

NEXUS NORTH AT DIA PUD ZONE DOCUMENT

NW QUARTER SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66, WEST OF THE 6TH P.M.
STATE OF COLORADO, COUNTY OF ADAMS, CITY OF COMMERCE CITY

SHEET 1 OF 7

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT SCHUCK DIA, LLC, BEING THE OWNER OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, STATE OF COLORADO, COUNTY OF ADAMS, CITY OF COMMERCE CITY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 28, THENCE N 89°31'54" E, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 30.00 FEET TO A POINT ON THE EAST LINE OF THE CITY OF COMMERCE CITY BOUNDARY, ACCORDING TO THAT ANNEXATION MAP NO. AN-102-89, RECORDED AT RECEIPTION NO. B908599, IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, ALSO BEING THE EAST LINE OF THE BUCKLEY ROAD RIGHT-OF-WAY AND THE POINT OF BEGINNING;

THENCE N 00°31'44" W, ALONG SAID EAST LINE OF THE CITY OF COMMERCE CITY AND ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 2620.38 FEET, TO A PROPERTY CORNER BEING MONUMENTED BY A 1-1/2 INCH ALUMINUM CAP STAMPED "PLS 30109", ALSO BEING A POINT ON THE SOUTH LINE OF THE 88TH AVENUE RIGHT-OF-WAY AND BEING A POINT ON THE SOUTH LINE OF THE CITY OF COMMERCE CITY BOUNDARY ACCORDING TO SAID ANNEXATION MAP NO. AN-102-89;

THENCE N 89°20'26" E, ALONG SAID SOUTH LINE OF THE CITY OF COMMERCE CITY BOUNDARY AND ALONG SAID SOUTH LINE OF THE 88TH AVENUE RIGHT-OF-WAY, A DISTANCE OF 2621.64, TO A PROPERTY CORNER BEING MONUMENTED BY A YELLOW PLASTIC CAP STAMPED "PLS 6973", ALSO BEING A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 28 AND A POINT ON THE WEST LINE OF THE CITY OF COMMERCE CITY BOUNDARY ACCORDING TO THAT ANNEXATION MAP NO. AN-169-02, RECORDED AT RECEIPTION NO. 20050119000060540, IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE;

THENCE S 00°30'30" E, ALONG SAID WEST LINE OF THE CITY OF COMMERCE CITY BOUNDARY ACCORDING TO SAID ANNEXATION MAP AN-169-02, A DISTANCE OF 918.62 FEET, TO A POINT ON SAID EAST LINE OF THE NORTHWEST QUARTER OF SECTION 28, ALSO BEING THE SOUTHWEST CORNER OF SAID ANNEXATION MAP AN-169-02;

THENCE S 00°30'30" E, CONTINUING ALONG SAID EAST LINE OF THE NORTHWEST QUARTER OF SECTION 28 AND ALONG THE WEST LINE OF THE CITY OF COMMERCE CITY BOUNDARY ACCORDING TO THAT ANNEXATION MAP NO. AN-226-11, RECORDED AT RECEIPTION NO. 2012000006487, IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, A DISTANCE OF 1710.50 FEET, TO THE CENTER 1/4 CORNER OF SECTION 28, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 14630";

THENCE S 89°31'54" W, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 28, ALSO BEING THE NORTH LINE OF THE CITY OF COMMERCE CITY BOUNDARY ACCORDING TO THAT ANNEXATION MAP NO. AN-246-17, RECORDED AT RECEIPTION NO. 2018000015941, IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, A DISTANCE OF 2620.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 157.936 ACRES, MORE OR LESS.

EXECUTED THIS ____ DAY OF ____, A.D. 20____

OWNER(S) SIGNATURE AND PRINTED NAME

MORTGAGEE OR LIEN HOLDER(S) SIGNATURE AND PRINTED NAME

OWNERSHIP CERTIFICATE:

SCHUCK DIA, LLC, BEING THE OWNER OF THE PROPERTY LOCATED IN THE CITY OF COMMERCE CITY, COUNTY OF ADAMS, AND STATE OF COLORADO, DOES HEREBY SUBMIT THIS PLANNED UNIT DEVELOPMENT ZONE DOCUMENT AND AGREE TO PERFORM UNDER THE TERMS HEREIN.

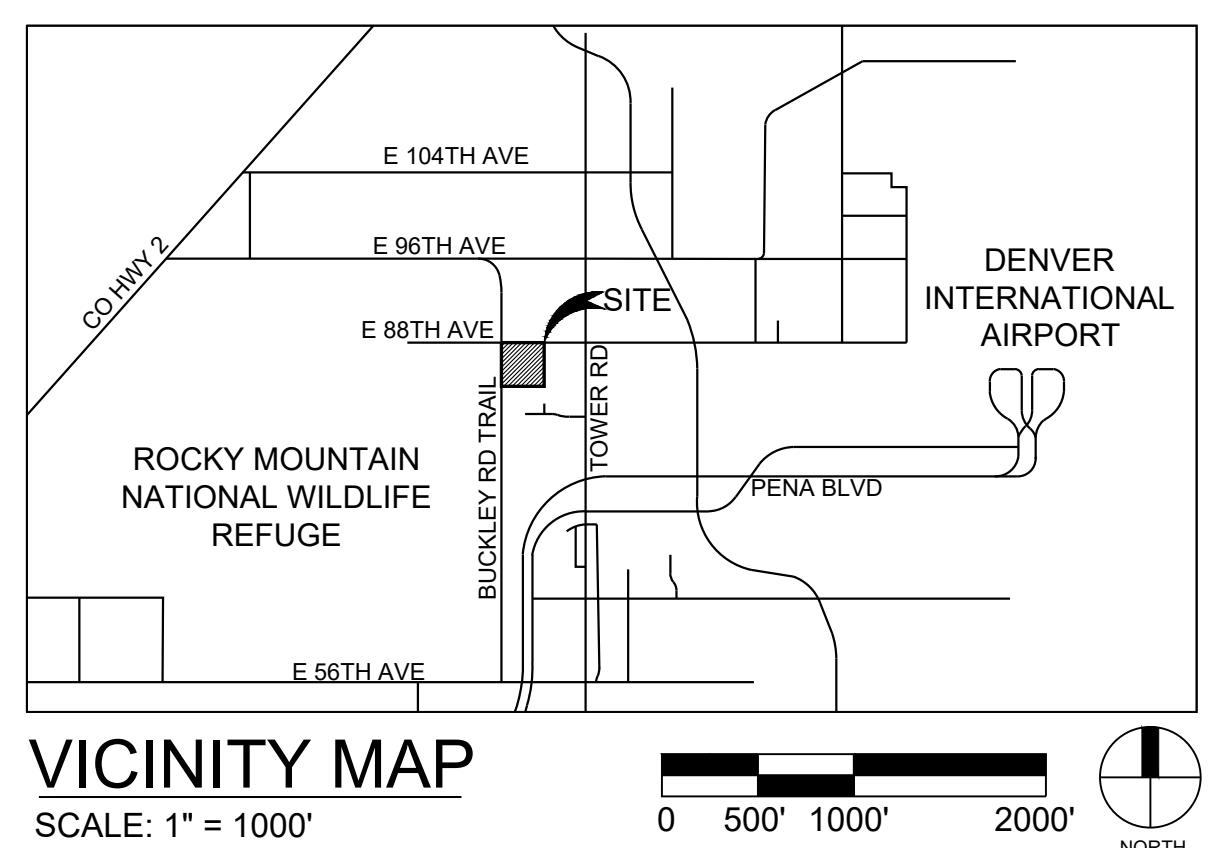
BY _____

STEPHEN M. SCHUCK, PRESIDENT OF SCHUCK COMMUNITIES, INC., MANAGER OF SCHUCK DIA, LLC.

DEED OF TRUST CERTIFICATE:

BEING THE HOLDER OF A DEED OF TRUST
ENCUMBERING THE PROPERTY LOCATED IN THE CITY OF COMMERCE CITY, COUNTY OF ADAMS, AND STATE OF COLORADO CONSENTS TO THE PLANNED UNIT DEVELOPMENT ZONE DOCUMENT AND ITS CONTENTS

BY _____
NAME AND TITLE OF RESPONSIBLE PERSONS



TOTAL LAND AREA:

6,882,000 SQUARE FEET = 158 ACRES

GENERAL NOTES:

1. SPECIFIC BULK STANDARDS NOT ADDRESSED BY THIS PUD ZONE DOCUMENT SHALL BE GOVERNED BY THE COMMERCE CITY LAND DEVELOPMENT CODE AS THOSE STANDARDS MAY BE ADOPTED OR AMENDED.
2. ACCESS SHOWN IN THIS PUD ZONE DOCUMENT IS PRELIMINARY AND SUBJECT TO FINAL APPROVAL BY THE CITY'S PUBLIC WORKS DEPARTMENT.
3. ANY DRAINAGE AREAS CONTAINED IN THIS DEVELOPMENT ARE SUBJECT TO FINAL APPROVAL BY THE CITY'S PUBLIC WORKS DEPARTMENT.

DEVELOPMENT STANDARD NOTES:

1. ADMINISTRATIVE APPROVAL OF AN INCREASE IN THE ACREAGE OF PA-1 IS LIMITED TO A MAXIMUM 6% OF THE TOTAL PA-1 AREA SHOWN ON THE PUD. ADMINISTRATIVE APPROVAL OF AN INCREASE IN THE ACREAGE OF PA-2 AND PA-3 IS LIMITED TO A MAXIMUM 15% OF THE TOTAL PA-2 AND PA-3 AREAS, RESPECTIVELY, SHOWN ON THE PUD.
2. THE DEVELOPMENT OF LAND USES WITHIN THE PUD ZONE DOCUMENT PLANNING AREAS WILL ADHERE TO CITY APPROVED DESIGN STANDARDS AND GUIDELINES AS ADOPTED OR AMENDED.
3. FOLLOWING THE INTENT OF THE PRAIRIEWAYS ACTION PLAN, LAND FOR A TRAIL ALONG SECOND CREEK WILL BE DEDICATED TO THE CITY FOR FUTURE CONSTRUCTION OF THE TRAIL. THE EXACT LOCATION, DEVELOPMENT CREDITS AND PHYSICAL PARAMETERS OF THIS TRAIL WILL BE AGREED UPON BETWEEN THE CITY AND DEVELOPER AT THE TIME OF THE SUBDIVISION DURING THE PUD PERMIT PROCESS AND AT THE TIME OF THE FIRST PLAT.
4. STRUCTURES LOCATED IN PLANNING AREA 4 SHALL BE SETBACK A MINIMUM OF 100' FROM THE EXISTING SECOND CREEK TOP OF BANK.
5. ALL SETBACKS MEASURED FROM THE PLATTED PROPERTY LINE.
6. ALL BUILDING SETBACKS ARE MEASURED FROM THE BUILDING FOUNDATION WALL TO THE PROPERTY LINE. STEPS, WALKS, SCREEN WALLS, AND TRASH ENCLOSURES ARE EXCLUDED FROM THE SETBACK RESTRICTIONS ABOVE. GAS PUMPS AND/OR ASSOCIATED CANOPIES SHALL BE SETBACK A MINIMUM OF 18' FROM ANY PROPERTY LINE.
7. THE PROPERTY OWNER'S ASSOCIATION(S), METRO DISTRICT, OR PROPERTY OWNER WILL MAINTAIN DETENTION, WATER QUALITY AND/OR RETENTION AREAS.
8. ANY REQUIREMENTS NOT ADDRESSED IN THIS PUD ZONE DOCUMENT SHALL MEET THE REQUIREMENTS OF THE CITY OF COMMERCE CITY ZONING ORDINANCE, AS ADOPTED OR AMENDED.
9. ALL ACCESS POINTS TO ARTERIAL ROADWAYS ARE SUBJECT TO APPROVAL BY THE CITY ENGINEER.
10. ALL ACCESS POINTS TO NON-ARTERIAL ROADWAYS SHOWN ON THIS PLAN ARE CONCEPTUAL IN NATURE, AND WILL BE SUBJECT TO APPROVAL BY THE CITY ENGINEER WHEN DEVELOPMENT OCCURS.
11. ANY OIL AND GAS OPERATIONS CONDUCTED ON THE SUBJECT PROPERTY WILL BE IN COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS, INCLUDING COLORADO OIL AND GAS CONSERVATION COMMISSION REGULATIONS AND CITY OF COMMERCE CITY REGULATIONS, PERTAINING TO FENCING, PAINTING OF TANKS AND MAINTENANCE OF SURFACE AREAS AND EQUIPMENT, AS MODIFIED BY ANY APPLICABLE SURFACE USE AGREEMENTS.
12. ALL DEVELOPMENT WITHIN THE NEXUS NORTH AT DIA BOUNDARIES MUST FOLLOW THE STANDARDS AND GUIDELINES SET FORTH IN THE SEPARATE DOCUMENT NAMED "NEXUS NORTH AT DIA DESIGN STANDARDS AND GUIDELINES AS APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR". STANDARDS NOT CONTAINED WITHIN THE NEXUS NORTH AT DIA STANDARDS AND GUIDELINES WILL DEFAULT TO THE COMMERCE CITY DESIGN STANDARDS.
13. PRIVATE ROADS ARE REQUIRED TO MEET THE CITY OF COMMERCE CITY STANDARDS.

SHEET NUMBER

| | SHEET NUMBER |
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| COVER SHEET | 1 |
| PROJECT DESIGN AND INTENT | 2 |
| EXISTING CONDITIONS | 3 |
| LAND USE SCHEMATIC | 4 |
| LAND USE TABLE & PRIMARY BULK STANDARDS TABLE | 5 |
| ALLOWABLE USES | 6 |
| PROPOSED STREET CROSS-SECTIONS | 7 |

NOTARIZATION CERTIFICATE:

STATE OF COLORADO
COUNTY OF ADAMS
CITY OF COMMERCE CITY
THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, AD 20____

BY (SEAL):

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

CITY APPROVAL CERTIFICATE:

APPROVAL BY THE CITY OF COMMERCE CITY PLANNING COMMISSION
THIS ____ DAY OF ____, 20____

CHAIRPERSON _____

APPROVAL BY THE CITY COUNCIL OF THE CITY OF COMMERCE CITY
THIS ____ DAY OF ____, 20____

CITY CLERK _____

MAYOR _____

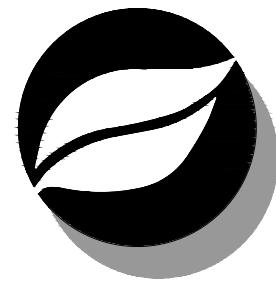
ADAMS COUNTY CLERK AND RECORDER'S CERTIFICATE:

THIS PUD ZONE DOCUMENT WAS FILED FOR RECORD IN THE OFFICE OF ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT :____M, ON THE ____ DAY OF ____, AD 20____

COUNTY CLERK AND RECORDER _____

DEPUTY _____

RECEPTION NUMBER: _____



Consilium Design

LAND PLANNING AND
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SCHUCK COMMUNITIES
2 N CASCADE AVE
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TEL 719.633.4500
www.schuckcommunities.com

PUD ZONE DOCUMENT

NEXUS NORTH AT DIA
COMMERCE CITY, CO

SUBMITTAL / REVISIONS:
CITY SUBMITTAL • June 12, 2018
RESUBMITTAL
PER COMMENTS • Oct. 8, 2018
RESUBMITTAL
PER COMMENTS • Dec. 21, 2018
RESUBMITTAL
PER COMMENTS • Feb. 25, 2019

COVER SHEET

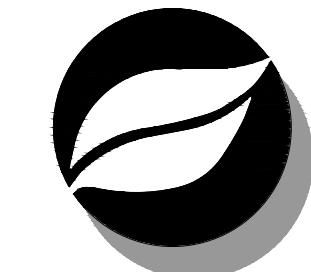
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NW QUARTER SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66, WEST OF THE 6TH P.M.

STATE OF COLORADO, COUNTY OF ADAMS, CITY OF COMMERCE CITY

SHEET 2 OF 7



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NEXUS NORTH AT DIA
COMMERCE CITY, CO

PUD ZONE DOCUMENT

STATEMENT OF PROJECT INTENT:

NEXUS NORTH AT DIA IS A PROPOSED 158 ACRE PLANNED DEVELOPMENT THAT WILL SERVE AS A REGIONAL, COMMUNITY EMPLOYMENT AND COMMERCIAL CENTER. IT'S STRATEGIC LOCATION, NORTH OF THE DIA TECH CENTER, CLOSE TO THE DENVER INTERNATIONAL AIRPORT, PENA BLVD, AND TOWER ROAD PROVIDES A UNIQUE OPPORTUNITY TO CREATE AN EMPLOYMENT CENTER THAT CAN ACCOMMODATE A VARIETY OF AIRPORT RELATED LAND USES INCLUDING WAREHOUSES, FLEX SPACE, LIGHT MANUFACTURING, OFFICE, DISTRIBUTION, AND RETAIL.

NEXUS NORTH AT DIA INCLUDES A MASTER FRAMEWORK PLAN IN WHICH PLANNING AREAS HAVE BEEN LOCATED AND CONFIGURED UTILIZING LOCATIONAL CRITERIA ASSOCIATED WITH EACH RESPECTIVE LAND USE. IN ADDITION TO THE LOCATIONAL CRITERIA, THE MASTER FRAMEWORK PLAN HAS BEEN CONFIGURED TO PRESERVE AND MAINTAIN THE NATURAL INTEGRITY OF THE SECOND CREEK CORRIDOR THAT MEANDERS THROUGH THE NORTHEAST AREA OF THE PROPERTY. PRESERVING AND ENHANCING THE SECOND CREEK CORRIDOR PROVIDES A VISUAL AND FUNCTIONAL AMENITY THAT WILL REINFORCE COMMUNITY AND REGIONAL CONNECTIVITY.

PLANNING AREAS 1-3 ARE LOCATED IN THE I-1 LIGHT INDUSTRIAL, OFFICE AND FLEX CAMPUS CLASSIFICATION WHICH MAY INCLUDE A VARIETY OF OFFICE, OFFICE/FLEX, LIGHT INDUSTRIAL, DISTRIBUTION AND GREEN INDUSTRY USES.

PLANNING AREA 4 IS LOCATED ADJACENT TO THE SECOND CREEK TRIBUTARY OPEN SPACE AND TRAIL CORRIDOR. THIS PLANNING AREA IS DESIGNED TO SERVE AS A BUFFER BETWEEN PLANNING AREAS 1-3 AND THE SECOND CREEK TRIBUTARY OPEN SPACE AND TRAIL CORRIDOR. DRAINAGE FACILITIES SUCH AS DETENTION PONDS MAY BE LOCATED IN THIS PLANNING AREA.

THE LAND USE PLAN IS ORGANIZED TO CREATE AN EMPLOYMENT CENTER, ACCOMMODATE VEHICULAR ACCESS AND CIRCULATION, CREATE REGIONAL AND LOCAL PEDESTRIAN CONNECTIVITY, MAXIMIZE STREET FRONTPAGE, MAINTAIN NATURAL DRAINAGE SYSTEMS, AND PRESERVE THE NATURAL INTEGRITY OF, AND PROVIDE ACCESS TO, THE SECOND CREEK CORRIDOR. THE DEVELOPMENT WILL INCORPORATE ON-SITE STORM WATER DETENTION AND WATER QUALITY IMPROVEMENTS.

NEXUS NORTH AT DIA IS PLANNED AS A MULTI-USE COMMERCIAL AND EMPLOYMENT CENTER OF COMPLIMENTARY LAND USES THAT WILL BE IMPLEMENTED AND MAINTAINED UTILIZING INTEGRATED PLANNING PRINCIPLES. THESE INTEGRATED PLANNING PRINCIPLES WILL ENSURE THAT ALL PROJECT ELEMENTS ARE HARMONIOUS WITH THE NATURAL ENVIRONMENT OF THE SITE, COMPATIBLE WITH EACH OTHER AND RESPONSIVE TO THE DIA TECH CENTER PROJECT INTENT.

INTEGRATED PLANNING AND DESIGN PRINCIPLES INCLUDE THE FOLLOWING:

MULTI-USE COMMERCIAL AND EMPLOYMENT CENTERS
CONNECTIVITY
PRESERVE AND ENHANCE NATURAL SYSTEMS
PEDESTRIAN-ORIENTED STREETSCAPES
ENVIRONMENTAL STEWARDSHIP

MULTI-USE COMMERCIAL AND EMPLOYMENT CENTERS

- CREATE A MULTI-USE EMPLOYMENT CENTER THAT CAN ACCOMMODATE MULTIPLE LAND USES. THESE LAND USES MAY INCLUDE RESEARCH AND DEVELOPMENT, LIGHT INDUSTRIAL, OFFICE/FLEX AND "JUST IN TIME" MANUFACTURING, DISTRIBUTION AND AIRPORT RELATED USES.

CONNECTIVITY

- ESTABLISH SAFE AND CONVENIENT PEDESTRIAN AND AUTOMOBILE CONNECTIONS WITHIN NEXUS NORTH AT DIA AND ADJACENT PROPERTIES.
- ESTABLISH SAFE AND COMFORTABLE PEDESTRIAN CONNECTIONS TO THE SECOND CREEK GREENWAY.
- CREATE WALKABLE COMMERCIAL AND EMPLOYMENT CENTERS.
- REINFORCE PEDESTRIAN CONNECTIONS BETWEEN DEVELOPMENT PARCELS.

PRESERVE AND ENHANCE NATURAL SYSTEMS

- PRESERVE THE SECOND CREEK CORRIDOR
- PROVIDE PEDESTRIAN CONNECTIONS FROM ADJACENT PLANNING AREA TO THE SECOND CREEK CORRIDOR, E. 88TH AVE, AND BUCKLEY ROAD TRAIL.
- UTILIZE ARCHITECTURE AND LANDSCAPE ARCHITECTURE TO REINFORCE EDGES AND SPACES.

PEDESTRIAN-ORIENTED STREETSCAPES

- CREATE STREETSCAPES FOR NEXUS NORTH AT DIA THAT WILL PROVIDE A SAFE AND CONVENIENT CORRIDORS FOR MOTORISTS AND PEDESTRIANS.
- UTILIZE SITE PLANNING, ARCHITECTURE AND LANDSCAPE ELEMENTS TO CREATE VISUALLY INTERESTING AND HUMAN-SCALE STREETSCAPES.
- CREATE A HIERARCHY OF STREETSCAPES THAT WILL REINFORCE THE PEDESTRIAN CONNECTIVITY ALONG THE DIFFERENT STREET CLASSIFICATIONS IN NEXUS NORTH AT DIA.

ENVIRONMENTAL STEWARDSHIP

- CREATE A MULTI-USE COMMUNITY THAT WILL ENCOURAGE PEDESTRIAN ACTIVITY AND THE USE OF MULTI-MODAL TRANSPORTATION.
- UTILIZE DURABLE AND QUALITY CONSTRUCTION MATERIALS FOR BUILDINGS AND LANDSCAPES.
- IMPLEMENTATION OF AN INTEGRATED APPROACH TO LANDSCAPE DESIGN AND WATER CONSERVATION.
- ENCOURAGE THE DESIGN AND CONSTRUCTION OF ENERGY EFFICIENT BUILDINGS.

ENGINEER:

CORE CONSULTANTS, INC.

CONTACT: DAVID FORBES

1950 WEST LITTLETON BLVD., SUITE 109

LITTLETON, COLORADO 80120

303-709-1680

STATEMENT OF EXISTING AMENITIES:

THE EXISTING SITE LACKS FEW NOTABLE AMENITIES. IN ITS CURRENT STATE, THE SITE IS AN OPEN FIELD OF LOW GRASSES FENCED AROUND ITS PERIMETER. THE MOST NOTABLE FEATURE IS SECOND CREEK IN THE NORTH EAST CORNER OF THE PROPERTY AND THE EXISTING BUCKLEY ROAD TRAIL ALONG THE WEST BOUNDARY.

STATEMENT OF PROJECT PHASING:

PHASING WILL OCCUR IN A LOGICAL AND COST EFFECTIVE MANNER BASED ON INFRASTRUCTURE EXTENSION AND MARKET CONDITIONS. THE PROJECT IS EXPECTED TO BE BUILT IN SEVERAL PHASES, MOVING FROM SOUTH TO NORTH.

STATEMENT OF UNIQUE FEATURES OF THE DEVELOPMENT:

THE PROPOSED DEVELOPMENT WILL BUILD UPON THE DIA TECH CENTER CREATING AN EMPLOYMENT CENTER WITH A MIX OF AIRPORT RELATED LAND USES INCLUDING WAREHOUSES, FLEX SPACE, LIGHT MANUFACTURING, OFFICE, DISTRIBUTION, AND RETAIL. THE PROJECT WILL CONNECT TO TWO GREAT OPEN SPACES: THE ROCKY MOUNTAIN ARSENAL WILDLIFE REFUGE AND THE SECOND CREEK OPEN SPACE. THE PROPOSED DEVELOPMENT WILL MAINTAIN NATURAL DRAINAGE SYSTEMS AND WILL INCORPORATE ON-SITE STORM WATER DETENTION AND WATER QUALITY IMPROVEMENTS.

STATEMENT OF EXISTING CHALLENGES FOR THE DEVELOPMENT:

THERE ARE NO ECOLOGICAL SITE CONSTRAINTS OR LAND USE CONDITIONS THAT WOULD KEEP THIS PARCEL FROM BEING DEVELOPED. THERE IS AN EXISTING PUBLIC SERVICE EASEMENT CONTAINING TWO HIGH PRESSURE GAS LINES WHICH FUTURE DESIGN WILL ACCOMMODATE. THE PARCEL IS IN THE SECOND CREEK DRAINAGE BASIN, WHICH HAS A MAPPED FLOODPLAIN. THERE ARE NO BODIES OF WATER OR IRRIGATION DITCHES ON THE PROPERTY.

STATEMENT OF COMPLIANCE WITH COMPREHENSIVE GOALS & POLICIES:

THE NEXUS NORTH AT DIA DEVELOPMENT IS IN CONFORMANCE WITH THE CURRENT COMPREHENSIVE PLAN. THE PLANNED DEVELOPMENT IS WITHIN THE CITY'S IGA GROWTH BOUNDARY AND THE FUTURE LAND USE IS IDENTIFIED AS (1) INDUSTRIAL/DISTRIBUTION WITH EMPLOYMENT CAMPUS/BUSINESS CENTER DESIGNATION. NEXUS NORTH AT DIA'S PROPOSED LAND USES ARE CONSISTENT WITH THE INDUSTRIAL, DISTRIBUTION, MANUFACTURING, AND COMMERCIAL LAND USE CLASSIFICATIONS. THE NEXUS NORTH AT DIA DEVELOPMENT WILL INCORPORATE A HIGH LEVEL DESIGN QUALITY TO ITS ARCHITECTURE AND LANDSCAPE TREATMENTS.

SUBMITTAL / REVISIONS:
CITY SUBMITTAL • June 12, 2018

RESUBMITTAL
PER COMMENTS • Oct. 8, 2018

RESUBMITTAL
PER COMMENTS • Dec. 21, 2018

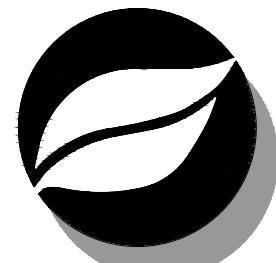
RESUBMITTAL
PER COMMENTS • Feb. 25, 2019

PROJECT DESIGN AND
INTENT

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NW QUARTER SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66, WEST OF THE 6TH P.M.
 STATE OF COLORADO, COUNTY OF ADAMS, CITY OF COMMERCE CITY
 SHEET 3 OF 7



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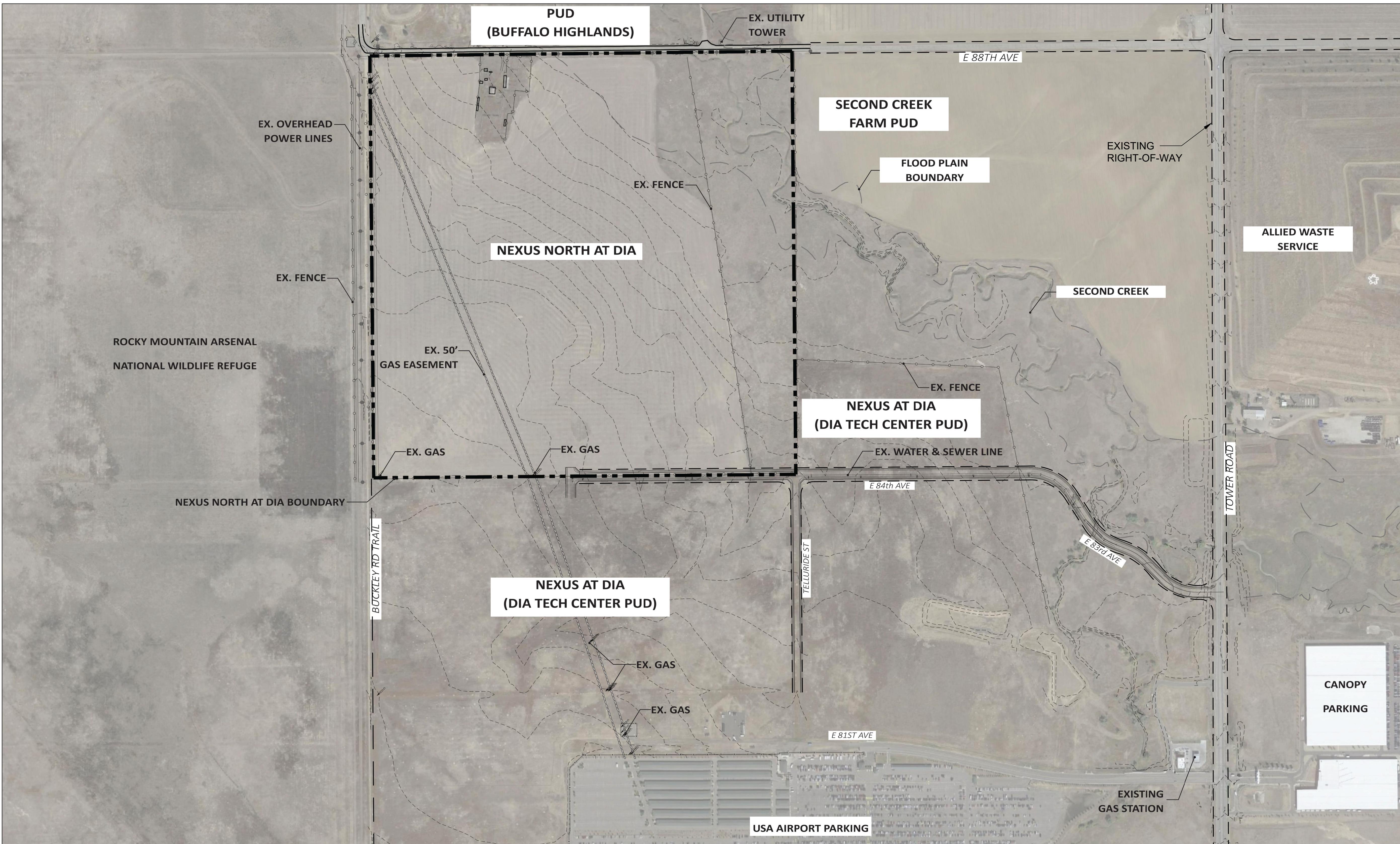
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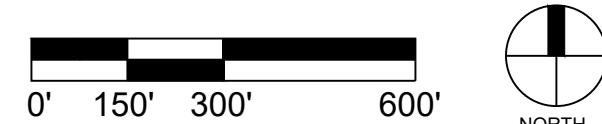
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 COMMERCE CITY, CO

PUD ZONE DOCUMENT



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EXISTING CONDITIONS

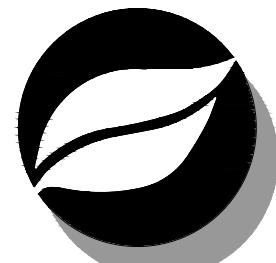
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STATE OF COLORADO, COUNTY OF ADAMS, CITY OF COMMERCE CITY

SHEET 4 OF 7



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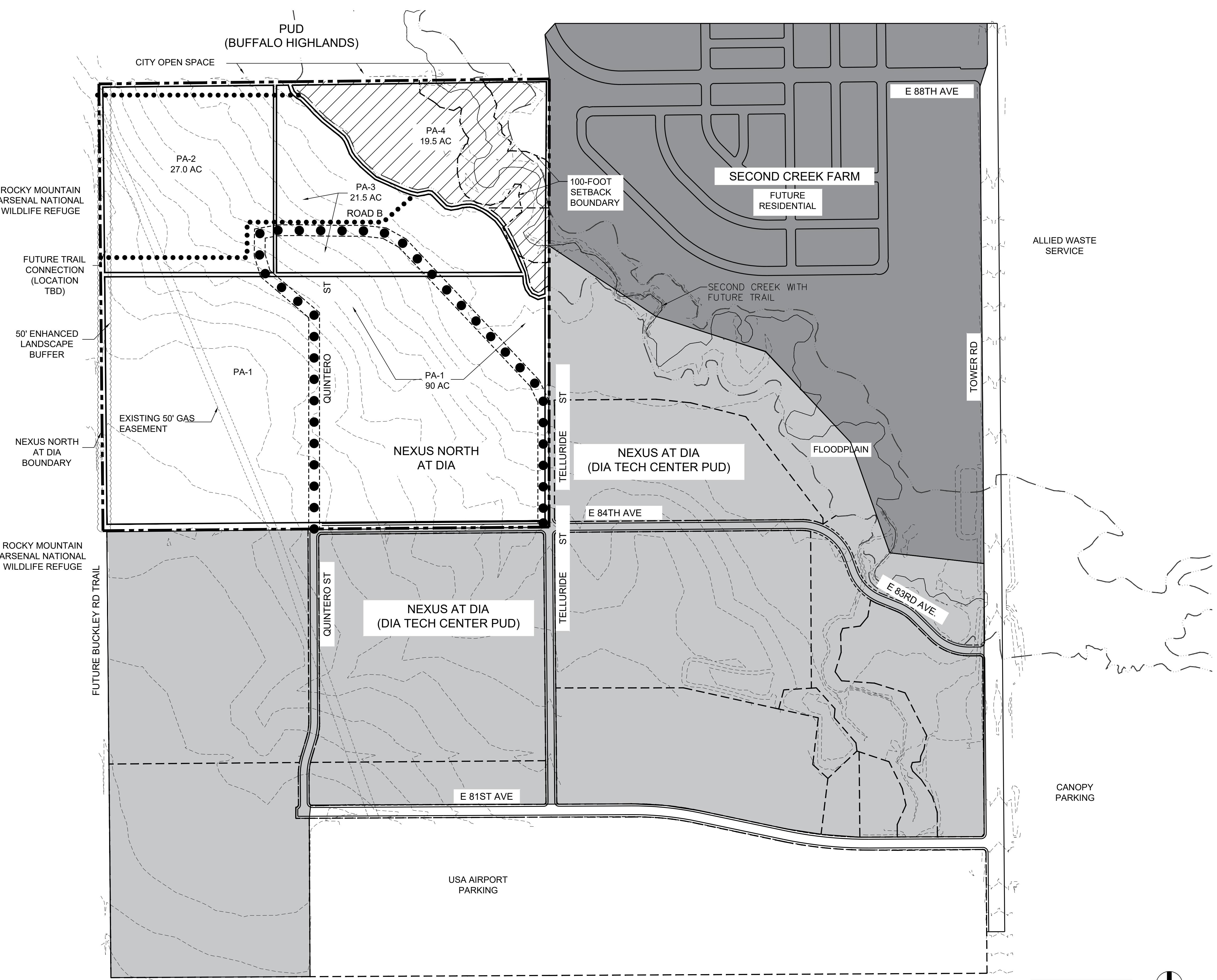
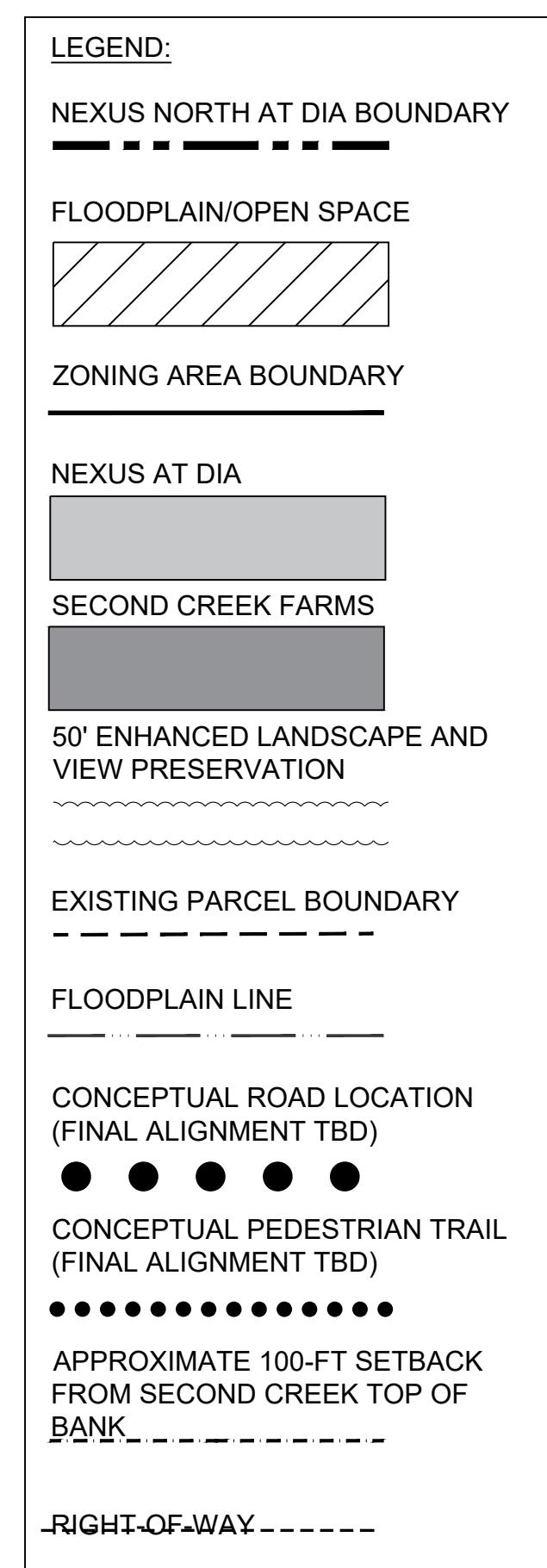
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SCHUCK COMMUNITIES

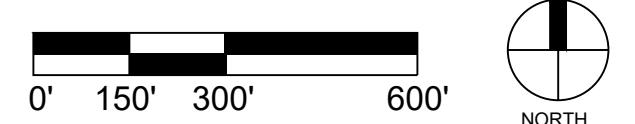
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NEXUS NORTH AT DIA
COMMERCE CITY, CO

PUD ZONE DOCUMENT



ENGINEER:
CORE CONSULTANTS, INC.
CONTACT: DAVID FORBES
1950 WEST LITTLETON BLVD., SUITE 109
LITTLETON, COLORADO 80120
303-709-1680



LAND USE SCHEMATIC
4 of 7

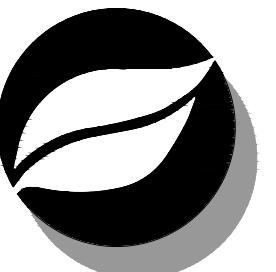
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NEXUS NORTH AT DIA
COMMERCE CITY, CO

PUD ZONE DOCUMENT

| LAND USE TABLE | | | |
|----------------|---|--------------|--------------------------|
| PLANNING AREA | USE* | SIZE (ACRES) | PERCENT OF TOTAL (GROSS) |
| PA-1 | I-1, Light-intensity Industrial, Office and Flex Campus (Highest Intensity Uses) | 90 | 57% |
| PA-2 | I-1, Light-intensity Industrial, Office and Flex Campus (Medium Intensity Uses) | 27 | 17% |
| PA-3 | I-1, Light-intensity Industrial, Office and Flex Campus (Lowest Intensity Uses) | 21.5 | 14% |
| PA-4 | Floodplain/Open Space/Detention/Drainage/On Site Improvements Excluding Building Pads | 19.5 | 12% |

* SEE USES CHART ON SHEET 6

GENERAL NOTES:

1. SPECIFIC BULK STANDARDS NOT ADDRESSED BY THIS PUD ZONE DOCUMENT SHALL BE GOVERNED BY THE COMMERCE CITY LAND DEVELOPMENT CODE AS THOSE STANDARDS MAY BE ADOPTED OR AMENDED.
2. ACCESS SHOWN IN THIS PUD ZONE DOCUMENT IS PRELIMINARY AND SUBJECT TO FINAL APPROVAL BY THE CITY'S PUBLIC WORKS DEPARTMENT.
3. ANY DRAINAGE AREAS CONTAINED IN THIS DEVELOPMENT ARE SUBJECT TO FINAL APPROVAL BY THE CITY'S PUBLIC WORKS DEPARTMENT.
4. ADMINISTRATIVE APPROVAL OF AN INCREASE IN THE ACREAGE OF PA-1 IS LIMITED TO A MAXIMUM 6% OF THE TOTAL PA-1 AREA SHOWN ON THE PUD. ADMINISTRATIVE APPROVAL OF AN INCREASE IN THE ACREAGE OF PA-2 AND PA-3 IS LIMITED TO A MAXIMUM 15% OF THE TOTAL PA-2 AND PA-3 AREAS, RESPECTIVELY, SHOWN ON THE PUD

PRIMARY STRUCTURE BULK STANDARD NOTES:

1. SETBACKS SHALL BE MEASURED FROM THE FOUNDATION OF THE STRUCTURE TO THE PROPERTY LINE. STEPS, WALKS, SCREEN WALLS, AND TRASH ENCLOSURES ARE EXCLUDED FROM THE SETBACK RESTRICTIONS. GAS PUMPS AND/OR ASSOCIATED CANOPIES SHALL BE SETBACK A MINIMUM OF 18' FROM ANY PROPERTY LINE.
2. ALL MEASUREMENTS ARE IN FEET OR SQUARE FEET UNLESS OTHERWISE NOTED.
3. ACCESSORY BULK STANDARDS SHALL CONFORM TO THE PRIMARY STRUCTURE STANDARDS.
4. ANY STRUCTURE IN PA-4 WILL BE REVIEWED AND APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR AND WILL MEET PUBLIC ZONE DISTRICT STANDARDS UNLESS OTHERWISE APPROVED.
5. STRUCTURES LOCATED IN PLANNING AREA PA-3 AND PA-4 SHALL BE SETBACK A MINIMUM OF 100' FROM THE SECOND CREEK TOP OF BANK.

PRIMARY STRUCTURE BULK STANDARDS

| PLANNING AREA | MAXIMUM BUILDING HEIGHT | MINIMUM LOT SIZE | MINIMUM LOT FRONTAGE | MINIMUM FRONT SETBACK (SEE NOTE 1) | MAXIMUM FRONT SETBACK (SEE NOTE 1) | MINIMUM SIDE SETBACK ADJACENT TO LOCAL OR COLLECTOR STREET (SEE NOTE 1) | MINIMUM REAR SETBACK (SEE NOTE 1) | MINIMUM FLOOR AREA RATIO |
|-------------------------|-------------------------|------------------|----------------------|------------------------------------|------------------------------------|---|-----------------------------------|--------------------------|
| PA-1 | 100'-0" | 1 ACRE | 80'-0" | 20'-0" | 100'-0" | 15'-0" | 15'-0" | 0.15 |
| PA-2 | 100'-0" | 1 ACRE | 80'-0" | 20'-0" | 100'-0" | 15'-0" | 20'-0" | 0.15 |
| PA-3 (SEE NOTE 5) | 100'-0" | 1 ACRE | 80'-0" | 20'-0" | 100'-0" | 15'-0" | 20'-0" | 0.15 |
| PA-4 (SEE NOTE 4 AND 5) | NA | NA | NA | NA | NA | NA | NA | NA |

SUBMITTAL / REVISIONS:
CITY SUBMITTAL • June 12, 2018
RESUBMITTAL PER COMMENTS • Oct. 8, 2018
RESUBMITTAL PER COMMENTS • Dec. 21, 2018
RESUBMITTAL PER COMMENTS • Feb. 25, 2019

LAND USE TABLE AND
PRIMARY BULK STANDARDS
TABLE

5 of 7

NEXUS NORTH AT DIA PUD ZONE DOCUMENT

NW QUARTER SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66, WEST OF THE 6TH P.M.
STATE OF COLORADO, COUNTY OF ADAMS, CITY OF COMMERCE CITY

SHEET 6 OF 7

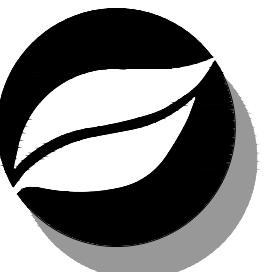
| ALLOWABLE USES | | | | |
|---|--|---------------------------------|------|------|
| ALLOWABLE LAND USE CLASSIFICATIONS | | | | |
| R=Allowed By Right | | | | |
| P=Use By Permit | | | | |
| C=Conditional Use | | | | |
| NA=Use Not Allowed | | | | |
| R-A= Use By Right, Accessory Only | | | | |
| USE CLASSIFICATION | USE TYPE | ALLOWABLE USES BY PLANNING AREA | | |
| | | PA-1 | PA-2 | PA-3 |
| | | PA-1 | PA-2 | PA-3 |
| AGRICULTURAL USES | | PA-1 | PA-2 | PA-3 |
| Horticulture & Nurseries | Community garden | P | P | P |
| | Greenhouse/nursery/tree production (with no outdoor storage) | R | R | R |
| COMMERCIAL USES | | PA-1 | PA-2 | PA-3 |
| Adult Businesses | Sexually oriented businesses | NA | NA | NA |
| Animal Services | Animal boarding (indoor/outdoor kennels) and training | P | P | P |
| | Doggie day care centers | P | P | P |
| | Veterinary offices or clinics | R | R | R |
| Antennas | Antennas for commercial/industrial use accessory to principle use | R-A | R-A | R-A |
| | Cell Towers | R | R | R |
| | Radio or television broadcasting offices | R | R | R |
| Building Materials & Services (retail) | All other similar uses (plumbing, electrical, lumber & building equipment without outdoor storage) | R | R | R |
| | Landscape equipment, hardscape materials (without outdoor storage) | R | R | R |
| Eating & Drinking Establishments | | | | |
| | Bar, tavern, night club | R | R | R |
| | Brewpub | R | R | R |
| | Catering services | R | R | R |
| | Restaurant with drive-thru/up | R | R | R |
| | Restaurant without drive-thru/up | R | R | R |
| | Tasting room | R | R | R |
| Financial Institutions | Bank or financial institution | R | R | R |
| Food & Beverage Sales | Convenience store/grocery store (<5,000 sf) | R | R | R |
| | Grocery store (>5,000 sf) | R | R | R |
| | Liquor store | R | R | R |
| | All other similar uses (e.g., delicatessen, retail bakery, specialty food market, coffee shop) | R | R | R |
| Fuel Sales | Fuel sales with no vehicle repair (accessory use only) | R-A | R | R |
| | Fuel sales with minor vehicle repair (accessory use only) | R-A | R | R |
| | Fuel sales with major vehicle repair (accessory use only) | R-A | P | P |
| | Natural gas fuel sales (accessory use only) | R-A | R | R |
| | Natural gas fuel sales for trucks (accessory use only) | NA | NA | NA |
| Funeral & Interment Services | Funeral home | R | R | R |
| Office | Business or professional (including medical/dental office/clinics) | R | R | R |
| | Courier services | R | R | R |
| | Office Campus | R | R | R |
| | Massage therapy office/clinics | R | R | R |
| | Substance abuse treatment facility, Inpatient Residential | C | C | C |
| | Substance abuse treatment facility, outpatient clinic | R | R | R |
| Personal Services | Instructional services, studios | R | R | R |
| | Temporary/day labor facilities/offices | NA | NA | NA |
| | Bail bonds | P | P | P |
| | All other similar uses | R | R | R |
| Recreation or Amusement Facilities, Private | Bingo establishments/social gaming outlet/performance centers | R | R | R |
| | Bowling, billiards, movie theaters & similar uses | R | R | R |
| | Health clubs | R | R | R |
| | Outdoor recreation | R | R | R |
| Repair Services (not including vehicles) | Race track (animal or vehicle) | NA | NA | NA |
| | Furniture or major household appliance repair | R | R | R |
| | All other similar uses | R | R | R |

| PLANNING AREAS | | PA-1 | PA-2 | PA-3 | PA-4 | PA-1 | PA-2 | PA-3 | PA-4 |
|------------------------------------|---|------|-------|------|------|------|------|------|------|
| Retail Establishments | Flea markets (indoor/outdoor) | NA | NA | NA | NA | R-A | NA | NA | NA |
| | Machinery sales, excluding truck trailers, heavy equipment, and farm machinery | R | R | R | NA | R-A | NA | NA | NA |
| | Pawn shop | P | P | P | NA | R | R | R | NA |
| | Retail business store <25,000 sf | R | R | R | NA | R | R | R | NA |
| | Retail business store >25,000 sf | R | R | R | NA | R | R | R | NA |
| | Tattoo parlor | R | R | R | NA | R | R | R | NA |
| | Thrift/consignment store | R | R | R | NA | R | R | R | NA |
| Vehicle/Equipment Sales & Services | Automobile rentals | NA | NA | NA | NA | R | R | R | NA |
| | Automobile washing facility | R | NA | NA | NA | R | R | R | NA |
| | Limited moving truck (< 30 feet)/equipment self-rental facilities | NA | NA | NA | NA | R | R | R | NA |
| | Major equipment repair | R | NA | NA | NA | R | R | R | NA |
| | Motor vehicle dealer/sales, new and used automobiles < 3 acres | NA | NA | NA | NA | R | R | R | NA |
| | Motor vehicle dealer/sales, new and used automobiles > 3 acres | NA | NA | NA | NA | R | R | R | NA |
| | Motor vehicle dealer/sales, new and used RV's, trailers, and campers | NA | NA | NA | NA | R | R | R | NA |
| | Tire shop | R | NA | NA | NA | R | R | R | NA |
| | Towing services without impound yard | NA | NA | NA | NA | R | R | R | NA |
| | Vehicle repair, major (includes auto body repair, paint shops, and incidental sales or parts) | P | NA | NA | NA | R | R | R | NA |
| | Vehicle repair, minor | R | NA | NA | NA | R | R | R | NA |
| Visitor Accommodations | Hotel or motel lodging establishments | R | R | R | NA | R | R | R | NA |
| OFFICE FLEX | PA-1 | PA-2 | PA-3 | PA-4 | | | | | |
| Office Flex | Office flex | R | R | R | NA | R | R | R | NA |
| INDUSTRIAL USES | PA-1 | PA-2 | PA-3 | PA-4 | | | | | |
| Auction House or Yard | Auction house (inside) | P | NA | NA | NA | R | R | R | NA |
| Contractor Operations | Building, developing, general contracting (no outdoor storage) | R | R | R | NA | R | R | R | NA |
| | Special trade contractors (no outdoor storage) | R | R | R | NA | R | R | R | NA |
| Manufacturing, Food | Bakeries, pasta and tortilla manufacturing | R | R | R | NA | R | R | R | NA |
| | Beverage manufacturing | R | R | R | NA | R | R | R | NA |
| | Brewery | P | P | P | NA | R | R | R | NA |
| | Dairy product manufacturing | R | R | R | NA | R | R | R | NA |
| | Distillery | R | R | R | NA | R | R | R | NA |
| | Fruit and vegetable preserving, and specialty food manufacturing | R | R | R | NA | R | R | R | NA |
| | Meat products, packaging & processing (no slaughtering) | R | R | R | NA | R | R | R | NA |
| | Microbrewery | R | R | R | NA | R | R | R | NA |
| | Micro-winery | R | R | R | NA | R | R | R | NA |
| | Other food manufacturing | R | R | R | NA | R | R | R | NA |
| | Winery | R | R | R | NA | R | R | R | NA |
| Manufacturing, Machinery | Commercial and service industry machinery manufacturing | R | R | R | NA | R | R | R | NA |
| | Computer and electronic product manufacturing | R | R | R | NA | R | R | R | NA |
| | Electrical equipment, appliance and component manufacturing | R | R | R | NA | R | R | R | NA |
| | Furniture and related product manufacturing | R | R | R | NA | R | R | R | NA |
| | Metalworking machinery | R | R | R | NA | R | R | R | NA |
| | Miscellaneous manufacturing | R | R | R | NA | R | R | R | NA |
| Manufacturing, Metal | Cutlery and hand tool manufacturing | R | R | R | NA | R | R | R | NA |
| | Machinery shops, turn products; screw, nut, and bolt manufacturing | R | R | R | NA | R | R | R | NA |
| | Manufacturing, Oil and Gas | P | C | C | NA | R | R | R | NA |
| Manufacturing, Textile | Apparel manufacturing | R | R | R | NA | R | R | R | NA |
| Manufacturing, Wood Product | Basket and hamper (wood, reed, rattan, etc.) manufacturing | R | R | R | NA | R | R | R | NA |
| | Box and crate manufacturing | R | R | R | NA | R | R | R | NA |
| | Wood product manufacturing | R | R | R | NA | R | R | R | NA |
| Marijuana Uses | Medical marijuana center | NA | NA | NA | NA | R | R | R | NA |
| | Medical marijuana infused product manufacturer | NA | NA | NA | NA | R | R | R | NA |
| | Optional premises cultivation operation | NA | NA | NA | NA | R | R | R | NA |
| | Primary caregiver | NA | NA | NA | NA | R | R | R | NA |
| | Retail marijuana cultivation facility | NA | NA | NA | NA | R | R | R | NA |
| | Retail marijuana product manufacturing facility | NA | NA | NA | NA | R | R | R | NA |
| | Retail marijuana store | NA | NA | NA | NA | R | R | R | NA |
| | Retail marijuana testing facility | NA | NA | NA | NA | R | R | R | NA |
| Motion Picture and Video Industry | Motion picture and video industry | R | R | R | NA | R | R | R | NA |
| PLANNING AREAS | Above-ground storage tanks < 48,000 gallons (accessory use only) | R-A | NA | NA | NA | | | | |
| | Above-ground storage tanks of propane < 10,000 cubic feet capacity | R-A | NA | NA | NA | | | | |
| Printing and Publishing | Printing and related support activities | R | R | R | NA | | | | |
| Research and Development Services | Bio-medical, Pharmaceutical, Other Medical Manufacturing | R | R | R | NA | | | | |
| | Scientific R&D services | R | R | R | NA | | | | |
| | Testing laboratories, medical | R | R | R | NA | | | | |
| | Testing laboratories, non-medical | R | R | R | NA | | | | |
| Truck/Transportation Services | Trade and technical uses | R | R | R | NA | | | | |
| | Transportation terminal | R | NA | NA | NA | | | | |
| | Trailer sales and service limited to use for private passenger motor vehicles | R | NA | NA | NA | | | | |
| | Truck sales (non-trailer) | R | NA | NA | NA | | | | |
| | Truck stop (natural gas sales) (accessory use only) | R-A | NA | NA | NA | | | | |
| Warehousing & Distribution | Data Center | R | R | R | NA | | | | |
| | Household moving center | R | C</td | | | | | | |

NEXUS NORTH AT DIA PUD ZONE DOCUMENT

NW QUARTER SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66, WEST OF THE 6TH P.M.
STATE OF COLORADO, COUNTY OF ADAMS, CITY OF COMMERCE CITY

SHEET 7 OF 7



Consilium Design

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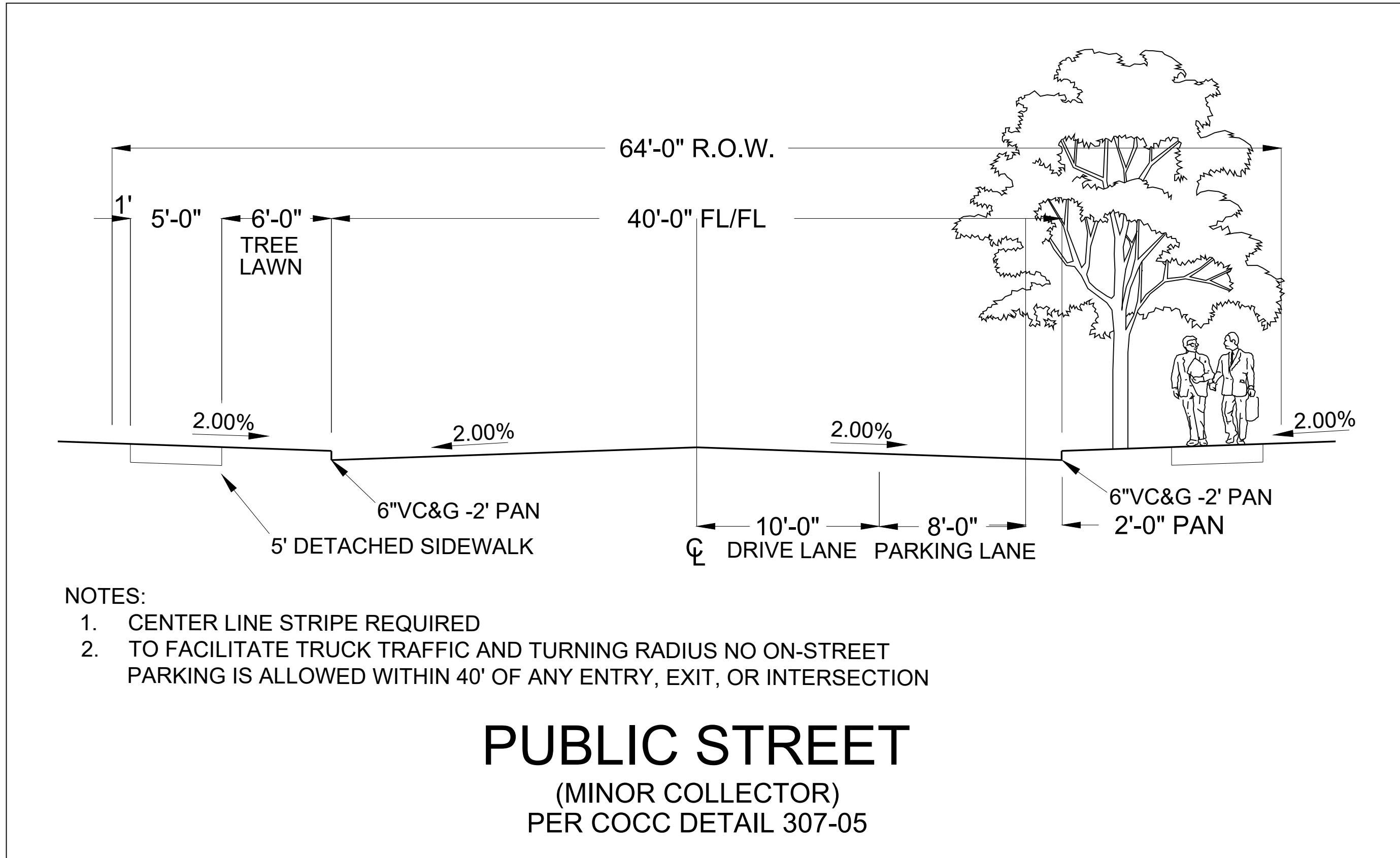
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NEXUS NORTH AT DIA
COMMERCE CITY, CO

PUD ZONE DOCUMENT

DEVELOPMENT STANDARD NOTES:

- ADMINISTRATIVE APPROVAL OF AN INCREASE IN THE ACREAGE OF PA-1 IS LIMITED TO A MAXIMUM 6% OF THE TOTAL PA-1 AREA SHOWN ON THE PUD. ADMINISTRATIVE APPROVAL OF AN INCREASE IN THE ACREAGE OF PA-2 AND PA-3 IS LIMITED TO A MAXIMUM 15% OF THE TOTAL PA-2 AND PA-3 AREAS, RESPECTIVELY, SHOWN ON THE PUD.
- THE DEVELOPMENT OF LAND USES WITHIN THE PUD ZONE DOCUMENT PLANNING AREAS WILL ADHERE TO CITY APPROVED DESIGN STANDARDS AND GUIDELINES AS ADOPTED OR AMENDED.
- FOLLOWING THE INTENT OF THE PRAIRIEWAYS ACTION PLAN, LAND FOR A TRAIL ALONG SECOND CREEK WILL BE DEDICATED TO THE CITY FOR FUTURE CONSTRUCTION OF THE TRAIL. THE EXACT LOCATION, DEVELOPMENT CREDITS AND PHYSICAL PARAMETERS OF THIS TRAIL WILL BE AGREED UPON BETWEEN THE CITY AND DEVELOPER AT THE TIME OF THE SUBDIVISION DURING THE PUD PERMIT PROCESS AND AT THE TIME OF THE FIRST PLAT.
- STRUCTURES LOCATED IN PLANNING AREA 4 SHALL BE SETBACK A MINIMUM OF 100' FROM THE EXISTING SECOND CREEK TOP OF BANK.
- ALL SETBACKS MEASURED FROM THE PLATTED PROPERTY LINE.
- ALL BUILDING SETBACKS ARE MEASURED FROM THE BUILDING FOUNDATION WALL TO THE PROPERTY LINE. STEPS, WALKS, SCREEN WALLS, AND TRASH ENCLOSURES ARE EXCLUDED FROM THE SETBACK RESTRICTIONS ABOVE. GAS PUMPS AND/OR ASSOCIATED CANOPIES SHALL BE SETBACK A MINIMUM OF 18' FROM ANY PROPERTY LINE.
- THE PROPERTY OWNER'S ASSOCIATION(S), METRO DISTRICT, OR PROPERTY OWNER WILL MAINTAIN DETENTION, WATER QUALITY AND/OR RETENTION AREAS.
- ANY REQUIREMENTS NOT ADDRESSED IN THIS PUD ZONE DOCUMENT SHALL MEET THE REQUIREMENTS OF THE CITY OF COMMERCE CITY LAND DEVELOPMENT CODE, AS ADOPTED OR AMENDED.
- ALL ACCESS POINTS TO ARTERIAL ROADWAYS ARE SUBJECT TO APPROVAL BY THE CITY ENGINEER.
- ALL ACCESS POINTS TO NON-ARTERIAL ROADWAYS SHOWN ON THIS PLAN ARE CONCEPTUAL IN NATURE, AND WILL BE SUBJECT TO APPROVAL BY THE CITY ENGINEER WHEN DEVELOPMENT OCCURS.
- ANY OIL AND GAS OPERATIONS CONDUCTED ON THE SUBJECT PROPERTY WILL BE IN COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS, INCLUDING COLORADO OIL AND GAS CONSERVATION COMMISSION REGULATIONS AND CITY OF COMMERCE CITY REGULATIONS, PERTAINING TO FENCING, PAINTING OF TANKS AND MAINTENANCE OF SURFACE AREAS AND EQUIPMENT, AS MODIFIED BY ANY APPLICABLE SURFACE USE AGREEMENTS.
- ALL DEVELOPMENT WITHIN THE NEXUS NORTH AT DIA BOUNDARIES MUST FOLLOW THE STANDARDS AND GUIDELINES SET FORTH IN THE SEPARATE DOCUMENT NAMED "NEXUS NORTH AT DIA DESIGN STANDARDS AND GUIDELINES AS APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR". STANDARDS NOT CONTAINED WITHIN THE NEXUS NORTH AT DIA STANDARDS AND GUIDELINES WILL DEFAULT TO THE COMMERCE CITY DESIGN STANDARDS.
- PRIVATE ROADS ARE REQUIRED TO MEET THE CITY OF COMMERCE CITY STANDARDS.



SUBMITTAL / REVISIONS:
CITY SUBMITTAL • June 12, 2018
RESUBMITTAL
PER COMMENTS • Oct. 8, 2018
RESUBMITTAL
PER COMMENTS • Dec. 21, 2018
RESUBMITTAL
PER COMMENTS • Feb. 25, 2019

PROPOSED STREET
CROSS-SECTIONS

7 of 7