

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 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 UNOBSERVED 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.

Add note: There will be no outside, overnight storage of vehicles on the site.

This facility will be a 24/7 operation. We respectfully request, as is typical in an industrial park, that cars and trucks be allowed to be parked on-site overnight to support daily logistics and operational needs. This has been added to the LOI.

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: 12/11/2024

SHEET DESCRIPTION

GN1

2 SHEET

SITE PLAN

SEE SHEET 4

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 LANS, 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 RADII 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.

- 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 8' CROSSPAN
- ⑦ 4' DRAINAGE PAN
- ⑧ 10' CURB CUT W/ 5' CHASE
- ⑨ 15' CURB CUT W/ 5' CHASE
- ⑩ 5' SIDEWALK

Please remove all crossspan labels and references to the crossspan, typ. all

Removed as requested

This access is an emergency only access. The curb returns have been removed and replaced with a simple driveway cut to detour access.

1. Detailed layout and design for proposed curb ramps within right of way or along an accessible route will be completed with the civil plans.
2. 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.

Please change this hatch to existing asphalt and include an additional leg item, or change the hatch for proposed asphalt on plan and in the legend

We have attempted ramps Type 1A, 1B, 1C, 1D, Type 2, & Type 3 and it is our opinion that Type 5A is the only ramp solution that fits due to constraints such as drainage structures, vaults, and light poles.

Per conversation with the city, sheets will remain and will be revised per below within the Construction Documents.

North shall point towards either the top or the right-hand margin of the sheet only and shall be shown on each sheet and/or each enlargement (as needed).



RYAN
CAGE

span to the

MAJESTIC COMMERCIAL FRONTIER - SITE PLAN

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

OJ NO: 240428

G : EAP/JLE

TE : 12/11/2024

SHEET DESCRIPTION

SP1

SHEET

PLOT DATE: 12/12/24 AT 1:47 AM
FILE PATH: E:\PROJECTS\240428 - PROJECT FRONTIER\03 - DRAWINGS\11 - DA\240428 - 11_SITE PLAN

AURORA, COLORADO

SITE PLAN

Please show and label all existing and proposed above ground utilities, structures (including drainage) and signs to ensure there are no conflicts with proposed improvements.

Above ground structures have been displayed as requested to ensure no conflicts occur

Show any existing street lights on the site plan (3.L.2.c of the 2025 COA Roadway Manual)

Advisory: A photometric analysis of the existing street lights will be required during the civil plan submittal and additional street lights added as needed.

Show roadways and roadway names. Label the roadway classification and private/public denotation (typ. all highlighted).

Roads labeled as requested

Existing street lights have been included. None exist on the property side of E. 32nd Pkwy & E 33rd Dr.

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 LANS, STATING "FIRE LANE - NO PARKING", THE POLICE OR HIS/HER 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.
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KEYNOTES & LEGEND:

- ① ADA RAMP
- ② CROSSWALK
- ③ ACCESSIBLE PARKING SIGN
④ PLACEMENT for sidewalk has been added as requested.
- ⑤ NO PARKING FIRE LANE SIGN
- ⑥ 8' CROSSWALK
- ⑦ MAINLAND PAN
- ⑧ 10' CURB CUT W/ 5' CHASE
- ⑨ 15' CURB CUT W/ 5' CHASE
- ⑩ 5' SIDEWALK
- ⑪ 5.5' SIDEWALK
- ⑫ 8' SIDEWALK
- ⑬ 10' SIDEWALK
- ⑭ SCREEN WALL
- ⑮ SWALE
- ⑯ BIKE RACK
- ⑰ 1' SIDEWALK CHASE
- ⑱ VERTICAL PIVOT GATE
- ⑲ RIPRAP
- ⑳ 6" VERTICAL CURB
- ㉑ FENCE
- ㉒ GUARD HOUSE
- ㉓ MONUMENT SIGNAGE

Notes added
requested

Please remove all crossspan labels and references to the crossspan, typ. all

Removed as requested

Please add the following notes:

















1. Detailed layout and design for proposed curb ramps within right of way or along an accessible route will be completed with the civil plans.
2. 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.
3. Private street lights will remain privately owned and maintained in perpetuity.

need to
to a
40'.

We respectfully request an exception to the commercial access specification of a 40-foot width for the truck access on East 33rd Drive. The proposed width is necessary to accommodate the turning radii of large trucks (WB-67) and to ensure proper fit within the lanes for stacking. Included in this submittal are turning movement exhibits to support this request.

Advisory comment: A sand/oil interceptor is required for vehicle maintenance facilities. (size and location to be include with building plans)

This has been illustrated in the utility plan

	ACCESSIBLE ROUTE	
	ACCESS EASEMENT (A.E.)	Plan the
	UTILITY EASEMENT (U.E.)	
	DRAINAGE EASEMENT (D.E.)	
	WATER EASEMENT (W.E.)	
	SIDEWALK EASEMENT (S.W.E.)	Ease sheet acco
	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	

labeling the easements, since the legend linetype is the same.

Easements called out within the plan sheet and legend has been modified accordingly.

MAJESTIC COMMERCE
FRONTIER - SITE PLAN
SITE PLAN

PRELIMINARY
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AND IS SUBJECT TO
CHANGE

PROJ NO: 240428

ENG : EAP/JLE

DATE : 12/11/2024

SHEET DESCRIPTION

SP2

4 SHEET

Revised as requested.

Please fix, typ. all

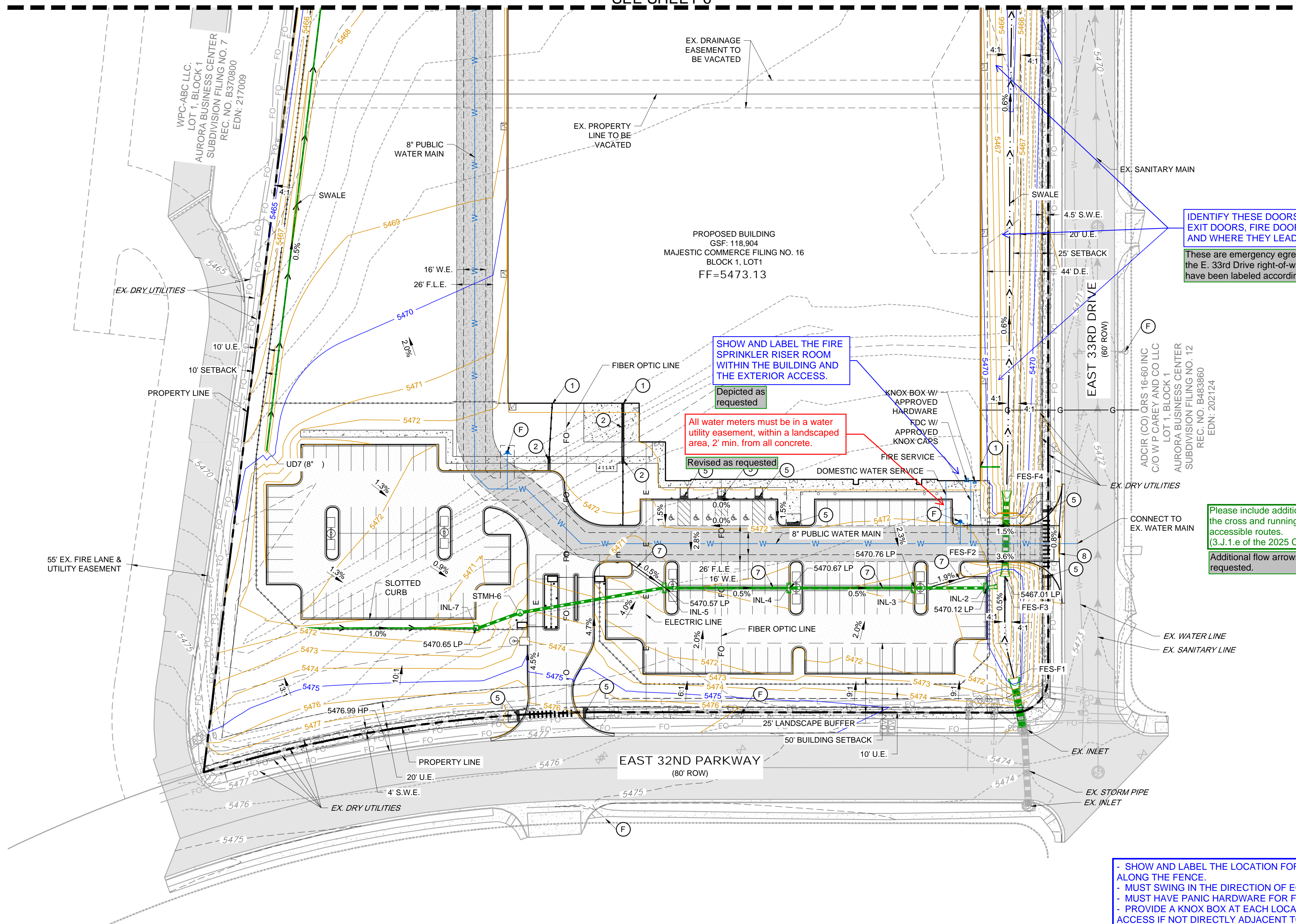
PLOT DATE: 12/12/24 AT 1:47 AM
FILE PATH: E:\PROJECTS\240428 - PROJECT FRONTIER\03 - DRAWINGS\11 - DA\240428 - 11_SITE PLAN

MAJESTIC COMMERCCENTER - 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

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 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.

GRADING ABBREVIATIONS

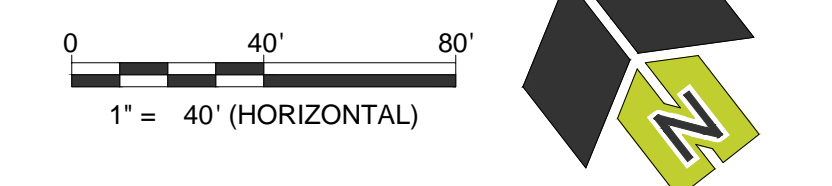
HP	HIGH POINT
LP	LOW POINT

- KEYNOTES & LEGEND:**
- | | |
|---|--------------------------|
| 1 | ROOF DRAIN |
| 2 | 1' SIDEWALK CHASE |
| 3 | 10' CURB CUT W/ 5' CHASE |
| 4 | 15' CURB CUT W/ 5' CHASE |
| 5 | ADA RAMP |
| 6 | RIPRAP PAD |
| 7 | 4' DRAINAGE PAN |
| 8 | 8' CROSSSPAN |
| F | FIRE HYDRANT |

- | | |
|-----|-----------------------------|
| --- | ACCESS EASEMENT (A.E.) |
| --- | UTILITY EASEMENT (U.E.) |
| --- | DRAINAGE EASEMENT (D.E.) |
| --- | WATER EASEMENT (W.E.) |
| --- | SIDEWALK EASEMENT (S.W.E.) |
| --- | 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 |

Per conversation with the city, sheets will remain and will be revised per below within the Construction Documents.

North shall point towards either the top or the right-hand margin of the sheet only and shall be shown on each sheet and/or each enlargement (as needed).
(3.D.3 of the 2025 COA Roadway Manual)



- SHOW AND LABEL THE LOCATION FOR ALL MAN GATES ALONG THE FENCE.
- MUST SWING IN THE DIRECTION OF EGRESS.
- MUST HAVE PANIC HARDWARE FOR FREE EGRESS.
- PROVIDE A KNOX BOX AT EACH LOCATION FOR FIRE ACCESS IF NOT DIRECTLY ADJACENT TO A VEHICLE GATE.

Man gate near emergency access has been depicted and swing direction of egress

IDENTIFY THESE DOORS AS EXIT DOORS, FIRE DOORS, AND WHERE THEY LEAD TO.

These are emergency egress doors to the E. 33rd Drive right-of-way and have been labeled accordingly

SHOW AND LABEL THE FIRE SPRINKLER RISER ROOM WITHIN THE BUILDING AND THE EXTERIOR ACCESS.

Depicted as requested

All water meters must be in a water utility easement, within a landscaped area, 2' min. from all concrete.

Revised as requested

Please include additional flow direction arrows, particularly for the cross and running slopes of the fire lane, accesses, and accessible routes.
(3.J.1.e of the 2025 COA Roadway Manual)

Additional flow arrows added as requested.

Please remove all crossspan labels and references to the crossspan, typ. all

Crossspan removed as requested

MAJESTIC COMMERCCENTER PROJECT
FRONTIER - SITE PLAN
GRADING & UTILITY PLAN

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

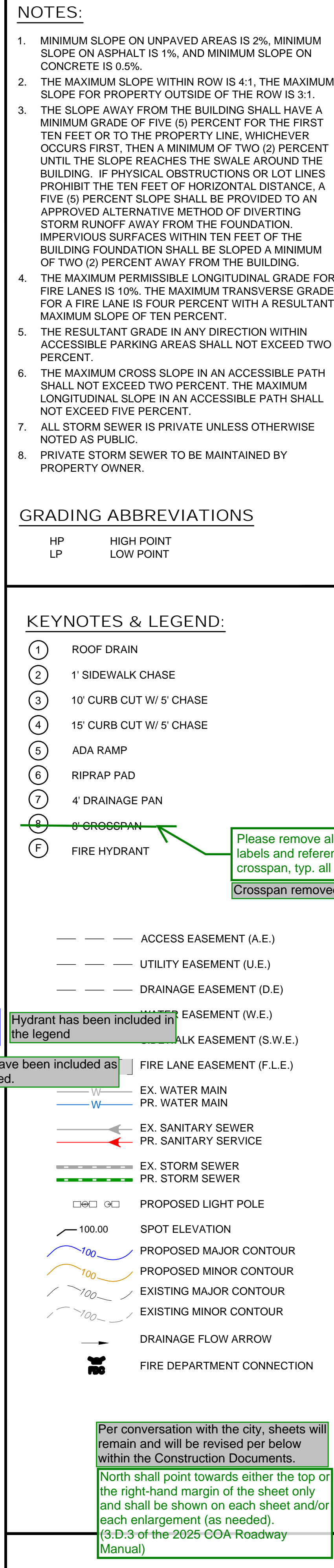
PRELIMINARY
THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

PROJ NO: 240428
ENG: EAP/JLE
DATE: 12/11/2024

SHEET DESCRIPTION
GP1
5 SHEET

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



CAGE
RYAN

[illegible]

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 : 12/11/2024

SHEET DESCRIPTION

GP2

6 SHEET

PLOT DATE: 12/12/24 AT 1:48 AM
FILE PATH: E:\PROJECTS\240428 - PROJECT FRONTIER\03 - DRAWINGS\11 - DA\240428 - 11 GRADING & UTILITY PLAN

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

SHEET 9

KEY MAP



SCALE: 1"=300'

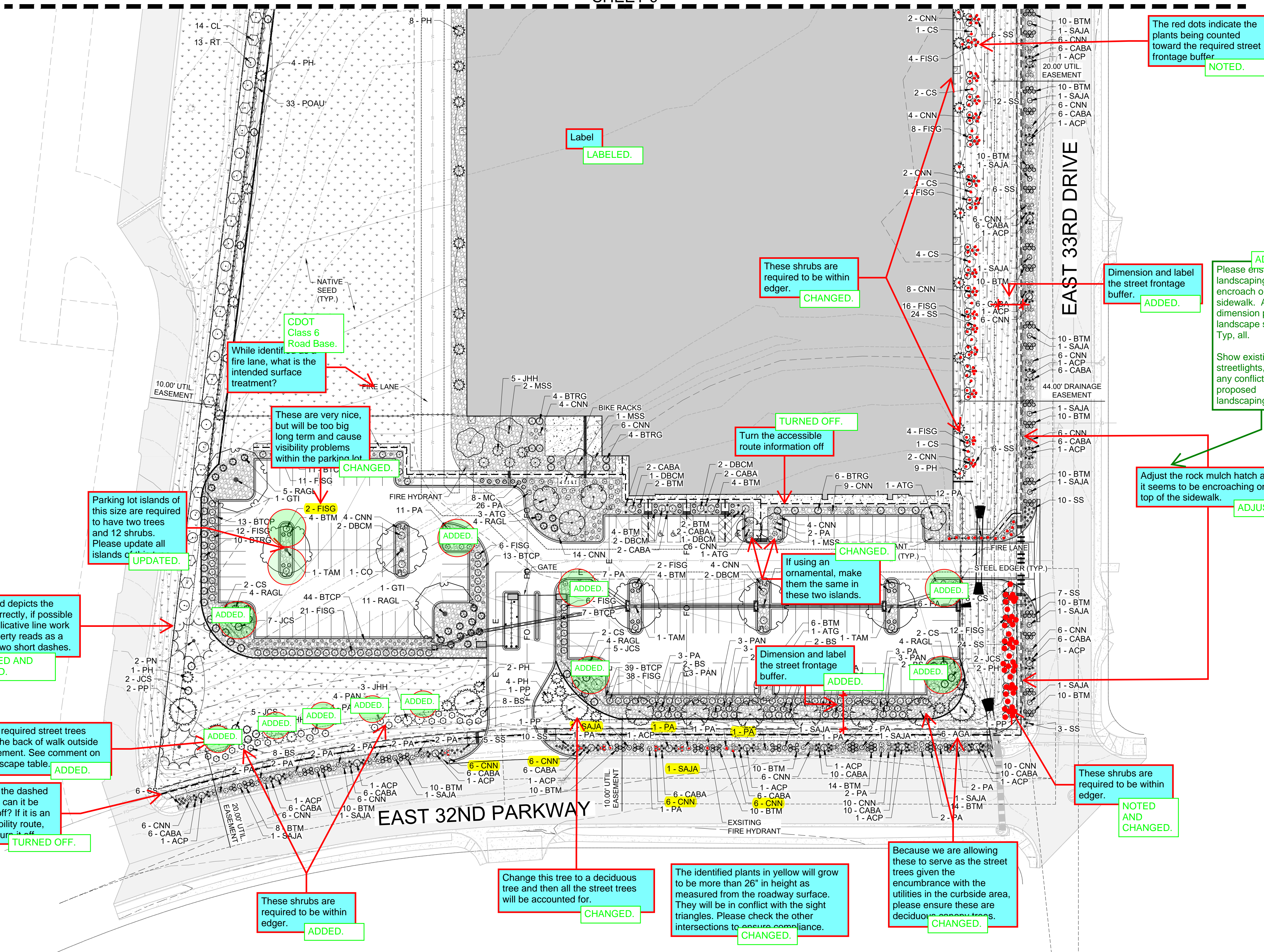


DATE	
REV. NO.	DESCRIPTION

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

PROJ NO: 240428
ENG : EAP/JLE
DATE : 12/10/2024

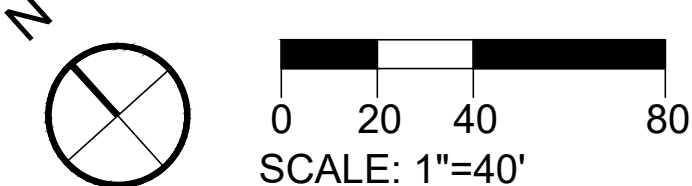
SHEET DESCRIPTION
L-1
SHEET 8



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
---	NATIVE SEED
---	CONCRETE SIDEWALK
---	BIKE RACKS
---	MAJOR TOPO LINES
---	MINOR TOPO LINES

ADD NOTE:
All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10

NOTE ADDED TO GENERAL NOTES ON SHEET D-1.



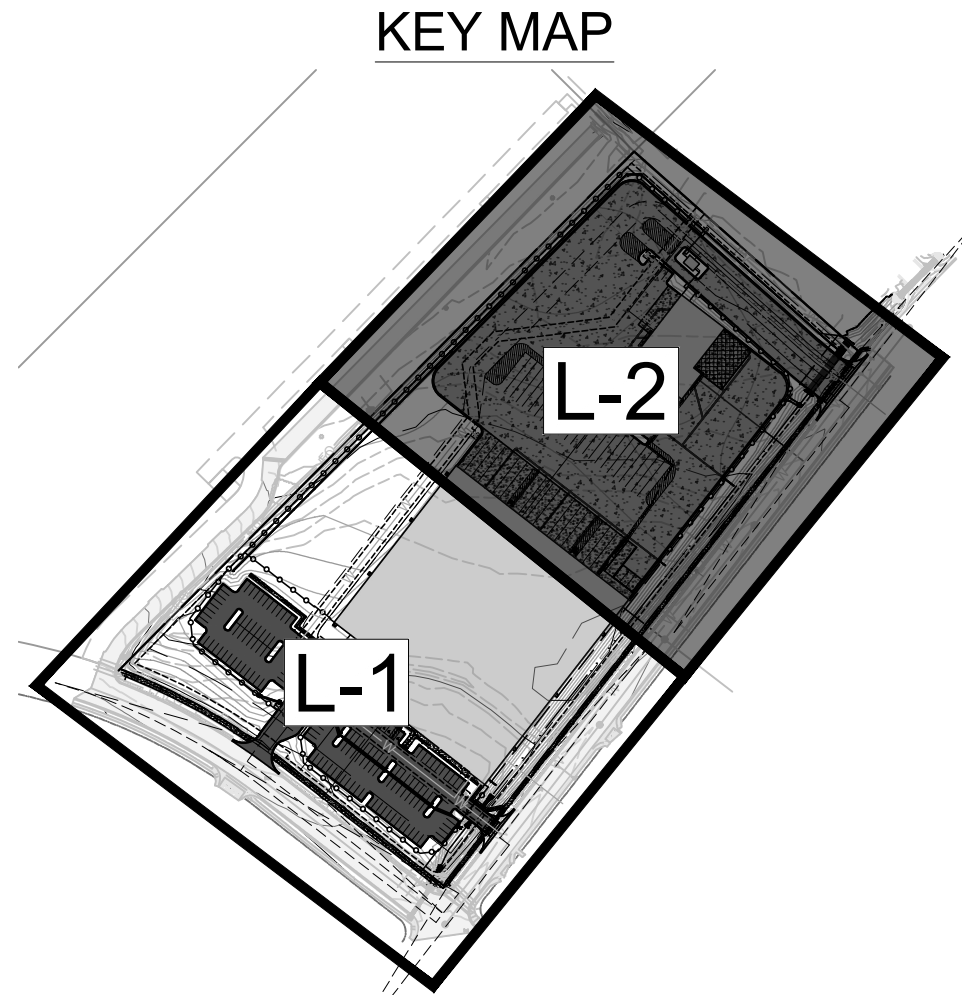
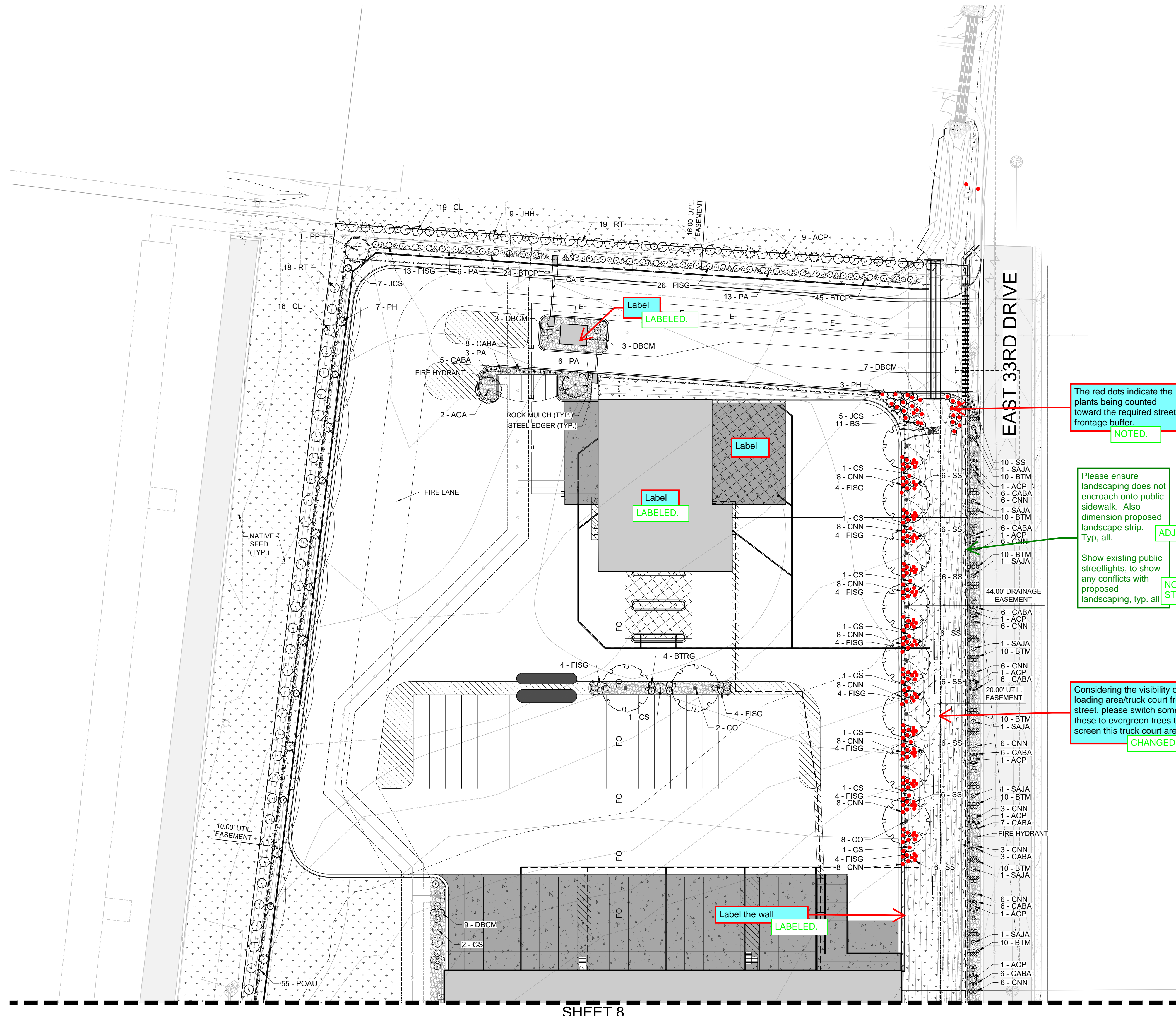
NOT FOR CONSTRUCTION



MAJESTIC COMMERCCENTER - 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



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
	NATIVE SEED
	CONCRETE SIDEWALK
	BIKE RACKS
	MAJOR TOPO LINES
	MINOR TOPO LINES

The red dots indicate the plants being counted toward the required street frontage buffer.
NOTED.

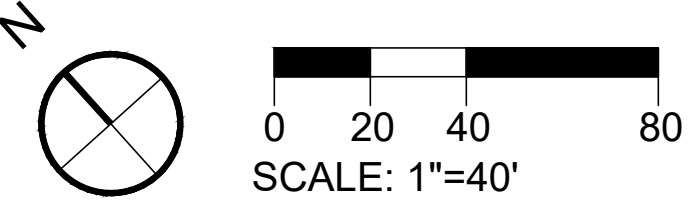
Please ensure landscaping does not encroach onto public sidewalk. Also dimension proposed landscape strip.
Typ, all.
ADJUSTED.

Show existing public streetlights, to show any conflicts with proposed landscaping, typ. all
NO EXISTING STREETLIGHTS.

Considering the visibility of the loading area/truck court from the street, please switch some of these to evergreen trees to help screen this truck court area.
CHANGED.

ADD NOTE:
All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10

NOTE ADDED TO GENERAL NOTES ON SHEET D-1.



SHEET 8

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 : 12/10/2024

SHEET DESCRIPTION
L-2
SHEET 9

MAJESTIC COMMERCCENTER - 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 ~~THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 146-1435~~ 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).

MULCH INFORMATION

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

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. comm*)
- 10% CANADA BLUEGRASS

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

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' CHANGED.	8 TREES OR 78 SHRUBS	3	0	0
SW	341'	9 TREES OR 85 SHRUBS	3	56	8
SE	366'	9 TREES OR 92 SHRUBS	3	0	0

The 9 trees are not adjacent to the building and therefore do not count toward the required building perimeter requirements. However, there are shrubs being provided along the building face that should be counted towards the building perimeter

11 CRIMSON SPIRE OAKS HAVE BEEN ADDED.

NON-STREET BUFFER LANDSCAPING

REQUIRED: 1 TREE & 5 SHRUBS PER 40 LF, 30% TREE SPECIES MUST BE EVERGREEN

NORTH-WEST PERIMETER			
LENGTH	WIDTH REQUIRED	TREES REQUIRED	SHRUBS REQUIRED
1,143'	18'	29	143
	WIDTH PROVIDED	TREES PROVIDED	SHRUBS PROVIDED
	18'	29	147

NORTH-EAST PERIMETER			
LENGTH	WIDTH REQUIRED	TREES REQUIRED	SHRUBS REQUIRED
473'	18'	12	59
	WIDTH PROVIDED	TREES PROVIDED	SHRUBS PROVIDED
	18'	12*	181**

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

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' **	22	144*

EAST 33RD DRIVE				
LENGTH	WIDTH REQUIRED	TREES REQUIRED	SHRUBS REQUIRED	GRASS MAXIMUM
975'	25' 10'	24	329	40%
	WIDTH PROVIDED	TREES PROVIDED	SHRUBS PROVIDED	GRASSES PROVIDED
	35' ***	24 9	329**	124

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

CURBSIDE LANDSCAPING

REQUIRED: 1 TREE PER 40 LF, 3 SHRUBS PER 40 SQ. FT.

EAST 32ND PARKWAY			
LENGTH	TREES REQUIRED	SHRUBS REQUIRED	GRASS MAXIMUM
575'	14 12	130 144	40%
AREA	TREES PROVIDED	SHRUBS PROVIDED	GRASSES PROVIDED
5,208 sf	14*	198**	93

EAST 33RD DRIVE			
LENGTH	TREES REQUIRED	SHRUBS REQUIRED	GRASS MAXIMUM
828'	21	207 193	40%
AREA	TREES PROVIDED	SHRUBS PROVIDED	GRASSES PROVIDED
7,725 sf	21*	210 193	124

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

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONT.	QTY
TREES					
	CO	Celtis occidentalis / Common Hackberry	2" Cal.	B&B	12
		Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust	2.5" Cal.	B&B	2
		Tilia americana 'McK Sentry' / American Sentry® Linden	2.5" Cal.	B&B	3
EVERGREEN TREES					
	JCS	Juniperus chinensis 'Spartan' / Spartan Juniper	6' Ht.	B&B	37
	PH	Pinus heldreichii 'Emerald Arrow' / Emerald Arrow Bosnian Pine	6' Ht.	B&B	40
	PN	Pinus nigra / Austrian Pine	6' Ht.	B&B	2
	PP	Picea pungens glauca / Colorado Blue Spruce	6' Ht.	B&B	6
ORNAMENTAL TREES					
	AGA	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry	2.5" Cal.	B&B	8
	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	4
SHRUBS					
	BS	Bassia scoparia / Burning Bush	5 gal.		37
	BTCP	Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Japanese Barberry	5 gal.		196
	BTM	Berberis thunbergii 'Monlars' / Golden Nugget™ Japanese Barberry	5 gal.		286
	BTRG	Berberis thunbergii 'Rose Glow' / Rose Glow Japanese Barberry	5 gal.		28
	CL	Cercocarpus ledifolius / Curl-leaf Mountain Mahogany	5 gal.		49
	CNN	Chrysothamnus nauseosus nauseosus / Dwarf Blue Rabbitbrush	5 gal.		291
	CS	Cornus sericea / Red Twig Dogwood	5 gal.		32
	DPCM	Daphne x burkwoodii 'Carol Mackie' / Carol Mackie Daphne	5 gal.		32
	FSY	Forsythia x intermedia 'Spring Glory' / Spring Glory Forsythia	5 gal.		227
	RAB	Rovovskia abrotanoides / Russian Sage	5 gal.		133
	SV	Synedrella nodiflora / Silver Lace Vine	---		88
	RAGL	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal.		32
	RT	Rhus trilobata / Skunkbush Sumac	5 gal.		50
	SAJA	Spiraea japonica 'Anthony Waterer' / Anthony Waterer Japanese Spirea	5 gal.		25
EVERGREEN SHRUBS					
	ACP	Arctostaphylos x coloradensis 'Panchito' / Panchito Manzanita	5 gal.		34
	JHH	Juniperus horizontalis 'Hughes' / Hughes Creeping Juniper	5 gal.		20
	PAN	Picea abies 'Nidiformis' / Bird's Nest Norway Spruce	5 gal.		23
ORNAMENTAL GRASSES					
	CABA	Calamagrostis brachytricha / Korean Feather Reed Grass	5 gal.		187
	MC	Muhlenbergia capillaris / Pink Muhly Grass	5 gal.		8
	SS	Schizachyrium scoparium / Little Bluestem	5 gal.		177

You may leave this and the plant material provided on the landscape plan, however a Non-Street Buffer is NOT required between the same or differing land uses within an approved master plan.

NOTED. WILL BE ADJUSTING THE PLANT QUANTITIES IN THESE AREAS.

SIDEWALKS ON E 33RD DRIVE ARE NOW ATTACHED TO WALKS. REQUIREMENTS ARE NOW ADJUSTED.

The buffer is 15 trees short or 150 shrubs. 150 + 329 required shrubs = 479 required. There are approximately 356 shrubs/grasses being provided. The table indicates that 453 shrubs being provided. Double check the shrub/grass counts and ensure that a total of 479 shrubs are being provided or request an adjustment.

Add Not for Construction
ADDED.



DATE	REV. NO.	DESCRIPTION

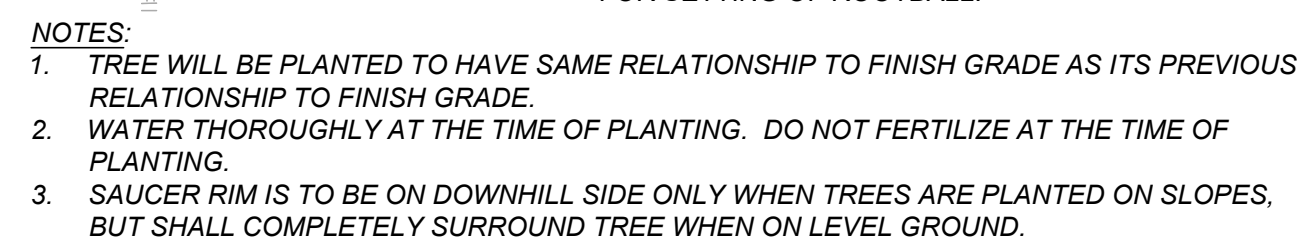
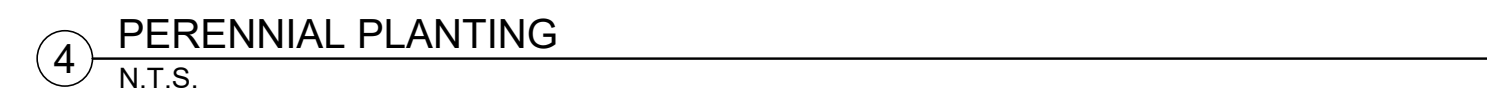
MAJESTIC COMMERCCENTER PROJECT
FRONTIER - SITE PLAN
LANDSCAPE NOTES & PLANT SCHEDULE
NORTH CORNER OF EAST 32ND PARKWAY & EAST 33RD DRIVE
AURORA, COLORADO

PROJ NO: 240428
ENG : EAP/JLE
DATE : 12/10/2024

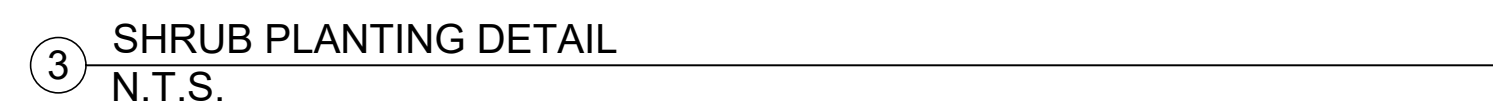
SHEET DESCRIPTION
D-1
SHEET 10

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



2 EVERGREEN TREE PLANTING DETAIL
N.T.S.

[illegible]

SHEET DESCRIPTION

SHEET 11

All elevations have been revised to incorporate the required parapet height changes at a maximum of every 60'

Horizontal articulation standards requires a variation of each facade every 100 ft by use of a change in material, color, parapet height, etc. This center section of the east elevation appears to be longer than 100 ft and will need more frequent variation.

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
E06	DOWNSPOUT AND COLLECTOR BOX. PAINT COLOR TO MATCH ADJACENT PRECAST PANEL. TYP.
E08	PREFINISHED METAL COPING WITH CONTINUOUS KEEPER
E11	PREFABRICATED METAL ROOF ACCESS STAIR
E12	HORIZONTAL REVEAL
E13	DOWNSPOUT GUARD
E14	DRIVE-IN OVERHEAD DOOR WITH CONCRETE RAMP
E15	METAL GUARDRAIL GALVANIZED
E16	PREFABRICATED METAL CANOPY
E17	EXTERIOR METAL STAIR
E18	STACKED STONE
E20	ALUMINUM STOREFRONT
E23	ROOF TOP EQUIPMENT SCREEN
E24	INLET COOLER DOOR - MATCH ADJACENT PRECAST PANEL COLOR
E25	BUILDING SIGNAGE

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

- FIRE SPRINKLER RISER ROOM EXTERIOR DOOR
- FLUSH MOUNT FDC WITH KNOX CAPS
- KNOX BOX(ES) ON THE BUILDING
- DOORS FOR INGRESS TO THE BUILDING TO ACCESS THE FIRE HOSE RISERS

Acknowledged and shown on elevations

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PROJ. NO.
701-800

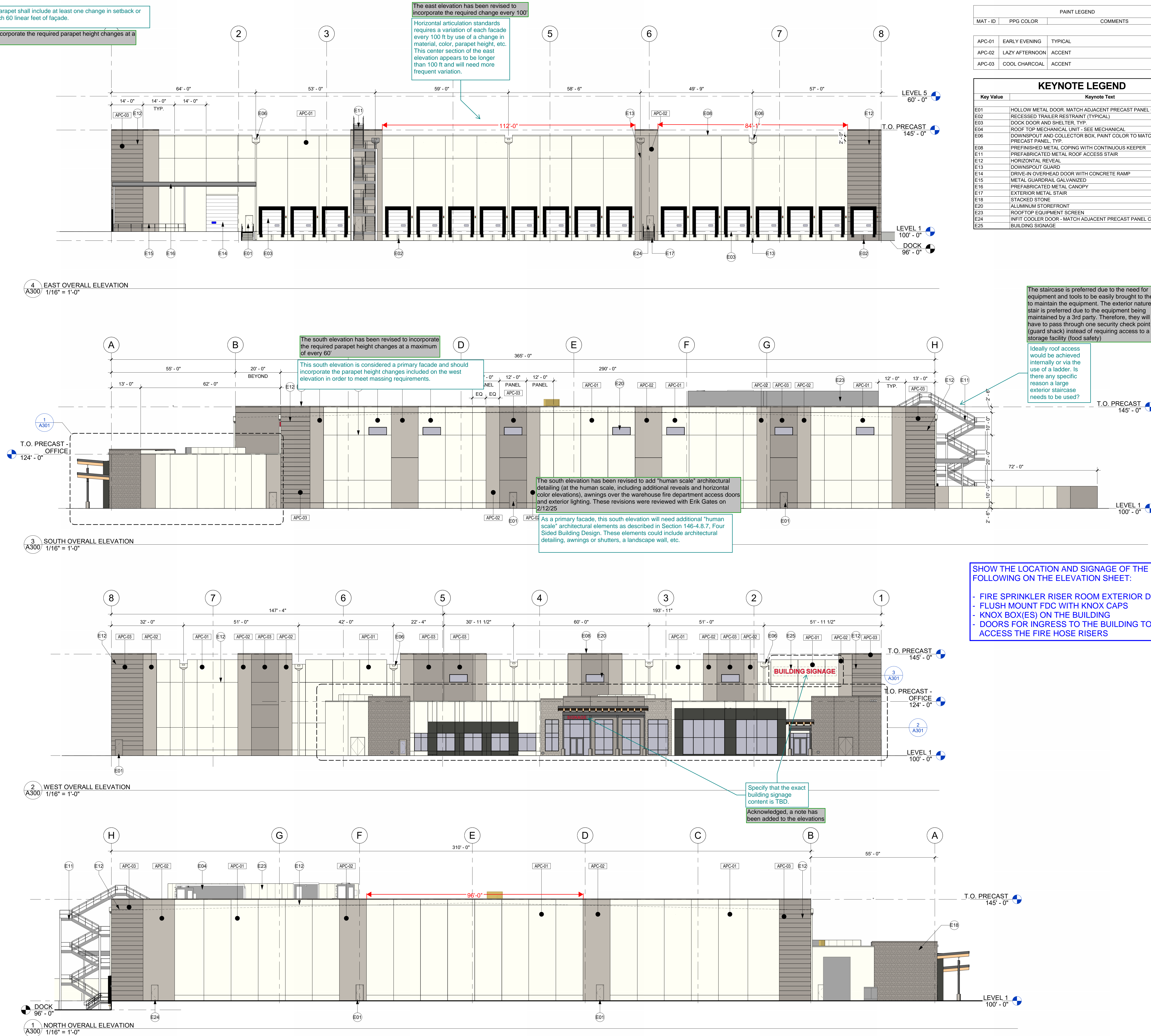
ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION

P1	12.09.2024	SD SET
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PRELIMINARY
NOT FOR CONSTRUCTION

EXTERIOR
ELEVATIONS -
OVERALL

A300



0' 2' 4' 6' 8' 10' 12' 14' 16' 18' 20' 22' 24' 26' 28' 30' 32' 34' 36' 38' 40' 42' 44' 46' 48' 50' 52' 54' 56' 58' 60' 62' 64' 66' 68' 70' 72' 74' 76' 78' 80' 82' 84' 86' 88' 90' 92' 94' 96' 98' 100'

1" = 1'-0"

VERIFY SHEET SCALE HERE

PAINT LEGEND			
MAT - ID	PPG COLOR	COMMENTS	
APC-01	EARLY EVENING	TYPICAL	
APC-02	LAZY AFTERNOON	ACCENT	
APC-03	COOL CHARCOAL	ACCENT	

KEYNOTE LEGEND	
Key Value	Keynote Text
E01	HOLLOW METAL DOOR, MATCH ADJACENT PRECAST PANEL COLOR.
E10	ROOF LINE BEYOND, SHOWN DASHED.
E18	STACKED STONE
E19	ACM PANEL
E20	ALUMINUM STOREFRONT
E21	CURTAINWALL
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
E27	FDC LOCATION W/ KNOX BOX
E28	DOWNSPOUT NOZZLE (COW'S TONGUE) - BLACK FINISH



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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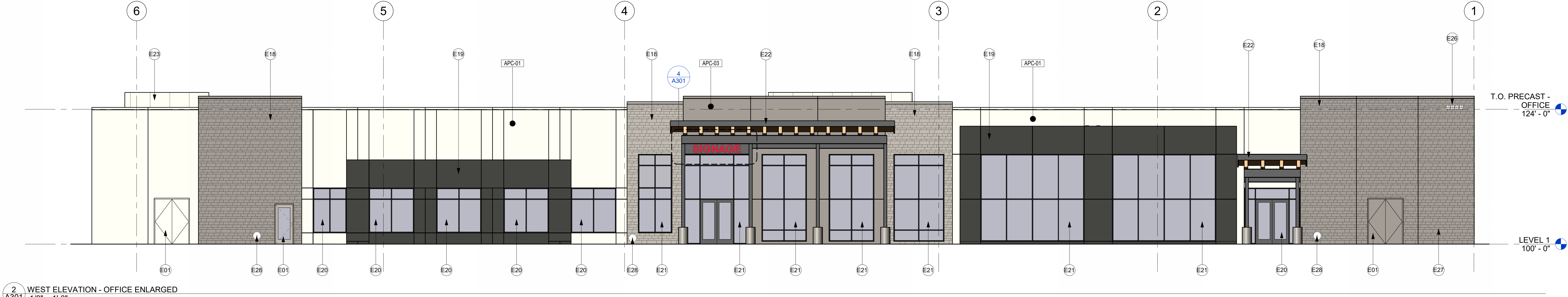
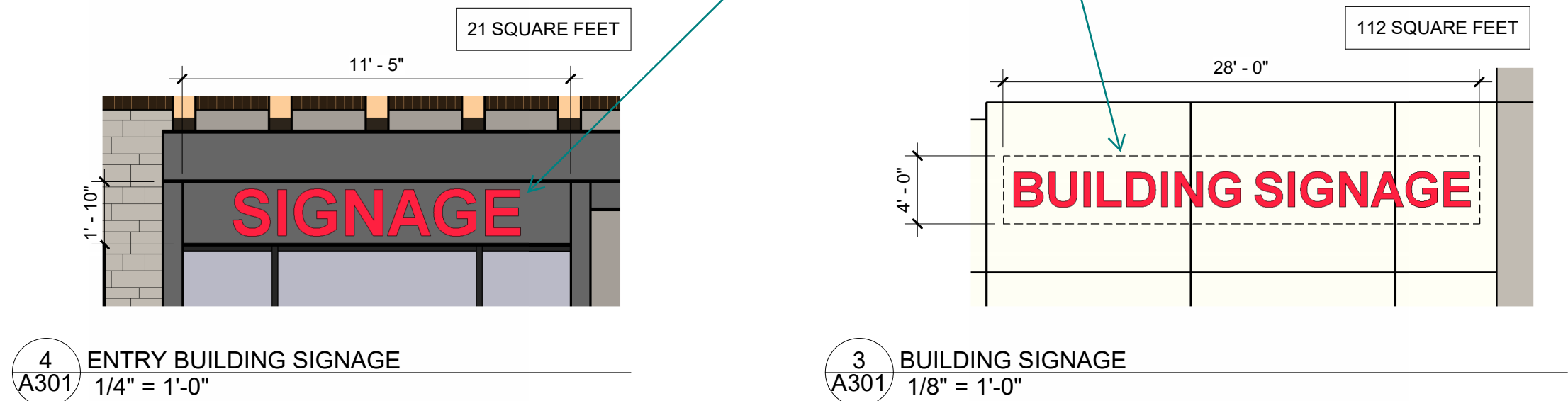
PROJ. NO.
701-800

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
P1	12.09.2024	SD SET

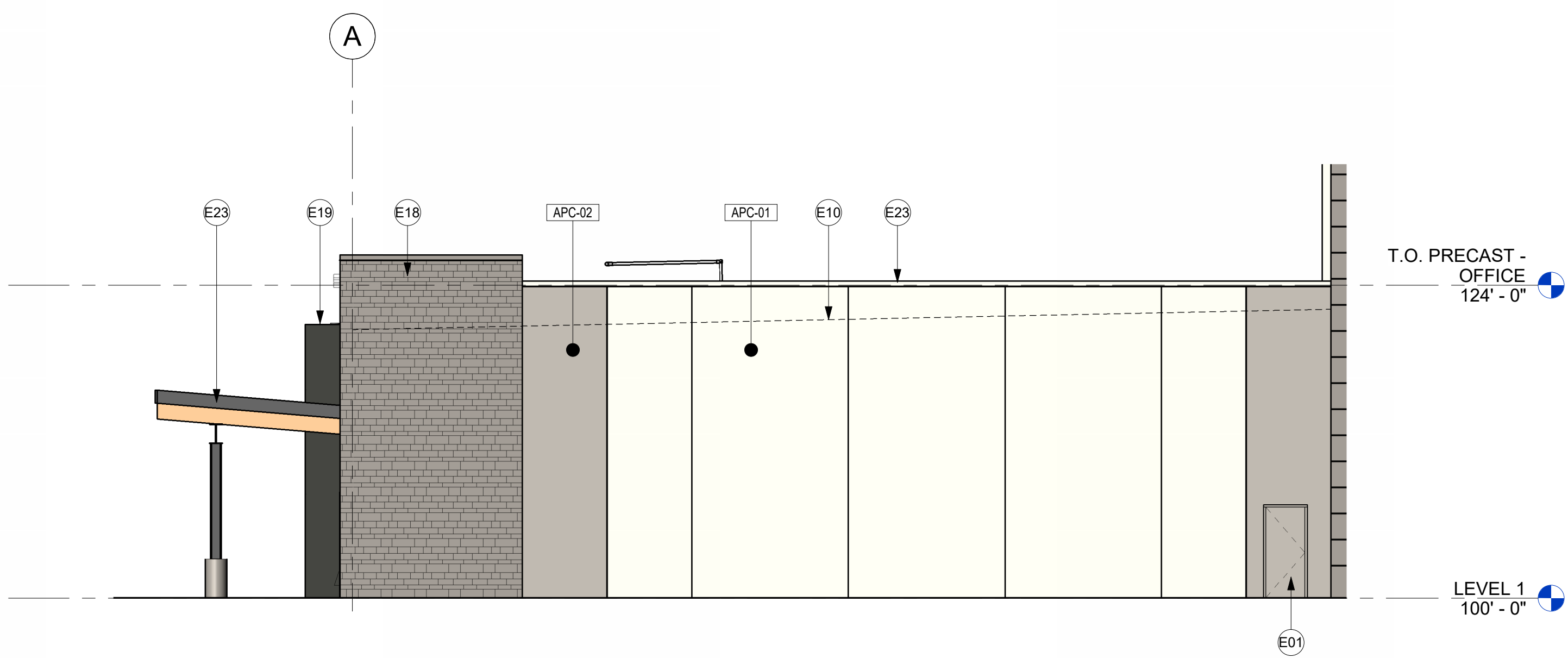
PRELIMINARY
NOT FOR CONSTRUCTION

EXTERIOR
ELEVATIONS -
ENLARGED
OFFICE

A301



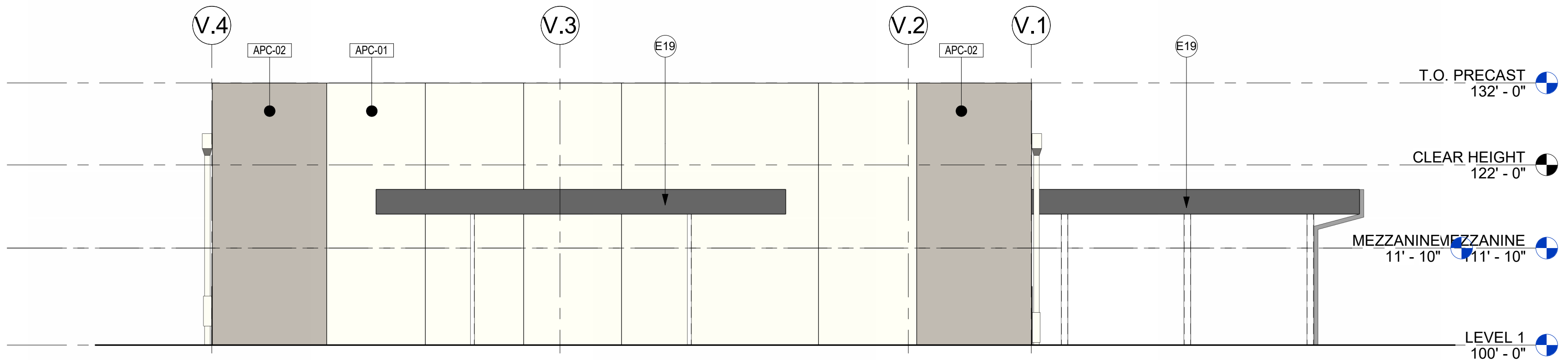
2 WEST ELEVATION - OFFICE ENLARGED
1/8" = 1'-0"



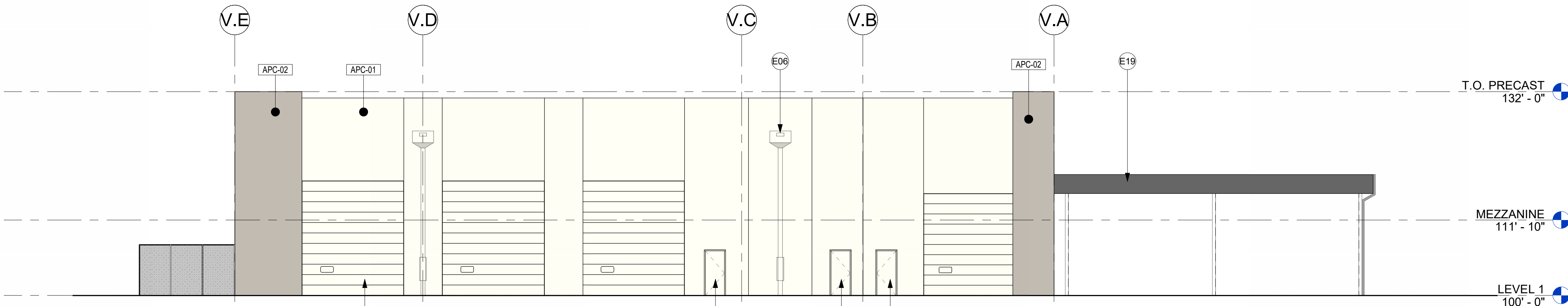
1 SOUTH ELEVATION - OFFICE ENLARGED
1/8" = 1'-0"

PAINT LEGEND			
MAT - ID	PPG COLOR	COMMENTS	
APC-01	EARLY EVENING	TYPICAL	
APC-02	LAZY AFTERNOON	ACCENT	
APC-03	COOL CHARCOAL	ACCENT	

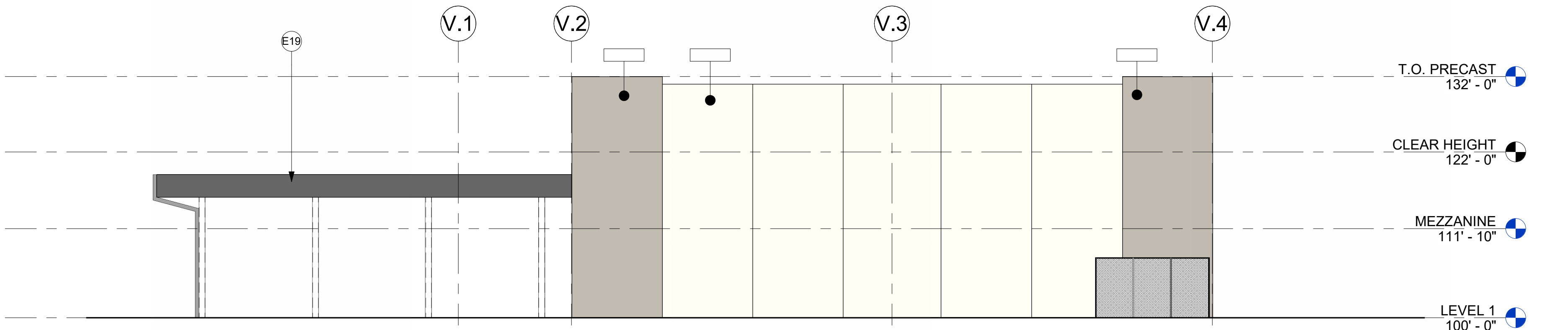
KEYNOTE LEGEND	
Key Value	Keynote Text
E01	HOLLOW METAL DOOR, MATCH ADJACENT PRECAST PANEL COLOR.
E06	DOWNSPOUT AND COLLECTOR BOX, PAINT COLOR TO MATCH ADJACENT PRECAST PANEL, TYP.
E19	ACM PANEL
E29	OVERHEAD DOOR



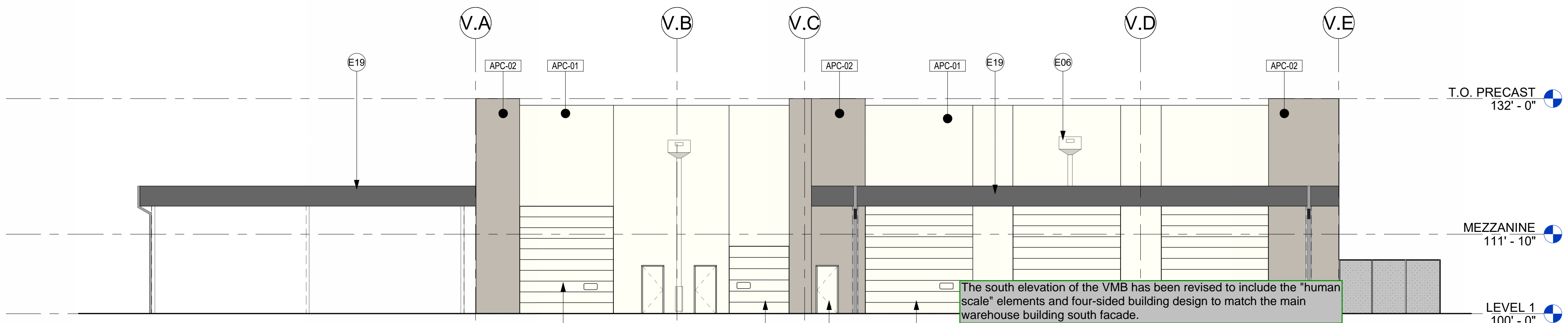
4 VMB WEST ELEVATION
A302 3/32" = 1'-0"



3 VMB NORTH ELEVATION
A302 3/32" = 1'-0"



2 VMB EAST ELEVATION
A302 3/32" = 1'-0"



1 VMB SOUTH ELEVATION
A302 3/32" = 1'-0"

SHOW THE LOCATION AND SIGNAGE OF THE FOLLOWING ON THE ELEVATION SHEET:

- FIRE SPRINKLER RISER ROOM EXTERIOR DOOR
- FLUSH MOUNT FDC WITH KNOX CAPS
- KNOX BOX(ES) ON THE BUILDING
- E-STOP FOR THE FUEL PUMPS

Acknowledged and shown on elevations

The south elevation of the VMB has been revised to include the "human scale" elements and four-sided building design to match the main warehouse building south facade.

This south elevation will be considered a primary facade for the vmb, and will need additional massing, materials, and "human scale" architectural elements as described in Section 146-4.8.7, Four Sided Building Design. The massing element could include, but are not limited to, a wall offset (min. 3ft) or wall notch (min. 12in). The material element could include a change in facade material, texture, or the use of a variety of window sizes. Two more human scale elements are needed and could include architectural detailing, building mounted lighting, or building corner enhancements.



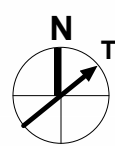
RYAN A+E, INC.
533 South Third Street, Suite 100
Minneapolis, MN 55415
612-492-4000 tel
612-492-3000 fax

WWW.RYANCOMPANIES.COM

CONSULTANTS



KEY PLAN



PROJECT INFORMATION

PROJECT
FRONTIER

AURORA, CO

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PROJ. NO.
701-800

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
P1	12.09.2024	SD SET

PRELIMINARY
NOT FOR CONSTRUCTION

EXTERIOR
ELEVATIONS -
VMB

A302

SITE PLAN

[illegible]

GENERAL NOTES	
A.	ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015/2021 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - GRADES 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 LESSER 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 OTHERS 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. ILLUMINANCES 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.

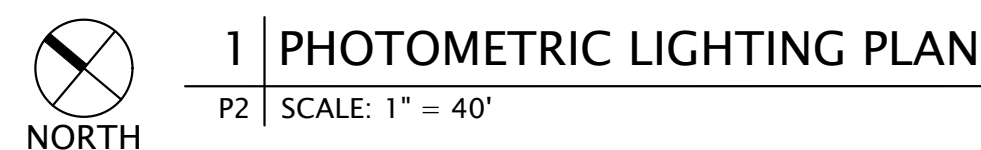
STATISTICS							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
OVERALL SITE	Illuminance	Fc	1.04	8.0	0.0	N.A.	N.A.
ACCESSIBLE ROUTE	Illuminance	Fc	4.18	8.0	1.0	4.18	8.00
LOADING	Illuminance	Fc	1.68	6.5	0.0	N.A.	N.A.
LOADING SOUTHWEST	Illuminance	Fc	2.97	6.7	0.8	3.71	9.38
PARKING NORTHEAST	Illuminance	Fc	3.77	7.9	0.9	3.99	9.55
PROPERTY LINE	Illuminance	Fc	0.16	1.5	0.0	N.A.	N.A.
ROUTE NORTHEAST	Illuminance	Fc	1.05	4.5	0.0	N.A.	N.A.

For 32nd Parkway and 33rd Drive, public streets shall have public streetlights in conformance with COA standards.

Identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual:

- Roadway Classification (typical section name)
- **Adjacent Land Use Category (i.e., TOD), as applicable**
- Number of lanes
- Back-to-back curb width
- **Pedestrian Activity Level**
- **Pavement Type: R3, for all lighting calculations**

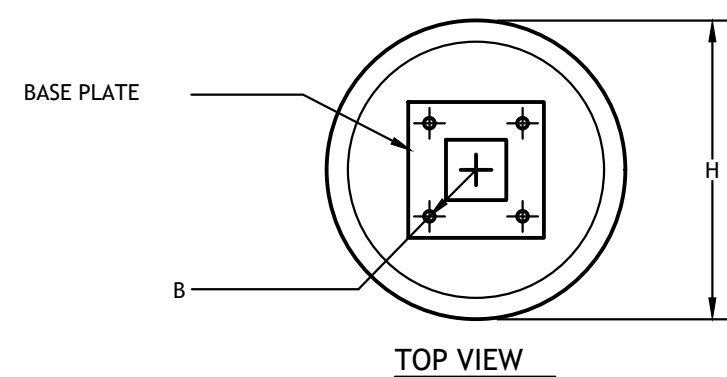
SITE PLAN
LOCATED IN THE NORTH HALF OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 66 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



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.

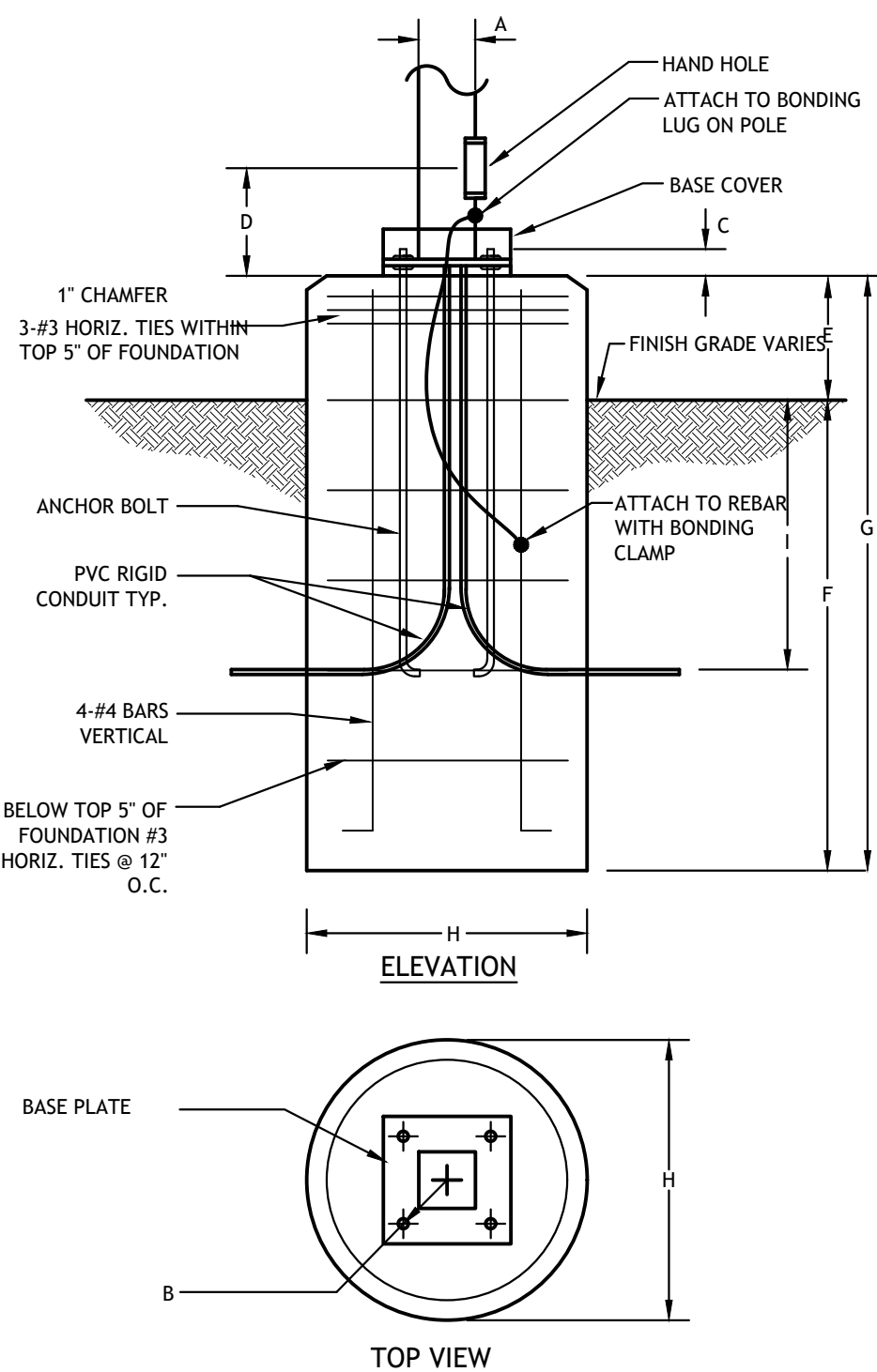
Advisory: A photometric analysis of the existing street lights will be required during the civil plan submittal and additional street lights added as needed.

SITE PLAN



POLE KEY	OVERALL HEIGHT	A	ANCHOR BOLT DATA			D	E	F	G	H	I
			B	SIZE	C						
EA1	250"	4"	PER MANUFACTURER			20"	80"	100"	24"	36"	
EA2	250"	4"	PER MANUFACTURER			20"	80"	100"	24"	36"	

P3	SCALE: NTS
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POLE KEY	OVERALL HEIGHT	A	ANCHOR BOLT DATA			D	E	F	G	H	I
			B	SIZE	C						
EA1	250"	4"	PER MANUFACTURER			50"	80"	100"	24"	36"	
EA2	250"	4"	PER MANUFACTURER			50"	80"	100"	24"	36"	

P3	SCALE: NTS
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TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTAGE	SOURCE			MAX WATTS	LUMEN OUTPUT	DIMMING	FIXTURE FINISH	MOUNTING LOCATION	INFORMATION BOF/RFD/OFH	NOTES
					LAMP QTY	WATT	TYPE							
EA1	SINGLE HEAD AREA LIGHT, TYPE T4 WIDE THROW, FULL CUTOFF	COOPER LIGHTING MCGRAW-EDISON GALLEON	GLEON-AF-03-LED-E1-T4W- **830	277	1	124	LED	300K 80 CRI	124	14,100	NONE	BLACK	POLE GROUND	25'-0" BOF
EA2	DUAL HEAD AREA LIGHT, TYPE T4 WIDE THROW, FULL CUTOFF	COOPER LIGHTING MCGRAW-EDISON GALLEON	GLEON-AF-03-LED-E1-T4FT- BK-830	277	2	248	LED	300K 80 CRI	248	28,200	NONE	BLACK	POLE GROUND	25'-0" BOF
EA3	SINGLE HEAD AREA LIGHT, TYPE T4 WIDE THROW, FULL CUTOFF	COOPER LIGHTING MCGRAW-EDISON GALLEON	GLEON-AF-03-LED-E1-T4W- **830	277	1	124	LED	300K 80 CRI	124	14,100	NONE	BLACK	POLE GROUND	25'-0" BOF
EA4	DUAL HEAD AREA LIGHT, TYPE T4 WIDE THROW, FULL CUTOFF	COOPER LIGHTING MCGRAW-EDISON GALLEON	GLEON-AF-03-LED-E1-T4FT- BK-830	277	2	248	LED	300K 80 CRI	248	28,200	NONE	BLACK	POLE GROUND	25'-0" BOF
EW1	WALL MOUNTED AREA LIGHT, TYPE T4 FORWARD THROW, FULL CUTOFF	COOPER LIGHTING MCGRAW-EDISON GALLEON	GLEON-AF-04-LED-E1-T4FT- BK-WM-8030	277	1	171	LED	300K 80 CRI	171	18,876	NONE	BLACK	SURFACE WALL	25'-0" BOF
EW2EM	WALL PACK WITH INTEGRAL BATTERY BACKUP	COOPER LIGHTING INVUE	CCW-VA1-830-U-T4W-BK-EBP	277	1	29	LED	300K 80 CRI	29	2,800	NONE	BLACK	SURFACE WALL	15'-0" BOF ABOVE DOOR

ABBREVIATIONS: BOF - BOTTOM OF FIXTURE, RFD - RECESSED FIXTURE DEPTH, OFH - OVERALL FIXTURE HEIGHT, AFF (AFG) - 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 SEQUENCE 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.

McGraw-Hill Education

DESCRIPTION

The Gulton™ L-LC luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency LED Optics™ provide uniform and energy conscious illumination to walkways, parking lots, building areas and security lighting applications. IP66 rated and UL Listed for wet locations.

SPECIFICATION FEATURES

Construction

Extruded aluminum driver housing thermally isolated from Light Sources for optimal thermal performance. Heavy-wall die-cast aluminum and case enclose Housing and the cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides flexibility with superior structural rigidity. Shock vibration tested and rated. Optional tool-less hardware available for easy entry into electrical chamber. Housing in IP66 rated.

Optics

High-efficiency Infrared-Acceleration Inertia-modulated ACLED technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spanning. The Gulton LED Optics create consistent distributors with the scalability for custom-tailored application requirements. Offered standard at 4000K to 2700 CCT 7° ON. Optional 3000K, 5000K to 9000 CCT.

Electrical

LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 200W, 347V 400W or 480V 600W optional. 480V is compatible for use with 480V line systems only. Standard with 1-0/5 dimming. Shipped standard with Cooper Lighting Solutions proprietary circuit models designed to withstand 100kV of transient line surge. The Gulton LED luminaire is suitable for installation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify their High Ambient option. Light Source are IP66 rated. Greater than 90% luminous maintenance expected at 60,000 hours. Available in standard 1A, drive current and optional 600mA, 800mA and 1000mA drive currents (nominal).

Mounting

STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing easy positioning of fixtures during mounting. When mounting two or more luminaires at 2' and 3'20" apart, the EA extended arm

Catalog #

Type

Project

Comments

Prepared by

Type

Date

may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. QUICK MOUNT ARM Adapter is located directly to the pole. Quick mount arm fits into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1/8" hole diameter to 1/2" hole diameter. Removal of the arm on the quick mount arm enables removal of the fixture without having to access the driver compartment. A knock-out cover enables round pole mounting.

Finish

Housing finished in super durable TGIC polyester powder coat paint, 2-5 mil nominal thickness for superior protection against fade and corrosion. White finish is powder coated black. Standard housing colors include black, bronze, gray, white, light platinum and graphite metallic. RAL and custom color matches available.

GLETON L-GLETON LED

Solid State LED

AREA-SITE LUMINAIRE

DIMENSIONS

DIMENSION DATA

Light Beams	"W" Width	"S" Standard Arm Length	"O" Optional Arm Length	"W" Weight with Arm (lbs.)	Wt. Arms EPA with EPA's (lbs.)
1-4	15-1/2" (395mm)	7"	25" (635mm)	10.25 (4.65kg)	0.86
5-6	18-1/2" (468mm)	7"	25" (635mm)	14.0 (6.35kg)	1.12
7-8	25-5/8" (650mm)	7"	25" (635mm)	24.0 (10.9kg)	1.12
9-10	32-3/4" (833mm)	7"	25" (635mm)	28.0 (12.7kg)	1.12

Note(s): 1. Options and weights may vary depending on configuration. 2. EPA weight based on typical arm length.

ILLUMINATION ATTENTION

TYPE "H"

CERTIFICATION DATA

UL Version Control
Designs Lighting Controls® Qualified®
Dark Sky Approved (SDSCQ) CUTOFF
and warmer colors
IP66 Rated
UL94 V-0 Flame Retardant
UL94 V-0 Flame Retardant
UL94 V-0 Flame Retardant

ENERGY DATA

Flicker-Free LED Driver
• 0% Flicker
• 100% THD Harmonic Distortion
• 200/220V 60Hz
• 347V 480V 60Hz
• 2700K-4000K
• 30°C Max. Temperature
• 90°C Max. Temperature (Dry Option)

www.designlights.org

T2000302EN

June 2, 2010 12:58 PM

P3	SCALE: NTS
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Project	Catalog #	Type
Prepared by	Notes	Date

Invue

ClearCurve Wall

Wall Mount Luminaire

Product Certifications

Interactive Menu

- Ordering Information [page 2](#)
- Product Specifications [page 3](#)
- Energy and Performance Data [page 3](#)
- Control Options [page 4](#)

Quick Facts

- Available with Visual Comfort or Discrete optics configurations
- Lumen packages range from 1,600 up to 12,000 lumens (10W - 110W)
- Efficacy up to 149 lumens per watt

Dimensional Details

Front View

Side View

Back View

PROB000001 page 1
March 20, 2021 1:51 PM

P3	SCALE: NTS
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