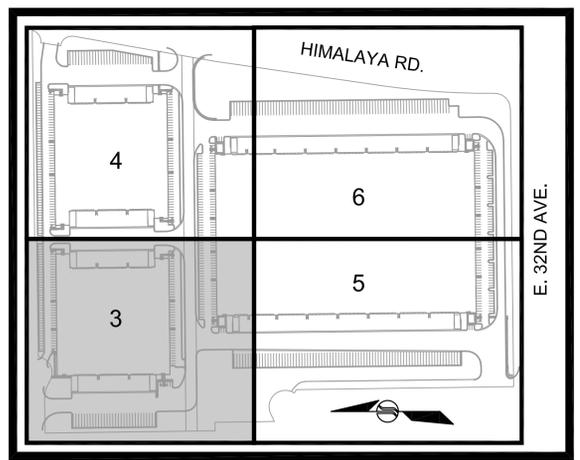


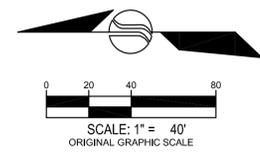
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Any gate encroaching over an easement or fire lane will require a license agreement. Coordinate with Real Property for this.

Please Add "Manual" to the gate description (26' Manual Sliding Gate with Approved Knox Hardware). (Min 26' wide).



- 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 EASEMENT
 - ↔ TRUCK CIRCULATION
 - - - ICC/ANSI A117.1 ACCESSIBLE ROUTE
 - x - x - EXISTING FENCE
 - x - x - PROPOSED FENCE
 - ⊙ PARKING COUNT
 - ⊙ FDC FDC APPROVED KNOX HARDWARE



JANSEN STRAWN CONSULTING ENGINEERS
 45 WEST 2ND AVENUE
 DENVER, CO 80223
 P.303.561.3333
 F.303.561.3339

BENCHMARK:
 BENCHMARK: CITY OF AURORA BENCHMARK # 35626N005 (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
3	MINOR SITE PLAN AMENDMENT	12/14/2017	AM
2	MINOR SITE PLAN AMENDMENT	07/20/2017	RAA
1	MINOR SITE PLAN AMENDMENT	06/21/2017	AM

Designed By: AM
 Checked By: JGD

BUILDINGS 1, 4 & 5 MAJESTIC COMMERCENTER SITE PLAN

Date: 01/30/2017
 Job No.: 16072
 Sheet: **3**



JANSEN STRAWN
CONSULTING ENGINEERS
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DENVER, CO 80223
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FOR AND ON BEHALF OF
JANSEN STRAWN CONSULTING ENGINEERS, INC.

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BENCHMARK # 35626N005
(AKA 15-011.4) BEING A 3" BRASS
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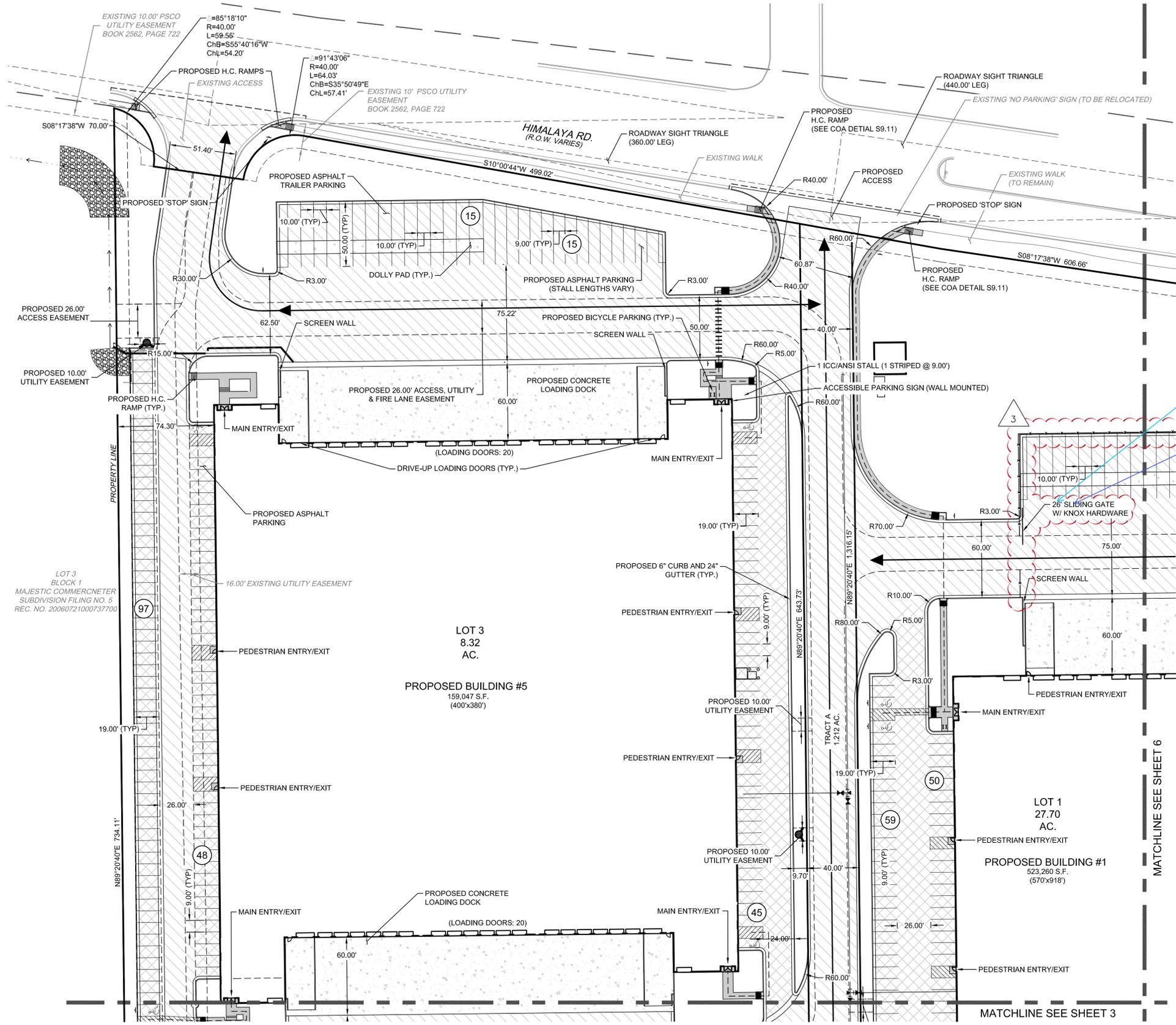
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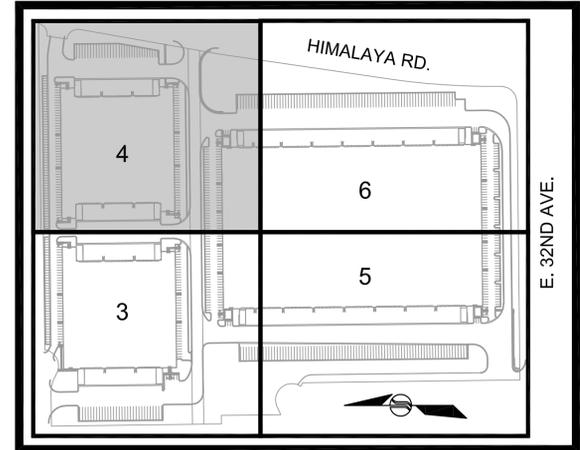
BUILDINGS 1, 4 & 5
MAJESTIC COMMERCENTER
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Date: 01/30/2017
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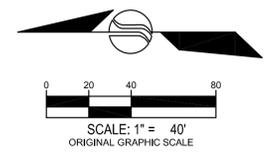


Any gate encroaching over an easement or fire lane will require a license agreement. Coordinate with Real Property for this.

Please Add "Manual" to the gate description (26' Manual Sliding Gate with Approved Knox Hardware). (Min 26' wide).



- LEGEND:**
- PROPERTY LINE
 - EXISTING RIGHT-OF-WAY LINE
 - EXISTING CURB & GUTTER
 - PROPOSED CURB & GUTTER
 - PROPOSED CONCRETE
 - PROPOSED ASPHALT
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 - PROPOSED WALK
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 - PROPOSED EASEMENT
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 - ICC/ANSI A117.1 ACCESSIBLE ROUTE
 - EXISTING FENCE
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LOT 3
BLOCK 1
MAJESTIC COMMERCENTER
SUBDIVISION FILING NO. 5
REC. NO. 20060721000737700

LOT 3
8.32
AC.
PROPOSED BUILDING #5
159,047 S.F.
(400'x380')

LOT 1
27.70
AC.
PROPOSED BUILDING #1
523,260 S.F.
(570'x918')

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 6

LOT 1
27.70 AC.

PROPOSED BUILDING #1
523,260 S.F.
(570'x918')

Should be ornamental iron swing gate to stay consistent with Majestic Park and zoning code requirements. Refer to Section 146-1741 and 146-1743 for requirements.

Any gate encroaching over an easement or fire lane will require a license agreement. Coordinate with Real Property for this.

Swinging gates must open in the direction of ingress to the site.

Please relabel: (2) 13' Manual Swinging Gates with Approved Knox Hardware. (Min 26' wide).

NOTES:
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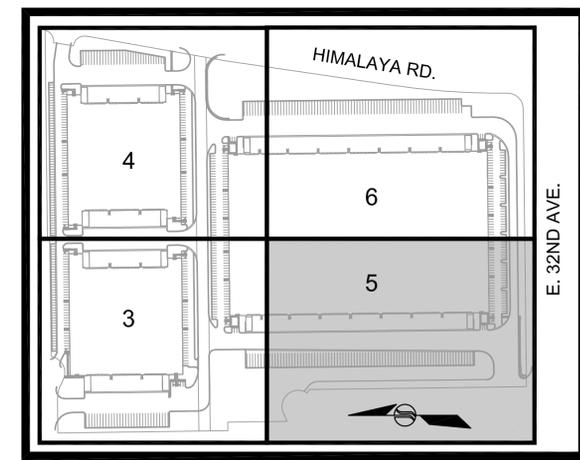
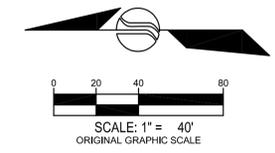
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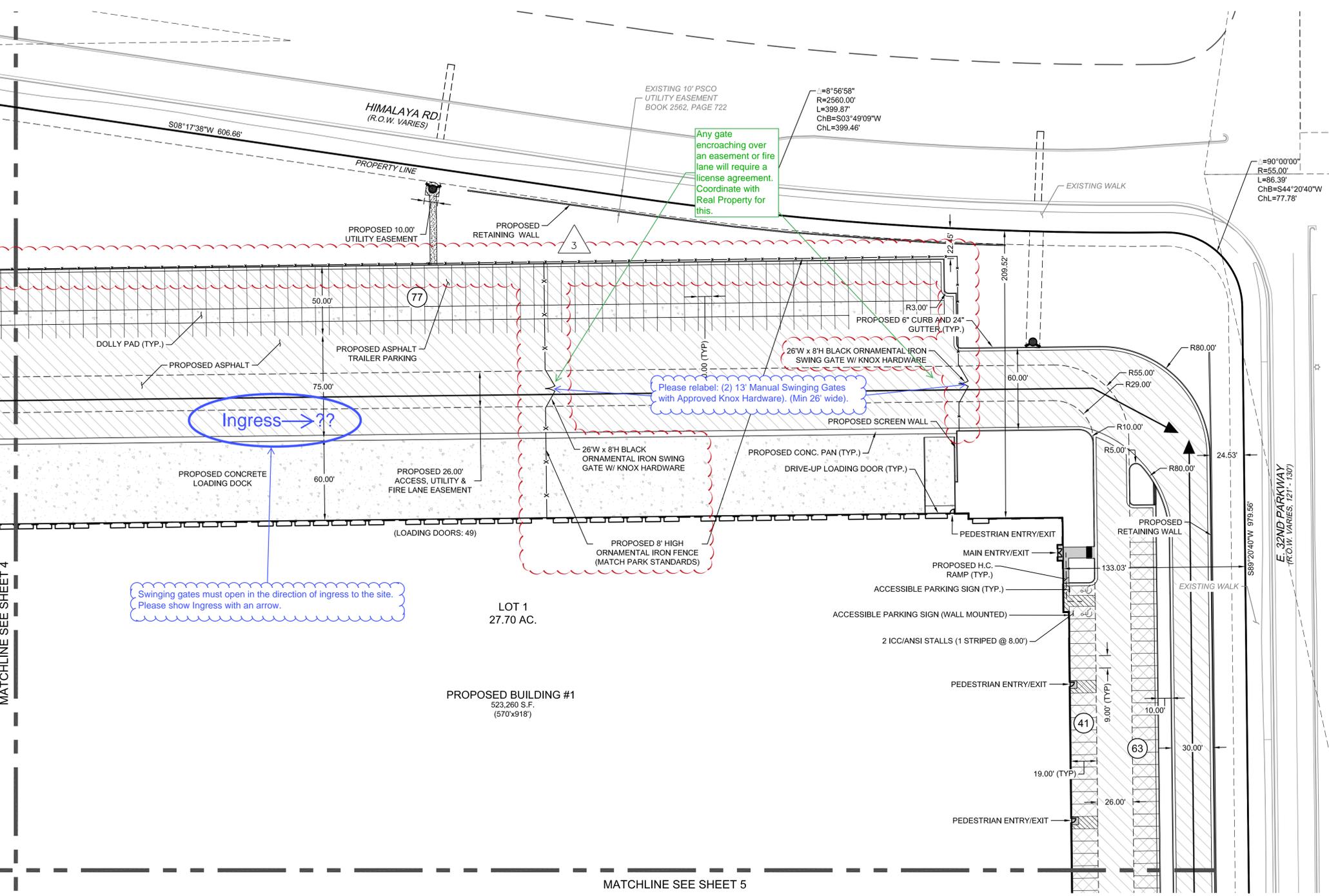
KEYMAP
SCALE 1"=300'

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BUILDINGS 1, 4 & 5
MAJESTIC COMMERCENTER
SITE PLAN

Date: 01/30/2017
Job No.: 16072
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CONSULTING ENGINEERS

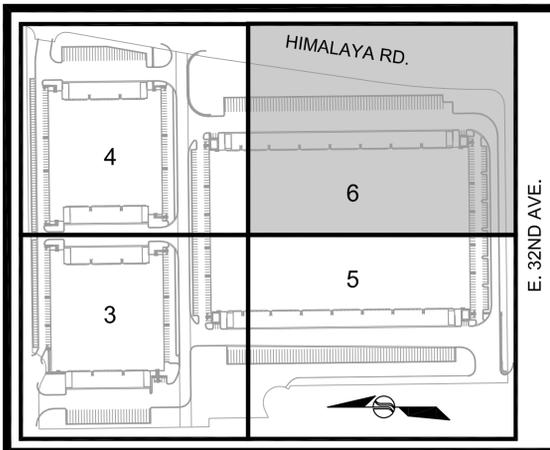
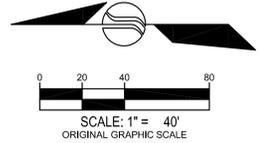
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MAJESTIC COMMERCENTER

SITE PLAN

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