

Please remove AutoCad SHX test items in the comment section. Please flatten to reduce select-ability of the items.

SITE PLAN

The Site Plan will not be approved by Public Works until the Preliminary Drainage (RSN 1416663 / 1802470) is approved.

All SHX text will be removed in the next submittal.

INDUSTRIAL BUILDING #29 MAJESTIC COMMERCENTER FILING NO. 8

Understood, preliminary drainage is being revised and resubmitted

Does not match the plat Filing No. 11?

Filing Number has been revised to match the plat

A PORTION OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH. P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

CONTACT LIST

CIVIL ENGINEER

JANSEN STRAWN
CONSULTING ENGINEERS
45 W. 2ND AVENUE
DENVER, CO 80223
303-561-3333
CHRIS STRAWN, P.E.

LANDSCAPE ARCHITECT

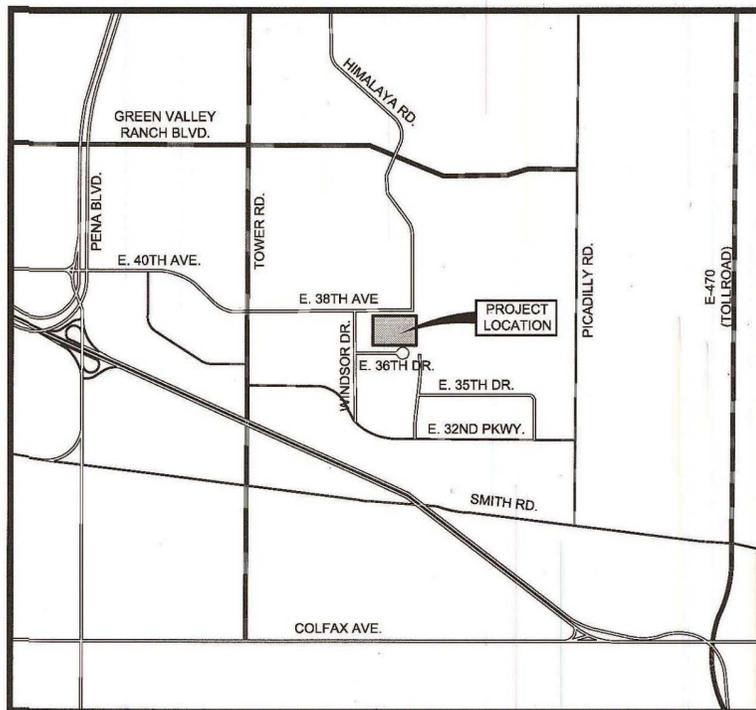
THK ASSOCIATES INC.
2953 SOUTH PEORIA STREET,
SUITE 101
AURORA, COLORADO 80014
303.770.7201
SARAH MOLL

ARCHITECT

COMMERCE CONSTRUCTION CO., L.P.
13191 CROSSROADS PKWY. NORTH,
6TH FLOOR
CITY OF INDUSTRY, CA 91746
562.948.4323
JIM ROBERTSON

APPLICANT

COMMERCE CONSTRUCTION CO. L.P.
20100 EASE. 32ND PKWY.
AURORA, COLORADO 80011
303.371.1400
JACK W. (SKIP) BAILEY



VICINITY MAP

SCALE: 1" = 1500'

SIGNATURE BLOCK

LEGAL DESCRIPTION: TRACT A LOT 1, BLOCK 1, MAJESTIC COMMERCENTER SUBDIVISION FILING NO. 8

Does not match the plat Filing No. 11?

Filing Number has been revised to match the plat

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, MAJESTIC REALTY CO. HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 26th DAY OF OCTOBER AD. 2015.

BY: Edward P. Roski, Jr.
EDWARD P. ROSKI, JR., President

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

CORPORATE SEAL

ON THIS 26th DAY OF OCTOBER, 2015, BEFORE ME LINDA J. CASSEY
NOTARY PUBLIC, PERSONALLY APPEARED EDWARD P. ROSKI, JR.
AND ACKNOWLEDGED THAT HE/THEY EXECUTED THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

Linda J. Cassey
(NOTARY PUBLIC)

Commission No.: 2096149

NOTARY SEAL

COMMISSION EXPIRES FEB 3 2019 NOTARY BUSINESS ADDRESS: 13191 Crossroads Pkwy. N., 6th Flr. City of Industry, CA 91746

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 - A5.0 ENLARGED ENTRY FLOOR AND SOFFIT PLAN
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 - E1.1 ELECTRICAL ONE LINE DIAGRAM AND SCHEDULES
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 - E3.1 ENLARGED BUILDING 29 ELECTRICAL PLAN 1
 - E3.2 ENLARGED BUILDING 29 ELECTRICAL PLAN 2
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- *SEE SHEET C2.1 FOR UPDATED SHEET INDEX

4

Minor amendment to add a guard shack. See 1310661 or 2015-6012-03

Major amendment to add additional parking. See DA-1127-35

CITY OF AURORA APPROVALS

PLANNING DIRECTOR: Blatt Wally DATE: 1/15/2016

PLANNING COMMISSION: N/A DATE: N/A
(CHAIRPERSON)

CITY COUNCIL: N/A DATE: N/A
(MAYOR)

CITY ATTORNEY: Henry K DATE: 1/20/16

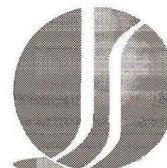
DATABASE APPROVAL DATE _____

RECORDERS 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: _____



JANSEN STRAWN
CONSULTING ENGINEERS

45 WEST 2ND AVENUE
DENVER, CO 80223
P.303.561.3333
F.303.561.3339

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

BENCHMARK

CITY OF AURORA ID #36626NW005 (OLD ID# 16-14 1981) 3" BRASS CAP SET IN THE NORTHWEST CORNER OF A CONCRETE HEADWALL WEST OF A NORTH-SOUTH RAILROAD TRACK ALONG THE LIVERPOOL LANDLINE, APPROXIMATELY AT THE SOUTH LINE OF THE EAST 36TH AVE. ELEVATION = 5455.101 (NAVD 88)

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No.	Description of Revisions	Date	By
4	MAJOR AMENDMENT	03/29/24	CSS
3	RESPONSE TO CITY COMMENTS	08/12/15	CSS
2	RESPONSE TO CITY COMMENTS	06/05/15	CSS
1	PLANNING SUBMITTAL	04/10/15	CSS

Checked By: C. STRAWN
Designed By: J. DEYOUNG

MAJESTIC COMMERCENTER
SUBDIVISION FILING NO. 8

COVER SHEET

Date: 04/10/2015

Job No.: 14045

C1

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 2009 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2003.
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 SYSTEMS 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 SYSTEMS OR PRIVATE UTILITIES.
8. 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.
9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
10. 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.
11. 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.
12. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
13. 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.
14. 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.
15. 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.
16. THE 2009 INTERNATIONAL FIRE CODE, APPENDIX J AND CITY OF AURORA CODE, CHAPTER 66-38 FIRE PREVENTION REGULATIONS, REQUIRE ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE. AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS. THE GENERAL CONTRACTOR (GC) WILL BE NOTIFIED BY A BUILDING DIVISION LIFE SAFETY INSPECTOR AS TO WHETHER THE STRUCTURE HAS 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 AN INDEPENDENT THIRD PARTY RADIO STUDY FOR THE ENTIRE BUILDING AT THE OWNER OR DEVELOPER'S EXPENSE. WHERE AN EMERGENCY RESPONDER RADIO COVERAGE SYSTEM IS REQUIRED, A DESIGNATED CONTRACTOR SHALL SUBMIT PLANS TO THE BUILDING DIVISION TO OBTAIN A BUILDING PERMIT TO INSTALLATION.
17. 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
18. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.,) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.

CORE AND SHELL ADVISORY NOTE

1. 2009 IFC, SEC. 2306.2 - A CORE AND SHELL STRUCTURE HAS THE POTENTIAL OF BEING UTILIZED FOR "HIGH-PILED COMBUSTIBLE STORAGE" AS DEFINED BY THE IFC. THE DESIGNER OF THE STRUCTURE MUST BE AWARE OF THE REQUIREMENTS INDICATED WITHIN TABLE 2306.2, AND UNDERSTAND THAT FUTURE IMPROVEMENTS CAN REQUIRE THE INSTALLATION OF ADDITIONAL FIRE DETECTION SYSTEMS, SMOKE AND HEAT REMOVAL, DRAFT CURTAINS, BUILDING ACCESS (ADDITIONAL DOORS) AND AUTOMATIC SPRINKLER SYSTEMS, FIRE SPRINKLER DESIGN DENSITIES MAY BE REQUIRED TO BE REEVALUATED IN THE EVENT THAT THE ORIGINAL DESIGN OF THE SYSTEM DID NOT COMPENSATE FOR HIGH-PILED COMBUSTIBLE STORAGE. THESE ADDITIONAL REQUIREMENTS COULD BE REQUIRED DURING FUTURE TENANT IMPROVEMENTS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

HIGH-PILED COMBUSTIBLE STORAGE ADVISORY NOTE

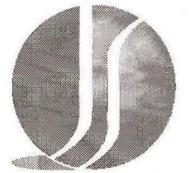
1. 2009 IFC, CHAPTER 23 - A PERMIT THROUGH THE AURORA BUILDING CODES DIVISION IS REQUIRED TO USE A BUILDING OR PORTION THEREOF AS A HIGH-PILED STORAGE AREA EXCEEDING 500 SQUARE FEET. APPLICATION FOR NEW STRUCTURES DESIGNED TO ACCOMMODATE HIGH-PILED STORAGE OR FOR REQUESTING A CHANGE OF OCCUPANCY/USE, AND AT THE TIME OF APPLICATION FOR A STORAGE PERMIT, PLANS AND SPECIFICATIONS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL. IN ADDITION TO THE INFORMATION REQUIRED BY THE INTERNATIONAL BUILDING CODE, THE STORAGE PERMIT SUBMITTAL SHALL INCLUDE THE INFORMATION SPECIFIED IN THIS SECTION, FOR SUBMITTAL REQUIREMENTS TO THE AURORA BUILDING CODES DIVISION PLEASE VISIT OUR WEBSITE AT [HTTP://WWW.AURORAGOV.ORG/BUILDING](http://www.auroragov.org/building) UNDER THE LIFE SAFETY HEADING TO DOWNLOAD A COPY OF THE 2009 HIGH-PILED COMBUSTIBLE STORAGE CHECKLIST.

SMOKE AND HEAT VENTING NOTE

1. THE BUILDING DIVISION REQUIRES THE INSTALLATION OF SMOKE AND HEAT VENTING IN PROPOSED WAREHOUSE STRUCTURES. THE INSTALLATION OF CURTAIN BOARDS WILL BE ADDRESSED ON AN INDIVIDUAL BASIS, PER INFORMATION PROVIDED AT THE TIME OF PLAN REVIEW. PREVIOUSLY APPROVED AND/OR CONSTRUCTED WAREHOUSES WITHOUT SMOKE AND HEAT VENTING WILL NOT BE REQUIRED TO INSTALL HEAT AND SMOKE VENTS, SINCE THE ORIGINAL BUILDINGS WERE APPROVED FOR WAREHOUSING WITH HIGH PILE COMBUSTIBLE STORAGE UP TO 25 TO 30 FEET IN HEIGHT. (PER BUILDING DIVISION MEMO, SMOKE AND HEAT VENTING REQUIREMENTS, 12-22-00).
2. INSTALLATION OF ROOF VENTS IS REQUIRED IN LARGE ONE STORY STRUCTURES HAVING ESFR SYSTEMS, AND WHERE INCREASE IN EXIT ACCESS TRAVEL DISTANCE UP TO 400 FEET IS REQUIRED (SEE 2009 IFC SECTION 1016.1), PROVIDED THAT THE VENTS ARE MANUALLY OPERATED OR THE OPERATING MECHANISM ACTIVATES AT A MUCH HIGHER TEMPERATURE RATING (PREFERABLY 360 DEGREES) THAN THE RATING OF THE SPRINKLER HEAD (USUALLY 165-288 DEGREES). PLASTIC OR MELT-AWAY DOMES ARE NOT TO BE PERMITTED TO BE INSTALLED IN BUILDING WITH ESFR SYSTEMS.

DATA BLOCK

OCCUPANCY CLASSIFICATION	WAREHOUSE/OFFICE	PARKING SPACES PROVIDED	346
CONSTRUCTION TYPE	II B, FULLY SPRINKLERED	PARKING SPACES REQUIRED (1 PER 1,500 GROSS FLOOR AREA)	333
ALLOWABLE BUILDING AREA	452,400 S.F.	LOADING SPACES PROVIDED	135
LAND AREA WITHIN PROPERTY LINES	20.994 ACRES	LOADING SPACES REQUIRED	7
GROSS FLOOR AREA	452,400 S.F.	ACCESSIBLE SPACES REQUIRED	8
NUMBER OF BUILDINGS	ONE	ACCESSIBLE SPACES PROVIDED	8, 4 VAN
NUMBER OF STORIES	ONE	TOTAL PARKING SPACES	489
MAXIMUM HEIGHT OF BUILDINGS	40 FEET	PERMITTED MAXIMUM SIGN AREA	TBD PER THE MPIP
TOTAL BUILDING COVERAGE	46% AND 452,126 S.F. (10.38 AC)	TYPE OF SIGN	TBD PER THE MPIP
HARD SURFACE COVERAGE	44% AND 432,874 S.F. (9.93 AC)	PROPOSED TOTAL SIGN AREA	TBD PER THE MPIP
LANDSCAPE COVERAGE	10% AND 91,040 S.F. (2.09 AC) 100% 976,040 S.F. (22.40 AC)	PERMITTED NUMBER OF SIGNS	5
PERCENTAGE OF ON-SITE OPEN SPACE	10%	PROPOSED NUMBER OF SIGNS	TBD PER THE MPIP
FAR	0.49		
PRESENT ZONING CLASSIFICATION	MCC MPIP		



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CONSULTING ENGINEERS

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DENVER, CO 80223
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F.303.561.3339

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

BENCHMARK:

CITY OF AURORA ID #356626NW005 (OLD ID# 16-14 1981) 3" BRASS CAP SET IN THE NORTHWEST WINGWALL OF A CONCRETE HEADWALL WEST OF A NORTH-SOUTH RAILROAD TRACK ALONG THE LIVERPOOL LANDLINE, APPROXIMATELY AT THE SOUTH LINE OF THE EAST 36TH AVE. ELEVATION = 5455.101 (NAVD 88)

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No.	Description of Revisions	Date	By
4	MAJOR AMENDMENT	03/29/24	CSS
3	RESPONSE TO CITY COMMENTS	08/12/15	CSS
2	RESPONSE TO CITY COMMENTS	06/05/15	CSS
1	PLANNING SUBMITTAL	04/10/15	CSS

Designed By: J.DEYOUNG Checked By: C.STRAWN

**MAJESTIC COMMERCENTER
SUBDIVISION FILING NO. 8**

NOTES

Date: 04/10/2015
Job No.: 14045

C2

NO.	DATE	REMARKS
4	03/29/2024	MAJOR AMENDMENT

JOB NO.:	DCS19-4034
PA / PM:	CSS
DRAWN BY:	TRS
DATE:	01-03-2020
PLOT DATE:	

ADDITIONAL 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.
- 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. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HERE ON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF AURORA'S PAVING STANDARDS FOR FIRE LANE EASEMENTS, AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, LANDSCAPE MATERIALS, SNOW OR OTHER OBSTRUCTIONS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENT(S) IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANE EASEMENTS, STATING "FIRE LANE, NO PARKING." THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANE EASEMENTS, AND TO CALL ^{Note has been updated accordingly} BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY VEHICLE ACCESS.
- ACCESSIBLE EXTERIOR ROUTES SHALL BE PROVIDED ACCORDINGLY TO TRANSPORTATION Update to 2021 PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE AREA. Update to 2017 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 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2009.
- HIMALAYA RD IS THE RESPONSIBILITY OF THE MASTER DEVELOPER ON THE EAST SIDE OF HIMALAYA RD PER THE PIP, AND WILL BE DEVELOPED TO ITS FINAL CONDITION WHEN THE DEVELOPMENT ON THE EAST SIDE OF HIMALAYA RD IS CONSTRUCTED.
- 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 DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
- 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 SIGNAGE AND STRIPING PLAN FOR THE DEVELOPMENT.
- 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 AND CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCR OACH INTO ANY EASEMENT OR FIRE LANE.

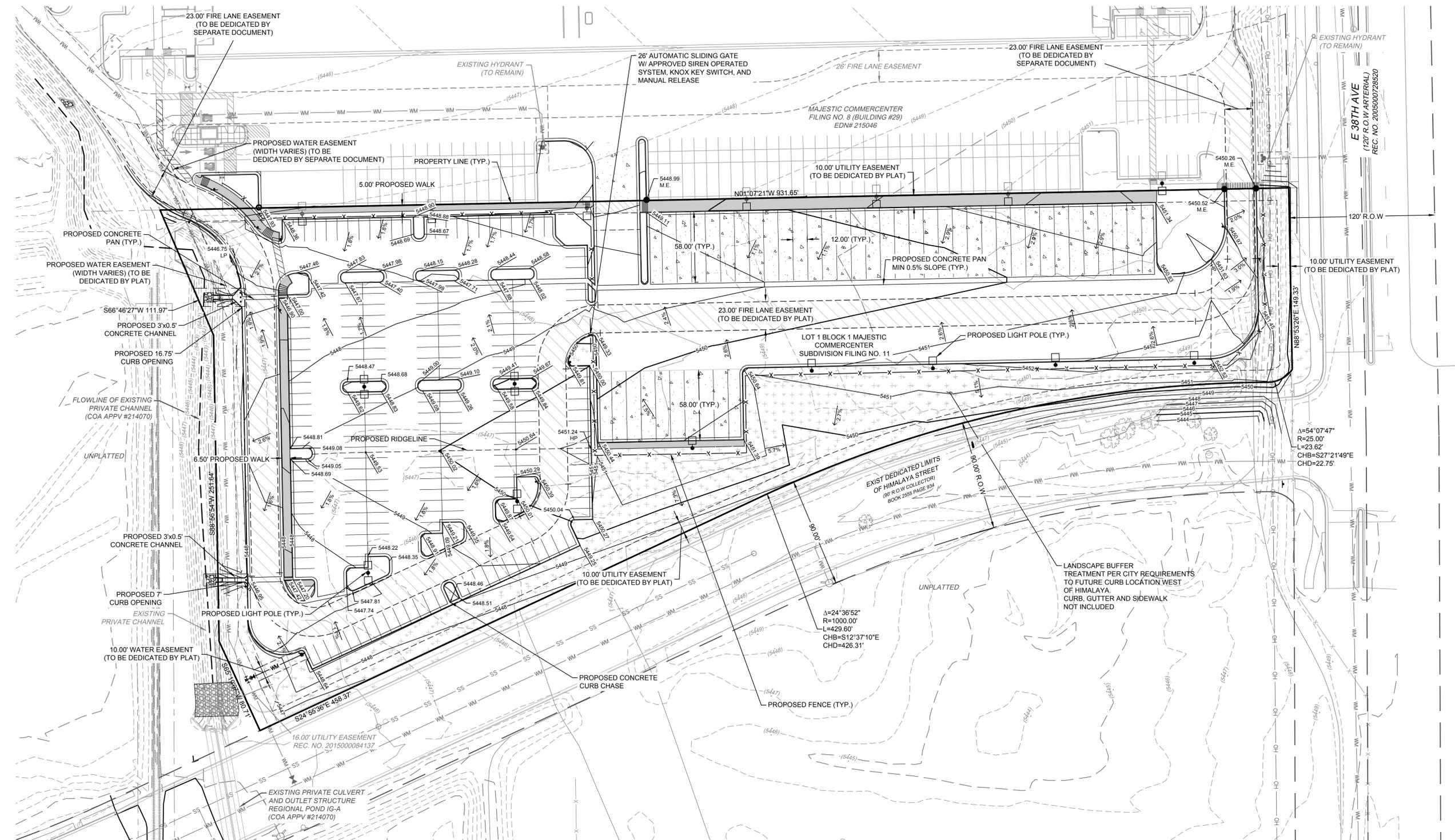
DATA BLOCK

EXISTING INDUSTRIAL BUILDING #29 MAJESTIC COMMERCENTER FILING NO. 8	
OCCUPANCY CLASSIFICATION	WAREHOUSE/OFFICE
CONSTRUCTION TYPE	II B, FULLY SPRINKLERED
ALLOWABLE BUILDING AREA	452,400 S.F.
LAND AREA WITHIN PROPERTY LINES	20.994 ACRES
GROSS FLOOR AREA	452,400 S.F.
NUMBER OF BUILDINGS	ONE
NUMBER OF STORIES	ONE
MAXIMUM HEIGHT OF BUILDINGS	40 FEET
TOTAL BUILDING COVERAGE	46% AND 452,126 S.F. (10.38 AC)
HARD SURFACE COVERAGE	44% AND 432,874 S.F. (9.93 AC)
LANDSCAPE COVERAGE	10% AND 91,040 S.F. (2.09 AC) 100% 976,040 S.F. (22.40 AC)
PERCENTAGE OF ON-SITE OPEN SPACE	10%
FAR	0.49
PRESENT ZONING CLASSIFICATION	MCC MPIP
PARKING SPACES PROVIDED	346
PARKING SPACES REQUIRED (1 PER 1,500 GROSS FLOOR AREA)	333
LOADING SPACES PROVIDED	135
LOADING SPACES REQUIRED	7
ACCESSIBLE SPACES REQUIRED	13
ACCESSIBLE SPACES PROVIDED	13, 4 VAN
TOTAL PARKING SPACES	489
PERMITTED MAXIMUM SIGN AREA	TBD PER THE MPIP
TYPE OF SIGN	TBD PER THE MPIP
PROPOSED TOTAL SIGN AREA	TBD PER THE MPIP
PERMITTED NUMBER OF SIGNS	5
PROPOSED NUMBER OF SIGNS	TBD PER THE MPIP
NEW PLAT - INDUSTRIAL BUILDING #29 MAJESTIC COMMERCENTER FILING NO. 11	
LAND AREA WITHIN PROPERTY LINES	5.44 ACRES
HARD SURFACE COVERAGE	76% AND 293,191 S.F. (4.15 AC)
LANDSCAPE COVERAGE	24% AND 56,225 S.F. (1.29 AC)
PERCENTAGE OF ON-SITE OPEN SPACE	24%
PRESENT ZONING CLASSIFICATION	MCC MPIP
PARKING SPACES PROVIDED	266
ACCESSIBLE SPACES REQUIRED	0
ACCESSIBLE SPACES PROVIDED	0

SHEET INDEX

- C1 COVER SHEET
 - C2 NOTES
 - *C2.1 AMENDED NOTES
 - C3 SITE PLAN
 - *C4 SITE PLAN
 - C5 GRADING PLAN
 - *C6 GRADING PLAN
 - C7 UTILITY PLAN
 - C8 UTILITY PLAN
 - *C9 SITE PLAN
 - *C10 GRADING PLAN
 - *C11 UTILITY PLAN
 - MS1 MASTER SITE PLAN
 - A1 BUILDING SITE PLAN
 - A2 BUILDING FLOOR PLAN
 - A3 OVERALL BUILDING ELEVATIONS
 - A3.1 OVERALL BUILDING ELEVATIONS
 - A5.0 ENLARGED ENTRY FLOOR AND SOFFIT PLAN
 - A5.1 ENLARGED ENTRY FLOOR AND SOFFIT PLAN
 - A6.0 ENLARGED BUILDING ENTRY ELEVATIONS
 - A6.1 ENLARGED BUILDING ENTRY ELEVATIONS
 - A8 ROOF PLAN
 - L1 FINAL LANDSCAPE PLAN
 - L2 FINAL LANDSCAPE PLAN
 - L3 FINAL LANDSCAPE PLAN
 - L4 FINAL LANDSCAPE PLAN
 - L5 FINAL LANDSCAPE PLAN
 - L6 FINAL LANDSCAPE NOTES
 - L7 FINAL LANDSCAPE NOTES
 - L8 FINAL LANDSCAPE DETAILS
 - *L9 AMENDED LANDSCAPE PLAN
 - *L10 AMENDED LANDSCAPE PLAN
 - *L11 AMENDED LANDSCAPE PLAN
 - E1.1 ELECTRICAL ONE LINE DIAGRAM AND SCHEDULES
 - E2.1 ELECTRICAL SITE PLAN
 - E3.1 ENLARGED BUILDING 29 ELECTRICAL PLAN 1
 - E3.2 ENLARGED BUILDING 29 ELECTRICAL PLAN 2
 - E3.3 ENLARGED BUILDING 29 ELECTRICAL PLAN 3
 - E3.4 ENLARGED BUILDING 29 ELECTRICAL PLAN 4
 - *E4.1 ELECTRIC COVER SHEET
 - *E5.1 SITE ELECTRICAL PLAN
 - *E6.1 COMCHECK AND DETAILS
 - *E6.2 LIGHTING SPECIFICATIONS
 - *E6.3 LIGHTING SPECIFICATIONS
 - *E7.1 ELECTRICAL ONE LINE DIAGRAM
 - *E7.2 PANEL SCHEDULES
- *ADDITIONAL OR REVISED SHEETS INCLUDED IN MAJOR AMENDMENT

**MAJESTIC COMMERCENTER
FILING NO. 8 & 11
1ST MAJOR AMENDMENT
GRADING PLAN**

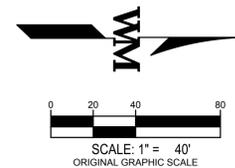


LEGEND:

	PROPERTY LINE		PROPOSED STORM INLET
	EXISTING CURB & GUTTER		EXISTING STORM INLET
	PROPOSED CATCH CURB		PROPOSED SWALE
	PROPOSED SPILL CURB & GUTTER		PROPOSED SLOPE AND DIRECTION
	PROPOSED 5' CONTOUR		HIGH POINT
	PROPOSED 1' CONTOUR		LOW POINT
	EXISTING 5' CONTOUR		MATCH EXISTING
	EXISTING 1' CONTOUR		GRADE BREAK
	PROPOSED STORM LINE		TOP OF WALL
	EXISTING STORM LINE		FINISH GRADE AT WALL

NOTES:

1. ACCESSIBLE LANDINGS SHALL SLOPE MAX. 2% UNLESS OTHERWISE NOTED.
2. ALL PROPOSED WALKS TO BE ACCESSIBLE (2% MAX. CROSS SLOPE, 5% MAX. LONGITUDINAL SLOPE)
3. ALL HANDICAP STALLS AND LOADING TO BE MAX. 2% IN ANY DIRECTION.
4. ALL PROPOSED STORM SEWER IS PRIVATE AND WILL BE PRIVATELY MAINTAINED.



NO.	DATE	REMARKS
4	03/29/2024	MAJOR AMENDMENT

JOB NO.:	DCS19-4034
PA / PM:	CSS
DRAWN BY:	TRS
DATE:	01-03-2020
PLOT DATE:	

Sheet
C10
Sheet

NOT FOR CONSTRUCTION

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

990 south broadway
suite 230
denver, co 80209
p 303.661.3333
waremalcomb.com

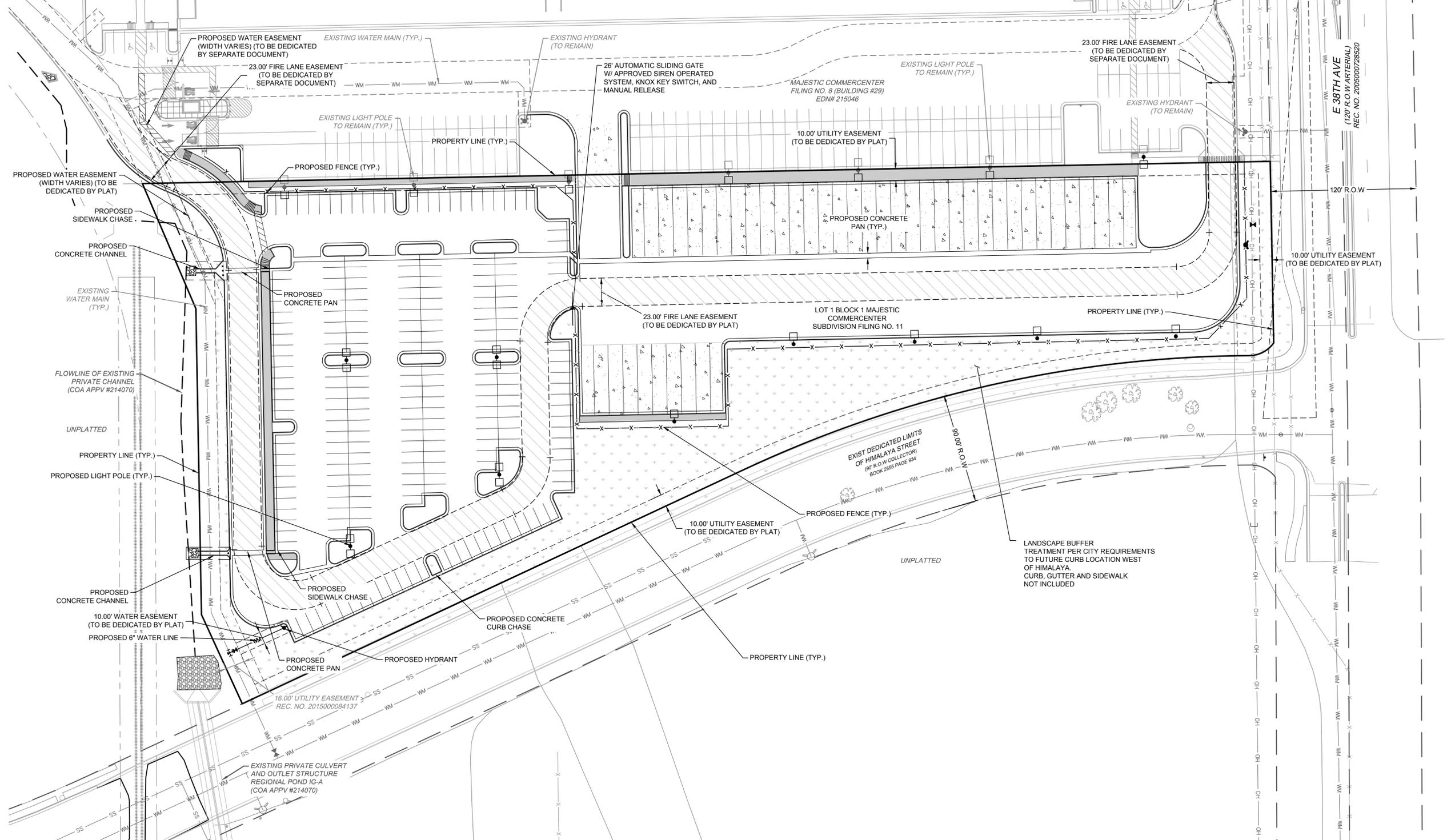
FOR AND ON BEHALF
OF WARE MALCOMB

**MAJESTIC COMMERCENTER
FILING NO. 8 & 11
1ST MAJOR AMENDMENT
UTILITY PLAN**

NO.	DATE	REMARKS
4	03/29/2024	MAJOR AMENDMENT

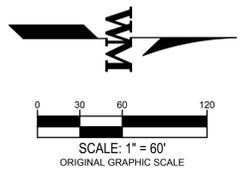
JOB NO.:	DCS19-4034
PA / PM:	CSS
DRAWN BY:	TRS
DATE:	01-03-2020
PLOT DATE:	

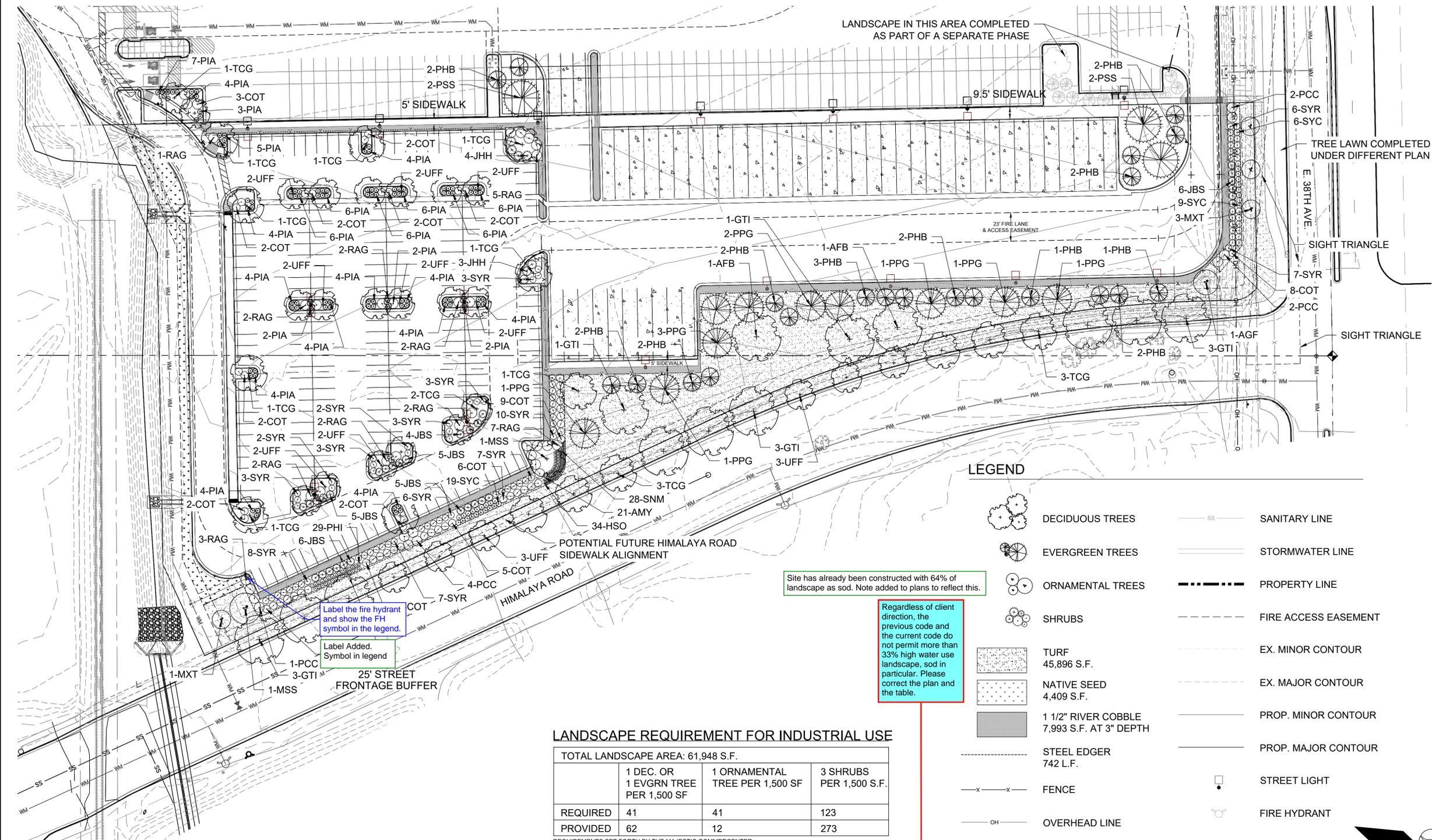
Sheet **C11** of 4
NOT FOR CONSTRUCTION



LEGEND:

	PROPERTY LINE
	EXISTING WATERLINE & VALVE
	EXISTING FIRE HYDRANT
	EXISTING GAS LINE
	EXISTING TELEPHONE LINE
	EXISTING ELECTRIC LINE
	EXISTING CABLE TV LINE
	EXISTING OVERHEAD LINE
	EXISTING FIBER OPTIC LINE
	EXISTING IRRIGATION LINE
	PROPOSED FENCE
	EXISTING LIGHT POLE
	PROPOSED LIGHT POLE





LANDSCAPE IN THIS AREA COMPLETED AS PART OF A SEPARATE PHASE

TREE LAWN COMPLETED UNDER DIFFERENT PLAN

Site has already been constructed with 64% of landscape as sod. Note added to plans to reflect this.

Regardless of client direction, the previous code and the current code do not permit more than 33% high water use landscape, sod in particular. Please correct the plan and the table.

Label the fire hydrant and show the FH symbol in the legend.

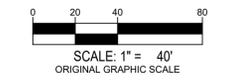
Label Added. Symbol in legend

LEGEND

- DECIDUOUS TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- SHRUBS
- TURF
45,896 S.F.
- NATIVE SEED
4,409 S.F.
- 1 1/2" RIVER COBBLE
7,993 S.F. AT 3" DEPTH
- STEEL EDGER
742 L.F.
- FENCE
- OVERHEAD LINE
- WATER LINE
- SANITARY LINE
- STORMWATER LINE
- PROPERTY LINE
- FIRE ACCESS EASEMENT
- EX. MINOR CONTOUR
- EX. MAJOR CONTOUR
- PROP. MINOR CONTOUR
- PROP. MAJOR CONTOUR
- STREET LIGHT
- FIRE HYDRANT
- TRAFFIC SIGN

NOTES:

- ALL PLANTING AREAS SHALL RECEIVE SHREDDED CEDAR MULCH AT A MINIMUM OF 3" DEEP.



LANDSCAPE REQUIREMENT FOR INDUSTRIAL USE

TOTAL LANDSCAPE AREA: 61,948 S.F.

	1 DEC. OR 1 EVGRN TREE PER 1,500 SF	1 ORNAMENTAL TREE PER 1,500 SF	3 SHRUBS PER 1,500 S.F.
REQUIRED	41	41	123
PROVIDED	62	12	273

REQUIREMENTS SET FORTH BY THE MAJESTIC COMMERCENTER

TABLE OF STREET FRONTAGE REQUIREMENTS

AREA	DESCRIPTION	LENGTH	NOTES	TREES REQUIRED (1 / 40')	TREES PROVIDED
A	E. 38TH AVE.		TREE LAWN COMPLETED UNDER DIFFERENT PLAN		
B	HIMALAYA R.O.W	830'		21	21

REQUIREMENTS SET FORTH BY THE CITY OF AURORA

WATER CONSERVATION TABLE:

NON-WATER CONSERVING (SOD)	45,896 S.F.	64%
WATER CONSERVING (NATIVE AND SHRUBS)	17,589 S.F.	25%
NON-IRRIGATED (RIVER COBBLE)	7,993 S.F.	11%
TOTAL LANDSCAPE AREA	71,478 S.F.	100%

REQUIREMENTS SET FORTH BY THE CITY OF AURORA

STREET FRONTAGE, STREET PERIMETER, & SPECIAL BUFFERS

AREA	DESCRIPTION	LENGTH	WIDTH REQUIRED	WIDTH PROVIDED	REQUIRED / PROVIDED	
					TREES	SHRUBS
A	STREET FRONTAGE, 38th AVE. (NORTH)	141'	25'	35'	4 / 3*	36 / 46*
B	STREET FRONTAGE, HIMALAYA ROAD	1,001'	10'	25'	25 / 34	250 / 230

REQUIREMENTS SET FORTH BY THE CITY OF AURORA
* SHRUB EQUIVALENT USED. OVERHEAD UTILITY LINE PREVENTS THE USE OF LARGER TREES.

NO.	DATE	REMARKS
1	01-03-2020	MAJOR AMENDMENT
2	03-23-2020	COA COMMENTS

JOB NO.:	7728-009
PA / PM:	JG
DRAWN BY:	CB
DATE:	01-03-2020
PLOT DATE:	

NO.	DATE	REMARKS
1	01-03-2020	MAJOR AMENDMENT
2	03-23-2020	COA COMMENTS
		###
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JOB NO.:	7728-009
PA / PM:	JG
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PLOT DATE:	

PLANT SCHEDULE						
DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	AFB	2	Acer x freemanii 'Jeffersred' / AUTUMN BLAZE MAPLE	2.5" Cal.	Single Stem B&B	Med.
	GTI	11	Gleditsia triacanthos inermis 'Imperial' / IMPERIAL HONEYLOCUST	2.5" Cal.	Single Stem B&B	Low
	TCG	17	Tilia cordata 'Greenspire' / GREENSPIRE LINDEN	2.5" Cal.	Single Stem B&B	Med.
	UFF	24	Ulmus x 'Frontier' / AMERICAN ELM	2.5" Cal.	Single Stem B&B	Med.
TOTAL		54				
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	PPG	10	Picea pungens glauca 'Fat Albert' / FAT ALBERT SPRUCE	10' Height	B&B	Low / Med.
	PHB	21	Pinus heldreichii / BOSNIAN PINE	6'-10' Height	B&B	Low
	PSS	3	Pinus sylvestris / SCOTCH PINE	6'-10' Height	B&B	Low
TOTAL		34				
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	AGF	1	Acer ginnala 'Flame' / FLAME AMUR MAPLE	2" Cal.	Single Stem B&B	Low
	MXT	4	Malus x 'Thunderchild' / THUNDERCHILD CRABAPPLE	2" Cal.	Single Stem B&B	Low
	MSS	1	Malus x 'Spring Snow' / SPRING SNOW CRABAPPLE	2" Cal.	Single Stem B&B	Low
TOTAL		6				
MEDIUM DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	COT	60	Cotoneaster horizontalis / ROCK COTONEASTER	5 Gal.	Container	Med.
	PHI	29	Philadelphus 'Snowbelle' / SNOWBELLE MOCKORANGE	5 Gal.	Container	Med.
	SYC	34	Symphoricarpos x doorenbosii 'Magic Berry' / COMMON SNOWBERRY	5 Gal.	Container	Low / Med.
	SYR	72	Syringa patula 'Miss Kim' / MISS KIM LILAC	5 Gal.	Container	Xeric
TOTAL		195				
TALL DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	PCC	9	Prunus x cistena / CISTENA PLUM	5 Gal.	Container	Low / Med.
TOTAL		9				
LOW SPREADING DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	RAG	28	Rhus aromatica 'Gro-Low' / DWARF FRAGRANT SUMAC	5 Gal.	Container	Low / Med.
TOTAL		28				
MEDIUM EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	JBS	31	Juniperus horizontalis 'Blue Chip' / BLUE CHIP JUNIPER	5 Gal.	Container	Low
	PIA	105	Picea abies 'Little Gem' / LITTLE GEM NORWAY SPRUCE	5 Gal.	Container	Low
TOTAL		136				
LOW SPREADING EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	JHH	7	Juniperus horizontalis 'Hughes' / Hughes Juniper	5 Gal.	Container	Low
TOTAL		7				

PERENNIALS / SHRUB AREAS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	TYPE	WATER USAGE
	AMY	21	Achillea 'Moonshine' / MOONSHINE YARROW	1 Gal.	Container	Xeric
	HSO	34	Hemerocallis x 'Stella D'Oro' / STELLA D'ORO DAYLILY	1 Gal.	Container	Low
	SNM	28	Salvia nemorosa 'May Night' / MAY NIGHT SALVIA	1 Gal.	Container	Xeric
TOTAL		83				
		45,896 SF	Sod - RTF Sod, or approved equal			Med.
		4,409 SF	Native Seed Mix - Low Grow Mix, or approved equal			Low
		7,993 SF	Rock Mulch - 1 1/2" dia. river rock mulch, or approved equal			N/A
		13,180 SF	Mulch - Shredded Cedar Mulch applied in all planting beds a minimum of 3" deep.			N/A

NATIVE SEED INFORMATION

LOW GROW MIX:
 30% EPHRAIM CRESTED WHEATGRASS
 25% SHEEP FESCUE
 20% PERENNIAL RYE
 15% CHEWINGS FESCUE
 10% CANADA BLUE GRASS
 SEEDING RATE:
 DRYLAND - 20-25 LBS/AC
 AVAILABLE THROUGH: ARKANSAS VALLEY SEED, INC.
 4300 MONACO STREET
 DENVER, CO 80216
 P: 303.320.7500
 WEB: WWW.AVSEEDS.COM

RTF SOD, OR APPROVED EQUAL
 AVAILABLE THROUGH: GREEN VALLEY TURF CO.
 13159 N. US HIGHWAY 85
 LITTLETON, CO 80125
 P: 303.798.6764
 WEB: WWW.GVT.NET

NO.	DATE	REMARKS
1	01-03-2020	MAJOR AMENDMENT
2	03-23-2020	COA COMMENTS
##	##	##
##	##	##
##	##	##
##	##	##
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JOB NO.:	7728-009
PA / PM:	JG
DRAWN BY:	CB
DATE:	01-03-2020
PLOT DATE:	

GENERAL NOTES

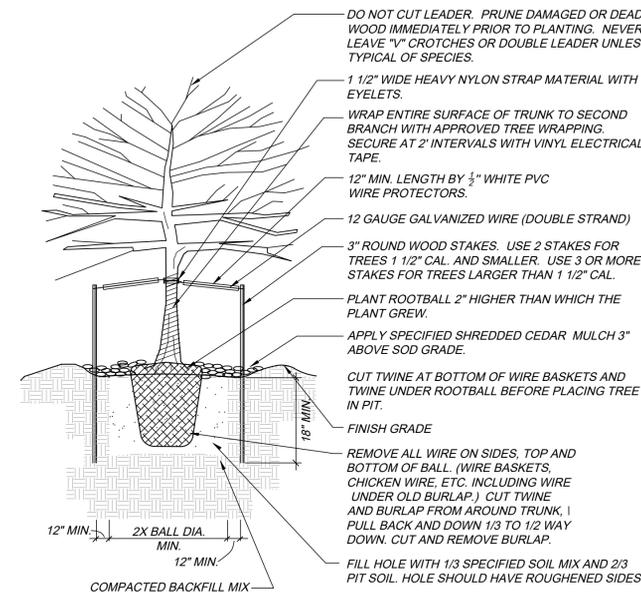
1. THE LANDSCAPING SHOWN ON THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPROVEMENTS TO BE INSTALLED BY THE DEVELOPER, SUCCESSORS, OR ASSIGNS.
2. ALL TREES SHALL BE A MINIMUM OF 10' FROM EXISTING WATER LINE OR IRRIGATION MAINLINE (IF POSSIBLE).
3. DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNATED ON THIS PLAN.
4. NO SLOPES TO EXCEED 3:1

CITY OF AURORA STANDARD NOTES AND TABLES

1. SOIL PREPARATION SHALL BE FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA MINIMUM.
2. FREE STANDING LIGHTS SHALL CONSIST OF THE FOLLOWING THREE FIXTURES: 400W METAL HALIDE, FULL CUTOFF SINGLE CURVILINEAR TYPE FIXTURES MOUNTED ON ROUND TAPERED STEEL POLES; 400 METAL HALIDE, FULL CUTOFF 2-HEAD CURVILINEAR TYPE FIXTURES MOUNTED ON ROUND TAPERED STEEL POLES; AND 400W METAL HALIDE, FULL CUTOFF SINGLE HEAD CURVILINEAR TYPE FIXTURES MOUNTED ON BUILDING. SEE LIGHTING PLAN.
3. SURFACE MATERIALS OF WALKS AND PLAZAS SHALL BE CONCRETE. SURFACE MATERIAL OF VEHICULAR DRIVES AND PARKING LOTS SHALL BE ASPHALT.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
5. 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.
6. 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.
7. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
8. A FIVE FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
9. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
10. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

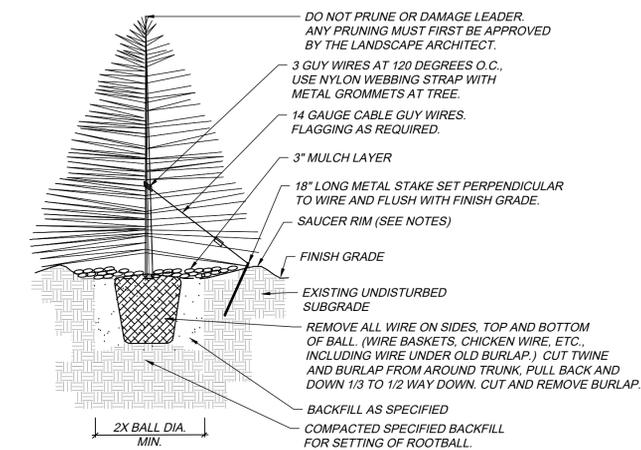
MAJESTIC LANDSCAPE NOTES

1. THE LANDSCAPE PLAN PROVIDED FOLLOWS THE CITY OF AURORA LANDSCAPE ORDINANCE AND REQUIREMENTS AND THE MAJESTIC COMMERCCENTER MASTER PLAN. DATED 2000.



DECIDUOUS TREE PLANTING DETAIL

N.T.S.

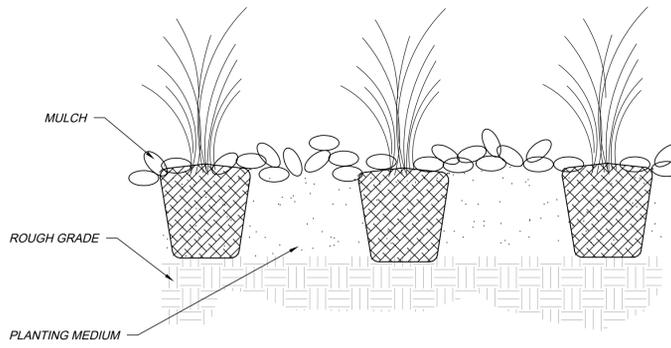


NOTES:

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

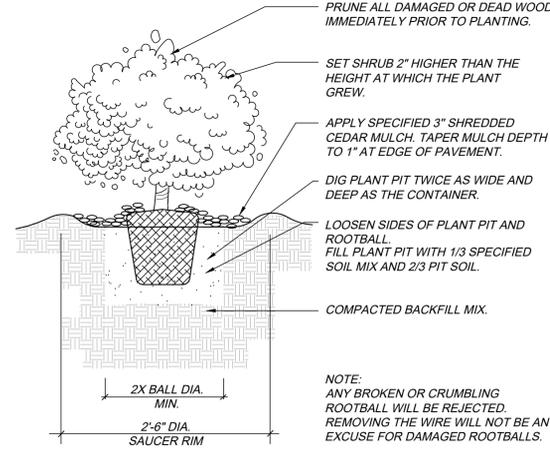
EVERGREEN TREE PLANTING DETAIL

N.T.S.



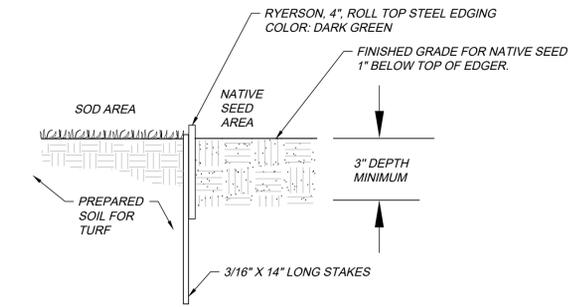
PERENNIAL PLANTING

N.T.S.



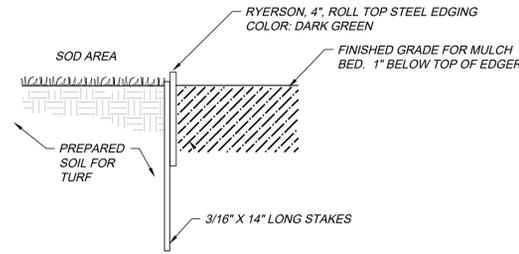
SHRUB PLANTING DETAIL

N.T.S.



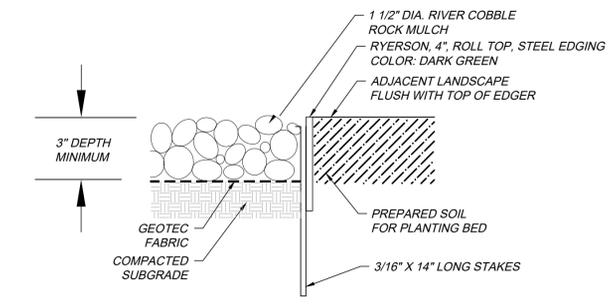
EDGER DETAIL - NATIVE SEED AND PLANT BED

N.T.S.



EDGER DETAIL - SOD AND PLANT BED

N.T.S.



EDGER DETAIL - ROCK MULCH AND PLANT BED

N.T.S.



JANSEN STRAWN
CONSULTING ENGINEERS

45 WEST 2ND AVENUE
DENVER, CO 80223
P. 303.561.3333
F. 303.561.3339

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

BENCHMARK:
CITY OF AURORA ID #356626NW005 (OLD
ID# 16-14 1981) 3" BRASS CAP SET IN THE
NORTHWEST WINGWALL OF A
CONCRETE HEADWALL WEST OF A
NORTH-SOUTH RAILROAD TRACK ALONG
THE LIVERMOUTH LANDLINE,
APPROXIMATELY AT THE SOUTH LINE OF
THE EAST 36TH AVE.
ELEVATION = 5455.101 (NAVD 88)

CALL UTILITY NOTIFICATION CENTER
OF COLORADO
811
CALL 2 BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

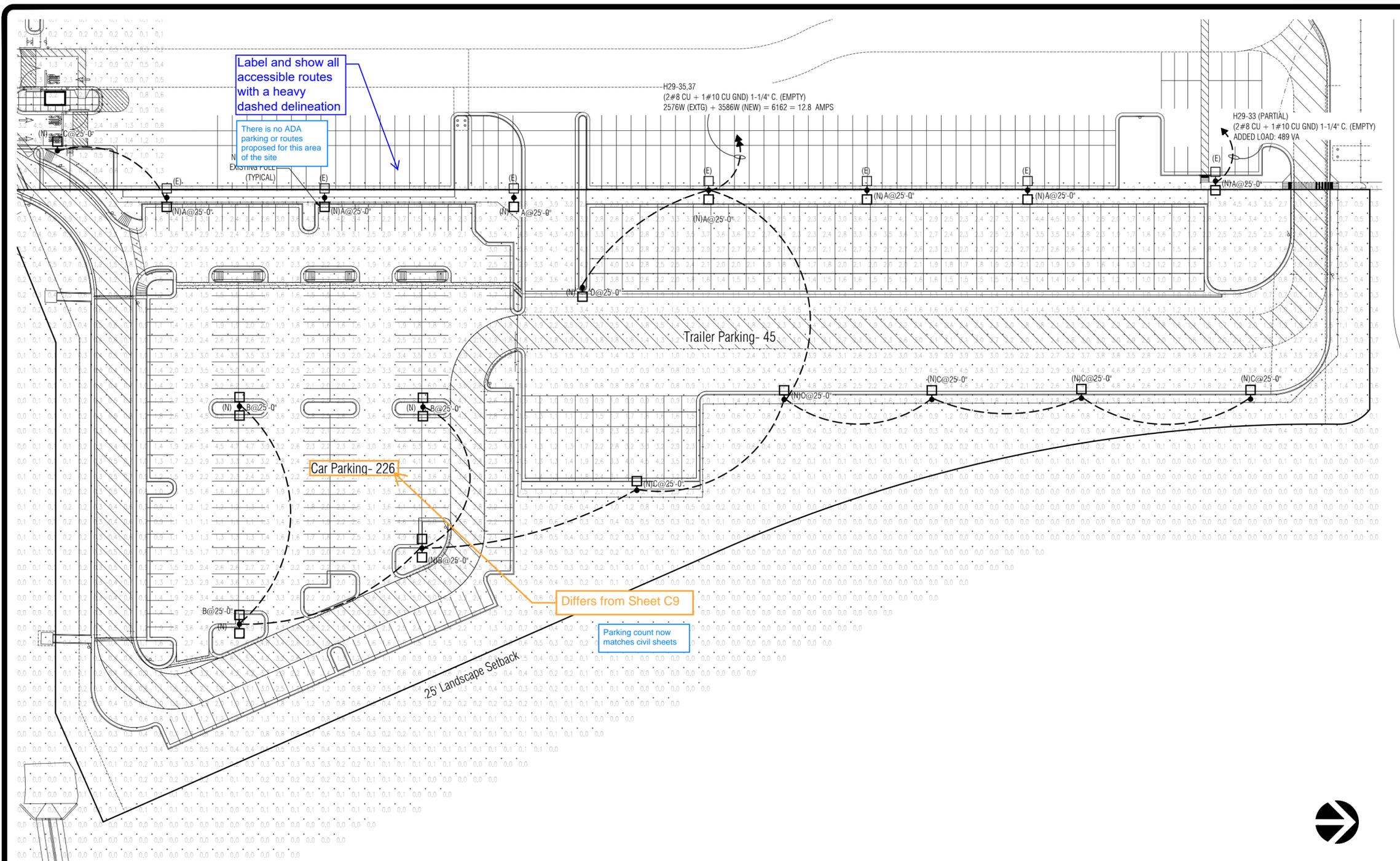
No.	Description of Revisions	Date	By
2	Re-Submittal	12/6/2019	
1	1st Major Amendment	9/16/2019	

Designed By: ADK, MC+ Checked By: JMM

MAJESTIC COMMERCENTER
SUBDIVISION FILING NO. 8
1ST MAJOR AMENDMENT
SITE ELECTRICAL PLAN

Date: 12/6/2019
Job No.: DCS19-4034-00

E5.1



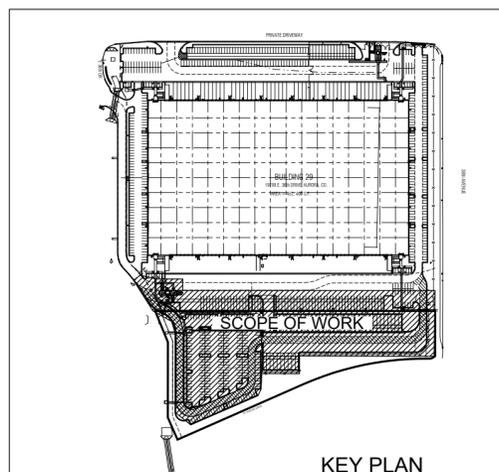
SITE ELECTRICAL PLAN

SCALE:
1" = 50'-0" A

$$\text{VOLTAGE DROP CALCS} = \frac{2 \times 12 \times 11.9 @ 800'}{16,510} = 15V = 2.8\%$$

NEW LED HEADS @ 163 VA x 11 HEADS = 1793
TWIN HEADS @ 326 VA x 4 HEADS = 1304

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	1.0 fc	5.2 fc	0.0 fc	N/A	N/A
Calc Zone #3	+	1.3 fc	10.0 fc	0.0 fc	N/A	N/A



Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	Efficiency	Distrib ion
□	A-p9	7	Lithonia Lighting	DSX1 LED P9 40K T4M MVOLT	DSX1 LED P9 40K T4M MVOLT	LED	1	DSX1_LED_P9_40K_T4M_MVOL_T.ies	26996	0.92	241	100%	TYPE IV, SHORT, BUG RATING: B3 - U0 - G4
□	B-p9	4	Lithonia Lighting	DSX1 LED P9 40K T4M MVOLT	DSX1 LED P9 40K T4M MVOLT	LED	1	DSX1_LED_P9_40K_T4M_MVOL_T.ies	26996	0.92	482	100%	TYPE IV, SHORT, BUG RATING: B3 - U0 - G4
□	C-p9	6	Lithonia Lighting	DSX1 LED P9 40K T4M MVOLT HS	DSX1 LED P9 40K T4M MVOLT with housingside shield	LED	1	DSX1_LED_P9_40K_T4M_MVOL_T_HS.ies	20951	0.92	241	100%	TYPE III, SHORT, BUG RATING: B2 - U0 - G4
□	D-p9	1	Lithonia Lighting	DSX1 LED P8 40K T5M MVOLT	DSX1 LED P8 40K T5M MVOLT	LED	1	DSX1_LED_P8_40K_T5M_MVOL_T.ies	25179	0.92	207	100%	TYPE VS, BUG RATING: B5 - U0 - G3





COMcheck Software Version 4.1.1.0
Exterior Lighting Compliance Certificate

Project Information

Energy Code: 2015 IECC
Project Title: Majestic Bldg 29 Parking Addition
Project Type: Addition
Exterior Lighting Zone: 4 (High activity metropolitan commercial district)

Construction Site: 19799 E. 36th Drive, Aurora, CO
Owner/Agent:
Designer/Contractor:

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B X C)
Parking area	259513 ft2	0.13	Yes	33737
Total Tradable Watts (a) =				33737
Total Allowed Watts =				33737
Total Allowed Supplemental Watts (b) =				1300

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
(b) A supplemental allowance equal to 1300 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
Parking area (259513 ft2): Tradable Wattage				
LED: A: Pole light w/ 1 head: Other:	1	7	163	1141
LED: B: Pole light w/ 2 heads: Other:	2	4	326	1304
LED: C: Pole light 1 hd hse side shield: Other:	1	6	163	978
LED: D: Pole light w/ 1 head: Other:	1	1	163	163
Total Tradable Proposed Watts =				3586

Exterior Lighting PASSES: Design 90% better than code

Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2015 IECC requirements in COMcheck Version 4.1.1.0 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Mami Saji (Signature) 8.19.2019 (Date)



COMcheck Software Version 4.1.1.0
Inspection Checklist

Energy Code: 2015 IECC

Requirements: 0.0% were addressed directly in the COMcheck software

Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Plan Review	Complies?	Comments/Assumptions
C103.2 [PR8] ¹	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the exterior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include exterior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C406 [PR9] ¹	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the additional energy efficiency package options.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

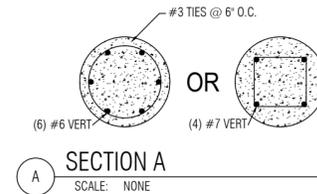
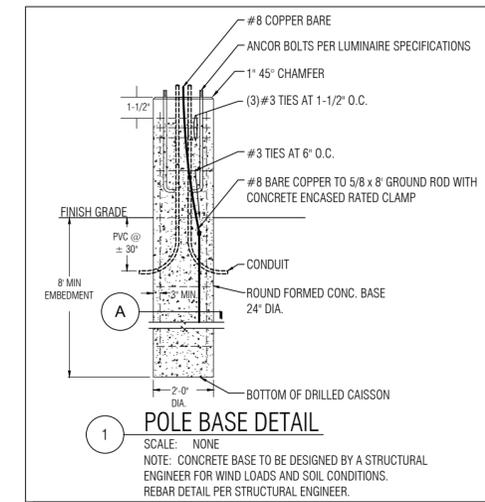
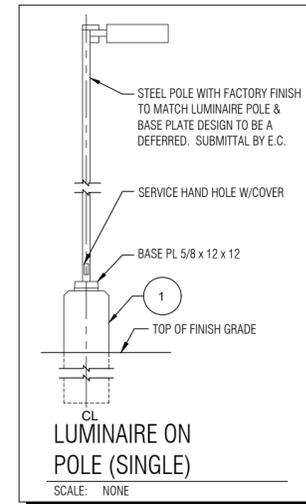
Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.5 [EL25] ^{out}	Automatic lighting controls for exterior lighting installed. Controls will be daylight controlled, set based on business operation time-of-day, or reduce connected lighting > 30%.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C405.5.1 [FI19] ¹	Exterior lighting power is consistent with what is shown on the approved lighting plans, demonstrating proposed watts are less than or equal to allowed watts.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Exterior Lighting fixture schedule for values.

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)



JANSEN STRAWN
CONSULTING ENGINEERS

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DENVER, CO 80223
P.303.561.3333
F.303.561.3339

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

BENCHMARK:

CITY OF AURORA ID #3S6626NW005 (OLD ID# 16-14 1981) 3" BRASS CAP SET IN THE NORTHWEST WINGWALL OF A CONCRETE HEADWALL WEST OF A NORTH-SOUTH RAILROAD TRACK ALONG THE LIVERPOOL LANDLINE, APPROXIMATELY AT THE SOUTH LINE OF THE EAST 36TH AVE. ELEVATION = 5455.101 (NAVD 88)

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No.	Description of Revisions	Date	By
2	Re-Submittal	12/6/2019	
1	1st Major Amendment	9/16/2019	

Designed By: ADK, MC+ Checked By: JMM



MAJESTIC COMMERCENTER
SUBDIVISION FILING NO. 8
1ST MAJOR AMENDMENT
COMCHECK & DETAILS

Date: 12/6/2019
Job No.: DCS19-4034-00

E6.1

Submitting Agency: **The Lighting Agency**
 Description: **DSX1 LED P9 40K T4M 480 SPA HS DDBXD**
 Project: **AMAZON PARKING EXPANSION - DEN 5 - PHASE 2**
 Notes: **C**



CONTRACTOR TO VERIFY:
 Voltage: Color Temp:
 Colors/Finishes: Lumens:
 Mounting: Suspension Lengths:
 Drivers/Ballasts: Other:

Introduction
 The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

Series	LED	Color Temperature	Distribution	Voltage	Mounting
DSX1 LED	Forward optics				
	P1	P4	P7	40K	T30C
	P2	P5	P8	50K	T30C
DSX1 LED	Retained optics				
	P1*	P2*	P3*	40K	T30C
	P1*	P2*	P3*	50K	T30C

Submitting Agency: **The Lighting Agency**
 Description: **DSX1 LED P9 40K T5M 480 SPA DDBXD**
 Project: **AMAZON PARKING EXPANSION - DEN 5 - PHASE 2**
 Notes: **D**



CONTRACTOR TO VERIFY:
 Voltage: Color Temp:
 Colors/Finishes: Lumens:
 Mounting: Suspension Lengths:
 Drivers/Ballasts: Other:

Introduction
 The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

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	P2	P5	P8	50K	T30C
DSX1 LED	Retained optics				
	P1*	P2*	P3*	40K	T30C
	P1*	P2*	P3*	50K	T30C

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Submitting Agency: **The Lighting Agency**
 Description: **SSP25 4.0 11 BRZ DM10 BC**
 Project: **AMAZON PARKING EXPANSION - DEN 5 - PHASE 2**
 Notes: **C**



CONTRACTOR TO VERIFY:
 Voltage: Color Temp:
 Colors/Finishes: Lumens:
 Mounting: Suspension Lengths:
 Drivers/Ballasts: Other:

Pole Shaft
 The pole shaft is one piece construction, being fabricated from a weldable grade carbon steel structural tubing which has a uniform wall thickness of 11 gauge (0.1196"). The pole shaft material shall conform to ASTM A-500 Grade C with a minimum yield strength of 50,000 psi. The pole shaft has a full length longitudinal resistance weld and is uniformly square in cross-section with flat sides, small corner radii and excellent torsional properties.

Base Plate
 The anchor base is fabricated from a structural quality hot rolled carbon steel plate that meets or exceeds a minimum yield strength of 36,000 psi. The anchor base telescopes the pole shaft and is circumferentially welded top and bottom. All welds are performed in accordance with the American Welding Society specification AWS D1.1, latest edition.

Anchor Bolts
 Anchor bolts are fabricated from commercial quality hot rolled carbon steel bar that meets or exceeds a minimum yield strength of 55,000 psi. Four properly sized anchor bolts, each with two regular hex nuts and washers, are furnished and shipped with all poles unless otherwise specified. Anchor bolts shall have the threaded end galvanized a minimum of 8 inches in accordance with ASTM A-153. Fully galvanized anchor bolts are available upon request.

Handhole
 An oval reinforced gasketed handhole, having a nominal 3" x 5" inside opening, located 1' - 6" above base, is standard on all poles. A grounding provision is located inside the handhole ring.

Finish
Standard - The exterior surface is cleaned with an alkaline rinse to remove surface contaminants and shot blasted to specifications as published by the Steel Structures Painting Council Standards SSPC-SP10 (near white). The exterior surface is chemically pretreated with an iron phosphate conversion coating then rinsed with ambient fresh water containing special surfactants and sealers forming a dry light micro-crystalline coating. A polyester thermosetting powder coating applied to the surface of the substrate to a minimum of 3 mils is standard on all color finishes. The internal surface including the powder coated area at the base-end is coated with **SP-900**, a thermoplastic hydrocarbon resin system specially formulated for application over untreated steel surfaces, to a thickness of 3 mils. The internal coating shall contain special corrosion inhibitors and is capable of passing 1000 hours of salt spray exposure (ASTM B-117).

Series: **SSP - Square Non-Tapered Steel Poles**
 Nominal Height: **25'** Base Diameter: **4.0"** Gauge: **11**
 Finish: **BRZ - Standard - Rinnse**
 Mounting Designation: **DM10 - Drilled for 1 Luminaire**
 Options: **BC - Base Cover**

Height (ft.)	Pole Shaft (in.) x (ft.)	Gauge	Handhole Size (in.)	Anchor Bolt Circle (in.) x (in.) x (in.)	Bolt Circle (in.)	80 MPH (ft.)	90 MPH (ft.)	100 MPH (ft.)	Ship WT. (lbs.)
25	4 x 25.0	11	3 x 5	0.75 x 17 x 3	8	6.0	4.3	2.3	162

SSP25-4.0-11-BRZ-DM10-BC

Submitting Agency: **The Lighting Agency**
 Description: **SSP25 4.0 11 BRZ DM10 BC**
 Project: **AMAZON PARKING EXPANSION - DEN 5 - PHASE 2**
 Notes: **D**



CONTRACTOR TO VERIFY:
 Voltage: Color Temp:
 Colors/Finishes: Lumens:
 Mounting: Suspension Lengths:
 Drivers/Ballasts: Other:

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SSP25-4.0-11-BRZ-DM10-BC

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The Lighting Agency
 WWW.THELIGHTINGAGENCY.COM P-303.455.1012

Project: **AMAZON PARKING EXPANSION - DEN 5 - PHASE 2**
 Contents - November 21, 2019

Type	Factory	Description
A	Lithonia Lighting	DSX1 LED P9 40K T4M 480 SPUMBA DDBXD
B	Lithonia Lighting	(2)DSX1 LED P9 40K T4M 480 SPA DDBXD
B	KW Poles	SSP25 4.0 11 BRZ DM2180 BC
C	Lithonia Lighting	DSX1 LED P9 40K T4M 480 SPA HS DDBXD
C	KW Poles	SSP25 4.0 11 BRZ DM10 BC
D	Lithonia Lighting	DSX1 LED P9 40K T5M 480 SPA DDBXD
D	KW Poles	SSP25 4.0 11 BRZ DM10 BC



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 F.303.561.3339
 FOR AND ON BEHALF OF
 JANSEN STRAWN CONSULTING ENGINEERS, INC.

BENCHMARK:
 CITY OF AURORA ID #3S6626NW005 (OLD ID# 16-14 1981) 3" BRASS CAP SET IN THE NORTHWEST WINGWALL OF A CONCRETE HEADWALL WEST OF A NORTH-SOUTH RAILROAD TRACK ALONG THE LIVERPOOL LANDLINE, APPROXIMATELY AT THE SOUTH LINE OF THE EAST 36TH AVE. ELEVATION = 5455.101 (NAVD 88)

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
 CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No.	Description of Revisions	Date	By
2	Re-Submittal	12/6/2019	
1	1st Major Amendment	9/16/2019	

Designed By: ADK+
 Checked By: JMM

MAJESTIC COMMERCENTER SUBDIVISION FILING NO. 8 1ST MAJOR AMENDMENT LIGHTING SPECIFICATIONS

MC+ ENGINEERING
 CONSULTING ELECTRICAL ENGINEERS
 3700 OSAGE ST. DENVER, CO 80211
 T: 720.746.9076

ADK
 ADK ELECTRIC CORP.
 3705 S. JASON STREET
 ENGLEWOOD, CO 80110
 PHONE: 303.781.7400
 FAX: 303.781.2289

Date: 12/6/2019
 Job No.: DCS19-4034-00

E6.3



JANSEN STRAWN
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F.303.561.3339

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

BENCHMARK:

CITY OF AURORA ID #356626NW005 (OLD ID# 16-14 1981) 3" BRASS CAP SET IN THE NORTHWEST WINGWALL OF A CONCRETE HEADWALL WEST OF A NORTH-SOUTH RAILROAD TRACK ALONG THE LIVERPOOL LANDLINE, APPROXIMATELY AT THE SOUTH LINE OF THE EAST 36TH AVE. ELEVATION = 5455.101 (NAVD 88)

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2	Re-Submittal	12/6/2019	
1	1st Major Amendment	9/16/2019	

Designed By: ADK, MC+ Checked By: JMM

FAULT CURRENT CALCULATIONS:

$$1 \quad F = \frac{1.73 \times 10 \times 45,200}{8 \times 20093 \times 480} = 0.01 \quad \text{ISC} = \frac{45,200}{1 + 0.01} = 44,747$$

$$2 \quad F = \frac{1.73 \times 30 \times 44,747}{1 \times 12843 \times 480} = 0.38 \quad \text{ISC} = \frac{44,747}{1 + 0.38} = 32,502$$

$$3 \quad F = \frac{1.73 \times 10 \times 32,502}{1 \times 1557 \times 480} = 0.75 \quad \text{ISC} = \frac{32,502}{1 + 0.75} = 18,548$$

$$4 \quad F = \frac{18,548 \times 480 \times 1.73 \times 1.4}{100,000 \times 30} = 7.19 \quad M = \frac{1}{1 + 7.19} = 0.12 \quad \text{ISC} = \frac{480}{208} \times 0.12 \times 18548 = 5,228$$

$$5 \quad F = \frac{1.73 \times 10 \times 5,228}{1 \times 5906 \times 208} = 0.07 \quad \text{ISC} = \frac{5,228}{1 + 0.07} = 4,869$$

$$6 \quad F = \frac{2 \times 468 \times 32,502}{1 \times 8924 \times 480} = 7.10 \quad \text{ISC} = \frac{32,502}{1 + 7.10} = 4,012$$

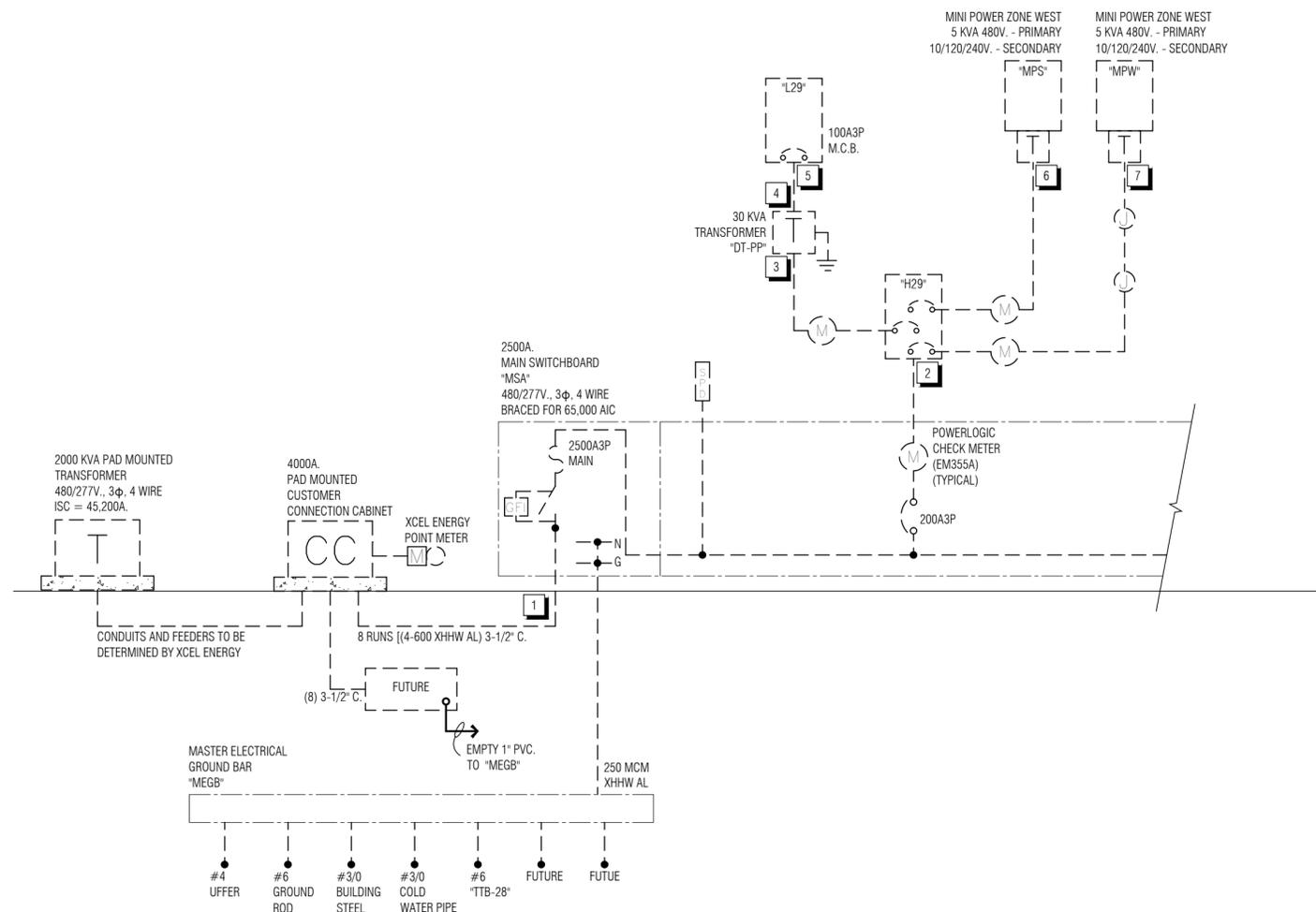
$$F = \frac{4,012 \times 480 \times 1.73 \times 1.4}{100,000 \times 5} = 9.33 \quad M = \frac{1}{1 + 9.33} = 0.10 \quad \text{ISC} = \frac{480}{208} \times 0.10 \times 4012 = 886$$

$$7 \quad F = \frac{2 \times 549 \times 32,502}{1 \times 8924 \times 480} = 8.33 \quad \text{ISC} = \frac{32,502}{1 + 8.33} = 3,483$$

$$F = \frac{3,483 \times 480 \times 1.73 \times 1.4}{100,000 \times 5} = 8.10 \quad M = \frac{1}{1 + 8.10} = 0.11 \quad \text{ISC} = \frac{480}{208} \times 0.11 \times 3483 = 883$$

NOTE TO ELECTRICAL CONTRACTOR:

PROVIDE FIELD MARKING FOR AVAILABLE FAULT CURRENT PER NEC 110.24. SERVICE EQUIPMENT SHALL BE LEGIBLY MARKED IN THE FIELD WITH THE MAXIMUM AVAILABLE FAULT CURRENT. THE FIELD MARKINGS SHALL INCLUDE THE DATE THE FAULT CURRENT CALCULATION WAS PERFORMED AND BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ENVIRONMENT.



MAJESTIC COMMERCENTER
SUBDIVISION FILING NO. 8
1ST MAJOR AMENDMENT
ELEC. ONE LINE DIAGRAM

Date: 12/6/2019
Job No.: DCS19-4034-00

E7.1

ALL SHADED AREAS INDICATE EXISTING TO BE REMOVED. ALL DASHED LINES INDICATE EXISTING TO REMAIN U.O.N.

EXISTING ELECTRICAL ONE LINE DIAGRAM

SCALE:
N.T.S. **A**

NO NEW LOADS ADDED

MC+ ENGINEERING, LLC
3700 OSAGE STREET, DENVER, CO 80211
(P) 720.746.1537

480/277 VOLTS, 3 PHASE, 4 WIRE PANEL " H29 " 225 AMPS

SURFACE FLUSH TYPE AIC 35,000

EXISTING M.L.O. MAX ALLOWED THIS PANEL
 NEW M.C.B.

DESCRIPTION	VOLT AMPS	CCT BKR	A	B	C	VOLT AMPS	CCT BKR	A	B	C	DESCRIPTION
EXT.LANDING: N.NE	650	20	1	2	30	5812					"H & V-2"
EXTERIOR LIGHTING: N.NE	2944	20	3	4	5812						
	2944	20	5	6	5812						
EXTERIOR LIGHTING: S.SE	2208	20	7	8	2103						"H & V-1"
	2208	20	9	10	2103						
EXT.LANDING: S.SE	554	20	11	12	2103						
EXTERIOR LIGHTING: N.W	1656	20	13	14	5812						"H & V-2"
	1656	20	15	16	5812						
EXT.LANDING: W	760	20	17	18	5812						
POLE LTS: SW	1472	20	19	20	2103						"H & V-1"
	1472	20	21	22	2103						
SPACE			23	24	2103						
SPACE			25	26							SPACE
SPACE			27	28							SPACE
SPACE			29	30	610						PANEL "MPW"
POLE LTS: NW	1361	20	31	32	250						5 KVA
	1361	20	33	34	125						PANEL "MPS"
POLE LTS: optional site	3081	20	35	36	2	125					5 KVA
	3081	20	37	38	45	2936					PANEL "L29"
POLE LTS: SW	1440	20	39	40	2360						30 KVA
	1440	20	41	42	3	200					TRANSFORMER

	CONNECTED KVA	NEC DEMAND %	AFTER DEMAND KVA
LIGHTING	30.3	125	37.9
RECEPT (UNDER 10 KVA)	0.0	100	0.0
RECEPT (EXCESS OF 10 KVA)	0.0	50	0.0
HEAT	47.5	100	47.5
MOTOR (LARGEST)	0.0	125	0.0
MOTORS	0.0	100	0.0
PANEL "L29"	5.5	100	5.5
PANEL "MPS" & "MPW"	1.1	100	1.1
MISC.	0.0	100	0.0
TOTAL AFTER DEMAND LOADS PER PHASE:			TOTAL KVA 92.0
A 32.1 B 32.2 C 27.7			TOTAL AMPS 110.7

+ NEW LOADS ADDED ON EXISTING CIRCUIT BREAKER.

NO NEW LOADS ADDED

MC+ ENGINEERING, LLC
3700 OSAGE STREET, DENVER, CO 80211
(P) 720.746.1537

208/120 VOLTS, 3 PHASE, 4 WIRE PANEL " L29 " 100 AMPS

SURFACE FLUSH TYPE AIC 10,000

EXISTING M.L.O. MAX ALLOWED THIS PANEL
 NEW M.C.B. 100A3P

DESCRIPTION	VOLT AMPS	CCT BKR	A	B	C	VOLT AMPS	CCT BKR	A	B	C	DESCRIPTION
POWER SUPPLY 1	500	20	1	2	30	2000					"RUH"
"AHU-1, AHU-3", SERV GFI	360	20	3	4	2000						
LCP CONTROLS	200	20	5	6	20						SPARE
LTS&RECEPT: elec rm	436	20	7	8	20						SPARE
SPACE			9	10	20						SPACE
SPACE			11	12	20						SPACE
SPACE			13	14							SPACE
SPACE			15	16							SPACE
SPACE			17	18							SPACE
SPACE			19	20							SPACE
SPACE			21	22							SPACE
SPACE			23	24							SPACE
SPACE			25	26							SPACE
SPACE			27	28							SPACE
SPACE			29	30							SPACE
SPACE			31	32							SPACE
SPACE			33	34							SPACE
SPACE			35	36							SPACE
SPACE			37	38							SPACE
SPACE			39	40							SPACE
SPACE			41	42							SPACE

	CONNECTED KVA	NEC DEMAND %	AFTER DEMAND KVA
LIGHTING	0.0	125	0.0
RECEPT (UNDER 10 KVA)	0.0	100	0.0
RECEPT (EXCESS OF 10 KVA)	0.0	50	0.0
HEAT	4.0	100	4.0
MOTOR (LARGEST)	0.0	125	0.0
MOTORS	0.0	100	0.0
MISC.	0.0	100	0.0
MISC. (KITCHEN)	0.0	100	0.0
MISC.	1.5	100	1.5
TOTAL AFTER DEMAND LOADS PER PHASE:			TOTAL KVA 5.5
A 2.9 B 2.4 C 0.2			TOTAL AMPS 15.3

NO NEW LOADS ADDED

MC+ ENGINEERING, LLC
3700 OSAGE STREET, DENVER, CO 80211
(P) 720.746.1537

240/120 VOLTS, 1 PHASE, 3 WIRE PANEL " MPS " 250 AMPS

SURFACE FLUSH MINI POWER ZONE TYPE AIC 10,000

EXISTING M.L.O. MAX ALLOWED THIS PANEL
 NEW M.C.B. 30A2P

DESCRIPTION	VOLT AMPS	CCT BKR	A	B	C	VOLT AMPS	CCT BKR	A	B	C	DESCRIPTION
SPARE			1	2	20	250					TELEPHONE BOARD
SPARE			3	4	20	250					IRRIGATION
SPACE			5	6							SPACE
SPACE			7	8							SPACE
SPACE			9	10							SPACE
			11	12							
			13	14							
			15	16							
			17	18							
			19	20							
			21	22							
			23	24							
			25	26							
			27	28							
			29	30							
			31	32							
			33	34							
			35	36							
			37	38							
			39	40							

	CONNECTED KVA	NEC DEMAND %	AFTER DEMAND KVA
LIGHTING	0.0	125	0.0
RECEPT (UNDER 10 KVA)	0.0	100	0.0
RECEPT (EXCESS OF 10 KVA)	0.0	50	0.0
HEAT	0.0	100	0.0
MOTOR (LARGEST)	0.0	125	0.0
MOTORS	0.0	100	0.0
MISC. (FURNITURE SYSTEM)	0.0	100	0.0
MISC. (KITCHEN)	0.0	100	0.0
MISC.	0.5	50	0.3
TOTAL AFTER DEMAND LOADS PER PHASE:			TOTAL KVA 0.3
A 0.1 B 0.1			TOTAL AMPS 1.0

ELECTRICAL GENERAL NOTES - PANEL:

- INFORMATION SHOWN IN BOLD PRINT INDICATES NEW LOADS ON EXISTING UNLESS OTHERWISE NOTED. ALL OTHER LOADS ARE EXISTING.
- UPDATE PANEL INDEXES PRIOR TO CONCLUSION OF CONSTRUCTION PER NEC 408.4. INDICATE LOAD INFORMATION AND ACCURATE LOCATION WITHIN TENANT SUITE.
- VERIFY BREAKERS FOR ALL MECHANICAL REQUIREMENTS WITH MANUFACTURER'S U.L. NAMEPLATE RATING AND CUTSHEETS PRIOR TO ROUGH-IN. CONTACT ELECTRICAL AND MECHANICAL ENGINEERS IF ANY DISCREPANCIES OR CHANGES TO THE SPECIFIED UNITS OCCUR.

NO NEW LOADS ADDED

MC+ ENGINEERING, LLC
3700 OSAGE STREET, DENVER, CO 80211
(P) 720.746.1537

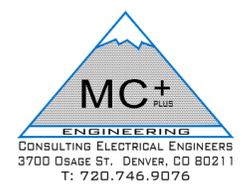
240/120 VOLTS, 1 PHASE, 3 WIRE PANEL " MPW " 250 AMPS

SURFACE FLUSH MINI POWER ZONE TYPE AIC 10,000

EXISTING M.L.O. MAX ALLOWED THIS PANEL
 NEW M.C.B. 30A2P

DESCRIPTION	VOLT AMPS	CCT BKR	A	B	C	VOLT AMPS	CCT BKR	A	B	C	DESCRIPTION
POWER SUPPLY 2: NW	500	20	1	2	20	360	2				SERVICE REC "AHU"
FIRE ALARM CONTROL PNL	500	20	3	4	20						SPARE
SPACE			5	6							SPACE
SPACE			7	8							SPACE
SPACE			9	10							SPACE
			11	12							
			13	14							
			15	16							
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			27	28							
			29	30							
			31	32							
			33	34							
			35	36							
			37	38							
			39	40							

	CONNECTED KVA	NEC DEMAND %	AFTER DEMAND KVA
LIGHTING	0.0	125	0.0
RECEPT (UNDER 10 KVA)	0.4	100	0.4
RECEPT (EXCESS OF 10 KVA)	0.0	50	0.0
HEAT	0.0	100	0.0
MOTOR (LARGEST)	0.0	125	0.0
MOTORS	0.0	100	0.0
MISC. (FURNITURE SYSTEM)	0.0	100	0.0
MISC. (KITCHEN)	0.0	100	0.0
MISC.	1.0	50	0.5
TOTAL AFTER DEMAND LOADS PER PHASE:			TOTAL KVA 0.9
A 0.6 B 0.3			TOTAL AMPS 3.6



JANSEN STRAWN
CONSULTING ENGINEERS

45 WEST 2ND AVENUE
DENVER, CO 80223
P. 303.561.3333
F. 303.561.3339

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

BENCHMARK:
CITY OF AURORA ID #356626NW005 (OLD ID# 16-14 1981) 3" BRASS CAP SET IN THE NORTHWEST WINGWALL OF A CONCRETE HEADWALL WEST OF A NORTH-SOUTH RAILROAD TRACK ALONG THE LIVERPOOL LANDLINE, APPROXIMATELY AT THE SOUTH LINE OF THE EAST 36TH AVE. ELEVATION = 5455.101 (NAVD 88)

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No.	Description of Revisions	Date	By
2	Re-Submittal	12/6/2019	
1	1st Major Amendment	9/16/2019	

Checked By: JMM

MAJESTIC COMMERCCENTER
SUBDIVISION FILING NO. 8
1ST MAJOR AMENDMENT

PANEL SCHEDULES

Date: 12/6/2019
Job No.: DCS19-4034-00

E7.2