

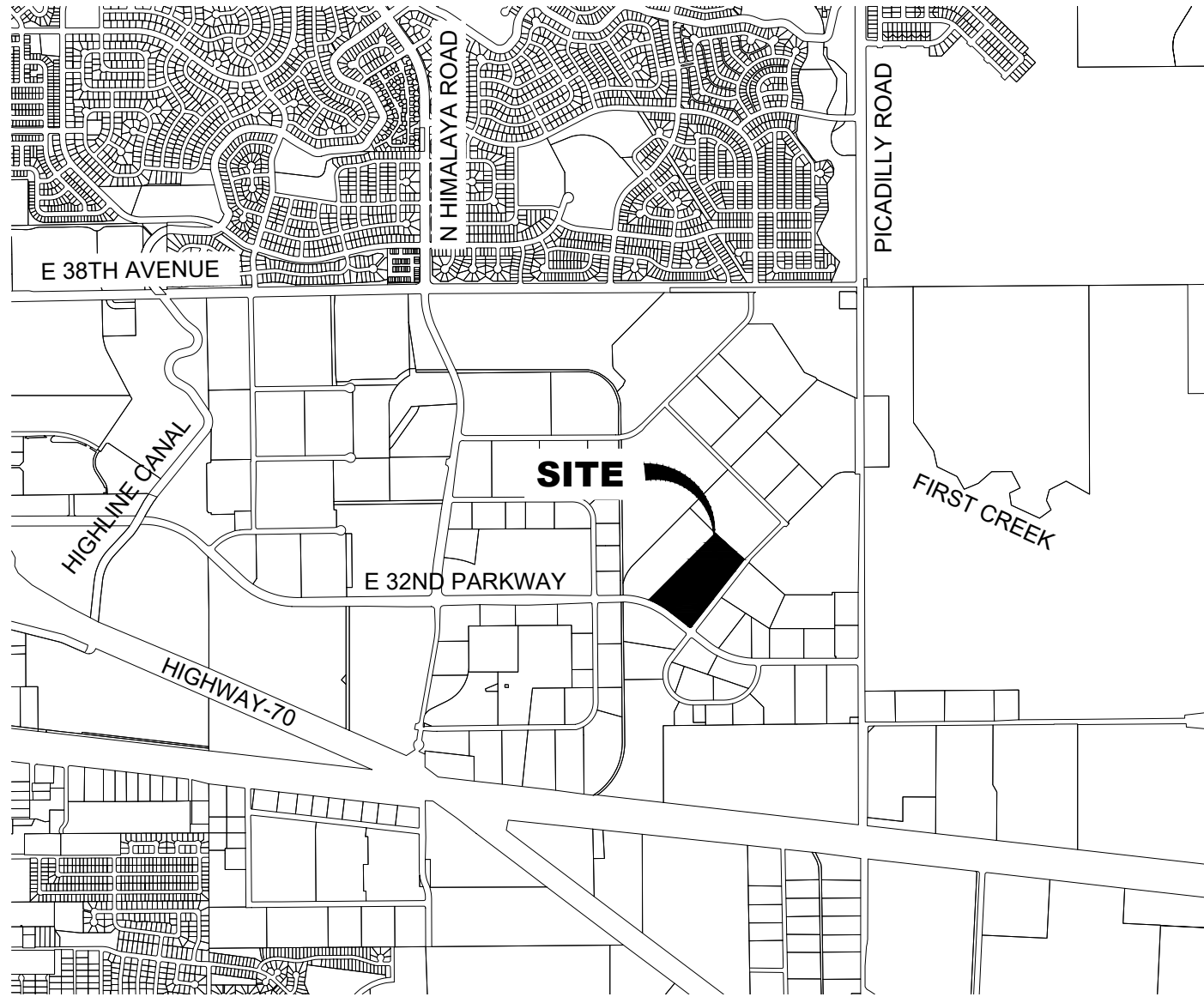
# MAJESTIC COMMERCCENTER - PROJECT FRONTIER

## SITE PLAN

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 66 WEST,  
OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

The 3rd Review comments in green  
were made by Kendra Hanagami. My  
email is khanagam@auroragov.org.

SITE DATA	
LAND AREA WITHIN PROPERTY LINES	13.4 AC (583,723 SF)
NUMBER OF BUILDINGS	TWO (2)
CONSTRUCTION TYPE	IIB (2021 IBC)
BUILDING USE GROUP	B / S1
BUILDING SPRINKLERED?	YES
GROSS FLOOR AREA	130,577 SF
MAXIMUM HEIGHT OF BUILDING	120'-0"
PROPOSED BUILDING HEIGHT	45' & 32'
TOTAL BUILDING COVERAGE	130,876 SF
HARD SURFACE AREA	278,319 SF
LANDSCAPING AREA	174,528 SF
PRESENT ZONING CLASSIFICATION	BUSINESS/TECH DISTRICT (I-1) - AIRPORT INFLUENCE OVERLAY (-AIO)
PARKING SPACES REQUIRED	127 SPACES
PARKING SPACES PROVIDED	134 SPACES
VAN ACCESSIBLE SPACES REQUIRED	1 SPACES
VAN ACCESSIBLE SPACES PROVIDED	6 SPACES
ACCESSIBLE SPACES REQUIRED	5 SPACES
ACCESSIBLE SPACES PROVIDED	6 SPACES
BICYCLE PARKING REQUIRED	10 SPACES
BICYCLE PARKING PROVIDED	10 SPACES
TOTAL ALLOWED IDENTIFICATION SIGNS	5 SIGNS
TOTAL ALLOWED SIGN AREA (SF)	600 SF
TOTAL PROPOSED IDENTIFICATION SIGNS	3
TOTAL PROPOSED SIGN AREA (SF)	154 SF



### VICINITY MAP

SCALE: 1" = 2000'



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#### OWNERS SIGNATURES:

LEGAL DESCRIPTION: SEE THIS SHEET

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL 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, \_\_\_\_\_ HAS CAUSED THESE  
(CORPORATION, COMPANY, OR INDIVIDUAL)

PRESENTS TO BE EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_, A.D. \_\_\_\_.

BY: \_\_\_\_\_  
(PRINCIPALS OR OWNERS)

STATE OF COLORADO } SS  
COUNTY OF \_\_\_\_\_ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
THIS \_\_\_\_ DAY OF \_\_\_\_, A.D., \_\_\_\_.

BY: \_\_\_\_\_  
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

\_\_\_\_\_  
(NOTARY PUBLIC)

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY BUSINESS ADDRESS: \_\_\_\_\_

#### CITY OF AURORA APPROVALS

CITY ATTORNEY: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING DIRECTOR: \_\_\_\_\_ 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 \_\_\_\_, A.D., \_\_\_\_.

CLERK AND RECORDER: \_\_\_\_\_

DEPUTY: \_\_\_\_\_

#### OWNER:

MAJESTIC REALTY CO.  
20100 E 32ND PKWY, SUITE 150  
AURORA, CO 80011  
PHONE: 303.574.8903  
MICHAEL KAPOOR

#### DEVELOPER:

RYAN COMPANIES US, INC.  
533 SOUTH THIRD STREET, SUITE 100  
MINNEAPOLIS, MN 55415  
PHONE: 612.352.8939  
DAN WOODWARD

#### ENGINEER:

CAGE CIVIL ENGINEERING  
405 URBAN STREET - SUITE 404  
LAKEWOOD, CO 80228  
PHONE: 720.206.6625  
ERIC PEARSON

#### ARCHITECT:

RYAN COMPANIES US, INC.  
533 SOUTH THIRD STREET, SUITE 100  
MINNEAPOLIS, MN 55415  
PHONE: 701.893.557  
BRIAN GLUR

#### LANDSCAPE ARCHITECT

THK ASSOCIATES, INC.  
2953 S PEORIA STREET - SUITE 101  
AURORA, CO 80014  
PHONE: 303.770.7201  
JULIE GAMEC

#### SURVEYOR

CAGE CIVIL ENGINEERING  
405 URBAN STREET - SUITE 404  
LAKEWOOD, CO 80228  
PHONE: 906.291.0087  
GAVIN PUCKETT

#### LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, COMMONLY KNOWN AS:

LOT 1 AND LOT 2, BLOCK 1, AURORA BUSINESS CENTER SUBDIVISION FILING NO. 18, AS RECORDED AUGUST 14, 1986 PER RECEPTION NO. B671030, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHEAST CORNER OF SAID BLOCK 1, ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY OF EAST 33R DRIVE;

THENCE ALONG THE BOUNDARY OF BLOCK 1 FOR THE FOLLOWING SIX (6) COURSES:

1. SOUTH 37°51'28" WEST, A DISTANCE OF 1,035.00 FEET TO A TANGENT CURVATURE;
2. ALONG SAID TANGENT CURVE TO RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF SOUTH 82°51'28" WEST, A CHORD LENGTH OF 35.36 FEET, AN ARC DISTANCE OF 39.27 FEET ;
3. NORTH 52°08'32" WEST, A DISTANCE OF 295.15 FEET TO A TANGENT CURVE;
4. ALONG SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 995.00 FEET, A CENTRAL ANGLE OF 16°55'54", A CHORD BEARING OF NORTH 60°36'29" WEST, A CHORD LENGTH OF 292.97 FEET, AN ARC DISTANCE OF 294.04 FEET;
5. NORTH 44°48'28" EAST, A DISTANCE OF 1,142.96 FEET;
6. SOUTH 48°19'45" EAST, A DISTANCE OF 472.67 FEET TO THE **POINT OF BEGINNING**.

CONTAINING A CALCULATED AREA OF 583,820 SQUARE FEET OR 13.403 ACRES.

#### BASIS OF BEARING:

BEARINGS ARE BASED ON THE NORTH LINE OF LOT 2, BLOCK 1, AURORA BUSINESS CENTER SUBDIVISION FILING NO. 18, RECEPTION NO. B671034 AS MONUMENTED AT THE NORTHWEST BY A FOUND #5 REBAR WITH NO CAP APPROXIMATELY 0.6 FEET DEEP IN THE GROUND AND AT THE NORTHEAST CORNER OF LOT 2 BY A FOUND REBAR AND 1-1/4" PLASTIC CAP APPROXIMATELY 0.6 FEET DEEP IN GROUND STAMPED "PLS 17669"; SAID LINE BEARS SOUTH 48°19'58" EAST WITH ALL BEARINGS RELATIVE THERETO.

#### BENCHMARK:

CITY OF AURORA BENCHMARK NUMBER 3S6627SW010 BEING AN NGS CONTROL POINT 'HIGHLINE CBL 150'. STANDARD NGS BRASS DISK STAMPED "BASELINE HIGHLINE 150 M NGS 1998" AND SET IN THE TOP OF A CONCRETE POST FLUSH WITH THE EXISTING GROUND. LOCATED 69.6 FEET NORTH, NORTHEAST OF THE NORTH EDGE OF OIL ON I-70, 27.2 FEET SOUTH, SOUTHWEST OF THE CENTERLINE OF THE ACCESS ROAD, 3.3 FEET NORTH OF A WITNESS POST, AND 3.1 FEET SOUTH OF A WITNESS POST. THIS BENCHMARK HAS A PUBLISHED ELEVATION OF 5438.64 FEET (NAVD88)

#### AMENDMENTS



DATE

DESCRIPTION

REV. NO.

MAJESTIC COMMERCCENTER PROJECT

FRONTIER - SITE PLAN

COVER

NORTH CORNER OF EAST 32ND PARKWAY & EAST 33RD DRIVE  
AURORA, COLORADO

**PRELIMINARY**  
THIS DRAWING HAS NOT  
BEEN APPROVED BY  
GOVERNING AGENCIES  
AND IS SUBJECT TO  
CHANGE

PROJ NO: 240428

ENG: EAP/JLE

DATE: 04/24/2025

SHEET DESCRIPTION

CS1

SHEET 1



# MAJESTIC COMMERCENTER - PROJECT FRONTIER

## SITE PLAN

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 66 WEST,  
OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

### CITY OF AURORA REQUIRED 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. 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 ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES 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 MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2021 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2017.
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
6. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
7. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO 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 LINES OR SYSTEMS AND/OR PRIVATE UTILITIES.
8. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
9. 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.
10. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
11. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
12. 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.
13. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
14. 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.
15. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
16. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
17. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
18. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, SHOWN ON THE SIGNING AND STRIPING PLAN FOR DEVELOPMENT.
19. FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE.
20. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.

### CITY OF AURORA SITE SPECIFIC NOTES:

1. THE DEVELOPER, HIS OR HER SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS, AND ASSIGNS, SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES WILL BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE AGREEMENT FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. THE GATING SYSTEM WILL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF: A) SIREN OPERATED SYSTEM; B) AUTOMATIC KNOX KEY SWITCH; AND C) MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.
2. THE 2021 INTERNATIONAL FIRE CODE (IFC), REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC), AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS. THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE A QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE DC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPERS EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.
3. FIRE LANE EASEMENT - AN APPROVED MEANS OF ACCESS OR OTHER PASSAGEWAY THAT IS FORMALLY DEDICATED AND IDENTIFIED TO PROVIDE ACCESS FOR EMERGENCY APPARATUS WHERE PARKING IS PROHIBITED.
4. A LICENSED CONTRACTOR IS REQUIRED TO OBTAIN A VALID BUILDING PERMIT THROUGH THE AURORA BUILDING DIVISION PRIOR TO THE INSTALLATION OF ANY GATING SYSTEM UTILIZED BY EMERGENCY RESPONDERS TO ENTER THE SITE. CALL 303-739-7420 TO BEGIN THE PLAN REVIEW, PERMITTING AND INSPECTION PROCESSES.

### ENGINEER'S NOTES:

1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH ALL STATE AND LOCAL JURISDICTIONAL REQUIREMENTS AND/OR SPECIFICATIONS. WHERE DISCREPANCIES ARE FOUND ON THESE PLANS WITH JURISDICTIONAL REQUIREMENTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.
2. LOCATION (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES (PRIVATE OR PUBLIC) SHALL BE IDENTIFIED OR VERIFIED BY CONTRACTOR PRIOR TO MOBILIZATION, CONSTRUCTION, OR ORDERING OF MATERIALS. FOR INFORMATION CONTACT: UTILITY NOTIFICATION CENTER OF COLORADO, 1-800-922-1987 OR LOCAL AGENCY, PRIVATE ENTITY, OR OTHER ASSOCIATED ENTITIES WITHIN THE LIMITS OF CONSTRUCTION. THE CONTRACTOR SHALL BEAR THE FULL COST OF REMOVAL, REPLACEMENT, AND DELAY RELATED TO UNVERIFIED EXISTING CONDITIONS. WHERE THE CONTRACTOR FINDS CONFLICTS OR DISCREPANCIES THEY SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.
3. THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO COMPLETE THE WORK SHOWN ON THE PLANS OR DESCRIBED IN THE SPECIFICATIONS IN A SATISFACTORY MANNER. UNLESS OTHERWISE PROVIDED, THE CONTRACTOR SHALL FURNISH ALL MATERIALS, EQUIPMENT, TOOLS, LABOR, AND INCIDENTALS TO COMPLETE THE WORK.
4. THE CONTRACTOR SHALL REVIEW EACH PAGE OF THE PLANS AND DETAILS AND SHALL CONSTRUCT ALL IMPROVEMENTS REGARDLESS OF WHETHER THEY ARE SHOWN ON EVERY PAGE. WHERE DISCREPANCIES ARE FOUND ON PLANS OR DETAILS SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL BEAR THE FULL COST OF REMOVAL, REPLACEMENT, DELAY, AND MOBILIZATION RELATED TO FAILURE TO REVIEW ALL PLANS.
5. THE MANUFACTURER/SUPPLIER SHALL DETERMINE PIPE CLASS BASED ON THE MAXIMUM COVER AND BEDDING SHOWN ON THE PLANS AND SOIL TYPE SHOWN IN THE GEOTECHNICAL REPORT. THE CONTRACTOR SHALL PROVIDE PIPE D-LOAD CALCULATIONS STAMPED BY A REGISTERED ENGINEER. IN NO CASE SHALL RCP PIPE CLASS BE LESS THAN CLASS III.
6. ALL NEW UNDERGROUND FACILITIES, INCLUDING LATERALS UP TO THE STRUCTURE OR BUILDING BEING SERVED, MUST BE ELECTRONICALLY LOCATABLE WHEN INSTALLED.

### XCEL ENERGY PUBLIC SERVICE CO NOTES:

1. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.



DATE									
REV. NO.	DESCRIPTION								

MAJESTIC COMMERCENTER PROJECT  
FRONTIER - SITE PLAN  
GENERAL NOTES

NORTH CORNER OF EAST 32ND PARKWAY & EAST 33RD DRIVE  
AURORA, COLORADO

**PRELIMINARY**  
THIS DRAWING HAS NOT  
BEEN APPROVED BY  
GOVERNING AGENCIES  
AND IS SUBJECT TO  
CHANGE

PROJ NO: 240428  
ENG: EAP/JLE  
DATE: 04/24/2025

SHEET DESCRIPTION

GN1

SHEET 2



## SITE PLAN

SEE SHEET 4

SHEET 3

Please add a callout here stating:

"Proposed ADA curb ramps will be verified to be ADA compliant and checked for conformance during the civil plan submittal."

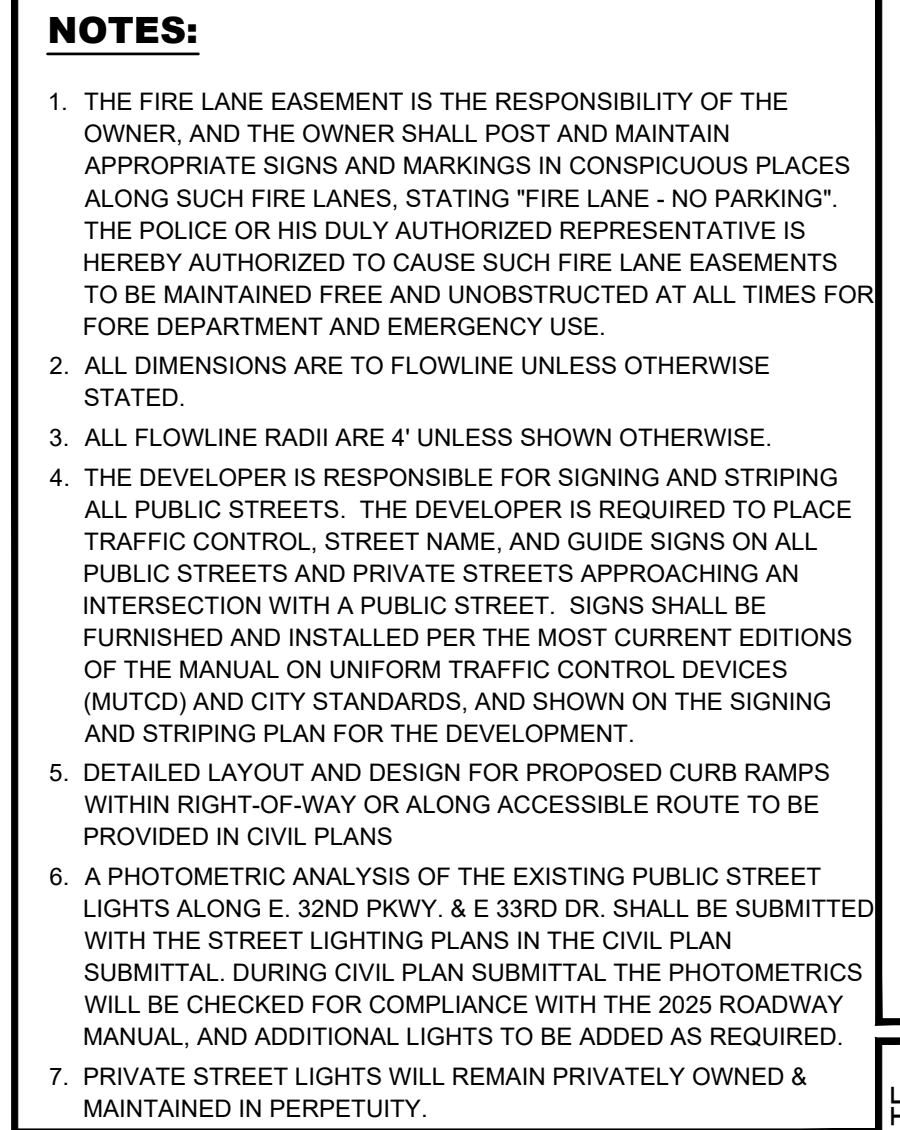
All ADA ramps have been verified to **not** be ADA compliant. Therefore, there is proposed to linework to reconstruct the ramps to be compliant. Since this verification has already been done the above



## SITE PLAN

All radi have been verified to be within aurora fire lane criteria. All radi have been labeled on site plan. Additionally, line and curve table has been added to the plat.

The plat did not show the curve data for the fire lane easement. Ensure that the 23' and 26' fire lanes have radii that meet the criteria fire lane easement radii per section 5.C.1.a of the 2025 Roadway Manual.



- ① ADA RAMP
- ② CROSSWALK
- ③ ACCESSIBLE PARKING SIGN  
"WITH VAN ACCESSIBLE PLAQUE"
- ④ R1-1 STOP SIGN
- ⑤ NO PARKING FIRE LANE SIGN
- ⑥ 4' DRAINAGE PAN
- ⑦ 15' CURB CUT W/ 5' CHASE
- ⑧ 5' SIDEWALK
- ⑨ 10' SIDEWALK

Per documented correspondence that I am aware of, along 33rd Drive, the existing 4.5' sidewalk can remain, but 5'x5' passing zones every 200' shall be provided, and the existing sidewalk must be confirmed to be ADA compliant during civil plan submittal, and replaced as necessary.

Plat has been revised to show the sidewalk easement as is shown on the site plan. All easements are planned to be dedicated at this time with the plat.

g zones have been  
were covered up by the  
walk linework. Linework  
revised to show the pads  
ly and labels added.

"Existing 4.5' wide sidewalk and proposed 5'x5' passing zones to be checked for ADA compliance during the civil plan submittal process, and replaced as necessary."

Sorry for the confusion, if the actual ROW width is 60' here, please leave this label as 60' and not 80'.

Revised as requested.

- 
- 0 40' 80'
- 1" = 40' (HORIZONTAL)

[illegible]

MAJESTIC COMMERCE CENTER PROJECT  
FRONTIER - SITE PLAN  
SITE PLAN  
NORTH CORNER OF EAST 32ND PARKWAY & EAST 33RD DRIVE  
AURORA, COLORADO

**PRELIMINARY**  
THIS DRAWING HAS NOT  
BEEN APPROVED BY  
GOVERNING AGENCIES  
AND IS SUBJECT TO  
CHANGE

PROJ NO: 240428

ENG : EAP/JLE

DATE : 04/24/2025

SHEET DESCRIPTION

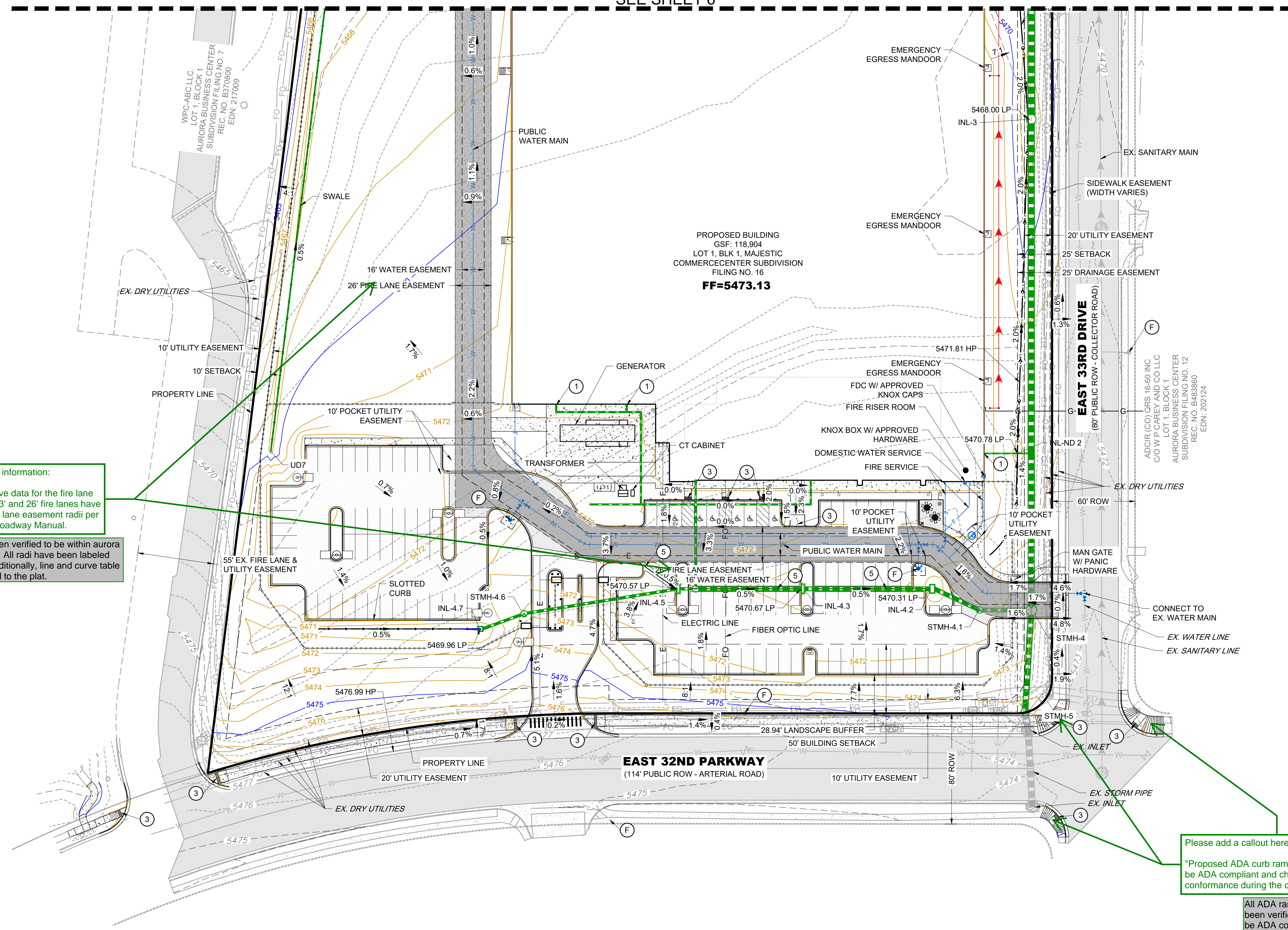
## SP2

SHEET 4



## SITE PLAN

SEE SHEET 6



All radi have been verified to be within aurora fire lane criteria. All radi have been labeled on site plan. Additionally, line and curve table has been added to the plat.

Please add a callout here stating:

"Proposed ADA curb ramps will be verified to be ADA compliant and checked for conformance during the civil plan submittal."

All ADA ramps have been verified to **not** be ADA compliant. Therefore, there is proposed to linework to reconstruct the ramps to be compliant. Since this verification has already be done the above











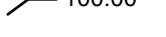


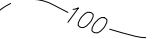



- ## NOTES:
1. MINIMUM SLOPE ON UNPAVED AREAS IS 2%. MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
  2. THE MAXIMUM SLOPE WITHIN ROW IS 4:1. THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
  3. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE ALONG THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
  4. THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
  5. THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
  6. THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.
  7. ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED AS PUBLIC.
  8. PRIVATE STORM SEWER TO BE MAINTAINED BY PROPERTY OWNER.
  9. DETAILED LAYOUT AND DESIGN FOR PROPOSED CURB RAMPS WITHIN RIGHT-OF-WAY OR ALONG ACCESSIBLE ROUTE TO BE PROVIDED IN CIVIL PLANS.
  10. A PHOTOMETRIC ANALYSIS OF THE EXISTING PUBLIC STREET LIGHTS ALONG E. 32ND PKWY. & E 33RD DR. SHALL BE SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL. DURING CIVIL PLAN SUBMITTAL THE PHOTOMETRICS WILL BE CHECKED FOR COMPLIANCE WITH THE 2025 ROADWAY MANUAL, AND ADDITIONAL LIGHTS TO BE ADDED AS REQUIRED.
  11. PRIVATE STREET LIGHTS WILL REMAIN PRIVATELY OWNED & MAINTAINED IN PERPETUITY.

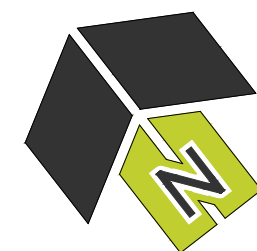
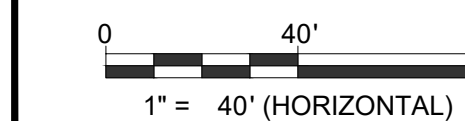
## GRADING ABBREVIATIONS

HP	HIGH POINT
LP	LOW POINT

**KEYNOTES & LEGEND:**

- 1 ROOF DRAIN
- 2 15' CURB CUT W/ 5' CHASE
- 3 ADA RAMP
- 4 RIPRAP PAD
- 5 4' DRAINAGE PAN
- F FIRE HYDRANT

- |   |                             |
|---|-----------------------------|
|  | EASEMENT                    |
|  | FIRE LANE EASEMENT (F.L.E.) |
|  | EX. WATER MAIN              |
|  | PR. WATER MAIN              |
|  | EX. SANITARY SEWER          |
|  | PR. SANITARY SERVICE        |
|  | EX. STORM SEWER             |
|  | PR. STORM SEWER             |
|  | PROPOSED LIGHT POLE         |
|  | SPOT ELEVATION              |
|  | PROPOSED MAJOR CONTOUR      |
|  | PROPOSED MINOR CONTOUR      |
|  | EXISTING MAJOR CONTOUR      |
|  | EXISTING MINOR CONTOUR      |
|  | DRAINAGE FLOW ARROW         |
|  | FIRE DEPARTMENT CONNECTION  |
|  | FIRE HYDRANT                |

[illegible]

MAJESTIC COMMERCE CENTER PROJECT  
FRONTIER - SITE PLAN  
GRADING & UTILITY PLAN

NORTH CORNER OF EAST 32ND PARKWAY & EAST 33RD DRIVE  
AURORA, COLORADO

**PRELIMINARY**  
THIS DRAWING HAS NOT  
BEEN APPROVED BY  
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AND IS SUBJECT TO  
CHANGE

PROJ NO: 240428

ENG : EAP/JLE

DATE : 04/24/2025

SHEET DESCRIPTION

**GP1**

SHEET 5

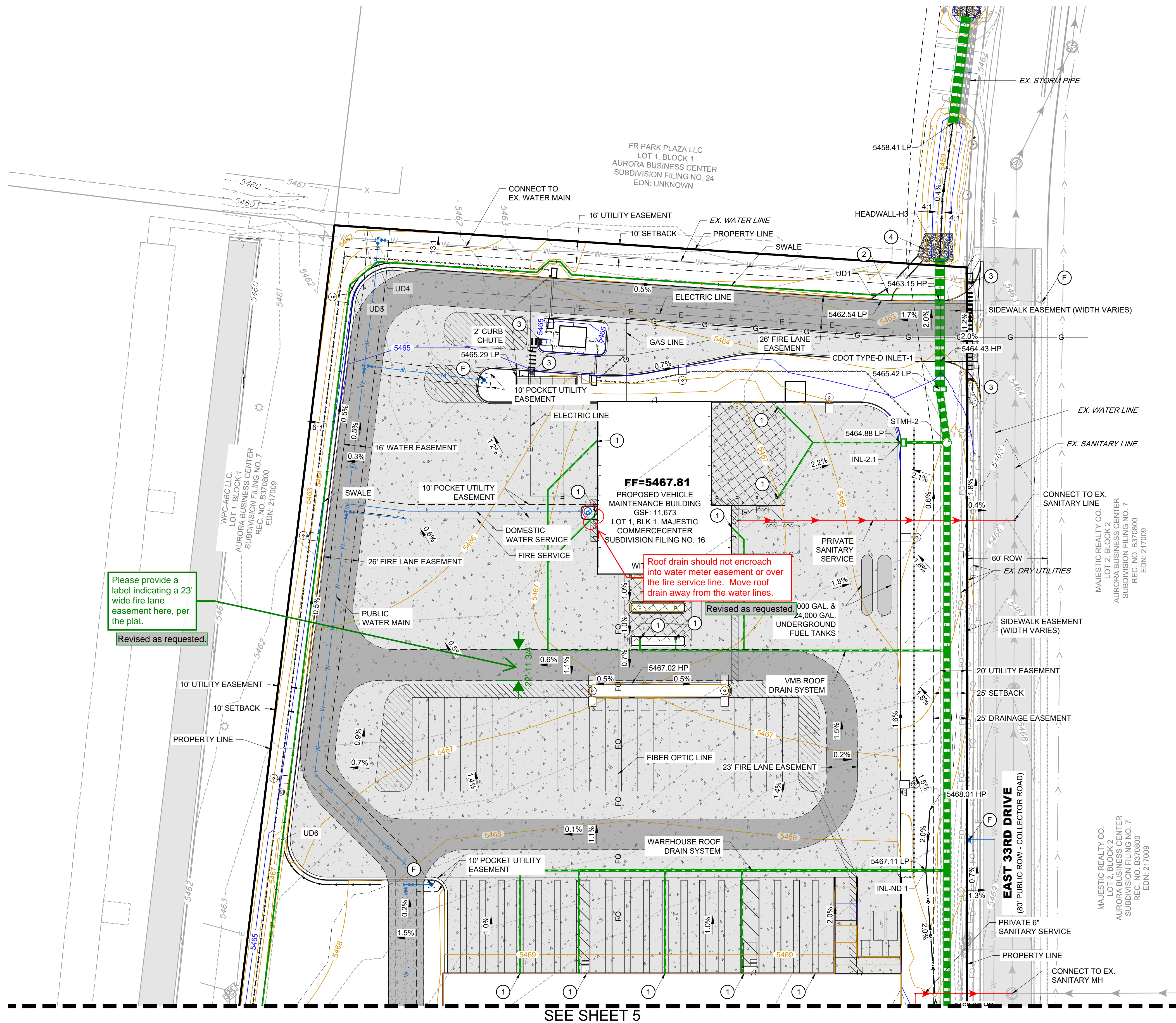
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# MAJESTIC COMMERCCENTER - PROJECT FRONTIER

## SITE PLAN

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 66 WEST,  
OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



### NOTES:

1. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
2. THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
3. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
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11. PRIVATE STREET LIGHTS WILL REMAIN PRIVATELY OWNED & MAINTAINED IN PERPETUITY.

### GRADING ABBREVIATIONS

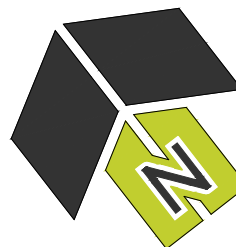
HP HIGH POINT  
LP LOW POINT

### KEYNOTES & LEGEND:

- 1 ROOF DRAIN
- 2 15" CURB CUT W/ 5" CHASE
- 3 ADA RAMP
- 4 RIPRAP PAD
- 5 4" DRAINAGE PAN
- F FIRE HYDRANT

- EASEMENT
- FIRE LANE EASEMENT (F.L.E.)
- EX. WATER MAIN  
PR. WATER MAIN
- EX. SANITARY SEWER  
PR. SANITARY SERVICE
- EX. STORM SEWER  
PR. STORM SEWER
- PROPOSED LIGHT POLE
- SPOT ELEVATION
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- DRAINAGE FLOW ARROW
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT

0 40' 80'  
1" = 40' (HORIZONTAL)



DATE	
REV. NO.	DESCRIPTION

MAJESTIC COMMERCCENTER PROJECT  
FRONTIER - SITE PLAN  
GRADING & UTILITY PLAN

NORTH CORNER OF EAST 32ND PARKWAY & EAST 33RD DRIVE  
AURORA, COLORADO

**PRELIMINARY**  
THIS DRAWING HAS NOT  
BEEN APPROVED BY  
GOVERNING AGENCIES  
AND IS SUBJECT TO  
CHANGE

PROJ NO: 240428

ENG: EAP/JLE

DATE: 04/24/2025

SHEET DESCRIPTION

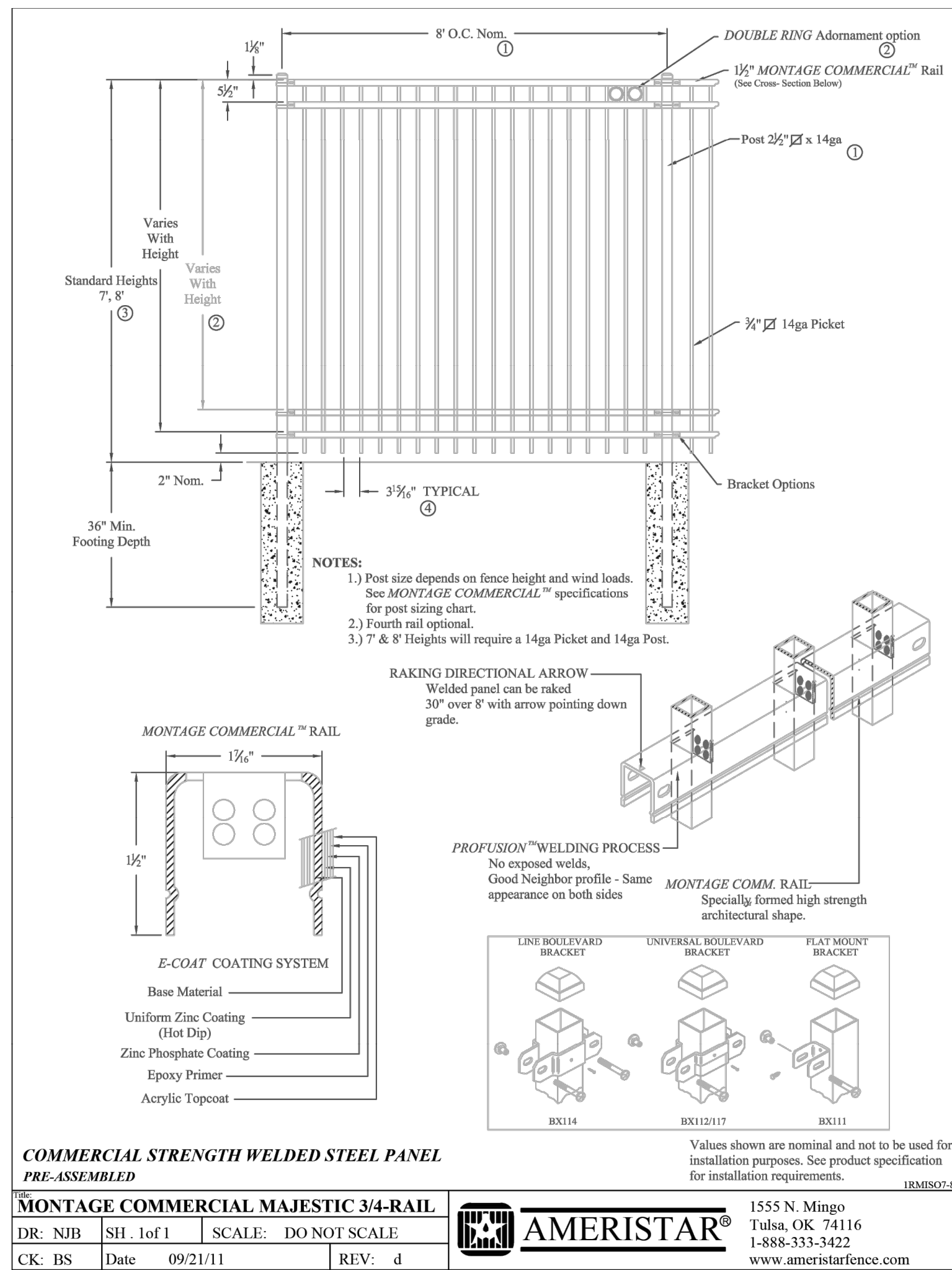
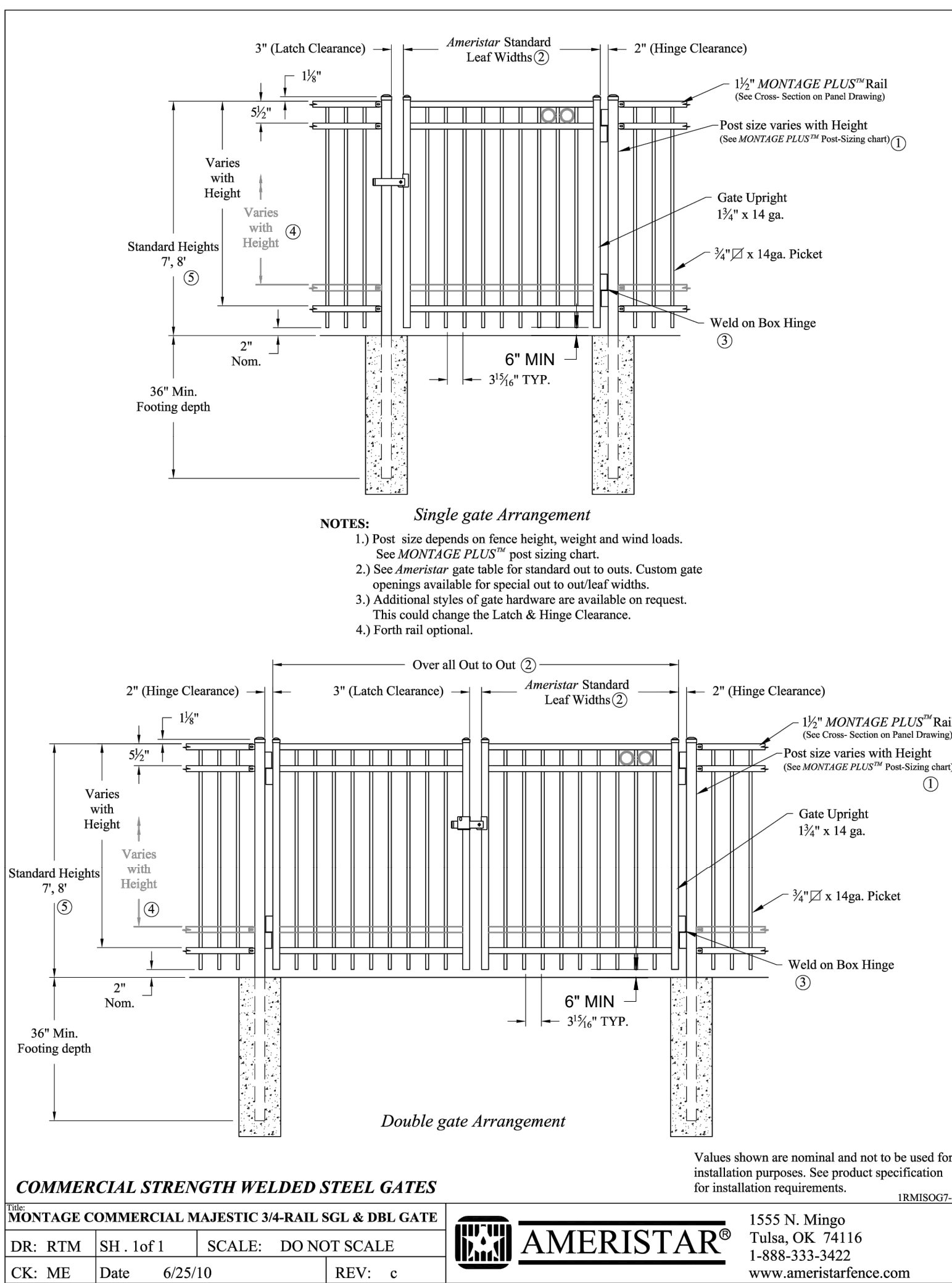
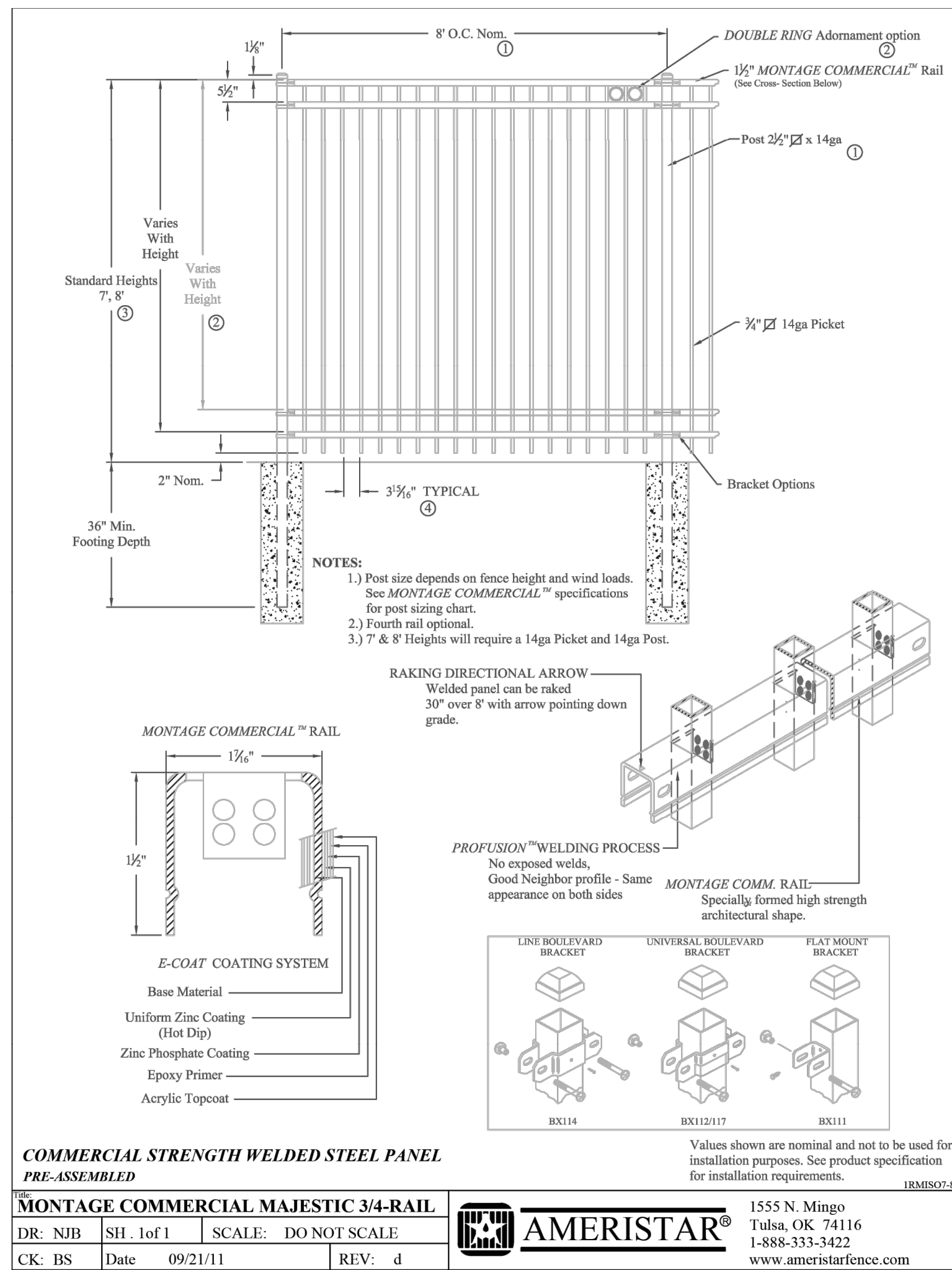
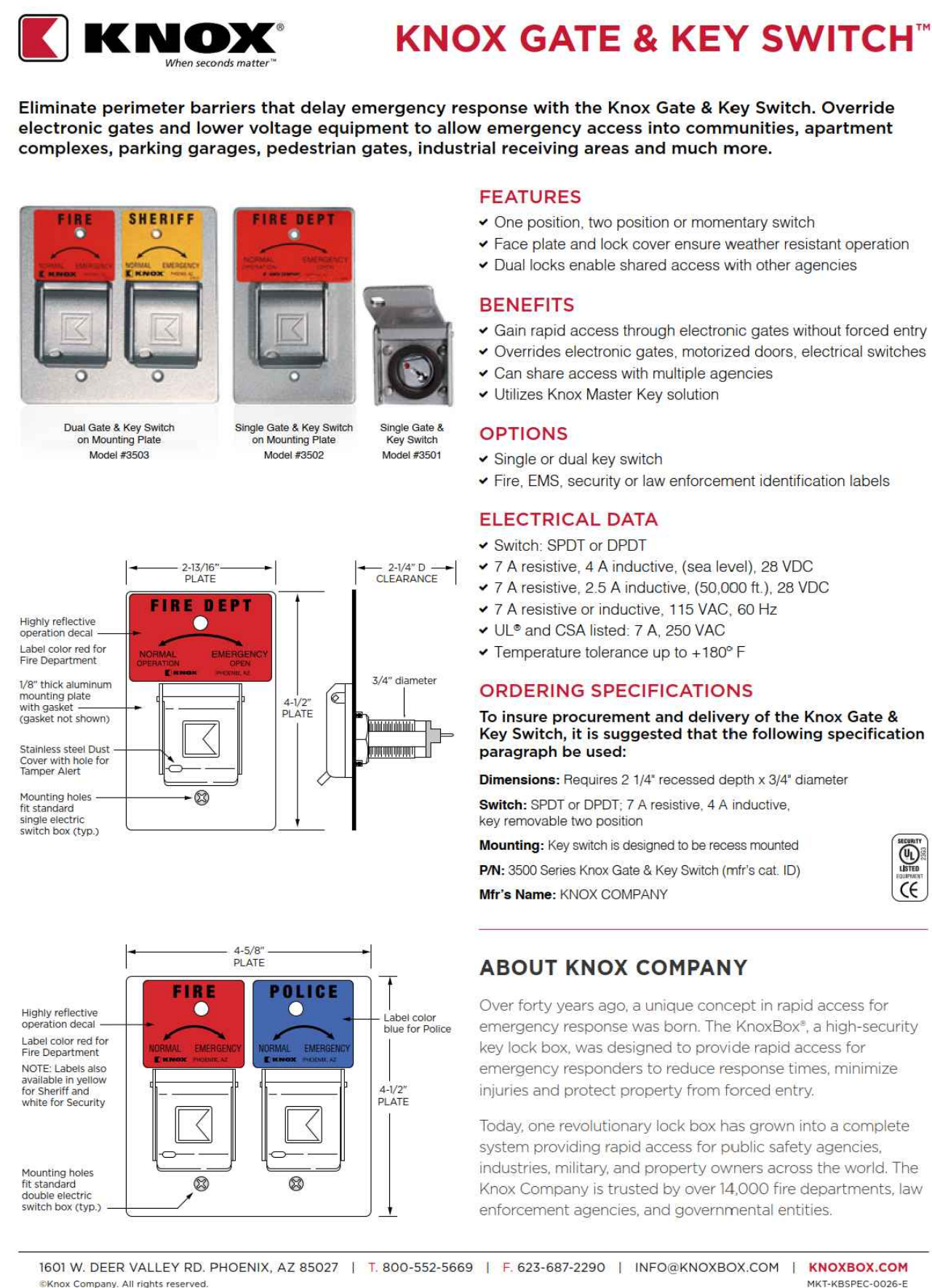
GP2

SHEET 6



# SITE PLAN

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 66 WEST,  
OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

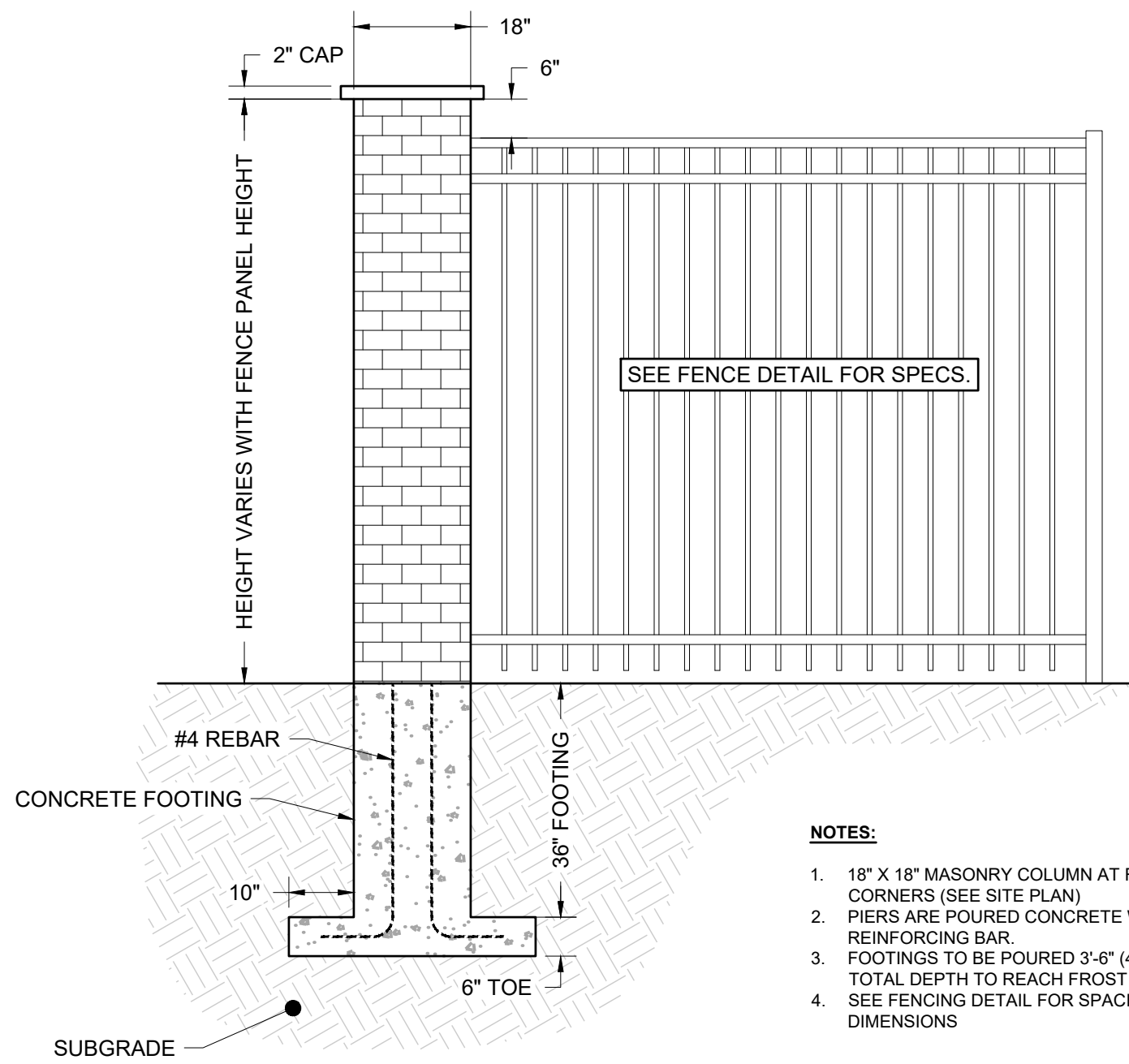




# MAJESTIC COMMERCCENTER - PROJECT FRONTIER

## SITE PLAN

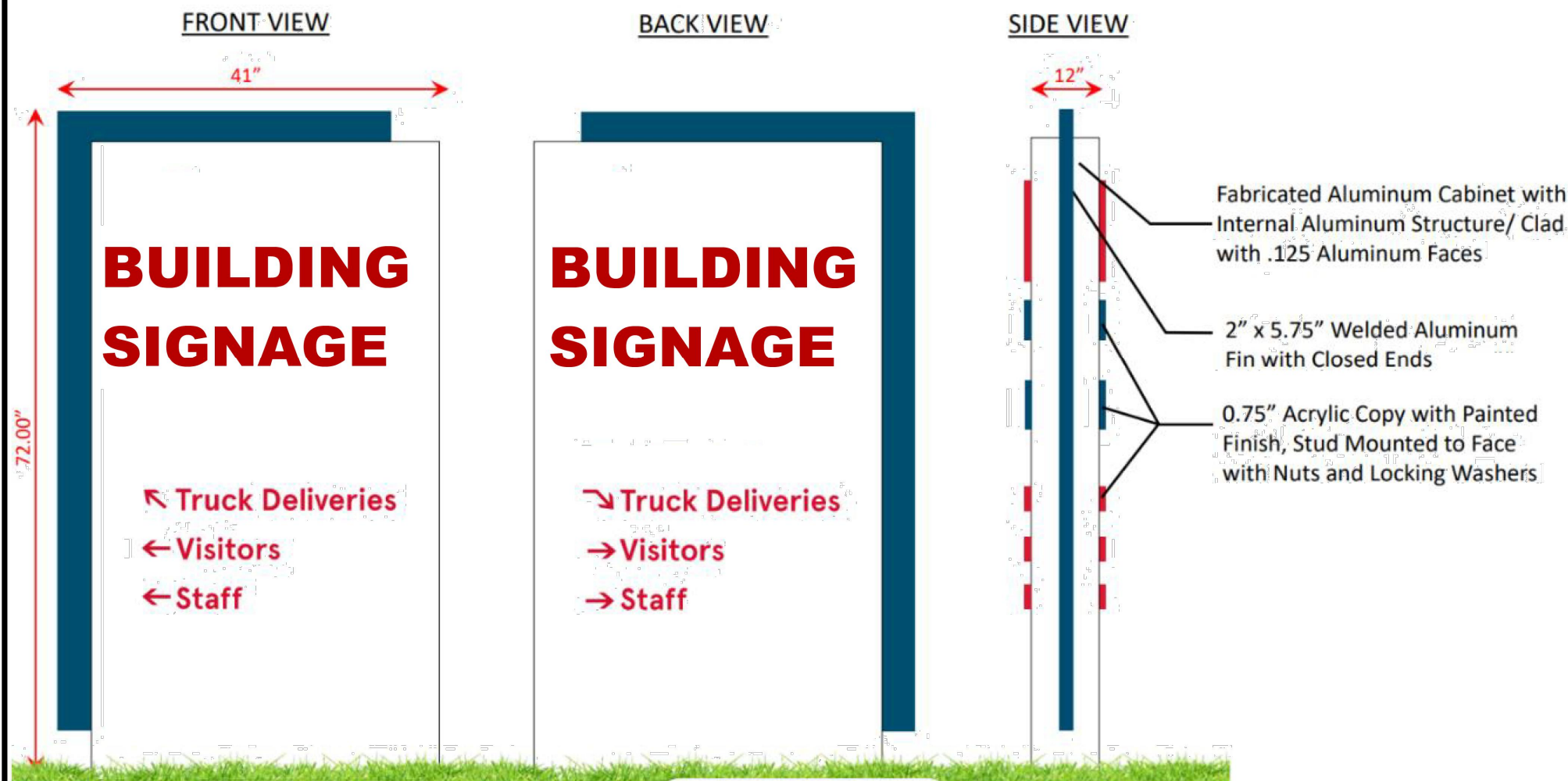
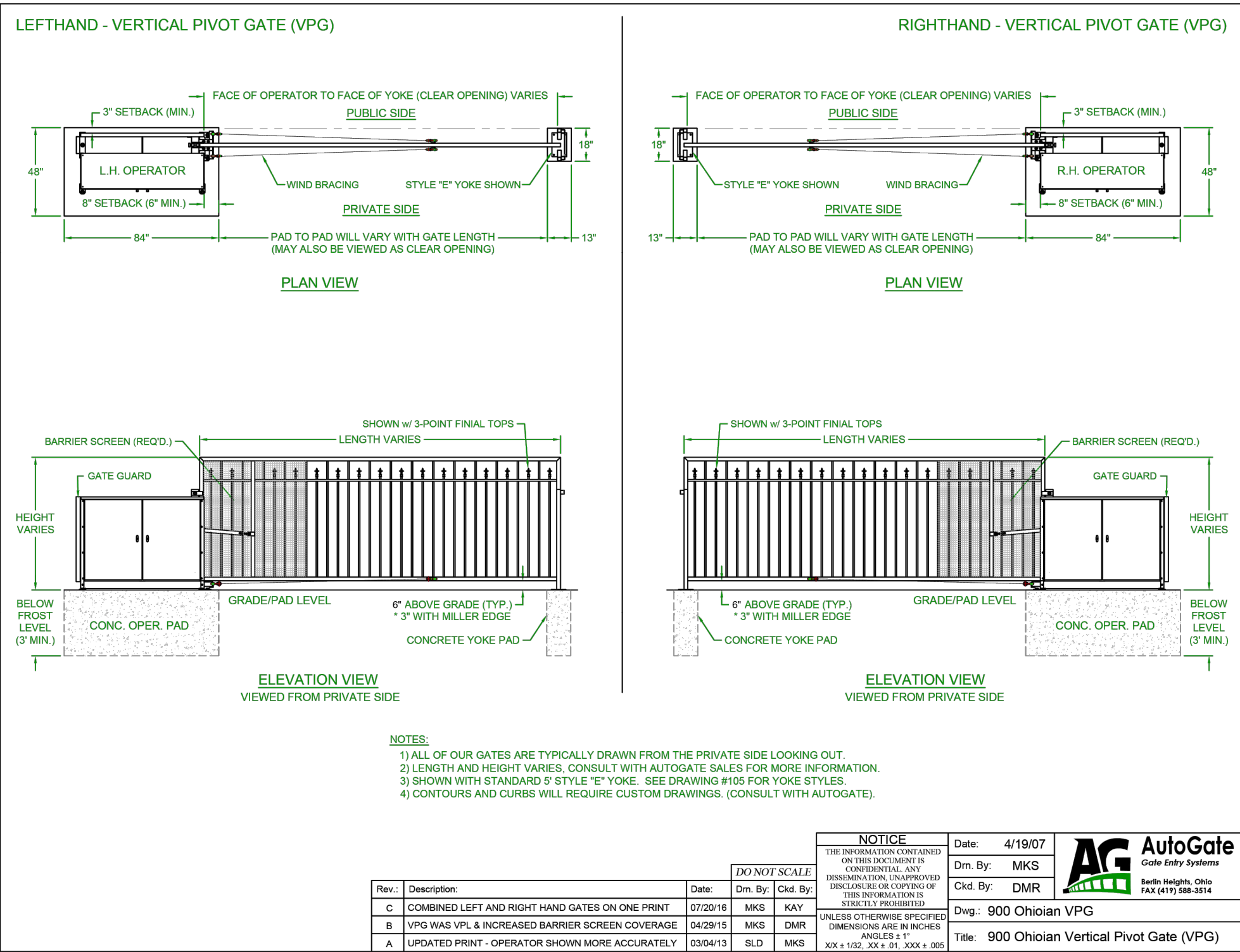
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 66 WEST,  
OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



18" X 18" MASONRY COLUMN DETAIL  
SCALE: 1" = 2'

### NOTES:

1. 18" X 18" MASONRY COLUMN AT FENCING CORNERS (SEE SITE PLAN)
2. PIERS ARE POURED CONCRETE WITH #4 REINFORCING BAR.
3. FOOTINGS TO BE POURED 3'-6" (42") TOTAL DEPTH TO REACH FROST DEPTH. SEE FENCING DETAIL FOR SPACING AND DIMENSIONS



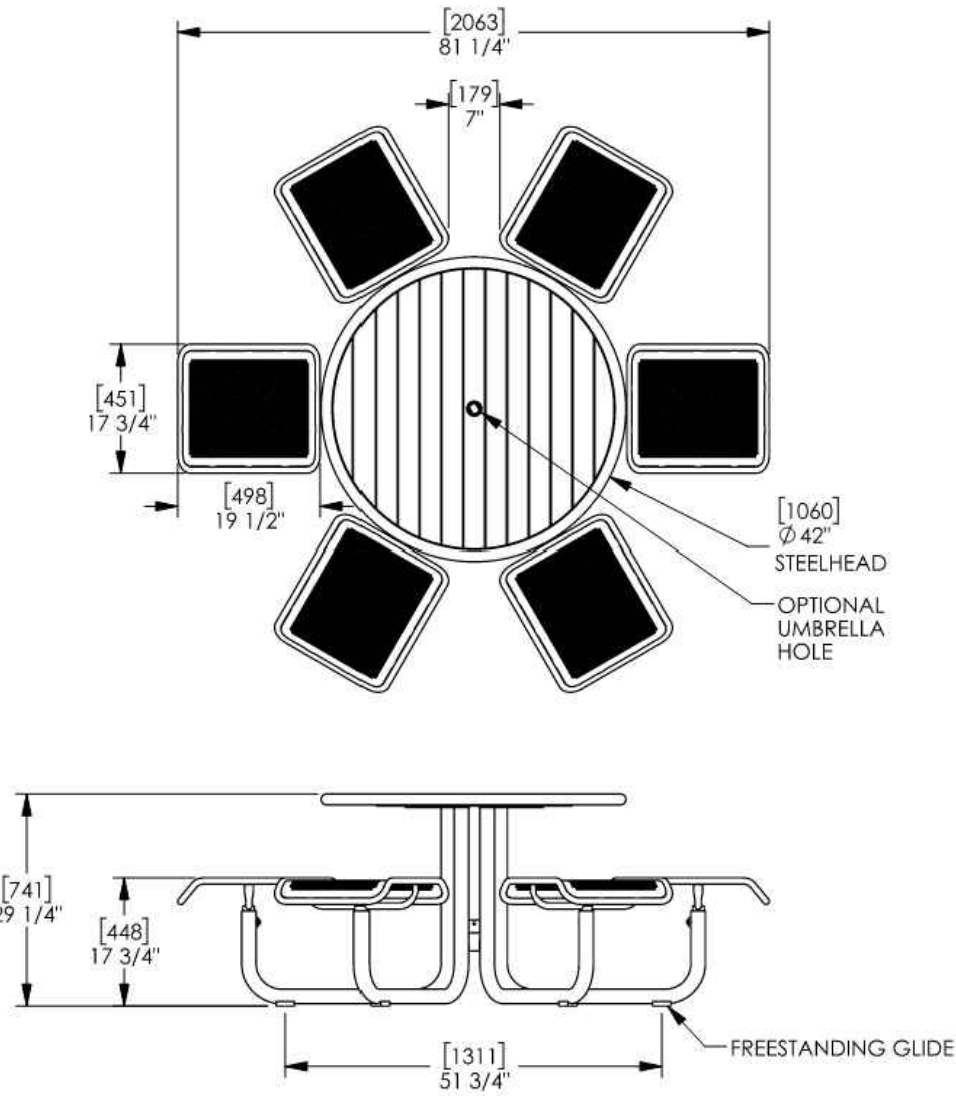
Carousel™ Table, 6 seat dining height, backless perf seats, Steelhead 42in dia wood tabletop

Product Drawing

www.landscapiforms.com

Date: 9/12/2018

Ph: 800.521.2546



landscapiforms

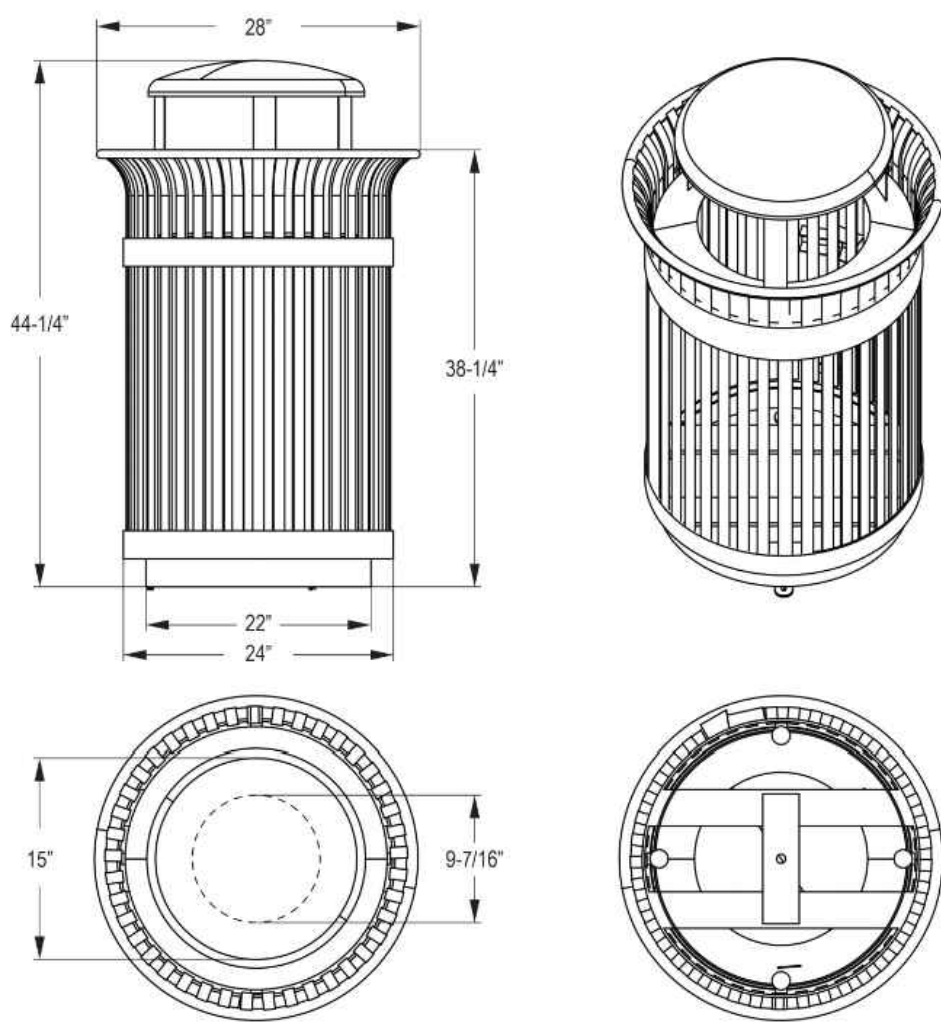
Drawing: CR0254

Dimensions are in inches [mm]

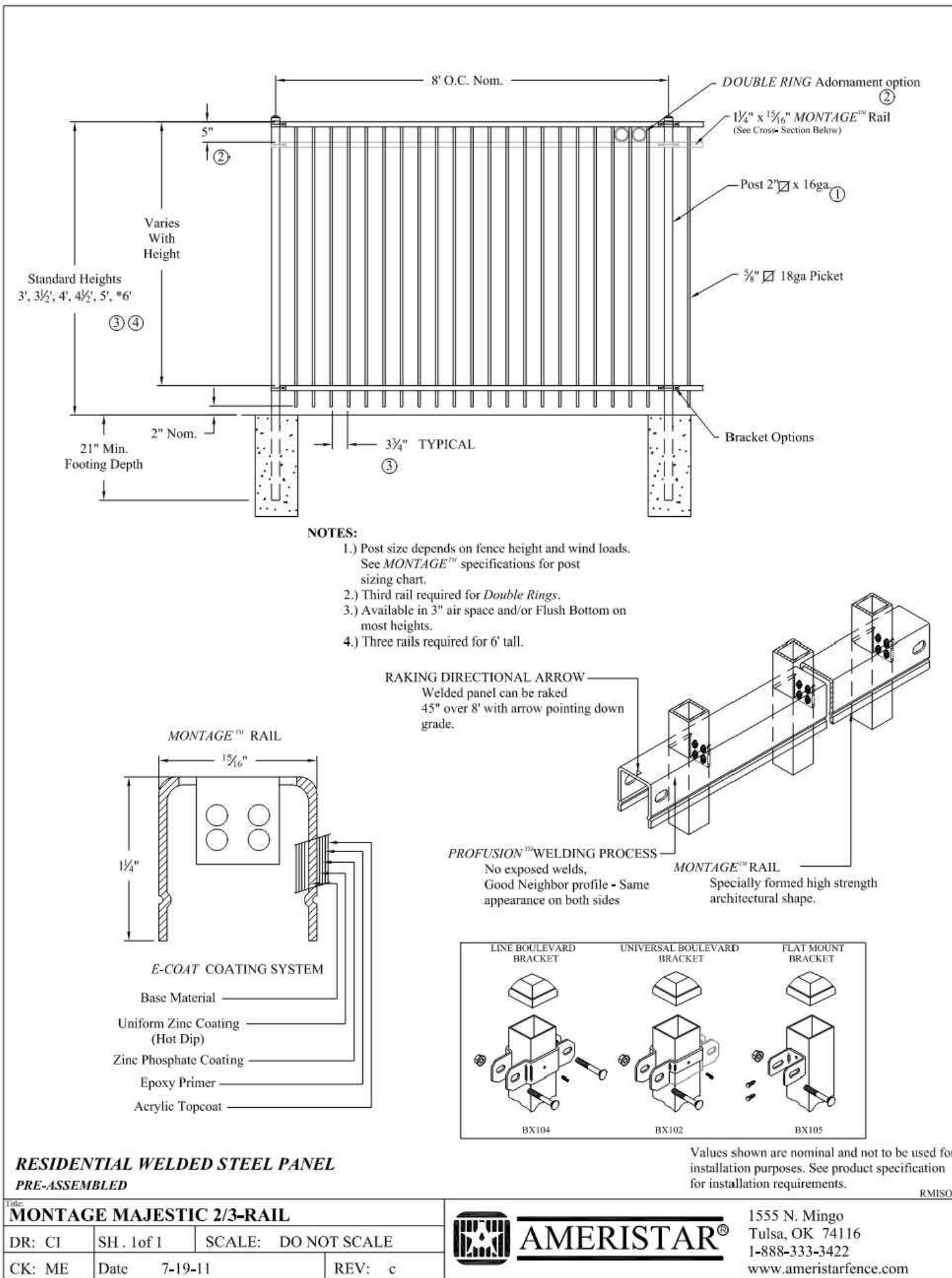
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thepark AND FACILITIES CATALOG

Executive Series Flare Top Trash Receptacle with Rain Bonnet Lid - Black 593-9122



Spec Sheet



MAJESTIC COMMERCCENTER PROJECT

FRONTIER - SITE PLAN

SITE DETAILS

NORTH CORNER OF EAST 32ND PARKWAY & EAST 33RD DRIVE  
AURORA, COLORADO

PRELIMINARY  
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GOVERNING AGENCIES  
AND IS SUBJECT TO  
CHANGE

PROJ NO: 240428

ENG: EAP/JLE

DATE: 04/24/2025

SHEET DESCRIPTION

SD2

8 SHEET

CAGE  
RYAN

DATE

REV. NO.

DESCRIPTION

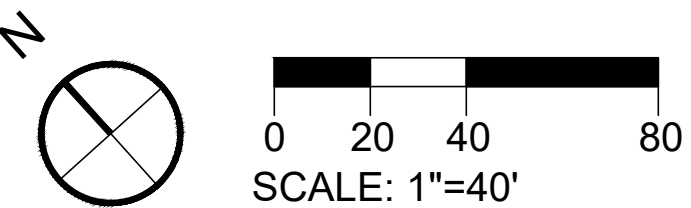
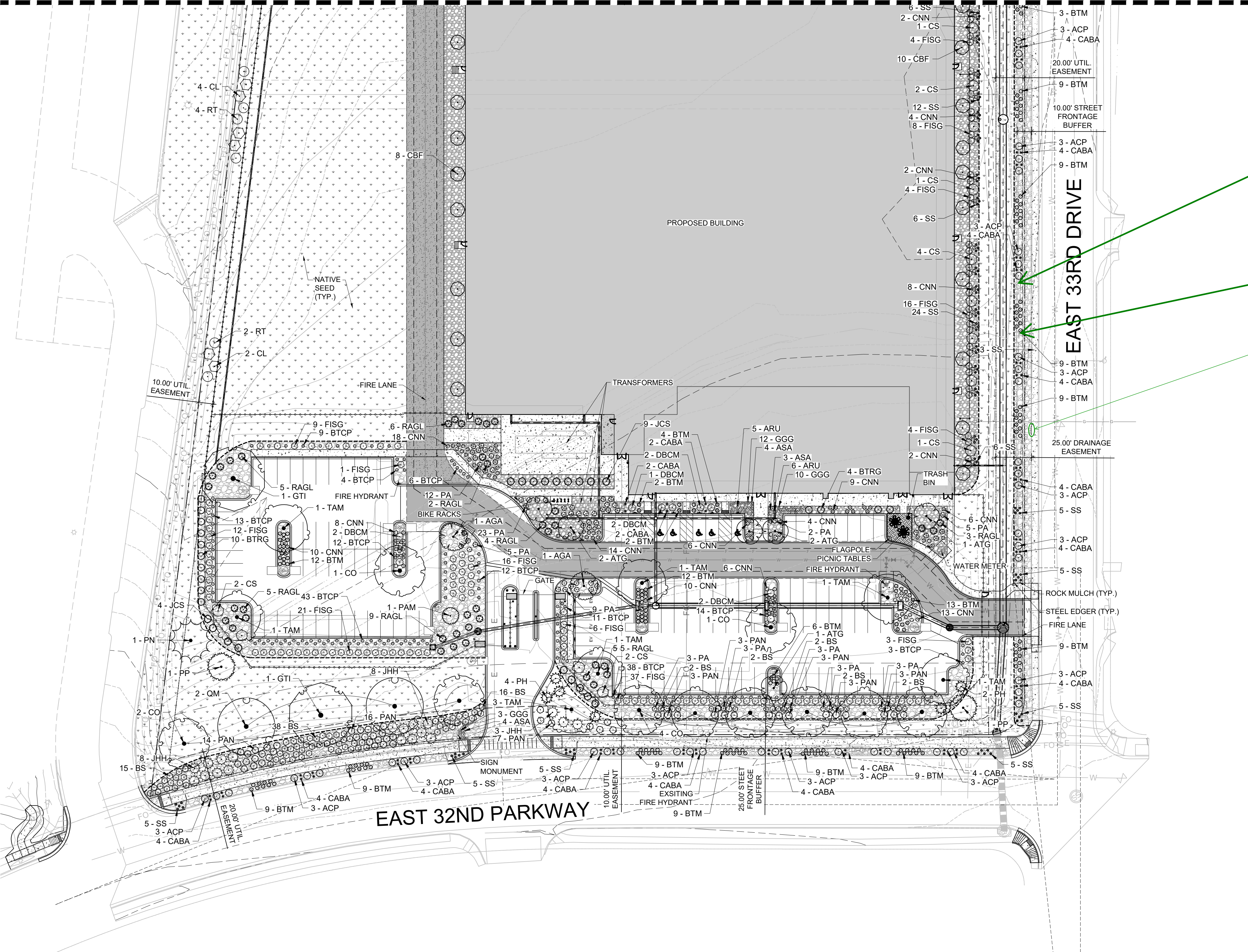


MAJESTIC COMMERCCENTER - PROJECT FRONTIER

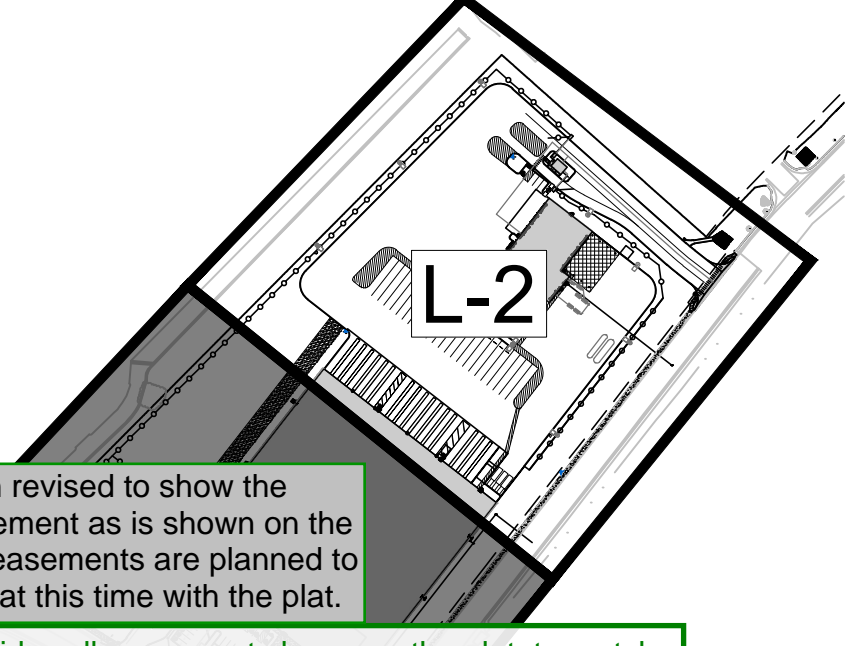
SITE PLAN

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 66 WEST,  
OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 10



KEY MAP



Plat has been revised to show the sidewalk easement as is shown on the site plan. All easements are planned to be dedicated at this time with the plat.

There is no sidewalk easement shown on the plat, to match the "sidewalk easement (width varies)" shown here. Please show any proposed sidewalk easements on the plat, or note that the sidewalk easement will be dedicated by separate document, typ. all.

Per documented correspondence that I am aware of, along 33rd Drive, the existing 4.5' sidewalk can remain, but 5'x5' passing zones every 200' shall be provided, and the existing sidewalk must be confirmed to be ADA compliant during civil plan submittal, and replaced as necessary.

Also, the sidewalk easement for the ultimate 6' detached sidewalk (with 0.5' buffer off the back) and 8' wide landscape strip shall be dedicated at this time.

Please show the 5'x5' passing zones every 200' on the site plan, or provide additional correspondence identifying updated requirements.

5x5 passing zones have been shown but were covered up by the future sidewalk linework. Linework has been revised to show the pads more clearly and labels added.

- GAS LINE
- WATER LINE
- STORM LINE
- STORM SWALE
- SIGHT TRIANGLE
- FIRE LANE
- STEEL EDGER
- FENCE
- GATE
- FIRE HYDRANT
- ROCK MULCH PUEBLO GRAY COBBLESTONE 2-4"
- ROCK MULCH PUEBLO GRAY RIVER ROCK 1 1/2"
- 18" GRAVEL RODENT STRIP
- NATIVE SEED
- CONCRETE SIDEWALK
- BIKE RACKS
- MAJOR TOPO LINES
- MINOR TOPO LINES



DATE	
REV. NO.	
DESCRIPTION	

MAJESTIC COMMERCCENTER PROJECT  
FRONTIER - SITE PLAN  
LANDSCAPE PLANS  
NORTH CORNER OF EAST 32ND PARKWAY & EAST 33RD DRIVE  
AURORA, COLORADO

PROJ NO: 240428
ENG: EAP/JLE
DATE: 04/29/2025

SHEET DESCRIPTION
L-1
SHEET 9

NOT FOR CONSTRUCTION



L-1

SHEET 9

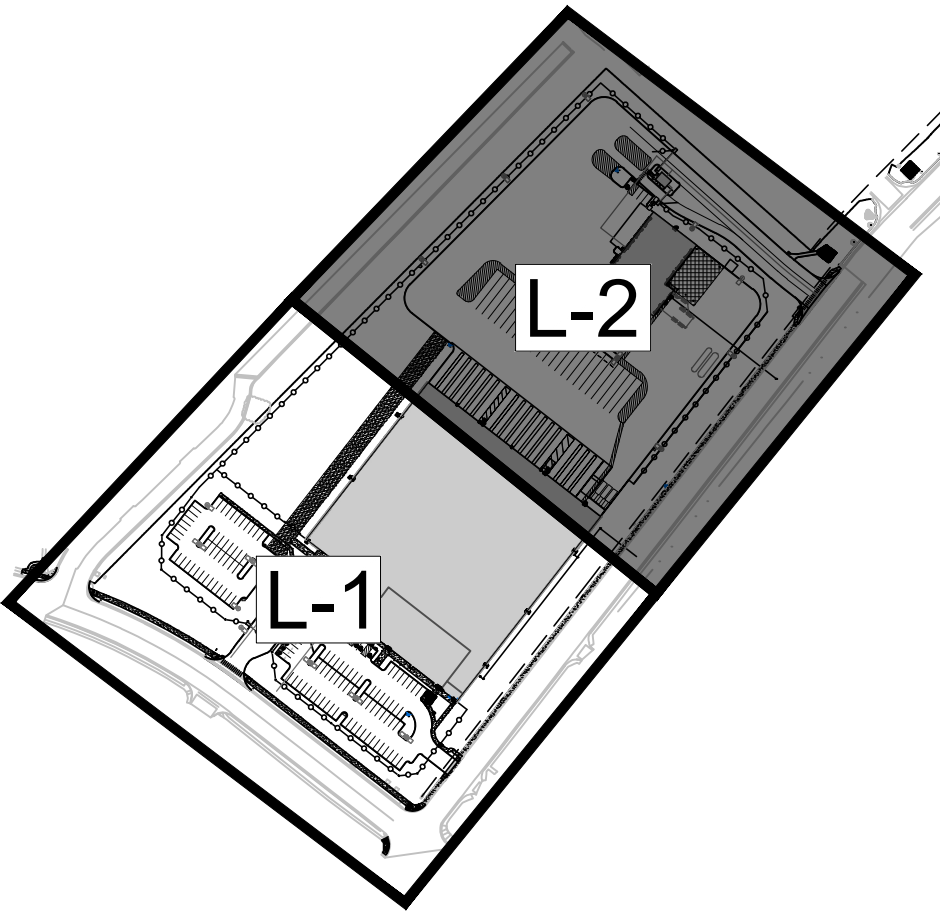


MAJESTIC COMMERCCENTER - PROJECT FRONTIER

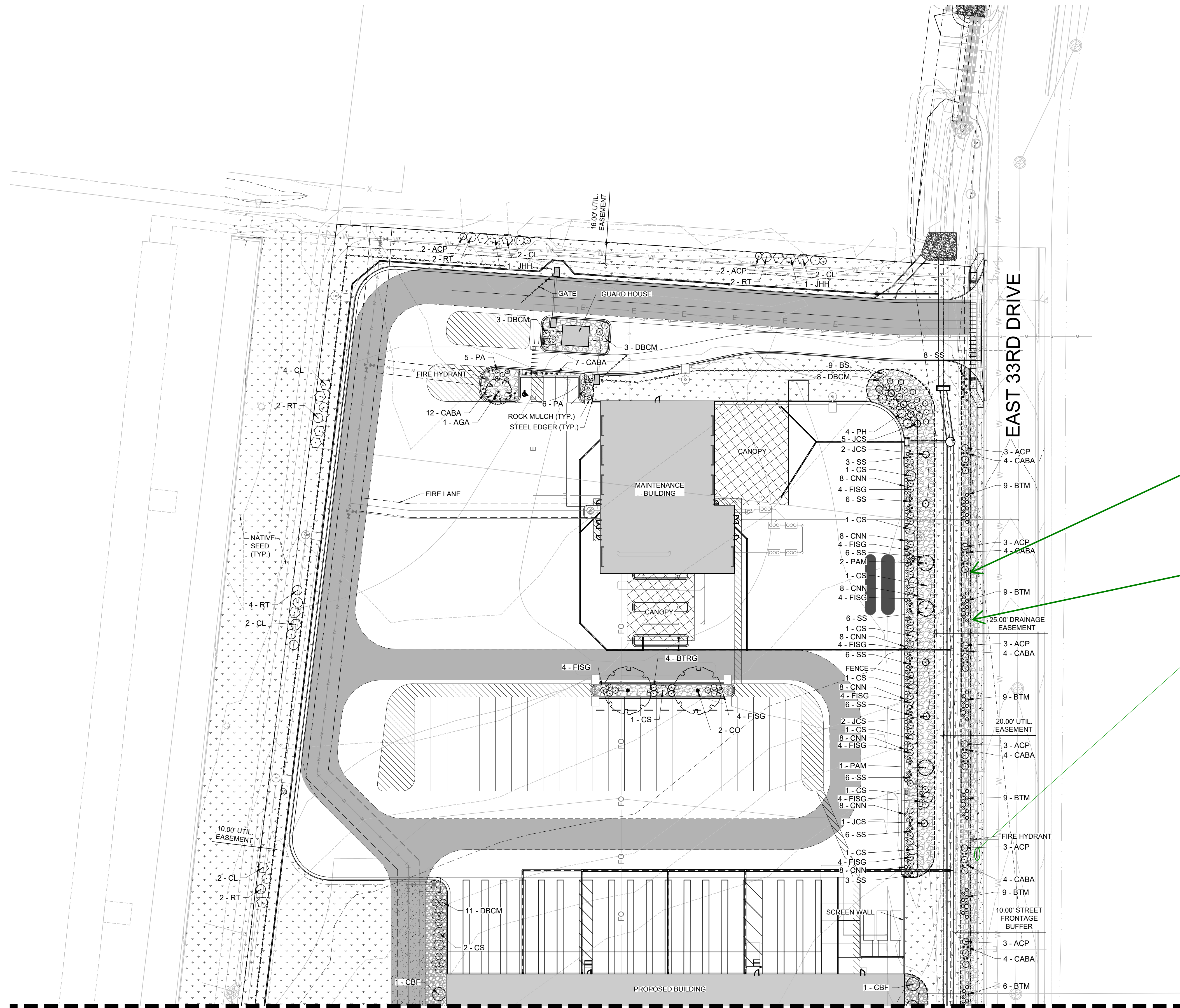
SITE PLAN

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 66 WEST,  
OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

KEY MAP



SCALE: 1"=300'



LEGEND  
PROPERTY LINE  
EASEMENT  
ICAL LINE

Plat has been revised to show the sidewalk easement as is shown on the site plan. All easements are planned to be dedicated at this time with the plat.

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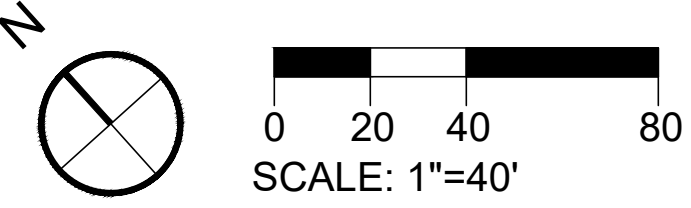
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5x5 passing zones have been shown but were covered up by the future sidewalk linework. Linework has been revised to show the pads more clearly and labels added.

- ROCK MULCH  
PUEBLO GRAY RIVER ROCK  
1 1/2"
- 18" GRAVEL RODENT STRIP
- NATIVE SEED
- CONCRETE SIDEWALK
- BIKE RACKS
- MAJOR TOPO LINES
- MINOR TOPO LINES



SHEET 9

NOT FOR CONSTRUCTION



DATE	REV. NO.	DESCRIPTION

MAJESTIC COMMERCCENTER PROJECT  
FRONTIER - SITE PLAN  
LANDSCAPE PLANS  
NORTH CORNER OF EAST 32ND PARKWAY & EAST 33RD DRIVE  
AURORA, COLORADO

PROJ NO: 240428  
ENG : EAP/JLE  
DATE : 04/29/2025

SHEET DESCRIPTION  
L-2  
SHEET 10



# MAJESTIC COMMERCENTER - PROJECT FRONTIER

## SITE PLAN

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 66 WEST,  
OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

### CITY OF AURORA NOTES

- SOIL PREPARATION SHALL BE FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA MINIMUM.
- FREE STANDING LIGHTS SHALL CONSIST OF THE FOLLOWING FIXTURE: MCGRAW-EDISON GLEON GALLEON LED LUMINARIE OR APPROVED EQUAL.
- SURFACE MATERIALS OF WALKS AND PLAZAS SHALL BE CONCRETE. SURFACE MATERIAL OF VEHICULAR DRIVES AND PARKING LOTS SHALL BE ASPHALT. SURFACE MATERIAL AT BIKE RACKS SHALL BE CONCRETE.
- ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING 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 CERTIFICATES OF OCCUPANCY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.

### GENERAL NOTES

- THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS, KNOX HARDWARE, AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICE ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH FIRE LIFE SAFETY (TYPICALLY 5 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(S) 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.
- AN 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LAND EASEMENTS (OR CORRIDORS).
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATION, SECTION 8.B.1.

### MULCH INFORMATION

LARGER ROCK MULCH  
PUEBLO GRAY COBBLESTONE 2-4"  
APPLIED AT 2" DEPTH MINIMUM  
AVAILABLE THROUGH: COLORADO  
MATERIALS, INC.  
1541 BOSTONE AVE.  
LONGMONT, CO 80521  
P: 303.682.2314  
WWW.COLORADOMATERIALSINC.COM

SMALLER ROCK MULCH  
PUEBLO GRAY RIVER ROCK 1 1/2"  
APPLIED AT 2" DEPTH MINIMUM  
AVAILABLE THROUGH: COLORADO  
MATERIALS, INC.  
1541 BOSTONE AVE.  
LONGMONT, CO 80521  
P: 303.682.2314  
WWW.COLORADOMATERIALSINC.COM

### EDGER INFORMATION

RYERSON 4" ROLL TOP EDGING  
AVAILABLE THROUGH: RYERSON  
P: 855.793.7766  
P: WWW.RYERSON.COM

### PROPOSED SEED INFORMATION

LOW GROW MIX  
30% EPHRAIM CRESTED WHEATGRASS (*Agropyron cristatum*)  
25% SHEEP FESCUE (*Festuca ovina*)  
20% PERENNIAL RYE (*Lolium perenne*)  
15% CHEWINGS FESCUE (*Festuca rubra subsp. commutata*)  
10% CANADA BLUEGRASS

AVAILABLE THROUGH: ARKANSAS VALLEY SEED  
4300 NORTH MONACO STREET  
DENVER, CO 80216  
P: 303.320.7500  
WWW.AVSEEDS.COM

### STREET BUFFER LANDSCAPING

REQUIRED: 1 TREE & 10 SHRUBS PER 40 LF

EAST 32ND PARKWAY			
LENGTH	WIDTH REQUIRED	TREES REQUIRED	SHRUBS REQUIRED
574'	25'	14	144
	WIDTH PROVIDED	TREES PROVIDED	SHRUBS PROVIDED
	40' **	14	165

EAST 33RD DRIVE				
LENGTH	WIDTH REQUIRED	TREES REQUIRED	SHRUBS REQUIRED	GRASS MAXIMUM
975'	10'	24	329	40%
	WIDTH PROVIDED	TREES PROVIDED	SHRUBS PROVIDED	GRASSES PROVIDED
	35' **	28	184	102

\* DUE TO EASEMENT CONFLICT, TREE EQUIVALENT HAS BEEN USED. 1 TREE = 10 SHRUBS.  
\*\* DUE TO EASEMENT CONFLICT, LARGER BUFFER WIDTH HAVE BEEN PROVIDED.

### CURBSIDE LANDSCAPING

REQUIRED: 1 TREE PER 40 LF & 1 SHRUB PER 40 SQ. FT.			
EAST 32ND PARKWAY			
LENGTH	TREES REQUIRED	SHRUBS REQUIRED	GRASS MAXIMUM
575'	12	130	40%
AREA	TREES PROVIDED	SHRUBS PROVIDED	GRASSES PROVIDED
5,208 SQ FT.	12	78	52

REQUIRED: 1 TREE PER 40 LF			
EAST 33RD DRIVE			
LENGTH	TREES REQUIRED	SHRUBS REQUIRED	GRASS MAXIMUM
828'	21	0	40%
AREA	TREES PROVIDED	SHRUBS PROVIDED	GRASSES PROVIDED
4,717 SQ FT.	0*	213	75

\* DUE TO EASEMENT CONFLICT, SHRUB EQUIVALENT HAS BEEN USED. 10 SHRUBS = 1 TREE.  
\*\* DUE TO EASEMENT CONFLICT, EXCESS OF SHRUBS HAVE BEEN PROVIDED.

### BUILDING PERIMETER CHART

REQUIRED: 1 TREE OR 10 SHRUBS PER 40 LF, NO MORE THAN 25% GRASSES					
SIDE	LENGTH	PLANTS REQUIRED	TREES PROVIDED	SHRUBS PROVIDED	GRASSES PROVIDED
NW	350'	9 TREES OR 88 SHRUBS	9	0	0
SW	341'	9 TREES OR 85 SHRUBS	9	65	6
SE	366'	9 TREES OR 92 SHRUBS	11	0	0

#### PLANT SCHEDULE CURRENT

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONT.	QTY
TREES					
	CBF	Carpinus betulus 'Frans Fontaine' / Frans Fontaine Hornbeam	2.5" Cal.	B&B	20
	CO	Celtis occidentalis / Common Hackberry	2.5" Cal.	B&B	10
	GTI	Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust	2.5" Cal.	B&B	2
	PAM	Prunus americana / American Plum	2.5" Cal.	B&B	4
	QM	Quercus macrocarpa / Burr Oak	2.5" Cal.	B&B	2
	TAM	Tilia americana 'McK Sentry' / American Sentry® Linden	2.5" Cal.	B&B	9

#### EVERGREEN TREES

	JCS	Juniperus chinensis 'Spartan' / Spartan Juniper	6' Ht.	B&B	28
	PH	Pinus heldreichii 'Emerald Arrow' / Emerald Arrow Bosnian Pine	6' Ht.	B&B	10
	PN	Pinus nigra / Austrian Pine	6' Ht.	B&B	1
	PP	Picea pungens glauca / Colorado Blue Spruce	6' Ht.	B&B	2

#### ORNAMENTAL TREES

	AGA	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry	2.5" Cal.	B&B	3
	ATG	Acer tataricum 'GarAnn' / Hot Wings® Tatarian Maple	2.5" Cal.	B&B	6

#### SHRUBS

	BS	Bassia scoparia / Burning Bush	5 gal.		88
	BTCP	Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Japanese Barberry	5 gal.		165
	BTM	Berberis thunbergii 'Monlars' / Golden Nugget™ Japanese Barberry	5 gal.		204
	BTRG	Berberis thunbergii 'Rose Glow' / Rose Glow Japanese Barberry	5 gal.		18
	CL	Cercocarpus ledifolius / Curl-leaf Mountain Mahogany	5 gal.		18
	CNN	Chrysanthamnus nauseosus nauseosus / Dwarf Blue Rabbitbrush	5 gal.		186
	CS	Cornus sericea / Red Twig Dogwood	5 gal.		24
	DBCM	Daphne x burkwoodii 'Carol Mackie' / Carol Mackie Daphne	5 gal.		34
	FISG	Forsythia x intermedia 'Spring Glory' / Spring Glory Forsythia	5 gal.		181
	PA	Perovskia abrotanoides / Russian Sage	5 gal.		82
	RAGL	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal.		39
	RT	Rhus trilobata / Skunkbush Sumac	5 gal.		18

#### EVERGREEN SHRUBS

	ACP	Arctostaphylos x coloradensis 'Panchito' / Panchito Manzanita	5 gal.		67
	JHH	Juniperus horizontalis 'Hughes' / Hughes Creeping Juniper	5 gal.		21
	PAN	Picea abies 'Nidiformis' / Bird's Nest Norway Spruce	5 gal.		52

#### ORNAMENTAL GRASSES

	CABA	Calamagrostis brachytricha / Korean Feather Reed Grass	5 gal.		109
	SS	Schizachyrium scoparium / Little Bluestem	5 gal.		145

#### PERENNIALS

	ARU	Agastache rupestris / Threadleaf Hyssop	1 gal.		11
	ASA	Aurinia saxatilis / Basket of Gold	1 gal.		11
	GGG	Gaillardia x grandiflora 'Goblin' / Goblin Blanketflower	1 gal.		25



DATE									
REV. NO.	DESCRIPTION								

MAJESTIC COMMERCENTER PROJECT  
FRONTIER - SITE PLAN  
LANDSCAPE NOTES & PLANT SCHEDULE  
NORTH CORNER OF EAST 32ND PARKWAY & EAST 33RD DRIVE  
AURORA, COLORADO

PROJ NO: 240428  
ENG : EAP/JLE  
DATE : 04/29/2025

#### SHEET DESCRIPTION

D-1

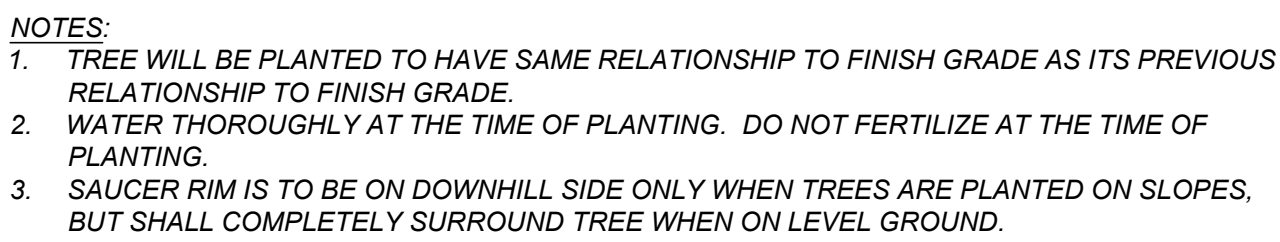
SHEET 11

NOT FOR CONSTRUCTION



## SITE PLAN

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 66 WEST,  
OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

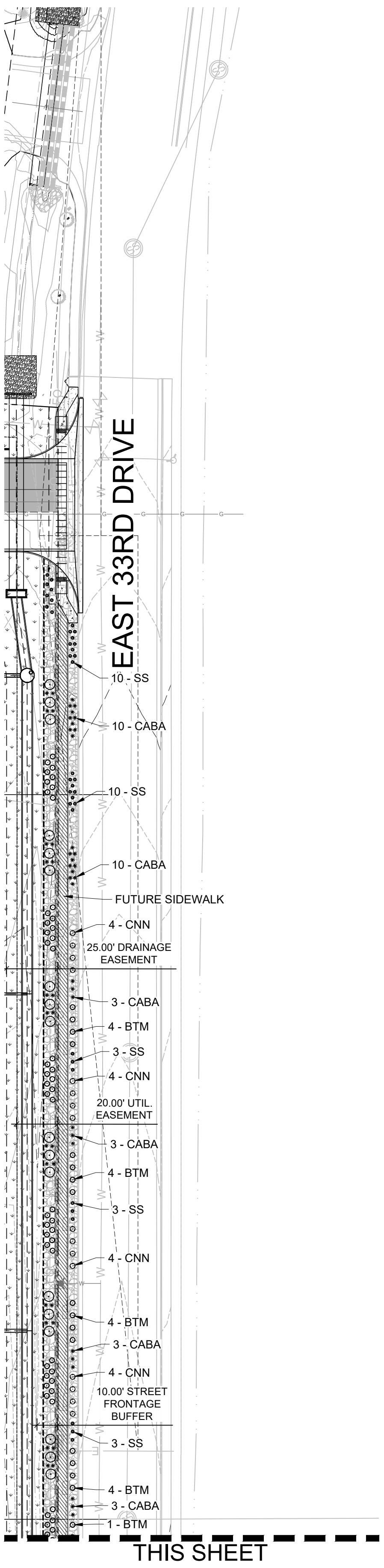
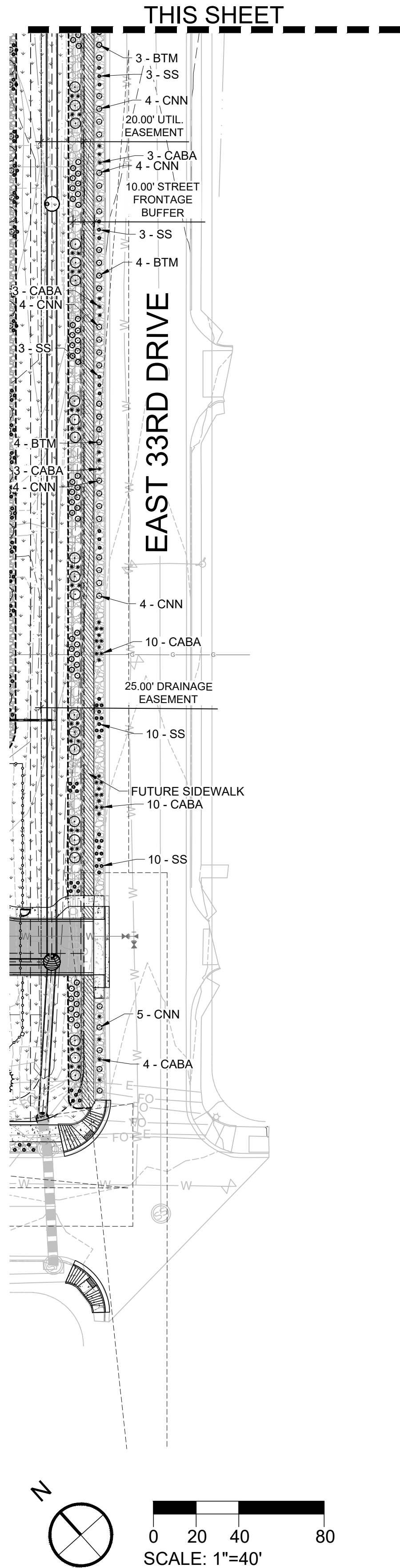




MAJESTIC COMMERCCENTER - PROJECT FRONTIER

SITE PLAN

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 66 WEST,  
OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



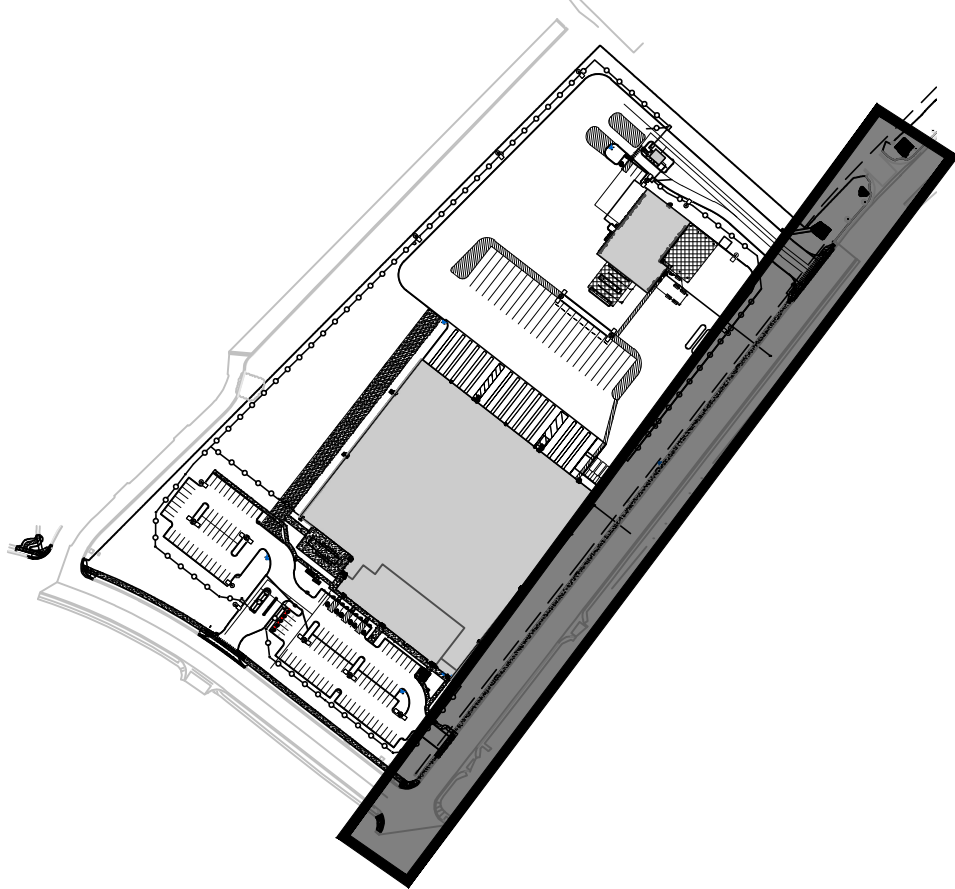
REQUIRED: 1 TREE PER 40 LF & 1 SHRUB PER 40 SF			
EAST 33RD DRIVE			
LENGTH	TREES REQUIRED	SHRUBS REQUIRED	GRASS MAXIMUM
828'	21	193	40%
AREA	TREES PROVIDED	SHRUBS PROVIDED	GRASSES PROVIDED
7,725 SQ FT.	0*	621**	201

\* DUE TO EASEMENT CONFLICT, SHRUB EQUIVALENT HAS BEEN USED. 10 SHRUBS = 1 TREE.  
\*\* DUE TO EASEMENT CONFLICT, EXCESS OF SHRUBS HAVE BEEN PROVIDED.

PLANT SCHEDULE ULT CON

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
SHRUBS				
	BTM	Berberis thunbergii 'Monlars' / Golden Nugget™ Japanese Barberry	5 gal.	28
	CNN	Chrysothamnus nauseosus nauseosus / Dwarf Blue Rabbitbrush	5 gal.	41
ORNAMENTAL GRASSES				
	CABA	Calamagrostis brachytricha / Korean Feather Reed Grass	5 gal.	65
	SS	Schizachyrium scoparium / Little Bluestem	5 gal.	61

KEY MAP



SCALE: 1"=300'

LEGEND	
	PROPERTY LINE
	UTILITY EASEMENT
	ELECTRICAL LINE
	FIBER OPTIC LINE
	GAS LINE
	WATER LINE
	STORM LINE
	STORM SWALE
	SIGHT TRIANGLE
	FIRE LANE
	STEEL EDGER
	FENCE
	GATE
	FIRE HYDRANT
	ROCK MULCH PUEBLO GRAY COBBLESTONE 2-4"
	ROCK MULCH PUEBLO GRAY RIVER ROCK 1 1/2"
	18" GRAVEL RODENT STRIP
	NATIVE SEED
	CONCRETE SIDEWALK
	BIKE RACKS
	MAJOR TOPO LINES
	MINOR TOPO LINES

MAJESTIC COMMERCCENTER PROJECT  
FRONTIER - SITE PLAN  
FUTURE SIDEWALK CONDITIONS LANDSCAPE PLANS  
NORTH CORNER OF EAST 32ND PARKWAY & EAST 33RD DRIVE  
AURORA, COLORADO

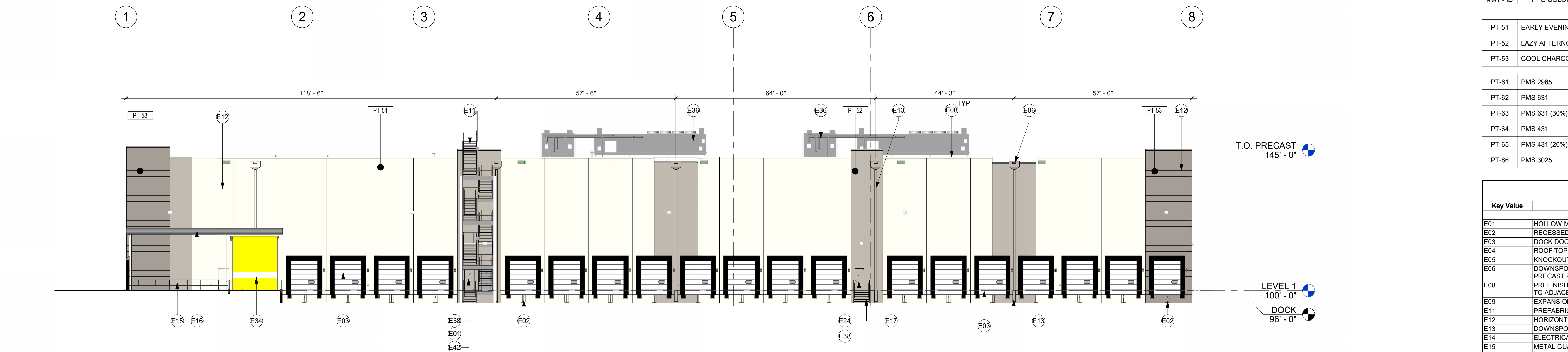
PROJ NO: 240428  
ENG : EAP/JLE  
DATE : 04/29/2025

SHEET DESCRIPTION  
LF-1  
SHEET 13

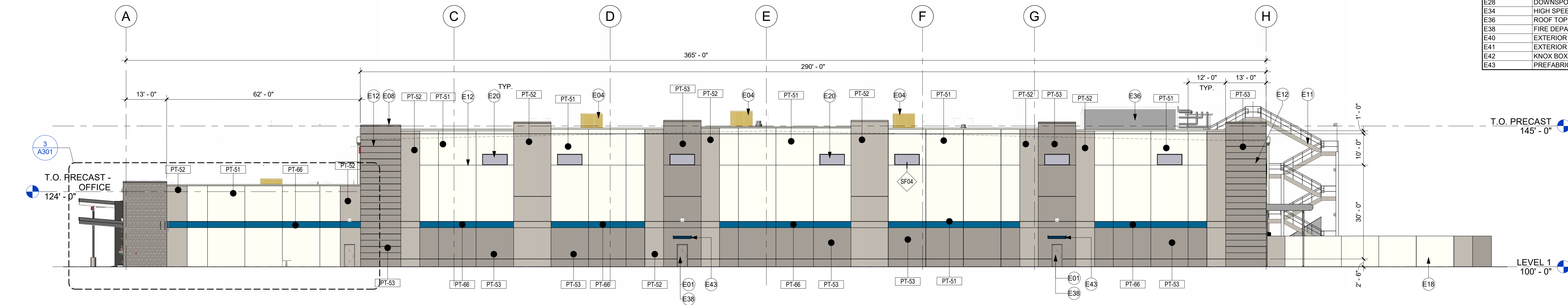
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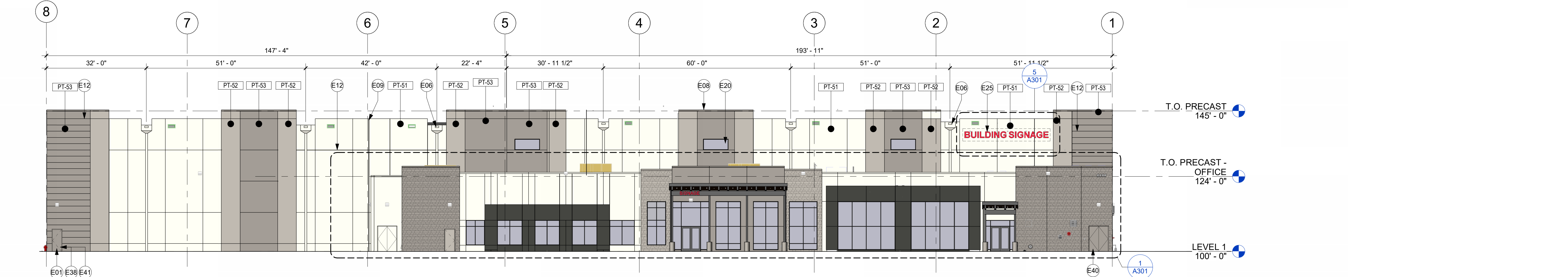




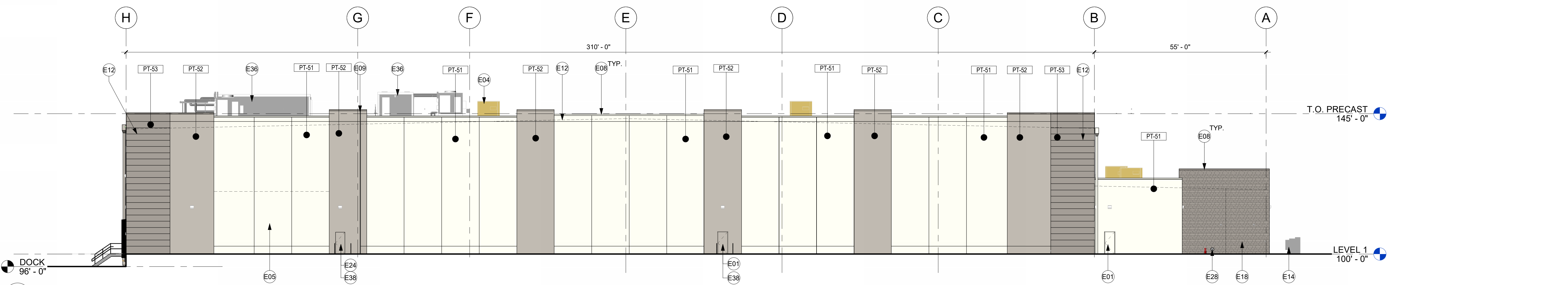
4 EAST OVERALL ELEVATION  
A300 1/16" = 1'-0"



3 SOUTH OVERALL ELEVATION  
A300 1/16" = 1'-0"



2 WEST OVERALL ELEVATION  
A300 1/16" = 1'-0"



1 NORTH OVERALL ELEVATION  
A300 1/16" = 1'-0"

PAINT LEGEND (NOT ALL WILL BE USED)		
MAT - ID	PPG COLOR	COMMENTS

PT-51	EARLY EVENING	TYPICAL
PT-52	LAZY AFTERNOON	ACCENT
PT-53	COOL CHARCOAL	ACCENT

PT-61	PMS 2965	ACCENT
PT-62	PMS 631	ACCENT
PT-63	PMS 631 (30%)	ACCENT
PT-64	PMS 431	ACCENT
PT-65	PMS 431 (20%)	ACCENT
PT-66	PMS 3025	ACCENT

KEYNOTE LEGEND	
Key Value	Keynote Text
E01	HOLLOW METAL DOOR. MATCH ADJACENT PRECAST PANEL COLOR.
E02	RECESSED TRAILER RESTRAINT (TYPICAL)
E03	DOCK DOOR AND SHELTER. TYP.
E04	ROOF TOP MECHANICAL UNIT - SEE MECHANICAL
E05	KNOCKOUT PANEL FOR FUTURE OPENING
E06	DOWNSPOUT AND COLLECTOR BOX. PAINT COLOR TO MATCH ADJACENT PRECAST PANEL. TYP.
E08	PREFINISHED METAL COPING WITH CONTINUOUS KEEPER. MATCH COLOR TO ADJACENT PRECAST PANEL COLOR
E09	EXPANSION JOINT - SEE STRUCTURAL
E11	PREFABRICATED METAL ROOF ACCESS STAIR
E12	HORIZONTAL REVEAL
E13	DOWNSPOUT GUARD
E14	ELECTRICAL EQUIPMENT - SEE ELECTRICAL
E15	METAL GUARDRAIL GALVANIZED
E16	PREFABRICATED METAL CANOPY
E17	EXTERIOR METAL STAIR
E18	STACKED STONE
E20	ALUMINUM STOREFRONT SYSTEM
E24	INFIT COOLER DOOR - MATCH ADJACENT PRECAST PANEL COLOR
E25	BUILDING SIGNAGE. TBD
E28	DOWNSPOUT NOZZLE (COW'S TONGUE) - BLACK FINISH
E34	HIGH SPEED ROLL-UP DOOR. SEE DOOR SCHEDULE
E36	ROOF TOP REFRIGERATION PENTHOUSE - SEE REFRIGERATION DRAWINGS
E38	FIRE DEPARTMENT ACCESS DOOR
E40	EXTERIOR DOOR TO FIRE PUMP / FIRE RISER ROOM
E41	EXTERIOR DOOR FOR ACCESS TO FIRE RISERS
E42	KNOX BOX LOCATION. SEE CIVIL
E43	PREFABRICATED METAL CANOPY



RYAN A+E, INC.  
533 South Third Street, Suite 100  
Minneapolis, MN 55415  
612-492-4000 tel  
612-492-3000 fax

WWW.RYANCOMPANIES.COM

CONSULTANTS



KEY PLAN

PROJECT INFORMATION  
**PROJECT FRONTIER**

AURORA, CO

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PROJ. NO.  
701-800

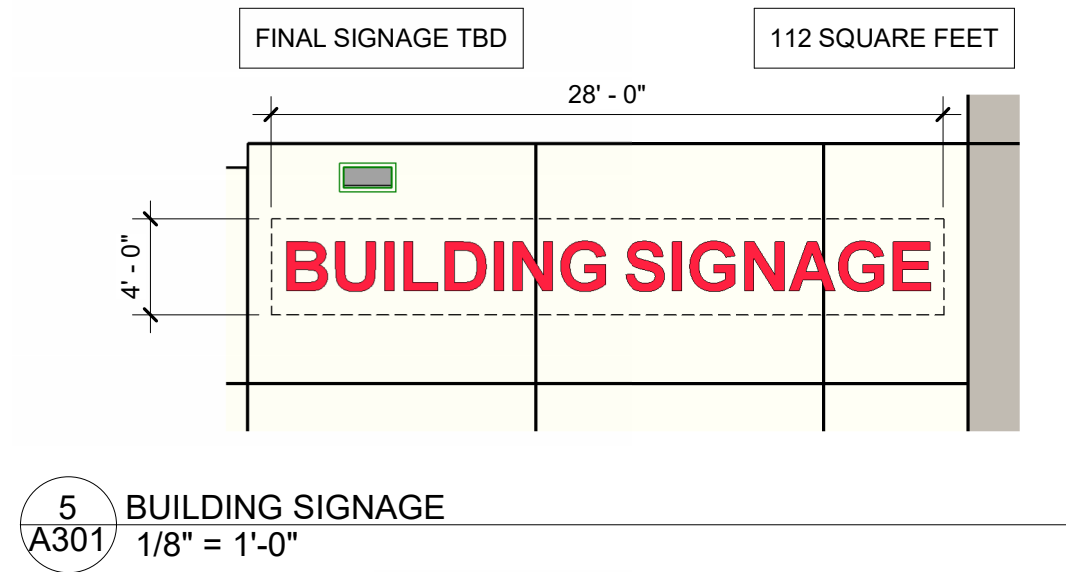
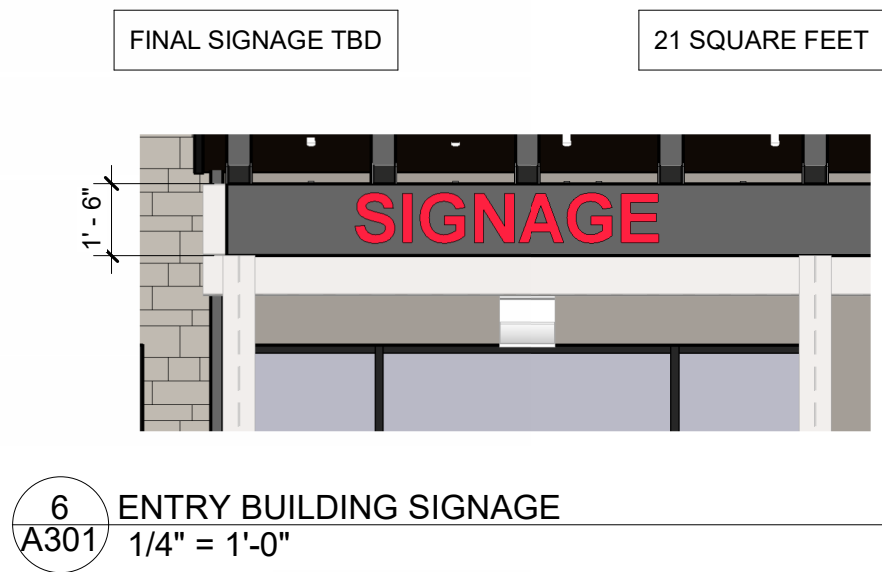
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ISSUE #	DATE	DESCRIPTION
P1	12.09.2024	SD SET
P2	02.07.2025	DD SET
P3	03.XX.2025	CD SET

PRELIMINARY  
NOT FOR CONSTRUCTION

EXTERIOR  
ELEVATIONS -  
OVERALL

A300





PAINT LEGEND (NOT ALL WILL BE USED)		
MAT - ID	PPG COLOR	COMMENTS
PT-51	EARLY EVENING	TYPICAL
PT-52	LAZY AFTERNOON	ACCENT
PT-53	COOL CHARCOAL	ACCENT
PT-61	PMS 2965	ACCENT
PT-62	PMS 631	ACCENT
PT-63	PMS 631 (30%)	ACCENT
PT-64	PMS 431	ACCENT
PT-65	PMS 431 (20%)	ACCENT
PT-66	PMS 3025	ACCENT

KEYNOTE LEGEND	
Key Value	Keynote Text
E01	HOLLOW METAL DOOR. MATCH ADJACENT PRECAST PANEL COLOR.
E04	ROOF TOP MECHANICAL UNIT - SEE MECHANICAL
E07	PREFINISHED LOUVER. MATCH ADJACENT PRECAST PANEL COLOR. SEE MECHANICAL.
E08	PREFINISHED METAL COPING WITH CONTINUOUS KEEPER. MATCH COLOR TO ADJACENT PRECAST PANEL COLOR.
E10	ROOF LINE BEYOND, SHOWN DASHED
E18	STACKED STONE
E19	ACM PANEL
E20	ALUMINUM STOREFRONT SYSTEM
E21	ALUMINUM CURTAINWALL SYSTEM
E22	CANOPY WITH GLULAM TIMBER BEAMS AND STEEL STRUCTURE WITH STANDING SEAM METAL ROOF AND METAL PANEL SOFFIT.
E26	BUILDING ADDRESS SIGNAGE. TBD
E27	FLUSH MOUNT FDC WITH KNOX CAPS. SEE FIRE PROTECTION
E28	DOWNSPOUT NOZZLE (COW'S TONGUE) - BLACK FINISH
E38	FIRE DEPARTMENT ACCESS DOOR
E40	EXTERIOR DOOR TO FIRE PUMP / FIRE RISER ROOM
E42	KNOX BOX LOCATION. SEE CIVIL
E45	EXTERIOR WALL LIGHT. SEE ELECTRICAL



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KEY PLAN

PROJECT INFORMATION  
**PROJECT FRONTIER**

AURORA, CO

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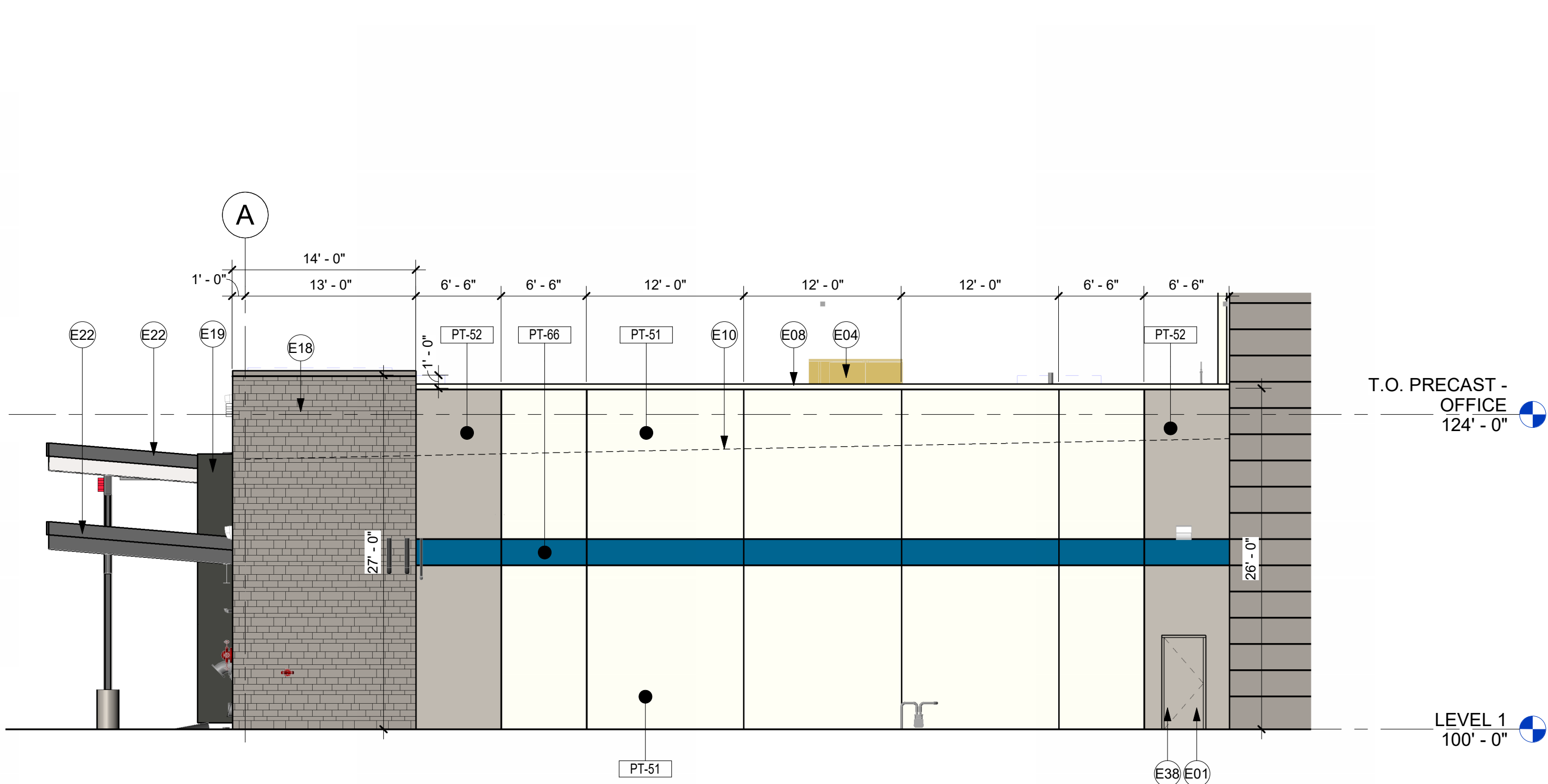
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701-800

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P3	03.XX.2025	CD SET

PRELIMINARY  
NOT FOR CONSTRUCTION

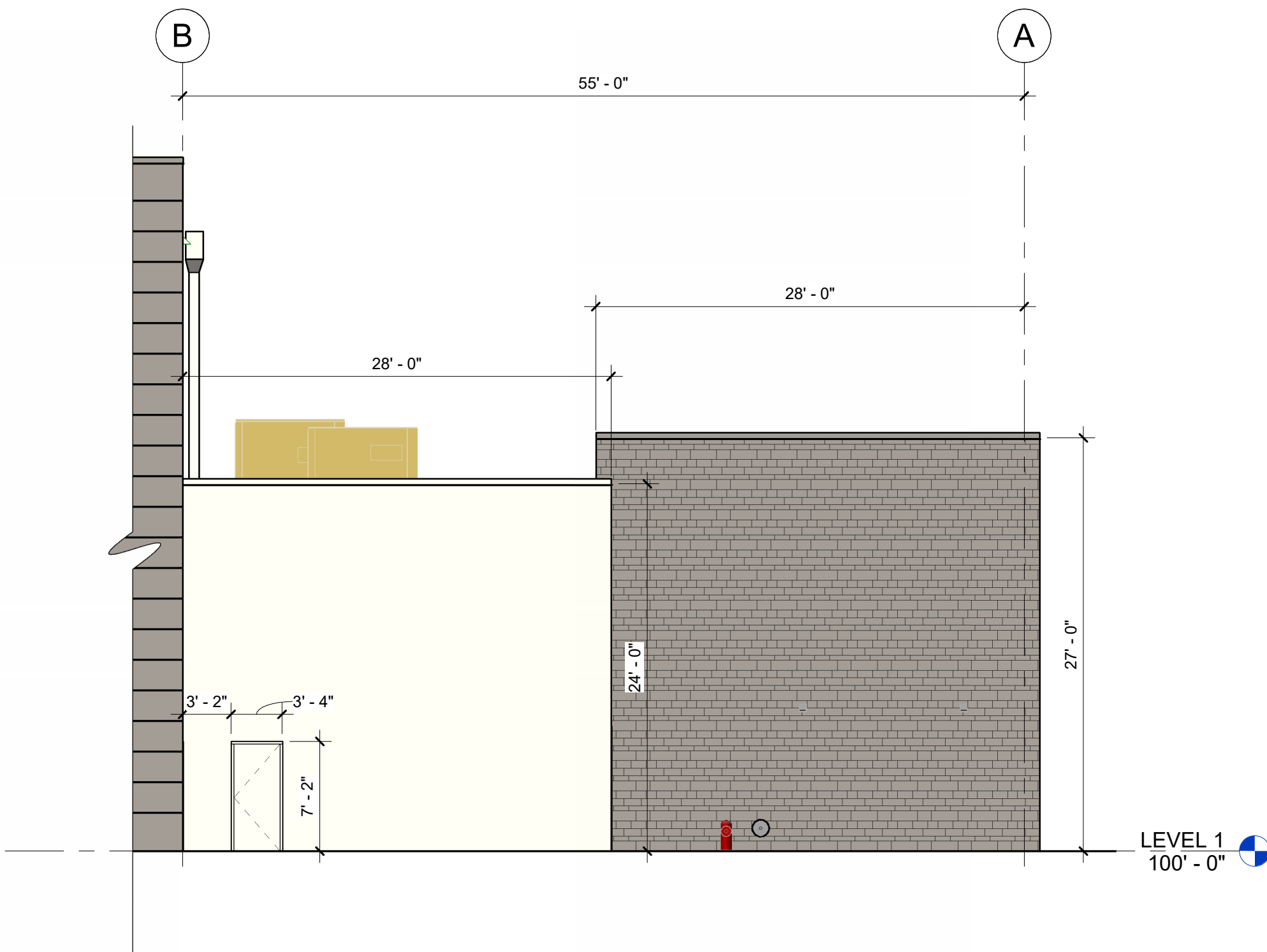
EXTERIOR  
ELEVATIONS -  
ENLARGED  
OFFICE

A301



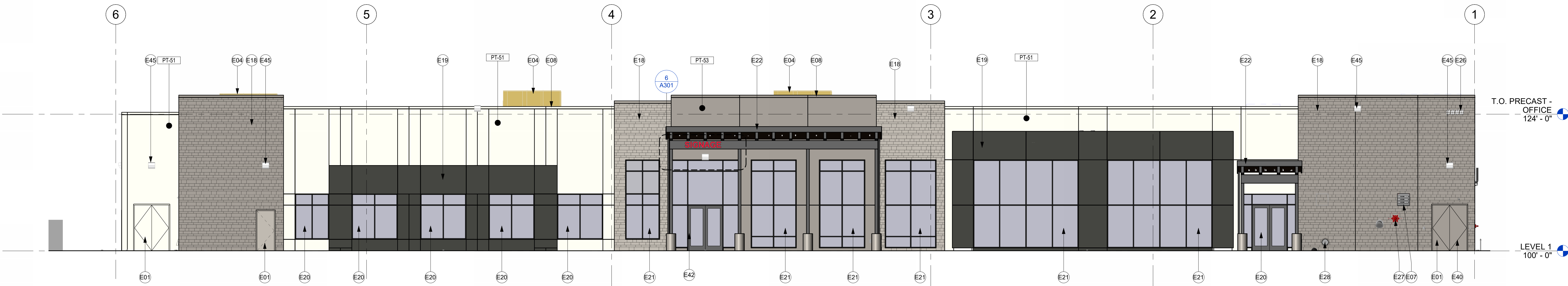
3  
A301

SOUTH ELEVATION - OFFICE ENLARGED  
1/8" = 1'-0"



2  
A301

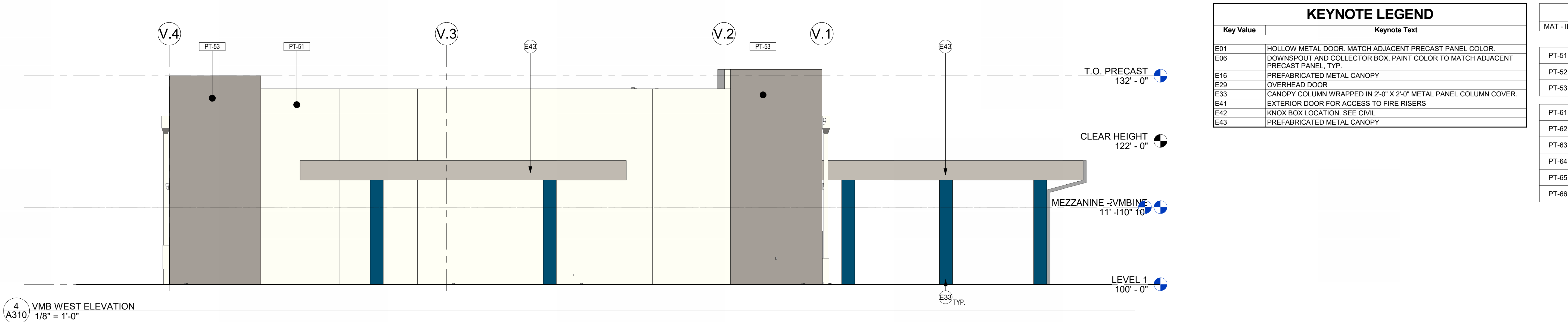
ENLARGED OFFICE ELEVATION - NORTH  
1/8" = 1'-0"



1  
A301

WEST ELEVATION - OFFICE ENLARGED  
1/8" = 1'-0"

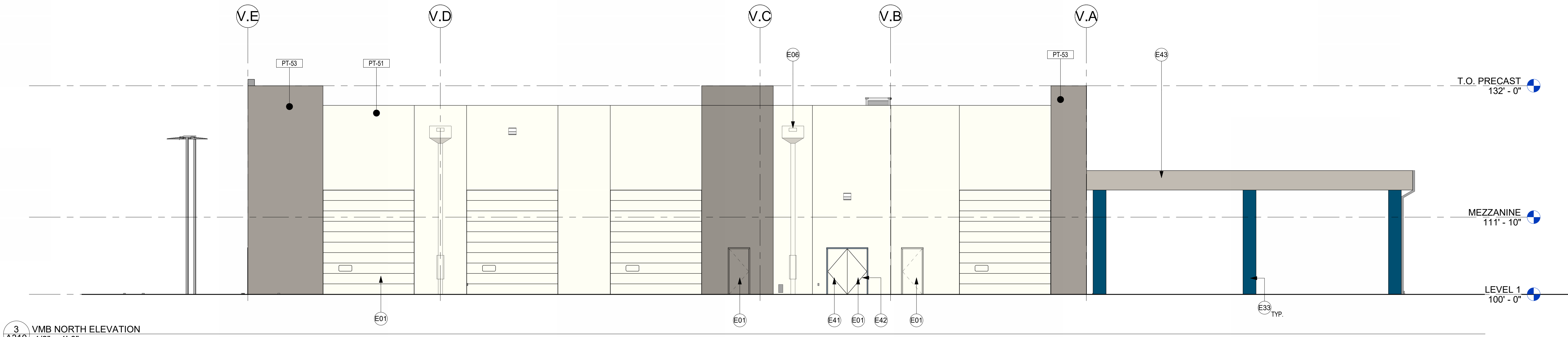




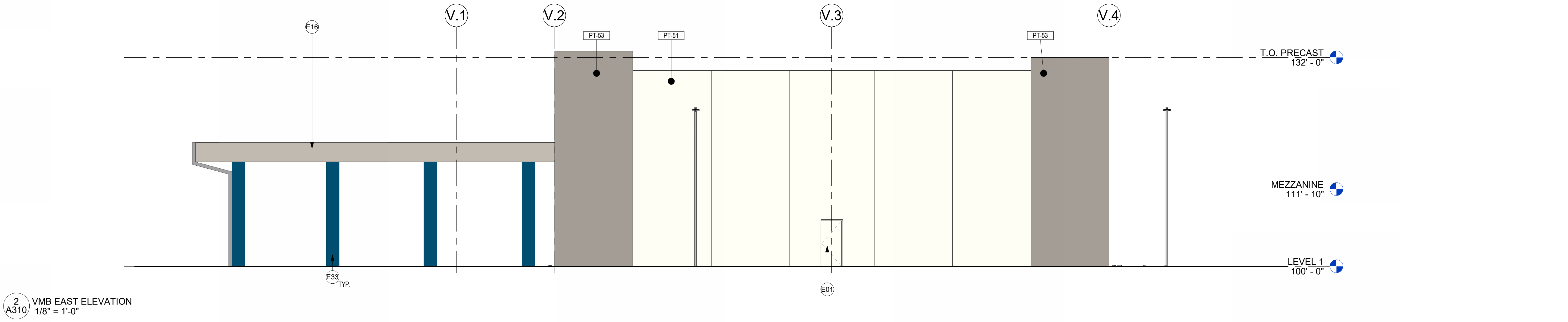
4 VMB WEST ELEVATION  
A310 1/8" = 1'-0"

KEYNOTE LEGEND	
Key Value	Keynote Text
E01	HOLLOW METAL DOOR. MATCH ADJACENT PRECAST PANEL COLOR.
E06	DOWNSPOUT AND COLLECTOR BOX. PAINT COLOR TO MATCH ADJACENT PRECAST PANEL, TYP.
E16	PREFABRICATED METAL CANOPY
E29	OVERHEAD DOOR
E33	CANOPY COLUMN WRAPPED IN 2'-0" X 2'-0" METAL PANEL COLUMN COVER.
E41	EXTERIOR DOOR FOR ACCESS TO FIRE RISERS
E42	KNOX BOX LOCATION. SEE CIVIL
E43	PREFABRICATED METAL CANOPY

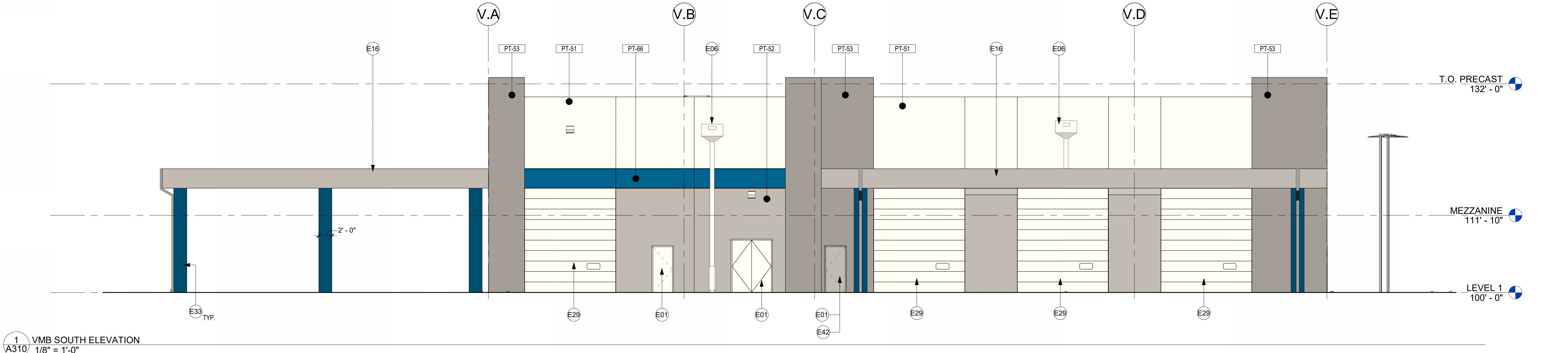
PAINT LEGEND (NOT ALL WILL BE USED)		
MAT - ID	PPG COLOR	COMMENTS
PT-51	EARLY EVENING	TYPICAL
PT-52	LAZY AFTERNOON	ACCENT
PT-53	COOL CHARCOAL	ACCENT
PT-61	PMS 2965	ACCENT
PT-62	PMS 631	ACCENT
PT-63	PMS 631 (30%)	ACCENT
PT-64	PMS 431	ACCENT
PT-65	PMS 431 (20%)	ACCENT
PT-66	PMS 3025	ACCENT



3 VMB NORTH ELEVATION  
A310 1/8" = 1'-0"



2 VMB EAST ELEVATION  
A310 1/8" = 1'-0"



1 VMB SOUTH ELEVATION  
A310 1/8" = 1'-0"



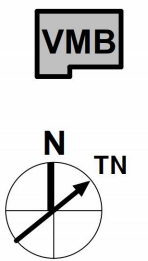
RYAN A+E, INC.  
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612-492-4000 tel  
612-492-3000 fax

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CONSULTANTS



KEY PLAN



PROJECT INFORMATION

PROJECT  
FRONTIER

AURORA, CO

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PROJ. NO.  
701-800

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
P1	12.09.2024	SD SET
P2	02.07.2025	DD SET
P3	03.XX.2025	CD SET

PRELIMINARY  
NOT FOR CONSTRUCTION

EXTERIOR  
ELEVATIONS -  
VMB


A310



## SITE PLAN

The site plan illustrates the proposed industrial building and its associated infrastructure. The building is a large, rectangular structure with a complex internal layout, including several courtyards and parking areas. The building is situated on a 100,000 sq ft lot, with a 20,000 sq ft parking lot located to the north and a 20,000 sq ft parking lot to the south. The building is surrounded by an accessible route, and the site is bordered by East 32nd Parkway (2 Lane Arterial, 50' FL-FL) to the south and East 33rd Drive (2 Lane Collector, 40' FL-FL) to the east. The site is adjacent to an industrial land use category (I1) and is bounded by Matchline P1 to the north and Matchline P2 to the east. The plan also shows the location of various utility structures, including manholes (EA1, EA2, EW1, EW2, EW2EM) and a water meter (E). The site is bounded by a property line to the west and a matchline to the east.

LIGHTING FIXTURES	
A <sub>3</sub>	LUMINAIRE TYPE, REFERENCING LUMINAIRE SCHEDULE, TYPICAL ALL FIXTURES, SUBSCRIPT, IF SHOWN, REFERENCES WALL SWITCH OR RELAY/ZONE CONTROL
○	EXTERIOR SURFACE-MOUNTED DOWNLIGHT
⊙	EXTERIOR WALL-MOUNTED LUMINAIRE
⊞	EXTERIOR AREA LIGHT
⬢ ⊙	HATCH INDICATES EMERGENCY LUMINAIRE

KEY VALUE	KEYNOTE LEGEND
	
1.	LIGHT POLE BASE SHOWN TO SCALE TO COORDINATE WITH UTILITIES AND FENCING.
2.	EXISTING STREETLIGHT.


STATISTICS							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
OVERALL SIZE	Innance	FC	5.30	12.8	0.0	N/A	N/A
ACCESSORY ROUTE	Innance	FC	2.93	7.8	0.0	N/A	N/A
CANOPY SOUTHWEST	Innance	FC	8.35	15.3	4.1	2.18	2.80
CANOPY SOUTHWEST	Innance	FC	9.68	12.8	5.2	1.86	2.45
LOADING	Innance	FC	1.6	6.8	0.0	N/A	N/A
PARKING SOUTHWEST	Innance	FC	3.05	6.3	0.0	N/A	10.50
PARKING NORTHEAST	Innance	FC	3.14	4.5	1.3	2.42	3.45
PROPERTY LINE	Innance	FC	0.18	1.5	0.0	N/A	N/A
ROAD NORTHEAST	Innance	FC	1.01	3.4	0.1	10.10	34.00



**SITE PLAN**  
LOCATED IN THE NORTH HALF OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 66 WEST,  
OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



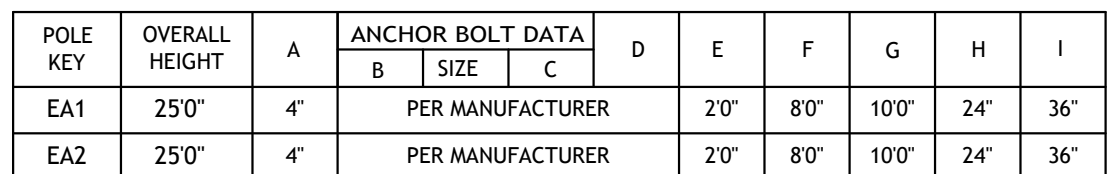
LIGHTING FIXTURES	
A <sub>3</sub>	LUMINAIRE TYPE, REFERRING LUMINAIRE SCHEDULE, TYPICAL ALL FIXTURES. SUBSCRIPT, IF SHOWN, REFERENCES WALL SWITCH OR RELAY/ZONE CONTROL
○	EXTERIOR SURFACE-MOUNTED DOWNLIGHT
⊙	EXTERIOR WALL-MOUNTED LUMINAIRE
⊞	EXTERIOR AREA LIGHT
⊞ ⊙	HATCH INDICATES EMERGENCY LUMINAIRE

KEY VALUE	KEYNOTE LEGEND
	
1.	LIGHT POLE BASE SHOWN TO SCALE TO COORDINATE WITH UTILITIES AND FENCING.
2.	EXISTING STREETLIGHT.

**AEDESIGN**  
Integrated Lighting, Technology, and Electric  
1900 Wazee Street #205 | Denver, CO 80202  
aedesign-inc.com



**SITE PLAN**  
LOCATED IN THE NORTH HALF OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 66 WEST,  
OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



P3	SCALE: NTS
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