

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

Sheet Number	Sheet Title
1	COVER SHEET
2	CONTEXT MAP
3	OVERALL SITE PLAN
4	SITE PLAN
5	SITE PLAN
6	OVERALL LANDSCAPE PLAN
7	LANDSCAPE PLAN
8	LANDSCAPE PLAN
9	LANDSCAPE PLAN
10	LANDSCAPE PLAN
11	HYDROZONE MAP
12	LANDSCAPE DETAILS

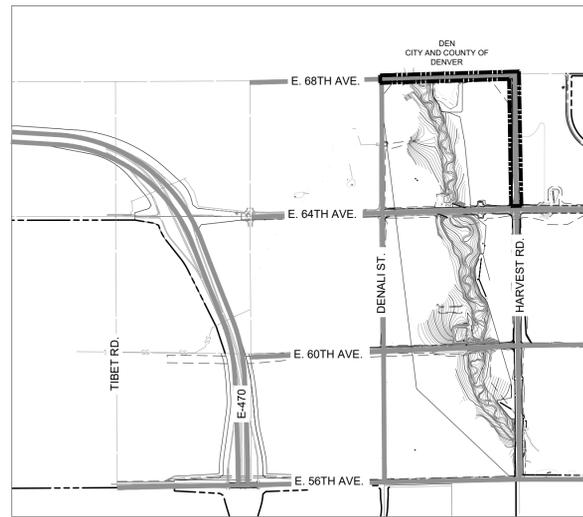
DEVELOPER
H.M. METROPOLITAN DISTRICT NO 1
1125 17TH STREET, SUITE 2500 DENVER, CO 80202
CONTACT: GREGG JOHNSON PHONE: 303.295.3071
EMAIL: GREGG@FULENWIIDER.COM

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'

Site Data	Area in Acres	Area in SF	% of Area
Total Site Area	14.71	640,643	100.0%
Building Coverage		0	0.0%
Hard Surface Area			
Roadway asphalt & curb and gutter	6.72	292,541	45.7%
Detached concrete sidewalk	1.25	54,447	8.5%
Landscape Area	6.74	293,655	45.8%
Zoning			
AD - Airport District			

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 Seal
(Principals or Owners)

State of Colorado _____)ss
County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____ AD, _____ by

(Principals or Owners)

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

My commission expires _____ Notary Business Address: _____

CITY OF AURORA APPROVALS

City Attorney: _____ Date: _____

Planning Director: _____ Date: _____

Planning Commission: _____ Date: _____
(Chairperson)

City Council: _____ Date: _____
(Mayor)

Attest: _____ Date: _____
(City Clerk)

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:

No.	DATE	DESCRIPTION	BY

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SEAL:

NOT FOR CONSTRUCTION

DATE ISSUED:
6/17/2022

SHEET TITLE:

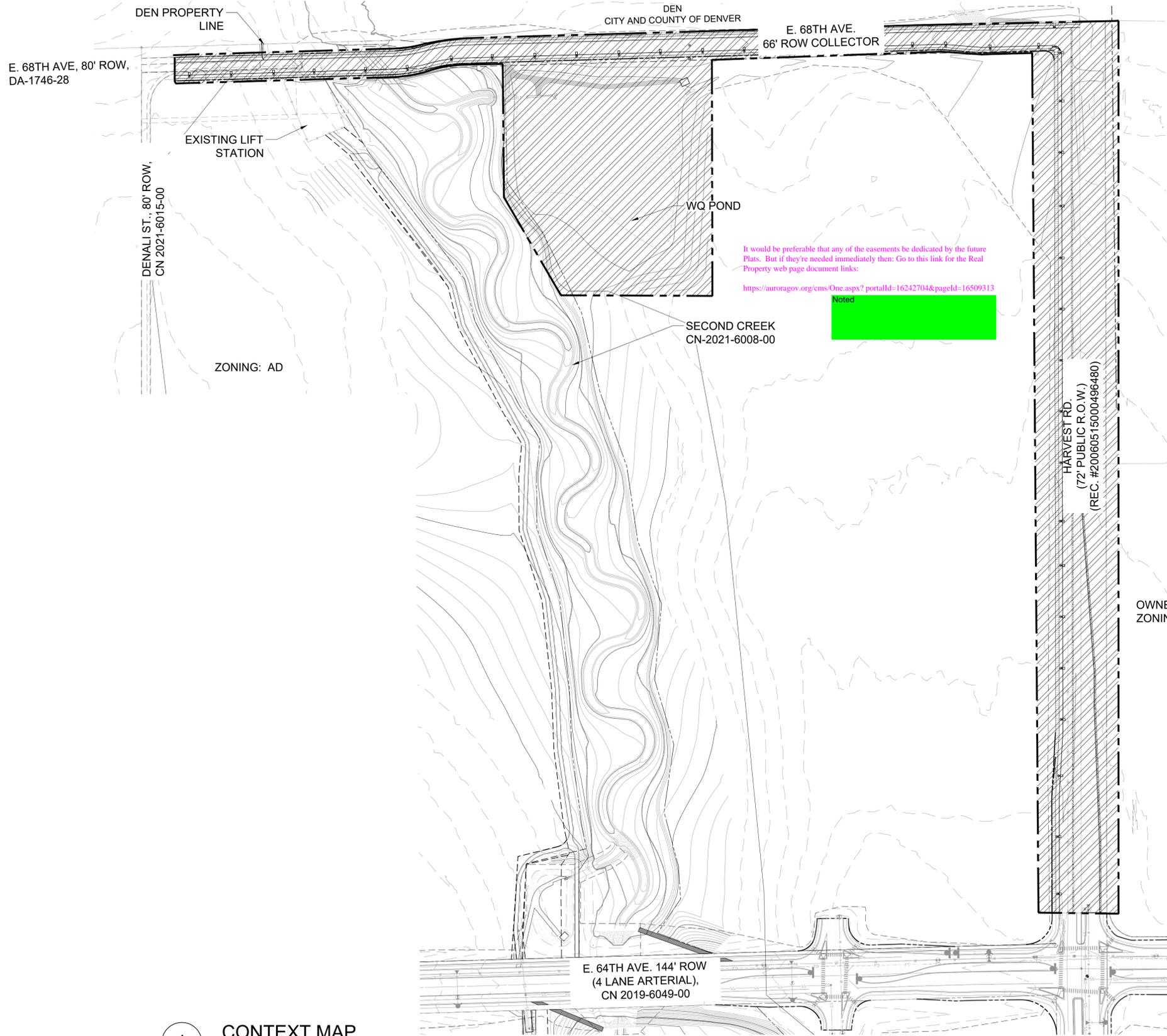
COVER SHEET

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.

OWNER: PORTEOS
ZONING: AD

It would be preferable that any of the easements be dedicated by the future Plats. But if they're needed immediately then: Go to this link for the Real Property web page document links:
<https://auroragov.org/cms/One.aspx?portalId=16242704&pageId=16509313>

Noted

CLIENT:

PROJECT TEAM:

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

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SEAL:

NOT FOR CONSTRUCTION

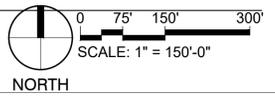
DATE ISSUED:
6/17/2022

SHEET TITLE:
CONTEXT MAP & LEGAL DESCRIPTION

CASE NUMBER: DA-1478-06

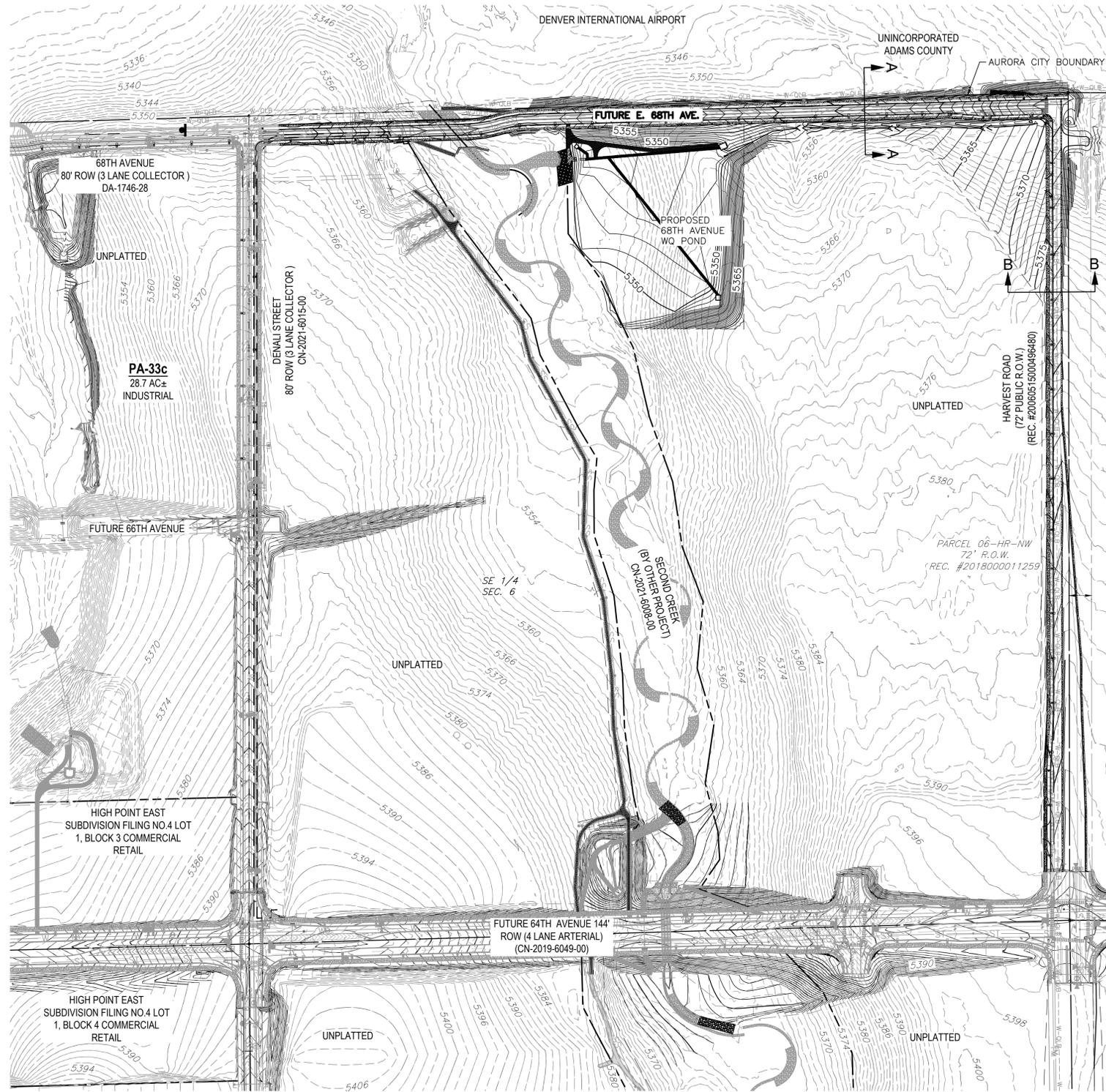
SHEET NUMBER:
2

1 CONTEXT MAP
ViewportScale



1 VICINITY MAP
1" = 400'

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:

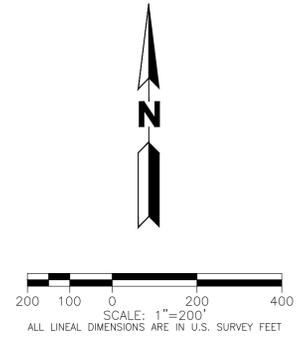
- THE PROJECT IS ENTIRELY WITHIN WATER ZONE 3C OF THE CITY OF AURORA WATER NETWORK.
- EACH PLANNING AREA SHALL BE REQUIRED TO PROVIDE AN INTERNAL LOOPED WATER NETWORK PER CITY CRITERIA DURING THEIR RESPECTIVE CSP SUBMITTALS.

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.



CLIENT: **BOX ELDER**

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

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

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

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

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: BM
DRAWN BY: DB
CHECKED BY: DL

SEAL:

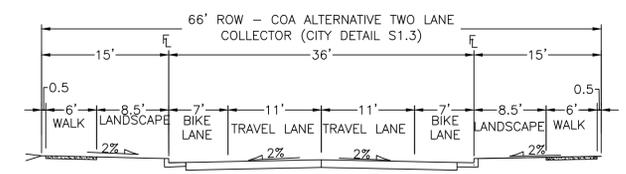
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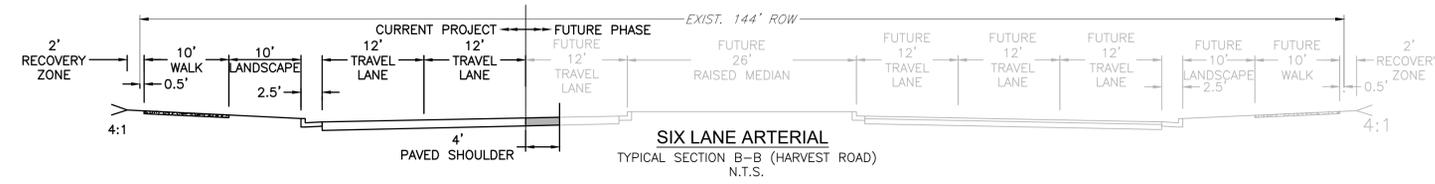
SHEET TITLE:
OVERALL SITE PLAN

CASE NUMBER:
DA-1478-06

SHEET NUMBER:



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



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.

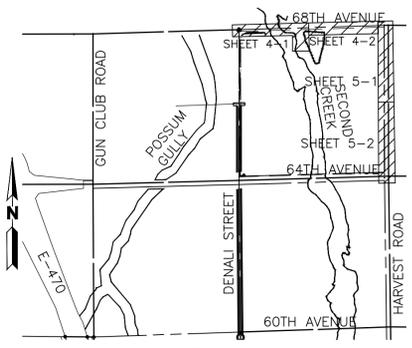
DRAINAGE / STORM SEWER:

- 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.

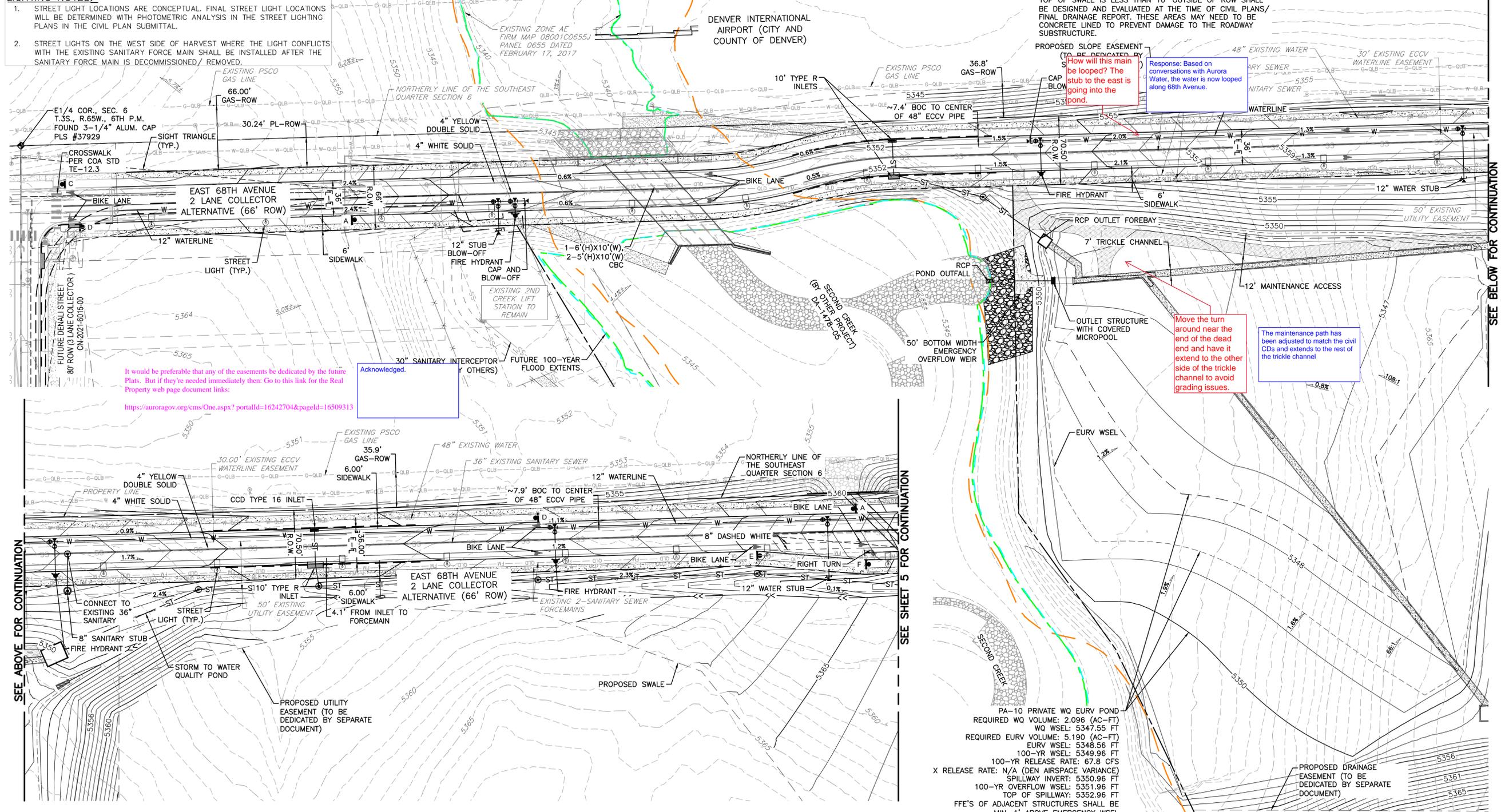


TEMP SWALE NOTES:

- 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.



KEY MAP
SCALE 1"=1500'



CLIENT: **BOX ELDER**

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

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

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

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

REVISIONS:

No.	DATE	DESCRIPTION	BY

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:
4

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

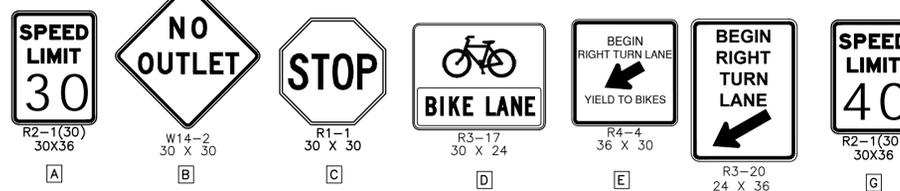
NORTH INFRASTRUCTURE SITE PLAN

WATER MAIN:

- THE PROJECT IS ENTIRELY WITHIN WATER ZONE 3C OF THE CITY OF AURORA WATER NETWORK.
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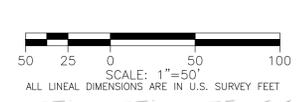
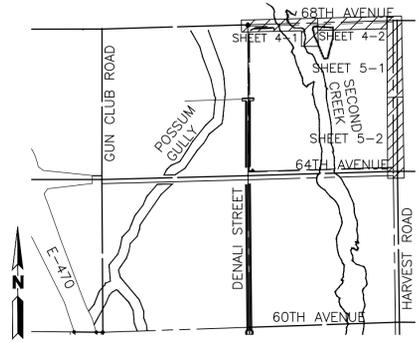
DRAINAGE / STORM SEWER:

- 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.
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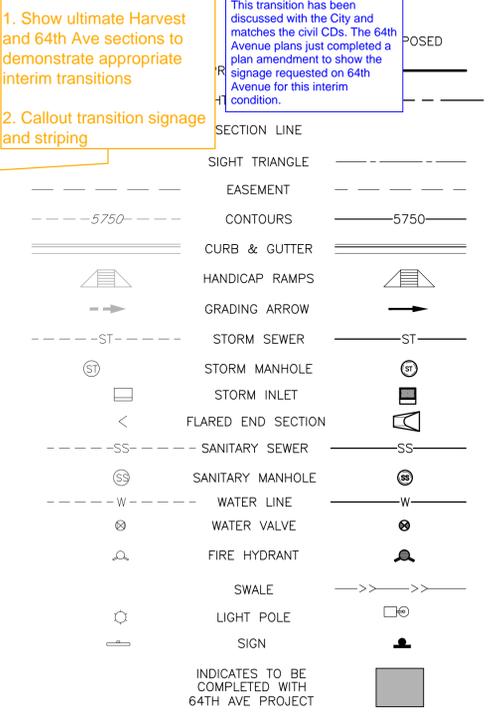
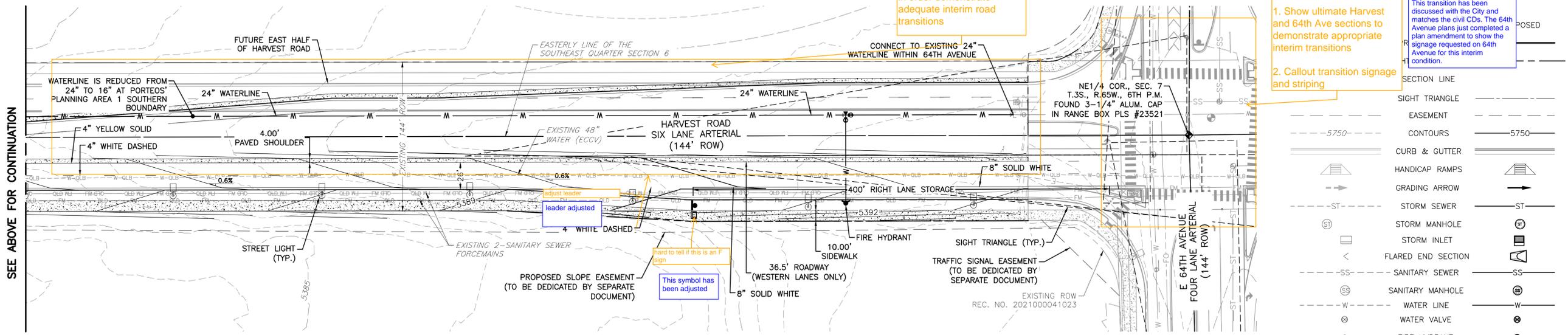
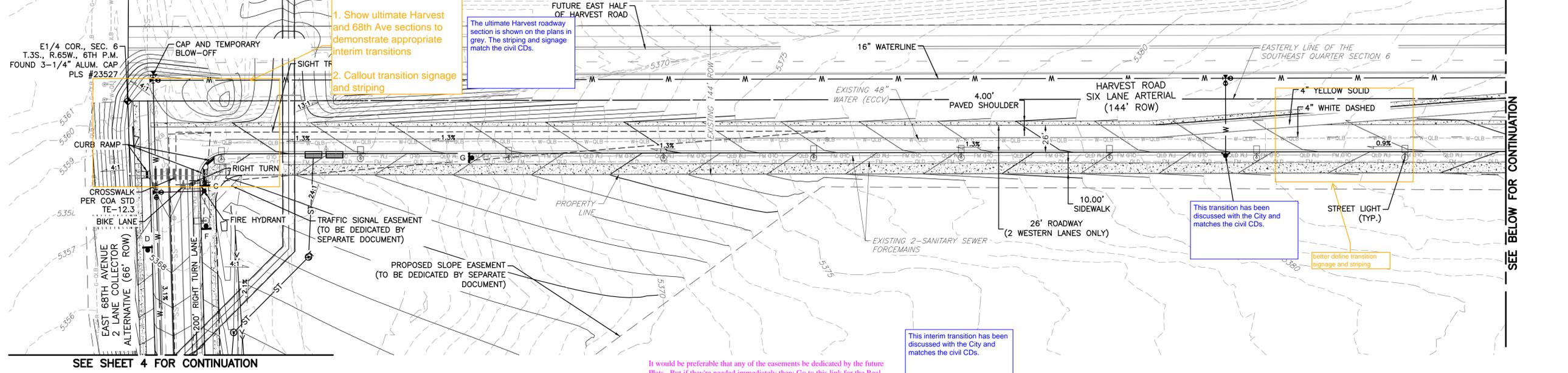


LIGHTING NOTES:

- 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'



CLIENT: **BOX ELDER**

PROJECT TEAM:
Dig Studio 1521 15TH STREET DENVER, COLORADO 80202 P 720.328.1986 | DIGSTUDIO.COM
MARTIN/MARTIN CONSULTING ENGINEERS 12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215 303.431.6100 | MARTINMARTIN.COM
AE DESIGN Integrated Lighting and Electrical Solutions 1900 Wazee Street #205 | Denver, CO 80202 | 303.296.3034 ae-design-inc.com | Project #5040.00

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

REVISIONS:

No.	DATE	DESCRIPTION	BY

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:
5

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

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 #: 5940.00

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

REVISIONS:

No.	DATE	DESCRIPTION	BY

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:

6



PLANT LEGEND

CAT	NPN	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	WATER USE
CAT	NPN	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	
SHRUBS	AMO	LEA	166	AMORPHA CANESCENS LEADPLANT	5 GAL	48" o.c.	VERY LOW - MEDIUM
SHRUBS	ARC	PAN	128	ARCTOSTAPHYLOS X 'PANCHITO' PANCHITO MANZANITA	5 GAL	48" o.c.	LOW - MEDIUM
SHRUBS	COR	KLS	44	CORNUS SERICEA KELSEYI KELSEY'S DWARF RED TWIG DOGWOOD	5 GAL	36" o.c.	MEDIUM - HIGH
SHRUBS	COR	FL2	32	CORNUS SERICEA 'FLAVIRAMEA' YELLOW TWIG DOGWOOD	5 GAL	72" o.c.	MEDIUM - HIGH
SHRUBS	COR	ACT	27	CORNUS STOLONIFERA 'ARCTIC FIRE' ARCTIC FIRE REDTWIG DOGWOOD	5 GAL	60" o.c.	MEDIUM
SHRUBS	CYT	SGH	212	CYTISUS SCOPARIUS 'SMOCCO' TM SISTER GOLDEN HAIR SCOTCH BROOM	5 GAL	18" o.c.	LOW
SHRUBS	EPH	NEV	151	EPHEDRA NEVADENSIS MORMON TEA	5 GAL	36" o.c.	VERY LOW
SHRUBS	ERI	NAU	59	ERICAMERIA NAUSEOSA RUBBER RABBITBRUSH	5 GAL	60" o.c.	VERY LOW - LOW
SHRUBS	FOR	NEM	3	FORESTRIA NEOMEXICANA NEW MEXICO PRIVET	5 GAL	120" o.c.	LOW - MEDIUM
SHRUBS	HES	PAR	144	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	42" o.c.	VERY LOW - LOW
SHRUBS	KRA	LAN	25	KRASCHENNIKOVIA CERATOIDES LANATA WINTERFAT	5 GAL	36" o.c.	VERY LOW - LOW
SHRUBS	PER	ATR	433	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE	5 GAL	48" o.c.	LOW - MEDIUM
SHRUBS	PER	LIS	21	PEROVSKIA ATRIPLICIFOLIA LISSITT LACEY BLUE RUSSIAN SAGE	5 GAL	24" o.c.	LOW - MEDIUM
SHRUBS	PHI	MIC	9	PHILADELPHUS MICROPHYLUS 'LITTLELEAF' LITTLELEAF MOCKORANGE	5 GAL	72" o.c.	LOW
SHRUBS	PHY	OPU	15	PHYSOCARPUS OPULEFOLIUS 'DART'S GOLD' YELLOW NINEBARK	5 GAL	36" o.c.	LOW - MEDIUM
SHRUBS	POT	SUT	347	POTENTILLA FRUTICOSA 'SUTTERS GOLD' SUTTERS GOLD BUSH CINQUEFOIL	5 GAL	30" o.c.	MEDIUM
SHRUBS	RHU	AUT	60	RHUS TRILOBATA 'AUTUMN AMBER' AUTUMN AMBER SUMAC	5 GAL	36" o.c.	VERY LOW - LOW

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	WATER USE	
GRASSES	BOU	BLO	52	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	5 GAL	24" o.c.	LOW
GRASSES	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	
PERENNIALS	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	
EVERGREEN SHRUBS	JUN	M35	18	JUNIPERUS COMMUNIS 'MONDAP' TM ALPINE CARPET COMMON JUNIPER	5 GAL	48" o.c.	LOW
EVERGREEN SHRUBS	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%

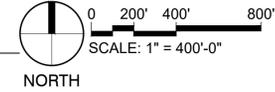
Mid-Grass Prairie 216,995 SF

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	Chondrosium 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		
A	E 68th Ave, North side	2,425	19,400	Trees prohibited due to existing ECCV easement	61	0	(61)	732	485	1,221
B	E 68th Ave, South side	2,425	19,400		61	61	0	0	485	539
C	Harvest Rd., west side, 64th to 68th	2,360	23,600		59	6	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

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



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

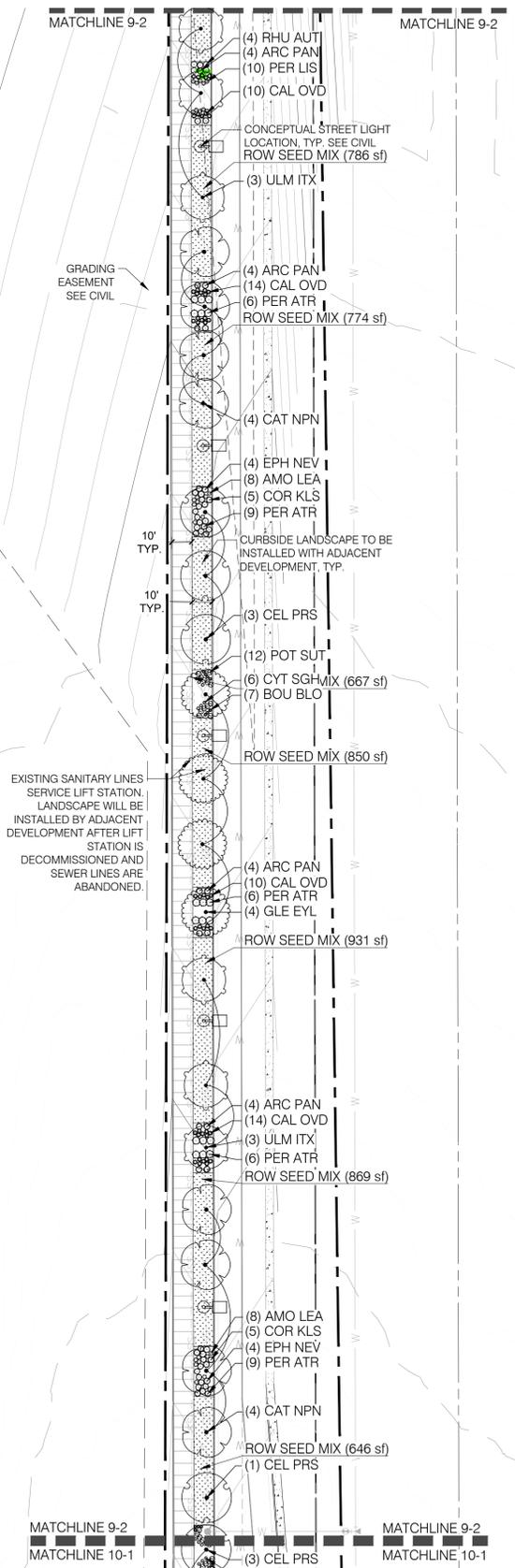
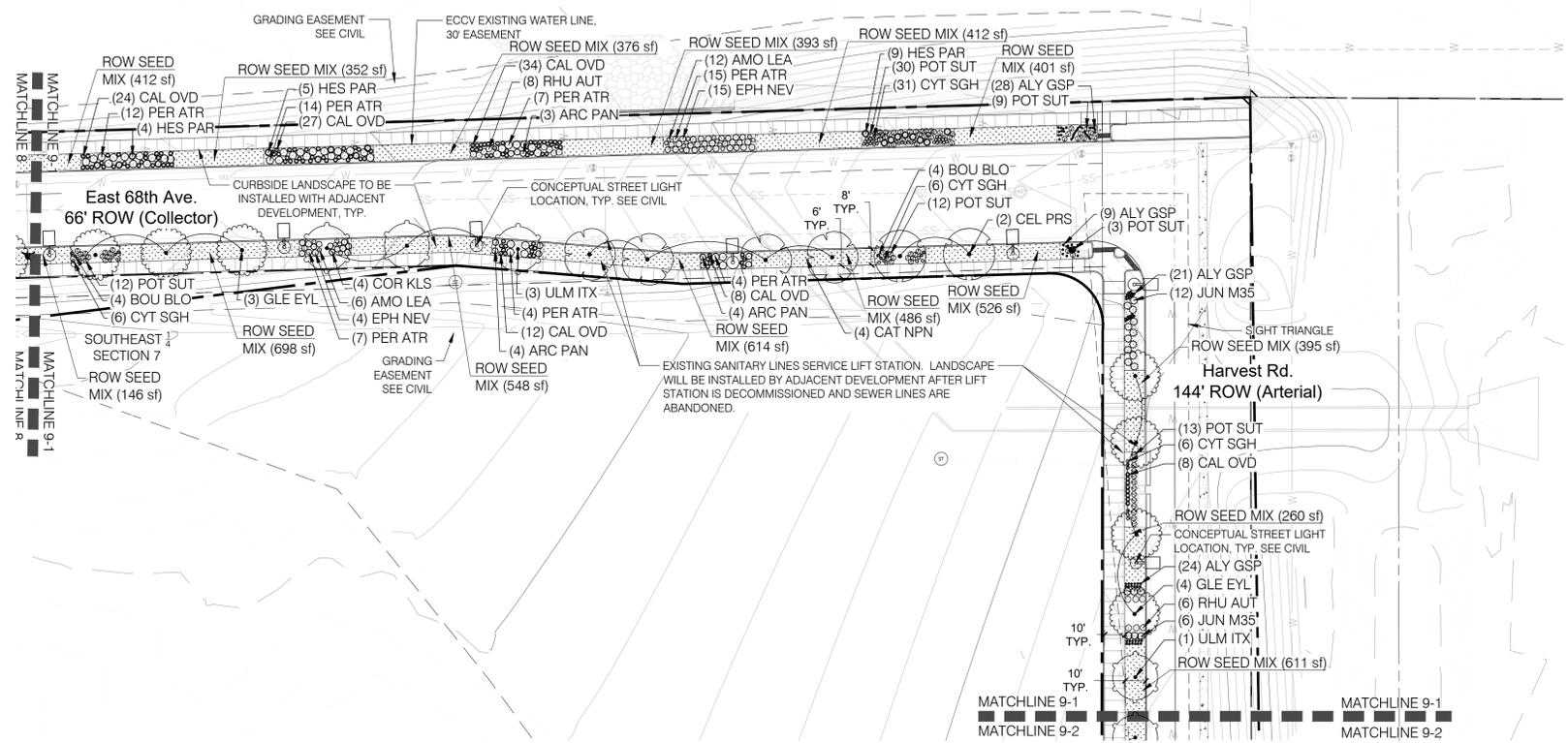
CLIENT:
BOX ELDER

PROJECT TEAM:
Dig Studio
1521 15TH STREET
DENVER, COLORADO 80202
P 720.328.1586 | DIGSTUDIO.COM

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



1 LANDSCAPE PLAN

Scale: 1" = 40'-0"

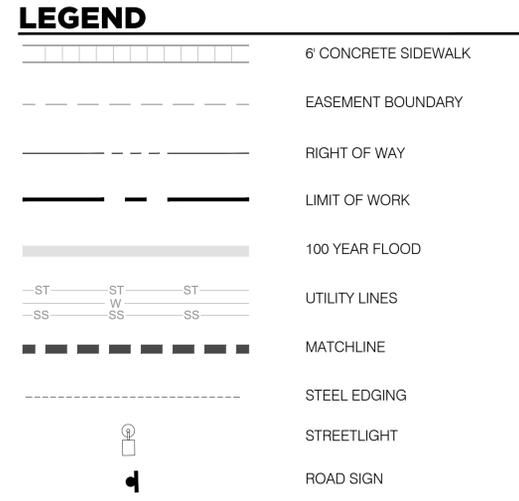
LEGEND

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	CAT NPN	12	CATALPA SPECIOSA WESTERN WESTERN CATALPA	2.5' CAL
	CEL PRS	6	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	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 'SMISGF' TM SISTER GOLDEN HAIR SCOTCH BROOM	5 GAL
	EPH NEV	27	EPHEDRA NEVADENSIS MORMON TEA	5 GAL

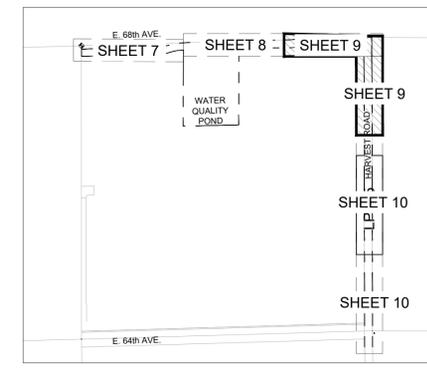
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	PER ATR	99	PEROVSKIA ATRIPLOICIFOLIA RUSSIAN SAGE	5 GAL
	PER LIS	10	PEROVSKIA ATRIPLOICIFOLIA 'LISSLIT' LACEY BLUE RUSSIAN SAGE	5 GAL
	POT SUT	95	POTENTILLA FRUTICOSA 'SUTTERS GOLD' SUTTERS GOLD BUSH CINQUEFOIL	5 GAL
	RHU AUT	18	RHUS TRILOBATA 'AUTUMN AMBER' 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	% BY
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%

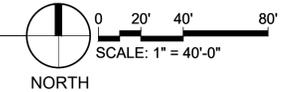


NOTE:
ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10



2 LANDSCAPE PLAN

Scale: 1" = 40'-0"



REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY:
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

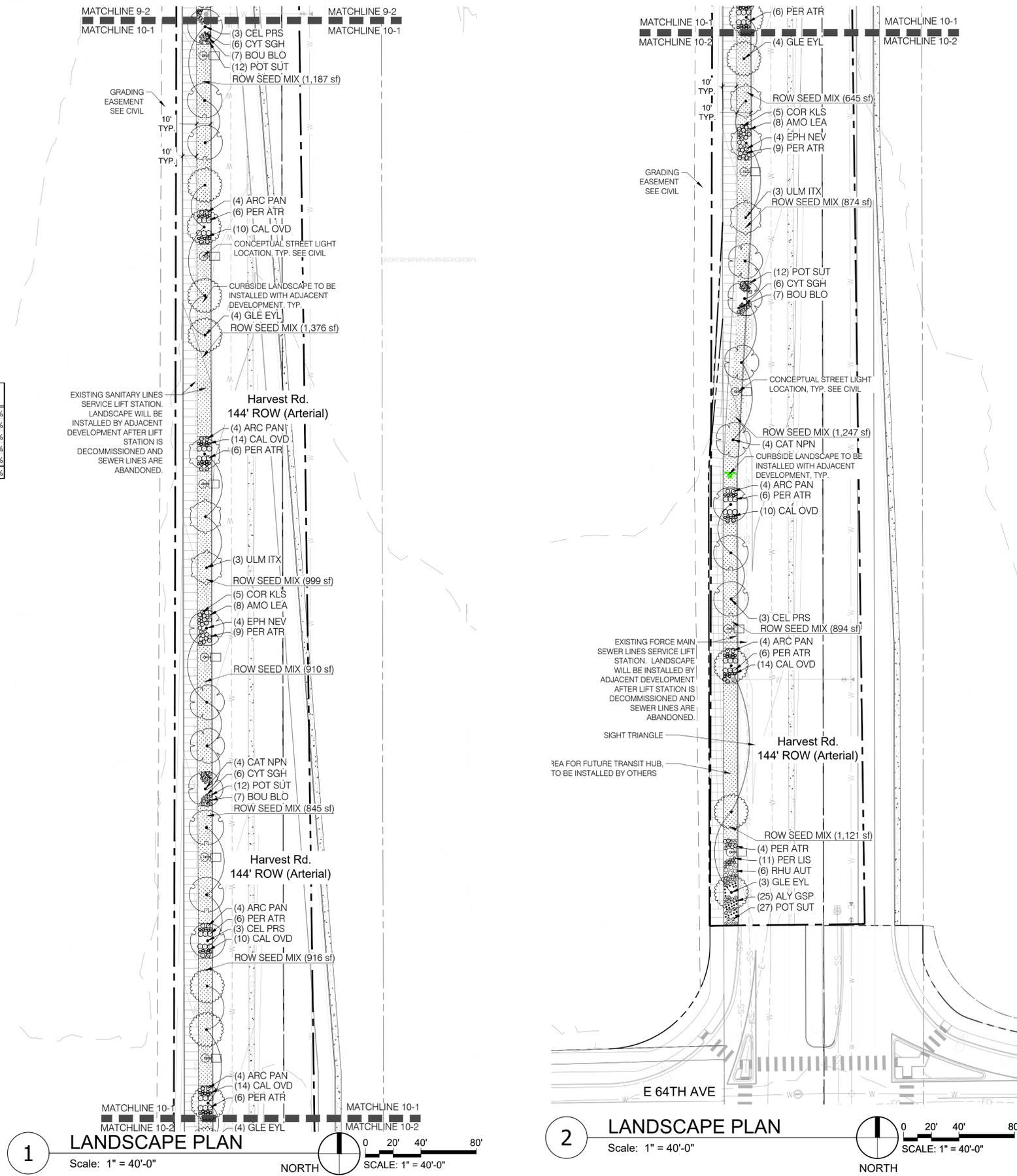
- 6" CONCRETE SIDEWALK
- EASEMENT BOUNDARY
- RIGHT OF WAY
- LIMIT OF WORK
- 100 YEAR FLOOD
- UTILITY LINES
- MATCHLINE
- STEEL EDGING
- STREETLIGHT
- ROAD SIGN

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

LEGEND

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROW SEED MIX	PLS	% BY
	CAT NPN	8	CATALPA SPECIOSA WESTERN WESTERN CATALPA	2.5' CAL	11,598 SF	10.5	35.0%
	CEL PRS	9	CELTIS OCCIDENTALIS 'JFS-KSU1'™ PRAIRIE SENTINEL COMMON HACKBERRY	2.5' CAL		10.5	35.0%
	GLE EYL	11	GLEDTISIA TRACANTHOS INERMIS 'IMPERIAL' IMPERIAL HONEY LOCUST	2.5' CAL		3	10.0%
	ULM ITX	6	ULMUS X 'TRIUMPH' TRIUMPH ELM	2.5' CAL		3	10.0%
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SF		
	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 'SMSCGF'™ 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 'LISSITT' 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	SF		
	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	SF		
	ALY GSP	25	ALYSSUM WULFENIANUM 'GOLDEN SPRING' GOLDEN SPRING WULFEN 'S' ALYSSUM	5 GAL	1E		

COMMON NAME	SCIENTIFIC NAME	PLS	LBS/ACRE	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%



1 LANDSCAPE PLAN
Scale: 1" = 40'-0"
NORTH

2 LANDSCAPE PLAN
Scale: 1" = 40'-0"
NORTH

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

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SEAL:

NOT FOR CONSTRUCTION

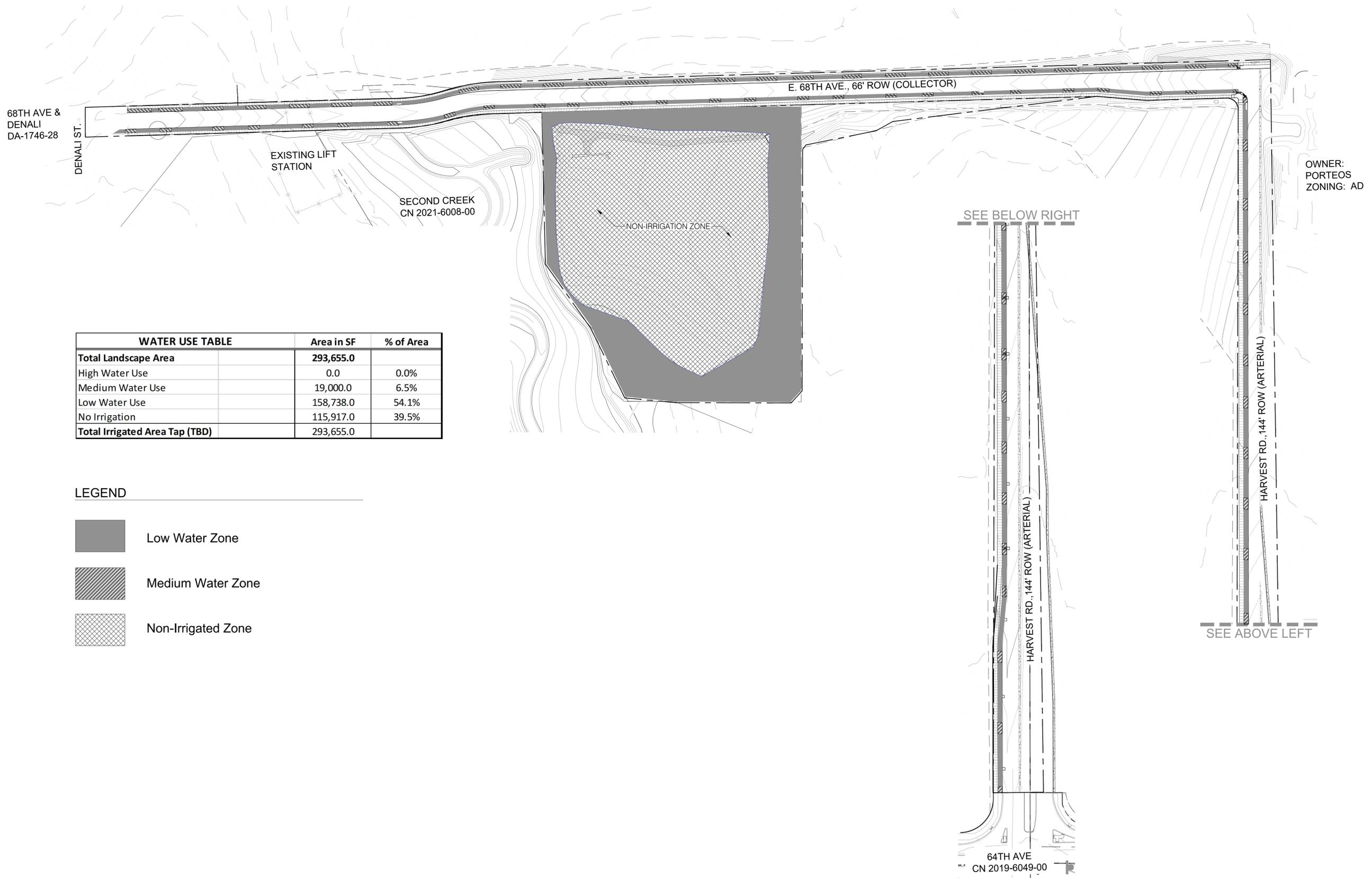
DATE ISSUED:
6/17/2022

SHEET TITLE:
LANDSCAPE PLAN

CASE NUMBER: DA-1478-06
SHEET NUMBER:

10

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



WATER USE TABLE		Area in SF	% of Area
Total Landscape Area		293,655.0	
High Water Use		0.0	0.0%
Medium Water Use		19,000.0	6.5%
Low Water Use		158,738.0	54.1%
No Irrigation		115,917.0	39.5%
Total Irrigated Area Tap (TBD)		293,655.0	

LEGEND

- Low Water Zone
- Medium Water Zone
- Non-Irrigated Zone

OWNER:
PORTEOS
ZONING: AD

CLIENT:
BOX ELDER

PROJECT TEAM:
Dig Studio
1521 15TH STREET
DENVER, COLORADO 80202
P 720.328.1586 | 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 #: 5940.00

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

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY:
DRAWN BY:
CHECKED BY:

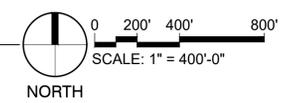
SEAL:

NOT FOR
CONSTRUCTION

DATE ISSUED:
6/17/2022

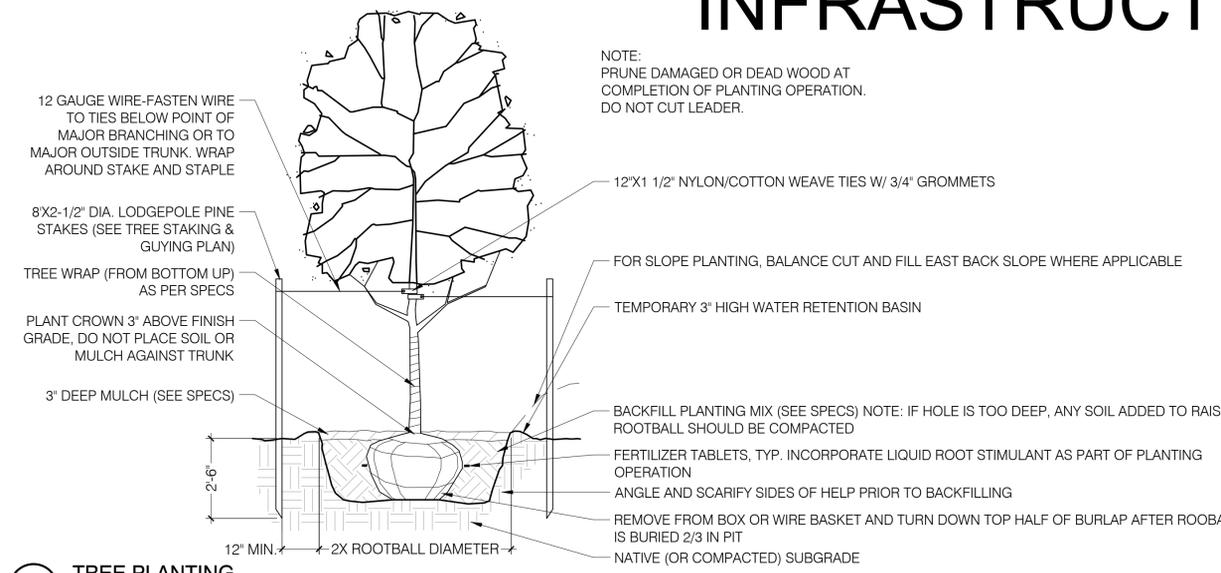
SHEET TITLE:
HYDROZONE MAP

CASE NUMBER: DA-1478-06
SHEET NUMBER:

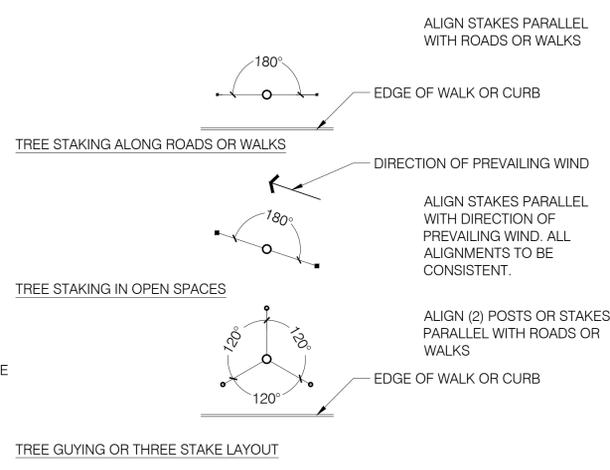


68TH AVE & NORTH HARVEST AT DENALI LOGISTICS PARK INFRASTRUCTURE SITE PLAN

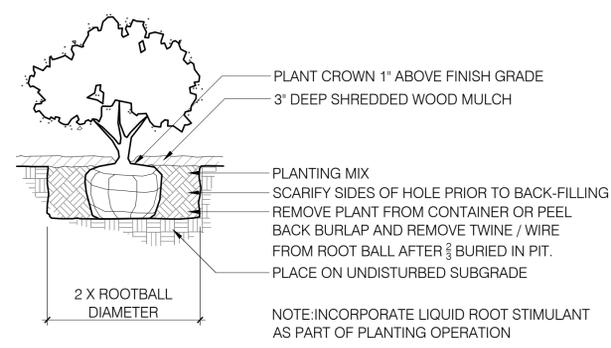
68TH AVE & NORTH HARVEST AT DENALI LOGISTICS PARK INFRASTRUCTURE SITE PLAN



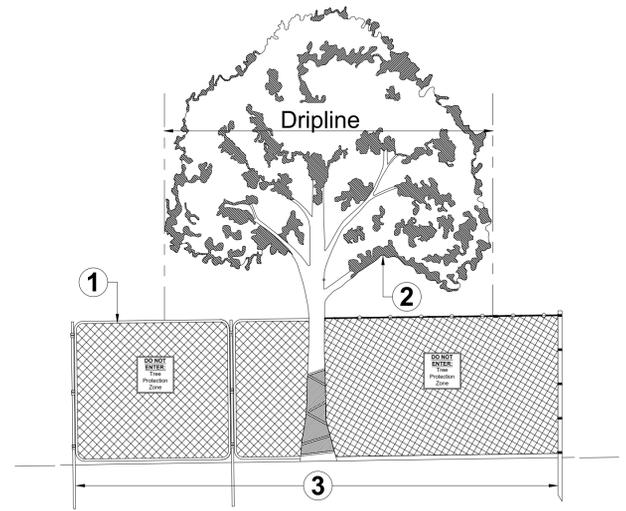
1 TREE PLANTING
3/8" = 1'-0"



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



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.

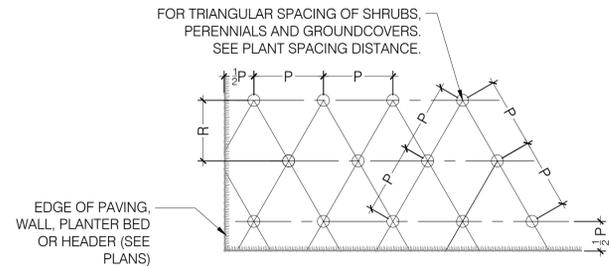
Area 2: Lower Canopy Protection
Contact OCF if potential for damage exists and/or if pruning is needed for any clearance issues prior to performing work.

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 1/16"	.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"

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

REVISIONS:

No.	DATE	DESCRIPTION	BY

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: