

June 26, 2020

City of Aurora  
Stephen Rodriguez  
15151 E. Alameda Pwky, Suite 2300  
Aurora, CO 80012

Re: **Eighth (1<sup>st</sup> Technical) Submission Review – Porteos** (Infrastructure CSP)  
Application Number: **DA-1903-13**  
Case Number: **2019-6032-00**

Dear Mr. Rodriguez:

Thank you for taking the time to review our eighth submission of Porteos Phase 5 Powhaton ISP. We received your comments on June 5, 2020. Responses to comments have been provided below. The following items have been included in the resubmittal:

- Phase 5 ISP Technical Corrections
- Response to Comments Letter (including response to comments and response to ISP redlines).

Please feel free to reach out if you should have any questions and/or concerns at 303-892-1166 or [lvielehr@norris-design.com](mailto:lvielehr@norris-design.com).

Sincerely,  
Norris Design



Leanne Vielehr  
Senior Associate

## 1<sup>st</sup> Technical Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Address remaining comments from Real Property for the ISP.  
**Response: Comments have been addressed as noted.**

### REFERRAL COMMENT FROM OTHER DEPARTMENTS AND AGENCIES

#### 1. Landscaping

Reviewed by: Kelly Bish / Kbish@auroragov.org / 303-730-7189 / PDF comments in teal.

1A. All previous landscape review comments have been addressed.

**Response: Comment noted, thank you.**

#### 2. Real Property

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

2A. See the red line comments on the ISP. Any physical features located in the Drainage easements will need to be covered by a License Agreement. Contact Grace Gray to start the License Agreement process.

Contact Andy Niquette (aniquett@auroragov.org) for the easement concerns and contact Grace Gray (ggray@auroragov.org) for the License Agreement concerns.

**Response: License agreement information was submitted to Grace on May 22, 2020, comments were provided to us on June 25, 2020. The license agreements were resubmitted for approval on June 26, 2020.**

Reviewed by: Andy Niquette - Continue to work with Andy Niquette (aniquett@auroragov.org) on Dedicating the R.O.W. and easements by separate documents. Submit separate Exhibits by property ownership.

**Response: We will continue to work with Andy Niquette on the comments received for Phase 5 easements and ROW dedication, pending approval from our third submittal made on April 30, 2020.**



Send these easements and other dedications to Andy Niquette at (aniquett@auroragov.org) and make sure they match the configurations and names given

**RESPONSE: All easements/ROWs/license agreements have been submitted to the city.**

**SLOPE EASEMENT A DESCRIPTION:**

A SLOPE EASEMENT SITUATED WITHIN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHEAST CORNER OF SAID SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND CONSIDERING THE EAST 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 19607 AND ON THE SOUTH END BY A FOUND 3-1/4 INCH ALUMINUM CAP SET BY PLS 19607, TO BEAR SOUTH 00°19'54" EAST, 2658.06 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO; THENCE SOUTH 28°35'37" WEST, A DISTANCE OF 192.28 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 00°19'54" EAST, A DISTANCE OF 288.53 FEET; THENCE SOUTH 05°05'43" EAST, A DISTANCE OF 144.50 FEET; THENCE SOUTH 00°19'54" EAST, A DISTANCE OF 1659.63 FEET; THENCE SOUTH 89°40'06" WEST, A DISTANCE OF 3.22 FEET; THENCE NORTH 02°50'20" WEST, A DISTANCE OF 1084.09 FEET; THENCE NORTH 01°40'24" EAST, A DISTANCE OF 139.42 FEET; THENCE NORTH 04°17'11" EAST, A DISTANCE OF 332.07 FEET; THENCE NORTH 06°26'44" WEST, A DISTANCE OF 251.98 FEET; THENCE NORTH 00°18'40" WEST, A DISTANCE OF 77.54 FEET; THENCE NORTH 06°43'19" EAST, A DISTANCE OF 212.67 FEET; THENCE SOUTH 87°31'51" EAST, A DISTANCE OF 7.74 FEET, TO THE **POINT OF BEGINNING**. SAID PARCEL OF LAND CONTAINING A CALCULATED AREA OF 60,890 SQUARE FEET OR 1.398 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.

**SLOPE EASEMENT B DESCRIPTION:**

A SLOPE EASEMENT SITUATED WITHIN THE NORTHWEST QUARTER OF SECTION 9, 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 NORTHWEST CORNER OF SAID SECTION 9, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9, BEING MONUMENTED ON THE NORTH END BY A FOUND 3-1/4 INCH ALUMINUM CAP SET BY PLS 19607 AND ON THE SOUTH END BY A FOUND 3- 1/4 INCH ALUMINUM CAP SET BY PLS 19607, TO BEAR SOUTH 00°19'54" EAST, 2658.06 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO; THENCE SOUTH 00°19'54" EAST, A DISTANCE OF 139.20 FEET TO A POINT OF NON-TANGENT CURVATURE BEING THE **POINT OF BEGINNING**; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°26'17", AN ARC LENGTH OF 39.46 FEET, THE CHORD OF WHICH BEARS NORTH 44°53'15" EAST, A DISTANCE OF 35.49 FEET, TO A POINT OF NON-TANGENCY; THENCE SOUTH 02°32'23" EAST, A DISTANCE OF 495.35 FEET; THENCE SOUTH 00°36'42" EAST, A DISTANCE OF 715.01 FEET; THENCE SOUTH 00°47'32" WEST, A DISTANCE OF 936.97 FEET; THENCE SOUTH 89°54'15" WEST, A DISTANCE OF 29.40 FEET; THENCE NORTH 00°19'54" WEST, A DISTANCE OF 2121.66 FEET, TO THE **POINT OF BEGINNING**. SAID PARCEL OF LAND CONTAINING A CALCULATED AREA OF 86,110 SQUARE FEET OR 1.977 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.

**UTILITY EASEMENT NW9 A DESCRIPTION:**

A UTILITY EASEMENT SITUATED WITHIN THE NORTHWEST QUARTER OF SECTION 9, 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 WEST QUARTER CORNER OF SAID SECTION 9 AND CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9, BEING MONUMENTED ON THE SOUTH END BY A FOUND 2-3/8 INCH DIAMETER ALUMINUM POST WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP SET BY PLS 19607 AND ON THE NORTH END BY A FOUND 2-3/8 INCH DIAMETER ALUMINUM POST WITH A 3-1/4 INCH ALUMINUM CAP SET BY PLS 19607 IN A RANGE BOX, TO BEAR NORTH 00°19'54" WEST, 2658.06 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO; THENCE NORTH 00°19'54" WEST, A DISTANCE OF 1285.73 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 00°19'40" WEST, A DISTANCE OF 36.00 FEET; THENCE NORTH 89°41'29" EAST, A DISTANCE OF 210.00 FEET; THENCE SOUTH 00°19'54" EAST, A DISTANCE OF 36.00 FEET; THENCE SOUTH 89°41'29" WEST, A DISTANCE OF 210.00 FEET, TO THE **POINT OF BEGINNING**. SAID PARCEL OF LAND CONTAINING A CALCULATED AREA OF 7,560 SQUARE FEET OR 0.174 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.

**UTILITY EASEMENT NW9 B DESCRIPTION:**

A UTILITY EASEMENT SITUATED WITHIN THE NORTHWEST QUARTER OF SECTION 9, 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 WEST QUARTER CORNER OF SAID SECTION 9 AND CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9, BEING MONUMENTED ON THE SOUTH END BY A FOUND 2-3/8 INCH DIAMETER ALUMINUM POST WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP SET BY PLS 19607 AND ON THE NORTH END BY A FOUND 2-3/8 INCH DIAMETER ALUMINUM POST WITH A 3-1/4 INCH ALUMINUM CAP SET BY PLS 19607 IN A RANGE BOX, TO BEAR NORTH 00°19'54" WEST, 2658.06 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO; THENCE NORTH 00°19'54" WEST, A DISTANCE OF 1285.64 FEET ALONG THE WEST LINE OF THE SAID NORTHWEST QUARTER OF SECTION 9; THENCE NORTH 89°40'06" EAST, A DISTANCE OF 210.00 FEET, TO THE **POINT OF BEGINNING**; THENCE NORTH 00°19'40" WEST, A DISTANCE OF 36.00 FEET; THENCE NORTH 89°41'29" EAST, A DISTANCE OF 66.01 FEET; THENCE SOUTH 00°19'54" EAST, A DISTANCE OF 36.00 FEET; THENCE SOUTH 89°41'29" WEST, A DISTANCE OF 66.01 FEET, TO THE **POINT OF BEGINNING**. SAID PARCEL OF LAND CONTAINING A CALCULATED AREA OF 2,376 SQUARE FEET OR 0.055 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.

**DRAINAGE EASEMENT NW9 A DESCRIPTION:**

A DRAINAGE EASEMENT SITUATED WITHIN THE NORTHWEST QUARTER OF SECTION 9, 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 NORTHWEST CORNER OF SAID SECTION 9 AND CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9, BEING MONUMENTED BY A FOUND 2-3/8 INCH DIAMETER ALUMINUM POST WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP SET BY PLS 19607, WHENCE THE WEST QUARTER CORNER OF SECTION 9 BEING MONUMENTED BY A FOUND 2-3/8 INCH DIAMETER ALUMINUM POST WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP SET BY PLS 19607, IS ASSUMED TO BEAR SOUTH 00°19'54" EAST, 2658.06 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 00°19'54" EAST ALONG THE WEST LINE OF SAID SECTION 9, A DISTANCE OF 1285.73 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 12°07'51" EAST, A DISTANCE OF 392.80 FEET; THENCE NORTH 52°42'11" EAST, A DISTANCE OF 177.35 FEET; THENCE SOUTH 34°43'00" EAST, A DISTANCE OF 34.50 FEET; THENCE SOUTH 46°39'26" WEST, A DISTANCE OF 160.32 FEET; THENCE SOUTH 13°31'44" WEST, A DISTANCE OF 537.34 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 9; THENCE NORTH 00°19'54" WEST, A DISTANCE OF 169.34 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL OF LAND CONTAINING A CALCULATED AREA OF 27,940 SQUARE FEET OR 0.174 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.

match the name of the dedicating document

**RESPONSE: Name has been revised.**

**ACP DIA GRADING EASEMENT DESCRIPTION:**

A PARCEL OF LAND SITUATED IN 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 SOUTHEAST CORNER OF SAID SECTION 5 AND CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, BEING MONUMENTED AT THE SOUTHEAST CORNER OF SAID SECTION 5 BY A FOUND 2-3/8 INCH DIAMETER ALUMINUM POST WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP SET BY PLS 19607 AND AT THE EAST QUARTER CORNER OF SAID SECTION 5 BY A FOUND 1-1/2 INCH DIAMETER IRON PIPE WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP SET BY PLS 23521, TO BEAR NORTH 00°28'40" WEST, A DISTANCE OF 2647.66 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO; THENCE NORTH 89°45'31" WEST, A DISTANCE OF 105.32 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 89°45'31" WEST, A DISTANCE OF 1148.10 FEET; THENCE SOUTH 00°14'29" WEST, A DISTANCE OF 6.00 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 904.00 FEET, A CENTRAL ANGLE OF 10°22'58", AN ARC LENGTH OF 163.82 FEET, THE CHORD OF WHICH BEARS NORTH 84°34'02" WEST, A DISTANCE OF 163.59 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 1006.00 FEET, A CENTRAL ANGLE OF 10°33'33", AN ARC LENGTH OF 185.40 FEET, THE CHORD OF WHICH BEARS NORTH 84°39'19" WEST, A DISTANCE OF 185.14 FEET, TO A POINT OF TANGENCY;

THENCE NORTH 89°56'06" WEST, A DISTANCE OF 313.20 FEET; THENCE NORTH 89°37'30" WEST, A DISTANCE OF 212.37 FEET; THENCE NORTH 85°48'39" WEST, A DISTANCE OF 210.47 FEET; THENCE NORTH 89°37'30" WEST, A DISTANCE OF 68.71 FEET; THENCE NORTH 89°47'10" WEST, A DISTANCE OF 329.35 FEET, TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 14°24'57", AN ARC LENGTH OF 6.29 FEET, THE CHORD OF WHICH BEARS NORTH 82°34'42" WEST, A DISTANCE OF 6.27 FEET, TO A POINT OF TANGENCY; THENCE NORTH 60°19'09" EAST, A DISTANCE OF 41.94 FEET; THENCE NORTH 88°44'15" EAST, A DISTANCE OF 206.12 FEET; THENCE SOUTH 89°47'10" EAST, A DISTANCE OF 157.55 FEET; THENCE SOUTH 83°43'41" EAST, A DISTANCE OF 157.03 FEET; THENCE SOUTH 87°39'33" EAST, A DISTANCE OF 161.76 FEET; THENCE SOUTH 88°51'36" EAST, A DISTANCE OF 495.42 FEET; THENCE SOUTH 79°58'02" EAST, A DISTANCE OF 346.75 FEET; THENCE SOUTH 89°33'04" EAST, A DISTANCE OF 429.05 FEET; THENCE NORTH 82°45'47" EAST, A DISTANCE OF 49.07 FEET; THENCE SOUTH 89°46'27" EAST, A DISTANCE OF 547.60 FEET; THENCE NORTH 82°02'06" EAST, A DISTANCE OF 244.68 FEET; THENCE NORTH 89°04'06" EAST, A DISTANCE OF 124.41 FEET; THENCE SOUTH 82°02'27" EAST, A DISTANCE OF 196.93 FEET; THENCE SOUTH 01°21'00" WEST, A DISTANCE OF 20.03 FEET, TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS A CALCULATED AREA OF 55,394 SQUARE FEET OR 1.272 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.

**ACP DIA ACCESS EASEMENT D DESCRIPTION:**

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER 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 SOUTHEAST CORNER OF SAID SECTION 5 AND CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, BEING MONUMENTED AT THE SOUTHEAST CORNER OF SAID SECTION 5 BY A FOUND 2-3/8 INCH DIAMETER ALUMINUM POST WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP SET BY PLS 19607 AND AT THE EAST QUARTER CORNER OF SAID SECTION 5 BY A FOUND 1-1/2 INCH DIAMETER IRON PIPE WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP SET BY PLS 23521, TO BEAR NORTH 00°28'40" WEST, A DISTANCE OF 2647.66 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 89°45'31" WEST, A DISTANCE OF 490.24 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 89°45'31" WEST, A DISTANCE OF 55.69 FEET; THENCE NORTH 74°37'01" EAST, A DISTANCE OF 157.13 FEET; THENCE SOUTH 15°22'59" EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 74°37'01" WEST, A DISTANCE OF 103.50 FEET, TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS A CALCULATED AREA OF 1,955 SQUARE FEET OR 0.045 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.

**ACP DIA DRAINAGE EASEMENT D-DE DESCRIPTION:**

A DRAINAGE EASEMENT SITUATED IN THE SOUTHEAST QUARTER 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 SOUTHEAST CORNER OF SAID SECTION 5 AND CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, BEING MONUMENTED AT THE SOUTHEAST CORNER OF SAID SECTION 5 BY A FOUND 2-3/8 INCH DIAMETER ALUMINUM POST WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP SET BY PLS 19607 AND AT THE EAST QUARTER CORNER OF SAID SECTION 5 BY A FOUND 1-1/2 INCH DIAMETER IRON PIPE WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP SET BY PLS 23521, TO BEAR NORTH 00°28'40" WEST, A DISTANCE OF 2647.66 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 52°51'02" WEST, A DISTANCE OF 255.56 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 47°05'29" WEST, A DISTANCE OF 157.02 FEET; THENCE SOUTH 89°04'06" WEST, A DISTANCE OF 105.59 FEET; THENCE NORTH 53°42'51" WEST, A DISTANCE OF 161.92 FEET; THENCE NORTH 01°37'24" EAST, A DISTANCE OF 404.06 FEET; THENCE SOUTH 80°36'33" EAST, A DISTANCE OF 107.67 FEET; THENCE NORTH 78°05'34" EAST, A DISTANCE OF 203.25 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 16.52 FEET; THENCE SOUTH 61°39'46" EAST, A DISTANCE OF 44.50 FEET; THENCE SOUTH 06°03'34" WEST, A DISTANCE OF 211.11 FEET; THENCE SOUTH 00°21'23" EAST, A DISTANCE OF 184.42 FEET, TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS A CALCULATED AREA OF 163,057 SQUARE FEET OR 3.743 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.

**ACP DIA DRAINAGE EASEMENT E DESCRIPTION:**

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHEAST CORNER OF SAID SECTION 8 AND CONSIDERING THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 8 BY A FOUND 2-3/8 INCH DIAMETER ALUMINUM POST WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP SET BY PLS 19607 AND AT THE NORTH QUARTER CORNER OF SAID SECTION 8 BY A FOUND 3-1/4 INCH DIAMETER ALUMINUM CAP SET BY PLS 14630, TO BEAR NORTH 89°45'31" WEST, A DISTANCE OF 2665.63 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

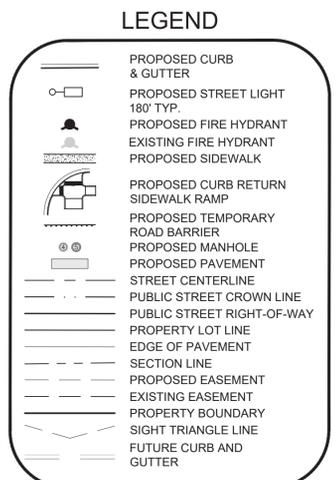
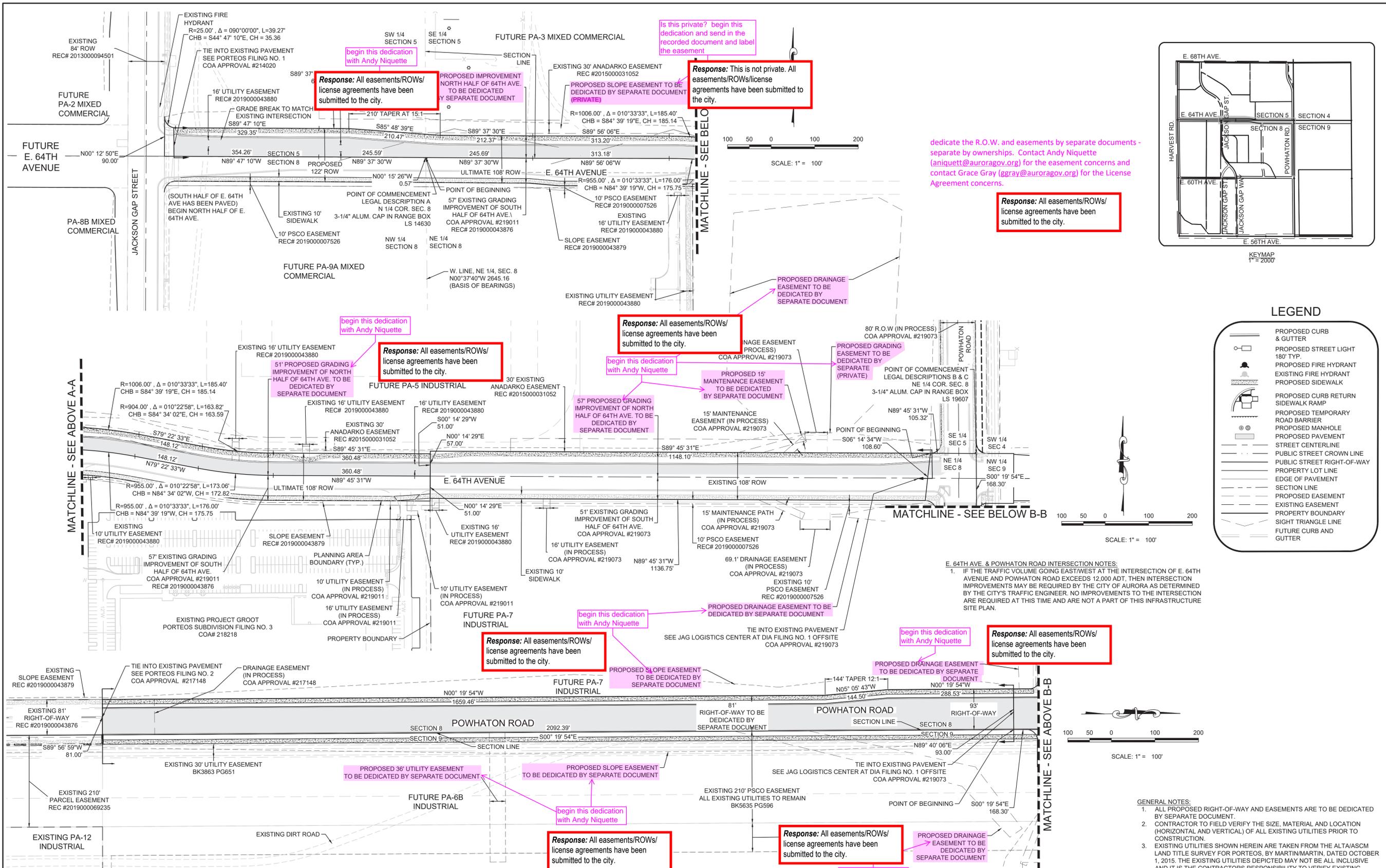
THENCE SOUTH 39°14'25" WEST, A DISTANCE OF 152.78 FEET TO A POINT OF NON-TANGENT CURVATURE BEING THE **POINT OF BEGINNING**;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 34°13'12", AN ARC LENGTH OF 14.93 FEET, THE CHORD OF WHICH BEARS SOUTH 17°26'30" EAST, A DISTANCE OF 14.71 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 00°19'54" EAST, A DISTANCE OF 23.50 FEET; THENCE SOUTH 87°54'48" WEST, A DISTANCE OF 79.64 FEET; THENCE NORTH 84°03'15" WEST, A DISTANCE OF 131.73 FEET; THENCE NORTH 89°45'31" WEST, A DISTANCE OF 32.73 FEET; THENCE NORTH 00°14'29" EAST, A DISTANCE OF 5.63 FEET; THENCE NORTH 88°11'07" EAST, A DISTANCE OF 33.94 FEET; THENCE NORTH 79°50'20" EAST, A DISTANCE OF 104.83 FEET; THENCE NORTH 85°12'33" EAST, A DISTANCE OF 85.43 FEET; THENCE SOUTH 71°01'04" EAST, A DISTANCE OF 17.48 FEET, TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS A CALCULATED AREA OF 6,785 SQUARE FEET OR 0.156 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.

SHEET NUMBER <b>2</b>	DRAWN BY: KKJS	CHECKED BY: AB	DATE: APRIL 17, 2020	SCALE: AS SHOWN	FILE NO: 8130249709
				ACPDIA 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 Promotion 1101 Bannock Street Denver, CO 80204 P: 303.692.1166 www.norrisdesign.com	
				RESUBMITTAL	05/13/2020 EN
RESUBMITTAL	04/22/2020 EN				
RESUBMITTAL	02/14/2020 EN				
RESUBMITTAL	01/10/2020 CB				
Revisions	Date	Init.	Appr.	Date	



dedicate the R.O.W. and easements by separate documents - separate by ownerships. Contact Andy Niquette (aniquette@auroragov.org) for the easement concerns and contact Grace Gray (ggray@auroragov.org) for the License Agreement concerns.

**Response:** All easements/ROWs/ license agreements have been submitted to the city.

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**Response:** This is not private. All easements/ROWs/license agreements have been submitted to the city.

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**ROADWAY CONSTRUCTION PHASING:**

1. THE ENTIRE SECTION OF POWHATON STREET FROM THE INTERSECTION OF POWHATON STREET AND EAST 64TH AVENUE TO THE PROPERTY LINE OF PA-12 INDUSTRIAL SHALL BE CONSTRUCTED AS SHOWN IN THE PROPERTY LINE OF PA-12 INDUSTRIAL AS SHOWN IN THE 104.5' CROSS SECTION. FUTURE ROAD IMPROVEMENTS SHALL BE COMPLETED AS NECESSARY THE ADJACENT PLANNING AREA.
2. ALL ROADWAY AND UTILITY INFRASTRUCTURE SHALL BE IN PLACE TO FACILITATE ADJACENT PARCELS. ADDITIONAL STORM SEWER IMPROVEMENTS MAY BE REQUIRED ONCE SPECIFIC SITE PLAN LAYOUTS ARE DETERMINED.
3. THE DEVELOPER IS RESPONSIBLE FOR STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
4. ALL MAJOR INTERSECTIONS ARE CANDIDATES FOR FUTURE SIGNALIZATION IF AND WHEN SIGNAL WARRANTS ARE MET. AS AN ADJACENT LAND OWNER/DEVELOPER, YOU MUST PARTICIPATE IN THE SIGNAL COST.
5. TRANSITION PAVING WILL BE CONSTRUCTED AS REQUIRED.
6. THE DEVELOPER IS RESPONSIBLE FOR STREET LIGHTS ALONG ALL PUBLIC STREETS.

**WATER MAIN SYSTEM:**

1. OFFSITE WATER MAIN INFRASTRUCTURE IMPROVEMENTS FOR THE JAG LOGISTICS CENTER AT DIA SUBDIVISION FILING NO. 1 OFFSITE CONSTRUCTION PLANS ARE ASSUMED COMPLETE AND IN PLACE FOR THE CONSTRUCTION OF THIS ISP.
2. A 16" WATER MAIN WILL CONNECT TO THE 24" WATER MAIN (AS CONSTRUCTED BY THE PA-5 INDUSTRIAL DEVELOPMENT).
3. THE PORTEOS PROJECT SITE IS LOCATED WITHIN ZONE 3 OF THE CITY OF AURORA WATER NETWORK AND WILL OPERATE ON TWO WATER PRESSURE ZONES PER THE APPROVED MASTER UTILITY REPORT.
4. EACH PLANNING AREA SHALL BE REQUIRED TO PROVIDE AN INTERNAL LOOPED WATER NETWORK PER CITY CRITERIA DURING THEIR RESPECTIVE CSP SUBMITTALS.
5. REFER TO THE APPROVED PUBLIC IMPROVEMENT PLANS, MASTER UTILITY REPORT, FDP AND SUBSEQUENT ADDENDUMS FOR ADDITIONAL INFORMATION REGARDING PHASING REQUIREMENTS.
6. WATER MAIN STUBS HAVE BEEN PROVIDED TO PLANNING AREA PA-6B FOR REFERENCE PURPOSES. THESE ARE SUBJECT TO CHANGE PER THE POWHATON EXTENSION CSP.

**SANITARY SEWER SYSTEM:**

1. PER THE AURORA "MASTER SEWER PLANS" A FUTURE PERMANENT GRAVITY SYSTEM SHALL BE PROVIDED TO CONNECT TO THE DENVER METRO INFRASTRUCTURE AND NORTHERN TREATMENT PLANT. A TIME TABLE FOR THESE IMPROVEMENTS HAS YET TO BE DETERMINED; HOWEVER, AURORA AND PORTEOS OWNERSHIP HAVE IDENTIFIED PARAMETERS AND OTHER DEVELOPMENT TRIGGERS FOR BOTH INTERIM AND FINAL ALTERNATIVE SEWER CONVEYANCE SYSTEMS. REFER TO THE APPROVED MASTER UTILITY STUDY AND AMENDMENTS FOR SPECIFIC INFORMATION REGARDING PHASING REQUIREMENTS.
2. PROPOSED SANITARY SEWER MAINS SHALL BE CONSTRUCTED AS PART OF THESE ISP IMPROVEMENTS TO FACILITATE PA-6B. ADDITIONAL SANITARY SEWER MAINS WILL BE REQUIRED AS OTHER PLANNING AREAS DEVELOP; AS OUTLINED IN THE APPROVED PUBLIC IMPROVEMENT PLANS, MASTER UTILITY REPORT, FDP AND SUBSEQUENT AMENDMENTS TO THESE DOCUMENTS.

**STORM SEWER SYSTEM:**

1. STORM INLETS SHALL BE INSTALLED AT THE SOUTHEAST AND SOUTHWEST CORNER OF THE POWHATON ROAD AND EAST 64TH AVENUE INTERSECTION. THESE INLETS WILL CAPTURE STORMWATER FROM THE POWHATON ROAD EXTENSION AND THE EAST 64TH AVENUE CONNECTION. BOX CULVERTS AND CULVERT CROSSINGS ACROSS EAST 64TH AVENUE ARE CURRENTLY UNDER REVIEW WITH THE JAG LOGISTICS CENTER AT DIA FILING NO. 2 AND SHALL BE CONSTRUCTED PRIOR TO COMMENCEMENT OF CONSTRUCTION OF THE NORTH HALF OF EAST 64TH AVENUE.
2. BMPs AND EROSION CONTROL MEASURES SHALL BE INSTALLED TO MINIMIZE EROSION AND REDUCE EROSION CHARACTERISTICS AT CULVERT CROSSINGS AND WITHIN EXISTING CHANNEL CONVEYANCE PATHS.
3. ADDITIONAL PUBLIC STORM SEWER SYSTEMS MAY BE REQUIRED AS PLANNING AREAS DEVELOP.

**GENERAL NOTES:**

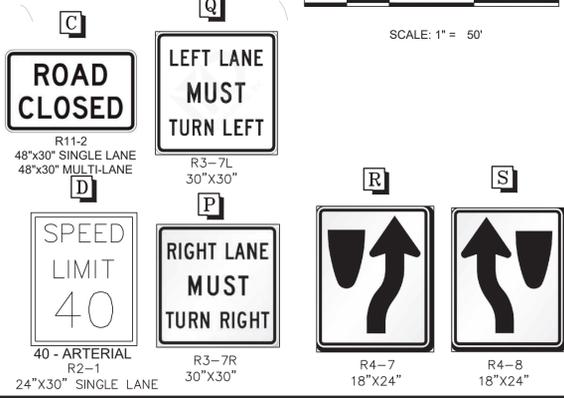
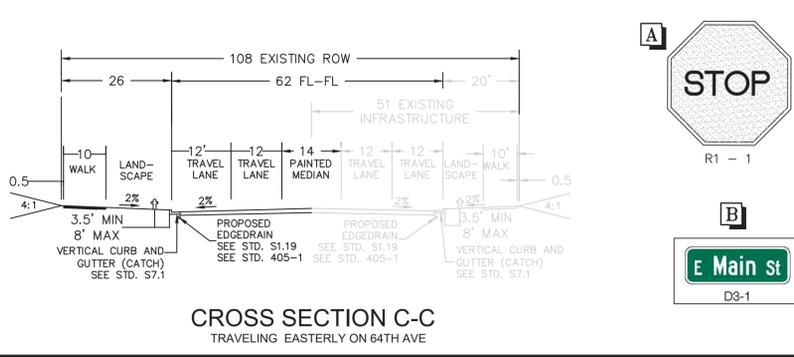
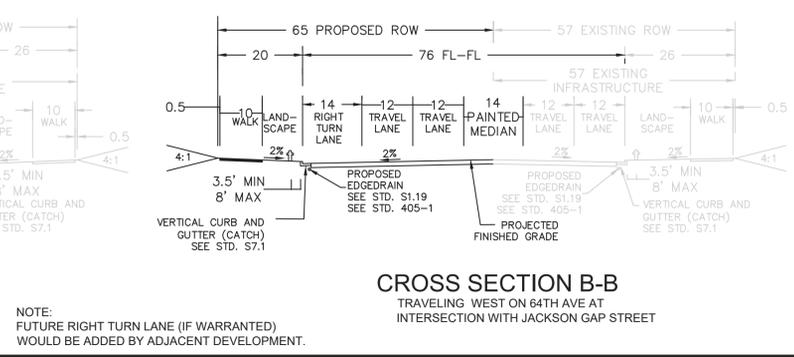
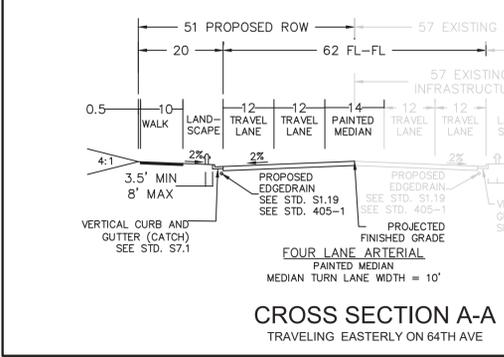
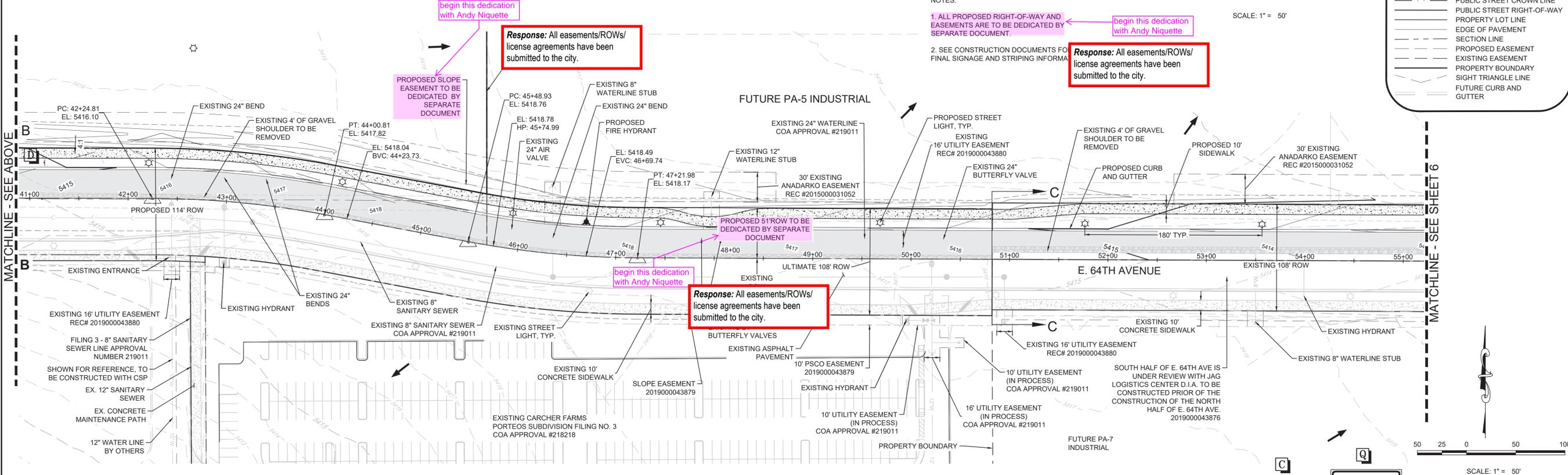
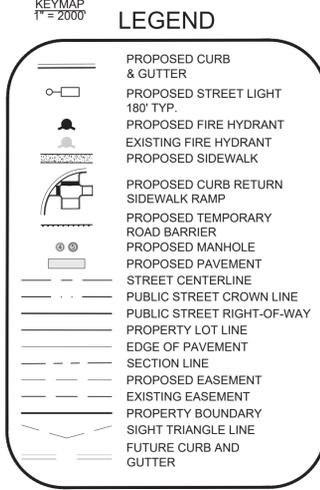
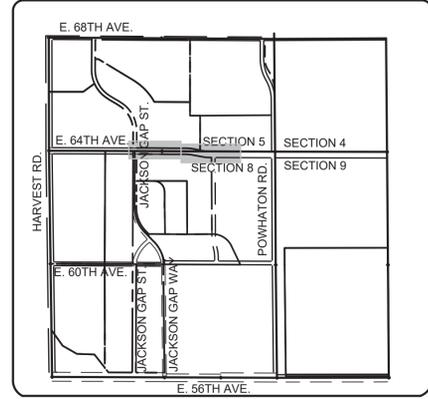
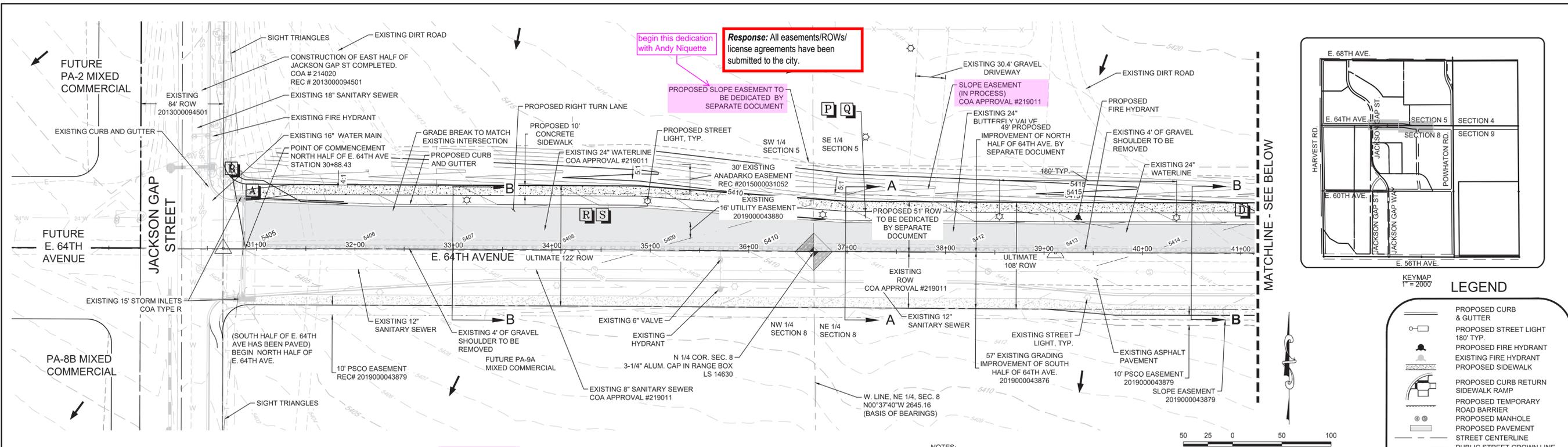
1. ALL PROPOSED RIGHT-OF-WAY AND EASEMENTS ARE TO BE DEDICATED BY SEPARATE DOCUMENT.
2. CONTRACTOR TO FIELD VERIFY THE SIZE, MATERIAL AND LOCATION (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. EXISTING UTILITIES SHOWN HEREIN ARE TAKEN FROM THE ALTA/ASCM LAND TITLE SURVEY FOR PORTEOS, BY MARTIN/MARTIN, DATED OCTOBER 1, 2015. THE EXISTING UTILITIES DEPICTED MAY NOT BE ALL INCLUSIVE AND IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION.

10335 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546	RESUBMITTAL	No.	No.	5/13/20	NI		Date
	RESUBMITTAL	No.	No.	4/17/20	TB		Date
	RESUBMITTAL	No.	No.	1/10/20	JF		Date
	RESUBMITTAL	No.	No.	2/14/20	JF		Date
	Revisions	No.	No.				Date
		No.	No.				Appr.

PROJECT: PORTEOS - PHASE 5 INFRASTRUCTURE SITE PLAN POWHATON ROAD & E. 64TH AVENUE RIGHT-OF-WAY & EASEMENT EXHIBIT	SCALE: AS SHOWN	FILE NO: 8130155419
DRAWN BY: WSC	CHECKED BY: JFF	DATE: OCTOBER 2019
3		





**Response:** All easements/ROWs/ license agreements have been submitted to the city.

**SLOPE EASEMENT (IN PROCESS)** COA APPROVAL #219011

**Response:** All easements/ROWs/ license agreements have been submitted to the city.

1. ALL PROPOSED RIGHT-OF-WAY AND EASEMENTS ARE TO BE DEDICATED BY SEPARATE DOCUMENT.

**Response:** All easements/ROWs/ license agreements have been submitted to the city.

**Response:** All easements/ROWs/ license agreements have been submitted to the city.

NOTE: FUTURE RIGHT TURN LANE (IF WARRANTED) WOULD BE ADDED BY ADJACENT DEVELOPMENT.

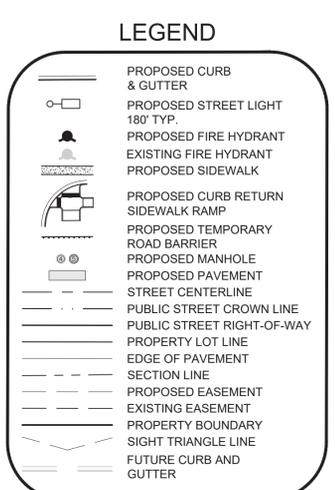
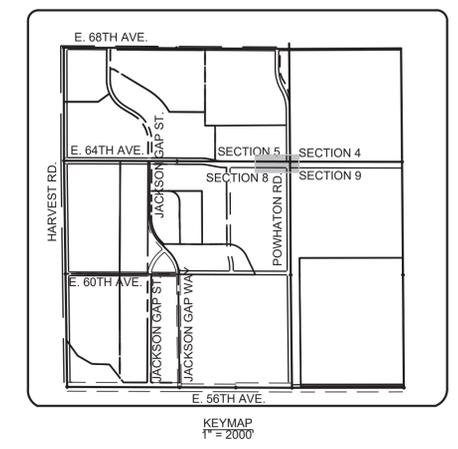
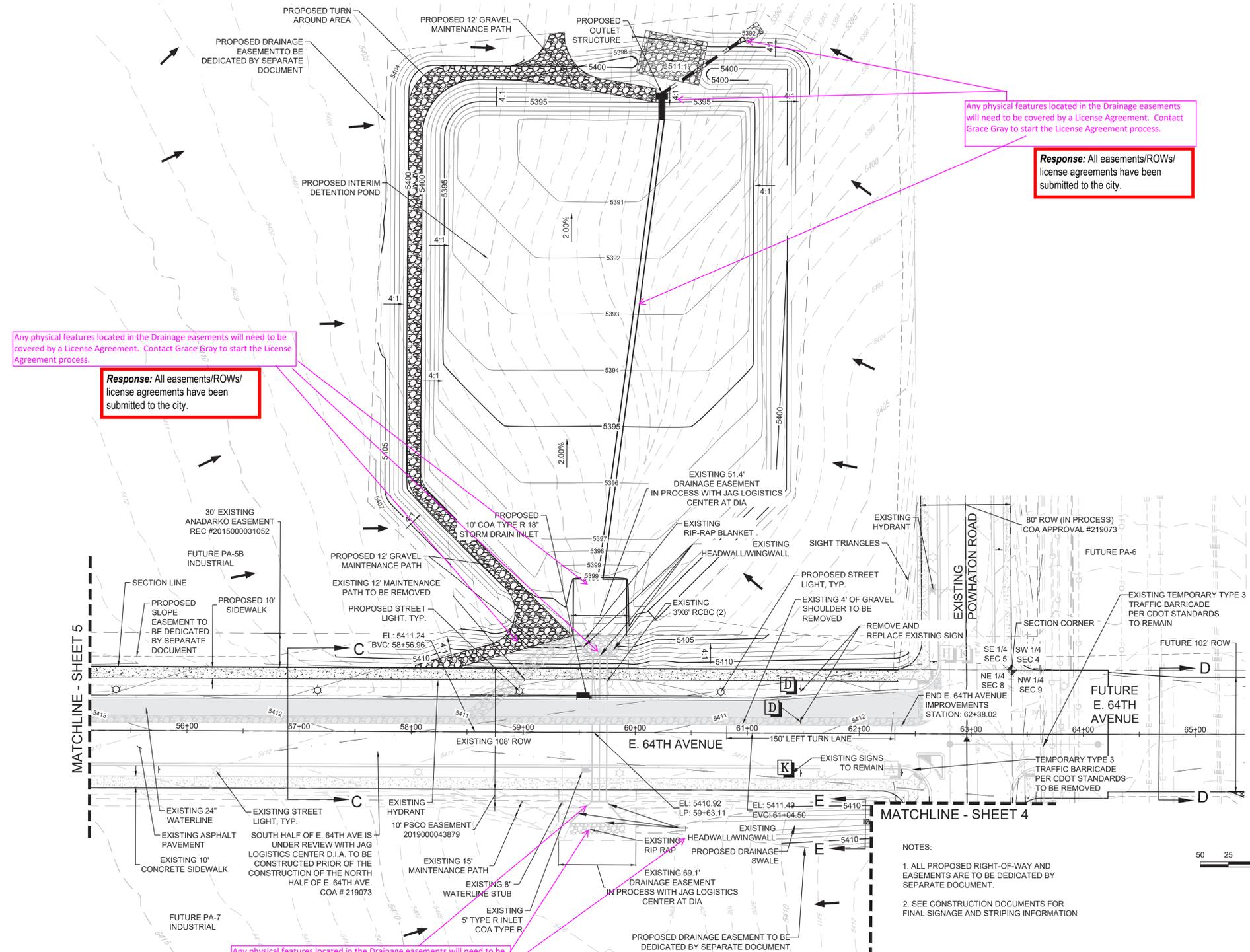
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	RESUBMITTAL	No.	4/17/20	TB			
	RESUBMITTAL	No.	1/10/20	JF			
	RESUBMITTAL	No.	2/14/20	JF			
	Revisions	No.					

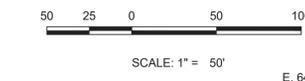
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DRAWN BY:	JRG	CHECKED BY:	JFF
SHEET NUMBER	5		
DATE:	OCTOBER 2019		



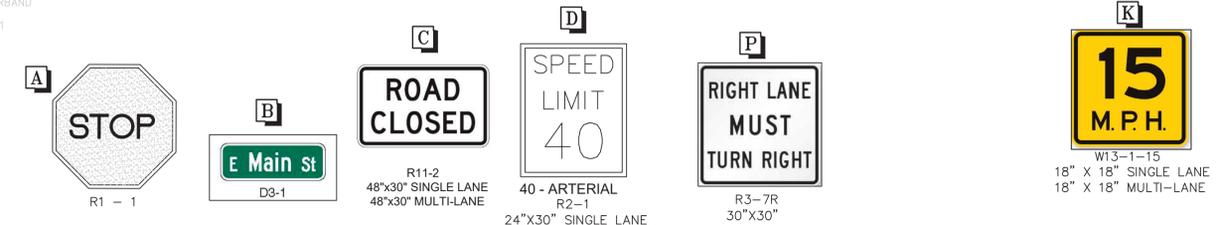
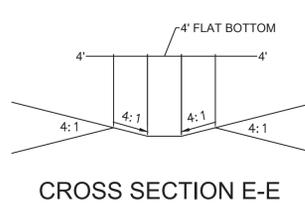
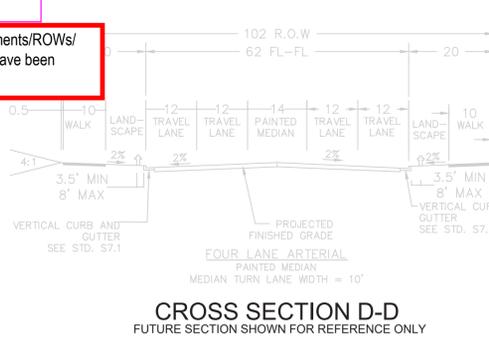
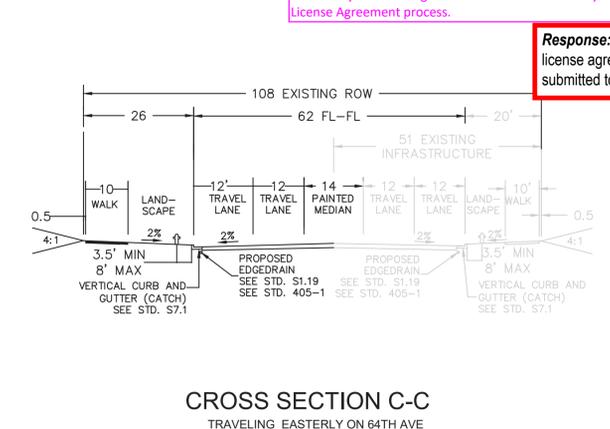
ORTEOS - PHASE 5  
INFRASTRUCTURE SITE PLAN  
E. 64TH AVENUE PLAN VIEW



NOTES:  
 1. ALL PROPOSED RIGHT-OF-WAY AND EASEMENTS ARE TO BE DEDICATED BY SEPARATE DOCUMENT.  
 2. SEE CONSTRUCTION DOCUMENTS FOR FINAL SIGNAGE AND STRIPING INFORMATION



E. 64TH AVE. & POWHATON ROAD INTERSECTION NOTES:  
 1. IF THE TRAFFIC VOLUME GOING EASTWEST AT THE INTERSECTION OF E. 64TH AVENUE AND POWHATON ROAD EXCEEDS 12,000 ADT, THEN INTERSECTION IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF AURORA AS DETERMINED BY THE CITY'S TRAFFIC ENGINEER. NO IMPROVEMENTS TO THE INTERSECTION ARE REQUIRED AT THIS TIME AND ARE NOT A PART OF THIS INFRASTRUCTURE SITE PLAN.



Any physical features located in the Drainage easements will need to be covered by a License Agreement. Contact Grace Gray to start the License Agreement process.

**Response:** All easements/ROWs/ license agreements have been submitted to the city.

Any physical features located in the Drainage easements will need to be covered by a License Agreement. Contact Grace Gray to start the License Agreement process.

**Response:** All easements/ROWs/ license agreements have been submitted to the city.

Any physical features located in the Drainage easements will need to be covered by a License Agreement. Contact Grace Gray to start the License Agreement process.

**Response:** All easements/ROWs/ license agreements have been submitted to the city.

SHEET NUMBER	6			
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	CHECKED BY: JFF	FILE NO: 8130155419		
	DATE: OCTOBER 2019			
PORTOES - PHASE 5 INFRASTRUCTURE SITE PLAN E. 64TH AVENUE PLAN VIEW	SCALE: AS SHOWN			
	DRAWN BY: JRG			
	CHECKED BY: JFF			
	DATE: OCTOBER 2019			
10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546	CONSULTANTS			
	CML			
	CONSULTANTS			
	CONSULTANTS			
RESUBMITTAL	No.	Date	Appr.	Date
	5/13/20	NJ		
	4/17/20	TB		
	1/10/20	JF		
RESUBMITTAL	No.	Date	Appr.	Date
2/14/20	JF			