

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
HANDICAP SPACES	REQUIRED 10
	PROVIDED 10
TRAILER STORAGE	REQUIRED 0
	PROVIDED 0

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:

SIGNATURE BLOCK:

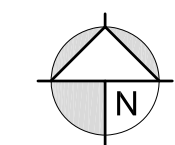
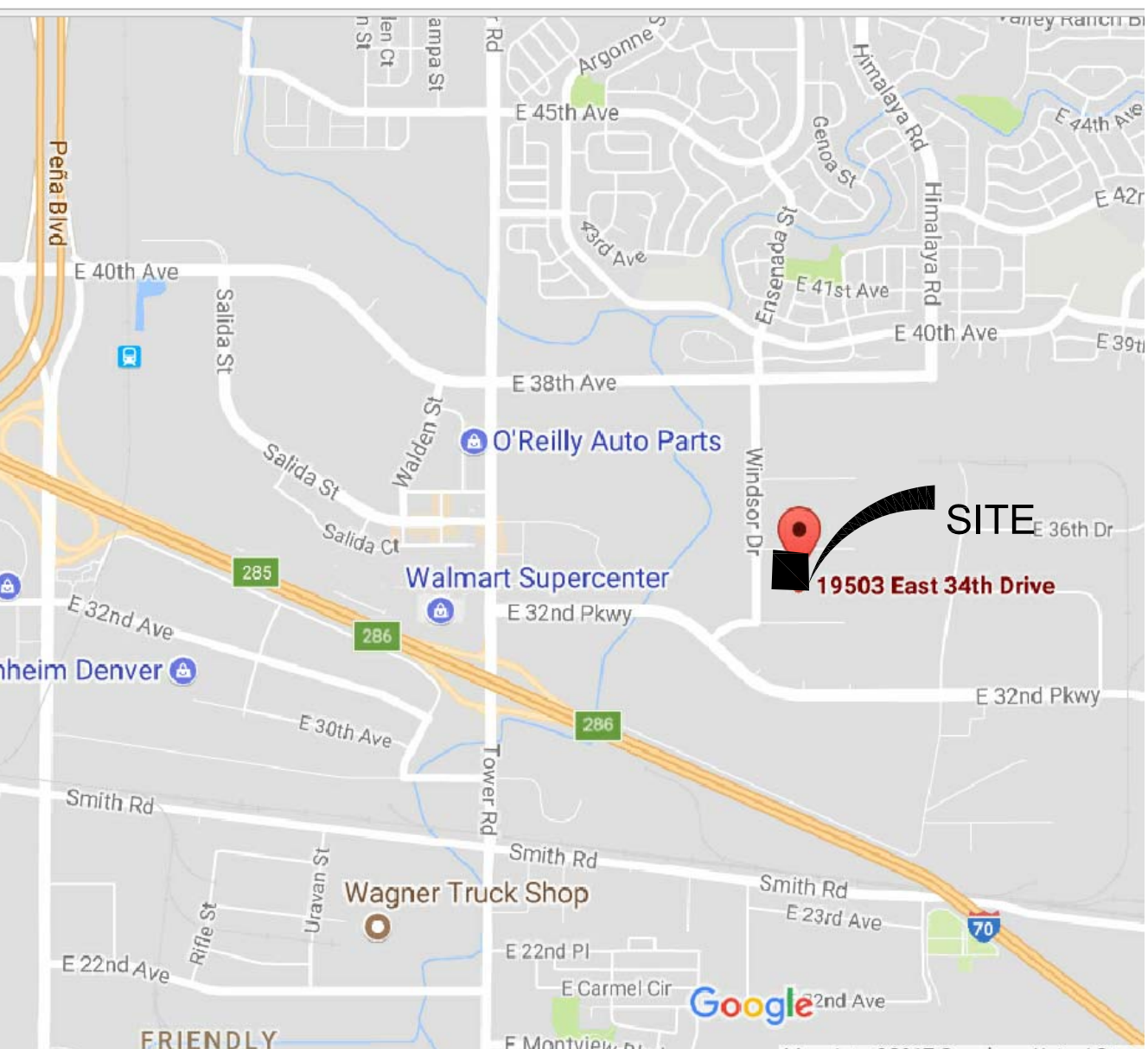
MAJESTIC COMMERCENTER, BUILDING 20 SITE PLAN AMENDMENT

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 4 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:



SCALE: N.T.S.

SHEET INDEX:

- CS COVER SHEET
- A1 SITE PLAN NOTES
- A2 ARCHITECTURAL SITE PLAN
- A3 ELEVATIONS
- L1 LANDSCAPE PLAN
- L2 LANDSCAPE NOTES & DETAILS
- C1 INITIAL SWMP PLAN - NORTH
- C2 INITIAL SWMP PLAN - SOUTH
- C3 FINAL SWMP PLAN - NORTH
- C4 FINAL SWMP PLAN - SOUTH

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.

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON 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, MAJESTIC COMMERCENTER BUILDINGS II, A CALIFORNIA GENERAL PARTNERSHIP HAS CAUSED THESE

PRESENTS TO BE EXECUTED THIS DAY OF AD.

BY: CORPORATE

STATE OF COLORADO)ss COUNTY OF)

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS DAY OF AD, BY

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY

MY COMMISSION EXPIRES NOTARY BUSINESS ADDRESS:

ARCHITECT:
GREY WOLF ARCHITECTURE
ARCHITECTURE PLANNING INTERIOR DESIGN

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kharshman@greywolfstudio.com

AMENDMENTS

06.01.18 MAJESTIC RESUB.
07.10.18 MAJESTIC RESUB.

28th AUGUST, 2017
COVER SHEET
SHEET 1

CS

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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 THOUGH 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 ANN 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.

ARCHITECT:
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ARCHITECTURE PLANNING INTERIOR DESIGN

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AMENDMENTS

06.01.18 MAJESTIC RESUB.
07.10.18 MAJESTIC RESUB.

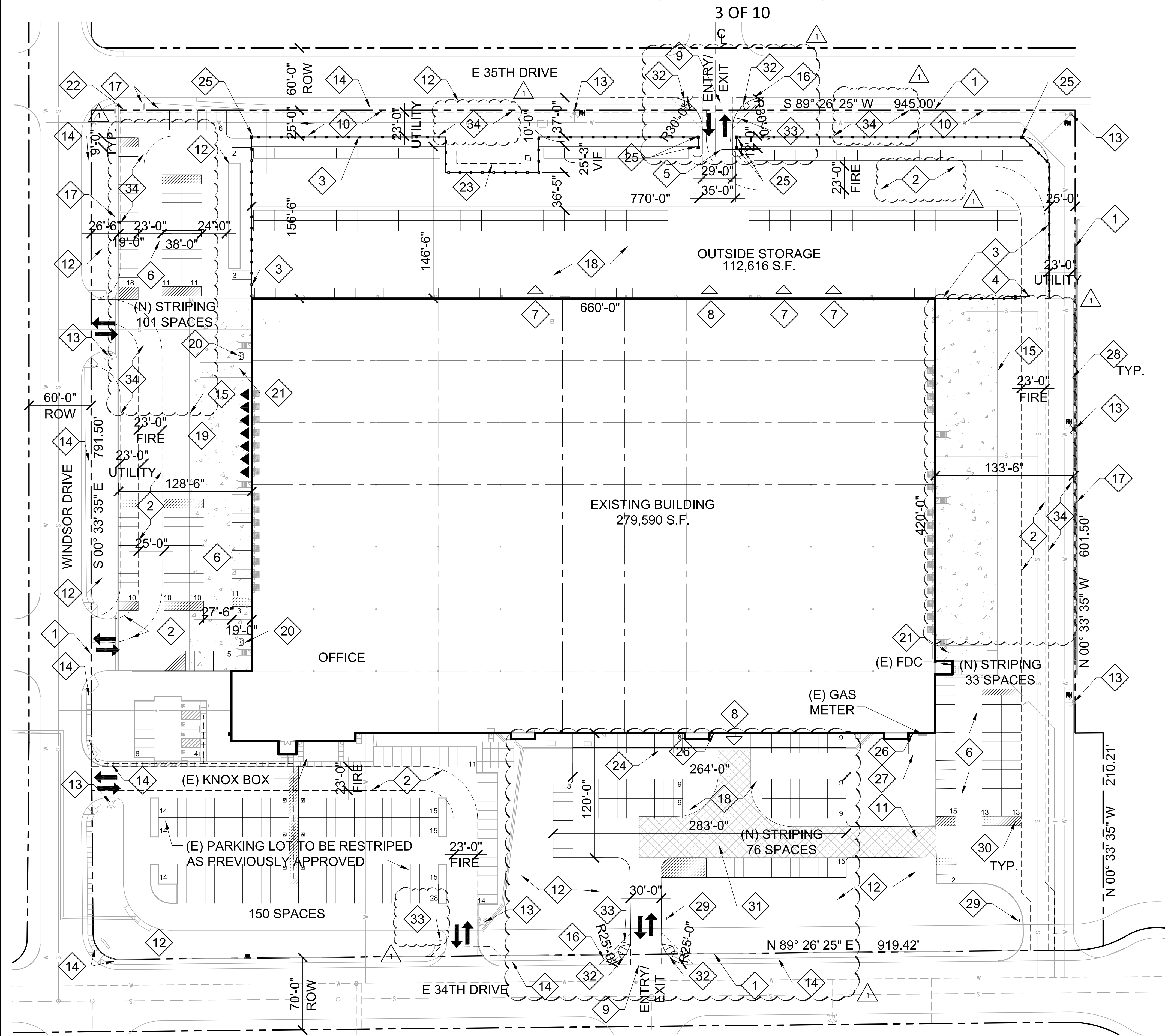
28th AUGUST, 2017
SITE PLAN NOTES
SHEET 2

A1

MAJESTIC COMMERCENTER, BLDG. 20

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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



KEY NOTES:

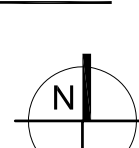
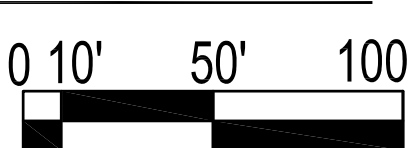
- 1 PROPERTY LINE
- 2 (N) 23' FIRE LANE EASEMENT DEDICATED BY SEPARATE DOCUMENT
- 3 (N) 8' HT. OPAQUE FENCE, RE: 5/A3
- 4 (N) MIN 23' WIDE & 8' HT. MANUAL SLIDING GATE W/ APPROVED KNOX BOX WITH KEY. RE: 6 & 7/A3
- 5 (N) 35' WIDE & 8' HT. ELECTRIC OPAQUE ROLLING SLIDING GATE W/ SOS SYSTEM, KNOX KEY SWITCH 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.

ARCHITECT:

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AMENDMENTS

06.01.18 MAJESTIC RESUB.
07.10.18 MAJESTIC RESUB.

ARCHITECTURAL SITE PLAN
SHEET 3

A2

MAJESTIC COMMERCENTER, BLDG. 20

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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
4 OF 10

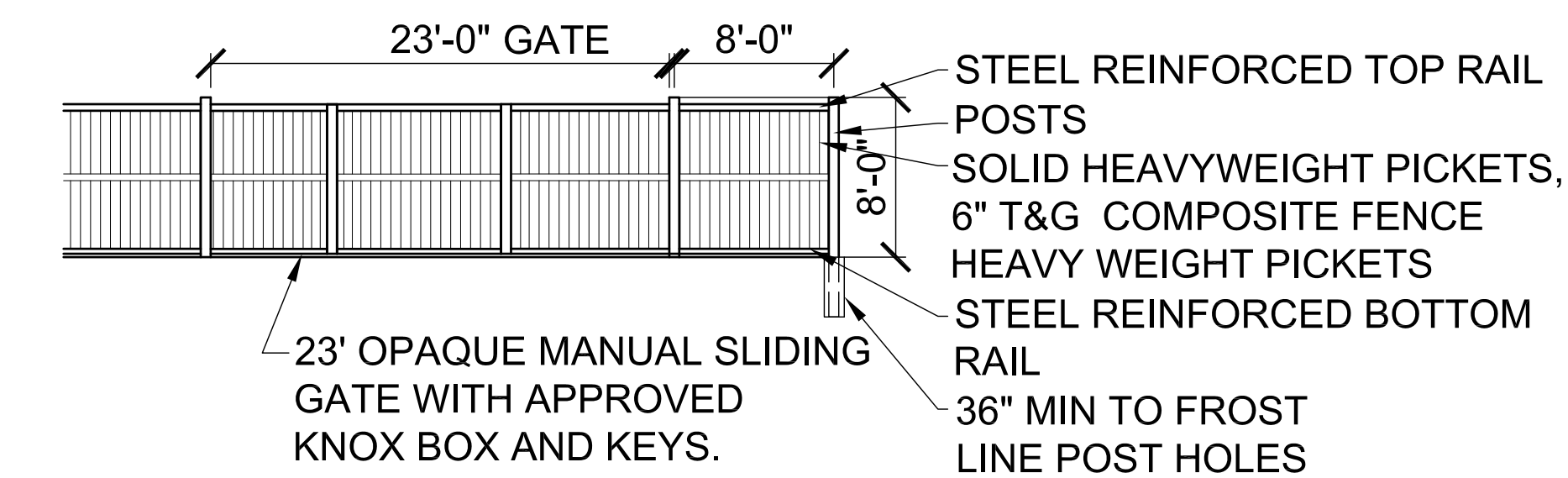
GENERAL NOTES:

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:

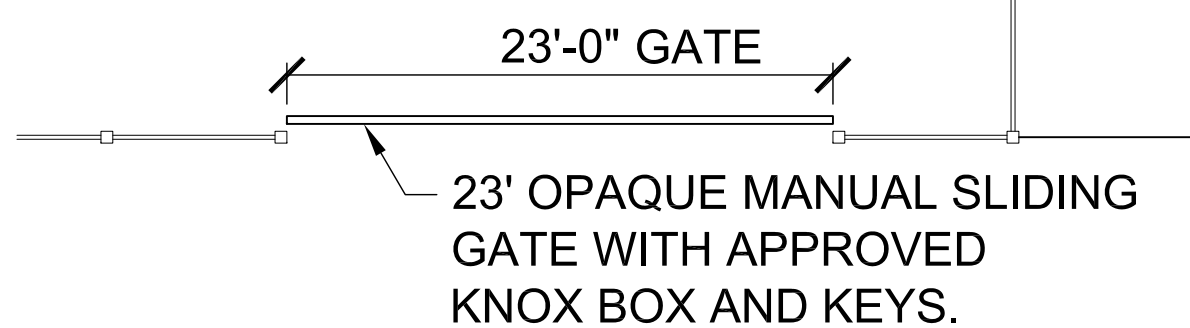
- 1 (E) CONCRETE TILT-UP PANEL WALL
- 2 (N) 14'x12'H INSULATED DRIVE-IN DOOR, PAINT. COLOR TO MATCH ADJACENT WALL PAINT, VIF
- 3 (N) 20'x20' INSULATED DRIVE-IN DOOR, PAINT. COLOR TO MATCH ADJACENT WALL PAINT, VIF
- 4 (E) STOREFRONT
 - "SOLAR COOL GRAY" - 1" INSULATED GLAZING
 - SPANDREL GLASS
- 5 (N)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

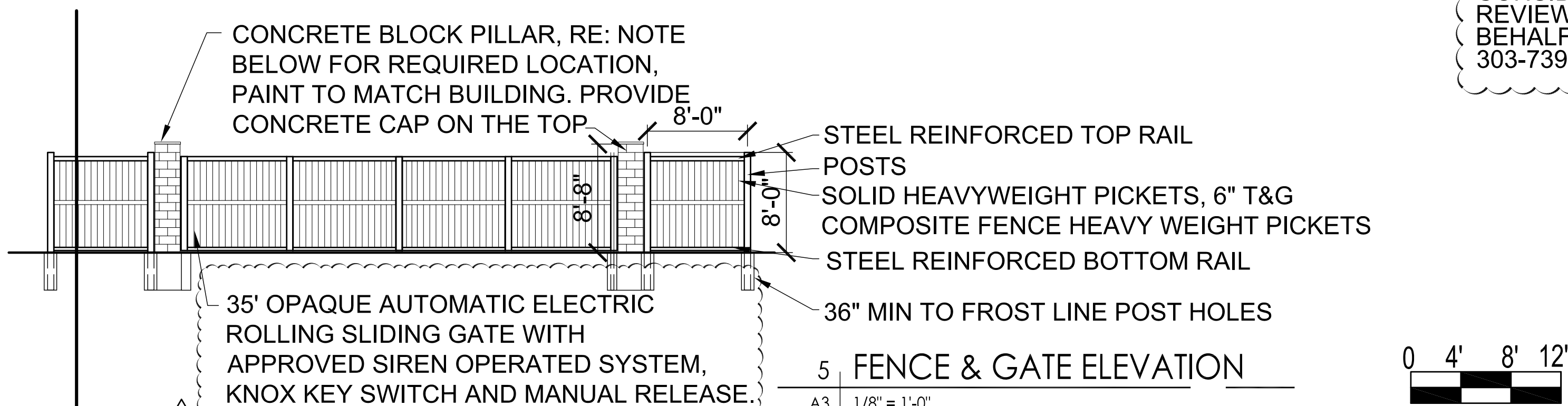
A3 1/8" = 1'-0"

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"

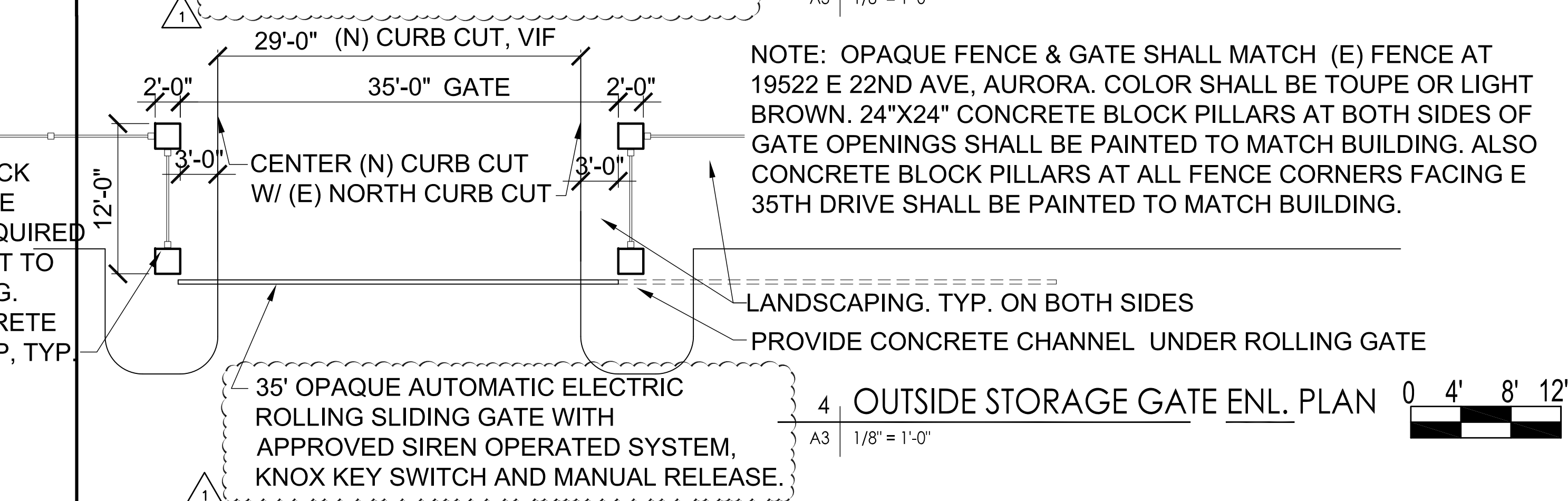


5 FENCE & GATE ELEVATION

A3 1/8" = 1'-0"

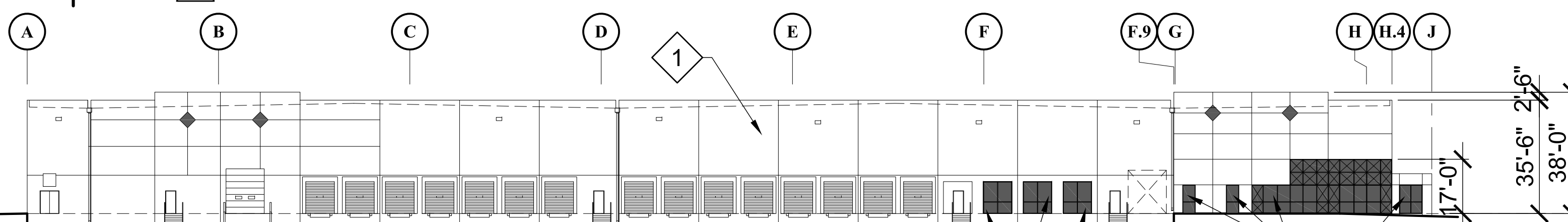
NOTE: OPAQUE FENCE & GATE SHALL MATCH (E) FENCE AT 19522 E 22ND AVE, AURORA. COLOR SHALL BE TOUPE OR LIGHT BROWN. 24"X24" CONCRETE BLOCK PILLARS AT BOTH SIDES OF GATE OPENINGS SHALL BE PAINTED TO MATCH BUILDING. ALSO CONCRETE BLOCK PILLARS AT ALL FENCE CORNERS FACING E 35TH DRIVE SHALL BE PAINTED TO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

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



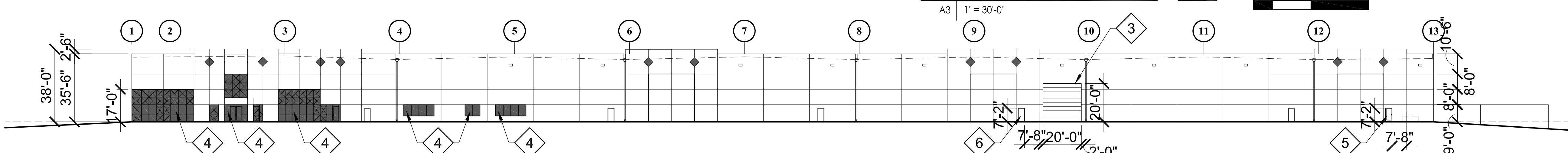
4 OUTSIDE STORAGE GATE ENL. PLAN

A3 1/8" = 1'-0"



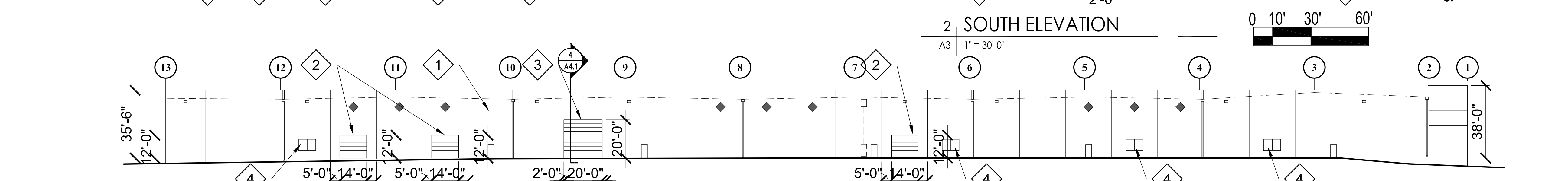
3 WEST ELEVATION

A3 1" = 30'-0"



2 SOUTH ELEVATION

A3 1" = 30'-0"



1 NORTH ELEVATION

A3 1" = 30'-0"

ARCHITECT:

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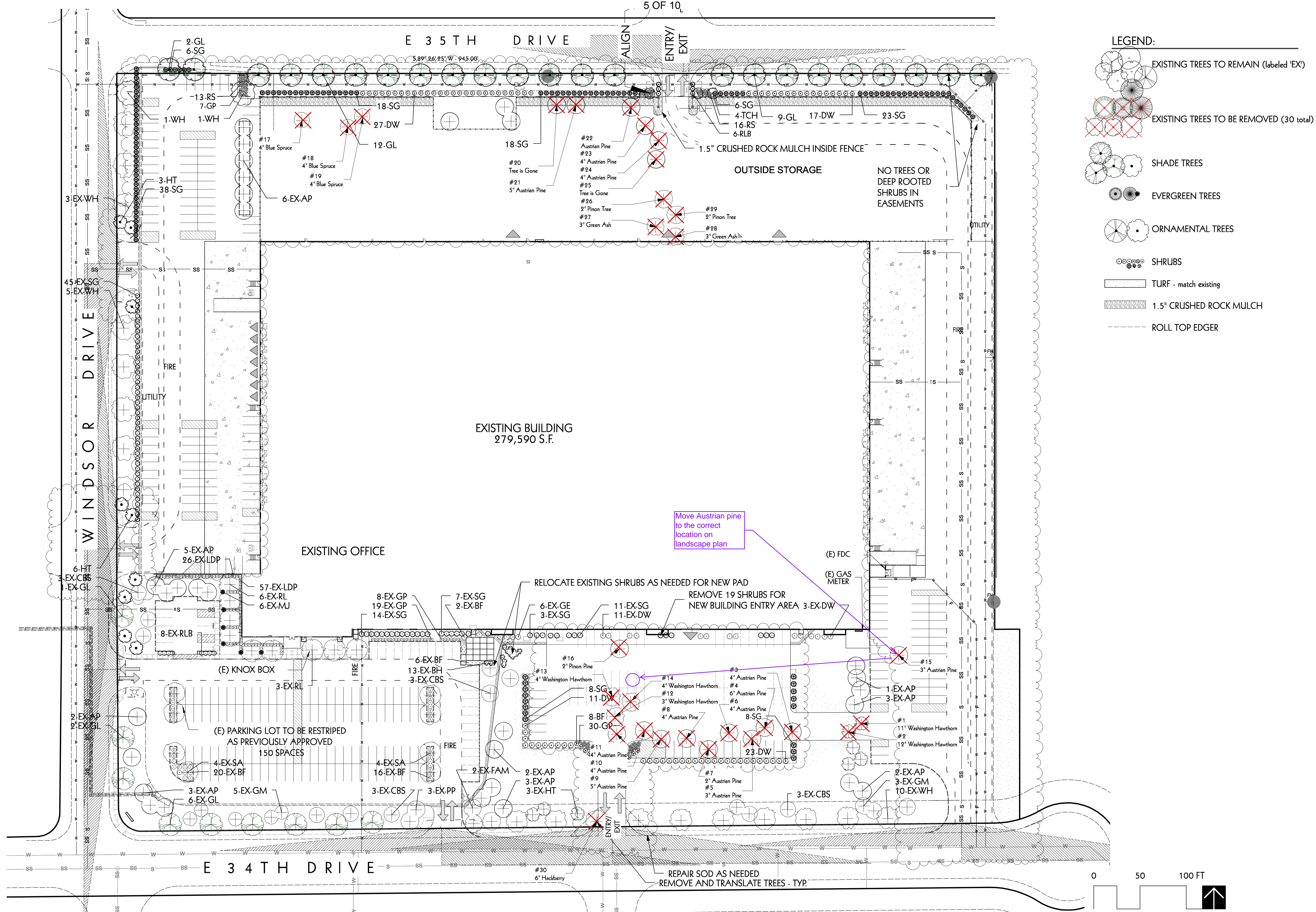
28th AUGUST, 2017
EXTERIOR ELEVATIONS
SHEET 4

A3

MAJESTIC COMMERCCENTER, BLDG. 20

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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



LANDSCAPE ARCHITECT:

SANDI GIBSON
osla@me.com

outside L.A., LLC
landscape architecture + urban design + planning

ARCHITECT:

GREY WOLF ARCHITECTURE
ARCHITECTURE PLANNING INTERIOR DESIGN

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AMENDMENTS

01.04.18
07.19.18

MAJESTIC SUB.
MAJESTIC SUB.

28th AUGUST, 2017
LANDSCAPE PLAN
SHEET 5

L1

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

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)
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

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.

1. 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.
2. ALL SHRUB BEDS AND MULCH AREAS ARE TO BE CONTAINED WITH GREEN STEEL EDGER (NOT REQUIRED AT CURB, WALKS OR BUILDING).
3. 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.
4. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRY-LAND GRASS AREAS, THAT COMPLY WITH THE REQUIREMENTS FOUND IN SEC. 14-61-1497, 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 IRRIGATION ORDINANCE.
5. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
6. SITE LIGHTING SHALL CONSIST OF :
BUILDING EXTERIOR & SITE LIGHTING - FULL CUTOFF WALL MOUNTED FIXTURES
7. 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.
8. 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 DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO THE FIRE PROTECTION EQUIPMENT OR HYDRANTS..
9. A 5' CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
10. LANDSCAPING MATERIALS SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
11. 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.
12. 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.
13. 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.
14. 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.
15. 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 #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES	MITIGATION PAYMENT
1	Hawthorn	11	\$ 966.72		3	\$ 966.72
2	Hawthorn	12	\$ 932.23		4	\$ 932.23
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 Spruce	4	\$ 156.04		2	\$ 156.04
18	Colorado Blue Spruce	4	\$ 156.04		2	\$ 156.04
19	Colorado Blue Spruce	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



AMENDMENTS	
1.04.18	MAJESTIC SUB.
7.19.18	MAJESTIC SUB.

L2

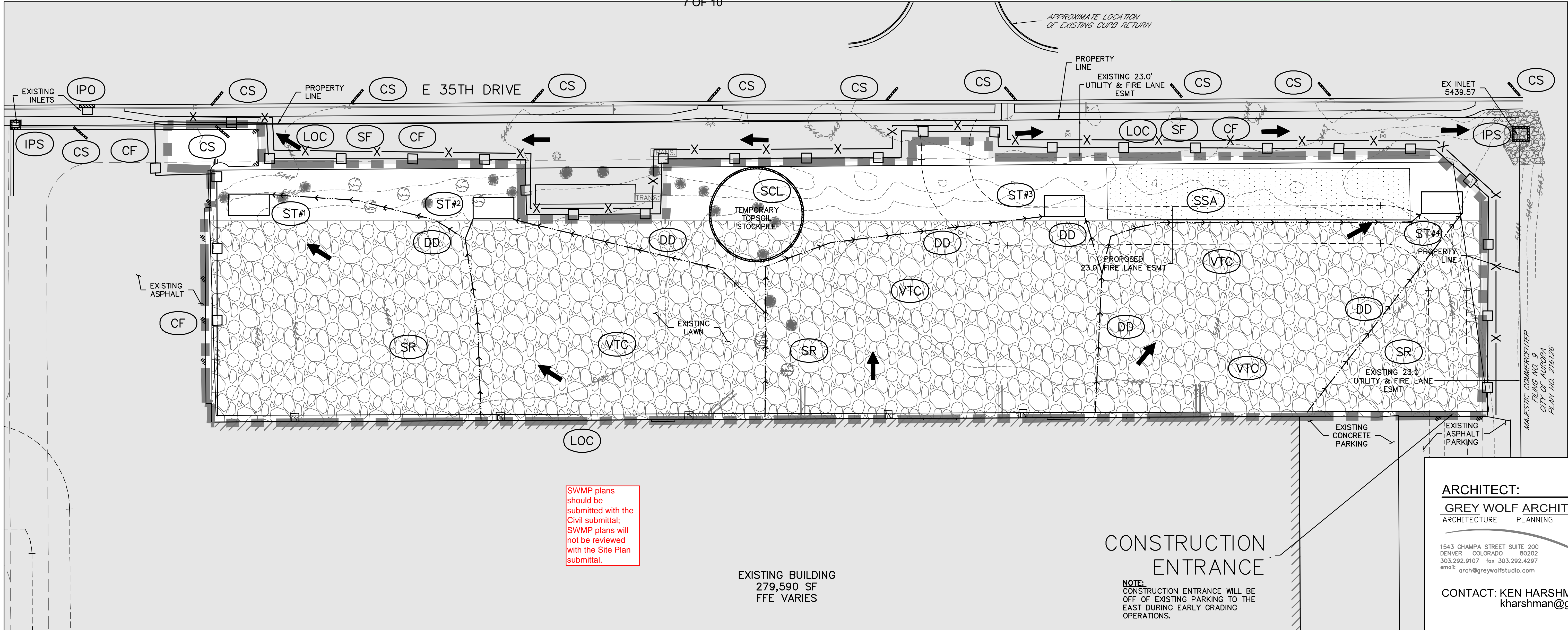
MAJESTIC COMMERCCENTER, BLDG. 20

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.



SWMP plans should be submitted with the Civil submittal; SWMP plans will not be reviewed with the Site Plan submittal.

EXISTING BUILDING
279,590 SF
FFE VARIES

CONSTRUCTION
ENTRANCE

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

ARCHITECT:
GREY WOLF ARCHITECTURE
ARCHITECTURE PLANNING INTERIOR DESIGN

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kharshman@greywolfstudio.com

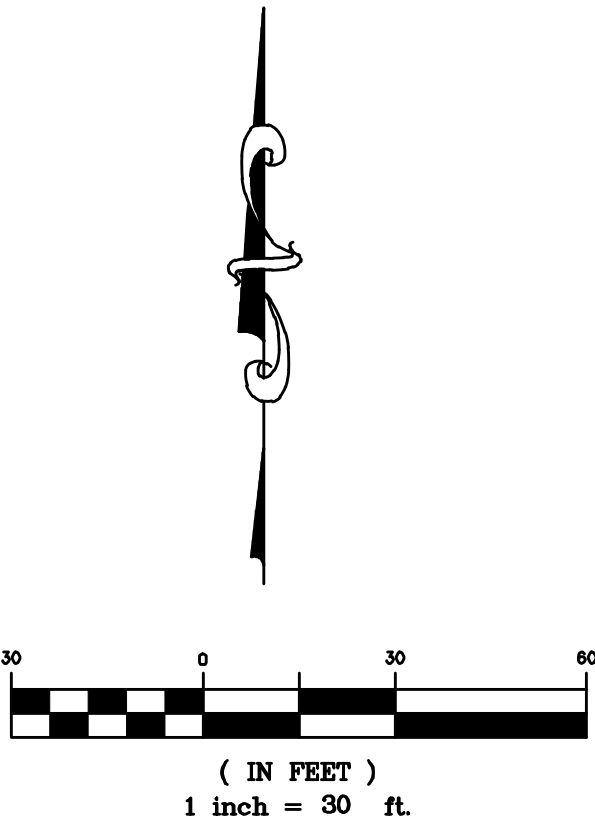
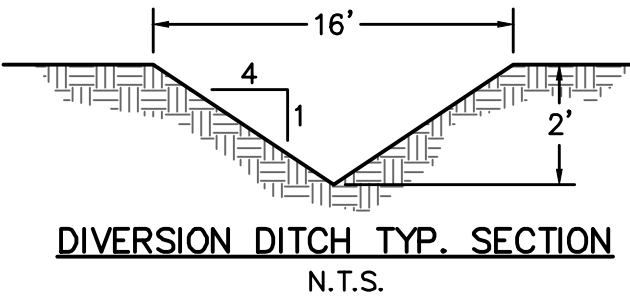
EROSION CONTROL LEGEND

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

- NOTES:
- REFER TO COA SWMP REGULATIONS FOR ALL SWMP BMP DETAILS.
 - TOPSOIL SHALL BE STRIPPED, STOCKPILED, & RE-SPREAD IN REVEGETATED AREAS.
 - ANY WASTE & DISPOSAL ITEMS SHALL BE PROCESSED THROUGH THE STAGING AREA AND PROPERLY DISPOSED OF OFF-SITE.
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 - INITIAL SSA AND CW SHALL BE REMOVED AND RELOCATED INTO THE CONSTRUCTION SITE FOR POST PAVING CONSTRUCTION. REFER TO PLAN FOR LOCATION.
 - SEDIMENT TRAP(S) SHALL BE INSTALLED AFTER INITIAL SWMP INSPECTION AND PRIOR TO ANY OTHER GRADING ACTIVITIES. SEDIMENT TRAP(S) SHALL ONLY BE REMOVED WHEN LESS THAN 2 AC OF UP STREAM TRIBUTARY REMAIN DISTURBED, COORDINATE WITH SWMP INSPECTOR.
 - 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

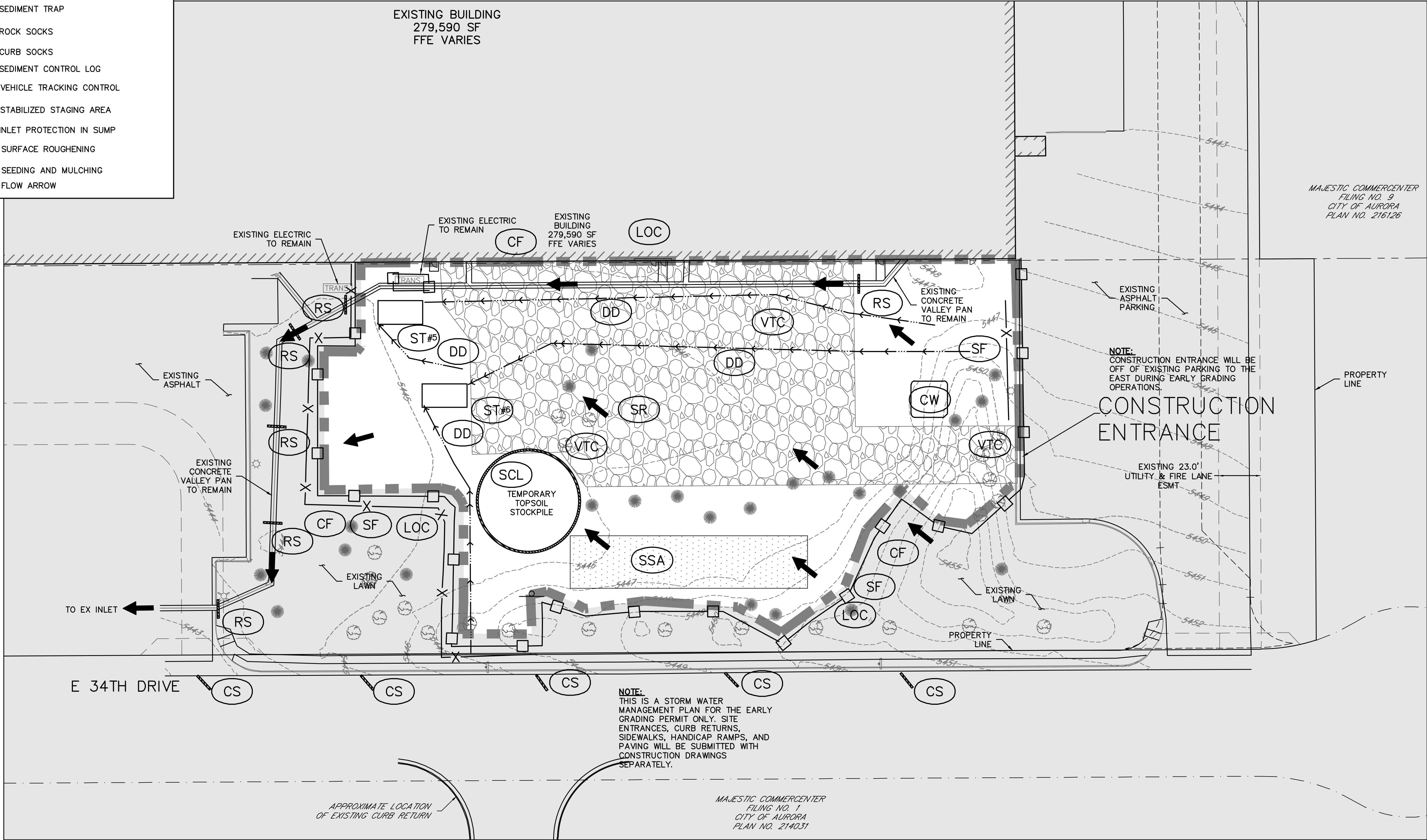
C1

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
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SSA	STABILIZED STAGING AREA
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SR	SURFACE ROUGHENING
SM	SEEDING AND MULCHING
→	FLOW ARROW

MAJESTIC COMMERCCENTER, 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



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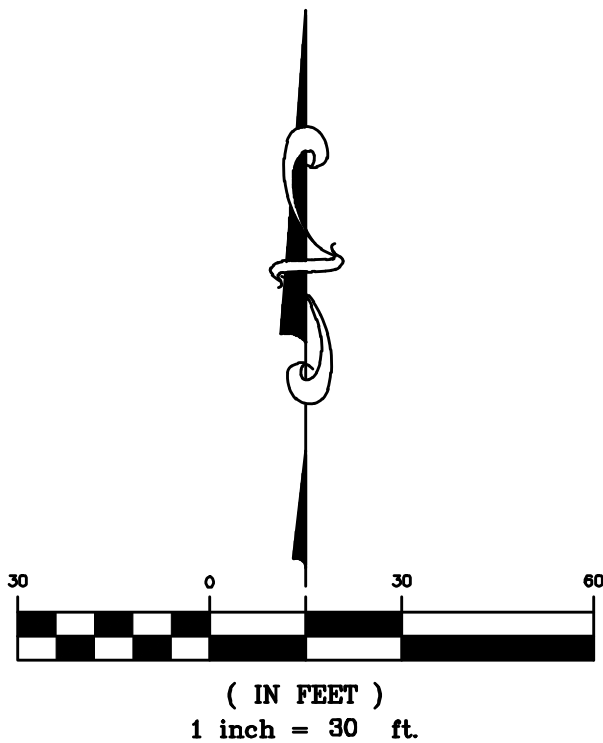
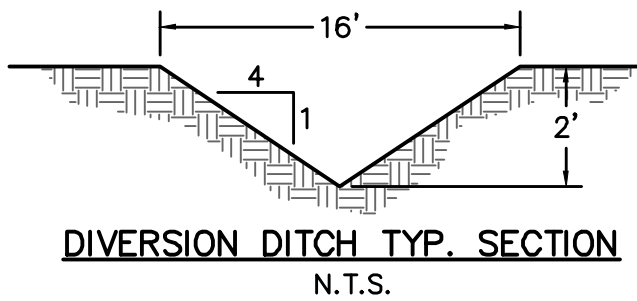
AMENDMENTS

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SEDIMENT TRAP (ST) SUMMARY						
SEDIMENT TRAP #	TRIBUTARY AREA (AC)	REQUIRED VOLUME (CF)	LENGTH (FT)	WIDTH (FT)	DEPTH (FT)	SLOPE (%)
5	1.9	2,700	35	20	5	2
6	1.0	1,800	25	14	5	2

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

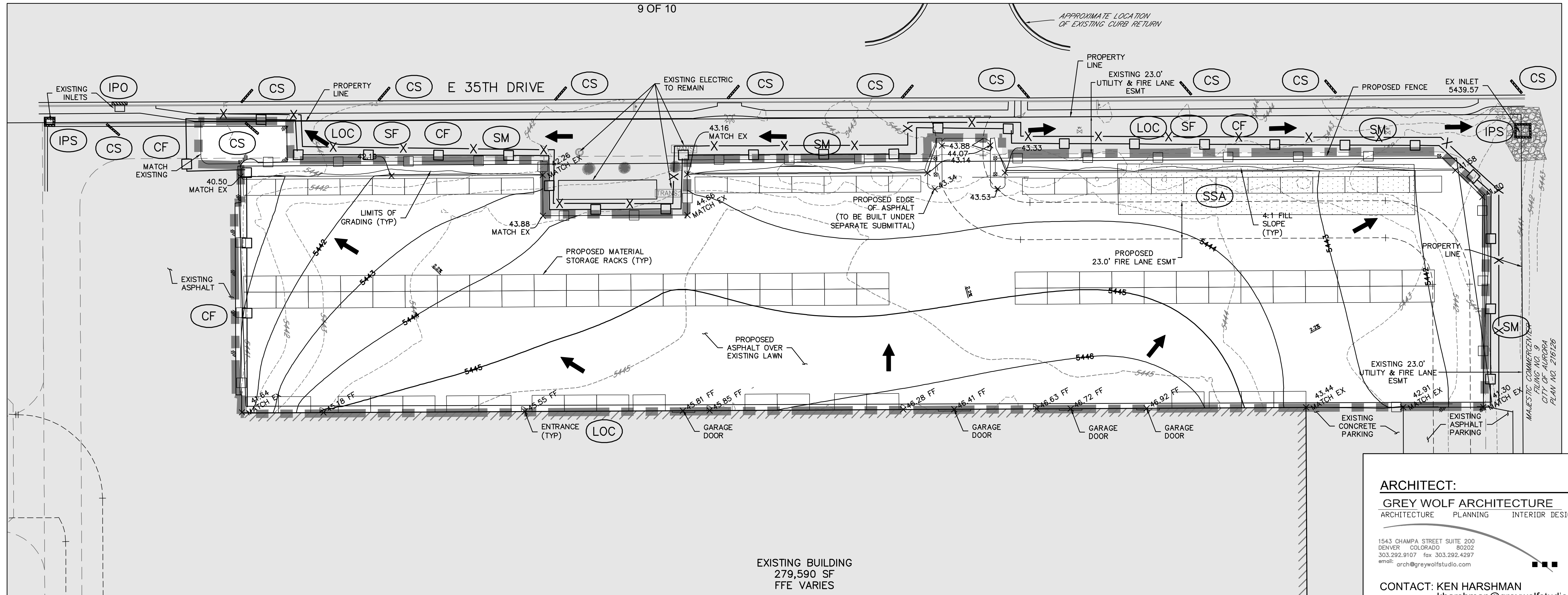
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MAJESTIC COMMERCCENTER, BLDG. 20

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

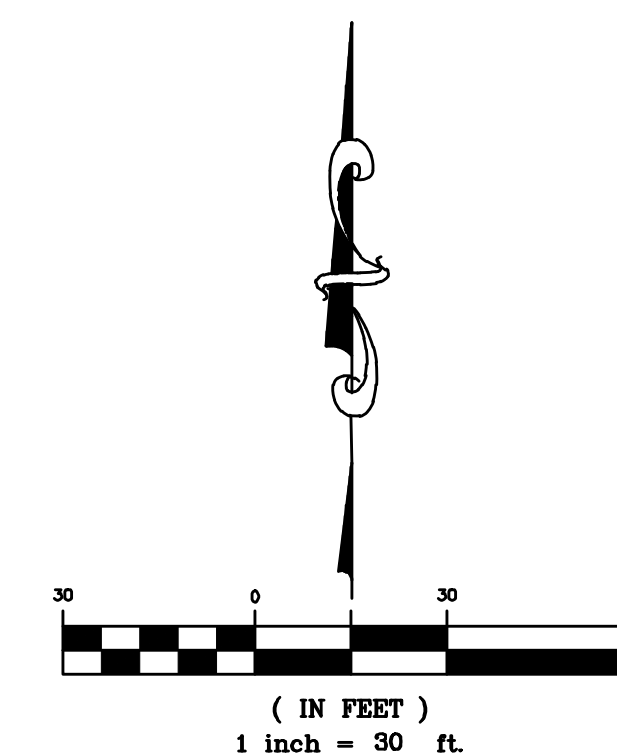
06.01.18 MAJESTIC RESUB.
07.10.18 MAJESTIC RESUB.

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
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28th AUGUST, 2017

FINAL SWMP PLAN - NORTH

SHEET 9

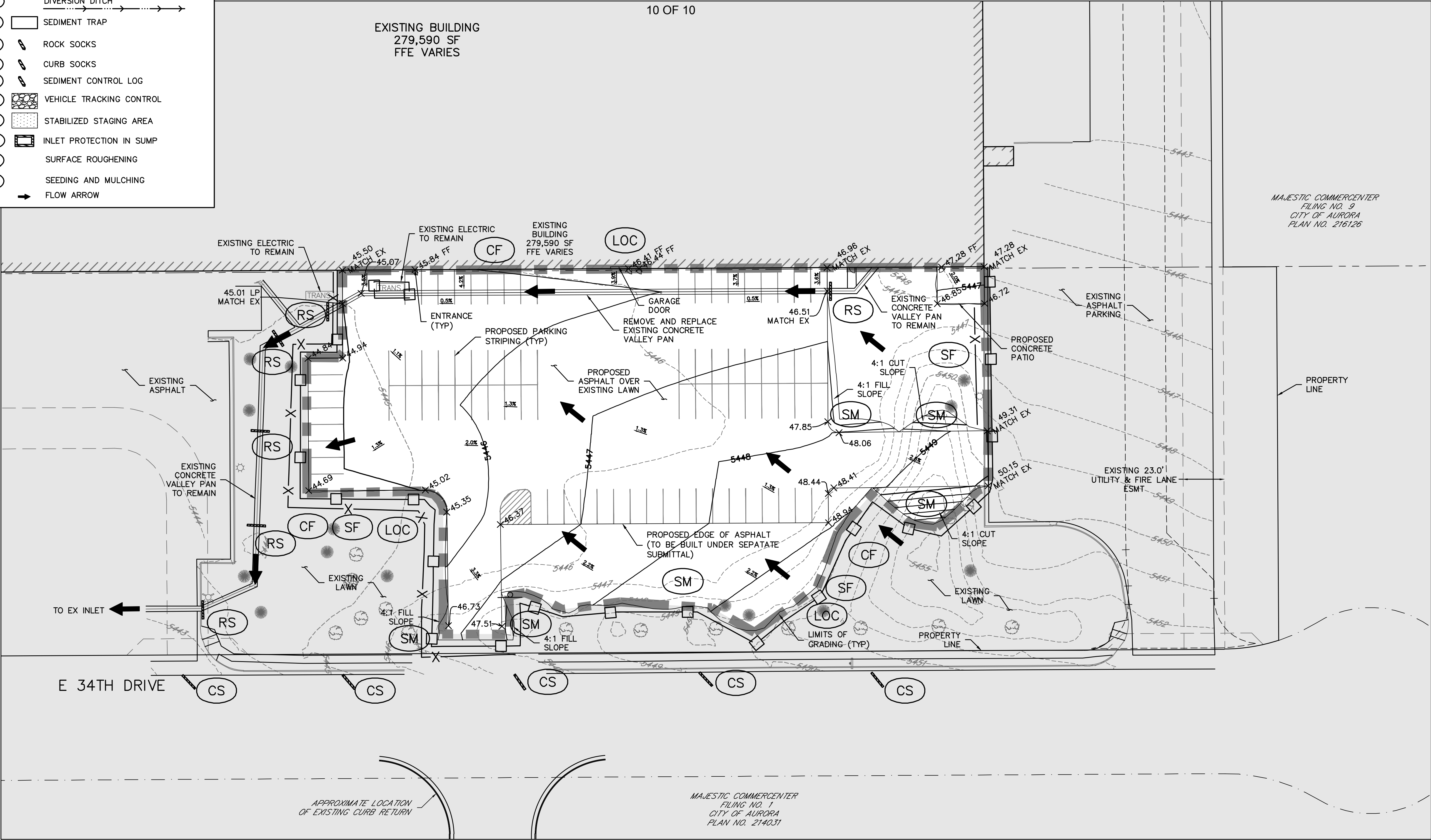
C3

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
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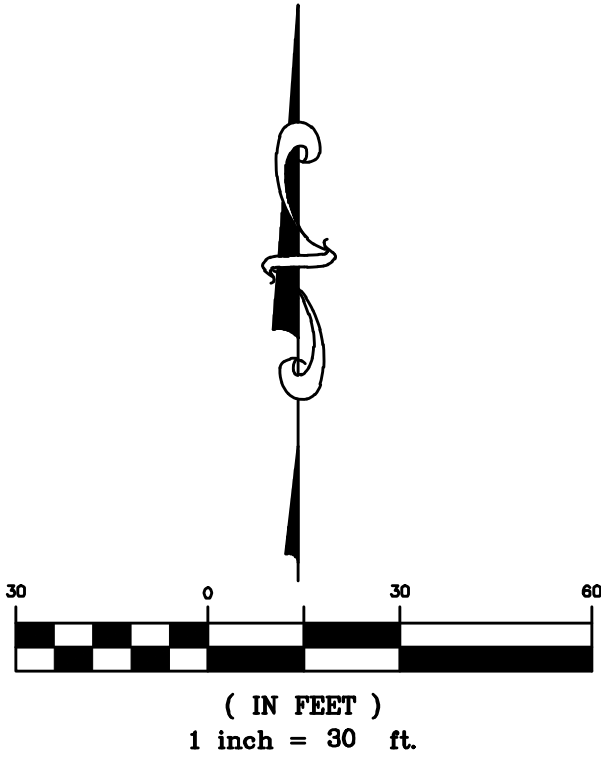
MAJESTIC COMMERCCENTER, BLDG. 20
AMENDMENT #1

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



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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



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

C4