

68TH AVE & NORTH HARVEST AT DENALI LOGISTICS PARK

INFRASTRUCTURE SITE PLAN

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DEVELOPER

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

CIVIL ENGINEER

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

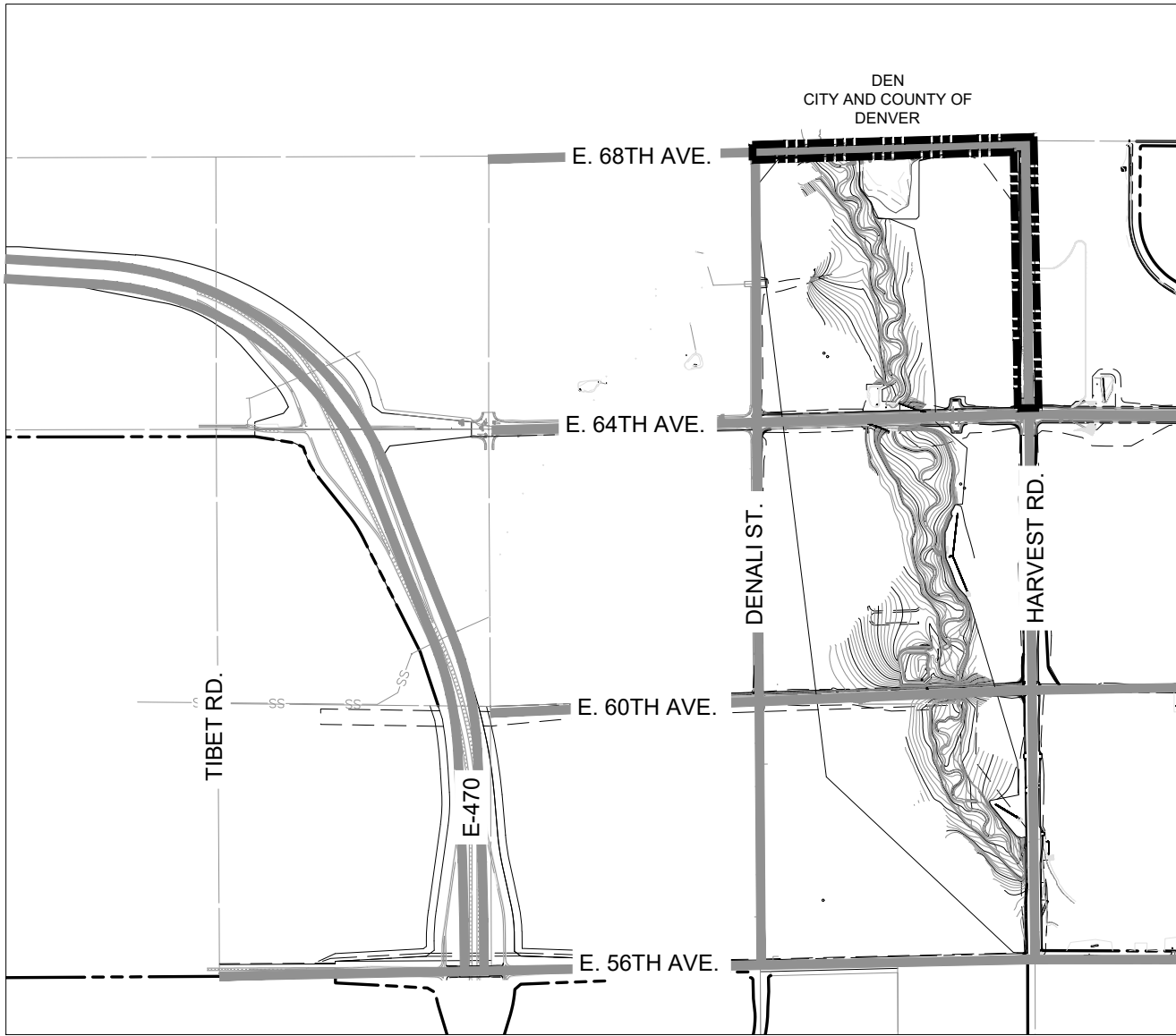
PLANNER/LANDSCAPE ARCHITECT

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

ELECTRICAL ENGINEER

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

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, 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'

ADMINISTRATIVE ADJUSTMENT

SECTION 146-4.7.5.C.5.A: DUE TO EXISTING EAST CHERRY CREEK VALLEY (ECCV)
EASEMENT IN NORTHERN HALF OF E. 68th AVE. SHRUB EQUIVALENTS (12SHRUBS/1TREE)
ARE PROPOSED ON THE NORTH SIDE OF 68th AVE BECAUSE STREET TREES ARE
PROHIBITED DUE TO EXISTING ECCV EASEMENT.

CITY OF AURORA NOTES

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- 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 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.
- 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."
- 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.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- 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.
- 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.
- 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.
- 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.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- 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.

- ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCRACH INTO ANY EASEMENT OR FIRE LANE.
- 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.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII -NUMBERING OF BUILDINGS.
- 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".
- 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.
- 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...
- 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.
- 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.
- ALL FIRE HYDRANTS SHALL BE LOCATED NOT LESS THAN THREE FEET-SIX INCHES (3'-6") AND NOT MORE THAN EIGHT (8') FEET FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT AND SHALL BE UNOBSTRUCTED ON THE STREET SIDE. MINIMUM CLEARANCE ON ALL OTHER SIDES SHALL BE FIVE FEET (5')
- H.M. METROPOLITAN DISTRICT NO 1, 1125 17TH ST, SUITE 2500, DENVER CO, 80202 303.295.3071 SHALL BE RESPONSIBLE FOR PAYMENT OF 25% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF EAST 68TH AVENUE AND HARVEST ROAD, IF AND WHEN TRAFFIC SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE AS DESCRIBED IN THE MOST RECENTLY ADOPTED VERSION OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS OF THE DATE OR DATES OF ANY SUCH WARRANT STUDIES. FOR WARRANT PURPOSES, THE MINOR STREET APPROACH TRAFFIC SHALL TYPICALLY BE COMPRISED OF ALL THROUGH AND LEFT-TURN MOVEMENT AND 50% OF RIGHT TURN MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE TRAFFIC ENGINEER. PURSUANT TO 147-37.5 OF CITY CODE, THE PERCENTAGE OF THE TRAFFIC SIGNALIZATION COSTS IDENTIFIED ABOVE SHALL BE PAID TO THE CITY BY THE APPLICANT/OWNER, TO BE HELD IN ESCROW FOR SUCH PURPOSE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RELATED DEVELOPMENT OR AS OTHERWISE REQUIRED BY CITY CODE. THE PERCENTAGE ABOVE WILL BE APPLIED TO THE ENTIRE TRAFFIC SIGNALIZATION COST AS ESTIMATED AT THE TIME OF THE ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.
- APPLICANT SHALL PROVIDE 3" CONDUIT FOR FUTURE FIBER WITH PULL BOXES @ MAX 750' SPACING ALONG ALL ARTERIAL STREETS. LOCATE PULL BOXES AT MINIMUM AT PROPOSED CONDUIT ENDS, AND AT ONE CORNER OF EACH INTERSECTION.

OWNER'S SIGNATURES

68th & Harvest 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.

In witness thereof, _____ has caused these
presents to be executed this _____ day of _____ AD, _____.

By: _____ Corporate
(Principals or Owners) 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
(Notary Public) Seal

My commission expires _____ Notary Business Address: _____

CITY OF AURORA APPROVALS

City Attorney: _____ Date: _____

Planning Director: _____ Date: _____

Planning Commission: _____ Date: _____
(Chairperson)

City Council: _____ Date: _____
(Mayor)

Attest: _____ Date: _____
(City Clerk)

RECORDER'S SIGNATURES

Accepted for filing in the office of the Clerk and Recorder of
_____, Colorado at _____ o'clock _____ M,
this _____ day of _____ AD, _____.

Clerk and Recorder: _____ Deputy: _____

AMENDMENTS

CLIENT:



PROJECT TEAM:



68TH AVE & NORTH HARVEST AT DENALI LOGISTICS PARK INFRASTRUCTURE SITE PLAN

REVISIONS:

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DATE ISSUED:
6/17/2022

SHEET TITLE:

COVER SHEET

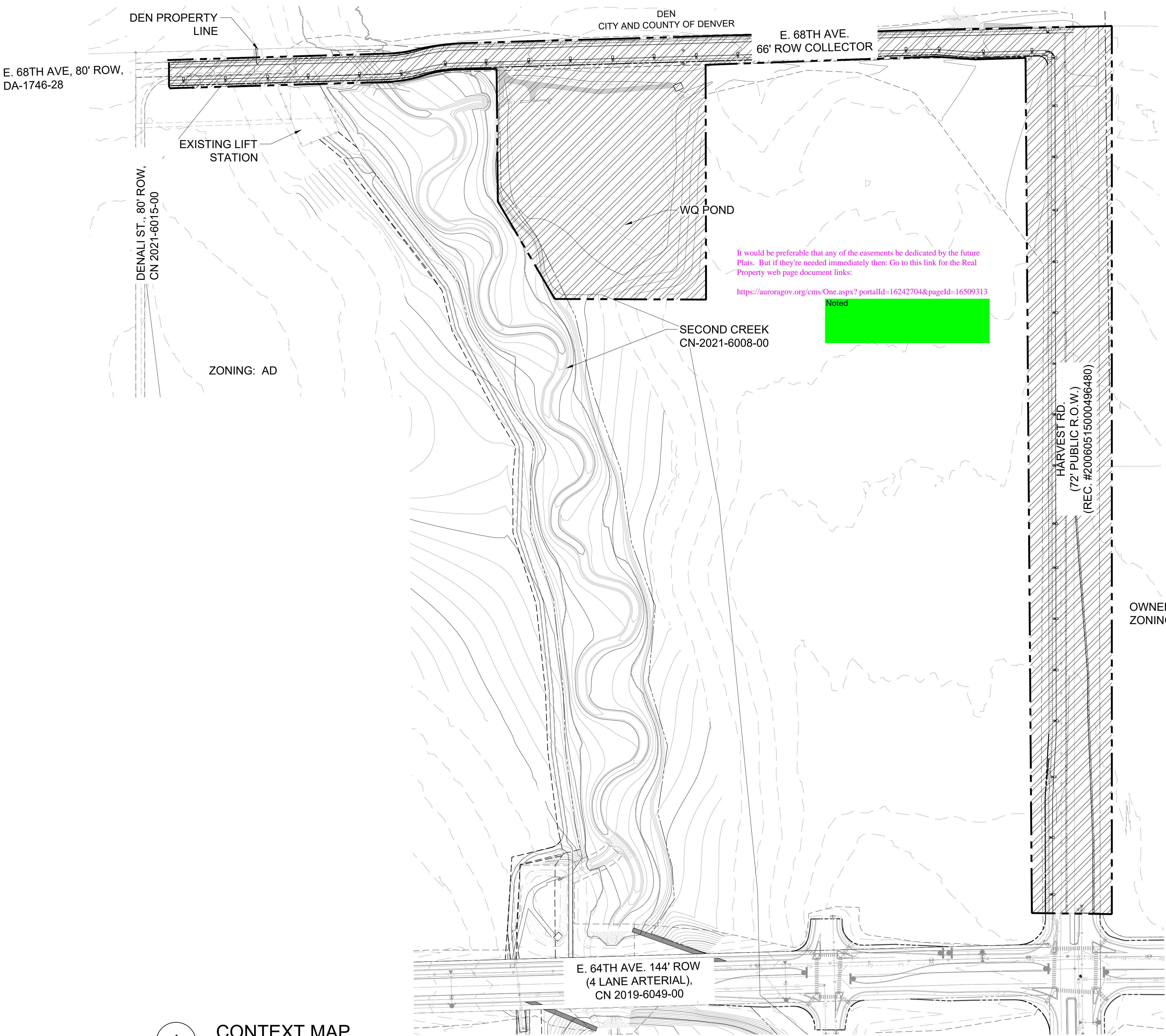
CASE NUMBER: DA-1478-06

SHEET NUMBER:

1

68TH AVE & NORTH HARVEST AT DENALI LOGISTICS PARK

INFRASTRUCTURE SITE PLAN



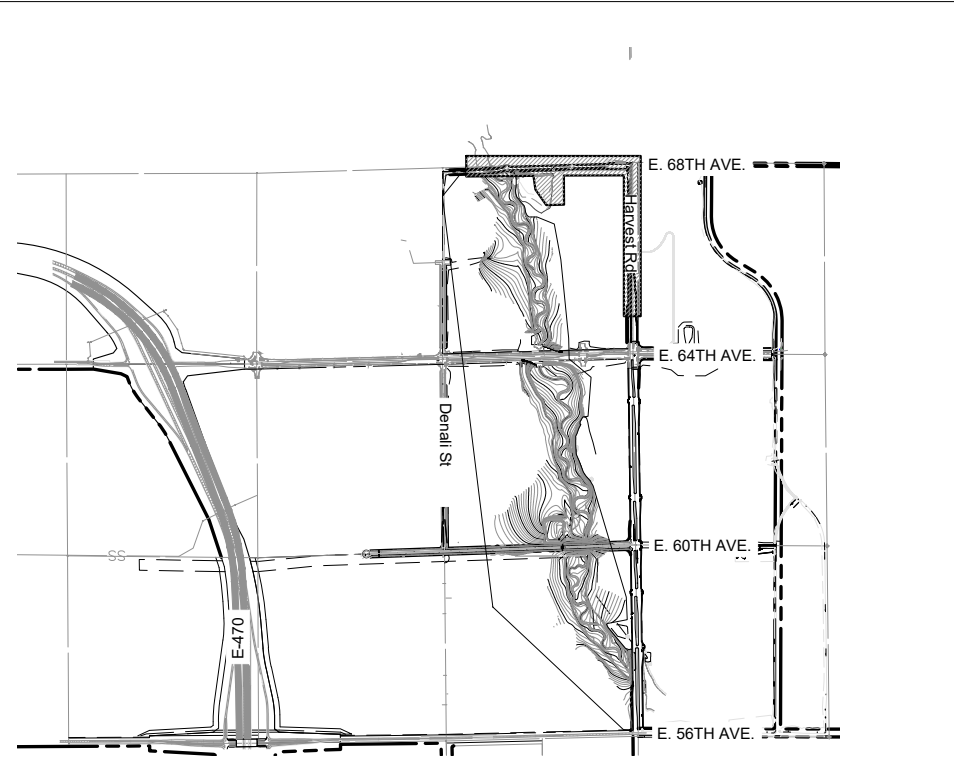
LEGAL DESCRIPTION

LAND DESCRIPTION:
A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, 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 CENTER QUARTER CORNER OF SAID SECTION 6 ALSO BEING THE POINT OF BEGINNING;
THENCE ALONG THE NORTHERLY LINE OF SAID SOUTHEAST SECTION 6,N88°21'34"E A DISTANCE OF 2613.49 FEET;
THENCE S01°38'26"E A DISTANCE OF 89.36 FEET;
THENCE S00°06'33"E A DISTANCE OF 2455.09 FEET;
THENCE S89°53'27"W A DISTANCE OF 64.19 FEET;
THENCE N00°02'22"E A DISTANCE OF 2140.03 FEET;
THENCE N07°38'48"W A DISTANCE OF 271.15 FEET;
THENCE N83°52'18"W A DISTANCE OF 272.36 FEET;
THENCE N89°50'25"W A DISTANCE OF 334.07 FEET;
THENCE S88°37'27"W A DISTANCE OF 365.47 FEET;
THENCE S79°00'32"W A DISTANCE OF 110.10 FEET;
THENCE S00°00'24"E A DISTANCE OF 562.23 FEET;
THENCE S88°24'00"W A DISTANCE OF 259.23 FEET;
THENCE N25°50'35"W A DISTANCE OF 126.47 FEET;
THENCE N35°38'13"W A DISTANCE OF 170.89 FEET;
THENCE N01°04'10"E A DISTANCE OF 306.56 FEET;
THENCE N89°19'15"W A DISTANCE OF 108.47 FEET;
THENCE S76°21'01"W A DISTANCE OF 194.95 FEET;
THENCE N85°56'24"W A DISTANCE OF 210.53 FEET;
THENCE S88°11'47"W A DISTANCE OF 475.36 FEET;
THENCE S85°30'15"W A DISTANCE OF 40.12 FEET TO A POINT ON THE WESTERLY LINE OF SAID SOUTHEAST QUARTER SECTION;
THENCE ALONG SAID WESTERLY LINE, N00°00'38"W A DISTANCE OF 118.88 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 640,643 SQUARE FEET OR 14.707 ACRES MORE OR LESS.
ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

BASIS OF BEARINGS
BEARINGS ARE BASED ON THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO ASSUMED TO BEAR N88°21'19"E AND BEING MONUMENTED BY A FOUND 3-1/4"ALUMINUM CAP IN RANGE BOX PLS #25379 AT THE SOUTHWEST CORNER AND A FOUND 3-1/4"ALUMINUM CAP IN RANGE BOX PLS #23521 AT THE SOUTHEAST QUARTER CORNER.



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DATE ISSUED:
6/17/2022

SHEET TITLE:
CONTEXT MAP
& LEGAL
DESCRIPTION

CASE NUMBER: DA-1478-06

SHEET NUMBER:

68TH AVE & NORTH HARVEST AT DENALI LOGISTICS PARK

NORTH INFRASTRUCTURE SITE PLAN



INFRASTRUCTURE NOTES:

ROADWAY PHASING:

- ROADWAY IS ANTICIPATED TO BE PHASED TO SUPPORT ADJACENT DEVELOPMENTS AND REGIONAL NEEDS. A TRAFFIC IMPACT STUDY WILL BE COMPLETED WITH EACH ASSOCIATED DEVELOPMENT DURING THE SITE PLAN PROCESS TO DETERMINE REQUIRED ROADWAY SECTION.

SIGNAGE AND STRIPING NOTES:

- THE DEVELOPER IS RESPONSIBLE FOR STRIPING SHOWN ON THESE PLANS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON DENALI STREET, 68TH AVENUE AND HARVEST ROAD AND AT INTERSECTIONS. FUTURE SITE PLANS THAT MODIFY THE ASSOCIATED STREETS WILL REQUIRE THE SPECIFIC DEVELOPER OF THAT SITE PLAN TO MODIFY SIGNAGE AND MARKING ASSOCIATED WITH THOSE STREETS.
- 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.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.

WATER MAIN:

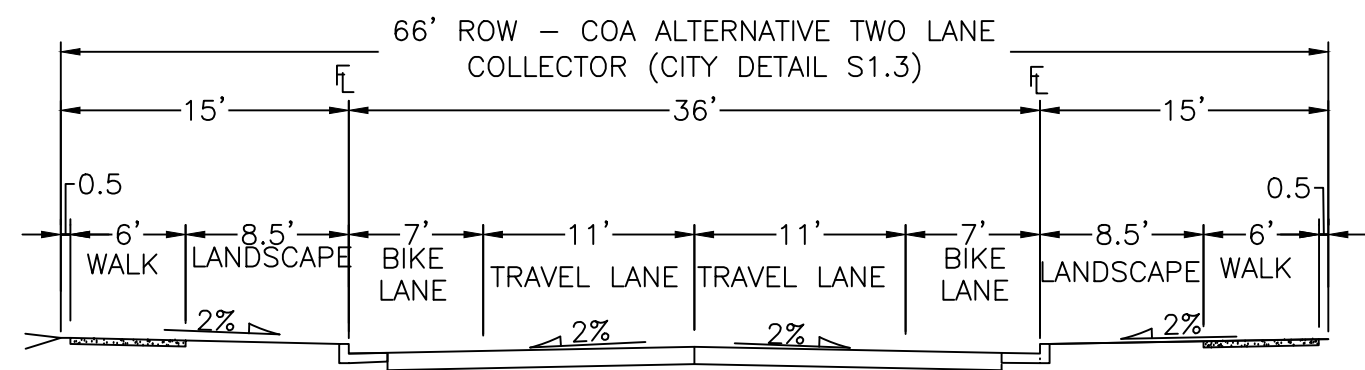
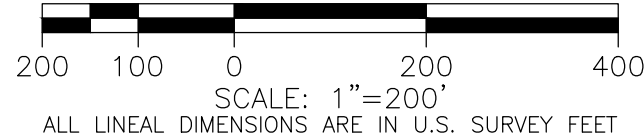
- THE PROJECT IS ENTIRELY WITHIN WATER ZONE 3C OF THE CITY OF AURORA WATER NETWORK.
- EACH PLANNING AREA SHALL BE REQUIRED TO PROVIDE AN INTERNAL LOOPED WATER NETWORK PER CITY CRITERIA DURING THEIR RESPECTIVE CSP SUBMITTALS.

DRAINAGE / STORM SEWER:

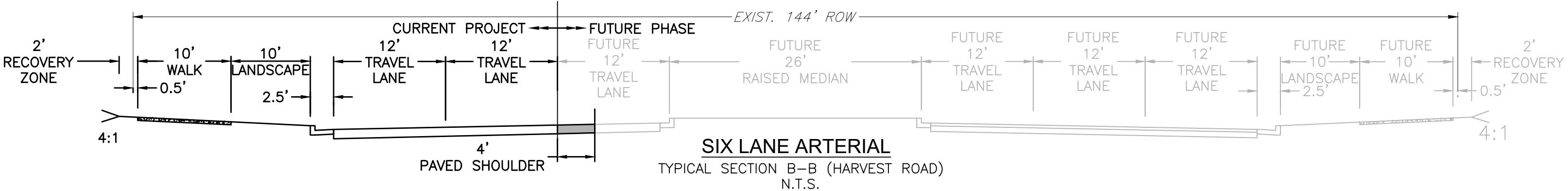
- STORM SEWER MAIN LINES, MANHOLES, INLETS, OUTLET STRUCTURES, AND CULVERT CROSSINGS CONSTRUCTED WITH 68TH AVENUE AND HARVEST ROAD SHALL BE DESIGNED AND CONSTRUCTED FOR FULL DEVELOPED FLOW RATES.
- BMPS AND EROSION CONTROL MEASURES SHALL BE INSTALLED TO MINIMIZE EROSION AND REDUCE EROSION CHARACTERISTICS AT CULVERT CROSSING AND WITHIN PROPOSED CHANNEL CONVEYANCE PATHS.
- STORM SEWER WITHIN ROW IS PUBLIC AND WILL BE OWNED AND MAINTAINED BY THE CITY OF AURORA. STORM SEWER OUTSIDE ROW IS PRIVATE AND WILL BE OWNED AND MAINTAINED BY THE AURORA HIGH POINT METROPOLITAN DISTRICT

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 WHERE THE LIGHT CONFLICTS WITH THE EXISTING SANITARY FORCE MAIN SHALL BE INSTALLED AFTER THE SANITARY FORCE MAIN IS DECOMMISSIONED/REMOVED. THE ROAD WILL NOT BE OPENED TO THE PUBLIC UNTIL AFTER STREET LIGHTS HAVE BEEN INSTALLED.



TWO LANE ALTERNATIVE
TYPICAL SECTION A-A (68TH AVENUE)
N.T.S.



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

CLIENT:



PROJECT TEAM:



68TH AVE & NORTH HARVEST AT DENALI LOGISTICS PARK INFRASTRUCTURE SITE PLAN

REVISIONS:

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CHECKED BY: DL

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CONSTRUCTION

DATE ISSUED:
6/17/2022

SHEET TITLE:

OVERALL SITE
PLAN

CASE NUMBER:
DA-1478-06

SHEET NUMBER:

3

68TH AVE & NORTH HARVEST AT DENALI LOGISTICS PARK

NORTH INFRASTRUCTURE SITE PLAN

ROADWAY PHASING:

- ROADWAY IS ANTICIPATED TO POSSIBLY BE PHASED TO SUPPORT ADJACENT DEVELOPMENTS AND REGIONAL NEEDS. A TRAFFIC IMPACT STUDY WILL BE COMPLETED WITH EACH ASSOCIATED DEVELOPMENT DURING THE SITE PLAN PROCESS TO DETERMINE ANY ADDITIONAL REQUIRED 68TH AVENUE AND HARVEST ROAD IMPROVEMENTS.
- 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.
- STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.

SIGNAGE AND STRIPING NOTES:

- THE DEVELOPER IS RESPONSIBLE FOR STRIPING SHOWN ON THESE PLANS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON 68TH AVENUE AND HARVEST ROAD AT INTERSECTIONS. FUTURE SITE PLANS THAT MODIFY 68TH AVENUE AND HARVEST ROAD WILL REQUIRE THE SPECIFIC DEVELOPER OF THAT SITE PLAN TO MODIFY SIGNAGE AND MARKING ASSOCIATED WITH GUN CLUB ROAD.
- 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.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS AND PRIVATE STREETS.

LIGHTING NOTES:

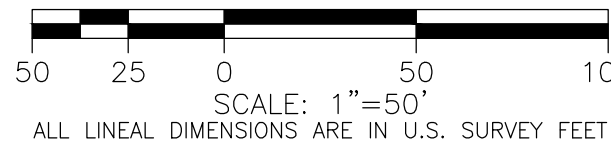
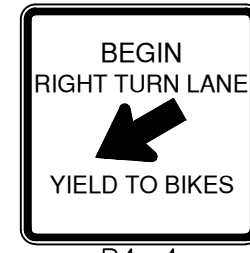
- STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS IN THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
- STREET LIGHTS ON THE WEST SIDE OF HARVEST WHERE THE LIGHT CONFLICTS WITH THE EXISTING SANITARY FORCE MAIN SHALL BE INSTALLED AFTER THE SANITARY FORCE MAIN IS DECOMMISSIONED/ REMOVED.

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 68TH AVENUE AND HARVEST ROAD SHALL BE DESIGNED AND CONSTRUCTED FOR FULL DEVELOPED FLOW RATES.
- BMPS AND EROSION CONTROL MEASURES SHALL BE INSTALLED TO MINIMIZE EROSION AND REDUCE EROSION CHARACTERISTICS AT CULVERT CROSSING AND WITHIN PROPOSED CHANNEL CONVEYANCE PATHS.



TEMP SWALE NOTES:

- PRIVATE, TEMPORARY GRASS-LINED SWALES WITH SLOPES LESS THAN 2% IN CUT AND FILL LOCATIONS WHERE THE TOP OF SWALE IS LESS THAN 10' OUTSIDE OF ROW SHALL BE DESIGNED AND EVALUATED AT THE TIME OF CIVIL PLANS/ FINAL DRAINAGE REPORT. THESE AREAS MAY NEED TO BE CONCRETE LINED TO PREVENT DAMAGE TO THE ROADWAY SUBSTRUCTURE.

PROPOSED SLOPE EASEMENT

How will this main be looped? The stub to the east is going into the pond.

Response: Based on conversations with Aurora Water, the water is now looped along 68th Avenue.

Move the turn around near the end of the dead end and have it extend to the other side of the trickle channel to avoid grading issues.

The maintenance path has been adjusted to match the civil CDs and extends to the rest of the trickle channel

KEY MAP
SCALE 1"=1500'

SEE BELOW FOR CONTINUATION

SEE SHEET 5 FOR CONTINUATION

SEE ABOVE FOR CONTINUATION

CLIENT:



PROJECT TEAM:



68TH AVE & NORTH
HARVEST AT
DENALI LOGISTICS PARK
INFRASTRUCTURE
SITE PLAN

REVISIONS:

| No. | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
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DESIGNED BY: BM
DRAWN BY: DB
CHECKED BY: DL

SEAL:

NOT FOR
CONSTRUCTION

DATE ISSUED:
6/17/2022

SHEET TITLE:

SITE PLAN

CASE NUMBER:
DA-1478-06

SHEET NUMBER:

ROADWAY PHASING:

- ROADWAY IS ANTICIPATED TO POSSIBLY BE PHASED TO SUPPORT ADJACENT DEVELOPMENTS AND REGIONAL NEEDS. A TRAFFIC IMPACT STUDY WILL BE COMPLETED WITH EACH ASSOCIATED DEVELOPMENT DURING THE SITE PLAN PROCESS TO DETERMINE ANY ADDITIONAL REQUIRED 68TH AVENUE AND HARVEST ROAD IMPROVEMENTS.
- 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.
- STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.

SIGNAGE AND STRIPING NOTES:

- THE DEVELOPER IS RESPONSIBLE FOR STRIPING SHOWN ON THESE PLANS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON 68TH AVENUE AND HARVEST ROAD AT INTERSECTIONS. FUTURE SITE PLANS THAT MODIFY 68TH AVENUE AND HARVEST ROAD WILL REQUIRE THE SPECIFIC DEVELOPER OF THAT SITE PLAN TO MODIFY SIGNAGE AND MARKING ASSOCIATED WITH GUN CLUB ROAD.
- 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.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS AND PRIVATE STREETS.

68TH AVE & NORTH HARVEST AT DENALI LOGISTICS PARK

NORTH INFRASTRUCTURE SITE PLAN

WATER MAIN:

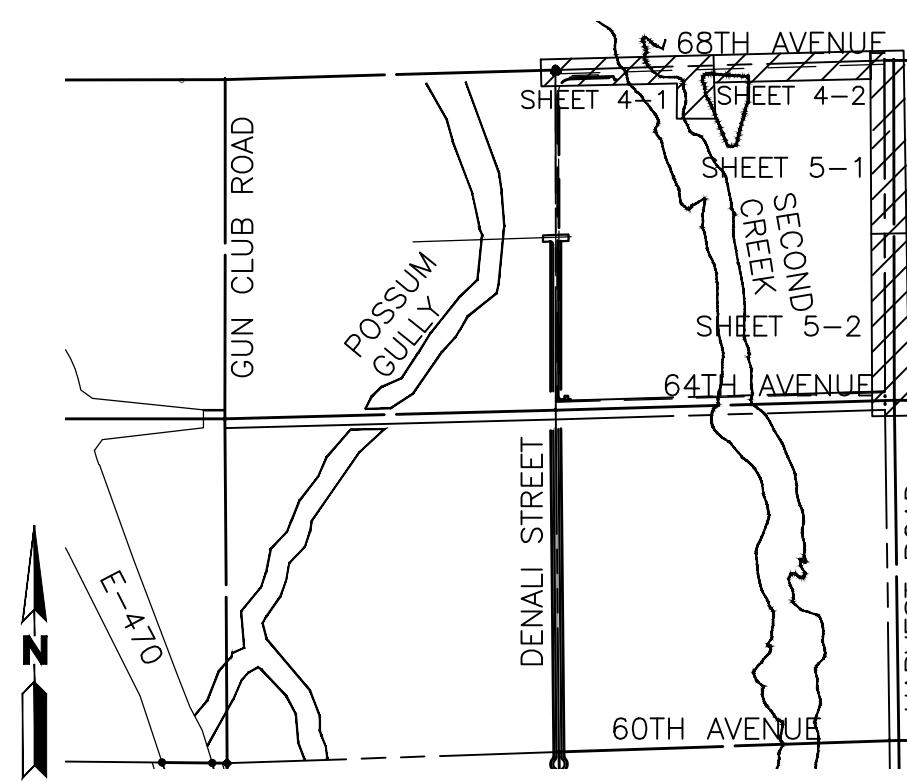
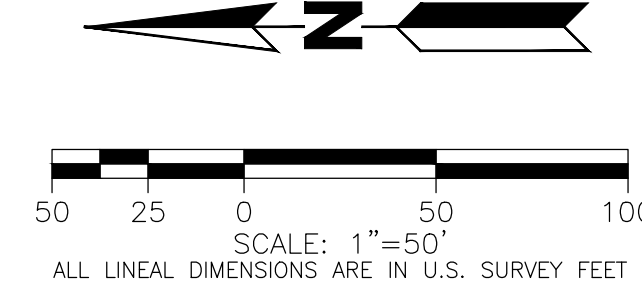
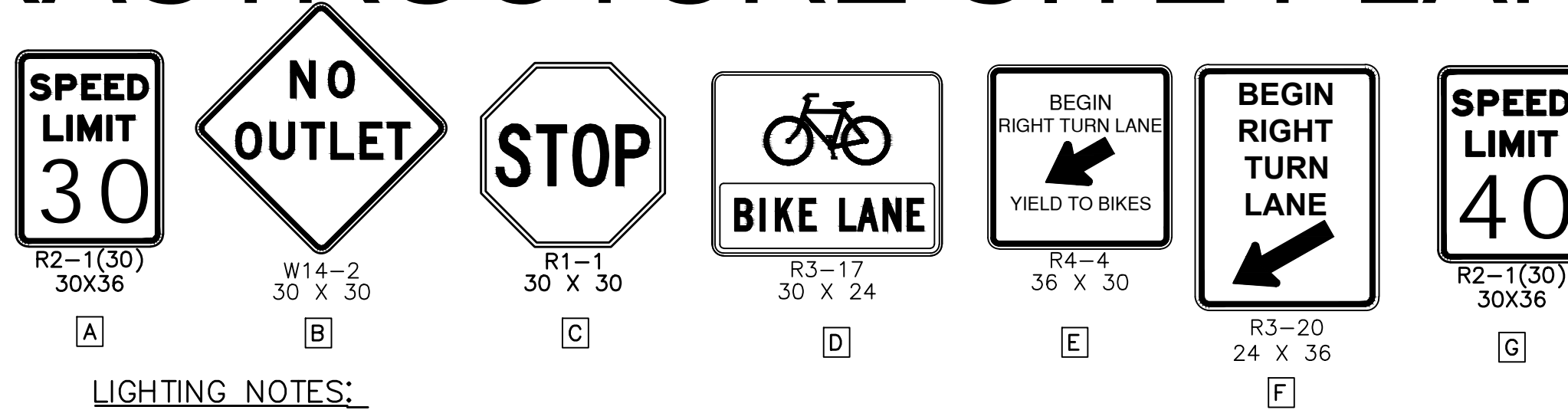
- THE PROJECT IS ENTIRELY WITHIN WATER ZONE 3C OF THE CITY OF AURORA WATER NETWORK.
- EACH PLANNING AREA SHALL BE REQUIRED TO PROVIDE AN INTERNAL LOOPED WATER NETWORK PER CITY CRITERIA DURING THEIR RESPECTIVE SITE PLAN SUBMITTALS.

DRAINAGE / STORM SEWER:

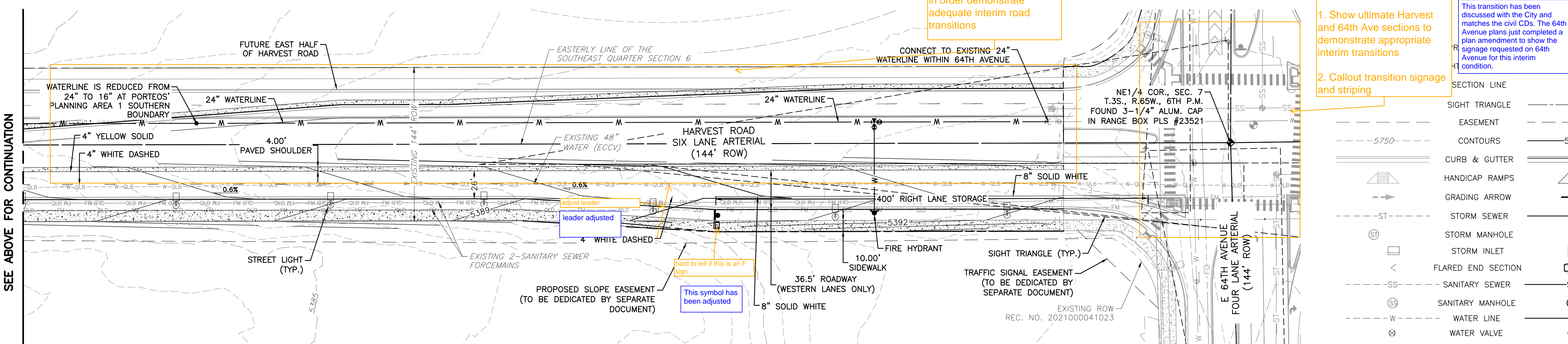
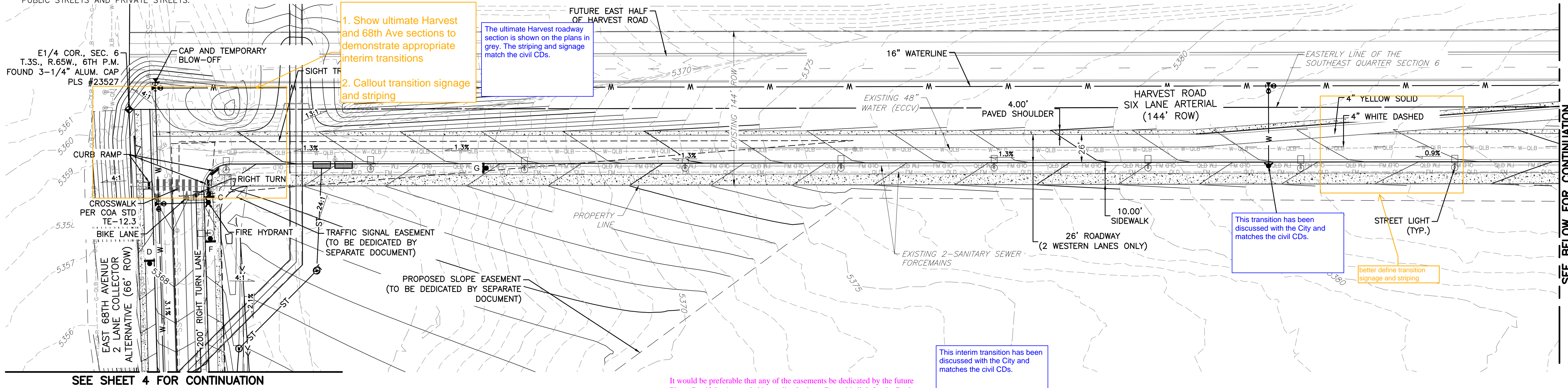
- STORM SEWER MAIN LINES, MANHOLES, INLETS, OUTLET STRUCTURES, AND CULVERT CROSSINGS CONSTRUCTED WITH 68TH AVENUE AND HARVEST ROAD SHALL BE DESIGNED AND CONSTRUCTED FOR FULL DEVELOPED FLOW RATES.
- BMPS AND EROSION CONTROL MEASURES SHALL BE INSTALLED TO MINIMIZE EROSION AND REDUCE EROSION CHARACTERISTICS AT CULVERT CROSSING AND WITHIN PROPOSED CHANNEL CONVEYANCE PATHS.

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 WHERE THE LIGHT CONFLICTS WITH THE EXISTING SANITARY FORCE MAIN SHALL BE INSTALLED AFTER THE SANITARY FORCE MAIN IS DECOMMISSIONED/ REMOVED.



KEY MAP
SCALE 1"=1500'



| 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 | --- |
| INDICATES TO BE COMPLETED WITH 64TH AVE PROJECT | |

CLIENT:



PROJECT TEAM:



68TH AVE & NORTH HARVEST AT DENALI LOGISTICS PARK INFRASTRUCTURE SITE PLAN

| REVISIONS: | | | |
|------------|------|-------------|----|
| No. | DATE | DESCRIPTION | BY |
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DESIGNED BY: BM
DRAWN BY: DB
CHECKED BY: DL

SEAL:

NOT FOR CONSTRUCTION

DATE ISSUED:
6/17/2022

SHEET TITLE:

SITE PLAN

CASE NUMBER:
DA-1478-06

SHEET NUMBER:

68TH AVE & NORTH HARVEST AT DENALI LOGISTICS PARK

INFRASTRUCTURE SITE PLAN



PLANT LEGEND

| | | | | |
|---------|----|--|----------|---------------|
| CAT NFN | 39 | CATALPA SPECIOSA WESTERN WESTERN CATALPA | 2.5' CAL | MEDIUM |
| CEL PRS | 24 | CELTIS OCCIDENTALIS 'JFS-KSU1' TM PRAIRIE SENTINEL COMMON HACKBERRY | 2.5' CAL | LOW - HIGH |
| GLE EYL | 39 | GLEDTISIA TRIACANTHOS INERMIS 'IMPERIAL' IMPERIAL HONEY LOCUST | 2.5' CAL | MEDIUM |
| GLE SH2 | 1 | GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER LOCUST | 2.5' CAL | LOW - MEDIUM |
| GYM DIO | 4 | GYMNOCLADUS DIOICA 'ESPRESSO' KENTUCKY COFFEETREE | 2.5' CAL | LOW - MEDIUM |
| QUE BIC | 7 | QUERCUS BICOLOR SWAMP WHITE OAK | 2.5' CAL | MEDIUM - HIGH |
| QUE MAC | 4 | QUERCUS MACROCARPA BURR OAK | 2.5' CAL | LOW - MEDIUM |
| QUE HER | 1 | QUERCUS ROBUR X MACROCARPA 'CLEMONS' TM HERITAGE OAK | 2.5' CAL | MEDIUM |
| ULM CAR | 3 | ULMUS X 'FRONTIER' FRONTIER HYBRID ELM | 2.5' CAL | LOW - MEDIUM |
| ULM ITX | 29 | ULMUS X 'TRIUMPH' TRIUMPH ELM | 2.5' CAL | MEDIUM |

| | | | | | | |
|--------|---------|-----|---|-------|-----------|-------------------|
| SHRUBS | CODE | QTY | BOTANICAL / COMMON NAME | SIZE | SPACING | WATER USE |
| | AMO LEA | 168 | AMORPHA CANESCENS LEADPLANT | 5 GAL | 48" o.c. | VERY LOW - MEDIUM |
| | ARC PAN | 128 | ARCTOSTAPHYLOS X 'PANCHITO' PANCHITO MANZANITA | 5 GAL | 48" o.c. | LOW - MEDIUM |
| | COR KLS | 44 | CORNUS SERICEA 'KELSEY' KELSEY'S DWARF RED TWIG DOGWOOD | 5 GAL | 36" o.c. | MEDIUM - HIGH |
| | COR FL2 | 32 | CORNUS SERICEA 'FLAVIRAMEA' YELLOW TWIG DOGWOOD | 5 GAL | 72" o.c. | MEDIUM - HIGH |
| | COR ACT | 27 | CORNUS STOLONIFERA 'ARCTIC FIRE' ARCTIC FIRE REDTWIG DOGWOOD | 5 GAL | 60" o.c. | MEDIUM |
| | CYT SGH | 212 | CYTISUS SCOPARIUS 'SMSCGF' TM SISTER GOLDEN HAIR SCOTCH BROOM | 5 GAL | 18" o.c. | LOW |
| | EPH NEV | 151 | EPHEDRA NEVADENSIS MORMON TEA | 5 GAL | 36" o.c. | VERY LOW |
| | ERI NAU | 59 | ERICAMERIA NAUSEOSA RUBBER RABBITBRUSH | 5 GAL | 60" o.c. | VERY LOW - LOW |
| | FOR NEM | 3 | FORESTIERA NEOMEXICANA NEW MEXICO PRIVET | 5 GAL | 120" o.c. | LOW - MEDIUM |
| | HES PAR | 144 | HESPERALOE PARVIFLORA RED YUCCA | 5 GAL | 42" o.c. | VERY LOW - LOW |
| | KRA LAN | 25 | KRASCHENNIKOVIA CERATOIDES LANATA WINTERFAT | 5 GAL | 36" o.c. | VERY LOW - LOW |
| | PER ATR | 433 | PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE | 5 GAL | 48" o.c. | LOW - MEDIUM |
| | PER LIS | 21 | PEROVSKIA ATRIPLICIFOLIA 'LISSUTT' LACEY BLUE RUSSIAN SAGE | 5 GAL | 24" o.c. | LOW - MEDIUM |
| | PHI MIC | 9 | PHILADELPHUS MICROPHYLLUS 'LITTLELEAF' LITTLELEAF MOCKORANGE | 5 GAL | 72" o.c. | LOW |
| | PHY OPU | 15 | PHYSOCARPUS OPIULIFOLIUS 'DART'S GOLD' YELLOW NINEBARK | 5 GAL | 36" o.c. | LOW - MEDIUM |
| | POT SUT | 347 | POTENTILLA FRUTICOSA 'SUTTERS GOLD' SUTTERS GOLD BUSH CINQUEFOIL | 5 GAL | 30" o.c. | MEDIUM |
| | RHU AUT | 60 | RHUS TRILOBATA 'AUTUMN AMBER' AUTUMN AMBER SUMAC | 5 GAL | 36" o.c. | VERY LOW - LOW |

ADMINISTRATIVE ADJUSTMENT
SECTION 146-4.7.5.C.5.A: DUE TO EXISTING EAST CHERRY CREEK VALLEY (ECCV)
EASEMENT IN NORTHERN HALF OF E. 68th AVE. SHRUB EQUIVALENTS (12SHRUBS/1TREE)
ARE PROPOSED ON THE NORTH SIDE OF 68th AVE BECAUSE STREET TREES ARE
PROHIBITED DUE TO EXISTING ECCV EASEMENT.

1 OVERALL LANDSCAPE PLAN

ViewportScale

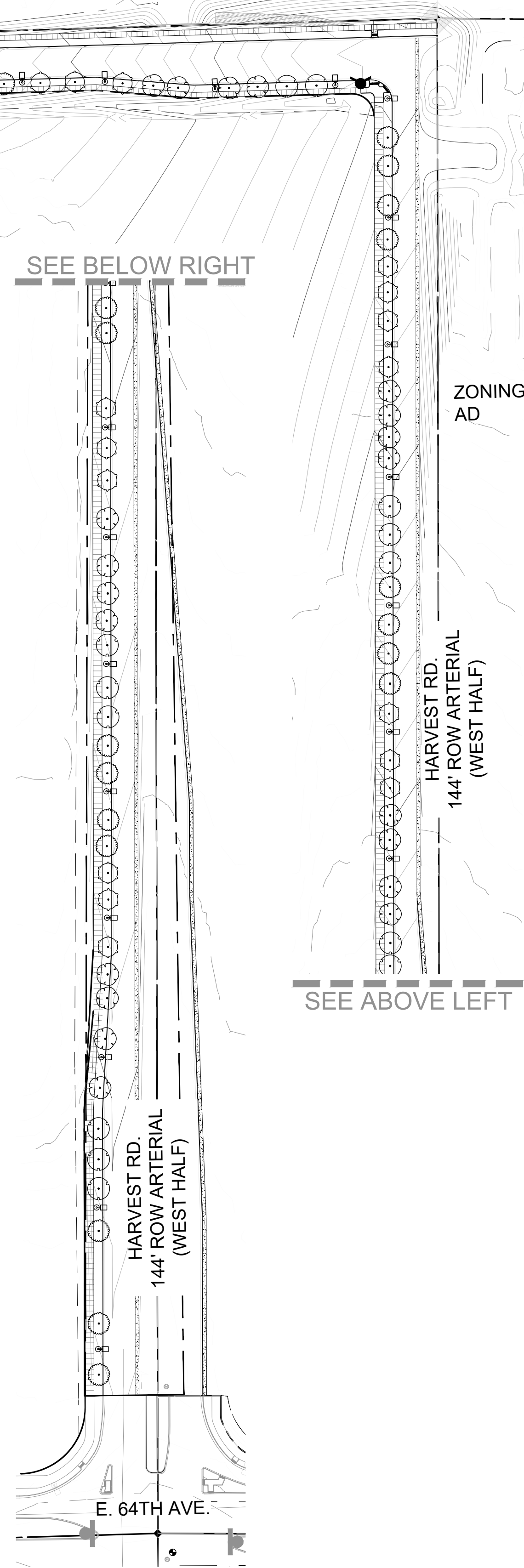
| | | | | | | |
|------------------|---------|-----|---|-------|----------|--------------|
| GRASSES | CODE | QTY | BOTANICAL / COMMON NAME | SIZE | SPACING | WATER USE |
| | BOU BLO | 52 | BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA | 5 GAL | 24" o.c. | LOW |
| | CAL OVD | 539 | CALAMAGROSTIS X ACUTIFLORA 'OVERDAM' OVERDAM FEATHER REED GRASS | 5 GAL | 30" o.c. | LOW - MEDIUM |
| PERENNIALS | CODE | QTY | BOTANICAL / COMMON NAME | SIZE | SPACING | WATER USE |
| | ALY GSP | 107 | ALYSSUM WULFENIANUM 'GOLDEN SPRING' GOLDEN SPRING WULFEN'S ALYSSUM | 5 GAL | 12" o.c. | MEDIUM |
| EVERGREEN SHRUBS | CODE | QTY | BOTANICAL / COMMON NAME | SIZE | SPACING | WATER USE |
| | JUN M35 | 18 | JUNIPERUS COMMUNIS 'MONDAP' TM ALPINE CARPET COMMON JUNIPER | 5 GAL | 48" o.c. | LOW |
| | JUN TAB | 20 | JUNIPERUS SCOPULORUM 'TABLE TOP BLUE' TABLE TOP BLUE JUNIPER | 5 GAL | 48" o.c. | LOW - MEDIUM |

| ROW SEED MIX | | | | 43,400 SF |
|-------------------------|-------------------------|-----------------|----------------|-----------|
| COMMON NAME | SCIENTIFIC NAME | PLS LBS/ACRE | % BY WEIGHT | |
| Western Wheatgrass | Agropyron smithii | 10.5 | 35.0% | |
| Side Oats Grama | Bouteloua curtipendula | 10.5 | 35.0% | |
| Blue Grama | Bouteloua gracilis | 3 | 10.0% | |
| Switchgrass | Panicum virgatum | 3 | 10.0% | |
| Little Bluestem | Schizachyrium scoparius | 3 | 10.0% | |
| TOTAL POUNDS PLS / ACRE | | 30 | 100.0% | |

| Mid-Grass Prairie | | | | | 216,995 SF |
|-------------------------|------------------------------|---------|-----------------|----------------|------------|
| 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% | |

| Curbside Landscaping | | | | | | | | | | | |
|--------------------------|--------------------------------------|--------|---------|--|-----------------------|-------------------|--|-----------------|-----------------|-------------------------|--------------------|
| Area | Description | Length | Area | Notes | Trees Req. (1/40') | Trees Provided | Tree Equivalents (12 shrubs/1 tree) | | | Shrubs Req. (1/40sf) | Shrubs Provided |
| | | | | | | | Trees | Shrubs Required | Shrubs Provided | | |
| A | E 68th Ave, North side | 2,425 | 19,400 | Trees prohibited due to existing ECCV easement | 61 | 0 | (61) | 732 | 736 | 485 | 1,221 |
| B | E 68th Ave, South side | 2,425 | 19,400 | | 61 | 61 | 0 | 0 | 0 | 485 | 539 |
| C | Harvest Rd., west side, 64th to 68th | 2,360 | 23,600 | | 59 | 6 | 0 | 0 | 3 | 590 | 629 |
| Detention Pond Landscape | | | | | | | | | | | |
| Area | Description | Length | Area | Notes | Req. (1/4,000sf) | Trees Provided | Tree Equivalents | | | Req. (10/4,000sf) | Shrubs Provided |
| D | Water Quality Pond Requirement | N/A | 115,338 | Pond east of Second Creek | 29 | 29 | | | | 288 | 289 |

- #### CITY OF AURORA NOTES
- All landscaped areas are to receive organic soil preparation at 4 cu.yrds/1,000sf.
 - 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.
 - The surface material of all concrete walks are to be brushed, standard grey concrete.
 - All utility easements shall remain unobstructed and fully accessible along their entire length for the maintenance equipment entry.
 - 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.
 - All landscaped areas and plant material, except for not-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.
 - 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.
 - 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).
 - Trees may not be placed within 8' of any public utility.
 - Shrub beds shall be mulched with 3" depth of 1.5" multi-color local river rock. for areas specified as cobble, use 4-6" multi-color local river rock cobble. weed barrier is required under cobble and river rock mulch.
 - 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.
 - 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.
 - Architctural 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.
 - All proposed landscaping within the sight triangle shall be in compliance with COA roadway Specifications, section 4.04.210.

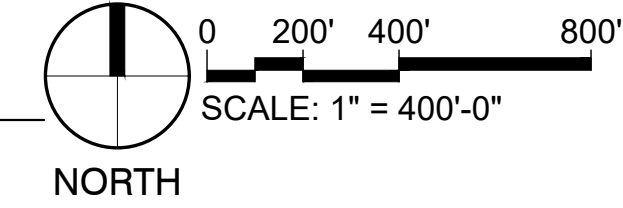


ZONING:
AD

SEE ABOVE LEFT

HARVEST RD.
144' ROW ARTERIAL
(WEST HALF)

E. 64TH AVE.



CLIENT:

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 #:5040.00

68TH AVE & NORTH HARVEST AT DENALI LOGISTICS PARK

INFRASTRUCTURE SITE PLAN

| REVISIONS: | | | |
|------------|------|-------------|----|
| No. | DATE | DESCRIPTION | BY |
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DESIGNED BY:
DRAWN BY:
CHECKED BY:

SEAL:

NOT FOR
CONSTRUCTION

DATE ISSUED:
6/17/2022

SHEET TITLE:

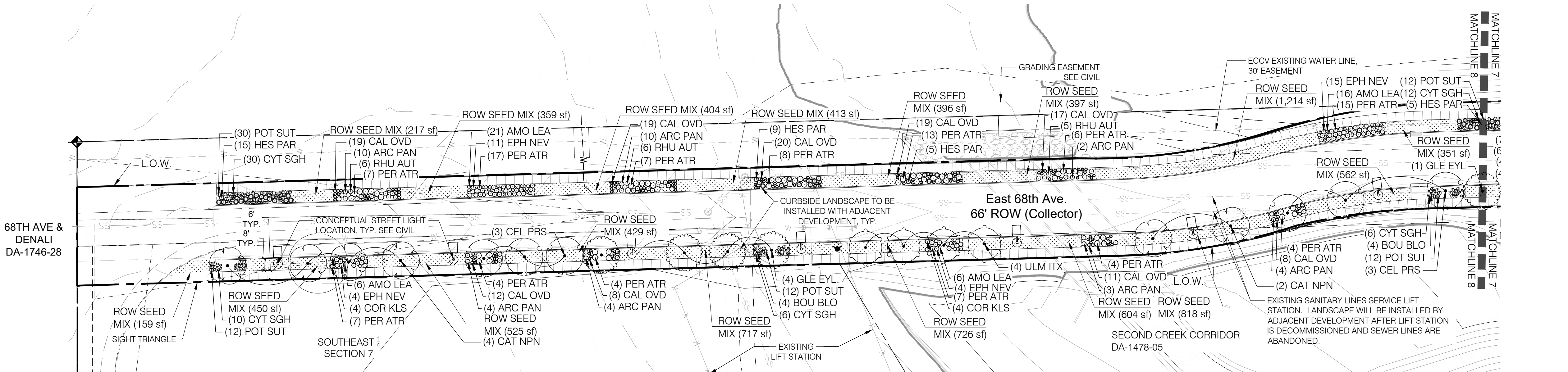
OVERALL LANDSCAPE PLAN

CASE NUMBER: DA-1478-06

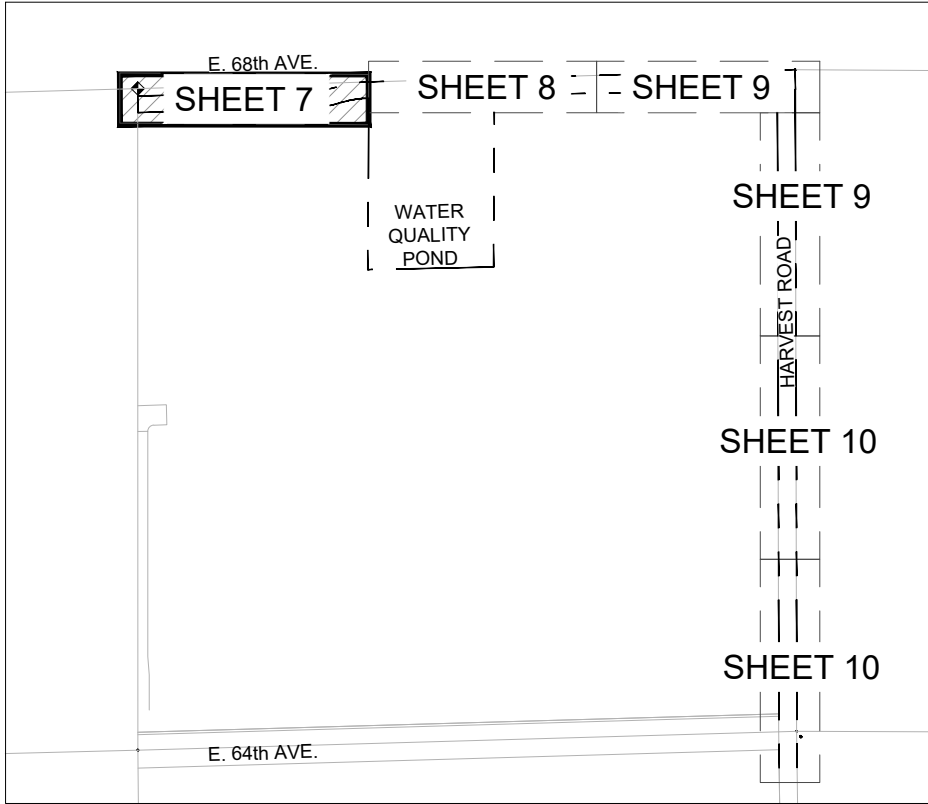
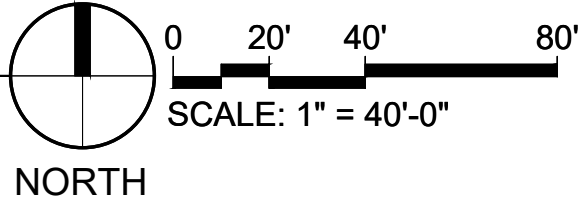
SHEET NUMBER:

68TH AVE & NORTH HARVEST AT DENALI LOGISTICS PARK

INFRASTRUCTURE SITE PLAN



1 SITE PLAN
Scale: 1" = 40'-0"



KEY MAP

LEGEND

| TREES | CODE | QTY | BOTANICAL / COMMON NAME | SIZE |
|---------|---------|-----|--|----------|
| | CAT NPN | 6 | CATALPA SPECIOSA WESTERN WESTERN CATALPA | 2.5' CAL |
| | CEL PRS | 6 | CELTIS OCCIDENTALIS 'JFS-KSU1' TM PRAIRIE SENTINEL COMMON HACKBERRY | 2.5' CAL |
| | GLE EYL | 5 | GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL' IMPERIAL HONEY LOCUST | 2.5' CAL |
| | ULM ITX | 4 | ULMUS X 'TRIUMPH' TRIUMPH ELM | 2.5' CAL |
| SHRUBS | CODE | QTY | BOTANICAL / COMMON NAME | SIZE |
| | AMO LEA | 49 | AMORPHA CANESCENS LEADPLANT | 5 GAL |
| | ARC PAN | 37 | ARCTOSTAPHYLOS X 'PANCHITO' PANCHITO MANZANITA | 5 GAL |
| | COR KLS | 8 | CORNUS SERICEA KELSEY KELSEY'S DWARF RED TWIG DOGWOOD | 5 GAL |
| | CYT SGH | 61 | CYTISUS SCOPARIUS 'SMSOGF' TM SISTER GOLDEN HAIR SCOTCH BROOM | 5 GAL |
| | EPH NEV | 34 | EPHEDRA NEVADENSIS MORMON TEA | 5 GAL |
| | HES PAR | 34 | HESPERALOE PARVIFLORA RED YUCCA | 5 GAL |
| | PER ATR | 103 | PEROVSKIA ATRIPPLICIFOLIA RUSSIAN SAGE | 5 GAL |
| | POT SUT | 78 | POTENTILLA FRUTICOSA SUTTERS GOLD SUTTERS GOLD BUSH CINQUEFOIL | 5 GAL |
| | RHU AUT | 17 | RHUS TRILOBATA 'AUTUMN AMBER' AUTUMN AMBER SUMAC | 5 GAL |
| GRASSES | CODE | QTY | BOTANICAL / COMMON NAME | SIZE |
| | BOU BLO | 8 | BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA | 5 GAL |
| | CAL OVD | 133 | CALAMAGROSTIS X ACUTIFLORA 'OVERDAM' OVERDAM FEATHER REED GRASS | 5 GAL |

| ROW SEED MIX | | 9,309 SF | |
|-------------------------|-------------------------|-----------------|----------------|
| COMMON NAME | SCIENTIFIC NAME | PLS LBS/ACRE | % BY WEIGHT |
| Western Wheatgrass | Agropyron smithii | 10.5 | 35.0% |
| Side Oats Grama | Bouteloua curtipendula | 10.5 | 35.0% |
| Blue Grama | Bouteloua gracilis | 3 | 10.0% |
| Switchgrass | Panicum virgatum | 3 | 10.0% |
| Little Bluestem | Schizachyrium scoparius | 3 | 10.0% |
| TOTAL POUNDS PLS / ACRE | | 30 | 100.0% |

LEGEND

| | |
|--|----------------------|
| | 6" CONCRETE SIDEWALK |
| | EASEMENT BOUNDARY |
| | RIGHT OF WAY |
| | LIMIT OF WORK |
| | 100 YEAR FLOOD |
| | UTILITY LINES |
| | MATCHLINE |
| | STEEL EDGING |
| | STREETLIGHT |
| | ROAD SIGN |

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

CLIENT:



PROJECT TEAM:



68TH AVE & NORTH
HARVEST 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:
6/17/2022

SHEET TITLE:

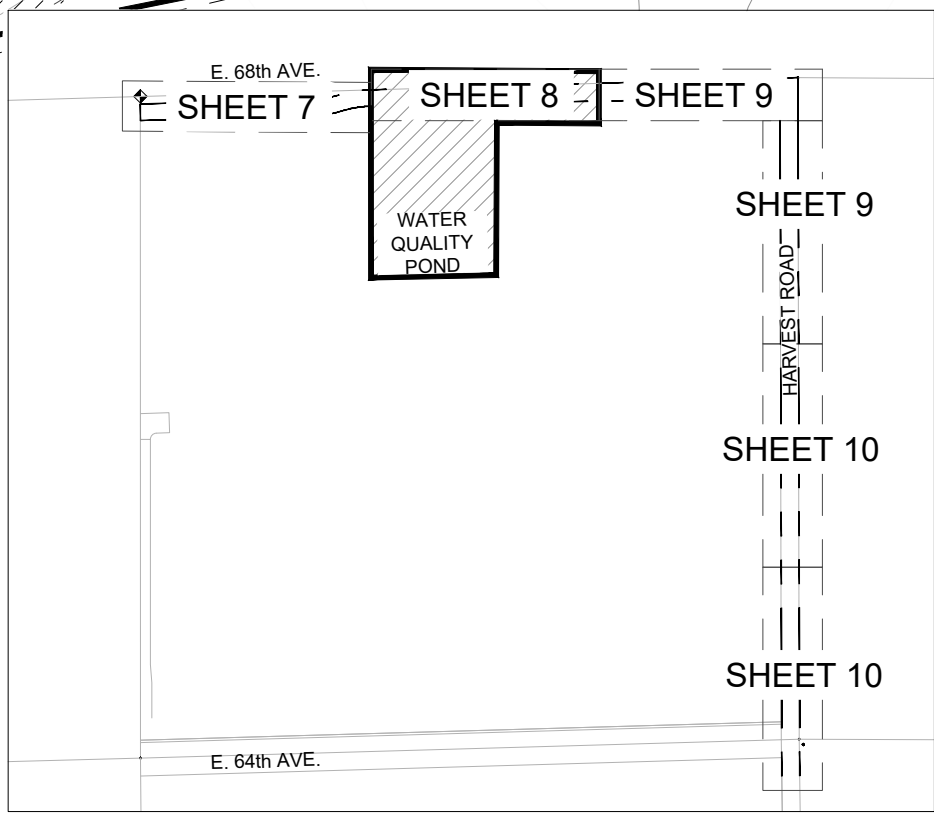
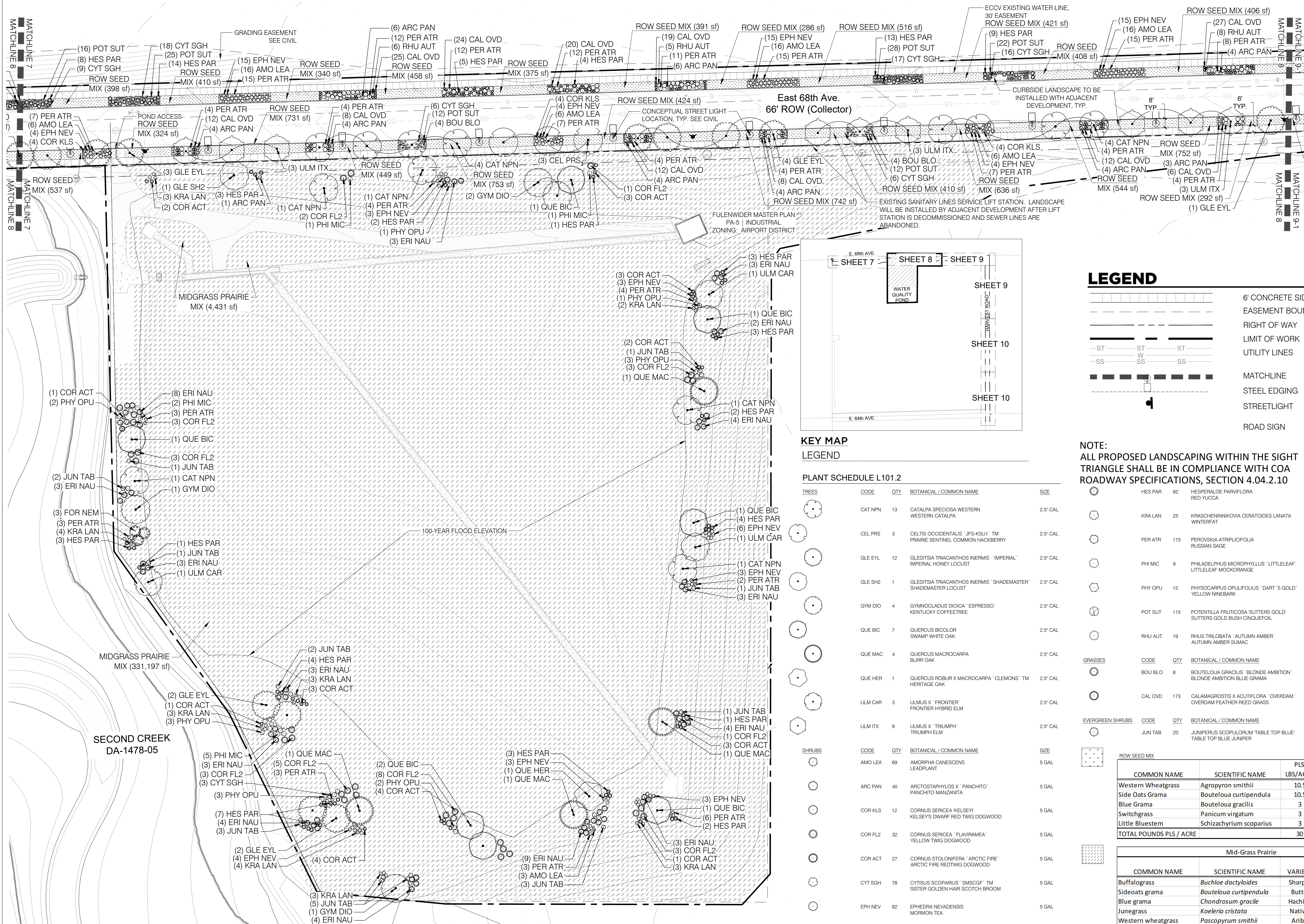
LANDSCAPE PLAN

CASE NUMBER: DA-1478-06

SHEET NUMBER:

68TH AVE & NORTH HARVEST AT DENALI LOGISTICS PARK

INFRASTRUCTURE SITE PLAN



LEGEND

| | |
|--|----------------------|
| | 6' CONCRETE SIDEWALK |
| | EASEMENT BOUNDARY |
| | RIGHT OF WAY |
| | LIMIT OF WORK |
| | UTILITY LINES |
| | MATCHLINE |
| | STEEL EDGING |
| | STREETLIGHT |
| | ROAD SIGN |

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

KEY MAP LEGEND

PLANT SCHEDULE L101.2

| TREES | CODE | QTY | BOTANICAL / COMMON NAME | SIZE |
|-------|---------|-----|---|----------|
| | CAT NPN | 13 | CATALPA SPECIOSA WESTERN WESTERN CATALPA | 2.5' CAL |
| | CEL PRS | 3 | CELTIS OCCIDENTALIS 'JFS-KSU1' TM PRAIRIE SENTINEL COMMON HACKBERRY | 2.5' CAL |
| | GLE EYL | 12 | GLEDTISIA TRIACANTHOS INERMIS 'IMPERIAL' IMPERIAL HONEY LOCUST | 2.5' CAL |
| | GLE SH2 | 1 | GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER LOCUST | 2.5' CAL |
| | GYM DIO | 4 | GYMNOCLADUS DIOICA 'ESPRESSO' KENTUCKY COFFEETREE | 2.5' CAL |
| | QUE BIC | 7 | QUERCUS BICOLOR SWAMP WHITE OAK | 2.5' CAL |
| | QUE MAC | 4 | QUERCUS MACROCARPA BURR OAK | 2.5' CAL |
| | QUE HER | 1 | QUERCUS ROBUR X MACROCARPA 'CLEMONS' TM HERITAGE OAK | 2.5' CAL |
| | ULM CAR | 3 | ULMUS X 'FRONTIER' FRONTIER HYBRID ELM | 2.5' CAL |
| | ULM ITX | 9 | ULMUS X 'TRIUMPH' TRIUMPH ELM | 2.5' CAL |
| | AMO LEA | 69 | AMORPHA CANESCENS LEADPLANT | 5 GAL |
| | ARC PAN | 40 | ARCTOSTAPHYLOS X 'PANCHITO' PANCHITO MANZANITA | 5 GAL |
| | COR KLS | 12 | CORNUS SERICEA 'KELSEY' KELSEY'S DWARF RED TWIG DOGWOOD | 5 GAL |
| | COR FL2 | 32 | CORNUS SERICEA 'FLAURAMEA' YELLOW TWIG DOGWOOD | 5 GAL |
| | COR ACT | 27 | CORNUS STOLONIFERA 'ARCTIC FIRE' ARCTIC FIRE REDTWIG DOGWOOD | 5 GAL |
| | CYT SGH | 78 | CYTISUS SCOPARIUS 'SMSGCF' TM SISTER GOLDEN HAIR SCOTCH BROOM | 5 GAL |
| | EPH NEV | 82 | EPHEDRA NEVADENSIS MORMON TEA | 5 GAL |
| | ERI NAU | 59 | ERICAMERIA NAUSEOSA RUBBER RABBITBRUSH | 5 GAL |
| | FOR NEM | 3 | FORESTIERA NEOMEXICANA NEW MEXICO PRIVET | 5 GAL |

| GRASSES | CODE | QTY | BOTANICAL / COMMON NAME | SIZE |
|------------------|---------|-----|--|-------|
| | HES PAR | 92 | HESPERALOE PARVIFLORA RED YUCCA | 5 GAL |
| | KRA LAN | 25 | KRASCHENNIKOVIA CERATOIDES LANATA WINTERFAT | 5 GAL |
| | PER ATR | 173 | PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE | 5 GAL |
| | PHI MIC | 9 | PHILADELPHUS MICROPHYLLUS 'LITTLELEAF' LITTLELEAF MOCKORANGE | 5 GAL |
| | PHY OPU | 15 | PHYSOCARPUS OPULOIDUS 'DART'S GOLD' YELLOW NINEBARK | 5 GAL |
| | POT SUT | 115 | POTENTILLA FRUTICOSA 'BUTTERS GOLD' BUTTERS GOLD BUSH CINQUEFOIL | 5 GAL |
| | RHU AUT | 19 | RHUS TRILOBATA 'AUTUMN AMBER' AUTUMN AMBER SUMAC | 5 GAL |
| | BOU BLO | 8 | BOUTELOUA GRAEGLIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA | 5 GAL |
| | CAL OVD | 173 | CALAMAGROSTIS X ACUTIFLORA 'OVERDAM' OVERDAM FEATHER REED GRASS | 5 GAL |
| EVERGREEN SHRUBS | CODE | QTY | BOTANICAL / COMMON NAME | SIZE |
| | JUN TAB | 20 | JUNIPERUS SCOPULORUM TABLE TOP BLUE TABLE TOP BLUE JUNIPER | 5 GAL |

| ROW SEED MIX | | | | 11,572 SF |
|-------------------------|-------------------------|--------------|-------------|-----------|
| COMMON NAME | SCIENTIFIC NAME | PLS LBS/ACRE | % BY WEIGHT | |
| Western Wheatgrass | Agropyron smithii | 10.5 | 35.0% | |
| Side Oats Grama | Bouteloua curtipendula | 10.5 | 35.0% | |
| Blue Grama | Bouteloua gracilis | 3 | 10.0% | |
| Switchgrass | Panicum virgatum | 3 | 10.0% | |
| Little Bluestem | Schizachyrium scoparius | 3 | 10.0% | |
| TOTAL POUNDS PLS / ACRE | | 30 | 100.0% | |

| Mid-Grass Prairie | | | | | 216,995 SF |
|-------------------------|------------------------------|---------|--------------|-------------|------------|
| 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 | Chondrosium gracile | Hachita | 4 | 13.3% | |
| Junegrass | Koeleria cristata | Native | 1 | 3.3% | |
| Western wheatgrass | Pascopyrum smithii | Arriba | 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% | |

CLIENT:



PROJECT TEAM:



68TH AVE & NORTH
HARVEST AT
DENALI LOGISTICS PARK
INFRASTRUCTURE
SITE PLAN

REVISIONS:

| No. | DATE | DESCRIPTION | BY |
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DATE ISSUED:
6/17/2022

SHEET TITLE:

LANDSCAPE PLAN

CASE NUMBER: DA-1478-06

SHEET NUMBER:

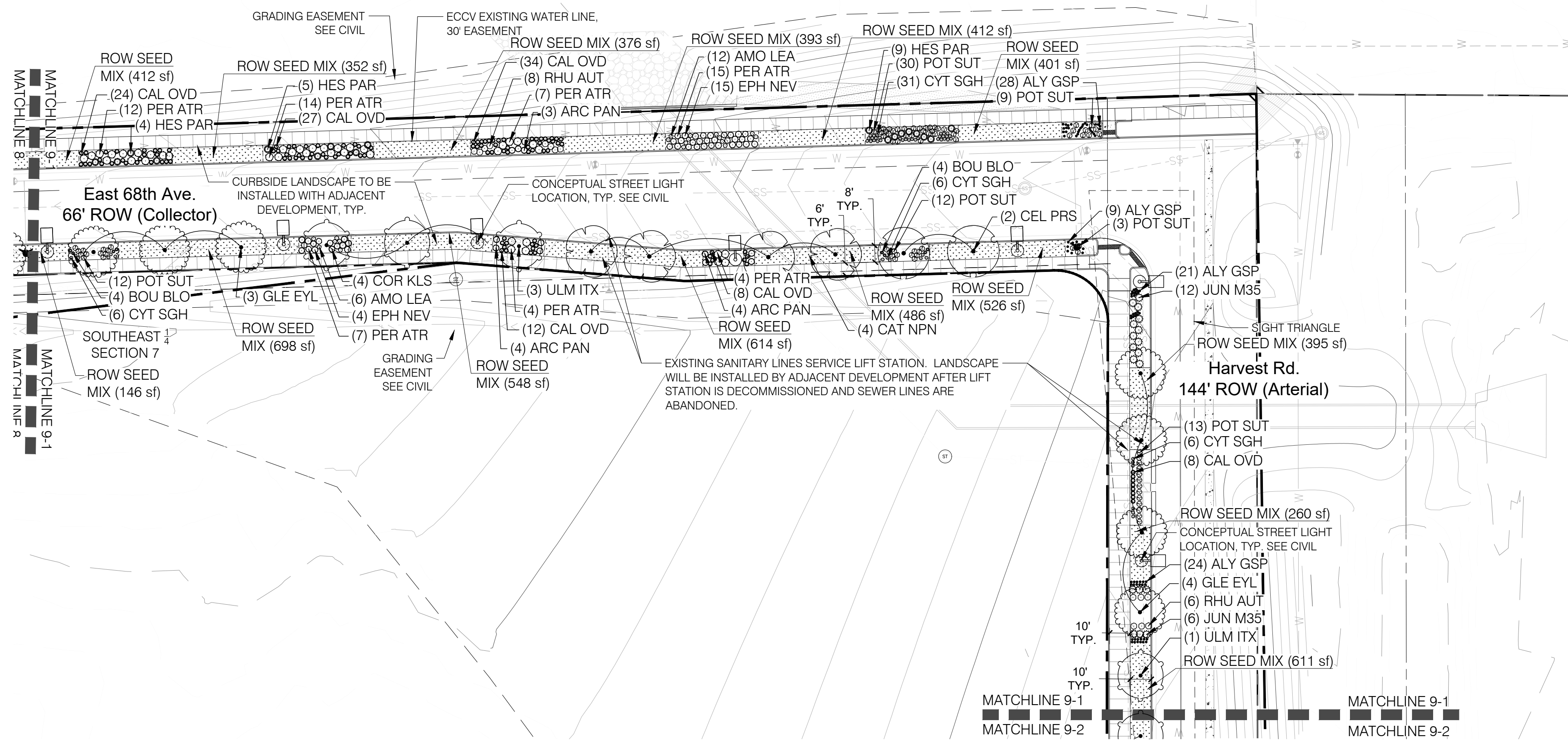
8

1 SITE PLAN
Scale: 1" = 40'-0"

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

68TH AVE & NORTH HARVEST AT DENALI LOGISTICS PARK

INFRASTRUCTURE SITE PLAN



1 LANDSCAPE PLAN

Scale: 1" = 40'-0"

LEGEND

| TREES | CODE | QTY | BOTANICAL / COMMON NAME | SIZE |
|------------------|--------------|-----------|---|----------|
| | CAT NPN | 12 | CATALPA SPECIOSA WESTERN CATALPA | 2.5' CAL |
| | CEL PRS | 6 | CELTIS OCCIDENTALIS 'JFS-KSU1' TM PRAIRIE SENTINEL COMMON HACKBERRY | 2.5' CAL |
| | GLE EYL | 11 | GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL' IMPERIAL HONEY LOCUST | 2.5' CAL |
| | ULM ITX | 10 | ULMUS X 'TRIUMPH' TRIUMPH ELM | 2.5' CAL |
| SHRUBS | CODE | QTY | BOTANICAL / COMMON NAME | SIZE |
| | AMO LEA | 34 | AMORPHA CANESCENS LEADPLANT | 5 GAL |
| | ARC PAN | 27 | ARCTOSTAPHYLOS X 'PANCHITO' PANCHITO MANZANITA | 5 GAL |
| | COR KLS | 14 | CORNUS SERICEA 'KELSEY' KELSEY'S DWARF RED TWIG DOGWOOD | 5 GAL |
| | CYT SGH | 56 | CYTISUS SCOPARIUS 'SMSGFI' TM SISTER GOLDEN HAIR SCOTCH BROOM | 5 GAL |
| | EPH NEV | 27 | EPHEDRA NEVADENSIS MORMON TEA | 5 GAL |
| GRASSES | CODE | QTY | BOTANICAL / COMMON NAME | SIZE |
| | PER ATR | 99 | PEROVSKIA ATRIPICIFOLIA RUSSIAN SAGE | 5 GAL |
| | PER LIS | 10 | PEROVSKIA ATRIPICIFOLIA 'LISSLITT' LACEY BLUE RUSSIAN SAGE | 5 GAL |
| | POT SUT | 95 | POTENTILLA FRUTICOSA 'SUTTERS GOLD' SUTTERS GOLD BUSH CINQUEFOIL | 5 GAL |
| | RHU AUT | 18 | RHUS TRILOBATA 'AUTUMN AMBER' AUTUMN AMBER SUMAC | 5 GAL |
| | BOU BLO | 19 | BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA | 5 GAL |
| | CAL OVD | 161 | CALAMAGROSTIS X ACUTIFLORA 'OVERDAM' OVERDAM FEATHER REED GRASS | 5 GAL |
| PERENNIALS | CODE | QTY | BOTANICAL / COMMON NAME | SIZE |
| | ALY GSP | 82 | ALYSSUM WULFENIANUM 'GOLDEN SPRING' GOLDEN SPRING WULFEN'S ALYSSUM | 5 GAL |
| EVERGREEN SHRUBS | CODE | QTY | BOTANICAL / COMMON NAME | SIZE |
| | ROW SEED MIX | 11,598 SF | | |

| COMMON NAME | SCIENTIFIC NAME | PLS LBS/ACRE | % BY WEIGHT |
|-------------------------|-------------------------|--------------|-------------|
| Western Wheatgrass | Agropyron smithii | 10.5 | 35.0% |
| Side Oats Grama | Bouteloua curtipendula | 10.5 | 35.0% |
| Blue Grama | Bouteloua gracilis | 3 | 10.0% |
| Switchgrass | Panicum virgatum | 3 | 10.0% |
| Little Bluestem | Schizachyrium scoparius | 3 | 10.0% |
| TOTAL POUNDS PLS / ACRE | | 30 | 100.0% |

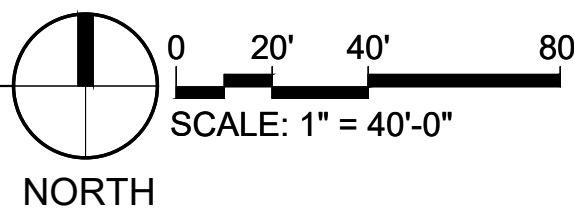
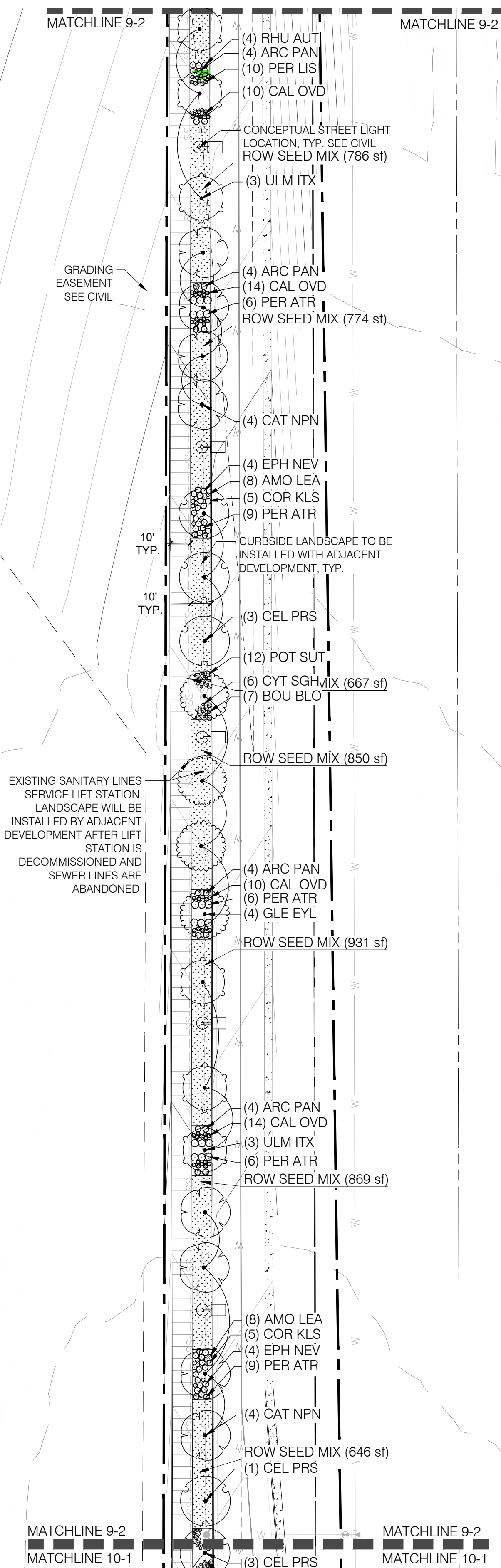
LEGEND

| | |
|--|----------------------|
| | 6' CONCRETE SIDEWALK |
| | EASEMENT BOUNDARY |
| | RIGHT OF WAY |
| | LIMIT OF WORK |
| | 100 YEAR FLOOD |
| | UTILITY LINES |
| | MATCHLINE |
| | STEEL EDGING |
| | STREETLIGHT |
| | ROAD SIGN |

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

2 LANDSCAPE PLAN

Scale: 1" = 40'-0"



CLIENT:



PROJECT TEAM:



68TH AVE & NORTH HARVEST AT DENALI LOGISTICS PARK INFRASTRUCTURE SITE PLAN

REVISIONS:

| No. | DATE | DESCRIPTION | BY |
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DATE ISSUED:
6/17/2022

SHEET TITLE:

LANDSCAPE PLAN

CASE NUMBER: DA-1478-06

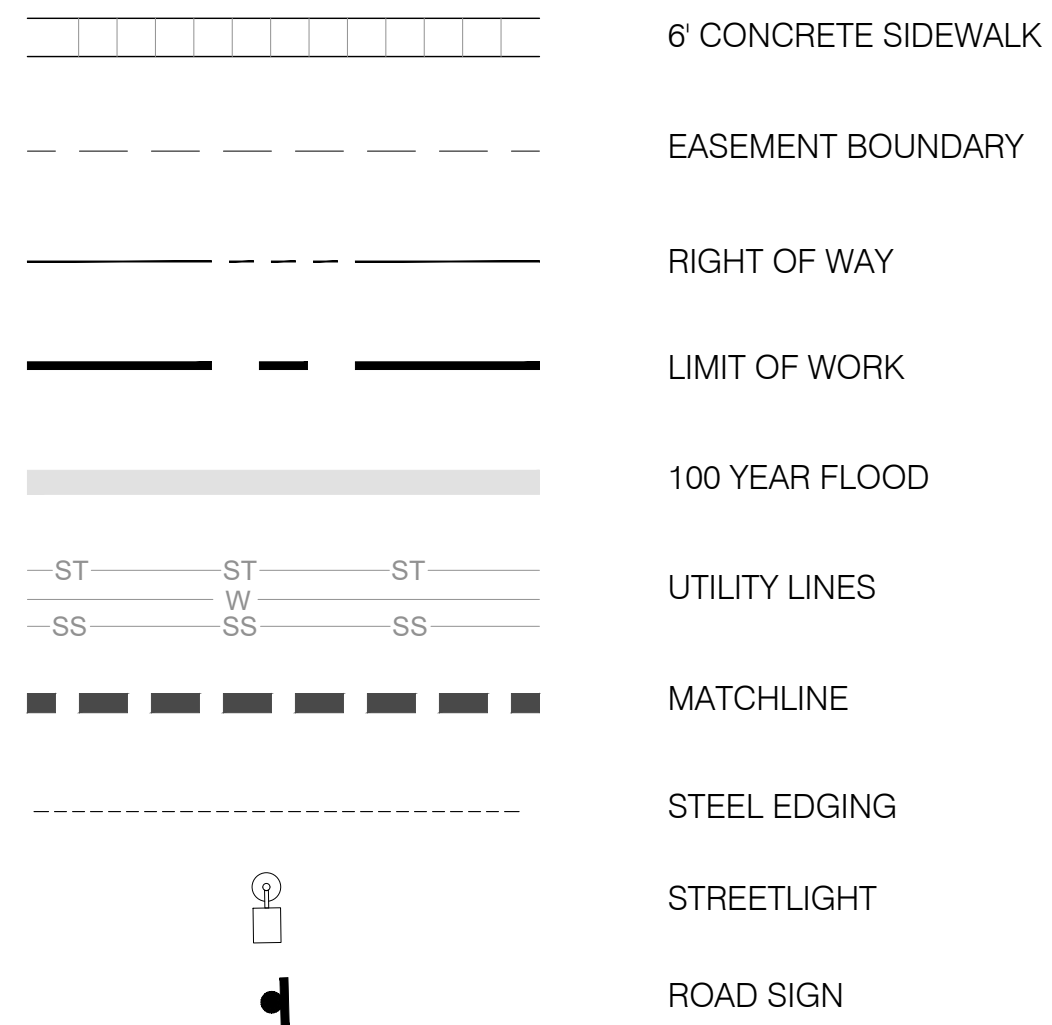
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68TH AVE & NORTH HARVEST AT DENALI LOGISTICS PARK

INFRASTRUCTURE SITE PLAN

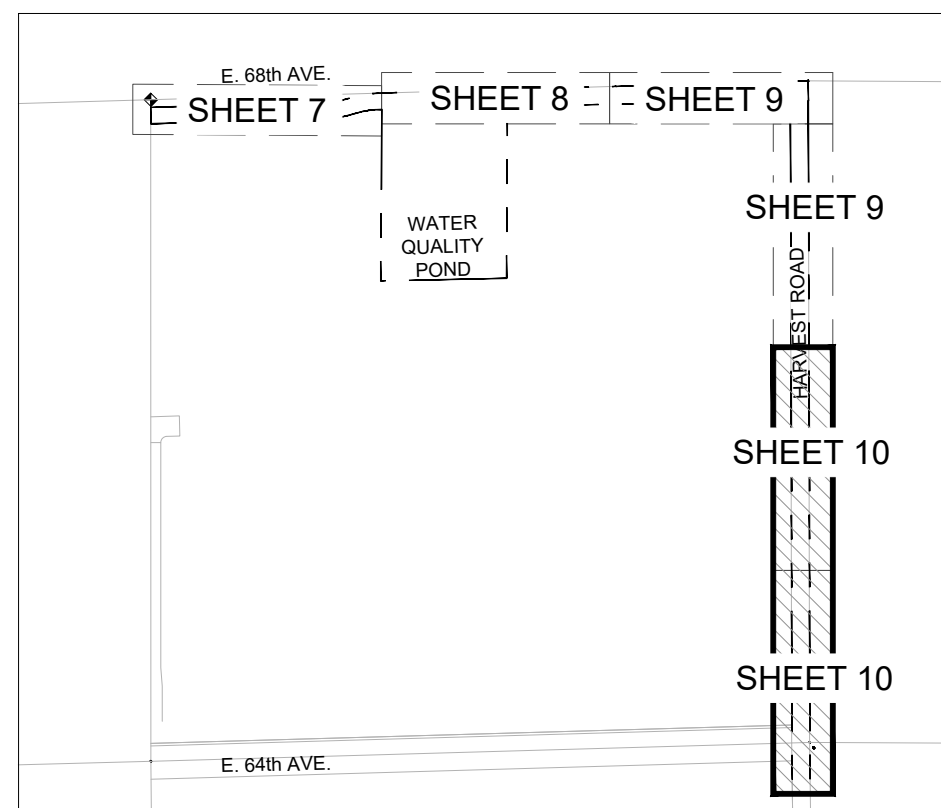
LEGEND



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

LEGEND

| TREES | CODE | QTY | BOTANICAL / COMMON NAME | SIZE | SIZE |
|------------|---------|-----|--|----------|-----------|
| | CAT NPN | 8 | CATALPA SPECIOSA WESTERN WESTERN CATALPA | 2.5" CAL | 11,598 SF |
| | CEL PRS | 9 | CELTIS OCCIDENTALIS 'JFS-KSU1' TM PRAIRIE SENTINEL COMMON HACKBERRY | 2.5" CAL | |
| | GLE EYL | 11 | GLEDTISIA TRIACANTHOS INERMIS 'IMPERIAL' IMPERIAL HONEY LOCUST | 2.5" CAL | |
| | ULM ITX | 6 | ULMUS X 'TRIUMPH' TRIUMPH ELM | 2.5" CAL | |
| SHRUBS | CODE | QTY | BOTANICAL / COMMON NAME | SIZE | SIZE |
| | AMO LEA | 16 | AMORPHA CANESCENS LEADPLANT | 5 GAL | 4E |
| | ARC PAN | 24 | ARCTOSTAPHYLOS X 'PANCHITO' PANCHITO MANZANITA | 5 GAL | 4E |
| | COR KLS | 10 | CORNUS SERICEA 'KELSEY' KELSEY'S DWARF RED TWIG DOGWOOD | 5 GAL | 3E |
| | CYT SGH | 17 | CYTISUS SCOPARIUS 'SMSGOF' TM SISTER GOLDEN HAIR SCOTCH BROOM | 5 GAL | 1E |
| | EPH NEV | 8 | EPHEDRA NEVADENSIS MORMON TEA | 5 GAL | 3E |
| | PER ATR | 58 | PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE | 5 GAL | 4E |
| | PER LIS | 11 | PEROVSKIA ATRIPLICIFOLIA 'LUSLITT' LACEY BLUE RUSSIAN SAGE | 5 GAL | 2E |
| | POT SUT | 59 | POTENTILLA FRUTICOSA 'SUTTERS GOLD' SUTTERS GOLD BUSH CINQUEFOIL | 5 GAL | 3E |
| | RHU AUT | 6 | RHUS TRILOBATA 'AUTUMN AMBER' AUTUMN AMBER SUMAC | 5 GAL | 3E |
| GRASSES | CODE | QTY | BOTANICAL / COMMON NAME | SIZE | SIZE |
| | BOU BLO | 17 | BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA | 5 GAL | 2E |
| | CAL OVD | 72 | CALAMAGROSTIS X ACUTIFLORA 'OVERDAM' OVERDAM FEATHER REED GRASS | 5 GAL | 3E |
| PERENNIALS | CODE | QTY | BOTANICAL / COMMON NAME | SIZE | SIZE |
| | ALY GSP | 25 | ALYSSUM WULFENIANUM 'GOLDEN SPRING' GOLDEN SPRING WULFEN 'S ALYSSUM | 5 GAL | 1E |



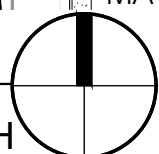
KEY MAP

1

LANDSCAPE PLAN

Scale: 1" = 40'-0"

NORTH



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

2

LANDSCAPE PLAN

Scale: 1" = 40'-0"

NORTH

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

CLIENT:



PROJECT TEAM:



68TH AVE & NORTH HARVEST AT DENALI LOGISTICS PARK INFRASTRUCTURE SITE PLAN

REVISIONS:

| No. | DATE | DESCRIPTION | BY |
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DESIGNED BY:

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6/17/2022

SHEET TITLE:

LANDSCAPE PLAN

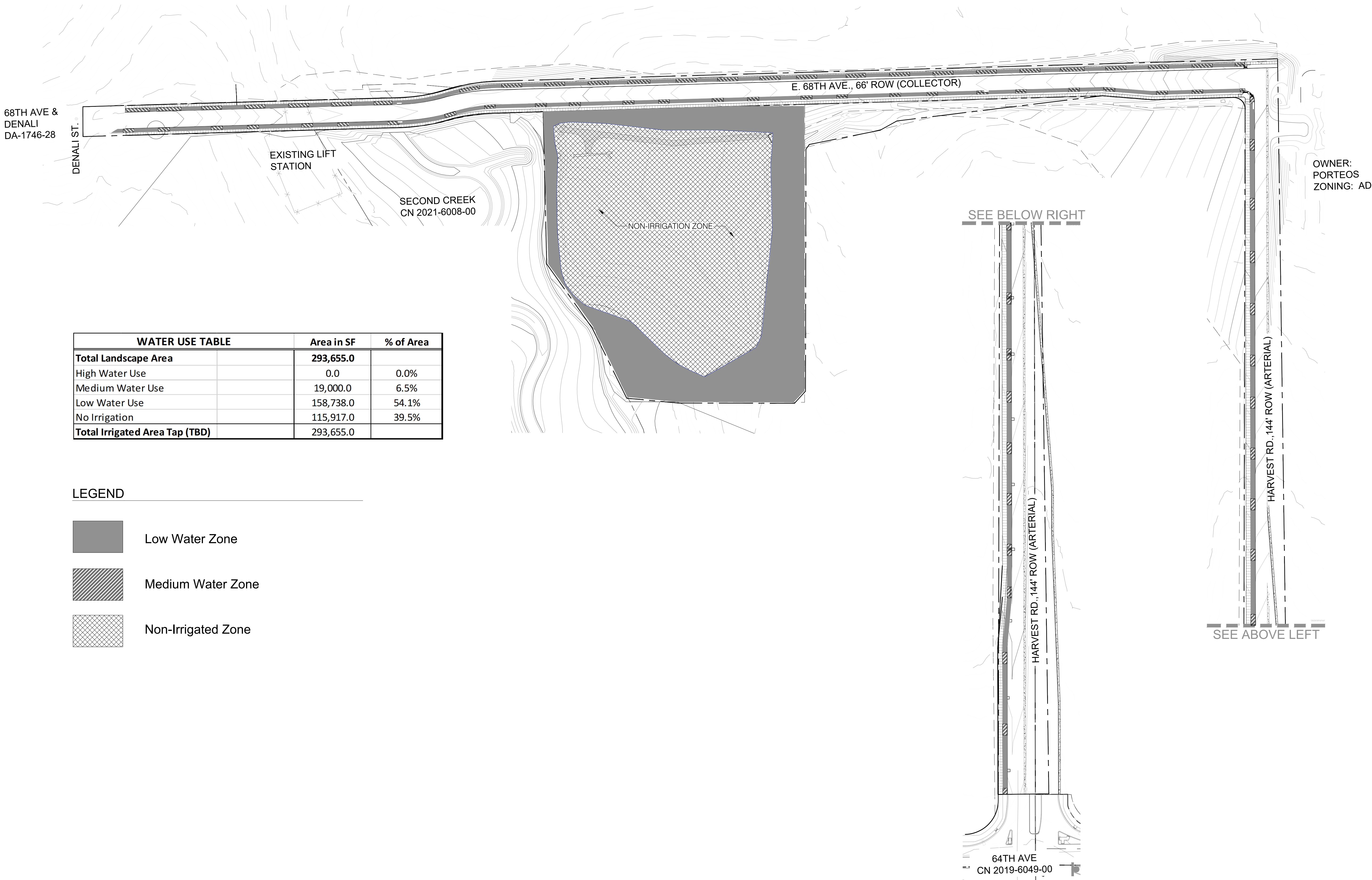
CASE NUMBER: DA-1478-06

SHEET NUMBER:

10

68TH AVE & NORTH HARVEST AT DENALI LOGISTICS PARK

INFRASTRUCTURE SITE PLAN



CLIENT:

PROJECT TEAM:

1521 15TH STREET
DENVER, COLORADO 80202
P 720.328.1586 | DIGSTUDIO.COM

12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM

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

68TH AVE & NORTH HARVEST AT DENALI LOGISTICS PARK INFRASTRUCTURE SITE PLAN

REVISIONS:

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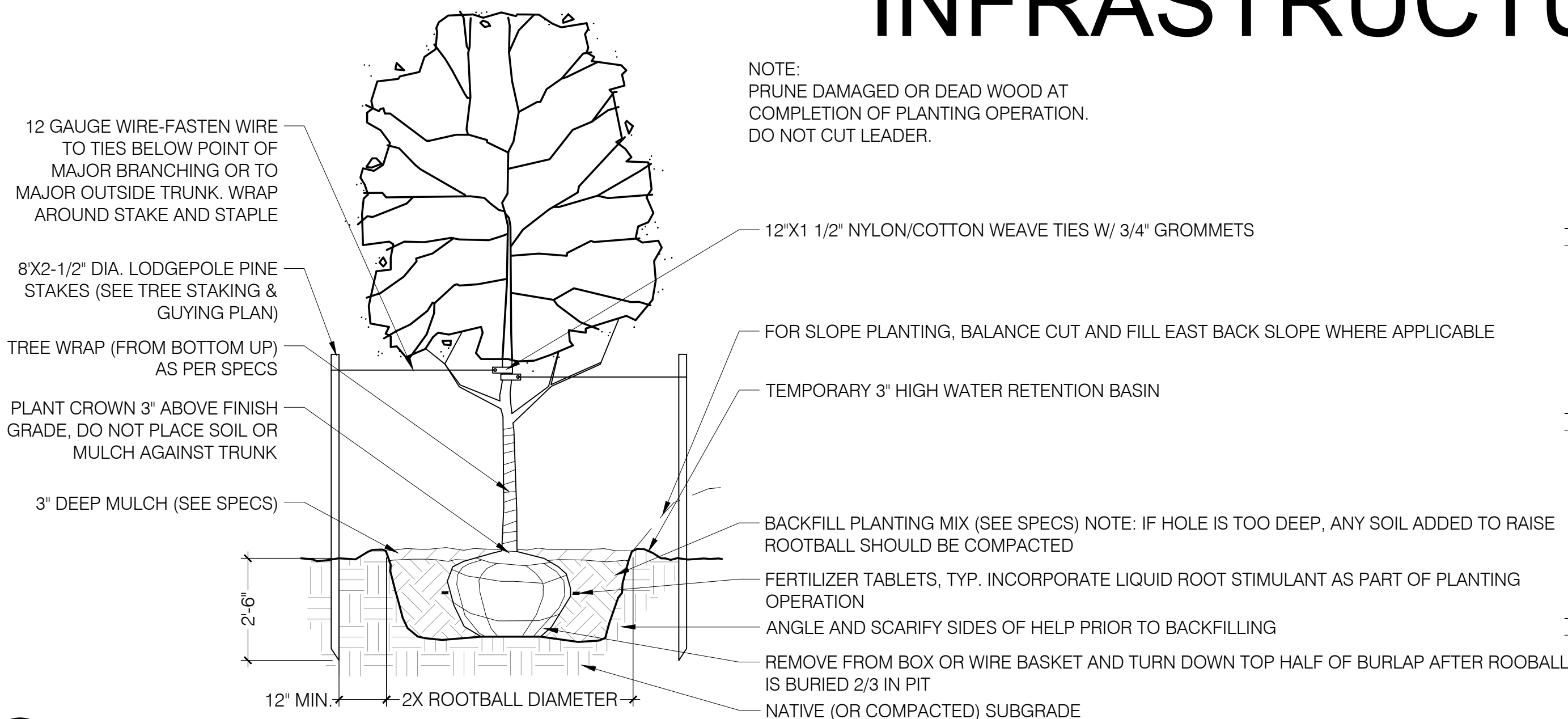
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68TH AVE & NORTH HARVEST AT DENALI LOGISTICS PARK

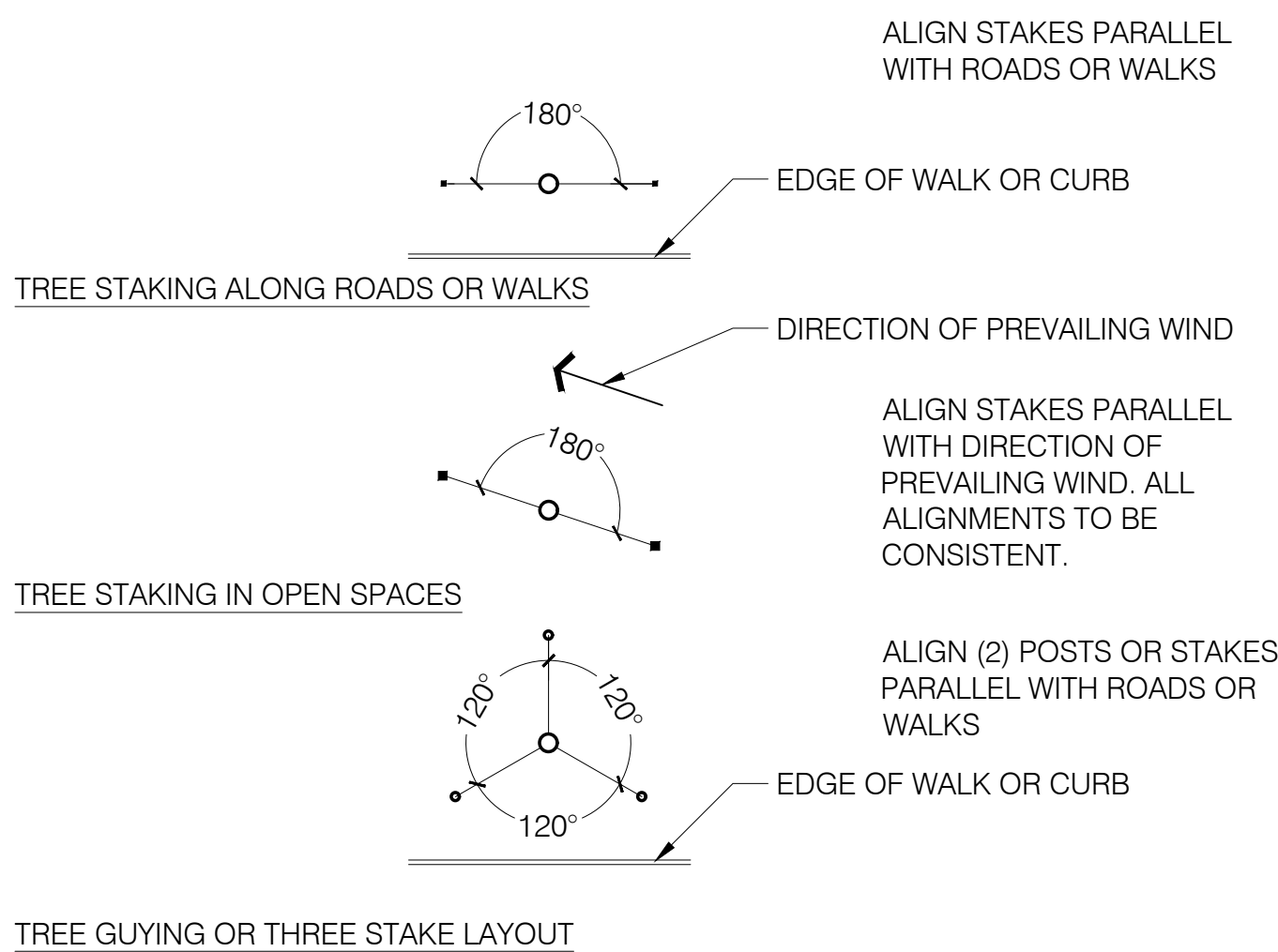
INFRASTRUCTURE SITE PLAN



1 TREE PLANTING

3/8" = 1'-0"

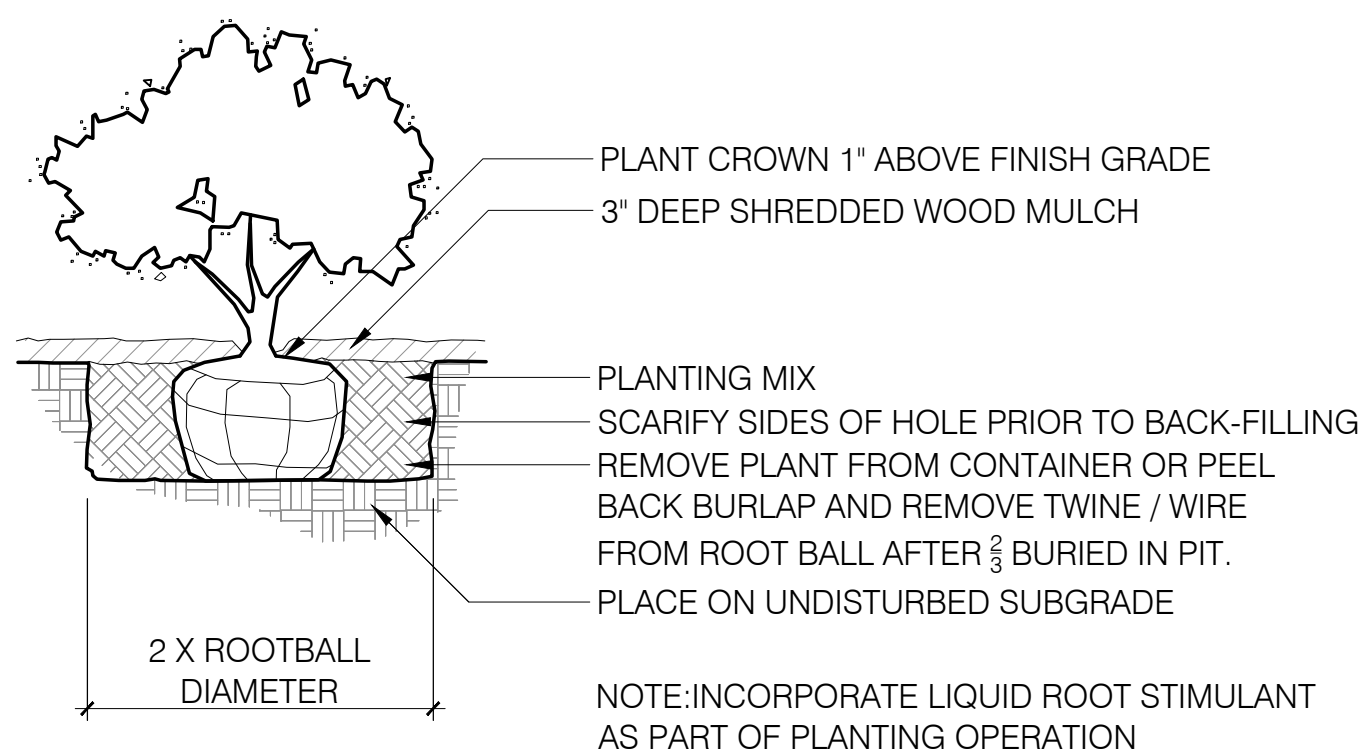
P-DE2-24



2 TREE STAKING AND GUYING

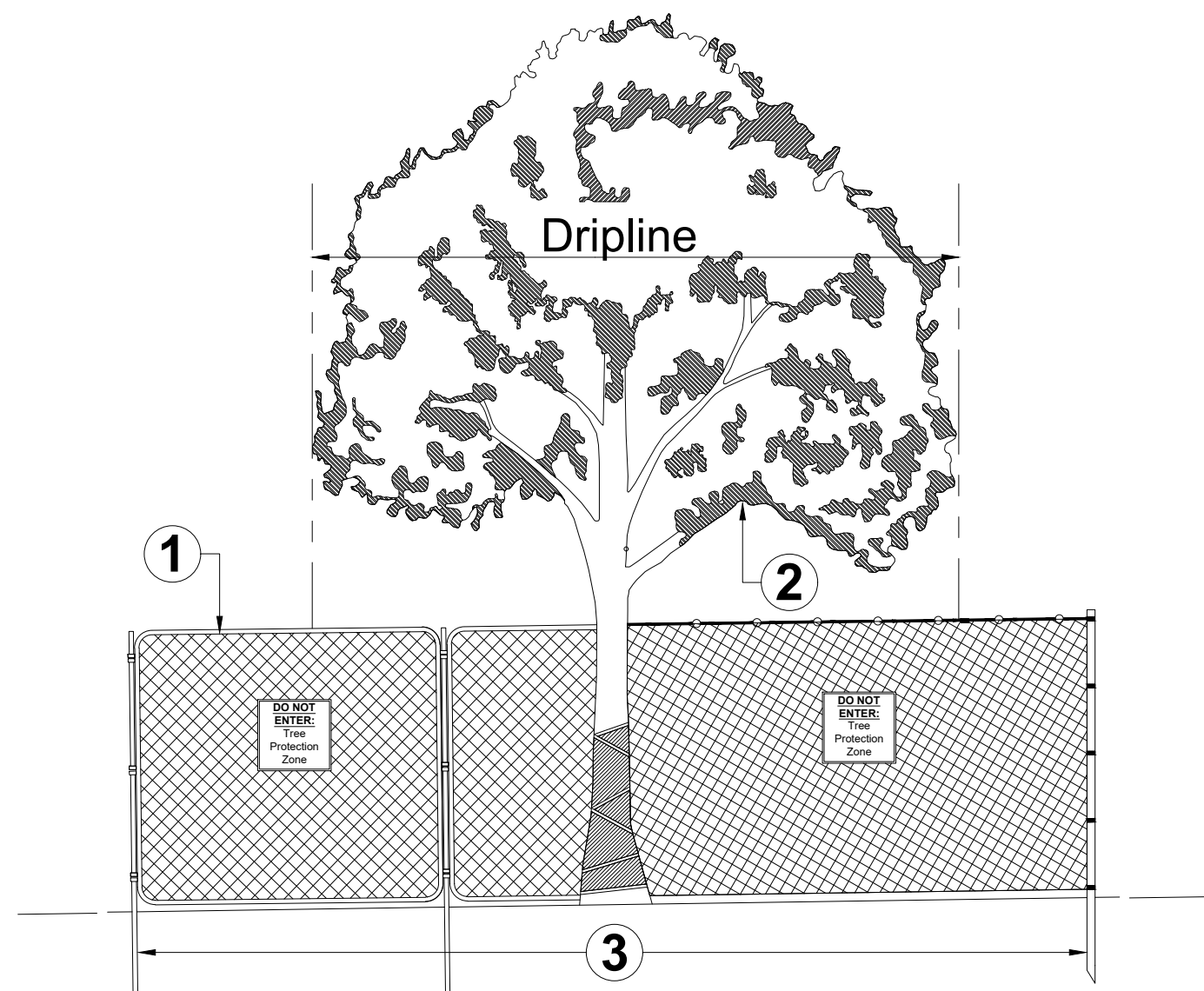
3/8" = 1'-0"

P-DE2-23



3 SHRUB PLANTING

1/2" = 1'-0"



Area 1: Tree Protection Zone

The Tree Protection Zone (TPZ) shall be equal to dripline or eighteen inches (18") radially from the tree for every one inch of trunk diameter at breast height (DBH = 4.5' above soil line), whichever is greater.

A. Min 6' in height steel chain link fence is required unless otherwise approved by the Office of the City Forester (OCF). Steel chain link fence panels or rolls are acceptable.

- When chain link rolls are installed, it shall be fastened to heavy duty steel posts at minimum five (5) attachment points with 12-gauge wire, including points at top and bottom.
- Steel posts shall be driven 24" to 36" below grade and spaced at max. five to ten foot (5' - 10') o.c. intervals. Fencing must be kept taut at all times.
- "Tree Protection Zone" signs shall be placed one (1) per each tree protection zone minimum or more per direction of City Forester; maintain in the location and condition in which approved.
- TPZ, including signage, shall be maintained in the location and condition in which approved.

Area 2: Lower Canopy Protection

Contact OCF if potential for damage exists and/or if pruning is needed for any clearance issues prior to performing work.

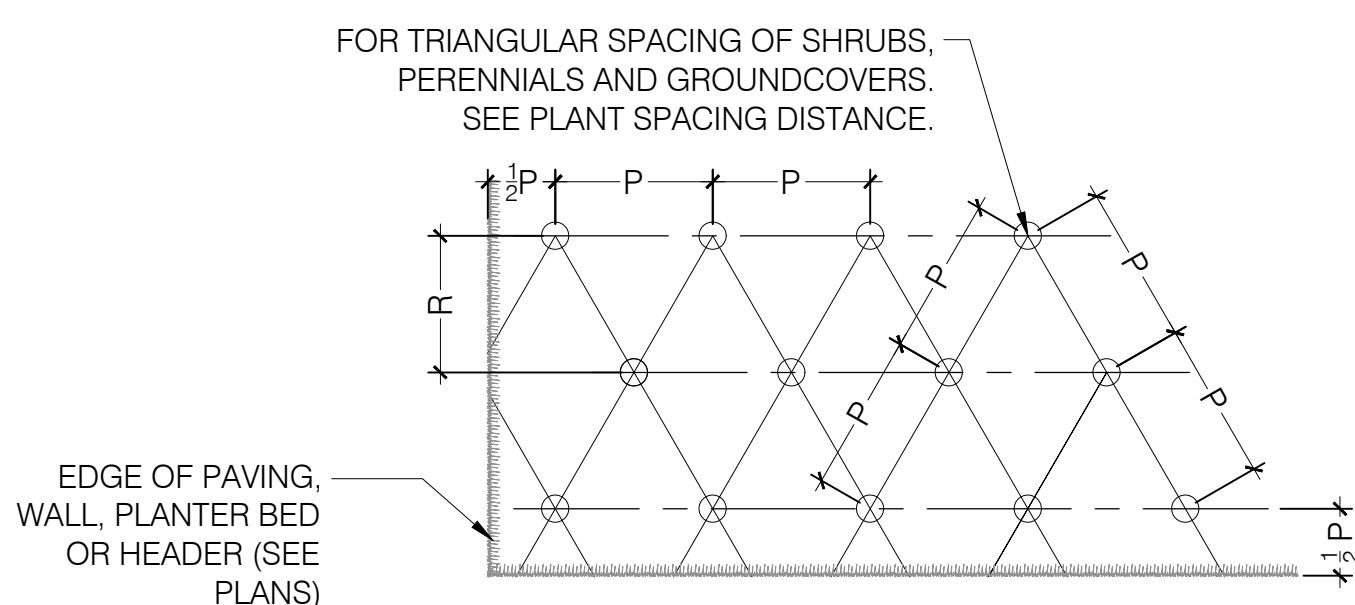
Area 3: Critical Root Zone and/or Structural Root Zone Protection

Any work in these areas must have written approval of OCF prior to commencement of activity. Contact OCF for instruction. The Critical Root Zone (CRZ) shall be equal to twelve inches (12") radially from the tree for every one inch of trunk diameter at breast height. The Structural Root Zone (SRZ) shall be equal to six inches (6") radially from the tree for every one inch of trunk diameter at breast height.

Notes

- OCF Tree Retention and Protection Specifications shall be followed throughout duration of work.
- After TPZ is approved;
 - TPZ shall not be resized, modified, removed, or altered in any manner without prior written approval. TPZ shall be maintained in place as approved until removal is authorized by OCF.
 - Entrance/access to the TPZ is not permitted without prior written approval from the OCF.
 - No materials, debris, equipment, or site amenities shall be stored within the TPZ without prior written approval from the OCF.
- While TPZ fencing is in place, trees shall be deep-root watered at an interval of once per week when temperatures are at or above 40-degrees F. Trees shall be watered at the rate of twenty (20) gallons per inch caliper. OCF may ask for documented proof of watering.
- Violation of TPZ or damage to protected trees is subject to penalty per City Ordinance.

| 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 |



5 SHRUB AND PERENNIAL SPACING

3/8" = 1'-0"

P-DE2-19

4 TREE PROTECTION FENCE

NOT TO SCALE

Diagram TPZ1 dated 9-14-2018 and prepared by Office of the City Forester (OCF) Parks and Recreation Department

CLIENT:



PROJECT TEAM:



68TH AVE & NORTH HARVEST AT DENALI LOGISTICS PARK INFRASTRUCTURE SITE PLAN

REVISIONS:

| No. | DATE | DESCRIPTION | BY |
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DESIGNED BY:

DRAWN BY:

CHECKED BY:

SEAL:

NOT FOR CONSTRUCTION

DATE ISSUED:

6/17/2022

SHEET TITLE:

LANDSCAPE DETAILS

CASE NUMBER: DA-1478-06

SHEET NUMBER:

12