

March 12, 2021

Stephen Rodriguez
City of Aurora
Department of Planning and Development Services
15151 E. Alameda Pkwy
Aurora, CO 80012

Re: Second Submission Review – Porteos (GG1 and Gopher Gulch - Site Plan)

Application Number: **DA-1903-23**

Case Number(s): **2019-6063-00**

Dear Mr. Rodriguez:

Thank you for taking the time to review the second submission of Porteos Gopher Gulch Infrastructure Site Plan. We received response to comments and redlines on March 1, 2021. Responses to the comments received have been provided in the following pages. All submittal items included with our formal submittal have been included below:

- Response to Comments
- Response to ISP Redlines
- ISP

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

Sincerely,
Norris Design



Leanne Vielehr
Senior Associate

Second Submission Review

PLANNING DEPARTMENT COMMENTS

1. Community Questions Comments and Concerns

1A. Referrals were sent to abutting property owners and outside agencies and comment. No comments were received to date.

Response: Comment has been noted, thank you.

2. Completeness of Application/Zoning and Land Use Issues

2A. Please modify the title block to read, *Porteos Pond GG1 Site Plan for Infrastructure*.

Response: Title has been updated on Cover Sheet and Title Block.

3. Landscape Design Issues

Reviewed by Kelly K. Bish / kbish@auroragov.org / 303-739-7189 / PDF comment color is bright teal.

3A. Site Plan

Sheet 11

- Darken the contours.

Response: Contours have been darkened.

Sheets 13 & 16

- Update/change to the following: Infrastructure Site Plan No. 1 @ Porteos. CN:2012-7001-01

Response: Callout has been updated.

- Update/change to the following: Major Amdt. To the Infrastructure Site Plan No. 1 @ Porteos DA 1903-14

Response: Callout has been updated.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Engineering (Public Works)

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

4A. Sheet 1 - The ISP will not be approved by public works until the preliminary drainage letter/report is approved.

Response: Acknowledged. Preliminary Drainage Report is being revised per comments.

4B. Sheet 4 – The ultimate design of Harvest Road has not been addressed in this plan set.

Response: Per conversations with Janet Bender and Kristin Tanabe, a note will be added regarding Harvest Road improvements.

4C. Sheet 4 – A license agreement is required for private improvements in the public right-of-way. Please provide an update on the status of the license agreement.

Response: This comment has been acknowledged, thank you.

4D. Sheet 5, 6, 7 & 8 – A minimum 2% slope is required for all non-paved areas.

Response: This comment has been acknowledged, thank you.

5. Traffic Engineering

Reviewed by: Kyle Morris / 720-587-2668 / kdmorris@auroragov.org

5A. Sheet 2 – Provide signal easement. Although the intersection improvements and lot grading at this are not included in these plans, the city prefers that signal easements be implemented at the first possible opportunity.

Response: Signal easements will be included with the development of adjacent planning areas.

5B. Sheet 3 – Provide signal easements. Although the intersection improvements for lot grading at this are not included in these plans, the city prefers that signal easements be implemented at the first possible opportunity.

Response: Signal easements will be included with the adjacent planning area developments.

5C. Sheet 11 - Show sight triangles per COA TE-13 in relation to future vehicle stopping location. We are aware that this intersection is not built yet and is shown as a future improvement. The current landscaping may interfere with future sight distance, and we need to check that now.

Response: Sight triangles have been shown and current landscape checked for compliance.

6. Life Safety

Reviewed by: Jon Vanessen 303-739-7565 / mapodaca@auroragov.org

****Note: On all Existing or Proposed Fire Hydrants if you are going to show them please label and show the correct orientation and location of them. ****

Response: Orientation will be revised.

6A. CSP Sheet 4:

- Please label and show the correct orientation of this Existing Fire Hydrant.

Response: Orientation will be revised.

- Please remove this unnecessary Fire Hydrant.

Response: This fire hydrant is existing and not proposed with these improvements.

7. Aurora Water

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

7A. See the red line comment on the ISP. If the easements and other departments need to be dedicated separately, then contact Andy Niquette (aniquette@auroragov.org) to start the process.

Response: Easements will be sent to Andy per comment.

8. Real Property

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

8A. See the red line comment on the ISP. If the easements and other documents need to be dedicated separately, then contact Andy Niquette (aniquett@auroragov.org) to start the processes.

Response: This comment has been acknowledged, thank you.



9. **Parks Recreation and Open Space**

9A. Sheet 5 – A 2-foot wide clear zone/shoulder on both sides of the trail, which is free of obstructions and at the same longitudinal grade as the trail (with maximum 2% cross slope), is required. Shift the trail to the south and west or alter the proposed grading adjacent to the channel and pond to provide the clear zone.

Response: The trail has been shifted to allow for additional 2' on both sides. The trail width is now 15'.

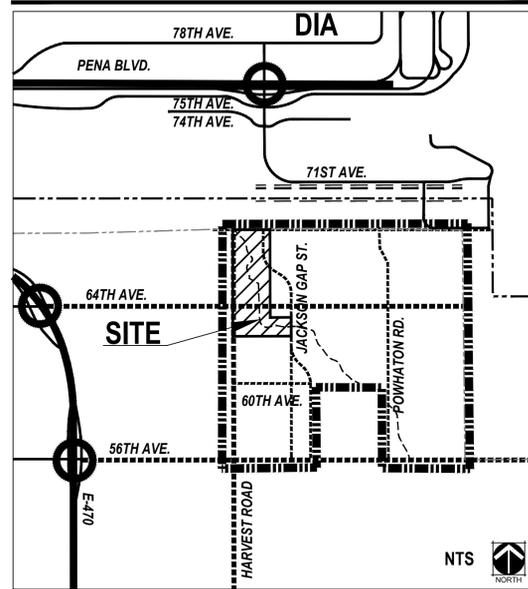
10. **Xcel Energy**

12A. Public Service Company of Colorado's Right of Way & Permits Referral Desk requests that the natural gas *distribution* line running eastward from the gas regulator station is shown on the plans for Porteos – GG1 and Gopher Gulch.

Response: This comment has been acknowledged, thank you.

PORTEOS INFRASTRUCTURE PLAN GOPHER GULCH - PRELIMINARY PLAT

VICINITY MAP



SHEET INDEX

PAGE #	SHEET NAME
1	COVER SHEET
2	RIGHT-OF-WAY & EASEMENT EXHIBIT
3	RIGHT-OF-WAY & EASEMENT EXHIBIT
4	AREA PLAN
5	AREA PLAN
6	AREA PLAN
7	AREA PLAN
8	AREA PLAN
9	LANDSCAPE NOTES
10	PLANT SCHEDULE
11	LANDSCAPE PLAN
12	LANDSCAPE PLAN
13	LANDSCAPE PLAN
14	LANDSCAPE PLAN
15	LANDSCAPE PLAN
16	LANDSCAPE PLAN

SITE PLAN DATA BLOCK

HARD SURFACE AREA (SIDEWALK AREA)	42,274 S.F.
LANDSCAPE AREA	644,338 S.F.
PRESENT ZONING CLASSIFICATION	AIRPORT DISTRICT AD

OWNER

Owner/Developer:



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



10333 E. Dry Creek Rd.
 Suite 240
 Englewood, CO 80112
 Tel: 720.482.9552
 www.cvlinc.net
 westwoodps.com

LANDSCAPE ARCHITECT

1101 Bannock Street
 Denver, Colorado 80204
 P 303.892.1166

www.norris-design.com



A PARCEL OF LAND SITUATED IN THE SOUTH 1/2 OF SECTION 5, AND THE WEST HALF OF SECTION 8, TOWNSHIP 3 RANGE 65 WEST SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, ARAPAHOE COUNTY, STATE OF COLORADO

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 UPON BUILD OUT OF THE DETENTION POND AND ASSOCIATED INFRASTRUCTURE.
- 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.
- 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 PLAT 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 (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- EMERGENCY INGRESS AND EGRESS - RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS.

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 Corporate
 By: Porteos Holdings, LLC, an Arizona limited liability company 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 _____ Notary
 _____ day of _____ AD, _____ by Seal

Witness my hand and official seal

Notary Business Address: _____

(Notary Public) _____

My commission expires _____

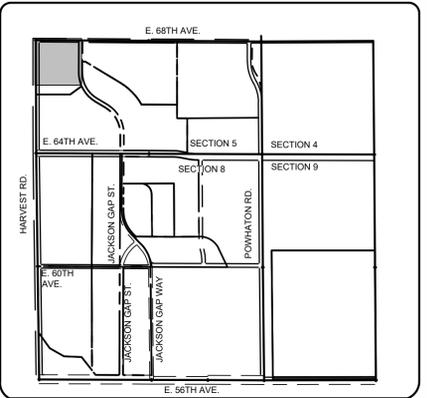
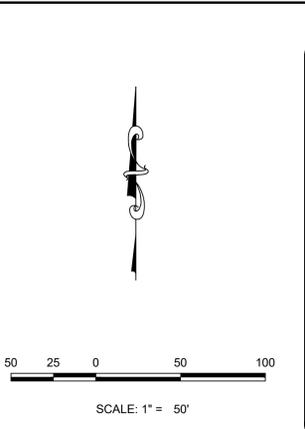
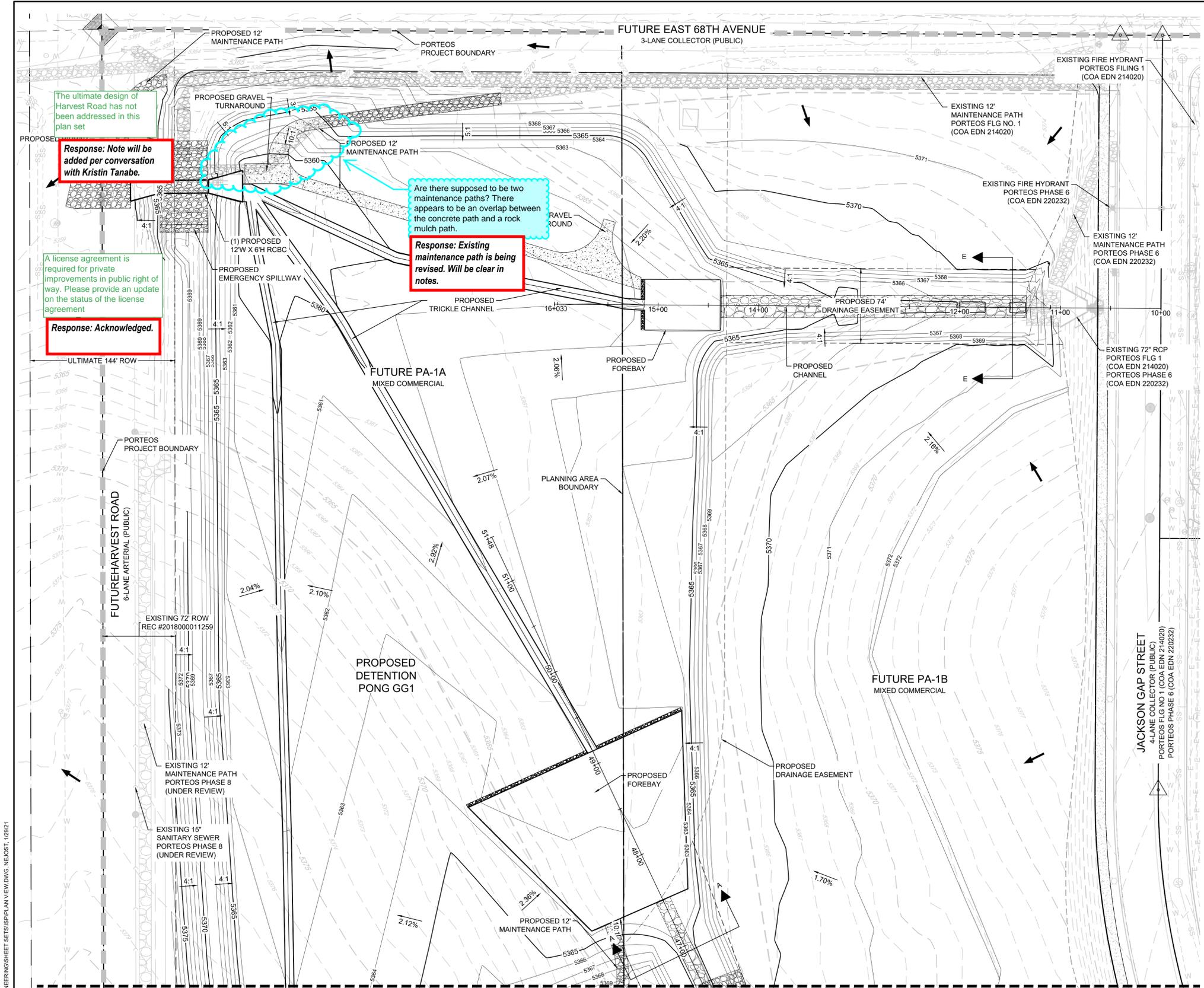
The site plan will not be approved by public works until the preliminary drainage letter/report is approved

Response: Comment Noted. Thank you.

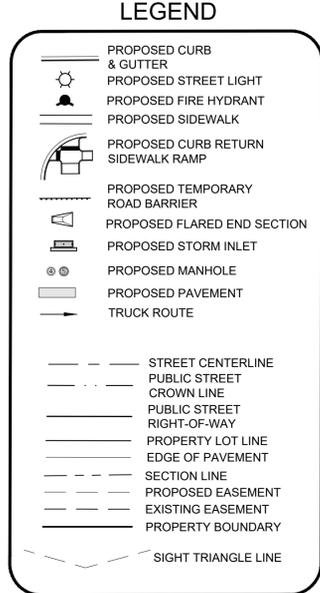
Label the title block to read, Porteos GG1 Site Plan for Infrastructure

Response: Title has been updated on Cover Sheet and Title Block.

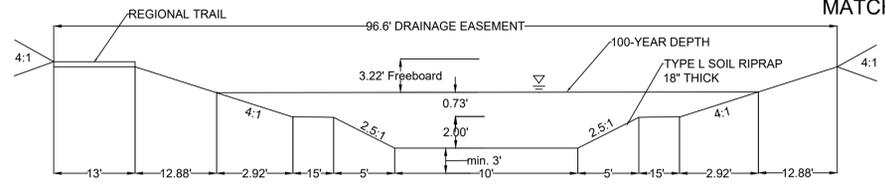
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				PORTEOS INFRASTRUCTURE SITE PLAN POND GGT & GG CHANNEL COVER SHEET			
ACP DIA 1287 INVESTORS, LLC ATTN: BILL WICHTERMAN 4530 E. SHEA BLVD. SUITE 100 PHOENIX, AZ 85028				NORRIS DESIGN Planning Landscape Architecture Branding 1101 Bannock Street Denver, Colorado P 303.892.1166 www.norris-design.com			
No. 1 SUBMITTAL				No.	Date	02/01/21	CB, EN
Revisions				Date	Int	Appr.	Date



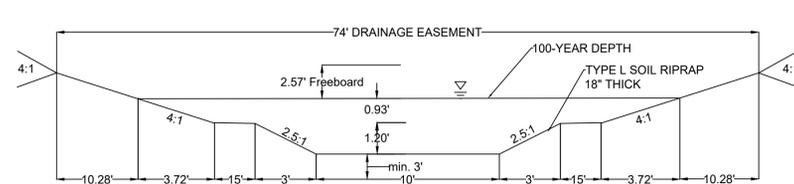
KEYMAP
1" = 2000'



- NOTES:
1. ALL PROPOSED RIGHT-OF-WAY AND EASEMENTS ARE TO BE DEDICATED BY SEPARATE DOCUMENT.
 2. PROPOSED STREET LIGHTS ARE CONCEPTUAL AND LOCATIONS WILL BE DETERMINED WITH THE STREET LIGHTING PLANS THAT ARE DEDICATED WITH THE CIVIL PLANS.
 3. SIGNAGE AND STRIPING PACKAGE WILL BE DEDICATED WITH THE CIVIL PLANS, AND WILL INCLUDE FIRE LANE AND HANDICAPPED PARKING SIGNS. SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS FOR ALL THE PACKAGE WILL INCLUDE ALL SIGNS AS REQUIRED BY OTHER CITY OF AURORA DEPARTMENTS.
 4. PROPOSED STORM DRAINAGE INFRASTRUCTURE IS PRIVATE AND WILL BE MAINTAINED BY THE METRO DISTRICT.



CHANNEL SECTION GG-C01
SECTION A-A



CHANNEL SECTION GG-C12
SECTION E-E

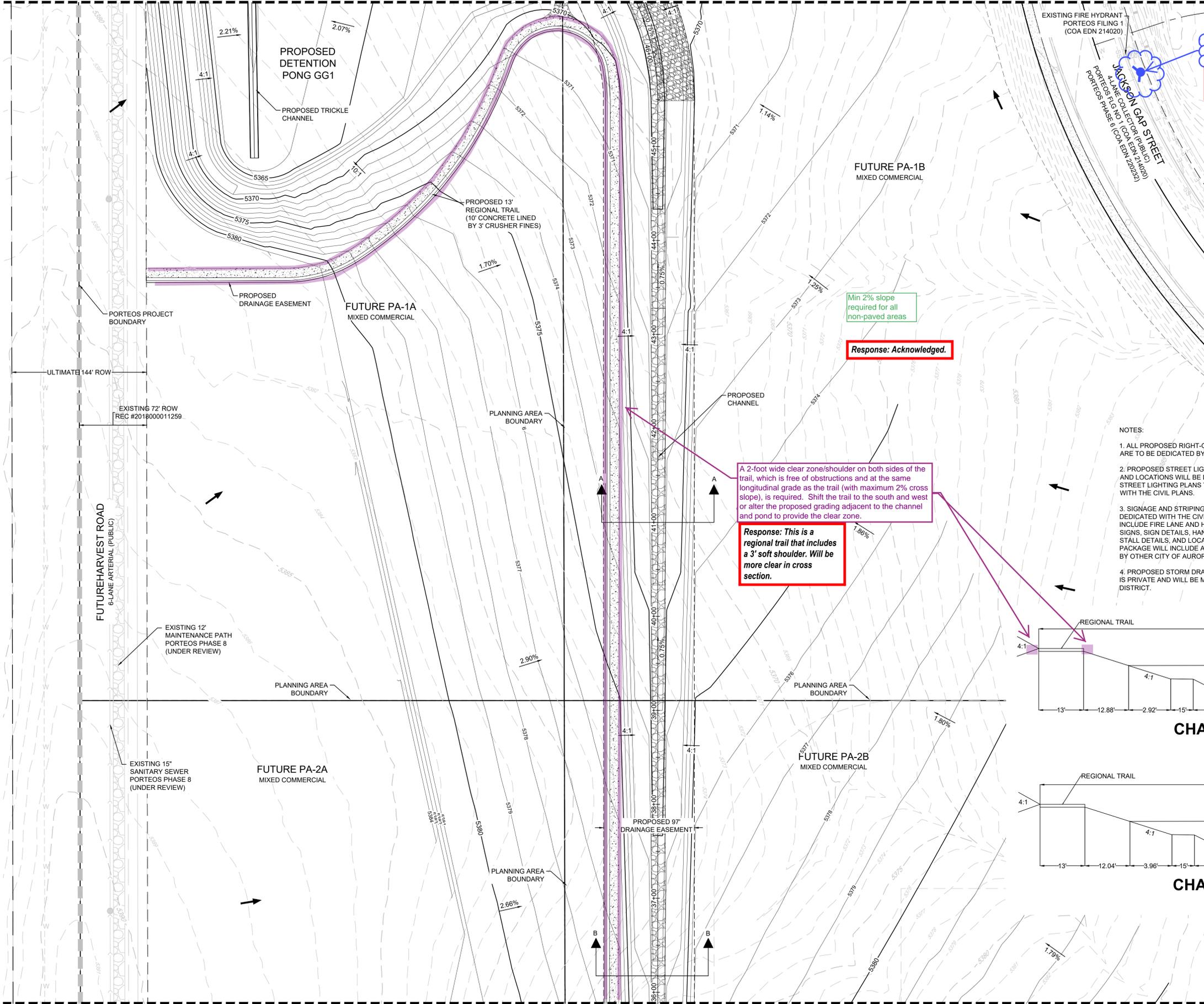
N:\PROJECTS\PORTEOS\G01-05\10\ENGINEERING\G01-05\10\PLAN VIEW.DWG, 11/29/21

SHEET NUMBER	4		
	DRAWN BY:	NU	AS SHOWN
	CHECKED BY:	JF	FILE NO:
	DATE:	NOVEMBER, 2020	8130249711
SCALE:		AS SHOWN	
PROJECT:		PORTEOS INFRASTRUCTURE SITE PLAN	
SUBJECT:		POND GG1 & GG CHANNEL	
AREA:		AREA PLAN	
ADDRESS:		10333 E. Dry Creek Rd., Suite 240, Englewood, CO 80112	
CONTACT:		ATTN: BILL WICHTERMAN, 4350 E. SHEA BLVD., SUITE 100, PHOENIX, AZ 85028	
PHONE:		TEL: (602) 494-7800	
FAX:		FAX: (602) 482-8546	
Revisions	No.	Date	Apr.

N:\PROJECTS\PORTEOS\G01\G01\LOADING\ENGINEERING\G01\SET\GIS\PLAN VIEW.DWG, 12/29/21

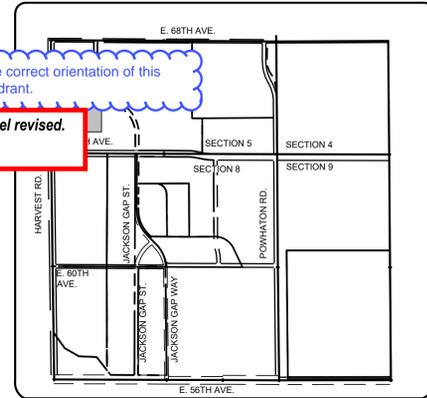
MATCHLINE - SHEET 4

MATCHLINE - SHEET 6



Please show the correct orientation of this Existing Fire Hydrant.

Response: Label revised.



KEYMAP
1" = 2000'

SCALE: 1" = 50'

LEGEND

- PROPOSED CURB & GUTTER
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED SIDEWALK
- PROPOSED CURB RETURN SIDEWALK RAMP
- PROPOSED TEMPORARY ROAD BARRIER
- PROPOSED FLARED END SECTION
- PROPOSED STORM INLET
- PROPOSED MANHOLE
- PROPOSED PAVEMENT
- TRUCK ROUTE
- 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

NOTES:

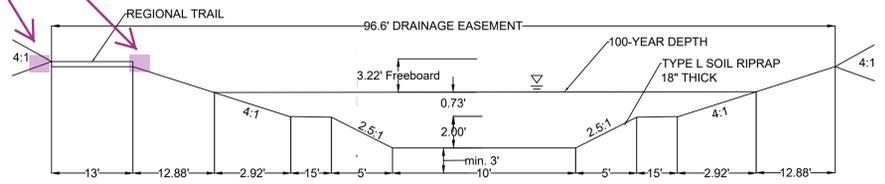
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4. PROPOSED STORM DRAINAGE INFRASTRUCTURE IS PRIVATE AND WILL BE MAINTAINED BY THE METRO DISTRICT.

Min 2% slope required for all non-paved areas

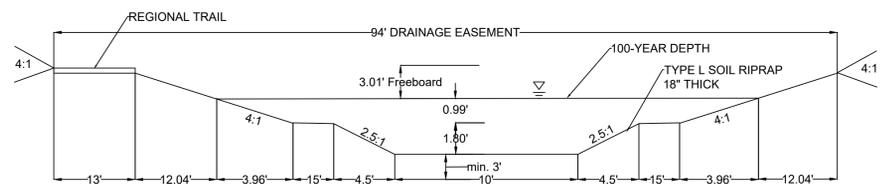
Response: Acknowledged.

A 2-foot wide clear zone/shoulder on both sides of the trail, which is free of obstructions and at the same longitudinal grade as the trail (with maximum 2% cross slope), is required. Shift the trail to the south and west or alter the proposed grading adjacent to the channel and pond to provide the clear zone.

Response: This is a regional trail that includes a 3' soft shoulder. Will be more clear in cross section.



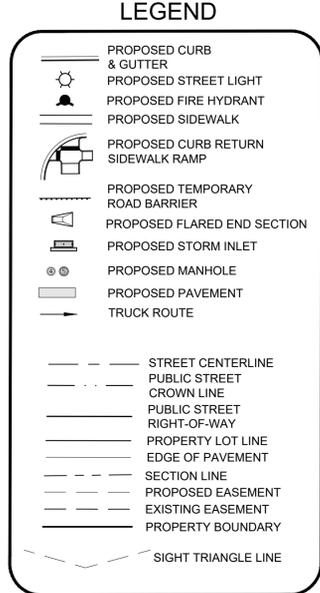
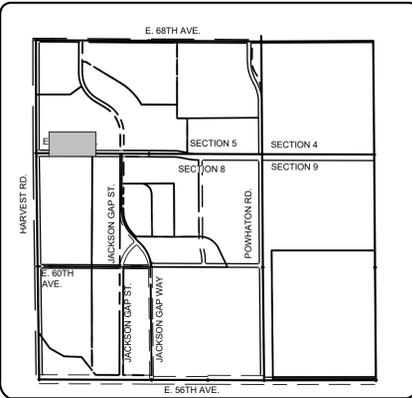
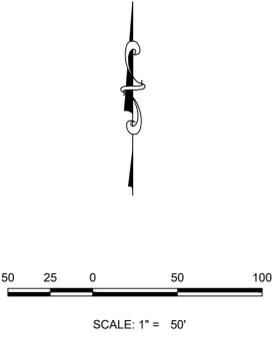
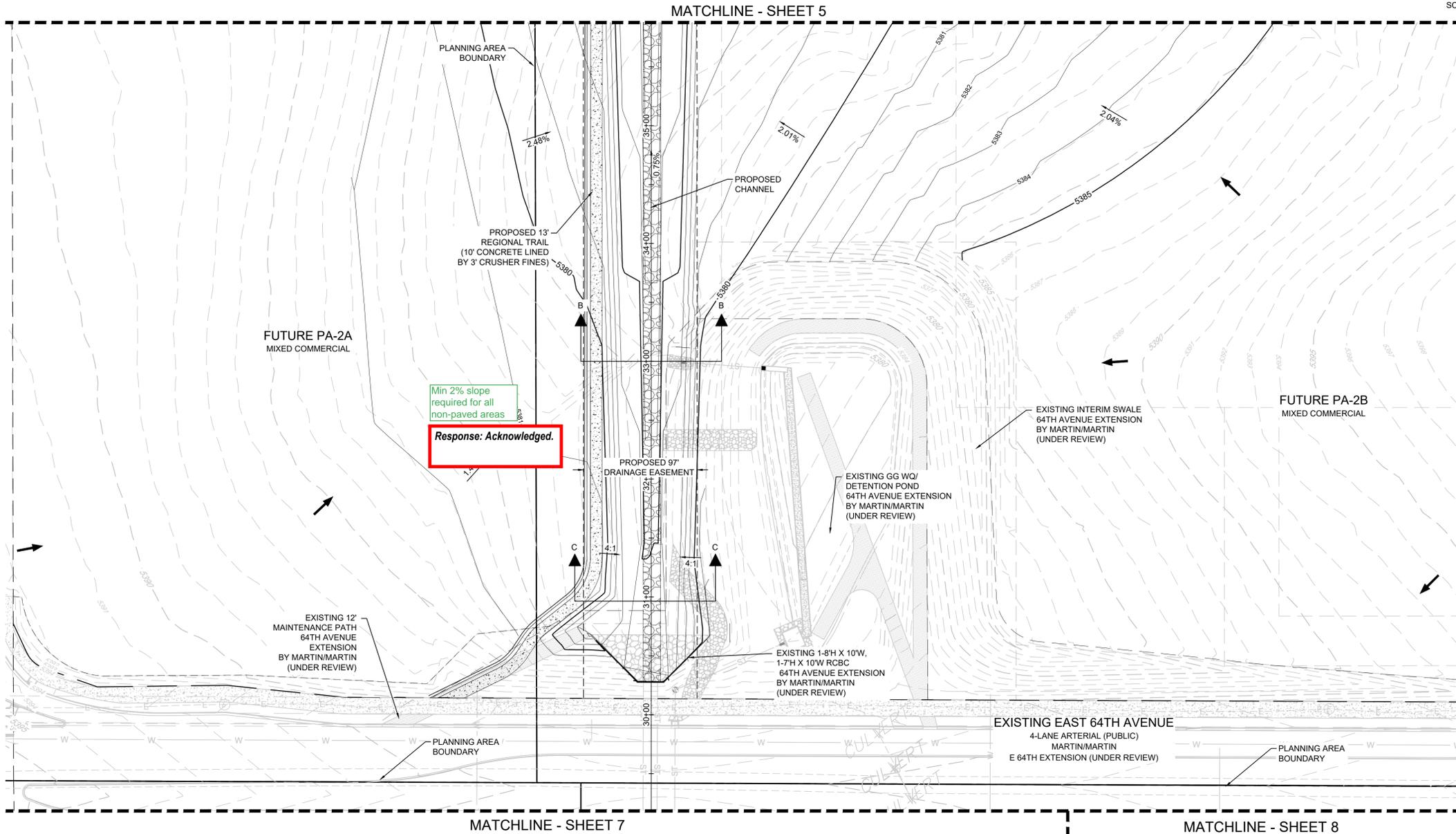
CHANNEL SECTION GG-C01 SECTION A-A



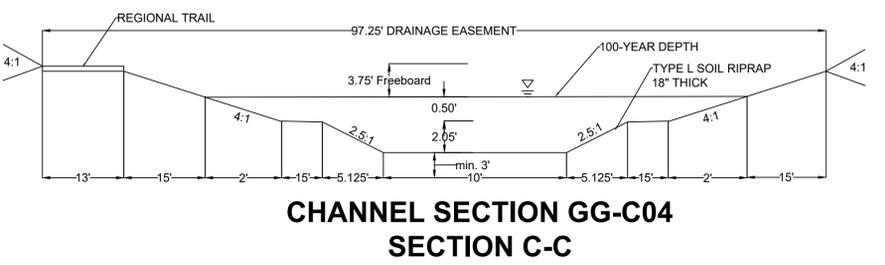
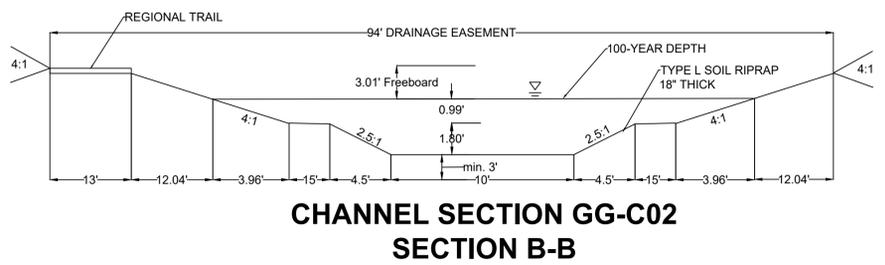
CHANNEL SECTION GG-C02 SECTION B-B

SHEET NUMBER	5		
	DATE:	NOVEMBER 2020	
CHECKED BY:	JF	FILE NO:	8130249711
DRAWN BY:	NJ	SCALE:	AS SHOWN
PORTEOS INFRASTRUCTURE SITE PLAN			
POND GG1 & GG CHANNEL AREA PLAN			
ACP DIA 1287 INVESTORS, LLC ATTN: BILL WICHTERMAN 4350 E. SHEA BLVD., SUITE 100 PHOENIX, AZ 85028 TEL: (602) 494-7800			
10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-8566 Fax: (720) 482-8566			
No.	Revisions	Date	Appr.

N:\PROJECTS\PORTEOS\GOPHER DULCH - GG1\CAD\ENGINEERING\SSHEET SET\SSIP\PLAN VIEW.DWG, 11/29/21

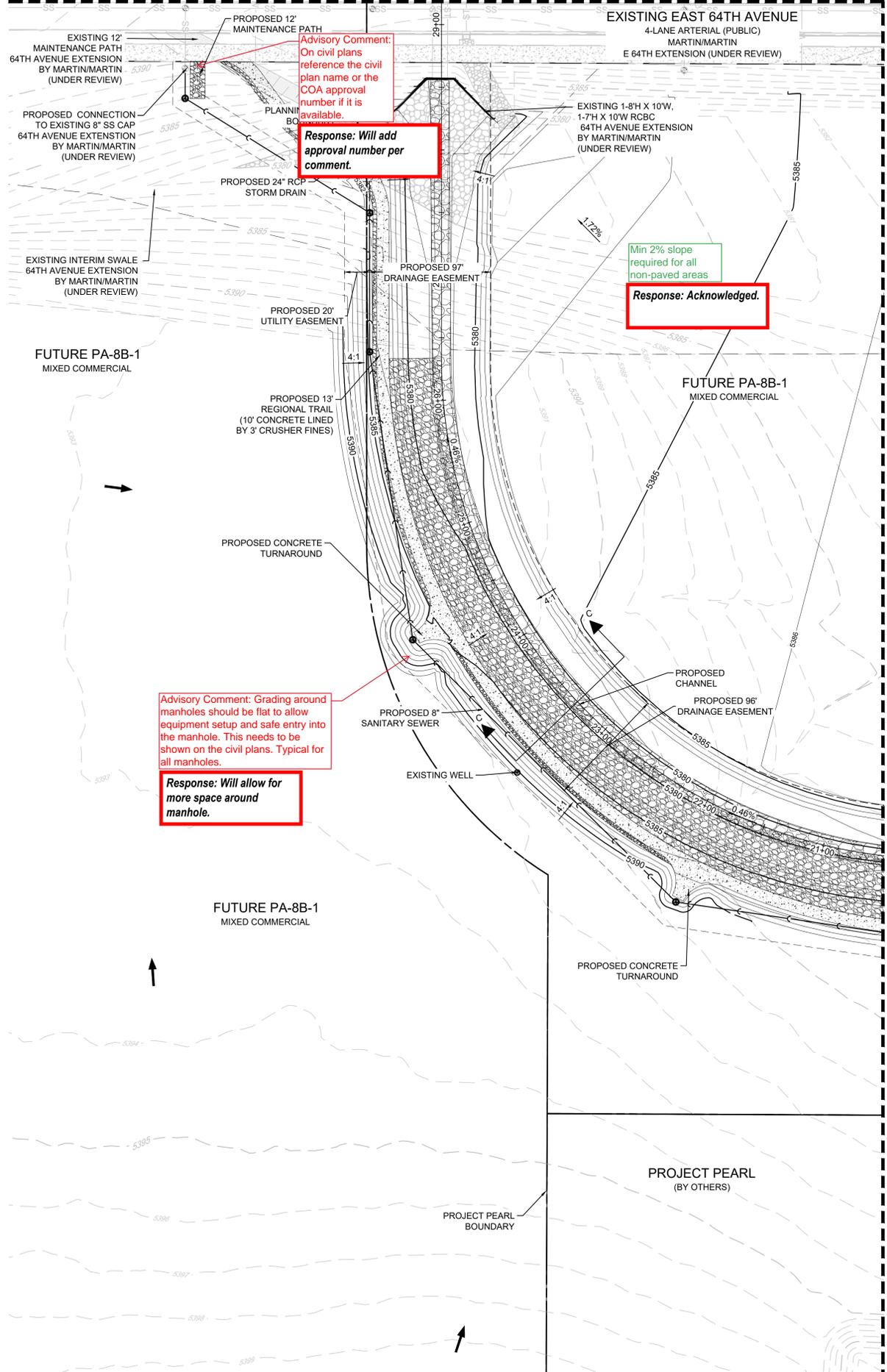


- NOTES:
1. ALL PROPOSED RIGHT-OF-WAY AND EASEMENTS ARE TO BE DEDICATED BY SEPARATE DOCUMENT.
 2. PROPOSED STREET LIGHTS ARE CONCEPTUAL AND LOCATIONS WILL BE DETERMINED WITH THE STREET LIGHTING PLANS THAT ARE DEDICATED WITH THE CIVIL PLANS.
 3. SIGNAGE AND STRIPING PACKAGE WILL BE DEDICATED WITH THE CIVIL PLANS, AND WILL INCLUDE FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS FOR ALL. THE PACKAGE WILL INCLUDE ALL SIGNS AS REQUIRED BY OTHER CITY OF AURORA DEPARTMENTS.
 4. PROPOSED STORM DRAINAGE INFRASTRUCTURE IS PRIVATE AND WILL BE MAINTAINED BY THE METRO DISTRICT.

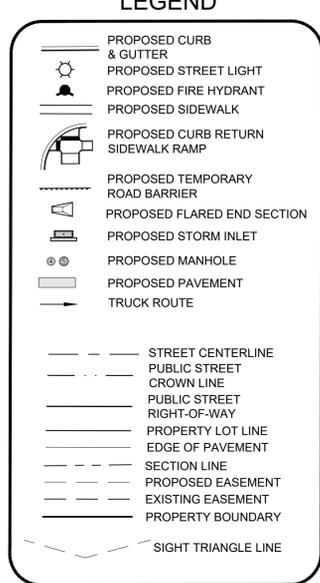
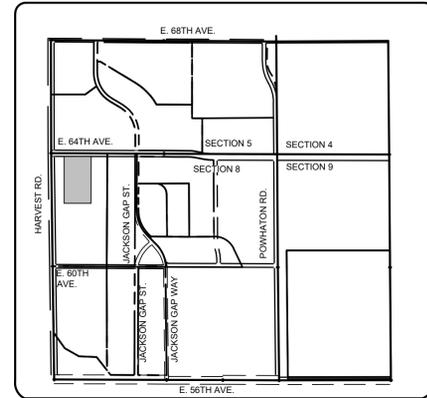
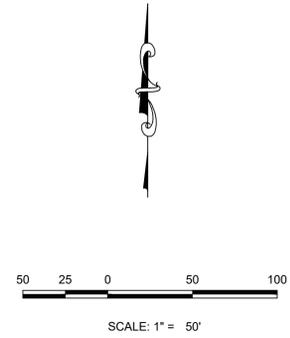


SHEET NUMBER	DRAWN BY: NJ		SCALE: AS SHOWN
	CHECKED BY: JF		FILE NO: 8130249711
6	DATE: NOVEMBER 2020		DATE: 11/29/21
	PROJECT: PORTEOS INFRASTRUCTURE SITE PLAN		DATE: 11/29/21
SUBJECT: POND GG1 & GG CHANNEL AREA PLAN		DATE: 11/29/21	
CONTRACT NO: ACP DIA 1287		DATE: 11/29/21	
CLIENT: INVESTORS, LLC		DATE: 11/29/21	
ATTN: BILL WICHTERMAN		DATE: 11/29/21	
4350 E. SHEA BLVD., SUITE 100		DATE: 11/29/21	
PHOENIX, AZ 85028		DATE: 11/29/21	
TEL: (602) 494-7800		DATE: 11/29/21	
10333 E. Dry Creek Rd.		DATE: 11/29/21	
Suite 240		DATE: 11/29/21	
Englewood, CO 80112		DATE: 11/29/21	
Tel: (720) 482-8656		DATE: 11/29/21	
Fax: (720) 482-8656		DATE: 11/29/21	
No.	Revisions	Date	Appr.

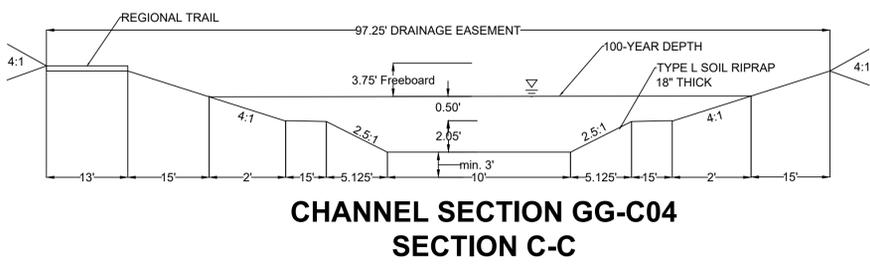
MATCHLINE - SHEET 6



MATCHLINE - SHEET 8



- NOTES:**
- ALL PROPOSED RIGHT-OF-WAY AND EASEMENTS ARE TO BE DEDICATED BY SEPARATE DOCUMENT.
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N:\PROJECTS\PORTEOS\GOPHER DULCH - GG1\CAD\ENGINEERING\SHEET SETS\SS\PLAN VIEW.DWG, 12/29/21

SHEET NUMBER	7		
	DRAWN BY:	NU	AS SHOWN
CHECKED BY:	JF	FILE NO:	8130249711
DATE:	NOVEMBER 2020	SCALE:	AS SHOWN
PORTEOS INFRASTRUCTURE SITE PLAN POND GG1 & GG CHANNEL AREA PLAN			
ACP DIA 1287 INVESTORS, LLC ATTN: BILL WICHTERMAN 4350 E. SHEA BLVD., SUITE 100 PHOENIX, AZ 85028 TEL: (602) 494-7800			
10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-8656 Fax: (720) 482-8656			
No.	Revisions	Date	Appr.

EXISTING EAST 64TH AVENUE
4-LANE ARTERIAL (PUBLIC)
MARTIN/MARTIN
E 64TH EXTENSION (UNDER REVIEW)

EXISTING FIRE HYDRANT
64TH AVENUE EXTENSION
BY MARTIN/MARTIN
(UNDER REVIEW)

FUTURE PA-8B-1
MIXED COMMERCIAL

EXISTING FIRE HYDRANT
PORTEOS PHASE 6
(COA EDN 220232)

JACKSON GAP STREET
4-LANE COLLECTOR (PUBLIC)
PORTEOS FLG NO 1 (COA EDN 214020)
PORTEOS PHASE 6 (COA EDN 220232)

Min 2% slope
required for all
non-paved areas

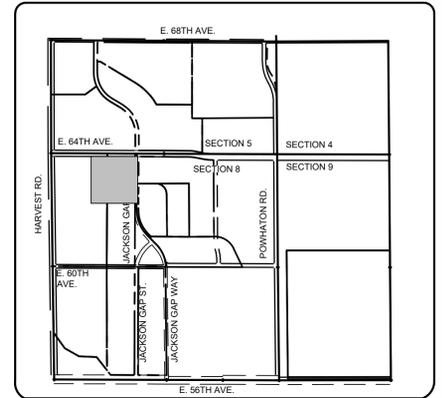
Response: Acknowledged.

Advisory
Comment: Civil
plans will need to
include all
appurtenances for
this drain such as
flared end sections
and grates.

Response: Acknowledged.
Will be included with civil
plans.

Advisory Comment:
Sanitary sewer is to
be fully restrained
within the casing.

Response: Acknowledged.



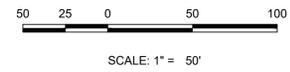
KEYMAP
1" = 2000'

LEGEND

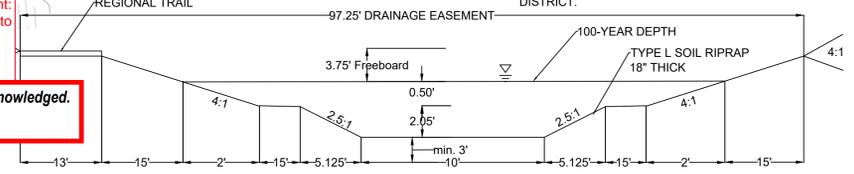
- PROPOSED CURB & GUTTER
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED SIDEWALK
- PROPOSED CURB RETURN SIDEWALK RAMP
- PROPOSED TEMPORARY ROAD BARRIER
- PROPOSED FLARED END SECTION
- PROPOSED STORM INLET
- PROPOSED MANHOLE
- PROPOSED PAVEMENT
- TRUCK ROUTE
- STREET CENTERLINE
- PUBLIC STREET CROWN LINE
- PUBLIC STREET RIGHT-OF-WAY
- PROPERTY LOT LINE
- EDGE OF PAVEMENT
- SECTION LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPERTY BOUNDARY
- SIGHT TRIANGLE LINE

NOTES:

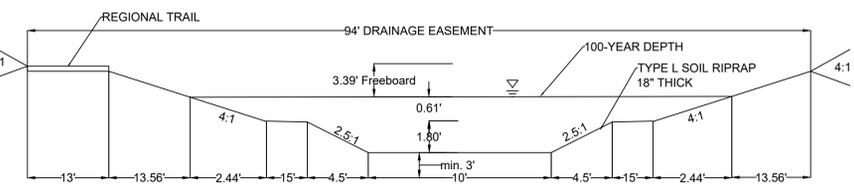
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CHANNEL SECTION GG-C04
SECTION C-C



CHANNEL SECTION GG-C05
SECTION D-D



MATCHLINE - SHEET 7

N:\PROJECTS\PORTEOS\GOPHER DULCH - G01\CAD\ENGINEERING\SHEET SET\SS\PLAN VIEW.DWG, 1/29/21

SHEET NUMBER	8		
	DRAWN BY:	NU	AS SHOWN
CHECKED BY:	JF	FILE NO:	8130249711
DATE:	NOVEMBER 2020	SCALE:	AS SHOWN
PORTEOS INFRASTRUCTURE SITE PLAN POND GG1 & GG CHANNEL AREA PLAN			
ACP DIA 1287 INVESTORS, LLC ATTN: BILL WICHTERMAN 4350 E. SHEA BLVD., SUITE 100 PHOENIX, AZ 85028 TEL: (602) 494-7800			
10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-8656 Fax: (720) 482-8656			
No.	Revisions	Date	Appr.

