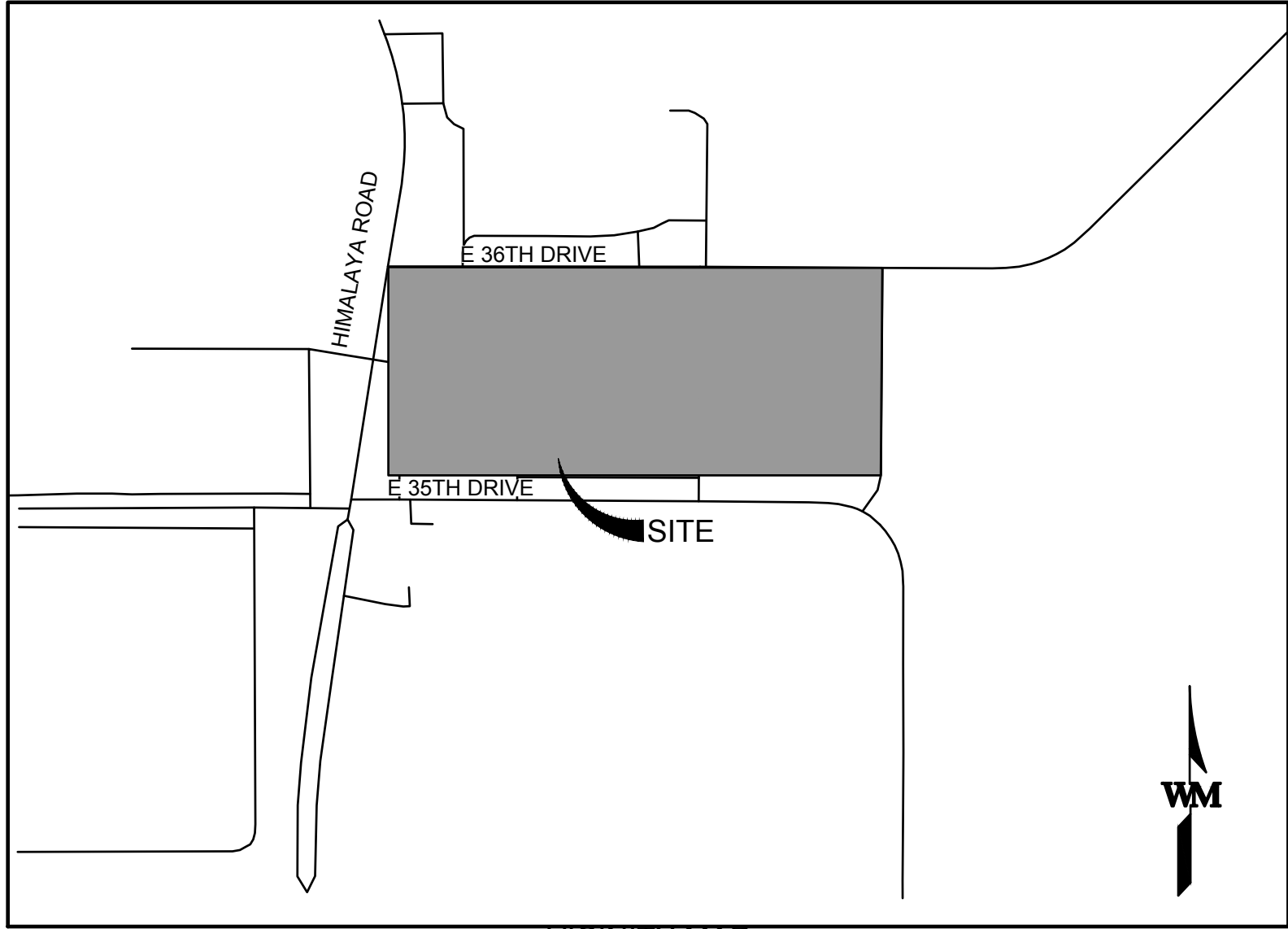
## AURORA, COLORADO

### SITE PLAN NOTES

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPAIR OF SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DEEDED TO SERVICE/EMERGENCY AND UTILITY EASEMENTS AND SHALL BE POSTED NO PARKING FIRE LANE.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. LANDSCAPING TO BE INSTALLED UPON COMPLETION OF PARKING LOT ADDITION.
- 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.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 34.122 AND 34.129 OF THE AURORA CITY CODE.
- ALL FUTURE ROOF TOP EQUIPMENT THAT PROJECT 3' OR LESS ABOVE ADJACENT ROOF PARAPET SHALL BE PAINTED TO MATCH THE ADJACENT PARAPET. ALL ROOF TOP EQUIPMENT PROJECTING HIGHER THAN 3' ABOVE ADJACENT PARAPET MAY REQUIRE AN EQUIPMENT SCREEN BASED UPON REVIEW OF THE CONDITION BY THE CITY OF AURORA PLANNING DEPARTMENT VIA ADMINISTRATIVE AMENDMENT. IN ANY EVENT ROOF TOP SCREENING SHALL MEET THE REQUIREMENTS OF THE MPIP.
- 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.
- 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.
- NOT USED.
- 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.
- NOT USED.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- ACCESSIBLE ROUTE OF TRAVEL: ACCESSIBLE EXTERIOR ROUTES SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE ACCESSIBLE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE 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 UBC CHAPTER 11, APPENDIX 11, AND CABO / ANSI 117.1.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.

The site plan will not be approved by public works until the preliminary drainage letter/report is approved

Understood



VICINITY MAP  
SCALE: 1" = 500'

### AMENDMENTS:

**Minor Amendment 5-10-2006**  
Expand trailer parking for Building # 9 onto adjacent vacant lot (future Building #8)  
Add security fence  
Add parking lot lights  
Add security fence and gates  
Add parking lot lights  
ADDITIONAL PARKING TO REPLACE BLDG 8, CANOPY ADDITION TO REPLACE DRIVE UP DOOR ON BUILDING 9

### LEGAL DESCRIPTION

MAJESTIC COMMERCENTER SUBDIVISION FILING NO. 2 LOT 3, BLOCK 1  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

BUILDING 9 ADDITIONAL PARKING DATA BLOCK	
TOTAL SPACES PROVIDED (INCLUDING BUILDING 9 PROVIDED)	120 (BUILDING 9 PROVIDED) + 288 (ADDITIONAL PARKING) = 408 TOTAL SPACES
ACCESSIBLE SPACES REQUIRED	9 (2% OF TOTAL PROVIDED, 2015 IBC TABLE 1160.1)
ACCESSIBLE SPACES PROVIDED	6 (SPACES PROVIDED WITH BLDG 9) 3 (SPACES PROVIDED WITH ADDITIONAL PARKING LOT) 9 TOTAL SPACES

### ADD'L SITE PLAN NOTES

- IRRIGATION WILL BE SUPPLIED FOR FUTURE LANDSCAPED ISLANDS AS REQUIRED, AND WILL BE A PART OF TENANT IMPROVEMENT DEVELOPMENT PROCESS.
- TT1E TRUCK STAGING AREA BETWEEN THE BUILDINGS WILL NOT BE USED FOR OUTDOOR STORAGE UNLESS ADEQUATELY SCREENED FROM THE STREET.
- PARKING FOR FUTURE USERS WILL MEET THE REQUIREMENTS OF SECTION V, OFF STREET PARKING OF THE MPIP IF USES CHANGE FROM GENERAL INDUSTRIAL TO OFFICE USE.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCR OACH INTO ANY EASEMENT OR FIRE LANE.
- MCC PHASE II WILL GENERATE APPROXIMATELY 614 TRIPS DURING THE EVENING PEAK HOUR (BASED ON ITE TRIP GENERATION RATES)
- INTERIM DETENTION PONDS AND EARTHEN CHANNELS ARE NOT TO LANDSCAPED AT THIS TIME. IF PERMANENT FACILITIES HAVE NOT REPLACED IN INTERIM FACILITIES BY THE END OF THE YEAR 2000, THE INTERIM FACILITIES WILL BE IMPROVED TO MPIP STANDARDS.

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4	BLDG NO. 7 SITE PLAN
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5.1	ADDITIONAL PARKING GRADING PLAN
5.2	ADDITIONAL PARKING UTILITY PLAN
6	BLDG NO. 9 SITE PLAN
7	DETAILS AND LEGEND
8	BLDG NO. 6 ELEVATIONS
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S-4	PATIO COVER SECTIONS
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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.

### NOTES FOR ELECTRONICALLY OPERATED GATES:

- THE DEVELOPER, HIS OR HER SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS, AND ASSIGNS, SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED TO ALL CITY OF AURORA STANDARDS AT THE TIME OF THE VIOLATION. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. ELECTRONIC GATING SYSTEMS SHALL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF: A) SIREN OPERATED SYSTEM; B) AUTOMATIC KNOX KEY SWITCH; AND C) MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST".
- A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.

### NOTES FOR MANUALLY OPERATED GATES:

- THE DEVELOPER, HIS OR HER SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS, AND ASSIGNS, SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED TO ALL CITY OF AURORA STANDARDS AT THE TIME OF THE VIOLATION. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. MANUALLY OPERATED GATING SYSTEMS SHALL BE EQUIPPED WITH A KNOX PADLOCK, OR OTHER APPROVED KNOX LOCKING DEVICE. GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST".
- A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.

SITE DATA	BLDG. No. 6	BLDG. No. 7	BLDG. No. 8	BLDG. No. 9	TOTAL
LAND AREA WITHIN PROPERTY LINES	6.85 ACRES	9.12 ACRES	9.27 ACRES	6.38 ACRES	31.62 ACRES
GROSS FLOOR AREA (41-16 CITY CODE)	41.9 % 125,000 SQ. FT.	50.3 % 200,000 SQ. FT.	48.5 % 200,000 SQ. FT.	54.0 % 150,000 SQ. FT.	49.0 % 675,000 SQ. FT.
NUMBER OF BUILDINGS	ONE	ONE	ONE	ONE	FOUR
TOTAL BUILDING COVERAGE	41.9 % 125,000 SQ. FT.	50.3 % 200,000 SQ. FT.	48.5 % 200,000 SQ. FT.	54.0 % 150,000 SQ. FT.	49.0 % 675,000 SQ. FT.
HARD SURFACE AREA (EXCLUSIVE OF BUILDINGS)	37.7 % 112,620 SQ. FT.	38.8 % 154,072 SQ. FT.	38.5 % 153,651 SQ. FT.	35.9 % 99,844 SQ. FT.**	38.2 % 526,087 SQ. FT.
LANDSCAPED AREA WITHIN SITE (41-16 CITY CODE)	26.4 % 80,766 SQ. FT.	10.9 % 43,195 SQ. FT.	11.0 % 44,250 SQ. FT.	10.1 % 28,069 SQ. FT.	12.8 % 176,280 SQ. FT.
PRESENT ZONING CLASSIFICATION	M-1	M-1	M-1	M-1	M-1
PROPOSED USES	WAREHOUSE / OFFICE	WAREHOUSE / OFFICE	WAREHOUSE / OFFICE	WAREHOUSE / OFFICE	WAREHOUSE / OFFICE
PERMITTED MAXIMUM SIGN AREA	600 SQ. FT.	600 SQ. FT.	600 SQ. FT.	600 SQ. FT.	2,400 SQ. FT.
TYPE OF SIGN	FREESTANDING AND/OR WALL	FREESTANDING AND/OR WALL	FREESTANDING AND/OR WALL	FREESTANDING AND/OR WALL	FREESTANDING AND/OR WALL
NUMBER OF STORES	ONE	ONE	ONE	ONE	ONE
MAXIMUM HEIGHT OF BUILDINGS	40 FT.	40 FT.	40 FT.	40 FT.	40 FT.
LOADING SPACES	REQUIRED: 4 PROVIDED: 29	REQUIRED: 4 PROVIDED: 52	REQUIRED: 4 PROVIDED: 52	REQUIRED: 4 PROVIDED: 28	REQUIRED: 16 PROVIDED: 161
PARKING SPACES	REQUIRED: 99 PROVIDED: 164*	REQUIRED: 160 PROVIDED: 164*	REQUIRED: 160 PROVIDED: 164*	REQUIRED: 120 PROVIDED: 120*	REQUIRED: 539 PROVIDED: 613*
HANDICAP SPACES	REQUIRED: 4 PROVIDED: 8	REQUIRED: 5 PROVIDED: 12	REQUIRED: 5 PROVIDED: 12	REQUIRED: 4 PROVIDED: 6	REQUIRED: 18 PROVIDED: 38

\* 51 STALLS WITH WIDTH OF 8.5 FT.

\* 48 STALLS WITH WIDTH OF 8.5 FT.

\* INCLUDES 18 STALLS FOR POSSIBLE FUTURE USE

\*\* INCLUDES RAIL YARD

\* INCLUDES 18 STALLS FOR POSSIBLE FUTURE USE  
100 STALLS WITH WIDTH OF 8.5 FT.

WARE MALCOMB  
CIVIL ENGINEERING & SURVEYING

900 south broadway  
suite 320  
denver, co 80209  
p 303.561.3333  
waremalcomb.com

FOR AND ON BEHALF  
OF WARE MALCOMB

MAJESTIC COMMERCENTER FILING NO. 2  
BUILDING 9 ADDITIONAL PARKING

COVER SHEET & NOTES

NO.	DATE	REMARKS

JOB NO.:	DCS21-4086
PA / PM:	BJH
DESIGNED:	TRS
DATE:	
PLOT DATE:	5/27/22

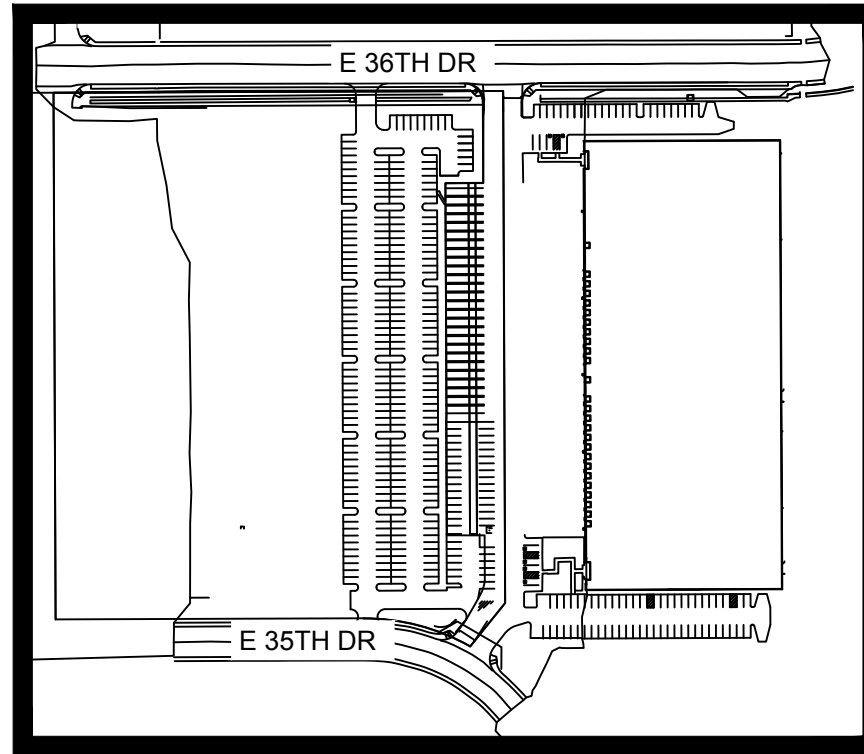
SHEET

1

Sheet of

NOT FOR CONSTRUCTION





KEYMAP  
1" = 250'

LEGEND:

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED WALK
- EXISTING EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED FIRE LANE EASEMENT
- ICC A117.1 ACCESSIBLE ROUTE
- PARKING COUNT
- FDC W/ APPROVED KNOX HARDWARE
- NEW FIRE HYDRANT W/ BOLLARD PROTECTION
- EXISTING FIRE HYDRANT
- KNOX BOX
- PROPOSED FENCE
- MANUAL SLIDING GATE
- MANUAL SWING GATE

NOTES:

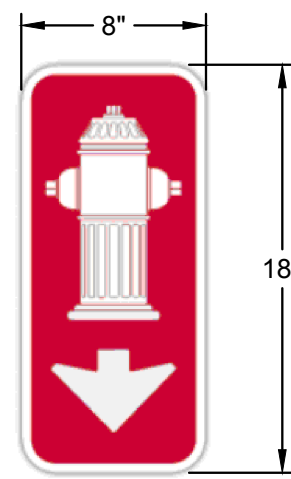
- ALL DIMENSIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
- ALL ACCESSIBLE RAMPS SHALL BE CONSTRUCTED WITH DETECTABLE WARNING PADS PER COA STANDARD DETAIL S9.5
- PAVEMENT THICKNESS PER GEOTECH REPORT.
- ALL ENTRANCES ARE PRIVATE UNLESS OTHERWISE NOTED.
- ALL EASEMENTS DEDICATED TO THE CITY OF AURORA SHOWN HEREIN ARE TO BE DEDICATED BY THE PROP PLAT, UNLESS OTHERWISE NOTED.
- ALL MANUAL PRIMARY AND SECONDARY EMERGENCY ACCESS GATES SHALL OPEN BY MEANS OF A KNOX PADLOCK OR OTHER KNOX HARDWARE, AS APPROVED BY CITY OF AURORA.

BENCHMARK

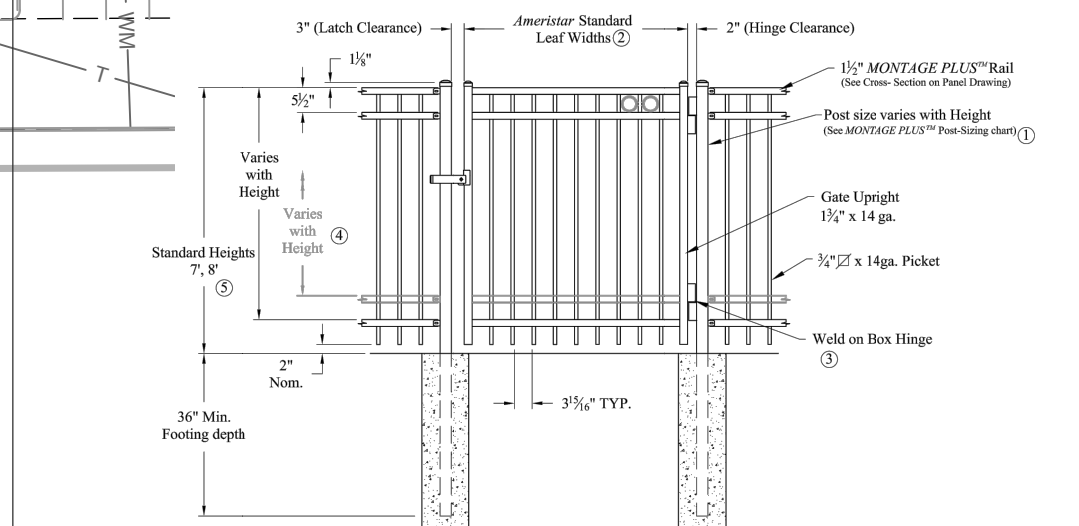
CENTER QUARTER CORNER, SEC 2, T4S, R66W, 6TH P.M.  
FOUND 3" BRASS CAP IN RANGE BOX STAMPED "CITY OF AURORA, Q4 S2 T4S, R66W, 1991 LS 19614"

BASIS OF BEARINGS

NORTH LINE EAST HALF SOUTHWEST SEC. 2  
S89°28'31" 1,321.32'

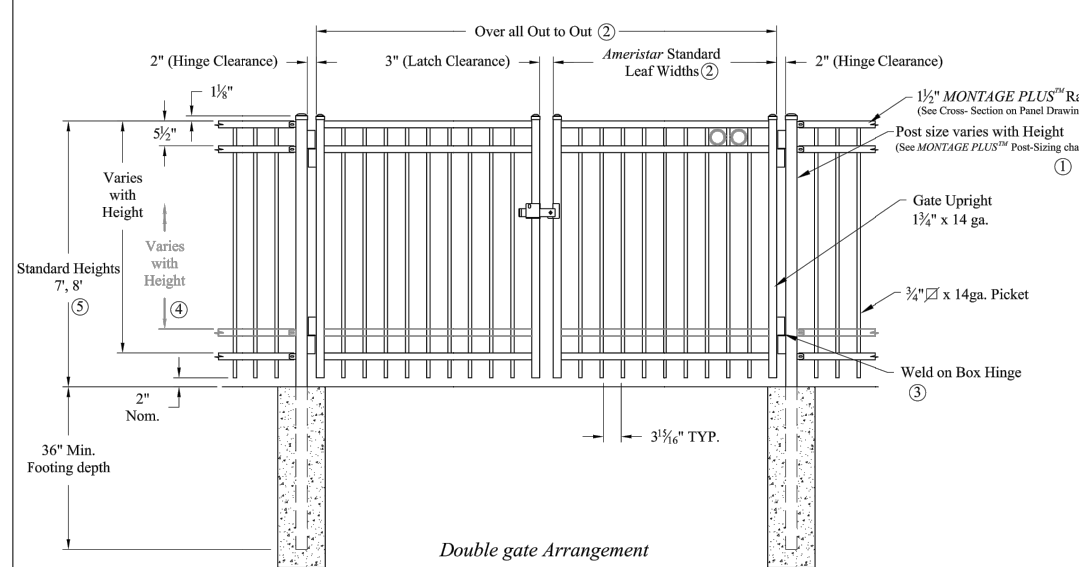


FIRE HYDRANT SIGN  
N.T.S.

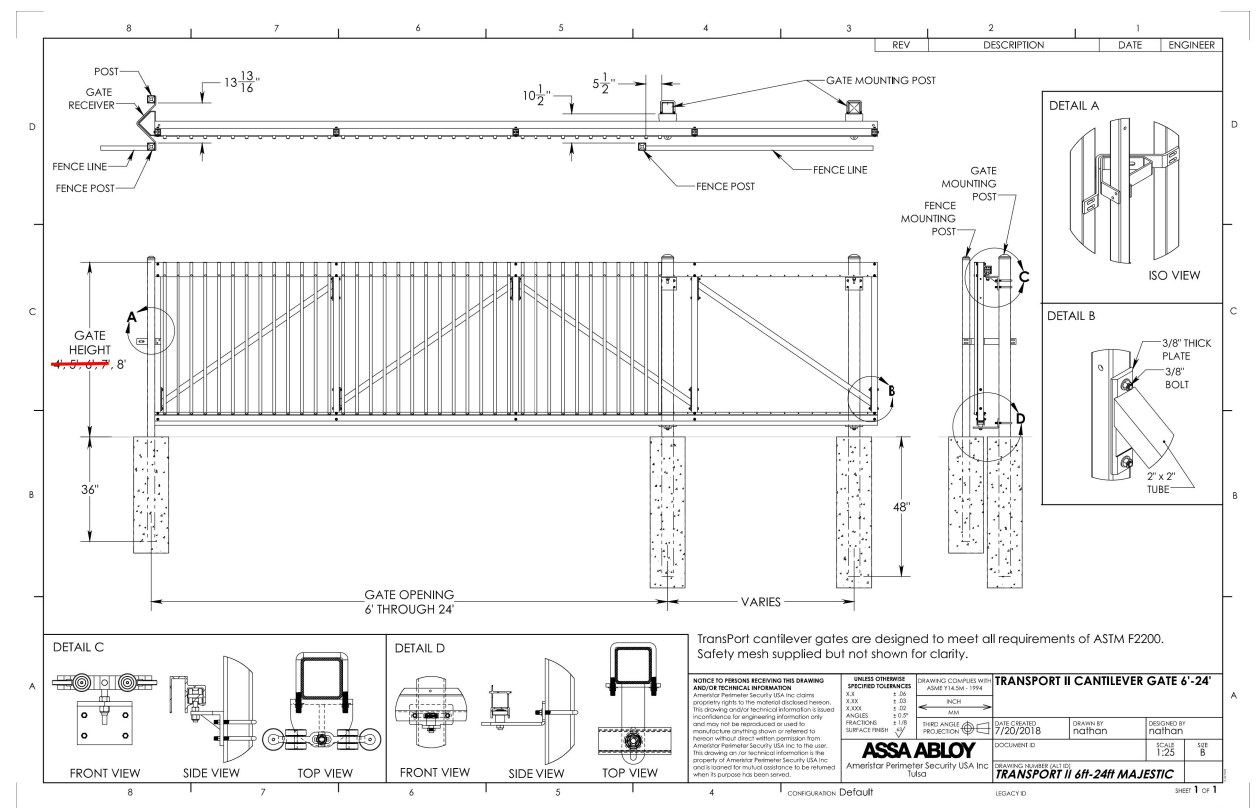


NOTES:

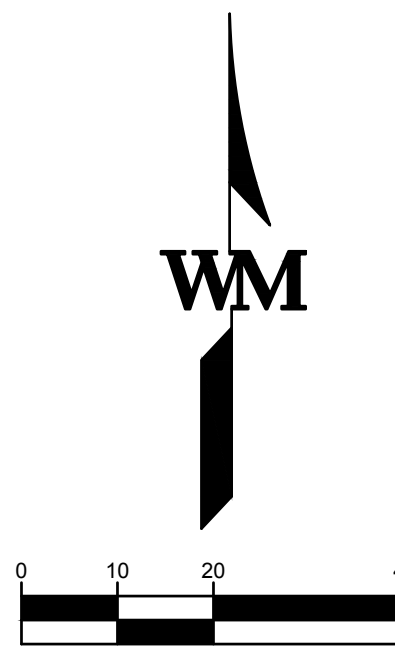
- Post size depends on fence height, weight and wind loads. See HONETAG PLUS post sizing chart.
- See HONETAG PLUS gate table for standard gate to suit. Custom gate openings available for special cut to suit leaf widths.
- Additional styles of gate hardware are available on request. This could change the Latch & Hinge Clearance.
- Post cut to suit.



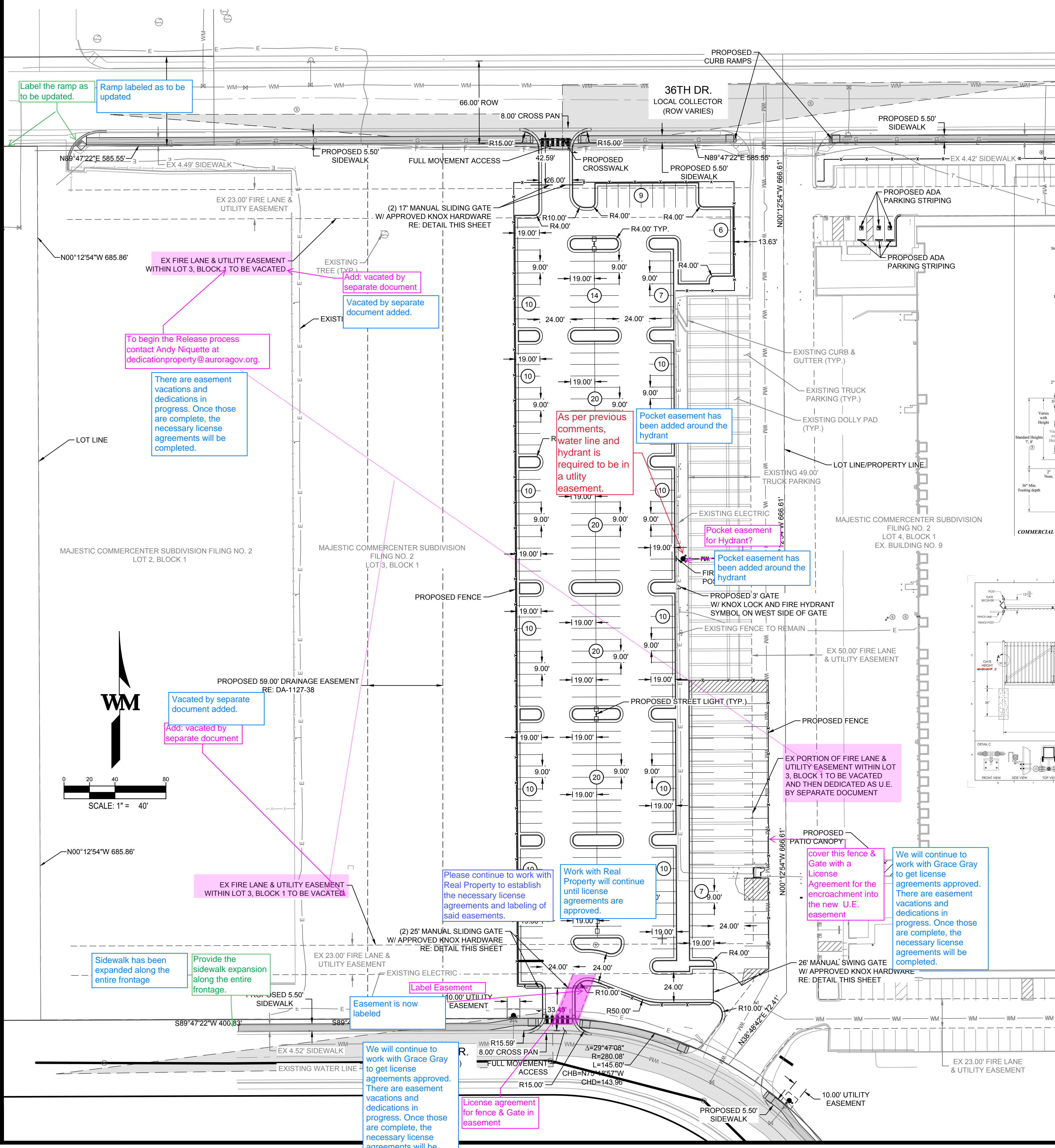
COMMERCIAL STRENGTH WELDED STEEL GATES  
MANUAL SLIDING GATE DETAIL  
N.T.S.



MANUAL SLIDING GATE DETAIL  
N.T.S.



SCALE: 1" = 20'  
GUARD SHACK SITE PLAN  
DETAIL



Label the ramp as to be updated.

Ramp labeled as to be updated.

EX FIRE LANE & UTILITY EASEMENT WITHIN LOT 3, BLOCK 1 TO BE VACATED

To begin the Release process contact Andy Niquette at dedicationproperty@auroragov.org.

There are easement vacations and dedications in progress. Once those are complete, the necessary license agreements will be completed.

Add: vacated by separate document

Vacated by separate document added.

As per previous comments, water line and hydrant is required to be in a utility easement.

Pocket easement has been added around the hydrant

Pocket easement for hydrant?

Pocket easement has been added around the hydrant

PROPOSED 3" GATE W/ KNOX LOCK AND FIRE HYDRANT SYMBOL ON WEST SIDE OF GATE

EXISTING FENCE TO REMAIN

EX PORTION OF FIRE LANE & UTILITY EASEMENT WITHIN LOT 3, BLOCK 1 TO BE VACATED AND THEN DEDICATED AS U.E. BY SEPARATE DOCUMENT

cover this fence & Gate with a License Agreement for the encroachment into the new U.E. easement

We will continue to work with Grace Gray to get license agreements approved. There are easement vacations and dedications in progress. Once those are complete, the necessary license agreements will be completed.

Please continue to work with Real Property to establish the necessary license agreements and labeling of said easements.

Work with Real Property will continue until license agreements are approved.

We will continue to work with Grace Gray to get license agreements approved. There are easement vacations and dedications in progress. Once those are complete, the necessary license agreements will be completed.

License agreement for fence & Gate in easement

Vacated by separate document added.

Add: vacated by separate document

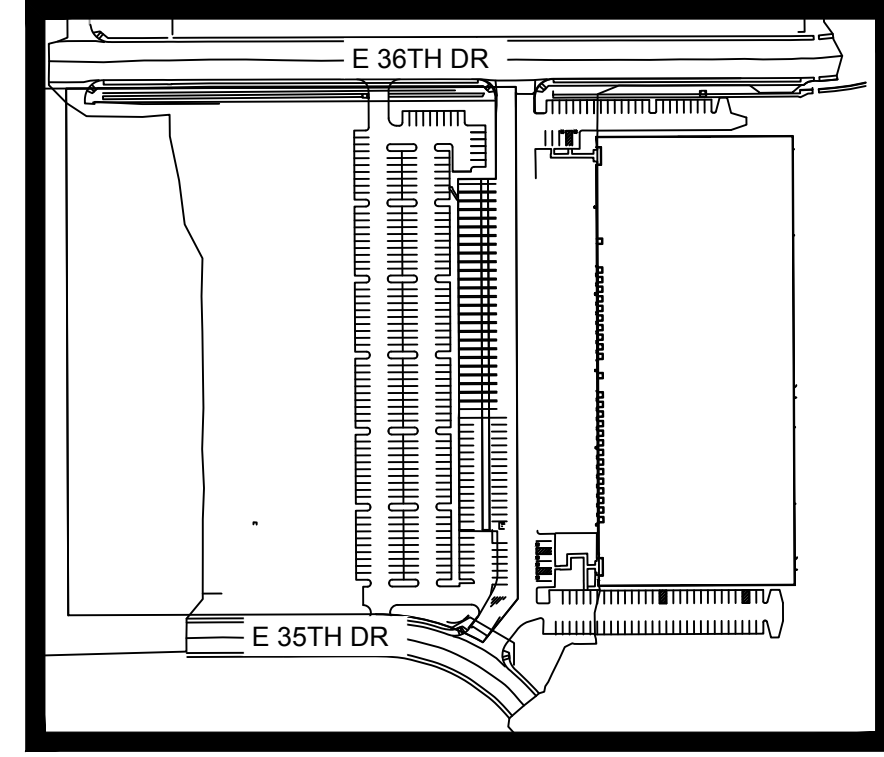
Sidewalk has been expanded along the entire frontage

Provide the sidewalk expansion along the entire frontage.

Label Easement

Easement is now labeled





KEYMAP  
1" = 250'

LEGEND:

- PROPERTY LINE
- UTILITY CROSSING
- PROPOSED STORM LINE
- EXISTING STORM LINE
- PROPOSED STORM INLET
- EXISTING STORM INLET
- PROPOSED SWALE
- PROPOSED SANITARY SEWER W/ MANHOLE
- EXISTING SANITARY SEWER W/ MANHOLE
- PROPOSED WATERLINE & VALVE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED WATER METER
- EXISTING WATERLINE & VALVE
- EXISTING FIRE HYDRANT
- EXISTING ELECTRIC LINE
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE
- PROPOSED PLUG
- PROPOSED FENCE

NOTES:

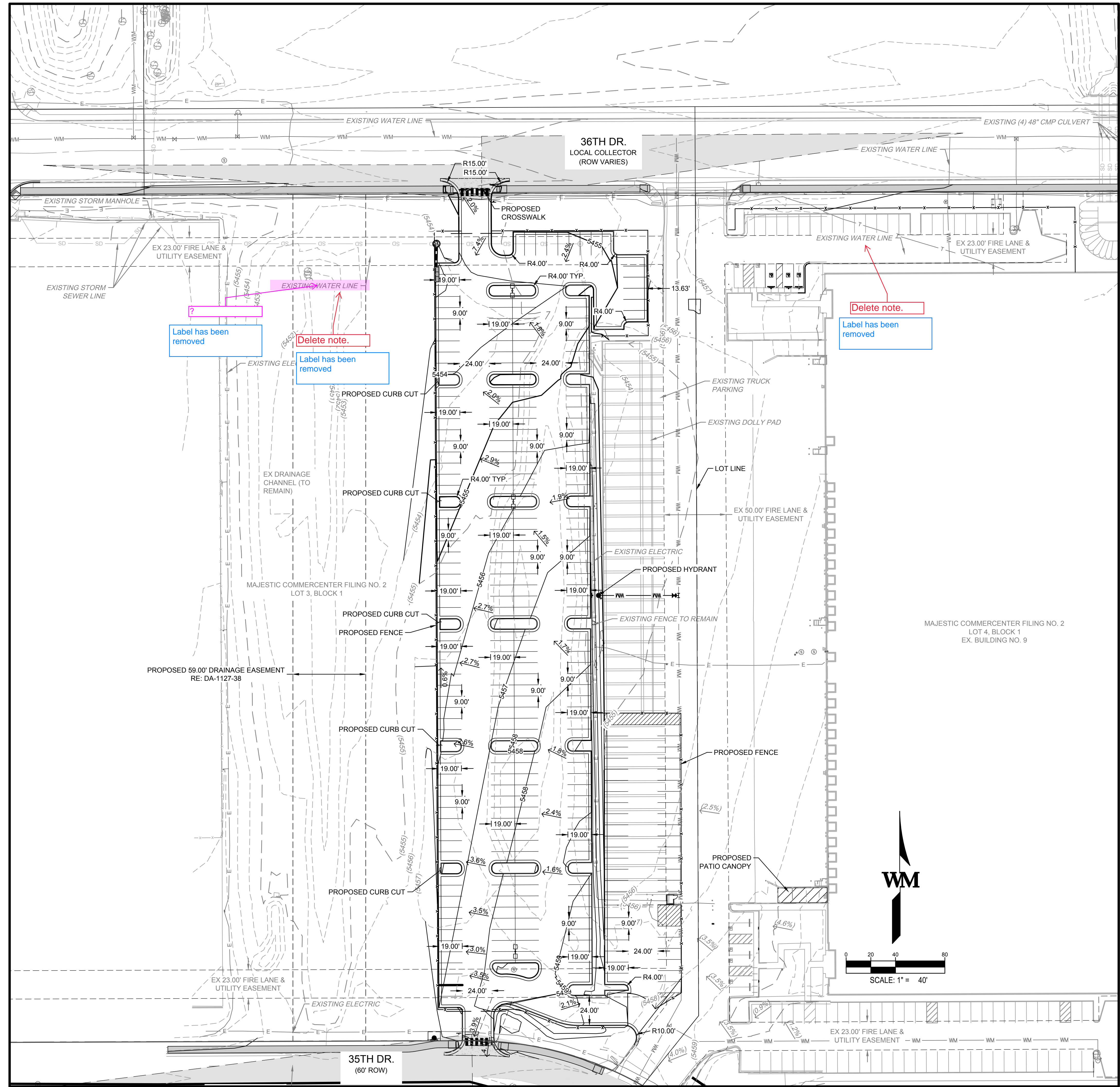
- ALL STORM LINES ARE PRIVATE UNLESS OTHERWISE NOTED AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.

BENCHMARK

CENTER QUARTER CORNER, SEC 2, T4S, R66W, 6TH P.M.  
FOUND 3" BRASS CAP IN RANGE BOX STAMPED "CITY OF  
AURORA, Q4 S2 T4S, R66W, 1991 LS 19614"

BASIS OF BEARINGS

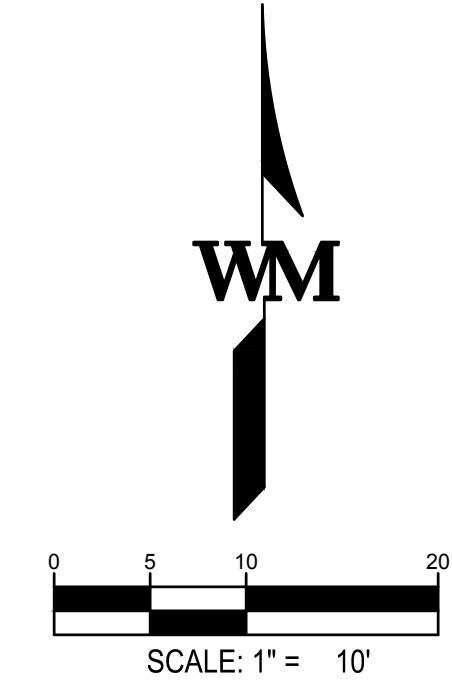
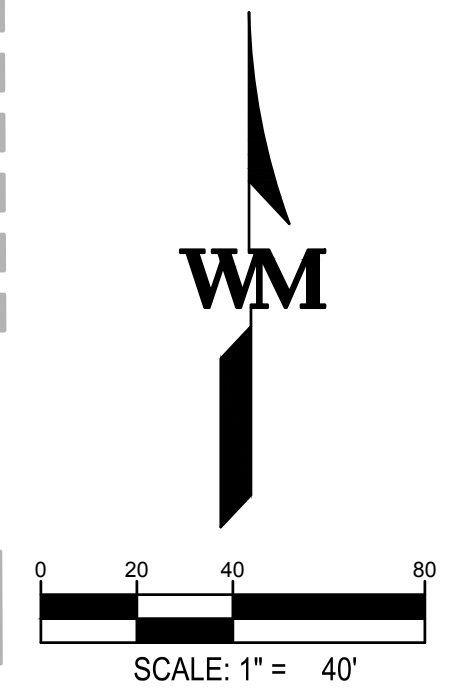
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S89°28'31" 1,321.32'



Delete note.  
Label has been removed

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PA / PM:	
DESIGNED:	
DATE:	
PLOT DATE:	5/27/22



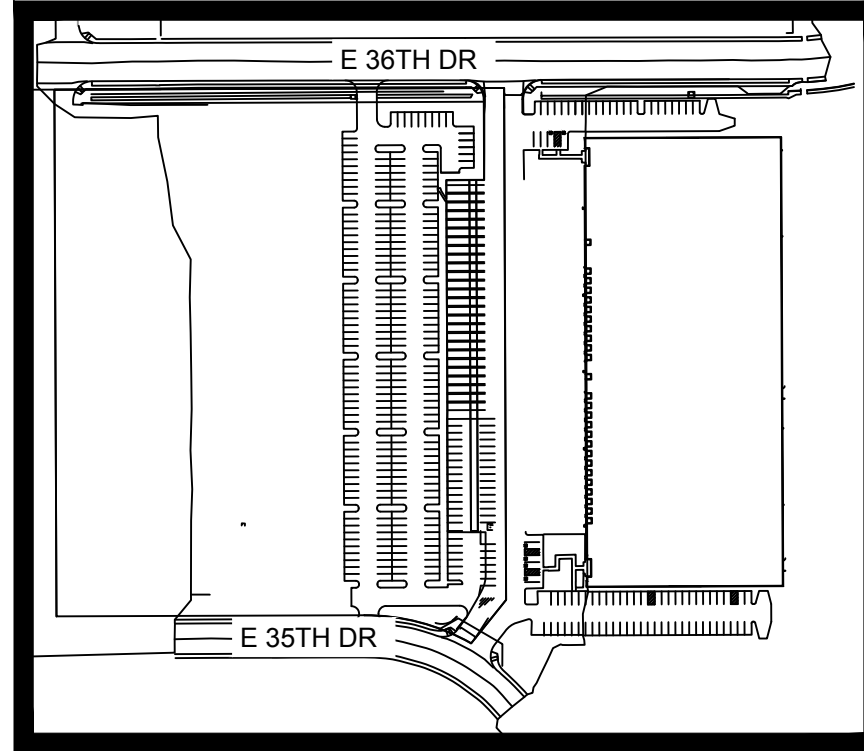
**WARE MALCOMB**  
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FOR AND ON BEHALF  
OF WARE MALCOMB

MAJESTIC COMMERCCENTER FILING NO. 2  
BUILDING 9 ADDITIONAL PARKING

UTILITY PLAN



KEYMAP  
1" = 250'

LEGEND:

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- UTILITY CROSSING
- PROPOSED STORM LINE
- EXISTING STORM LINE
- PROPOSED STORM INLET
- EXISTING STORM INLET
- PROPOSED SWALE
- PROPOSED SANITARY SEWER W/ MANHOLE
- EXISTING SANITARY SEWER W/ MANHOLE
- PROPOSED WATERLINE & VALVE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED WATER METER
- EXISTING WATERLINE & VALVE
- EXISTING FIRE HYDRANT
- EXISTING ELECTRIC LINE
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE
- PROPOSED PLUG
- PROPOSED FENCE

NOTES:

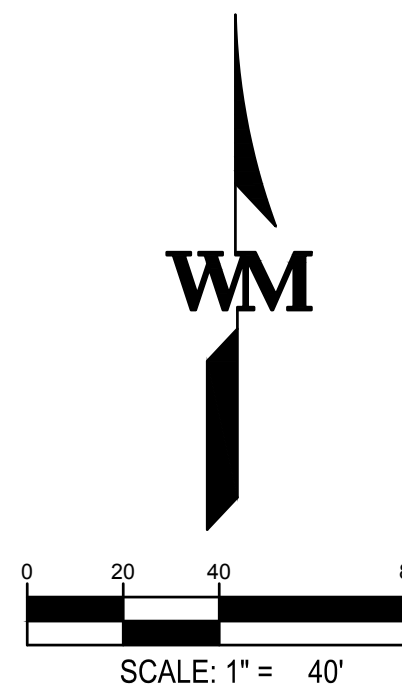
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FOUND 3" BRASS CAP IN RANGE BOX STAMPED "CITY OF AURORA, S2 T4S, R66W, 1991 LS 19614"

BASIS OF BEARINGS

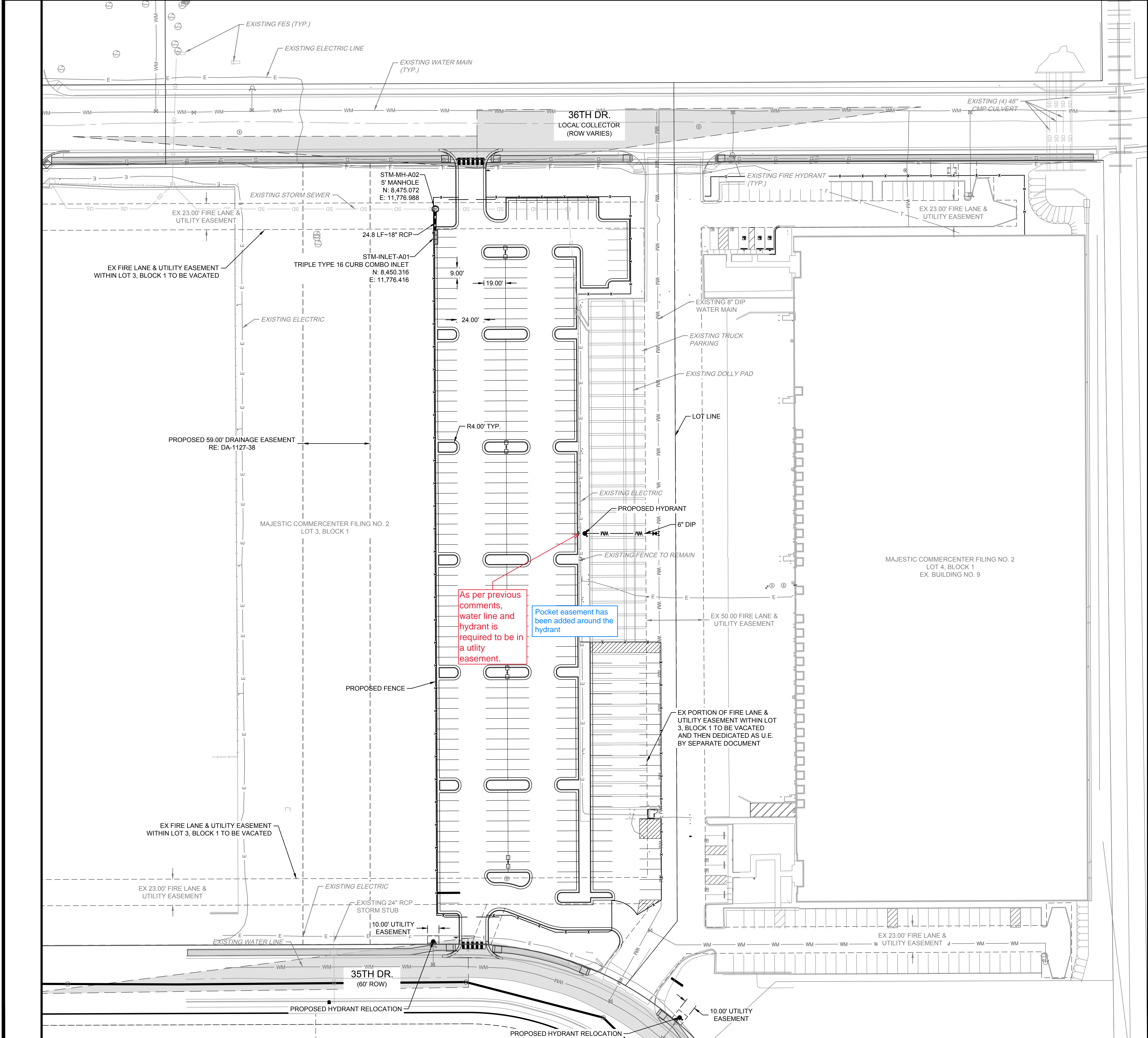
NORTH LINE EAST HALF SOUTHWEST SEC. 2  
S89°28'31" 1,321.32'



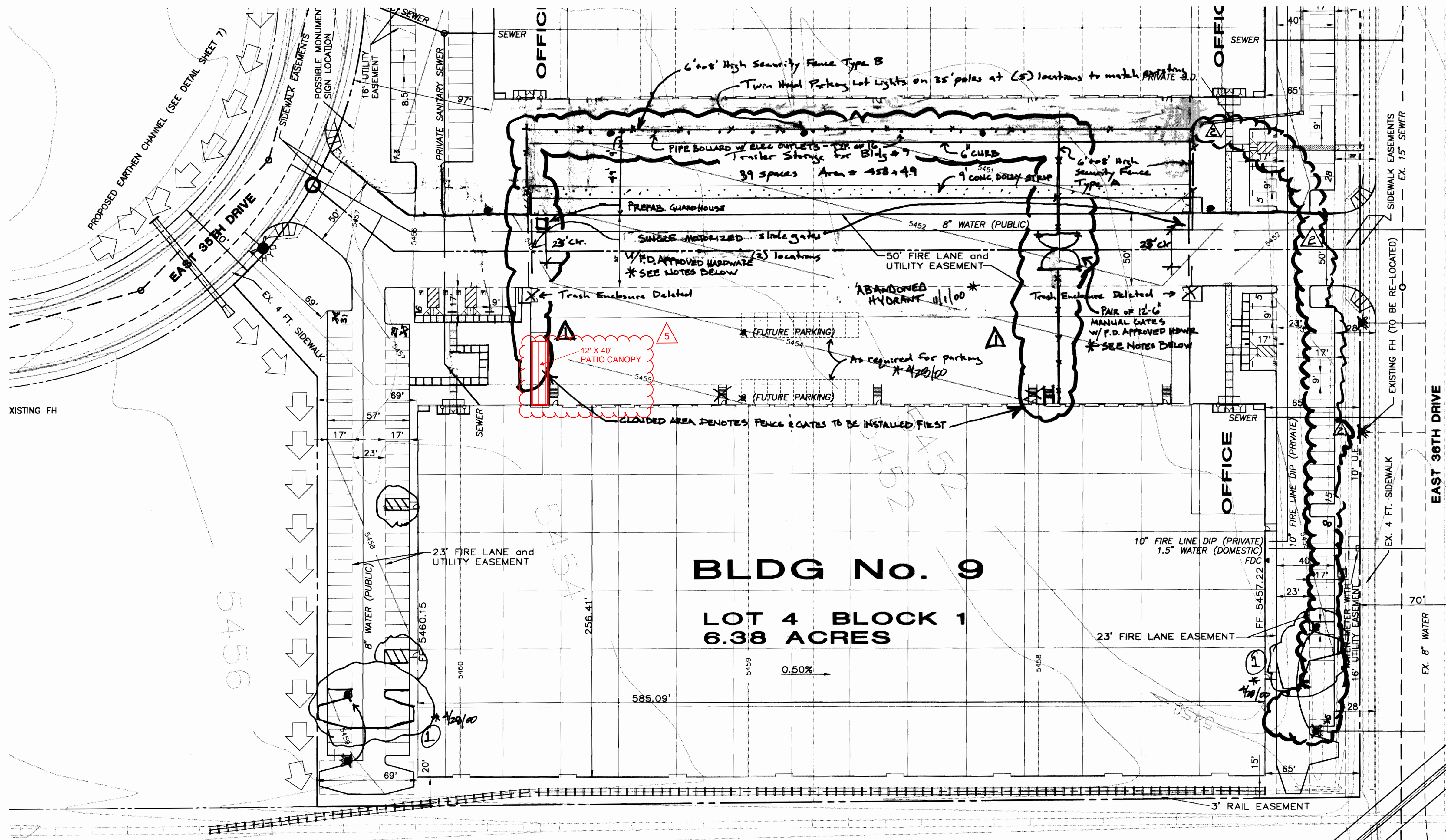
NO.	DATE	REMARKS

JOB NO.:	
PA / PM:	
DESIGNED:	
DATE:	
PLOT DATE:	5/27/22

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Sheet	of 5

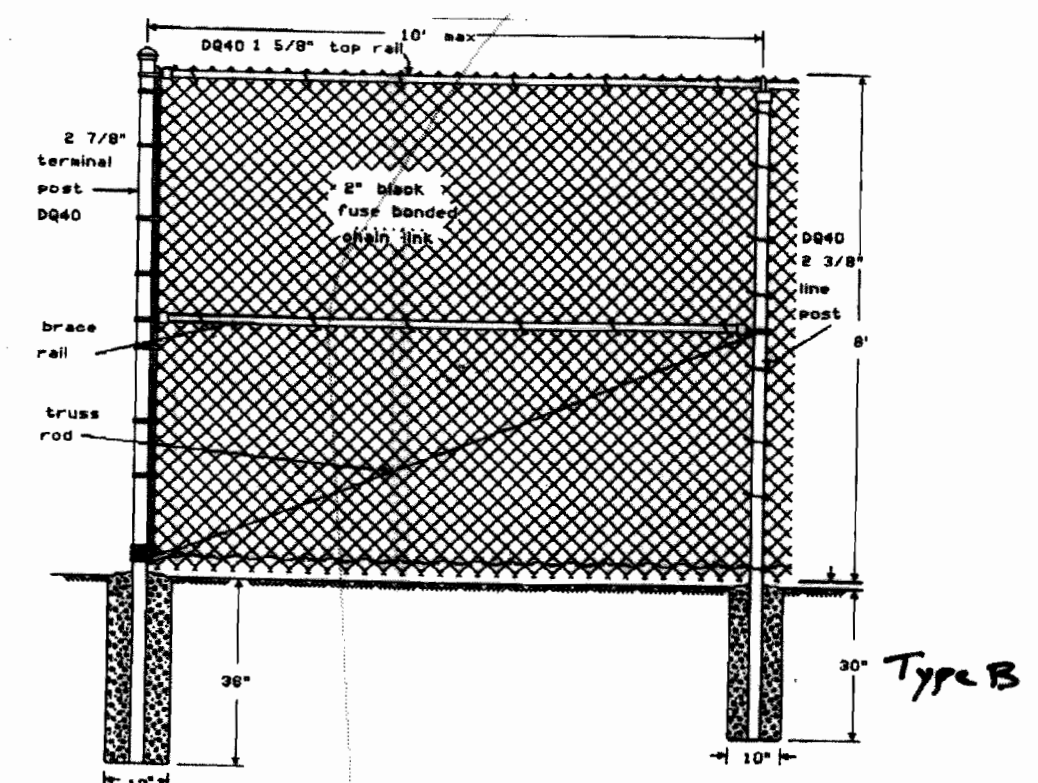
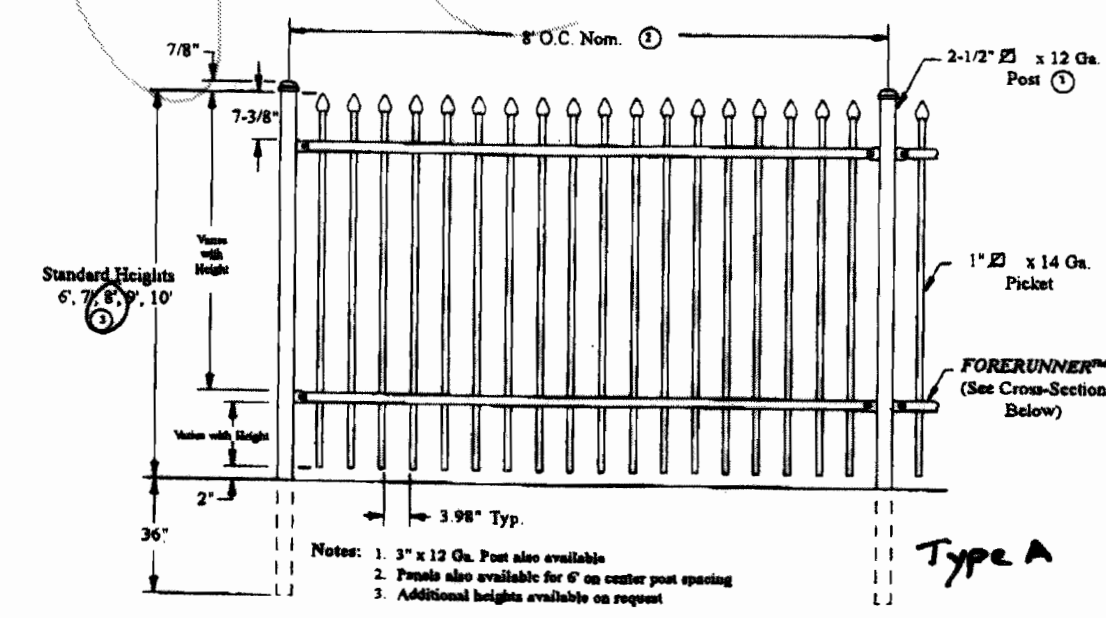






Minor Amendment 5-10-2006  
Expand trailer parking for Building #9 onto adjacent vacant lot (future Building #8)  
Add security fence  
Add parking lot lights

MINOR AMENDMENT 9/30/2009 HA-480723 1997-6060-05  
- REVISE SIZE OF TRAILER STORAGE PKG & ADD CONC. DOLLY STMP  
- ADD EAST/WEST FENCE LINE AND GATES  
- ADD GUARDHOUSE  
- ADD EXTERIOR STAIR & BLDG 9  
- ADD PIPE BOLLARDS w/ELEC OUTLETS ALONG WEST FENCE



\* MYLAR CHANGES  
① Reconfigure parking for water detention purposes. April 28, 2000  
② Abandon and relocate fire hydrant as illustrated.

② Mylar Change 8/5/11  
Extend fence to enclose north parking lot. See RSN 615506

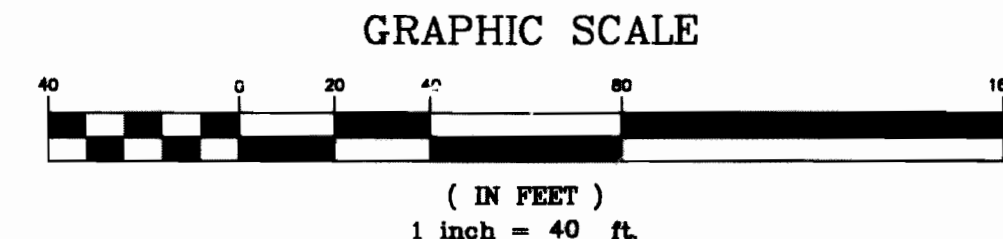
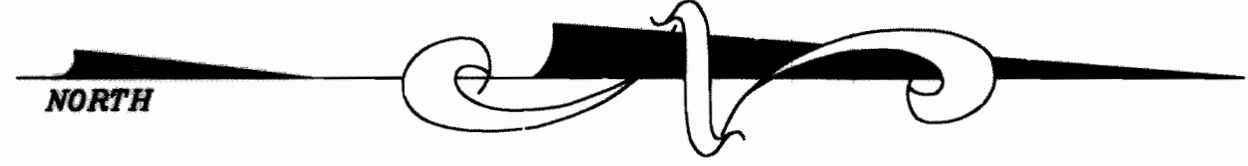
**GATE OPERATING REQ'S**

A. THE DEVELOPER, HIS OR HER SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS, OR ASSIGNS SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED TO ALL CITY OF AURORA STANDARDS AT THE TIME OF VIOLATION. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. THE GATING SYSTEM WILL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF: A) SIREN OPERATED SYSTEM; B) AUTOMATIC KNOX KEY SWITCH; C) AN ELECTRICAL OR BATTERY BACK-UP SYSTEM THAT OPENS THE GATE ON THE LOSS OF THE PRIMARY ELECTRICAL POWER; AND D) MANUAL OVERRIDE IN THE EVENT OF SYSTEM FAILURE).

B. SITE PLAN APPROVAL BY THE PLANNING DEPARTMENT IS NOT CONSIDERED BUILDING DIVISION APPROVAL FOR THE INSTALLATION OF ANY GATING SYSTEM. A SEPARATE APPROVED BUILDING PERMIT IS REQUIRED.

C. BOTH THE SWINGING AND SLIDING GATES, AND ADJACENT FENCE SUPPORT POSTS, WHEN IN THE FULL OPEN POSITION, SHALL NOT ENCRoACH INTO THE REQUIRED 23' MINIMUM GATE OPENING WIDTH.

NOTE: PARKING LOT SURFACE TO BE A.C. PAVING ON BASE  
NOTE: FOUR (4) MONUMENT SIGNS SHALL BE ALLOWED PER BUILDING. ACTUAL LOCATIONS SHALL BE DETERMINED AND APPROVED AT THE TIME OF TENANT IMPROVEMENTS.









HELLO  
FRESH

PATIO  
COVER

20761 E. 35TH DRIVE  
AURORA, COLORADO

BRIAN SEYFERTH & ASSOCIATES, INC.



PROFESSIONAL ENGINEER

5583 South Prince Street  
Littleton, Colorado 80120  
Phone: (303) 797-7772  
Fax: (303) 797-7773

NUMBER	DATE	ISSUE
1	8/31/21	REVIEW

PROJECT NUMBER: 21372

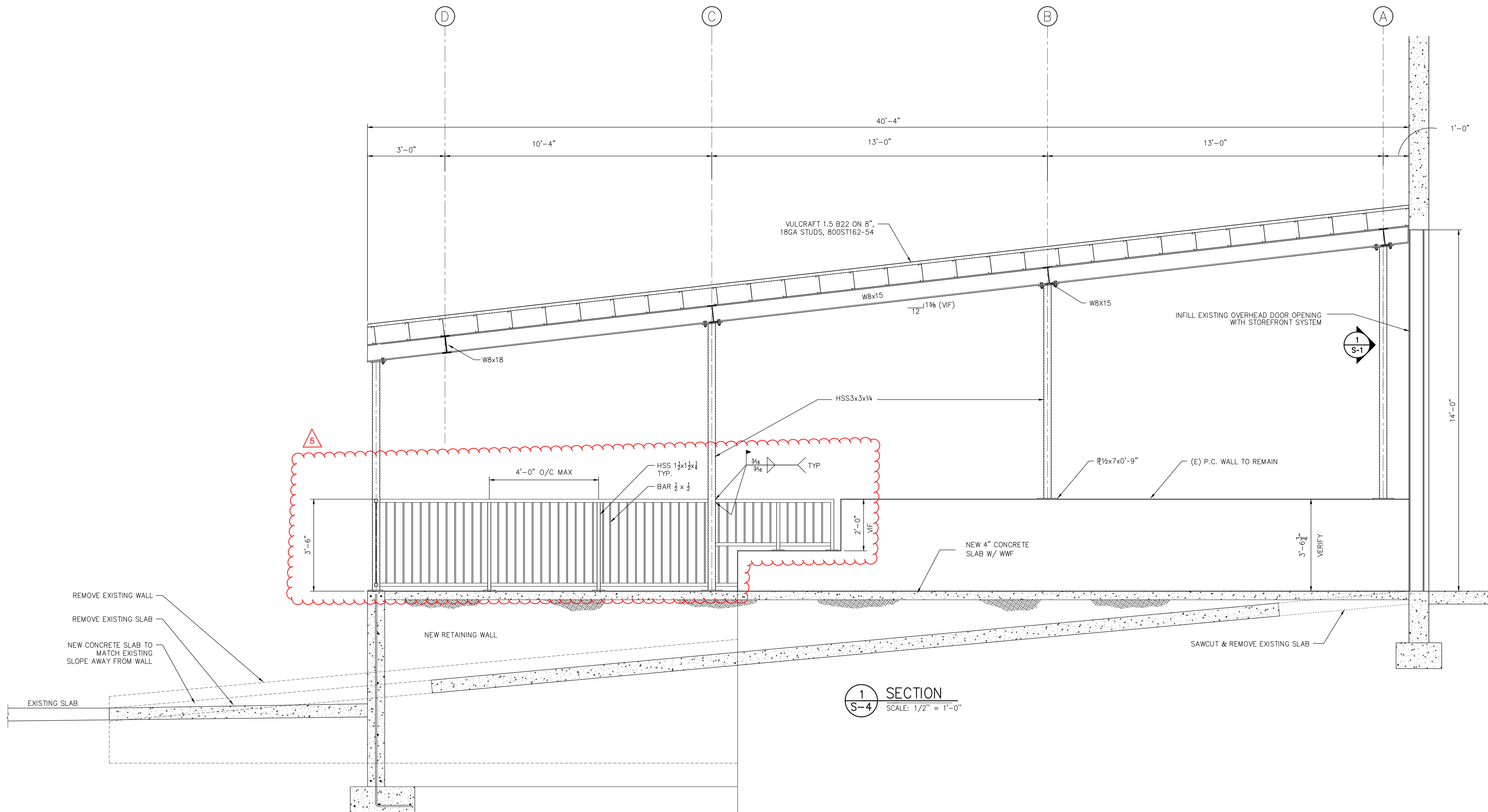
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CHECKED BY

SHEET TITLE  
SECTIONS















SHEET NUMBER

S-4







	STEEL EDGER 970 L.F.
	ORNAMENTAL FENCE
	LIMITS OF LANDSCAPE DISTURBANCE
	SANITARY LINE
	WATER LINE
	STORMWATER LINE
	PROPERTY LINE
	EX. MINOR CONTOUR
	EX. MAJOR CONTOUR
	PROP. MINOR CONTOUR
	PROP. MAJOR CONTOUR
	SIGHT TRIANGLE
	FIRE HYDRANT
	SIGN

GENERAL NOTES:

1. ALL PLANTING BEDS SHALL HAVE 1 1/2" ANGULAR GRANITE ROCK MULCH PLACED A MINIMUM OF 3" DEEP WITH LANDSCAPE FABRIC.

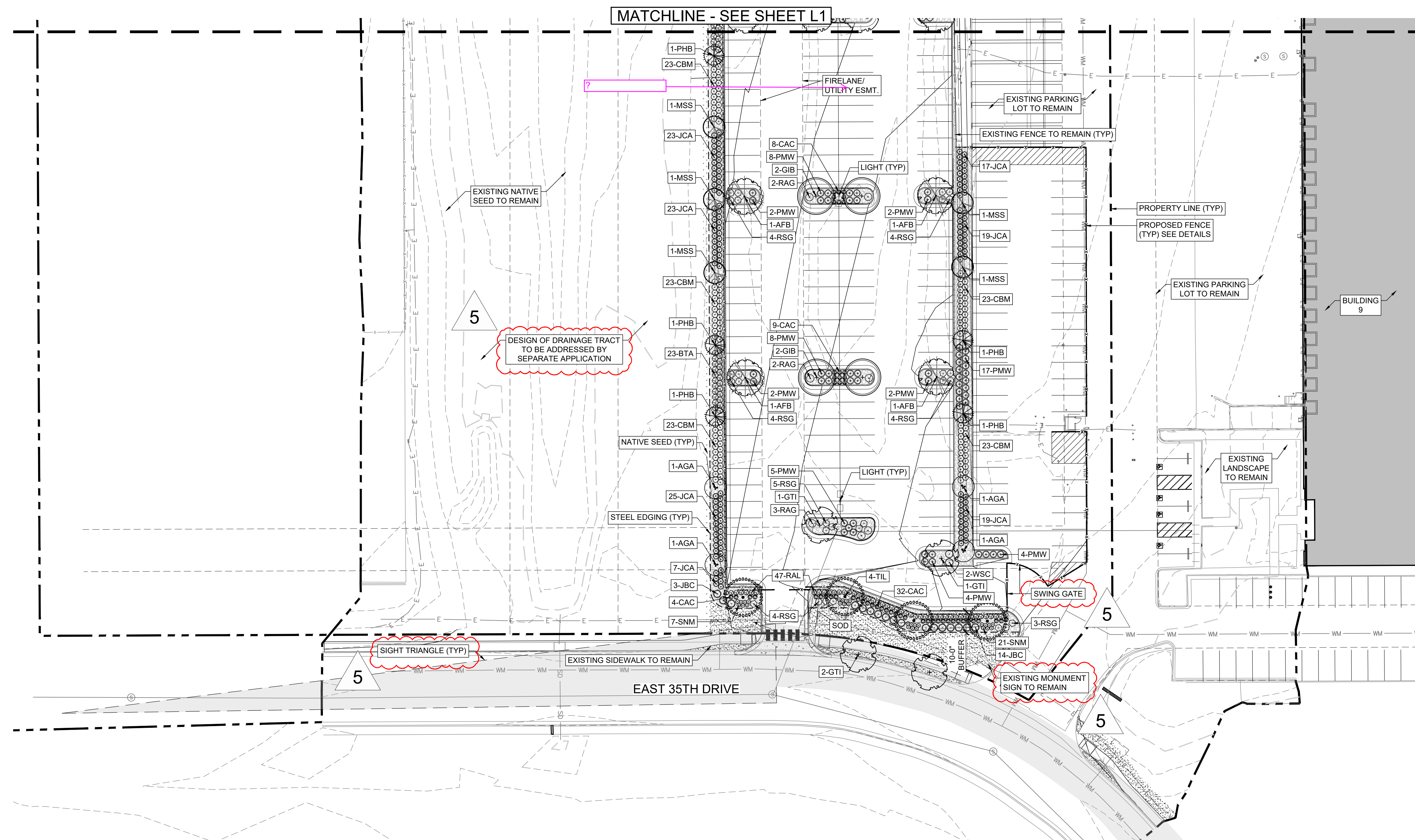


0' 15' 60' 40'






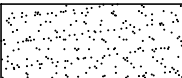
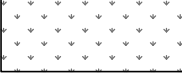
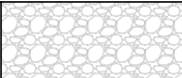














SCALE: 1" = 30'-0"



NOT FOR CONSTRUCTION

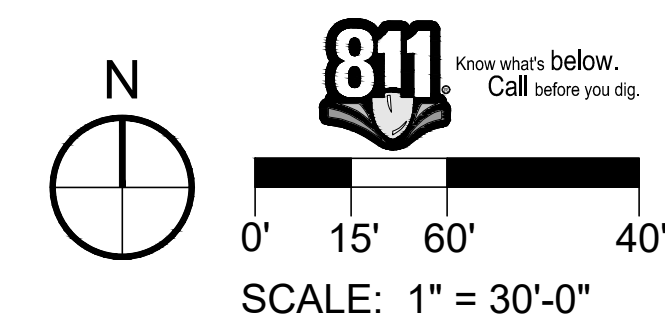


## LEGEND

- |   |                                    |
|---|------------------------------------|
|    | DECIDUOUS TREES                    |
|    | EVERGREEN TREES                    |
|    | ORNAMENTAL TREES                   |
|    | SHRUBS                             |
|    | PERENNIALS                         |
|    | SOD<br>5,648 S.F.                  |
|    | NATIVE SEED<br>2,080 S.F.          |
|    | ROCK MULCH<br>18,200 S.F.          |
|    | STEEL EDGER 970 L.F.               |
|    | ORNAMENTAL FENCE                   |
|    | LIMITS OF LANDSCAPE<br>DISTURBANCE |
|    | SANITARY LINE                      |
|    | WATER LINE                         |
|    | STORMWATER LINE                    |
|    | PROPERTY LINE                      |
|    | EX. MINOR CONTOUR                  |
|    | EX. MAJOR CONTOUR                  |
|  | PROP. MINOR CONTOUR                |
|  | PROP. MAJOR CONTOUR                |
|  | SIGHT TRIANGLE                     |
|  | FIRE HYDRANT                       |
|  | SIGN                               |

GENERAL NOTES:

1. ALL PLANTING BEDS SHALL HAVE 1 $\frac{1}{2}$ " ANGULAR GRANITE ROCK MULCH PLACED A MINIMUM OF 3" DEEP WITH LANDSCAPE FABRIC.



2953 s peoria st  
suite 101  
aurora, co 80014  
p 303.770.7201  
thkassoc.com

FOR AND ON BEHALF  
OF WARE MALCOMB

AURORA BUSINESS CENTER FILING NO. 2  
BUILDING 9 ADDITIONAL PARKING

[illegible]

JOB NO.:	DCS21-4086
PA / PM:	JG
DESIGNED:	WP
DATE:	
PLOT DATE:	5/27/22

SHEET  
**L2**

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NOT FOR CONSTRUCTION



PLANT SCHEDULE

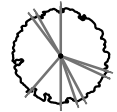
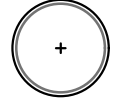
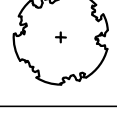
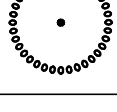
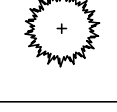
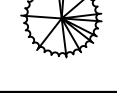
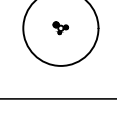

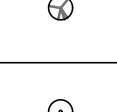
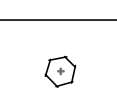
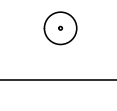
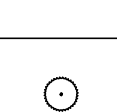
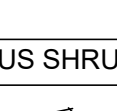
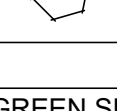

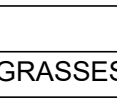

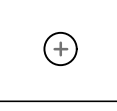
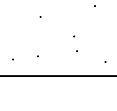

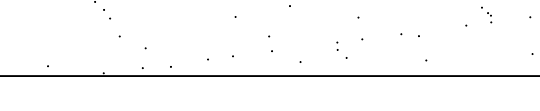


DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	AFB	14	Acer X freemani Autumn Blaze / Autumn Blaze Maple	2.0" Cal.	Single Stem B&B	Med.
	GIB	8	Ginkgo biloba 'Autumn Gold' / Maidenhare Tree	2.0" Cal.	Single Stem B&B	Med.
	GTI	20	Gleditsia Triacanthos Inermis Imperial / Imperial Honeylocust	2.0" Cal.	Single Stem B&B	Low
	TIL	9	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	2.0" Cal.	Single Stem B&B	Med.
TOTAL		51				
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	PNA	8	Pinus Nigra 'Hornibrookiana' / Dwarf Austrian Pine	8' Height	B&B	Low/Med
	PHB	11	Pinus heldreichii / Bosnian Pine	6' Height	B&B	Low
TOTAL		19				
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	AGA	6	Amelanchier X Grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry	2.0" Cal.	6' Height	Low
	MSS	8	Malus x 'Spring Snow' / Spring Snow Crabapple	6' Height	Single Stem B&B	Low
TOTAL		14				
MEDIUM DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	BTA	69	Berberis thunbergii 'Atropurpurea' / Red Leaf Japanese Barberry	5 gal	Cont.	Low
	CBM	186	Caryopteris x clandonensis 'Blue Mist' / Blue Mist Spirea	5 gal	Cont.	Low
	RSG	71	Perovskia atriplicifolia / Russian Sage	5 gal	Cont.	Low
	RAG	27	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal	Cont.	Low
	RAL	105	Ribes alpinum / Alpine Currant	5 gal	Cont.	Low
	WSC	8	Prunus Besseyi / Western Sand Cherry	5 gal	Cont.	Low
TOTAL		466				
TALL DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	PCC	8	Prunus x cistena / Cistena Plum	5 gal		Med.
TOTAL		8				
MEDIUM EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	JBC	41	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	5 gal	Cont.	Low
	JCA	216	Juniperus chinensis 'Armstrongii' / Armstrong Juniper	5 gal	Cont.	Low
	PMW	101	Pinus mugo 'Whitebud' / White Bud Mugo Pine	5 gal	Cont.	Low
TOTAL		358				
ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	CAC	116	Calamagrostis acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	Cont.	Xeric
TOTAL		116				
PERENNIALS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	SNM	42	Salvia Nemorosa 'May Night'	1 gal	Cont.	Xeric
TOTAL		42				
GROUND COVERS				CONT	TYPE	WATER USAGE
		7,483 SF	Sod - RTF Sod, or approved equal			Med.
		2,080 SF	Native Seed Mix - Low Grow Mix, or approved equal			Low
		17,870 SF	1 1/2" Angular Granite Rock Mulch (3" deep) w/ Landscape Fabric, or approved equal			N/A

TABLE OF CURBSIDE LANDSCAPE

DESCRIPTION	LENGTH	NOTES	TREES REQUIRED (1 / 40')	TREES PROVIDED
E 36th DRIVE	585'	---	15	15
E 35th DRIVE	113'	---	3	3

REQUIREMENTS SET FORTH BY THE CITY OF AURORA

5

STREET FRONTAGE

DESCRIPTION	LENGTH	WIDTH REQUIRED	WIDTH PROVIDED	REQUIRED / PROVIDED	
				TREES (1 / 40 LF)	SHRUBS (10 / 40 LF)
STREET FRONTAGE, E 36th DRIVE (NORTH)	170'	10'	10'	5/5	43 / 86
STREET FRONTAGE, E 35th DRIVE (SOUTH)	168'	10'	10'	4/4	42 / 61
PARKING LOT ISLANDS	N/A	9'	9'	31/30	186/196*

REQUIREMENTS SET FORTH BY THE CITY OF AURORA

\*TREE EQUIVALENT USED. 1 TREE = 10 SHRUBS.

5

GENERAL NOTES

- THE LANDSCAPING SHOWN ON THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPROVEMENTS TO BE INSTALLED BY THE DEVELOPER, SUCCESSORS, OR ASSIGNS.
- ALL TREES SHALL BE A MINIMUM OF 10' FROM EXISTING WATER LINE OR IRRIGATION MAINLINE (IF POSSIBLE).
- 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.
- NO SLOPES TO EXCEED 3:1

CITY OF AURORA STANDARD NOTES AND TABLES

- SOIL PREPARATION SHALL BE FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA MINIMUM.
- SURFACE MATERIALS OF WALKS AND PLAZAS SHALL BE CONCRETE. SURFACE MATERIAL OF VEHICULAR DRIVES AND PARKING LOTS SHALL BE ASPHALT.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- 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 UPON COMPLETION OF THE EXPANDED PARKING LOT, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-4.7 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.
- 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.
- A 5 FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

MAJESTIC LANDSCAPE NOTES

- THE LANDSCAPE PLAN PROVIDED FOLLOWS CITY OF AURORA LANDSCAPE ORDINANCE AND REQUIREMENTS AND THE MAJESTIC COMMERCCENTER MASTER PLAN DATED 2020.

5

SOD INFORMATION

RTF SOD, OR APPROVED EQUAL  
AVAILABLE THROUGH: GREEN VALLEY TURF CO.  
13159 N. US HIGHWAY 85  
LITTLETON, CO 80125  
P: 303.798.6764  
WEB: WWW.GVT.NET

EDGER INFORMATION

RYERSON 4" AND 6" ROLL TOP EDGING  
AVAILABLE THROUGH: RYERSON  
P: 855.793.7766  
P: WWW.RYERSON.COM

NATIVE SEED INFORMATION

LOW GROW MIX:  
30% EPHRAIM CRESTED WHEATGRASS  
25% SHEEP FESCUE  
20% PERENNIAL RYE  
15% CHEWINGS FESCUE  
10% CANADA BLUE GRASS  
SEEDING RATE:  
DRYLAND - 20-25 LBS/AC  
AVAILABLE THROUGH: ARKANSAS VALLEY SEED, INC.  
4300 MONACO STREET  
DENVER, CO 80216  
P: 303.320.7500  
WEB: WWW.AVSEEDS.COM

ROCK MULCH INFORMATION

LANDSCAPE ROCK MULCH  
1-1/2" DIA COPPER MOUNTAIN  
APPLIED AT 3" DEPTH MINIMUM  
AVAILABLE THROUGH: PIONEER  
7608 HIGHWAY 93  
GOLDEN, CO 80403  
P: 303.279.4787  
WEB: WWW.PIONEERSAND.COM

2953 s paoria st  
suite 101  
aurora, co 80014  
p 303.770.7201  
thkassoc.com

FOR AND ON BEHALF  
OF WARE MALCOMB

AURORA BUSINESS CENTER FILING NO. 2

BUILDING 9 ADDITIONAL PARKING

LANDSCAPE NOTES

NO.	DATE	REMARKS									

JOB NO.:	DCS21-4086
PA / PM:	JG
DESIGNED:	WP
DATE:	
PLOT DATE:	5/27/22

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2953 s peoria st  
suite 101  
aurora, co 80014  
p 303.770.7201  
thkassoc.com

FOR AND ON BEHALF  
OF WARE MALCOMB

AURORA BUSINESS CENTER FILING NO. 2  
BUILDING 9 ADDITIONAL PARKING  
FINAL LANDSCAPE AND TREE PROTECTION NOTES & DETAILS

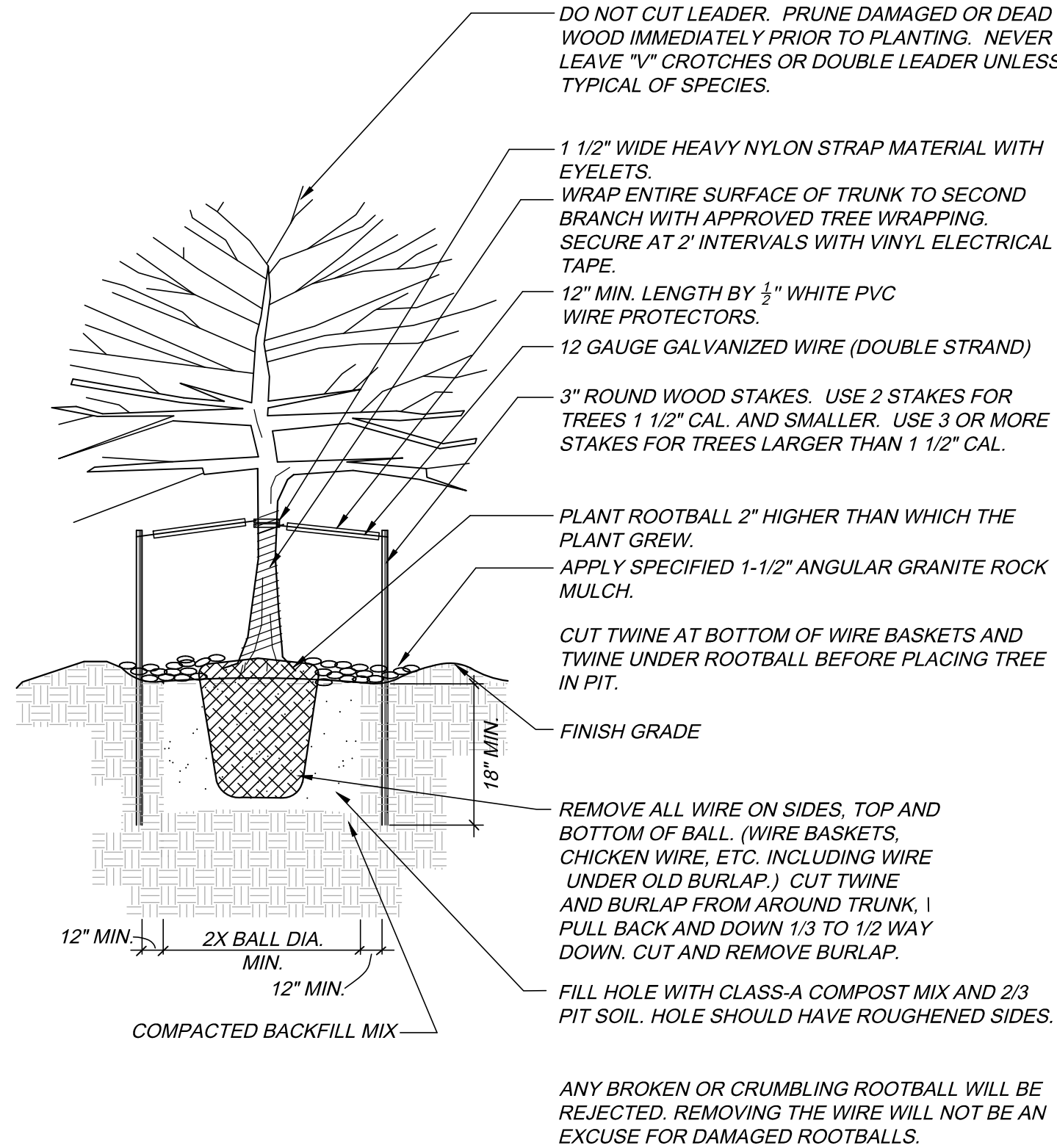
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PLOT DATE:	5/27/22

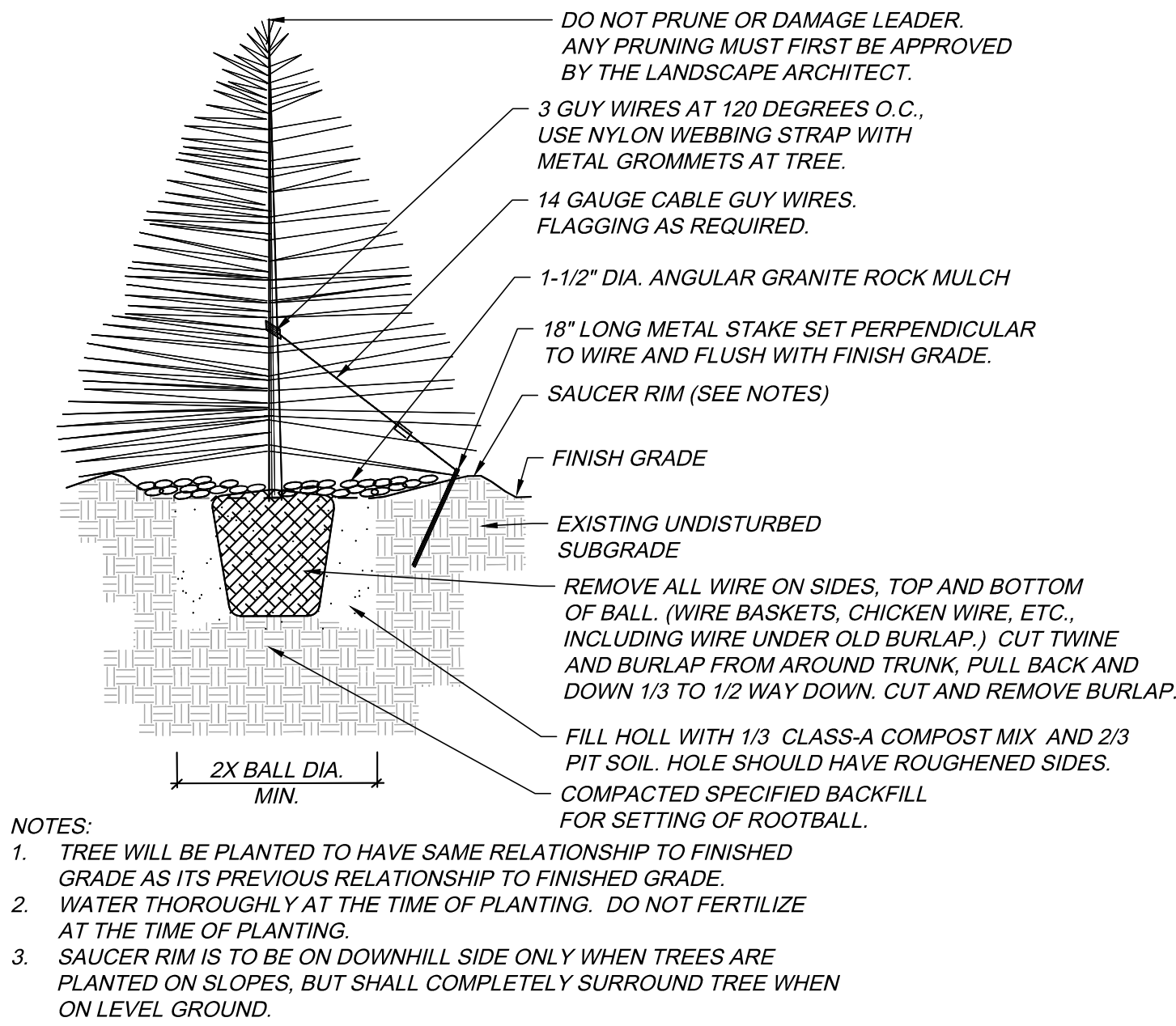
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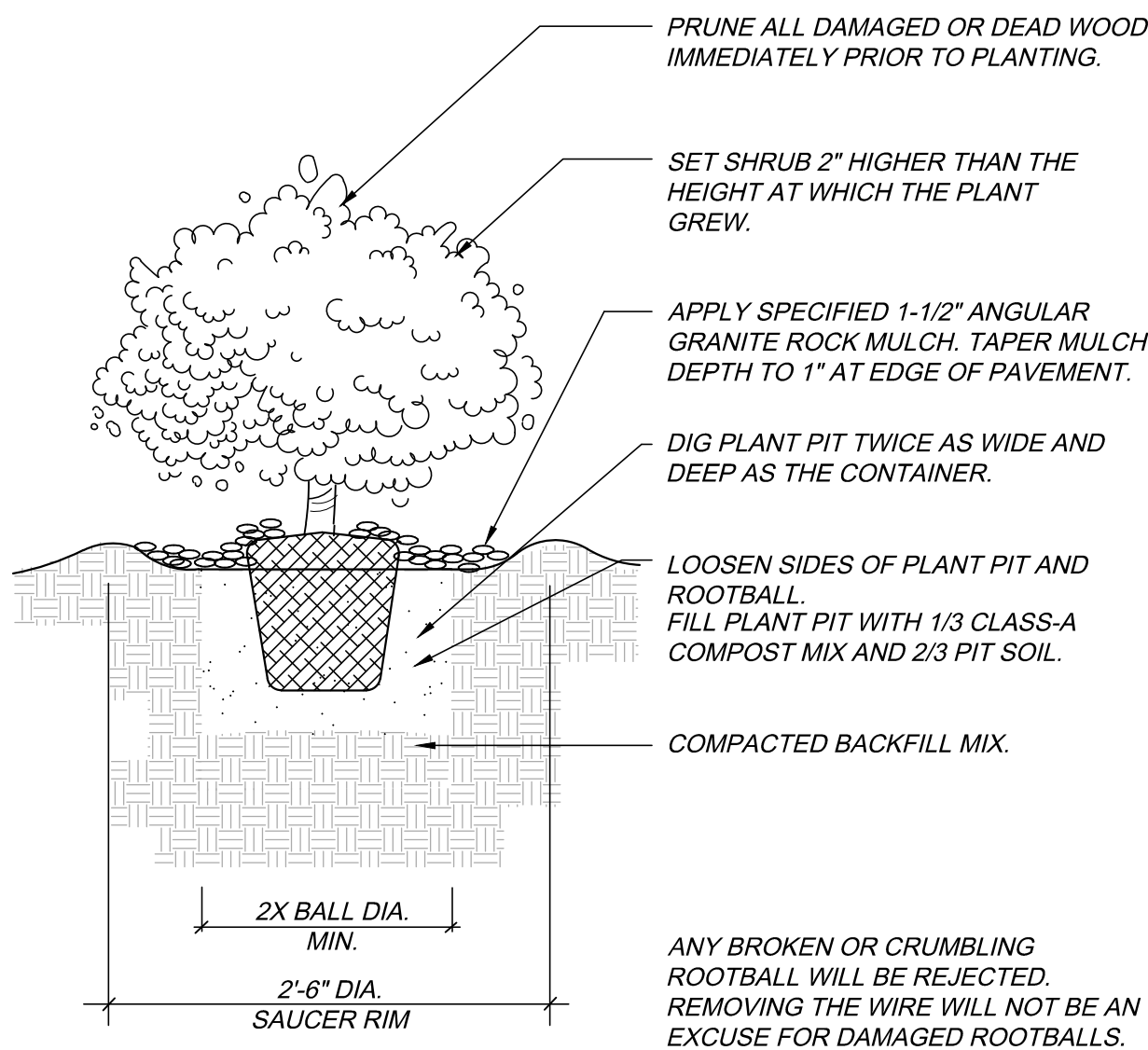
### 1 DECIDUOUS/ORNAMENTAL TREE PLANTING DETAIL N.T.S.



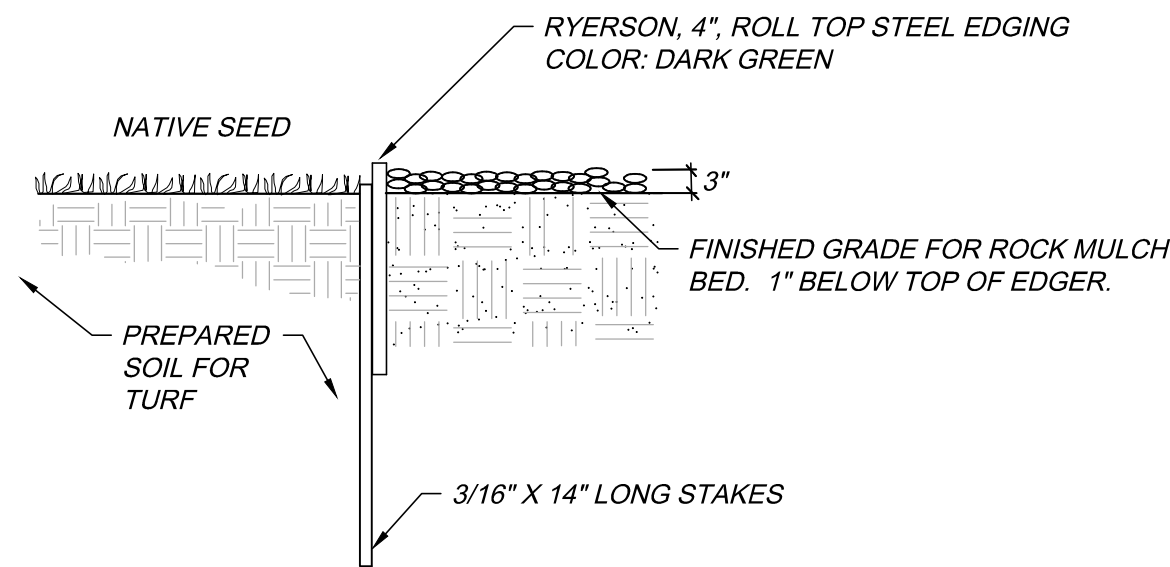
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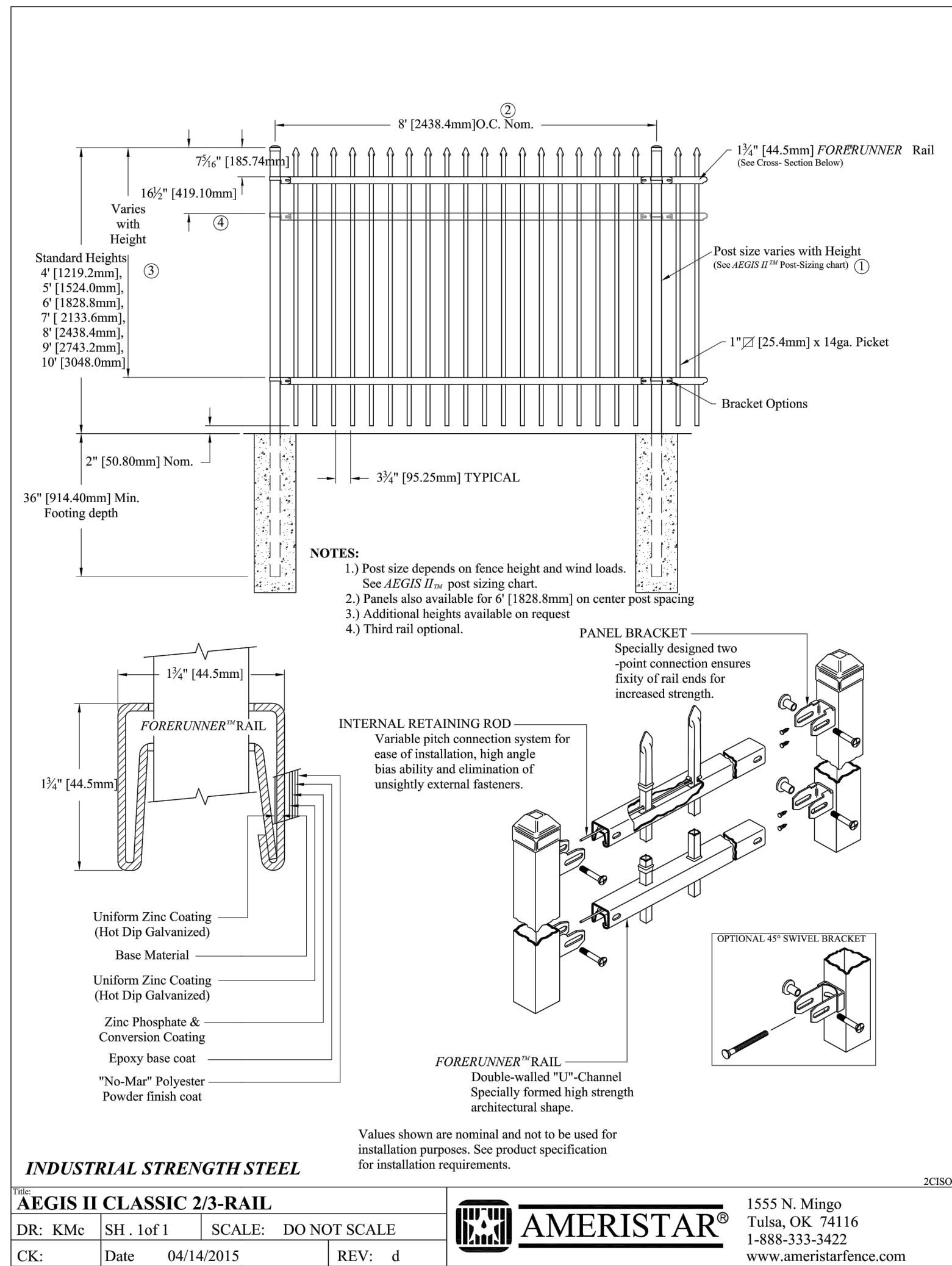
### 3 SHRUB/PERENNIAL PLANTING DETAIL N.T.S.



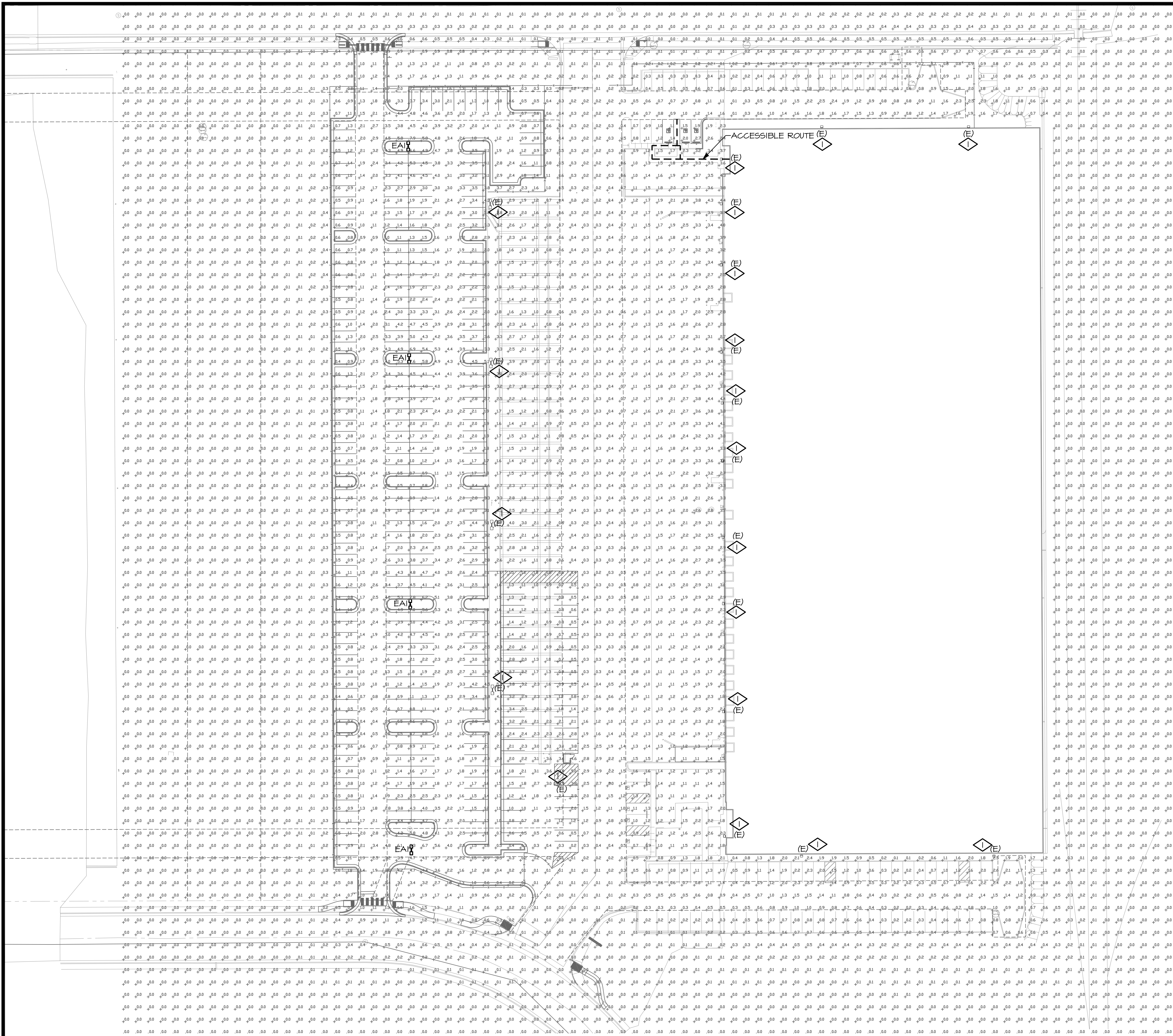
### 4 EDGER DETAIL - SOD AND PLANT BED N.T.S.



### 5 ORNAMENTAL FENCE DETAIL







1 | PHOTOMETRIC PLAN

13 | SCALE: 1" = 40'-0"



