

MAJESTIC COMMERCENTER, BLDG. 20 AMENDMENT #1

A PORTION OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
1 OF 10

Please remove AutoCad SHX text items in the comment section. Please flatten to reduce select-ability of the items.

PROJECT DATA:

LAND AREA WITHIN PROP. LINES	17.86 AC (777,860 S.F.)
GROSS FLOOR AREA	279,590 S.F.
OUTSIDE STORAGE AREA	110,407 S.F.=2.53 AC
NUMBER OF BUILDINGS	ONE EXISTING
TOTAL BUILDING COVERAGE	35.94% (279,590 S.F.)
HARD SURFACE AREA	45.71% (355,522 S.F.)
LANDSCAPE AREA	18.35% (142,748 S.F.)
PRESENT ZONING CLASSIFICATION	MCC MPIP
PROPOSED USE	WAREHOUSE / OFFICE
PERMITTED MAXIMUM SIGN AREA	600 SF
TYPE OF SIGN	FREESTANDING AND/OR WALL
NUMBER OF STORIES	ONE
MAXIMUM HT. OF BUILDINGS	40 FT
LOADING SPACES	REQUIRED _____ 4
	PROVIDED _____ 7
PARKING SPACES	REQUIRED _____ 182
	PROVIDED _____ (360) ¹
HANDICAP SPACES	REQUIRED _____ 10
	PROVIDED _____ 10
TRAILER STORAGE	REQUIRED _____ 0
	PROVIDED _____ 0

SIGNATURE BLOCK:

MAJESTIC COMMERCENTER, BUILDING 20 SITE PLAN AMENDMENT
(Official Project Name)

A drainage letter has not been submitted for this amendment. It appears the folder has been created, but as of 8/7/18, nothing has been submitted for review. This site plan amendment will not be approved by Public Works until the drainage letter is approved.

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 27; THENCE SOUTH 89°26'25" WEST ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 27 A DISTANCE OF 1,074.84 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°26'25" WEST ALONG THE SOUTH LINE OF NORTHEAST ONE-QUARTER OF SAID SECTION 27 A DISTANCE OF 30.00 FEET; THENCE NORTH 00°33'35" WEST 601.50 FEET; THENCE SOUTH 89°26'25" WEST 945.00 FEET; THENCE SOUTH 00°33'35" EAST 791.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A CENTRAL ANGLE ON 90°00'00" AND A RADIUS OF 25.00 FEET; THENCE SOUTHEAST ALONG SAID CURVE A DISTANCE OF 39.27 FEET, THENCE 89°26'25" EAST 912.42 FEET TO BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A CENTRAL ANGLE OF 17°48'23" AND RADIUS OF 100.00 FEET; THENCE ALONG SAID CURVE A DISTANCE OF 31.07 FEET; THENCE NORTH 00°33'35" WEST 210.21 FEET TO THE TRUE POINT OF BEGINNING.

VICINITY MAP:



MAJESTIC COMMERCENTER, BLDG. 20

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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

2 OF 10

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. THE APPLICANT SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND TRANSPLANTING OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

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 126-271 THROUGH 126-278 OF THE AURORA CITY CODE.

7. ALL FUTURE ROOFTOP EQUIPMENT THAT PROJECT 3' OR LESS ABOVE ADJACENT ROOF PARAPET SHALL BE PAINTED TO MATCH THE ADJACENT PARAPET. ALL ROOF TO 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, 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.

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 APPLICANT. 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 AMERICAN WITH DISABILITIES ACT.

14. "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 ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING 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 MAX SLOPE OF 1:12 AND HANDRAILS. CRASSWALK ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH MIN WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCED HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2009 IBC, CHAPTER 11, AND ICC/ANSI A117-2003. THE DEVELOPER, OWNER AND ASSIGNS ARE RESPONSIBLE FOR COMPLYING WITH THE FEDERALLY MANDATED REQUIREMENTS OF THE ADA, AND AS SUCH, THE CITY OF AURORA DOESN'T ENFORCE THESE LAWS. SHOW ACCESSIBLE PARKING SPACES AND SIGNAGE ON THE SITE PLAN. THE NUMBER OF PARKING SPACES MUST COMPLY WITH 2009 IBC, CHAPTER 11 AND TABLE 1106.1.

15. ALL CROSSINGS AND ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHT-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION SYSTEMS OR PRIVATE UTILITIES.

16. ARCHITECTURAL FEATURES (IE. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.

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AMENDMENTS

06.01.18 MAJESTIC RESUB.
07.10.18 MAJESTIC RESUB.

28th AUGUST, 2017

SITE PLAN NOTES

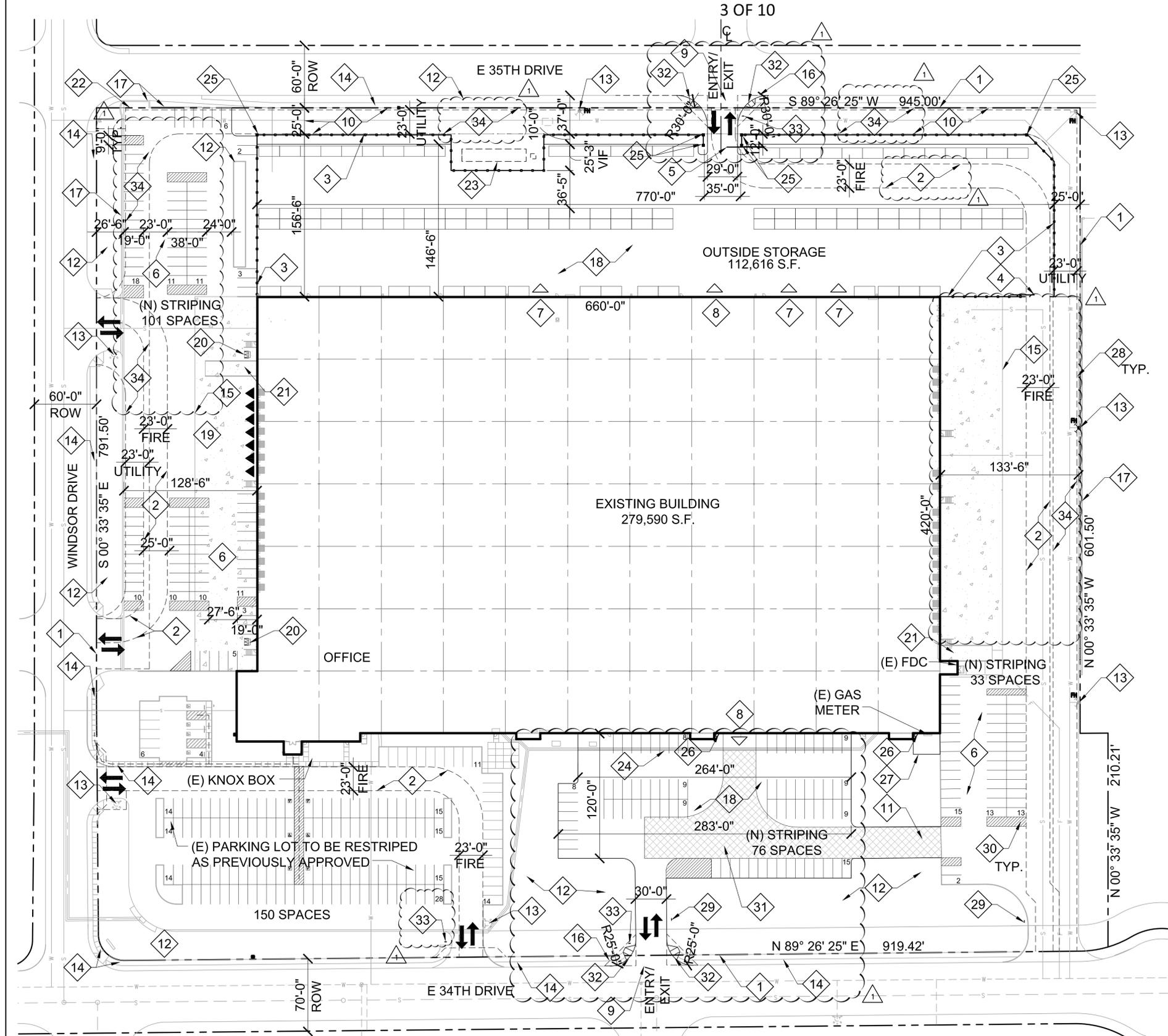
SHEET 2

A1

MAJESTIC COMMERCENTER, BLDG. 20

AMENDMENT #1

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



KEY NOTES:

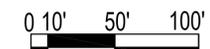
- 1 PROPERTY LINE
- 2 (N) 23' FIRE LANE EASEMENT DEDICATED BY SEPARATE DOCUMENT
- 3 (N) 8' HT. OPAQUE FENCE, RE: 5/A3
- 4 (N) MIN 23' WIDE & 8' HT. MANUAL SLIDING GATE W/ APPROVED KNOX BOX WITH KEY, RE: 6 & 7/A3
- 5 (N) 35' WIDE & 8' HT. ELECTRIC OPAQUE ROLLING SLIDING GATE W/ SOS SYSTEM, KNOX KEY SWITCH WITH MANUAL RELEASE, RE: 4 & 5/A3
- 6 (N) PARKING STRIPING WITHIN (E) TRUCK COURT PAVEMENT. MIN PARKING STALL SIZE 9'x19' WITH MIN 23' WIDE DRIVEWAY
- 7 (N) 14'Wx12'H OVERHEAD DOOR
- 8 (N) 20'x20' OVERHEAD DOOR
- 9 (N) CURB CUT
- 10 (N) LANDSCAPE BUFFER
- 11 (N) CONCRETE DRIVEWAY
- 12 (E) LANDSCAPING TO REMAIN
- 13 (E) FIRE HYDRANT
- 14 (E) SIDEWALK
- 15 EDGE OF (E) CONCRETE PAVEMENT
- 16 30' SIGHT TRIANGLE
- 17 (E) RETAINING WALL
- 18 NEW CONCRETE PAVEMENT
- 19 (E) LOADING AREA TO REMAIN
- 20 TRASH
- 21 (E) DRIVE-IN RAMP
- 22 (E) INLET STRUCTURE
- 23 (E) XCEL EQUIPMENT TO REMAIN
- 24 DRAINAGE PAN CONNECTED W/ (E)
- 25 24"x24" CONCRETE BLOCK PILASTER AT FENCE, RE: 4 & 5/A3
- 26 (N) 3'X7' MAN DOOR
- 27 (N) 20'x25' EMPLOYEE CONCRETE PATIO
- 28 CONCRETE BUMPER, TYP. AT (E) ORNAMENTAL FENCING
- 29 (N) DIRECTIONAL SIGN
- 30 PAINTED STRIPING, TYP.
- 31 TEMP CONSTRUCTION ACCESS RD (RD BASE)

LEGEND:

- ADA ROUTE
- ▽ DRIVE-IN DOOR
- ▼ O.H. DOCK-HI DOOR
- (E) EXISTING

1 SITE PLAN

A2 1" = 50'-0"



- 32 (N) DIRECTIONAL CURB RAMP
- 33 (N) STOP SIGN
- 34 (E) 23' UTILITY AND FIRE LANE EASEMENT. FIRE LANE EASEMENT TO BE RELOCATED AND UTILITY EASEMENT TO REMAIN. DEDICATION BY SEPARATE DOCUMENT.

NOTES:

1. NO ASSEMBLY, FABRICATION OR OTHER FUNCTIONS OTHER THAN NORMAL FORKLIFT/ MOVEMENT OF PRODUCT INTO THE BUILDING OR AROUND THE OUTSIDE STORAGE AREA SHALL BE PRESENT ON SITE
2. OUTSIDE STORAGE OR RACKING OF OUTSIDE STORAGE SHALL BE BELOW LINE OF SIGHT @ 6' ABOVE WINDSOR & E 35TH DR INTERSECTION
3. RESTRICT GATE OPENING EXCEPT DURING DELIVERY
4. OPAQUE FENCE & GATE MATERIAL SHALL BE IDENTICAL TO (E) FENCE AT 19522 E 22ND AVE, AURORA. COLOR SHALL BE TOUPE OR LIGHT BROWN. 24"x24" CONCRETE BLOCK PILLARS AT BOTH SIDES OF GATE OPENINGS SHALL BE PAINTED TO MATCH BUILDING. ALSO CONCRETE BLOCK PILLARS AT ALL FENCE CORNERS FACING E 35 TH DRIVE SHALL BE PAINTED TO MATCH BUILDING.

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AMENDMENTS

06.01.18 MAJESTIC RESUB.
07.10.18 MAJESTIC RESUB.

MAJESTIC COMMERCENTER, BLDG. 20

AMENDMENT #1

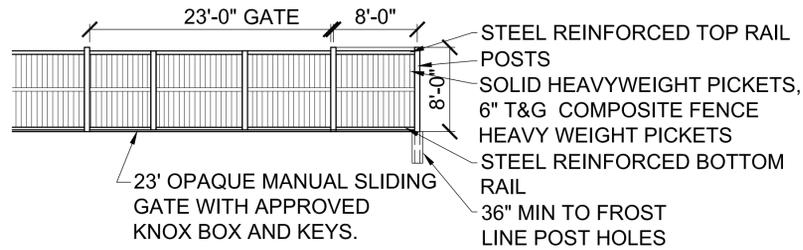
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4 OF 10

GENERAL NOTES:

1. NEW DRIVE-IN DOOR, PAINT. COLOR TO MATCH ADJACENT WALL PAINT, VIF
2. 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.

KEY NOTES:

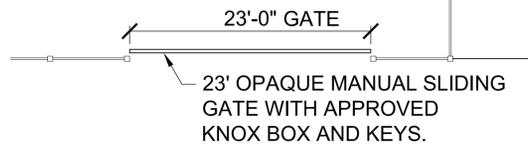
- 1 (E) CONCRETE TILT-UP PANEL WALL
- 2 (N) 14'x12'H INSULATED DRIVE-IN DOOR, PAINT. COLOR TO MATCH ADJACENT WALL PAINT, VIF
- 3 (N) 20'x20' INSULATED DRIVE-IN DOOR, PAINT. COLOR TO MATCH ADJACENT WALL PAINT, VIF
- 4 (E) STOREFRONT
- "SOLAR COOL GRAY" - 1" INSULATED GLAZING
- SPANDREL GLASS
- 5 (N) 3'x7' GLASS MAN DOOR - MATCH (E) STOREFRONT FINISH AND GLASS, VIF
- 6 (N) 3'x7' HOLLOW METAL MAN DOOR - MATCH (E) FINISH, VIF



7 FENCE & S GATE ELEVATION

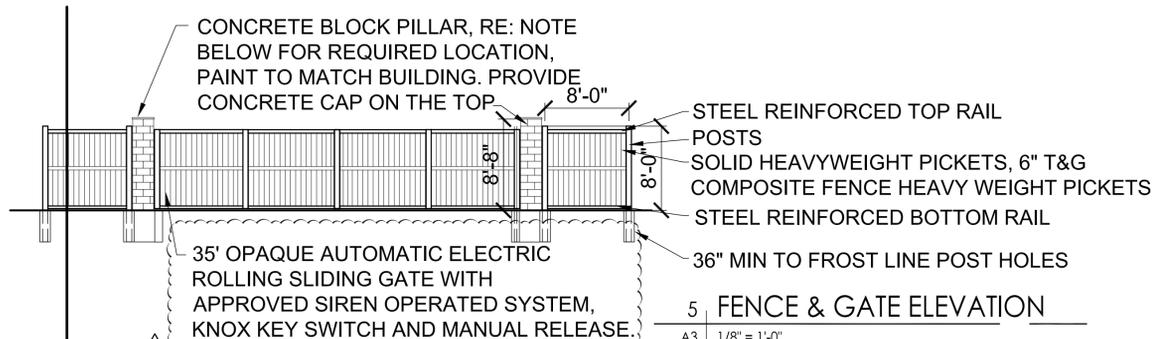
A3 1/8" = 1'-0"

NOTE: OPAQUE FENCE & GATE SHALL MATCH (E) FENCE AT 19522 E 22ND AVE, AURORA. COLOR SHALL BE TOUPE OR LIGHT BROWN.



6 OUTSIDE STORAGE S GATE ENL. PLAN

A3 1/8" = 1'-0"



5 FENCE & GATE ELEVATION

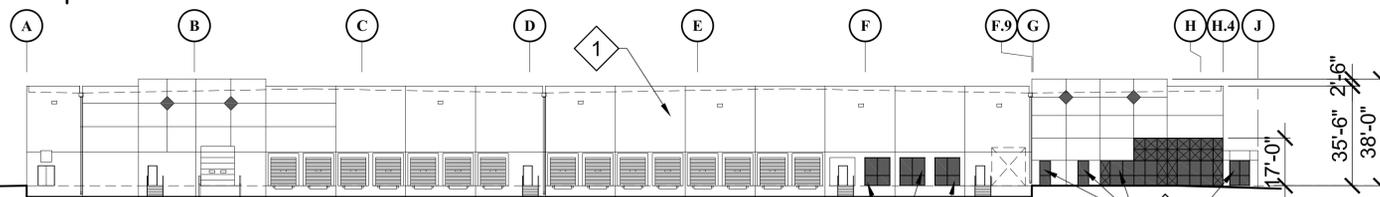
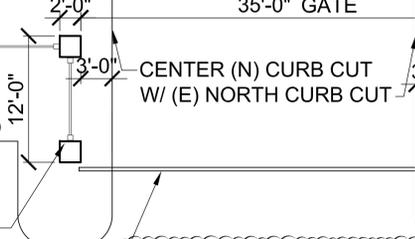
A3 1/8" = 1'-0"

NOTE: OPAQUE FENCE & GATE SHALL MATCH (E) FENCE AT 19522 E 22ND AVE, AURORA. COLOR SHALL BE TOUPE OR LIGHT BROWN. 24"X24" CONCRETE BLOCK PILLARS AT BOTH SIDES OF GATE OPENINGS SHALL BE PAINTED TO MATCH BUILDING. ALSO CONCRETE BLOCK PILLARS AT ALL FENCE CORNERS FACING E 35TH DRIVE SHALL BE PAINTED TO MATCH BUILDING.

CONCRETE BLOCK PILLAR, RE: NOTE BELOW FOR REQUIRED LOCATION, PAINT TO MATCH BUILDING. PROVIDE CONCRETE CAP ON THE TOP, TYP.

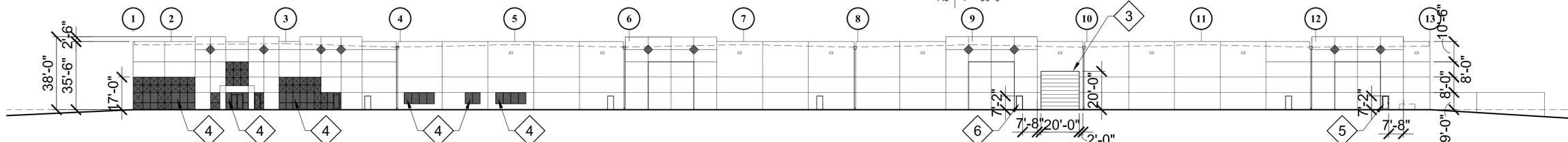
4 OUTSIDE STORAGE GATE ENL. PLAN

A3 1/8" = 1'-0"



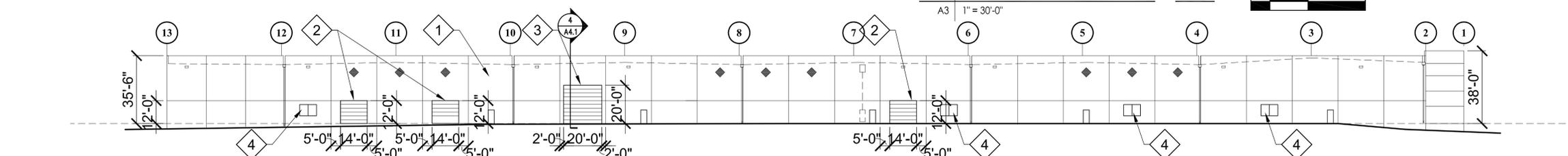
3 WEST ELEVATION

A3 1" = 30'-0"



2 SOUTH ELEVATION

A3 1" = 30'-0"



1 NORTH ELEVATION

A3 1" = 30'-0"

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AMENDMENTS

- | | |
|----------|-----------------|
| 06.01.18 | MAJESTIC RESUB. |
| 07.10.18 | MAJESTIC RESUB. |

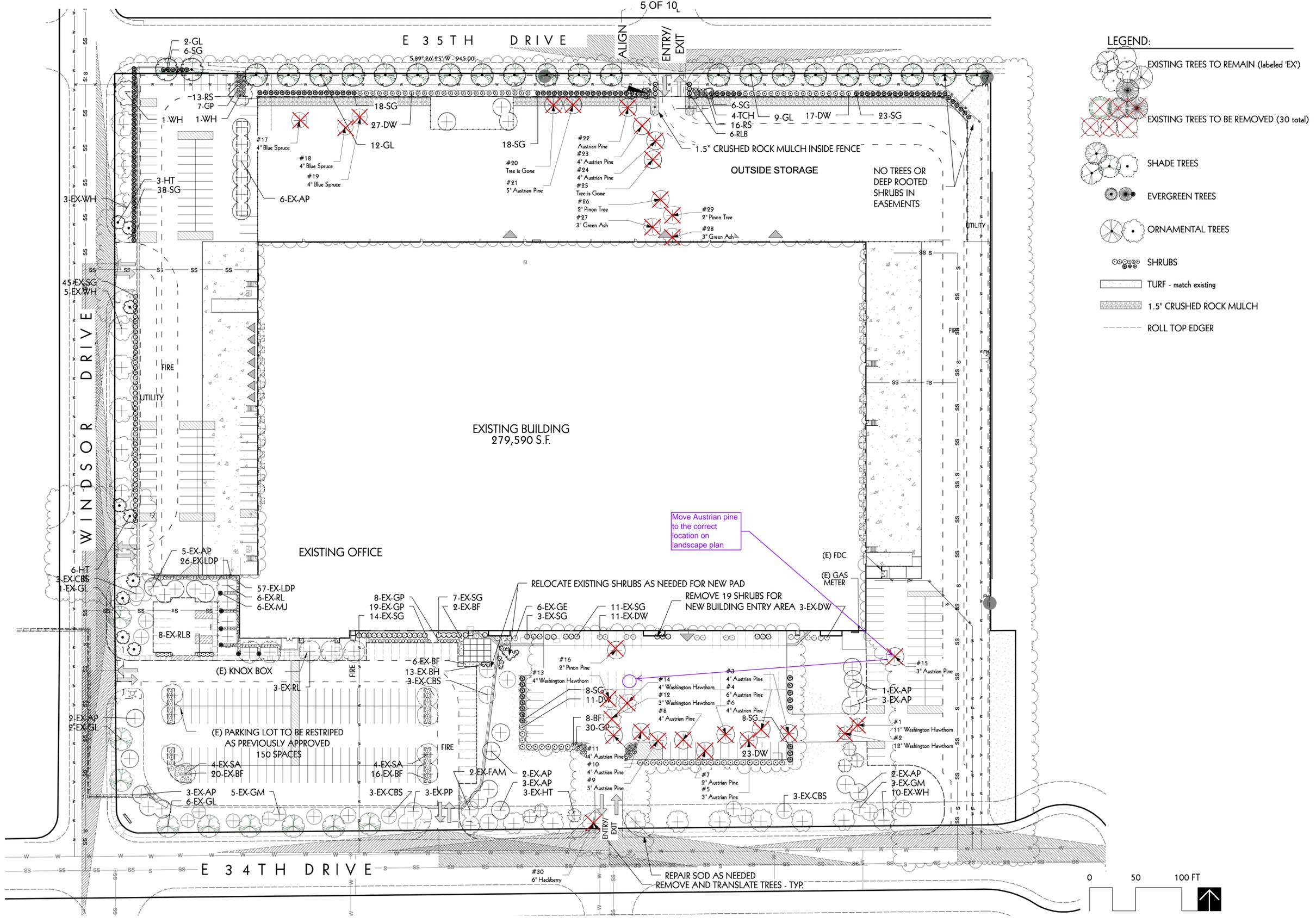
28th AUGUST, 2017
EXTERIOR ELEVATIONS
SHEET 4

A3

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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



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landscape architecture + urban design + planning

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AMENDMENTS
01.04.18 MAJESTIC SUB.
07.19.18 MAJESTIC SUB.

MAJESTIC COMMERCENTER, BLDG. 20

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PLANT LIST:					
SYMBOL	EXISTING QTY (EX)	NEW QTY	TOTAL QTY	BOTANICAL NAME	COMMON NAME
SHADE TREES					
GL	9	23	32	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden
RL	9		9	Tilia americana 'Redmond'	Redmond Linden
SA	8		8	Fraxinus pennsylvanica 'Summit'	Summit Green Ash
WH	18	2	20	Celtis occidentalis	Hackberry
TOTAL:	44	25	69		
ORNAMENTAL TREES					
FAM	2		2	Acer ginnala 'Flame'	Flame Amur Maple
GM	8		8	Acer ginnala	Amur Maple
HT	3	9	12	Crataegus phaenopyrum	Washington Hawthorn
TCH	2	4	6	Crataegus crus-galli inermis	Thornless Cockspear Hawthorn
TOTAL:	15	13	28		
EVERGREEN TREES					
AP	27		27	Pinus nigra	Austrian Pine
CBS	12		12	Picea pungens	Colorado Blue Spruce
MJ	6		6	Juniperus scopulorum 'Medora'	Medora Juniper
PP	3		3	Pinus edulis	Pinon Pine
TOTAL:	48	0	48		
DECIDUOUS SHRUBS					
DW	14	78	92	Cornus sericea 'Isanti'	Isanti Redtwig Dogwood
GE	6		6	Sambucus canadensis 'Aurea'	Golden American Elderberry
GP	27	37	64	Potentilla fruticosa 'Goldfinger'	Goldfinger Potentilla
LDP	83		83	Ligustrum vulgare 'Lodense'	Lodense Privet
RLB	8	6	14	Berberis thunbergii 'Atropurpurea'	Red Leaf Barberry
RS	0	29	29	Perovskia atriplicifolia	Russian Sage
TOTAL:	138	150	288		
EVERGREEN SHRUBS					
BF	44	8	52	Juniperus sabinna 'Buffalo'	Buffalo Juniper
BH	13		13	Juniperus horizontalis 'Bar Harbour'	Bar Harbour Juniper
SG	80	125	205	Juniperus chinensis 'Sea Green'	Sea Green Juniper
TOTAL:	137	133	270		

LANDSCAPE NOTES:

- THE APPLICANT SHALL BE RESPONSIBLE FOR INSTALLATION, TRANSPLANTING, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPE 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 CERTIFICATE OF OCCUPANCY.
- ALL SHRUB BEDS AND MULCH AREAS ARE TO BE CONTAINED WITH GREEN STEEL EDGER (NOT REQUIRED AT CURB, WALKS OR BUILDING).
- THE TURF AREAS, AS WELL AS THE SHRUB BEDS SHALL BE ROTOTILLED WITH PURE ORGANIC COMPOST AT A RATE OF 4 CUBIC YARDS PER 1,000 SQUARE FEET. THIS PREPARATION SHALL BE THOROUGHLY INCORPORATED INTO THE TOP 6" OF SOIL.
- ALL LANDSCAPED AREAS AND PLANT MATERIALS, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS, THAT COMPLY WITH THE REQUIREMENTS FOUND IN SEC. 146-1429, MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO THE REQUIREMENTS FOUND IN THE CITY OF AURORA ORDINANCE.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- SITE LIGHTING SHALL CONSIST OF: BUILDING EXTERIOR & SITE LIGHTING - FULL CUTOFF WALL MOUNTED FIXTURES
- ALL VEHICULAR DRIVES AND PARKING AREAS TO BE CONSTRUCTED OF ASPHALT, ALL PEDESTRIAN SIDEWALKS ADJACENT TO BUILDING AND PUBLIC STREETS TO BE CONSTRUCTED OF CONCRETE.
- LANDSCAPE MATERIALS 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 DISCOVERABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO THE FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- A 5'-CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- LANDSCAPING MATERIALS SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- ALL FIRE HYDRANTS WILL BE LOCATED NOT LESS THAN THREE FEET - SIX INCHES (3' 6") AND NOT MORE THAN EIGHT (8) FEET FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT, UNOBSTRUCTED ON THE STREET SIDE WITH A MINIMUM CLEARANCE ON ALL OTHER SIDES WILL BE FIVE (5) FEET.
- THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH LIFE SAFETY (TYPICALLY 3 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 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.
- ANY PROPOSED PLANTS IN THE TRIANGLE WILL COMPLY WITH CITY REQUIRED VERTICAL REQUIREMENTS. ALL PLANTS WILL MEET COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- ALL TREES PLANTED IN TURF OR SEED AREAS SHALL BE PLANTED WITH A 5' DIAMETER RING OF WOOD MULCH TO PREVENT DAMAGE FROM MOWERS.

TREE PROTECTION NOTES:

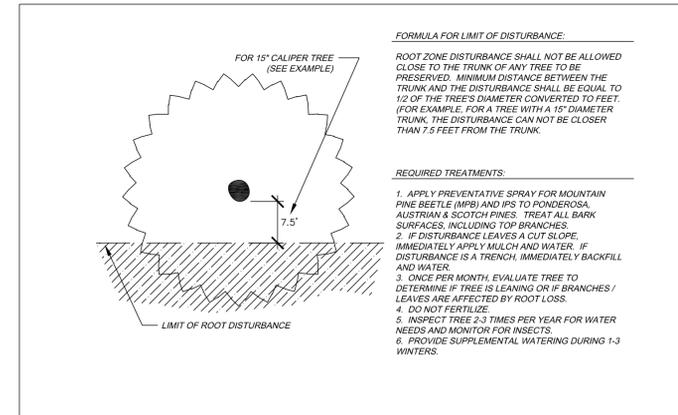
- PRIOR TO THE BEGINNING OF CONSTRUCTION, INSTALL BARRICADE FENCING AROUND ALL EXISTING TREES TO REMAIN. LOCATE FENCING AT OR OUTSIDE OF THE DRIP LINE OF THE TREES. BARRICADE FENCING SHALL BE 4' HEIGHT, ORANGE MESH FENCING ATTACHED TO T POSTS.
- FENCING SHALL BE MAINTAINED DAILY. TRESPASS BEYOND ESTABLISHED CONSTRUCTION LIMITS SHALL RESULT IN A FINE OF \$100. IF NOT PAID WITHIN 30 DAYS, THE FINE SHALL BE DEDUCTED FROM MONIES DUE TO CONTRACTOR. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL OF THEIR WORKERS, SUBCONTRACTORS AND SUPPLIERS UNDER THIS REQUIREMENT. NO VEHICLE PARKING IS ALLOWED BEYOND CONSTRUCTION LIMITS.
- CONSTRUCTION WITHIN THE ROOT ZONE OF TREES TO REMAIN SHALL BE RESTRICTED TO AGREED-UPON LIMITS WITH REGARD TO EXCAVATION, ACCESS, DIRT STOCKPILING, AND BACKFILL. VIOLATION OF SET LIMITS SHALL RESULT IN A FINE OF \$100 PER INCIDENT AND MAY BE INCREASED BASED ON THE PERCENTAGE OF ROOT ZONE AFFECTED TIMES THE VALUE OF THE TREE ESTABLISHED PRIOR TO CONSTRUCTION. IF MORE THAN 30% OF THE ROOT ZONE IS DAMAGED, THE FINE SHALL BE THE FULL VALUE OF THE TREE.
- DAMAGE TO THE MAIN TRUNKS OF TREES IS PROHIBITED. DAMAGE NOT PREVIOUSLY APPROVED SHALL RESULT IN A FINE BASED ON THE PERCENTAGE OF THE CIRCUMFERENCE AFFECTED. DAMAGE GREATER THAN 30% OF THE CIRCUMFERENCE OR AFFECTING THE STRUCTURAL INTEGRITY OF THE TREE WILL RESULT IN A FINE EQUAL TO THE FULL APPRAISED VALUE OF THE TREE.
- LIMB DAMAGE IS PROHIBITED, UNLESS APPROVED PRIOR TO CONSTRUCTION OR AS AUTHORIZED BY THE CITY OF AURORA FORESTRY DIVISION. PRUNING OF AFFECTED BRANCHES SHALL BE DONE PRIOR TO THE START OF CONSTRUCTION. DAMAGED BRANCHES SHALL BE PRUNED WITHIN 10 DAYS OF THE OCCURRENCE UTILIZING INTERNATIONAL SOCIETY OF ARBOR/CULTURE STANDARDS. UNAUTHORIZED BRANCH DAMAGE OR LOSS CAN RESULT IN A FINE OF \$100 PER BRANCH AS MAY BE DETERMINED BY THE CONSTRUCTION MANAGER OR HIS FORESTRY CONSULTANT.
- CONCRETE TRUCK WASHOUT AREAS SHALL BE IN DESIGNATED AREAS ONLY. WASHOUT RUNOFF SHALL NOT FLOW INTO OR ACROSS ROOT ZONES OF TREES.
- TREE PROTECTION MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION AND INSPECTED BY THE CITY OF AURORA FORESTRY DIVISION.

NON-RESIDENTIAL BUILDING ELEVATION LANDSCAPING INFORMATION:							
Elevation (direction facing)	Elevation Length	Tree Equivalent Required (1 tree equivalent per 40 LF)	No Shrubs Required (may subs. 1 orn tree = 10 shrubs or 1 shade tree = 12 shrubs)	# Trees Provided	Compliance	# Shrubs Provided (10 shrubs per tree equivalent)	Compliance
North	660 LF	17	165	3 existing + 4 new	✓	103	✓
South	678 LF	17	165	17 existing	✓	183	✓
East	422 LF	11	106	4 existing	✓	73	✓
West	435 LF	12	109	0	x	0	x

TABLE OF STREET FRONTAGE, STREET EDGE BUFFER AND NON-STREET FRONTAGE BUFFER LANDSCAPE REQUIREMENTS:									
Buffer Description/Length / Adj. Land Use	Width Required	Width Provided	Buffer Reduction Features	# Trees Required (1 tree/40 LF)	# Shrubs Required (10 shrubs / 40 LF)	# Trees Provided	Compliance	# Shrubs Provided	Compliance
E. 35th Drive	25'	25'	none	1 @ 40' o.c. @ 915 = 24	204 shrubs	23 new	✓	105 14 extra trees provided in lieu of 140 shrubs = 245	✓
Windsor Street	25'	34'	existing berm	1 @ 40' o.c. @ 791 = 20	198 shrubs	19 existing + 10 new = 29	✓	45 existing + 69 new (9 extra tree in lieu of 90 shrubs) = 204	✓
E. 34th Drive	25'	37'	none	1 @ 40' o.c. @ 809 = 21	203 shrubs	30 existing	✓	0 existing, 0 new	x

Indicate how mitigation will be achieved on the site. If trees will be planted on the site, please show a symbol indicating trees specific to tree mitigation. If you will be paying into the tree fund keep existing column labeled mitigation value. If you will be combining both payment into the tree mitigation fund and planting back on site please contact city forestry to determine calculation.

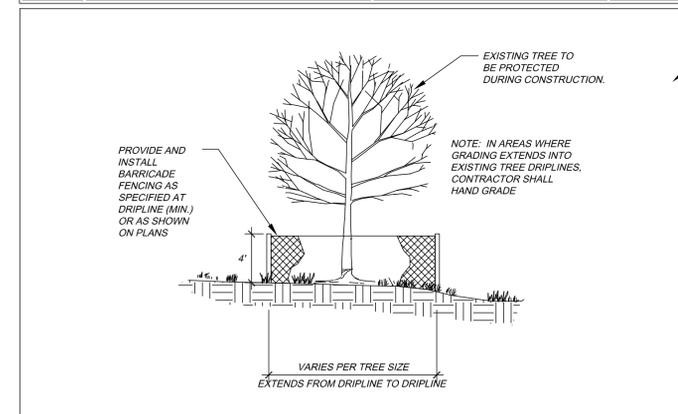
TREE MITIGATION						
TREE #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES	MITIGATION PAYMENT
1	Hawthorn	11	\$ 966.72		3	\$ 966.72
2	Hawthorn	12	\$ 939.23		4	\$ 939.23
3	Austrian Pine	4	\$ 156.04		2	\$ 156.04
4	Austrian Pine	6	\$ 139.03		1	\$ 139.03
5	Austrian Pine	3	\$ -	< 4 - no mit.required	0	
6	Austrian Pine	4	\$ 62.41		1	\$ 62.41
7	Austrian Pine	2	\$ -	< 4 - no mit.required	0	
8	Austrian Pine	4	\$ 62.41		1	\$ 62.41
9	Austrian Pine	5	\$ 243.24		3	\$ 243.24
10	Austrian Pine	4	\$ 62.41		1	\$ 62.41
11	Austrian Pine	4	\$ 156.04		2	\$ 156.04
12	Hawthorn	3	\$ -	< 4 - no mit.required	0	
13	Hawthorn	4	\$ 166.44		2	\$ 166.44
14	hawthorn	4	\$ 166.44		2	\$ 166.44
15	Austrian Pine	3	\$ -	< 4 - no mit.required	0	
16	Pinon Pine	2	\$ -	< 4 - no mit.required	0	
17	Colorado Blue Sp	4	\$ 156.04		2	\$ 156.04
18	Colorado Blue Sp	4	\$ 156.04		2	\$ 156.04
19	Colorado Blue Sp	4	\$ 156.04		2	\$ 156.04
20	Tree is gone		\$ -	Tree is gone	0	
21	Austrian Pine	5	\$ 243.24		3	\$ 243.24
22	Austrian Pine	4	\$ 62.41		1	\$ 62.41
23	Austrian Pine	4	\$ 62.41		1	\$ 62.41
24	Austrian Pine	4	\$ 93.62		1	\$ 93.62
25	Tree is gone		\$ -	Tree is gone	0	
26	Pinon Pine	2	\$ -	< 4 - no mit.required	0	
27	Green Ash	3	\$ -	< 4 - no mit.required	0	
28	Green Ash	3	\$ -	< 4 - no mit.required	0	
29	Pinon Pine	2	\$ -	< 4 - no mit.required	0	
30	Hackberry	6	\$ 447.79		4	\$ 447.79
					38	\$ 4,491.00



City of Aurora
PARKS & OPEN SPACE DEPARTMENT
Date: August 1, 2006

TREE PRESERVATION MEASURES -- 1 SIDE

P&OS TP-2.0



City of Aurora
PARKS & OPEN SPACE DEPARTMENT
Date: August 1, 2006

TREE PROTECTION FENCING

P&OS TP-3.0

LANDSCAPE ARCHITECT:

SANDI GIBSON
osla@me.com
outside L.A., LLC
landscape architecture + urban design + planning

ARCHITECT:

GREY WOLF ARCHITECTURE
ARCHITECTURE PLANNING INTERIOR DESIGN
1543 CHAMPA STREET SUITE 200
DENVER, COLORADO 80202
303.292.9107 fax 303.292.4297
email: arch@greywolfstudio.com

CONTACT: KEN HARSHMAN
kharshman@greywolfstudio.com

AMENDMENTS

01.04.18 MAJESTIC SUB.
07.19.18 MAJESTIC SUB.

28th AUGUST, 2017
LANDSCAPE NOTES
SHEET 6

L2

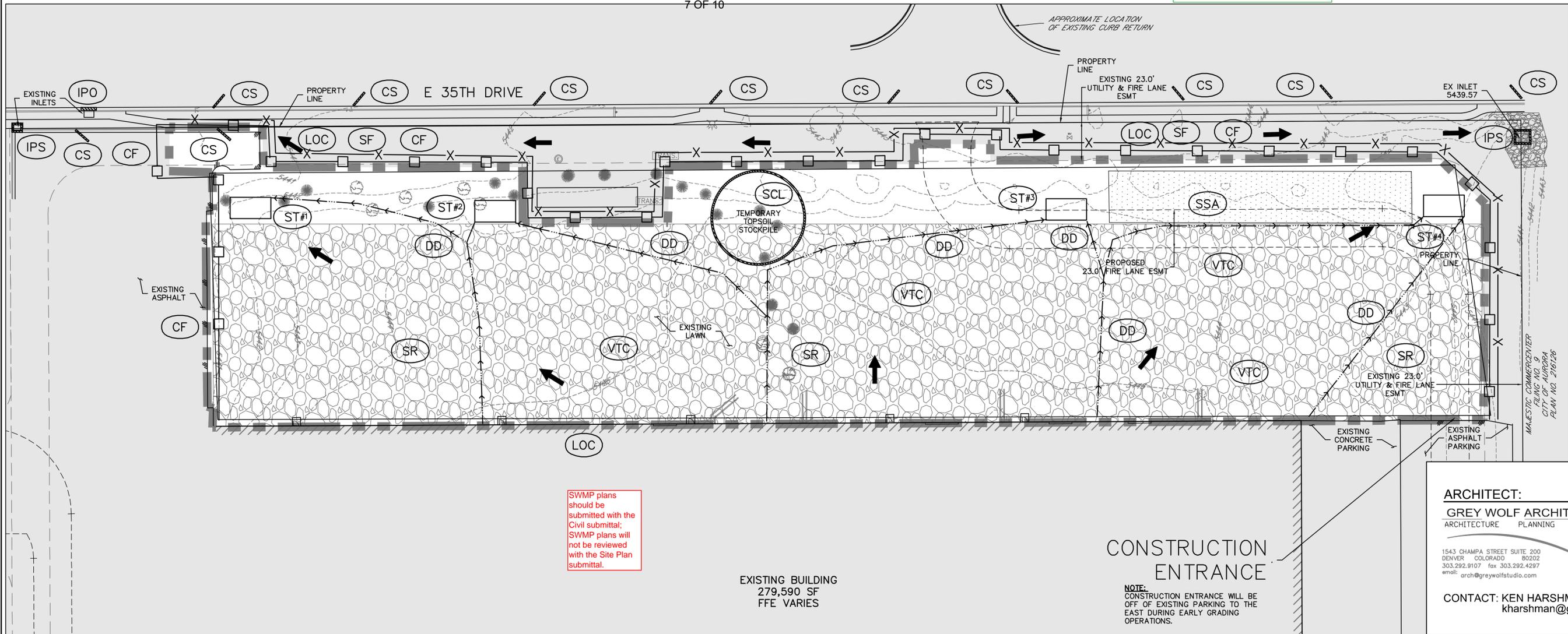
MAJESTIC COMMERCENTER, BLDG. 20

AMENDMENT #1

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

7 OF 10

Please remove SWMP plans from the site plan amendment. A grading plan is all that is required with the site plan submittal. Additional comments may be provided when that plan is submitted.



ARCHITECT:
GREY WOLF ARCHITECTURE
ARCHITECTURE PLANNING INTERIOR DESIGN

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DENVER COLORADO 80202
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email: arch@greywolfstudio.com

CONTACT: KEN HARSHMAN
kharshman@greywolfstudio.com

EROSION CONTROL LEGEND

	CONCRETE WASHOUT
	LIMITS OF CONSTRUCTION
	CONSTRUCTION FENCE
	SILT FENCE
	DIVERSION DITCH
	SEDIMENT TRAP
	ROCK SOCKS
	CURB SOCKS
	SEDIMENT CONTROL LOG
	VEHICLE TRACKING CONTROL
	STABILIZED STAGING AREA
	INLET PROTECTION IN SUMP
	INLET PROTECTION ON GRADE
	SURFACE ROUGHENING
	SEEDING AND MULCHING
	FLOW ARROW

NOTES:

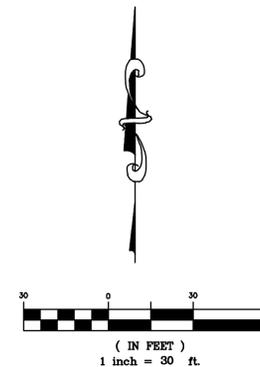
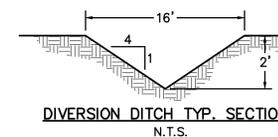
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- VTC TO BE EXTENDED AS SHOWN ON THE SWMP PLANS TO ALLOW FOR OPERATION OF TRUCK COURTS UNTIL PAVING IS COMPLETED.

SEDIMENT TRAP (ST) SUMMARY

SEDIMENT TRAP #	TRIBUTARY AREA (AC)	REQUIRED VOLUME (CF)	LENGTH (FT)	WIDTH (FT)	DEPTH (FT)	SLOPE (%)
1	1.3	2,340	29	16	5	2
2	1.2	2,160	27	16	5	2
3	1.5	2,700	30	18	5	2
4	1.3	2,340	29	16	5	2

NOTES:

- TRIBUTARY AREA INCLUDES DISTURBED, UNDISTURBED, AND ROOF.
- REFER TO "SEDIMENT TRAP" DETAIL IN THE CURRENT "RULES AND REGULATIONS REGARDING STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES" MANUAL BY AURORA WATER.



AMENDMENTS
06.01.18 MAJESTIC RESUB.
07.10.18 MAJESTIC RESUB.

28th AUGUST, 2017
INITIAL SWMP PLAN - NORTH
SHEET 7 **C1**

MAJESTIC COMMERCENTER, BLDG. 20

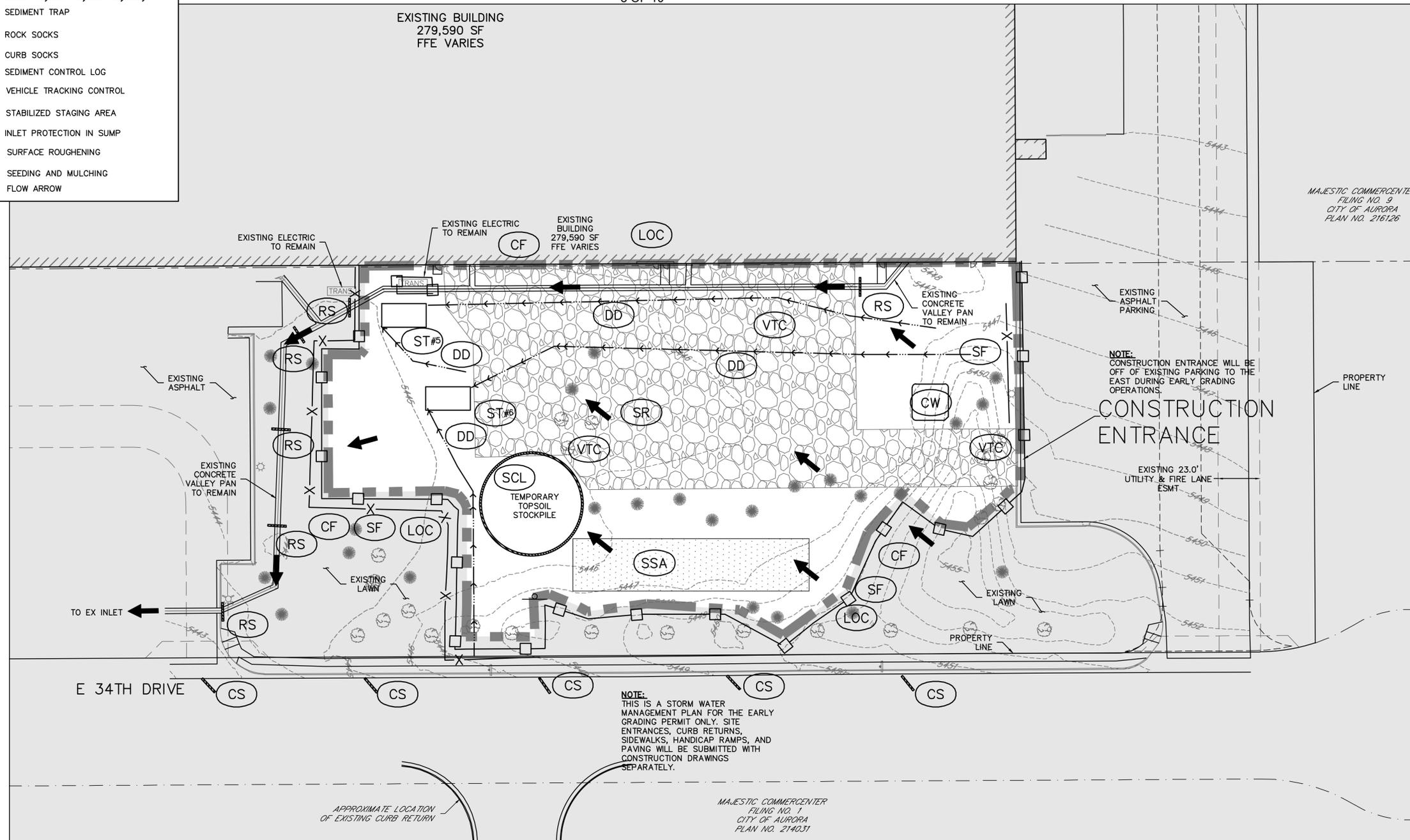
AMENDMENT #1

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

8 OF 10

EROSION CONTROL LEGEND

CW	CONCRETE WASHOUT
LOC	LIMITS OF CONSTRUCTION
CF	CONSTRUCTION FENCE
SF	SILT FENCE
DD	DIVERSION DITCH
ST	SEDIMENT TRAP
RS	ROCK SOCKS
CS	CURB SOCKS
SCL	SEDIMENT CONTROL LOG
VTC	VEHICLE TRACKING CONTROL
SSA	STABILIZED STAGING AREA
IPS	INLET PROTECTION IN SUMP
SR	SURFACE ROUGHENING
SM	SEEDING AND MULCHING
→	FLOW ARROW



NOTE: CONSTRUCTION ENTRANCE WILL BE OFF OF EXISTING PARKING TO THE EAST DURING EARLY GRADING OPERATIONS.

NOTE: THIS IS A STORM WATER MANAGEMENT PLAN FOR THE EARLY GRADING PERMIT ONLY. SITE ENTRANCES, CURB RETURNS, SIDEWALKS, HANDICAP RAMPS, AND PAVING WILL BE SUBMITTED WITH CONSTRUCTION DRAWINGS SEPARATELY.

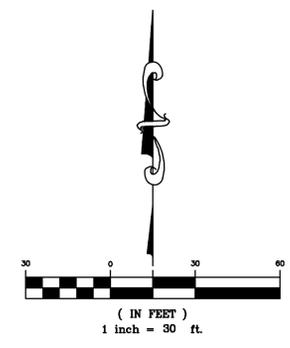
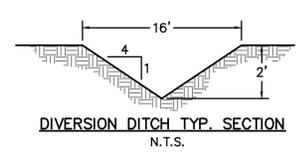
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AMENDMENTS
06.01.18 MAJESTIC RESUB.
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5	1.9	2,700	35	20	5	2
6	1.0	1,800	25	14	5	2

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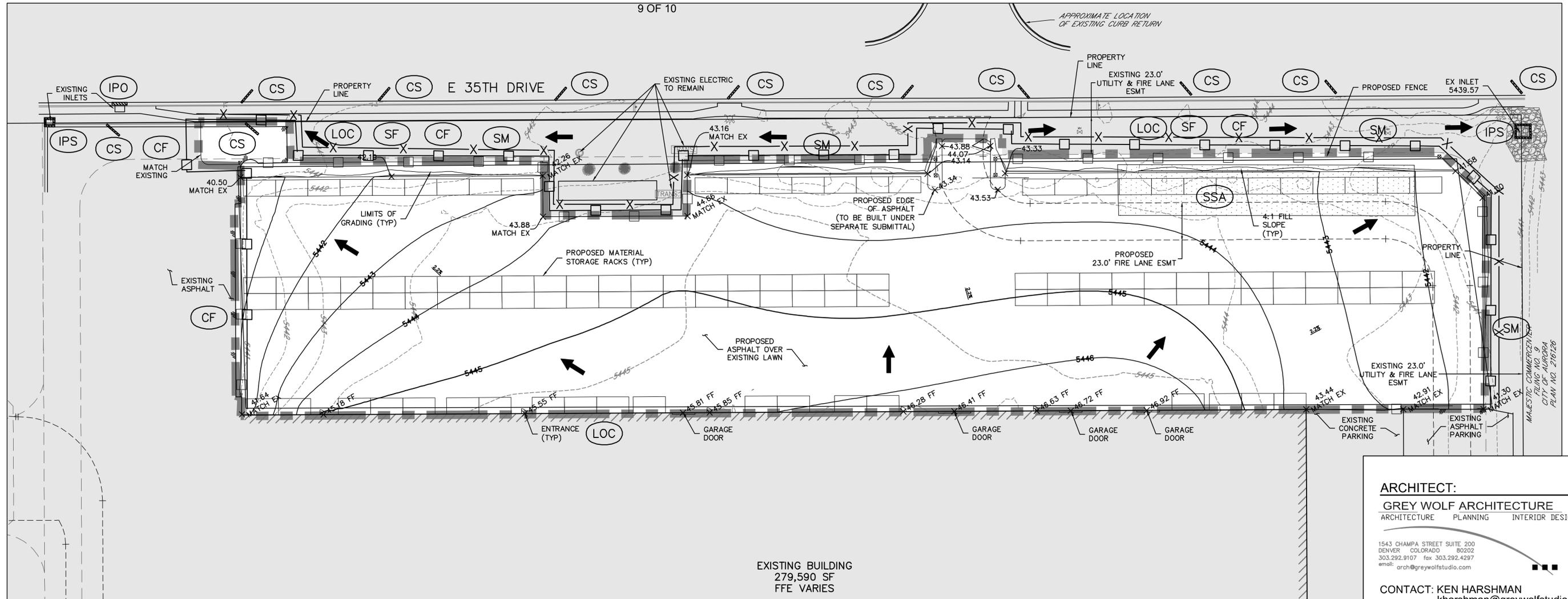
28th AUGUST, 2017
INITIAL SWMP PLAN - SOUTH **C2**
SHEET 8

MAJESTIC COMMERCENTER, BLDG. 20

AMENDMENT #1

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

9 OF 10



EXISTING BUILDING
279,590 SF
FFE VARIES

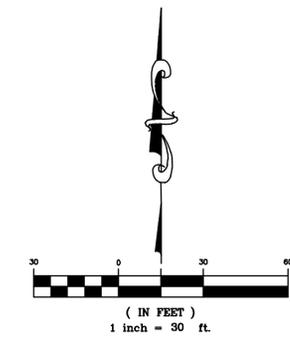
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AMENDMENTS
06.01.18 MAJESTIC RESUB.
07.10.18 MAJESTIC RESUB.

EROSION CONTROL LEGEND

(CW)	CONCRETE WASHOUT
(LOC)	LIMITS OF CONSTRUCTION
(CF)	CONSTRUCTION FENCE
(SF)	SILT FENCE
(DD)	DIVERSION DITCH
(ST)	SEDIMENT TRAP
(RS)	ROCK SOCKS
(CS)	CURB SOCKS
(SCL)	SEDIMENT CONTROL LOG
(VTC)	VEHICLE TRACKING CONTROL
(SSA)	STABILIZED STAGING AREA
(IPS)	INLET PROTECTION IN SUMP
(IPO)	INLET PROTECTION ON GRADE
(SR)	SURFACE ROUGHENING
(SM)	SEEDING AND MULCHING
→	FLOW ARROW

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28th AUGUST, 2017
FINAL SWMP PLAN - NORTH
SHEET 9

C3

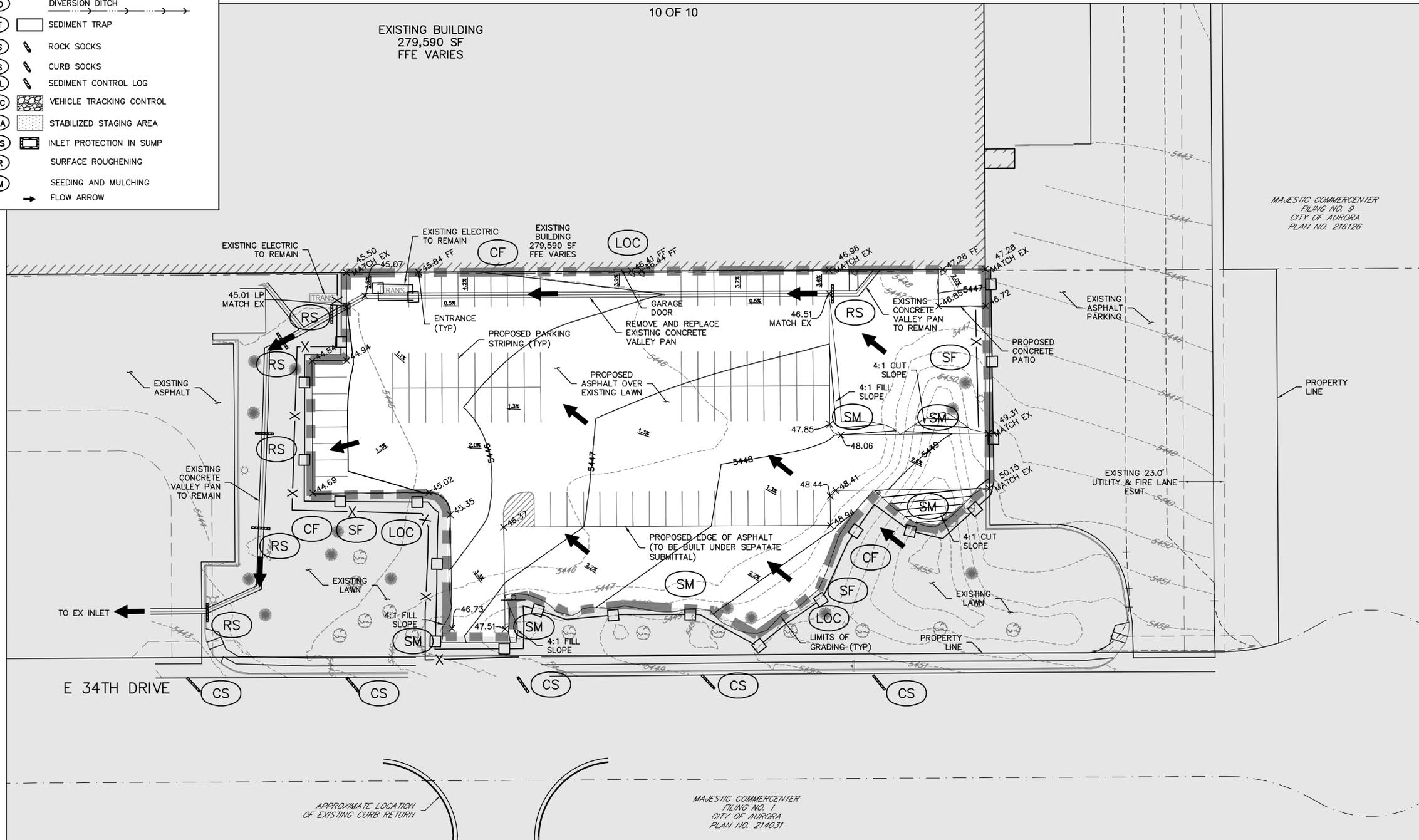
MAJESTIC COMMERCENTER, BLDG. 20

AMENDMENT #1

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

EROSION CONTROL LEGEND

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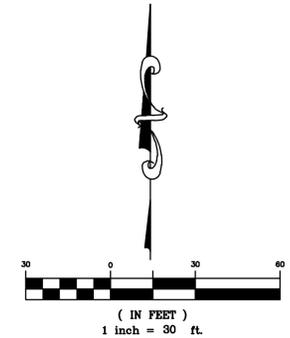
AMENDMENTS

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07.10.18	MAJESTIC RESUB.

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EARTHWORK SUMMARY TABLE

		ADJUSTED FILL FACTOR = 15.00%									
SITE	DISTURBED CUT AREA (SF)	DISTURBED FILL AREA (SF)	DISTURBED TOTAL AREA (SF)	STRIPPING DEPTH (FEET)	STRIPPING STOCKPILE (CY)	CUT (CY)	FILL (CY)	ADJUSTED FILL (CY)	TOTAL		
NORTH	52,749	61,644	114,393	0.50	2,118	894	1,041	1,197	-303	SHORT	
SOUTH	7,022	48,975	55,997	0.50	1,037	212	1,047	1,204	-992	SHORT	
TOTALS	59,771	110,619	170,390		3,155	1,106	2,088	2,401	-1,295	SHORT	



28th AUGUST, 2017
FINAL SWMP PLAN - SOUTH
SHEET 10

C4