

# MAJOR AMENDMENT TO INFRASTRUCTURE SITE PLAN NO. 1 AT PORTEOS

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

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## PREVIOUS APPROVALS

INFRASTRUCTURE CONTEXTUAL SITE PLAN NO. 1 AT PORTEOS CASE NUMBER  
2012-7001-01 APPROVED IN APRIL 2014

MYLAR CHANGE APPROVED AUGUST 2015

MYLAR CHANGE APPROVED JANUARY 2020

## SITE PLAN DATA BLOCK - SUB AREA C

HARD SURFACE AREA (SIDEWALK AREA)	155,496 S.F.
LANDSCAPE AREA	116,786 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

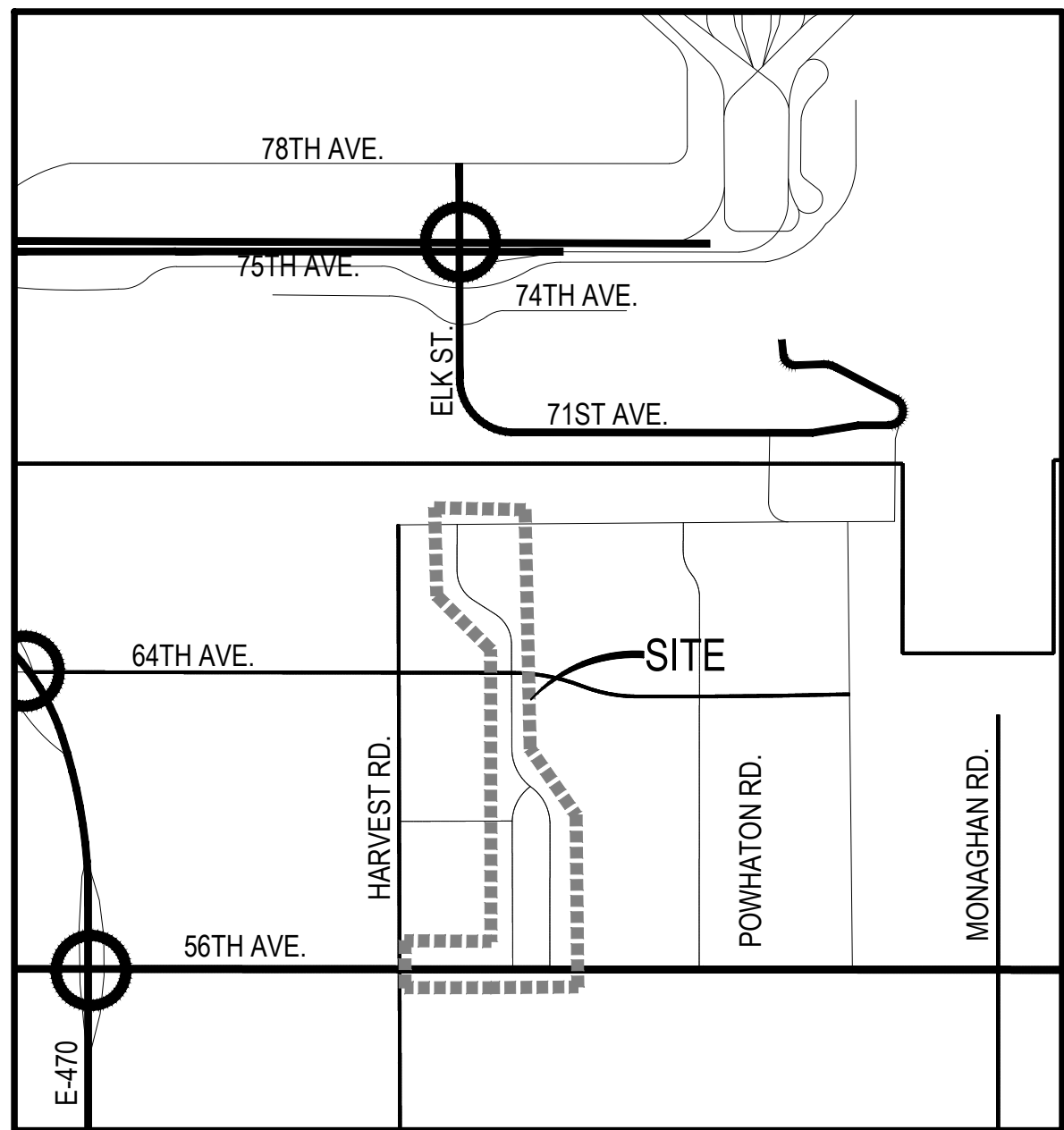


CVL Consultants of Colorado Inc.  
10333 E. Dry Creek Road, Suite 240  
Englewood, CO 80112  
P 720.482.9526  
F 720.482.9546  
cvlci.com

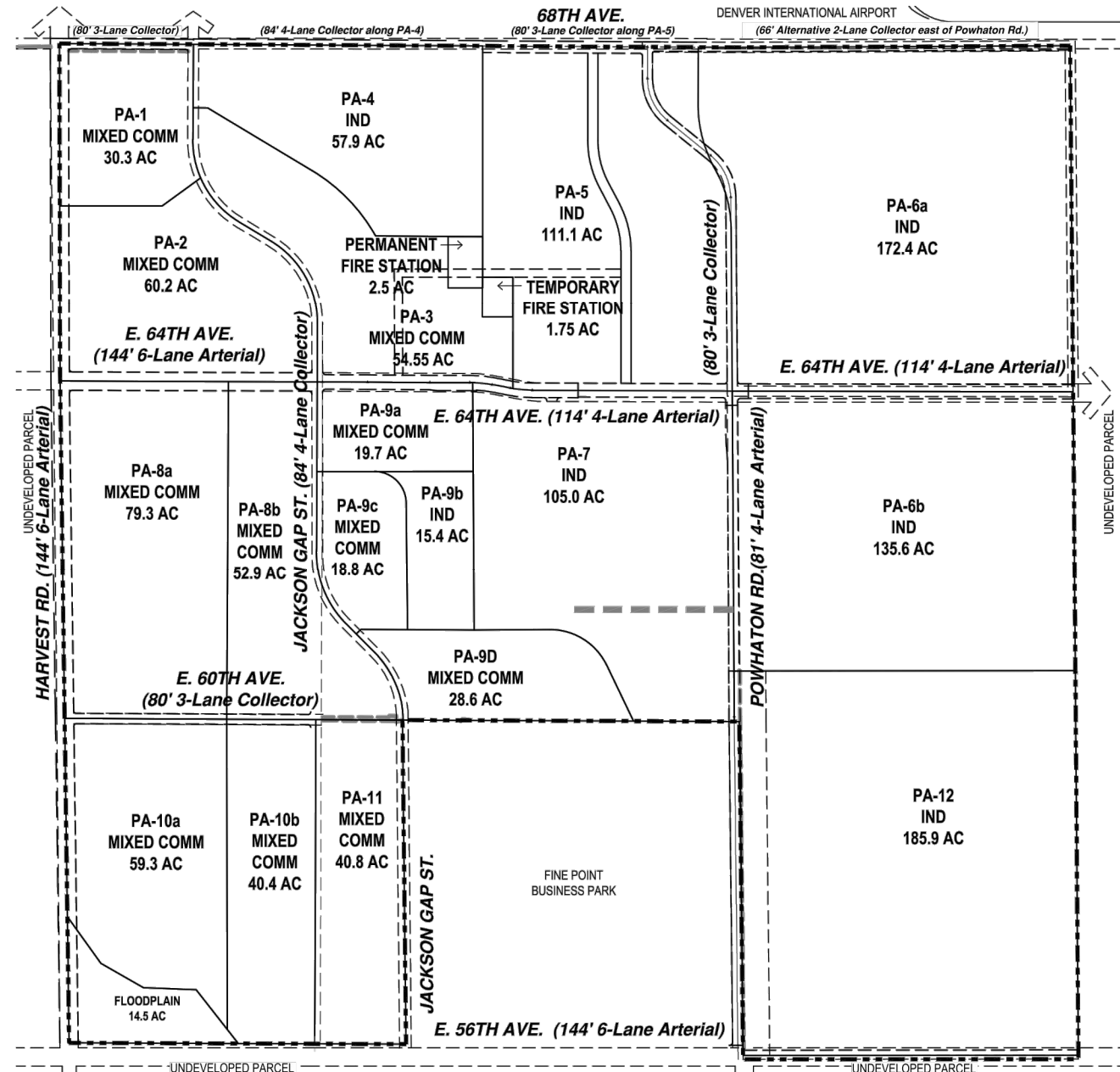
## LANDSCAPE ARCHITECT

1101 Bannock Street  
Denver, Colorado 80204  
P 303.892.1166

www.norris-design.com



VICINITY PLAN



PLANNING AREA MAP

## 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 BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, 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 AND/OR PRIVATE UTILITIES.
- 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.
- 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 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.
- 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.
- 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.
- 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.

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, its  
Sole Member and Manager  
By: DIA 1287 Holdings, LLC, its Sole Member  
By: A&C Properties, Inc., its Manager

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

State of Colorado )ss

County of \_\_\_\_\_)

The foregoing instrument was acknowledged before me this  
\_\_\_\_\_ day of \_\_\_\_\_ AD, \_\_\_\_\_ by  
\_\_\_\_\_

Witness my hand and official seal

(Notary Public)

Notary Business Address: \_\_\_\_\_

My commission expires \_\_\_\_\_

NOT FOR CONSTRUCTION																			
SHEET NUMBER		DRAWN BY:		SCALE:		AMENDMENT TO INFRASTRUCTURE SITE PLAN NO. 1 AT PORTEOS COVER SHEET		ACP DIA 1287 INVESTORS, LLC 4530 E SHEA BLVD., SUITE 100 DENVER, CO 80204 ATTN: BILL WICHTERMAN P: 602.494.7800		Norris Design 1101 Bannock Street Denver, CO 80204 P 303.892.1166 www.norris-design.com		4		RESPONSE TO COMMENTS		08/20/2020			
1		EN, CB		AS SHOWN		FILE NO:		CHECKED BY:		JB, PM, LV		3		RESPONSE TO COMMENTS		03/27/2020			
												2		RESPONSE TO COMMENTS		02/25/2020			
												1		RESPONSE TO COMMENTS		01/17/2019			
DATE:		08/14/2020										No.		Revisions		Date		Appr.	



BEGINNING AT THE POINT OF THE NORTHING IS 725042.8922 AND WHOSE EASTING IS 227347.2962;  
 1. HENCE SOUTH 89°40'00" EAST, A DISTANCE OF 26.00 FEET, TO A POINT ON A CURVE;  
 2. HENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET, THE CHORD OF WHICH BEARS SOUTH 44°40'00" EAST, 28.28 FEET;  
 3. HENCE SOUTH 00°19'51" WEST, A DISTANCE OF 68.07 FEET, TO A POINT ON A CURVE;  
 4. HENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 792.00 FEET, A CENTRAL ANGLE OF 59°20'35", AN ARC LENGTH OF 820.30 FEET, THE CHORD OF WHICH BEARS SOUTH 29°22'07" EAST, 784.12 FEET;  
 5. HENCE SOUTH 59°00'45" EAST, A DISTANCE OF 294.80 FEET, TO A POINT ON A CURVE;  
 6. HENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 108.00 FEET, A CENTRAL ANGLE OF 59°13'35", AN ARC LENGTH OF 731.86 FEET, THE CHORD OF WHICH BEARS SOUTH 29°22'07" EAST, 784.12 FEET;  
 7. HENCE NORTH 00°12'50" WEST, A DISTANCE OF 46.45 FEET;  
 8. HENCE NORTH 89°47'10" WEST, A DISTANCE OF 61.00 FEET;  
 9. HENCE NORTH 05°02'21" WEST, A DISTANCE OF 72.34 FEET, TO A POINT ON A CURVE;  
 10. HENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, THE CHORD OF WHICH BEARS NORTH 45°12'50" EAST, 35.36 FEET;  
 11. HENCE NORTH 00°12'50" WEST, A DISTANCE OF 102.51 FEET;  
 12. HENCE NORTH 05°24'07" EAST, A DISTANCE OF 21.14 FEET;  
 13. HENCE NORTH 02°01'57" EAST, A DISTANCE OF 78.91 FEET, TO A POINT ON A CURVE.

CONTAINING A CALCULATED AREA OF 72275 SQUARE FEET OR 1.659 ACRES,  
MORE OR LESS.

CONTAINING A CALCULATED AREA OF 25466 SQUARE FEET OR 0.585 ACRES,  
MORE OR LESS.

CONTAINING A CALCULATED AREA OF 2647 SQUARE FEET OR 0.061 ACRES, MORE OR LESS.

BEGINNING AT A POINT WHOSE NORTHING IS 717246.0111 AND WHOSE EASTING  
 IS 229045.5923;  
 THENCE NORTH 00° 37'51" WEST, A DISTANCE OF 141.53 FEET;  
 THENCE NORTH 03° 11'00" EAST, A DISTANCE OF 250.61 FEET;  
 THENCE NORTH 00° 37'51" WEST, A DISTANCE OF 85.95 FEET;  
 THENCE NORTH 01° 16'42" EAST, A DISTANCE OF 45.05 FEET;  
 THENCE SOUTH 00° 37'51" EAST, A DISTANCE OF 223.07 FEET;  
 THENCE SOUTH 05° 54'02" EAST, A DISTANCE OF 96.43 FEET;  
 THENCE SOUTH 00° 37'51" EAST, A DISTANCE OF 93.07 FEET, TO A POINT ON A  
 CURVE;  
 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00  
 FEET, A CENTRAL ANGLE OF 92°32'00", AN ARC LENGTH OF 40.38 FEET, THE  
 CHORD OF WHICH BEARS SOUTH 44° 47'29" WEST, 36.13 FEET;  
 THENCE NORTH 89° 47'10" EAST, A DISTANCE OF 20.64 FEET, TO A POINT ON A  
 CURVE;  
 THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00  
 FEET, A CENTRAL ANGLE OF 90°50'41", AN ARC LENGTH OF 39.64 FEET,  
 THE CHORD OF WHICH BEARS NORTH 44° 47'30" EAST, 35.15 FEET, TO THE POINT OF  
 BEGINNING.

CONTAINING A CALCULATED AREA OF 11217 SQUARE FEET OR 0.258 ACRES,  
 MORE OR LESS.

CONTAINING A CALCULATED AREA OF 1773 SQUARE FEET OR 0.041 ACRES, MORE OR LESS.

BEGINNING AT A POINT WHOSE CURVING IS 725042.3612 AND WHOSE EASTING  
 IS 2278325.793, TO A POINT ON A CURVE,  
 THE CHORD OF WHICH BEARS SOUTH 01° 37' 51" WEST, A HAVING A RADIUS OF 25.00  
 FEET, A CENTRAL ANGLE OF 8° 29' 44", AN ARC LENGTH OF 34.25 FEET,  
 THE CHORD OF WHICH BEARS SOUTH 8° 53' 01" EAST, 31.63 FEET;  
 THENCE SOUTH 01° 19' 51" WEST, A DISTANCE OF 682.04 FEET, TO A POINT ON A  
 CURVE,  
 THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 813.00  
 FEET, A CENTRAL ANGLE OF 5° 20' 35", AN ARC LENGTH OF 84.05 FEET,  
 THE CHORD OF WHICH BEARS SOUTH 29° 20' 27" EAST, 80.49 FEET;  
 THENCE SOUTH 59° 00' 45" EAST, A DISTANCE OF 294.80 FEET, TO A POINT ON A  
 CURVE,  
 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF  
 1787.00 FEET, A CENTRAL ANGLE OF 0° 57' 17", AN ARC LENGTH OF 68.85 FEET,  
 THE CHORD OF WHICH BEARS SOUTH 59° 00' 45" EAST, 68.85 FEET;  
 THENCE SOUTH 02° 10' 37" WEST, A DISTANCE OF 78.01 FEET,  
 THENCE SOUTH 05° 24' 07" WEST, A DISTANCE OF 21.24 FEET;  
 THENCE SOUTH 01° 12' 50" WEST, A DISTANCE OF 102.51 FEET, TO A POINT ON A  
 CURVE,  
 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00  
 FEET, A CENTRAL ANGLE OF 53° 54' 25", AN ARC LENGTH OF 23.55 FEET,  
 THE CHORD OF WHICH BEARS SOUTH 27° 11' 42" WEST, 22.68 FEET;  
 THENCE NORTH 60° 04' 41" WEST, A DISTANCE OF 12.05 FEET;  
 THENCE NORTH 04° 18' 18" EAST, A DISTANCE OF 288.59 FEET, TO A POINT ON A  
 CURVE,  
 THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 602.81  
 FEET, A CENTRAL ANGLE OF 21° 37' 51", AN ARC LENGTH OF 227.58 FEET, THE  
 CHORD OF WHICH BEARS NORTH 07° 25' 50" WEST, 226.25 FEET, TO A POINT ON A  
 CURVE.

THE CHORD ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 980.76 FEET, A CENTRAL ANGLE OF 19°51'56", AN ARC LENGTH OF 314.70 FEET, THE CHORD OF WHICH BEARS NORTH 38°55'22" WEST, 445.02 FEET.

THE CHORD ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 907.66 FEET, A CENTRAL ANGLE OF 19°51'56", AN ARC LENGTH OF 314.70 FEET, THE CHORD OF WHICH BEARS NORTH 56°36'39" WEST, 381.13 FEET.

THE CHORD ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1270.33 FEET, A CENTRAL ANGLE OF 15°13'44", AN ARC LENGTH OF 337.65 FEET, THE CHORD OF WHICH BEARS NORTH 32°33'31" WEST, 336.66 FEET.

THE CHORD ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 180.91 FEET, A CENTRAL ANGLE OF 12°36'14", A DISTANCE OF 18.09 FEET.

BEGINNING AT A POINT WHERE NORTHINGS IS 722340.3971 AND WHOSE EASTING IS  
 228335.8003, TO A POINT ON A CURVE,  
 HENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00  
 FEET, A CENTRAL ANGLE OF 28°48'15", AN ARC LENGTH OF 12.57 FEET,  
 THE HORD OF WHICH BEARS SOUTH BY N11°18' EAST, 12.44 FEET,  
 HENCE SOUTH 10°12'50" WEST, A DISTANCE OF 91.55 FEET,  
 HENCE SOUTH 10°11'31" WEST, A DISTANCE OF 89.95 FEET,  
 HENCE SOUTH 10°12'50" WEST, A DISTANCE OF 89.65 FEET,  
 HENCE SOUTH 10°11'41" EAST, A DISTANCE OF 210.09 FEET,  
 HENCE SOUTH 10°12'50" WEST, A DISTANCE OF 70.02 FEET, TO A POINT ON A  
 CURVE,  
 HENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00  
 FEET, A CENTRAL ANGLE OF 79°32'19", AN ARC LENGTH OF 27.76 FEET, THE  
 HORD OF WHICH BEARS SOUTH 10°12'50" WEST, A DISTANCE OF 27.76 FEET,  
 HENCE NORTH 0°55'16" WEST, A DISTANCE OF 116.97 FEET,  
 HENCE NORTH 02°21'31" EAST, A DISTANCE OF 263.06 FEET,  
 HENCE NORTH 31°10'09" WEST, A DISTANCE OF 50.40 FEET,  
 HENCE NORTH 02°57'57" WEST, A DISTANCE OF 147.76 FEET,  
 HENCE NORTH 00°48'28" WEST, A DISTANCE OF 26.87 FEET,  
 HENCE NORTH 05°20'07" EAST, A DISTANCE OF 83.61 FEET,  
 HENCE NORTH 03°09'58" WEST, A DISTANCE OF 100.00 FEET,  
 HENCE NORTH 07°04'09" WEST, A DISTANCE OF 300.00 FEET,  
 HENCE NORTH 25°18'00" WEST, A DISTANCE OF 22.86 FEET,  
 HENCE NORTH 37°01'20" EAST, A DISTANCE OF 42.50 FEET,  
 HENCE NORTH 43°57'50" WEST, A DISTANCE OF 11.31 FEET,  
 HENCE NORTH 34°40'08" EAST, A DISTANCE OF 21.61 FEET,  
 HENCE NORTH 37°50'48" WEST, A DISTANCE OF 31.63 FEET,  
 HENCE NORTH 22°30'15" WEST, A DISTANCE OF 10.00 FEET,  
 HENCE NORTH 05°54'30" WEST, A DISTANCE OF 50.17 FEET,  
 HENCE NORTH 00°21'09" EAST, A DISTANCE OF 276.05 FEET,  
 HENCE NORTH 01°59'57" WEST, A DISTANCE OF 126.74 FEET,  
 HENCE NORTH 03°00'00" EAST, A DISTANCE OF 90.52 FEET, TO THE POINT OF  
 BEGINNING.

CONTAINING A CALCULATED AREA OF 47802 SQUARE FEET OR 1.097 ACRES,  
MORE OR LESS.

228961381. AT A POINT WHOSE NORTHING IS 720147.4944 AND WHOSE EASTING IS 228961381.  
 • HENCE NORTH 34°03'02" WEST, A DISTANCE OF 20.17 FEET;  
 • HENCE SOUTH 89°02'05" WEST, A DISTANCE OF 18.17 FEET, TO A POINT ON A CURVE;  
 • HENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 856.85 FEET, A CENTRAL ANGLE OF 08°25'47", AN ARC LENGTH OF 126.07 FEET, THE CHORD OF WHICH BEARS SOUTH 01°40'56" WEST, 25.94 FEET;  
 • HENCE NORTH 41°38'30" WEST, A DISTANCE OF 102.02 FEET;  
 • HENCE NORTH 24°23'55" WEST, A DISTANCE OF 38.81 FEET, TO A POINT ON A CURVE;  
 • HENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 32°43'54", AN ARC LENGTH OF 11.43 FEET, THE CHORD OF WHICH BEARS SOUTH 01°14'32" EAST, 11.27 FEET;  
 • HENCE SOUTH 44°52'35" EAST, A DISTANCE OF 145.63 FEET, TO A POINT ON A CURVE;  
 • HENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 17°56'09", AN ARC LENGTH OF 2187.87 FEET, THE CHORD OF WHICH BEARS SOUTH 35°54'30" EAST, 216.69 FEET, TO A POINT ON A CURVE;  
 • HENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 862.8235 FEET, A CENTRAL ANGLE OF 06°37'17", AN ARC LENGTH OF 78.91 FEET, THE CHORD OF WHICH BEARS SOUTH 25°12'51" EAST, 78.87 FEET, TO A POINT ON A CURVE;  
 • HENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 02°04'08", AN ARC LENGTH OF 25.28 FEET, THE CHORD OF WHICH BEARS SOUTH 18°05'18" EAST, 25.28 FEET, TO A POINT ON A CURVE;  
 • HENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 397.50 FEET, A CENTRAL ANGLE OF 10°09'58", AN ARC LENGTH OF 123.76 FEET, THE CHORD OF WHICH BEARS SOUTH 13°17'52" EAST, 123.60 FEET, TO A POINT ON A CURVE;  
 • HENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 58°06'07", AN ARC LENGTH OF 20.28 FEET, THE CHORD OF WHICH BEARS SOUTH 20°51'00" WEST, 19.42 FEET, TO A POINT ON A CURVE;  
 • HENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 515.92 FEET, A CENTRAL ANGLE OF 18°22'16", AN ARC LENGTH OF 165.42 FEET, THE CHORD OF WHICH BEARS NORTH 06°23'08" WEST, 164.72 FEET, TO A POINT ON A CURVE;  
 • HENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 531.69 FEET, A CENTRAL ANGLE OF 08°04'23", AN ARC LENGTH OF 74.92 FEET, THE CHORD OF WHICH BEARS NORTH 25°54'50" WEST, 74.85 FEET, TO A POINT ON A CURVE;  
 • HENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 679.00 FEET, A CENTRAL ANGLE OF 04°43'19", AN ARC LENGTH OF 55.96 FEET, THE CHORD OF WHICH BEARS NORTH 18°19'56" WEST, 55.96 FEET, TO A POINT ON A CURVE;  
 • HENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 57°47'17", AN ARC LENGTH OF 20.17 FEET, THE CHORD OF WHICH BEARS SOUTH 29°31'29" EAST, 19.33 FEET;  
 • HENCE SOUTH 00°00'23" WEST, A DISTANCE OF 150.70 FEET;  
 • HENCE NORTH 01°40'44" WEST, A DISTANCE OF 150.70 FEET;  
 • HENCE NORTH 01°34'40" WEST, A DISTANCE OF 100.62 FEET;  
 • HENCE NORTH 01°33'12" WEST, A DISTANCE OF 175.52 FEET;  
 • HENCE NORTH 01°38'24" WEST, A DISTANCE OF 150.61 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 2517 SQUARE FEET OR 0.058 ACRES, MORE OR LESS.

BEGINNING AT A POINT WHERE NORTHING IS 717223.3748 AND WESTING EASTING  
 IS 228310.9031;

1. THENCE NORTH 04° 25' 23" WEST, A DISTANCE OF 15.27 FEET;

2. THENCE NORTH 45° 37' 36" EAST, A DISTANCE OF 35.49 FEET;

3. THENCE NORTH 00° 12' 50" EAST, A DISTANCE OF 140.69 FEET;

4. THENCE NORTH 01° 08' 55" EAST, A DISTANCE OF 636.28 FEET;

5. THENCE NORTH 01° 25' 54" EAST, A DISTANCE OF 543.49 FEET;

6. THENCE NORTH 00° 50' 15" EAST, A DISTANCE OF 140.69 FEET;

7. THENCE NORTH 00° 12' 50" EAST, A DISTANCE OF 326.79 FEET;

8. THENCE NORTH 01° 49' 13" WEST, A DISTANCE OF 273.35 FEET;

9. THENCE NORTH 00° 48' 52" WEST, A DISTANCE OF 209.27 FEET;

10. THENCE NORTH 08° 41' 42" EAST, A DISTANCE OF 140.69 FEET;

11. THENCE NORTH 18° 44' 41" WEST, A DISTANCE OF 22.24 FEET;

12. THENCE NORTH 00° 58' 12" EAST, A DISTANCE OF 28.96 FEET;

13. THENCE NORTH 07° 05' 12" EAST, A DISTANCE OF 35.38 FEET, TO A POINT ON A

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF  $51^{\circ}07'37''$ , AN ARC LENGTH OF 17.85 FEET, THE CHORD OF WHICH BEARS SOUTH  $25^{\circ}08'58''$  EAST, 17.26 FEET;  
THENCE SOUTH  $00^{\circ}12'50''$  WEST, A DISTANCE OF 2459.64 FEET, TO A POINT ON A CURVE;  
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF  $90^{\circ}00'00''$ , AN ARC LENGTH OF 39.27 FEET, THE CHORD OF WHICH BEARS SOUTH  $45^{\circ}12'50''$  WEST, 35.36 FEET;  
THENCE NORTH  $89^{\circ}45'57''$  WEST, A DISTANCE OF 12.59 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 16641 SQUARE FEET OR 0.382 ACRES,  
MORE OR LESS.

BEGINNING AT A POINT WHERE NOTHING IS 7183.34 FEERS AND WHERE EASTING IS  
 222043.7015 ;  
 THENCE NORTH 00°10'38" EAST, A DISTANCE OF 116.83 FEET ;  
 THENCE NORTH 01°58'58" EAST, A DISTANCE OF 89.87 FEET ;  
 THENCE SOUTH 00°37'51" EAST, A DISTANCE OF 40.88 FEET ;  
 THENCE NORTH 01°16'42" WEST, A DISTANCE OF 45.05 FEET ;  
 THENCE SOUTH 00°37'51" EAST, A DISTANCE OF 116.83 FEET ;  
 THENCE SOUTH 03°11'00" WEST, A DISTANCE OF 210.47 FEET ;  
 THENCE SOUTH 00°37'51" EAST, A DISTANCE OF 141.53 FEET, TO A POINT ON A  
 CURVE  
 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 23.00  
 FEET, A CENTRAL ANGLE OF 38°29'00", AN ARC LENGTH OF 16.79 FEET, THE  
 CHORD OF WHICH BEARS SOUTH 18°36'40" WEST, 16.48 FEET ;  
 THENCE NORTH 03°53'51" WEST, A DISTANCE OF 119.24 FEET ;  
 THENCE NORTH 00°31'57" WEST, A DISTANCE OF 119.24 FEET ;  
 THENCE NORTH 02°28'30" EAST, A DISTANCE OF 465.53 FEET ;  
 THENCE NORTH 00°18'28" WEST, A DISTANCE OF 207.88 FEET  
 THENCE NORTH 01°24'06" WEST, A DISTANCE OF 154.68 FEET, TO THE POINT OF  
 BEGINNING.

CONTAINING A CALCULATED AREA OF 12150 SQUARE FEET OR 0.279 ACRES,  
MORE OR LESS.

BEGINNING AT A POINT WHOSE NORTHING IS 717226.6149 AND WHOSE EASTING IS 1227445.6709 ;  
THENCE NORTH 85°42'16" EAST, A DISTANCE OF 7.21 FEET ;  
THENCE NORTH 00°12'47" EAST, A DISTANCE OF 58.29 FEET ;  
THENCE SOUTH 89°47'13" EAST, A DISTANCE OF 62.85 FEET ;  
THENCE SOUTH 00°12'47" WEST, A DISTANCE OF 47.75 FEET ;  
THENCE SOUTH 70°59'03" EAST, A DISTANCE OF 34.48 FEET ;  
THENCE NORTH 89°47'10" WEST, A DISTANCE OF 102.68 FEET , TO THE POINT OF  
BEGINNING.

CONTAINING A CALCULATED AREA OF 3883 SQUARE FEET OR 0.089 ACRES, MORE OR LESS.

BEGINNING AT A POINT WHOSE NORTHING IS 717234.4644 AND WHOSE EASTING IS 226778.9511 ;  
 THENCE SOUTH 29°51'04" EAST, A DISTANCE OF 6.19 FEET ;  
 THENCE NORTH 89°47'10" WEST, A DISTANCE OF 6.46 FEET ;  
 THENCE NORTH 32°18'25" EAST, A DISTANCE OF 6.33 FEET , TO THE POINT OF BEGINNING.

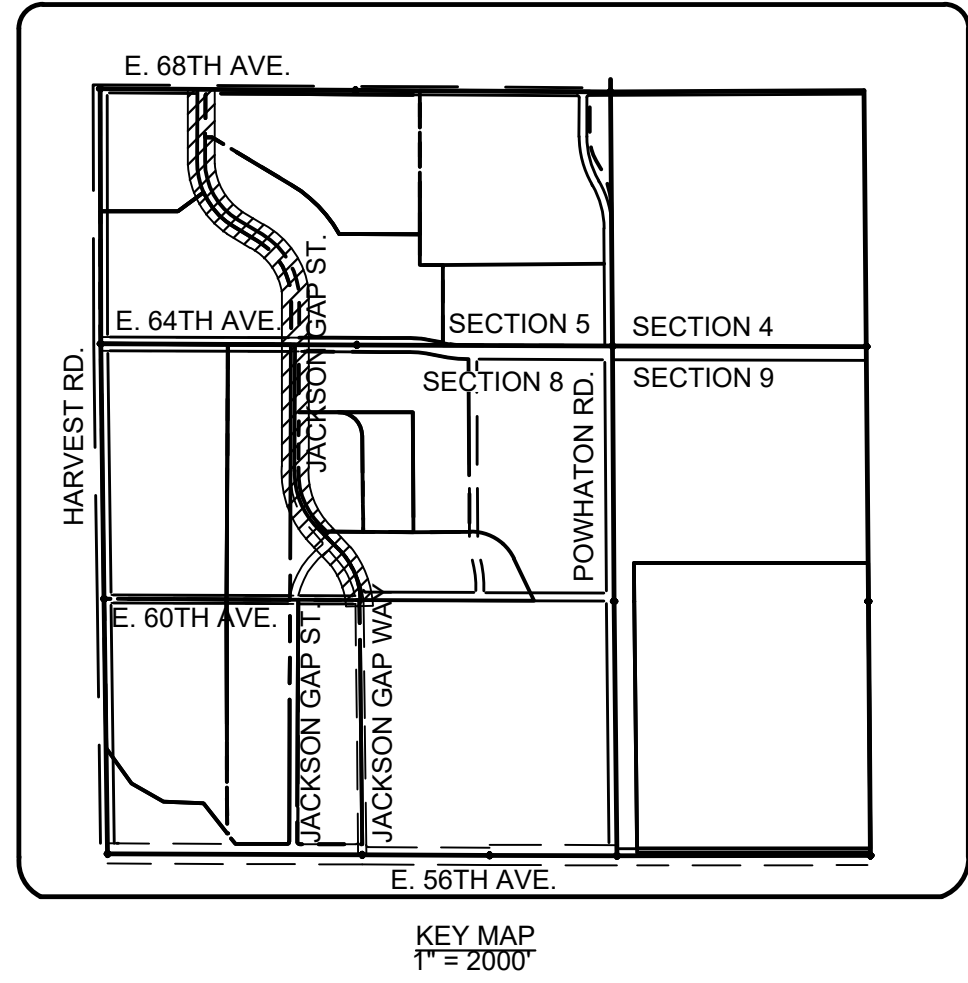
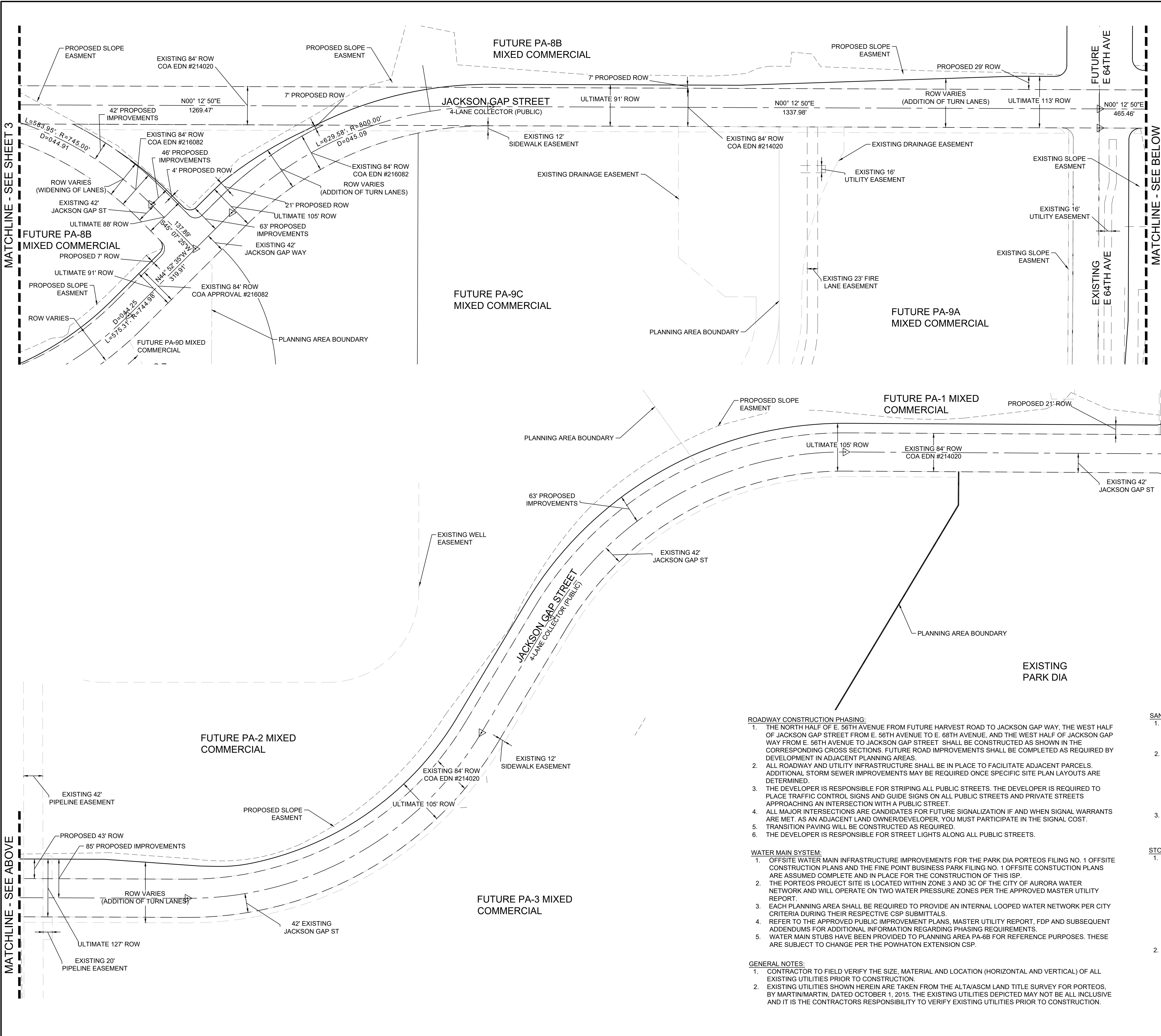
CONTAINING A CALCULATED AREA OF 17 SQUARE FEET OR 0.000 ACRES, MORE OR LESS.





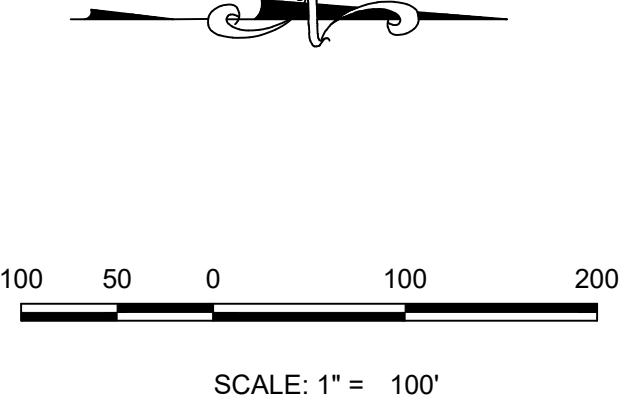


N:\PROJECTS\PORTEOS\JACKSON GAP AND 8THC\ENGINEERING\SHSHEET SETS\ISP\EASEMENT EXHIBIT.DWG, JOEF, 8/20/20



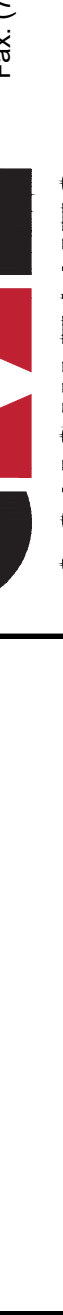
**LEGEND**

- 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
- EXISTING CURB AND GUTTER



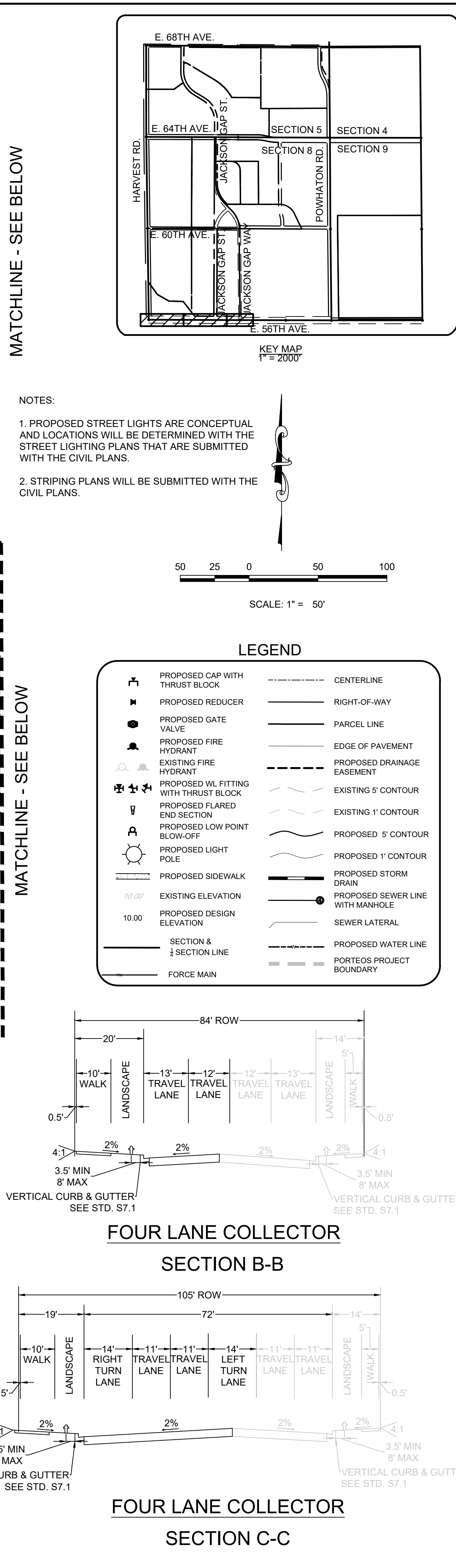
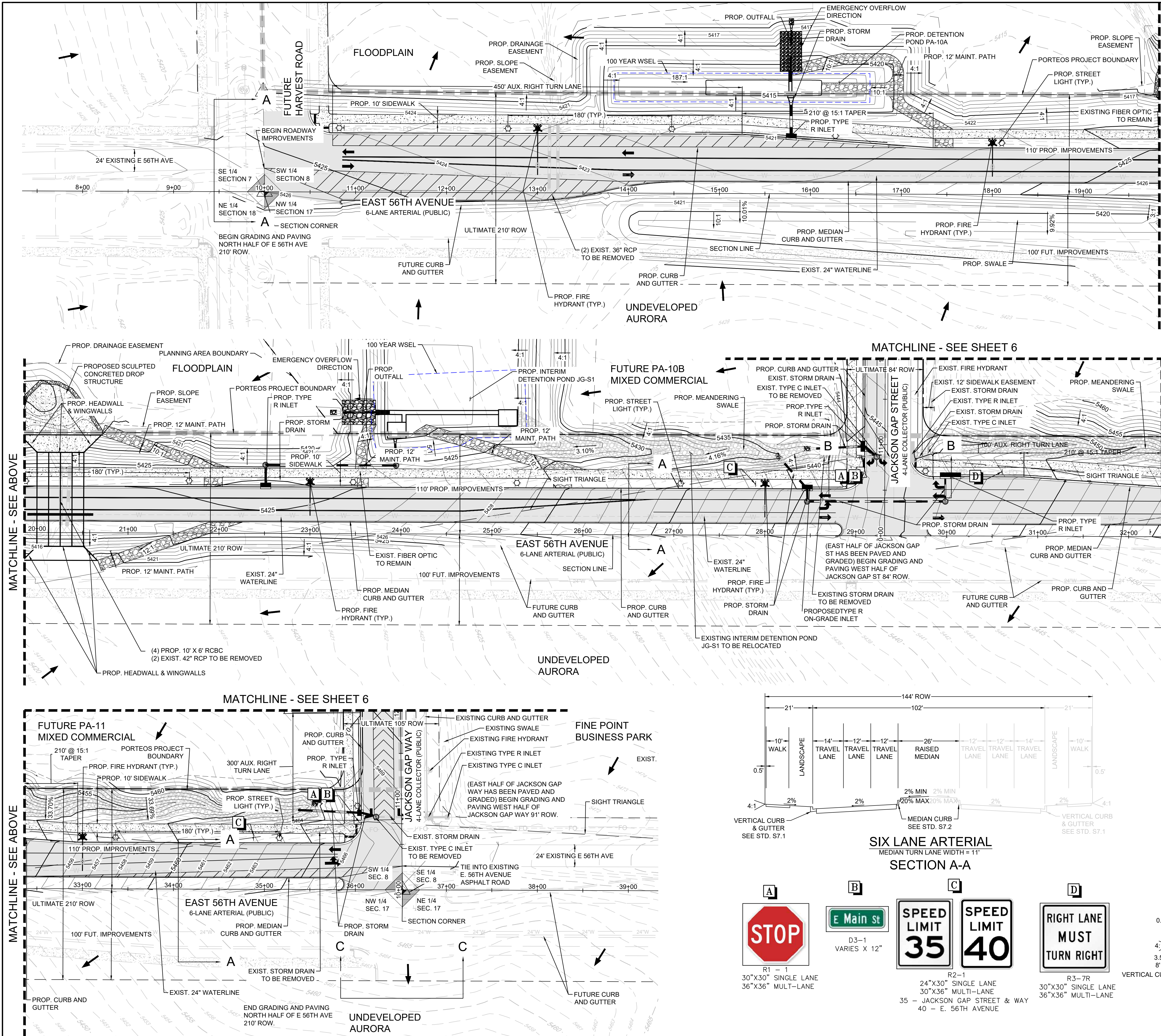
- ROADWAY CONSTRUCTION PHASING:**
- THE NORTH HALF OF E. 56TH AVENUE FROM FUTURE HARVEST ROAD TO JACKSON GAP WAY, THE WEST HALF OF JACKSON GAP STREET FROM E. 56TH AVENUE TO E. 68TH AVENUE, AND THE WEST HALF OF JACKSON GAP WAY FROM E. 56TH AVENUE TO JACKSON GAP STREET SHALL BE CONSTRUCTED AS SHOWN IN THE CORRESPONDING CROSS SECTIONS. FUTURE ROAD IMPROVEMENTS SHALL BE COMPLETED AS REQUIRED BY DEVELOPMENT IN ADJACENT PLANNING AREAS.
  - 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.
  - 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.
  - 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.
  - TRANSITION PAVING WILL BE CONSTRUCTED AS REQUIRED.
  - THE DEVELOPER IS RESPONSIBLE FOR STREET LIGHTS ALONG ALL PUBLIC STREETS.
- WATER MAIN SYSTEM:**
- OFFSITE WATER MAIN INFRASTRUCTURE IMPROVEMENTS FOR THE PARK DIA PORTEOS FILING NO. 1 OFFSITE CONSTRUCTION PLANS AND THE FINE POINT BUSINESS PARK FILING NO. 1 OFFSITE CONSTRUCTION PLANS ARE ASSUMED COMPLETE AND IN PLACE FOR THE CONSTRUCTION OF THIS ISP.
  - THE PORTEOS PROJECT SITE IS LOCATED WITHIN ZONE 3 AND 3C OF THE CITY OF AURORA WATER NETWORK AND WILL OPERATE ON TWO WATER PRESSURE ZONES PER THE APPROVED MASTER UTILITY REPORT.
  - EACH PLANNING AREA SHALL BE REQUIRED TO PROVIDE AN INTERNAL LOOPED WATER NETWORK PER CITY CRITERIA DURING THEIR RESPECTIVE CSP SUBMITTALS.
  - REFER TO THE APPROVED PUBLIC IMPROVEMENT PLANS, MASTER UTILITY REPORT, FDP AND SUBSEQUENT ADDENDUMS FOR ADDITIONAL INFORMATION REGARDING PHASING REQUIREMENTS.
  - WATER MAIN STUBS HAVE BEEN PROVIDED TO PLANNING AREA PA-6B FOR REFERENCE PURPOSES. THESE ARE SUBJECT TO CHANGE PER THE POWHATON EXTENSION CSP.
- GENERAL NOTES:**
- CONTRACTOR TO FIELD VERIFY THE SIZE, MATERIAL AND LOCATION (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
  - 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.

- SANITARY SEWER SYSTEM:**
- OFFSITE SEWER MAIN INFRASTRUCTURE IMPROVEMENTS FOR THE PARK DIA PORTEOS FILING NO. 1 OFFSITE CONSTRUCTION PLANS AND THE FINE POINT BUSINESS PARK FILING NO. 1 OFFSITE CONSTRUCTION PLANS ARE ASSUMED COMPLETE AND IN PLACE FOR THE CONSTRUCTION OF THIS ISP.
  - 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.
  - ADDITIONAL SANITARY SEWER MAINS WILL BE REQUIRED AS OTHER PLANNING AREAS DEVELOP; AS OUTLINED IN THE APPROVED PUBLIC IMPROVEMENT PLANS, MASTER UTILITY REPORT, FDP AND SUBSEQUENT AMENDMENTS TO THESE DOCUMENTS.
- STORM SEWER SYSTEM:**
- STORM INLETS SHALL BE INSTALLED AT SPECIFIED ON-GRADE AND SUMP LOCATIONS ALONG E. 56TH AVENUE, AT THE INTERSECTION OF JACKSON GAP STREET AND E. 56TH AVENUE, AT THE INTERSECTION OF JACKSON GAP WAY AND E. 56TH AVENUE, AT SPECIFIED SUMP LOCATIONS ALONG JACKSON GAP STREET, AND AT SPECIFIED ON-GRADE AND SUMP LOCATIONS ALONG JACKSON GAP WAY. THESE INLETS WILL CAPTURE RUNOFF FROM ASSOCIATED IMPROVEMENTS TO E. 56TH AVENUE, JACKSON GAP STREET, AND JACKSON GAP WAY. TWO TEN-FOOT-WIDE BY 6-FOOT-HIGH BOX CULVERTS WILL BE INSTALLED UNDER THE ASSOCIATED IMPROVEMENTS TO THE NORTH HALF OF E. 56TH AVENUE TO CONVEY RUNOFF WITHIN THE SECOND CREEK FLOODPLAIN NORTH UNDER THE ROAD. BMPs AND EROSION CONTROL MEASURES SHALL BE INSTALLED TO MINIMIZE EROSION AND REDUCE EROSION CHARACTERISTICS AT CULVERT CROSSINGS AND WITHIN EXISTING CHANNEL CONVEYANCE PATHS.
  - ADDITIONAL PUBLIC STORM SEWER SYSTEMS MAY BE REQUIRED AS PLANNING AREAS DEVELOP.

SHEET NUMBER	DRAWN BY:		SCALE:	AMENDMENT TO INFRASTRUCTURE SITE PLAN NO. 1 AT PORTEOS EASEMENT EXHIBIT		10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546	5	RESPONSE TO COMMENTS		8/20/20	JF
	4	RESPONSE TO COMMENTS					3/27/20	NJ			
		3	RESPONSE TO COMMENTS					2/25/20	NJ		
		2	RESPONSE TO COMMENTS					1/17/20	NJ		
		1	RESPONSE TO COMMENTS					12/4/19	NJ		
4	DATE:	8130249709	FILE NO:				No.	Revisions		Date	Appr.
		JANUARY 2020									





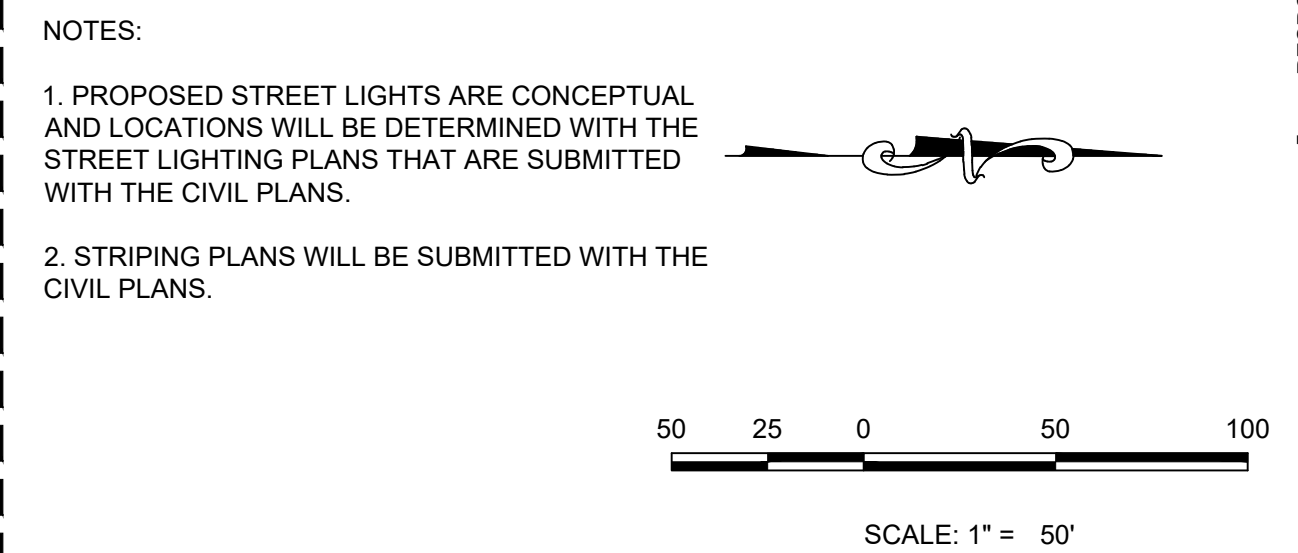
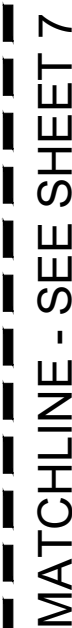


RESPONSE TO COMMENTS		Revisions		Date	
4	RESPONSE TO COMMENTS	No.	Init.	Appr.	Date
3	RESPONSE TO COMMENTS				
2	RESPONSE TO COMMENTS				
1	RESPONSE TO COMMENTS				





























  

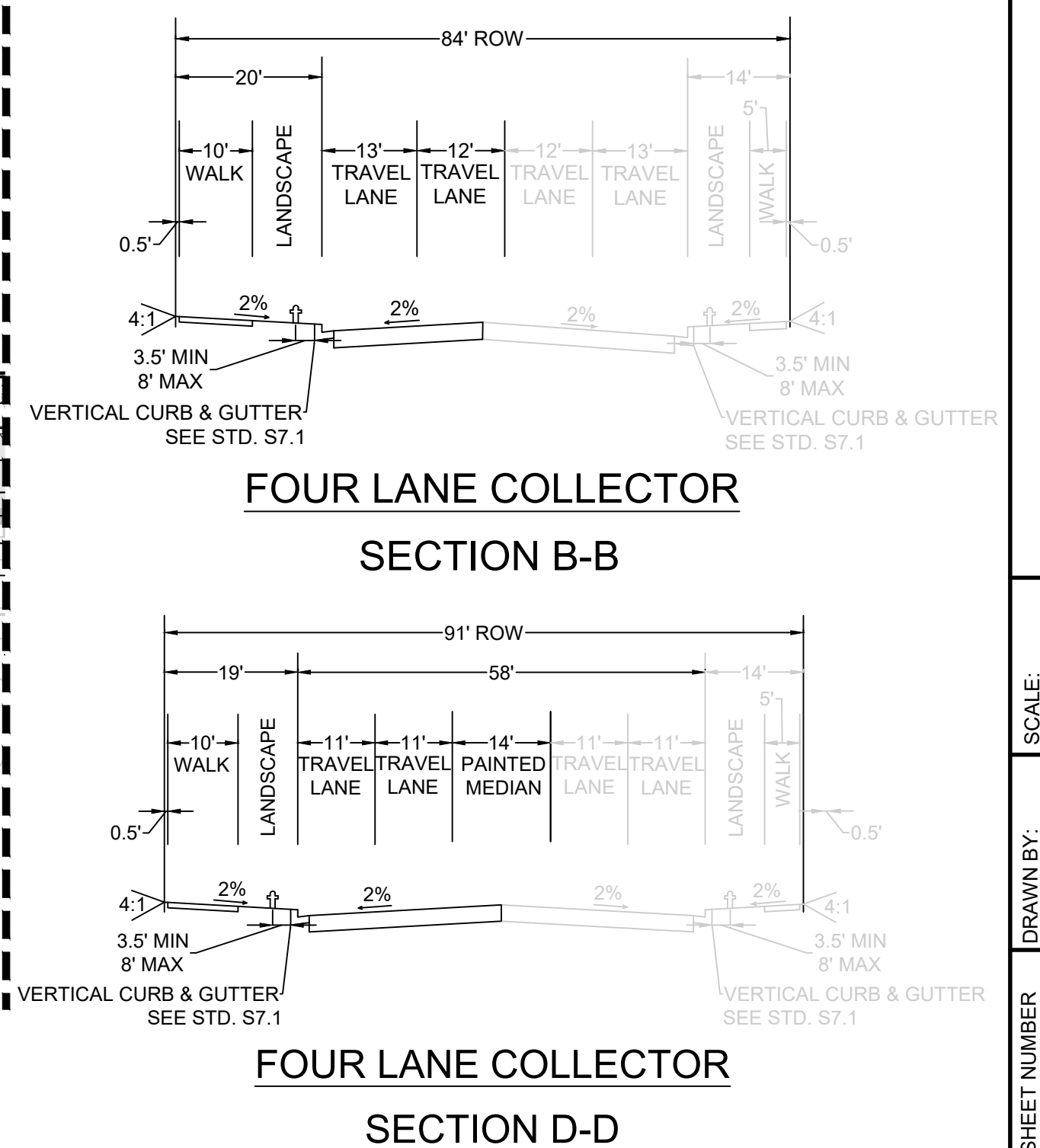
10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-5626 Fax: (720) 482-5646	<b>CML</b> <b>CONSULTANTS</b>	<b>AMENDMENT TO INFRASTRUCTURE</b> <b>SITE PLAN NO. 1 AT PORTEOS</b> <b>PLAN VIEW</b>	SCALE: AS SHOWN FILE NO: 8130249709	DRAWN BY: NJ CHECKED BY: JFF DATE: JANUARY 2020	SHEET NUMBER <b>5</b>
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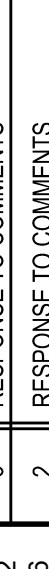




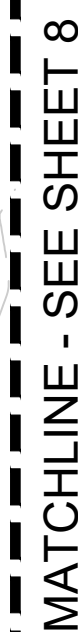
## LEGEND

	PROPOSED CAP WITH THRUST BLOCK		CENTERLINE
	PROPOSED REDUCER		RIGHT-OF-WAY
	PROPOSED GATE VALVE		PARCEL LINE
	PROPOSED FIRE HYDRANT		EDGE OF PAVEMENT
	EXISTING FIRE HYDRANT		PROPOSED DRAINAGE EASEMENT
	PROPOSED W/ FITTING WITH THRUST BLOCK		EXISTING 5' CONTOUR
	PROPOSED FLARED END SECTION		EXISTING 1' CONTOUR
	PROPOSED LOW POINT BLOW-OFF		PROPOSED 5' CONTOUR
	PROPOSED LIGHT POLE		PROPOSED 1' CONTOUR
	PROPOSED SIDEWALK		PROPOSED STORM DRAIN
	EXISTING ELEVATION		PROPOSED SEWER LINE WITH MANHOLE
	PROPOSED DESIGN ELEVATION		SEWER LATERAL
	SECTION & SECTION LINE		PROPOSED WATER LINE
	FORCE MAIN		PORTEOS PROJECT BOUNDARY



SHEET NUMBER  6	DRAWN BY: NJ	SCALE: AS SHOWN	AMENDMENT TO INFRASTRUCTURE SITE PLAN NO. 1 AT PORTEOS PLAN VIEW		10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9546 Fax: (720) 482-9546	5	RESPONSE TO COMMENTS	5/9/2020	JF
	CHECKED BY: JFF	FILE NO:				4	RESPONSE TO COMMENTS	3/31/20	NJ
	DATE: JANUARY 2020	8130249709				3	RESPONSE TO COMMENTS	2/25/20	NJ
						2	RESPONSE TO COMMENTS	1/17/20	NJ
						1	RESPONSE TO COMMENTS	12/4/19	NJ
			No.	Revisions	Date	Init.	Appr.		





1. PROPOSED STREET LIGHTS ARE CONCEPTUAL AND LOCATIONS WILL BE DETERMINED WITH THE STREET LIGHTING PLANS THAT ARE SUBMITTED WITH THE CIVIL PLANS.
2. STRIPING PLANS WILL BE SUBMITTED WITH THE CIVIL PLANS.



84' ROW

10' WALK

13' LANDSCAPE

13' TRAVEL LANE

12' TRAVEL LANE

13' TRAVEL LANE

13' TRAVEL LANE

14' LANDSCAPE

5' WALK

0.5'

2%

2%

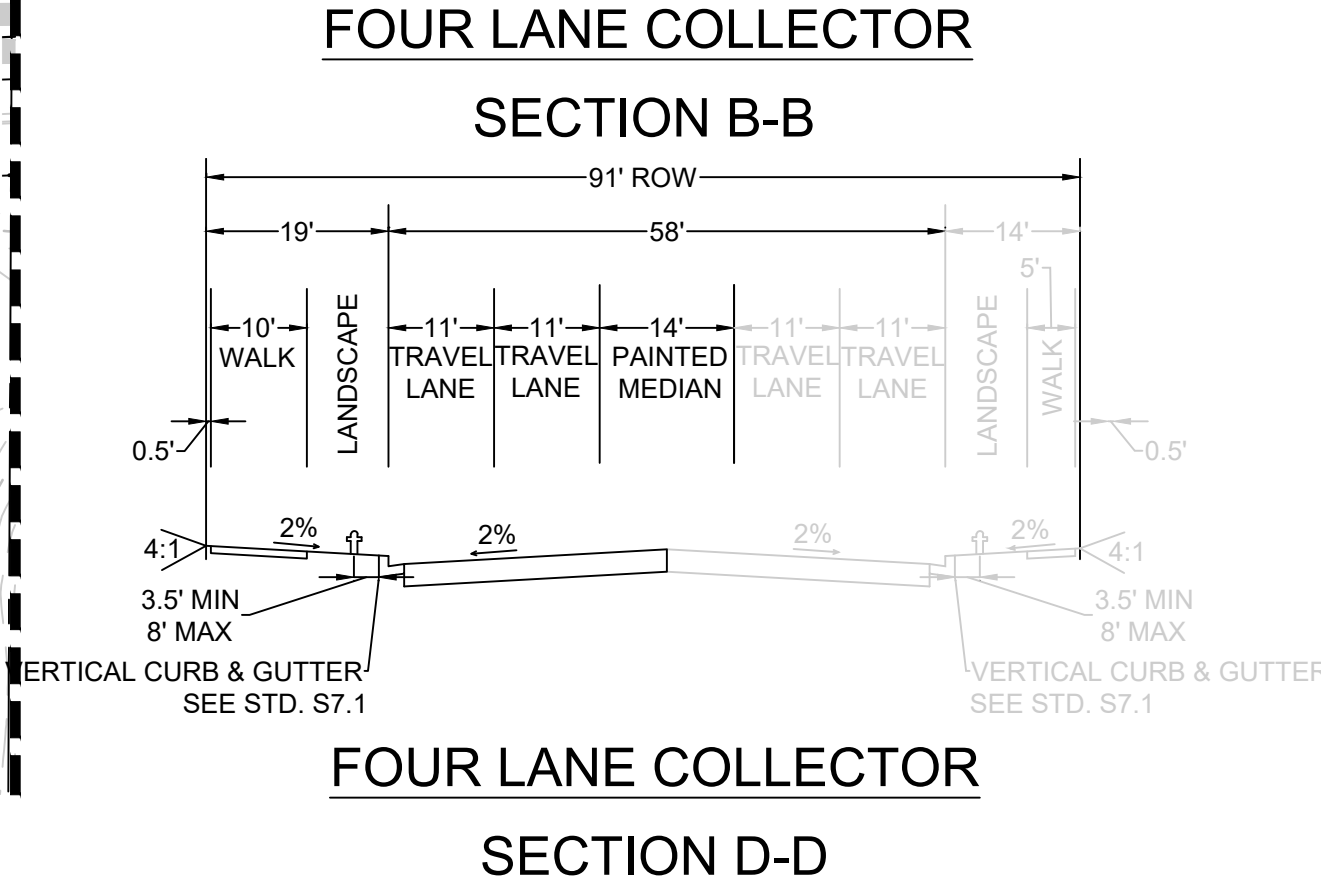
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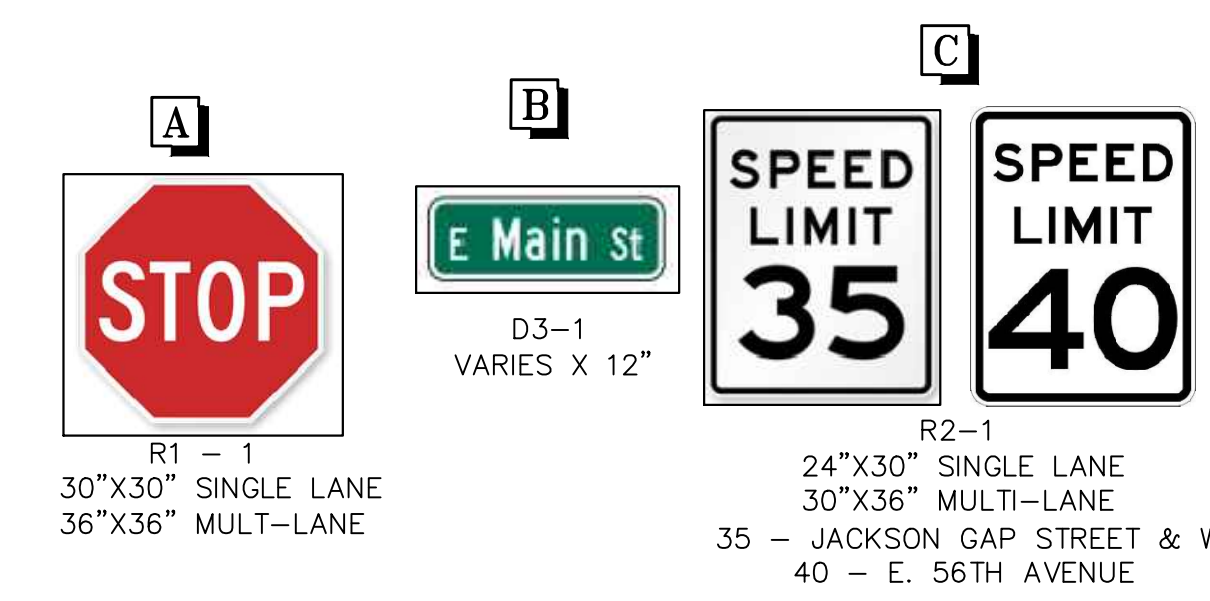
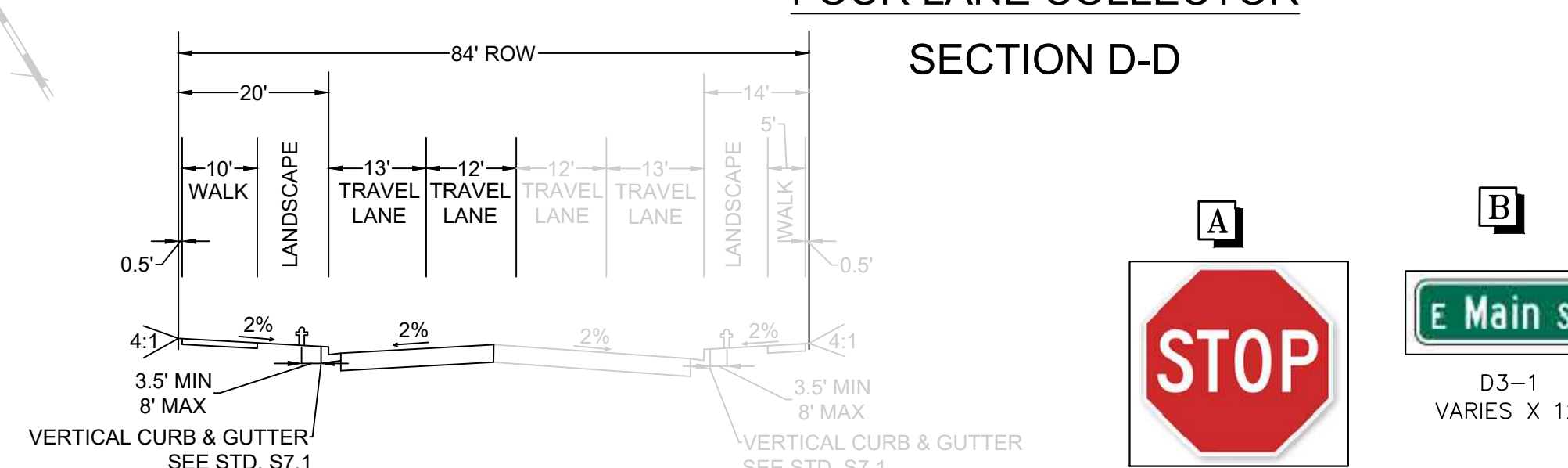
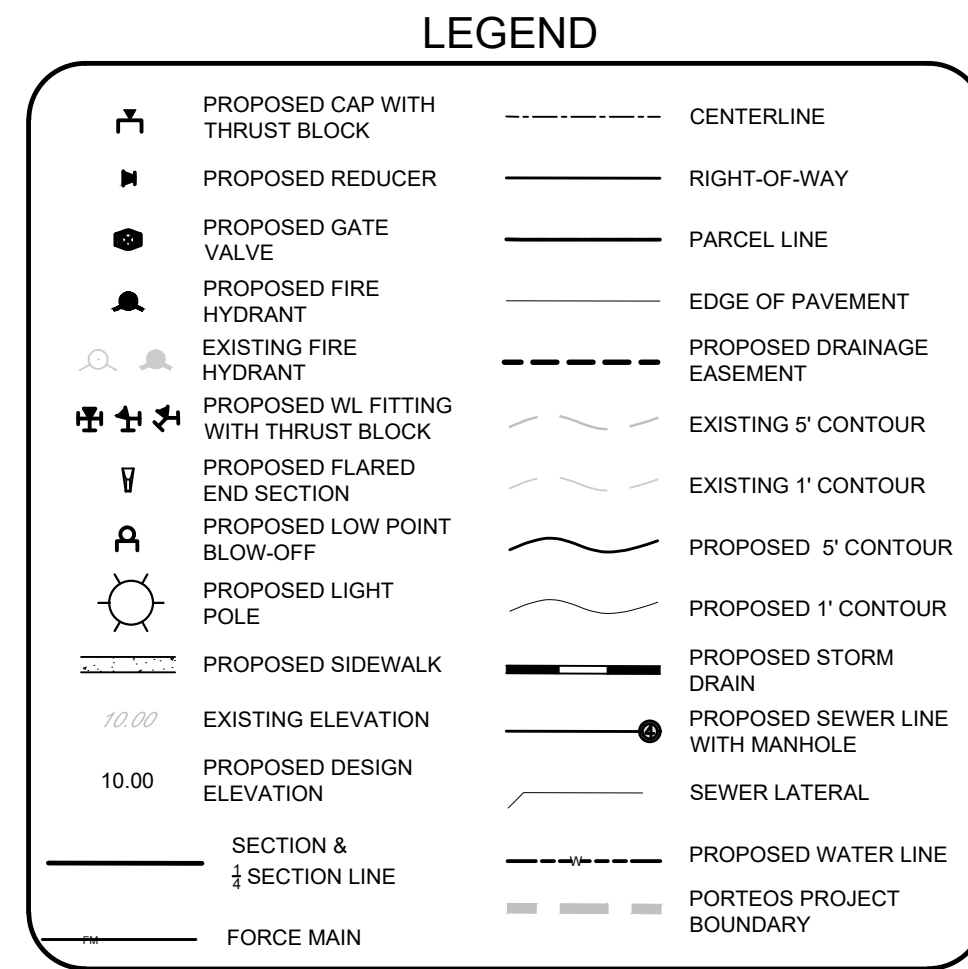
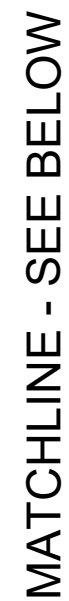
3.5' MIN VERTICAL CURB & GUTTER SEE STD. S7.1


4:1



SHEET NUMBER  <b>7</b>	DRAWN BY: NJ		SCALE: AS SHOWN	<b>AMENDMENT TO INFRASTRUCTURE SITE PLAN NO. 1 AT PORTEOS PLAN VIEW</b>		10333 E. Dry Creek Rd. Suite 400 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546	1	RECEIVED - 11/20/2020			
	CHECKED BY: JFF		FILE NO.				2	RESPONSE TO COMMENTS	3/27/20	3/27/20	
	DATE: JANUARY 2020		8130249709				3	RESPONSE TO COMMENTS	2/25/20	2/25/20	
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							1	RESPONSE TO COMMENTS	12/4/19	12/4/19	
				No.	Revisions	Date	Init.	Appr.	Date		

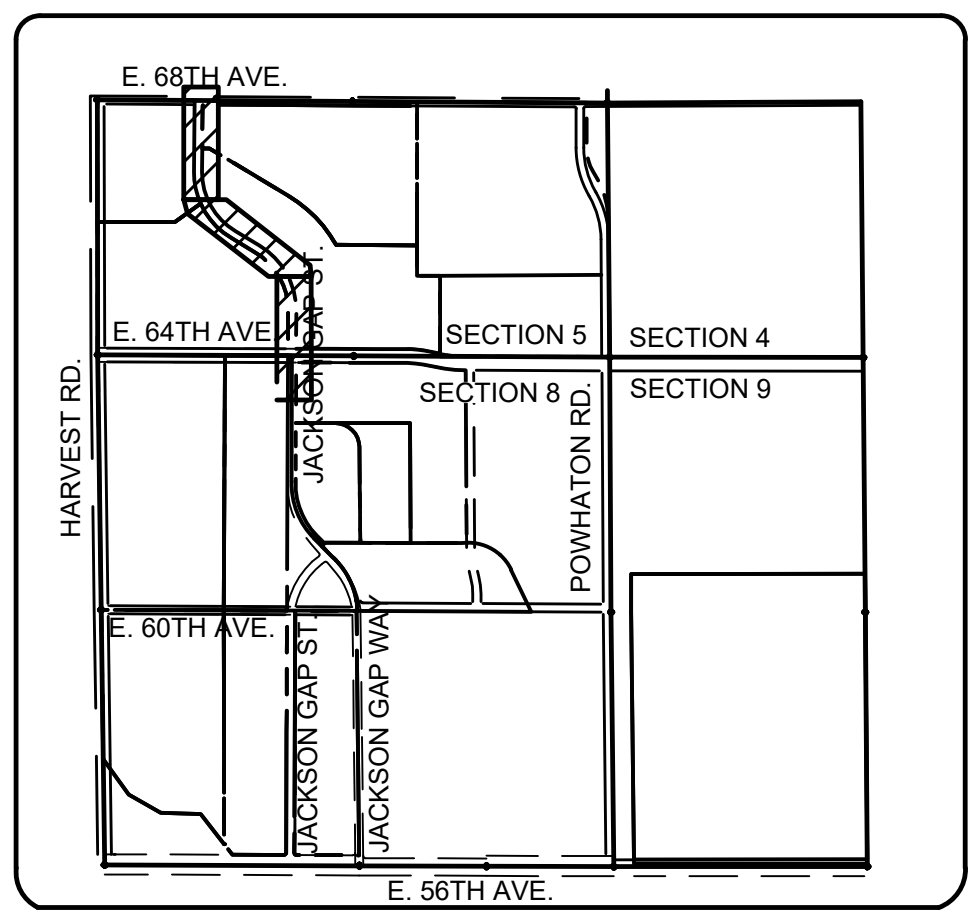
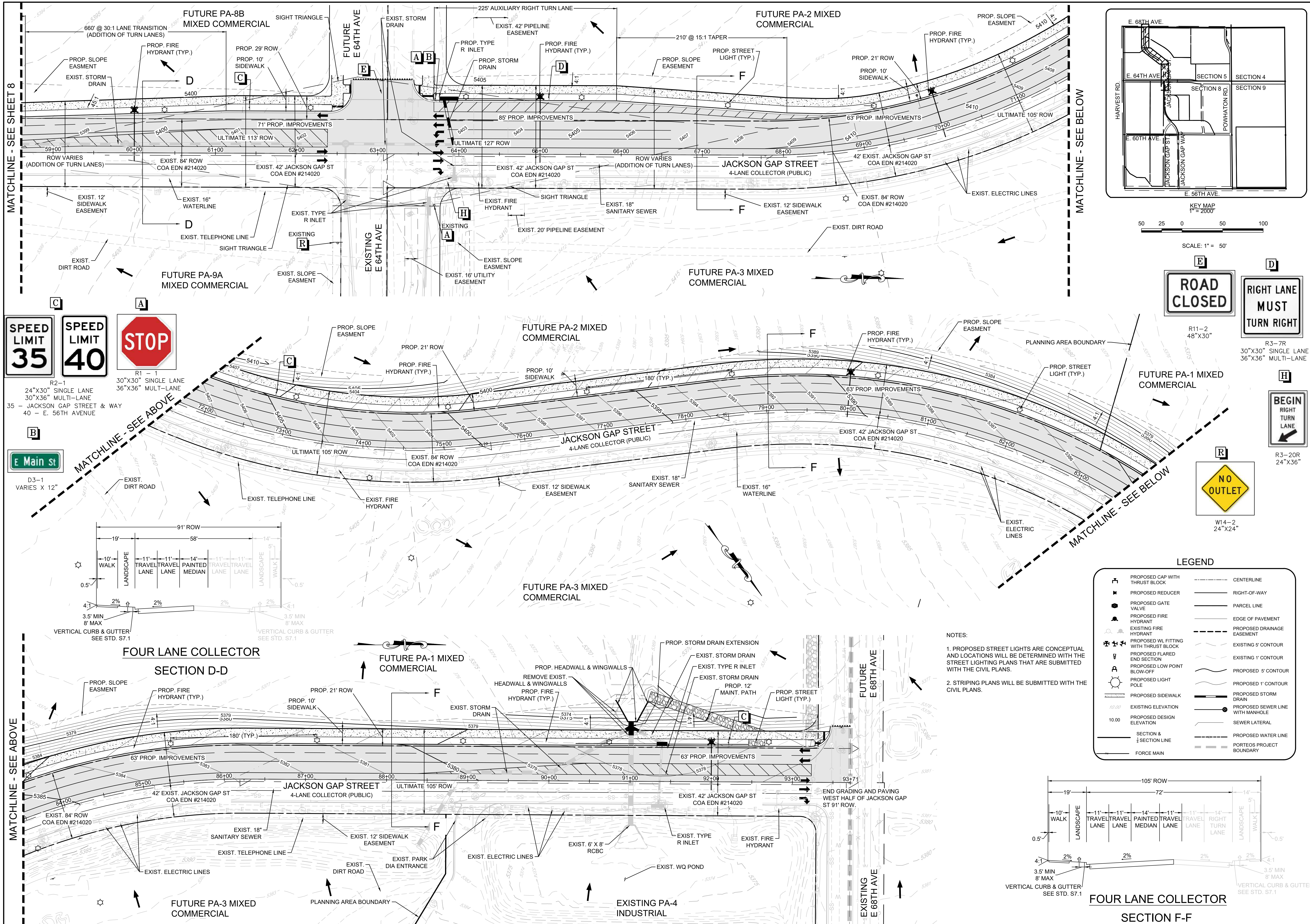




SHEET NUMBER  8	DRAWN BY: NJ	SCALE: AS SHOWN	AMENDMENT TO INFRASTRUCTURE SITE PLAN NO. 1 AT PORTEOS PLAN VIEW		10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546	5	RESPONSE TO COMMENTS	3/20/20	JF
	CHECKED BY: JFF	3				RESPONSE TO COMMENTS	2/29/20	NJ	
	DATE: JANUARY 2020	2				RESPONSE TO COMMENTS	1/17/20	NJ	
		1				RESPONSE TO COMMENTS	12/4/19	NJ	
	No.	Revisions				Date	Appr.	Date	



N:\PROJECTS\PORTOES\JACKSON GAP AND 8TH CAD\ENGINEERING\SHSHEET SETS\SUBPLAN VIEW.DWG, JOEF, 8/2020



50 25 0 50 100

SCALE: 1" = 50'



No.	Revisions	Date	Appr.	Date
1	RESPONSE TO COMMENTS	1/24/19		
2	RESPONSE TO COMMENTS	1/17/20		
3	RESPONSE TO COMMENTS	2/25/20		
4	RESPONSE TO COMMENTS	3/27/20		
5	RESPONSE TO COMMENTS	8/20/20		

10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546	<b>CML</b> CONSULTANTS
AMENDMENT TO INFRASTRUCTURE SITE PLAN NO. 1 AT PORTOES PLAN VIEW	SCALE: AS SHOWN
DRAWN BY: JF	CHECKED BY: JF
DATE: JANUARY 2020	FILE NO: 8130249709
SHEET NUMBER 9	

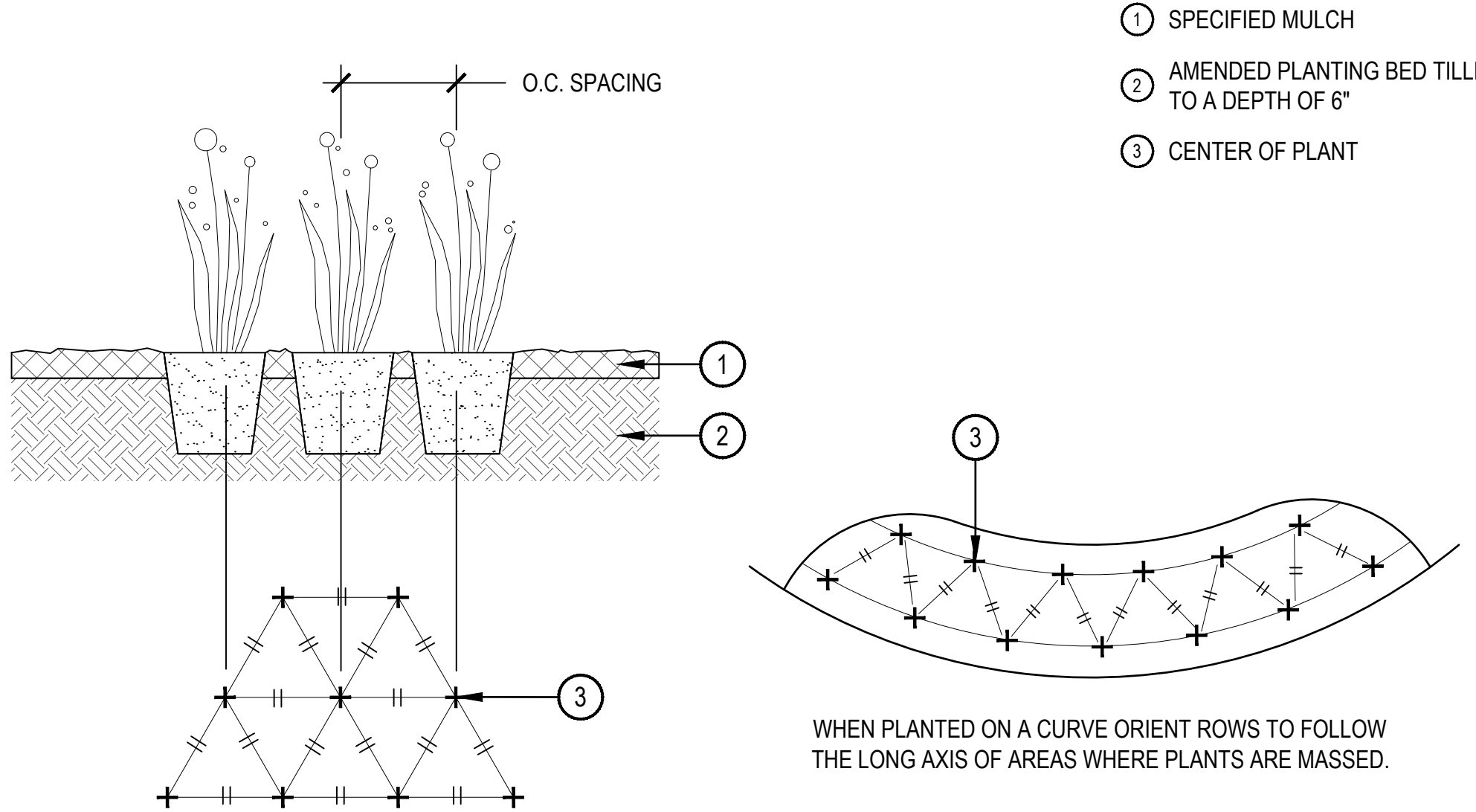


LANDSCAPE NOTES

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN ON FILE IN THE PLANNING DEPARTMENT.
2. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE OWNER AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE OWNER, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.
3. ANY MAJOR CHANGES FROM THE APPROVED PLANS, REQUIRED BECAUSE OF VARIATIONS IN THE FIELD CONDITIONS SHALL REQUIRE AN APPROVED AMENDMENT TO THE CSP, PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES THAT WOULD SUPPORT THIS CHANGE.
4. IRRIGATION CONTROLLERS SHALL BE EQUIPPED WITH AUTOMATIC RAIN SHUT OFF SENSORS.
5. SHRUB BEDS ARE TO BE CONTAINED BY GREEN 1/8" X 4" INTERLOCKING TYPE STEEL EDGER. IT IS NOT REQUIRED WHEN BED IS ADJACENT TO CURBS, WALLS, FENCES, OR WALKS.
6. ALL SHRUB BEDS ARE TO BE MULCHED WITH 3" DEPTH, 1 1/2" LOCAL RIVER ROCK MULCH. WEED CONTROL FABRIC IS REQUIRED IN ALL SHRUB BEDS.
7. ALL GROUNDCOVER AND PERENNIAL BEDS ARE TO BE MULCHED WITH 3" DEPTH SHREDDED WOOD BARK MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN GROUNDCOVER BEDS. ALL SOD AND TURF TYPE SEEDING AREAS ARE TO HAVE SOIL PREPARATION PER CITY OF AURORA, UTILITIES DEPARTMENT, OFFICE OF WATER CONSERVATION, REGULATIONS FOR OBTAINING NEW SOD/SEED PERMITS. (MINIMUM RATE OF 4.0 CU. YDS. OF COMPOST PER 1000 S.F.).
8. ALL AREAS TO BE SEEDED WITH DRYLAND GRASSES, NATIVE TYPE GRASSES, NATURALIZED GRASSES, OR RESTORATIVE GRASSES SHALL COMPLY WITH ARTICLE 14 OF THE CITY OF AURORA ZONING CODE, "LANDSCAPE ORDINANCE", SEC. 146-1429. THESE AREAS WILL COMPLY WITH REGULATIONS OUTLINED IN THIS CODE FOR SOIL AMENDMENTS AND IRRIGATION.
9. THE COVER CROP SHOWN IN THE SEED MIXTURE MAY BE CHANGED OR RATES ADJUSTED BASED ON THE TIME OF YEAR IN WHICH THE SEEDING IS TO OCCUR.
10. CONTRACTOR TO RE-ESTABLISH VEGETATION IN AREAS OF DISTURBANCE. RE-SEED AREAS DISTURBED BY TREE

11. A SOILS ANALYSIS SHALL BE PERFORMED, BY AN INDEPENDENT TESTING LABORATORY, FOR ALL AREAS TO BE LANDSCAPED PRIOR TO ISSUING CONSTRUCTION DRAWINGS. THE SOILS ANALYSIS WILL BE USED TO JUSTIFY THE SEEDING RATE, QUANTITY OF COMPOST, NEED FOR IRRIGATION, AND RECOMMENDED AMOUNT OF WATER TO BE APPLIED TO SEEDED AREAS. THE SEED MIXTURE, IRRIGATION SYSTEM, AND COMPOST RATES SHOWN ON PLANS MAY BE MODIFIED TO OPTIMIZE THE PERFORMANCE AND EXPEDITE THE RESTORATION OF THESE AREAS.
12. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT OF DRYLAND GRASSES, NATIVE TYPE GRASSES, NATURALIZED GRASSES, OR RESTORATIVE GRASSES, FOR A PERIOD NOT TO EXCEED THREE FULL GROWING SEASONS. TEMPORARY IRRIGATION SYSTEMS MAY BE NECESSARY TO FACILITATE GERMINATION AND ESTABLISHMENT. THE AREA SHALL BE MAINTAINED AS WEED FREE AS POSSIBLE, DURING THE ENTIRE ESTABLISHMENT PERIOD. MOWING, PULLING, AND CHEMICAL METHODS MAY BE USED TO CONTROL WEEDS AND PREVENT REDEVELOPMENT OF SEED HEADS ON THE WEED PLANT.
13. PERFORMANCE OF SEEDED AREAS SHALL BE EVALUATED FOR INITIAL ACCEPTANCE, AT THE END OF THE FIRST FULL GROWING SEASON, BY BOTH THE CITY OF AURORA AND THE DEVELOPER'S REPRESENTATIVE. THE INSPECTION WILL BE DETERMINE COMPLIANCE WITH SUBSECTION C (1 AND 2), OF ARTICLE 14, SECTION 146-1429
14. AFTER EACH FULL GROWING SEASON, FOR A PERIOD NOT TO EXCEED THREE YEARS, THE GRASS STAND SHALL BE EVALUATED FOR UNIFORMITY IN APPEARANCE, COVERAGE, AND PRESENCE OF WEEDS. UPON AGREEMENT FROM THE DEVELOPER'S REPRESENTATIVE AND THE CITY AURORA, THE TEMPORARY IRRIGATION SYSTEM WILL BE PERMANENTLY DEACTIVATED OR REMOVED.
15. SIX INCHES OF THE ORIGINAL TOP SOIL, SHALL BE SALVAGED FROM THE SITE, PRIOR TO OVERLOT GRADING AND REDISTRIBUTED OVER AREAS TO RECEIVED DRYLAND GRASSES, NATIVE TYPE GRASSES, NATURALIZED GRASSES, OR RESTORATIVE GRASSES, IN ACCORDANCE WITH PART 3 OF SUBSECTION I, OF ARTICLE 14, SECTION 146-1429.
16. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, OR DRAINAGE AREAS.
17. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR IMPLEMENTING EROSION CONTROL MEASURES ON SEEDED SLOPES EXCEEDING 3:1.
18. SIGHT TRIANGLES SHALL REMAIN UNOBSTRUCTED BY PLANT MATERIAL, OR ANY OTHER VISUAL OBSTACLE, OVER 24" 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.
19. ANY TREE LOCATED WITH IN A SIGHT TRIANGLE MUST BE PRUNED TO PROVIDE NO OBSTRUCTION BELOW 7' IN ACCORDANCE WITH THE SIGHT TRIANGLE DETAIL IN COA ROADWAY DESIGN MANUAL.

20. ALL AREAS SHALL BE GRADED TO ACHIEVE POSITIVE DRAINAGE, UNLESS IDENTIFIED AS A DETENTION OR RETENTION POND.
21. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, LANDSCAPING, OR IRRIGATION THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
22. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
23. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
24. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
25. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429, MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
26. ALL FIRE HYDRANTS SHALL BE LOCATED NOT LESS THAN 36" AND NOT MORE THAN 8' MAXIMUM FROM THE BACK OF THE CURB TO THE CENTER OF THE HYDRANT AND SHALL BE UNOBSTRUCTED ON THE STREET SIDE.
27. PRIOR TO ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY (CO) FOR PLANNING AREA 12, DEVELOPER WILL COMPLETE INSTALLATION OF THE LANDSCAPING. IF ROADWAY AND HARDSCAPE CONSTRUCTION IS COMPLETED AFTER OCTOBER 15TH, A TEMPORARY CERTIFICATE OF OCCUPANCY (TCO) MAY BE ISSUED, AND THE LANDSCAPING WILL BE REQUIRED TO BE COMPLETED WITHIN 90 DAYS FROM THE FOLLOWING APRIL 15TH. .
24. ADJUSTMENTS IN THE PLANT MATERIAL LOCATIONS WILL BE NECESSARY TO ACCOMMODATE FUTURE DRIVEWAY/CURB CUTS ASSOCIATED WITH ALL ADJACENT PLANNING AREAS.
25. FIRE HYDRANTS MUST BE PLACED AT LEAST ONE (1) FOOT IN FRONT OR BEHIND A SIDEWALK WHILE STILL MEETING THE MINIMUM BACK OF CURB CLEARANCE REQUIREMENTS.



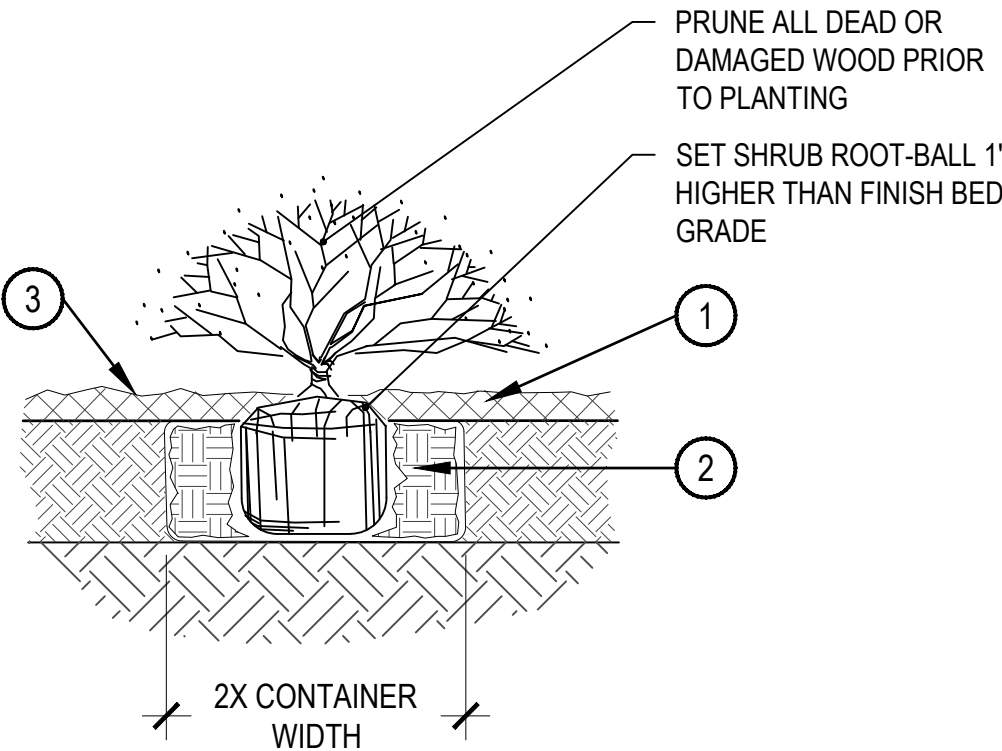
1 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"

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

NOTE:

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



2 SHRUB PLANTING

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

STANDARD RIGHT OF WAY LANDSCAPE REQUIREMENTS						
56TH AVENUE						
ROW DESCRIPTION	ROW LENGTH	LANDSCAPE AREA	# OF TREES REQUIRED	# OF TREES PROVIDED	# OF SHRUBS REQUIRED	# OF SHRUBS PROVIDED
STREET FRONTAGE (1 TREE / 40 FT.)	2,408 L.F.	23,300	61	61	583	654 SHRUBS
JACKSON GAP STREET						
STREET FRONTAGE (1 TREE / 40 FT.)	8,604 L.F.	71,483	215	215	1,787	1,787 SHRUBS
JACKSON GAP WAY						
STREET FRONTAGE (1 TREE / 40 FT.)	3,302 L.F.	26,376	83	86	660	660 SHRUBS

\*DUE TO THE UTILITY EASEMENTS AND UTILITY ROUTING CONFLICTS, STREET TREES CANNOT BE PLANTED IN SOME AREAS. WHERE POSSIBLE THESE REQUIRED TREES HAVE BEEN RELOCATED TO OTHER AREAS.

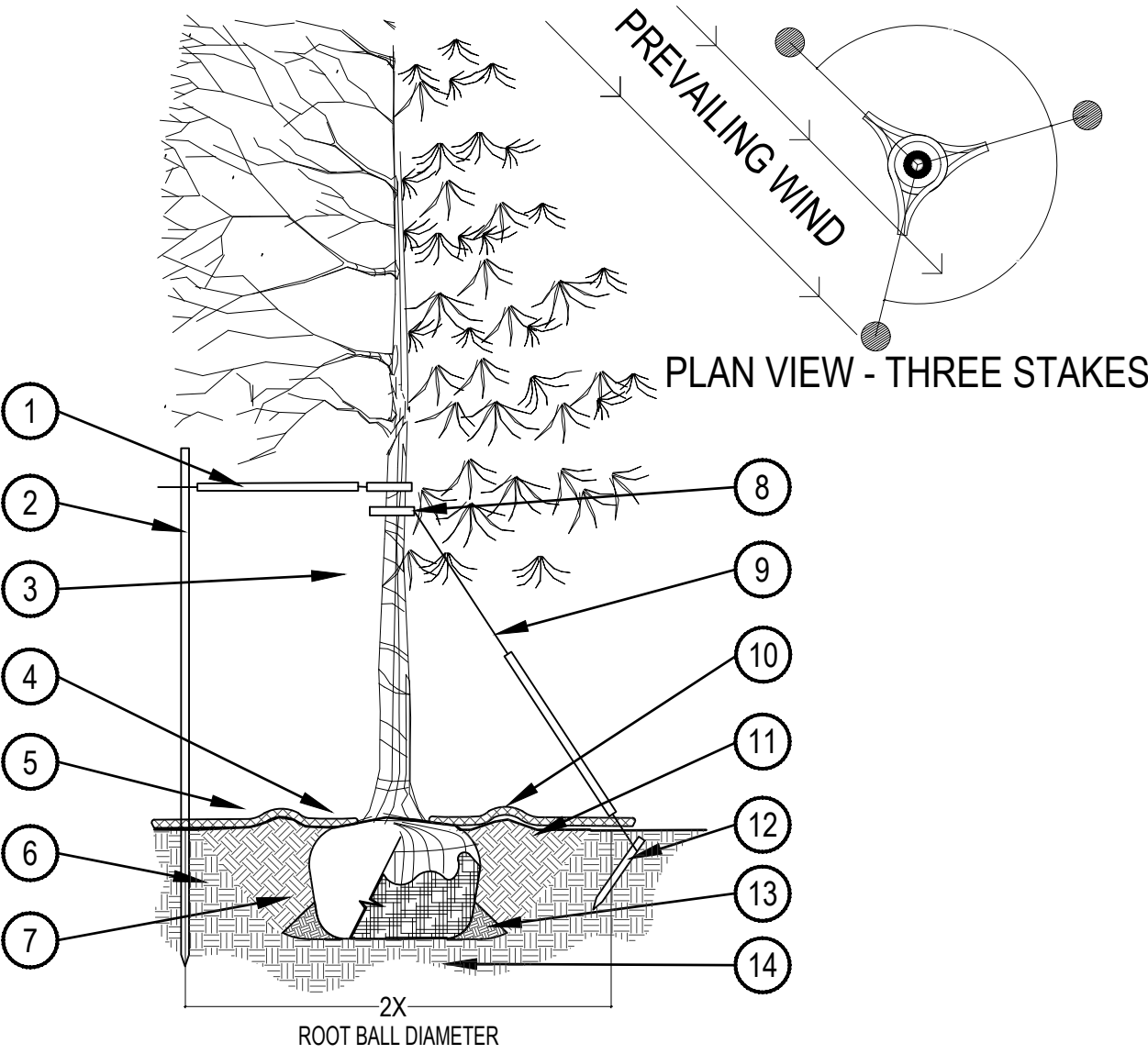
NOTE:

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.

NOTES:

1. 10 (#5 CONTANER) SHRUBS EQUALS ONE (1) 2" CALIPER TREE.
2. TWELVE (12) FIVE GALLON SHRUBS EQUALS ONE 2.5" CALIPER TREE.
3. THREE (3) ONE GALLON PERENNIALS/GRASSES EQUALS ONE (1) FIVE (5) GALLON SHRUB.

WATER USE TABLE		
AREA DESCRIPTION	WATER CONSERVING IRRIGATION (NON-SOD)	NON-WATER CONSERVING IRRIGATION (SOD)
STREET FRONTAGE & BUFFER	78,987 S.F.	N/A



3 TREE PLANTING DETAIL

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

PRUNING NOTES:

1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

STAKING NOTES:

1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
- 1.1 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)
- 1.2 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE)
- 1.3 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM
2. WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

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

SHEET NUMBER	DRAWN BY: EN CB	CHECKED BY: JB, PILL V	DATE: 08/14/2020	SCALE: AS SHOWN	AMENDMENT TO INFRASTRUCTURE SITE PLAN NO. 1 AT PORTEOS	ACP DIA 1287 INVESTORS, LLC 4530 E SHEA BLVD., SUITE 100 PHOENIX, AZ 85028 ATTN: JEFFREY PERKINS P: 602.454.1500	NORRIS DESIGN Planning   Landscape Architecture   Project Management www.norris-design.com 1101 Barnack Street Denver, CO 80204 P 303.882.1166	RESPONSE TO COMMENTS	RESPONSE TO COMMENTS	RESPONSE TO COMMENTS	RESPONSE TO COMMENTS	Revisions	No.	Date	Init.	Appr.	Date		
				4															
				3															
				2															



PLANTING SCHEDULE

QTY	XERIC RATING	SYM. COMMON NAME		BOTANICAL NAME	SIZE & COND.
DECIDUOUS CANOPY TREES					
48	X	ABM	AUTUMN BLAZE MAPLE	ACER X FREEMANII 'AUTUMN BLAZE'	2.5" CAL. MIN. B&B
21	XXX	BUR	BUR OAK	QUERCUS MACROCARPA	2.5" CAL. MIN. B&B
87	X	CAL	WESTERN CATALPA	CATALPA SPECIOSA	2.5" CAL. MIN. B&B
101	XX	KCT	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICA	2.5" CAL. MIN. B&B
26	X	SKY	SKYLINE LOCUST	GLEDTISIA TRIACANTHOS INERMIS 'SKYLINE'	2.5" CAL. MIN. B&B
38	XX	SWO	SWAMP WHITE OAK	QUERCUS BICOLOR	2.5" CAL. MIN. B&B
22	X	EQM	EMERALD QUEEN NORWAY MAPLE	ACER PLATANOIDES 'EMERALD LUSTER'	2.5" CAL. MIN. B&B

DECIDUOUS ORNAMENTAL TREES					
9	XX	CHP	CHANTICLEER PEAR	PYRUS CALLERYANA 'CHANTICLEER'	2" CAL., B&B
10	XX	HFF	FRANS FONTAINE HORNBEAM	CARPINUS BETULUS 'FRANS FONTAINE'	2" CAL., B&B

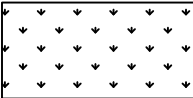
DECIDUOUS SHRUBS					
16	XX	BMS	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	#5 CONT.
7	XX	DNB	DWARF NINEBARK	PHYSOCARPUS OPULIFOLIUS	#5 CONT.
143	XXX	FER	FERNBUSH	CHAMAEBATARIA MILLEFOLIUM	#5 CONT.
67	XX	MKL	MISS KIM DWARF LILAC	SYRINGA PATULA 'MISS KIM'	#5 CONT.
167	XX	PBB	COMPACT PURPLE BUTTERFLY BUSH	BUDDLEA DAVIDII NANHOENSIS 'PETITE PLUM'	#5 CONT.
78	XX	RSA	RUSSIAN SAGE	PEROVSKIA ARTIPLICIFOLIA	#5 CONT.
207	XX	SWN	SUMMER WINE NINEBARK	PHYSOCARPUS OPULIFOLIUS 'SEWARD'	#5 CONT.
15	XX	WWR	WINE AND ROSES WEIGELA	WEIGELA FLORIDA 'ALEXANDRA'	#5 CONT.

EVERGREEN SHRUBS					
280	XX	ARC	ARCADIA JUNIPER	JUNIPERUS SABINA 'ARCADIA'	#5 CONT.
189	XX	BCJ	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	#5 CONT.
349	XX	BRO	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'	#5 CONT.
122	XXX	MPA	PANCHITO MANZANITA	ARCTOSTAPHYLOS 'PANCHITO'	#5 CONT.
23	XX	SGB	SPANISH GOLD BROOM	CYTISUS PURGAN 'SPANISH GOLD'	#5 CONT.
202	XXX	ITY	IVORY TOWER YUCCA	YUCCA FILAMENTOSA 'IVORY TOWER'	#5 CONT.

QTY	XERIC RATING	SYM. COMMON NAME		BOTANICAL NAME	SIZE & COND.					Appr.
GRASSES										
229	X	AVG	BLUE AVENA GRASS	HELICTOTRICHON SEMPERVIRENS	#5 CONT.		08/20/2020		Init.	
95	X	FRG	FEATHER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'KARL FOERSTER'	#5 CONT.		03/27/2020			
55	XXX	HMG	HEAVY METAL SWITCHGRASS	PANICUM VIRGATUM 'HEAVY METAL'	#5 CONT.		02/25/2020			
125	XXX	LBG	LITTLE BLUESTEM GRASS	SCHIZACHYRIUM SCOPARIUM	#5 CONT.			01/17/2019	Date	
477	X	MAG	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	#5 CONT.					
255	XXX	SHG	SHENANDOAH SWITCH GRASS	PANICUM 'SHENANDOAH'	#5 CONT.					

ENHANCED NATIVE SEED MIX (IRRIGATED)

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
WESTERN WHEATGRASS	AGROPYRON SMITHII	35%	10.5 LBS.
SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	35%	10.5 LBS.
BLUE GRAMA	BOUTELOUA GRACILIS	10%	3.0 LBS.
SWITCHGRASS	PANICUM VIRGATUM	10%	3.0 LBS.
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUS	10%	3.0 LBS.
TOTAL		100%	30.0 LBS. DRILLED



SHEET NUMBER

11

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EN CB

CHECKED BY:

JB, PML, LV

DATE:

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AS SHOWN

FILE NO:

AMENDMENT TO INFRASTRUCTURE

SITE PLAN NO. 1 AT PORTEOS

PLANT SCHEDULE

ACP DIA 1287 INVESTORS, LLC

4530 E SHEA BLVD., SUITE 100

PHOENIX, AZ 85028

ATTN: JACOB PERKINS

P: 602.494.1930

NORRIS DESIGN

Planning | Landscape Architecture | Project Presentation

Norris Design

1101 Barnock Street

Denver, CO 80204

P 303.892.1166

www.norris-design.com

RESPONSE TO COMMENTS

08/20/2020

RESPONSE TO COMMENTS

03/27/2020

RESPONSE TO COMMENTS

02/25/2020

RESPONSE TO COMMENTS

01/17/2019

Revisions

No.

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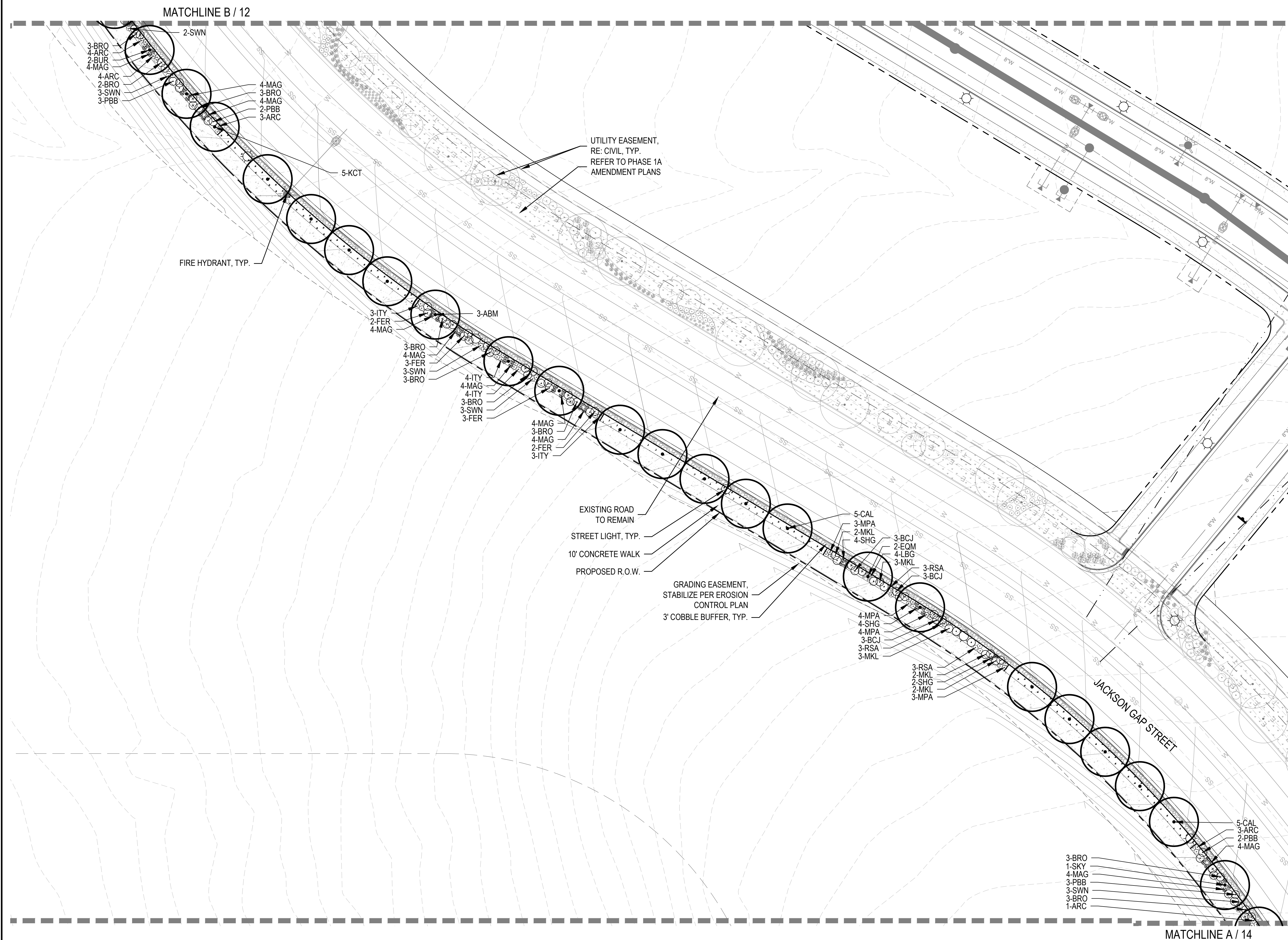
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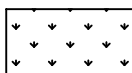
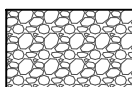










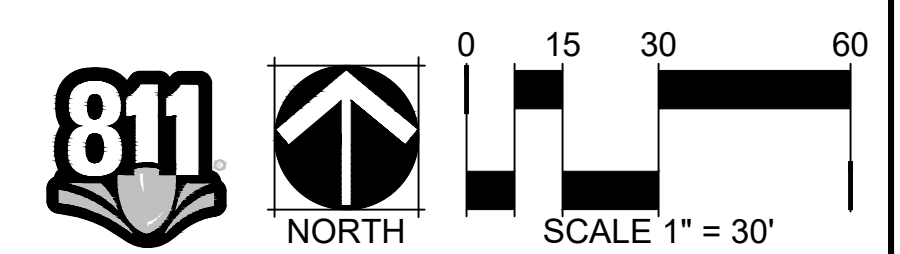
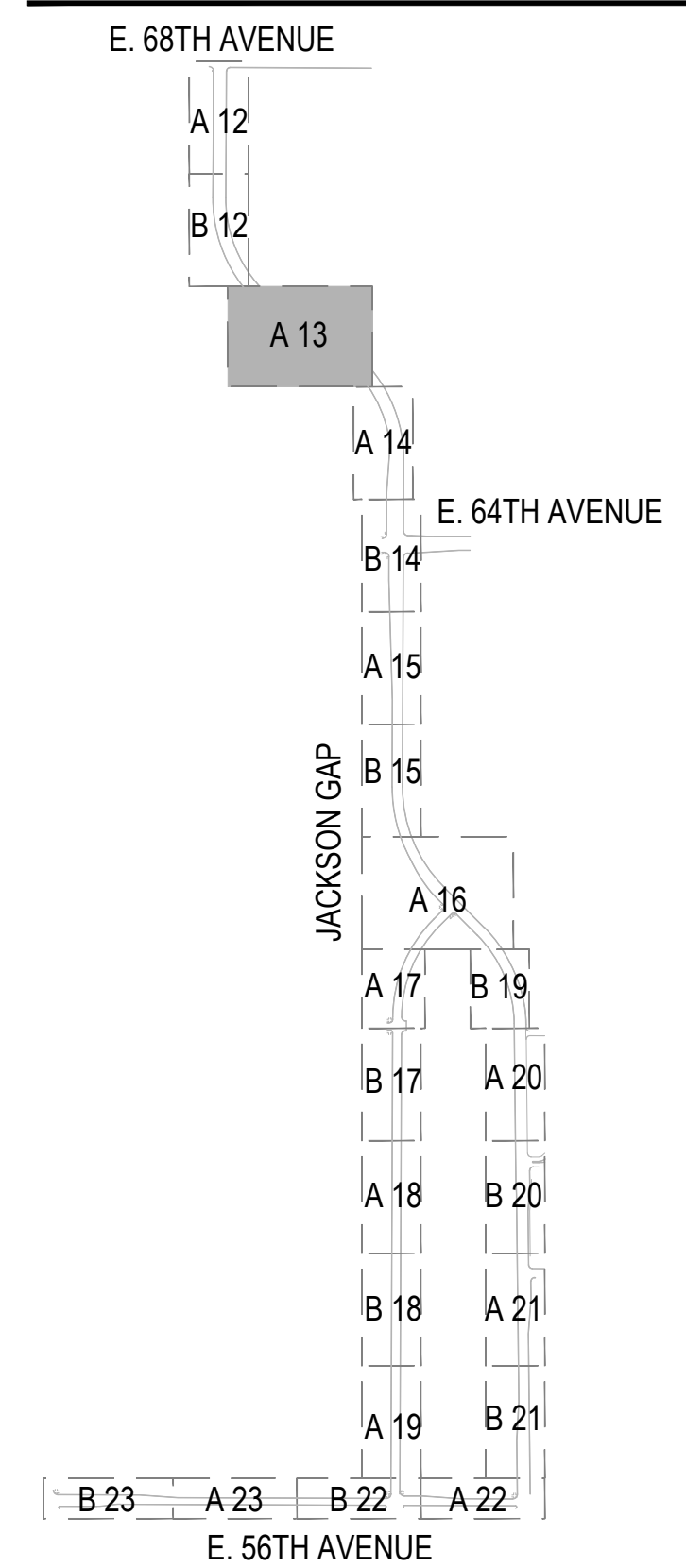





LEGEND

- 
-  CANOPY TREE  
 ORNAMENTAL 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

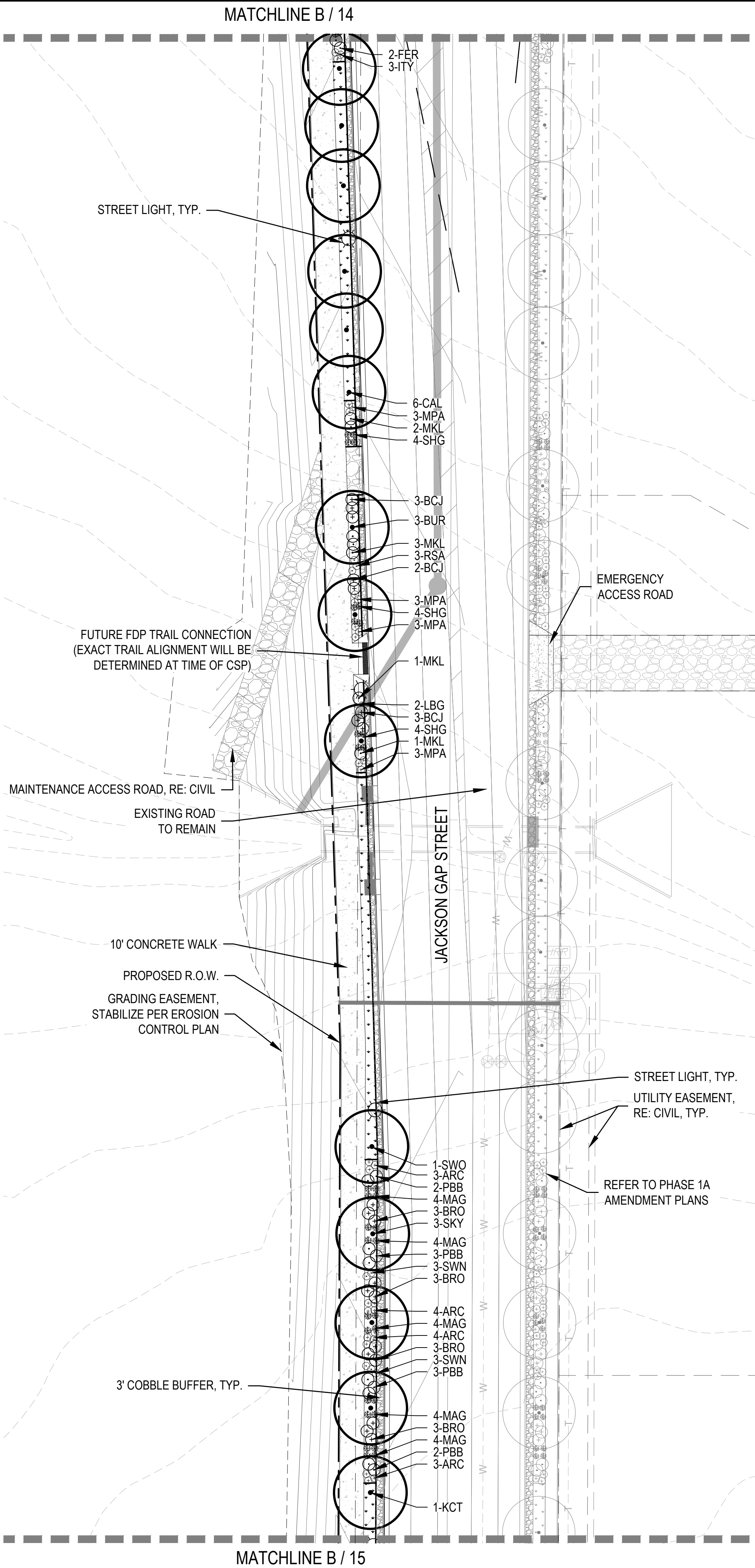


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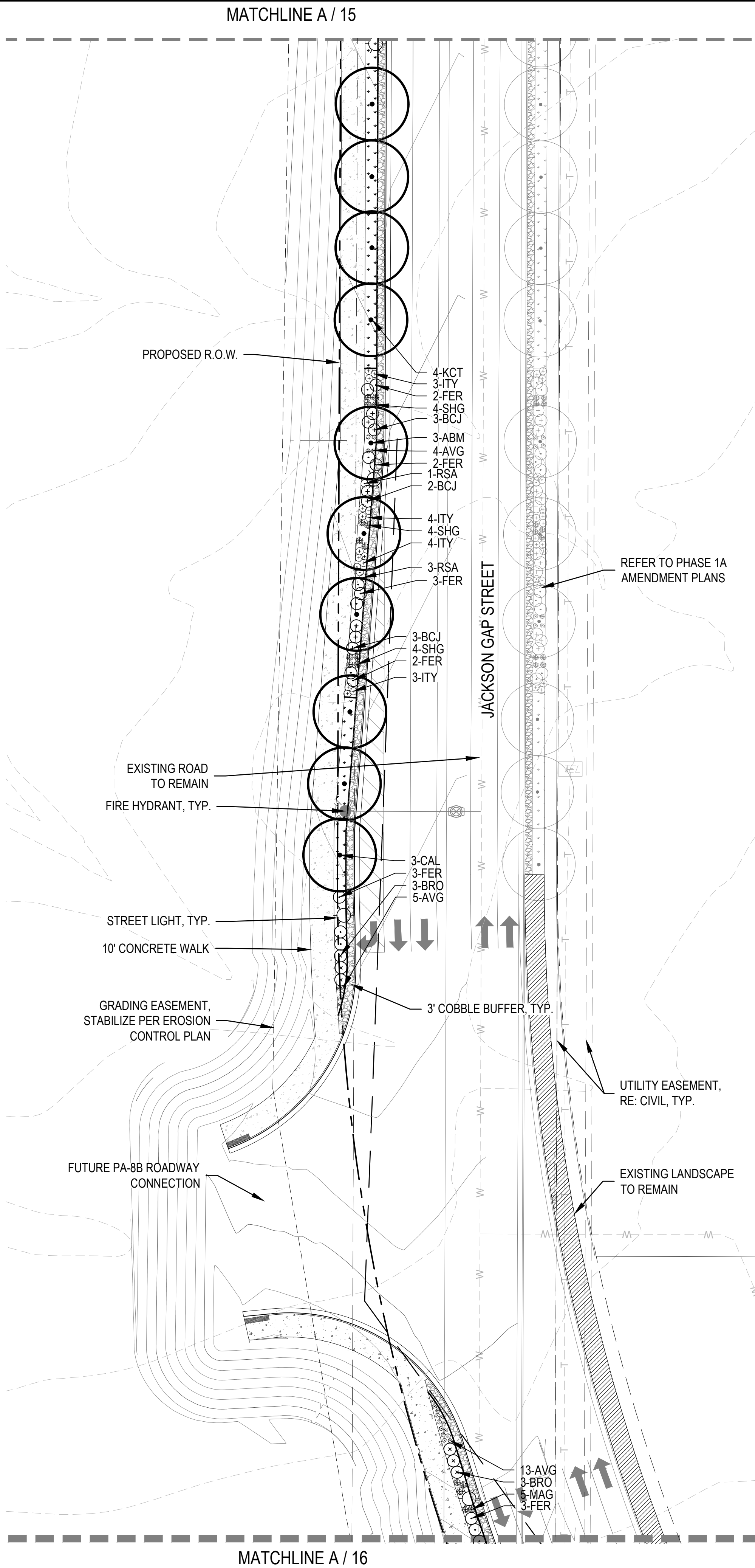






A LANDSCAPE PLAN

SCALE: 1" = 30'



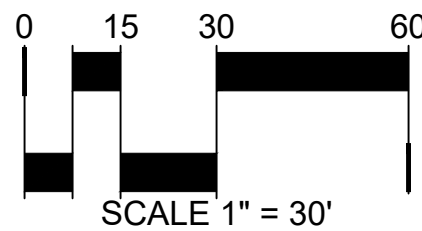
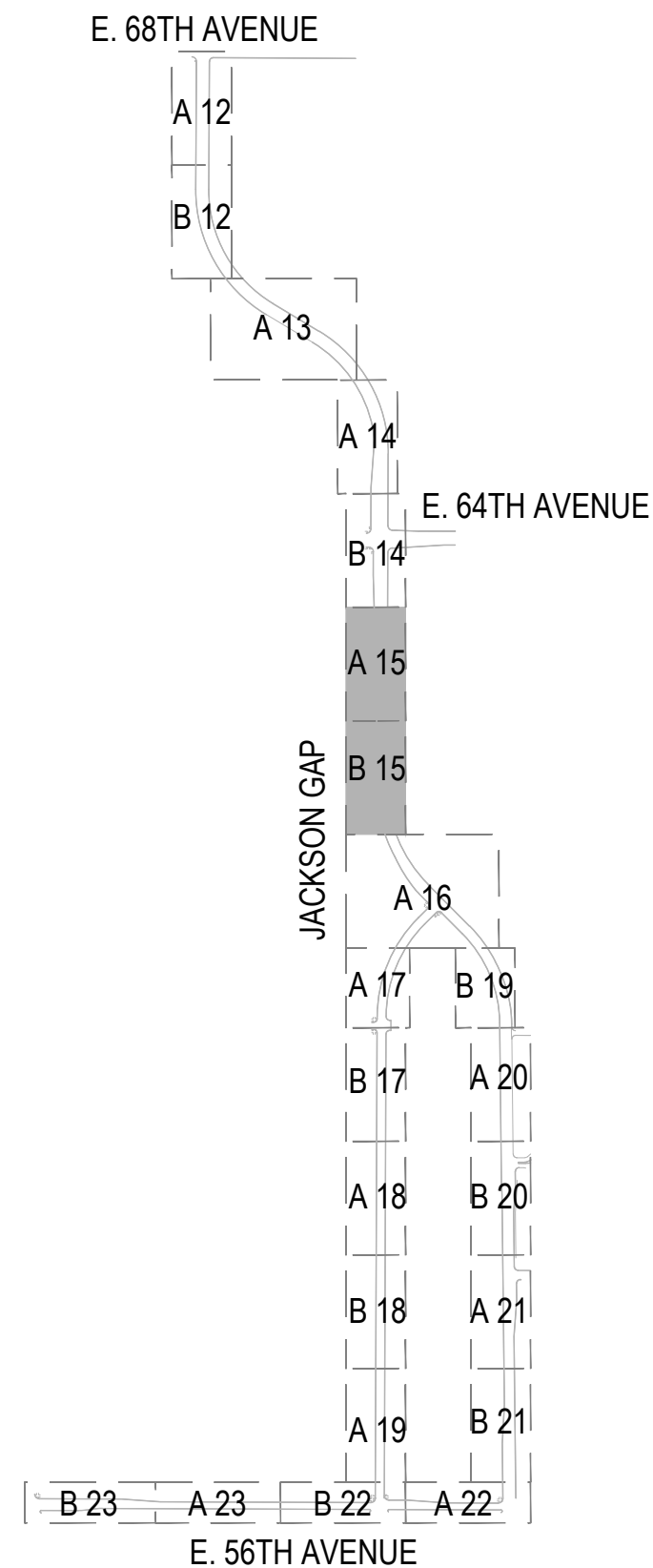
B LANDSCAPE PLAN

SCALE: 1" = 30'

LEGEND

- CANOPY TREE
- ORNAMENTAL 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



15

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PHOENIX, AZ 85028  
ATTN: BILL WICHTERMAN  
P: 602.494.7800

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Norris Design  
1101 Bannock Street  
Denver, CO 80204  
P 303.892.1166  
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4

RESPONSE TO COMMENTS

08/20/2020

3

RESPONSE TO COMMENTS

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2

RESPONSE TO COMMENTS

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RESPONSE TO COMMENTS

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No.

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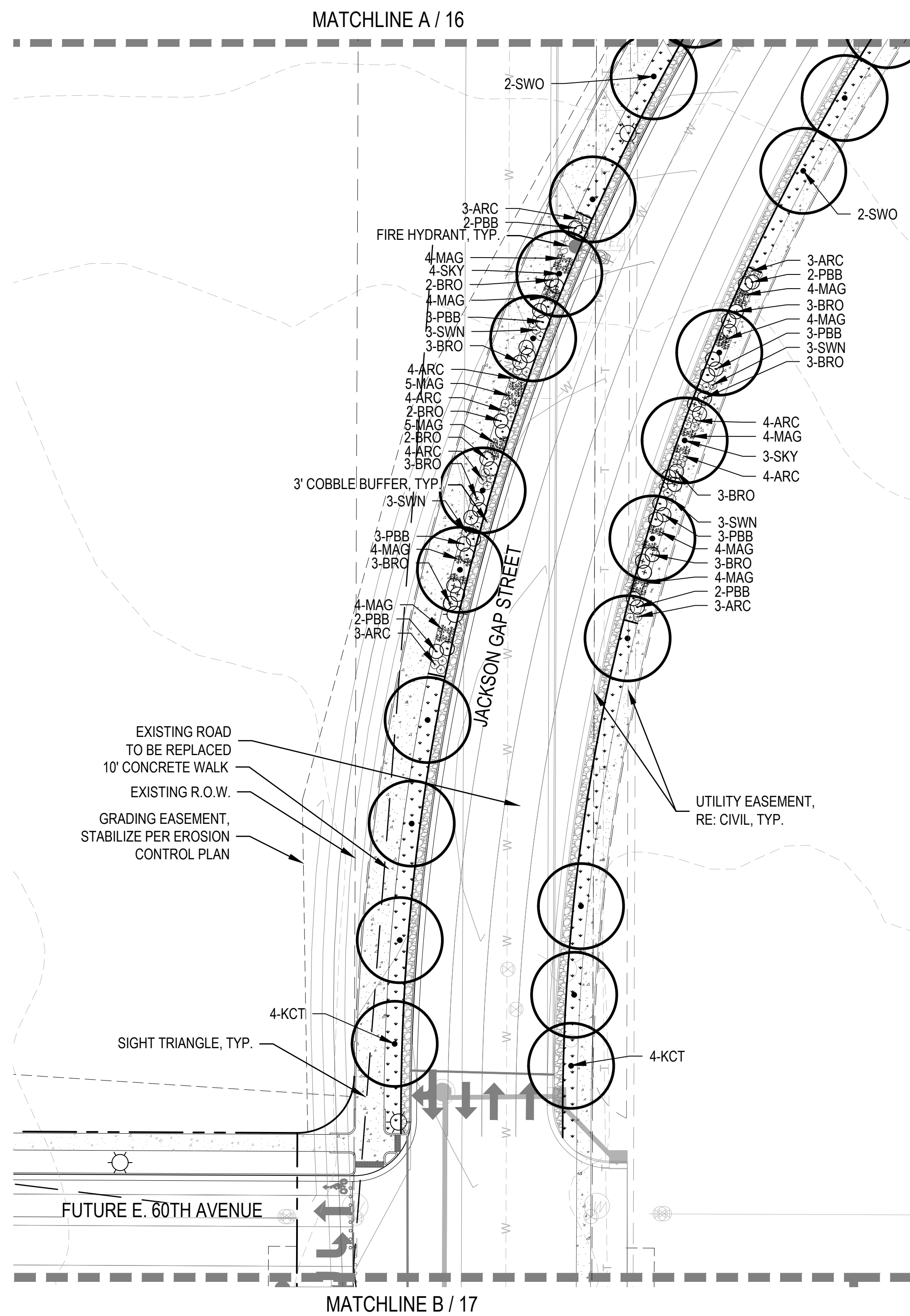
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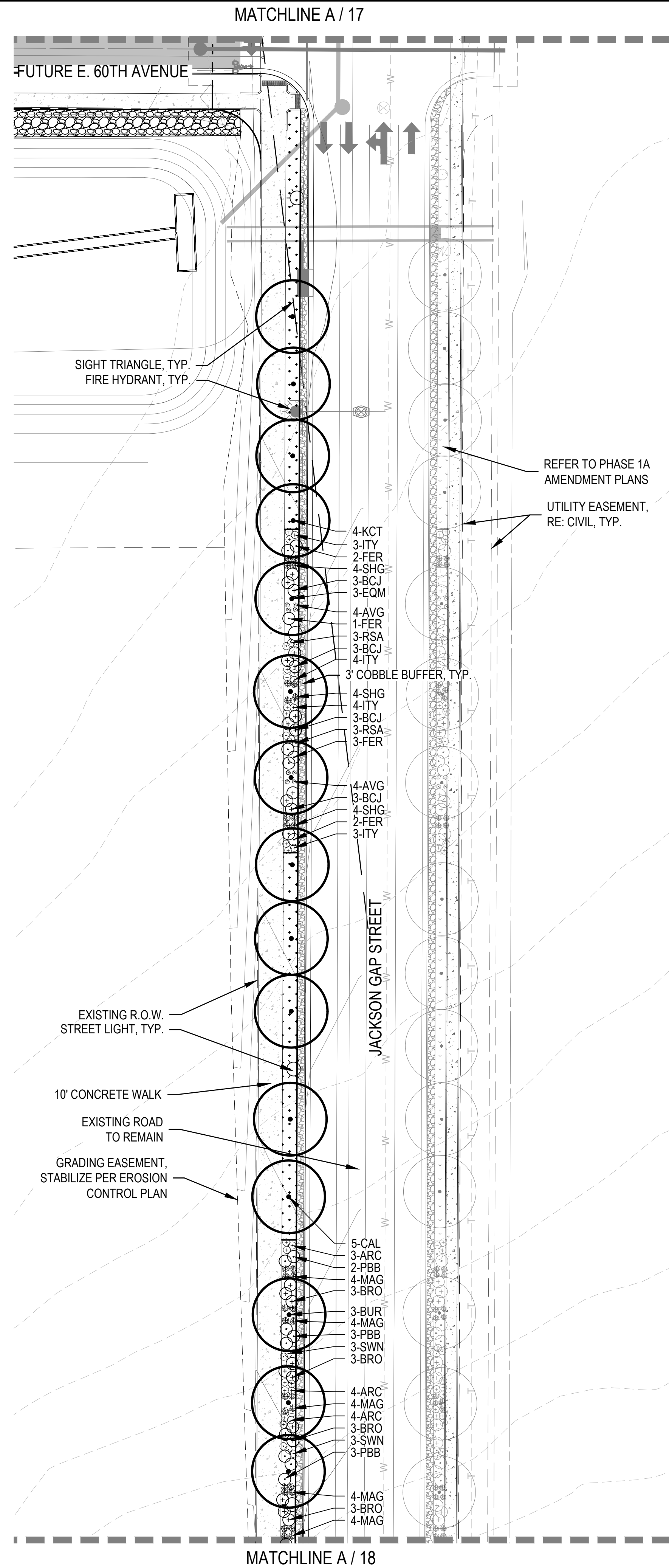




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LANDSCAPE PLAN

SCALE: 1" = 30'



B  
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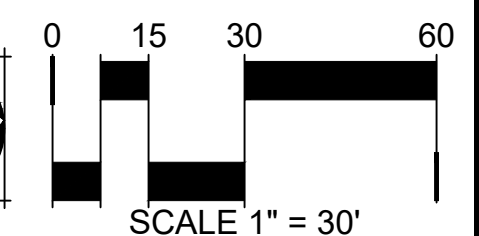
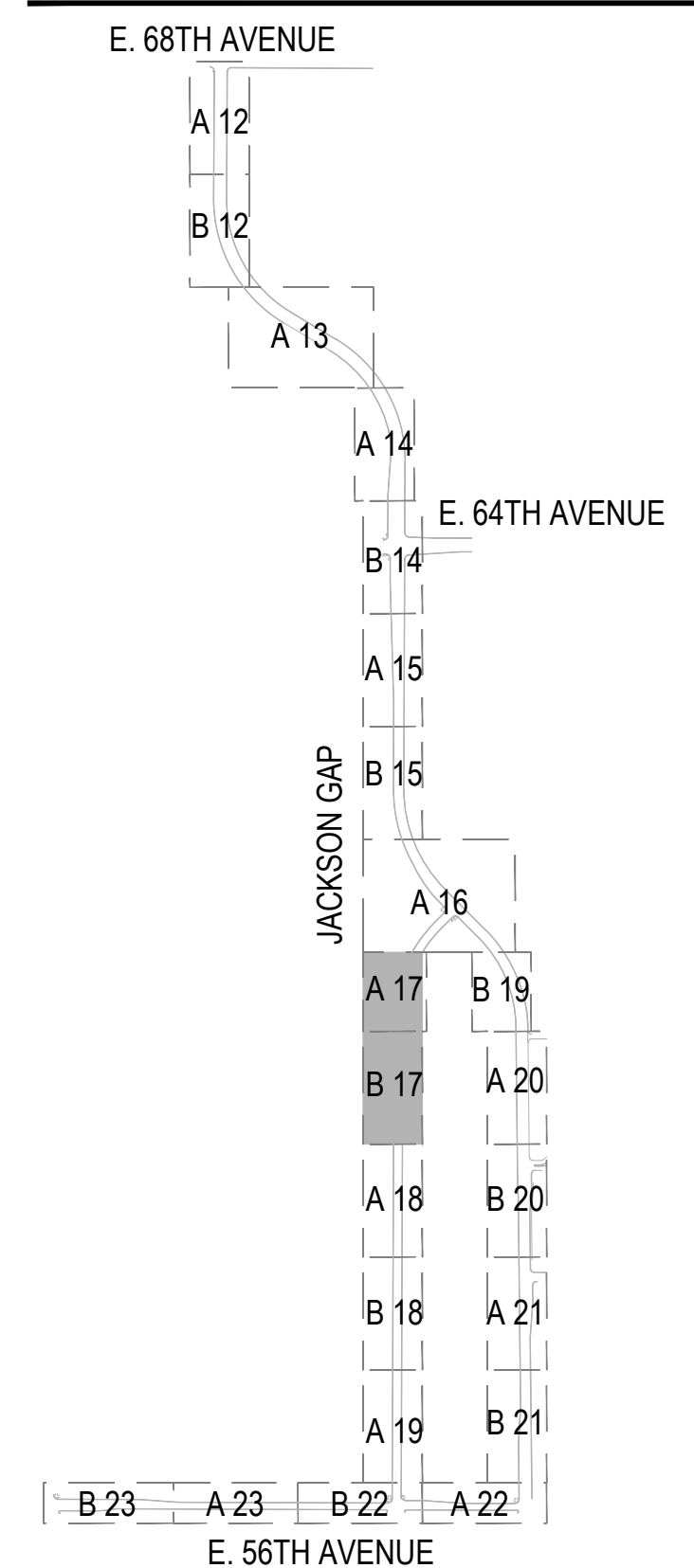
LANDSCAPE PLAN

SCALE: 1" = 30'

## LEGEND

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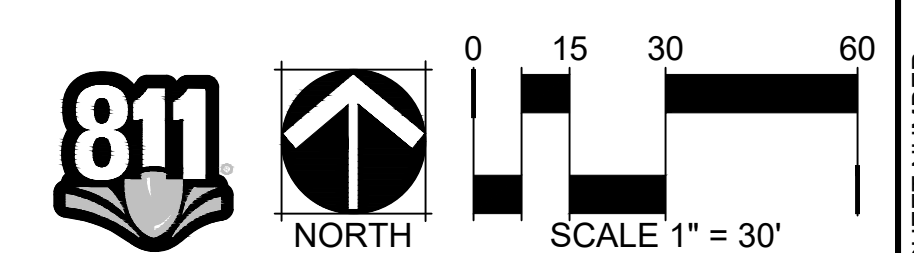
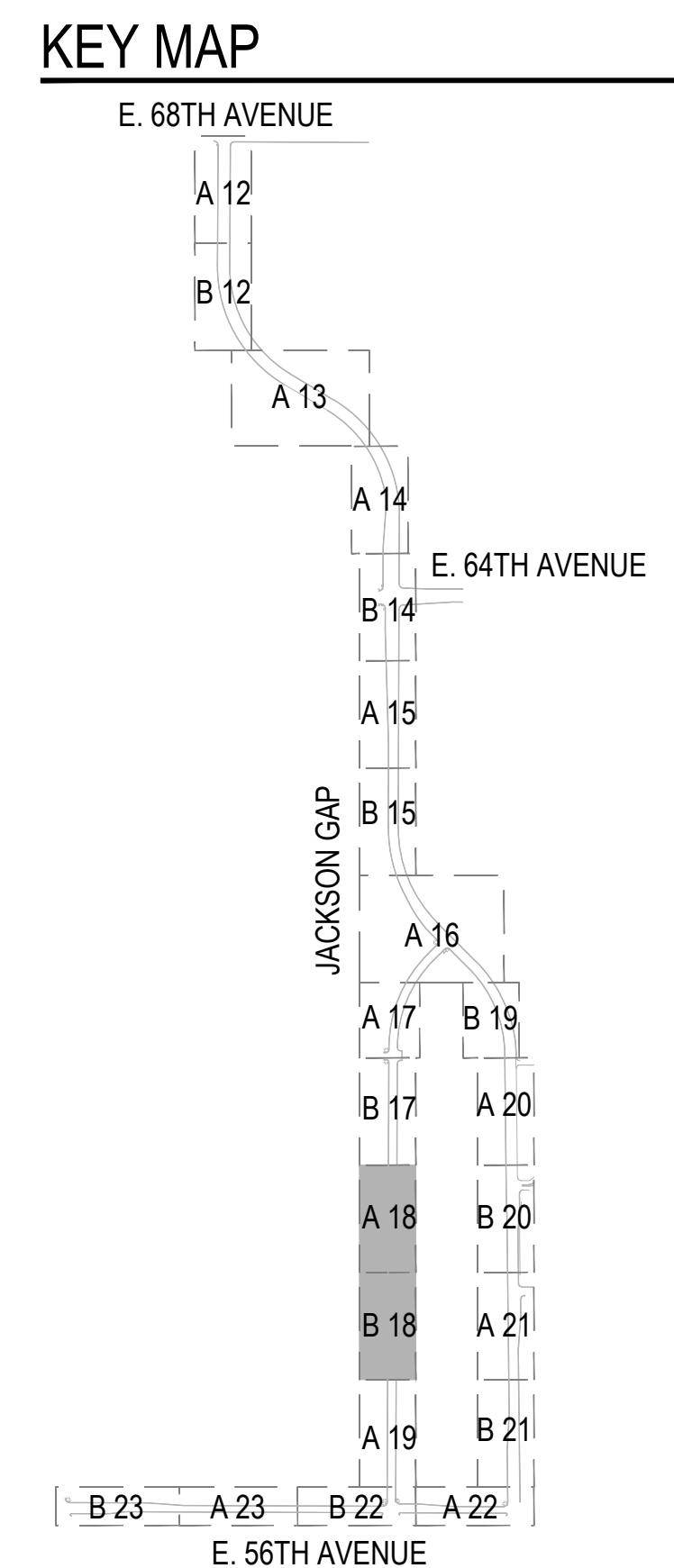
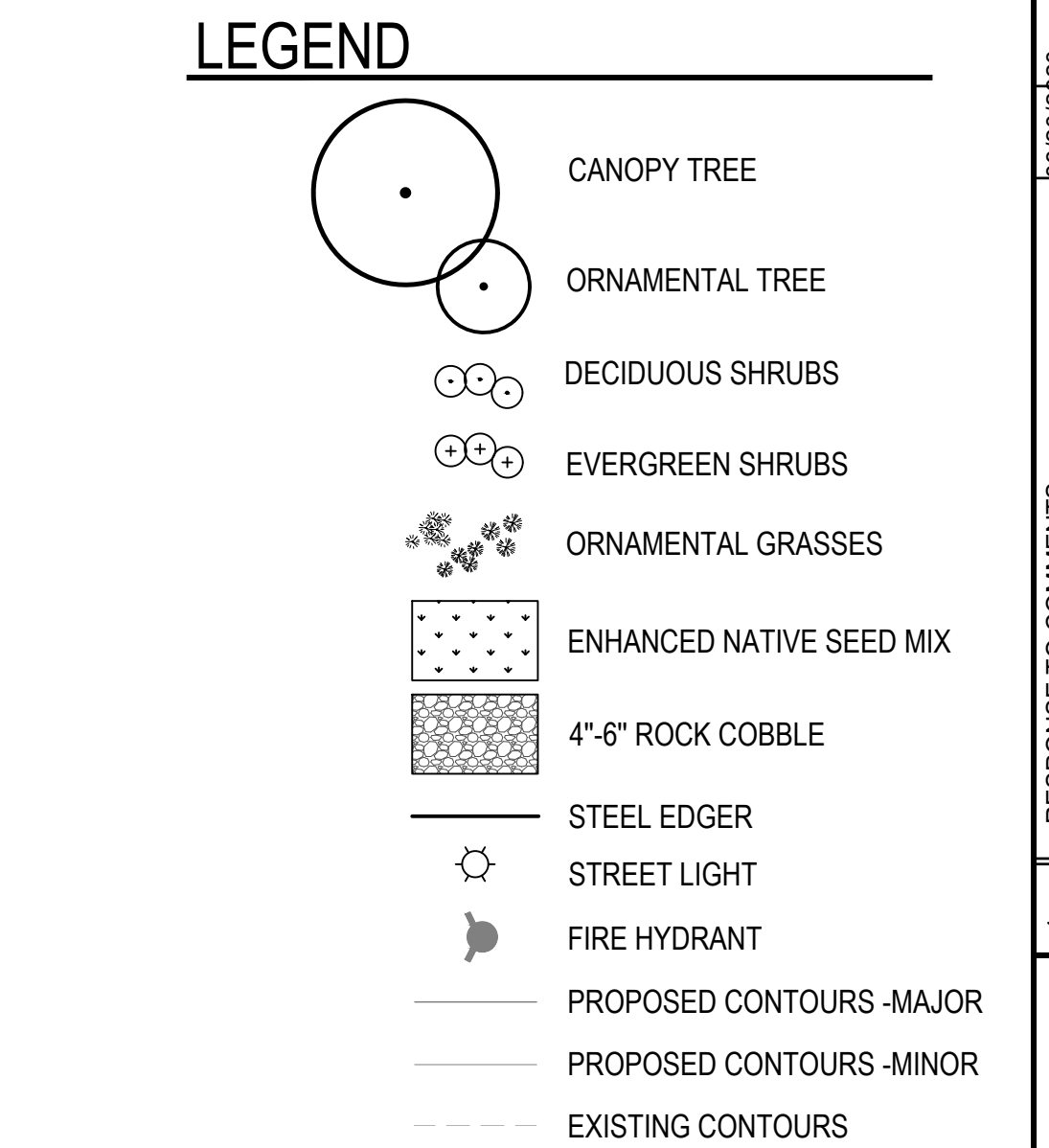
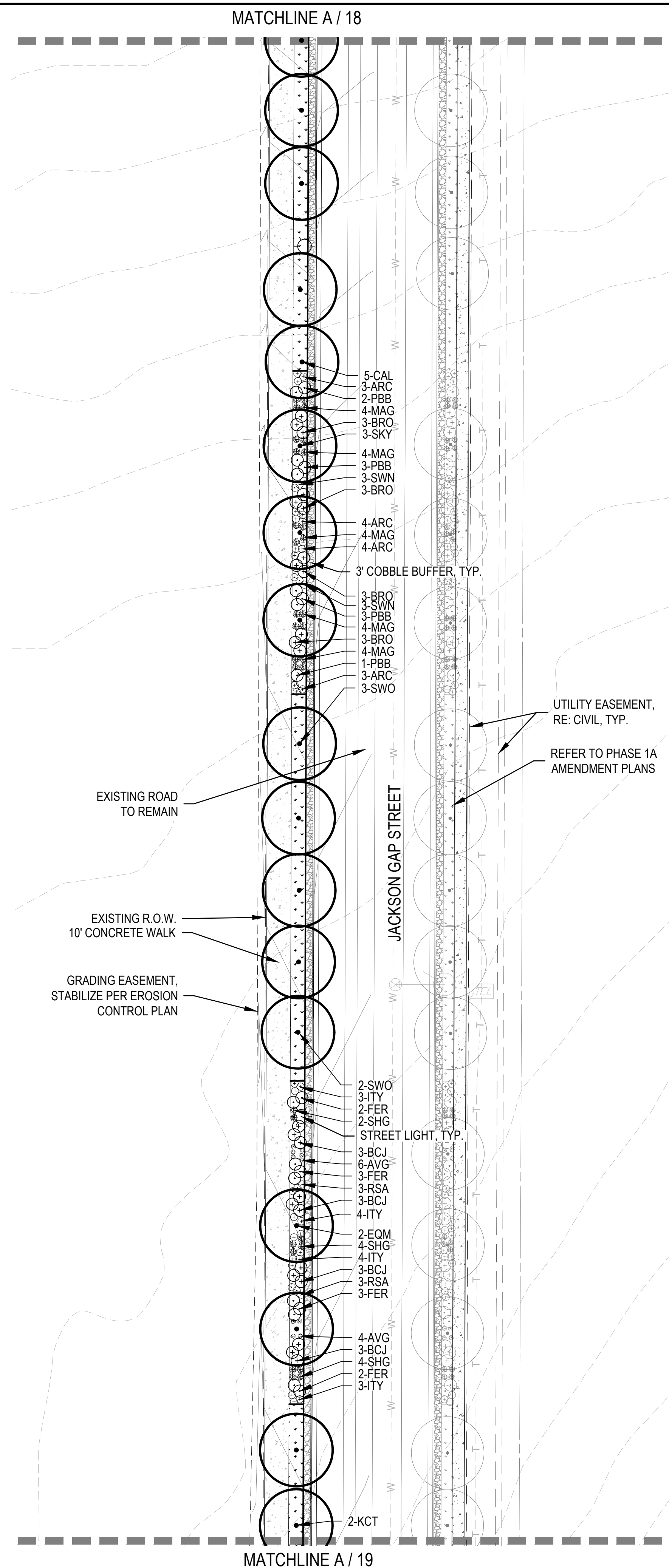
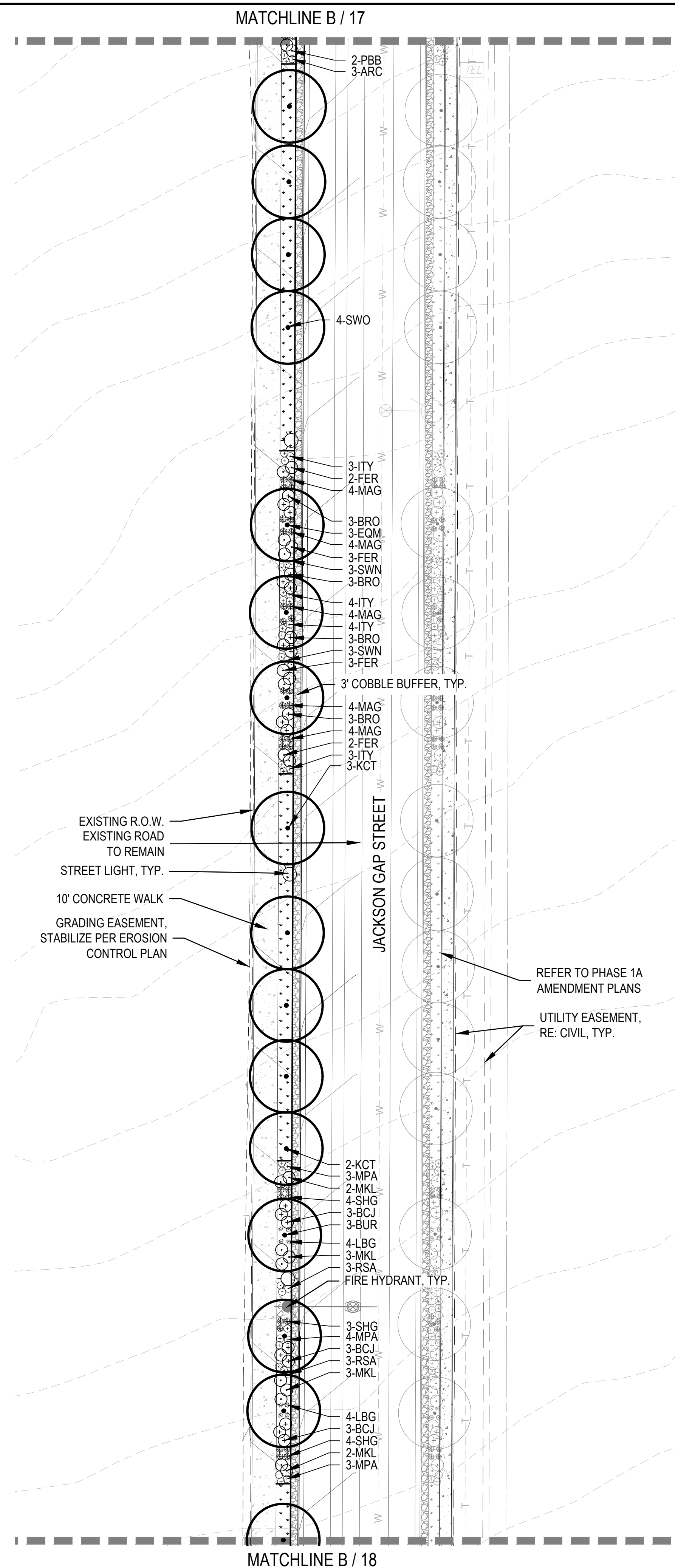
## KEY MAP




17

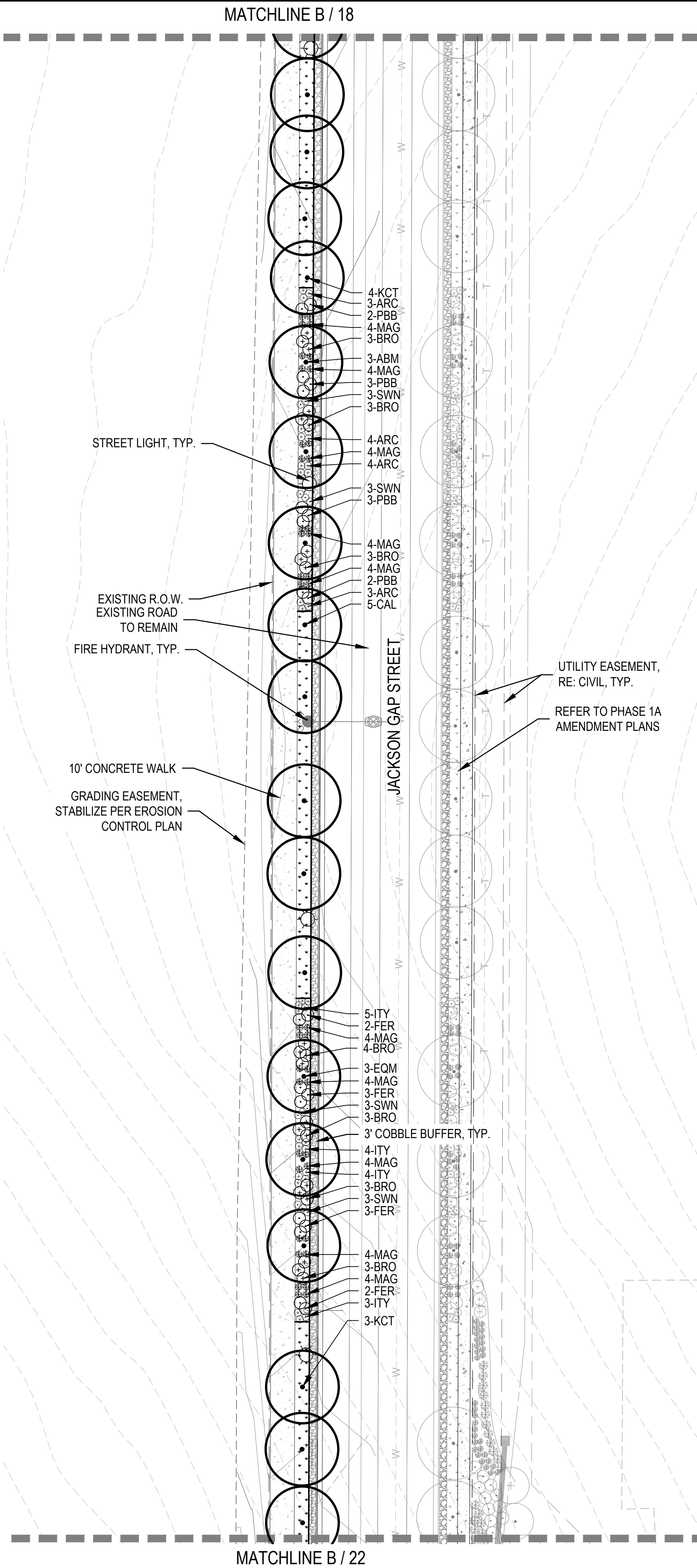
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EN CB	JB, PMLV	08/14/2020				ACP DIA 1287 INVESTORS, LLC	Norris Design		4	08/20/2020		
						4530 E. SHEA BLVD., SUITE 100	1101 Bannock Street		3	03/27/2020		
						PHOENIX, AZ 85028	Denver, CO 80204		2	02/25/2020		
						ATTN: JEFFREY M. PORTER	P. 303.882.1166		1	01/17/2019		
							www.norris-design.com					





<b>18</b>	SHEET NUMBER	DRAWN BY: EN CB	SCALE: AS SHOWN	AMENDMENT TO INFRASTRUCTURE SITE PLAN NO. 1 AT PORTEOS  LANDSCAPE PLAN	ACP DIA 1287 INVESTORS, LLC 4530 E SHEA BLVD., SUITE 100 PHOENIX, AZ 85028 ATTN: BILL WICHTERMAN P. 602.494.7800	 <b>NORRIS DESIGN</b> Planning   Landscape Architecture   Project Facilitator	Norris Design 1101 Barncock Street Denver, CO 80204 P 303.682.1166 <a href="http://www.norris-design.com">www.norris-design.com</a>	No.	Revisions	Date	Init.	Appr.
	CHECKED BY:	JB PM, LV	FILE NO:					1	RESPONSE TO COMMENTS	01/17/2019		
	DATE:	08/14/2020	2					RESPONSE TO COMMENTS	3/25/2020			
			3					RESPONSE TO COMMENTS	03/27/2020			
			4					RESPONSE TO COMMENTS	08/20/2020			

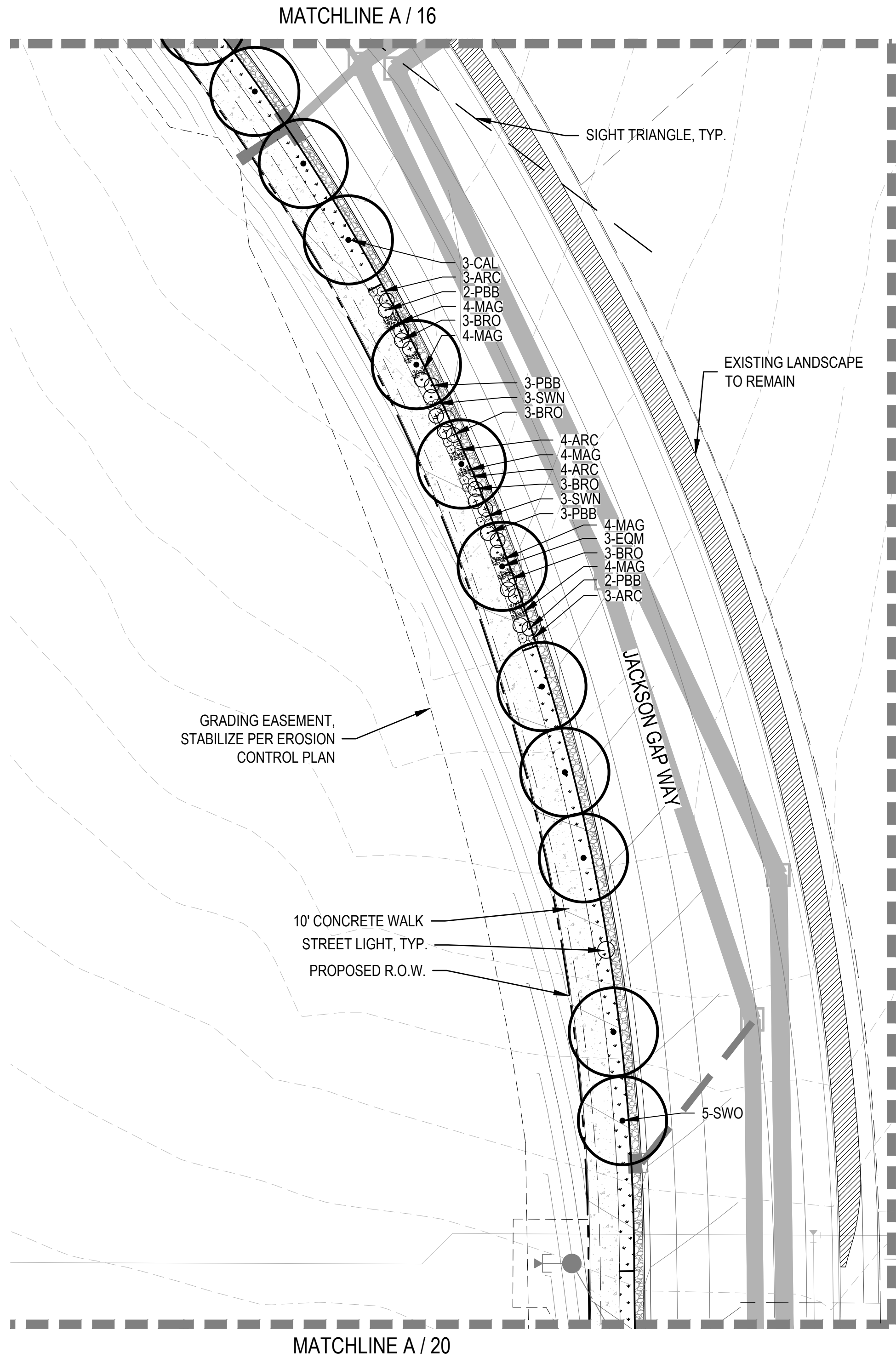




A  
19

LANDSCAPE PLAN

SCALE: 1" = 30'



B  
19

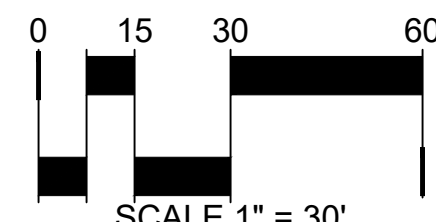
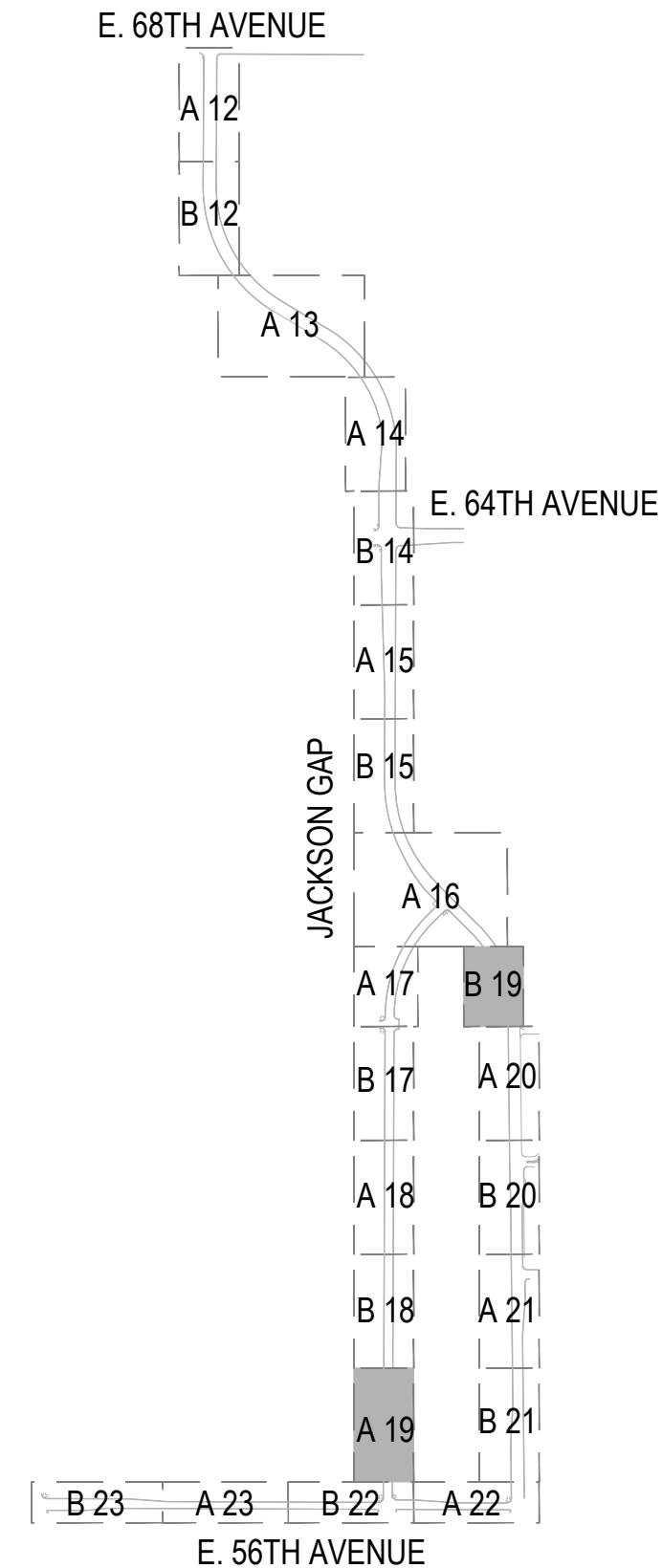
LANDSCAPE PLAN

SCALE: 1" = 30'

LEGEND

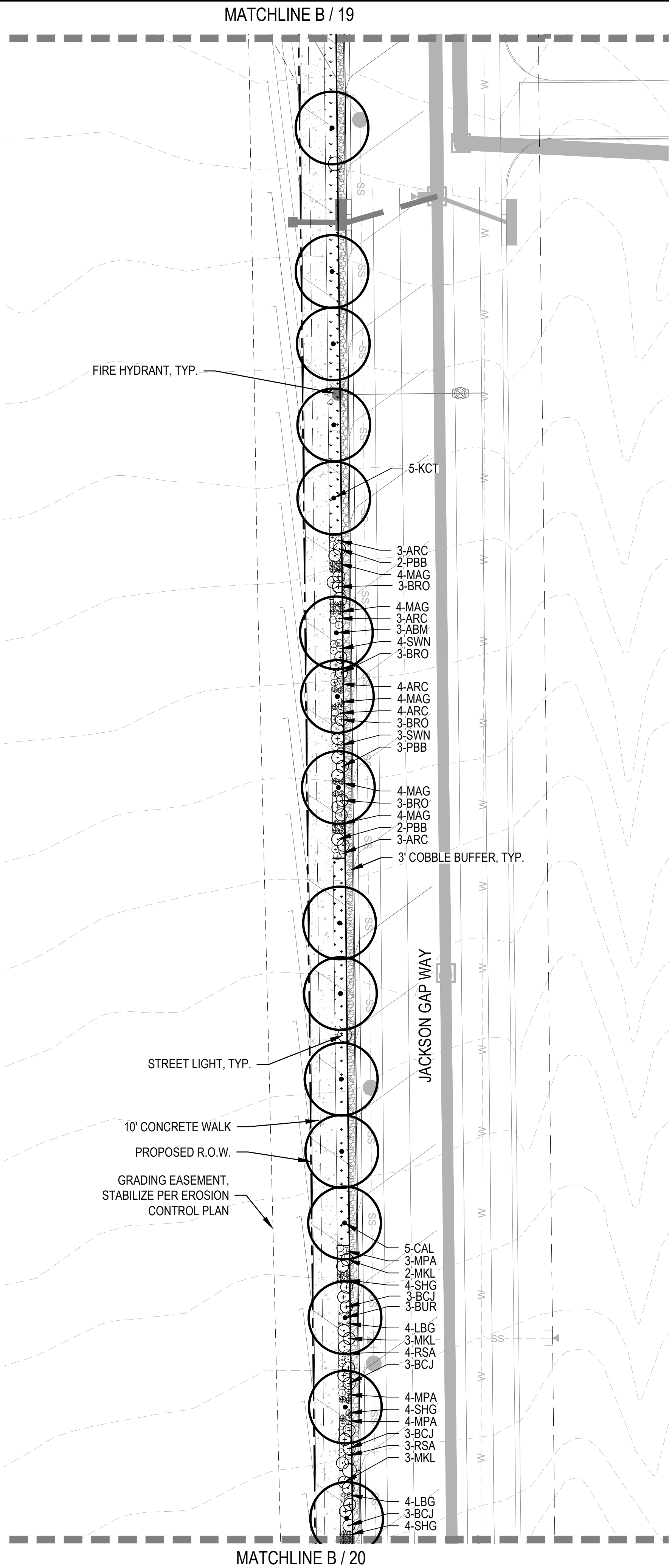
- CANOPY TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- ENHANCED NATIVE SEED MIX
- 4"-6" ROCK COBBLE
- STEEL EDGER
- STREET LIGHT
- FIRE HYDRANT
- PROPOSED CONTOURS - MAJOR
- PROPOSED CONTOURS - MINOR
- EXISTING CONTOURS

KEY MAP



Drawn By:	Checked By:	Date:	Scale:	AS SHOWN	FILE NO.	Project Name	Client	Revisions	No.	Date	Init.	Appr.	Date
EN CB	JB, PML, LV	08/14/2020	AS SHOWN			ACP DIA 1287 INVESTORS, LLC 4530 E. SHEA BLVD., SUITE 100 PHOENIX, AZ 85028 ATTN: JEFFREY W. WILSON P: 602.484.1930	ACP DIA 1287 INVESTORS, LLC		4	08/20/2020			08/20/2020
								RESPONSE TO COMMENTS	3	03/27/2020			03/27/2020
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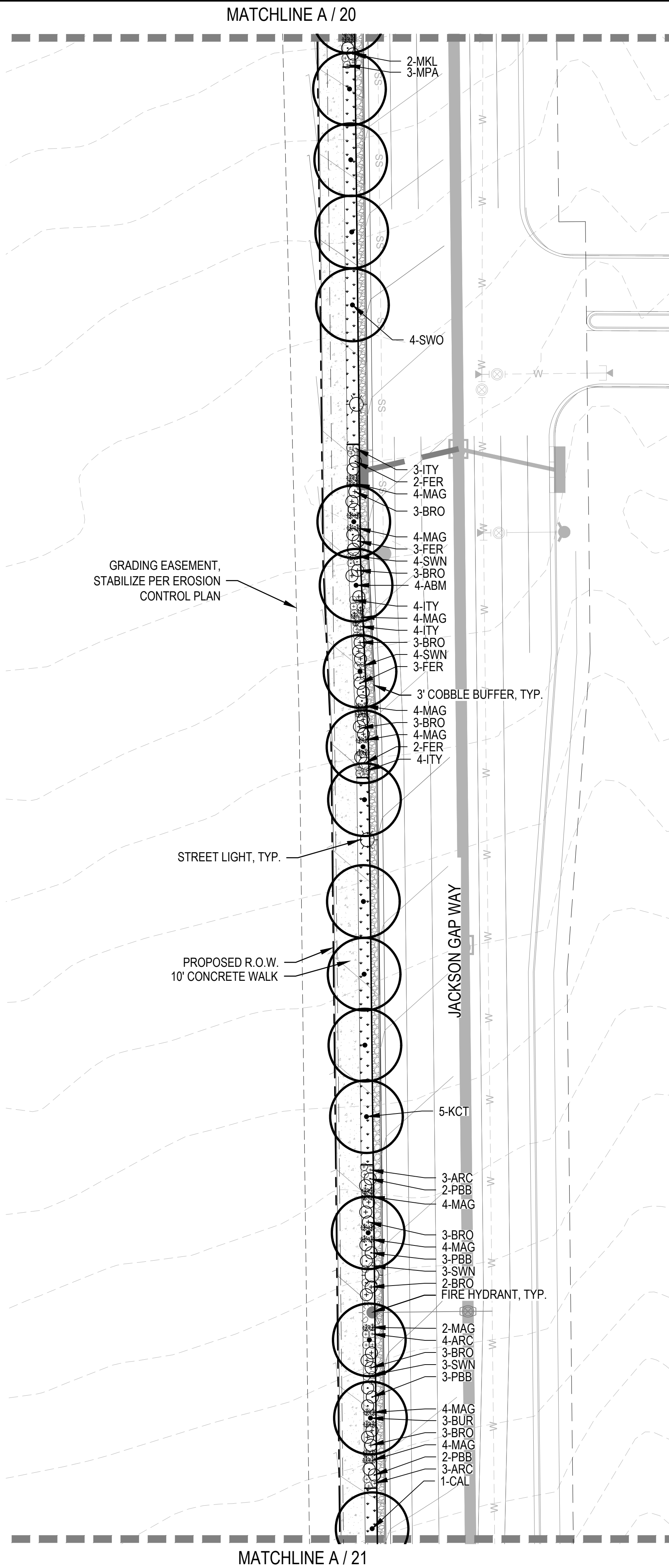




A  
20

LANDSCAPE PLAN

SCALE: 1" = 30'



B  
20

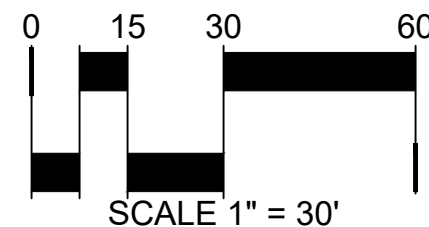
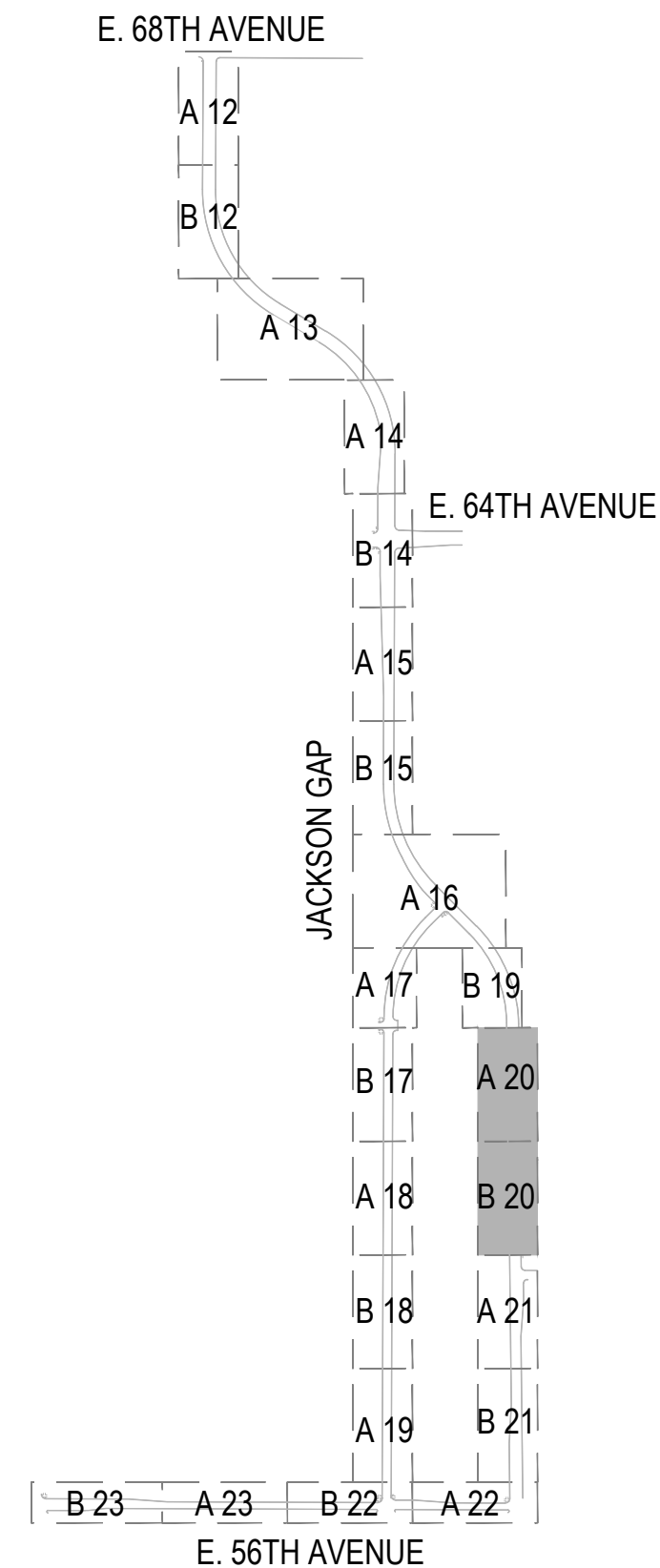
LANDSCAPE PLAN

SCALE: 1" = 30'

LEGEND

- CANOPY TREE
- ORNAMENTAL 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



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RESPONSE TO COMMENTS	08/20/2020	4	No.	Revisions	Date	Init.	Appr.	Date
RESPONSE TO COMMENTS	03/27/2020	3						
RESPONSE TO COMMENTS	02/25/2020	2						
RESPONSE TO COMMENTS	01/17/2019	1						

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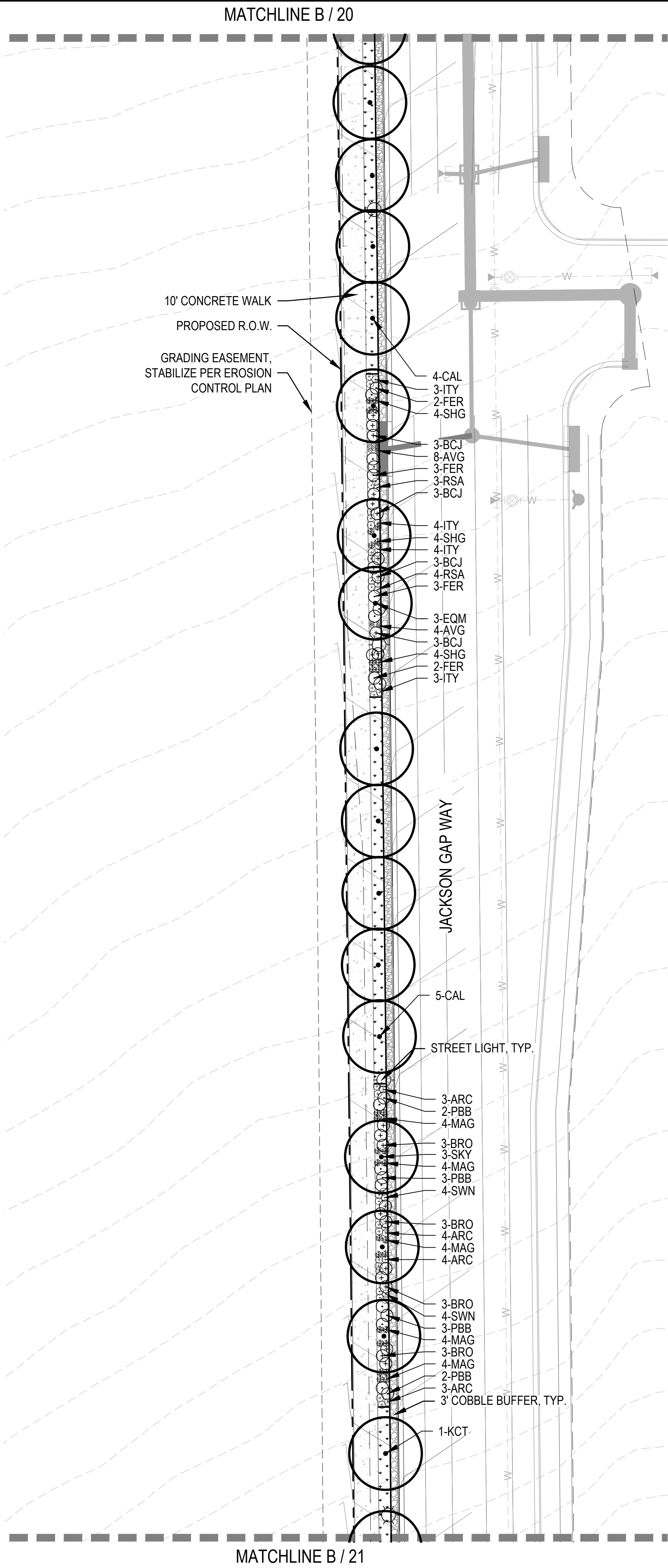
**NORRIS DESIGN**  
Planning | Landscape Architecture | Project Presentation

ACP DIA 1287 INVESTORS, LLC  
4530 E. SHEA BLVD., SUITE 100  
PHOENIX, AZ 85028  
ATTN: JEFFREY BERGMAN  
P: 602.484.1300

AMENDMENT TO INFRASTRUCTURE  
SITE PLAN NO. 1 AT PORTEOS  
LANDSCAPE PLAN

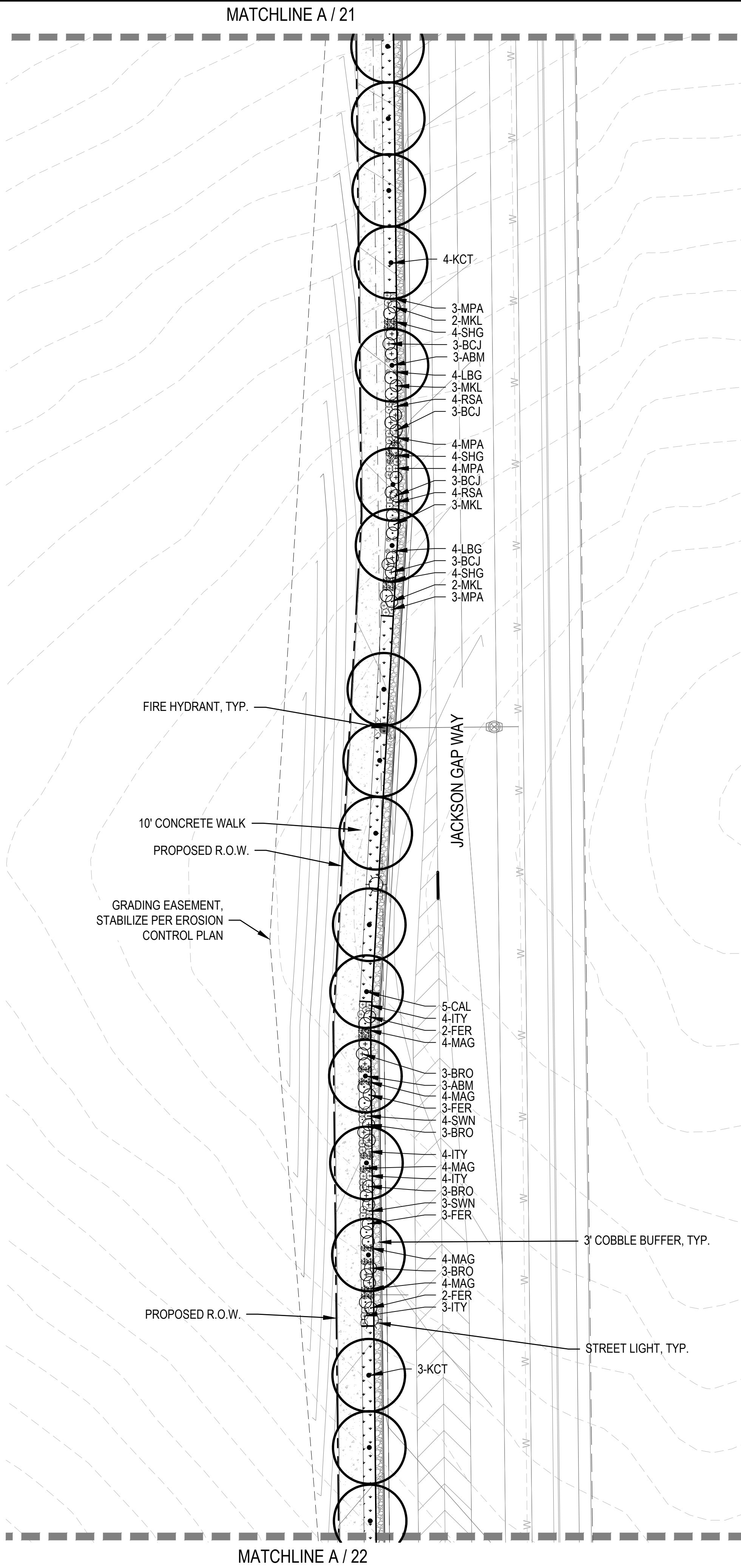
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CHECKED BY:	JB, PML, LV	FILE NO.:	
DATE:	08/14/2020		





A LANDSCAPE PLAN

SCALE: 1" = 30'



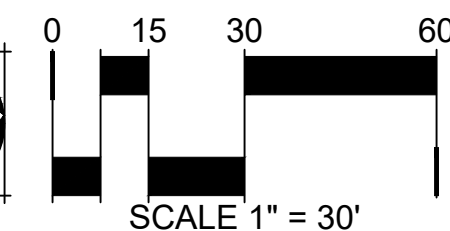
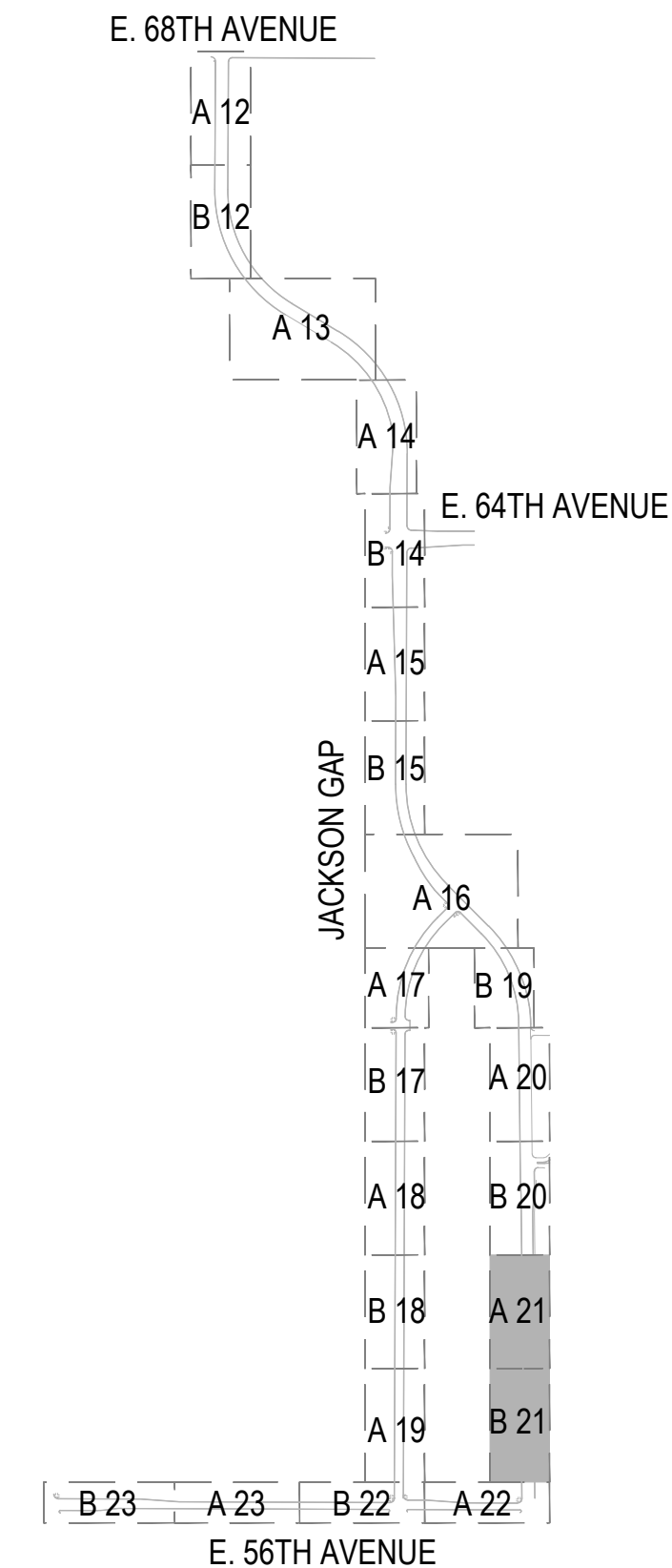
B LANDSCAPE PLAN

SCALE: 1" = 30'

LEGEND

- CANOPY TREE
- ORNAMENTAL 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



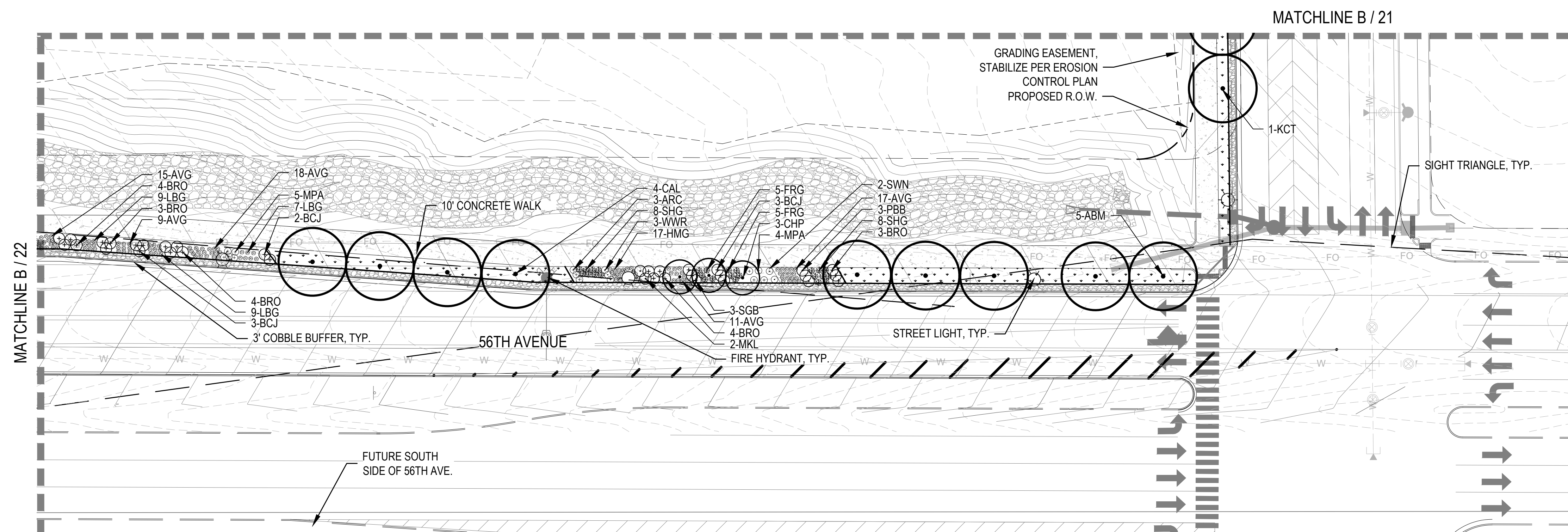
REVISIONS	No.	Date	Appr.	Date
1	1	01/17/2019		
2	2	02/25/2020		
3	3	03/27/2020		
4	4	08/20/2020		

RESPONSE TO COMMENTS	4	RESPONSE TO COMMENTS	4	RESPONSE TO COMMENTS	4	RESPONSE TO COMMENTS	4
RESPONSE TO COMMENTS	3	RESPONSE TO COMMENTS	3	RESPONSE TO COMMENTS	3	RESPONSE TO COMMENTS	3
RESPONSE TO COMMENTS	2	RESPONSE TO COMMENTS	2	RESPONSE TO COMMENTS	2	RESPONSE TO COMMENTS	2
RESPONSE TO COMMENTS	1	RESPONSE TO COMMENTS	1	RESPONSE TO COMMENTS	1	RESPONSE TO COMMENTS	1

Drawn By:	EN CB	Checked By:	JB, PML, LV	Date:	08/14/2020
Scale:	AS SHOWN	File No:			

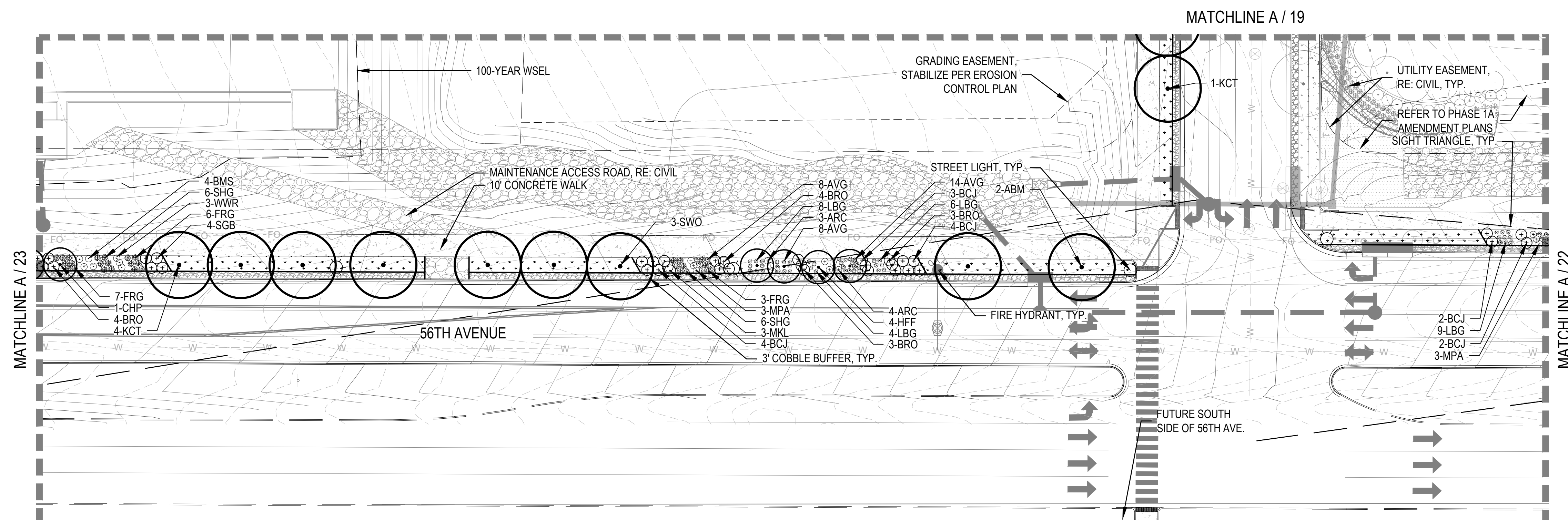
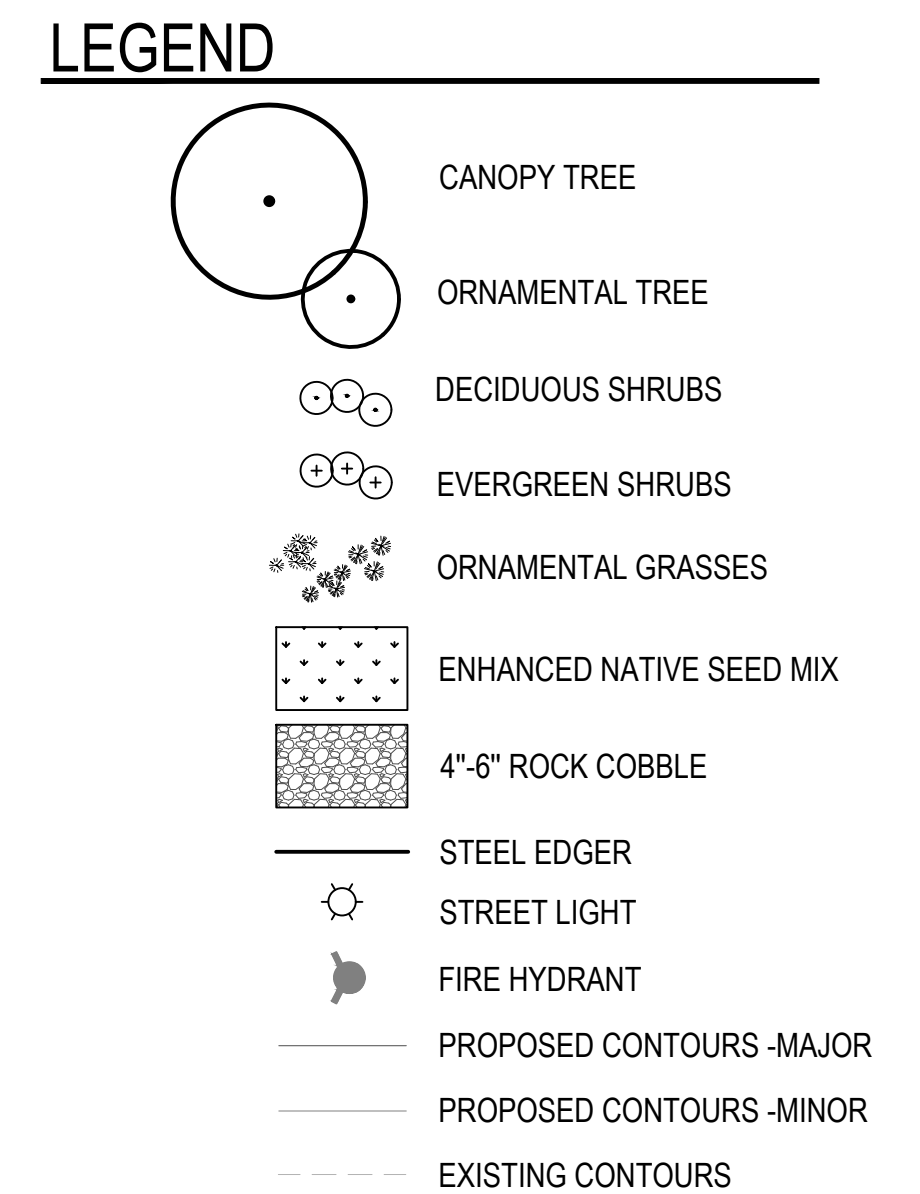
Project Name:	ACP DIA 1287 INVESTORS, LLC	Project Address:	4530 E. SHEA BLVD., SUITE 100 PHOENIX, AZ 85028	Project Phone:	ATTN: JEFFREY P: 602.454.1350
Project Description:	AMENDMENT TO INFRASTRUCTURE SITE PLAN NO. 1 AT PORTEOS	Project Type:	LANDSCAPE PLAN		
Client:	NORRIS DESIGN	Client Address:	1101 Bannock Street Denver, CO 80204	Client Phone:	P: 303.892.1166 www.norris-design.com





**LANDSCAPE PLAN**

SCALE: 1" = 30'



**B LANDSCAPE PLAN**

SCALE: 1" = 30'

