

May 6, 2020

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

Re: **Second 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 Second Submission of Porteos Infrastructure Site Plan Phase 7 with your review team. Valuable feedback was received on April 10, 2020. Responses to the comments received have been reflected on the following pages. The following items have been included in the resubmittal:

- ISP
- Response to Comments Letter and ISP Redlines
- Truck Turn Exhibit

Please reach out should you have any questions at lvielehr@norris-design.com or 303-892-1166.

Sincerely,
Norris Design



Leanne Vielehr
Senior Associate

Second Submission Review

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Please provide information regarding how coordination with DEN will take place; See comments in the 1st review letter from Tim Hester.

Response: Per Tim Hester's request, the ISP along with additional information regarding the elevations of the roadway at the eastern property boundary were provided to DEN on March 10, 2020. We were told by Tim Hester that they would contact us if they had any further questions. No additional correspondence has taken place. The full email correspondence with DEN has been provided at the end of this letter.

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

2A. Sheet 6: Remove note 8; please remove as Article 14 no longer exists.

Response: The note has been removed per comment.

2B. Remove bottom section from Standard Right of Way Landscape Requirements.

Response: Interim Street Frontage has been removed from the Landscape Requirements chart per redlines.

2C. Sheet 7: See highlighted plantings-Although xeric, this plant because of its thorny nature, is not permitted in the curbside landscape.

Response: The Ivory Tower Yucca has been removed from the plant list.

2D. Sheet 7: Modify botanical name.

Response: The botanical name of the Bur Oak has been corrected.

2E. Sheet 9: Modify note to read: "the ultimate landscape condition i.e. the remaining trees and shrubs that are deficient due to the public/life safety turn around shall be installed by the metro district once the turnaround is removed". This portion of the missing streetscape is no different than the stretch directly to the west of it. It is all metro district controlled.

Response: Note has been revised per comment.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

3A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

Response: Acknowledged. The first review of the PDR was returned on 5/1/20 after 12 weeks of review.

3B. Sheet 4: Include a dimension for clear zone based on design speed and ADT, typical.

Response: The dimension for clear zone has been added per comment.

3C. Sheet 4: Please change this line type. It implies a water line when a storm line is more accurate, typical.

Response: The line type has been changed per comment.

3D. Sheet 4: It appears the hatch is masking the contours in the roadway. Please fix, typical.

Response: The contours have been brought to front on all sheets by CVL.

3E. Sheet 4: Add a note indicating street light locations are conceptual. Final street light locations will be determined by photometric analysis submitted in the street lighting plans with the civil plans.

Response: The note has been added per comment.

3F. Sheet 5: This is not a standard COA turn around. Please provide additional dimensions or Autoturn to verify it meets COA Public Works and Life Safety standards.

Response: The dimensions have been added and a truck turn exhibit has been provided with this submittal.

4. **Traffic Engineering** (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in amber)

4A. Comments will be forwarded under separate cover.

Response: Per a conference call with Brianna on 4/20/20, she had no additional traffic comments.

5. **Fire/Life Safety** (Will Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

5A. Sheet 5: Will this portion be paved? Is it your intention to have this serve as the required turnaround?

Response: Yes, this portion of roadway will be paved and serve as the turn around.

6. **Aurora Water** (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red)

6A. Sheet 4: This line type should be changed from the water linetype. Should also be labeled as private.

Response: This line type has been changed per comments. The line has also been labeled as "private".

7. **Real Property** (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

7A. Cover Sheet: add a legal description for the overall boundary of the ISP.

Response: The legal description has been added.

7B. 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: Acknowledged.

7C. Sheet 2: Confirm the names of the easements, rights of way and parcels with Andy Niquette and dedicate by separate documents.

Response: We will continue to work with Andy on the easement/ROW dedications.

7D. Dedicate all easements or parcels by separate document. Contact Andy Niquette (303.739.7325) to start the processes. Make sure the names match in all formats.

Response: We will continue to work with Andy on the easement/ROW dedications.

8. **Transportation Planning** (Tom Worker-Braddock / 303-739-7340 / See comments below)

8A. The proposed cross-section does not conform with either the existing city's four lane arterial cross-section standard or the alternative 4 lane minor arterial cross-section standard in NEATS. City Transportation Planning staff recommends that the "Four Lane Minor Arterial - Separated Shared Use Path" cross-section from NEATS (2018) be considered.

Response: The cross section shown on the plans has been discussed with Brianna multiple times previously and is consistent with what is west of Powhaton intersection. No changes have been made to the proposed street section.

Leanne Vielehr

From: Bill Wichterman <Bill@thesanjuancompany.com>
Sent: Tuesday, May 5, 2020 9:48 AM
To: Leanne Vielehr
Subject: FW: Porteos 64th Avenue Coordination

Follow Up Flag: Follow up
Flag Status: Flagged

fyi

From: Hester, Tim - DEN <Tim.Hester@flydenver.com>
Sent: Tuesday, March 10, 2020 1:04 PM
To: Joe Ferris <JFerris@cvlinc.net>; Bill Wichterman <Bill@thesanjuancompany.com>
Cc: Sarah Kolz <SKolz@cvlinc.net>
Subject: RE: Porteos 64th Avenue Coordination

Thanks for providing the additional information Joe. We will review and let you know if we have any questions.

T



TIM HESTER, AICP
SENIOR AIRPORT PLANNER

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From: Joe Ferris <JFerris@cvlinc.net>
Sent: Tuesday, March 10, 2020 11:17 AM
To: Bill Wichterman <Bill@thesanjuancompany.com>; Hester, Tim - DEN <Tim.Hester@flydenver.com>
Cc: Sarah Kolz <SKolz@cvlinc.net>
Subject: RE: Porteos 64th Avenue Coordination

Tim,

Attached is our preliminary plan and profile of E. 64th Avenue at the property boundary of Porteos and DEN. At the property boundary, we have the profile at existing grade. Let me know if you have any questions.

Joe Ferris, PE
Project Manager

direct: 720.249.3603 main: 720.482.9526
cell: 303.483.5880 fax: 720.482.9546

CVL Consultants of Colorado Inc.

10333 E. Dry Creek Road, Suite 240
Englewood, Colorado 80112

From: Bill Wichterman <Bill@thesanjuancompany.com>
Sent: Wednesday, March 4, 2020 6:20 PM
To: Sarah Kolz <SKolz@cvlinc.net>; Joe Ferris <JFerris@cvlinc.net>
Subject: FW: Porteos 64th Avenue Coordination

Sarah and Joe:

See below from DIA. It looks like they are concerned that whatever we do will work with the extension of 64th to the east of our property boundary. I know you have considered this already in your design. Can you send him plans for the roadway now that show elevations and any other information he needs to confirm that they can continue 64th east of our property line without major import, export, or other potential design or construction problems?

Thanks,

Bill

From: Hester, Tim - DEN <Tim.Hester@flydenver.com>
Sent: Wednesday, March 4, 2020 11:15 AM
To: Bill Wichterman <Bill@thesanjuancompany.com>
Subject: RE: Porteos 64th Avenue Coordination

Thanks for reaching out Bill. DEN requests coordination on the roadway design for the section that will dead-end on the eastern edge of the property adjacent to DEN. With these roadway improvements coming as part of the Porteos development it is going to require DEN to think more critically about this section of the airport and our future plans for the area. As DEN thinks about the timing for our future connection of 64th to Valleyhead, we just want to make sure that the transition from DEN to Porteos is accounted for so we can incorporate it into our future design. Let me know if you have any other questions. Thanks.



TIM HESTER, AICP
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[Click here](#) to visit DEN on social media

From: Bill Wichterman <Bill@thesanjuancompany.com>
Sent: Wednesday, March 4, 2020 10:46 AM
To: Hester, Tim - DEN <Tim.Hester@flydenver.com>
Subject: Porteos 64th Avenue Coordination

Tim:

We received a comment that you recently made to our ISP submittal for 64th Avenue in Aurora (see attached letter). You asked that we “coordinate” the 64th Avenue east of Powhaton Road. I’m not quite sure what this means. What would DIA like from the developer and Aurora in terms of coordination regarding this road?

Regards,

Bill

Bill Wichterman
President
The San Juan Company
4530 E. Shea Boulevard, Suite 100
Phoenix, Arizona 85028
Phone: (602) 448-9392
Fax: (602) 391-2660
Email: bill@thesanjuancompany.com

ROADWAY CONSTRUCTION PHASING:

- 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.
- 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.
- 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.
- 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.
- TRANSITION PAVING WILL BE CONSTRUCTED AS REQUIRED.
- THE DEVELOPER IS RESPONSIBLE FOR STREET LIGHTS ALONG ALL PUBLIC STREETS.
- A TEMPORARY TURN AROUND WILL BE CONSTRUCTED AT THE EAST END OF E. 64TH AVENUE. THE TEMPORARY TURN AROUND WILL REMAIN UNTIL E. 64TH IS EXTENDED EAST, OR PA-6B IS DEVELOPED.

WATER MAIN SYSTEM:

- 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.
- 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.
- EACH PLANNING AREA SHALL BE REQUIRED TO PROVIDE AN INTERNAL LOOPED WATER NETWORK PER CITY CRITERIA DURING THEIR RESPECTIVE CSP SUBMITTALS.
- REFER TO THE APPROVED PUBLIC IMPROVEMENT PLANS, MASTER UTILITY REPORT, FDP AND SUBSEQUENT ADDENDUMS FOR ADDITIONAL INFORMATION REGARDING PHASING REQUIREMENTS.
- 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:

- 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.
- SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.

SANITARY SEWER SYSTEM:

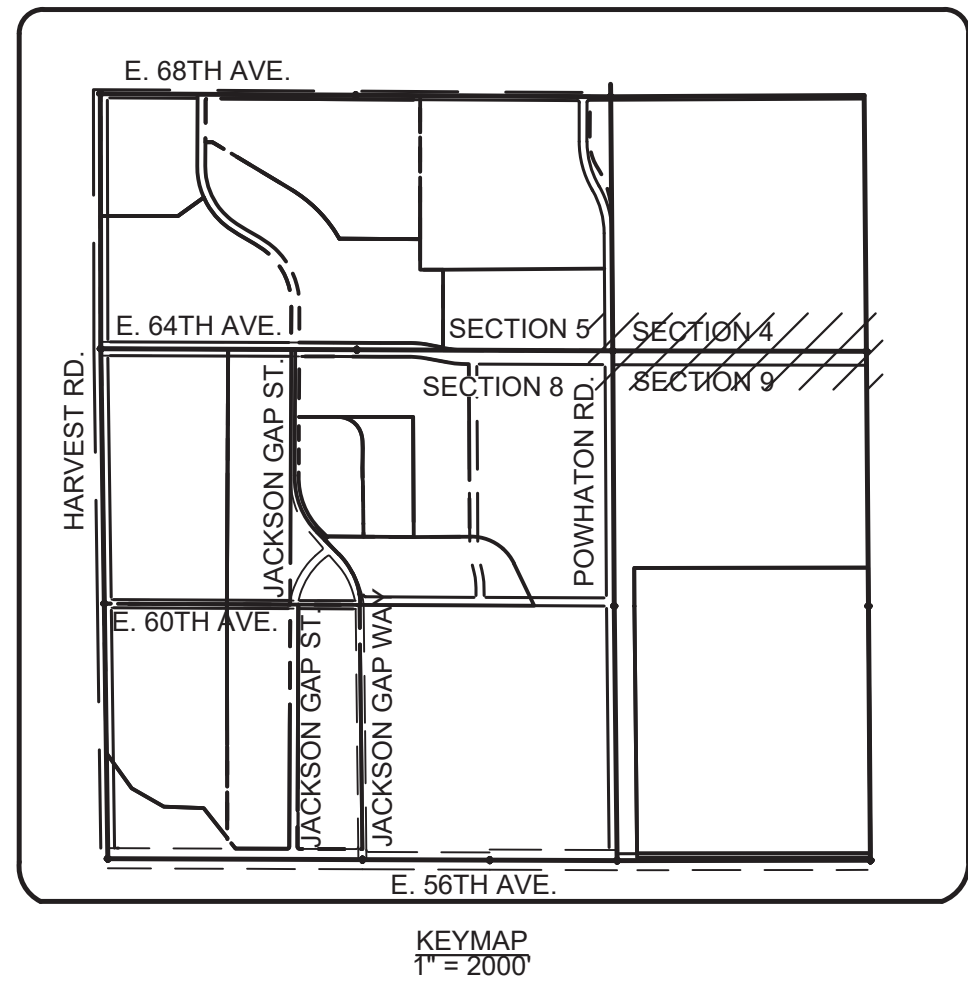
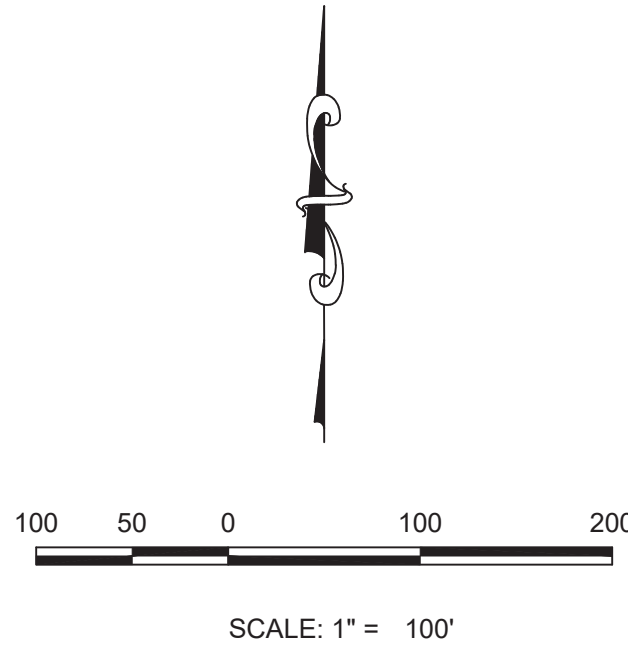
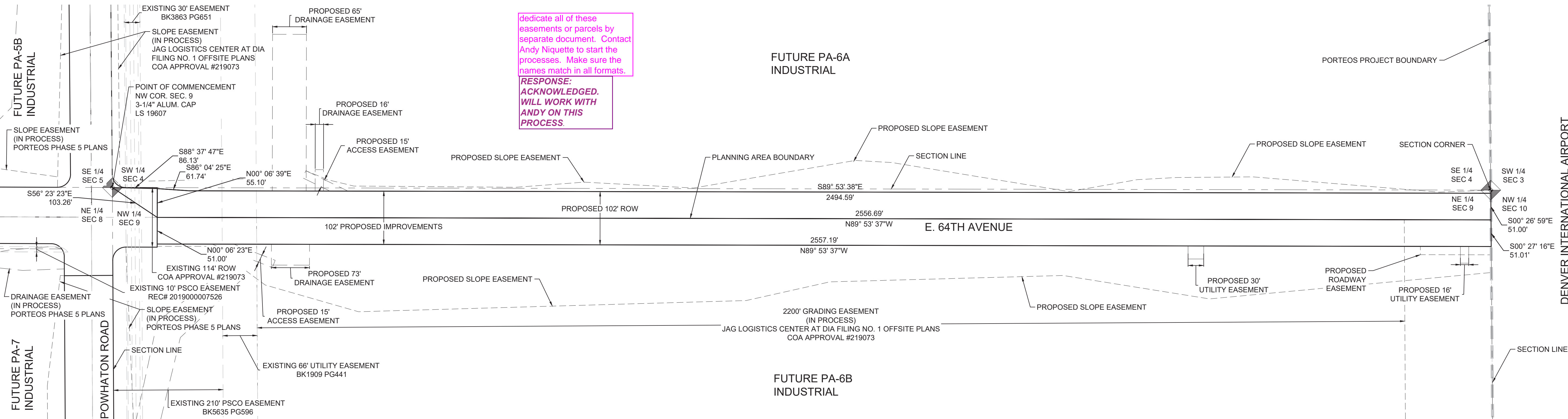
- OFFSITE WATER MAIN INFRASTRUCTURE IMPROVEMENTS FOR THE JAG LOGISTICS CENTER AT DIA FILING NO. 1 OFFSITE CONSTRUCTION PLANS AND THE PORTEOS PHASE 5 CONSTRUCTION PLANS ARE ASSUMED COMPLETE AND IN PLACE FOR THE CONSTRUCTION OF THIS ISP.
- PER THE AURORA "MASTER SEWER PLANS" A FUTURE PERMANENT GRAVITY 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.
- 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.

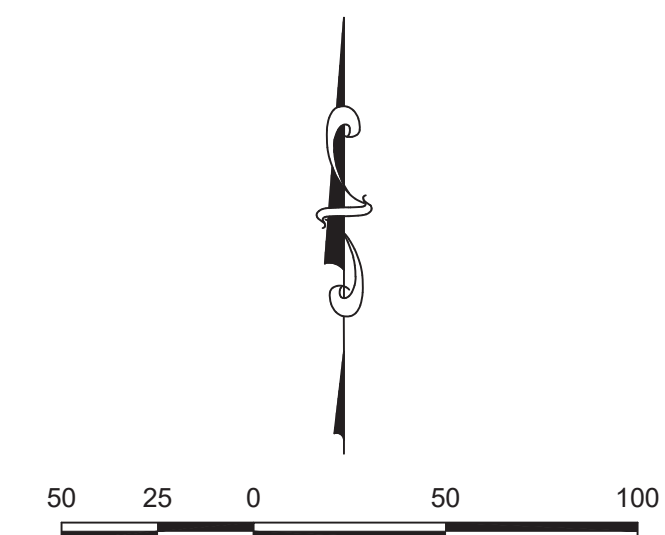
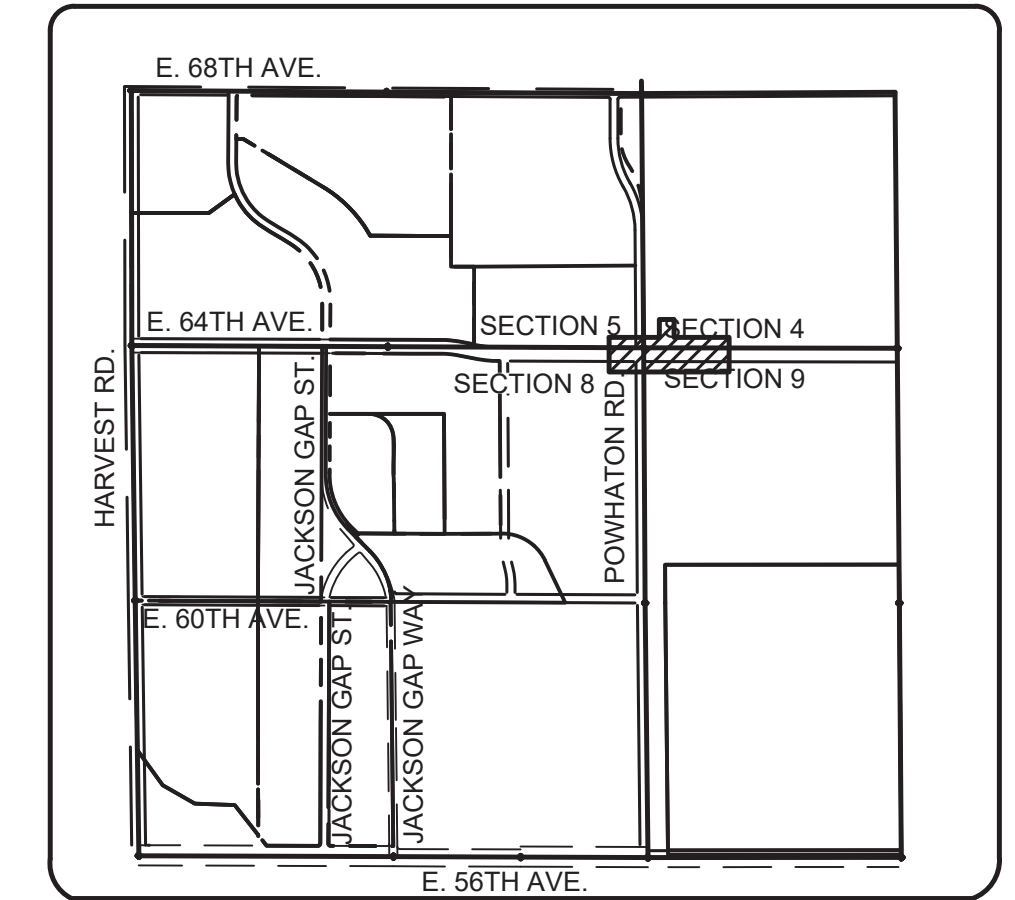
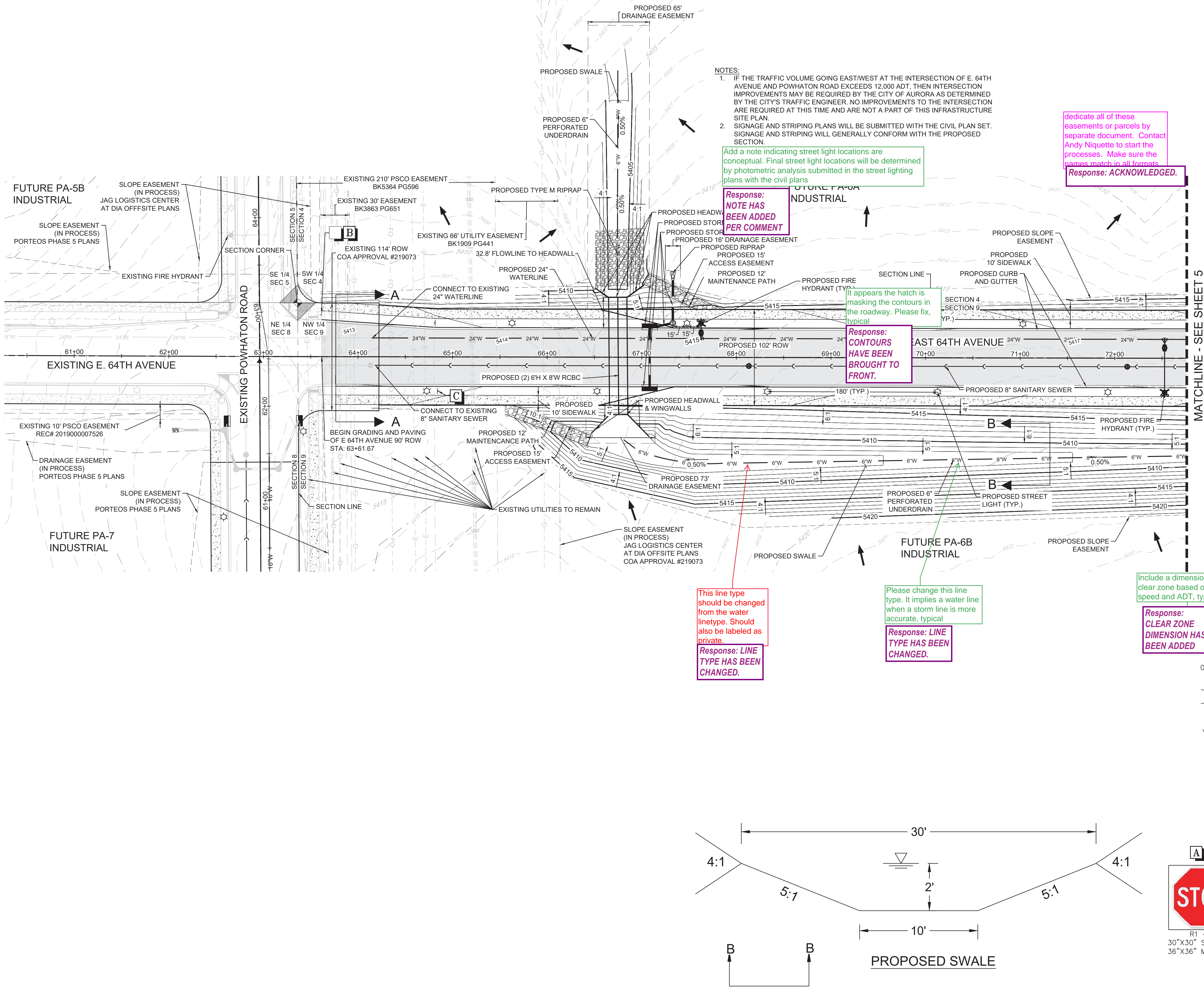
STORM SEWER SYSTEM:

- 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-FEET-WIDE BY 6-FEET-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. BMPs AND EROSION CONTROL MEASURES SHALL BE INSTALLED TO MINIMIZE EROSION AND REDUCE EROSION CHARACTERISTICS AT CULVERT CROSSINGS AND WITHIN EXISTING CHANNEL CONVEYANCE PATHS.
- ADDITIONAL PUBLIC STORM SEWER SYSTEMS MAY BE REQUIRED AS PLANNING AREAS DEVELOP.

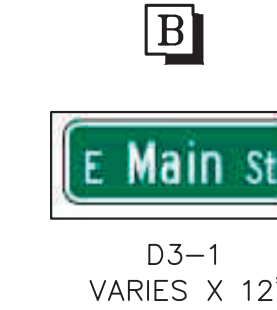
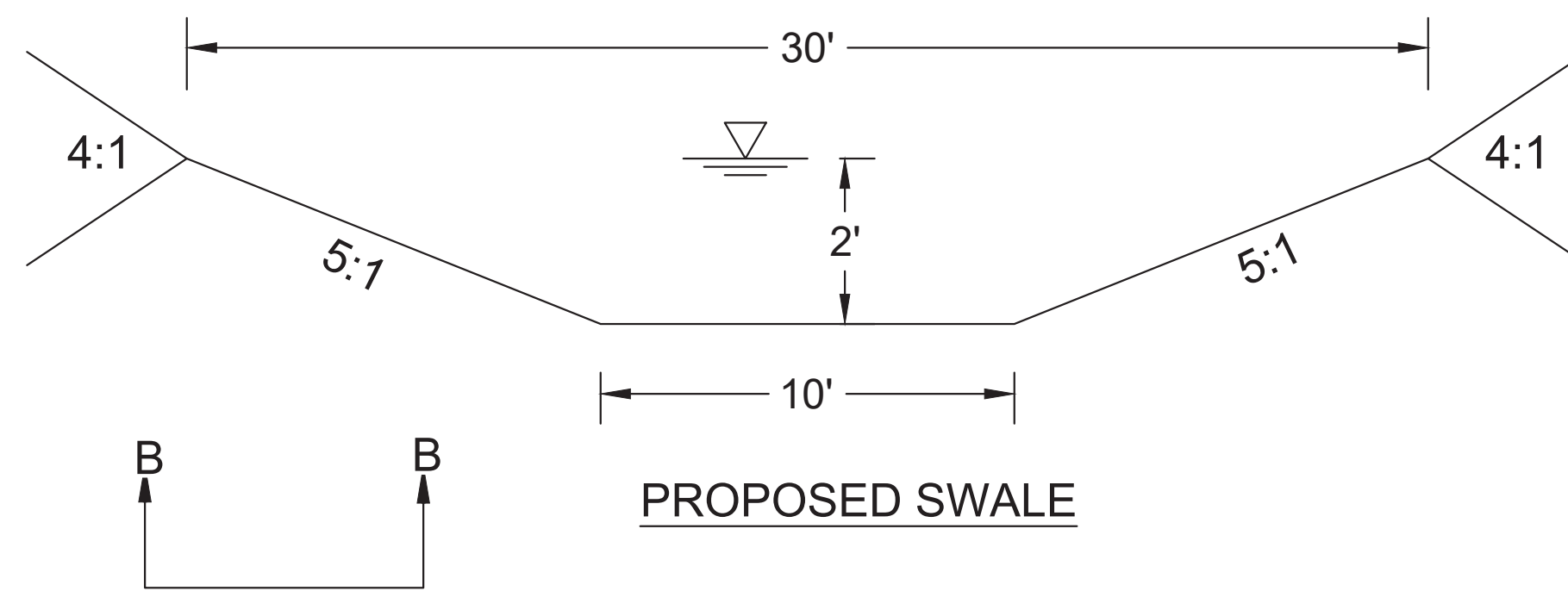
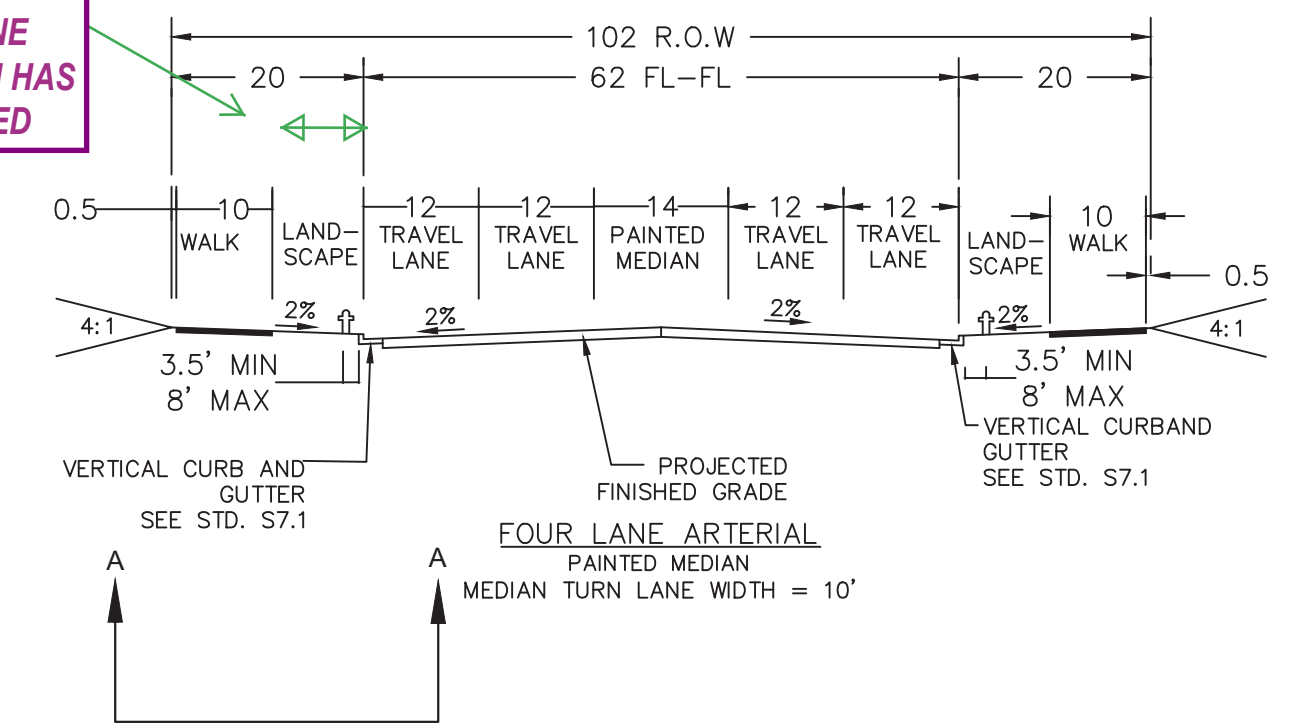
GENERAL NOTES:

- CONTRACTOR TO FIELD VERIFY THE SIZE, MATERIAL AND LOCATION (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- 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.





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



10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546		RESUBMITTAL		No. 1	Revisions	No.	Date	Appr.	Date
PORTEOS - PHASE 7 INFRASTRUCTURE SITE PLAN		PLAN VIEW		SCALE: AS SHOWN		FILE NO: 8130249709		DRAWN BY: NJ	
SHEET NUMBER 4		CHECKED BY: JF		DATE: AUGUST 2019		OF 9			

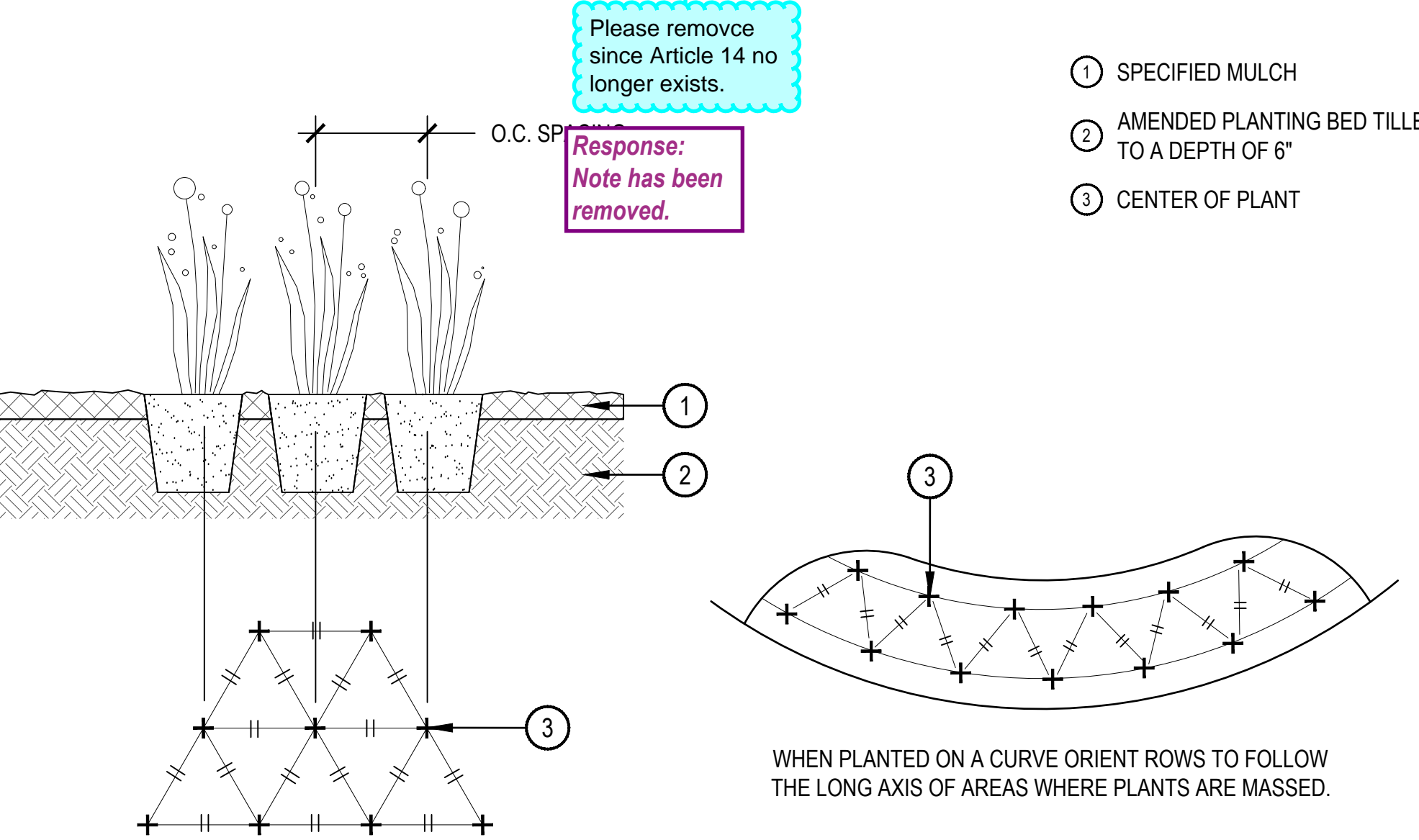
LANDSCAPE NOTES

1. 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.
2. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE OWNER AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE OWNER, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.
3. 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.
4. IRRIGATION CONTROLLERS SHALL BE EQUIPPED WITH AUTOMATIC RAIN SHUT OFF SENSORS.
5. 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.
6. 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.
7. ALL GROUNDCOVER AND PERENNIAL BEDS ARE TO BE MULCHED WITH 3" DEPTH SHREDDED WOOD BARK MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN GROUNDCOVER BEDS. ALL SOD AND TURF TYPE SEEDING AREAS ARE TO HAVE SOIL PREPARATION PER CITY OF AURORA, UTILITIES DEPARTMENT, OFFICE OF WATER CONSERVATION, REGULATIONS FOR OBTAINING NEW SOD/SEED PERMITS. (MINIMUM RATE OF 4.0 CU. YDS. OF COMPOST PER 1000 S.F.).
8. 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.
9. 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.

10. 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.
11. 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.
12. 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.
13. 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.
14. SIX INCHES OF THE ORIGINAL TOP SOIL, SHALL BE SALVAGED FROM THE SITE, PRIOR TO OVERLOT GRADING AND REDISTRIBUTED OVER AREAS TO RECEIVED DRYLAND GRASSES, NATIVE TYPE GRASSES, NATURALIZED GRASSES, OR RESTORATIVE GRASSES, IN ACCORDANCE WITH PART 3 OF SUBSECTION I, OF ARTICLE 14, SECTION 146-1429.
15. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, OR DRAINAGE AREAS.
16. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR IMPLEMENTING EROSION CONTROL MEASURES ON SEEDED SLOPES EXCEEDING 3:1.
17. 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.

18. 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.
19. ALL AREAS SHALL BE GRADED TO ACHIEVE POSITIVE DRAINAGE, UNLESS IDENTIFIED AS A DETENTION OR RETENTION POND.
20. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, LANDSCAPING, OR IRRIGATION THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
21. 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.
22. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
23. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
24. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
25. 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.
26. ADJUSTMENTS IN THE PLANT MATERIAL LOCATIONS WILL BE NECESSARY TO ACCOMMODATE FUTURE DRIVEWAY/CURB CUTS ASSOCIATED WITH ALL ADJACENT PLANNING AREAS.
27. 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.

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1 PERENNIAL PLANT LAYOUT

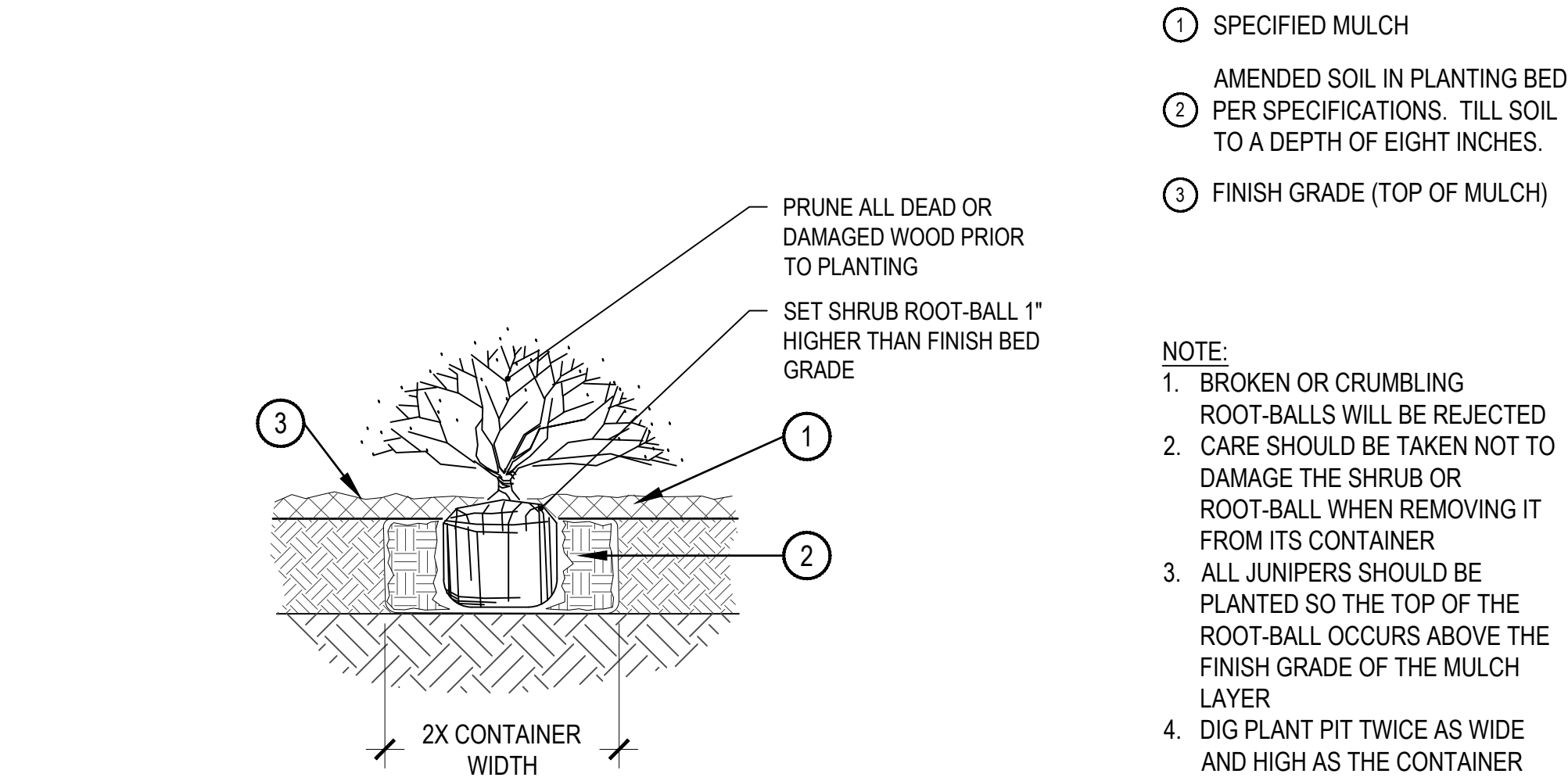
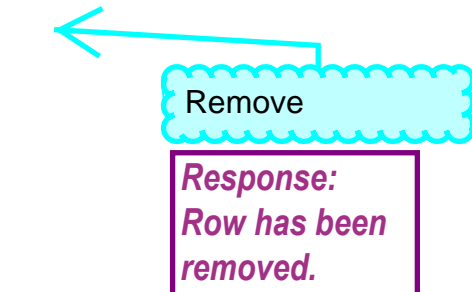
SCALE: 1" = 1'-0"

STANDARD RIGHT OF WAY LANDSCAPE REQUIREMENTS						
64TH AVENUE						
ROW DESCRIPTION	ROW LENGTH	LANDSCAPE AREA	# OF TREES REQUIRED	# OF TREES PROVIDED	# OF SHRUBS REQUIRED (1 SHRUB PER 40 SQUARE FEET OF CURBSIDE LANDSCAPE)	# OF SHRUBS PROVIDED
STREET FRONTAGE (1 TREE / 40 FT.)	2,618 L.F.	23,573 S.F.	66	68	590	633 SHRUBS
INTERIM STREET FRONTAGE (1 TREE / 40 FT.)	2,443 L.F.	22,235 L.F.	59	63	533	591 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.

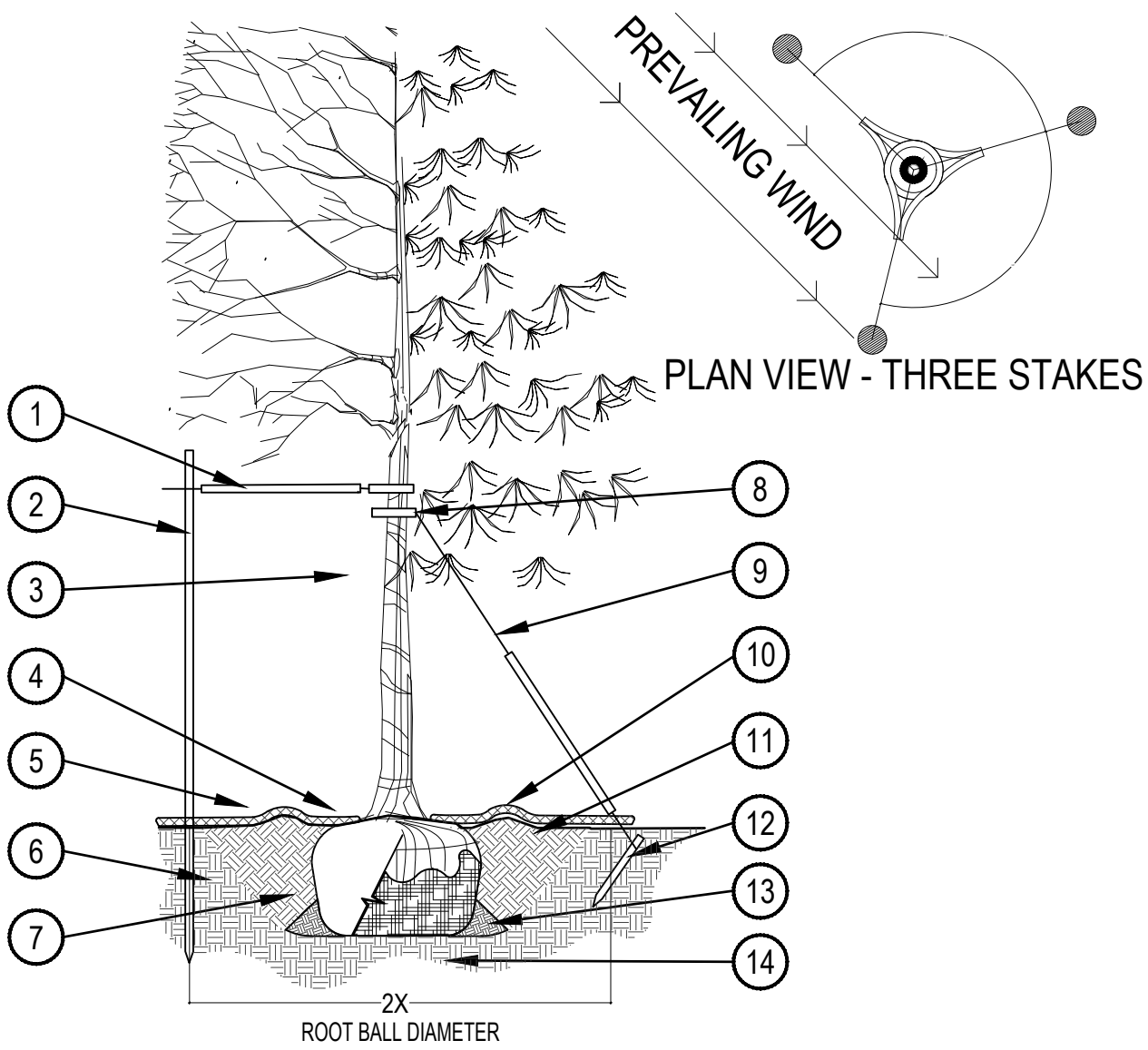
- NOTES:
- 10 (#5 CONTAINER) SHRUBS EQUALS ONE (1) 2" CALIPER TREE.
 - TWELVE (12) FIVE GALLON SHRUBS EQUALS ONE 2.5" CALIPER TREE.
 - THREE (3) ONE GALLON PERENNIALS/GRASSES EQUALS ONE (1) FIVE (5) GALLON SHRUB.

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



2 SHRUB PLANTING

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



3 TREE PLANTING DETAIL

- 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.

SCALE: 3/16" = 1'-0"

P:\PORTEOS - 0005-01-0000\PORTEOS PHASE 7 (SP - 0808-01-22)\DRAWINGS\SUBMITTALS\PLAN\PORTEOS-PHASE7-LAND.DWG, C:\RESNAHAN_3\1820

PLANTING SCHEDULE

QTY. XERIC RATING SYM. COMMON NAME BOTANICAL NAME SIZE & COND.

DECIDUOUS CANOPY TREES

13	XX	KCT	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICA	L. MIN. B&B
14	X	SKY	SKYLINE LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	CAL. MIN. B&B
13	X	EQM	EMERALD QUEEN NORWAY MAPLE	ACER PLATANOIDES 'EMERALD QUEEN'	CAL. MIN. B&B
13	X	BUR	BUR OAK	ACER PLATANOIDES 'EMERALD QUEEN'	CAL. MIN. B&B
15	X	CAL	WESTERN CATALPA	CATALPA SPECIOSA	CAL. MIN. B&B

Wrong botanical name

Response: Botanical name has been updated to be correct.

ENHANCED NATIVE SEED MIX

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

DECIDUOUS SHRUBS

30	XXX	FER	FERNBUSH	CHAMAEBATIARIA MILLEFOLIUM	#5 CONT.
36	XX	PBB	COMPACT PURPLE BUTTERFLY BUSH	BUDDLEA DAVIDII NANHOENSIS 'PETITE PLUM'	#5 CONT.
87	XX	SWN	SUMMER WINE NINEBARK	PHYSOCARPUS OPULIFOLIUS 'SEWARD'	#5 CONT.
19	XX	MKL	MISS KIM DWARF LILAC	SYRINGA PATULA 'MISS KIM'	#5 CONT.
33	XXX	RSA	RUSSIAN SAGE	PEROVSKIA ARTIPLICIFOLIA	#5 CONT.
29	XX	BMS	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	#5 CONT.
10	XX	SAA	AUTUMN AMBER SUMAC	RHUS TRILOBATA 'AUTUMN AMBER'	#5 CONT.

EVERGREEN SHRUBS

54	XX	BRO	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'	#5 CONT.
36	XX	BCJ	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	#5 CONT.
24	XXX	MAN	PANCHITO MANZANITA	ARCTOSTAPHYLOS 'PANCHITO'	#5 CONT.
27	XXX	ITY	IVORY TOWER YUCCA	YUCCA FILAMENTOSA 'IVORY TOWER'	#5 CONT.
36	XX	ARC	ARCADIA JUNIPER	JUNIPERUS SABINA 'ARCADIA'	#5 CONT.

Although xeric, this plant because of it's thorny nature, is not permitted in the curbside landscape.

Response: Ivory tower Yucca has been removed from the plant list.

GRASSES

64	X	AVG	BLUE AVENA GRASS	HELICTOTRICHON SEMPERVIRENS	#5 CO
48	XXX	SHG	SHENANDOAH SWITCH GRASS	PANICUM 'SHENANDOAH'	#5 CO
64	X	MAG	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	#5 CO
36	XXX	LBG	LITTLE BLUESTEM GRASS	SCHIZACHYRIUM SCOPARIUM	#5 CO

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Know what's below. Call before you dig.

7

DRAWN BY:
CHECKED BY:
DATE:

AS SHOWN
FILE NO:
8130249709

DATE:
MARCH 2020

PORTEOS - PHASE 7
INFRASTRUCTURE SITE PLAN
PLANT SCHEDULE

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

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

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Revisions

NO.1

RESUBMITTAL

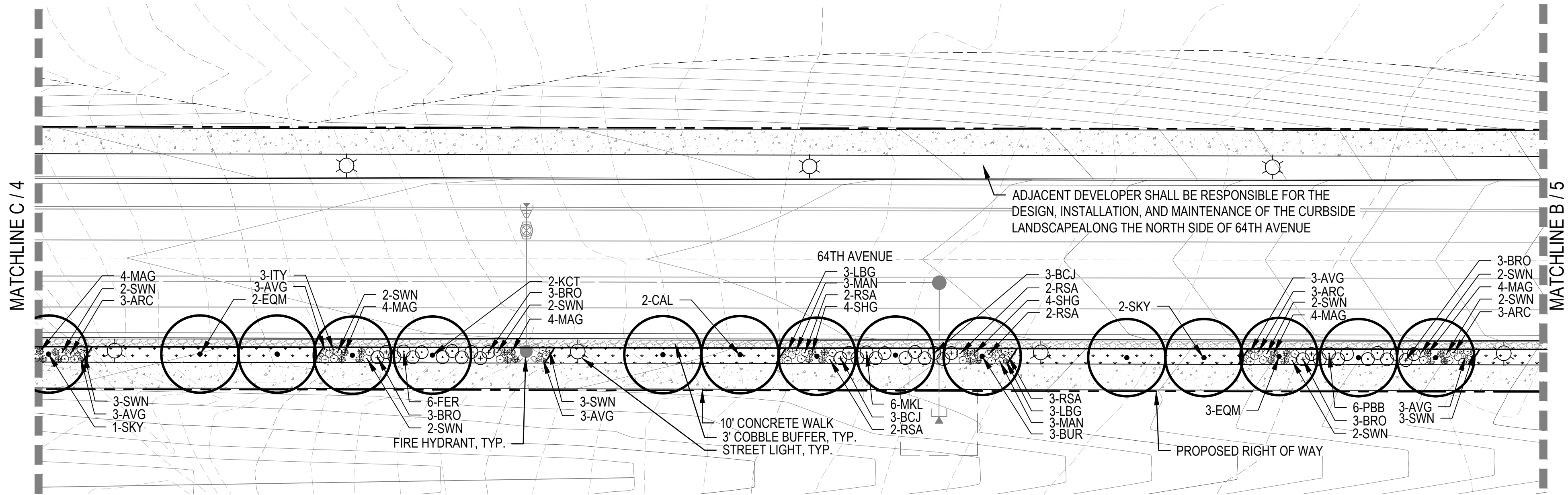
3/20/20

CB, EN

Appr.

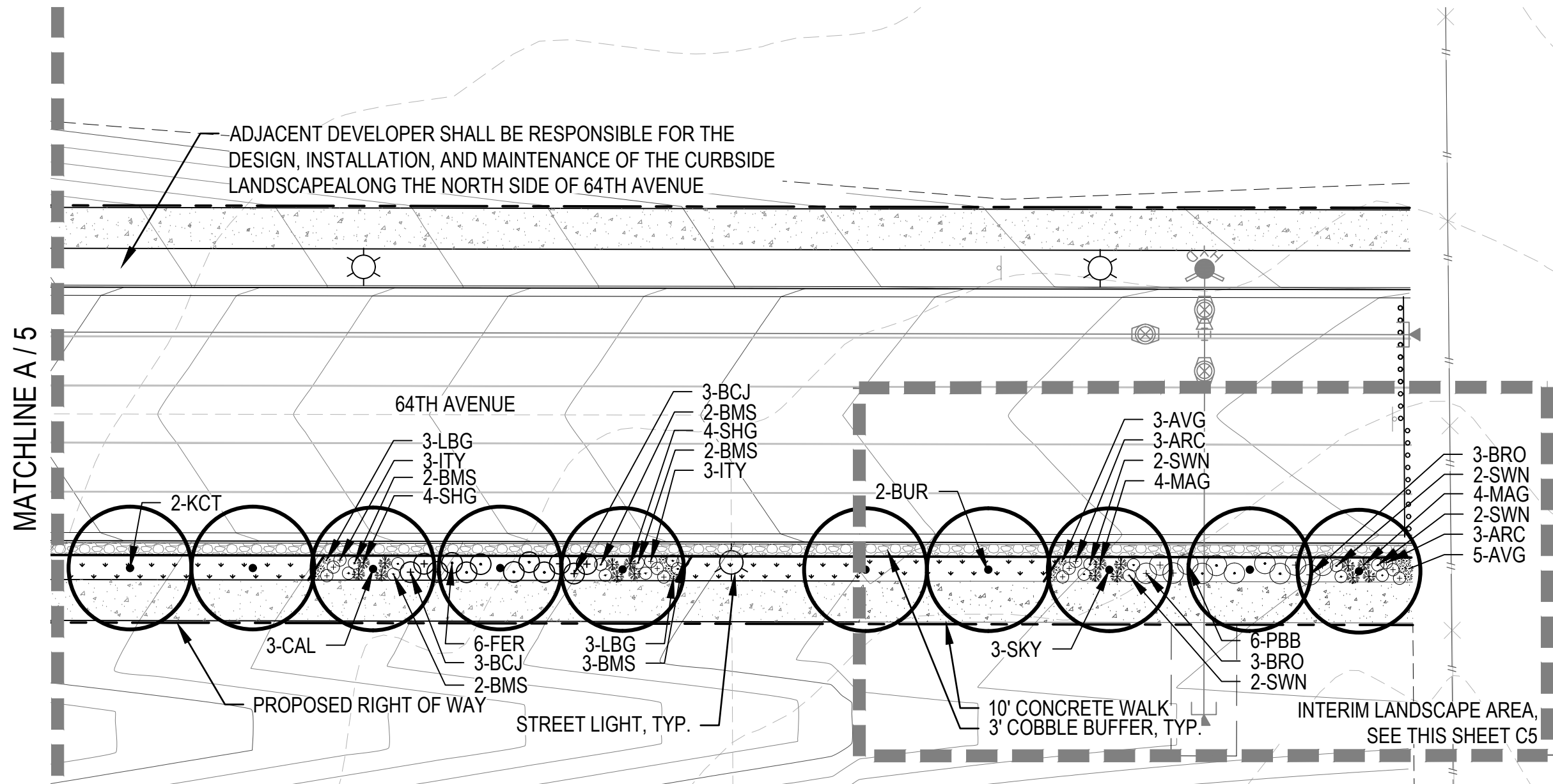
Date

P:\PORTCOS - 0005-01 - 0000\PORTCOS PHASE 7 (SP - 0808-01-22)\DRAWINGS\SUBMITTALS\PLAN\PORTCOS-PHASE7-LAND.DWG, CDRSNAHAN, 3/18/20



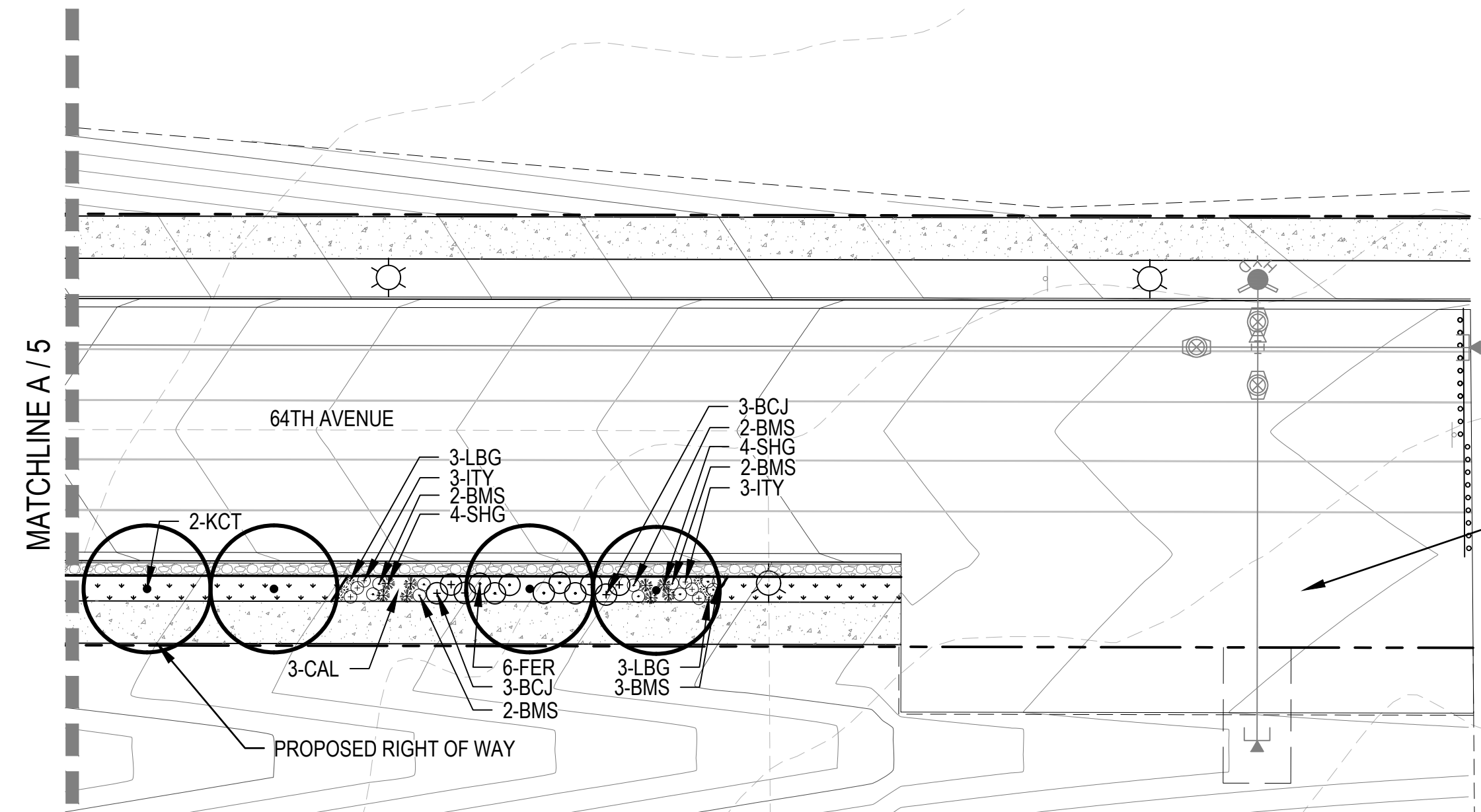
A
5 LANDSCAPE PLAN

SCALE: 1" = 30'



B
5 LANDSCAPE PLAN

SCALE: 1" = 30'



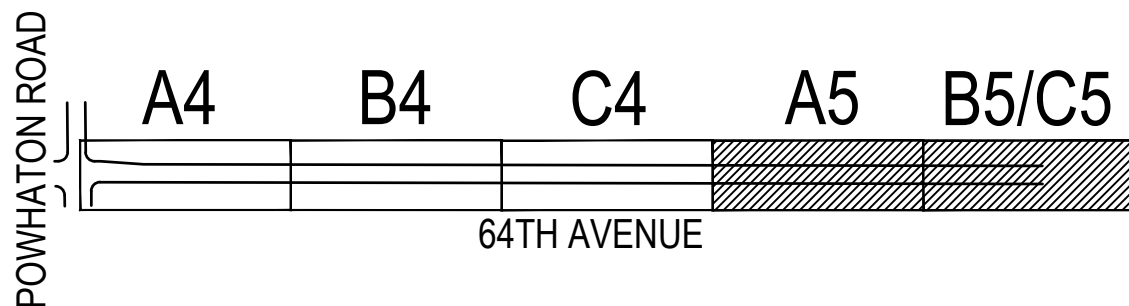
C
5 INTERIM LANDSCAPE AREA

SCALE: 1" = 30'

LEGEND

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

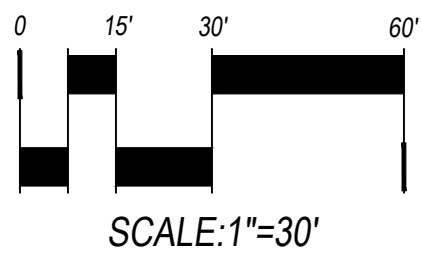
KEY MAP



This should read that the "ultimate landscape condition i.e. the remaining trees and shrubs that are deficient due to the public/life safety turn around shall be installed by the metro district once the turn around is removed". This portion of the missing streetscape is no different than the stretch directly to the west of it. It is all metro district controlled.

Response:
Note has been revised.

NOT FOR
CONSTRUCTION



Know what's below.
Call before you dig.

SHEET NUMBER	DRAWN BY:	CHECKED BY:	DATE:	SCALE:	AS SHOWN	FILE NO.:	DATE	INIT.	APPR.	DATE
9	JB	JB	MARCH 2020							
PORTCOS - PHASE 7 INFRASTRUCTURE SITE PLAN LANDSCAPE PLAN					ACP DIA 1287 INVESTORS, LLC 4530 E. SHEA BLVD., SUITE 100 PHOENIX, AZ 85028 ATTN: BILL WICHTERMAN P: 602.494.7800					
					NORRIS DESIGN Planning Landscape Architecture Branding 1101 Bannock Street Denver, Colorado 80204 P: 303.662.1166 www.norris-design.com					
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