HARVEST ROAD at DENALI LOGISTICS PARK

INFRASTRUCTURE SITE PLAN

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 7, AND WEST HALF OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

INFRASTRUCTURE SITE PLAN SHEET LIST	
Sheet Number	Sheet Title
1 of 16	COVER SHEET
2 of 16	CONTEXT MAP & LEGAL DESCRIPTION
3 of 16	OVERALL SITE PLAN
4 of 16	~~CIVIL~~ SITE PLAN
5 of 16	~~CIVIL~~ SITE PLAN
6 of 16	~~CIVIL~~ SITE PLAN
7 of 16	OVERALL LANDSCAPE PLAN
8 of 16	HYDROZONE MAP
9 of 16	LANDSCAPE PLAN
10 of 16	LANDSCAPE PLAN
11 of 16	LANDSCAPE PLAN
12 of 16	LANDSCAPE PLAN
13 of 16	LANDSCAPE PLAN
14 of 16	LANDSCAPE PLAN
15 of 16	LANDSCAPE PLAN
16 of 16	LANDSCAPE DETAILS

Site Data	Area in Acres	Area in SF	% of Area
Total Site Area	**31.7**	**1,379,107.0**	**100.0%**
Right-of-Way Area	27.8	1,211,508.0	87.8%
Harvest South Pond	3.8	167,599.00	12.2%
Total Site Area	**31.7**	**1,379,107.0**	**100.0%**
Building Coverage		0.00	0.0%
Hard Surface Area	**25.848**	**1,125,935.23**	**81.6%**
Roadway asphalt & curb and gutter	23.650	1,030,196.43	74.7%
Detached concrete sidewalk	2.198	95,738.80	6.9%
Median Area (no Irrigation)	**0.303**	**13,185.77**	**1.0%**
Landscape Area	**5.509**	**239,986.00**	**17.4%**
Zoning			
AD - Airport District			

DEVELOPERS
H.M. METROPOLITAN DISTRICT NO 1
1125 17TH STREET, SUITE 2500 DENVER, CO 80202
CONTACT: GREGG JOHNSON
PHONE: 303.295.3071
EMAIL: GREGG@FULENWIDER.COM

VELOCITY METROPOLITAN DISTRICT NO. 1
6600 GREENWOOD PLAZA BLVD, SUITE 220
GREENWOOD VILLAGE, CO 80111
CONTACT: CHRIS FELLOWS
PHONE: 802-795-6900
EMAIL: CHRIS@FELLOWSCOS.COM

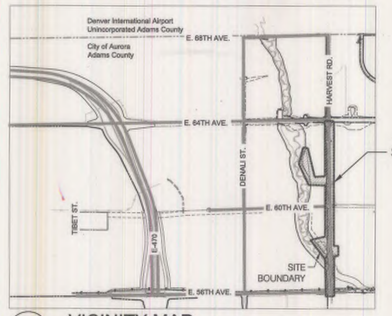
PLANNER/LANDSCAPE ARCHITECT
DIG STUDIO
1521 15TH ST. DENVER, CO 80202
CONTACT: ALLISON GRAHAM
PHONE: 720.328.1986 EXT.107
EMAIL: ALLISON@DIGSTUDIO.COM

CIVIL ENGINEER
MARTIN/MARTIN
12499 WEST COLFAX AVENUE LAKEWOOD, CO 80215
CONTACT: DAVID LE
PHONE: 303.431.6100
EMAIL: DLE@MARTINMARTIN.COM

ELECTRICAL ENGINEER
AE DESIGN
1900 WAZEE STREET #205 | DENVER, CO 80202
CONTACT: ERIN MAHONEY
PHONE: 303-296-3034
EMAIL: EMAHONEY@AEDESIGN-INC.COM

AMENDMENTS

1 MA #2021-6035-01: AMENDMENT TO REVISE MEDIAN LANDSCAPE AND SIGHT TRIANGLE PLANT CONFLICTS.



1 VICINITY MAP
1" = 4000'

CITY OF AURORA APPROVALS

City Attorney: _____ Date: 2/24/23

Planning Director: _____ Date: 2/23/23

Planning and Zoning Commission: _____
Date: _____ (Chairperson)

City Council: _____ Date: _____
(Mayor)

Attest: _____ Date: _____
(City Clerk)

LEGAL DESCRIPTION

SEE SHEET 2

OWNER'S SIGNATURES (CONTINUED)

Owner 3:
MICROSOFT CORPORATION, A WASHINGTON CORPORATION
In witness thereof, Benjamin Ondatt has caused these presents to be executed this _____ day of _____ AD. _____.

BY: _____
NAME: Benjamin Ondatt
TITLE: Assistant Secretary

State of ~~Colorado~~ Washington)ss
County of King)

The foregoing instrument was acknowledged before me this 3rd day of February AD, 2023 by Benjamin O. Ondatt
(Principals or Owners)

Witness my hand and official seal _____ Notary Seal
(Notary Public)

ANITA B PEDERSEN
NOTARY PUBLIC #151501
STATE OF WASHINGTON
COMMISSION EXPIRES
OCTOBER 6, 2024

My commission expires Oct 6, 2024

Notary Business Address:
One Microsoft Way
Redmond, WA 98052

OWNER'S SIGNATURES
Harvest Road at Denali Logistics Park
Infrastructure Site Plan

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

Owner 1:
DIBC CARGO, LLC, A COLORADO LIMITED LIABILITY COMPANY
BY: L. C. FULENWIDER, INC. A COLORADO CORPORATION, ITS MANAGER
In witness thereof, _____ has caused these presents to be executed this 24th day of January AD. 2023.

BY: H. Ricky Wells
NAME: H. Ricky Wells
TITLE: Sr. V.P.

State of Colorado)ss
County of Denver)

The foregoing instrument was acknowledged before me this 24th day of January AD, 2023 by H. Ricky Wells
(Principals or Owners)

Witness my hand and official seal _____ Notary Seal
(Notary Public)

JOHN RHOADES
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20234043805
MY COMMISSION EXPIRES 11/15/2026

My commission expires 11/15/2026

Notary Business Address: _____

OWNER 2:
ACP DIA 1287 INVESTORS, LLC, A COLORADO LIMITED LIABILITY COMPANY
BY: PORTEOS HOLDINGS, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY
ITS: SOLE MEMBER
BY: DIA 1287 HOLDINGS, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY
ITS: SOLE MEMBER AND MANAGER
BY: A&C PROPERTIES, INC., AN ARIZONA CORPORATION
ITS: MANAGER
BY: William A. Wichterman
NAME: William A. Wichterman
TITLE: Vice President

IN WITNESS THEREOF, _____ HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 24th DAY OF January AD. 2023.

Corporate Seal

State of Colorado)ss
County of Denver)

The foregoing instrument was acknowledged before me this 24th day of January AD, 2023 by William Wichterman
(Principals or Owners)

Witness my hand and official seal _____ Notary Seal
(Notary Public)

JOHN RHOADES
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20234043805
MY COMMISSION EXPIRES 11/15/2026

My commission expires 11/15/2026

Notary Business Address: _____

CLIENT: BOX ELDER

PROJECT TEAM:
Dig Studio — 1521 15TH STREET DENVER, COLORADO 80202 P 720.328.1986 | DIGSTUDIO.COM
MARTIN/MARTIN CONSULTING ENGINEERS — 12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215 303.431.6100 MARTINMARTIN.COM
AE DESIGN — Integrated Lighting and Electrical Solutions — 1900 Wazee Street #205 | Denver, CO 80202 | 303.296.3034 | Project #:2040.00

HARVEST ROAD AT DENALI LOGISTICS PARK INFRASTRUCTURE SITE PLAN

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SEAL:

NOT FOR CONSTRUCTION

DATE ISSUED: 11/2/2022

SHEET TITLE: COVER SHEET

SHEET NUMBER: 1 OF:

HARVEST ROAD at DENALI LOGISTICS PARK

INFRASTRUCTURE SITE PLAN

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 7, AND WEST HALF OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

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16 of 17	LANDSCAPE DETAILS
17 of 17	LANDSCAPE DETAILS

1

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Right-of-Way Area	27.8	1,211,508.0	87.8%
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Total Site Area	**31.7**	**1,379,107.0**	**100.0%**
Building Coverage		0.00	0.0%
Hard Surface Area	**25.873**	**1,127,033.23**	**81.7%**
Roadway asphalt & curb and gutter	23.675	1,031,294.43	74.8%
Detached concrete sidewalk	2.198	95,738.80	6.9%
Median Area (only trees irrigated)	**0.303**	**13,185.77**	**1.0%**
Landscape Area	**5.484**	**238,888.00**	**17.3%**
Zoning			
AD - Airport District			

DEVELOPERS
H.M. METROPOLITIAN DISTRICT NO 1
1125 17TH STREET, SUITE 2500 DENVER, CO 80202
CONTACT: GREGG JOHNSON
PHONE: 303.295.3071
EMAIL: GREGG@FULENWIDER.COM

VELOCITY METROPOLITAN DISTRICT NO. 1
5600 GREENWOOD PLAZA BLVD, SUITE 220
GREENWOOD VILLAGE, CO 80111
CONTACT: CHRIS FELLOWS
PHONE: 602-795-9900
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CONTACT: ERIN MAHONEY
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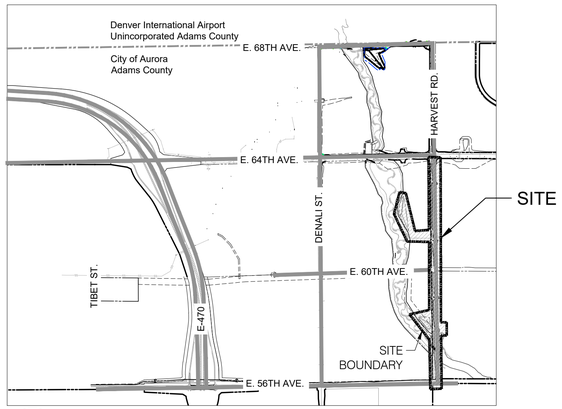


1 VICINITY MAP
1" = 4000'

CITY OF AURORA APPROVALS

City Attorney: _____ Date: _____

Planning Director: _____ Date: _____

Planning and Zoning Commission: _____
Date: _____ (Chairperson)

City Council: _____ Date: _____
(Mayor)

Attest: _____ Date: _____
(City Clerk)

LEGAL DESCRIPTION

SEE SHEET 2

OWNER'S SIGNATURES (CONTINUED)

Owner 3:
MICROSOFT CORPORATION, A WASHINGTON CORPORATION
In witness thereof, _____ has caused these presents to be executed this _____ day of _____ AD._____.

BY: _____
NAME: _____
TITLE: _____

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 Seal
_____ _____
(Notary Public)

My commission expires _____ Notary Business Address: _____

OWNER'S SIGNATURES

Harvest Road at Denali Logistics Park
Infrastructure Site Plan

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

Owner 1:
DIBC CARGO, LLC, A COLORADO LIMITED LIABILITY COMPANY
BY: L. C. FULENWIDER, INC. A COLORADO CORPORATION, ITS MANAGER
In witness thereof, _____ has caused these presents to be executed this _____ day of _____ AD._____.

BY: _____
NAME: _____
TITLE: _____

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 Seal
_____ _____
(Notary Public)

My commission expires _____ Notary Business Address: _____

OWNER 2:
ACP DIA 1287 INVESTORS, LLC, A COLORADO LIMITED LIABILITY COMPANY
BY: PORTEOS HOLDINGS, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY
ITS: SOLE MEMBER
BY: DIA 1287 HOLDINGS, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY
ITS: SOLE MEMBER AND MANAGER
BY: A&C PROPERTIES, INC., AN ARIZONA CORPORATION
ITS: MANAGER:
BY: _____
NAME: _____
TITLE: _____

IN WITNESS THEREOF, _____ HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD._____.
Corporate Seal

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 Seal
_____ _____
(Notary Public)

My commission expires _____ Notary Business Address: _____

CLIENT: BOX ELDER

PROJECT TEAM:
Dig Studio
1521 15TH STREET
DENVER, COLORADO 80202
P 720.328.1986 | DIGSTUDIO.COM

MARTIN/MARTIN CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM

AE DESIGN
Integrated Lighting and Electrical Solutions
1900 Wazee Street #205 | Denver, CO 80202 | 303.296.3034
aedesign-inc.com Project #:3040.00

HARVEST ROAD AT DENALI LOGISTICS PARK INFRASTRUCTURE SITE PLAN

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SEAL:

NOT FOR CONSTRUCTION

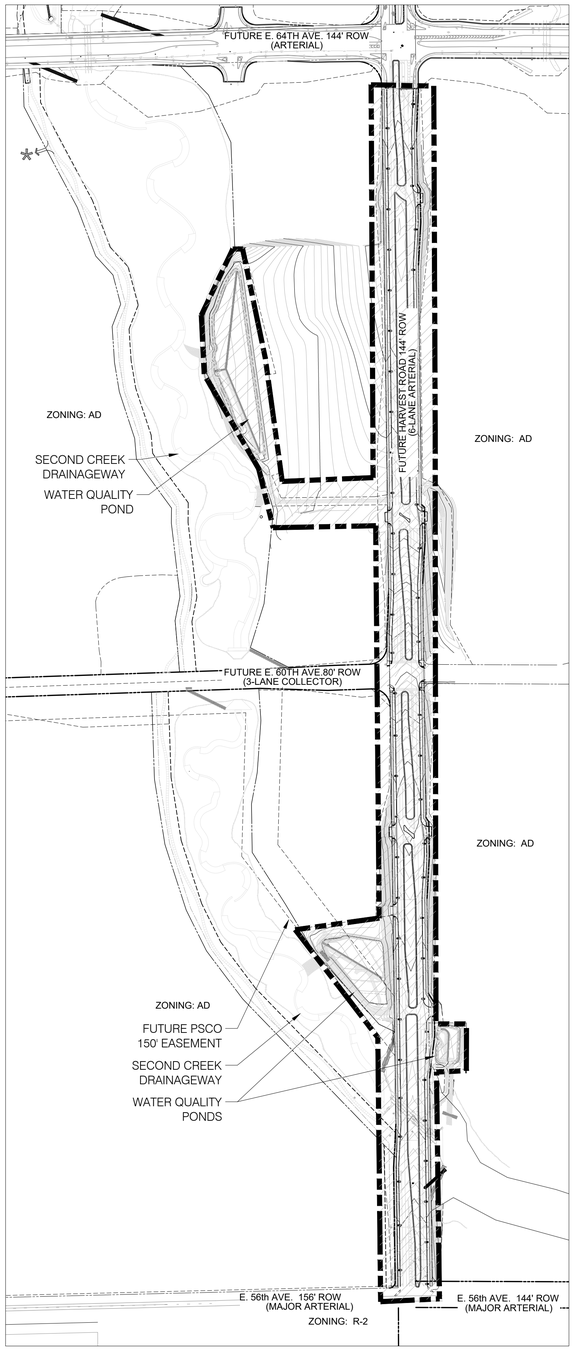
DATE ISSUED:
05/17/2024

SHEET TITLE:
COVER SHEET

SHEET NUMBER: OF:
1

HARVEST ROAD at DENALI LOGISTICS PARK

INFRASTRUCTURE SITE PLAN



1 CONTEXT MAP

0 150' 300' 600'

SCALE: 1" = 300'-0"

NORTH

LEGEND

LIMIT OF WORK

HARVEST ROAD PROJECT AREA

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 7, AND THE WEST HALF OF SECTION 8, 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 NORTHEAST QUARTER CORNER OF SECTION 7,
S04°52'45"E A DISTANCE OF 80.24 FEET TO THE POINT OF BEGINNING;
THENCE S00°00'00"E A DISTANCE OF 169.78 FEET;
THENCE N89°13'40"E A DISTANCE OF 0.50 FEET;
THENCE N50°03'35"E A DISTANCE OF 12.43 FEET;
THENCE S02°34'54"E A DISTANCE OF 242.46 FEET;
THENCE S00°44'40"E A DISTANCE OF 110.83 FEET;
THENCE S12°24'32"E A DISTANCE OF 50.01 FEET;
THENCE S28°08'57"E A DISTANCE OF 43.87 FEET;
THENCE S02°05'08"W A DISTANCE OF 132.04 FEET;
THENCE S04°41'46"W A DISTANCE OF 114.57 FEET;
THENCE S06°22'30"W A DISTANCE OF 285.28 FEET;
THENCE S00°51'32"E A DISTANCE OF 672.84 FEET;
THENCE S67°39'40"E A DISTANCE OF 70.05 FEET;
THENCE S29°42'38"E A DISTANCE OF 111.85 FEET;
THENCE S02°18'29"E A DISTANCE OF 187.72 FEET;
THENCE S02°17'36"W A DISTANCE OF 302.63 FEET;
THENCE S29°09'25"E A DISTANCE OF 191.75 FEET;
THENCE N89°43'41"W A DISTANCE OF 179.57 FEET;
THENCE S01°26'31"E A DISTANCE OF 80.04 FEET;
THENCE S89°43'41"E A DISTANCE OF 27.45 FEET;
THENCE S05°58'28"W A DISTANCE OF 94.29 FEET;
THENCE S03°22'19"W A DISTANCE OF 261.70 FEET;
THENCE S03°22'05"W A DISTANCE OF 122.15 FEET;
THENCE S04°31'41"E A DISTANCE OF 119.38 FEET;
THENCE S06°23'58"E A DISTANCE OF 100.60 FEET;
THENCE S04°46'58"E A DISTANCE OF 107.68 FEET;
THENCE S02°16'01"W A DISTANCE OF 48.02 FEET;
THENCE S01°21'42"E A DISTANCE OF 64.08 FEET;
THENCE S01°18'58"W A DISTANCE OF 255.43 FEET;
THENCE S02°12'44"W A DISTANCE OF 64.86 FEET;
THENCE S02°12'44"W A DISTANCE OF 65.66 FEET;
THENCE S36°54'44"E A DISTANCE OF 55.98 FEET;
THENCE S04°24'04"W A DISTANCE OF 73.57 FEET;
THENCE S87°53'42"E A DISTANCE OF 105.68 FEET;
THENCE S00°01'32"W A DISTANCE OF 194.47 FEET;
THENCE N90°00'00"W A DISTANCE OF 38.76 FEET;
THENCE S02°01'49"W A DISTANCE OF 101.33 FEET;
THENCE S33°02'06"W A DISTANCE OF 40.34 FEET;
THENCE N42°06'26"W A DISTANCE OF 51.46 FEET;
THENCE N14°05'28"W A DISTANCE OF 61.05 FEET;
THENCE N25°44'51"W A DISTANCE OF 56.07 FEET;
THENCE S01°33'07"E A DISTANCE OF 118.62 FEET;
THENCE 31.16 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 10°12'07", AND A CHORD WHICH BEARS N26°44'29"W A DISTANCE OF 31.12 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF HARVEST ROAD REC. NO.20060515000496480 & REC. NO.2018000011259
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, S00°47'45"E A DISTANCE OF 515.53 FEET;
THENCE N58°54'52"E A DISTANCE OF 57.84 FEET;
THENCE S02°35'17"W A DISTANCE OF 334.15 FEET;
THENCE S16°13'56"W A DISTANCE OF 20.38 FEET;
THENCE S34°14'50"W A DISTANCE OF 6.44 FEET;
THENCE S85°53'54"W A DISTANCE OF 20.60 FEET;
THENCE S00°00'00"W A DISTANCE OF 31.64 FEET;
THENCE N90°00'00"W A DISTANCE OF 180.84 FEET;
THENCE N00°00'00"E A DISTANCE OF 38.11 FEET;
THENCE 9.00 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 20°37'46", AND A CHORD WHICH BEARS N78°17'18"E A DISTANCE OF 8.95 FEET;
THENCE N02°25'14"W A DISTANCE OF 274.03 FEET;
THENCE N05°19'13"W A DISTANCE OF 185.35 FEET;
THENCE N01°36'14"W A DISTANCE OF 141.82 FEET TO A POINT ON THE SOUTHERLY LINE OF TRACT C REC. NO. 2022000012967;
THENCE ALONG SAID SOUTHERLY TRACT LINE, S44°05'28"E A DISTANCE OF 64.88 FEET;
THENCE N03°01'11"E A DISTANCE OF 118.20 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID HARVEST ROAD;
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, N00°47'40"W A DISTANCE OF 401.47 FEET TO A POINT ON THE NORTHERLY TRACT LINE OF SAID TRACT C; ;
THENCE ALONG SAID NORTHERLY TRACT LINE THE FOLLOWING THREE (3) COURSES;
1) N64°20'40"W A DISTANCE OF 71.71 FEET;
2) THENCE N41°40'56"W A DISTANCE OF 420.46 FEET;
3) THENCE N30°52'03"W A DISTANCE OF 101.75 FEET;
THENCE N81°51'15"E A DISTANCE OF 321.50 FEET;
THENCE N00°44'13"E A DISTANCE OF 361.37 FEET;
THENCE N15°37'47"E A DISTANCE OF 188.41 FEET;
THENCE N00°38'55"E A DISTANCE OF 342.86 FEET;
THENCE N04°28'54"W A DISTANCE OF 248.21 FEET;
THENCE N01°12'33"W A DISTANCE OF 216.11 FEET;
THENCE N04°41'44"W A DISTANCE OF 335.76 FEET;
THENCE N00°22'53"W A DISTANCE OF 47.54 FEET;
THENCE S89°19'03"W A DISTANCE OF 441.55 FEET TO A POINT ON THE EASTERLY TRACT LINE OF TRACT B REC. NO. 2022000012967;

THENCE ALONG SAID EASTERLY TRACT LINE THE FOLLOWING FOUR (4) COURSES:
1) N17°06'52"W A DISTANCE OF 168.79 FEET;
2) THENCE N29°49'40"W A DISTANCE OF 450.28 FEET;
3) THENCE N03°42'10"W A DISTANCE OF 253.37 FEET;
4) THENCE N25°24'37"E A DISTANCE OF 307.69 FEET;
THENCE N90°00'00"E A DISTANCE OF 41.00 FEET;
THENCE S13°58'36"E A DISTANCE OF 542.89 FEET;
THENCE S83°05'51"W A DISTANCE OF 29.11 FEET;
THENCE S05°32'11"E A DISTANCE OF 417.72 FEET;
THENCE S72°53'08"W A DISTANCE OF 29.43 FEET;
THENCE S22°36'11"E A DISTANCE OF 100.89 FEET;
THENCE N89°19'00"E A DISTANCE OF 392.53 FEET;
THENCE N81°07'19"E A DISTANCE OF 12.73 FEET;
THENCE N00°22'53"W A DISTANCE OF 205.61 FEET;
THENCE N04°04'33"E A DISTANCE OF 337.65 FEET;
THENCE N01°01'10"W A DISTANCE OF 282.94 FEET;
THENCE N03°34'55"W A DISTANCE OF 424.25 FEET;
THENCE N05°32'54"E A DISTANCE OF 122.59 FEET;
THENCE N02°11'06"E A DISTANCE OF 358.90 FEET;
THENCE N00°00'00"E A DISTANCE OF 150.44 FEET;
THENCE N90°00'00"E A DISTANCE OF 153.90 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 1,395,967 SQUARE FEET OR 32.047 ACRES MORE OR LESS.
ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

BASIS OF BEARING

BEARINGS ARE BASED ON AN ASSUMED BEARING OF S00°33'21"E ALONG THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH RANGE 65 WEST OF THE 6TH P.M. BEING MONUMENTED AS A FOUND 3 1/4"ALUMINUM CAP PLS # 25379 IN RANGEBOX AT THE CENTER QUARTER CORNER AND A FOUND 2 1/2"ALUMINUM CAP PLS #28285 AT THE SOUTH QUARTER CORNER.

CITY OF AURORA 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. *COMMERCIAL PROJECTS BUILT UNDER THE 2015 IBC:*
"ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. 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. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009.
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
6. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-822(D) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.
13. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
14. THE DEVELOPER IS RESPONSIBLE FOR CONSTRUCTION OF ALL ON-SITE AND OFF-SITE INFRASTRUCTURE NEEDED TO ESTABLISH TWO POINTS OF EMERGENCY ACCESS TO THE OVERALL SITE AND EACH INTERNAL PHASE OF CONSTRUCTION. THIS REQUIREMENT INCLUDES, BUT IS NOT LIMITED TO, THE CONSTRUCTION OF ANY EMERGENCY CROSSINGS IMPROVEMENTS, LOOPED WATER SUPPLY AND FIRE HYDRANTS AS REQUIRED BY THE ADOPTED FIRE CODE AND CITY ORDINANCES.
15. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII -NUMBERING OF BUILDINGS.
16. 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".
17. 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.
21. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT...
22. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRIC PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
23. STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS IN THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.

1

MAINTENANCE NOTES
1. LANDSCAPED MEDIAN MAINTENANCE ROLES AND RESPONSIBILITIES SHALL BE FURTHER SET FORTH IN AN INTERGOVERNMENTAL AGREEMENT EXECUTED BETWEEN THE H.M. METROPOLITAN DISTRICT #1 AND THE CITY OF AURORA.

CLIENT:
BOX ELDER

PROJECT TEAM:

Dig Studio
1521 15TH STREET
DENVER, COLORADO 80202
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MARTIN/MARTIN CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
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AE DESIGN
Integrated Lighting and Electrical Solutions
1900 Wazee Street #205 | Denver, CO 80202 | 303.296.3034
aedesign-inc.com Project #:5040.00

HARVEST ROAD AT DENALI LOGISTICS PARK INFRASTRUCTURE SITE PLAN

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SEAL:

NOT FOR CONSTRUCTION

DATE ISSUED:
05/17/2024

SHEET TITLE:

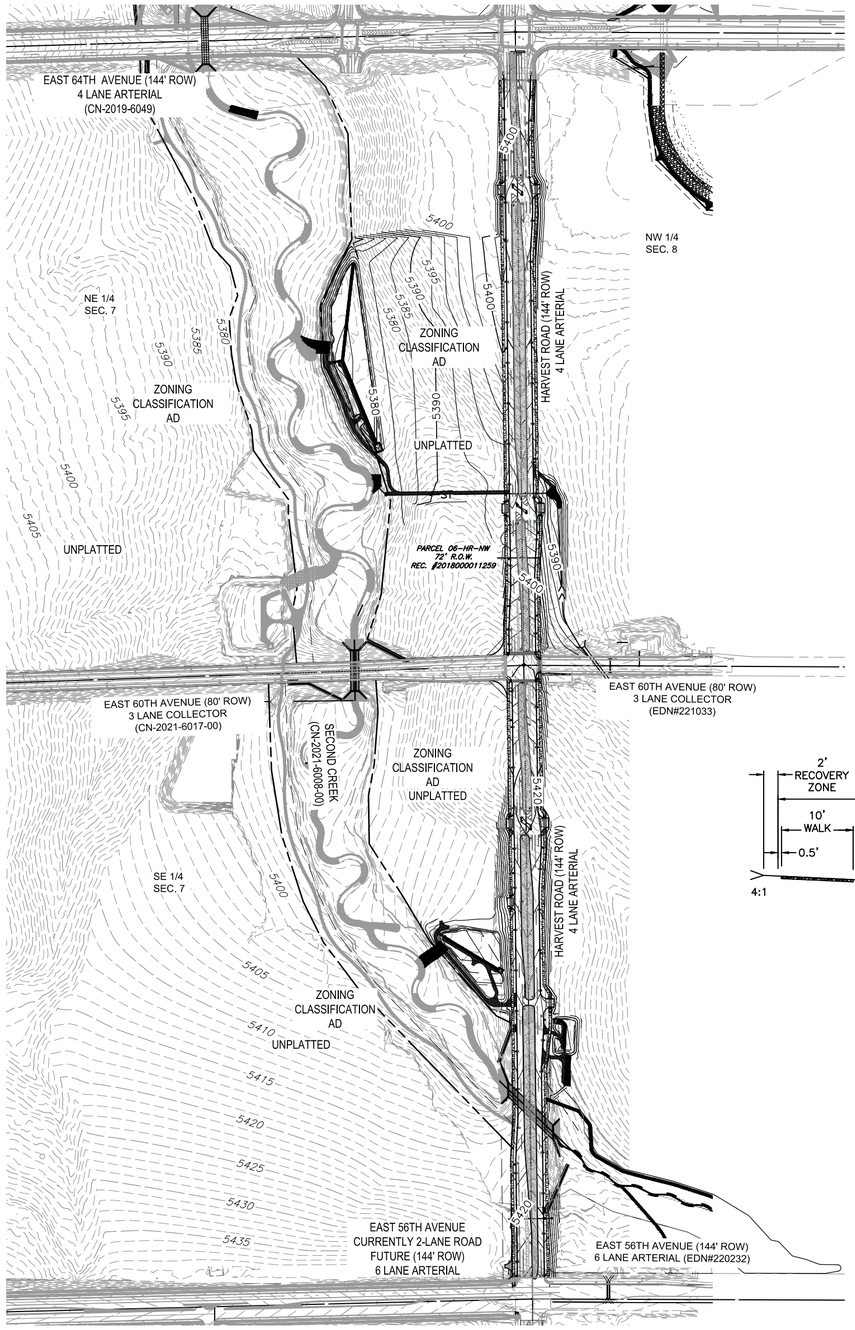
LEGAL DESCRIPTION & ADJACENT ZONING

SHEET NUMBER: OF:

2

HARVEST ROAD at DENALI LOGISTICS PARK

INFRASTRUCTURE SITE PLAN



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DRAINAGE / STORM SEWER:

1. STORM SEWER MAIN LINES, MANHOLES, INLETS, OUTLET STRUCTURES, AND CULVERT CROSSINGS CONSTRUCTED WITH 60TH AVENUE SHALL BE DESIGNED AND CONSTRUCTED FOR FULL DEVELOPED FLOW RATES.
2. ALL STORM SEWER ON THIS PLAN IS PUBLIC. THE DETENTION POND WILL BE MAINTAINED BY EACH ADJACENT OWNER AND/OR METRO DISTRICT.
3. BMPS AND EROSION CONTROL MEASURES SHALL BE INSTALLED TO MINIMIZE EROSION AND REDUCE EROSIVE CHARACTERISTICS AT CULVERT CROSSING AND WITHIN PROPOSED CHANNEL CONVEYANCE PATHS.

ROADWAY PHASING:

1. TRAFFIC SIGNALS TO BE INSTALLED WHEN REQUIRED BY TRAFFIC REPORT ASSOCIATED WITH FUTURE PROJECTS. THE CITY'S TRAFFIC SIGNAL ESCROW ORDINANCE APPLIES TO ALL THESE TRAFFIC SIGNAL LOCATIONS.

LIGHTING NOTES:

1. STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS IN THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
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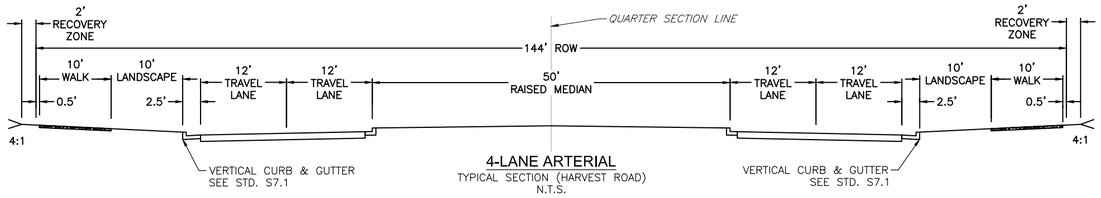
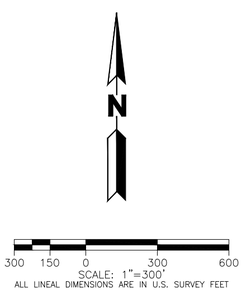


4-LANE ARTERIAL
TYPICAL SECTION (HARVEST ROAD)
N.T.S.



CLIENT:
BOX ELDER

PROJECT TEAM:

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1521 15TH STREET
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Project #:5040.00

HARVEST ROAD AT DENALI LOGISTICS PARK
INFRASTRUCTURE SITE PLAN

REVISIONS:

No.	DATE	DESCRIPTION	BY
1	3/8/24	Median Revisions	AKSG

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SEAL:

NOT FOR CONSTRUCTION

DATE ISSUED:
03/08/2024

SHEET TITLE:

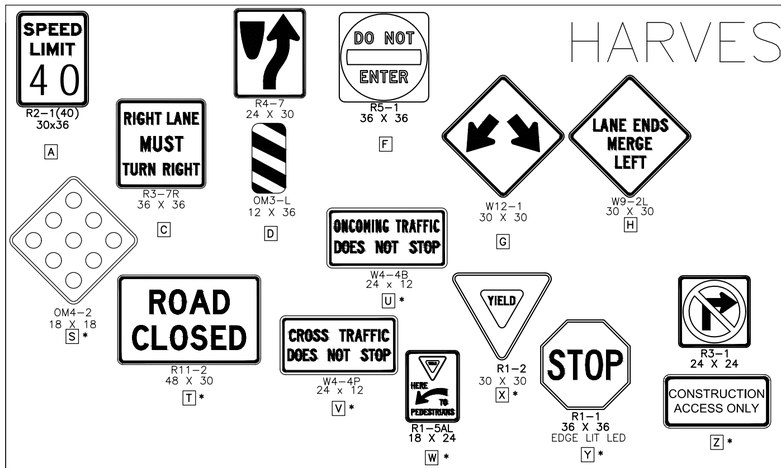
OVERALL SITE PLAN

SHEET NUMBER: OF:

3

HARVEST ROAD at DENALI LOGISTICS PARK

INFRASTRUCTURE SITE PLAN



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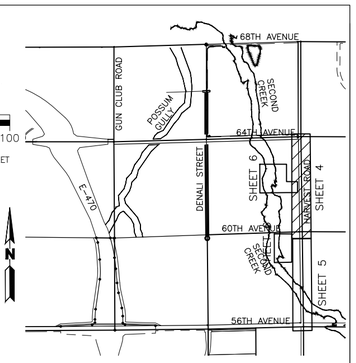
CONCRETE RE:SEPARATE LANDSCAPE PLANS

SOFTSCAPE RE:SEPARATE LANDSCAPE PLANS

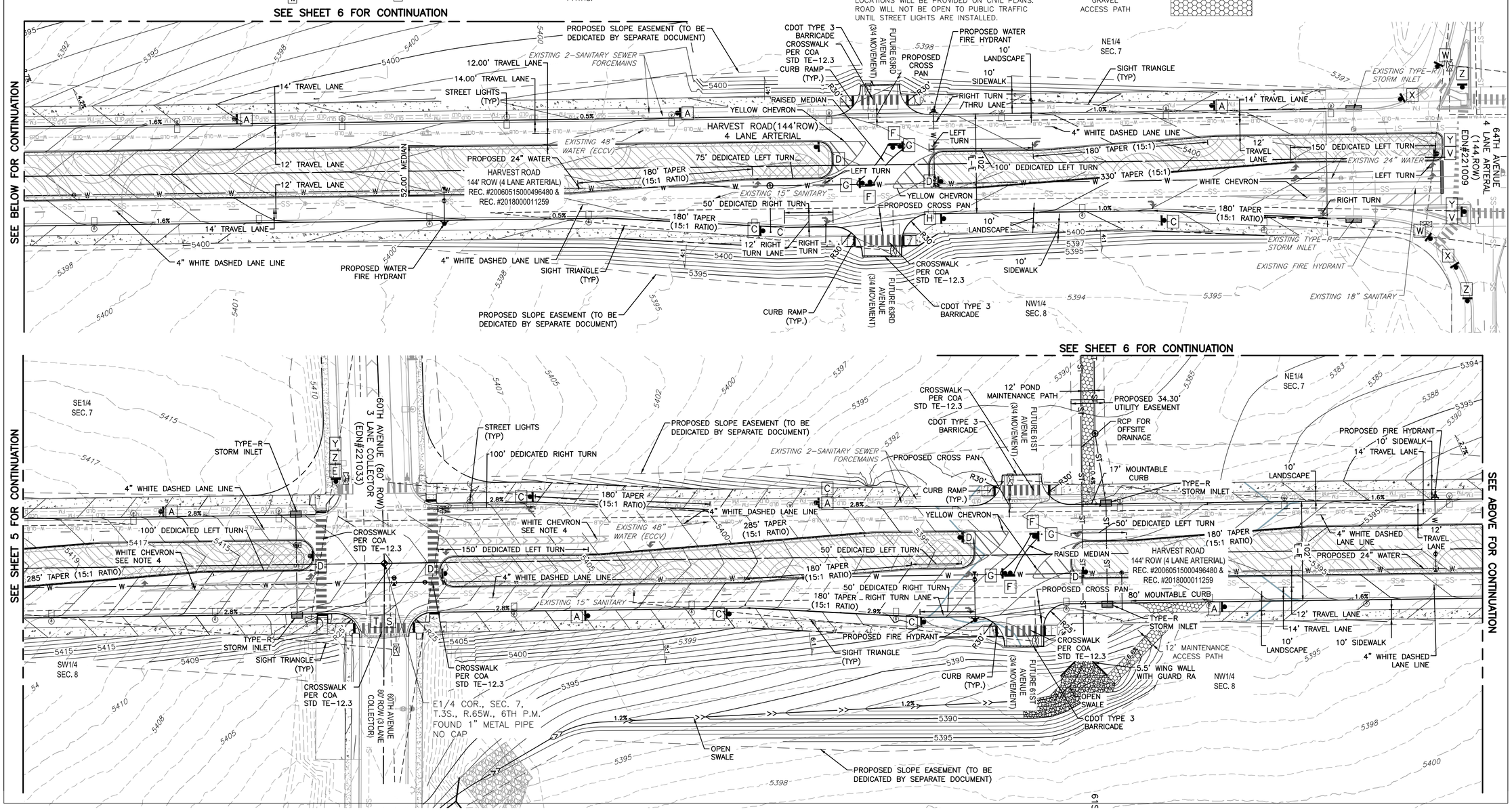
CONCRETE TRICKLE CHANNEL

RIPRAP

GRAVEL ACCESS PATH



KEY MAP
SCALE 1"=2000'



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HARVEST ROAD AT DENALI LOGISTICS PARK INFRASTRUCTURE SITE PLAN

REVISIONS:

No.	DATE	DESCRIPTION	BY
1	3/8/24	Median Revisions	AKSG

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SEAL:

NOT FOR CONSTRUCTION

DATE ISSUED:
03/08/2024

SHEET TITLE:

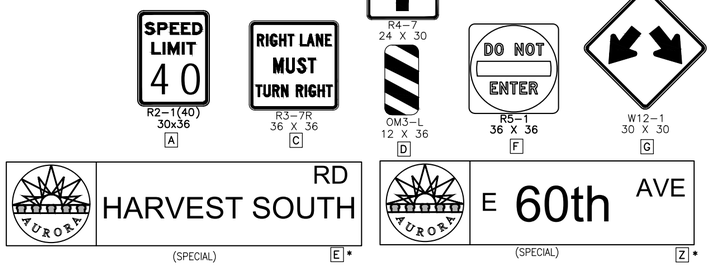
SITE PLAN

SHEET NUMBER: OF:

4

HARVEST ROAD at DENALI LOGISTICS PARK

INFRASTRUCTURE SITE PLAN



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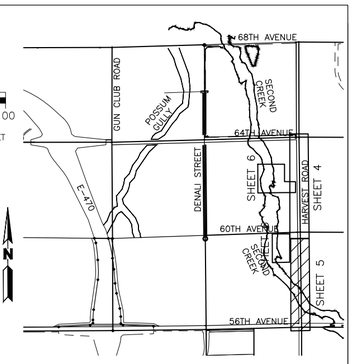
N

50 25 0 50 100

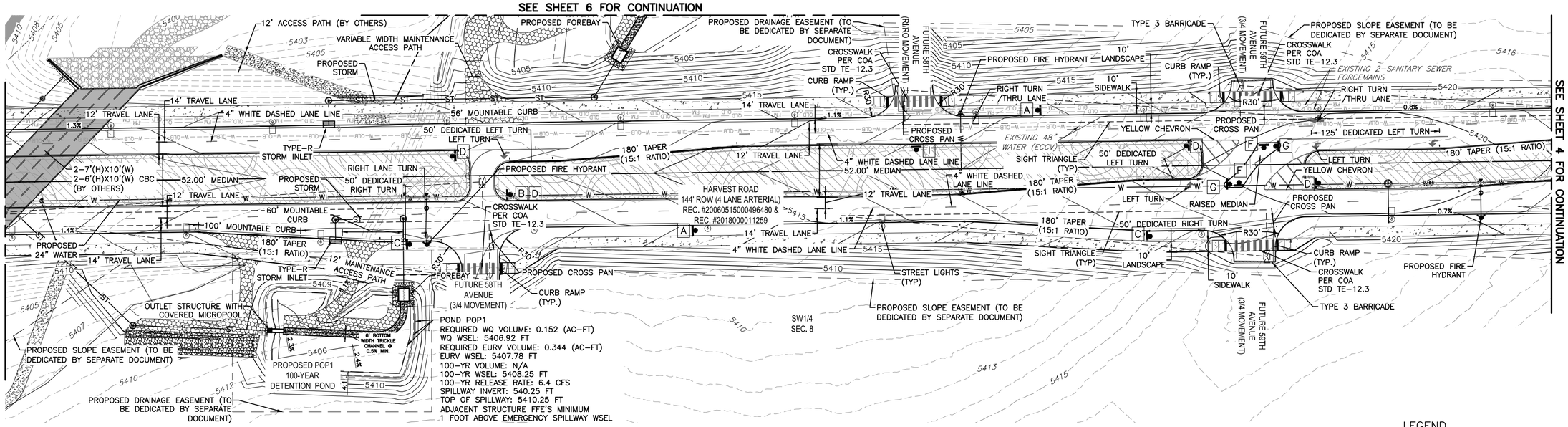
SCALE: 1"=50'

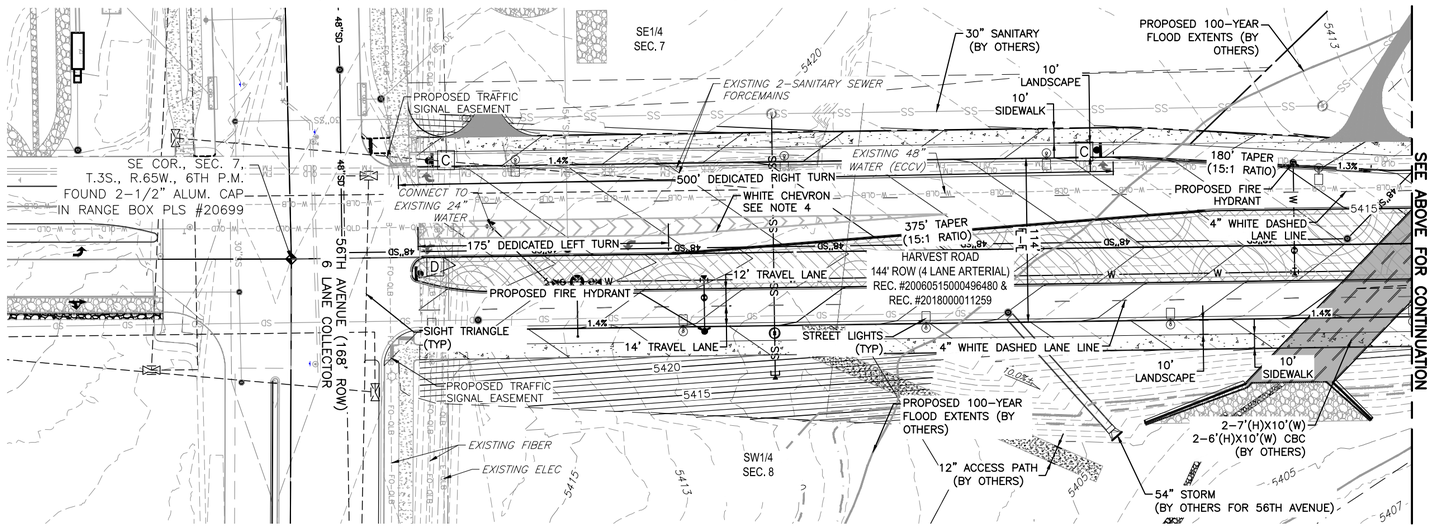
ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET



KEY MAP
SCALE 1"=2000'

SEE SHEET 6 FOR CONTINUATION





LEGEND

	EXISTING		PROPOSED
CONCRETE RE:SEPARATE LANDSCAPE PLANS			
SOFTSCAPE RE:SEPARATE LANDSCAPE PLANS			
CONCRETE TRICKLE CHANNEL			
RIPRAP			
GRAVEL ACCESS PATH			
		PROPERTY LINE	
		RIGHT-OF-WAY LINE	
		SECTION LINE	
		SIGHT TRIANGLE	
		EASEMENT	
	5750	CONTOURS	5750
		CURB & GUTTER	
		HANDICAP RAMPS	
		GRADING ARROW	
	ST	STORM SEWER	ST
	(ST)	STORM MANHOLE	(ST)
		STORM INLET	
		FLARED END SECTION	
	SS	SANITARY SEWER	SS
	(SS)	SANITARY MANHOLE	(SS)
	W	WATER LINE	W
		WATER VALVE	
		FIRE HYDRANT	
		SWALE	
		LIGHT POLE	
		SIGN	

CLIENT: BOX ELDER

PROJECT TEAM:

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HARVEST ROAD AT DENALI LOGISTICS PARK INFRASTRUCTURE SITE PLAN

REVISIONS:

No.	DATE	DESCRIPTION	BY
1	3/8/24	Median Revisions	AKSG

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SEAL:

NOT FOR CONSTRUCTION

DATE ISSUED:
03/08/2024

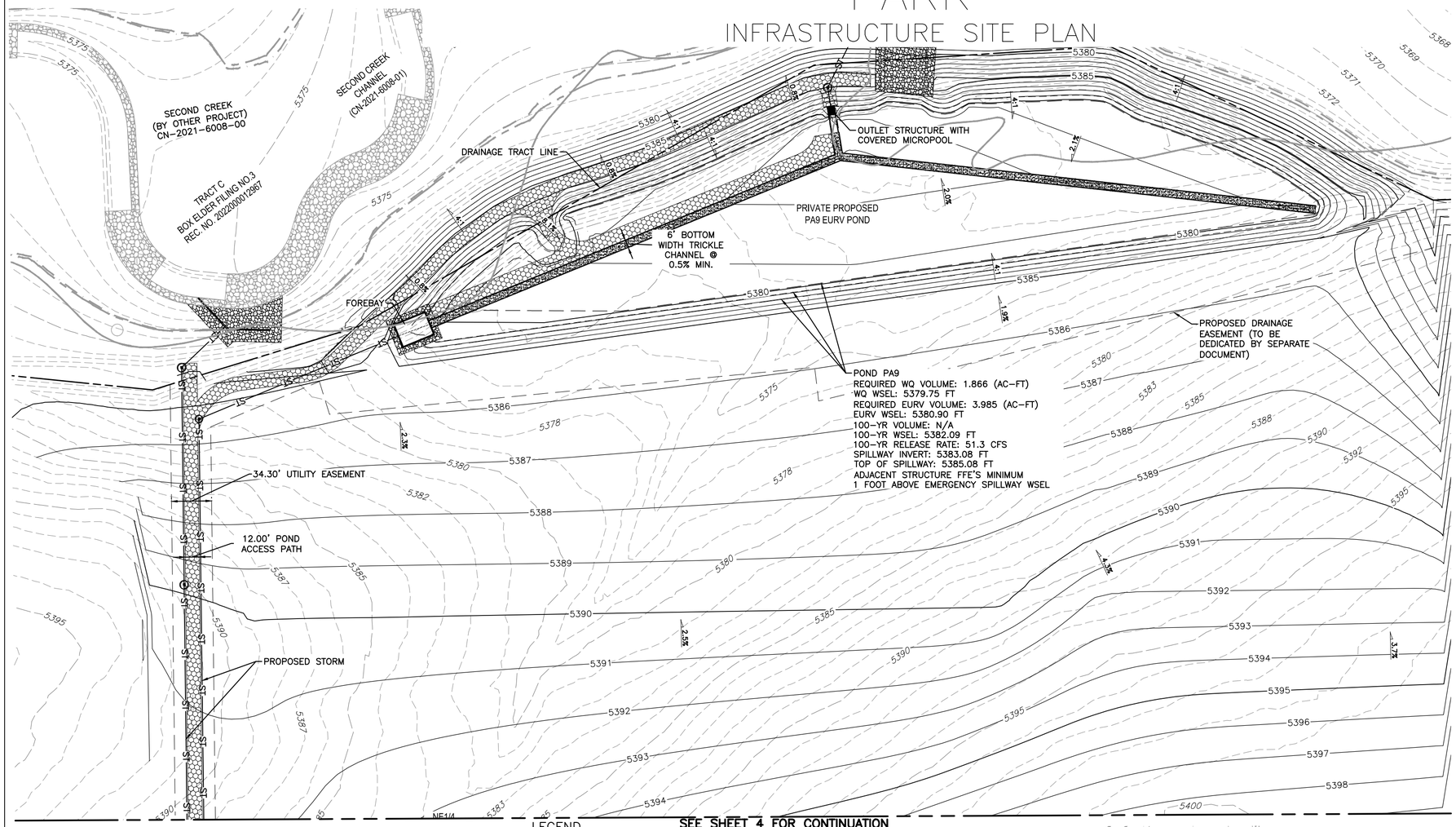
SHEET TITLE:

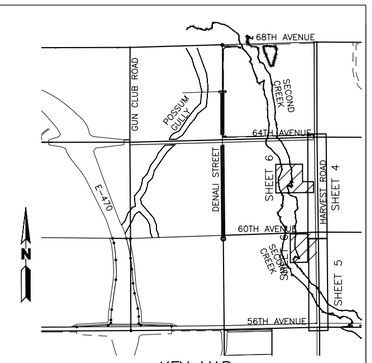
SITE PLAN

SHEET NUMBER: 5 OF:

HARVEST ROAD at DENALI LOGISTICS PARK

INFRASTRUCTURE SITE PLAN





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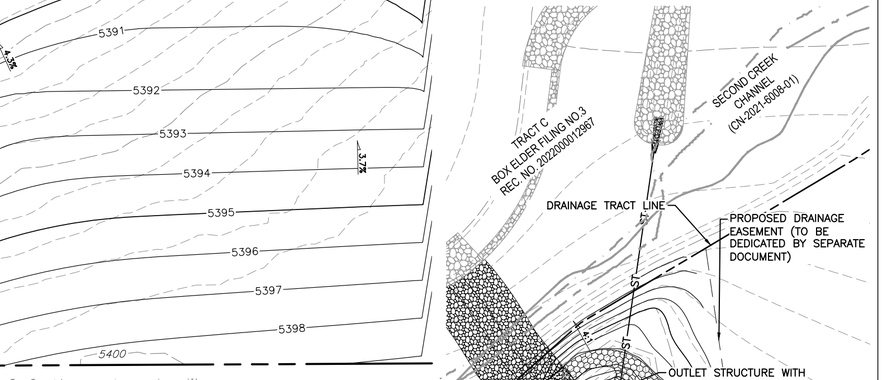

ROADWAY PHASING:

1. TRAFFIC SIGNALS TO BE INSTALLED WHEN REQUIRED BY TRAFFIC REPORT ASSOCIATED WITH FUTURE PROJECTS. THE CITY'S TRAFFIC SIGNAL ESCROW ORDINANCE APPLIES TO ALL THESE TRAFFIC SIGNAL LOCATIONS.

LIGHTING NOTES:

1. STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS IN THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
2. STREET LIGHTS ON THE WEST SIDE OF HARVEST ROAD WHERE THE LIGHT CONFLICTS WITH THE EXISTING SANITARY FORCE MAIN SHALL BE INSTALLED AFTER THE SANITARY FORCE MAIN IS DECOMMISSIONED/ REMOVED. INTERIM LIGHTING MAY NEED TO BE PROVIDED ON THE WEST SIDE OF HARVEST ROAD PRIOR TO DECOMMISSIONING OF THE EXISTING SANITARY FORCE MAIN. IF NECESSARY, INTERIM AND FINAL LIGHTING LOCATIONS WILL BE PROVIDED ON CIVIL PLANS. ROAD WILL NOT BE OPEN TO PUBLIC TRAFFIC UNTIL STREET LIGHTS ARE INSTALLED.

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	SIGHT TRIANGLE	
	EASEMENT	
5750	CONTOURS	5750
	CURB & GUTTER	
	HANDICAP RAMPS	
	GRADING ARROW	
ST	STORM SEWER	ST
ST	STORM MANHOLE	ST
	STORM INLET	
	FLARED END SECTION	
SS	SANITARY SEWER	SS
SS	SANITARY MANHOLE	SS
W	WATER LINE	W
	WATER VALVE	
	FIRE HYDRANT	
	SWALE	
	LIGHT POLE	
	SIGN	

CONCRETE RE:SEPARATE LANDSCAPE PLANS	
SOFTSCAPE RE:SEPARATE LANDSCAPE PLANS	
CONCRETE TRICKLE CHANNEL	
RIPRAP	
GRAVEL ACCESS PATH	

N

50 25 0 50 100

SCALE: 1"=50'

ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

CLIENT: BOX ELDER

PROJECT TEAM:

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HARVEST ROAD at DENALI LOGISTICS PARK
INFRASTRUCTURE SITE PLAN

REVISIONS:

No.	DATE	DESCRIPTION	BY
1	3/8/24	Median Revisions	AKSG

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SEAL:

NOT FOR CONSTRUCTION

DATE ISSUED:
03/08/2024

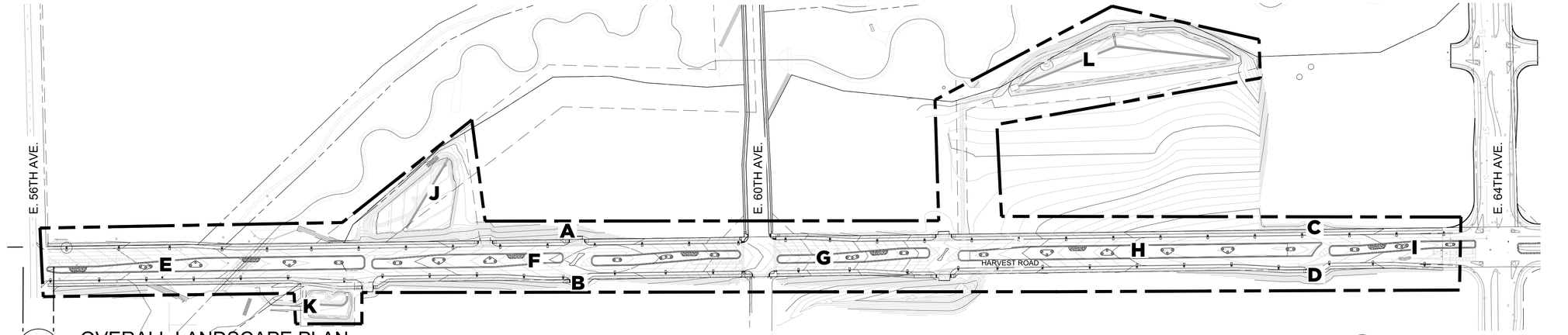
SHEET TITLE:

SITE PLAN

SHEET NUMBER: 6 OF:

HARVEST ROAD at DENALI LOGISTICS PARK

INFRASTRUCTURE SITE PLAN



1 OVERALL LANDSCAPE PLAN
SCALE: 1"=200'

PLANTING NOTES

1. All landscaped areas are to receive organic soil preparation at 4 cu.yrds/1,000sf.
2. All free standing lights within this plan are streetlights. All other lighting for trail security within the corridor will be provided by adjacent developments at key locations.
3. The surface material of all concrete walks are to be brushed, standard grey concrete.
4. All utility easements shall remain unobstructed and fully accessible along their entire length for the maintenance equipment entry.
5. In locations where the land is not dedicated to the City, the owner/developer, his successors and assigns, shall be responsible for installation, maintenance and replacement of all landscaping materials shown or indicated 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.
6. All landscaped areas and plant material, except for non-irrigated native, restorative and dryland grass areas that comply with requirements found in sec. 146-4.7.3.c 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.
7. Landscape material placement shall not be placed or kept near fire hydrants, fire department inlet connections or fire protection control valves in a manner that would prevent such equipment or fire hydrants from being immediately discernable. the fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or hydrants.
8. A 5-foot clear space shall be maintained around the circumference of fire hydrants.Landscaping material shown within the site plan cannot encroach into roadways that are dedicated (or designated) as fire lane easements (or corridors).
9. Trees may not be placed within 8' of any public utility.
10. Shrub beds shall be mulched with 3" depth of mulch. Mulch consists of wood mulch in the Curbside Landscape planters and PROS approved mulch in the median, see plans.
11. Objects and structures shall not impede vision within these sight triangles. landscaping shall be restricted to less than 26-inches in the sight triangles. Show sight triangles on the site plan and landscaping plan at all access points in accordance with City of Aurora standard traffic detail TE-13 in addition, street trees shall be set back from stop signs and other regulatory signs as detailed in City of Aurora standard traffic detail TE-13.3.
13. All proposed landscaping within the sight triangle shall be in compliance with COA roadway specifications, section 4.04.2.10'
15. Architectural features (i.e. bay windows, fireplaces, roof overhang, gutters, eaves, foundation, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane.
16. All proposed landscaping within the sight triangle shall be in compliance with COA roadway Specifications, section 4.04.2.10.

LANDSCAPED MEDIAN NOTES:

1. The HM Metropolitan District #1 shall be responsible for installation, maintenance, and replacement of all landscape materials shown or indicated on the approved site plan on file in the Planning Department.
2. All landscaping shall be installed as delineated on the plans after construction of infrastructure and hardscape and prior to issuance of final acceptance.
3. HM Metropolitan District #1 shall install and maintain the medians for a three (3) year warranty and maintenance period following issuance of the notice of substantial completion. The trees will be on a permanent irrigation system per code and the trees, irrigation and tree planter curb area shall be maintained by the HM Metropolitan District #1 in perpetuity.
4. The native seed areas within the medians shall be irrigated by water truck during the three (3) year establishment period. Truck irrigated seed mix areas shall be drill seeded and curlex ii erosion control blanked shall be installed. Final maintenance responsibility of the native seed areas shall be assumed by City of Aurora PROS after the warranty and maintenance period and the issuance of a certificate of final acceptance.
5. Plants within the medians will be inspected by PROS staff up to three times during the growing season (April - November 1) to identify plants that are dead or dying. Contractor shall replace all dead and dying plants within 3 weeks of inspection. No plant replacements shall be made between July 1 and September 1. Contractor shall replace dead and dying plants with original species unless otherwise required by PROS. Species shall be similar in container size to species originally planted.

Curbside Landscape

Area	Description	Roadway Length	Curbside Landscape Planter Area	Trees Req. (1/40')	Trees Provided	Tree Equivalents	Shrubs Req. (1/40sf)	Shrubs Provided	**Shrubs Total**	Shrub Equivalents (3 P = 1 Sh)	Perennials provided
A	Harvest Rd., West Side, 56th to 60th	2,304	23,040	58	59	0	576	571	**591**	20	60
B	Harvest Rd., East Side, 56th to 60th	2,301	23,010	58	58	0	575	587	**608**	21	62
C	Harvest Rd., West Side, 60th to 64th	2,196	21,960	55	56	0	549	543	**564**	21	63
D	Harvest Rd., East Side, 60th to 64th	2,202	22,020	55	56	0	551	553	**553**	0	0

Median Landscape - PROS Owned and Maintained

Area	Description	Median Lineal Length	Seed Area	Max. Boulders Allowed (6/100 l.f.)	Boulders Provided	Trees Provided	Shrubs Max. (20/100 l.f.)	Shrubs Provided	**Shrubs Total**	Shrub Equivalents (3 P = 1 Sh)	Perennials provided
E	Median 56th to 60th South (PROS Owned)	1,143	35,814	69	0	10	229	0	**0**	0	0
F	Median 56th to 60th Central (PROS Owned)	692	33,459	42	0	13	138	0	**0**	0	0
G	Median 56th to 60th North (PROS Owned)	542	23,223	33	0	10	108	0	**0**	0	0
H	Median 60th to 64th South (PROS Owned)	555	48,125	33	0	14	111	0	**0**	0	0
I	Median 60th to 64th Central (PROS Owned)	1,238	15,661	74	0	9	248	0	**0**	0	0

Water Quality Pond Landscape

Area	Description	Length	Area Above the 100-Year Floodplain	Trees Req. (1/4,000sf)	Trees Provided	Tree Equivalents	Shrubs Req. (10/4,000sf)	Shrubs Provided	**Shrubs Total**	Shrub Equivalents (3 P = 1 Sh)	Perennials provided
J	Southwest Water Quality Pond Requirement	N/A	58,890	15	15		147	147	**147**	0	0
K	Southeast Water Quality Pond Requirement	N/A	12,762	3	3		32	34	**34**	0	0
L	Northwest Water Quality Pond Requirement	N/A	77,206	19	20		193	193	**193**	0	0

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
TREES				
	CAT NPN	14	CATALPA SPECIOSA 'WESTERN WESTERN CATALPA	2.5" CAL
	CEL CHI	40	CELTIS OCCIDENTALIS 'CHICAGOLAND' CHICAGOLAND HACKBERRY	2.5" CAL
	GLE EYL	1	GLEDITSIA TRIACANTHOS INERMIS `IMPERIAL` IMPERIAL HONEY LOCUST	2.5" CAL
	GLE SH2	24	GLEDITSIA TRIACANTHOS INERMIS `SHADEMASTER` SHADEMASTER LOCUST	2.5" CAL
	GLE SKY	46	GLEDITSIA TRIACANTHOS `SKYLINE` SKYLINE HONEY LOCUST	2.5" CAL
	GYM DIO	2	GYMNOCLADUS DIOICA `ESPRESSO` KENTUCKY COFFEETREE	2.5" CAL
	QUE BIC	55	QUERCUS BICOLOR SWAMP WHITE OAK	2.5" CAL
	QUE MAC	61	QUERCUS MACROCARPA BURR OAK	2.5" CAL
	QUE HER	47	QUERCUS ROBUR X MACROCARPA `CLEMONS` TM HERITAGE OAK	2.5" CAL
	SYR SU3	26	SYRINGA RETICULATA `SUMMER SNOW` SUMMER SNOW JAPANESE TREE LILAC	2.5" CAL
	ULM ITX	61	ULMUS X `TRIUMPH` TRIUMPH ELM	2.5" CAL
EVERGREEN TREES				
	PIN PIN	21	PINUS EDULIS PINON PINE	8`-10` H
	PIN PON	21	PINUS PONDEROSA PONDEROSA PINE	8`-10` H
SHRUBS				
	AMO LEA	354	AMORPHA CANESCENS LEADPLANT	5 GAL
	ARC CHI	23	ARCTOSTAPHYLOS X COLORADOENSIS `CHIEFTAIN` CHIEFTAIN MOCK BEARBERRY MANZANITA	5 GAL
	ARC PAN	223	ARCTOSTAPHYLOS X `PANCHITO` PANCHITO MANZANITA	5 GAL
	BUD PUL	76	BUDDLEJA X PUGSTER BLUE TM PUGSTER BLUE BUTTERFLY BUSH	5 GAL
	CAR MAX	5	CARAGANA MAXIMOWICZIANA MAXIMOWICZ PEASHRUB	5 GAL
	CHR RUB	85	CHRYSOTHAMNUS NAUSEOSUS RUBBER RABBITBRUSH	5 GAL
	COR FL2	22	CORNUS SERICEA `FLAVIRAMEA` YELLOW TWIG DOGWOOD	5 GAL
	COR ACT	37	CORNUS STOLONIFERA `ARCTIC FIRE` ARCTIC FIRE REDTWIG DOGWOOD	5 GAL
	COT BEA	158	COTONEASTER DAMMERI `CORAL BEAUTY` CORAL BEAUTY COTONEASTER	5 GAL
	CYT SP2	6	CYTISUS PURGANS `SPANISH GOLD` SPANISH GOLD BROOM	5 GAL
	ERI SP4	24	ERICAMERIA NAUSEOSA SPECIOSA DWARF BLUE RABBITBRUSH	5 GAL
	FOR NEM	7	FORESTIERA NEOMEXICANA NEW MEXICO PRIVET	5 GAL
	HES PAR	167	HESPERALOE PARVIFLORA RED YUCCA	5 GAL
	PER ATR	30	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE	5 GAL
	PHY OPU	275	PHYSOCARPUS OPULIFOLIUS `DART`S GOLD` YELLOW NINEBARK	5 GAL
	RHU GRO	136	RHUS AROMATICA `GRO-LOW` GRO-LOW FRAGRANT SUMAC	5 GAL
	YUC BAC	18	YUCCA BACCATA BANANA YUCCA	5 GAL
GRASSES				
	CAL OVD	378	CALAMAGROSTIS X ACUTIFLORA `OVERDAM` OVERDAM FEATHER REED GRASS	5 GAL
	MIS GRA	264	MISCANTHUS SINENSIS `GRACILLIMUS` EULALIA GRASS	5 GAL
	MIS SIN	246	MISCANTHUS SINENSIS `ADAGIO` ADAGIO EULALIA GRASS	5 GAL
PERENNIALS				
	ALY GSP	209	ALYSSUM WULFENIANUM `GOLDEN SPRING` GOLDEN SPRING WULFEN`S ALYSSUM	1 GAL
EVERGREEN SHRUBS				
	JUN M3S	106	JUNIPERUS COMMUNIS `MONDAP` TM ALPINE CARPET COMMON JUNIPER	5 GAL
GROUND COVERS				
		54,299 SF	ROW SEED MIX	

Mid-Grass Prairie

COMMON NAME	SCIENTIFIC NAME	VARIETY	PLS LBS/ACRE	% BY WEIGHT
Buffalograss	*Buchloe dactyloides*	Sharp's	4	13.3%
Sideoats grama	*Bouteloua curtipendula*	Butte	6	20.0%
Blue grama	*Chondrosum gracile*	Hachita	4	13.3%
Junegrass	*Koeleria cristata*	Native	1	3.3%
Western wheatgrass	*Pascopyrum smithii*	Ariba	7	23.3%
Little bluestem	*Schizachyrium scoparium*	Blaze	2	6.7%
Sand dropseed	*Sporobolus cryptandrus*	Native	1	3.3%
Green needlegrass	*Stipa viridula (aka Nasella)*	Lordorn	5	16.7%
TOTAL POUNDS PLS / ACRE			30	100.0%

152,262 SF SHORTGRASS PRAIRIE MIX

COMMON NAME	SCIENTIFIC NAME	NATIVE SPECIES	VARIETY	PLS LBS/ACRE	OZ/ACRE**
GRASSES					
Buffalograss*	*Buchloe dactyloides*	X	Sharp's	12	
Blue grama*	*Chondrosum gracile*	X	Hachita	8	
Junegrass	*Koeleria cristata*	X	Native	3	
Western wheatgrass	*Pascopyrum smithii*	X	Ariba	6	
Sand dropseed*	*Pascopyrum smithii*	X	native	1	
TOTAL POUNDS PLS / ACRE				**30**	
OPTIONAL WILDFLOWERS					
Fringed sage	*Artemisia frigida*	X	Native		2
Blanketflower	*Gaillardia aristata*	X	Native		3
Bluebells	*Campanula rotundifolia*	X	Native		1
Showy locoweed	*Oxytropis lambertii*	X	Native		3
Silky locoweed	*Oxytropis sericea*	X	Native		3
Sidebells penstemon	*Penstemon secundiflora*	X	Native		3
Scarlet globemallow	*Sphaeralcea coccinia*	X	Native		3
*always include these key species, maintain at least a 30 lbs/acre rate for mix					
** 1/4lbs minimum order for each species					

270,058 SF MIDGRASS PRAIRIE MIX

COMMON NAME	SCIENTIFIC NAME	VARIETY	PLS LBS/ACRE	% BY WEIGHT
Buffalograss*	*Buchloe dactyloides*	Sharp's	12	38.55%
Blue grama*	*Chondrosum gracile*	Hachita	8	25.70%
Junegrass	*Koeleria cristata*	Native	3	9.64%
Western wheatgrass	*Pascopyrum smithii*	Ariba	6	19.28%
Sand dropseed*	*Sporobolus cryptandrus*	native	1	3.21%
Fringed sage	*Artemisia frigida*	Native	0.125	0.40%
Blanketflower	*Gaillardia aristata*	Native	0.1875	0.60%
Bluebells	*Campanula rotundifolia*	Native	0.0625	0.20%
Showy locoweed	*Oxytropis lambertii*	Native	0.1875	0.60%
Silky locoweed	*Oxytropis sericea*	Native	0.1875	0.60%
Sidebells penstemon	*Penstemon secundiflora*	Native	0.1875	0.60%
Scarlet globemallow	*Sphaeralcea coccinia*	Native	0.1875	0.60%
TOTAL POUNDS PLS / ACRE			31.13	100.00%

CLIENT: BOX ELDER

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aedesign-inc.com Project #:5040.00

HARVEST ROAD AT DENALI LOGISTICS PARK INFRASTRUCTURE SITE PLAN

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SEAL:

NOT FOR CONSTRUCTION

DATE ISSUED:
05/17/2024

SHEET TITLE:
OVERALL LANDSCAPE PLAN

SHEET NUMBER: OF:
7

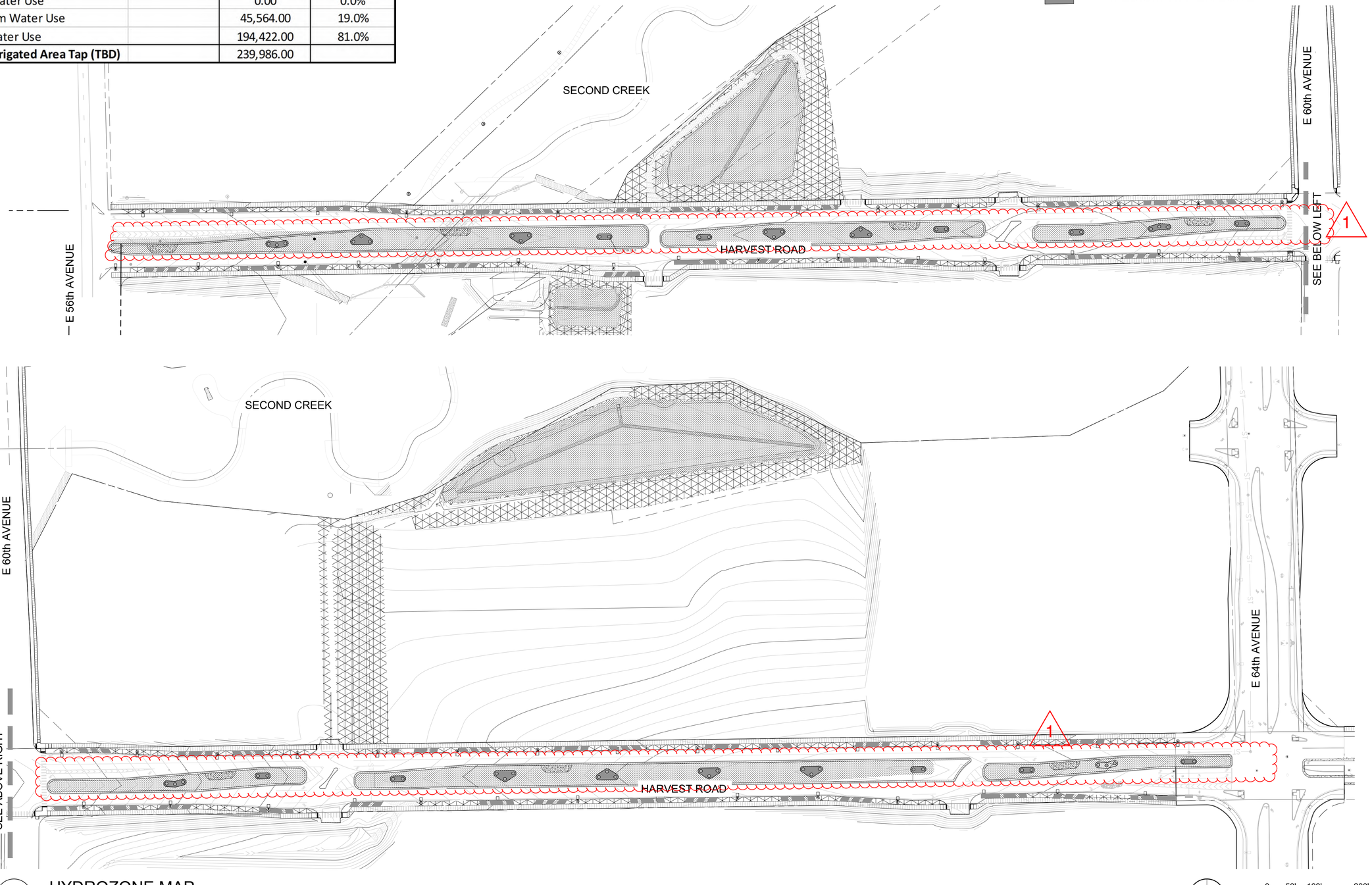
HARVEST ROAD at DENALI LOGISTICS PARK

INFRASTRUCTURE SITE PLAN

WATER USE TABLE	Area in SF	% of Area
Total Landscape Area	**239,986.00**	
High Water Use	0.00	0.0%
Medium Water Use	45,564.00	19.0%
Low Water Use	194,422.00	81.0%
Total Irrigated Area Tap (TBD)	239,986.00	

LEGEND

- Z-ZONE/NO IRRIGATION
- LOW WATER ZONE
- MEDIUM WATER ZONE



1 HYDROZONE MAP

1:100

NORTH

0 50' 100' 200'

SCALE: 1" = 100'-0"

CLIENT: BOX ELDER

PROJECT TEAM:

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DATE ISSUED:
05/17/2024

SHEET TITLE:

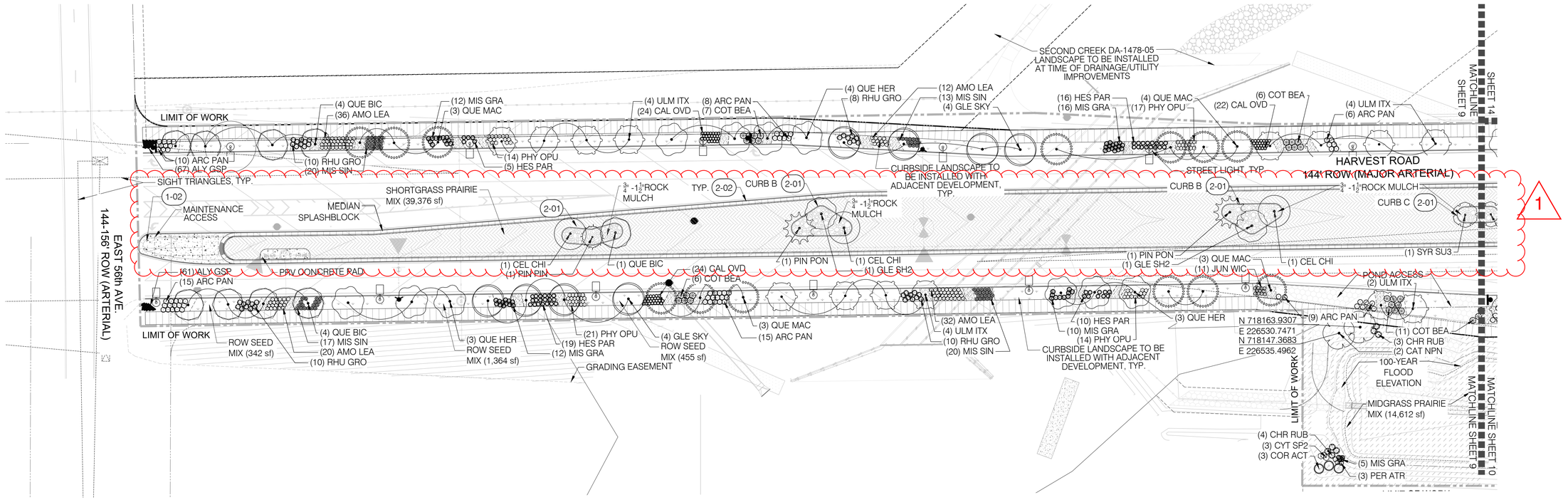
HYDROZONE MAP

SHEET NUMBER: OF:

8

HARVEST ROAD at DENALI LOGISTICS PARK

INFRASTRUCTURE SITE PLAN



1 HARVEST ROAD - LANDSCAPE PLAN

Scale: 1" = 40'-0"

NORTH 0 20' 40' 80'

SCALE: 1" = 40'-0"

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
TREES			
	CAT NPN	2	CATALPA SPECIOSA WESTERN WESTERN CATALPA
	CEL CHI	3	CELTIS OCCIDENTALIS 'CHICAGOLAND' CHICAGOLAND HACKBERRY
	GLE SH2	2	GLEDITSIA TRIACANTHOS INERMIS `SHADEMASTER` SHADEMASTER LOCUST
	GLE SKY	8	GLEDITSIA TRIACANTHOS `SKYLINE` SKYLINE HONEY LOCUST
	QUE BIC	9	QUERCUS BICOLOR SWAMP WHITE OAK
	QUE MAC	13	QUERCUS MACROCARPA BURR OAK
	QUE HER	10	QUERCUS ROBUR X MACROCARPA `CLEMONS` TM HERITAGE OAK
	SYR SU3	1	SYRINGA RETICULATA `SUMMER SNOW` SUMMER SNOW JAPANESE TREE LILAC
	ULM ITX	14	ULMUS X `TRIUMPH` TRIUMPH ELM
EVERGREEN TREES			
	PIN PIN	1	PINUS EDULIS PINON PINE
	PIN PON	2	PINUS PONDEROSA PONDEROSA PINE
SHRUBS			
	AMO LEA	100	AMORPHA CANESCENS LEADPLANT
	ARC PAN	63	ARCTOSTAPHYLOS X `PANCHITO` PANCHITO MANZANITA
	CHR RUB	7	CHRYSOTHAMNUS NAUSEOSUS RUBBER RABBITBRUSH
	COR ACT	3	CORNUS STOLONIFERA `ARCTIC FIRE` ARCTIC FIRE REDTWIG DOGWOOD
	COT BEA	30	COTONEASTER DAMMERI 'CORAL BEAUTY' CORAL BEAUTY COTONEASTER
	CYT SP2	3	CYTISUS PURGANS `SPANISH GOLD` SPANISH GOLD BROOM
	HES PAR	50	HESPERALOE PARVIFLORA RED YUCCA
	PER ATR	3	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE
	PHY OPU	66	PHYSOCARPUS OPULIFOLIUS `DART`S GOLD` YELLOW NINEBARK
	RHU GRO	38	RHUS AROMATICA `GRO-LOW` GRO-LOW FRAGRANT SUMAC
GRASSES			
	CAL OVD	81	CALAMAGROSTIS X ACUTIFLORA `OVERDAM` OVERDAM FEATHER REED GRASS
	MIS GRA	55	MISCANTHUS SINENSIS 'GRACILLIMUS' EULALIA GRASS
	MIS SIN	70	MISCANTHUS SINENSIS `ADAGIO` ADAGIO EULALIA GRASS
PERENNIALS			
	ALY GSP	128	ALYSSUM WULFENIANUM `GOLDEN SPRING` GOLDEN SPRING WULFEN`S ALYSSUM
GROUND COVERS			
		11,730 SF	ROW SEED MIX
		35,814 SF	SHORTGRASS PRAIRIE MIX
		14,612 SF	MIDGRASS PRAIRIE MIX

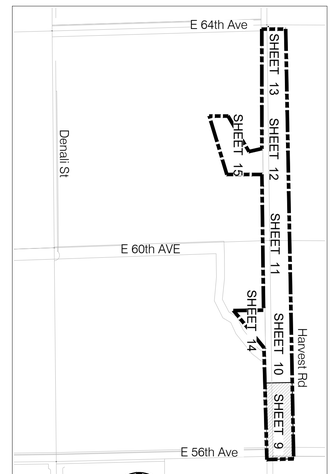
REFERENCE NOTES

SYMBOL	1 - PAVING & SURFACING DESCRIPTION
1-01	CRUSHER FINES
1-02	VEHICULAR CONCRETE
SYMBOL	**2 - WALLS & FENCES DESCRIPTION**
2-01	TREE PLANTER CONCRETE CURB
2-02	RAISED CURB SPLASHBLOCK (COA STANDARD)
SYMBOL	**8 - PLANTING DESCRIPTION**
8-01	STEEL EDGER

LEGEND

- 10' CONCRETE SIDEWALK
- EASEMENT BOUNDARY
- LIMIT OF WORK
- 100 YEAR FLOOD
- UTILITY LINES
- MATCHLINE
- SIGHT TRIANGLE
- STEEL EDGING
- STREETLIGHT
- ROAD SIGN
- CONCRETE MAINTENANCE PAD
- ACCESS ROAD - GRAVEL
- TAN CRUSHER FINES
- ¾" - 1½" ROCK MULCH

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



KEY MAP

CLIENT: BOX ELDER

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HARVEST ROAD AT DENALI LOGISTICS PARK INFRASTRUCTURE SITE PLAN

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SEAL:

NOT FOR CONSTRUCTION

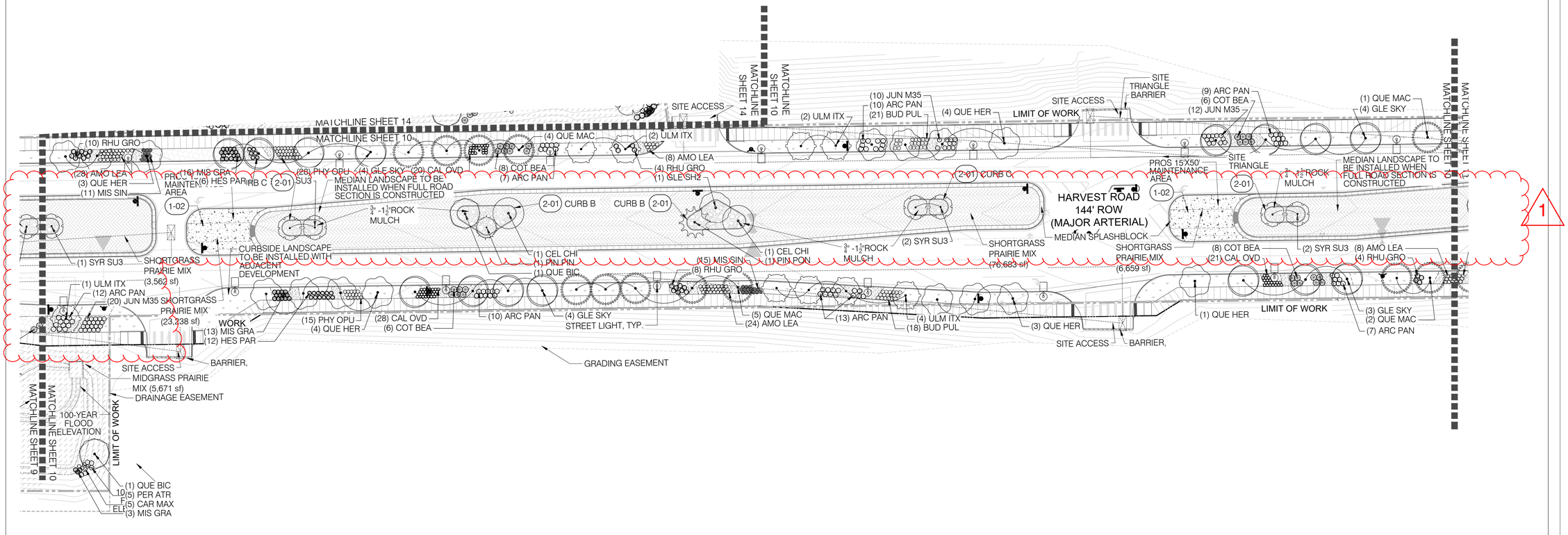
DATE ISSUED:
05/17/2024

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER: 9 OF:

HARVEST ROAD at DENALI LOGISTICS PARK

INFRASTRUCTURE SITE PLAN



1 HARVEST ROAD - LANDSCAPE PLAN

Scale: 1" = 40'-0"

NORTH 0 20' 40' 80'

SCALE: 1" = 40'-0"

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
TREES			
	CEL CHI	2	CELTIS OCCIDENTALIS `CHICAGOLAND` CHICAGOLAND HACKBERRY
	GLE SH2	1	GLEDITSIA TRIACANTHOS INERMIS `SHADEMASTER` SHADEMASTER LOCUST
	GLE SKY	15	GLEDITSIA TRIACANTHOS `SKYLINE` SKYLINE HONEY LOCUST
	QUE BIC	2	QUERCUS BICOLOR SWAMP WHITE OAK
	QUE MAC	12	QUERCUS MACROCARPA BURR OAK
	QUE HER	15	QUERCUS ROBUR X MACROCARPA `CLEMONS` TM HERITAGE OAK
	SYR SU3	7	SYRINGA RETICULATA `SUMMER SNOW` SUMMER SNOW JAPANESE TREE LILAC
	ULM ITX	9	ULMUS X `TRIUMPH` TRIUMPH ELM
EVERGREEN TREES			
	PIN PIN	1	PINUS EDULIS PINON PINE
	PIN PON	1	PINUS PONDEROSA PONDEROSA PINE
SHRUBS			
	AMO LEA	68	AMORPHA CANESCENS LEADPLANT
	ARC PAN	56	ARCTOSTAPHYLOS X `PANCHITO` PANCHITO MANZANITA
	BUD PUL	39	BUDDLEJA X PUGSTER BLUE TM PUGSTER BLUE BUTTERFLY BUSH
	CAR MAX	5	CARAGANA MAXIMOWICZIANA MAXIMOWICZ PEASHRUB
	COT BEA	28	COTONEASTER DAMMERI 'CORAL BEAUTY' CORAL BEAUTY COTONEASTER
	HES PAR	18	HESPERALOE PARVIFLORA RED YUCCA
	PER ATR	5	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE
	PHY OPU	43	PHYSOCARPUS OPULIFOLIUS `DART`S GOLD` YELLOW NINEBARK
	RHU GRO	26	RHUS AROMATICA `GRO-LOW` GRO-LOW FRAGRANT SUMAC
GRASSES			
	CAL OVD	84	CALAMAGROSTIS X ACUTIFLORA `OVERDAM` OVERDAM FEATHER REED GRASS
	MIS GRA	32	MISCANTHUS SINENSIS 'GRACILLIMUS' EULALIA GRASS
	MIS SIN	26	MISCANTHUS SINENSIS `ADAGIO` ADAGIO EULALIA GRASS
EVERGREEN SHRUBS			
	JUN M35	42	JUNIPERUS COMMUNIS `MONDAP` TM ALPINE CARPET COMMON JUNIPER
GROUND COVERS			
		13,919 SF	ROW SEED MIX
		33,459 SF	SHORTGRASS PRAIRIE MIX
		5,671 SF	MIDGRASS PRAIRIE MIX

REFERENCE NOTES

1 - PAVING & SURFACING

SYMBOL	DESCRIPTION
1-01	CRUSHER FINES
1-02	VEHICULAR CONCRETE

2 - WALLS & FENCES

SYMBOL	DESCRIPTION
2-01	TREE PLANTER CONCRETE CURB
2-02	RAISED CURB SPLASHBLOCK (COA STANDARD)

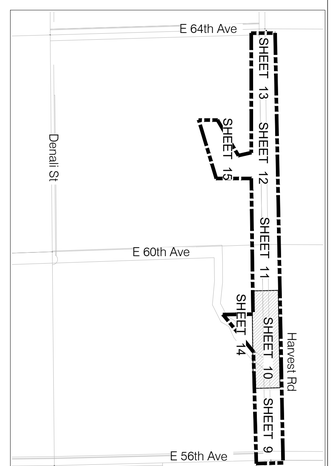
8 - PLANTING

SYMBOL	DESCRIPTION
8-01	STEEL EDGER

LEGEND

- 10' CONCRETE SIDEWALK
- EASEMENT BOUNDARY
- LIMIT OF WORK
- 100 YEAR FLOOD
- UTILITY LINES
- MATCHLINE
- SIGHT TRIANGLE
- STEEL EDGING
- STREETLIGHT
- ROAD SIGN
- CONCRETE MAINTENANCE PAD
- ACCESS ROAD - GRAVEL
- TAN CRUSHER FINES
- 3/4" - 1 1/2" ROCK MULCH

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



KEY MAP NORTH

CLIENT: BOX ELDER

PROJECT TEAM:

Dig Studio
1521 15TH STREET
DENVER, COLORADO 80202
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303.431.6100 MARTINMARTIN.COM

AE DESIGN
Integrated Lighting and Electrical Solutions
1900 Wazee Street #205 | Denver, CO 80202 | 303.296.3034
aedesign-inc.com Project #:5040.00

HARVEST ROAD AT DENALI LOGISTICS PARK INFRASTRUCTURE SITE PLAN

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SEAL:

NOT FOR CONSTRUCTION

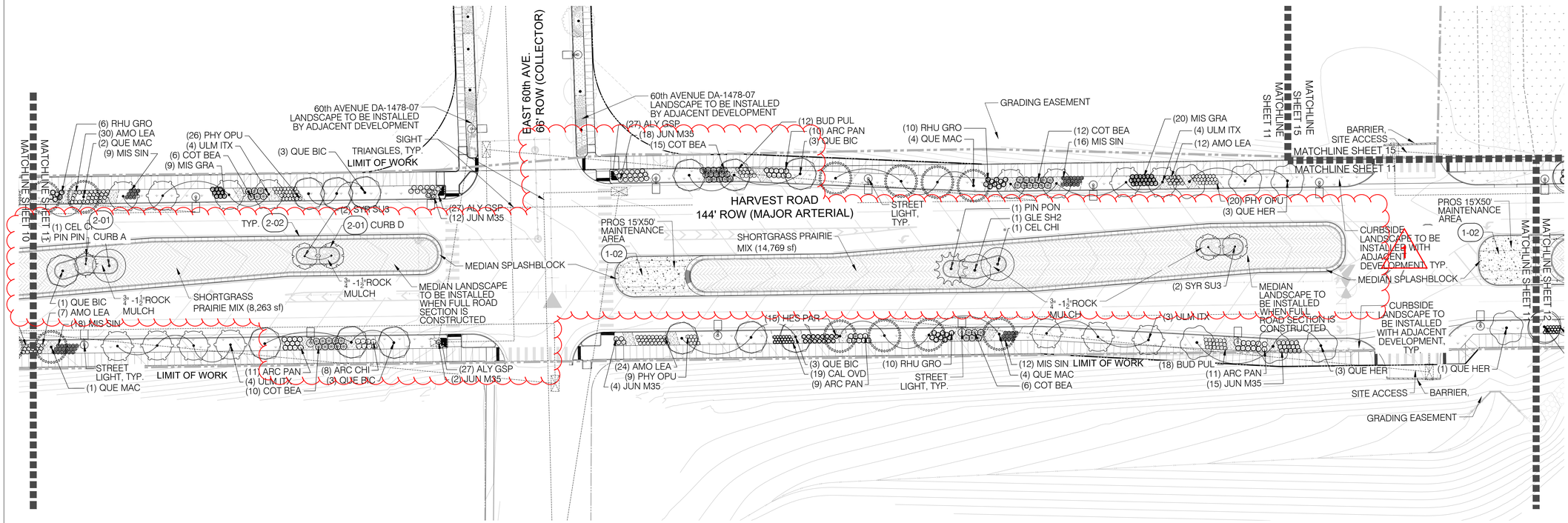
DATE ISSUED:
05/17/2024

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER: OF:
10

HARVEST ROAD at DENALI LOGISTICS PARK

INFRASTRUCTURE SITE PLAN



1 HARVEST ROAD - LANDSCAPE PLAN

Scale: 1" = 40'-0"

NORTH 0 20' 40' 80'

SCALE: 1" = 40'-0"

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
TREES			
	CEL CHI	2	CELTIS OCCIDENTALIS `CHICAGOLAND` CHICAGOLAND HACKBERRY
	GLE SH2	1	GLEDITSIA TRIACANTHOS INERMIS `SHADEMASTER` SHADEMASTER LOCUST
	QUE BIC	13	QUERCUS BICOLOR SWAMP WHITE OAK
	QUE MAC	11	QUERCUS MACROCARPA BURR OAK
	QUE HER	7	QUERCUS ROBUR X MACROCARPA `CLEMONS` TM HERITAGE OAK
	SYR SU3	4	SYRINGA RETICULATA `SUMMER SNOW` SUMMER SNOW JAPANESE TREE LILAC
	ULM ITX	15	ULMUS X `TRIUMPH` TRIUMPH ELM
EVERGREEN TREES			
	PIN PIN	1	PINUS EDULIS PINON PINE
	PIN PON	1	PINUS PONDEROSA PONDEROSA PINE
SHRUBS			
	AMO LEA	73	AMORPHA CANESCENS LEADPLANT
	ARC CHI	8	ARCTOSTAPHYLOS X COLORADOENSIS 'CHIEFTAIN' CHIEFTAIN MOCK BEARBERRY MANZANITA
	ARC PAN	30	ARCTOSTAPHYLOS X `PANCHITO` PANCHITO MANZANITA
	BUD PUL	30	BUDDLEJA X PUGSTER BLUE TM PUGSTER BLUE BUTTERFLY BUSH
	COT BEA	34	COTONEASTER DAMMERI 'CORAL BEAUTY' CORAL BEAUTY COTONEASTER
	HES PAR	15	HESPERALOE PARVIFLORA RED YUCCA
	PHY OPU	55	PHYSOCARPUS OPULIFOLIUS `DART`S GOLD` YELLOW NINEBARK
	RHU GRO	26	RHUS AROMATICA `GRO-LOW` GRO-LOW FRAGRANT SUMAC
GRASSES			
	CAL OVD	65	CALAMAGROSTIS X ACUTIFLORA `OVERDAM` OVERDAM FEATHER REED GRASS
	MIS GRA	29	MISCANTHUS SINENSIS 'GRACILLIMUS' EULALIA GRASS
	MIS SIN	55	MISCANTHUS SINENSIS `ADAGIO` ADAGIO EULALIA GRASS
PERENNIALS			
	ALY GSP	81	ALYSSUM WULFENIANUM `GOLDEN SPRING` GOLDEN SPRING WULFEN`S ALYSSUM
EVERGREEN SHRUBS			
	JUN M35	51	JUNIPERUS COMMUNIS `MONDAP` TM ALPINE CARPET COMMON JUNIPER
GROUND COVERS			
		12,917 SF	ROW SEED MIX
		23,223 SF	SHORTGRASS PRAIRIE MIX

REFERENCE NOTES

SYMBOL	1 - PAVING & SURFACING DESCRIPTION
1-01	CRUSHER FINES
1-02	VEHICULAR CONCRETE

SYMBOL	2 - WALLS & FENCES DESCRIPTION
2-01	TREE PLANTER CONCRETE CURB
2-02	RAISED CURB SPLASHBLOCK (COA STANDARD)

SYMBOL	8 - PLANTING DESCRIPTION
8-01	STEEL EDGER

LEGEND

- 10' CONCRETE SIDEWALK
- EASEMENT BOUNDARY
- LIMIT OF WORK
- 100 YEAR FLOOD
- UTILITY LINES
- MATCHLINE
- SIGHT TRIANGLE
- STEEL EDGING
- STREETLIGHT
- ROAD SIGN
- CONCRETE MAINTENANCE PAD
- ACCESS ROAD - GRAVEL
- TAN CRUSHER FINES
- ¾" - 1½" ROCK MULCH

NOTE:
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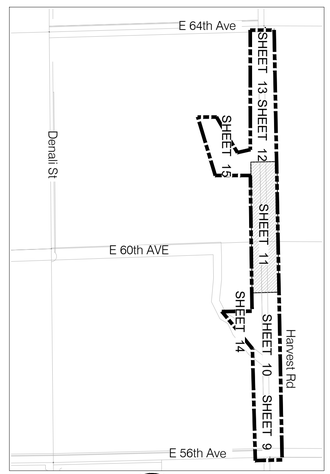

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aedesign-inc.com Project #:5040.00

HARVEST ROAD AT DENALI LOGISTICS PARK INFRASTRUCTURE SITE PLAN

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SEAL:

NOT FOR CONSTRUCTION

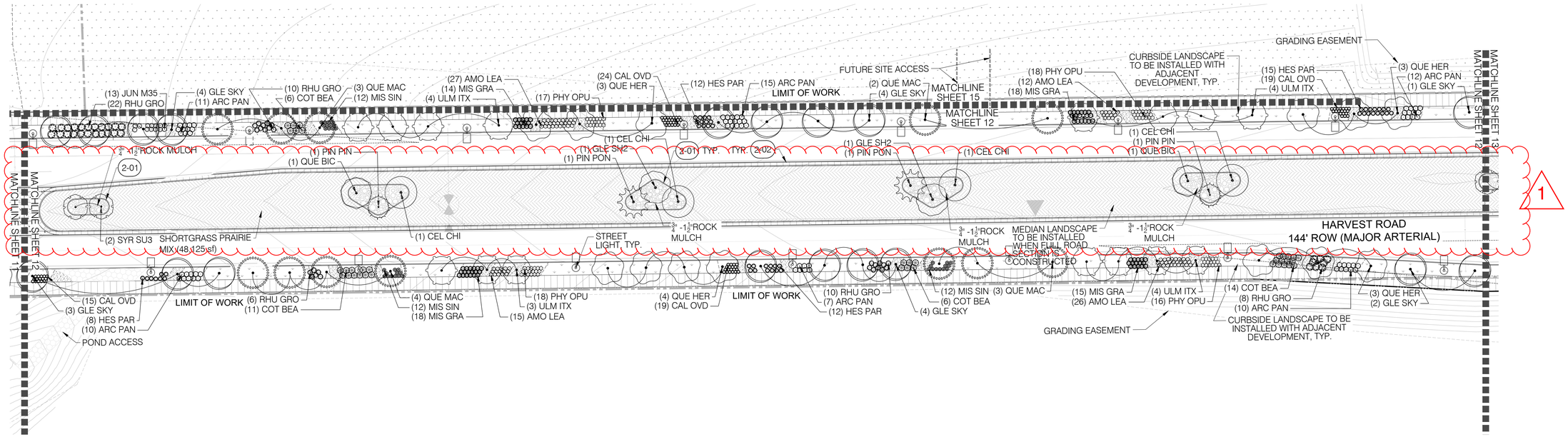
DATE ISSUED:
05/17/2024

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER: 11 OF:

HARVEST ROAD at DENALI LOGISTICS PARK

INFRASTRUCTURE SITE PLAN



1 HARVEST ROAD - LANDSCAPE PLAN

Scale: 1" = 40'-0"

NORTH

0 20' 40' 80'

SCALE: 1" = 40'-0"

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
TREES			
	CEL CHI	4	CELTIS OCCIDENTALIS 'CHICAGOLAND' CHICAGOLAND HACKBERRY
	GLE SH2	2	GLEDITSIA TRIACANTHOS INERMIS `SHADEMASTER` SHADEMASTER LOCUST
	GLE SKY	18	GLEDITSIA TRIACANTHOS `SKYLINE` SKYLINE HONEY LOCUST
	QUE BIC	2	QUERCUS BICOLOR SWAMP WHITE OAK
	QUE MAC	12	QUERCUS MACROCARPA BURR OAK
	QUE HER	13	QUERCUS ROBUR X MACROCARPA `CLEMONS` TM HERITAGE OAK
	SYR SU3	2	SYRINGA RETICULATA `SUMMER SNOW` SUMMER SNOW JAPANESE TREE LILAC
	ULM ITX	15	ULMUS X `TRIUMPH` TRIUMPH ELM
EVERGREEN TREES			
	PIN PIN	2	PINUS EDULIS PINON PINE
	PIN PON	2	PINUS PONDEROSA PONDEROSA PINE
SHRUBS			
	AMO LEA	80	AMORPHA CANESCENS LEADPLANT
	ARC PAN	65	ARCTOSTAPHYLOS X `PANCHITO` PANCHITO MANZANITA
	COT BEA	23	COTONEASTER DAMMERI 'CORAL BEAUTY' CORAL BEAUTY COTONEASTER
	HES PAR	55	HESPERALOE PARVIFLORA RED YUCCA
	PHY OPU	69	PHYSOCARPUS OPULIFOLIUS `DART`S GOLD` YELLOW NINEBARK
	RHU GRO	26	RHUS AROMATICA `GRO-LOW` GRO-LOW FRAGRANT SUMAC

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
GRASSES			
	CAL OVD	131	CALAMAGROSTIS X ACUTIFLORA `OVERDAM` OVERDAM FEATHER REED GRASS
	MIS GRA	65	MISCANTHUS SINENSIS 'GRACILLIMUS' EULALIA GRASS
	MIS SIN	36	MISCANTHUS SINENSIS `ADAGIO` ADAGIO EULALIA GRASS
EVERGREEN SHRUBS			
	JUN M35	13	JUNIPERUS COMMUNIS `MONDAP` TM ALPINE CARPET COMMON JUNIPER
GROUND COVERS			
		12,904 SF	ROW SEED MIX
		23,223 SF	SHORTGRASS PRAIRIE MIX

REFERENCE NOTES

SYMBOL	1 - PAVING & SURFACING DESCRIPTION
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1-02	VEHICULAR CONCRETE
SYMBOL	**2 - WALLS & FENCES DESCRIPTION**
2-01	TREE PLANTER CONCRETE CURB
2-02	RAISED CURB SPLASHBLOCK (COA STANDARD)
SYMBOL	**8 - PLANTING DESCRIPTION**
8-01	STEEL EDGER

LEGEND

- 10' CONCRETE SIDEWALK
- EASEMENT BOUNDARY
- LIMIT OF WORK
- 100 YEAR FLOOD
- UTILITY LINES
- MATCHLINE
- SIGHT TRIANGLE
- STEEL EDGING
- STREETLIGHT
- ROAD SIGN
- CONCRETE MAINTENANCE PAD
- ACCESS ROAD - GRAVEL
- TAN CRUSHER FINES
- ¾" - 1½" ROCK MULCH

NOTE:
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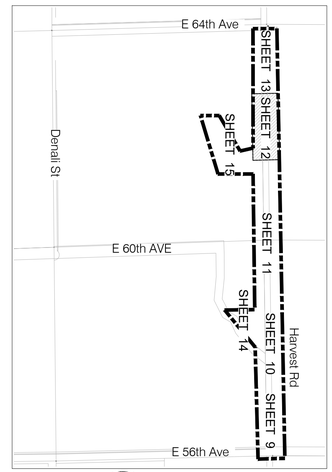

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aedesign-inc.com Project #:5040.00

HARVEST ROAD AT DENALI LOGISTICS PARK INFRASTRUCTURE SITE PLAN

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SEAL:

NOT FOR CONSTRUCTION

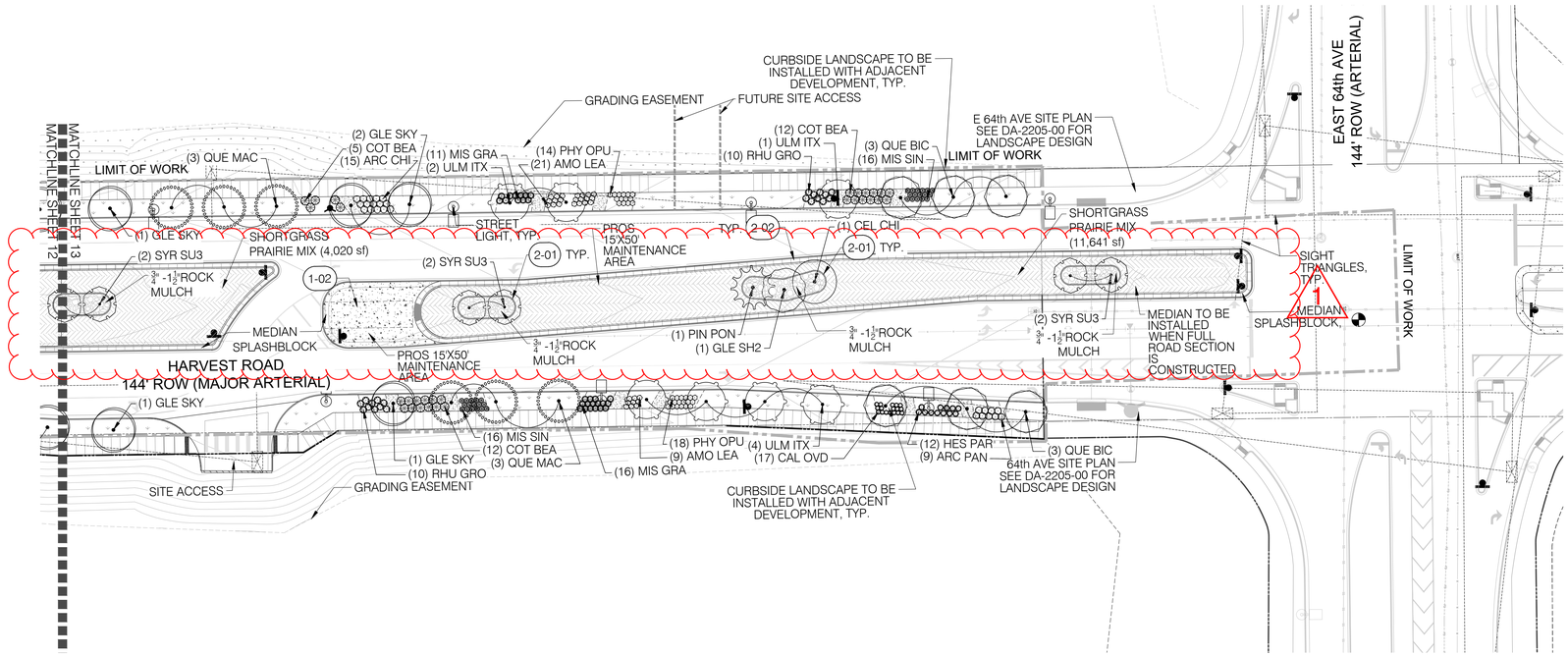
DATE ISSUED:
05/17/2024

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER: OF:
12

HARVEST ROAD at DENALI LOGISTICS PARK

INFRASTRUCTURE SITE PLAN



1 HARVEST ROAD - LANDSCAPE PLAN

Scale: 1" = 40'-0"

NORTH 0 20' 40' 80'

SCALE: 1" = 40'-0"

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
TREES			
	CEL CHI	1	CELTIS OCCIDENTALIS `CHICAGOLAND` CHICAGOLAND HACKBERRY
	GLE SH2	1	GLEDITSIA TRIACANTHOS INERMIS `SHADEMASTER` SHADEMASTER LOCUST
	GLE SKY	5	GLEDITSIA TRIACANTHOS `SKYLINE` SKYLINE HONEY LOCUST
	QUE BIC	6	QUERCUS BICOLOR SWAMP WHITE OAK
	QUE MAC	6	QUERCUS MACROCARPA BURR OAK
	SYR SU3	6	SYRINGA RETICULATA `SUMMER SNOW` SUMMER SNOW JAPANESE TREE LILAC
	ULM ITX	7	ULMUS X `TRIUMPH` TRIUMPH ELM
EVERGREEN TREES			
	PIN PON	1	PINUS PONDEROSA PONDEROSA PINE
SHRUBS			
	AMO LEA	30	AMORPHA CANESCENS LEADPLANT
	ARC CHI	15	ARCTOSTAPHYLOS X COLORADOENSIS `CHIEFTAIN` CHIEFTAIN MOCK BEARBERRY MANZANITA
	ARC PAN	9	ARCTOSTAPHYLOS X `PANCHITO` PANCHITO MANZANITA
	COT BEA	29	COTONEASTER DAMMERI `CORAL BEAUTY` CORAL BEAUTY COTONEASTER
	HES PAR	12	HESPERALOE PARVIFLORA RED YUCCA
	PHY OPU	32	PHYSOCARPUS OPULIFOLIUS `DART`S GOLD` YELLOW NINEBARK
	RHU GRO	20	RHUS AROMATICA `GRO-LOW` GRO-LOW FRAGRANT SUMAC

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
GRASSES			
	CAL OVD	17	CALAMAGROSTIS X ACUTIFLORA `OVERDAM` OVERDAM FEATHER REED GRASS
	MIS GRA	27	MISCANTHUS SINENSIS 'GRACILLIMUS' EULALIA GRASS
	MIS SIN	32	MISCANTHUS SINENSIS `ADAGIO` ADAGIO EULALIA GRASS
GROUND COVERS			
		12,917 SF	ROW SEED MIX
		23,223 SF	SHORTGRASS PRAIRIE MIX

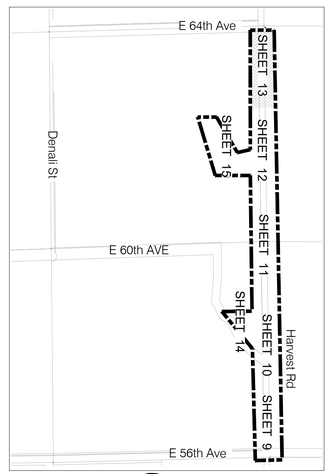
REFERENCE NOTES

SYMBOL	1 - PAVING & SURFACING DESCRIPTION
1-01	CRUSHER FINES
1-02	VEHICULAR CONCRETE
SYMBOL	**2 - WALLS & FENCES DESCRIPTION**
2-01	TREE PLANTER CONCRETE CURB
2-02	RAISED CURB SPLASHBLOCK (COA STANDARD)
SYMBOL	**8 - PLANTING DESCRIPTION**
8-01	STEEL EDGER

LEGEND

- 10' CONCRETE SIDEWALK
- EASEMENT BOUNDARY
- LIMIT OF WORK
- 100 YEAR FLOOD
- UTILITY LINES
- MATCHLINE
- SIGHT TRIANGLE
- STEEL EDGING
- STREETLIGHT
- ROAD SIGN
- CONCRETE MAINTENANCE PAD
- ACCESS ROAD - GRAVEL
- TAN CRUSHER FINES
- 3/4" - 1 1/2" ROCK MULCH

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



KEY MAP

NORTH

CLIENT: BOX ELDER

PROJECT TEAM:

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HARVEST ROAD AT DENALI LOGISTICS PARK INFRASTRUCTURE SITE PLAN

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SEAL:

NOT FOR CONSTRUCTION

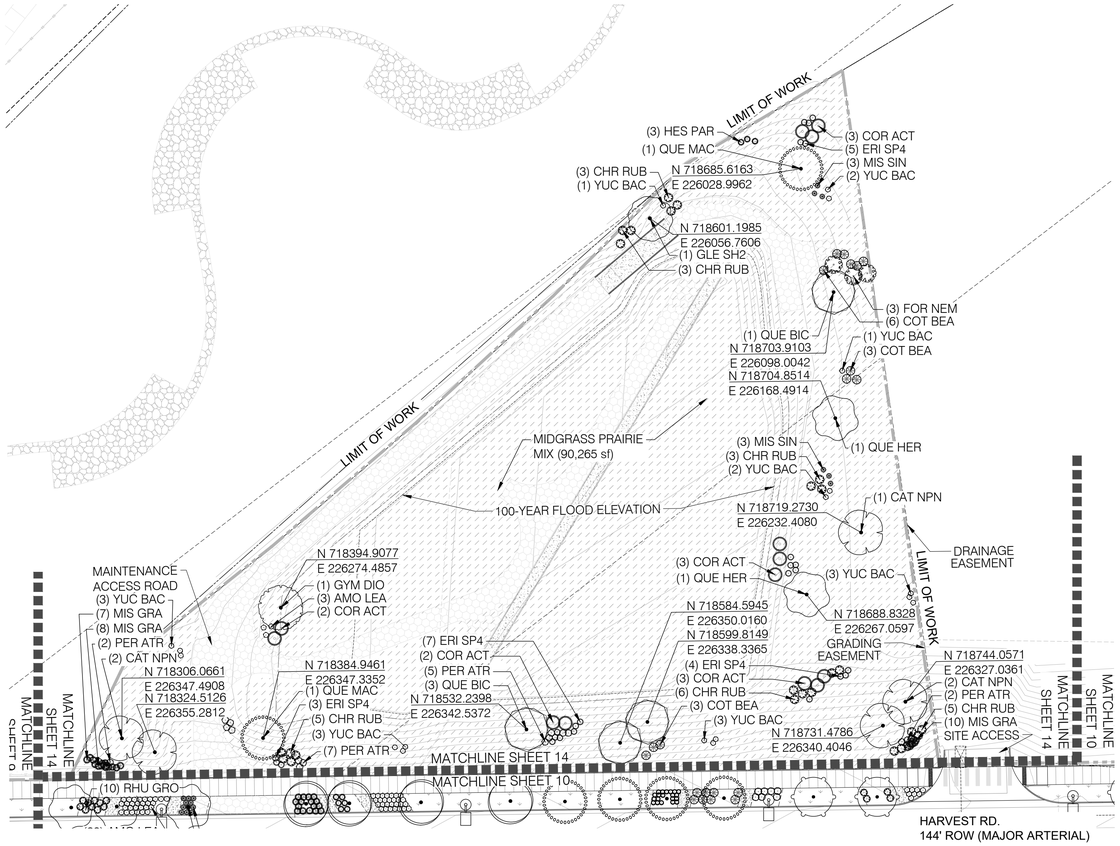
DATE ISSUED:
05/17/2024

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER: 13 OF:

HARVEST ROAD at DENALI LOGISTICS PARK

INFRASTRUCTURE SITE PLAN



1 HARVEST ROAD - LANDSCAPE PLAN

Scale: 1" = 40'-0"

NORTH

0 20' 40' 80'

SCALE: 1" = 40'-0"

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
TREES			
	CAT NPN	5	CATALPA SPECIOSA WESTERN WESTERN CATALPA
	GLE SH2	1	GLEDITSIA TRIACANTHOS INERMIS `SHADEMASTER` SHADEMASTER LOCUST
	GYM DIO	1	GYMNOCLADUS DIOICA `ESPRESSO` KENTUCKY COFFEETREE
	QUE BIC	4	QUERCUS BICOLOR SWAMP WHITE OAK
	QUE MAC	2	QUERCUS MACROCARPA BURR OAK
	QUE HER	2	QUERCUS ROBUR X MACROCARPA `CLEMONS` TM HERITAGE OAK
SHRUBS			
	AMO LEA	3	AMORPHA CANESCENS LEADPLANT
	CHR RUB	25	CHRYSOTHAMNUS NAUSEOSUS RUBBER RABBITBRUSH
	COR ACT	13	CORNUS STOLONIFERA `ARCTIC FIRE` ARCTIC FIRE REDTWIG DOGWOOD
	COT BEA	12	COTONEASTER DAMMERI `CORAL BEAUTY` CORAL BEAUTY COTONEASTER
	ERI SP4	24	ERICAMERIA NAUSEOSA SPECIOSA DWARF BLUE RABBITBRUSH
	FOR NEM	3	FORESTIERA NEOMEXICANA NEW MEXICO PRIVET
	HES PAR	3	HESPERALOE PARVIFLORA RED YUCCA
	PER ATR	16	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE
	YUC BAC	18	YUCCA BACCATA BANANA YUCCA
GRASSES			
	MIS GRA	25	MISCANTHUS SINENSIS 'GRACILLIMUS' EULALIA GRASS
	MIS SIN	6	MISCANTHUS SINENSIS `ADAGIO` ADAGIO EULALIA GRASS
GROUND COVERS			
		90,265 SF	MIDGRASS PRAIRIE MIX

LEGEND

- 10' CONCRETE SIDEWALK
- EASEMENT BOUNDARY
- LIMIT OF WORK
- 100 YEAR FLOOD
- UTILITY LINES
- MATCHLINE
- SIGHT TRIANGLE
- STEEL EDGING
- STREETLIGHT
- ROAD SIGN
- CONCRETE MAINTENANCE PAD
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- ¾" - 1½" ROCK MULCH

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

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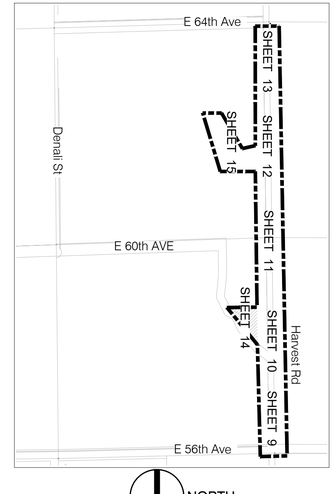
SYMBOL	**8 - PLANTING DESCRIPTION**
8-01	STEEL EDGER



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Integrated Lighting and Electrical Solutions
1900 Wazee Street #205 | Denver, CO 80202 | 303.296.3034
aedesign-inc.com Project #:5040.00

HARVEST ROAD AT DENALI LOGISTICS PARK INFRASTRUCTURE SITE PLAN

REVISIONS:

No.	DATE	DESCRIPTION	BY

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DRAWN BY:
CHECKED BY:

SEAL:

NOT FOR CONSTRUCTION

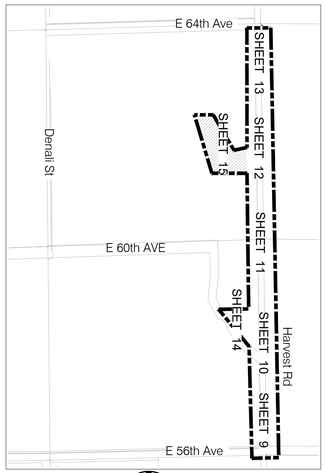
DATE ISSUED:
05/17/2024

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER: OF:
14

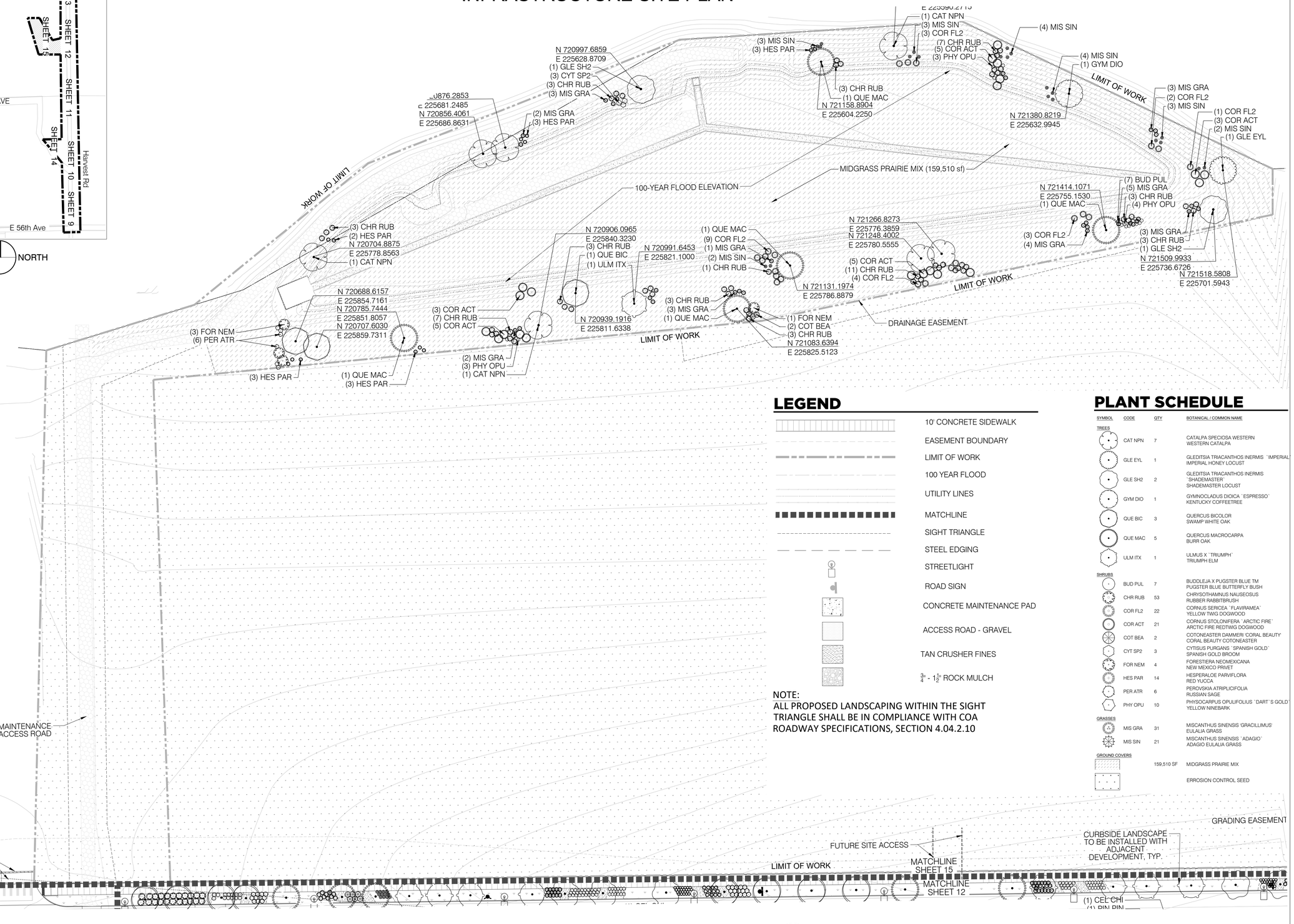
HARVEST ROAD at DENALI LOGISTICS PARK

INFRASTRUCTURE SITE PLAN



KEY MAP

NORTH



LEGEND

- 10' CONCRETE SIDEWALK
- EASEMENT BOUNDARY
- LIMIT OF WORK
- 100 YEAR FLOOD
- UTILITY LINES
- MATCHLINE
- SIGHT TRIANGLE
- STEEL EDGING
- STREETLIGHT
- ROAD SIGN
- CONCRETE MAINTENANCE PAD
- ACCESS ROAD - GRAVEL
- TAN CRUSHER FINES
- ¾" - 1½" ROCK MULCH

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

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
TREES			
	CAT NPN	7	CATALPA SPECIOSA WESTERN WESTERN CATALPA
	GLE EYL	1	GLEDITSIA TRIACANTHOS INERMIS `IMPERIAL` IMPERIAL HONEY LOCUST
	GLE SH2	2	GLEDITSIA TRIACANTHOS INERMIS `SHADEMASTER` SHADEMASTER LOCUST
	GYM DIO	1	GYMNOCLADUS DIOICA `ESPRESSO` KENTUCKY COFFEETREE
	QUE BIC	3	QUERCUS BICOLOR SWAMP WHITE OAK
	QUE MAC	5	QUERCUS MACROCARPA BURR OAK
	ULM ITX	1	ULMUS X `TRIUMPH` TRIUMPH ELM
SHRUBS			
	BUD PUL	7	BUDDLEJA X PUGSTER BLUE TM PUGSTER BLUE BUTTERFLY BUSH
	CHR RUB	53	CHRYSOTHAMNUS NAUSEOSUS RUBBER RABBITBRUSH
	COR FL2	22	CORNUS SERICEA `FLAVIRAMEA` YELLOW TWIG DOGWOOD
	COR ACT	21	CORNUS STOLONIFERA `ARCTIC FIRE` ARCTIC FIRE REDTWIG DOGWOOD
	COT BEA	2	COTONEASTER DAMMERI 'CORAL BEAUTY' CORAL BEAUTY COTONEASTER
	CYT SP2	3	CYTISUS PURGANS `SPANISH GOLD` SPANISH GOLD BROOM
	FOR NEM	4	FORESTIERA NEOMEXICANA NEW MEXICO PRIVET
	HES PAR	14	HESPERALOE PARVIFLORA RED YUCCA
	PER ATR	6	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE
	PHY OPU	10	PHYSOCARPUS OPULIFOLIUS `DART`S GOLD` YELLOW NINEBARK
GRASSES			
	MIS GRA	31	MISCANTHUS SINENSIS 'GRACILLIMUS' EULALIA GRASS
	MIS SIN	21	MISCANTHUS SINENSIS `ADAGIO` ADAGIO EULALIA GRASS
GROUND COVERS			
		159,510 SF	MIDGRASS PRAIRIE MIX
			ERROSION CONTROL SEED

1 HARVEST ROAD - LANDSCAPE PLAN
Scale: 1" = 40'-0"

NORTH
0 20' 40' 80'
SCALE: 1" = 40'-0"

CLIENT:
BOX ELDER

PROJECT TEAM:

Dig Studio
1521 15TH STREET
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HARVEST ROAD AT DENALI LOGISTICS PARK INFRASTRUCTURE SITE PLAN

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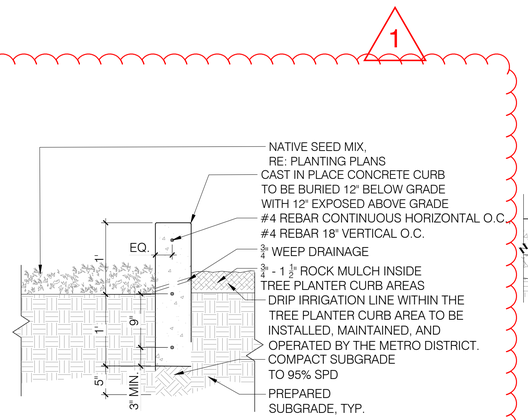
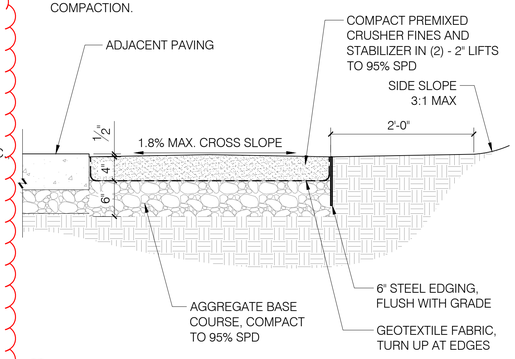


1 TREE PLANTER CURB - SECTION

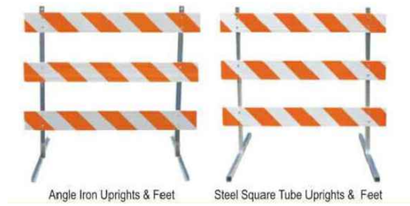
1" = 1'-0"

NOTE: PRE-MIX CRUSHER FINES WITH STABILIZER AND WATER TO MANUFACTURER'S RECOMMENDATION PRIOR TO INSTALLATION AND COMPACTION.



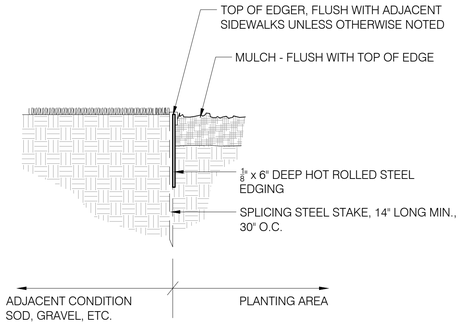
2 CRUSHER FINES PAVING

1" = 1'-0"



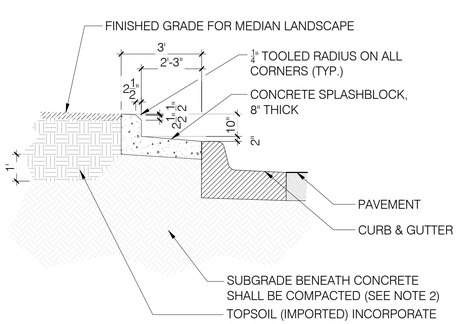
3 BARRIER - CDOT TYPE 3

1/2" = 1'-0"



4 STEEL EDGER

1 1/2" = 1'-0"

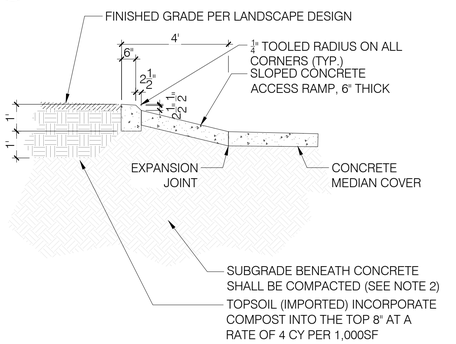


NOTES:

1. ALL CONCRETE TO BE FIBER REINFORCED, 4,000LB MIX . FIBER MESH TO BE ADDED TO CONCRETE MIX AT A RATE OF 1.5 LBS PER CUBIC YARD.
2. SEE SECTION 20.06.8 IN THE ROADWAY DESIGN AND CONSTRUCTION SPECIFICATIONS TO DETERMINE IF STANDARD PROCTOR OR MODIFIED PROCTOR SHOULD BE USED FOR DENSITY MEASUREMENTS AND REQUIRED COMPACTION REQUIREMENTS.
3. SEE THE ROADWAY DESIGN AND CONSTRUCTION SPECIFICATIONS, DETAIL S2.4 FOR SLOTTED DRAIN DETAIL AND DETAIL S7.1. NOTE 2 FOR SLOTTED DRAIN LOCATIONS.

5 MEDIAN SPLASHBLOCK

3/8" = 1'-0" P-BO-17



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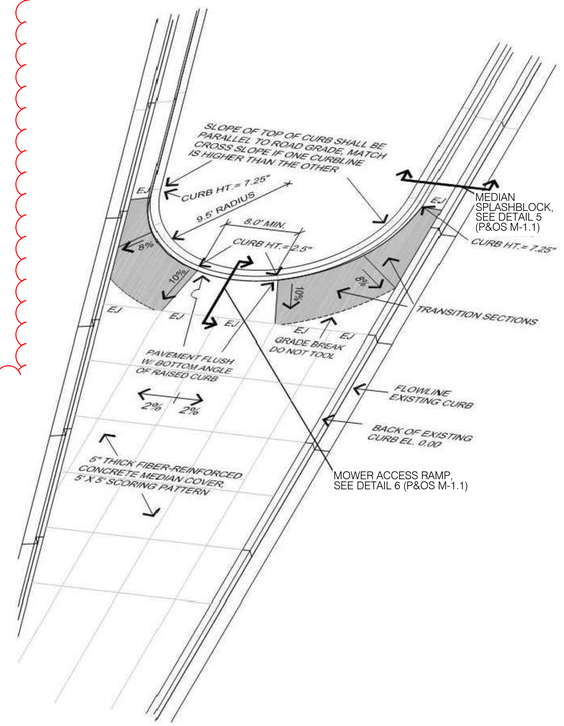
6 MOWER ACCESS RAMP

3/8" = 1'-0" P-BO-80



1

7 MEDIAN PAVING & ACCESS RAMP

3/8" = 1'-0" P-BO-81

CLIENT:
BOX ELDER

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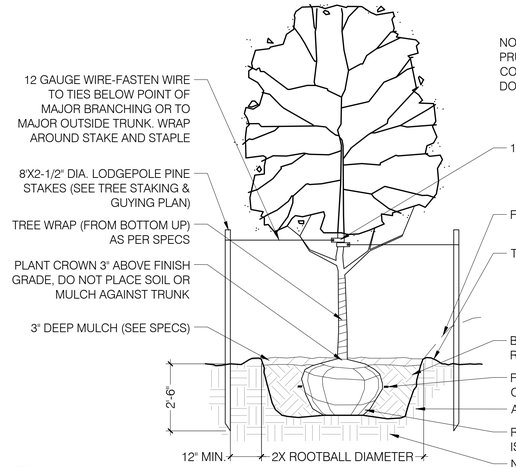


NOTE:
PRUNE DAMAGED OR DEAD WOOD AT COMPLETION OF PLANTING OPERATION. DO NOT CUT LEADER.

12"X1 1/2" NYLON/COTTON WEAVE TIES W/ 3/4" GROMMETS

FOR SLOPE PLANTING, BALANCE CUT AND FILL EAST BACK SLOPE WHERE APPLICABLE

TEMPORARY 3" HIGH WATER RETENTION BASIN

BACKFILL PLANTING MIX (SEE SPECS) NOTE: IF HOLE IS TOO DEEP, ANY SOIL ADDED TO RAISE ROOTBALL SHOULD BE COMPACTED

FERTILIZER TABLETS, TYP. INCORPORATE LIQUID ROOT STIMULANT AS PART OF PLANTING OPERATION

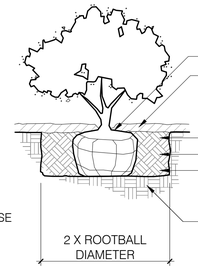
ANGLE AND SCARIFY SIDES OF HELP PRIOR TO BACKFILLING

REMOVE FROM BOX OR WIRE BASKET AND TURN DOWN TOP HALF OF BURLAP AFTER ROOBALL IS BURIED 2/3 IN PIT

NATIVE (OR COMPACTED) SUBGRADE

1 TREE PLANTING

3/8" = 1'-0" P-BE-09



PLANT CROWN 1" ABOVE FINISH GRADE

3" DEEP SHREDDED WOOD MULCH

PLANTING MIX

SCARIFY SIDES OF HOLE PRIOR TO BACK-FILLING

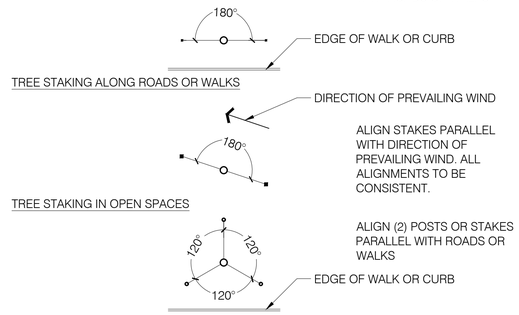
REMOVE PLANT FROM CONTAINER OR PEEL BACK BURLAP AND REMOVE TWINE / WIRE FROM ROOT BALL AFTER 2/3 BURIED IN PIT.

PLACE ON UNDISTURBED SUBGRADE

NOTE:INCORPORATE LIQUID ROOT STIMULANT AS PART OF PLANTING OPERATION

2 SHRUB PLANTING

1/2" = 1'-0"



ALIGN STAKES PARALLEL WITH ROADS OR WALKS

EDGE OF WALK OR CURB

TREE STAKING ALONG ROADS OR WALKS

DIRECTION OF PREVAILING WIND

ALIGN STAKES PARALLEL WITH DIRECTION OF PREVAILING WIND. ALL ALIGNMENTS TO BE CONSISTENT.

TREE STAKING IN OPEN SPACES

ALIGN (2) POSTS OR STAKES PARALLEL WITH ROADS OR WALKS

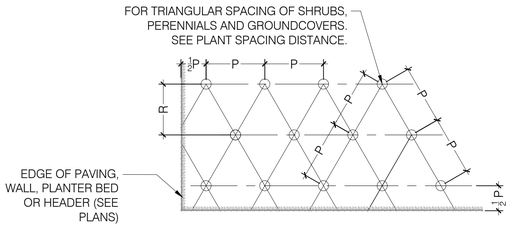
EDGE OF WALK OR CURB

TREE GUYING OR THREE STAKE LAYOUT

3 TREE STAKING AND GUYING

3/8" = 1'-0" P-BE-10

P TRIANGULAR	R ROW	AREA PER PLANT SQ.FT.
4"	3 7/16"	.096
6"	5 1/4"	.22
8"	7"	.385
10"	8 3/4"	.60
12"	10 3/8"	.87
18"	1'-3 5/8"	1.95
24"	1'-8 3/4"	3.46
30"	2'-2"	5.42
3'	2'-7"	7.80
4'	3'-5 1/2"	13.84
5'	4'-4"	21.65
6'	5'-2 3/8"	31.20



4 SHRUB AND PERENNIAL SPACING

3/8" = 1'-0" P-BE-12

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