

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](mailto: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.**

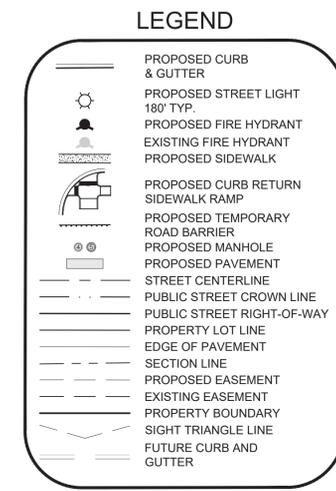
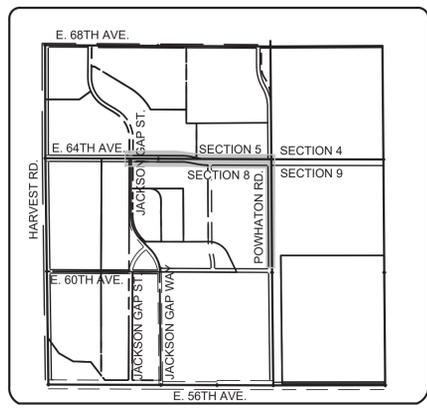
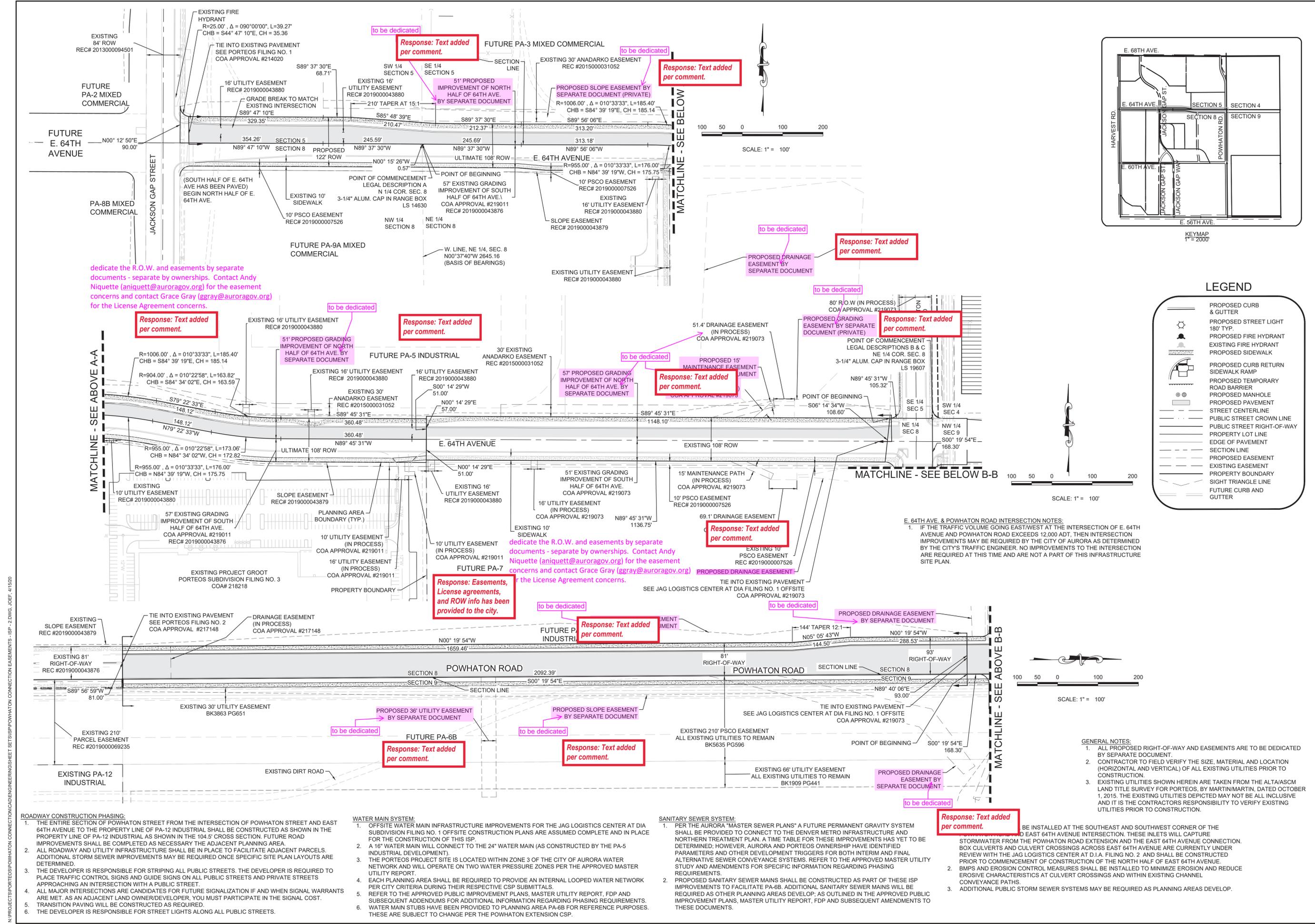
#### 3. Real Property

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.**



**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.

**GENERAL NOTES:**  
 1. ALL PROPOSED RIGHT-OF-WAY AND EASEMENTS ARE TO BE DEDICATED BY SEPARATE DOCUMENT.  
 2. CONTRACTOR TO FIELD VERIFY THE SIZE, MATERIAL AND LOCATION (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.  
 3. 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.

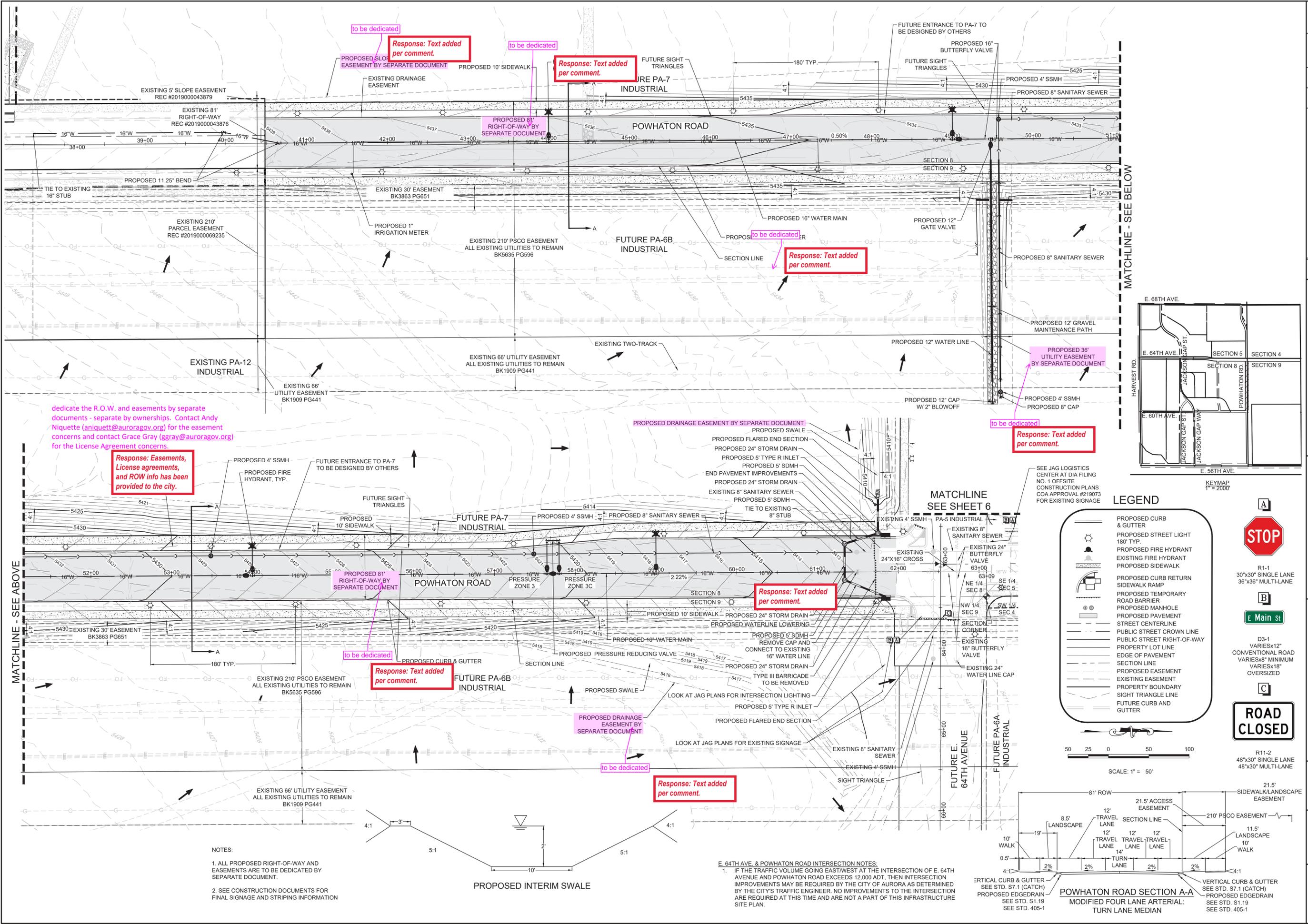
**ROADWAY CONSTRUCTION PHASING:**  
 1. THE ENTIRE SECTION OF POWHATON STREET FROM THE INTERSECTION OF POWHATON STREET AND EAST 64TH AVENUE TO THE PROPERTY LINE OF PA-12 INDUSTRIAL SHALL BE CONSTRUCTED AS SHOWN IN THE PROPERTY LINE OF PA-12 INDUSTRIAL AS SHOWN IN THE 104.5' CROSS SECTION. FUTURE ROAD IMPROVEMENTS SHALL BE COMPLETED AS NECESSARY THE ADJACENT PLANNING AREA.  
 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 SUBDIVISION FILING NO. 1 OFFSITE CONSTRUCTION PLANS ARE ASSUMED COMPLETE AND IN PLACE FOR THE CONSTRUCTION OF THIS ISP.  
 2. A 16" WATER MAIN WILL CONNECT TO THE 24" WATER MAIN (AS CONSTRUCTED BY THE PA-5 INDUSTRIAL DEVELOPMENT).  
 3. THE PORTEOS PROJECT SITE IS LOCATED WITHIN ZONE 3 OF THE CITY OF AURORA WATER NETWORK AND WILL OPERATE ON TWO WATER PRESSURE ZONES PER THE APPROVED MASTER UTILITY REPORT.  
 4. EACH PLANNING AREA SHALL BE REQUIRED TO PROVIDE AN INTERNAL LOOPED WATER NETWORK PER CITY CRITERIA DURING THEIR RESPECTIVE CSP SUBMITTALS.  
 5. REFER TO THE APPROVED PUBLIC IMPROVEMENT PLANS, MASTER UTILITY REPORT, FDP AND SUBSEQUENT ADDENDUMS FOR ADDITIONAL INFORMATION REGARDING PHASING REQUIREMENTS.  
 6. WATER MAIN STUBS HAVE BEEN PROVIDED TO PLANNING AREA PA-6B FOR REFERENCE PURPOSES. THESE ARE SUBJECT TO CHANGE PER THE POWHATON EXTENSION CSP.

**SANITARY SEWER SYSTEM:**  
 1. 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.  
 2. PROPOSED SANITARY SEWER MAINS SHALL BE CONSTRUCTED AS PART OF THESE ISP IMPROVEMENTS TO FACILITATE PA-6B. 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.

BE INSTALLED AT THE SOUTHEAST AND SOUTHWEST CORNER OF THE EAST 64TH AVENUE INTERSECTION. THESE INLETS WILL CAPTURE STORMWATER FROM THE POWHATON ROAD EXTENSION AND THE EAST 64TH AVENUE CONNECTION. BOX CULVERTS AND CULVERT CROSSINGS ACROSS EAST 64TH AVENUE ARE CURRENTLY UNDER REVIEW WITH THE JAG LOGISTICS CENTER AT DIA. FILING NO. 2 AND SHALL BE CONSTRUCTED PRIOR TO COMMENCEMENT OF CONSTRUCTION OF THE NORTH HALF OF EAST 64TH AVENUE.  
 2. BMPs AND EROSION CONTROL MEASURES SHALL BE INSTALLED TO MINIMIZE EROSION AND REDUCE EROSION CHARACTERISTICS AT CULVERT CROSSINGS AND WITHIN EXISTING CHANNEL CONVEYANCE PATHS.  
 3. ADDITIONAL PUBLIC STORM SEWER SYSTEMS MAY BE REQUIRED AS PLANNING AREAS DEVELOP.

SHEET NUMBER	3
	DRAWN BY: WSC
	CHECKED BY: JFF
	DATE: OCTOBER 2019
SCALE:	AS SHOWN
	FILE NO: 8130155419
	PROJECT: PORTEOS - PHASE 5
	INFRASTRUCTURE SITE PLAN
NO.	4/17/20
	1/10/20
	2/1/20
	1/11/19
REVISED	DATE
	INIT
	APPR.
	DATE
REVISIONS	NO.
	NO.
	NO.
	NO.
CONSULTANTS	10333 E. Dry Creek Rd.
	Suite 240
	Englewood, CO 80112
	Tel: (720) 482-9528 Fax: (720) 482-9546



dedicate the R.O.W. and easements by separate documents - separate by ownerships. Contact Andy Niquette (aniquette@auroragov.org) for the easement concerns and contact Grace Gray (gray@auroragov.org) for the License Agreement concerns.

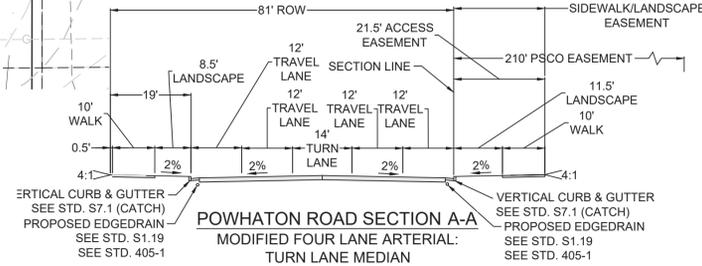
**Response: Easements, License agreements, and ROW info has been provided to the city.**

**Response: Text added per comment.**

- NOTES:
1. ALL PROPOSED RIGHT-OF-WAY AND EASEMENTS ARE TO BE DEDICATED BY SEPARATE DOCUMENT.
  2. SEE CONSTRUCTION DOCUMENTS FOR FINAL SIGNAGE AND STRIPING INFORMATION

PROPOSED INTERIM SWALE

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

- PROPOSED CURB & GUTTER
- PROPOSED STREET LIGHT 180' TYP.
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED SIDEWALK
- PROPOSED CURB RETURN
- PROPOSED TEMPORARY ROAD BARRIER
- PROPOSED MANHOLE
- 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
- SIGHT TRIANGLE LINE
- FUTURE CURB AND GUTTER

**STOP** (R1-1)  
 30"x30" SINGLE LANE  
 36"x36" MULTI-LANE

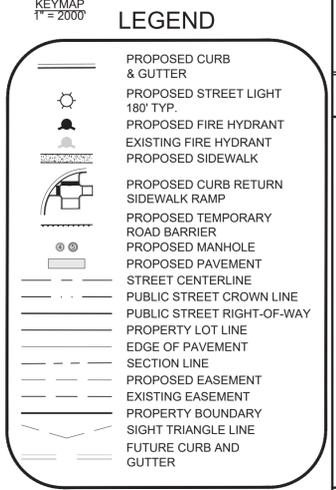
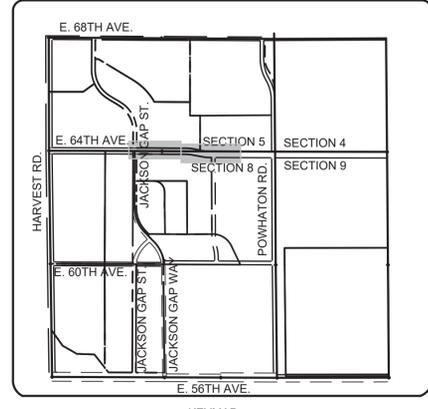
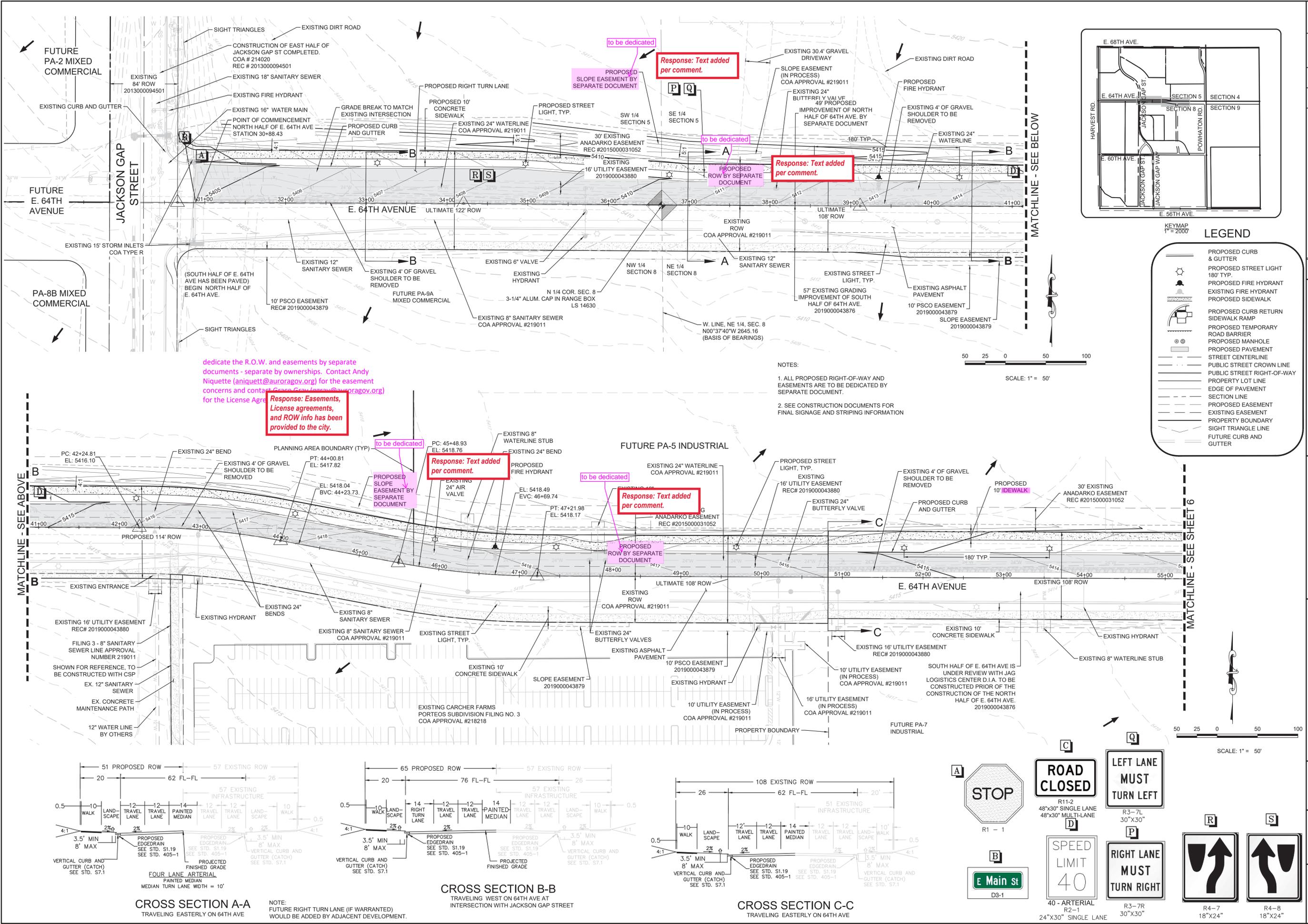
**E Main St** (D3-1)  
 VARIES 12"  
 CONVENTIONAL ROAD  
 VARIES 8" MINIMUM  
 VARIES 18"  
 OVERSIZED

**ROAD CLOSED** (R11-2)  
 48"x30" SINGLE LANE  
 48"x30" MULTI-LANE

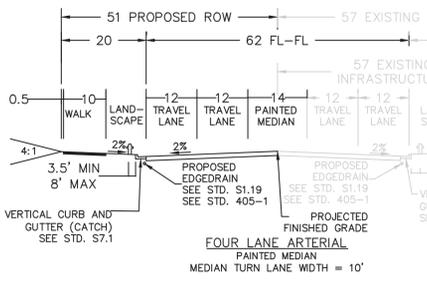
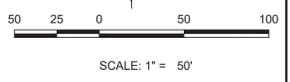
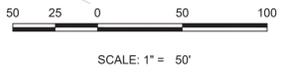
SCALE: 1" = 50'



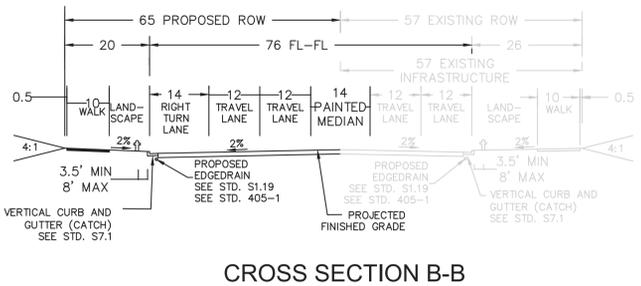
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	POWHATON ROAD PLAN VIEW																										
10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546		<table border="1"> <tr> <th>No.</th> <th>Revisions</th> <th>Date</th> <th>Appr.</th> <th>Date</th> </tr> <tr> <td>1</td> <td>RESUBMITTAL</td> <td>4/17/20</td> <td>NJ</td> <td></td> </tr> <tr> <td>2</td> <td>RESUBMITTAL</td> <td>1/10/20</td> <td>TB</td> <td></td> </tr> <tr> <td>3</td> <td>RESUBMITTAL</td> <td>2/14/20</td> <td>JF</td> <td></td> </tr> <tr> <td>4</td> <td>RESUBMITTAL</td> <td>1/17/19</td> <td>JF</td> <td></td> </tr> </table>	No.	Revisions	Date	Appr.	Date	1	RESUBMITTAL	4/17/20	NJ		2	RESUBMITTAL	1/10/20	TB		3	RESUBMITTAL	2/14/20	JF		4	RESUBMITTAL	1/17/19	JF	
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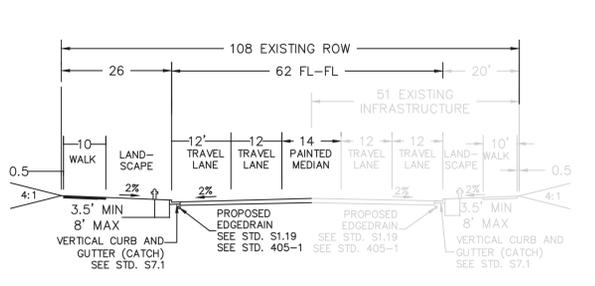
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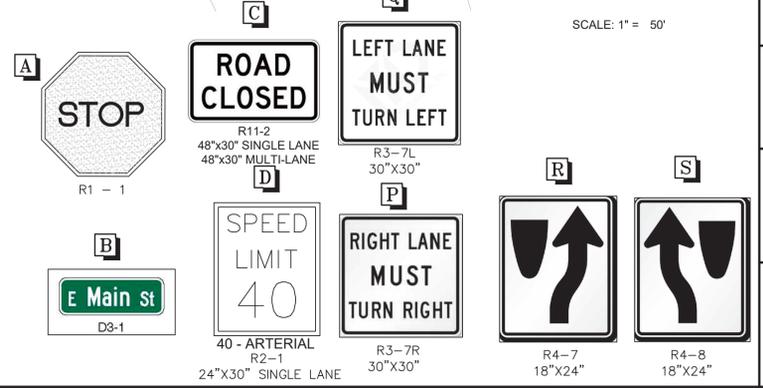
NOTE:  
 FUTURE RIGHT TURN LANE (IF WARRANTED) WOULD BE ADDED BY ADJACENT DEVELOPMENT.



CROSS SECTION B-B  
 TRAVELING WEST ON 64TH AVE AT INTERSECTION WITH JACKSON GAP STREET



CROSS SECTION C-C  
 TRAVELING EASTERLY ON 64TH AVE



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Response: Easements, License agreements, and ROW info has been provided to the city.

Response: Text added per comment.

RESUBMITTAL	No.	Date	Appr.	Date
RESUBMITTAL	4/17/20	NJ		
RESUBMITTAL	1/10/20	TB		
RESUBMITTAL	2/14/20	JF		
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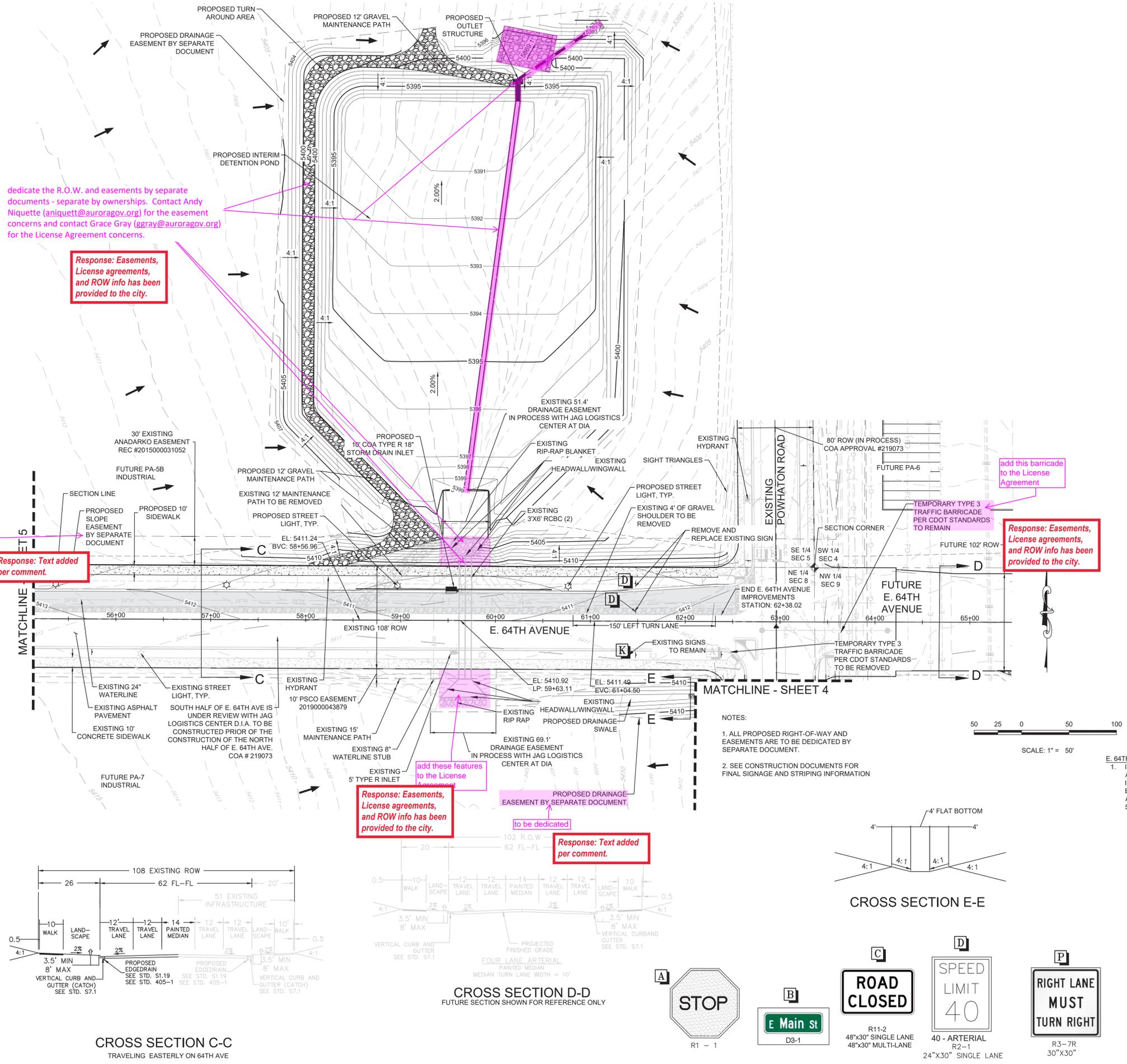
SCALE:	AS SHOWN	FILE NO:	8130155419
DRAWN BY:	JRG	CHECKED BY:	JFF
SHEET NUMBER	5	DATE:	OCTOBER 2019



PORTEOS - PHASE 5  
 INFRASTRUCTURE SITE PLAN  
 E. 64TH AVENUE PLAN VIEW

N:\PROJECTS\PORTEOS\PHAWATON\_CONNECTION\CADD\ENGINEERING\SSHEETS\SSUSP\NORTH HALF 64TH AVE.DWG.LDEF.#11920

N:\PROJECTS\PORTES\POWHATON CONNECTION\ENGINEERING\DRG SET\SUSP\NORTH HALF 64TH AVE.DWG.LDEF.4/1/2020



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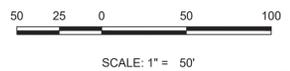
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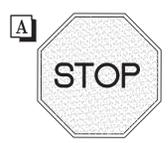
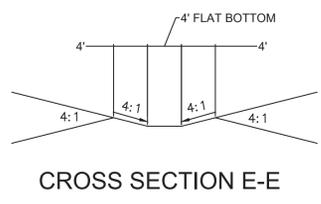
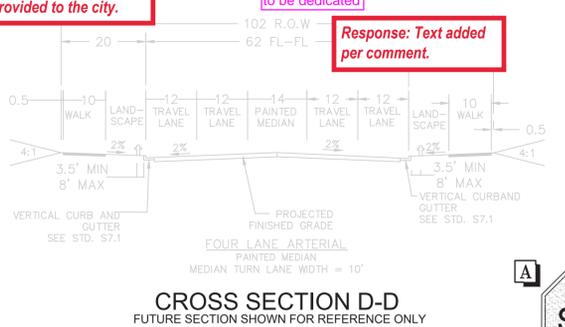
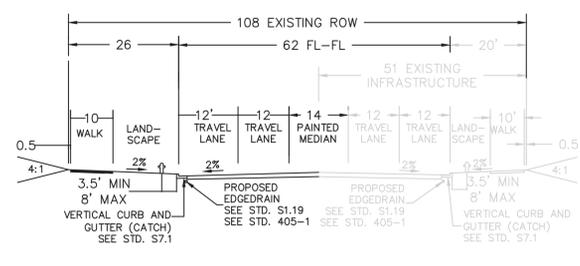
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SHEET NUMBER	6			
	DRAWN BY: JRG	AS SHOWN		
	CHECKED BY: JFF	FILE NO: 8130155419		
DATE: OCTOBER 2019	DATE: 11/19/19			
	APPROVED BY: [Signature]	DATE: 11/19/19		
	APPROVED BY: [Signature]	DATE: 11/19/19		
10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9528 Fax: (720) 482-9546	No.	4/17/20	NI	RESUBMITTAL
	No.	1/10/20	TB	RESUBMITTAL
	No.	2/14/20	JF	RESUBMITTAL
10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9528 Fax: (720) 482-9546	No.	11/19/19	JF	RESUBMITTAL
	No.			
	No.			
CML CONSULTANTS	No.			
	No.			
	No.			
PORTES - PHASE 5 INFRASTRUCTURE SITE PLAN E. 64TH AVENUE PLAN VIEW	No.			
	No.			
	No.			

# 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 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.
- 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.
- 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.
- 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 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.
- 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 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.
- 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 THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- 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.
- 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 PLANNING AREA 12.
- 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.

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

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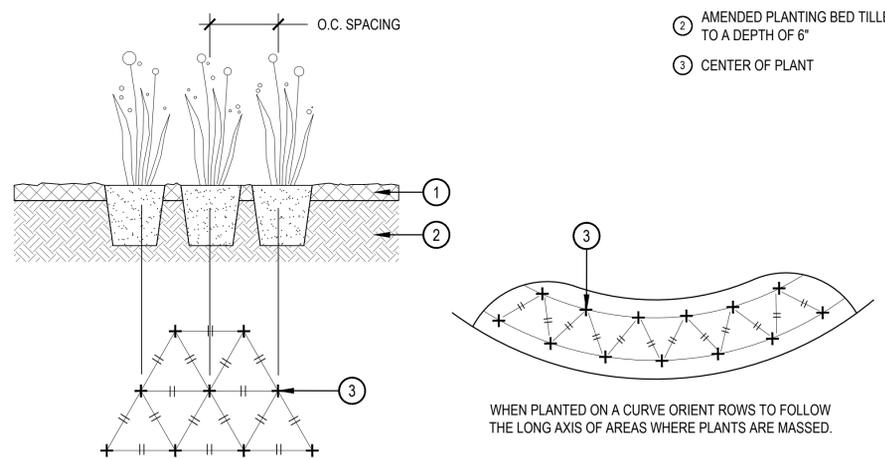
ACP DIA 1287 INVESTORS, LLC  
4530 E. SHEA BLVD., SUITE 100  
PHOENIX, AZ 85028  
ATTN: BILL WICHTERMAN  
P: 602.494.7800

PORTEOS - PHASE 5  
INFRASTRUCTURE SITE PLAN  
LANDSCAPE NOTES AND DETAILS

SCALE: AS SHOWN  
DRAWN BY: KKJS  
CHECKED BY: AB  
DATE: APRIL 17, 2020  
FILE NO: 8130249709

NOT FOR CONSTRUCTION  
SHEET NUMBER 7

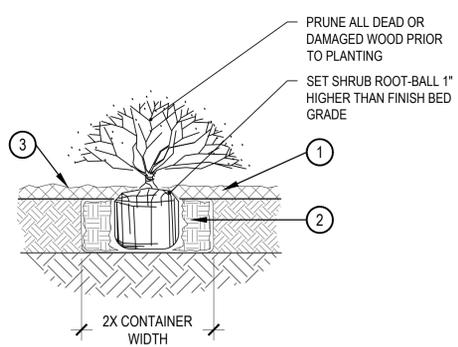
- SPECIFIED MULCH
- AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
- CENTER OF PLANT



## 1 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"

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



## 2 SHRUB PLANTING

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

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

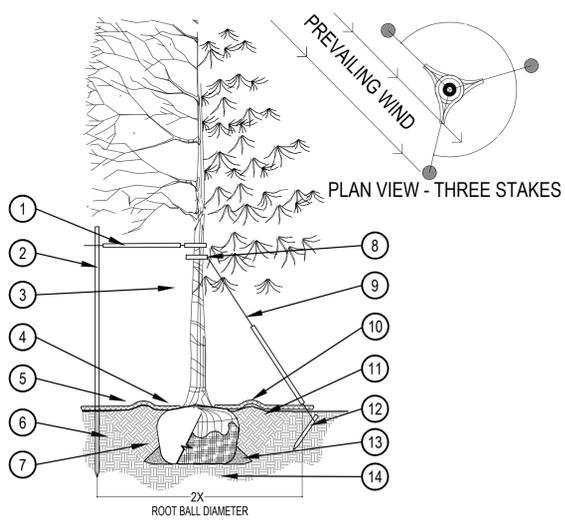
### STANDARD RIGHT OF WAY LANDSCAPE REQUIREMENTS

ROW DESCRIPTION	BUFFER WIDTH	BUFFER LENGTH	BUFFER REDUCTION FEATURES	# OF TREES REQUIRED	# OF TREES PROVIDED	# OF SHRUBS REQUIRED	# OF SHRUBS PROVIDED
<b>64TH AVENUE</b>							
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
<b>POWHATON ROAD</b>							
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:
- 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.
  - FUTURE DRIVES HAVE BEEN REMOVED FROM THE OVERALL LANDSCAPE CALCULATIONS
  - CURB CUTS FOR FUTURE PA-3 ROADS HAVE BEEN REMOVED FROM 64TH AVENUE LINEAR FOOTAGE.
- NOTES:
- 10 (#5 CONTAINER) SHRUBS EQUALS ONE TREE EQUIVALENT (TE)
  - 30 (#1 CONTAINER) GRASSES EQUALS ONE TREE EQUIVALENT (TE)
  - 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

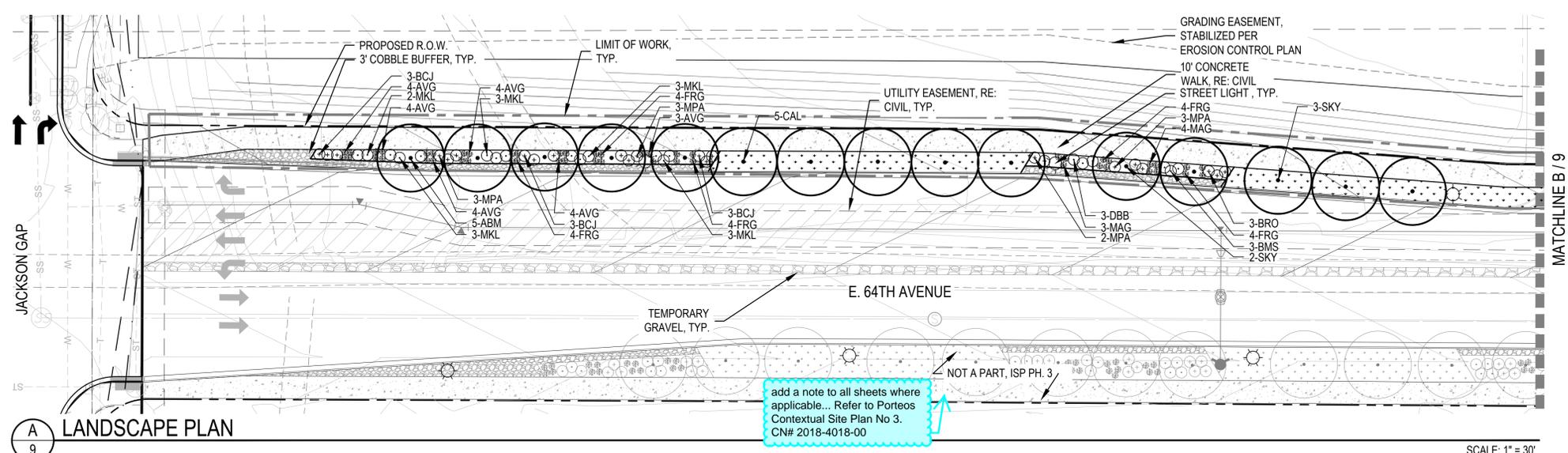


## 3 TREE PLANTING DETAIL

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)
    - 1-3/4" - 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)
    - 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.

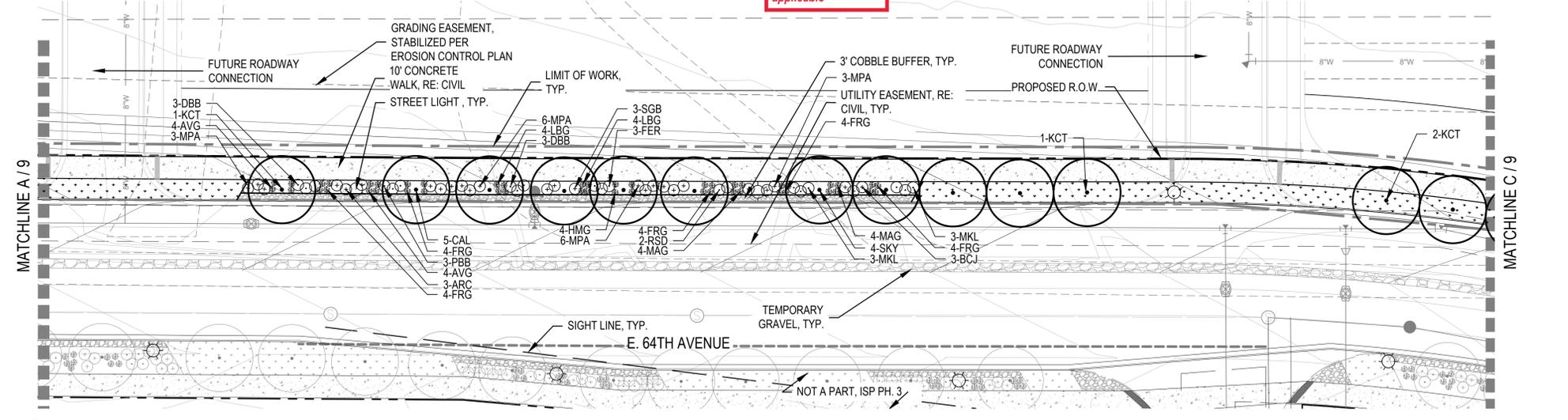


**A** LANDSCAPE PLAN

SCALE: 1" = 30'

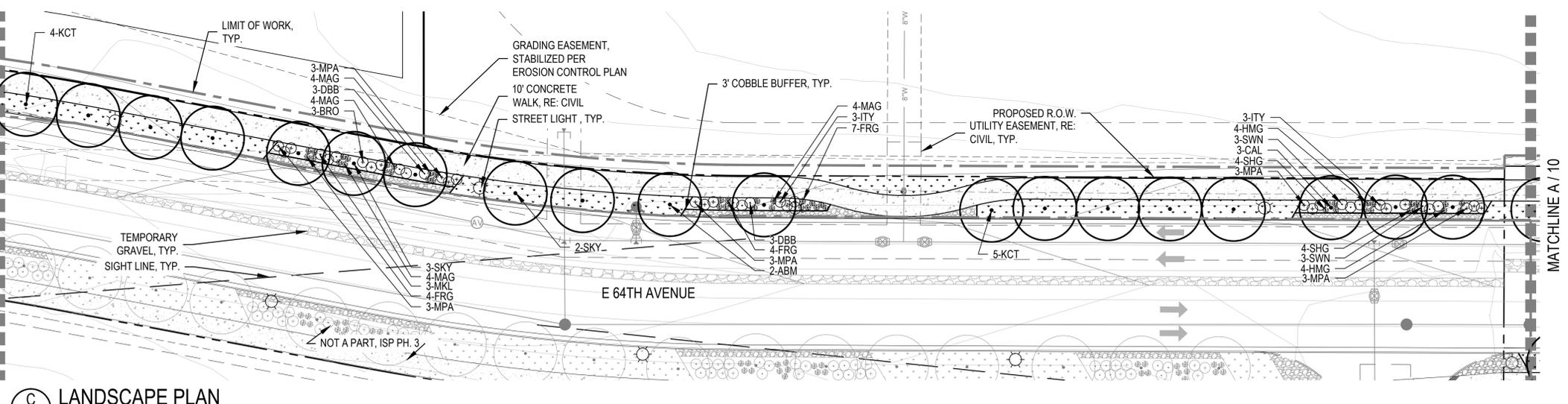
add a note to all sheets where applicable... Refer to Porteos Contextual Site Plan No 3. CN# 2018-4018-00

Response: Note has been adjusted where applicable



**B** LANDSCAPE PLAN

SCALE: 1" = 30'



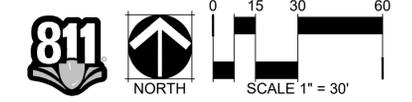
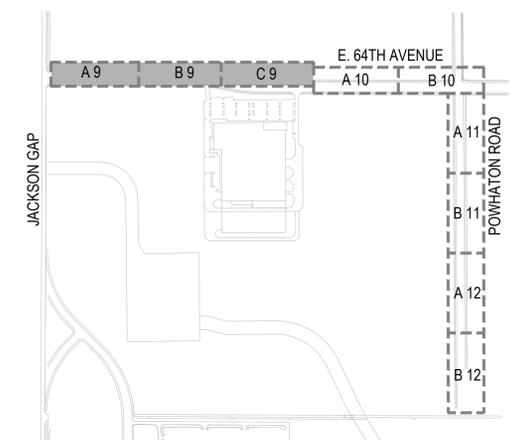
**C** LANDSCAPE PLAN

SCALE: 1" = 30'

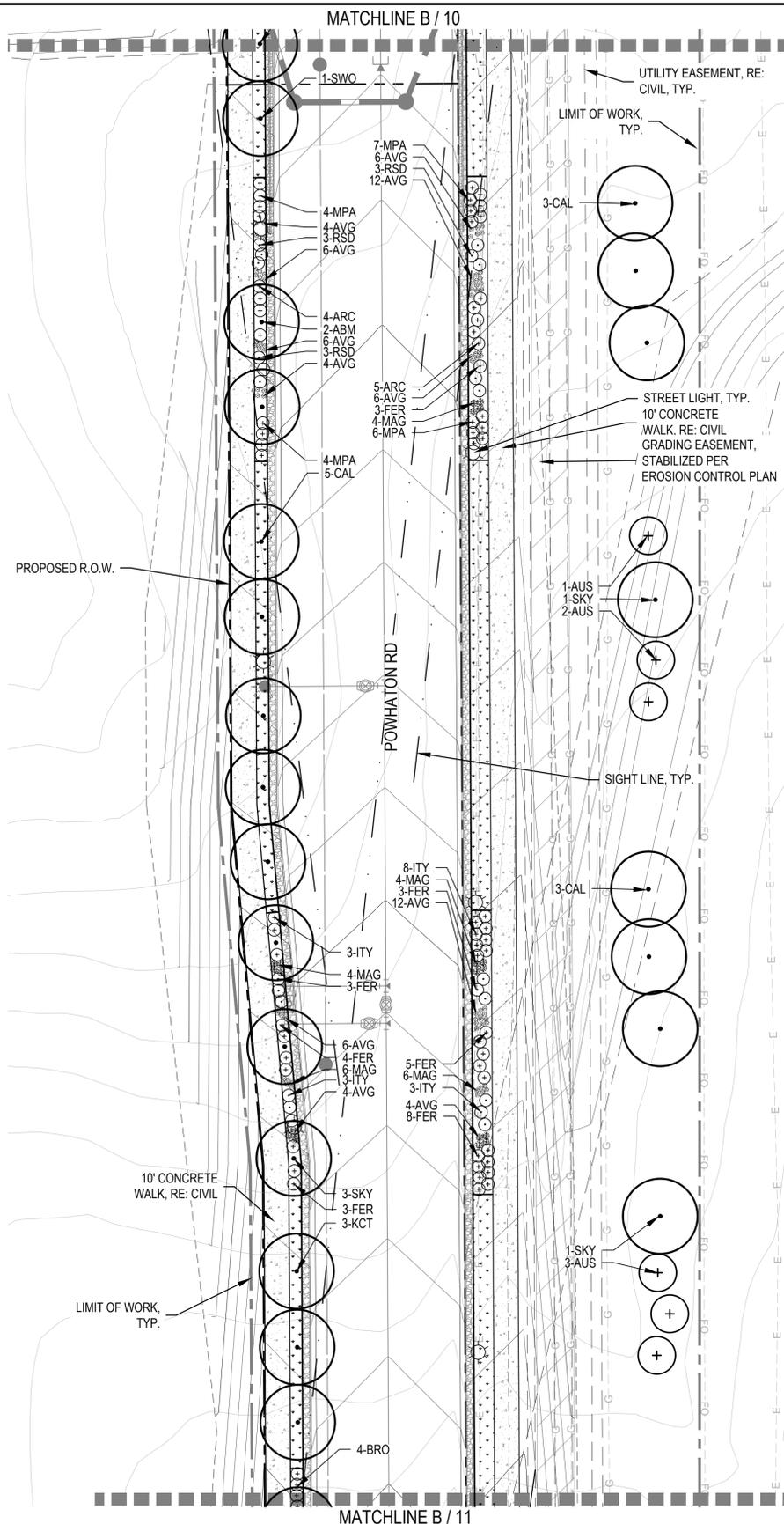
**LEGEND**

- CANOPY TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- ENHANCED NATIVE SEED MIX
- 4'-6" ROCK COBBLE
- STEEL EDGER
- STREET LIGHT
- FIRE HYDRANT
- PROPOSED CONTOURS - MAJOR
- PROPOSED CONTOURS - MINOR
- EXISTING CONTOURS

**KEY MAP**



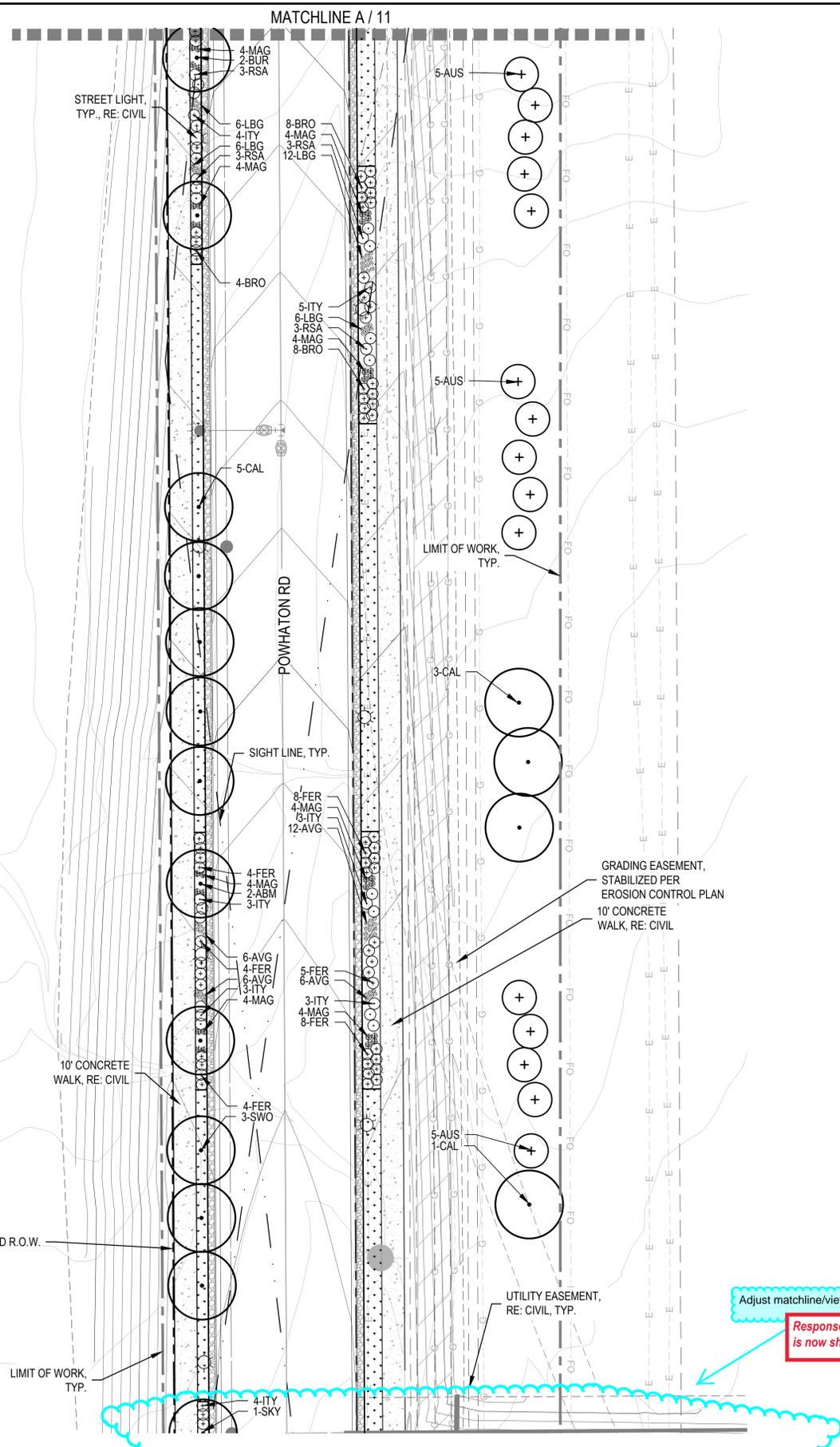
SHEET NUMBER	9			
	DRAWN BY:	KKJS		
	CHECKED BY:	AB		
	DATE:	APRIL 17, 2020		
SCALE:	AS SHOWN			
	FILE NO: 8130249709			
	ACPDIA 1287 INVESTORS, LLC 4530 E. SHEA BLVD., SUITE 100 PHOENIX, AZ 85028 ATTN: BILL WICHTERMAN P: 602.494.7800			
	PORTEOS - PHASE 5 INFRASTRUCTURE SITE PLAN LANDSCAPE PLAN			
Revisions	No.	Date	Init.	Appr.
	1	04/22/2020	EN	
	2	02/14/2020	EN	
	3	01/10/2020	CB	
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A  
11

LANDSCAPE PLAN

SCALE: 1" = 30'



B  
11

LANDSCAPE PLAN

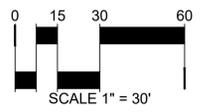
SCALE: 1" = 30'

- LEGEND**
- CANOPY TREE
  - EVERGREEN TREE
  - DECIDUOUS SHRUBS
  - EVERGREEN SHRUBS
  - ORNAMENTAL GRASSES
  - ENHANCED NATIVE SEED MIX
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  - PROPOSED CONTOURS - MAJOR
  - PROPOSED CONTOURS - MINOR
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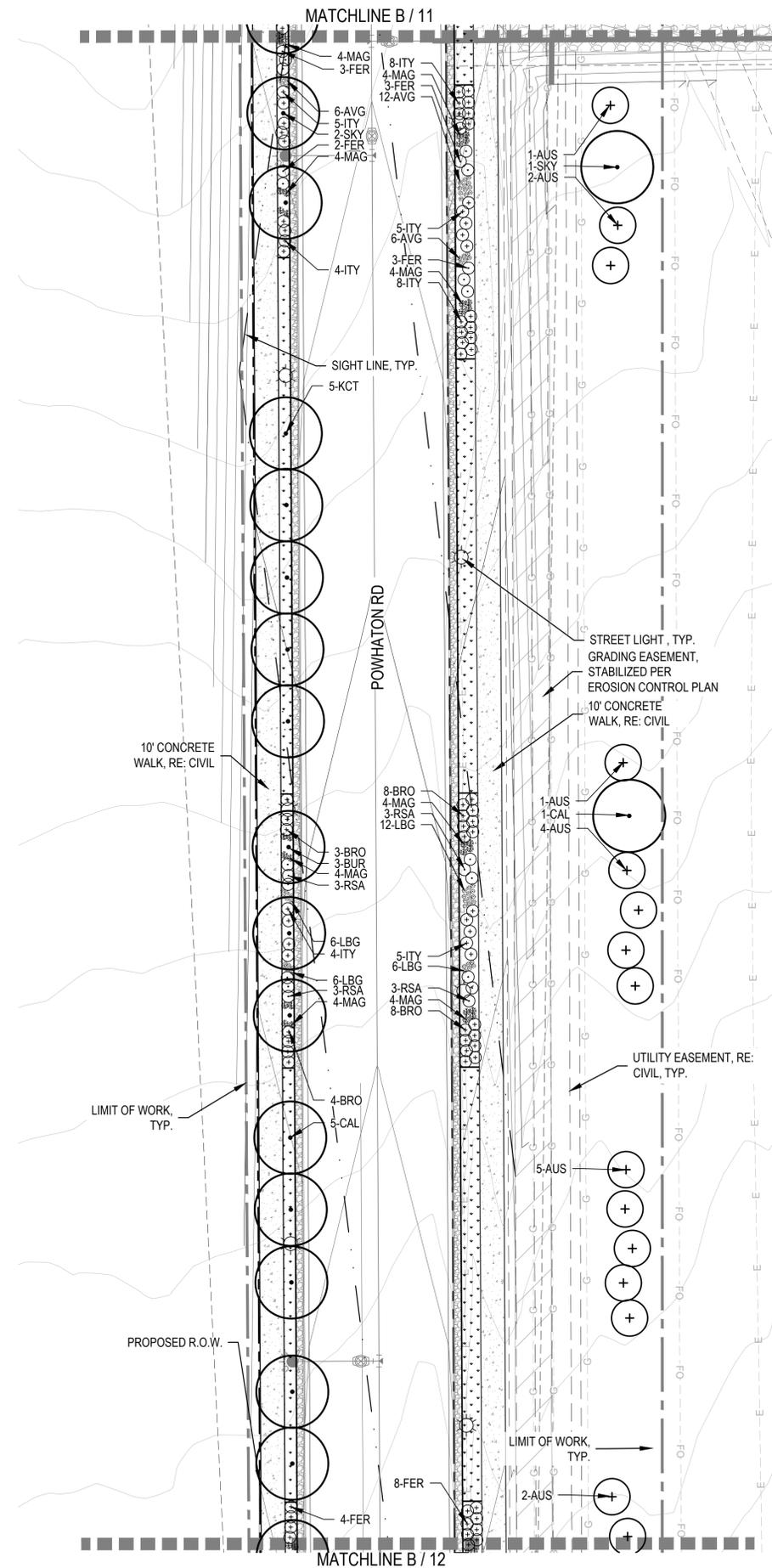
**KEY MAP**



Adjust matchline/viewport  
Response: Matchline is now shown

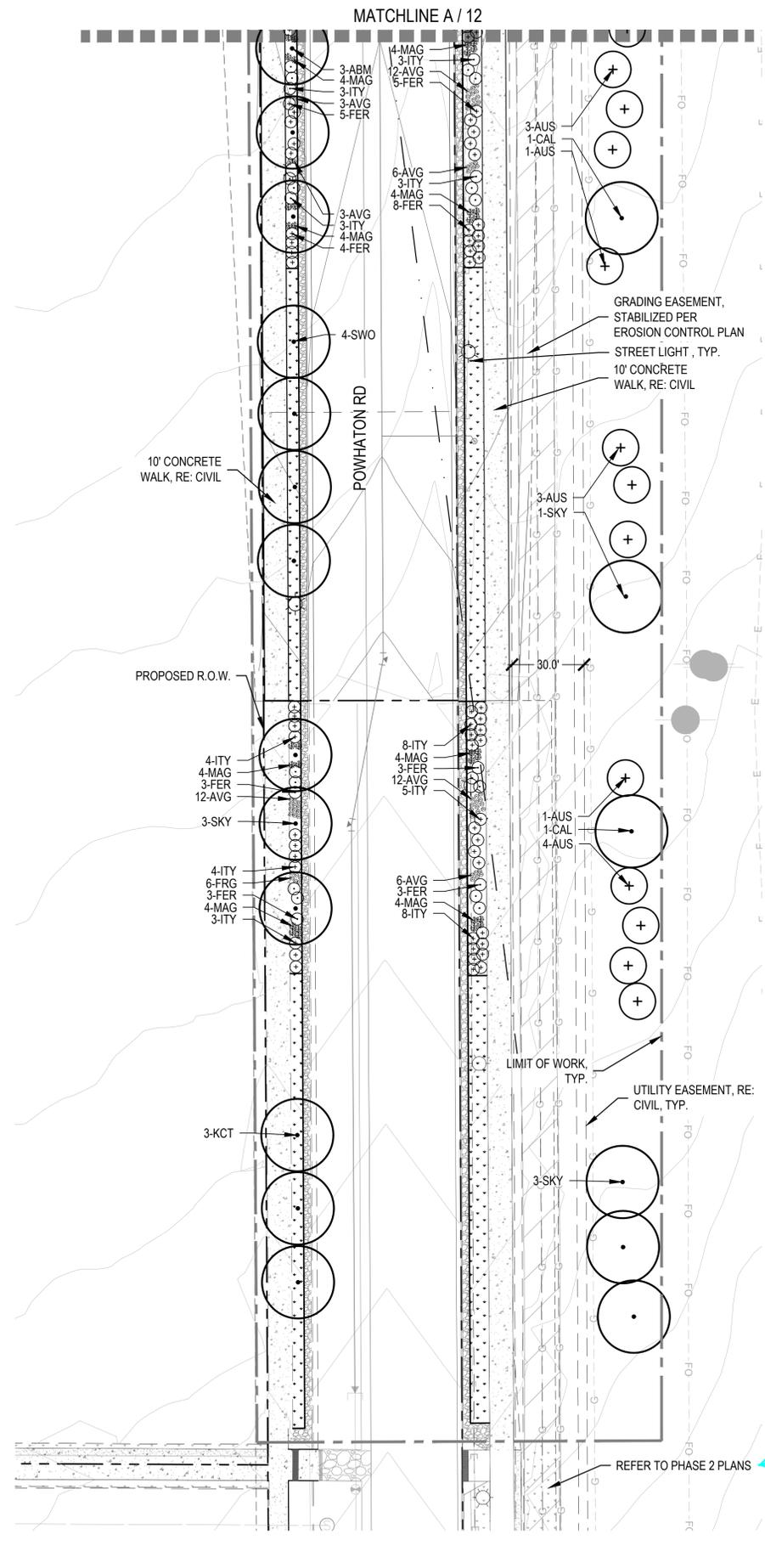


SHEET NUMBER <b>11</b>	DRAWN BY: KKJS	SCALE: AS SHOWN	ACPDIA 1287 INVESTORS, LLC 4530 E. SHEA BLVD., SUITE 100 PHOENIX, AZ 85028 ATTN: BILL WICHTERMAN P: 602.494.7800	NORRIS DESIGN Planning   Landscape Architecture   Project Forecaster 1101 Bannock Street Denver, CO 80204 P: 303.692.1166 www.norrisdesign.com	RESUBMITTAL 04/22/2020 EN	RESUBMITTAL 02/14/2020 EN	RESUBMITTAL 01/10/2020 CB	RESUBMITTAL 11/08/2019 CB	Date	Appr.
	CHECKED BY: AB	FILE NO: 8130249709							Date	Init.
	DATE: APRIL 17, 2020								Date	
									Date	



**A** LANDSCAPE PLAN

SCALE: 1" = 30'

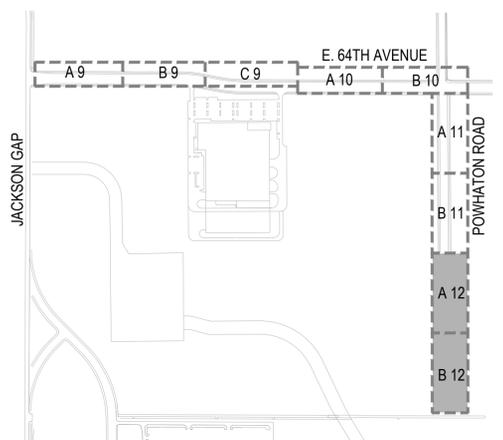


**B** LANDSCAPE PLAN

SCALE: 1" = 30'

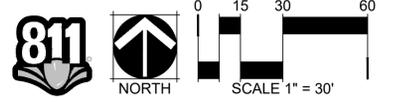
- ### LEGEND
- CANOPY TREE
  - EVERGREEN TREE
  - DECIDUOUS SHRUBS
  - EVERGREEN SHRUBS
  - ORNAMENTAL GRASSES
  - ENHANCED NATIVE SEED MIX
  - 4"-6" ROCK COBBLE
  - STEEL EDGER
  - STREET LIGHT
  - FIRE HYDRANT
  - PROPOSED CONTOURS - MAJOR
  - PROPOSED CONTOURS - MINOR
  - EXISTING CONTOURS

### KEY MAP



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

Response: Note has been adjusted.



SHEET NUMBER	12		
	DRAWN BY:	KKJS	
	CHECKED BY:	AB	
	DATE:	APRIL 17, 2020	
SCALE:	AS SHOWN		
	FILE NO.:	8130249709	
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	NORRIS DESIGN Planning   Landscape Architecture   Project Forester 1101 Bannock Street Denver, CO 80204 P: 303.692.1166 www.norrisdesign.com		
Revisions	No.	Date	Appr.
	No.	Date	Appr.
	No.	Date	Appr.
	No.	Date	Appr.
RESUBMITTAL	04/22/2020	EN	
RESUBMITTAL	02/14/2020	EN	
RESUBMITTAL	01/10/2020	CB	
RESUBMITTAL	11/08/2019	CB	