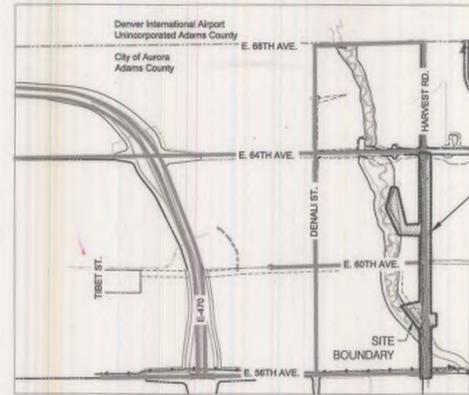


# HARVEST ROAD at DENALI LOGISTICS PARK

## 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



1 VICINITY MAP  
1" = 4000'

### CITY OF AURORA APPROVALS

City Attorney: \_\_\_\_\_ Date: 2/24/23  
 Planning Director: [Signature] Date: 2/23/23  
 Planning and Zoning Commission: \_\_\_\_\_  
 Date: \_\_\_\_\_ (Chairperson)  
 City Council: \_\_\_\_\_ Date: \_\_\_\_\_  
 Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
 (City Clerk)

### LEGAL DESCRIPTION

SEE SHEET 2

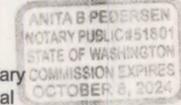
### OWNER'S SIGNATURES (CONTINUED)

**Owner 3:**  
**MICROSOFT CORPORATION, A WASHINGTON CORPORATION**  
 In witness thereof, Benjamin O. Oondorff has caused these presents to be executed this \_\_\_\_\_ day of \_\_\_\_\_ AD, \_\_\_\_\_.

BY: [Signature]  
 NAME: Benjamin O. Oondorff  
 TITLE: Assistant Secretary  
 State of Washington )ss  
 County of King )

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

Witness my hand and official seal  
Anita B. Pedersen  
 (Notary Public)



My commission expires Oct 8, 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.

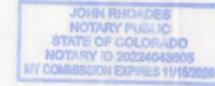
**Owner 1:**  
**DIBC CARGO, LLC, A COLORADO LIMITED LIABILITY COMPANY**  
 BY: L. C. FULENWIDER, INC. A COLORADO CORPORATION, ITS MANAGER  
 In witness thereof, \_\_\_\_\_ has caused these presents to be executed this 24th day of January AD, 2023.

BY: [Signature]  
 NAME: H. Richey 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. Richey Wells (Principals or Owners)

Witness my hand and official seal  
[Signature]  
 (Notary Public)



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: [Signature]  
 NAME: William A. Wickstrom  
 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 Wickstrom (Principals or Owners)

Witness my hand and official seal  
[Signature]  
 (Notary Public)



My commission expires 11/15/2026  
 Notary Business Address: \_\_\_\_\_

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

**DEVELOPERS**  
 H.M. METROPOLITAN DISTRICT NO 1  
 1125 17TH STREET, SUITE 2500 DENVER, CO 80202  
 CONTACT: GREGG JOHNSON  
 PHONE: 303.295.5371  
 EMAIL: GREGG@FULENWIDER.COM

**CIVIL ENGINEER**  
 MARTIN/MARTIN  
 12489 WEST COLFAX AVENUE LAKEWOOD, CO 80215  
 CONTACT: DAVID LE  
 PHONE: 303.431.5100  
 EMAIL: DLE@MARTINMARTIN.COM

**ELECTRICAL ENGINEER**  
 AE DESIGN  
 1900 WAZEE STREET #205 | DENVER, CO 80202  
 CONTACT: ERIN MAHONEY  
 PHONE: 303.296.3034  
 EMAIL: EMMAHONEY@AEDSIGN-INC.COM

**PLANNER/LANDSCAPE ARCHITECT**  
 DIG STUDIO  
 1521 15TH ST. DENVER, CO 80202  
 CONTACT: ALLISON GRAHAM  
 PHONE: 720.328.1988 EXT. 107  
 EMAIL: ALLISON@DIGSTUDIO.COM

### AMENDMENTS

1 **MEDIAN LANDSCAPE REVISED**

CLIENT:

PROJECT TEAM:

HARVEST ROAD  
 AT  
 DENALI LOGISTICS PARK  
 INFRASTRUCTURE SITE PLAN

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY:  
 DRAWN BY:  
 CHECKED BY:  
 SEAL:

NOT FOR CONSTRUCTION

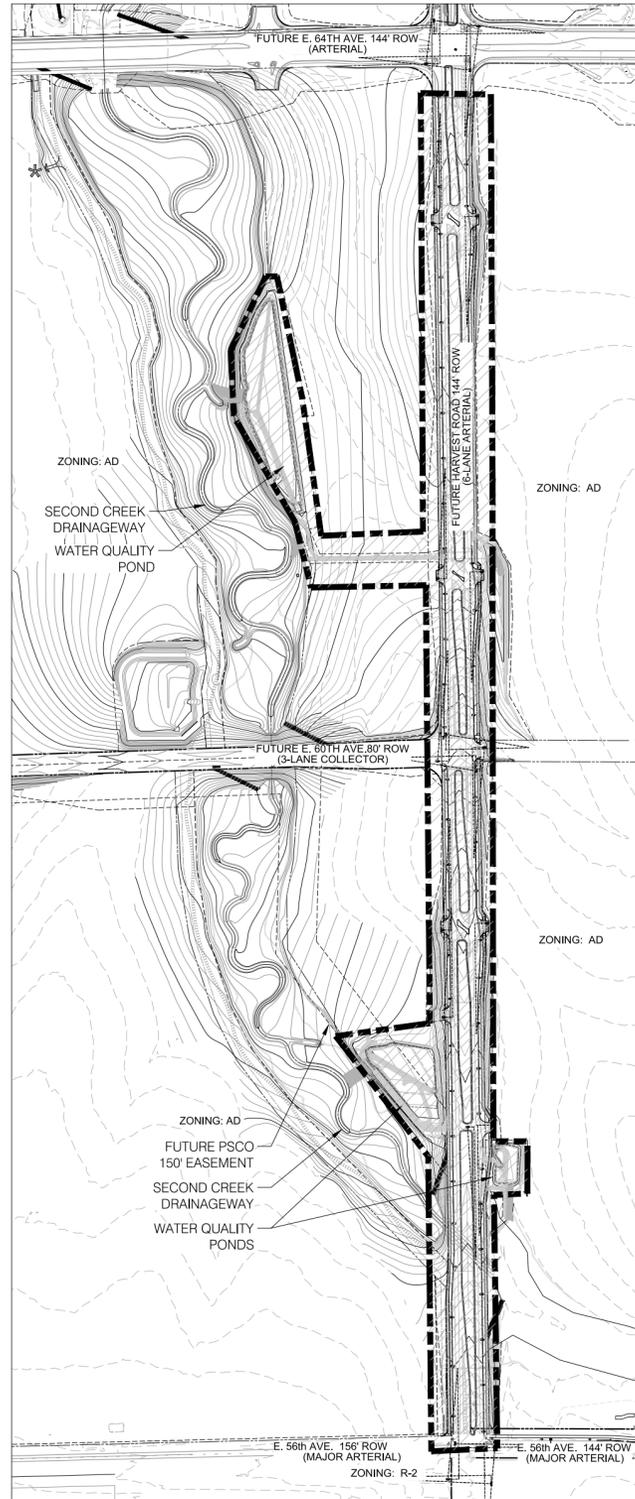
DATE ISSUED:  
 11/2/2022

SHEET TITLE:  
 COVER SHEET

SHEET NUMBER: OF:  
 1

# HARVEST ROAD at DENALI LOGISTICS PARK

## INFRASTRUCTURE SITE PLAN



### 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 S02°18'29"E A DISTANCE OF 187.72 FEET;
  - 4) THENCE S02°17'36"W A DISTANCE OF 302.63 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 UNOBSERVED 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 145-822(2) 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 ENCRUCH 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 STREET LIGHT 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.

### MAINTENANCE NOTES

1. THE METRO DISTRICT SHALL MAINTAIN THE MEDIANS FOR A 3-YEAR WARRANTY AND MAINTENANCE PERIOD FOLLOWING ISSUANCE OF THE NOTICE OF SUBSTANTIAL COMPLETION. FINAL MAINTENANCE RESPONSIBILITY WILL BE ASSUMED BY CITY OF AURORA, PARKS, RECREATION & OPEN SPACE AFTER THE WARRANTY AND MAINTENANCE PERIOD AND THE ISSUANCE OF A CERTIFICATE OF FINAL ACCEPTANCE.
2. THE MEDIANS WILL BE IRRIGATED BY WATER TRUCK FOR THREE (3) YEARS FOR ESTABLISHMENT.

### PARKS, RECREATION & OPEN SPACE STANDARD MEDIAN NOTES

1. PLANTS WITHIN THE MEDIANS WILL BE INSPECTED BY PROS STAFF UP TO THREE TIMES DURING THE GROWING SEASON (APRIL 1 - OCTOBER 1) TO IDENTIFY PLANTS THAT ARE DEAD OR DYING. CONTRACTOR SHALL REPLACE ALL DEAD AND DYING PLANTS WITHIN 3 WEEKS OF INSPECTION. NO PLANT REPLACEMENT SHALL BE MADE BETWEEN JULY 1 AND SEPTEMBER 1.
2. 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.
3. TRUCK IRRIGATED SEED MIXES SHOULD BE DRILL SEEDED AND CURLEX II EROSION BLANKET TO BE INSTALLED.

CLIENT:



PROJECT TEAM:



**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

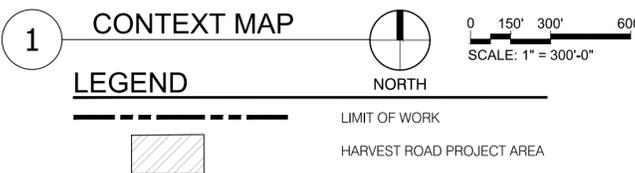
DATE ISSUED:  
03/08/2024

SHEET TITLE:

LEGAL DESCRIPTION & ADJACENT ZONING

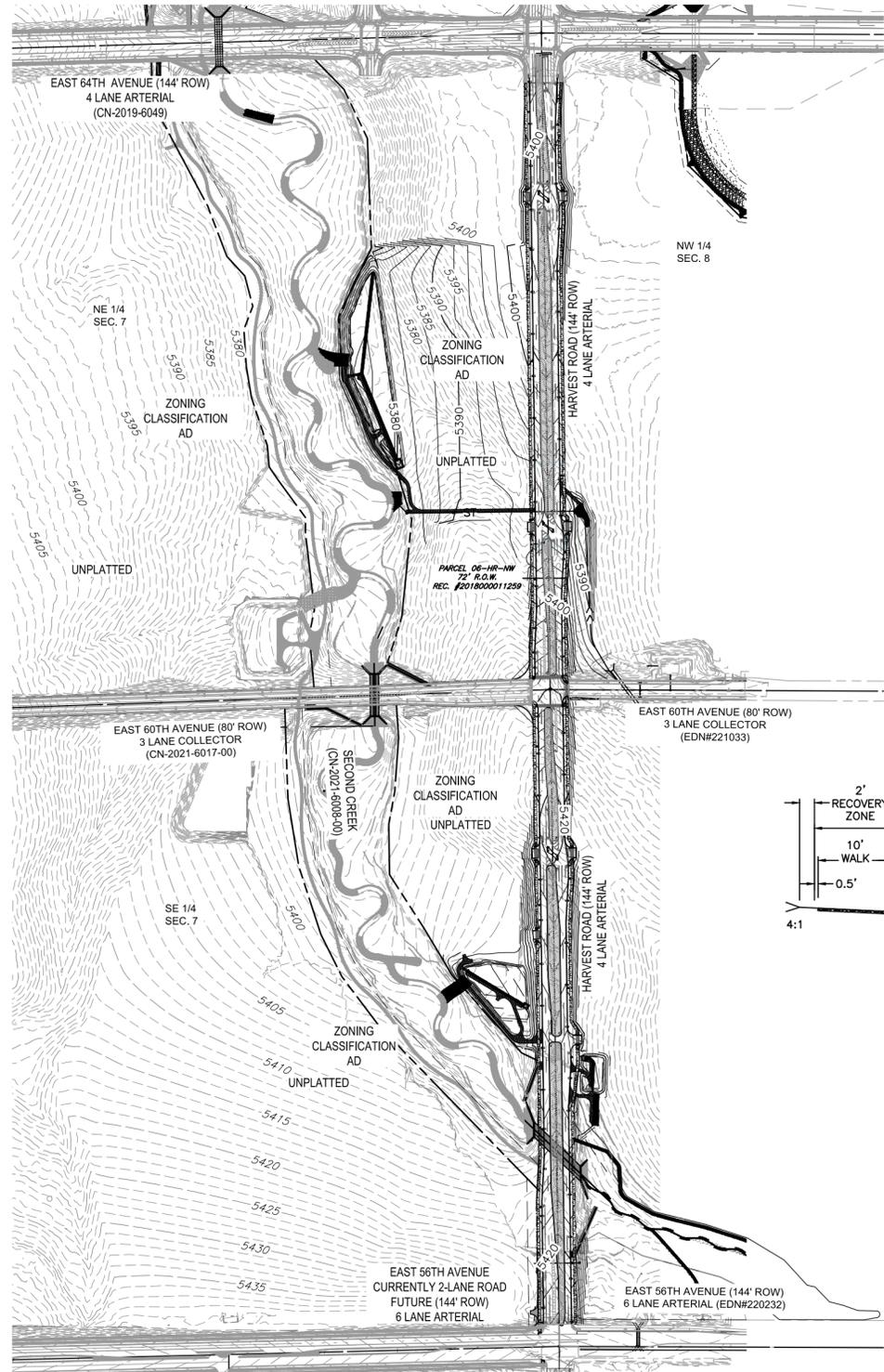
SHEET NUMBER: OF:

2



# HARVEST ROAD at DENALI LOGISTICS PARK

## INFRASTRUCTURE SITE PLAN



**WATER MAIN:**

1. THE PROJECT IS ENTIRELY WITHIN WATER ZONE 3C OF THE CITY OF AURORA WATER NETWORK.
2. EACH PLANNING AREA SHALL BE REQUIRED TO PROVIDE AN INTERNAL LOOPED WATER NETWORK PER CITY CRITERIA DURING THEIR RESPECTIVE SITE PLAN SUBMITTALS.

**DRAINAGE / STORM SEWER:**

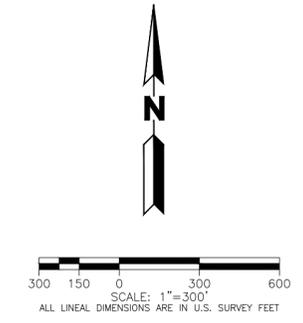
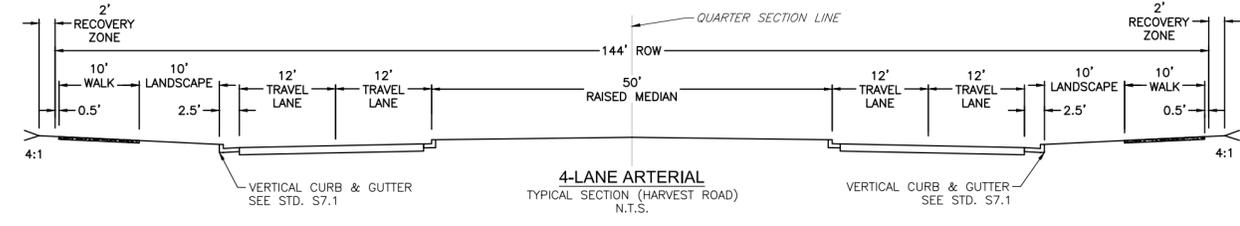
1. STORM SEWER MAIN LINES, MANHOLES, INLETS, OUTLET STRUCTURES, AND CULVERT CROSSINGS CONSTRUCTED WITH 60TH AVENUE SHALL BE DESIGNED AND CONSTRUCTED FOR FULL DEVELOPED FLOW RATES.
2. ALL STORM SEWER ON THIS PLAN IS PUBLIC. THE DETENTION POND WILL BE MAINTAINED BY EACH ADJACENT OWNER AND/OR METRO DISTRICT.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



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

**AEDesign**  
Integrated Lighting and Electrical Solutions  
 1900 Wazee Street #205 | Denver, CO 80202 | 303.296.3034  
 aedesign-inc.com Project #15040.00

HARVEST ROAD  
 AT  
 DENALI LOGISTICS PARK  
 INFRASTRUCTURE SITE PLAN

REVISIONS:

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

DESIGNED BY:  
 DRAWN BY:  
 CHECKED BY:  
 SEAL:

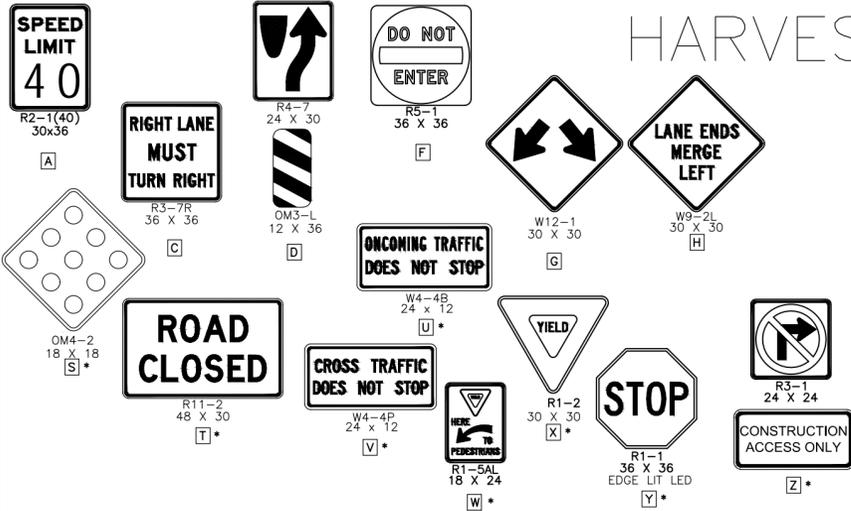
NOT FOR CONSTRUCTION

DATE ISSUED:  
 03/08/2024  
 SHEET TITLE:

OVERALL SITE PLAN

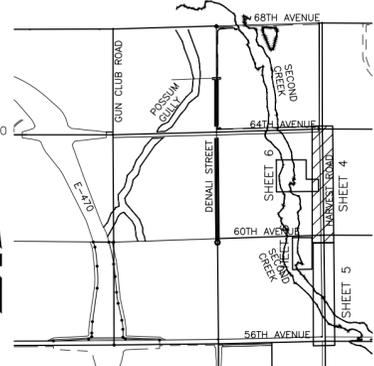
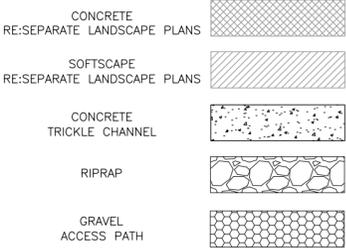
SHEET NUMBER: **3** OF:

# HARVEST ROAD at DENALI LOGISTICS PARK INFRASTRUCTURE SITE PLAN

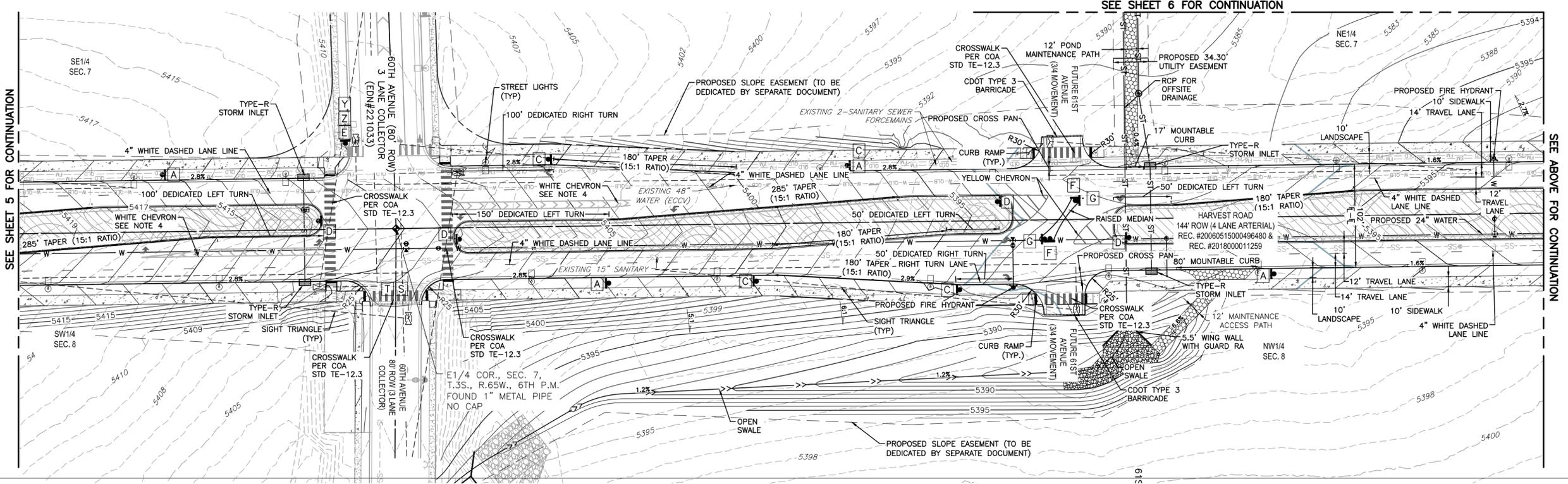
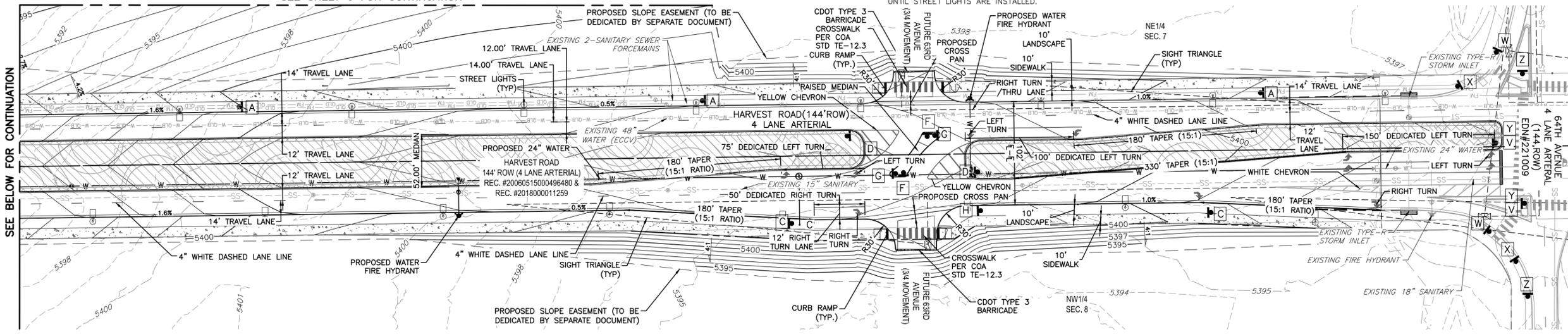


- WATER MAIN:**
- THE PROJECT IS ENTIRELY WITHIN WATER ZONE 3C OF THE CITY OF AURORA WATER NETWORK.
  - EACH PLANNING AREA SHALL BE REQUIRED TO PROVIDE AN INTERNAL LOOPED WATER NETWORK PER CITY CRITERIA DURING THEIR RESPECTIVE SITE PLAN SUBMITTALS.
- DRAINAGE / STORM SEWER:**
- STORM SEWER MAIN LINES, MANHOLES, INLETS, OUTLET STRUCTURES, AND CULVERT CROSSINGS CONSTRUCTED WITH 60TH AVENUE SHALL BE DESIGNED AND CONSTRUCTED FOR FULL DEVELOPED FLOW RATES.
  - ALL STORM SEWER ON THIS PLAN IS PUBLIC. THE DETENTION PONDS ARE PRIVATE AND WILL BE MAINTAINED BY EACH ADJACENT OWNER AND/OR METRO DISTRICT.
  - BMPS AND EROSION CONTROL MEASURES SHALL BE INSTALLED TO MINIMIZE EROSION AND REDUCE EROSION CHARACTERISTICS AT CULVERT CROSSING AND WITHIN PROPOSED CHANNEL CONVEYANCE PATHS.

- ROADWAY PHASING:**
- 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:**
- 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.
  - STREET LIGHTS ON THE WEST SIDE OF HARVEST ROAD WHERE THE LIGHT CONFLICTS WITH THE EXISTING SANITARY FORCE MAIN SHALL BE 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.



KEY MAP  
SCALE 1"=2000'



CLIENT: **BOX ELDER**

PROJECT TEAM:  
**Dig Studio**  
1521 15TH STREET  
DENVER, CO 80202  
720.326.1985 | DIGSTUDIO.COM

**MARTIN/MARTIN**  
CONSULTING ENGINEERS  
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80121  
303.431.6100 | MARTINMARTIN.COM

**AEDesign**  
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
1	3/8/24	Median Revisions	AKS

DESIGNED BY:  
DRAWN BY:  
CHECKED BY:  
SEAL:

NOT FOR  
CONSTRUCTION

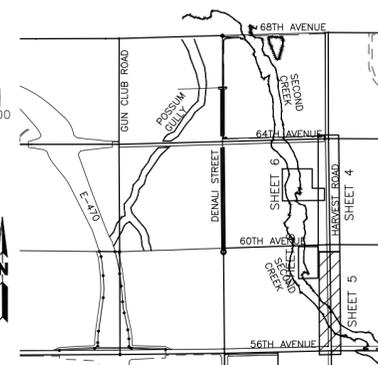
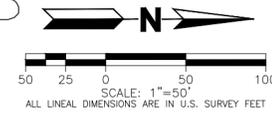
DATE ISSUED:  
03/08/2024  
SHEET TITLE:

SITE PLAN

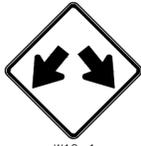
SHEET NUMBER: OF:

# HARVEST ROAD at DENALI LOGISTICS PARK

## INFRASTRUCTURE SITE PLAN



KEY MAP  
SCALE 1"=2000'



### WATER MAIN:

1. THE PROJECT IS ENTIRELY WITHIN WATER ZONE 3C OF THE CITY OF AURORA WATER NETWORK.

2. EACH PLANNING AREA SHALL BE REQUIRED TO PROVIDE AN INTERNAL LOOPED WATER NETWORK PER CITY CRITERIA DURING THEIR RESPECTIVE SITE PLAN SUBMITTALS.

### 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 PONDS ARE PRIVATE AND 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 EROSION CHARACTERISTICS AT CULVERT CROSSING AND WITHIN PROPOSED CHANNEL CONVEYANCE PATHS.

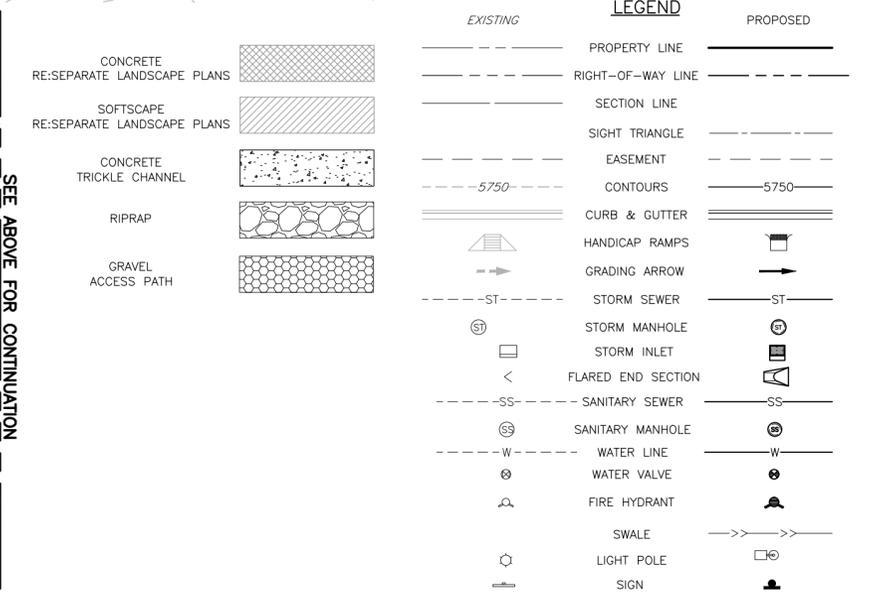
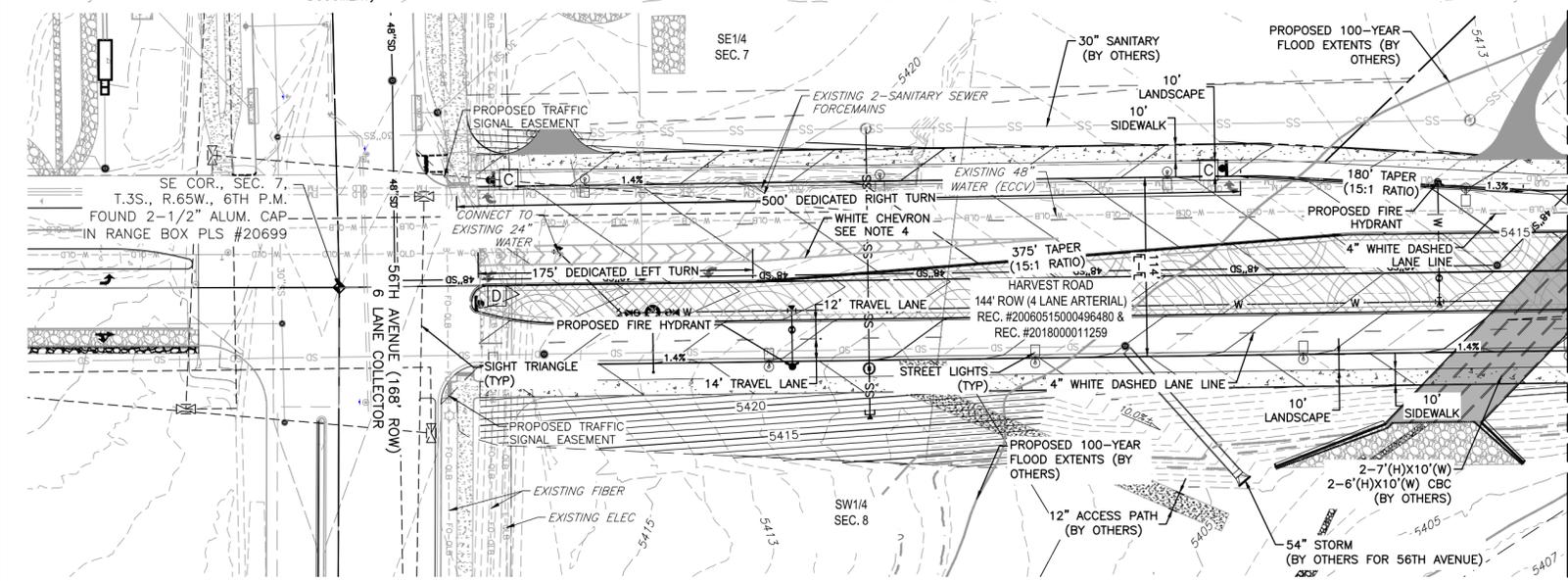
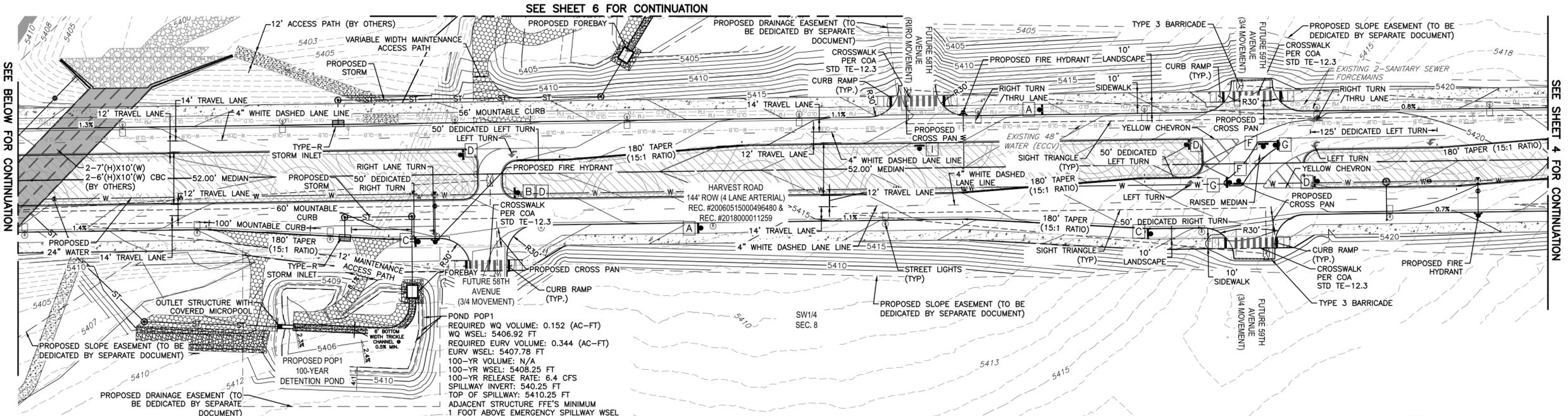
### ROADWAY PHASING:

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.

2. STREET LIGHTS ON THE WEST SIDE OF HARVEST ROAD WHERE THE LIGHT CONFLICTS WITH THE EXISTING SANITARY FORCE MAIN SHALL BE 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.



CLIENT:



PROJECT TEAM:



HARVEST ROAD AT DENALI LOGISTICS PARK INFRASTRUCTURE SITE PLAN

### REVISIONS:

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

DESIGNED BY:  
DRAWN BY:  
CHECKED BY:

SEAL:

NOT FOR CONSTRUCTION

DATE ISSUED:  
03/08/2024

SHEET TITLE:

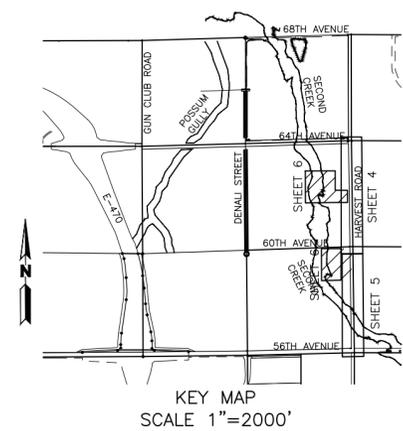
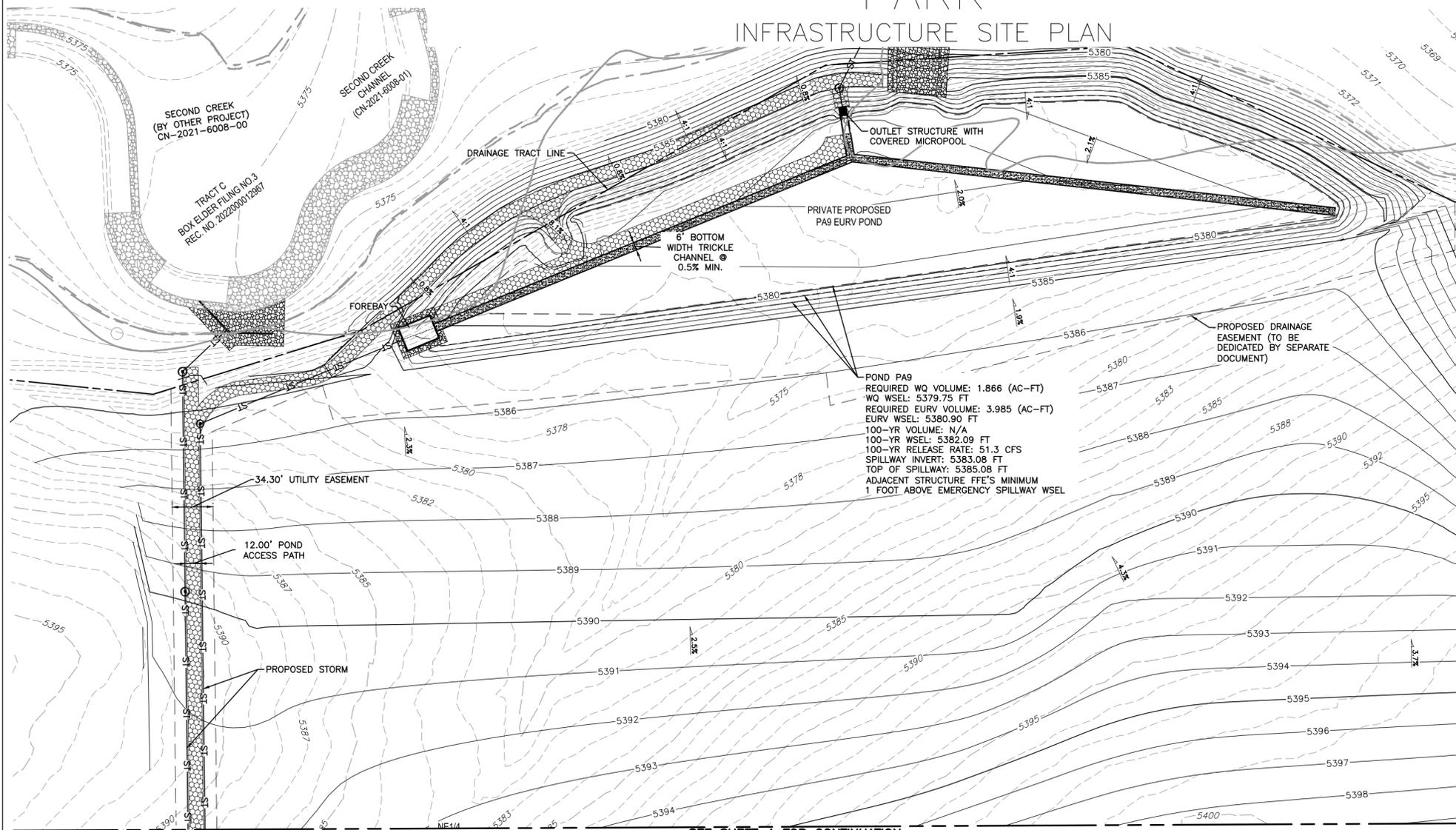
SITE PLAN

SHEET NUMBER: OF:

5

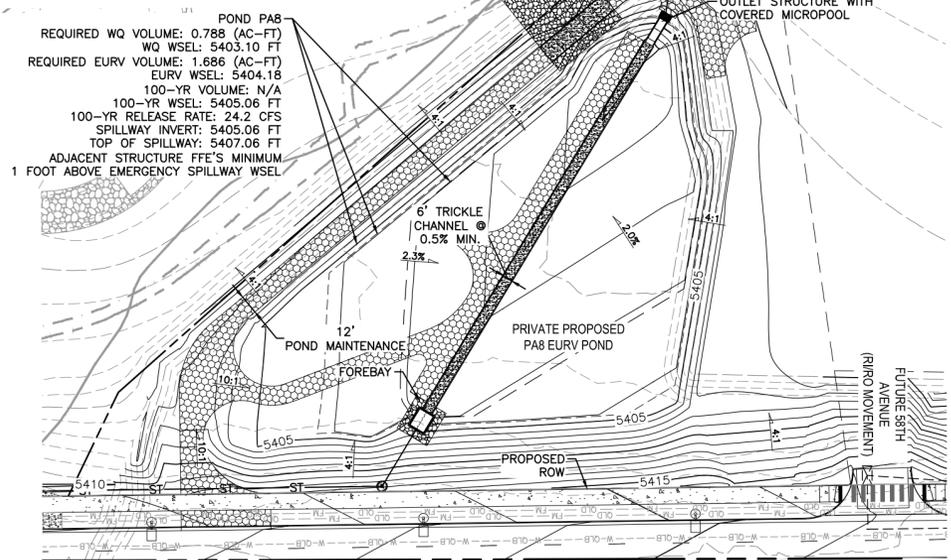
# HARVEST ROAD at DENALI LOGISTICS PARK

## INFRASTRUCTURE SITE PLAN



- WATER MAIN:**
- THE PROJECT IS ENTIRELY WITHIN WATER ZONE 3C OF THE CITY OF AURORA WATER NETWORK.
  - EACH PLANNING AREA SHALL BE REQUIRED TO PROVIDE AN INTERNAL LOOPED WATER NETWORK PER CITY CRITERIA DURING THEIR RESPECTIVE SITE PLAN SUBMITTALS.
- DRAINAGE / STORM SEWER:**
- 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.
  - ALL STORM SEWER ON THIS PLAN IS PUBLIC. THE DETENTION POND WILL BE MAINTAINED BY EACH ADJACENT OWNER AND/OR METRO DISTRICT.
  - BMPs AND EROSION CONTROL MEASURES SHALL BE INSTALLED TO MINIMIZE EROSION AND REDUCE EROSION CHARACTERISTICS AT CULVERT CROSSING AND WITHIN PROPOSED CHANNEL CONVEYANCE PATHS.

**POND PA9**  
 REQUIRED WQ VOLUME: 1.866 (AC-FT)  
 WQ WSEL: 5379.75 FT  
 REQUIRED EURV VOLUME: 3.985 (AC-FT)  
 EURV WSEL: 5380.90 FT  
 100-YR VOLUME: N/A  
 100-YR WSEL: 5382.09 FT  
 100-YR RELEASE RATE: 51.3 CFS  
 SPILLWAY INVERT: 5383.09 FT  
 TOP OF SPILLWAY: 5385.08 FT  
 ADJACENT STRUCTURE FFE'S MINIMUM  
 1 FOOT ABOVE EMERGENCY SPILLWAY WSEL



**POND PA8**  
 REQUIRED WQ VOLUME: 0.788 (AC-FT)  
 WQ WSEL: 5403.10 FT  
 REQUIRED EURV VOLUME: 1.686 (AC-FT)  
 EURV WSEL: 5404.18 FT  
 100-YR VOLUME: N/A  
 100-YR WSEL: 5405.06 FT  
 100-YR RELEASE RATE: 24.2 CFS  
 SPILLWAY INVERT: 5405.08 FT  
 TOP OF SPILLWAY: 5407.06 FT  
 ADJACENT STRUCTURE FFE'S MINIMUM  
 1 FOOT ABOVE EMERGENCY SPILLWAY WSEL

- ROADWAY PHASING:**
- 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:**
- 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.
  - 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** SEE SHEET 4 FOR CONTINUATION

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE
---	---	RIGHT-OF-WAY LINE
---	---	SECTION LINE
---	---	SIGHT TRIANGLE
---	---	EASEMENT
---	---	CONTOURS
---	---	CURB & GUTTER
---	---	HANDICAP RAMPS
---	---	GRADING ARROW
---	---	STORM SEWER
---	---	STORM MANHOLE
---	---	STORM INLET
---	---	FLARED END SECTION
---	---	SANITARY SEWER
---	---	SANITARY MANHOLE
---	---	WATER LINE
---	---	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

SCALE: 1"=50'  
 ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

CLIENT: **BOX ELDER**

PROJECT TEAM:  
**Dig Studio**  
 1521 15TH STREET  
 DENVER, CO 80202  
 720.328.1988 | DIGSTUDIO.COM

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

**AEDesign**  
 Integrated Lighting and Electrical Solutions  
 1900 Wazee Street #205 | Denver, CO 80202 | 303.296.3034  
 aedesign-inc.com | Project #15040.00

HARVEST ROAD AT DENALI LOGISTICS PARK INFRASTRUCTURE SITE PLAN

REVISIONS:

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

DESIGNED BY:  
 DRAWN BY:  
 CHECKED BY:  
 SEAL:

NOT FOR CONSTRUCTION

DATE ISSUED:  
 03/08/2024

SHEET TITLE:  
 SITE PLAN

SHEET NUMBER: 6 OF:



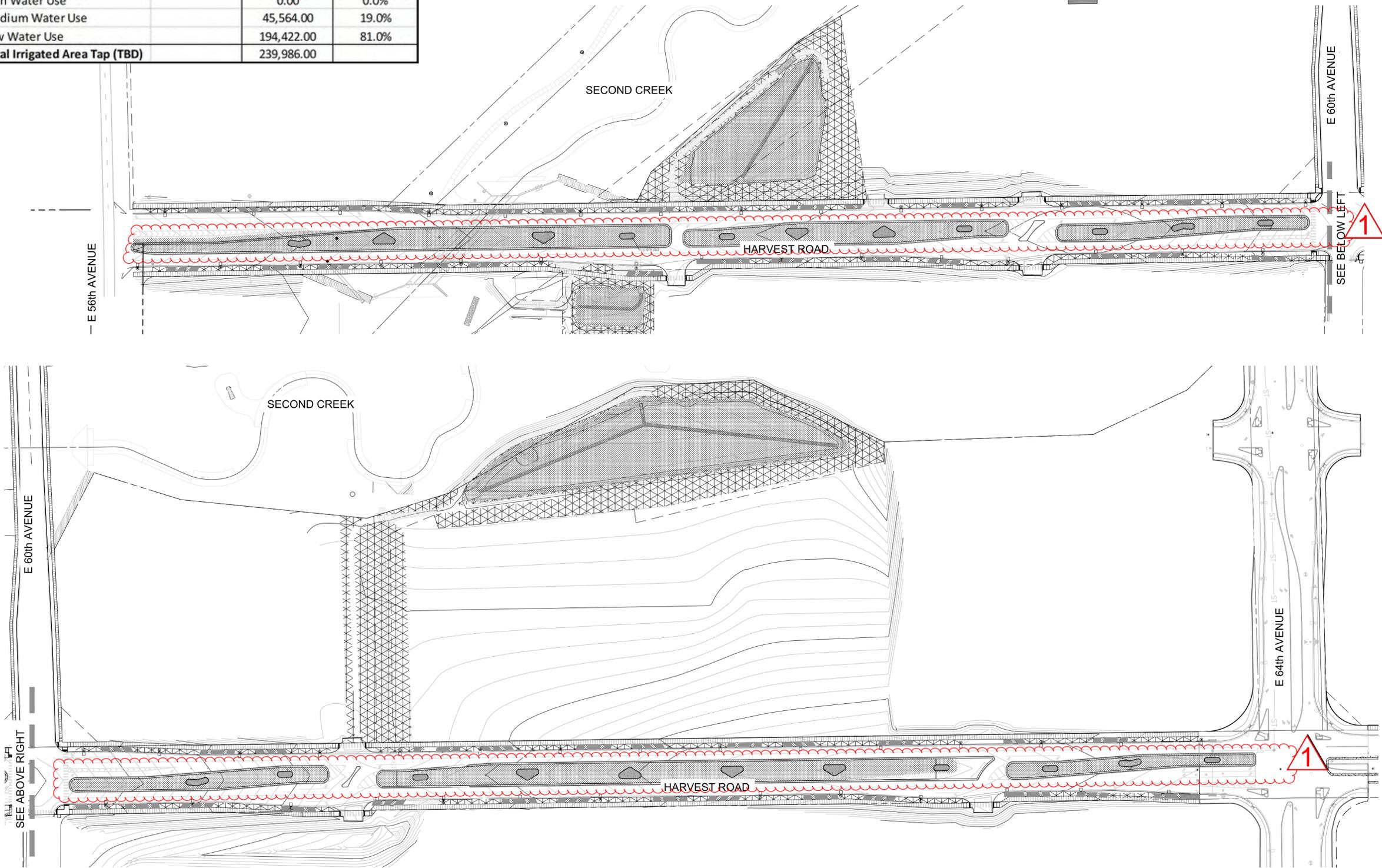
# HARVEST ROAD at DENALI LOGISTICS PARK

## INFRASTRUCTURE SITE PLAN

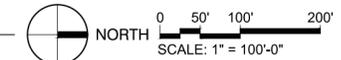
WATER USE TABLE	Area in SF	% of Area
Total Landscape Area	239,986.00	
High Water Use	0.00	0.0%
Medium Water Use	45,564.00	19.0%
Low Water Use	194,422.00	81.0%
Total Irrigated Area Tap (TBD)	239,986.00	

**LEGEND**

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



1 HYDROZONE MAP  
1:100



CLIENT: **BOX ELDER**

PROJECT TEAM:  
**Dig Studio**  
1521 15TH STREET  
DENVER, COLORADO 80202  
P. 720.358.1986 | DIGSTUDIO.CO

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

**AEDSIGN**  
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
1	3/8/24	Median Revisions	AKSG

DESIGNED BY:  
DRAWN BY:  
CHECKED BY:

SEAL:  
  
NOT FOR  
CONSTRUCTION

DATE ISSUED:  
03/08/2024

SHEET TITLE:  
  
HYDROZONE MAP

SHEET NUMBER: OF:  
  
8

# HARVEST ROAD at DENALI LOGISTICS PARK

## INFRASTRUCTURE SITE PLAN

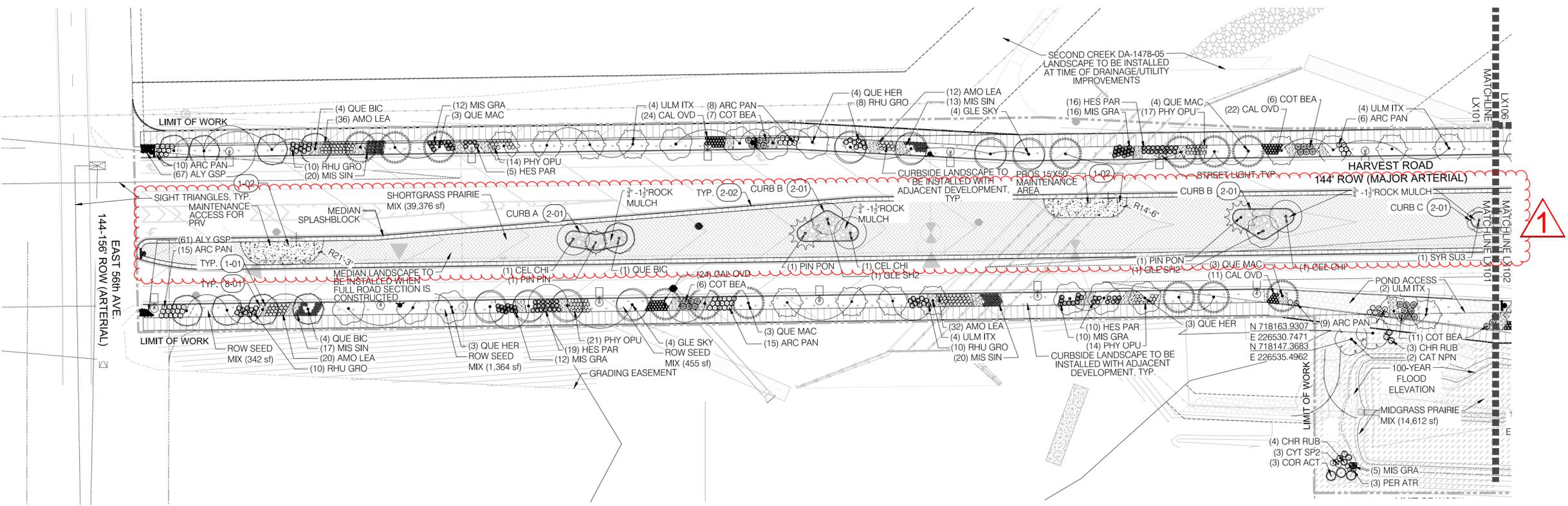
CLIENT: **BOX ELDER**

PROJECT TEAM:  
**Dig Studio**  
 1521 15TH STREET  
 DENVER, COLORADO 80202  
 720.358.1986 | DIGSTUDIO.COM

**MARTIN/MARTIN**  
 CONSULTING ENGINEERS  
 12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80125  
 303.431.6100 | MARTINMARTIN.COM

**AEDESIGN**  
 Integrated Lighting and Electrical Solutions  
 1900 Wazee Street #208 | Denver, CO 80202 | 303.296.3034  
 ae@design-inc.com | Project # 5940.00

# HARVEST ROAD AT DENALI LOGISTICS PARK INFRASTRUCTURE SITE PLAN



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

### PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
<b>TREES</b>			
(Symbol)	CAT NPN	2	CATALPA SPECIOSA WESTERN WESTERN CATALPA
(Symbol)	CEL CHI	3	CELTIS OCCIDENTALIS 'CHICAGOLAND' CHICAGOLAND HACKBERRY
(Symbol)	GLE SH2	2	GLEDITSIA TRIACANTHOS 'NERMIS' SHADEMASTER SHADENMASTER LOCUST
(Symbol)	GLE SKY	8	GLEDITSIA TRIACANTHOS 'SKYLINE' SKYLINE HONEY LOCUST
(Symbol)	QUE BC	9	QUERCUS BICOLOR SWAMP WHITE OAK
(Symbol)	QUE MAC	13	QUERCUS MACROCARPA BURR OAK
(Symbol)	QUE HER	10	QUERCUS ROBUR X MACROCARPA 'CLEMONS' TM HERITAGE OAK
(Symbol)	SYR SU3	1	SYRINGA RETICULATA 'SUMMER SNOW' SUMMER SNOW JAPANESE TREE LILAC
(Symbol)	ULM ITX	14	ULMUS X 'TRIUMPH' TRIUMPH ELM
<b>EVERGREEN TREES</b>			
(Symbol)	PIN PIN	1	PINUS EDULIS PINON PINE
(Symbol)	PIN PON	2	PINUS PONDEROSA PONDEROSA PINE
<b>SHRUBS</b>			
(Symbol)	AMO LEA	100	AMORPHA CANESCENS LEADPLANT
(Symbol)	ARC PAN	63	ARCTOSTAPHYLOS X 'PANCHITO' PANCHITO MANZANITA
(Symbol)	CHR RUB	7	CHRYSOTHAMNUS NAUSEOSUS RUBBER RABBITBRUSH
(Symbol)	COR ACT	3	CORNUS STOLONIFERA 'ARCTIC FIRE' ARCTIC FIRE REDTIG DOGWOOD
(Symbol)	COT BEA	30	COTONEASTER DAMMER 'CORAL BEAUTY' CORAL BEAUTY COTONEASTER
(Symbol)	CYT SP2	3	CYTISUS PURGANS 'SPANISH GOLD' SPANISH GOLD BROOM
(Symbol)	HES PAR	50	HESPERALOE PARVIFLORA RED YUCCA
(Symbol)	PER ATR	3	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE
(Symbol)	PHY OPU	66	PHYSOCARPUS OPULEFOLIUS 'DART' S GOLD 'YELLOW HIBERNIK'
(Symbol)	RHU GRO	38	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC
<b>GRASSES</b>			
(Symbol)	CAL OVD	81	CALAMAGROSTIS X ACUTIFLORA 'OVERDAM' OVERDAM FEATHER REED GRASS
(Symbol)	MIS GRA	55	MISCANTHUS SINENSIS 'GRACILLIMUS' EULALIA GRASS
(Symbol)	MIS SIN	70	MISCANTHUS SINENSIS 'ADAGIO' ADAGIO EULALIA GRASS
<b>PERENNIALS</b>			
(Symbol)	ALY GSP	128	ALYSSUM WULFENIANUM 'GOLDEN SPRING' GOLDEN SPRING WULFEN' S ALYSSUM
<b>GROUND COVERS</b>			
(Symbol)		11,730 SF	ROW SEED MIX
(Symbol)		35,614 SF	SHORTGRASS PRAIRIE MIX
(Symbol)		14,612 SF	MIDGRASS PRAIRIE MIX

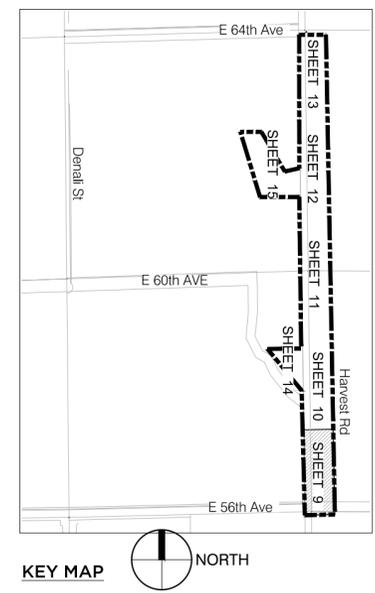
### REFERENCE NOTES

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

### LEGEND

- (Symbol) 10' CONCRETE SIDEWALK
- (Symbol) EASEMENT BOUNDARY
- (Symbol) LIMIT OF WORK
- (Symbol) 100 YEAR FLOOD
- (Symbol) UTILITY LINES
- (Symbol) MATCHLINE
- (Symbol) SIGHT TRIANGLE
- (Symbol) STEEL EDGING
- (Symbol) STREETLIGHT
- (Symbol) ROAD SIGN
- (Symbol) CONCRETE MAINTENANCE PAD
- (Symbol) ACCESS ROAD - GRAVEL
- (Symbol) TAN CRUSHER FINES
- (Symbol) 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



REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY:  
 DRAWN BY:  
 CHECKED BY:

SEAL:  
**NOT FOR CONSTRUCTION**

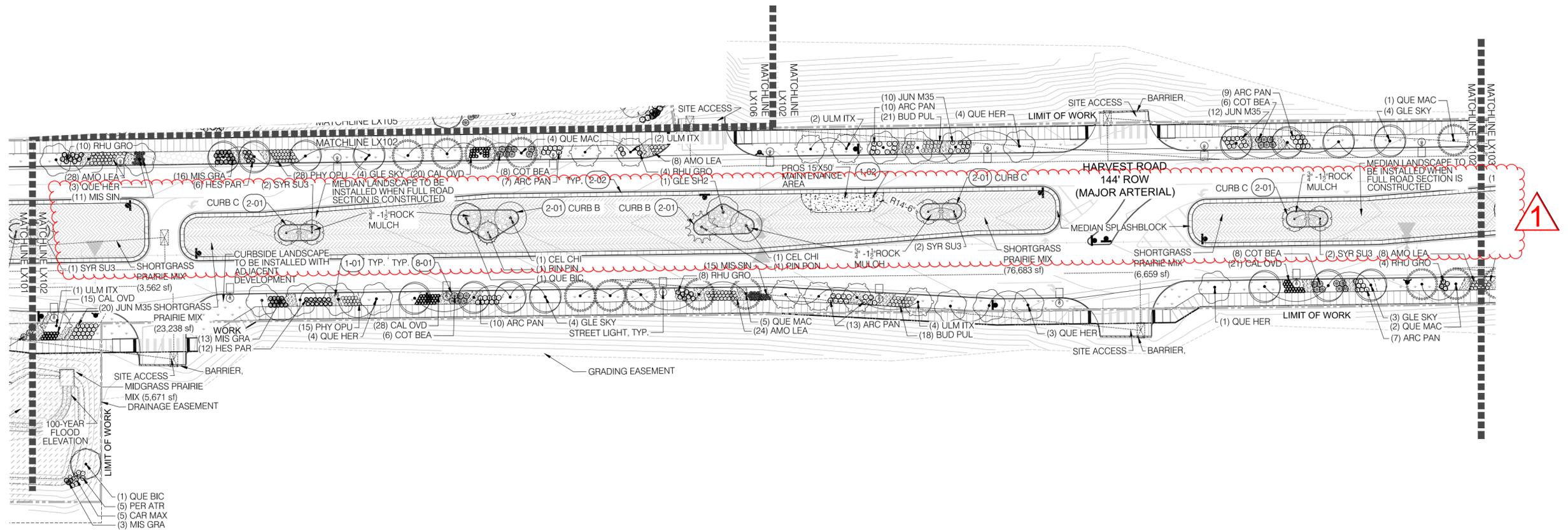
DATE ISSUED:  
 03/08/2024

SHEET TITLE:  
 LANDSCAPE PLAN

SHEET NUMBER: OF:  
**9 9**

# HARVEST ROAD at DENALI LOGISTICS PARK

## INFRASTRUCTURE SITE PLAN



CLIENT:  
**BOX ELDER**

PROJECT TEAM:  
**Dig Studio**  
1521 15TH STREET  
DENVER, COLORADO 80202  
773.358.1986 | DIGSTUDIO.COM

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

**AEDesign**  
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

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



### PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	GRASSES	QUANTITY	DESCRIPTION
(Tree symbol)	CEL CH4	2	CELTIS OCCIDENTALIS 'CHICAGO LANE' / CHICAGO LANE HACKBERRY	CAL OVD	84	CALAMAGROSTIS X ACUTIFLORA 'OVERDAM' / OVERDAM FEATHER REED GRASS
(Tree symbol)	GLE SH2	1	GLEDITSIA TRACANTHOS INERMIS 'SHADEMASTER' / SHADMASTER LOCUST	MIS GRA	32	MISCANTHUS SINENSIS 'GRACILLUMIS' / EULALIA GRASS
(Tree symbol)	GLE SKY	15	GLEDITSIA TRACANTHOS 'SKYLINE' / SKYLINE HONEY LOCUST	MIS SIN	26	MISCANTHUS SINENSIS 'ADAGIO' / ADAGIO EULALIA GRASS
(Tree symbol)	QUE BIC	2	QUERCUS BICOLOR / SWAMP WHITE OAK	JUN M35	42	JUNIPERUS COMMUNIS 'MONDAP' TM / ALPINE CARPET COMMON JUNIPER
(Tree symbol)	QUE MAC	12	QUERCUS MACROCARPA / BURR OAK	ROW SEED MIX	13,919 SF	ROW SEED MIX
(Tree symbol)	QUE HER	15	QUERCUS ROBUR X MACROCARPA 'CLEMONS' TM / HERITAGE OAK	SHORTGRASS PRAIRIE MIX	33,459 SF	SHORTGRASS PRAIRIE MIX
(Tree symbol)	SYR SU3	7	SYRINGA RETICULATA 'SUMMER SNOW' / SUMMER SNOW JAPANESE TREE LILAC	MIDGRASS PRAIRIE MIX	5,671 SF	MIDGRASS PRAIRIE MIX
(Tree symbol)	ULM ITX	9	ULMUS X 'TRIUMPH' / TRIUMPH ELM			
(Tree symbol)	PIN PIN	1	PINUS EDULIS / PINON PINE			
(Tree symbol)	PIN PON	1	PINUS PONDEROSA / PONDEROSA PINE			
(Shrub symbol)	AMO LEA	68	AMORPHA CANESCENS / LEADPLANT			
(Shrub symbol)	ARC PAN	56	ARCTOSTAPHYLOS X 'PANCHITO' / PANCHITO MANZANITA			
(Shrub symbol)	BUD PUL	39	BUDDELEIA X PUGSTER BLUE TM / PUGSTER BLUE BUTTERFLY BUSH			
(Shrub symbol)	CAR MAX	5	CARAGANA MAXIMOWICZIANA / MAXIMOWICZ PEASHRUB			
(Shrub symbol)	COT BEA	28	COTONEASTER DAMMERI 'CORAL BEAUTY' / CORAL BEAUTY COTONEASTER			
(Shrub symbol)	HES PAR	18	HESPERALOE PARVIFLORA / RED YUCCA			
(Shrub symbol)	PER ATR	5	PEROVSKIA ATRIPLOFOLOA / RUSSIAN GAZE			
(Shrub symbol)	PHY OPU	43	PHYSOCARPUS OPULOIDUS 'DART S GOLD' / YELLOW NINEBARK			
(Shrub symbol)	RHU GRO	26	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC			

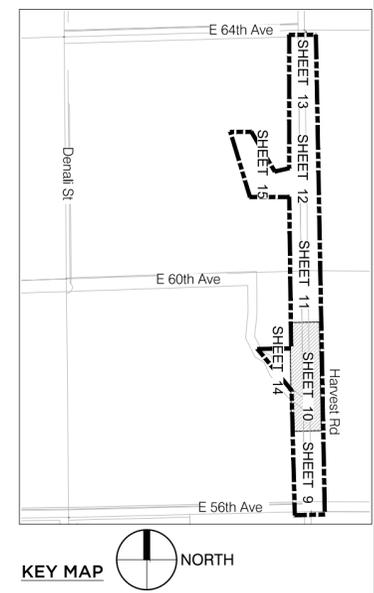
### REFERENCE NOTES

- 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
- 1/2" - 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



REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY:  
DRAWN BY:  
CHECKED BY:

SEAL:

**NOT FOR CONSTRUCTION**

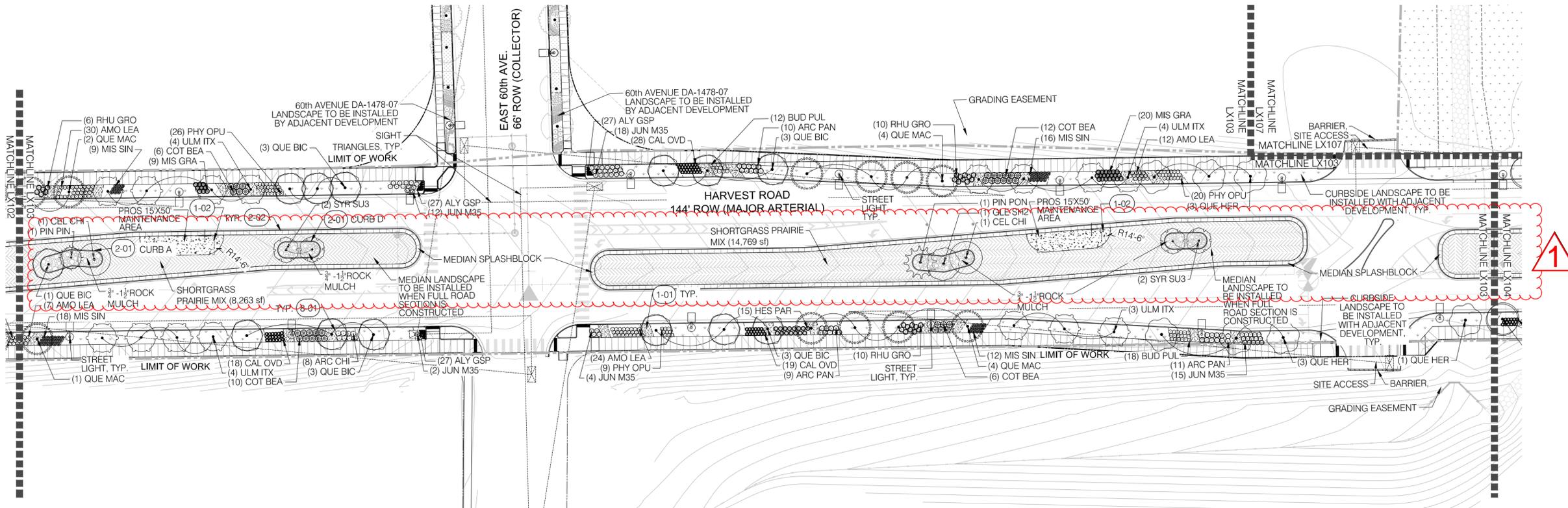
DATE ISSUED:  
03/08/2024

SHEET TITLE:  
LANDSCAPE PLAN

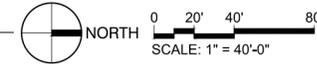
SHEET NUMBER: OF:  
**1010**

# HARVEST ROAD at DENALI LOGISTICS PARK

## INFRASTRUCTURE SITE PLAN



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



### PLANT SCHEDULE

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

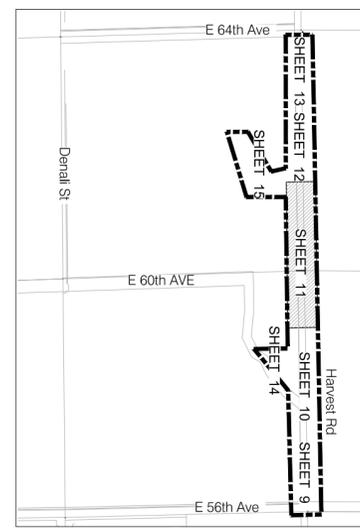
### REFERENCE NOTES

- 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**  
15211 15TH STREET  
DENVER, COLORADO 80202  
720.358.1986 | DIGSTUDIO.COM

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

**AEDSIGN**  
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:  
03/08/2024

SHEET TITLE:  
LANDSCAPE PLAN

SHEET NUMBER: OF:  
**1111**

# HARVEST ROAD at DENALI LOGISTICS PARK

## INFRASTRUCTURE SITE PLAN

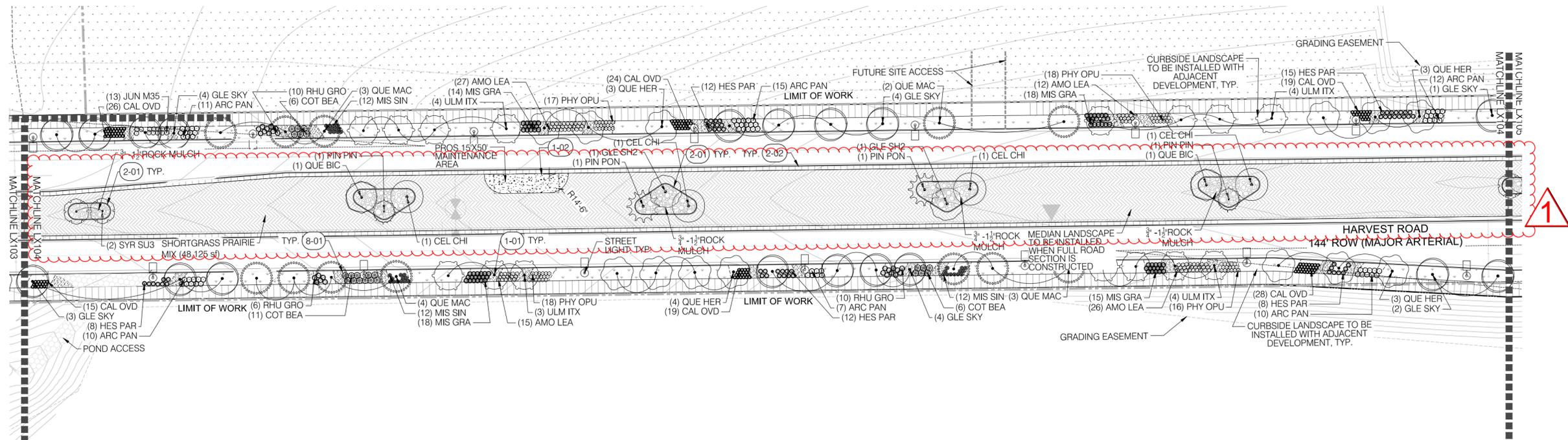
CLIENT:  
  
**BOX ELDER**

PROJECT TEAM:  
  
**Dig Studio**  
 1521 15TH STREET  
 DENVER, COLORADO 80202  
 720.358.1998 | WESTUDIO.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  
 ae-design-inc.com | Project #: 5040.00

# HARVEST ROAD AT DENALI LOGISTICS PARK INFRASTRUCTURE SITE PLAN



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



### PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
<b>TREES</b>			
(CEL CH)	4	4	CELTIS OCCIDENTALIS 'CHICAGO LIND' CHICAGO LIND HACKBERRY
(GLE SH2)	2	2	GLEDTISIA TRACANTHOS 'INERMIS' SHADEMASTER' SHADEMASTER LOCUST
(GLE SKY)	18	18	GLEDTISIA TRACANTHOS 'SKYLINE' SKYLINE HONEY LOCUST
(QUE BIC)	2	2	QUERCUS BICOLOR SWAMP WHITE OAK
(QUE MAC)	12	12	QUERCUS MACROCARPA BURR OAK
(QUE HER)	13	13	QUERCUS ROBUR X MACROCARPA 'CLEMONS' TM HERITAGE OAK
(SYR SU3)	2	2	SYRINGA RETICULATA 'SUMMER SNOW' SUMMER SNOW JAPANESE TREE LILAC
(ULM ITX)	15	15	ULMUS X 'TRIUMPH' TRIUMPH ELM
<b>EVERGREEN TREES</b>			
(PIN PIN)	2	2	PINUS EDULIS PINON PINE
(PIN PON)	2	2	PINUS PONDEROSA PONDEROSA PINE
<b>SHRUBS</b>			
(AMO LEA)	80	80	AMORPHA CANESCENS LEADPLANT
(ARC PAN)	65	65	ARCTOSTAPHYLOS X 'PANCHITO' PANCHITO MANZANITA
(COT BEA)	23	23	COTONEASTER DAMMERI 'CORAL BEAUTY' CORAL BEAUTY COTONEASTER
(HES PAR)	55	55	HESPERALOE PARVIFLORA RED YUCCA
(PHY OPU)	69	69	PHYSCARPUS OPULIFOLIUS 'DART'S GOLD' YELLOW NINEBARK
(RHU GRO)	26	26	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC
<b>GRASSES</b>			
(CAL OVD)	131	131	CALAMAGROSTIS X ACUTIFLORA 'OVERDAM' OVERDAM FEATHER REED GRASS
(MIS GRA)	65	65	MISCANTHUS SINENSIS 'GRACILLIMUS' EULALIA GRASS
(MIS SIN)	36	36	MISCANTHUS SINENSIS 'ADAGIO' ADAGIO EULALIA GRASS
<b>EVERGREEN SHRUBS</b>			
(JUN M35)	13	13	JUNIPERUS COMMUNIS 'MONDAP' TM ALPINE CARPET COMMON JUNIPER
<b>GROUND COVERS</b>			
(12,904 SF)			ROW SEED MIX
(23,223 SF)			SHORTGRASS PRAIRIE MIX

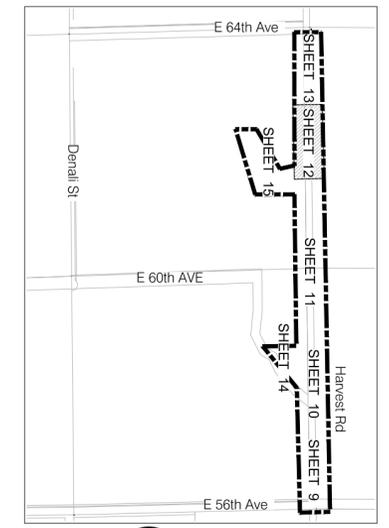
### REFERENCE NOTES

- 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
- 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

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY:  
 DRAWN BY:  
 CHECKED BY:

SEAL:

**NOT FOR CONSTRUCTION**

DATE ISSUED:  
 03/08/2024

SHEET TITLE:  
 LANDSCAPE PLAN

SHEET NUMBER: OF:

**1212**

# HARVEST ROAD at DENALI LOGISTICS PARK

## INFRASTRUCTURE SITE PLAN

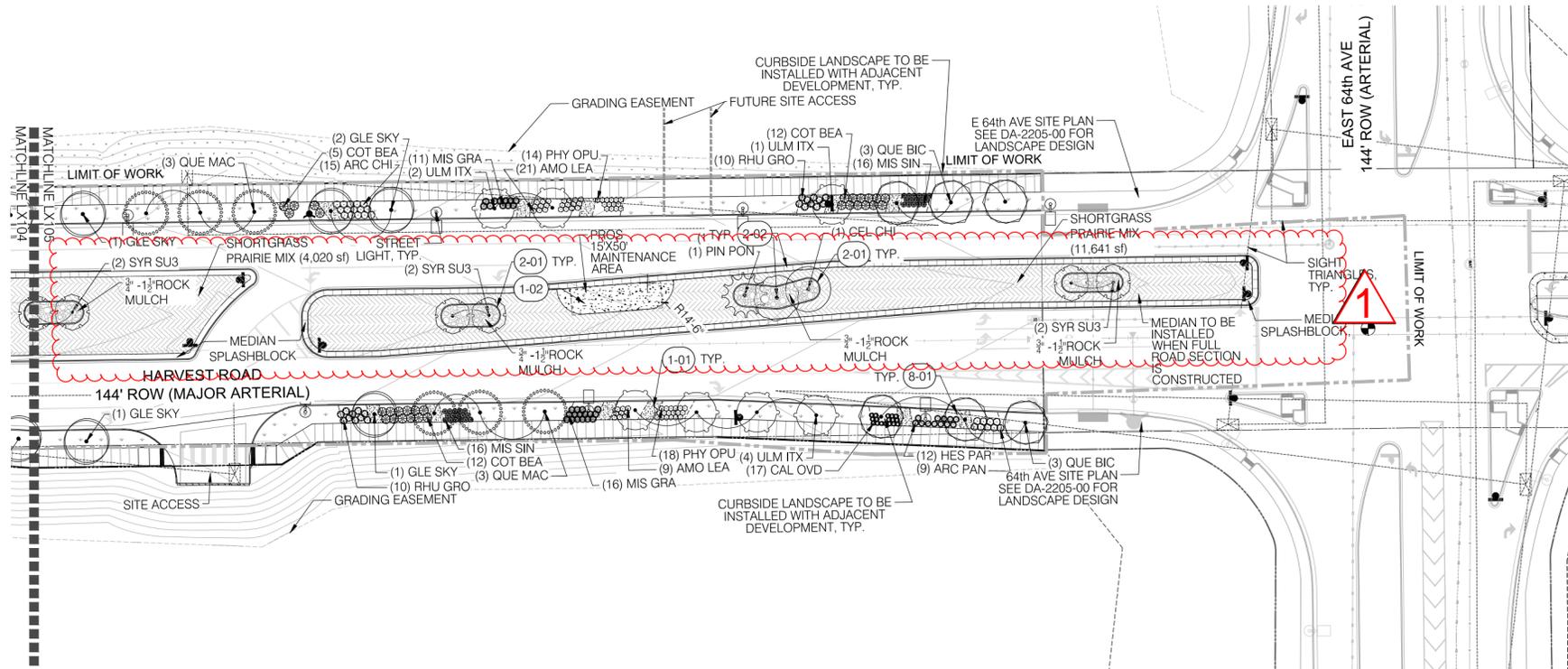
CLIENT: **BOX ELDER**

PROJECT TEAM:  
**Dig Studio**  
 1521 15TH STREET  
 DENVER, COLORADO 80202  
 720.358.1986 | DIGSTUDIO.COM

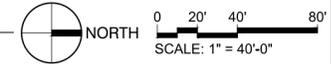
**MARTIN/MARTIN**  
 CONSULTING ENGINEERS  
 12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215  
 303.431.6100 | MARTINMARTIN.COM

**AEDESIGN**  
 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



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



### PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
<b>TREES</b>							
(Symbol)	CEL CH	1	CELTIS OCCIDENTALIS 'CHICAGOLAND' CHICAGOLAND HACKBERRY	(Symbol)	CAL OVD	17	CALAMAGROSTIS X ACUTIFLORA 'OVERDAM' OVERDAM FEATHER REED GRASS
(Symbol)	GLE SH2	1	GLEDITSIA TRIACANTHOS 'INERMIS' SHADEMASTER	(Symbol)	MIS GRA	27	MISCANTHUS SINENSIS 'GRACILLIMUS' EULALIA GRASS
(Symbol)	GLE SKY	5	GLEDITSIA TRIACANTHOS 'SKYLINE' SKYLINE HONEY LOCUST	(Symbol)	MIS SIN	32	MISCANTHUS SINENSIS 'ADAGIO' ADAGIO EULALIA GRASS
(Symbol)	QUE BIC	6	QUERCUS BICOLOR SWAMP WHITE OAK	<b>GROUND COVERS</b>			
(Symbol)	QUE MAC	6	QUERCUS MACROCARPA BURR OAK	(Symbol)	12.917 SF	ROW SEED MIX	
(Symbol)	SYR SU3	6	SYRINGA RETICULATA 'SUMMER SNOW' SUMMER SNOW JAPANESE TREE LILAC	(Symbol)	23.223 SF	SHORTGRASS PRAIRIE MIX	
(Symbol)	ULM ITX	7	ULMUS X 'TRUMPHT' TRUMPHT ELM	<b>EVERGREEN TREES</b>			
(Symbol)	PIN PON	1	PRINUS PONDEROSA PONDEROSA PINE	<b>SHRUBS</b>			
(Symbol)	AMO LEA	30	AMORPHIA CANESCENS LEADPLANT	(Symbol)	ARC CHI	15	ARCTOSTAPHYLOS X COLORADOENSIS 'CHIEFTAIN' CHIEFTAIN MOCK BEARBERRY MANZANITA
(Symbol)	ARC CHI	15	ARCTOSTAPHYLOS X 'PANCHITO' PANCHITO MANZANITA	(Symbol)	ARC PAN	9	ARCTOSTAPHYLOS X 'PANCHITO' PANCHITO MANZANITA
(Symbol)	COT BEA	29	COTONEASTER DAMMERI 'CORAL BEAUTY' CORAL BEAUTY COTONEASTER	(Symbol)	HES PAR	12	HESPERALOE PARVIFLORA RED YUCCA
(Symbol)	PHY OPU	32	PHYSCARPUS OPULENTIUS 'DART'S GOLD' YELLOW NINEBARK	(Symbol)	RHY GRO	20	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC

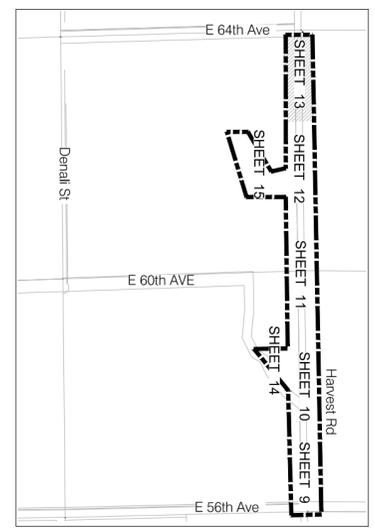
### REFERENCE NOTES

SYMBOL	DESCRIPTION
(1-01)	CRUSHER FINES
(1-02)	VEHICULAR CONCRETE
(2-01)	TREE PLANTER CONCRETE CURB
(2-02)	RAISED CURB SPLASHBLOCK (COA STANDARD)
(8-01)	STEEL EDGER

### LEGEND

(Symbol)	10' CONCRETE SIDEWALK
(Symbol)	EASEMENT BOUNDARY
(Symbol)	LIMIT OF WORK
(Symbol)	100 YEAR FLOOD
(Symbol)	UTILITY LINES
(Symbol)	MATCHLINE
(Symbol)	SIGHT TRIANGLE
(Symbol)	STEEL EDGING
(Symbol)	STREETLIGHT
(Symbol)	ROAD SIGN
(Symbol)	CONCRETE MAINTENANCE PAD
(Symbol)	ACCESS ROAD - GRAVEL
(Symbol)	TAN CRUSHER FINES
(Symbol)	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**

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY:  
 DRAWN BY:  
 CHECKED BY:

SEAL:  
**NOT FOR CONSTRUCTION**

DATE ISSUED:  
 03/08/2024

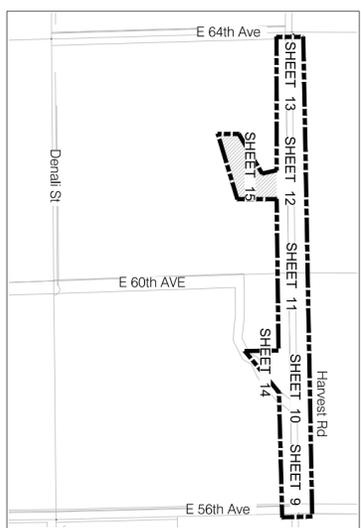
SHEET TITLE:  
 LANDSCAPE PLAN

SHEET NUMBER: OF:  
**1313**

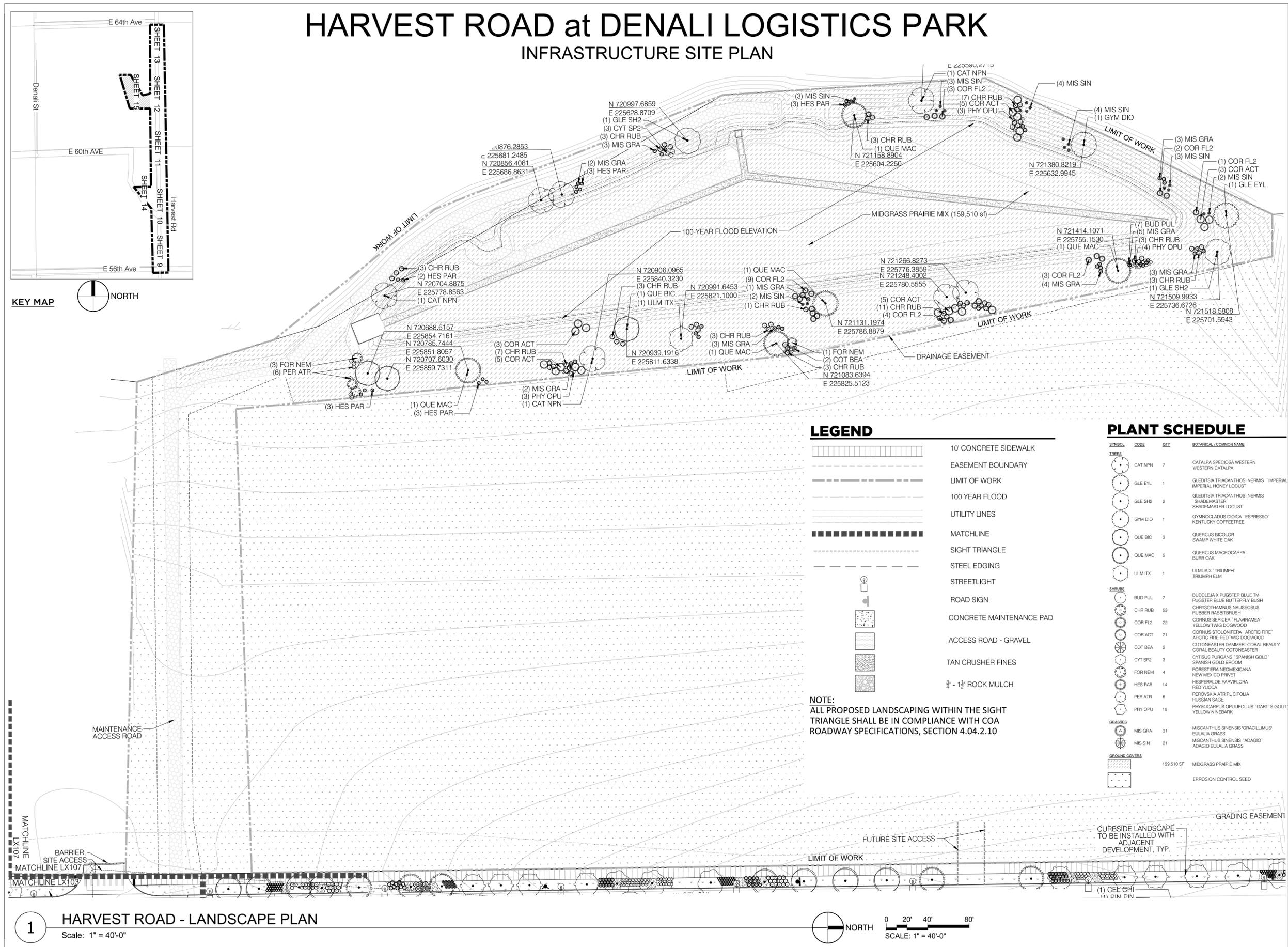


# HARVEST ROAD at DENALI LOGISTICS PARK

## INFRASTRUCTURE SITE PLAN



KEY MAP



### 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

### PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
<b>TREES</b>			
	CAT NPN	7	CATALPA SPECIOSA WESTERN WESTERN CATALPA
	GLE EYL	1	GLEDTISIA TRIACANTHOS INERMIS 'IMPERIAL' IMPERIAL HONEY LOCUST
	GLE SH2	2	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER LOCUST
	GYM DID	1	GYMNOCLADUS DIOICA 'ESPRESSO' KENTUCKY COFFEE TREE
	QUE BIC	3	QUERCUS BICOLOR SWAMP WHITE OAK
	QUE MAC	5	QUERCUS MACROCARPA BURR OAK
	ULM ITX	1	ULMUS X 'TRUMPH' TRIUMPH ELM
<b>SHRUBS</b>			
	BUD PUL	7	BUDOLEIA X PUGSTER BLUE TM PUGSTER BLUE BUTTERFLY BUSH
	CHR RUB	53	CHRISOTHAMNUS NAUSEOSUS RUBBER RABBITBRUSH
	COR FL2	22	CORNUS SERICEA 'FLAWRAMEA' 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 ATRIPUICIFOLIA RUSSIAN SAGE
	PHY OPU	10	PHYSCOCARPUS OPILOLIFOLIUS 'DART'S GOLD' YELLOW NINEBARK
<b>GRASSES</b>			
	MIS GRA	31	MISCANTHUS SINENSIS 'GRACILLIMUS' EULALIA GRASS
	MIS SIN	21	MISCANTHUS SINENSIS 'ADAGIO' ADAGIO EULALIA GRASS
<b>GROUND COVERS</b>			
		159,510 SF	MIDGRASS PRAIRIE MIX
			ERROSION CONTROL SEED



**HARVEST ROAD AT DENALI LOGISTICS PARK INFRASTRUCTURE SITE PLAN**

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY:  
DRAWN BY:  
CHECKED BY:

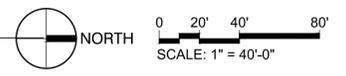
SEAL:  
  
**NOT FOR CONSTRUCTION**

DATE ISSUED:  
03/08/2024

SHEET TITLE:  
  
LANDSCAPE PLAN

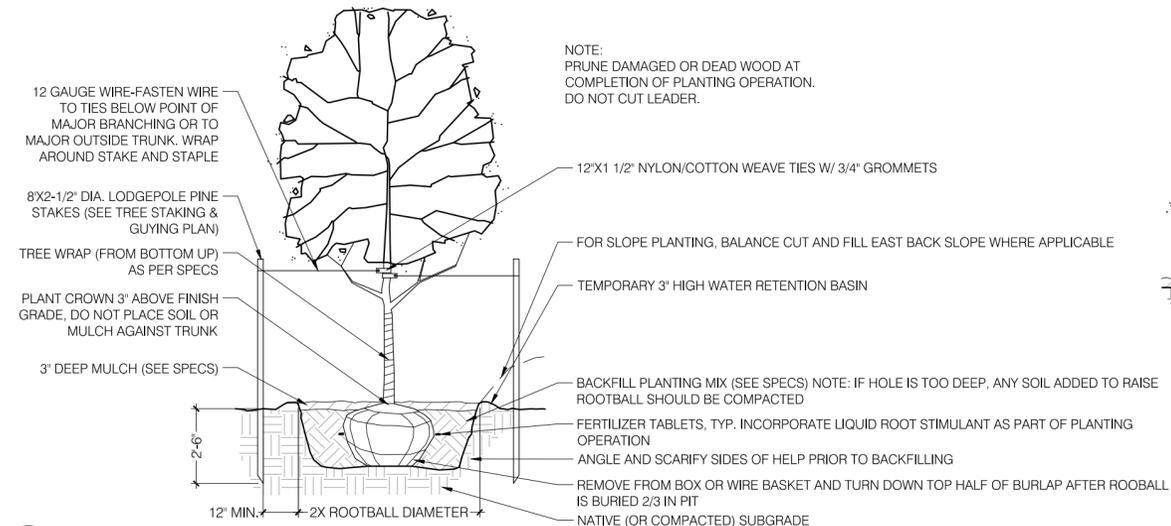
SHEET NUMBER: OF:  
**1515**

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

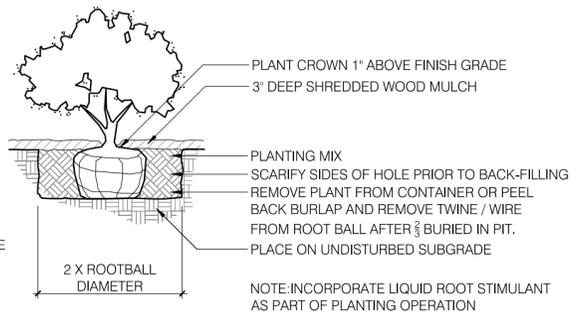


# HARVEST ROAD at DENALI LOGISTICS PARK

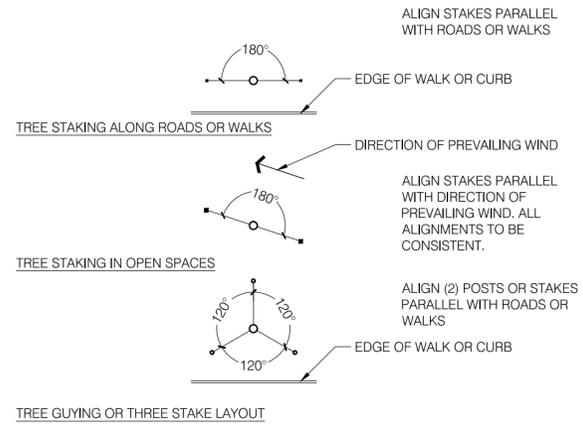
## INFRASTRUCTURE SITE PLAN



**1 TREE PLANTING**  
3/8" = 1'-0"

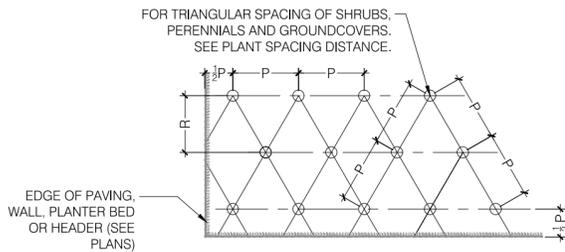


**2 SHRUB PLANTING**  
1/2" = 1'-0"

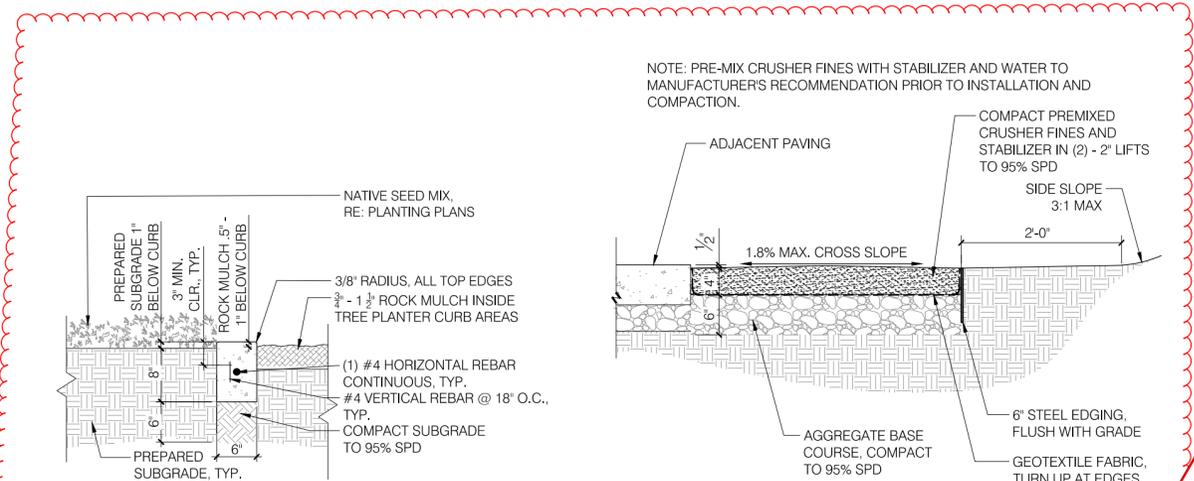


**3 TREE STAKING AND GUYING**  
3/8" = 1'-0"

P TRIANGULAR	R ROW	AREA PER PLANT SQ.FT.
4"	3 1/16"	.096
6"	5 1/4"	.22
8"	7"	.385
10"	8 3/4"	.60
12"	10 3/8"	.87
18"	1'-3 3/8"	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

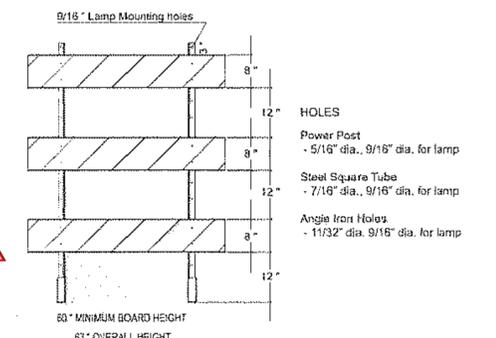
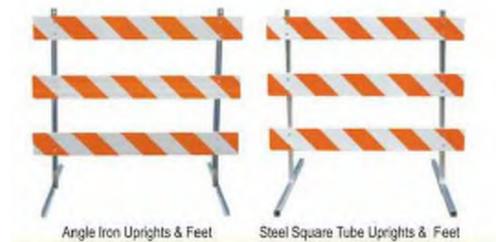


**4 SHRUB AND PERENNIAL SPACING**  
3/8" = 1'-0"

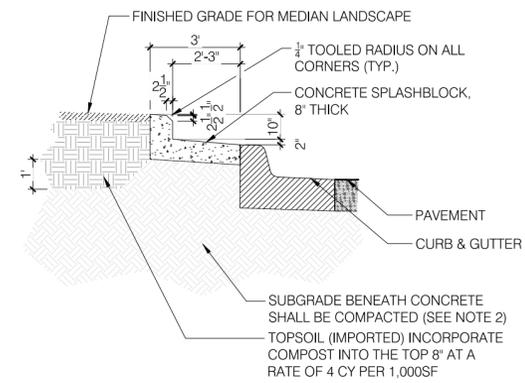


**5 TREE PLANTER CURB - SECTION**  
3/8" = 1'-0"

**6 CRUSHER FINES PAVING**  
1" = 1'-0"

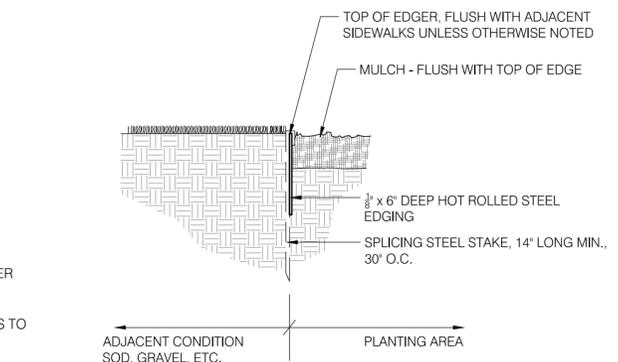


**9 BARRIER - CDOT TYPE 3**  
1/2" = 1'-0"



**7 MEDIAN SPLASHBLOCK**  
3/8" = 1'-0"

- NOTES:**
- ALL CONCRETE TO BE FIBER REINFORCED, 4,000LB MIX WITH INTEGRAL COLOR. FIBER MESH TO BE ADDED TO CONCRETE MIX AT A RATE OF 1.5 LBS PER CUBIC YARD. FOR OMAHA TAN COLOR, ADD 1 LB OF #5084 PER 94 LBS OF CEMENT.
  - 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.
  - SEE THE ROADWAY DESIGN AND CONSTRUCTION SPECIFICATIONS, DETAIL S2.4 FOR SLOTTED DRAIN DETAIL AND DETAIL S7.1. NOTE 2 FOR SLOTTED DRAIN LOCATIONS.



**8 STEEL EDGER**  
1 1/2" = 1'-0"

CLIENT: **BOX ELDER**

PROJECT TEAM: **Dig Studio**  
15211 15TH STREET  
DENVER, COLORADO 80202  
P: 720.558.7986 | DIGSTUDIO.COM

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

**AEDesign**  
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
1	3/8/24	Median Revisions	AKSF

DESIGNED BY:  
DRAWN BY:  
CHECKED BY:

NOT FOR CONSTRUCTION

DATE ISSUED:  
03/08/2024

SHEET TITLE:

LANDSCAPE DETAILS

SHEET NUMBER: OF: