

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.***

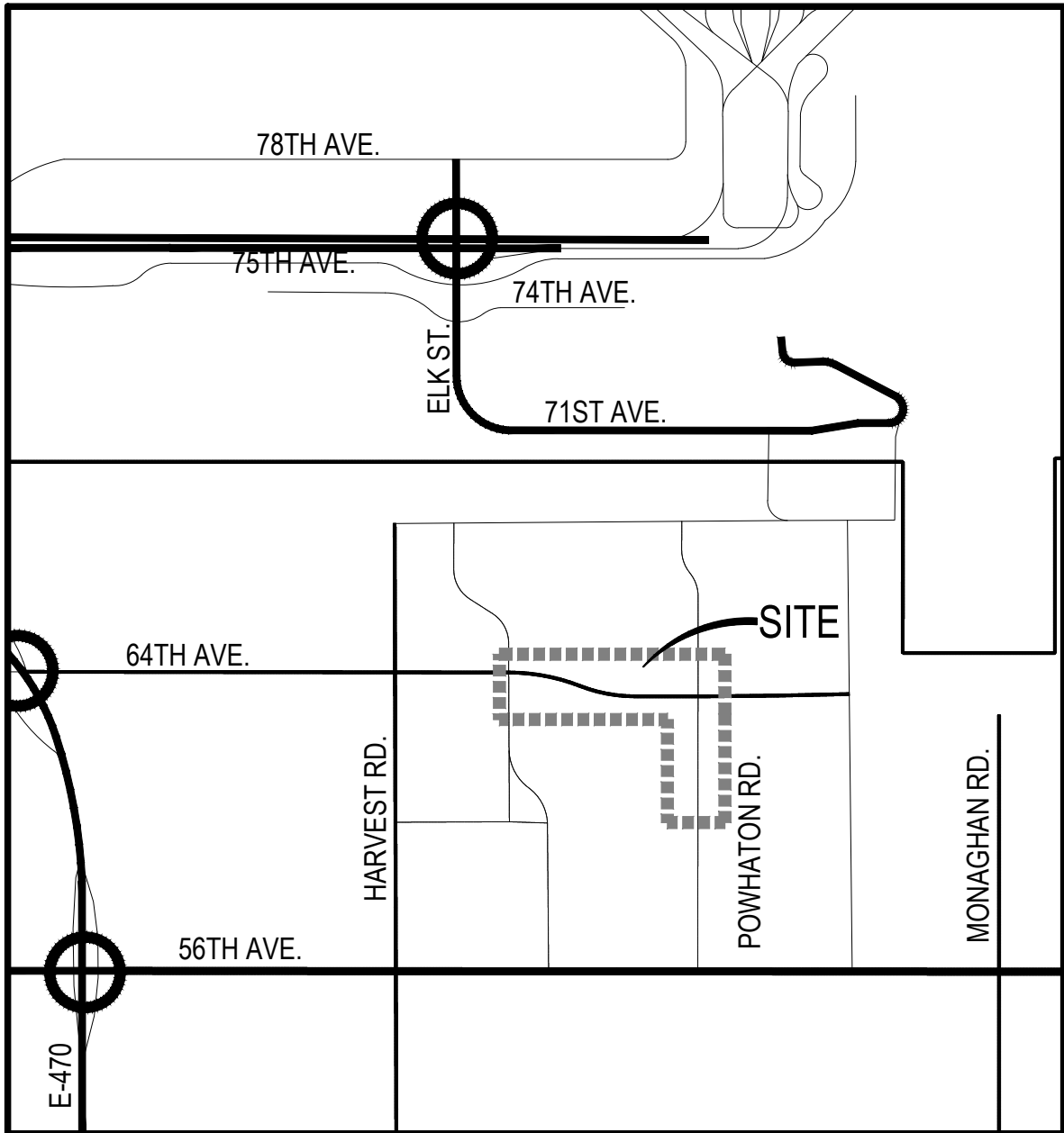
Reviewed by: Andy Niquette - Continue to work with Andy Niquette (aniquett@auroragov.org) on Dedicating the R.O.W. and easements by separate documents. Submit separate Exhibits by property ownership.

***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.***



# 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



VICINITY PLAN

N.T.S.

## SHEET INDEX

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

## SITE PLAN DATA BLOCK

HARD SURFACE AREA (SIDEWALK AREA)	88,611 S.F.
LANDSCAPE AREA	99,188 S.F.
PRESENT ZONING CLASSIFICATION	AIRPORT DISTRICT AD

### 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  
cvlci.com

### LANDSCAPE ARCHITECT

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



### SITE PLAN NOTES:

- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- 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.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH AURORA CITY CODE OF ORDINANCE, CHAPTER 126 ARTICLE VII-NUMBERING OF BUILDINGS OF THE AURORA CITY CODE.
- 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 UNOBTSTRUCTED 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.
- 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.

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

### 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 89.96 FEET, TO A POINT OF NON-TANGENT CURVATURE;  
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 24.98 FEET, A CENTRAL ANGLE OF 89°59'51", AN ARC LENGTH OF 39.24 FEET, THE CHORD OF WHICH BEARS SOUTH 44°49'47" EAST, A DISTANCE OF 35.33 FEET, TO A POINT OF TANGENCY;  
THENCE SOUTH 89°47'10" EAST, A DISTANCE OF 329.35 FEET;  
THENCE SOUTH 89°37'30" EAST, A DISTANCE OF 68.71 FEET;  
THENCE SOUTH 85°48'39" EAST, A DISTANCE OF 210.47 FEET;  
THENCE SOUTH 89°37'30" EAST, A DISTANCE OF 212.37 FEET;  
THENCE SOUTH 89°56'06" EAST, A DISTANCE OF 313.20 FEET, TO A POINT OF CURVATURE;  
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 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 SOUTH 84°39'19" EAST, A DISTANCE OF 185.14 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 904.00 FEET, A CENTRAL ANGLE OF 10°22'58", AN ARC LENGTH OF 163.82 FEET, THE CHORD OF WHICH BEARS SOUTH 84°34'02" EAST, A DISTANCE OF 163.59 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 51.00 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 110.362 SQUARE FEET OR 2.534 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.

- (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.
- 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.
- 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.
- 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 CITY ENGINEER.
- 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 PHOTOMETRICS 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.
- ARCHITECTURAL FEATURES SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC., ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.

### LEGAL DESCRIPTION B:

A PARCEL OF LAND 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 00°19'54" EAST, A DISTANCE OF 168.30 FEET TO THE **POINT OF BEGINNING**;  
THENCE SOUTH 00°19'54" EAST, A DISTANCE OF 2092.39 FEET;  
THENCE SOUTH 89°56'59" WEST, A DISTANCE OF 81.00 FEET;  
THENCE NORTH 00°19'54" WEST, A DISTANCE OF 1659.46 FEET;  
THENCE NORTH 05°05'43" WEST, A DISTANCE OF 144.50 FEET;  
THENCE NORTH 00°19'54" WEST, A DISTANCE OF 288.53 FEET;  
THENCE NORTH 89°40'06" EAST, A DISTANCE OF 93.00 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.

### LEGAL DESCRIPTION C

A PARCEL OF LAND BEING A PART OF 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 BY A FOUND 2-3/8 INCH DIAMETER ALUMINUM POST WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP SET BY PLS 19607 IN A RANGE BOX, WHENCE THE NORTH QUARTER CORNER OF SECTION 8 BEING MONUMENTED BY A 3-1/4 INCH DIAMETER ALUMINUM CAP SET BY PLS 14630 IN A RANGE BOX, IS ASSUMED TO BEAR NORTH 89°45'31" WEST, 2665.63 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;  
THENCE NORTH 89°45'31" WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 8, A DISTANCE OF 105.32 FEET TO THE **POINT OF BEGINNING**;  
THENCE SOUTH 06°14'34" WEST, A DISTANCE OF 108.60 FEET;  
THENCE NORTH 89°45'31" WEST, A DISTANCE OF 1136.75 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF EAST 64TH AVENUE RECORDED AT RECEPTION NUMBER 2019000043876.  
THENCE NORTH 00°14'29" EAST, ALONG SAID EAST RIGHT OF WAY LINE OF EAST 64TH AVENUE, A DISTANCE OF 51.00 FEET;  
THENCE CONTINUING NORTH 00°14'29" EAST, A DISTANCE OF 57.00 FEET;  
THENCE SOUTH 89°45'31" EAST, A DISTANCE OF 1148.10 FEET TO THE **POINT OF BEGINNING**;  
SAID PARCEL OF LAND CONTAINING A CALCULATED AREA OF 123,382 SQUARE FEET OR 2.832 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.

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 thereof, \_\_\_\_\_ has caused these presents to be executed this \_\_\_\_\_ day of \_\_\_\_\_ AD, \_\_\_\_\_.

ACP DIA 1287 Investors, LLC, a Colorado limited liability company  
By: Porteos Holdings, LLC, an Arizona limited liability company Corporate Seal  
Its: Sole Member

By: DIA 1287 Holdings, LLC, an Arizona limited liability company  
Its: Sole Member and Manager  
By: A&C Properties, Inc., an Arizona corporation  
Its: Manager

By: \_\_\_\_\_  
Bill Wichterman, Vice President

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 \_\_\_\_\_

SHEET NUMBER	DRAWN BY:	CHECKED BY:	DATE:	SCALE:	AS SHOWN	FILE NO:	8130249709	APRIL 17, 2020	Revisions	No.	Date	Appr.	Date
1	KKJS	AB	APRIL 17, 2020		AS SHOWN	8130249709			RESUBMITTAL	No.	Date	Appr.	Date
									RESUBMITTAL	No.	Date	Appr.	Date
									RESUBMITTAL	No.	Date	Appr.	Date
									RESUBMITTAL	No.	Date	Appr.	Date

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

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

PORTEOS - PHASE 5  
INFRASTRUCTURE SITE PLAN  
COVER PAGE















