

INFRASTRUCTURE CONTEXTUAL SITE PLAN NO.2 AT PORTEOS

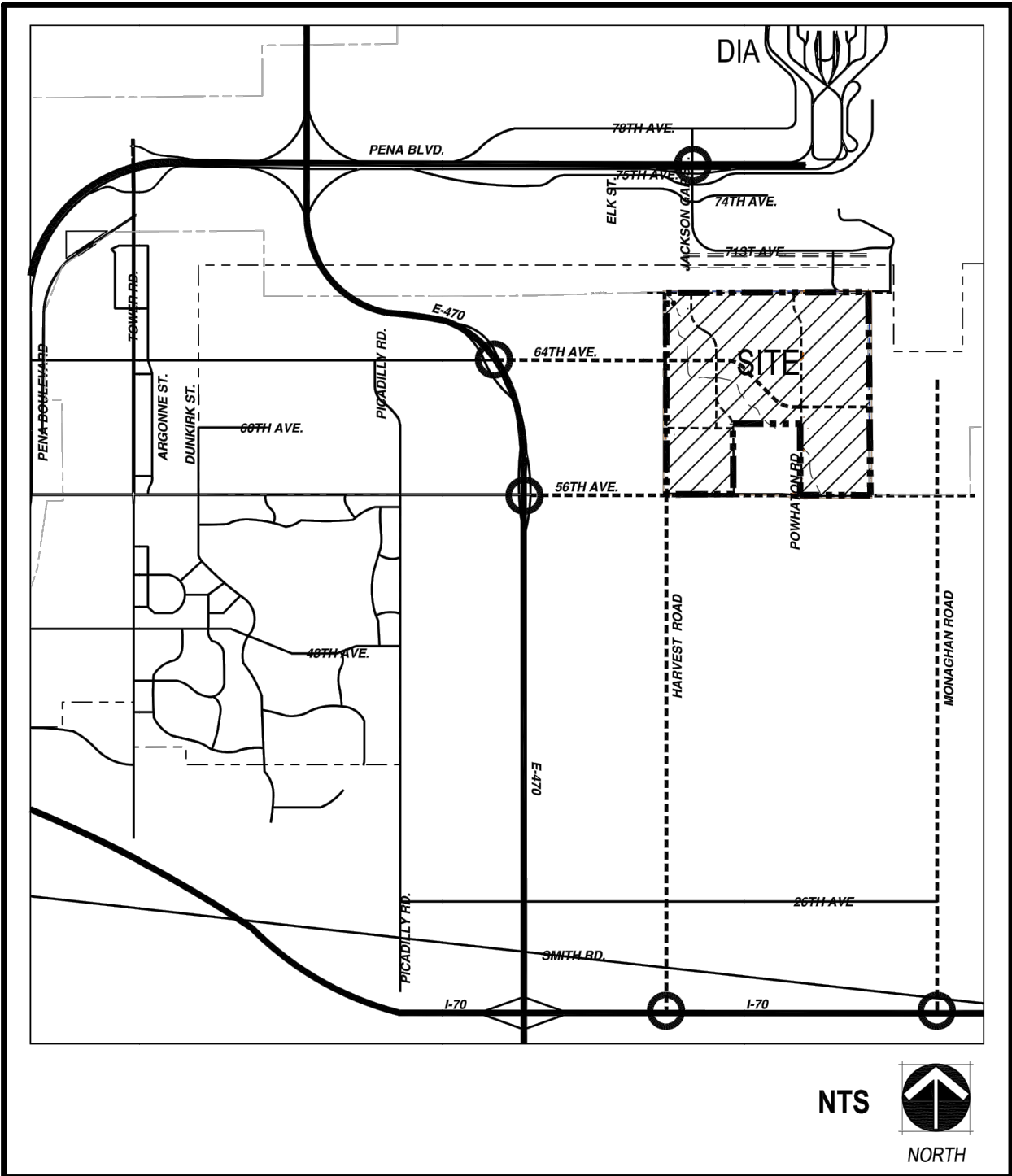
A PARCEL OF LAND SITUATED IN THE SOUTH 1/2 OF SECTION 5, AND THE WEST HALF OF SECTION 8, TOWNSHIP 3 RANGE 65 WEST
SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, ARAPAHOE COUNTY, STATE OF COLORADO

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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:

1. 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.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. 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."
4. "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.
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
6. 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.
7. 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.
8. 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.
9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH AURORA CITY CODE OF ORDINANCE, CHAPTER 126 ARTICLE VII-NUMBERING OF BUILDINGS OF THE AURORA CITY CODE.
10. 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.
11. 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.
12. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
13. 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.
14. 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.
15. 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.
16. 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.
17. *(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
18. *(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.
19. 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 _____

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
cvlco.com

LANDSCAPE ARCHITECT

1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166

www.norris-design.com

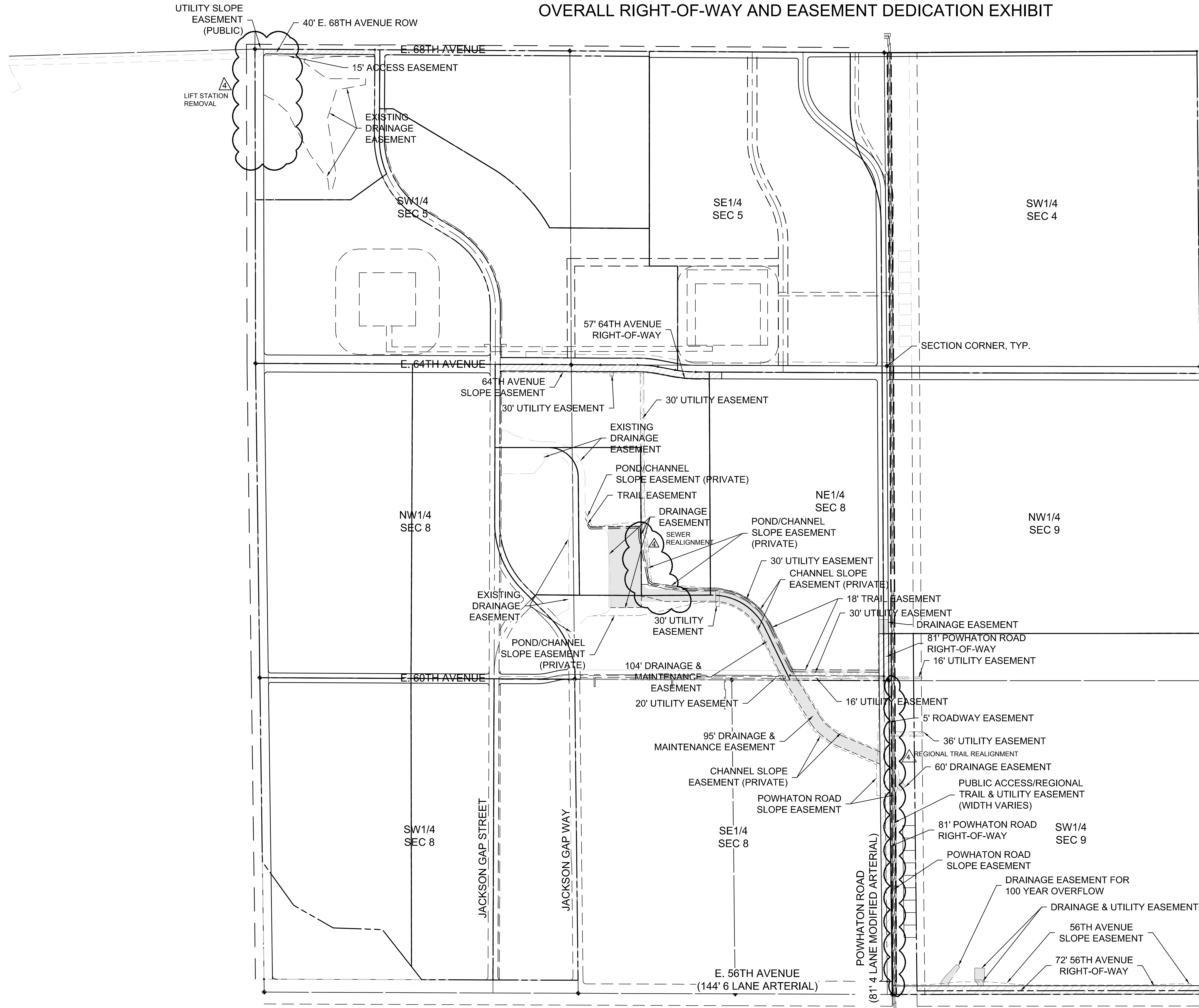


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N:\PROJECTS\PORTEOS\ENGINEERING\DRAWING SETS\PORTEOS - EASEMENT EXHIBIT.DWG, JOEF, 8/12/2018 10:11 AM

PORTEOS NO. 2

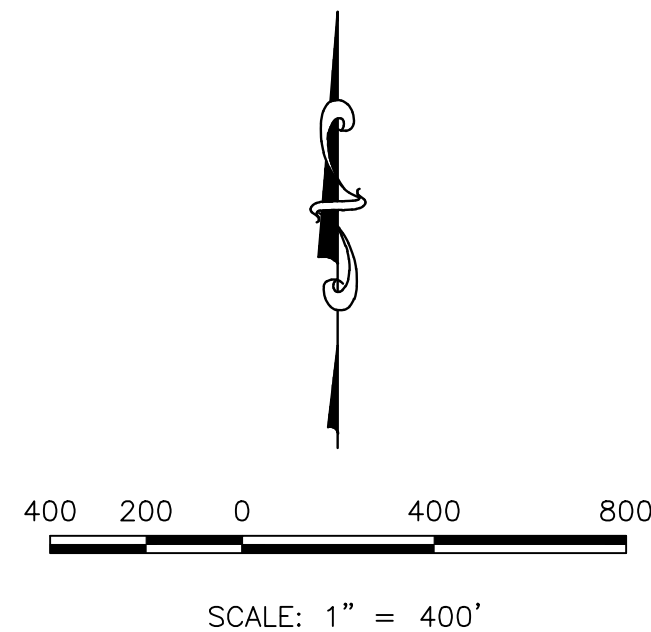
OVERALL RIGHT-OF-WAY AND EASEMENT DEDICATION EXHIBIT



LEGEND

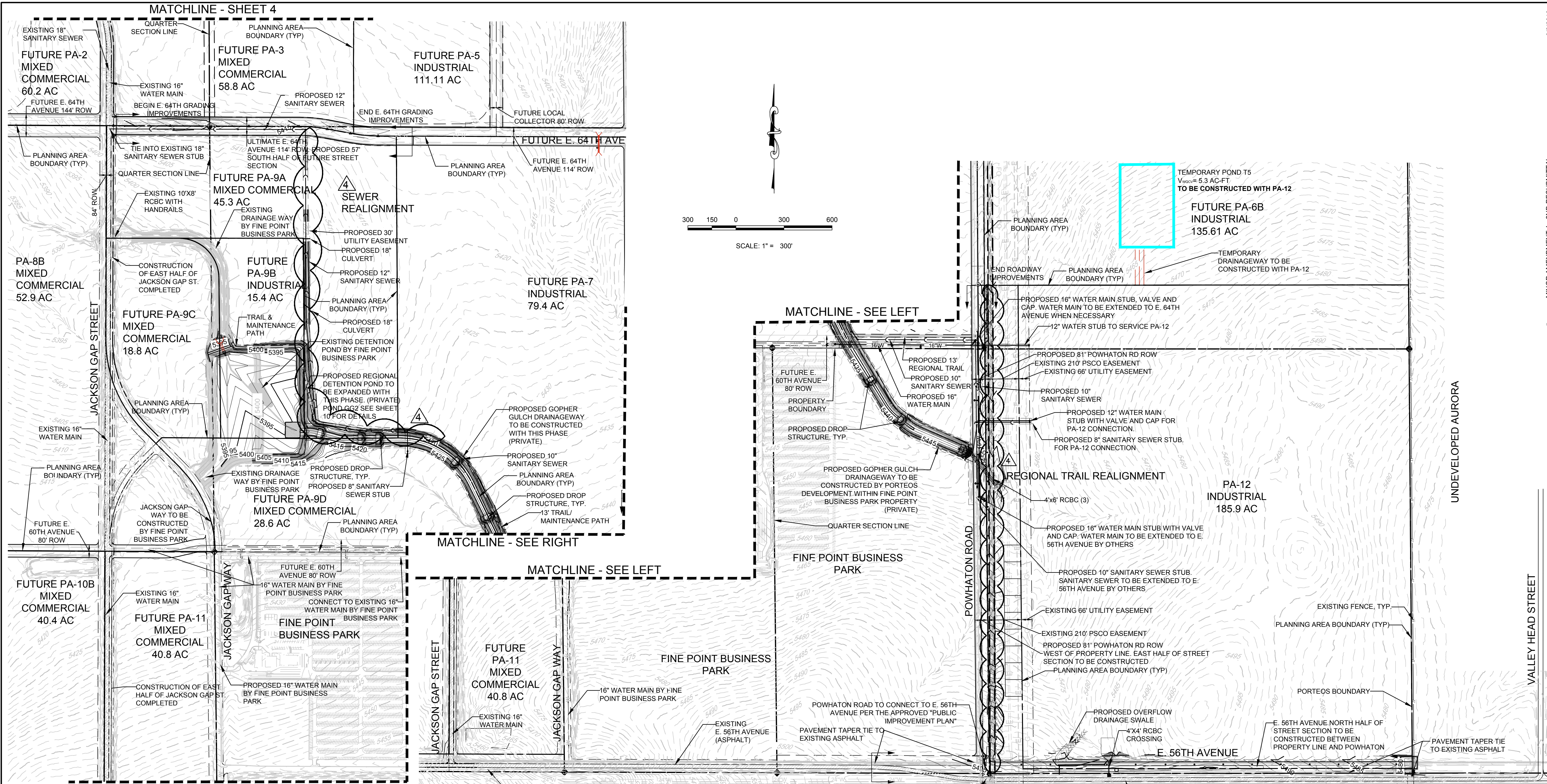
- DRAINAGE EASEMENT
- ROW DEDICATION
- UTILITY EASEMENT
- TRAIL EASEMENT
- SLOPE EASEMENT

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	CHECKED BY: KK	DATE: MAY 11, 2017	SCALE: AS SHOWN	FILE NO: 813242703	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 410 Englewood, CO 80150 Tel: (720) 482-9526 Fax: (720) 482-9546	5	MINOR AMENDMENT 1 - 2ND RESUBMITTAL			8/2/2018
										4	MINOR AMENDMENT 1 - 1ST RESUBMITTAL		6/22/2018
											3 RESUBMITTAL		7/7/2017
											2 RESUBMITTAL		6/2/17
											1 REVIEW RESUBMITTAL DATES: 11/16/16, 2/3/17, 4/6/17, 5/11/17		
2										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:

- THE NORTH HALF OF 56TH AVENUE (72-FT ROW) FROM THE SOUTHEAST CORNER OF THE PROPERTY BOUNDARY, WEST TO THE POWHATON ROAD INTERSECTION.
- 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 8 AND 9 SECTION LINE.
- 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.
- THE 30' UTILITY EASEMENT BISECTING PA-9, FROM THE DRAINAGE CHANNEL NORTH TO 64TH AVENUE FOR CONSTRUCTION OF THE SANITARY SEWER.
- 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.
- THE SOUTH HALF OF 68TH AVENUE (40-FT ROW) FROM THE EXISTING JACKSON GAP STREET ROW TO THE WEST TO THE HARVEST ROAD INTERSECTION.
- NOTE HAS BEEN REMOVED.
- 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.
- NOTE HAS BEEN REMOVED.
- PLANNING AREA PA-12 IS ANTICIPATED TO BE DEVELOPED FIRST. A SPECIFIC CSP SHALL BE SUBMITTED FOR PA-12.
- FUTURE PLANNING AREAS SHALL BE SUBMITTED IN SUBSEQUENT CSP PROCESSES. PLANNING AREA ACREAGE ARE SUBJECT TO CHANGE AS PLATTED.

ROADWAY CONSTRUCTION PHASING:

- 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.
- 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.
- 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.
- 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.
- 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.
- 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:

- 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.
- 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.
- NOTE HAS BEEN REMOVED.

WATER MAIN SYSTEM:


- 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.
- 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.
- NOTE HAS BEEN REMOVED.
- 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.
- 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 12 FOR REFERENCE PURPOSES. THESE ARE SUBJECT TO CHANGE PER THE PA-12 CSP.

STORM SEWER SYSTEM:

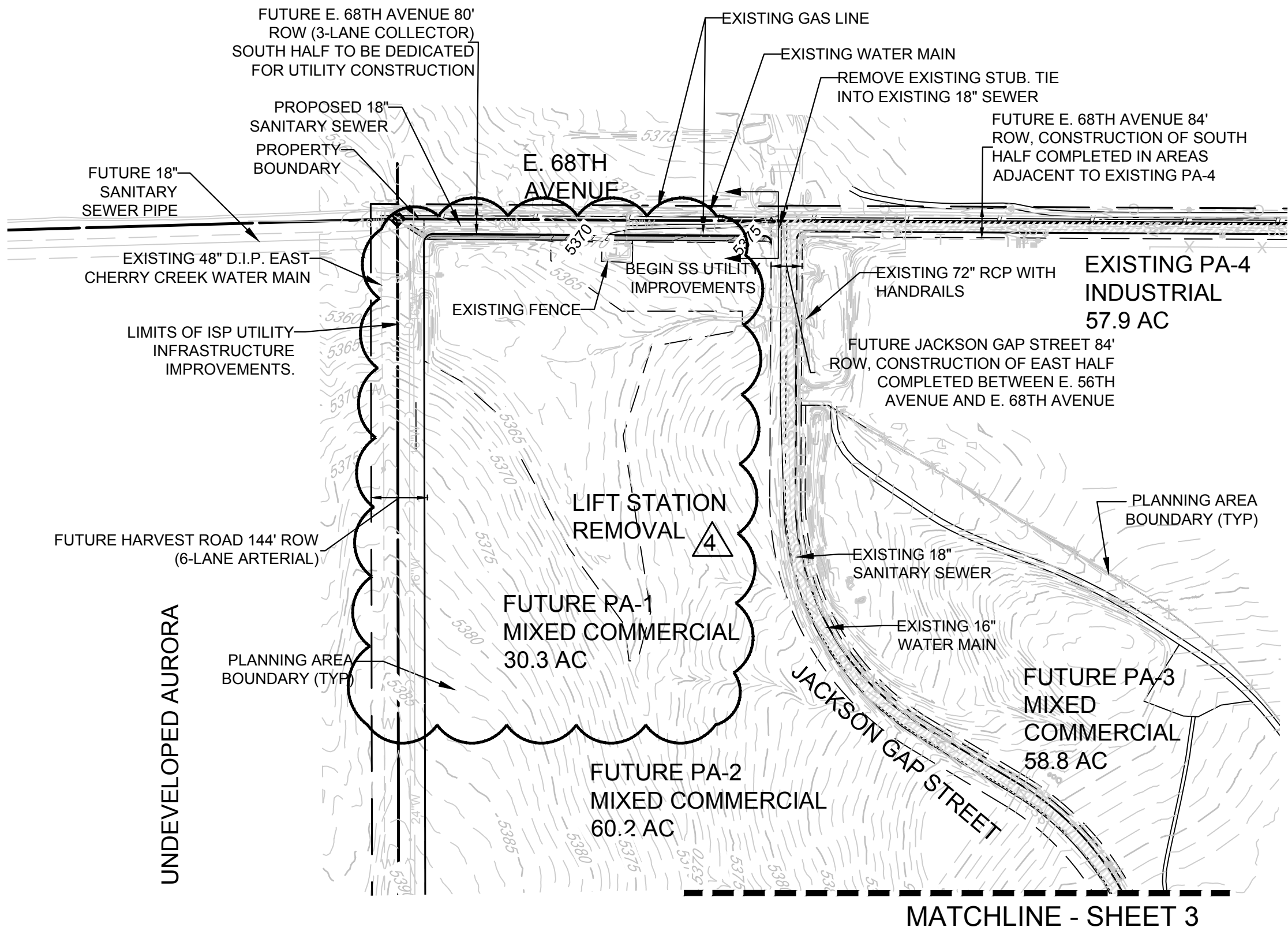
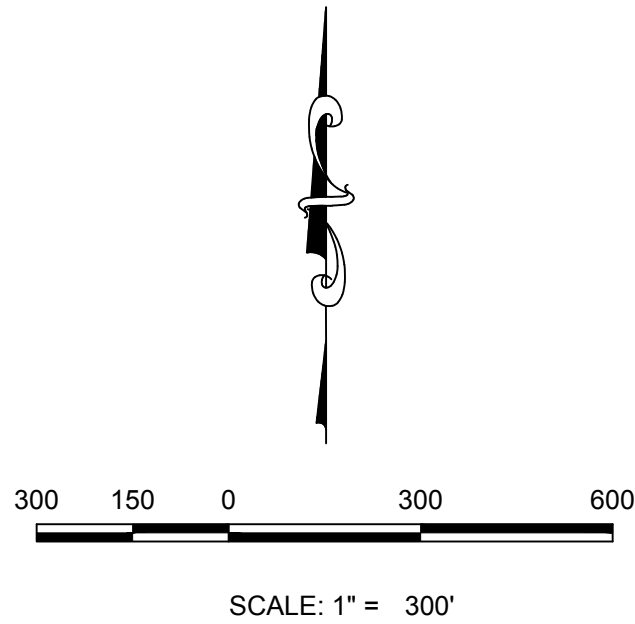
- BOX CULVERTS AND CULVERT CROSSINGS CONSTRUCTED AS PART OF THIS ISP SHALL BE DESIGNED AND CONSTRUCTED FOR FULLY DEVELOPED FLOW RATES.
- THE GOPHER GULCH DRAINAGE WAY SHALL BE DESIGNED AND CONSTRUCTED FOR FULLY DEVELOPED FLOW RATES SEE THE AMENDED MASTER DRAINAGE REPORT FOR ADDITIONAL INFORMATION. THESE DRAINAGE IMPROVEMENTS ARE PRIVATE AND WILL BE OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT.
- 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.
- THE EXPANSION OF THE REGIONAL DETENTION POND (ABOVE) LOCATED WITHIN PA-9 SHALL BE CONSTRUCTED WITH THIS ISP.
- BMPs AND EROSION CONTROL MEASURES SHALL BE INSTALLED TO MINIMIZE EROSION AND REDUCE EROSION CHARACTERISTICS AT CULVERT CROSSINGS AND WITHIN EXISTING CHANNEL CONVEYANCE PATHS.
- STORM SEWERS AND INLETS SHALL BE INSTALLED WITHIN THE NORTH HALF OF E. 56TH AVENUE.
- ADDITIONAL PUBLIC STORM SEWER SYSTEMS MAY BE REQUIRED AS PLANNING AREAS DEVELOP.

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.

SHEET NUMBER	DRAWN BY: JF		SCALE: AS SHOWN	<div>PORTCOS</div> <div>INFRASTRUCTURE SITE PLAN</div> <div>OVERALL VIEW - SOUTHEAST</div> <div>ACP DIA 1287 INVESTORS, LLC</div> <div>4530 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. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546</div>	MINOR AMENDMENT 1 - 1ST RESUBMITTAL			8/2/2018
	CHECKED BY: KK		FILE NO:		5	4	3	6/22/2018
	DATE: MAY 11, 2017					2	1	7/7/2017
							REVIEW RESUBMITTAL DATES: 11/16/16, 2/3/17, 4/6/17, 5/11/17	6/2/17
						No.	Revisions	Date
					Date	Init.	Appr.	

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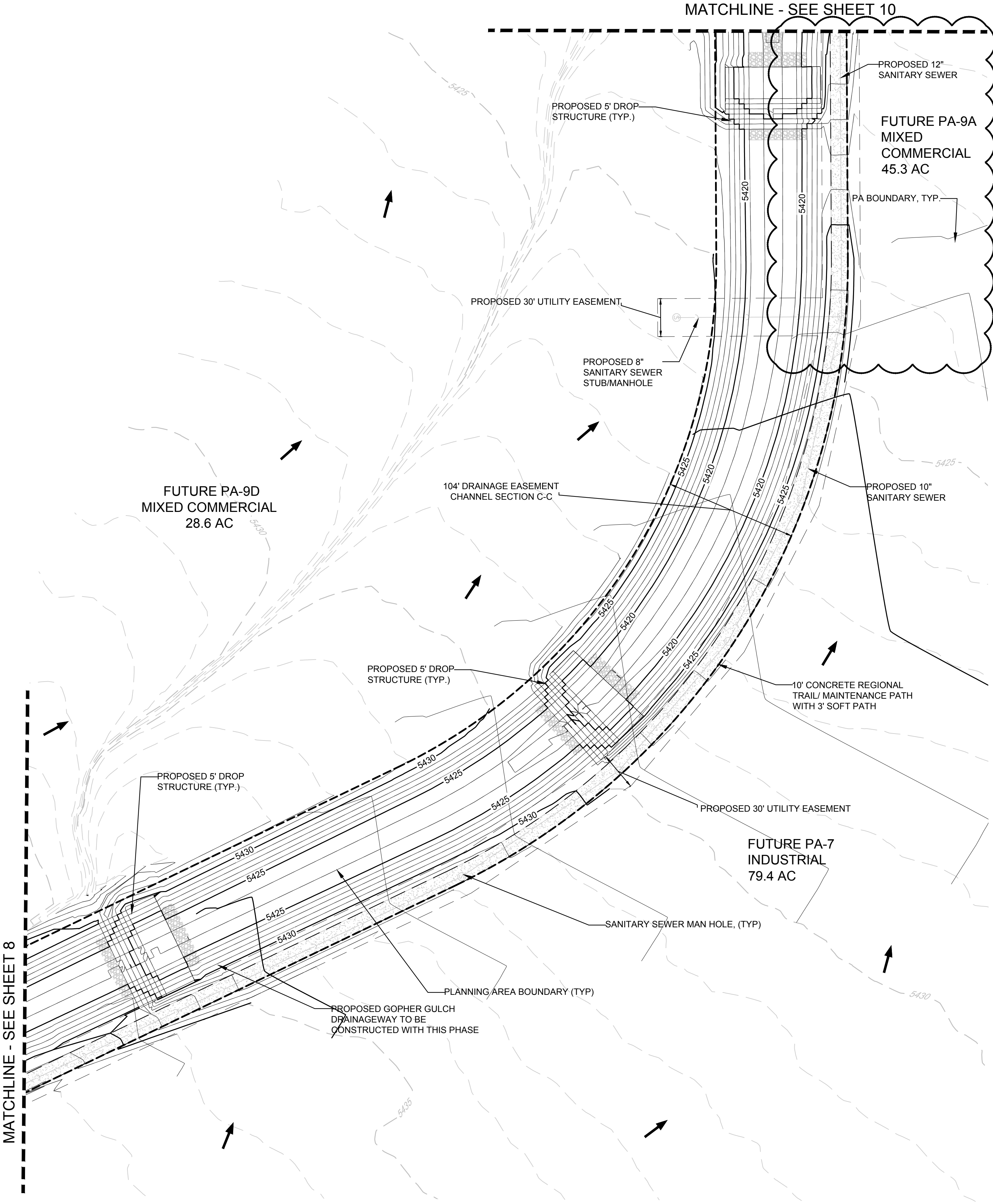


SHEET NUMBER <div>5</div>	DRAWN BY: JF	SCALE: AS SHOWN	PORTEOS INFRASTRUCTURE SITE PLAN E. 56TH AVENUE	ACP DIA 1287 INVESTORS, LLC 4530 E SHEA BLVD., SUITE 100 PHOENIX, AZ 85028 ATTN: BILL WICHTERMAN P: 602.494.7600		10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80150 Tel: (720) 482-9526 Fax: (720) 482-9546	5	MINOR AMENDMENT 1 - 1ST RESUBMITTAL	8/2/2018		
	CHECKED BY: KK	FILE NO: 8130249703					4	MINOR AMENDMENT 1 - 2ND RESUBMITTAL	6/22/2018		
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							No.	Revisions	Date	Init.	Appr.

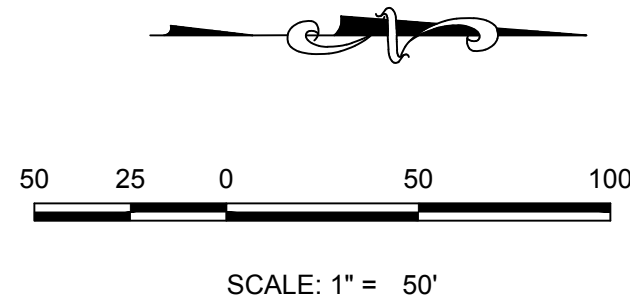
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MATCHLINE - SEE SHEET 8

MATCHLINE - SEE SHEET 10

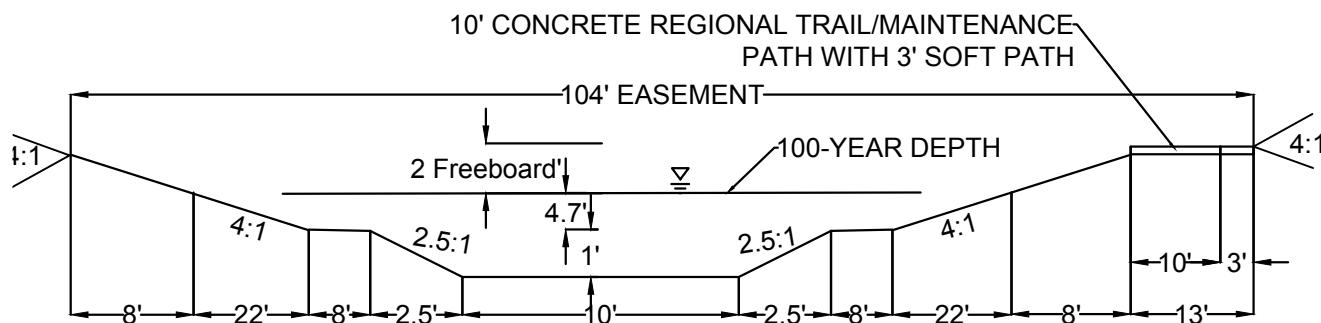


4 SEWER REALIGNMENT



- 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.

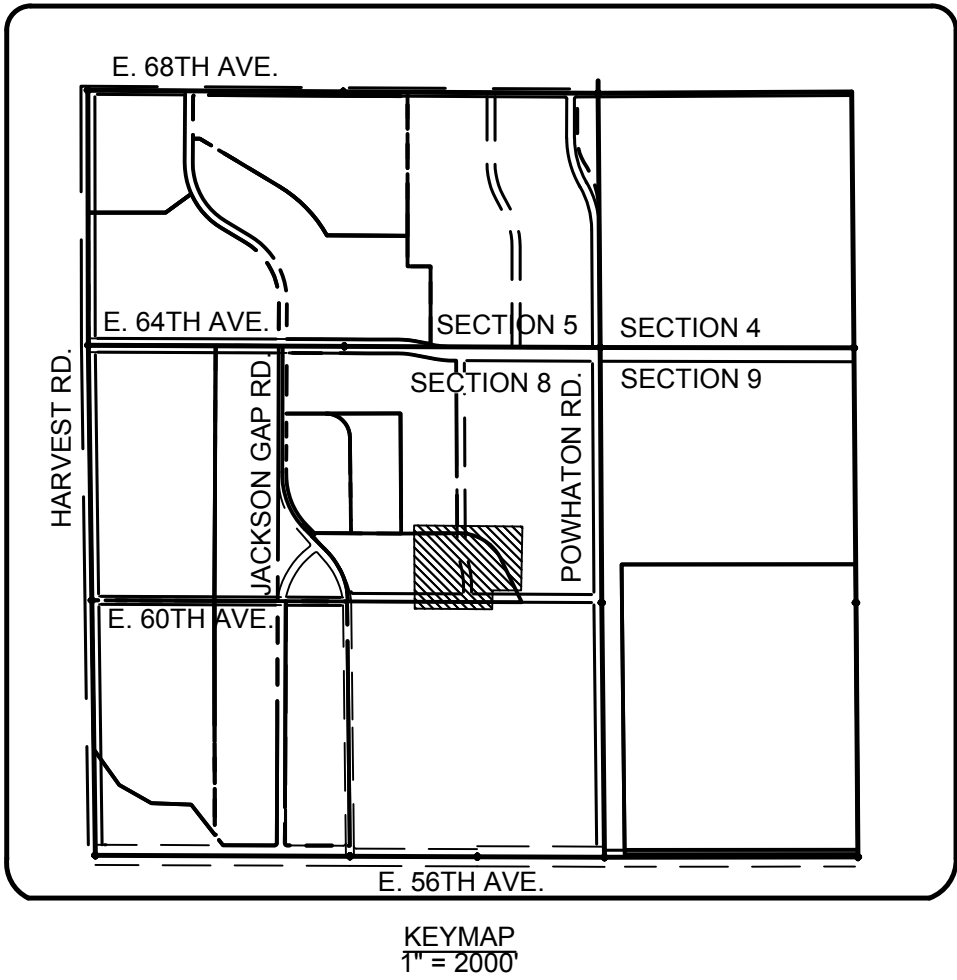
* THE CHANNEL CROSS-SECTION DEPICTED IS PRELIMINARY AND SUBJECT TO REVISIONS DURING THE CIVIL CONSTRUCTION PLAN REVIEW PROCESS. WHILE THE OVERALL CHANNEL ALIGNMENT, SLOPE, AND COMPOUND CHANNEL CROSS-SECTION WILL REMAIN THE SAME; POTENTIAL MINOR CHANGES TO THE CROSS-SECTION GEOMETRY TO COMPLY WITH CITY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




CHANNEL SECTION C-C (PRIVATE)

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 |



9	SHEET NUMBER		DRAWN BY: JF		SCALE: AS SHOWN	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 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546		5		MINOR AMENDMENT 1 - 2ND RESUBMITTAL		8/2/2018
			CHECKED BY: KK		FILE NO:							4		MINOR AMENDMENT 1 - 1ST RESUBMITTAL		6/22/2018		
	DATE: MAY 11, 2017											3		RESUBMITTAL		7/7/2017		
												2		RESUBMITTAL		6/2/17		
												1		REVIEW RESUBMITTAL DATES: 11/16/16, 2/3/17, 4/6/17, 5/11/17				
											No.		Revisions		Date	Init.	Date	Appr.



* 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.

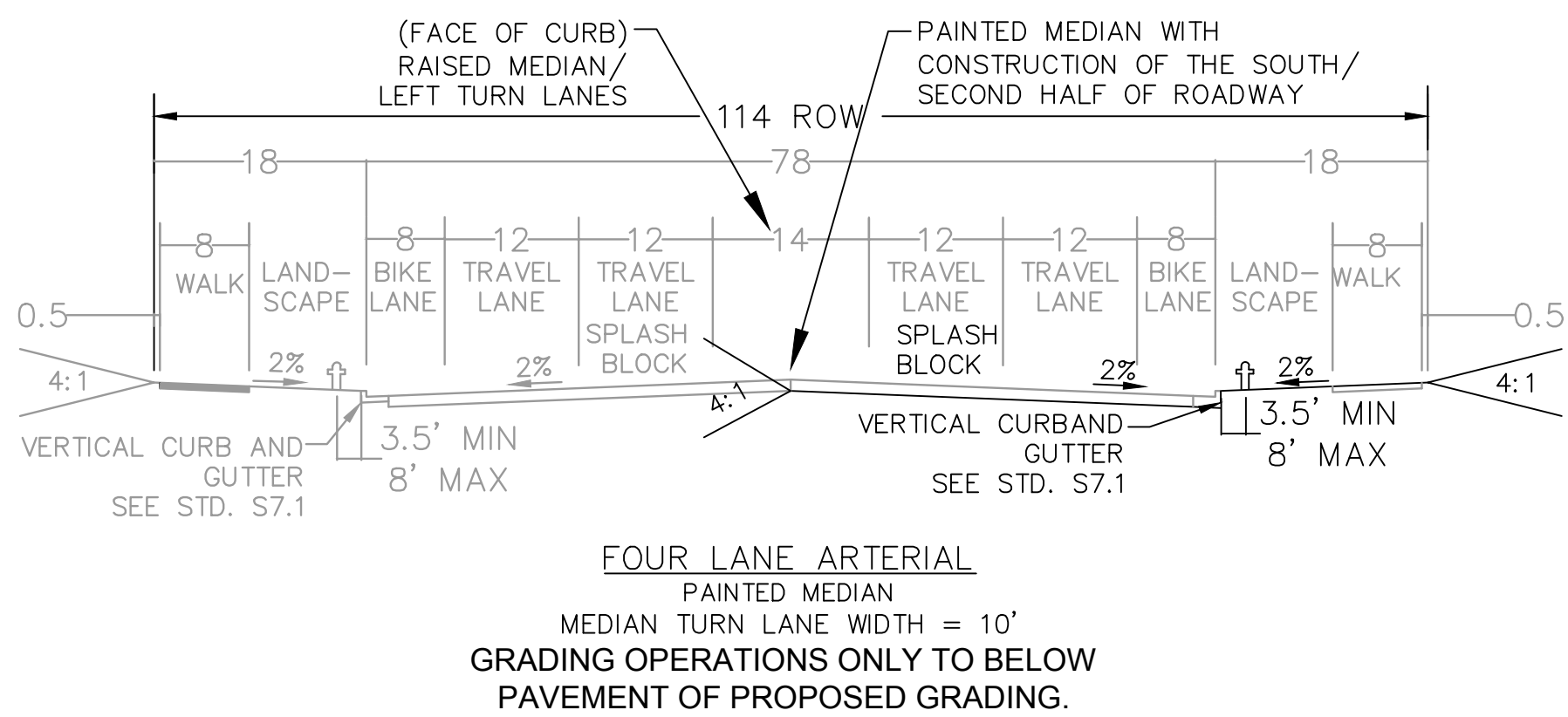
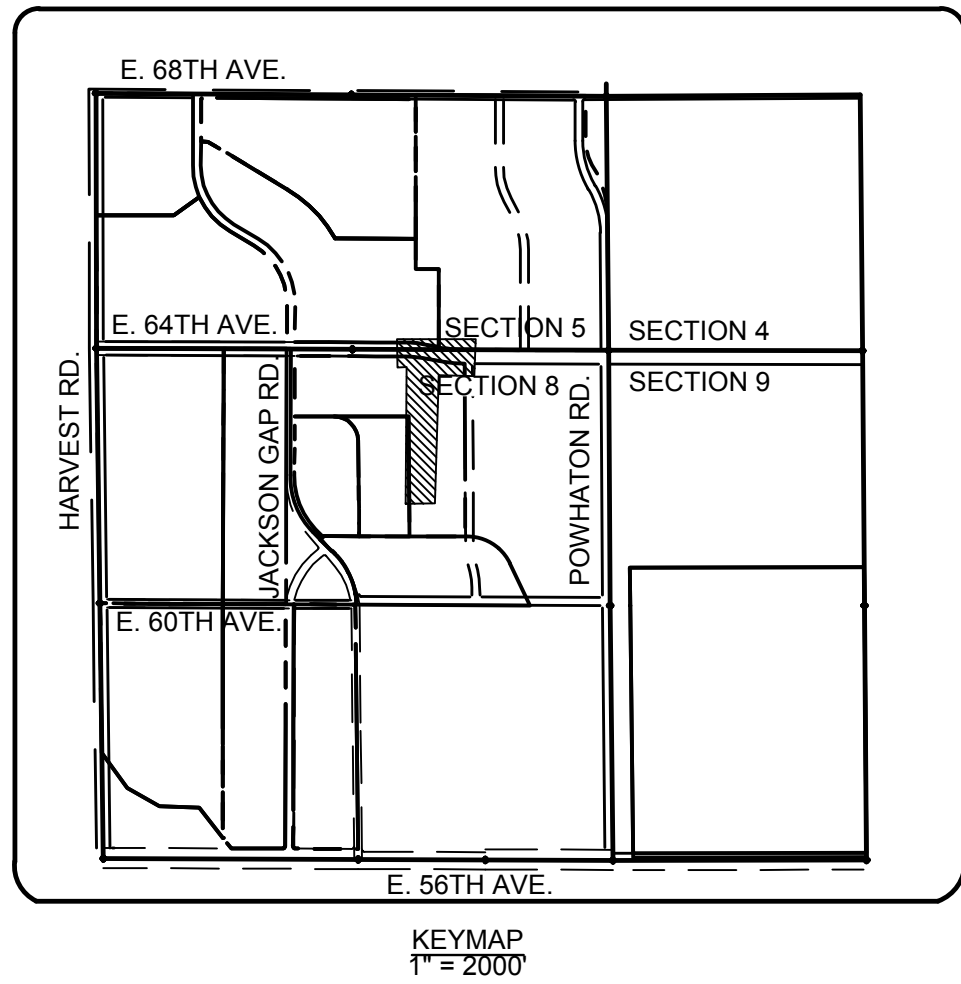


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8/2/2018
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Date

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LEGEND

PROPOSED CAP WITH THRUST BLOCK

PROPOSED REDUCER

PROPOSED GATE VALVE

PROPOSED FIRE HYDRANT

PROPOSED WL FITTING WITH THRUST BLOCK

PROPOSED FLARED END SECTION

PROPOSED LOW POINT BLOW-OFF

PROPOSED LIGHT POLE

PROPOSED SIDEWALK

EXISTING ELEVATION

PROPOSED DESIGN ELEVATION

SECTION & 1/2 SECTION LINE

FORCE MAIN

CENTERLINE

RIGHT-OF-WAY

PARCEL LINE

EDGE OF PAVEMENT

PROPOSED DRAINAGE EASEMENT

EXISTING 5' CONTOUR

EXISTING 1' CONTOUR

PROPOSED 5' CONTOUR

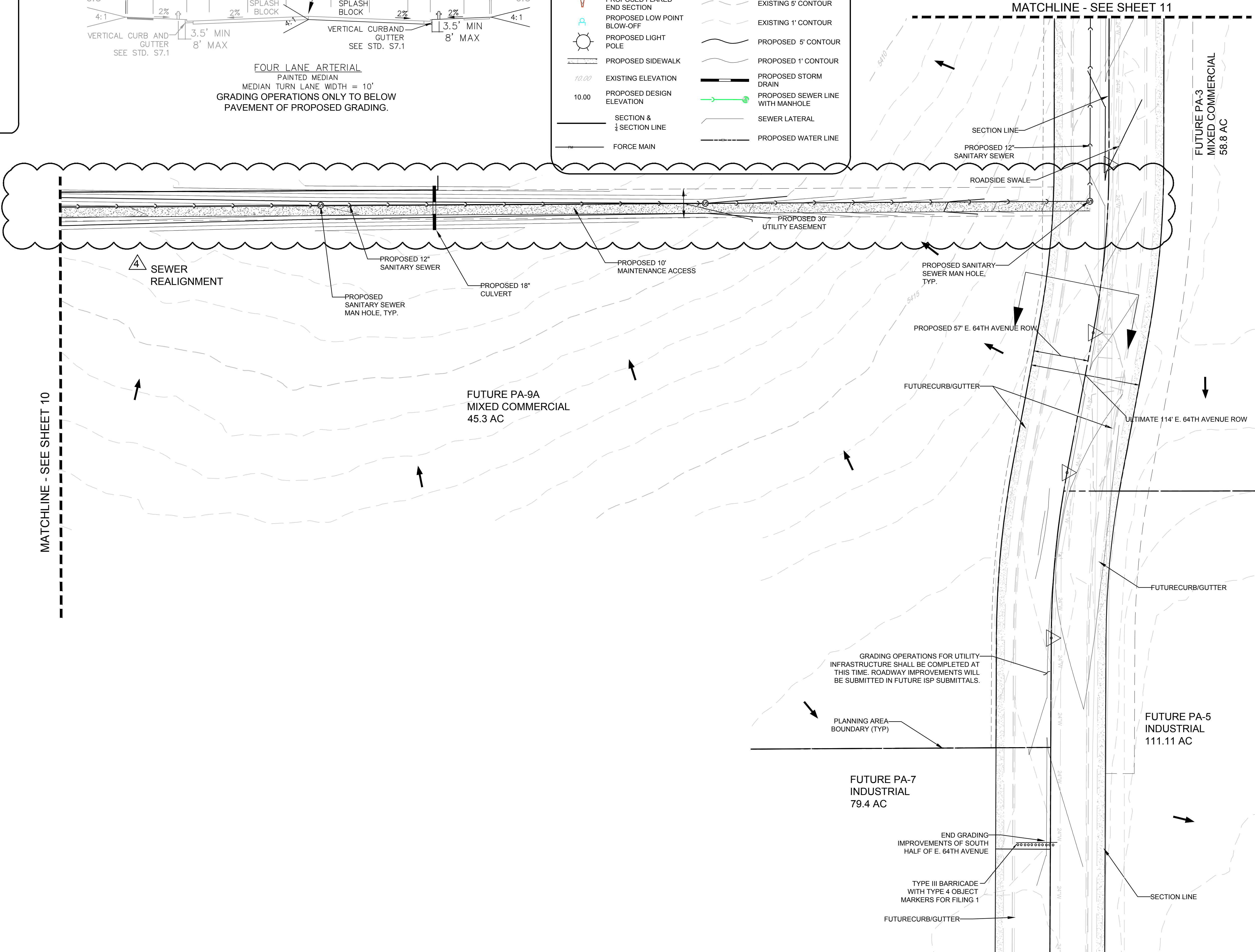
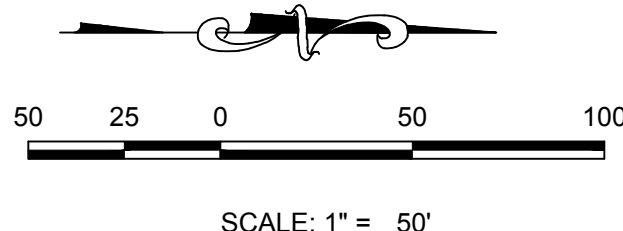
PROPOSED 1' CONTOUR

PROPOSED STORM DRAIN

PROPOSED SEWER LINE WITH MANHOLE

SEWER LATERAL

PROPOSED WATER LINE



SHEET NUMBER

12

DRAWN BY:

JF

CHECKED BY:

KK

DATE:

MAY 11, 2017

SCALE:

AS SHOWN

FILE NO:

813242/03

PORTCOS

INFRASTRUCTURE SITE PLAN

E. 64TH 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.

Phoenix, AZ 85041

Engineered

Tel: (720) 482-9526

Fax: (720) 482-9546

5

MINOR AMENDMENT 1 - 2ND RESUBMITTAL

4

MINOR AMENDMENT 1 - 1ST RESUBMITTAL

3

RESUBMITTAL

2

RESUBMITTAL

1

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

No.

Revisions

Date

Appr.

Date

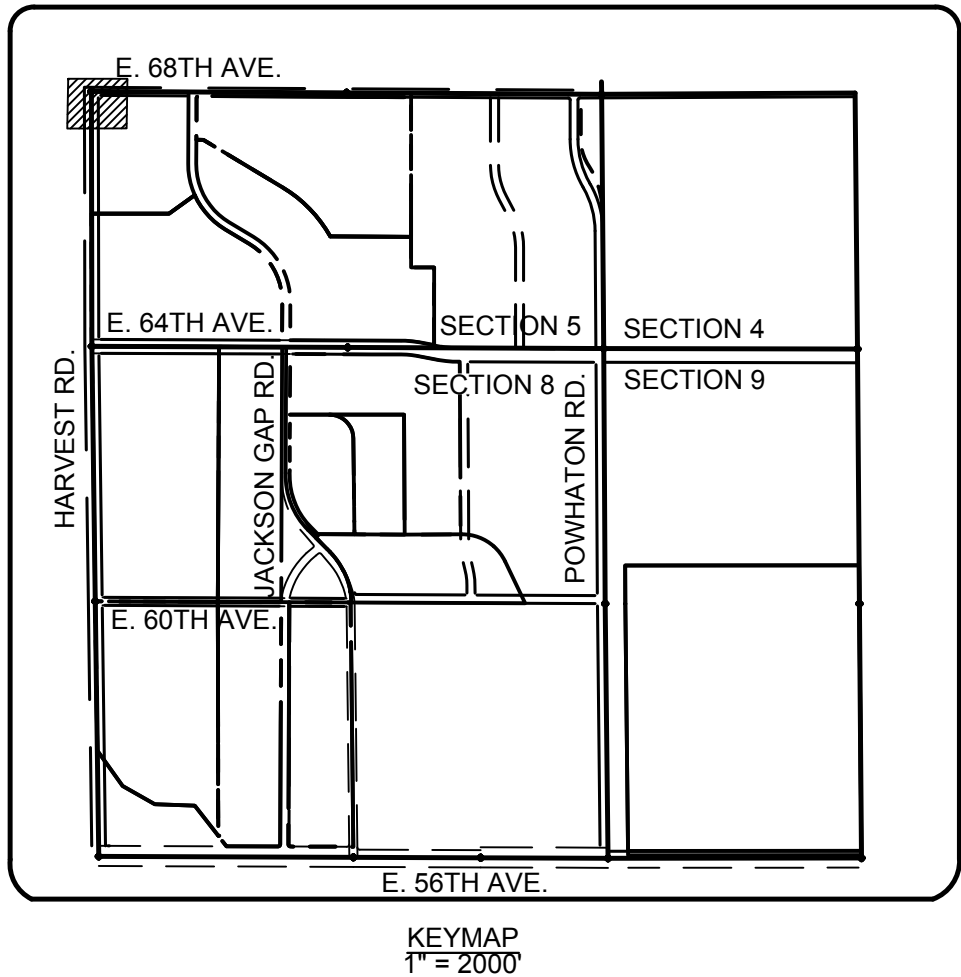
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6/22/2018

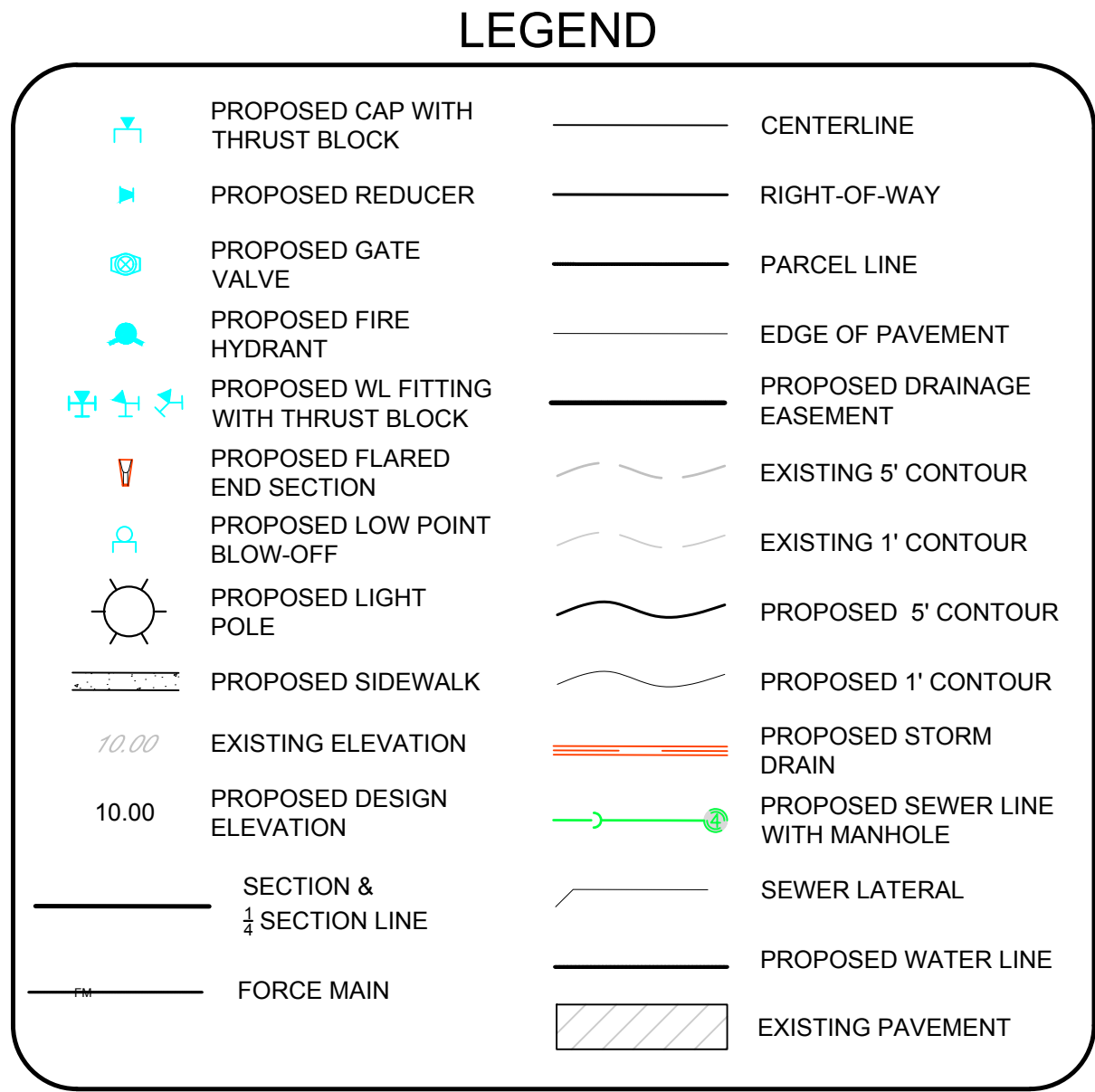
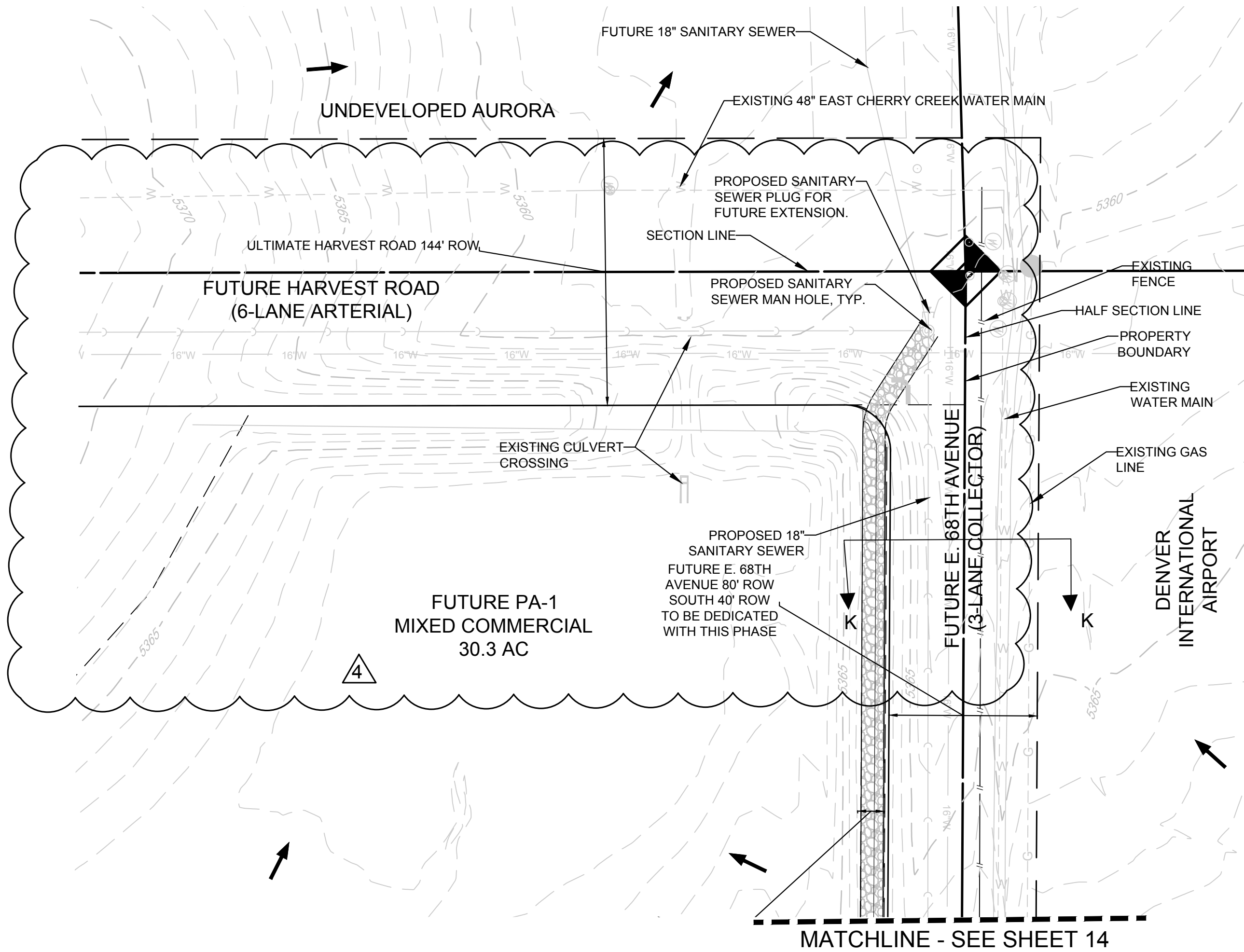
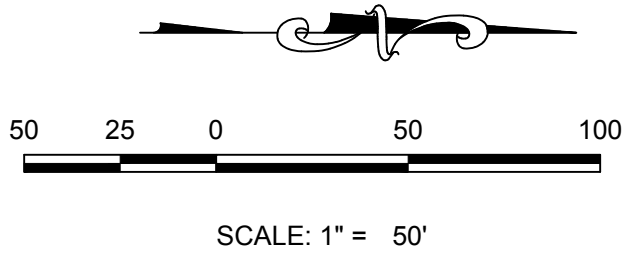
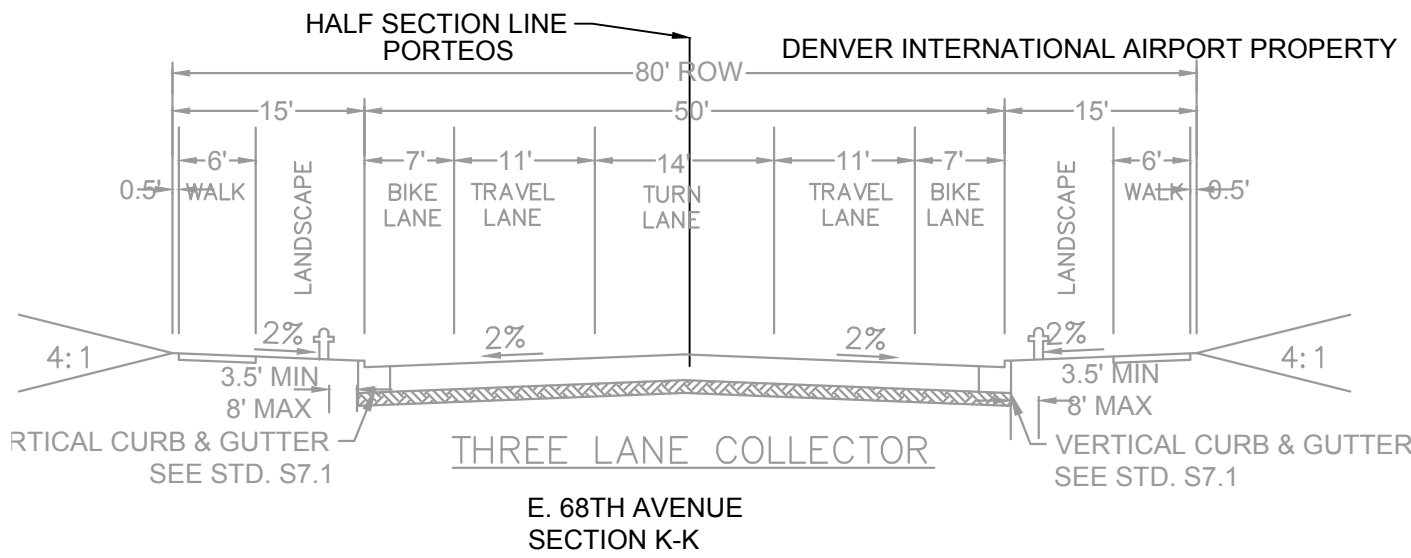
7/7/2017

6/2/17

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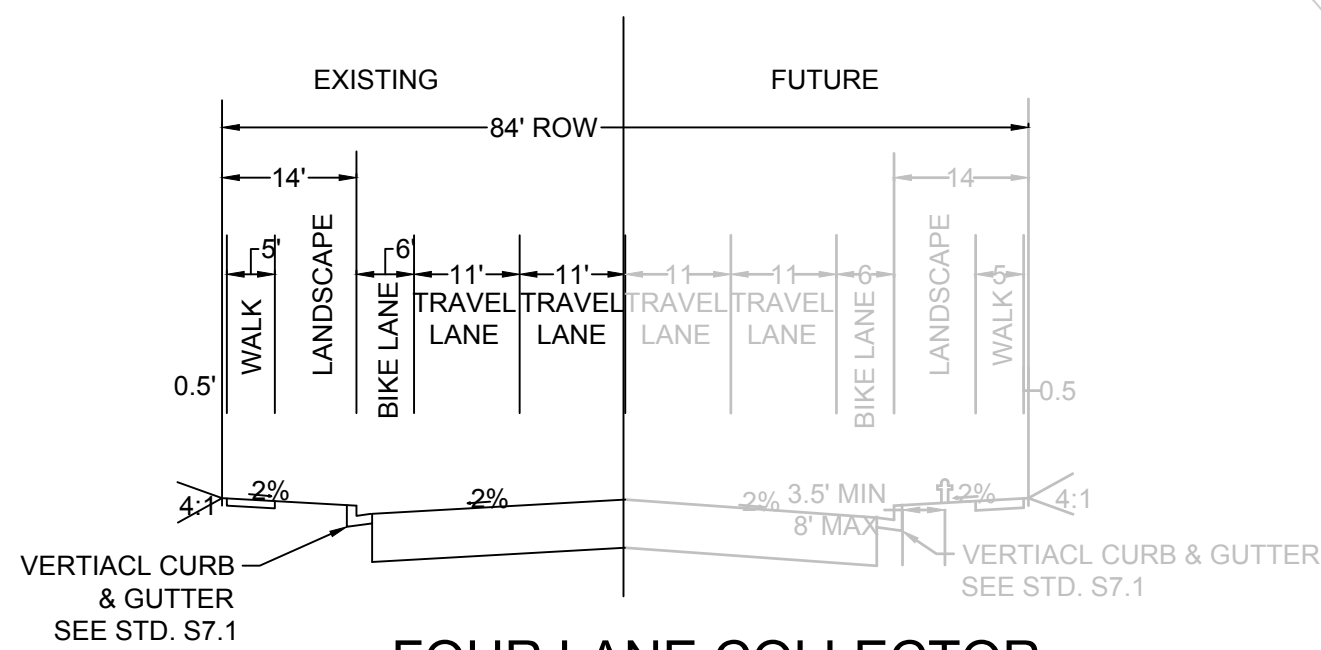
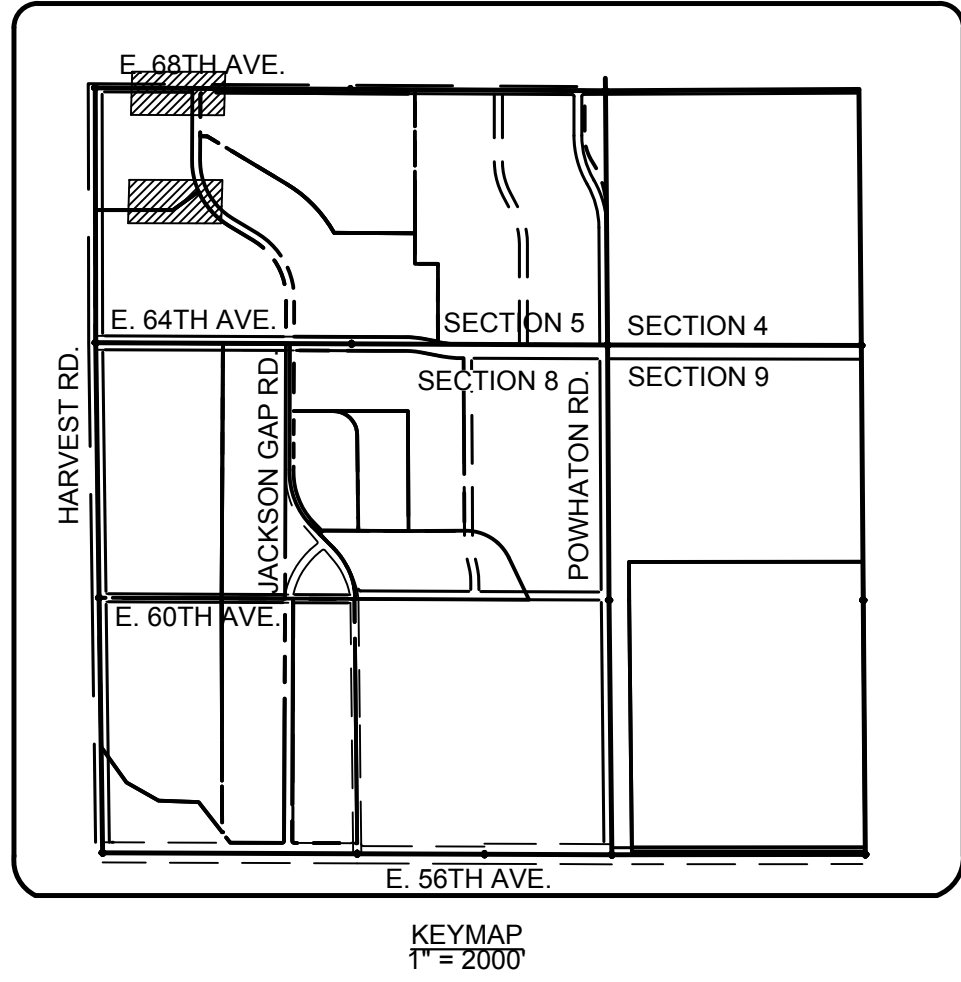


* NOTE:
E. 68TH AVENUE WILL NOT BE CONSTRUCTED AT THIS TIME. THE PORTEOS SIDE OF THE R.O.W. WILL BE DEDICATED ONLY. UTILITY IMPROVEMENTS WILL BE CONSTRUCTED.

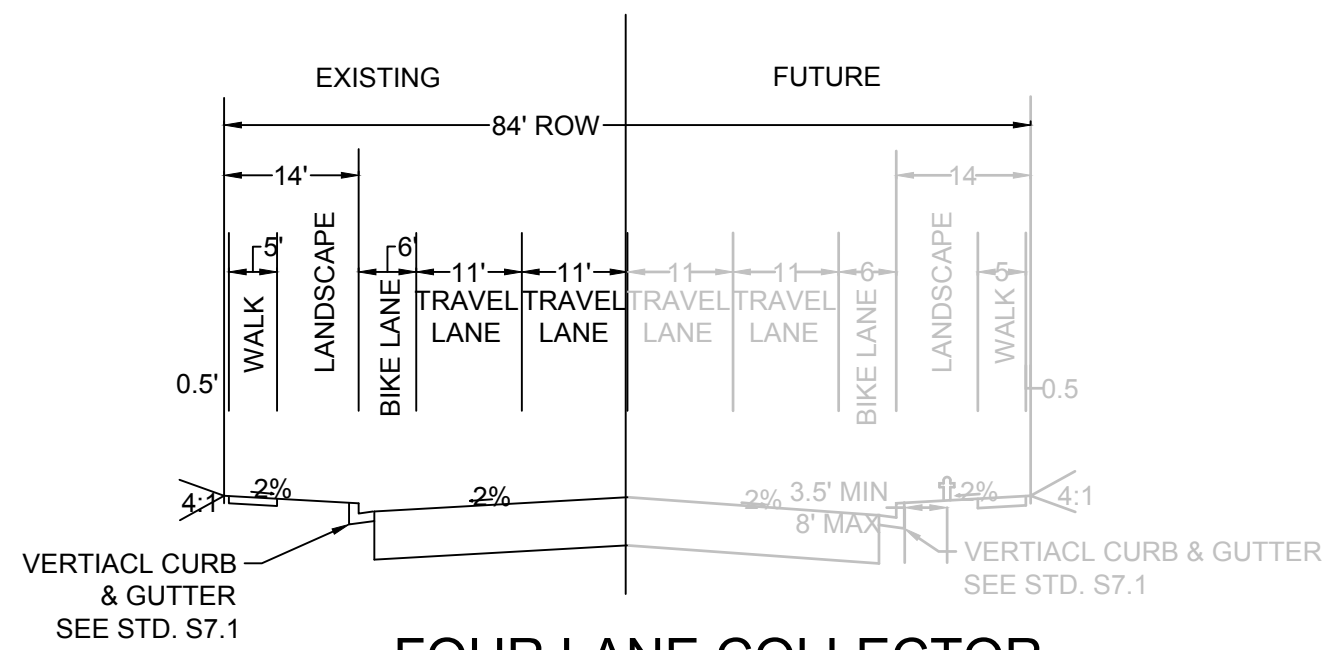


SHEET NUMBER 13	DRAWN BY: JF	SCALE: AS SHOWN	PORTEOS INFRASTRUCTURE SITE PLAN HARVEST ROAD		ACP DIA 1287 INVESTORS, LLC 4530 E. SHEA BLVD., SUITE 100 PHOENIX, AZ 85028 ATTN: BILL WICHTERMAN P: 602.494.7800		10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80150 Tel: (720) 482-9526 Fax: (720) 482-9546		5 MINOR AMENDMENT 1 - 2ND RESUBMITTAL		8/2/2018
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	DATE: MAY 11, 2017				3 RESUBMITTAL						7/7/2017
					2 RESUBMITTAL						6/2/17
					1 REVIEW RESUBMITTAL DATES: 11/16/16, 2/3/17, 4/6/17, 5/11/17						
			Revisions		No.	Init.	Date	Appr.	Date		

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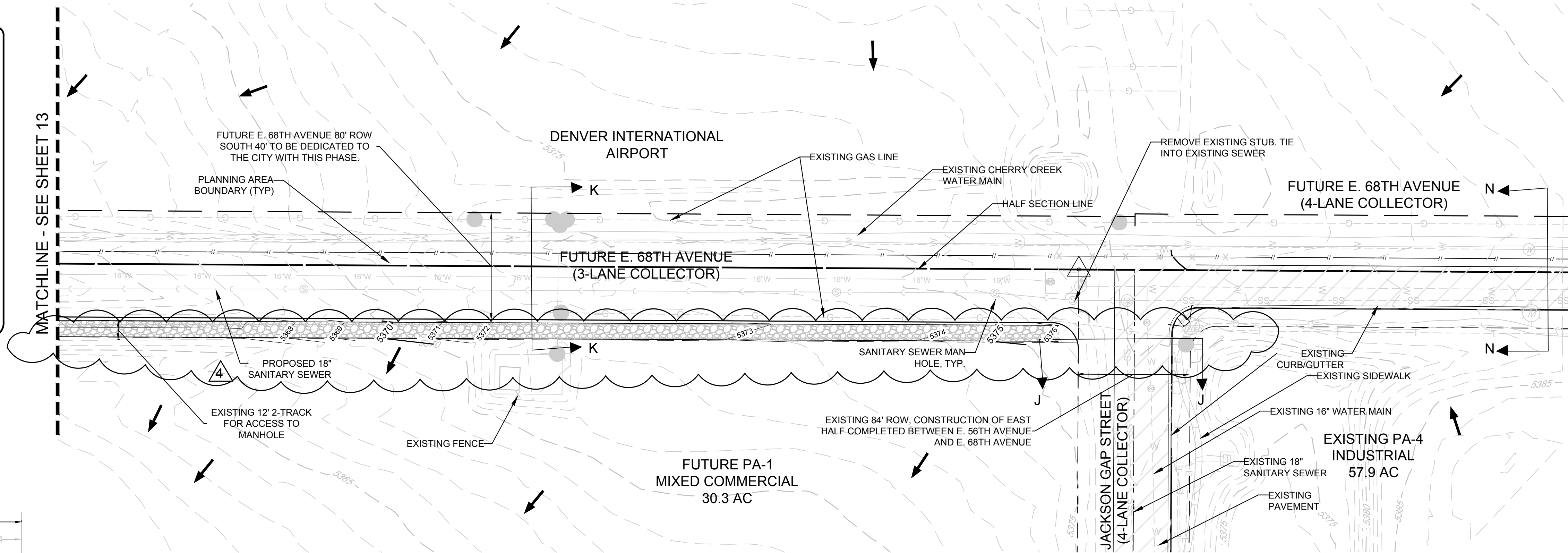
FOUR LANE COLLECTOR
E. 68TH AVENUE (EAST OF JACKSON GAP STREET)
SECTION N-N



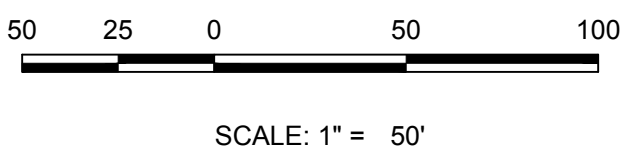
FOUR LANE COLLECTOR
E. 68TH AVENUE (EAST OF JACKSON GAP STREET)
SECTION N-N

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 & 1/2 SECTION LINE		SEWER LATERAL
	FORCE MAIN		PROPOSED WATER LINE
			EXISTING PAVEMENT



* 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 14	DRAWN BY: JF	SCALE: AS SHOWN	PORTCOS INFRASTRUCTURE SITE PLAN E. 68TH 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 410 Englewood, CO 80150 Tel: (720) 482-9526 Fax: (720) 482-9546	5	MINOR AMENDMENT 1 - 2ND RESUBMITTAL		8/2/2018
	CHECKED BY: KK	FILE NO:						MINOR AMENDMENT 1 - 1ST RESUBMITTAL		6/22/2018
	DATE: MAY 11, 2017							RESUBMITTAL		7/7/2017
								REVIEW RESUBMITTAL DATES: 11/16/16, 2/3/17, 4/6/17, 5/11/17		6/2/17
			Revisions	No.	Date	Init.	Appr.			Date


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

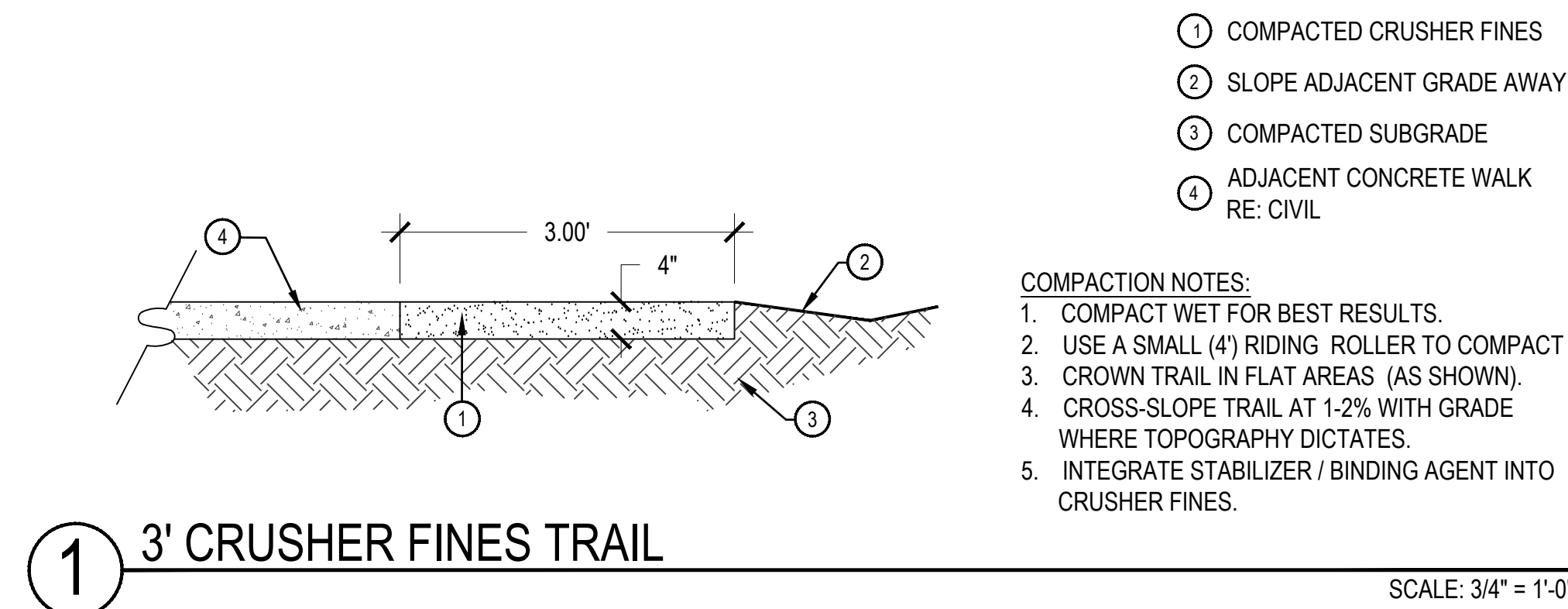
NOTE:
8 TREES SUBSTITUTED FOR SHRUBS, AND 9 SHRUBS SUBSTITUTED FOR GRASSES.

SHEET NUMBER 15	DRAWN BY: LH	SCALE: AS SHOWN	PORTEOS INFRASTRUCTURE SITE PLAN LANDSCAPE NOTES	ACP DIA 1287 INVESTORS, LLC 4530 E SHEA BLVD., SUITE 100 PHOENIX, AZ 85028 ATTN: BILL WICHTERMAN P-602.494.7800	 NORRIS DESIGN <small>Planning Landscape Architecture Project Management</small> Norris Design 1101 Bannock Street Denver, CO 80204 P 303.892.1166 www.norris-design.com	4					
	CHECKED BY: JB, PM/LV	FILE NO:				A	MINOR AMENDMENT RESUBMITTAL	8/02/18			
	DATE: SEPTEMBER 1, 2016	8/30/24/9703				1	MINOR AMENDMENT RESUBMITTAL	5/16/18			
						1	REVIEW RESUBMITTAL DATES: 11/16/16, 2/24/17, 4/16/17, 5/11/17, 6/21/17	7/7/17			
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

PLANTING SCHEDULE


3

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	
5	XX	KCT	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICA	2.5" CAL. MIN. B&B	
23	X	CAL	WESTERN CATALPA	CATALPA SPECIOSA	2.5" CAL. MIN. B&B	
15	X	SKY	SKYLINE LOCUST	GLEDITSIA TRIACANTHOS 'INERMIS 'SKYLINE'	2.5" CAL. MIN. B&B	
10	XXX	BUR	BUR OAK	QUERCUS MACROCARPA	2.5" CAL. MIN. B&B	
TOTAL: 69						
EVERGREEN TREES						
42	XXX	AUS	AUSTRIAN PIN	PINUS NIGRA	6'-8' HGT. MIN. B&B	
TOTAL: 42						
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.	
33	XXX	FER	FERNBUSH	CHAMAEBATIARIA MILLEFOLIUM	#5 CONT.	
14	XXX	YCU	GOLDEN CURRANT	RIBES AUREUM	#5 CONT.	
TOTAL: 157						
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.	
68	XXX	ITY	IVORY TOWER YUCCA	YUCCA FILAMENTOSA 'IVORY TOWER'	#5 CONT.	
TOTAL: 254						



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

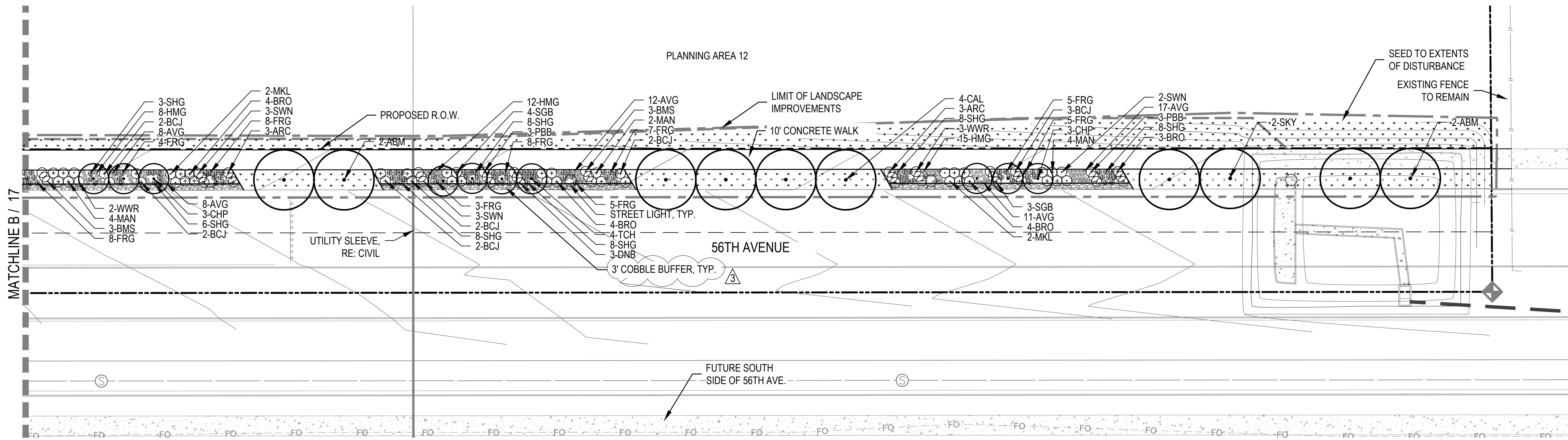
XERIC RATING		SYM. COMMON NAME		BOTANICAL NAME		SIZE & COND.	
<hr/>							
GRASSES							
	126	X	AVG	BLUE AVENA GRASS	HELICTOTRICHON SEMPERVIRENS	#1 CONT.	
	167	XXX	SHG	SHENANDOAH SWITCH GRASS	PANICUM 'SHENANDOAH'	#1 CONT.	
	198	X	FRG	FEATHER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'KARL FOERSTER'	#1 CONT.	
	51	XXX	HMG	HEAVY METAL SWITCHGRASS	PANICUM VIRGATUM 'HEAVY METAL'	#1 CONT.	
	141	XXX	LBG	LITTLE BLUESTEM GRASS	SCHIZACHYRIUM SCOPARIUM	#1 CONT.	
	76	X	MAG	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	#1 CONT.	
TOTAL: 759							
<hr/>							
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	BOUTELLOUA CURTIPENDULA	35%	10.5 LBS.
BLUE GRAMA	BOUTELLOUA 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

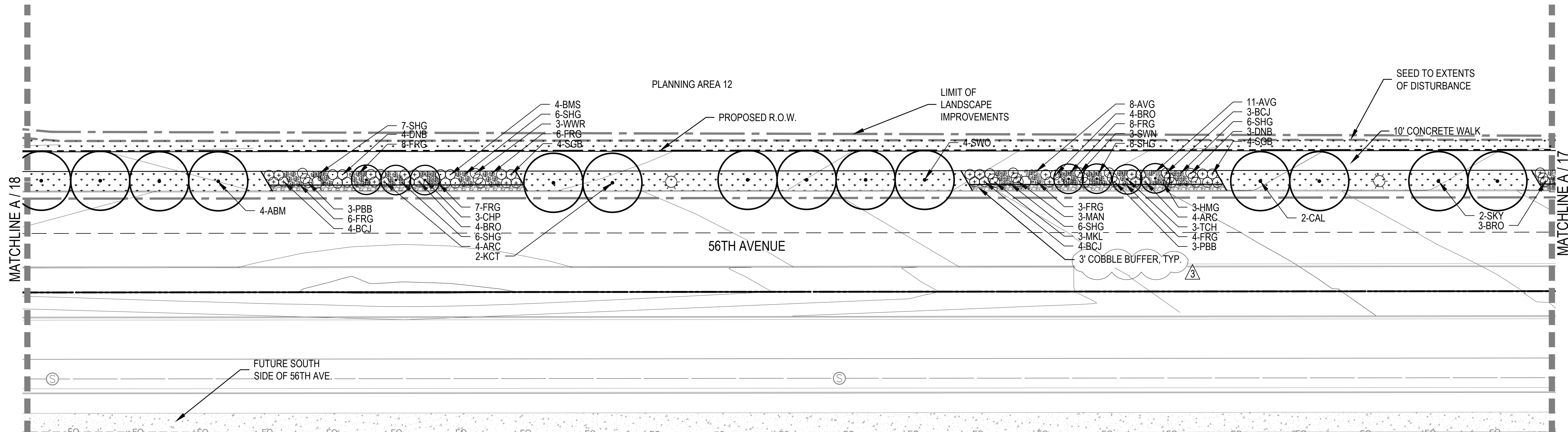
EROSION CONTROL SEED MIX (NON-IRRIGATED)

NOTE:
REFERENCE CIVIL DRAWINGS FOR EROSION CONTROL PLANS.

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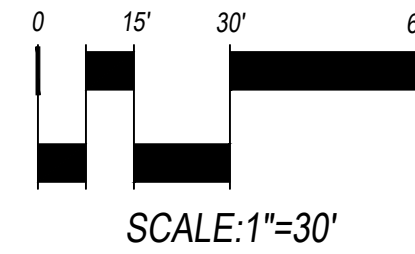
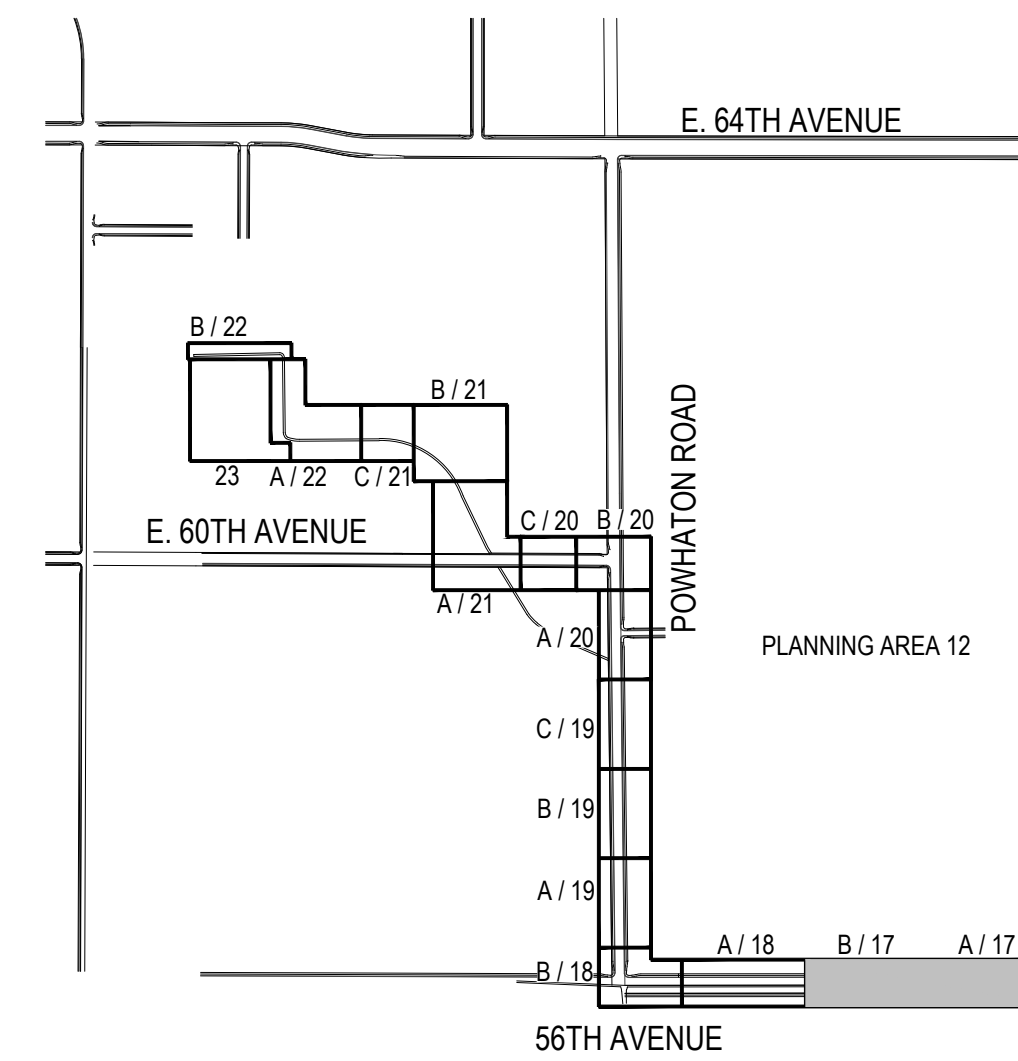


B
17

LEGEND

- CANOPY TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- ENHANCED NATIVE SEED MIX
- EROSION CONTROL 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

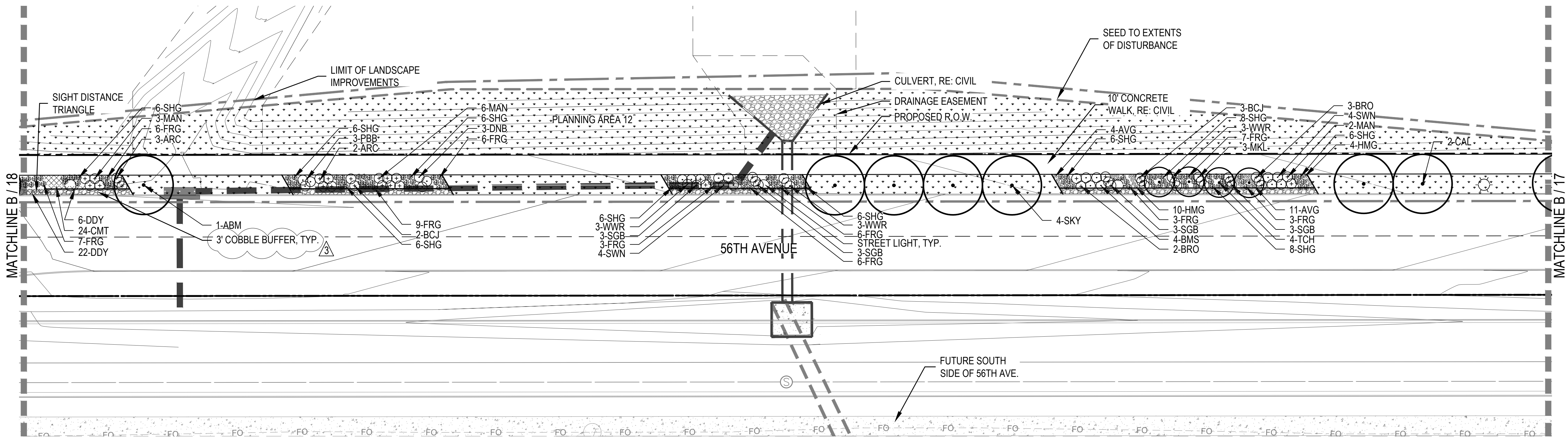


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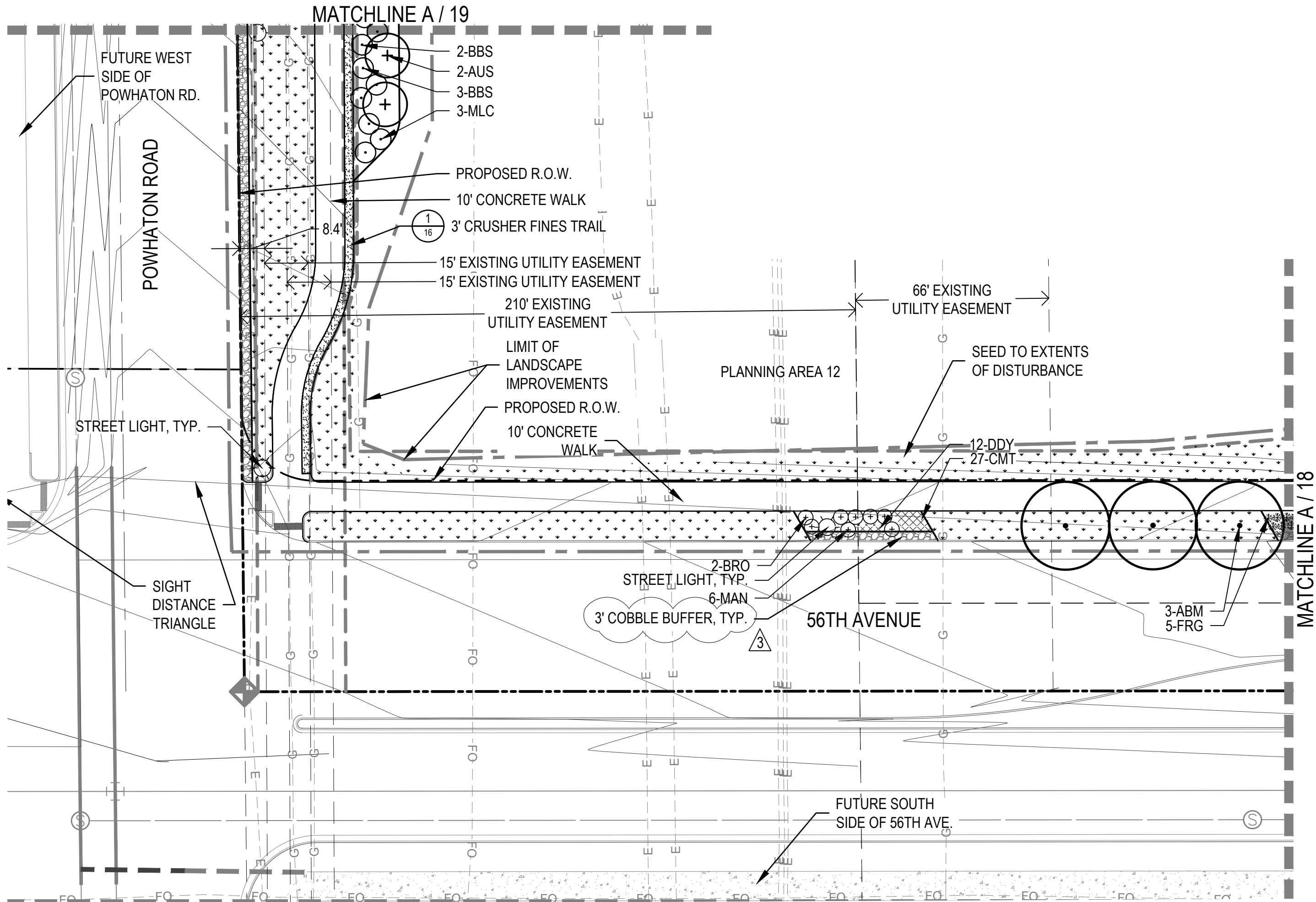


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18

SCALE: 1" = 30'

LEGEND

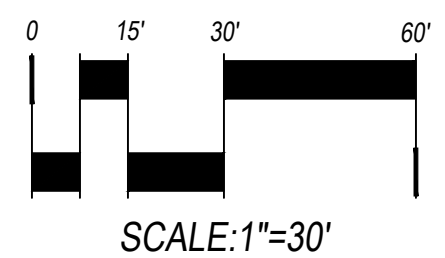
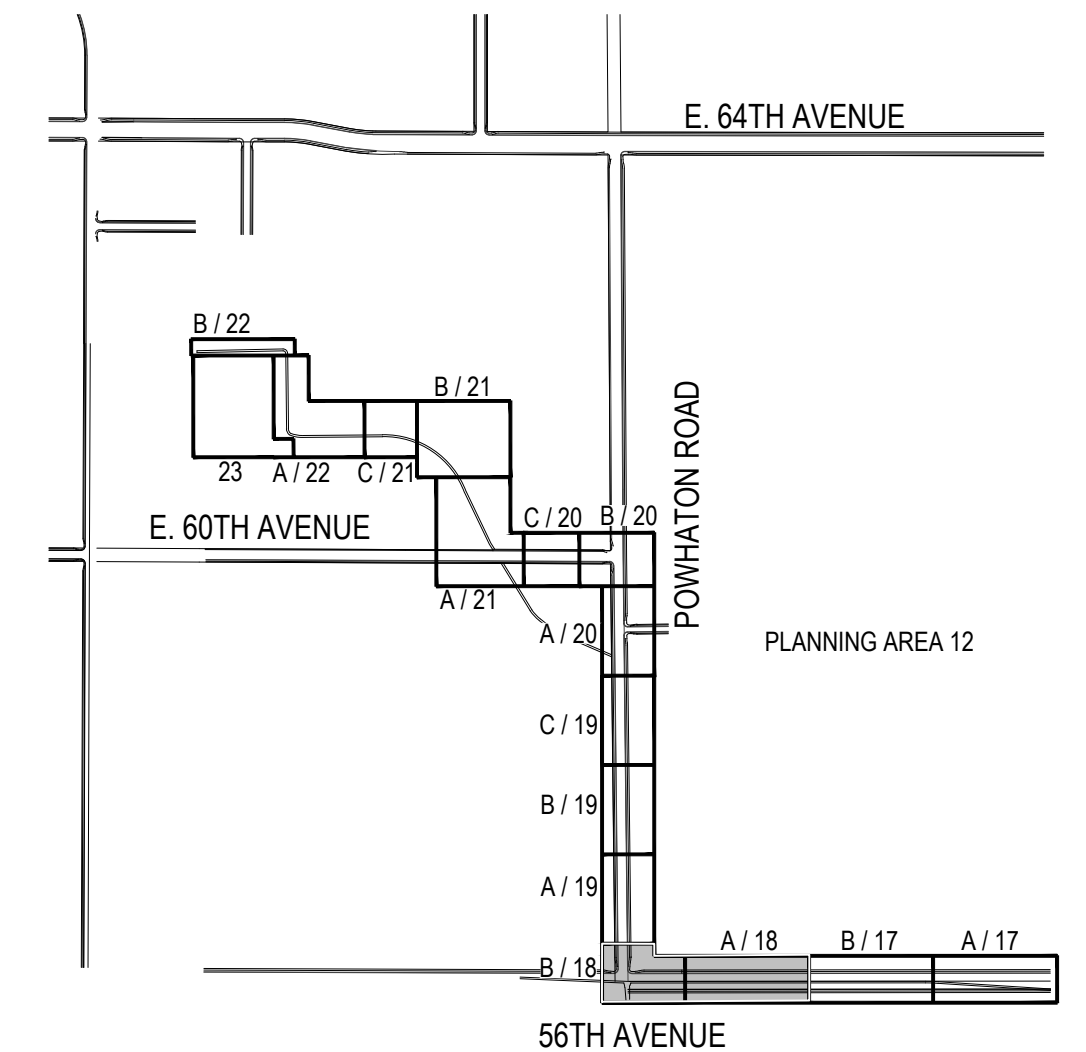
- CANOPY TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUBS
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- ORNAMENTAL GRASSES
- ENHANCED NATIVE SEED MIX
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- 4"-6" ROCK COBBLE
- STEEL EDGER
- LIMIT OF LANDSCAPE IMPROVEMENTS
- STREET LIGHT
- FIRE HYDRANT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



B
18

SCALE: 1" = 30'

KEY MAP



SCALE: 1" = 30'

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LANDSCAPE PLAN

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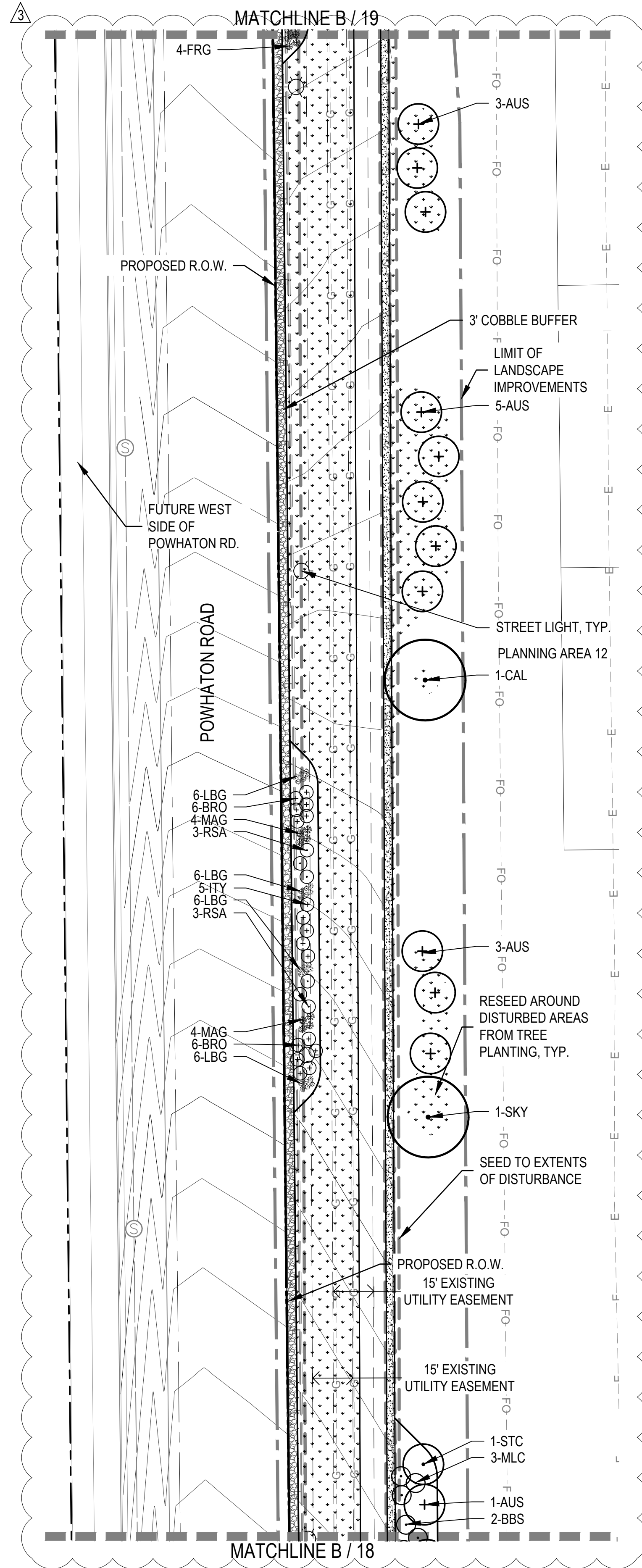
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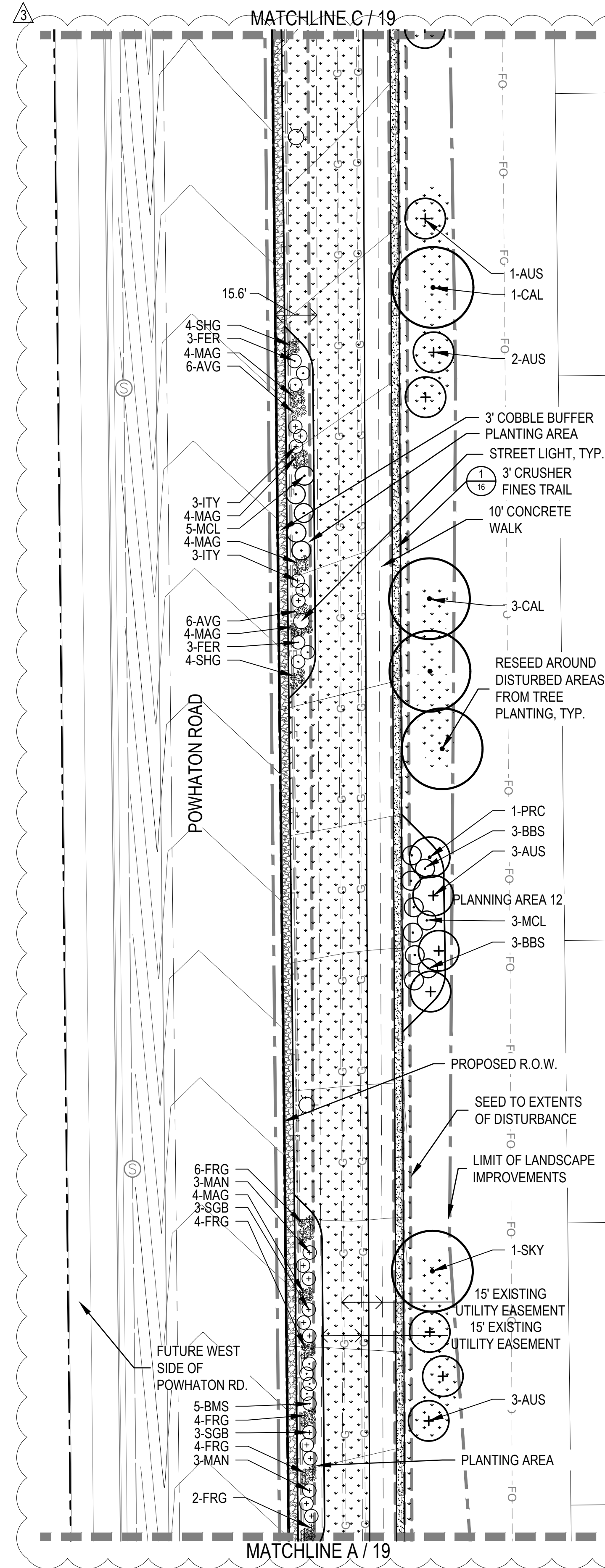
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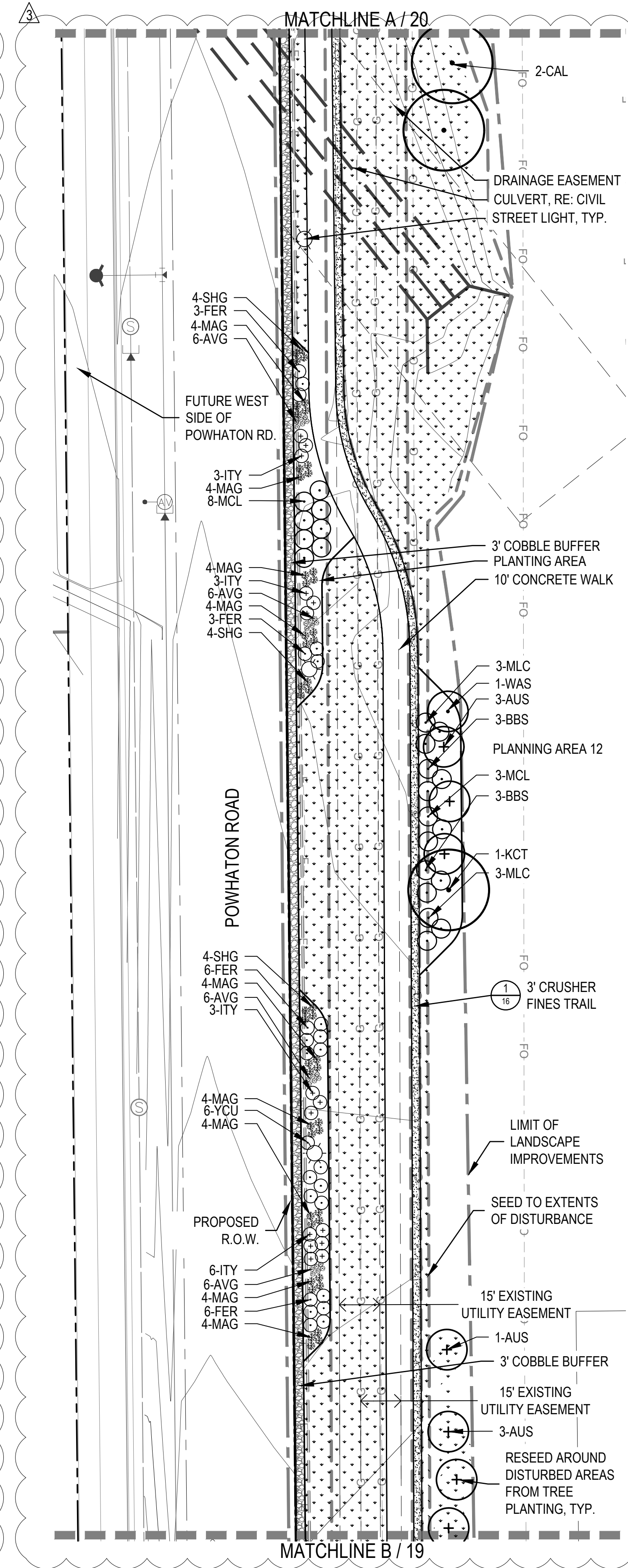
A LANDSCAPE PLAN

SCALE: 1" = 30'



B LANDSCAPE PLAN

SCALE: 1" = 30'



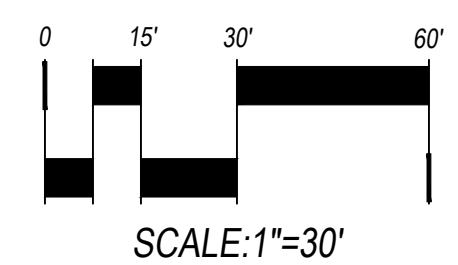
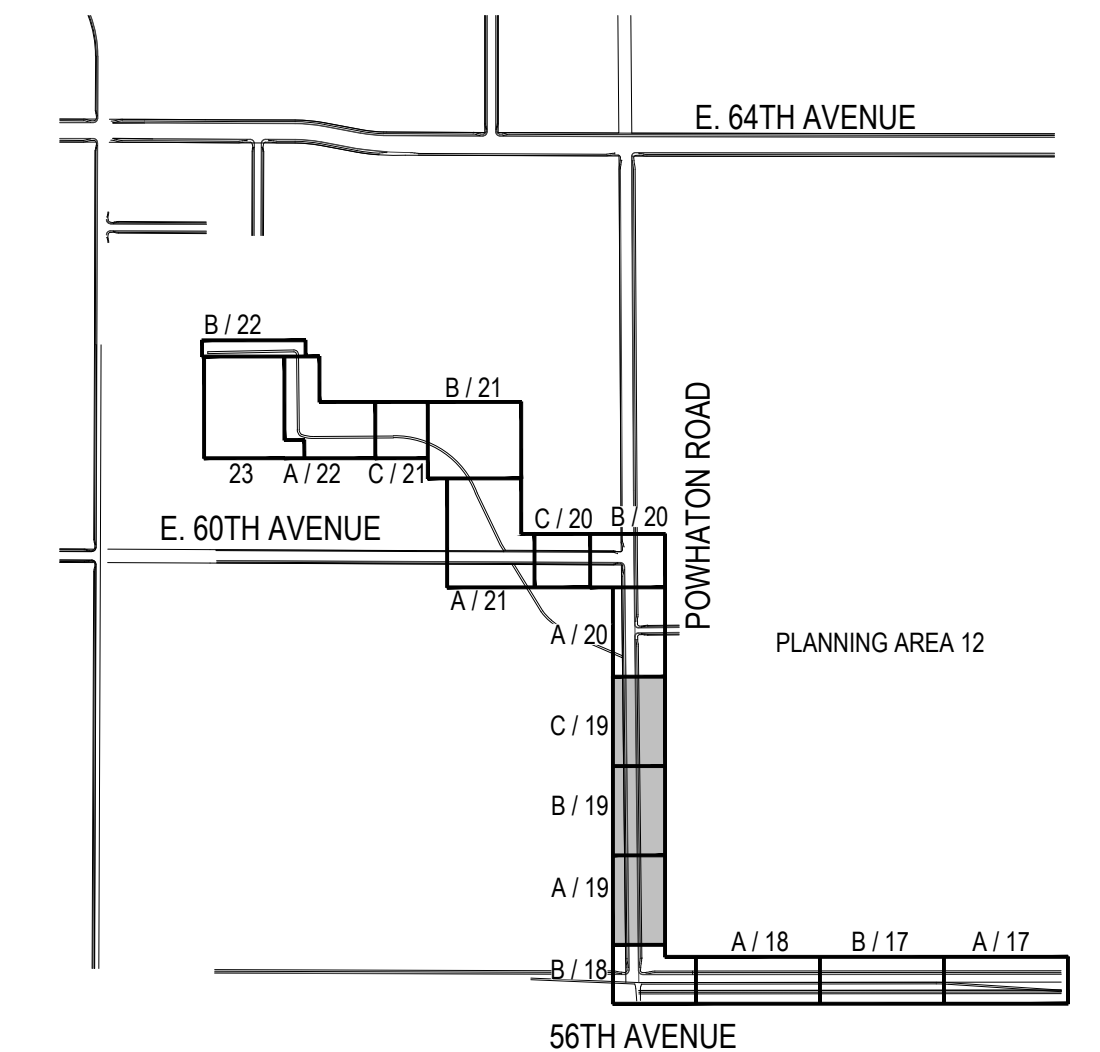
C LANDSCAPE PLAN

SCALE: 1" = 30'

LEGEND

- CANOPY TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- ENHANCED NATIVE SEED MIX
- EROSION CONTROL 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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DATE:
SEPTEMBER 1, 2016

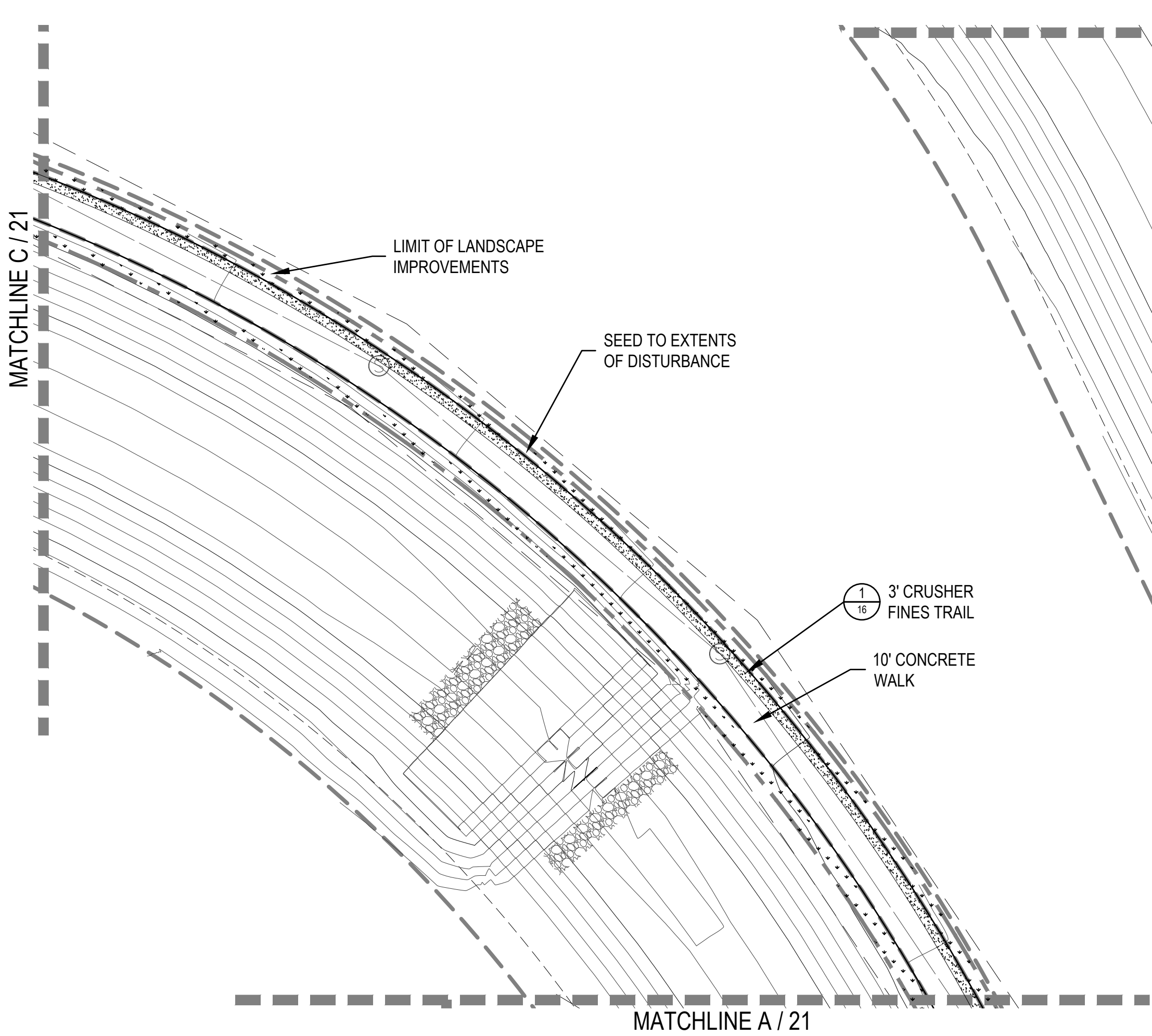
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LANDSCAPE PLAN

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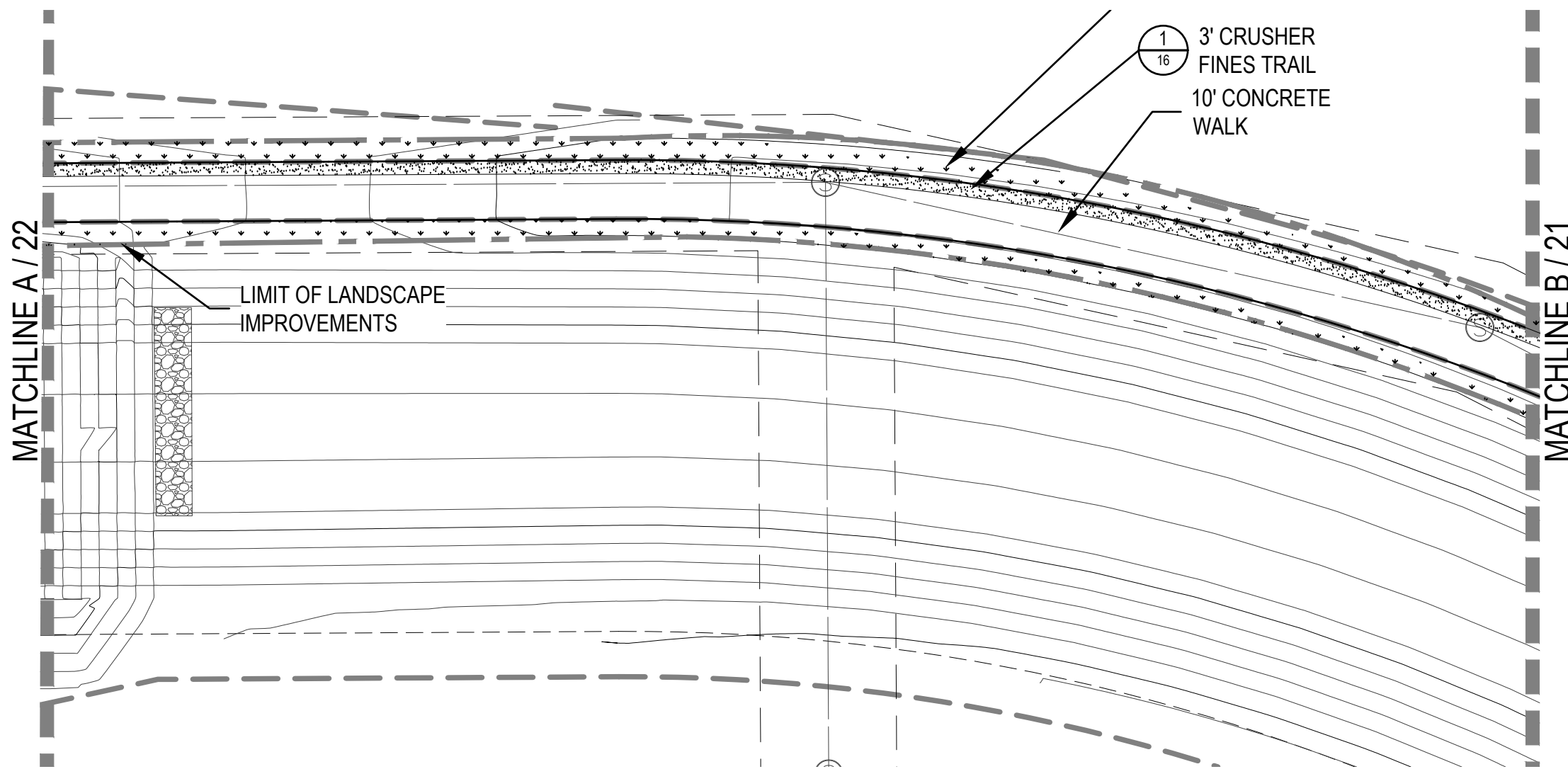
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1	REVIEW RESUBMITTAL DATES: 11/16/16, 2/3/17, 4/6/17, 5/11/17, 6/2/17				7/7/17

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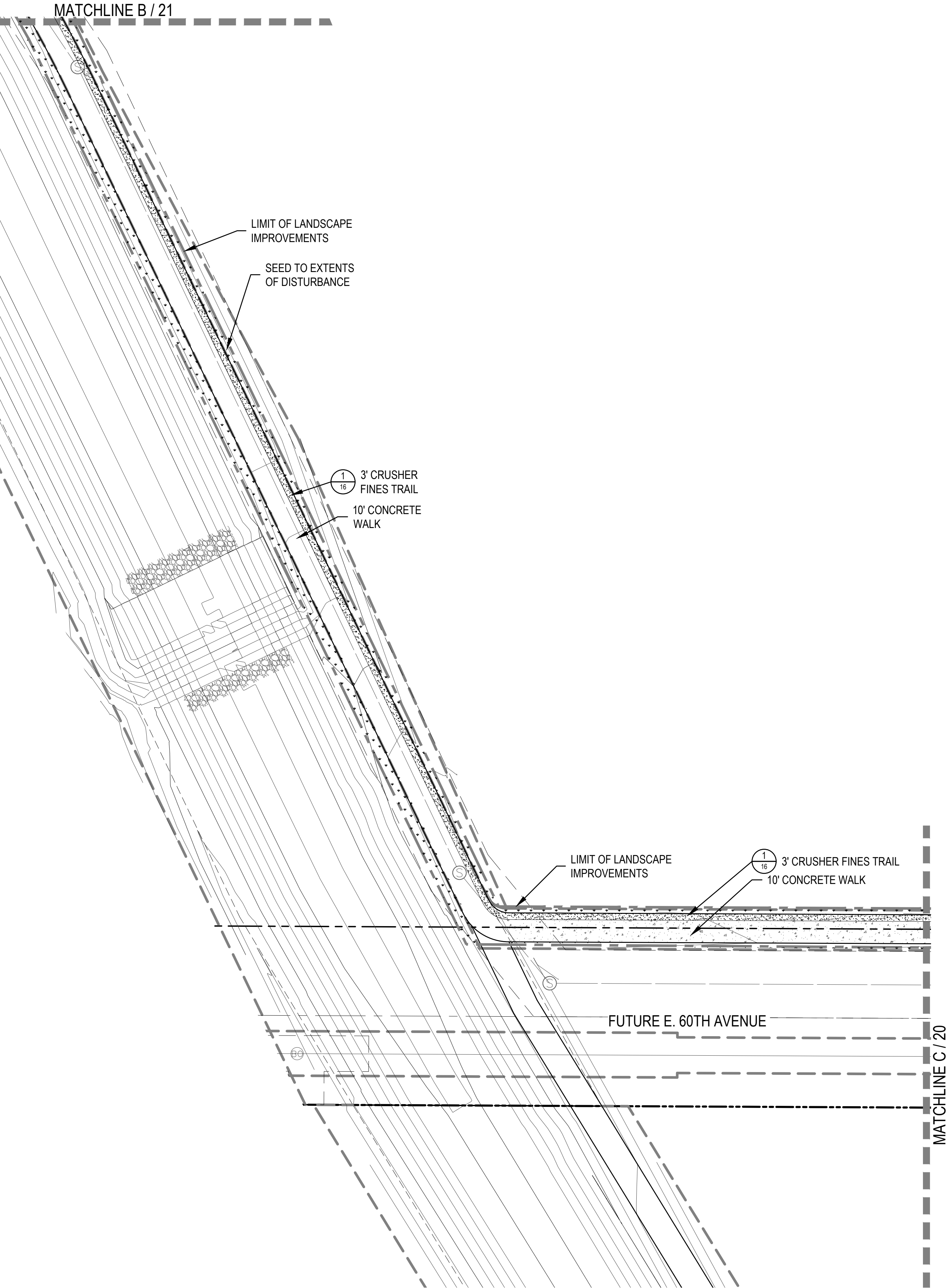
B
21 LANDSCAPE PLAN

SCALE: 1" = 30'



C
21 LANDSCAPE PLAN

SCALE: 1" = 30'



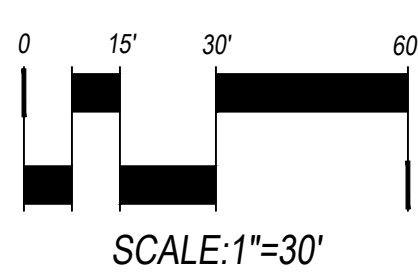
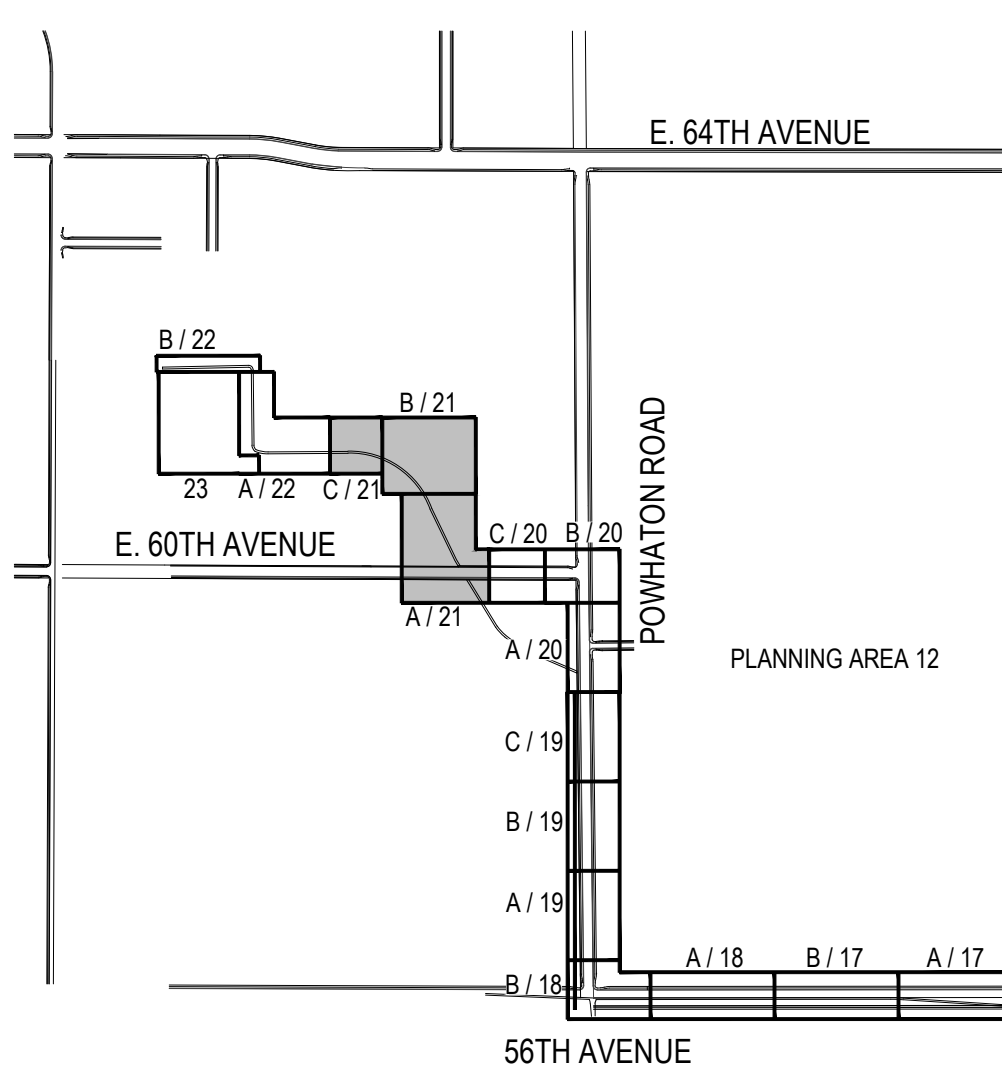
A
21 LANDSCAPE PLAN

SCALE: 1" = 30'

LEGEND

- CANOPY TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- ENHANCED NATIVE SEED MIX
- EROSION CONTROL 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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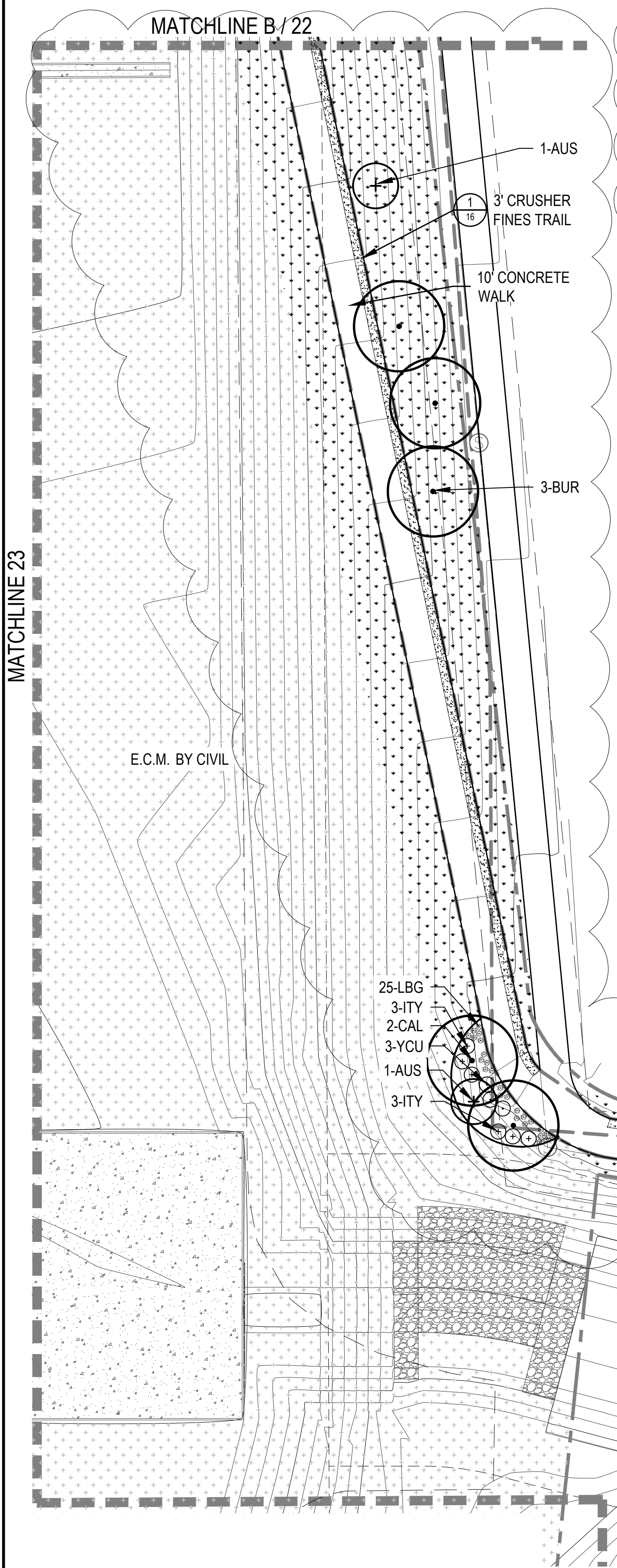
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LANDSCAPE PLAN

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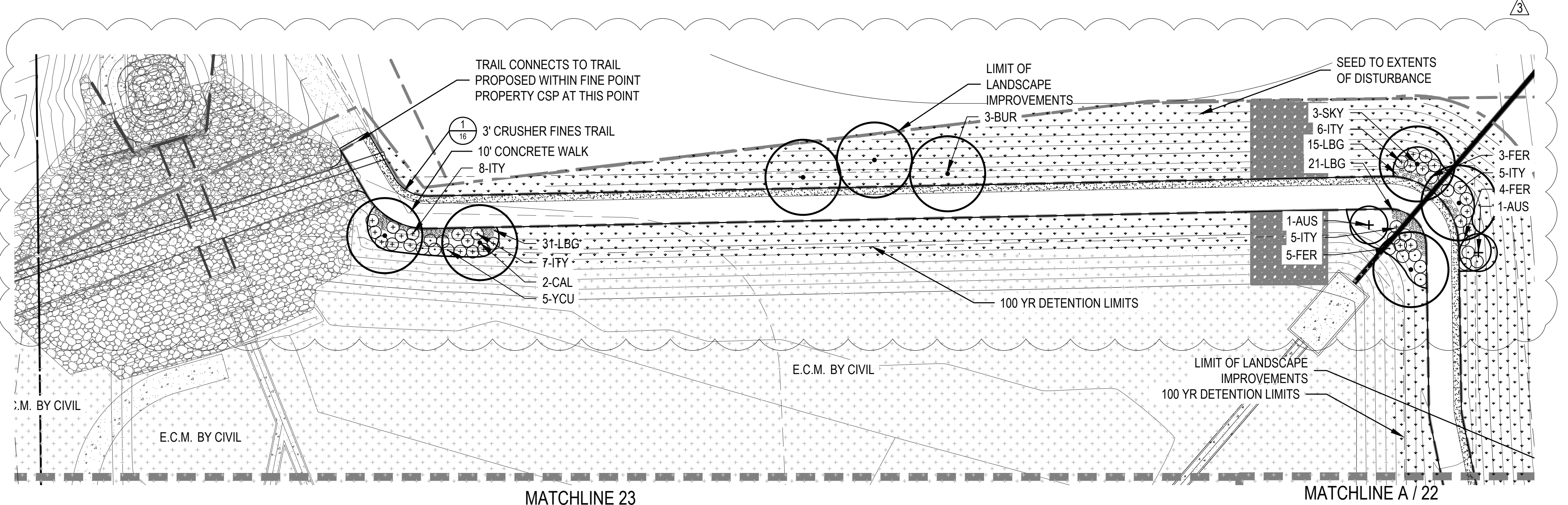
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1		MINOR AMENDMENT RESUBMITTAL			5/16/18
1		REVIEW RESUBMITTAL DATES: 11/16/16, 2/3/17, 4/6/17, 5/11/17, 6/2/17			7/7/17

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A
22
LANDSCAPE PLAN

SCALE: 1" = 30'



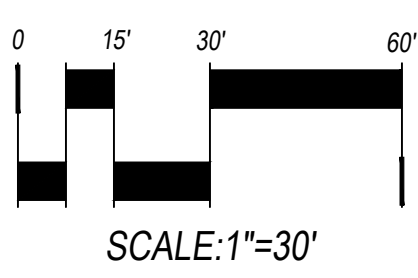
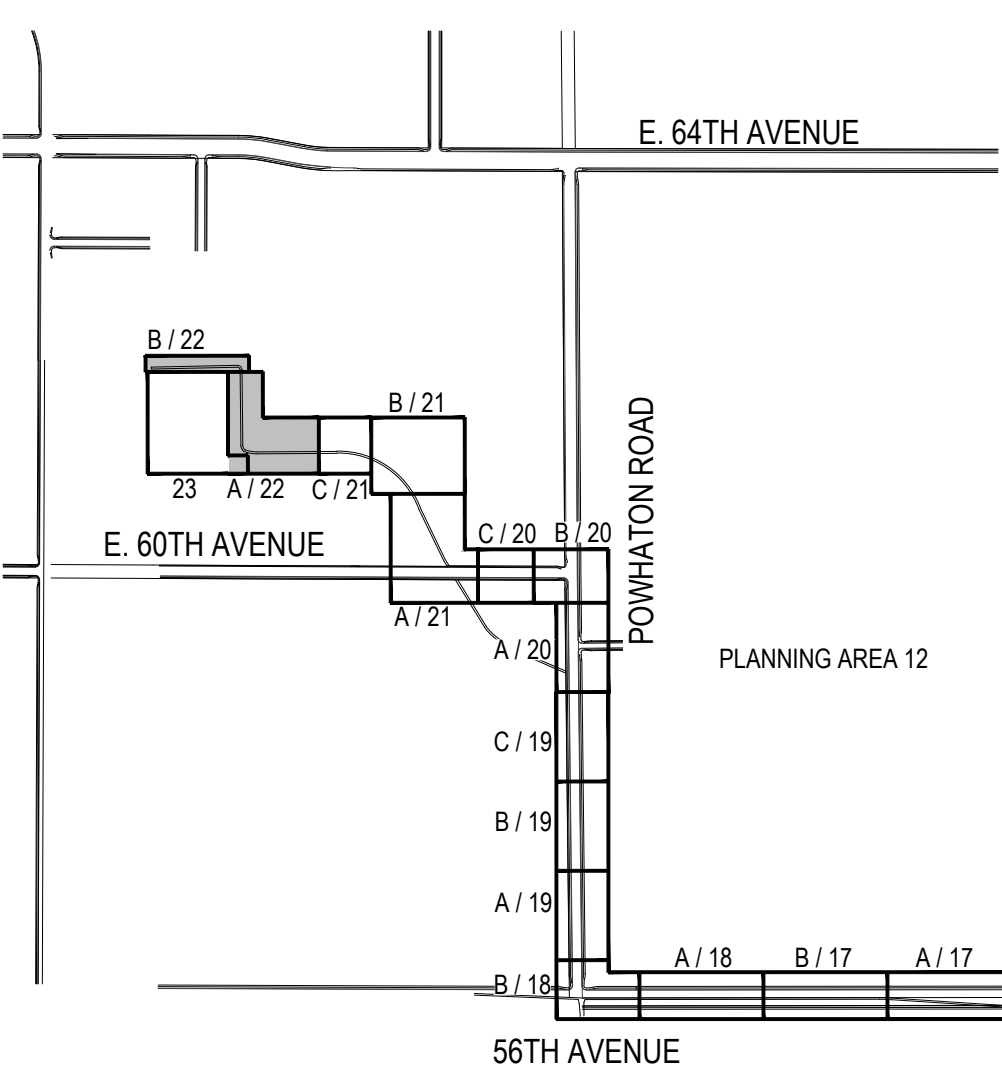
B
22
LANDSCAPE PLAN

SCALE: 1" = 30'

LEGEND

- CANOPY TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
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- ENHANCED NATIVE SEED MIX
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- STREET LIGHT
- FIRE HYDRANT
- PROPOSED CONTOURS - MAJOR
- PROPOSED CONTOURS - MINOR
- EXISTING CONTOURS

KEY MAP



SCALE: 1" = 30'

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	CHECKED BY:	FILE NO:	
22	J.B. PM LV		
	DATE:		
	SEPTEMBER 1, 2016		

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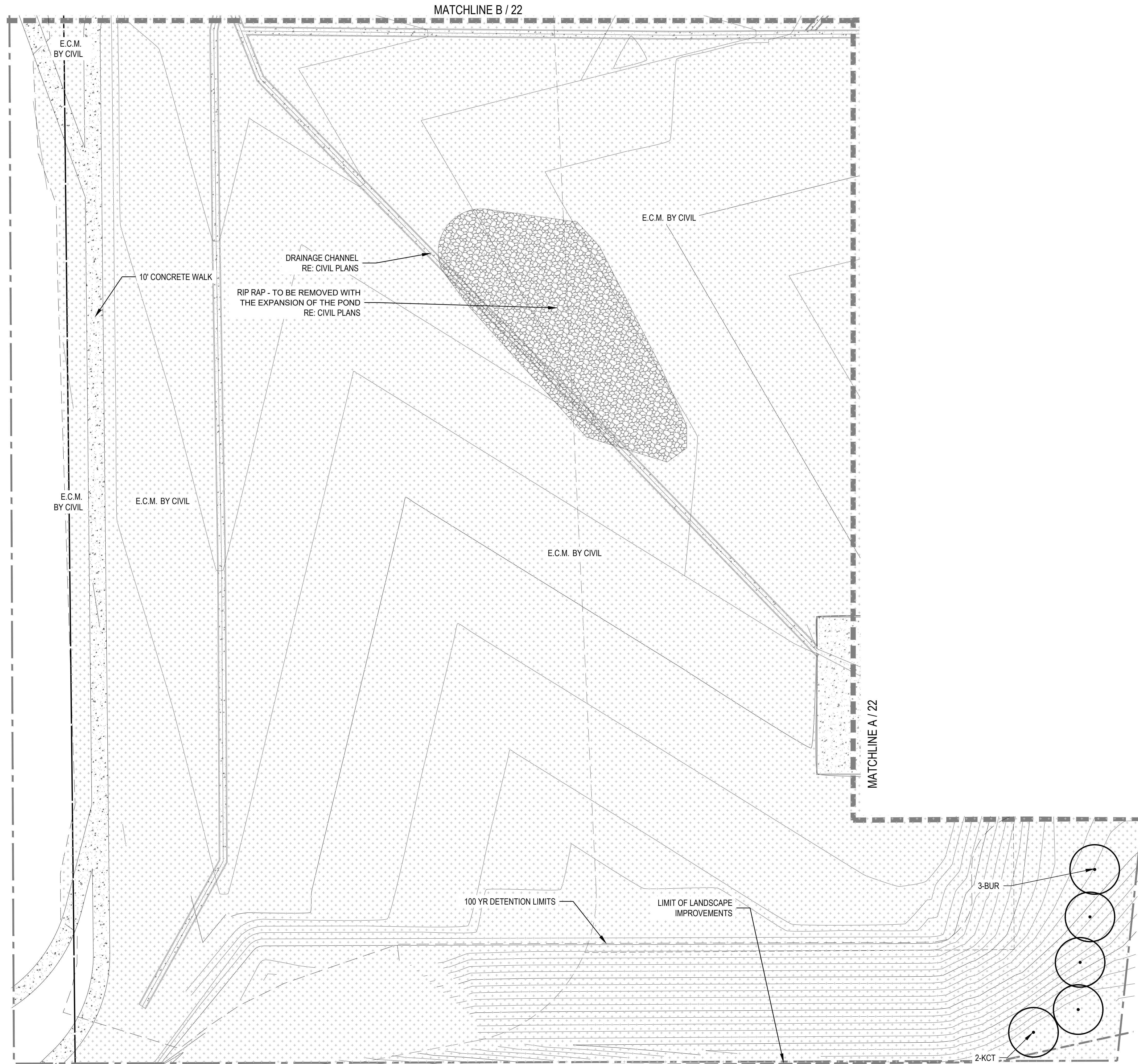
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1		MINOR AMENDMENT RESUBMITTAL

Date	Appr.	Date	Init.	Date
8/02/18		5/16/18		7/7/17
				REVIEW RESUBMITTAL DATES: 11/16/16, 2/3/17, 4/6/17, 5/11/17, 6/2/17

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23

LANDSCAPE PLAN

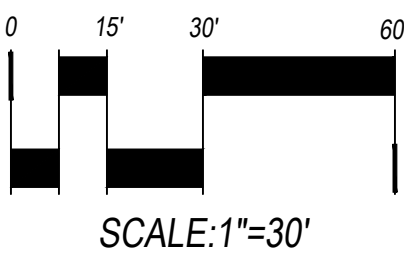
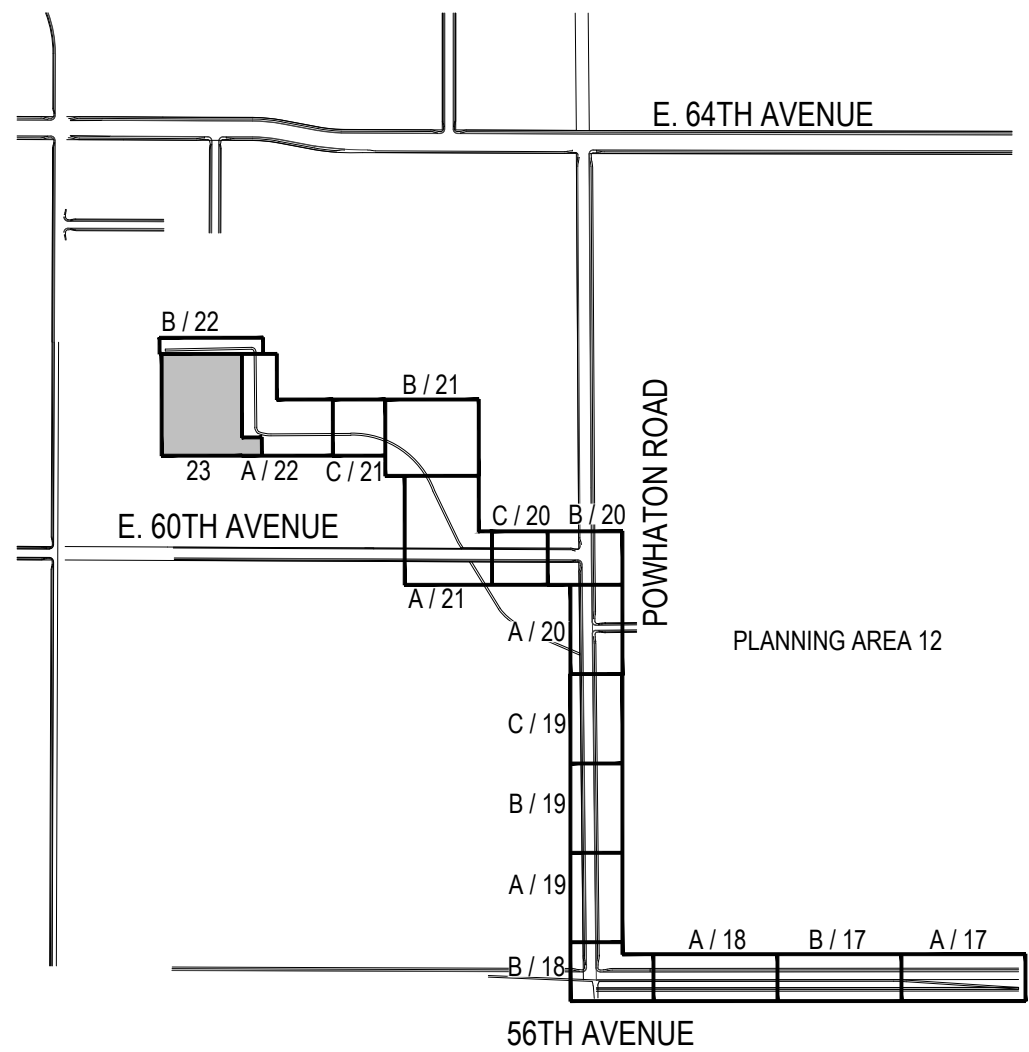


SCALE: 1" = 30'

LEGEND

- CANOPY TREE
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- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
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KEY MAP



NOT FOR CONSTRUCTION

SHEET NUMBER	DRAWN BY: LH		SCALE: AS SHOWN	
	CHECKED BY: JB, PM LV		FILE NO: 8130246703	
		DATE: SEPTEMBER 1, 2016		

23

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INFRASTRUCTURE SITE PLAN
LANDSCAPE PLAN

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4	MINOR AMENDMENT RESUBMITTAL	8/02/18	Date
2	MINOR AMENDMENT RESUBMITTAL	5/16/18	Date
1	REVIEW RESUBMITTAL DATES: 11/16/16, 2/3/17, 4/6/17, 5/11/17, 6/2/17	7/7/17	Date
No.	Revisions	Init.	Appr.