

## CONTACTS

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	CIVIL ENGINEER: AE DESIGN CIVL CONSULTANTS OF COLORADO, INC. 10333 E. DRY CREEK ROAD, SUITE 240 ENGLEWOOD, CO 80112 TEL: (720) 482-9526 FAX: (720) 482-9546 SARAH KOLZ, JOE FERRIS	ELECTRICAL ENGINEER: AE DESIGN 1900 WAZEE STREET, #205 DENVER, CO 80202 TEL: (303) 296-4443 ERIC REITAN MITCH HANSON

## LEGAL DESCRIPTION

### LEGAL DESCRIPTION – LOT 1, BLOCK 1, TRACTS A, B & C, JAG LOGISTICS CENTER AT DIA SUBDIVISION FILING NO. 1

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND CONSIDERING THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, BEING MONUMENTED AS SHOWN ON THE ATTACHED EXHIBIT, TO BEAR NORTH 89°43' 05" EAST, 2640.54 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 89°40'06" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 287.13 FEET TO A POINT BEING THE **POINT OF BEGINNING**;

THENCE SOUTH 00°02'15" WEST, A DISTANCE OF 469.23 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 955.00 FEET, A CENTRAL ANGLE OF 29°49'13", AN ARC LENGTH OF 497.04 FEET, THE CHORD OF WHICH BEARS SOUTH 14°52'22" EAST, 491.45 FEET;

THENCE SOUTH 29°46'58" EAST, A DISTANCE OF 15.95 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 955.50 FEET, A CENTRAL ANGLE OF 29°17'21", AN ARC LENGTH OF 488.45 FEET, THE CHORD OF WHICH BEARS SOUTH 15°07'49" EAST, 483.14 FEET;

THENCE SOUTH 00°24'45" EAST, A DISTANCE OF 380.33 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 1959.88 FEET;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 1814.60 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5;

THENCE SOUTH 89°40'06" EAST ALONG SAID NORTH LINE, A DISTANCE OF 1697.31 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINING A CALCULATED AREA OF 3,293.681 SQUARE FEET OR 75.613 ACRES, MORE OR LESS.

## NOTES

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
- GREEN INDUSTRIAL DEVELOPMENT GROUP, LLC., (10 GLENVILLE STREET, GREENWICH, CT 06831, (203) 532-1780) SHALL BE RESPONSIBLE FOR PAYMENT OF PRO-RATA SHARE 68% OF 25% OF THE TRAFFIC SIGNALIZATION COST FOR THE INTERSECTION OF 64<sup>TH</sup> AVE AND POWHATON RD. IF AND WHEN TRAFFIC SIGNAL WARRANTS ARE SATISFIED, TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE AS DESCRIBED IN THE MOST RECENTLY ADOPTED VERSION OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS OF THE DATE OR DATES OF ANY SUCH WARRANT STUDIES, FOR WARRANT PURPOSES, THE MINOR STREET APPROACH TRAFFIC SHALL TYPICALLY BE COMPRISED OF ALL THROUGH AND LEFT-TURN MOVEMENT AND 50% OF RIGHT TURN MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE TRAFFIC ENGINEER. **PURSUANT TO 147-37.5 OF CITY CODE, THE PERCENTAGE OF THE TRAFFIC SIGNALIZATION COSTS IDENTIFIED ABOVE SHALL BE PAID TO THE CITY BY THE APPLICANT / OWNER, TO BE HELD IN ESCROW FOR SUCH PURPOSE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RELATED DEVELOPMENT OR AS OTHERWISE REQUIRED BY CITY CODE.** THE PERCENTAGE ABOVE WILL BE APPLIED TO THE ENTIRE TRAFFIC SIGNALIZATION COST AS ESTIMATED AT THE TIME OF THE ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.
- GREEN INDUSTRIAL DEVELOPMENT GROUP, LLC., (10 GLENVILLE STREET, GREENWICH, CT 06831, (203) 532-1780) SHALL BE RESPONSIBLE FOR PAYMENT OF PRO-RATA SHARE 88% OF 50% OF THE TRAFFIC SIGNALIZATION COST FOR THE INTERSECTION OF 64<sup>TH</sup> AVE AND POWHATON RD. IF AND WHEN TRAFFIC SIGNAL WARRANTS ARE SATISFIED, TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE AS DESCRIBED IN THE MOST RECENTLY ADOPTED VERSION OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS OF THE DATE OR DATES OF ANY SUCH WARRANT STUDIES, FOR WARRANT PURPOSES, THE MINOR STREET APPROACH TRAFFIC SHALL TYPICALLY BE COMPRISED OF ALL THROUGH AND LEFT-TURN MOVEMENT AND 50% OF RIGHT TURN MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE TRAFFIC ENGINEER. **PURSUANT TO 147-37.5 OF CITY CODE, THE PERCENTAGE OF THE TRAFFIC SIGNALIZATION COSTS IDENTIFIED ABOVE SHALL BE PAID TO THE CITY BY THE APPLICANT / OWNER, TO BE HELD IN ESCROW FOR SUCH PURPOSE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RELATED DEVELOPMENT OR AS OTHERWISE REQUIRED BY CITY CODE.** THE PERCENTAGE ABOVE WILL BE APPLIED TO THE ENTIRE TRAFFIC SIGNALIZATION COST AS ESTIMATED AT THE TIME OF THE ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.
- 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, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC., ARE NOT ALLOWED TO ENCR OACH INTO ANY EASEMENT OR FIRE LANE.
- "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% BE THE MOST PRACTICAL DIRECT ROUTE. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE 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 THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE ICC A117.1-2009.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE
- ATTENTION BUILDING DIVISION: PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTION 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING 60 LDN UNDER WORSE-CASE NOISE CONDITIONS.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- 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, AN AUTOMATIC KNOX KEY SWITCH AND A MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.
- THE 2015 INTERNATIONAL FIRE CODE (IFC), REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC), AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS. THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE A QUALIFIED INDEPENDENT 3<sup>RD</sup> PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPERS EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.
- 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 CAUSE SUCH EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY APPARATUS USE.

THE FIRE LANE EASEMENT CANNOT BE OBSTRUCTED BY PARKED VEHICLES AT ANY TIME. THIS SITE HAS BEEN GIVEN APPROVAL TO CONDUCT THE LOADING AND UNLOADING OF STORE MERCHANDISE ONLY DURING THE HOURS THE STORE IS CLOSED AND ONLY IN THE PARKING AREAS LOCATED OUTSIDE OF THE FIRE LANE EASEMENTS WITHIN THIS SITE.

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 CITY ENGINEER PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

CHAMICAL 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. 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 PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.

IF 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 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 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

ALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.

ALL 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 PLAN 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.

21. 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.

22. 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.

# JAG LOGISTICS CENTER AT DIA CONTEXTUAL SITE PLAN PART OF THE SOUTHEAST 1/4 OF SECTION 5 TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO SHEET 1 OF 46



## SITE DATA TABLE

ITEM	AREA	% OF GROSS SITE
GROSS SITE AREA	3,258,465.27 SF (74.80 AC) (BASED ON PROPOSED R.O.W. AT E. 68TH AVE. & POWHATON ROAD)	100%
BUILDING FOOTPRINT	BUILDING 1 = 148,200 SF BUILDING 2 = 148,720 SF BUILDING 3 = 113,100 SF BUILDING 4 = 113,100 SF BUILDING 5 = 113,100 SF BUILDING 6 = 113,100 SF TOTAL = 749,320 SF (17.20 AC)	BUILDING 1 = 4.5% BUILDING 2 = 4.5% BUILDING 3 = 3.5% BUILDING 4 = 3.5% BUILDING 5 = 3.5% BUILDING 6 = 3.5% TOTAL = 23.0%
PAVED AREAS	2,018,371.16 SF (46.34 AC)	61.9%
LANDSCAPE AREAS	490,774.11 SF (11.27 AC)	15.1%

## WAIVERS

A WAIVER IS HEREBY REQUESTED TO SECTION 146-1011 (B)(2) WHICH LIMITS PARKING LOT FRONTAGE TO NO MORE THAN 60 PERCENT OF THE FRONTAGE ON ARTERIAL STREETS TO A DEPTH OF 80 FEET SHALL BE OCCUPIED BY PARKING.

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- CSP-2 LANDSCAPE DETAILS (VOID)
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- CSP-4 OVERALL GRADING PLAN
- CSP-5 AREA GRADING PLAN
- CSP-6 AREA GRADING PLAN
- CSP-7 AREA GRADING PLAN
- CSP-8 OVERALL UTILITY PLAN
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- CSP-23 PLANT SCHEDULE & NOTES

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TRAILER PARKING EXTENSION

## SIGNAGE CALCULATIONS

MAXIMUM ALLOWABLE SIGN AREA:  
E. 68TH AVENUE (COLLECTOR STREET) FRONTAGE = 1,238 LF  
POWHATON (COLLECTOR STREET) FRONTAGE = 1,995 LF  
TOTAL FRONTAGE = 3,233 LF

1 SF/LF X 200 LF = 200 SF  
0.5 SF/LF X (3,233 - 200) = 1,516.5 SF  
TOTAL = 1,716.5 SF  
MAXIMUM ALLOWABLE SIGN AREA = 600 SF

PROPOSED MONUMENT SIGN AREA:  
3 SIGNS, 20 SF SIGN AREA EACH SIDE = 120 SF

PROPOSED TENANT SIGN AREA BY SEPARATE PERMIT BASED ON FINAL LEASING OF BUILDING

## AMENDMENTS

5-4-2020 - MINOR AMENDMENT - ADD SECURITY FENCING AT WEST END OF NORTH SIDE OF BUILDING 1

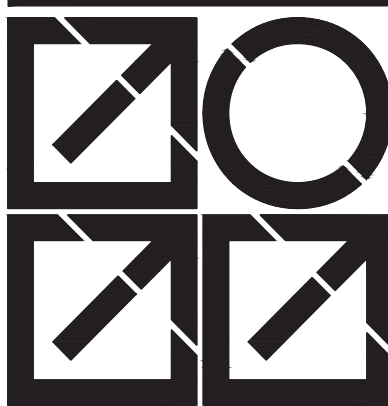
9-17-20 - 2ND AMENDMENT - TRAILER PARKING EXTENSION

TRAILER PARKING EXTENSION

Additional trailer truck parking has been added

The additional trailer truck parking count is required to be added to the Parking data table

CS-10478



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JAG LOGISTICS CENTER AT DIA  
CONTEXTUAL SITE PLAN

DATE	DESC.
8-27-2018	PRE-SUB MTG
9-4-2018	1ST SUB.
11-8-2018	2ND SUB.
12-20-2018	3RD SUB.
1-29-2019	4TH SUB.
3-6-2019	5TH SUB.
4-12-2019	6TH SUB.
8-22-2019	7TH SUB.
10-11-2019	8TH SUB.
6-2-2020	MINOR AMEND.
9-14-2020	2ND AMEND.

CSP-1

COVER SHEET

REF. NO. DA-1903-06



JAG LOGISTICS CENTER AT DIA  
CONTEXTUAL SITE PLAN  
PART OF THE SOUTHEAST 1/4 OF SECTION 5  
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 8 OF 46

Show the boundary of the new Subdivision with a bold line

this new fence/gate encroachment into the easements will need a License Agreement. Contact Grace Gray (ggray@auroragov.org) to start

B&D and curve data is shown and matches the plat, typ

add the B&D and curve data for the new boundary of the proposed plat

Provide gate sections for the new gating systems. Also, please start the license agreement process with Real Property.

This was a previous amendment

add the R.O.W. width

add the B&D and curve data for the new boundary of the proposed plat

B&D and curve data is shown

THIS AREA IS BEING DEDICATED TO CITY OF AURORA AS R.O.W. FOR THE WIDENED SIDEWALK/ TRAIL THAT IS BEING PROVIDED ALONG THE POWHATON ROADWAY SECTION

add the R.O.W. width

B&D and curve data is shown

add the B&D and curve data for the new boundary of the proposed plat

Reference approved civil plans for Powhaton Road improvements

delete the old Lot line

Stop sign call outs added

Aren't these trailer parking spaces as well?

Call out has been revised

Dimension drive aisles  
Drive aisles dimension has been added

delete the old Lot line

1 OVERALL SITE PLAN  
SCALE: 1" = 100'-0"

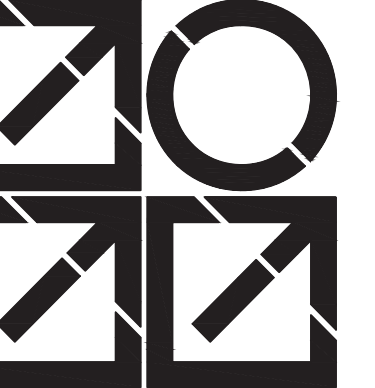
GENERAL NOTES:

- GATES OR VEHICLE ACCESS CONTROL SYSTEMS ARE PROPOSED.
- THE INSTALLATION OF ANY GATING SYSTEM WILL REQUIRE A CITY OF AURORA LICENSED CONTRACTOR TO OBTAIN A BUILDING PERMIT THROUGH THE AURORA BUILDING DIVISION PRIOR TO THE START OF ANY WORK. THIS WOULD BE CONSIDERED A STRUCTURAL, LIFE SAFETY AND ELECTRICAL REVIEW WITHIN THE BUILDING DIVISION THAT IS CONDUCTED ON BEHALF OF THE FIRE CHIEF. FOR ASSISTANCE PLEASE CALL 303-739-7420 AND ASK FOR A LIFE SAFETY PLANS EXAMINER.
- AN ENCROACHMENT INTO OR OVER A FIRE LANE EASEMENT WILL REQUIRE THE DEVELOPER TO OBTAIN A LICENSE AGREEMENT THROUGH THE REAL PROPERTY DIVISION OF THE PUBLIC WORKS DEPARTMENT PLEASE CALL 303-739-7300.
- MAINTAIN 5'-0" MINIMUM CLEAR DISTANCE BETWEEN FIRE HYDRANTS AND ANY POSSIBLE OBSTRUCTIONS SUCH AS FENCES.

SHEET NOTES

- FULL DEPTH ASPHALT PAVING FOR CAR, TRUCK, AND EMERGENCY VEHICLE TRAFFIC.
- 14' W. (+/-) x 6'-0" D. x 6'-8" H. TRASH ENCLOSURE WITH PAINTED METAL GATES ON 6" REINFORCED CONCRETE SLAB. SEE DETAILS.
- 6" H. VERTICAL CONCRETE CURB AND GUTTER WITH RADIUS AT ALL OUTSIDE CORNERS. TYP. SEE GRADING PLAN. ALL LANDSCAPING AT CONCRETE CURBS TO BE FLUSH WITH TOP OF CURB.
- 10'-0" W. CONCRETE SIDEWALK.
- 5'-0" W. CONCRETE SIDEWALK.
- 6'-0" W. CONCRETE SIDEWALK.
- 6" REINFORCED CONCRETE PAVING AT TRUCK APRON AND LOADING DOCKS.
- 6" REINFORCED CONCRETE PAVING AT DRIVE-IN TRUCK RAMP.
- VAN ACCESSIBLE HANDICAP PARKING SPACE - 9'-6" W. x 18' L. WITH 8' AISLE. PROVIDE CURB RAMP AND STANDARD HC PARKING SIGN WITH "VAN ACCESSIBLE" PLACARD BELOW.
- PAINTED WHITE LINES, 4" WIDE, TYP. STANDARD PARKING SPACES ARE 9' W. x 18' L.
- PAINTED WHITE LINES, 4" WIDE, TYP. TRAILER PARKING SPACES ARE 10' W. x 55' L.
- CURB RAMP FOR HANDICAP ACCESS ON ACCESSIBLE ROUTE.
- ELECTRICAL TRANSFORMER ON CONCRETE PAD.
- ELECTRICAL METER AND EQUIPMENT CABINETS.
- SITE CAST TILT-UP CONCRETE PANEL SCREEN WALL.
- PAINTED STEEL STAIR WITH PAINTED STEEL GUARDRAIL & HANDRAILS.
- CONCRETE STAIR WITH PAINTED STEEL GUARDRAIL & HANDRAILS.
- CONCRETE HANDICAP ACCESSIBLE RAMP WITH PAINTED STEEL GUARDRAIL & HANDRAILS.
- DASHED LINE INDICATES ACCESSIBLE ROUTE.
- DRAINAGE EASEMENT.
- 26' W. FIRE LANE & ACCESS EASEMENT. INSIDE TURNING RADIUS TO BE 26' AND OUTSIDE TURNING RADIUS TO BE 52'.
- 16' W. UTILITY EASEMENT.
- 30' W. UTILITY EASEMENT.
- SIGHT DISTANCE TRIANGLE.
- CONCRETE RETAINING WALL, LOCATED IN EASEMENT BY LICENSE AGREEMENT. SEE GRADING PLAN.
- LIGHT POLE WITH CUT-OFF STYLE FIXTURE. SEE PHOTOMETRIC PLANS.
- INVERTED-U BICYCLE RACK. SEE DETAILS.
- SITE CAST TILT-UP CONCRETE MONUMENT SIGN. SEE DETAILS.
- IRRIGATED LANDSCAPE AREA. SEE LANDSCAPE DRAWINGS.
- SLOPED VERTICAL CONCRETE RETAINING WALL.
- STORM DRAIN INLET. SEE CIVIL DRAWINGS.
- PROPOSED FIRE HYDRANT. SEE CIVIL DRAWINGS.
- PROPOSED FIRE DEPARTMENT CONNECTION WITH APPROVED KNOX HARDWARE.
- GAS SERVICE / METER DISTRIBUTION POINT. PAINT TO MATCH ADJACENT WALL COLOR. SEE PLUMBING DRAWINGS.
- FIRE DEPARTMENT KNOX BOX. VERIFY EXACT LOCATION WITH AURORA BUILDING DIVISION FIRE LIFE SAFETY REPRESENTATIVE.
- STOP SIGN.
- 10' W. UTILITY EASEMENT.
- PROVIDE VEHICLE IMPACT PROTECTION BOLLARDS AT THIS FIRE HYDRANT. SEE DETAILS.
- 210' W. EXISTING PSCO EASEMENT.
- UTILITY EASEMENT.
- PRIVATE GRADING EASEMENT.
- 6' H. SECURITY FENCE, SEE DETAILS.
- (2) 15' W. AUTOMATIC SLIDING GATES WITH APPROVED SIREN OPERATED SYSTEM, KNOX KEY SWITCH, AND MANUAL RELEASE.
- SELF-CLOSING SECURITY GATE IN FENCE, WITH MECHANICAL COMBINATION LOCK.

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JAG LOGISTICS CENTER AT DIA  
CONTEXTUAL SITE PLAN

DATE	DESC.
8-27-2018	PRE-SUB MTG
9-4-2018	1ST SUB.
11-8-2018	2ND SUB.
12-20-2018	3RD SUB.
1-29-2019	4TH SUB.
3-6-2019	5TH SUB.
4-12-2019	6TH SUB.
8-22-2019	7TH SUB.
10-11-2019	8TH SUB.
6-2-2020	MINOR AMEND.
9-14-2020	2ND AMEND.

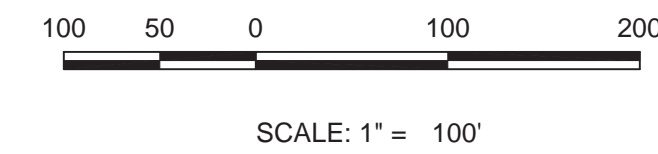
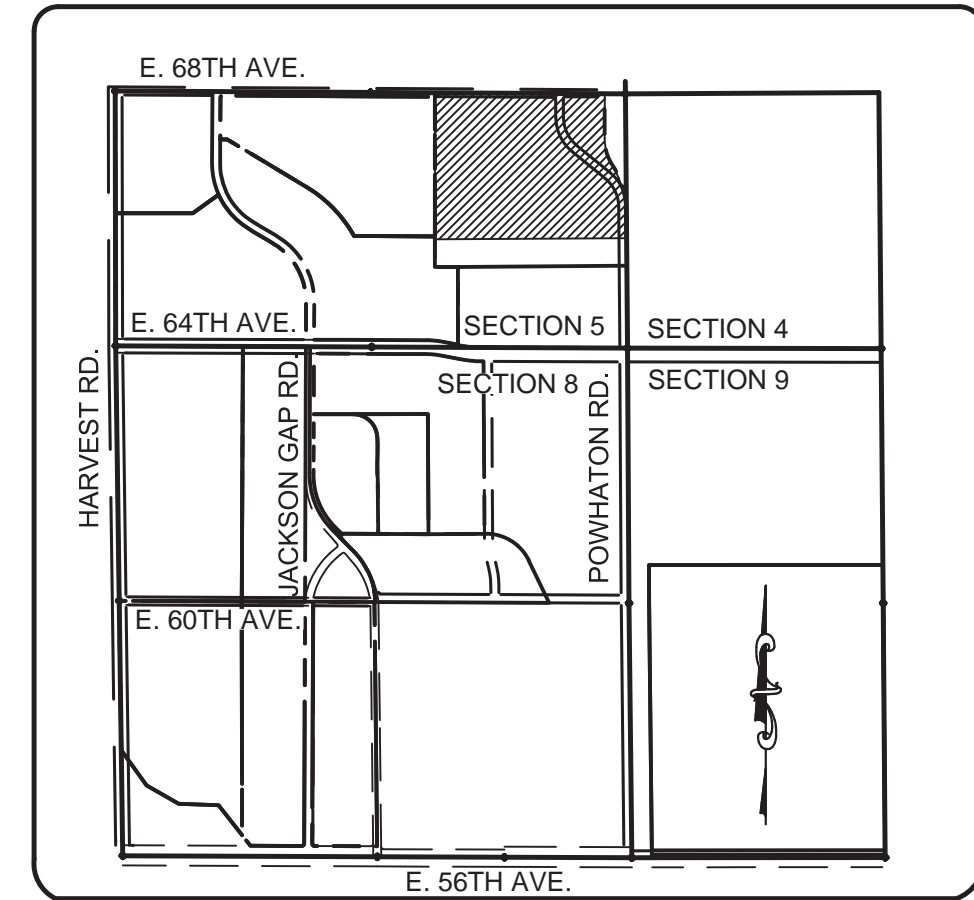
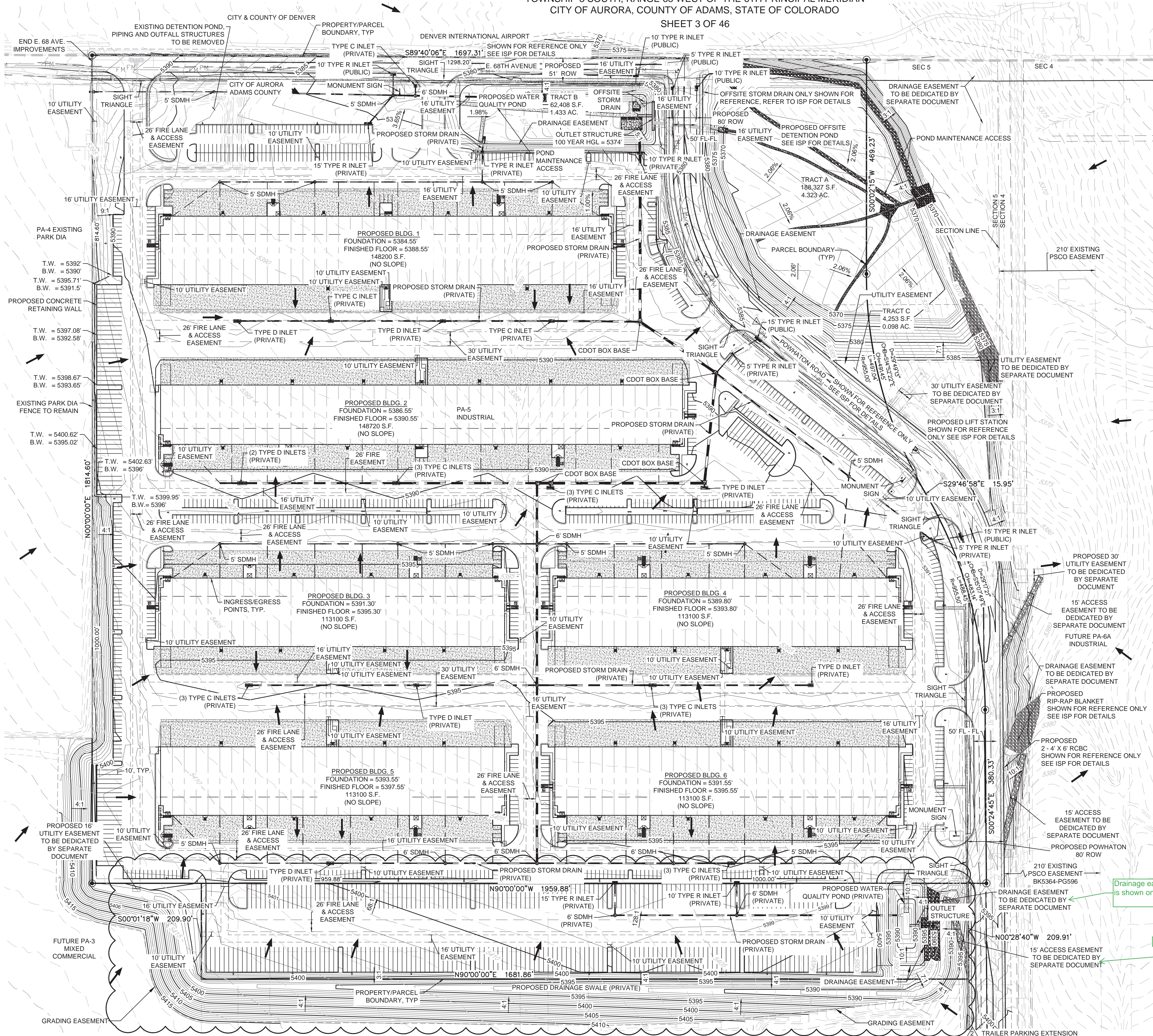
CSP-2

OVERALL SITE PLAN

REF. NO. DA-1903-06



JAG LOGISTICS CENTER AT DIA  
CONTEXTUAL SITE PLAN  
PART OF THE SOUTHEAST 1/4 OF SECTION 5  
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 3 OF 46



LEGEND	
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	PROPERTY BOUNDARY
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN

- NOTES:
- PLEASE REFER TO PORTEOS FILING NO. 4 ISP FOR POWHATHON ROAD AND EAST 68TH AVENUE PLANS. ASSUME CONSTRUCTION BEGINS AFTER POWHATHON ROAD AND EAST 64TH AVENUE CONSTRUCTION.
  - ONSITE STORM DRAINAGE AND WATER QUALITY POND IS PRIVATE AND WILL BE MAINTAINED BY THE METROPOLITAN DISTRICT.
  - PROPOSED DETENTION POND IS REGIONAL AND WILL BE UPSIZED AS NEEDED.
  - REGIONAL DETENTION POND SHALL BE OWNED AND MAINTAINED BY THE COA.

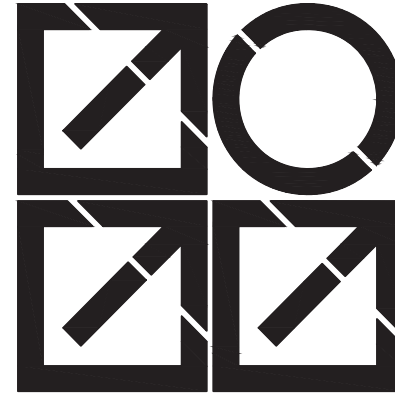
JAG LOGISTICS CENTER AT DIA  
OVERALL GRADING PLAN

DATE	DESC.
8-27-2018	PRE-SUB MTG
9-4-2018	1ST SUB.
11-8-2018	2ND SUB.
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4-12-2019	6TH SUB.
8-22-2019	7TH SUB.
10-11-2019	8TH SUB.
6-2-2020	MINOR AMEND.
9-14-2020	2ND AMEND.

CSP-3

REF. NO. DA-1903-06

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E. 68TH AVE.

E. 64TH AVE.

SECTION 5

SECTION 4

SECTION 8

SECTION 9

HARVEST RD.

JACKSON GAP RD.

POWHTATON RD.

E. 60TH AVE.

100

E. 56TH AVE.

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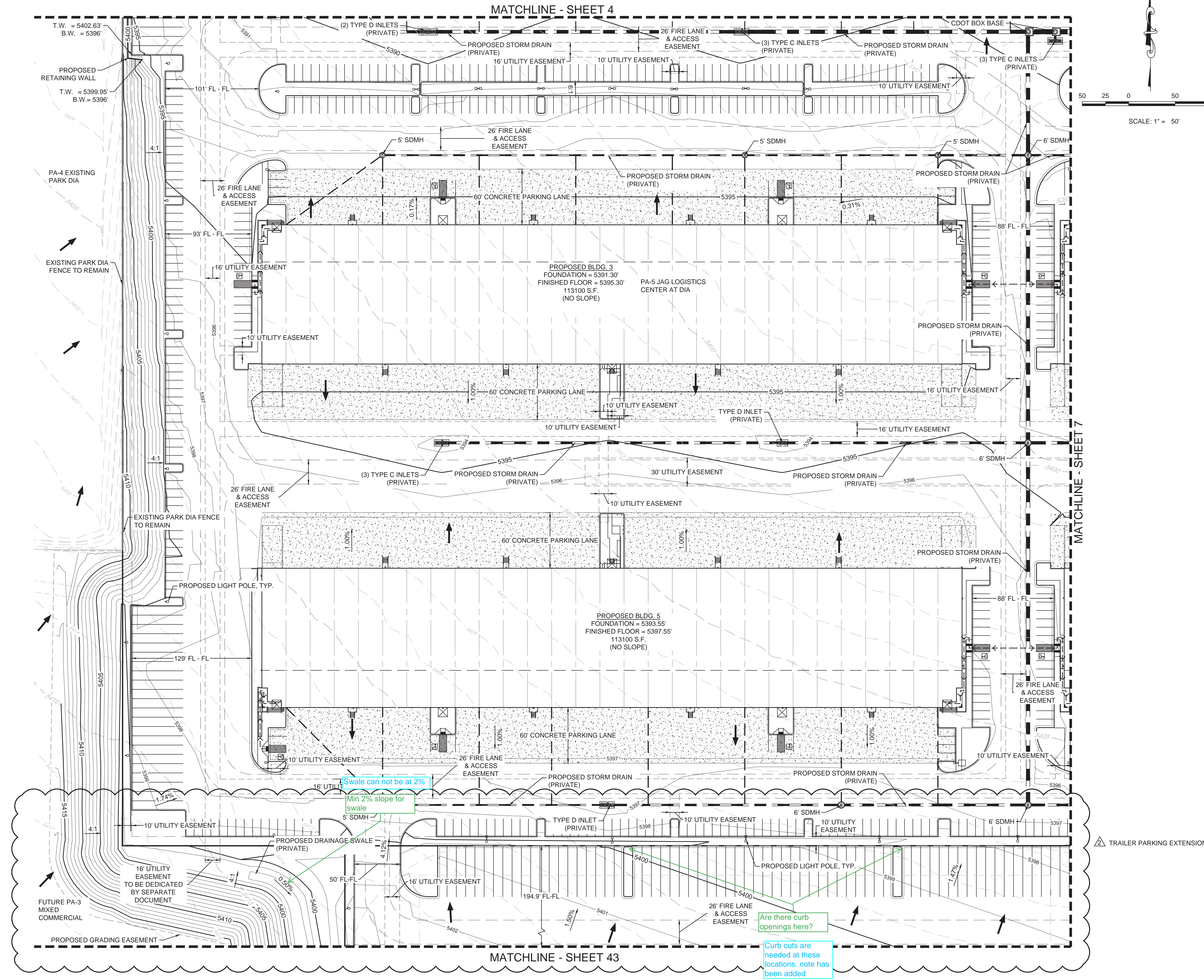
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10-11-2019	8TH SUB.
6-2-2020	MINOR AMEND.
9-14-2020	2ND AMEND.

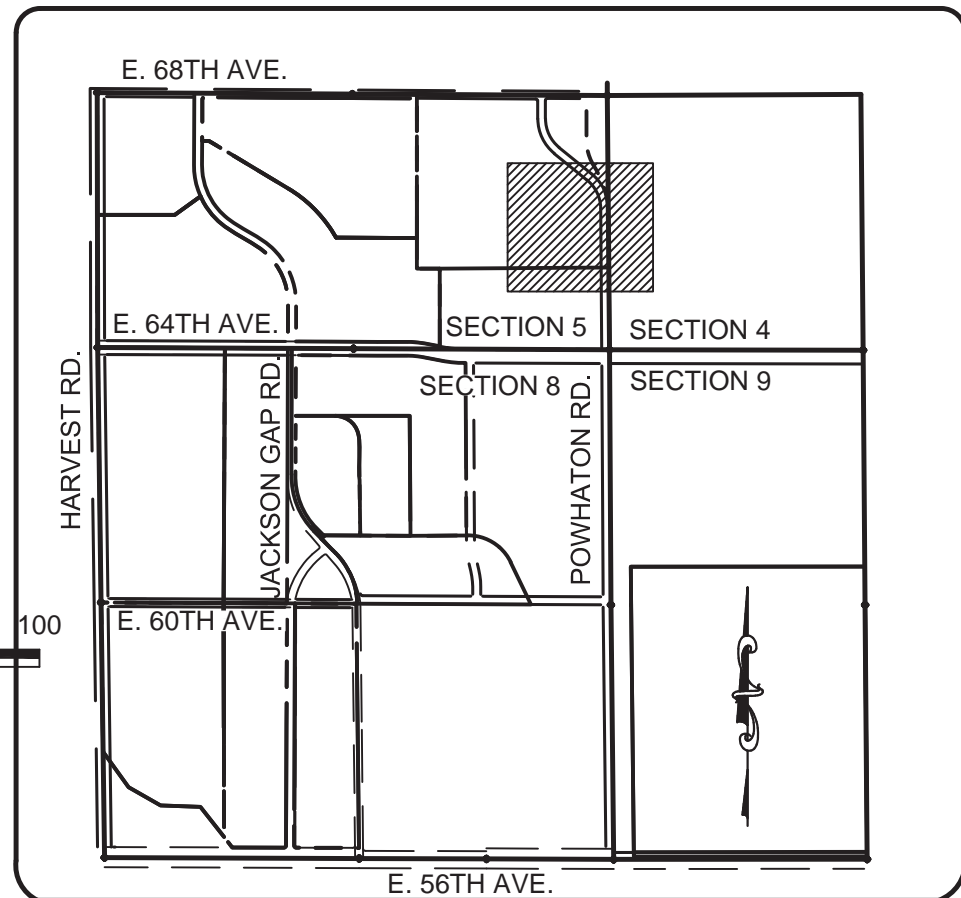
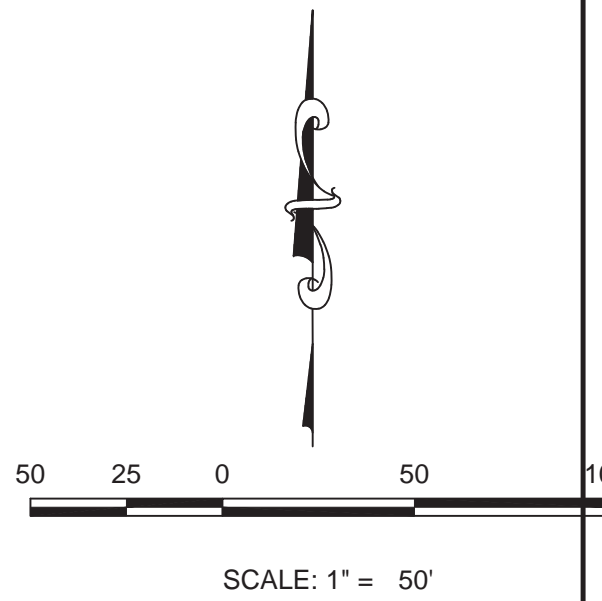
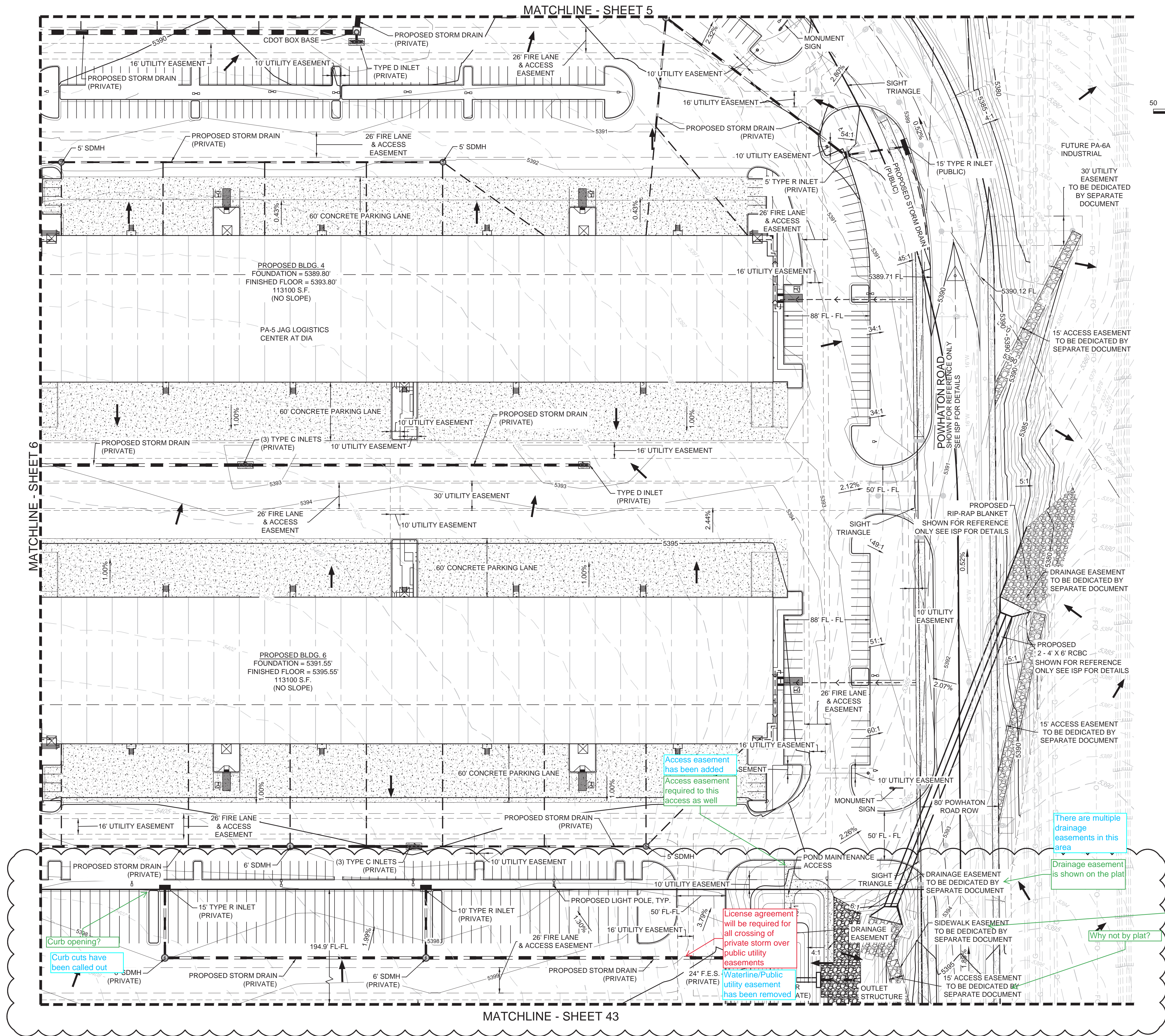
CSP-6

REF. NO. DA-1903-06





JAG LOGISTICS CENTER AT DIA  
CONTEXTUAL SITE PLAN  
PART OF THE SOUTHEAST 1/4 OF SECTION 5  
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 7 OF 46



KEYMAP  
1" = 200'

LEGEND	
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	PROPERTY BOUNDARY
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN

Add a note indicating if the storm sewer system is public or private and who will maintain it.

Note has been added

Access easement has been added  
Access easement required to this access as well

There are multiple drainage easements in this area  
Drainage easement is shown on the plat

Label has been removed  
A sidewalk easement is not used for maintenance access. Remove label

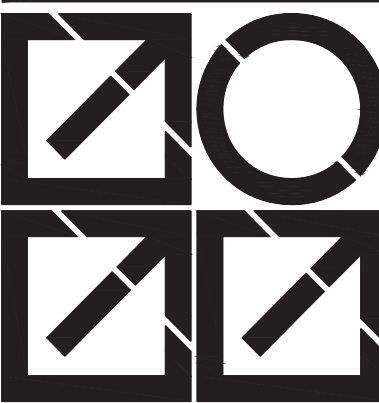
License agreement will be required for all crossing of private storm over public utility easements  
Waterline/Public utility easement has been removed

See plat comments

Why not by plat?

Curb opening?  
Curb cuts have been called out

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AREA GRADING PLAN

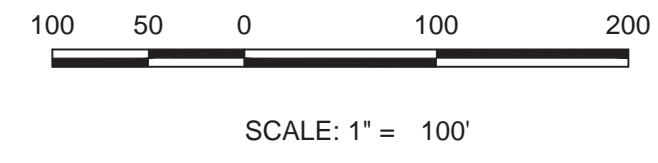
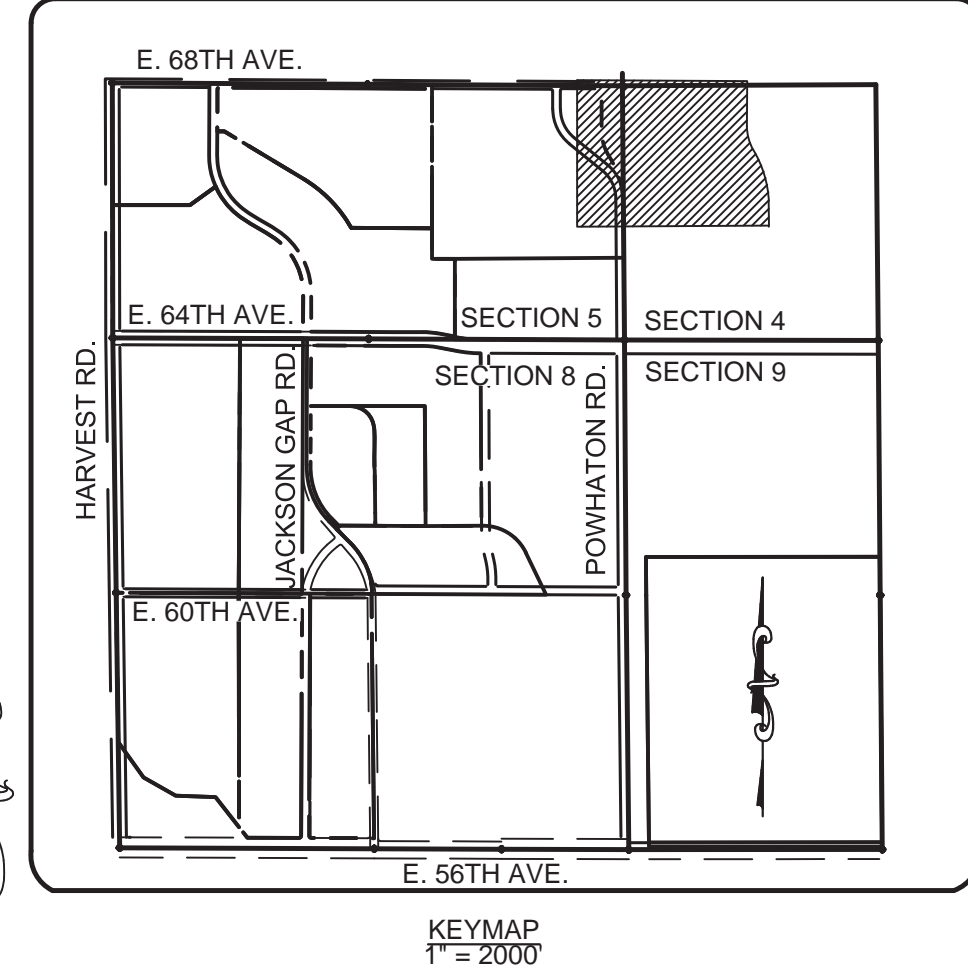
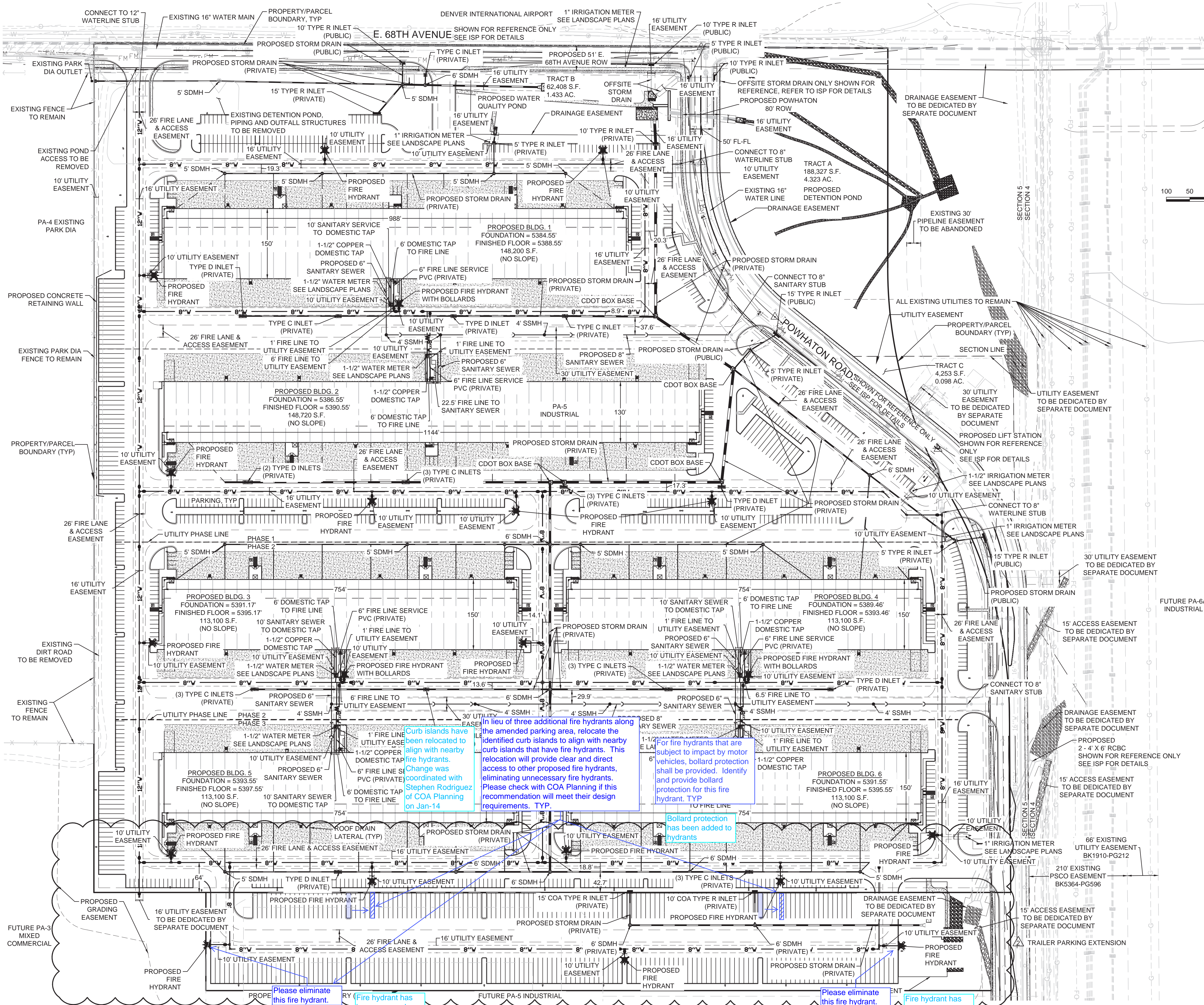
DATE	DESC.
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12-20-2018	3RD SUB.
1-29-2019	4TH SUB.
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4-12-2019	6TH SUB.
8-22-2019	7TH SUB.
10-11-2019	8TH SUB.
6-2-2020	MINOR AMEND.
9-14-2020	2ND AMEND.

CSP-7

REF. NO. DA-1903-06



JAG LOGISTICS CENTER AT DIA  
CONTEXTUAL SITE PLAN  
PART OF THE SOUTHEAST 1/4 OF SECTION 5  
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 8 OF 46



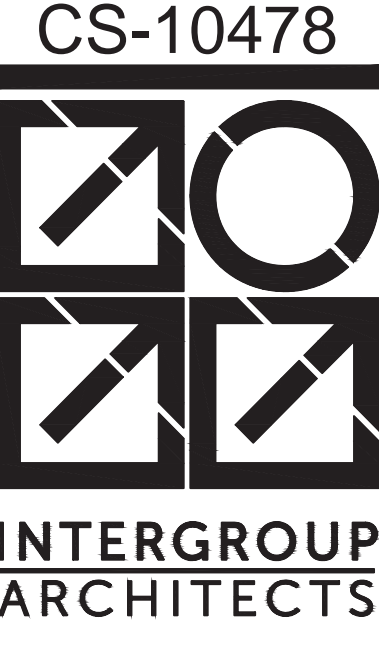
- NOTES:
- PLEASE REFER TO PORTEOS FILING NO. 4 ISP FOR POWHATON ROAD AND EAST 68TH AVENUE PLANS. ASSUME CONSTRUCTION BEGINS AFTER POWHATON ROAD AND EAST 64TH AVENUE CONSTRUCTION.
  - ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED.

UTILITY PHASING

PHASE 1 - UTILITIES SERVING BUILDINGS 1 AND 2. 8" SANITARY LINE CONNECTION TO NORTH POWHATON ROAD LINE AND EXTEND BETWEEN BUILDINGS. WATER LINE CONNECTIONS TO 16" MAIN LINE IN E. 68TH AVENUE AND POWHATON ROAD. EXTEND LINES ALONG THE NORTH, SOUTH AND WEST OF BUILDINGS 1 AND 2 AND THE LINE BETWEEN THE BUILDINGS. STUB TO SOUTH ON WEST SIDE OF BUILDING 2, EAST SIDE OF BUILDING 2, AND IN MIDDLE OF PARKING ISLAND. INSTALLATION OF ALL STORM SEWER TO THE NORTH AND EAST OF BUILDING 2, THE LATERAL BETWEEN BUILDINGS 1 AND 2, AND THE LATERAL TO THE SOUTH OF BUILDING 2 WILL OCCUR IN THIS PHASE WHEN GRADING OCCURS. EXTEND STORM SEWER TO THE NEAREST PROPOSED 6" MANHOLE JUST SOUTH OF THE PHASE LINE.

PHASE 2 - UTILITIES SERVING BUILDINGS 3 AND 4. SANITARY SEWER LINE SOUTH OF BUILDINGS 3 AND 4 AND CONNECTING TO SANITARY LINE IN POWHATON ROAD. EXTENSION OF THREE WATER LINES, ONE WEST OF BUILDING 3, ONE BETWEEN BUILDINGS 3 AND 4, AND ONE EAST OF BUILDING 4. WATER LINE EXTENSION TO SOUTH FOR FUTURE PHASE 4 CONNECTION. INSTALLATION OF ALL STORM SEWER LATERALS TO THE NORTH AND SOUTH OF BUILDINGS 3 AND 4 WILL OCCUR IN THIS PHASE WHEN GRADING OCCURS. EXTEND STORM SEWER TO THE PROPOSED 6" MANHOLE TO THE SOUTH OF BUILDINGS 5 AND 6.

PHASE 3 - UTILITIES SERVING BUILDINGS 5 AND 6. CONNECTION TO THREE WATER LINE STUBS FROM PHASE 3. EXTENSION OF WATER LINE TO SOUTH SIDE OF BUILDINGS 5 AND 6. WATER STUB SOUTH OF PROJECT BOUNDARY ON SOUTH WEST CORNER OF SITE FOR FUTURE CONNECTION OF PA-3. INSTALLATION OF ALL STORM SEWER LATERALS TO THE SOUTH OF BUILDINGS 5 AND 6 WILL OCCUR IN THIS PHASE WHEN GRADING OCCURS.



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OVERALL UTILITY PLAN

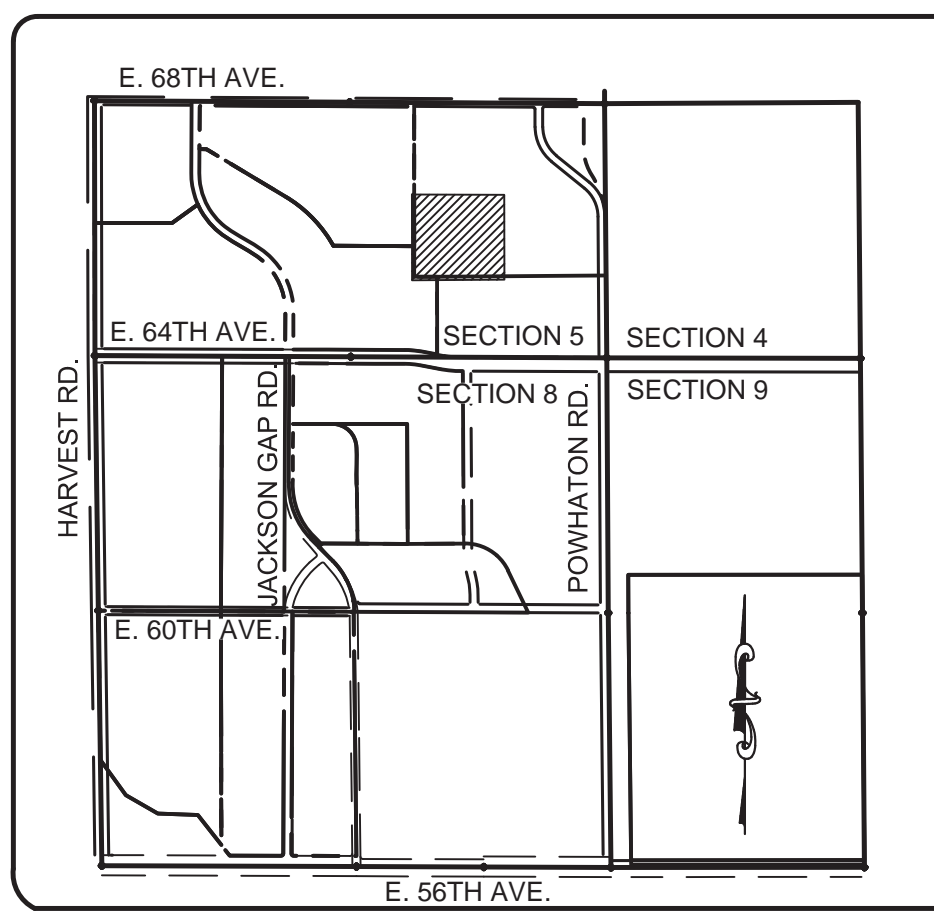
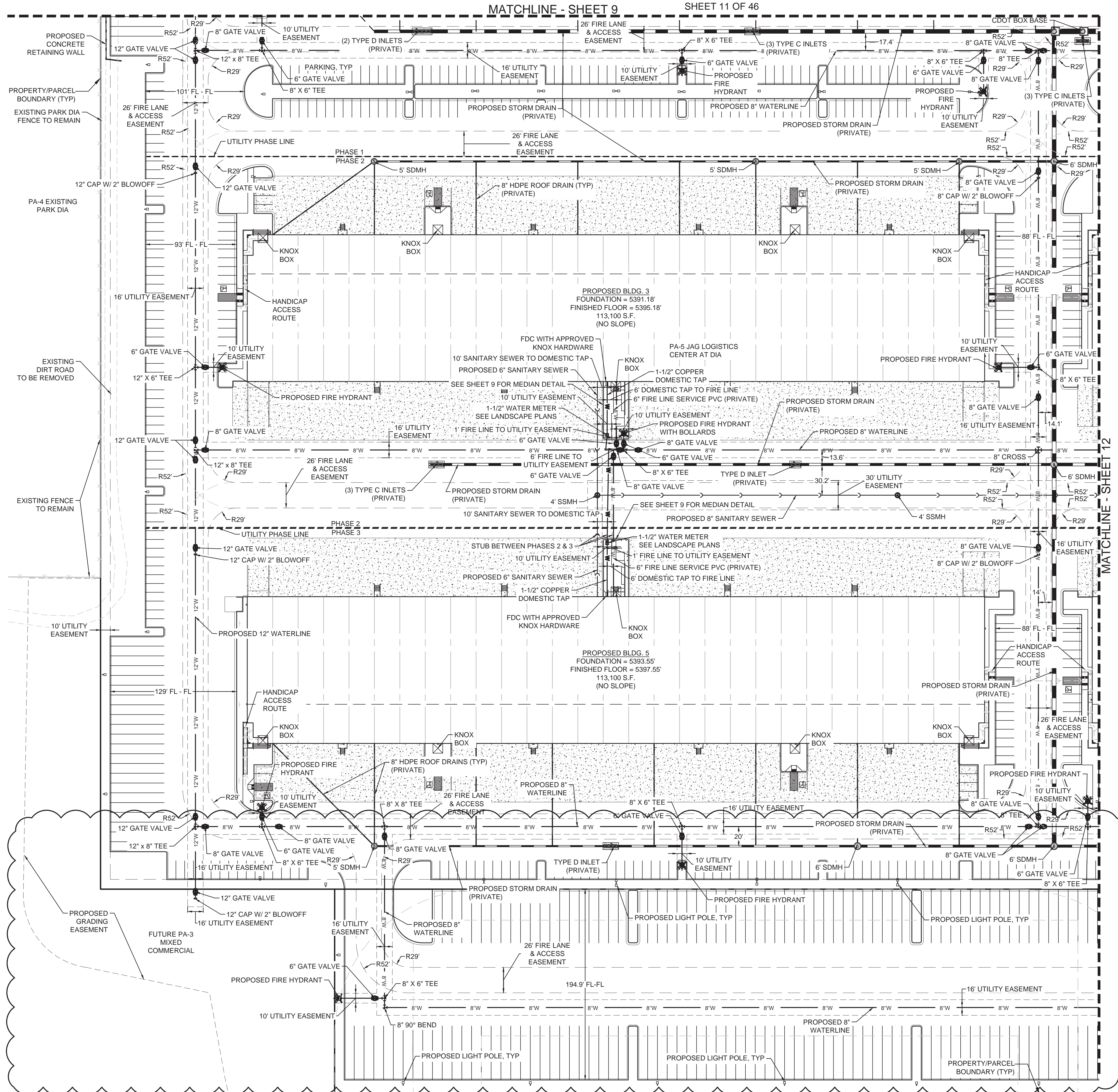
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8-22-2019	7TH SUB.
10-11-2019	8TH SUB.
6-2-2020	MINOR AMEND.
9-14-2020	2ND AMEND.

CSP-8

REF. NO. DA-1903-06

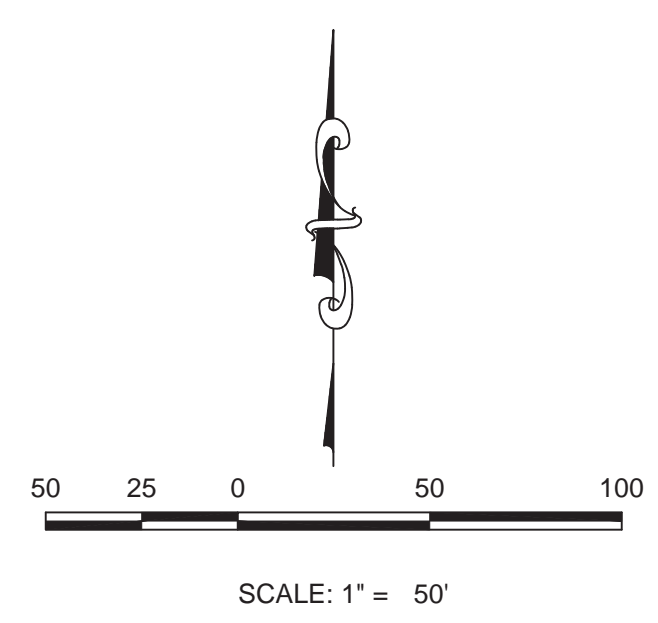


JAG LOGISTICS CENTER AT DIA  
CONTEXTUAL SITE PLAN  
PART OF THE SOUTHEAST 1/4 OF SECTION 5  
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



**LEGEND**

	PROPOSED CURB & GUTTER		STREET CENTERLINE
	PROPOSED STREET LIGHT		PUBLIC STREET RIGHT-OF-WAY
	PROPOSED FIRE HYDRANT		PROPERTY LOT LINE
	PROPOSED SIDEWALK		EDGE OF PAVEMENT
	PROPOSED CURB RETURN		SECTION LINE
	PROPOSED TEMPORARY ROAD BARRIER		PROPOSED EASEMENT
	PROPOSED MID-BLOCK RAMP		EXISTING EASEMENT
	PROPOSED BUILDING ENVELOPE		PROPERTY BOUNDARY
	PROPOSED FLARED END SECTION		SIGHT TRIANGLE LINE
	OPEN SPACE		PROPOSED CONCRETE CROSSSPAN
	CONCRETE PARKING ISLE		PROPOSED STORM INLET
			PROPOSED MANHOLE
			PROPOSED PAVEMENT
			TRUCK ROUTE
			PARKING LIGHT



Note has been added

Add a note indicating if the storm sewer system is public or private and who will maintain it.

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AREA UTILITY PLAN

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8-22-2019	7TH SUB.
10-11-2019	8TH SUB.
6-2-2020	MINOR AMEND.
9-14-2020	2ND AMEND.

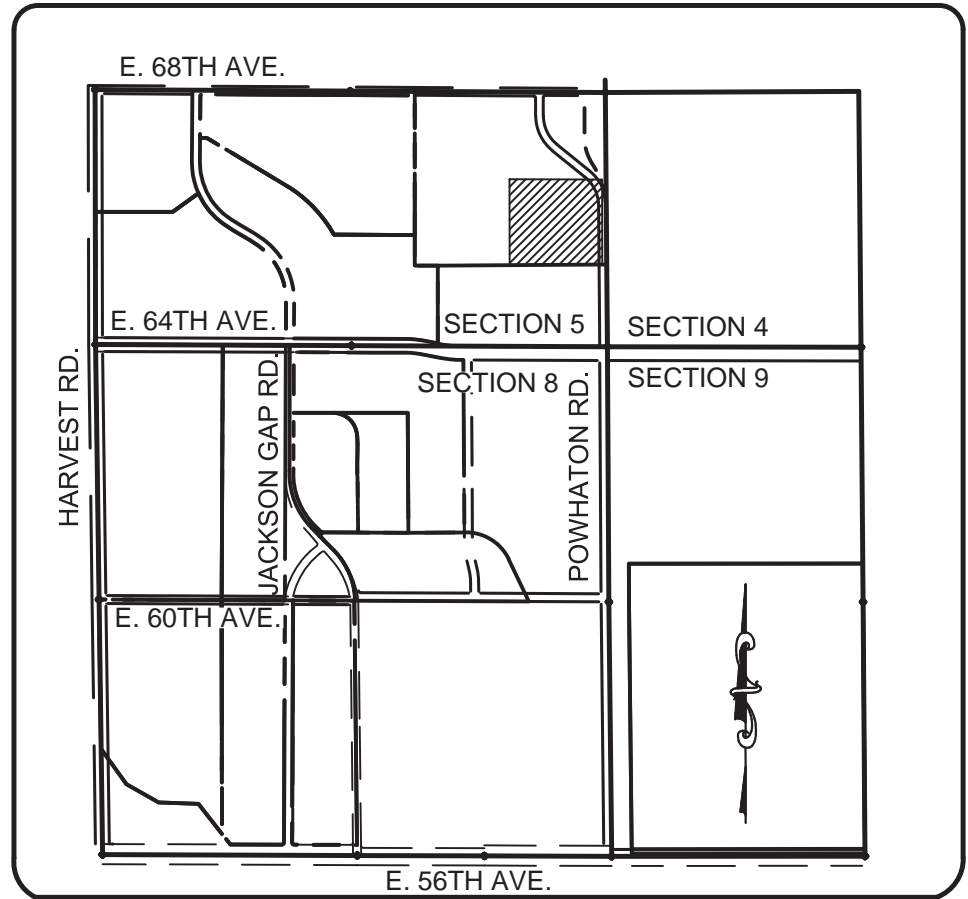
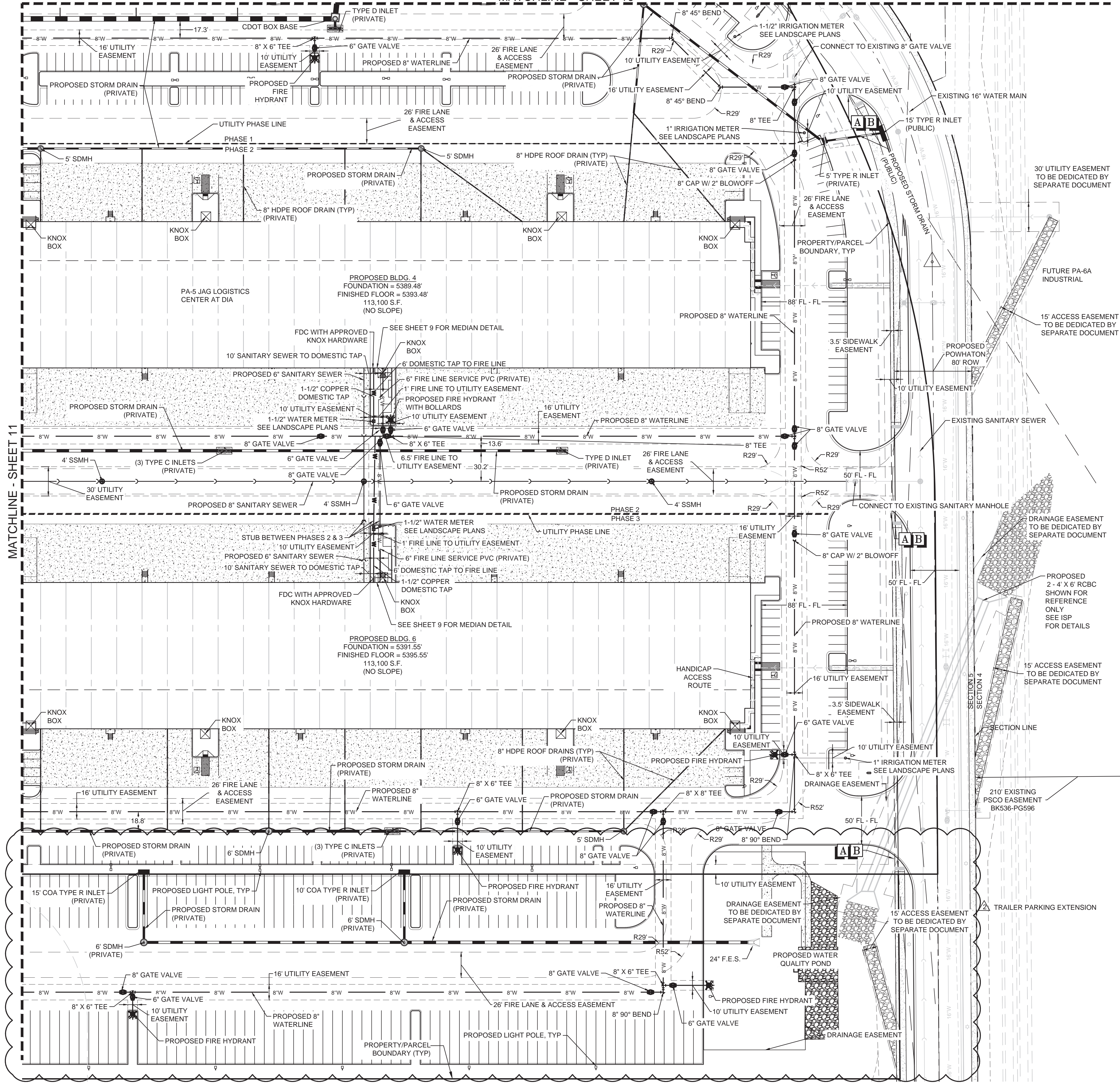
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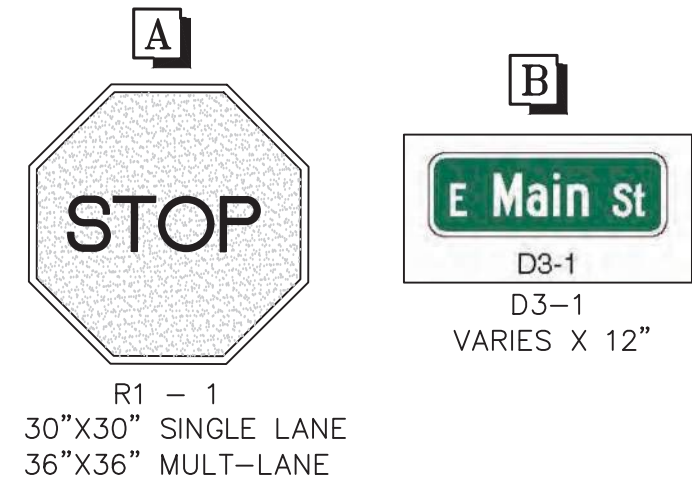
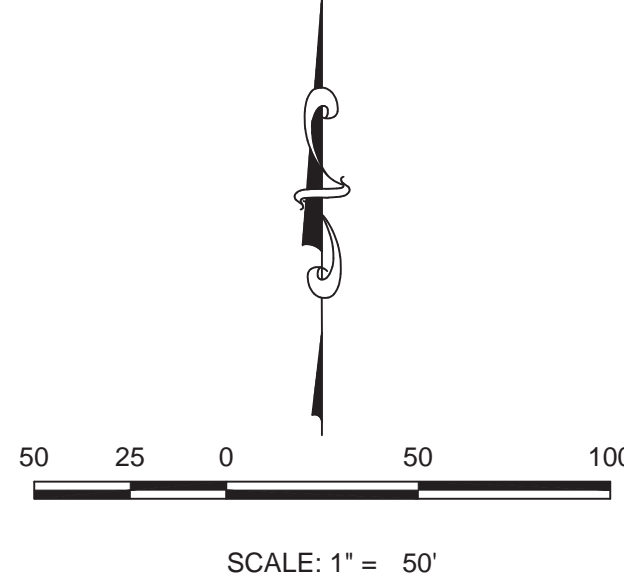
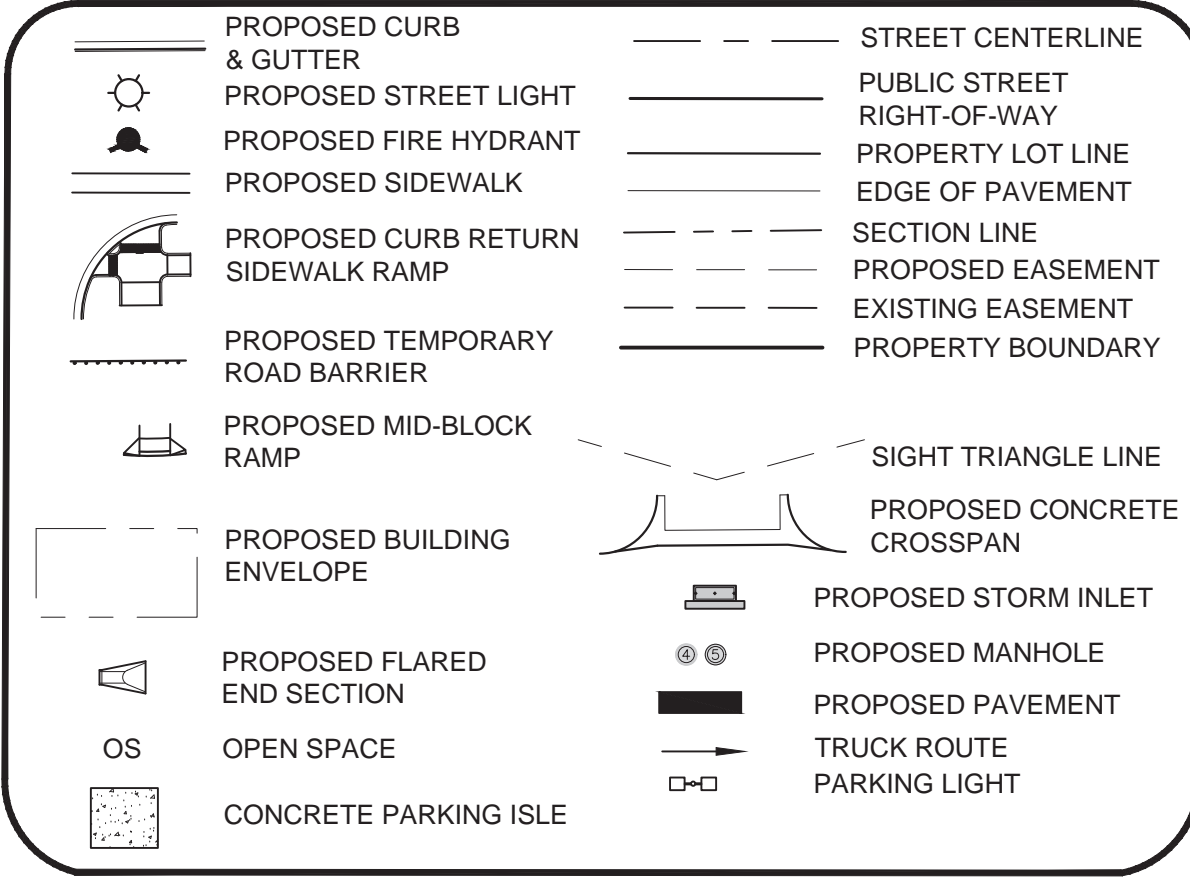
JAG LOGISTICS CENTER AT DIA  
CONTEXTUAL SITE PLAN  
PART OF THE SOUTHEAST 1/4 OF SECTION 5  
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

MATCHLINE - SHEET 10

SHEET 12 OF 46



LEGEND



Note has been added

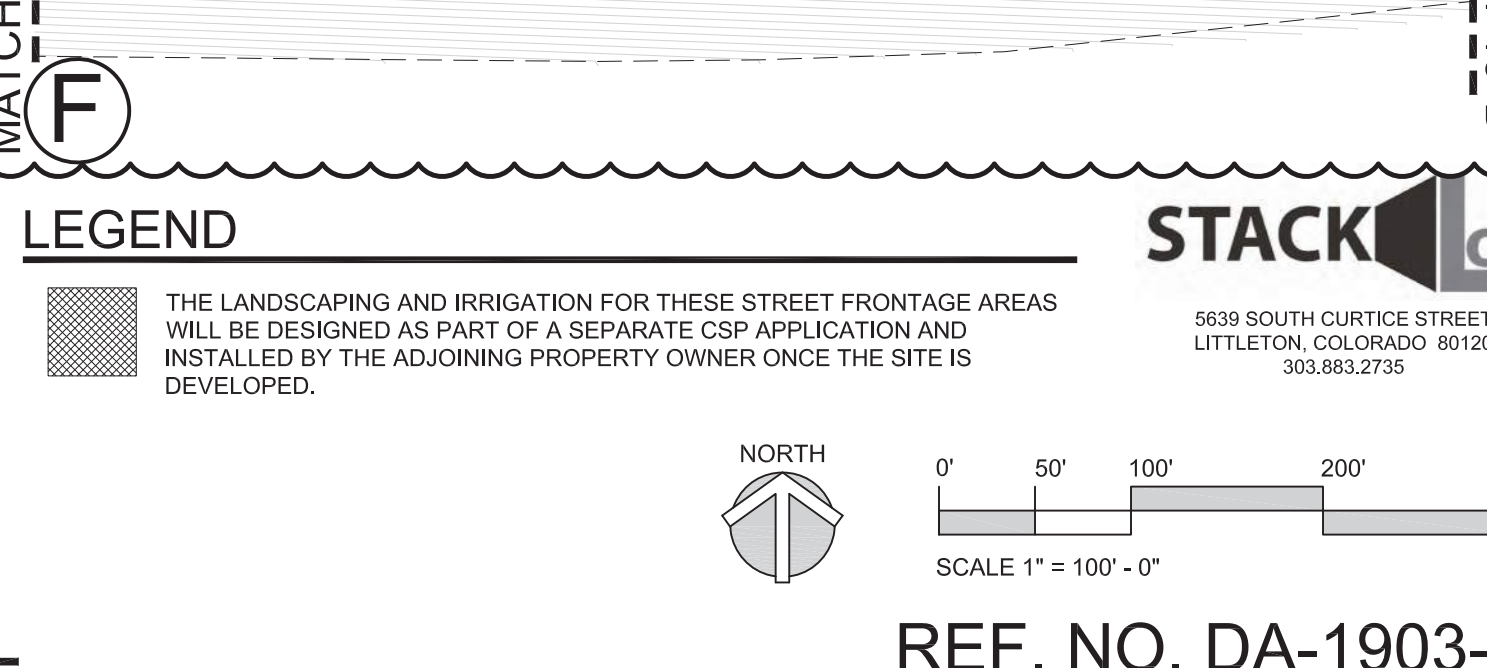
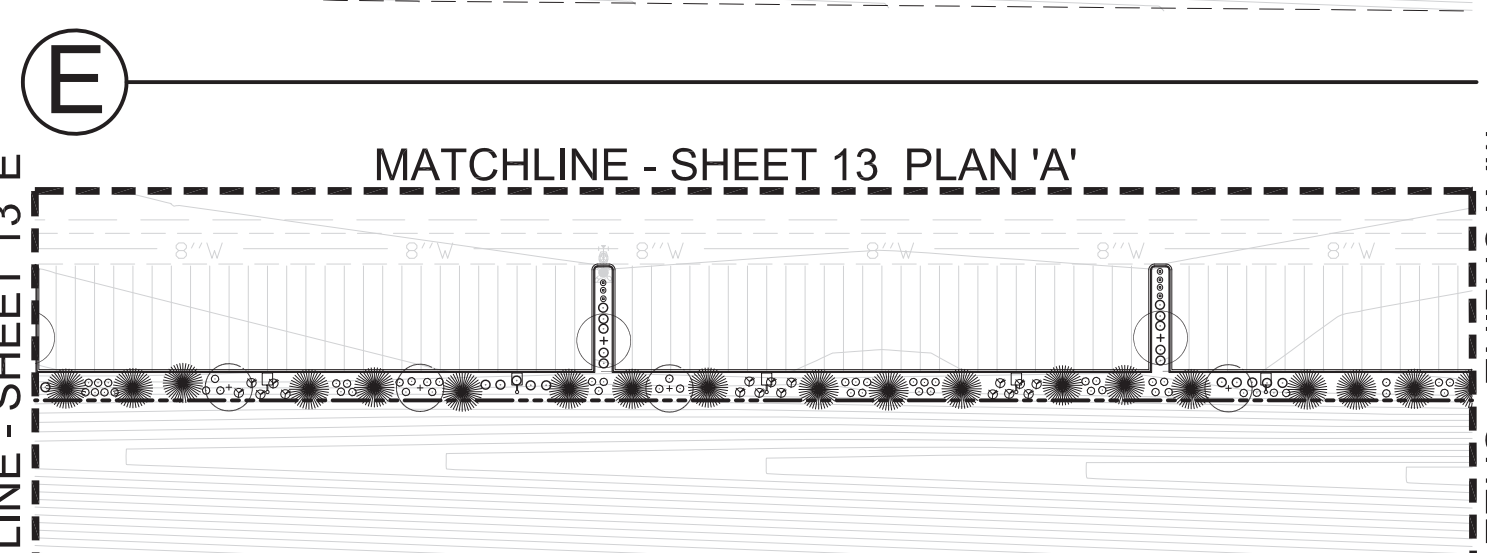
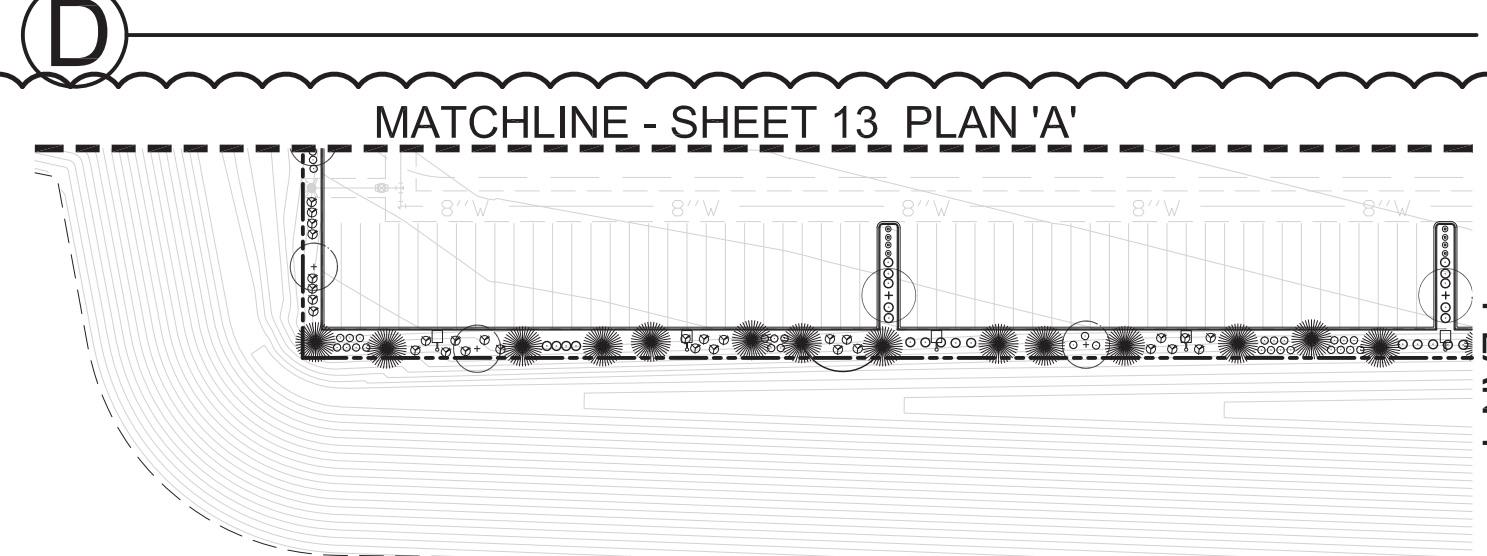
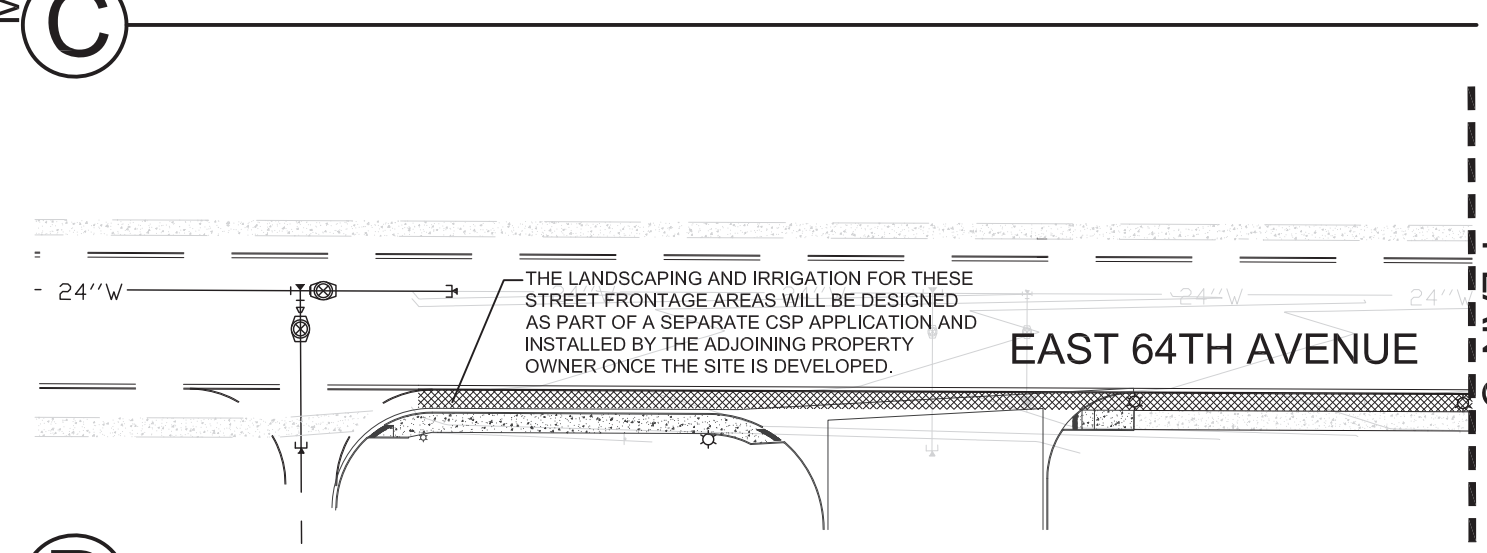
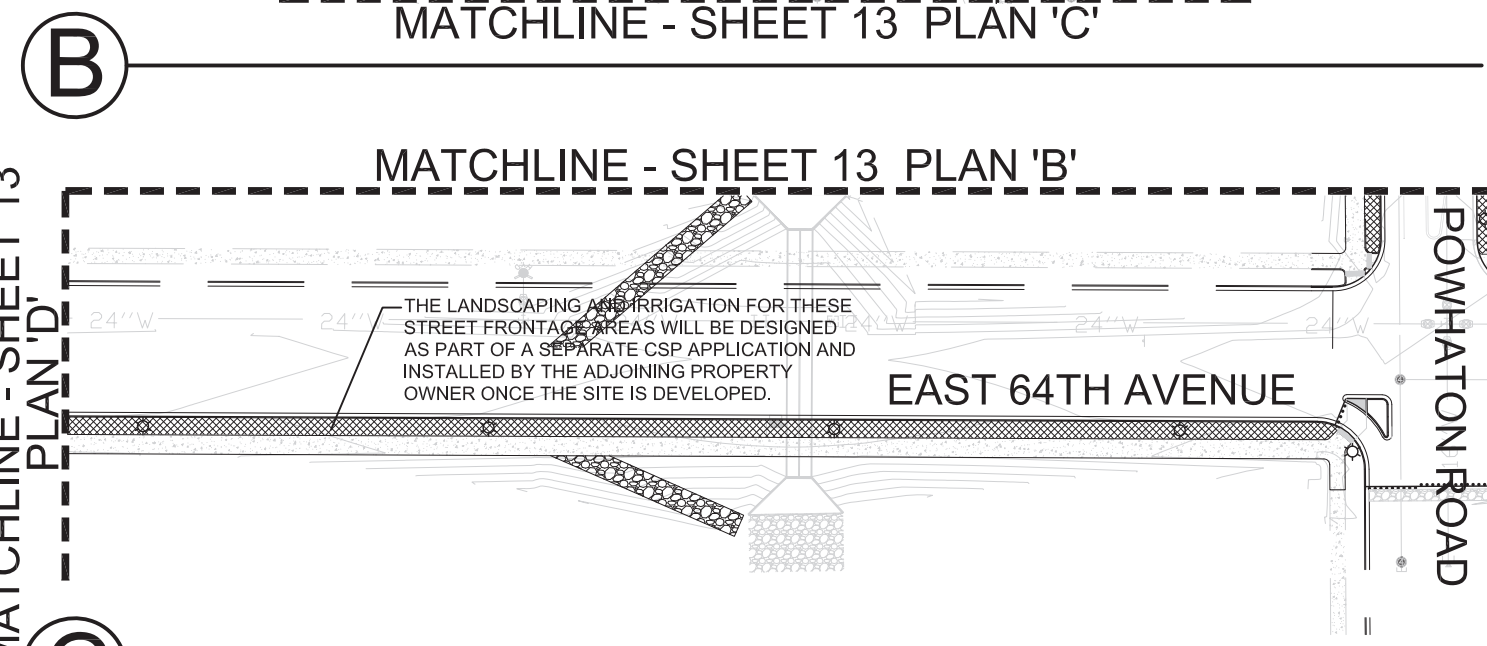
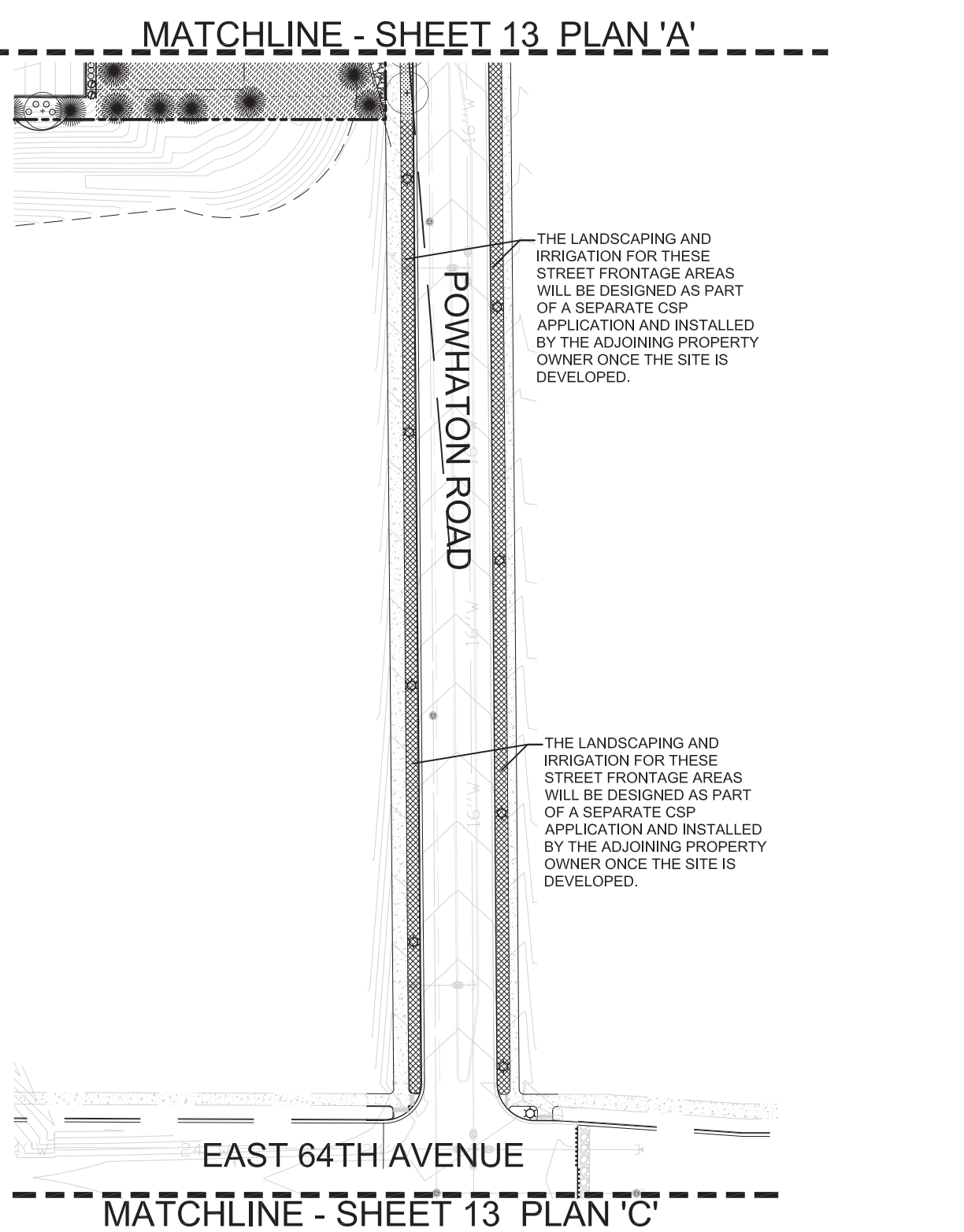
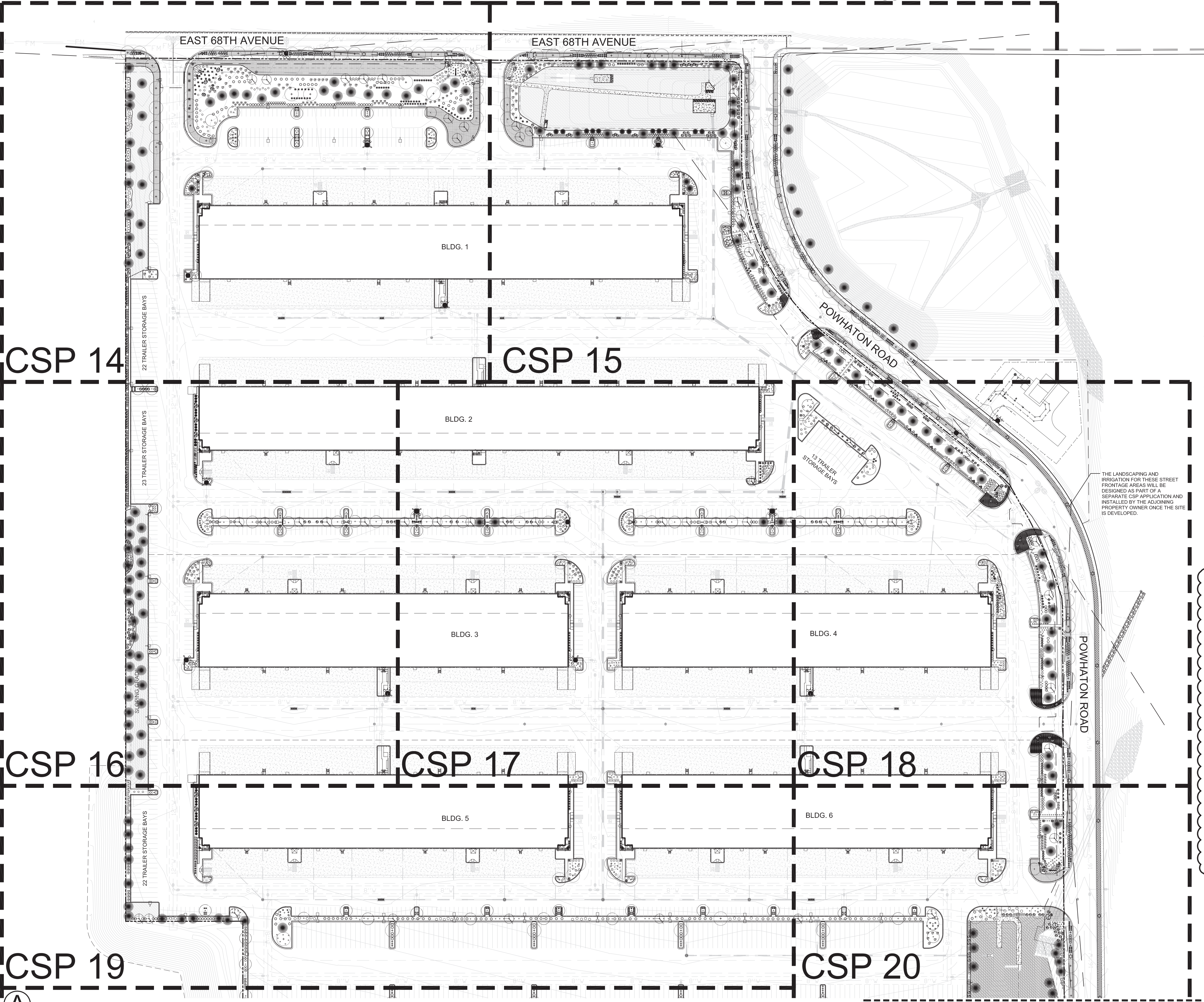
Add a note indicating if the storm sewer system is public or private and who will maintain it.

JAG LOGISTICS CENTER AT DIA  
AREA UTILITY PLAN

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4-12-2019	6TH SUB.
8-22-2019	7TH SUB.
10-11-2019	8TH SUB.
6-2-2020	MINOR AMEND.
9-14-2020	2ND AMEND.



JAG LOGISTICS CENTER AT DIA  
CONTEXTUAL SITE PLAN  
PART OF THE SOUTHEAST 1/4 OF SECTION 5  
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN  
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SHEET 13 OF 46



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DATE	DESC.
8.27.2018	PRE-SUB MTG
9.4.2018	1ST SUB.
11.8.2018	2nd SUB.
12.21.2018	3rd SUB.
1.29.2019	4th SUB.
3.1.2019	5th SUB.
4.4.2019	6th SUB.
9.17.2020	2nd Amendment

STACKlot

5639 SOUTH CURTICE STREET  
LITTLETON, COLORADO 80120  
303.883.2735

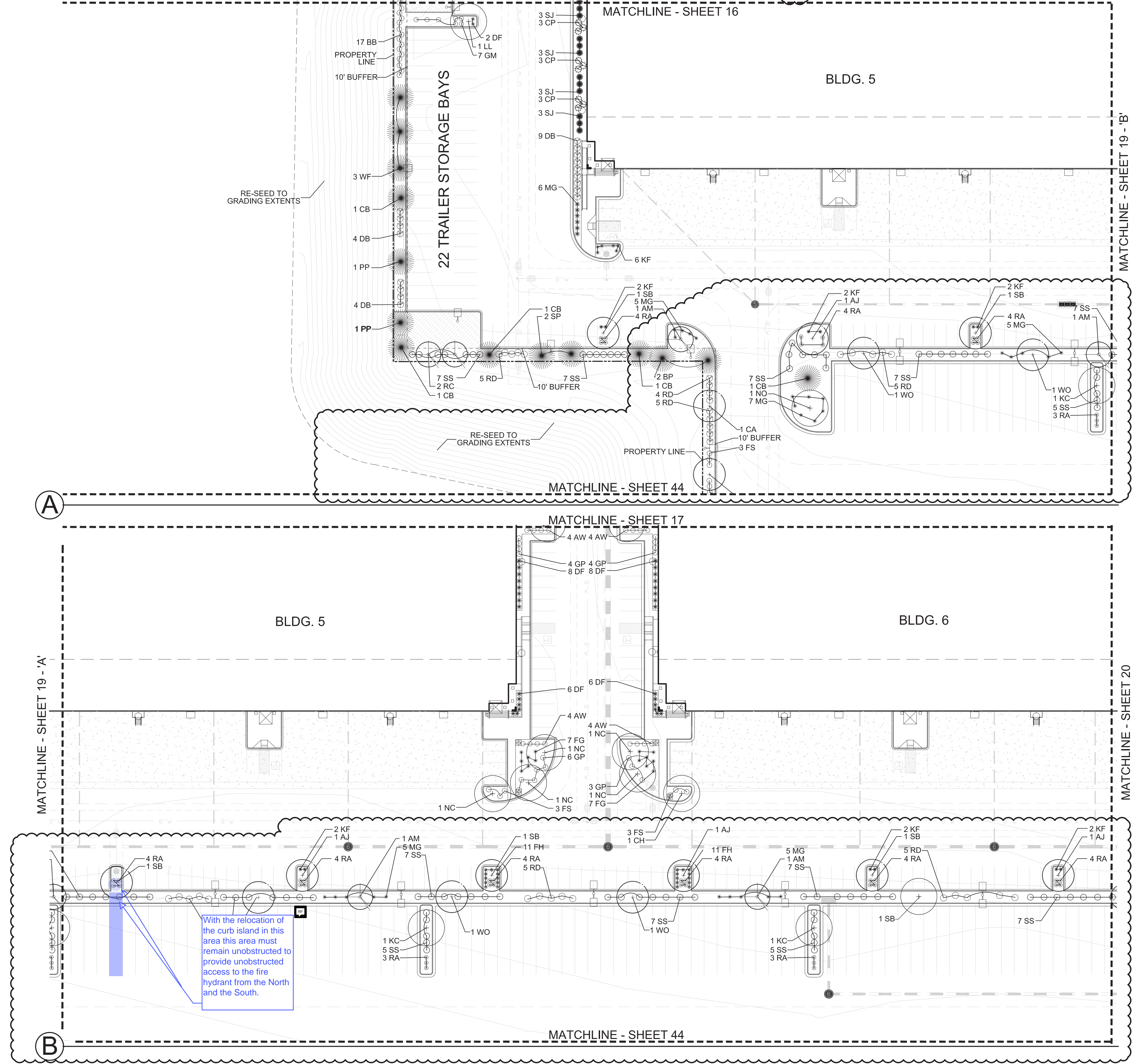
0' 50' 100' 200' 300'  
SCALE 1" = 100' - 0"

REF. NO. DA-1903-06

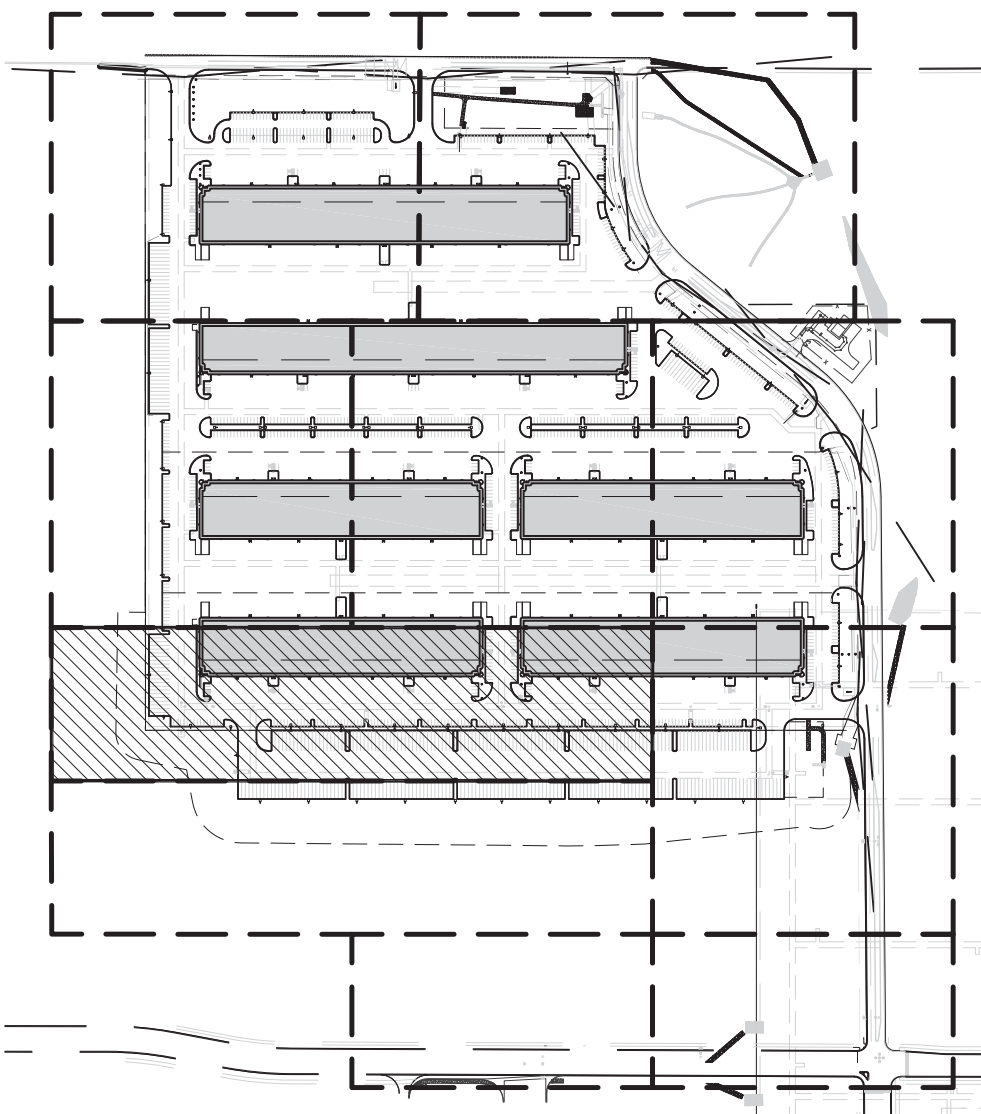
CSP-13  
OVERALL LANDSCAPE  
PLAN



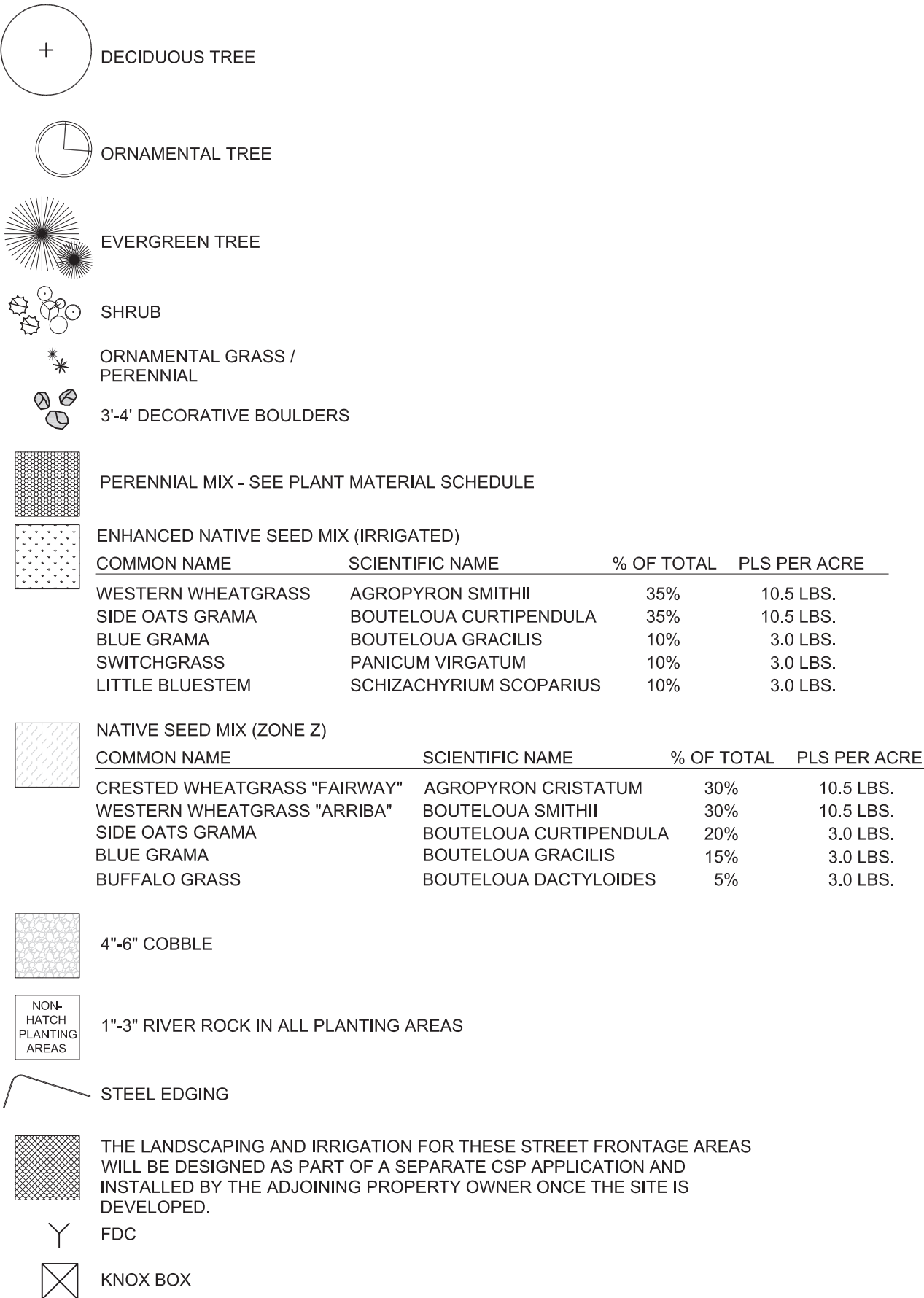
JAG LOGISTICS CENTER AT DIA  
CONTEXTUAL SITE PLAN  
PART OF THE SOUTHEAST 1/4 OF SECTION 5  
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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 19 OF 46



KEY MAP



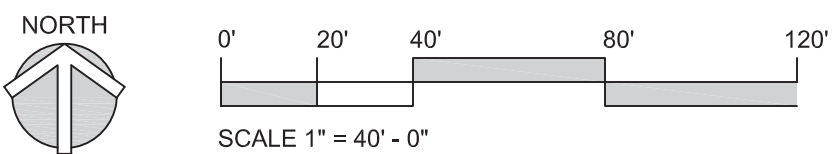
LEGEND



NOTES

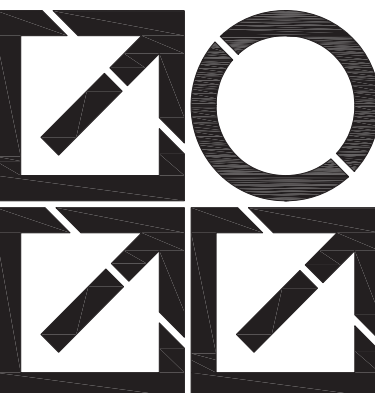
- REFER TO SHEET 23 FOR PLANT SCHEDULE AND ADDITIONAL NOTES.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10'

STACKlot  
5639 SOUTH CURTICE STREET  
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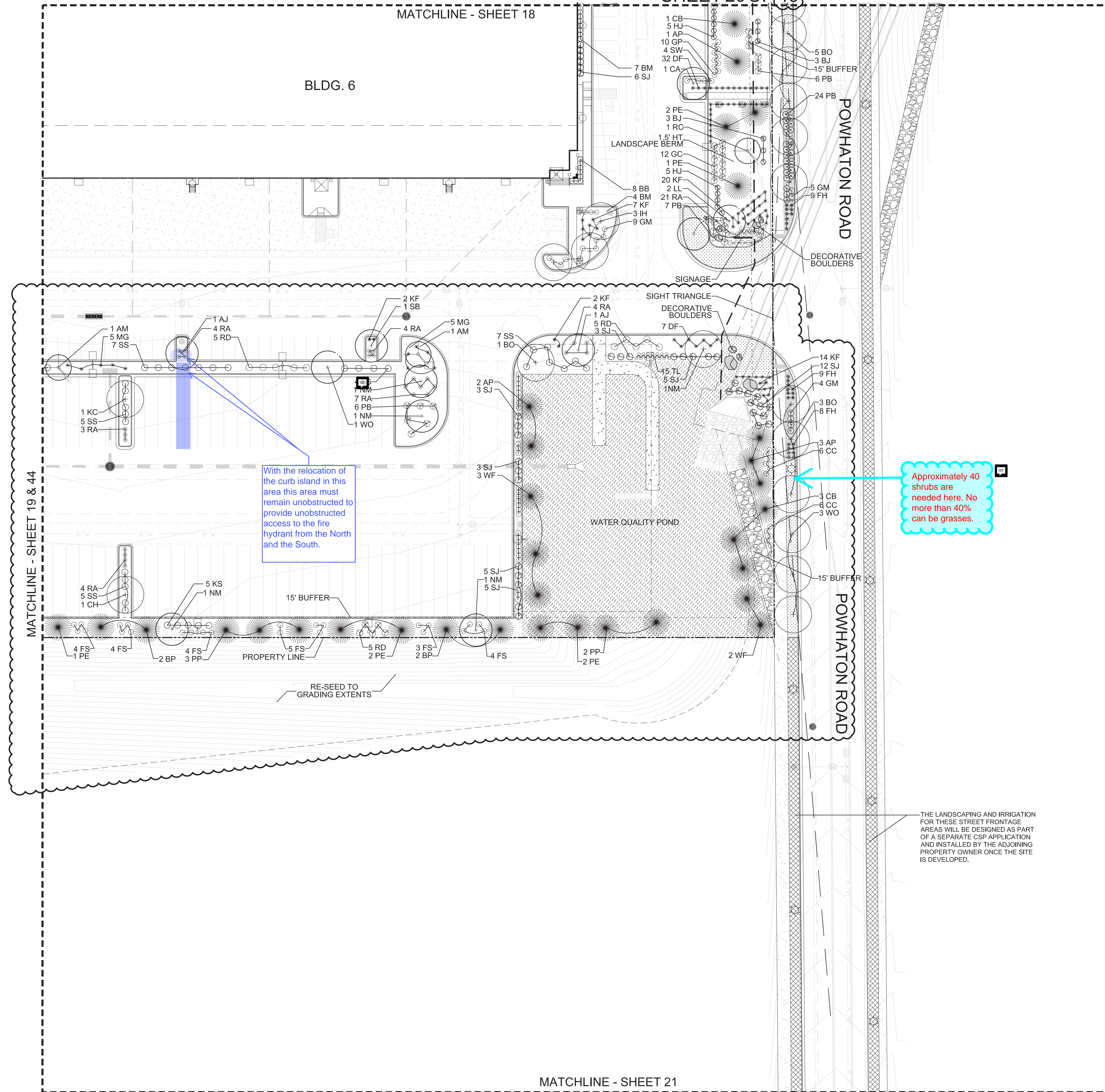
DATE	DESC.
8.27.2018	PRE-SUB MTG
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11.8.2018	2nd SUB.
12.21.2018	3rd SUB.
1.29.2019	4th SUB.
3.1.2019	5th SUB.
4.4.2019	6th SUB.
9.17.2020	2nd Amendment

CSP-19  
LANDSCAPE PLAN

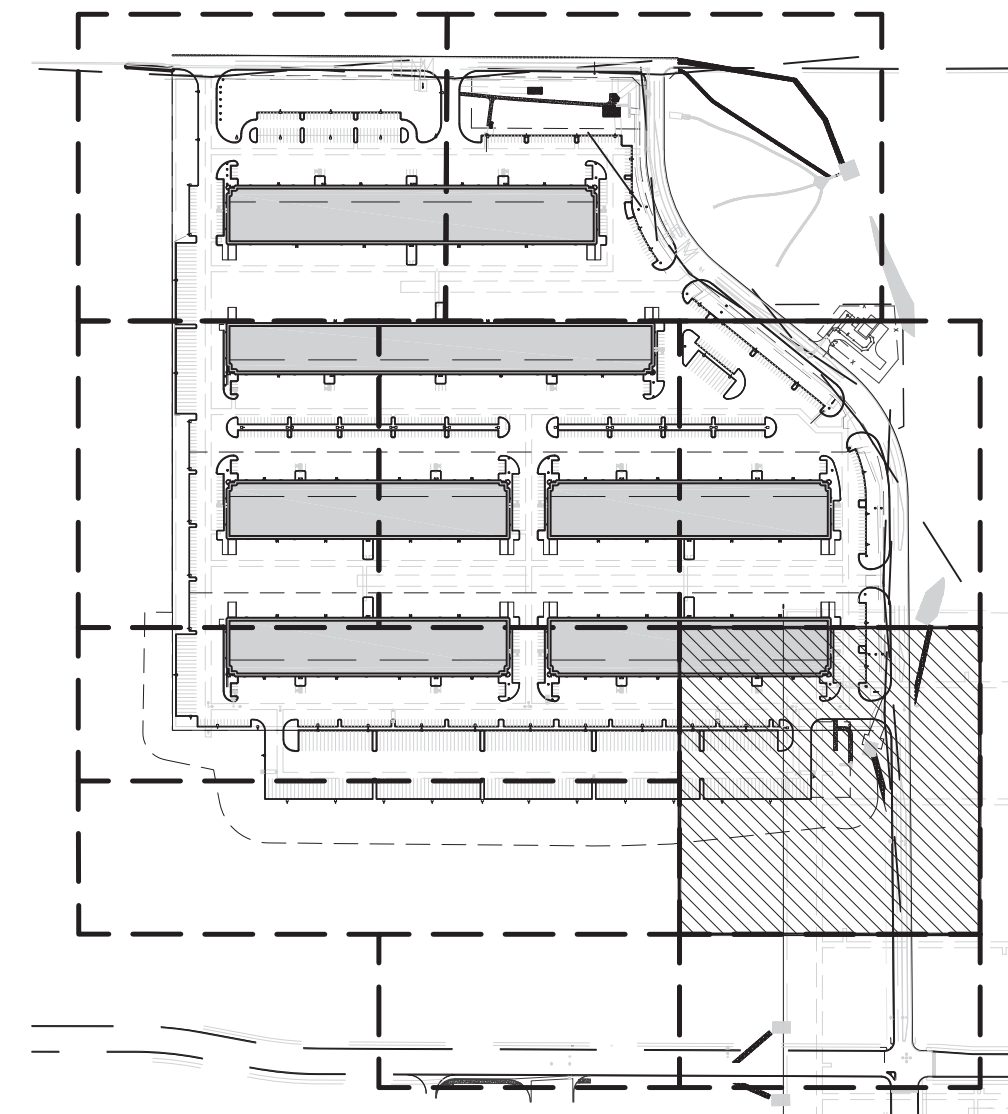


JAG LOGISTICS CENTER AT DIA  
CONTEXTUAL SITE PLAN  
PART OF THE SOUTHEAST 1/4 OF SECTION 5  
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

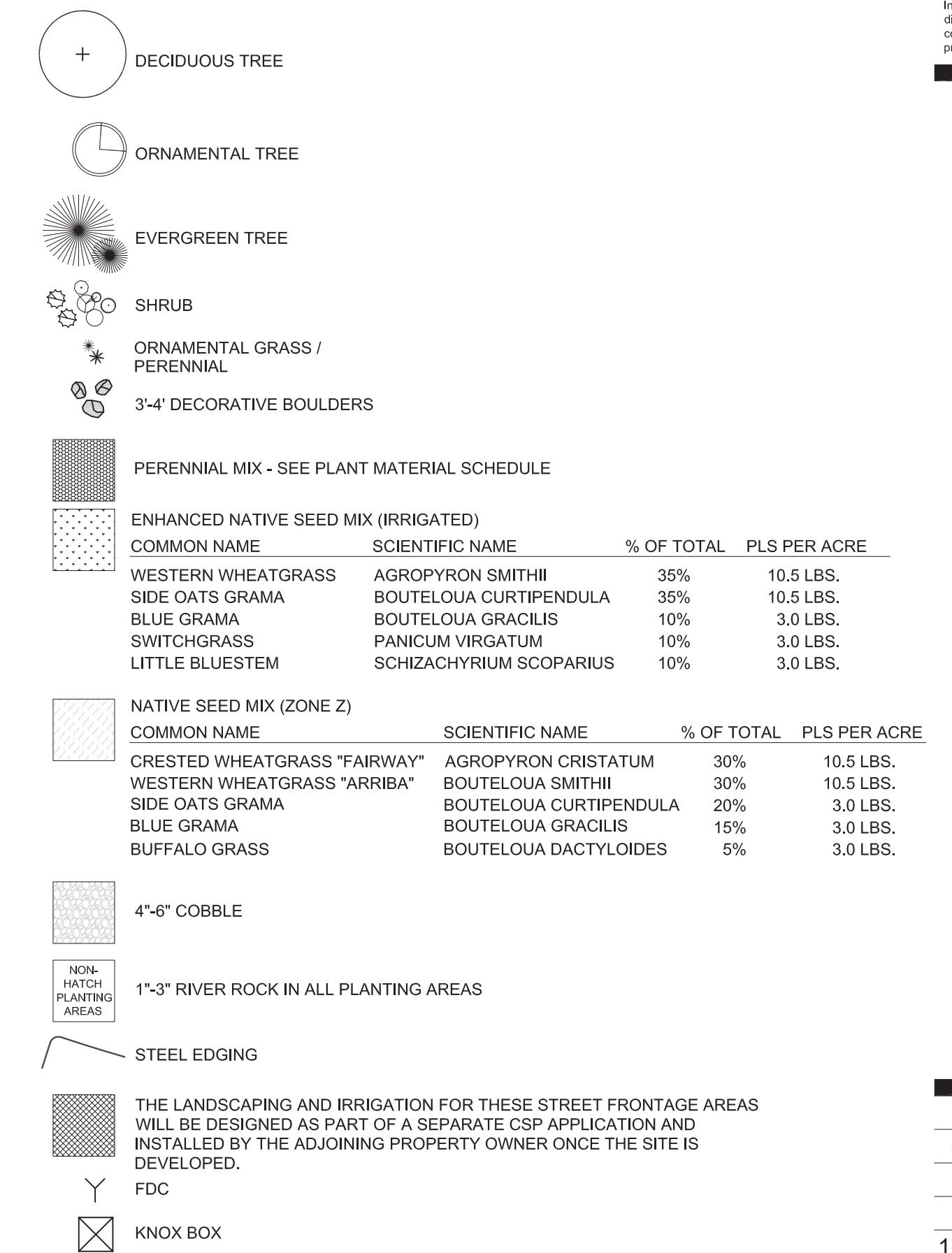
SHEET 20 OF 46



KEY MAP



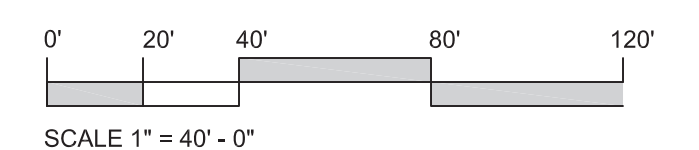
LEGEND



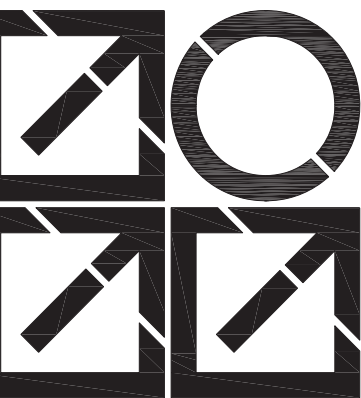
NOTES

- REFER TO SHEET 23 FOR PLANT SCHEDULE AND ADDITIONAL NOTES.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10'

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LITTLETON, COLORADO 80120  
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CSP-20  
LANDSCAPE PLAN

REF. NO. DA-1903-06



JAG LOGISTICS CENTER AT DIA  
CONTEXTUAL SITE PLAN  
PART OF THE SOUTHEAST 1/4 OF SECTION 5  
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 24 OF 46

SITE DATA		
DESCRIPTION	AREA IN SF	PERCENTAGE
TOTAL SITE AREA	3,258,465.27 SF	100%
BUILDING COVERAGE	749,320 SF	23.0%
HARD SURFACE AREA	1,753,252.92 SF	61.9%
LANDSCAPE AREA	490,774.11 SF	15.1%

STREET BUFFER						
AREA	DESCRIPTION	LENGTH	WIDTH REQUIRED	WIDTH PROVIDED	TREES (1/40')	SHURBS (10/40')
A	E. 68th Avenue - 3 Lane Collector	1,103.11 LF	15 FT		5 were required, 3 extra provided. Three extra trees = 30 shrubs. Previous tree total was 15. 15 trees plus the 3 extra = 18 trees, not 19. Previous shrub total was 150 plus the 30 extra shrubs (3 trees extra) = 180 shrubs not 190.	280 REQ. 0 (5) GAL. PROVIDED NAL TREES = 80 SHRUBS SHRUB CREDITS
B	Powhatan Road - 3 Lane Collector	1,850.04 LF	15 FT	15 FT	46 REQ. 65 PROVIDED	463 REQ. 325 (5) GAL. PROVIDED 19 ADDITIONAL TREES = 190 SHRUBS 515 SHRUB CREDITS

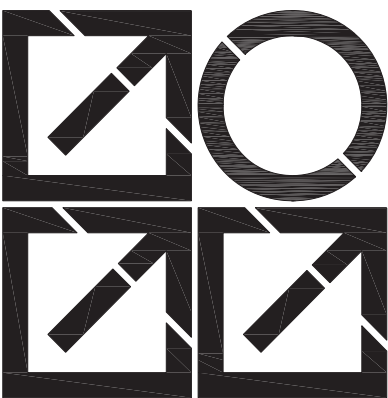
STREET FRONTAGES					
AREA	DESCRIPTION	LENGTH	NOTES	TREES REQ. (1/40')	TREES PROVIDED
A	E. 68th Avenue	1,103.11 LF.	DRIVES EXCLL	28	29
B	Powhatan Road	1,850.04 LF.	DRIVES EXCLUDED	46	48
C	Offsite Regional Detention Pond	767.72 LF.	DRIVES EXCLUDED	20	20

NON-STREET FRONTAGE LANDSCAPE BUFFER						
AREA	DESCRIPTION	LENGTH	WIDTH REQUIRED	WIDTH PROVIDED	TREES (1/40')	SHURBS (5/40')
A	WEST PROPERTY LINE	1,763.60 LF	10 FT	10 FT	45 REQ. 55 PROVIDED	221 REQ. 184 (5) GAL. PROVIDED 10 ADDITIONAL TREES = 100 SHRUBS 284 SHRUB CREDITS
B	SOUTH PROPERTY LINE	1,919.44 LF	10 FT	10 FT	48 REQ. 56 PROVIDED	240 REQ. 168 (5) GAL. PROVIDED 8 ADDITIONAL TREES = 80 SHRUBS 248 SHRUB CREDITS

STREET - TREE LAWNS				
AREA	DESCRIPTION	SQUARE FEET TREE LAWN (S.F.)	SHRUBS REQ. .025 Shrubs / S.F. Tree Lawn	PROVIDED
A	E. 68th Avenue	8,205.81	205	206
B	Powhatan Road	11,971.40	299	299
C	Offsite Regional Detention Pond	5,878.20	147	149

NON RESIDENTIAL BUILDING ELEVATIONS						
BUILDING / ELEVATION	LENGTH	NO. T.E. REQUIRED REQUIRED - 1 T.E. / 40' LN. FT.	NO. TREES REQUIRED	NO. TREES PROVIDED	NO. SHRUBS REQUIRED	NO. SHRUBS PROVIDED
BUILDING 1 / EAST	150 LF	3.75	1	1	28	33
BUILDING 2 / EAST	130 LF	3.25	1	1	23	24
BUILDING 4 / EAST	150 LF	3.75	3	3	8	30
BUILDING 6 / EAST	150 LF	3.75	1	1	28	30

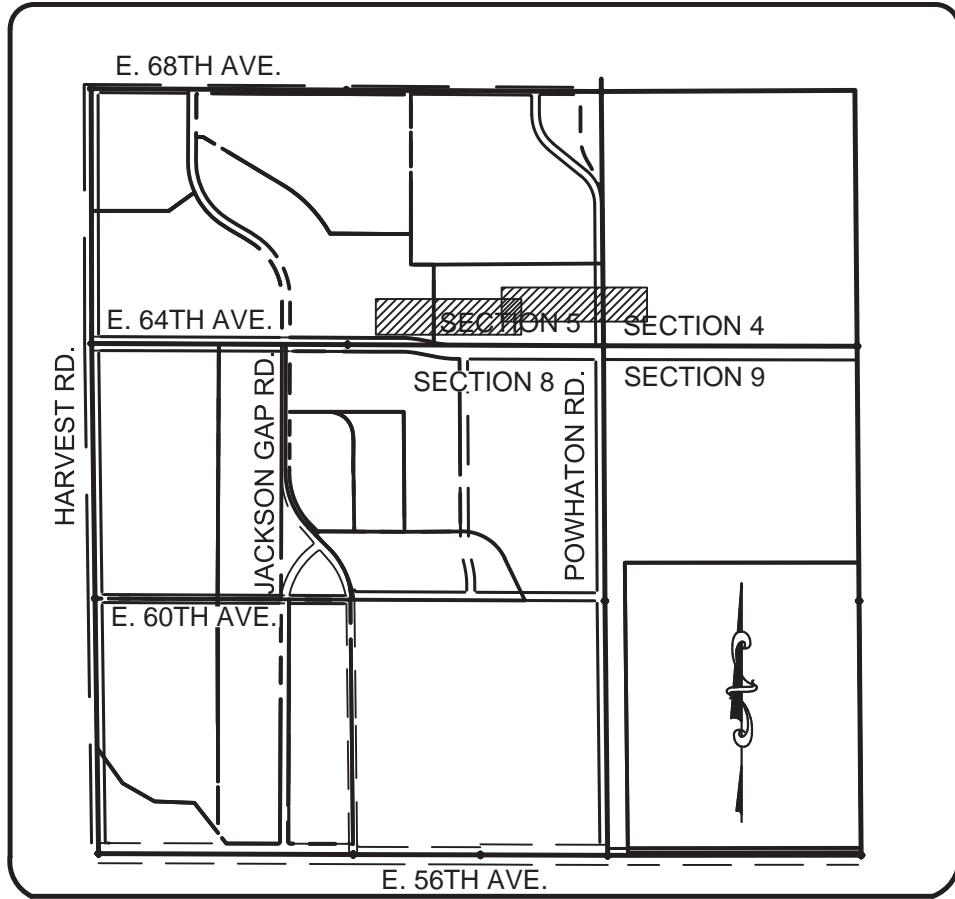
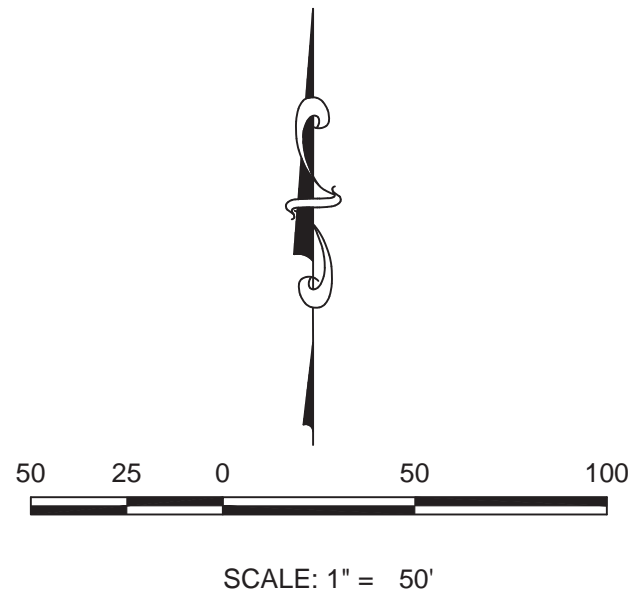
EVERGREEN TREES		
DESCRIPTION	EVERGREEN TREES REQ. (50% MIN.)	EVERGREEN TREES PROVIDED
Onsite Shade & Ornamental Trees = 265 (Excludes 96 Street Trees)	133 TREES	224 TREES



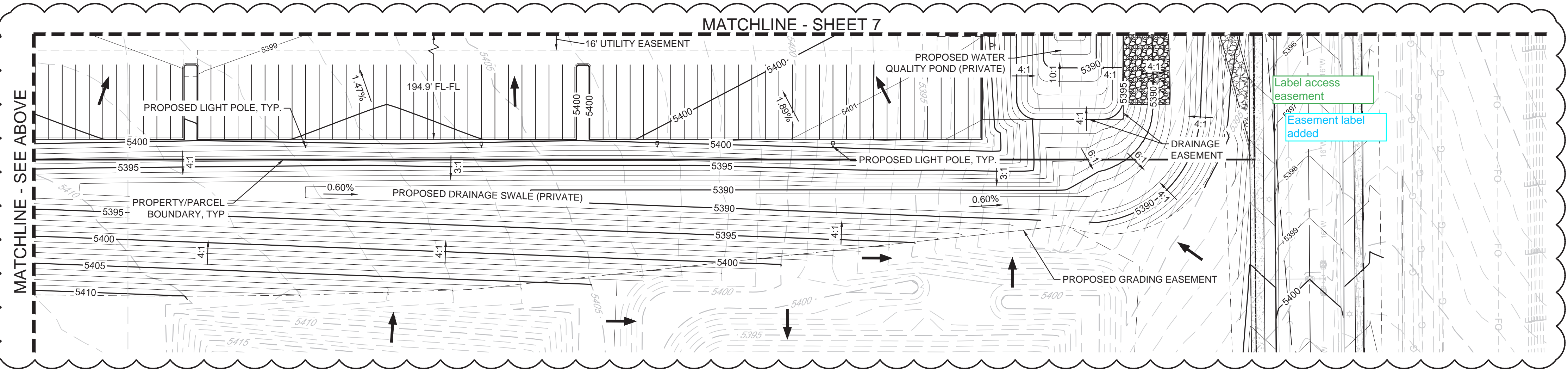
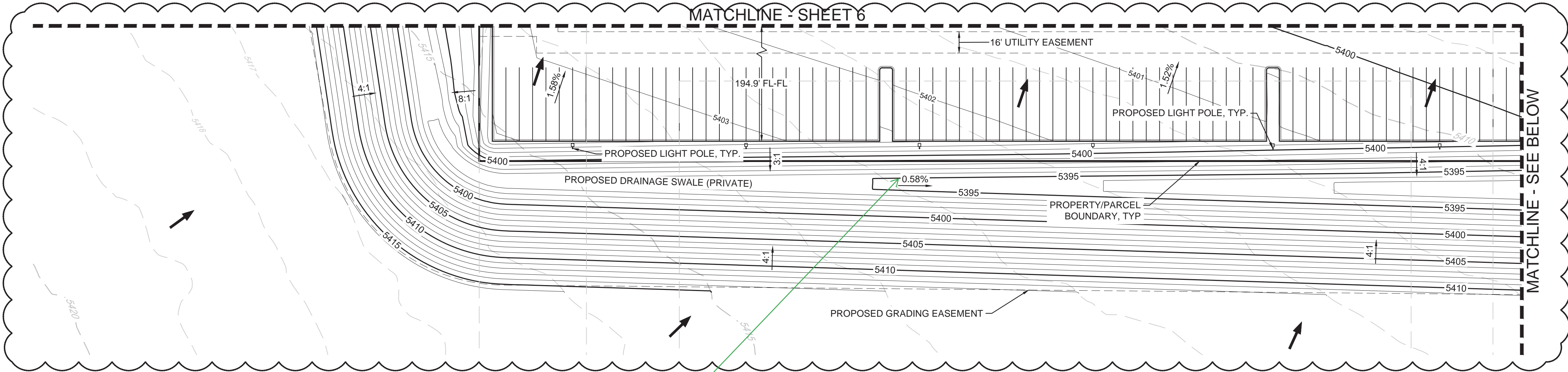
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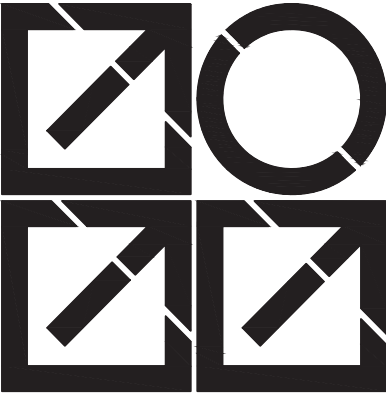
JAG LOGISTICS CENTER AT DIA  
CONTEXTUAL SITE PLAN  
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TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 43 OF 46



LEGEND	
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	PROPERTY BOUNDARY
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN



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AREA GRADING PLAN

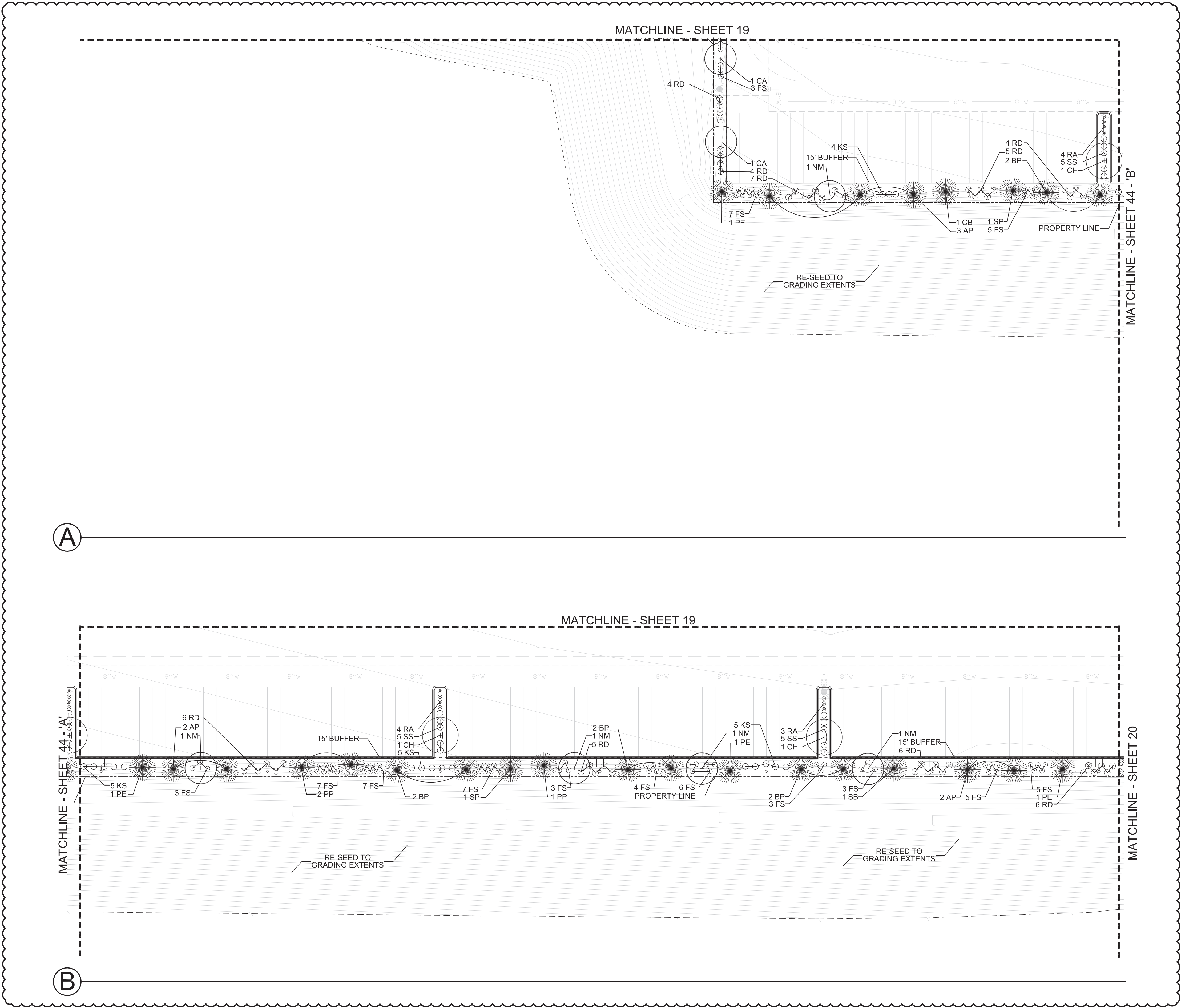
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12-20-2018	3RD SUB.
1-29-2019	4TH SUB.
3-6-2019	5TH SUB.
4-12-2019	6TH SUB.
8-22-2019	7TH SUB.
10-11-2019	8TH SUB.
6-2-2020	MINOR AMEND.
9-14-2020	2ND AMEND.

CSP-43

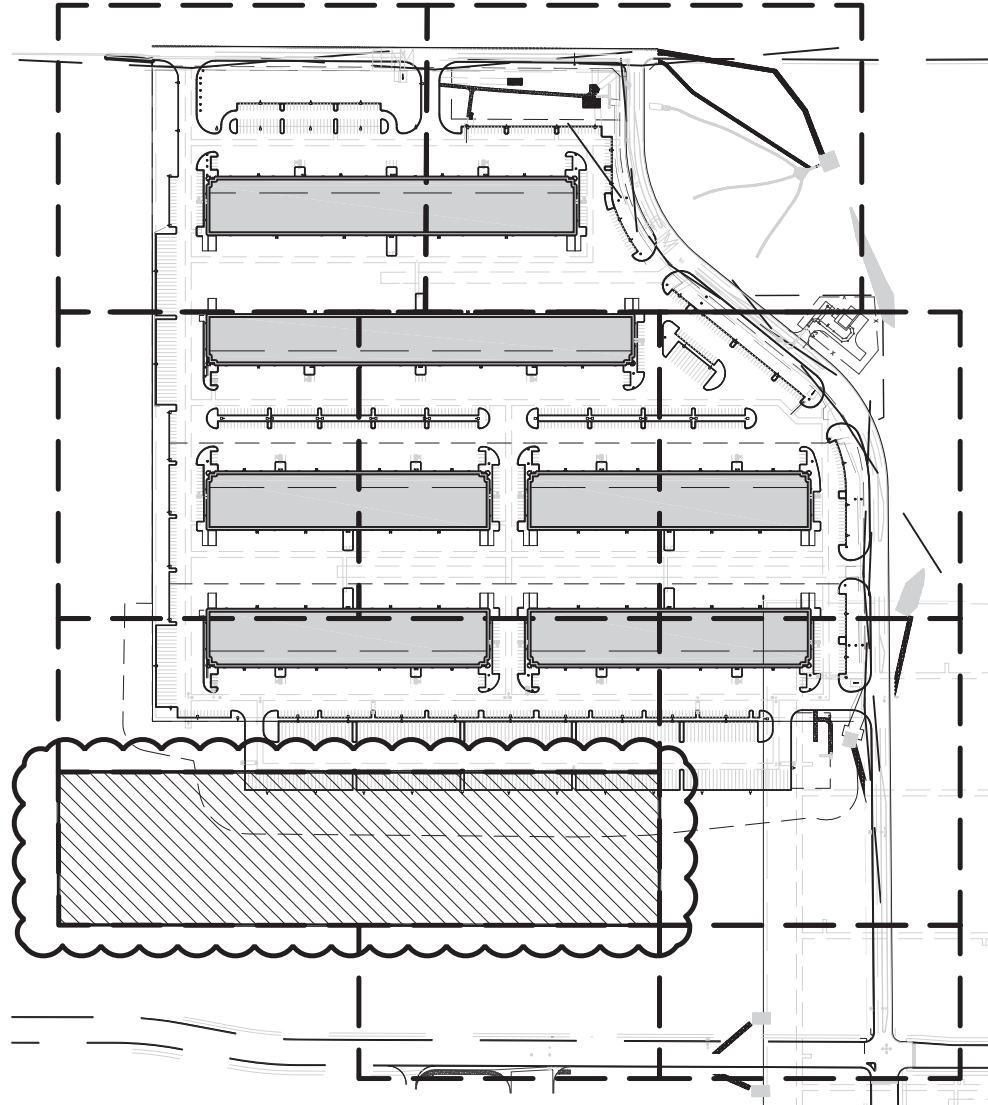
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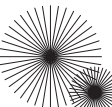



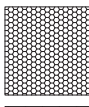







JAG LOGISTICS CENTER AT DIA  
CONTEXTUAL SITE PLAN  
PART OF THE SOUTHEAST 1/4 OF SECTION 5  
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 44 OF 46



KEY MAP



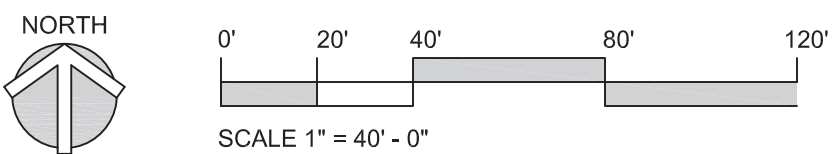
LEGEND

	DECIDUOUS TREE																										
	ORNAMENTAL TREE																										
	EVERGREEN TREE																										
	SHRUB																										
	ORNAMENTAL GRASS / PERENNIAL																										
	3'-4' DECORATIVE BOULDERS																										
	PERENNIAL MIX - SEE PLANT MATERIAL SCHEDULE																										
	ENHANCED NATIVE SEED MIX (IRRIGATED)																										
<table><tr><th>COMMON NAME</th><th>SCIENTIFIC NAME</th><th>% OF TOTAL</th><th>PLS PER ACRE</th></tr><tr><td>WESTERN WHEATGRASS</td><td>AGROPYRON SMITHII</td><td>35%</td><td>10.5 LBS.</td></tr><tr><td>SIDE OATS GRAMA</td><td>BOUTELOUA CURTIPENDULA</td><td>35%</td><td>10.5 LBS.</td></tr><tr><td>BLUE GRAMA</td><td>BOUTELOUA GRACILIS</td><td>10%</td><td>3.0 LBS.</td></tr><tr><td>SWITCHGRASS</td><td>PANICUM VIRGATUM</td><td>10%</td><td>3.0 LBS.</td></tr><tr><td>LITTLE BLUESTEM</td><td>SCHIZACHYRIUM SCOPARIUS</td><td>10%</td><td>3.0 LBS.</td></tr></table>				COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE	WESTERN WHEATGRASS	AGROPYRON SMITHII	35%	10.5 LBS.	SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	35%	10.5 LBS.	BLUE GRAMA	BOUTELOUA GRACILIS	10%	3.0 LBS.	SWITCHGRASS	PANICUM VIRGATUM	10%	3.0 LBS.	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUS	10%	3.0 LBS.
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	4'-6" COBBLE																										
	1"-3" RIVER ROCK IN ALL PLANTING AREAS																										
	STEEL EDGING																										
THE LANDSCAPING AND IRRIGATION FOR THESE STREET FRONTAGE AREAS WILL BE DESIGNED AS PART OF A SEPARATE CSP APPLICATION AND INSTALLED BY THE ADJOINING PROPERTY OWNER ONCE THE SITE IS DEVELOPED.																											
	FDC																										
	KNOX BOX																										

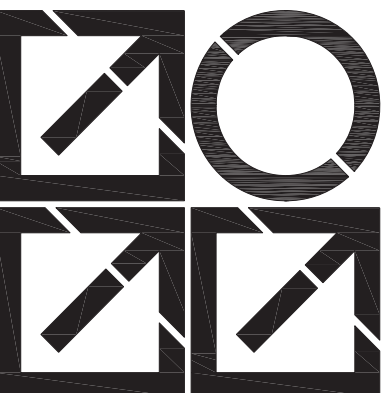
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4.4.2019	6th SUB.
9.17.2020	2nd Amendment

CSP-44  
LANDSCAPE PLAN

REF. NO. DA-1903-06



JAG LOGISTICS CENTER AT DIA  
CONTEXTUAL SITE PLAN  
PART OF THE SOUTHEAST 1/4 OF SECTION 5  
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 44 OF 45

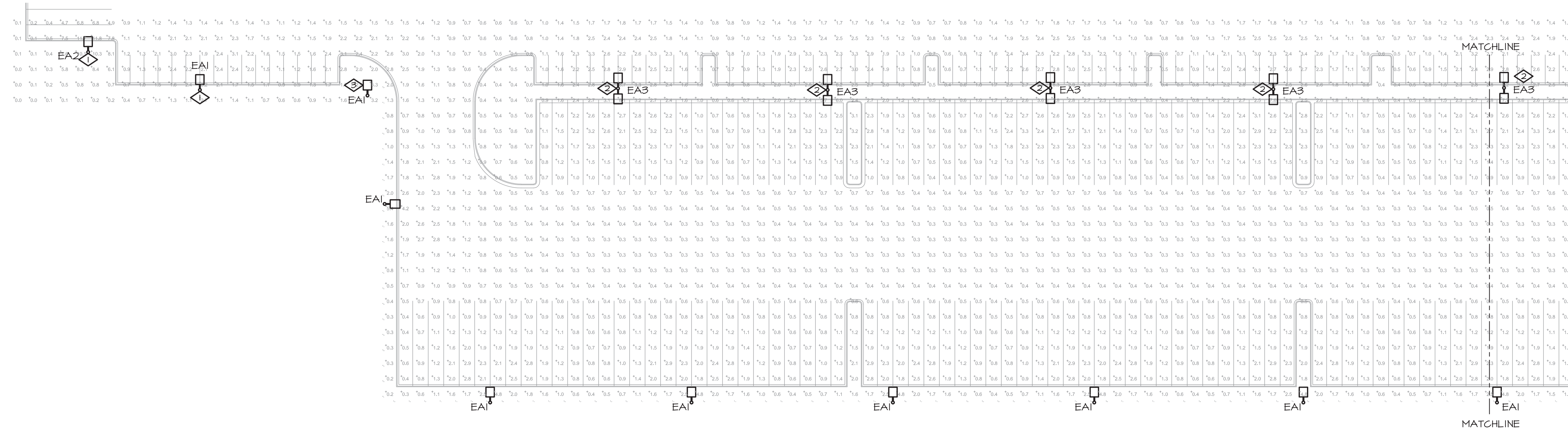
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ADDITIONAL PROPERTY LINE	+	1.3 fc	4.9 fc	0.1 fc	49.0:1	13.0:1
ADDITIONAL TRAILER PARKING	+	1.2 fc	11.8 fc	0.0 fc	N/A	N/A

LIGHTING FIXTURE SCHEDULE									
TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTAGE	LAMP	MAX	MOUNTING	INFORMATION	NOTES
					QTY	WATT	LOCATION	BOF/RFD/OFH	
EAI	POLE MOUNTED AREA LIGHT, TYPE 4 DISTRIBUTION, BRONZE FINISH	BEACON	VPS-60NB-136-4K-T4-UNV- RA-DBT	UNV	1	136W	POLE GROUND	25' BOF	
EA3	DUAL HEAD POLE MOUNTED AREA LIGHT, TYPE 4 DISTRIBUTION, BRONZE FINISH	BEACON	(2) VPS-60NB-136-4K-T4-UNV- RA-DBT	UNV	2	136W	POLE GROUND	25' BOF	

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

GENERAL NOTES	
A.	FIXTURES DESIGNATED AS PART OF PREVIOUS DESIGN PHASE AND ARE SHOWN HERE FOR REFERENCE ONLY AND KEYNOTED ON PLANS ACCORDINGLY. THE NEW ILLUMINANCE CALCULATIONS DO TAKE THE CONTRIBUTION OF THE PREVIOUSLY DESIGNED FIXTURES INTO ACCOUNT.
B.	LIGHTING CALCULATIONS WERE MADE USING A LIGHT LOSS FACTOR OF 1.0.
C.	CALCULATION POINTS WERE TAKEN AT GRADE LEVEL ON A 10'X10' GRID. CALCULATIONS DO NOT REPRESENT ANY SLOPE OF ELEVATION CHANGE.
D.	ILLUMINANCE CONTRIBUTIONS FROM STREET LIGHTING AND ADJACENT PROPERTIES ARE NOT INCLUDED.
E.	ALL LIGHT FIXTURES ARE FULL CUT-OFF AND DIRECTED DOWN.
F.	ALL LIGHT POLES AND AREA LIGHT FIXTURES ARE MOUNTED NO GREATER THAN 25'-0" ABOVE FINISHED GRADE.
G.	ALL FIXTURES SHALL BE EXTINGUISHED ONE HOUR AFTER ESTABLISHED END OF BUSINESS. BUSINESS OPERATING HOURS SHALL BE CONFIRMED WITH OWNER.

KEYNOTE LEGEND	
KEY	VALUE
◇	
1.	LIGHT FIXTURE PREVIOUSLY APPROVED AS PART OF SEPARATE SUBMITTAL PACKAGE.
2.	LIGHT FIXTURE PREVIOUSLY APPROVED AS PART OF SEPARATE SUBMITTAL PACKAGE. AS PART OF THIS SCOPE, A SECOND HEAD WILL BE ADDED TO FACE PROPERTY TO THE SOUTH.
3.	LIGHT FIXTURE PREVIOUSLY APPROVED AS PART OF SEPARATE SUBMITTAL PACKAGE TO BE RE-LOCATED AS PART OF THIS SCOPE IN RESPONSE NEW PARKING LOT ADDITION DRIVEWAYS.



1 | ADDITIONAL PARKING LOT PHOTOMETRIC – WEST SIDE  
SCALE: 1"=40'-0"

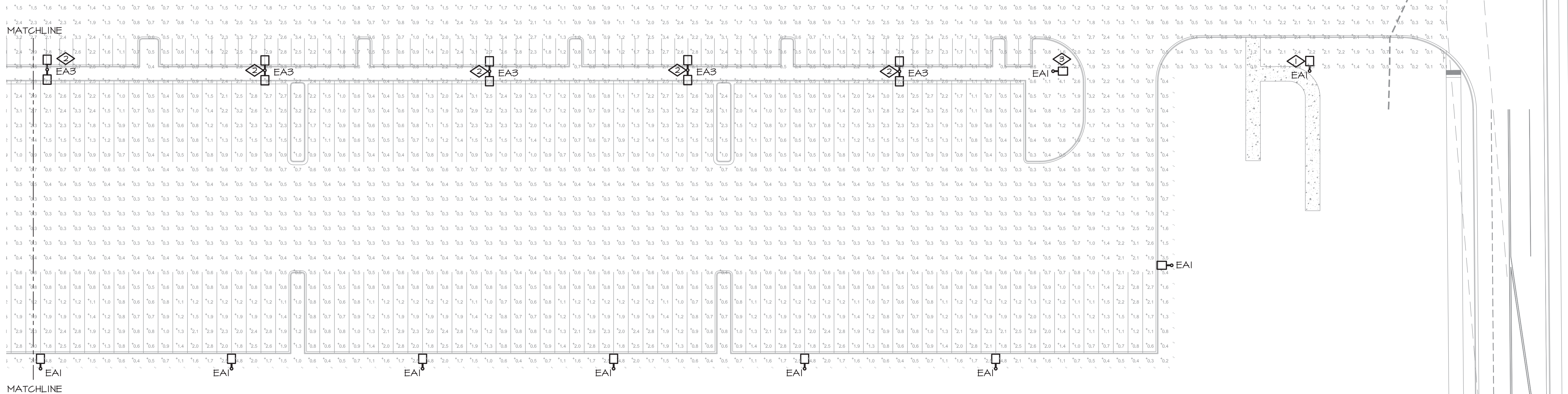
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10-11-2019	8TH SUB.
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9-14-2020	2ND AMEND.



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SHEET 45 OF 45

GENERAL NOTES	
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1 | ADDITIONAL PARKING LOT PHOTOMETRIC - EAST SIDE  
SCALE: 1"=40'-0"

**VIPER S SERIES**  
Small Viper Luminaire

**PRODUCT IMAGE(S)**

**DIMENSIONS**

A	B	C	Weight	EPA
22.75"	18.75"	11.25"	15.0 lbs	.67 ft <sup>2</sup>
(578 mm)	(475 mm)	(286 mm)	(6.8 kg)	

**MOUNTING OPTIONS**

**SPECIFICATIONS**

**Intended Use:**  
The Beacon Viper luminaire is available with a wide choice of different LED Wattage configurations and optical distributions designed to replace HID lighting up to 400W MH or HPS.

**Construction:**  
• One piece optical cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel base.  
• Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system.  
• Two-piece silicone and mono-epoxide polyurethane foam gasket ensures a weather-proof seal around each individual LED.

**LED/Options:**  
• 100V through 277V, 50 Hz to 60 Hz (UNV), or 347V or 480V input.  
• Power factor is .92 at full load.  
• All electrical components are rated at 50,000 hours at full load and 25°C ambient conditions per MIL-217F Notice 2.  
• Dimming drivers are standard with connectors for external dimming equipment available upon request.  
• Component-to-component wiring within the luminaire may carry no more than 50% of rated load and is fielded by UL for use at 800VAC at 50°C or higher.  
• Plug disconnects are listed by UL for use at 600 VAC, 15A or higher. 15A rating applies to primary (AC) side only.

**Electrical:**  
• Fixture electrical compartment shall contain all LED driver components and shall be provided with a push-button terminal block for AC power connections.  
• The housing is designed for an optional twist lock photo control receptacle.  
• Ambient operating temperature -40°C to 40°C  
• Surge protection - 50KA shuts off at end of life.  
• Optional 7-pin ANSI C136.41-12013 twist lock photo control receptacle available. Compatible with ANSI C136.41 external wireless control devices.  
• Unshield™ Circuit - protects luminaire from excessive temperature. The device shall activate at a specific factory preset temperature, and progressively reduce power over a wide temperature range. A luminaire equipped with this device may be reliably operated in any ambient temperature up to 55°C (131°F). Operation shall be smooth and undetectable to the eye. Thermal circuit is designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers. The device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.).

**CERTIFICATIONS/LISTINGS**

**Controls/Options:**

- Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the Motion Response system reduces the Voltage to factory preset level, reducing the light level accordingly. When motion is detected by the PIR sensor, the luminaire returns to full Wattage and full light output. Please contact Beacon Products if project requirements vary from standard configuration.
- Available with Emergent for optional set dimming, timed dimming with simple delay, or timed dimming based on hours of operation or time of night (see [www.beaconproducts.com/products.aspx](http://www.beaconproducts.com/products.aspx)).
- Also available with **Beaconconnect** Wireless Control System (see **Beaconconnect** product page for more details [www.beaconproducts.com/products/beaconconnect](http://www.beaconproducts.com/products/beaconconnect)).

**Installation:**

- Mounting options for horizontal arm, vertical tension or traditional arm mounting available. Mounting hardware included.

**Finish:**

- Beacote V polyester powder-coat electrostatically applied and thermocured.
- Beacote V finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermocured super TGIC polyester powder coat finish.
- The finish meets the AAMA 606.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds.

**Listings:**

- DesignLights Consortium (DLC) qualified, consult DLC website for more details: <http://www.designlights.org/QL>.
- Listed to UL1598 and CSA22.2 250.0-0-21 for wet locations and 40°C ambient temperatures.
- SG rated for ANSI C136.31 high vibration applications.
- IBA approved.

**Warranty:**  
Five year limited warranty (for more information visit [www.designlights.com/resources/warranty](http://www.designlights.com/resources/warranty)).

DATE	DESC.
8-27-2018	PRE-SUB MTG
9-4-2018	1ST SUB.
11-8-2018	2ND SUB.
12-20-2018	3RD SUB.
1-29-2019	4TH SUB.
3-6-2019	5TH SUB.
4-12-2019	6TH SUB.
8-22-2019	7TH SUB.
10-11-2019	8TH SUB.
6-2-2020	MINOR AMEND.
9-14-2020	2ND AMEND.