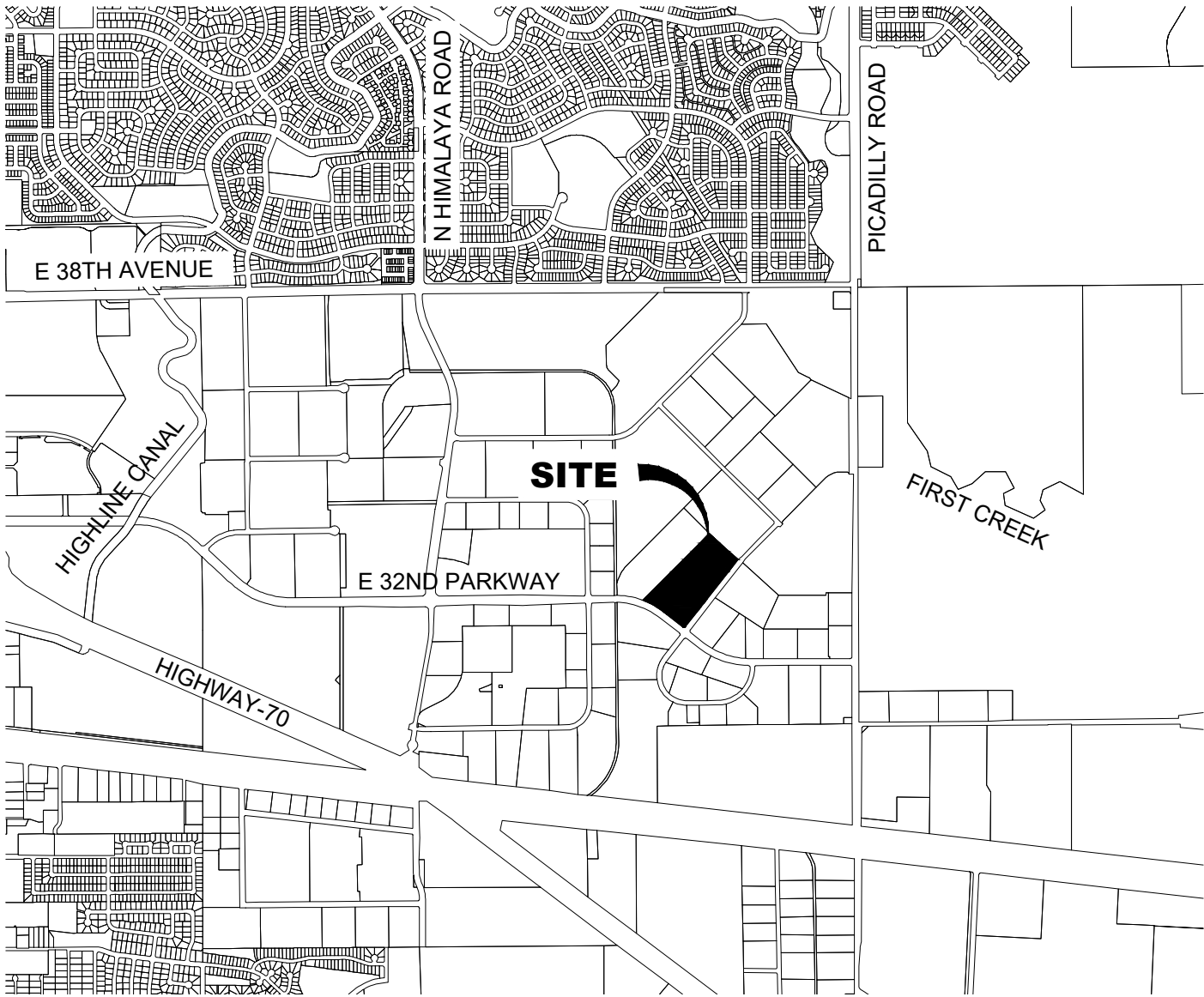


MAJESTIC COMMERCCENTER - PROJECT FRONTIER

SITE PLAN
SITUATED 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 2nd 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	133 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'

SHEET LIST TABLE		
SHEET NUMBER	SHEET TITLE	SHEET DESCRIPTION
1	COVER	CS1
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3	SITE PLAN	SP1
4	SITE PLAN	SP2
5	GRADING & UTILITY PLAN	GP1
6	GRADING & UTILITY PLAN	GP2
7	SITE DETAILS	SD1
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9	LANDSCAPE PLANS	L-1
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13	EXTERIOR ELEVATIONS - OVERALL	A300
14	ENLARGED OFFICE ELEVATIONS	A301
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17	PHOTOMETRIC LIGHTING PLAN	P2
18	PHOTOMETRIC LIGHTING DETAILS	P3

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:

PER FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES TITLE COMMITMENT NO.:
NCS-1232648-ATL. EFFECTIVE DATE SEPTEMBER 06, 2024 AT 5:00PM.

THE LAND REFERRED TO HERE IN BELOW IS SITUATED IN THE COUNTY OF ADAMS, STATE OF COLORADO, AND IS
DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 1, BLOCK 1, AURORA BUSINESS CENTER SUBDIVISION FILING NO. 18, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL 2:

LOT 2, BLOCK 1, AURORA BUSINESS CENTER SUBDIVISION FILING NO. 18, COUNTY OF ADAMS, STATE OF COLORADO.

LESS AND EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF LOT 2, BLOCK 1, AURORA BUSINESS CENTER SUBDIVISION FILING NO. 18, A
SUBDIVISION PLAT RECORDED AT RECEPTION NO. B671034 IN THE OFFICE OF THE CLERK AND RECORDER OF ADAMS
COUNTY, COLORADO, SITUATED WITHIN THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE
6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 2, BLOCK 1; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID
LOT 2, BLOCK 1, SOUTH 38°03'56" WEST, A DISTANCE OF 194.15 FEET; THENCE DEPARTING SAID SOUTHEASTERLY LINE
NORTH 44°59'04" WEST, A DISTANCE OF 495.46 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 2, BLOCK 1; THENCE
ALONG SAID NORTHWESTERLY LINE NORTH 45°00'56" EAST, A DISTANCE OF 166.86 FEET TO THE MOST NORTHERLY
CORNER OF SAID LOT 2, BLOCK 1; THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 2, BLOCK 1, SOUTH 48°07'17"
EAST, A DISTANCE OF 472.67 FEET TO THE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO.

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°19'59" 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

2nd SUBMITTAL
JASON IGO
jigo@auroragov.org

Please contact Steve DeKoskie for
comments or questions regarding
Water's comments in red.
sdekoski@auroragov.org

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, THIER 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 ____, AD, ____.

CLERK AND RECORDER: _____

DEPUTY: _____



DATE	REV. NO.	DESCRIPTION

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: 02/21/2025

SHEET DESCRIPTION

CS1

SHEET 1

MAJESTIC COMMERCENTER - PROJECT FRONTIER

SITE PLAN

Revised as requested Southeast Quarter NORTH HALF ATED IN THE 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:

- 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.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- 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."
- 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.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
- 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.
- 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.
- 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.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDINGS PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
- 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.
- 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.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

Add the note: "There will be no outside, overnight storage of vehicles under repair or service on the site". Reach out to your case manager about this note if the VMB is anticipated to operate 24/7.

Per coordination w/ Erik Gates, note is not necessary because the truck dock will be operating 24/7

CITY OF AURORA SITE SPECIFIC NOTES:

- 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.
- 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.
- 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.
- 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:

- 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.
- 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.
- 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.
- 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.
- 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.
- 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:

- 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: 02/21/2025

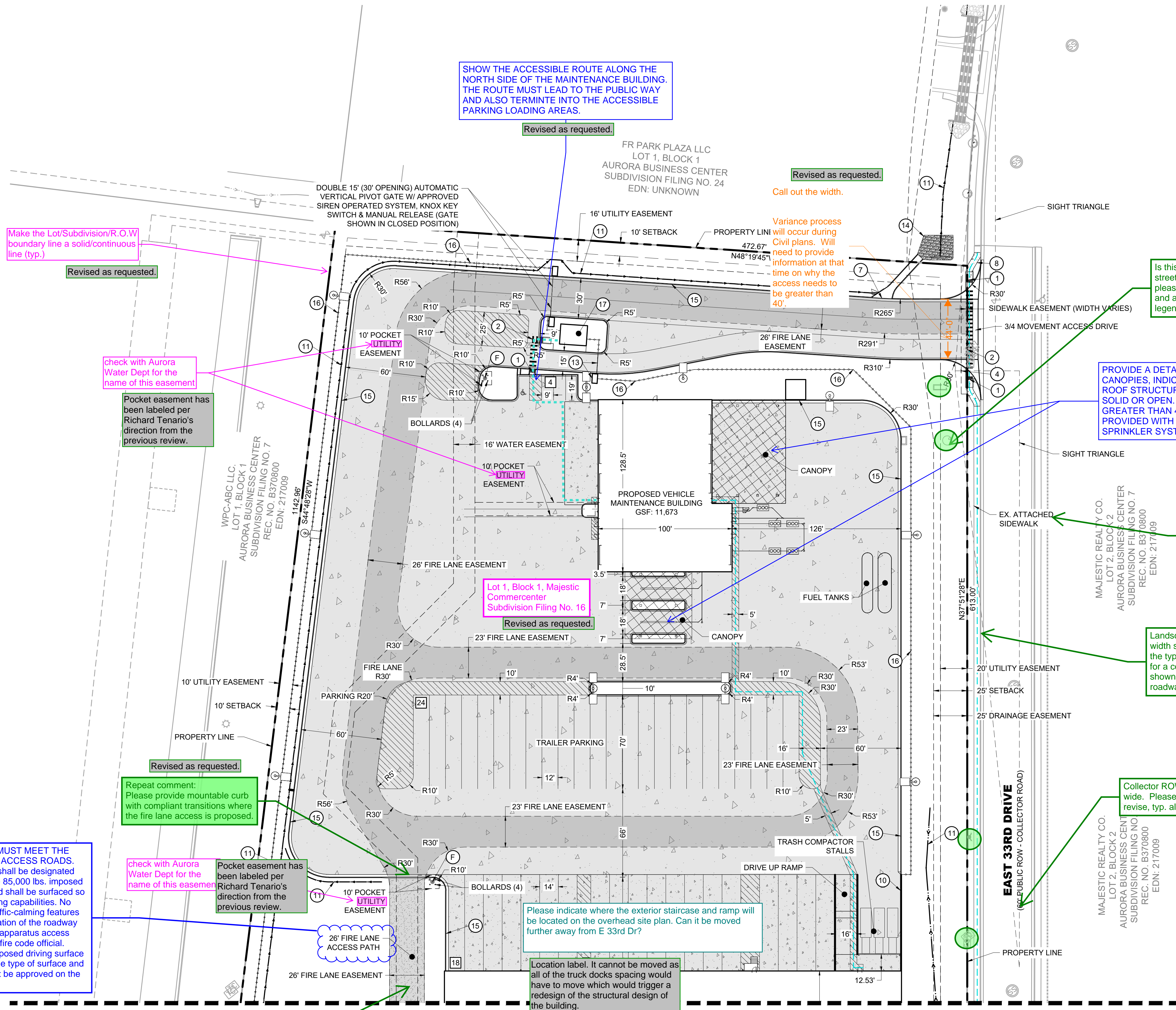
SHEET DESCRIPTION
GN1
SHEET 2

MAJESTIC COMMERCCENTER - PROJECT FRONTIER

SITE PLAN

Revised as requested.

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



NOTES:

1. THE FIRE LANE EASEMENT IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS AND MARKINGS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING "FIRE LANE - NO PARKING" THE POLICE OR HIS DULY AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANE EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.
2. ALL DIMENSIONS ARE TO FLOWLINE UNLESS OTHERWISE STATED.
3. ALL FLOWLINE RADI ARE 4' UNLESS SHOWN OTHERWISE.
4. 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, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
5. DETAILED LAYOUT AND DESIGN FOR PROPOSED CURB RAMPS WITHIN RIGHT-OF-WAY OR ALONG ACCESSIBLE ROUTE TO BE PROVIDED IN CIVIL PLANS
6. 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.
7. PRIVATE STREET LIGHTS WILL REMAIN PRIVATELY OWNED & MAINTAINED IN PERPETUITY.

KEYNOTES & LEGEND:

- 1 ADA RAMP
- CROSSWALK
- ACCESSIBLE PARKING SIGN "WITH VAN ACCESSIBLE PLAQUE
- R1-1 STOP SIGN
- NO PARKING FIRE LANE SIGN
- 4' DRAINAGE PAN
- 15' CURB CUT W/ 5' CHASE
- 5' SIDEWALK
- 10' SIDEWALK
- SCREEN WALL
- SWALE
- BIKE RACK
- VERTICAL PIVOT GATE

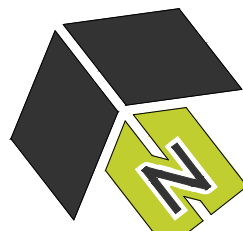
Per coordination with COA Engineering Team, sidewalk is permitted to stay as attached sidewalk. However, a sidewalk easement has been added to provide room for a future sidewalk to be added by COA.

- 19 DECORATIVE PATIO FENCE
- 20 TRASH CAN
- 21 OUTDOOR TABLE

Per coordination with COA Engineering Team, sidewalk is permitted to stay as attached sidewalk. However, a sidewalk easement has been added to provide room for a future sidewalk to be added by COA.

FIRE HYDRANT

- ACCESSIBLE ROUTE
- EASEMENT
- FIRE LANE EASEMENT (F.L.E.)
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED FENCE
- PROPOSED LIGHT POLE
- FIRE HYDRANT BOLLARDS
- ACCESSIBLE PARKING SPACE
- PARKING COUNT
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- STORM STRUCTURES



MAJESTIC COMMERCCENTER PROJECT
FRONTIER - SITE PLAN
SITE PLAN

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

PROJ NO: 240428
ENG: EAP/JLE
DATE: 02/21/2025

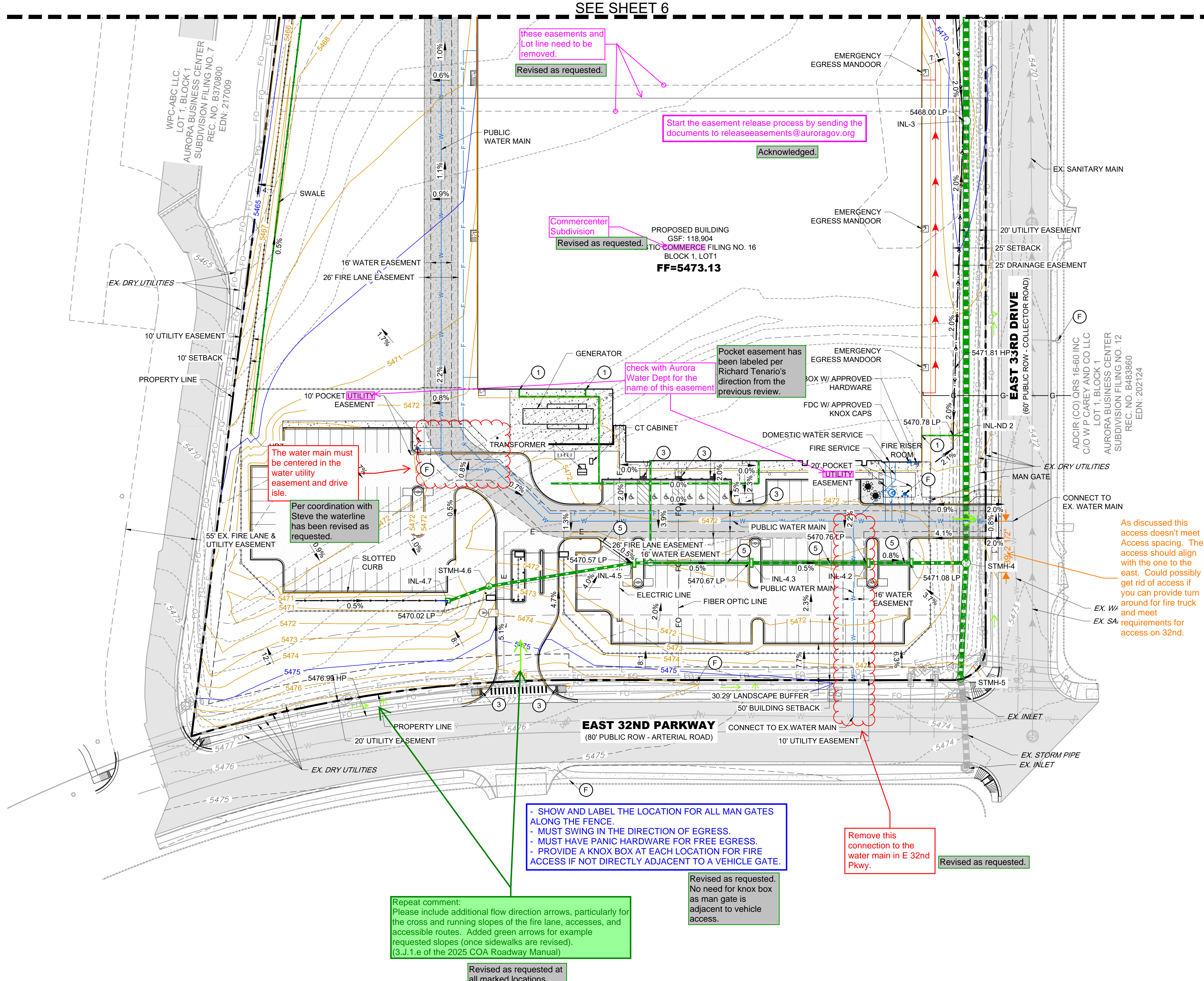
SHEET DESCRIPTION
SP2
SHEET 4

MAJESTIC COMMERCENTER - PROJECT FRONTIER

SITE PLAN

Southeast Quarter **SITE PLAN**
Revised as requested. 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

SEE SHEET 6



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 PREVENT 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 PLAN TO THE CIVIL AN 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.

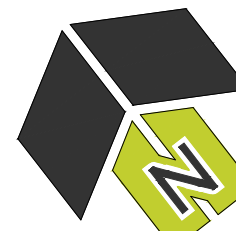
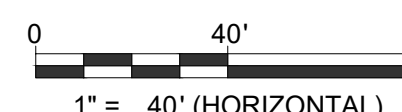
GRADING ABBREVIATIONS

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
- ⑥ FIRE HYDRANT

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



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
GOVERNING AGENCIES
AND IS SUBJECT TO
CHANGE

ROJ NO: 240428

NG : EAP/JLE

DATE : 02/21/2025

SHEET DESCRIPTION

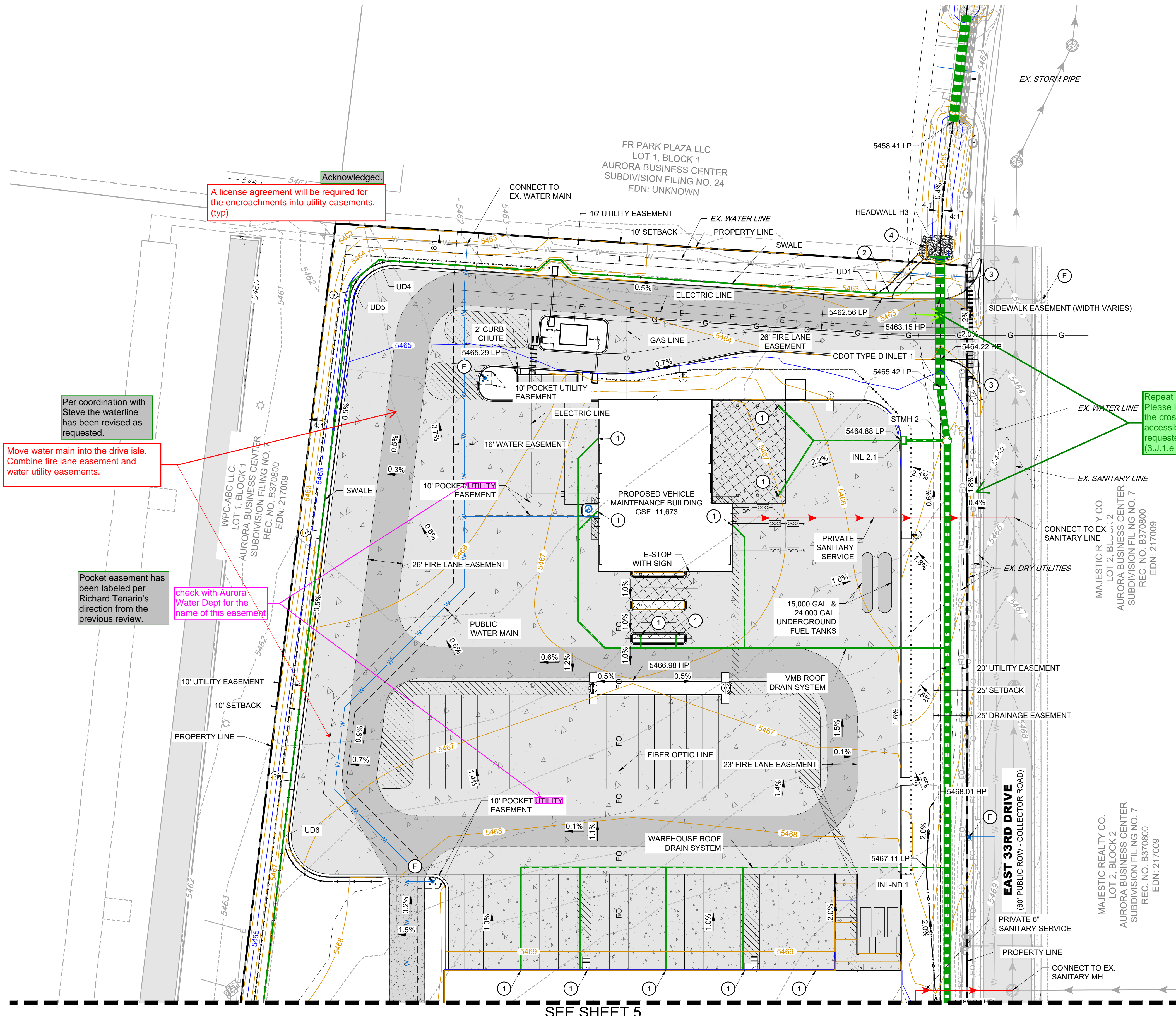
GP1

SHEET 5

MAJESTIC COMMERCCENTER - PROJECT FRONTIER

SITE PLAN

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



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.
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.
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11. PRIVATE STREET LIGHTS WILL REMAIN PRIVATELY OWNED & MAINTAINED IN PERPETUITY.

GRADING ABBREVIATIONS

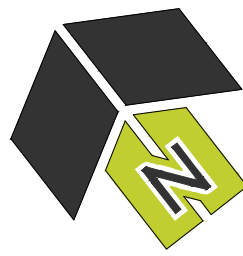
HIGH POINT
LOW POINT

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
- 100.00 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	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
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CHANGE

PROJ NO: 240428
ENG: EAP/JLE
DATE: 02/21/2025

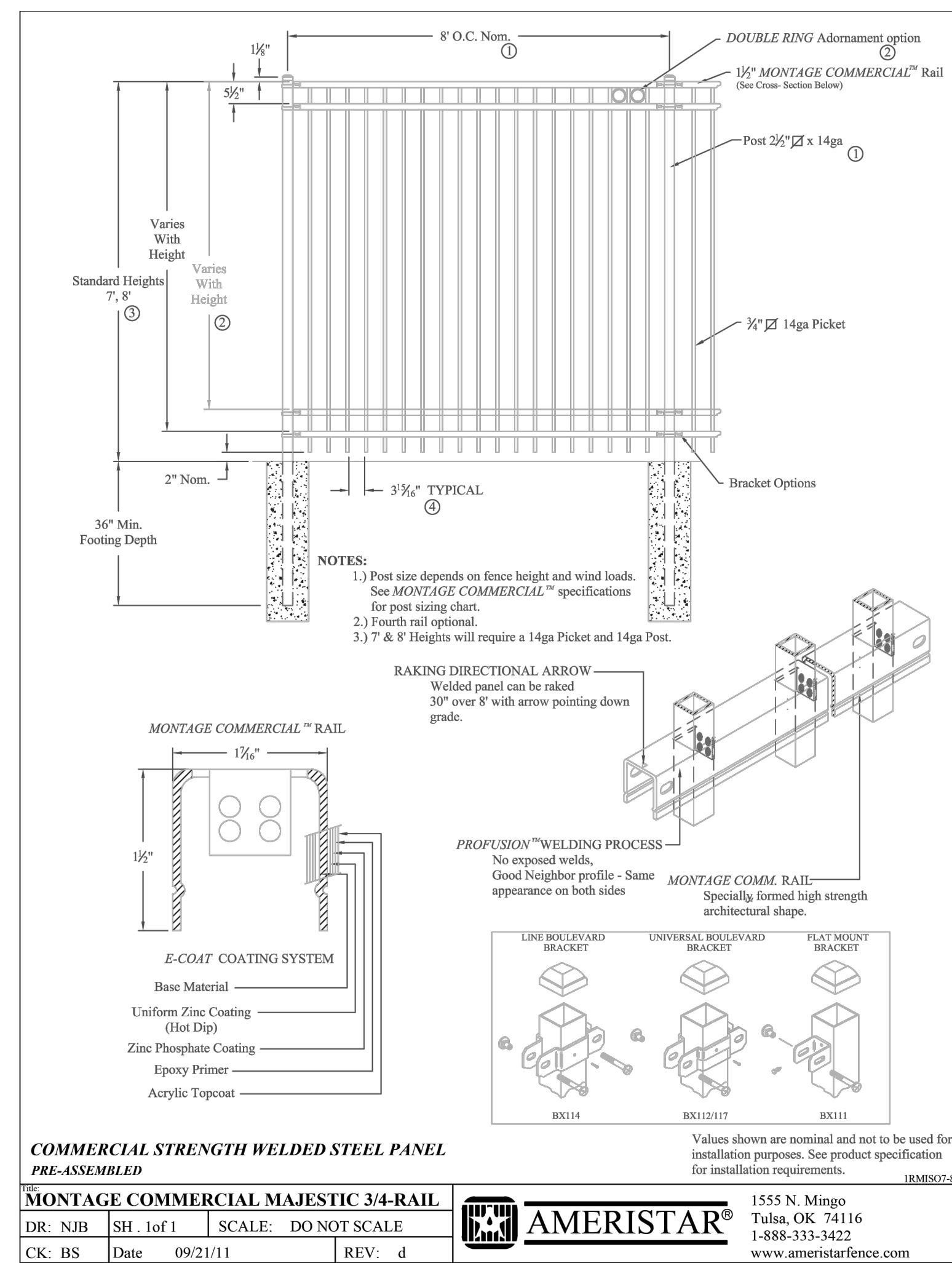
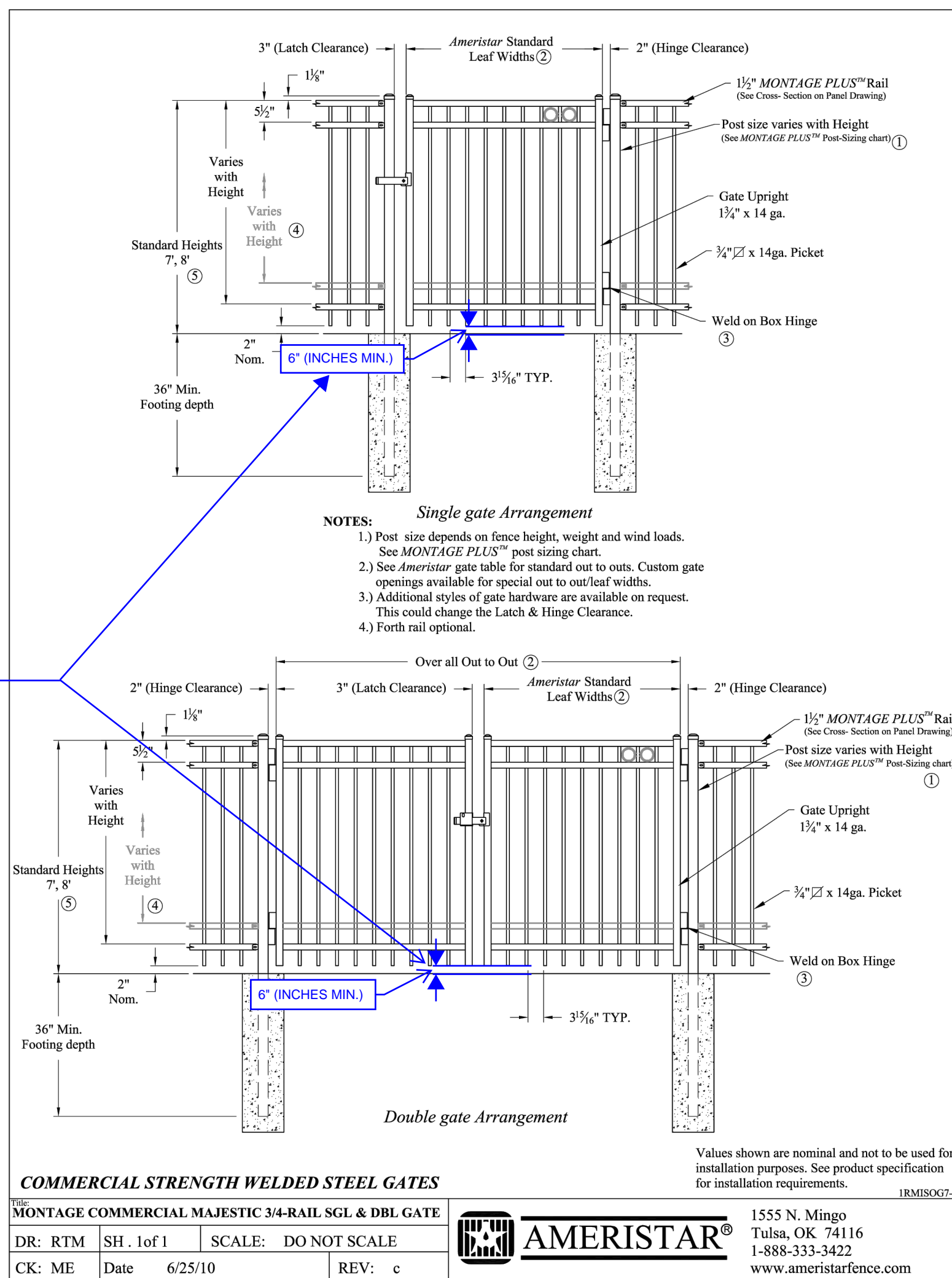
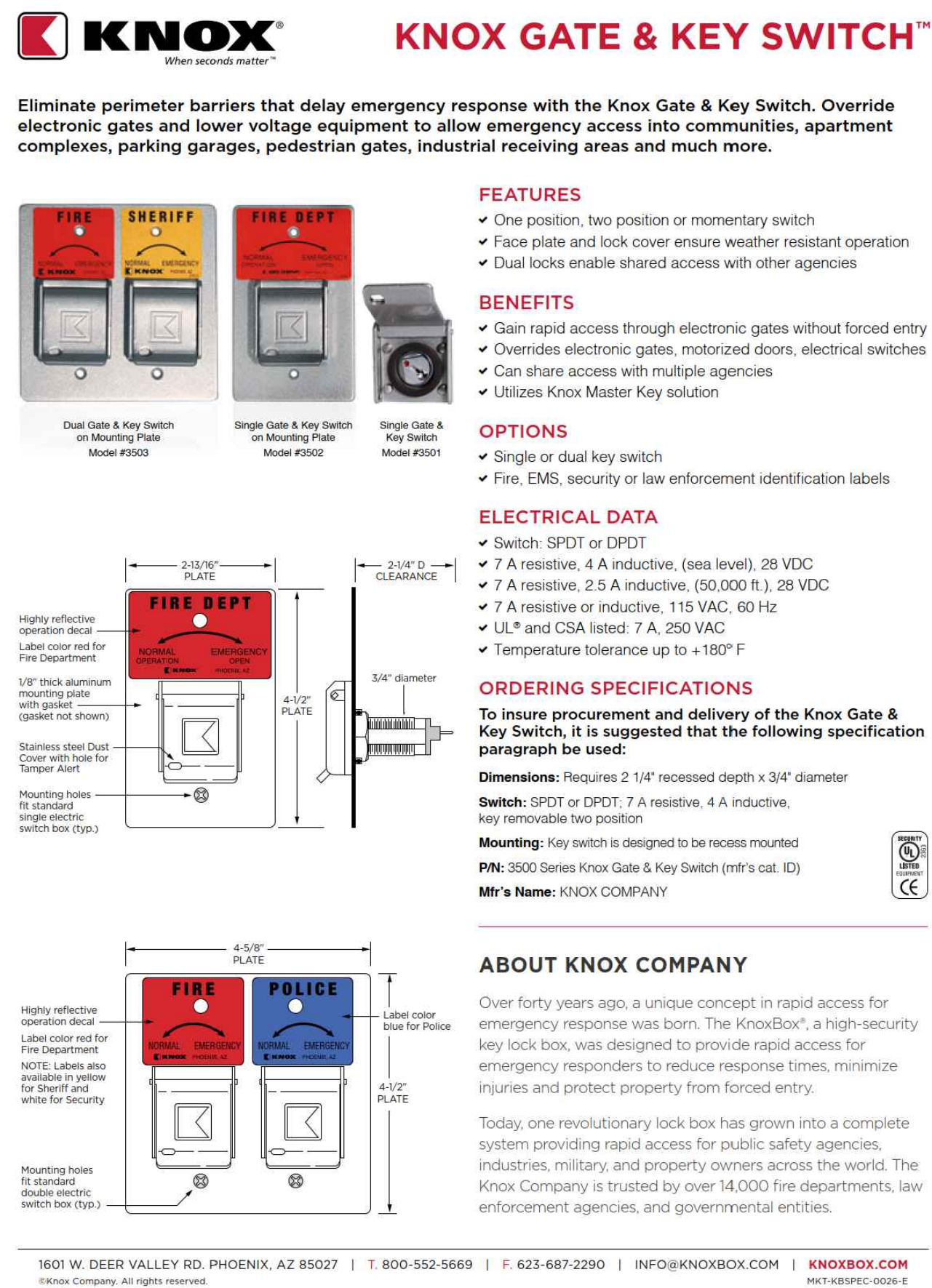
SHEET DESCRIPTION
GP2
SHEET 6



Southeast Quarter

SITE PLAN

Revised as requested. 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



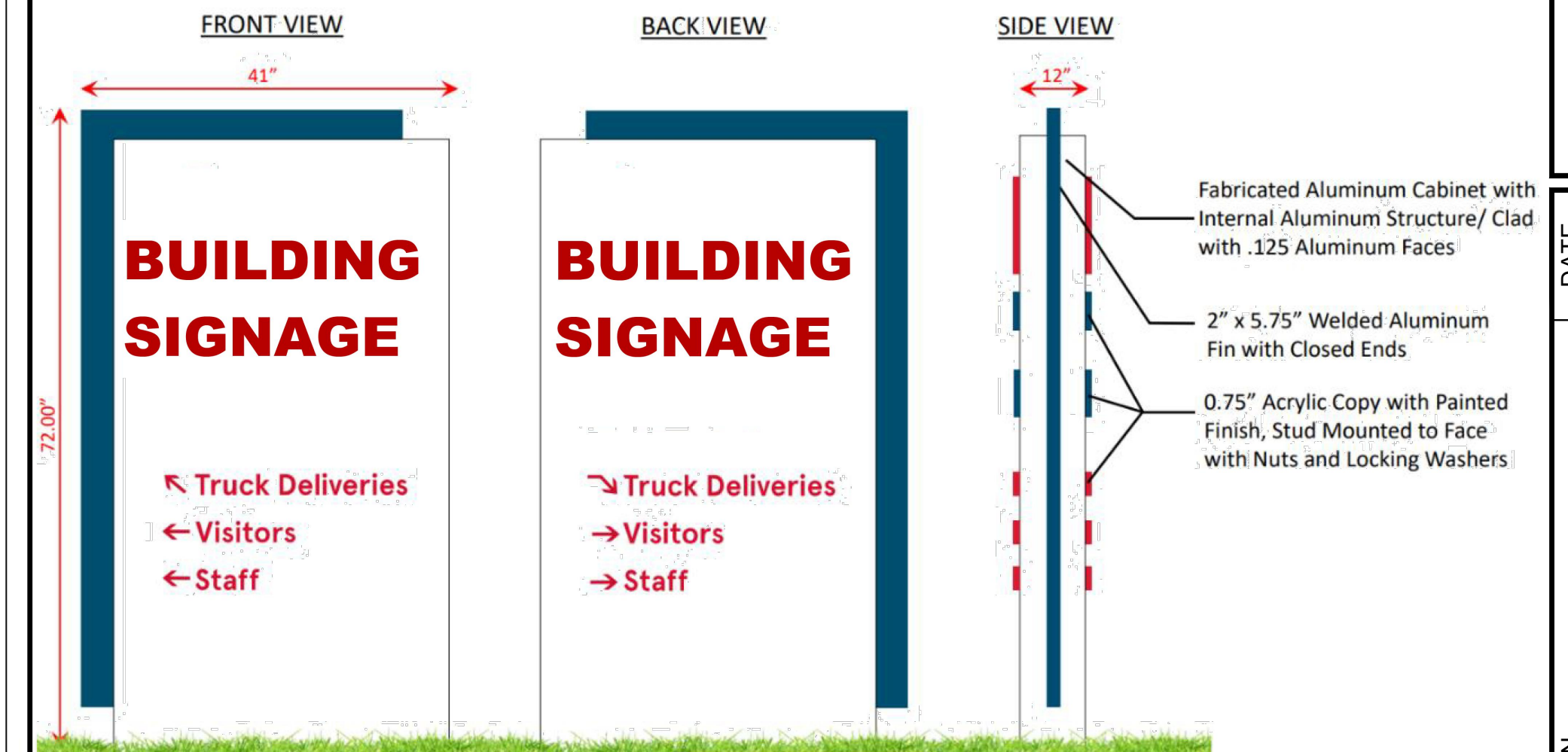
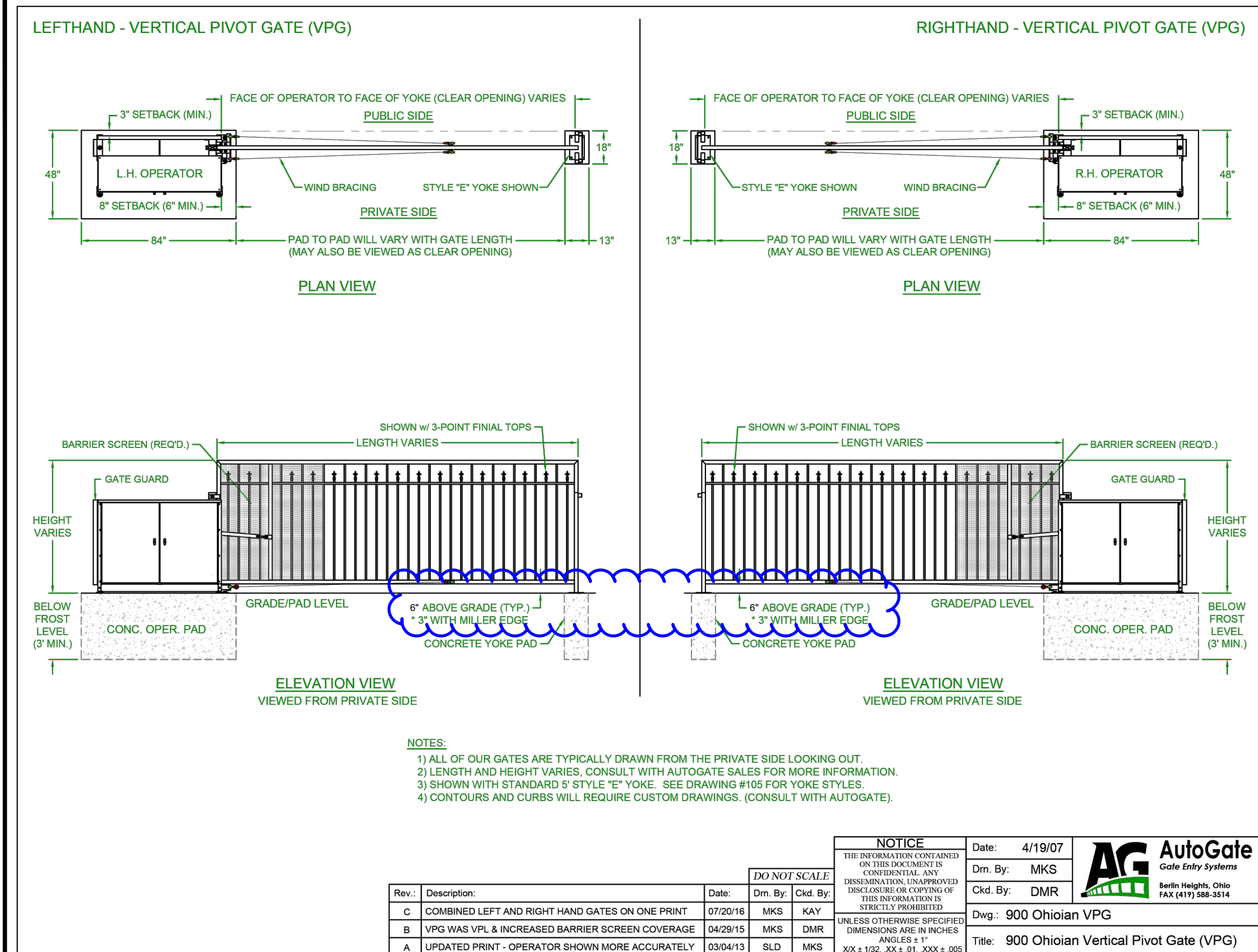
Southeast Quarter

SITE PLAN

Revised as requested. 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



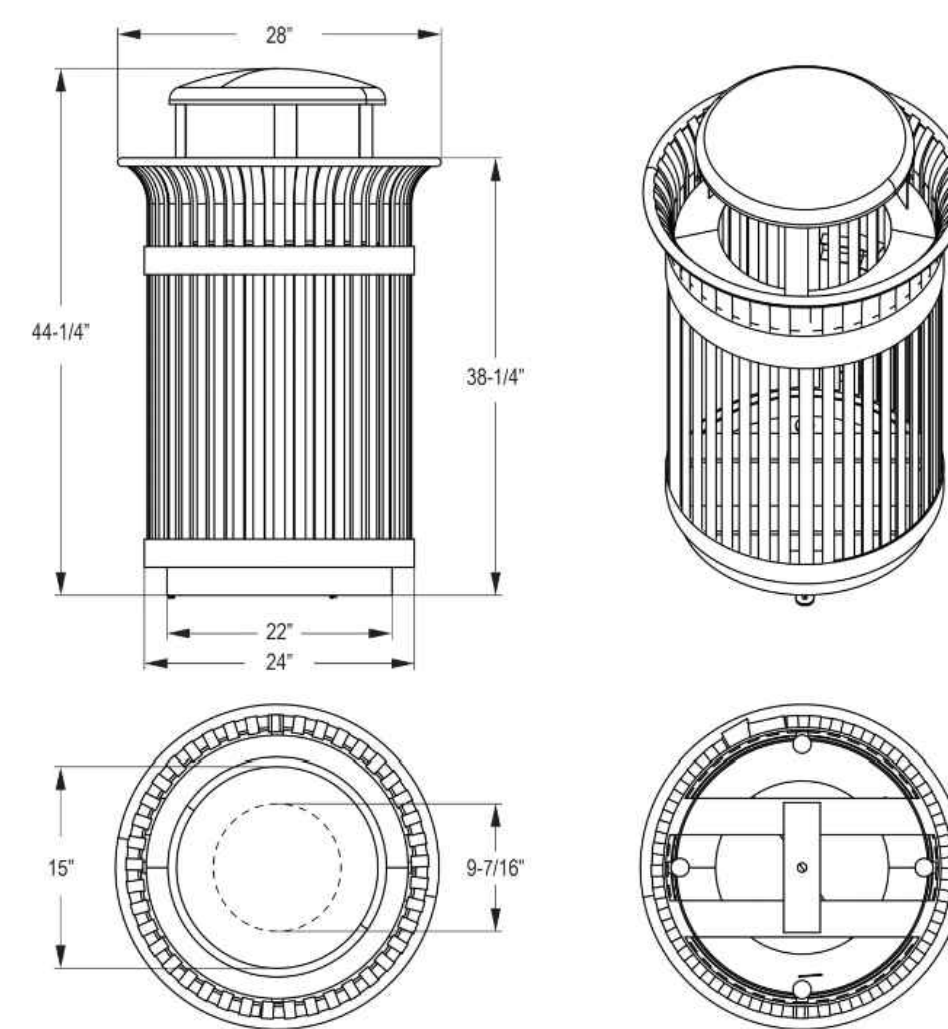
- NOTES:**
1. 18" X 18" MASONRY COLUMN AT FENCING CORNERS (SEE SITE PLAN)
 2. PIERS ARE POURED CONCRETE WITH #4 REINFORCING BAR.
 3. FOOTINGS TO BE POURED 3'-6" (42") TOTAL DEPTH TO REACH FROST DEPTH.
 4. SEE FENCING DETAIL FOR SPACING AND DIMENSIONS



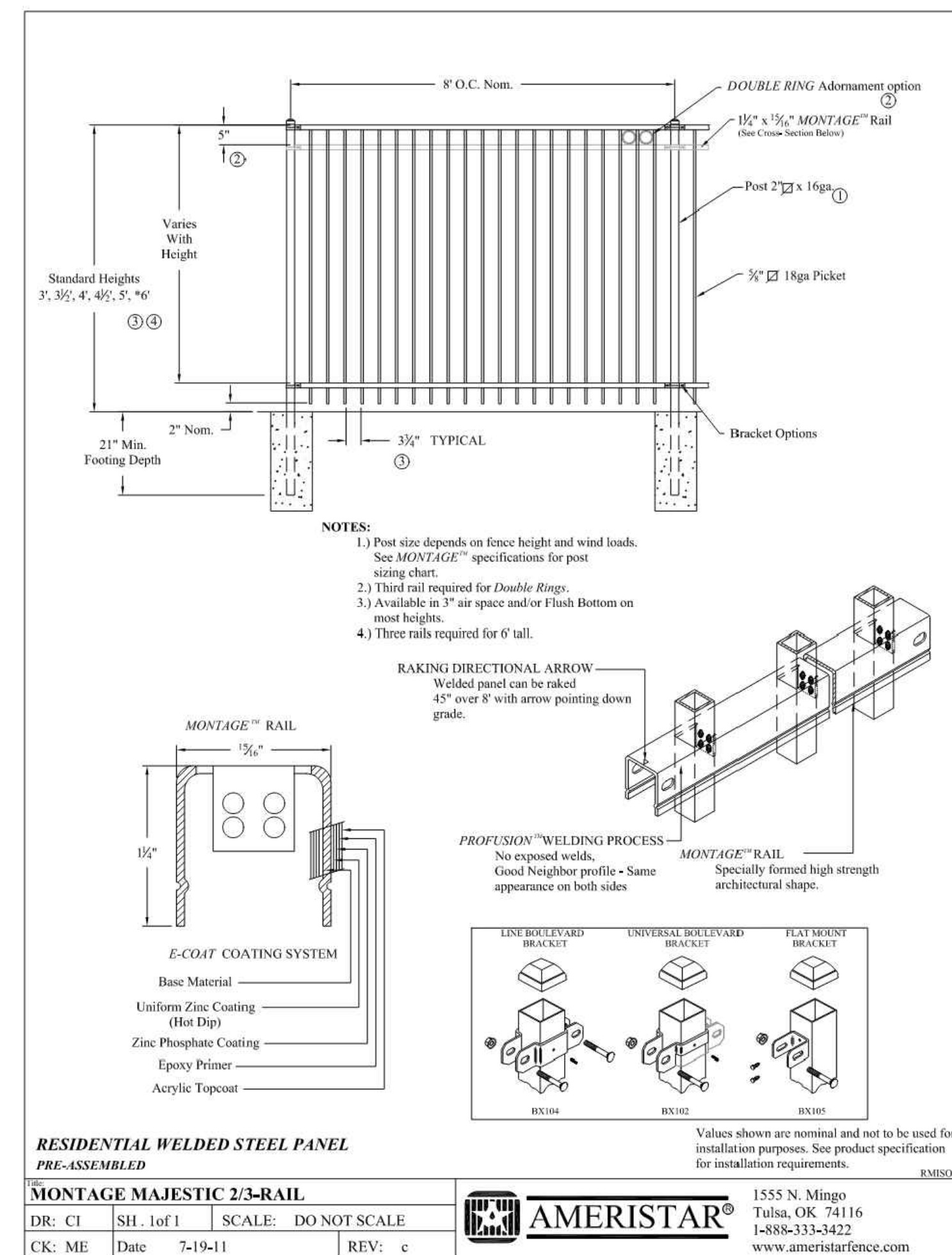
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Executive Series Flare Top Trash Receptacle with Rain Bonnet Lid - Black
593-9122



Spec Sheet

The logo for CAGE RYAN features the word "CAGE" in a bold, black, sans-serif font, with a stylized yellow and black geometric shape to its left. Below "CAGE" is the word "RYAN" in a bold, green, sans-serif font, with a small green shamrock to its left. A green horizontal line is positioned below "RYAN".[illegible]

FRONTIER - SITE PLAN

AURORA, COLORADO

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

ROJ NO: 240428

NG : EAP/JLE

ATE : 02/21/2025

SHEET DESCRIPTION

SD2

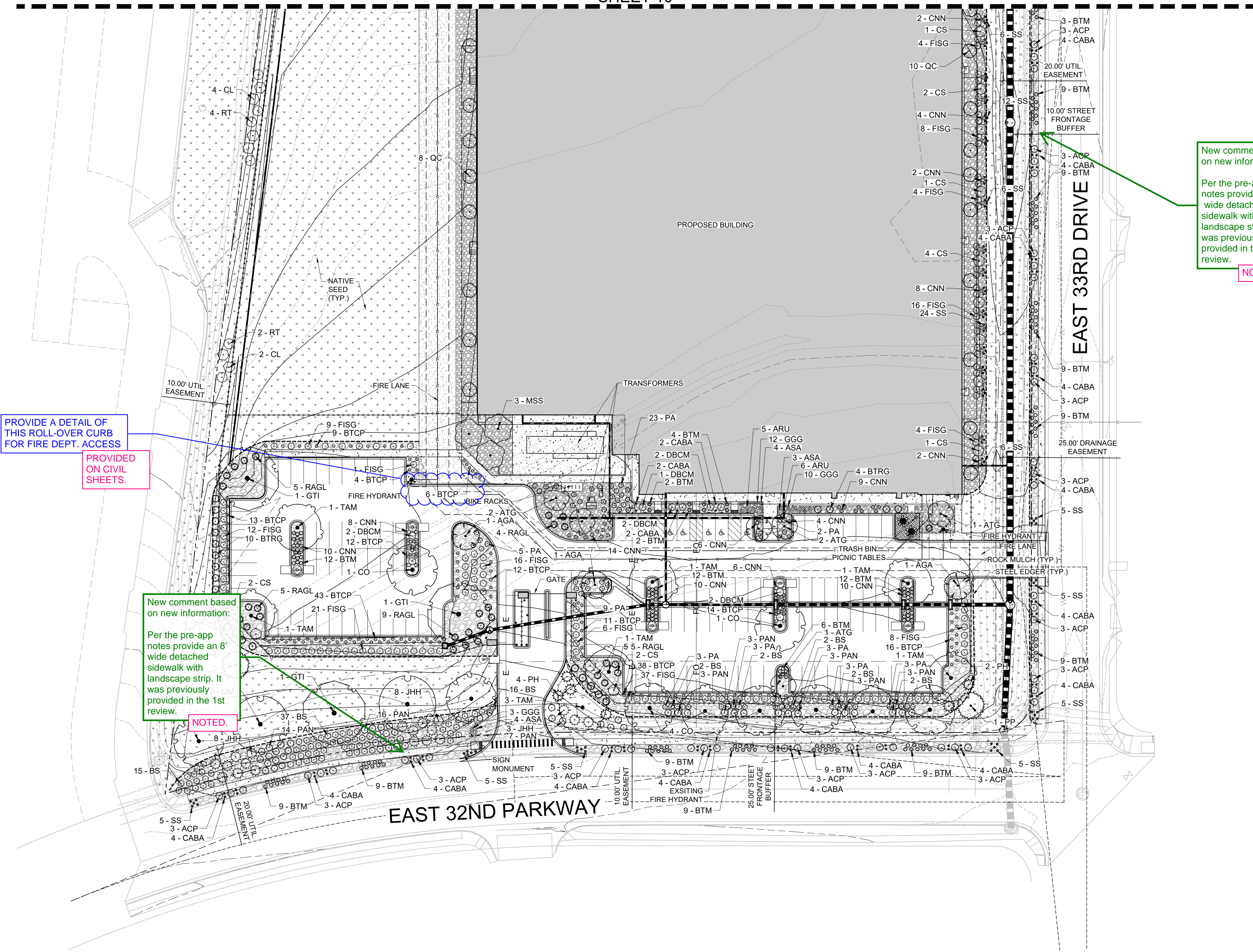
SHEET

MAJESTIC COMMERCCENTER - PROJECT FRONTIER

CHANGED. Southeast Quarter
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

SITE PLAN

SHEET 10



PROVIDE A DETAIL OF
THIS ROLL-OVER CURB
FOR FIRE DEPT. ACCESS

PROVIDED
ON CIVIL
SHEETS.

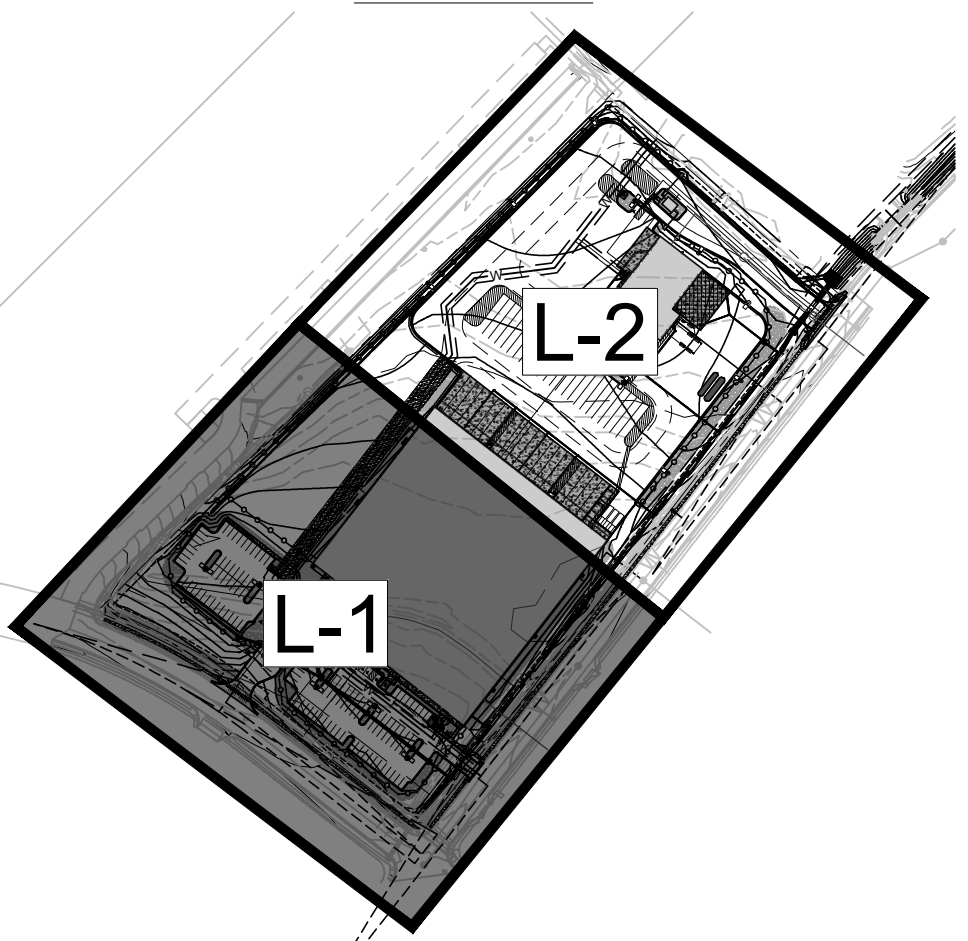
New comment based
on new information:
Per the pre-app
notes provide an 8'
wide detached
sidewalk with
landscape strip. It
was previously
provided in the 1st
review.

NOTED.

New comment based
on new information:
Per the pre-app
notes provide an 5.5'
wide detached
sidewalk with
landscape strip. It
was previously
provided in the 1st
review.

NOTED.

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" STONE BORDER
- 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 : 02/21/2025

SHEET DESCRIPTION

L-1
SHEET 9

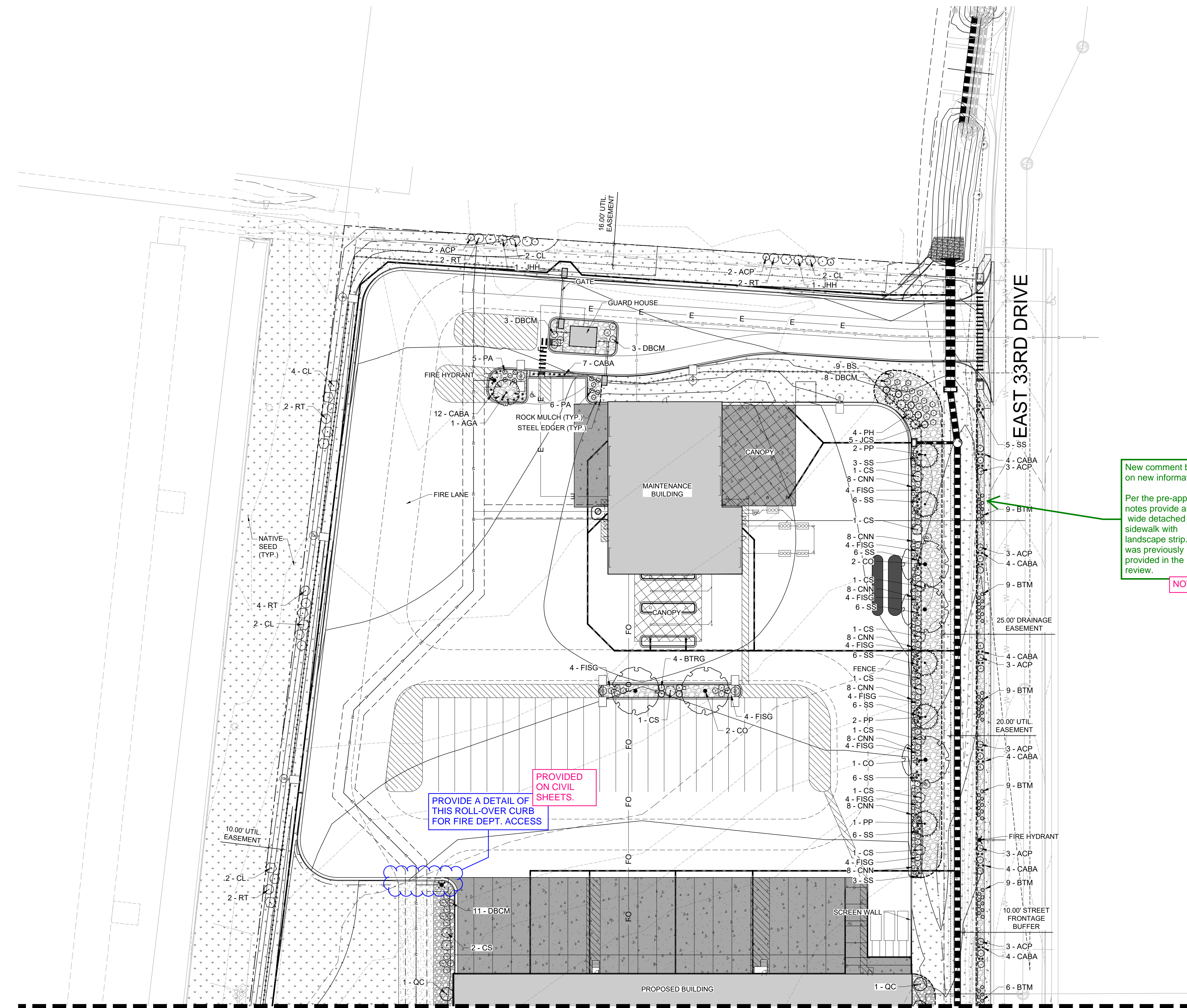
NOT FOR CONSTRUCTION



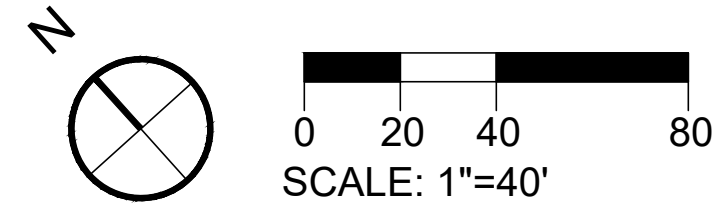
MAJESTIC COMMERCCENTER - PROJECT FRONTIER

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

SITE PLAN



SHEET 9



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" STONE BORDER
	NATIVE SEED
	CONCRETE SIDEWALK
	BIKE RACKS
	MAJOR TOPO LINES
	MINOR TOPO LINES

New comment based on new information:
Per the pre-app notes provide an 5.5' wide detached sidewalk with landscape strip. It was previously provided in the 1st review.

NOTED.



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 : 02/21/2025

SHEET DESCRIPTION
L-2
SHEET 10

NOT FOR CONSTRUCTION



MAJESTIC COMMERCENTER - PROJECT FRONTIER

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

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 UNOBSSTRUCTED 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 4.04.2.10.

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' **	12*	162

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' **	20*	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	210	40%
AREA	TREES PROVIDED	SHRUBS PROVIDED	GRASSES PROVIDED
7,725 SQ FT.	0*	138**	72

* 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	4	57*	6
SE	366'	9 TREES OR 92 SHRUBS	11	0	0

*PERENNIAL EQUIVALENT HAS BEEN USED. 3 PERENNIALS = 1 SHRUB.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONT.	QTY
--------	------	-------------------------	------	-------	-----

TREES

	CO	Celtis occidentalis / Common Hackberry	2.5" Cal.	B&B	13
	GTI	Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust	2.5" Cal.	B&B	3
	QC	Quercus x 'Crimschmidt' / Crimson Spire™ Oak	2.5" Cal.	B&B	20
	QM	Quercus macrocarpa / Burr Oak	2.5" Cal.	B&B	2
	TAM	Tilia americana 'McKSentry' / American Sentry® Linden	2.5" Cal.	B&B	9

EVERGREEN TREES

	JCS	Juniperus chinensis 'Spartan' / Spartan Juniper	6' Ht.	B&B	14
	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	7

ORNAMENTAL TREES

	AGA	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry	2.5" Cal.	B&B	4
	ATG	Acer tataricum 'GarAnn' / Hot Wings® Tatarian Maple	2.5" Cal.	B&B	6
	MSS	Malus x 'Spring Snow' / Spring Snow Crabapple	2.5" Cal.	B&B	3

SHRUBS

	BS	Bassia scoparia / Burning Bush	5 gal.		87
	BTCP	Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Japanese Barberry	5 gal.		178
	BTM	Berberis thunbergii 'Monlers' / Golden Nugget™ Japanese Barberry	5 gal.		203
	BTRG	Berberis thunbergii 'Rose Glow' / Rose Glow Japanese Barberry	5 gal.		18
	CL	Cercocarpus ledifolius / Curl-leaf Mountain Mahogany	5 gal.		18
	CNN	Chrysothamnus nauseosus nauseosus / Dwarf Blue Rabbitbrush	5 gal.		159
	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.		186
	PA	Perovskia abrotanoides / Russian Sage	5 gal.		65
	RAGL	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal.		28
	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.		142

PERENNIALS

	ARU	Agastache rupestris / Threadleaf Hyssop	1 gal.		11
	ASA	Aurinia saxatilis / Basket of Gold	1 gal.		11
	GCG	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 : 02/21/2025

SHEET DESCRIPTION

D-1

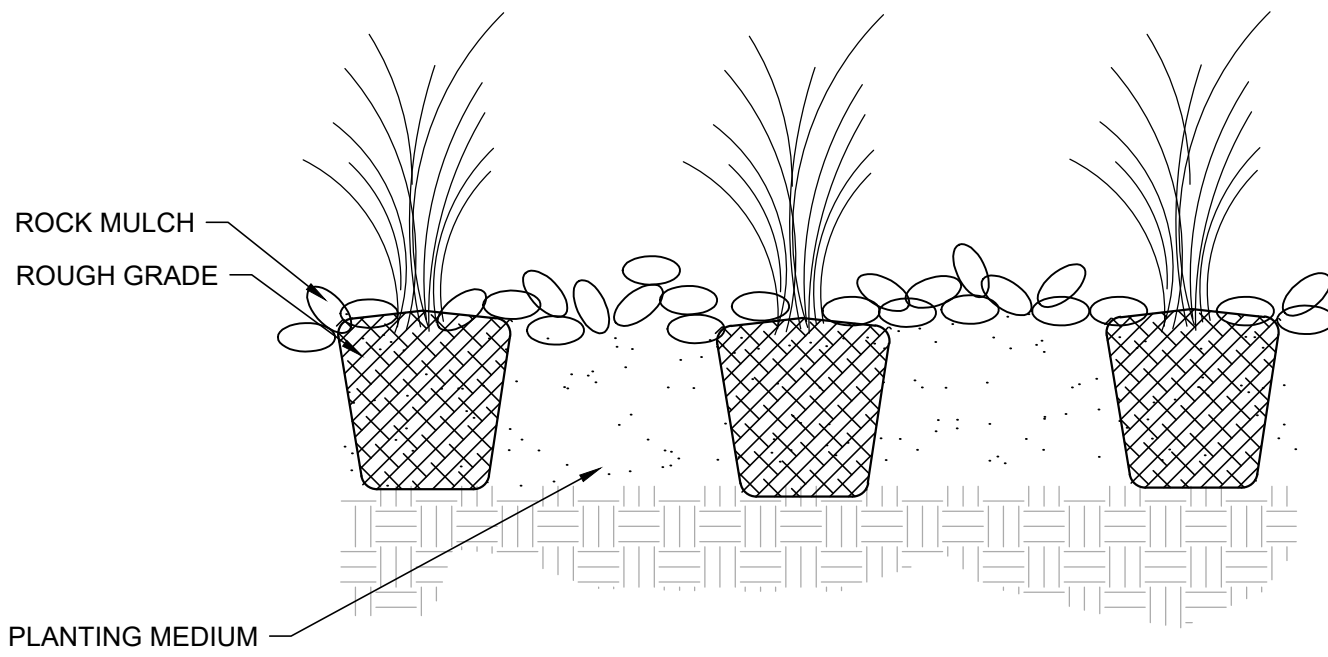
SHEET 11

NOT FOR CONSTRUCTION

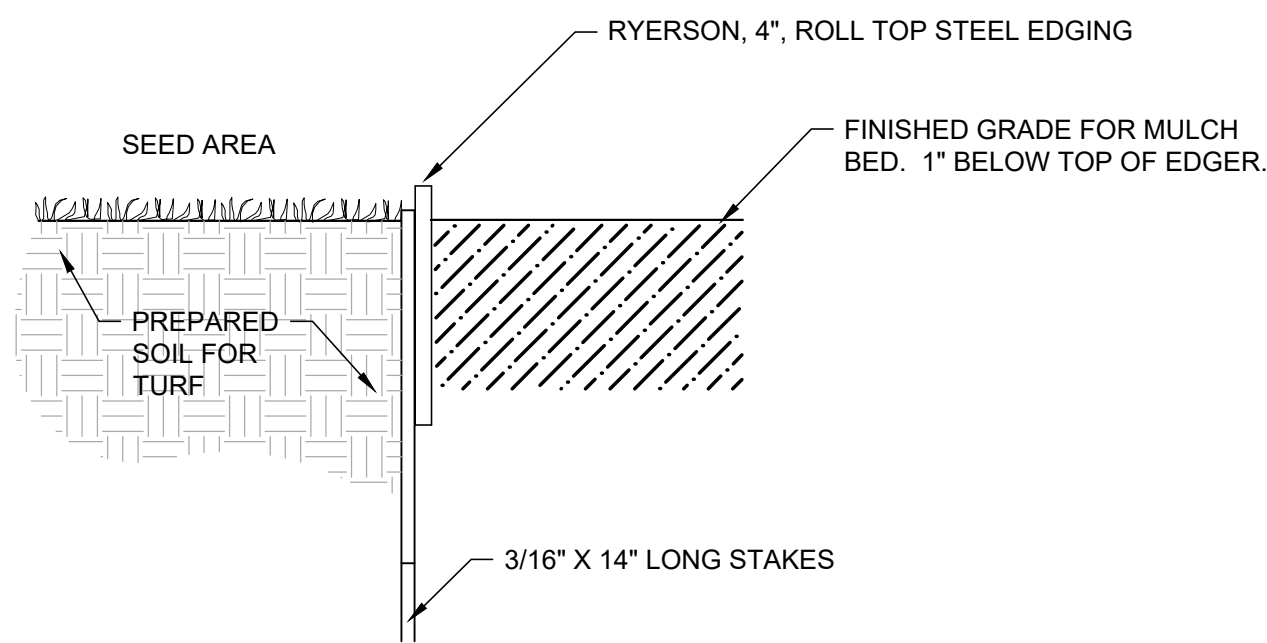
MAJESTIC COMMERCCENTER - PROJECT FRONTIER

CHANGED. Southeast Quarter 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

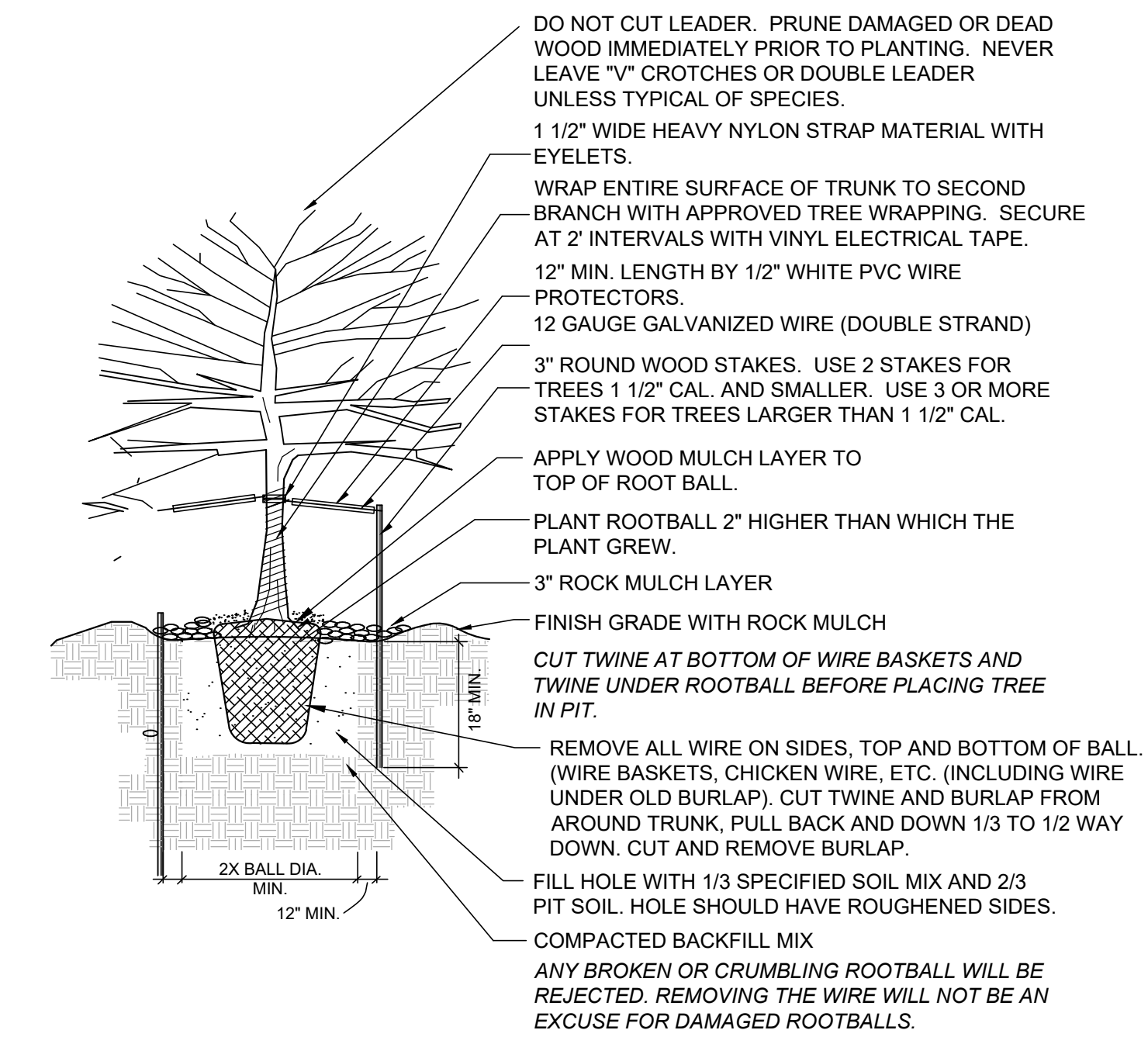
SITE PLAN



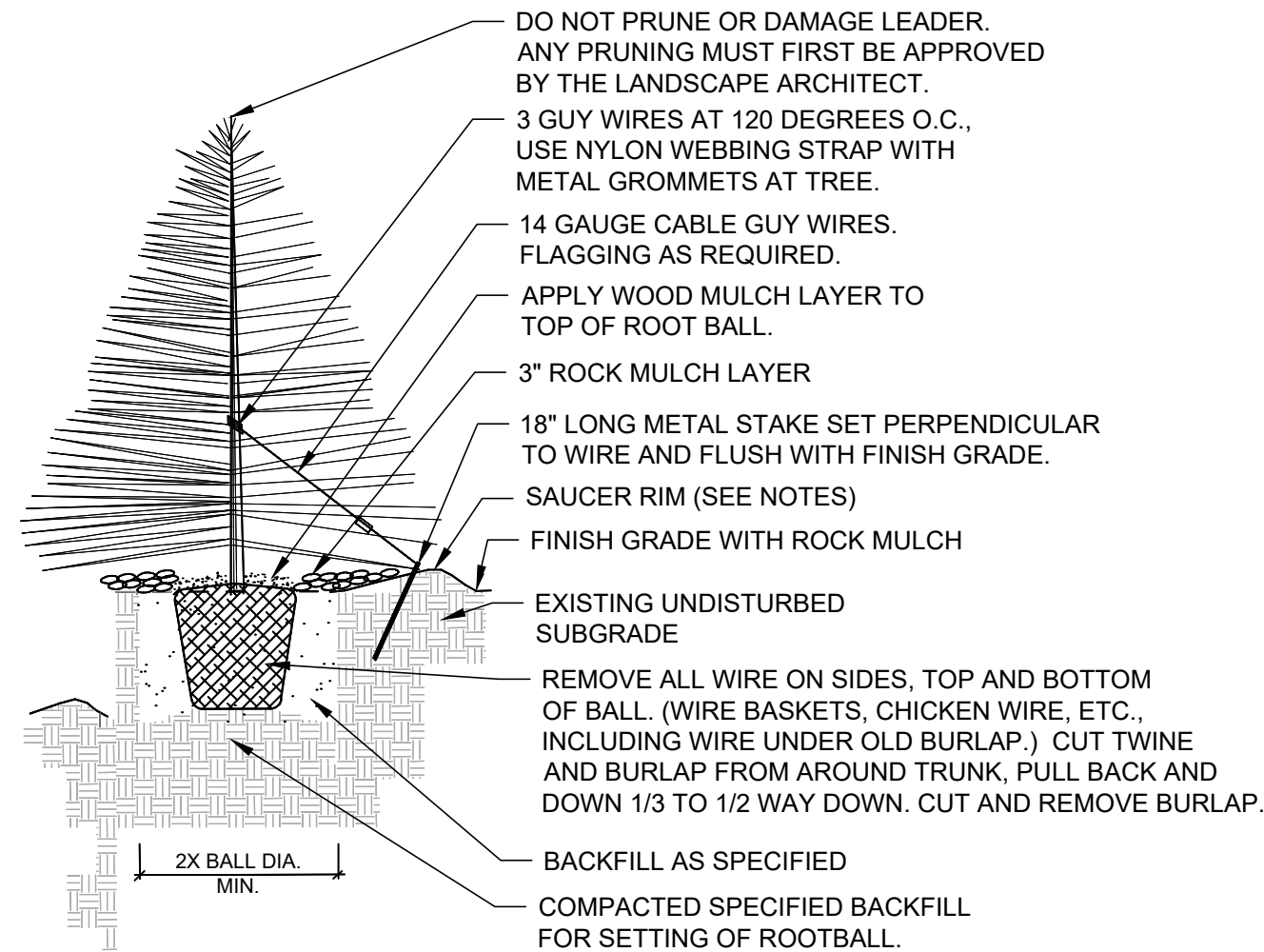
4 PERENNIAL PLANTING N.T.S.



5 EDGER DETAIL - SOD AND PLANT BED N.T.S.



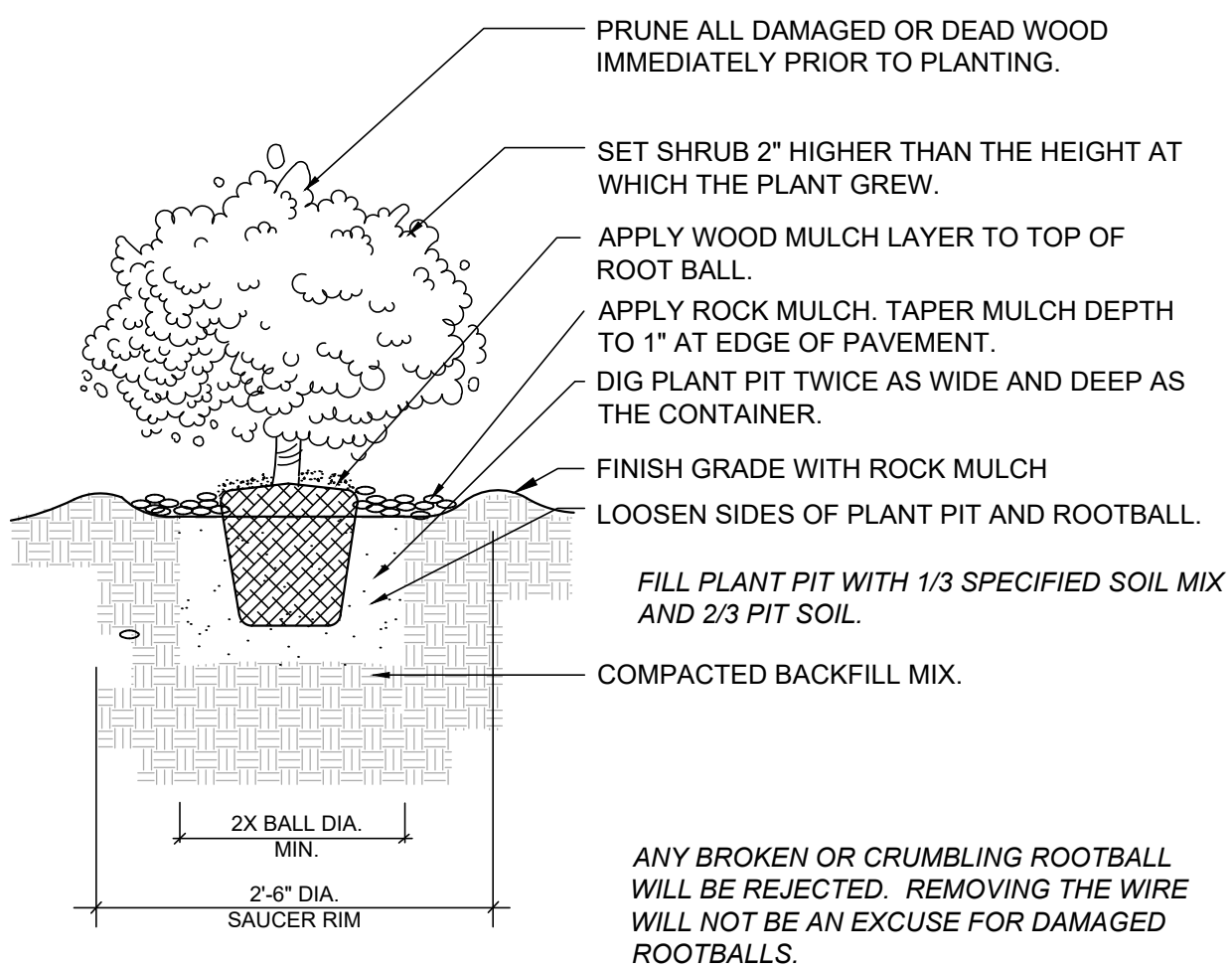
1 DECIDUOUS TREE PLANTING DETAIL N.T.S.



NOTES:

- TREE WILL BE PLANTED TO HAVE SAME RELATIONSHIP TO FINISH GRADE AS ITS PREVIOUS RELATIONSHIP TO FINISH GRADE.
- WATER THOROUGHLY AT THE TIME OF PLANTING. DO NOT FERTILIZE AT THE TIME OF PLANTING.
- SAUCER RIM IS TO BE ON DOWNHILL SIDE ONLY WHEN TREES ARE PLANTED ON SLOPES, BUT SHALL COMPLETELY SURROUND TREE WHEN ON LEVEL GROUND.

2 EVERGREEN TREE PLANTING DETAIL N.T.S.



3 SHRUB PLANTING DETAIL N.T.S.



DATE

REV. NO. DESCRIPTION

MAJESTIC COMMERCCENTER PROJECT

FRONTIER - SITE PLAN

LANDSCAPE DETAILS

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

PROJ NO: 240428

ENG : EAP/JLE

DATE : 02/21/2025

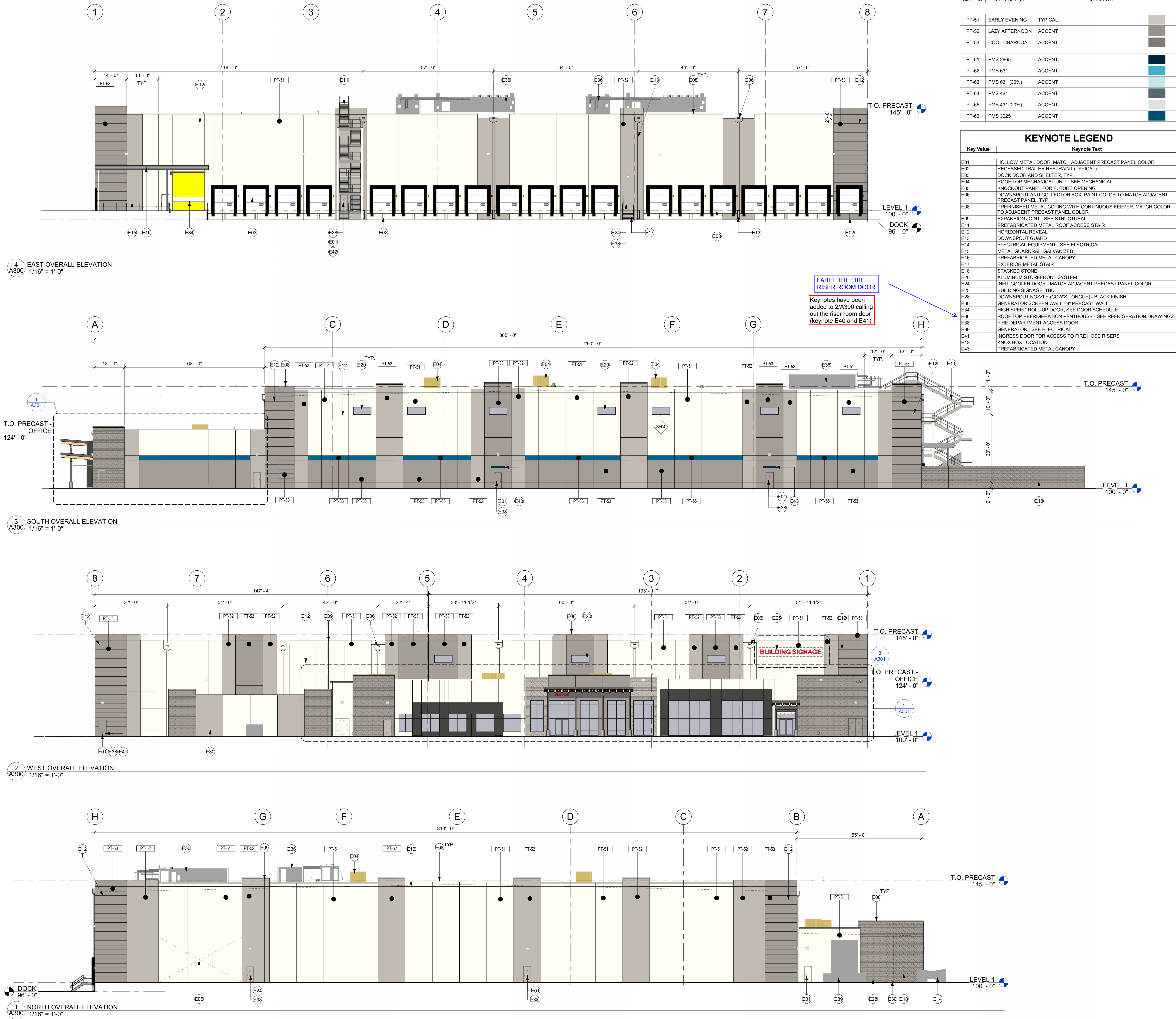
SHEET DESCRIPTION

D-2

SHEET 12

NOT FOR CONSTRUCTION

0' 2' 1" 1/16" = 1'-0"



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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 -
OVERALL

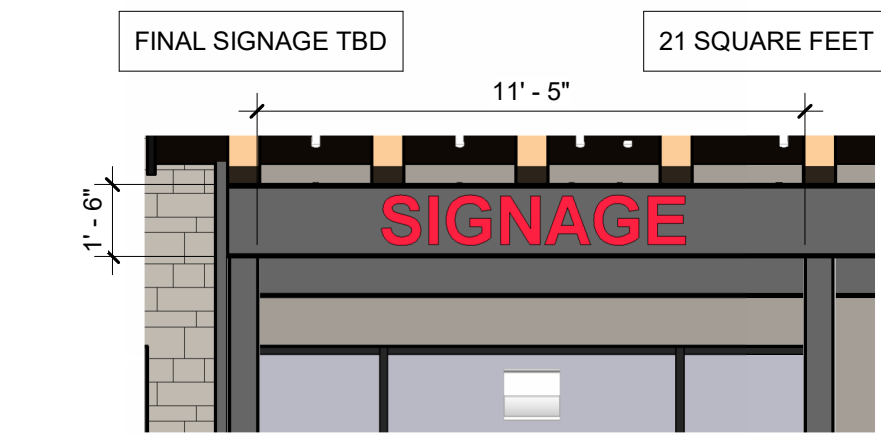
A300

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

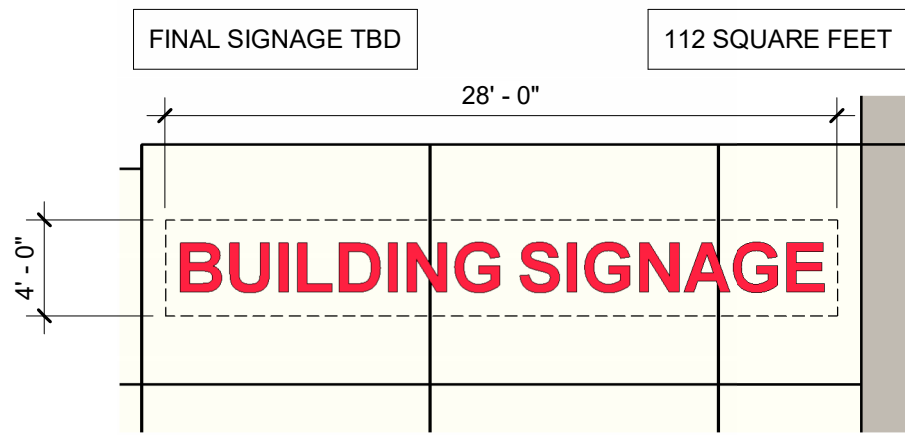
KEYNOTE LEGEND	
Key Value	Keynote Text
E01	HOLLOW METAL DOOR. MATCH ADJACENT PRECAST PANEL COLOR.
E04	ROOF TOP MECHANICAL UNIT - SEE MECHANICAL
E08	PREFINISHED METAL COPING WITH CONTINUOUS KEEPER, MATCH COLOR TO ADJACENT PRECAST PANEL COLOR
E10	ROOF LINE BEYOND. SHOWN DASHED
E18	STACKED STONE
E19	ACM 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.
E23	ROOFTOP EQUIPMENT SCREEN
E26	BUILDING ADDRESS SIGNAGE, TBD
E27	FLUSH MOUNT FDC WITH KNOX CAPS
E28	DOWNSPOUT NOZZLE (COW'S TONGUE) - BLACK FINISH
E38	FIRE DEPARTMENT ACCESS DOOR
E42	KNOX BOX LOCATION

LABEL THE FIRE RISER ROOM DOOR

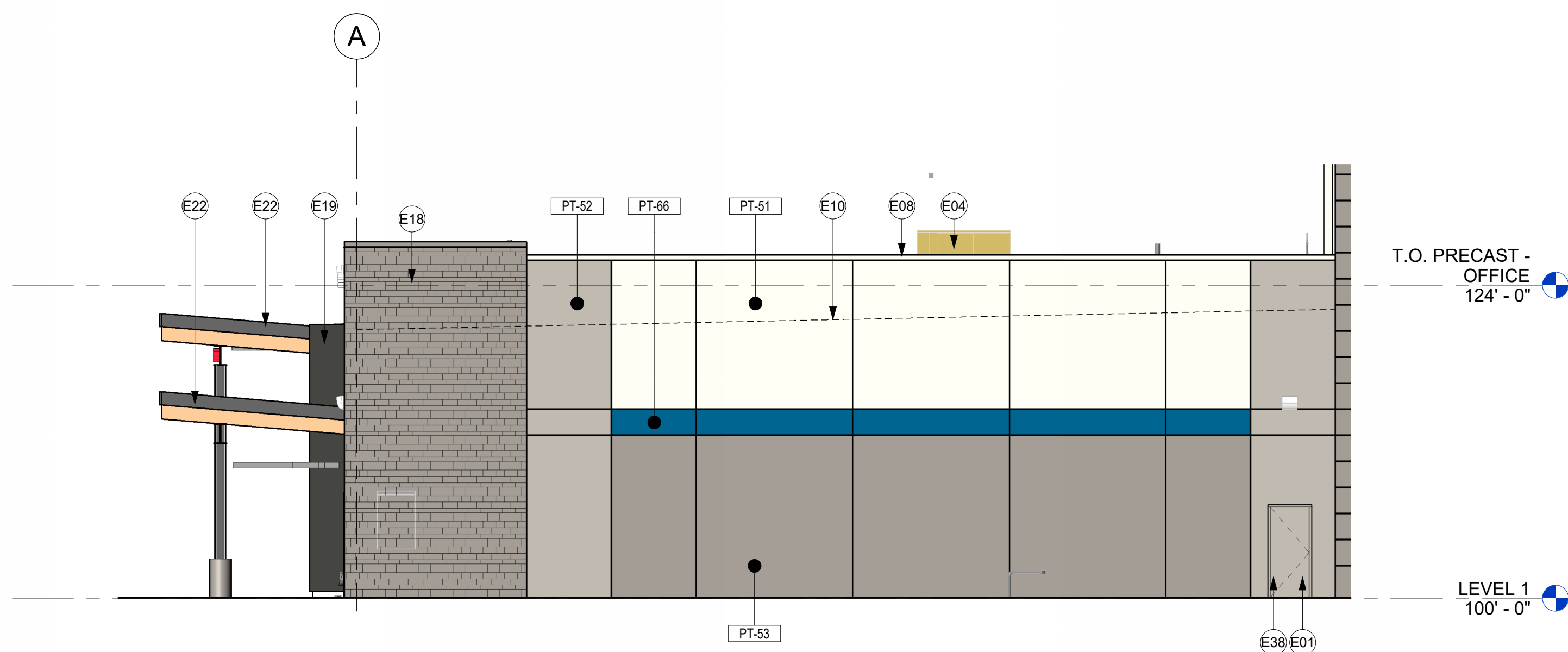
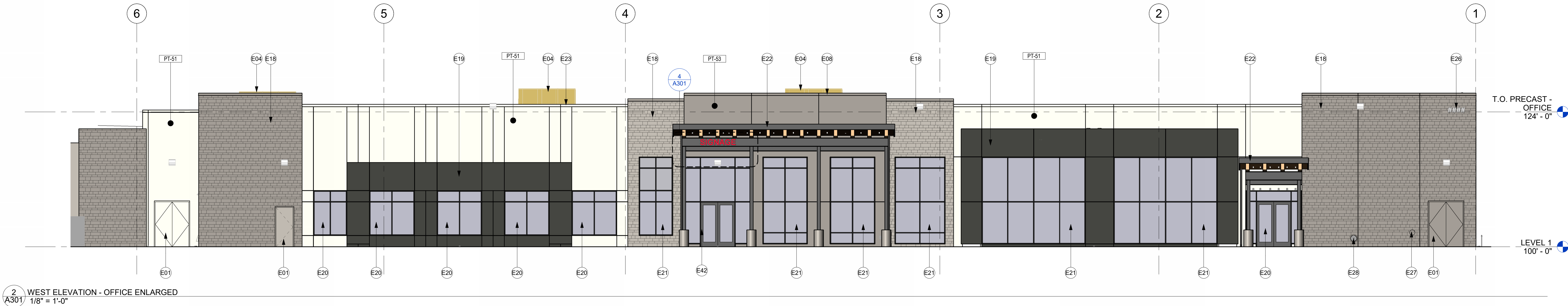
Keynote has been added to 1/A301 calling out the riser room door (keynote E40).



4 ENTRY BUILDING SIGNAGE
1/4" = 1'-0"



3 BUILDING SIGNAGE
1/8" = 1'-0"



For fueling canopies:
The cross section of canopy columns shall have a minimum width of 24 in. and depths of 16 in.
(Round columns shall have a minimum diameter of 24 in.)
All columns shall be faced with brick, metal panels, stucco, or decorative masonry block.

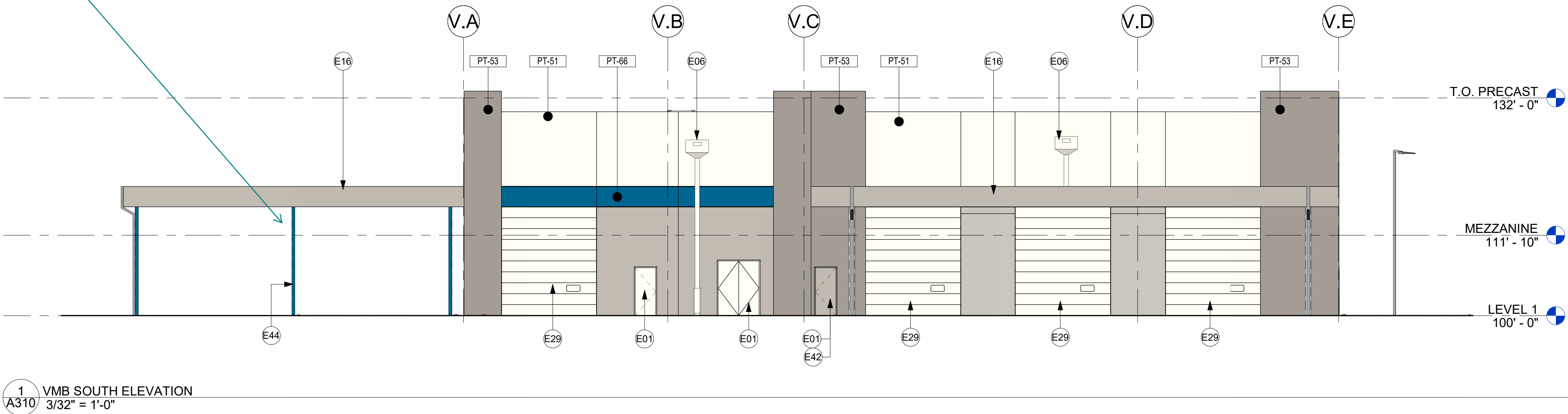
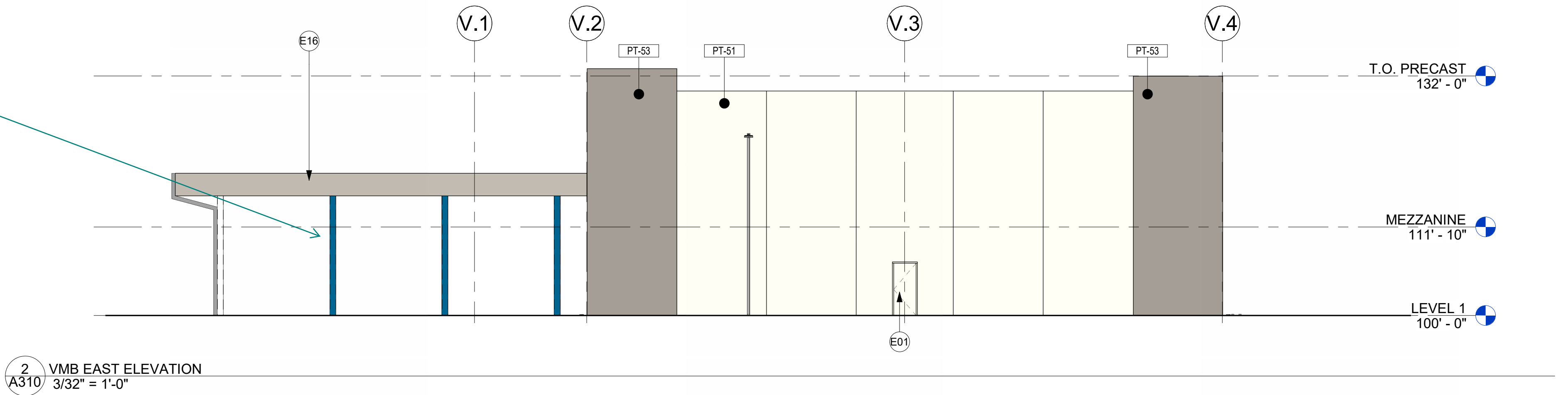
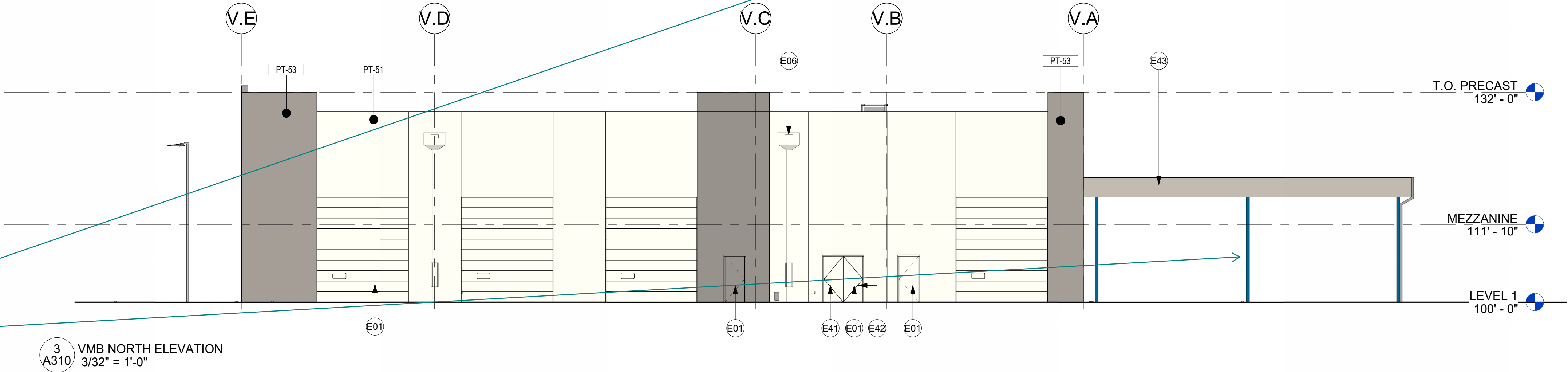
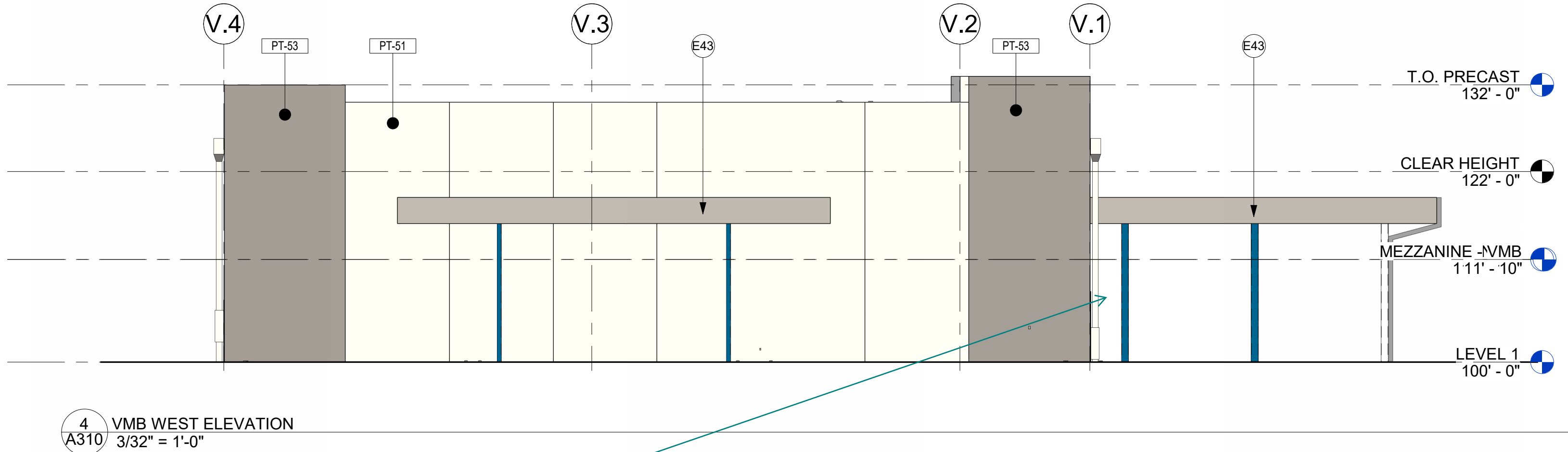
Metal panel column wraps have been added to canopy columns (keynote E33).

LABEL THE FIRE RISER ROOM DOOR

Keynote has been added to 3/A310 calling out the riser room door (keynote E41).

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
E41	INGRESS DOOR FOR ACCESS TO FIRE HOSE RISERS
E42	KNOX BOX LOCATION
E43	PREFABRICATED METAL CANOPY
E44	E-STOP FOR FUEL PUMPS

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	



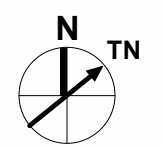
RYAN A+E, INC.
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CONSULTANTS



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
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PRELIMINARY
NOT FOR CONSTRUCTION

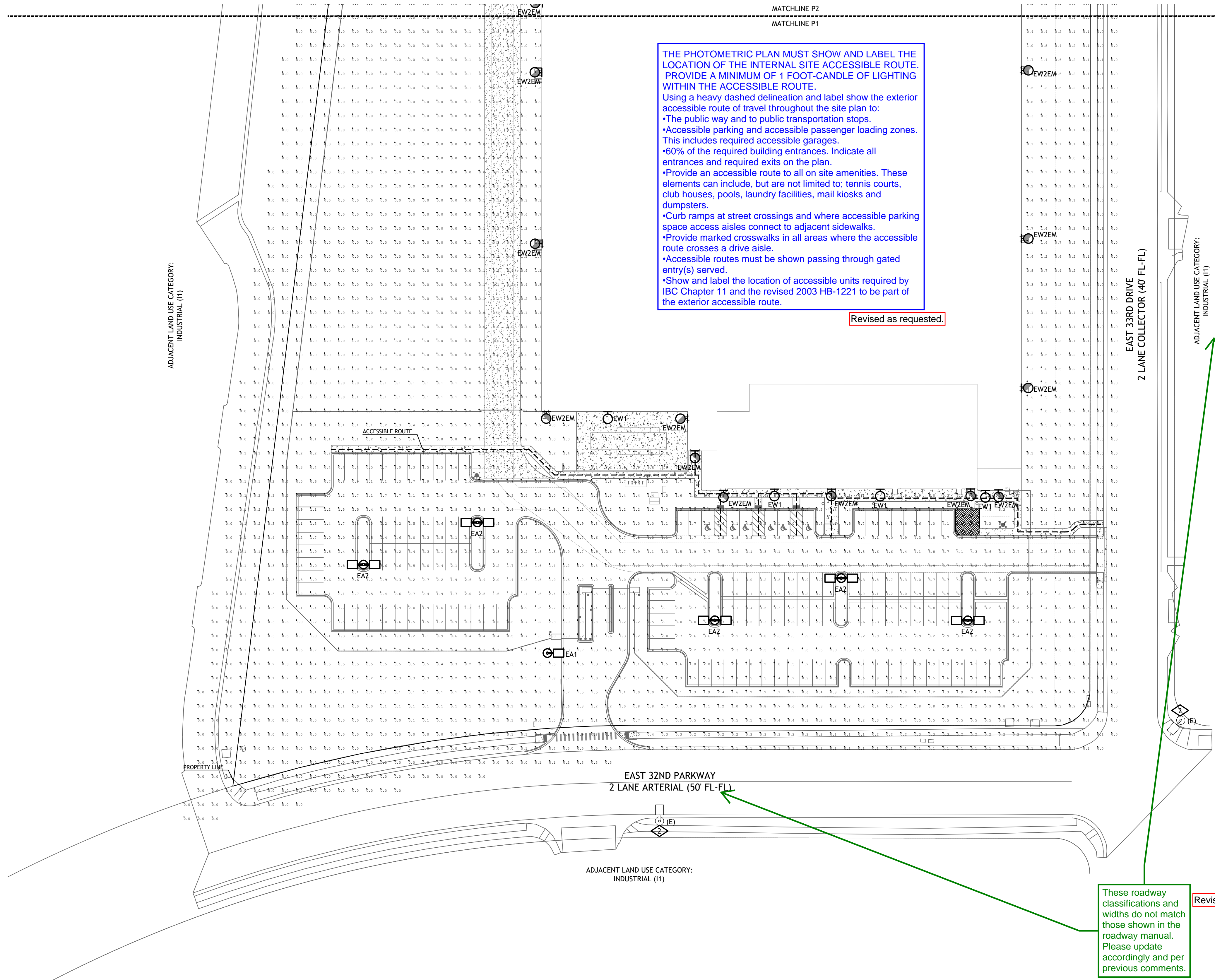
EXTERIOR
ELEVATIONS -
VMB

A310

MAJESTIC COMMERCCENTER - PROJECT FRONTIER

SITE PLAN

Revised as requested. Southeast Quarter 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



THE PHOTOMETRIC PLAN MUST SHOW AND LABEL THE LOCATION OF THE INTERNAL SITE ACCESSIBLE ROUTE. PROVIDE A MINIMUM OF 1 FOOT-CANDLE OF LIGHTING WITHIN THE ACCESSIBLE ROUTE. Using a heavy dashed delineation and label show the exterior accessible route of travel throughout the site plan to:

- The public way and to public transportation stops.
- Accessible parking and accessible passenger loading zones. This includes required accessible garages.
- 60% of the required building entrances. Indicate all entrances and required exits on the plan.
- Provide an accessible route to all on site amenities. These elements can include, but are not limited to; tennis courts, club houses, pools, laundry facilities, mail kiosks and dumpsters.
- Curb ramps at street crossings and where accessible parking space access aisles connect to adjacent sidewalks.
- Provide marked crosswalks in all areas where the accessible route crosses a drive aisle.
- Accessible routes must be shown passing through gated entry(s) served.
- Show and label the location of accessible units required by IBC Chapter 11 and the revised 2003 HB-1221 to be part of the exterior accessible route.

Revised as requested.

EAST 33RD DRIVE
2 LANE COLLECTOR (40' FL-FL)

ADJACENT LAND USE CATEGORY:
INDUSTRIAL (I1)

ADJACENT LAND USE CATEGORY:
INDUSTRIAL (I1)

EAST 32ND PARKWAY
2 LANE ARTERIAL (50' FL-FL)

These roadway classifications and widths do not match those shown in the roadway manual. Please update accordingly and per previous comments.

Revised as requested.

PEDESTRIAN ACTIVITY
PLANNED PEDESTRIAN ACTIVITY LEVEL IS LOW.

LIGHTING FIXTURES
A ₃ 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

GENERAL NOTES
A. ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015/2021 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL, THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY".
B. ALL LIGHTING FIXTURES ARE FULL CUTOFF WITH SHIELDING TO PREVENT GLARE AND LIGHT TRESPASS UNLESS OTHERWISE NOTED.
C. ILLUMINANCE VALUES SHOWN ARE AT GRADE AND SHOULD BE CONSIDERED INITIAL USING A LIGHT LOSS FACTOR OF 1.0.
D. ALL SITE LIGHTING RELATED TO WORK AND MATERIALS SHALL COMPLY WITH CITY, COUNTY, AND OTHER APPLICABLE GOVERNING AUTHORITY REQUIREMENTS.
E. ALL LIGHT FIXTURES SHALL BE ORIENTED SUCH THAT THEIR DISTRIBUTION CENTERLINE IS ORTHOGONAL TO THE TANGENT LINE OF THE CURB/WALL BELOW.
F. REFER TO LIGHTING FIXTURE SCHEDULE FOR ADDITIONAL LIGHTING FIXTURE MOUNTING HEIGHTS AND OVERALL FIXTURE HEIGHTS.
G. MAINTAINED AVERAGE ILLUMINANCE VALUES IN PARKING AREAS SHALL BE NO LESS THAN TWO FOOT-CANDLES. ILLUMINANCE SHALL BE MEASURED USING ONLY THE LIGHT PRODUCED ON-SITE.
H. THE ACCEPTABLE UNIFORMITY RATIO FOR LIGHTED AREAS SHALL COMPLY WITH RECOMMENDED RANGE ADOPTED BY THE IESNA FOR LOW, MEDIUM, AND HIGH ACTIVITY AREAS.
I. ALL LUMINAIRES, EXCEPT THOSE REQUIRED FOR SECURITY, SHALL BE EXTINGUISHED WITHIN ONE HOUR AFTER THE END OF BUSINESS CLOSING AND REMAIN EXTINGUISHED UNTIL ONE HOUR BEFORE BUSINESS OPENING. A MAXIMUM OF 25 PERCENT OF THE TOTAL LUMINAIRES USED FOR THE PARKING LOT ILLUMINATION MAY REMAIN IN OPERATION DURING THIS PERIOD TO PROVIDE SECURITY.
J. A PHOTOMETRIC ANALYSIS OF THE EXISTING PUBLIC STREET LIGHTS ALONG E 32ND PARKWAY AND E 33RD DRIVE SHALL BE SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL. DURING THE CIVIL PLAN SUBMITTAL, THE EXISTING STREET LIGHT PHOTOMETRICS WILL BE CHECKED FOR COMPLIANCE WITH THE 2025 ROADWAY MANUAL AND ADDITIONAL LIGHTS WILL BE ADDED AS REQUIRED.
K. PRIVATE STREET LIGHTS WILL REMAIN PRIVATELY OWNED AND MAINTAINED IN PERPETUITY.
L. FOR ALL PHOTOMETRIC CALCULATIONS, TYPE R3 PAVEMENT WAS USED.

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

SYMBOL	Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
○	OVERALL SITE	ILLUMINANCE	FC	1.25	22.8	0.0	97.6	8.0
○	ACCESSIBLE ROUTE	ILLUMINANCE	FC	1.00	1.8	0.0	1.0	1.0
○	CANOPY SOUTHBOUND	ILLUMINANCE	FC	8.95	11.5	4.1	2.18	2.80
○	CANOPY SOUTHBOUND	ILLUMINANCE	FC	9.08	12.8	2.2	1.80	2.44
○	CANOPY	ILLUMINANCE	FC	1.69	8.5	0.0	97.6	8.0
○	PARKING SOUTHBOUND	ILLUMINANCE	FC	2.74	1.2	0.4	6.0	14.00
○	PARKING NORTHBOUND	ILLUMINANCE	FC	3.14	4.5	1.3	2.42	3.46
○	PROPERTY LINE	ILLUMINANCE	FC	1.16	1.5	0.0	97.6	8.0
○	ROAD NORTHBOUND	ILLUMINANCE	FC	1.01	3.4	0.1	10.10	14.00



1 | PHOTOMETRIC LIGHTING PLAN
P1 SCALE: 1" = 40'



DATE	REV. NO.	DESCRIPTION

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

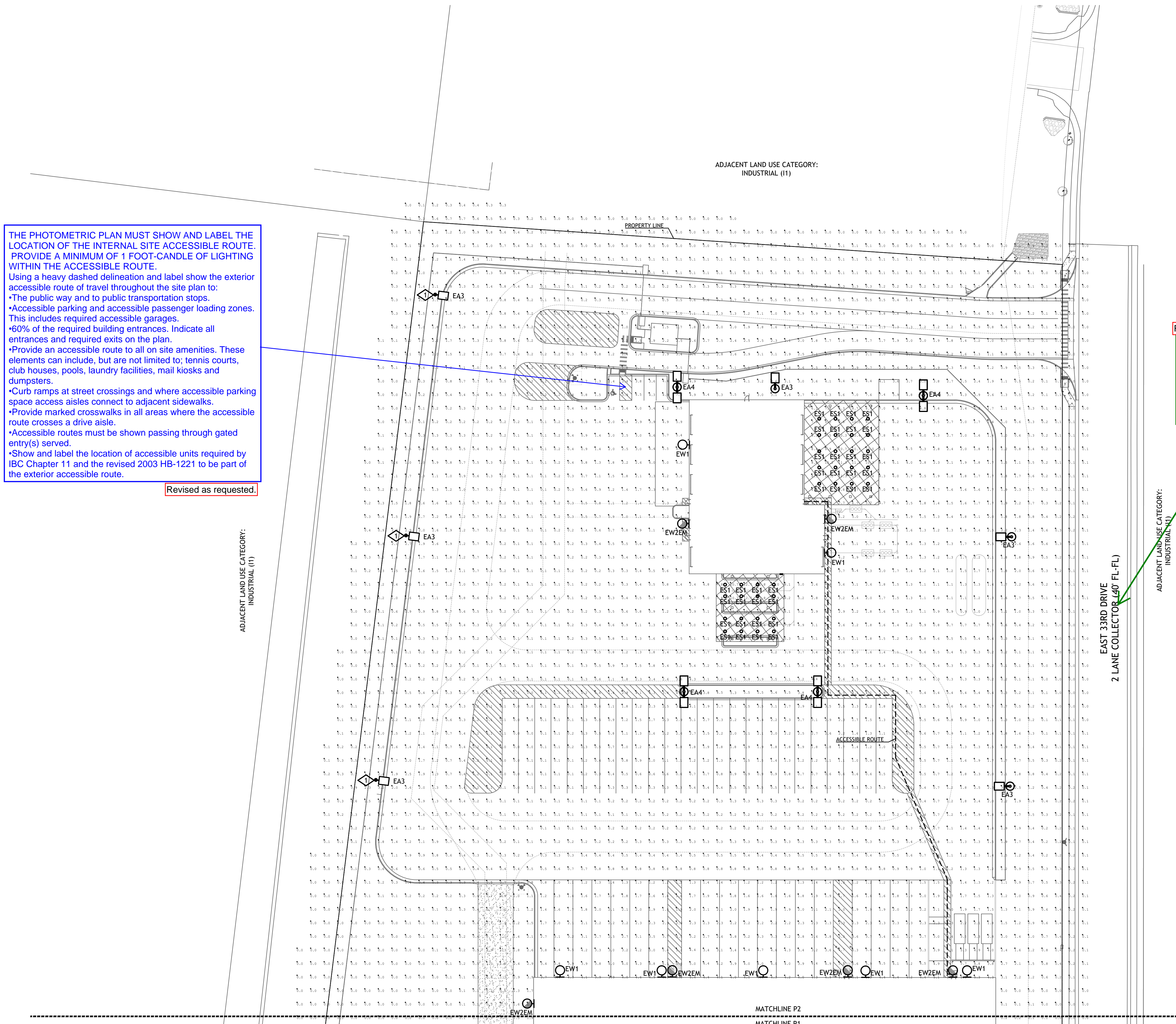
PROJ NO: 240428
ENG: EAP/JLE
DATE: 02/21/2025

PHOTOMETRIC LIGHTING PLAN
P1
16

MAJESTIC COMMERCENTER - PROJECT FRONTIER

SITE PLAN


Revised as requested. 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



PEDESTRIAN ACTIVITY
PLANNED PEDESTRIAN ACTIVITY LEVEL IS LOW.

LIGHTING FIXTURES	
A _a	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

GENERAL NOTES	
A.	ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015/2021 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY".
B.	ALL LIGHTING FIXTURES ARE FULL CUTOFF WITH SHIELDING TO PREVENT GLARE AND LIGHT TRESPASS UNLESS OTHERWISE NOTED.
C.	ILLUMINATION VALUES SHOWN ARE AT GRADE AND SHOULD BE CONSIDERED INITIAL USING A LIGHT LOSS FACTOR OF 1.0.
D.	ALL SITE LIGHTING RELATED TO WORK AND MATERIALS SHALL COMPLY WITH CITY, COUNTY, AND OTHER APPLICABLE GOVERNING AUTHORITY REQUIREMENTS.
E.	ALL LIGHT FIXTURES SHALL BE ORIENTED SUCH THAT THEIR DISTRIBUTION CENTERLINE IS ORTHOGONAL TO THE TANGENT LINE OF THE CURB/WALL BELOW.
F.	REFER TO LIGHTING FIXTURE SCHEDULE FOR ADDITIONAL LIGHTING FIXTURE MOUNTING HEIGHTS AND OVERALL FIXTURE HEIGHTS.
G.	MAINTAINED AVERAGE ILLUMINANCE VALUES IN PARKING AREAS SHALL BE NO LESS THAN TWO FOOT-CANDLES. ILLUMINANCE SHALL BE MEASURED USING ONLY THE LIGHT PRODUCED ON-SITE.
H.	THE ACCEPTABLE UNIFORMITY RATIO FOR LIGHTED AREAS SHALL COMPLY WITH RECOMMENDED RANGE ADOPTED BY THE IESNA FOR LOW, MEDIUM, AND HIGH ACTIVITY AREAS.
I.	ALL LUMINAIRES, EXCEPT THOSE REQUIRED FOR SECURITY, SHALL BE EXTINGUISHED WITHIN ONE HOUR AFTER THE END OF BUSINESS CLOSING AND REMAIN EXTINGUISHED UNTIL ONE HOUR BEFORE BUSINESS OPENING. A MAXIMUM OF 25 PERCENT OF THE TOTAL LUMINAIRES USED FOR THE PARKING LOT ILLUMINATION MAY REMAIN IN OPERATION DURING THIS PERIOD TO PROVIDE SECURITY.
J.	A PHOTOMETRIC ANALYSIS OF THE EXISTING PUBLIC STREET LIGHTS ALONG E 33RD ROADWAY AND E 33RD DRIVE SHALL BE SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL. DURING THE CIVIL PLAN SUBMITTAL, THE EXISTING STREET LIGHT PHOTOMETRICS WILL BE CHECKED FOR COMPLIANCE WITH THE 2025 ROADWAY MANUAL, AND ADDITIONAL LIGHTS WILL BE ADDED AS REQUIRED.
K.	PRIVATE STREET LIGHTS WILL REMAIN PRIVATELY OWNED AND MAINTAINED IN PERPETUITY.
L.	FOR ALL PHOTOMETRIC CALCULATIONS, TYPE R3 PAVEMENT WAS USED.

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

STATISTICS							
Label	Calctype	Units	Avg	Max	Min	Avg/Min	Max/Min
OVERALL SITE	Fluimance	%	1.25	12.8	0.0	N.A.	N.A.
ACCESSIBLE ROUTE	Fluimance	%	4.03	7.8	1.3	3.10	6.00
CANOPY SOUTHWEST	Fluimance	%	8.95	11.5	4.2	2.18	2.80
CANOPY SOUTHWEST	Fluimance	%	5.68	12.8	0.8	2.86	2.66
LOADING	Fluimance	%	1.69	6.5	0.0	N.A.	N.A.
PARKING SOUTHWEST	Fluimance	%	2.74	7.2	0.4	6.85	18.00
PARKING NORTHEAST	Fluimance	%	3.14	4.5	1.3	2.42	3.46



1	PHOTOMETRIC LIGHTING PLAN
P2	SCALE: 1" = 40'

DATE _____

REV. NO.	DESCRIPTION
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MAJESTIC COMMERCENTER PROJECT
FRONTIER - SITE PLAN

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

PROJ NO: 240428

ENG : EAP/JLE

DATE : 02/21/2025

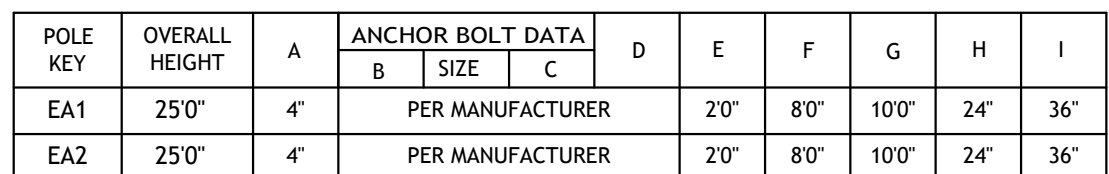
PHOTOMETRIC LIGHTING
PLAN

P2

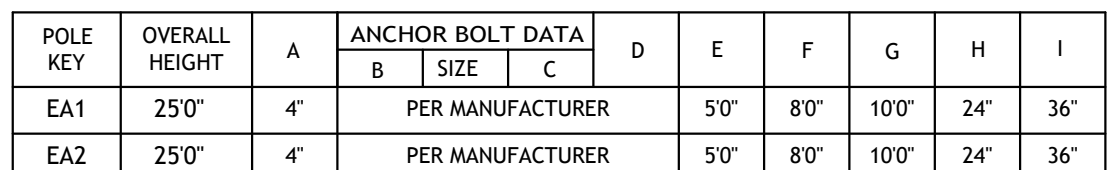
Revised as requested. Southeast Quarter

SITE PLAN

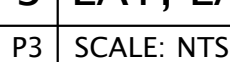
LOCATED IN THE NORTH HALF OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 66 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



P3	SCALE: NTS
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P3	SCALE: NTS
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ABBREVIATIONS: BOF - BOTTOM OF FIXTURE, RFD - RECESSED FIXTURE DEPTH, OFH - OVERALL FIXTURE HEIGHT, AFF(AG) - ABOVE FINISHED FLOOR (GRADE), WFD - WALL FIXTURE DEPTH

GENERAL NOTES:

- A. LUMENS LISTED ARE DELIVERED LUMENS, NOT INITIAL.
- B. FOR ALL SPECIFIED LUMINAIRES, THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MOUNTING HARDWARE, ACCESSORIES, COMPONENTS, LEADER/JUMPER CABLES, WIRE FEED, CONNECTORS, END CAPS, REMOTE POWER SUPPLIES, AND ANY OTHER NECESSARY COMPONENT AS REQUIRED FOR INSTALLING A SECURE AND FULLY FUNCTIONAL SYSTEM.
- C. THE CONTRACTOR SHALL VERIFY THE CEILING TYPE BEFORE ORDERING LIGHT FIXTURES TO ENSURE COMPATIBILITY WITH SPECIFIED FIXTURES, NOTIFY SPECIFIER OF ANY DISCREPANCIES.
- D. ALL FINISH SELECTIONS SHALL BE VERIFIED BY ARCHITECT/INTERIOR DESIGNER/OWNER AS PART OF THE SUBMITTAL PROCESS. UNLESS OTHERWISE NOTED, EC SHALL ASSUME STANDARD LUMINAIRE FINISH OPTION FOR PRICING.
- E. EC SHALL VERIFY ALL FIXTURE MOUNTING HEIGHTS WITH ARCHITECTURAL ELEVATIONS PRIOR TO ANY ROUGH-IN.
- F. REMOTE DRIVER(S)/TRANSFORMER(S) SHALL BE LOCATED IN A CONCEALED, ACCESSIBLE, AND VENTILATED LOCATION AS PROPOSED BY THE EC AND APPROVED BY THE ARCHITECT. REFER TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR MINIMUM REQUIRED CLEARANCES FROM ADJACENT MATERIALS, AND WIRING REQUIREMENTS TO PREVENT VOLTAGE DROP. DO NOT EXCEED MANUFACTURER'S RECOMMENDATIONS REGARDING WIRE GAGE AND MAXIMUM WIRE RUN LENGTHS.
- G. FOR LUMINAIRES SPECIFIED WITH 0-10V DIMMING, 0-10V DIMMING DRIVER(S) REQUIRE ADDITIONAL LOW VOLTAGE CONTROL WIRES IN ADDITION TO STANDARD WIRING FOR POWER.
- H. EXTERIOR LUMINAIRES SHALL BE COLD WEATHER RATED FOR 0 DEG. F / -18 DEG. C., AND RATED FOR OUTDOOR USE.
- I. SPECIFICATIONS DO NOT INCLUDE FIXTURE QUANTITIES, FINAL DIMENSIONS WITH ARCHITECTURAL FINISHES, WEIGHTS OR GAUGES, FABRICATION PROCESSES, CONSTRUCTION MEANS OR METHODS, SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- J. LIGHTING FIXTURE SCHEDULE DIMMING COLUMN INDICATES DIMMING CAPABILITIES OF THE FIXTURES BASED ON THE SPECIFIED DRIVER. LIGHTING ZONE SCHEDULE INDICATES ASSOCIATED DIMMING PROTOCOL CAPABILITIES /REQUIREMENTS SHOULD THE ZONES UTILIZE DIMMING. INTENT TO UTILIZE DIMMING IN SPECIFIC AREAS IS DEFINED/IDENTIFIED PER ROOM BY AS NOTED IN THE LIGHTING SCHEDULE OF OPERATION SCHEDULE. THOUGH FIXTURES /ZONES MAY BE DIMMING CAPABLE BASED ON THE SPECIFIED HARDWARE, SEQUENCE OF OPERATION SCHEDULE TAKES PRECEDENT AS RELATED TO UTILIZATION/PROGRAMMING NEEDS PER SPACE.

