



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 man-hole 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 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



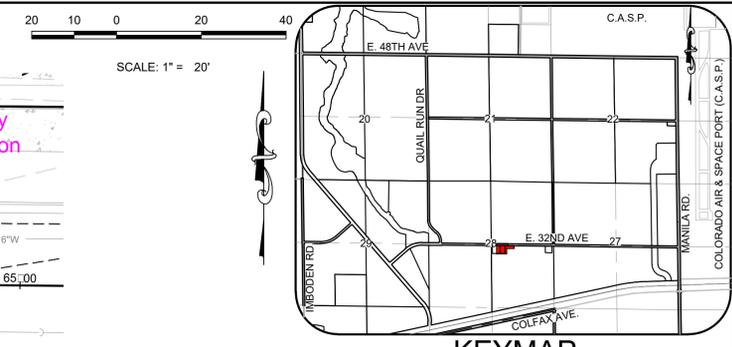
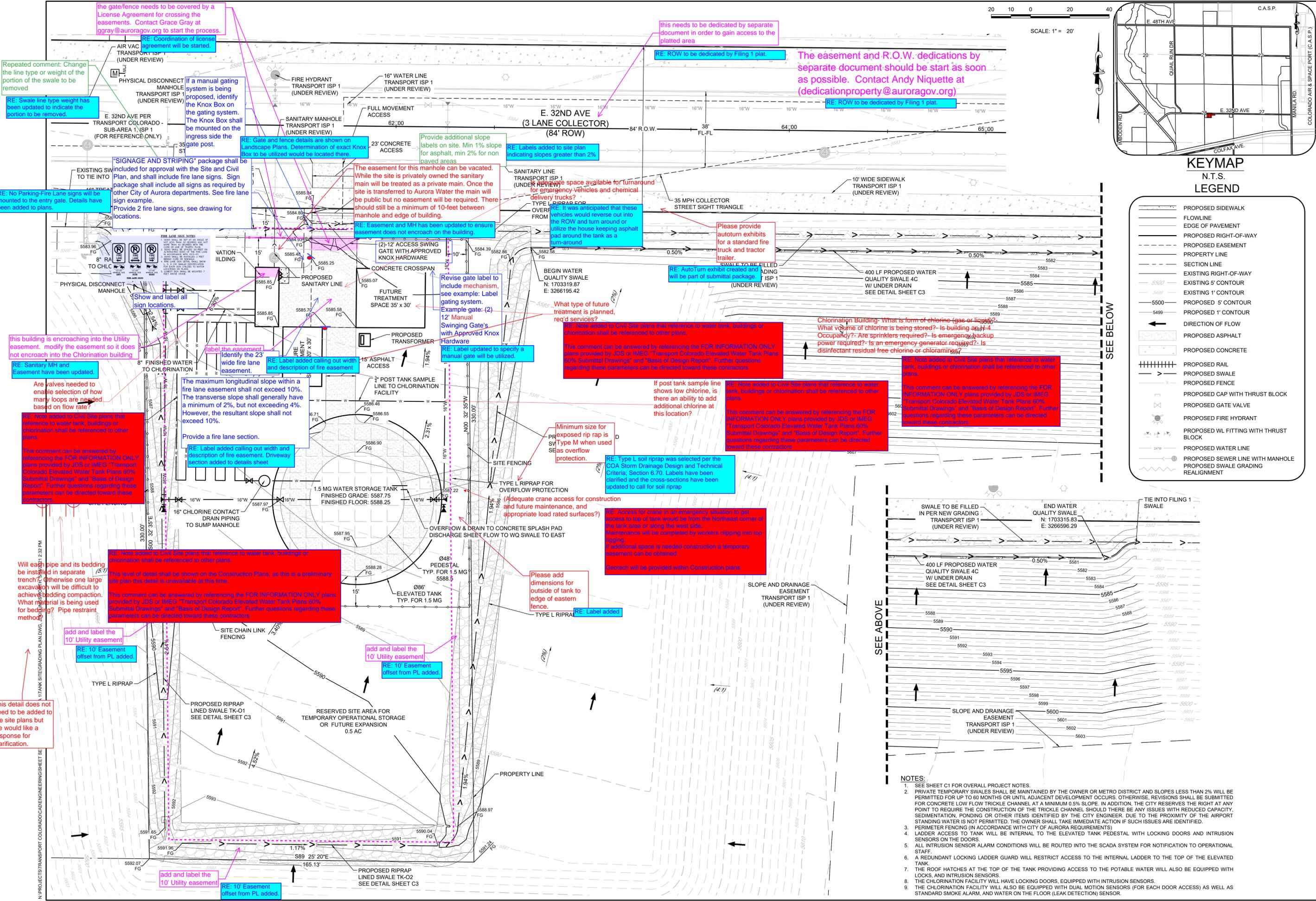
- 7.C. "SIGNAGE AND STRIPING" package shall be included for approval with the Site and Civil Plans. Also, the sign package shall include fire lane sign example.
RE: Fire lane signs are proposed to be mounted to the access gate.
- 7.D Provide 2 fire lane signs, see drawing for location.
RE: Fire lane 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)

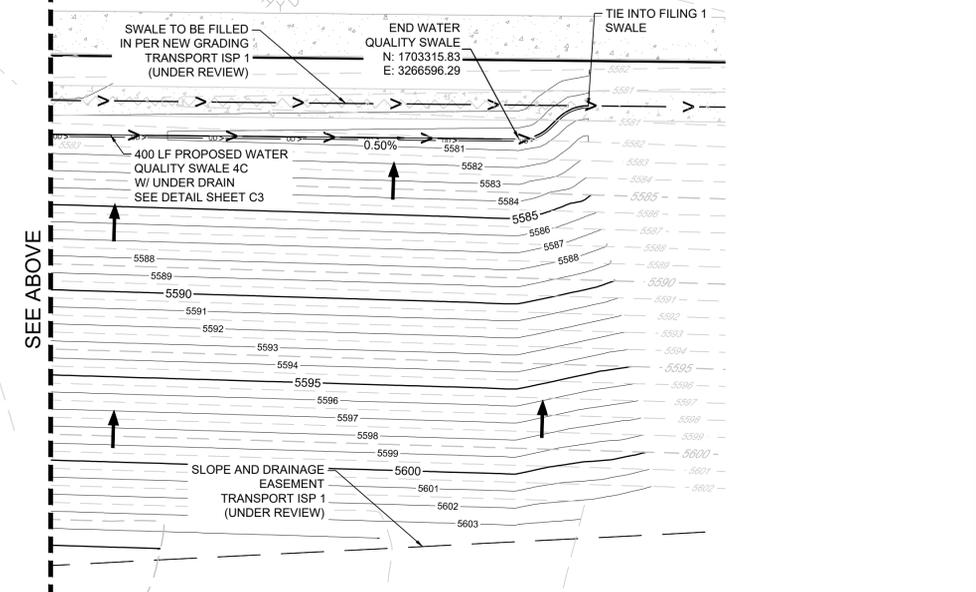
- 8.A Site Plan – There are some easement issues and some License Agreement issues. See the comments on the document(s). Continue working with Andy Niquette (dedicationpropoerty@auroragov.org) for the easement concerns and contact Grace Gray (ggray@auroragov.org) for the license Agreement concerns. Please 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



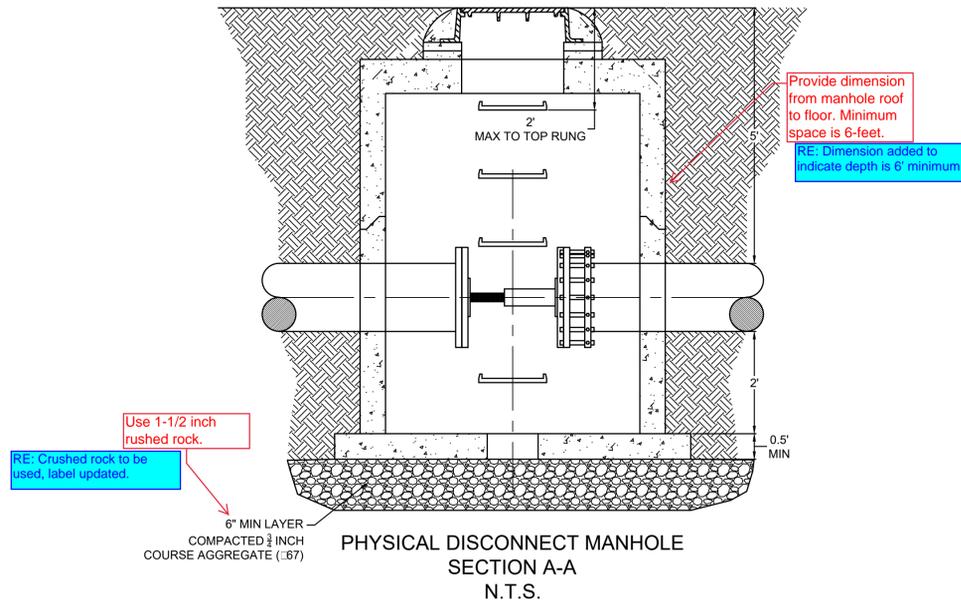
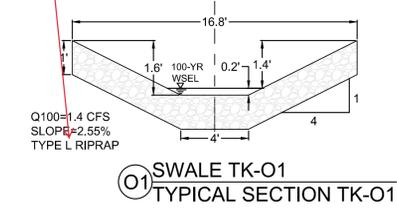
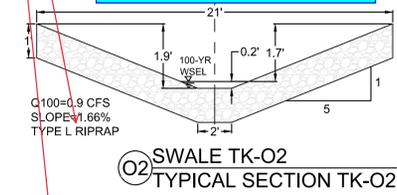
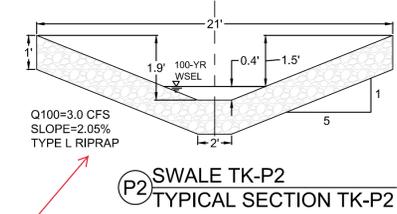
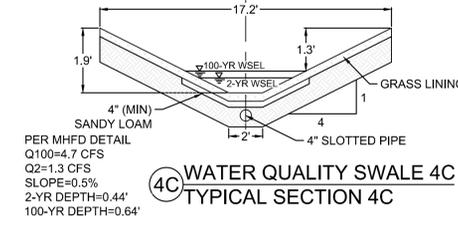
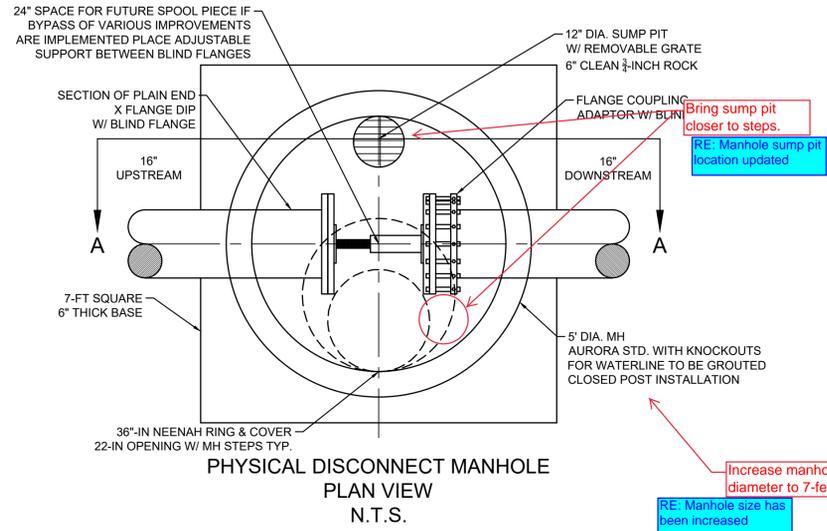
Symbol	Description
---	PROPOSED SIDEWALK
---	FLOWLINE
---	EDGE OF PAVEMENT
---	PROPOSED RIGHT-OF-WAY
---	PROPOSED EASEMENT
---	PROPERTY LINE
---	SECTION LINE
---	EXISTING RIGHT-OF-WAY
---	EXISTING 5' CONTOUR
---	EXISTING 1' CONTOUR
---	PROPOSED 5' CONTOUR
---	PROPOSED 1' CONTOUR
---	DIRECTION OF FLOW
---	PROPOSED ASPHALT
---	PROPOSED CONCRETE
---	PROPOSED RAIL
---	PROPOSED SWALE
---	PROPOSED FENCE
---	PROPOSED CAP WITH THRUST BLOCK
---	PROPOSED GATE VALVE
---	PROPOSED FIRE HYDRANT
---	PROPOSED WL FITTING WITH THRUST BLOCK
---	PROPOSED WATER LINE
---	PROPOSED SEWER LINE WITH MANHOLE
---	PROPOSED SWALE GRADING REALIGNMENT



- 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 LOCKS 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.cwllc.com westwoodps.com	Revisions	Date
 a Westwood team	No.	Date
	TRANSPORT COLORADO, LLC 1331 17TH STREET, SUITE 1000 DENVER, COLORADO 80202	TRANSPORT COLORADO - SUB-AREA 1 POTABLE WATER TANK SITE POTABLE WATER TANK SITE PLAN GRADING PLAN
SHEET NUMBER 		

N:\PROJECTS\TRANSPORT COLORADO\CAD\ENGINEERING\SHETS\SITE\PLANS\SUBAREA 1\TANK SITE\DETAILS.DWG - JTK\ILLINGSWORTH_5142021_2:36 PM

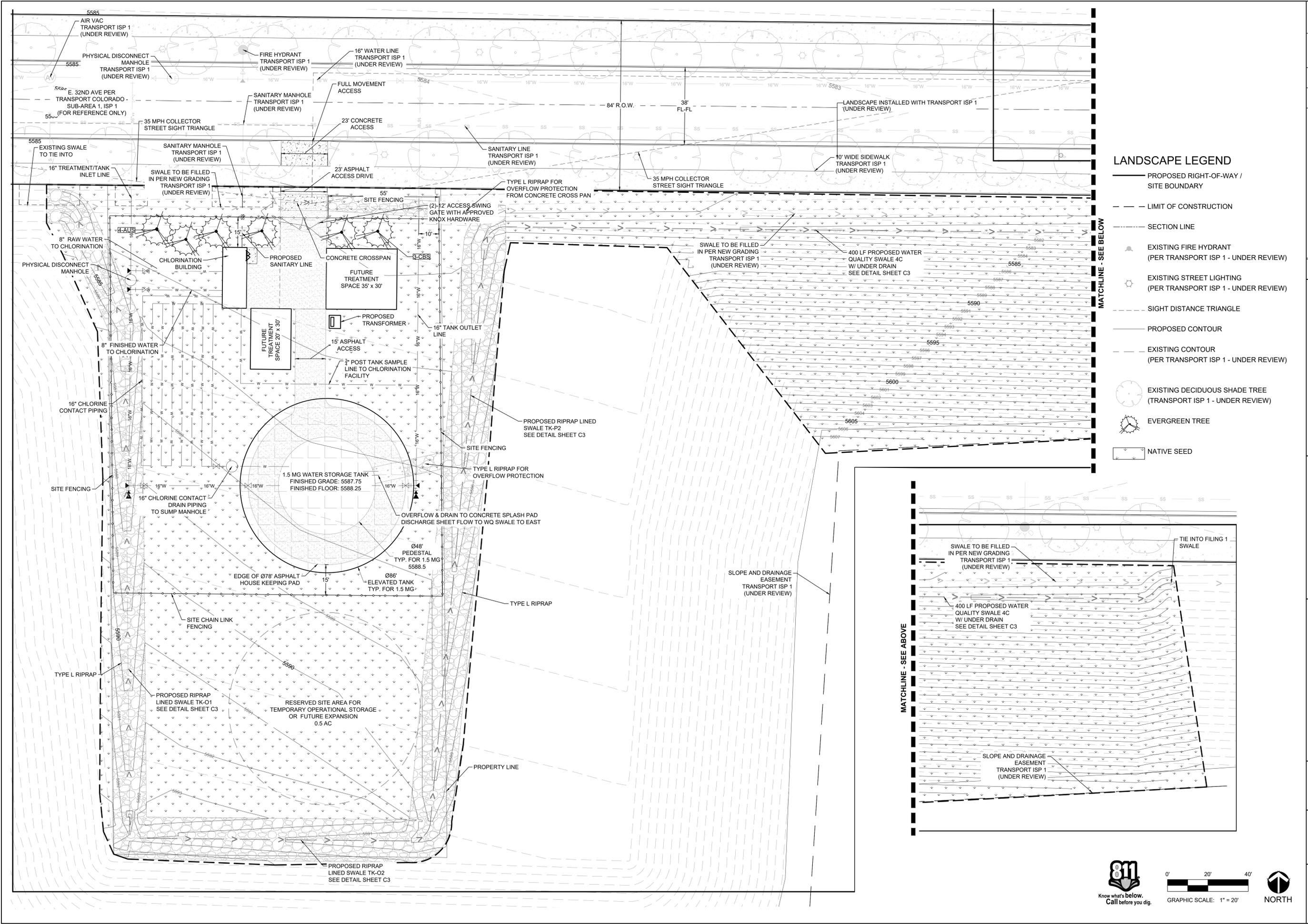


Increase manhole diameter to 7-feet
RE: Manhole size has been increased

Minimum is type M

Drawn By:	Checked By:	Date:	Scale:	File No.:	Sheet Number:
JTK	JMK	MAY, 2021	AS SHOWN	R0029022	C3
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					
10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: 720.482.9522 www.cvlinc.net westwoodsps.com					
a Westwood team					
Revisions					
No.	Date		Init.		Appr.

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- 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

DRAWN BY:	SC	CHECKED BY:	JC	DATE:	MAY 2021
	AS SHOWN		FILE NO:		171039
SHEET NUMBER	L1.01				
TRANSPORT COLORADO - SUB-AREA 1		POTABLE WATER TANK SITE		LANDSCAPE PLAN	
TRANSPORT COLORADO, LLC 1331 17TH STREET, SUITE 1000 DENVER, COLORADO 80202					
<small>Planning & Enhancements Landscape Architecture Architecture Visual Media Real Estate Advisory www.LAIdesigngroup.com Engineers: Colorado 06112 1-938-724-1777</small>					
					Date
					Appr.
					Date
					Revisions
					No.

NOT FOR CONSTRUCTION

LANDSCAPE DATA:

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%

PLANTING SCHEDULE:

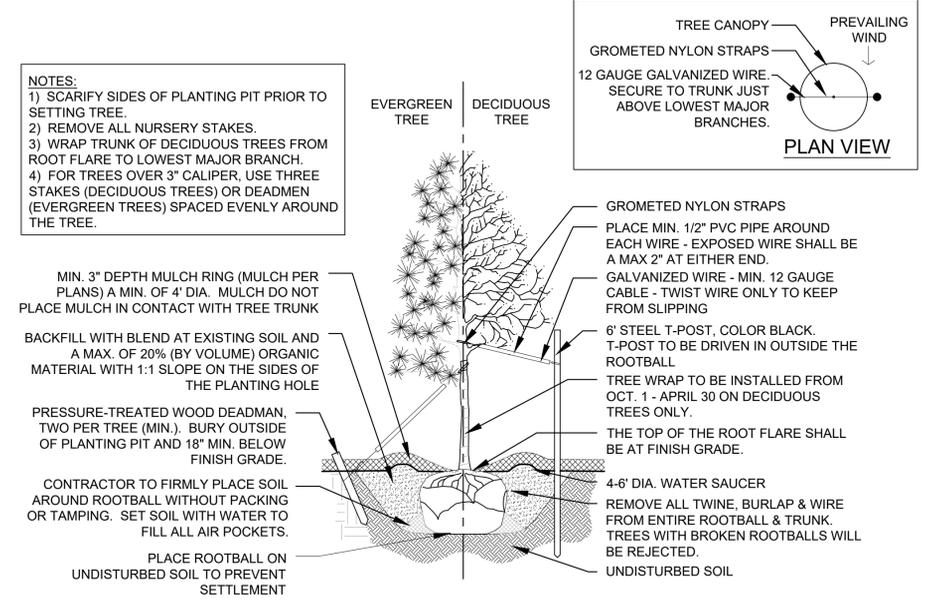
SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE	WATER USAGE
DECIDUOUS TREES					
AUS	3	AUSTRIAN PINE	PINUS NIGRA	6' HT. MIN.	LOW
CBS	3	COLORADO BLUE SPRUCE	PICEA GLAUCA	6' HT. MIN.	LOW

TYPICAL LANDSCAPE NOTES:

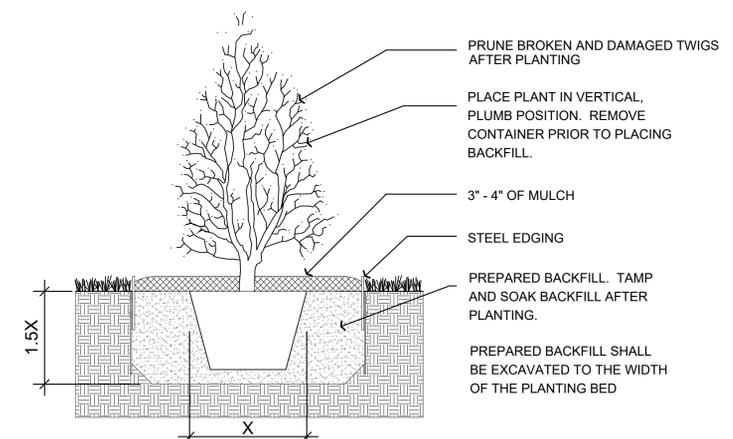
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- ALL SHRUB AND SOD AREAS SHALL RECEIVE THE FOLLOWING SOIL AMENDMENTS PER 1000 S.F.: 4 CUBIC YARDS "SUPREME ORGANICS" COMPOST (50% COW MANURE, 50% WOOD FINES) OR APPROVED EQUAL, PLUS 15 LBS. OF 20-10-5 COMMERCIAL FERTILIZER, ROTILL TO A MINIMUM DEPTH OF 6 (SIX) INCHES.
- 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.
- VEHICULAR DRIVES WILL BE CONCRETE OR ASPHALT.
- 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.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- 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 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.
- 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.

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.

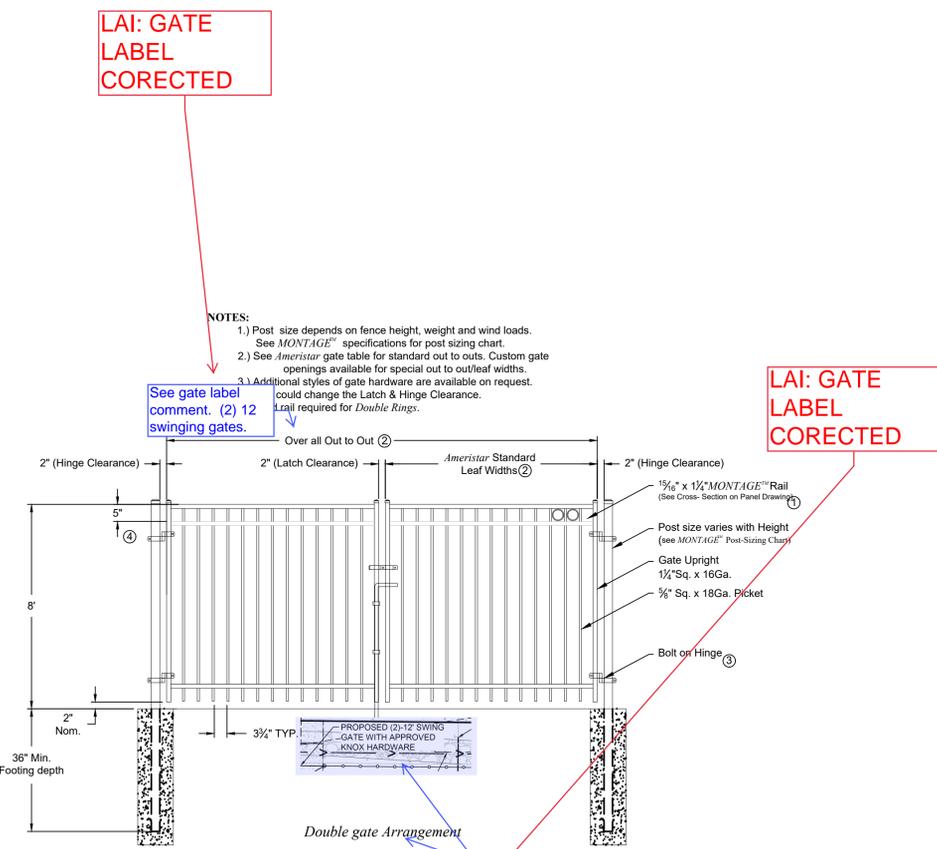
LAI: ELEVATION/ HEIGHT INCLUDED - PLEASE SEE IMEG & JDS PLANS



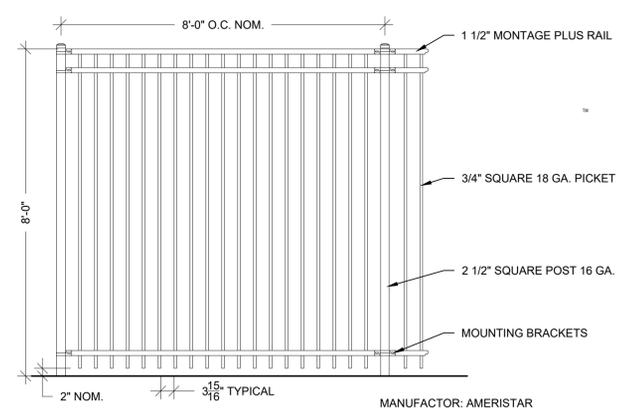
A TREE PLANTING DETAIL
SCALE: NTS



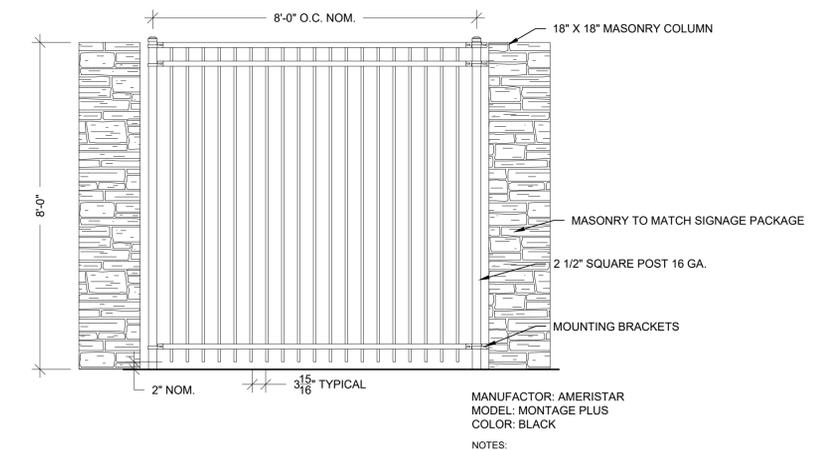
B SHRUB PLANTING DETAIL
SCALE: NTS



E 8' AMERISTAR DOUBLE GATE
SCALE: NTS



D 8' AMERISTAR SECURITY FENCE
SCALE: NTS



C 8' AMERISTAR SECURITY FENCE W/ MASONRY COLUMNS
SCALE: NTS

SHEET NUMBER	DRAWN BY:	SCALE:	CHECKED BY:	DATE:	FILE NO:	NO.	Revisions		Date	Date
							Init.	Appr.		
L2.01	SC	AS SHOWN	JC	MAY 2021	171039					

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Real Estate Advisory
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Denver, Colorado 80212
7330.724.1777



TRANSPORT COLORADO, LLC
1331 17TH STREET, SUITE 1000
DENVER, COLORADO 80202

TRANSPORT COLORADO - SUB-AREA 1
POTABLE WATER TANK SITE
POTABLE WATER TANK SITE PLAN
LANDSCAPE DETAILS

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NOT FOR CONSTRUCTION

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

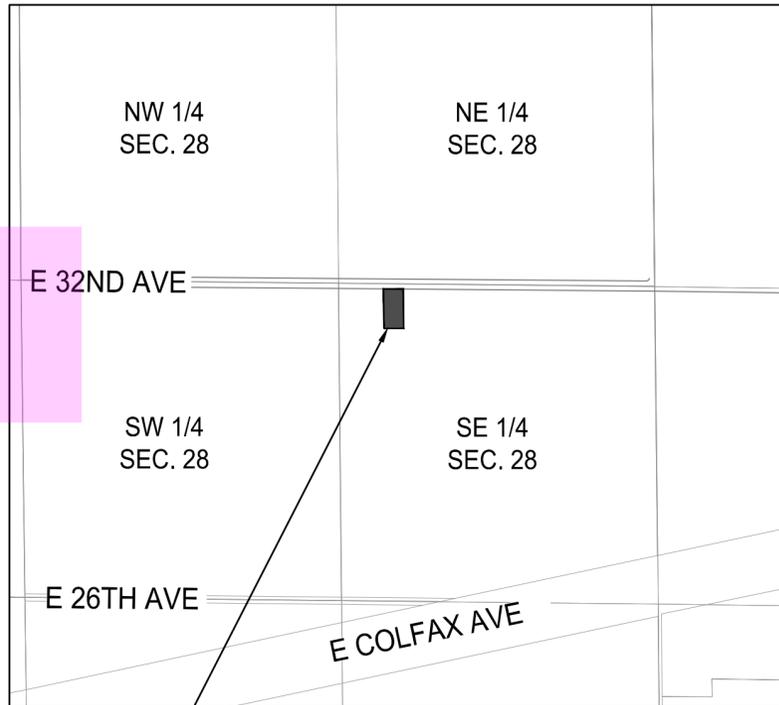
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____,
20_____ A.D.

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

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____



PROPERTY LOCATION

VICINITY MAP
SCALE: 1" = 1000'

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:

1. 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 DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING - FIRE LANE".
2. 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.
3. 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.
4. 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.
5. 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.
6. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS 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.
8. 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.
9. 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.
10. 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

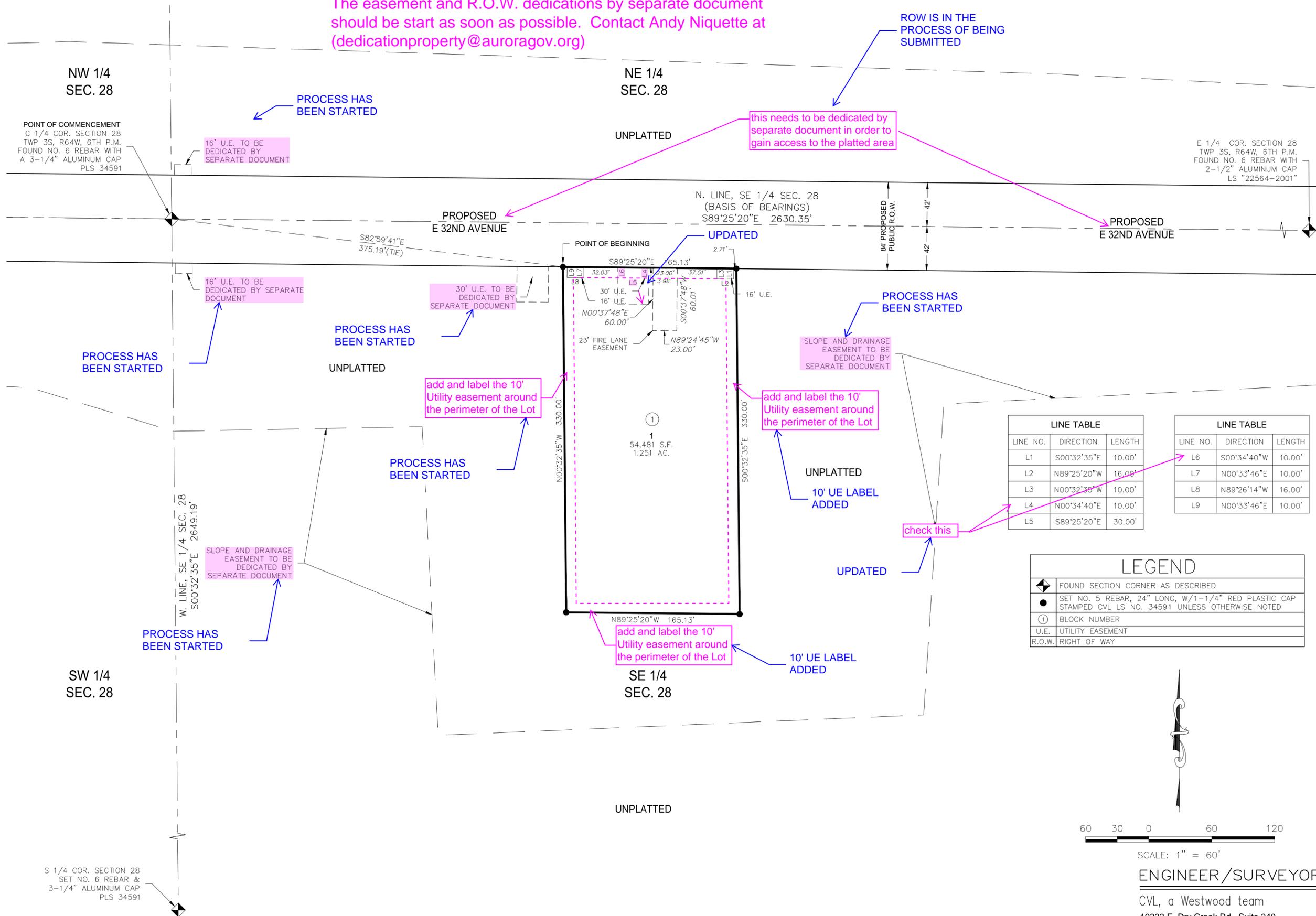
CVL, a Westwood team
10333 E. Dry Creek Rd., Suite 240
Englewood, CO 80112
Tel: (720) 482-9526 / Fax: (720) 482-9546

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)

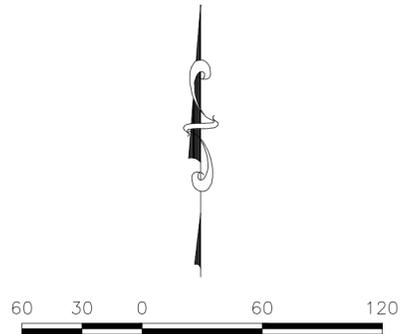
ROW IS IN THE PROCESS OF BEING SUBMITTED



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S00°32'35"E	10.00'
L2	N89°25'20"W	16.00'
L3	N00°32'35"W	10.00'
L4	N00°34'40"E	10.00'
L5	S89°25'20"E	30.00'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L6	S00°34'40"W	10.00'
L7	N00°33'46"E	10.00'
L8	N89°26'14"W	16.00'
L9	N00°33'46"E	10.00'

LEGEND	
◆	FOUND SECTION CORNER AS DESCRIBED
●	SET NO. 5 REBAR, 24" LONG, W/1-1/4" RED PLASTIC CAP STAMPED CVL LS NO. 34591 UNLESS OTHERWISE NOTED
①	BLOCK NUMBER
U.E.	UTILITY EASEMENT
R.O.W.	RIGHT OF WAY



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