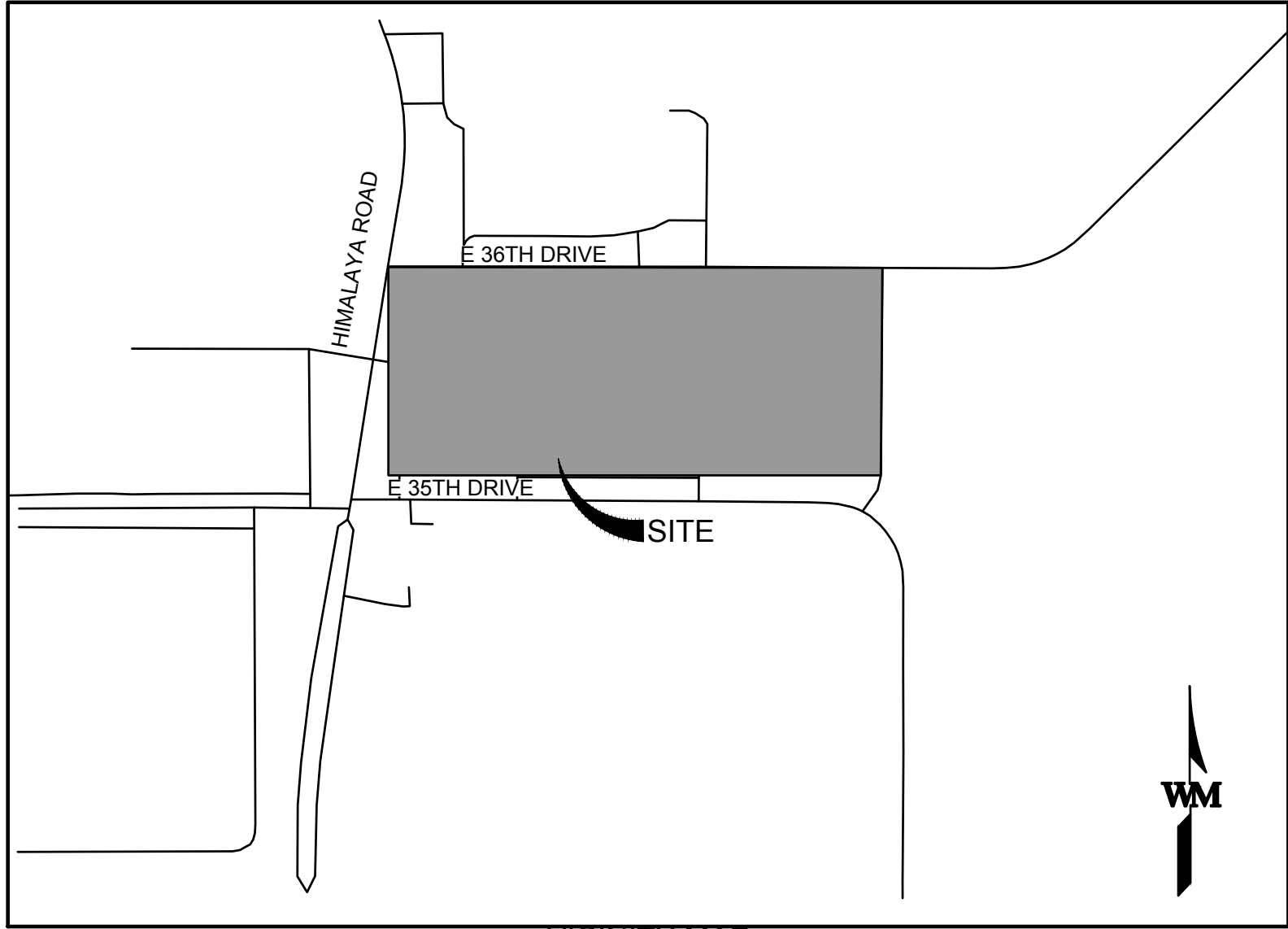


MAJESTIC COMMERCENTER PHASE II

AURORA, COLORADO

SITE PLAN NOTES

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOME OWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS SERVICE/EMERGENCY AND UTILITY EASEMENTS AND SHALL BE POSTED NO PARKING FIRE LANE.
4. 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.
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 APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
6. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 34.122 AND 34.129 OF THE AURORA CITY CODE.
7. 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.
8. 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.
9. 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.
10. NOT USED.
11. 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.
12. NOT USED.
13. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
14. 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.
15. 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.



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	
Minor change 11-23-11 design	
Remove trailer parking on east side	
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

15. IRRIGATION WILL BE SUPPLIED FOR FUTURE LANDSCAPED ISLANDS AS REQUIRED, AND WILL BE A PART OF TENANT IMPROVEMENT DEVELOPMENT PROCESS.
16. TT1E TRUCK STAGING AREA BETWEEN THE BUILDINGS WILL NOT BE USED FOR OUTDOOR STORAGE UNLESS ADEQUATELY SCREENED FROM THE STREET.
17. 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.
18. 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.
19. MCC PHASE II WILL GENERATE APPROXIMATELY 614 TRIPS DURING THE EVENING PEAK HOUR (BASED ON ITE TRIP GENERATION RATES)
20. INTERIM DETENTION PONDS AND EARTHERN 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.

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	TITLE
2	SITE PLAN SHEET INDEX
3	BLDG NO. 6 SITE PLAN
4	BLDG NO. 7 SITE PLAN
5	ADDITIONAL PARKING SITE PLAN
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
9	BLDG NO. 7 ELEVATIONS
10	BLDG NO. 8 ELEVATIONS
11	BLDG NO. 9 ELEVATIONS
S-4	PATIO COVER SECTIONS
L1	LANDSCAPE PLAN
L2	LANDSCAPE PLAN
L3	LANDSCAPE NOTES
L4	FINAL LANDSCAPE AND TREE PROTECTION NOTES & DETAILS
13	PHOTOMETRIC PLAN
14	PHOTOMETRIC PLAN

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:

1. 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".
2. 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:

1. 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".
2. 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.	39.3 % 159,651 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: 6	REQUIRED: 12 PROVIDED: 12	REQUIRED: 12 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

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suite 320
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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:	7/08/22

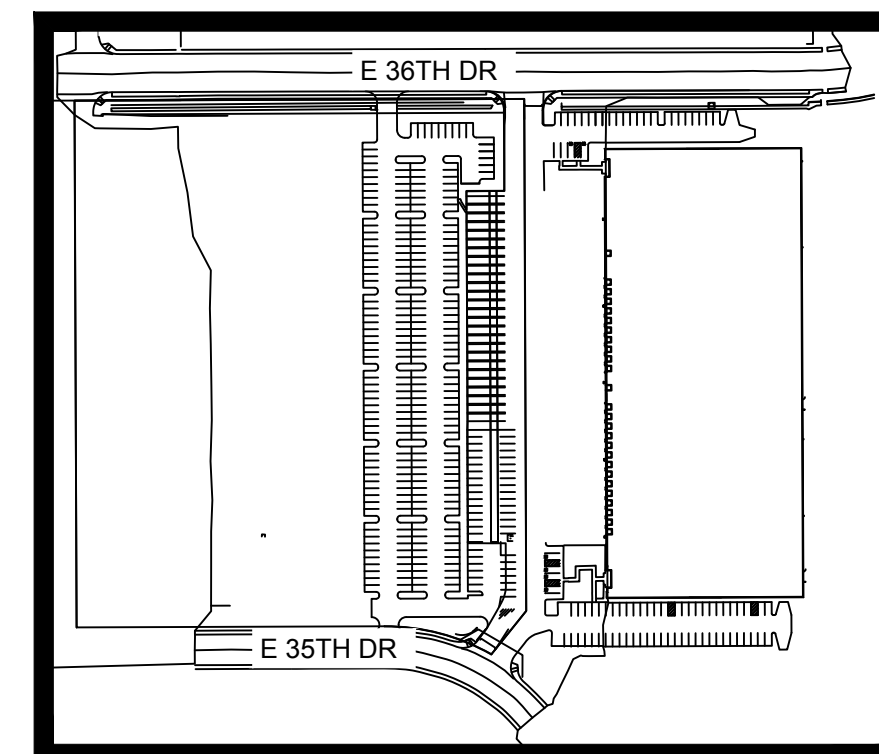
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NOT FOR CONSTRUCTION

JOB NO.:	DCS21-4086
PA / PM:	BJH
DESIGNED:	TRS
DATE:	
PLOT DATE:	7/06/22



KEYMAP
1" = 250'

LEGEND:

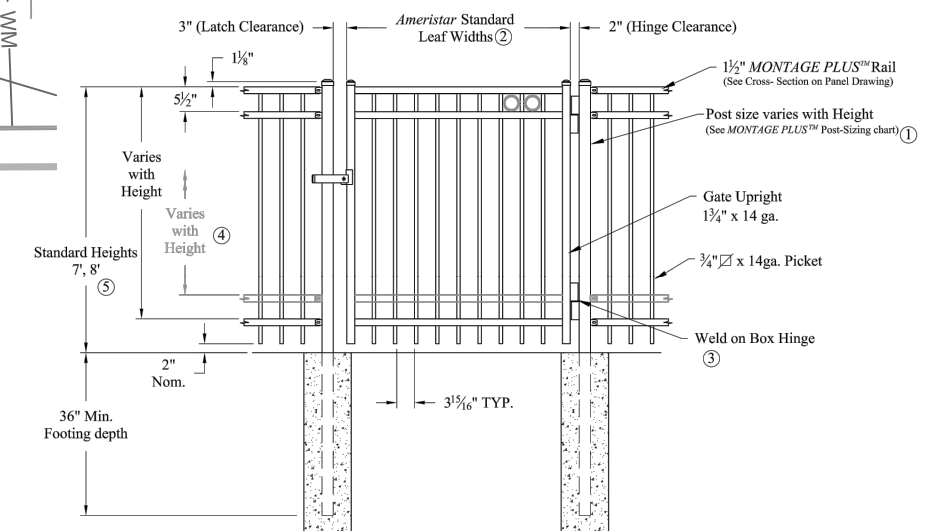
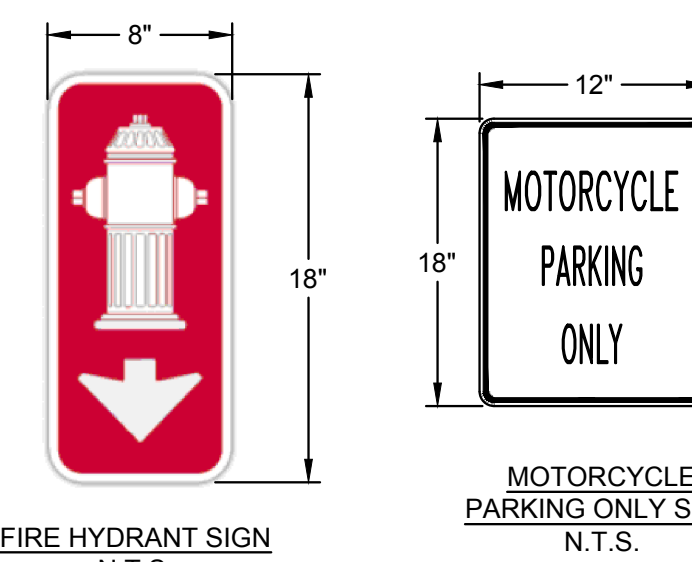
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|---|---|
|  | PROPERTY LINE |
|  | EXISTING RIGHT-OF-WAY LINE |
|  | EXISTING CURB & GUTTER |
|  | PROPOSED CATCH CURB |
|  | PROPOSED CONCRETE |
|  | PROPOSED ASPHALT |
|  | PROPOSED WALK |
|  | EXISTING EASEMENT |
|  | PROPOSED UTILITY EASEMENT |
|  | 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:

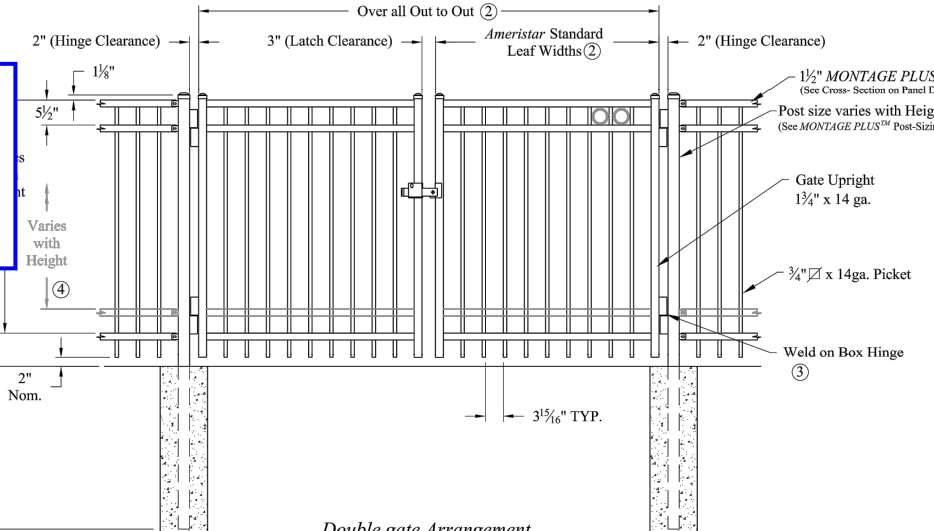
1. ALL DIMENSIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
2. ALL ACCESSIBLE RAMPS SHALL BE CONSTRUCTED WITH DETECTABLE WARNING PADS PER COA STANDARD DETAIL S8.95.
3. PAVEMENT THICKNESS PER GEOTECH REPORT.
4. ALL ENTRANCES ARE PRIVATE UNLESS OTHERWISE NOTED.
5. ALL EASEMENTS DEDICATED TO THE CITY OF AURORA SHOWN HEREIN ARE TO BE DEDICATED BY THE PROP PLAT, UNLESS OTHERWISE NOTED.
7. 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

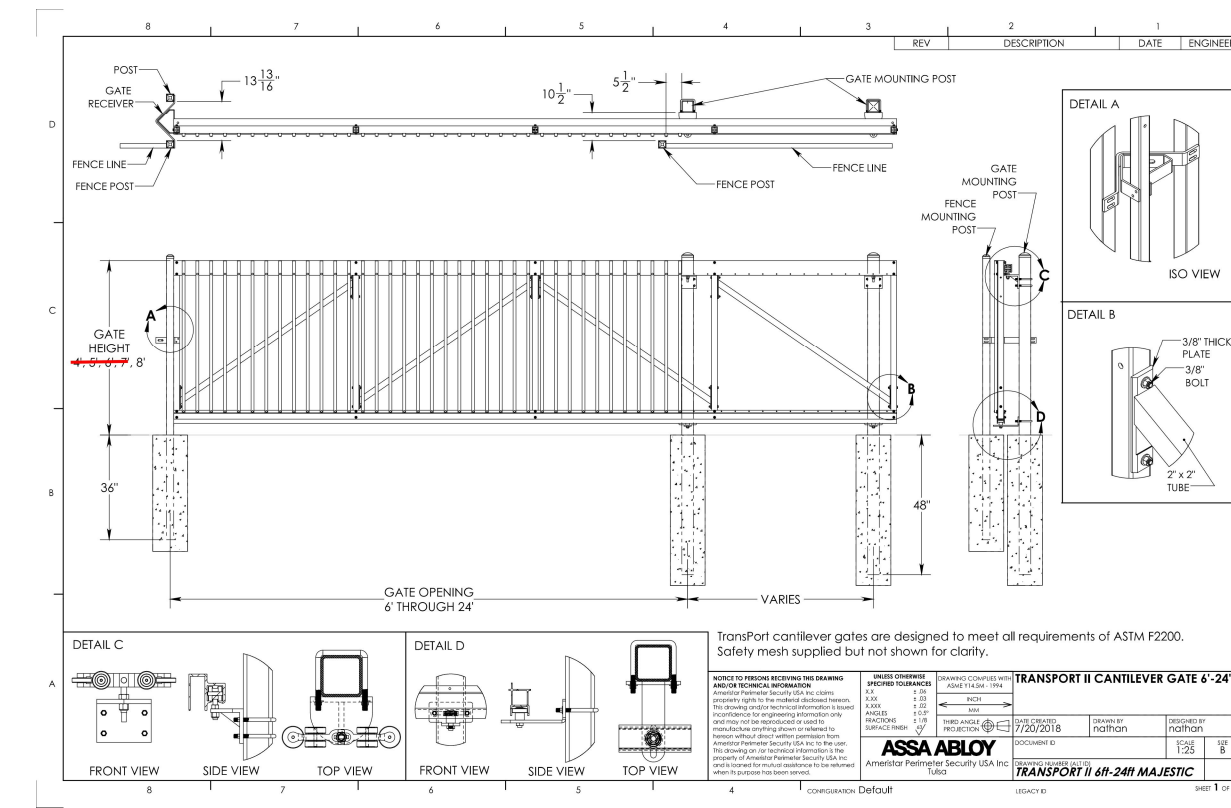
(STAMPED COA BM, 3S6626SW001, 2007) CHISELED SQUARE
NORTHEAST CORNER OF STORM SEWER INLET SOUTH SIDE
OF 32ND PKWY @ 40' +/- EAST OF A N-S RR TRACK & .4 MI +/-
EAST OF HIMALAYA ST. (FOUND 03/15/04 DAMAGED BUT STILL
COMPETENT) (ELEV. = 5473.654')



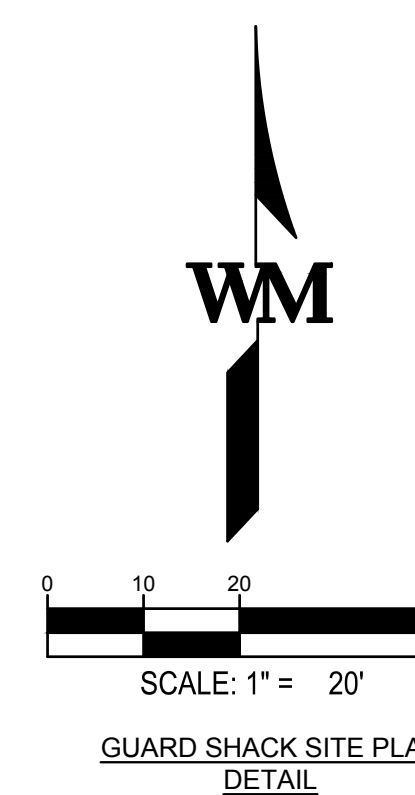
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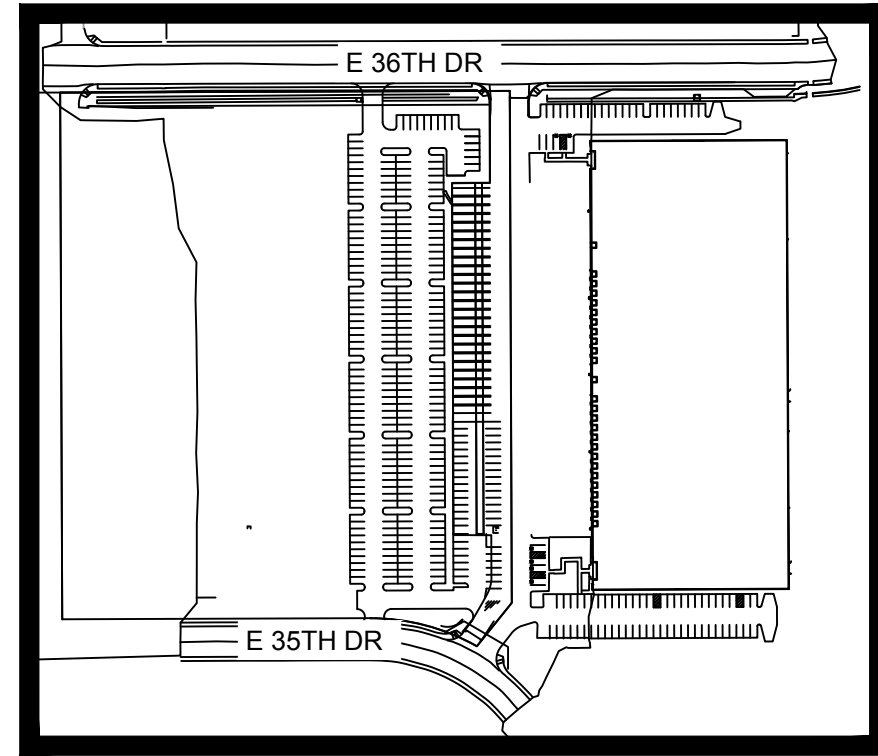


MANUAL SLIDING GATE DETAIL
N.T.S.



MANUAL SLIDING GATE DETAIL
N.T.S.





KEYMAP
1" = 250'

LEGEND:

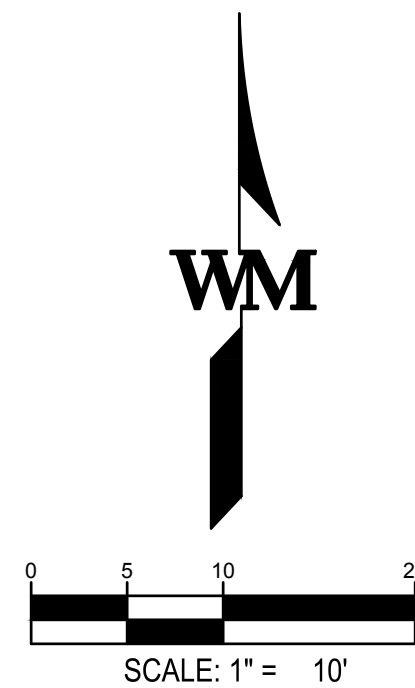
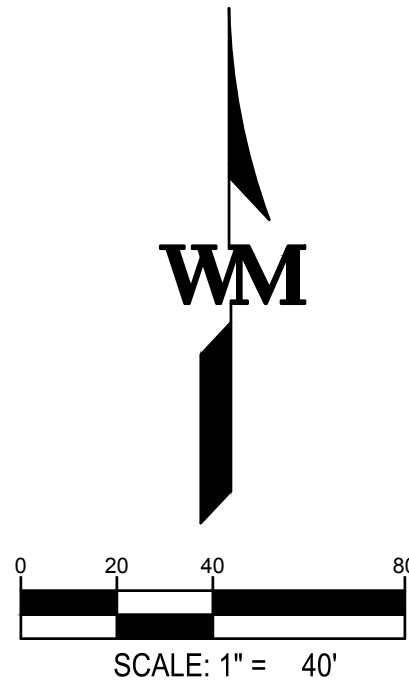
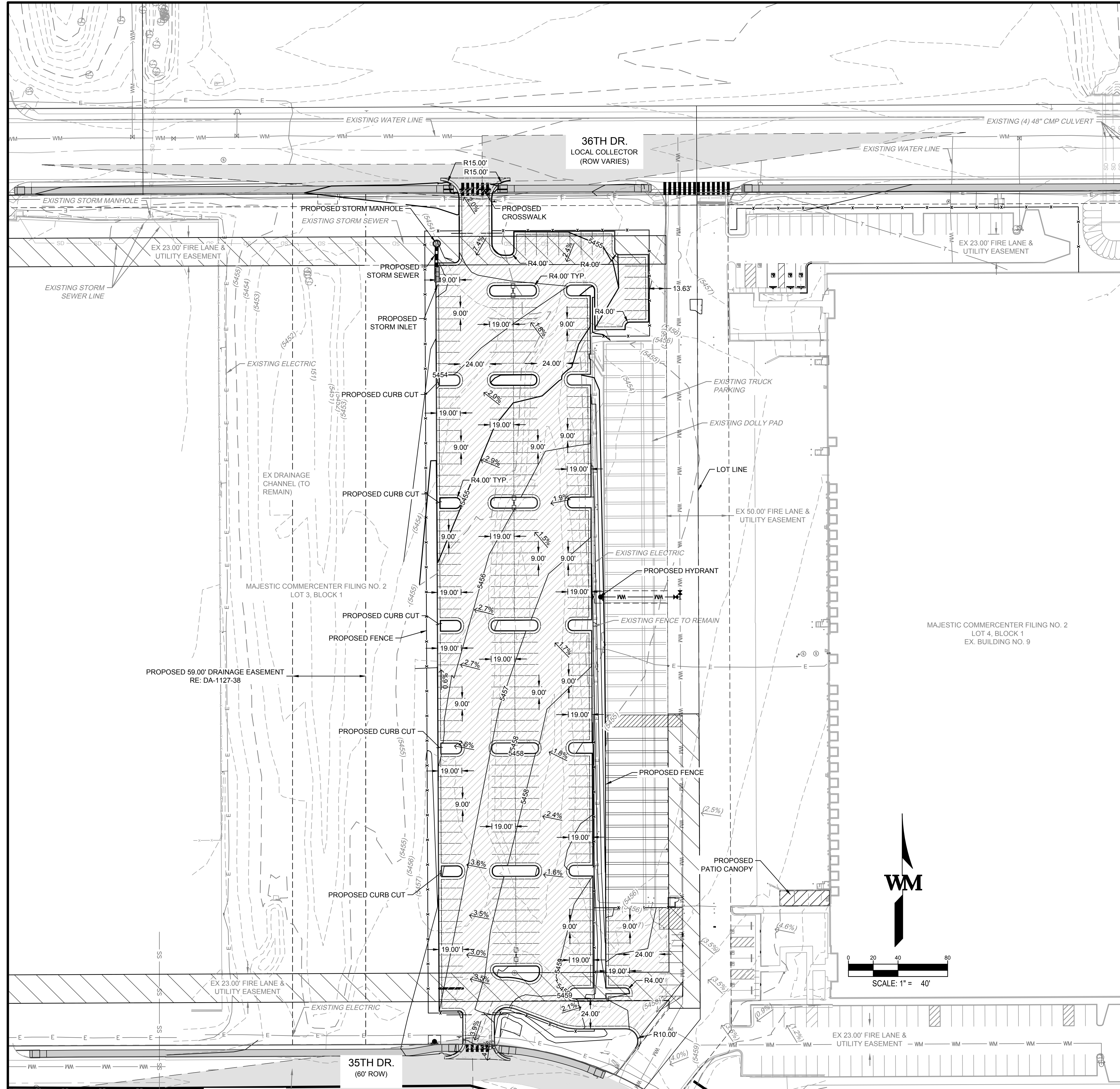
- PROPERTY LINE
- UTILITY CROSSING
- PROPOSED STORM LINE
- EXISTING STORM LINE
- PROPOSED STORM INLET
- EXISTING STORM INLET
- PROPOSED SWALE
- PROPOSED SANITARY SEWER W/ MANHOLE
- EXISTING SANITARY SEWER W/ MANHOLE
- PROPOSED WATERLINE & VALVE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED WATER METER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

(STAMPED COA BM, 3S6628SW001, 2007) CHISELED SQUARE
NORTHEAST CORNER OF STORM SEWER INLET SOUTH SIDE
OF 32ND PKWY @ 40' +/- EAST OF A N-S RR TRACK & 4 MI +/-
EAST OF HIMALAYA ST. (FOUND 03/15/04 DAMAGED BUT STILL
COMPETENT) (ELEV. = 5473.654')



NO. DATE REMARKS

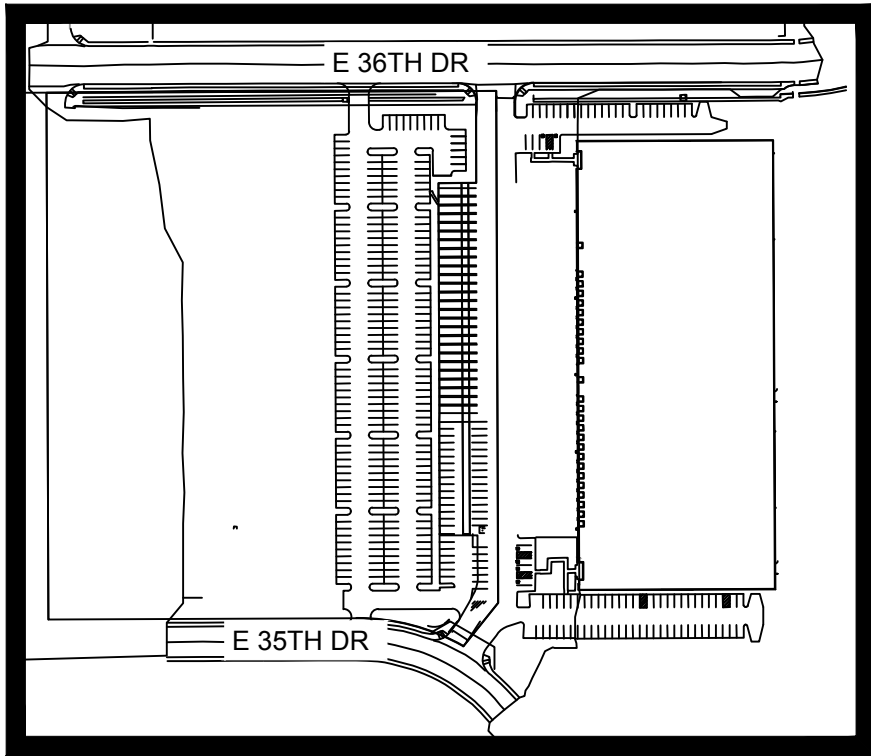
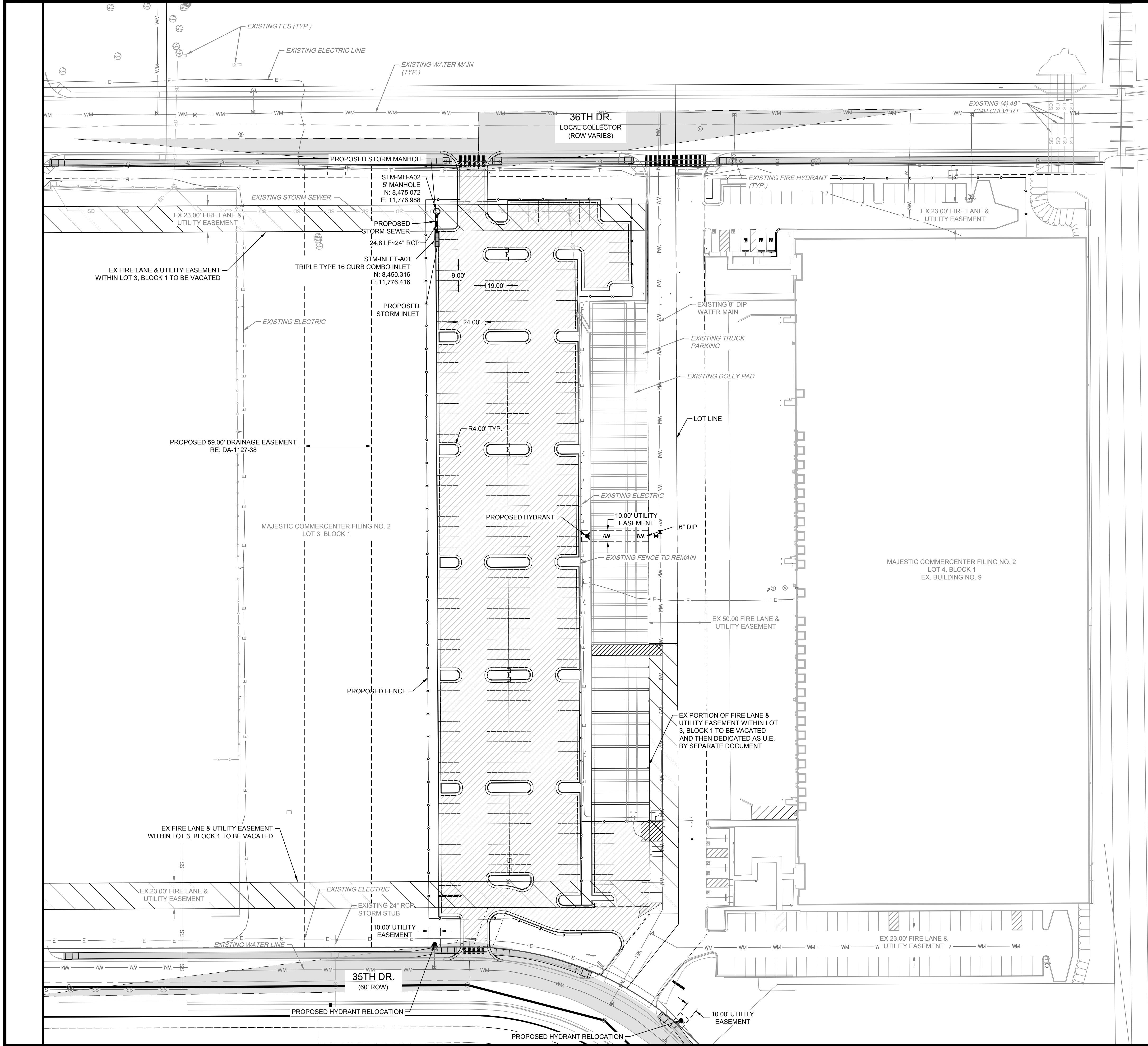
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PA / PM:	BJH
DESIGNED:	TRS
DATE:	
PLOT DATE:	7/06/22

SHEET

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Sheet of 5

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KEYMAP
1" = 250'

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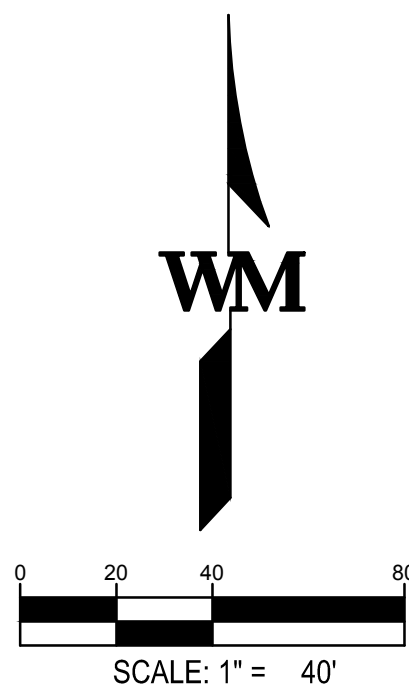
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| | PROPERTY LINE |
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| | PROPOSED STORM LINE |
| | EXISTING STORM LINE |
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| | EXISTING STORM INLET |
| | PROPOSED SWALE |
| | PROPOSED SANITARY 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

(STAMPED COA BM, 3S6626SW001, 2007) CHISELED SQUARE NORTHEAST CORNER OF STORM SEWER INLET SOUTH SIDE OF 32ND PKWY @ 40' +/- EAST OF A N-S RR TRACK & 4 MI +/- EAST OF HIMALAYA ST. (FOUND 03/15/04 DAMAGED BUT STILL COMPETENT) (ELEV. = 5473.654')



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waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

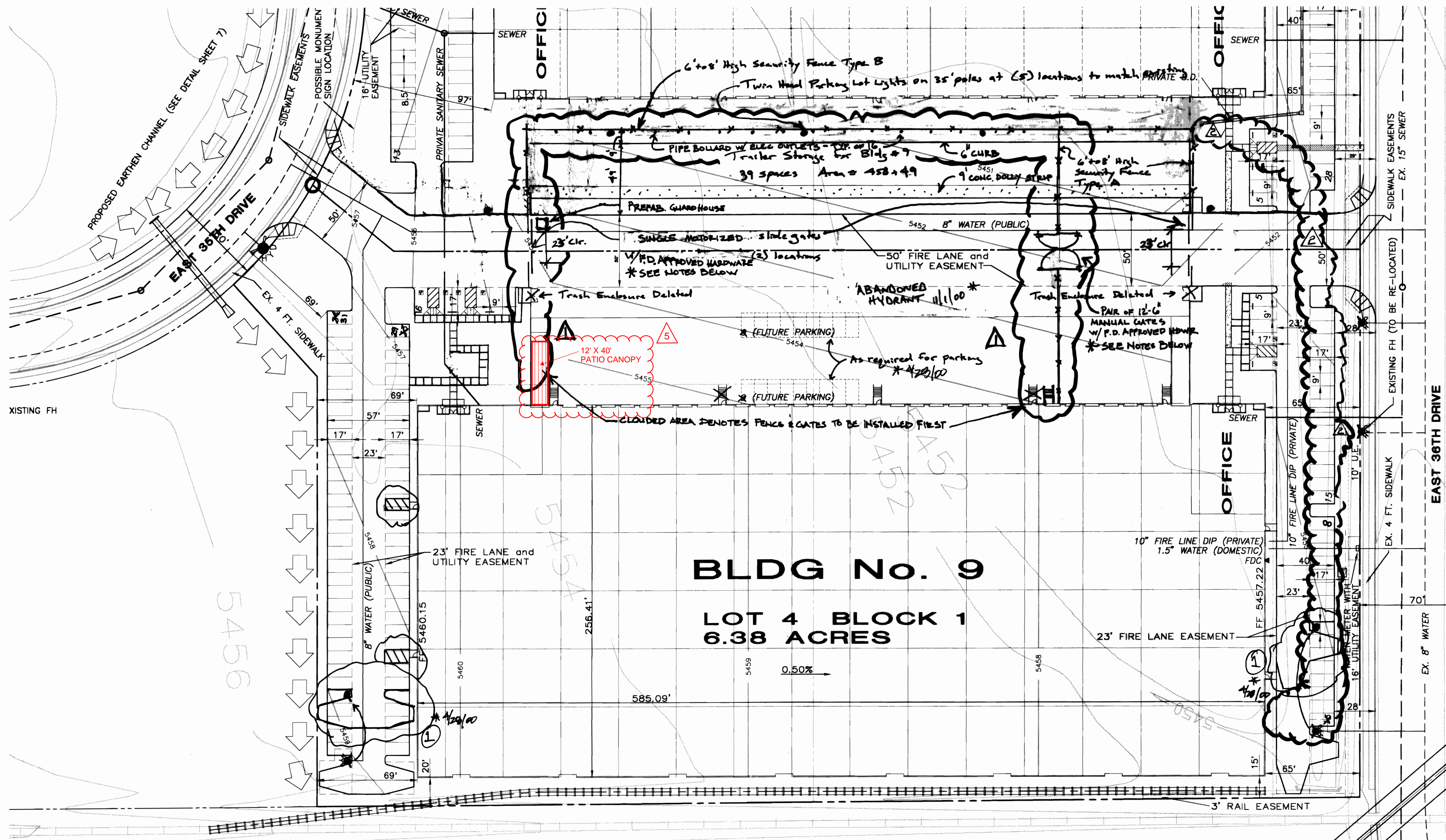
MAJESTIC COMMERCCENTER FILING NO. 2
BUILDING 9 ADDITIONAL PARKING

UTILITY PLAN

REMARKS	
NO.	DATE

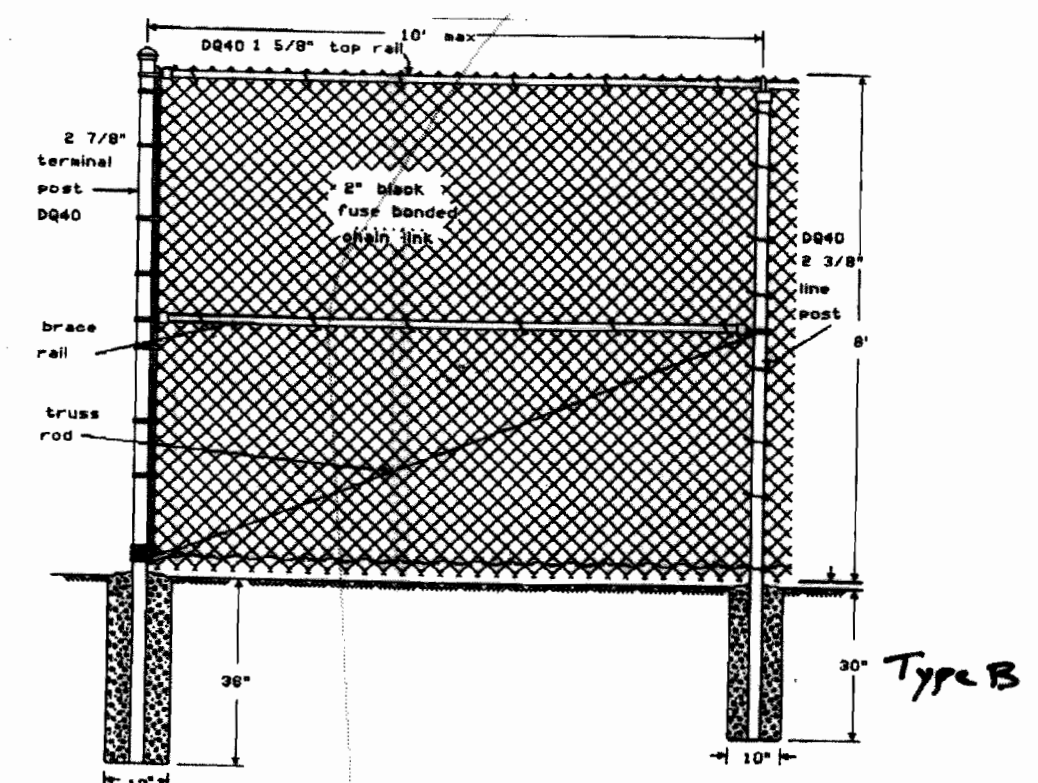
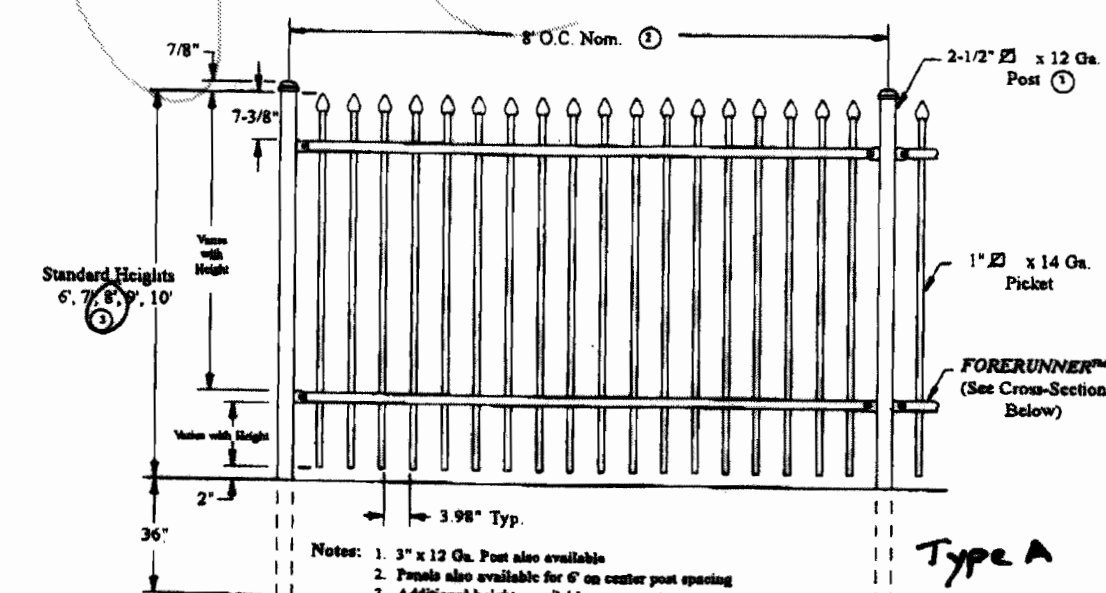
JOB NO.:	DCS21-4086
PA / PM:	BJH
DESIGNED:	TRS
DATE:	
PLOT DATE:	7/06/22

SHEET	
5.2	
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

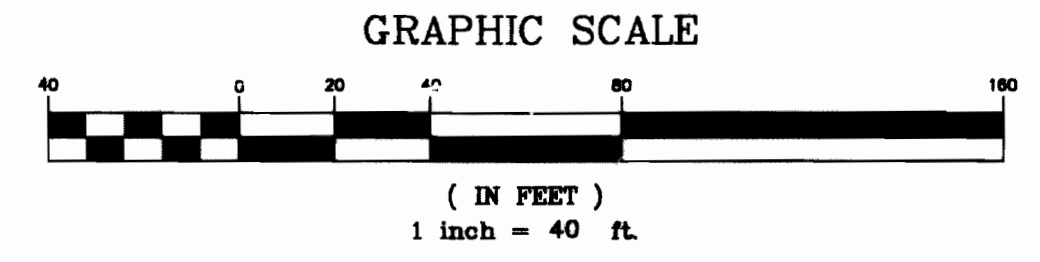
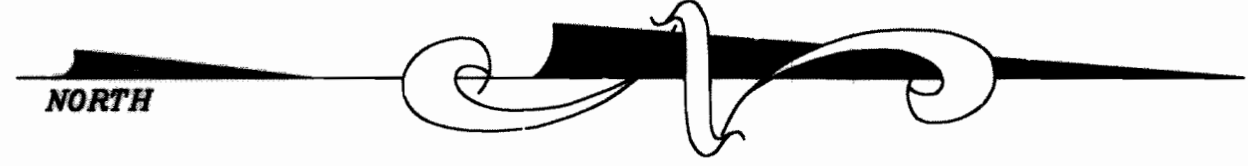
GATE OPERATING REQ'S

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.





F



DRAWN BY DATE
RR 8-22-97

JOB NO.
4670

SHEET NO.
11

OF 11 SHTS.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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HELLO
FRESH

PATIO
COVER

20761 E. 35TH DRIVE
AURORA, COLORADO



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

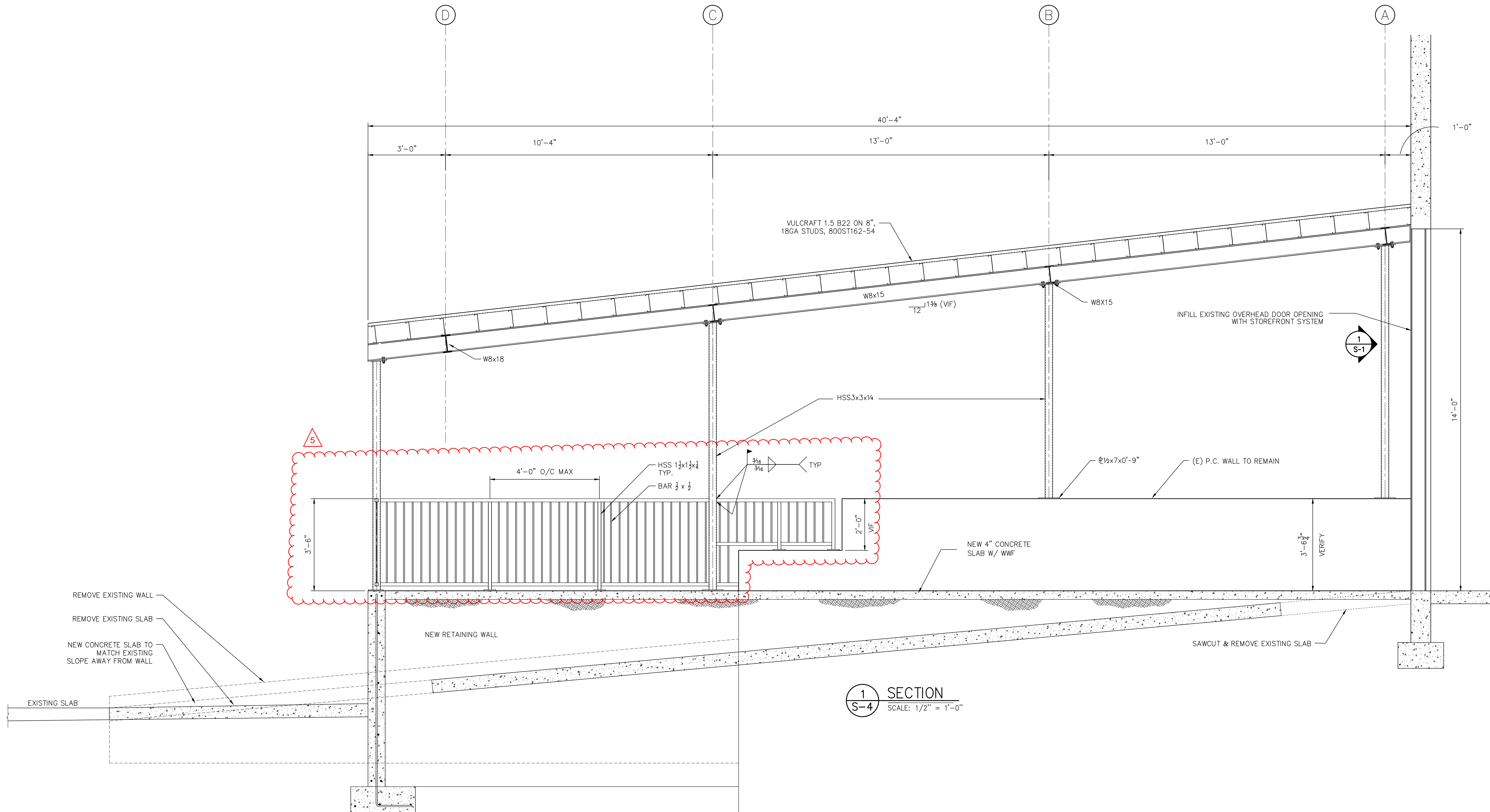
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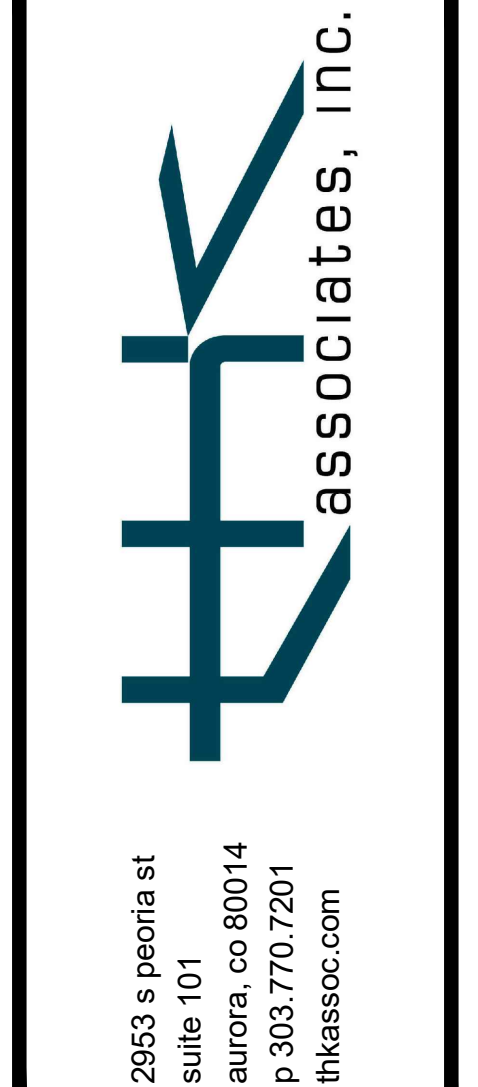
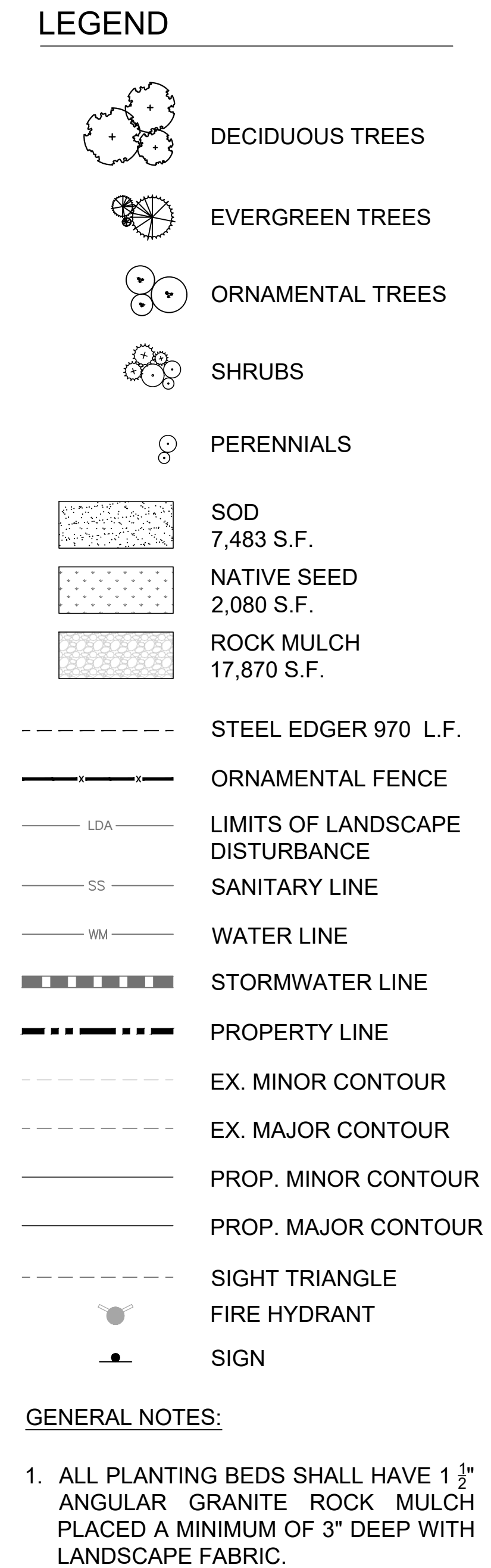
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SHEET TITLE
SECTIONS

SHEET NUMBER

S-4





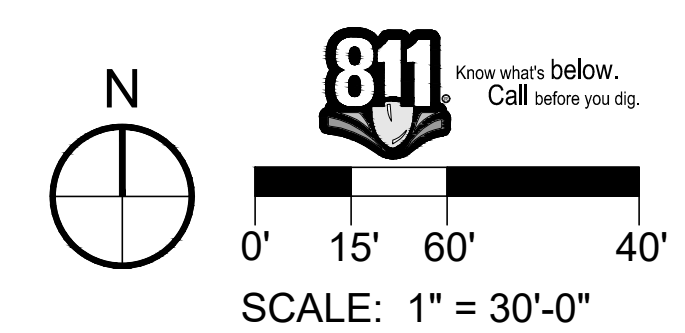
AURORA BUSINESS CENTER FILING NO. 2
BUILDING 9 ADDITIONAL PARKING
LANDSCAPE PLAN

[illegible]

JOB NO.:	DCS21-4086
PA / PM:	JG
DESIGNED:	WP
DATE:	
PLOT DATE:	6/27/22

SHEET
L1

NOT FOR CONSTRUCTION



PLANT SCHEDULE

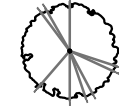
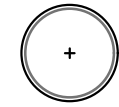

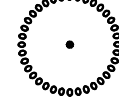
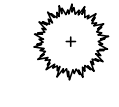
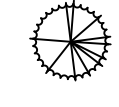
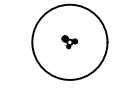

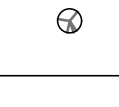
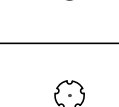
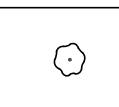
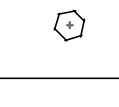
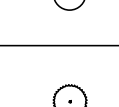
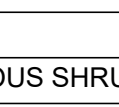
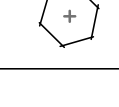
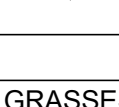

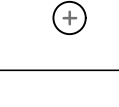
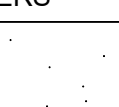
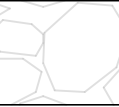
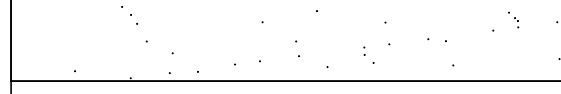


DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	AFB	14	Acer X freemani Autumn Blaze / Autumn Blaze Maple	2.0" Cal.	Single Stem B&B	Med.
	GIB	8	Ginkgo biloba 'Autumn Gold' / Maidenhare Tree	2.0" Cal.	Single Stem B&B	Med.
	GTI	20	Gleditsia Triacanthos Inermis Imperial / Imperial 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	6' 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
	CCG	6	Crataegus crusgalli var. 'inermis' / Thornless Cockspur Hawthorn	1.5" Cal.	Single Stem B&B	Low
	MSS	8	Malus x 'Spring Snow' / Spring Snow Crabapple	1.5" Cal.	Single Stem B&B	Low
TOTAL		14				
MEDIUM DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	BET	266	Berberis thunbergii 'Rose Glow' / Rose Glow Japanese Barberry	5 gal	Cont.	Low
	CBM	199	Caryopteris x clandonensis 'Blue Mist' / Blue Mist Spirea	5 gal	Cont.	Low
	ERN	23	Ericameria nauseosa ssp. nauseosa var. nauseosa / Dwarf Blue Rabbitbrush	5 gal	Cont.	Low
	POF	76	Potentilla fruticosa 'Gold Drop' / Gold Drop Potentilla	5 gal	Cont.	Low
	RSG	68	Perovskia atriplicifolia / Russian Sage	5 gal	Cont.	Low
	RAG	27	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal	Cont.	Low
	WSC	8	Prunus Besseyi / Western Sand Cherry	5 gal	Cont.	Low
TOTAL		687				
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	53	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	5 gal	Cont.	Low
TOTAL		53				
ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	BOG	56	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama Grass	1 gal	Cont.	Xeric
	CAC	125	Calamagrostis acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	Cont.	Xeric
TOTAL		181				
PERENNIALS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	SNM	49	Salvia Nemorosa 'May Night'	1 gal	Cont.	Xeric
TOTAL		49				
GROUND COVERS				CONT	TYPE	WATER USAGE
		5,527 SF	Sod - RTF Sod, or approved equal			Med.
		2,080 SF	Native Seed Mix - Low Grow Mix, or approved equal			Low
		18,434 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 / 59
STREET FRONTAGE, E 35th DRIVE (SOUTH)	168'	10'	10'	4/4	42 / 52
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.

5

MAJESTIC LANDSCAPE NOTES

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

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:	6/27/22

SHEET

L3

Sheet of



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

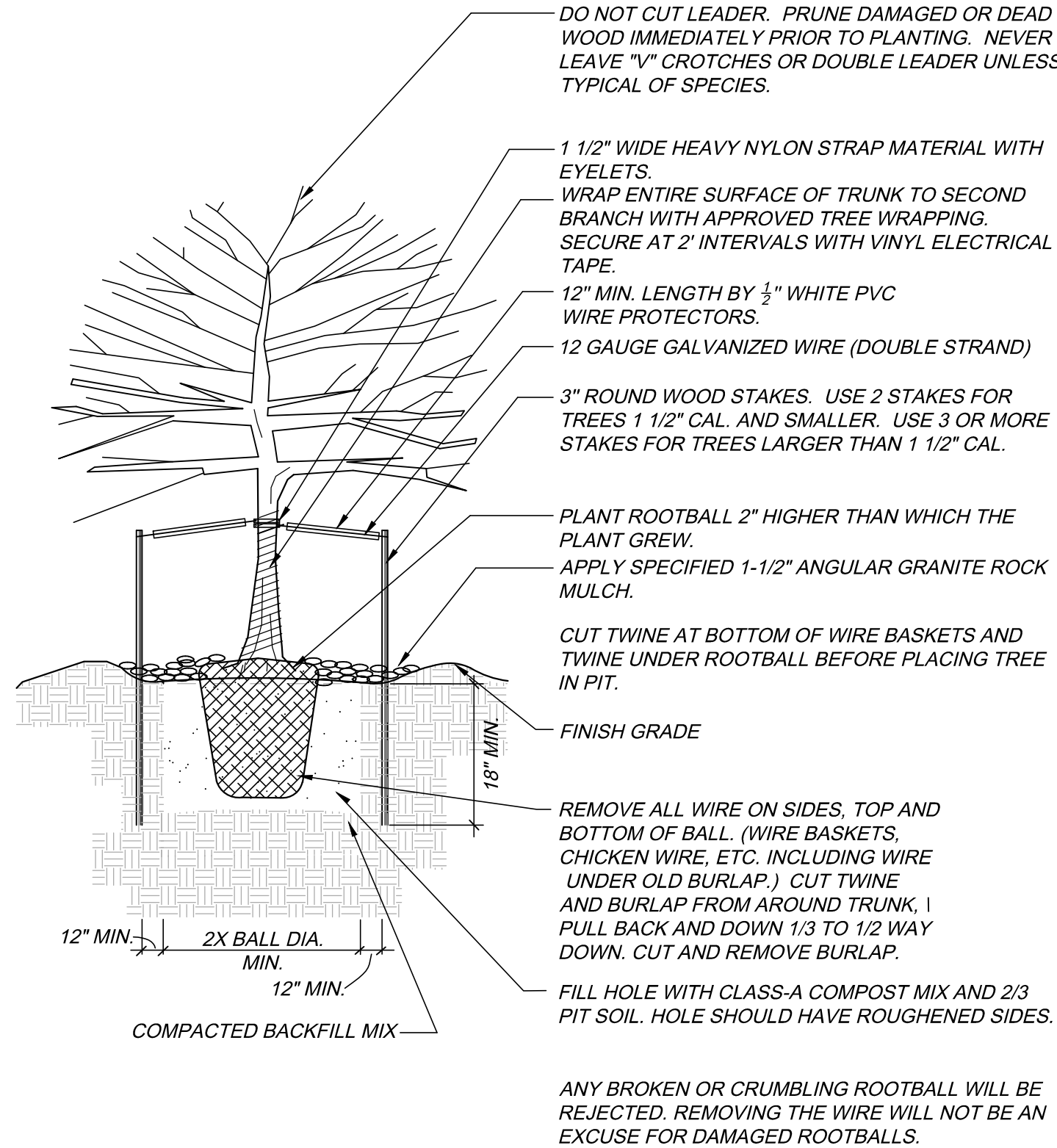
NO. DATE REMARKS

JOB NO.:	DCS21-4086
PA / PM:	JG
DESIGNED:	WP
DATE:	
PLOT DATE:	6/27/22

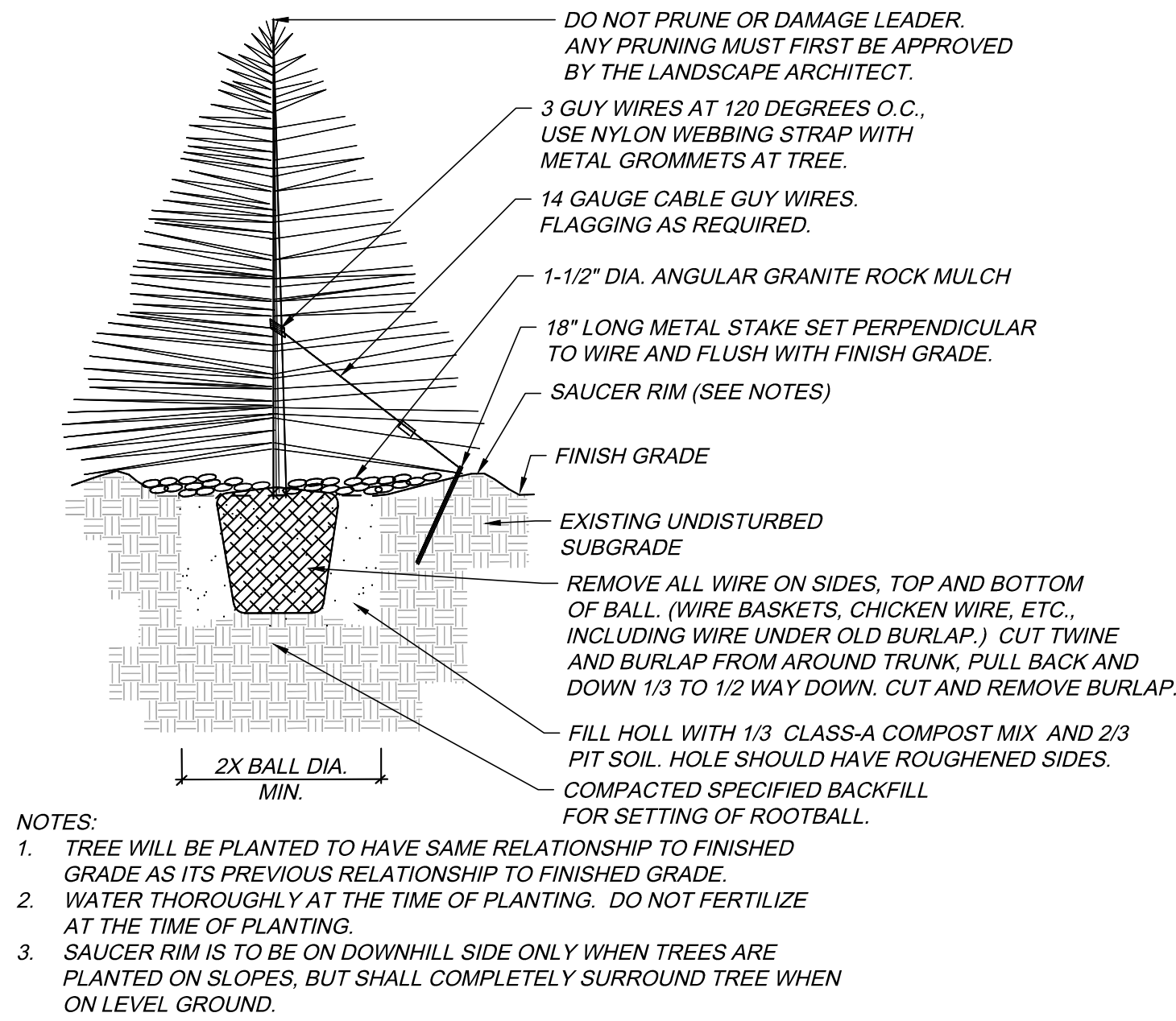
SHEET
L4

Sheet of

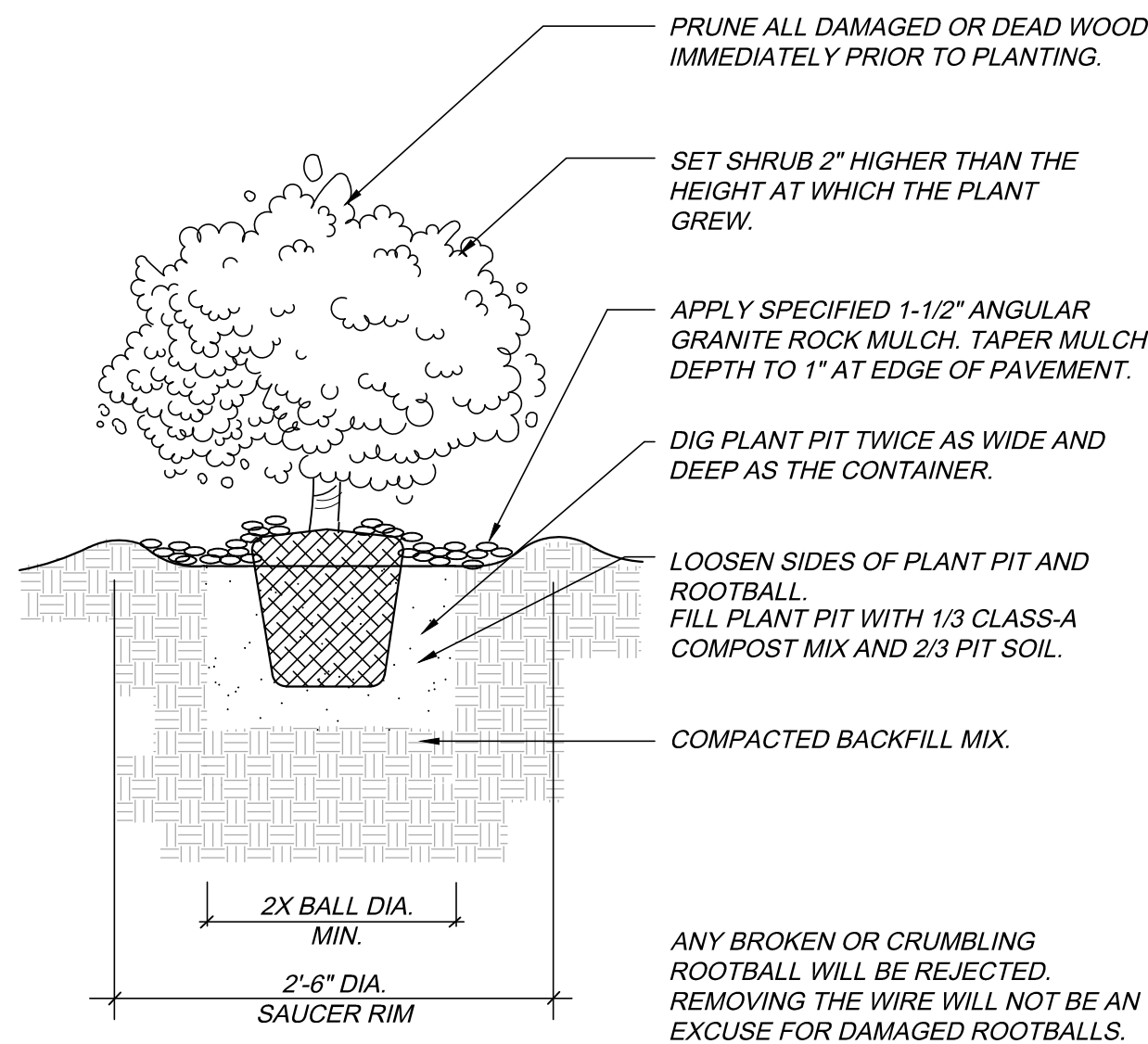
1 DECIDUOUS/ORNAMENTAL TREE PLANTING DETAIL N.T.S.



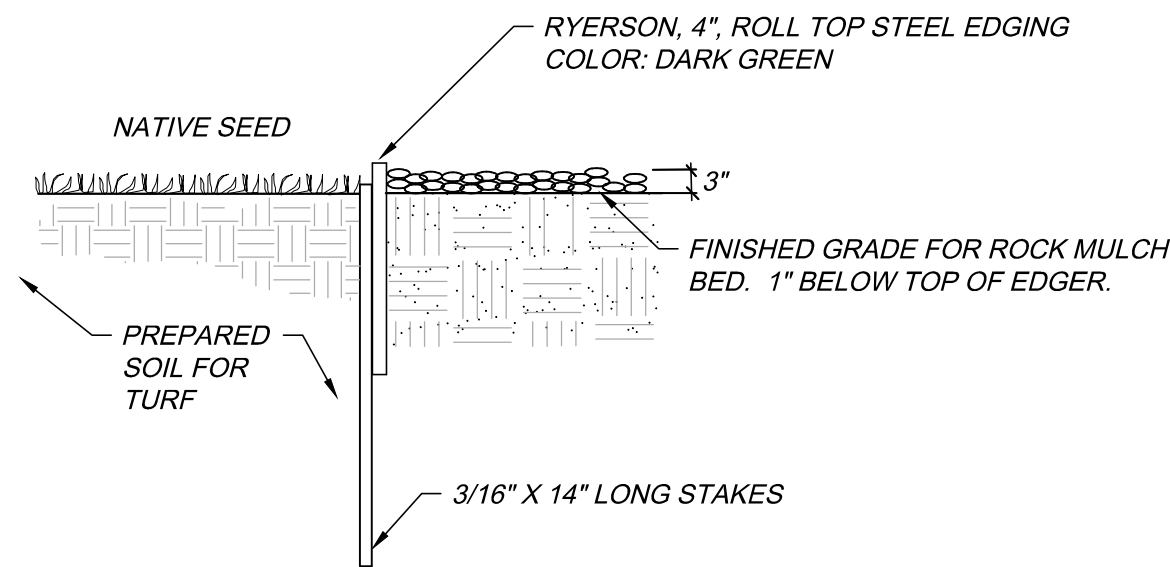
2 EVERGREEN TREE PLANTING DETAIL N.T.S.



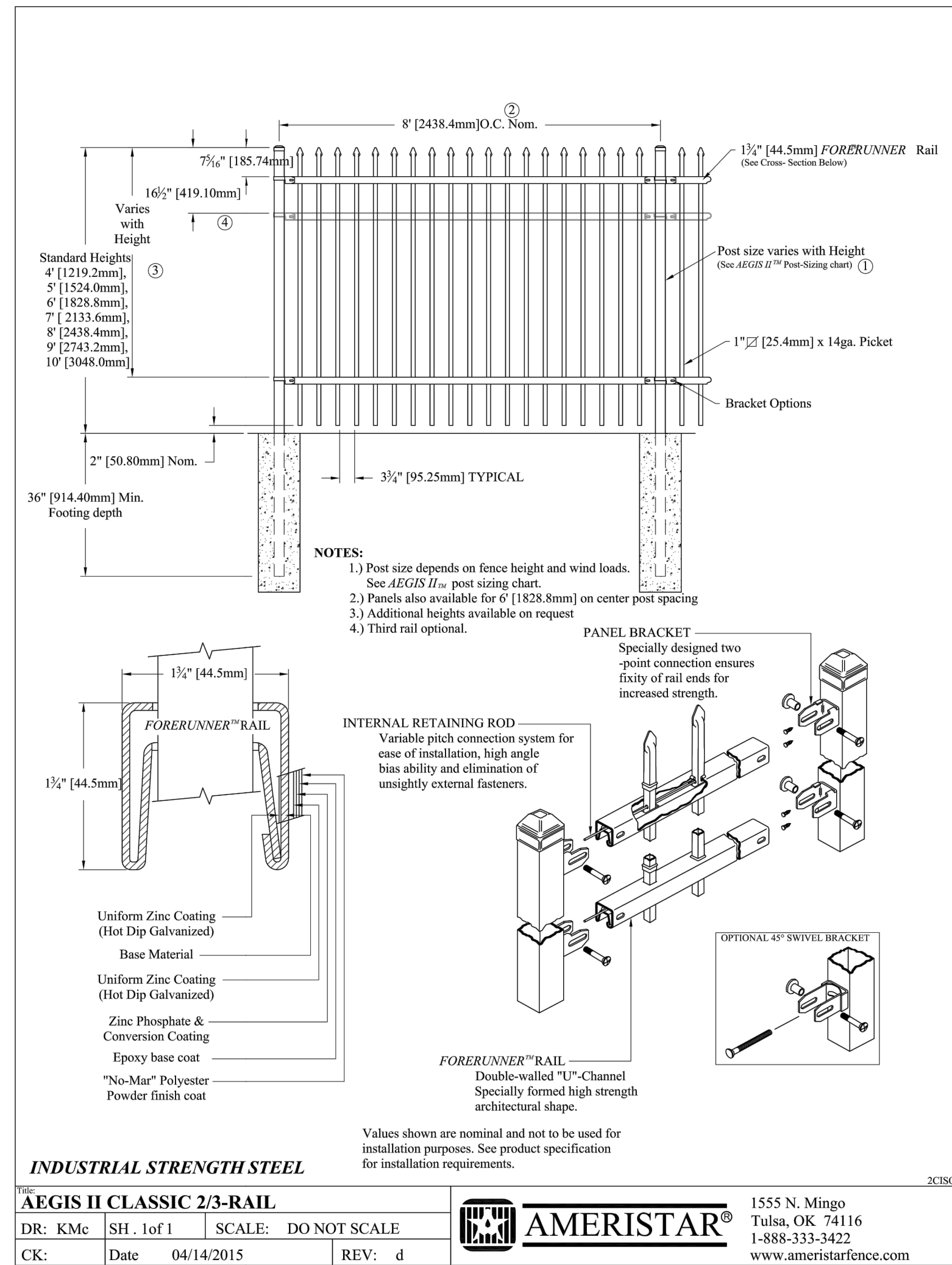
3 SHRUB/PERENNIAL PLANTING DETAIL N.T.S.

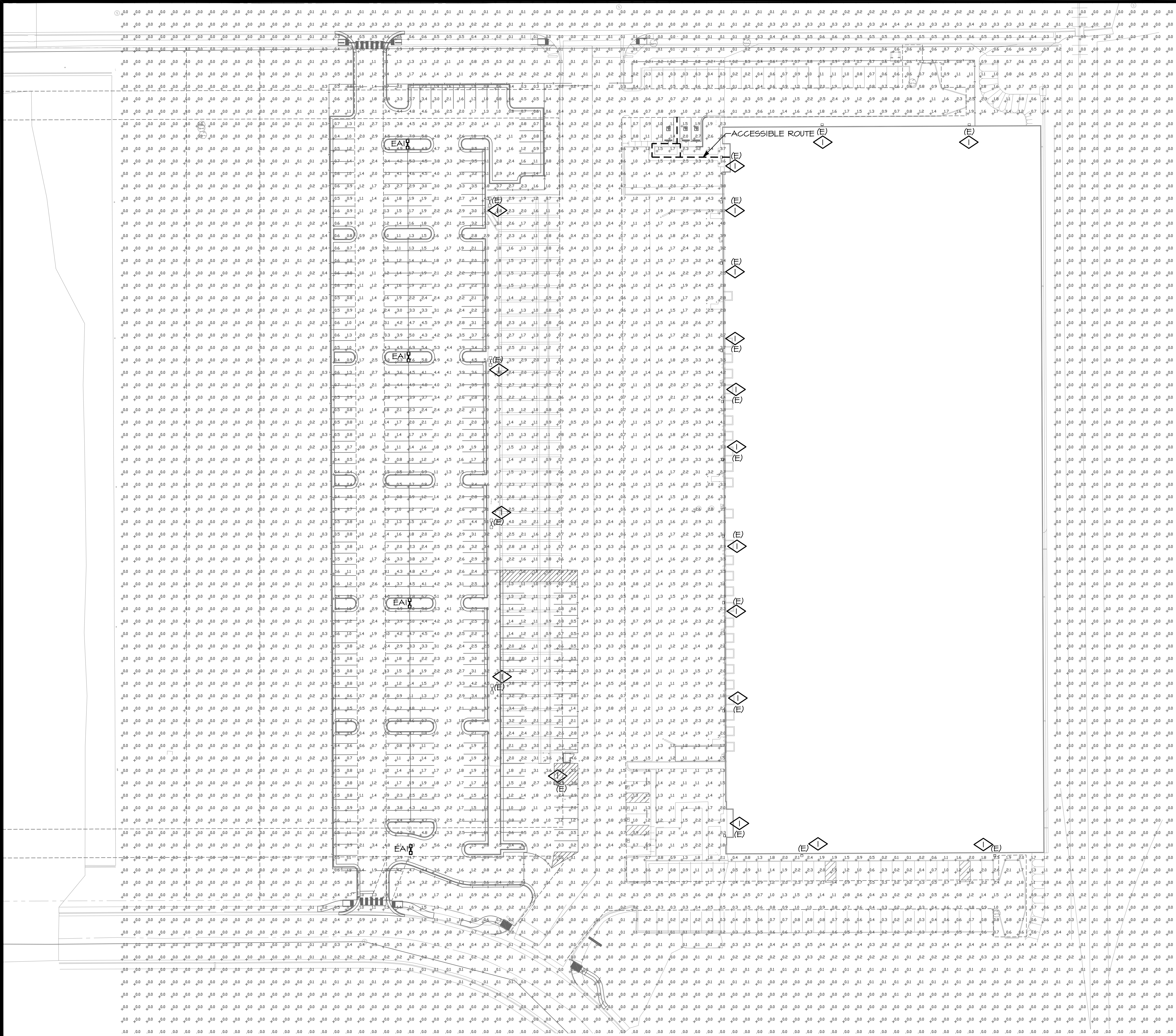


4 EDGER DETAIL - SOD AND PLANT BED N.T.S.



5 ORNAMENTAL FENCE DETAIL





1 | PHOTOMETRIC PLAN

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

