

March 18, 2020

City of Aurora  
Liz Fuselier  
15151 E. Alameda Pkwy  
Aurora, CO 80012

Re: **Initial Submission Review** – Porteos Infrastructure Site Plan Phase 7  
Application Number: **DA-1903-16**  
Case Number: **2020-6005-00**

Dear Ms. Fuselier:

Thank you for taking the time to review our Initial Submission of Porteos Infrastructure Site Plan Phase 7 with your review team. Valuable feedback was received on March 3, 2020. Responses to the comments received have been provided on the pages below. Please reach out should you have any questions at [lvielehr@norris-design.com](mailto:lvielehr@norris-design.com) or 303-892-1166.

Sincerely,  
Norris Design



Leanne Vielehr  
Senior Associate

## Initial Submission Review

### PLANNING DEPARTMENT COMMENTS

#### 1. Community Questions, Comments and Concerns

1A. Six adjacent property owners and five outside agencies were notified of the Infrastructure Site Plan application. Comments were received from Excel Energy and DEN (Denver International Airport) during the comment period. The Xcel Energy comments and the Hazard Wildlife Attractants document from DEN are attached to this letter. Please address any concerns outlined in their letter as well as the comments received from DEN and include details about the discussions, meetings or other communications you may have with these entities.

Name: *Tim Hester DEN Senior Airport Planner*  
*Denver International Airport*  
*Planning & Design*  
*Airport Office Building| 7th Floor*  
*8500 Peña Boulevard | Denver, CO 80249-6340*  
*(303) 342-2391 | (720) 534-8750*  
*TIM.HESTER@FLYDENVER.COM | WWW.FLYDENVER.COM*

Comment:

*Denver International Airport received your referral later dated February 13, 2020 for DA-1903-16 Porteos – Preliminary Plat/Site Plan Phase 7. We appreciate the opportunity to comment on the proposal and DEN provides the following comments:*

- The site is found within/under the navigable airspace associated with DEN, as promulgated and regulated by the Federal Aviation Administration (FAA) under 14 CFR Part 77, Objects Affecting the Navigable Airspace. Based on Part 77 and the development site location, the proponent is required to file notice with the FAA, via the FAA Form 7460-1 process (Notice of Proposed Construction or Alteration), of any structure or temporary construction equipment (e.g., cranes) that penetrate Part 77 surfaces. The FAA website from which the need for the 7460 process can be determined (“Notice Criteria Tool”) and/or the filing can be initiated is: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.  
**Response: Acknowledged.***
- The proposed development falls within the DEN 10,000' Critical Space separation criteria for the final build-out of future DEN Runways. The Wildlife Biologists from USDA assigned to DEN assist in implementing DEN's Wildlife Hazard Management Plan and have requested coordination as this project progresses. USDA and DEN will provide assistance with the requirements outlined in the current version of FAA Advisory Circular 150/5200-33 (see attached). DEN also requests that the landscape plan include maintenance of trees and grasses to reduce attractants for wildlife such as raptor species, blackbirds/starlings, and geese. Fruit-producing trees and shrubs should be avoided. Water quality ponds/detention structures must be designed to meet a 40-hour drain time following a 100 year event.  
**Response: Comment noted. Landscape plant species have been reviewed to avoid fruit-producing trees and shrubs.***
- DEN requests coordination on the 64th Ave extension east of Powhaton Road. DEN would like to coordinate on the tie-in to DEN property on the eastern edge of Porteos and the potential connection to Valleyhead Street.  
**Response: Comment noted. Plans were provided by CVL to Tim Hester on March 10, 2017.***

2. **Completeness and Clarity of the Application**

2A. Please highlight the southern section of 64th and Powhaton on the vicinity map.

**Response: The vicinity map has been updated to highlight the Phase 7 roadway section.**

2B. Please label sheets X of Y. (i.e. 1 of 9)

**Response: Sheets labeled per comment.**

3. **Landscaping Issues** (Kelly K. Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

3A. Sheet 6 – Landscape Notes

- Correct the notes where indicated.

**Response: Some notes have been deleted and some preserved. See redline responses for specifics.**

- Update the Standard Right of Way Table to include the actual landscape requirements i.e. shrub requirements.

**Response: Shrub requirements have been identified in the table.**

- Add “Not for Construction” to all landscape sheets.

**Response: Not for Construction has been added to all landscape sheets.**

3B. Sheet 7 – Plant Schedule

- Does this applicant have irrigated turf grass? This item may need to be removed from the sheet.

**Response: There is no turf grass on this site plan. Item has been removed from sheet.**

3C. Sheet 8 – Landscape Plan

- Dimension and label the two existing easements.

**Response: Easements have been dimensioned and labeled.**

- Verify whether trees as presently shown can be planted within the easement.

**Response: One (1) tree was removed from the 66' utility easement. Trees within the PSCO easement will remain. Landscaping is permitted within this easement. Trees have been placed to avoid utility lines within this easement.**

- Only include the matchline linework where matchlines should be included. Do not encircle the entire viewport.

**Response: Matchlines have been adjusted.**

- Label Powhaton Road.

**Response: Powhaton Road has been labeled.**

- Do not hatch the shrub beds as it makes it more difficult to read the actual plants. Mulching has been addressed by a note.

**Response: Shrub bed hatch has been removed from all viewports.**

- Switch out some of the plants within the sight distance triangle due to ultimate growth.

**Response: RSD and BMS have been removed from sight triangle and replaced with other species.**

- Please add a note/call-out that states that the developer adjacent to 64th Avenue will be responsible for the design, installation and maintenance of the curbside landscaping along the north side.  
**Response: Call-out has been added to all viewports per comment.**

#### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

- 4. Civil Engineering** (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)
  - 4A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.  
**Response: Acknowledged. PDR is currently still in review with the City.**
  - 4B. Sheet 4: Include a dimension for clear zone based on design speed and ADT.  
**Response: Clear zone dimension has been added to the plans.**
  - 4C. Sheet 4: Add a note that street light locations are conceptual. Final street light locations will be determined by a photometric analysis submitted with the civil plans.  
**Response: Note has been added per comment.**
  - 4D. Sheet 4: Label street slope.  
**Response: Street slopes have been added.**
  - 4E. Sheet 4: Min 2% slope in swale or provide an underdrain.  
**Response: Underdrains have been added where necessary.**
  - 4F. Sheet 5: Min 2% slope in swale or provide an underdrain.  
**Response: Underdrains have been added where necessary.**
  - 4G. Sheet 5: Label street slope.  
**Response: Street slope has been labeled per comment.**
- 5. Traffic Engineering** (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in amber)
  - 5A. Comments regarding traffic will be sent separately; all questions should be directed to Brianna Medema.  
**Response: Please refer to redlines for comment response.**
- 6. Fire/Life Safety** (William Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)
  - 6A. Sheet 4
    - 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.  
**Response: Existing fire hydrant at intersection of E. 64<sup>th</sup> and Powhaton have been labeled.**
    - See redline comment: Will this be a dead end public road? Public or private streets in excess of 150 ft. resulting from a project are required to provide an approved temporary turnaround.  
**Response: Turn around has been added at end of street.**
- 7. Aurora Water** (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red)
  - 7A. Advisory Comment: Resistivity tests are due with the 1st submittal of civil plans.  
**Response: Acknowledged. Resistivity test will be provided with civil plans.**
  - 7B. Advisory Comment: Ensure a minimum of 8-feet of separation between light poles and other utilities such as hydrants and manholes.

**Response: Acknowledged. Dimension has been added where utilities are close to each other.**

7C. Sheet 4-This access path is overlapping the FES outlet.

**Response: Storm drain has been extended so the path doesn't cross the FES outlet.**

7D. Is it possible to increase height of box culverts to 7-feet tall to allow for maintenance equipment access?

**Response: The box culverts have been sized per the approved Master Drainage Report.**

7E. Be advised that potholing of any existing utility that crosses a proposed utility is required during the civil plan review. Civil plans cannot be approved without this information. See Section 5.05

**Response: Existing utilities have been potholed. Elevations will be shown on Civil Plan profiles.**

7F. Advisory Comment: Resistivity tests are due with the first submittal of all civil plans involving water mains.

**Response: Acknowledged.**

7G. The MUS for Porteos (217130) shows a PRV along 64th Avenue east of Powhatan. The PRV vault is to be outside of the ROW. Based on the MUS no service connections or looping to the north this is important to prevent connections of different pressure zones.

**Response: A PRV vault will be installed per the MUS.**

7H. Sheet 5- Is this proposing a 16-inch or 12-inch extension? The MUS proposes a 12-inch.

**Response: It is a 12" extension.**

7I. Sheet 5- Include a 24-inch butterfly valve on the west leg of this tee.

**Response: Butterfly valve has been added per comment.**

7J. Sheet 5- Consider moving this east, changing the tee to a cross, and including a 12x6 reducer. This is to reduce the number of taps made to the large diameter main.

**Response: Hydrant has been moved per comment.**

7K. Storm Drainage Development Fees due  $2.998/\text{acres} \times \$1,242/\text{acre} = \$3,723.51$

Contact Melody Oestmann at 303.739.7244 with any questions.

**Response: Acknowledged.**

8. **Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

8A. There are several easements and R.O.W. dedications to be completed. Contact Andy Niquette at 303.739.7325 to start the process. There are accompanying documents needed for the dedication that will need to be turned in at the same time as the separate documents.

**Response: We will begin working with Andy on these easement and ROW dedications.**

8B. Add the following note: Architectural features (i.e. bay windows, fireplaces, roof overhang, gutters, eaves, foundation, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane.

**Response: Note has been added per comment.**

9. **Xcel Energy** (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has determined that an engineering review is necessary for the above captioned project. Public Service Company has an existing high pressure natural gas transmission pipeline and associated land rights as shown within this property. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way



will require Public Service Company approval. Encroachments across PSCo's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the development plan and plat, it is the responsibility of the property owner/developer/contractor to contact PSCo's Encroachment Team for development plan review and execution of a License Agreement (upload all files in PDF format) at:

[https://www.xcelenergy.com/working\\_with\\_us/builders/encroachment\\_requests](https://www.xcelenergy.com/working_with_us/builders/encroachment_requests) and click on Colorado if necessary. An engineer will then be in contact to request specific plan sheets. Please see the attached Exhibit B for more information.

**Response: Acknowledged.**

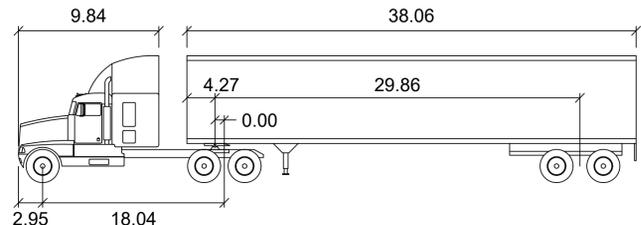
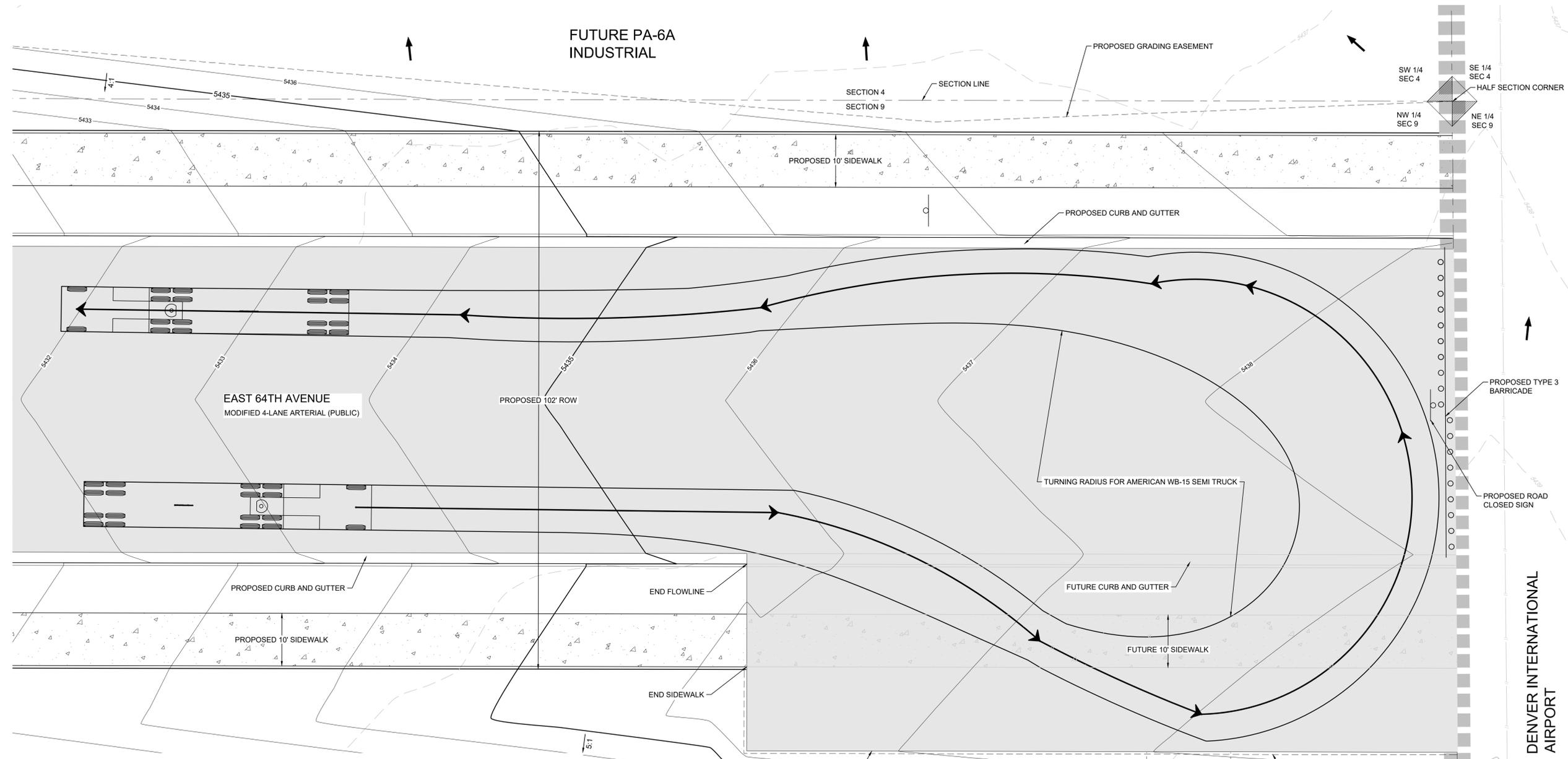
PSCo also owns and operates existing electric distribution feeder facilities along Powhatan. Should the project require any new natural gas or electric service or modification to existing facilities, the property owner/developer/contractor must complete the application process via [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect).

**Response: Acknowledged.**

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 to have all utilities located prior to any construction. Proper clearances must be maintained including ground cover not to be modified from original depths. When excavating within 18" (24" is preferred) of marked facilities, hand digging is strongly recommended. Please be aware that all risk and responsibility for this request are unilaterally that of the Applicant/Requestor.

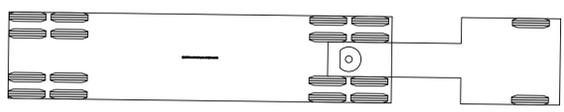
**Response: Comment noted, thank you.**

N:\PROJECTS\PORTEOS\PHASE 7 - 64TH CAD\ENGINEERING\BITURNING RADIUS EXHIBIT.DWG (NELJ, 3/1/20)



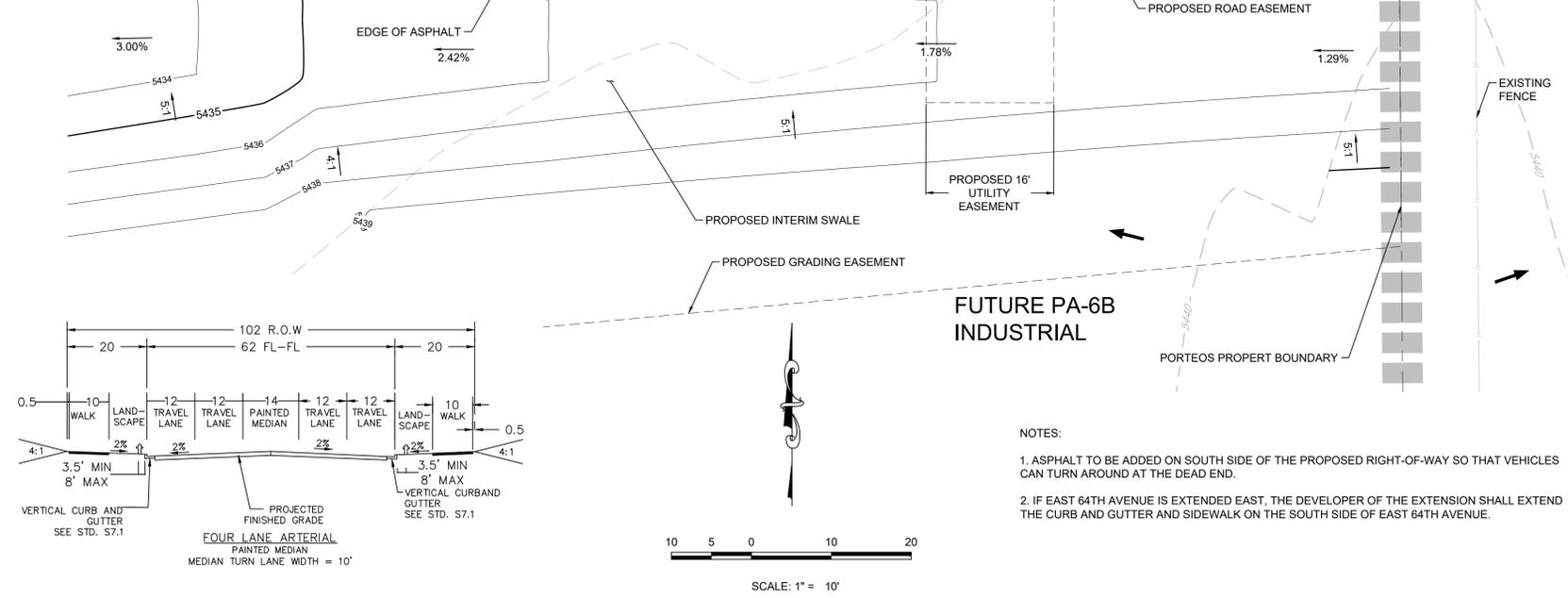
WB15

	feet		
Tractor Width	: 8.53	Lock to Lock Time	: 6.0
Trailer Width	: 8.53	Steering Angle	: 26.0
Tractor Track	: 8.53	Articulating Angle	: 70.0
Trailer Track	: 8.53		



**LEGEND**

- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK
- PROPOSED CURB RETURN SIDEWALK RAMP
- PROPOSED PAVEMENT
- STREET CENTERLINE
- PUBLIC STREET CROWN LINE
- PUBLIC STREET RIGHT-OF-WAY
- PROPERTY LOT LINE
- EDGE OF PAVEMENT
- SECTION LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPERTY BOUNDARY

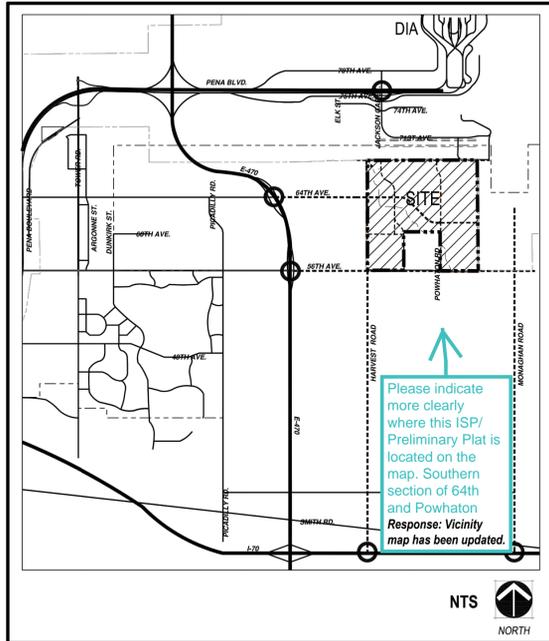


NOTES:  
 1. ASPHALT TO BE ADDED ON SOUTH SIDE OF THE PROPOSED RIGHT-OF-WAY SO THAT VEHICLES CAN TURN AROUND AT THE DEAD END.  
 2. IF EAST 64TH AVENUE IS EXTENDED EAST, THE DEVELOPER OF THE EXTENSION SHALL EXTEND THE CURB AND GUTTER AND SIDEWALK ON THE SOUTH SIDE OF EAST 64TH AVENUE.

10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 462-8626 Fax: (720) 462-8646	<b>CML</b> CONSULTANTS	DATE: AUGUST 2019	FILE NO: 8130249709
PORTEOS - PHASE 7 INFRASTRUCTURE SITE PLAN TURNING RADIUS EXHIBIT		DRAWN BY: NJ	CHECKED BY: JF
DATE: AUGUST 2019		SCALE: AS SHOWN	
SHEET NUMBER		EX	
No.	Revisions	Date	Appr.

# INFRASTRUCTURE CONTEXTUAL SITE PLAN NO.7 AT PORTEOS

A PARCEL OF LAND SITUATED IN SECTION 5, AND THE WEST HALF OF SECTION 8, TOWNSHIP 3 RANGE 65 WEST SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, ARAPAHOE COUNTY, STATE OF COLORADO



## 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 UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- 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.
- (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 (i.e. bay windows, fireplaces, roof overhang, gutters, eaves, foundation, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane.  
Response: This note has not been added. This ISP does not include any vertical design or buildings.

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

ACKNOWLEDGED.

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 Corporate  
By: Porteos Holdings, LLC, an Arizona limited liability company 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 \_\_\_\_\_ Seal

Witness my hand and official seal

(Notary Public)

Notary Business Address: \_\_\_\_\_

My commission expires \_\_\_\_\_

## SHEET INDEX

PAGE #	SHEET NAME
1	COVER SHEET
2	LEGAL DESCRIPTION
3	EASEMENT EXHIBIT
4	PLAN VIEW
5	PLAN VIEW
6	INFRASTRUCTURE SITE PLAN - LANDSCAPE NOTES
7	INFRASTRUCTURE SITE PLAN - PLANT SCHEDULE
8	INFRASTRUCTURE SITE PLAN - LANDSCAPE PLAN
9	INFRASTRUCTURE SITE PLAN - LANDSCAPE PLAN

## SITE PLAN DATA BLOCK

HARD SURFACE AREA (SIDEWALK AREA)	52,172 S.F.
LANDSCAPE AREA	46,955 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, Colorado 80204  
P 303.892.1166



www.norris-design.com

Please label sheets X of Y;

1 of 9  
Response: Sheet #s have been updated per comment.

DATE	NO.	BY	REVISIONS
1/10/22	1st Submittal	CB, EN	Appr.

1101 Bannock Street Denver, Colorado 80204 P 303.892.1166 www.norris-design.com	NORRIS DESIGN Planning   Landscape Architecture   Branding	ACP DIA 1287 INVESTORS, LLC 4530 E. SHEA BLVD., SUITE 100 PHOENIX, AZ 85028 ATTN: BILL WICHTERMAN P: 602.494.7800	PORTEOS - FILING NO. 7 INFRASTRUCTURE SITE PLAN COVER SHEET	SCALE: AS SHOWN	FILE NO.:	DRAWN BY: KK, EN, CB	CHECKED BY:	DATE: JANUARY 10, 2020	SHEET NUMBER 1
--	---	---	---	--------------------	-----------	-------------------------	-------------	---------------------------	-------------------

## E. 64TH AVENUE ROW

A PARCEL OF LAND BEING A PART OF 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 NORTH 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 IN A RANGE BOX, WHENCE THE NORTH QUARTER CORNER OF SECTION 9 BEING MONUMENTED BY A 3-1/4 INCH DIAMETER ALUMINUM CAP SET BY PLS 23527, IS ASSUMED TO BEAR SOUTH 89°53'37" EAST, 2642.24 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 88°37'47" EAST, A DISTANCE OF 86.13 FEET, TO THE **POINT OF BEGINNING**;

THENCE SOUTH 86°04'25" EAST, A DISTANCE OF 60.20 FEET;

THENCE SOUTH 89°53'37" EAST, A DISTANCE OF 2496.13 FEET;

THENCE SOUTH 00°27'07" EAST, A DISTANCE OF 51.09 FEET;

THENCE NORTH 89°53'30" WEST, A DISTANCE OF 2556.69 FEET;

THENCE NORTH 00°06'23" EAST, A DISTANCE OF 55.01 FEET, TO THE **POINT OF BEGINNING**;

SAID PARCEL OF LAND CONTAINING A CALCULATED AREA OF 130,613 SQUARE FEET OR 2.998 ACRES, MORE OR LESS.

A PARCEL OF LAND BEING A PART OF 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 NORTH 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 IN A RANGE BOX, WHENCE THE NORTH QUARTER CORNER OF SECTION 9 BEING MONUMENTED BY A 3-1/4 INCH DIAMETER ALUMINUM CAP SET BY PLS 23527, IS ASSUMED TO BEAR SOUTH 89°53'37" EAST, 2642.24 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 56°25'53" EAST, A DISTANCE OF 103.21 FEET, TO THE **POINT OF BEGINNING**;

THENCE SOUTH 89°53'30" EAST, A DISTANCE OF 2556.69 FEET;

THENCE SOUTH 00°27'07" EAST, A DISTANCE OF 38.91 FEET;

THENCE NORTH 89°53'37" WEST, A DISTANCE OF 2557.07 FEET;

THENCE NORTH 00°06'23" EAST, A DISTANCE OF 39.00 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL OF LAND CONTAINING A CALCULATED AREA OF 99,604 SQUARE FEET OR 2.287 ACRES, MORE OR LESS.

## UTILITY EASEMENT

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.

## GRADING EASEMENTS

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 9 AND A PART OF THE SOUTHWEST QUARTER OF SECTION 4, 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 NORTH 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 IN A RANGE BOX, WHENCE THE NORTH QUARTER CORNER OF SECTION 9 BEING MONUMENTED BY A 3-1/4 INCH DIAMETER ALUMINUM CAP SET BY PLS 23527, IS ASSUMED TO BEAR SOUTH 89°53'37" EAST, 2642.24 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 89°53'37" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, A DISTANCE OF 61.32 FEET, TO THE **POINT OF BEGINNING**;

THENCE NORTH 00°03'59" WEST, A DISTANCE OF 11.92 FEET;

THENCE NORTH 89°38'05" EAST, A DISTANCE OF 31.92 FEET;

THENCE NORTH 88°41'21" EAST, A DISTANCE OF 227.10 FEET;

THENCE NORTH 70°25'04" EAST, A DISTANCE OF 24.25 FEET;

THENCE SOUTH 00°06'23" WEST, A DISTANCE OF 31.88 FEET;

THENCE NORTH 89°53'37" WEST, A DISTANCE OF 160.36 FEET;

THENCE NORTH 86°04'25" WEST, A DISTANCE OF 60.20 FEET;

THENCE NORTH 00°06'23" EAST, A DISTANCE OF 1.90 FEET;

THENCE NORTH 89°53'37" WEST, A DISTANCE OF 61.32 FEET, TO THE **POINT OF BEGINNING**;

SAID PARCEL OF LAND CONTAINING A CALCULATED AREA OF 5,470 SQUARE FEET OR 0.126 ACRES, MORE OR LESS.

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 9 AND A PART OF THE SOUTHWEST QUARTER OF SECTION 4, 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 NORTH 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 IN A RANGE BOX, WHENCE THE NORTH QUARTER CORNER OF SECTION 9 BEING MONUMENTED BY A 3-1/4 INCH DIAMETER ALUMINUM CAP SET BY PLS 23527, IS ASSUMED TO BEAR SOUTH 89°53'37" EAST, 2642.24 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 88°58'56" EAST, A DISTANCE OF 371.58 FEET, TO THE **POINT OF BEGINNING**;

THENCE NORTH 00°06'23" EAST, A DISTANCE OF 38.52 FEET;

THENCE SOUTH 67°42'20" EAST, A DISTANCE OF 44.84 FEET;

THENCE SOUTH 76°22'43" EAST, A DISTANCE OF 51.22 FEET;

THENCE SOUTH 89°34'21" EAST, A DISTANCE OF 310.92 FEET;

THENCE NORTH 85°41'29" EAST, A DISTANCE OF 130.69 FEET;

THENCE SOUTH 86°56'24" EAST, A DISTANCE OF 210.22 FEET;

THENCE NORTH 80°20'39" EAST, A DISTANCE OF 314.60 FEET;

THENCE SOUTH 86°43'53" EAST, A DISTANCE OF 70.23 FEET;

THENCE SOUTH 80°41'19" EAST, A DISTANCE OF 343.97 FEET;

THENCE NORTH 80°05'57" EAST, A DISTANCE OF 132.61 FEET;

THENCE NORTH 86°50'12" EAST, A DISTANCE OF 75.44 FEET;

THENCE NORTH 89°30'34" EAST, A DISTANCE OF 146.37 FEET;

THENCE SOUTH 85°19'10" EAST, A DISTANCE OF 358.61 FEET;

THENCE NORTH 87°44'09" EAST, A DISTANCE OF 98.87 FEET;

THENCE SOUTH 00°27'07" EAST, A DISTANCE OF 5.91 FEET;

THENCE NORTH 89°53'37" WEST, A DISTANCE OF 2270.77 FEET, TO THE **POINT OF BEGINNING**;

SAID PARCEL OF LAND CONTAINING A CALCULATED AREA OF 47,704 SQUARE FEET OR 1.095 ACRES, MORE OR LESS.

A PARCEL OF LAND BEING A PART OF 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 NORTH QUARTER CORNER OF SECTION 9 AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9 BEING MONUMENTED BY A 3-1/4 INCH DIAMETER ALUMINUM CAP SET BY PLS 23527, WHENCE THE NORTHWEST 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 IN A RANGE BOX, IS ASSUMED TO BEAR NORTH 89°53'37" WEST, 2642.24 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 00°27'07" EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 9, A DISTANCE OF 95.91 FEET, TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID EAST LINE OF THE NORTHWEST QUARTER OF SECTION 9 SOUTH 00°27'07" EAST, A DISTANCE OF 1.64 FEET;

THENCE SOUTH 88°41'03" WEST, A DISTANCE OF 63.66 FEET;

THENCE SOUTH 85°39'08" WEST, A DISTANCE OF 416.39 FEET;

THENCE SOUTH 88°11'01" WEST, A DISTANCE OF 71.38 FEET;

THENCE NORTH 84°27'16" WEST, A DISTANCE OF 135.40 FEET;

THENCE NORTH 71°59'26" WEST, A DISTANCE OF 78.23 FEET;

THENCE SOUTH 71°48'58" WEST, A DISTANCE OF 148.27 FEET;

THENCE SOUTH 87°51'58" WEST, A DISTANCE OF 118.68 FEET;

THENCE SOUTH 83°49'08" WEST, A DISTANCE OF 404.02 FEET;

THENCE SOUTH 87°14'01" WEST, A DISTANCE OF 111.19 FEET;

THENCE NORTH 88°08'05" WEST, A DISTANCE OF 326.66 FEET;

THENCE NORTH 87°27'59" WEST, A DISTANCE OF 276.67 FEET;

THENCE SOUTH 80°36'01" WEST, A DISTANCE OF 93.37 FEET;

THENCE NORTH 87°58'40" WEST, A DISTANCE OF 34.34 FEET;

THENCE NORTH 75°07'29" WEST, A DISTANCE OF 24.59 FEET;

THENCE NORTH 70°07'03" WEST, A DISTANCE OF 67.76 FEET;

THENCE NORTH 52°24'52" WEST, A DISTANCE OF 102.08 FEET;

THENCE SOUTH 89°47'22" WEST, A DISTANCE OF 127.85 FEET;

THENCE NORTH 00°06'23" EAST, A DISTANCE OF 3.98 FEET;

THENCE SOUTH 89°53'37" EAST, A DISTANCE OF 2557.07 FEET, TO THE **POINT OF BEGINNING**;

SAID PARCEL OF LAND CONTAINING A CALCULATED AREA OF 143,481 SQUARE FEET OR 3.294 ACRES, MORE OR LESS.

Any easements or R.O.W. dedication that are needed will have to be submitted by separate documents with all the associated accompanying documents submitted at the same time. Contact Andy Niquette to start the dedications for this site.

ACKNOWLEDGED. WILL BEIN WORKING WITH ANDY ON THIS PROCESS.

SHEET NUMBER	2	DRAWN BY:	NJ	SCALE:	AS SHOWN	PORTEOS - PHASE 7 INFRASTRUCTURE SITE PLAN LEGAL DESCRIPTION	No.	Revisions	Date	Init.	Appr.	Date
		CHECKED BY:	JF	FILE NO.:	8130249709							
		DATE:	AUGUST 2019									



10333 E. Dry Creek Rd.  
Suite 240  
Englewood, CO 80112  
Tel: (720) 462-5626  
Fax: (720) 462-5646

**ROADWAY CONSTRUCTION PHASING:**

1. THE FULL SECTION OF E. 64TH AVENUE FROM EXISTING POWHATON ROAD TO THE EAST BORDER OF THE PORTEOS PROJECT BOUNDARY SHALL BE CONSTRUCTED AS SHOWN IN THE CORRESPONDING CROSS SECTION. FUTURE ROAD IMPROVEMENTS SHALL BE COMPLETED AS REQUIRED BY DEVELOPMENT IN ADJACENT PLANNING AREAS.
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 FILING NO. 1 OFFSITE CONSTRUCTION PLANS AND THE PORTEOS PHASE 5 CONSTRUCTION PLANS ARE ASSUMED COMPLETE AND IN PLACE FOR THE CONSTRUCTION OF THIS ISP.
2. THE PORTEOS PROJECT SITE IS LOCATED WITHIN ZONE 3 & 3C OF THE CITY OF AURORA WATER NETWORK AND WILL OPERATE ON TWO WATER PRESSURE ZONES PER THE APPROVED MASTER UTILITY REPORT.
3. EACH PLANNING AREA SHALL BE REQUIRED TO PROVIDE AN INTERNAL LOOPED WATER NETWORK PER CITY CRITERIA DURING THEIR RESPECTIVE CSP SUBMITTALS.
4. REFER TO THE APPROVED PUBLIC IMPROVEMENT PLANS, MASTER UTILITY REPORT, FDP AND SUBSEQUENT ADDENDUMS FOR ADDITIONAL INFORMATION REGARDING PHASING REQUIREMENTS.
5. WATER MAIN STUBS HAVE BEEN PROVIDED TO PLANNING AREA PA-6B FOR REFERENCE PURPOSES. THESE ARE SUBJECT TO CHANGE PER THE PHASE 7 CSP.

**E. 64TH AVE. & POWHATON ROAD INTERSECTION NOTES:**

1. IF THE TRAFFIC VOLUME GOING EAST/WEST 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.

**SANITARY SEWER SYSTEM:**

1. OFFSITE WATER MAIN INFRASTRUCTURE IMPROVEMENTS FOR THE JAG LOGISTICS CENTER AT DIA FILING NO. 1 OFFSITE CONSTRUCTION PLANS AND THE PORTEOS PHASE 5 CONSTRUCTION PLANS ARE ASSUMED COMPLETE AND IN PLACE FOR THE CONSTRUCTION OF THIS ISP.
2. 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.
3. 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:**

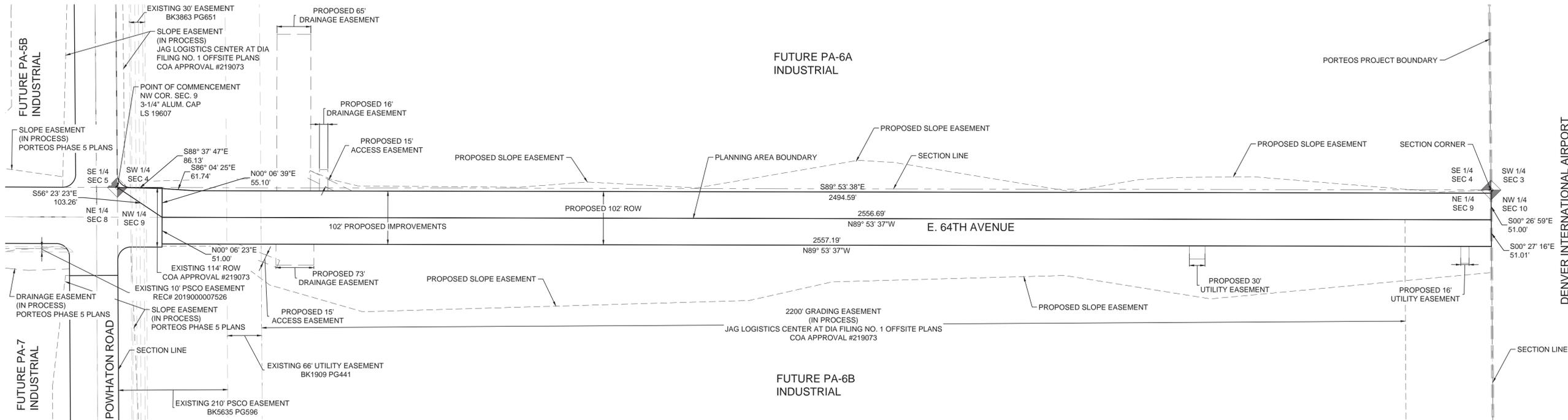
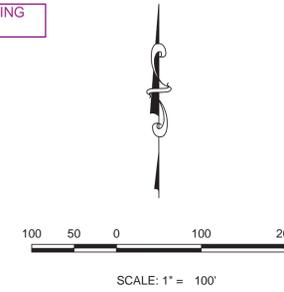
1. STORM INLETS SHALL BE INSTALLED AT SPECIFIED ON-GRADE AND SUMP LOCATIONS ALONG E. 64TH AVENUE, AT LOCATIONS ABOVE THE PROPOSED CULVERT NEAR THE INTERSECTION OF POWHATON ROAD AND E. 64TH AVENUE. THESE INLETS WILL CAPTURE RUNOFF FROM ASSOCIATED IMPROVEMENTS TO E. 64TH AVENUE. TWO EIGHT-FOOT-WIDE BY 6-FOOT-HIGH BOX CULVERTS WILL BE INSTALLED UNDER THE ASSOCIATED IMPROVEMENTS TO E. 64TH AVENUE TO CONVEY RUNOFF WITHIN THE SECOND CREEK FLOODPLAIN NORTH UNDER THE ROAD. B MPS AND EROSION CONTROL MEASURES SHALL BE INSTALLED TO MINIMIZE EROSION AND REDUCE EROSION CHARACTERISTICS AT CULVERT CROSSINGS AND WITHIN EXISTING CHANNEL CONVEYANCE PATHS.
2. ADDITIONAL PUBLIC STORM SEWER SYSTEMS MAY BE REQUIRED AS PLANNING AREAS DEVELOP.

**GENERAL NOTES:**

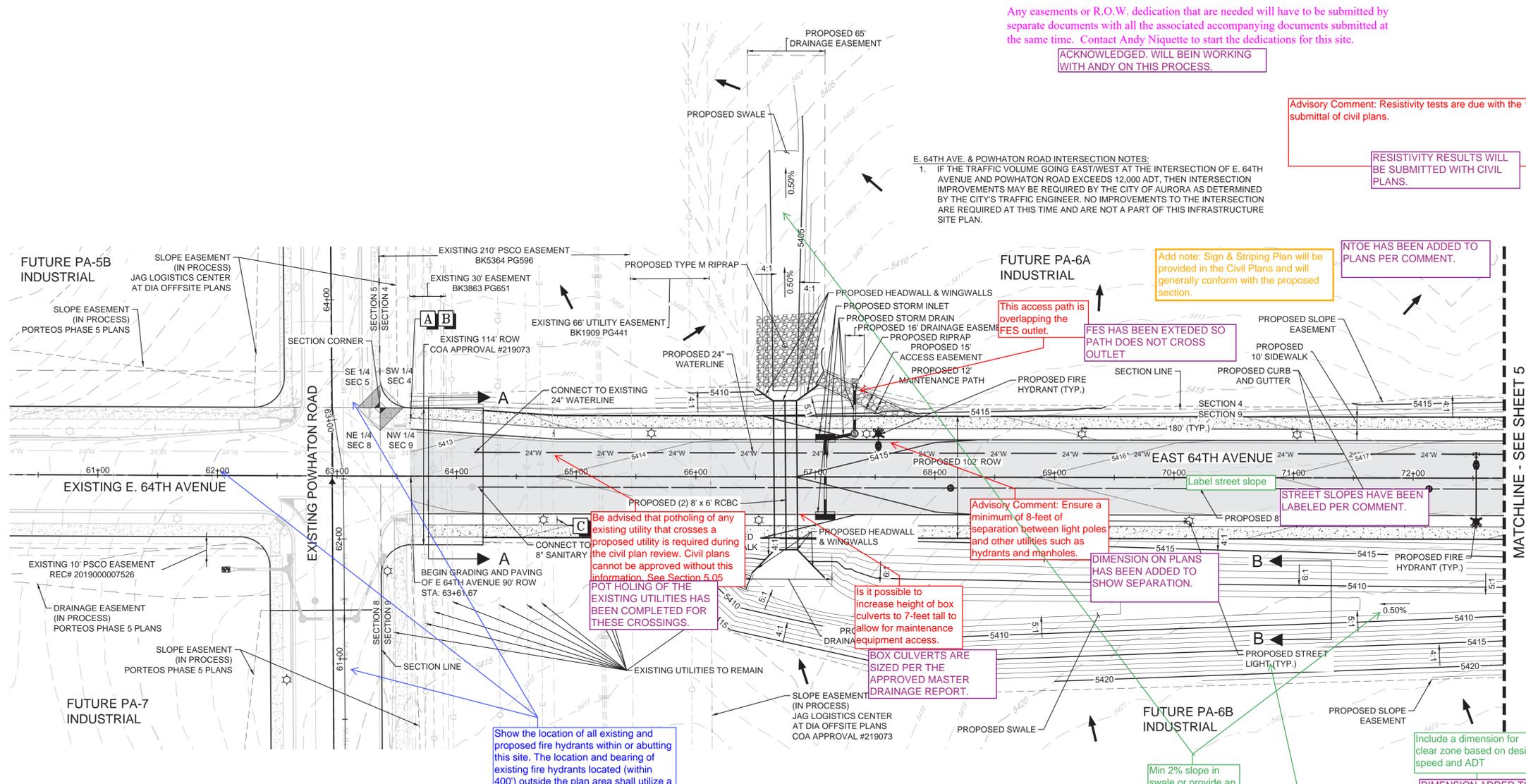
1. CONTRACTOR TO FIELD VERIFY THE SIZE, MATERIAL AND LOCATION (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. EXISTING UTILITIES SHOWN HEREIN ARE TAKEN FROM THE ALTA/ASCM LAND TITLE SURVEY FOR PORTEOS, BY MARTIN/MARTIN, DATED OCTOBER 1, 2015. THE EXISTING UTILITIES DEPICTED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

Any easements or R.O.W. dedication that are needed will have to be submitted by separate documents with all the associated accompanying documents submitted at the same time. Contact Andy Niquette to start the dedications for this site.

ACKNOWLEDGED, WILL BEIN WORKING WITH ANDY ON THIS PROCESS.



SHEET NUMBER	3	DRAWN BY: NJ	CHECKED BY: JF	DATE: AUGUST 2019	SCALE: AS SHOWN	FILE NO: 8130249709	PORTEOS - PHASE 7 INFRASTRUCTURE SITE PLAN EASEMENT EXHIBIT	10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 462-8626 Fax: (720) 462-8646		Revisions	No.	Date	Init.	Appr.	Date



Any easements or R.O.W. dedication that are needed will have to be submitted by separate documents with all the associated accompanying documents submitted at the same time. Contact Andy Niquette to start the dedications for this site.

ACKNOWLEDGED. WILL BEIN WORKING WITH ANDY ON THIS PROCESS.

Advisory Comment: Resistivity tests are due with the 1st submittal of civil plans.

RESISTIVITY RESULTS WILL BE SUBMITTED WITH CIVIL PLANS.

Add note: Sign & Striping Plan will be provided in the Civil Plans and will generally conform with the proposed section.

NTOE HAS BEEN ADDED TO PLANS PER COMMENT.

This access path is overlapping the FES outlet.

FES HAS BEEN EXTENDED SO PATH DOES NOT CROSS OUTLET

Be advised that pot holing of any existing utility that crosses a proposed utility is required during the civil plan review. Civil plans cannot be approved without this information. See Section 5.05 POT HOLING OF THE EXISTING UTILITIES HAS BEEN COMPLETED FOR THESE CROSSINGS.

Advisory Comment: Ensure a minimum of 8-feet of separation between light poles and other utilities such as hydrants and manholes.

DIMENSION ON PLANS HAS BEEN ADDED TO SHOW SEPARATION.

Is it possible to increase height of box culverts to 7-feet tall to allow for maintenance equipment access.

BOX CULVERTS ARE SIZED PER THE APPROVED MASTER DRAINAGE REPORT.

AN UNDER DRAIN HAS BEEN ADDED WHERE NECESSARY PER COMMENT.

Include a dimension for clear zone based on design speed and ADT

DIMENSION ADDED TO PLAN. THERE IS 32.8' FROM FLOWLINE TO HEADWALL FOR THE CLEAR ZONE.

Add a note that street light locations are conceptual. Final street light locations will be determined by a photometric analysis submitted with the civil plans

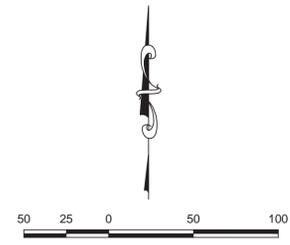
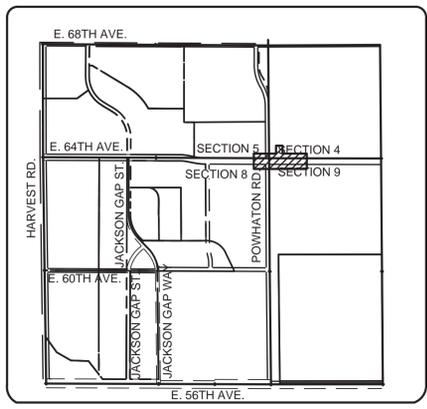
STREET LIGHT NOTE ADDED PER COMMENT.

Advisory Comment: Resistivity tests are due with the first submittal of all civil plans involving water mains.

RESISTIVITY RESULTS WILL BE SUBMITTED WITH CIVIL PLANS.

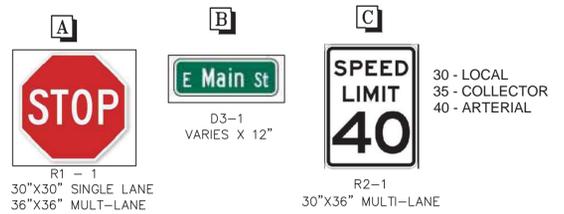
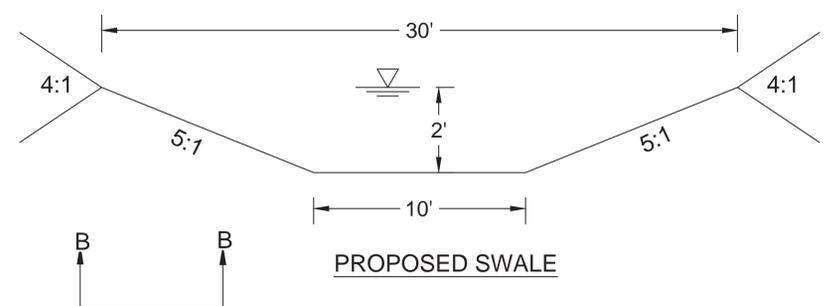
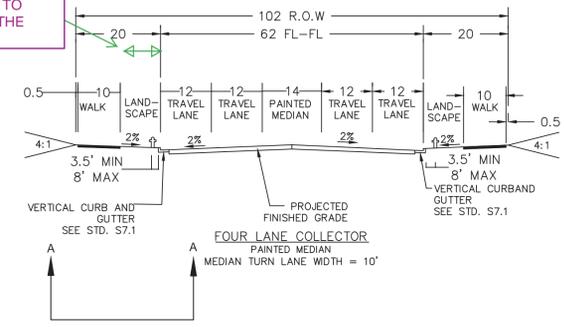
Show the location of all existing and proposed fire hydrants within or abutting this site. The location and bearing of existing fire hydrants located (within 400') outside the plan area shall utilize a fire hydrant symbol with an arrow identifying the distance from the symbol to the existing fire hydrant.

EXISTING HYDRANTS HAVE BEEN ADDED PER COMMENT.

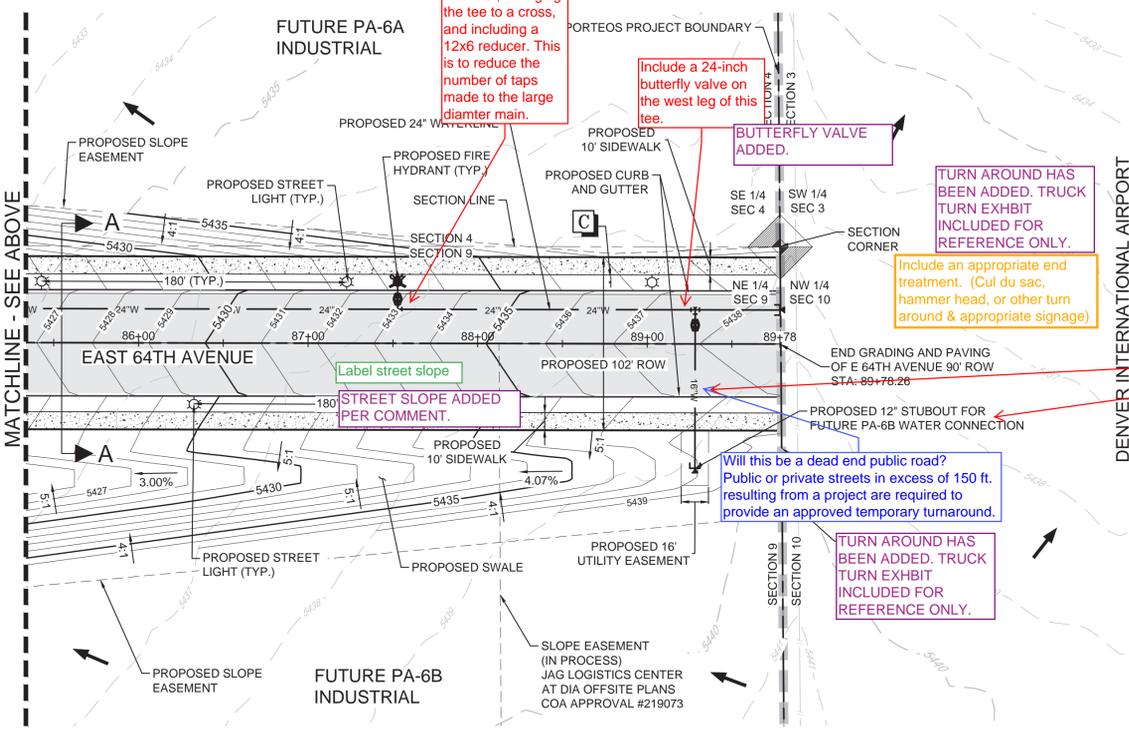
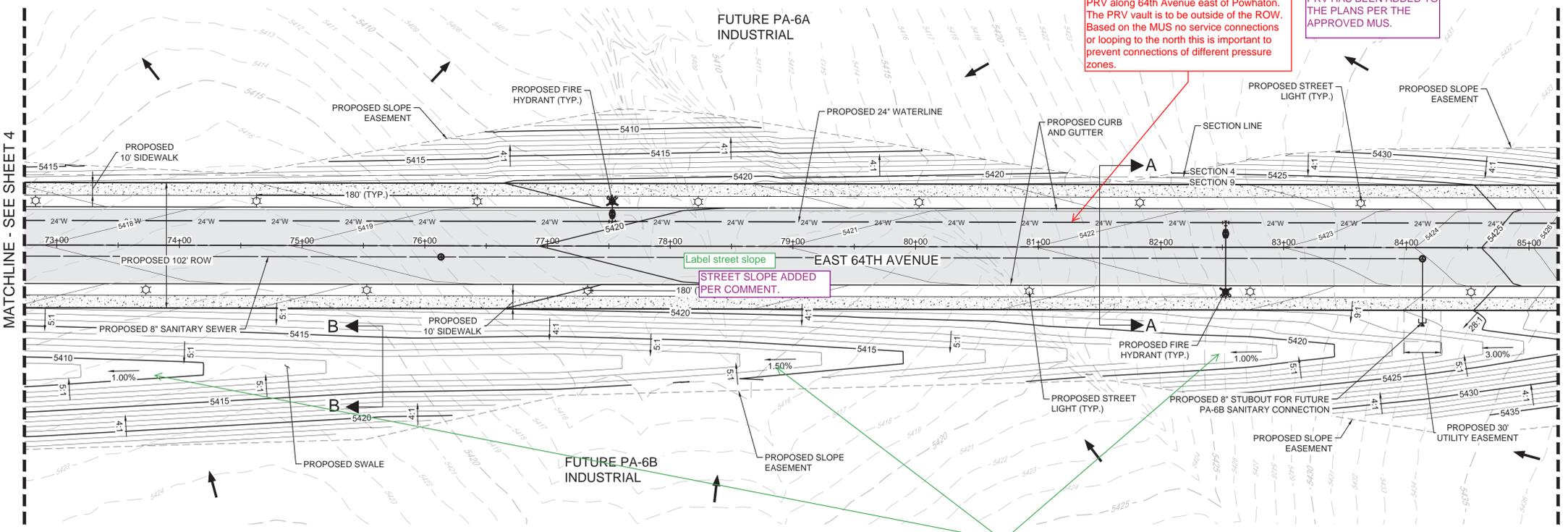


**LEGEND**

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



10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 462-8626 Fax: (720) 462-8646	Revisions	No.	Date	Appr.	Date
	PORTEOS - PHASE 7 INFRASTRUCTURE SITE PLAN PLAN VIEW				
	SCALE: AS SHOWN	FILE NO: 8130249709	DRAWN BY: NJ	CHECKED BY: JF	DATE: AUGUST 2019
SHEET NUMBER	4				



Any easements or R.O.W. dedication that are needed will have to be submitted by separate documents with all the associated accompanying documents submitted at the same time. Contact Andy Niquette to start the dedications for this site. **ACKNOWLEDGED, WILL BEIN WORKING WITH ANDY ON THIS PROCESS.**

The MUS for Porteos (217130) shows a PRV along 64th Avenue east of Powhatan. The PRV vault is to be outside of the ROW. Based on the MUS no service connections or looping to the north this is important to prevent connections of different pressure zones.

PRV HAS BEEN ADDED TO THE PLANS PER THE APPROVED MUS.

FIRE HYDRANT HAS BEEN MOVED PER COMMENT.

Consider moving this east, changing the tee to a cross, and including a 12x6 reducer. This is to reduce the number of taps made to the large diameter main.

Include a 24-inch butterfly valve on the west leg of this tee.

BUTTERFLY VALVE ADDED.

TURN AROUND HAS BEEN ADDED. TRUCK TURN EXHIBIT INCLUDED FOR REFERENCE ONLY.

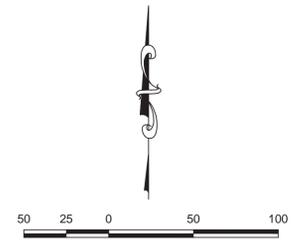
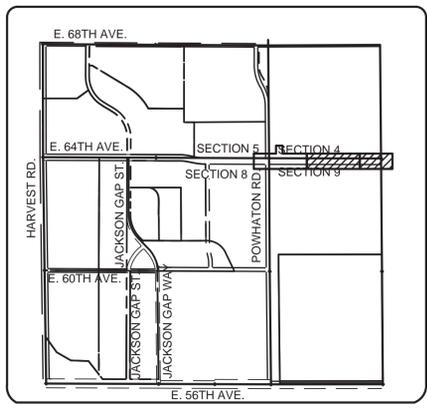
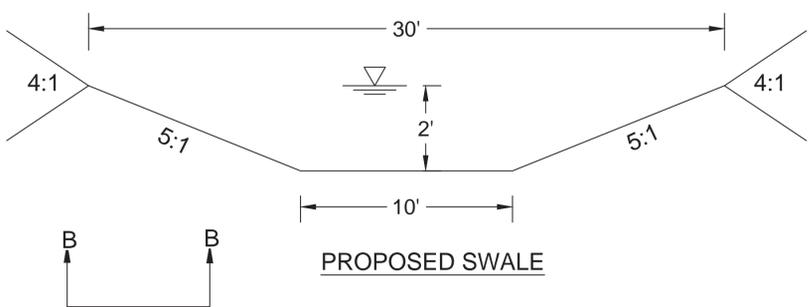
Include an appropriate end treatment. (Cul du sac, hammer head, or other turn around & appropriate signage)

Is this proposing a 16-inch or 12-inch extension? The MUS proposes a 12-inch.

LINE CHANGED TO 12" WATER LINE.

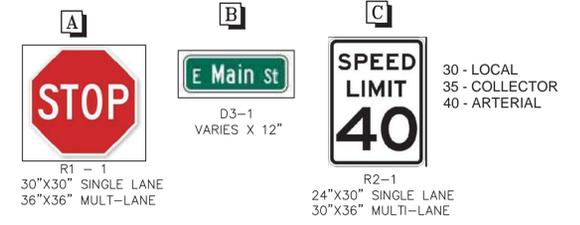
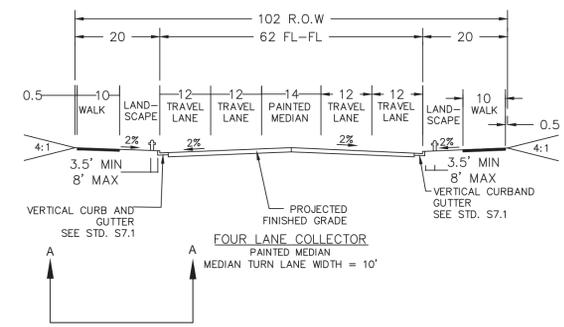
Will this be a dead end public road? Public or private streets in excess of 150 ft. resulting from a project are required to provide an approved temporary turnaround.

TURN AROUND HAS BEEN ADDED. TRUCK TURN EXHIBIT INCLUDED FOR REFERENCE ONLY.



**LEGEND**

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



10333 E. Dry Creek Rd.  
Suite 240  
Englewood, CO 80112  
Tel: (720) 462-8626  
Fax: (720) 462-8646

**CML CONSULTANTS**

**PORTEOS - PHASE 7 INFRASTRUCTURE SITE PLAN PLAN VIEW**

SCALE:	AS SHOWN
DRAWN BY:	NJ
CHECKED BY:	JF
DATE:	AUGUST 2019
FILE NO.:	8130249709

SHEET NUMBER **5**

# LANDSCAPE NOTES

- 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 EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OWNER AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUR RIGHTS-OF-WAY. THE OWNER, THEIR SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR 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 GROUND COVER AND PERENNIAL BEDS ARE TO BE MULCHED WITH 3" DEPTH SHREDDED WOOD BARK MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN GROUND COVER 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 SEEDED 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.

Are these notes applicable to this project?  
 Response: Notes 12, 13, 14, and 15 have not been removed. They are applicable to this project. Note 27 has been removed.

No contractor notes.  
 Response: Note has been removed.

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.

CONTRACTOR TO RE-ESTABLISH VEGETATION IN AREAS OF DISTURBANCE. RE-SEED AREAS DISTURBED BY TREE PLANTING.

- 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.
- 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.
- 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.
- 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.
- SIX INCHES OF THE ORIGINAL TOP SOIL, SHALL BE SALVAGED FROM THE SITE, PRIOR TO OVERLOT GRADING AND REDISTRIBUTED OVER AREAS TO RECEIVE DRYLAND GRASSES, NATIVE TYPE GRASSES, NATURALIZED GRASSES, OR RESTORATIVE GRASSES, IN ACCORDANCE WITH PART 3 OF SUBSECTION I, OF ARTICLE 14, SECTION 146-1429.
- TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, OR DRAINAGE AREAS.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR IMPLEMENTING EROSION CONTROL MEASURES ON SEEDED SLOPES EXCEEDING 3:1.
- SIGHT TRIANGLES SHALL REMAIN UNOBSTRUCTED BY PLANT MATERIAL, OR ANY OTHER VISUAL OBSTACLE, OVER 24" 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.
- ANY TREE LOCATED WITH IN A SIGHT TRIANGLE MUST BE PRUNED TO PROVIDE NO OBSTRUCTION BELOW 7' IN ACCORDANCE WITH THE SIGHT TRIANGLE DETAIL IN COA ROADWAY DESIGN MANUAL.

- ALL AREAS SHALL BE GRADED TO ACHIEVE POSITIVE DRAINAGE, UNLESS IDENTIFIED AS A DETENTION OR RETENTION POND.
- DO NOT DISTURB THE EXISTING PAVING, LIGHTING, LANDSCAPING, OR IRRIGATION THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
- 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.
- A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS OR DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429, MUST BE VEGGED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
- ALL FIRE HYDRANTS SHALL BE LOCATED NOT LESS THAN 3'6" 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.
- 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.
- ADJUSTMENTS IN THE PLANT MATERIAL LOCATIONS WILL BE NECESSARY TO ACCOMMODATE FUTURE DRIVEWAY/CURB CUTS ASSOCIATED WITH ALL ADJACENT PLANNING AREAS.
- 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.

Remove as these references no longer exist as a result of the new zoning code.  
 Response: references have been removed.

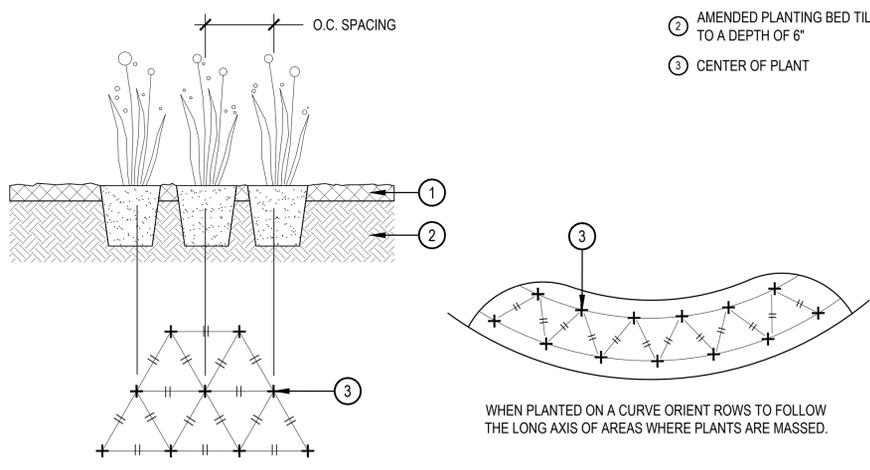
What is this based upon? Put the requirements in here. It should be 1 shrub per 40 square feet of curbside landscape.  
 Response: requirement has been identified and included in the table.

ROW DESCRIPTION	ROW LENGTH	LANDSCAPE AREA	# OF TREES REQUIRED	# OF TREES PROVIDED	# OF SHRUBS REQUIRED	# OF SHRUBS PROVIDED
STREET FRONTAGE (1 TREE / 40 FT.)	2,618 L.F.	23,573 S.F.	66	70	590	637 SHRUBS

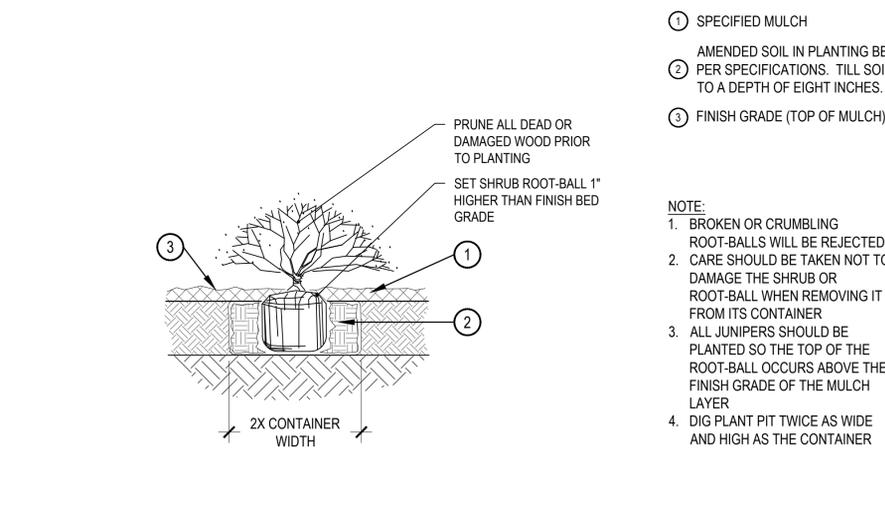
NOTE: STREET BUFFER REQUIREMENTS: 1 TREE AND 10 SHRUBS PER 40 LINEAR FEET, WITH 50% OF TREES BEING EVERGREEN, ARE NOT PROVIDED WITH THESE PLANS. STREET BUFFER PLANTINGS WILL BE PROVIDED WITH ON-SITE IMPROVEMENTS OF DEVELOPMENT ADJACENT TO ROADWAY INFRASTRUCTURE IMPROVEMENTS.

- NOTES:
- 10 (#5 CONTAINER) SHRUBS EQUALS ONE (1) 2" CALIPER TREE.
  - TWELVE (12) FIVE GALLON SHRUBS EQUALS ONE 2.5" CALIPER TREE.
  - THREE (3) ONE GALLON PERENNIALS/GRASSES EQUALS ONE (1) FIVE (5) GALLON SHRUB.

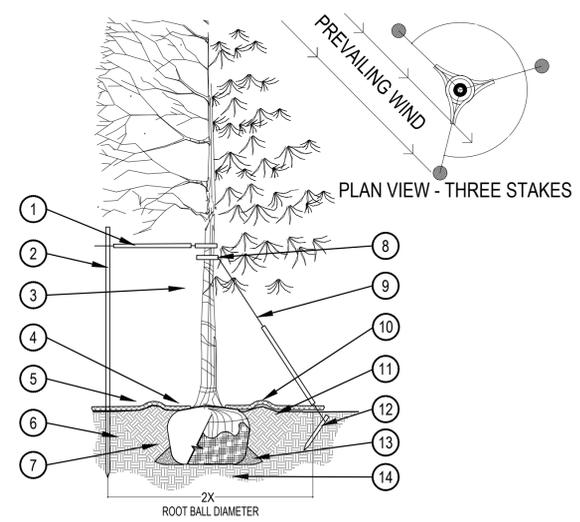
AREA DESCRIPTION	WATER CONSERVING IRRIGATION (NON-SOD)	NON-WATER CONSERVING IRRIGATION (SOD)
STREET FRONTAGE	15,618 S.F.	N/A



1 PERENNIAL PLANT LAYOUT  
 SCALE: 1" = 1'-0"



2 SHRUB PLANTING  
 SCALE: 1-1/2" = 1'-0"



3 TREE PLANTING DETAIL  
 SCALE: 3/16" = 1'-0"

- PRUNING NOTES:
- ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
  - 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:
- STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
    - 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)
    - 1-1/2" - 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)
    - 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM
  - 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 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

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

Add "Not for Construction" to all landscape sheets.  
 Response: Not for Construction has been added to all landscape sheets.

1101 Bannock Street  
 Denver, Colorado 80204  
 P: 303.662.1166  
 www.norris-design.com

**NORRIS DESIGN**  
 Planning | Landscape Architecture | Branding

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

PORTEOS - FILING NO. 7  
 INFRASTRUCTURE SITE PLAN  
 LANDSCAPE NOTES

SCALE: AS SHOWN  
 FILE NO:

DRAWN BY: KK, EN, CB  
 CHECKED BY: JB  
 DATE: JANUARY 10, 2020

SHEET NUMBER: 6

No.	No.	No.	No.	No.
1st Submittal	1/10/20	Date	Init.	Appr.



