

Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250



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December 7, 2022

Gadi Ogbogu
CJG Transport LLC
2782 E 136th Place
Thornton, CO 80602

Re: Initial Submission Review – CJG Transport Outdoor Storage – Site Plan & Plat

Application Number: **DA-2328-00**

Case Numbers: **2022-6056-00, 2022-3086-00**

Dear Gadi Ogbogu:

Thank you for your initial submission, which we started to process on November 10, 2022. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before December 20, 2022.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

Your estimated administrative decision date is tentatively set for March 22, 2022. Please remember that all abutter notices for decisions must be sent and the site notices must be posted at least 10 days prior to the decision date. These notifications are your responsibility and the lack of proper notification will cause the decision date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7132 or egates@auroragov.org.

Sincerely,

Erik Gates, Planner 1
City of Aurora Planning Department

cc: Mike Groselle, Modern Engineering Solutions LLC
Scott Campbell, Community Engagement Coordinator
Cesarina Dancy, ODA
Filed: K:\\$DA\2300-2399\2328-00rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Outstanding development fees totaling **\$15,654.00** are still unpaid and will need to be paid prior to the City accepting a second submission.
- Outstanding storm drainage fees totaling **\$4,458.78** are still unpaid and will need to be paid prior to the recording of the site plan or plat.
- Numerous notes are missing from the site plan and plat.
- Show a detail for all fencing and masonry columns. Closed-style wood fences require a top rail. [Planning]
- There are numerous comments related to the numbers, placement, and labeling of plant materials for the required landscape buffers. [Landscaping]
- Future Tower Rd improvements are required to be designed and shown. A letter addressed to the Director of Public Works requesting the deferral for improvements including the justification is also required. [Civil Engineering]
- Are trips by drivers included in the trip generation in the traffic letter? [Traffic Engineering]
- The installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. The gating must be an electronic system that includes an emergency vehicle gate opening system. [Fire/Life Safety]
- Access, slopes, and storm lines for the drainage pond need to be shown. [Aurora Water]
- There are many trees on this site that could be impacted by development, but the condition of the trees is unknown at this time. Tree protection and mitigation requirements are discussed below. [Forestry]
- Numerous labeling and easements corrections are needed on the site plan and plat. Please see the site plan and plat for these comments in their entirety. [Real Property]

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1B. There were no community comments on this application.

2. Completeness and Clarity of the Application (Comments in teal)

2A. Outstanding fees totaling \$15,654.00 still need to be paid. These fees will need to be paid before we can accept your second submission.

[Site Plan Page 1]

2B. Note numbering is not sequential.

2C. The map should be to scale.

2D. Add the following notes:

- 'The developer, his successors, and assigns, including the homeowners or merchants association, shall be responsible for installation, maintenance, and replacement of all fire lane signs as required by the City of Aurora.'
- 'All signs must conform to the City of Aurora sign code'
- 'The developer, his successors and assigns, shall be responsible for installation, maintenance, and replacement of all landscaping materials shown or indicated on the approved Site Plan or Landscape Plan on file in the Planning Department. All landscaping will be installed prior to issuance of Certificate of Occupancy
- 'All crossings or encroachments by private landscape irrigation systems or private utilities into easements and street rights-of-way owned by the City of Aurora are acknowledged by the undersigned as being subject to City of Aurora's use and occupancy of the said easements or rights-of-way. The undersigned, their successors and assigns, hereby agree to indemnify the City of Aurora for any loss, damage or repair to city facilities that may result from the installation, operation, or maintenance of said private irrigation lines or systems and/or private utilities



- 'The approval of this document does not constitute final approval of grading, drainage, utility, public improvements, and building plans. Construction plans must be reviewed and approved by the appropriate agency prior to the issuance of building permits.'
- '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 fully accessible along their entire length to allow for adequate maintenance equipment. Additionally, no installation, planting, change in the surface, etc., shall interfere with the operation of the utility lines placed within the easement. By submitting these site or construction plans for approval, the landowner recognizes and accepts the terms, conditions, and requirements of this note'
- 'All interested parties are hereby alerted that this Site Plan is subject to administrative changes and as shown on the original Site Plan on file in the Aurora City Planning Office at the Municipal Building. A copy of the official current plan may be purchased there. Likewise, Site Plans are required to agree with the approved subdivision plat of record at the time of a building permit; and if not, must be amended to agree with the plat as needed, or vice versa
- 'Errors in approved Site Plans resulting from computations or inconsistencies in the drawings made by the applicant are the responsibility of the property owner of record. Where found, the current minimum Code requirements will apply at the time of building permit. Please be sure that all plan computations are correct'
- 'All representations and commitments made by applicants and property owners at public hearings regarding this plan are binding upon the applicant, property owner, and its heirs, successors, and assigns'

[Site Plan Page 4]

2E. Provide a legend for all lines and symbology used.

3. Zoning and Land Use Comments (Comments in teal)

3A. There were no zoning or land use issues identified on this review.

4. Streets and Pedestrian Issues (Comments in teal)

[Site Plan Page 4]

4A. Clearly show the proposed sidewalk along both streets and the corner on both the site plan and the landscape plan.

5. Parking Issues (Comments in teal)

[Site Plan Page 4]

5A. Show the required setbacks as well (20 ft from streets, 10 ft on all other boundaries). The landscape buffer area is more important to be shown on the landscape sheets. Also, show that no parking will be placed within the setbacks.

6. Architectural and Urban Design Issues (Comments in teal)

[Site Plan Page 1]

6A. Provide a lighting plan in this site plan showing the location and height of lighting, as well as the details of the specific lighting fixtures

[Site Plan Page 4]

6B. The location and types of fencing need to be shown clearly on the site plan. Also, list the fence height in the legend or on the plan itself.

[Landscape Plan Page 4]

6C. The detail for the masonry sound barrier wall does not appear to have been provided here, or there was an error in printing. Please correct.

6D. Masonry columns must have an 18"x18" cross-section.

6E. Closed wood fencing must have a top rail. Please show this.

7. Signage Issues (Comments in teal)

7A. There were no signage issues identified in this review.



8. Landscaping Issues (Tammy Cook / 954-684-0532 / tdcook@auroragov.org / Comments in bright teal)

[Site Plan Page 1]

- 8A. The Cover Sheet must include the Landscape Sheets and have the landscape architect team on the cover sheet.
- 8B. Make sure that the numbering is consistent throughout the plan set and include the landscape architecture sheets. The numbering should be cumulative such as Sheet X of X. That type of numbering carried through.

[Site Plan Page 3]

- 8C. Label retaining wall and fence. Include the fence and retaining wall in the Legend.

[Site Plan Page 4]

- 8D. Show the ultimate build-out of the right of way on Tower Road.
- 8E. Update the overall coversheet with the Landscape set. Update the landscape cover sheet to correspond with the overall set of plans.
- 8F. Show the project sign on the plans.

[Landscape Plan Page 1]

- 8G. Note: NOT FOR CONSTRUCTION on the landscape plans.
- 8H. Provide a key map with tree symbols on each sheet.
- 8I. The provided number of hedges does not match the count that we reviewed. Please verify that the numbers are correct. See the table with the numbers that we counted.
- 8J. If signage is being provided, provide the sign elevations, color, height, and materials. Provide enhanced landscaping around the proposed sign.
- 8K. Provide a Key Map on the Landscape Sheets.
- 8L. 59 were counted along the north perimeter. There appears to be a deficiency.
- 8M. label the retaining wall on the north property line. Provide color, material, and reference to the sheet and detail.
- 8N. Provide a hatch pattern for planting on the overall site, no sod allowed.
- 8O. Label what these elements are throughout the site. There are a lot of unidentified rectangles shown on the plans. Label or freeze layer if these are not proposed on this site- typical.
- 8P. Provide a hatch pattern for planting on the overall site, no sod allowed.
- 8Q. Label all of the Street names: Andes Way, Tower Road, East 22nd Place
- 8R. Label the materials throughout the site and provide the hatch pattern with labels on the Legend.
- 8S. Label line types
- 8T. Freeze anything shown on the plan which will be demolished.
- 8U. Note the overhead powerlines and easement along the west perimeter of the site.
- 8V. Provide the required planting around the water quality ponds. A minimum of 1 tree and 10 shrubs per 4,000 square feet above the 100-year water surface elevation. Note the 100-year water surface elev.
- 8W. Provide hatch patterns and square footages for the non-sodded pervious areas on the site and the seed mixes for those areas.
- 8X. Provide a table that documents the high, medium, and low water use areas by square footage and by the percentage of the overall landscaped area for the entire development.
- 8Y. Per Section 146-4.7.5.E.2.b. Non-Street Perimeter Buffers
- 8Z. Label the gate, material, height, and color and provide a reference to the sheet with the detail.
- 8AA. Provide site triangles at the intersections.
- 8BB. A landscaped buffer shall be provided against all residential properties. The adjustment request shall be placed on the Landscape Cover Sheet and in the letter of introduction. Provide the mitigating measures as noted below from the pre-app meeting comments.
- 8CC. Pursuant to the Pre-app comments: A 25' wide non-street perimeter landscape buffer is required adjacent to the existing residential property. A buffer reduction to 12' is permitted depending upon the buffer reduction feature chosen as specified in Table 4.7-2 Required Landscaping Buffer Widths and Allowed Reductions. While the buffer widths are less restrictive, plant quantities remain consistent. Plant material shall be provided at a ratio of one tree and five shrubs per 25 linear feet and 50% of the tree species shall be evergreen. Plant sizes shall be increased to a three-inch caliper for deciduous shade trees and eight feet tall for evergreen trees between non-residential and residential uses.



- 8DD. While additional non-street buffers are required adjacent to the adjoining industrial properties, given the nature of the uses, staff would be in support of an adjustment request to not provide the required buffer. Adjustment requests should be accompanied by mitigating measures to offset the adjustment request. In addition, the adjustment should be listed on the Cover Sheet and Landscape Plan sheet with the plan set, and the Letter of Introduction should be updated to reflect the adjustment request and the mitigating measures being taken to offset the adjustment. No mitigating measures appear to have been provided.
- 8EE. Plant material shall be chosen based upon its ability to provide appropriate screening and shall be selected to reach a mature height of no less than five feet. Perennials shall only be used as accents and may not count toward the buffer requirement. Shrubs and ornamental grasses may not be substituted for the tree requirement unless the site is encumbered. Refer to the UDO for what is considered an encumbrance. While Junipers are commonly used for buffer screening, alternative plant materials shall be integrated that are better suited to winter snow loads and provide year-round visual interest. Refer to the UDO for an alternative plant list.
- 8FF. Section 146-4.7.5 L. Site Entryways and Intersections: Provide a distinctive landscape feature at each site entrance. Distinctive landscape features should consist of specimen quality plant material that will provide visual interest during all seasons. This is often provided around any proposed signage and/or monumentation.

[Landscape Plan Page 2]

- 8GG. Call out the match lines on the plans.
- 8HH. Provide the City of Aurora Landscape Notes from the Landscape Manual.
- 8II. Label the property line and all easements.
- 8JJ. Note the overhead powerlines and easement along the west perimeter.
- 8KK. Provide a hatch pattern for planting on the overall site as no sod is allowed.
- 8LL. Increase the size of the planting key call-out font as this information is not legible.
- 8MM. Show the location of the masonry columns on the plan, label the distance between them and reference the detail number on page L3.0.
- 8NN. Label the property line and all easements.
- 8OO. Provide the curbside landscape material and label the curbside landscape dimension.
- 8PP. Provide the required planting around the water quality ponds. A minimum of 1 tree and 10 shrubs per 4,000 square feet above 100-year water surface elevation. Note 100-year water surface elev.
- 8QQ. Provide the layout for the ultimate proposed roadway conditions for Tower Road and East 22nd Place.
- 8RR. Label the dimension of the street frontage landscape buffer.
- 8SS. Label the gate, material, height, and color and provide reference to the sheet with the detail.
- 8TT. Provide the dimension for the roadway frontage landscape buffer.
- 8UU. Provide the complete curb and sidewalk linework on the base file.
- 8VV. Provide the curbside landscape material and label the curbside landscape dimension.
- 8WW. Label the Streets and Roads
- 8XX. Remove any elements on the Legend which are not part of this site plan.
- 8YY. Provide site triangles at the intersections.

[Landscape Plan Page 3]

- 8ZZ. An existing tree is not shown on the plans, please provide the Tree Mitigation Plan.
- 8AAA. Provide tree barricade detail and planting details.
- 8BBB. Label the property line and all easements.
- 8CCC. label the retaining wall on the north property line. Provide color, material and reference to the sheet and detail.
- 8DDD. Label all roadways: Andes Way
- 8EEE. Label the dimension of the non-street frontage landscape buffer.
- 8FFF. Provide matchline call-outs
- 8GGG. Provide hatch pattern for planting on the overall site, no sod allowed.

[Landscape Plan Page 4]

- 8HHH. Provide the details for the masonry columns, the gate and any other site details. Identify if site lighting is included and where the lights will be located on the planting to ensure that there are no conflicts



9. Addressing (Phil Turner / 303-739-7271 / pturner@auroragov.org)

9A. There were no comments from Addressing on this review.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

10. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

[Site Plan Page 1]

10A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

10B. Include all the required site plan notes. In addition to the required notes, add the following notes:

- 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 the City Engineer.
- The streetlight or pedestrian light installation within the public right-of-way shall be designed, funded, and constructed by the developer/owner. Ownership and maintenance of the street/pedestrian lights shall be the responsibility of the City of Aurora once they have been accepted. Street light and/or pedestrian photometrics 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.

10C. Remove drainage and erosion control sheets from the site plan set.

10D. Advisory note: COA benchmark will be required with the civil plan submittal.

[Site Plan Page 4]

10E. Add who will maintain the storm sewer.

10F. Indicate material type for retaining walls, typical.

10G. Future Tower Rd improvements are required to be designed and shown. A letter addressed to the Director of Public Works requesting the deferral for improvements including the justification is also required.

10H. Since there is a separate grading plan, remove the grading information from the site plan sheet.

10I. Indicate pavement material. Asphalt or concrete required for all parking areas and all areas accessed by vehicles.

10J. Label proposed retaining wall.

10K. Add receiving ramp.

10L. Curb ramp required to be updated.

10M. Show/label curb ramps, label curb return radius.

[Site Plan Page 5]

10N. Text is too small.

10O. Minimum 2% slope for all non-paved areas, typical.

10P. Curb and gutter is not indicated on the plan.

10Q. Min 2% slope in pond bottom.

10R. Max 4% slope for 65' from public street. Refer to Figure 4.05.4.1 of the Roadway Manual.

[Plat Page 2]

10S. This does not match the site plan.

11. Traffic Engineering (Steven Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber)

[Site Plan Page 1]

11A. Title: Site Plan.

[Site Plan Page 4]

11B. Update scale.

11C. Per the pre-app notes provide the following



- Show entire 22nd Place, Tower Road, and the entire 22nd Place/Tower Road intersection.
- Truck turning templates need to be provided at the site access and internally.
- If gates are needed they are required to be setback from the Public road flowline a minimum of 35-feet, longest expected vehicle, or at least the 95th percentile queue. If the gating system swings, it shall swing into the site.
- Show all adjacent and opposing access points on the Site Plan.
- Label the access movements on the Site Plan.
- Show existing stop signs and street name signs or the installation of new stop signs and street name signs by developer at the site access points onto public streets. Add the following note to the Site Plan: ‘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.’
- Add sight triangles per COA TE-13 at the site access.

[Traffic Impact Letter Page 3]

11D. Are trips by drivers included in the trip generation?

12. Fire / Life Safety (William Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

[Site Plan Page 1]

12A. Revise the code edition to 2015. [3 comments]

[Site Plan Page 4]

- 12B. Identify and label the proposed gate within the legend. Example 23' Automatic Sliding Gate with approved Siren Operated System, Knox Key Switch, and Manual Release.
- 12C. The installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety, and electrical review within the Building Division that is conducted on behalf of the Fire Chief. For assistance please call 303-739-7420 and ask for a Life Safety Plans Examiner.
- 12D. The gating must be an electronic system that includes an emergency vehicle gate opening system utilizing a redundancy backup system that consists of a siren operation system (S.O.S.), an automatic Knox Key Switch, and a manual override. Please revise to reflect accordingly. Typical.
- 12E. A license agreement through Real Property (Public Works) is also needed to account for the encroachment into the dedicated easement.
- 12F. Provide a gate section. Ensure the gate section/detail uses the naming convention identified on the site sheet.
- 12G. Provide a sign package. Identify the location of the required signage.
- 12H. As mentioned during the April 14th pre-app meeting, a fire hydrant is required. Please show and provide a fire hydrant at this location.

13. Aurora Water (Nina Khanzadeh / 720-859-4365 / nkhansad@auroragov.org / Comments in red)

[Site Plan Page 4]

- 13A. Show and label drainage easement and maintenance access path.
- 13B. Show and label side slopes of pond, call out outlet structure and forebay.
- 13C. Label as private pond.
- 13D. Identify storm lines that will connect to the pond and from the pond. Need to show nearby existing infrastructure that the system will tie into.

14. TAPS – Aurora Water (Melody Oestmann/ 303-739-7244 / moestman@auroragov.org)

14A. Storm Drain Development Fee Due 3.59 acres x \$1,242.00 = **\$4,458.78**

14B. Commercial users with meters one and one-half inches and smaller with landscaped areas not served buy a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area

**15. Forestry** (Rebecca Lamphear / 303-739-7177 / rlamphea@auroragov.org / Comments in purple)

15A. There are many trees on this site that could be impacted by development, but the condition of the trees is unknown at this time. However, due to the mature size of the trees existing on site, the tree mitigation could be substantial. You will be required to hire a Consulting Arborist for the tree inventory and appraisal.

15B. Tree Mitigation Requirements

- Trees on site that are 4" or greater in caliper that will be impacted by development require tree preservation or mitigation. The intention of the Tree Preservation Policy is to preserve trees that are in good condition and of high value during the process of development. Mitigation for trees removed from the property can be accomplished by trees being planted back onto the site through the landscape plan, payment made into the Tree Planting Fund, or a combination of the two.

15C. Forestry's Role in Site Plan Review

- When the site plan is submitted, please show and label all existing trees on a separate sheet called Tree Mitigation Plan and indicate which existing trees will be preserved or removed. Please include grading on this sheet as well. Since you will be hiring a Consulting Arborist, please provide the inventory and appraisal with the first submittal. Below is the list of Consulting Arborists for your review. Forestry would require a meeting with the arborist selected to make sure that we agree on the appraisal.

Name	Company	Address	Phone
David Merriman	Arbor Scape	5044 S. Youngfield Court Morrison, CO 80465	303-795-2381
Keith Worley	Forestree Development, LLC	7377 Osage Rd, Larkspur, CO 80118	303-681-2492
Robert Brudenell	The Natural Way, Inc.	1952 W. Dartmouth Ave. Englewood, CO 80110	303/347-0988
Scott Grimes	Colorado Tree Consultants	coloradotreeconsultants@yahoo.com	303-720-8170
Stefan Ringgenberg	Boulder Tree and Landscape Consulting	7289 Petursdale Court Boulder, CO 80301	303-530-0640

- The consulting arborist should provide a spreadsheet showing the dollar value of the trees that will be removed as well as the number of inches required for replacement back onto the site.
- Civil and SWMP plans will not be approved by Aurora Forestry until tree mitigation has been approved through the Site Plan Process.
- Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. The Tree Protection notes shall be included on the plan. The link for the manual can be found at: <https://www.auroragov.org/cms/one.aspx?pageId=16394080>.

16. Real Property (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

16A. See full redline comments on subdivision plat and site plan.

16B. Label existing easements and show recording information. (Typical)

[Site Plan Page 1]

16C. Add property description.

16D. Add Notes:

- All crossings or encroachments into easements and rights-of-way owned by the City of Aurora ("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.



- Architectural features (i.e. bay windows, fireplaces, roof overhang, gutters, eaves, foundation, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane.

[Site Plan Page 4]

- 16E. Fence may require a license agreement where it is within an easement. Contact Grace Grey ggray@auroragov.org for the License Agreement concerns. (Typical)
- 16F. Add a legend for linetypes.
- 16G. Wall may require a license agreement where it is within an easement. Contact Grace Grey ggray@auroragov.org for the License Agreement concerns.
- 16H. Plat does not show this as a separate lot.
- 16I. Masonry wall may require a license agreement where it is within an easement. Contact Grace Grey ggray@auroragov.org for the License Agreement concerns.
- 16J. Gate may require a license agreement where it is within an easement. Contact Grace Grey ggray@auroragov.org for the License Agreement concerns.
- 16K. Privacy fence may require a license agreement where it is within an easement. Contact Grace Grey ggray@auroragov.org for the License Agreement concerns.
- 16L. Light poles within existing street ROW may require an easement depending on who owns and maintains these. (Typical)
- 16M. Plat does not show a radius for the Fire Lane Easement.

[Plat Page 1]

- 16N. Provide most recent AES Board Monument Records for all aliquot section monuments shown or used as control for this survey.
- 16O. Provide updated title commitment dated within 120 days of plat acceptance date.
- 16P. Provide a closure report for the exterior plat boundary.
- 16Q. See COA 2022 Subdivision Plat Checklist Item #4 for dedication comments.
- 16R. Remove this note 8.a. as Colorado AES State Board requires all easements of record and apparent easements to be shown on subdivision plats.
- 16S. Are these publicly dedicated roads?
- 16T. Edit Note:
- This survey does not constitute a title search by Encompass Services, LLC, to determine ownership or easements of record. For all information regarding easements, rights-of-way, and title of record Encompass Services, LLC relied upon Title Commitment Number ABJ70763956, prepared by Old Republic Title Insurance Company, dated March 3, 2022 at 5:00 P.M.
- 16U. Label all publicly dedicated roads within 1/2 mile of the site per COA 2022 Subdivision Plat Checklist Item #3.
- 16V. Extend vicinity map 1/2 mile north and east of site.
- 16W. This is not a standard City of Aurora Note.
- 16X. 1.6.H. Basis of Bearing Statements. (Typical)
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. A land survey plat shall show the graphic and mathematical relationship between the basis of bearing and the survey.
- 16Y. (See City of Aurora 2022 Subdivision Plat Checklist Item #11). I further certify that the information contained herein is accurate and in accordance with applicable standards of practice to my knowledge, information and belief. This certification is not a guaranty or warranty, either expressed or implied.
- 16Z. Provided Title shows: "NARTEY INVESTMENT PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY"?
- 16AA. Add Note:
- 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.

[Plat Page 2]

- 16BB. Show as-measured B&D's and record per COA 2022 Subdivision Plat Checklist Item #13.d.(5). (Typical)
- 16CC. Is there really a gap between the ROW and property line?
- 16DD. Show where U.E. Begins & D.E. Ends.
- 16EE. Show abutting easements. See COA 2022 Subdivision Plat Checklist Item #14.

17. Mile High Flood District (Derek Clark / 303-455-6277 / submittals@udfcd.org)

- 17A. We have no comments on the referenced project as it is not eligible for maintenance. The site is not adjacent to a major drainageway or mapped floodplain and does not include any proposed MHFD master plan improvements.
- 17B. MHFD will review future submittals and reassess this determination as the design progresses or changes.

MAINTENANCE ELIGIBILITY PROGRAM (MEP)

MHFD Referral Review Comments

For Internal MHFD Use Only.	
MEP ID:	106325
Submittal ID:	10010001
Partner ID:	1652555
MEP Phase:	Referral

Date: November 22, 2022
To: Erik Gates
Via Aurora Website
RE: MHFD Referral Review Comments

Project Name:	CJG TRANSPORT OUTDOOR STORAGE
Location:	Aurora
Drainageway:	Sand Creek

This letter is in response to the request for our comments concerning the referenced project. We have reviewed this proposal only as it relates to maintenance eligibility of major drainage features, in this case:

- Not applicable

We have no comments on the referenced project as it is not eligible for maintenance. The site is not adjacent to a major drainageway or mapped floodplain and does not include any proposed MHFD master plan improvements.

MHFD will review future submittals and reassess this determination as the design progresses or changes.

We appreciate the opportunity to review this proposal. Please feel free to contact me with any questions or concerns.

Sincerely,



Derek Clark, PE
Project Manager
Mile High Flood District