

May 13, 2020

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

Re: **Seventh (Technical) Submission Review – Porteos (Infrastructure CSP)**
Application Number: **DA-1903-13**
Case Number: **2019-6032-00**

Dear Mr. Rodriguez:

Thank you for taking the time to review our seventh submission of Porteos Phase 5 Powhaton ISP. We received your comments on May 8, 2020. Responses to comments have been provided below. The following items have been included in the resubmittal:

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

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

Sincerely,
Norris Design



Leanne Vielehr
Senior Associate

Seventh Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

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

REFERRAL COMMENT FROM OTHER DEPARTMENTS AND AGENCIES

1. Landscaping

Reviewed by: Kelly Bish / Kbish@auroragov.org / 303-730-7189 / PDF comments in teal.
1A. Add general notes/labels and adjust a match line.

Response: General notes, labels, and matchline have been adjusted per redlines.

2. Engineering (Public Works)

Reviewed by: Kristin Tanabe 303-739-7306 / ktanabe@auroragov.org
2A. No further comments.

Response: Comment noted, thank you.

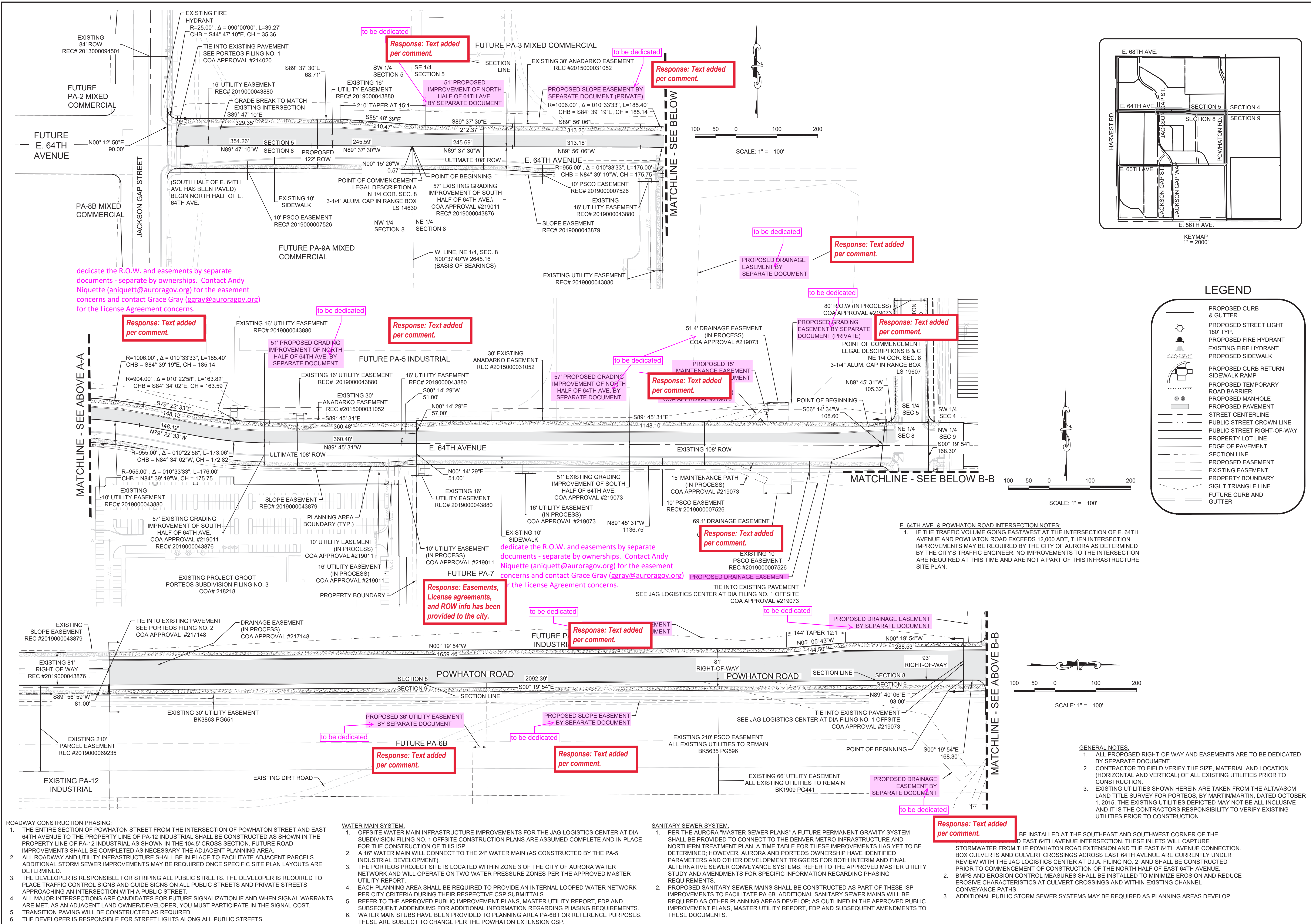
3. Real Property


Reviewed by: Maurice Brooks / mbrooks@auroragov.org / 303-739-7294 / PDF comment color is magenta.
3A. See the red line comments on the Porteos #5 ISP. Dedicate the R.O.W. and easements by separate documents - separate by ownerships. Contact Andy Niquette (aniquett@auroragov.org) for the easement concerns and contact Grace Gray (ggray@auroragov.org) for the License Agreement concerns.

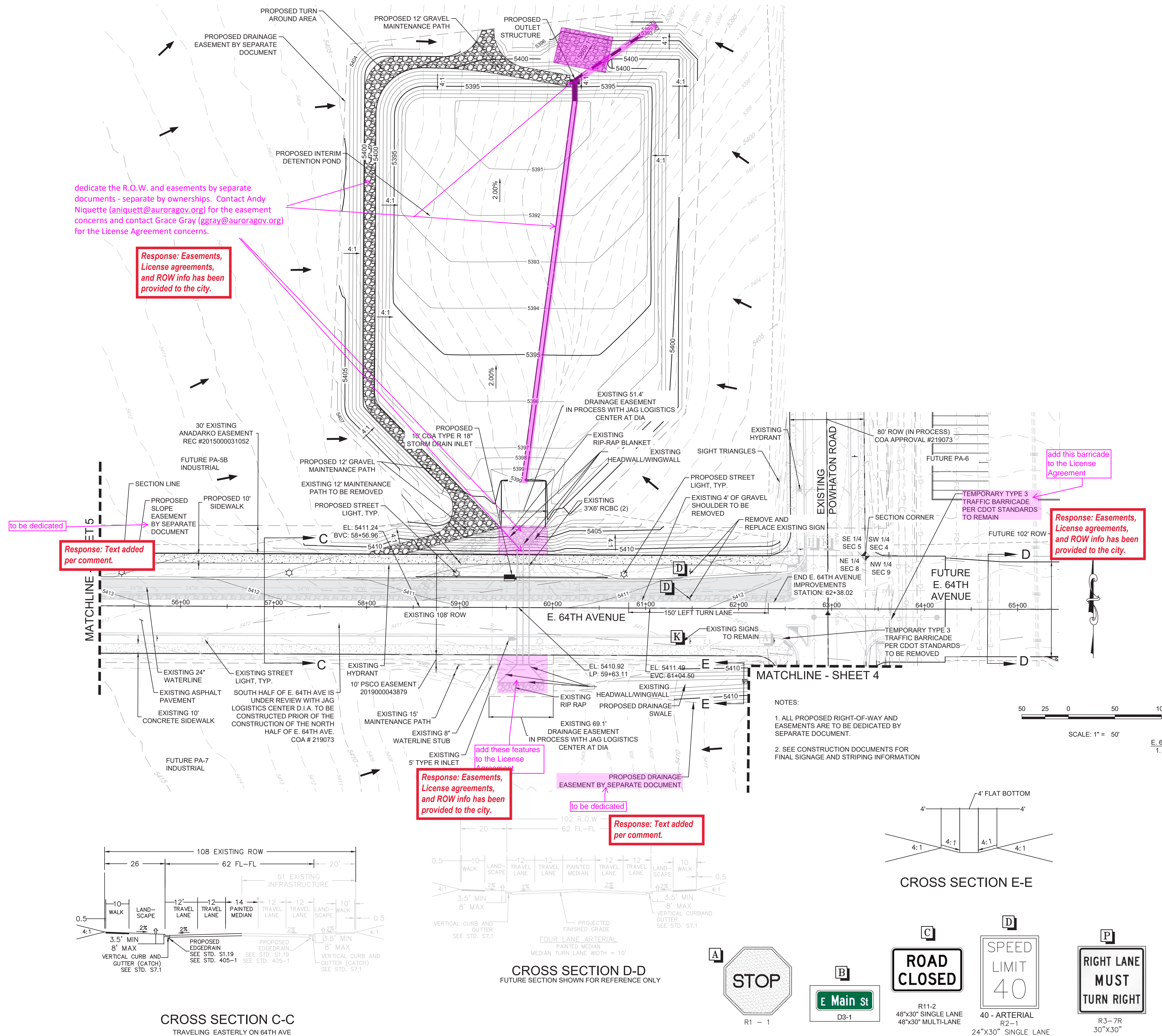
Response: Easements, License agreements, and ROWs have been provided to the City.

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


Response: Easements, License agreements, and ROWs have been provided to the City.



SHEET NUMBER <div>3</div>	DRAWN BY:	WSC	SCALE:	PORTEOS - PHASE 5 INFRASTRUCTURE SITE PLAN POWHATON ROAD & E. 64TH AVENUE RIGHT-OF-WAY & EASEMENT EXHIBIT						10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546				
	CHECKED BY:	JFF	FILE NO:							No.	RESUBMITTAL	4/17/20	NJ	
										No.	RESUBMITTAL	11/10/20	TB	
										No.	RESUBMITTAL	2/14/20	JF	
										No.	RESUBMITTAL	11/11/19	JF	
DATE: OCTOBER 2019							No.	Revisions	Date	Init.	Appr.	Date		



LEGEND

SHEET NUMBER 6	DRAWN BY:	SCALE:	ORTEOS - PHASE 5 INFRASTRUCTURE SITE PLAN E. 64TH AVENUE PLAN VIEW		10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546	No.	RESUBMITTAL	4/17/20	NJ		Date
	CHECKED BY:	AS SHOWN				No.	RESUBMITTAL	1/10/20	TB		
		FILE NO:				No.	RESUBMITTAL	2/14/20	JF		
	DATE:	8130155419				No.	RESUBMITTAL	11/11/19	JF		
	OCTOBER 2019					No.	Revisions	Date	Init.	Appr.	

LANDSCAPE NOTES

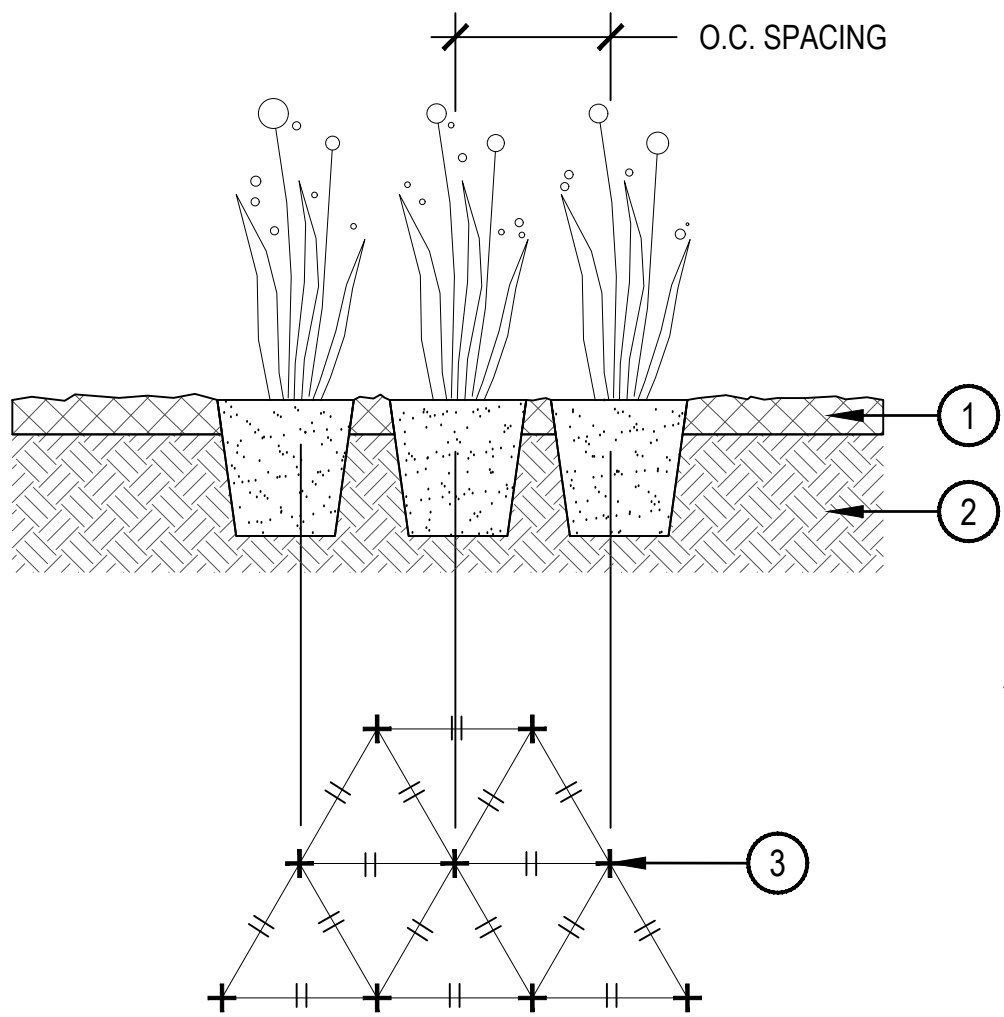
1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN ON FILE IN THE PLANNING DEPARTMENT.
2. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS 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. CONTRACTOR TO RE-ESTABLISH VEGETATION IN AREAS OF DISTURBANCE.

11. 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.
12. 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.
13. 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
14. 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.
15. 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.
16. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, OR DRAINAGE AREAS.
17. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR IMPLEMENTING EROSION CONTROL MEASURES ON SEEDED SLOPES EXCEEDING 3:1.
18. SIGHT TRIANGLES SHALL REMAIN UNOBSTRUCTED BY PLANT MATERIAL, OR ANY OTHER VISUAL OBSTACLE, OVER 26" 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 SECTION 4.04.2.10.
19. 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.

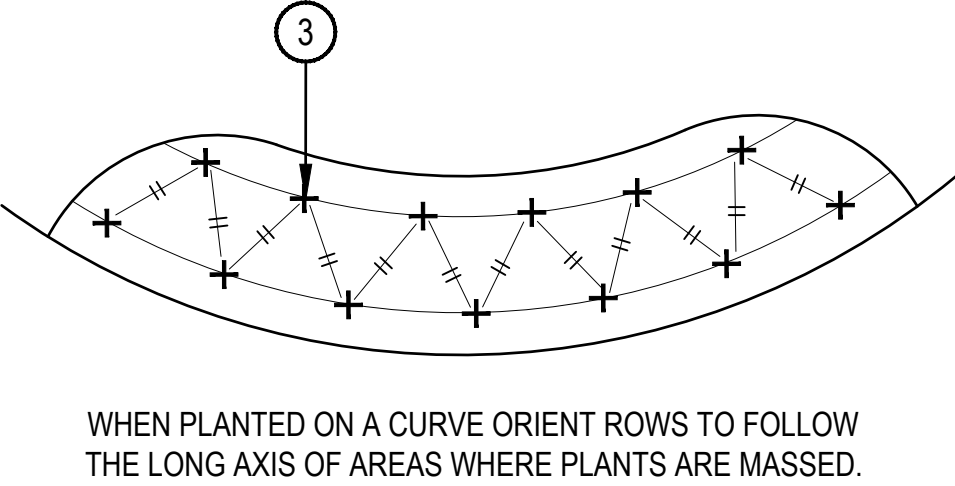
20. ALL AREAS SHALL BE GRADED TO ACHIEVE POSITIVE DRAINAGE, UNLESS IDENTIFIED AS A DETENTION OR RETENTION POND.
21. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, LANDSCAPING, OR IRRIGATION THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
22. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED 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.
23. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
24. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
25. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429, 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.
26. 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.
27. 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. .
24. ADJUSTMENTS IN THE PLANT MATERIAL LOCATIONS WILL BE NECESSARY TO ACCOMMODATE FUTURE DRIVEWAY/CURB CUTS ASSOCIATED WITH PLANNING AREA 12.
25. 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.

Modify note to remove reference to previous landscape code.

Response: Note has been modified.

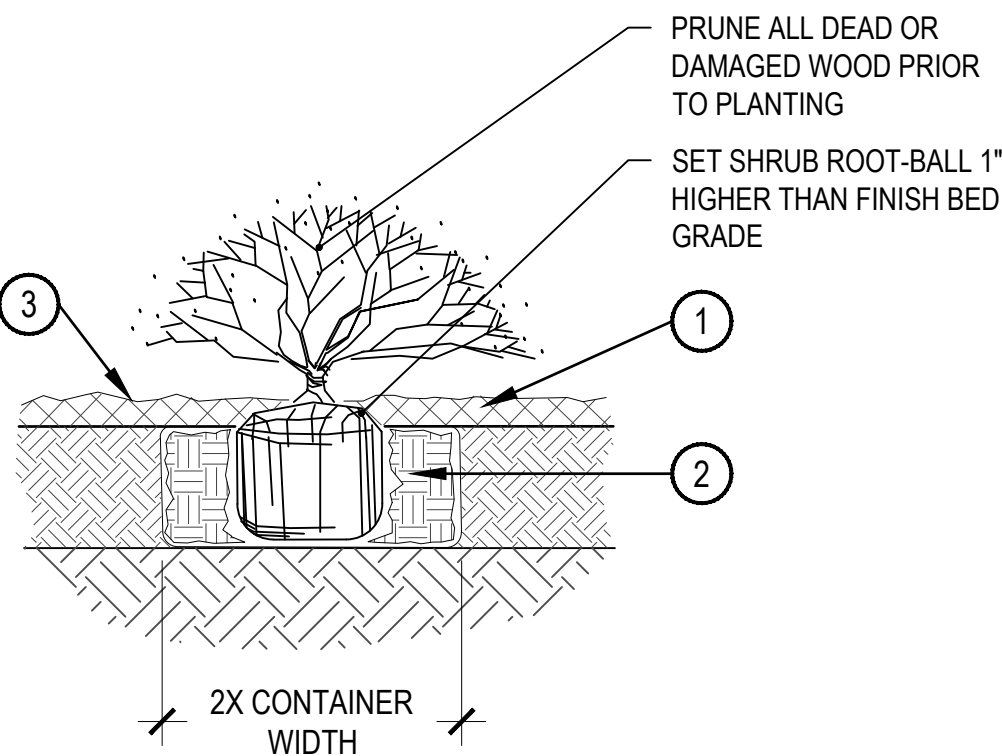


- ① SPECIFIED MULCH
- ② AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
- ③ CENTER OF PLANT



1 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"

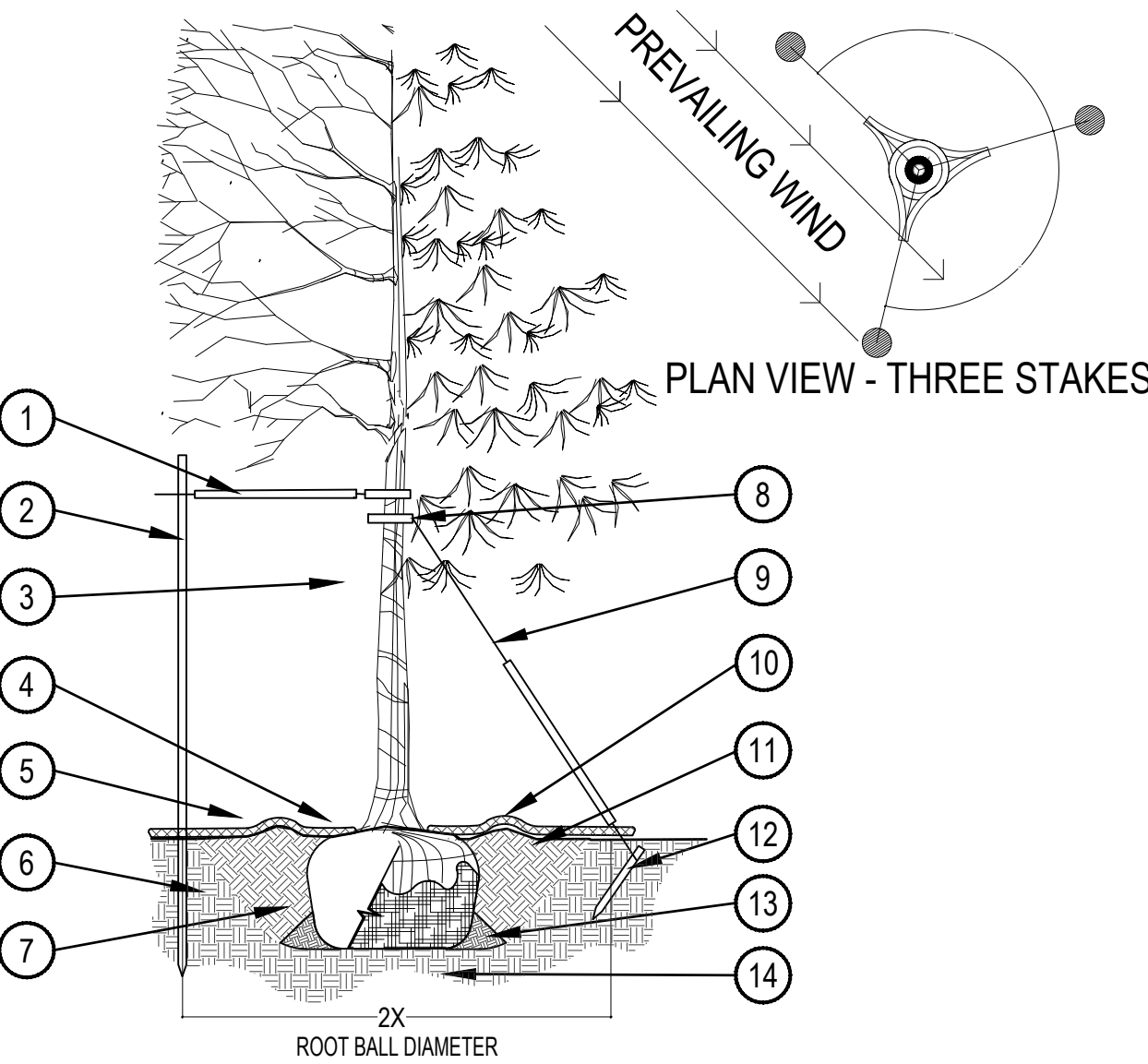


- ① SPECIFIED MULCH
- ② AMENDED SOIL IN PLANTING BED PER SPECIFICATIONS. TILL SOIL TO A DEPTH OF EIGHT INCHES.
- ③ FINISH GRADE (TOP OF MULCH)

- NOTE:
1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED
2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER
3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER
4. DIG PLANT PIT TWICE AS WIDE AND HIGH AS THE CONTAINER

2 SHRUB PLANTING

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



3 TREE PLANTING DETAIL

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

STANDARD RIGHT OF WAY LANDSCAPE REQUIREMENTS							
64TH AVENUE							
ROW DESCRIPTION	BUFFER WIDTH	BUFFER LENGTH	BUFFER REDUCTION FEATURES	# OF TREES REQUIRED	# OF TREES PROVIDED	# OF SHRUBS REQUIRED	# OF SHRUBS PROVIDED
STREET FRONTAGE (1 TREE / 40 FT.)	N/A	4,133 L.F.	N/A	104	105	N/A	356 SHRUBS 342 GRASSES TOTAL: 698 SHRUBS
POWHATON ROAD							
STREET FRONTAGE (1 TREE / 40 FT.)	N/A	4,910 L.F.	N/A	123	124	N/A	354 SHRUBS 364 GRASSES TOTAL: 718 SHRUBS

NOTE:

1. 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.
2. FUTURE DRIVES HAVE BEEN REMOVED FROM THE OVERALL LANDSCAPE CALCULATIONS
3. CURB CUTS FOR FUTURE PA-3 ROADS HAVE BEEN REMOVED FROM 64TH AVENUE LINEAR FOOTAGE.

NOTES:

1. 10 (#5 CONTAINER) SHRUBS EQUALS ONE TREE EQUIVALENT (TE)
2. 30 (#1 CONTAINER) GRASSES EQUALS ONE TREE EQUIVALENT (TE)
3. 30 (#1 CONTAINER) PERENNIALS EQUALS ONE TREE EQUIVALENT (TE)

WATER USE TABLE

AREA DESCRIPTION	WATER CONSERVING IRRIGATION (NON-SOD)	NON-WATER CONSERVING IRRIGATION (SOD)
STREET FRONTAGE	70,089 S.F.	N/A

PRUNING NOTES:

1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
2. 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:
1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
- 1.1 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)
- 1.2 1-3/4" - 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)
- 1.3 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM
2. 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.

- ① PLACE MIN. 1/2" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAX. 2" EACH SIDE
- ② 6 FT. UNTREATED WOOD POST (MIN. 1.5" DIAMETER). ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL.
- ③ TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30. (DECIDUOUS ONLY)
- ④ PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1"-2" ABOVE FINAL GRADE.
- ⑤ 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).
- ⑥ 1:1 SLOPE ON SIDES OF PLANTING HOLE.
- ⑦ REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOT BALL AND TRUNK
- ⑧ GROMMETED NYLON STRAPS
- ⑨ GALVANIZED WIRE, MIN. 12 GAUGE CABLE - TWIST WIRE ONLY TO KEEP FROM SLIPPING.
- ⑩ 4-6" HIGH WATER SAUCER IN NON-TURF AREAS.
- ⑪ BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% (BY VOLUME) ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING
- ⑫ 2 FT. STEEL T-POST. ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL.
- ⑬ PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS.
- ⑭ PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT.

NOT FOR CONSTRUCTION

SHEET NUMBER 7

DRAWN BY: KKJS
CHECKED BY: AB
DATE: APRIL 17, 2020

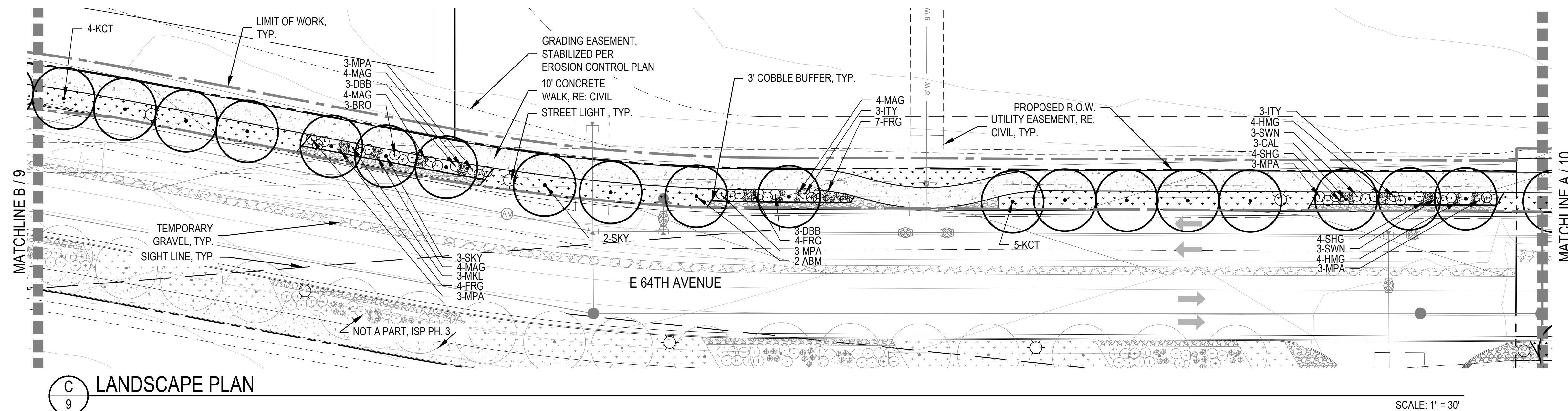
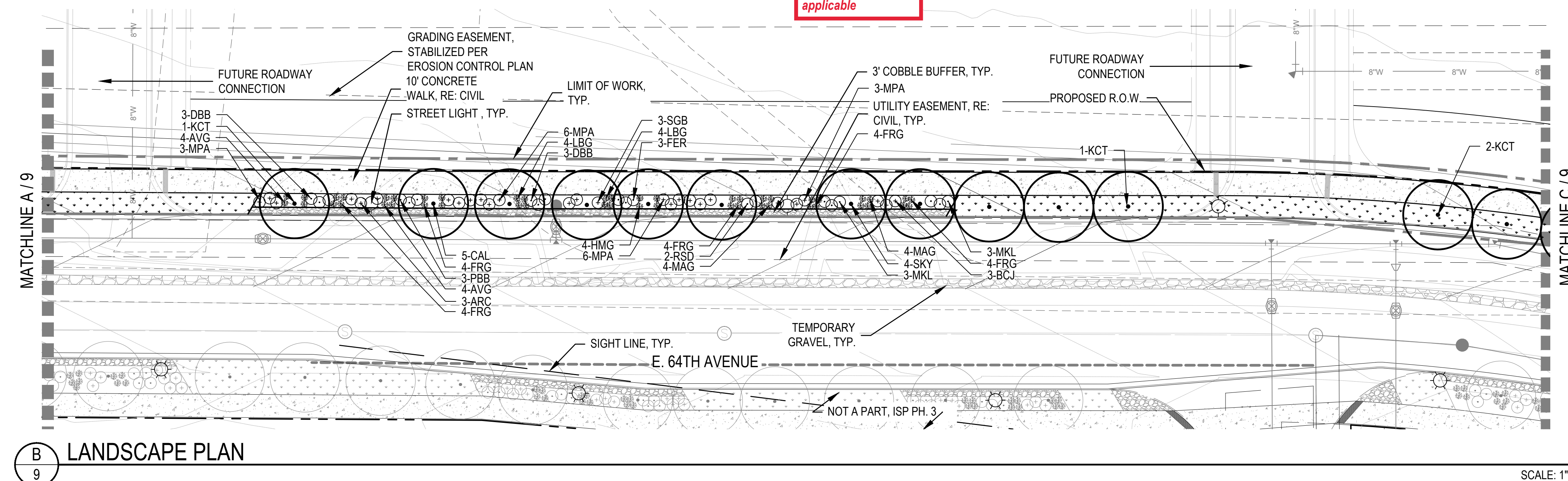
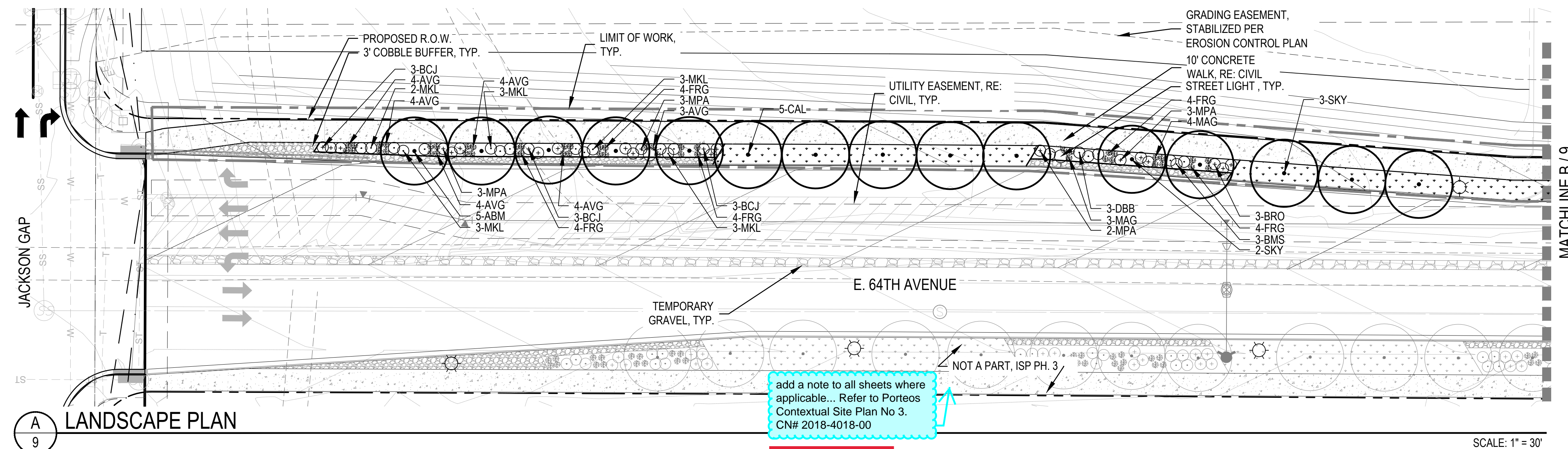
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PORTEOS - PHASE 5
INFRASTRUCTURE SITE PLAN
LANDSCAPE NOTES AND DETAILS

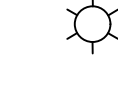
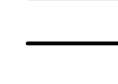
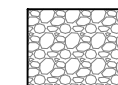
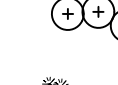
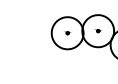
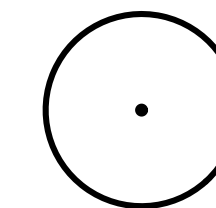
ACP DIA 1287 INVESTORS, LLC
4530 E. SHEA BLVD., SUITE 100
PHOENIX, AZ 85028
ATTN: BILL WICHTERMAN
P: 602.494.7800

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No.	Revisions	Date	Init.	Appr.	Date
No.	RESUBMITTAL	04/22/2020	EN		
No.	RESUBMITTAL	02/14/2020	EN		
No.	RESUBMITTAL	01/10/2020	CB		
No.	RESUBMITTAL	11/08/2019	CB		



- ### LEGEND



CANOPY TREE

EVERGREEN TREE

DECIDUOUS SHRUBS

EVERGREEN SHRUBS

ORNAMENTAL GRASSES

ENHANCED NATIVE SEED MIX

4" 6" ROCK CORBLE

STEEL EDGER

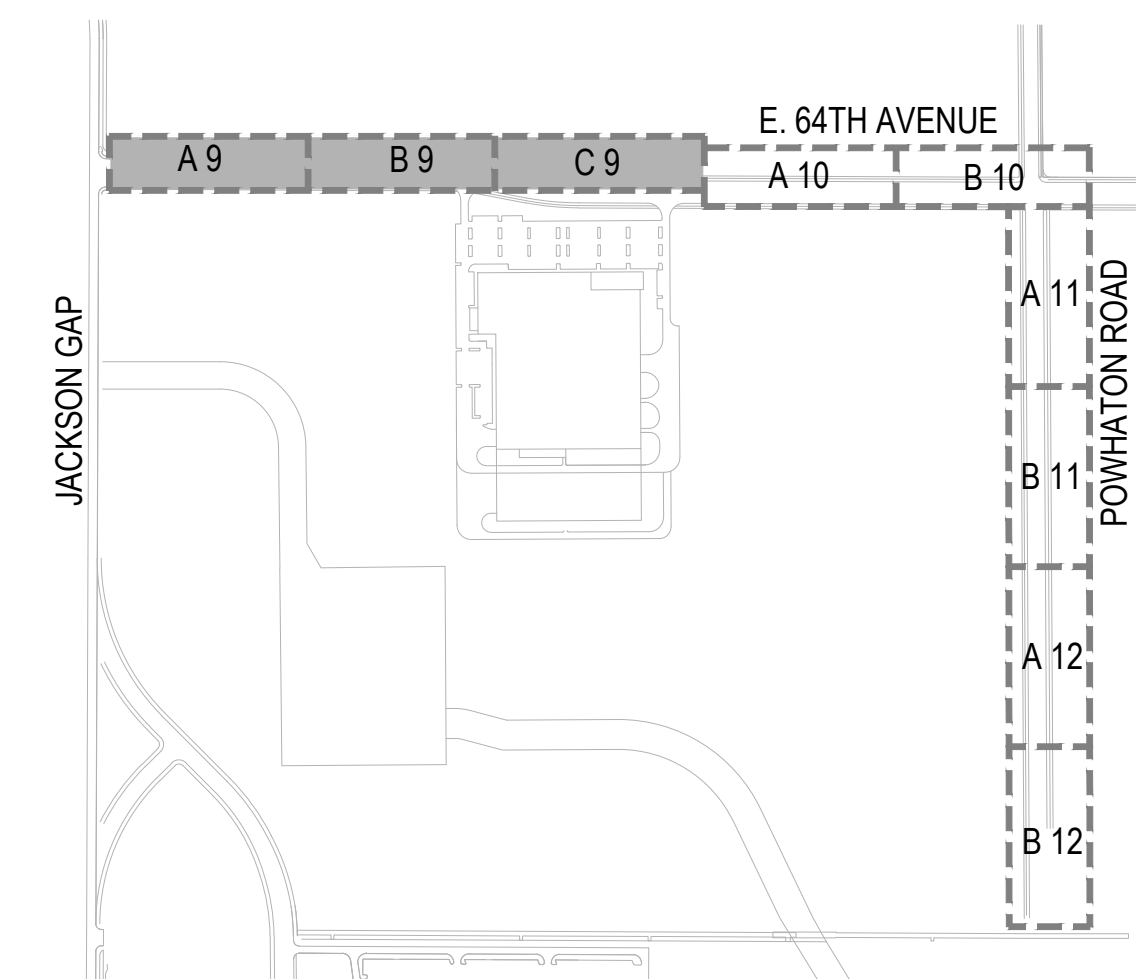
STREET LIGHT


FIRE HYDRANT

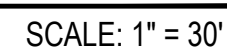
PROPOSED CONTOURS -MAJOR

PROPOSED CONTOURS -MINOR

EXISTING CONTOURS

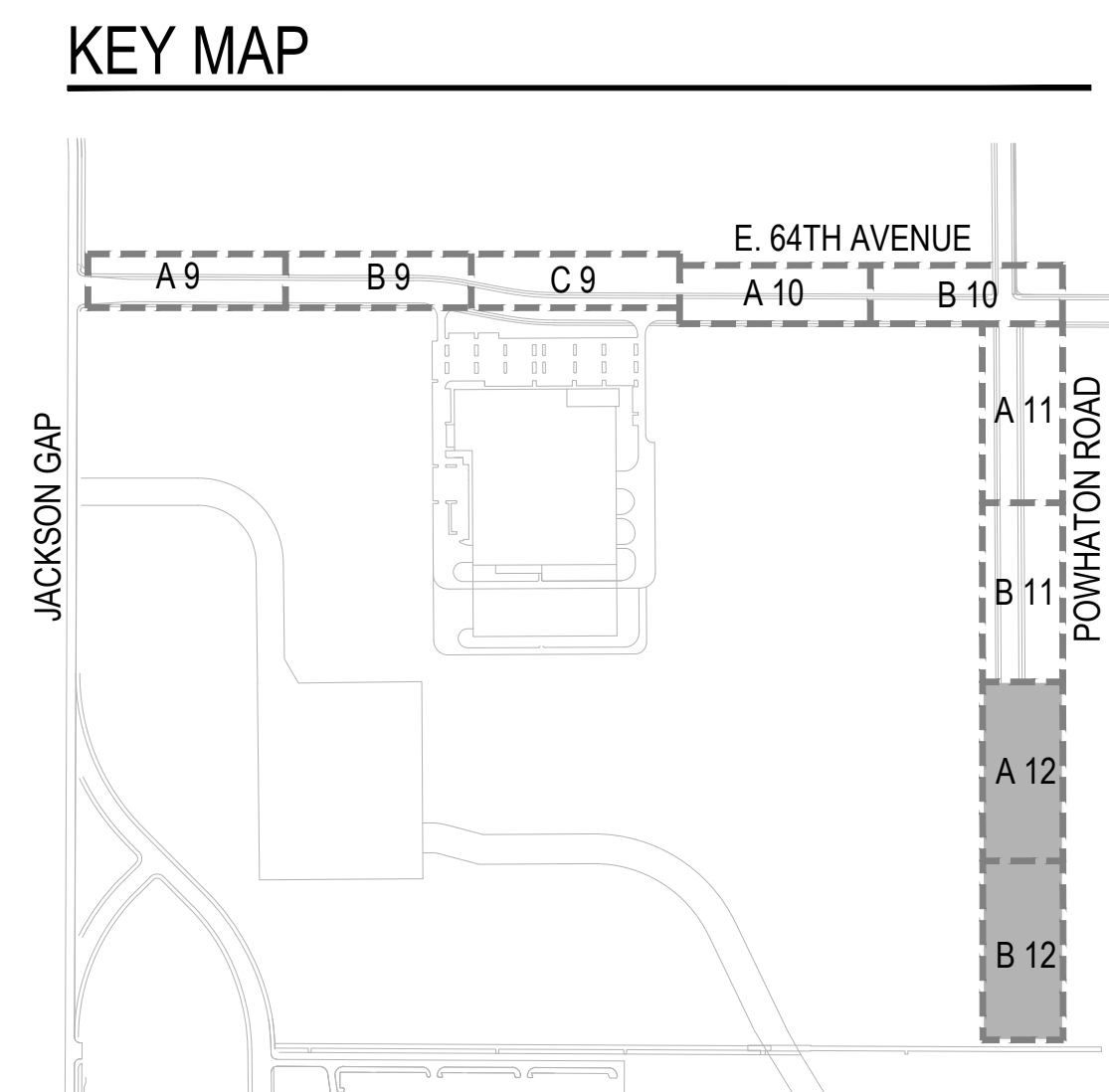
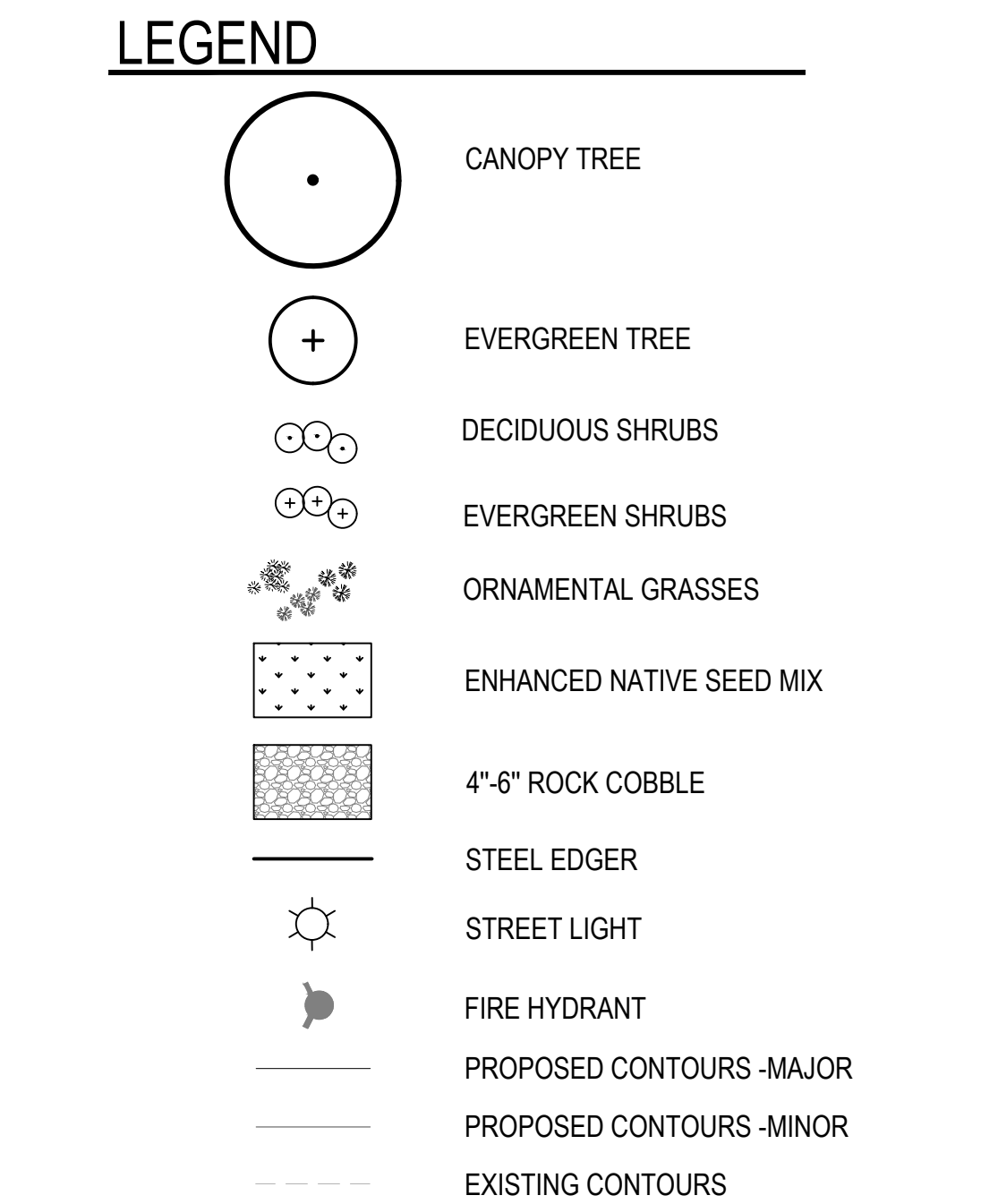
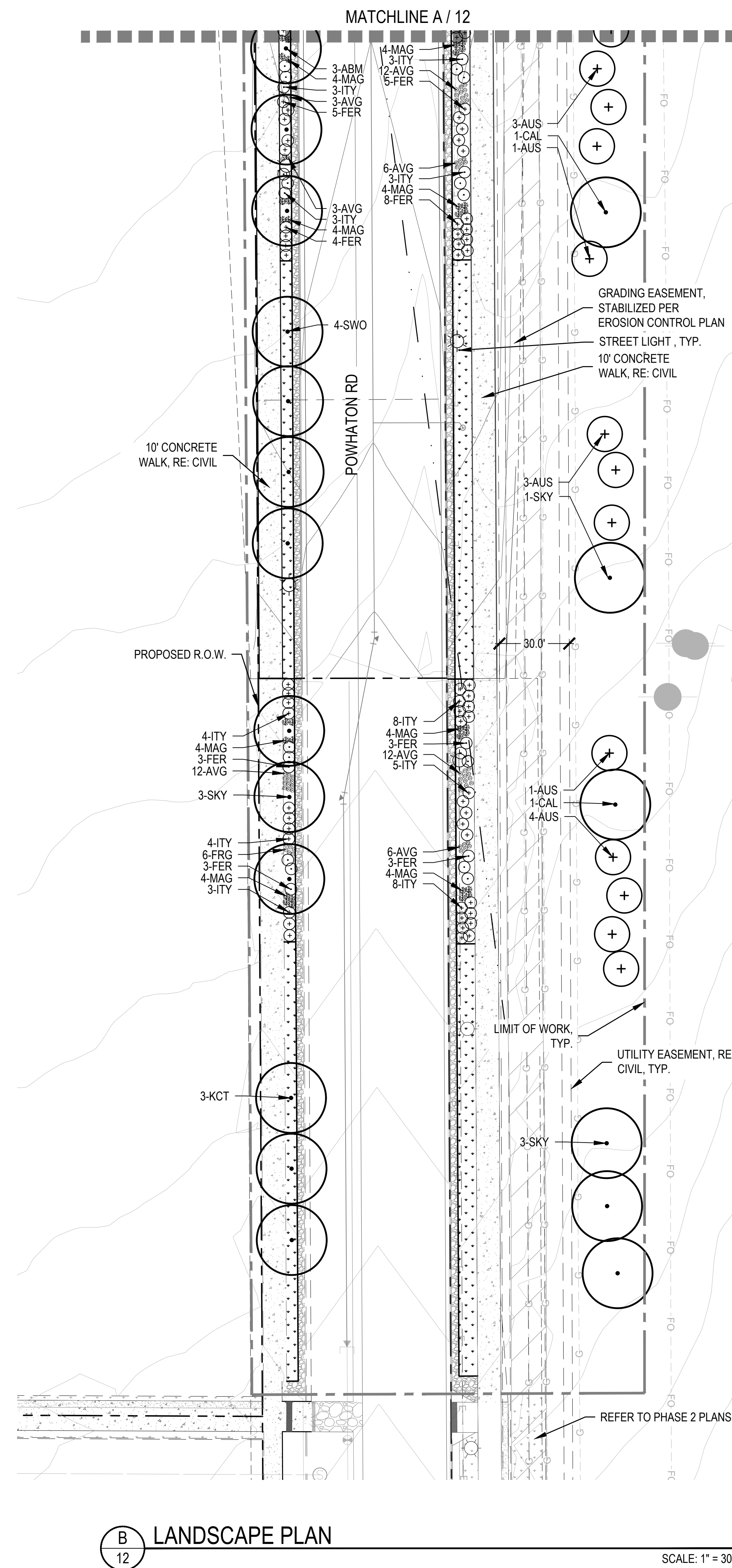
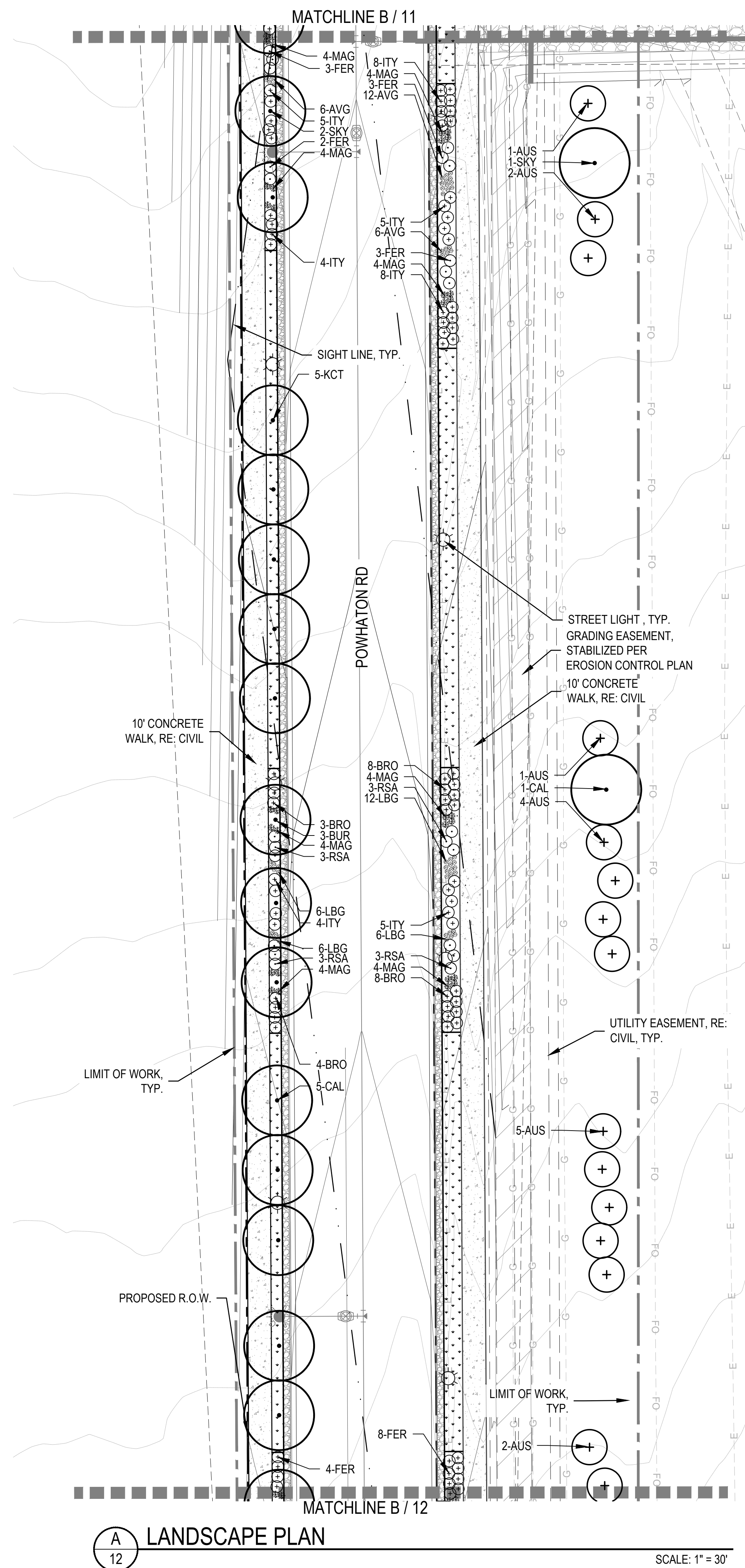


SHEET NUMBER 9	DRAWN BY:	KK JS	SCALE: AS SHOWN	ACP DIA 1287 INVESTORS, LLC 4530 E. SHEA BLVD., SUITE 100 PHOENIX, AZ 85028 ATTN: BILL WICHTERMAN P: 602.494.7800	<div>NORRIS DESIGN Planning Landscape Architecture Project Promoter www.norris-design.com</div>	No.	RESUBMITTAL		04/22/2020 EN	Date		
	CHECKED BY:					No.	RESUBMITTAL		No.	RESUBMITTAL	02/14/2020 EN	Appr.
	DATE:	JB	FILE NO:				No.	RESUBMITTAL		No.	RESUBMITTAL	11/02/2019 CB
							No.	RESUBMITTAL		No.	RESUBMITTAL	01/02/2020 CB
							No.	RESUBMITTAL		No.	RESUBMITTAL	11/08/2019 CB
							No.	Revisions		No.	Revisions	



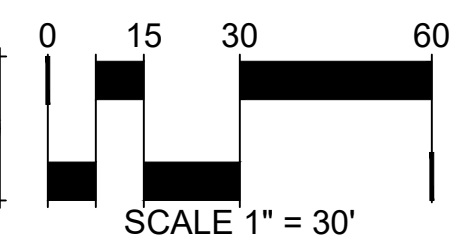
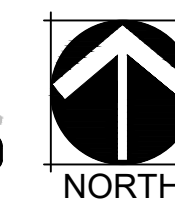
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[illegible]



Add to this...Refer to Infrastructure Site
Plan No. 2 at Porteos CN: 2016-6028-01

Response: Note has been adjusted.



<div> <div> <div>12</div> <div>SHEET NUMBER</div> </div> <div> <div>DRAWN BY:</div> <div>KK JS</div> </div> <div> <div>CHECKED BY:</div> <div>JB</div> </div> <div> <div>DATE:</div> <div>APRIL 17, 2020</div> </div> </div>	<div> <div>SCALE:</div> <div>AS SHOWN</div> </div> <div> <div>FILE NO:</div> <div>8130249709</div> </div>	<div> <div>PORTEOS - PHASE 5</div> <div>INFRASTRUCTURE SITE PLAN</div> <div>LANDSCAPE PLAN</div> </div>	<div> <div>ACP DIA 1287 INVESTORS, LLC</div> <div>4530 E. SHEA BLVD., SUITE 100</div> <div>PHOENIX, AZ 85028</div> <div>ATTN: BILL WICHTERMAN</div> <div>P: 602.494.7800</div> </div>	<div> <div>  <div> <div>NORRIS DESIGN</div> <div>Planning Landscape Architecture Project Promoter</div> </div> </div> <div> <div>Norris Design</div> <div>1101 Benrock Street</div> <div>Denver, CO 80204</div> <div>P: 303.892.1166</div> <div>www.norris-design.com</div> </div> </div>	<div> <div>No.</div> <div>RESUBMITTAL</div> </div> <div> <div>No.</div> <div>RESUBMITTAL</div> </div> <div> <div>No.</div> <div>RESUBMITTAL</div> </div> <div> <div>No.</div> <div>RESUBMITTAL</div> </div>	<div> <div>04/22/2020 EN</div> </div> <div> <div>02/14/2020 EN</div> </div> <div> <div>01/10/2020 CB</div> </div> <div> <div>11/08/2019 CB</div> </div>	<div> <div>Date</div> <div>Init.</div> <div>Appr.</div> </div>
				Revisions			
				No.			