

April 17, 2020

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

Re: **Sixth 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 sixth submission of Porteos Phase 5 Powhaton ISP. We received your comments on March 24, 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

Sixth Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Address remaining comments from Engineering, Traffic Engineering (contact reviewer directly), Aurora Water, and Real Property for the ISP and other relevant documents.
Response: Acknowledged. Will respond to comments remaining.

REFERRAL COMMENT FROM OTHER DEPARTMENTS AND AGENCIES

1. Engineering (Public Works)

Reviewed by: Kristin Tanabe 303-739-7306 / ktanabe@auroragov.org

1A. ISP Sheet 1 – The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

Response: Preliminary Drainage Report has been approved. Approval date 4-13-2020. A link to the approved files was emailed directly to Stephen Rodriguez on the same day.

2. Traffic Engineering

Reviewed by: Brianna Medema 303-739-7336 / bmedema@auroragov.org

TIS

2A. My previous comments have been satisfactory addressed. I have closed my process as Complete/Approved.

Response: Acknowledged.

ISP

2B My previous comments have been satisfactory addressed. I have closed my process as Complete/Approved.

Response: Acknowledged.

3. Aurora Water

Reviewed by: Casey Ballard 303-739-7296 / cballard@auroragov.org

3A. No additional comments.

Response: Acknowledged.

4. Real Property

Reviewed by: Maurice Brooks / mbrooks@auroragov.org / 303-739-7294 / PDF comment color is magenta.

4A. Start the process of the easement and Right of Way dedications. Contact Andy Niquette for the processes for those dedications. See the red line comments in the ISP. Make sure the descriptions on the ISP match the illustrations. Any physical features located in the Drainage easements will need to be covered by a License Agreement. Contact Grace Gray to start the License Agreement process.

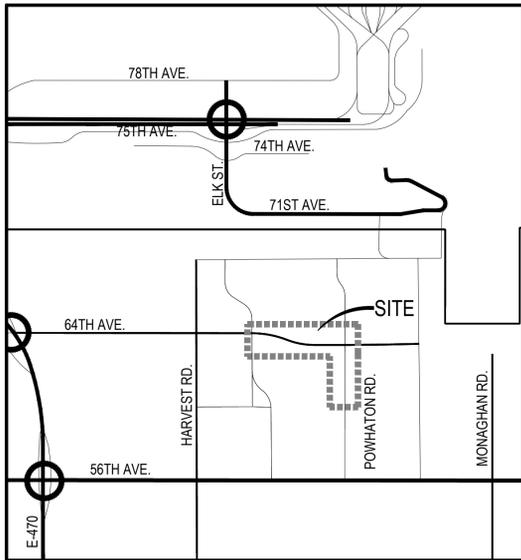
Response: Acknowledged, our team will continue working with Andy and Grace on all easements and agreements.

INFRASTRUCTURE CONTEXTUAL SITE PLAN NO.5 AT PORTEOS

A PARCEL OF LAND SITUATED WITHIN THE SOUTH HALF OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

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

PRELIMINARY DRAINAGE REPORT HAS BEEN APPROVED.



VICINITY PLAN N.T.S.

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SITE PLAN DATA BLOCK

HARD SURFACE AREA (SIDEWALK AREA)	88,611 S.F.
LANDSCAPE AREA	99,188 S.F.
PRESENT ZONING CLASSIFICATION	AIRPORT DISTRICT AD

OWNER



ACP DIA 1287 Investors, LLC
c/o A and C Properties
4530 E. Shea Boulevard,
Suite 100
Phoenix, Arizona 85028
Ph: 602-595-6121
Fax 602-391-2660

APPLICANT

The San Juan Co.

4530 E. Shea Boulevard, Suite 100
Phoenix, Arizona 85028
P. 602-448-9392
F. 602-391-2660

Bill@TheSanJuanCompany.com

ENGINEER



CVL Consultants of Colorado Inc.
10333 E. Dry Creek Road, Suite 240
Englewood, CO 80112
P 720.482.9526
F 720.482.9546
cvlci.com

LANDSCAPE ARCHITECT

1101 Bannock Street
Denver, CO 80204
P 303.892.1166
www.norris-design.com



SITE PLAN NOTES:

- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH AURORA CITY CODE OF ORDINANCE, CHAPTER 126 ARTICLE VII-NUMBERING OF BUILDINGS OF THE AURORA CITY CODE.
- NOT WITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAN OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- (THIS NOTE IS REQUIRED ONLY WHEN APPLICABLE)-THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-1587(C) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.
- THE LOCATION OF LIQUID AND GAS PIPELINES ARE REGULATED BY THE U.S DEPARTMENT OF TRANSPORTATION, PIPELINE AND HAZARDOUS MATERIALS SAFETY ADMINISTRATION. CFR-49, SECTION 195-210, SUBSECTION (B); NO PIPE LINE MAY BE LOCATED WITHIN 50 FEET OF ANY PRIVATE DWELLING, OR ANY INDUSTRIAL BUILDING, OR PLACE OF PUBLIC ASSEMBLY IN WHICH PERSONS WORK, CONGREGATE, OR ASSEMBLE, UNLESS PROVIDED WITH AT LEAST 12 INCHES OF COVER IN ADDITION TO THAT PRESCRIBED IN CFR 49, SECTION 195-210 AND SECTION 195-248. PROVIDE A LETTER FROM PETROLEUM OR GAS COMPANY, ON COMPANY LETTER HEAD THAT REFLECTS THEIR SET BACK REQUIREMENTS FROM THE EASEMENT LINE AND THE ACTUAL UNDERGROUND PIPE TO THE EXTERIOR WALL OF YOUR PROPOSED STRUCTURES. THE SETBACK ESTABLISHED BY PETROLEUM OR GAS COMPANY MUST BE INCLUDED ON THE SITE PLAN AS PART OF THE GENERAL NOTES.
- TRAFFIC SIGNAL ESCROW WILL APPLY AT MULTIPLE LOCATIONS AND WILL BE APPLIED PER PERCENTAGE OF LAND AREA PER PLANNING AREA, AND WILL COMPLY WITH THE ADOPTED TRAFFIC SIGNAL ESCROW CODE.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
- THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
- ARCHITECTURAL FEATURES SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC., ARE NOT ALLOWED TO ENCR OACH INTO ANY EASEMENT OR FIRE LANE.

LEGAL DESCRIPTION A:

A PARCEL OF LAND SITUATED WITHIN THE SOUTH HALF OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND CONSIDERING THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, BEING MONUMENTED ON THE NORTH END BY A FOUND 3-1/4 INCH ALUMINUM CAP SET BY PLS 14630 AND ON THE SOUTH END BY A FOUND 3- 1/4 INCH ALUMINUM CAP SET BY LS 27275, TO BEAR SOUTH 00°37'40" EAST, 2657.16 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;
THENCE NORTH 00°15'26" WEST, A DISTANCE OF 0.57 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 89°37'30" WEST, A DISTANCE OF 245.59 FEET;
THENCE NORTH 89°47'10" WEST, A DISTANCE OF 354.26 FEET;
THENCE NORTH 00°12'50" EAST, A DISTANCE OF 89.96 FEET, TO A POINT OF NON-TANGENT CURVATURE;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 24.98 FEET, A CENTRAL ANGLE OF 89°59'51", AN ARC LENGTH OF 39.24 FEET, THE CHORD OF WHICH BEARS SOUTH 44°49'47" EAST, A DISTANCE OF 35.33 FEET, TO A POINT OF TANGENCY;
THENCE SOUTH 89°47'10" EAST, A DISTANCE OF 329.35 FEET;
THENCE SOUTH 89°37'30" EAST, A DISTANCE OF 68.71 FEET;
THENCE SOUTH 85°48'39" EAST, A DISTANCE OF 210.47 FEET;
THENCE SOUTH 89°37'30" EAST, A DISTANCE OF 212.37 FEET;
THENCE SOUTH 89°56'06" EAST, A DISTANCE OF 313.20 FEET, TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1006.00 FEET, A CENTRAL ANGLE OF 10°33'33", AN ARC LENGTH OF 185.40 FEET, THE CHORD OF WHICH BEARS SOUTH 84°39'19" EAST, A DISTANCE OF 185.14 FEET, TO A POINT OF TANGENCY;
THENCE SOUTH 79°22'33" EAST, A DISTANCE OF 148.12 FEET, TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 904.00 FEET, A CENTRAL ANGLE OF 10°22'58", AN ARC LENGTH OF 163.82 FEET, THE CHORD OF WHICH BEARS SOUTH 84°34'02" EAST, A DISTANCE OF 163.59 FEET, TO A POINT OF TANGENCY;
THENCE SOUTH 89°45'31" EAST, A DISTANCE OF 360.48 FEET;
THENCE SOUTH 00°14'29" WEST, A DISTANCE OF 51.00 FEET;
THENCE NORTH 89°45'31" WEST, A DISTANCE OF 360.48 FEET, TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 955.00 FEET, A CENTRAL ANGLE OF 10°22'58", AN ARC LENGTH OF 173.06 FEET, THE CHORD OF WHICH BEARS NORTH 84°34'02" WEST, A DISTANCE OF 172.82 FEET, TO A POINT OF TANGENCY;
THENCE NORTH 79°22'33" WEST, A DISTANCE OF 148.12 FEET, TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 955.00 FEET, A CENTRAL ANGLE OF 10°33'33", AN ARC LENGTH OF 176.00 FEET, THE CHORD OF WHICH BEARS NORTH 84°39'19" WEST, A DISTANCE OF 175.75 FEET, TO A POINT OF TANGENCY;
THENCE NORTH 89°56'06" WEST, A DISTANCE OF 313.18 FEET;
THENCE NORTH 89°37'30" WEST, A DISTANCE OF 245.69 FEET, TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINING A CALCULATED AREA OF 110,362 SQUARE FEET OR 2.534 ACRES, MORE OR LESS.
THE LINEAL UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

LEGAL DESCRIPTION B:

A PARCEL OF LAND SITUATED WITHIN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, BEING MONUMENTED ON THE NORTH END BY A FOUND 3-1/4 INCH ALUMINUM CAP SET BY PLS 19607 AND ON THE SOUTH END BY A FOUND 3-1/4 INCH ALUMINUM CAP SET BY PLS 19607, TO BEAR SOUTH 00°19'54" EAST, 2658.06 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;
THENCE SOUTH 00°19'54" EAST, A DISTANCE OF 168.30 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 00°19'54" EAST, A DISTANCE OF 2092.39 FEET;
THENCE SOUTH 89°56'59" WEST, A DISTANCE OF 81.00 FEET;
THENCE NORTH 00°19'54" WEST, A DISTANCE OF 1659.46 FEET;
THENCE NORTH 05°05'43" WEST, A DISTANCE OF 144.50 FEET;
THENCE NORTH 00°19'54" WEST, A DISTANCE OF 288.53 FEET;
THENCE NORTH 89°40'06" EAST, A DISTANCE OF 93.00 FEET TO THE POINT OF BEGINNING.
SAID PARCEL OF LAND CONTAINING A CALCULATED AREA OF 115,068 SQUARE FEET OR 2.642 ACRES, MORE OR LESS.
THE LINEAL UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

LEGAL DESCRIPTION C

A PARCEL OF LAND BEING A PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8 AND CONSIDERING THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, BEING MONUMENTED BY A FOUND 2-3/8 INCH DIAMETER ALUMINUM POST WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP SET BY PLS 19607 IN A RANGE BOX, WHENCE THE NORTH QUARTER CORNER OF SECTION 8 BEING MONUMENTED BY A 3-1/4 INCH DIAMETER ALUMINUM CAP SET BY PLS 14630 IN A RANGE BOX, IS ASSUMED TO BEAR NORTH 89°45'31" WEST, 2665.63 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;
THENCE NORTH 89°45'31" WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 8, A DISTANCE OF 105.32 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 06°14'34" WEST, A DISTANCE OF 108.60 FEET;
THENCE NORTH 89°45'31" WEST, A DISTANCE OF 1136.75 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF EAST 64TH AVENUE RECORDED AT RECEPTION NUMBER 2019000043876.
THENCE NORTH 00°14'29" EAST, ALONG SAID EAST RIGHT OF WAY LINE OF EAST 64TH AVENUE, A DISTANCE OF 51.00 FEET;
THENCE CONTINUING NORTH 00°14'29" EAST, A DISTANCE OF 57.00 FEET;
THENCE SOUTH 89°45'31" EAST, A DISTANCE OF 1148.10 FEET TO THE POINT OF BEGINNING;
SAID PARCEL OF LAND CONTAINING A CALCULATED AREA OF 123,382 SQUARE FEET OR 2.832 ACRES, MORE OR LESS.
THE LINEAL UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

City Attorney: _____ Date: _____

Planning Director: _____ Date: _____

Attest: _____ Date: _____
(City Clerk)

Planning Commission: _____ Date: _____

City Council: _____ Date: _____
(Mayor)

RECORDER'S CERTIFICATE:

Accepted for filing in the office of the Clerk and Recorder of _____, Colorado at _____ o'clock _____ M, this _____ day of _____ AD, _____.

Clerk and Recorder: _____ Deputy: _____

SIGNATURE BLOCK

Site Plan

This Site Plan and any amendments hereto, upon approval by the City of Aurora and recording, shall be binding upon the applicants therefore, their successors and assigns. This plan shall limit and control the issuance and validity of all building permits, and shall restrict and limit the construction, location, use, occupancy and operation of all land and structures within this plan to all conditions, requirements, locations and limitations set forth herein. Abandonment, withdrawal or amendment of this plan may be permitted only upon approval of the City of Aurora.

in witness thereof, _____ has caused these presents to be executed this _____ day of _____ AD, _____.

ACP DIA 1287 Investors, LLC, a Colorado limited liability company
By: Porteos Holdings, LLC, an Arizona limited liability company Corporate Seal
Its: Sole Member

By: DIA 1287 Holdings, LLC, an Arizona limited liability company
Its: Sole Member and Manager
By: A&C Properties, Inc., an Arizona corporation
Its: Manager

By: _____
Bill Wichterman, Vice President

State of Colorado)ss

County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____ AD, _____ by _____ Notary Seal

Witness my hand and official seal _____ Notary Business Address: _____
(Notary Public)

My commission expires _____

SHEET NUMBER	02/14/2020 EN	01/10/2020 CB	11/08/2019 CB	10/09/2019 CB	Date	Appr.
	RESUBMITTAL	RESUBMITTAL	RESUBMITTAL	RESUBMITTAL	Date	Init.
	No.	No.	No.	No.	Revisions	
	No.	No.	No.	No.	Revisions	
Norris Design 1101 Bannock Street Denver, CO 80204 P: 303.892.1166 www.norris-design.com 						
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 COVER PAGE						
SCALE:	AS SHOWN	FILE NO:	8130249709			
DRAWN BY:	KKJS	CHECKED BY:	AB	DATE:	JANUARY 10, 2020	

SLOPE EASEMENT A DESCRIPTION:

A SLOPE EASEMENT SITUATED WITHIN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, BEING MONUMENTED ON THE NORTH END BY A FOUND 3-1/4 INCH ALUMINUM CAP SET BY PLS 19607 AND ON THE SOUTH END BY A FOUND 3-1/4 INCH ALUMINUM CAP SET BY PLS 19607, TO BEAR SOUTH 00°19'54" EAST, 2658.06 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO; THENCE SOUTH 28°35'37" WEST, A DISTANCE OF 192.28 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 00°19'54" EAST, A DISTANCE OF 288.53 FEET; THENCE SOUTH 05°05'43" EAST, A DISTANCE OF 144.50 FEET; THENCE SOUTH 00°19'54" EAST, A DISTANCE OF 1659.63 FEET; THENCE SOUTH 89°40'06" WEST, A DISTANCE OF 3.22 FEET; THENCE NORTH 02°50'20" WEST, A DISTANCE OF 1084.09 FEET; THENCE NORTH 01°40'24" EAST, A DISTANCE OF 139.42 FEET; THENCE NORTH 04°17'11" EAST, A DISTANCE OF 332.07 FEET; THENCE NORTH 06°26'44" WEST, A DISTANCE OF 251.98 FEET; THENCE NORTH 00°18'40" WEST, A DISTANCE OF 77.54 FEET; THENCE NORTH 06°43'19" EAST, A DISTANCE OF 212.67 FEET; THENCE SOUTH 87°31'51" EAST, A DISTANCE OF 7.74 FEET, TO THE **POINT OF BEGINNING**. SAID PARCEL OF LAND CONTAINING A CALCULATED AREA OF 60,890 SQUARE FEET OR 1.398 ACRES, MORE OR LESS. THE LINEAL UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

SLOPE EASEMENT B DESCRIPTION:

A SLOPE EASEMENT SITUATED WITHIN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 9, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9, BEING MONUMENTED ON THE NORTH END BY A FOUND 3-1/4 INCH ALUMINUM CAP SET BY PLS 19607 AND ON THE SOUTH END BY A FOUND 3- 1/4 INCH ALUMINUM CAP SET BY PLS 19607, TO BEAR SOUTH 00°19'54" EAST, 2658.06 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO; THENCE SOUTH 00°19'54" EAST, A DISTANCE OF 139.20 FEET TO A POINT OF NON-TANGENT CURVATURE BEING THE **POINT OF BEGINNING**; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°26'17", AN ARC LENGTH OF 39.46 FEET, THE CHORD OF WHICH BEARS NORTH 44°53'15" EAST, A DISTANCE OF 35.49 FEET, TO A POINT OF NON-TANGENCY; THENCE SOUTH 02°32'23" EAST, A DISTANCE OF 495.35 FEET; THENCE SOUTH 00°36'42" EAST, A DISTANCE OF 715.01 FEET; THENCE SOUTH 00°47'32" WEST, A DISTANCE OF 936.97 FEET; THENCE SOUTH 89°54'15" WEST, A DISTANCE OF 29.40 FEET; THENCE NORTH 00°19'54" WEST, A DISTANCE OF 2121.66 FEET, TO THE **POINT OF BEGINNING**. SAID PARCEL OF LAND CONTAINING A CALCULATED AREA OF 86,110 SQUARE FEET OR 1.977 ACRES, MORE OR LESS. THE LINEAL UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

UTILITY EASEMENT NW9 A DESCRIPTION:

A UTILITY EASEMENT SITUATED WITHIN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 9 AND CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9, BEING MONUMENTED ON THE SOUTH END BY A FOUND 2-3/8 INCH DIAMETER ALUMINUM POST WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP SET BY PLS 19607 AND ON THE NORTH END BY A FOUND 2-3/8 INCH DIAMETER ALUMINUM POST WITH A 3-1/4 INCH ALUMINUM CAP SET BY PLS 19607 IN A RANGE BOX, TO BEAR NORTH 00°19'54" WEST, 2658.06 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO; THENCE NORTH 00°19'54" WEST, A DISTANCE OF 1285.73 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 00°19'40" WEST, A DISTANCE OF 36.00 FEET; THENCE NORTH 89°41'29" EAST, A DISTANCE OF 210.00 FEET; THENCE SOUTH 00°19'54" EAST, A DISTANCE OF 36.00 FEET; THENCE SOUTH 89°41'29" WEST, A DISTANCE OF 210.00 FEET, TO THE **POINT OF BEGINNING**. SAID PARCEL OF LAND CONTAINING A CALCULATED AREA OF 7,560 SQUARE FEET OR 0.174 ACRES, MORE OR LESS. THE LINEAL UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

UTILITY EASEMENT NW9 B DESCRIPTION:

A UTILITY EASEMENT SITUATED WITHIN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 9 AND CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9, BEING MONUMENTED ON THE SOUTH END BY A FOUND 2-3/8 INCH DIAMETER ALUMINUM POST WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP SET BY PLS 19607 AND ON THE NORTH END BY A FOUND 2-3/8 INCH DIAMETER ALUMINUM POST WITH A 3-1/4 INCH ALUMINUM CAP SET BY PLS 19607 IN A RANGE BOX, TO BEAR NORTH 00°19'54" WEST, 2658.06 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO; THENCE NORTH 00°19'54" WEST, A DISTANCE OF 1285.64 FEET ALONG THE WEST LINE OF THE SAID NORTHWEST QUARTER OF SECTION 9; THENCE NORTH 89°40'06" EAST, A DISTANCE OF 210.00 FEET, TO THE **POINT OF BEGINNING**; THENCE NORTH 00°19'40" WEST, A DISTANCE OF 36.00 FEET; THENCE NORTH 89°41'29" EAST, A DISTANCE OF 66.01 FEET; THENCE SOUTH 00°19'54" EAST, A DISTANCE OF 36.00 FEET; THENCE SOUTH 89°41'29" WEST, A DISTANCE OF 66.01 FEET, TO THE **POINT OF BEGINNING**. SAID PARCEL OF LAND CONTAINING A CALCULATED AREA OF 2,376 SQUARE FEET OR 0.055 ACRES, MORE OR LESS. THE LINEAL UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

DRAINAGE EASEMENT NW9 A DESCRIPTION:

A DRAINAGE EASEMENT SITUATED WITHIN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 9 AND CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9, BEING MONUMENTED BY A FOUND 2-3/8 INCH DIAMETER ALUMINUM POST WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP SET BY PLS 19607, WHENCE THE WEST QUARTER CORNER OF SECTION 9 BEING MONUMENTED BY A FOUND 2-3/8 INCH DIAMETER ALUMINUM POST WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP SET BY PLS 19607, IS ASSUMED TO BEAR SOUTH 00°19'54" EAST, 2658.06 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO; THENCE SOUTH 00°19'54" EAST ALONG THE WEST LINE OF SAID SECTION 9, A DISTANCE OF 1285.73 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 12°07'51" EAST, A DISTANCE OF 392.80 FEET; THENCE NORTH 52°42'11" EAST, A DISTANCE OF 177.35 FEET; THENCE SOUTH 34°43'00" EAST, A DISTANCE OF 34.50 FEET; THENCE SOUTH 46°39'26" WEST, A DISTANCE OF 160.32 FEET; THENCE SOUTH 13°31'44" WEST, A DISTANCE OF 537.34 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 9; THENCE NORTH 00°19'54" WEST, A DISTANCE OF 169.34 FEET TO THE **POINT OF BEGINNING**. SAID PARCEL OF LAND CONTAINING A CALCULATED AREA OF 27,940 SQUARE FEET OR 0.174 ACRES, MORE OR LESS. THE LINEAL UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

Continue working with Andy Niquette for the dedications needed for the ISP.

ACP DIA GRADING EASEMENT B DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE SOUTH HALF OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 5 AND CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, BEING MONUMENTED AT THE SOUTHEAST CORNER OF SAID SECTION 5 BY A FOUND 2-3/8 INCH DIAMETER ALUMINUM POST WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP SET BY PLS 19607 AND AT THE EAST QUARTER CORNER OF SAID SECTION 5 BY A FOUND 1-1/2 INCH DIAMETER IRON PIPE WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP SET BY PLS 23521, TO BEAR NORTH 00°28'40" WEST, A DISTANCE OF 2647.66 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO; THENCE NORTH 89°45'31" WEST, A DISTANCE OF 105.32 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 89°45'31" WEST, A DISTANCE OF 1148.10 FEET; THENCE SOUTH 00°14'29" WEST, A DISTANCE OF 6.00 FEET; THENCE NORTH 89°45'31" WEST, A DISTANCE OF 360.48 FEET, TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 904.00 FEET, A CENTRAL ANGLE OF 10°22'58", AN ARC LENGTH OF 163.82 FEET, THE CHORD OF WHICH BEARS NORTH 84°34'02" WEST, A DISTANCE OF 163.59 FEET, TO A POINT OF TANGENCY; THENCE NORTH 79°22'33" WEST, A DISTANCE OF 148.12 FEET, TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1006.00 FEET, A CENTRAL ANGLE OF 10°33'33", AN ARC LENGTH OF 185.40 FEET, THE CHORD OF WHICH BEARS NORTH 84°39'19" WEST, A DISTANCE OF 185.14 FEET, TO A POINT OF TANGENCY; THENCE NORTH 89°56'06" WEST, A DISTANCE OF 313.20 FEET; THENCE NORTH 89°37'30" WEST, A DISTANCE OF 212.37 FEET; THENCE NORTH 85°48'39" WEST, A DISTANCE OF 210.47 FEET; THENCE NORTH 89°37'30" WEST, A DISTANCE OF 68.71 FEET; THENCE NORTH 89°47'10" WEST, A DISTANCE OF 329.35 FEET, TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 14°24'57", AN ARC LENGTH OF 6.29 FEET, THE CHORD OF WHICH BEARS NORTH 82°34'42" WEST, A DISTANCE OF 6.27 FEET, TO A POINT OF TANGENCY; THENCE NORTH 60°19'09" EAST, A DISTANCE OF 41.94 FEET; THENCE NORTH 88°44'15" EAST, A DISTANCE OF 206.12 FEET; THENCE SOUTH 89°47'10" EAST, A DISTANCE OF 157.55 FEET; THENCE SOUTH 83°43'41" EAST, A DISTANCE OF 157.03 FEET; THENCE SOUTH 87°39'33" EAST, A DISTANCE OF 161.76 FEET; THENCE SOUTH 88°51'36" EAST, A DISTANCE OF 495.42 FEET; THENCE SOUTH 79°58'02" EAST, A DISTANCE OF 346.75 FEET; THENCE SOUTH 89°33'04" EAST, A DISTANCE OF 429.05 FEET; THENCE NORTH 82°45'47" EAST, A DISTANCE OF 49.07 FEET; THENCE SOUTH 89°46'27" EAST, A DISTANCE OF 547.60 FEET; THENCE NORTH 82°02'06" EAST, A DISTANCE OF 244.68 FEET; THENCE NORTH 89°04'06" EAST, A DISTANCE OF 124.41 FEET; THENCE SOUTH 82°02'27" EAST, A DISTANCE OF 196.93 FEET; THENCE SOUTH 01°21'00" WEST, A DISTANCE OF 20.03 FEET, TO THE **POINT OF BEGINNING**. THE ABOVE DESCRIBED PARCEL CONTAINS A CALCULATED AREA OF 55,394 SQUARE FEET OR 1.272 ACRES, MORE OR LESS. THE LINEAL UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

ACP DIA ACCESS EASEMENT D DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 5 AND CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, BEING MONUMENTED AT THE SOUTHEAST CORNER OF SAID SECTION 5 BY A FOUND 2-3/8 INCH DIAMETER ALUMINUM POST WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP SET BY PLS 19607 AND AT THE EAST QUARTER CORNER OF SAID SECTION 5 BY A FOUND 1-1/2 INCH DIAMETER IRON PIPE WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP SET BY PLS 23521, TO BEAR NORTH 00°28'40" WEST, A DISTANCE OF 2647.66 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO; THENCE NORTH 89°45'31" WEST, A DISTANCE OF 490.24 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 89°45'31" WEST, A DISTANCE OF 55.69 FEET; THENCE NORTH 74°37'01" EAST, A DISTANCE OF 157.13 FEET; THENCE SOUTH 15°22'59" EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 74°37'01" WEST, A DISTANCE OF 103.50 FEET, TO THE **POINT OF BEGINNING**. THE ABOVE DESCRIBED PARCEL CONTAINS A CALCULATED AREA OF 1,955 SQUARE FEET OR 0.045 ACRES, MORE OR LESS. THE LINEAL UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

ACP DIA DRAINAGE EASEMENT D-DE DESCRIPTION:

A DRAINAGE EASEMENT SITUATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

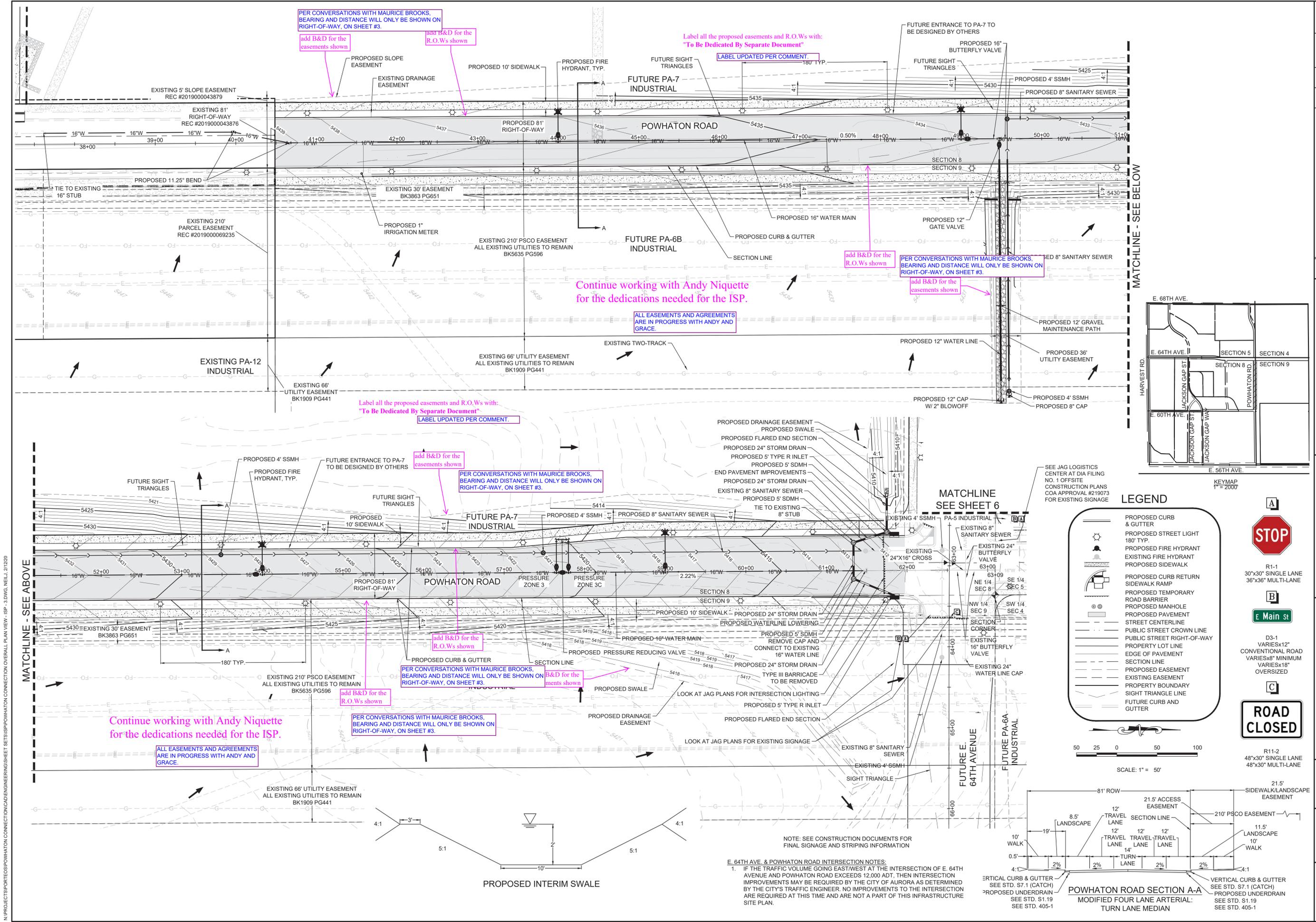
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 5 AND CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, BEING MONUMENTED AT THE SOUTHEAST CORNER OF SAID SECTION 5 BY A FOUND 2-3/8 INCH DIAMETER ALUMINUM POST WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP SET BY PLS 19607 AND AT THE EAST QUARTER CORNER OF SAID SECTION 5 BY A FOUND 1-1/2 INCH DIAMETER IRON PIPE WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP SET BY PLS 23521, TO BEAR NORTH 00°28'40" WEST, A DISTANCE OF 2647.66 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO; THENCE NORTH 52°51'02" WEST, A DISTANCE OF 255.56 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 47°05'29" WEST, A DISTANCE OF 157.02 FEET; THENCE SOUTH 89°04'06" WEST, A DISTANCE OF 105.59 FEET; THENCE NORTH 53°42'51" WEST, A DISTANCE OF 161.92 FEET; THENCE NORTH 01°37'24" EAST, A DISTANCE OF 404.06 FEET; THENCE SOUTH 80°36'33" EAST, A DISTANCE OF 107.67 FEET; THENCE NORTH 78°05'34" EAST, A DISTANCE OF 203.25 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 16.52 FEET; THENCE SOUTH 61°39'46" EAST, A DISTANCE OF 44.50 FEET; THENCE SOUTH 06°03'34" WEST, A DISTANCE OF 211.11 FEET; THENCE SOUTH 00°21'23" EAST, A DISTANCE OF 184.42 FEET, TO THE **POINT OF BEGINNING**. THE ABOVE DESCRIBED PARCEL CONTAINS A CALCULATED AREA OF 163,057 SQUARE FEET OR 3.743 ACRES, MORE OR LESS. THE LINEAL UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

ACP DIA DRAINAGE EASEMENT E DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8 AND CONSIDERING THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 8 BY A FOUND 2-3/8 INCH DIAMETER ALUMINUM POST WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP SET BY PLS 19607 AND AT THE NORTH QUARTER CORNER OF SAID SECTION 8 BY A FOUND 3-1/4 INCH DIAMETER ALUMINUM CAP SET BY PLS 14630, TO BEAR NORTH 89°45'31" WEST, A DISTANCE OF 2665.63 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO; THENCE SOUTH 39°14'25" WEST, A DISTANCE OF 152.78 FEET TO A POINT OF NON-TANGENT CURVATURE BEING THE **POINT OF BEGINNING**; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 34°13'12", AN ARC LENGTH OF 14.93 FEET, THE CHORD OF WHICH BEARS SOUTH 17°26'30" EAST, A DISTANCE OF 14.71 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 00°19'54" EAST, A DISTANCE OF 23.50 FEET; THENCE SOUTH 87°54'48" WEST, A DISTANCE OF 79.64 FEET; THENCE NORTH 84°03'15" WEST, A DISTANCE OF 131.73 FEET; THENCE NORTH 89°45'31" WEST, A DISTANCE OF 32.73 FEET; THENCE NORTH 00°14'29" EAST, A DISTANCE OF 5.63 FEET; THENCE NORTH 88°11'07" EAST, A DISTANCE OF 33.94 FEET; THENCE NORTH 79°50'20" EAST, A DISTANCE OF 104.83 FEET; THENCE NORTH 85°12'33" EAST, A DISTANCE OF 85.43 FEET; THENCE SOUTH 71°01'04" EAST, A DISTANCE OF 17.48 FEET, TO THE **POINT OF BEGINNING**. THE ABOVE DESCRIBED PARCEL CONTAINS A CALCULATED AREA OF 6,785 SQUARE FEET OR 0.156 ACRES, MORE OR LESS. THE LINEAL UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

SHEET NUMBER 2	DRAWN BY: KKJS	CHECKED BY: JB	DATE: JANUARY 10, 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	 Norris Design 1101 Bennek Street Denver, CO 80204 P: 303.692.1166 www.norrisdesign.com	RESUBMITTAL 02/14/2020 EN	RESUBMITTAL 01/10/2020 CB	RESUBMITTAL 11/08/2019 CB	RESUBMITTAL 10/09/2019 CB	Date	Init.	Appr.	Date
				SCALE: AS SHOWN	FILE NO: 8130249709										
				SCALE: AS SHOWN	FILE NO: 8130249709										
				SCALE: AS SHOWN	FILE NO: 8130249709										



PER CONVERSATIONS WITH MAURICE BROOKS, BEARING AND DISTANCE WILL ONLY BE SHOWN ON RIGHT-OF-WAY, ON SHEET #3.

add B&D for the easements shown

add B&D for the R.O.W.s shown

Label all the proposed easements and R.O.W.s with: "To Be Dedicated By Separate Document"

LABEL UPDATED PER COMMENT.

FUTURE ENTRANCE TO PA-7 TO BE DESIGNED BY OTHERS

PROPOSED 16" BUTTERFLY VALVE

FUTURE SIGHT TRIANGLES

PROPOSED 4" SSMH

PROPOSED 8" SANITARY SEWER

EXISTING 5' SLOPE EASEMENT REC #201900043879

EXISTING 81' RIGHT-OF-WAY REC #201900043876

PROPOSED 16"W

PROPOSED 11.25° BEND

TIE TO EXISTING 16" STUB

EXISTING 210' PARCEL EASEMENT REC #201900069235

EXISTING 30' EASEMENT BK3863 PG651

PROPOSED 1" IRRIGATION METER

EXISTING 210' PSCO EASEMENT ALL EXISTING UTILITIES TO REMAIN BK5635 PG596

EXISTING 66' UTILITY EASEMENT ALL EXISTING UTILITIES TO REMAIN BK1909 PG441

EXISTING PA-12 INDUSTRIAL

EXISTING 66' UTILITY EASEMENT BK1909 PG441

EXISTING TWO-TRACK

PROPOSED 12" WATER LINE

PROPOSED 12" CAP W/ 2" BLOWOFF

PROPOSED 36" UTILITY EASEMENT

PROPOSED 4" SSMH

PROPOSED 8" CAP

Label all the proposed easements and R.O.W.s with: "To Be Dedicated By Separate Document"

LABEL UPDATED PER COMMENT.

Continue working with Andy Niquette for the dedications needed for the ISP.

ALL EASEMENTS AND AGREEMENTS ARE IN PROGRESS WITH ANDY AND GRACE.

add B&D for the easements shown

PER CONVERSATIONS WITH MAURICE BROOKS, BEARING AND DISTANCE WILL ONLY BE SHOWN ON RIGHT-OF-WAY, ON SHEET #3.

add B&D for the R.O.W.s shown

PER CONVERSATIONS WITH MAURICE BROOKS, BEARING AND DISTANCE WILL ONLY BE SHOWN ON RIGHT-OF-WAY, ON SHEET #3.

add B&D for the easements shown

PER CONVERSATIONS WITH MAURICE BROOKS, BEARING AND DISTANCE WILL ONLY BE SHOWN ON RIGHT-OF-WAY, ON SHEET #3.

ALL EASEMENTS AND AGREEMENTS ARE IN PROGRESS WITH ANDY AND GRACE.

Continue working with Andy Niquette for the dedications needed for the ISP.

- PROPOSED DRAINAGE EASEMENT
- PROPOSED SWALE
- PROPOSED FLARED END SECTION
- PROPOSED 24" STORM DRAIN
- PROPOSED 5" TYPE R INLET
- PROPOSED 5" SDMH
- END PAVEMENT IMPROVEMENTS
- PROPOSED 24" STORM DRAIN
- EXISTING 8" SANITARY SEWER
- PROPOSED 5" SDMH
- TIE TO EXISTING 8" STUB

MATCHLINE SEE SHEET 6

SEE JAG LOGISTICS CENTER AT DIA FILING NO. 1 OFFSITE CONSTRUCTION PLANS COA APPROVAL #219073 FOR EXISTING SIGNAGE

LEGEND

- PROPOSED CURB & GUTTER
- PROPOSED STREET LIGHT 180" TYP.
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED SIDEWALK
- PROPOSED CURB RETURN SIDEWALK RAMP
- 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



R1-1 30"x30" SINGLE LANE 36"x36" MULTI-LANE

E Main St

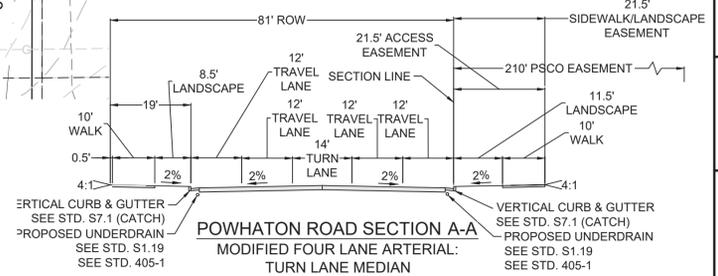
D3-1 VARIES 12" CONVENTIONAL ROAD VARIES 8" MINIMUM VARIES 18" OVERSIZED



R11-2 48"x30" SINGLE LANE 48"x30" MULTI-LANE



SCALE: 1" = 50'



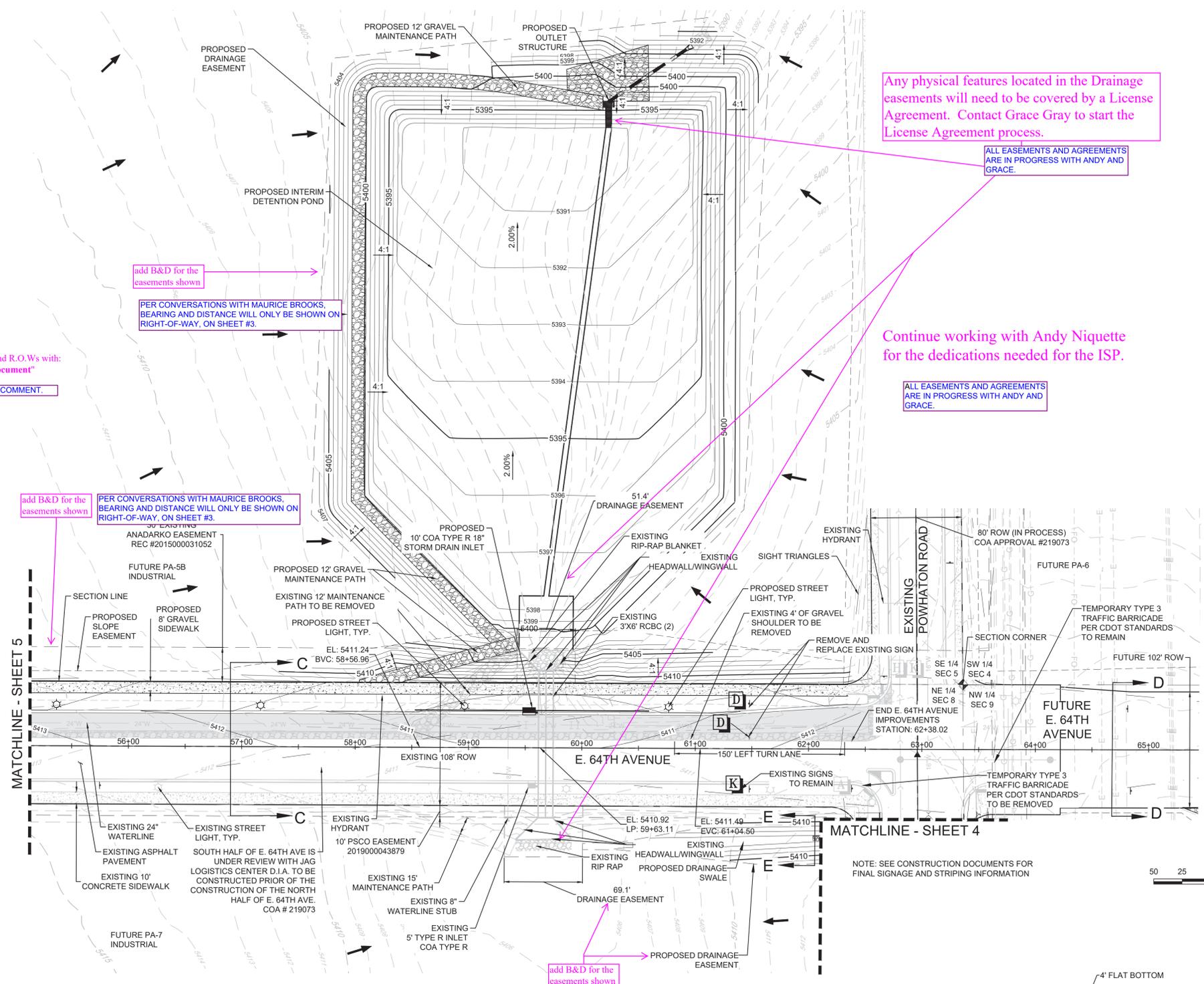
NOTE: SEE CONSTRUCTION DOCUMENTS FOR FINAL SIGNAGE AND STRIPING INFORMATION

E. 64TH AVE. & POWATHAN ROAD INTERSECTION NOTES:
 1. IF THE TRAFFIC VOLUME GOING EASTWEST AT THE INTERSECTION OF E. 64TH AVENUE AND POWATHAN 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.

PROPOSED INTERIM SWALE

10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9536 Fax: (720) 482-9546	2/14/20 1/17/19 10/9/19 8/27/19	NI TB JF JF	RESUBMITTAL RESUBMITTAL RESUBMITTAL RESUBMITTAL	No. 4 No. 3 No. 2 No. 1	Revisions	Date	Appr.	Date
	PORTES - PHASE 5 INFRASTRUCTURE SITE PLAN POWATHAN ROAD PLAN VIEW							
	SCALE: AS SHOWN	CHECKED BY: JFF	FILE NO: 8130249709	DRAWN BY: WSC	DATE: OCTOBER 2019	SHEET NUMBER		

N:\PROJECTS\PORTESPOWHATON\CONNECTION\ENGINEERING\DRG_SHEETS\PORTESPOWHATON_HALF_64TH_AVE.DWG, NELL, 2/12/20



Any physical features located in the Drainage easements will need to be covered by a License Agreement. Contact Grace Gray to start the License Agreement process.

ALL EASEMENTS AND AGREEMENTS ARE IN PROGRESS WITH ANDY AND GRACE.

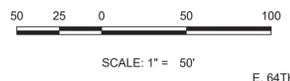
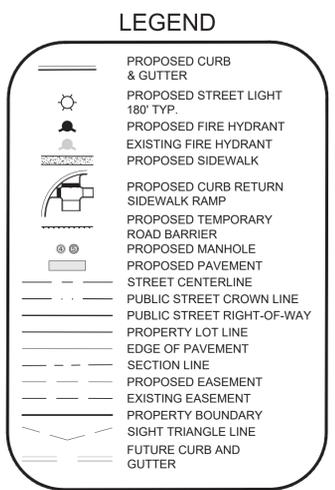
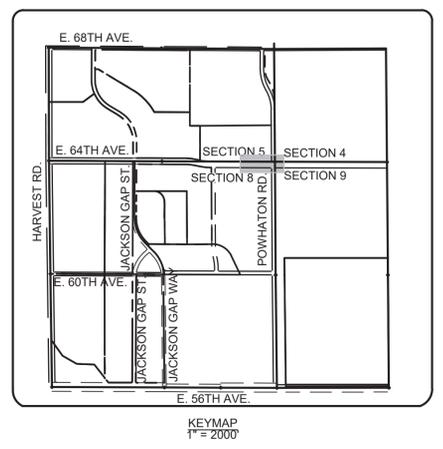
Continue working with Andy Niquette for the dedications needed for the ISP.

ALL EASEMENTS AND AGREEMENTS ARE IN PROGRESS WITH ANDY AND GRACE.

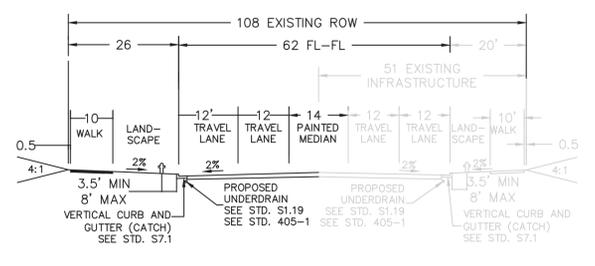
add B&D for the easements shown
PER CONVERSATIONS WITH MAURICE BROOKS, BEARING AND DISTANCE WILL ONLY BE SHOWN ON RIGHT-OF-WAY, ON SHEET #3.

add B&D for the easements shown
PER CONVERSATIONS WITH MAURICE BROOKS, BEARING AND DISTANCE WILL ONLY BE SHOWN ON RIGHT-OF-WAY, ON SHEET #3.

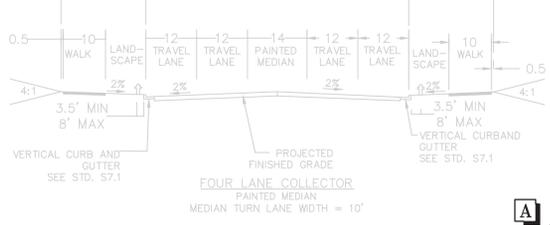
Label all the proposed easements and R.O.Ws with: "To Be Dedicated By Separate Document"
LABEL UPDATED PER COMMENT.



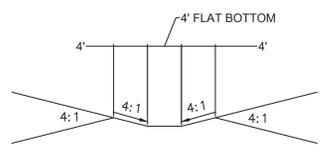
E. 64TH AVE. & POWHATON ROAD INTERSECTION NOTES:
1. IF THE TRAFFIC VOLUME GOING EASTWEST AT THE INTERSECTION OF E. 64TH AVENUE AND POWHATON ROAD EXCEEDS 12,000 ADT, THEN INTERSECTION IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF AURORA AS DETERMINED BY THE CITY'S TRAFFIC ENGINEER. NO IMPROVEMENTS TO THE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



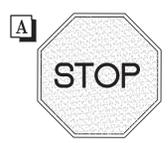
CROSS SECTION C-C
TRAVELING EASTERLY ON 64TH AVE



CROSS SECTION D-D
FUTURE SECTION SHOWN FOR REFERENCE ONLY



CROSS SECTION E-E



W13-1-15
18" X 18" SINGLE LANE
18" X 18" MULTI-LANE

SHEET NUMBER	DRAWN BY: JRG		SCALE: AS SHOWN	PORTES - PHASE 5 INFRASTRUCTURE SITE PLAN E. 64TH AVENUE PLAN VIEW	
	CHECKED BY: JFF		FILE NO: 8130249709		
	DATE: OCTOBER 2019				
	6				
No. 4	RESUBMITTAL	2/14/20	NJ		
No. 3	RESUBMITTAL	1/17/19	TB		
No. 2	RESUBMITTAL	10/9/19	JF		
No. 1	RESUBMITTAL	8/27/19	JF		
No.	Revisions	Date	Init	Appr.	Date



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