

August 28, 2019

City of Aurora – Planning Department
Stephen Rodriguez
15151 E. Alameda Pkwy
Aurora CO 80012

Re: **Initial Submission Review – Porteos** (Infrastructure CSP)
Application Number: **DA-1903-13**
Case Number(s): **2019-6032-00**

Dear Mr. Rodriguez:

Thank you for your comments for the Porteos Phase 5 Infrastructure CSP Initial Review, which we received on August 1, 2019. We have addressed both the written and redline comments in the following pages. The below items have been included with the resubmittal.

- ISP
- PIP
- Response to Comment Letter (including all response to redlines)
- Master Utility Letter
- Traffic Letter
- Real Property Dedication Documents

Please feel free to reach out with any questions or concerns by phone at 303.892.1166 or by email at lveilehr@norris-design.com

Sincerely,
Norris Design



Leanne Vielehr
Senior Associate

Initial Submission Review

PLANNING DEPARTMENT COMMENTS

1. Community Questions Comments and Concerns

1A. Referrals were sent to abutting property owners and outside agencies and comment. No comments were received to date.

Response: Comment noted, thank you.

2. Completeness and Clarity of the Application

2A. The application as submitted is complete.

Response: Comment noted, thank you.

3. Landscape Design Issues

Reviewed by: Kelly K. Bish / kbish@auroragov.org / 303-739-7189 / PDF comment color is bright teal.

Sheet 7

- Update the Standard Right of Way Table per the comment.

Response: Standard Right of Way Table has been updated.

Sheet 9

- Turn the mulch hatch off as it makes it difficult to read the actual plant material. Handle the mulch treatment with a note.

Response: Mulch hatch has been turned off.

- Please include the landscaping for the south side of the street so that a comprehensive review can be done that includes both sides to ensure a uniform streetscape.

Response: The landscape on the south side of the street has been add for a comprehensive review

- Include the streetscape associated with JAG. It should be grayed back and a note added to the plan that states that the streetscape to be installed by the adjoining property owner.

Response: The streetscape has been added.

- Change some of the tree species comments.

Response: Tree species have been changed.

Sheet 10

- Change some of tree species per the comments.

Response: Tree species have been changed.

Sheet 11

- The landscape plans prepared for Powhaton Road south of 60th Avenue have a 3' rock strip along the entire face of the road and not just in front of the shrub beds. Please replicate along Powhaton from 60th to 64th.

Response: The 3' cobble strip has been changed to match the rest of the streetscape

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Engineering (Public Works)

Reviewed by: Kristin Tanabe 303-739-7306 / ktanabe@auroragov.org

4A. ISP Sheet 1 - The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

Response: Acknowledged.

4B. please remove AutoCad SHX text items in the comment section. Please flatten to reduce select-ability of the items.

Response: SHX text removed.

4C. Sheet 3 – Dimension existing sidewalk.

Response: Existing sidewalk has been dimensioned

4D. Sheet 5 – 10' sidewalk typical.

Response: Cross sections have been updated.

4E. PIP Amendment Page 1 - Why only on the south side? Removing bike lanes and providing multi-use sidewalks requires 10' minimum width.

Response: Updated ROW includes 10' sidewalks on both sides.

4F. Sheet 1 – 108" with the additional sidewalk width.

Response: ROW has been updated to 108'.

4G. This should be 10' as well.

Response: Walk has been resized to 10'.

4H. 106'? Isn't the section carried through?

Response: 108' section is carried through. Label has been adjusted.

5. Traffic Engineering

Reviewed by: Brianna Medema 303-739-7336 / bmedema@auroragov.org

5A. Traffic Impact memo – See the numerous redlines in the Traffic memo.

Response: Volumes have been adjusted using the 3 PCE per HV per the SHAC for the purposes of sizing storage lengths in Table 1.

Traffic forecasts are based on the Porteos master traffic study and adjusted where appropriate based on better known land uses (JAG, Karcher, etc.), hence the word “blended”.

COA TIS guidelines indicate that cycle lengths of 90 seconds should be the baseline and increased until an acceptable level of service can be achieved. Cycle lengths of 120 seconds have been used throughout in the memo.

Peak Hour Factors have been reduced back to 0.92 for all peak hour analysis.

In the Porteos master traffic study it was assumed that 64th would continue to the east in a meaningful manner beyond Porteos. At this time developers have indicated that this is no longer anticipated and thereby eliminates some background traffic that was previously included. In addition trip generation of sites within Porteos are lower than the initial estimates presented in the master traffic study.

Figure ES-3 in the NEATS Refresh indicates 64th Avenue as a 6-lane cross section east of Harvest Road to Powhaton Road, and a 4-lane cross section east of Powhaton Road. The volumes along 64th Avenue shown in this memo are lower than initial estimates in the Porteos master traffic study due in part to the lack of connectivity to the east, however they do fall in line with 2040 daily traffic numbers presented on Figure ES-2 of the NEATS Refresh. These volumes support the construction of a 4-lane cross section between Harvest

Road and Powhaton Road, and a 2-lane cross sections east of Powhaton Road based on volume thresholds presented in Table 2 of the NEATS Refresh which indicate they would operate at LOS C or better with the reduced cross sections.

Queue length tables have an added column to separate out 95% queuing recommendations and SHAC recommendations.

Volumes along Jackson Gap are not anticipated to be significant and were in fact is not modeled in the NEATS Refresh south of 64th Avenue (Harvest Road was). Heavy left turn movements are not anticipated since Harvest Road will serve the bulk of north/south traffic as it is designated as a major arterial roadway and provides more direct connections to the adjacent roadway network.

5B. PIP Amendment – See redlines regarding NEATS, Traffic memo and crossings.
Response: Acknowledged.

5C. ISP Sheet 1 - Add note " Traffic Signal Escrow will apply at multiple locations and will be applied per percentage of land area per Planning Area and will comply with the adopted Traffic Signal Escrow Code."
Response: Noted added.

5D. Proposed laneages do not match NEATS. Ensure proposed laneages match NEATS and Traffic Memo auxiliary lane recommendations to CDOT SHAC. Provide dimensions for all auxiliary lanes.
Response: Laneage now matches traffic study.

5E. Sheet 3 - Reduced section is not supported by Traffic Engineering. Per NEATS two through lanes are needed in each direction to Powhaton Rd.
Response: The road has been dimensioned to accommodate the traffic study. The road is sized to allow for two through lanes each direction. Dimensions and linework will be provided with the civil plans.

5F. Left turn pocket looks like it needs to be longer.
Response: The road has been dimensioned to accommodate the traffic study. The road is sized to allow for two through lanes each direction. Dimensions and linework will be provided with the civil plans.

5G. Dimension all turn lanes. Include taper ratio provided.
Response: The road has been dimensioned to accommodate the traffic study. The road is sized to allow for two through lanes each direction. Dimensions and linework will be provided with the civil plans.

5H. Two through lanes in each direction per NEATS.
Response: The road has been dimensioned to accommodate the traffic study. The road is sized to allow for two through lanes each direction. Dimensions and linework will be provided with the civil plans.

5I. Additional through lane is required in each direction. Update to match NEATS. EB right turn lane needs to be dimensioned and match SHAC recommendations (blue in memo).
Response: The road has been dimensioned to accommodate the traffic study. The road is sized to allow for two through lanes each direction. Dimensions and linework will be provided with the civil plans.

5J. Additional Stripping comments will be coming in Civil Plan review.
Response: Acknowledged. Additional striping details will be added with the civil plans.

5K. Sheet 5 – Turn left sign. Where is this placed?

Response: “Left Lane Must Turn Left” sign is used at approximately station 37+00. Text has been made clearer.

5L. Additional stripping plans will be coming in Civil Plan review.

Response: Acknowledged. Additional striping details will be added with the civil plans.

5M. Location of all of this landscaping will change once the NEATS required laneage is included.

Response: Landscape has been updated per NEATS laneage.

5N. PIP Amendment - See the various comments on the PIP regarding reduced laneages, NEATS, turn lanes and additional ROW at intersections per TIS and Traffic memo.

Response: Various comments have been responded to. There is no 4-lane arterial within the project site so the cross section was not updated. Title to the modified 4-lane arterial has been updated. Even though the section is modified, COA standard detail S1.5 states 10' median turn lanes for 4-lane arterials is typical, so that was not adjusted to 14'. Area included with proposed improvements to Powhaton Road has been included in the hatching. Additional requested note has been added.

6. Life Safety

Reviewed by: Mark Apodaca 303-739-7656 / mapodaca@auroragov.org

6A. ISP Sheet 1 – see redline comments regarding site plan notes.

Response: Acknowledged.

6B. Sheet 3 - Show the location of all existing and proposed fire hydrants within or abutting this site. The location and bearing of existing fire hydrants located (within 400') outside the plan area shall utilize a fire hydrant symbol with an arrow identifying the distance from the symbol to the existing fire hydrant. This will ensure proper coordination with fire hydrant spacing.

Response: Hydrant locations have been shown and labeled.

6C. Please add existing fire hydrants to all appropriate legends, Typical.

Response: Legend has been updated to show shaded hydrants as existing.

6D. Please update the scales for this page.

Response: Scales have been updated.

6E. Please label the existing fire hydrants.

Response: Existing hydrants have been labeled.

6F. Sheet 4 – See numerous comments regarding fire hydrant locations.

Response: Hydrants have been updated along the west side of Powhaton Road to meet COA spacing requirements. No hydrants will be placed on the east side of Powhaton Road due to existing utilities, per agreements on Porteos Filing No. 2 COA Approval #217148.

6G. Sheet 5 - See the numerous comments regarding fire hydrants.

Response: Comments have been addressed accordingly.

6H. Sheet 6 - Show the location of all existing and proposed fire hydrants within or abutting this site. The location and bearing of existing fire hydrants located (within 400') outside the plan area shall utilize a fire hydrant symbol with an arrow identifying the distance from the symbol to the existing fire hydrant. This will ensure proper coordination with fire hydrant spacing.

Response: Hydrant locations have been shown and labeled.

6I. PIP Amendment - Provide a detail of the revised 106' Modified 4-Lane Arterial within the civil plan package. (Mike Dean).

Response: Proposed cross section is provided in the attached exhibit. The proposed ROW is 108' with 10' sidewalks on each side.

7. Aurora Water

Reviewed by: Casey Ballard 303-739-7296, cballard@auroragov.org

7A. ISP - Sheet 4 – The 24 -inch main and valves should be on the east/west legs of the cross; the 16-inch main valves are on the north/south legs.

Response: Labels and water linework have been corrected to illustrate such.

7B. Label the existing 24-inch cap.

Response: Label has been corrected.

7C. Access is to be provided to this manhole.

Response: Access road has been added.

7D. Indicate which pressure zones are on which side of the PRV.

Response: Pressure zones have been added.

7E. Is this a proposed inlet?

Response: Error has been removed.

7F. Label the 12-inch gate valve.

Response: Label has been corrected. Water line has been relocated.

Sheet 5

7G. Redirect the gravel path to avoid going over the existing valve.

Response: Sidewalk has been redirected to allow roughly 1' gap between existing valve and proposed walk.

7H. Is this an existing 8-inch valve?

Response: Label has been corrected.

Sheet 6

7I. Plan set for JAG offsite shows this hydrant on the north side of 64th Avenue.

Response: Existing hydrant has been updated to its correct position on the north side.

7J. MU Letter – Missing calculations.

Response: Letter has been revised. There is no user identified for PA-6B so all utilities are to be constructed per the MUS.

8. Real Property

Reviewed by: Maurice Brooks / mbrooks@auroragov.org / 303-739-7294 / PDF comment color is magenta.

8A. See the red line changes on the Site Plan. Submit the separate documents directly to Andy Niquette for the review process. Make sure you submit all the necessary accompanying documents for those dedications: closure sheets, ownership information sheets and Certificate of Taxes Due statements.

Response: Bearings, distances and curve data have been added to the proposed centerlines and ROWs. Reception numbers for dedicated easements have been added where possible. A title for the Porteos has been requested and has not yet been received. Therefore, the information for some easements is not

available at this time. Documents for undedicated easements will be submitted. Other various comments have been addressed accordingly.

9. Xcel Energy

9A. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for Porteos Infrastructure Site Plan and has no apparent conflict.

Response: Acknowledged.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. The Builder's Call Line is 1-800-628-2121. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

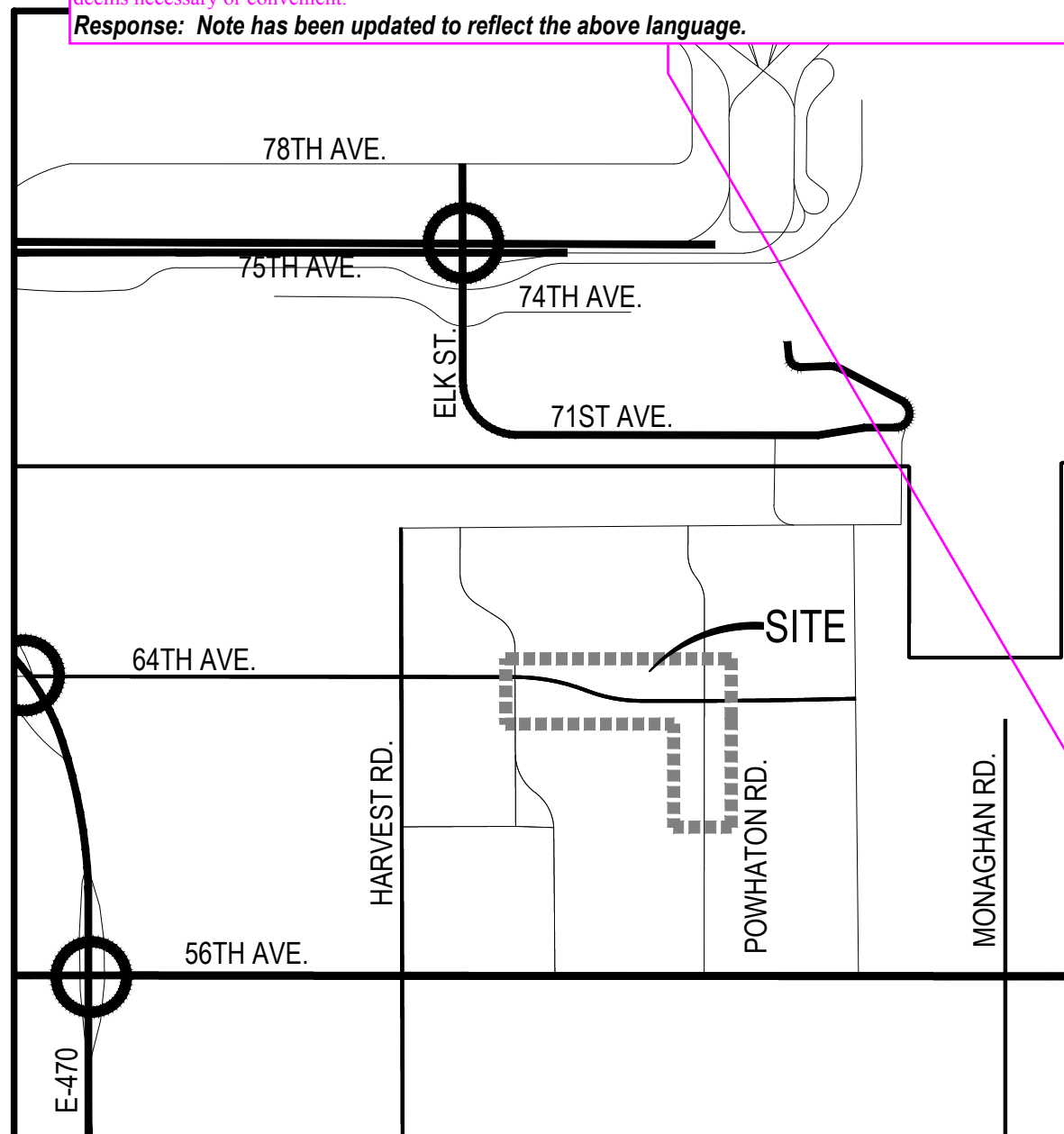
Response: Acknowledged.

INFRASTRUCTURE CONTEXTUAL SITE PLAN NO.5 AT PORTEOS

A PARCEL OF LAND SITUATED WITHIN THE SOUTH HALF OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 65 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

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.

Response: Note has been updated to reflect the above language.



VICINITY PLAN

N.T.S.

SHEET INDEX

PAGE #	SHEET
1	COVER SHEET
2	RIGHT-OF-WAY & EASEMENT EXHIBIT
3	POWATHON ROAD PLAN VIEW
4	E. 64TH AVENUE PLAN VIEW
5	E. 64TH AVENUE PLAN VIEW
6	LANDSCAPE NOTES AND DETAILS
7	PLANT LIST
8	LANDSCAPE PLAN
9	LANDSCAPE PLAN
10	LANDSCAPE PLAN
11	LANDSCAPE PLAN
12	LANDSCAPE PLAN

Sheet index does not reflect a utility sheet.

Response: Sheet index has been updated.

SITE PLAN DATA BLOCK

HARD SURFACE AREA (SIDEWALK AREA)	83,112 S.F.
LANDSCAPE AREA	95,783 S.F.
PRESENT ZONING CLASSIFICATION	NEP I-70 CORRIDOR

OWNER



ACP DIA 1287 Investors, LLC
c/o A and C Properties
4530 E. Shea Boulevard,
Suite 100
Phoenix, Arizona 85028
Ph: 602-595-6121
Fax 602-391-2660

APPLICANT

The San Juan Co.

4530 E. Shea Boulevard, Suite 100
Phoenix, Arizona 85028
P. 602-448-9392
F. 602-391-2660

Bill@TheSanJuanCompany.com

ENGINEER



CVL Consultants of Colorado Inc.
10333 E. Dry Creek Road, Suite 240
Englewood, CO 80112
P 720.482.9526
F 720.482.9546
cvlcoi.com

LANDSCAPE ARCHITECT

1101 Bannock Street
Denver, CO 80204
P 303.892.1166
www.norris-design.com



SITE PLAN 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.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- 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."
- "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 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 AMERICAN NATIONAL STANDARDS INSTITUTION (ICC/ANSI) A117-2009. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN 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 AND ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION SYSTEMS OR PRIVATE UTILITIES.
- 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.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH AURORA CITY CODE OF ORDINANCE, CHAPTER 126 ARTICLE VII-NUMBERING OF BUILDINGS OF THE AURORA CITY CODE.
- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- NOT WITHSTANDING 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

LEGAL DESCRIPTION A:

A PARCEL OF LAND SITUATED WITHIN THE SOUTH HALF OF SECTION 5, 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 NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND CONSIDERING THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, BEING MONUMENTED ON THE NORTH END BY A FOUND 3-1/4 INCH ALUMINUM CAP SET BY PLS 14630 AND ON THE SOUTH END BY A FOUND 3-1/4 INCH ALUMINUM CAP SET BY LS 27275, TO BEAR SOUTH 00°37'40" EAST, 2657.16 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;
THENCE NORTH 00°15'26" WEST, A DISTANCE OF 0.57 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 89°37'30" WEST, A DISTANCE OF 245.59 FEET;
THENCE NORTH 89°47'10" WEST, A DISTANCE OF 354.26 FEET;
THENCE NORTH 00°12'50" EAST, A DISTANCE OF 81.99 FEET, TO A POINT OF NON-TANGENT CURVATURE;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°58'49", AN ARC LENGTH OF 39.26 FEET, THE CHORD OF WHICH BEARS SOUTH 44°34'02" EAST, A DISTANCE OF 35.35 FEET, TO A POINT OF TANGENCY;
THENCE SOUTH 89°47'10" EAST, A DISTANCE OF 329.34 FEET;
THENCE SOUTH 89°37'30" EAST, A DISTANCE OF 491.20 FEET;
THENCE SOUTH 89°56'06" EAST, A DISTANCE OF 313.03 FEET, TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1012.00 FEET, A CENTRAL ANGLE OF 10°33'33", AN ARC LENGTH OF 186.50 FEET, THE CHORD OF WHICH BEARS SOUTH 84°39'19" EAST, A DISTANCE OF 186.24 FEET TO A POINT OF TANGENCY;
THENCE SOUTH 79°22'33" EAST, A DISTANCE OF 148.12 FEET, TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 898.00 FEET, A CENTRAL ANGLE OF 10°22'58", AN ARC LENGTH OF 162.73 FEET, THE CHORD OF WHICH BEARS SOUTH 84°34'02" EAST, A DISTANCE OF 162.51 FEET, TO A POINT OF TANGENCY;
THENCE SOUTH 89°45'31" EAST, A DISTANCE OF 360.48 FEET;
THENCE SOUTH 00°14'29" WEST, A DISTANCE OF 57.00 FEET;
THENCE NORTH 89°45'31" WEST, A DISTANCE OF 360.48 FEET, TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 955.00 FEET, A CENTRAL ANGLE OF 10°22'58", AN ARC LENGTH OF 173.06 FEET, THE CHORD OF WHICH BEARS NORTH 84°34'02" WEST, A DISTANCE OF 172.82 FEET TO A POINT OF TANGENCY;
THENCE NORTH 79°22'33" WEST, A DISTANCE OF 148.12 FEET, TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 955.00 FEET, A CENTRAL ANGLE OF 10°33'33", AN ARC LENGTH OF 176.00 FEET, THE CHORD OF WHICH BEARS NORTH 84°39'19" WEST, A DISTANCE OF 175.75 FEET TO A POINT OF TANGENCY;
THENCE NORTH 89°56'06" WEST, A DISTANCE OF 313.18 FEET;
THENCE NORTH 89°37'30" WEST, A DISTANCE OF 245.69 FEET TO THE POINT OF BEGINNING.
SAID PARCEL OF LAND CONTAINING A CALCULATED AREA OF 115,068 SQUARE FEET OR 2.642 ACRES, MORE OR LESS.
THE LINEAL UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

Note #1, #3, #4, #5 and #19 are not required since there are no structures proposed with the site plan.

Response: Notes have been removed.

- 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.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
 - ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
 - 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.
 - ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
 - (THIS NOTE IS REQUIRED ONLY WHEN APPLICABLE)-- ATTENTION BUILDING DEPARTMENT: AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT, AND PREPARED ACCORDING TO THE PLANNING APPLICATION GUIDEBOOK INSTRUCTIONS, WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING 60 LDN CONDITIONS. (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE
 - (THIS NOTE IS REQUIRED ONLY WHEN APPLICABLE)--THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-1587(C) 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.
 - EMERGENCY RESPONDER RADIO COVERAGE: ALL NEW COMMERCIAL BUILDINGS; ADDITIONS TO EXISTING BUILDINGS; SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING. THIS BUILDING MUST BE ASSESSED TO DETERMINE ADEQUATE IN-BUILDING RADIO COVERAGE AT THE FINAL FRAME AND ELECTRICAL INSPECTION BY A QUALIFIED 3RD PARTY INSPECTION SERVICE AT THE OWNER/DEVELOPERS EXPENSE. LACK OF ADEQUATE IN-BUILDING RADIO COVERAGE MAY DELAY THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. WHERE THE STRUCTURE IS FOUND DEFICIENT AND SEPARATE PERMIT IS REQUIRED TO INSTALL, REPAIR OR MODIFY ANY EMERGENCY RESPONSE RADIO COVERAGE SYSTEM. PER 2015 IFC, SECTION 510.
 - THE LOCATION OF LIQUID AND GAS PIPELINES ARE REGULATED BY THE U.S DEPARTMENT OF TRANSPORTATION, PIPELINE AND HAZARDOUS MATERIALS SAFETY ADMINISTRATION. CFR-49, SECTION 195-210, SUBSECTION (B); NO PIPE LINE MAY BE LOCATED WITHIN 50 FEET OF ANY PRIVATE DWELLING, OR ANY INDUSTRIAL BUILDING, OR PLACE OF PUBLIC ASSEMBLY IN WHICH PERSONS WORK, CONGREGATE, OR ASSEMBLE, UNLESS PROVIDED WITH AT LEAST 12 INCHES OF COVER IN ADDITION TO THAT PRESCRIBED IN CFR 49, SECTION 195-210 AND SECTION 195-248. PROVIDE A LETTER FROM PETROLEUM OR GAS COMPANY, ON COMPANY LETTER HEAD THAT REFLECTS THEIR SET BACK REQUIREMENTS FROM THE EASEMENT LINE AND THE ACTUAL UNDERGROUND PIPE TO THE EXTERIOR WALL OF YOUR PROPOSED STRUCTURES. THE SETBACK ESTABLISHED BY PETROLEUM OR GAS COMPANY MUST BE INCLUDED ON THE SITE PLAN AS PART OF THE GENERAL NOTES.

Proposed laneages do not match NEATS. Ensure proposed laneages match NEATS and Traffic Memo auxiliary lane recommendations to CDOT SHAC. Provide dimensions for all auxiliary lanes.

Response: Laneage now matches traffic study.

The site plan will not be approved by public works until the preliminary drainage letter/report is approved

Response: Acknowledged.

Please remove AutoCad SHX text items in the comment section. Please flatten to reduce select-ability of the items.

Response: SHX text has been removed.

City Attorney: _____ Date: _____

Planning Director: _____ Date: _____

Attest: _____ Date: _____

(City Clerk)

Planning Commission: _____ Date: _____

City Council: _____ Date: _____

(Mayor)

RECORDER'S CERTIFICATE:

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: _____

SIGNATURE BLOCK

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 whereof, _____ of _____ AD, _____ presents to be acknowledged by _____

ACP DIA 1287 Investors, LLC, a limited liability company

By: DIA 1287 Holdings, LLC, its Sole Member

By: A&C Properties, Inc., its Manager

Corporate Seal

By: _____

Name: _____

Title: _____

State of Colorado _____)ss

County of _____)

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

Notary

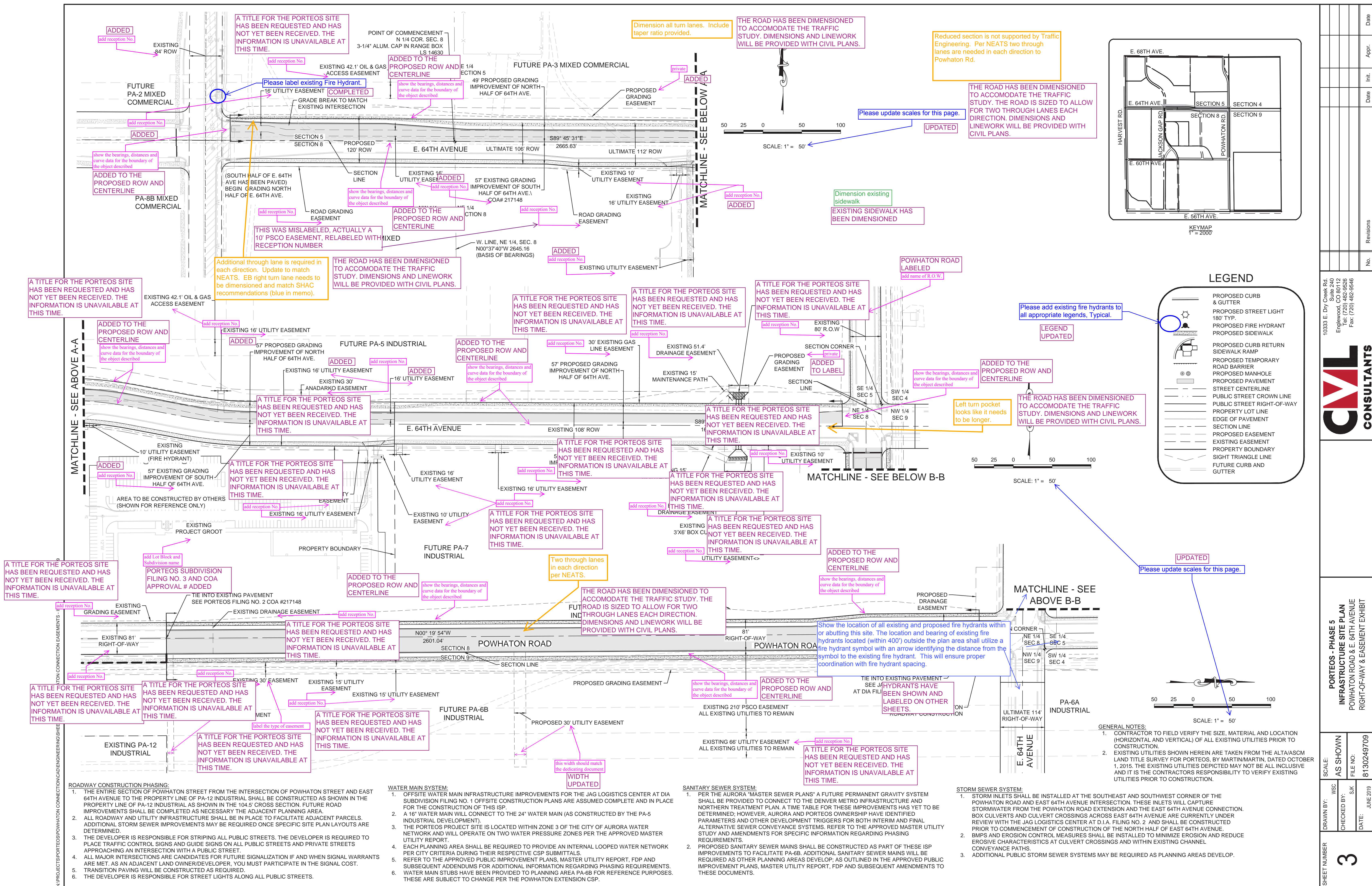
Seal

Witness my hand and official seal

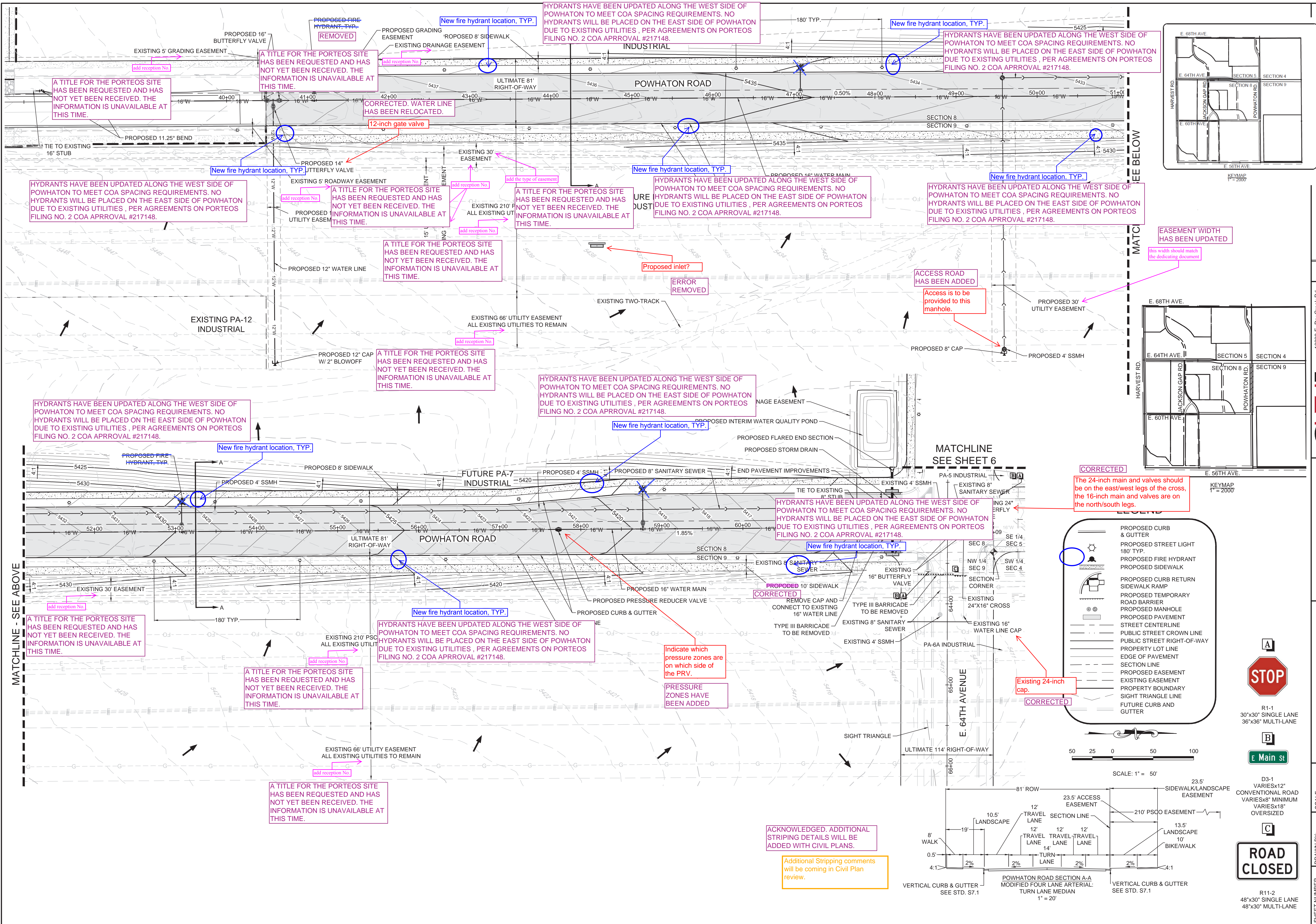
(Notary Public)

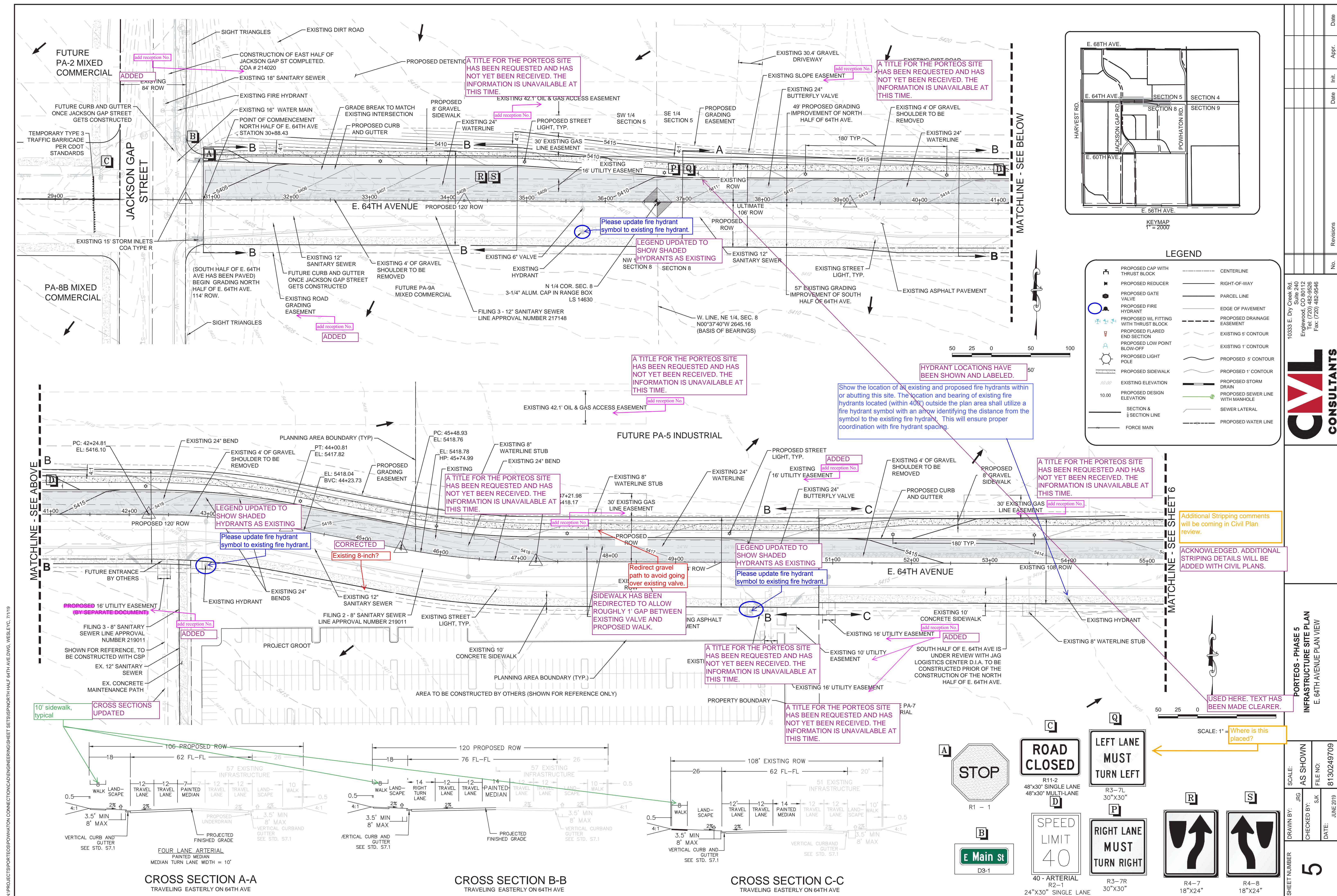
Notary Business Address: _____

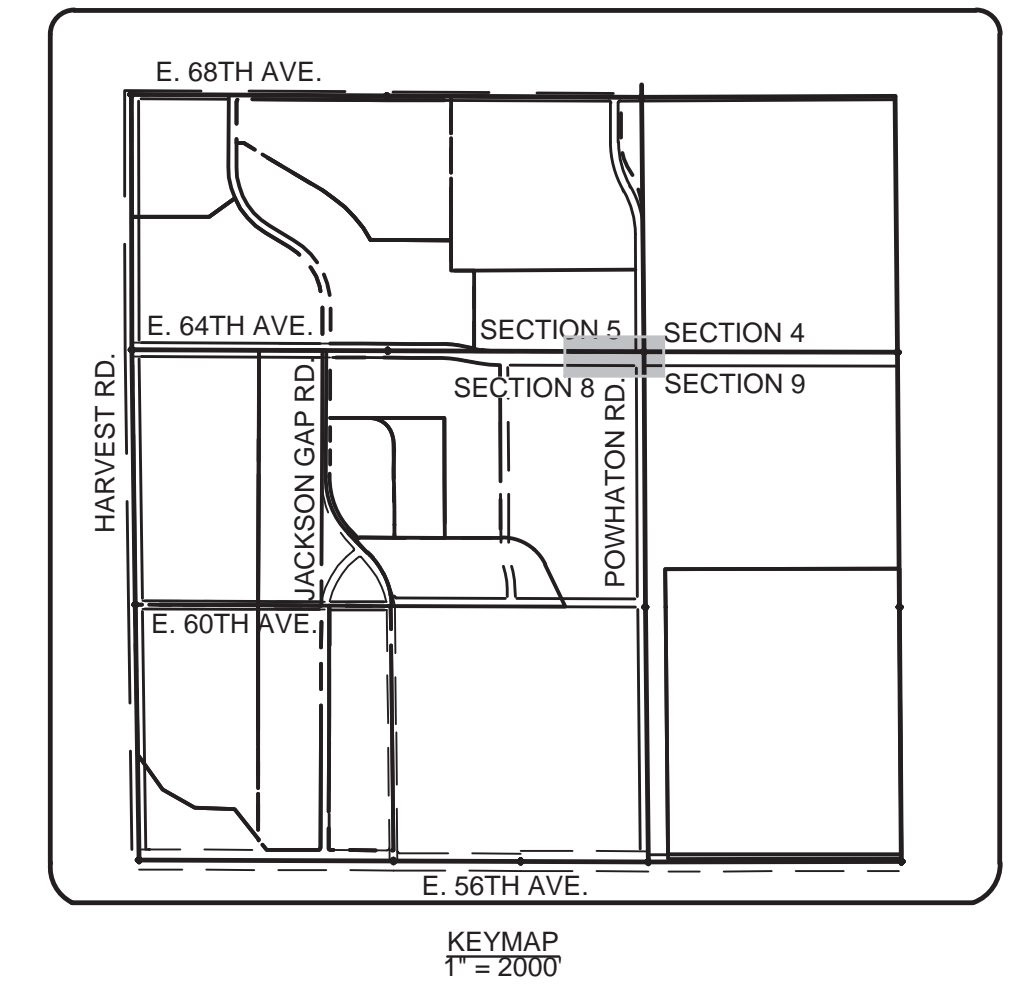
My commission expires _____





























N:\PROJECTS\PORTEOS\POWHATON CONNECTION\ENGINEERING\DRW - 3.DWG, JDE, 7/1/19

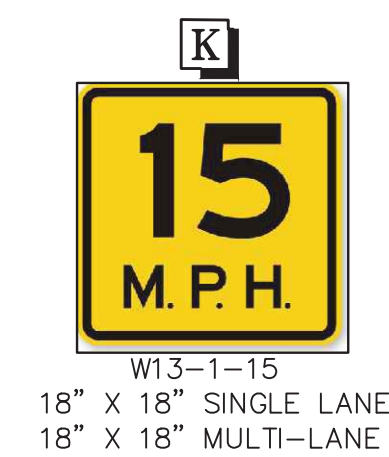
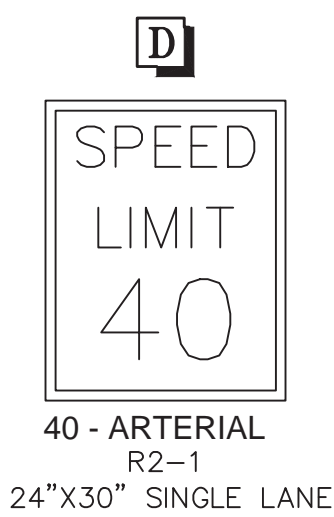
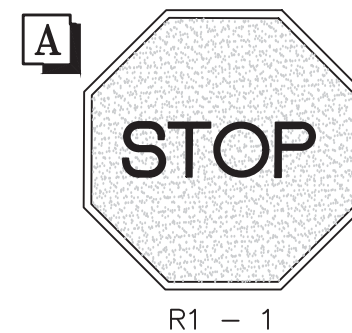
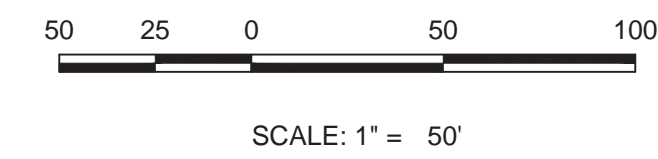






LEGEND

	PROPOSED CAP WITH THRUST BLOCK		CENTERLINE
	PROPOSED REDUCER		RIGHT-OF-WAY
	PROPOSED GATE VALVE		PARCEL LINE
	PROPOSED FIRE HYDRANT		EDGE OF PAVEMENT
	PROPOSED W/ FITTING WITH THRUST BLOCK		PROPOSED DRAINAGE EASEMENT
	PROPOSED FLARED END SECTION		EXISTING 5' CONTOUR
	PROPOSED LOW POINT BLOW-OFF		EXISTING 1' CONTOUR
	PROPOSED LIGHT POLE		PROPOSED 5' CONTOUR
	PROPOSED SIDEWALK		PROPOSED 1' CONTOUR
	EXISTING ELEVATION		PROPOSED STORM DRAIN
	PROPOSED DESIGN ELEVATION		PROPOSED SEWER LINE WITH MANHOLE
	SECTION & 1/2 SECTION LINE		SEWER LATERAL
	FORCE MAIN		PROPOSED WATER LINE



CROSS SECTION C-C
TRAVELING EASTERLY ON 64TH AVE

Additional Stripping comments
will be coming in Civil Plan
review.

ACKNOWLEDGED. ADDITIONAL STRIPING DETAILS WILL BE ADDED WITH CIVIL PLANS.

Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546



INFRASTRUCTURE SITE PLAN
E. 64TH AVENUE PLAN VIEW

FILE NO:	8130249709
CHECKED BY:	JRG
DATE:	JUNE 2019
SJK	AS SHOWN

6

THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN ON FILE IN THE PLANNING DEPARTMENT.

ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE OWNER AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE OWNER, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.

ANY MAJOR CHANGES FROM THE APPROVED PLANS, REQUIRED BECAUSE OF VARIATIONS IN THE FIELD CONDITIONS SHALL REQUIRE AN APPROVED AMENDMENT TO THE CSP, PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES THAT WOULD SUPPORT THIS CHANGE.

IRRIGATION CONTROLLERS SHALL BE EQUIPPED WITH AUTOMATIC RAIN SHUT OFF SENSORS.

SHRUB BEDS ARE TO BE CONTAINED BY GREEN 1/8" X 4" INTERLOCKING TYPE STEEL EDGER. IT IS NOT REQUIRED WHEN BED IS ADJACENT TO CURBS, WALLS, FENCES, OR WALKS.

ALL SHRUB BEDS ARE TO BE MULCHED WITH 3" DEPTH, 1 1/2" LOCAL RIVER ROCK MULCH. WEED CONTROL FABRIC IS REQUIRED IN ALL SHRUB BEDS.

ALL GROUNDCOVER AND PERENNIAL BEDS ARE TO BE MULCHED WITH 3" DEPTH SHREDDED WOOD BARK MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN GROUNDCOVER BEDS. ALL SOD AND TURF TYPE SEEDING AREAS ARE TO HAVE SOIL PREPARATION PER CITY OF AURORA, UTILITIES DEPARTMENT, OFFICE OF WATER CONSERVATION, REGULATIONS FOR OBTAINING NEW SOD/SEED PERMITS. (MINIMUM RATE OF 4.0 CU. YDS. OF COMPOST PER 1000 S.F.).

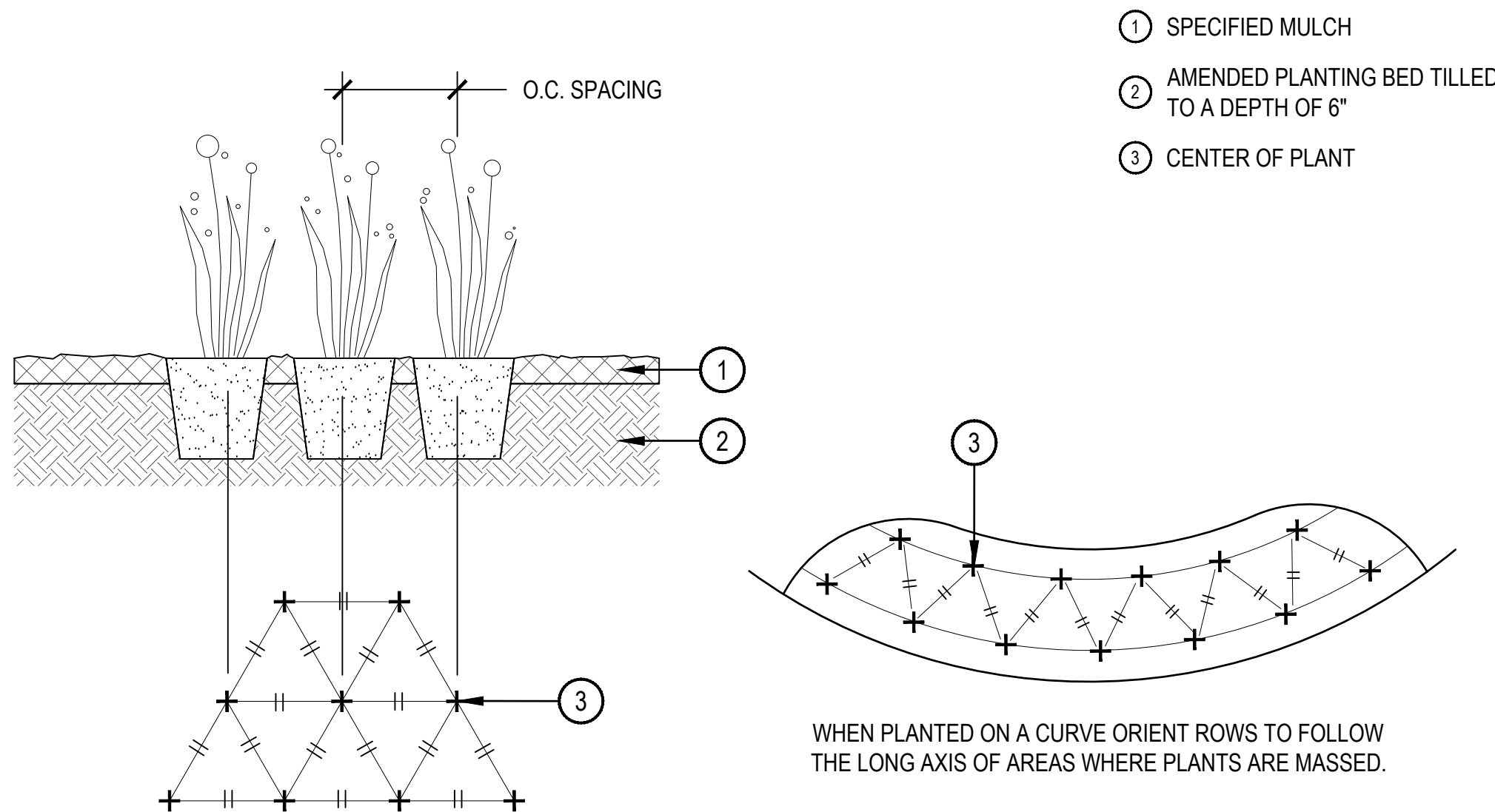
ALL AREAS TO BE SEEDDED WITH DRYLAND GRASSES, NATIVE TYPE GRASSES, NATURALIZED GRASSES, OR RESTORATIVE GRASSES SHALL COMPLY WITH ARTICLE 14 OF THE CITY OF AURORA ZONING CODE, "LANDSCAPE ORDINANCE", SEC. 146-1429. THESE AREAS WILL COMPLY WITH REGULATIONS OUTLINED IN THIS CODE FOR SOIL AMENDMENTS AND IRRIGATION.

THE COVER CROP SHOWN IN THE SEED MIXTURE MAY BE CHANGED OR RATES ADJUSTED BASED ON THE TIME OF YEAR IN WHICH THE SEEDING IS TO OCCUR.

D. CONTRACTOR TO RE-ESTABLISH VEGETATION IN AREAS OF DISTURBANCE.

3. A SOILS ANALYSIS SHALL BE PERFORMED, BY AN INDEPENDENT TESTING LABORATORY, FOR ALL AREAS TO BE LANDSCAPED PRIOR TO ISSUING CONSTRUCTION DRAWINGS. THE SOILS ANALYSIS WILL BE USED TO JUSTIFY THE SEEDING RATE, QUANTITY OF COMPOST, NEED FOR IRRIGATION, AND RECOMMENDED AMOUNT OF WATER TO BE APPLIED TO SEEDED AREAS. THE SEED MIXTURE, IRRIGATION SYSTEM, AND COMPOST RATES SHOWN ON PLANS MAY BE MODIFIED TO OPTIMIZE THE PERFORMANCE AND EXPEDITE THE RESTORATION OF THESE AREAS.
12. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT OF DRYLAND GRASSES, NATIVE TYPE GRASSES, NATURALIZED GRASSES, OR RESTORATIVE GRASSES, FOR A PERIOD NOT TO EXCEED THREE FULL GROWING SEASONS. TEMPORARY IRRIGATION SYSTEMS MAY BE NECESSARY TO FACILITATE GERMINATION AND ESTABLISHMENT. THE AREA SHALL BE MAINTAINED AS WEED FREE AS POSSIBLE, DURING THE ENTIRE ESTABLISHMENT PERIOD. MOWING, PULLING, AND CHEMICAL METHODS MAY BE USED TO CONTROL WEEDS AND PREVENT REDEVELOPMENT OF SEED HEADS ON THE WEED PLANT.
13. PERFORMANCE OF SEEDED AREAS SHALL BE EVALUATED FOR INITIAL ACCEPTANCE, AT THE END OF THE FIRST FULL GROWING SEASON, BY BOTH THE CITY OF AURORA AND THE DEVELOPER'S REPRESENTATIVE. THE INSPECTION WILL BE DETERMINE COMPLIANCE WITH SUBSECTION C (1 AND 2), OF ARTICLE 14, SECTION 146-1429
14. AFTER EACH FULL GROWING SEASON, FOR A PERIOD NOT TO EXCEED THREE YEARS, THE GRASS STAND SHALL BE EVALUATED FOR UNIFORMITY IN APPEARANCE, COVERAGE, AND PRESENCE OF WEEDS. UPON AGREEMENT FROM THE DEVELOPER'S REPRESENTATIVE AND THE CITY AURORA, THE TEMPORARY IRRIGATION SYSTEM WILL BE PERMANENTLY DEACTIVATED OR REMOVED.
15. SIX INCHES OF THE ORIGINAL TOP SOIL, SHALL BE SALVAGED FROM THE SITE, PRIOR TO OVERLOT GRADING AND REDISTRIBUTED OVER AREAS TO RECEIVED DRYLAND GRASSES, NATIVE TYPE GRASSES, NATURALIZED GRASSES, OR RESTORATIVE GRASSES, IN ACCORDANCE WITH PART 3 OF SUBSECTION I, OF ARTICLE 14, SECTION 146-1429.
16. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, OR DRAINAGE AREAS.
17. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR IMPLEMENTING EROSION CONTROL MEASURES ON SEEDED SLOPES EXCEEDING 3:1.
18. SIGHT TRIANGLES SHALL REMAIN UNOBSTRUCTED BY PLANT MATERIAL, OR ANY OTHER VISUAL OBSTACLE, OVER 26" IN HEIGHT. VISIBILITY MUST REMAIN 75% OPEN FOR THE VERTICAL AREA FROM 2 TO 3 FEET HEIGHT AS IDENTIFIED IN THE ROADWAY DESIGN & SPECIFICATIONS MANUAL SECTION 4.04.2.10.
19. ANY TREE LOCATED WITHIN A SIGHT TRIANGLE MUST BE PRUNED TO PROVIDE NO OBSTRUCTION BELOW 7' IN ACCORDANCE WITH THE SIGHT TRIANGLE DETAIL IN COA ROADWAY DESIGN MANUAL.

20. ALL AREAS SHALL BE GRADED TO ACHIEVE POSITIVE DRAINAGE, UNLESS IDENTIFIED AS A DETENTION OR RETENTION POND.
21. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, LANDSCAPING, OR IRRIGATION THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
22. 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 DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
23. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
24. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
25. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429, 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.
26. ALL FIRE HYDRANTS SHALL BE LOCATED NOT LESS THAN 36" AND NOT MORE THAN 8' MAXIMUM FROM THE BACK OF THE CURB TO THE CENTER OF THE HYDRANT AND SHALL BE UNOBSTRUCTED ON THE STREET SIDE.
27. PRIOR TO ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY (CO) FOR PLANNING AREA 12, DEVELOPER WILL COMPLETE INSTALLATION OF THE LANDSCAPING. IF ROADWAY AND HARDSCAPE CONSTRUCTION IS COMPLETED AFTER OCTOBER 15TH, A TEMPORARY CERTIFICATE OF OCCUPANCY (TCO) MAY BE ISSUED, AND THE LANDSCAPING WILL BE REQUIRED TO BE COMPLETED WITHIN 90 DAYS FROM THE FOLLOWING APRIL 15TH. .
24. ADJUSTMENTS IN THE PLANT MATERIAL LOCATIONS WILL BE NECESSARY TO ACCOMMODATE FUTURE DRIVEWAY/CURB CUTS ASSOCIATED WITH PLANNING AREA 12.
25. FIRE HYDRANTS MUST BE PLACED AT LEAST ONE (1) FOOT IN FRONT OR BEHIND A SIDEWALK WHILE STILL MEETING THE MINIMUM BACK OF CURB CLEARANCE REQUIREMENTS.



64TH AVENUE							
BUFFER DESCRIPTION	BUFFER WIDTH	BUFFER LENGTH	BUFFER REDUCTION FEATURES	# OF TREES REQUIRED	# OF TREES PROVIDED	# OF SHRUBS REQUIRED	# OF SHRUBS PROVIDED
STREET FRONTAGE (1 TREE / 40 FT.)	N/A	3,088 L.F.	N/A	77	77	N/A	275 SHRUBS 252 GRASSES TOTAL:527 SHRUBS
POWHDATON ROAD							
STREET FRONTAGE (1 TREE / 40 FT.)	N/A	4,597 L.F.	N/A	115	115*	N/A	322 SHRUBS 277 GRASSES TOTAL:599 SHRUBS

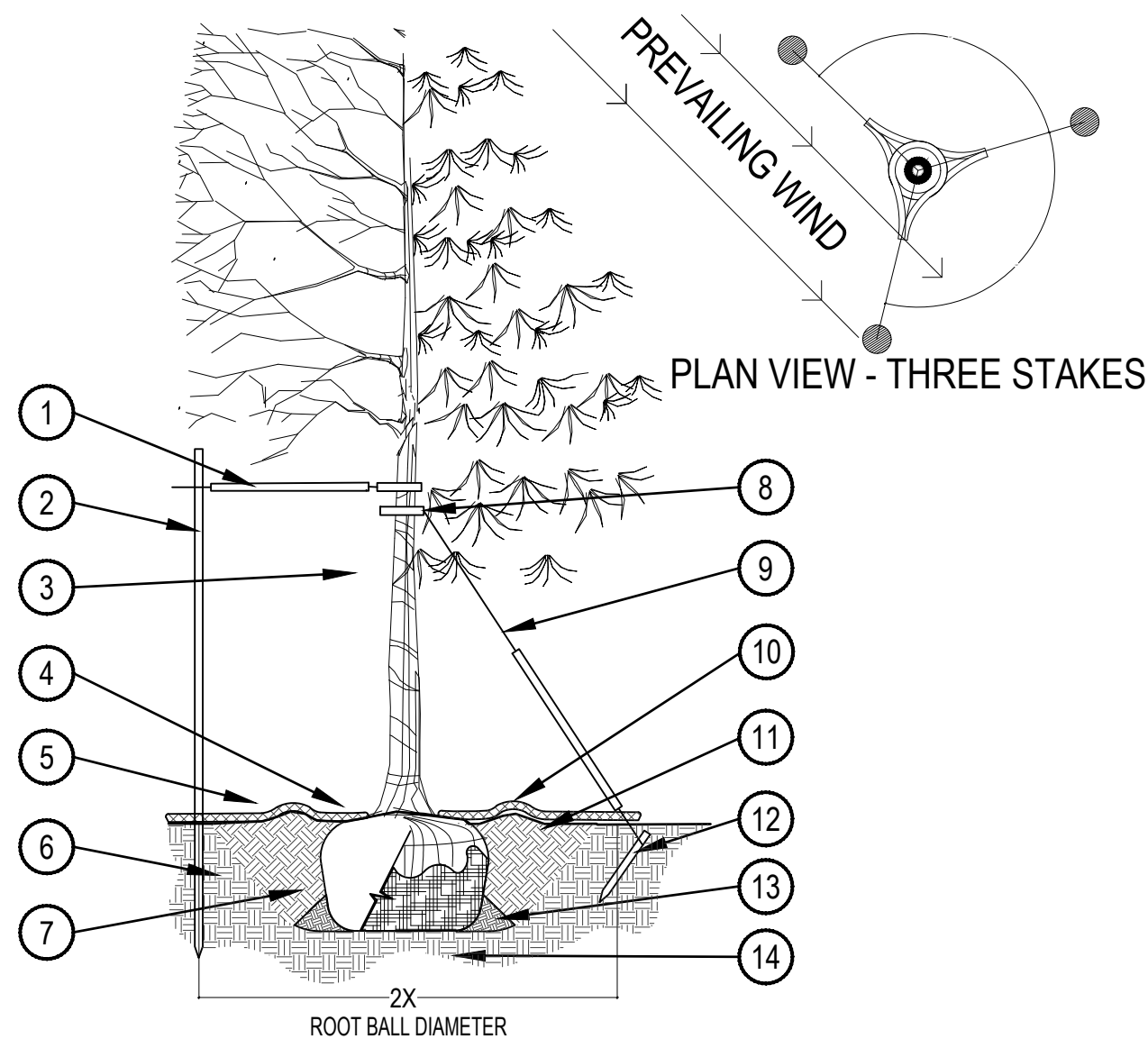
*DUE TO THE UTILITY EASEMENTS AND UTILITY ROUTING CONFLICTS, STREET TREES CANNOT BE PLANTED IN SOME AREAS. WHERE POSSIBLE THESE REQUIRED TREES HAVE BEEN RELOCATED TO OTHER AREAS.

NOTE

1. STREET BUFFER REQUIREMENTS: 1 TREE AND 10 SHRUBS PER 40 LINEAR FEET, WITH 50% OF TREES BEING EVERGREEN, ARE NOT PROVIDED WITH THESE PLANS. STREET BUFFER PLANTINGS WILL BE PROVIDED WITH ON-SITE IMPROVEMENTS OF DEVELOPMENT ADJACENT TO ROADWAY INFRASTRUCTURE IMPROVEMENTS.
2. FUTURE DRIVES HAVE BEEN REMOVED FROM THE OVERALL LANDSCAPE CALCULATIONS

NOTES:

1. 10 (#5 CONTAINER) SHRUBS EQUALS ONE TREE EQUIVALENT (TE)
2. 30 (#1 CONTAINER) GRASSES EQUALS ONE TREE EQUIVALENT (TE)
3. 30 (#1 CONTAINER) PERENNIALS EQUALS ONE TREE EQUIVALENT (TE)



AREA DESCRIPTION	WATER CONSERVING IRRIGATION (NON-SOD)	NON-WATER CONSERVING IRRIGATION (SOD)
STREET FRONTAGE	95,783 S.F.	N/A

PRUNING NOTES:

1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
 2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STAKING NOTES:
1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
 - 1.1 1- $\frac{3}{4}$ " CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)
 - 1.2 1- $\frac{3}{4}$ " - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE)
 - 1.3 3" CALIPER SIZE AND LARGER - 3 STAKESPER DIAGRAM
 2. WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1- $\frac{1}{2}$ " OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

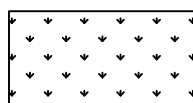
- ① PLACE MIN. 3/4" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAX. 2" EACH SIDE
- ② 6 FT. UNTREATED WOOD POST (MIN. 1.5" DIAMETER). ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL.
- ③ TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30. (DECIDUOUS ONLY)
- ④ PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1"-2" ABOVE FINAL GRADE.
- ⑤ 3" DEEP MULCH RING PLACED A MINIMUM OF 4 FT. IN DIAMETER. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK (FINISHED GRADE REFERENCES TOP OF MULCH).
- ⑥ 1:1 SLOPE ON SIDES OF PLANTING HOLE.
- ⑦ REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOT BALL AND TRUNK
- ⑧ GROMMETED NYLON STRAPS
- ⑨ GALVANIZED WIRE, MIN. 12 GAUGE CABLE - TWIST WIRE ONLY TO KEEP FROM SLIPPING.
- ⑩ 4-6" HIGH WATER SAUCER IN NON-TURF AREAS.
- ⑪ BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% (BY VOLUME) ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING.
- ⑫ 2 FT. STEEL T-POST. ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL.
- ⑬ PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS.
- ⑭ PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT.

PLANTING SCHEDULE

XERIC RATING		SYM. COMMON NAME		BOTANICAL NAME		SIZE & COND.	
27 X		ABM	AUTUMN BLAZE MAPLE	ACER X FREEMANII 'AUTUMN BLAZE'		2.5" CAL. MIN. B&B	
6 XXX		BUR	BUR OAK	QUERCUS MACROCARPA		2.5" CAL. MIN. B&B	
44 X		CAL	WESTERN CATALPA	CATALPA SPECIOSA		2.5" CAL. MIN. B&B	
30 XX		KCT	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICA		2.5" CAL. MIN. B&B	
32 X		SKY	SKYLINE LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'		2.5" CAL. MIN. B&B	
10 XX		SWO	SWAMP WHITE OAK	QUERCUS BICOLOR		2.5" CAL. MIN. B&B	
EVERGREEN TREES							
43 XXX		AUS	AUSTRIAN PINE	PINUS NIGRA		6'-8' HGT. MIN. B&B	
DECIDUOUS SHRUBS							
17 XX		BMS	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS		#5 CONT.	
22 XX		DBB	DWARF BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'		#5 CONT.	
128 XXX		FER	FERNBUSH	CHAMAEBATIARIA MILLEFOLIUM		#5 CONT.	
34 XX		MKL	MISS KIM DWARF LILAC	SYRINGA PATULA 'MISS KIM'		#5 CONT.	
11 XX		PBB	COMPACT PURPLE BUTTERFLY BUSH	BUDDLEA DAVIDII NANHOENSIS 'PETITE PLUM'		#5 CONT.	
24 XX		RSA	RUSSIAN SAGE	PEROVSKIA ARTIPLICIFOLIA		#5 CONT.	
11 XX		RSD	LITTLE SPIRE RUSSIAN SAGE	PEROVSKIA ARTIPLICIFOLIA 'LITTLE SPIRE'		#5 CONT.	
10 XX		SWN	SUMMER WINE NINEBARK	PHYSOCARPUS OPULIFOLIUS 'SEWARD'		#5 CONT.	
16 XXX		YCU	GOLDEN CURRANT	RIBES AUREUM		#5 CONT.	
EVERGREEN SHRUBS							
11 XX		ARC	ARCADIA JUNIPER	JUNIPERUS SABINA 'ARCADIA'		#5 CONT.	
28 XX		BCJ	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'		#5 CONT.	
58 XX		BRO	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'		#5 CONT.	
78 XXX		MPA	PANCHITO MANZANITA	ARCTOSTAPHYLOS 'PANCHITO'		#5 CONT.	
14 XX		SGB	SPANISH GOLD BROOM	CYTISUS PURGAN 'SPANISH GOLD'		#5 CONT.	
140 XXX		ITY	IVORY TOWER YUCCA	YUCCA FILAMENTOSA 'IVORY TOWER'		#5 CONT.	

ENHANCED NATIVE SEED MIX (IRRIGATED)

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
WESTERN WHEATGRASS	AGROPYRON SMITHII	35%	10.5 LBS.
SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	35%	10.5 LBS.
BLUE GRAMA	BOUTELOUA GRACILIS	10%	3.0 LBS.
SWITCHGRASS	PANICUM VIRGATUM	10%	3.0 LBS.
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUS	10%	3.0 LBS.
TOTAL		100%	30.0 LBS. DRILLED



8

DRAWN BY: KKJS

CHECKED BY: JB

DATE: JULY 3 2019

SCALE: AS SHOWN

FILE NO: 8130249709

PORTEOS - PHASE 5

INFRASTRUCTURE SITE PLAN

PLANT LIST

ACP DIA 1287 INVESTORS, LLC

4530 E. SHEA BLVD., SUITE 100

PHOENIX, AZ 85028

ATTN: BILL WICHTERMAN

P: 602.494.7800

NORRIS DESIGN

Planning | Landscape Architecture | Project Facilitator

Norris Design

1101 Bannock Street

Denver, CO 80204

P: 303.692.1166

www.norris-design.com

No.

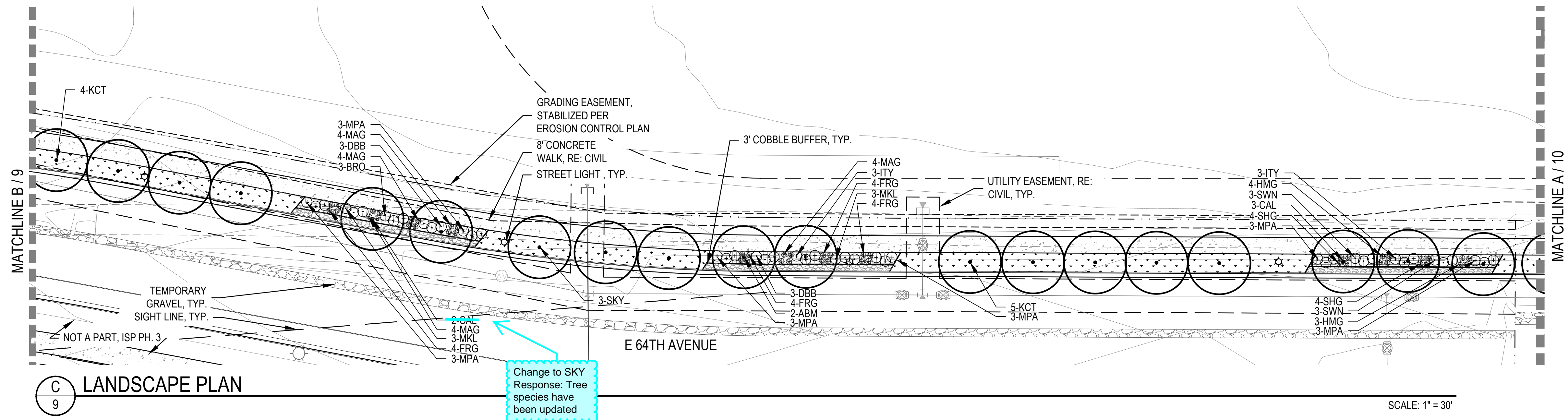
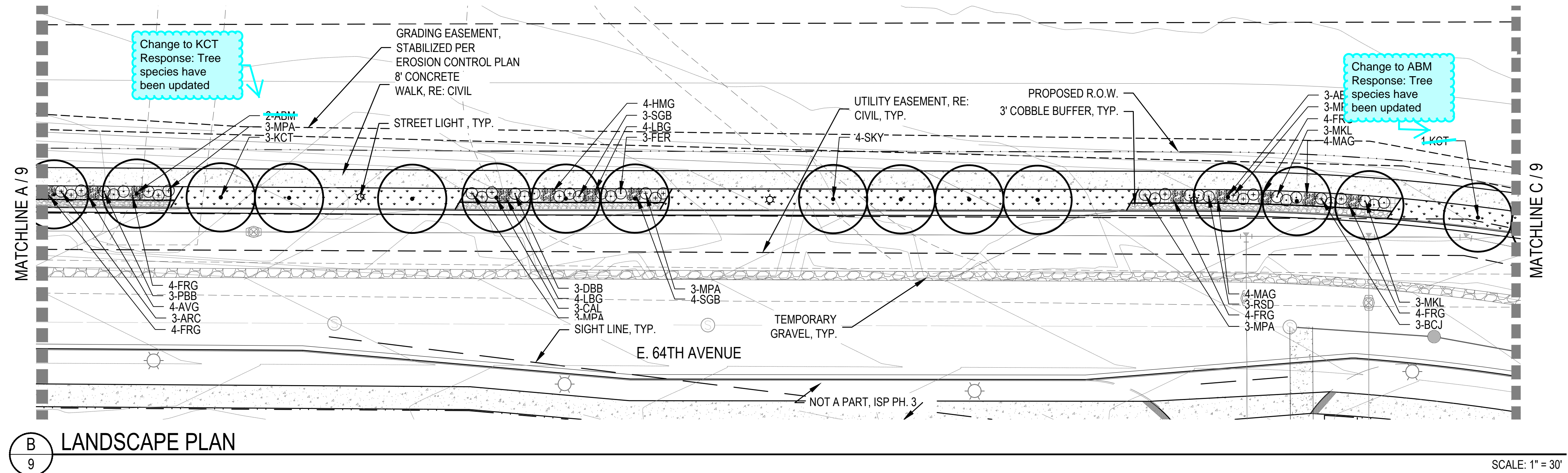
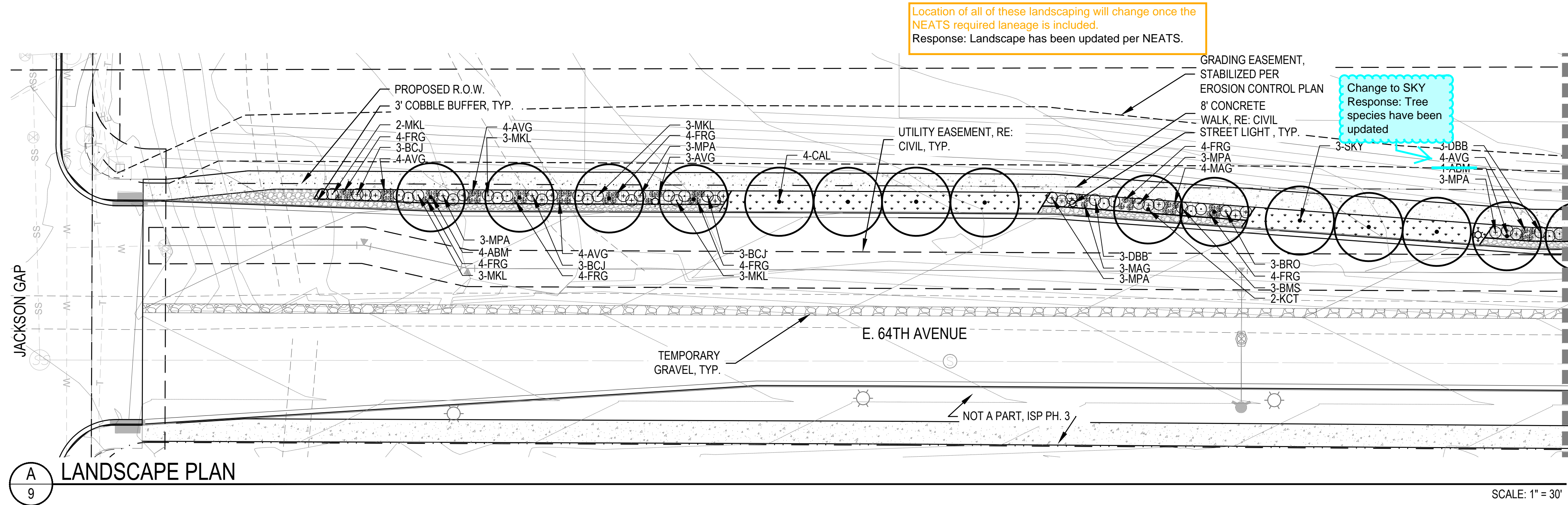
Revisions

Date

Appr.

Date

P:\PORTEOS - 0083-01-0000\PORTEOS POWHATON ISP - 0809-01-2057\DRAWINGS\SUBMITTALS\PLAN\PORTEOS\LANDSCAPE LAND DWG. KKIEMAN, 7/1/19

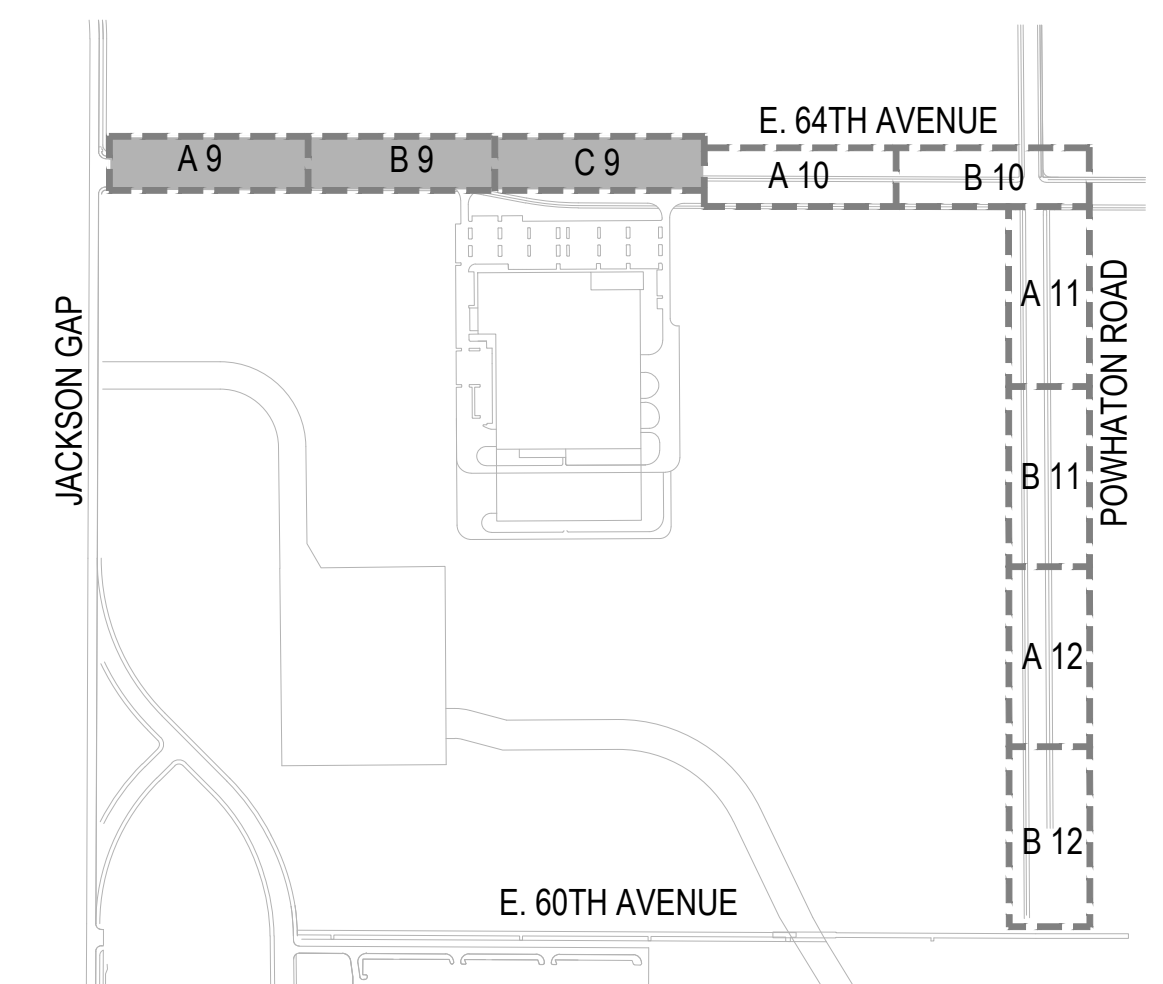


LEGEND

- CANOPY TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- ENHANCED NATIVE SEED MIX
- 4"-6" ROCK COBBLE
- STEEL EDGER
- STREET LIGHT
- FIRE HYDRANT
- PROPOSED CONTOURS -MAJOR
- PROPOSED CONTOURS -MINOR
- EXISTING CONTOURS

Please refer to Utility sheets for fire life safety comment. Fire hydrant locations shall be located on landscape plans.
Response: Fire hydrant locations are now shown on landscape plan.

KEY MAP



SHEET NUMBER
9

DRAWN BY: KKJS
CHECKED BY: JB
DATE: JULY 3 2019

SCALE: AS SHOWN
FILE NO: 8130249709

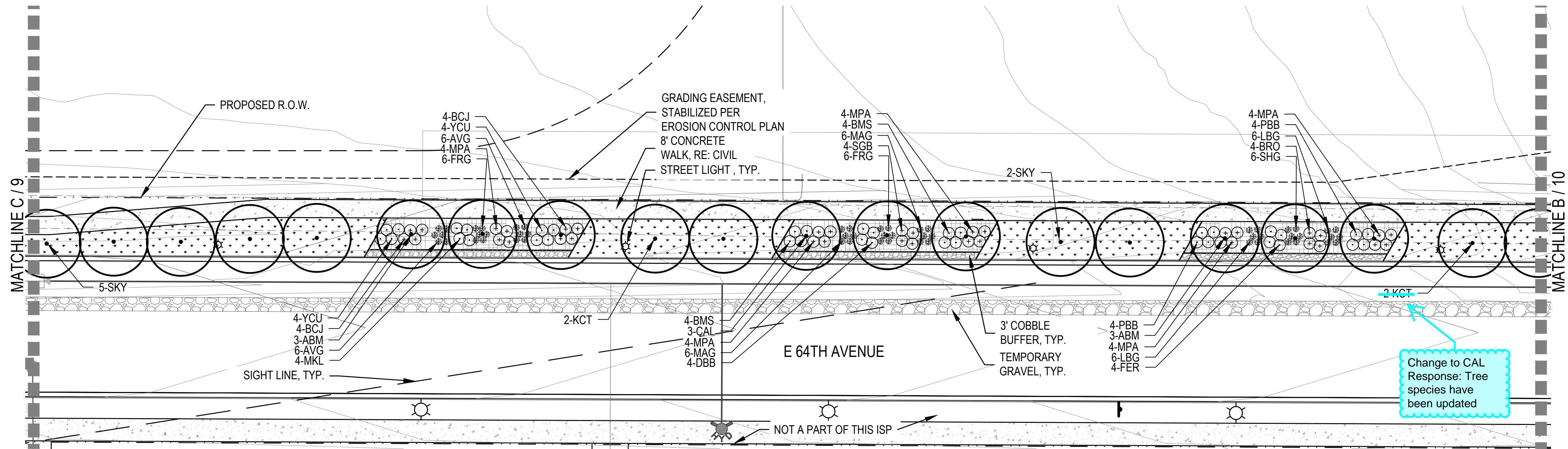
PORTEOS - PHASE 5
INFRASTRUCTURE SITE PLAN
LANDSCAPE PLAN

ACP DIA 1287 INVESTORS, LLC
4530 E. SHEA BLVD., SUITE 100
PHOENIX, AZ 85028
ATTN: BILL WICHTERMAN
P: 602.494.7800

NORRIS DESIGN
Planning | Landscape Architecture | Project Facilitation
1101 Bancroft Street
Denver, CO 80204
P: 303.592.1166
www.norris-design.com

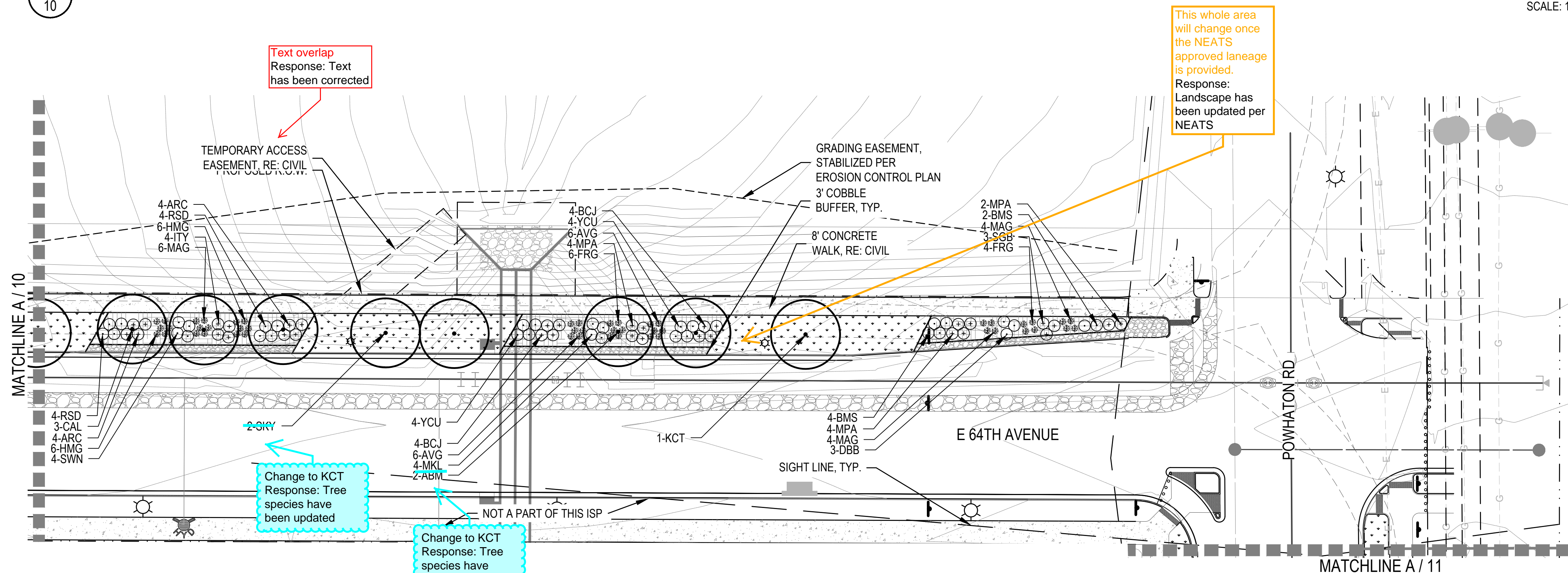
No.	Revisions	Date	Init.	Appr.	Date

P:\PORTEOS - 0083-01-0000\PORTEOS POWHATON - ISP - 0809-01-2057\DRAWINGS\SUBMITTALS\PLAN-PORTEOS\LANDSCAPE LAND DWG. KKIEMAN, 7/1/19



A
10
LANDSCAPE PLAN

SCALE: 1" = 30'



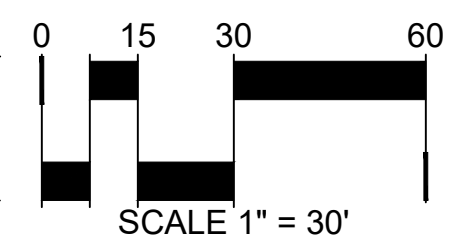
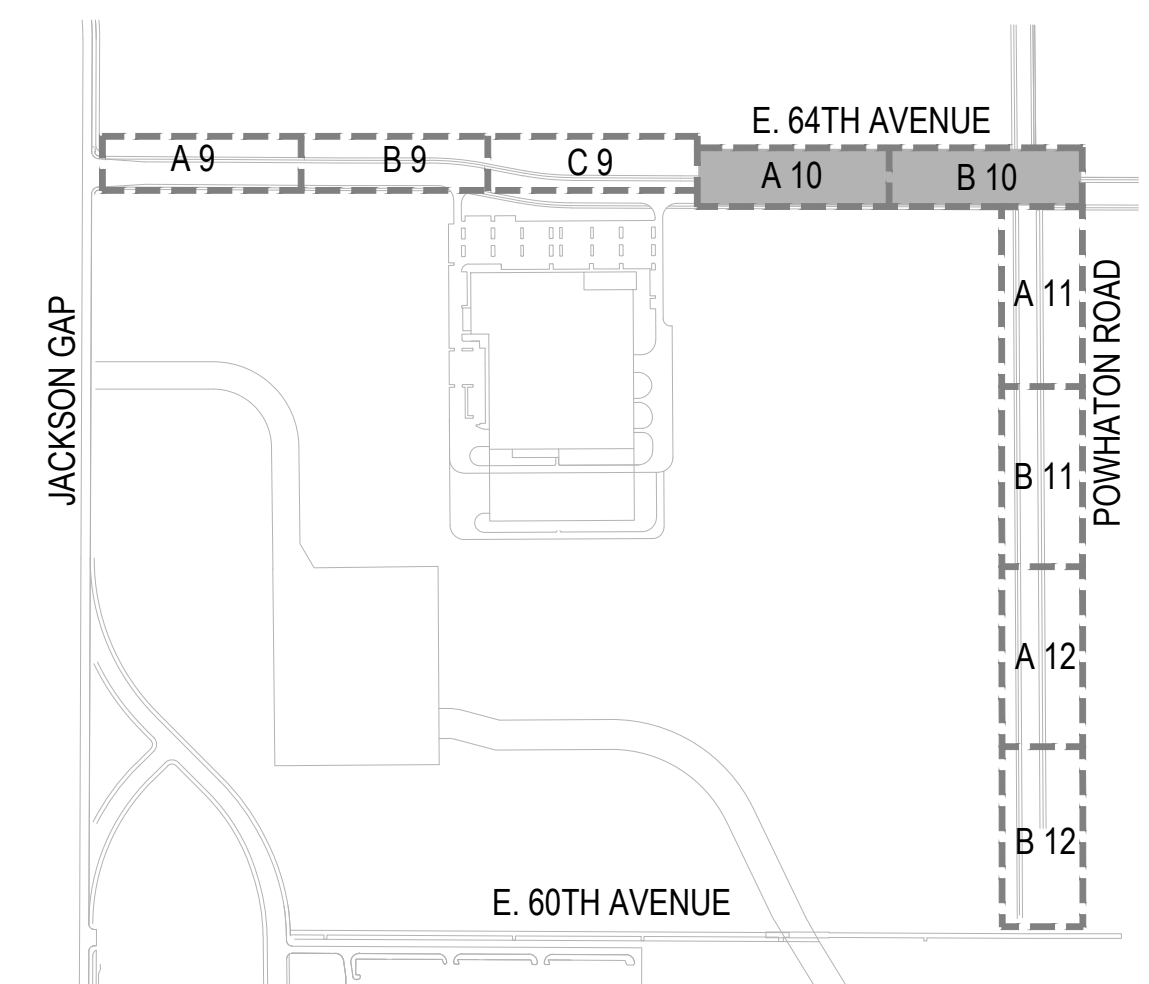
B
10
LANDSCAPE PLAN

SCALE: 1" = 30'

LEGEND

- CANOPY TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- ENHANCED NATIVE SEED MIX
- 4"-6" ROCK COBBLE
- STEEL EDGER
- STREET LIGHT
- FIRE HYDRANT
- PROPOSED CONTOURS - MAJOR
- PROPOSED CONTOURS - MINOR
- EXISTING CONTOURS

KEY MAP



SHEET NUMBER
10

DRAWN BY: KKJS
CHECKED BY: JB
DATE: JULY 3 2019

SCALE: AS SHOWN
FILE NO: 8130249709

PORTEOS - PHASE 5
INFRASTRUCTURE SITE PLAN
LANDSCAPE PLAN

ACP DIA 1287 INVESTORS, LLC
4530 E. SHEA BLVD., SUITE 100
PHOENIX, AZ 85028
ATTN: BILL WICHTERMAN
P: 602.494.7800

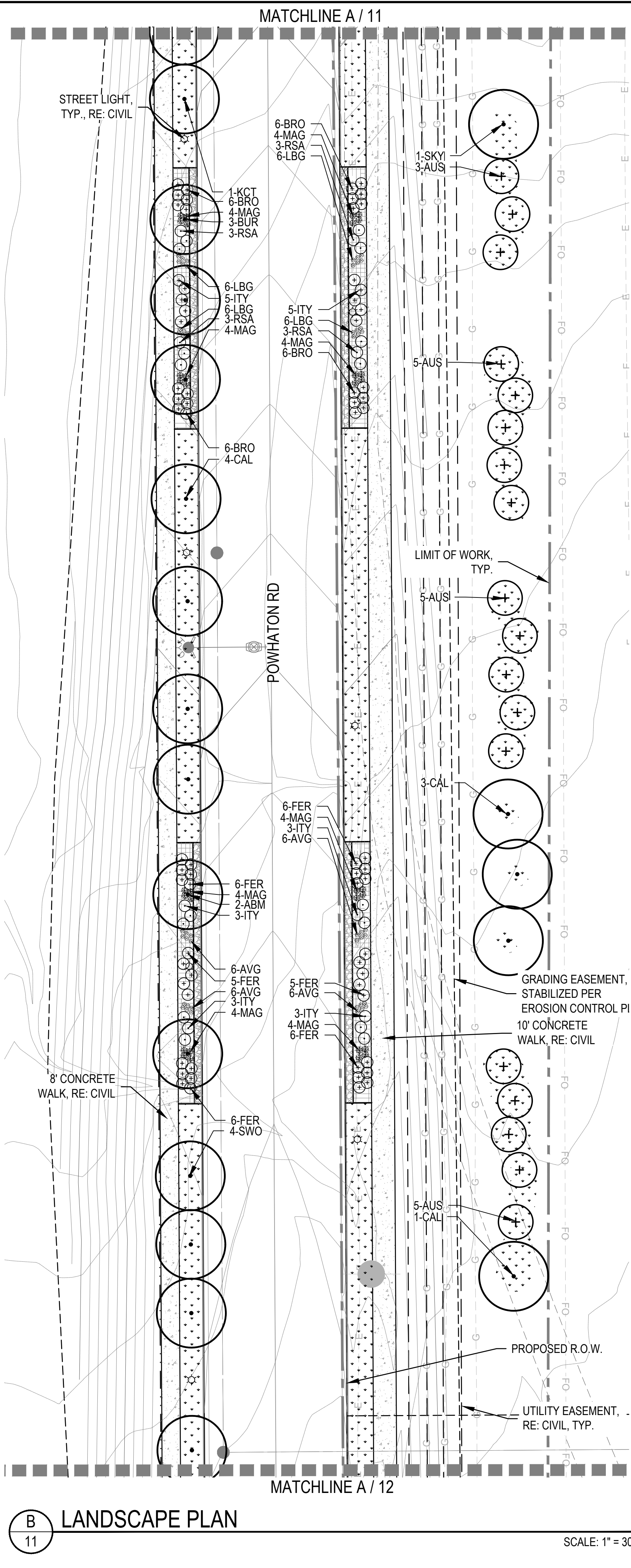
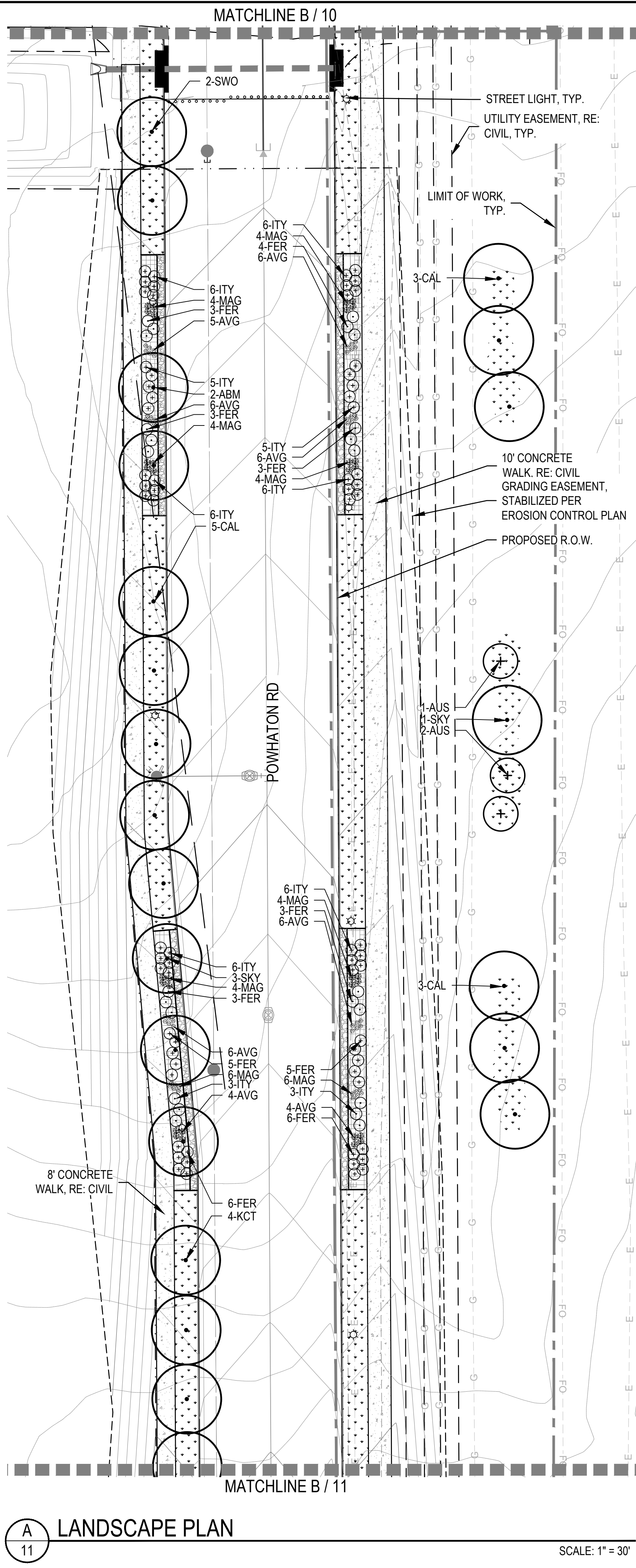
Norris Design
1101 Bannock Street
Denver, CO 80204
P: 303.692.1166
www.norris-design.com

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion

Revisions
No. Date Init. Appr. Date

No.	Date	Init.	Appr.	Date

P:\PORTEOS - 0063-01-0000\PORTEOS POWHATON ISP - 0809-01-2057\DRAWINGS\SUBMITTALS\PLAN-PORTEOS\LANDSCAPE LAND DWG. KKIERNAN, 7/1/19

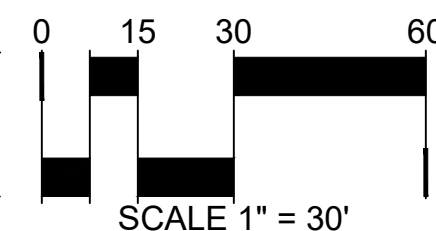
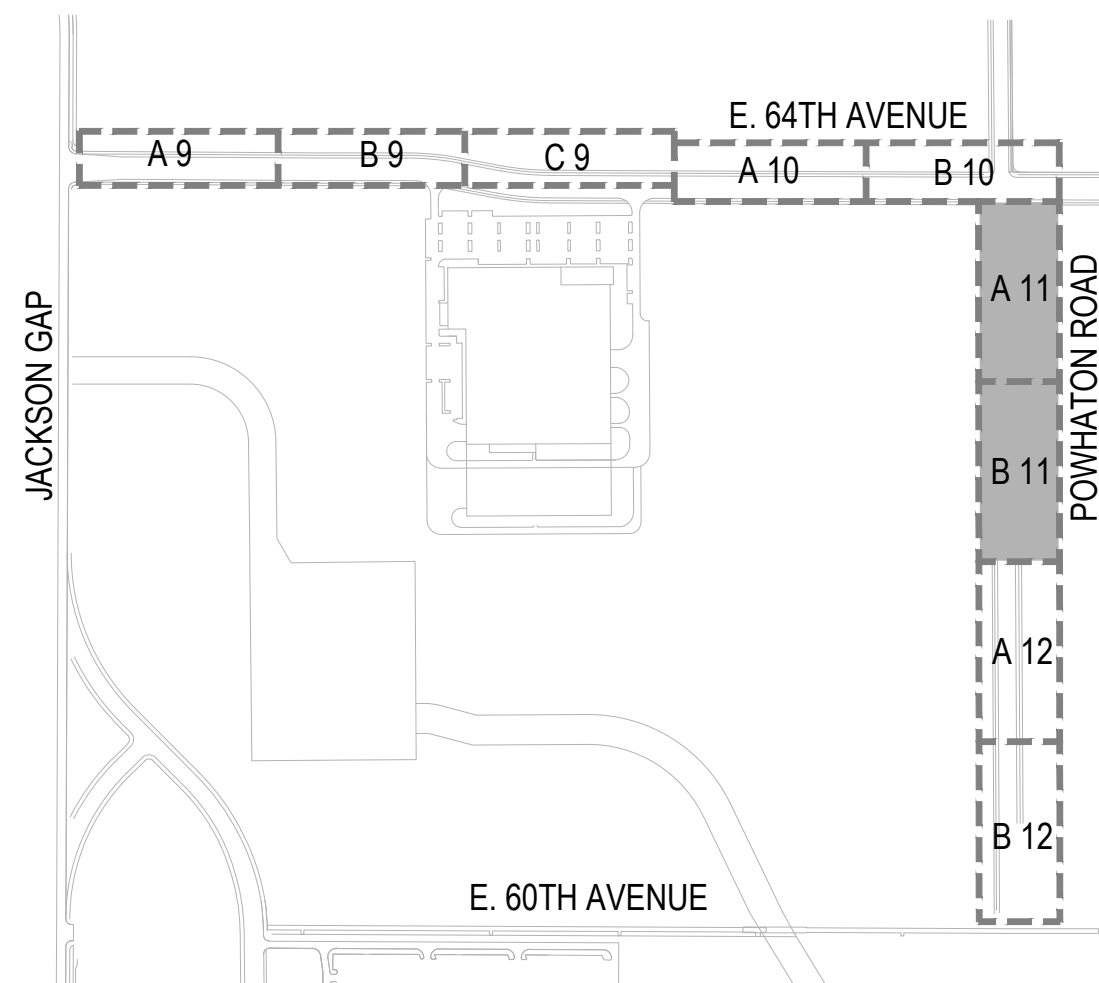


LEGEND

- CANOPY TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- ENHANCED NATIVE SEED MIX
- 4"-6" ROCK COBBLE
- STEEL EDGER
- STREET LIGHT
- FIRE HYDRANT
- PROPOSED CONTOURS -MAJOR
- PROPOSED CONTOURS -MINOR
- EXISTING CONTOURS

Location of all of these landscaping will change once the
NEATS required laneage is included.
Response: Landscape has been updated per neats laneage.

KEY MAP



SHEET NUMBER

11

DRAWN BY: KKJS

CHECKED BY: JS

DATE: JULY 3 2019

SCALE: AS SHOWN

FILE NO: 8130249709

PORTEOS - PHASE 5
INFRASTRUCTURE SITE PLAN

LANDSCAPE PLAN

ACP DIA 1287 INVESTORS, LLC
4530 E. SHEA BLVD., SUITE 100
PHOENIX, AZ 85028
ATTN: BILL WICHTERMAN
P: 602.494.7800

NORRIS DESIGN
Planning | Landscape Architecture | Project Facilitation

Norris Design
1101 Bancroft Street
Denver, CO 80204
P: 303.592.1166
www.norris-design.com

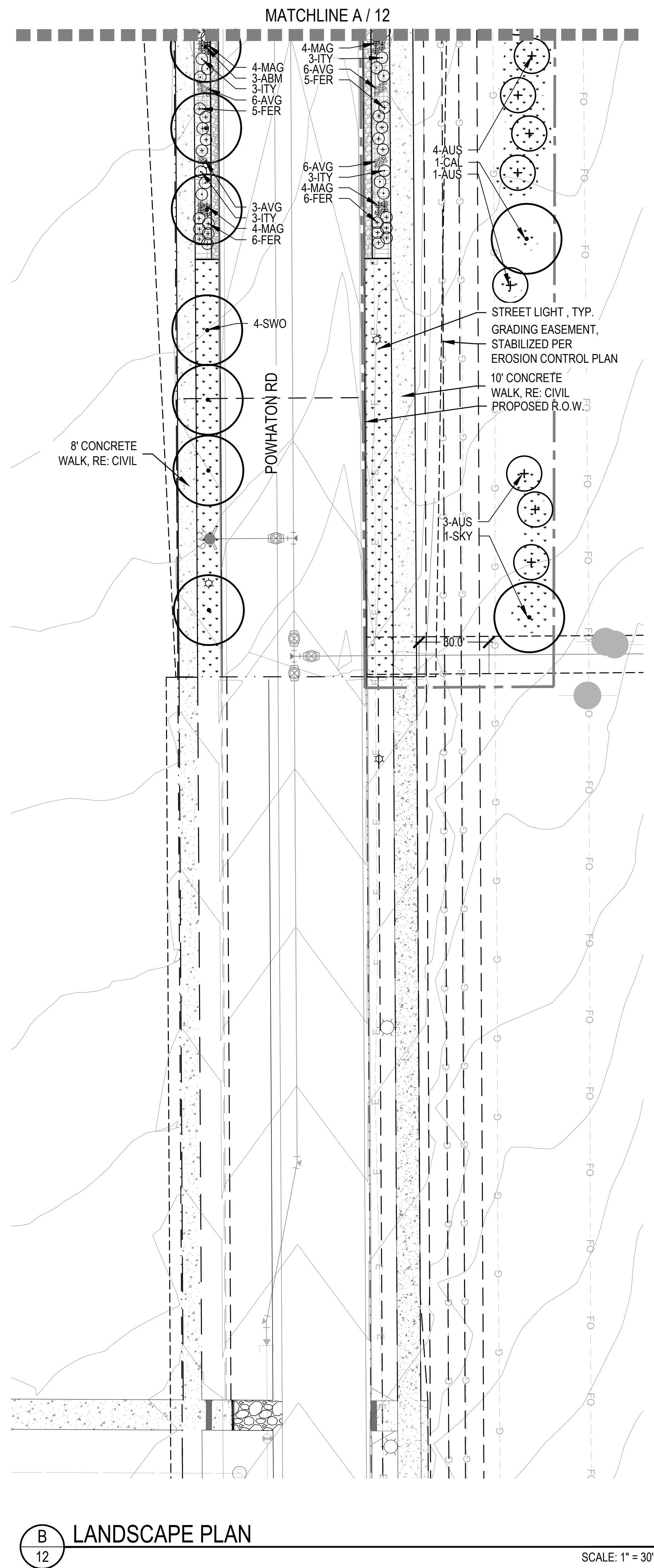
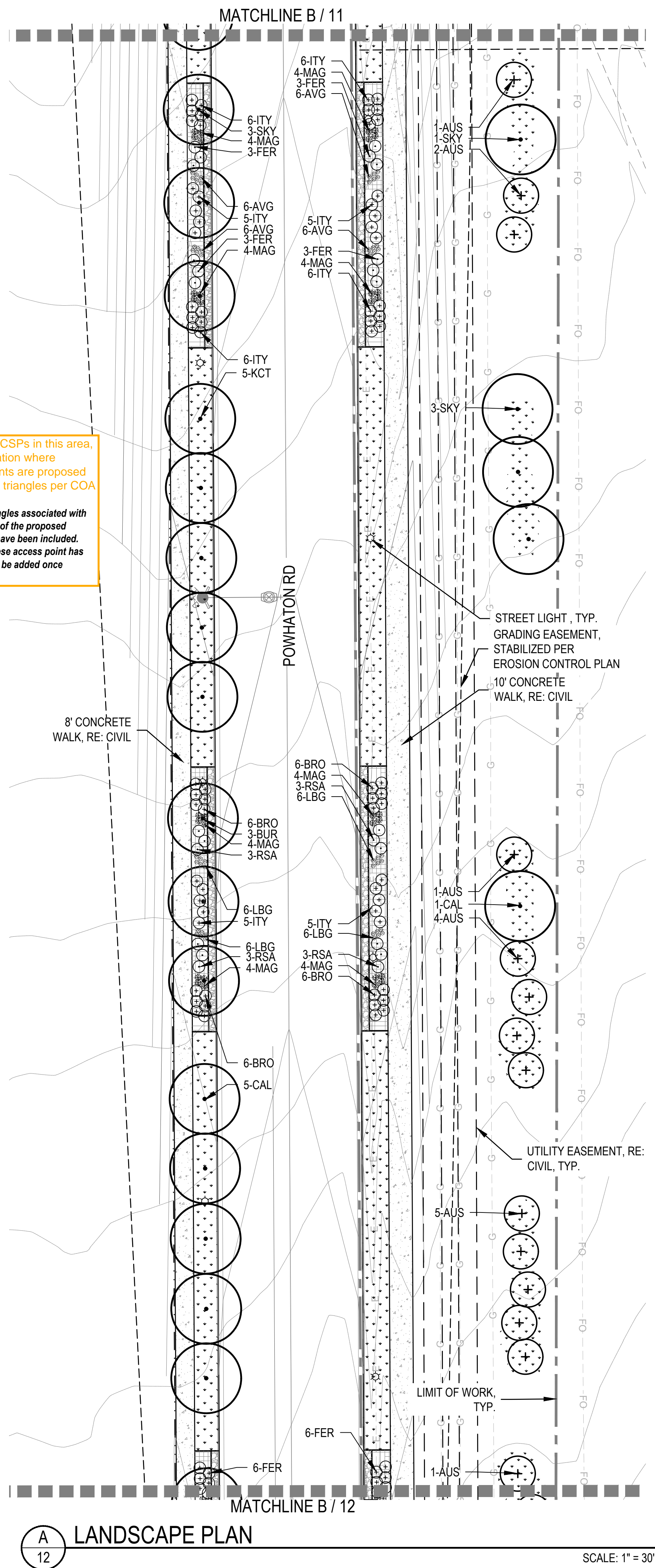
Revisions

No.

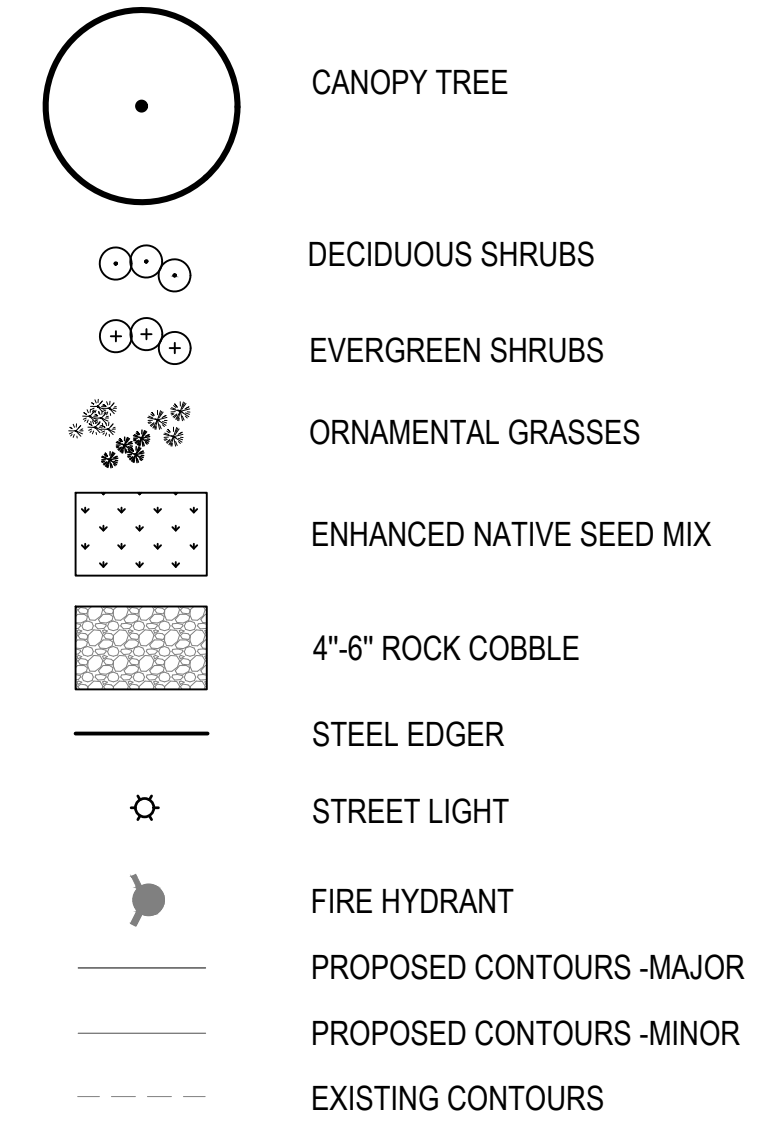
Date

Appr.

Date

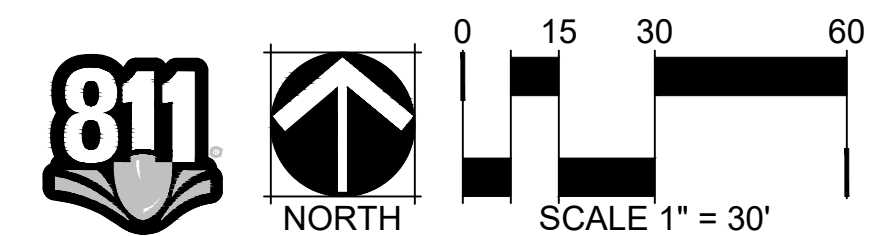
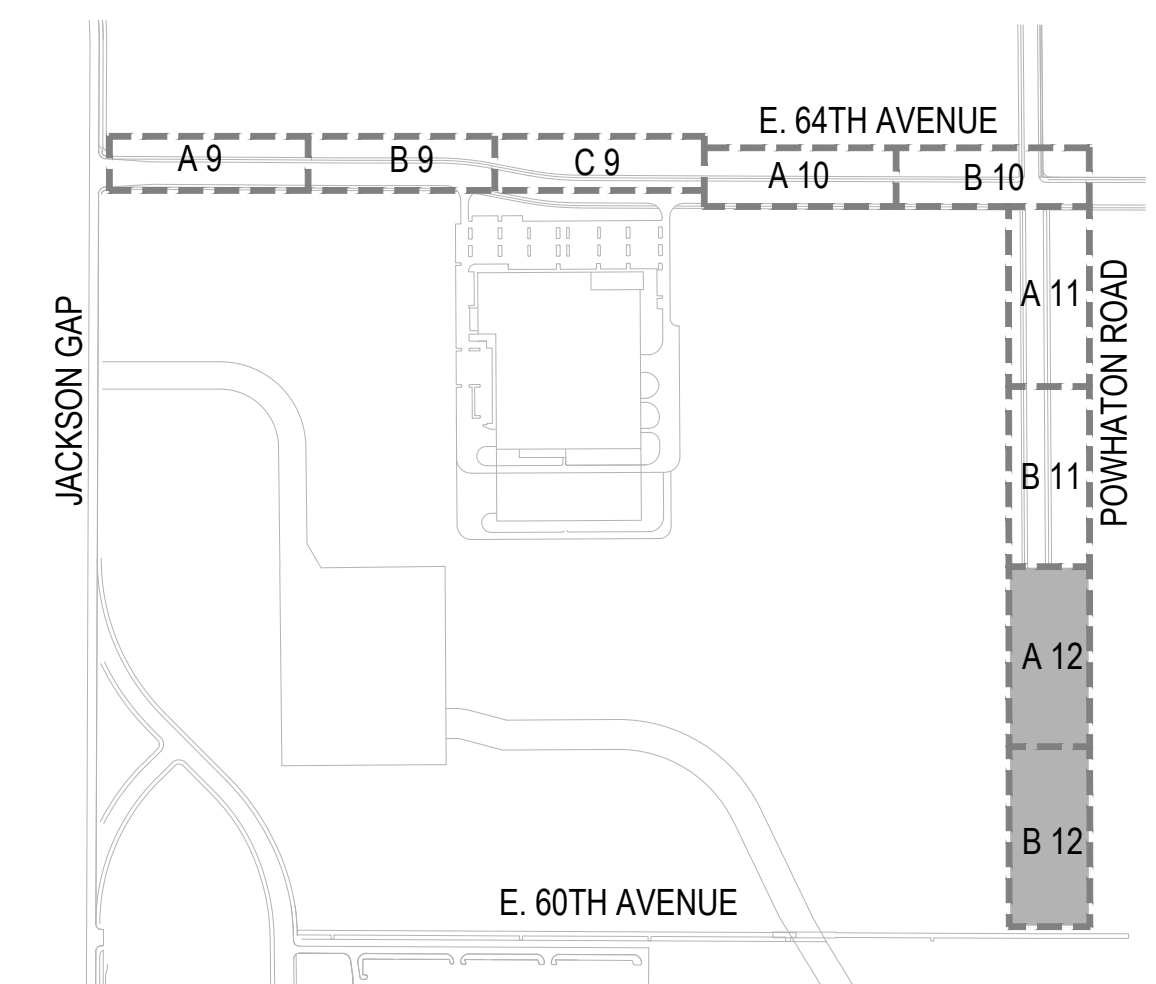


LEGEND



Location of all of these landscaping will change once the NEATS required laneage is included.
Response: Landscape has been updated per NEATS laneage.

KEY MAP





CONSULTANTS

July 3, 2019

City of Aurora, Public Works
15151 E. Alameda Parkway
Aurora, CO 80012

**RE: Porteos – Powhaton Road Extension and North half of East 64th Avenue PIP
Amendment Letter**

To whom it may concern,

This letter serves as a PIP update for the Porteos development. Due to traffic conditions from industrial development on the Porteos site, the E. 64th Avenue ROW cross section is being revised. The ROW will decrease from a 114' 4-Lane Arterial to a 106' Modified 4-Lane Arterial east of Jackson Gap Street.

The reduction in ROW is due to two factors; the first being the removal of the increased width of the side walk on the south side of the street from 8' to 10'.

This is the only change to the PIP. Please see revised exhibits attached.

Sincerely,
CVL Consultants of Colorado, Inc.

Sarah Kolz
Senior Project Manager

Proposed reduced laneages are not supported by Traffic memo provided. Match previously approved laneages in NEATS, and provide appropriate turn lanes which match CDOT SHAC.

PROPOSED ROW AND LANEAGE HAS BEEN DESIGNED TO BE IN ACCORDANCE WITH THE ASSOCIATED TRAFFIC STUDY. FURTHER INFORMATION AND DETAILS WILL BE PROVIDED WITH THE CIVIL PLANS.

Provide a detail of the revised 106' Modified 4-Lane Arterial within the civil plan package.

PROPOSED CROSS SECTION IS PROVIDED IN THE ATTACHED EXHIBIT. PROPOSED ROW IS 108' WITH 10' WALKS ON EACH SIDE.

Why only on the south side?
Removing bike lanes and providing multi-use sidewalks requires 10' minimum width

UPDATED ROW INCLUDES 10' WALKS ON EACH SIDE.



July 3, 2019

City of Aurora, Public Works
15151 E. Alameda Parkway
Aurora, CO 80012

RE: Porteos – Powhaton Road Extension and North half of East 64th Avenue Master Utility Letter

To whom it may concern,

This letter serves as a Master Utility Update for the Porteos – Powhaton Road Extension and North half of East 64th Avenue 249709site which is within the overall Porteos site and is intended to serve the Industrial and PA-6B Industrial site.

Location:

1. E. 64th between Jackson Gap Street and Powhaton Road.
2. Powhaton Road between East 64th Avenue and East 60th Avenue.

This Master Utility Report Amendment Letter is to the overall master utility report for the Porteos site for the individual locations listed above. All utilities within East 64th Avenue are assumed to be existing per Porteos Filing No. 2, Porteos **217130MU1** Logistics Center At DIA Filing No. 1 Offsite Plans.

CORRECTED PER COMMENT

All utilities that are to be constructed will comply with the approved master utility study approved August, 2017, ~~2173130MU1~~. An 8" sanitary sewer line will be used to connect to an existing 8" stub that is located south of the Powhaton Road and East 64th Avenue intersection to a 4' manhole located approximately 1200 feet South. An 8" sanitary sewer line will be extended East to a proposed 4' manhole and stub to serve future PA-6B industrial. A 16" water line will tie into an existing cap located South of the Powhaton Road and East 64th Avenue intersection. The cap will be removed, and a pressure reducer valve will be installed approximately 375' South. The water line will continue South for approximately 2400' where it will tie into an existing 16" stub installed with Porteos Filing No. 2. There will be a 12' stub with a 12' cap and 2" blowoff valve installed that will serve future PA-6B Industrial. Water demands for the site are in direct proportion (per acre) as noted in the approved master utility report per the 'industrial' land usage for PA-6B. Please see attached calculations.

Sincerely,

CVL

Sarah
Senior

TEXT CORRECTED. THERE IS NO USER FOR PA-6B AT THIS TIME. ALL UTILITIES WILL BE CONSTRUCTED PER THE APPROVED MUS

Missing calculations.

Change to inch symbol.

CORRECTED PER COMMENT

Include a statement or discussion on the proposed PRV and the pressure zones being delineated.

PRV ZONES HAVE BEEN ADDED