



June 21, 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 #2

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

- Identify water tank height in the Data Table. (Planning)
- The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved.
- Add required language from Building and Life Safety to specified documents. (Life Safety)
- Easement and License Agreement Issues. (Real Property)
- Provide elevation/detail of the proposed water tank including measurement indicating height. (Landscaping)
- There should be a minimum of 10 feet between the manhole and edge of the building. (Aurora Water)

PLANNING DEPARTMENT COMMENTS

1. **Planning Comments** (Antonnio Benton / 303-739-7209 / abenton@auroragov.com)

1.A Although there was a response to the previous comment, the data table still does not include the height of the water tank. Identify height of the tank in the site data table.

RE: Water Tank height included

1.B Provide elevation details regarding the proposed water tank including height measurements.

RE: Water Tank plans by IMEG and JDS were provided as detailed Information Only regarding the elevated water tank. These plans by others will be included in the submittal package again for detail clarification. Per the IMEG 60% plans; sheets T2 and T3 the elevated details are shown. A line item has been included on the Cover Sheet within the Data Block indicating the tower height.

2. **Addressing** (Phil Turner / 303-739-7271 / 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

RE: Acknowledged

3. Landscaping (Kelly Bish / 303-739-7189 / kbish@auroragov.org)

3.A Cover Sheet

City of Aurora Notes: Update note one to remove the reference to the landscaping being installed prior to a certificate of occupancy.

RE: Water Tank plans by IMEG and JDS were provided as detailed Information Only regarding the elevated water tank. These plans by others will be included in the submittal package again for detail clarification. A section as also been included with the Data Block indicating the total height of the Water Tank.

3.B Sheet L1.01

Although acknowledged with the response to review comments, there was not an elevation/detail of the proposed water tank including a measurement indicating height etc. provided with this submittal.

RE: Water Tank plans by IMEG and JDS were provided as detailed Information Only regarding the elevated water tank. These plans by others will be included in the submittal package again for detail clarification. Per the IMEG 60% plans; sheets T2 and T3 the elevated details are shown. A line item has been included on the Cover Sheet within the Data Block indicating the tower height.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Kristin Tanabe / 303-739-7306/ ktanabe@auroragov.com)

4.A The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved.

Address redline comments on the Site Plan.

RE: Acknowledged. The preliminary drainage letter/report is currently on the 3rd submittal. Signature set has been requested.

4.B Repeated comment: Change the line type or weight of the portion of the swale to be removed.

RE: Line type updated for portion of swale to be removed. Line type is also indicated within Legend for clarification.

4.C Provide additional slope labels on site. Min 1% slope for asphalt, min 2% for non-paved areas.

RE: Labels on site indicate that site is a minimum 2% cross slope with a surface direction from the southwest to the northeast.

5. Traffic Engineering (Brianna Medema / 303-739-7336/ bmedema@auroragov.com)

5.A Approved, no comments

RE: Acknowledged.

6. Aurora Water (Casey Ballard / 303-739-7382/ cballard@auroragov.com)



6.A The easement for this manhole can be vacated. While the site is privately owned the sanitary main will be treated as a private main, Once the site is transferred to Aurora Water the main will be public, but no easement will be required. There should be a minimum of 10-feet between manhole and edge of building.

RE: Manhole and easement have been updated within the site to maintain clearance and space while not encroaching on other elements of the site.

6.B Please provide autoturn exhibits for a standard fire truck and tractor trailer.

RE: Autoturn exhibit included. It has been the intent that these larger vehicles would reverse back into 32nd Ave as a turn-around.

6.C Minimum size for exposed rip rap is Type M when used as overflow protection.

RE: Type L soil riprap was selected per the COA Storm Drainage Design and Technical Criteria; Section 6.70. Labels have been clarified and the cross-sections have been updated to call for soil riprap.

6.D Please add dimensions for outside tank to edge of eastern fence.

RE: Label added.

6.E This detail does not need to be added to the site plans, but we would like a response for clarification.

RE: Pipe restraint will comply with COA standards. Pipe bedding and backfill material shall conform to ASTM D2321-05 at a minimum as well as COA standard specifications. How the piping is installed will be determined by the contractor (means and methods), approved by the engineer and inspected during construction. It has been discussed that a single large open area would be excavated and all soil compaction, pipe bedding and piping would be installed at and backfilled together. As the chlorine contact piping will be associated with IMEG and JDS plans the details of installation, bedding and restraint will be associated with their plans.

6.F Altitude control valve.

RE: IMEG 60% plans, sheet T3 include internal details of the water tank. As the altitude control valve is associated with the plans of the water tank details can be found within these plans.

6.G Bring sump pit closer to steps.

RE: Physical disconnect manhole detail has been updated.

6.H Increase manhole diameter to 7-feet.

RE: Physical disconnect manhole detail has been updated.

6.I Minimum is type M.

RE: Type L soil riprap was selected per the COA Storm Drainage Design and Technical Criteria; Section 6.70. Labels have been clarified and the cross-sections have been updated to call for soil riprap.

6.J Provide dimension from manhole roof to floor. Minimum space is 6-feet.

RE: Physical disconnect manhole detail has been updated.

6.K Use 1-1/2 inch crushed rock.

RE: Physical disconnect manhole detail has been updated.

7. Building/Life Safety (William Polk / 303-739-7371/ wpolk@auroragov.com)

7.A Sheet 1

Typically, site plans have a table of contents, which includes a site sheet. Please check with your planner if any additional sheets are required.

RE: Sheet index is included on Cover Sheet in lower right corner

7.B Sheet 2

If a manual gating system is being proposed, identify the Knox Box on the gating system. The Knox Box shall be mounted on the ingress side the gate post.

RE: Label has been updated to describe a manual gate; label updated that Knox Box will be mounted on ingress side. Gate and fencing details are located on Landscape plans, Knox Box mounting location will



- 7.C. "SIGNAGE AND STRIPING" package shall be included for approval with the Site and Civil Plans. Also, the sign package shall include fire lane sign example.
RE: Fire lane signs are proposed to be mounted to the access gate.
- 7.D. Provide 2 fire lane signs, see drawing for location.
RE: Fire lane signs are proposed to be mounted to the access gate.
- 7.E. Revise gate label to include mechanism, see example: Label gating system. Example gate: (2) 12' Manual Swinging Gate's with approved Knox Hardware.
RE: Label updated to indicate the gate is manual. Knox Hardware will be selected at a later time and shown on the gate/fencing details.
- 7.F. The maximum longitudinal slope within a fire lane easement shall not exceed 10%. The transverse slope shall generally have a minimum of 2%, but not exceeding 4%. However, the resultant slope shall not exceed 10%.
RE: Labels included to show cross slope of access.
- 7.G. Provide a fire lane section.
RE: Section included on details sheet.
- 7.H. Sheet 6
Is this the front main gate? If so, please revise the label to match sheet 2 gate's label.
RE: Gate label corrected
- 7.I. Elevated Tanks Plan Sheet 2
The gate and the access road do not match the site plan. Please revise so all submittals match.
RE: The elevated tank plan sheet set is from a previous submittal, their files on the access appear out of date and new basefiles had been sent.
- 7.J. The approval of the site plan does not constitute an approval of the elevated tank plan
RE: Acknowledged.
- 8. Real Property (Maurice Brooks / 303-739-7294/ 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) for the easement concerns and contact Grace Gray (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.
RE: Utility easement is no longer encroaching on building. Coordination with Real Property is currently in progress.
- 8.B. Add Plat Comment Redlines
RE: See attached Plat comments responses

Sincerely,

Jennifer Carpenter
Principal

THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPING PLAN. LANDSCAPING SHALL BE INSTALLED **PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY**. **when city water is available at the site.**

2. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, EROSION CONTROL, AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY **NOTE: text updated** (CITY) IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.

4. ALL SIGNS MUST CONFORM TO CITY OF AURORA SIGN CODE.

5. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRADAES AND WAYS NOW OR HEREAFTER ESTABLISHED ON THIS DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".

6. "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 THE 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 RAP WITH A MINIMUM WIDTH OF 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 INSTITUTE (ICCSANS) A117-1.2009.

7. THE CITY HAS THE OBLIGATION TO COMPLY WITH ALL ACCESSIBILITY REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.

8. SIGHT TRIANGLE AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.

9. SIGHT TRIANGLES SHALL REMAIN UNOBSTRUCTED BY PLANT MATERIAL, OR ANY OTHER VISUAL OBSTACLE, OVER 30" IN HEIGHT. A CLEAR VIEW SHALL BE MAINTAINED FROM 3' TO 7' PER FIGURE 4.04.2.10.01.1. OF THE ROADWAY SPECIFICATIONS.

10. NOTWITHSTANDING 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 ACCESSIBLE ALONG THEIR ENTIRE LENGTH AND 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 CONSTRUCTION PLANS FOR APPROVAL, THE OWNER ACKNOWLEDGES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTICE.

11. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.

12. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES 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 VISE VERSA.

13. 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 AT THE TIME OF BUILDING PERMIT. AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT, AS NEEDED, OR VISE VERSA.

14. ALL EASEMENT AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UP ON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS AND ASSIGNS.

15. ARCHITECTURAL FEATURES SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC. ARE NOT ALLOWED TO ENCRACH INTO ANY EASEMENT OR FIRE LANE.

16. THE SEPARATION REQUIREMENTS FROM FIRE HYDRANTS MUST MEET BOTH LIFE SAFETY AND LANDSCAPING REQUIREMENTS. LANDSCAPE MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT WITHIN A PARKING LOT ISLAND OR PLANT BED.

17. ALL FIRE HYDRANTS WILL BE LOCATED NOT LESS THAN THREE FEET - SIX INCHES (3'-6") AND NOT MORE THAN EIGHT (8) FEET FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT. UNOBSTRUCTED ON THE STREET SIDE WITH A MINIMUM CLEARANCE ON ALL OTHER OF FIVE (5) FEET. FIRE HYDRANTS MUST ALSO BE PLACED AT LEAST ONE (1) FOOT IN FRONT OR BEHIND A SIDEWALK WHILE STILL MEETING THE MINIMUM BACK OF CURB CLEARANCE REQUIREMENTS FOR FIRE DEPARTMENT AND EMERGENCY APPARATUS USE.

18. 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 FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DONT MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.

19. 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 NIBA (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.

20. PRIOR TO ANY FUTURE SALE OF THE REAL PROPERTY, SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-1587(G) 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.

21. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.

22. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR CONTRIBUTING TO THE COST OF TRAFFIC SIGNALIZATION IF AND WHEN TRAFFIC SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE AS DESCRIBED IN THE MOST RECENTLY ADOPTED VERSION OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS OF THE DATE OF ANY SUCH WARRANT STUDIES. FOR WARRANT PURPOSES, THE MINOR STREET LIGHTING TRAFFIC SIGNALIZATION SHALL BE THE SAME AS THE MAJOR STREET LIGHTING TRAFFIC SIGNALIZATION. THE PERCENTAGE OF THE TRAFFIC SIGNALIZATION COSTS OTHERWISE DETERMINED BY THE TRAFFIC ENGINEER, PURSUANT TO 147-37.5 OF CITY CODE. THE PERCENTAGE OF THE TRAFFIC SIGNALIZATION COSTS IDENTIFIED ABOVE SHALL BE PAID TO THE CITY BY THE APPLICANT/OWNER, TO BE HELD IN ESCROW FOR SUCH PURPOSE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RELATED DEVELOPMENT OR AS OTHERWISE REQUIRED BY CITY CODE. THE PERCENTAGE ABOVE WILL BE APPLIED TO THE ENTIRE TRAFFIC SIGNALIZATION COST AS ESTIMATED AT THE TIME OF THE ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.

23. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.

24. ALL STREET LIGHTING TRAFFIC SIGNALIZATION SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE CITY OF AURORA. THE CITY OF AURORA DEVELOPER/OWNER, OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIANS LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA. ONCE THEY HAVE BEEN ACCEPTED, STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRIC PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.

25. WATER MAINS WILL BE PRIVATE UNTIL THE SYSTEM IS TURNED OVER TO AURORA WATER PER THE INTERIM FACILITIES AGREEMENT FOR THE DEVELOPMENT.

26. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.

27. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII-NUMBERING OF BUILDINGS.

28. DEVELOPER, HIS OR HER SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS, AND ASSIGNS, SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES WILL BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRS ARE COMPLETED, AND RETESTED IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE CITY OF AURORA. THE GATING SYSTEM OR BARRIER SYSTEM, OR VEHICLE OPENING SYSTEM, ON WHICH THE GATES ARE CHAINED AND LOCKED, MUST BE REMOVED. THE GATING SYSTEM WILL, INCLUDE AN EMERGENCY VEHICLE GATE, OPENING SYSTEM UTILIZING A REDUNDANT BACK-UP SYSTEM THAT CONSISTS OF: A) SIREN OPERATED SYSTEM; B) AUTOMATIC KNOX KEY SWITCH; AND C) MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.

NONE

CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

CITY OF AURORA CONTROL POINT KNOWN AS 356419SE001 (FORMERLY KNOWN AS 33-005), BEING A 3 BRASS CAP IN CONCRETE, STAMPED C.O.A. BM 33-005, 1981, BEING LOCATED ON THE WEST SIDE OF IMBODEN ROAD IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 64 WEST. SAID MONUMENT LYING APPROXIMATELY SOUTH 47°29'30" WEST, 43.08 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 19. SAID CONTROL POINT HAVING A PUBLISHED ELEVATION OF 1664.739 METERS (5461.730 FEET) NAVD '88 DATUM.

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 64 WEST, 6TH PRINCIPAL MERIDIAN BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 27 BY A FOUND 2 INCH DIAMETER PIPE WITH A 3 INCH DIAMETER ALUMINUM CAP SET BY PLS 17488 WHENCE THE EAST QUARTER CORNER OF SAID SECTION 27, MONUMENTED BY A FOUND NO. 5 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP SET BY PLS 34977 IS ASSUMED TO BEAR SOUTH 00 57'33" EAST, A DISTANCE OF 2646.85 FEET.

		WATER TANK
PRESENT ZONING CLASSIFICATION		I-2
PROPOSED USE		I-2 (MP)
TOTAL LIMIT OF CONSTRUCTION	100%	104,007.57 SF (2.39 AC)
TOTAL HARD SURFACE AREA	10%	10,407.73 SF
LANDSCAPE AREA	90%	93,599.84 SF
NATIVE SEED (AREA OF DISTURBANCE)		78,119.66 SF

Typically, site plans have a table of contents, which includes a site sheet. Please check with your planner if any additional sheets are required.

GENERAL NOTES:

1. CONTRACTOR TO FIELD VERIFY THE SIZE, MATERIAL AND LOCATION (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. THE EXISTING UTILITIES DEPICTED MAY NOT BE ALL INCLUSIVE AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION.

WATER MAIN SYSTEM:

1. THE INITIAL WATER SYSTEM WILL INCLUDE A TANK SUPPLIED BY WELLS.
2. PER THE APPROVED MASTER UTILITY REPORT, A FUTURE OFFSITE CONNECTION TO THE CITY SYSTEM NEAR THE PORTER SITE (ZONE 3) IS ANTICIPATED AT 100-300 ACRES OF DEVELOPMENT. THIS TRIGGER WILL BE REEVALUATED AS WELL PRODUCTION AND USER DEMAND INFORMATION BECOMES AVAILABLE. THE LOCATION OF THE CONNECTION POINT MAY VARY DEPENDING ON CITY DEVELOPMENT TIMELINES. REFER TO THE INTERIM FACILITIES AGREEMENT FOR MORE DETAILS REGARDING THE CONNECTION TO THE CITY SYSTEM.
3. THE WELL AND TANK SYSTEM WILL BE DESIGNED TO PROVIDE 3500 GPM FOR 3 HOURS AND MEET THE 20 PSI MINIMUM FOR MAX DAY 2 FIRE FLOW. REFER TO THE APPROVED MASTER UTILITY REPORT FOR MORE DETAILS.
4. TEMPORARY WATER LINES MAY BE REQUIRED TO CONNECT THE WELLS TO THE TANK TO AVOID DEAD-END LINES DUE TO THE TIMING OF THE ROAD IMPROVEMENTS AND CONNECTION TO THE CITY WATER SYSTEM. IF REQUIRED, THE TEMPORARY LINE(S) WILL BE REMOVED AND REPLACED WITH PERMANENT WHEN APPROPRIATE. FIRE HYDRANTS WILL BE INSTALLED WITH THE PERMANENT LINE.
5. THE PROJECT WILL OPERATE OFF A SINGLE WATER SUPPLY UNTIL CONNECTIONS TO THE CITY SYSTEM ARE MADE. REFER TO THE INTERIM FACILITIES AGREEMENT FOR MORE INFORMATION REGARDING THE CONNECTIONS TO THE CITY SYSTEMS.
6. REFER TO THE PUBLIC IMPROVEMENT PLANS, MASTER UTILITY REPORT, FDP AND SUBSEQUENT ADDENDUMS FOR ADDITIONAL INFORMATION REGARDING PHASING REQUIREMENTS.

SANITARY SEWER SYSTEM:

1. THE CITY IS COLLABORATING WITH THE METRO WASTEWATER RECLAMATION DISTRICT ON A FEASIBILITY STUDY TO DEVELOP A REGIONAL APPROACH FOR DEVELOPMENT IN THE BOX ELDER BASIN.
2. UNTIL A REGIONAL / SUB-REGIONAL SYSTEM IS DETERMINED OR UNTIL SUB-AREA 1 IS BUILT OUT, SANITARY TREATMENT WILL BE BY ON-SITE WASTEWATER TREATMENT SYSTEMS (OWTS) OR OTHER PACKAGED PLANT SOLUTIONS.

STORM SEWER SYSTEM:

1. WATER QUALITY WILL BE PROVIDED BY A WATER QUALITY SWALE
2. DETENTION WILL BE PROVIDED AT THE DOWNSTREAM FULL SPECTRUM POND 32-F2.

MISCELLANEOUS:

1. PRIVATE TREATMENT SWALES SHALL BE MAINTAINED BY THE OWNER OR METRO DISTRICT AND SLOPES LESS THAN 2% WILL BE PERMITTED FOR UP TO 60 MONTHS OR UNTIL ADJACENT DEVELOPMENT OCCURS. OTHERWISE, REVISIONS SHALL BE SUBMITTED FOR CONCRETE LOW FLOW TRICKLE CHANNEL AT A MINIMUM 0.5% SLOPE. IN ADDITION, THE CITY RESERVES THE RIGHT AT ANY POINT TO REQUIRE THE CONSTRUCTION OF THE TRICKLE CHANNEL SHOULD THERE BE ANY ISSUES WITH REDUCED CAPACITY, SEDIMENTATION, PONDING OR OTHER ITEMS IDENTIFIED BY THE CITY ENGINEER. DUE TO THE PROXIMITY OF THE AIRPORT STANDING WATER IS NOT PERMITTED. THE OWNER SHALL TAKE IMMEDIATE ACTION IF SUCH ISSUES ARE IDENTIFIED.

KNOW ALL PEOPLE BY THESE PRESENTS, THAT THE UNDERSIGNED WARRANT THEY ARE OWNERS OF A PA

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.

TRANSPORT COLORADO INFRASTRUCTURE SITE PLAN 01

THIS POTABLE WATER TANK SITE PLAN AND THE AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS, THEIR SUCCESSORS AND ASSIGNS. THE 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 TRANSPORT COLORADO, LLC. HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF _____ AD

BY: _____

NAME: _____

TITLE: _____

STATE OF COLORADO §§
COUNTY OF _____ □
THIS FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____ AD ____ BY:

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC) (SEAL)

MY COMMISSION EXPIRES _____
NOTARY BUSINESS ADDRESS: _____

CITY ATTORNEY: _____ DATE: _____
 PLANNING DIRECTOR: _____ DATE: _____
 PLANNING COMMISSION: (CHAIR PERSON) _____ DATE: _____
 CITY COUNCIL: (MAYOR) _____ DATE: _____
 ATTEST: (CITY CLERK) _____ DATE: _____

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: _____

OWNER / CLIENT:

TRANSPORT COLORADO, LLC.
CONTACT: STEVEN MARSHALL
1331 17TH STREET, SUITE 1000
DENVER, COLORADO 80202 / T 720.547.9781

PLANNER / ARCHITECT / LANDSCAPE ARCHITECT:

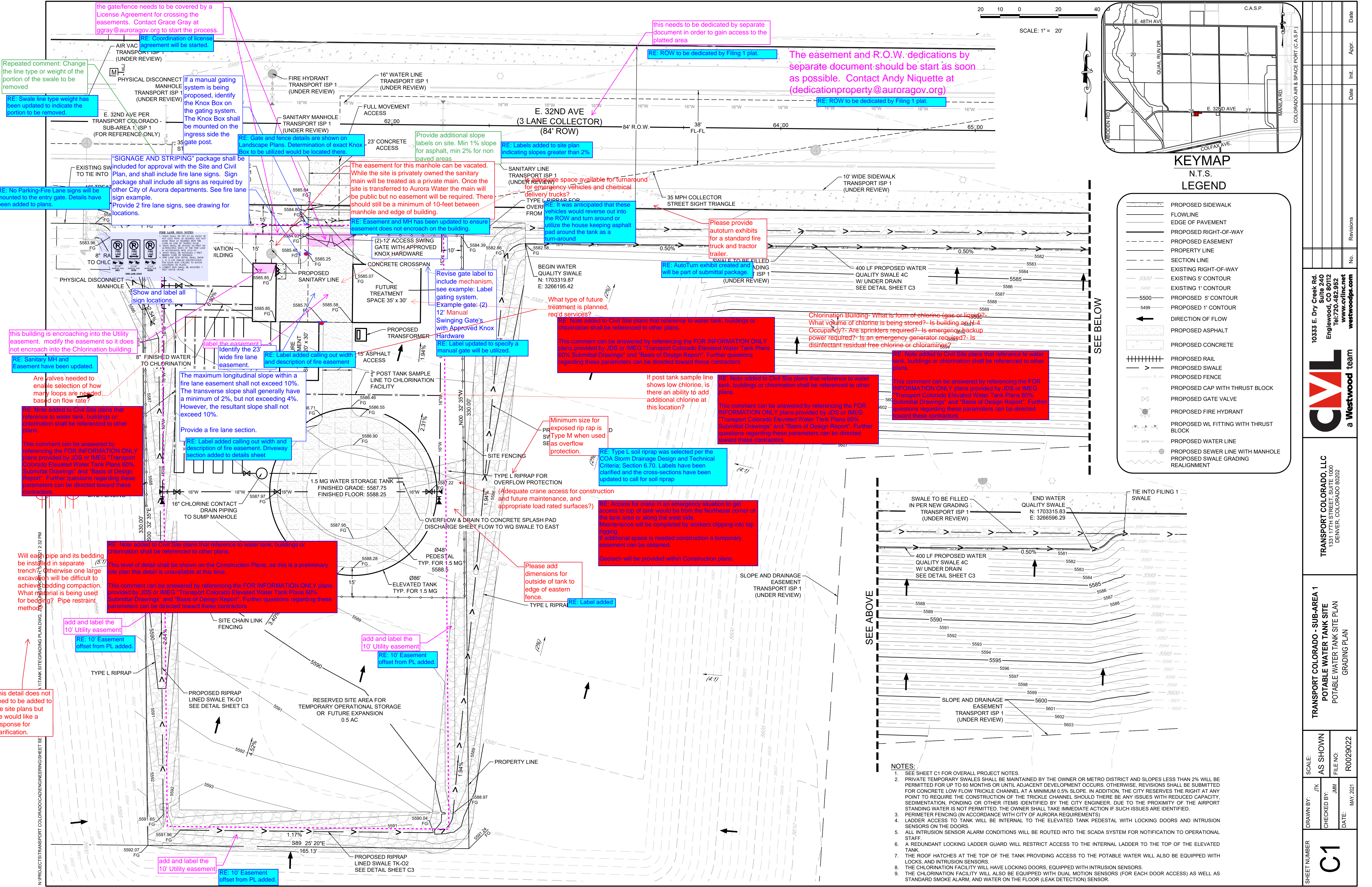
LAI DESIGN GROUP
CONTACT: JENNIFER CARPENTER
88 INVERNESS CIRCLE EAST - BUILDING J, SUITE 101
ENGLEWOOD, COLORADO 80112 / T 303.734.1777

CIVIL ENGINEER:

CVL, A WESTWOOD TEAM
CONTACT: JASON MANN
10333 E. DRY CREEK ROAD, SUITE 240
ENGLEWOOD, COLORADO 80112 / T 720.482.9526

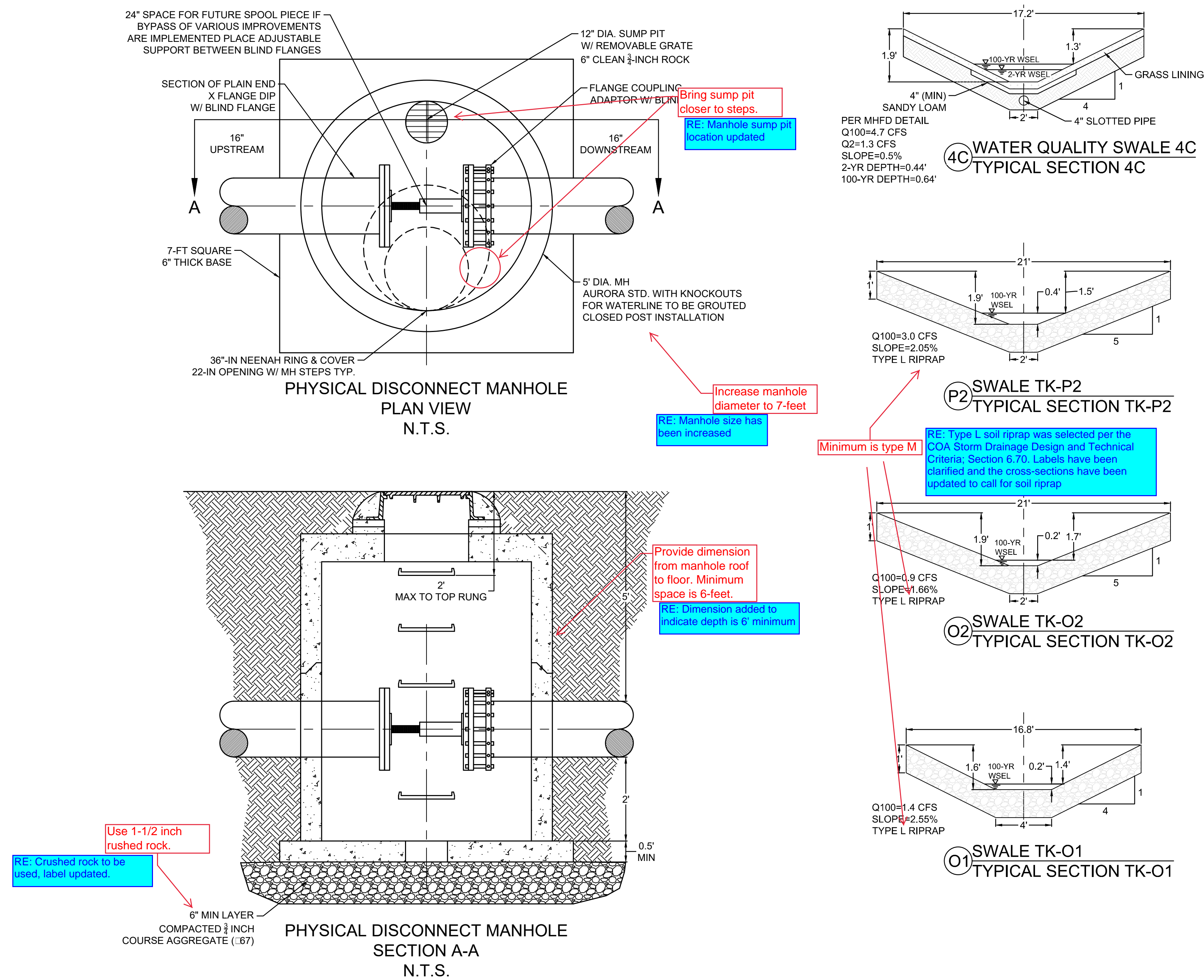
0.00	COVER SHEET
C1	GRADING PLAN
C2	UTILITY PLAN
C3	DETAILS
L1.01	SITE PLAN
L2.01	DETAILS SHEET


[illegible]




- NOTES:
- SEE SHEET C1 FOR OVERALL PROJECT NOTES.
 - PRIVATE TEMPORARY SWALES SHALL BE MAINTAINED BY THE OWNER OR METRO DISTRICT AND SLOPES LESS THAN 2% WILL BE PERMITTED FOR UP TO 60 MONTHS OR UNTIL ADJACENT DEVELOPMENT OCCURS. OTHERWISE, REVISIONS SHALL BE SUBMITTED FOR CONCRETE LOW FLOW TRICKLE CHANNEL AT A MINIMUM 0.5% SLOPE. IN ADDITION, THE CITY RESERVES THE RIGHT AT ANY POINT TO REQUIRE THE CONSTRUCTION OF THE TRICKLE CHANNEL SHOULD THERE BE ANY ISSUES WITH REDUCED CAPACITY, SEDIMENTATION, PONDING OR OTHER ITEMS IDENTIFIED BY THE CITY ENGINEER. DUE TO THE PROXIMITY OF THE AIRPORT STANDING WATER IS NOT PERMITTED. THE OWNER SHALL TAKE IMMEDIATE ACTION IF SUCH ISSUES ARE IDENTIFIED.
 - PERIMETER FENCING (IN ACCORDANCE WITH CITY OF AURORA REQUIREMENTS)
 - LADDER ACCESS TO TANK WILL BE INTERNAL TO THE ELEVATED TANK PEDESTAL WITH LOCKING DOORS AND INTRUSION SENSORS ON THE DOORS.
 - ALL INTRUSION SENSOR ALARM CONDITIONS WILL BE ROUTED INTO THE SCADA SYSTEM FOR NOTIFICATION TO OPERATIONAL STAFF.
 - A REDUNDANT LOCKING LADDER GUARD WILL RESTRICT ACCESS TO THE INTERNAL LADDER TO THE TOP OF THE ELEVATED TANK.
 - THE ROOF HATCHES AT THE TOP OF THE TANK PROVIDING ACCESS TO THE POTABLE WATER WILL ALSO BE EQUIPPED WITH LOOKS AND INTRUSION SENSORS.
 - THE CHLORINATION FACILITY WILL HAVE LOCKING DOORS, EQUIPPED WITH INTRUSION SENSORS.
 - THE CHLORINATION FACILITY WILL ALSO BE EQUIPPED WITH DUAL MOTION SENSORS (FOR EACH DOOR ACCESS) AS WELL AS STANDARD SMOKE ALARM, AND WATER ON THE FLOOR (LEAK DETECTION) SENSOR.

10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: 720.482.9522 www.cvlinc.net westwoodps.com		Revisions		Date
TRANSPORT COLORADO, LLC 1331 17TH STREET, SUITE 1000 DENVER, COLORADO 80202		No.		Apr.
TRANSPORT COLORADO - SUB-AREA 1 POTABLE WATER TANK SITE POTABLE WATER TANK SITE PLAN GRADING PLAN		Date		
SCALE: AS SHOWN	FILE NO: R0029022	DRAWN BY: JTK		
CHECKED BY: JMM	DATE: MAY 2021	SHEET NUMBER C1		



SHEET NUMBER C3	DRAWN BY:	JTK	SCALE:	TRANSPORT COLORADO - SUB-AREA 1 POTABLE WATER TANK SITE POTABLE WATER TANK SITE PLAN DETAILS	 a Westwood team 10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: 720.482.952 www.cvlinc.net westwoodjps.com						
	CHECKED BY:	JMM	FILE NO:								
	DATE:	MAY 2021	R0029022								
	No.	Revisions	Date			Init.	Appr.	Date			



SHEET NUMBER	DRAWN BY:	SCALE:	TRANSPORT COLORADO - SUB-AREA 1 POTABLE WATER TANK SITE POTABLE WATER TANK SITE PLAN LANDSCAPE PLAN				
	CHECKED BY:	AS SHOWN					
	DATE:	FILE NO:					
		171039					
		MAY 2021					
L1.01							
							
		Planning & Entitlements Landscape Architecture Architecture Visual Media Real Estate Advisory www.LAIdesigngroup.com					
		88 Inverness Circle East, Bldg. J, Suite 101 Englewood, Colorado 80112 T 303.724.1777					
No.	Revisions	Date	Init.	Appr.	Date		

SITE DATA:	AREA IN SF:	%
TOTAL SITE AREA (1.74 AC)	104,007.6 SF	100%
BUILDING COVERAGE	0 SF	0%
HARD SURFACE AREA (INCLUDES ALL FACILITIES)	10,407.7 SF	10%
LANDSCAPE AREA	93,599.8 SF	90%
LANDSCAPE AREA	93,599.8 SF	100%
MAX % OF COOL SEASON GRASSES ALLOWED	2,836.4 SF	33%
% OF COOL SEASON GRASSES PROVIDED	0 SF	0%
NATIVE SEED AREA (WITH AND WITHOUT PLANTING BEDS)	78,119.7 SF	83%
COBBLE	15,480.1 SF	17%

SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE	WATER USAGE
-----	-----	-------------	----------------	------	-------------


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 SOIL AREAS 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 LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND 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 OF THREE (3) INCHES MINIMUM WITH NO LANDSCAPE FABRIC.
6. ALL PROPOSED LANDSCAPING WITHIN THE SHOOT TRIANGLE SHALL BE IN CONFORMANCE WITH OAK RIDGE WATERSHED SPECIFICATIONS, SECTION 4.04 2.10.
7. LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS, KNOCK BOXES, FIRE HYDRANT, 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 IN 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.
10. 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.

LAI:
ELEVATION/
HEIGHT
INCLUDED -
PLEASE SEE
IMEG & JDS
PLANS



NOT FOR CONSTRUCTION

SHEET NUMBER L2.01	DRAWN BY: SC		SCALE: AS SHOWN	TRANSPORT COLORADO - SUB-AREA 1 POTABLE WATER TANK SITE POTABLE WATER TANK SITE PLAN LANDSCAPE DETAILS	 TRANSPORT COLORADO, LLC 1331 17TH STREET, SUITE 1000 DENVER, COLORADO 81611	Planning & Entitlements Landscape Architecture Architectural Real Estate Advisory www.LAIdesigngroup.com	88 Inverness Circle East, Bldg. J, Suite 101 Englewood, Colorado 80112 T 303.754.1777	<table><tr><td>No.</td><td>Revisions</td><td>Date</td><td>Init.</td><td>Appr.</td><td>Date</td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>	No.	Revisions	Date	Init.	Appr.	Date																								
	No.	Revisions	Date						Init.	Appr.	Date																											
CHECKED BY: JC		FILE NO: 171039																																				
DATE: MAY 2021																																						

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

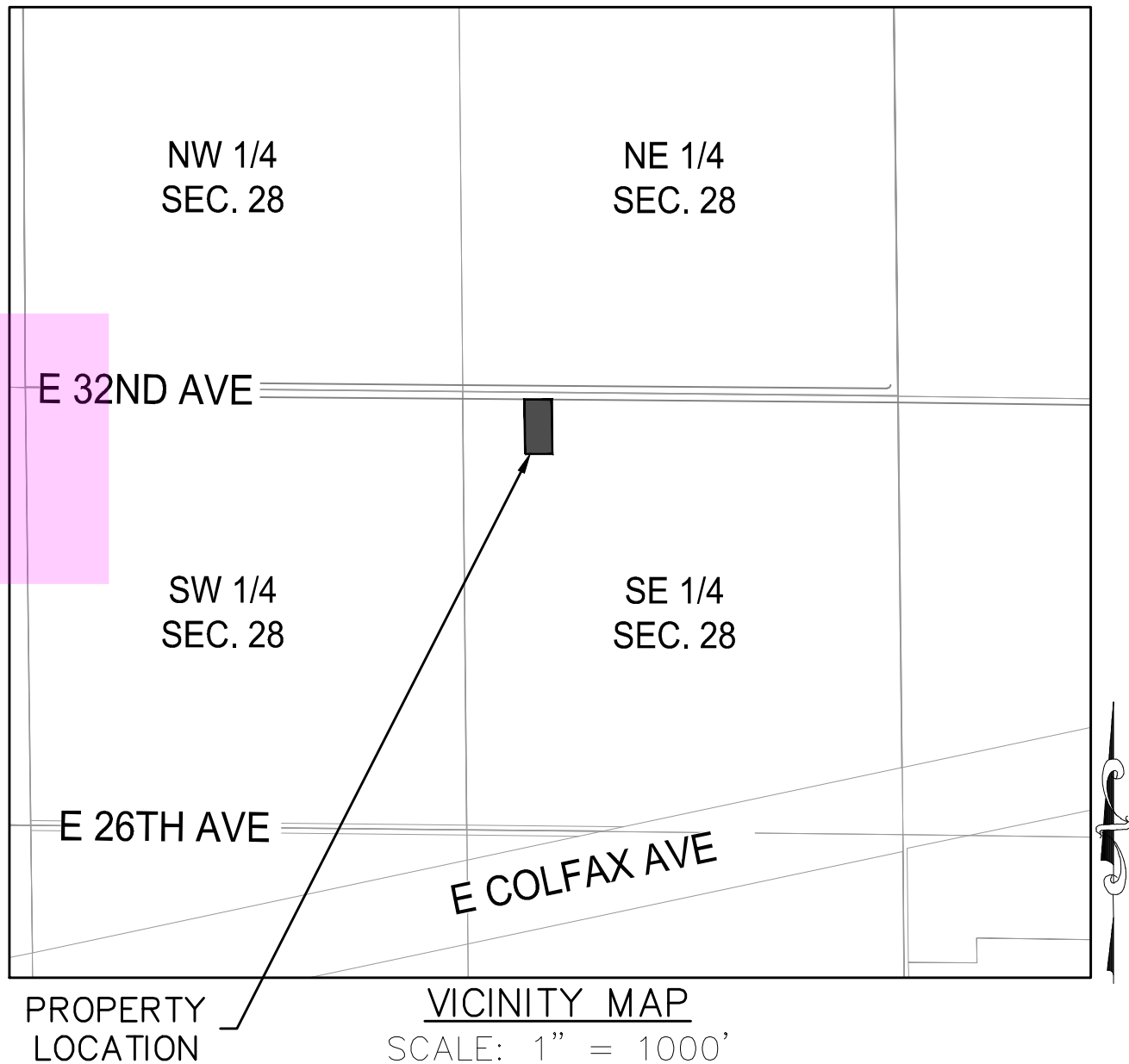
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____,
20____ A.D.

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.

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 3 OF 3

The easement and R.O.W. dedications by separate document should be start as soon as possible. Contact Andy Niquette at (dedicationproperty@auroragov.org)

ROW IS IN THE PROCESS OF BEING SUBMITTED

