



October 5, 2021

Antonnio Benton II, Planner I  
City of Aurora Planning & Development Services  
15151 E. Alameda Parkway, Suite 5200  
Aurora, Colorado 80012  
Ph: 303.739.7209

## Re: TransPort Colorado Water Tank Site Plan DA-1793-14 Response to Submittal #4

We have reviewed your comments of the Transport Colorado Water Tank Site Plan and our responses to relative comments are as follows:

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Civil Plans are not part of the site plan review. (Civil Engineering)
- Physical disconnect detail not updated. (Aurora Water)
- Updated water tank plans to match site plan. (Life Safety)
- Easement and License Agreement Issues (Real Property)

### PLANNING DEPARTMENT COMMENTS

#### 1. **Planning Comments** (Antonnio Benton / 303-739-7209 / [abenton@auroragov.com](mailto:abenton@auroragov.com))

1.A Approved, no comments

#### 2. **Addressing** (Phil Turner / 303-739-7271 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))

2.A Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. The digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:

- 2.A.1 Parcels
- 2.A.2 Street lines
- 2.A.3 Building Footprints

2.B Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system.

2.C Please provide a CAD .dwg file that is a 2013 CAD version.

2.D Please eliminate any linework outside of the target area. More info can be found at:

<http://tinyurl.com/AuroraCAD> or by contacting [CADGIS@auroragov.org](mailto:CADGIS@auroragov.org)

*RE: Acknowledged*

#### 3. **Landscaping** (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org))



3.A Approved, no comments

## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

### 4. **Civil Engineering** (Kristin Tanabe / 303-739-7306/ [ktanabe@auroragov.com](mailto:ktanabe@auroragov.com))

4.A Civil plans are not part of the site plan review

*RE: Acknowledged. It had been requested that additional plans showing the vertical details of the tower and structures be included as information only and not to be reviewed.*

4.B The site plan sheet needs to be included in the site plan set. Include dimensions for access drives, material type, etc.

*RE: A grading and site plan is included. Labels and dimensions*

### 5. **Aurora Water** (Casey Ballard / 303-739-7382/ [cballard@auroragov.com](mailto:cballard@auroragov.com))

5.A Standard details from Aurora manuals are not needed in these plans. Any details that are not standard such as the physical disconnect manhole can be included.

*RE: Acknowledged.*

5.B Physical disconnect detail not updated.

*RE: The disconnect Manhole was updated per previous comments. No updates are indicated on the plans.*

5.C Why were sheets from the civil plans included in the site plan? Per previous discussions civil plans will be emailed until they reach 90% at which time they will be submitted format through the AMANDA portal.

*RE: It had been requested that additional plans showing the vertical details of the tower and structures be included as information only and not to be reviewed.*

### 6. **Building/Life Safety** (William Polk / 303-739-7371/ [wpolk@auroragov.com](mailto:wpolk@auroragov.com))

6.A Revise the fire lane sign with the “graphic” fire lane sign. Also, a “Graphic” tow-away must be attached below the fire lane sign. See example.

*RE: Signage updated to reflect graphic and tow-away.*

6.B The tank plan’s access road and gating system does not match the site plan. Revise the tank plans to match the site plan illustration and labels.

*RE: Coordination between the water tank design teams and Westwood is on-going. Plans will be updated.*

### 7. **Real Property** (Maurice Brooks / 303-739-7294/ [mbrooks@auroragov.com](mailto:mbrooks@auroragov.com))

8.A Site Plan – There are some easement issues and some License Agreement issues. See the comments on the document(s). Continue working with Andy Niquette ([dedicationpropoerty@auroragov.org](mailto:dedicationpropoerty@auroragov.org)) for the easement concerns and contact Grace Gray ([ggray@auroragov.org](mailto:ggray@auroragov.org)) for the license Agreement concerns. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record. Send in the separate documents that are still needed.

*RE: ROW for 32nd Ave. and all easements shown to be dedicated by separate document have been submitted to the City of Aurora and are pending approval. All onsite easements and license agreements are currently being coordinated and in progress.*



Sincerely,

A handwritten signature in black ink that reads "Jennifer Carpenter". The signature is fluid and cursive, with a small, light-colored smudge or mark to the right of the name.

Jennifer Carpenter  
Principal









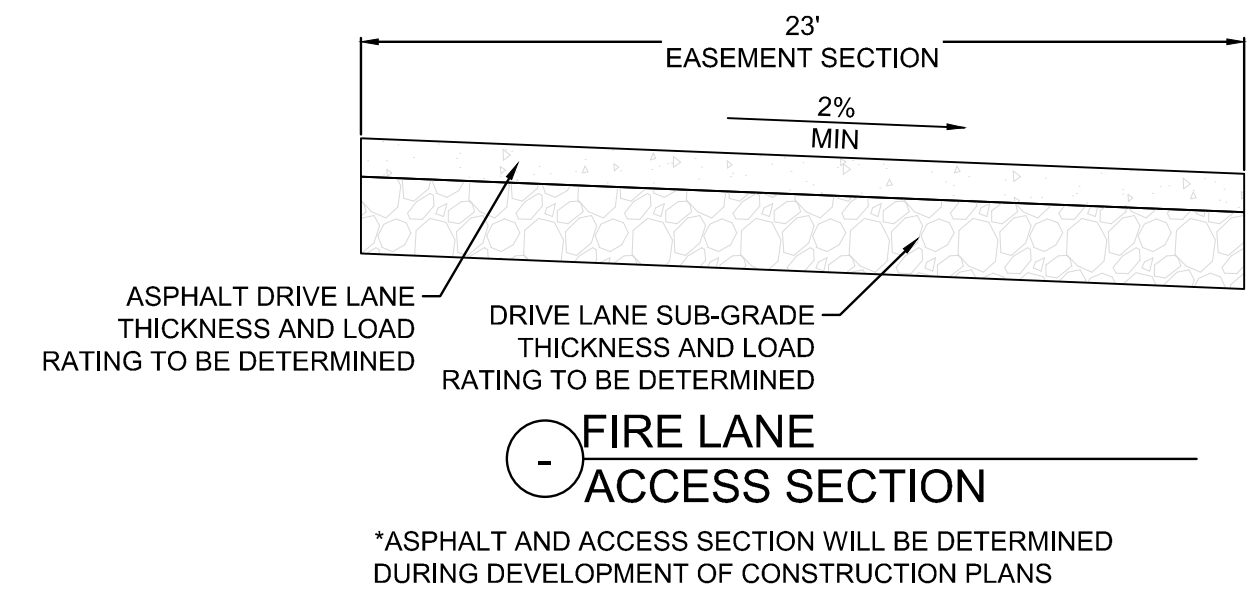
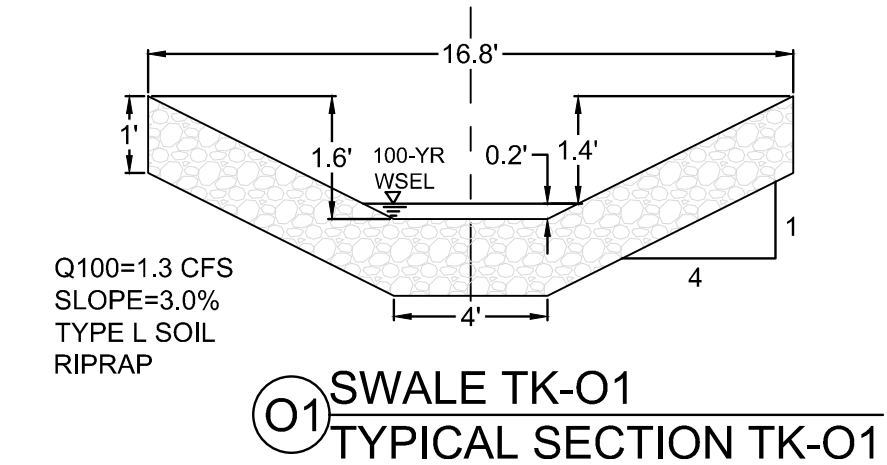
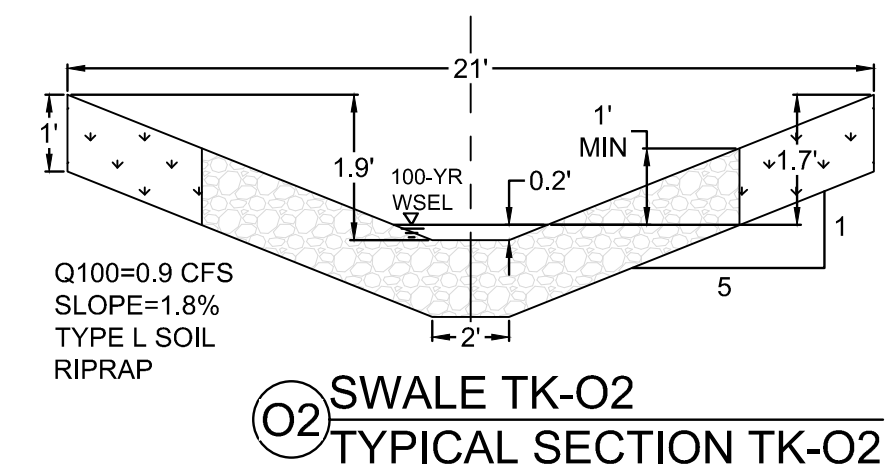
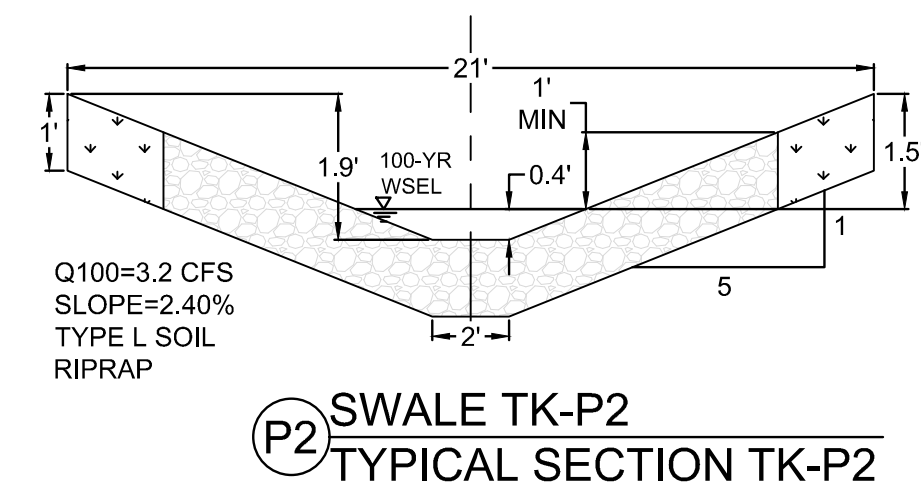
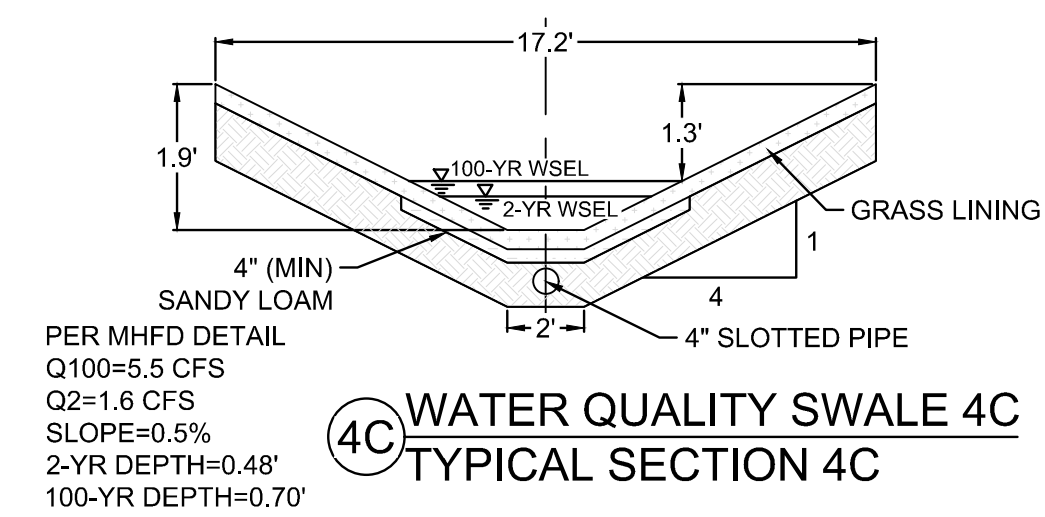
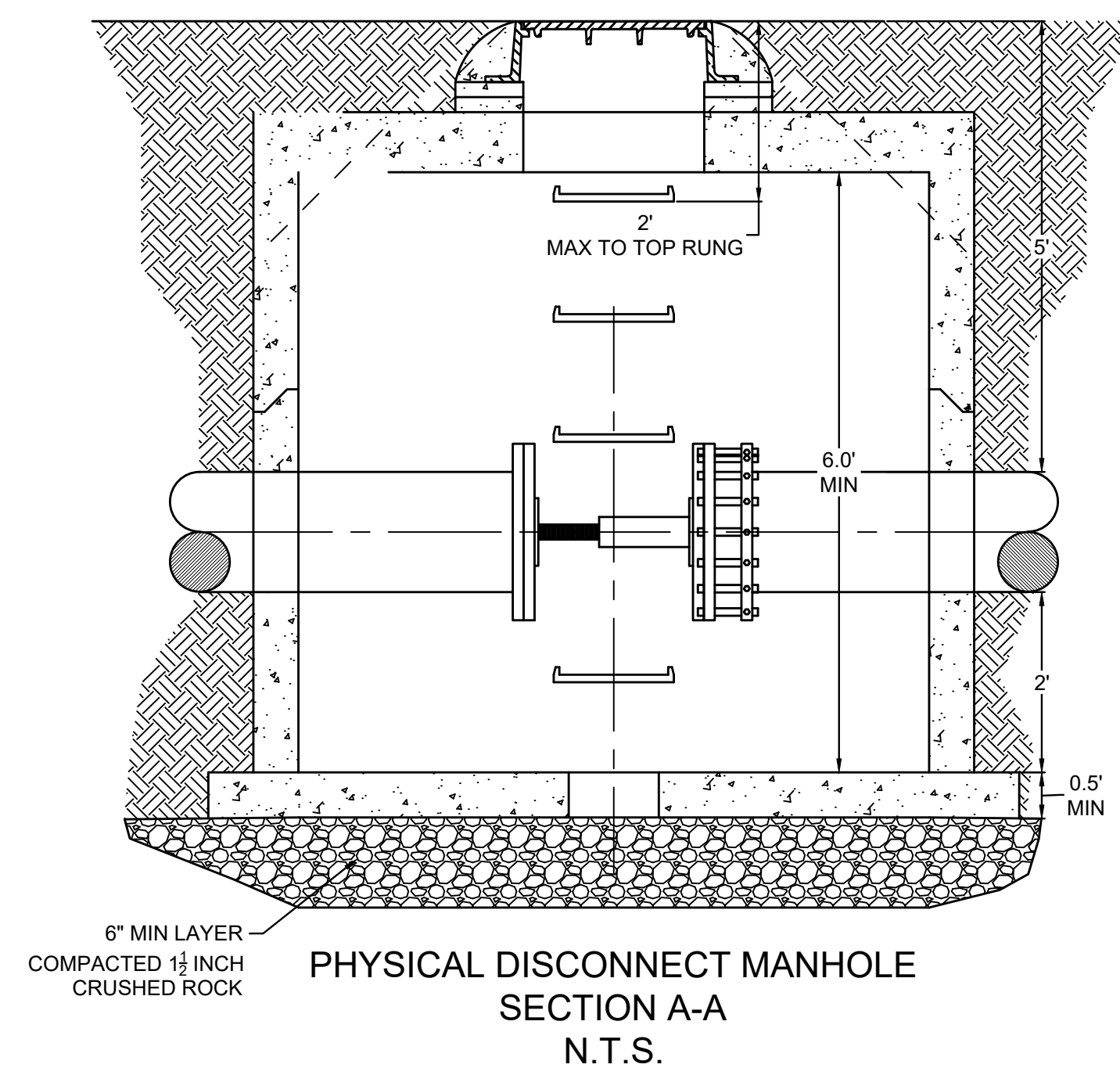
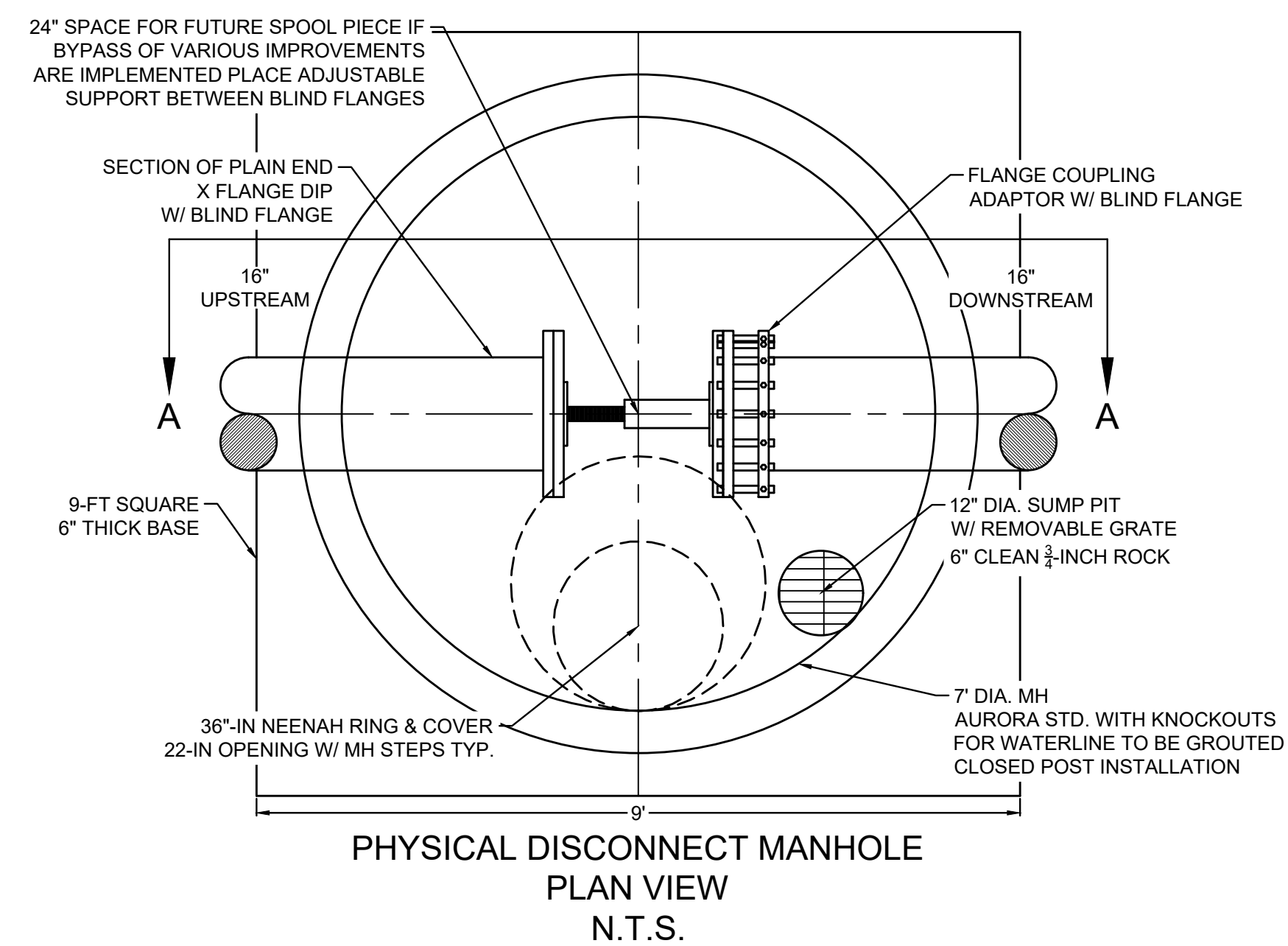












(2)-SIGNS TO BE MOUNTED  
ON ACCESS GATE




Revise the fire lane sign with the "graphic" fire lane sign. Also, a "graphic" tow-away sign must be attached below the fire lane sign., see example.

RE: Sign and graphic updated to MUTCD standard signs.

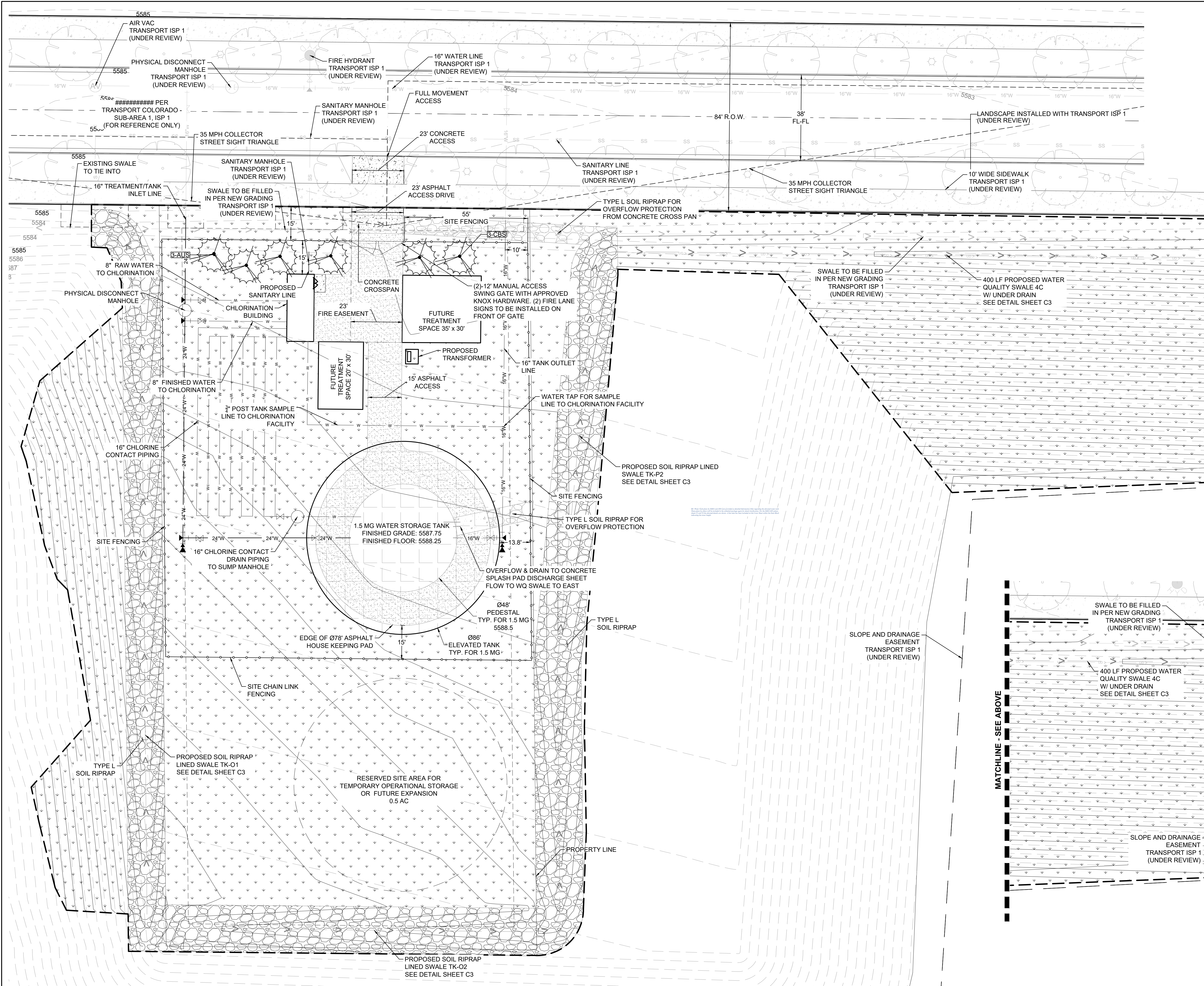
Graphic Fire Lane sign and Graphic Tow Away sign updated



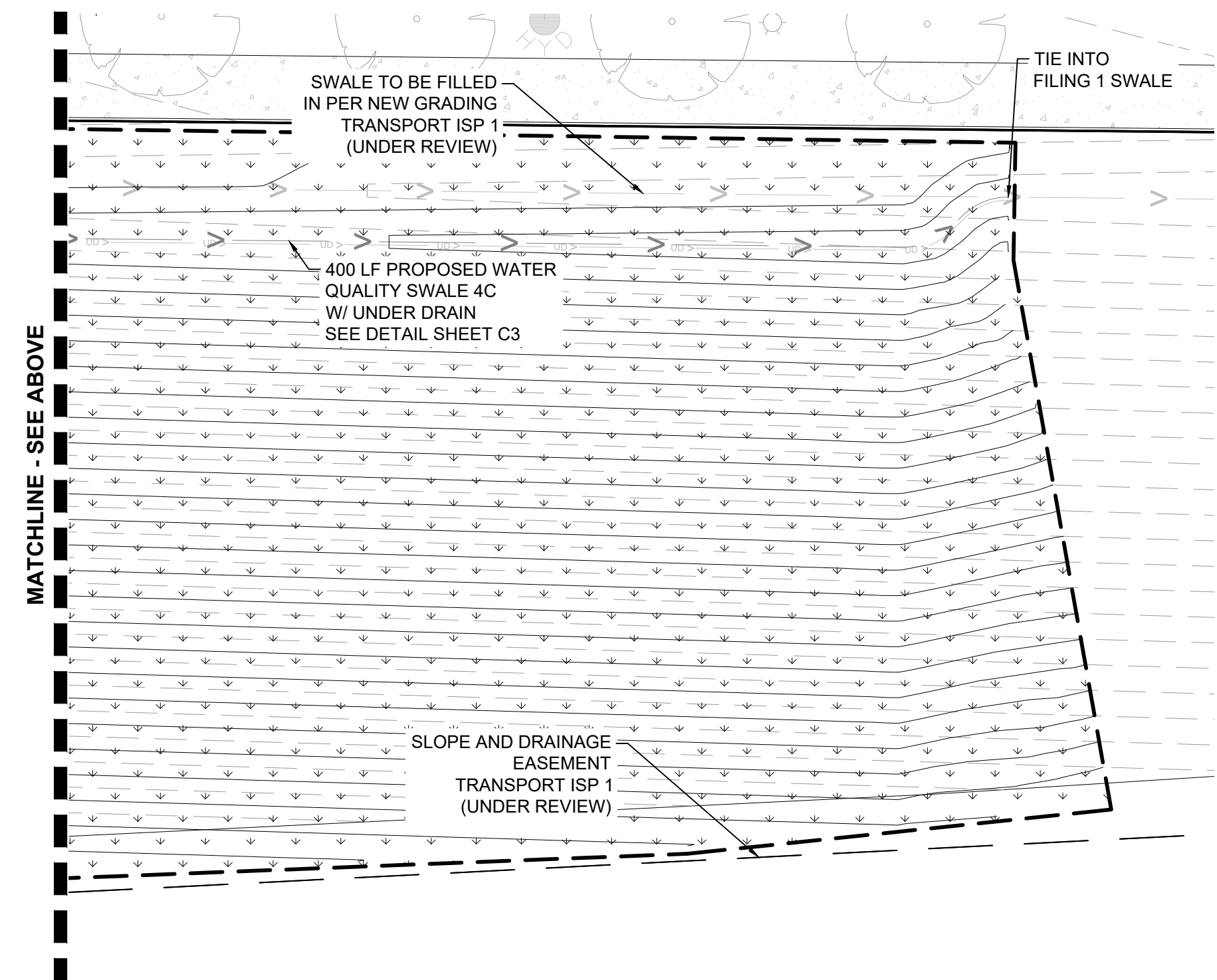
SHEET NUMBER  C3	DRAWN BY:	JTK	SCALE:  AS SHOWN	TRANSPORT COLORADO - SUB-AREA 1  POTABLE WATER TANK SITE  POTABLE WATER TANK SITE PLAN  DETAILS	TRANSPORT COLORADO, LLC 1331 17TH STREET, SUITE 1000 DENVER, COLORADO 80202	 <b>a Westwood team</b>	10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: 720.482.952 <a href="http://www.cvlinc.net">www.cvlinc.net</a> <a href="mailto:westwood@ps.com">westwood@ps.com</a>									
	CHECKED BY:	JTK														
	DATE:	JUNE 2021														
								No.	Revisions	Date	Init.	Appr.	Date			



P:\2017\171039\_TRANSPORT COLORADO\1 DRAWINGS\6.0 WATER TANK\171039\_WATER TANK SP\_PLANS.DWG, SCARNES, 6/29/2021 1:35 PM



- LANDSCAPE LEGEND**
- PROPOSED RIGHT-OF-WAY / SITE BOUNDARY
  - LIMIT OF CONSTRUCTION
  - SECTION LINE
  - EXISTING FIRE HYDRANT (PER TRANSPORT ISP 1 - UNDER REVIEW)
  - EXISTING STREET LIGHTING (PER TRANSPORT ISP 1 - UNDER REVIEW)
  - SIGHT DISTANCE TRIANGLE
  - PROPOSED CONTOUR
  - EXISTING CONTOUR (PER TRANSPORT ISP 1 - UNDER REVIEW)
  - EXISTING DECIDUOUS SHADE TREE (TRANSPORT ISP 1 - UNDER REVIEW)
  - EVERGREEN TREE
  - NATIVE SEED




NOT FOR CONSTRUCTION

**811**  
Know what's below.  
Call before you dig.

0' 20' 40'  
GRAPHIC SCALE: 1" = 20'

**NORTH**

SHEET NUMBER  <b>L1.01</b>	DRAWN BY:	SC	SCALE: AS SHOWN	TRANSPORT COLORADO - SUB-AREA 1 POTABLE WATER TANK SITE POTABLE WATER TANK SITE PLAN  LANDSCAPE PLAN		Planning & Entitlements Landscape Architecture Architecture & Visual Media Real Estate Advisory www.LaDesignGroup.com 88 Inverness Circle East, Bldg. J, Suite 101 Englewood, Colorado 80112 1.303.724.1777						
	CHECKED BY:	JC										
	DATE:	JUNE 2021	171039									
							No.	Revisions	Date	Init.	Appr.	Date



SITE DATA:	AREA IN SF:	%
TOTAL SITE AREA (2.69 AC)	117,178.3 SF	100%
WATER TANK HEIGHT	165.5'	
HARD SURFACE AREA (INCLUDES ALL FACILITIES)	10,407.7 SF	9%
LANDSCAPE AREA	106,770.6 SF	91%
LANDSCAPE AREA	106,770.6 SF	100%
MAX % OF COOL SEASON GRASSES ALLOWED	3,235.5 SF	33%
% OF COOL SEASON GRASSES PROVIDED	0 SF	0%
NATIVE SEED AREA (WITH AND WITHOUT PLANTING BEDS)	90,108.7 SF	84%
COBBLE	16,661.9 SF	16%

SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE	WATER USAGE
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AUS	3	AUSTRIAN PINE	PINUS NIGRA	6' HT. MIN.	LOW
CBS	3	COLORADO BLUE SPRUCE	PICEA GLAUCA	6' HT. MIN.	LOW

1. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
2. ALL SHRUB AND SOF AREA SHALL RECEIVE THE FOLLOWING SOIL AMENDMENTS PER 1000 S.F.: 4 CUBIC YARDS 'SUPREME ORGANICS' COMPOST (50% COW MANURE, 50% WOOD FINES) OR APPROVED EQUAL, PLUS 15 LBS. OF 20-10-5 COMMERCIAL FERTILIZER, ROTOTILL TO A MINIMUM DEPTH OF 6 (SIX) INCHES.
3. ALL PLANTING MATERIAL, FOR NON-IRRIGATED AND IRRIGATED GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN THE UNIFIED DEVELOPMENT ORDINANCE (UDO) 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.
4. VEHICULAR DRIVES WILL BE CONCRETE OR ASPHALT.
5. ALL LANDSCAPE BEDS AND UNPLANTED AREAS SHALL BE MULCHED WITH ROCK TO A DEPTH OF THREE (3) INCHES MINIMUM WITH LANDSCAPE FABRIC. TREE RINGS AND PERENNIAL BEDS ARE TO BE MULCHED WITH WOOD MULCH TO A DEPTH F THREE (3) INCHES MINIMUM WITH NO LANDSCAPE FABRIC.
6. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
7. THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS, KNOX HARDWARE AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICES ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM THE FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH LIFE SAFETY (TYPICALLY 5 FEET) AND NO MATERIAL GREATER THAN 2 FEET HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.
8. 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. LANDSCAPING IS NOT REQUIRED TO BE INSTALLED UNTIL THE CITY WATER IS AVAILABLE AT THE SITE.





# POTABLE WATER TANK SUBDIVISION FILING NO. 1

A PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 64 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 1 OF 3

## LEGAL DESCRIPTION:

KNOW ALL PEOPLE BY THESE PRESENTS, THAT THE UNDERSIGNED WARRANT THEY ARE OWNERS OF A PARCEL OF LAND SITUATED WITHIN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 26 BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP SET BY PLS 34591, WHENCE THE EAST QUARTER CORNER OF SAID SECTION 28 BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 2-1/2 INCH DIAMETER ALUMINUM CAP SET BY PLS 22564 IS ASSUMED TO BEAR SOUTH 89°25'20" EAST, 2630.35 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 82°59'41" EAST, A DISTANCE OF 375.19 FEET, TO THE POINT OF BEGINNING;

THENCE SOUTH 89°25'20" EAST, A DISTANCE OF 165.13 FEET;

THENCE SOUTH 00°32'35" EAST, A DISTANCE OF 330.00 FEET;

THENCE NORTH 89°25'20" WEST, A DISTANCE OF 165.13 FEET;

THENCE NORTH 00°32'35" WEST, A DISTANCE OF 330.00 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A CALCULATED AREA OF 54,481 SQUARE FEET OR 1.251 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO A LOT AND BLOCK AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF POTABLE WATER TANK SUBDIVISION FILING NO. 1, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS, AND EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

## OWNER:

WESTERN TRANSPORT, LLC, A DELAWARE LIMITED LIABILITY COMPANY

SIGNATURE

PRINT NAME

PRINT TITLE

## NOTARIAL:

STATE OF COLORADO )  
COUNTY OF )SS

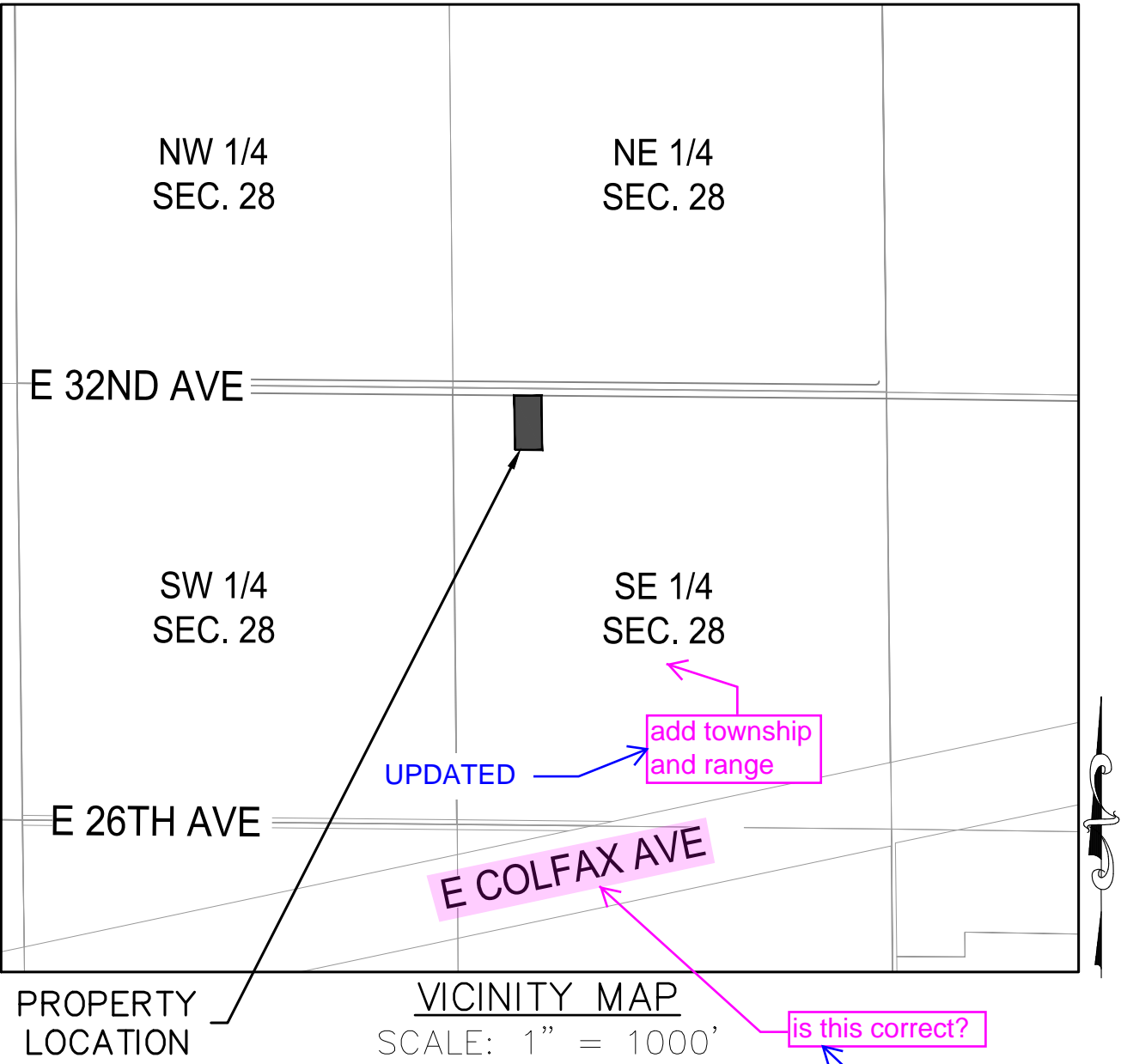
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_,  
20\_\_\_\_ A.D.

BY \_\_\_\_\_ AS \_\_\_\_\_ OF WESTERN TRANSPORT, LLC, A DELAWARE  
LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_



## COVENANTS:

THE UNDERSIGNED OWNERS, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY OF AURORA;

NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS, AS DEFINED BY CHAPTER 146 OF THE CITY CODE OF AURORA, COLORADO, ARE IN PLACE AND ACCEPTED BY THE CITY OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED WITH THE CITY OF AURORA AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE CITY;

ALL ELECTRICAL, COMMUNITY UTILITY LINES AND SERVICES, AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 126-505 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND;

ALL CROSSINGS OR ENCROACHMENTS, INCLUDING BUT NOT LIMITED, TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS AND RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES THAT MAY RESULT FROM THE CITY OF AURORA'S USE AND OCCUPANCY OR EXERCISE OF ITS RIGHTS IN SAID EASEMENTS AND RIGHTS OF WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, PRIVATE DETENTION POND, AND DRAINAGE FEATURES, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

## CITY OF AURORA APPROVALS:

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS AND EASEMENTS, AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021 A.D. SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO THE CITY OF AURORA SPECIFICATIONS.

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

## SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON APRIL 19, 2021.

KEVIN J. KUCHARCZYK, PLS NO. 34591  
FOR AND ON BEHALF OF CVL, A WESTWOOD TEAM

## CLERK AND RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY, COLORADO ON THIS

\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.

COUNTY CLERK AND RECORDER \_\_\_\_\_ DEPUTY \_\_\_\_\_

INSTRUMENT NO. \_\_\_\_\_

## ENGINEER/SURVEYOR

CVL, a Westwood team  
10333 E. Dry Creek Rd., Suite 240  
Englewood, CO 80112  
Tel: (720) 482-9526 / Fax: (720) 482-9546



# POTABLE WATER TANK SUBDIVISION FILING NO. 1

A PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 64 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 2 OF 3

## NOTES:

- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING - FIRE LANE".
- BASIS OF BEARINGS: BEARINGS ARE BASED IN ACCORDANCE WITH THE CITY OF AURORA HORIZONTAL CONTROL, UPON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE CENTER QUARTER CORNER OF SAID SECTION 28 BY A FOUND NO. 6 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP SET BY PLS 34591, WHENCE THE EAST QUARTER CORNER OF SAID SECTION 28 BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 2-1/2 INCH DIAMETER ALUMINUM CAP SET BY LS 22564 IS ASSUMED TO BEAR SOUTH 89°25'20" EAST, 2630.35 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
- THE EASEMENT AREA WITHIN EACH LOT OR TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT, EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
- ALL OWNERS OF LOTS ADJACENT TO EAST 32ND AVENUE SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE RESTRICTING THE ABILITY TO BUILD A FENCE ALONG THOSE STREETS OR THE TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.
- THE OWNERS OR OCCUPANTS OF THE LANDS HEREIN DESCRIBED SHALL HAVE NO RIGHT OR CAUSE OF ACTION, EITHER IN LAW OR IN EQUITY, FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY ARISING OUT OF OR RESULTING DIRECTLY OR INDIRECTLY, FROM THE OVERFLIGHT OF AIRCRAFT, OR FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY RESULTING FROM ANY NOISE, NUISANCE, VIBRATIONS OF ANY KIND OR DESCRIPTION RESULTING, DIRECTLY OR INDIRECTLY, FROM AIRCRAFT OVERFLIGHTS PROVIDED, THAT NOTHING CONTAINED IN THE FOREGOING EASEMENT SHALL DIVEST THE OWNERS OR OCCUPANTS, THEIR HEIRS, SUCCESSORS ADMINISTRATORS OR ASSIGNS, OF ANY RIGHT OR CAUSE OF ACTION FOR DAMAGES TO ANY PERSON OR PROPERTY RESULTING FROM THE NEGLIGENT OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CVL, A WESTWOOD TEAM TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, CVL CONSULTANTS OF COLORADO, INC. RELIED UPON LAND TITLE GUARANTEE COMPANY COMMITMENT NO. ABD70711950-2 HAVING AN EFFECTIVE DATE OF MARCH 09, 2021 AT 5:00 P.M.
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

1.6.H. Basis of Bearing Statements.

2. Composition. The basis of bearing statement shall state the method used to derive the bearing (i.e., assumed, astronomic, geodetic, grid, reference to recorded or deposited survey, etc.) and the bearing between **fully described monuments** (i.e., monument material, diameter, length (if set), cap size and material, **cap markings/stampings**, etc.) at each end of a single line. When the monuments at each end of the reference line are fully described on the plat, they need only be referenced in the "Basis of Bearings" statement.

UPDATED

for Tract

UPDATED

update the Title Commitment to be within 120 calendar days of the plat approval date

ACKNOWLEDGED

ENGINEER/SURVEYOR

CVL, a Westwood team  
10333 E. Dry Creek Rd., Suite 240  
Englewood, CO 80112  
Tel: (720) 482-9526 / Fax: (720) 482-9546



A PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 64 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 3 OF 3

ALL SEPARATE DOCUMENT EASEMENTS  
ARE IN PROGRESS. PROPOSED E 32ND  
AVENUE RIGHT OF WAY HAS BEEN  
SUBMITTED TO THE TOWN

