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

CONTACTS

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LEGAL DESCRIPTION

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

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

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

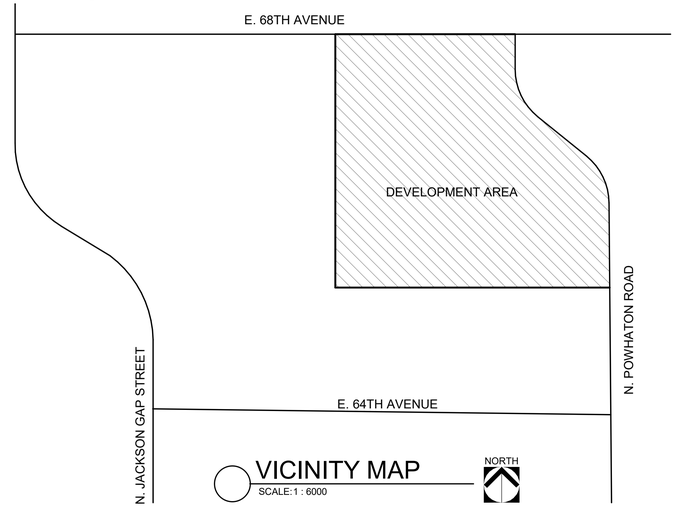
THENCE NORTH 00°00'00" EAST, A DISTANCE OF 1814.60 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5;

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

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
4. GREEN INDUSTRIAL DEVELOPENT 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.
5. GREEN INDUSTRIAL DEVELOPENT 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 DESIGNEE, FOR THE RELATED DEVELOPMENT OR AS OTHERWISE REQUIRED BY CITY CODE.** THE PERCENTAGE ABOVE WILL BE APPLIED TO THE ENTIRE TRAFFIC SIGNALIZATION COST AS ESTIMATED AT THE TIME OF THE ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.
6. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
7. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
8. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36", AND SHALL BE PAINTED WITH WHITE STRIPES. REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH U.B.C. CHAPTER 11, APPENDIX 11, AND C.A.B.O./A.N.S.I. 117.1.
9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE
10. 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.
11. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
12. EMERGENCY INGRESS AND EGRESS - RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING – FIRE LANE".
13. THE 2015 INTERNATIONAL FIRE CODE (IFC), REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) 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.
14. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HERE ON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF AURORA'S PAVING STANDARDS FOR FIRE LANE EASEMENTS, AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, LANDSCAPE MATERIALS, SNOW OR OTHER OBSTRUCTIONS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENT(S) IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANE EASEMENTS, STATING "FIRE LANE, NO PARKING." THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANE EASEMENTS, AND TO CAUSE SUCH EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY APPARATUS USE.
15. THE FIRE LANE EASEMENT CANNOT BE OBSTRUCTED BY PARKED VEHICLES AT ANY TIME. THIS SITE HAS BEEN GIVEN APPROVAL TO CONDUCT THE LOADING AND UNLOADING OF STORE MERCHANDISE ONLY DURING THE HOURS THE STORE IS CLOSED AND ONLY IN THE PARKING AREAS LOCATED OUTSIDE OF THE FIRE LANE EASEMENTS WITHIN THIS SITE.
16. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
17. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
18. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
19. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
20. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
21. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
22. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.



VICINITY MAP
SCALE: 1 : 6000

SITE DATA TABLE

ITEM	AREA	% OF GROSS SITE
GROSS SITE AREA	2,922,284.39 SF (67.09 AC) (BASED ON PROPOSED R.O.W. AT E. 68TH AVE. & POWHATON ROAD)	100%
BUILDING FOOTPRINT	BUILDING 1 = 148,200 SF BUILDING 2 = 148,720 SF BUILDING 3 = 113,100 SF BUILDING 4 = 113,100 SF BUILDING 5 = 113,100 SF BUILDING 6 = 113,100 SF TOTAL = 749,320 SF (17.20 AC)	BUILDING 1 = 5.0% BUILDING 2 = 5.0% BUILDING 3 = 3.9% BUILDING 4 = 3.9% BUILDING 5 = 3.9% BUILDING 6 = 3.9% TOTAL = 25.6%
PAVED AREAS	1,753,252.92 SF (40.25 AC)	59.8%
LANDSCAPE AREAS	419,711.47 SF (9.64 AC)	14.6%

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.

BUILDING DATA TABLE

BUILDING	AREAS	BUILDING HEIGHT	2015 IBC OCCUPANCY CLASSIFICATION	CONSTRUCTION TYPE
BUILDING 1	FIRST FLOOR = 148,200 SF SECOND FLOOR = 39,520 SF TOTAL = **187,720 SF**	75' MAXIMUM 44' PROPOSED	B - GENERAL OFFICE USE S-1 - WAREHOUSE STORAGE	TYPE II - B AUTOMATIC SPRINKLER SYSTEM THROUGHOUT
BUILDING 2	FIRST FLOOR = 148,720 SF SECOND FLOOR = 40,040 SF TOTAL = **188,760 SF**	75' MAXIMUM 44' PROPOSED	B - GENERAL OFFICE USE S-1 - WAREHOUSE STORAGE	TYPE II - B AUTOMATIC SPRINKLER SYSTEM THROUGHOUT
BUILDING 3	FIRST FLOOR = 113,100 SF SECOND FLOOR = 30,160 SF TOTAL = **143,260 SF**	75' MAXIMUM 44' PROPOSED	B - GENERAL OFFICE USE S-1 - WAREHOUSE STORAGE	TYPE II - B AUTOMATIC SPRINKLER SYSTEM THROUGHOUT
BUILDING 4	FIRST FLOOR = 113,100 SF SECOND FLOOR = 30,160 SF TOTAL = **143,260 SF**	75' MAXIMUM 44' PROPOSED	B - GENERAL OFFICE USE S-1 - WAREHOUSE STORAGE	TYPE II - B AUTOMATIC SPRINKLER SYSTEM THROUGHOUT
BUILDING 5	FIRST FLOOR = 113,100 SF SECOND FLOOR = 30,160 SF TOTAL = **143,260 SF**	75' MAXIMUM 44' PROPOSED	B - GENERAL OFFICE USE S-1 - WAREHOUSE STORAGE	TYPE II - B AUTOMATIC SPRINKLER SYSTEM THROUGHOUT
BUILDING 6	FIRST FLOOR = 113,100 SF SECOND FLOOR = 30,160 SF TOTAL = **143,260 SF**	75' MAXIMUM 44' PROPOSED	B - GENERAL OFFICE USE S-1 - WAREHOUSE STORAGE	TYPE II - B AUTOMATIC SPRINKLER SYSTEM THROUGHOUT
TOTAL	GROSS FLOOR AREA = **949,520 SF**			

PARKING

BUILDING	REQUIRED	PROVIDED
BUILDING 1	OFFICE: 1/300 SF (39,520 SF / 300) = 132 SPACES WAREHOUSE: 1/2000 SF (148,200 / 2000) = 75 SPACES TOTAL: 207 SPACES	1,068 SPACES, 24 VAN ACCESSIBLE SPACES TRAILER STORAGE BAYS PROVIDED: 80 SPACES BICYCLE PARKING PROVIDED = 52 (26 INVERTED-U RACKS)
BUILDING 2	OFFICE: 1/300 SF (40,040 SF / 300) = 134 SPACES WAREHOUSE: 1/2000 SF (148,720 / 2000) = 75 SPACES TOTAL: 209 SPACES	
BUILDING 3	OFFICE: 1/300 SF (30,160 SF / 300) = 101 SPACES WAREHOUSE: 1/2000 SF (113,100 / 2000) = 57 SPACES TOTAL: 158 SPACES	
BUILDING 4	OFFICE: 1/300 SF (30,160 SF / 300) = 101 SPACES WAREHOUSE: 1/2000 SF (113,100 / 2000) = 57 SPACES TOTAL: 158 SPACES	
BUILDING 5	OFFICE: 1/300 SF (30,160 SF / 300) = 101 SPACES WAREHOUSE: 1/2000 SF (113,100 / 2000) = 57 SPACES TOTAL: 158 SPACES	
BUILDING 6	OFFICE: 1/300 SF (30,160 SF / 300) = 101 SPACES WAREHOUSE: 1/2000 SF (113,100 / 2000) = 57 SPACES TOTAL: 158 SPACES	
TOTAL	OFFICE = 670 SPACES WAREHOUSE =378 SPACES TOTAL: 1,048 SPACES, 21 HC SPACES, 4 VAN ACCESSIBLE BICYCLE PARKING REQUIRED: 3% OF REQUIRED VEHICLE PARKING = 1,048 X 0.03 = 32 SPACES REQUIRED	

SIGNATURE BLOCK

JAG LOGISTICS CENTER AT DIA SITE PLAN

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

This Site Plan and any amendments hereto, upon approval by the City of Aurora and recording, shall be binding upon the applicants therefore, their successors and assigns. This plan shall limit and control the issuance and validity of all building permits, and shall restrict and limit the construction, location, use, occupancy and operation of all land and structures within this plan to all conditions, requirements, locations and limitations set forth herein. Abandonment, withdrawal or amendment of this plan may be permitted only upon approval of the City of Aurora.

In witness thereof, _____ 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, ____
by _____
(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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SIGNAGE CALCULATIONS

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

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

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

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

AMENDMENTS

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

REF. NO.DA-1903-06

CS-10478A

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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.
5-4-2020	MINOR AMEND.

CSP-1
COVER SHEET

By:Author
5/4/2020 4:17:24 PM