

STAFFORD LOGISTICS CENTER FILING NO. 3

SITE PLAN

LOCATED IN THE NORTH HALF OF SECTION 2,
TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LEGAL DESCRIPTION:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 2 AND CONSIDERING THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 2 TO BEAR NORTH 89°28'22" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:
THENCE SOUTH 78°00'24" WEST A DISTANCE OF 368.37 FEET TO THE NORTHEAST CORNER OF STAFFORD LOGISTIC CENTER SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. E0119592 OF THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST COLFAX AVENUE AND THE POINT OF BEGINNING;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 89°28'11" EAST A DISTANCE OF 361.08 FEET;
- 2) NORTH 89°28'22" EAST A DISTANCE OF 1,044.64 FEET

THENCE SOUTH 00°33'49" EAST A DISTANCE OF 1,110.80 FEET TO A POINT OF CURVATURE ON THE BOUNDARY OF STAFFORD LOGISTIC CENTER SUBDIVISION FILING NO. 2 RECORDED AT RECEPTION NO. E1083160 OF SAID RECORDS;

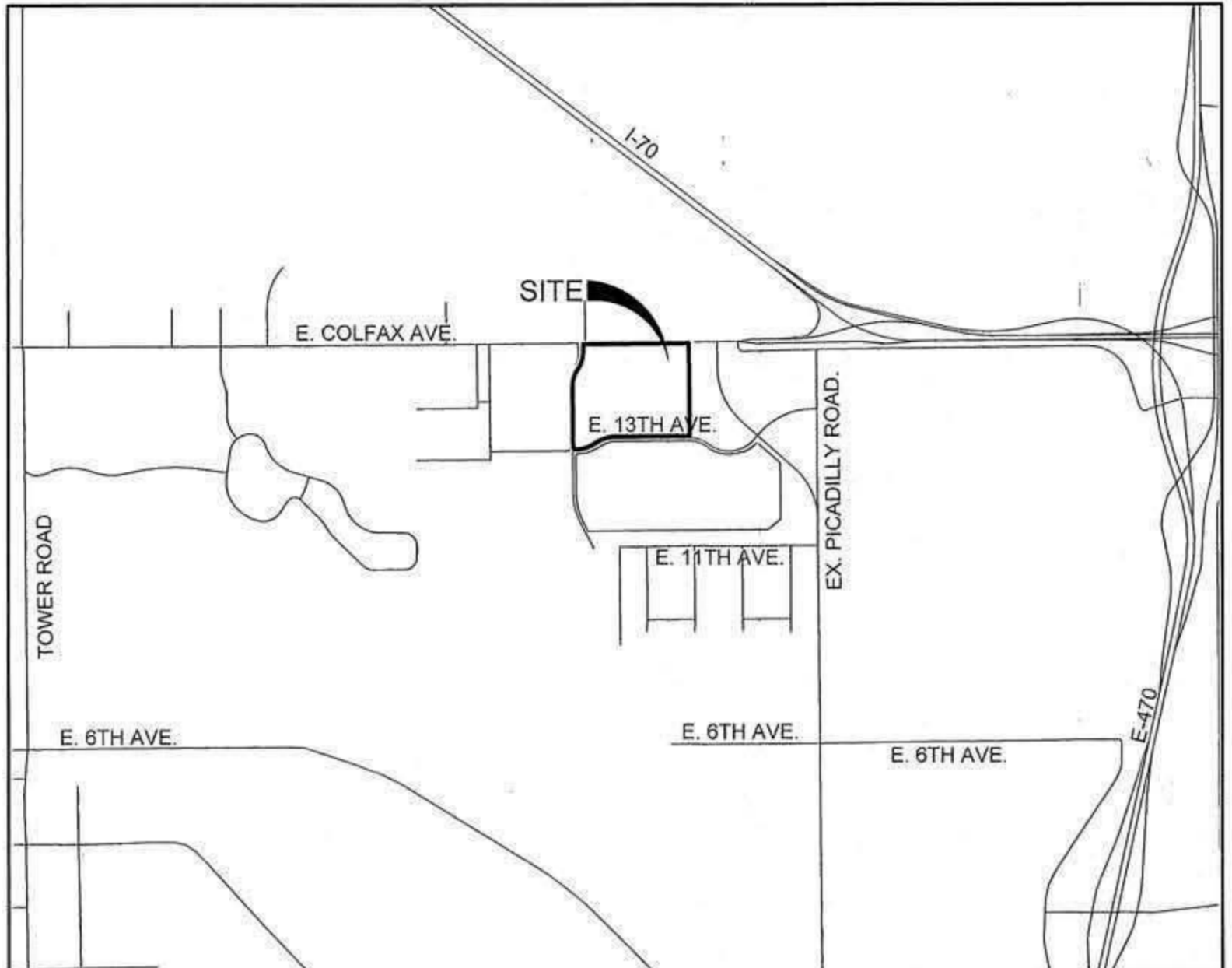
THENCE ALONG SAID BOUNDARY OF STAFFORD LOGISTIC CENTER SUBDIVISION FILING NO. 2 THE FOLLOWING SIX (6) COURSES:

- 1) THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09°16'40", A RADIUS OF 490.00 FEET, AN ARC LENGTH OF 79.34 FEET AND A CHORD THAT BEARS NORTH 85°55'29" WEST A DISTANCE OF 79.25 FEET;
- 2) SOUTH 89°26'11" WEST A DISTANCE OF 944.63 FEET TO A POINT OF CURVATURE;
- 3) ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 29°09'13", A RADIUS OF 490.00 FEET, AN ARC LENGTH OF 249.32 FEET AND A CHORD THAT BEARS SOUTH 74°51'35" WEST A DISTANCE OF 246.64 FEET;
- 4) SOUTH 60°16'59" WEST A DISTANCE OF 86.57 FEET TO A POINT OF CURVATURE;
- 5) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 29°09'13", A RADIUS OF 410.00 FEET, AN ARC LENGTH OF 208.62 FEET AND A CHORD THAT BEARS SOUTH 74°51'35" WEST A DISTANCE OF 206.37 FEET;
- 6) SOUTH 89°26'11" WEST A DISTANCE OF 8.34 FEET TO A POINT OF CURVATURE AND THE BOUNDARY OF SAID STAFFORD LOGISTIC CENTER SUBDIVISION FILING NO. 1;

THENCE ALONG SAID BOUNDARY OF STAFFORD LOGISTIC CENTER SUBDIVISION FILING NO. 1 THE FOLLOWING EIGHT (8) COURSES:

- 1) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET AND A CHORD THAT BEARS NORTH 45°33'49" WEST A DISTANCE OF 35.36 FEET;
- 2) NORTH 00°33'49" WEST A DISTANCE OF 759.41 FEET TO A POINT OF CURVATURE;
- 3) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 28°57'12", A RADIUS OF 410.00 FEET, AN ARC LENGTH OF 207.18 FEET AND A CHORD THAT BEARS NORTH 13°54'47" EAST A DISTANCE OF 204.99 FEET;
- 4) NORTH 28°23'23" EAST A DISTANCE OF 22.12 FEET TO A POINT OF CURVATURE;
- 5) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10°14'05", A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 26.79 FEET AND A CHORD THAT BEARS NORTH 33°30'25" EAST A DISTANCE OF 26.76 FEET TO A POINT OF CURVATURE;
- 6) ALONG A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 15°03'37", A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 39.43 FEET AND A CHORD THAT BEARS NORTH 31°05'39" EAST A DISTANCE OF 39.31 FEET TO A POINT OF CURVATURE;
- 7) ALONG A COMPOUND CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 21°22'38", A RADIUS OF 496.00 FEET, AN ARC LENGTH OF 185.06 FEET AND A CHORD THAT BEARS NORTH 12°52'32" EAST A DISTANCE OF 183.99 FEET TO A POINT OF CURVATURE;
- 8) ALONG A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 87°14'58", A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 38.07 FEET AND A CHORD THAT BEARS NORTH 45°48'42" EAST A DISTANCE OF 34.50 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS AN AREA OF 1,744,529 SQUARE FEET, OR 40.049 ACRES, MORE OR LESS.



VICINITY MAP
1" = 2000'

RECORDERS CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____
COLORADO AT ____ O'CLOCK ____ M, THIS ____ DAY OF ____ AD, ____
CLERK AND RECORDER: _____ DEPUTY: _____

CIVIL ENGINEER

WARE MALCOMB
900 S. BROADWAY, SUITE 320
DENVER, CO 80209
303.561.3333
CHRIS STRAWN

ARCHITECT

STUDIO NORTH ARCHITECTURE
4825 NW 41ST STREET, SUITE 500
RIVERSIDE, MO 64150
913-699-5033
RON SCHAUWECKER

LANDSCAPE ARCHITECT

LAI DESIGN GROUP
88 INVERNESS CIRCLE EAST, SUITE J101
ENGLEWOOD, COLORADO 80112
303.734.1777
JENNIFER CARPENTER

PHOTOMETRIC ENGINEER

AE DESIGN
1900 WAZEE STREET, SUITE #205
DENVER, CO 80202
303.296.4443
ERIC REITAN

SHEET INDEX:

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SIGNATURE BLOCK

LEGAL DESCRIPTION:

STAFFORD LOGISTICS CENTER SUBDIVISION FILING NO. 3 LOCATED IN THE NORTH HALF OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO. 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.

OWNER: NP STAFFORD IV BUILDING 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: NP STAFFORD IV, LLC, ITS SOLE MEMBER

BY: NPD MANAGEMENT, LLC, ITS MANAGER

BY: Nathaniel Hagedorn
NATHANIEL HAGEDORN, MANAGER

OWNER: NP STAFFORD IV BUILDING 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: NP STAFFORD IV, LLC, ITS SOLE MEMBER

BY: NPD MANAGEMENT, LLC, ITS MANAGER

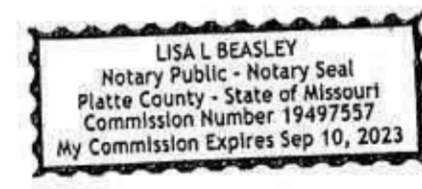
BY: Nathaniel Hagedorn
NATHANIEL HAGEDORN, MANAGER

NOTARIAL:

STATE OF Missouri)
COUNTY OF Clay) SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
7th DAY OF July, 2022 AD BY Nathaniel Hagedorn AS Manager OF
NPD Management LLC, its Manager WITNESS MY
HAND AND OFFICIAL SEAL

NOTARY PUBLIC Rita Beasley

MY COMMISSION EXPIRES 9-10-23



CITY OF AURORA APPROVALS

PLANNING DIRECTOR: [Signature] DATE: 8/8/22

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

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

CITY ATTORNEY: [Signature] DATE: 8/8/22

ATTEST: N/A DATE: N/A
(CITY CLERK)

DATABASE APPROVAL DATE 1/12/22

AMENDMENTS

- MYLAR CHANGE APRIL 4, 2023
- LANDSCAPE MODIFICATIONS (REPLACE SOD FOR LEED CRITERIAL AND PLANT REDUCTION)
- MA #2021-6030-01: Amendment to add security fencing and gate at eastern side of building 3.

DATA BLOCK - BUILDING 2	
2015 IBC OCCUPANCY CLASSIFICATION	S-1/F-1/B
BUILDING CONSTRUCTION TYPE	V-B SPRINKLERED
LAND AREA WITHIN PROPERTY LIMITS	722,481 S.F. (16.59 AC.)
GROSS FLOOR AREA	252,595 S.F. (5.80 AC)
NUMBER OF BUILDINGS	ONE
NUMBER OF STORIES	ONE
BUILDING HEIGHT	49'-6"
TOTAL BUILDING COVERAGE	252,595 S.F. (5.80 AC)
TOTAL HARD SURFACE COVERAGE	286,945 S.F. (6.59 AC)
TOTAL LANDSCAPE COVERAGE	182,941 S.F. (4.20 AC)
PRESENT ZONING CLASSIFICATION	I-1 (BUSINESS & TECH DISTRICT)
PARKING SPACES REQUIRED = (163,700 SF * (1 SPACE/1000 SF)) + (12786.50 SF * (3 SPACES/1000 SF)) = 202 PARKING SPACES	
WAREHOUSE: 0 REQUIRED DISTRIBUTION: 1 PER 1,000 SQ. FT. GROSS FLOOR AREA OFFICE: 3 PER 1,000 SQ. FT. GROSS FLOOR AREA WAREHOUSE FLOOR AREA = 76,128.50 S.F.; DISTRIBUTION FLOOR AREA = 163,700 S.F.; OFFICE FLOOR AREA = 12,786.50 S.F.	
PARKING SPACES PROVIDED	202 STANDARD PARKING 53 TRUCK/TRAILER PARKING
BICYCLE PARKING REQUIRED	11
BICYCLE PARKING PROVIDED	11
ACCESSIBLE SPACES REQUIRED	7 (PER 2015 IBC TABLE 1106.1)
VAN SPACES REQUIRED	2 (PER 2015 IBC TABLE 1106.1)
ACCESSIBLE SPACES PROVIDED	6 STANDARD SPACES 2 VAN SPACES 8 TOTAL SPACES
PROPOSED DOCK DOORS	26 INITIAL DOCKS, 32 KNOCK-OUTS FOR FUTURE DOCKS
ALLOWABLE SIGNAGE AREA	600 SQ. FT. MAX.
PROPOSED TOTAL SIGNAGE AREA	600 SQ. FT. MAX.
PROPOSED NUMBER OF SIGNS	2

DATA BLOCK - BUILDING 3	
2015 IBC OCCUPANCY CLASSIFICATION	S-1/F-1/B
BUILDING CONSTRUCTION TYPE	V-B SPRINKLERED
LAND AREA WITHIN PROPERTY LIMITS	1,022,049 S.F. (23.46 AC.)
GROSS FLOOR AREA	436,726 S.F. (10.02 AC)
NUMBER OF BUILDINGS	ONE
NUMBER OF STORIES	ONE
BUILDING HEIGHT	47'-6"
TOTAL BUILDING COVERAGE	436,726 S.F. (10.02 AC)
TOTAL HARD SURFACE COVERAGE	424,195 S.F. (9.74 AC)
TOTAL LANDSCAPE COVERAGE	161,730 S.F. (3.71 AC)
PRESENT ZONING CLASSIFICATION	I-1 (BUSINESS & TECH DISTRICT)
PARKING SPACES REQUIRED = (236,000 SF * (1 SPACE/1000 SF)) + (22,000 SF * (3 SPACES/1000 SF)) = 301 PARKING SPACES	
WAREHOUSE: 0 REQUIRED DISTRIBUTION: 1 PER 1,000 SQ. FT. GROSS FLOOR AREA OFFICE: 3 PER 1,000 SQ. FT. GROSS FLOOR AREA WAREHOUSE FLOOR AREA = 178,726 S.F.; DISTRIBUTION FLOOR AREA = 236,000 S.F.; OFFICE FLOOR AREA = 22,000 S.F.	
PARKING SPACES PROVIDED	301 STANDARD PARKING 100 TRUCK/TRAILER PARKING
BICYCLE PARKING REQUIRED	16
BICYCLE PARKING PROVIDED	16
ACCESSIBLE SPACES REQUIRED	8 (PER 2015 IBC TABLE 1106.1)
VAN SPACES REQUIRED	2 (PER 2015 IBC TABLE 1106.1)
ACCESSIBLE SPACES PROVIDED	6 STANDARD SPACES 2 VAN SPACES 8 TOTAL SPACES
PROPOSED DOCK DOORS	44 INITIAL DOCKS, 44 KNOCK-OUTS FOR FUTURE DOCKS
ALLOWABLE SIGNAGE AREA	600 SQ. FT. MAX.
PROPOSED TOTAL SIGNAGE AREA	600 SQ. FT. MAX.
PROPOSED NUMBER OF SIGNS	2

WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE

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

FOR AND ON BEHALF
OF WARE MALCOMB

STAFFORD LOGISTICS CENTER
FILING NO. 3
COVER SHEET

NO.	DATE	REMARKS
1	05.26.2021	SITE PLAN SUBMITTAL #1
2	09.03.2021	SITE PLAN SUBMITTAL #2
3	11.09.2021	SITE PLAN SUBMITTAL #3
4	12.21.2021	SITE PLAN SUBMITTAL #4
5	01.28.2022	SITE PLAN SUBMITTAL #5
6	02/16/2022	SITE PLAN SUBMITTAL #6

JOB NO.:	DCS20-4033
PA / PM:	JKC
DRAWN BY:	JRR
DATE:	4/22/21
PLOT DATE:	7/05/22

SHEET
1
Sheet 1

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waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

STAFFORD LOGISTICS CENTER

FILING NO. 3

OVERALL SITE PLAN

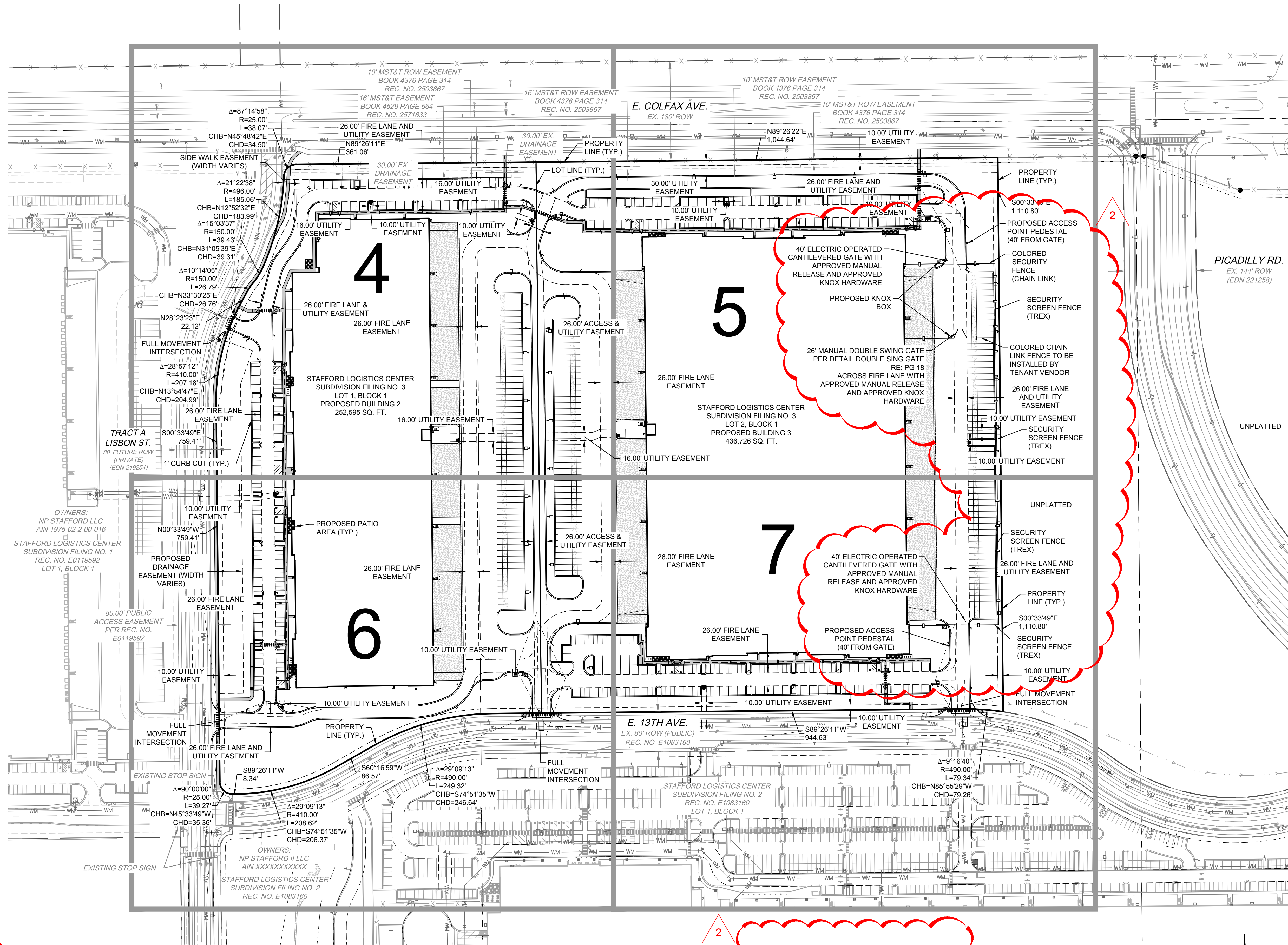
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6	02/16/2022	SITE PLAN SUBMITTAL #6
7	10/30/2024	MINOR AMENDMENT #1

JOB NO.:	DCS20-4033
PA / PM:	JKC
DRAWN BY:	JRR
DATE:	4/22/21
PLOT DATE:	3/27/25

SHEET

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Sheet 3



NOTES:

- ALL MANUAL PRIMARY AND SECONDARY EMERGENCY ACCESS GATES SHALL OPEN BY MEANS OF A KNOX PADLOCK OR OTHER KNOX HARDWARE AS APPROVED BY COA.
- ALL EASEMENTS DEDICATED TO THE CITY OF AURORA SHOWN HEREON ARE TO BE DEDICATED BY THE PROPOSED PLAT, UNLESS OTHERWISE NOTED.
- KNOX BOXES WILL BE PROVIDED WHERE REQUIRED.
- 10' FIRE DOOR SWING WITH ACCESSIBLE DOOR HARDWARE WILL BE PROVIDED IF REQUIRED.
- A LICENSED CONTRACTOR IS REQUIRED TO OBTAIN A VALID BUILDING PERMIT THROUGH THE AURORA BUILDING DIVISION PRIOR TO THE INSTALLATION OF ANY GATING SYSTEM UTILIZED BY EMERGENCY RESPONDERS TO ENTER THE SITE. CALL 303-739-7420 TO BEGIN THE PLAN REVIEW, PERMITTING AND INSPECTION PROCESSES.
- PER UDO SEC. 4.7.9. (C)(3), NO PERSON SHALL PLACE OR KEEP ANY POST, FENCE, WALL, RETAINING WALL, TREE, SHRUB, HEDGE, OR ANY OTHER STRUCTURE OR PLANTING WITHIN FIVE FEET OF A FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION. ANY VARIATION FROM THIS STANDARD SHALL REQUIRE WRITTEN APPROVAL FROM THE FIRE/LIFE SAFETY REPRESENTATIVE WITHIN THE BUILDING DIVISION.
- NOTE THAT TO THE GREATEST EXTENT FEASIBLE, ALL IMPACTED LANDSCAPE SHOULD BE RELOCATED OR REPLANTED AT A ONE TO ONE RATIO.

KNOX BOX NOTES:

- KNOX BOXES MUST BE INSTALLED WITHIN SIX(6) FEET OF EITHER SIDE OF THE ENTRANCE DOOR/GATE. KNOX BOXES MUST BE VISIBLE AND ACCESSIBLE.
- KNOX BOXES CANNOT BE LOWER THAN FOUR(4) FEET OR HIGHER THAN SIX(6) FEET ABOVE THE GROUND.
- KNOX HARDWARE INFORMATION CAN BE FOUND AT OUR CITY WEBSITE AT AURORAGOV.ORG BY TYPING IN "KNOX RAPID ENTRY SYSTEMS" IN THE SEARCH TOOL

WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE

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

FOR AND ON BEHALF
OF WARE MALCOMB

STAFFORD LOGISTICS CENTER

FILING NO. 3

SITE PLAN

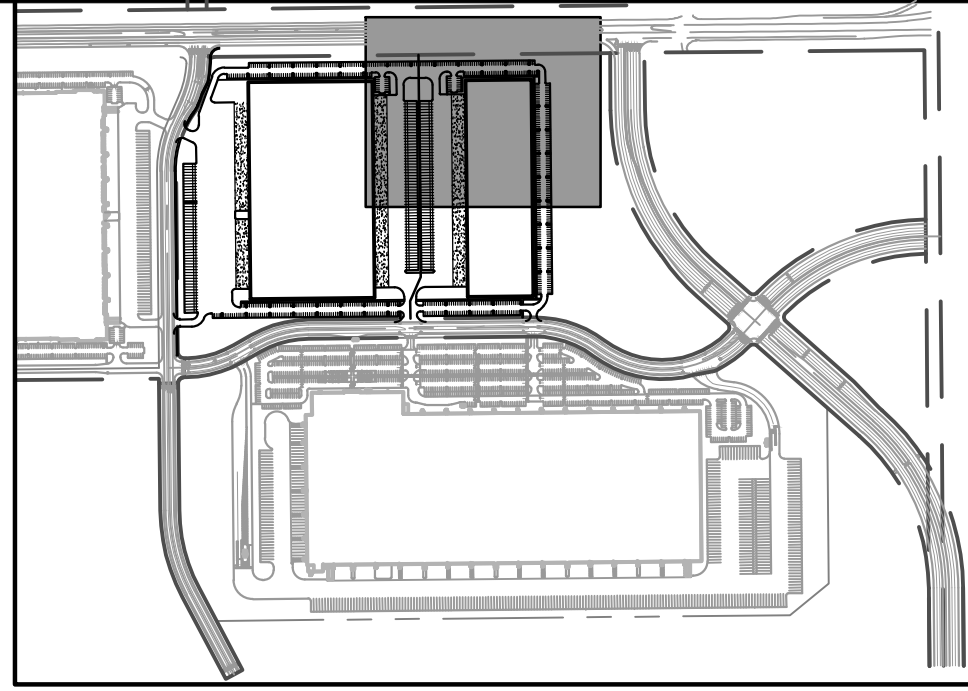
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5	01/28/2022	SITE PLAN SUBMITTAL #5
6	02/16/2022	SITE PLAN SUBMITTAL #6
7	10/30/2024	MINOR AMENDMENT #1

JOB NO.:	DCS20-4033
PA / PM:	JKC
DRAWN BY:	JRR
DATE:	4/22/21
PLOT DATE:	3/27/25

SHEET

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Sheet 5



KEY MAP
SCALE: 1" = 4000'

LEGEND:

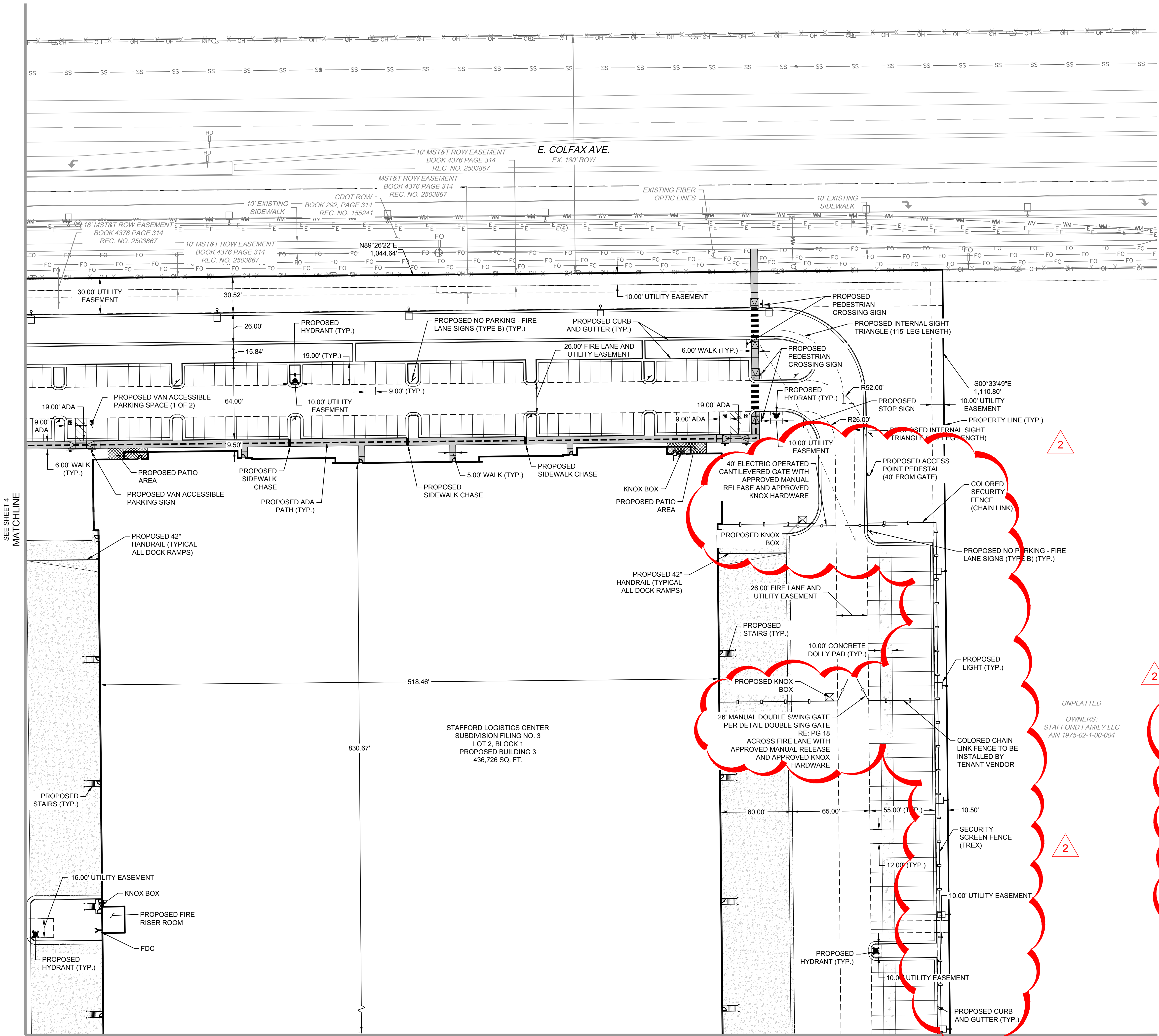
- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED WALK
- EXISTING EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED FIRE LANE EASEMENT
- ICC ACCESSIBLE ROUTE
- PARKING COUNT
- NEW FDC W/ APPROVED KNOX HARDWARE
- FIRE HYDRANT W/ BOLLARD PROTECTION
- EXISTING FIRE HYDRANT
- PROPOSED KNOX BOX
- NEW FIRE HYDRANT
- FIRE ACCESS DOOR
- PROPOSED CURB RAMP
- PROPOSED FENCE
RE: SHT 18 FOR SCREEN FENCE DETAIL
- PROPOSED GATE
RE: SHT 18 FOR DOUBLE SING GATE DETAIL & CANTILEVER SLIDE GATE DETAIL

NOTES:

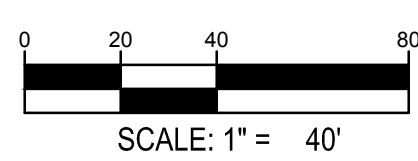
- ALL MANUAL FIRE AND SECURITY EMERGENCY ACCESS GATES SHALL OPEN BY MEANS OF A KNOX PADLOCK OR OTHER KNOX HARDWARE AS APPROVED BY COA.
- ALL EASEMENTS DEDICATED TO THE CITY OF AURORA SHOWN HEREON ARE TO BE DEDICATED BY THE PROPOSED PLAT, UNLESS OTHERWISE NOTED.
- KNOX BOXES WHEN PROVIDED WERE REQUIRED TO BE 100' FIRE LANE SPACING WITH ACCESSIBLE DOOR HARDWARE WILL BE PROVIDED IF REQUIRED.
- A LICENSED CONTRACTOR IS REQUIRED TO OBTAIN A VALID BUILDING PERMIT THROUGH THE AURORA BUILDING DIVISION PRIOR TO THE INSTALLATION OF ANY GATING SYSTEM UTILIZED BY EMERGENCY RESPONDERS TO ENTER THE SITE. CALL 303-739-7420 TO BEGIN THE PLAN REVIEW, PERMITTING AND INSPECTION PROCESSES.
- PER UDO SEC. 4.7.9. (C)(3), NO PERSON SHALL PLACE OR KEEP ANY POST, FENCE, WALL, RETAINING WALL, TREE, SHRUB, HEDGE, OR ANY OTHER STRUCTURE OR PLANTING WITHIN FIVE FEET OF A FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION. ANY VARIATION FROM THIS STANDARD SHALL REQUIRE WRITTEN APPROVAL FROM THE FIRELIFE SAFETY REPRESENTATIVE WITHIN THE BUILDING DIVISION.
- NOTE THAT TO THE GREATEST EXTENT FEASIBLE, ALL IMPACTED LANDSCAPE SHOULD BE RELOCATED OR REPLANTED AT A ONE TO ONE RATIO.

KNOX BOX NOTES:

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- KNOX HARDWARE INFORMATION CAN BE FOUND AT OUR CITY WEBSITE AT AURORAGOV.ORG BY TYPING IN "KNOX RAPID ENTRY SYSTEMS" IN THE SEARCH TOOL



MATCHLINE
SEE SHEET 7



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FOR AND ON BEHALF
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SITE PLAN

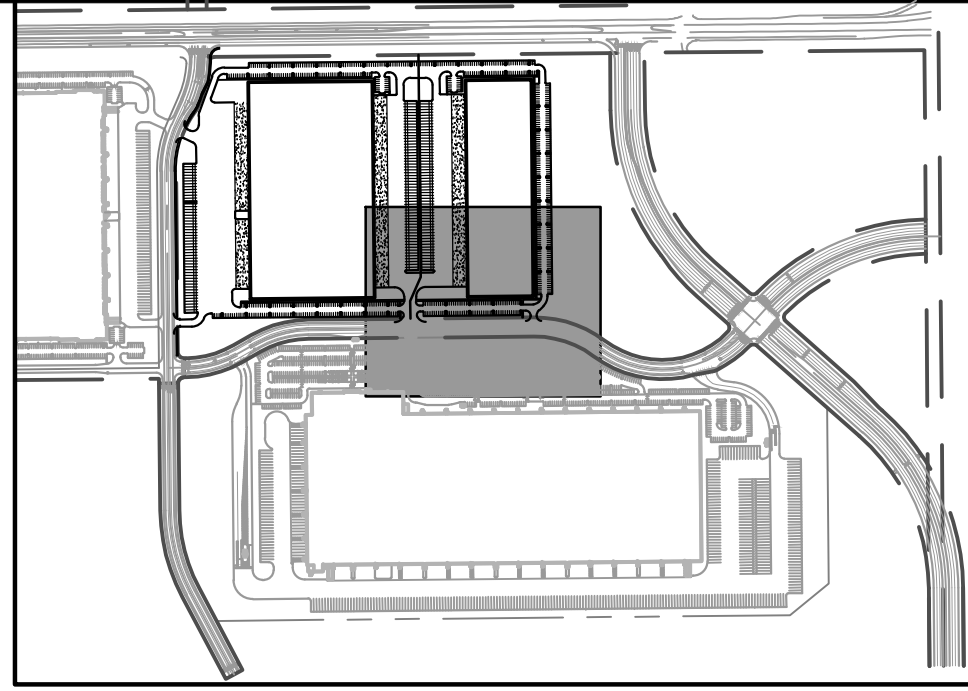
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JOB NO.:	DCS20-4033
PA / PM:	JKC
DRAWN BY:	JRR
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SHEET

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Sheet 7



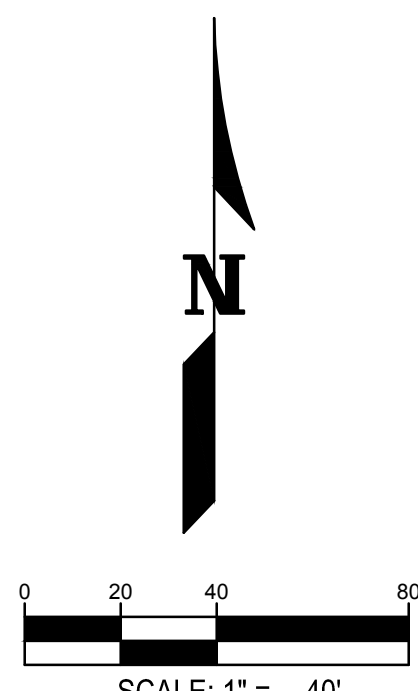
KEY MAP
SCALE: 1" = 400'

LEGEND:

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED WALK
- EXISTING EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED FIRE LANE EASEMENT
- ICC ACCESSIBLE ROUTE
- PARKING COUNT
- NEW FDC W/ APPROVED KNOX HARDWARE
- FIRE HYDRANT W/ BOLLARD PROTECTION
- EXISTING FIRE HYDRANT
- PROPOSED KNOX BOX
- NEW FIRE HYDRANT
- FIRE ACCESS DOOR
- PROPOSED CURB RAMP
- PROPOSED FENCE RE: SHT 18 FOR SCREEN FENCE DETAIL
- PROPOSED GATE RE: SHT 18 FOR DOUBLE SLING GATE DETAIL & CANTILEVER SLIDE GATE DETAIL

NOTES:

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- ALL EASEMENTS DEDICATED TO THE CITY OF AURORA SHOWN HEREON ARE TO BE DEDICATED BY THE PROPOSED PLAT, UNLESS OTHERWISE NOTED.
- KNOX BOXES WILL BE PROVIDED WHERE REQUIRED.
- FOR FIRE DEPARTMENT SPRINKLING W/ ACCESSIBLE DOOR HARDWARE WILL BE PROVIDED IF REQUIRED.
- A LICENSED CONTRACTOR IS REQUIRED TO OBTAIN A VALID BUILDING PERMIT THROUGH THE AURORA BUILDING DIVISION PRIOR TO THE INSTALLATION OF ANY GATING SYSTEM UTILIZED BY EMERGENCY RESPONDERS TO ENTER THE SITE. CALL 303-739-7420 TO BEGIN THE PLAN REVIEW, PERMITTING AND INSPECTION PROCESSES.
- PER UDO SEC. 4.7.9, (C)(3), NO PERSON SHALL PLACE OR KEEP ANY POST, FENCE, WALL, RETAINING WALL, TREE, SHRUB, HEDGE, OR ANY OTHER STRUCTURE OR PLANTING WITHIN FIVE FEET OF A FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION. ANY VARIATION FROM THIS STANDARD SHALL REQUIRE WRITTEN APPROVAL FROM THE FIRE/LIFE SAFETY REPRESENTATIVE WITHIN THE BUILDING DIVISION.
- NOTE THAT TO THE GREATEST EXTENT FEASIBLE, ALL IMPACTED LANDSCAPE SHOULD BE RELOCATED OR REPLANTED AT A ONE TO ONE RATIO.



SEE SHEET 5
MATCHLINE

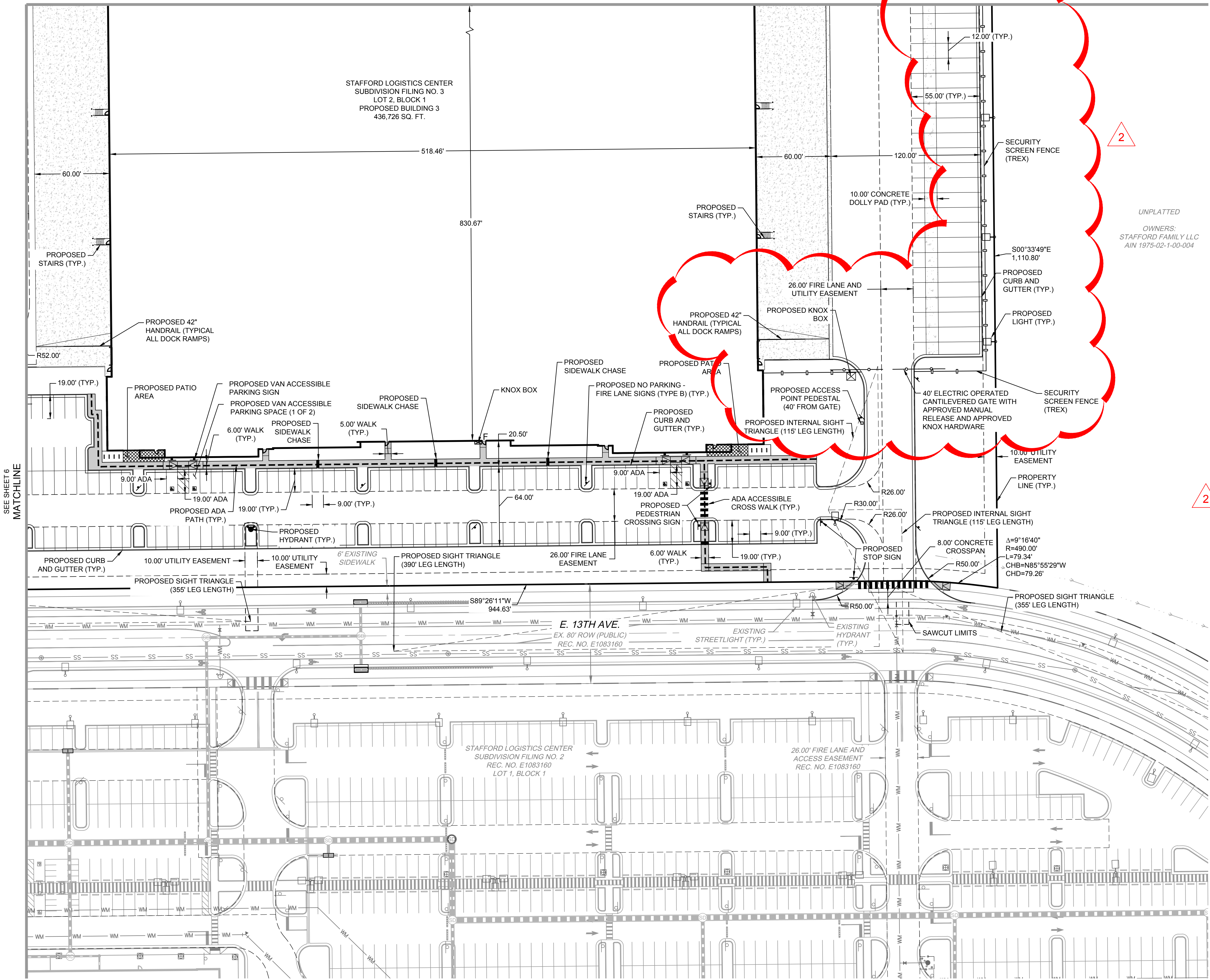
STAFFORD LOGISTICS CENTER
SUBDIVISION FILING NO. 3
LOT 2, BLOCK 1
PROPOSED BUILDING 3
436,726 SQ. FT.

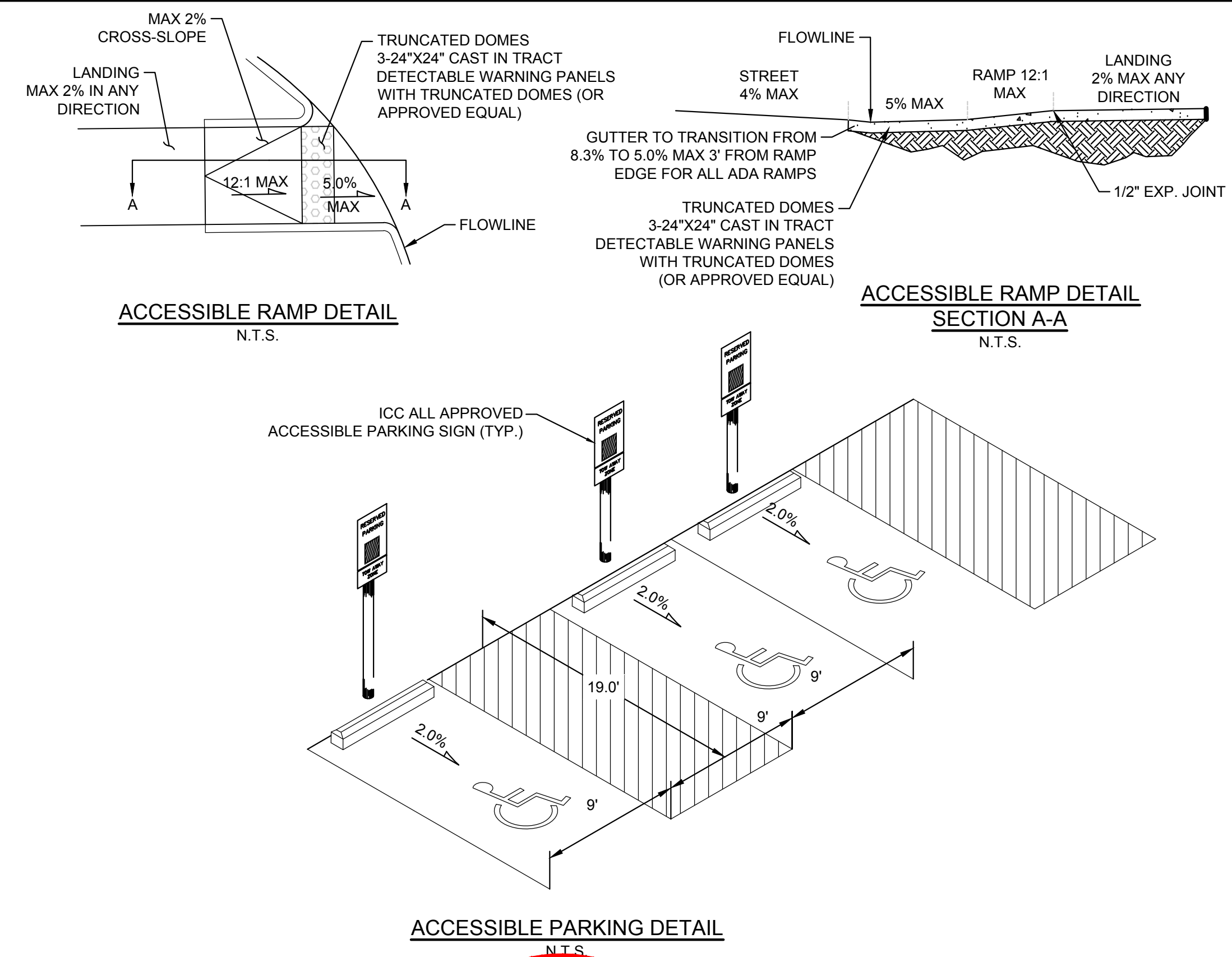
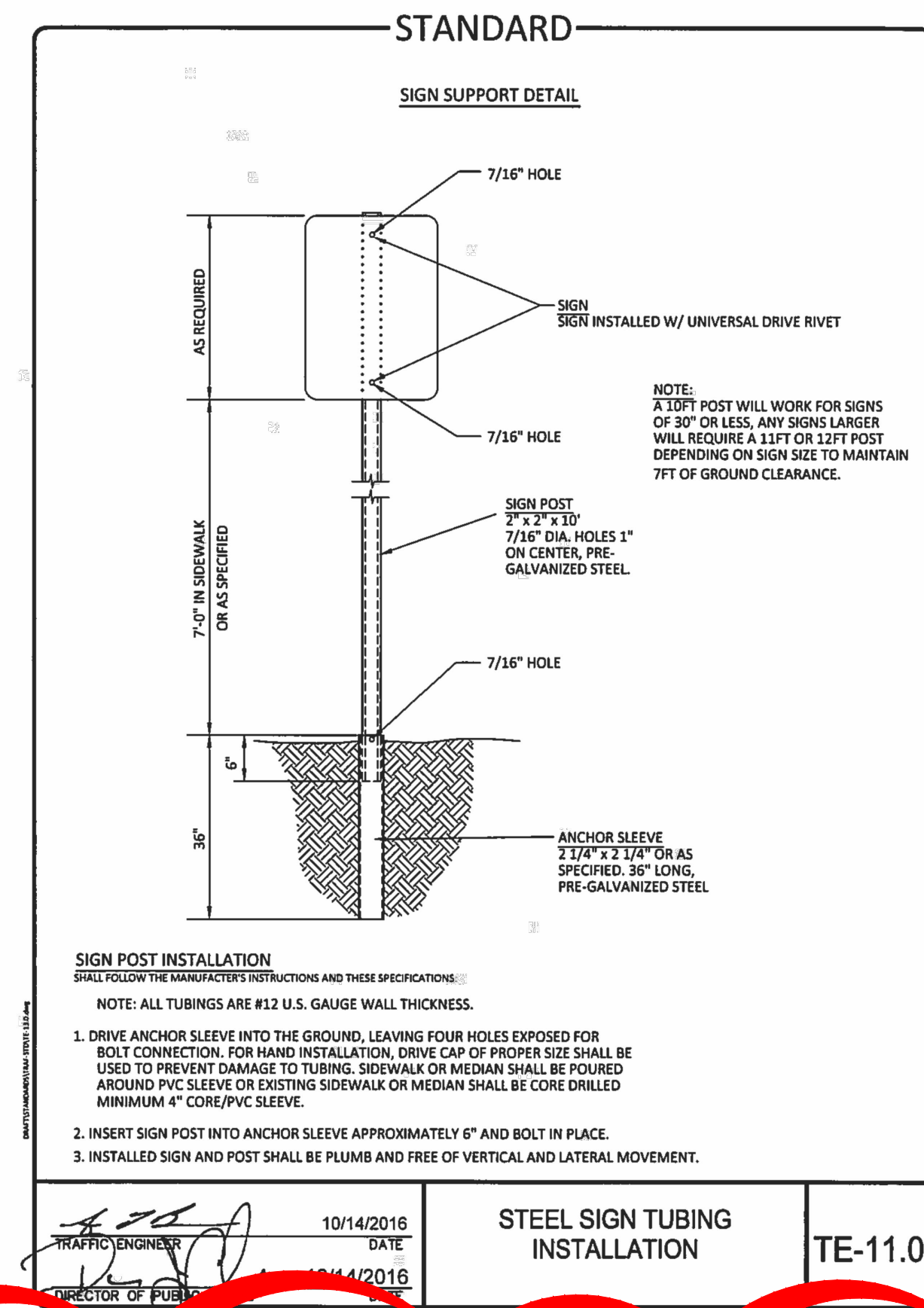
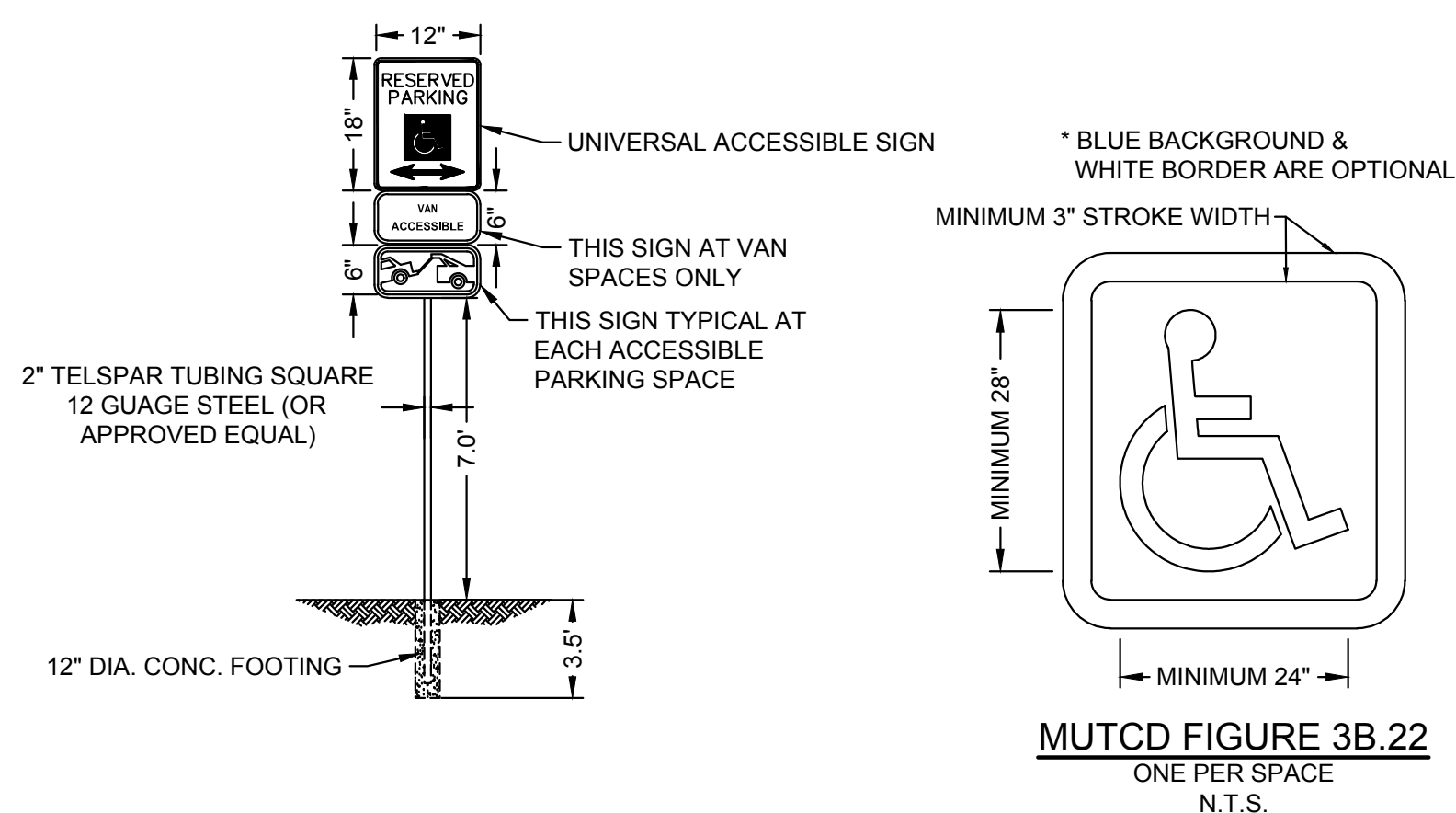
UNPLATTED
OWNERS:
STAFFORD FAMILY LLC
AIN 1975-02-1-00-004

E. 13TH AVE.
EX. 80' ROW (PUBLIC)
REC. NO. E1083160

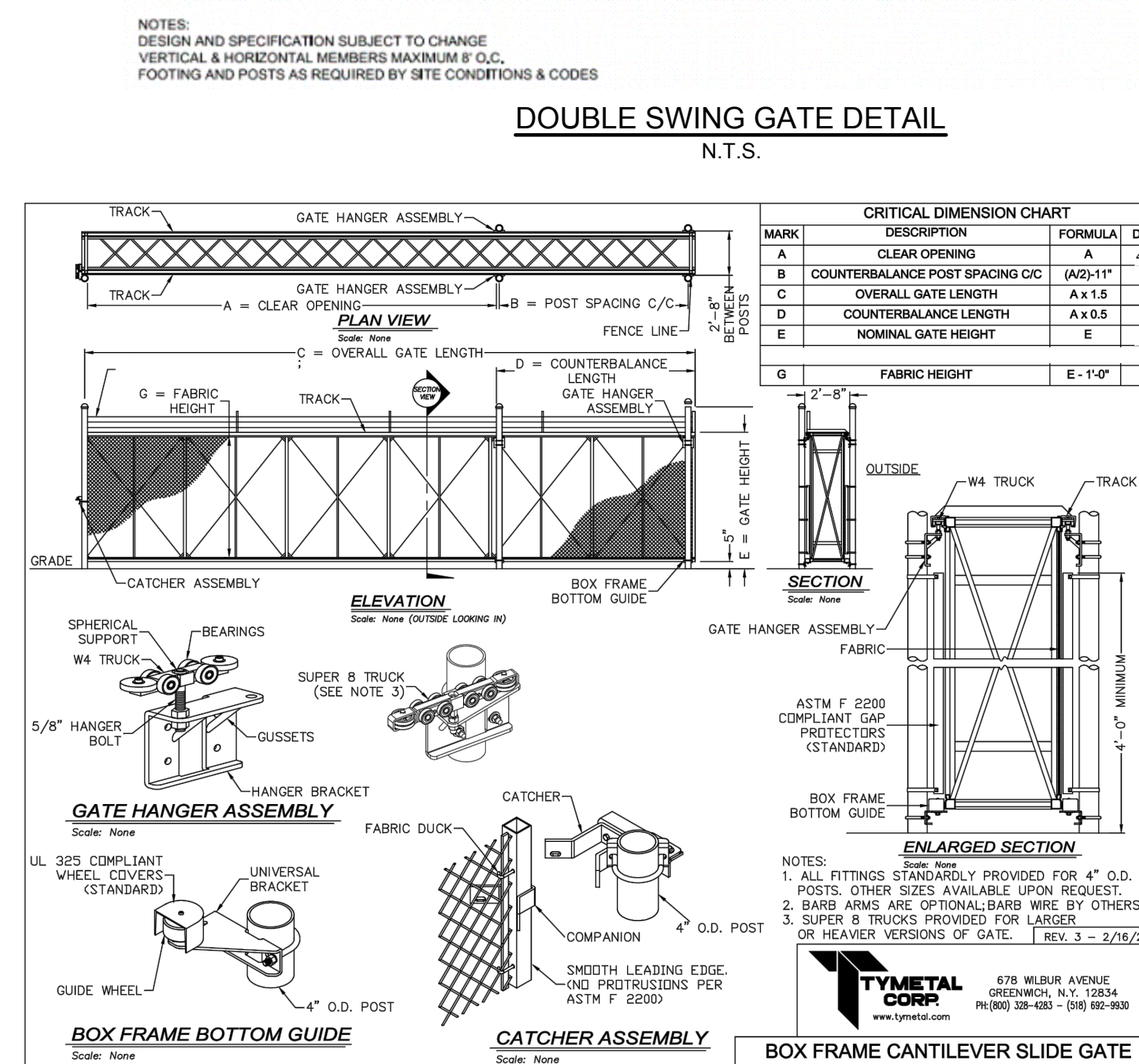
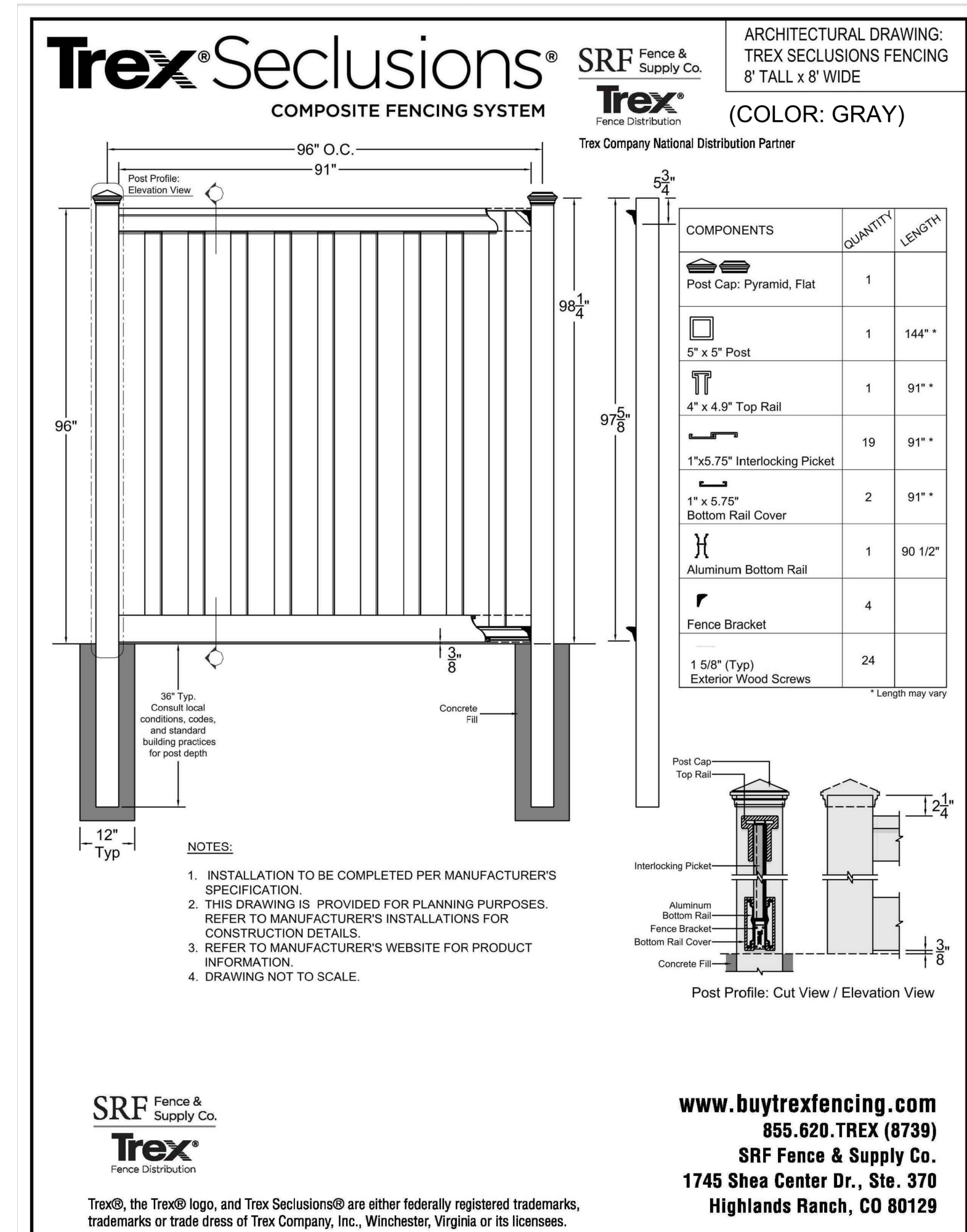
STAFFORD LOGISTICS CENTER
SUBDIVISION FILING NO. 2
REC. NO. E1083160
LOT 1, BLOCK 1

26.00' FIRE LANE AND
ACCESS EASEMENT
REC. NO. E1083160





- NOTES:
1. THE INSTALLATION OF ANY GATING SYSTEM WILL REQUIRE A CITY OF AURORA LICENSED CONTRACTOR TO OBTAIN A BUILDING PERMIT THROUGH THE AURORA BUILDING DIVISION PRIOR TO THE START OF ANY WORK. THIS WOULD BE CONSIDERED A STRUCTURAL, LIFE SAFETY AND ELECTRICAL REVIEW WITHIN THE BUILDING DIVISION THAT IS CONDUCTED ON BEHALF OF THE FIRE CHIEF. FOR ASSISTANCE PLEASE CALL 303-739-7420 AND ASK FOR A LIFE SAFETY PLANS EXAMINER.
 2. AN ENCROACHMENT INTO OR OVER A FIRE LANE EASEMENT WILL REQUIRE THE DEVELOPER TO OBTAIN A LICENSE AGREEMENT THROUGH THE REAL PROPERTY DIVISION OF THE PUBLIC WORKS DEPARTMENT PLEASE CALL 303-739-7300



CANTILEVER SLIDE GATE DETAIL
N.T.S.

A 8' OPAQUE SCREEN FENCE (TREX COMPOSITE OR EQUIVALENT)
SCALE: NTS FENCE TO BE INSTALLED ALONG SOUTH

FENCE TO BE INSTALLED ALONG SOUTH SPECIAL BUFFER, EAST PARKING BUFFER AND THE WEST PARKING BUFFER. SEE PLANS FOR EXACT LOCATION

NO.	DATE	REMARKS
1	05.26.2021	SITE PLAN SUBMITTAL #1
2	09.03.2021	SITE PLAN SUBMITTAL #2
3	11.09.2021	SITE PLAN SUBMITTAL #3
4	12.21.2021	SITE PLAN SUBMITTAL #4
5	01.28.2022	SITE PLAN SUBMITTAL #5
6	02/16/2022	SITE PLAN SUBMITTAL #6
7	10/30/2024	MINOR AMENDMENT #1

ON NO.:	DCS20-4033
PM:	JKC
DRAWN BY:	JRR
DATE:	4/22/21
PLOT DATE:	3/27/25