

INFRASTRUCTURE CONTEXTUAL SITE PLAN NO.2 AT PORTEOS

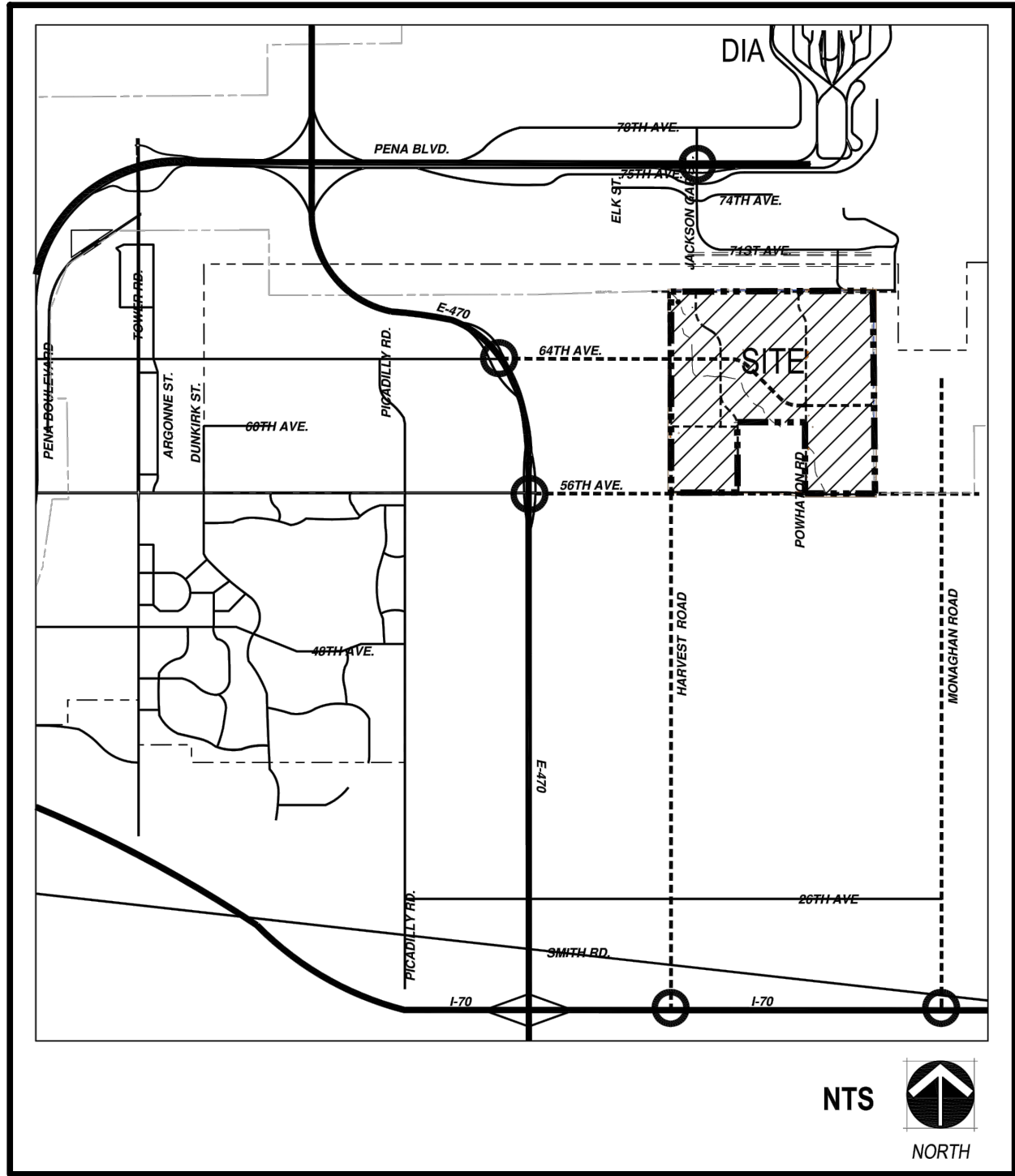
A PARCEL OF LAND SITUATED IN THE SOUTH 1/2 OF SECTION 5, AND THE WEST HALF OF SECTION 8, TOWNSHIP 3 RANGE 65 WEST
SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, ARAPAHOE COUNTY, STATE OF COLORADO

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SITE PLAN DATA BLOCK

HARD SURFACE AREA (SIDEWALK AREA)	92,508 S.F.
LANDSCAPE AREA	67,029 S.F.
PRESENT ZONING CLASSIFICATION	NEP I-70 CORRIDOR



SITE PLAN NOTES:

- 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 AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- 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."
- "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTION (ICC/ANSI) A117-2009.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
- 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.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH AURORA CITY CODE OF ORDINANCE, CHAPTER 126 ARTICLE VII-NUMBERING OF BUILDINGS OF THE AURORA CITY CODE.
- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- 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.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC. ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- (THIS NOTE IS REQUIRED ONLY WHEN APPLICABLE)-- ATTENTION BUILDING DEPARTMENT: AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT, AND PREPARED ACCORDING TO THE PLANNING APPLICATION GUIDEBOOK INSTRUCTIONS, WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING LDN CONDITIONS.(LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE
- (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.
- EMERGENCY RESPONDER RADIO COVERAGE: ALL NEW COMMERCIAL BUILDINGS; ADDITIONS TO EXISTING BUILDINGS; SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING. THIS BUILDING MUST BE ASSESSED TO DETERMINE ADEQUATE IN-BUILDING RADIO COVERAGE AT THE FINAL FRAME AND ELECTRICAL INSPECTION BY A QUALIFIED 3RD PARTY INSPECTION SERVICE AT THE OWNER/DEVELOPERS EXPENSE. LACK OF ADEQUATE IN-BUILDING RADIO COVERAGE MAY DELAY THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. WHERE THE STRUCTURE IS FOUND DEFICIENT AND SEPARATE PERMIT IS REQUIRED TO INSTALL, REPAIR OR MODIFY ANY EMERGENCY RESPONSE RADIO COVERAGE SYSTEM. PER 2015 IFC, SECTION 510.

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: DIA 1287 Holdings, LLC, its Sole Member

By: A&C Properties, Inc., its Manager

Corporate
Seal

By: _____
Name: _____
Title: _____

State of Colorado)ss

County of _____)

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

Notary
Seal

Witness my hand and official seal

(Notary Public)

Notary Business Address: _____

My commission expires _____

NOT FOR CONSTRUCTION

SCALE: AS SHOWN

FILE NO: 8130249703

DATE: SEPTEMBER 1, 2016

1

PORTEOS

INFRASTRUCTURE SITE PLAN

COVER SHEET

ACP DIA 1287 INVESTORS, LLC

4530 E. SHEA BLVD., SUITE 100

PHOENIX, AZ 85028

ATTN: MICHAEL A. CROTHERMAN
P: 602.494.1760

Norris Design

1101 Bannock Street

Denver, CO 80204

P 303.892.1166
www.norris-design.com

MINOR AMENDMENT

RESUBMITTAL

RESUBMITTAL

REVIEW RESUBMITTAL DATES: 11/16/16, 2/3/17, 4/6/17, 5/11/17

5/16/18

7/7/17

9/2/17

Date

Init.

Appr.

Date

Revisions

No.

City Attorney: _____ Date: _____

City Council: _____ Date: _____
(Mayor)

City Attorney: _____ Date: _____

City Attorney: _____ Date: _____

City Attorney: _____ Date: _____

City Attorney: _____ Date: _____

City Attorney: _____ Date: _____

City Attorney: _____ Date: _____

City Attorney: _____ Date: _____

City Attorney: _____ Date: _____

City Attorney: _____ Date: _____

City Attorney: _____ Date: _____

PORTEOS NO. 2

OVERALL RIGHT-OF-WAY AND EASEMENT DEDICATION EXHIBIT

Provide a triangle with the number in it on every sheet that has a proposed change. Each triangle should be accompanied by a brief description of what the proposed modification/change is.

Darken the loop so that it is more visible, every sheet.

LEGEND

DRAINAGE EASEMENT

ROW DEDICATION

UTILITY EASEMENT

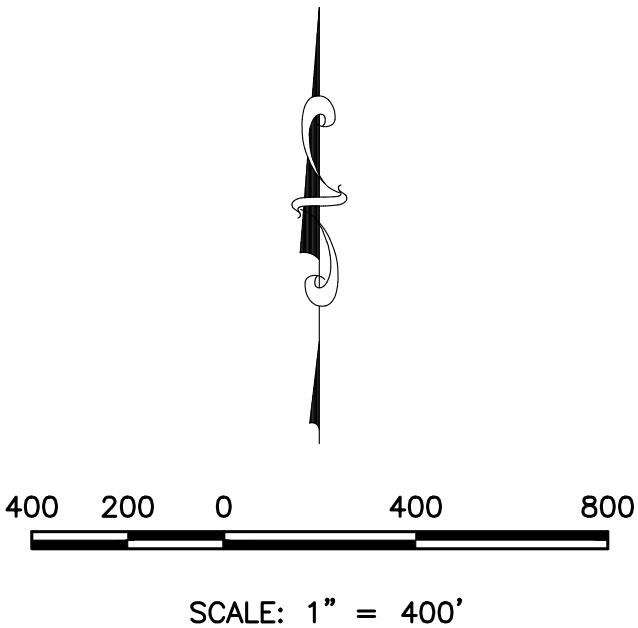
TRAIL EASEMENT

SLOPE EASEMENT

NOTE:

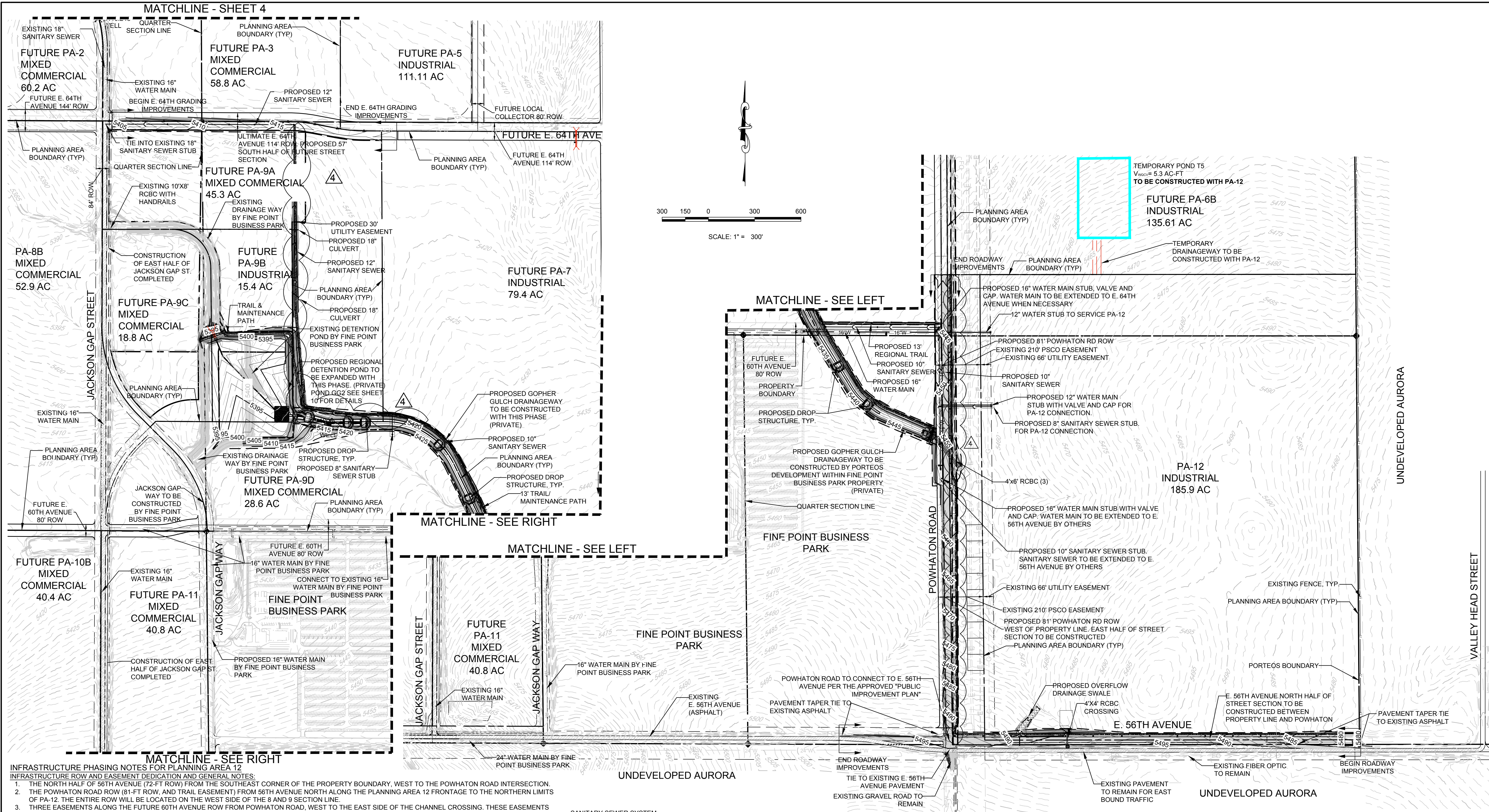
1. THIS EXHIBIT IS FOR REFERENCE ONLY. ALL EASEMENTS AND DEDICATIONS HAVE BEEN SUBMITTED TO REAL PROPERTIES AS WARRANTY DEEDS.

2. EASEMENTS AND RIGHTS-OF-WAY DEPICTED HEREIN ARE TO BE DEDICATED TO THE CITY OF AURORA UNLESS OTHERWISE NOTED AS "PRIVATE".



SHEET NUMBER	DRAWN BY: JF		SCALE: AS SHOWN	PORTEOS INFRASTRUCTURE SITE PLAN EASEMENT EXHIBIT	ACP DIA 1287 INVESTORS, LLC 4530 E SHEA BLVD., SUITE 100 PHOENIX, AZ 85028 ATTN: BILL WICHTERMAN P: 602.494.7800		10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546							
	CHECKED BY: KK		FILE NO: 8130249703				4	MINOR AMENDMENT 1				5/16/2018		
							3	RESUBMITTAL				7/7/2017		
							2	RESUBMITTAL				6/2/17		
	DATE: MAY 11, 2017						1	REVIEW RESUBMITTAL DATES: 11/16/16, 2/9/17, 4/6/17, 5/11/17						
				No.	Revisions	Date	Init.	Appr.	Date					

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- INFRASTRUCTURE PHASING NOTES FOR PLANNING AREA 12**
INFRASTRUCTURE ROW AND EASEMENT DEDICATION AND GENERAL NOTES:
1. THE NORTH HALF OF 56TH AVENUE (72-FT ROW) FROM THE SOUTHEAST CORNER OF THE PROPERTY BOUNDARY, WEST TO THE POWHATON ROAD INTERSECTION.
 2. THE POWHATON ROAD ROW (81-FT ROW, AND TRAIL EASEMENT) FROM 56TH AVENUE NORTH ALONG THE PLANNING AREA 12 FRONTAGE TO THE NORTHERN LIMITS OF PA-12. THE ENTIRE ROW WILL BE LOCATED ON THE WEST SIDE OF THE 9 AND 9 SECTION LINE.
 3. THREE EASEMENTS ALONG THE FUTURE 60TH AVENUE ROW FROM POWHATON ROAD, WEST TO THE EAST SIDE OF THE CHANNEL CROSSING. THESE EASEMENTS ARE FOR THE CONSTRUCTION OF THE SANITARY SEWER, WATER AND THE REGIONAL TRAIL.
 4. THE 30' UTILITY EASEMENT BISECTING PA-9, FROM THE DRAINAGE CHANNEL NORTH TO 64TH AVENUE FOR CONSTRUCTION OF THE SANITARY SEWER.
 5. THE SOUTH HALF OF 64TH AVENUE (57-FT ROW) FROM THE UTILITY BISECTING PA-7 AND PA-9, WEST TO THE EXISTING JACKSON GAP STREET ROW.
 6. THE SOUTH HALF OF 68TH AVENUE (40-FT ROW) FROM THE EXISTING JACKSON GAP STREET ROW TO THE WEST TO THE HARVEST ROAD INTERSECTION.
 7. NOTE HAS BEEN REMOVED.
 8. THE GOPHER GULCH DRAINAGE WAY FROM POWHATON ROAD NORTHWEST THROUGH FINE POINT BUSINESS PARK, PA-7 AND PA-9 TO THE REGIONAL DETENTION POND IN PA-9, INCLUDING EXPANSION OF THE REGIONAL DETENTION POND. THESE DRAINAGE IMPROVEMENTS ARE PRIVATE AND WILL BE OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT. A DRAINAGE EASEMENT FOR THE POND AND CHANNEL SHALL BE GRANTED TO THE CITY.
 9. NOTE HAS BEEN REMOVED.
 10. PLANNING AREA PA-12 IS ANTICIPATED TO BE DEVELOPED FIRST. A SPECIFIC CSP SHALL BE SUBMITTED FOR PA-12.
 11. FUTURE PLANNING AREAS SHALL BE SUBMITTED IN SUBSEQUENT CSP PROCESSES. PLANNING AREA ACREAGE ARE SUBJECT TO CHANGE AS PLATTED.


- ROADWAY CONSTRUCTION PHASING:**
1. THE EASTERLY PORTION OF POWHATON ROAD ALONG THE PA-12 FRONTAGE SHALL INITIALLY BE CONSTRUCTED WITH THIS ISP; AS SHOWN IN THE MODIFIED FOUR LANE ARTERIAL CROSS SECTION.
 2. THE NORTH PORTION OF E. 56TH AVENUE FROM THE SE CORNER OF THE PROJECT BOUNDARY TO POWHATON ROAD SHALL BE CONSTRUCTED AS SHOWN IN THE SIX-LANE ARTERIAL CROSS SECTION. TRANSITION PAVEMENT FROM POWHATON ROAD EAST WILL BE CONSTRUCTED TO TIE BACK TO THE EXISTING 56TH AVENUE ALIGNMENT WEST OF POWHATON ROAD.
 3. GRADING IMPROVEMENTS ONLY (AS DEPICTED WITHIN) FOR THE UTILITY AND TRAIL EASEMENTS ALONG THE FUTURE 60TH AVENUE ROW, THE SOUTH HALF OF 64TH AVENUE, THE SOUTH HALF OF 68TH AVENUE AND THE EAST HALF OF HARVEST ROAD SHALL BE PROVIDED WITH THIS ISP TO FACILITATE UTILITY INFRASTRUCTURE. THESE GRADING IMPROVEMENTS SHALL OCCUR WITHIN THE DEFINED ROW AND EASEMENTS DESCRIBED ABOVE. FUTURE ROAD IMPROVEMENTS SHALL BE COMPLETED AS NECESSARY BY THE ADJACENT PLANNING AREA.
 4. ALL ROADWAY AND UTILITY INFRASTRUCTURE SHALL BE IN PLACE TO FACILITATE PA-12. ADDITIONAL STORM SEWER IMPROVEMENTS MAY BE REQUIRED ONCE SPECIFIC SITE PLAN LAYOUTS ARE DETERMINED.
 5. 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.
 6. 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.
 7. THE EXISTING PAVEMENT FOR 56TH AVENUE SHALL REMAIN AND SUPPORT EAST BOUND TRAFFIC. IMPROVEMENTS BEING COMPLETED WITH THIS ISP SHALL SUPPORT WEST BOUND TRAFFIC FROM THE EAST PROPERTY BOUNDARY WEST. TRANSITION PAVING WILL BE CONSTRUCTED AS REQUIRED.

- SANITARY SEWER SYSTEM:**
1. PER THE AURORA "MASTER SEWER PLANS" A FUTURE PERMANENT GRAVITY SYSTEM SHALL BE PROVIDED TO CONNECT TO THE DENVER METRO INFRASTRUCTURE AND NORTHERN TREATMENT PLAN. A TIME TABLE FOR THESE IMPROVEMENTS HAS YET TO BE DETERMINED; HOWEVER, AURORA AND PORTEOS OWNERSHIP HAVE IDENTIFIED PARAMETERS AND OTHER DEVELOPMENT TRIGGERS FOR BOTH INTERIM AND FINAL ALTERNATIVE SEWER CONVEYANCE SYSTEMS. REFER TO THE APPROVED MASTER UTILITY STUDY AND AMENDMENTS FOR SPECIFIC INFORMATION REGARDING PHASING REQUIREMENTS.
 2. PROPOSED SANITARY SEWER MAINS SHALL BE CONSTRUCTED AS PART OF THESE ISP IMPROVEMENTS TO FACILITATE PA-12. 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.
 3. NOTE HAS BEEN REMOVED.

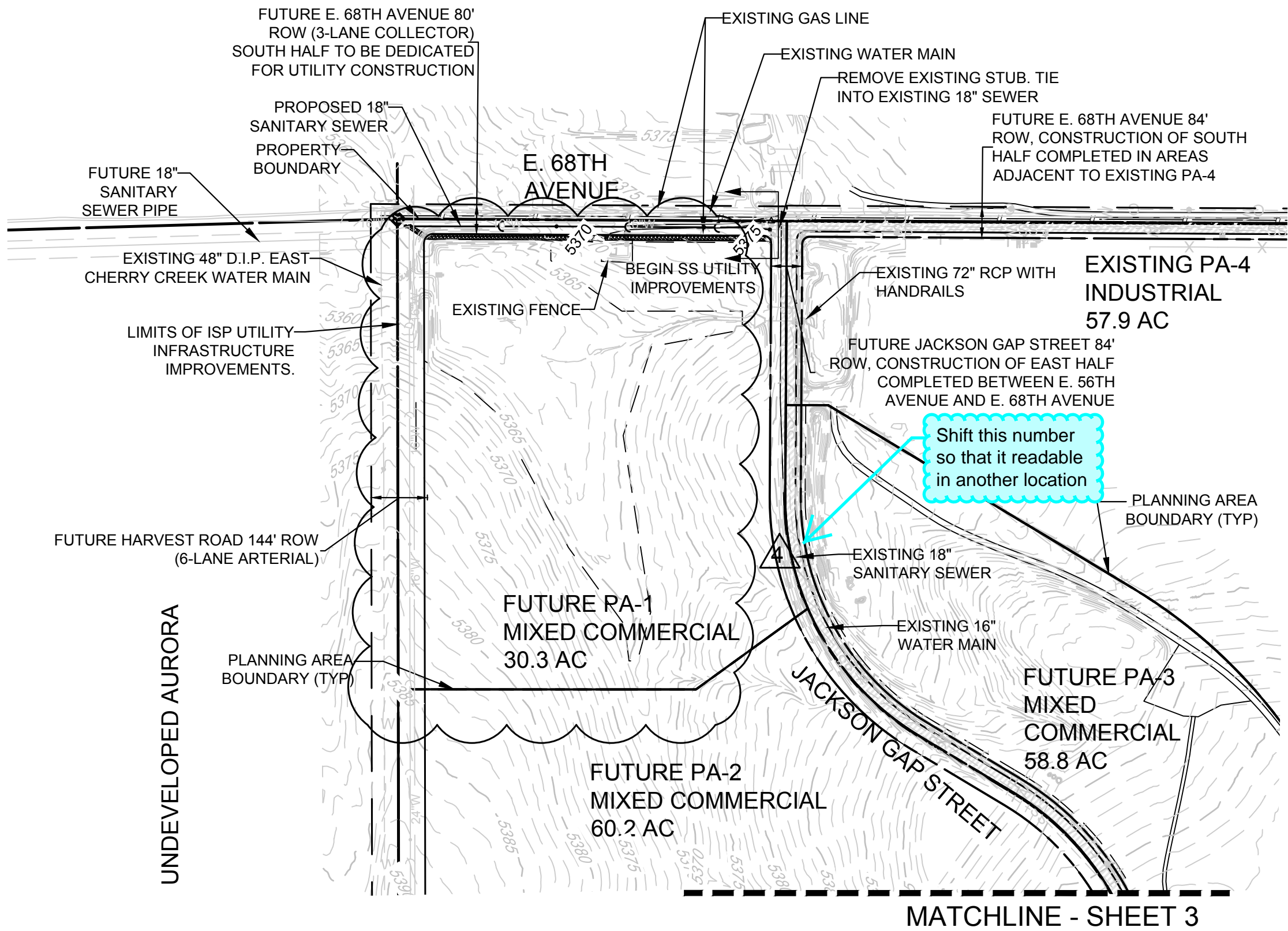
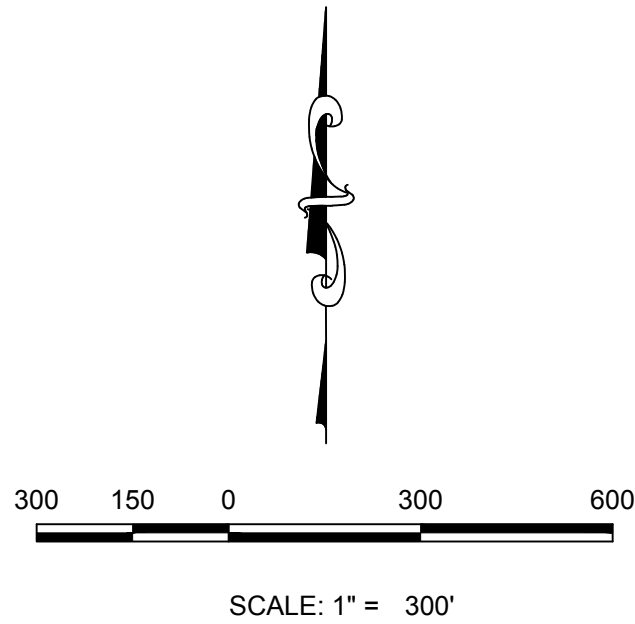
- WATER MAIN SYSTEM:**
1. OFFSITE WATER MAIN INFRASTRUCTURE IMPROVEMENTS FOR THE FINE POINT BUSINESS PARK DEVELOPMENT CSP#1 ARE ASSUMED COMPLETE AND IN PLACE FOR THE CONSTRUCTION OF THIS ISP.
 2. AS DEFINED IN THE AMENDED PUBLIC IMPROVEMENT PLAN RELATIVE TO PA-12, A 16" WATER MAIN WILL CONNECT TO THE 16" WATER MAIN (AS CONSTRUCTED BY THE FINE POINT BUSINESS PARK DEVELOPMENT). THE 16" WATER MAIN WILL CONNECT WITHIN THE FUTURE 60TH AVENUE ROW AND CONTINUE EAST TO POWHATON ROAD. A 16 INCH WATER MAIN WILL BE CONSTRUCTED WITHIN POWHATON ROAD FROM THE SOUTH SIDE OF THE GOPHER GULCH DRAINAGE WAY TO THE NORTHERLY LIMITS OF PLANNING AREA 12. THE EXTENSION OF THE 16 INCH MAIN WITHIN POWHATON ROAD WILL BE PROVIDED BY THE ADJACENT PLANNING AREAS AS NECESSARY.
 3. NOTE HAS BEEN REMOVED.
 4. THE PORTEOS PROJECT SITE IS LOCATED WITHIN ZONE 3 OF THE CITY OF AURORA WATER NETWORK AND WILL OPERATE ON TWO WATER PRESSURE ZONES PER THE APPROVED MASTER UTILITY REPORT.
 5. EACH PLANNING AREA SHALL BE REQUIRED TO PROVIDE AN INTERNAL LOOPED WATER NETWORK PER CITY CRITERIA DURING THEIR RESPECTIVE CSP SUBMITTALS.
 6. REFER TO THE APPROVED PUBLIC IMPROVEMENT PLANS, MASTER UTILITY REPORT, FDP AND SUBSEQUENT ADDENDUMS FOR ADDITIONAL INFORMATION REGARDING PHASING REQUIREMENTS.
 7. WATER MAIN STUBS HAVE BEEN PROVIDED TO PLANNING AREA 12 FOR REFERENCE PURPOSES. THESE ARE SUBJECT TO CHANGE PER THE PA-12 CSP.

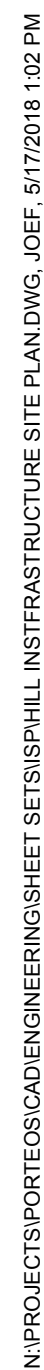
- STORM SEWER SYSTEM:**
1. BOX CULVERTS AND CULVERT CROSSINGS CONSTRUCTED AS PART OF THIS ISP SHALL BE DESIGNED AND CONSTRUCTED FOR FULLY DEVELOPED FLOW RATES.
 2. THE GOPHER GULCH DRAINAGE WAY SHALL BE DESIGNED AND CONSTRUCTED FOR FULLY DEVELOPED FLOW RATES SEE THE AMENDED MASTER DRAINAGE REPORT FOR ADDITIONAL INFORMATION. THESE DRAINAGE IMPROVEMENTS ARE PRIVATE AND WILL BE OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT.
 3. THE REGIONAL DETENTION POND AND OUTFALL CHANNEL AS DESIGNED AND PROPOSED BY THE OFFSITE INFRASTRUCTURE IMPROVEMENTS CSP#1 FOR THE FINE POINT BUSINESS PARK DEVELOPMENT ARE ASSUMED COMPLETE AND IN PLACE FOR THE CONSTRUCTION OF THIS ISP.
 4. THE EXPANSION OF THE REGIONAL DETENTION POND (ABOVE) LOCATED WITHIN PA-9 SHALL BE CONSTRUCTED WITH THIS ISP.
 5. BMPs AND EROSION CONTROL MEASURES SHALL BE INSTALLED TO MINIMIZE EROSION AND REDUCE EROSION CHARACTERISTICS AT CULVERT CROSSINGS AND WITHIN EXISTING CHANNEL CONVEYANCE PATHS.
 6. STORM SEWERS AND INLETS SHALL BE INSTALLED WITHIN THE NORTH HALF OF E. 56TH AVENUE.
 7. ADDITIONAL PUBLIC STORM SEWER SYSTEMS MAY BE REQUIRED AS PLANNING AREAS DEVELOP.


- GENERAL NOTES:**
1. CONTRACTOR TO FIELD VERIFY THE SIZE, MATERIAL AND LOCATION (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 2. 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.

SHEET NUMBER	DRAWN BY:		SCALE:	PORTEOS		ACP DIA 1287 INVESTORS, LLC 4530 E SHEA BLVD, SUITE 100 PHOENIX, AZ 85028 ATTN: BILL WICHTERMAN P: 602.494.7800		10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Fax: (720) 482-9546	REVISIONS				5/7/2008
	CHECKED BY:	DATE:	NO.	Revisions	Date				Init.	Appr.			
IF	AK	AS SHOWN	FILE NO:	INFRASTRUCTURE SITE PLAN OVERALL VIEW - SOUTHEAST					4	REVIEW RESUBMITTAL DATES: 11/16/16, 2/3/17, 4/6/17, 5/11/17			
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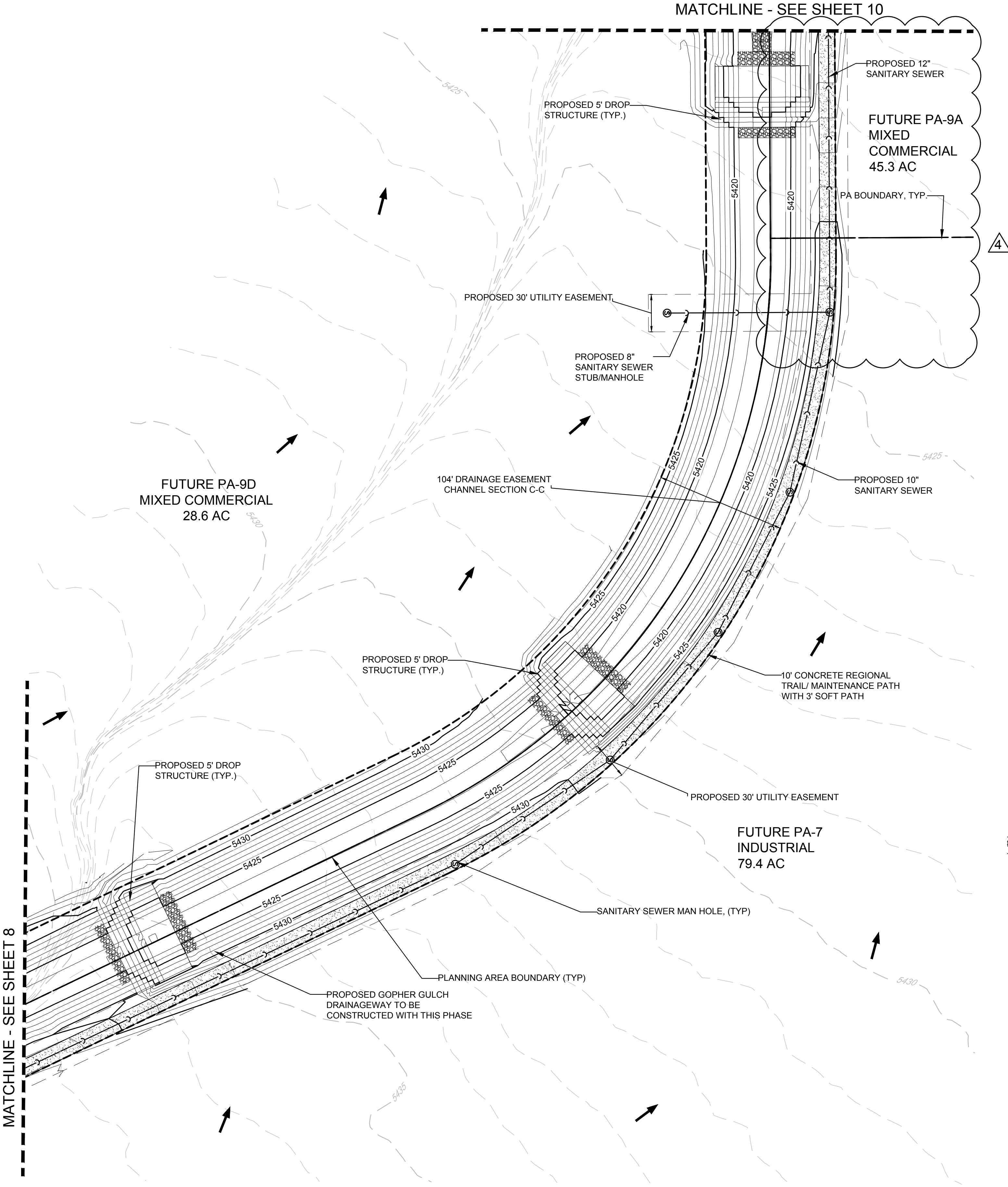


SHEET NUMBER 5	DRAWN BY:	SCALE:	PORTEOS INFRASTRUCTURE SITE PLAN E. 56TH AVENUE	ACP DIA 1287 INVESTORS, LLC 4530 E. 12TH AVENUE 100 PHOENIX, AZ 85028 ATTN: BILL WICHTERMAN P. 602.494.7800		10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546	4	MINOR AMENDMENT 1				5/16/2018
	CHECKED BY:	AS SHOWN					3	RESUBMITTAL				7/7/2017
	FILE NO:	KK					2	RESUBMITTAL				6/17
	DATE:	05/11/2017					1	REVIEW RESUBMITTAL DATES: 11/16/16, 2/3/17, 4/8/17, 5/11/17				6/2/17
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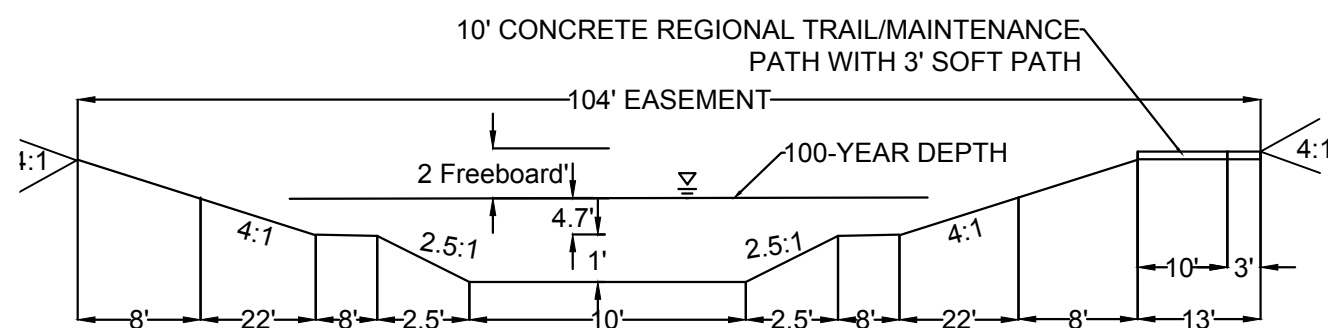
MATCHLINE - SEE SHEET 8

MATCHLINE - SEE SHEET 10



- NOTES:
1. THE CHANNEL WILL BE PRIVATELY OWNED AND MAINTAINED BY THE PORTEOS METROPOLITAN DISTRICT. AN EASEMENT OVER THE ENTIRE DRAINAGE WAY AND POND SHALL BE GRANTED TO THE CITY.
 2. ALL EASEMENTS SHALL BE GRANTED VIA SEPARATE DOCUMENTS AND HAVE BEEN SUBMITTED TO REAL PROPERTIES.

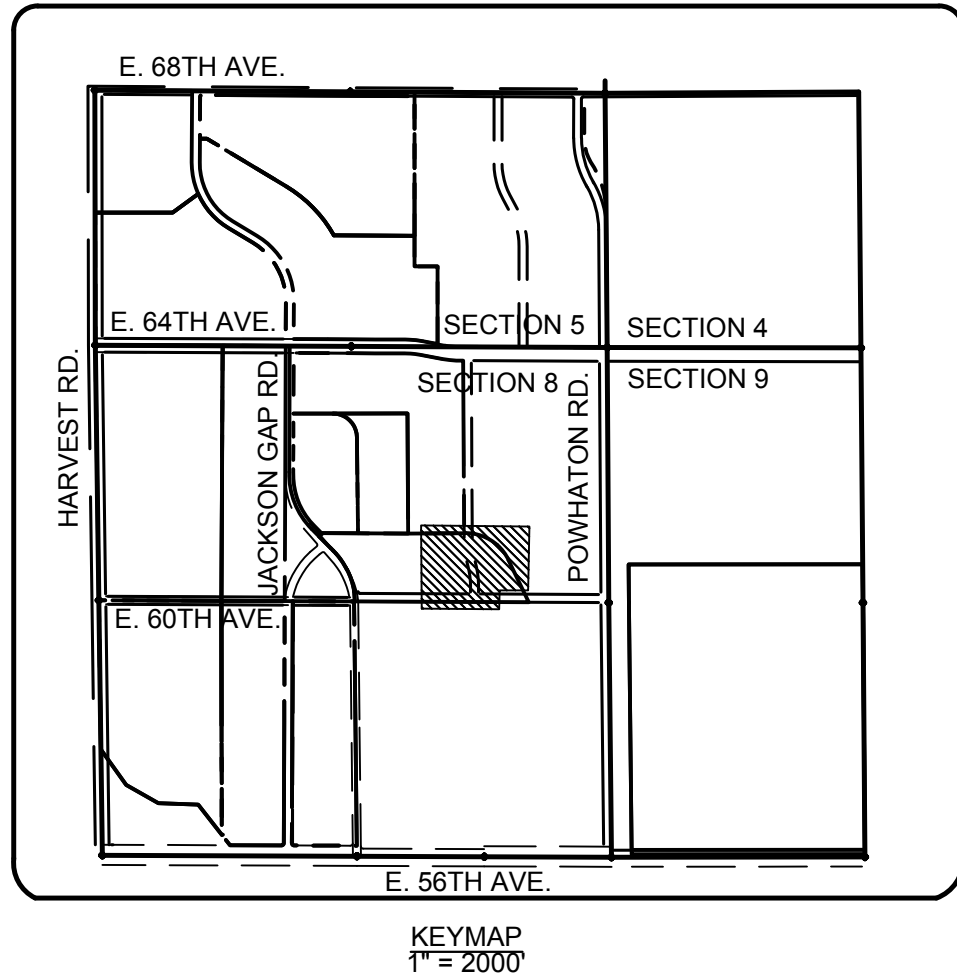
* THE CHANNEL CROSS-SECTION DEPICTED IS PRELIMINARY AND SUBJECT TO REVISIONS DURING THE CIVIL CONSTRUCTION PLAN REVIEW PROCESS. WHILE THE OVERALL CHANNEL ALIGNMENT, SLOPE, AND COMPOUND CHANNEL CROSS-SECTION WILL REMAIN THE SAME, POTENTIAL MINOR CHANGES TO THE CROSS-SECTION GEOMETRY TO COMPLY WITH CITY OF AURORA COMMENTS ARE ANTICIPATED. REFER TO DRAINAGE REPORT FOR FLOW DATA.



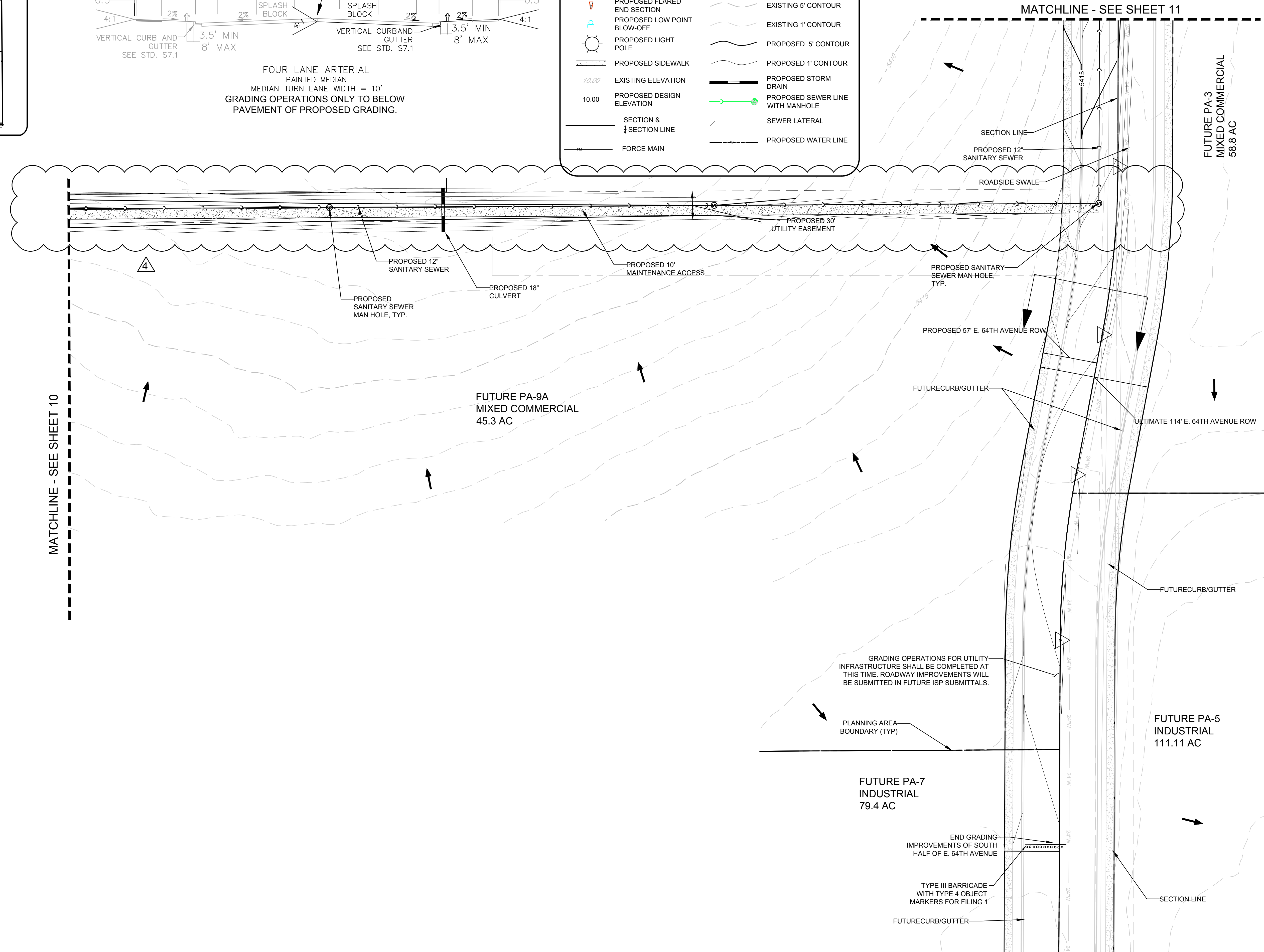
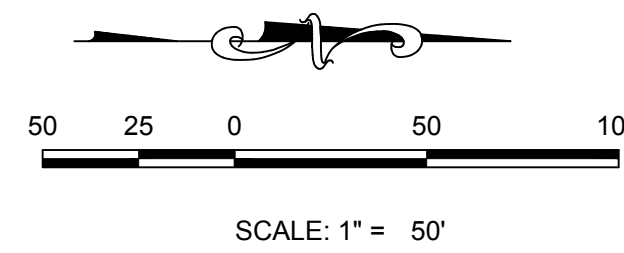
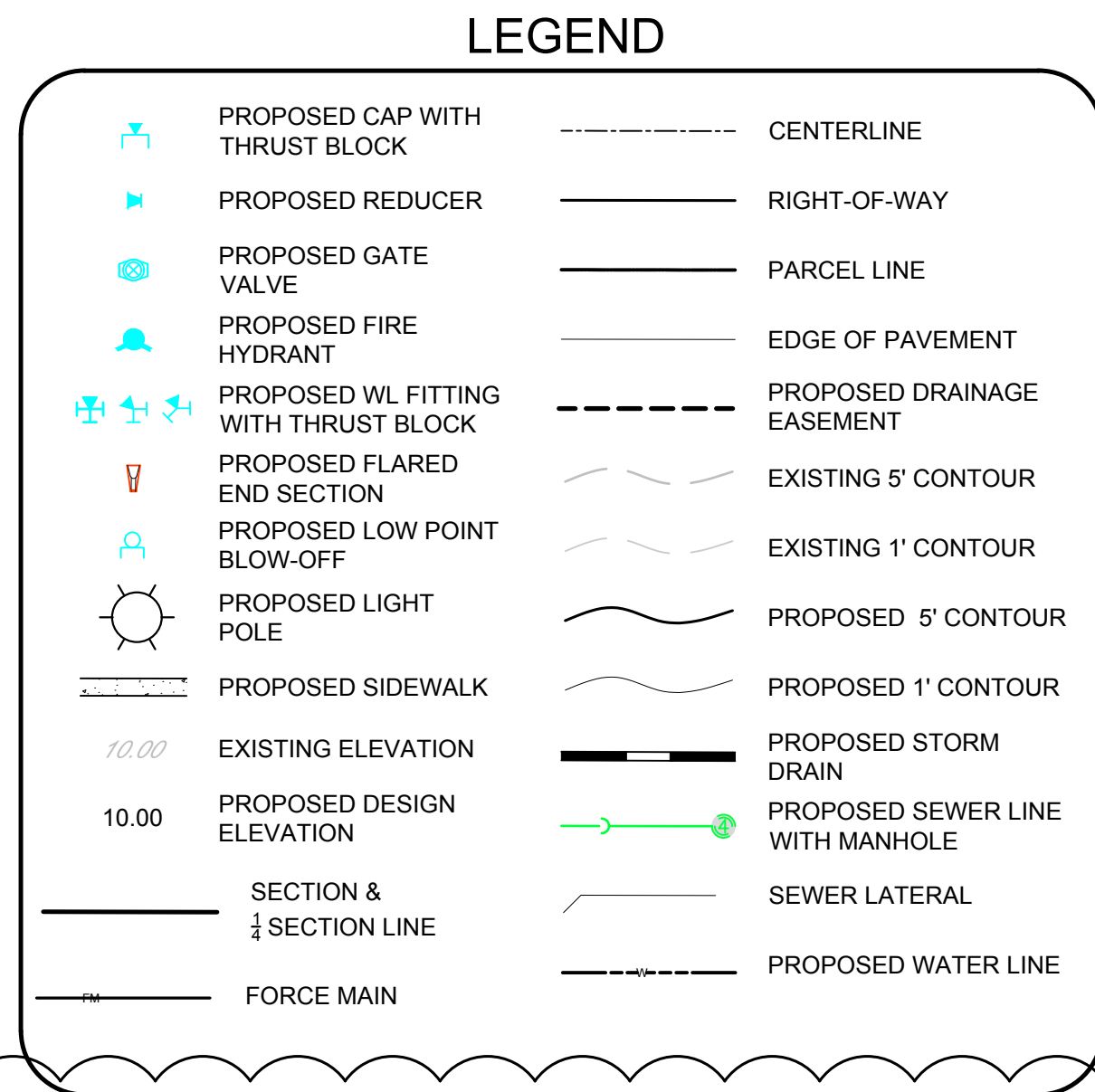
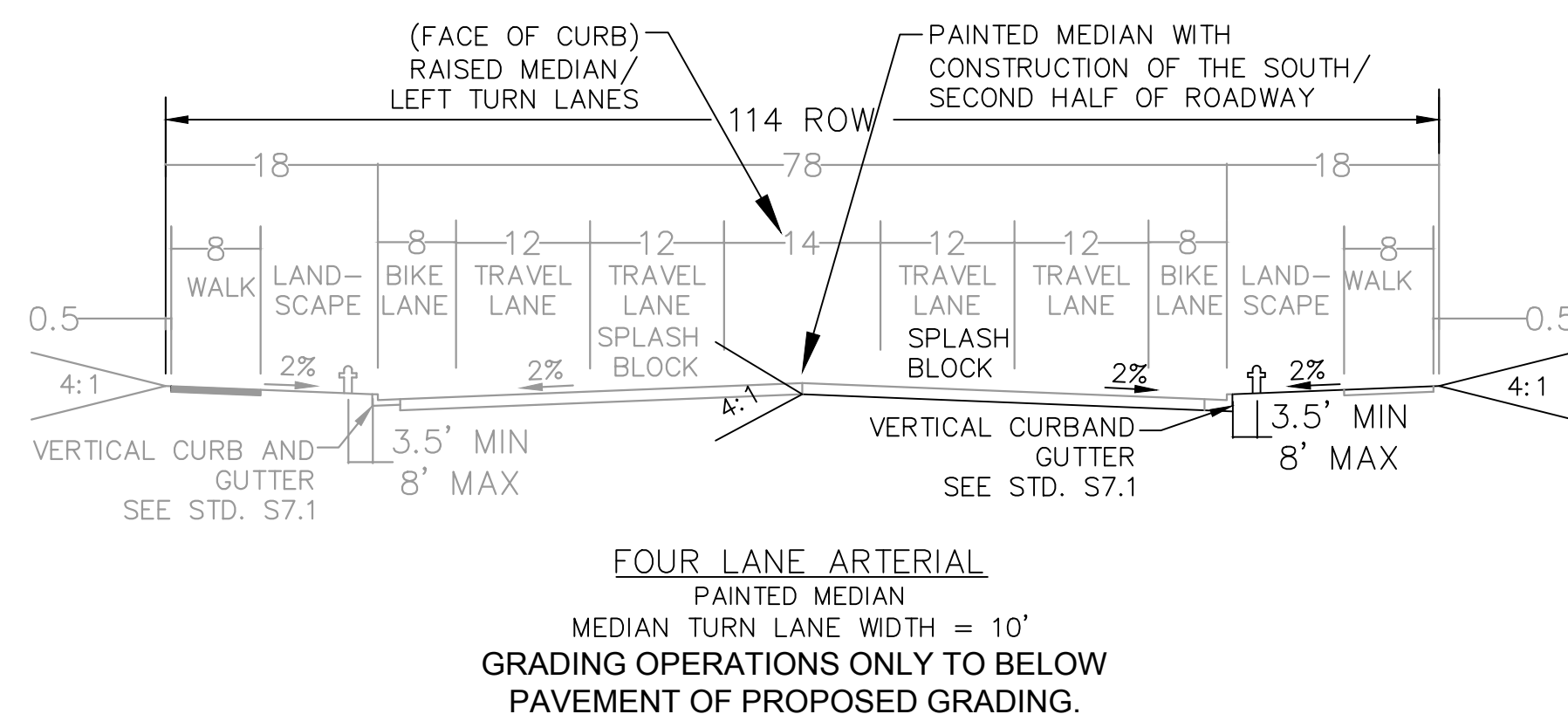
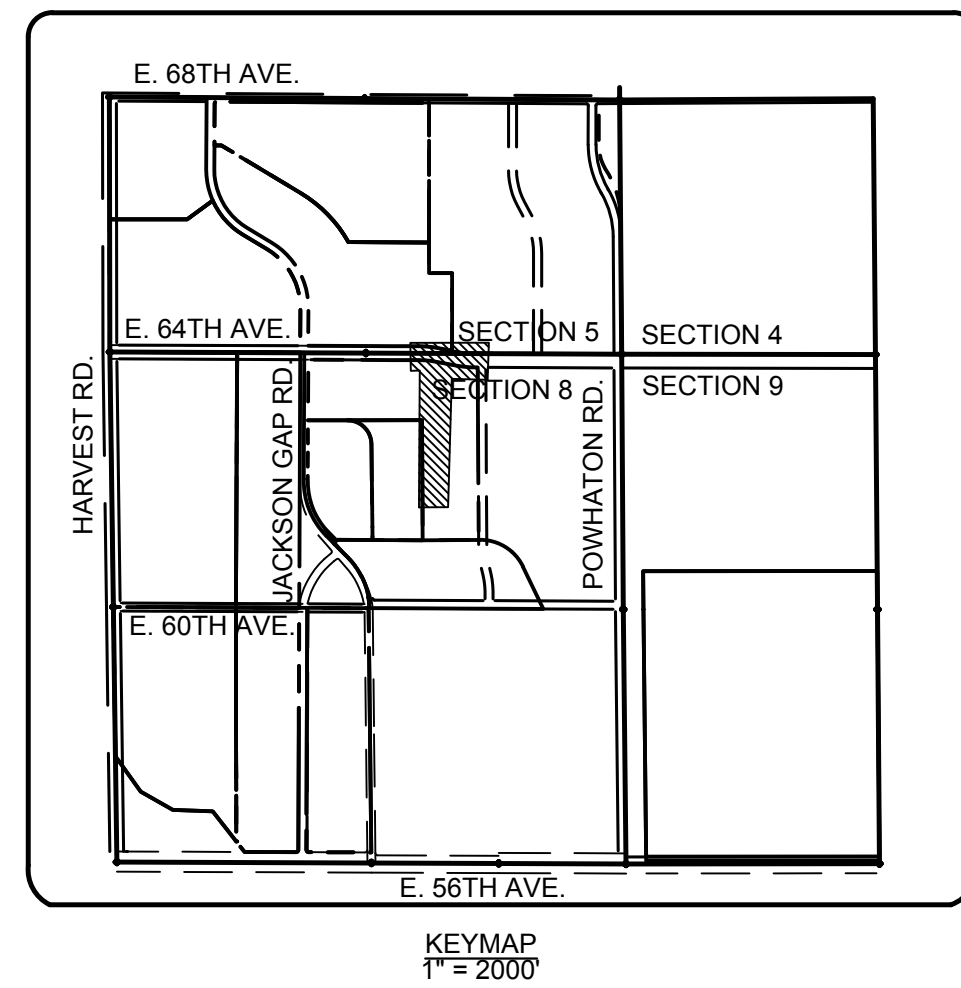
CHANNEL SECTION C-C
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LEGEND

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| | PROPOSED REDUCER | | RIGHT-OF-WAY |
| | PROPOSED GATE VALVE | | PARCEL LINE |
| | PROPOSED FIRE HYDRANT | | EDGE OF PAVEMENT |
| | PROPOSED WL FITTING WITH THRUST BLOCK | | PROPOSED DRAINAGE EASEMENT |
| | PROPOSED FLARED END SECTION | | EXISTING 5' CONTOUR |
| | PROPOSED LOW POINT BLOW-OFF | | EXISTING 1' CONTOUR |
| | PROPOSED LIGHT POLE | | PROPOSED 5' CONTOUR |
| | PROPOSED SIDEWALK | | PROPOSED 1' CONTOUR |
| | EXISTING ELEVATION | | PROPOSED STORM DRAIN |
| | PROPOSED DESIGN ELEVATION | | PROPOSED SEWER LINE WITH MANHOLE |
| | SECTION & 1/4 SECTION LINE | | SEWER LATERAL |
| | FORCE MAIN | | PROPOSED WATER LINE |



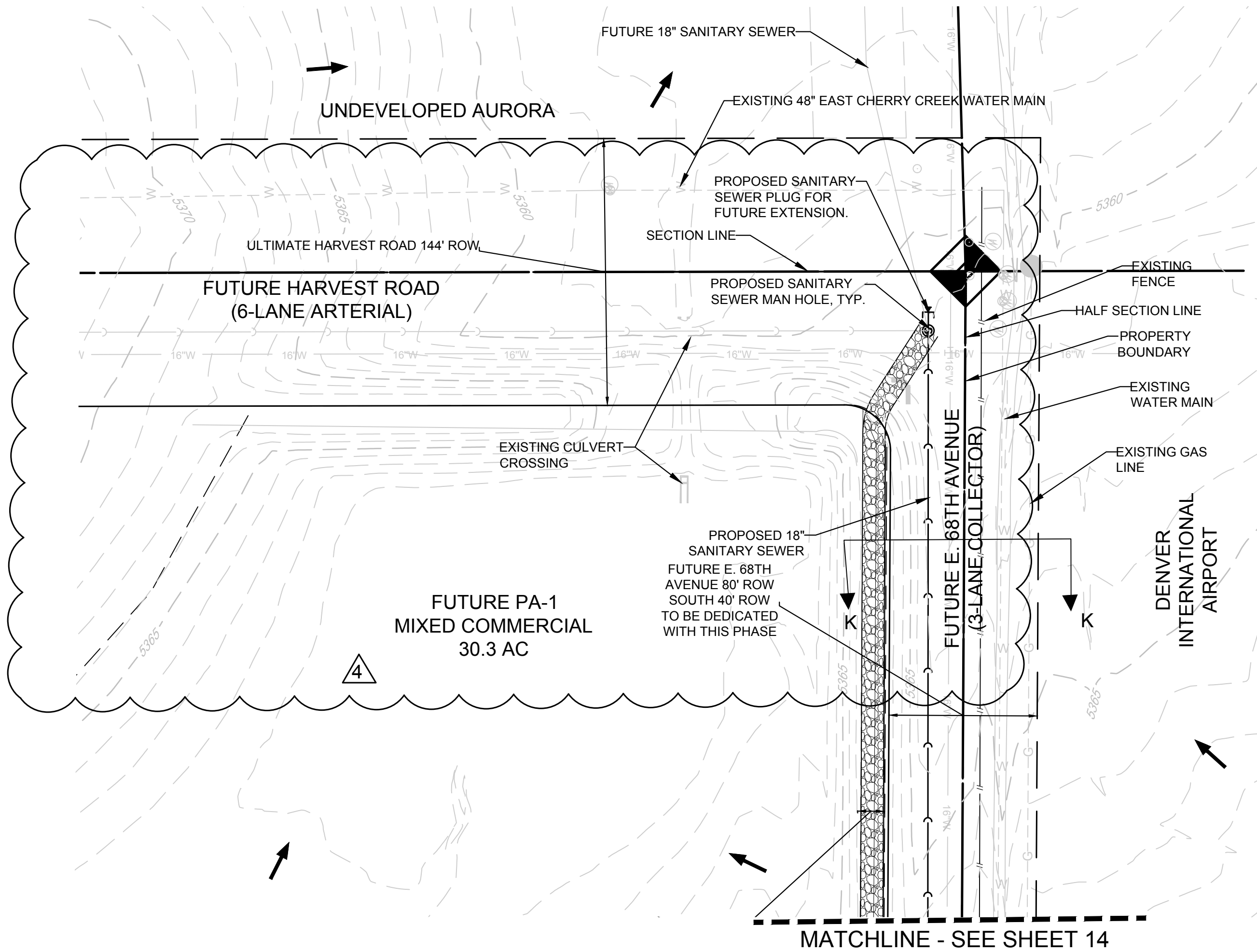
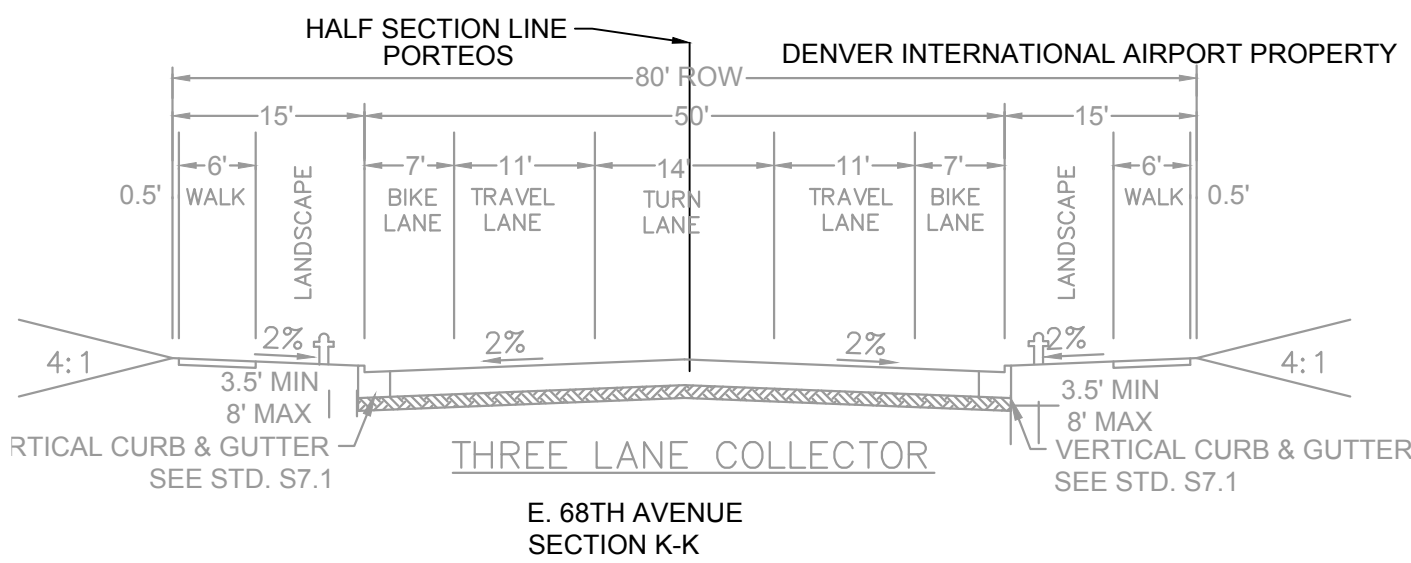
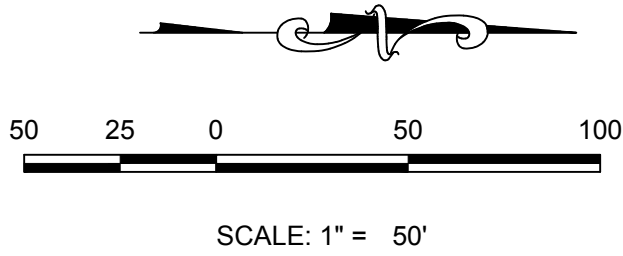
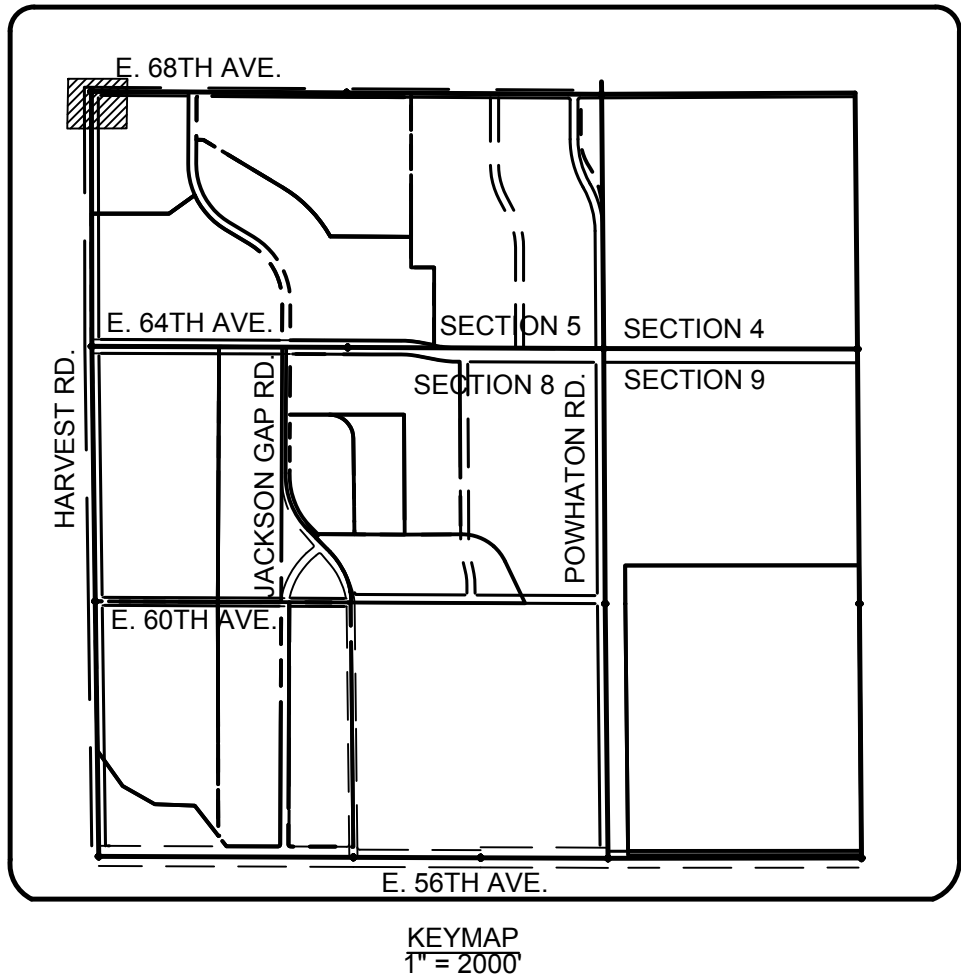
SHEET NUMBER	DRAWN BY: JF	SCALE: AS SHOWN	CHECKED BY: KK	DATE: MAY 11, 2017	PORTEOS INFRASTRUCTURE SITE PLAN E. 60TH AVENUE	ACP DIA 1287 INVESTORS, LLC 4530 E. SHEA BLVD., SUITE 100 PHOENIX, AZ 85028 ATTN: BILL WICHTERMAN P: 602.494.7800		10333 E. Dry Creek Rd., Suite 440 Englewood, CO 80150 Tel: (720) 482-9526 Fax: (720) 482-9546	4 MINOR AMENDMENT 1 3 RESUBMITTAL 2 RESUBMITTAL 1 REVIEW RESUBMITTAL DATES: 11/16/16, 2/3/17, 4/6/17, 5/11/17	No.	Revisions	Date	Init.	Appr.	Date



<div>12</div> <div>SHEET NUMBER</div>	DRAWN BY: JF	SCALE: AS SHOWN	<div>PORTEOS</div> <div>INFRASTRUCTURE SITE PLAN</div> <div>E 64TH AVENUE</div>	<div>ACP DIA 1287 INVESTORS, LLC</div> <div>4330 E SHEA BLVD., SUITE 100</div> <div>PHOENIX, AZ 85028</div> <div>ATTN: BILL WICHTERMAN</div> <div>P. 602.494.7800</div>	<div></div>	<div>10333 E. Dry Creek Rd.</div> <div>Suite 240</div> <div>Englewood, CO 80112</div> <div>Tel: (720) 482-9526</div> <div>Fax: (720) 482-9546</div>	4	MINOR AMENDMENT 1			5/16/2017
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	DATE: MAY 11, 2017	2					RESUBMITTAL			6/2/17	
		1					REVIEW RESUBMITTAL DATES: 11/16/16, 2/24/17, 4/6/17, 5/11/17				
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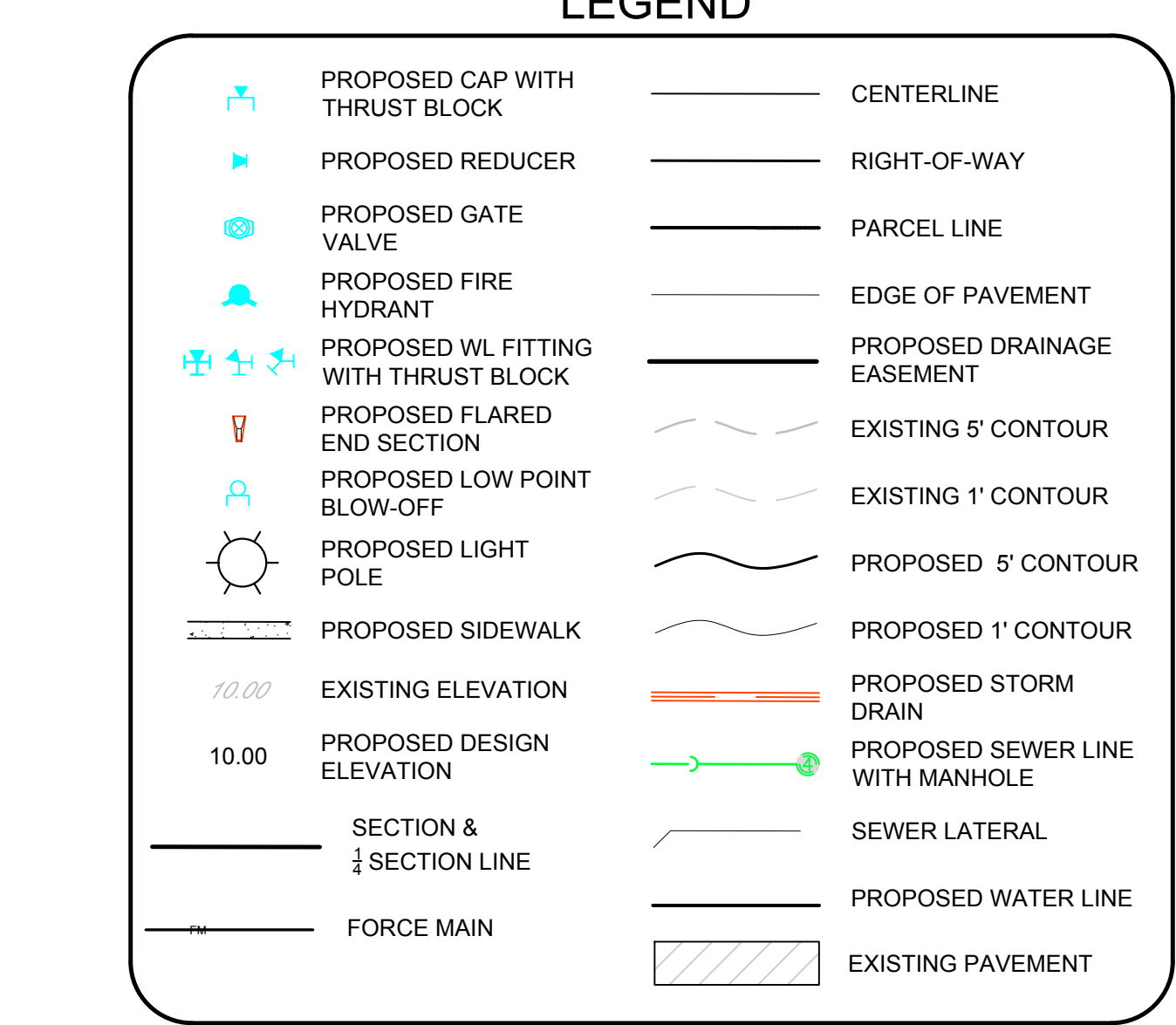
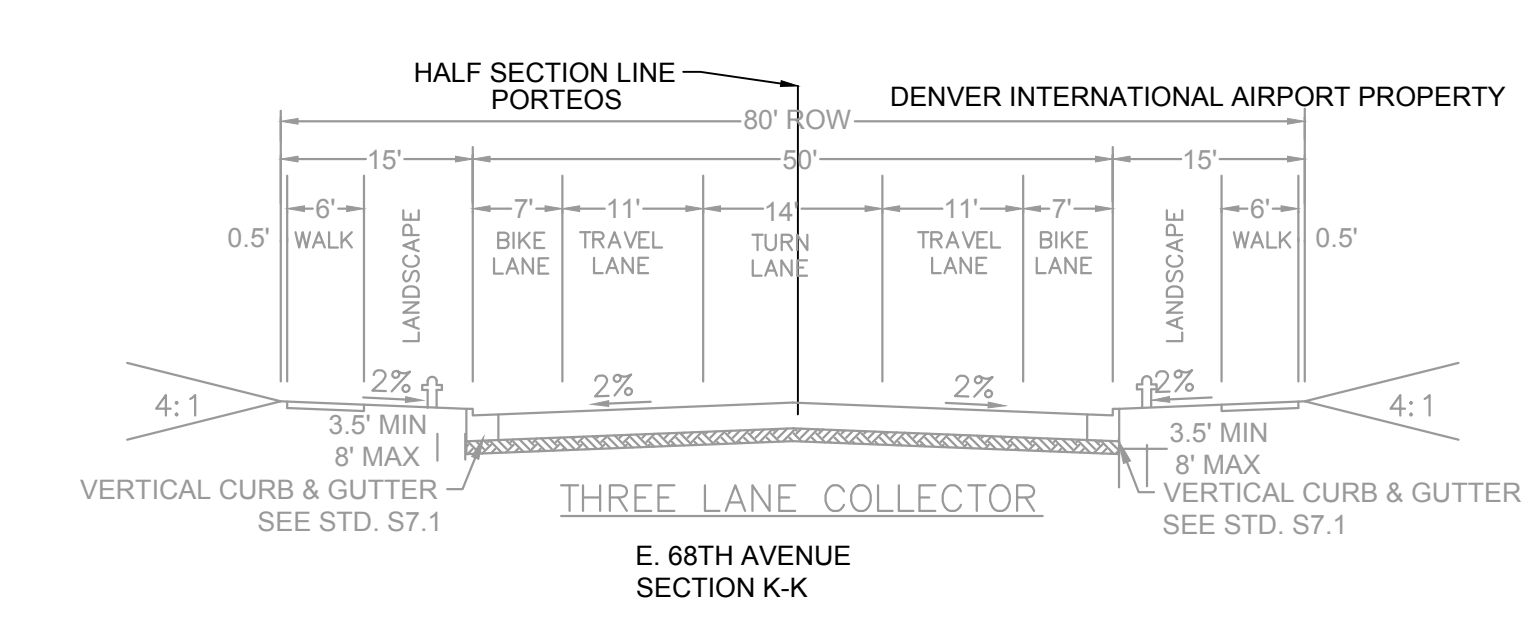
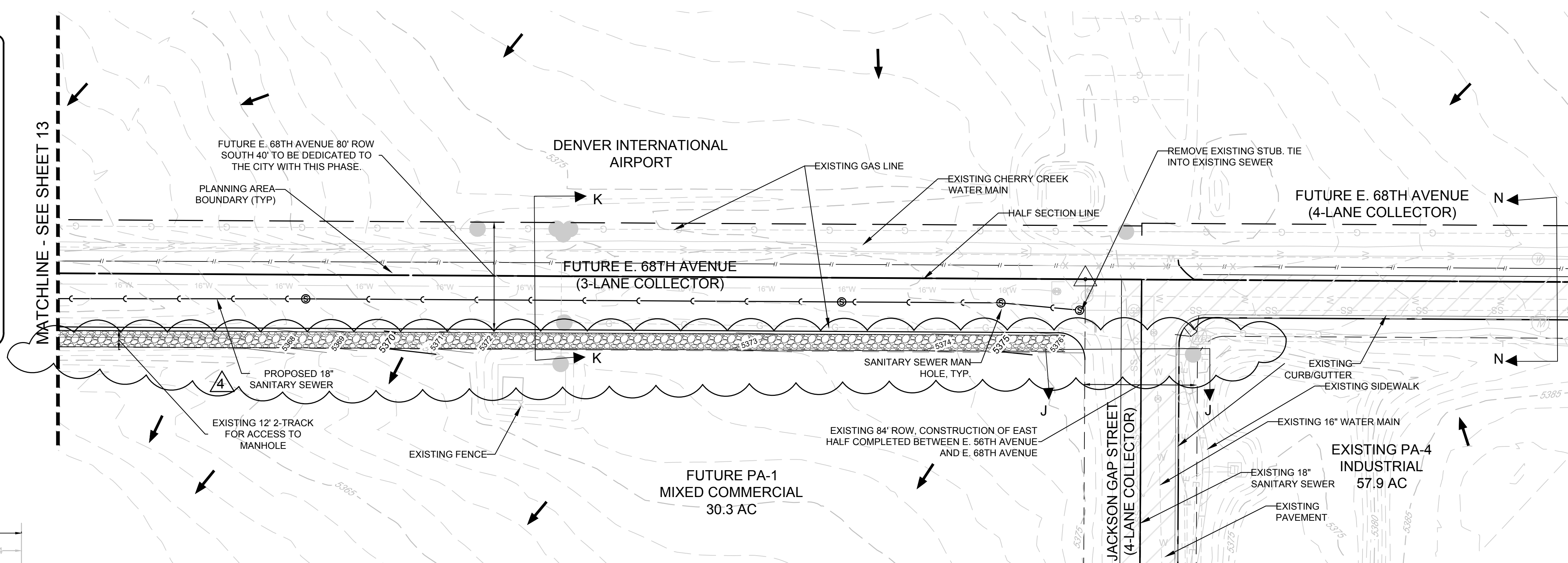
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* NOTE:
E. 68TH AVENUE WILL NOT BE CONSTRUCTED AT THIS TIME. THE PORTEOS SIDE OF THE R.O.W. WILL BE DEDICATED ONLY. UTILITY IMPROVEMENTS WILL BE CONSTRUCTED.



LEGEND			
	PROPOSED CAP WITH THRUST BLOCK		CENTERLINE
	PROPOSED REDUCER		RIGHT-OF-WAY
	PROPOSED GATE VALVE		PARCEL LINE
	PROPOSED FIRE HYDRANT		EDGE OF PAVEMENT
	PROPOSED WL FITTING WITH THRUST BLOCK		PROPOSED DRAINAGE EASEMENT
	PROPOSED FLARED END SECTION		EXISTING 5' CONTOUR
	PROPOSED LOW POINT BLOW-OFF		EXISTING 1' CONTOUR
	PROPOSED LIGHT POLE		PROPOSED 5' CONTOUR
	PROPOSED SIDEWALK		PROPOSED 1' CONTOUR
	EXISTING ELEVATION		PROPOSED STORM DRAIN
	PROPOSED DESIGN ELEVATION		PROPOSED SEWER LINE WITH MANHOLE
	SECTION & 1/4 SECTION LINE		SEWER LATERAL
	FORCE MAIN		PROPOSED WATER LINE
			EXISTING PAVEMENT

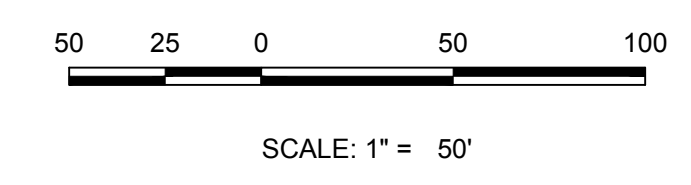
13	SHEET NUMBER		DRAWN BY: JF		SCALE: AS SHOWN	PORTEOS INFRASTRUCTURE SITE PLAN HARVEST ROAD	ACP DIA 1287 INVESTORS, LLC 4530 E SHEA BLVD., SUITE 100 PHOENIX, AZ 85028 ATTN: BILL WICHTERMAN P: 602.494.7800		10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546	4	MINOR AMENDMENT 1			5/16/2018
	CHECKED BY: KK		FILE NO:	3	RESUBMITTAL							7/7/2017		
	DATE: MAY 11, 2017			2	RESUBMITTAL							6/2/17		
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* NOTE:

1. E. 68TH AVENUE WILL NOT BE CONSTRUCTED AT THIS TIME. ONLY UTILITY IMPROVEMENTS AS SHOWN WILL BE CONSTRUCTED

2. ALL 84' ROW FOR JACKSON GAP STREET IS EXISTING. ONLY THE EAST HALF HAS BEEN CONSTRUCTED AT THIS TIME.



SHEET NUMBER <div>14</div>	DRAWN BY: JF	SCALE: AS SHOWN	PORTEOS INFRASTRUCTURE SITE PLAN E. 68TH AVENUE	ACP DIA 1287 INVESTORS, LLC 4550 E. SHEA BLVD., SUITE 100 PHOENIX, AZ 85028 ATTN: BILL WICHTERMAN P-602.494.7600		10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Attn: (720) 482-9546 Fax: (720) 482-9546	4	MINOR AMENDMENT 1			5/16/2018
	CHECKED BY: KK	FILE NO: 8130249703					3	RESUBMITTAL			7/7/2017
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BUFFER LANDSCAPE REQUIREMENTS

56TH AVENUE							
BUFFER DESCRIPTION	BUFFER WIDTH	BUFFER LENGTH	BUFFER REDUCTION FEATURES	# OF TREES REQUIRED	# OF TREES PROVIDED	# OF SHRUBS REQUIRED	# OF SHRUBS PROVIDED
STREET FRONTAGE (1 TREE / 40 FT.)	N/A	2,538 L.F.	N/A	63	55*	N/A	225 SHRUBS 454 GRASSES 91 PERENNIALS TOTAL:406 SHRUBS
POWHATON ROAD							
STREET FRONTAGE (1 TREE / 40 FT.)	N/A	1,970 L.F.	N/A	49	59	N/A	180 SHRUBS 75 GRASSES TOTAL:255 SHRUBS

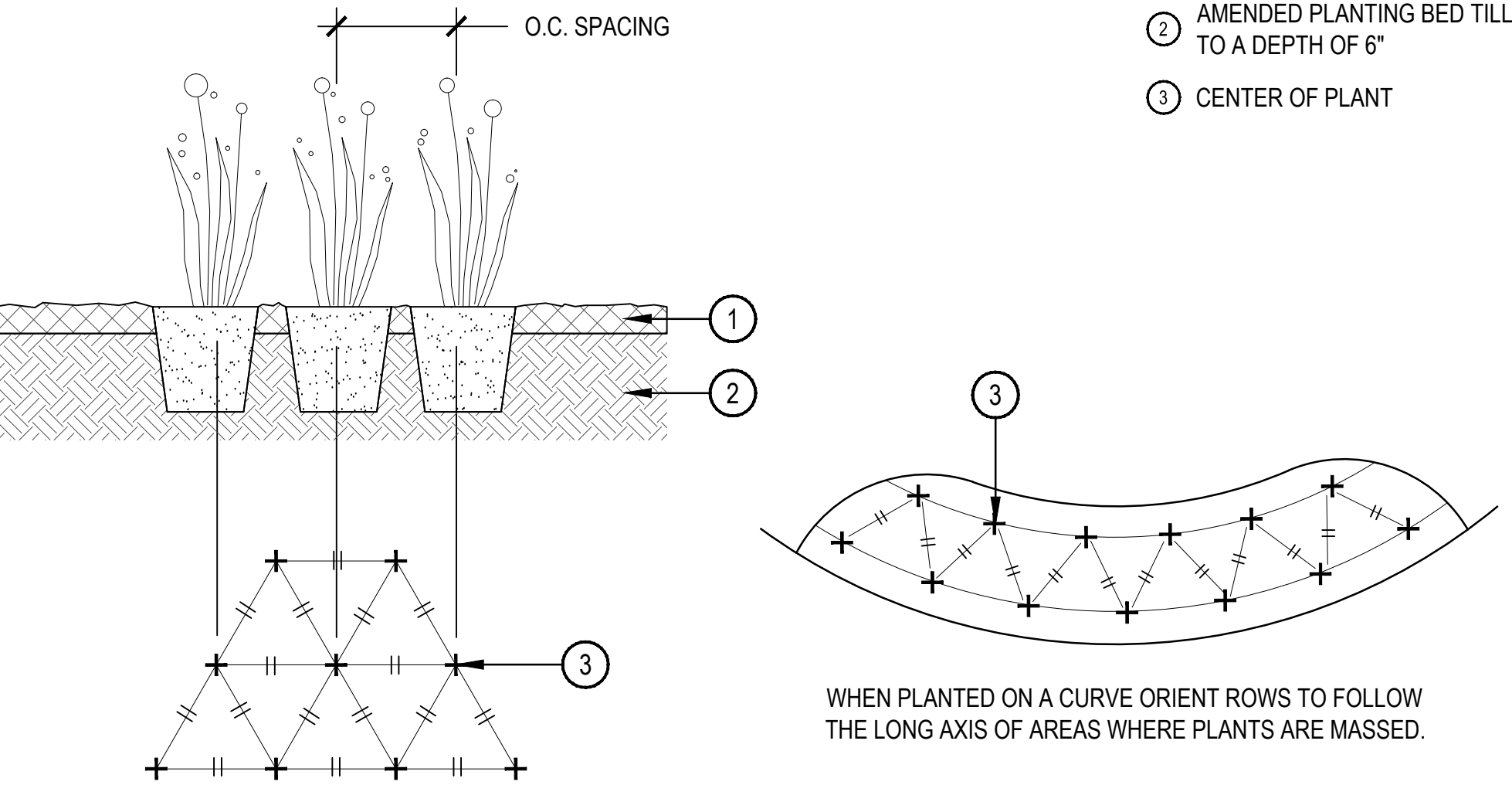
*DUE TO THE UTILITY EASEMENTS AND UTILITY ROUTING CONFLICTS, STREET TREES CANNOT BE PLANTED IN SOME AREAS. WHERE POSSIBLE THESE REQUIRED TREES HAVE BEEN RELOCATED TO OTHER AREAS.

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:
- 10 (#5 CONTAINER) SHRUBS EQUALS ONE TREE EQUIVALENT (TE)
 - 30 (#1 CONTAINER) GRASSES EQUALS ONE TREE EQUIVALENT (TE)
 - 30 (#1 CONTAINER) PERENNIALS EQUALS ONE TREE EQUIVALENT (TE)

WATER USE TABLE

AREA DESCRIPTION	WATER CONSERVING IRRIGATION (NON-SOD)	NON-WATER CONSERVING IRRIGATION (SOD)
STREET FRONTAGE & BUFFER	160,979 S.F.	N/A



1 PERENNIAL PLANT LAYOUT

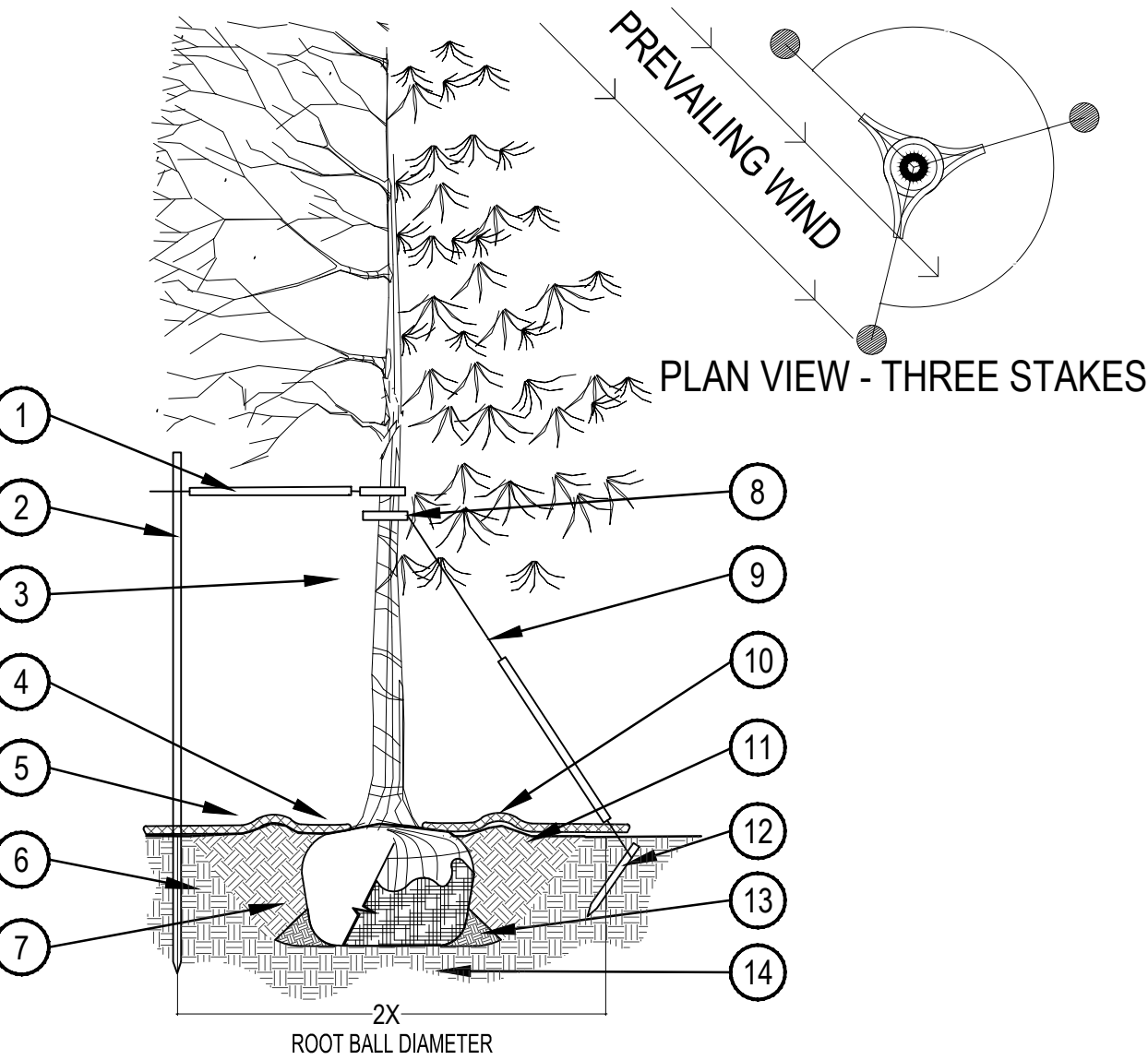
SCALE: 1" = 1'-0"

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

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

2 SHRUB PLANTING

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



3 TREE PLANTING DETAIL

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

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 PLANTING.
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 3'6" AND NOT MORE THAN 8' MAXIMUM FROM THE BACK OF THE CURB TO THE CENTER OF THE HYDRANT AND SHALL BE UNOBSTRUCTED ON THE STREET SIDE.
 27. PRIOR TO ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY (CO) FOR PLANNING AREA 12, DEVELOPER WILL COMPLETE INSTALLATION OF THE LANDSCAPING. IF ROADWAY AND HARDSCAPE CONSTRUCTION IS COMPLETED AFTER OCTOBER 15TH, A TEMPORARY CERTIFICATE OF OCCUPANCY (TCO) MAY BE ISSUED, AND THE LANDSCAPING WILL BE REQUIRED TO BE COMPLETED WITHIN 90 DAYS FROM THE FOLLOWING APRIL 15TH. .
 24. ADJUSTMENTS IN THE PLANT MATERIAL LOCATIONS WILL BE NECESSARY TO ACCOMMODATE FUTURE DRIVEWAY/CURB CUTS ASSOCIATED WITH PLANNING AREA 12.
 25. FIRE HYDRANTS MUST BE PLACED AT LEAST ONE (1) FOOT IN FRONT OR BEHIND A SIDEWALK WHILE STILL MEETING THE MINIMUM BACK OF CURB CLEARANCE REQUIREMENTS.

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 1-3/4" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)
 - 1.2 1-3/4" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE)
 - 1.3 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM
2. WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

- 1 PLACE MIN. 3/4" 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.

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SHEET NUMBER

15

DRAWN BY: LH

CHECKED BY: JB, PMLV

DATE: SEPTEMBER 1, 2016

SCALE:

AS SHOWN

FILE NO:

8130249703

PORTCOS
INFRASTRUCTURE SITE PLAN
LANDSCAPE NOTES

ACP DIA 1287 INVESTORS, LLC

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MINOR AMENDMENT

RESUBMITTAL

RESUBMITTAL

Revisions

No.

Date

Init.

Appr.

Date

5/16/18

7/7/17

9/2/17

Date

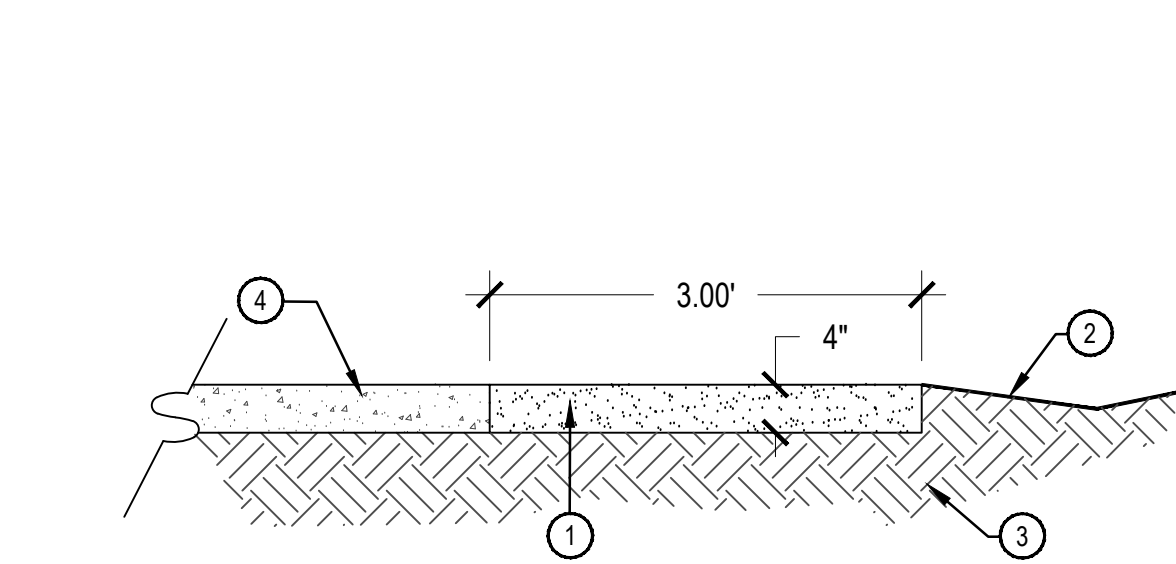
PLANTING SCHEDULE

XERIC RATING		SYM. COMMON NAME		BOTANICAL NAME		SIZE & COND.	
DECIDUOUS CANOPY TREES							
12	X	ABM	AUTUMN BLAZE MAPLE	ACER X FREEMANII 'AUTUMN BLAZE'		2.5" CAL. MIN. B&B	
4	XX	SWO	SWAMP WHITE OAK	QUERCUS BICOLOR		2.5" CAL. MIN. B&B	
3	XX	KCT	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICA		2.5" CAL. MIN. B&B	
19	X	CAL	WESTERN CATALPA	CATALPA SPECIOSA		2.5" CAL. MIN. B&B	
12	X	SKY	SKYLINE LOCUST	GLEDTISIA TRIACANTHOS INERMIS 'SKYLINE'		2.5" CAL. MIN. B&B	
TOTAL: 50							
EVERGREEN TREES							
40	XXX	AUS	AUSTRIAN PINE	PINUS NIGRA		6'-8' HGT. MIN. B&B	
TOTAL: 40							
DECIDUOUS ORNAMENTAL TREES							
9	XX	CHP	CHANTICLEER PEAR	PYRUS CALLERYANA 'CHANTICLEER'		2" CAL., B&B	
11	XX	TCH	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS-GALLI 'INERMIS'		2" CAL., B&B	
1	X	WAS	WASHINGTON HAWTHORN	CRATAEGUS PHAENOPYRUM		2" CAL., B&B	
1	X	STC	SARGENTINA CRAB	MALUS SARGENTINA 'TINA'		2" CAL., B&B	
1	X	PRC	PRAIRIEFIRE CRAB	MALUS 'PRAIRIE FIRE'		2" CAL., B&B	
TOTAL: 23							
DECIDUOUS SHRUBS- 5'-7' SPREAD							
15	XX	PBB	COMPACT PURPLE BUTTERFLY BUSH	BUDDLEA DAVIDII NANHOENSIS 'PETITE PLUM'		#5 CONT.	
19	XX	SWN	SUMMER WINE NINEBARK	PHYSOCARPUS OPULIFOLIUS 'SEWARD'		#5 CONT.	
10	XX	MKL	MISS KIM DWARF LILAC	SYRINGA PATULA 'MISS KIM'		#5 CONT.	
17	XX	WWR	WINE AND ROSES WEIGELA	WEIGELA FLORIDA 'ALEXANDRA'		#5 CONT.	
24	XX	BMS	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS		#5 CONT.	
13	XX	DNB	DWARF NINEBARK	PHYSOCARPUS OPULIFOLIUS		#5 CONT.	
12	XX	RSA	RUSSIAN SAGE	PEROVSKIA ARTIPLICIFOLIA		#5 CONT.	
24	XXX	FER	FERNBUSH	CHAMAEBATIARIA MILLEFOLIUM		#5 CONT.	
6	XXX	YCU	GOLDEN CURRANT	RIBES AUREUM		#5 CONT.	
TOTAL: 140							
DECIDUOUS SHRUBS- 7'-9' SPREAD							
19	XX	MCL	MISS CANADA LILAC	SYRINGA X PRESTONIAE 'MISS CANADA'		#5 CONT.	
18	XX	BBS	BURNING BUSH	EUONYMUS ALATUS		#5 CONT.	
12	XX	MLC	CHEYENNE MOCKORANGE	PHILADELPHUS LEWISSII CHEYENNE		#5 CONT.	
TOTAL: 52							
EVERGREEN SHRUBS							
57	XX	BRO	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'		#5 CONT.	
29	XX	BCJ	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'		#5 CONT.	
42	XXX	MAN	PANCHITO MANZANITA	ARCTOSTAPHYLOS 'PANCHITO'		#5 CONT.	
39	XX	SGB	SPANISH GOLD BROOM	CYTISUS PURGAN 'SPANISH GOLD'		#5 CONT.	
19	XX	ARC	ARCADIA JUNIPER	JUNIPERUS SABINA 'ARCADIA'		#5 CONT.	
31	XXX	ITY	IVORY TOWER YUCCA	YUCCA FILAMENTOSA 'IVORY TOWER'		#5 CONT.	
TOTAL: 217							

XERIC RATING	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.
GRASSES				
126 X	AVG	BLUE AVENA GRASS	HELICTOTRICHON SEMPERVIRENS	#1 CONT.
167 XXX	SHG	SHENANDOAH SWITCH GRASS	PANICUM 'SHENANDOAH'	#1 CONT.
198 X	FRG	FEATHER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'KARL FOERSTER'	#1 CONT.
51 XXX	HMG	HEAVY METAL SWITCHGRASS	PANICUM VIRGATUM 'HEAVY METAL'	#1 CONT.
48 XXX	LBG	LITTLE BLUESTEM GRASS	SCHIZACHYRIUM SCOPARIUM	#1 CONT.
76 X	MAG	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	#1 CONT.
TOTAL: 666				
PERENNIALS				
51 XX	CMT	CATMINT	NEPETA X FAASSENII	#1 CONT.
40 XX	DDY	STELLA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	#1 CONT.
TOTAL: 91				

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




- ① COMPACTED CRUSHER FINES
- ② SLOPE ADJACENT GRADE AWAY
- ③ COMPACTED SUBGRADE
- ④ ADJACENT CONCRETE WALK
RE: CIVIL

COMPACTION NOTES:

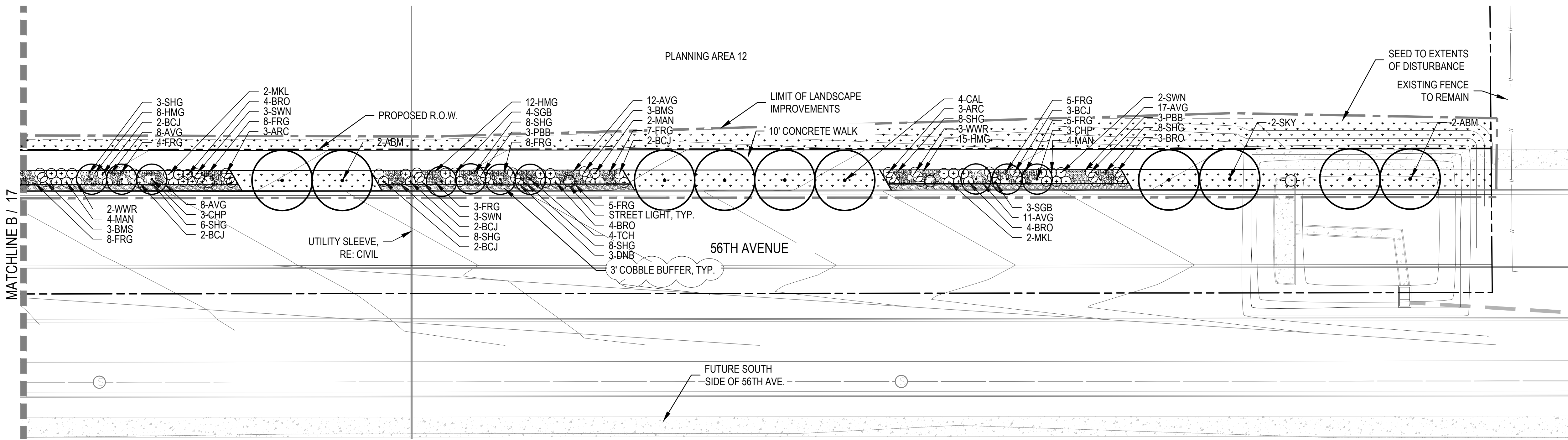
1. COMPACT WET FOR BEST RESULTS.
2. USE A SMALL (4") RIDING ROLLER TO COMPACT
3. CROWN TRAIL IN FLAT AREAS (AS SHOWN).
4. CROSS-SLOPE TRAIL AT 1-2% WITH GRADE WHERE TOPOGRAPHY DICTATES.
5. INTEGRATE STABILIZER / BINDING AGENT INTO CRUSHER FINES.

① 3' CRUSHER FINES TRAIL

SCALE: 3/4" = 1'-0"

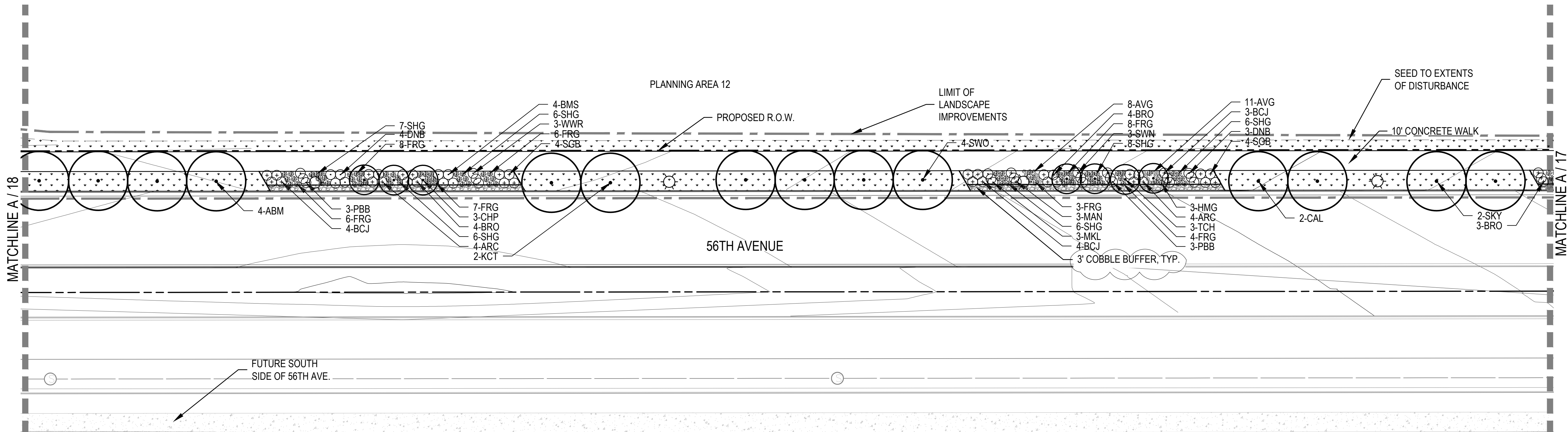
SHEET NUMBER <div>16</div>	DRAWN BY: LH		SCALE: AS SHOWN	PORTEOS INFRASTRUCTURE SITE PLAN PLANT SCHEDULE	ACP DIA 1287 INVESTORS, LLC 4530 E SHEA BLVD., SUITE 100 PHOENIX, AZ 85028 ATTN: BILL WICHTERMAN P: 602.494.7800	<div> NORRIS DESIGN <small>Planning Landscape Architecture Project Management</small> Norris Design 101 Barncock Street Denver, CO 80204 P 303.892.1166 www.norris-design.com</div>	4	MINOR AMENDMENT	5/16/18			
	CHECKED BY: JS, PM, LV		FILE NO:				3	RESUBMITTAL	7/7/17			
	DATE: SEPTEMBER 1, 2016		813249703				2	RESUBMITTAL	6/2/17			
							1	REVIEW RESUBMITTAL DATES: 11/6/16, 2/3/17, 4/6/17, 5/11/17				
							No.	Revisions	Date	Init.	Appr.	Date

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17
LANDSCAPE PLAN

SCALE: 1" = 30'



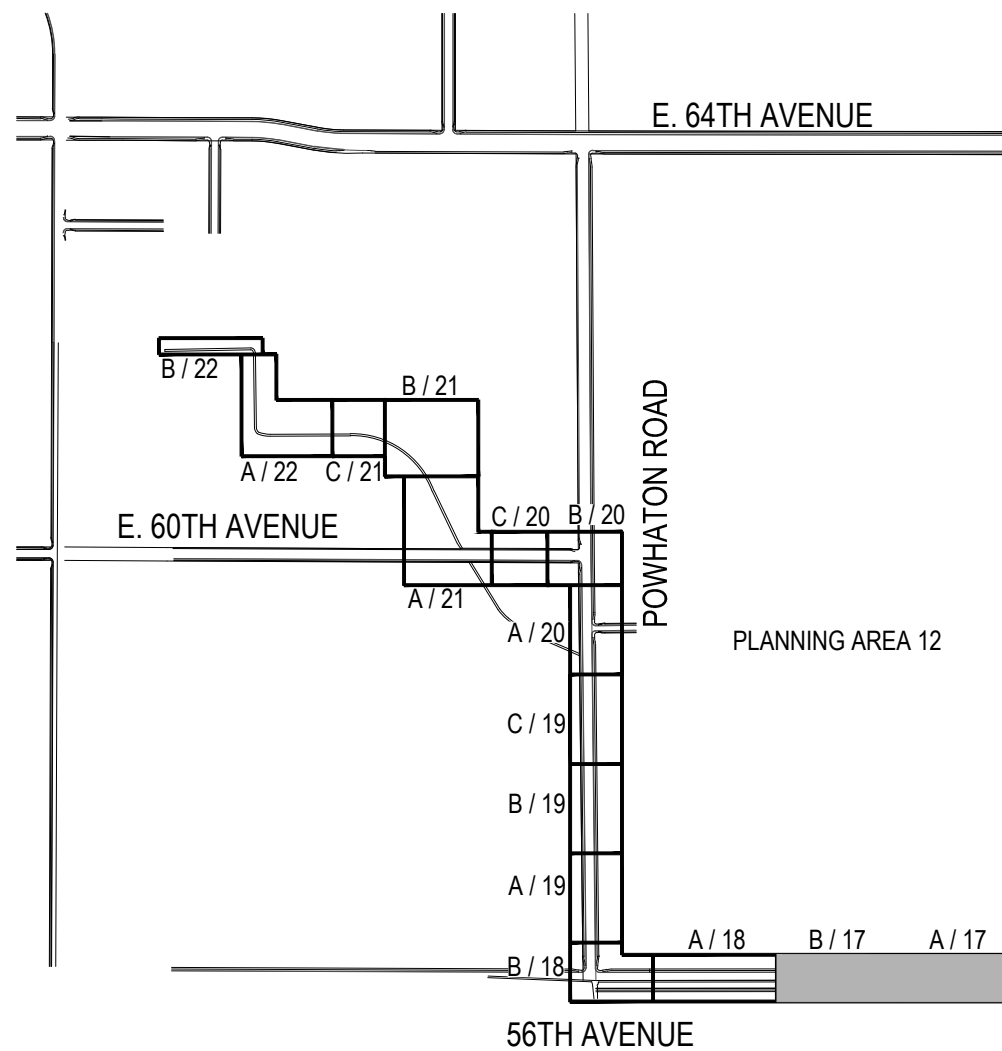
B
17
LANDSCAPE PLAN

SCALE: 1" = 30'

LEGEND

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

KEY MAP



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	LH		AS SHOWN
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17	DATE:		8130249703
	SEPTEMBER 1, 2016		

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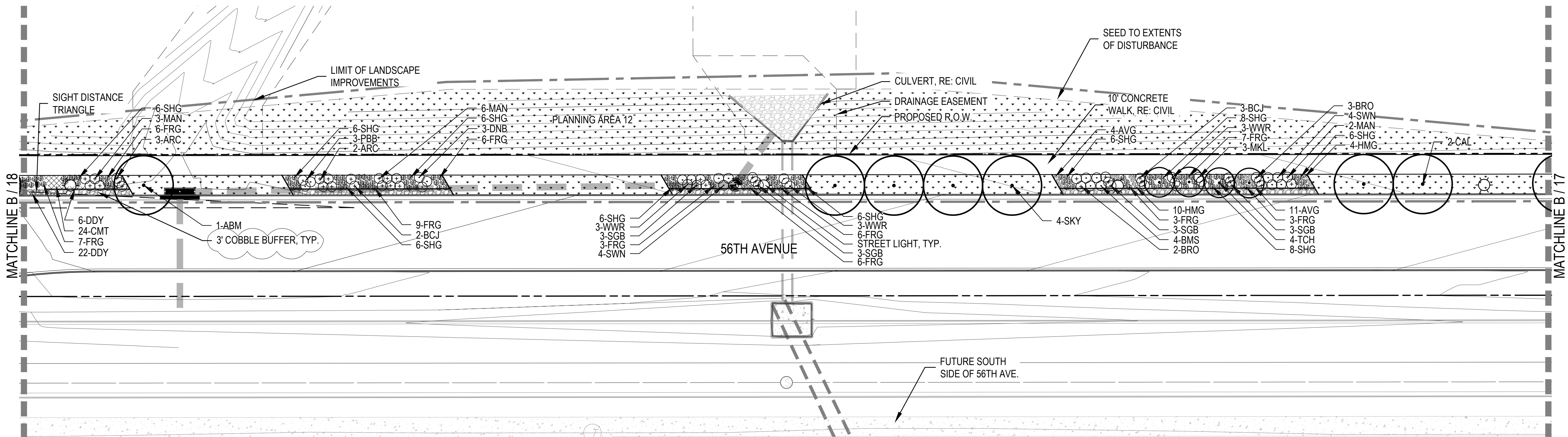
PORTCOS
INFRASTRUCTURE SITE PLAN
LANDSCAPE PLAN

ACP DIA 1287 INVESTORS, LLC
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PHOENIX, AZ 85028
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4	MINOR AMENDMENT				5/16/18
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2	RESUBMITTAL				9/2/17
1	REVIEW RESUBMITTAL DATES: 11/16/16, 2/3/17, 4/6/17, 5/11/17				

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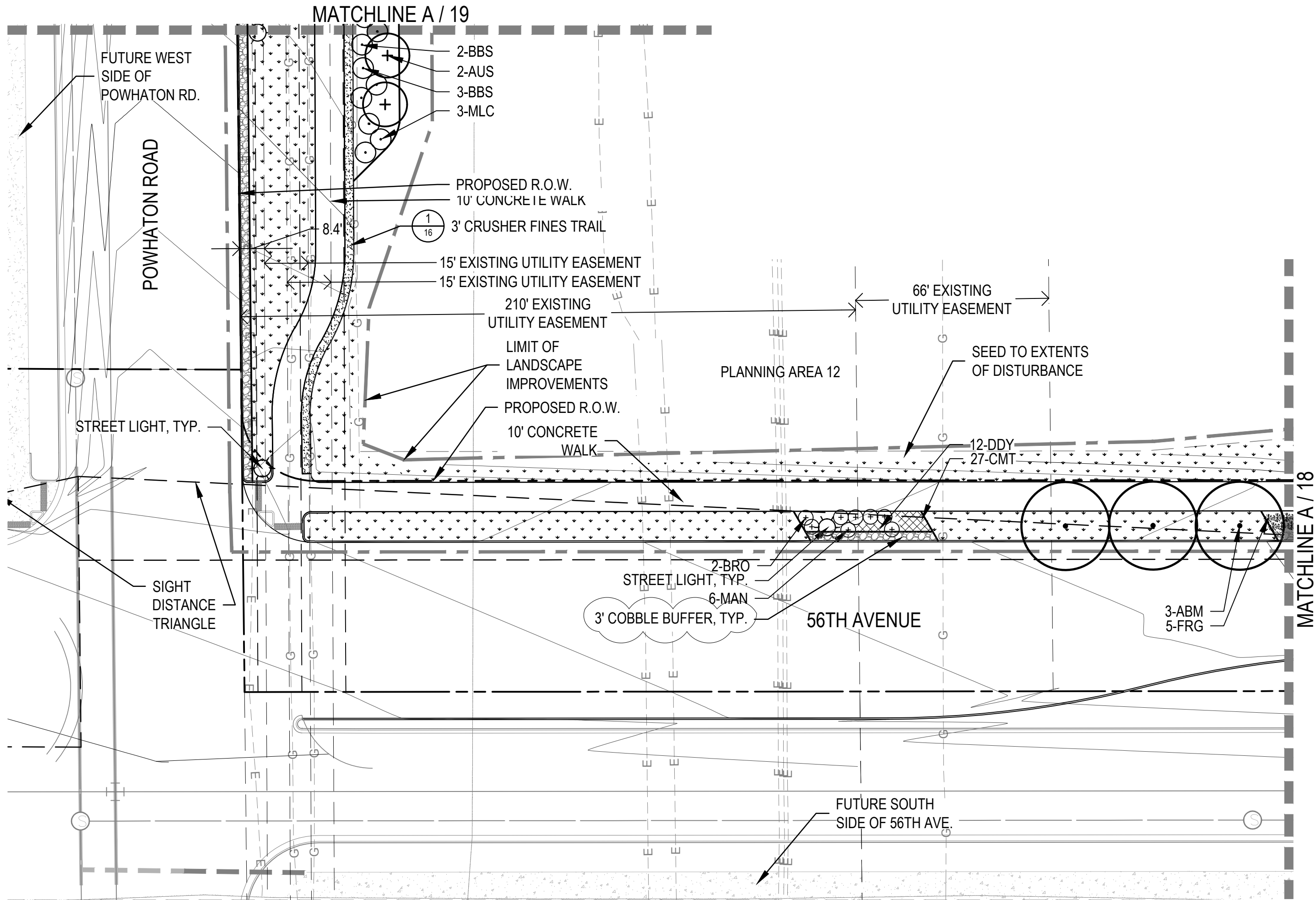


A
18
LANDSCAPE PLAN

SCALE: 1" = 30'

LEGEND

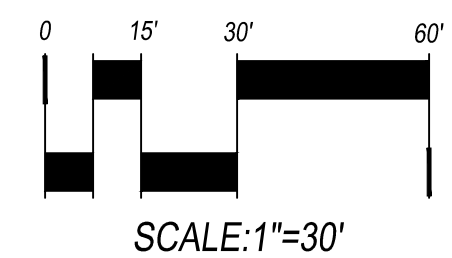
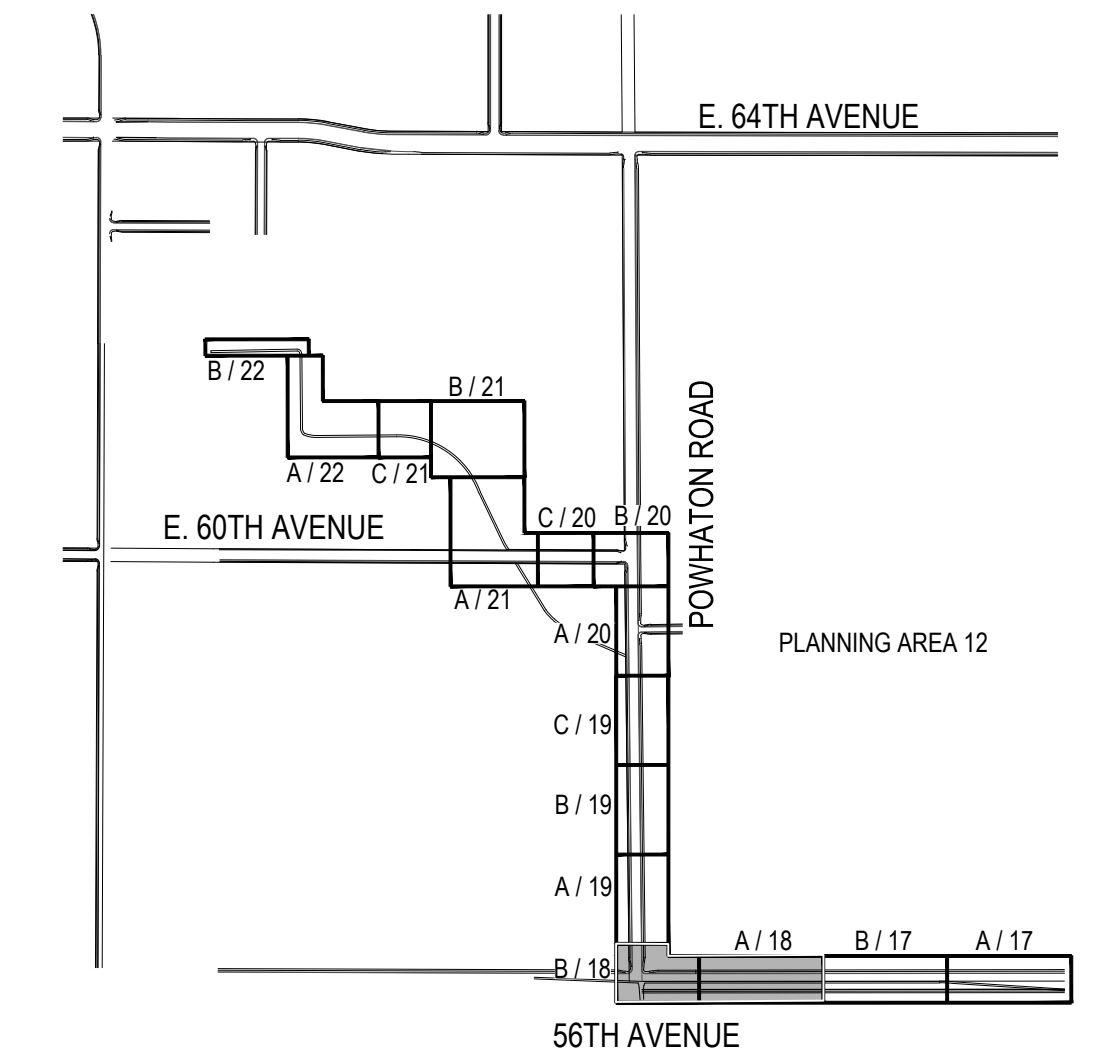
- CANOPY TREE
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B
18
LANDSCAPE PLAN

SCALE: 1" = 30'

KEY MAP



SCALE: 1" = 30'

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

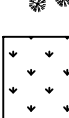
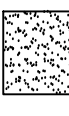









PORTCOS
INFRASTRUCTURE SITE PLAN
LANDSCAPE PLAN

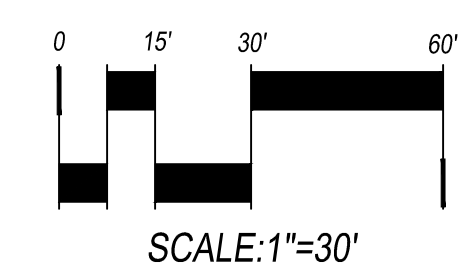
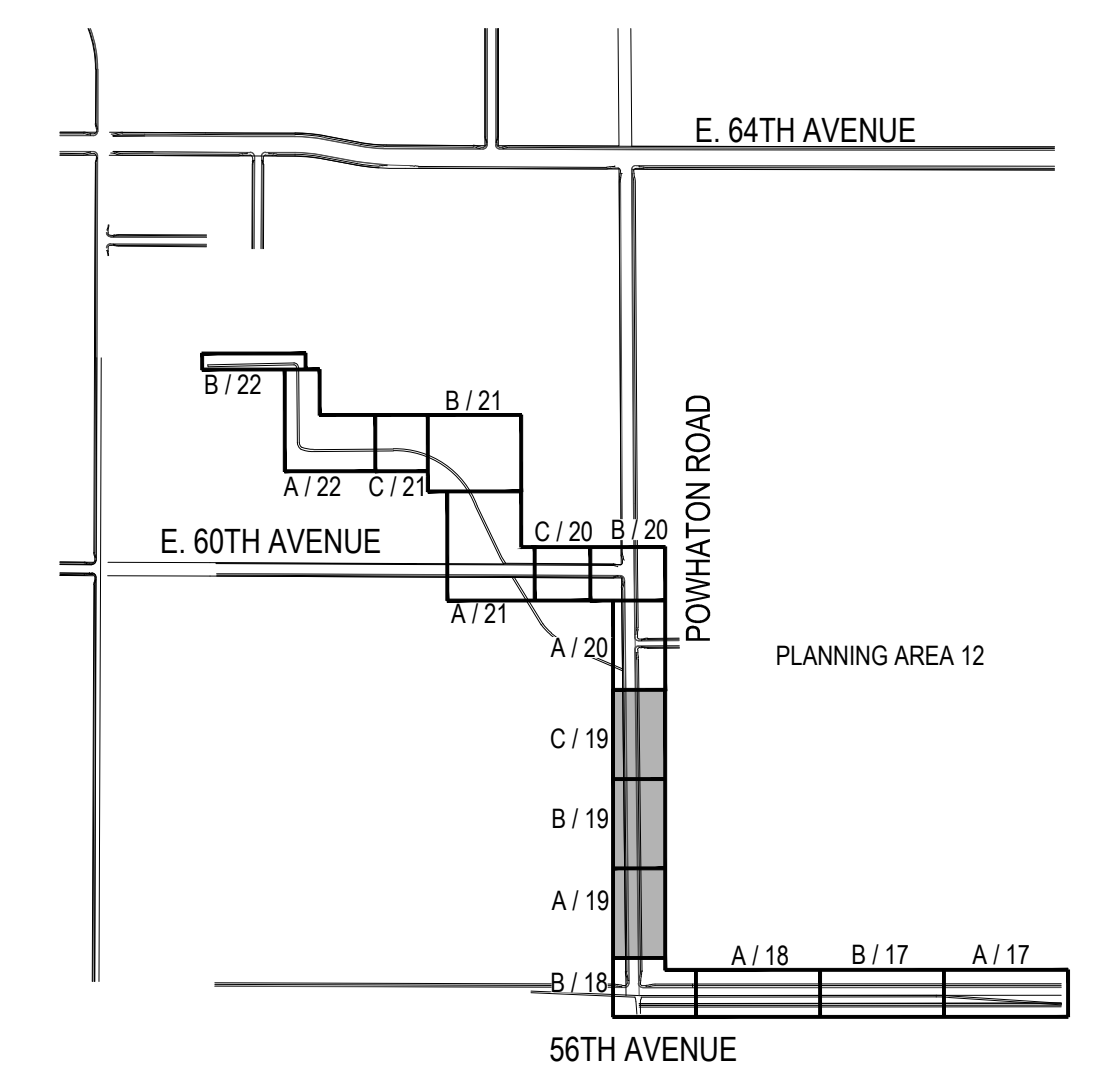
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4	MINOR AMENDMENT				5/16/18
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1	REVIEW RESUBMITTAL	11/16/16, 2/3/17, 4/6/17, 5/11/17			



- | | |
|---|---------------------------------|
|  | CANOPY TREE |
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|  | 4"-6" ROCK COBBLE |
|  | STEEL EDGER |
|  | LIMIT OF LANDSCAPE IMPROVEMENTS |
|  | STREET LIGHT |
|  | FIRE HYDRANT |
|  | PROPOSED CONTOURS - MAJOR |
|  | PROPOSED CONTOURS - MINOR |
|  | EXISTING CONTOURS |



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19

SHEET NUMBER

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FILE NO:

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INFRASTRUCTURE SITE PLAN

LANDSCAPE PLAN

ACP DIA 1287 INVESTORS, LLC

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4 MINOR AMENDMENT

3 RESUBMITTAL

2 RESUBMITTAL

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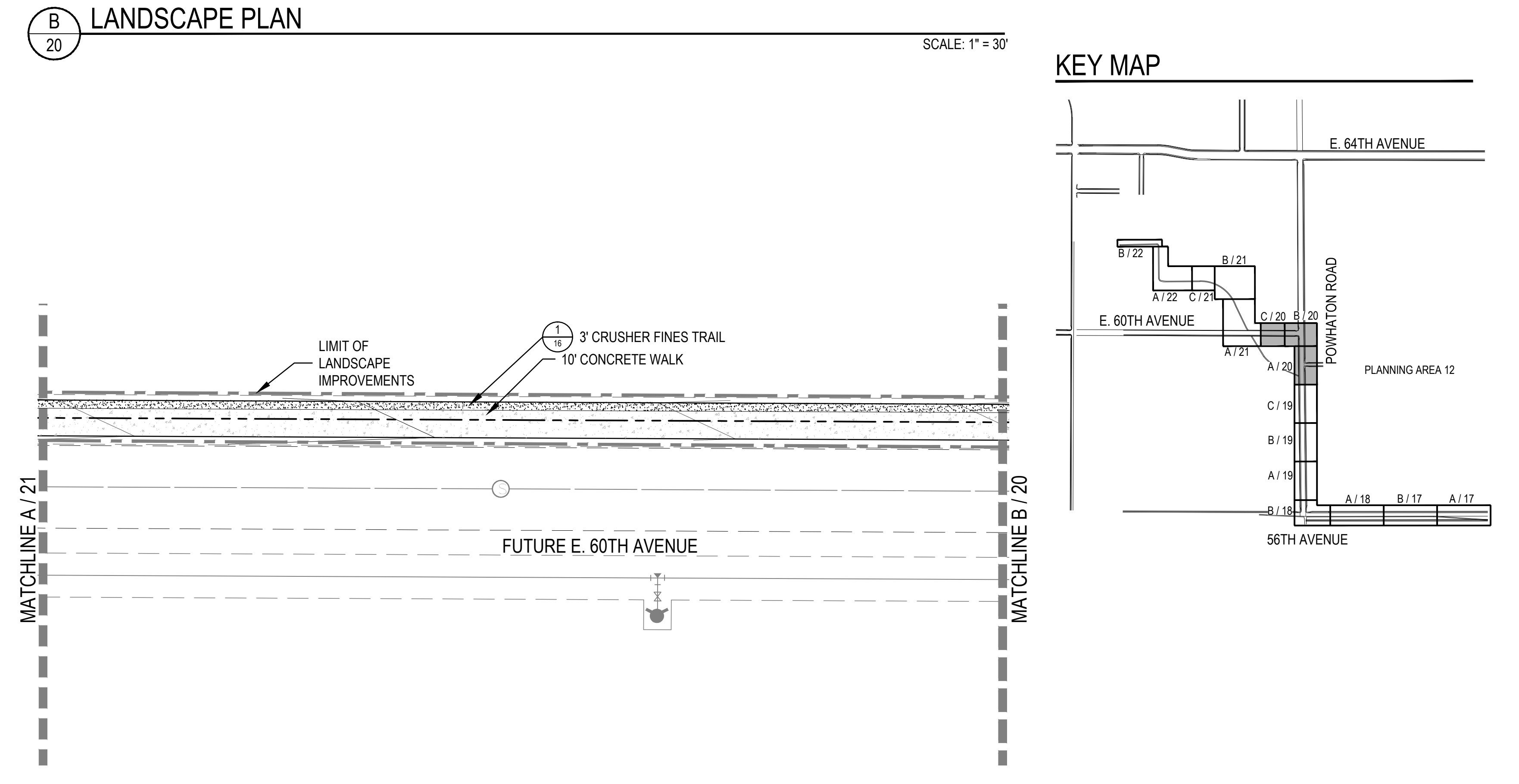
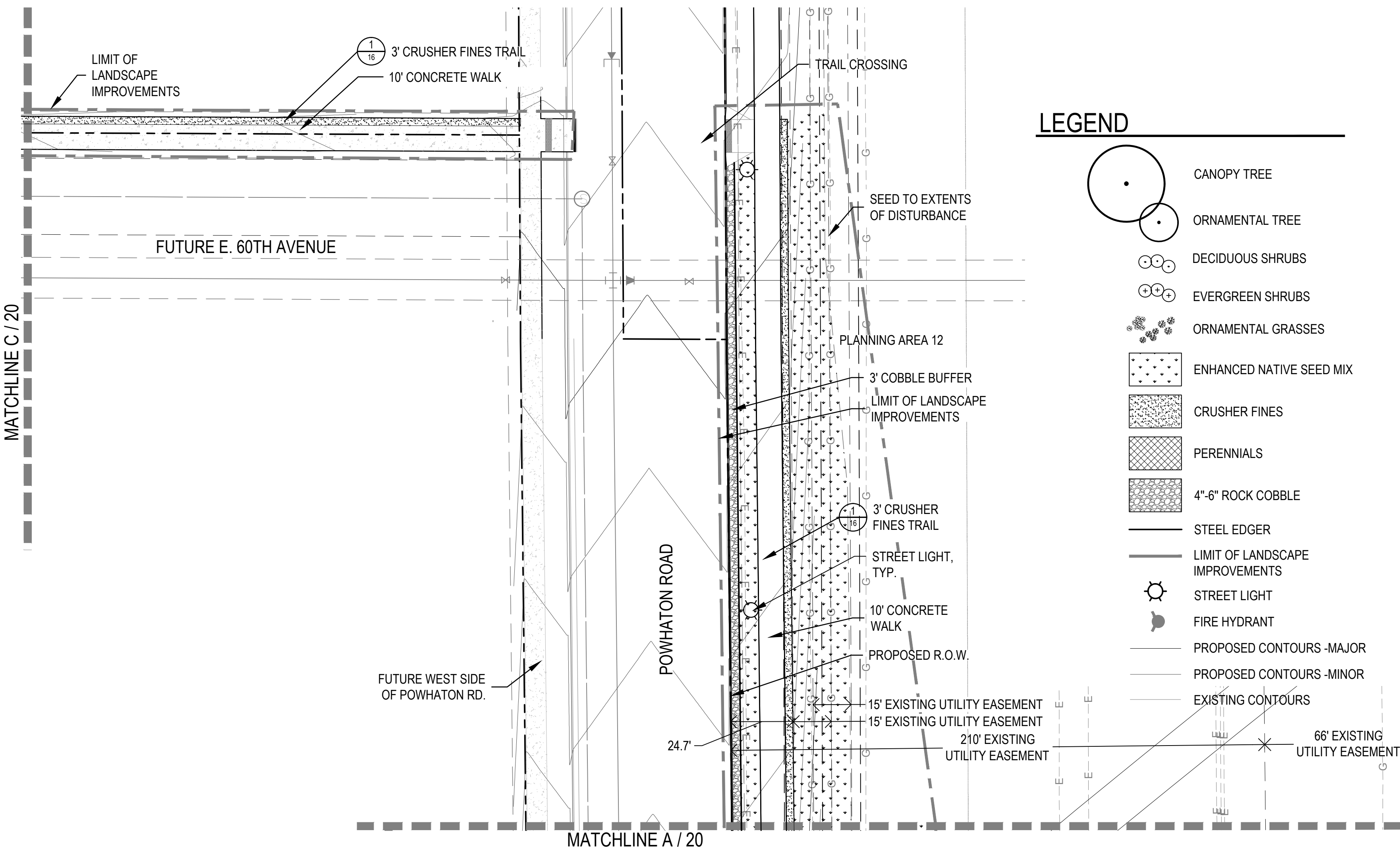
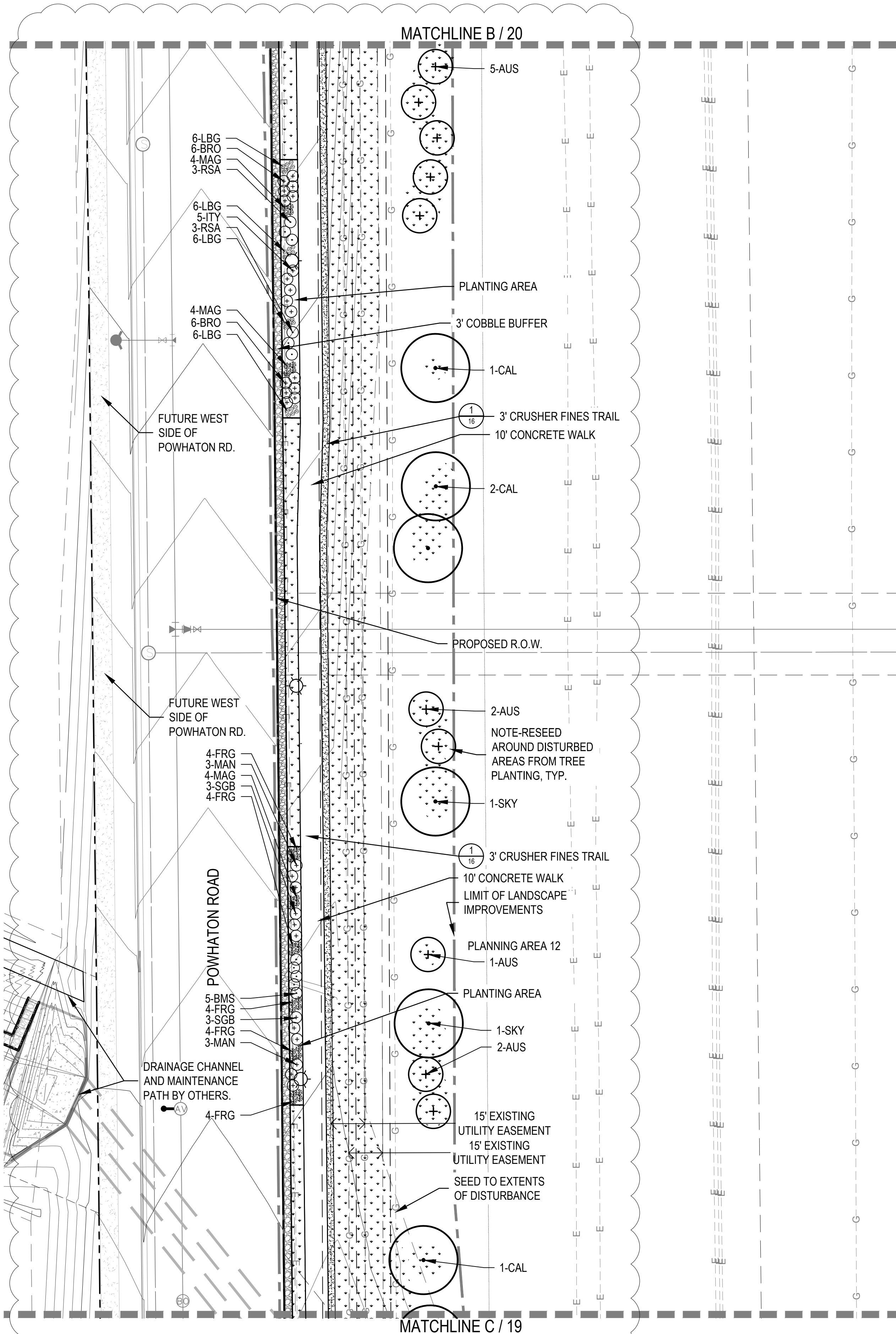
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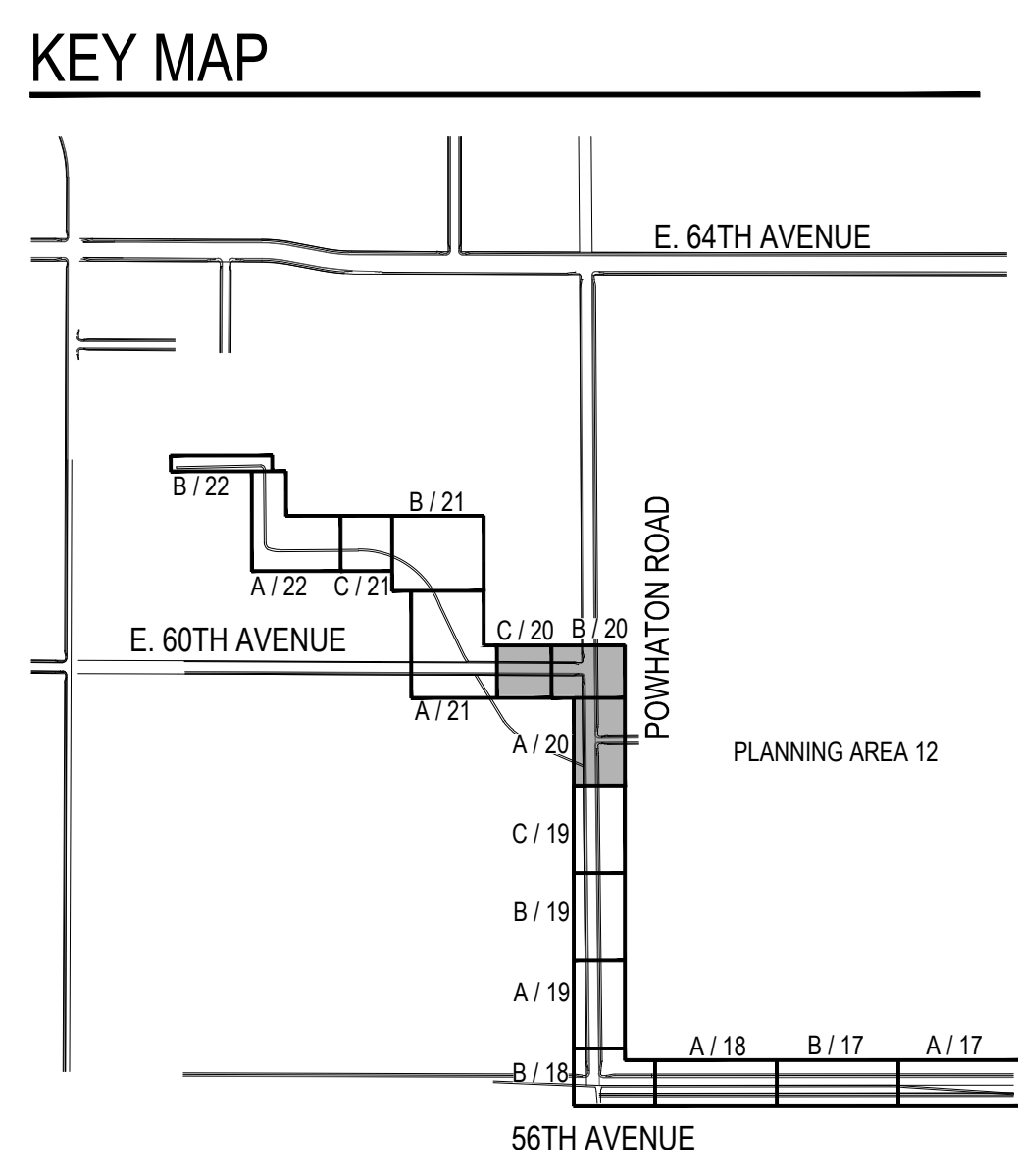
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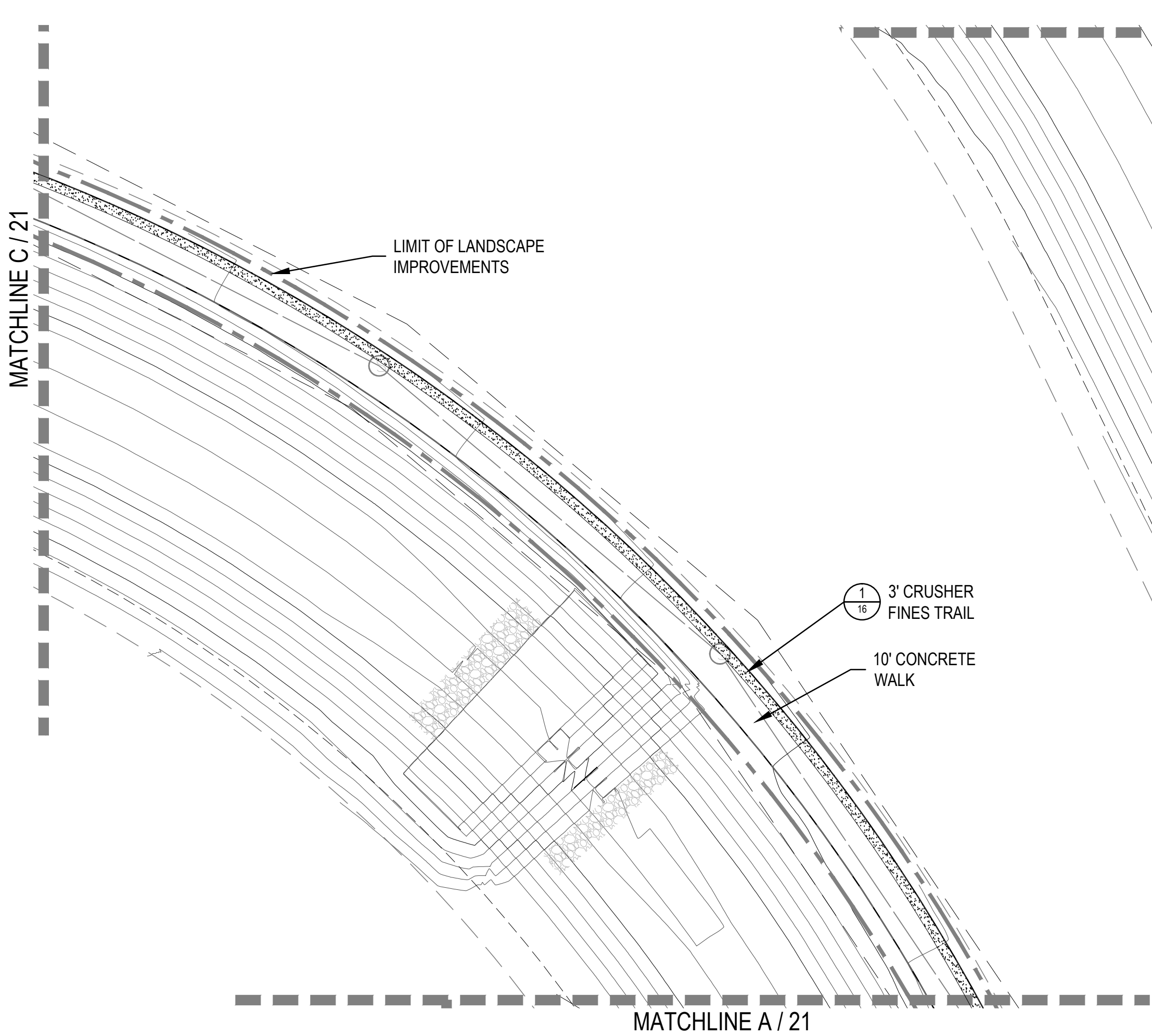


- LEGEND**
- CANOPY TREE
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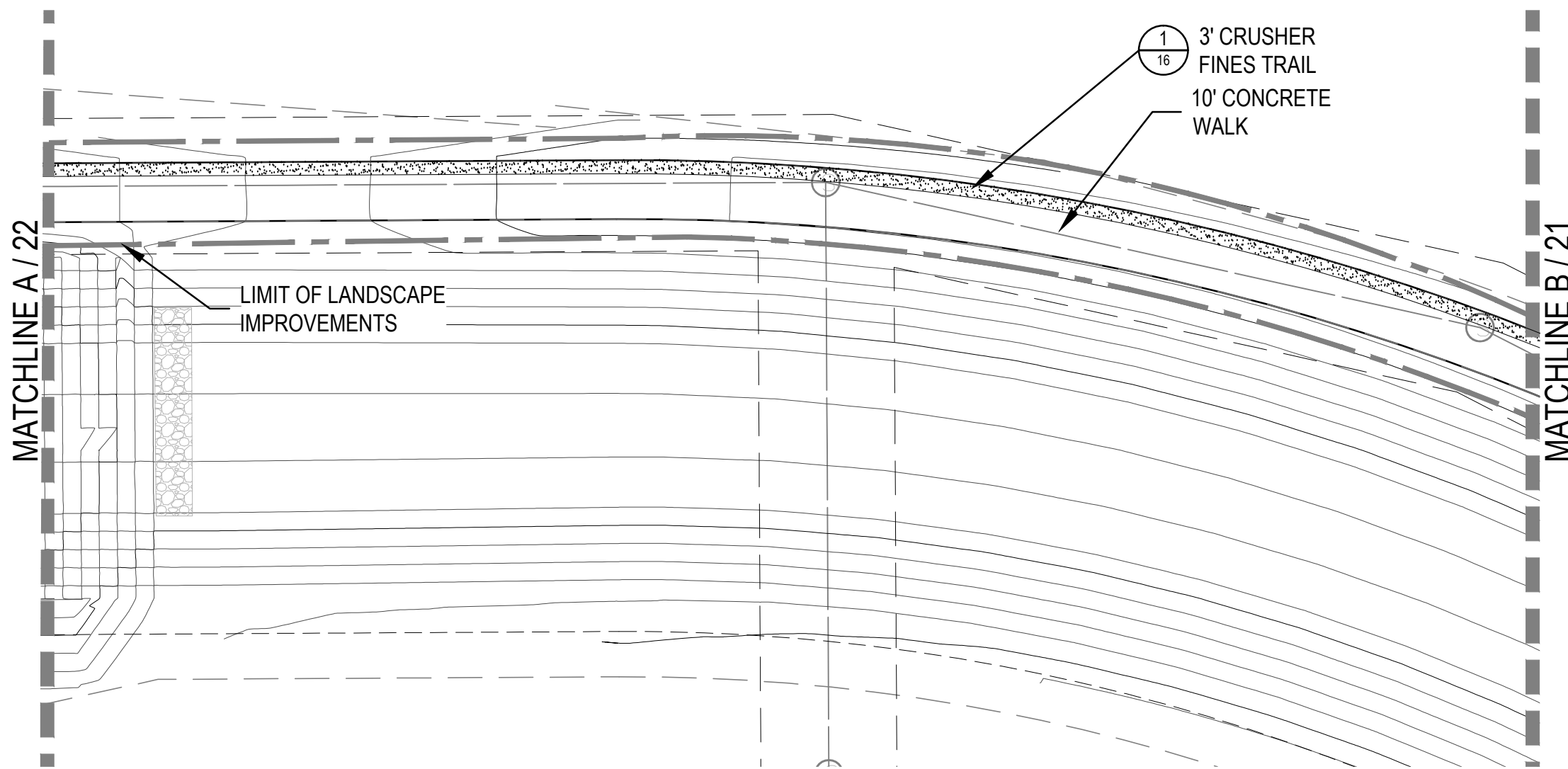


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20		CHECKED BY: JB PMLV		FILE NO: 8130249703					Norris Design 1101 Bannock Street Denver, CO 80204 P 303.892.1166 www.norris-design.com		3 RESUBMITTAL		7/7/17	
		DATE: SEPTEMBER 1, 2016									2 RESUBMITTAL		9/2/17	
											1 REVIEW RESUBMITTAL DATES: 11/16/16, 2/3/17, 4/6/17, 5/11/17		Date	
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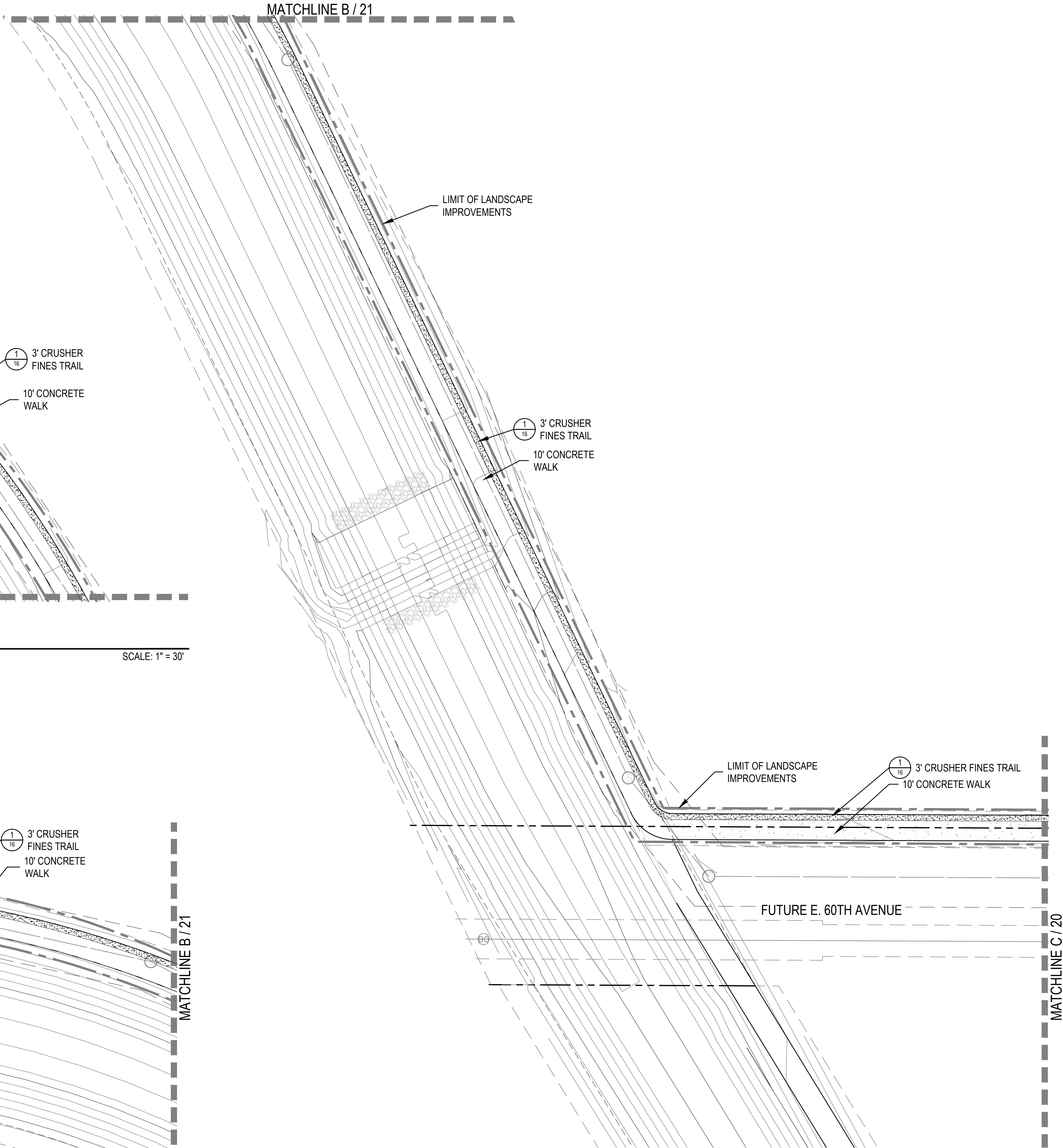
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B
21
LANDSCAPE PLAN
SCALE: 1" = 30'



C
21
LANDSCAPE PLAN
SCALE: 1" = 30'

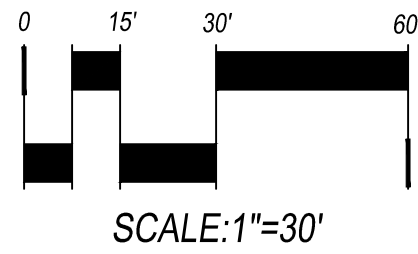
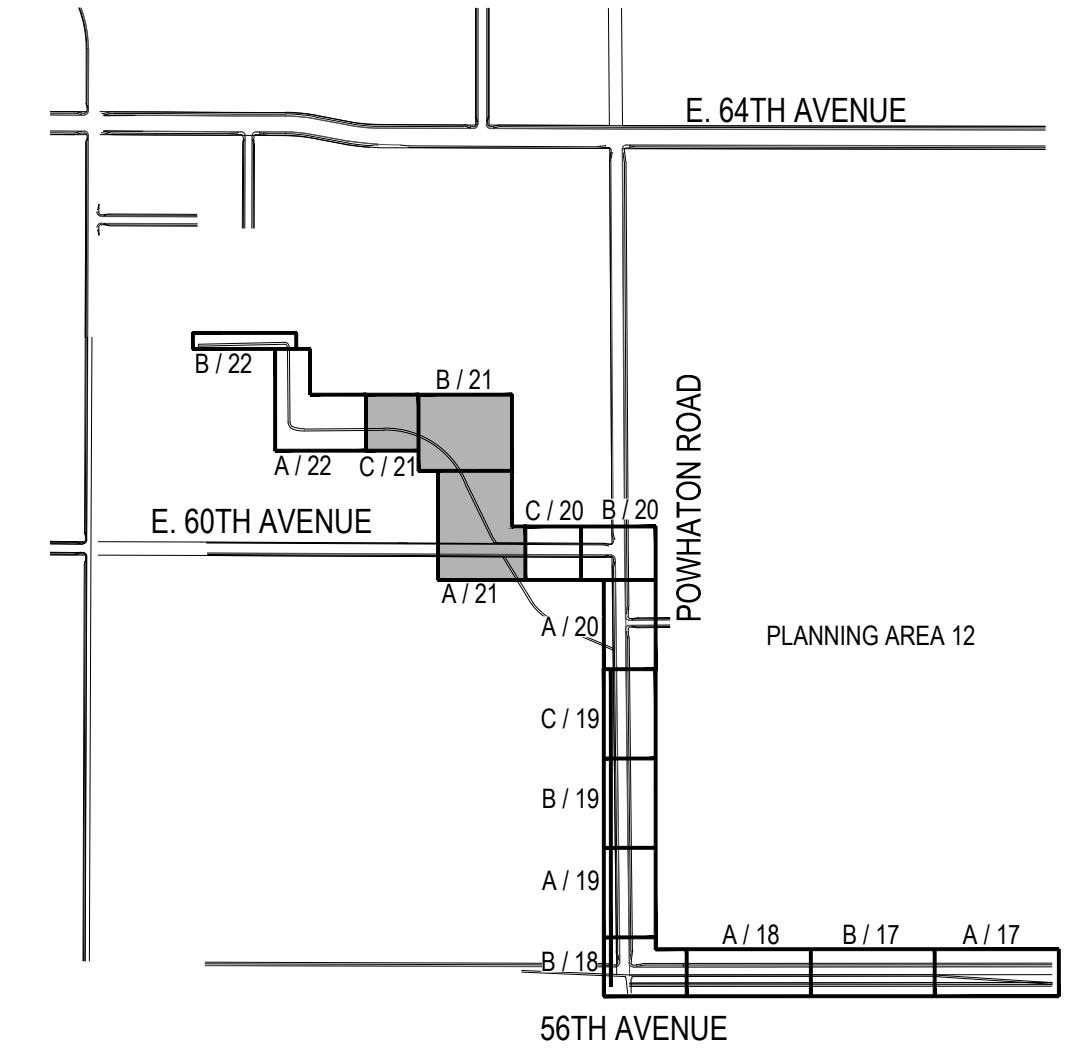


A
21
LANDSCAPE PLAN
SCALE: 1" = 30'

LEGEND

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KEY MAP



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21	JB, PMLV		
	DATE:		
	SEPTEMBER 1, 2016		

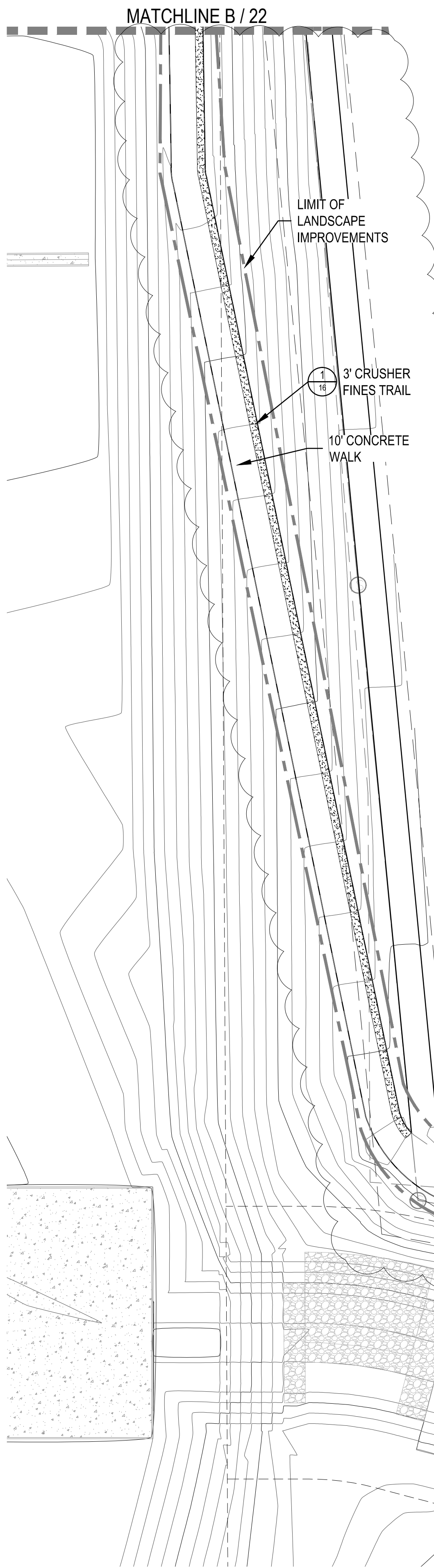
PORTCOS
INFRASTRUCTURE SITE PLAN
LANDSCAPE PLAN

ACP DIA 1287 INVESTORS, LLC
4550 E. SHEA BLVD., SUITE 100
PHOENIX, AZ 85028
ATTN: GUY MCINTYRE
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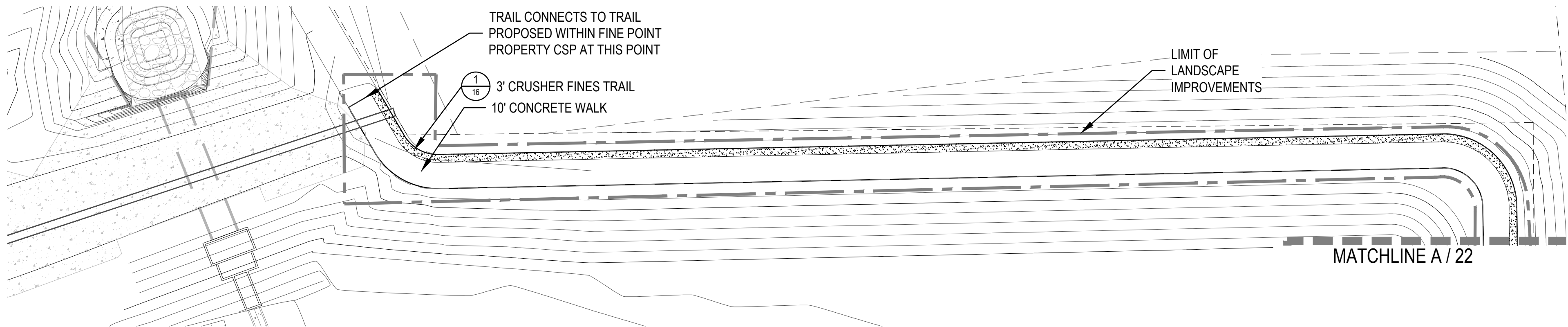
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A
22
LANDSCAPE PLAN

SCALE: 1" = 30'



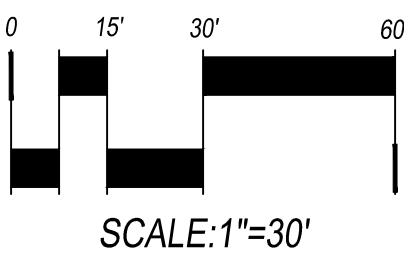
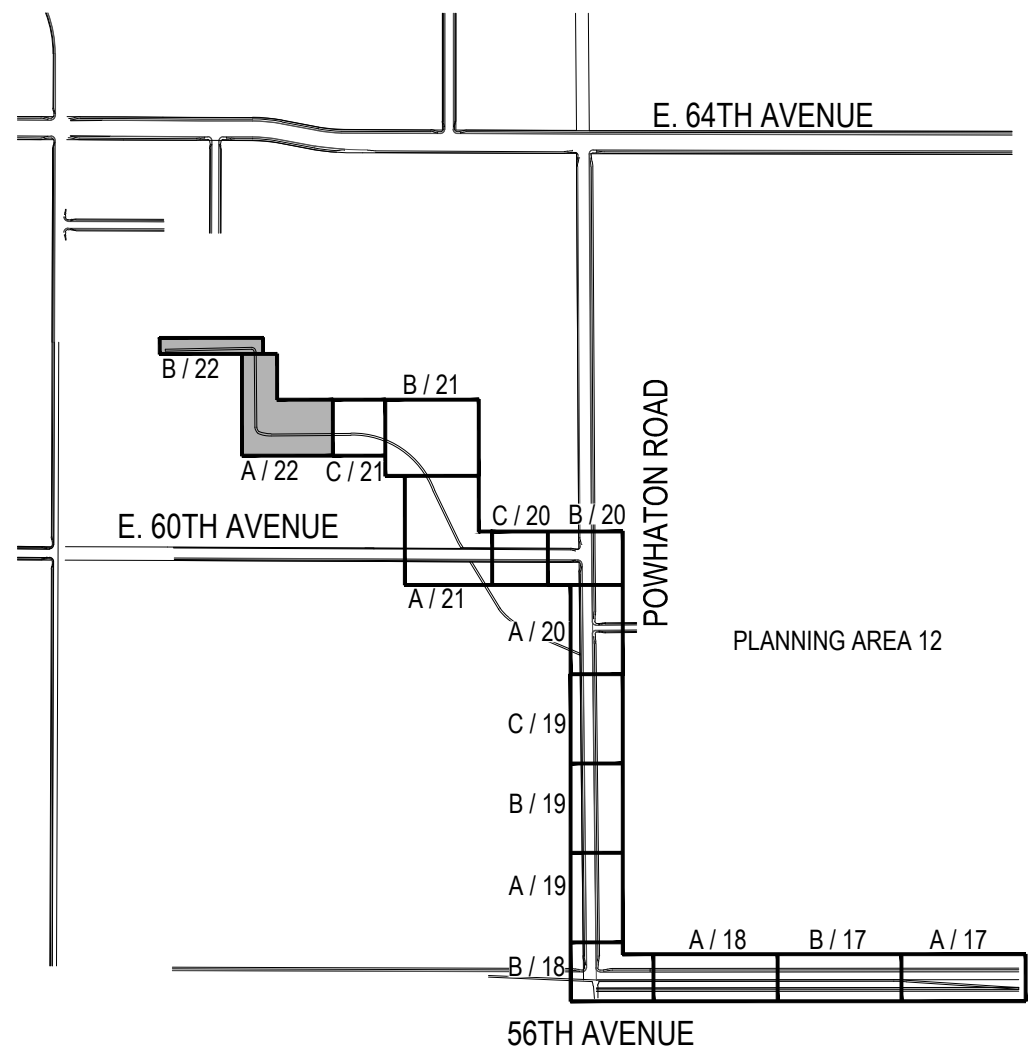
B
22
LANDSCAPE PLAN

SCALE: 1" = 30'

LEGEND

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

KEY MAP



NOT FOR CONSTRUCTION

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	LH	AS SHOWN	
	CHECKED BY:	FILE NO:	
22	JB, PM, LV		SEPTEMBER 1, 2016
	DATE:		

PORTCOS
INFRASTRUCTURE SITE PLAN
LANDSCAPE PLAN

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No.	Revisions	Date	Init.	Appr.	Date
4	MINOR AMENDMENT	5/16/18			
3	RESUBMITTAL	7/7/17			
2	RESUBMITTAL	9/2/17			
1	REVIEW RESUBMITTAL DATES: 11/16/16, 2/3/17, 4/6/17, 5/11/17				