

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 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



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: 358626NW005  
(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
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	01/18/2017	AM

Designed By: AM  
Checked By: JGD

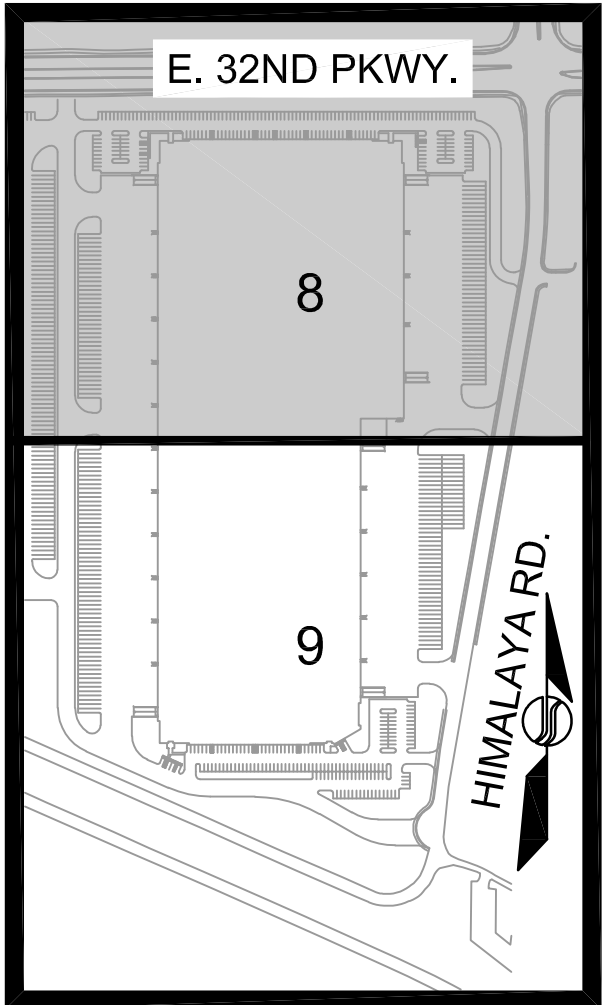
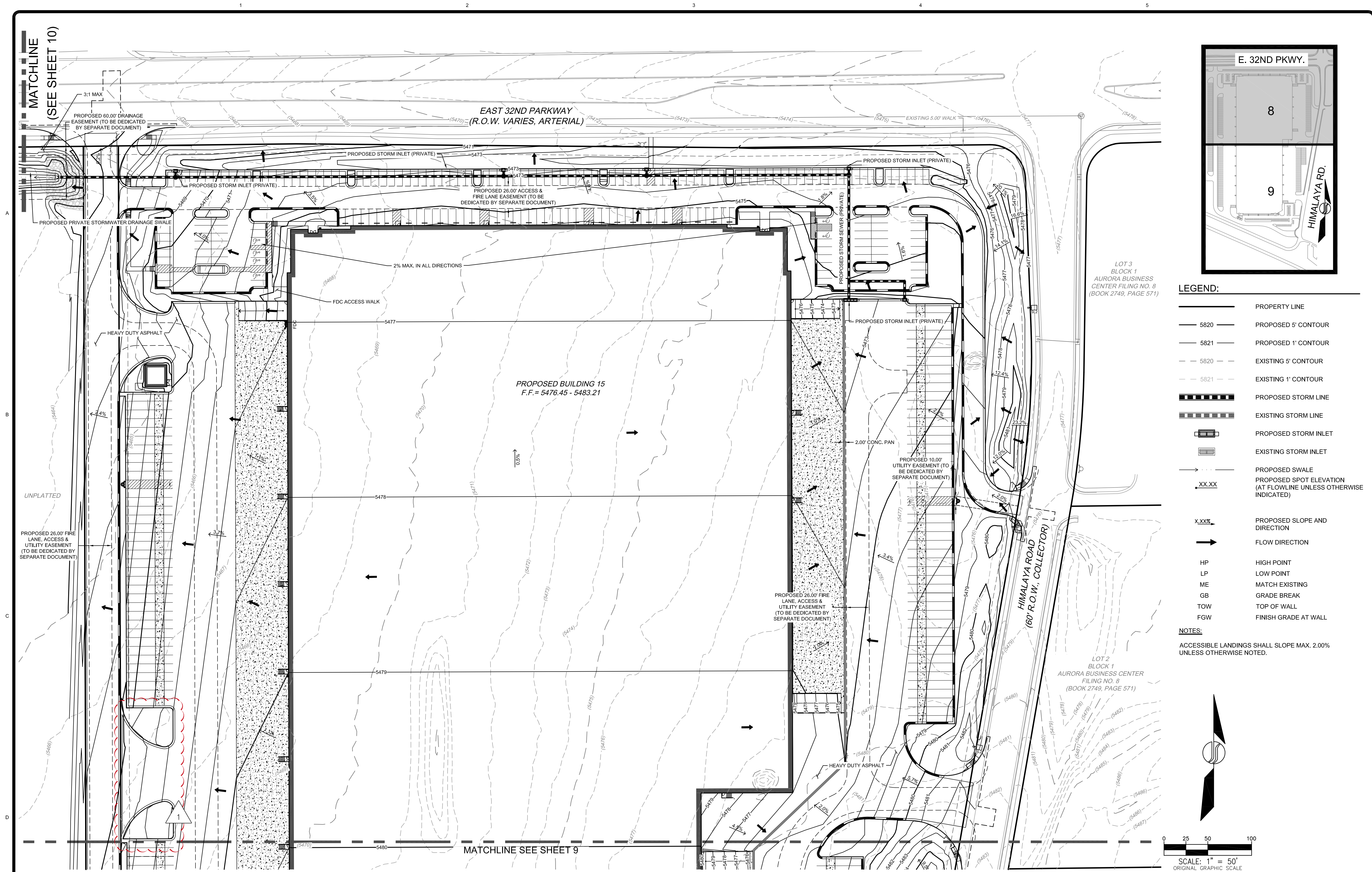
BUILDING 15  
MAJESTIC COMMERCCENTER  
SITE PLAN

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

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1	RESPONSE TO CITY COMMENTS	6/16/2017	AM
No.	Description of Revisions	Date	By

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Checked By: JGD

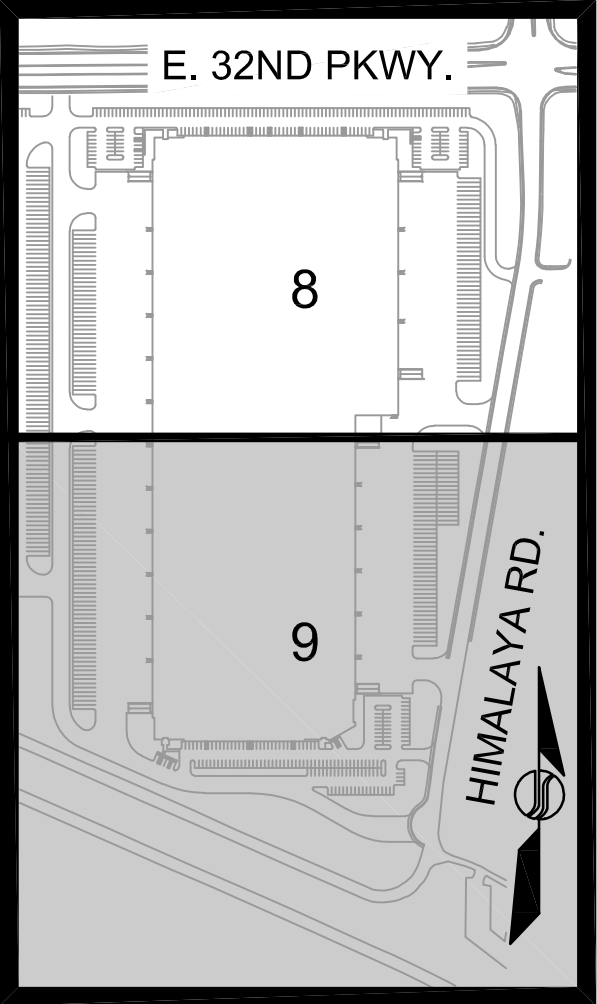
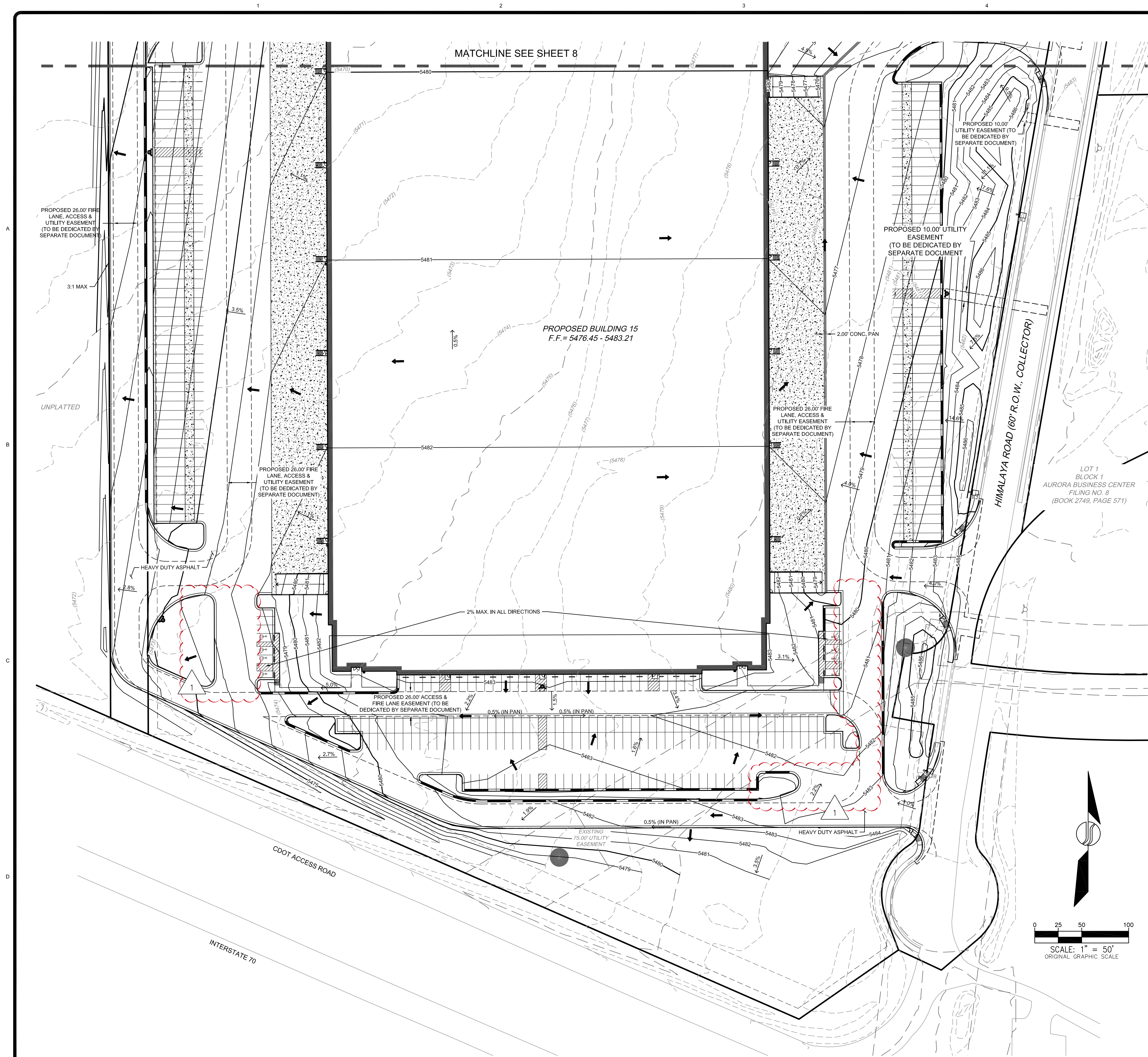
BUILDING 15  
MAJESTIC COMMERCE CENTER

GRADING PLAN

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

8





**LEGEND:**

	PROPERTY LINE
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	EXISTING 5' CONTOUR
	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)
	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

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**BUILDING 15**  
**MAJESTIC COMMERCCENTER**  
**GRADING PLAN**