



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

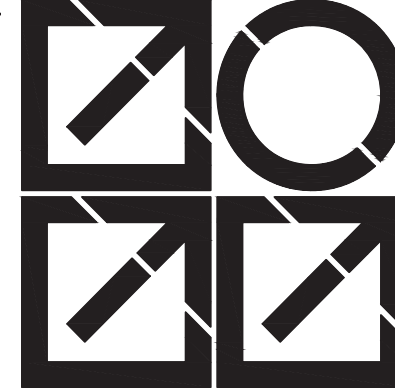
GENERAL NOTES:

1. GATES OR VEHICLE ACCESS CONTROL SYSTEMS ARE PROPOSED.
2. 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.
3. 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.
4. MAINTAIN 5'-0" MINIMUM CLEAR DISTANCE BETWEEN FIRE HYDRANTS AND ANY POSSIBLE OBSTRUCTIONS SUCH AS FENCES.
5. 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.

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 AURORA BUILDING DIVISION FIRE LIFE SAFETY REPRESENTATIVE.
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.
42. 6' H. SECURITY FENCE, SEE DETAILS.
43. (2) 15' W. AUTOMATIC SLIDING GATES WITH APPROVED SIREN OPERATED SYSTEM, KNOX KEY SWITCH, AND MANUAL RELEASE.
44. SELF-CLOSING SECURITY GATE IN FENCE, WITH MECHANICAL COMBINATION LOCK.

CS-10478



INTERGROUP  
ARCHITECTS

■ architecture  
■ planning  
■ interiors

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Littleton, Colorado 80120  
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JAG LOGISTICS CENTER AT DIA  
CONTEXTUAL SITE PLAN

DATE	DESC.
8-27-2018	PRE-SUB MTG
9-4-2018	1ST SUB.
11-8-2018	2ND SUB.
12-20-2018	3RD SUB.
1-29-2019	4TH SUB.
3-6-2019	5TH SUB.
4-12-2019	6TH SUB.
8-22-2019	7TH SUB.
10-11-2019	8TH SUB.
6-2-2020	MINOR AMEND.
2-15-2021	2ND AMEND.

CSP-2

OVERALL SITE PLAN

REF. NO. DA-1903-06

1 OVERALL SITE PLAN

SCALE: 1" = 100'-0"



ACKNOWLEDGED.  
TRACT LABEL  
ADDED

add Tract  
designation w/ area

ACKNOWLEDGED.  
NEW BOUNDARY  
ADDED AND DATA  
UPDATED

add the B&D and  
curve data for the  
new boundary of the  
proposed plat (typ.)

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

This is not new. Fence/  
gate was a part of a  
previous amendment.  
See reception number  
2020000035720 for  
license agreement.

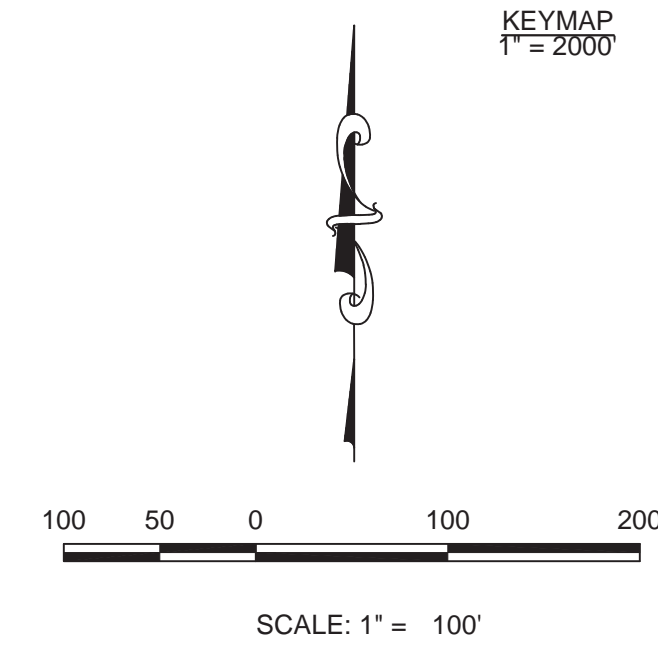
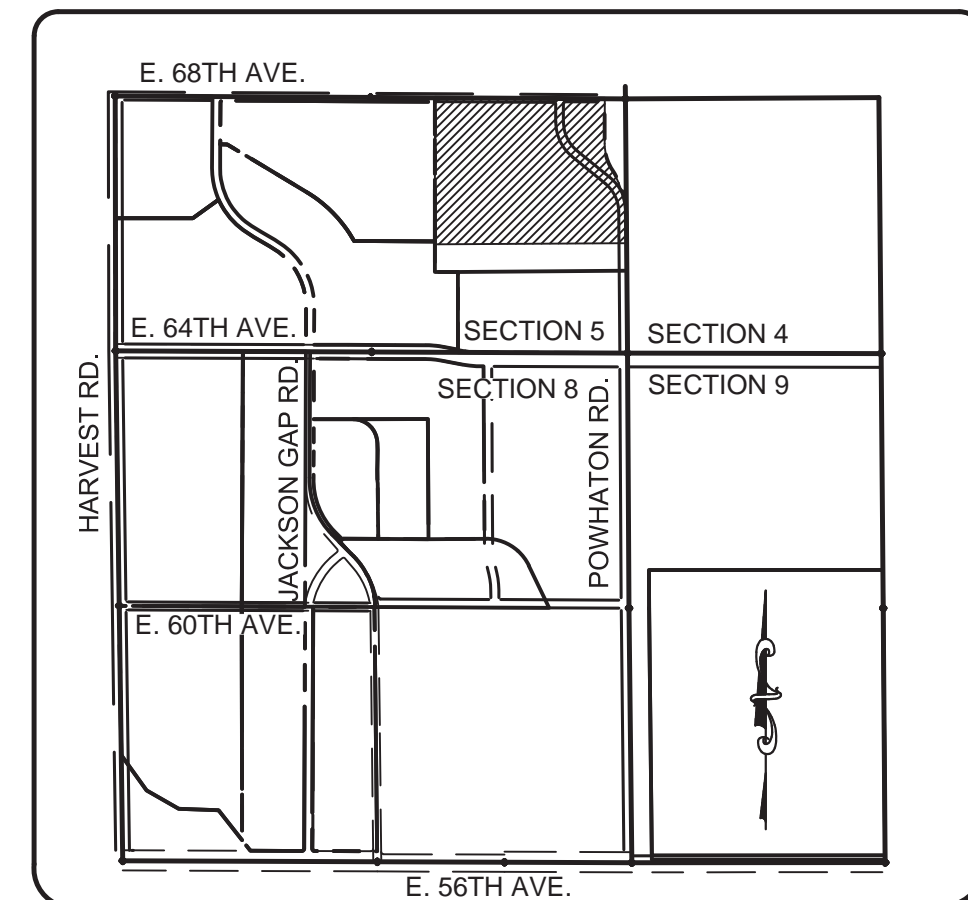
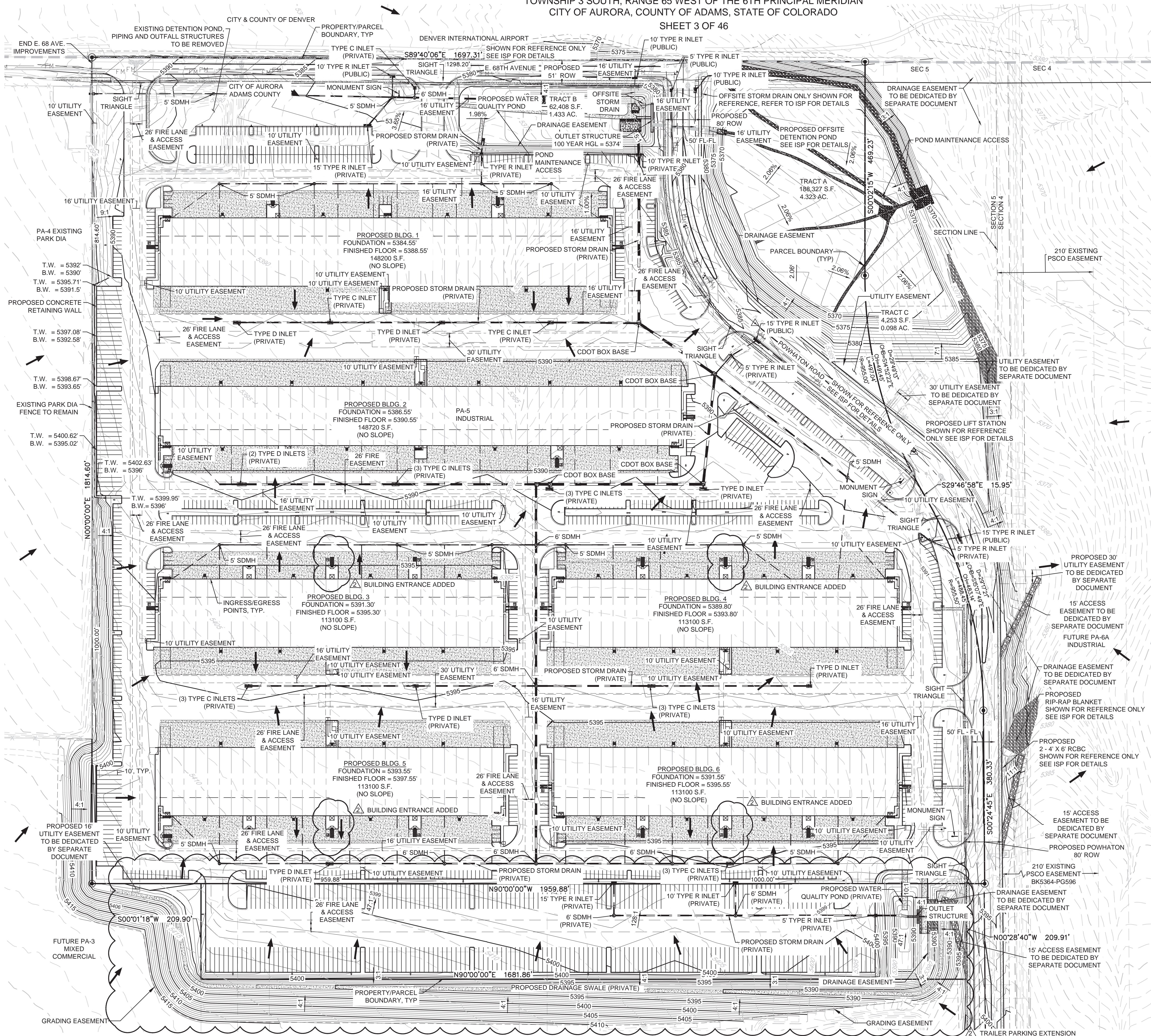
PA-4 EXISTING  
PARK DIA

FUTURE PA-3  
MIXED COMMERCIAL

SEE COA EDN 219073  
FOR APPROVED OFFSITE PLANS

TRAILER PARKING EXTENSION

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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 3 OF 46



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

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

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JAG LOGISTICS CENTER AT DIA  
OVERALL GRADING PLAN

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10-11-2019	8TH SUB.
6-2-2020	MINOR AMEND.
2-15-2021	2ND AMEND.

CSP-3

REF. NO. DA-1903-06

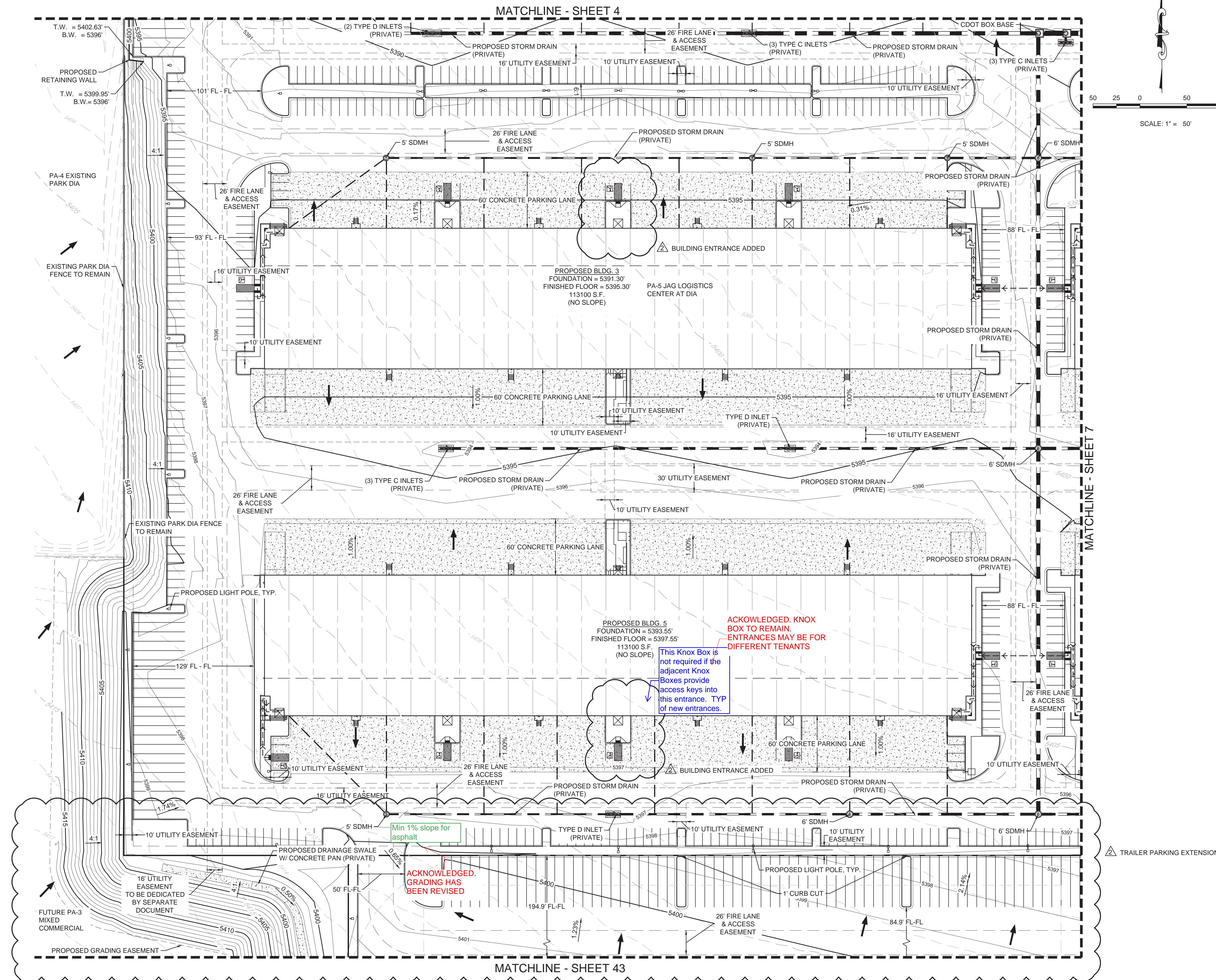
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■ planning  
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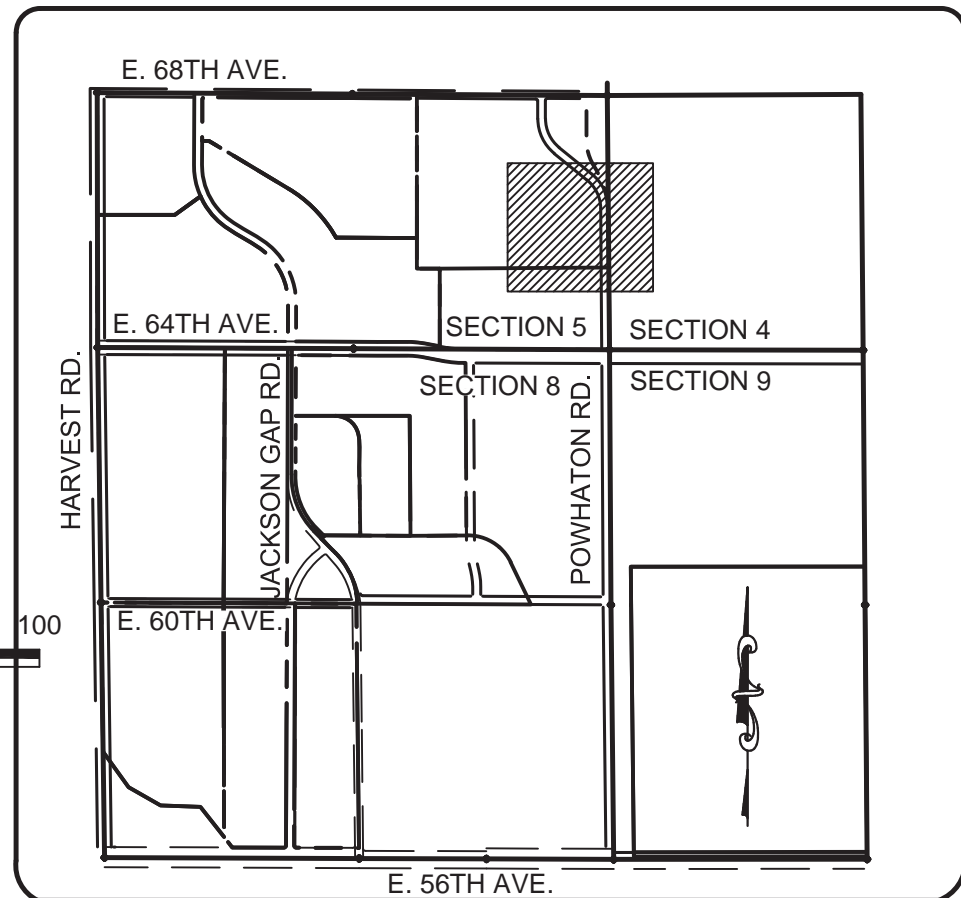
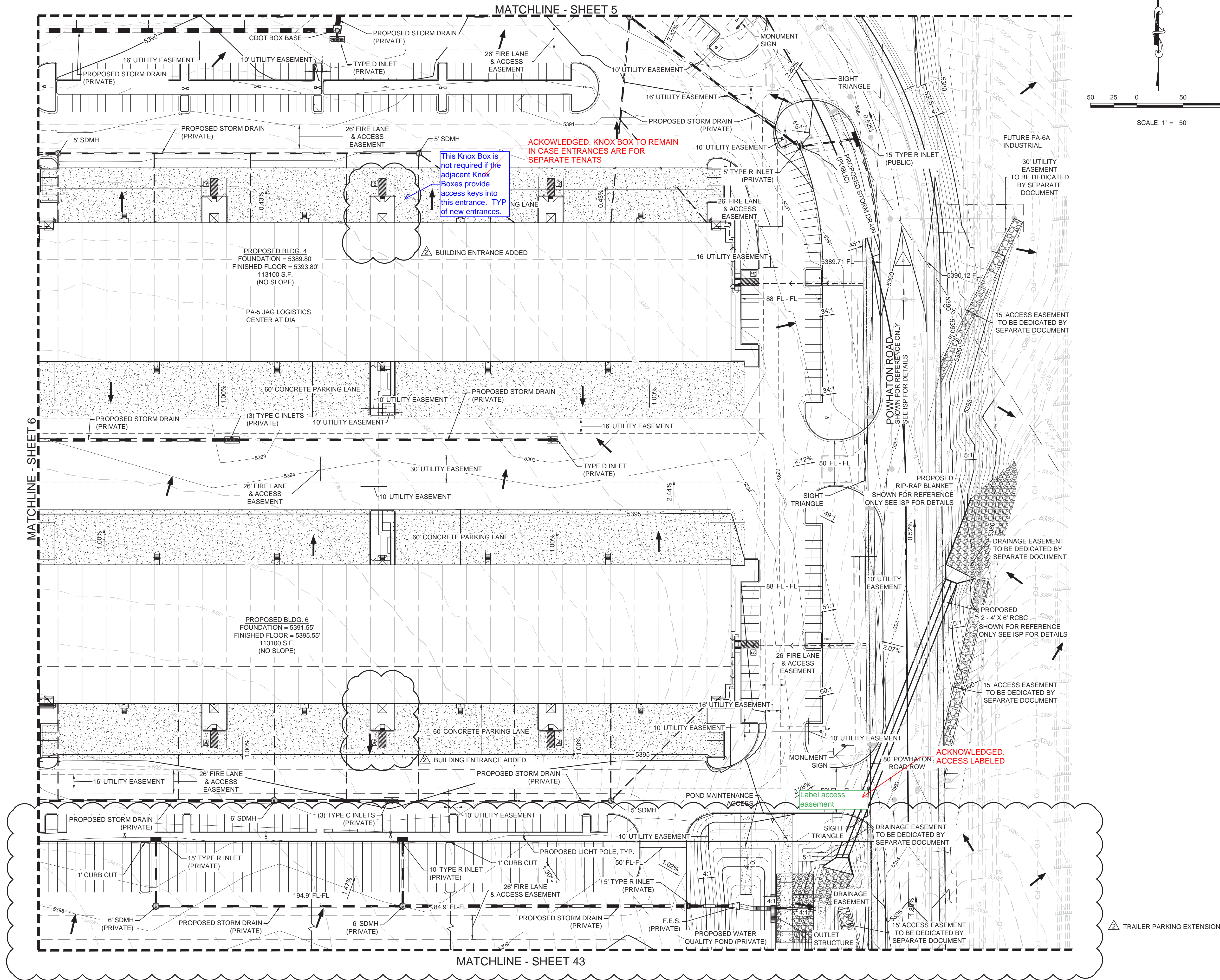
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10-11-2019	8TH SUB.
6-2-2020	MINOR AMEND.
2-15-2021	2ND AMEND.

CSP-6

REF. NO. DA-1903-06



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PART OF THE SOUTHEAST 1/4 OF SECTION 5  
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 7 OF 46



KEYMAP  
1" = 2000'

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

NOTES:  
1. ALL STORM INFRASTRUCTURE NOT WITHIN PUBLIC ROW IS PRIVATE UNLESS NOTED OTHERWISE

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INTERGROUP  
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■ planning  
■ interiors

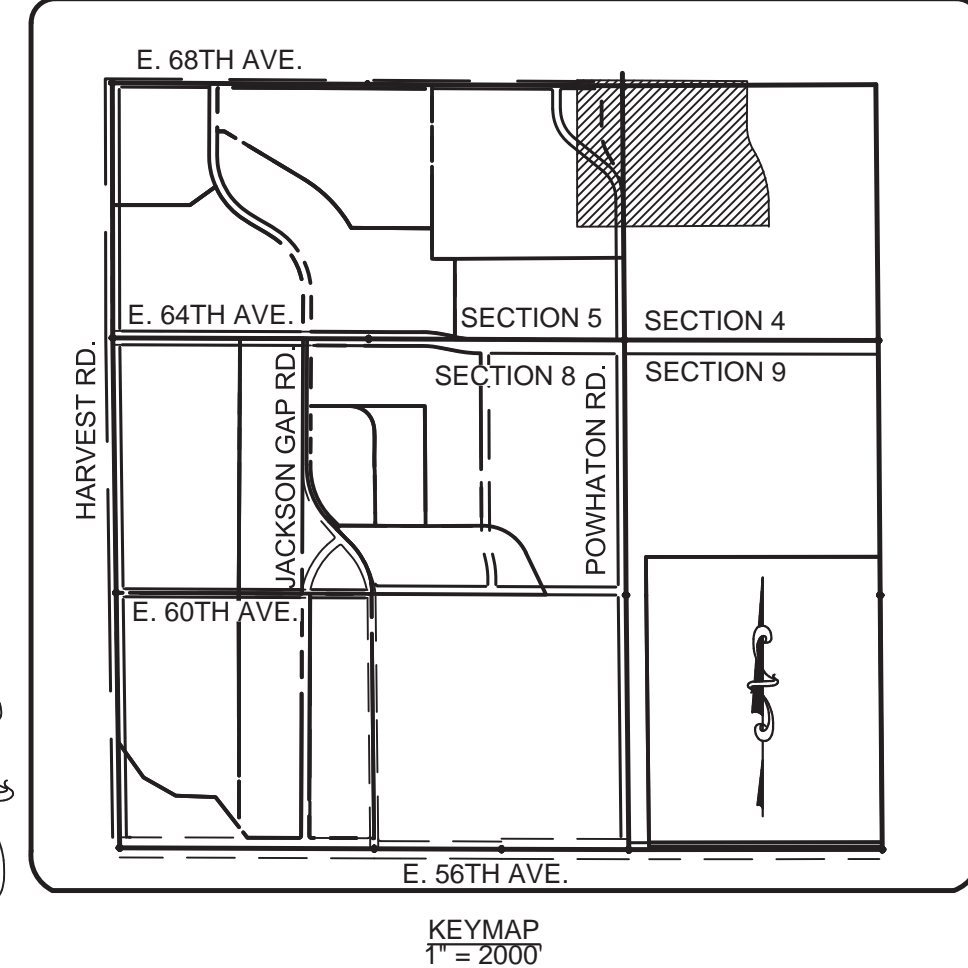
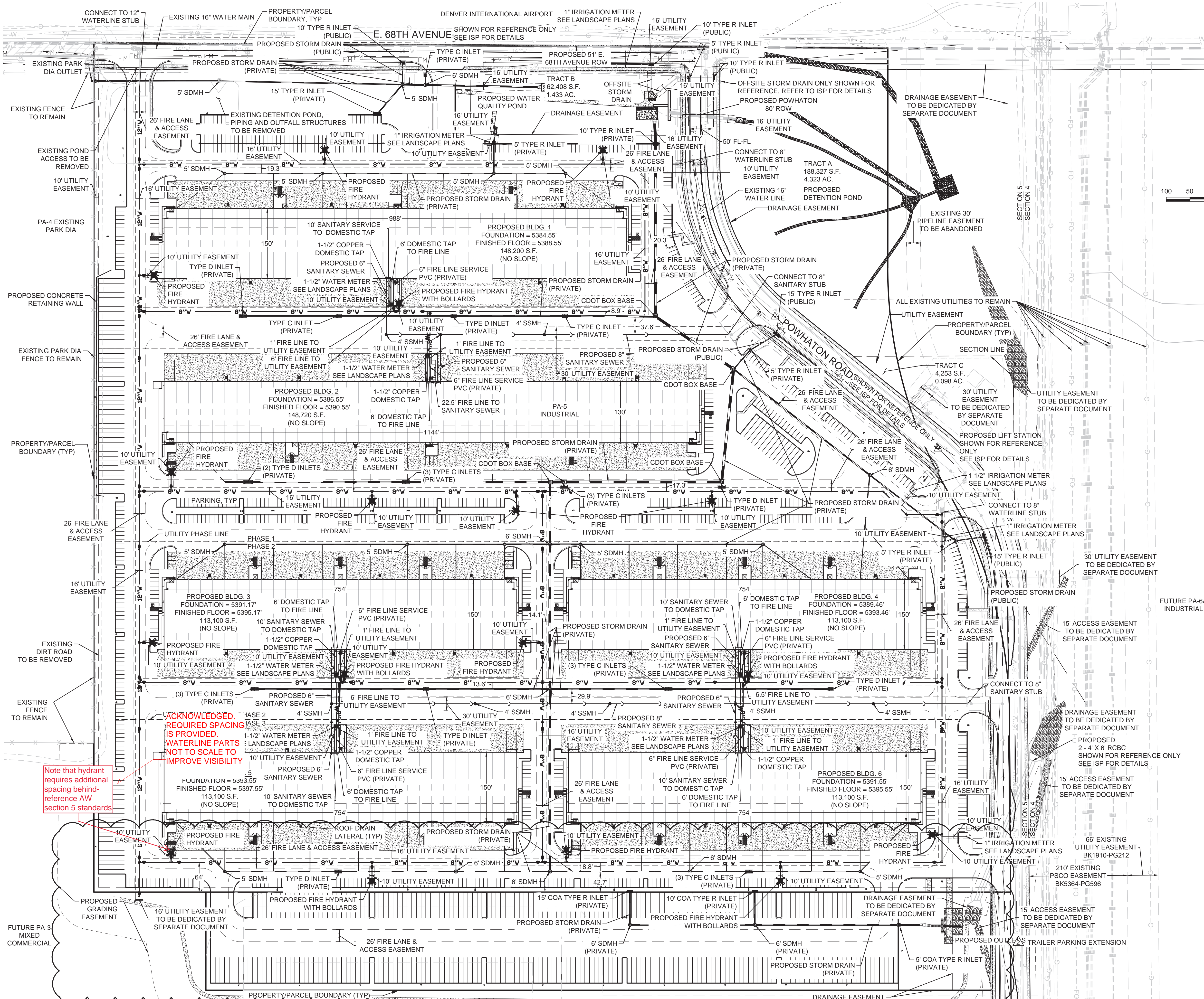
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AREA GRADING PLAN

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10-11-2019	8TH SUB.
6-2-2020	MINOR AMEND.
2-15-2021	2ND AMEND.

CSP-7

JAG LOGISTICS CENTER AT DIA  
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SHEET 8 OF 46



100 50 0 100 200  
SCALE: 1" = 100'

- NOTES:
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  - ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED.

UTILITY PHASING

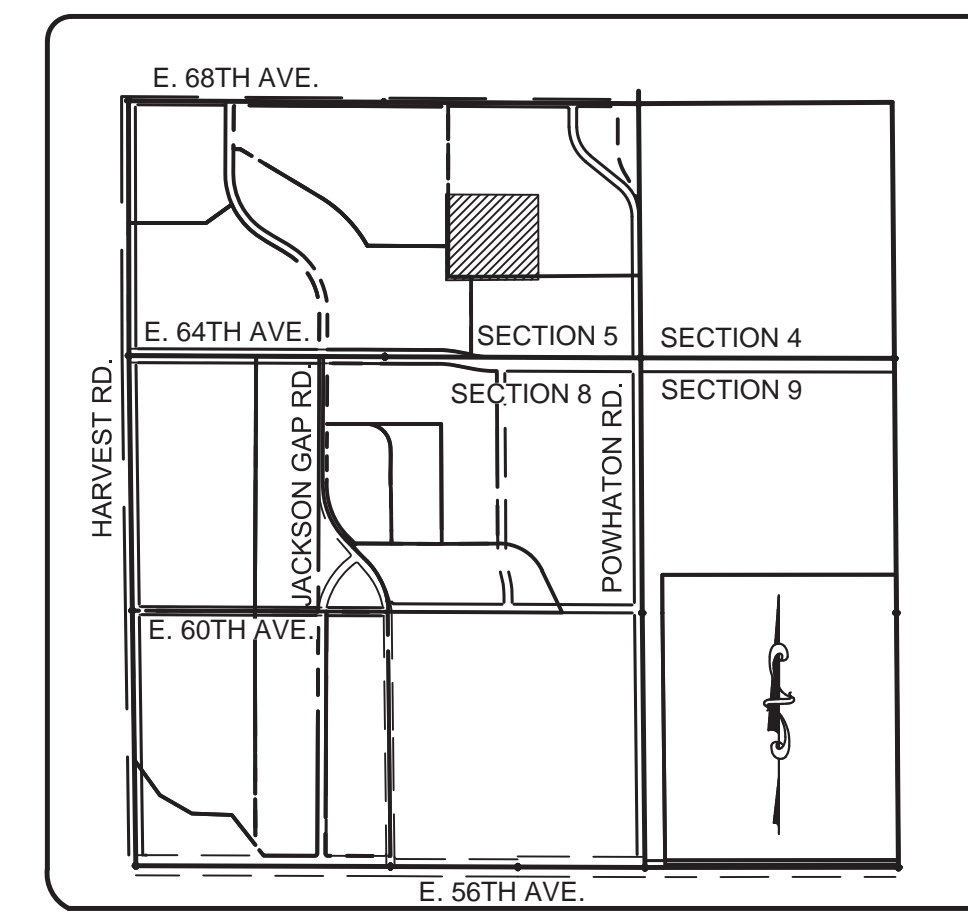
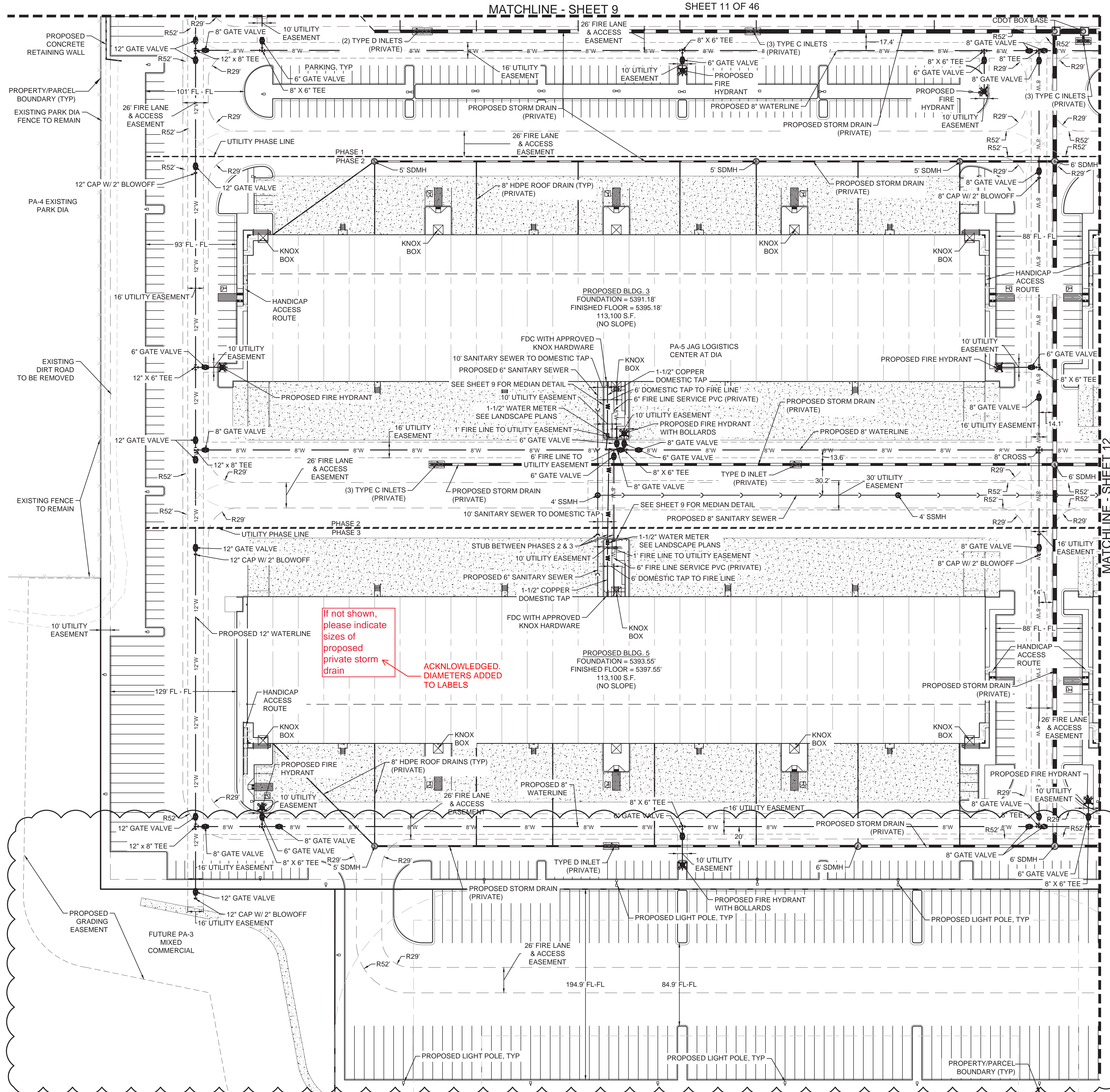
PHASE 1 - UTILITIES SERVING BUILDINGS 1 AND 2. 8" SANITARY LINE CONNECTION TO NORTH POWHATON ROAD LINE AND EXTEND BETWEEN BUILDINGS. WATER LINE CONNECTIONS TO 16" MAIN LINE IN E. 68TH AVENUE AND POWHATON ROAD. EXTEND LINES ALONG THE NORTH, SOUTH AND WEST OF BUILDINGS 1 AND 2 AND THE LINE BETWEEN THE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

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

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

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2-15-2021	2ND AMEND.

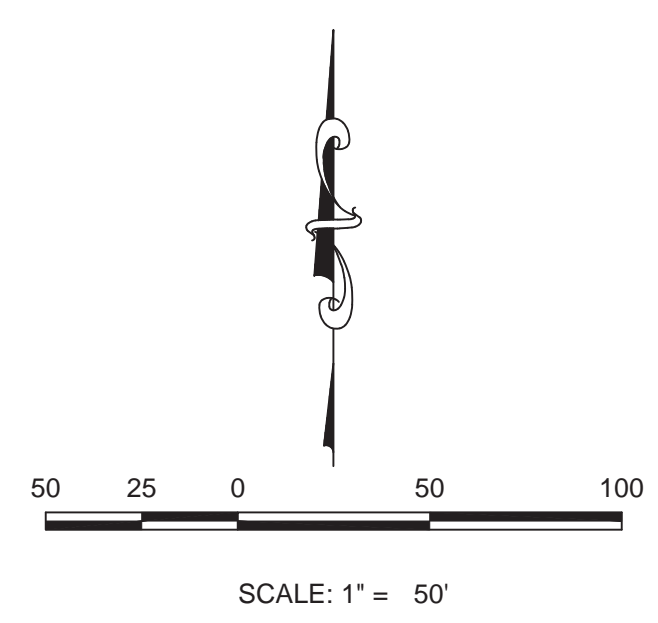
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**LEGEND**

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

NOTES:  
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**INTERGROUP ARCHITECTS**

architecture  
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JAG LOGISTICS CENTER AT DIA  
AREA UTILITY PLAN

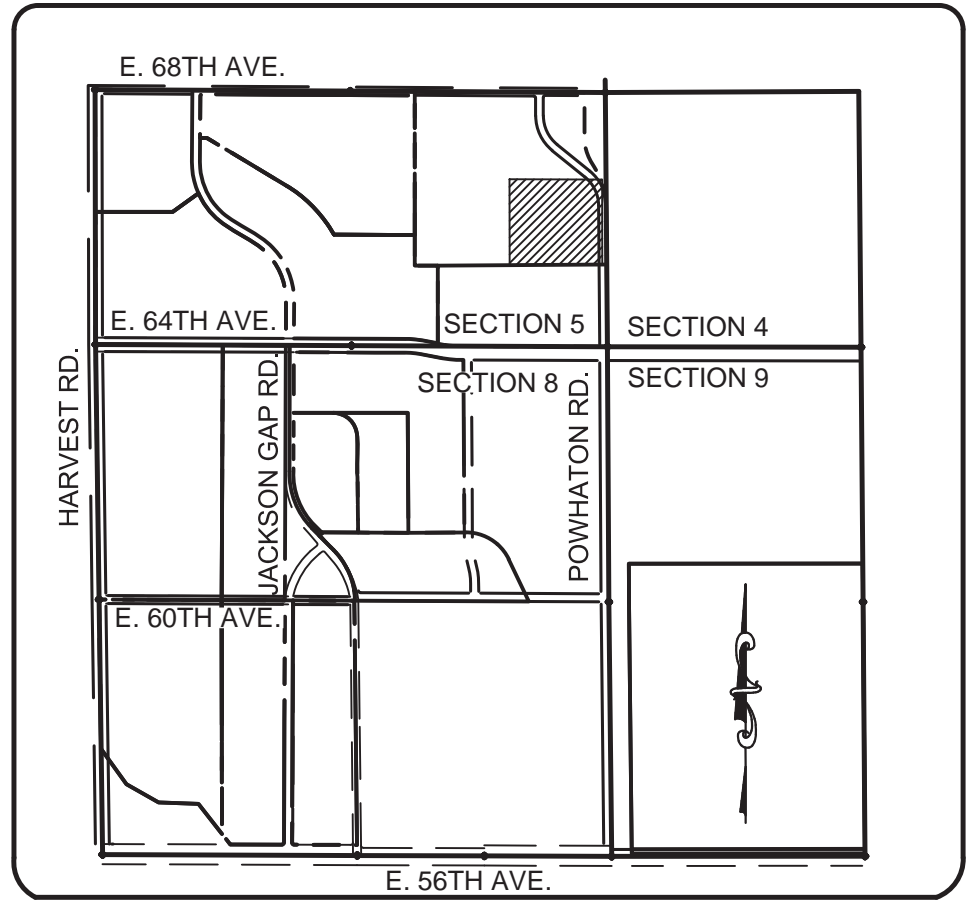
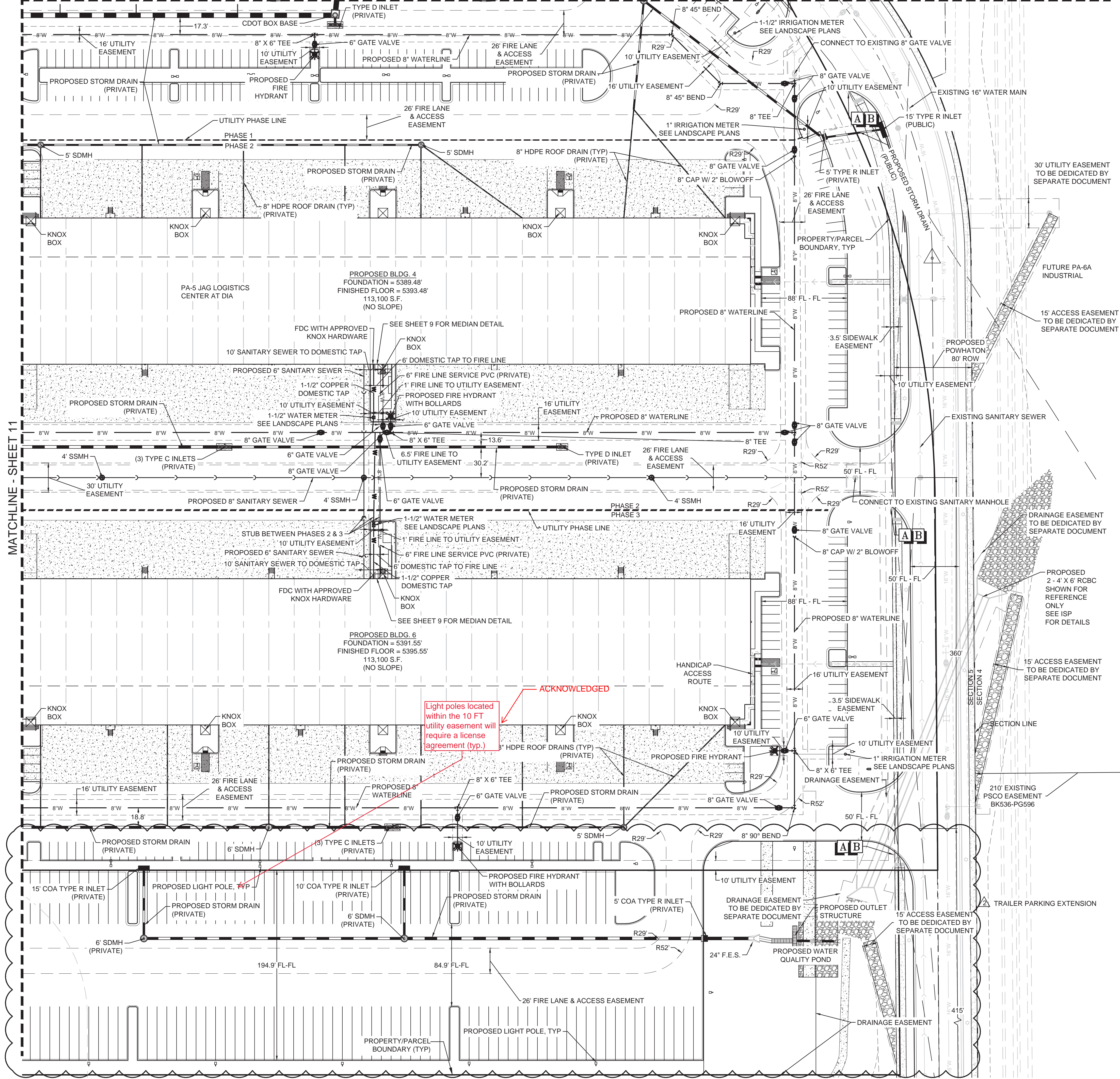
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2-15-2021	2ND AMEND.

CSP-11

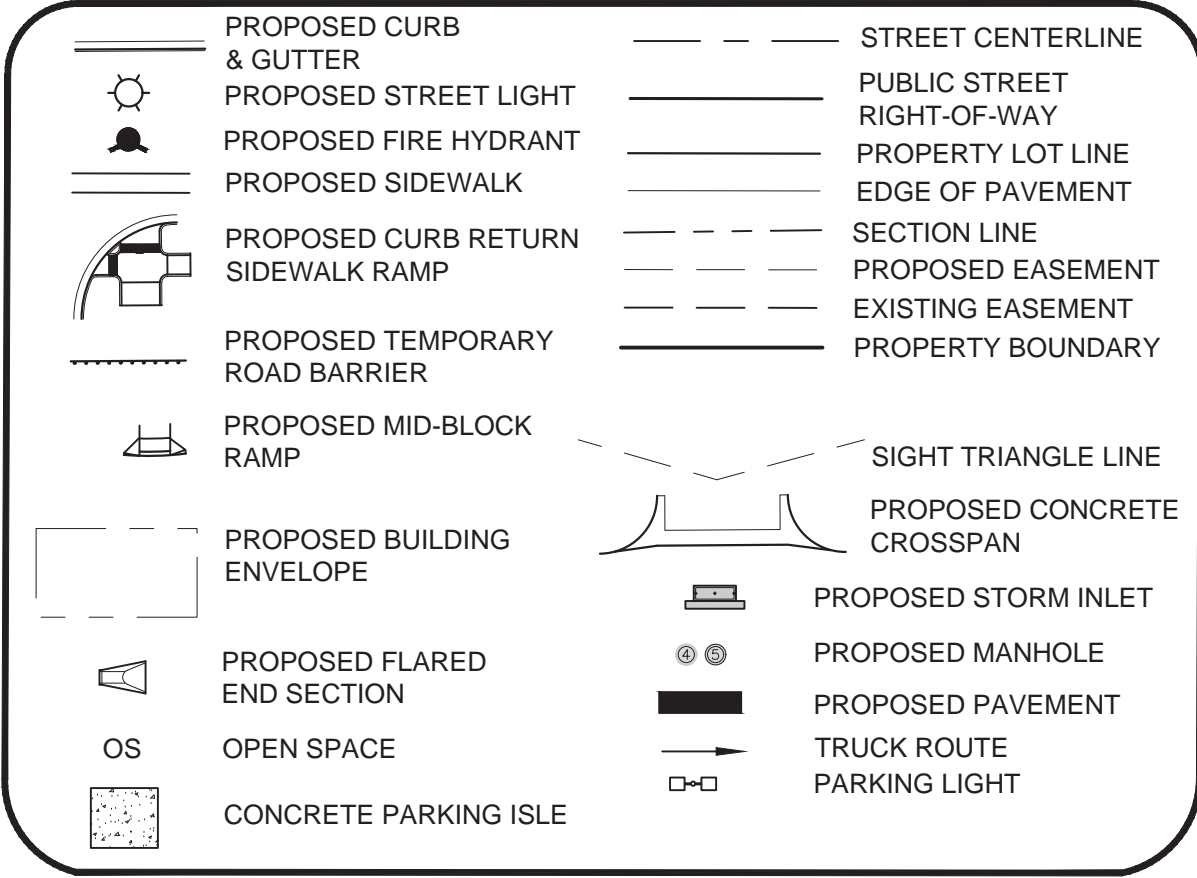
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MATCHLINE - SHEET 10

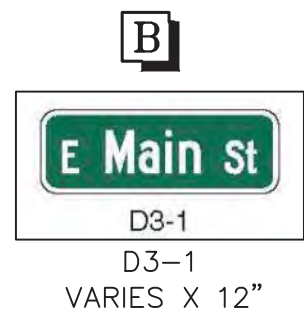
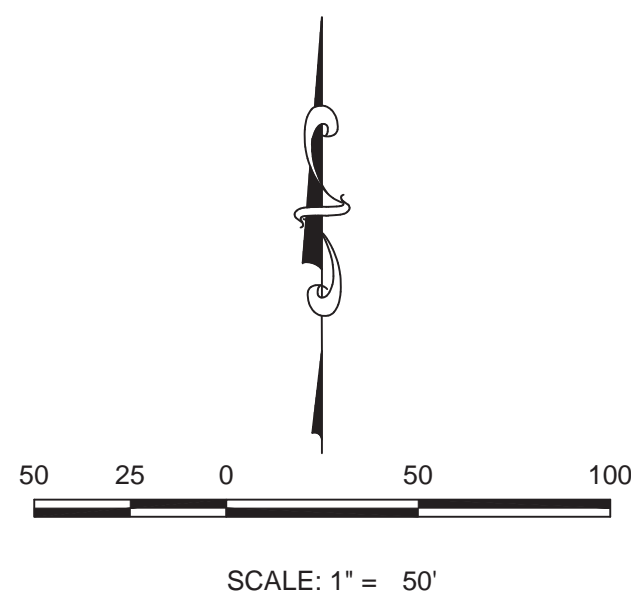
SHEET 12 OF 46



LEGEND



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INTERGROUP  
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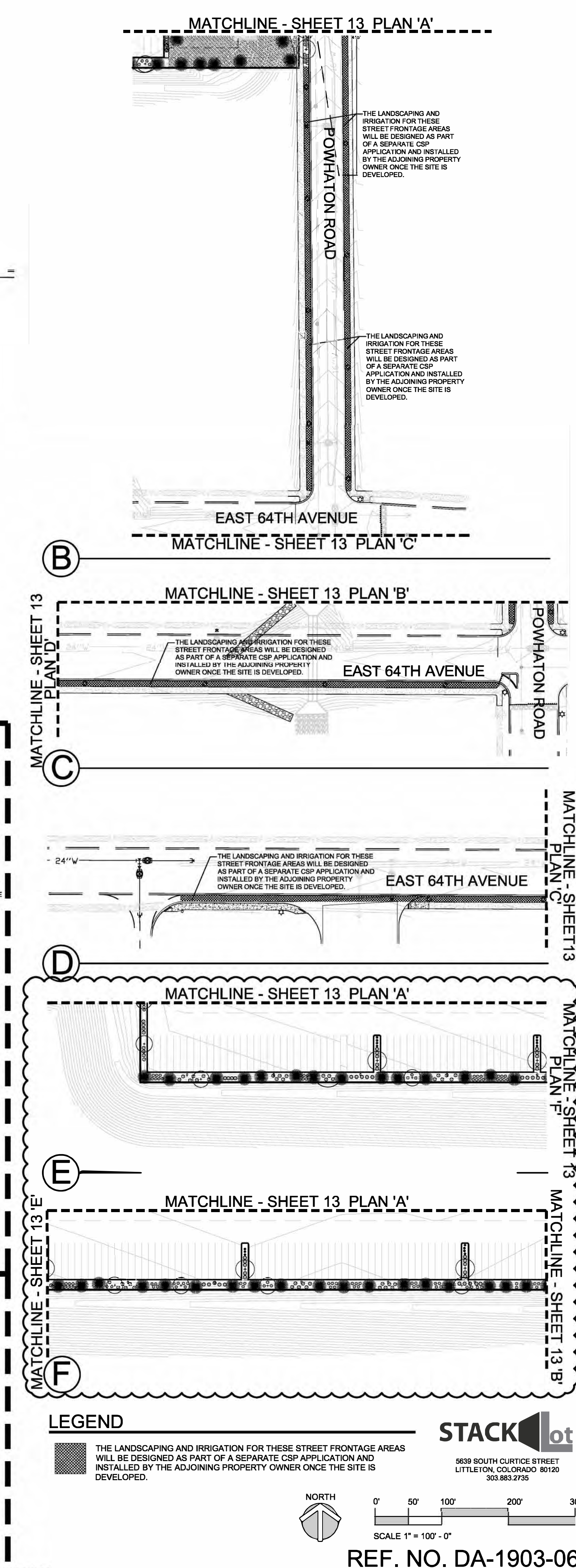
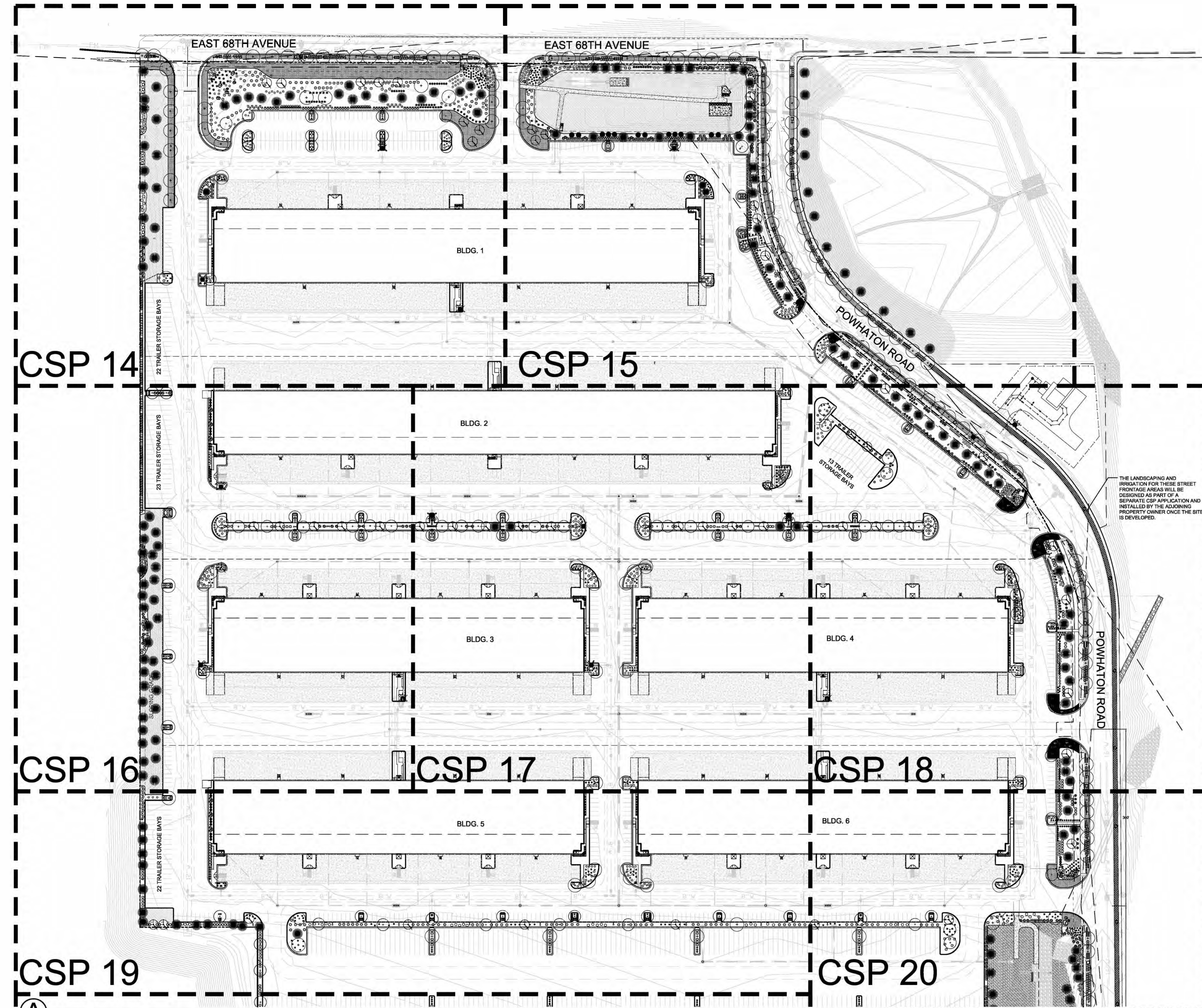
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AREA UTILITY PLAN

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CSP-12

REF. NO. DA-1903-06

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SHEET 13 OF 46



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INTERGROUP  
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■ architecture  
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NOT FOR CONSTRUCTION

JAG LOGISTICS CENTER AT DIA

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9.4.2018	1ST SUB.
11.8.2018	2nd SUB.
12.21.2018	3rd SUB.
1.29.2019	4th SUB.
3.1.2019	5th SUB.
4.4.2019	6th SUB.
9.17.2020	2nd Amendment
2.15.2021	2nd Amendment

STACKlot

5639 SOUTH CURTICE STREET  
LITTLETON, COLORADO 80120  
303.883.2735

CSP-13  
OVERALL LANDSCAPE  
PLAN

REF. NO. DA-1903-06

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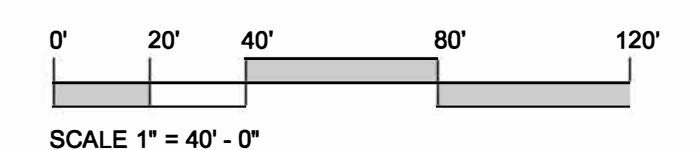
NOT FOR CONSTRUCTION

This architectural floor plan illustrates the interior of the Church of the Holy Spirit in Moscow. The plan shows a rectangular nave with a central aisle and side aisles. The choir and apse are located at the top of the plan, featuring a semi-circular apse. The drawing includes detailed architectural elements such as columns, arches, and the floor layout. A hatched area on the left side of the nave indicates a specific structural or material section. The plan is enclosed within a dashed rectangular boundary, with additional dashed lines extending from the bottom and right sides, suggesting the building's footprint and surrounding context.

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

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'

**STACK Lot**  
5639 SOUTH CURTICE STREET  
LITTLETON, COLORADO 80120  
303.883.2735



REF. NO. DA-1903-06

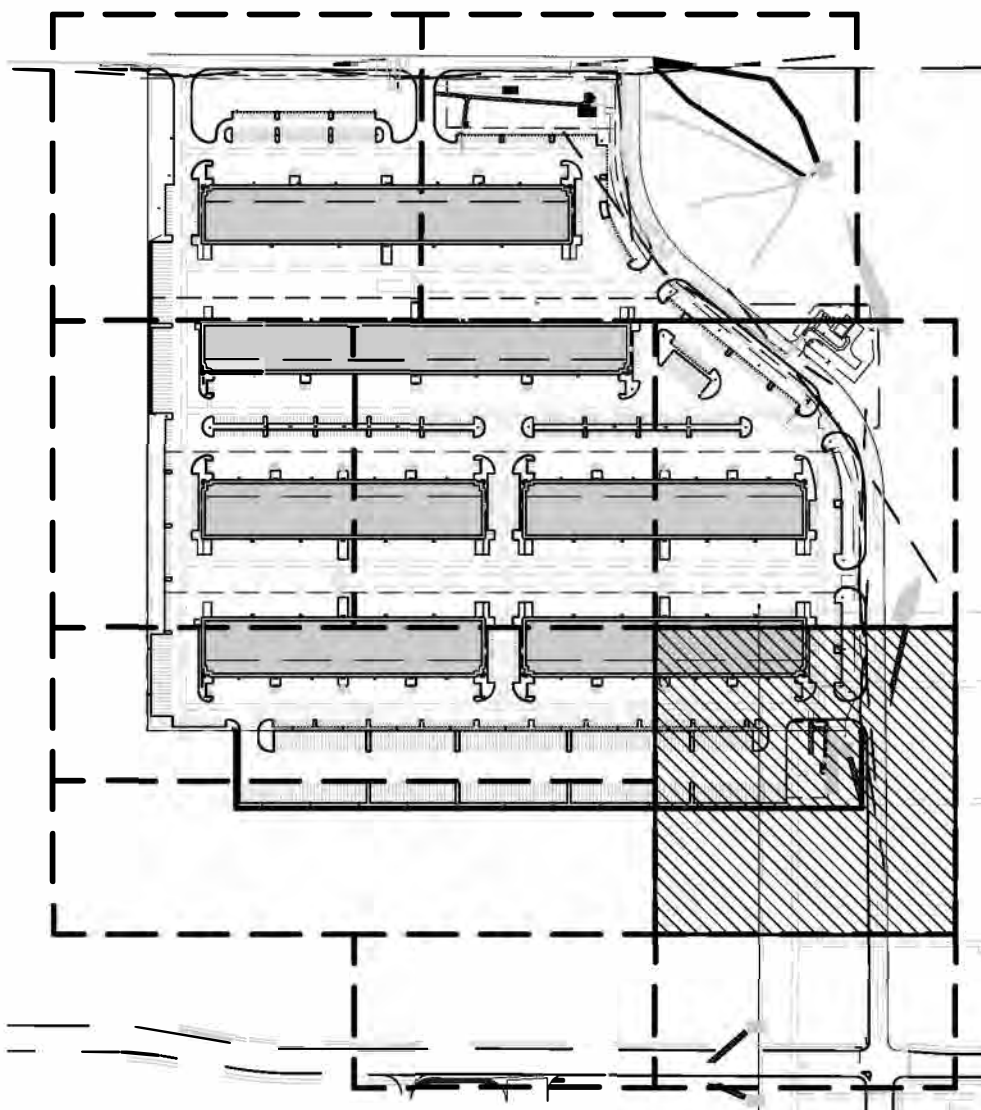
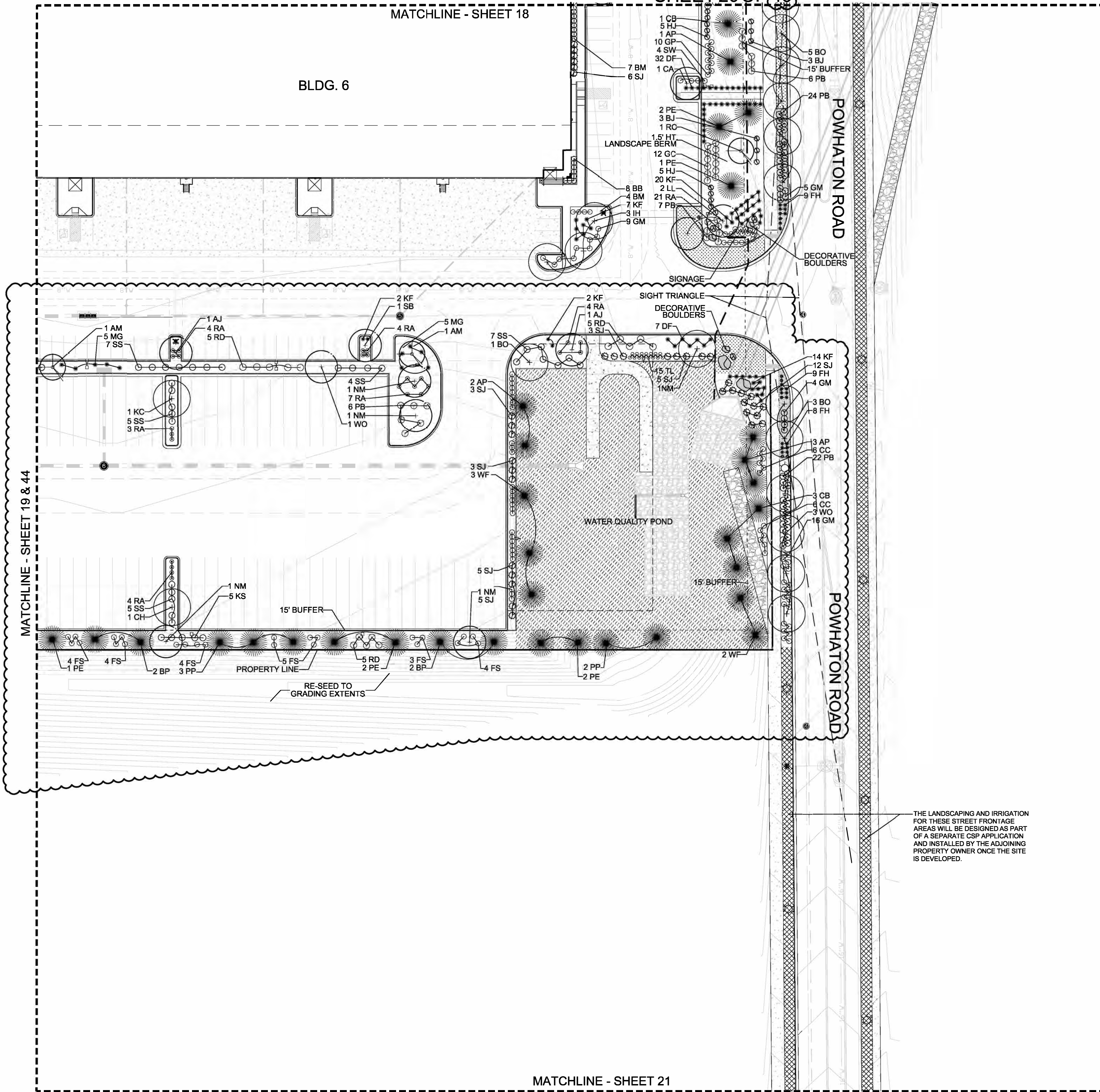
JAG LOGISTICS CENTER AT DIA

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.
9.17.2020	2nd Amendment
2.15.2021	2nd Amendment

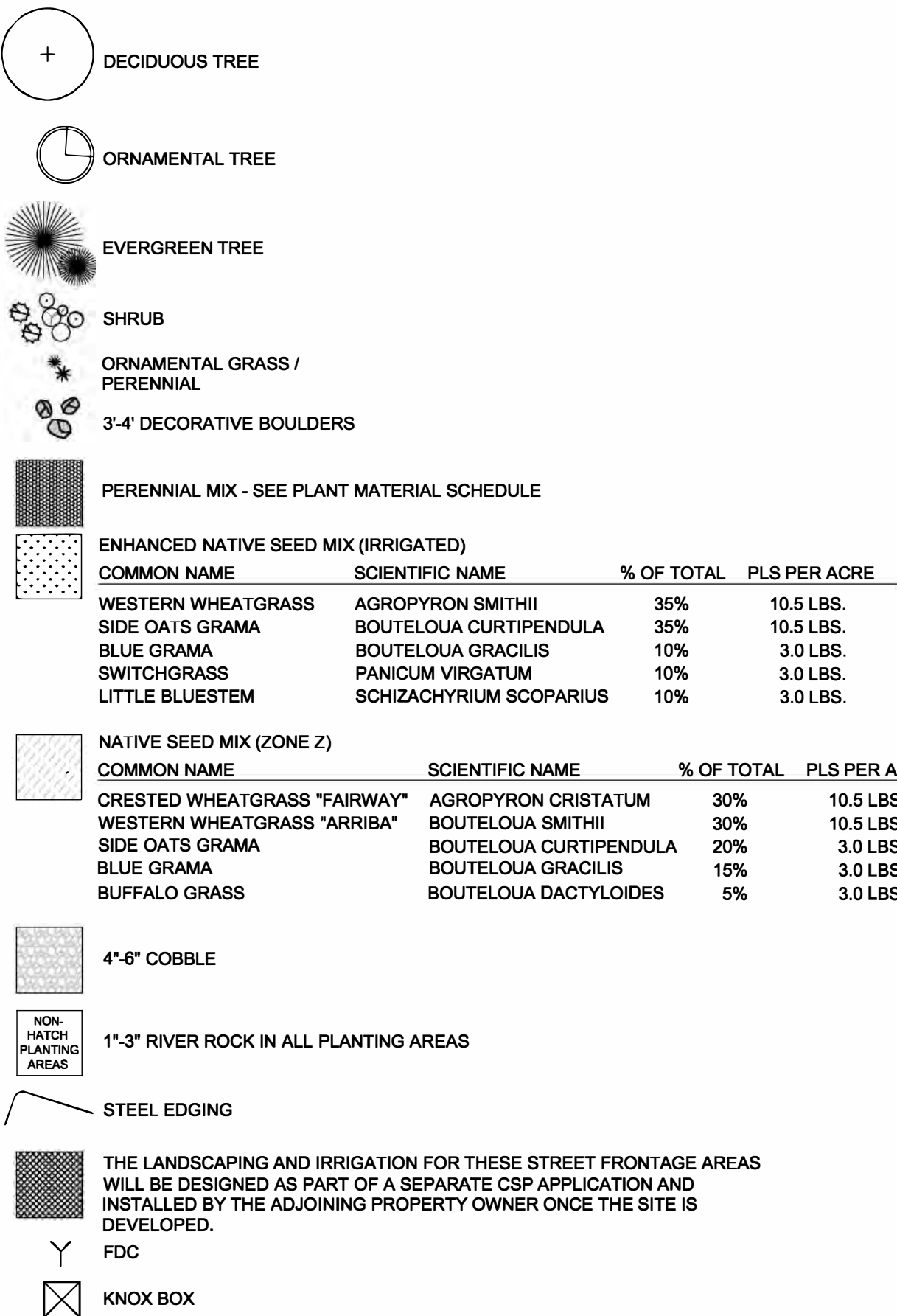
**CSP-19**  
LANDSCAPE PLAN

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

SHEET 20 OF 46



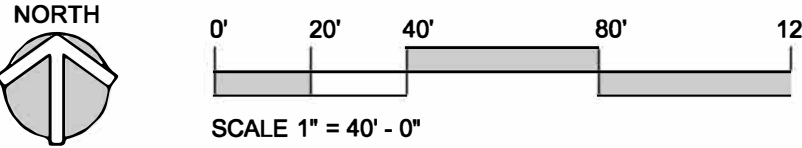
LEGEND



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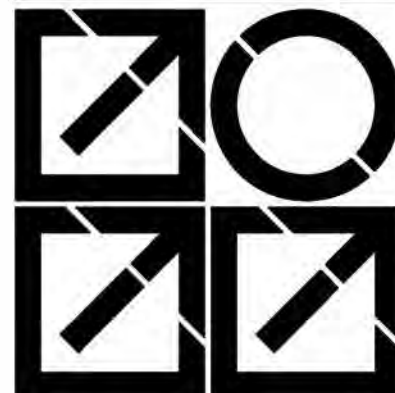
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CSP-20  
LANDSCAPE PLAN

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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

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:

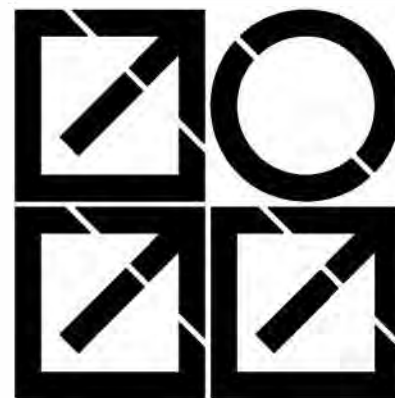
1. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECTS APPROVAL IN WRITING. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED.
2. QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN 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.

SHEET 23 OF 46

PLANT MATERIAL SCHEDULE:

QUANTITY	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	COND.	WATER USAGE
SHADE TREES						
15	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
11	CA	CATALPA	CATALPA SP.	2 1/2" CAL.	B & B	VL
14	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
18	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
15	WO	SWAMP WHITE OAK	QUERCUS BICOLOR	2 1/2" CAL.	B & B	VL-M
38	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						
30	WF	WHITE FIR	ABIES CONCOLOR	6' HT.	B & B	M
28	CB	COLORADO BLUE SPRUCE	PICEA PUNGENS	6' HT.	B & B	VL
33	PE	PINON PINE	PINUS EDULIS	6' HT.	B & B	VL
32	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						
74	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
191	RD	REDTWIG DOGWOOD	CORNUS SERICEA 'BAILEY'	5 GAL.	CONT.	L-M
171	SS	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GAL.	CONT.	VL
179	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
164	PB	CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGII 'ATROPURPUREA 'NANA'	5 GAL.	CONT.	M
82	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
266	RA	GRO-LOW SUMAC	RHUS AROMATICA 'GROW LOW'	5 GAL.	CONT.	L-M
188	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
168	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 AMABILIS	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
118	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
223	KF	KARL REED FORESTER GRASS	CALAMAGROSTIS ACUTI ' KARL FORESTER'	5 GAL.	CONT.	M
316	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			
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.						

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CSP-23  
PLANT SCHEDULE &  
NOTES

REF. NO. DA-1903-06

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

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

STREET BUFFER						
AREA	DESCRIPTION	LENGTH	WIDTH REQUIRED	WIDTH PROVIDED	TREES (1/40')	SHURBS (10/40')
A	E. 68th Avenue - 3 Lane Collector	1,103.11 LF	15 FT	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	1,850.04 LF	15 FT	15 FT	46 REQ. 65 PROVIDED	463 REQ. 325 (5) GAL. PROVIDED 18 ADDITIONAL TREES = 180 SHRUBS 515 SHRUB CREDITS

STREET FRONTAGES					
AREA	DESCRIPTION	LENGTH	NOTES	TREES REQ. (1/40')	TREES PROVIDED
A	E. 68th Avenue	1,103.11 LF.	DRIVES EXCLUDED	28	29
B	Powhaton Road	1,850.04 LF.	DRIVES EXCLUDED	47	48
C	Offsite Regional Detention Pond	767.72 LF.	DRIVES EXCLUDED	20	20

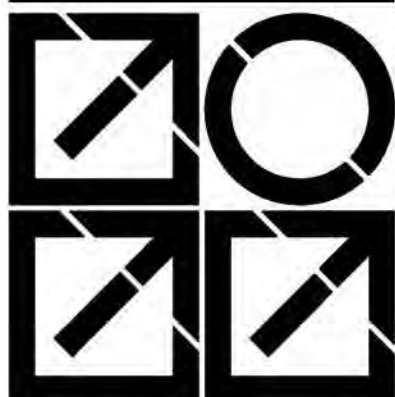
NON-STREET FRONTAGE LANDSCAPE BUFFER						
AREA	DESCRIPTION	LENGTH	WIDTH REQUIRED	WIDTH PROVIDED	TREES (1/40')	SHURBS (5/40')
A	WEST PROPERTY LINE	1,763.60 LF	10 FT	10 FT	45 REQ. 55 PROVIDED	221 REQ. 184 (5) GAL. PROVIDED 10 ADDITIONAL TREES = 100 SHRUBS 284 SHRUB CREDITS
B	SOUTH PROPERTY LINE	1,919.44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

STREET - TREE LAWNS				
AREA	DESCRIPTION	SQUARE FEET TREE LAWN (S.F.)	SHRUBS REQ. .025 Shrubs / S.F. Tree Lawn	SHRUBS PROVIDED
A	E. 68th Avenue	8,205.81	205	206
B	Powhaton Road	13,649.63	341	341
C	Offsite Regional Detention Pond	5,878.20	147	149

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

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

CS-10478



INTERGROUP  
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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.
9.17.2020	2nd Amendment
2.15.2021	2nd Amendment

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5638 SOUTH CURTICE STREET  
LITTLETON, COLORADO 80120  
303.883.2735

CSP-24  
LANDSCAPE CHARTS

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 32 OF 42

PROPOSED CHANGE ADDS CENTER  
TENANT ENTRY AND MEZZAINE LEVEL  
BALCONIES TO BUILDINGS 3, 4, 5, & 6  
WITH ENHANCED WALL PANEL DESIGN  
TO CREATE SIMILAR CONDITION AS  
SEEN ON BUILDINGS 1 & 2

Describe the  
proposed changes  
to each elevation in  
your LOI.

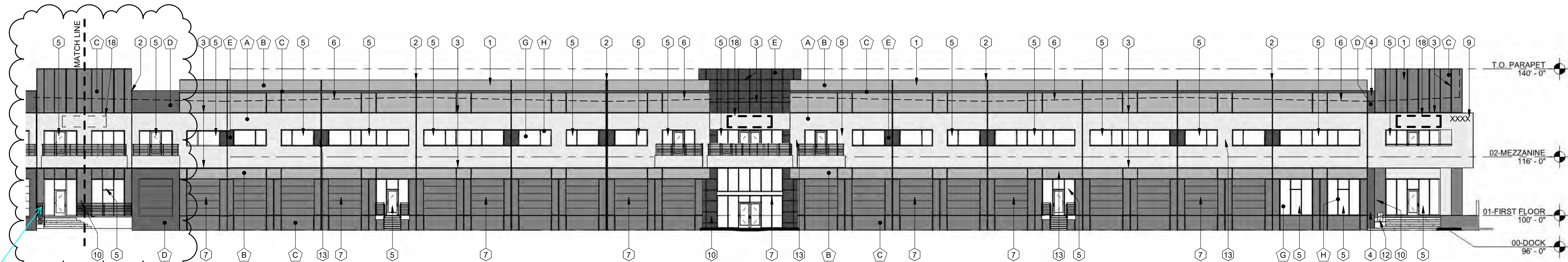
PROPOSED CHANGE ADDS CENTER  
TENANT ENTRY AND MEZZAINE LEVEL  
BALCONIES TO BUILDINGS 3, 4, 5, & 6  
WITH ENHANCED WALL PANEL DESIGN  
TO CREATE SIMILAR CONDITION AS  
SEEN ON BUILDINGS 1 & 2

Describe the  
proposed changes  
to each elevation in  
your LOI.

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"

Describe the  
proposed changes  
to each elevation in  
your LOI.

PROPOSED CHANGE ADDS CENTER  
TENANT ENTRY AND MEZZAINE LEVEL  
BALCONIES TO BUILDINGS 3, 4, 5, & 6  
WITH ENHANCED WALL PANEL DESIGN  
TO CREATE SIMILAR CONDITION AS  
SEEN ON BUILDINGS 1 & 2

SHEET NOTES

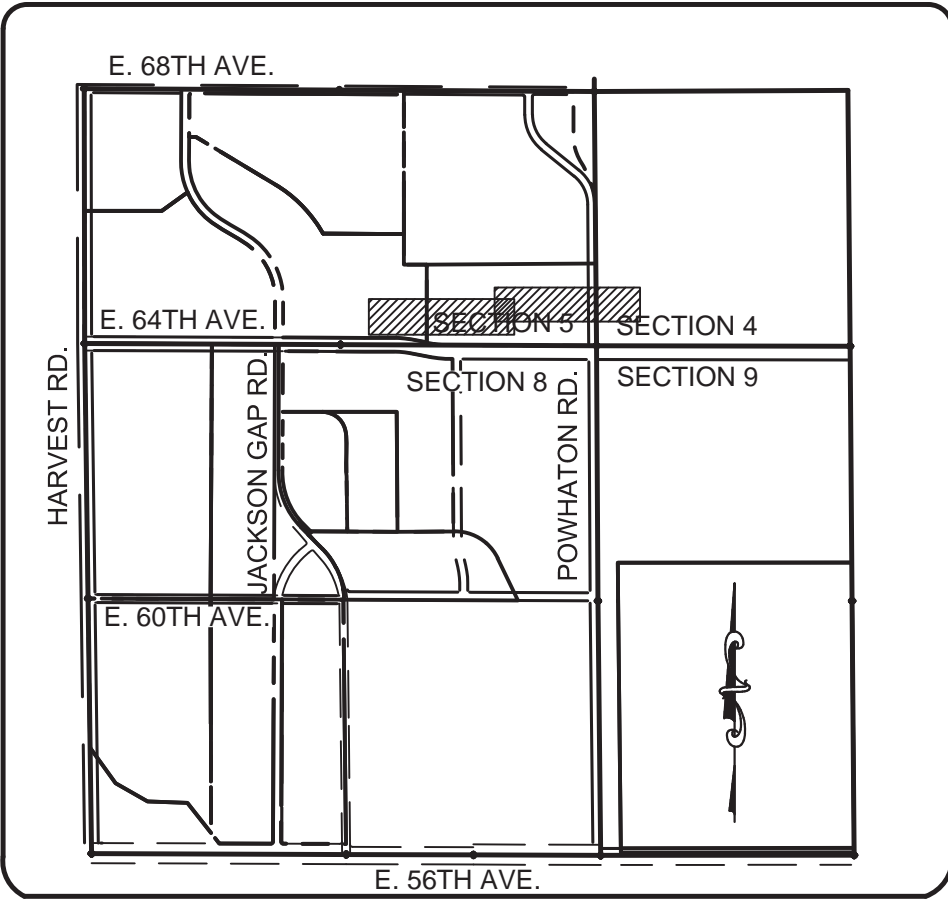
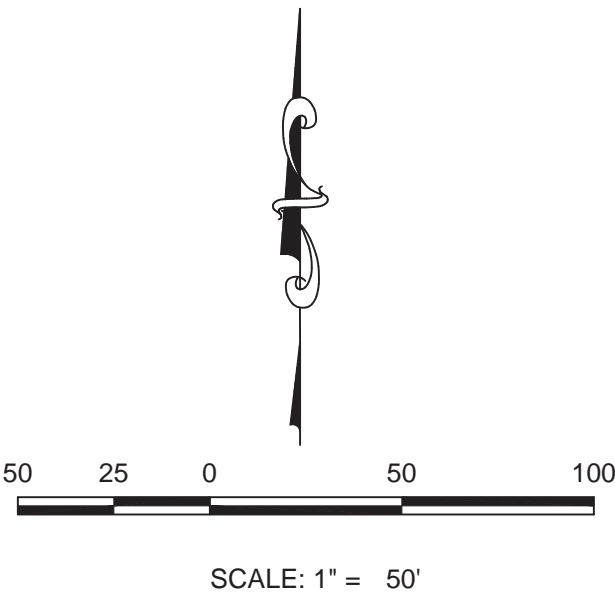
- 1 SITE CAST TILT-UP CONCRETE PANEL, PAINTED. SEE FINISH LEGEND FOR COLORS.
- 2 CONCRETE PANEL JOINT.
- 3 3/4" D. X 2 1/4" W. REVEAL. PAINTED.
- 4 1 1/2" D. RECESSED WALL PANEL.
- 5 1" INSULATED GLAZING IN ANODIZED ALUMINUM STOREFRONT SYSTEM. SEE FINISH LEGEND FOR GLASS AND FRAME COLORS.
- 6 LINE OF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

EXTERIOR FINISH LEGEND

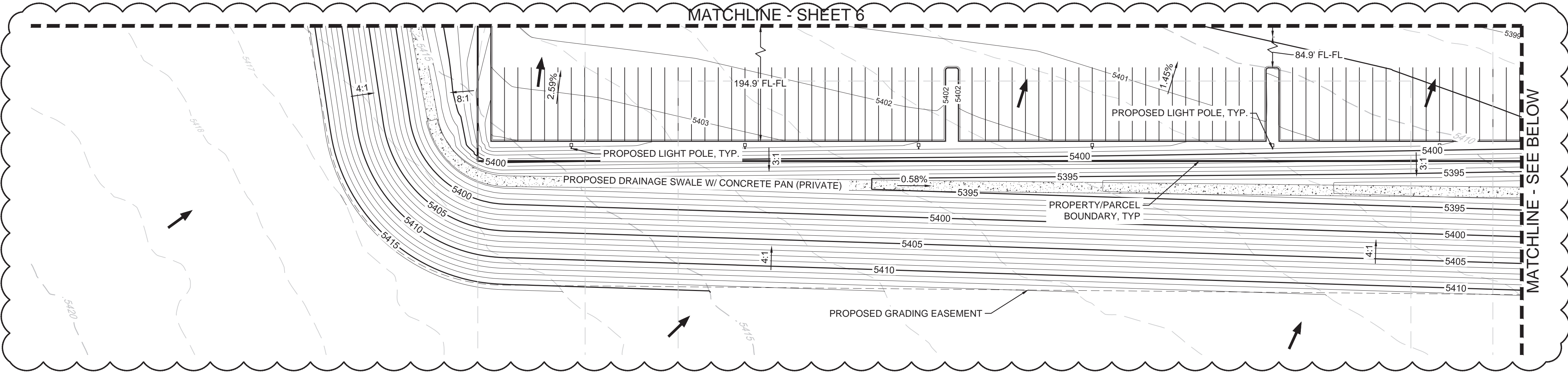
SYM.	PATTERN	DESCRIPTION	MANUFACTURER / COLOR
A		PAINT - FIELD	GLIDDEN "KITTEN WHITE" #30YY 78/035
B		PAINT - FIELD	GLIDDEN "TRADITIONAL TAN" #20YY 47/145
C		PAINT - FIELD	GLIDDEN "SEAL GREY" #00NN 25/000
D		PAINT - FIELD	GLIDDEN "OBSIDIAN GLASS" #00NN 13/000
E		PAINT - ACCENT VARIES BY BUILDING	<b>BUILDING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

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3-6-2019	5TH SUB.
4-12-2019	6TH SUB.
8-22-2019	7TH SUB.
10-11-2019	8TH SUB.
6-2-2020	MINOR AMEND.
2-15-2021	2ND AMEND.

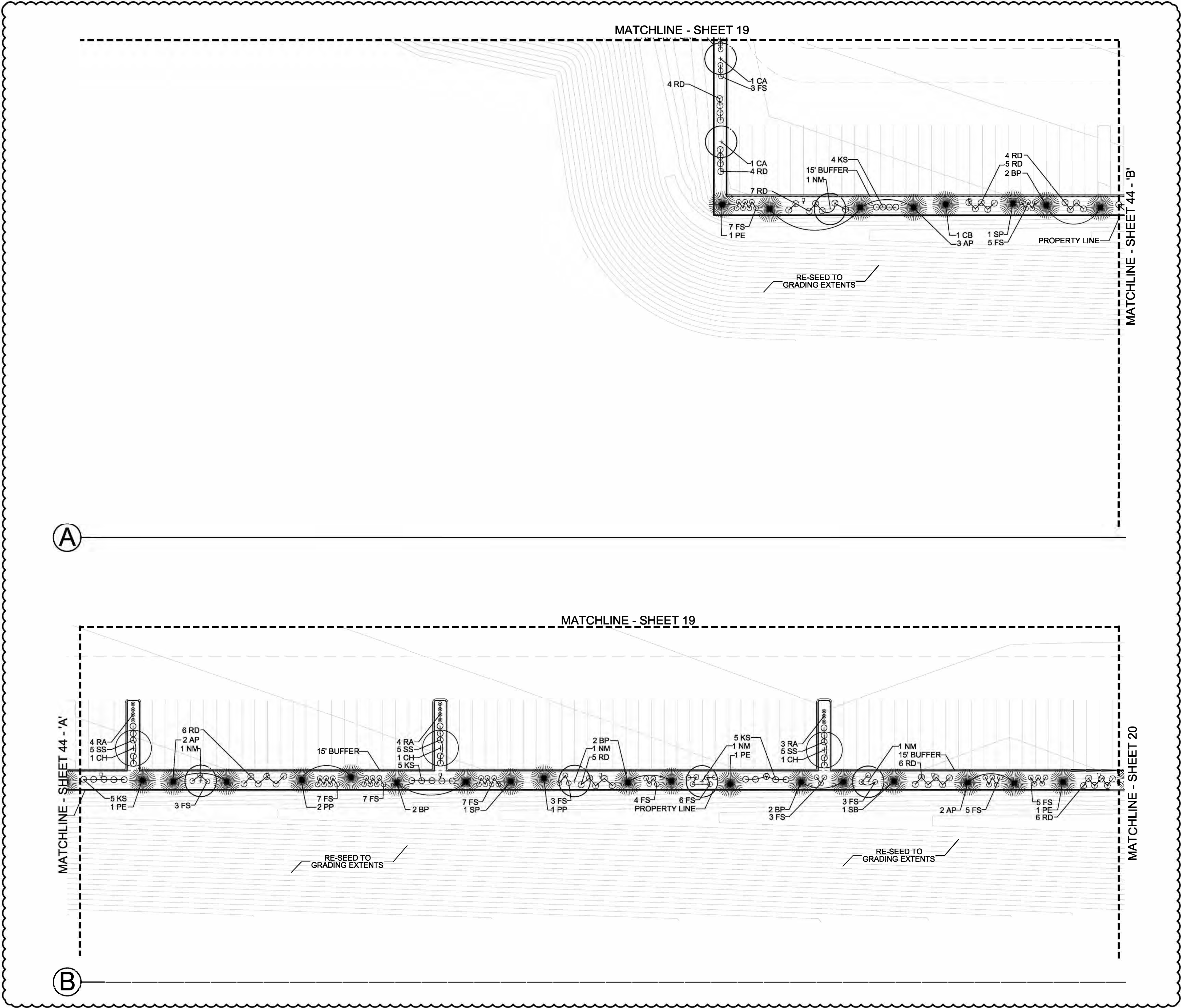
JAG LOGISTICS CENTER AT DIA  
CONTEXTUAL SITE PLAN  
PART OF THE SOUTHEAST 1/4 OF SECTION 5  
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 43 OF 46



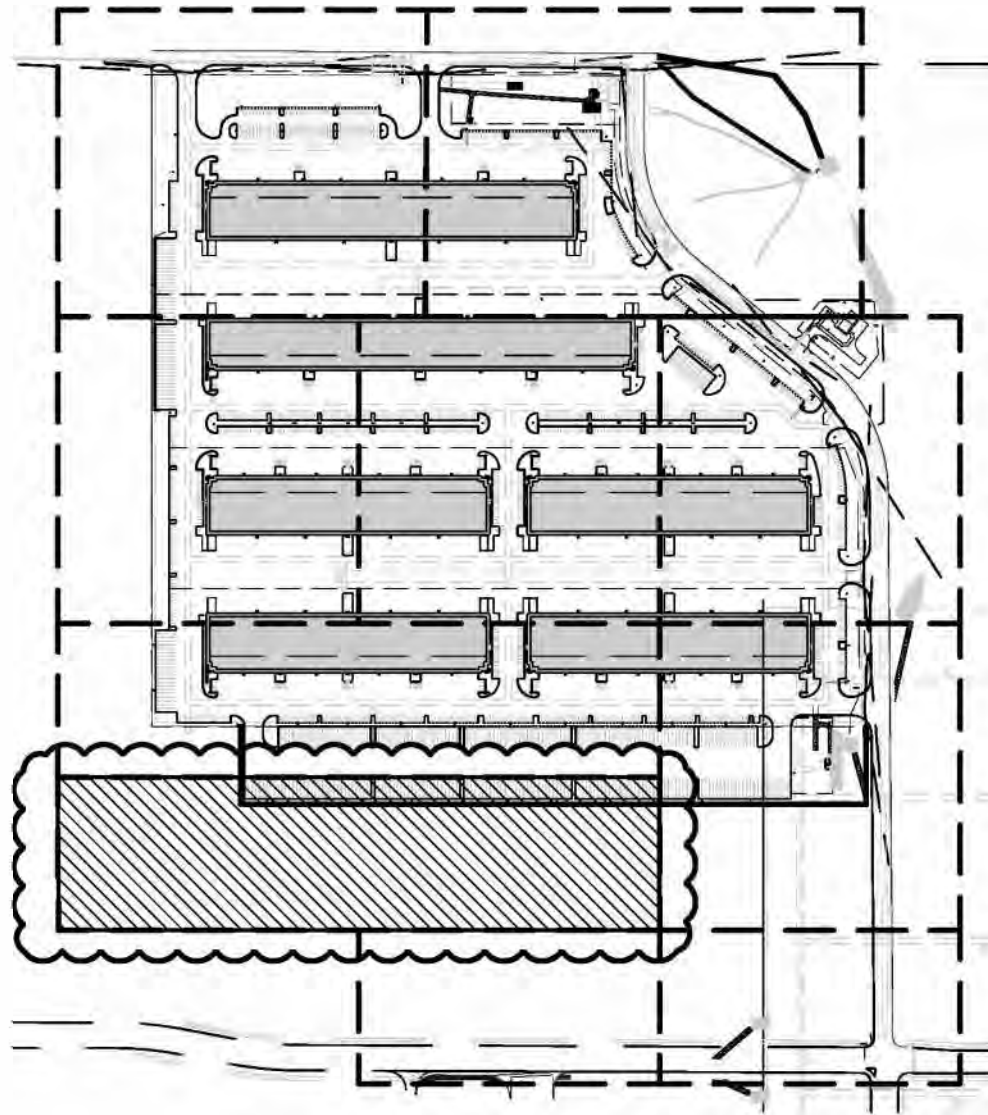
LEGEND	
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	PROPERTY BOUNDARY
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN



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



KEY MAP



LEGEND

+ DECIDUOUS TREE

ORNMANTAL 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 2)

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

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.

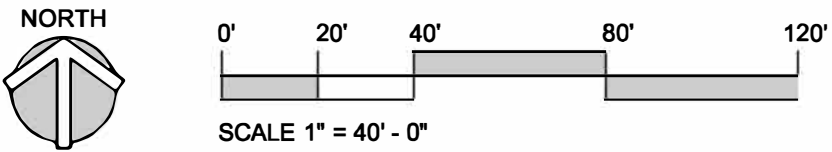
FDC

KNOX BOX

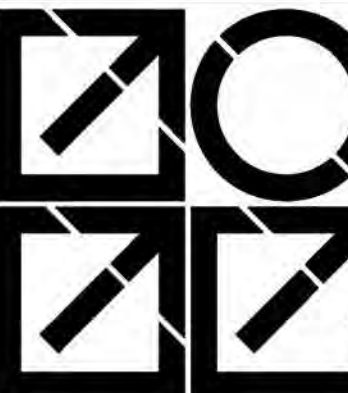
NOTES

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

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303.883.2735



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INTERGROUP  
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DATE	DESC.
8.27.2018	PRE-SUB MTG
9.4.2018	1ST SUB.
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12.21.2018	3rd SUB.
1.29.2019	4th SUB.
3.1.2019	5th SUB.
4.4.2019	6th SUB.
9.17.2020	2nd Amendment
2.15.2021	2nd Amendment

CSP-44  
LANDSCAPE PLAN

REF. NO. DA-1903-06

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

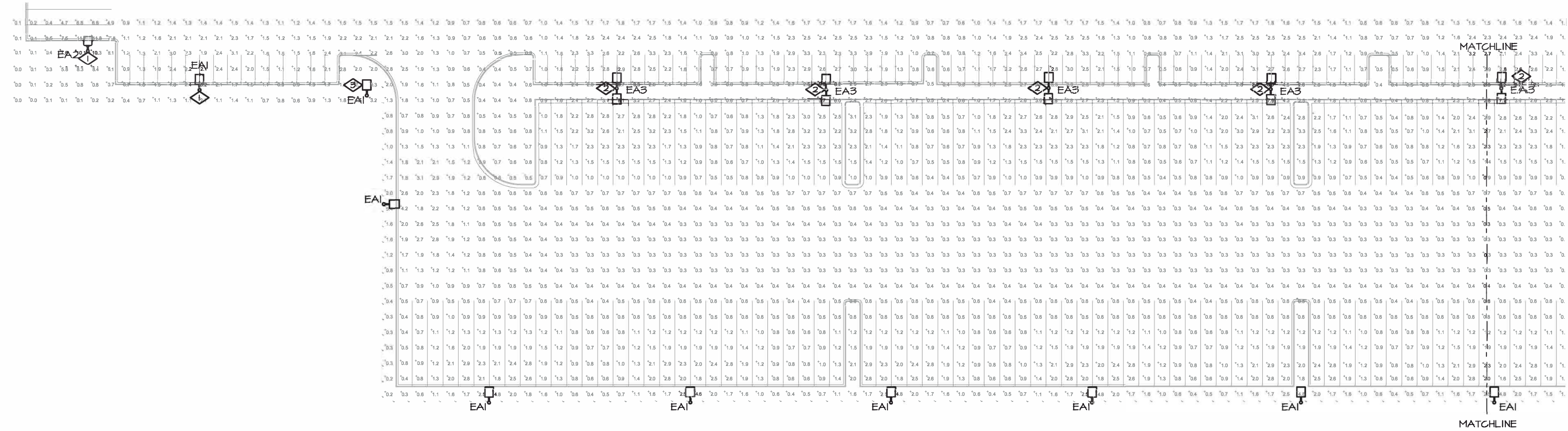
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ADDITIONAL PROPERTY LINE	+	1.3 fc	4.9 fc	0.1 fc	49.0:1	13.0:1
ADDITIONAL TRAILER PARKING	+	1.2 fc	11.8 fc	0.0 fc	N/A	N/A

LIGHTING FIXTURE SCHEDULE									
TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTAGE	LAMP		MAX WATTS	MOUNTING LOCATION	INFORMATION
EAI	POLE MOUNTED AREA LIGHT, TYPE 4 DISTRIBUTION, BRONZE FINISH	BEACON	VPS-60NB-136-4K-T4-UNV-RA-DST	UNIV	1	136W 4000K LMD	136W	POLE GROUND	25' BOF
EAS	DUAL HEAD POLE MOUNTED AREA LIGHT, TYPE 4 DISTRIBUTION, BRONZE FINISH	BEACON	(2) VPS-60NB-136-4K-T4-UNV-RA-DST	UNV	2	136W 4000K LED	272W	POLE GROUND	25' BOF

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

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

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



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

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6-2-2020	MINOR AMEND.
2-15-2021	2ND AMEND.

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**INTERGROUP  
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JAG LOGISTICS CENTER AT DIA  
TRAILER PARKING

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9-4-2018	1ST SUB.
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2-15-2021	2ND AMEND.

**CSP-46**  
PHOTOMETRIC PLAN

REF. NO. DA-1903-06

