

- LEGEND:**
- PROPERTY LINE
 - EXISTING RIGHT-OF-WAY LINE
 - EXISTING CURB & GUTTER
 - PROPOSED CURB & GUTTER
 - PROPOSED CONCRETE
 - PROPOSED ASPHALT
 - PROPOSED HEAVY DUTY ASPHALT
 - PROPOSED WALK
 - EXISTING EASEMENT
 - PROPOSED UTILITY EASEMENT
 - PROPOSED FIRE LANE EASEMENT
 - ICC/ANSI A117.1 ACCESSIBLE ROUTE
 - PARKING COUNT
 - FDC FDC W/ APPROVED KNOX HARDWARE

NOTES:

1. ACCESSIBLE ROUTES THAT DO NOT PROVIDE DIRECTION CONNECTION TO A PUBLIC WAY FALL UNDER EXCEPTION NO. 1 OF THE 2015 IBC, SEC. 1104.1

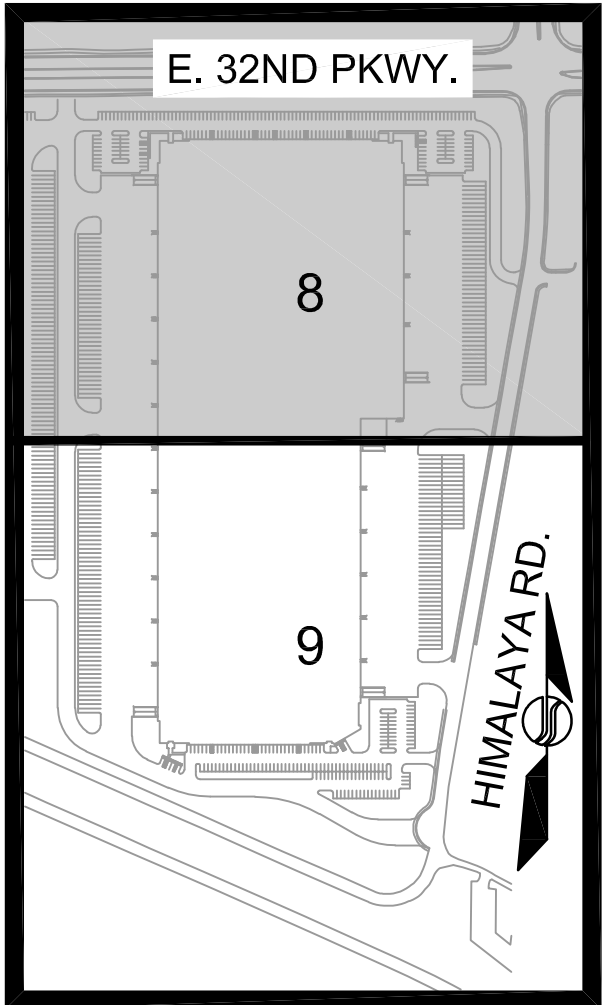
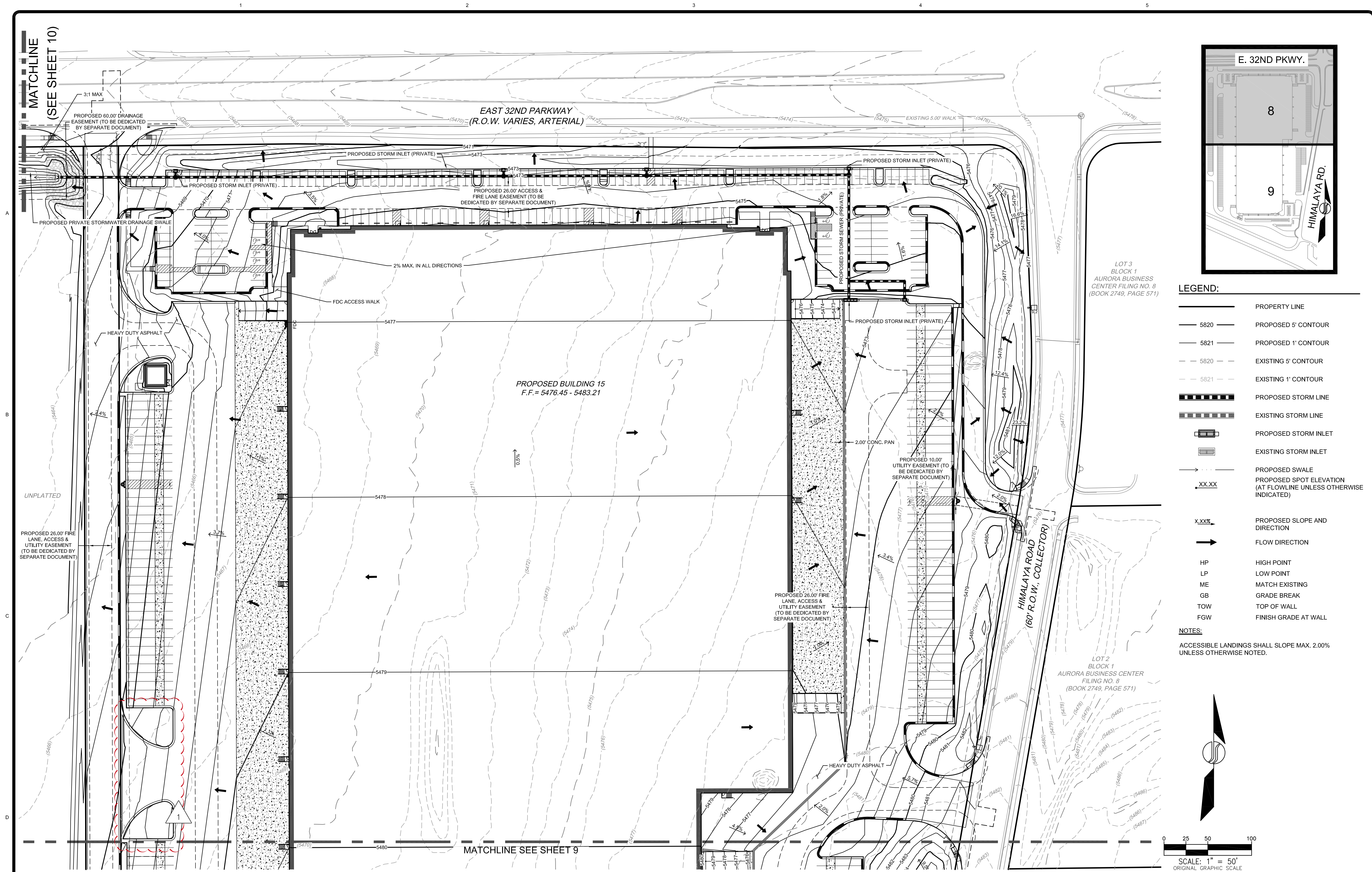
BENCHMARK:

BENCHMARK: CITY OF AURORA
BENCHMARK # 358626N0005
(AKA 15-011.4) BEING A 3" BRASS
CAP SET IN TOP OF A CONCRETE
WALL LOCATED SOUTH OF EAST
36TH AVENUE, 1900 FEET EAST
OF HIMALAYA STREET, WEST OF
THE RAILROAD TRACKS, ON TOP
OF THE RAILROAD ABUTMENT.
ELEVATION = 5455.10' (NAVD 88)

CALL UTILITY NOTIFICATION CENTER OF COLORADO					811		CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.	
No.	Description of Revisions	Date	By	Checked By: USD	AM	AM	AM	AM
4	MINOR AMENDMENT	02/16/2018	AM					
3	RESPONSE TO CITY COMMENTS	08/11/2017	AM					
2	RESPONSE TO CITY COMMENTS	07/21/2017	AM					
1	RESPONSE TO CITY COMMENTS	06/16/2017	AM					

BUILDING 15
MAJESTIC COMMERCENTER
SITE PLAN

Date: 07/21/2017
Job No.: 17-4046
Sheet:



LEGEND:

- PROPERTY LINE
- 5820 PROPOSED 5' CONTOUR
- 5821 PROPOSED 1' CONTOUR
- 5820 EXISTING 5' CONTOUR
- 5821 EXISTING 1' CONTOUR
- PROPOSED STORM LINE
- EXISTING STORM LINE
- PROPOSED STORM INLET
- EXISTING STORM INLET
- PROPOSED SWALE
- PROPOSED SPOT ELEVATION (AT FLOWLINE UNLESS OTHERWISE INDICATED)
- XX.XX
- PROPOSED SLOPE AND DIRECTION
- FLOW DIRECTION
- HP HIGH POINT
- LP LOW POINT
- ME MATCH EXISTING
- GB GRADE BREAK
- TOW TOP OF WALL
- FGW FINISH GRADE AT WALL

NOTES:

ACCESSIBLE LANDINGS SHALL SLOPE MAX. 2.00% UNLESS OTHERWISE NOTED.



JANSEN STRAWN
CONSULTING ENGINEERS

45 WEST 2ND AVENUE
DENVER, CO 80223
P.303.561.3333
F.303.561.3339

FOR AND ON BEHALF OF
JANSEN STRAWN CONSULTING ENGINEERS, INC.

BENCHMARK:

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CALL UTILITY NOTIFICATION CENTER OF
COLORADO

811

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE
YOU DIG, GRADE OR EXCAVATE FOR THE
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UTILITIES.

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4	MINOR AMENDMENT	02/16/2018	AM
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1	RESPONSE TO CITY COMMENTS	6/16/2017	AM
No.	Description of Revisions	Date	By

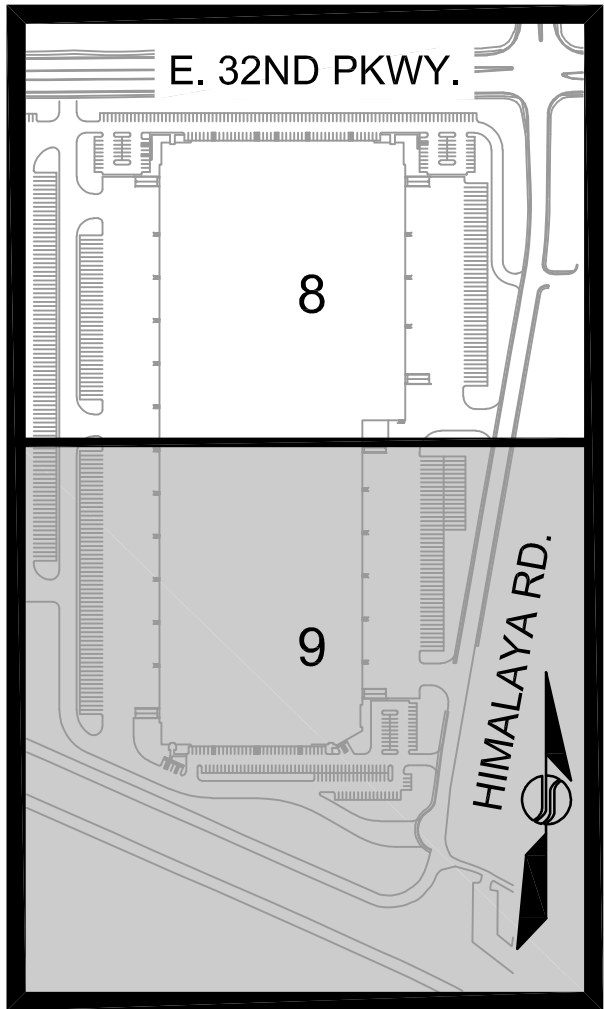
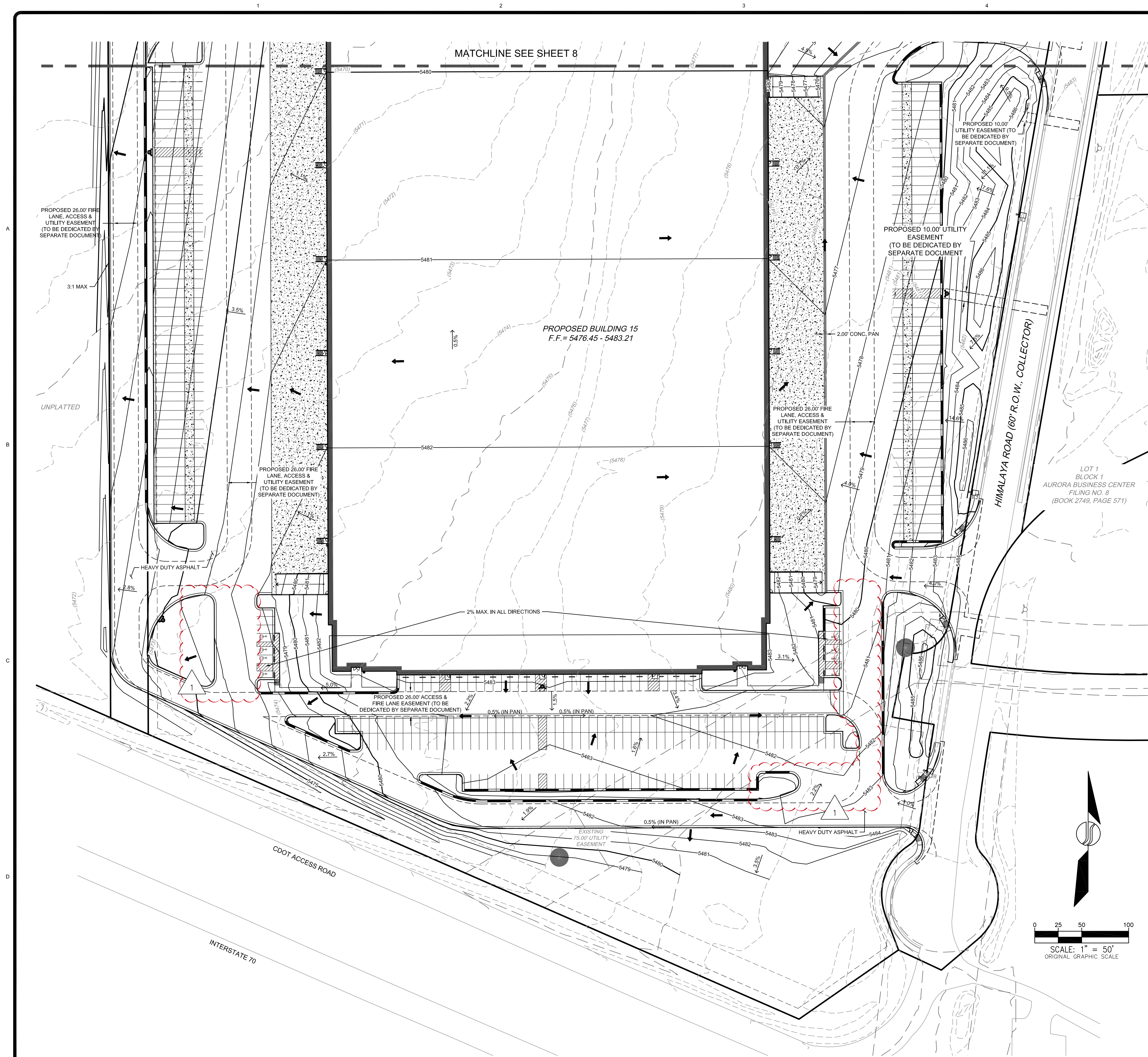
Designed By: AM
Checked By: JGD

BUILDING 15
MAJESTIC COMMERCE CENTER

GRADING PLAN

Date: 07/21/2017
Job No.: 17-4046
Sheet:

8



LEGEND:

—	PROPERTY LINE
— 5820 —	PROPOSED 5' CONTOUR
— 5821 —	PROPOSED 1' CONTOUR
- - 5820 - -	EXISTING 5' CONTOUR
- - 5821 - -	EXISTING 1' CONTOUR
▬▬▬▬▬▬	PROPOSED STORM LINE
▬▬▬▬▬▬	EXISTING STORM LINE
▬▬▬▬▬▬	PROPOSED STORM INLET
▬▬▬▬▬▬	EXISTING STORM INLET
→	PROPOSED SWALE
XX.XX	PROPOSED SPOT ELEVATION (AT FLOWLINE UNLESS OTHERWISE INDICATED)
X.XX%	PROPOSED SLOPE AND DIRECTION
→	FLOW DIRECTION
HP	HIGH POINT
LP	LOW POINT
ME	MATCH EXISTING
GB	GRADE BREAK
TOW	TOP OF WALL
FGW	FINISH GRADE AT WALL

NOTES:

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