

MAJESTIC COMMERCCENTER - PROJECT FRONTIER

SITE PLAN

LOCATED IN THE NORTH HALF OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 66 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

The 1st Review comments in green were made by Kendra Hanagami. My email is khanagam@auroragov.org.

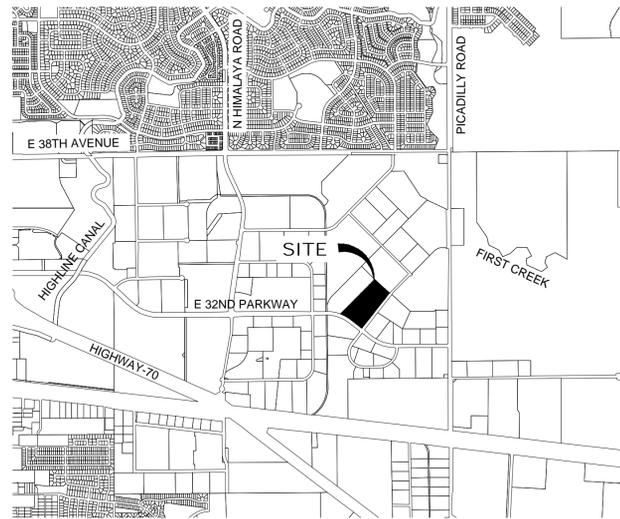


| SITE DATA | |
|-------------------------------------|--|
| LAND AREA WITHIN PROPERTY LINES | 13.4 AC (583,723 SF) |
| NUMBER OF BUILDINGS | TWO (2) |
| CONSTRUCTION TYPE | IIB (2021 IBC) |
| BUILDING USE GROUP | B / S1 |
| BUILDING SPRINKLERED? | YES |
| GROSS FLOOR AREA | 130,577 SF |
| MAXIMUM HEIGHT OF BUILDING | 120'-0" |
| PROPOSED BUILDING HEIGHT | 45' & 32' |
| TOTAL BUILDING COVERAGE | 130,876 SF |
| HARD SURFACE AREA | 278,319 SF |
| LANDSCAPING AREA | 174,528 SF |
| PRESENT ZONING CLASSIFICATION | BUSINESS/TECH DISTRICT (I-1) - AIRPORT INFLUENCE OVERLAY (AIO) |
| PARKING SPACES REQUIRED | 154 |
| PARKING SPACES PROVIDED | 147 |
| VAN ACCESSIBLE SPACES REQUIRED | 1 SPACES |
| VAN ACCESSIBLE SPACES PROVIDED | 6 SPACES |
| ACCESSIBLE SPACES REQUIRED | 5 SPACES |
| ACCESSIBLE SPACES PROVIDED | 6 SPACES |
| BICYCLE PARKING REQUIRED | 10 SPACES |
| BICYCLE PARKING PROVIDED | 10 SPACES |
| TOTAL ALLOWED IDENTIFICATION SIGNS | 5 SIGNS |
| TOTAL ALLOWED SIGN AREA (SF) | 600 SF |
| TOTAL PROPOSED IDENTIFICATION SIGNS | 3 |
| TOTAL PROPOSED SIGN AREA (SF) | 154 SF |

* REFER TO PARKING STUDY FOR PROVIDED PARKING SPACE COUNT

See the comment in the parking study regarding the office use not being calculated separately from the warehouse/distribution building and update the data table appropriately.

Revised as requested. Parking requirement has been revised and only 127 spaces are now required. The updated site plan has 133 spaces provided. Therefore this parking study is no longer required.



VICINITY MAP
SCALE: 1" = 2000'

| SHEET LIST TABLE | | |
|------------------|------------------------------------|-------------------|
| SHEET NUMBER | SHEET TITLE | SHEET DESCRIPTION |
| 1 | COVER | CS1 |
| 2 | GENERAL NOTES | GN1 |
| 3 | SITE PLAN | SP1 |
| 4 | SITE PLAN | SP2 |
| 5 | GRADING & UTILITY PLAN | GP1 |
| 6 | GRADING & UTILITY PLAN | GP2 |
| 7 | SITE DETAILS | SD1 |
| 8 | LANDSCAPE PLANS | L-1 |
| 9 | LANDSCAPE PLANS | L-2 |
| 10 | LANDSCAPE NOTES AND PLANT SCHEDULE | D-1 |
| 11 | LANDSCAPE DETAILS | D-2 |
| 12 | EXTERIOR ELEVATIONS - OVERALL | A300 |
| 13 | ENLARGED OFFICE ELEVATIONS | A301 |
| 14 | VMB ELEVATIONS | A302 |
| 15 | PHOTOMETRIC LIGHTING PLAN | P1 |
| 16 | PHOTOMETRIC LIGHTING PLAN | P2 |
| 17 | PHOTOMETRIC LIGHTING DETAILS | P3 |

CANNOT READ

Please contact Steve DeKoskie for comments or questions regarding Water's comments in red. sdekoski@auroragov.org

1st SUBMITTAL
JASON IGO
jigo@auroragov.org

PC and CC signature blocks are only needed if this project is heard in front of these groups. Delete these signature spaces for now.

Revised as requested.

OWNER:
MAJESTIC REALTY CO.
20100 E 32ND PKWY, SUITE 150
AURORA, CO 80011
PHONE: 303.574.8903
MICHAEL KAPOOR

DEVELOPER:
RYAN COMPANIES US, INC.
533 SOUTH THIRD STREET, SUITE 100
MINNEAPOLIS, MN 55415
PHONE: 612.352.8939
DAN WOODWARD

ENGINEER:
CAGE CIVIL ENGINEERING
405 URBAN STREET - SUITE 404
LAKEWOOD, CO 80228
PHONE: 720.206.6625
ERIC PEARSON

ARCHITECT:
RYAN COMPANIES US, INC.
533 SOUTH THIRD STREET, SUITE 100
MINNEAPOLIS, MN 55415
PHONE: 701.893.557
BRIAN GLUR
LANDSCAPE ARCHITECT
THK ASSOCIATES, INC.
2953 S PEORIA STREET - SUITE 101
AURORA, CO 80014
PHONE: 303.770.7201
JULIE GAMEC

SURVEYOR
CAGE CIVIL ENGINEERING
405 URBAN STREET - SUITE 404
LAKEWOOD, CO 80228
PHONE: 906.291.0087
GAVIN PUCKETT

LEGAL DESCRIPTION:

PER FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES TITLE COMMITMENT NO.: NCS-1232648-ATL. EFFECTIVE DATE SEPTEMBER 06, 2024 AT 5:00PM.

THE LAND REFERRED TO HERE IN BELOW IS SITUATED IN THE COUNTY OF ADAMS, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 1, BLOCK 1, AURORA BUSINESS CENTER SUBDIVISION FILING NO. 18, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL 2:

LOT 2, BLOCK 1, AURORA BUSINESS CENTER SUBDIVISION FILING NO. 18, COUNTY OF ADAMS, STATE OF COLORADO.

LESS AND EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF LOT 2, BLOCK 1, AURORA BUSINESS CENTER SUBDIVISION FILING NO. 18, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. B671034 IN THE OFFICE OF THE CLERK AND RECORDER OF ADAMS COUNTY, COLORADO, SITUATED WITHIN THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 2, BLOCK 1; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 2, BLOCK 1, SOUTH 38°03'56" WEST, A DISTANCE OF 194.15 FEET; THENCE DEPARTING SAID SOUTHEASTERLY LINE NORTH 44°59'04" WEST, A DISTANCE OF 495.46 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 2, BLOCK 1; THENCE ALONG SAID NORTHWESTERLY LINE NORTH 45°00'56" EAST, A DISTANCE OF 166.86 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 2, BLOCK 1; THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 2, BLOCK 1, SOUTH 48°07'17" EAST, A DISTANCE OF 472.67 FEET TO THE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO.

BASIS OF BEARING:

BEARINGS ARE BASED ON THE NORTH LINE OF LOT 2, BLOCK 1, AURORA BUSINESS CENTER SUBDIVISION FILING NO. 18, RECEPTION NO. B671034 AS MONUMENTED AT THE NORTHWEST BY A FOUND #5 REBAR WITH NO CAP APPROXIMATELY 0.6 FEET DEEP IN THE GROUND AND AT THE NORTHEAST CORNER OF LOT 2 BY A FOUND REBAR AND 1-1/4" PLASTIC CAP APPROXIMATELY 0.6 FEET DEEP IN GROUND STAMPED "PLS 17669"; SAID LINE BEARS SOUTH 48°19'58" EAST WITH ALL BEARINGS RELATIVE THERETO.

BENCHMARK:

NGS CONTROL POINT 'HIGHLINE CBL 150'. STANDARD NGS BRASS DISK STAMPED "BASELINE HIGHLINE 150 M NGS 1998" AND SET IN THE TOP OF A CONCRETE POST FLUSH WITH THE EXISTING GROUND. LOCATED 69.6 FEET NORTH, NORTHEAST OF THE NORTH EDGE OF OIL ON I-70, 27.2 FEET SOUTH, SOUTHWEST OF THE CENTERLINE OF THE ACCESS ROAD, 3.3 FEET NORTH OF A WITNESS POST, AND 3.1 FEET SOUTH OF A WITNESS POST. THIS BENCHMARK HAS A PUBLISHED ELEVATION OF 5438.64 FEET (NAVD88)

AMENDMENTS

OWNERS SIGNATURES:

LEGAL DESCRIPTION: SEE THIS SHEET

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.

IN WITNESS THEREOF, _____ HAS CAUSED THESE (CORPORATION, COMPANY, OR INDIVIDUAL)

PRESENTS TO BE EXECUTED THIS ____ DAY OF ____, A.D. ____

BY: _____ (PRINCIPALS OR OWNERS)

STATE OF COLORADO) SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, A.D. ____

BY: _____ (PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____

CITY COUNCIL: _____ DATE: _____

ATTEST: _____ DATE: _____

DATABASE APPROVAL DATE: _____

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF:

COLORADO AT ____ O'CLOCK ____ M,

THIS ____ DAY OF ____, AD, ____

CLERK AND RECORDER: _____

DEPUTY: _____

| DATE | REV. NO. | DESCRIPTION |
|------|----------|-------------|
| | | |
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MAJESTIC COMMERCCENTER PROJECT
FRONTIER - SITE PLAN
COVER
NORTH CORNER OF EAST 32ND PARKWAY & EAST 33RD DRIVE
AURORA, COLORADO

PRELIMINARY
THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

PROJ NO: 240428
ENG: EAP/JLE
DATE: 12/11/2024

SHEET DESCRIPTION
CS1
1 SHEET

Correct the location of the sheet number on all impacted sheets.
Revised as requested.

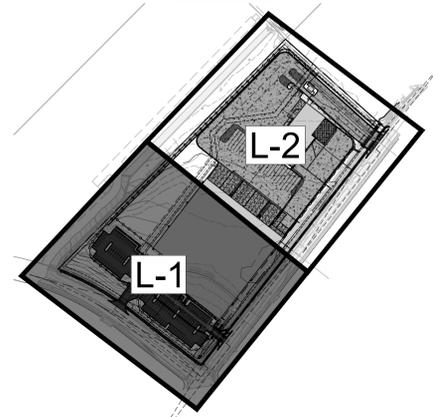
MAJESTIC COMMERCCENTER - PROJECT FRONTIER

SITE PLAN

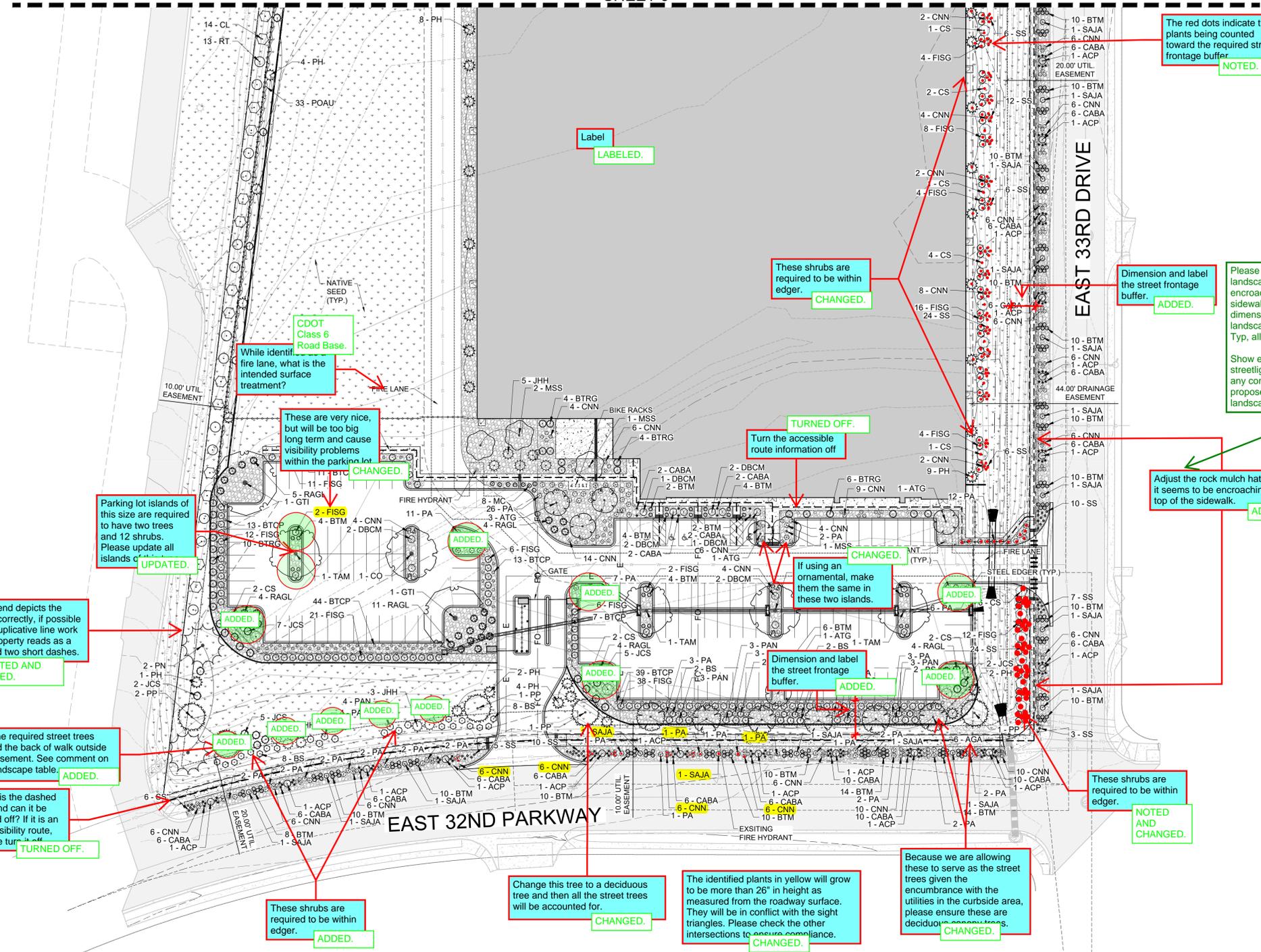
LOCATED IN THE NORTH HALF OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 66 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 9

KEY MAP

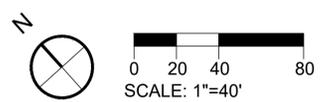


SCALE: 1"=300'



LEGEND

| | |
|-----|-------------------|
| --- | PROPERTY LINE |
| --- | UTILITY EASEMENT |
| --- | ELECTRICAL LINE |
| --- | FIBER OPTIC LINE |
| --- | GAS LINE |
| --- | WATER LINE |
| --- | STORM LINE |
| --- | STORM SWALE |
| --- | SIGHT TRIANGLE |
| --- | FIRE LANE |
| --- | STEEL EDGER |
| --- | FENCE |
| --- | GATE |
| --- | FIRE HYDRANT |
| --- | ROCK MULCH |
| --- | NATIVE SEED |
| --- | CONCRETE SIDEWALK |
| --- | BIKE RACKS |
| --- | MAJOR TOPO LINES |
| --- | MINOR TOPO LINES |



| DATE |
|-------------|
| |
| REV. NO. |
| DESCRIPTION |
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| |

MAJESTIC COMMERCCENTER PROJECT
FRONTIER - SITE PLAN
LANDSCAPE PLANS
NORTH CORNER OF EAST 32ND PARKWAY & EAST 33RD DRIVE
AURORA, COLORADO

ADD NOTE:
All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10

NOTE ADDED TO GENERAL NOTES ON SHEET D-1.

PROJ NO: 240428
ENG: EAP/JLE
DATE: 12/10/2024

SHEET DESCRIPTION
L-1
SHEET 8

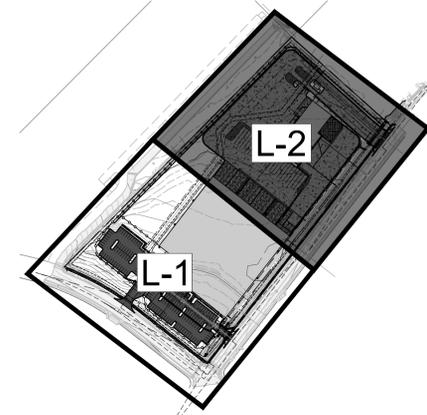
NOT FOR CONSTRUCTION **811** Know what's below. Call before you dig.

MAJESTIC COMMERCENTER - PROJECT FRONTIER

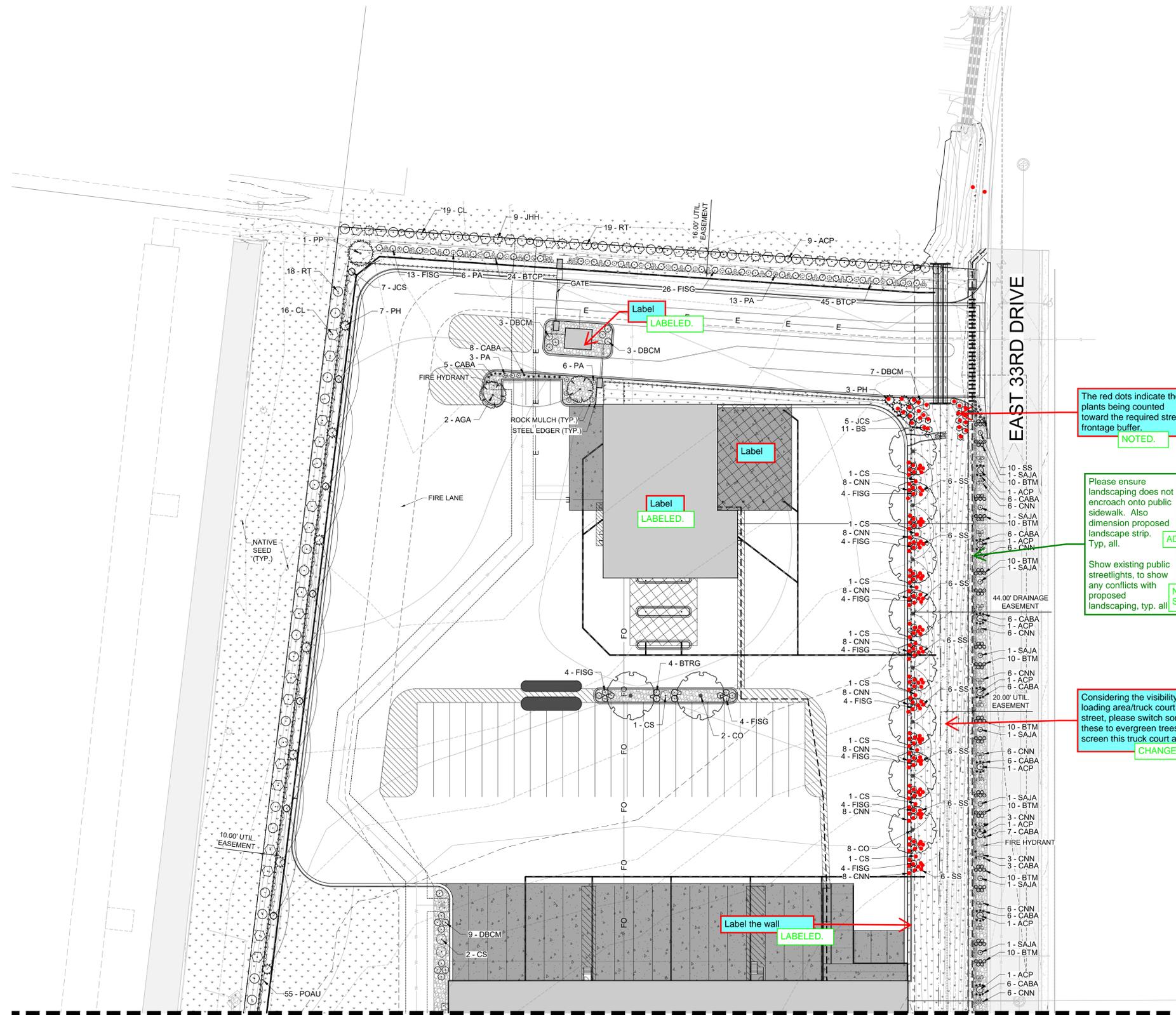
SITE PLAN

LOCATED IN THE NORTH HALF OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 66 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

KEY MAP



SCALE: 1"=300'



| LEGEND | |
|--------|-------------------|
| | PROPERTY LINE |
| | UTILITY EASEMENT |
| | ELECTRICAL LINE |
| | FIBER OPTIC LINE |
| | GAS LINE |
| | WATER LINE |
| | STORM LINE |
| | STORM SWALE |
| | SIGHT TRIANGLE |
| | FIRE LANE |
| | STEEL EDGER |
| | FENCE |
| | GATE |
| | FIRE HYDRANT |
| | ROCK MULCH |
| | NATIVE SEED |
| | CONCRETE SIDEWALK |
| | BIKE RACKS |
| | MAJOR TOPO LINES |
| | MINOR TOPO LINES |

The red dots indicate the plants being counted toward the required street frontage buffer.
NOTED.

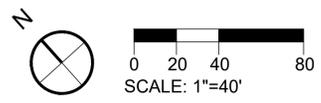
Please ensure landscaping does not encroach onto public sidewalk. Also dimension proposed landscape strip.
ADJUSTED.

Show existing public streetlights, to show any conflicts with proposed landscaping, typ. all.
NO EXISTING STREETLIGHTS.

Considering the visibility of the loading area/truck court from the street, please switch some of these to evergreen trees to help screen this truck court area.
CHANGED.

ADD NOTE:
All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10

NOTE ADDED TO GENERAL NOTES ON SHEET D-1.



SHEET 8



| DATE | DESCRIPTION |
|------|-------------|
| | |
| | |
| | |

MAJESTIC COMMERCENTER PROJECT
FRONTIER - SITE PLAN
LANDSCAPE PLANS
NORTH CORNER OF EAST 32ND PARKWAY & EAST 33RD DRIVE
AURORA, COLORADO

| |
|------------------|
| PROJ NO: 240428 |
| ENG: EAP/JLE |
| DATE: 12/10/2024 |

| |
|-------------------|
| SHEET DESCRIPTION |
| L-2 |
| SHEET 9 |

MAJESTIC COMMERCENTER - PROJECT FRONTIER

SITE PLAN

LOCATED IN THE NORTH HALF OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

CITY OF AURORA NOTES

- SOIL PREPARATION SHALL BE FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA MINIMUM.
- FREE STANDING LIGHTS SHALL CONSIST OF THE FOLLOWING FIXTURE: MCGRAW-EDISON GLEON GALLEON LED LUMINARIE OR APPROVED EQUAL.
- SURFACE MATERIALS OF WALKS AND PLAZAS SHALL BE CONCRETE. SURFACE MATERIAL OF VEHICULAR DRIVES AND PARKING LOTS SHALL BE ASPHALT. SURFACE MATERIAL AT BIKE RACKS SHALL BE CONCRETE.
- ALL UTILITY EASEMENT SHALL REMAIN UNOBTSTRUCTED 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, 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. 146-1429 AND/OR SEC. 146-1435 MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.

GENERAL NOTES

- THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS, KNOX HARDWARE, AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICE ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH FIRE LIFE SAFETY (TYPICALLY 5 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT(S) WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.
- AN 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 LAND EASEMENTS (OR CORRIDORS).

MULCH INFORMATION

ROCK MULCH
PUEBLO GRAY COBBLESTONE 2-4"
APPLIED AT 2" DEPTH MINIMUM
AVAILABLE THROUGH: COLORADO MATERIALS, INC.
1541 BOSTONE AVE.
LONGMONT, CO 80521
P: 303.682.2314
WWW.COLORADOMATERIALSINC.COM

EDGER INFORMATION

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

PROPOSED SEED INFORMATION

LOW GROW MIX
30% EPHRAIM CRESTED WHEATGRASS (*Agropyron cristatum*)
25% SHEEP FESCUE (*Festuca ovina*)
20% PERENNIAL RYE (*Lolium perenne*)
15% CHEWINGS FESCUE (*Festuca rubra subsp. comm*)
10% CANADA BLUEGRASS
AVAILABLE THROUGH: ARKANSAS VALLEY SEED
4300 NORTH MONACO STREET
DENVER, CO 80216
P: 303.320.7500
WWW.AVSEEDS.COM

BUILDING PERIMETER CHART

| REQUIRED: 1 TREE OR 10 SHRUBS PER 40 LF, NO MORE THAN 25% GRASSES | | | | | |
|---|--------|----------------------|----------------|-----------------|------------------|
| SIDE | LENGTH | PLANTS REQUIRED | TREES PROVIDED | SHRUBS PROVIDED | GRASSES PROVIDED |
| NW | 350' | 8 TREES OR 78 SHRUBS | 8 | 0 | 0 |
| SW | 341' | 9 TREES OR 85 SHRUBS | 3 | 56 | 8 |
| SE | 366' | 9 TREES OR 92 SHRUBS | 9 | 0 | 0 |

NON-STREET BUFFER LANDSCAPING

REQUIRED: 1 TREE & 5 SHRUBS PER 40 LF, 30% TREE SPECIES MUST BE EVERGREEN

| NORTH-WEST PERIMETER | | | | |
|----------------------|----------------|----------------|-----------------|--|
| LENGTH | WIDTH REQUIRED | TREES REQUIRED | SHRUBS REQUIRED | |
| 1,143' | 18' | 29 | 143 | |
| | WIDTH PROVIDED | TREES PROVIDED | SHRUBS PROVIDED | |
| | 18' | 29 | 147 | |

| NORTH-EAST PERIMETER | | | | |
|----------------------|----------------|----------------|-----------------|--|
| LENGTH | WIDTH REQUIRED | TREES REQUIRED | SHRUBS REQUIRED | |
| 473' | 18' | 12 | 59 | |
| | WIDTH PROVIDED | TREES PROVIDED | SHRUBS PROVIDED | |
| | 18' | 12* | 181** | |

* DUE TO EASEMENT CONFLICT, SHRUB EQUIVALENT HAS BEEN USED. 10 SHRUBS = 1 TREE.
** DUE TO EASEMENT CONFLICT, EXCESS OF SHRUBS HAVE BEEN PROVIDED.

STREET BUFFER LANDSCAPING

REQUIRED: 1 TREE & 10 SHRUBS PER 40 LF

| EAST 32ND PARKWAY | | | | |
|-------------------|----------------|----------------|-----------------|--|
| LENGTH | WIDTH REQUIRED | TREES REQUIRED | SHRUBS REQUIRED | |
| 574' | 25' | 14 | 144 | |
| | WIDTH PROVIDED | TREES PROVIDED | SHRUBS PROVIDED | |
| | 40' ** | 22 | 144* | |

| EAST 33RD DRIVE | | | | | |
|-----------------|----------------|----------------|-----------------|------------------|--|
| LENGTH | WIDTH REQUIRED | TREES REQUIRED | SHRUBS REQUIRED | GRASS MAXIMUM | |
| 975' | 25' 10' | 24 | 329 | 40% | |
| | WIDTH PROVIDED | TREES PROVIDED | SHRUBS PROVIDED | GRASSES PROVIDED | |
| | 35' *** | 24* | 329** | 124 | |

* DUE TO EASEMENT CONFLICT, TREE EQUIVALENT HAS BEEN USED. 1 TREE = 10 SHRUBS.
** DUE TO EASEMENT CONFLICT, EXCESS OF SHRUBS HAVE BEEN PROVIDED.
*** DUE TO EASEMENT CONFLICT, LARGER BUFFER WIDTH.

CURBSIDE LANDSCAPING

REQUIRED: 1 TREE PER 40 LF, 3 PER 40 SQ. FT.

| EAST 32ND PARKWAY | | | | |
|-------------------|----------------|-----------------|------------------|--|
| LENGTH | TREES REQUIRED | SHRUBS REQUIRED | GRASS MAXIMUM | |
| 575' | 14 | 144 | 40% | |
| AREA | TREES PROVIDED | SHRUBS PROVIDED | GRASSES PROVIDED | |
| 5,208 sf | 14* | 198** | 93 | |

| EAST 33RD DRIVE | | | | |
|-----------------|----------------|-----------------|------------------|--|
| LENGTH | TREES REQUIRED | SHRUBS REQUIRED | GRASS MAXIMUM | |
| 828' | 21 | 207 | 40% | |
| AREA | TREES PROVIDED | SHRUBS PROVIDED | GRASSES PROVIDED | |
| 7,725 sf | 21* | 292** | 124 | |

* DUE TO EASEMENT CONFLICT, TREE EQUIVALENT HAS BEEN USED. 10 SHRUBS = 1 TREE.
** DUE TO EASEMENT CONFLICT, EXCESS OF SHRUBS HAVE BEEN PROVIDED.

PLANT SCHEDULE

| SYMBOL | CODE | BOTANICAL / COMMON NAME | SIZE | CONT. | QTY |
|---------------------------|------|--|-----------|-------|-----|
| TREES | | | | | |
| | CO | Celtis occidentalis / Common Hackberry | 2" Cal. | B&B | 12 |
| | | Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust | 2.5" Cal. | B&B | 2 |
| | | Tilia americana 'McKsentry' / American Sentry® Linden | 2.5" Cal. | B&B | 3 |
| EVERGREEN TREES | | | | | |
| | JCS | Juniperus chinensis 'Spartan' / Spartan Juniper | 6' Ht. | B&B | 37 |
| | PH | Pinus heldreichii 'Emerald Arrow' / Emerald Arrow Bosnian Pine | 6' Ht. | B&B | 40 |
| | PN | Pinus nigra / Austrian Pine | 6' Ht. | B&B | 2 |
| | PP | Picea pungens glauca / Colorado Blue Spruce | 6' Ht. | B&B | 6 |
| ORNAMENTAL TREES | | | | | |
| | AGA | Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry | 2.5" Cal. | B&B | 8 |
| | ATG | Acer tataricum 'GarAnn' / Hot Wings® Tatarian Maple | 2.5" Cal. | B&B | 6 |
| | MSS | Malus x 'Spring Snow' / Spring Snow Crabapple | 2.5" Cal. | B&B | 4 |
| SHRUBS | | | | | |
| | BS | Bassia scoparia / Burning Bush | 5 gal. | | 37 |
| | BTCP | Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Japanese Barberry | 5 gal. | | 196 |
| | BTM | Berberis thunbergii 'Monlars' / Golden Nugget™ Japanese Barberry | 5 gal. | | 286 |
| | BTRG | Berberis thunbergii 'Rose Glow' / Rose Glow Japanese Barberry | 5 gal. | | 28 |
| | CL | Cercocarpus ledifolius / Curl-leaf Mountain Mahogany | 5 gal. | | 49 |
| | CNN | Chrysothamnus nauseosus / Dwarf Blue Rabbitbrush | 5 gal. | | 291 |
| | CS | Cornus sericea / Red Twig Dogwood | 5 gal. | | 32 |
| | DPCM | Daphne x burkwoodii 'Carol Mackie' / Carol Mackie Daphne | 5 gal. | | 32 |
| | FSY | Forsythia x intermedia 'Spring Glory' / Spring Glory Forsythia | 5 gal. | | 227 |
| | RUS | Rovovskia abrotanoides / Russian Sage | 5 gal. | | 133 |
| | SIL | Silygonum aubertii / Silver Lace Vine | --- | | 88 |
| | RAGL | Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac | 5 gal. | | 32 |
| | RT | Rhus trilobata / Skunkbush Sumac | 5 gal. | | 50 |
| | SAJA | Spiraea japonica 'Anthony Waterer' / Anthony Waterer Japanese Spirea | 5 gal. | | 25 |
| EVERGREEN SHRUBS | | | | | |
| | ACP | Arctostaphylos x coloradensis 'Panchito' / Panchito Manzanita | 5 gal. | | 34 |
| | JHH | Juniperus horizontalis 'Hughes' / Hughes Creeping Juniper | 5 gal. | | 20 |
| | PAN | Picea abies 'Nidiformis' / Bird's Nest Norway Spruce | 5 gal. | | 23 |
| ORNAMENTAL GRASSES | | | | | |
| | CABA | Calamagrostis brachytricha / Korean Feather Reed Grass | 5 gal. | | 187 |
| | MC | Muhlenbergia capillaris / Pink Muhly Grass | 5 gal. | | 8 |
| | SS | Schizachyrium scoparium / Little Bluestem | 5 gal. | | 177 |

You may leave this and the plant material provided on the landscape plan, however a Non-Street Buffer is NOT required between the same or differing land uses within an approved master plan.

NOTED, WILL BE ADJUSTING THE PLANT QUANTITIES IN THESE AREAS.

The buffer is 15 trees short or 150 shrubs. 150 + 329 required shrubs = 479 required. There are approximately 356 shrubs/grasses being provided. The table indicates that 453 shrub/grass counts and ensure that a total of 479 shrubs are being provided or request an adjustment.

In lieu of providing shrub equivalents, locate the required street trees behind the back of walk. Indicate that has been done as a note below the table and remove the excess shrubs beyond what is required for curbside landscaping. The trees may also count towards the required street frontage buffer trees.

The 9 trees are not adjacent to the building and therefore do not count toward the required building perimeter requirements. However, there are shrubs being provided along the building face that should be counted towards the building perimeter requirements. Keep in mind that grasses and mulch may only be used in areas that are not adjacent to the building.

11 CRIMSON SPIRE OAKS HAVE BEEN ADDED.

Add Not for Construction ADDED.



| DATE | REV. NO. | DESCRIPTION |
|------|----------|-------------|
| | | |

MAJESTIC COMMERCENTER PROJECT
FRONTIER - SITE PLAN
LANDSCAPE NOTES & PLANT SCHEDULE
NORTH CORNER OF EAST 32ND PARKWAY & EAST 33RD DRIVE
AURORA, COLORADO

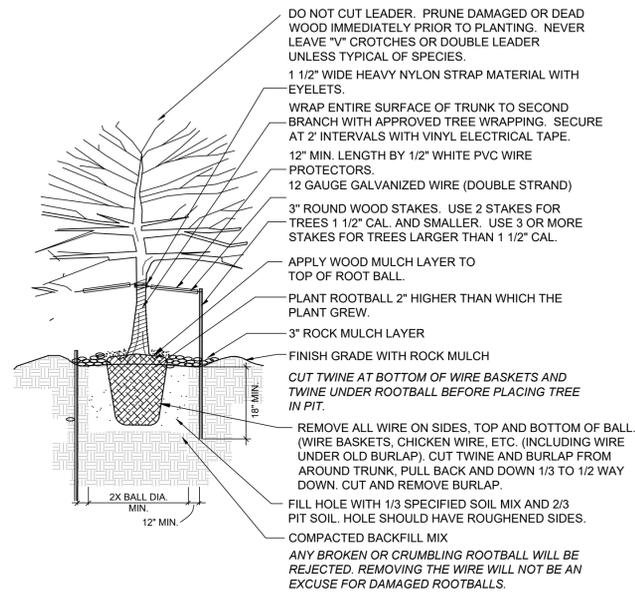
PROJ NO: 240428
ENG: EAP/JLE
DATE: 12/10/2024

SHEET DESCRIPTION
D-1
SHEET 10

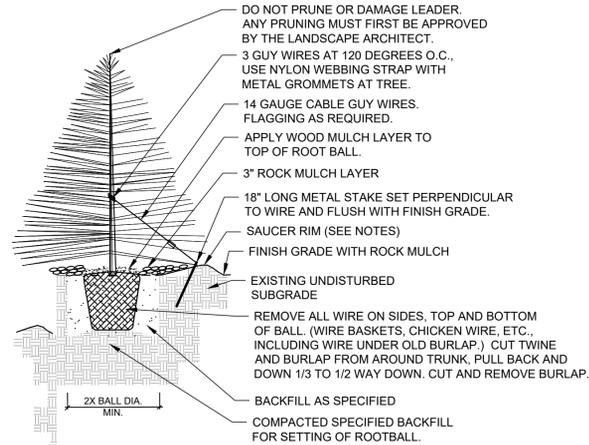
MAJESTIC COMMERCCENTER - PROJECT FRONTIER

SITE PLAN

LOCATED IN THE NORTH HALF OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 66 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

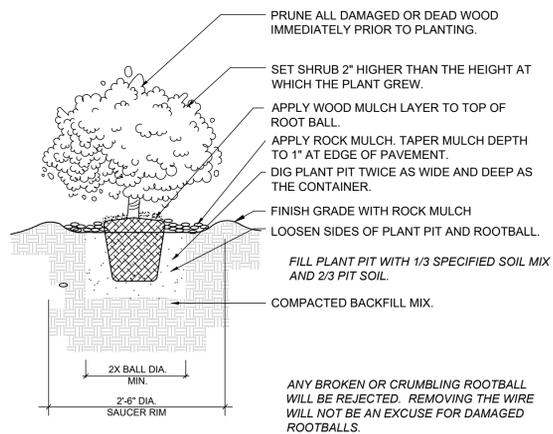


1 DECIDUOUS TREE PLANTING DETAIL
N.T.S.

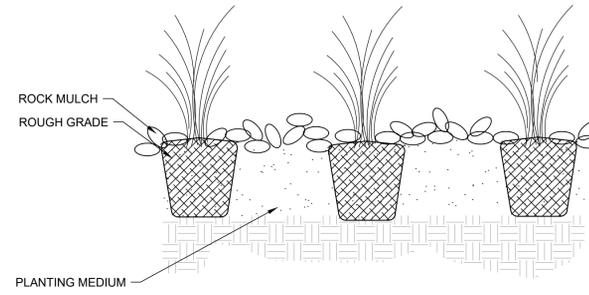


- NOTES:
- TREE WILL BE PLANTED TO HAVE SAME RELATIONSHIP TO FINISH GRADE AS ITS PREVIOUS RELATIONSHIP TO FINISH GRADE.
 - WATER THOROUGHLY AT THE TIME OF PLANTING. DO NOT FERTILIZE AT THE TIME OF PLANTING.
 - SAUCER RIM IS TO BE ON DOWNHILL SIDE ONLY WHEN TREES ARE PLANTED ON SLOPES, BUT SHALL COMPLETELY SURROUND TREE WHEN ON LEVEL GROUND.

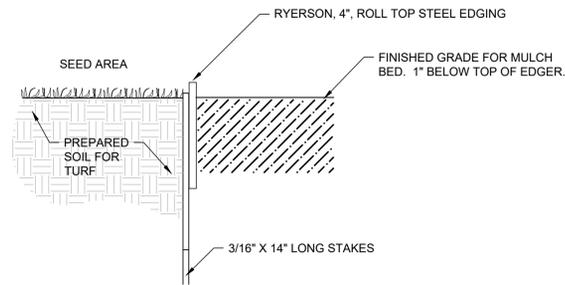
2 EVERGREEN TREE PLANTING DETAIL
N.T.S.



3 SHRUB PLANTING DETAIL
N.T.S.



4 PERENNIAL PLANTING
N.T.S.



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



DATE

REV. NO. DESCRIPTION

MAJESTIC COMMERCCENTER PROJECT
FRONTIER - SITE PLAN
LANDSCAPE DETAILS

NORTH CORNER OF EAST 32ND PARKWAY & EAST 33RD DRIVE
AURORA, COLORADO

PROJ NO: 240428

ENG: EAP/JLE

DATE: 12/10/2024

SHEET DESCRIPTION

D-2

SHEET 11

0 1" = 10'-0"
 2" = 20'-0"
 4" = 40'-0"
 8" = 80'-0"
 16" = 160'-0"
 32" = 320'-0"
 64" = 640'-0"
 128" = 1280'-0"
 256" = 2560'-0"
 512" = 5120'-0"
 1024" = 10240'-0"
 2048" = 20480'-0"
 4096" = 40960'-0"
 8192" = 81920'-0"
 16384" = 163840'-0"
 32768" = 327680'-0"
 65536" = 655360'-0"
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 262144" = 2621440'-0"
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0' 2" 1" 1/2" 1" 1/4" 1/2" 1/4" 1/8" 1/16" 1/32" 1/64" 1/128" 1/256" 1/512" 1/1024" 1/2048" 1/4096" 1/8192" 1/16384" 1/32768" 1/65536" 1/131072" 1/262144" 1/524288" 1/1048576" 1/2097152" 1/4194304" 1/8388608" 1/16777216" 1/33554432" 1/67108864" 1/134217728" 1/268435456" 1/536870912" 1/1073741824" 1/2147483648" 1/4294967296" 1/8589934592" 1/17179869184" 1/34359738368" 1/68719476736" 1/137438953472" 1/274877906944" 1/549755813888" 1/1099511627776" 1/2199023255552" 1/4398046511104" 1/8796093022208" 1/17592186044416" 1/35184372088832" 1/70368744177664" 1/140737488355328" 1/281474976710656" 1/562949953421312" 1/1125899906842624" 1/2251799813685248" 1/4503599627370496" 1/9007199254740992" 1/18014398509481984" 1/36028797018963968" 1/72057594037927936" 1/144115188075855872" 1/288230376151711744" 1/576460752303423488" 1/1152921504606846976" 1/2305843009213693952" 1/4611686018427387904" 1/9223372036854775808" 1/18446744073709551616" 1/36893488147419103232" 1/73786976294838206464" 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0' 2' 4' 6' 8'
 VERIFY SHEET SCALE HERE

| PAINT LEGEND | | |
|--------------|----------------|----------|
| MAT - ID | PPG COLOR | COMMENTS |
| APC-01 | EARLY EVENING | TYPICAL |
| APC-02 | LAZY AFTERNOON | ACCENT |
| APC-03 | COOL CHARCOAL | ACCENT |

| KEYNOTE LEGEND | |
|----------------|--|
| Key Value | Keynote Text |
| E01 | HOLLOW METAL DOOR, MATCH ADJACENT PRECAST PANEL COLOR |
| E06 | DOWNSPOUT AND COLLECTOR BOX, PAINT COLOR TO MATCH ADJACENT PRECAST PANEL, TYP. |
| E19 | ACM PANEL |
| E29 | OVERHEAD DOOR |



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CONSULTANTS



KEY PLAN



PROJECT INFORMATION

PROJECT FRONTIER

AURORA, CO

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PROJ. NO.
 701-800

ISSUE RECORD

| ISSUE # | DATE | DESCRIPTION |
|---------|------------|-------------|
| P1 | 12.09.2024 | SD SET |

PRELIMINARY
 NOT FOR CONSTRUCTION

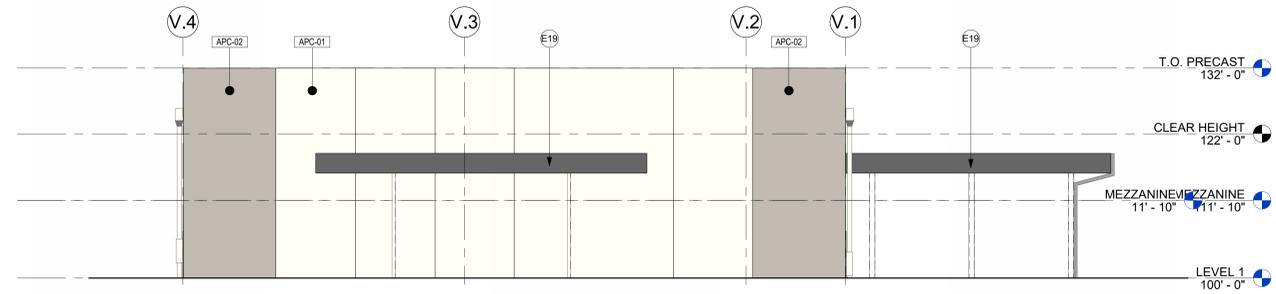
EXTERIOR ELEVATIONS - VMB

A302

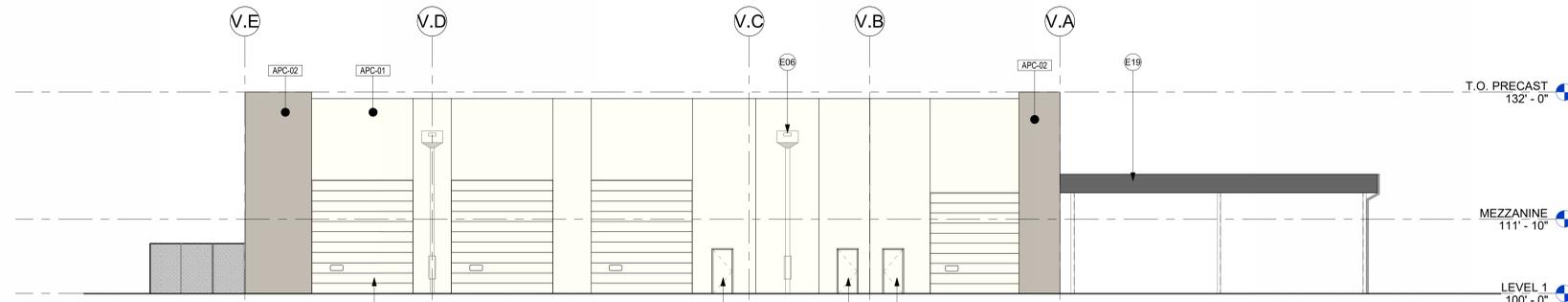
SHOW THE LOCATION AND SIGNAGE OF THE FOLLOWING ON THE ELEVATION SHEET:

- FIRE SPRINKLER RISER ROOM EXTERIOR DOOR
- FLUSH MOUNT FDC WITH KNOX CAPS
- KNOX BOX(ES) ON THE BUILDING
- E-STOP FOR THE FUEL PUMPS

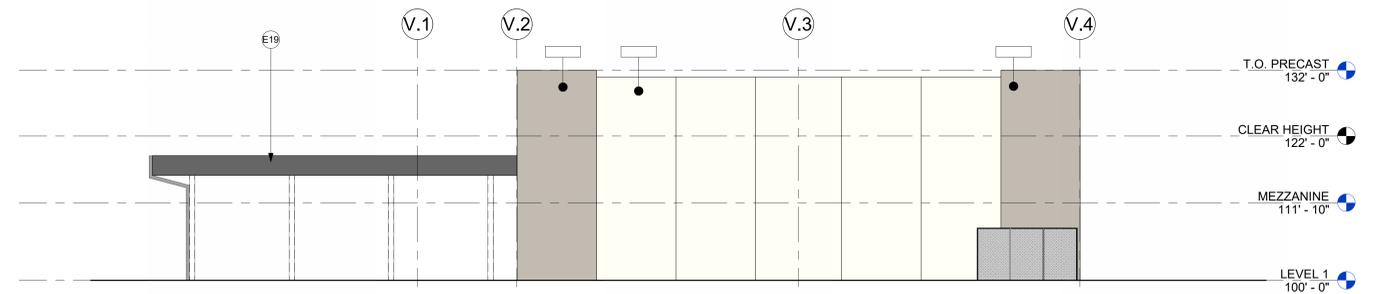
Acknowledged and shown on elevations



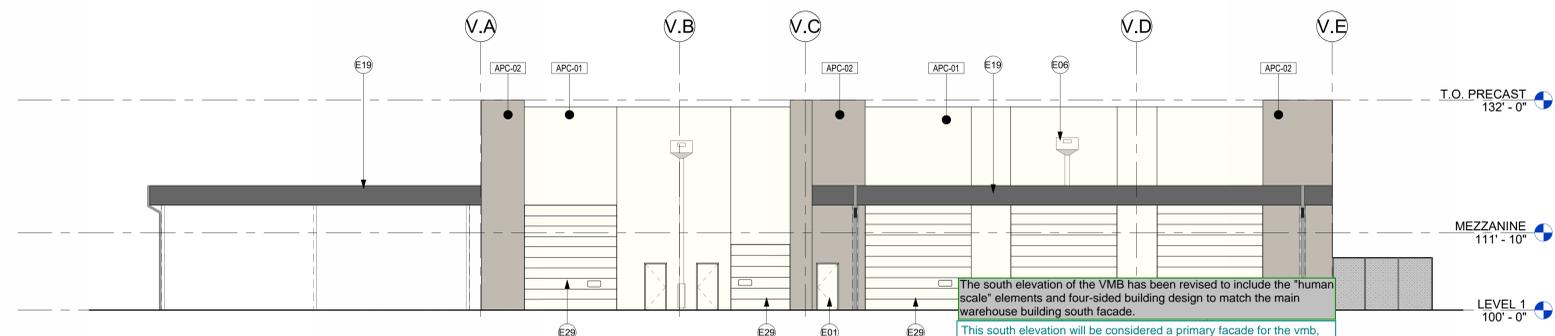
4 VMB WEST ELEVATION
 A302 3/32" = 1'-0"



3 VMB NORTH ELEVATION
 A302 3/32" = 1'-0"



2 VMB EAST ELEVATION
 A302 3/32" = 1'-0"



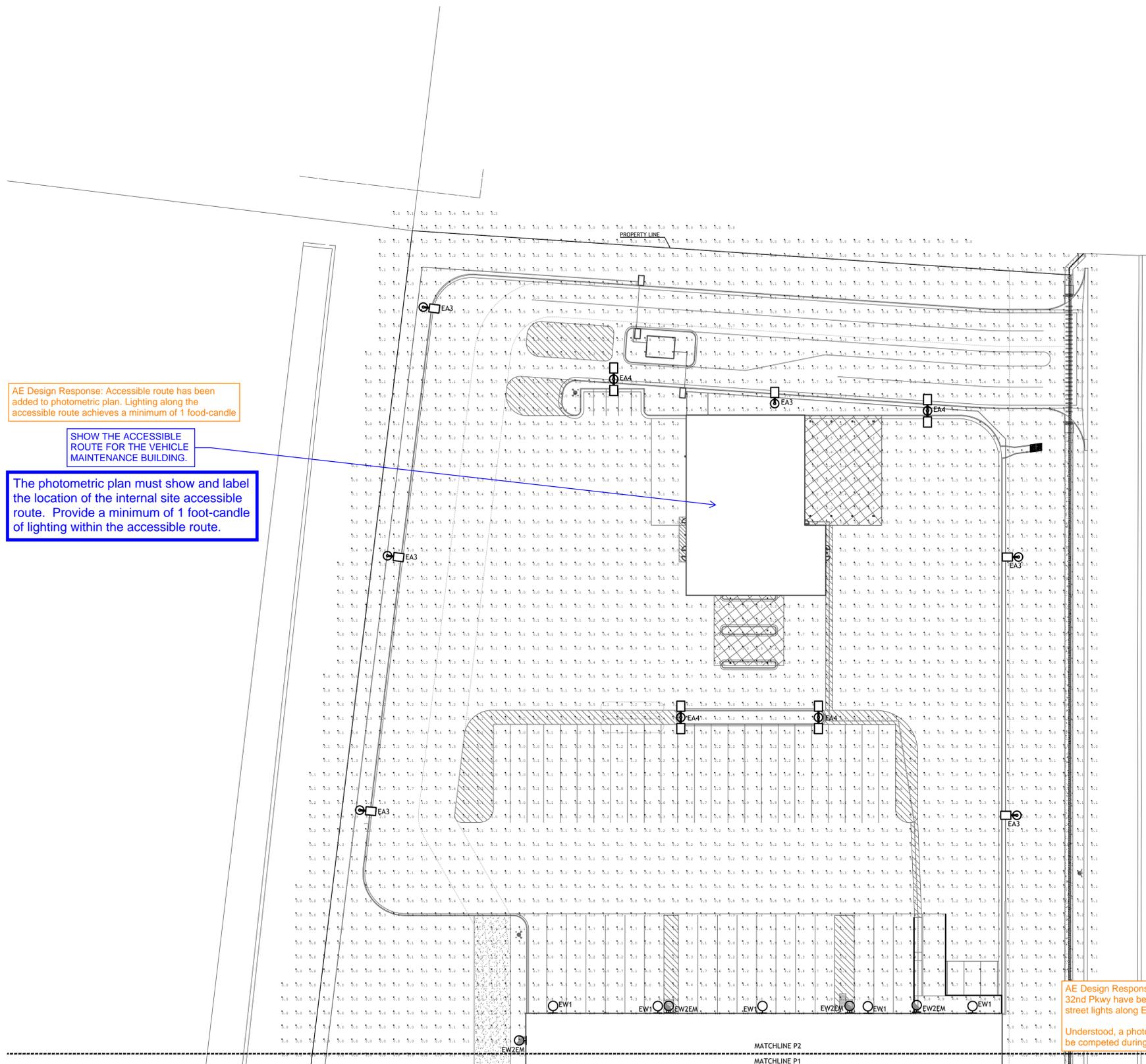
1 VMB SOUTH ELEVATION
 A302 3/32" = 1'-0"

The south elevation of the VMB has been revised to include the "human scale" elements and four-sided building design to match the main warehouse building south facade.
 This south elevation will be considered a primary facade for the vmb, and will need additional massing, materials, and "human scale" architectural elements as described in Section 146-4.8.7. Four Sided Building Design. The massing element could include, but are not limited to, a wall offset (min. 3ft) or wall notch (min. 12in). The material element could include a change in facade material, texture, or the use of a variety of window sizes. Two more human scale elements are needed and could include architectural detailing, building mounted lighting, or building corner enhancements.

MAJESTIC COMMERCCENTER - PROJECT FRONTIER

SITE PLAN

LOCATED IN THE NORTH HALF OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 66 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



AE Design Response: Accessible route has been added to photometric plan. Lighting along the accessible route achieves a minimum of 1 foot-candle

SHOW THE ACCESSIBLE ROUTE FOR THE VEHICLE MAINTENANCE BUILDING.

The photometric plan must show and label the location of the internal site accessible route. Provide a minimum of 1 foot-candle of lighting within the accessible route.

| LIGHTING FIXTURES | |
|-------------------|---|
| A ₁ | LUMINAIRE TYPE, REFERENCING LUMINAIRE SCHEDULE, TYPICAL ALL FIXTURES, SUBSCRIPT, IF SHOWN, REFERENCES WALL SWITCH OR RELAY/ZONE CONTROL |
| ⊙ | EXTERIOR WALL-MOUNTED LUMINAIRE |
| ⊞ | EXTERIOR AREA LIGHT |
| ▨ | HATCH INDICATES EMERGENCY LUMINAIRE |

| GENERAL NOTES | |
|---------------|---|
| A. | ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015/2021 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006.1 ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY". |
| B. | ALL LIGHTING FIXTURES ARE FULL CUTOFF WITH SHIELDING TO PREVENT GLARE AND LIGHT TRESPASS UNLESS OTHERWISE NOTED. |
| C. | ILLUMINANCE VALUES SHOWN ARE AT GRADE AND SHOULD BE CONSIDERED INITIAL USING A LIGHT LOSS FACTOR OF 1.0. |
| D. | ALL SITE LIGHTING RELATED TO WORK AND MATERIALS SHALL COMPLY WITH CITY, COUNTY, AND OTHER APPLICABLE GOVERNING AUTHORITY REQUIREMENTS. |
| E. | ALL LIGHT FIXTURES SHALL BE ORIENTED SUCH THAT THEIR DISTRIBUTION CENTERLINE IS ORTHOGONAL TO THE TANGENT LINE OF THE CURB/WALL BELOW. |
| F. | REFER TO LIGHTING FIXTURE SCHEDULE FOR ADDITIONAL LIGHTING FIXTURE MOUNTING HEIGHTS AND OVERALL FIXTURE HEIGHTS. |
| G. | MAINTAINED AVERAGE ILLUMINANCE VALUES IN PARKING AREAS SHALL BE NO LESS THAN TWO FOOT-CANDELS. ILLUMINANCE SHALL BE MEASURED USING ONLY THE LIGHT PRODUCED ON-SITE. |
| H. | THE ACCEPTABLE UNIFORMITY RATIO FOR LIGHTED AREAS SHALL COMPLY WITH RECOMMENDED RANGE ADOPTED BY THE IESNA FOR LOW, MEDIUM, AND HIGH ACTIVITY AREAS. |
| I. | ALL LUMINAIRES, EXCEPT THOSE REQUIRED FOR SECURITY, SHALL BE EXTINGUISHED WITHIN ONE HOUR AFTER THE END OF BUSINESS CLOSING AND REMAIN EXTINGUISHED UNTIL ONE HOUR BEFORE BUSINESS OPENING. A MAXIMUM OF 25 PERCENT OF THE TOTAL LUMINAIRES USED FOR THE PARKING LOT ILLUMINATION MAY REMAIN IN OPERATION DURING THIS PERIOD TO PROVIDE SECURITY. |

AE Design Response: A photometric analysis of the roadways will be completed during the civil plan submittal to ensure adequate street lighting along E 32nd Pkwy and E 33rd Dr per COA standards.

The requested information has been added to the photometric plans.

For 32nd Parkway and 33rd Drive, public streets shall have public streetlights in conformance with COA standards.

Identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual:

- Roadway Classification (typical section name)
- Adjacent Land Use Category (i.e., TOD), as applicable
- Number of lanes
- Back-to-back curb width
- Pedestrian Activity Level
- Pavement Type: R3, for all lighting calculations

AE Design Response: Existing street lights along E 32nd Pkwy have been added. There are no existing street lights along E 33rd Dr.

Understood, a photometric analysis of the roadways will be completed during the civil plan submittal.

Show any existing street lights on the site plan (3.L.2.c of the 2025 COA Roadway Manual)

Advisory: A photometric analysis of the existing street lights will be required during the civil plan submittal and additional street lights added as needed.

| Avg | Max | Min | Avg/Min | Max/Min |
|------|-----|-----|---------|---------|
| 1.18 | 8.0 | 0.0 | N.A. | N.A. |
| 4.18 | 8.0 | 1.0 | 4.18 | 8.00 |
| 1.88 | 6.5 | 0.0 | N.A. | N.A. |

AE Design Response: The following notes have been added to the General Notes.

Please add the following notes:

1. A photometric analysis of the existing public street lights along E 32nd Parkway and E 33rd Drive shall be submitted with the street lighting plans in the civil plan submittal. During the civil plan submittal the existing street light photometrics will be checked for compliance with the 2025 Roadway Manual, and additional lights will be added as required.
2. Private street lights will remain privately owned and maintained in perpetuity.

| DATE | REV. NO. | DESCRIPTION |
|------|----------|-------------|
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MAJESTIC COMMERCCENTER PROJECT
FRONTIER - SITE PLAN
NORTH CORNER OF EAST 32ND PARKWAY & EAST 33RD DRIVE
AURORA, COLORADO

PROJ NO: 240428
ENG: EAP/JLE
DATE: 12/09/2024

PHOTOMETRIC LIGHTING PLAN
P2
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