

MAJESTIC COMMERCCENTER PHASE II

AURORA, COLORADO

SITE PLAN NOTES

ADD'L SITE PLAN NOTES

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOME OWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES 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.
- 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.
- 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.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 34 122 AND 34_129 OF THE AURORA CITY CODE.
- ALL FUTURE ROOF TOP EQUIPMENT THAT PROJECT 3' OR LESS ABOVE ADJACENT ROOF PARAPET SHALL BE PAINTED TO MATCH THE ADJACENT PARAPET. ALL ROOF TOP EQUIPMENT PROJECTING HIGHER THAN 3' ABOVE ADJACENT PARAPET MAY REQUIRE AN EQUIPMENT SCREEN BASED UPON REVIEW OF THE CONDITION BY THE CITY OF AURORA PLANNING DEPARTMENT VIA ADMINISTRATIVE AMENDMENT. IN ANY EVENT ROOF TOP SCREENING SHALL MEET THE REQUIREMENTS OF THE MPIP
- 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, ET CETERA 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.
- 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.
- NOT USED.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM CHANGES IN THE RECORD DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE APPLICANT. WHERE FOUND, THE CURRENT MINIMUM CORRECTIONS SHALL BE MADE AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- NOT USED
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- ACCESSIBLE ROUTE OF TRAVEL: ACCESSIBLE EXTERIOR ROUTES SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE ACCESSIBLE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE 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. REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH UBC CHAPTER 11, APPENDIX 11, AND CABO / ANSI 117.1.

The site plan will not be approved by public works until the preliminary drainage letter/report is approved

Add when landscaping is expected to be installed. This was requested previously and should be done upon completion of the parking lot expansion.

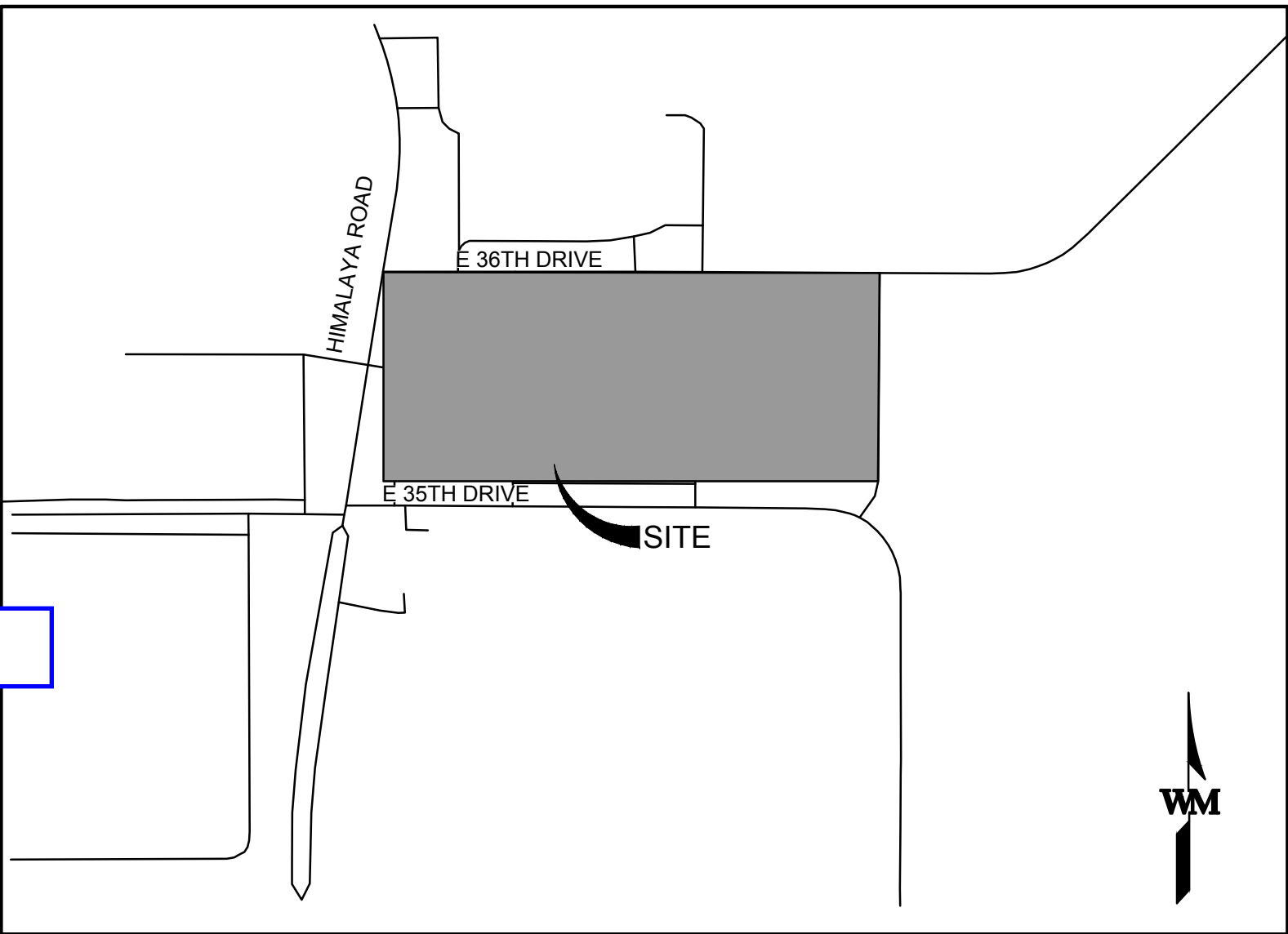
Requested addition to note added.

Include the proposed canopy addition in the description of the proposed changes.

Canopy addition added to amendment block.

Add the following note: 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

Note added to cover sheet.



VICINITY MAP
SCALE: 1" = 500'

AMENDMENTS:	
Minor Amendment 5-10-2006	Expand trailer parking for Building # 9 onto adjacent vacant lot (future Building #8)
Add security fence	
Add parking lot lights	
MSL & R change 11-23-11	Reconfigure trailer parking on east side
Add security fence and gates	
Add parking lot lights	
ADDITIONAL PARKING TO REPLACE BLDG 8	

LEGAL DESCRIPTION

MAJESTIC COMMERCCENTER SUBDIVISION FILING NO. 2
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

Lot and Block added to legal description.

Add: Lot 3, Block 1

BUILDING 9 ADDITIONAL PARKING DATA BLOCK	
TOTAL SPACES PROVIDED (INCLUDING BUILDING 9 PROVIDED)	120 (BUILDING 9 PROVIDED) + 288 (ADDITIONAL PARKING) = 408 TOTAL SPACES
ACCESSIBLE SPACES REQUIRED	9 (2% OF TOTAL PROVIDED, 2015 IBC TABLE 1160.1)
ACCESSIBLE SPACES PROVIDED	6 (SPACES PROVIDED WITH BLDG 9) 3 (SPACES PROVIDED WITH ADDITIONAL PARKING LOT) 9 TOTAL SPACES

15. IRRIGATION WILL BE SUPPLIED FOR FUTURE LANDSCAPED ISLANDS AS REQUIRED, AND WILL BE A PART OF TENANT IMPROVEMENT DEVELOPMENT PROCESS.

16. TT1E TRUCK STAGING AREA BETWEEN THE BUILDINGS WILL NOT BE USED FOR OUTDOOR STORAGE UNLESS ADEQUATELY SCREENED FROM THE STREET.

17. PARKING FOR FUTURE USERS WILL MEET THE REQUIREMENTS OF SECTION V, OFF STREET PARKING OF THE MPIP IF USES CHANGE FROM GENERAL INDUSTRIAL TO OFFICE USE.

18. 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.

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.

19. MCC PHASE II WILL GENERATE APPROXIMATELY 614 TRIPS DURING THE EVENING PEAK HOUR (BASED ON ITE TRIP GENERATION RATES)

20. INTERIM DETENTION PONDS AND EARTHEN CHANNELS ARE NOT TO LANDSCAPED AT THIS TIME. IF PERMANENT FACILITIES HAVE NOT REPLACED IN 1ERIM FACILITIES B/ THE END OF THE YEAR 2000, THE INTERIM FACILITIES WILL BE IMPROVED TO MPIP STANDARDS.

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	TITLE
2	SITE PLAN SHEET INDEX
3	BLDG NO. 6 SITE PLAN
4	BLDG NO. 7 SITE PLAN
5	ADDITIONAL PARKING SITE PLAN
5.1	ADDITIONAL PARKING GRADING PLAN
5.2	ADDITIONAL PARKING UTILITY PLAN
6	BLDG NO. 9 SITE PLAN
7	DETAILS AND LEGEND
8	BLDG NO. 6 ELEVATIONS
9	BLDG NO. 7 ELEVATIONS
10	BLDG NO. 8 ELEVATIONS
11	BLDG NO. 9 ELEVATIONS
S-4	PATIO COVER SECTIONS
L1	LANDSCAPE PLAN
L2	LANDSCAPE PLAN
L3	LANDSCAPE NOTES
L4	FINAL LANDSCAPE AND TREE PROTECTION NOTES & DETAILS
13	PHOTOMETRIC PLAN
14	PHOTOMETRIC PLAN

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.

Add the following notes as applicable:

- NOTES FOR ELECTRONICALLY OPERATED GATES:

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 BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED TO ALL CITY OF AURORA STANDARDS AT THE TIME OF THE VIOLATION. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. ELECTRONIC GATING SYSTEMS SHALL 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".

2. 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.

- NOTES FOR MANUALLY OPERATED GATES:

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 BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED TO ALL CITY OF AURORA STANDARDS AT THE TIME OF THE VIOLATION. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. MANUALLY OPERATED GATING SYSTEMS SHALL BE EQUIPPED WITH A KNOX PADLOCK, OR OTHER APPROVED KNOX LOCKING DEVICE. GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST".

2. 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.

Notes for electronic and manually operated gates added to cover sheet and bubbled.

SITE DATA	BLDG. No. 6	BLDG. No. 7	BLDG. No. 8	BLDG. No. 9	TOTAL
LAND AREA WITHIN PROPERTY LINES	6.85 ACRES	9.12 ACRES	9.27 ACRES	6.38 ACRES	31.62 ACRES
GROSS FLOOR AREA (41-16 CITY CODE)	41.9 % 125,000 SQ. FT.	50.3 % 290,000 SQ. FT.	49.5 % 200,000 SQ. FT.	54.0 % 150,000 SQ. FT.	49.0 % 675,000 SQ. FT.
NUMBER OF BUILDINGS	ONE	ONE	ONE	ONE	FOUR
TOTAL BUILDING COVERAGE	41.9 % 125,000 SQ. FT.	50.3 % 290,000 SQ. FT.	49.5 % 200,000 SQ. FT.	54.0 % 150,000 SQ. FT.	49.0 % 675,000 SQ. FT.
HARD SURFACE AREA (EXCLUSIVE OF BUILDINGS)	37.7 % 112,629 SQ. FT.	38.6 % 154,072 SQ. FT.	38.2 % 152,651 SQ. FT.	38.9 % 99,844 SQ. FT.**	38.3 % 526,087 SQ. FT.
LANDSCAPED AREA WITHIN SITE (41-16 CITY CODE)	20.4 % 60,766 SQ. FT.	10.9 % 43,195 SQ. FT.	11.0 % 43,250 SQ. FT.	10.1 % 28,069 SQ. FT.	12.8 % 176,280 SQ. FT.
PRESENT ZONING CLASSIFICATION	M-1	M-1	M-1	M-1	M-1
PROPOSED USES	WAREHOUSE / OFFICE	WAREHOUSE / OFFICE	WAREHOUSE / OFFICE	WAREHOUSE / OFFICE	WAREHOUSE / OFFICE
PERMITTED MAXIMUM SIGN AREA	600 SQ. FT.	600 SQ. FT.	600 SQ. FT.	600 SQ. FT.	2,400 SQ. FT.
TYPE OF SIGN	FREESTANDING AND/OR WALL	FREESTANDING AND/OR WALL	FREESTANDING AND/OR WALL	FREESTANDING AND/OR WALL	FREESTANDING AND/OR WALL
NUMBER OF STORES	ONE	ONE	ONE	ONE	ONE
MAXIMUM HEIGHT OF BUILDINGS	40 FT.	40 FT.	40 FT.	40 FT.	40 FT.
LOADING SPACES	REQUIRED: 4 PROVIDED: 29	REQUIRED: 4 PROVIDED: 52	REQUIRED: 4 PROVIDED: 52	REQUIRED: 4 PROVIDED: 28	REQUIRED: 16 PROVIDED: 161
PARKING SPACES	REQUIRED: 99 PROVIDED: 165	REQUIRED: 160 PROVIDED: 164*	REQUIRED: 160 PROVIDED: 164*	REQUIRED: 120 PROVIDED: 120*	REQUIRED: 539 PROVIDED: 613*
HANDICAP SPACES	REQUIRED: 4 PROVIDED: 16	REQUIRED: 5 PROVIDED: 12	REQUIRED: 5 PROVIDED: 12	REQUIRED: 4 PROVIDED: 5	REQUIRED: 18 PROVIDED: 38

* 51 STALLS WITH WIDTH OF 8.5 FT.

* 48 STALLS WITH WIDTH OF 8.5 FT.

* INCLUDES 18 STALLS FOR POSSIBLE FUTURE USE

** INCLUDES RAIL YARD

* INCLUDES 18 STALLS FOR POSSIBLE FUTURE USE and 100 STALLS WITH WIDTH OF 8.5 FT.

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

900 south broadway
suite 320
denver, co 80209
p 303.661.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

MAJESTIC COMMERCCENTER FILING NO. 2
BUILDING 9 ADDITIONAL PARKING

COVER SHEET & NOTES

REMARKS

DATE

NO.

JOB NO.:	DCS21-4086
PA / PM:	BJH
DESIGNED:	TRS
DATE:	
PLOT DATE:	3/11/22

SHEET

1

Sheet of

MAJESTIC COMMERCCENTER FILING NO. 2
BUILDING 9 ADDITIONAL PARKING

SITE PLAN

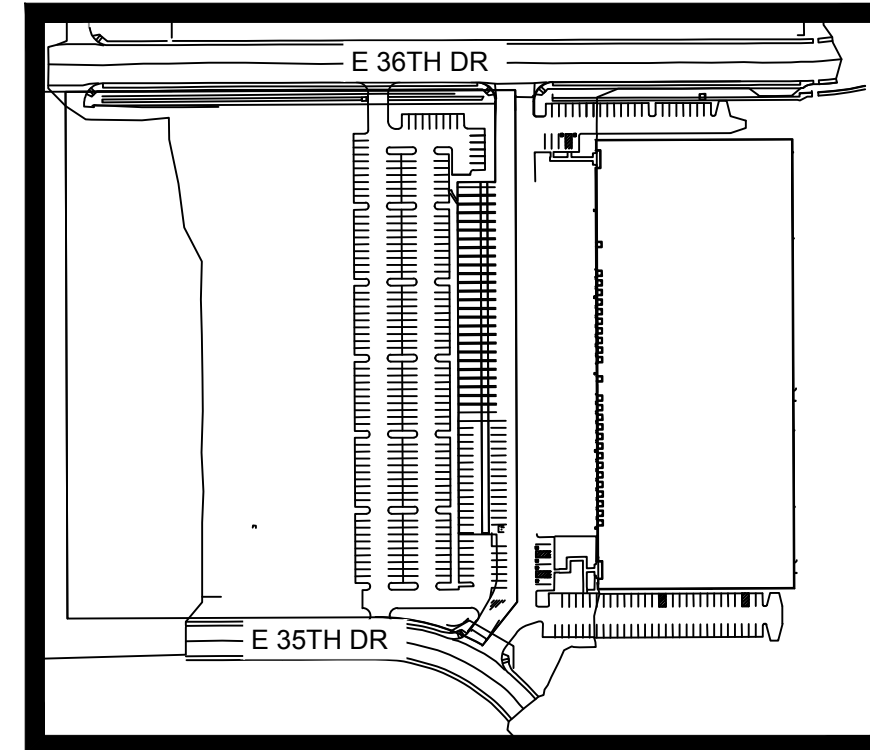
REMARKS

JOB NO.: DCS21-4086
PA / PM: BJH
DESIGNED: TRS
DATE:
PLOT DATE: 3/11/22

SHEET
5

Sheet of

NOT FOR CONSTRUCTION



KEYMAP
1" = 250'

LEGEND:

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED WALK
- EXISTING EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED FIRE LANE EASEMENT
- ICC A117.1 ACCESSIBLE ROUTE
- PARKING COUNT
- FDC W/ APPROVED KNOX HARDWARE
- NEW FIRE HYDRANT W/ BOLLARD PROTECTION
- EXISTING FIRE HYDRANT
- KNOX BOX
- PROPOSED FENCE

NOTES:

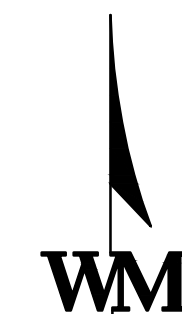
- ALL DIMENSIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
- ALL ACCESSIBLE RAMPS SHALL BE CONSTRUCTED WITH DETECTIBLE WARNING PADS PER COA STANDARD DETAIL S9.5
- PAVEMENT THICKNESS PER GEOTECH REPORT.
- ALL ENTRANCES ARE PRIVATE UNLESS OTHERWISE NOTED.
- ALL EASEMENTS DEDICATED TO THE CITY OF AURORA SHOWN HEREIN ARE TO BE DEDICATED BY THE PROP PLAT, UNLESS OTHERWISE NOTED.
- ALL MANUAL PRIMARY AND SECONDARY EMERGENCY ACCESS GATES SHALL OPEN BY MEANS OF A KNOX PADLOCK OR OTHER KNOX HARDWARE, AS APPROVED BY CITY OF AURORA.

BENCHMARK

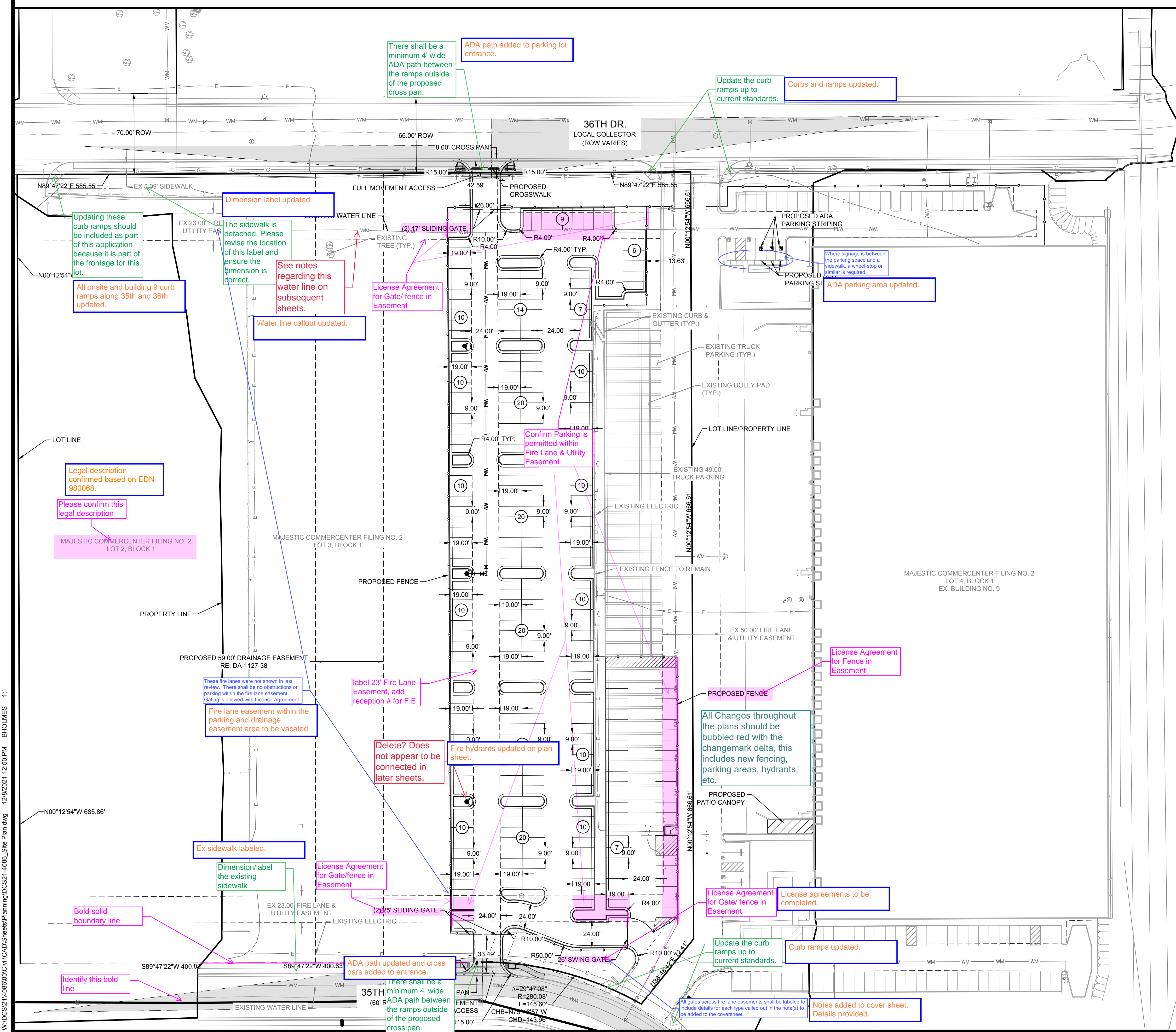
CENTER QUARTER CORNER, SEC 2, T4S, R66W, 6TH P.M.
FOUND 3" BRASS CAP IN RANGE BOX STAMPED "CITY OF AURORA, C&S2 T4S, R66W, 1991 LS 19614"

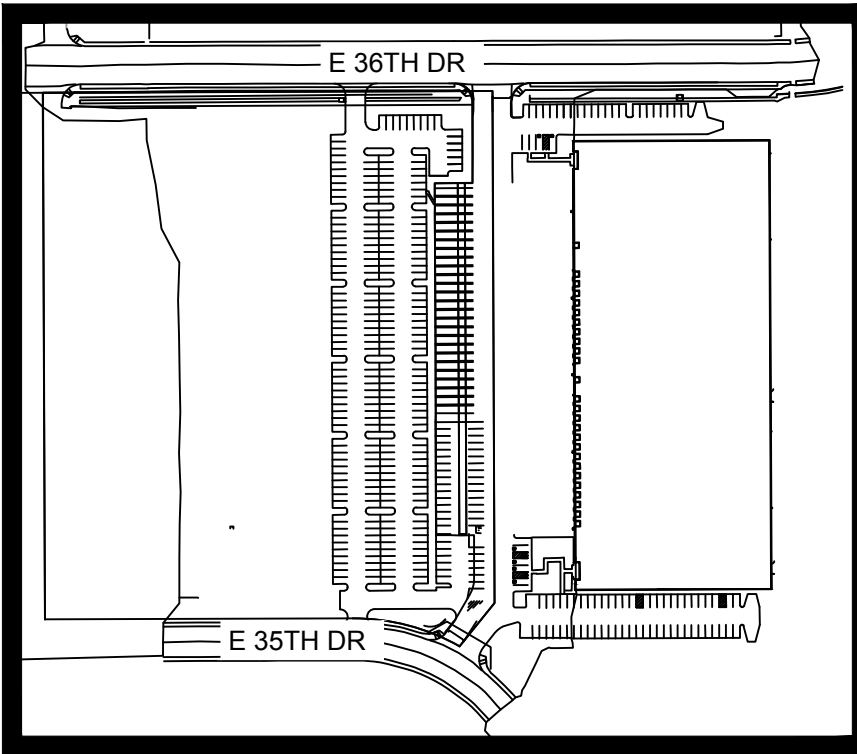
BASIS OF BEARINGS

NORTH LINE EAST HALF SOUTHWEST SEC. 2
S89°28'31" 1,321.32'



SCALE: 1" = 40'





KEYMAP
1" = 250'

LEGEND:

- PROPERTY LINE
- UTILITY CROSSING
- PROPOSED STORM LINE
- EXISTING STORM LINE
- PROPOSED STORM INLET
- EXISTING STORM INLET
- PROPOSED SWALE
- PROPOSED SANITARY SEWER W/ MANHOLE
- EXISTING SANITARY SEWER W/ MANHOLE
- PROPOSED WATERLINE & VALVE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED WATER METER
- EXISTING WATERLINE & VALVE
- EXISTING FIRE HYDRANT
- EXISTING ELECTRIC LINE
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE
- PROPOSED PLUG
- PROPOSED FENCE

NOTES:

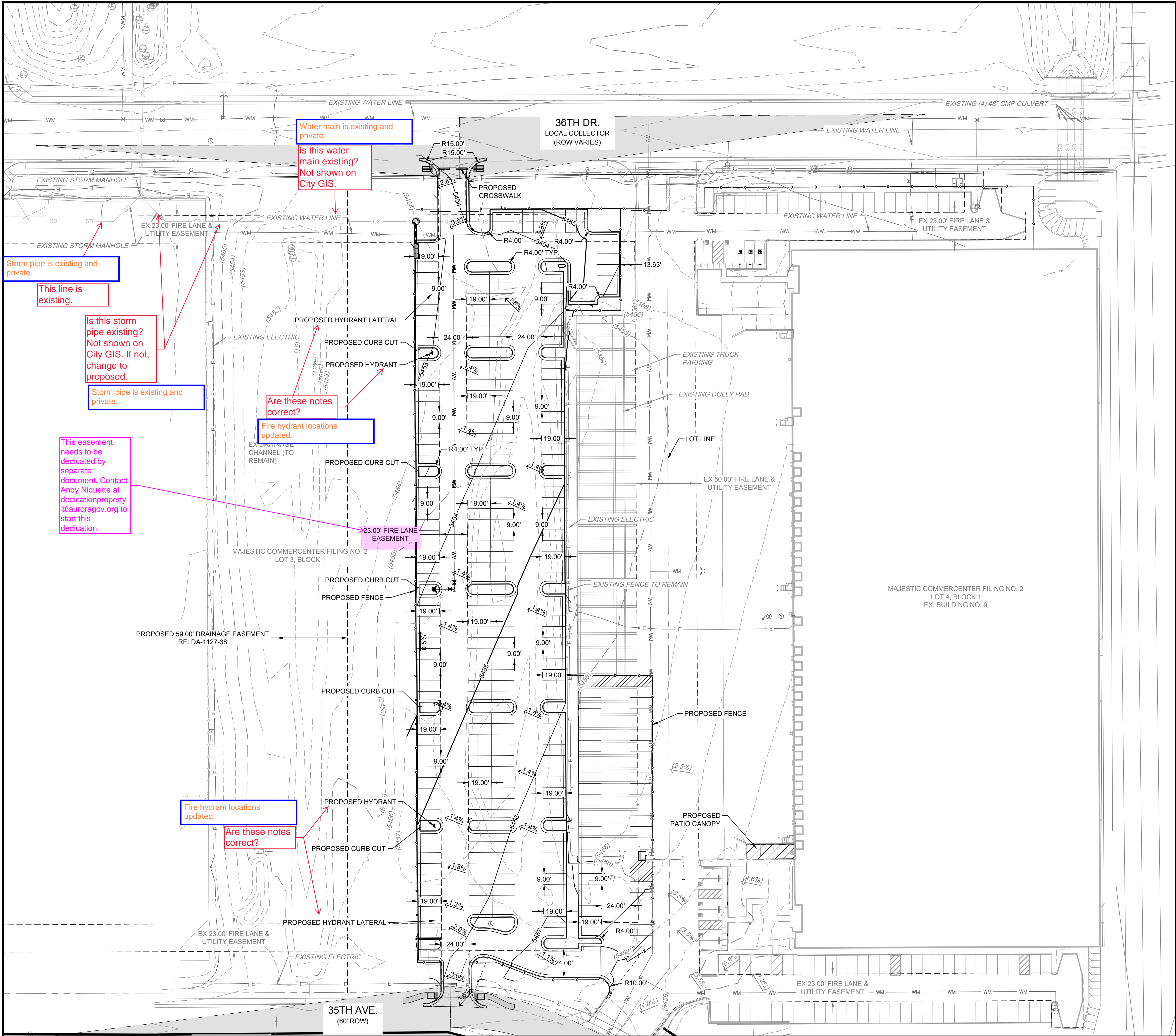
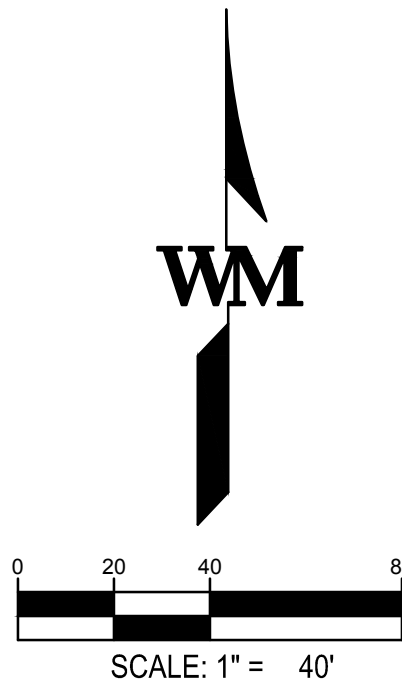
- ALL STORM LINES ARE PRIVATE UNLESS OTHERWISE NOTED AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.

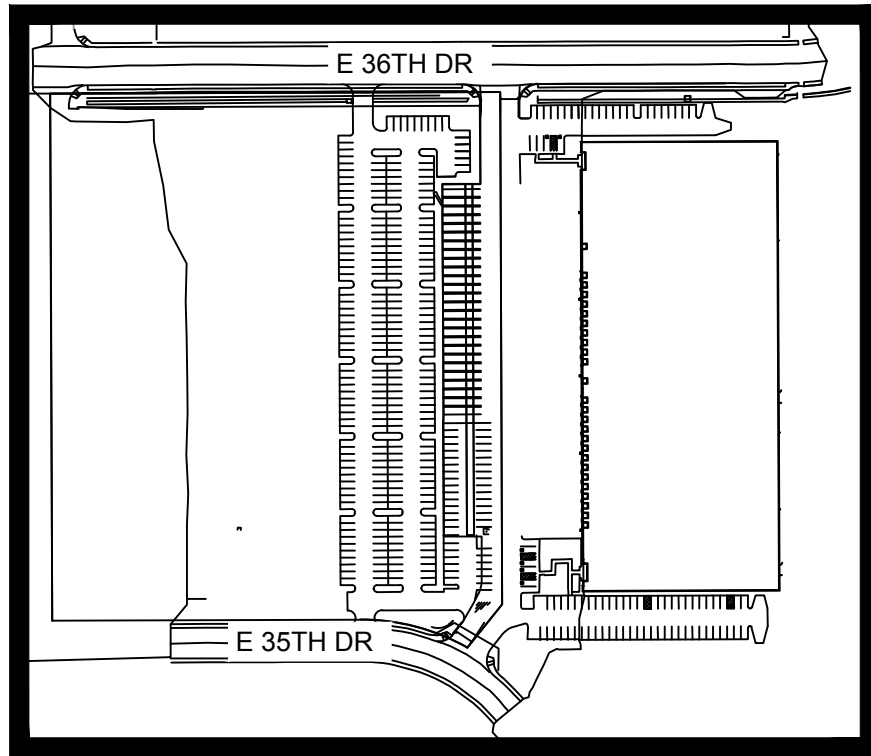
BENCHMARK

CENTER QUARTER CORNER, SEC 2, T4S, R66W, 6TH P.M.
FOUND 3" BRASS CAP IN RANGE BOX STAMPED "CITY OF AURORA, CO S2 T4S, R66W, 1991 LS 19614"

BASIS OF BEARINGS

NORTH LINE EAST HALF SOUTHWEST SEC. 2
S89°28'31" 1.321.32'





KEYMAP
1" = 250'

LEGEND:

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- PROPOSED WATERLINE & VALVE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED WATER METER
- EXISTING WATERLINE & VALVE
- EXISTING FIRE HYDRANT
- EXISTING ELECTRIC LINE
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE
- PROPOSED PLUG
- PROPOSED FENCE

NOTES:

- ALL STORM LINES ARE PRIVATE UNLESS OTHERWISE NOTED AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.

BENCHMARK

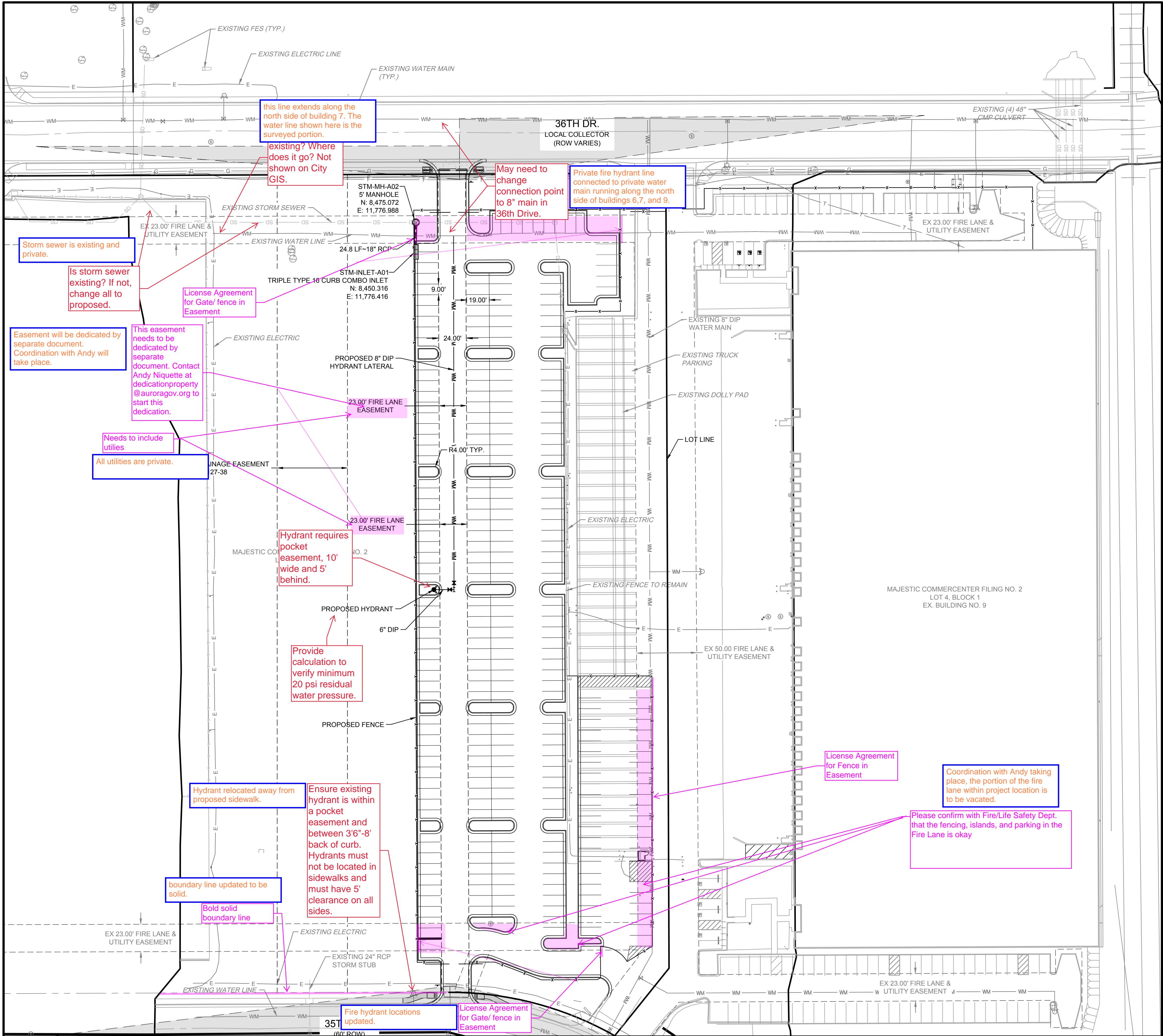
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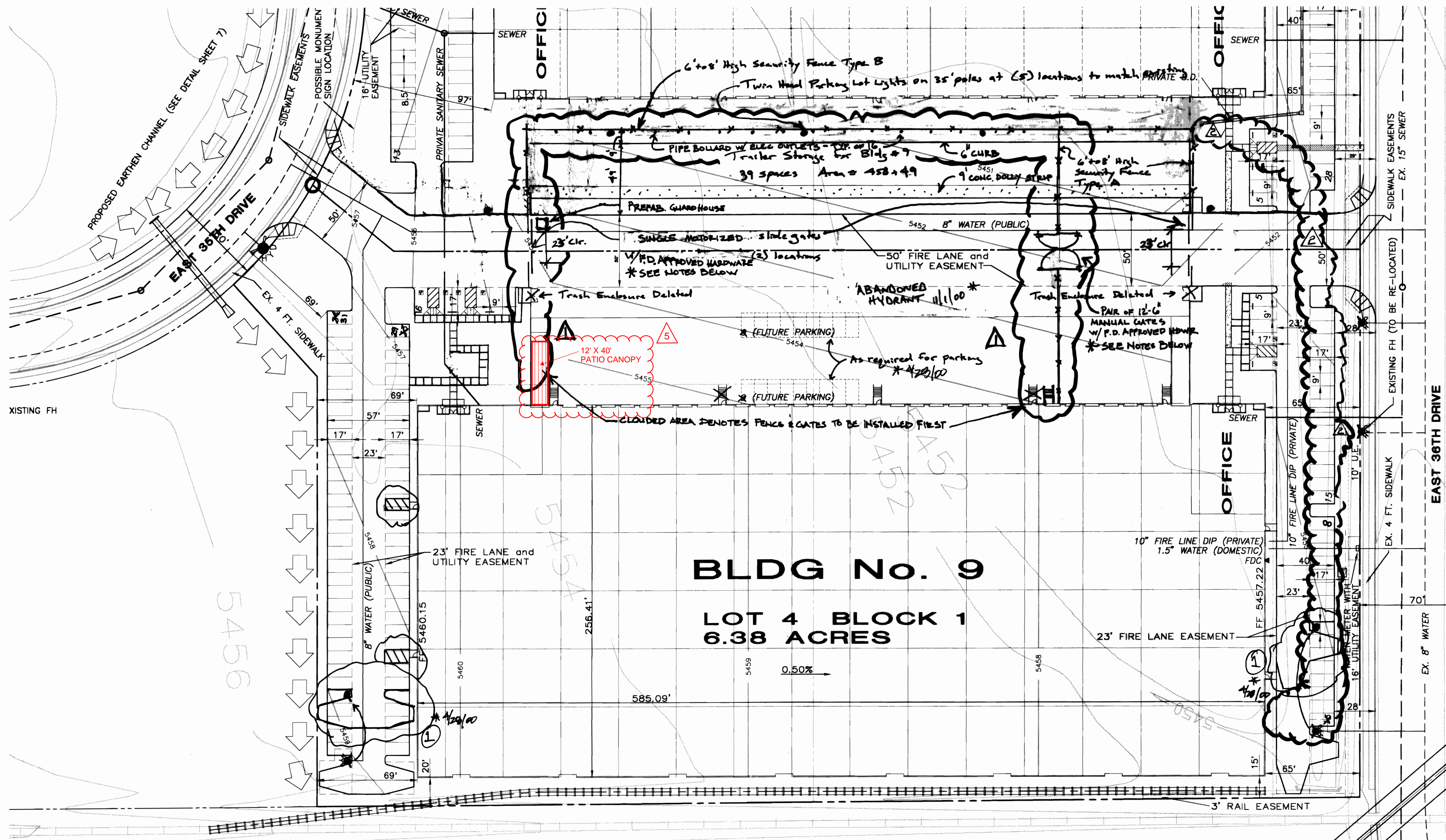
BASIS OF BEARINGS

NORTH LINE EAST HALF SOUTHWEST SEC. 2
S89°28'31" 1,321.32'



SCALE: 1" = 40'

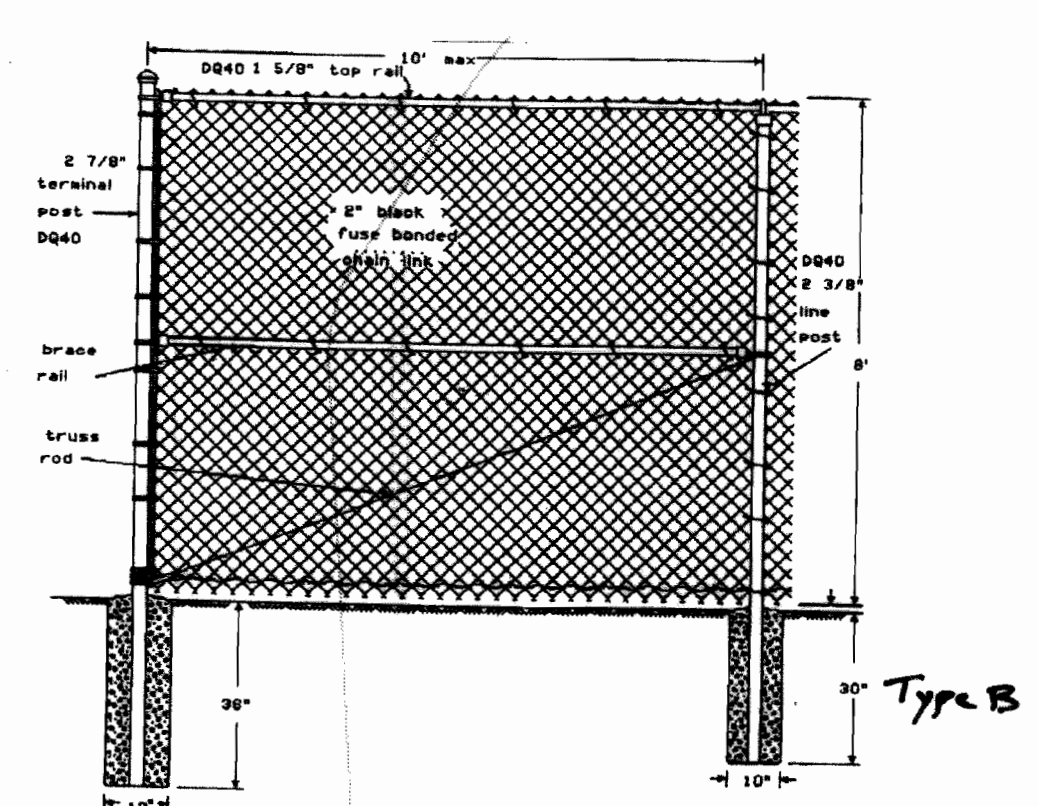
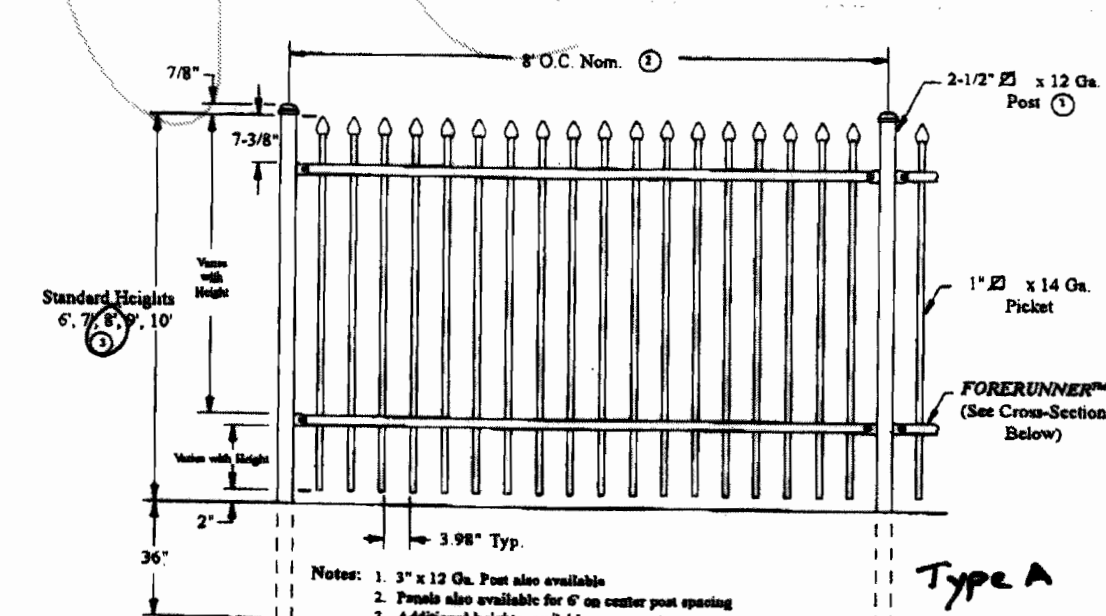




Minor Amendment 5-10-2006
 Expand trailer parking for Building # 9 onto adjacent vacant lot (future Building #8)
 Add security fence
 Add parking lot lights

MINOR AMENDMENT 9/30/2009 HA-480723 1997-6060-05

REVISE SIZE OF TRAILER STORAGE PKNG & ADD CONC. DOLLY STMP
 ADD EAST/WEST FENCE LINE AND GATES
 ADD GUARDHOUSE
 ADD EXTERIOR STAIR & BLDG 9
 ADD PIPE BOLLARDS w/ELEC OUTLETS ALONG WEST FENCE



* MYLAR CHANGES

① Reconfigure parking for water detention purposes. April 28, 2000

② Abandon and relocate fire hydrant as illustrated.

③ Mylar Change 8/5/11
 Extend fence to enclose north parking lot. See RSN 615506

GATE OPERATING REQ'S

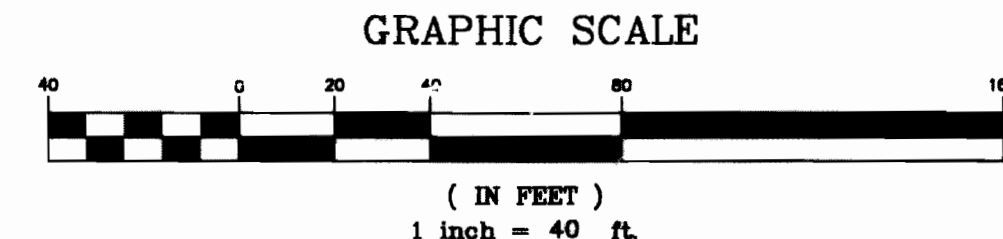
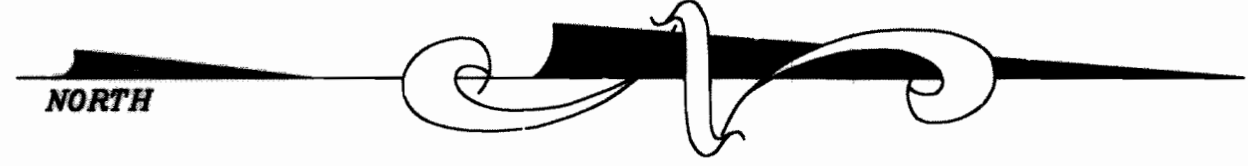
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B. SITE PLAN APPROVAL BY THE PLANNING DEPARTMENT IS NOT CONSIDERED BUILDING DIVISION APPROVAL FOR THE INSTALLATION OF ANY GATING SYSTEM. A SEPARATE APPROVED BUILDING PERMIT IS REQUIRED.

C. BOTH THE SWINGING AND SLIDING GATES, AND ADJACENT FENCE SUPPORT POSTS, WHEN IN THE FULL OPEN POSITION, SHALL NOT ENCRoACH INTO THE REQUIRED 23' MINIMUM GATE OPENING WIDTH.

NOTE: PARKING LOT SURFACE TO BE A.C. PAVING ON BASE

NOTE: FOUR (4) MONUMENT SIGNS SHALL BE ALLOWED PER BUILDING. ACTUAL LOCATIONS SHALL BE DETERMINED AND APPROVED AT THE TIME OF TENANT IMPROVEMENTS.



MAJESTIC REALTY CO.
20100 East 32nd Place Suite 150
Aurora, CO 80011
Office (303) 371-1400 Fax (303) 371-0600

PARDUE, CORNWELL & ASSOCIATES, INC.
Planning • Engineering • Surveying
161 KALAMUS DRIVE SUITE C-230
COSTA MESA, CA 92626
(714) 241-3400

MAJESTIC COMMERCENTER PHASE II
AURORA, COLORADO
SITE PLAN BUILDING NO. 9

DATE: OCT. 4, 1997
JOB NO. 4670
SHEET NO. 6
OF 11 SHEETS

**F**

DRAWN BY DATE
RR 8-22-97

JOB NO.
4670

SHEET NO.
11

OF 11 SHTS.

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The acceptance of this drawing will be construed as an acceptance of the foregoing conditions, and the drawings of Commerce Construction Co., L.P.

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HELLO
FRESH

PATIO
COVER

20761 E. 35TH DRIVE
AURORA, COLORADO

BRIAN SEYFERTH & ASSOCIATES, INC.



PROFESSIONAL ENGINEER

5583 South Prince Street
Littleton, Colorado 80120
Phone: (303) 797-7772
Fax: (303) 797-7773

NUMBER	DATE	ISSUE
1	8/31/21	REVIEW

PROJECT NUMBER: 21372

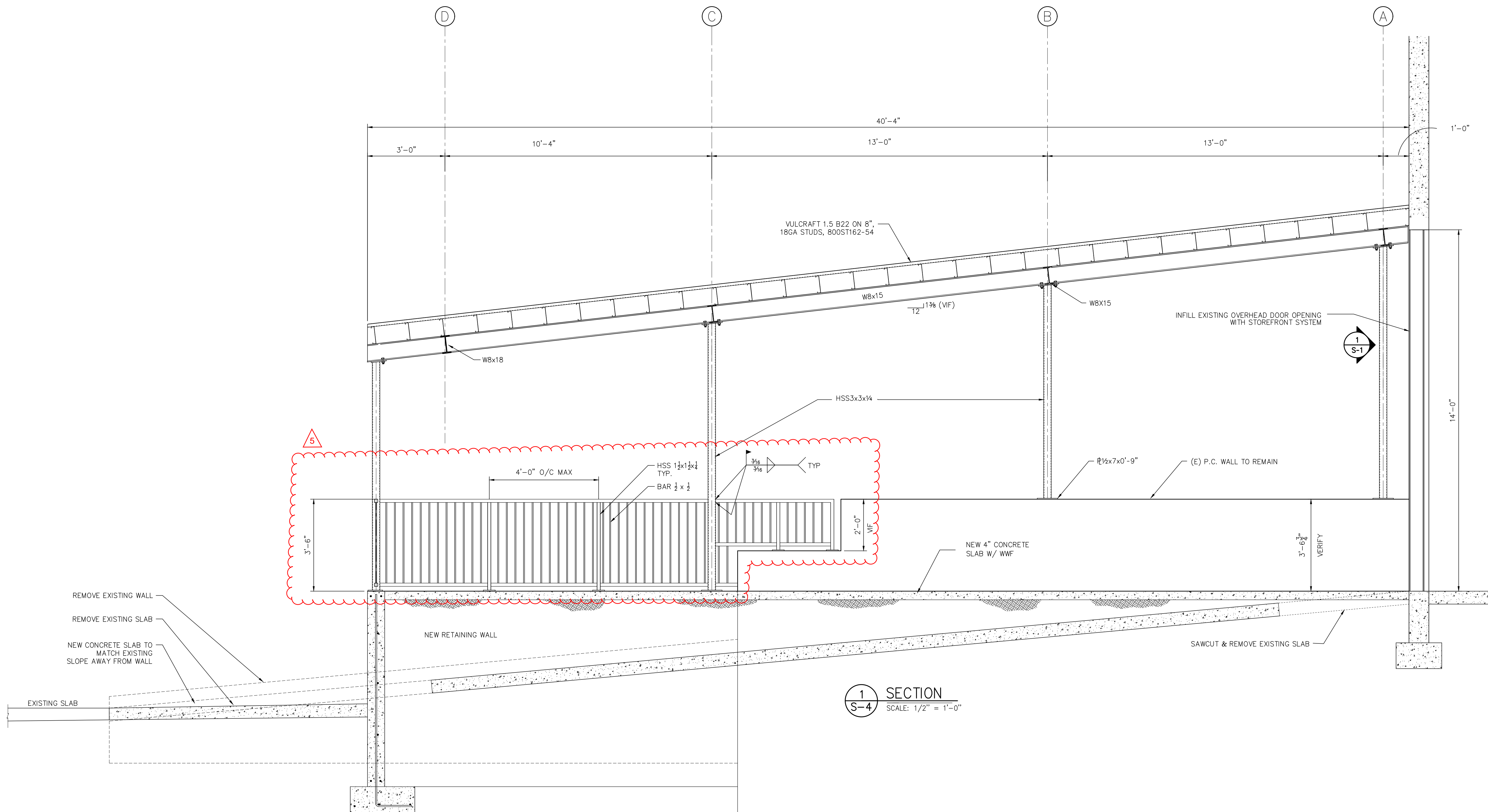
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CHECKED BY

SHEET TITLE
SECTIONS

SHEET NUMBER

S-4



1 SECTION
S-4 SCALE: 1/2" = 1'-0"

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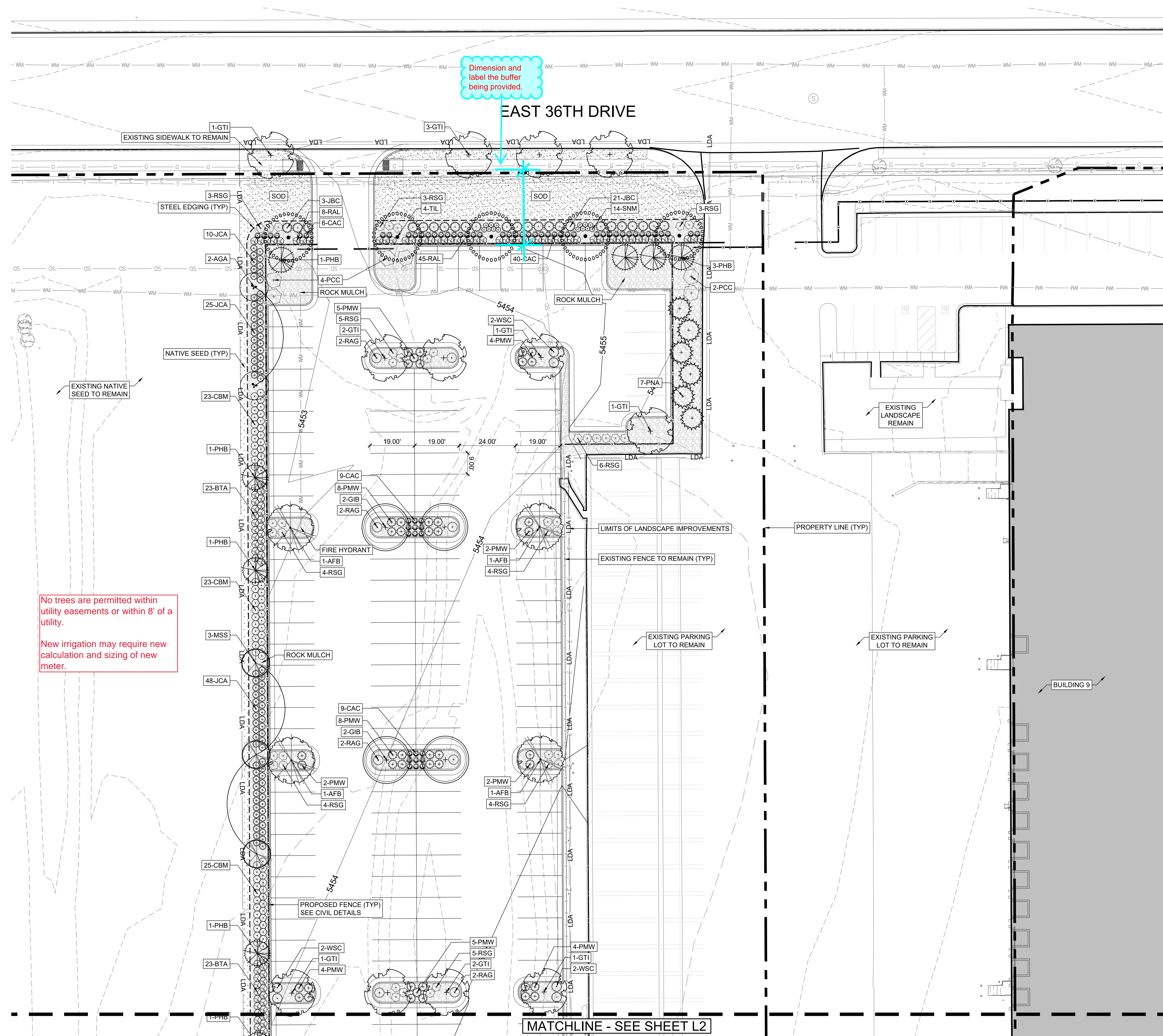
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PA / PM:	JG
DESIGNED:	WP
DATE:	
PLOT DATE:	1/06/22

SHEET
L1

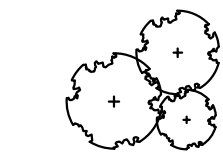
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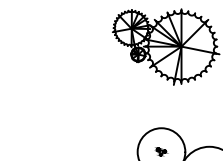
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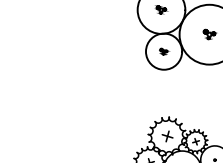
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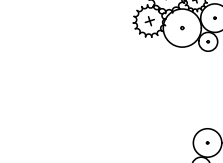
DECIDUOUS TREES



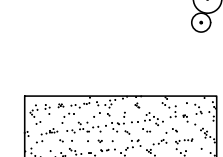
EVERGREEN TREES



ORNAMENTAL TREES



SHRUBS



PERENNIALS



SOD
5,648 S.F.



NATIVE SEED
2,080 S.F.



ROCK MULCH
18,200 S.F.

STEEL EDGER 970 L.F.

ORNAMENTAL FENCE

LIMITS OF LANDSCAPE

DISTURBANCE
SANITARY LINE

WATER LINE

STORMWATER LINE

PROPERTY LINE

EX. MINOR CONT

EX. MAJOR CONTOUR

PROP. MINOR CONTOUR

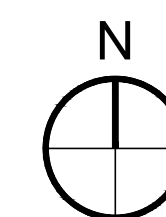
PROP. MAJOR CONTOUR

SIGHT TRIANGLE

FIRE HYDRANT

SIGN

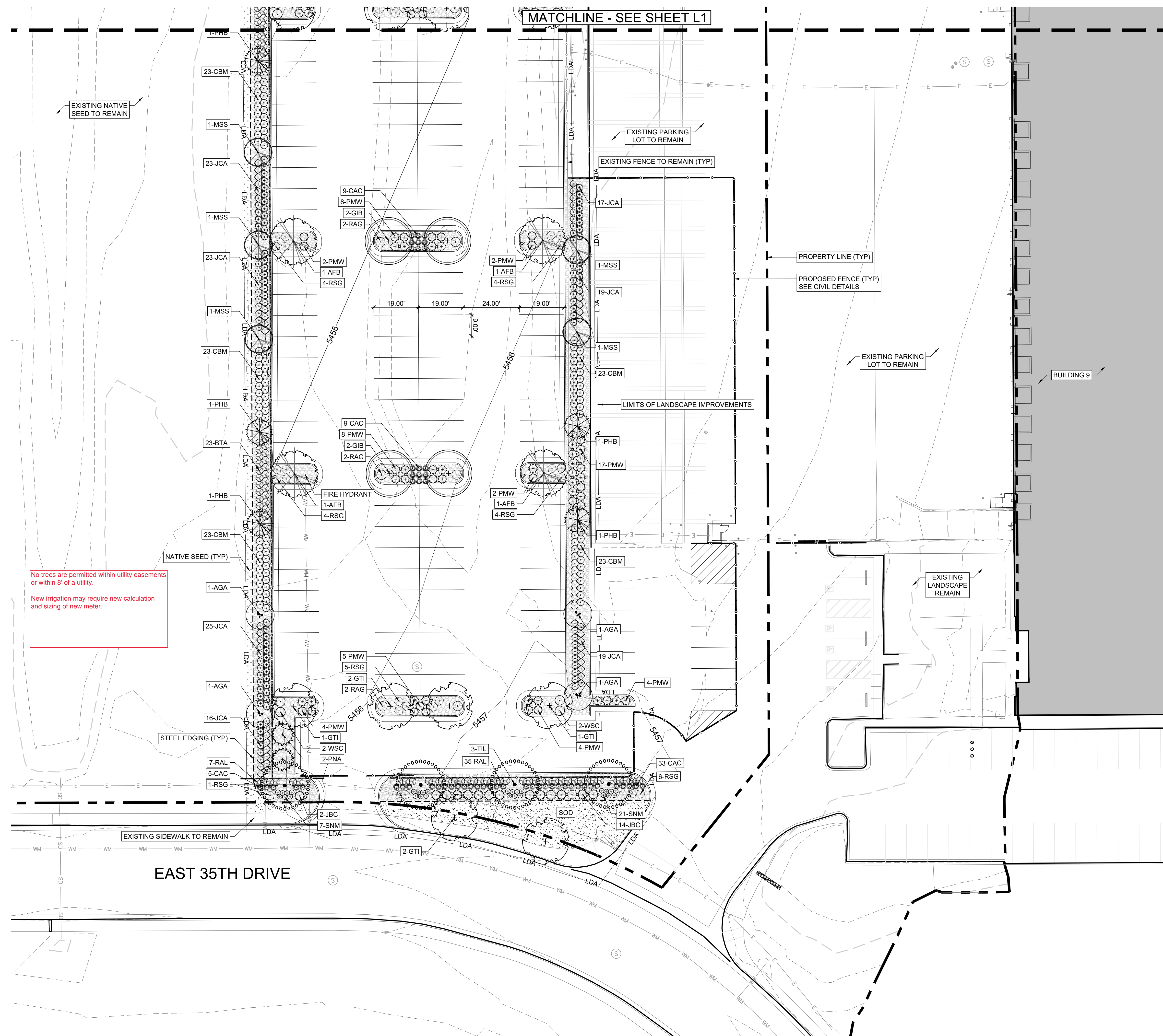
ALL PLANTING BEDS SHALL HAVE 1 1/2" ANGULAR GRANITE ROCK MULCH PLACED A MINIMUM OF 3" DEEP WITH LANDSCAPE FABRIC.



811 Know what's below.
Call before you dig.

SCALE: 1" = 20'-0"

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LEGEND



DECIDUOUS TREES



EVERGREEN TREES



ORNAMENTAL TREES



SHRUBS



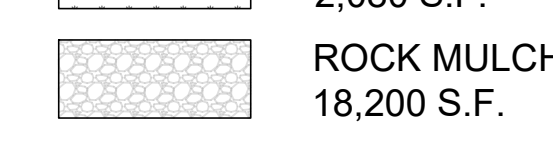
PERENNIALS



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LIMITS OF LANDSCAPE

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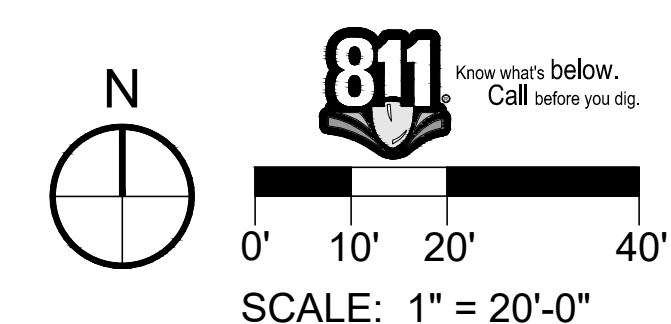
PROP. MAJOR CONTOUR

- SIGHT TRIANGLE

FIRE HYDRANT

SIGN

ALL PLANTING BEDS SHALL HAVE 1 1/2" ANGULAR GRANITE ROCK MULCH PLACED A MINIMUM OF 3" DEEP WITH LANDSCAPE FABRIC.



AURORA BUSINESS CENTER FILING NO. 2

BUILDING 9 ADDITIONAL PARKING

LANDSCAPE PLAN

[illegible]

JOB NO.:	DCS21-4086
PA / PM:	JG
DESIGNED:	WP
DATE:	
PLOT DATE:	1/06/22

SHEET
L2

900 south broadway
suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

NOT FOR CONSTRUCTION

PLANT SCHEDULE						
DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	AFB	8	Acer X freemani Autumn Blaze / Autumn Blaze Maple	2.0" Cal.	Single Stem B&B	Med.
	GIB	8	Ginkgo biloba 'Autumn Gold' / Maidenhare Tree	2.0" Cal.	Single Stem B&B	Med.
	GTI	18	Gleditsia Triacanthos Inermis Imperial / Imperial Honeylocust	2.0" Cal.	Single Stem B&B	Low
	TIL	9	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	2.0" Cal.	Single Stem B&B	Med.
TOTAL		43				
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	PNA	8	Pinus nigra 'Hornibrookiana' / Dwarf Austrian Pine	8" Height	B&B	Low/Med
	PHB	12	Pinus heldreichii / Bosnian Pine	6" Height	B&B	Low
TOTAL		20				
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	AGA	6	Amelanchier X Grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry	6" Height	Multi-Stem B&B	Low
	MSS	8	Malus x 'Spring Snow' / Spring Snow Crabapple	6" Height	Single Stem B&B	Low
TOTAL		14				
MEDIUM DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	BTA	69	Berberis thunbergii 'Atropurpurea' / Red Leaf Japanese Barberry	5 gal	Cont.	Low
	CBM	186	Caryopteris x clandonensis 'Blue Mist' / Blue Mist Spirea	5 gal	Cont.	Low
	RSG	69	Perovskia atriplicifolia / Russian Sage	5 gal	Cont.	Low
	RAG	14	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal	Cont.	Low
	RAL	95	Ribes alpinum / Alpine Currant	5 gal	Cont.	Low
	WSC	10	Prunus Besseyi / Western Sand Cherry	5 gal	Cont.	Low
TOTAL		443				
TALL DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	PCC	6	Prunus x cistena / Cistena Plum	5 gal		Med.
TOTAL		6				
MEDIUM EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	JBC	40	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	5 gal	Cont.	Low
	JCA	225	Juniperus chinensis 'Armstrongii' / Armstrong Juniper	5 gal	Cont.	Low
	PMW	100	Pinus mugo 'Whitebud' / White Bud Mugo Pine	5 gal	Cont.	Low
TOTAL		365				
ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	CAC	120	Calamagrostis acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	Cont.	Xeric
TOTAL		120				
PERENNIALS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	SNM	42	Salvia nemorosa 'May Night'	1 gal	Cont.	Xeric
TOTAL		42				
GROUND COVERS				CONT	TYPE	WATER USAGE
		5,648 SF	Sod - RTF Sod, or approved equal			Med.
		2,080 SF	Native Seed Mix - Low Grow Mix, or approved equal			Low
		18,200 SF	1 1/2" Angular Granite Rock Mulch (3" deep) w/ Landscape Fabric, or approved equal			N/A

TABLE OF CURBSIDE LANDSCAPE

DESCRIPTION	LENGTH	NOTES	TREES REQUIRED (1 / 40')	TREES PROVIDED
E 36th DRIVE	146'	---	4	4
E 35th DRIVE	113'	---	3	2*

REQUIREMENTS SET FORTH BY THE CITY OF AURORA
* TREE UNABLE TO BE INSTALLED DUE TO UTILITY/SPACE CONSTRAINTS.

STREET FRONTAGE, STREET PERIMETER, & SPECIAL BUFFERS

				REQUIRED / PROVIDED	
DESCRIPTION	LENGTH	WIDTH REQUIRED	WIDTH PROVIDED	TREES (1 /40 LF)	SHRUBS (10 /40 LF)
STREET FRONTAGE, E 36th DRIVE (NORTH)	170'	10'	10'	5/4*	43 / 86
STREET FRONTAGE, E 35th DRIVE (SOUTH)	168'	10'	10'	4/4	42 / 61
PARKING LOT ISLANDS	N/A	9'	9'	31/31	186/186

REQUIREMENTS SET FORTH BY THE CITY OF AURORA
*TREE EQUIVALENT USED. 1 TREE = 10 SHRUBS.

PARKING LOT SCREENING

			REQUIRED / PROVIDED	
DESCRIPTION	WIDTH PROVIDED	LENGTH PROVIDED	TREES	SHRUBS
PARKING LOT SCREENING (NORTH)*	10'	170'	5 / 5	43 / 86
PARKING LOT SCREENING (WEST)	8'	646'	16 / 16	323 / 379
PARKING LOT SCREENING (EAST)**	10'	230'	6 / 6	42 / 61
PARKING LOT SCREENING (SOUTH)***	10'	168'	4 / 4	42 / 61

REQUIREMENTS SET FORTH BY THE CITY OF AURORA
* PARKING LOT SCREENING (NORTH) IS COMBINED WITH STREET FRONTAGE E 36th DRIVE.
** PARKING LOT SCREENING (EAST) IS PROVIDED TO THE EXTENT POSSIBLE WITH PROPOSED IMPROVEMENTS.
*** PARKING LOT SCREENING (SOUTH) IS COMBINED WITH STREET FRONTAGE E 35th DRIVE.

TOTAL LANDSCAPE REQUIREMENTS

AURORA TREES TOTAL REQUIRED: 72
MAJESTIC TREES TOTAL REQUIRED: 48
TREES PROVIDED: 77
AURORA SHRUBS TOTAL REQUIRED: 679
MAJESTIC SHRUBS TOTAL REQUIRED: 72
SHRUBS(INCL. GRASS+PERN.) PROVIDED: 814

LANDSCAPE REQUIREMENT FOR INDUSTRIAL USE

*TOTAL LANDSCAPE AREA: +/-35,611 SF			
	1 DEC. OR 1 EVGRN TREE PER 1,500 SF	1 ORNAMENTAL TREE PER 1,500 SF	3 SHRUBS PER 1,500 SF
REQUIRED	24	24	72
PROVIDED	64	10	661

REQUIREMENTS SET FORTH BY THE MAJESTIC COMMERCCENTER
* TOTAL LANDSCAPE AREA WAS CALCULATED BY DEDUCTING ASPHALT PARKING AREA FROM LDA.

GENERAL NOTES

- THE LANDSCAPING SHOWN ON THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPROVEMENTS TO BE INSTALLED BY THE DEVELOPER, SUCCESSORS, OR ASSIGNS.
- ALL TREES SHALL BE A MINIMUM OF 10' FROM EXISTING WATER LINE OR IRRIGATION MAINLINE (IF POSSIBLE).
- 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.
- NO SLOPES TO EXCEED 3:1

CITY OF AURORA STANDARD NOTES AND TABLES

- SOIL PREPARATION SHALL BE FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA MINIMUM.
- SURFACE MATERIALS OF WALKS AND PLAZAS SHALL BE CONCRETE. SURFACE MATERIAL OF VEHICULAR DRIVES AND PARKING LOTS SHALL BE ASPHALT.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-4.7 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.
- 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.
- A 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 LANE EASEMENTS (OR CORRIDORS).
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

MAJESTIC LANDSCAPE NOTES

- THE LANDSCAPE PLAN PROVIDED FOLLOWS CITY OF AURORA LANDSCAPE ORDINANCE AND REQUIREMENTS AND THE MAJESTIC COMMERCCENTER MASTER PLAN DATED 2020.

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

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suite 320
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p 303.661.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

AURORA BUSINESS CENTER FILING NO. 2

BUILDING 9 ADDITIONAL PARKING

LANDSCAPE NOTES

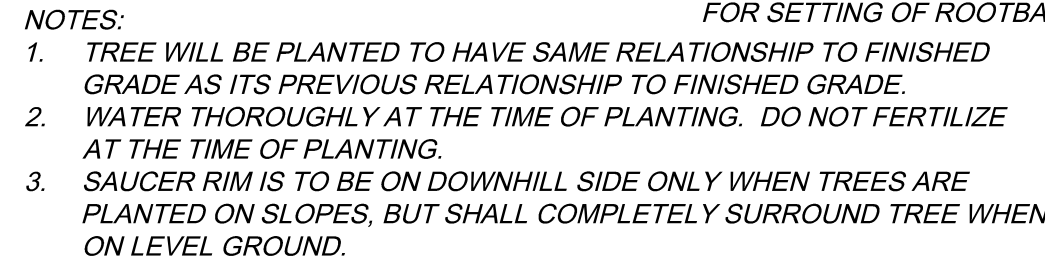
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JOB NO.:	DCS21-4086
PA / PM:	JG
DESIGNED:	WP
DATE:	
PLOT DATE:	1/06/22

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PA / PM:	JG
DESIGNED:	WP
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PLOT DATE:	1/06/22

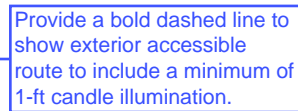
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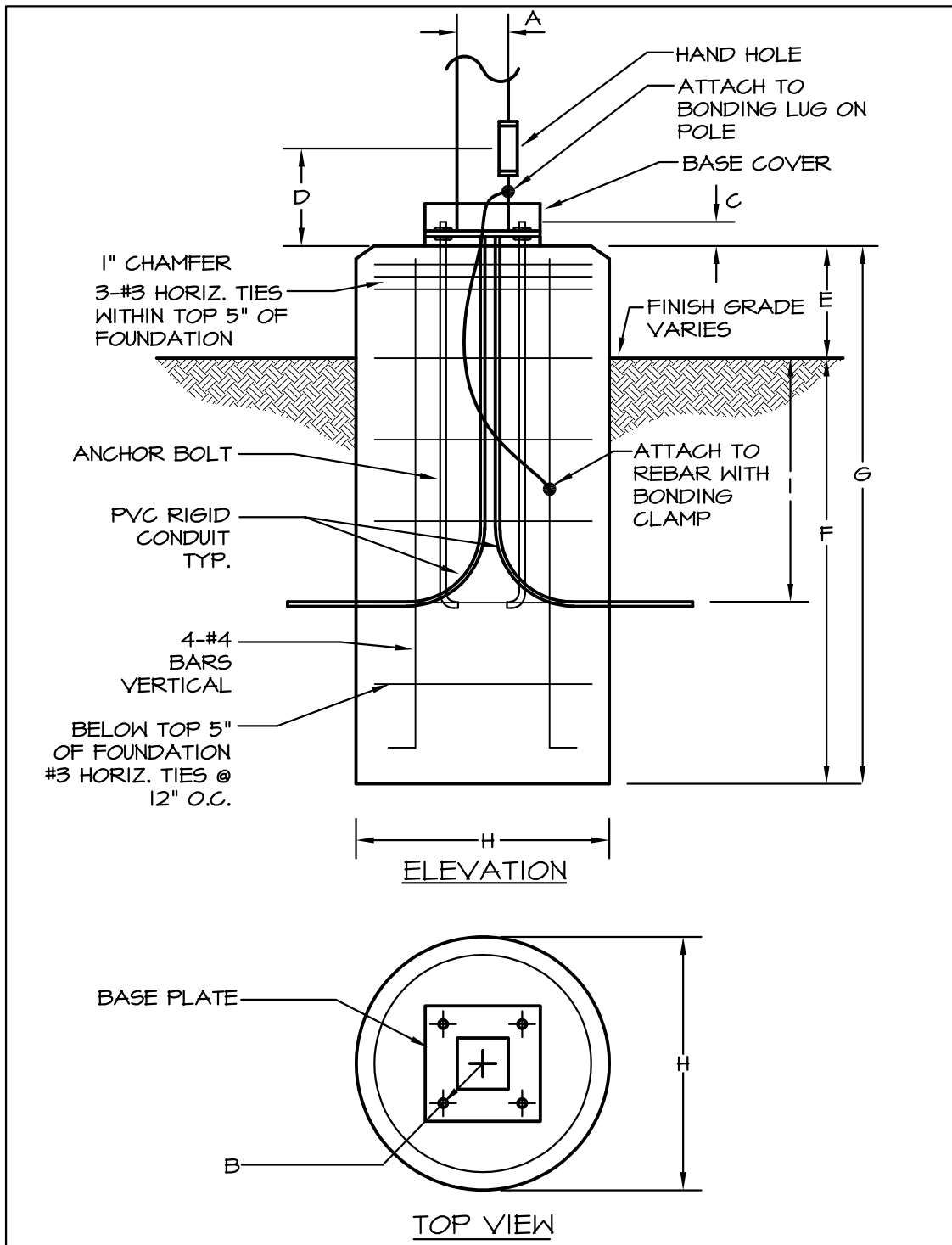
Sheet 13 of 14



13	SCALE: 1" = 40'-0"
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NOT FOR CONSTRUCTION

LIGHTING FIXTURE SCHEDULE															
TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTAGE	SOURCE				MAX WATTS	LUMEN OUTPUT	DIMMING	FIXTURE FINISH	MOUNTING LOCATION	INFORMATION	NOTES
					QTY	WATT	TYPE	CCT/CRI							
EAI	TYPE T4FT, DUAL HEAD AREA LIGHT FULL CUTOFF, BOTTOM	MCGRAW-EDISON	GLEON-AF-04-LED-EI-T4FT-8030	480	2	225	LED	3000/80		450	51258	N/A	--	POLE GROUND	BOF /RF /D /DFH 25'-0" BOF
ABBREVIATIONS: BOF - BOTTOM OF FIXTURE, RFD - RECESSED FIXTURE DEPTH, OFH - OVERALL FIXTURE HEIGHT, AFF(AFG) - ABOVE FINISHED FLOOR (GRADE), WFD - WALL FIXTURE DEPTH															



POLE KEY	OVERALL HEIGHT	A	ANCHOR BOLT DATA			D	E	F	G	H	I
			B	SIZE	C						
EAI	25'0"	4"	PER MANUFACTURER			2'0"	6'0"	96"	24"	36"	

2 | POLE BASE DETAIL

SCALE: NONE

DESCRIPTION		INSTALLATION	
<p>The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AcouLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.</p>			
Catalog #		Type	
Project			
Comments		Date	
Prepared by			

McGraw-Edition

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

SPECIFICATION FEATURES

Construction

Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides sealability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz AC input is compatible. Input is available with 480V WYE systems only. Standard with 0-10V dimming. Shipped standard with Cooper Lighting Solutions proprietary circuit module designed to withstand 10kV of transient line-to-ground voltage. LED lifetime is available for operation at 40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Spheres are IP66 rated. Greater than 90% mean lumen maintenance. Available in 1,500 hours. Available in standard 1A, drive current and optional 600mA, 800mA and 4200mA drive current (nominal).

Mounting
STANDARD ARM MOUNT:
Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm

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 bolted directly to the pole. Quick mount arm slide 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 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out 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 wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty
Five-year warranty.



GLEON
GALLEON LED

1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE



CERTIFICATION DATA

3G Vibration Rated
DesignLights Consortium® Qualified®
Dark Sky Approved (3000K CCT and warmer only)
IP65 Rated
ISO 9001
LM79 / LM80 Compliant
UL/cULWet Location Listed

ENERGY DATA

Electronic LED Driver
 >0.9 Power Factor
 <20% Total Harmonic Distortion
 120V-277V 50/60Hz
 347V, 480V 60Hz
 -40°C Min. Temperature
 40°C Max. Temperature
 50°C Max. Temperature (HA Option)

TD500020EN
June 2, 2020 12:06 PM



*www.designlights.org

1 | TYPE EA1

14	SCALE: N.T.S.
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JOB NO.:	
PA / PM:	
DESIGNED:	
DATE:	01/14/2022
PLOT DATE:	1/14/22