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 42

CONTACTS

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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°43'35" EAST, 2640.94 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 466.23 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°46'13", AN ARC LENGTH OF 497.04 FEET, THE CHORD OF WHICH BEARS SOUTH 14°52'22" EAST, 491.40 FEET;

THENCE SOUTH 29°45'28" 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°07'48" EAST, 483.14 FEET;

THENCE SOUTH 00°29'48" EAST, A DISTANCE OF 350.33 FEET;

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

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 1614.80 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 3,293,861 SQUARE FEET OR 75.613 ACRES, MORE OR LESS.

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. 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 25% OF THE TRAFFIC SIGNALIZATION COST FOR THE INTERSECTION OF 64TH 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 147-37.3 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.
5. 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 68TH 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 147-37.3 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 CERTIFICATE OF OCCUPANCY, AS DELAY TO CO HAS BEEN APPROVED BY CITY MANAGER OR DESIGNEE, 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.
6. 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.
7. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
8. "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% OF ALL 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 U.B.C. CHAPTER 11, APPENDIX 11, AND C.A.B.O.(A.N.S.I. 117.1
9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE CITY OF AURORA CODE.
10. ATTENTION BUILDING DIVISION: PER ARTICLE III, C.O.A. BUILDING AND ZONING CODE, SECTION 23-426 THROUGH 23-434, 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 45 LDN UNDER WORSE-CASE NOISE CONDITIONS.
11. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
12. EMERGENCY INGRESS AND EGRESS - 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".
13. 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) SHALL BE REQUIRED TO HIRE A QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THE 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
20. 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.
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.

SITE DATA TABLE

ITEM	AREA	% OF GROSS SITE
GROSS SITE AREA	2,922,284.39 SF (67.09 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 = 5.0% BUILDING 2 = 5.0% BUILDING 3 = 3.9% BUILDING 4 = 3.9% BUILDING 5 = 3.9% BUILDING 6 = 3.9% TOTAL = 25.6%
PAVED AREAS	1,753,252.92 SF (40.25 AC)	59.6%
LANDSCAPE AREAS	419,711.47 SF (9.64 AC)	14.8%

WAIVERS

BUILDING DATA TABLE

BUILDING	AREAS	BUILDING HEIGHT	2015 IBC OCCUPANCY CLASSIFICATION	CONSTRUCTION TYPE
BUILDING 1	FIRST FLOOR = 148,200 SF SECOND FLOOR = 39,920 SF TOTAL = 187,720 SF	75' MAXIMUM 44' PROPOSED	B - GENERAL OFFICE USE S-1 - WAREHOUSE STORAGE	TYPE II - B AUTOMATIC SPRINKLER SYSTEM THROUGHOUT
BUILDING 2	FIRST FLOOR = 148,720 SF SECOND FLOOR = 40,040 SF TOTAL = 188,760 SF	75' MAXIMUM 44' PROPOSED	B - GENERAL OFFICE USE S-1 - WAREHOUSE STORAGE	TYPE II - B AUTOMATIC SPRINKLER SYSTEM THROUGHOUT
BUILDING 3	FIRST FLOOR = 113,100 SF SECOND FLOOR = 30,160 SF TOTAL = 143,260 SF	75' MAXIMUM 44' PROPOSED	B - GENERAL OFFICE USE S-1 - WAREHOUSE STORAGE	TYPE II - B AUTOMATIC SPRINKLER SYSTEM THROUGHOUT
BUILDING 4	FIRST FLOOR = 113,100 SF SECOND FLOOR = 30,160 SF TOTAL = 143,260 SF	75' MAXIMUM 44' PROPOSED	B - GENERAL OFFICE USE S-1 - WAREHOUSE STORAGE	TYPE II - B AUTOMATIC SPRINKLER SYSTEM THROUGHOUT
BUILDING 5	FIRST FLOOR = 113,100 SF SECOND FLOOR = 30,160 SF TOTAL = 143,260 SF	75' MAXIMUM 44' PROPOSED	B - GENERAL OFFICE USE S-1 - WAREHOUSE STORAGE	TYPE II - B AUTOMATIC SPRINKLER SYSTEM THROUGHOUT
BUILDING 6	FIRST FLOOR = 113,100 SF SECOND FLOOR = 30,160 SF TOTAL = 143,260 SF	75' MAXIMUM 44' PROPOSED	B - GENERAL OFFICE USE S-1 - WAREHOUSE STORAGE	TYPE II - B AUTOMATIC SPRINKLER SYSTEM THROUGHOUT
TOTAL	GROSS FLOOR AREA = 948,520 SF			

PARKING

BUILDING	REQUIRED
BUILDING 1	OFFICE: 1/300 SF (39,920 SF / 300) = 133 SPACES WAREHOUSE: 1/2000 SF (148,200 / 2000) = 75 SPACES TOTAL = 207 SPACES
BUILDING 2	OFFICE: 1/300 SF (40,040 SF / 300) = 134 SPACES WAREHOUSE: 1/2000 SF (148,720 / 2000) = 75 SPACES TOTAL = 209 SPACES
BUILDING 3	OFFICE: 1/300 SF (30,160 SF / 300) = 101 SPACES WAREHOUSE: 1/2000 SF (113,100 / 2000) = 57 SPACES TOTAL = 158 SPACES
BUILDING 4	OFFICE: 1/300 SF (30,160 SF / 300) = 101 SPACES WAREHOUSE: 1/2000 SF (113,100 / 2000) = 57 SPACES TOTAL = 158 SPACES
BUILDING 5	OFFICE: 1/300 SF (30,160 SF / 300) = 101 SPACES WAREHOUSE: 1/2000 SF (113,100 / 2000) = 57 SPACES TOTAL = 158 SPACES
BUILDING 6	OFFICE: 1/300 SF (30,160 SF / 300) = 101 SPACES WAREHOUSE: 1/2000 SF (113,100 / 2000) = 57 SPACES TOTAL = 158 SPACES
TOTAL	OFFICE = 670 SPACES WAREHOUSE =379 SPACES TOTAL = 1,048 SPACES, 21 HC SPACES, 4 VAN ACCESSIBLE BICYCLE PARKING REQUIRED: 3% OF REQUIRED VEHICLE PARKING = 1,048 X 0.03 = 32 SPACES REQUIRED

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1,067 SPACES, 24 VAN ACCESSIBLE,
5 EV PARKING STALLS, 1 ACCESSIBLE EV PARKING STALL

TRAILER STORAGE BAYS PROVIDED: 89 SPACES

BICYCLE PARKING PROVIDED = 52 (26 INVERTED-U RACKS)

SIGNATURE BLOCK

JAG LOGISTICS CENTER AT DIA SITE PLAN

Legal Description: LOT 1, BLOCK 1, TRACTS A & B, JAG LOGISTICS CENTER AT DIA SUBDIVISION FILING NO. 1

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, Green Industrial Development Group, LLC (Corporation, Company, or Individual) has caused these presents to be executed this 1st day of April, AD, 2020

By: _____ (Principals or Owners)

State of Colorado
County of Arapahoe

The foregoing instrument was acknowledged before me this 1st day of April, 2020 by Daniel Green (Principals or Owners)

Witness my hand and official seal

_____ (Notary Public)

My commission expires 8-15-23

Notary Business Address: 6363 E Arapahoe Rd Centennial, CO 80121

HILARY PERIER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20034027379
MY COMMISSION EXPIRES 08/15/2023

CITY OF AURORA APPROVALS

City Attorney _____ Date 4/14/20

Planning Director _____ Date 4-10-2020

Planning Commission (Chairperson) N/A Date N/A

City Council (Mayor) N/A Date N/A

Attest (City Clerk) N/A Date N/A

Database Approval Date 7/24/19

RECORDER'S CERTIFICATE:
Accepted for filing in the office of the Clerk and Recorder of _____ County of _____ Colorado at _____ o'clock ___M, this _____ day of _____, AD, _____.
Clerk and Recorder: _____ Deputy: _____

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SIGNAGE CALCULATIONS

MAXIMUM ALLOWABLE SIGN AREA:
E. 68TH AVENUE (COLLECTOR STREET) FRONTAGE = 1,239 LF
POWHATON (COLLECTOR STREET) FRONTAGE = 1,995 LF
TOTAL FRONTAGE = 3,239 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

1. 8-29-2023 ADDED CENTER ENTRY CURB AND STEPS
2. 3-6-2024 ADDED FENCED SECURED STORAGE AREA TO BUILDING 4
3. **11-26-2024 ADDED (3) DUAL PORT ELECTRICAL VEHICLE CHARGERS AND ASSOCIATED ELECTRICAL EQUIPMENT AT BUILDING 2.**

REF. NO.DA-1903-06

CS-10478A

INTERGROUP ARCHITECTS

■ architecture
■ planning
■ interiors

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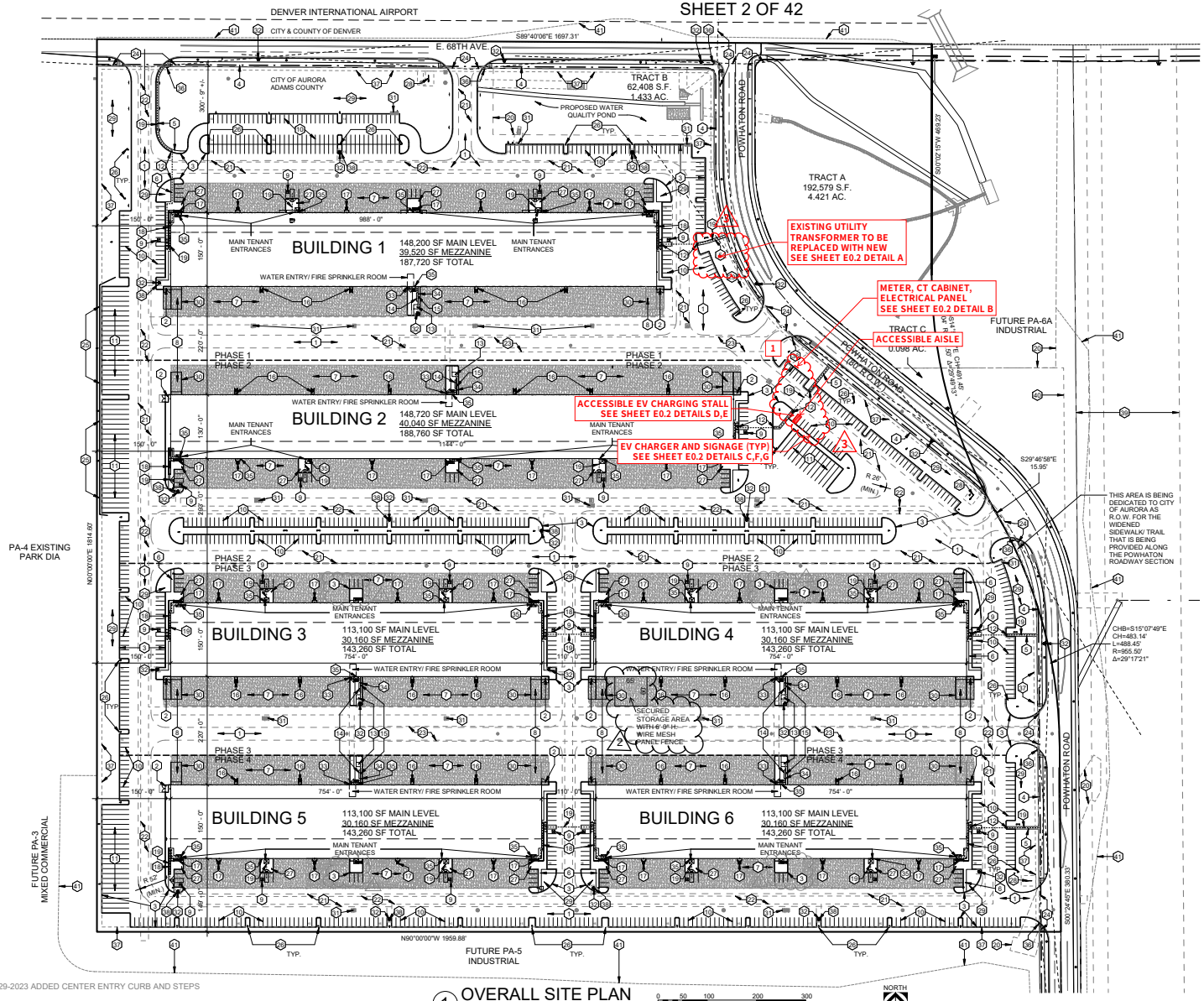
JAG LOGISTICS CENTER AT DIA
CONTEXTUAL SITE PLAN

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.
3-25-2020	MYLARS

CSP-1
COVER SHEET

10-11-2019 3:48:41 PM By: Author

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 2 OF 42



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

8-29-2023 ADDED CENTER ENTRY CURB AND STEPS

KEY NOTES:

1. SERVICE EQUIPMENT GREATER THAN 4' IN HEIGHT MUST BE SCREENED BY ARCHITECTURALLY COMPATIBLE WALLS, FENCES, AND/OR LANDSCAPING PER UDO, SEC. 4.7.8 (b)(1)(c) AND 4.8.11 (b)(2).

GENERAL NOTES:

1. NO GATES OR VEHICLE ACCESS CONTROL SYSTEMS ARE PROPOSED.

SHEET NOTES

1 FULL DEPTH ASPHALT PAVING FOR CAR, TRUCK, AND EMERGENCY VEHICLE TRAFFIC.
2 14' W. (+/-) x 6'-0" D. x 6'-8" H. TRASH ENCLOSURE WITH PAINTED METAL GATES ON 6" REINFORCED CONCRETE SLAB. SEE DETAILS.
3 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.
4 10'-0" W. CONCRETE SIDEWALK.
5 5'-0" W. CONCRETE SIDEWALK.
6 6'-0" W. CONCRETE SIDEWALK.
7 6" REINFORCED CONCRETE PAVING AT TRUCK APRON AND LOADING DOCKS.
8 6" REINFORCED CONCRETE PAVING AT DRIVE-IN TRUCK RAMP.
9 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.
10 PAINTED WHITE LINES, 4" WIDE, TYP. STANDARD PARKING SPACES ARE 9' W. x 18' L.
11 PAINTED WHITE LINES, 4" WIDE, TYP. TRAILER PARKING SPACES ARE 10' W. x 55' L.
12 CURB RAMP FOR HANDICAP ACCESS ON ACCESSIBLE ROUTE.
13 ELECTRICAL TRANSFORMER ON CONCRETE PAD.
14 ELECTRICAL METER AND EQUIPMENT CABINETS.
15 SITE CAST TILT-UP CONCRETE PANEL SCREEN WALL.
16 PAINTED STEEL STAIR WITH PAINTED STEEL GUARDRAIL & HANDRAILS.
17 CONCRETE STAIR WITH PAINTED STEEL GUARDRAIL & HANDRAILS.
18 CONCRETE HANDICAP ACCESSIBLE RAMP WITH PAINTED STEEL GUARDRAIL & HANDRAILS.
19 DASHED LINE INDICATES ACCESSIBLE ROUTE.
20 DRAINAGE EASEMENT.
21 26' W. FIRE LANE & ACCESS EASEMENT. INSIDE TURNING RADIUS TO BE 26' AND OUTSIDE TURNING RADIUS TO BE 52'.
22 16' W. UTILITY EASEMENT.
23 30' W. UTILITY EASEMENT.
24 SIGHT DISTANCE TRIANGLE.
25 CONCRETE RETAINING WALL, LOCATED IN EASEMENT BY LICENSE AGREEMENT. SEE GRADING PLAN.
26 LIGHT POLE WITH CUT-OFF STYLE FIXTURE. SEE PHOTOMETRIC PLANS.
27 INVERTED-U BICYCLE RACK. SEE DETAILS.
28 SITE CAST TILT-UP CONCRETE MONUMENT SIGN. SEE DETAILS.
29 IRRIGATED LANDSCAPE AREA. SEE LANDSCAPE DRAWINGS.
30 SLOPED VERTICAL CONCRETE RETAINING WALL.
31 STORM DRAIN INLET. SEE CIVIL DRAWINGS.
32 PROPOSED FIRE HYDRANT. SEE CIVIL DRAWINGS.
33 PROPOSED FIRE DEPARTMENT CONNECTION WITH APPROVED KNOX HARDWARE.
34 GAS SERVICE / METER DISTRIBUTION POINT. PAINT TO MATCH ADJACENT WALL COLOR. SEE PLUMBING DRAWINGS.
35 FIRE DEPARTMENT KNOX BOX. VERIFY EXACT LOCATION WITH FIRE AUTHORITY.
36 STOP SIGN.
37 10' W. UTILITY EASEMENT.
38 PROVIDE VEHICLE IMPACT PROTECTION BOLLARDS AT THIS FIRE HYDRANT. SEE DETAILS.
39 210' W. EXISTING PSCO EASEMENT.
40 UTILITY EASEMENT.
41 PRIVATE GRADING EASEMENT.

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JAG LOGISTICS CENTER AT DIA
CONTEXTUAL SITE PLAN

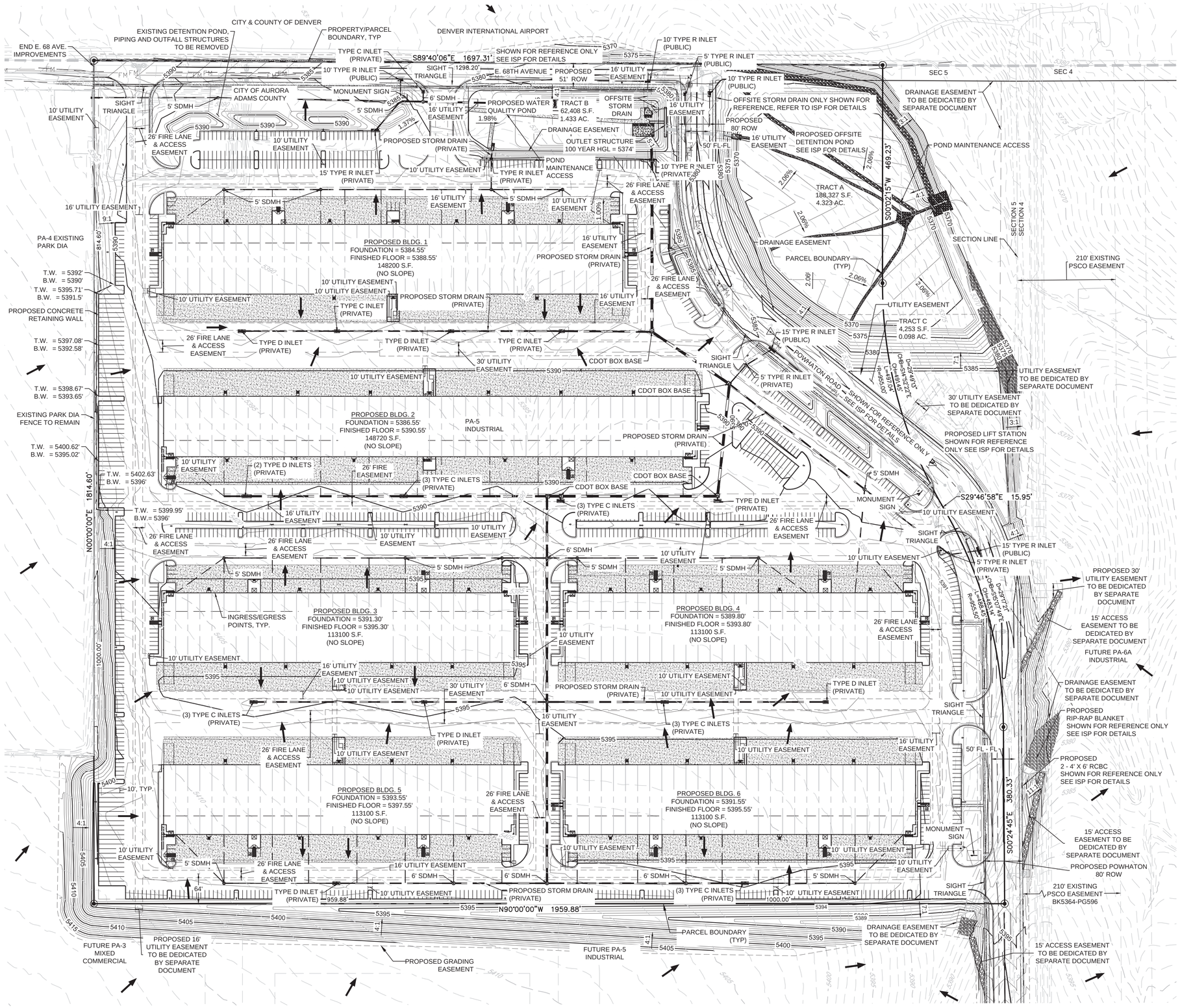
DATE	DESC.
8-27-2018	PRE-SUB MTG
9-4-2018	1ST SUB.
11-8-2018	2ND SUB.
12-20-2018	3RD SUB.
1-29-2019	4TH SUB.
3-6-2019	5TH SUB.
4-12-2019	6TH SUB.
8-22-2019	7TH SUB.
10-11-2019	8TH SUB.
3-25-2020	MYLARS

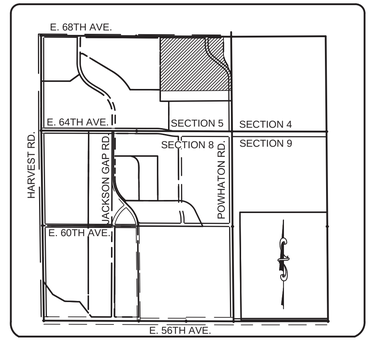
CSP-2
OVERALL SITE PLAN

REF. NO.DA-1903-06

By: Author
10-11-2019 3:48:43 PM

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 42





KEYMAP
1" = 2000'

100 50 0 100 200

SCALE: 1" = 100'

LEGEND	
5640	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
5640	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	PROPERTY BOUNDARY
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN

NOTES:
1. 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.
2. ONSITE STORM DRAINAGE AND WATER QUALITY POND IS PRIVATE AND WILL BE MAINTAINED BY THE METROPOLITAN DISTRICT.
3. PROPOSED DETENTION POND IS REGIONAL AND WILL BE UPSIZED AS NEEDED.
4. REGIONAL DETENTION POND SHALL BE OWNED AND MAINTAINED BY THE COA.

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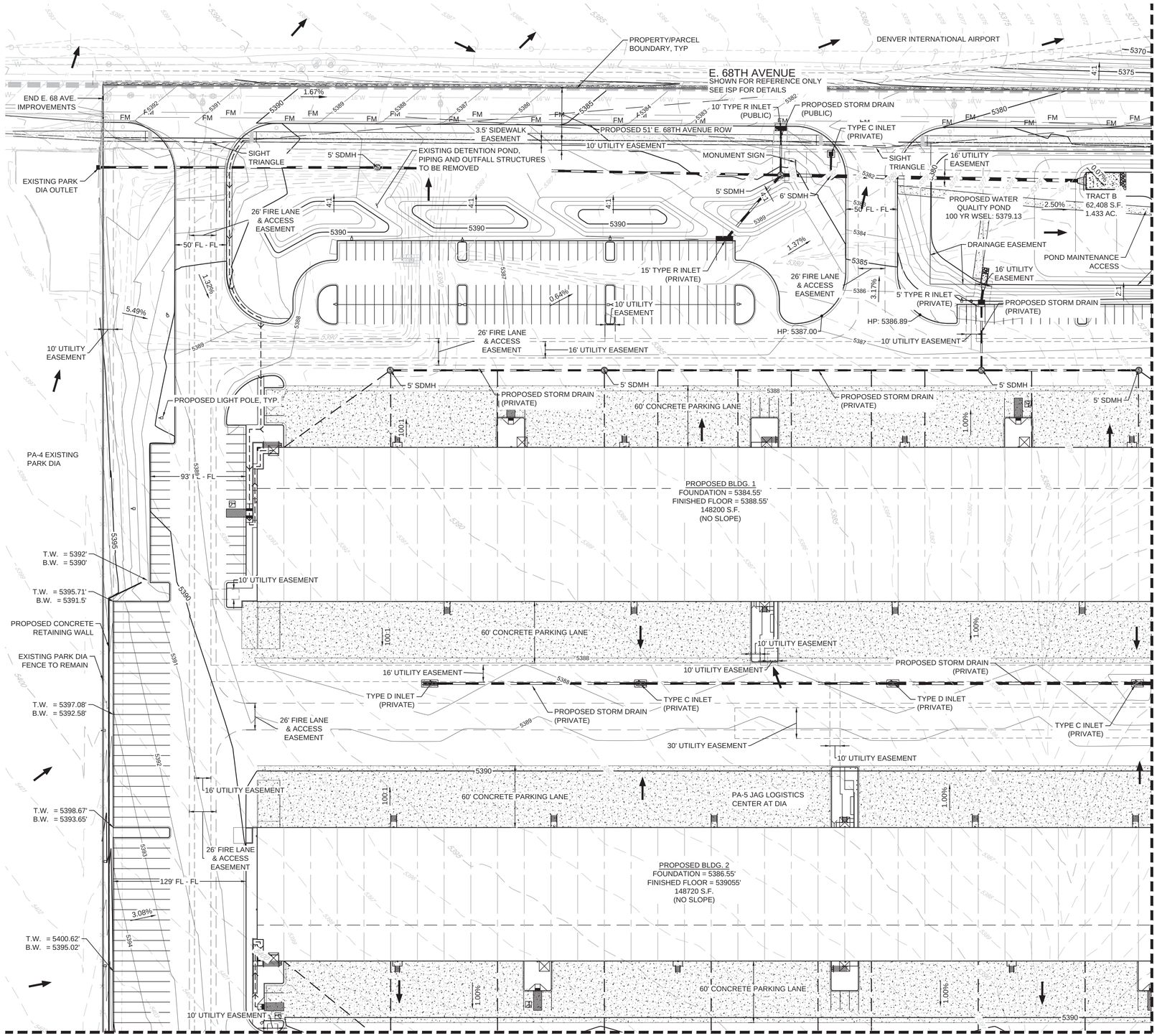
OVERALL GRADING PLAN

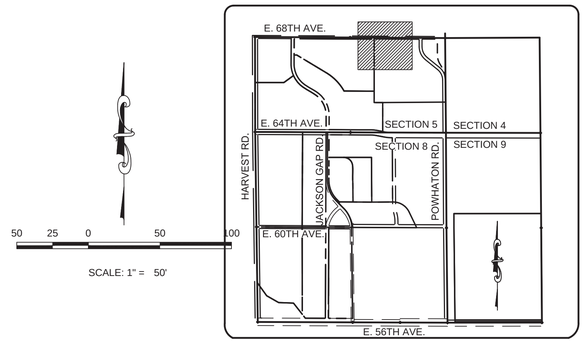
DATE	DESC.
8.27.2018	PRE-SUB MTG
9.4.2018	1ST SUB.
3-25-2020	MYLARS

CSP-3

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 4 OF 42





LEGEND

5640	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
5640	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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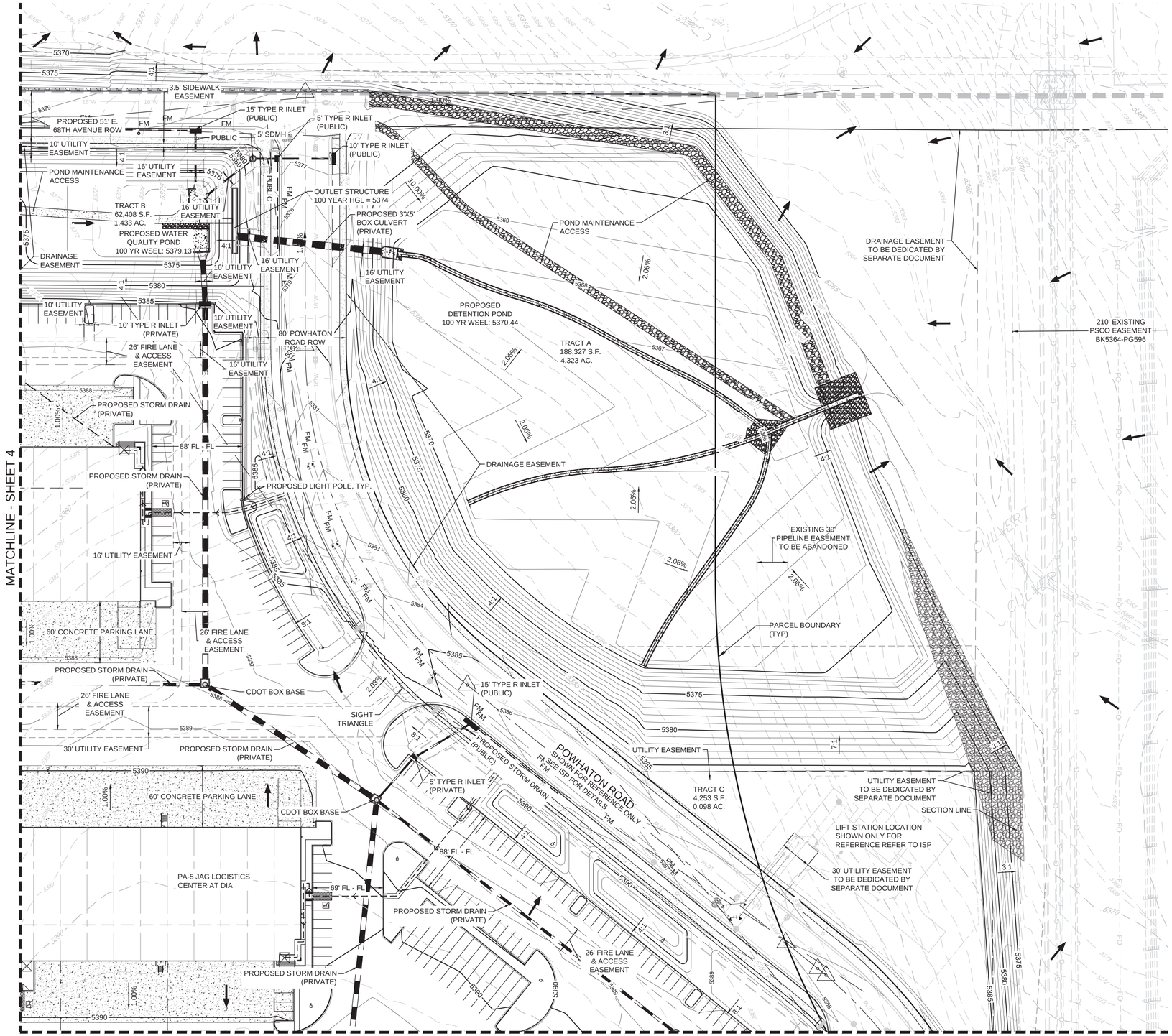
AREA GRADING PLAN

DATE	DESC.
8.27.2018	PRE-SUB MTG
9.4.2018	1ST SUB.
3-25-2020	MYLARS

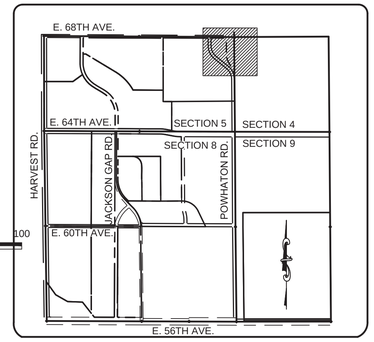
CSP-4

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 5 OF 42



SCALE: 1" = 50'



KEYMAP
1" = 2000'

LEGEND

5640	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
5640	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

DATE	DESC.
8.27.2018	PRE-SUB MTG
9.4.2018	1ST SUB.
3-25-2020	MYLARS

CSP-5

REF. NO. DA-1903-06

JAG LOGISTIC CENTER AT DIA (PORTEOS FILING 4) SITE PLAN 2018-6044-01

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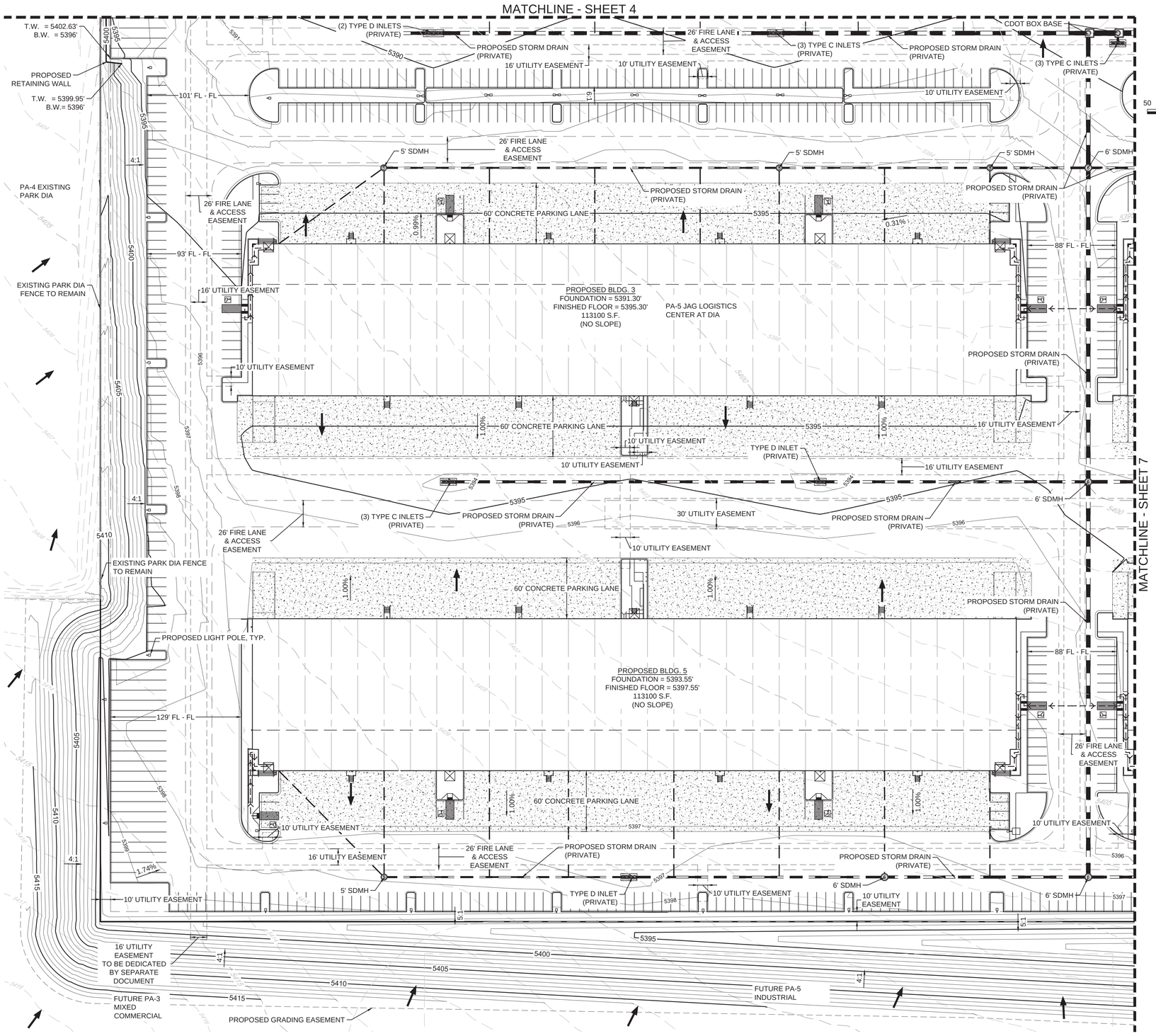
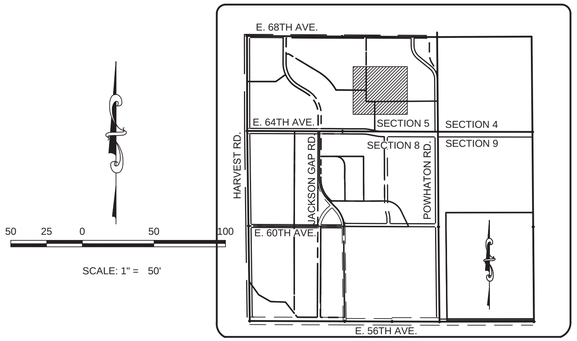
CONTEXTUAL SITE PLAN
PART OF THE SOUTHEAST 1/4 OF SECTION 5
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 6 OF 42





50 25 0 50 100
SCALE: 1" = 50'

LEGEND	
5640	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
5640	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

DATE	DESC.
8.27.2018	PRE-SUB MTG
9.4.2018	1ST SUB.
3-25-2020	MYLARS

CSP-6

REF. NO. DA-1903-06

JAG LOGISTIC CENTER AT DIA (PORTEOS FILING 4) SITE PLAN 2018-6044-01

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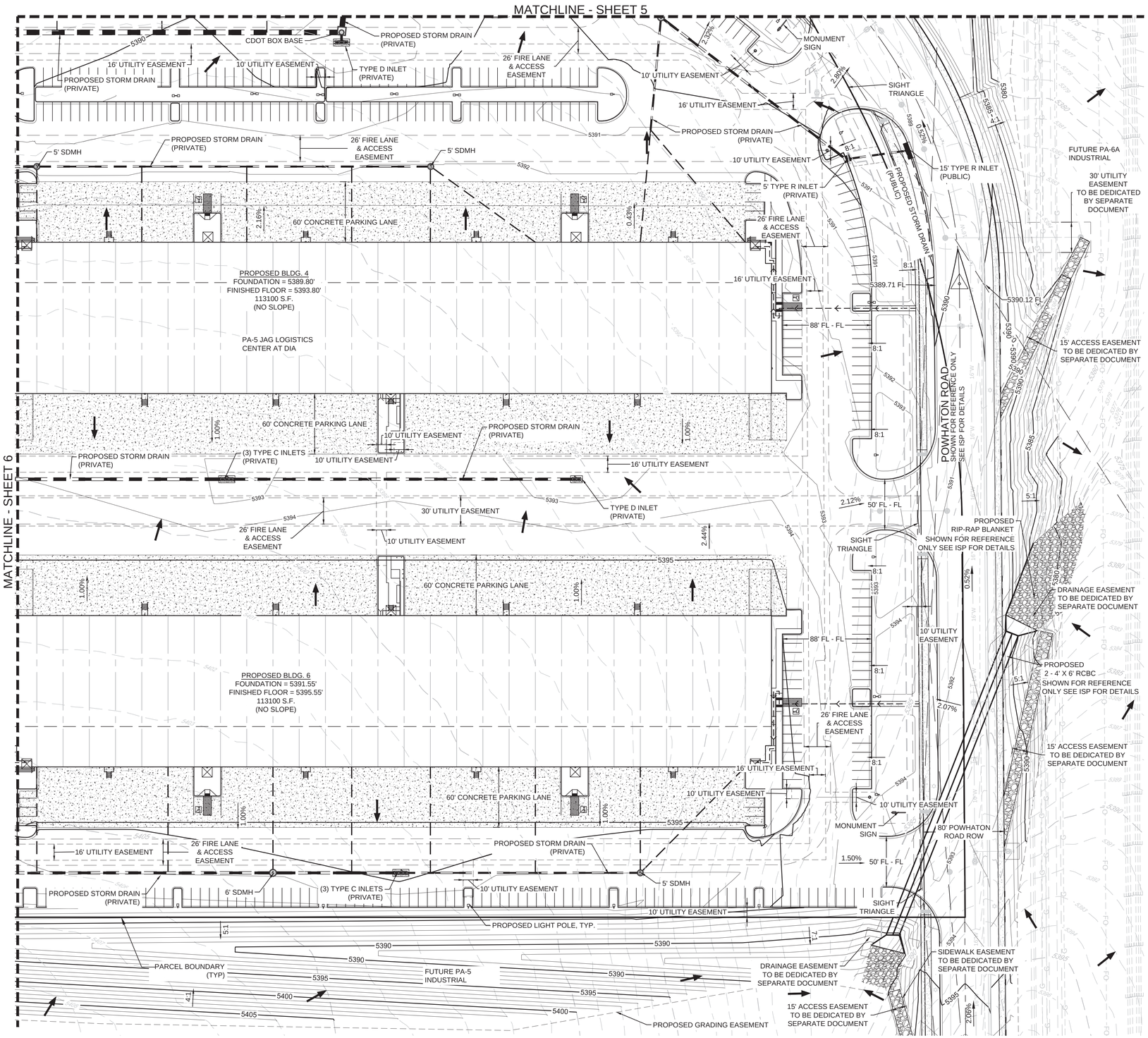
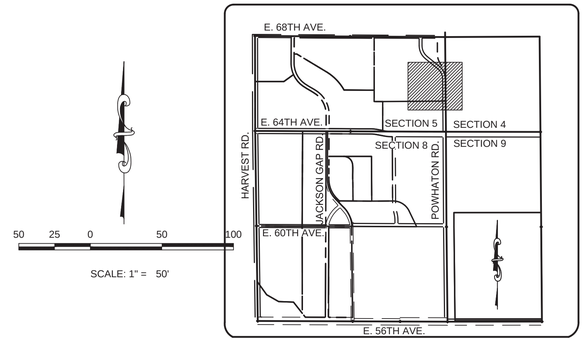
SHEET 7 OF 42





LEGEND	
5640	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
5640	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

DATE	DESC.
8.27.2018	PRE-SUB MTG
9.4.2018	1ST SUB.
3-25-2020	MYLARS

CSP-7

REF. NO. DA-1903-06

JAG LOGISTICS CENTER AT DIA
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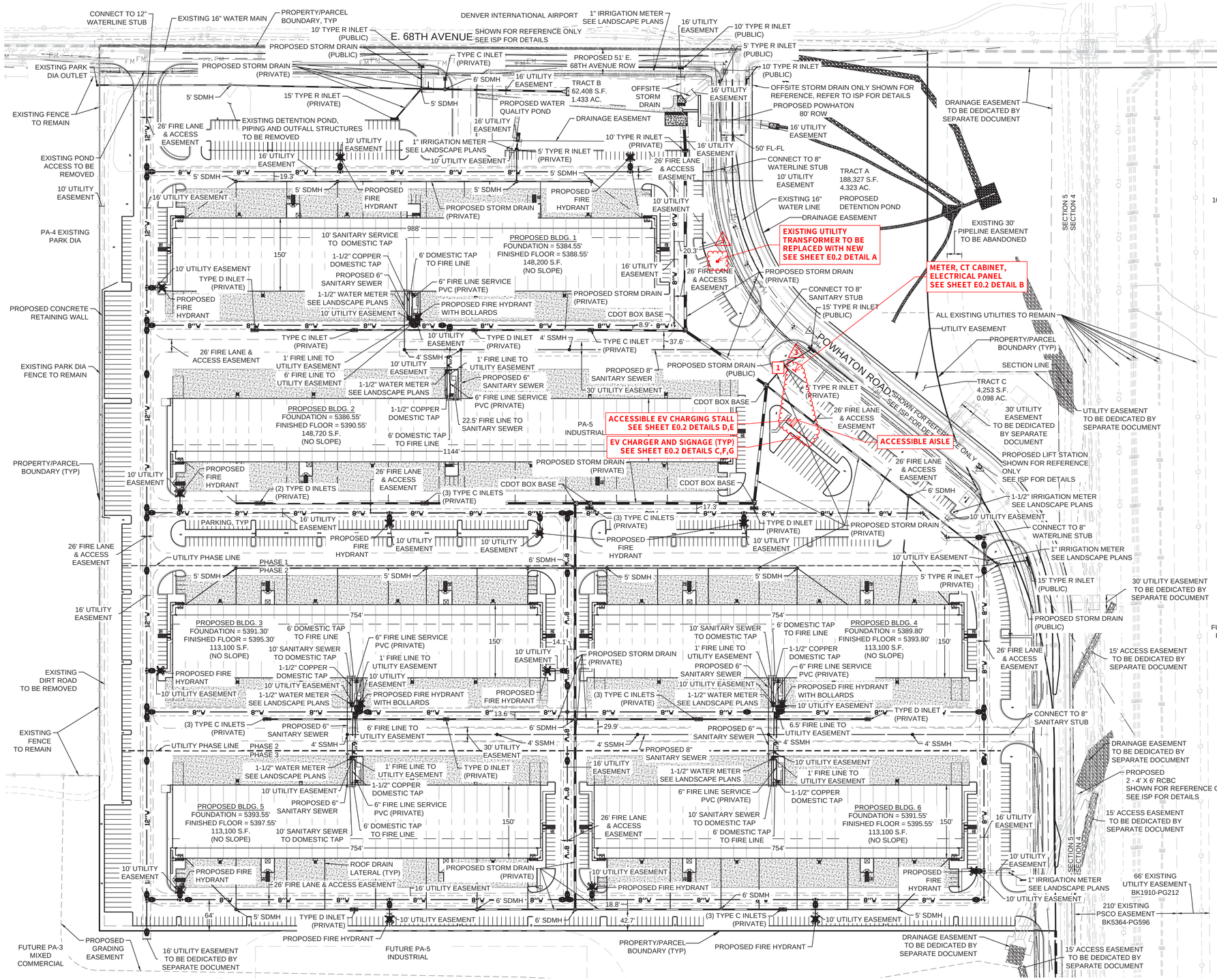
SHEET 8 OF 42


E. 68TH AVENUE
DENVER INTERNATIONAL AIRPORT
CONNECT TO 12" WATERLINE STUB
EXISTING 16" WATER MAIN
PROPERTY/PARCEL BOUNDARY, TYP
10' TYPE R INLET (PUBLIC)
PROPOSED STORM DRAIN (PUBLIC)
PROPOSED STORM DRAIN (PRIVATE)
EXISTING PARK DIA OUTLET
EXISTING FENCE TO REMAIN
EXISTING POND ACCESS TO BE REMOVED
10' UTILITY EASEMENT
PA-4 EXISTING PARK DIA
PROPOSED CONCRETE RETAINING WALL
EXISTING PARK DIA FENCE TO REMAIN
PROPERTY/PARCEL BOUNDARY (TYP)
SHOWN FOR REFERENCE ONLY SEE ISP FOR DETAILS
TYPE C INLET (PRIVATE)
6' SDMH
5' SDMH
15' TYPE R INLET (PRIVATE)
16' UTILITY EASEMENT
PROPOSED 51' E. 68TH AVENUE ROW
1" IRRIGATION METER SEE LANDSCAPE PLANS
TRACT B 62,408 S.F. 1.433 AC.
PROPOSED WATER QUALITY POND
OFFSITE STORM DRAIN
OFFSITE STORM DRAIN ONLY SHOWN FOR REFERENCE, REFER TO ISP FOR DETAILS
PROPOSED POWHATON 80' ROW
DRAINAGE EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT
50' FL-FL
EXISTING DETENTION POND, PIPING AND OUTFALL STRUCTURES TO BE REMOVED
26' FIRE LANE & ACCESS EASEMENT
DRAINAGE EASEMENT
10' TYPE R INLET (PRIVATE)
5' TYPE R INLET (PRIVATE)
10' TYPE R INLET (PUBLIC)
5' TYPE R INLET (PUBLIC)
CONNECT TO 8" WATERLINE STUB
TRACT A 188,327 S.F. 4.323 AC.
EXISTING 16" WATER LINE
PROPOSED DETENTION POND
EXISTING 30' PIPELINE EASEMENT TO BE ABANDONED
EXISTING UTILITY TRANSFORMER TO BE REPLACED WITH NEW SEE SHEET E0.2 DETAIL A
METER, CT CABINET, ELECTRICAL PANEL SEE SHEET E0.2 DETAIL B
PROPOSED FIRE HYDRANT
PROPOSED STORM DRAIN (PRIVATE)
10' SANITARY SERVICE TO DOMESTIC TAP
PROPOSED BLDG. 1 FOUNDATION = 5384.55' FINISHED FLOOR = 5388.55' 148,200 S.F. (NO SLOPE)
1-1/2" COPPER DOMESTIC TAP
6' DOMESTIC TAP TO FIRE LINE
PROPOSED 6" SANITARY SEWER
6" FIRE LINE SERVICE PVC (PRIVATE)
1-1/2" WATER METER SEE LANDSCAPE PLANS
PROPOSED FIRE HYDRANT WITH BOLLARDS
CDOT BOX BASE
CONNECT TO 8" SANITARY STUB
15' TYPE R INLET (PUBLIC)
ALL EXISTING UTILITIES TO REMAIN
UTILITY EASEMENT
PROPERTY/PARCEL BOUNDARY (TYP)
SECTION LINE
TRACT C 4,253 S.F. 0.098 AC.
30' UTILITY EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT
UTILITY EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT
POWHATON ROAD SHOWN FOR REFERENCE ONLY SEE ISP FOR DETAILS
TYPE D INLET (PRIVATE)
4' SSMH
TYPE C INLET (PRIVATE)
1' FIRE LINE TO UTILITY EASEMENT
6' FIRE LINE TO UTILITY EASEMENT
1-1/2" WATER METER SEE LANDSCAPE PLANS
PROPOSED 8" SANITARY SEWER
30' UTILITY EASEMENT
22.5' FIRE LINE TO SANITARY SEWER
PROPOSED BLDG. 2 FOUNDATION = 5386.55' FINISHED FLOOR = 5390.55' 148,720 S.F. (NO SLOPE)
PA-5 INDUSTRIAL
ACCESSIBLE EV CHARGING STALL SEE SHEET E0.2 DETAILS D,E
EV CHARGER AND SIGNAGE (TYP) SEE SHEET E0.2 DETAILS C,F,G
ACCESSIBLE AISLE
PROPOSED LIFT STATION SHOWN FOR REFERENCE ONLY SEE ISP FOR DETAILS
1-1/2" IRRIGATION METER SEE LANDSCAPE PLANS
CONNECT TO 8" WATERLINE STUB
1" IRRIGATION METER SEE LANDSCAPE PLANS
(2) TYPE D INLETS (PRIVATE)
(3) TYPE C INLETS (PRIVATE)
PARKING, TYP
(3) TYPE C INLETS (PRIVATE)
TYPE D INLET (PRIVATE)
PROPOSED FIRE HYDRANT
UTILITY PHASE LINE
PHASE 1
PHASE 2
PHASE 3
PROPOSED BLDG. 3 FOUNDATION = 5391.30' FINISHED FLOOR = 5395.30' 113,100 S.F. (NO SLOPE)
PROPOSED BLDG. 4 FOUNDATION = 5389.80' FINISHED FLOOR = 5393.80' 113,100 S.F. (NO SLOPE)
PROPOSED BLDG. 5 FOUNDATION = 5393.55' FINISHED FLOOR = 5397.55' 113,100 S.F. (NO SLOPE)
PROPOSED BLDG. 6 FOUNDATION = 5391.55' FINISHED FLOOR = 5395.55' 113,100 S.F. (NO SLOPE)
10' SANITARY SEWER TO DOMESTIC TAP
1-1/2" COPPER DOMESTIC TAP
6' DOMESTIC TAP TO FIRE LINE
6" FIRE LINE SERVICE PVC (PRIVATE)
1' FIRE LINE TO UTILITY EASEMENT
PROPOSED 6" SANITARY SEWER
1-1/2" WATER METER SEE LANDSCAPE PLANS
PROPOSED FIRE HYDRANT WITH BOLLARDS
6.5' FIRE LINE TO UTILITY EASEMENT
PROPOSED 8" SANITARY SEWER
ROOF DRAIN LATERAL (TYP)
PROPOSED GRADING EASEMENT
16' UTILITY EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT
FUTURE PA-3 MIXED COMMERCIAL
FUTURE PA-5 INDUSTRIAL
FUTURE PA-6A INDUSTRIAL
PROPERTY/PARCEL BOUNDARY (TYP)
DRAINAGE EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT
15' ACCESS EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT
30' UTILITY EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT
PROPOSED 2 - 4' X 6' RCBC SHOWN FOR REFERENCE ONLY SEE ISP FOR DETAILS
66' EXISTING UTILITY EASEMENT BK1910-PG212
210' EXISTING PSCO EASEMENT BK5364-PG596
EXISTING DIRT ROAD TO BE REMOVED
EXISTING FENCE TO REMAIN
SECTION 5
SECTION 4
EXISTING 24" RCP
EXISTING 36" RCP
EXISTING 42" RCP
EXISTING 48" RCP
EXISTING 54" RCP
EXISTING 60" RCP
EXISTING 72" RCP
EXISTING 84" RCP
EXISTING 96" RCP
EXISTING 108" RCP
EXISTING 120" RCP
EXISTING 132" RCP
EXISTING 144" RCP
EXISTING 156" RCP
EXISTING 168" RCP
EXISTING 180" RCP
EXISTING 192" RCP
EXISTING 204" RCP
EXISTING

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CONTEXTUAL SITE PLAN
PART OF THE SOUTHEAST 1/4 OF SECTION 5
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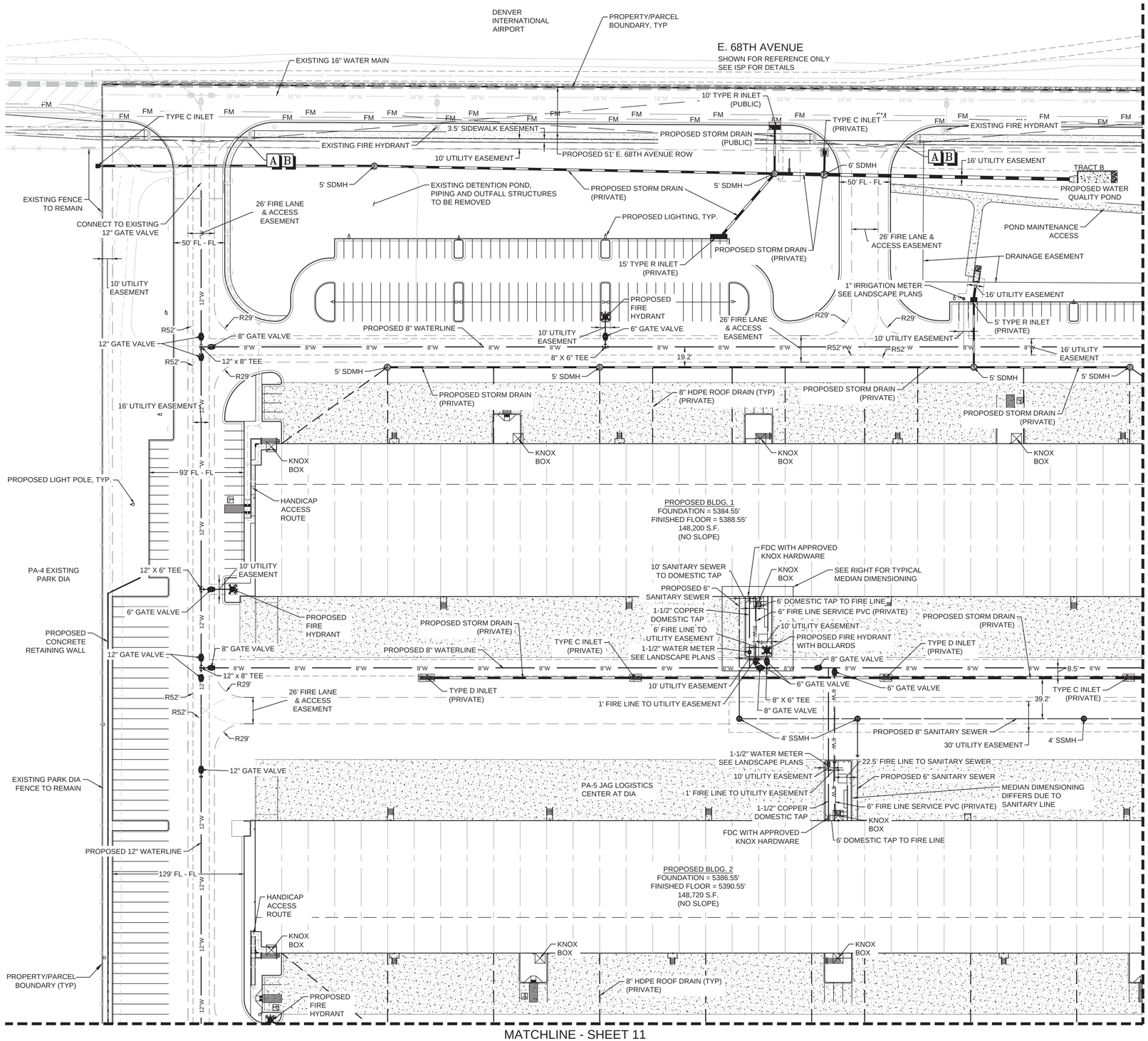
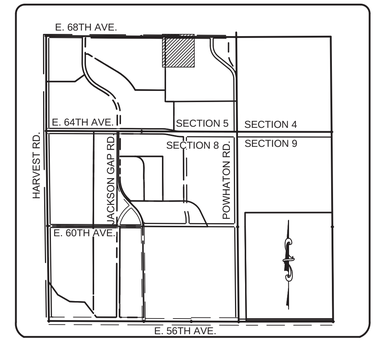
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 9 OF 42





SCALE: 1" = 50'

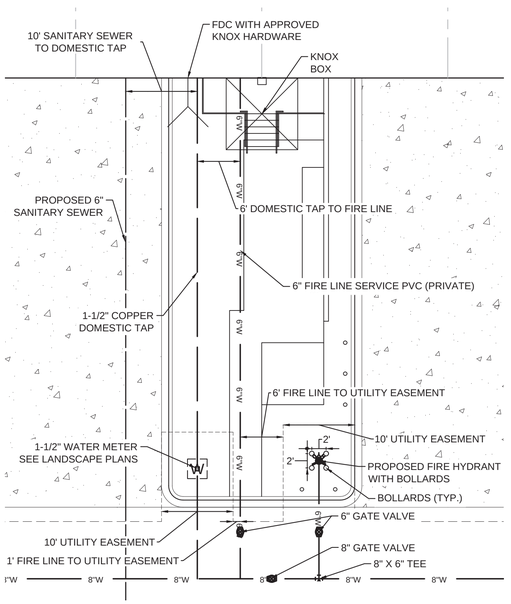
LEGEND

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

A

R1 – 1
30"X30" SINGLE LANE
36"X36" MULT–LANE

B



SCALE: 1" = 10'
DIMENSIONS TYPICAL ALL MEDIANS
UNLESS OTHERWISE NOTED

REF. NO. DA-1903-06

JAG LOGISTIC CENTER AT DIA (PORTEOS FILING 4) SITE PLAN 2018-6044-01

CS-10478

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JAG LOGISTICS CENTER AT DIA

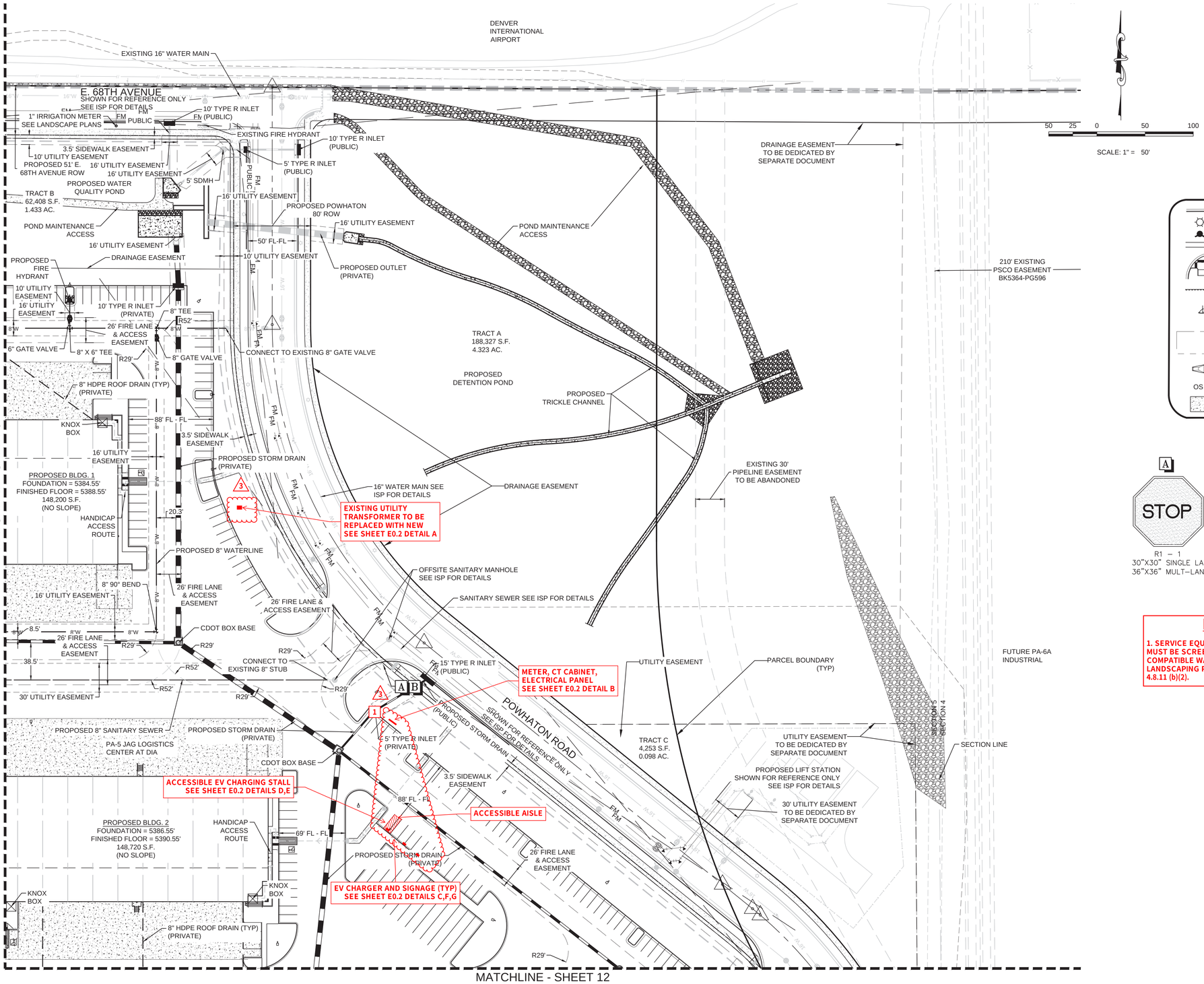
AREA UTILITY PLAN

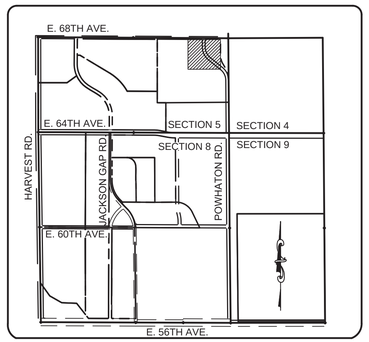
DATE	DESC.
8.27.2018	PRE-SUB MTG
9.4.2018	1ST SUB.
3-25-2020	MYLARS

CSP- 9

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 10 OF 42

CS-10478





KEYMAP
1" = 2000'

LEGEND

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

A

R1 – 1
30"X30" SINGLE LANE
36"X36" MULT–LANE

B

D3-1
D3–1
VARIES X 12"

KEY NOTES:

1. SERVICE EQUIPMENT GREATER THAN 4' IN HEIGHT MUST BE SCREENED BY ARCHITECTURALLY COMPATIBLE WALLS, FENCES, AND/OR LANDSCAPING PER UDO, SEC. 4.7.8 (b)(1)(c) AND 4.8.11 (b)(2).

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JAG LOGISTICS CENTER AT DIA

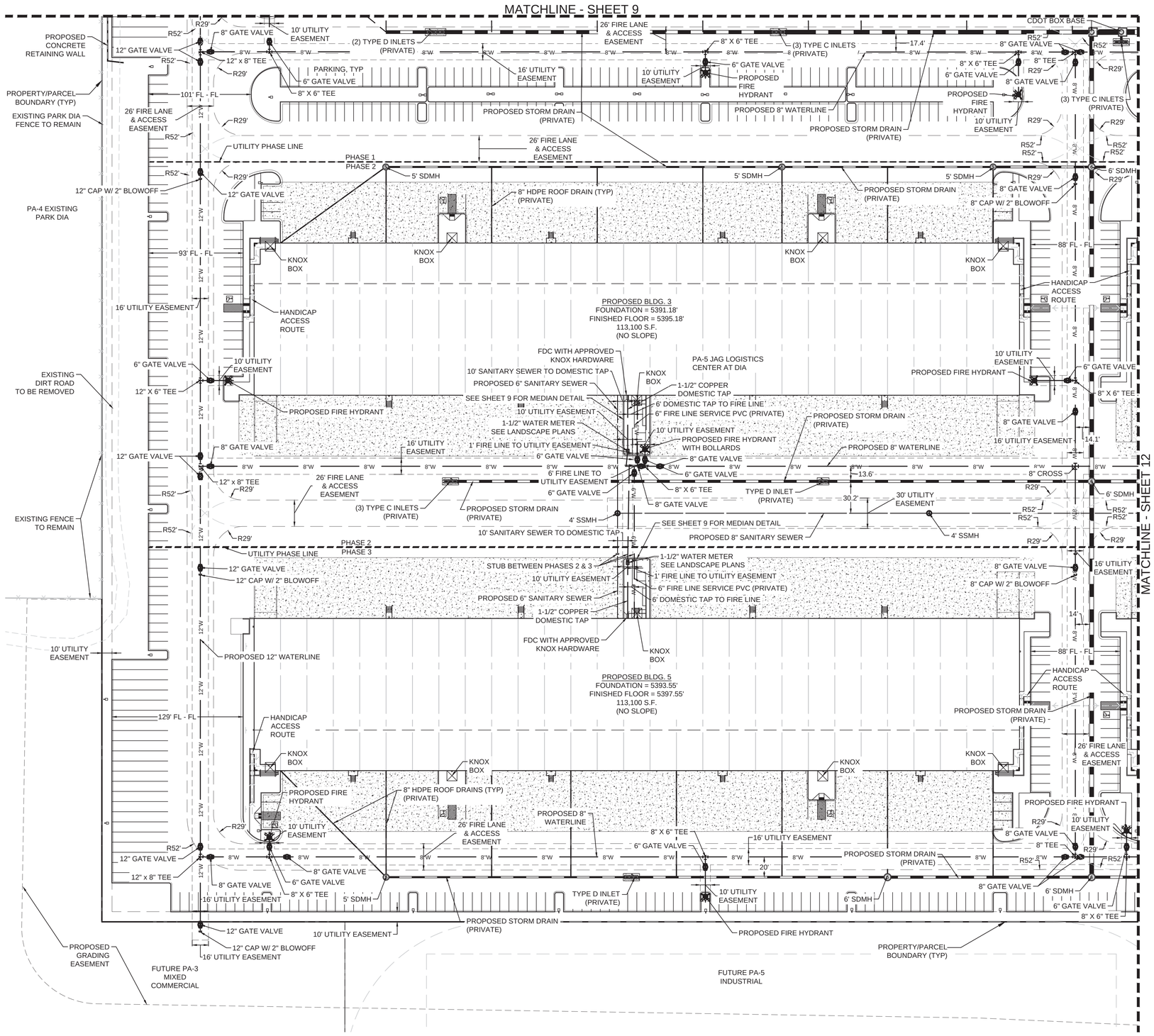
AREA UTILITY PLAN

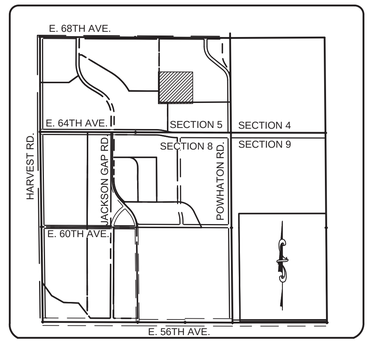
DATE	DESC.
8.27.2018	PRE-SUB MTG
9.4.2018	1ST SUB.
3-25-2020	MYLARS

CSP-10

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 11 OF 42





KEYMAP
1" = 2000'

LEGEND

- PROPOSED CURB & GUTTER
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED SIDEWALK
- PROPOSED CURB RETURN SIDEWALK RAMP
- PROPOSED TEMPORARY ROAD BARRIER
- PROPOSED MID-BLOCK RAMP
- PROPOSED BUILDING ENVELOPE
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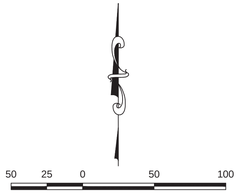
- PROPOSED PAVEMENT
- TRUCK ROUTE PARKING LIGHT



SCALE: 1" = 50'

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AREA UTILITY PLAN

DATE	DESC.
8.27.2018	PRE-SUB MTG
9.4.2018	1ST SUB.
3-25-2020	MYLARS

CSP-11

REF. NO. DA-1903-06

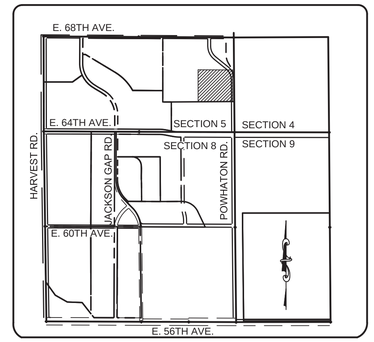
JAG LOGISTICS CENTER AT DIA (PORTEOS FILING 4) SITE PLAN 2018-6044-01

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 12 OF 42

MATCHLINE - SHEET 10

MATCHLINE - SHEET 11

TYPE D INLET (PRIVATE)
CDOT BOX BASE
17.3'
16' UTILITY EASEMENT
8" X 6" TEE
6" GATE VALVE
10' UTILITY EASEMENT
PROPOSED 8" WATERLINE
26' FIRE LANE & ACCESS EASEMENT
PROPOSED STORM DRAIN (PRIVATE)
PROPOSED FIRE HYDRANT
UTILITY PHASE LINE
PHASE 1
PHASE 2
5' SDMH
8" HDPE ROOF DRAIN (TYP) (PRIVATE)
KNOX BOX
PA-5 JAG LOGISTICS CENTER AT DIA
PROPOSED BLDG. 4
FOUNDATION = 5389.48'
FINISHED FLOOR = 5393.48'
113,100 S.F.
(NO SLOPE)
SEE SHEET 9 FOR MEDIAN DETAIL
FDC WITH APPROVED KNOX HARDWARE
10' SANITARY SEWER TO DOMESTIC TAP
6' DOMESTIC TAP TO FIRE LINE
PROPOSED 6" SANITARY SEWER
6" FIRE LINE SERVICE PVC (PRIVATE)
1-1/2" COPPER DOMESTIC TAP
1' FIRE LINE TO UTILITY EASEMENT
PROPOSED FIRE HYDRANT WITH BOLLARDS
1-1/2" WATER METER SEE LANDSCAPE PLANS
6.5' FIRE LINE TO UTILITY EASEMENT
30.2'
13.6'
4' SSMH
(3) TYPE C INLETS (PRIVATE)
30' UTILITY EASEMENT
PROPOSED 8" SANITARY SEWER
8" GATE VALVE
8" 45° BEND
1-1/2" IRRIGATION METER SEE LANDSCAPE PLANS
CONNECT TO EXISTING 8" GATE VALVE
EXISTING 16" WATER MAIN
8" TEE
1" IRRIGATION METER SEE LANDSCAPE PLANS
15' TYPE R INLET (PUBLIC)
5' TYPE R INLET (PRIVATE)
PROPOSED STORM DRAIN (PUBLIC)
30' UTILITY EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT
PROPERTY/PARCEL BOUNDARY, TYP
FUTURE PA-6A INDUSTRIAL
15' ACCESS EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT
3.5' SIDEWALK EASEMENT
PROPOSED POWHATON 80' ROW
88' FL - FL
50' FL - FL
EXISTING SANITARY SEWER
CONNECT TO EXISTING SANITARY MANHOLE
DRAINAGE EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT
PROPOSED 2 - 4' X 6' RCBC SHOWN FOR REFERENCE ONLY SEE ISP FOR DETAILS
SECTION 5
SECTION 4
SECTION LINE
210' EXISTING PSCO EASEMENT BK536-PG596
DRAINAGE EASEMENT
HANDICAP ACCESS ROUTE
8" HDPE ROOF DRAINS (TYP) (PRIVATE)
8" 90° BEND
PROPERTY/PARCEL BOUNDARY (TYP)
FUTURE PA-5 INDUSTRIAL
PROPOSED GRADING EASEMENT



KEYMAP
1" = 2000'

LEGEND

- PROPOSED CURB & GUTTER
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED SIDEWALK
- PROPOSED CURB RETURN SIDEWALK RAMP
- PROPOSED TEMPORARY ROAD BARRIER
- PROPOSED MID-BLOCK RAMP
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- SIGHT TRIANGLE LINE
- PROPOSED CONCRETE CROSSPAN
- PROPOSED STORM INLET
- PROPOSED MANHOLE
- PROPOSED PAVEMENT
- TRUCK ROUTE PARKING LIGHT

50 25 0 50 100
SCALE: 1" = 50'

A
STOP
R1 – 1
30"X30" SINGLE LANE
36"X36" MULT–LANE

B
E Main St
D3-1
D3–1
VARIES X 12"

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JAG LOGISTICS CENTER AT DIA

AREA UTILITY PLAN

DATE	DESC.
8.27.2018	PRE-SUB MTG
9.4.2018	1ST SUB.
3-25-2020	MYLARS

CSP-12

REF. NO. DA-1903-06

JAG LOGISTIC CENTER AT DIA (PORTEOS FILING 4) SITE PLAN 2018-6044-01

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 13 OF 42

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CSP 14 | CSP 15 | CSP 16 | CSP 17 | CSP 18 | CSP 19 | CSP 20

EAST 68TH AVENUE

BLDG. 1 | BLDG. 2 | BLDG. 3 | BLDG. 4 | BLDG. 5 | BLDG. 6

22 TRAILER STORAGE BAYS | 23 TRAILER STORAGE BAYS | 13 TRAILER STORAGE BAYS

SLOPING GRADE

POWHATON ROAD

EXISTING UTILITY TRANSFORMER TO BE REPLACED WITH NEW SEE SHEET E0.2 DETAIL A

METER, CT CABINET, ELECTRICAL PANEL SEE SHEET E0.2 DETAIL B

ACCESSIBLE EV CHARGING STALL SEE SHEET E0.2 DETAILS D,E

EV CHARGER AND SIGNAGE (TYP) SEE SHEET E0.2 DETAILS C,F,G

ACCESSIBLE AISLE

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.

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.

MATCHLINE - SHEET 13 PLAN 'A'

MATCHLINE - SHEET 13 PLAN 'B'

MATCHLINE - SHEET 13 PLAN 'C'

MATCHLINE - SHEET 13 PLAN 'D'

A | B | C | D

KEY NOTES:

1. SERVICE EQUIPMENT GREATER THAN 4' IN HEIGHT MUST BE SCREENED BY ARCHITECTURALLY COMPATIBLE WALLS, FENCES, AND/OR LANDSCAPING PER UDO, SEC. 4.7.8 (b)(1)(c) AND 4.8.11 (b)(2).

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.

EAST 64TH AVENUE

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.

24"W

LEGEND

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STACKLot
5639 SOUTH CURTICE STREET
LITTLETON, COLORADO 80120
303.883.2735

NORTH

0' 50' 100' 200' 300'

SCALE 1" = 100' - 0"

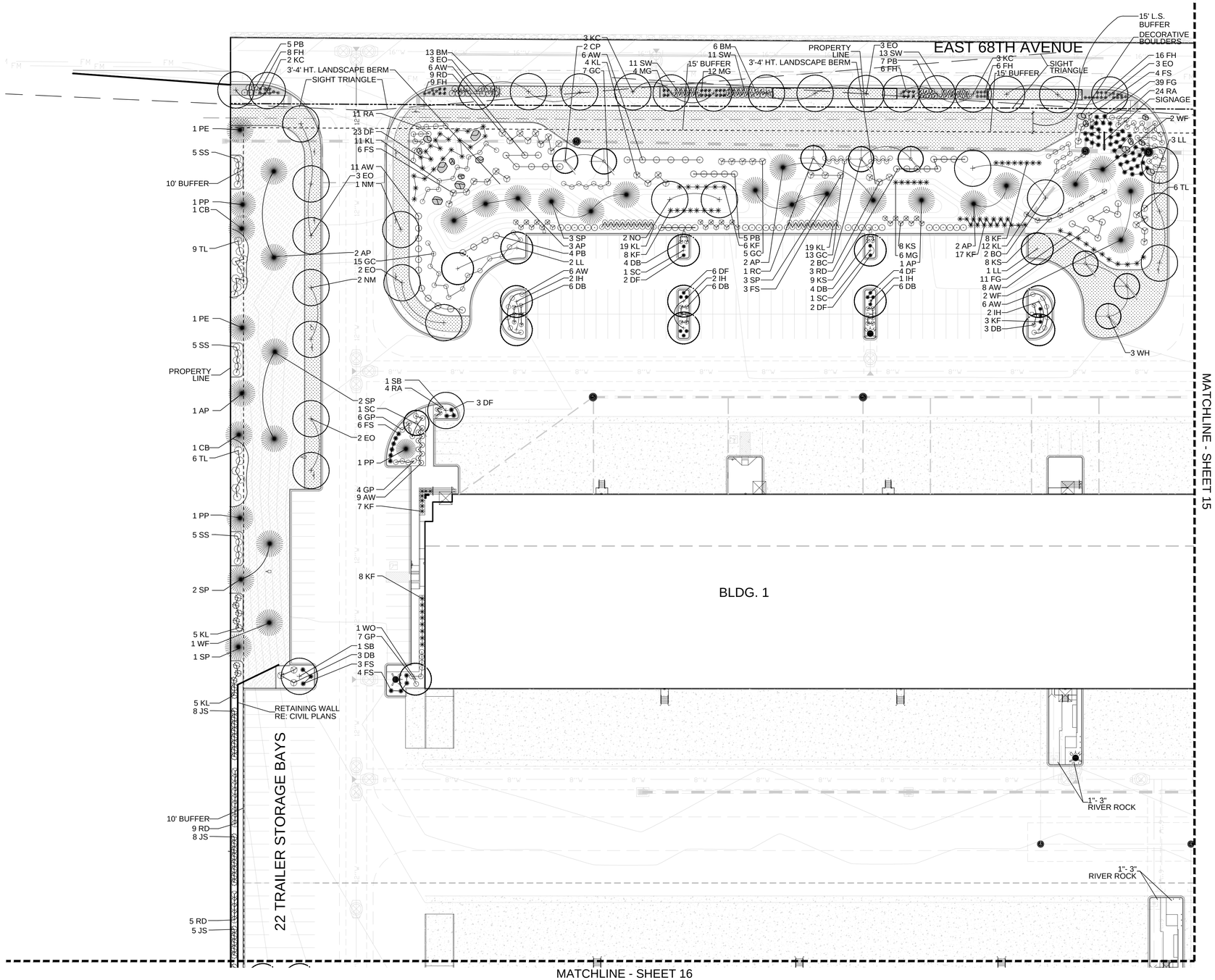
REF. NO. DA-1903-06

JAG LOGISTICS CENTER AT DIA

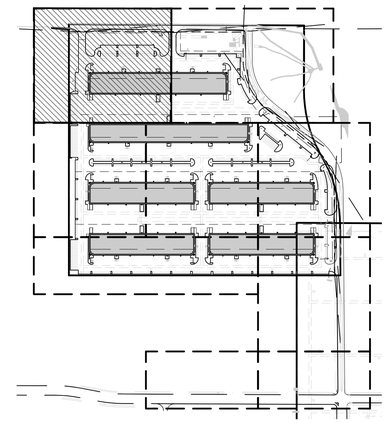
DATE	DESC.
8.27.2018	PRE-SUB MTG
9.4.2018	1ST SUB.
11.8.2018	2nd SUB.
12.21.2018	3rd SUB.
1.29.2019	4th SUB.
3.1.2019	5th SUB.
4.4.2019	6th SUB.
3-25-2020	MYLARS

CSP-13
OVERALL 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 14 OF 42



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)

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.

NATIVE SEED MIX (ZONE Z)

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
CRESTED WHEATGRASS "FAIRWAY"	AGROPYRON CRISTATUM	30%	10.5 LBS.
WESTERN WHEATGRASS "ARRIBA"	BOUTELOUA SMITHII	30%	10.5 LBS.
SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	20%	3.0 LBS.
BLUE GRAMA	BOUTELOUA GRACILIS	15%	3.0 LBS.
BUFFALO GRASS	BOUTELOUA DACTYLOIDES	5%	3.0 LBS.

- 4"-6" COBBLE
- NON-HATCH PLANTING AREAS: 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

NOTES

1. REFER TO SHEET 23 FOR PLANT SCHEDULE AND ADDITIONAL NOTES.
2. 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
LITTLETON, COLORADO 80120
303.883.2735

NORTH

0' 20' 40' 80' 120'

SCALE 1" = 40' - 0"

REF. NO. DA-1903-06

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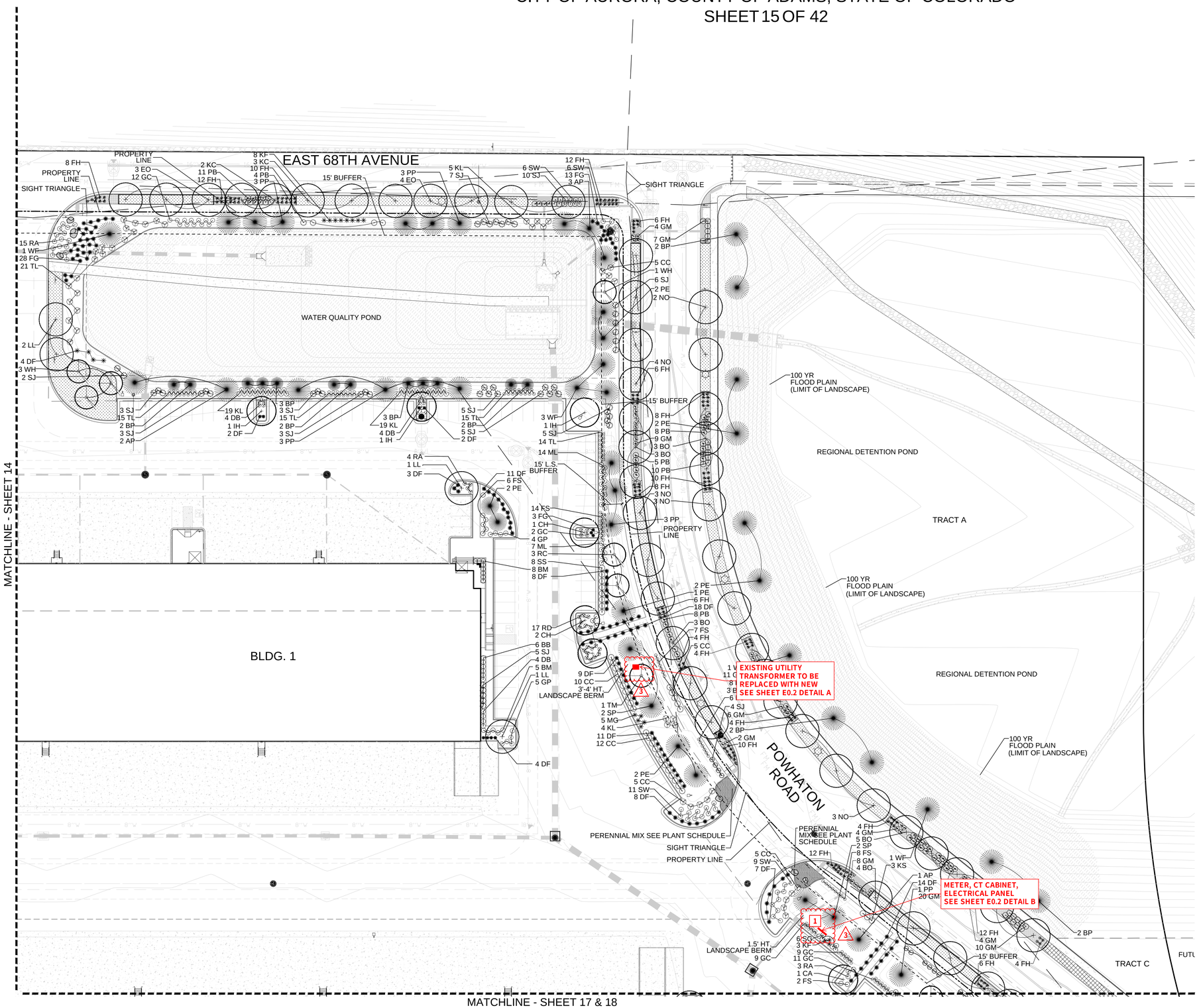
JAG LOGISTICS CENTER AT DIA

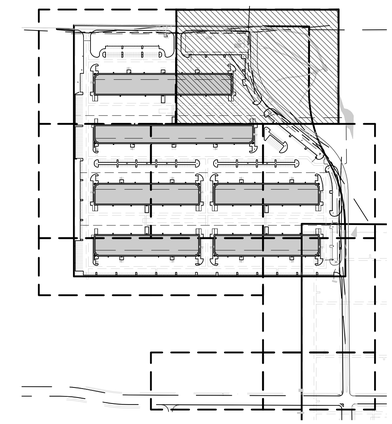
DATE	DESC.
8.27.2018	PRE-SUB MTG
9.4.2018	1ST SUB.
11.8.2018	2nd SUB.
12.21.2018	3rd SUB.
1.29.2019	4th SUB.
3.1.2019	5th SUB.
4.4.2019	6th SUB.
3-25-2020	MYLARS

CSP-14
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 15 OF 42



KEY MAP



LEGEND

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- ORNAMENTAL GRASS / PERENNIAL
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SWITCHGRASS	PANICUM VIRGATUM	10%	3.0 LBS.
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUS	10%	3.0 LBS.

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COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
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- STEEL EDGING
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- FDC
- KNOX BOX

NOTES

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

KEY NOTES:

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NORTH

0' 20' 40' 80' 120'

SCALE 1" = 40' - 0"

REF. NO. DA-1903-06

JAG LOGISTIC CENTER AT DIA (PORTEOS FILING 4) SITE PLAN 2018-6044-01

CS-10478

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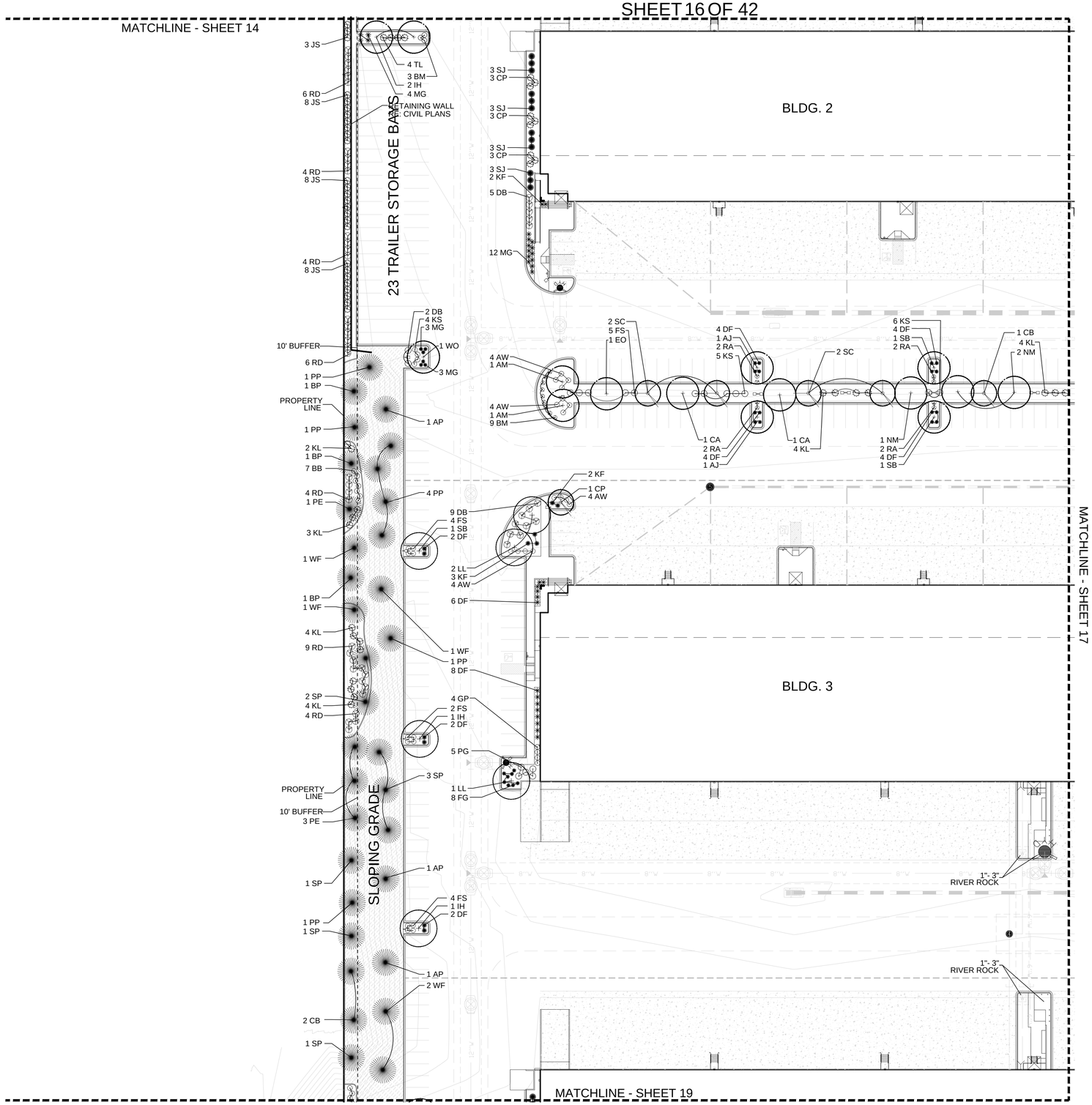
JAG LOGISTICS CENTER AT DIA

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.
3-25-2020	MYLARS

STACKLot
5639 SOUTH CURTICE STREET
LITTLETON, COLORADO 80120
303.883.2735

CSP-15
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 16 OF 42



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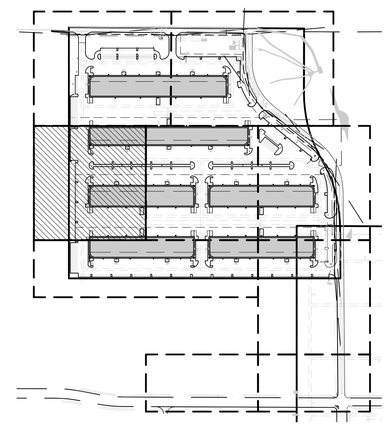

LEGEND

- 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)

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.

NATIVE SEED MIX (ZONE Z)

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
CRESTED WHEATGRASS "FAIRWAY"	AGROPYRON CRISTATUM	30%	10.5 LBS.
WESTERN WHEATGRASS "ARRIBA"	BOUTELOUA SMITHII	30%	10.5 LBS.
SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	20%	3.0 LBS.
BLUE GRAMA	BOUTELOUA GRACILIS	15%	3.0 LBS.
BUFFALO GRASS	BOUTELOUA DACTYLOIDES	5%	3.0 LBS.

- 4"-6" COBBLE
- NON-HATCH PLANTING AREAS: 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

NOTES

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STACKlot
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LITTLETON, COLORADO 80120
303.883.2735

NORTH

0' 20' 40' 80' 120'

SCALE 1" = 40' - 0"

CS-10478

INTERGROUP ARCHITECTS
■ architecture
■ planning
■ interiors
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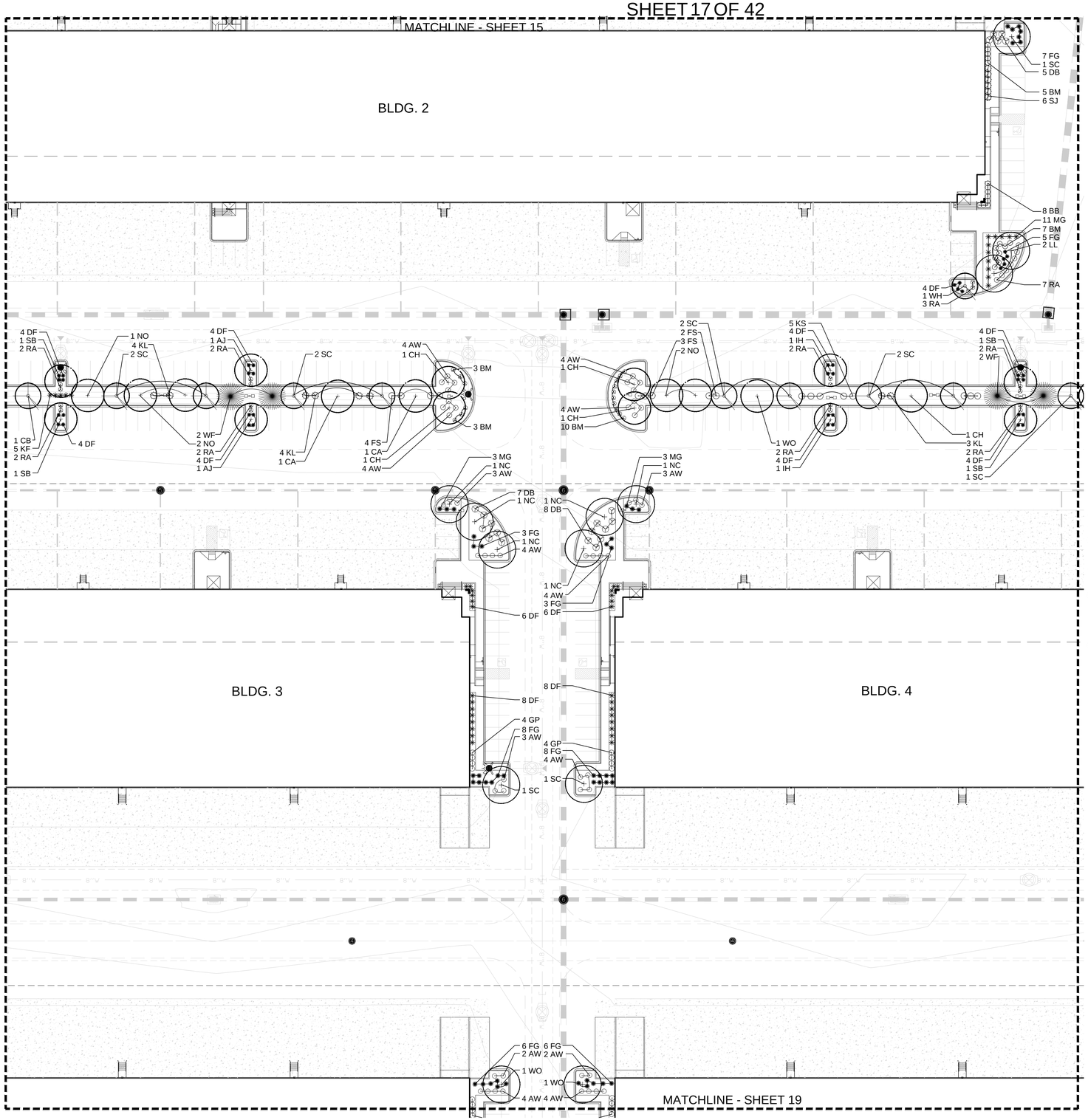
3.1.2019	5th SUB.
4.4.2019	6th SUB.
3-25-2020	MYLARS

CSP-16
LANDSCAPE PLAN

REF. NO. DA-1903-06

JAG LOGISTICS CENTER AT DIA (PORTEOS FILING 4) SITE PLAN 2018-6044-01

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 17 OF 42



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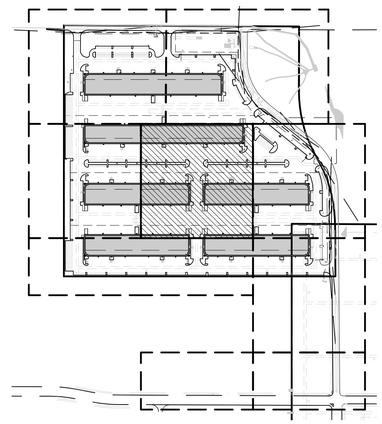

LEGEND

- 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)

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
WESTERN WHEATGRASS	AGROPYRON SMITHII	35%	10.5 LBS.
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BLUE GRAMA	BOUTELOUA GRACILIS	10%	3.0 LBS.
SWITCHGRASS	PANICUM VIRGATUM	10%	3.0 LBS.
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUS	10%	3.0 LBS.

NATIVE SEED MIX (ZONE Z)

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
CRESTED WHEATGRASS "FAIRWAY"	AGROPYRON CRISTATUM	30%	10.5 LBS.
WESTERN WHEATGRASS "ARRIBA"	BOUTELOUA SMITHII	30%	10.5 LBS.
SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	20%	3.0 LBS.
BLUE GRAMA	BOUTELOUA GRACILIS	15%	3.0 LBS.
BUFFALO GRASS	BOUTELOUA DACTYLOIDES	5%	3.0 LBS.

- 4"-6" COBBLE
- NON-HATCH PLANTING AREAS: 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

NOTES

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5639 SOUTH CURTICE STREET
LITTLETON, COLORADO 80120
303.883.2735

NORTH

0' 20' 40' 80' 120'

SCALE 1" = 40' - 0"

CS-10478

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■ planning
■ interiors
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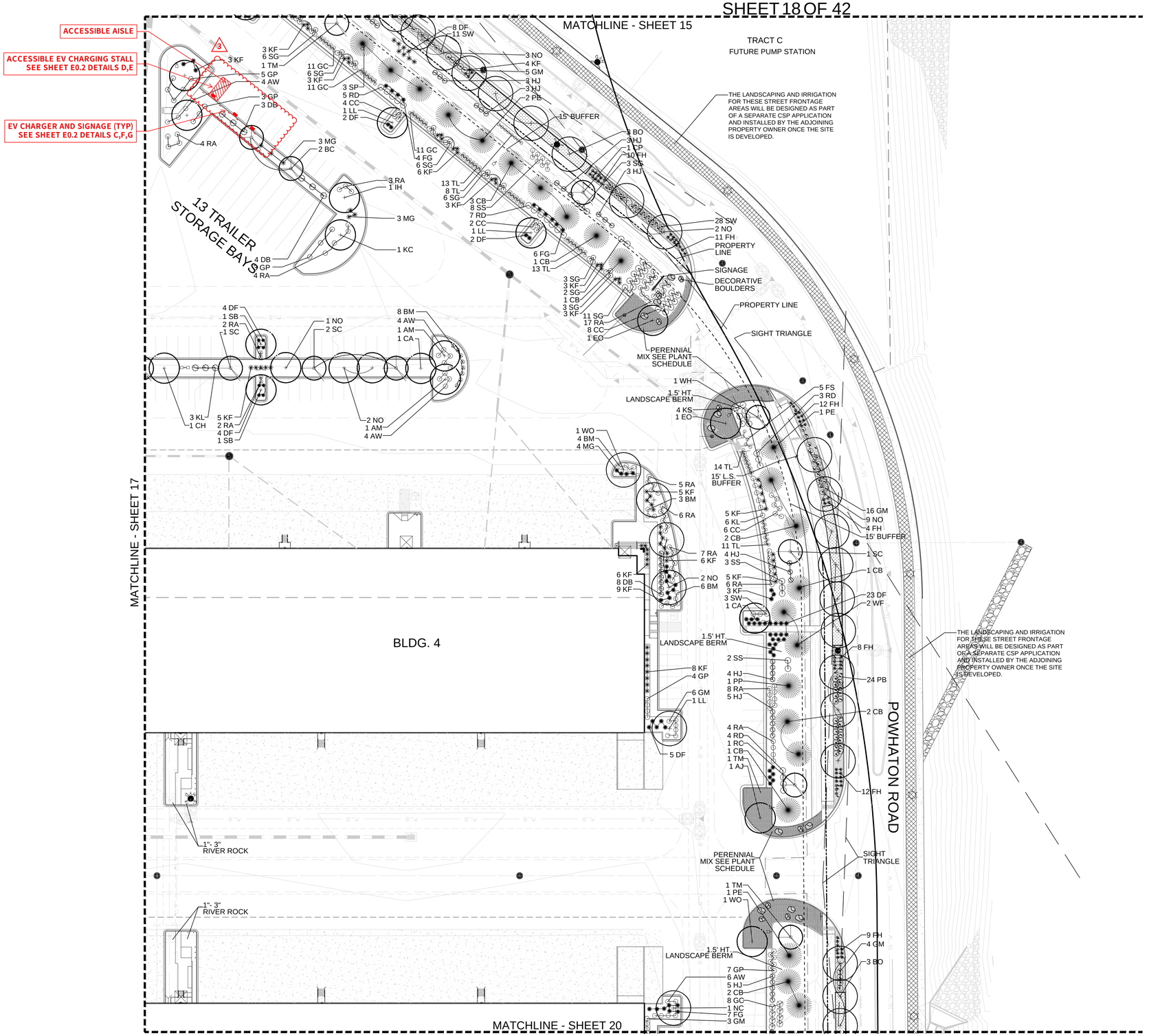
3.1.2019	5th SUB.
4.4.2019	6th SUB.
3-25-2020	MYLARS

CSP-17
LANDSCAPE PLAN

REF. NO. DA-1903-06

JAG LOGISTIC CENTER AT DIA (PORTEOS FILING 4) SITE PLAN 2018-6044-01

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 18 OF 42



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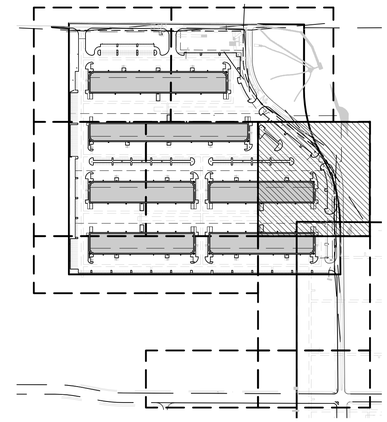

LEGEND

- 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)

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
WESTERN WHEATGRASS	AGROPYRON SMITHII	35%	10.5 LBS.
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BLUE GRAMA	BOUTELOUA GRACILIS	10%	3.0 LBS.
SWITCHGRASS	PANICUM VIRGATUM	10%	3.0 LBS.
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUS	10%	3.0 LBS.

NATIVE SEED MIX (ZONE Z)

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
CRESTED WHEATGRASS "FAIRWAY"	AGROPYRON CRISTATUM	30%	10.5 LBS.
WESTERN WHEATGRASS "ARRIBA"	BOUTELOUA SMITHII	30%	10.5 LBS.
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- 4"-6" COBBLE
- NON-HATCH PLANTING AREAS: 1"-3" RIVER ROCK IN ALL PLANTING AREAS
- STEEL EDGING
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- FDC
- KNOX BOX

NOTES

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303.883.2735

NORTH

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SCALE 1" = 40' - 0"

CS-10478

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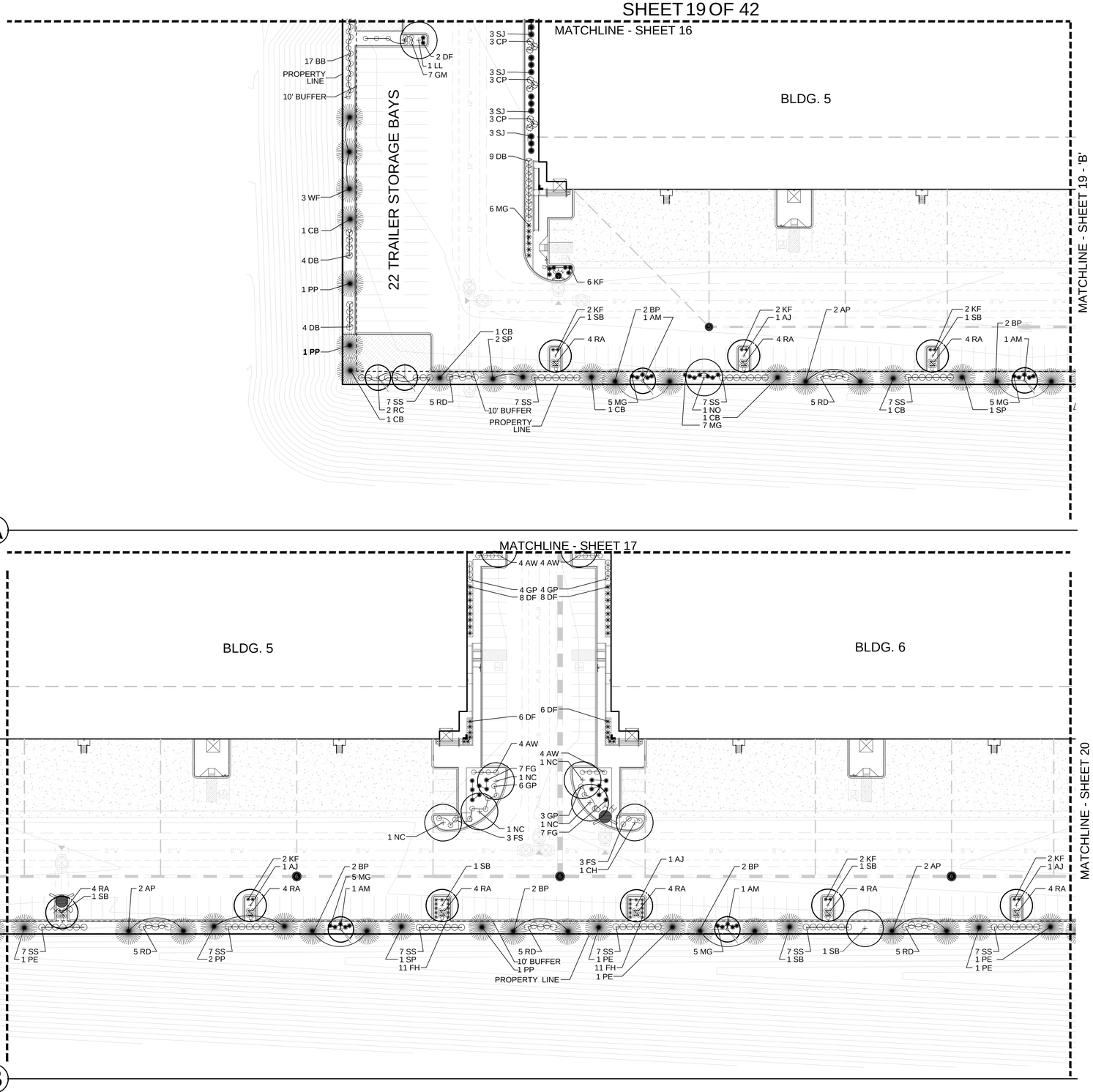
3-25-2020	MYLARS

CSP-18
LANDSCAPE PLAN

REF. NO. DA-1903-06

JAG LOGISTIC CENTER AT DIA (PORTEOS FILING 4) SITE PLAN 2018-6044-01

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 19 OF 42



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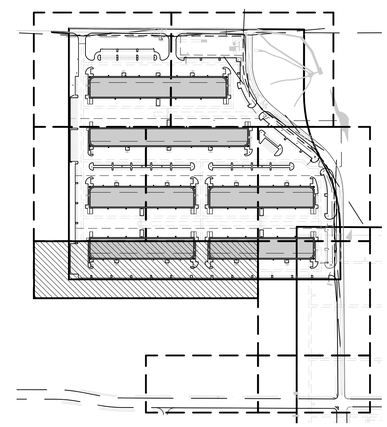

LEGEND

DECIDUOUS TREE

ORNAMENTAL TREE

EVERGREEN TREE

SHRUB

ORNAMENTAL GRASS / PERENNIAL

3'-4' DECORATIVE BOULDERS

PERENNIAL MIX - SEE PLANT MATERIAL SCHEDULE

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4"-6" COBBLE

NON-HATCH PLANTING AREAS — 1"-3" RIVER ROCK IN ALL PLANTING AREAS

STEEL EDGING

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FDC

KNOX BOX

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NORTH

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JAG LOGISTICS CENTER AT DIA (PORTEOS FILING 4) SITE PLAN 2018-6044-01

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CSP-19
LANDSCAPE PLAN

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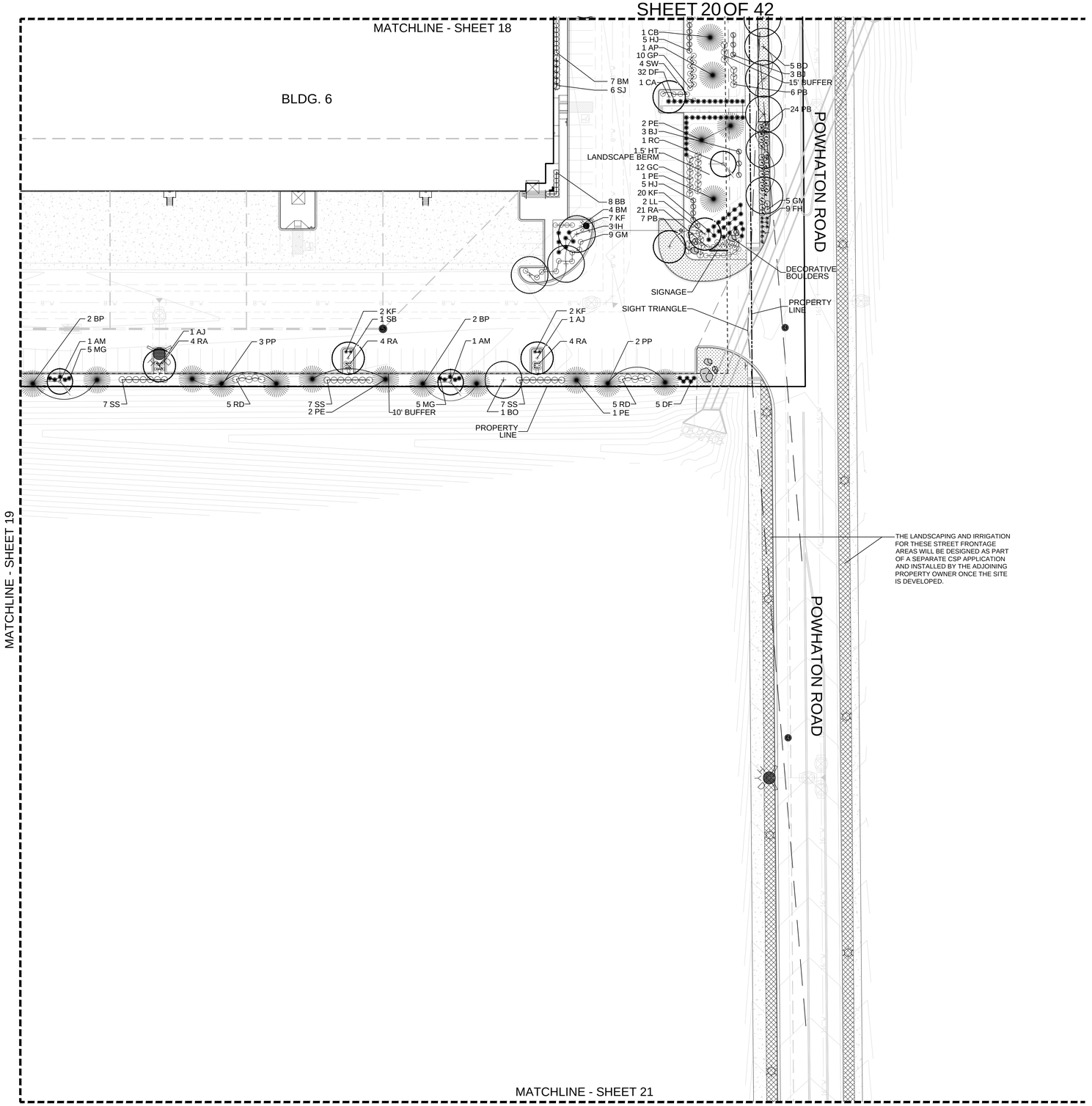
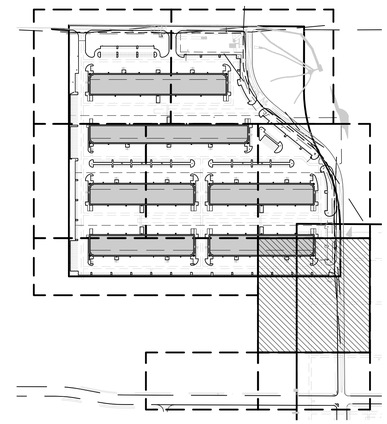
SHEET 20 OF 42



KEY MAP



LEGEND

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ORNAMENTAL TREE

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SHRUB

ORNAMENTAL GRASS / PERENNIAL

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4"-6" COBBLE

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FDC

KNOX BOX

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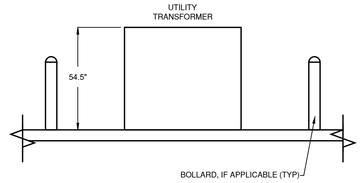
CSP-20
LANDSCAPE PLAN

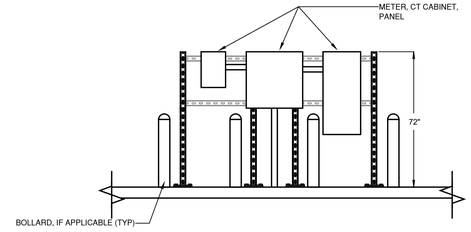
REF. NO. DA-1903-06

JAG LOGISTIC CENTER AT DIA (PORTEOS FILING 4) SITE PLAN 2018-6044-01

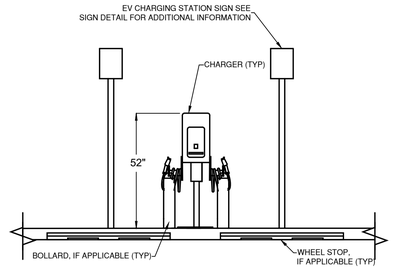
3



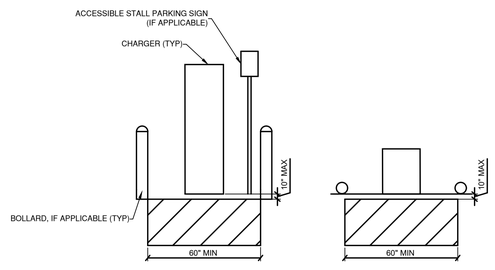
A EVSE EQUIPMENT ELEVATION DETAIL
NTS



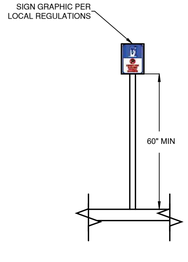
B EVSE EQUIPMENT ELEVATION DETAIL
NTS



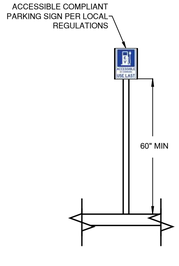
C EV CHARGER ELEVATION DETAIL
NTS



D ACCESSIBLE EV CHARGER DETAIL
NTS



E EV CHARGING STATION SIGN
NTS



F EV CHARGING STATION SIGN FOR ACCESSIBLE COMPLIANT STALL
NTS

CMTA

STE 110 UNIT EV CHARGER

26100 E 68TH AVE
AURORA, CO 80019

DRAWN BY: IP

CHECKED BY: LR

REVISIONS:

No.	DESCRIPTION	DATE
1	CITY COMMENTS	2024.11.26

ISSUE RECORD:

No.	DESCRIPTION	DATE
1	PERMIT SET	2024.07.25

SHEET TITLE:

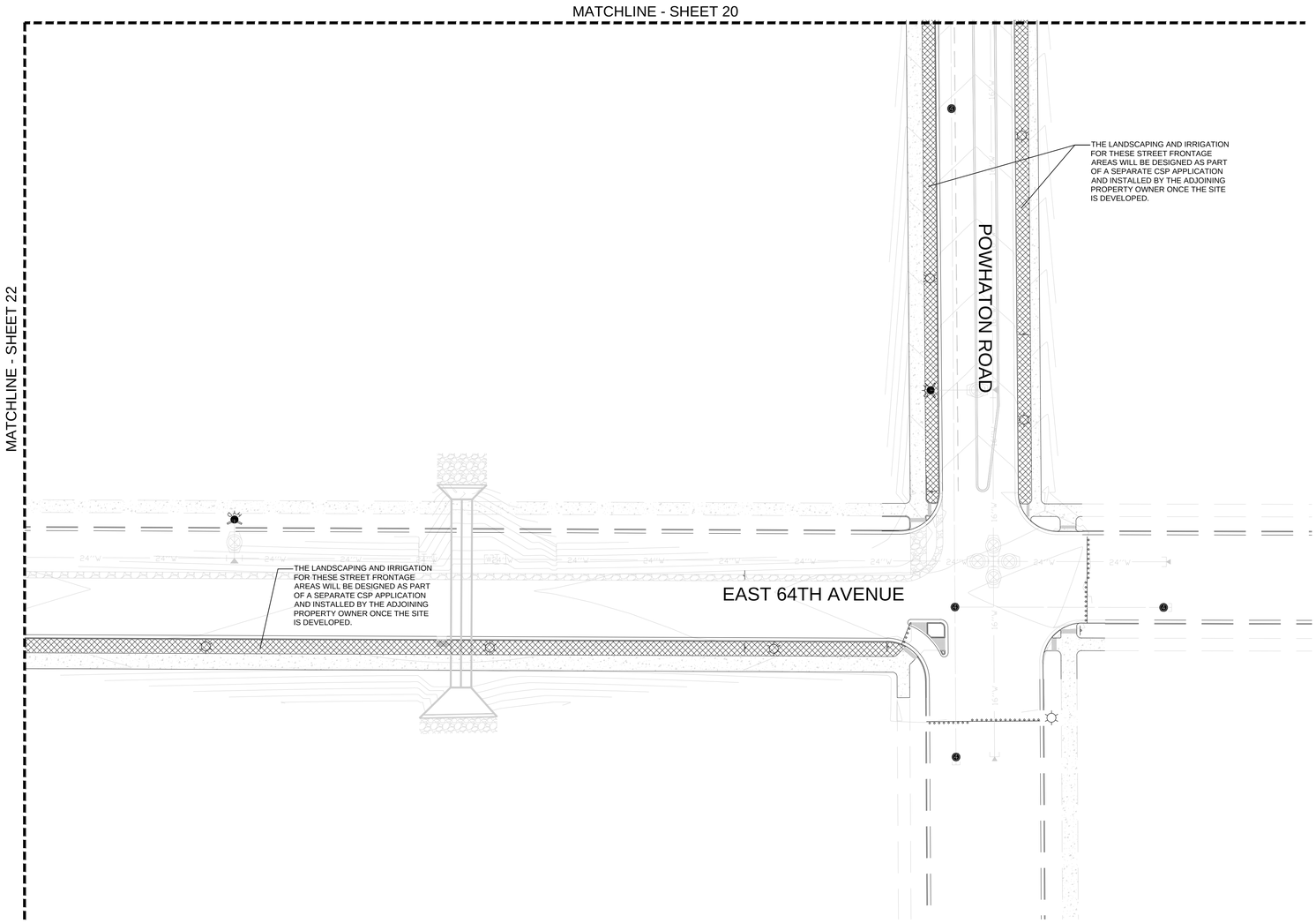
ELECTRICAL DETAILS

DATE: 2024.07.25

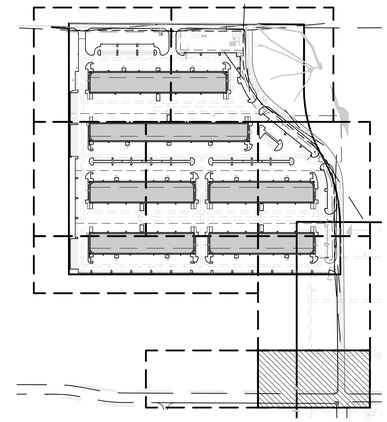
DRAWING NO.:

3 E0.2

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 21OF 42



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)

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.

NATIVE SEED MIX (ZONE Z)

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
CRESTED WHEATGRASS "FAIRWAY"	AGROPYRON CRISTATUM	30%	10.5 LBS.
WESTERN WHEATGRASS "ARRIBA"	BOUTELOUA SMITHII	30%	10.5 LBS.
SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	20%	3.0 LBS.
BLUE GRAMA	BOUTELOUA GRACILIS	15%	3.0 LBS.
BUFFALO GRASS	BOUTELOUA DACTYLOIDES	5%	3.0 LBS.

- 4"-6" COBBLE
- NON-HATCH PLANTING AREAS — 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

NOTES

1. REFER TO SHEET 23 FOR PLANT SCHEDULE AND ADDITIONAL NOTES.
2. 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
LITTLETON, COLORADO 80120
303.883.2735

NORTH

0' 20' 40' 80' 120'

SCALE 1" = 40' - 0"

CS-10478

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Littleton, Colorado 80120
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JAG LOGISTICS CENTER AT DIA

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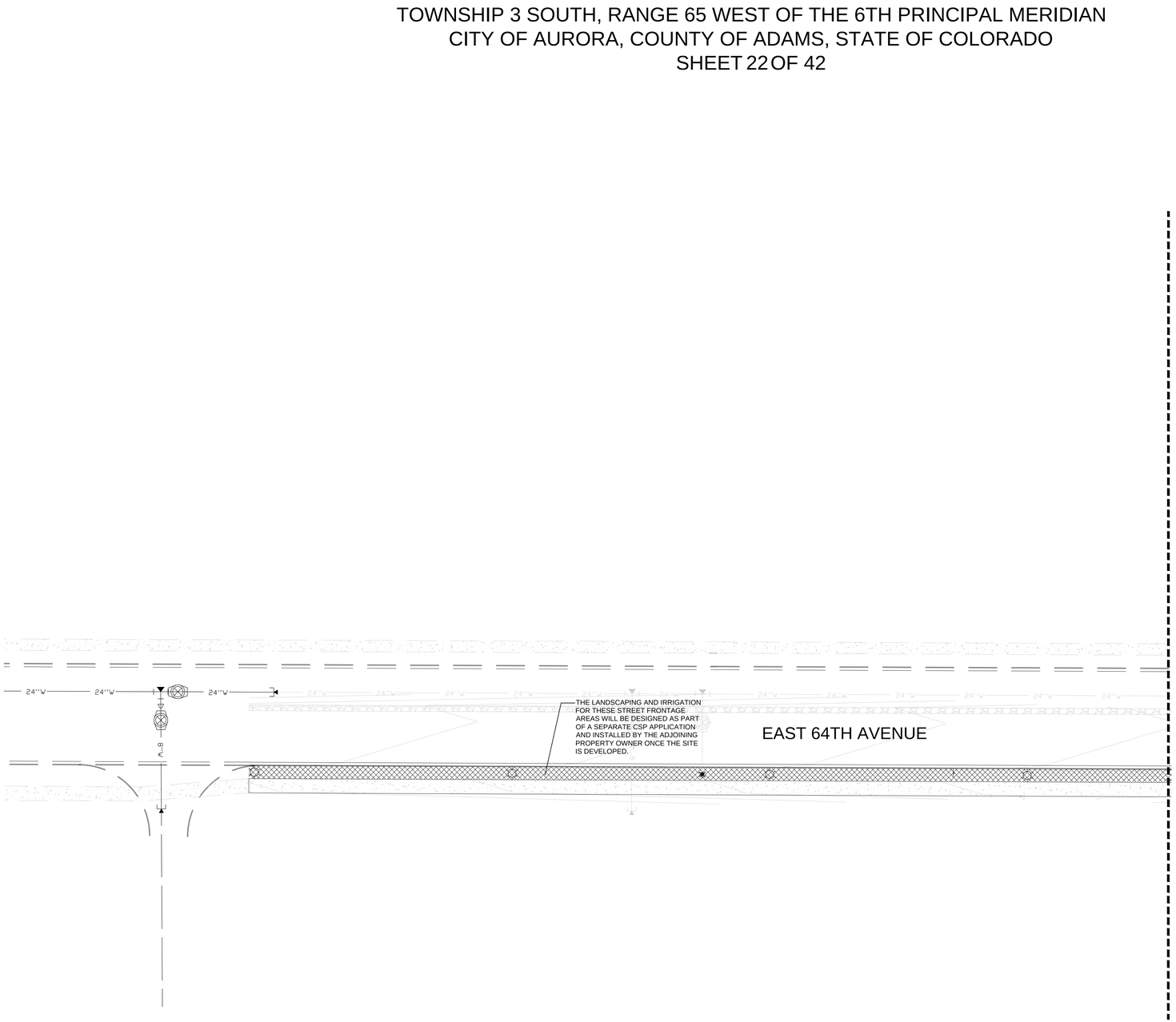
8.27.2018	PRE-SUB MTG
9.4.2018	1ST SUB.
11.8.2018	2nd SUB.
12.21.2018	3rd SUB.
1.29.2019	4th SUB.
3.1.2019	5th SUB.
4.4.2019	6th SUB.
3-25-2020	MYLARS

CSP-21
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 22 OF 42



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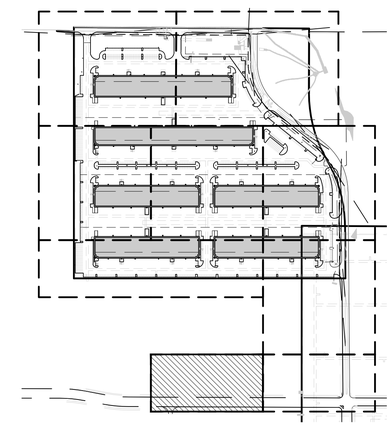

LEGEND

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ORNAMENTAL TREE

EVERGREEN TREE

SHRUB

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3'-4' DECORATIVE BOULDERS

PERENNIAL MIX - SEE PLANT MATERIAL SCHEDULE

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FDC

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3-25-2020	MYLARS

CSP-22
LANDSCAPE PLAN

REF. NO. DA-1903-06

JAG LOGISTIC CENTER AT DIA (PORTEOS FILING 4) SITE PLAN 2018-6044-01

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 23 OF 42

STANDARD CITY OF AURORA NOTES:

1. PRIOR TO PLANTING, ALL PLANTING AREAS SHALL INCORPORATE SOIL AMENDMENTS AT A RATE OF 3 CUBIC YARDS PER 1000 SQUARE FEET TO A MINIMUM DEPTH OF 6" INCHES. A LESSER AMOUNT SHALL BE ALLOWED IF A SOILS TEST SHOWS THAT 3 CUBIC YARDS PER 1000 SQUARE FEET IS NOT NECESSARY OR WATER RETENTION AND DEEP ROOTING OF PLANT MATERIALS. IF SPECIFIED PLANT MATERIAL REQUIRES LESS FERTILE SOIL, THOSE AREAS MAY HAVE LESS SOIL AMENDMENTS INSTALLED. EXISTING TOPSOIL SHALL BE SALVAGED AND STOCKPILED FOR USE AS SOIL AMENDMENTS OR TOPSOIL. ACCEPTABLE SOIL AMENDMENTS INCLUDE COMPOST AND AGED MANURE.

2. PROPOSED SIDEWALKS TO BE STANDARD CONCRETE WITH A BROOM FINISH. ALL PARKING AND VEHICULAR DRIVES WILL BE ASPHALT.

3. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THE ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.

4. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED WITHIN THE PROPERTY DEFINED AS THE AREA WITHIN THE PROPERTY LINE 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 CERTIFICATE OF OCCUPANCY.

   THE METROPOLITAN DISTRICT SHALL BE CREATED BY THE DEVELOPER AND OWNER OF THE PROPERTY. THE METRO DISTRICT SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED WITHIN THE STREETSCAPE AND REGIONAL DETENTION POND DEFINED AS THE AREA OUTSIDE OF THE PROPERTY LINE 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 CERTIFICATE OF OCCUPANCY.

5. ALL LANDSCAPE AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE RESTORATION, 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 ORDINACE.

6. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

7. THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS, KNOX HARDWARE AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICES ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH LIFE SAFETY (TYPICALLY 5 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.

8. STREETLIGHTS MUST BE CONSTRUCTED ALONG ALL PUBLIC STREETS AS REQUIRED BY SECTION 126-236. SIDEWALKS, INTERNAL PEDESTRIAN PATHS, AND BICYCLE PATHS SHALL BE LIT WITH FULL CUTOFF LIGHTING FIXTURES NO MORE THAN 16 FEET TALL, AND PROVIDING CONSISTENT ILLUMINATION OF AT LEAST ONE FOOTCANDLE ON THE WALKING SURFACE. LIGHTING ALONG PUBLIC STREETS AND LANDSCAPED AREAS SHALL BE OF A RECOGNIZABLY UNIFIED DESIGN. LIGHTING SOURCES SHALL BE COLOR-CORRECT TYPES SUCH AS HALOGEN OR METAL HALIDE, AND LIGHT TYPES OF LIMITED SPECTRAL EMISSION, SUCH AS LOW PRESSURE SODIUM OR MERCURY VAPOR LIGHTS, ARE PROHIBITED EVEN IN SERVICE AREAS. PRIVATE AND SECURITY LIGHTING SHALL NOT CAUSE GLARE ABOVE A LEVEL OF 4 FEET ONTO ADJACENT PROPERTIES.

GENERAL PLANTING NOTES:

1. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECTS APPROVAL IN WRITING. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED.
2. QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE.
3. VERIFY EXACT LOCATION OF ALL UTILITIES BY CONTACTING APPROPRIATE UTILITY COMPANIES.
4. COMMERCIAL GRADE $\frac{3}{16}$ INCH BY 4" POWDER COATED STEEL EDGING SHALL BE USED TO SEPARATE ALL TURF AREAS FROM PLANTING BEDS. PLACE EDGING FLUSH WITH GRADE AND STAKE TO GROUND PER MANUFACTURES RECOMMENDATIONS.
5. PLACE FOUR INCHES OF MULCH AS INDICATED IN THE LANDSCAPE LEGEND IN ALL SHRUB BEDS, GROUND COVER, PERENNIAL BEDS. PLACE 4 INCHES OF CEDAR MULCH AT ALL TREE SAUCERS.
6. ALL PLANTING BEDS SHALL RECIEVE 1"-3" RIVER ROCK MULCH UNLESS OTHERWISE NOTED ON THE PLANS. TREAT BEDS WITH A PRE-EMMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. DO NOT APPLY HERBICIDE IN PERENNIAL OR ANNUAL BEDS.
7. ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN UNDERGROUND AUTOMATIC UNDERGROUD IRRIGATION SYSTEM. WITH SEPARATE ZONES FOR TURF AND SHRUBS / TREES / GROUNDCOVER.
8. ALL PLANT MATERIALS SHALL HAVE BACKFILL, CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS ($\frac{2}{3}$) DEPTH OF BALL THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS, TOP ONE-THIRD ($\frac{1}{3}$) OF BURLAP AND LOOSE BURLAP SHALL BE REMOVED AT THIS TIME THE REMAINDER OF HE PIT SHALL THEN BE BACKFILLED, ALLOWING FOR THE DEPTH OF THE MULCH SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.

PLANT MATERIAL SCHEDULE:

QUANITY	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	COND.	WATER USAGE
SHADE TREES						
6	NM	NORWAY MAPLE	ACER PLATANOIDES	2 1/2" CAL.	B & B	M
10	AJ	AUTUMN BLAZE MAPLE	ACER X FREEMANII 'JEFFERSRED'	2 1/2" CAL.	B & B	L-M
8	CA	CATALPA	CATALPA SP.	2 1/2" CAL.	B & B	VL
10	CH	COMMON HACKBERRY	CELTIS OCCIDENTALIS	2 1/2" CAL.	B & B	VL
20	IH	IMPERIAL HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	2 1/2" CAL.	B & B	VL
14	KC	KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICUS	2 1/2" CAL.	B & B	VL
12	NC	NARROWLEAF COTTONWOOD	NARROWLEAF COTTONWOOD	2 1/2" CAL.	B & B	L-M
6	WO	SWAMP WHITE OAK	QUERCUS BICOLOR	2 1/2" CAL.	B & B	VL-M
35	BO	BUR OAK	QUERCUS MACROCARPA	2 1/2" CAL.	B & B	VL
42	NO	NORTHERN RED OAK	QUERCUS RUBRA	2 1/2" CAL.	B & B	L-M
21	LL	LITTLELEAF LINDEN	TILIA CORDATA	2 1/2" CAL.	B & B	M
19	SB	SENSATION BOXELDER	ACER NEGUNDO 'SENSATION'	2 1/2" CAL.	B & B	M
26	EO	ENGLISH OAK	QUERCUS ROBUR	2 1/2" CAL.	B & B	L-M
ORNAMENTAL TREES						
10	AM	AMUR MAPLE	ACER GINNALA	2" CAL.	B & B	VL-L
4	TM	TATARIAN MAPLE	ACER TATARICUM 'GARANN'	2" CAL.	B & B	M
9	WH	WASHINGTON HAWTHORN	CRATAEGUS PHAENOPYRUM	2" CAL.	B & B	VL
4	BC	BRANDY WINE CRABAPPLE	MALUS 'BRANDY WINE'	2" CAL.	B & B	L
8	RC	RADIANT CRABAPPLE	MALAU 'RADIANT'	2" CAL.	B & B	L
23	SC	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW' '	2" CAL.	B & B	L
21	CP	CHANTICLEER PEAR	PYRUS CALLERYANA	2" CAL.	B & B	M
EVERGREEN TREES						
25	WF	WHITE FIR	ABIES CONCOLOR	6' HT.	B & B	M
25	CB	COLORADO BLUE SPRUCE	PICEA PUNGENS	6' HT.	B & B	VL
32	PE	PINON PINE	PINUS EDULIS	6' HT.	B & B	VL
27	AP	AUSTRIAN PINE	PINUS NIGRA	6' HT.	B & B	VL
36	PP	PONDEROSA PINE	PINUS PONDEROSA	6' HT.	B & B.	VL
30	SP	SOUTHWESTERN WHITE PINE	PINUS STROBIFORMIS	6' HT.	B & B	M
35	BP	BOSNIAN PINE	PINUS HELDREICHII	6' HT.	B & B	M
SHRUBS						
62	CC	CRANBERRY COTONEASTER	COTONEASTER APICULATUS	5 GAL.	CONT.	M
35	HJ	HUGHES JUNIPER	JUNIPERUS HORIZONTALIS 'HUGHES'	5 GAL.	CONT.	VL
6	BJ	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	5 GAL.	CONT.	VL
130	RD	REDTWIG DOGWOOD	CORNUS SERICEA 'BAILEYI'	5 GAL.	CONT.	L-M
127	SS	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GAL.	CONT.	VL
164	TL	THREE LEAF SUMAC	RHUS TRILOBATA	5 GAL.	CONT.	VL
136	GC	GOLDEN CURRANT	RIBES AUREUM	5 GAL.	CONT.	VL
163	KL	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	5 GAL.	CONT.	VL
136	PB	CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGII 'ATROPURPUREA 'NANA'	5 GAL.	CONT.	M
58	KS	DARK KNIGHT SPIREA	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	5 GAL.	CONT.	VL
143	AW	ANOTHONY WATERER SPIREA	SPIREA JAPONICA 'ANTHONY WATER'	5 GAL.	CONT.	L-M
232	RA	GRO-LOW SUMAC	RHUS AROMATICA 'GROW LOW'	5 GAL.	CONT.	L-M
97	FS	GOLD FLAME SPIREA	SPIREA JAPONICA 'GOLDFLAME'	5 GAL.	CONT.	L-M
113	SW	SOAPWEED	YUCCA GLAUCA	5 GAL.	CONT.	L
87	GP	GOLD DROP POTENTILLA	POTENTILLA FRUITICOSA 'GOLD DROP'	5 GAL.	CONT.	L-M
144	GM	GREEN MOUND CURRANT	RIBES ALPINUM 'GREENMOUND'	5 GAL.	CONT.	L-M
104	BM	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	5 GAL.	CONT.	L-M
46	BB	BEAUTY BUSH	KOLWITZIA AMABILILS	5 GAL.	CONT.	L
114	DB	DWARF BURNING BUSH	EOUNYMUS ALATA 'DWARF NANA'	5 GAL.	CONT.	L-M
52	SG	BLUE STEM WILLOW	SALIX IRRORATA	5 GAL.	CONT.	M
87	SJ	SKYROCKET JUNIPER	JUNIPERUS VIRGINIANA 'SKY ROCKET'	6' HT.	B & B	VL
48	JS	SPARTAN JUNIPER	JUNIPERUS CHINENSIS 'SPARTAN'	6' HT.	B & B	VL
ORNAMENTAL GRASSES						
125	MG	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	5 GAL.	CONT.	L
172	FG	MEXICAN FEATHER GRASS	NESSELLA TENUISSIMA	5 GAL.	CONT.	VL
356	DF	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	5 GAL.	CONT.	VL
209	KF	KARL REED FORESTER GRASS	CALAMAGROSTIS ACUTI ' KARL FORESTER'	5 GAL.	CONT.	M
299	FH	BLUE AVENA	HELICTOTRICHON SEMPERVIRENS	5 GAL.	CONT.	M

PERENNIAL MIX

25%	ACHILLEA MILLEFOLIUM	WHITE YARROW
25%	CORNFLOWER	CENTAUREA CYANUS
25%	SULPHUR COSMOS	COSMOS SULPHUREUS
25%	DAYLILY	HEMEROCALLIS

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CSP-23
PLANT SCHEDULE & NOTES

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SHEET 24 OF 42

SITE DATA

DESCRIPTION	AREA IN SF	PERCENTAGE
TOTAL SITE AREA	2,922,284.39 SF	100%
BUILDING COVERAGE	749,320 SF	25.6%
HARD SURFACE AREA	1,753,252.92 SF	59.8%
LANDSCAPE AREA	419,711.47 SF	14.6%

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	15 FT	28 REQ. 36 PROVIDED	280 REQ. 200 (5) GAL. PROVIDED 8 ADDITIONAL TREES = 80 SHRUBS 280 SHRUB CREDITS
B	Powhaton Road - 3 Lane Collector	1,650.04 LF	15 FT	15 FT	42 REQ. 57 PROVIDED	420 REQ. 301 (5) GAL. PROVIDED 15 ADDITIONAL TREES = 150 SHRUBS 451 SHRUB CREDITS

STREET FRONTAGES

AREA	DESCRIPTION	LENGTH	NOTES	TREES REQ. (1/40')	TREES PROVIDED
A	E. 68th Avenue	1,103.11 LF.	DRIVES EXCLUDED	28	29
B	Powhaton Road	1,650.04 LF.	DRIVES EXCLUDED	42	42
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	SHRUBS PROVIDED
A	E. 68th Avenue	8,205.81	205	206
B	Powhaton 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 = 225 (Excludes 90 Street Trees)	113 TREES	210 TREES

CS-10478

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JAG LOGISTICS CENTER AT DIA

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.
3-25-2020	MYLARS

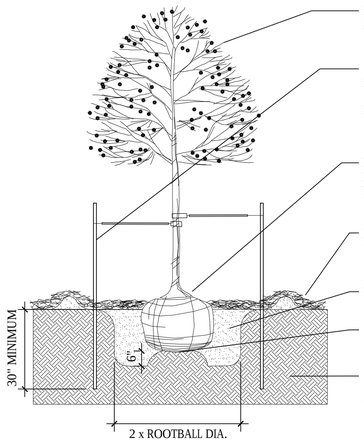
STACKlot
5639 SOUTH CURTICE STREET
LITTLETON, COLORADO 80120
303.883.2735

CSP-24
LANDSCAPE CHARTS

REF. NO. DA-1903-06

JAG LOGISTIC CENTER AT DIA (PORTEOS FILING 4) SITE PLAN 2018-6044-01

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 25 OF 42



DO NOT CUT TREE LEADER. PRUNE ONLY CROSSOVER LIMBS, CO- DOMINANT LEADERS AND INJURED OR DEAD BRANCHES FROM TREE.

SECURE WITH 3 SPECIFIED 8-FT STEEL TREE STAKES IN UNDISTURBED SOIL. INSTALL WIRE AND NON- GIRDLING FLAT FABRIC FASTENERS IMMEDIATELY AFTER PLANTING, ALLOWING 3"-4" TRUNK MOVEMENT. COVER WIRE WITH SPECIFIED RUBBER GARDEN HOSE AND INSTALL 4" FLORESCENT ORANGE FLAG ON EACH WIRE.

PLANT ROOT BALL 3"-4" HIGH WITH RESPECT TO FINISHED GRADE. DO NOT COVER TOP OF ROOTBALL WITH SOIL . CUT AND REMOVE TOP 2/3 OF WIRE BASKET AND REMOVE TOP 2/3 BURLAP. REMOVE ALL ROPE, TWINE AND WIRE OTHER THAN BASKET.

PLACE MULCH/COBBLE RING AROUND TREE. DO NOT PLACE MULCH/ COBBLE IN CONTACT WITH TREE TRUNK. RE: SPECIFICATIONS FOR MULCH/COBBLE TYPE AND DEPTH.

PREPARE AND PLACE BACKFILL SOIL MIX AS PER SPECIFICATIONS.

SET ROOTBALL ON UNDISTURBED SOIL. SET PLUMB AND CENTER IN PIT.

COMPACTED SUBGRADE

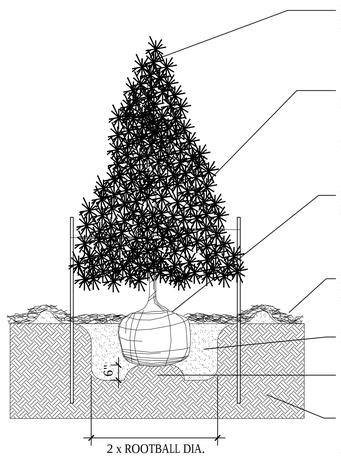
SHADE TREES: LOWEST LIMBS MIN. 6-8' FROM ROOT CROWN

AFTER TWO YEARS NO LIMBS SHALL BE WITHIN 8' OF PAVEMENT

REJECT TREES WITH BROKEN OR DAMAGED ROOTBALLS

1 DECIDUOUS TREE

NOT TO SCALE



DO NOT CUT TREE LEADER. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND INJURED OR DEAD BRANCHES FROM TREE.

SECURE WITH 3 SPECIFIED 8-FT STEEL TREE STAKES IN UNDISTURBED SOIL. INSTALL WIRE AND NON-GIRDLING FLAT FABRIC FASTENERS IMMEDIATELY AFTER PLANTING, ALLOWING 3"-4" TRUNK MOVEMENT. COVER WIRE WITH SPECIFIED RUBBER GARDEN HOSE AND INSTALL 4" FLORESCENT ORANGE FLAG ON EACH WIRE

PLANT ROOT BALL 3"-4" HIGH WITH RESPECT TO FINISHED GRADE. DO NOT COVER TOP OF ROOTBALL WITH SOIL . CUT AND REMOVE TOP 2/3 OF WIRE BASKET AND REMOVE TOP 2/3 BURLAP. REMOVE ALL ROPE, TWINE AND WIRE OTHER THAN BASKET.

PLACE MULCH/COBBLE RING AROUND TREE. DO NOT PLACE MULCH/COBBLE IN CONTACT WITH TREE TRUNK. RE: SPECIFICATIONS FOR MULCH/COBBLE TYPE AND DEPTH.

PREPARE AND PLACE BACKFILL SOIL MIX AS PER SPECIFICATIONS.

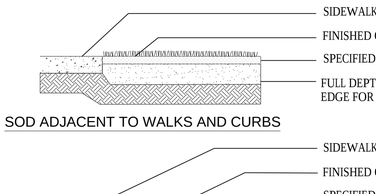
SET ROOTBALL ON UNDISTURBED SOIL. SET PLUMB AND CENTER IN PIT.

COMPACTED SUBGRADE

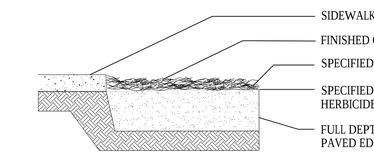
REJECT TREES WITH BROKEN OR DAMAGED ROOTBALLS

2 EVERGREEN TREE PLANTING

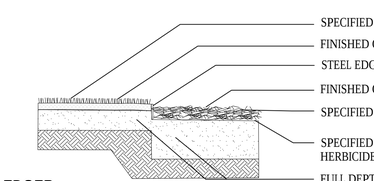
NOT TO SCALE



SOD ADJACENT TO WALKS AND CURBS



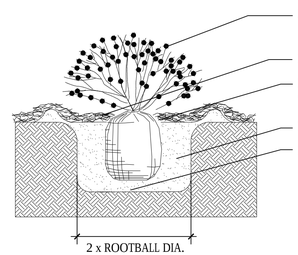
MULCH ADJACENT TO WALKS AND CURBS



EDGER

3 EDGE TREATMENT

NOT TO SCALE



REMOVE ONLY INJURED OR DEAD BRANCHES FROM SHRUBS. SHRUB SPACING AS PER PLANS.

PLACE 3' DIA. MIN. RING OF MULCH/COBBLE UNDER SHRUB.

PLACE PLANT IN VERTICAL, PLUMB POSITION. REMOVE CONTAINER PRIOR TO PLACING BACKFILL.

PREPARE AND PLACE PLANTING SOIL MIX AS PER SPEC.

PLACE 3" OF SPECIFIED BACKFILL BELOW THE ROOTBALL.

4 SHRUB PLANTING

NOT TO SCALE

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INTERGROUP ARCHITECTS

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JAG LOGISTICS CENTER AT DIA

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3-25-2020	MYLARS

STACKlot
5639 SOUTH CURTICE STREET
LITTLETON, COLORADO 80120
303.883.2735

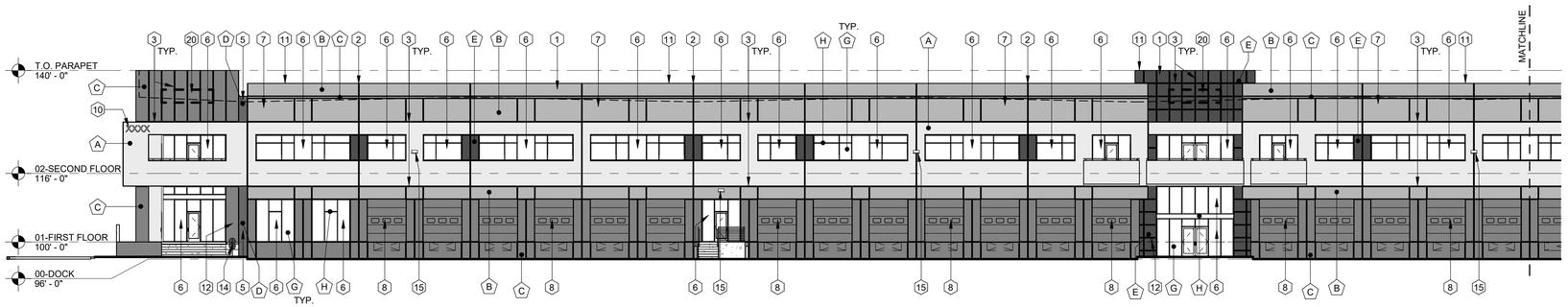
CSP-25
LANDSCAPE DETAILS

REF. NO. DA-1903-06

JAG LOGISTIC CENTER AT DIA (PORTEOS FILING 4) SITE PLAN 2018-6044-01

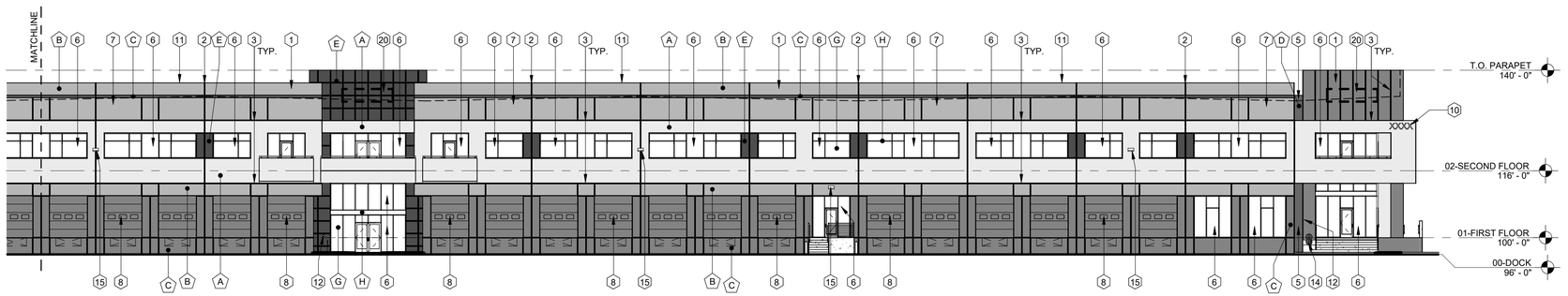
JAG LOGISTICS CENTER AT DIA
CONTEXTUAL SITE PLAN
PART OF THE SOUTHEAST 1/4 OF SECTION 5
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 26 OF 42

1 BUILDING 1 - NORTH ELEVATION - OVERALL
SCALE: 1/32" = 1'-0"



2 BUILDING 1 - NORTH ELEVATION - EAST END
SCALE: 1/16" = 1'-0"

3 BUILDING 1 - NORTH ELEVATION - CENTER
SCALE: 1/16" = 1'-0"



4 BUILDING 1 - NORTH ELEVATION - WEST END
SCALE: 1/16" = 1'-0"

SHEET NOTES

1 SITE CAST TILT-UP CONCRETE PANEL, PAINTED. SEE FINISH LEGEND FOR COLORS.
2 CONCRETE PANEL JOINT.
3 3/4" D. X 2 1/4" W. REVEAL, PAINTED.
4 3/4" D. RECESSED WALL PANEL.
5 1 1/2" D. RECESSED WALL PANEL.
6 1" INSULATED GLAZING IN ANODIZED ALUMINUM STOREFRONT SYSTEM. SEE FINISH LEGEND FOR GLASS AND FRAME COLORS.
7 LINE OF ROOF BEYOND.
8 OVERHEAD DOOR. FACTORY FINISH UNLESS NOTED OTHERWISE.
9 HOLLOW METAL DOOR. PAINT TO MATCH ADJACENT WALL COLOR UNLESS NOTED OTHERWISE.
10 18" H. PIN-MOUNTED ADDESS NUMBERS.
11 PRE-FINISHED METAL CAP FLASHING.
12 FIRE DEPARTMENT KNOX BOX LOCATION.
13 ELECTRICAL METER AND EQUIPMENT CABINETS.
14 18" DIA. CONCRETE SPHERE - PAINT ACCENT COLOR.
15 WALL-MOUNTED LIGHT FIXTURE. SEE PHOTOMETRIC PLAN.
16 CONCRETE FILLED PIPE BOLLARD. SEE DETAILS.
17 14' W. (+/-) x 6'-0" D. x 6'-8" H. TRASH ENCLOSURE WITH PAINTED METAL GATES ON 6" REINFORCED CONCRETE SLAB. SEE DETAILS.
18 STEEL & CABLE GUARD RAIL, PAINTED.
19 CONCRETE HANDICAP ACCESSIBLE RAMP.
20 FUTURE BUILDING-MOUNTED INTERNALLY ILLUMINATED TENANT SIGNAGE.
21 PROPOSED FIRE DEPARTMENT CONNECTION WITH APPROVED KNOX HARDWARE.

EXTERIOR FINISH LEGEND

SYM.	PATTERN	DESCRIPTION	MANUFACTURER / COLOR
A		PAINT - FIELD	GLIDDEN "KITTEN WHITE" #30YY 78/035
B		PAINT - FIELD	GLIDDEN "TRADITIONAL TAN" #20YY 47/145
C		PAINT - FIELD	GLIDDEN "SEAL GREY" #00NN 25/000
D		PAINT - FIELD	GLIDDEN "OBSIDIAN GLASS" #00NN 13/000
E		PAINT - ACCENT VARIES BY BUILDING	**BUILDING 1**: SW6342 "SPICY HUE" **BUILDING 2**: SW6677 "GOLDENROD" **BUILDING 3**: GLIDDEN "CRANBERRY ZING" #14YR 10/434 **BUILDING 4**: SW6545 "MAJESTIC PURPLE **BUILDING 5**: SW6804 "DIGNITY BLUE" **BUILDING 6**: SW6447 "EVERGREENS"
F		EXPOSED CONCRETE	
G		GLAZING	SOLARGRAY
H		STOREFRONT FRAMES	CLEAR ANODIZED ALUMINUM

REF. NO.DA-1903-06

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JAG LOGISTICS CENTER AT DIA
CONTEXTUAL SITE PLAN

DATE	DESC.
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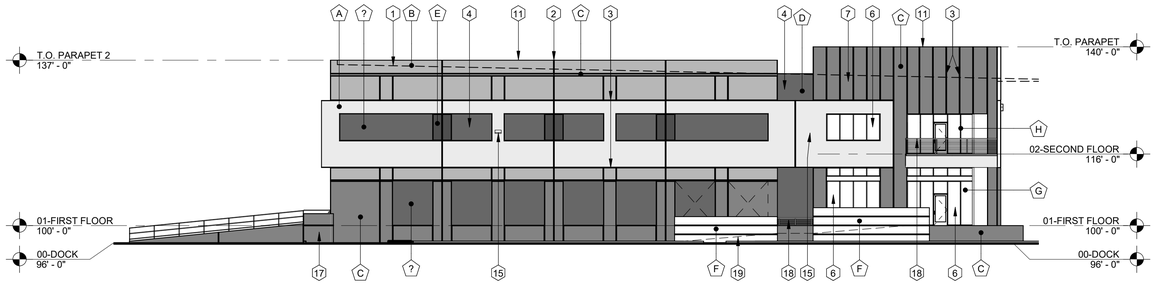
9-4-2018	1ST SUB.
11-8-2018	2ND SUB.
12-20-2018	3RD SUB.
1-29-2019	4TH SUB.
3-6-2019	5TH SUB.
4-12-2019	6TH SUB.
3-25-2020	MYLARS

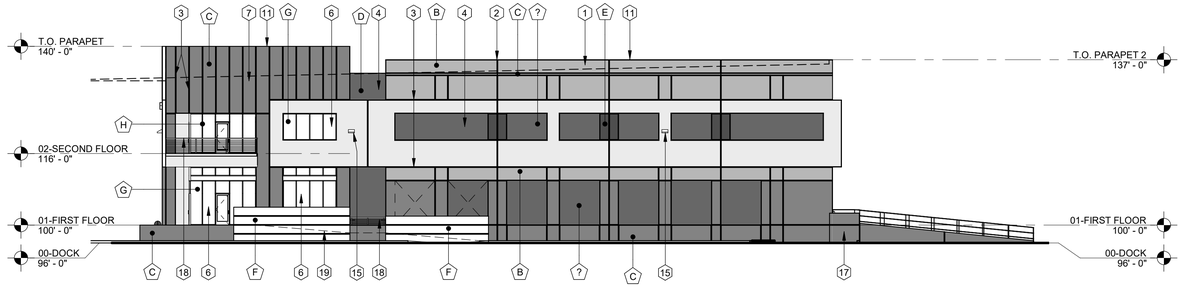
CSP-26
EXTERIOR ELEVATIONS - BUILDING 1

By:Author
4-12-2019 10:55:35 AM

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 27 OF 42



1 BUILDING 1 - EAST ELEVATION
SCALE: 1/16" = 1'-0"



2 BUILDING 1 - WEST ELEVATION
SCALE: 1/16" = 1'-0"

SHEET NOTES

1 SITE CAST TILT-UP CONCRETE PANEL, PAINTED. SEE FINISH LEGEND FOR COLORS.
2 CONCRETE PANEL JOINT.
3 3/4" D. X 2 1/4" W. REVEAL, PAINTED.
4 3/4" D. RECESSED WALL PANEL.
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6 1" INSULATED GLAZING IN ANODIZED ALUMINUM STOREFRONT SYSTEM. SEE FINISH LEGEND FOR GLASS AND FRAME COLORS.
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8 OVERHEAD DOOR. FACTORY FINISH UNLESS NOTED OTHERWISE.
9 HOLLOW METAL DOOR. PAINT TO MATCH ADJACENT WALL COLOR UNLESS NOTED OTHERWISE.
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17 14' W. (+/-) x 6'-0" D. x 6'-8" H. TRASH ENCLOSURE WITH PAINTED METAL GATES ON 6" REINFORCED CONCRETE SLAB. SEE DETAILS.
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EXTERIOR FINISH LEGEND

SYM.	PATTERN	DESCRIPTION	MANUFACTURER / COLOR
A		PAINT - FIELD	GLIDDEN "KITTEN WHITE" #30YY 78/035
B		PAINT - FIELD	GLIDDEN "TRADITIONAL TAN" #20YY 47/145
C		PAINT - FIELD	GLIDDEN "SEAL GREY" #00NN 25/000
D		PAINT - FIELD	GLIDDEN "OBSIDIAN GLASS" #00NN 13/000
E		PAINT - ACCENT VARIES BY BUILDING	**BUILDING 1**: SW6342 "SPICY HUE" **BUILDING 2**: SW6677 "GOLDENROD" **BUILDING 3**: GLIDDEN "CRANBERRY ZING" #14YR 10/434 **BUILDING 4**: SW6545 "MAJESTIC PURPLE **BUILDING 5**: SW6804 "DIGNITY BLUE" **BUILDING 6**: SW6447 "EVERGREENS"
F		EXPOSED CONCRETE	
G		GLAZING	SOLARGRAY
H		STOREFRONT FRAMES	CLEAR ANODIZED ALUMINUM

REF. NO.DA-1903-06

JAG LOGISTIC CENTER AT DIA (PORTEOS FILING 4) SITE PLAN 2018-6044-01

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DATE	DESC.
8-27-2018	PRE-SUB MTG
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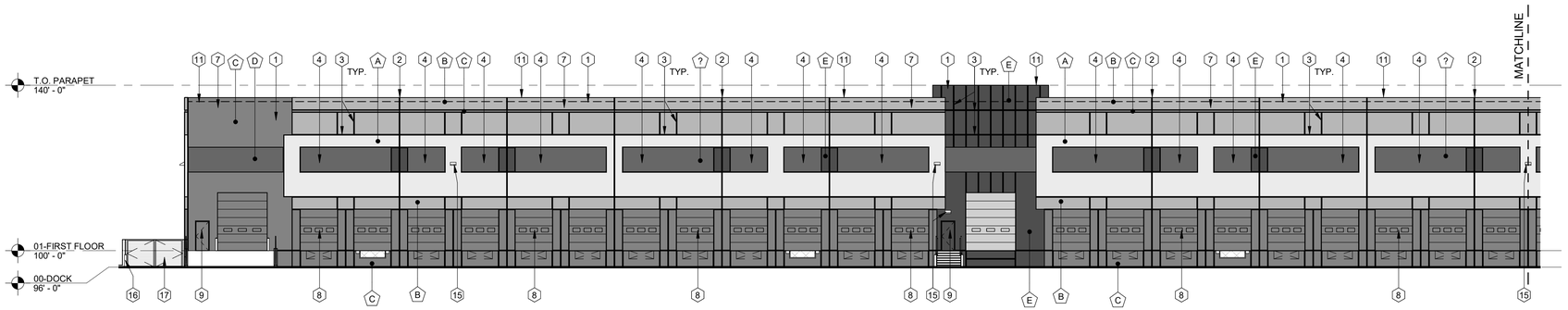
11-8-2018	2ND SUB.
12-20-2018	3RD SUB.
1-29-2019	4TH SUB.
3-6-2019	5TH SUB.
4-12-2019	6TH SUB.
3-25-2020	MYLARS

CSP-27
EXTERIOR ELEVATIONS - BUILDING 1

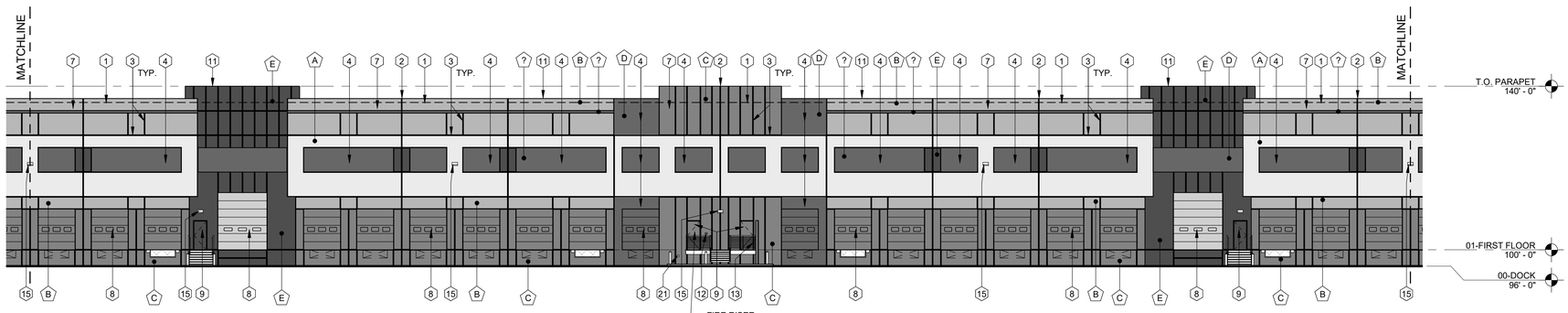
By:Author
4-12-2019 10:55:37 AM

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 28 OF 42

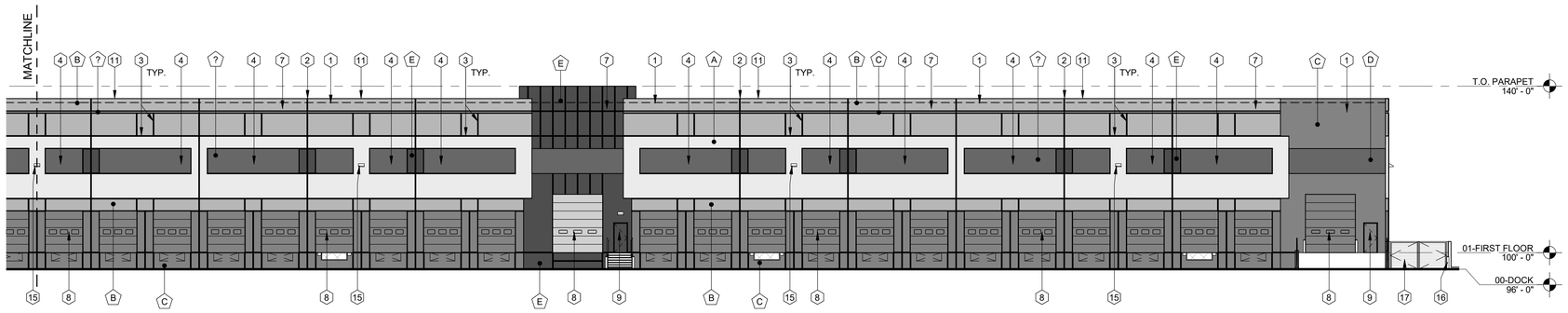
1 BUILDING 1 - SOUTH ELEVATION - OVERALL
SCALE: 1/32" = 1'-0"



2 BUILDING 1 - SOUTH ELEVATION - WEST END
SCALE: 1/16" = 1'-0"



3 BUILDING 1 - SOUTH ELEVATION - CENTER
SCALE: 1/16" = 1'-0"



4 BUILDING 1 - SOUTH ELEVATION - EAST END
SCALE: 1/16" = 1'-0"

SHEET NOTES

1 SITE CAST TILT-UP CONCRETE PANEL, PAINTED. SEE FINISH LEGEND FOR COLORS.
2 CONCRETE PANEL JOINT.
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F		EXPOSED CONCRETE	
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H		STOREFRONT FRAMES	CLEAR ANODIZED ALUMINUM

REF. NO.DA-1903-06

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4-12-2019	6TH SUB.
3-25-2020	MYLARS

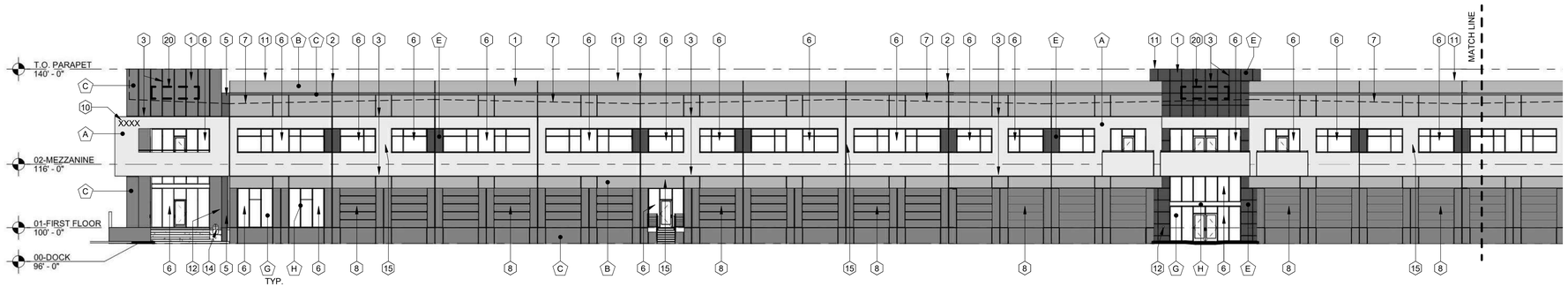
CSP-28
EXTERIOR ELEVATIONS - BUILDING 1

By:Author
4-12-2019 10:55:47 AM

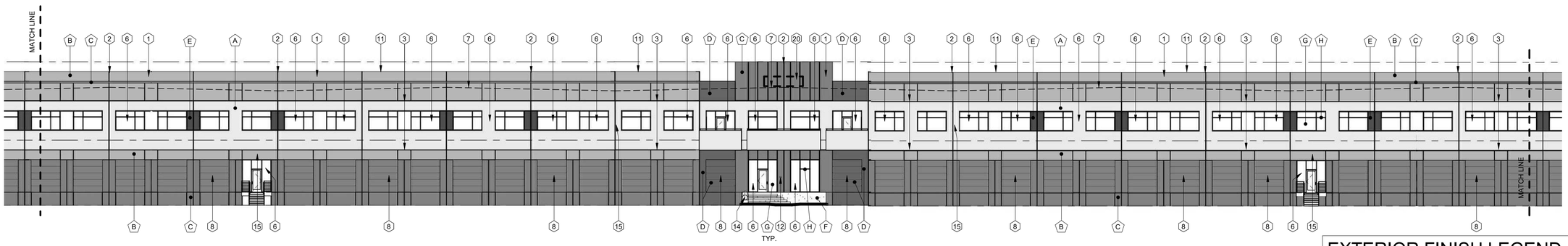
JAG LOGISTIC CENTER AT DIA (PORTEOS FILING 4) SITE PLAN 2018-6044-01

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 29 OF 42

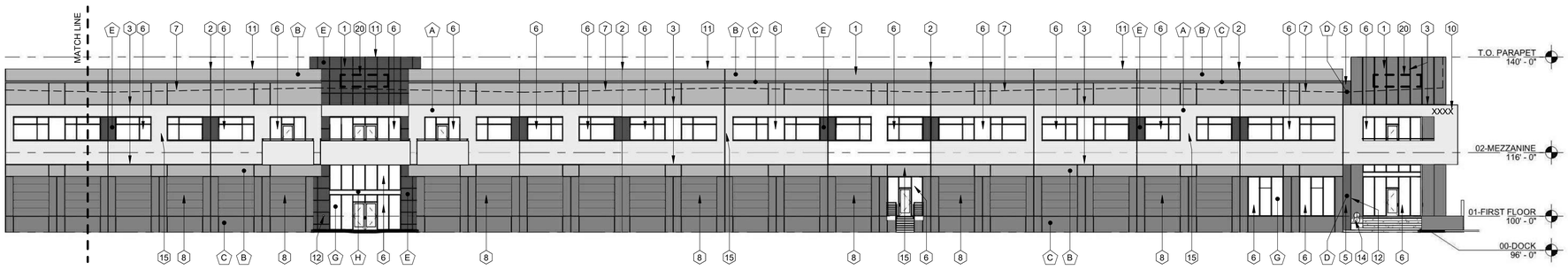
1 BUILDING 2 - SOUTH ELEVATION - OVERALL
SCALE: 1" = 40'-0"



2 BLDG 2 SOUTH - WEST END
SCALE: 1/16" = 1'-0"



3 BLDG 2 SOUTH - CENTER
SCALE: 1/16" = 1'-0"



4 BLDG 2 SOUTH - EAST END
SCALE: 1/16" = 1'-0"

SHEET NOTES

1. SITE CAST TILT-UP CONCRETE PANEL, PAINTED. SEE FINISH LEGEND FOR COLORS.
2. CONCRETE PANEL JOINT.
3. 3/4" D. X 2 1/4" W. REVEAL, PAINTED.
4. 3/4" D. RECESSED WALL PANEL.
5. 1 1/2" D. RECESSED WALL PANEL.
6. 1" INSULATED GLAZING IN ANODIZED ALUMINUM STOREFRONT SYSTEM. SEE FINISH LEGEND FOR GLASS AND FRAME COLORS.
7. LINE OF ROOF BEYOND.
8. OVERHEAD DOOR. FACTORY FINISH UNLESS NOTED OTHERWISE.
9. HOLLOW METAL DOOR. PAINT TO MATCH ADJACENT WALL COLOR UNLESS NOTED OTHERWISE.
10. 18" H. PIN-MOUNTED ADDESS NUMBERS.
11. PRE-FINISHED METAL CAP FLASHING.
12. FIRE DEPARTMENT KNOX BOX LOCATION.
13. ELECTRICAL METER AND EQUIPMENT CABINETS.
14. 18" DIA. CONCRETE SPHERE - PAINT ACCENT COLOR.
15. WALL-MOUNTED LIGHT FIXTURE. SEE PHOTOMETRIC PLAN.
16. CONCRETE FILLED PIPE BOLLARD. SEE DETAILS.
17. 14' W. (+/-) x 6'-0" D. x 6'-8" H. TRASH ENCLOSURE WITH PAINTED METAL GATES ON 6" REINFORCED CONCRETE SLAB. SEE DETAILS.
18. STEEL & CABLE GUARD RAIL, PAINTED.
19. CONCRETE HANDICAP ACCESSIBLE RAMP.
20. FUTURE BUILDING-MOUNTED INTERNALLY ILLUMINATED TENANT SIGNAGE.
21. PROPOSED FIRE DEPARTMENT CONNECTION WITH APPROVED KNOX HARDWARE.

EXTERIOR FINISH LEGEND

SYM.	PATTERN	DESCRIPTION	MANUFACTURER / COLOR
A		PAINT - FIELD	GLIDDEN "KITTEN WHITE" #30YY 78/035
B		PAINT - FIELD	GLIDDEN "TRADITIONAL TAN" #20YY 47/145
C		PAINT - FIELD	GLIDDEN "SEAL GREY" #00NN 25/000
D		PAINT - FIELD	GLIDDEN "OBSIDIAN GLASS" #00NN 13/000
E		PAINT - ACCENT VARIES BY BUILDING	**BUILDING 1**: SW6342 "SPICY HUE" **BUILDING 2**: SW6677 "GOLDENROD" **BUILDING 3**: GLIDDEN "CRANBERRY ZING" #14YR 10/434 **BUILDING 4**: SW6545 "MAJESTIC PURPLE **BUILDING 5**: SW6804 "DIGNITY BLUE" **BUILDING 6**: SW6447 "EVERGREENS"
F		EXPOSED CONCRETE	
G		GLAZING	SOLARGRAY
H		STOREFRONT FRAMES	CLEAR ANODIZED ALUMINUM

REF. NO.DA-1903-06

JAG LOGISTIC CENTER AT DIA (PORTEOS FILING 4) SITE PLAN 2018-6044-01

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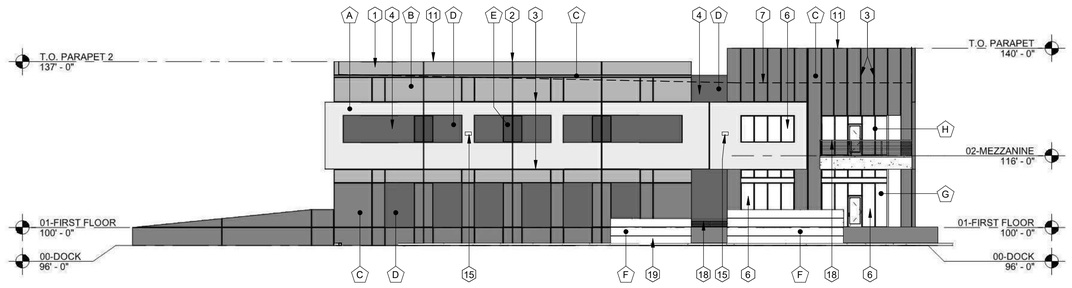
JAG LOGISTICS CENTER AT DIA
CONTEXTUAL SITE PLAN

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.
3-25-2020	MYLARS

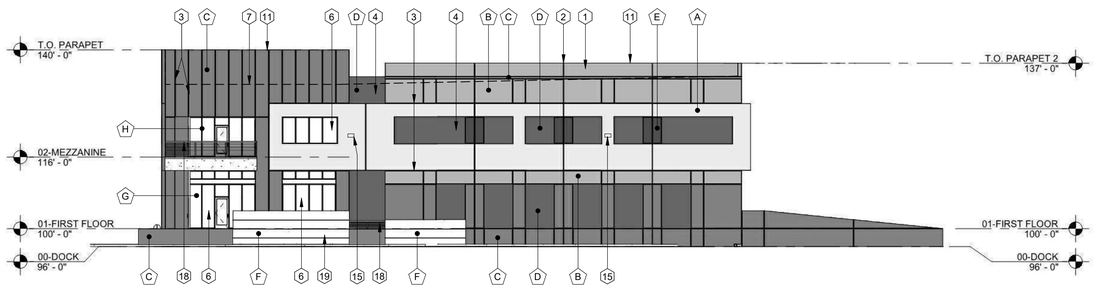
CSP-29
EXTERIOR ELEVATIONS - BUILDING 2

By:Author
4-12-2019 10:55:51 AM

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 30 OF 42



1 BLDG 2 WEST
SCALE: 1/16" = 1'-0"



2 BLDG 2 EAST
SCALE: 1/16" = 1'-0"

SHEET NOTES

1 SITE CAST TILT-UP CONCRETE PANEL, PAINTED. SEE FINISH LEGEND FOR COLORS.
2 CONCRETE PANEL JOINT.
3 3/4" D. X 2 1/4" W. REVEAL, PAINTED.
4 3/4" D. RECESSED WALL PANEL.
5 1 1/2" D. RECESSED WALL PANEL.
6 1" INSULATED GLAZING IN ANODIZED ALUMINUM STOREFRONT SYSTEM. SEE FINISH LEGEND FOR GLASS AND FRAME COLORS.
7 LINE OF ROOF BEYOND.
8 OVERHEAD DOOR. FACTORY FINISH UNLESS NOTED OTHERWISE.
9 HOLLOW METAL DOOR. PAINT TO MATCH ADJACENT WALL COLOR UNLESS NOTED OTHERWISE.
10 18" H. PIN-MOUNTED ADDESS NUMBERS.
11 PRE-FINISHED METAL CAP FLASHING.
12 FIRE DEPARTMENT KNOX BOX LOCATION.
13 ELECTRICAL METER AND EQUIPMENT CABINETS.
14 18" DIA. CONCRETE SPHERE - PAINT ACCENT COLOR.
15 WALL-MOUNTED LIGHT FIXTURE. SEE PHOTOMETRIC PLAN.
16 CONCRETE FILLED PIPE BOLLARD. SEE DETAILS.
17 14' W. (+/-) x 6'-0" D. x 6'-8" H. TRASH ENCLOSURE WITH PAINTED METAL GATES ON 6" REINFORCED CONCRETE SLAB. SEE DETAILS.
18 STEEL & CABLE GUARD RAIL, PAINTED.
19 CONCRETE HANDICAP ACCESSIBLE RAMP.
20 FUTURE BUILDING-MOUNTED INTERNALLY ILLUMINATED TENANT SIGNAGE.
21 PROPOSED FIRE DEPARTMENT CONNECTION WITH APPROVED KNOX HARDWARE.

EXTERIOR FINISH LEGEND

SYM.	PATTERN	DESCRIPTION	MANUFACTURER / COLOR
A		PAINT - FIELD	GLIDDEN "KITTEN WHITE" #30YY 78/035
B		PAINT - FIELD	GLIDDEN "TRADITIONAL TAN" #20YY 47/145
C		PAINT - FIELD	GLIDDEN "SEAL GREY" #00NN 25/000
D		PAINT - FIELD	GLIDDEN "OBSIDIAN GLASS" #00NN 13/000
E		PAINT - ACCENT VARIES BY BUILDING	**BUILDING 1**: SW6342 "SPICY HUE" **BUILDING 2**: SW6677 "GOLDENROD" **BUILDING 3**: GLIDDEN "CRANBERRY ZING" #14YR 10/434 **BUILDING 4**: SW6545 "MAJESTIC PURPLE **BUILDING 5**: SW6804 "DIGNITY BLUE" **BUILDING 6**: SW6447 "EVERGREENS"
F		EXPOSED CONCRETE	
G		GLAZING	SOLARGRAY
H		STOREFRONT FRAMES	CLEAR ANODIZED ALUMINUM

REF. NO.DA-1903-06

JAG LOGISTICS CENTER AT DIA (PORTEOS FILING 4) SITE PLAN 2018-6044-01

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CONTEXTUAL SITE PLAN

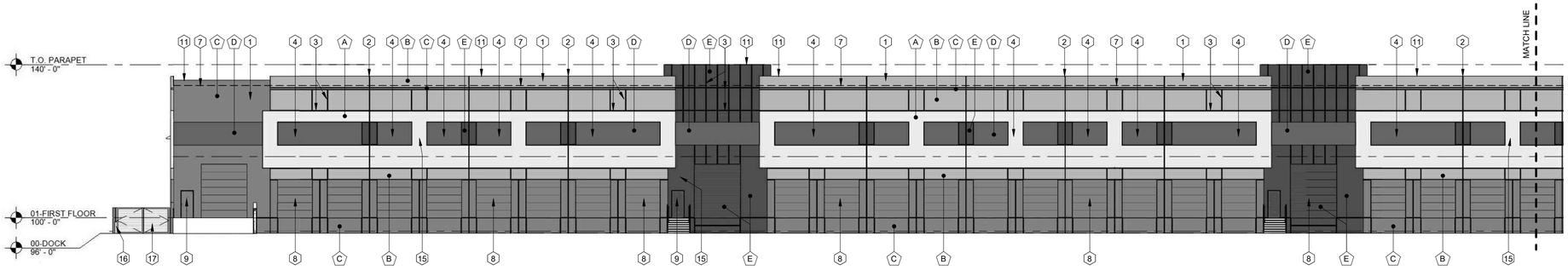
DATE	DESC.
8-27-2018	PRE-SUB MTG
9-4-2018	1ST SUB.
11-8-2018	2ND SUB.
12-20-2018	3RD SUB.
1-29-2019	4TH SUB.
3-6-2019	5TH SUB.
4-12-2019	6TH SUB.
3-25-2020	MYLARS

CSP-30
EXTERIOR ELEVATIONS - BUILDING 2

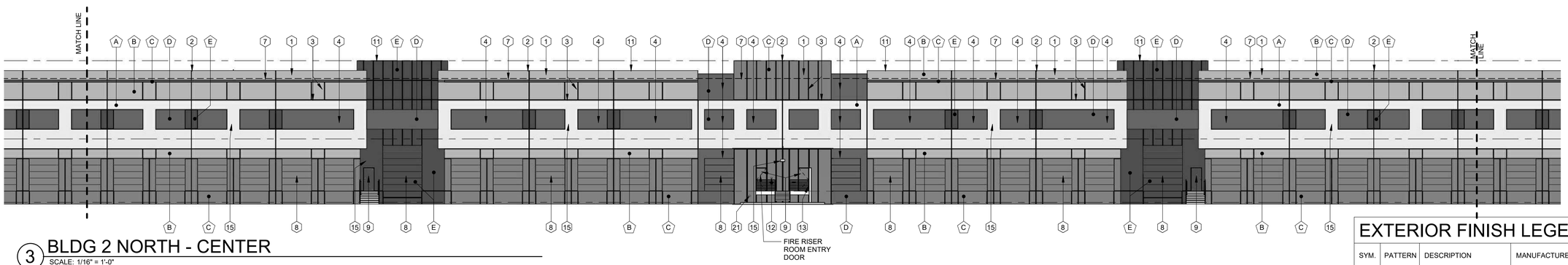
By:Author
4-12-2019 10:55:53 AM

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 31 OF 42

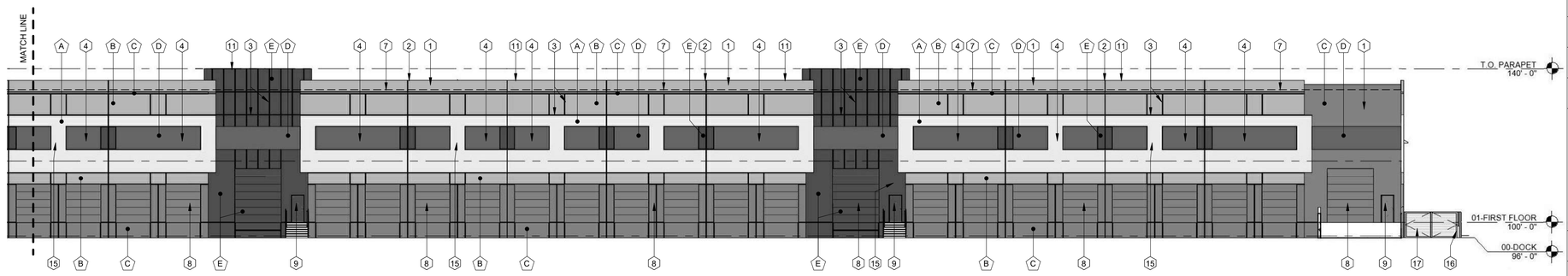
1 BUILDING 2 - NORTH ELEVATIONS - OVERALL
SCALE: 1" = 40'-0"



2 BLDG 2 NORTH - EAST END
SCALE: 1/16" = 1'-0"



3 BLDG 2 NORTH - CENTER
SCALE: 1/16" = 1'-0"



4 BLDG 2 NORTH - WEST END
SCALE: 1/16" = 1'-0"

SHEET NOTES

1 SITE CAST TILT-UP CONCRETE PANEL, PAINTED. SEE FINISH LEGEND FOR COLORS.
2 CONCRETE PANEL JOINT.
3 3/4" D. X 2 1/4" W. REVEAL, PAINTED.
4 3/4" D. RECESSED WALL PANEL.
5 1 1/2" D. RECESSED WALL PANEL.
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7 LINE OF ROOF BEYOND.
8 OVERHEAD DOOR. FACTORY FINISH UNLESS NOTED OTHERWISE.
9 HOLLOW METAL DOOR. PAINT TO MATCH ADJACENT WALL COLOR UNLESS NOTED OTHERWISE.
10 18" H. PIN-MOUNTED ADDESS NUMBERS.
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EXTERIOR FINISH LEGEND

SYM.	PATTERN	DESCRIPTION	MANUFACTURER / COLOR
A		PAINT - FIELD	GLIDDEN "KITTEN WHITE" #30YY 78/035
B		PAINT - FIELD	GLIDDEN "TRADITIONAL TAN" #20YY 47/145
C		PAINT - FIELD	GLIDDEN "SEAL GREY" #00NN 25/000
D		PAINT - FIELD	GLIDDEN "OBSIDIAN GLASS" #00NN 13/000
E		PAINT - ACCENT VARIES BY BUILDING	**BUILDING 1**: SW6342 "SPICY HUE" **BUILDING 2**: SW6677 "GOLDENROD" **BUILDING 3**: GLIDDEN "CRANBERRY ZING" #14YR 10/434 **BUILDING 4**: SW6545 "MAJESTIC PURPLE **BUILDING 5**: SW6804 "DIGNITY BLUE" **BUILDING 6**: SW6447 "EVERGREENS"
F		EXPOSED CONCRETE	
G		GLAZING	SOLARGRAY
H		STOREFRONT FRAMES	CLEAR ANODIZED ALUMINUM

REF. NO.DA-1903-06

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JAG LOGISTICS CENTER AT DIA
CONTEXTUAL SITE PLAN

DATE	DESC.
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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.
3-25-2020	MYLARS

CS-10478A

CSP-31
EXTERIOR ELEVATIONS - BUILDING 2

By:Author
4-12-2019 10:55:57 AM

JAG LOGISTIC CENTER AT DIA (PORTEOS FILING 4) SITE PLAN 2018-6044-01

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

1 BUILDINGS 3 & 4 NORTH, BUILDINGS 5 & 6 SOUTH ELEVATION - OVERALL
SCALE: 1/32" = 1'-0"

2 BUILDINGS 3 & 4 NORTH, BUILDINGS 5 & 6 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

3 BUILDINGS 3 & 4 NORTH, BUILDINGS 5 & 6 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

SHEET NOTES

1 SITE CAST TILT-UP CONCRETE PANEL, PAINTED. SEE FINISH LEGEND FOR COLORS.
2 CONCRETE PANEL JOINT.
3 3/4" D. X 2 1/4" W. REVEAL, PAINTED.
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16 CONCRETE FILLED PIPE BOLLARD. SEE DETAILS.
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EXTERIOR FINISH LEGEND

SYM.	PATTERN	DESCRIPTION	MANUFACTURER / COLOR
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C		PAINT - FIELD	GLIDDEN "SEAL GREY" #00NN 25/000
D		PAINT - FIELD	GLIDDEN "OBSIDIAN GLASS" #00NN 13/000
E		PAINT - ACCENT VARIES BY BUILDING	**BUILDING 1**: SW6342 "SPICY HUE" **BUILDING 2**: SW6677 "GOLDENROD" **BUILDING 3**: GLIDDEN "CRANBERRY ZING" #14YR 10/434 **BUILDING 4**: SW6545 "MAJESTIC PURPLE **BUILDING 5**: SW6804 "DIGNITY BLUE" **BUILDING 6**: SW6447 "EVERGREENS"
F		EXPOSED CONCRETE	
G		GLAZING	SOLARGRAY
H		STOREFRONT FRAMES	CLEAR ANODIZED ALUMINUM

REF. NO.DA-1903-06

JAG LOGISTIC CENTER AT DIA (PORTEOS FILING 4) SITE PLAN 2018-6044-01

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JAG LOGISTICS CENTER AT DIA
CONTEXTUAL SITE PLAN

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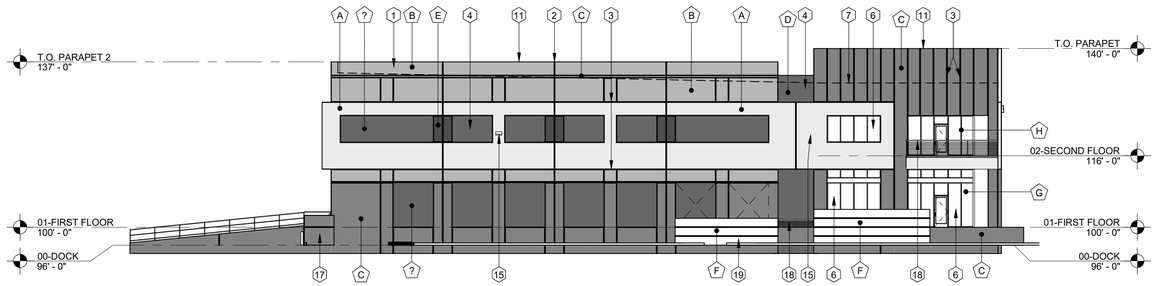
11-8-2018	2ND SUB.
12-20-2018	3RD SUB.
1-29-2019	4TH SUB.
3-6-2019	5TH SUB.
4-12-2019	6TH SUB.
3-25-2020	MYLARS

CSP-32
EXTERIOR ELEVATIONS - BUILDINGS 3-6

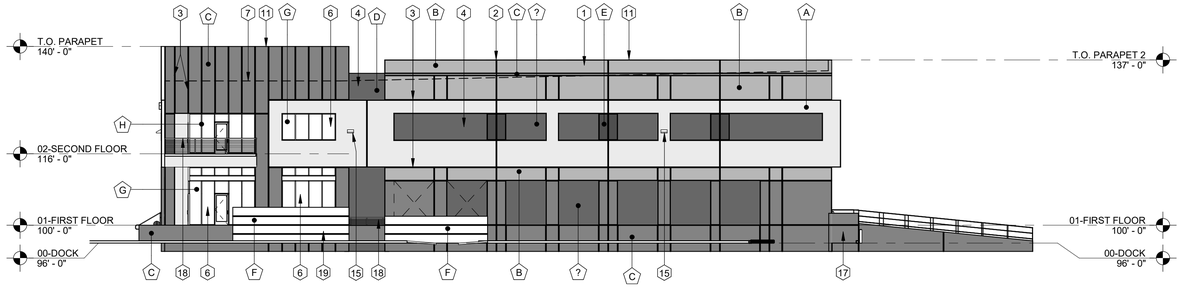
By:Author
4-12-2019 10:56:00 AM

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 33 OF 42



1 BUILDINGS 3 & 4 EAST, BUILDINGS 5 & 6 WEST ELEVATION

SCALE: 1/16" = 1'-0"



2 BUILDINGS 3 & 4 WEST, BUILDINGS 5 & 6 EAST ELEVATION

SCALE: 1/16" = 1'-0"

SHEET NOTES

1. SITE CAST TILT-UP CONCRETE PANEL, PAINTED. SEE FINISH LEGEND FOR COLORS.
2. CONCRETE PANEL JOINT.
3. 3/4" D. X 2 1/4" W. REVEAL, PAINTED.
4. 3/4" D. RECESSED WALL PANEL.
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EXTERIOR FINISH LEGEND

SYM.	PATTERN	DESCRIPTION	MANUFACTURER / COLOR
A		PAINT - FIELD	GLIDDEN "KITTEN WHITE" #30YY 78/035
B		PAINT - FIELD	GLIDDEN "TRADITIONAL TAN" #20YY 47/145
C		PAINT - FIELD	GLIDDEN "SEAL GREY" #00NN 25/000
D		PAINT - FIELD	GLIDDEN "OBSIDIAN GLASS" #00NN 13/000
E		PAINT - ACCENT VARIES BY BUILDING	**BUILDING 1**: SW6342 "SPICY HUE" **BUILDING 2**: SW6677 "GOLDENROD" **BUILDING 3**: GLIDDEN "CRANBERRY ZING" #14YR 10/434 **BUILDING 4**: SW6545 "MAJESTIC PURPLE **BUILDING 5**: SW6804 "DIGNITY BLUE" **BUILDING 6**: SW6447 "EVERGREENS"
F		EXPOSED CONCRETE	
G		GLAZING	SOLARGRAY
H		STOREFRONT FRAMES	CLEAR ANODIZED ALUMINUM

REF. NO.DA-1903-06

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CONTEXTUAL SITE PLAN

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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.
3-25-2020	MYLARS

CS-10478A

CSP-33
EXTERIOR ELEVATIONS - BUILDINGS 3-6

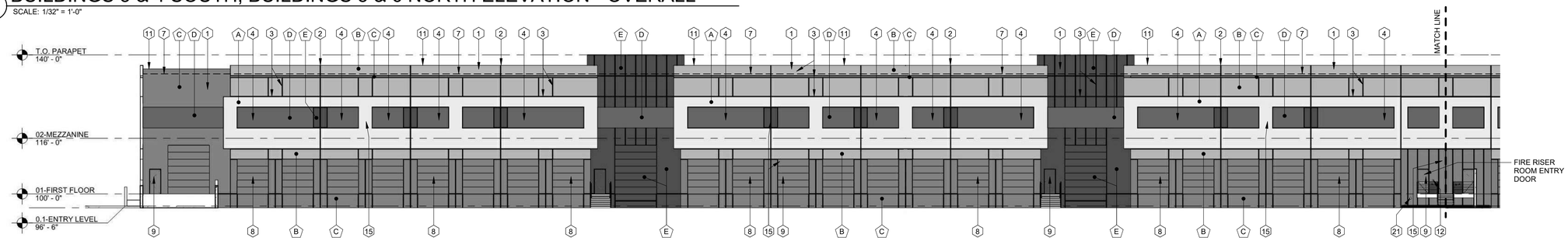
By:Author

4-12-2019 10:56:02 AM

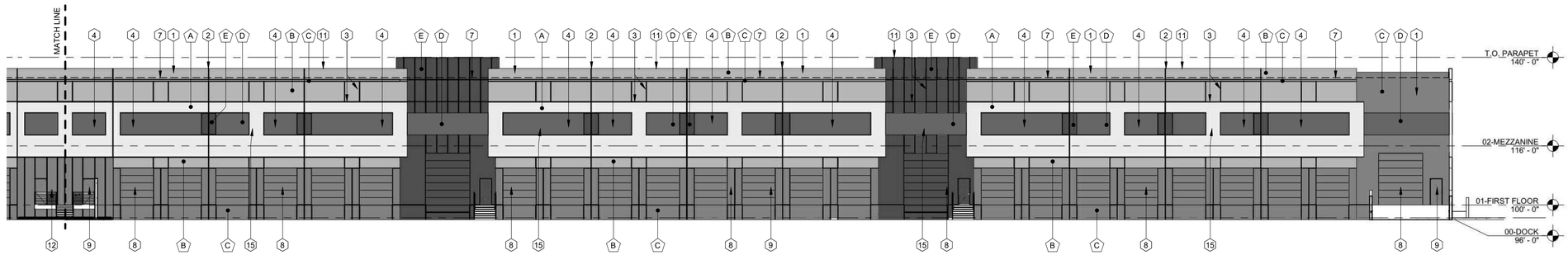
JAG LOGISTIC CENTER AT DIA (PORTEOS FILING 4) SITE PLAN 2018-6044-01

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 34 OF 42

1 BUILDINGS 3 & 4 SOUTH, BUILDINGS 5 & 6 NORTH ELEVATION - OVERALL
SCALE: 1/32" = 1'-0"



2 BUILDINGS 3 & 4 SOUTH, BUILDINGS 5 & 6 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



3 BUILDINGS 3 & 4 SOUTH, BUILDINGS 5 & 6 NORTH ELEVATION
SCALE: 1/16" = 1'-0"

SHEET NOTES

1 SITE CAST TILT-UP CONCRETE PANEL, PAINTED. SEE FINISH LEGEND FOR COLORS.
2 CONCRETE PANEL JOINT.
3 3/4" D. X 2 1/4" W. REVEAL, PAINTED.
4 3/4" D. RECESSED WALL PANEL.
5 1 1/2" D. RECESSED WALL PANEL.
6 1" INSULATED GLAZING IN ANODIZED ALUMINUM STOREFRONT SYSTEM. SEE FINISH LEGEND FOR GLASS AND FRAME COLORS.
7 LINE OF ROOF BEYOND.
8 OVERHEAD DOOR. FACTORY FINISH UNLESS NOTED OTHERWISE.
9 HOLLOW METAL DOOR. PAINT TO MATCH ADJACENT WALL COLOR UNLESS NOTED OTHERWISE.
10 18" H. PIN-MOUNTED ADDESS NUMBERS.
11 PRE-FINISHED METAL CAP FLASHING.
12 FIRE DEPARTMENT KNOX BOX LOCATION.
13 ELECTRICAL METER AND EQUIPMENT CABINETS.
14 18" DIA. CONCRETE SPHERE - PAINT ACCENT COLOR.
15 WALL-MOUNTED LIGHT FIXTURE. SEE PHOTOMETRIC PLAN.
16 CONCRETE FILLED PIPE BOLLARD. SEE DETAILS.
17 14' W. (+/-) x 6'-0" D. x 6'-8" H. TRASH ENCLOSURE WITH PAINTED METAL GATES ON 6" REINFORCED CONCRETE SLAB. SEE DETAILS.
18 STEEL & CABLE GUARD RAIL, PAINTED.
19 CONCRETE HANDICAP ACCESSIBLE RAMP.
20 FUTURE BUILDING-MOUNTED INTERNALLY ILLUMINATED TENANT SIGNAGE.
21 PROPOSED FIRE DEPARTMENT CONNECTION WITH APPROVED KNOX HARDWARE.

EXTERIOR FINISH LEGEND

SYM.	PATTERN	DESCRIPTION	MANUFACTURER / COLOR
A		PAINT - FIELD	GLIDDEN "KITTEN WHITE" #30YY 78/035
B		PAINT - FIELD	GLIDDEN "TRADITIONAL TAN" #20YY 47/145
C		PAINT - FIELD	GLIDDEN "SEAL GREY" #00NN 25/000
D		PAINT - FIELD	GLIDDEN "OBSIDIAN GLASS" #00NN 13/000
E		PAINT - ACCENT VARIES BY BUILDING	**BUILDING 1**: SW6342 "SPICY HUE" **BUILDING 2**: SW6677 "GOLDENROD" **BUILDING 3**: GLIDDEN "CRANBERRY ZING" #14YR 10/434 **BUILDING 4**: SW6545 "MAJESTIC PURPLE **BUILDING 5**: SW6804 "DIGNITY BLUE" **BUILDING 6**: SW6447 "EVERGREENS"
F		EXPOSED CONCRETE	
G		GLAZING	SOLARGRAY
H		STOREFRONT FRAMES	CLEAR ANODIZED ALUMINUM

REF. NO.DA-1903-06

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CS-10478A

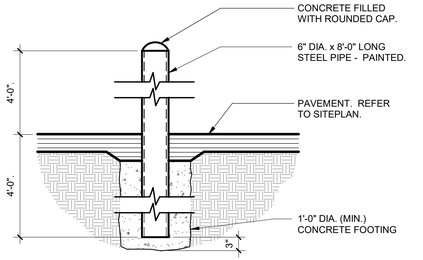
JAG LOGISTICS CENTER AT DIA
CONTEXTUAL SITE PLAN

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.
3-25-2020	MYLARS

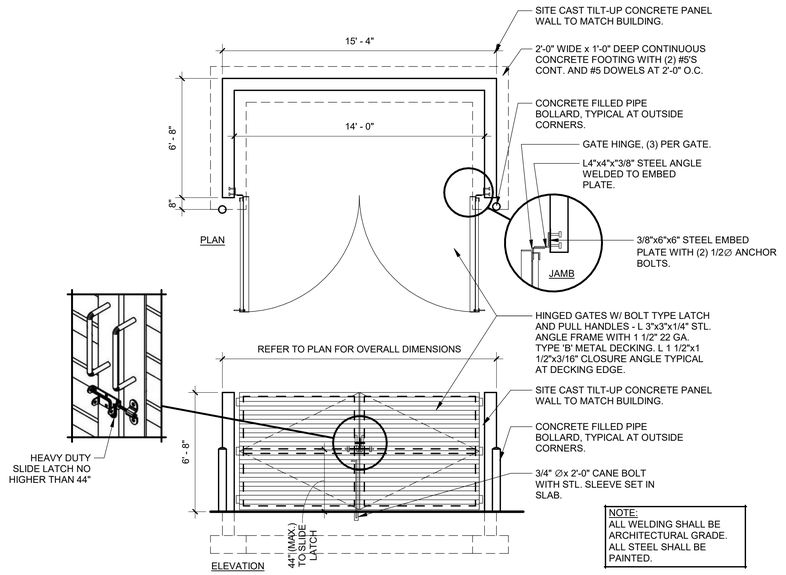
CSP-34
EXTERIOR ELEVATIONS - BUILDINGS 3-6

By:Author
4-12-2019 10:56:05 AM

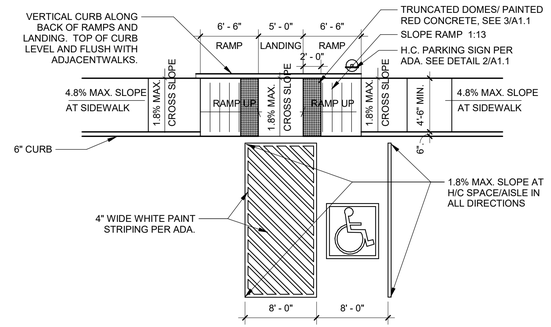
JAG LOGISTICS CENTER AT DIA
CONTEXTUAL SITE PLAN
PART OF THE SOUTHEAST 1/4 OF SECTION 5
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 35 OF 42



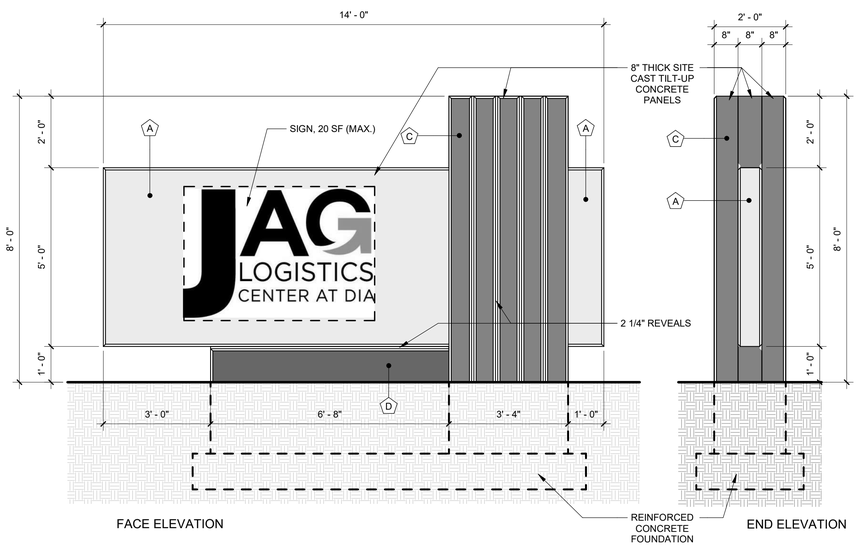
5 BOLLARD DETAIL
SCALE: 3/4" = 1'-0"



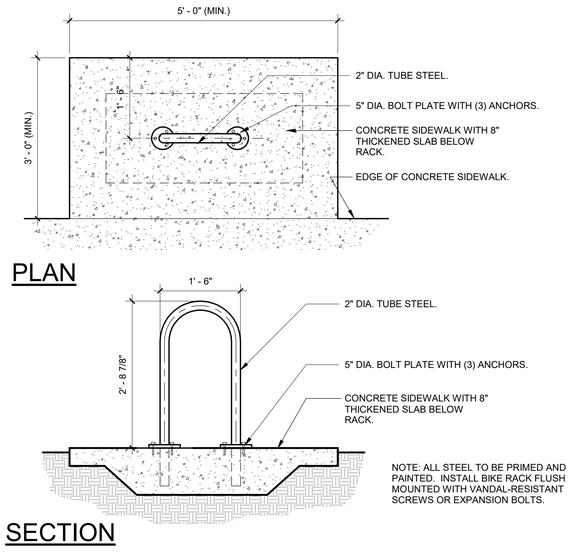
3 TRASH ENCLOSURE DETAIL
SCALE: 1/4" = 1'-0"



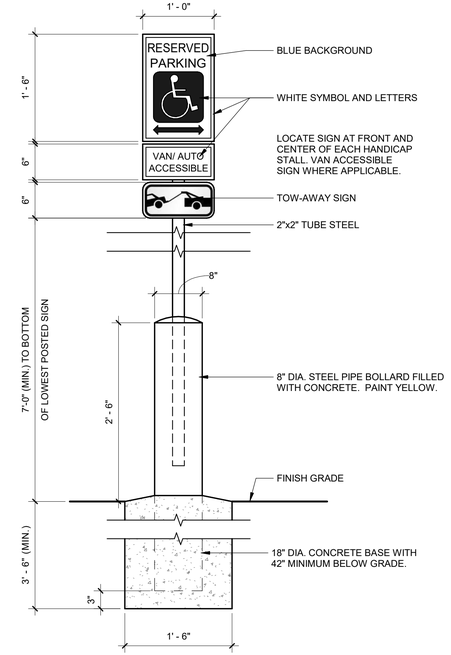
1 HC PARKING DETAIL - PLNG
SCALE: 1/8" = 1'-0"



6 MONUMENT SIGN ELEVATIONS
SCALE: 1/2" = 1'-0"



4 BIKE RACK DETAIL
SCALE: 3/4" = 1'-0"



2 ACCESSIBLE PARKING SIGN DETAIL
SCALE: 1" = 1'-0"

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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.
3-25-2020	MYLARS

CSP-35
SITE DETAILS

REF. NO.DA-1903-06

By:Author
4-12-2019 10:56:07 AM

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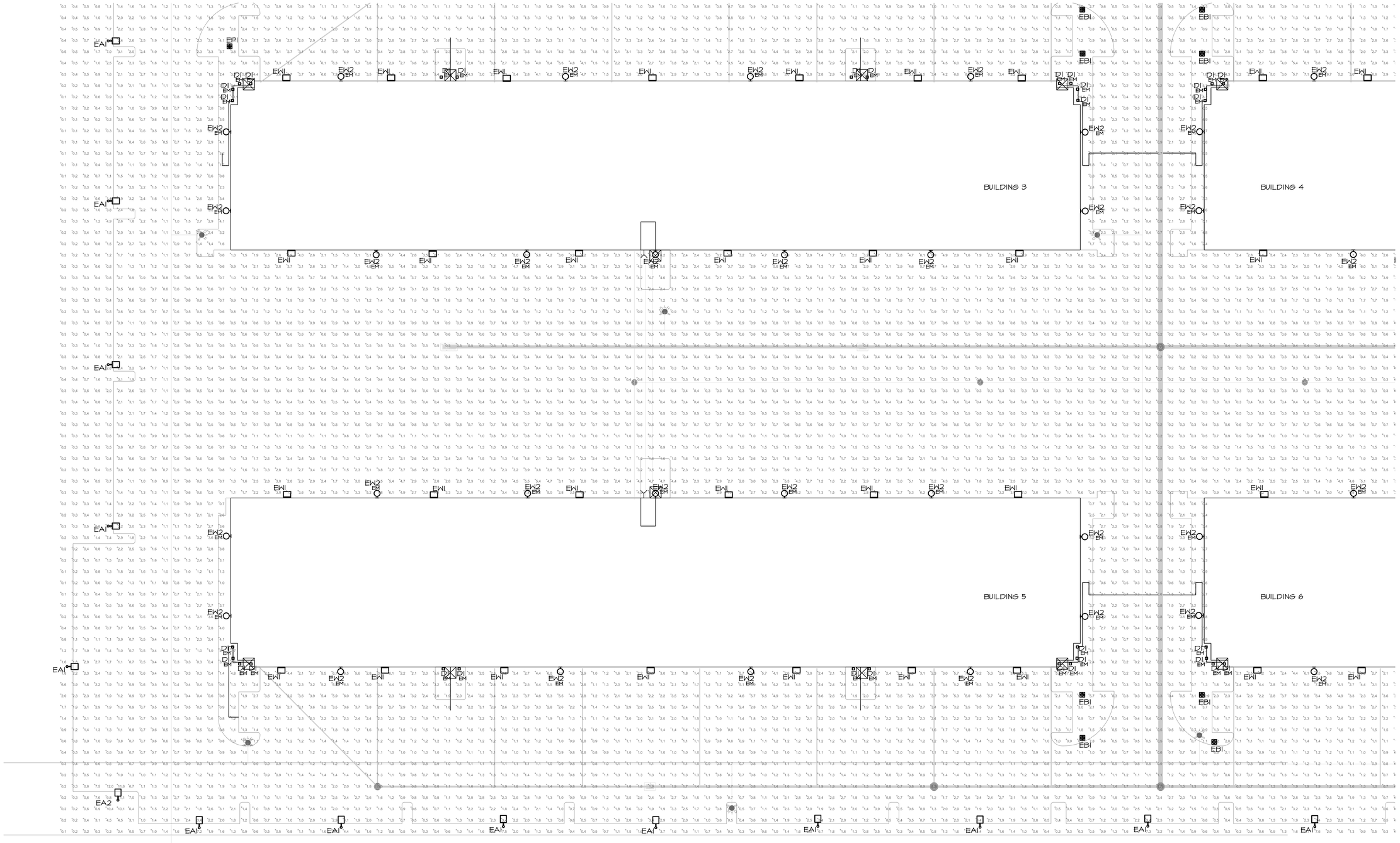
CONTEXTUAL SITE PLAN
PART OF THE SOUTHEAST 1/4 OF SECTION 5
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 36 OF 42



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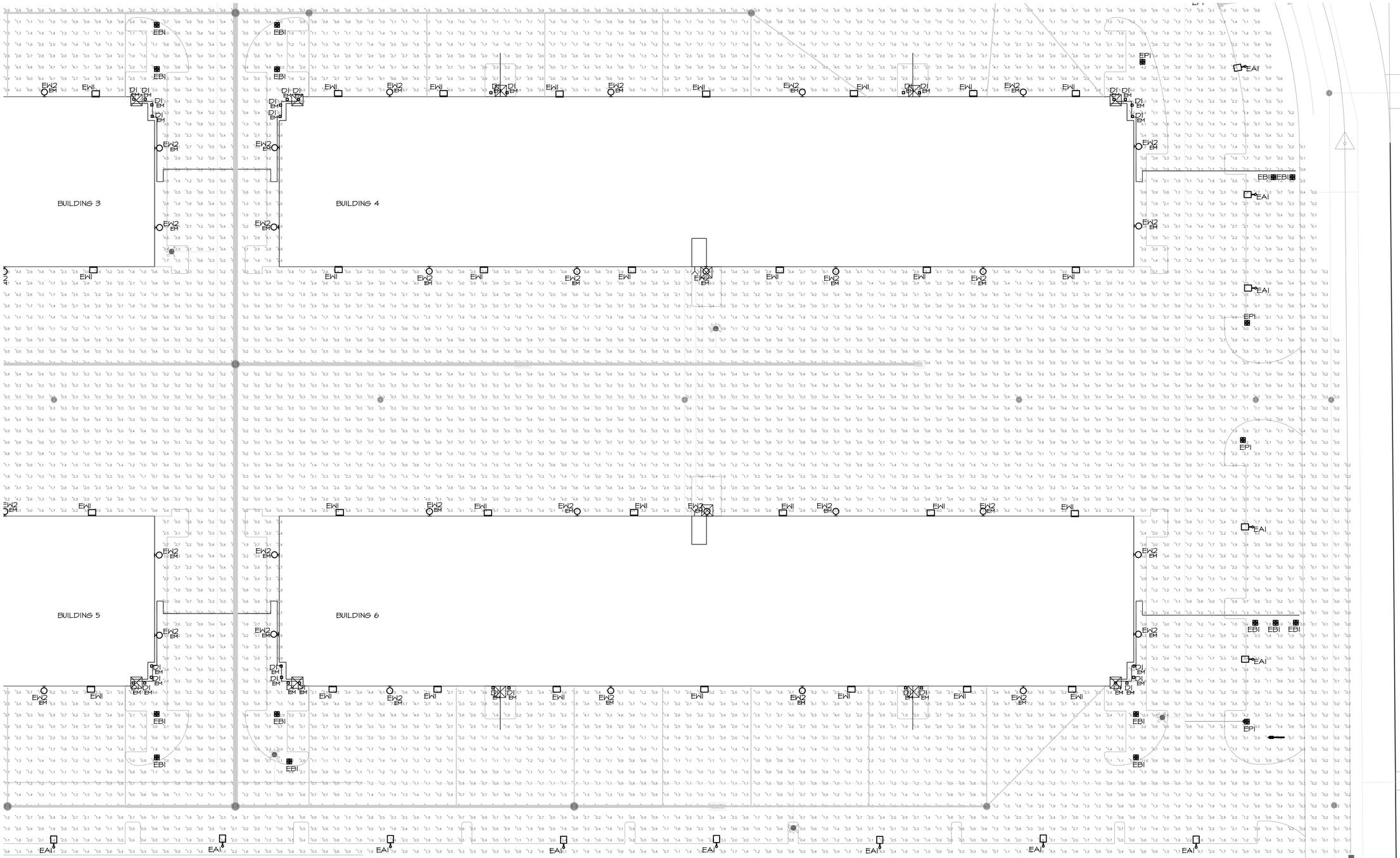
08.27.2018	PRE-SUB MTG
09.04.2018	1ST SUB
11.08.2018	COMMENT RESPONSE
12.21.2018	COMMENT RESPONSE 2
01.29.2019	COMMENT RESPONSE 3
03.06.2019	COMMENT RESPONSE 5
3-25-2020	MYLARS

CSP-36
PHOTOMETRIC 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 37 OF 42



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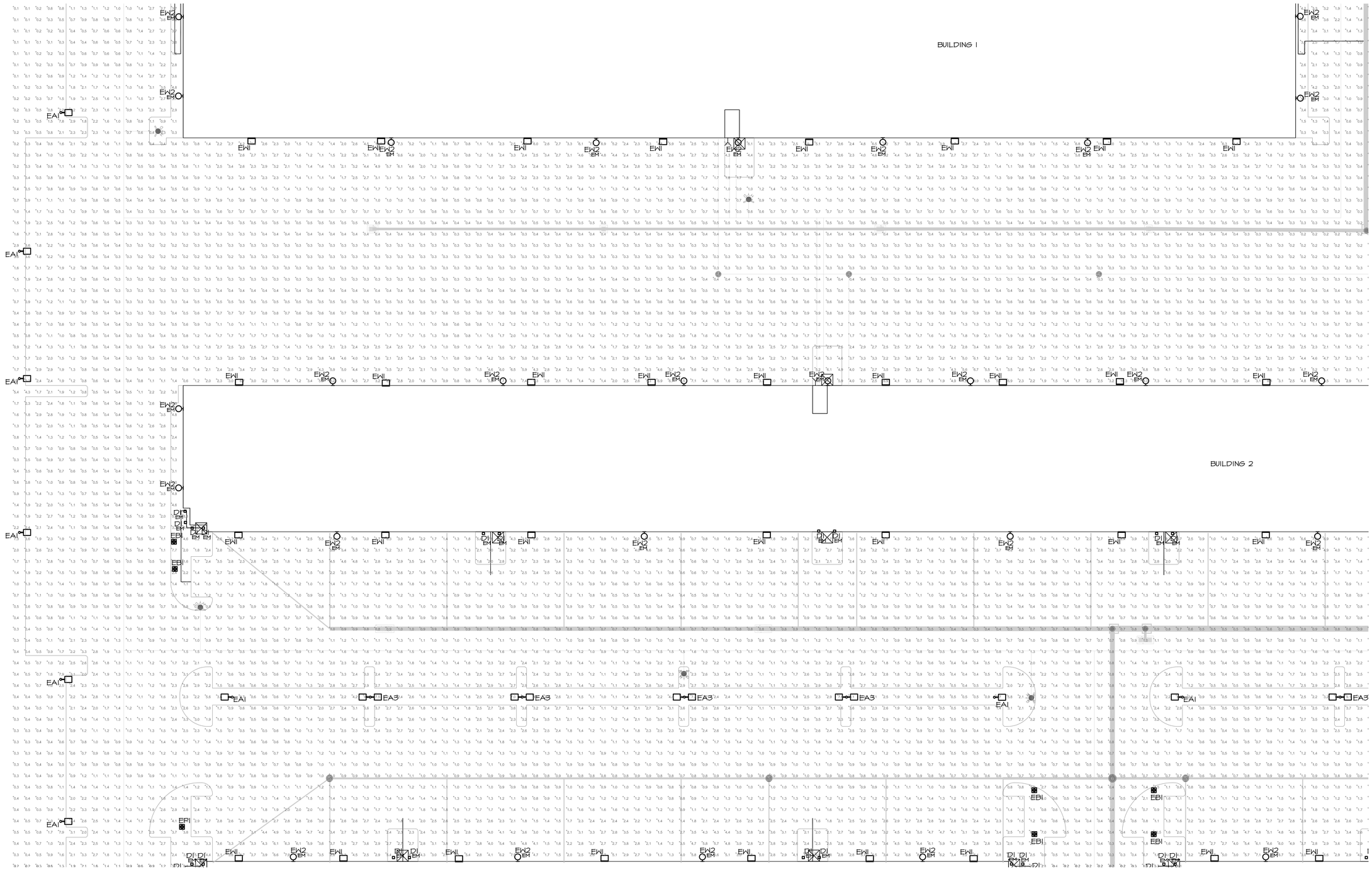
01.29.2019	COMMENT RESPONSE 3
03.06.2019	COMMENT RESPONSE 5
3-25-2020	MYLARS

CSP-37
PHOTOMETRIC 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 38 OF 42



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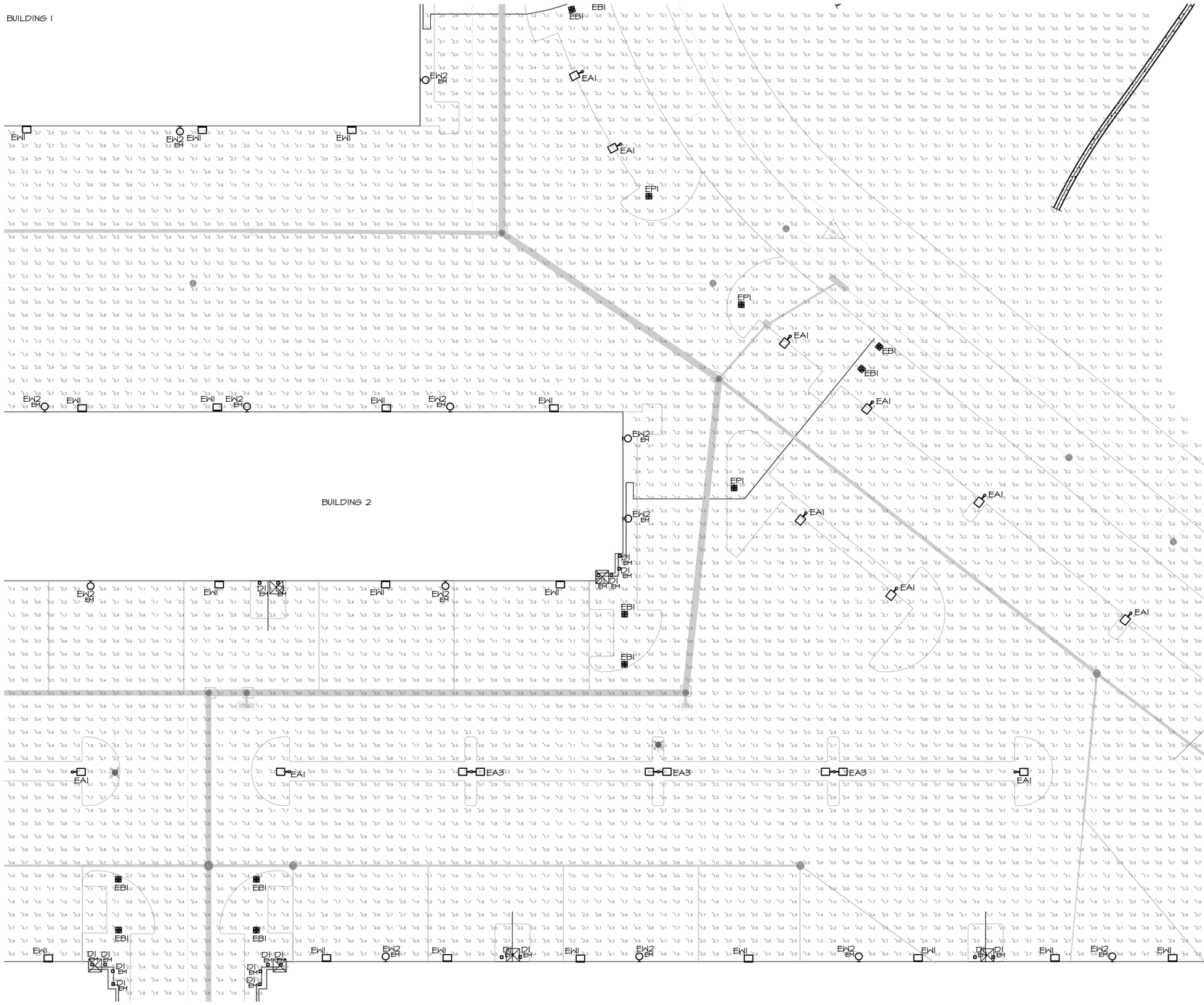
01.29.2019	COMMENT RESPONSE 3
03.06.2019	COMMENT RESPONSE 5
3-25-2020	MYLARS

CSP-38
PHOTOMETRIC PLAN

REF. NO. DA-1903-06

JAG LOGISTIC CENTER AT DIA (PORTEOS FILING 4) SITE PLAN 2018-6044-01

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 39 OF 42



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03.06.2019	COMMENT RESPONSE 5
3-25-2020	MYLARS

CSP-39
PHOTOMETRIC PLAN

REF. NO. DA-1903-06

JAG LOGISTIC CENTER AT DIA (PORTEOS FILING 4) SITE PLAN 2018-6044-01

JAG LOGISTICS CENTER AT DIA
CONTEXTUAL SITE PLAN
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TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
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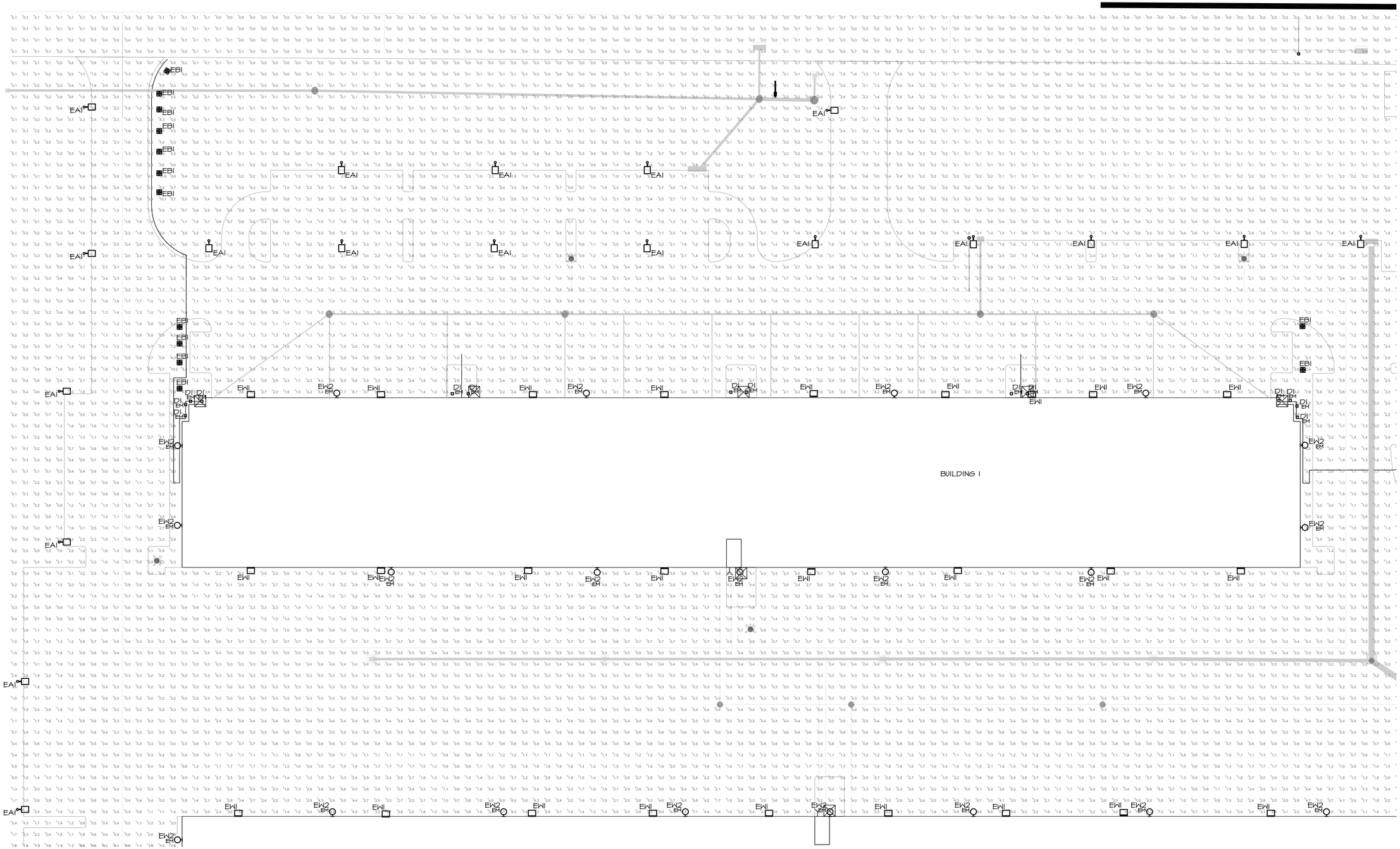
SHEET40 OF 42



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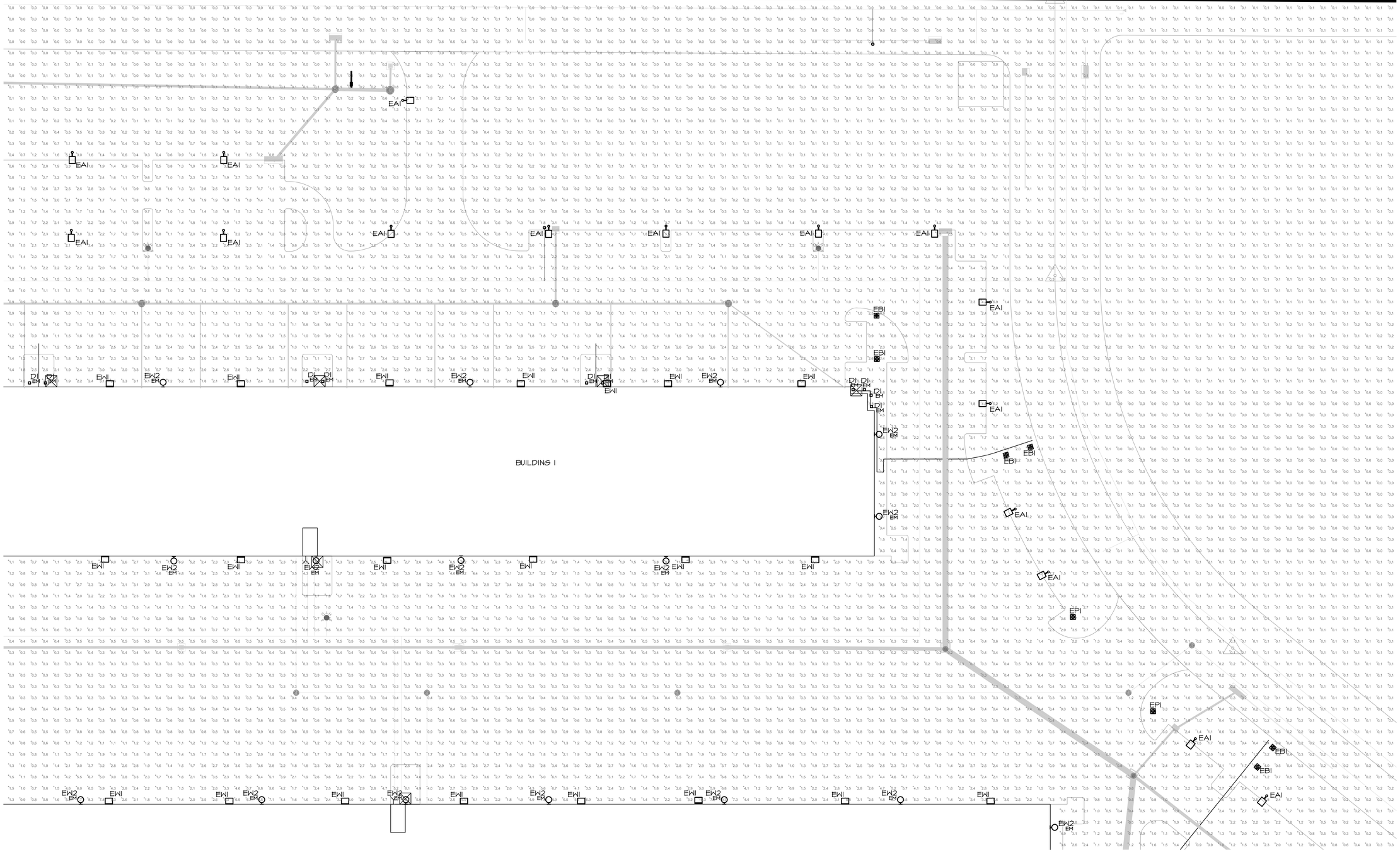
03.06.2019	COMMENT RESPONSE 5
3-25-2020	MYLARS

CSP-40
PHOTOMETRIC 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 41 OF 42



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01.29.2019	COMMENT RESPONSE 3
03.06.2019	COMMENT RESPONSE 5
3-25-2020	MYLARS

CSP-41
PHOTOMETRIC PLAN

REF. NO. DA-1903-06

JAG LOGISTIC CENTER AT DIA (PORTEOS FILING 4) SITE PLAN 2018-6044-01

Statistics					
Description	Avg	Max	Min	Max/Min	Avg/Min
BLDG 1 East Life Safety Pathway	3.8 fc	10.7 fc	1.1 fc	9.7:1	3.5:1
BLDG 1 East Parking Lot	2.0 fc	13.5 fc	0.5 fc	27.0:1	4.0:1
BLDG 1 East Pathway	3.2 fc	11.0 fc	0.3 fc	36.7:1	10.7:1
BLDG 1 North East Parking Lot	2.1 fc	7.8 fc	0.4 fc	19.5:1	5.3:1
BLDG 1 North west Life Safety Pathway	3.1 fc	8.6 fc	1.0 fc	8.6:1	3.1:1
BLDG 1 North West Parking Lot	1.7 fc	8.3 fc	0.3 fc	27.7:1	5.7:1
BLDG 1 Northeast Life Safety Pathway	3.1 fc	7.3 fc	1.1 fc	6.6:1	2.8:1
BLDG 1 Pedestrian Area	3.5 fc	8.5 fc	1.0 fc	8.5:1	3.5:1
BLDG 1 Sidewalk Path	2.0 fc	9.5 fc	0.7 fc	13.6:1	2.9:1
BLDG 1 West Life Safety Pathway	5.1 fc	14.1 fc	1.4 fc	10.1:1	3.6:1
BLDG 1 West Pathway	3.5 fc	15.3 fc	0.2 fc	76.5:1	17.5:1
BLDG 2 East Life Safety Pathway	3.6 fc	10.4 fc	1.0 fc	10.4:1	3.6:1
BLDG 2 East Parking Lot	1.9 fc	13.7 fc	0.3 fc	45.7:1	6.3:1
BLDG 2 East Pathway	4.0 fc	12.0 fc	0.7 fc	17.1:1	5.7:1
BLDG 2 Pedestrian Area	4.3 fc	9.8 fc	1.5 fc	6.5:1	2.9:1
BLDG 2 South East Life Safety Pathway	4.6 fc	9.8 fc	1.6 fc	6.1:1	2.9:1
BLDG 2 South East Parking Lot	2.0 fc	10.1 fc	0.4 fc	25.3:1	5.0:1
BLDG 2 South Parking Lots	1.8 fc	4.7 fc	0.9 fc	5.2:1	2.0:1
BLDG 2 South West Life Saftey Pathway	4.5 fc	9.4 fc	1.7 fc	5.5:1	2.6:1
BLDG 2 South West Parking Lot	2.1 fc	10.0 fc	0.4 fc	25.0:1	5.3:1
BLDG 2 West Life Safety Pathway	7.0 fc	11.1 fc	1.1 fc	10.1:1	6.4:1
BLDG 2 West Pathway	3.9 fc	13.2 fc	0.5 fc	26.4:1	7.8:1
BLDG 3 East Life Safety Pathway	5.4 fc	11.3 fc	1.0 fc	11.3:1	5.4:1
BLDG 3 East Pathway	3.8 fc	10.9 fc	0.3 fc	36.3:1	12.7:1
BLDG 3 North East Life Safety Pathway	4.2 fc	8.5 fc	1.9 fc	4.5:1	2.2:1
BLDG 3 North West Life Safety Pathway	4.5 fc	9.1 fc	1.9 fc	4.8:1	2.4:1
BLDG 3 Pedestrian Area	4.3 fc	9.0 fc	2.0 fc	4.5:1	2.2:1
BLDG 3 West Life Safety Pathway	5.1 fc	11.4 fc	1.4 fc	8.1:1	3.6:1
BLDG 3 West Pathway	3.7 fc	11.8 fc	0.5 fc	23.6:1	7.4:1
BLDG 3/4 Center Parking Lot	1.9 fc	4.5 fc	0.2 fc	22.5:1	9.5:1
BLDG 4 West Life Safety Pathway	5.5 fc	11.5 fc	1.0 fc	11.5:1	5.5:1
BLDG 4 East Life Safety Pathway	3.8 fc	12.1 fc	1.0 fc	12.1:1	3.8:1
BLDG 4 East Parking Lot	1.8 fc	12.1 fc	0.3 fc	40.3:1	6.0:1
BLDG 4 North East Life Safety Pathway	4.5 fc	9.3 fc	2.0 fc	4.7:1	2.3:1
BLDG 4 North West Life Safety Pathway	4.7 fc	9.9 fc	2.1 fc	4.7:1	2.2:1
BLDG 4 Parking Lots	2.1 fc	4.2 fc	1.4 fc	3.0:1	1.5:1
BLDG 4 Pedestrian Area	4.6 fc	9.8 fc	2.1 fc	4.7:1	2.2:1
BLDG 5 East Life Safety Pathway	5.1 fc	10.4 fc	1.0 fc	10.4:1	5.1:1
BLDG 5 East Pathway	3.4 fc	10.2 fc	0.3 fc	34.0:1	11.3:1

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 42 OF 42

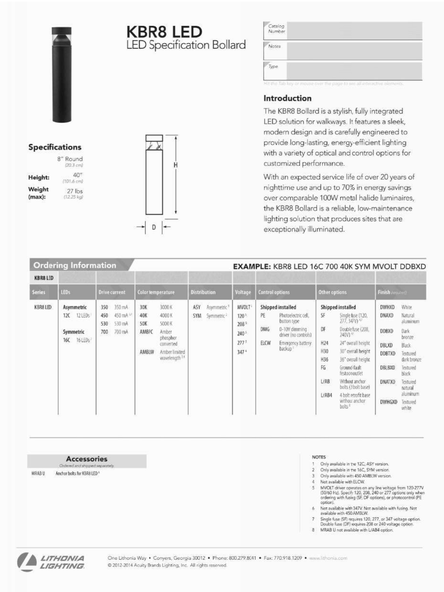
BLDG 5 Parking Lots	2.0 fc	5.4 fc	1.1 fc	4.9:1	1.8:1
BLDG 5 Pedestrian Area	3.8 fc	7.8 fc	1.9 fc	4.1:1	2.0:1
BLDG 5 South East Life Safety Pathway	4.0 fc	7.6 fc	1.9 fc	4.0:1	2.1:1
BLDG 5 South West Life Safety Pathway	4.1 fc	7.8 fc	1.9 fc	4.1:1	2.2:1
BLDG 5 West Life Safety Pathway	4.8 fc	10.0 fc	1.0 fc	10.0:1	4.8:1
BLDG 5 West Parking Lot	1.5 fc	13.3 fc	0.2 fc	66.5:1	7.5:1
BLDG 5 West Pathway	3.4 fc	10.5 fc	0.8 fc	13.1:1	4.3:1
BLDG 5/6 Center Lot	1.2 fc	12.8 fc	0.1 fc	128.0:1	12.0:1
BLDG 5/6 South Lot	1.6 fc	7.3 fc	0.3 fc	24.3:1	5.3:1
BLDG 6 East Life Safety Pathway	3.8 fc	10.5 fc	1.0 fc	10.5:1	3.8:1
BLDG 6 East Pathway	3.6 fc	13.0 fc	0.7 fc	18.6:1	5.1:1
BLDG 6 Parking Lots	2.1 fc	4.3 fc	1.3 fc	3.3:1	1.6:1
BLDG 6 Pedestrain Area	3.8 fc	7.7 fc	1.8 fc	4.3:1	2.1:1
BLDG 6 South East Life Safety Pathway	4.1 fc	7.8 fc	1.9 fc	4.1:1	2.2:1
BLDG 6 South West Life Safety Pathway	4.0 fc	7.6 fc	1.8 fc	4.2:1	2.2:1
BLDG 6 West Life Safety Pathway	4.9 fc	10.6 fc	1.1 fc	9.6:1	4.5:1
BLDG 6 West Pathway	3.4 fc	10.7 fc	0.3 fc	35.7:1	11.3:1
Property Line	0.4 fc	4.8 fc	0.0 fc	N/A	N/A
Whole Site	1.3 fc	12.9 fc	0.0 fc	N/A	N/A

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTAGE	LAMP QTY	LAMP WATT	LAMP TYPE	MAX WATTS	MOUNTING LOCATION	MOUNTING INFORMATION BOF/RFD/OFH	NOTES
EA1	POLE MOUNTED AREA LIGHT, TYPE 4 DISTRIBUTION, BRONZE FINISH	BEACON	VPS-60NB-I36-4K-T4-UNV-RA-DBT	UNIV	1	136W	4000K LED	136W	POLE GROUND	25' BOF	
EA3	DUAL HEAD POLE MOUNTED AREA LIGHT, TYPE 4 DISTRIBUTION, BRONZE FINISH	BEACON	(2) VPS-60NB-I36-4K-T4-UNV-RA-DBT	UNV	2	136W EA.	4000K LED	272W	POLE GROUND	25' BOF	
EB1	BOLLARD TYPE AREA LIGHT TYPE 5 DISTRIBUTION, DARK BRONZE	LITHONIA	KBR8LED-16C-530-40K-SYM-MVOLT-SF-DDBXD	UNV	1	28W	4000K LED	28W	POLE GROUND	3'-4" OFH	
ED1	WET LISTED 4" SQUARE LED DOWNLIGHT WITH INTEGRAL EMERGENCY BATTERY	LITHONIA	LDN4SQ-40-15-L2F-AR-LD-MVOLT-GZ10-EL	UNV	1	20W	4000K LED	20W	CEILING RECESSED	5-11/16" RFD	
EP1	PEDESTRIAN POST TOP LIGHT, TYPE 5 DISTRIBUTION, DARK BRONZE FINISH	KIM LIGHTING	UR20-24L-65-4K18-5H-UNV-PTXSDDBXD	UNV	1	65W	4000K LED	65W	POLE GROUND	12' BOF	
EW1	WALL MOUNTED AREA LIGHT, TYPE 4 DISTRIBUTION, BRONZE FINISH	BEACON	VPS-60NB-I36-4K-T4-UNV-RA-DBT	UNIV	1	136W	4000K LED	136W	SURFACE WALL	25' BOF	
EW2	WALL MOUNTED AREA LIGHT, TYPE 4 WITH INTEGRAL EMERGENCY BATTERY	HUBBELL	TRP2-24L-50-4KT-4-UNV-DB-E	UNIV	1	50W	4000K LED	50W	SURFACE WALL	12' AFF	

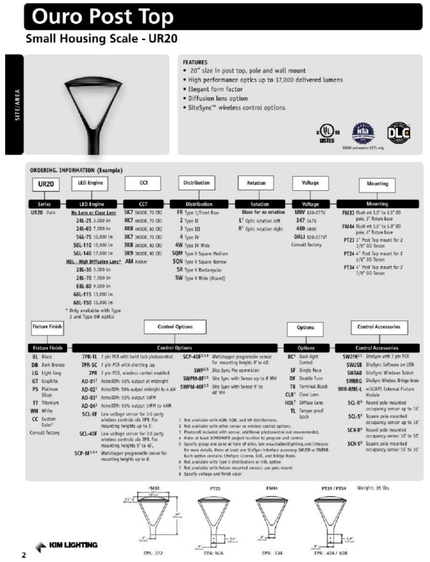
ABBREVIATIONS: BOF - BOTTOM OF FIXTURE, RFD - RECESSED FIXTURE DEPTH, OFH - OVERALL FIXTURE HEIGHT, AFF(AFG) - ABOVE FINISHED FLOOR (GRADE), WFD - WALL FIXTURE DEPTH

A.	ALL LIGHT FIXTURES ARE FULL CUT-OFF AND DIRECTED DOWN.
B.	ALL LIGHT POLES AND AREA LIGHT FIXTURES ARE MOUNTED NO GREATER THAN 25'-0" ABOVE FINISHED GRADE.
C.	ALL FIXTURES SHALL BE EXTINGUISHED ONE HOUR AFTER ESTABLISHED 'END OF BUSINESS.' BUSINESS OPERATING HOURS SHALL BE CONFIRMED WITH OWNER.
D.	ILLUMINATION WITHIN THE SITE SHALL COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION, "ILLUMINATION REQUIRED. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED." AND SECTION 1006.2 ILLUMINATION LEVEL, "THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL, AND CONTINUING TO THE PUBLIC WAY."

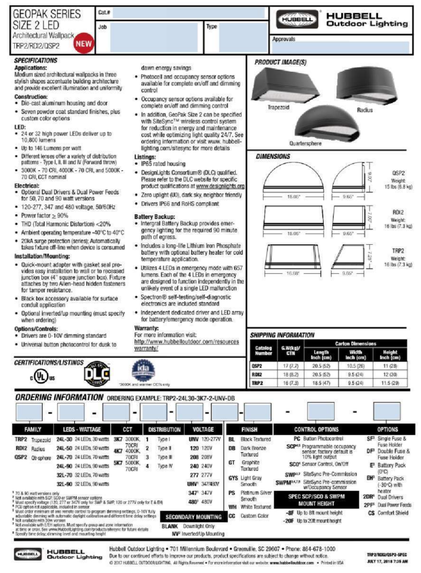


1 FIXTURE EA1, EA3, EW1
SCALE: NONE

2 FIXTURE ED1
SCALE: NONE



3 FIXTURE EP1
SCALE: NONE



4 FIXTURE EW2
SCALE: NONE

CS-10478
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JAG LOGISTICS CENTER AT DIA

DATE	DESC.
08.27.2018	PRE-SUB MTG
09.04.2018	1ST SUB
11.08.2018	COMMENT RESPONSE
12.21.2018	COMMENT RESPONSE 2
01.29.2019	COMMENT RESPONSE 3
03.06.2019	COMMENT RESPONSE 5
3-25-2020	MYLARS

CSP-42
LIGHTING DETAILS

REF. NO. DA-1903-06