

CONTACTS

OWNER: GREEN INDUSTRIAL DEVELOPMENT GROUP, LLC 26100 E. 68TH AVE, SUITE 240 DENVER, CO 80249 TEL: (303) 532-1780 x1 DAN GREEN	ARCHITECT: INTERGROUP ARCHITECTS 2000 W. LITTLETON BLVD LITTLETON, CO 80120 TEL: (303) 738-8877 FAX: (303) 738-2294 CHRIS SIBILIA COLLIN WEST	LANDSCAPE ARCHITECT: STACKLOT 5639 S. CURTICE STREET LITTLETON, CO 80120 TEL: (303) 883-2735 JUSTIN HAY STEVE WIENS
CIVIL ENGINEER: AE DESIGN CIVIL CONSULTANTS OF COLORADO, INC. 10333 E. DRY CREEK ROAD, SUITE 240 ENGLEWOOD, CO 80112 TEL: (720) 482-9526 FAX: (720) 482-9546 SARAH KOLZ, JOE FERRIS	ELECTRICAL ENGINEER: AE DESIGN 1900 WAZEE STREET, #205 DENVER, CO 80202 TEL: (303) 296-4443 ERIC REITAN MITCH HANSON	

LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

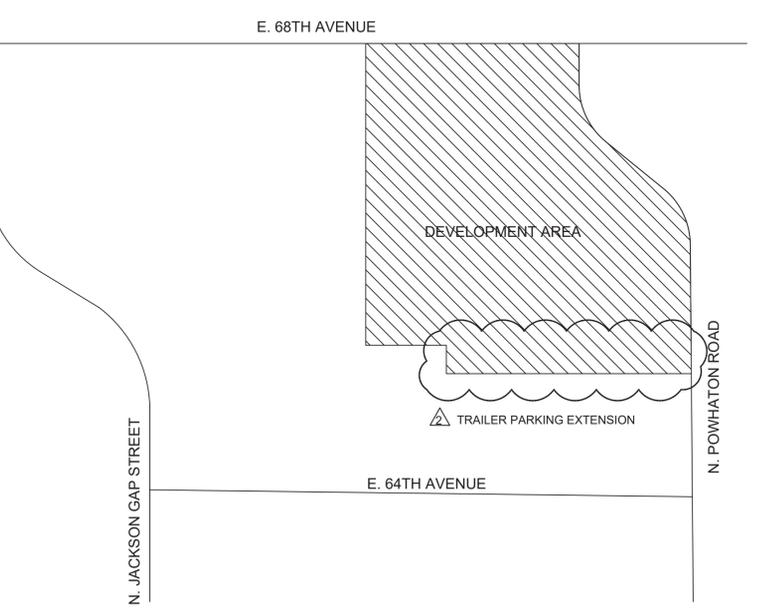
THENCE SOUTH 89°40'06" EAST ALONG SAID NORTH LINE, A DISTANCE OF 1697.31 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINING A CALCULATED AREA OF 3,293,681 SQUARE FEET OR 75.613 ACRES, MORE OR LESS.

NOTES

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
- GREEN INDUSTRIAL DEVELOPMENT GROUP, LLC., (10 GLENVILLE STREET, GREENWICH, CT 06831, (203) 532-1780) SHALL BE RESPONSIBLE FOR PAYMENT OF PRO-RATA SHARE 68% OF 25% OF THE TRAFFIC SIGNALIZATION COST FOR THE INTERSECTION OF 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 147-37.5 OF CITY CODE, THE PERCENTAGE OF THE TRAFFIC SIGNALIZATION COSTS IDENTIFIED ABOVE SHALL BE PAID TO THE CITY BY THE APPLICANT/OWNER TO BE HELD IN ESCROW FOR SUCH PURPOSE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RELATED DEVELOPMENT OR AS OTHERWISE REQUIRED BY CITY CODE. THE PERCENTAGE ABOVE WILL BE APPLIED TO THE ENTIRE TRAFFIC SIGNALIZATION COST AS ESTIMATED AT THE TIME OF THE ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.
- GREEN INDUSTRIAL DEVELOPMENT GROUP, LLC., (10 GLENVILLE STREET, GREENWICH, CT 06831, (203) 532-1780) SHALL BE RESPONSIBLE FOR PAYMENT OF PRO-RATA SHARE 68% 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 147-37.5 OF CITY CODE, THE PERCENTAGE OF THE TRAFFIC SIGNALIZATION COSTS IDENTIFIED ABOVE SHALL BE PAID TO THE CITY BY THE APPLICANT/OWNER, TO BE HELD IN ESCROW FOR SUCH PURPOSE, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, AS DELAY TO CO HAS BEEN APPROVED BY CITY MANAGER OR DESIGNED, FOR THE RELATED DEVELOPMENT OR AS OTHERWISE REQUIRED BY CITY CODE. THE PERCENTAGE ABOVE WILL BE APPLIED TO THE ENTIRE TRAFFIC SIGNALIZATION COST AS ESTIMATED AT THE TIME OF THE ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCRONCH INTO ANY EASEMENT OR FIRE LANE.
- "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% 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. CROSSINGS WITH THE GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST. A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE
- ATTENTION BUILDING DIVISION: PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTION 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING 60 LDN UNDER WORSE-CASE NOISE CONDITIONS.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- THE DEVELOPER, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED AND RETESTED TO ALL CITY OF AURORA STANDARDS AT THE TIME OF THE VIOLATION. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM SHALL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF A SIREN OPERATED SYSTEM, AN AUTOMATIC KNOX KEY SWITCH AND A MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST. A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.
- THE 2015 INTERNATIONAL FIRE CODE (IFC), REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC), AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS. THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE A QUALIFIED INDEPENDENT 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 THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPERS EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.
- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HERE ON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF AURORA'S PAVING STANDARDS FOR FIRE LANE EASEMENTS, AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, LANDSCAPE MATERIALS, SNOW OR OTHER OBSTRUCTIONS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENT(S) IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANE EASEMENTS, STATING "FIRE LANE, NO PARKING." THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANE EASEMENTS, AND TO CAUSE SUCH EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY APPARATUS USE.
- THE FIRE LANE EASEMENT CANNOT BE OBSTRUCTED BY PARKED VEHICLES AT ANY TIME. THIS SITE HAS BEEN GIVEN APPROVAL TO CONDUCT THE LOADING AND UNLOADING OF STORE MERCHANDISE ONLY DURING THE HOURS THE STORE IS CLOSED AND ONLY IN THE PARKING AREAS LOCATED OUTSIDE OF THE FIRE LANE EASEMENTS WITHIN THIS SITE.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- 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.
- 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.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- 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.
- 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.
- 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.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.

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



SITE DATA TABLE		
ITEM	AREA	% OF GROSS SITE
GROSS SITE AREA	3,258,465.27 SF (74.80 AC) (BASED ON PROPOSED R.O.W. AT E. 68TH AVE. & POWHATON ROAD)	100%
BUILDING FOOTPRINT	BUILDING 1 = 148,200 SF BUILDING 2 = 148,720 SF BUILDING 3 = 113,100 SF BUILDING 4 = 113,100 SF BUILDING 5 = 113,100 SF BUILDING 6 = 113,100 SF TOTAL = 748,320 SF (17.20 AC)	BUILDING 1 = 4.5% BUILDING 2 = 4.5% BUILDING 3 = 3.5% BUILDING 4 = 3.5% BUILDING 5 = 3.5% BUILDING 6 = 3.5% TOTAL = 23.0%
PAVED AREAS	2,018,371.16 SF (46.34 AC)	61.9%
LANDSCAPE AREAS	490,774.11 SF (11.27 AC)	15.1%

WAIVERS

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

SIGNATURE BLOCK

JAG LOGISTICS CENTER AT DIA SITE PLAN

Legal Description: LOT 1, BLOCK 1, 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, _____ has caused these
(Corporation, Company, or Individual)

presents to be executed this day of _____ AD, _____.

By: _____
(Principals or Owners)

State of Colorado _____ ss
County of _____

The foregoing instrument was acknowledged before me this day of _____ AD, _____
(Principals or Owners)

Witness my hand and official seal

(Notary Public)

My commission expires _____ Notary Business Address: _____

CITY OF AURORA APPROVALS

City Attorney: _____ Date: _____

Planning Director: _____ Date: _____

Planning Commission: _____ Date: _____
(Chairperson)

City Council: _____ Date: _____
(Mayor)

Attest: _____ Date: _____
(City Clerk)

Database Approval Date _____

RECORDER'S 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: _____

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- CSP-1 COVER SHEET (VOID)
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- CSP-5 AREA GRADING PLAN
- CSP-6 AREA GRADING PLAN
- CSP-7 AREA GRADING PLAN
- CSP-8 OVERALL UTILITY PLAN
- CSP-9 AREA UTILITY PLAN
- CSP-10 AREA UTILITY PLAN
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- CSP-46 PHOTOMETRIC PLANS

SIGNAGE CALCULATIONS

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

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

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

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

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.

AMENDMENTS

- 5-4-2020 - MINOR AMENDMENT - ADD SECURITY FENCING AT WEST END OF NORTH SIDE OF BUILDING 1
- 2-15-21 - 2ND AMENDMENT - TRAILER PARKING EXTENSION

TRAILER PARKING EXTENSION



INTERGROUP ARCHITECTS

■ architecture
■ planning
■ interiors

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JAG LOGISTICS CENTER AT DIA
CONTEXTUAL SITE PLAN

CSP-1
COVER SHEET

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:

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

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

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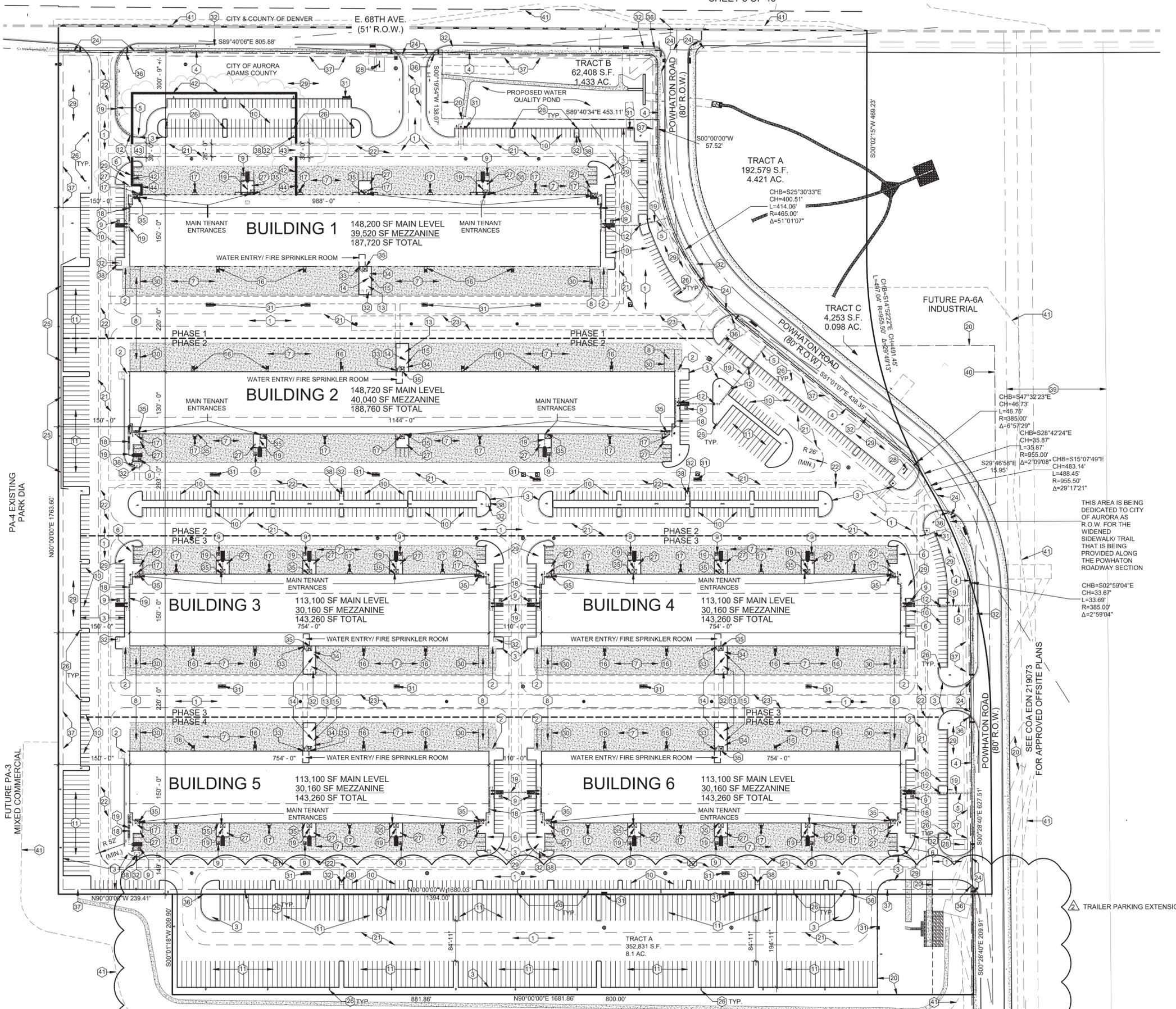
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JAG LOGISTICS CENTER AT DIA
 CONTEXTUAL SITE PLAN

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



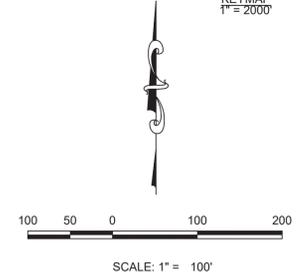
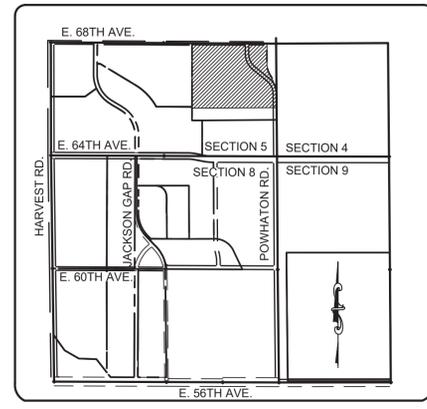
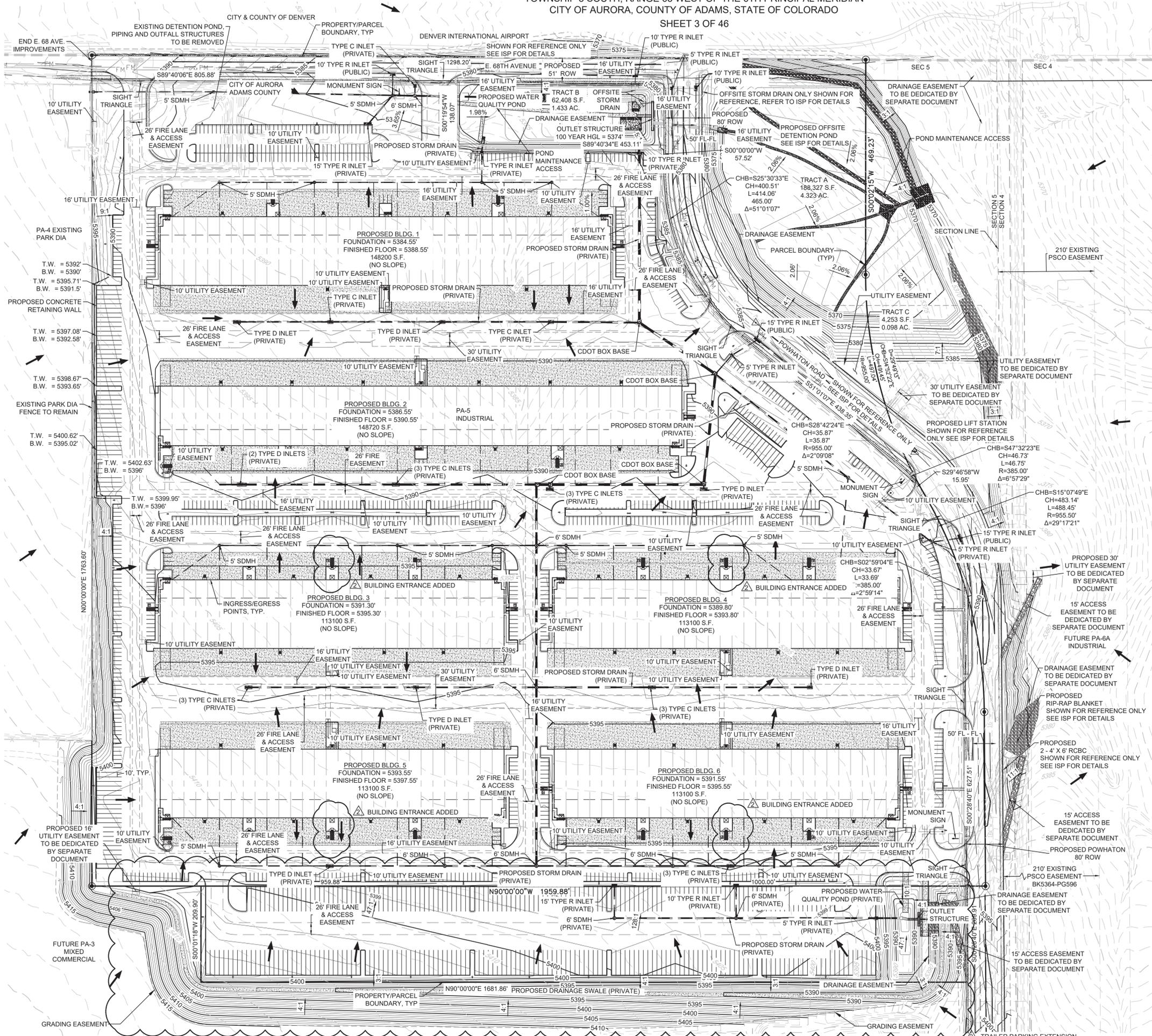
1 OVERALL SITE PLAN
 SCALE: 1" = 100'-0"



REF. NO. DA-1903-06

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

SHEET 3 OF 46



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

- NOTES:
- PLEASE REFER TO PORTEOS FILING NO. 4 ISP FOR POWHATON ROAD AND EAST 68TH AVENUE PLANS. ASSUME CONSTRUCTION BEGINS AFTER POWHATON 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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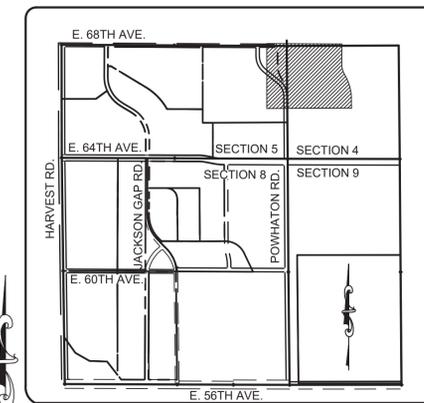
JAG LOGISTICS CENTER AT DIA
 OVERALL GRADING PLAN

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-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 8 OF 46



SCALE: 1" = 100'

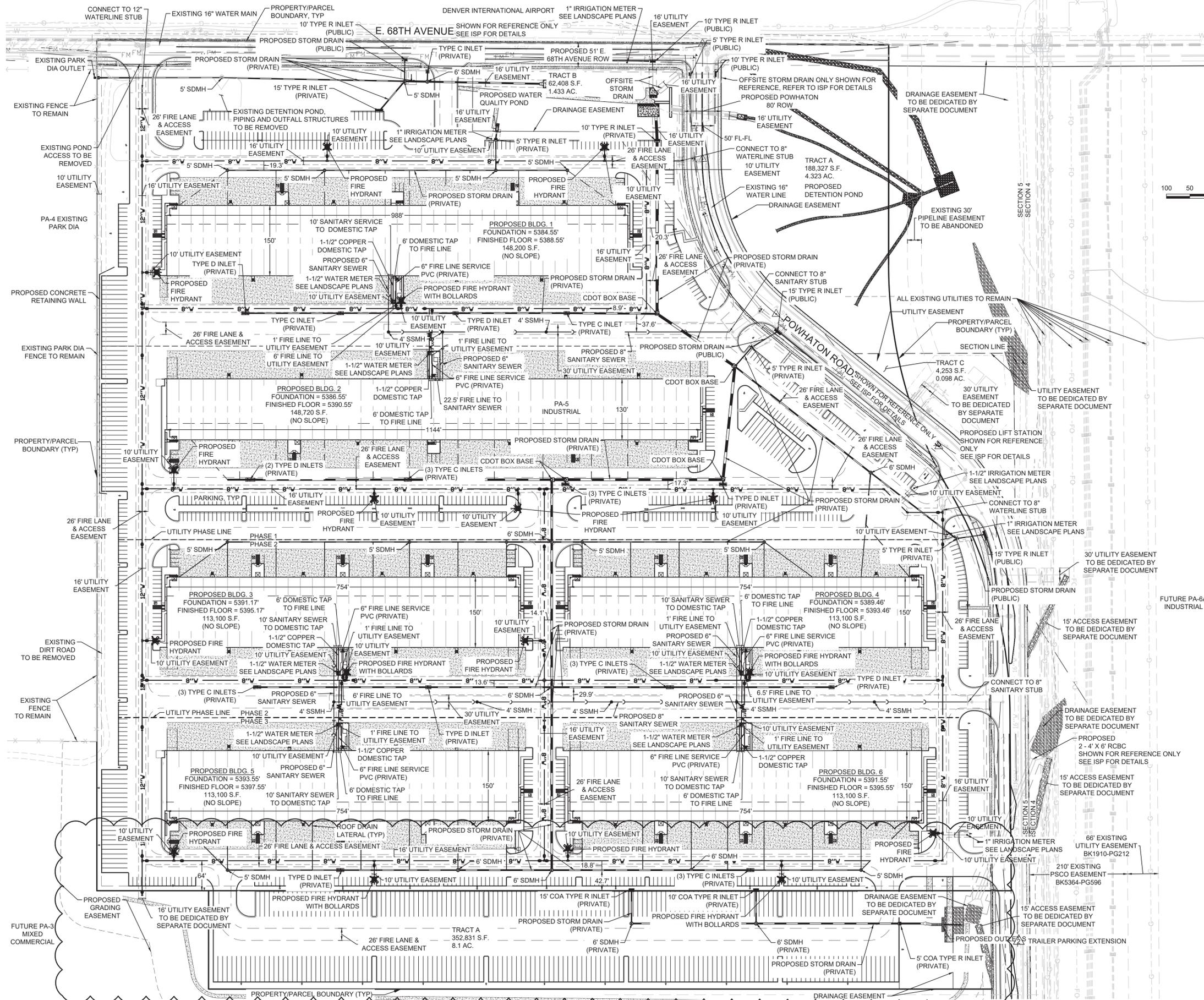
- NOTES:
- PLEASE REFER TO PORTEOS FILING NO. 4 ISP FOR POWHATON ROAD AND EAST 68TH AVENUE PLANS. ASSUME CONSTRUCTION BEGINS AFTER POWHATON ROAD AND EAST 64TH AVENUE CONSTRUCTION.
 - ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED.

UTILITY PHASING

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

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

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



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 OVERALL UTILITY PLAN

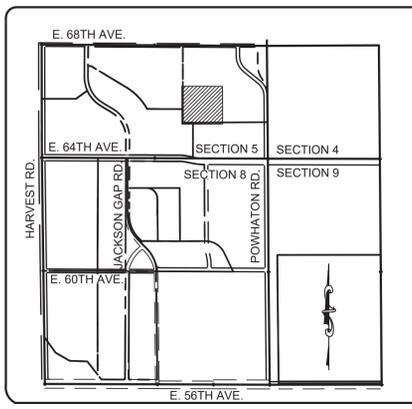
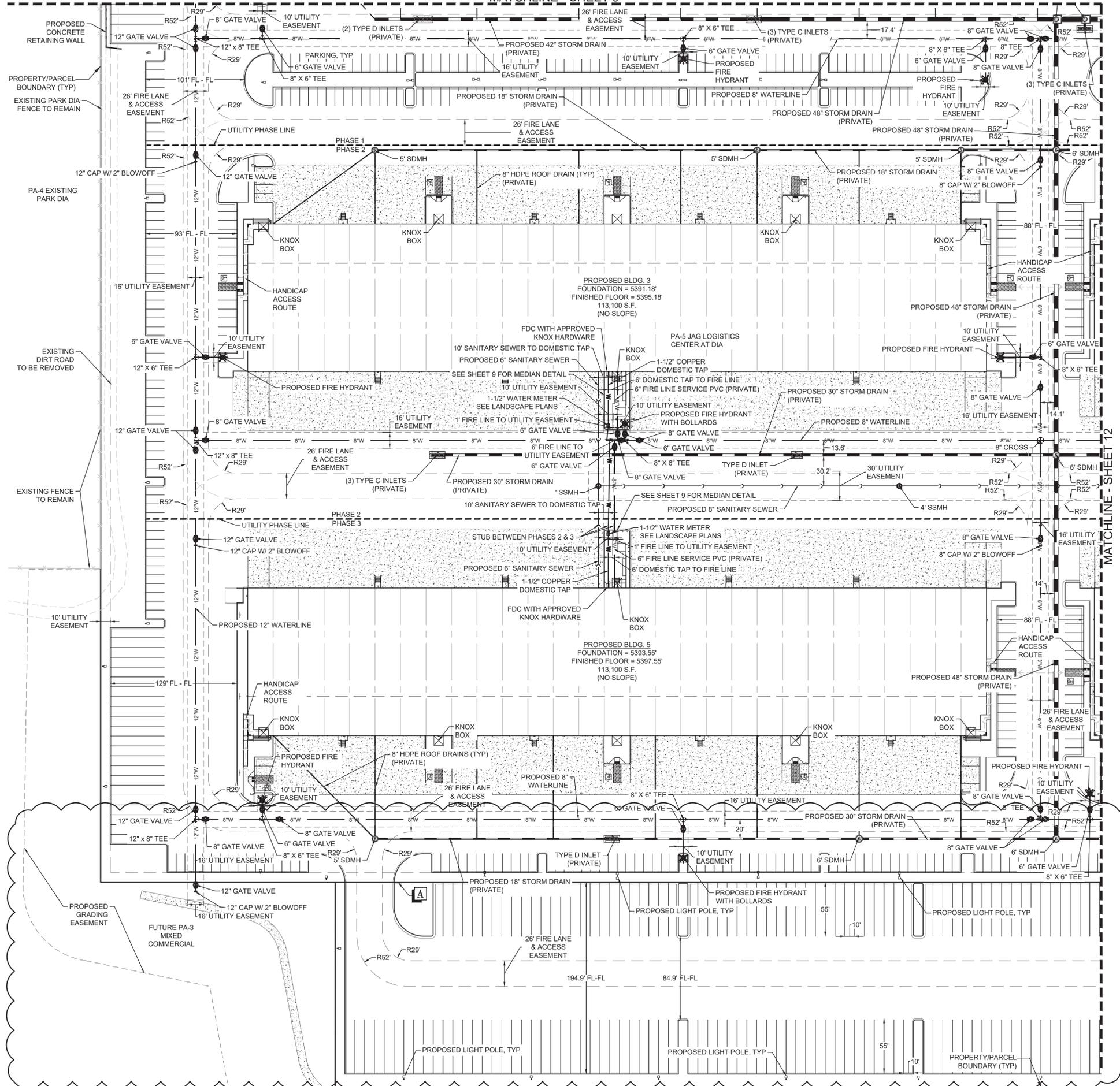
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8-22-2019	7TH SUB.
10-11-2019	8TH SUB.
6-2-2020	MINOR AMEND.
2-15-2021	2ND AMEND.

CSP-8

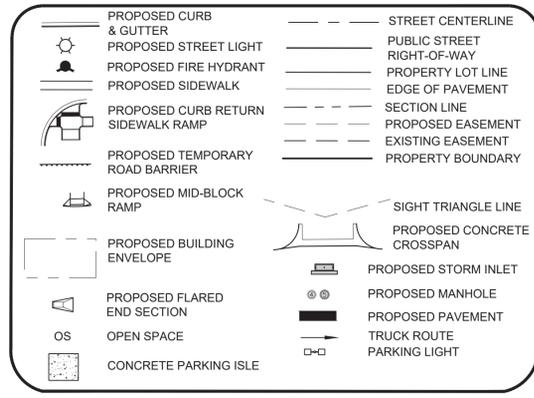
REF. NO. DA-1903-06

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

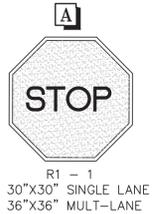
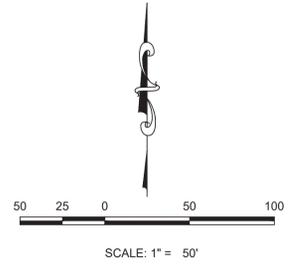
MATCHLINE - SHEET 9 SHEET 11 OF 46



LEGEND



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



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 AREA UTILITY PLAN

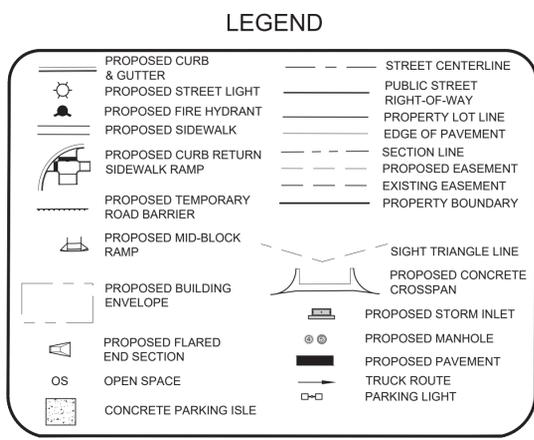
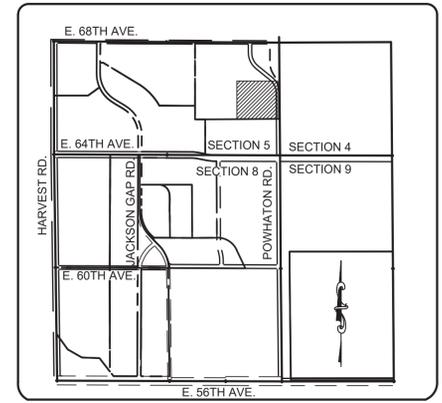
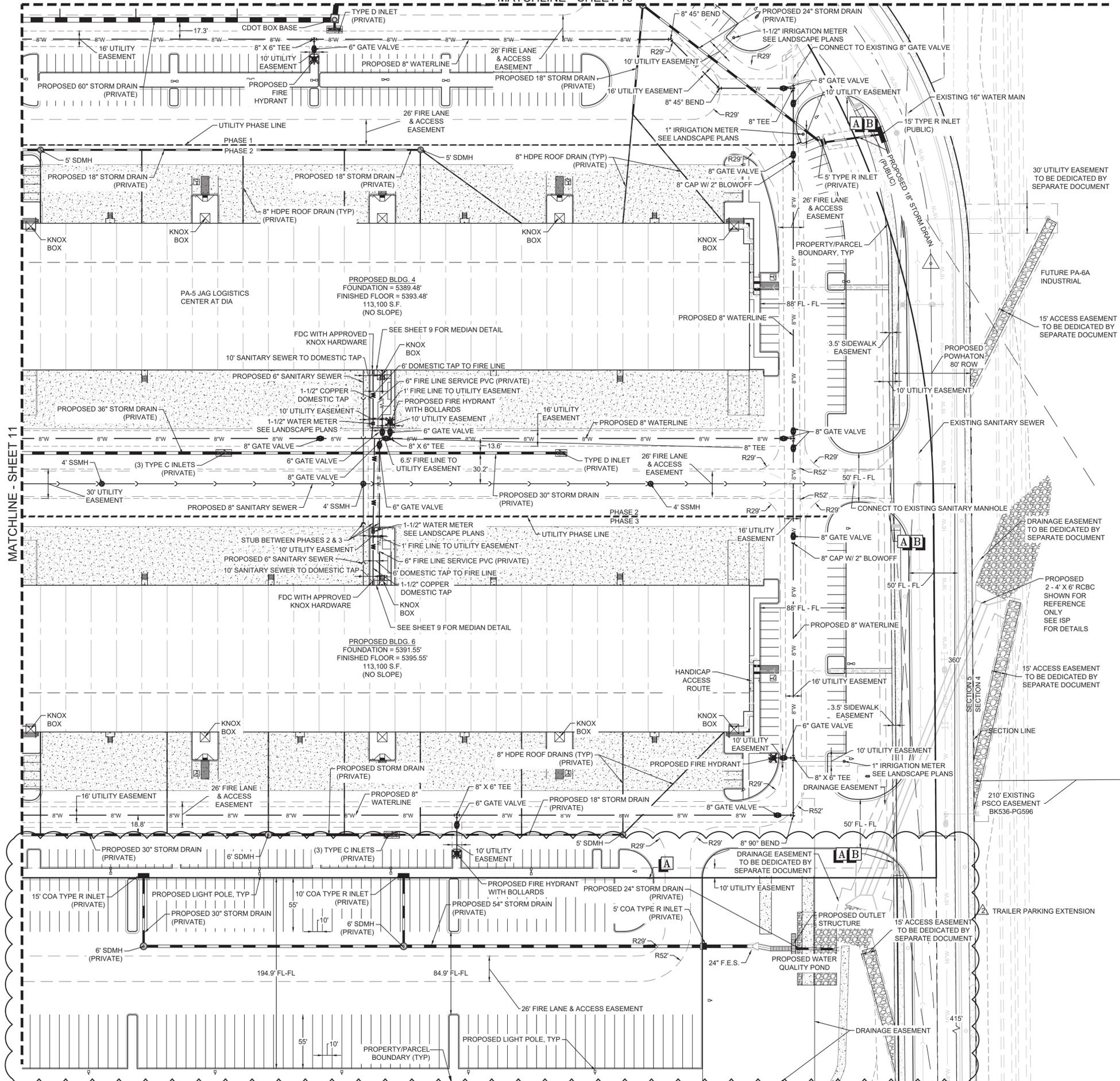
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8-27-2018	PRE-SUB MTG
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8-22-2019	7TH SUB.
10-11-2019	8TH SUB.
6-2-2020	MINOR AMEND.
2-15-2021	2ND AMEND.

CSP-11

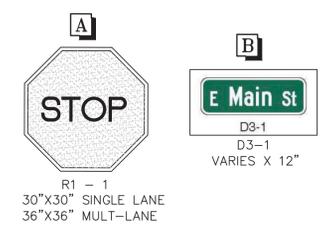
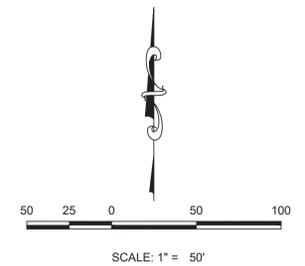
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JAG LOGISTICS CENTER AT DIA
 CONTEXTUAL SITE PLAN
 PART OF THE SOUTHEAST 1/4 OF SECTION 5
 TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

MATCHLINE - SHEET 10 SHEET 12 OF 46



NOTES:
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 AREA UTILITY PLAN

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9-4-2018	1ST SUB.
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12-20-2018	3RD SUB.
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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.

CSP-12

REF. NO. DA-1903-06

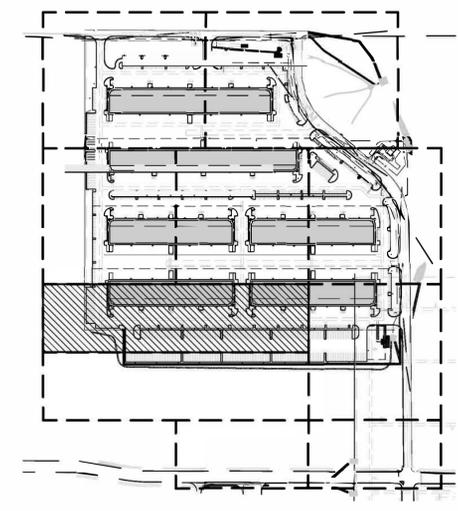
**JAG LOGISTICS CENTER AT DIA
CONTEXTUAL SITE PLAN
PART OF THE SOUTHEAST 1/4 OF SECTION 5
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 19 OF 46**

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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
1.29.2021	2nd Amendment
3.22.2021	2nd Amendment

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	AGROPHYRON 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.

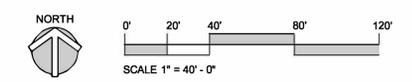
COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
CRESTED WHEATGRASS "FAIRWAY"	AGROPHYRON CRISTATUM	30%	10.5 LBS.
WESTERN WHEATGRASS "ARRIBA"	BOUTELOUA SMITHII	30%	10.5 LBS.
SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	20%	3.0 LBS.
BLUE GRAMA	BOUTELOUA GRACILIS	15%	3.0 LBS.
BUFFALO GRASS	BOUTELOUA DACTYLOIDES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

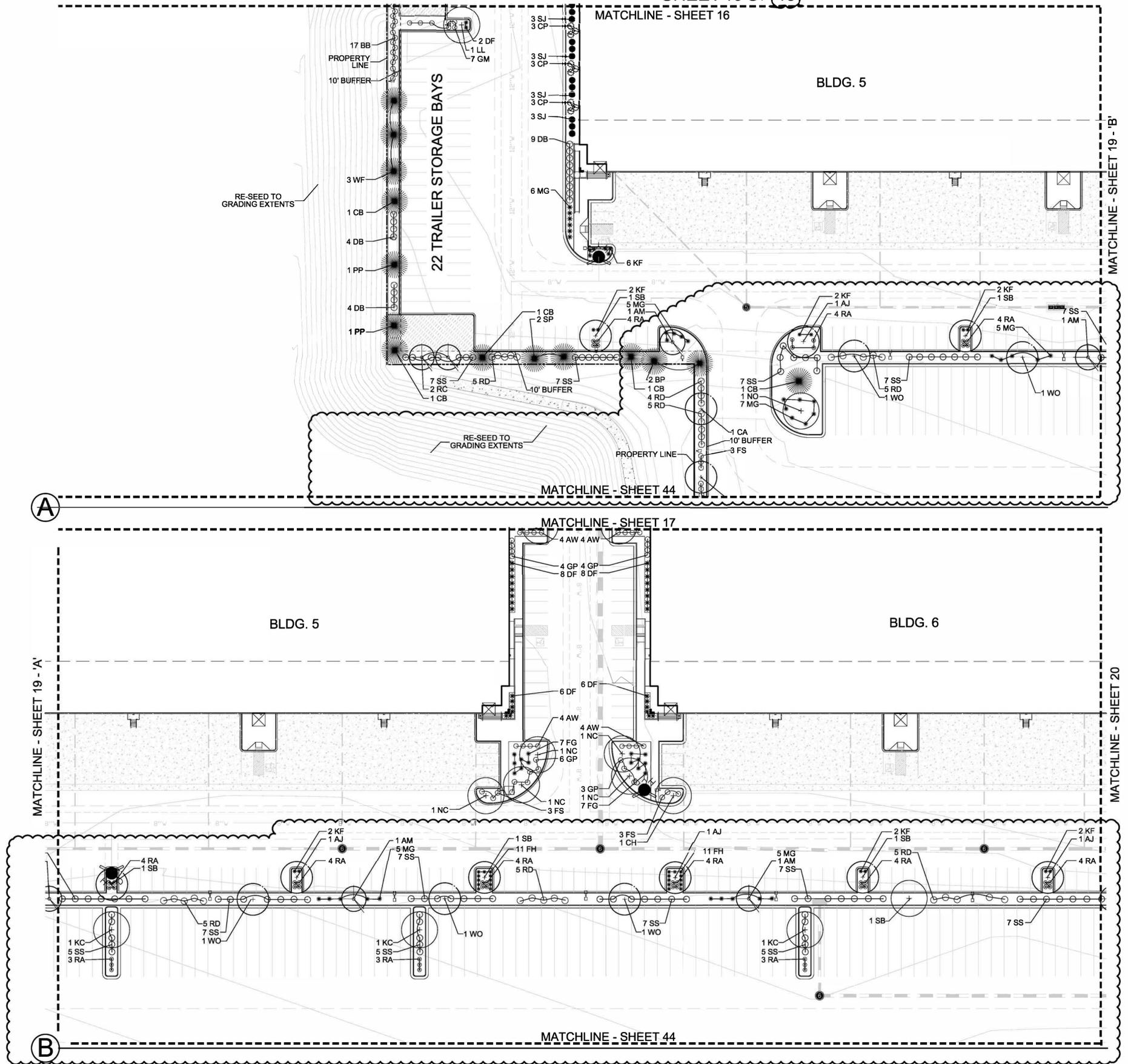
NOTES

- 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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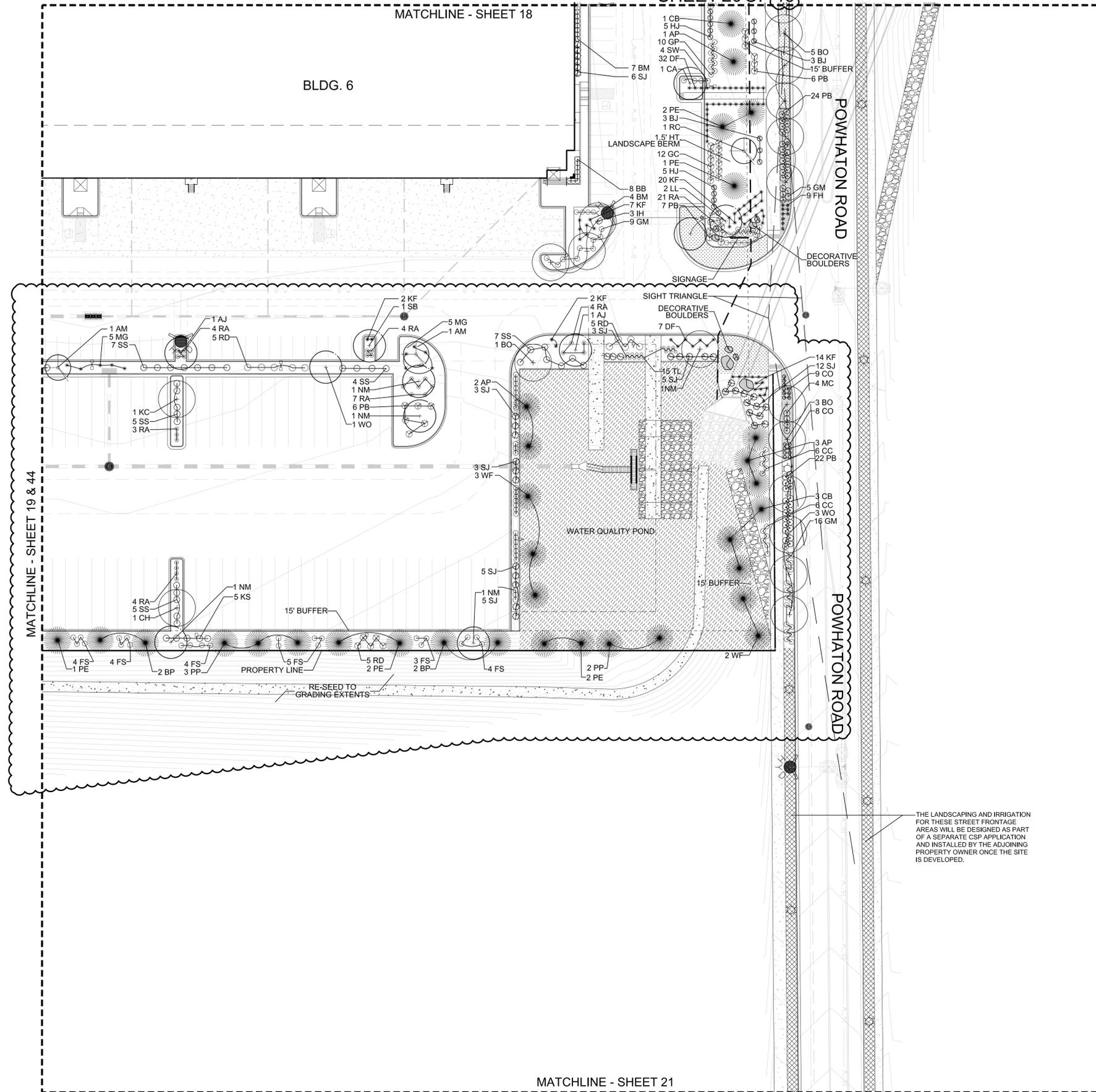


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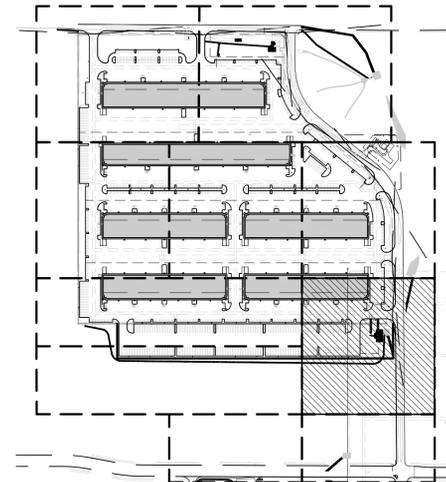


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 CONTEXTUAL SITE PLAN
 PART OF THE SOUTHEAST 1/4 OF SECTION 5
 TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 20 OF 46



KEY MAP

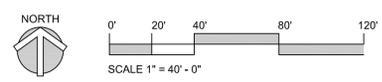


LEGEND

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUB
- ORNAMENTAL GRASS / PERENNIAL
- 3'-4' DECORATIVE BOULDERS
- PERENNIAL MIX - SEE PLANT MATERIAL SCHEDULE
- ENHANCED NATIVE SEED MIX (IRRIGATED)
- | 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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DATE	DESC.
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9.4.2018	1ST SUB.
11.8.2018	2nd SUB.
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1.29.2019	4th SUB.
3.1.2019	5th SUB.
4.4.2019	6th SUB.
9.17.2020	2nd Amendment
1.29.2021	2nd Amendment
3.22.2021	2nd Amendment
5.20.2021	2nd Amendment

CSP-20
 LANDSCAPE PLAN

REF. NO. DA-1903-06

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

STANDARD CITY OF AURORA NOTES:

- 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.
- PROPOSED SIDEWALKS TO BE STANDARD CONCRETE WITH A BROOM FINISH. ALL PARKING AND VEHICULAR DRIVES WILL BE ASPHALT.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THE ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED 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.

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

- 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.
- QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE.
- VERIFY EXACT LOCATION OF ALL UTILITIES BY CONTACTING APPROPRIATE UTILITY COMPANIES.
- 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.
- 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.
- ALL PLANTING BEDS SHALL RECEIVE 1"-3" RIVER ROCK MULCH UNLESS OTHERWISE NOTED ON THE PLANS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. DO NOT APPLY HERBICIDE IN PERENNIAL OR ANNUAL BEDS.
- 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

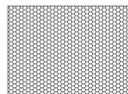
SHRUBS

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	ANTHONY WATERER SPIREA	SPIREA JAPONICA 'ANTHONY WATER'	5 GAL.	CONT.	L-M
262	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
17	CO	CREEPING OREGON GRAPE HOLLY	MAHONIA REPENS	5 GAL.	CONT.	M
4	MC	MAGIC CARPET SPIREA	SPIRAEA JAPONICA 'WALBUMA'	5 GAL.	CONT.	M

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	PENNISSETUM ALOPECUROIDES 'HAMELN'	5 GAL.	CONT.	VL
223	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

- 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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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
1.29.2021	2nd Amendment
3.22.2021	2nd Amendment
5.20.2021	2nd Amendment

STACKlot
5639 SOUTH CURTICE STREET
LITTLETON, COLORADO 80120
303.883.2735

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



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JAG LOGISTICS CENTER AT DIA

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 - 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

DATE	DESC.
8.27.2018	PRE-SUB MTG
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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
1.29.2021	2nd Amendment
3.22.2021	2nd Amendment



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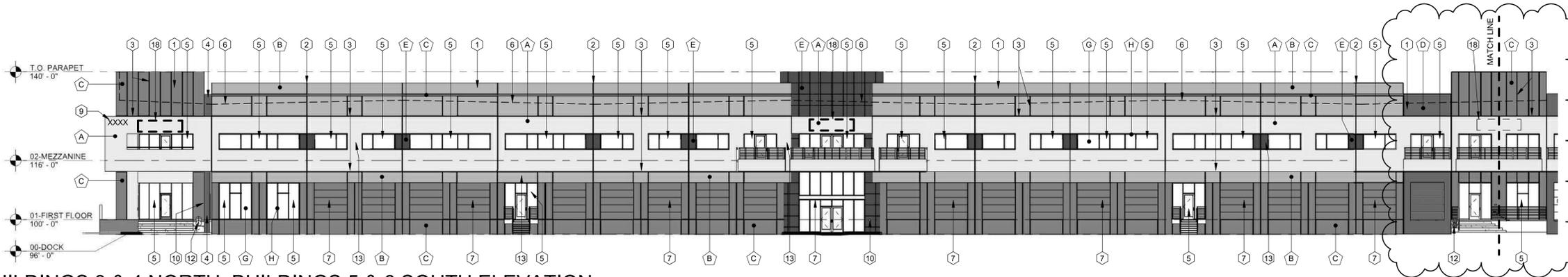
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LANDSCAPE CHARTS

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 32 OF 42



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.
- 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. (H+) x 6'-0" D. x 6'-9" H. TRASH ENCLOSURE 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	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

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 CONTEXTUAL SITE PLAN

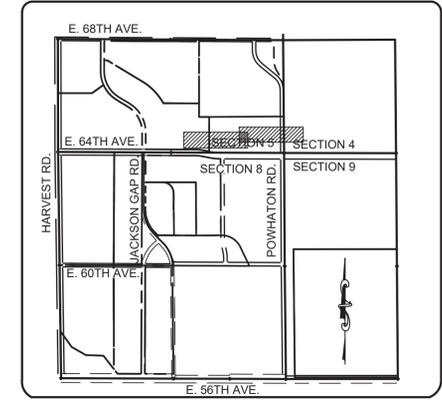
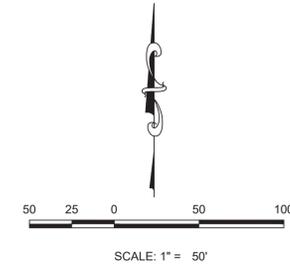
DATE	DESC.
8-27-2018	PRE-SUB MTG
9-4-2018	1ST SUB.
11-8-2018	2ND SUB.
12-20-2018	3RD SUB.
1-29-2019	4TH SUB.
3-6-2019	5TH SUB.
4-12-2019	6TH SUB.
8-22-2019	7TH SUB.
10-11-2019	8TH SUB.
6-2-2020	MINOR AMEND.
2-15-2021	2ND AMEND.

CSP-32

EXTERIOR ELEVATIONS - BUILDINGS 3-6

REF. NO.DA-1903-06

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



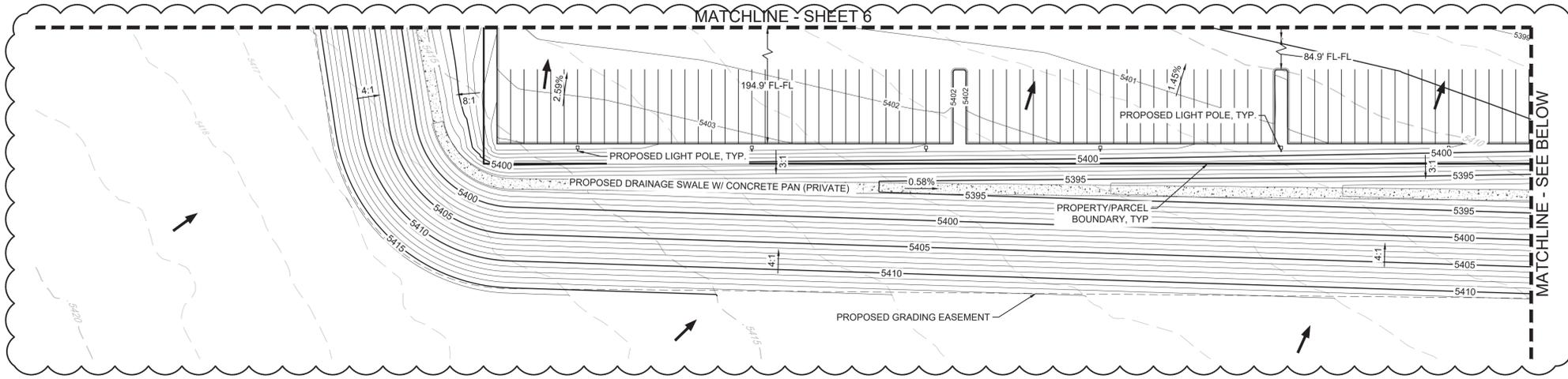
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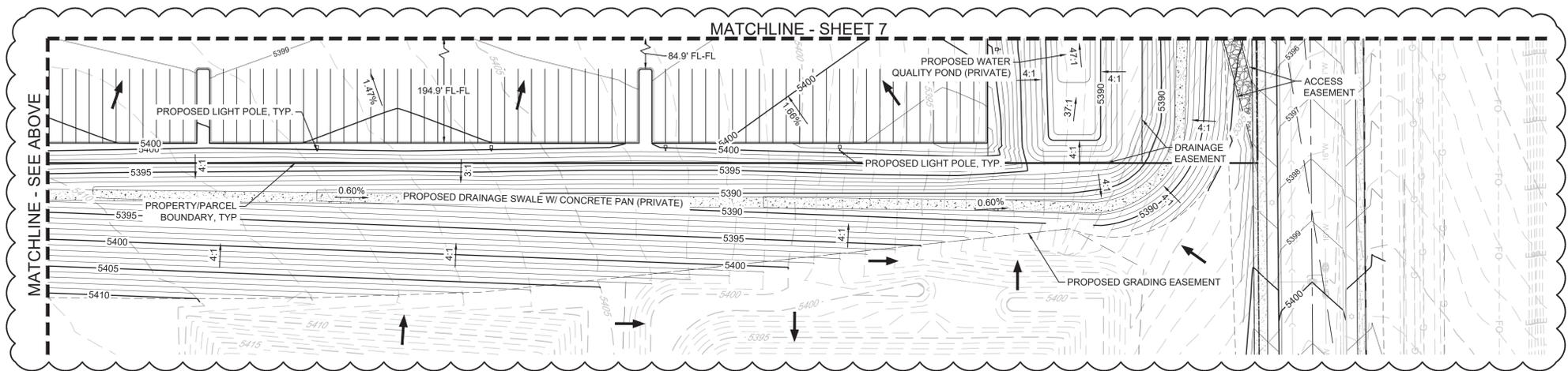
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KEYMAP
 1" = 2000'

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



TRAILER PARKING EXTENSION



TRAILER PARKING EXTENSION

JAG LOGISTICS CENTER AT DIA
 AREA GRADING 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-43

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

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

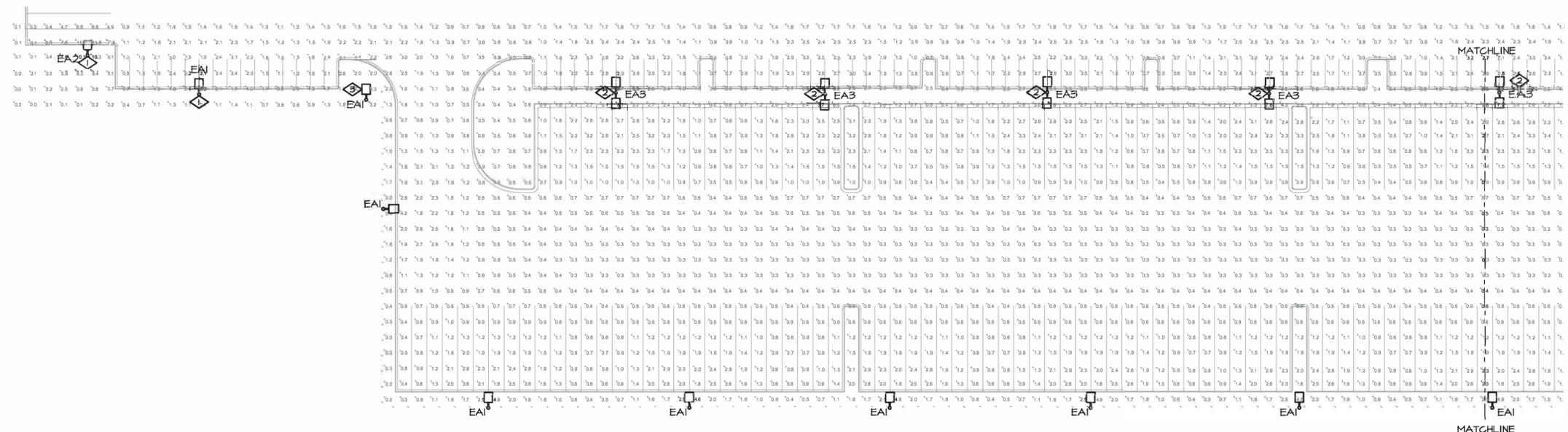
LIGHTING FIXTURE SCHEDULE										
TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTAGE	LAMP		MAX	MOUNTING INFORMATION		NOTES
					QTY	WATT	WATTS	LOCATION	BOF/RFD/OFH	
EAI	POLE MOUNTED AREA LIGHT, TYPE 4 DISTRIBUTION, BRONZE FINISH	BEACON	VPS-6GNB-136-4K-T4-UNV-RA-DST	UNV	1	136W	4000K LMD	POLE GROUND	25' BOF	
EAS	DUAL HEAD POLE MOUNTED AREA LIGHT, TYPE 4 DISTRIBUTION, BRONZE FINISH	BEACON	(2) VPS-6GNB-136-4K-T4-UNV-RA-DST	UNV	2	136W EA	4000K LED	POLE GROUND	25' BOF	

ABBREVIATIONS: BOF - BOTTOM OF FIXTURE, RFD - RECESSED FIXTURE DEPTH, OFH - OVERALL FIXTURE HEIGHT, AFF(AFG) - 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.



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

**JAG LOGISTICS CENTER AT DIA
TRAILER PARKING**

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.

**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 45 OF 45**

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.
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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.

SECURITY LIGHTING™

VIPER S SERIES
Small Viper Luminaire

SPECIFICATIONS

Intended Use:
The Beacon Viper luminaire is available with a wide choice of different LED. Wattage configurations and optical distributions designed to replace HID lighting up to 480W M-1 or HFS.

Construction:

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

LED/Options:

- 100V through 277V, 50 Hz to 60 Hz (UNV), or 347V or 480V input.
- Power factor is .92 at full load.
- All electrical components are rated at 50,000 hours at full load and 25°C ambient conditions per MIL-217F-Notice 2.
- Dimming drivers are standard with connections for external dimming equipment available upon request.
- Component (ie component wiring within the luminaire may vary no more than 32% of rated load and is listed by UL for use at 80°C/176°F at 60°C or higher.
- All gaskets are listed by UL for use at 800 VAC, 15A or higher. ISA wiring applies to primary (AC) side only.

Electrical:

- Fixture electrical compartment shall contain all LED driver components and shall be provided with a push-button terminal block for AC power connections.
- The housing is designed for an optional twist lock photo control socket.
- Anti-Condensation temperature -40°C to 40°C.
- Surge protection -20KA shifts off at end of surge.
- Optional 7-pin ANSI C136.41-12015 twist-lock photo control socket available. Compatible with ANSI C136.41 external wireless control devices.
- LifeShield™ Circuit - protects luminaire from excessive temperature. The device shall activate at a specific temperature, and progressively reduce power over a wide temperature range. A luminaire equipped with this device may be reliably operated in any ambient temperature up to 55°C (131°F). Operation shall be smooth and unobtrusive to the eye. Thermal circuit is designed to "fall on", allowing the luminaire to return to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers. The device shall be able to co-exist with other 0-10V control devices (occupancy sensor, external dimmers, etc.).

Controls/Options:

- Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the Motion Response system reduces the light level accordingly. When motion is detected by the PIR sensor, the luminaire returns to full Wattage and full light output. Please contact Beacon Products if project requirements vary from standard configuration.
- Available with Emergent for optional set dimming, linear dimming, with simple delay, or timed dimming based on hours of operation or time of night (see www.beaconlighting.com).
- Also available with **Beaconnet** Wireless Control System (see www.beaconnet.com).

Installation:

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

Finish:

- Beacon V finish consists of a live stage pre-treatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish.
- The finish meets the AAMA 800.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and media crushing or loss of adhesion per ASTM D522 and meets surface impacts of up to 160 inch-pounds.

Lighting:

- DesignLights Consortium (DLC) qualified, current DLC website for more details: www.designlights.org/DLC.
- Optional 7-pin ANSI C136.41-12015 twist-lock photo control socket available. Compatible with ANSI C136.41 external wireless control devices.
- 50 g rated for ANSI C136.31 high vibration applications.
- IDA approved.

Warranty:
Five year limited warranty (for more information visit www.beaconlighting.com).

CERTIFICATIONS/LISTINGS

Web: www.securitylighting.com
2100 Golf Road, Suite 460, Rolling Meadows, IL 60008-4704
Phone: 1-800-LIGHT-IT, 1-800-544-4848, Fax: 847-278-2642
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PRODUCT IMAGE(S)

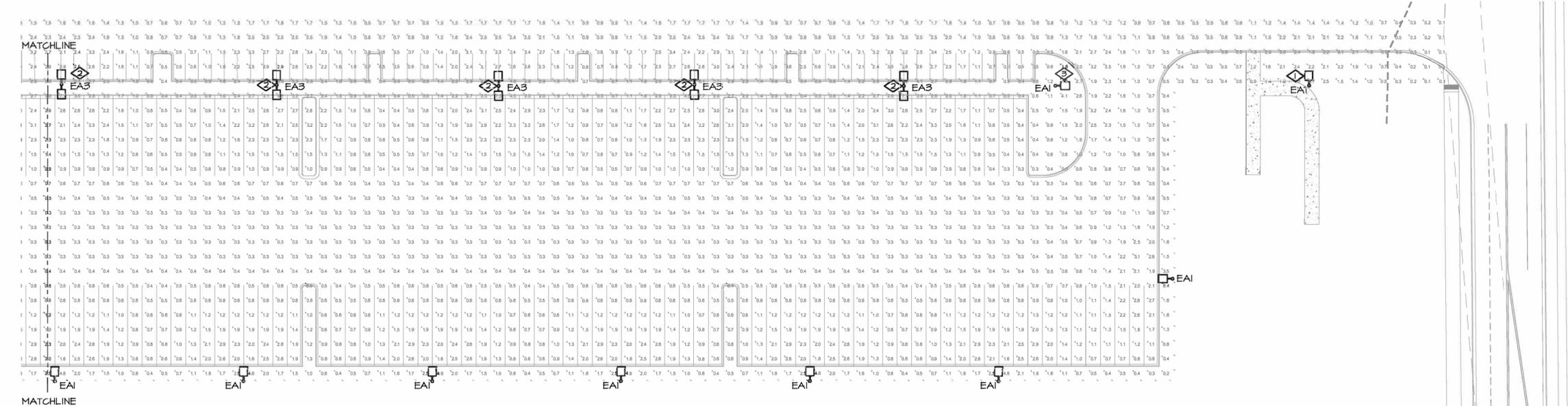
DIMENSIONS

Model	A (mm)	B (mm)	C (mm)	Weight (kg)	EPA
22.75"	578	425	286	15.0	57 R

MOUNTING OPTIONS

HUBBELL LIGHTING

2 | FIXTURE EA1, EA3
SCALE: NONE



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

**JAG LOGISTICS CENTER AT DIA
TRAILER PARKING**

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