

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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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 Powhatan intersection. No changes have been made to the proposed street section.**

## Leanne Vielehr

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**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

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**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**

Denver International Airport  
Planning & Design  
Airport Office Building | 7<sup>th</sup> Floor  
8500 Peña Boulevard | Denver, CO 80249-6340  
(303) 342-2391 | (720) 534-8750  
[TIM.HESTER@FLYDENVER.COM](mailto:TIM.HESTER@FLYDENVER.COM) | [WWW.FLYDENVER.COM](http://WWW.FLYDENVER.COM)  
[Click here](#) to visit DEN on social media

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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. 64<sup>th</sup> 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

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**From:** Bill Wichterman <[Bill@thesanjuancompany.com](mailto:Bill@thesanjuancompany.com)>  
**Sent:** Wednesday, March 4, 2020 6:20 PM  
**To:** Sarah Kolz <[SKolz@cvlinc.net](mailto:SKolz@cvlinc.net)>; Joe Ferris <[JFerris@cvlinc.net](mailto: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 64<sup>th</sup> 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 64<sup>th</sup> east of our property line without major import, export, or other potential design or construction problems?

Thanks,

Bill

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**From:** Hester, Tim - DEN <[Tim.Hester@flydenver.com](mailto:Tim.Hester@flydenver.com)>  
**Sent:** Wednesday, March 4, 2020 11:15 AM  
**To:** Bill Wichterman <[Bill@thesanjuancompany.com](mailto: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 64<sup>th</sup> 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**

**SENIOR AIRPORT PLANNER**

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Planning & Design  
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[TIM.HESTER@FLYDENVER.COM](mailto:TIM.HESTER@FLYDENVER.COM) | [WWW.FLYDENVER.COM](http://WWW.FLYDENVER.COM)  
[Click here](#) to visit DEN on social media

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

Tim:

We received a comment that you recently made to our ISP submittal for 64<sup>th</sup> Avenue in Aurora (see attached letter). You asked that we “coordinate” the 64<sup>th</sup> 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

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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](mailto:bill@thesanjuancompany.com)

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**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.
7. 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:**

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 EASTWEST AT THE INTERSECTION OF E. 64TH AVENUE AND POWHATON ROAD EXCEEDS 12,000 ADT, THEN INTERSECTION IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF AURORA AS DETERMINED BY THE CITY'S TRAFFIC ENGINEER. NO IMPROVEMENTS TO THE INTERSECTION ARE REQUIRED AT THIS TIME AND ARE NOT A PART OF THIS INFRASTRUCTURE SITE PLAN.
2. 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:**

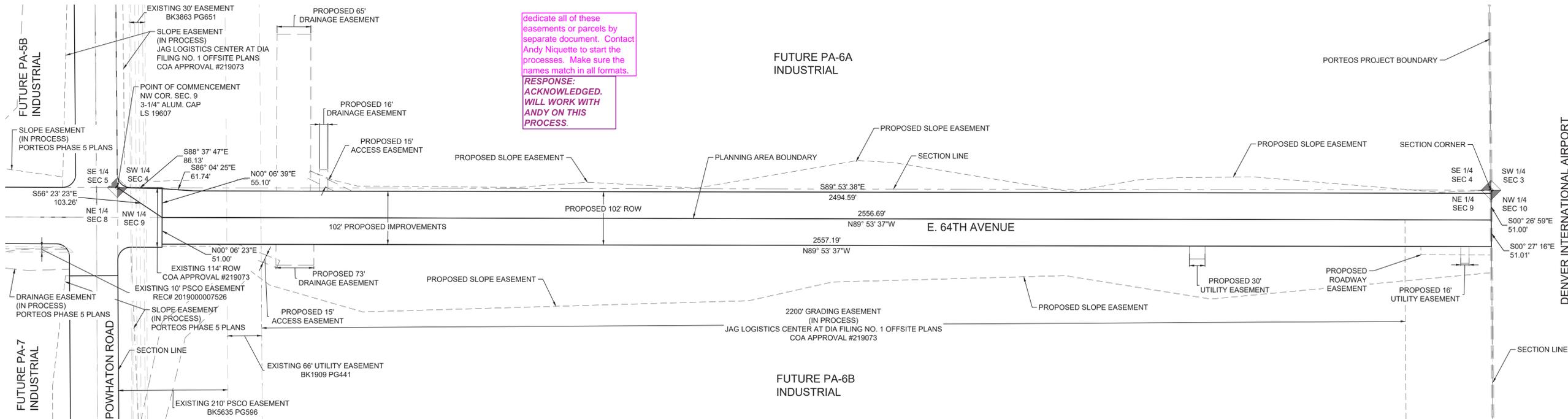
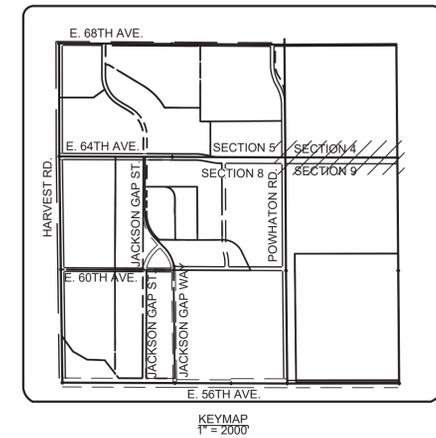
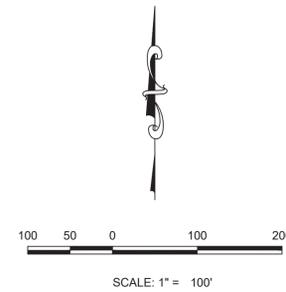
1. OFFSITE WATER MAIN INFRASTRUCTURE IMPROVEMENTS FOR THE JAG LOGISTICS CENTER AT DIA FILING NO. 1 OFFSITE CONSTRUCTION PLANS AND THE PORTEOS PHASE 5 CONSTRUCTION PLANS ARE ASSUMED COMPLETE AND IN PLACE FOR THE CONSTRUCTION OF THIS ISP.
2. PER THE AURORA "MASTER SEWER PLANS" A FUTURE PERMANENT GRAVITY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



dedicate all of these easements or parcels by separate document. Contact Andy Niquette to start the processes. Make sure the names match in all formats.  
**RESPONSE:**  
 ACKNOWLEDGED.  
 WILL WORK WITH  
 ANDY ON THIS  
 PROCESS.

N:\PROJECTS\PORTEOS\PHASE 7 - 64TH CAD\ENGINEERING\SHSHEET SETS\ISP\EASEMENT EXHIBIT.DWG -JDEF- 3/17/20

No.	Revisions	Date	Init.	Appr.	Date
NO. 1	RESUBMITTAL	3/20/20	JF		

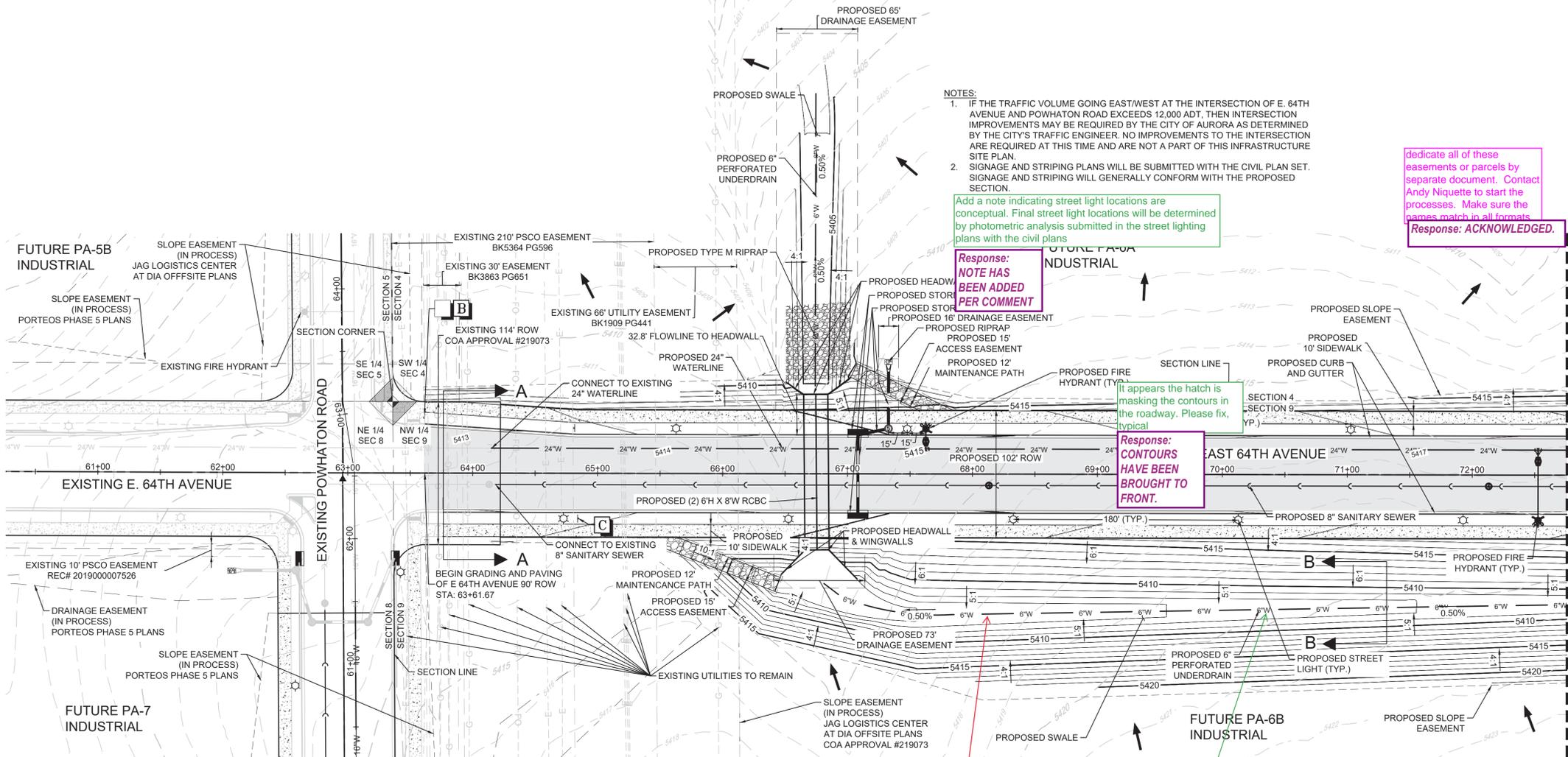
10333 E. Dry Creek Rd.  
 Suite 240  
 Englewood, CO 80112  
 Tel: (720) 462-8626  
 Fax: (720) 462-8646



**PORTEOS - PHASE 7  
 INFRASTRUCTURE SITE PLAN  
 EASEMENT EXHIBIT**

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

SHEET NUMBER **3** OF 9



- NOTES:**
- IF THE TRAFFIC VOLUME GOING EASTWEST AT THE INTERSECTION OF E. 64TH AVENUE AND POWHATHON 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.
  - SIGNAGE AND STRIPING PLANS WILL BE SUBMITTED WITH THE CIVIL PLAN SET. SIGNAGE AND STRIPING WILL GENERALLY CONFORM WITH THE PROPOSED SECTION.

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:**  
NOTE HAS BEEN ADDED PER COMMENT

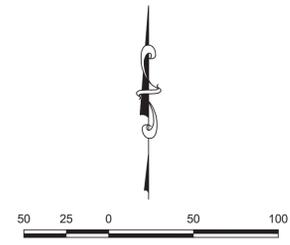
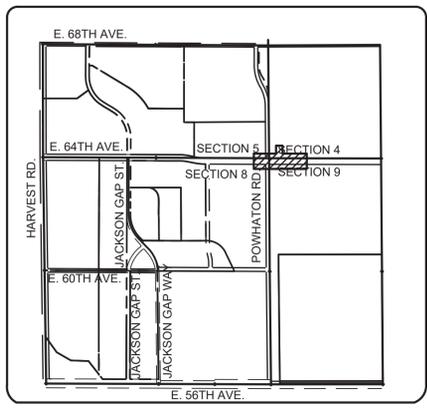
dedicate all of these easements or parcels by separate document. Contact Andy Niquette to start the processes. Make sure the pages match in all formats.  
**Response: ACKNOWLEDGED.**

It appears the hatch is masking the contours in the roadway. Please fix, typical.  
**Response:**  
CONTOURS HAVE BEEN BROUGHT TO FRONT.

This line type should be changed from the water linetype. Should also be labeled as private.  
**Response: LINE TYPE HAS BEEN CHANGED.**

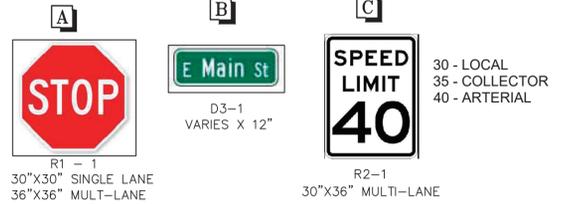
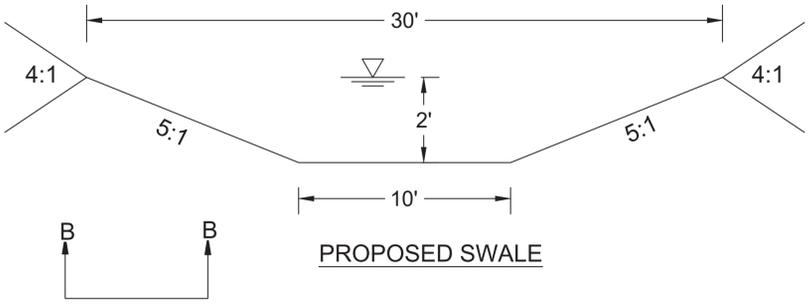
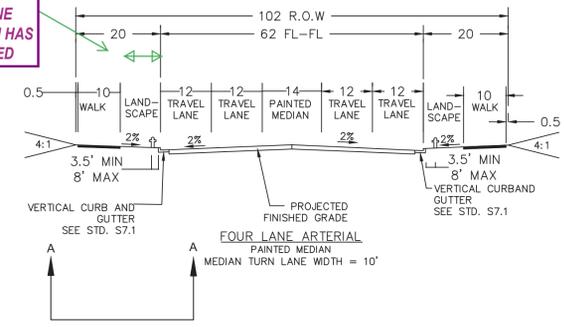
Please change this line type. It implies a water line when a storm line is more accurate, typical.  
**Response: LINE TYPE HAS BEEN CHANGED.**

Include a dimension for clear zone based on design speed and ADT, typical.  
**Response:**  
CLEAR ZONE DIMENSION HAS BEEN ADDED

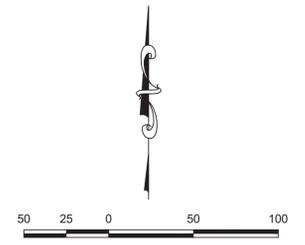
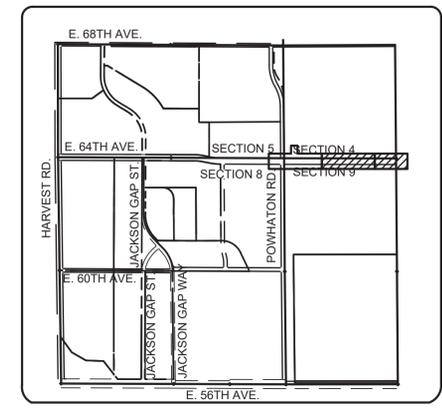
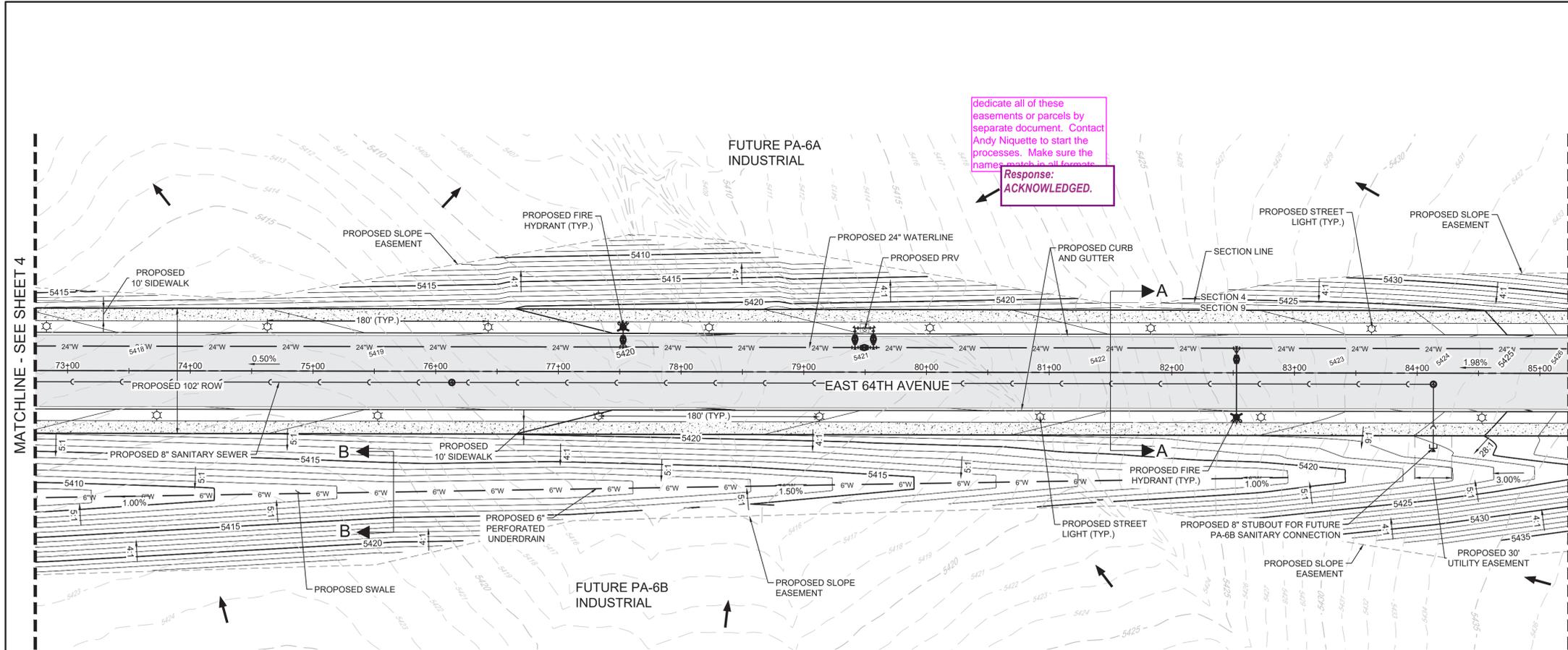


**LEGEND**

	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 & SUBSECTION LINE		PROPOSED WATER LINE
	FORCE MAIN		PORTEOS PROJECT BOUNDARY
	PROPOSED PAVEMENT		PROPOSED PAVEMENT



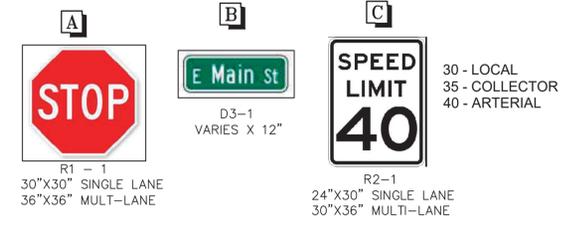
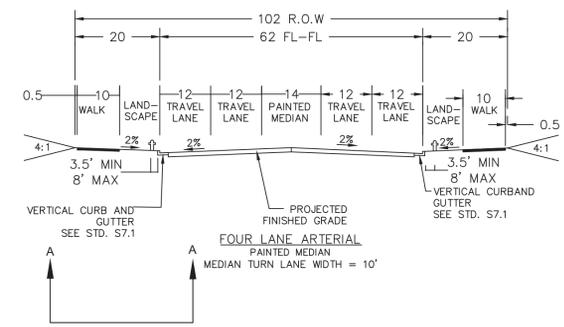
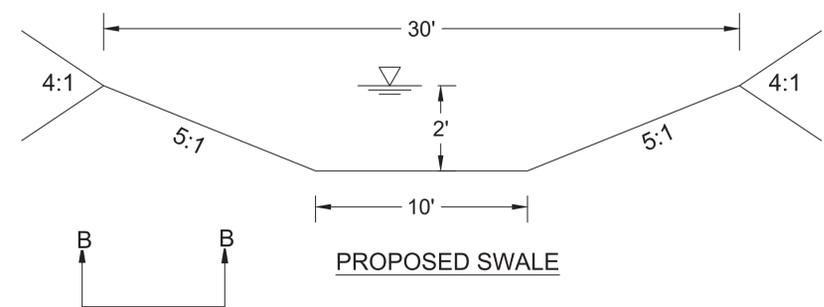
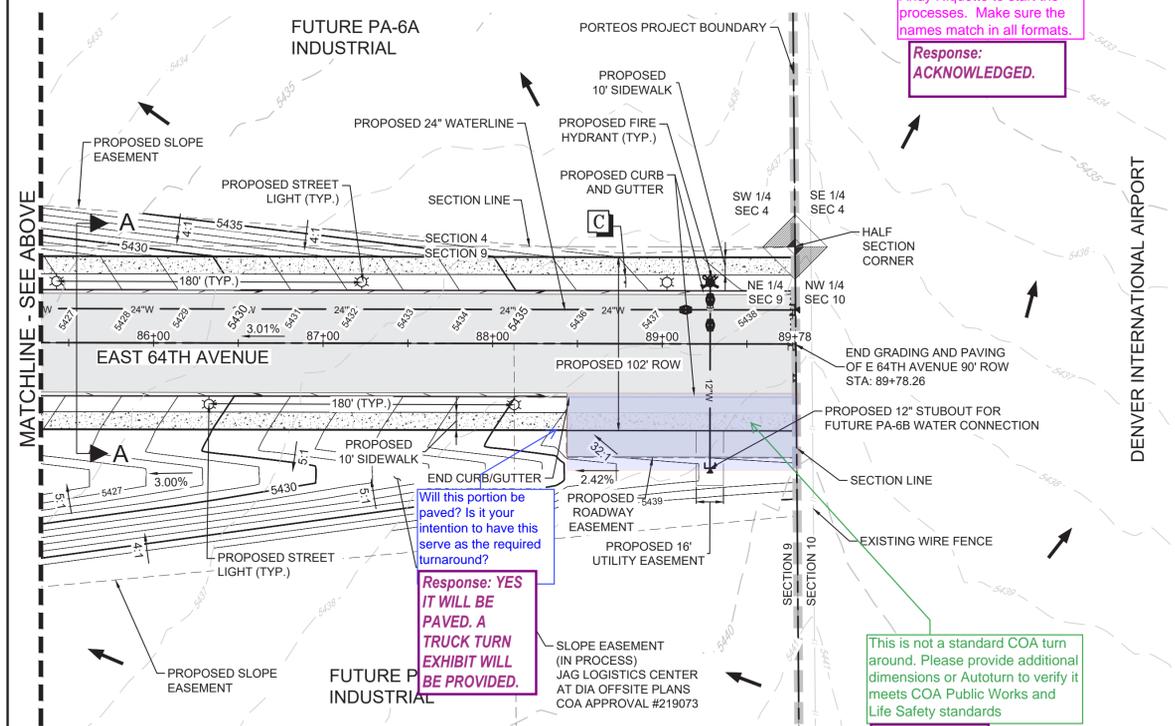
10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-8646 Fax: (720) 482-8646			
<p style="text-align: center;"><b>PORTEOS - PHASE 7 INFRASTRUCTURE SITE PLAN</b></p> <p style="text-align: right;">PLAN VIEW</p>		<p>SCALE: AS SHOWN</p> <p>DRAWN BY: NJ</p> <p>CHECKED BY: JF</p> <p>DATE: AUGUST 2019</p>	
<p>NO. 1</p> <p>RESUBMITTAL</p>		<p>NO. 1</p> <p>Revisions</p>	
Date	Appr.	Date	Init.
3/20/20	JF		
SHEET NUMBER <b>4</b>		OF 9	



**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 & 1/2 SECTION LINE		PORTEOS PROJECT BOUNDARY
	PROPOSED PAVEMENT		

**NOTES:**  
 1. SIGNAGE AND STRIPING PLANS WILL BE SUBMITTED WITH THE CIVIL PLAN SET. SIGNAGE AND STRIPING WILL GENERALLY CONFORM WITH THE PROPOSED SECTION.



Will this portion be paved? Is it your intention to have this serve as the required turnaround?  
**Response: YES IT WILL BE PAVED. A TRUCK TURN EXHIBIT WILL BE PROVIDED.**

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: A TRUCK TURN EXHIBIT WILL BE PROVIDED.**

**Response: ACKNOWLEDGED.**

dedicate all of these easements or parcels by separate document. Contact Andy Niquette to start the processes. Make sure the names match in all formats.  
**Response: ACKNOWLEDGED.**

N:\PROJECTS\PORTEOS\PHASE 7 - 64TH\CAD\ENGINEERING\SET\BIS\PLAN VIEW.DWG, JOEF, 3/17/20

10333 E. Dry Creek Rd.  
 Suite 240  
 Englewood, CO 80112  
 Tel: (720) 462-8656  
 Fax: (720) 462-8646

**CML CONSULTANTS**

NO. 1	RESUBMITTAL	Date	3/20/20	Appr.	JF
No.	Revisions	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 **5** OF 9



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

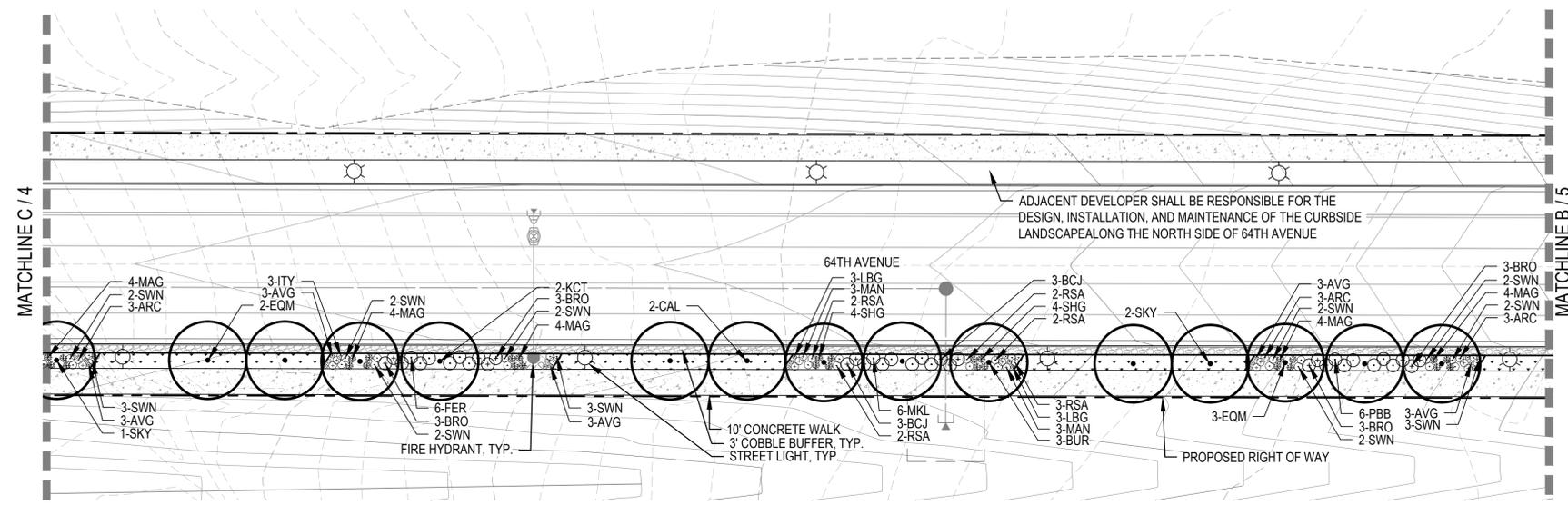


SHEET NUMBER	DRAWN BY:	CHECKED BY:	DATE:	SCALE:	AS SHOWN	FILE NO.:	8130249709
				7			
				ACPDIA 1287 INVESTORS, LLC 4530 E. SHEA BLVD., SUITE 100 PHOENIX, AZ 85028 ATTN: BILL WICHTERMAN P: 602.494.7800			
				PORTEOS - PHASE 7 INFRASTRUCTURE SITE PLAN PLANT SCHEDULE			
				 1101 Bannock Street Denver, Colorado 80204 P: 303.662.1166 www.norris-design.com			
				Revisions NO.1 Date 3/2/20 CB, EN Date Appr.			

NOT FOR CONSTRUCTION



Know what's below. Call before you dig.

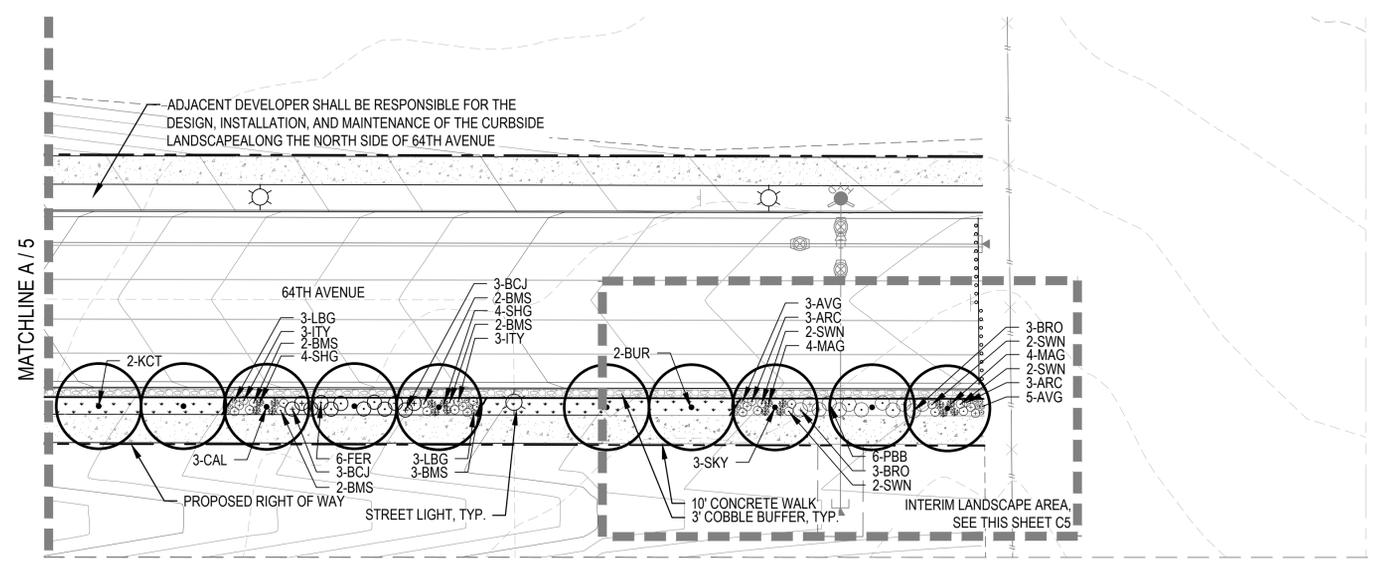


**LEGEND**

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

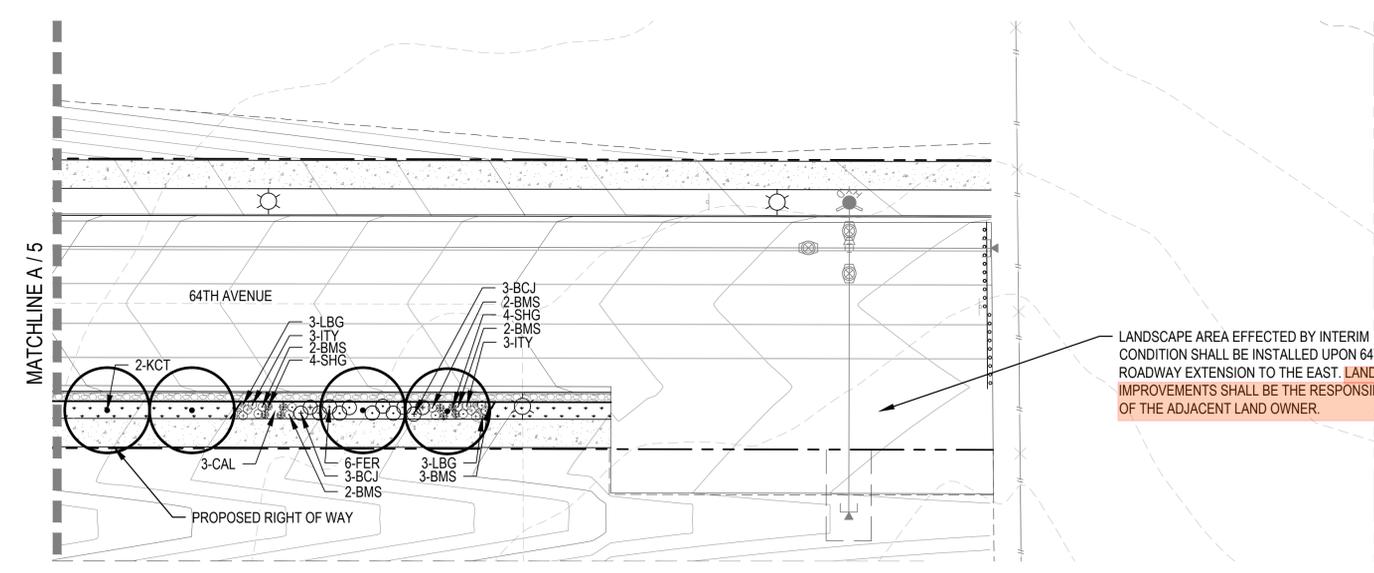
**A** LANDSCAPE PLAN  
5

SCALE: 1" = 30'



**B** LANDSCAPE PLAN  
5

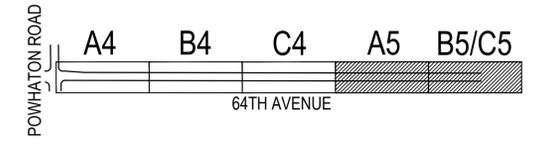
SCALE: 1" = 30'



**C** INTERIM LANDSCAPE AREA  
5

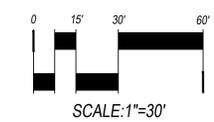
SCALE: 1" = 30'

**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.

P:\PORTEOS - 0605-01-0000\PORTEOS PHASE 7 (SP - 0605-01-027)\DRAWINGS\SUBMITTALS\PLAN\PORTEOS-PHASE7-LAND.DWG, CDR\ENH.A4, 3/18/20

SHEET NUMBER	DRAWN BY:	CHECKED BY:	DATE:	SCALE:	AS SHOWN	FILE NO:	8130249709	PORTEOS - 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	1101 Bannock Street Denver, Colorado 80204 P: 303.692.1166 www.norris-design.com	NORRIS DESIGN Planning   Landscape Architecture   Branding	Date	3/20/20	CB, EN	Appr.	Date
				NO.1									RESUBMITTAL	Revisions	NO.	NO.