

Sheet 3 added
to plans.

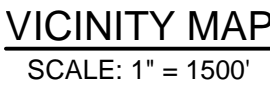
A PORTION OF THE SOUTH HALF OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

Text fixed.

LEGAL DESCRIPTION:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 27 AND CONSIDERING THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 27 TO BEAR NORTH 89°35'52" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

(NOTARY PUBLIC) _____ NOTARY SEAL
COMMISSION EXPIRES _____ NOTARY BUSINESS ADDRESS: _____



1	COVER SHEET
2	NOTES
3	SITE PLAN
4	SITE PLAN
5	SITE PLAN
6	SITE PLAN
7	UTILITY PLAN
8	UTILITY PLAN
9	UTILITY PLAN
10	GRADING PLAN
11	GRADING PLAN
12	GRADING PLAN
L1	FINAL LANDSCAPE PLAN
L2	FINAL LANDSCAPE PLAN
L3	FINAL LANDSCAPE PLAN
L4	FINAL LANDSCAPE PLAN
L5	FINAL LANDSCAPE PLAN
L6	FINAL LANDSCAPE NOTES
L7	FINAL LANDSCAPE DETAILS
A3	PROPOSED ELEVATIONS
E1.0	ELECTRICAL SITE PLAN

Taper rate coordinated with PW. Variance requested for left turn taper.

LANDSCAPE ARCHITECT
THK ASSOCIATES, INC.
 2953 S. PEORIA ST, SUITE 101
 AURORA, CO 80014
 303.770.7201
 JULIE GAMEC

146-5.4.4.D.3: PARKING LOT LANDSCAPE BUFFER 60% RULE ALONG 32ND PARKWAY. REQUEST TO ADD LANDSCAPE BERM AND ENHANCED PLANTING IN-LIEU OF 60% RULE.

CLERK AND RECORDER: _____ DEPUTY: _____

AMENDMENTS

FILING NO. 13
COVER SHEET

[illegible]

JOB NO.:	DCS20-4037
PA / PM:	EM
DRAWN BY:	BJH
DATE:	
PLOT DATE:	4/6/2021

Sheet 1 of

SITE PLAN NOTES

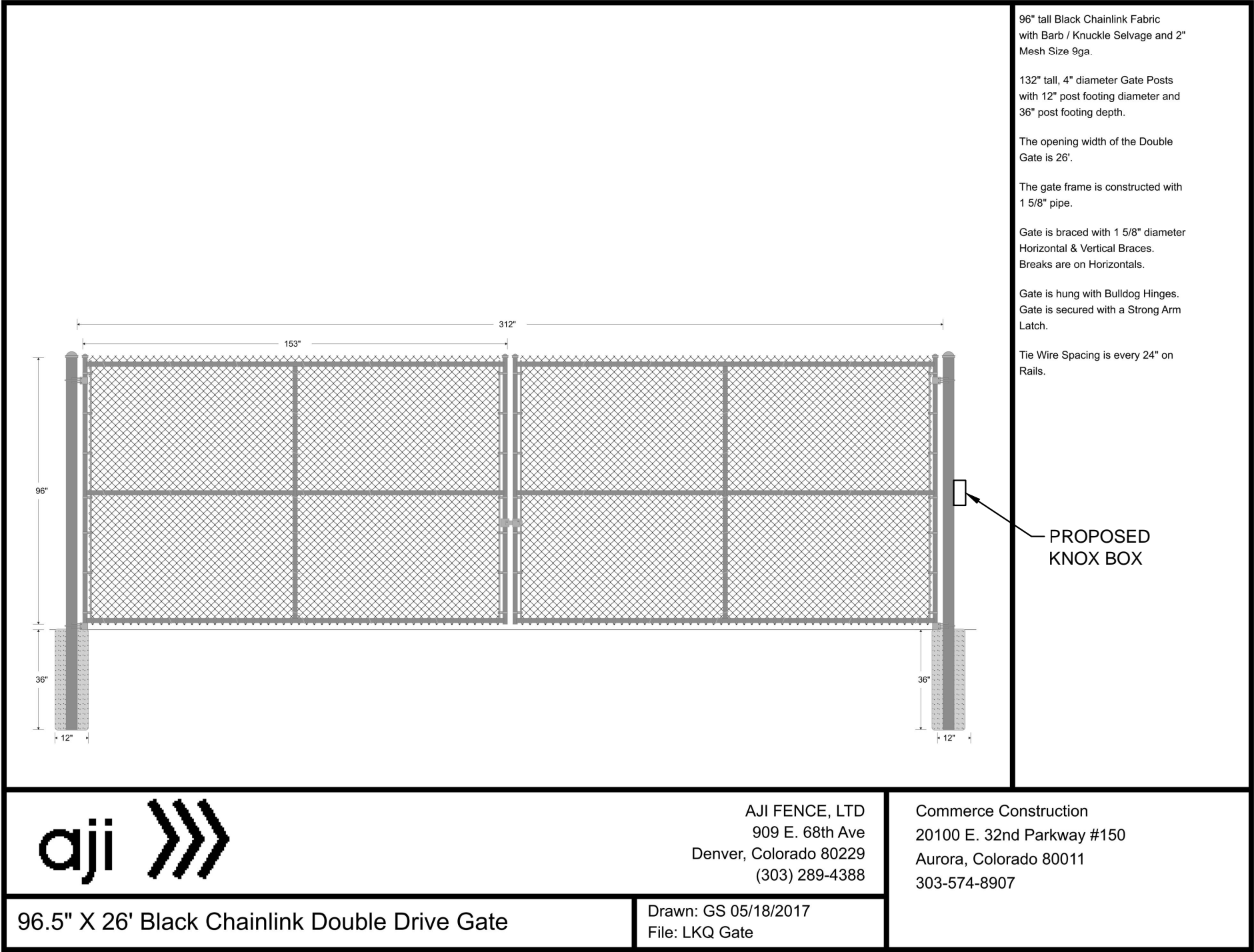
1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
4. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. 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. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009.
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
6. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
7. ALL CROSSINGS OR ENCROACHMENTS 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.
8. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII - NUMBERING OF BUILDINGS.
10. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
11. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
12. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
13. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
14. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD, WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
15. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
16. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR STRIPING, PLACEMENT OF TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON ALL PUBLIC AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
17. THE 2015 INTERNATIONAL FIRE CODE (IFC), REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE AN APPROVED AND QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPERS EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.
18. STREET LIGHTS ARE REQUIRED ALONG ADJACENT ROADWAYS PER SECTION 4.10. STREET LIGHTS ALONG PUBLIC RIGHT-OF-WAYS SHALL BECOME CITY OWNED AND MAINTAINED ONCE THEY HAVE BEEN INSTALLED AND ACCEPTED.
19. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
20. THE FIRE LANE EASEMENT CANNOT BE OBSTRUCTED BY PARKED VEHICLES AT ANY TIME. THIS SITE HAS BEEN GIVEN APPROVAL TO CONDUCT THE LOADING AND UNLOADING OF STORE MERCHANDISE ONLY DURING THE HOURS THE STORE IS CLOSED AND ONLY IN THE PARKING AREAS LOCATED OUTSIDE OF THE FIRE LANE EASEMENTS WITHIN THIS SITE.
22. 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, AN AUTOMATIC KNOX KEY SWITCH AND A 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.
23. INDUSTRIAL FACILITIES ARE REQUIRED TO CONTACT METRO WASTEWATER RECLAMATION DISTRICT (303-286-3000) REGARDING INDUSTRIAL WASTE DISCHARGES TO THE SANITARY SEWER TO DETERMINE WASTEWATER PRETREATMENT REQUIREMENTS.
24. 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 CITY ENGINEER.
25. 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.
26. AN ENCROACHMENT INTO OR OVER A FIRE LANE EASEMENT WILL REQUIRE THE DEVELOPER TO OBTAIN A LICENSE AGREEMENT THROUGH THE REAL PROPERTY DIVISION OF THE PUBLIC WORKS DEPARTMENT, PLEASE CALL THEM AT 303-739-7300.

CORE AND SHELL ADVISORY NOTES

1. 2015 IFC, SEC. 3206.2 - A CORE AND SHELL STRUCTURE HAS THE POTENTIAL OF BEING UTILIZED FOR "HIGH-PILED COMBUSTIBLE STORAGE" AS DEFINED BY THE IFC. THE DESIGNER OF THE STRUCTURE MUST BE AWARE OF THE REQUIREMENTS INDICATED WITHIN TABLE 2306.2, AND UNDERSTAND THAT FUTURE IMPROVEMENTS CAN REQUIRE THE INSTALLATION OF ADDITIONAL FIRE DETECTION SYSTEMS, SMOKE AND HEAT REMOVAL, DRAFT CURTAINS, BUILDING ACCESS (ADDITIONAL DOORS) AND AUTOMATIC SPRINKLER SYSTEMS, FIRE SPRINKLER DESIGN DENSITIES MAY BE REQUIRED TO BE REEVALUATED IN THE EVENT THAT THE ORIGINAL DESIGN OF THE SYSTEM DID NOT COMPENSATE FOR HIGH-PILED COMBUSTIBLE STORAGE. THESE ADDITIONAL REQUIREMENTS COULD BE REQUIRED DURING FUTURE TENANT IMPROVEMENTS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

SECURITY GATE NOTES

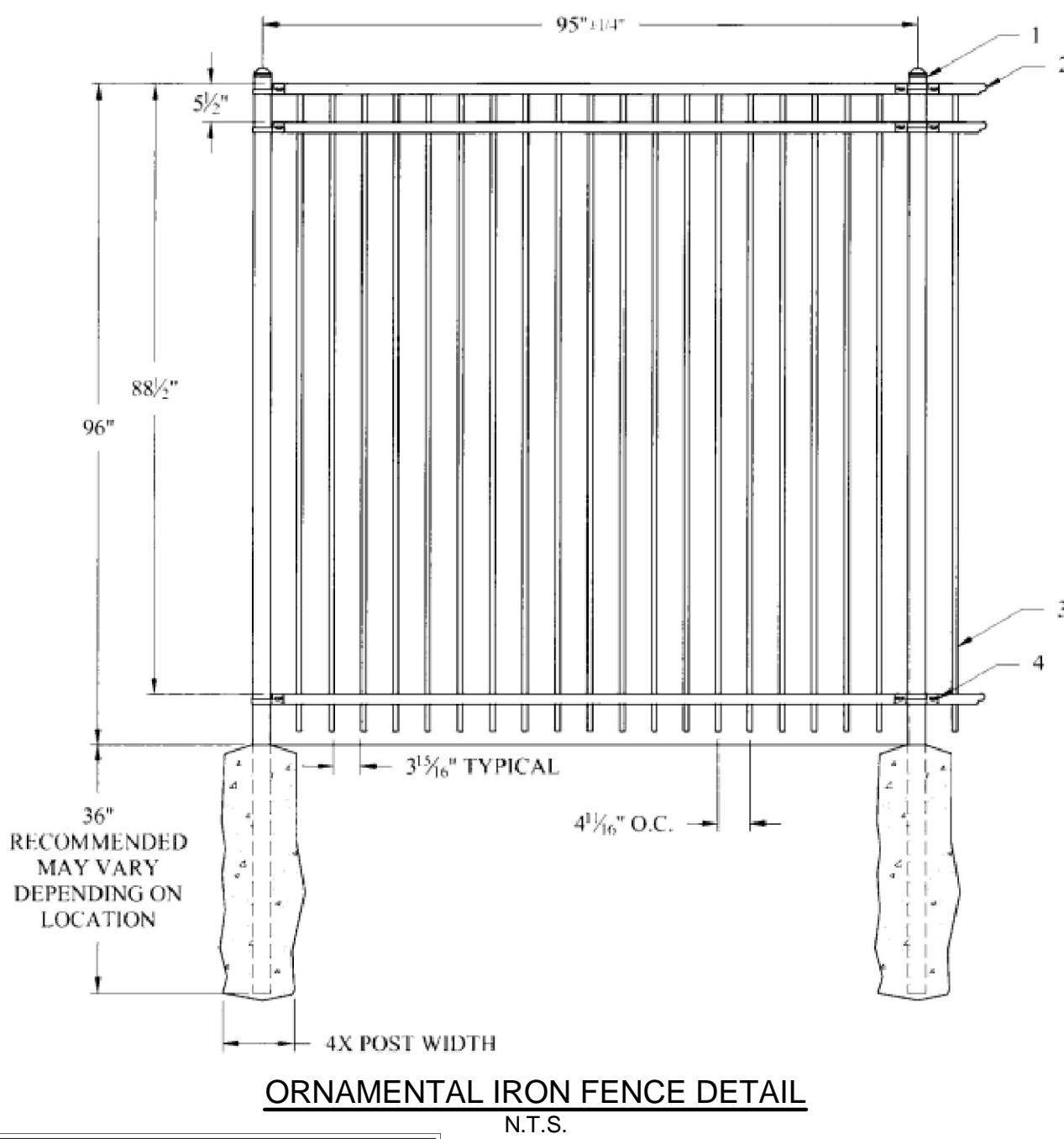
1. THE INSTALLATION OF SECURITY GATES ACROSS A FIRE APPARATUS ACCESS ROAD SHALL BE APPROVED BY THE FIRE CODE OFFICIAL. WHERE SECURITY GATES ARE INSTALLED AT PRIMARY ACCESS POINTS, AS DETERMINED BY THE FIRE CODE OFFICIAL, THOSE GATES SHALL HAVE AN APPROVED AUTOMATIC MEANS OF EMERGENCY OPERATION. ADDITIONALLY, EACH AUTOMATIC GATE SHALL HAVE A BACK-UP SWITCH (KNOX KEYED), AS WELL AS ACCESSIBLE MEANS OF MANUAL OPERATION. SECURITY GATES INSTALLED AT SECONDARY ACCESS POINTS, AS DETERMINED BY THE FIRE CODE OFFICIAL, SHALL HAVE A MEANS OF OPERATION APPROVED BY THE FIRE CODE OFFICIAL. THE SECURITY GATES AND THE EMERGENCY OPERATION SHALL ALWAYS BE MAINTAINED IN PROPER WORKING CONDITION. IF THERE ARE ELECTRIC GATE OPERATOR, THEY SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED, AND INSTALLED IN COMPLIANCE WITH THE REQUIREMENTS OF ASTM F 2200.



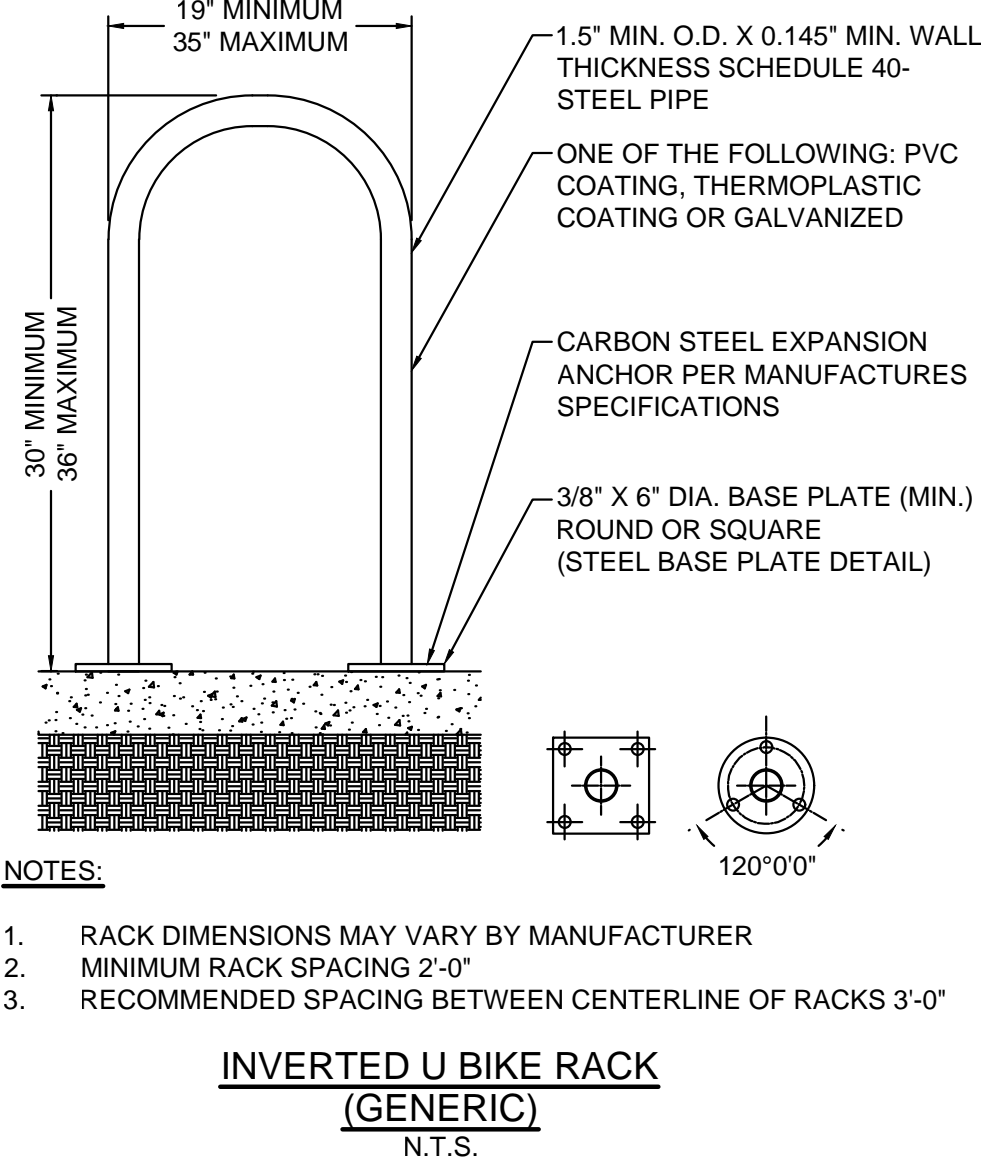
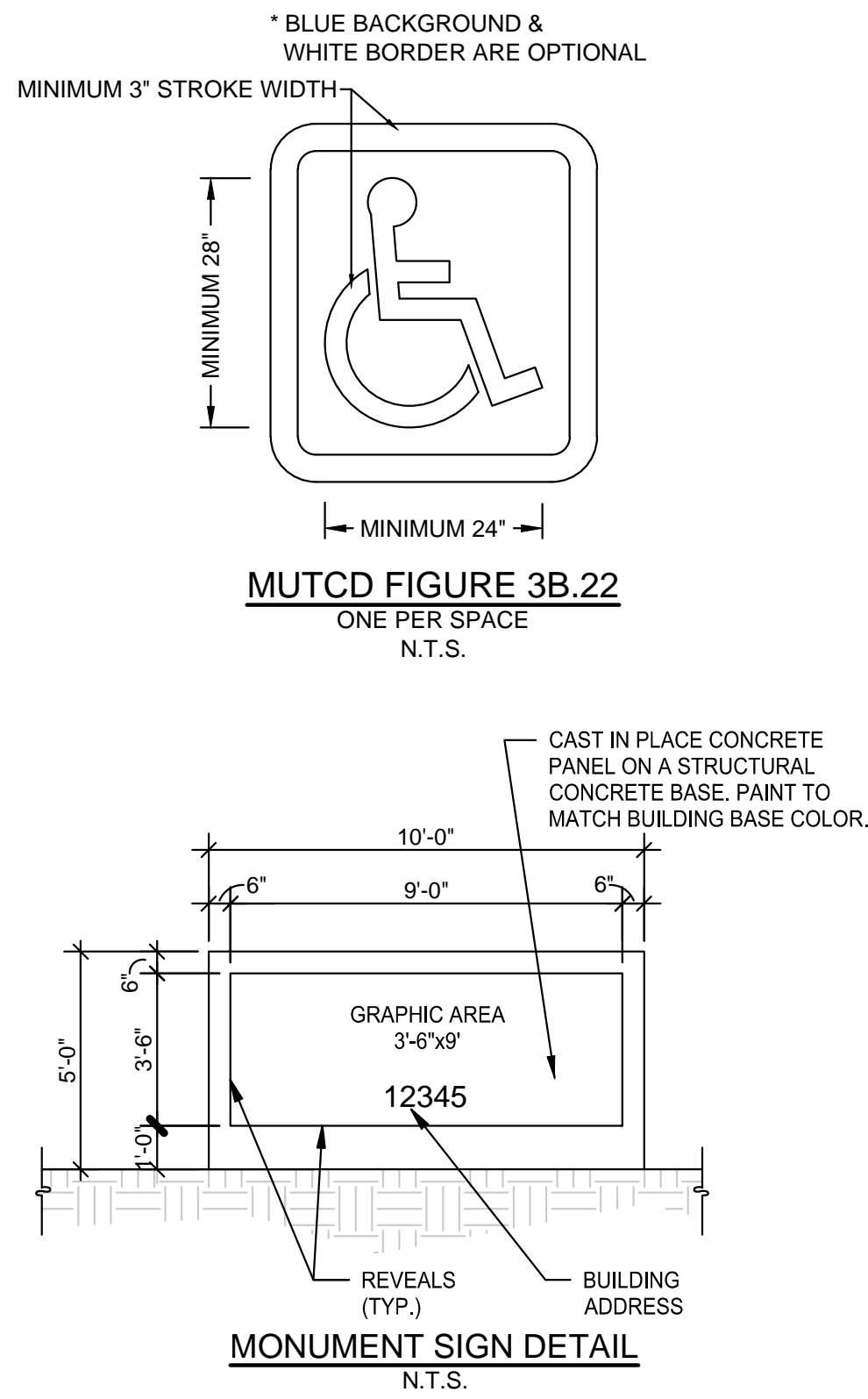
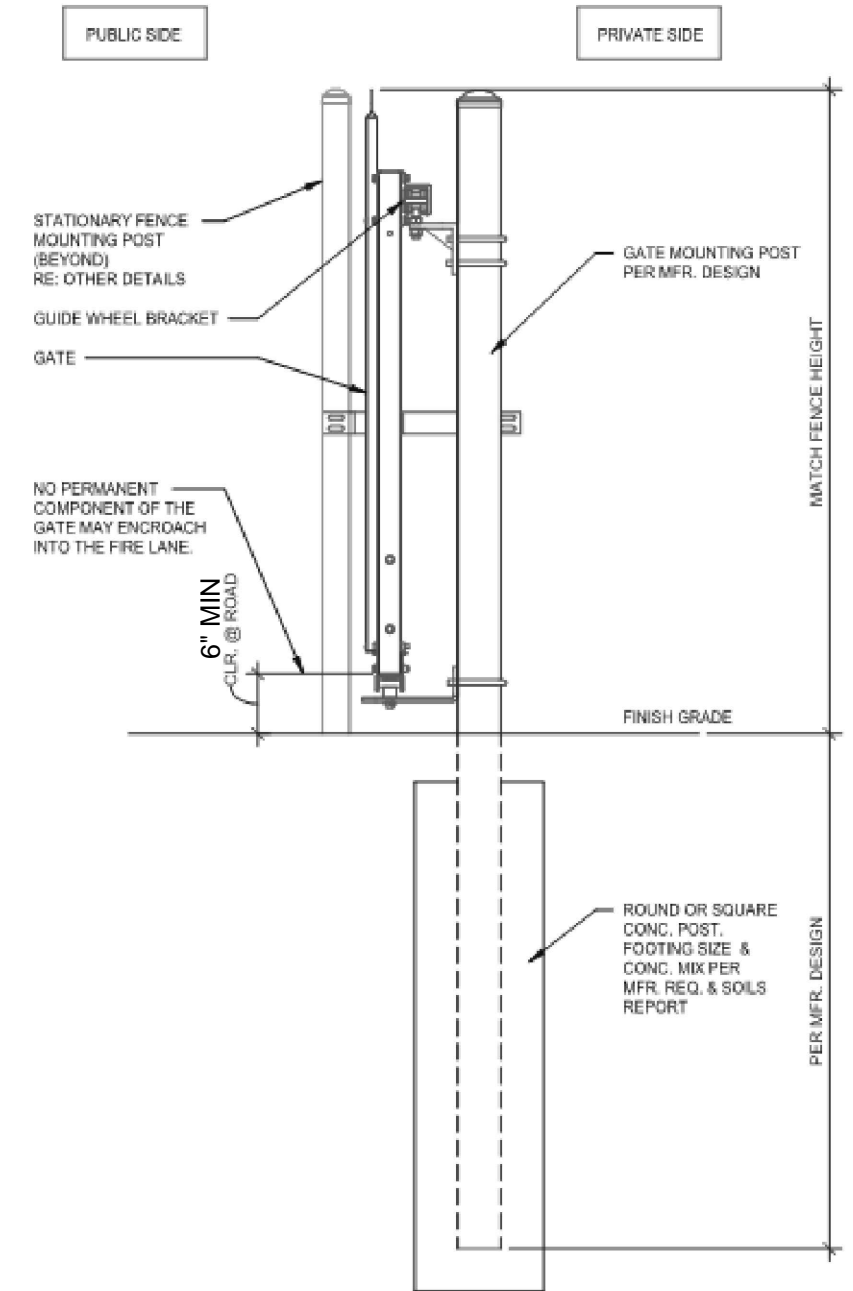
DOUBLE SWING GATE DETAIL
N.T.S.

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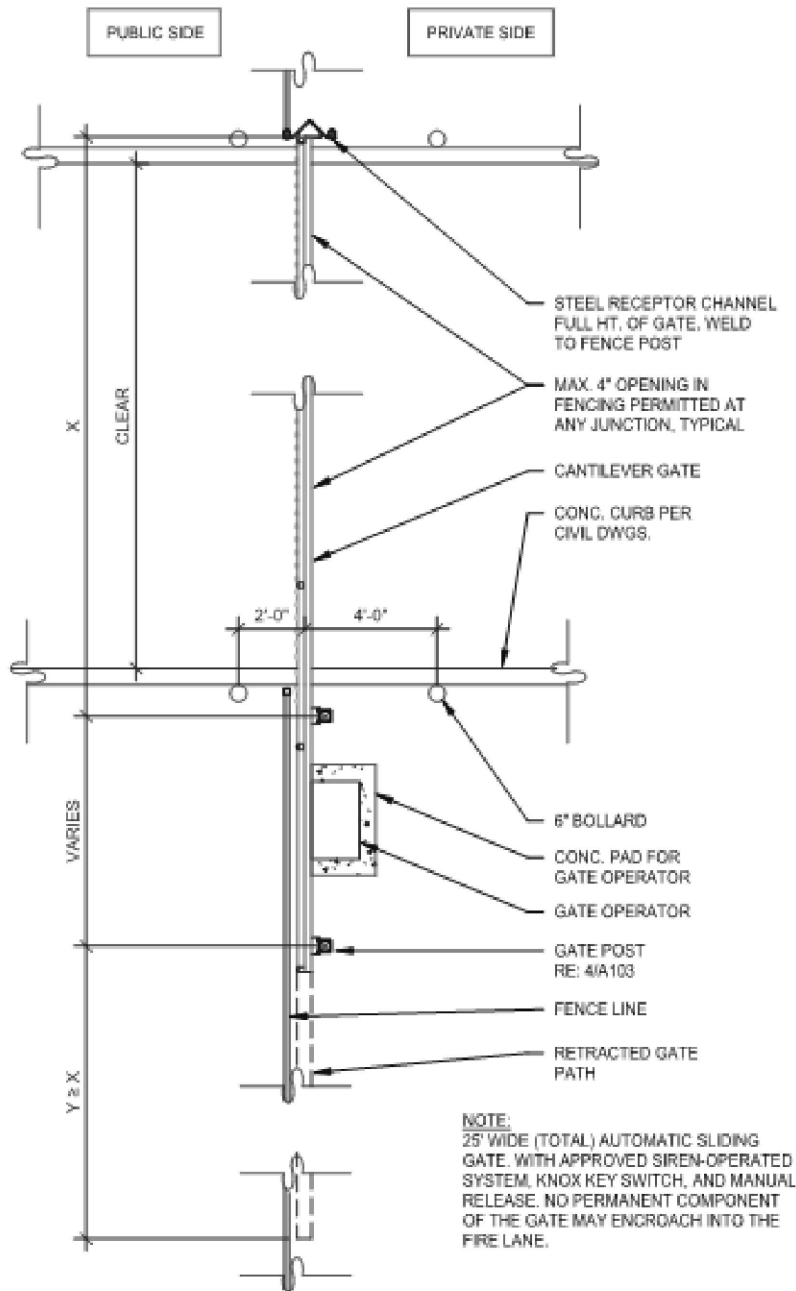
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CANTILEVER GATE SECTION
N.T.S.



CANTILEVER GATE DETAIL
N.T.S.



WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE

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

FOR AND ON BEHALF
OF WARE MALCOMB

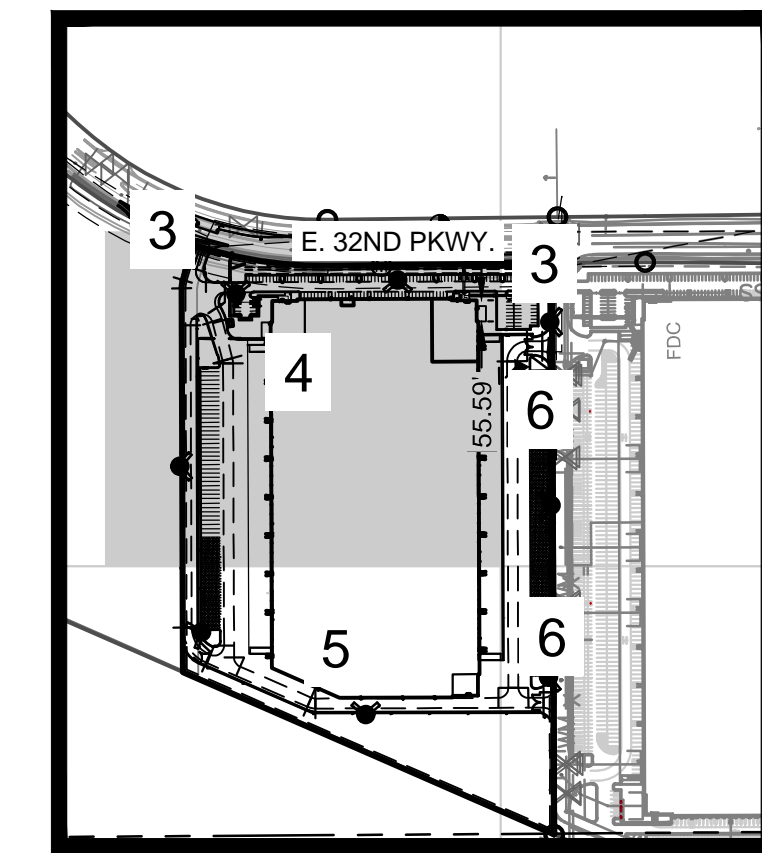
MAJESTIC COMMERCCENTER BUILDING 16
MAJESTIC COMMERCCENTER SUBSDIVISION

FILING NO. 13
NOTES

REMARKS	
NO.	DATE

JOB NO.:	DCS20-4037
PA / PM:	EM
DRAWN BY:	BJH
DATE:	
PLOT DATE:	4/6/2021

SHEET
2
Sheet 2 of



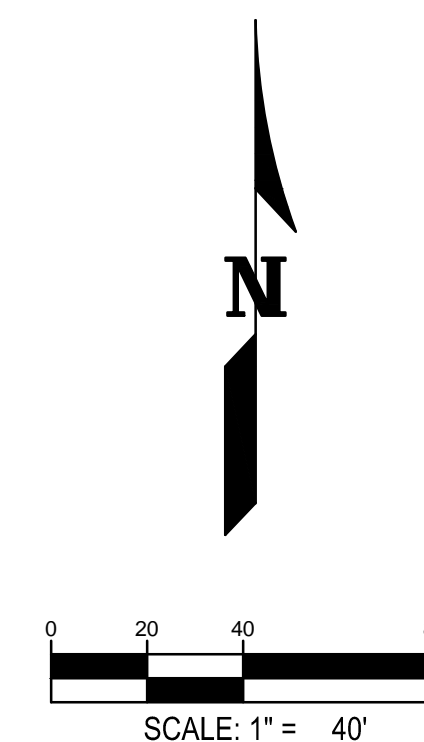
KEYMAP
1" = 1000'

LEGEND:

- | | |
|--|---|
| | PROPERTY LINE |
| | EXISTING RIGHT-OF-WAY LINE |
| | EXISTING CURB & GUTTER |
| | PROPOSED CURB & GUTTER |
| | PROPOSED WALK |
| | TEMPORARY SEEDING |
| | PROPOSED CONCRETE |
| | EXISTING EASEMENT |
| | PROPOSED UTILITY EASEMENT |
| | PROPOSED FIRE LANE EASEMENT |
| | ICC A117.1
ACCESSIBLE ROUTE |
| | 500 YEAR FLOODPLAIN |
| | 100 YEAR FLOODPLAIN |
| | PARKING COUNT |
| | FDC W/ APPROVED KNOX
HARDWARE |
| | NEW FIRE HYDRANT W/
BOLLARD PROTECTION |
| | EXISTING FIRE HYDRANT |
| | KNOX BOX |
| | NEW FIRE HYDRANT |
| | PROPOSED LIGHT DUTY ASPHALT
ALL REMAINING ASPHALT TO BE HEAVY DUTY |

NOTES

1. SLIDING GATES, SWING GATES AND TRAFFIC BARRIER ARMS IN THEIR FULL OPEN POSITION SHALL NOT ENCROACH IN ANY WAY INTO EXISTING FIRE LANE EASEMENTS NOR SHALL THERE BE ANY ENCROACHMENTS FROM ADJACENT SUPPORTING POSTS, OPERATING MECHANISMS, ETC.
2. SOS DEVICES SHALL BE LOCATED WHEREVER AUTOMATED GATES ARE INSTALLED AS DEEMED NECESSARY BY COA
3. ALL MANUAL PRIMARY AND SECONDARY EMERGENCY ACCESS GATES SHALL OPEN BY MEANS OF A KNOX PADLOCK OR OTHER KNOX HARDWARE AS APPROVED BY COA.



BENCHMARK:
FOUND CITY OF AURORA 3.25" BRASS CAP "CDOH 1.031185"
LOCATION: AT THE NORTH END OF CONCRETE ISLAND AT
THE ONRAMP OF I-70 AND TOWER ROAD. ELEVATION IS
5439.72 FEET, (NAVD 88 DATUM).

[illegible]

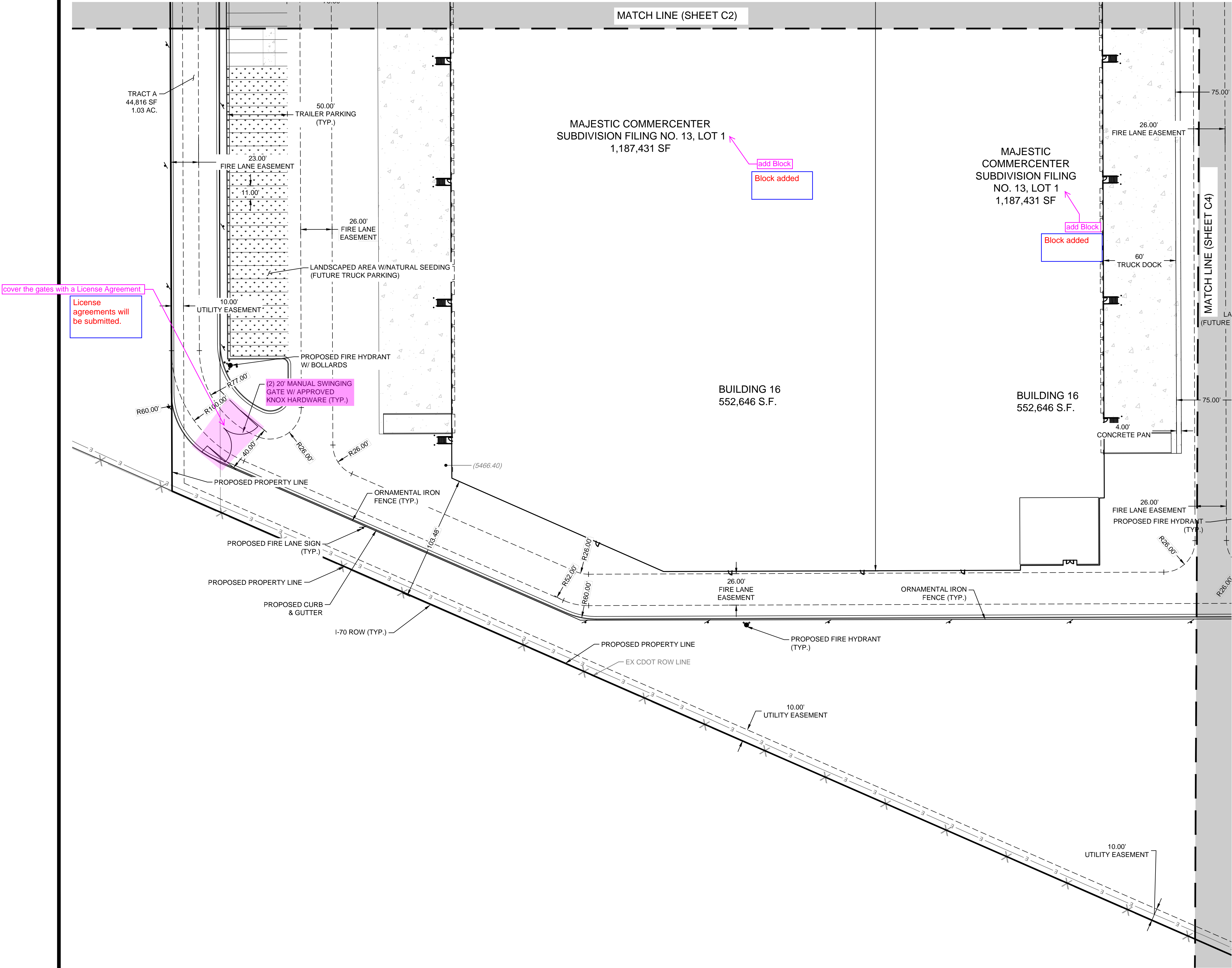
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SHEET

4

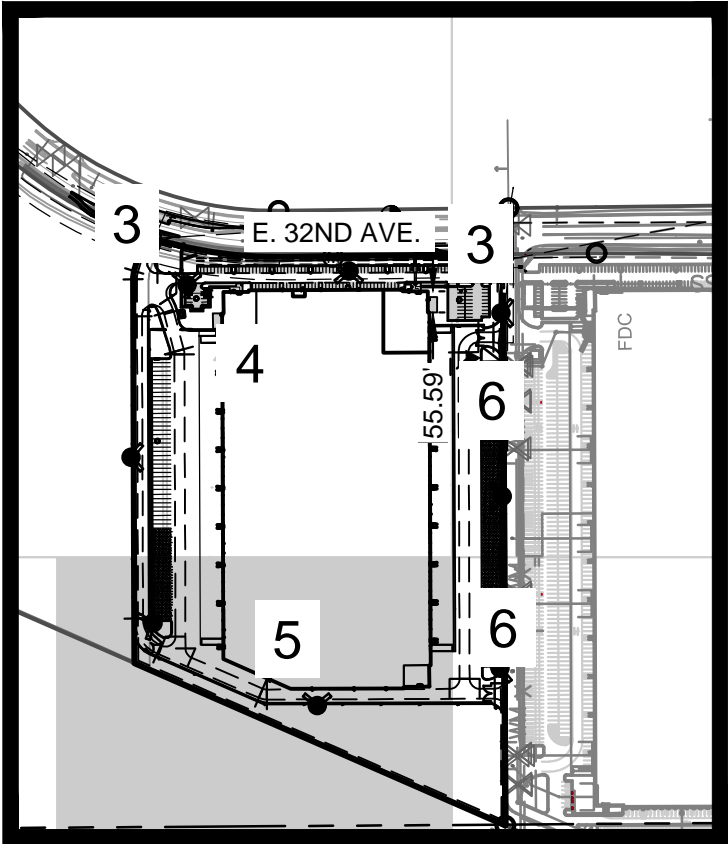
Sheet 4 of

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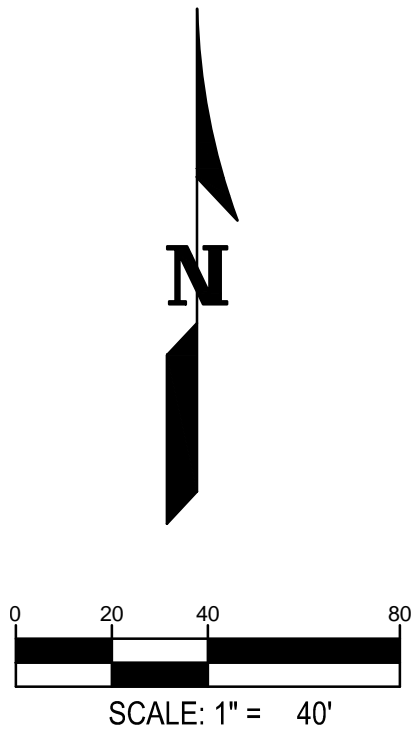
cover the gates with a License Agreement

License agreements will be submitted.



KEYMAP
1" = 1000'

- LEGEND:
- PROPERTY LINE
 - EXISTING RIGHT-OF-WAY LINE
 - EXISTING CURB & GUTTER
 - PROPOSED CURB & GUTTER
 - PROPOSED WALK
 - TEMPORARY SEEDING
 - PROPOSED CONCRETE
 - EXISTING EASEMENT
 - PROPOSED UTILITY EASEMENT
 - PROPOSED FIRE LANE EASEMENT
 - ICC A117.1 ACCESSIBLE ROUTE
 - 500 YEAR FLOODPLAIN
 - 100 YEAR FLOODPLAIN
 - PARKING COUNT
 - FDC W/ APPROVED KNOX HARDWARE
 - NEW FIRE HYDRANT W/ BOLLARD PROTECTION
 - EXISTING FIRE HYDRANT



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MAJESTIC COMMERCCENTER SUBDIVISION
FILING NO. 13
SITE PLAN

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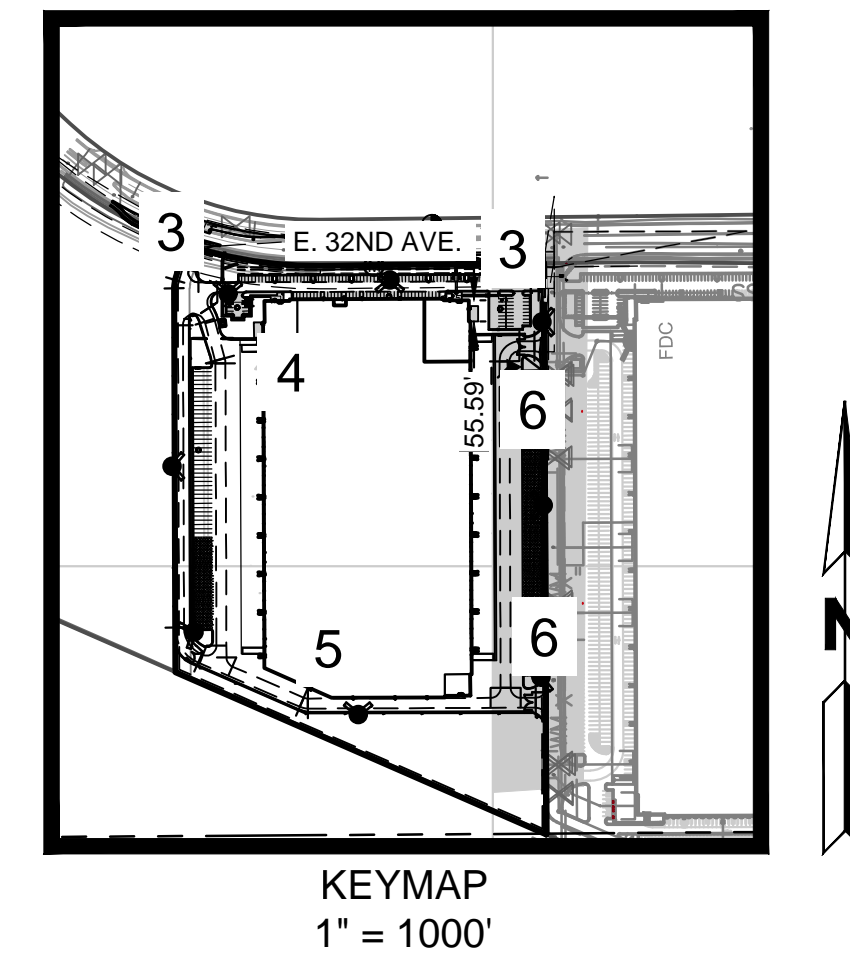
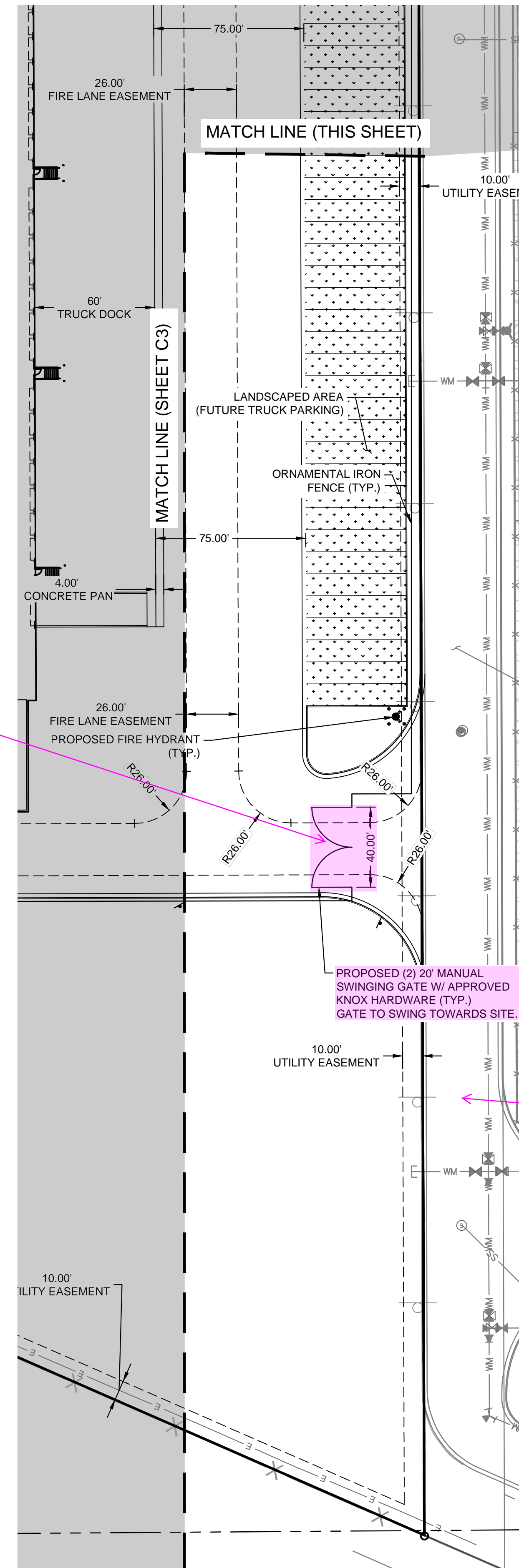
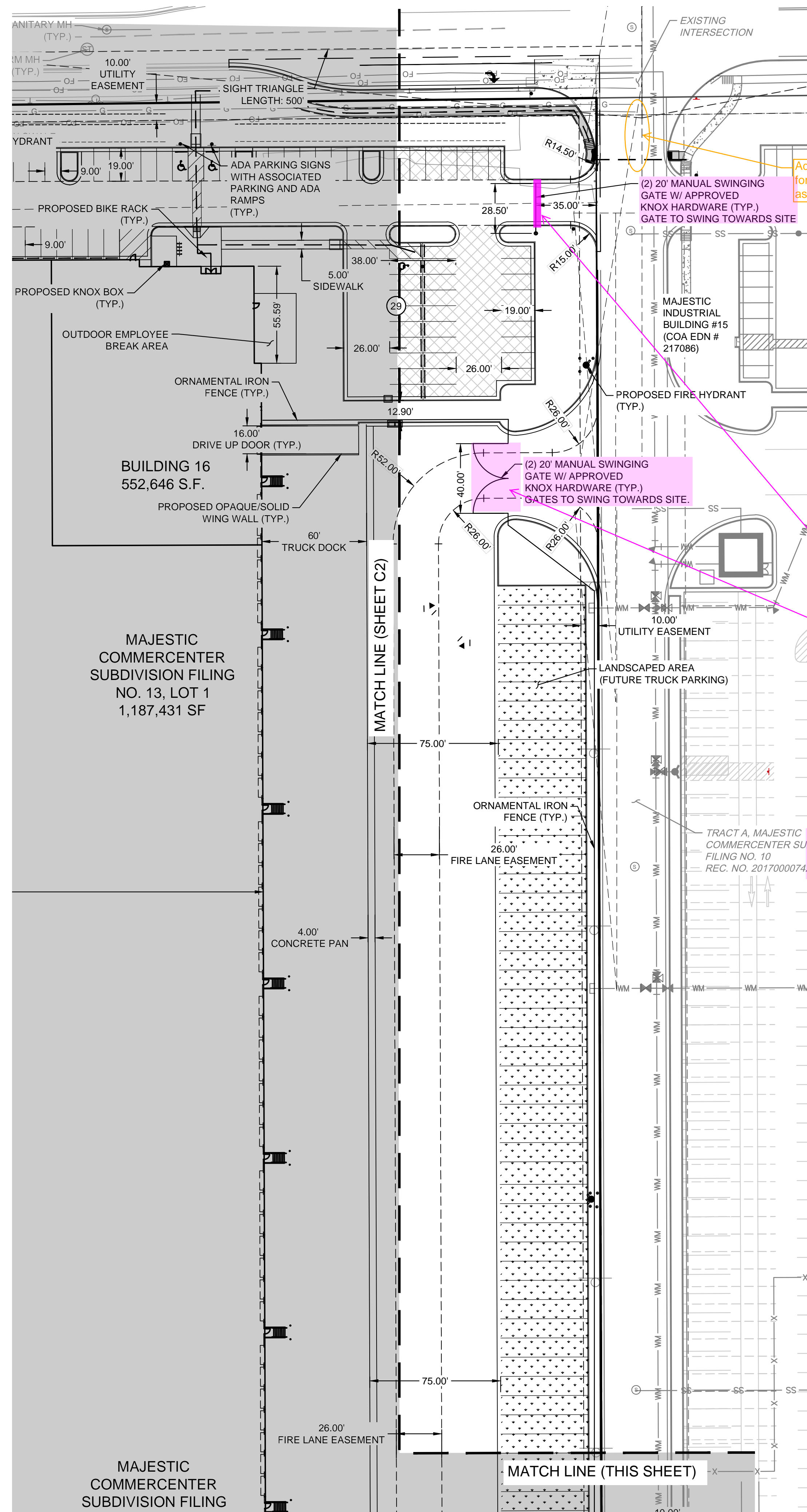
MAJESTIC COMMERCENTER BUILDING 16
MAJESTIC COMMERCENTER SUBDIVISION
FILING NO. 13
SITE PLAN

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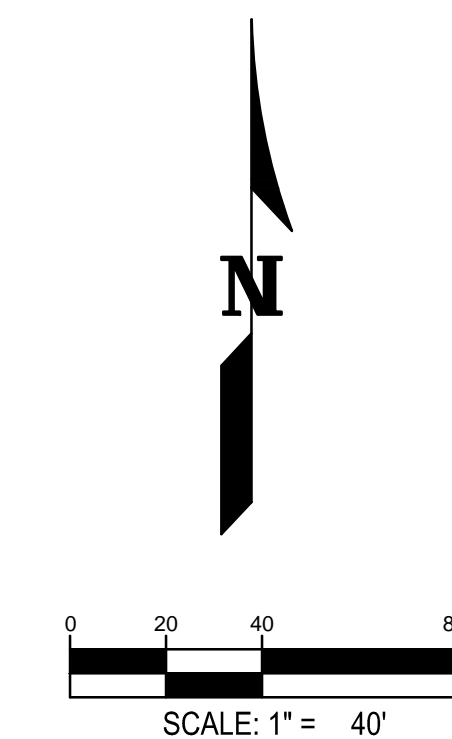
JOB NO.:	DCS20-4037
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DRAWN BY:	BJH
DATE:	
PLOT DATE:	4/6/2021

SHEET
6

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	PROPERTY LINE
	EXISTING RIGHT-OF-WAY LINE
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	PROPOSED WALK
	TEMPORARY SEEDING
	PROPOSED CONCRETE
	EXISTING EASEMENT
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	PROPOSED FIRE LANE EASEMENT
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	EXISTING FIRE HYDRANT



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MAJESTIC COMMERCENTER BUILDING 16
MAJESTIC COMMERCENTER SUBDIVISION
FILING NO. 13
UTILITY PLAN

NO. DATE REMARKS

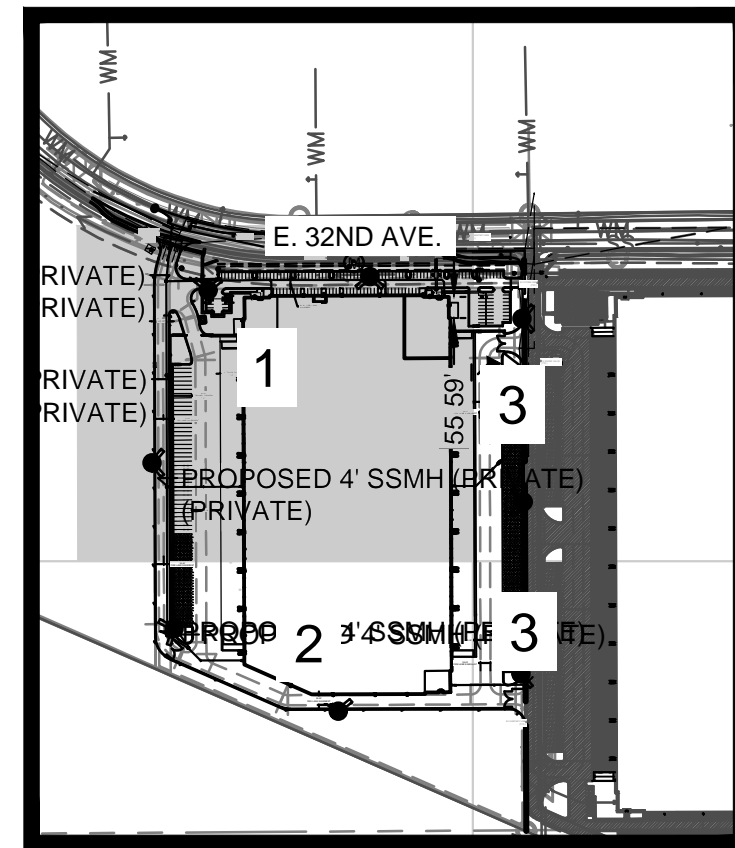
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DATE: 4/6/2021
PLOT DATE: 4/6/2021

SHEET

7

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NOT FOR CONSTRUCTION



KEYMAP
1" = 1000'

LEGEND:

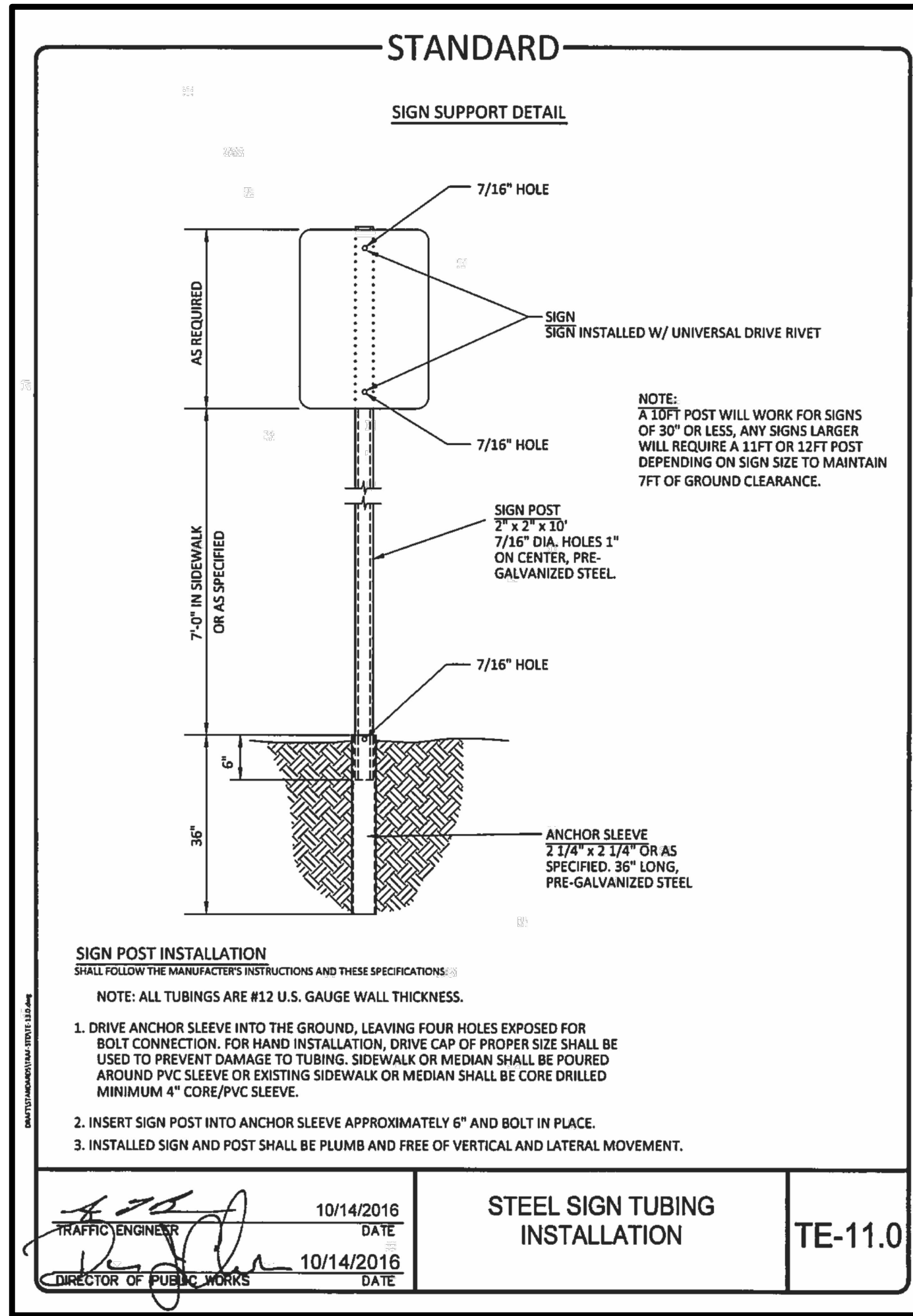
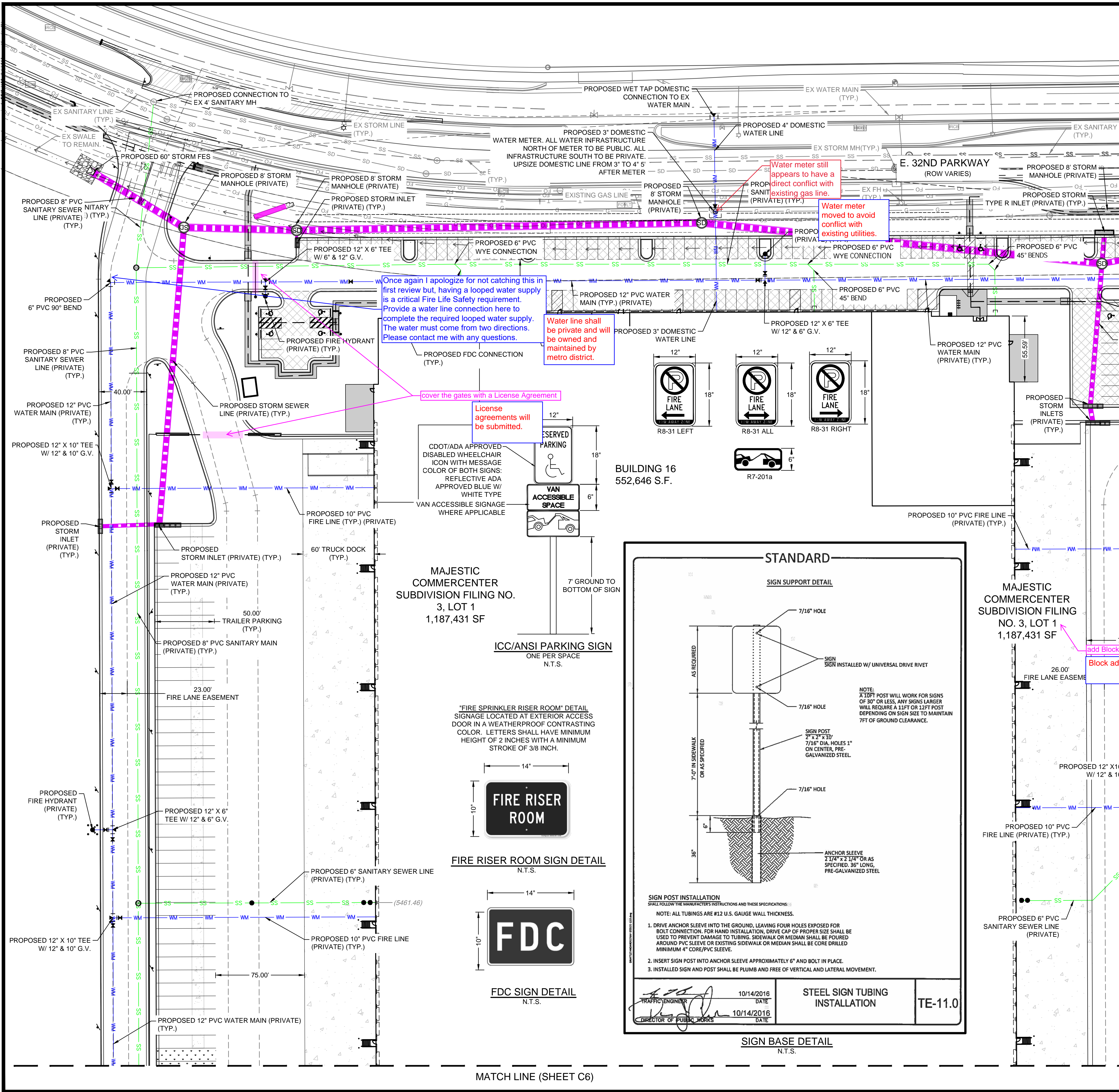
- PROPERTY LINE
- UTILITY CROSSING
- PROPOSED STORM LINE
- EXISTING STORM LINE
- PROPOSED STORM INLET
- EXISTING STORM INLET
- PROPOSED SWALE
- PROPOSED SANITARY SEWER W/ MANHOLE
- EXISTING SANITARY SEWER W/ MANHOLE
- PROPOSED WATERLINE & VALVE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED WATER METER
- EXISTING WATERLINE & VALVE
- EXISTING FIRE HYDRANT
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING ELECTRIC LINE
- EXISTING CABLE TV LINE
- EXISTING OVERHEAD LINE
- EXISTING FIBER OPTIC LINE
- EXISTING IRRIGATION LINE
- PROPOSED FENCE

NOTES:

1. STORM SEWER, SANITARY SEWER, AND WATER SERVICES ARE PRIVATE AND WILL BE PRIVATELY MAINTAINED BY OWNER UNLESS OTHERWISE NOTED.



0 20 40 80
SCALE: 1" = 40'



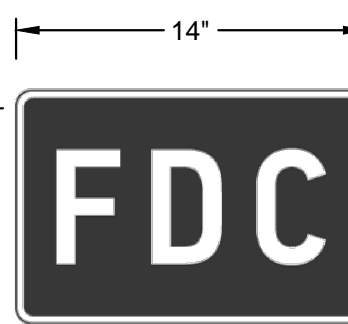
MAJESTIC COMMERCENTER
SUBDIVISION FILING NO.
3, LOT 1
1,187,431 SF

ICC/ANSI PARKING SIGN
ONE PER SPACE
N.T.S.

"FIRE SPRINKLER RISER ROOM" DETAIL
SIGNAGE LOCATED AT EXTERIOR ACCESS
DOOR IN A WEATHERPROOF CONTRASTING
COLOR. LETTERS SHALL HAVE MINIMUM
HEIGHT OF 2 INCHES WITH A MINIMUM
STROKE OF 3/8 INCH.



FIRE RISER ROOM SIGN DETAIL
N.T.S.

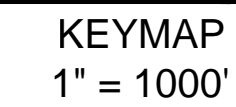


FDC SIGN DETAIL
N.T.S.







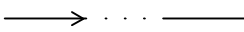

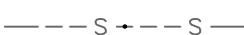













MATCH LINE (SHEET C6)

MATCH LINE (SHEET C7)

W:\DCS\20\4037\00\CAD\Sheets\Planning\DCS20-4037_Utility Plan.dwg EIMORSE

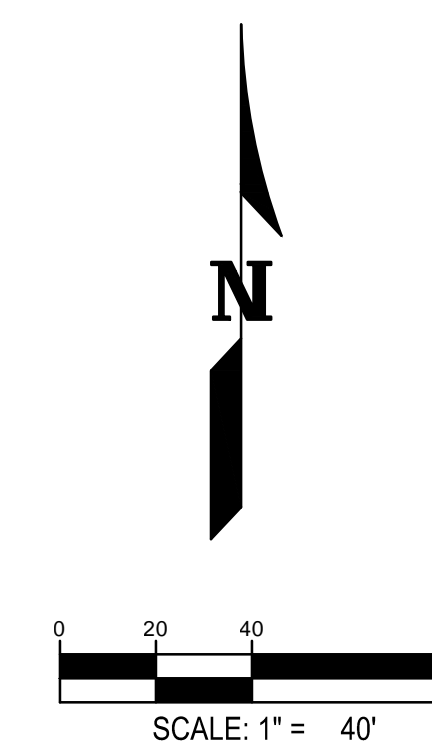


LEGEND:

- | | |
|---|------------------------------------|
|  | 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 GAS LINE |
|  | EXISTING TELEPHONE LINE |
|  | EXISTING ELECTRIC LINE |
|  | EXISTING CABLE TV LINE |
|  | EXISTING OVERHEAD LINE |
|  | EXISTING FIBER OPTIC LINE |
|  | EXISTING IRRIGATION LINE |
|  | PROPOSED FENCE |

NOTES:

1. STORM SEWER, SANITARY SEWER, AND WATER SERVICES ARE PRIVATE AND WILL BE PRIVATELY MAINTAINED BY OWNER UNLESS OTHERWISE NOTED.



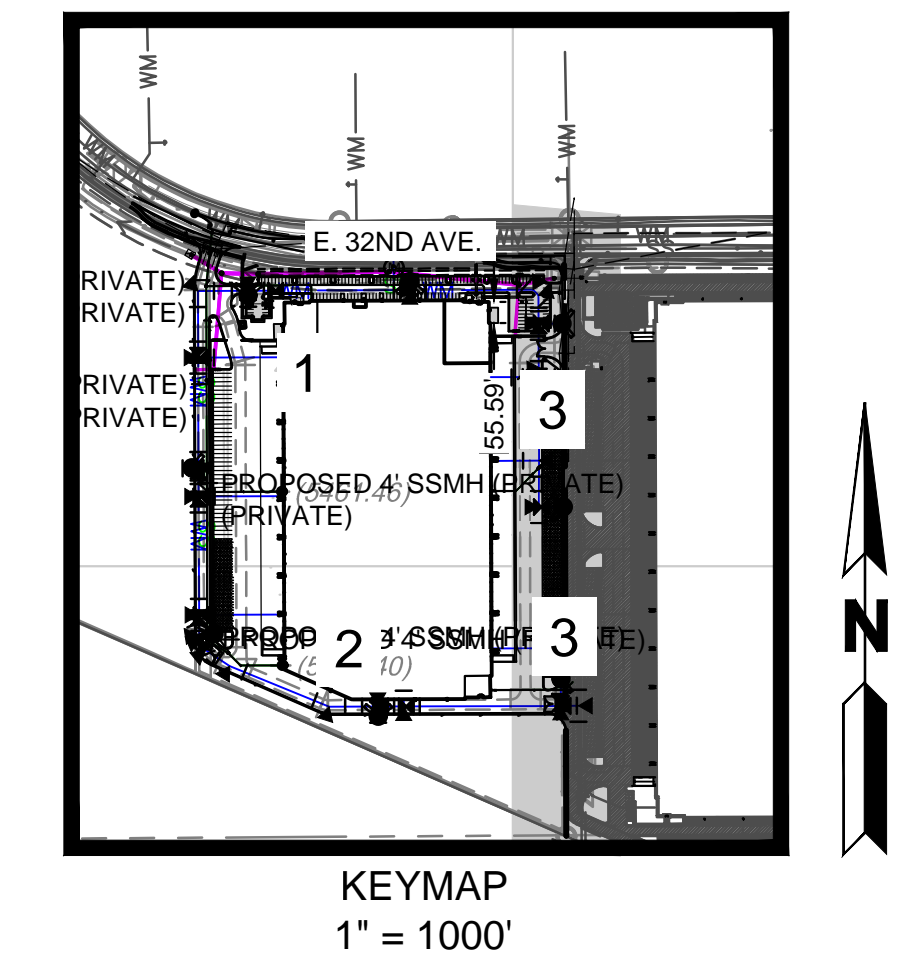
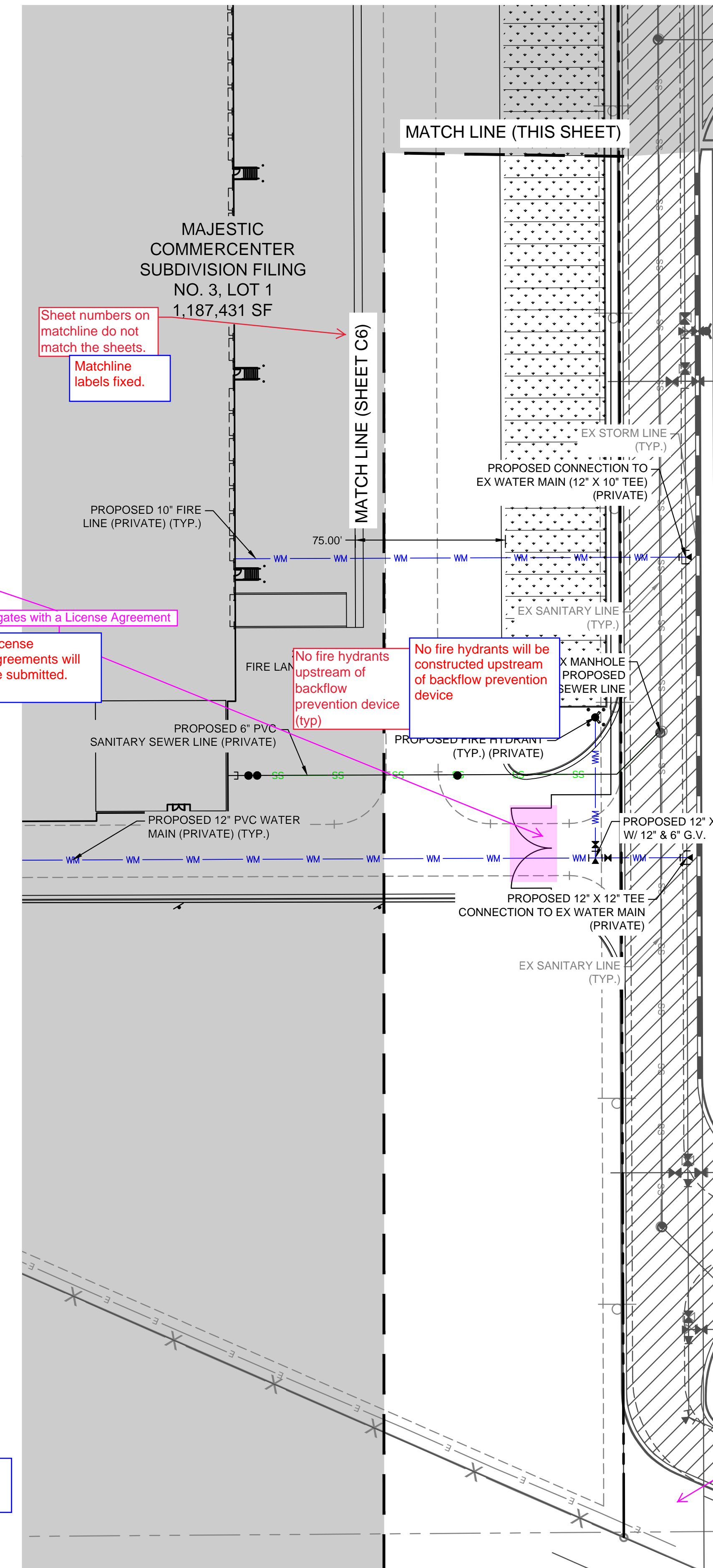
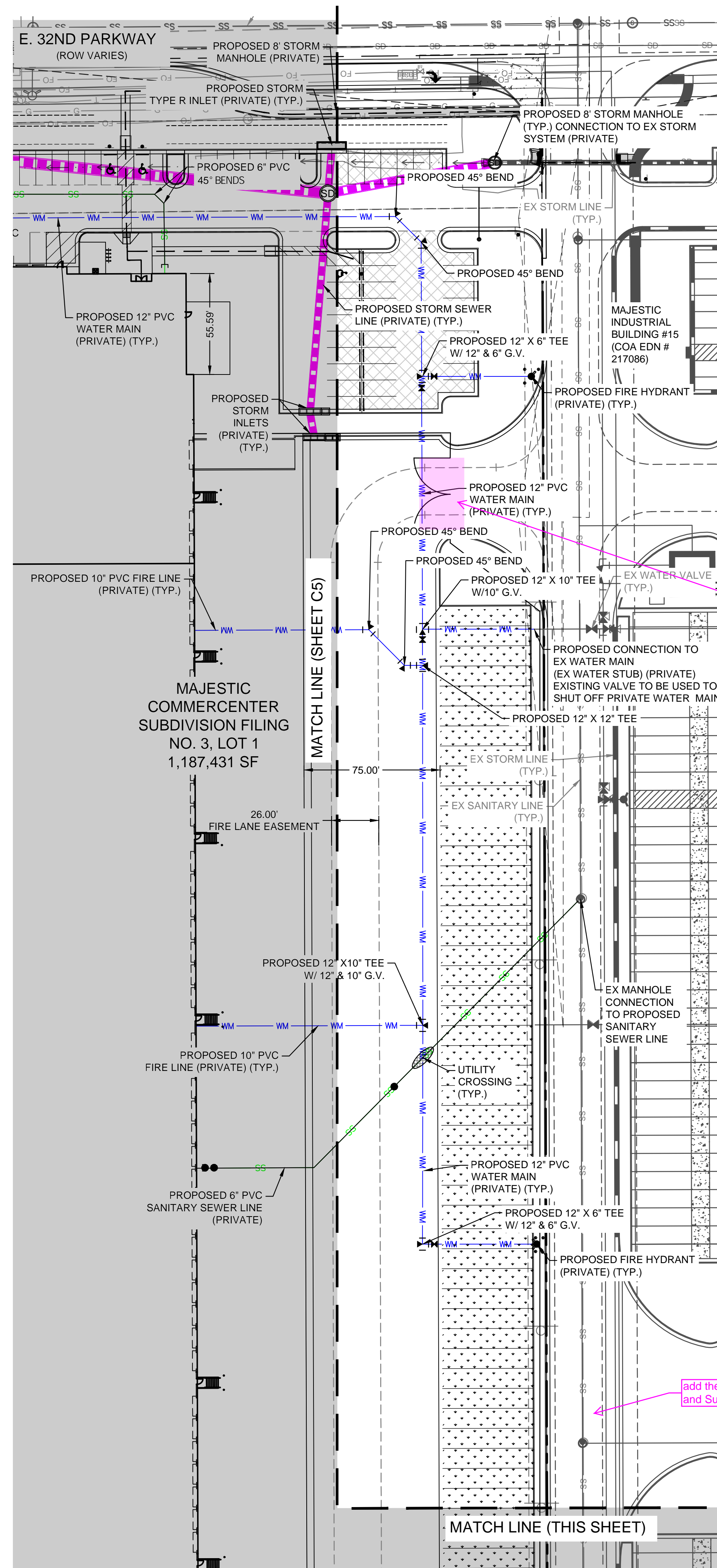
MAJESTIC COMMERCENTER BUILDING 16
MAJESTIC COMMERCENTER SUBDIVISION
FILING NO. 13
UTILITY PLAN

[illegible]























OB NO.:	DCS20-4037
A / PM:	EM
DRAWN BY:	BJH
DATE:	
LOT DATE:	4/6/2021

[illegible]

DB NO.:	DCS20-4037
A / PM:	EM
DRAWN BY:	BJH
DATE:	
LOT DATE:	4/6/2021

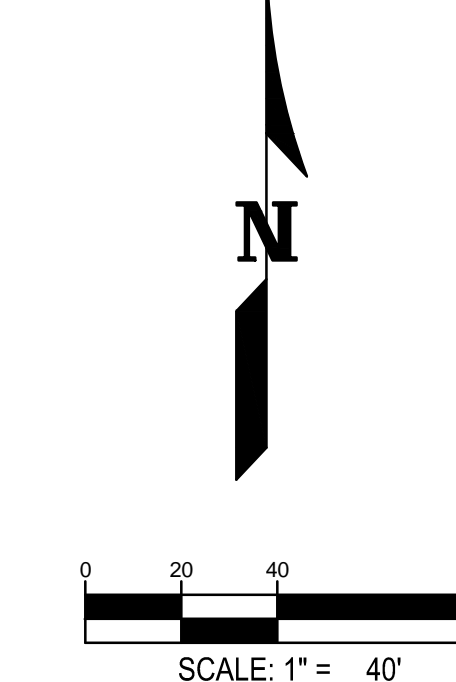


LEGEND:

- | | |
|---|------------------------------------|
|  | 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 |
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|  | EXISTING ELECTRIC LINE |
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|  | EXISTING OVERHEAD LINE |
|  | EXISTING FIBER OPTIC LINE |
|  | EXISTING IRRIGATION LINE |
|  | PROPOSED FENCE |

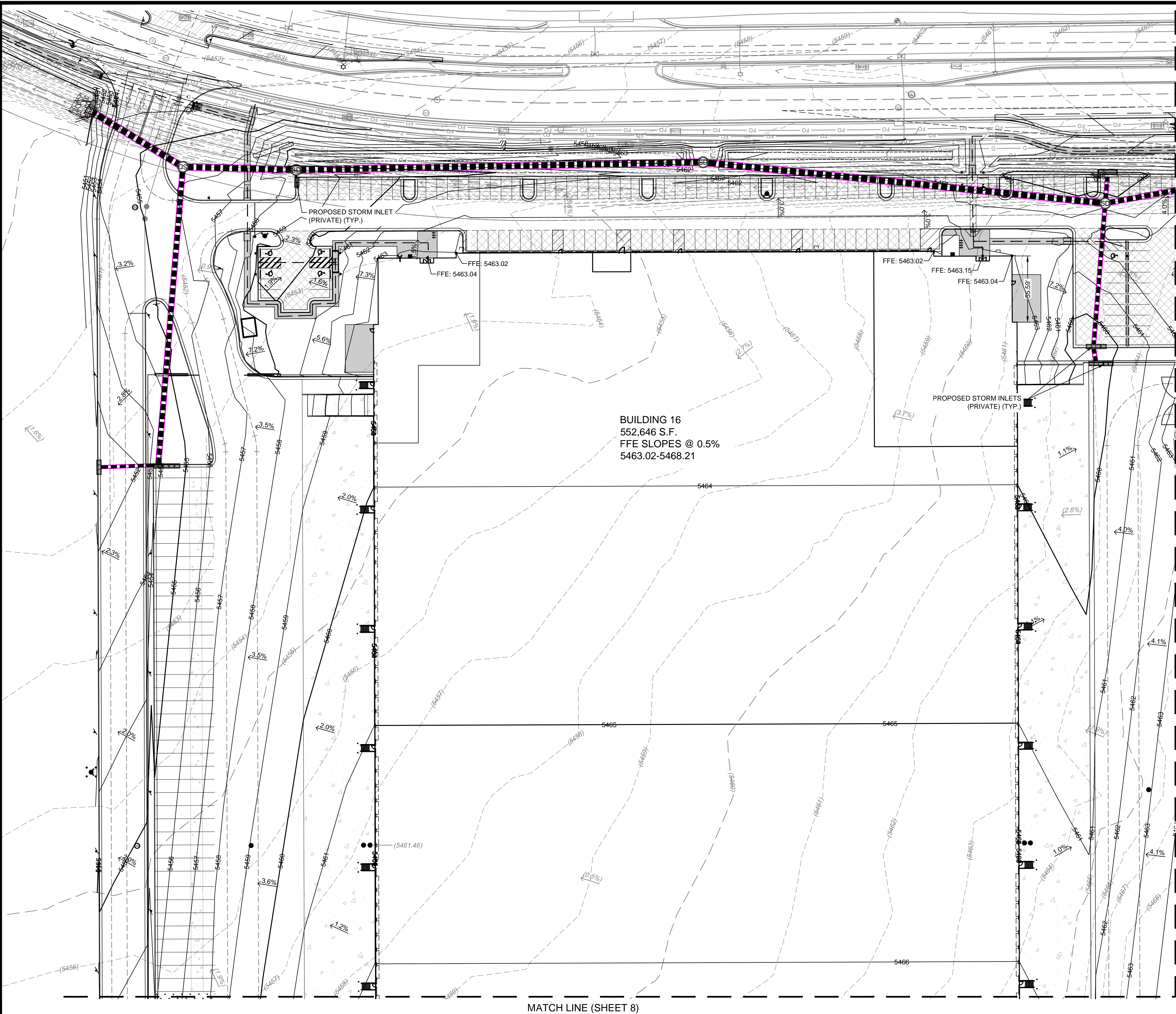
NOTES:

1. STORM SEWER, SANITARY SEWER, AND WATER SERVICES ARE PRIVATE AND WILL BE PRIVATELY MAINTAINED BY OWNER UNLESS OTHERWISE NOTED.



add the existing Tract and Subdivision name

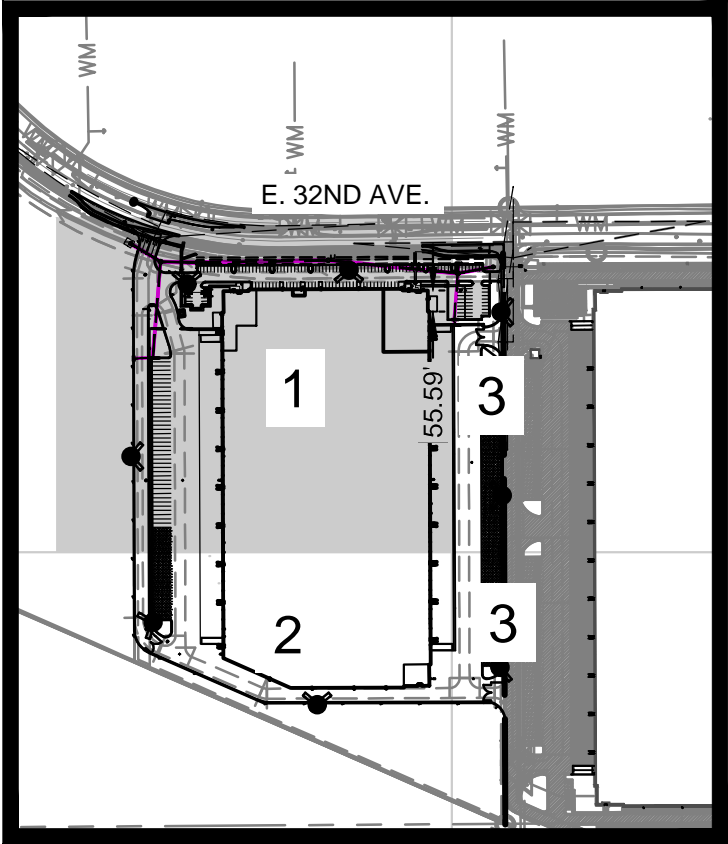
Tract and subdivision labels added.



BUILDING 16
552,646 S.F.
FFE SLOPES @ 0.5%
5463.02-5468.21

MATCH LINE (SHEET 9)

MATCH LINE (SHEET 8)



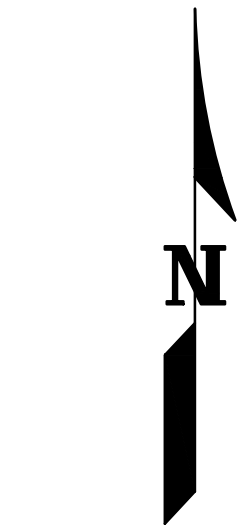
KEYMAP
1" = 1000'

LEGEND:

- PROPERTY LINE
- EXISTING CURB & GUTTER
- PROPOSED CATCH CURB
- PROPOSED SPILL CURB & GUTTER
- PROPOSED 5' CONTOUR
- PROPOSED 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- PROPOSED STORM LINE
- EXISTING STORM LINE
- PROPOSED STORM INLET
- EXISTING STORM INLET
- PROPOSED SWALE
- 500 YEAR FLOODPLAIN
- 100 YEAR FLOODPLAIN
- PROPOSED SLOPE AND DIRECTION
- FLOW DIRECTION
- HIGH POINT
- LOW POINT
- MATCH EXISTING
- GRADE BREAK
- TOP OF WALL
- FINISH GRADE AT WALL

NOTES:

- ACCESSIBLE LANDINGS SHALL SLOPE MAX. 2% UNLESS OTHERWISE NOTED.
- ALL PROPOSED WALKS TO BE ACCESSIBLE (2% MAX. CROSS SLOPE, 5% MAX. LONGITUDINAL SLOPE) OTHER AREAS WHICH ABUT THE BUILDING AT ITS FINISHED FLOOR ELEVATION SHALL BE SLOPED SUCH THAT THE MINIMUM SLOPE AWAY FROM THE BUILDING IS 5% FOR 10' FOR LANDSCAPED AREAS, MIN. 2% FOR IMPERVIOUS AREAS
- ALL HANDICAP STALLS AND LOADING TO BE MAX. 2% IN ANY DIRECTION.
- ALL PROPOSED STORM SEWER IS PRIVATE AND WILL BE PRIVATELY MAINTAINED.



WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE

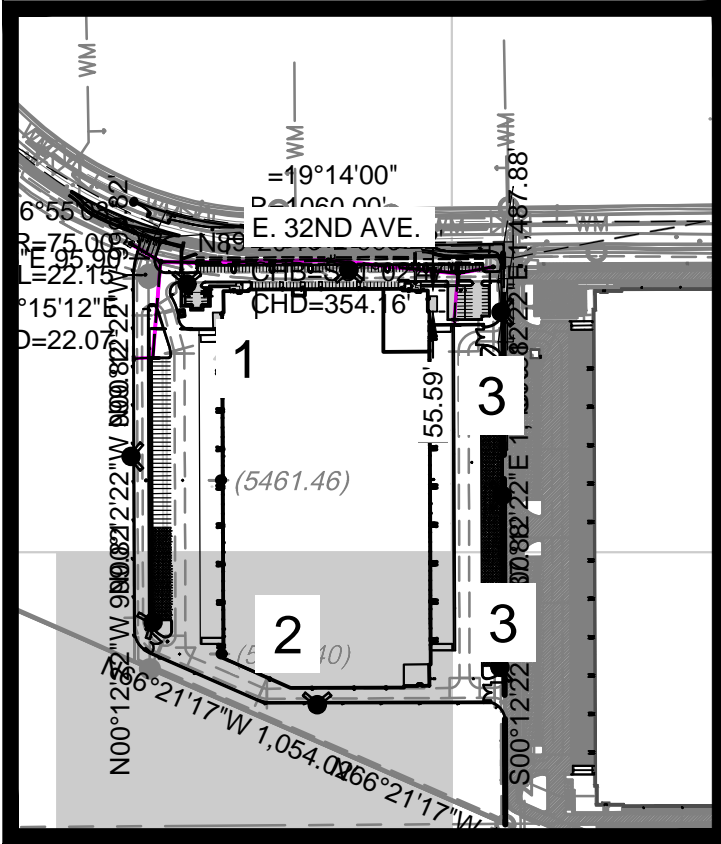
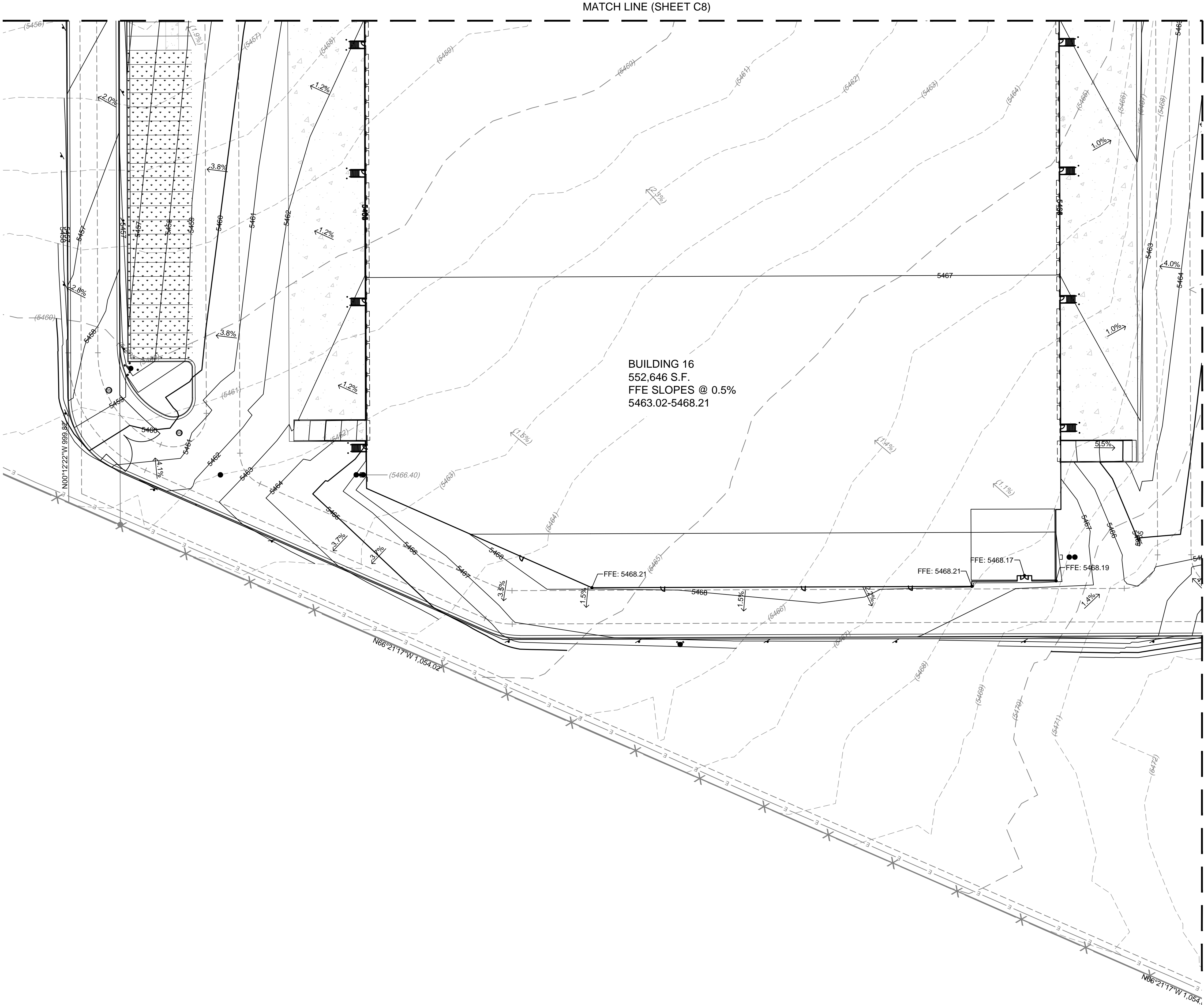
900 south broadway
suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

MAJESTIC COMMERCENTER BUILDING 16
MAJESTIC COMMERCENTER SUBSDIVISION
FILING NO. 13
GRADING PLAN

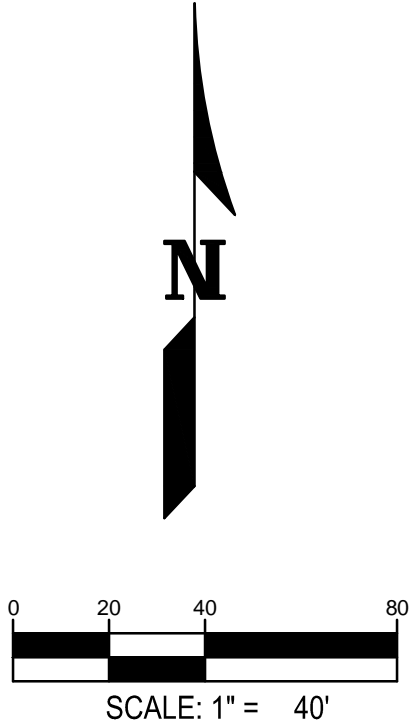
NO.	DATE	REMARKS

JOB NO.:	DCS20-4037
PA / PM:	EM
DRAWN BY:	BJH
DATE:	
PLOT DATE:	4/6/2021



- LEGEND:
- PROPERTY LINE
 - EXISTING CURB & GUTTER
 - PROPOSED CATCH CURB
 - PROPOSED SPILL CURB & GUTTER
 - PROPOSED 5' CONTOUR
 - PROPOSED 1' CONTOUR
 - EXISTING 5' CONTOUR
 - EXISTING 1' CONTOUR
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 - FLOW DIRECTION
 - HIGH POINT
 - LOW POINT
 - MATCH EXISTING
 - GRADE BREAK
 - TOP OF WALL
 - FINISH GRADE AT WALL

NOTES:



WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE

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suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

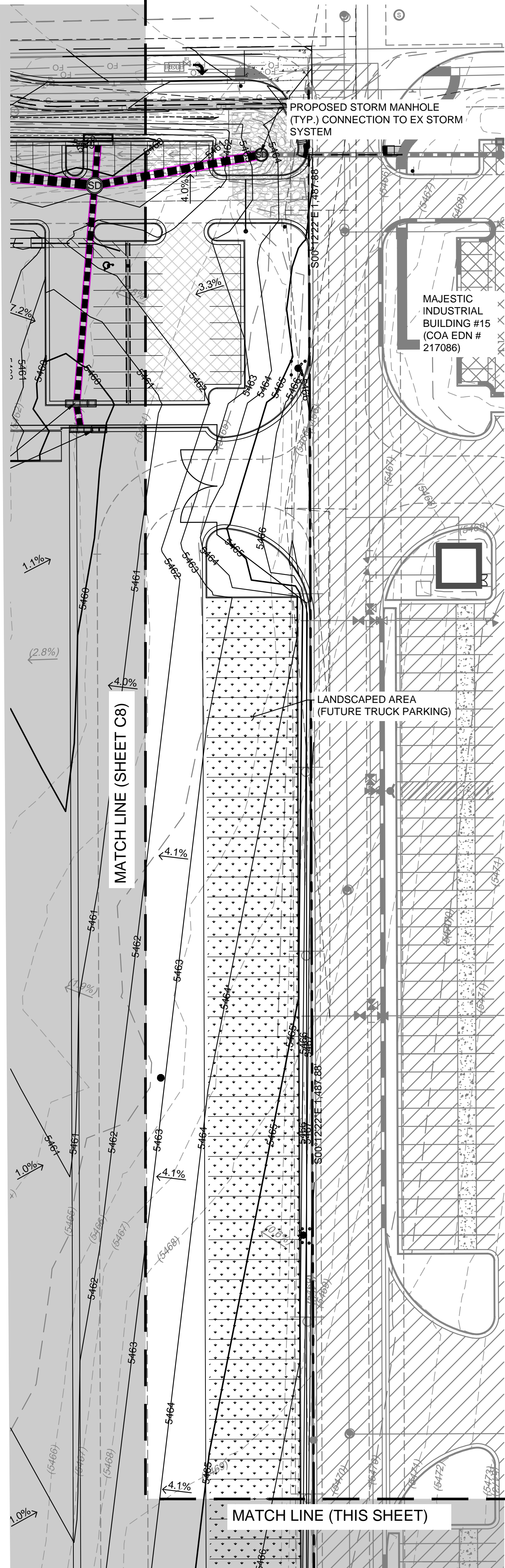
MAJESTIC COMMERCENTER BUILDING 16
MAJESTIC COMMERCENTER SUBDIVISION
FILING NO. 13
GRADING PLAN

NO.	DATE	REMARKS

JOB NO.:	DCS20-4037
PA / PM:	EM
DRAWN BY:	BJH
DATE:	
PLOT DATE:	4/6/2021

SHEET
11
Sheet 11 of

NOT FOR CONSTRUCTION



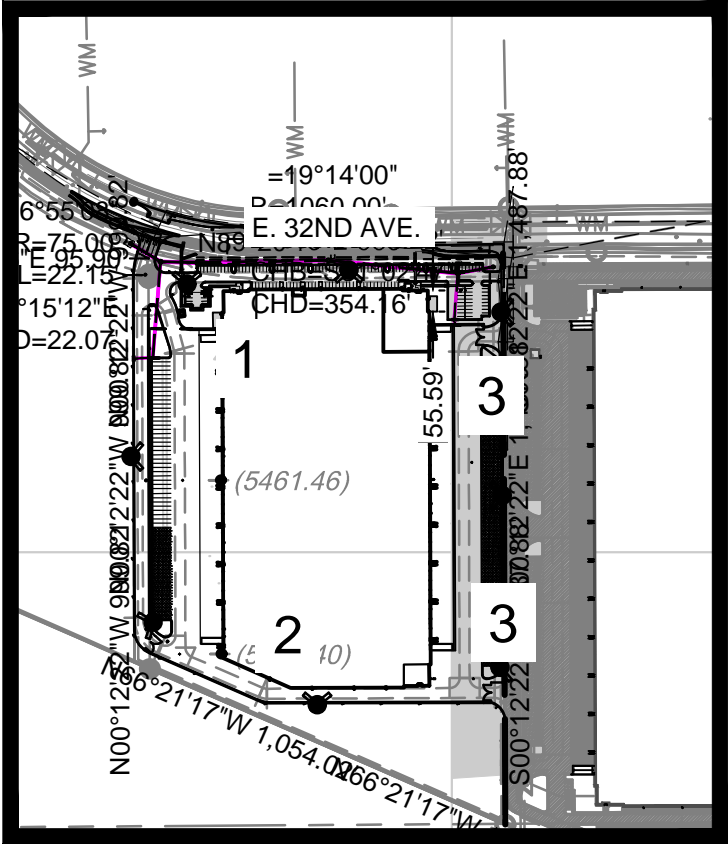
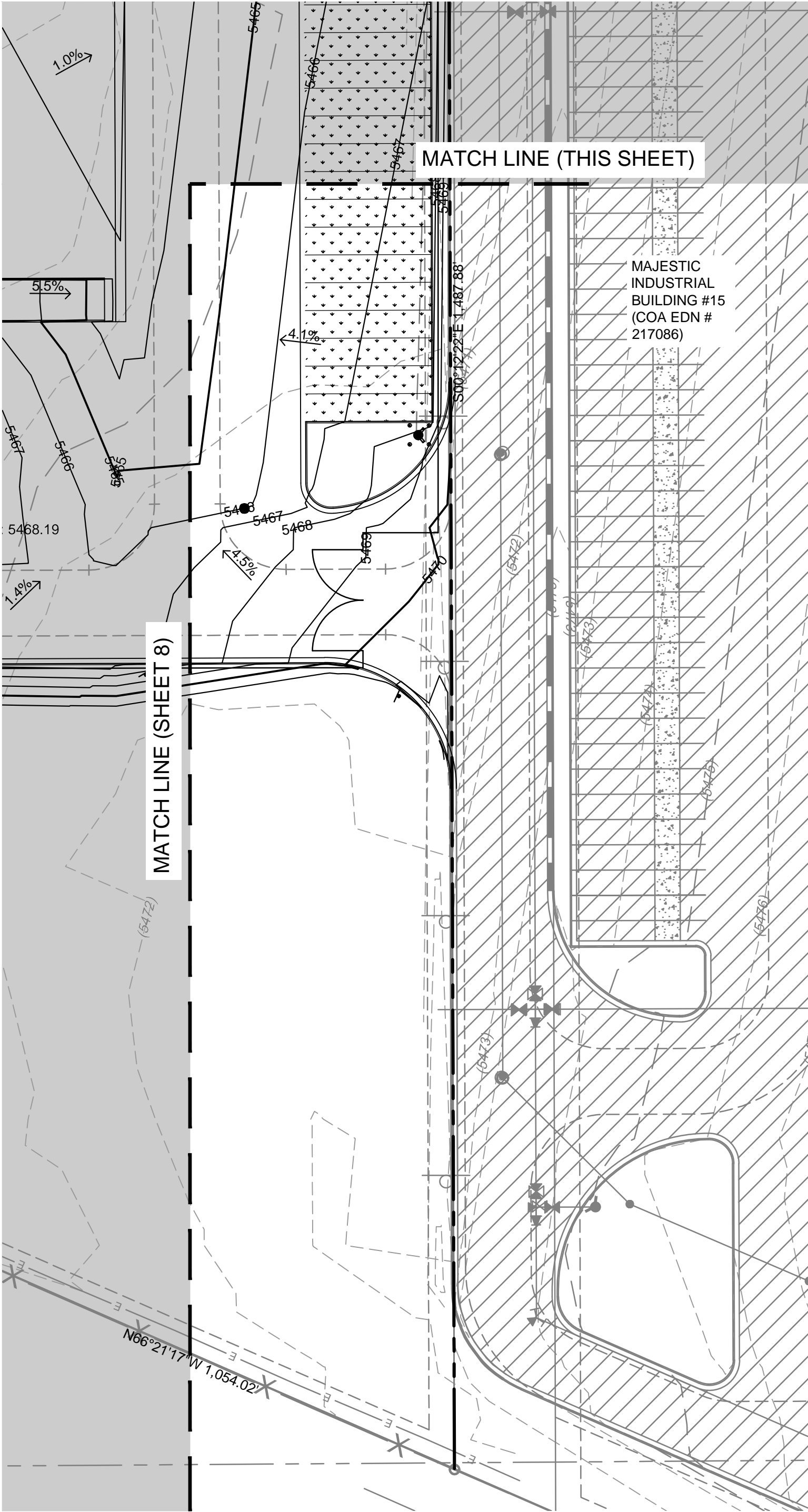
Missing sheets for landscaping, elevations, and photometric:
See below comments from previous review.

Show the location of the FDC, Knox Boxes & Riser Room on
Elevation sheets - Show symbol and label for the FDC. -
Show symbol and label for the Knox Box.

Please provide a Photometric Plan. Add the "accessible
route" (heavy dashed line) to the photometric plan and verify
minimum 1 foot-candle of illumination along its entire length.
Also, show the fire lane easements on photometric plan to
verify that no part of the light poles encroach into the fire lane
easement.

Landscape plan appears to be missing.

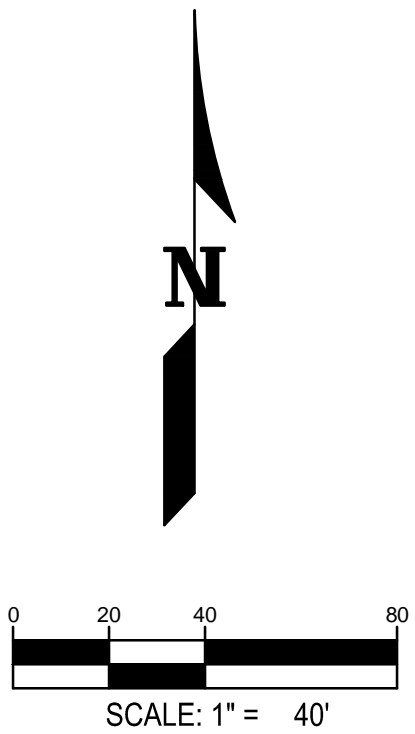
Additional sheets
added



KEYMAP
1" = 1000'

LEGEND:

- PROPERTY LINE
- EXISTING CURB & GUTTER
- PROPOSED CATCH CURB
- PROPOSED SPILL CURB & GUTTER
- PROPOSED 5' CONTOUR
- PROPOSED 1' CONTOUR
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