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May 26, 2023

Gadi Ogbogu  
CJG Transport LLC  
2782 E 136<sup>th</sup> Place  
Thornton, CO 80602

**Re: Second 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 second submission, which we started to process on May 4<sup>th</sup>, 2023. 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 June 16<sup>th</sup>, 2023.

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 July 26<sup>th</sup>, 2023. 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](mailto:egates@auroragov.org).

Sincerely,

Erik Gates, Planner 1  
City of Aurora Planning Department

cc: Mike Groselle, Modern Engineering Solutions LLC  
Cesarina Dancy, ODA  
Filed: K:\\$DA\2300-2399\2328-00rev2



## *Second Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Parking spaces must comply with the 20 ft general setback. [Planning]
- A 25 ft wide landscape buffer is required from the back of walk per the UDO and cannot be reduced. [Landscaping]
- Need all of Tower Road within ROW. Also add a sidewalk easement for curbside landscaping and sidewalk. [Civil Engineering]
- Trees cannot be within 50' of STOP sign. [Traffic Engineering]
- Fire lane easement shall be paved or concrete. Please increase the paved area to include the fire lane easement. [Fire/Life Safety]
- Site plan will not be approved by Public Works until PDR/letter is approved. [Aurora Water]
- 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. [TAPs]
- Numerous labeling comments. See **full** redline comments on the subdivision plat and site plan. [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. For future submittals, please title the 'Construction Plan Set' as the 'Site Plan Set' or similar to avoid confusion. This is not the construction permitting review, this is the site plan review.

[Site Plan Page 6]

2B. Signature block is only needed on the cover sheet. Remove.

#### **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 6]

4A. The fence must be set back a minimum of 4ft from the back of sidewalk.

#### **5. Parking Issues (Comments in teal)**

[Site Plan Page 6]

5A. The 20ft setback line applies to parking areas as well. This space will need to be moved.

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

[Site Plan Page 15]

6A. The Masonry Wall detail is missing or did not print properly, please add this in for the next review. A detail of the masonry column is also missing and should be provided here.

#### **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](mailto:tdcook@auroragov.org) / Comments in bright teal)**

[Site Plan Page 1]

8A. This Table should be on the Landscape Sheets.

8B. Prior to the operation of the business and upon completion of the on site, site improvements.

8C. Add the landscape adjustment request to the Cover Sheet.

8D. Sheet X of X should be included for the entire set.



[Site Plan Page 6]

8E. This is the curbside landscape and it is 10'.

8F. Relabel: "Native"

[Site Plan Page 10]

8G. Show proposed lights on this plan.

[Site Plan Page 11]

8H. Remove the proposed trees from this plan.

[Site Plan Page 12]

8I. Provide labels for these elements.

8J. Labels missing here or are layers on that should be turned off?

8K. These trees are too tall to be located under overhead wires.

8L. No gate details are shown on the Civil Engineering plans.

8M. Note the 100 year WSE.

8N. Identify this linework? Remove this box.

8O. The property line should be shown darker with two dashes and a longer line like the Civil drawings.

8P. Include these hatches and descriptions in the Legend.

8Q. Label and dimension the curbside landscape and label and dimension all easements. It does not appear that the curbside landscape width as required by Public Works.

8R. Enlarge these notes as they are not legible.

8S. The plan shows 11 trees provided.

8T. Where is Tower Road? 25' required, Can not be reduced. See additional comment this sheet.

8U. 6 buffer trees required.

8V. 55 shrubs

8W. Update the table to include the curbside landscaping shrubs too.

8X. The ultimate condition of Andes Way is not being shown. Buffer trees can not be counted towards the street tree requirement UNLESS an attached sidewalk is being proposed.

8Y. These belong under the deciduous tree category.

8Z. Per the UDO and the pre-application review letter, a 25' wide street frontage buffer is required along Tower Road and it can not be reduced. Street frontage buffers are measured from the back of walk. The buffer should be in front of the wall.

8AA. Remove the reference to the previous landscape code.

8BB. On all sheets remove the Irrigation notes.

[Site Plan Page 13]

8CC. If the overhead lines are to remain, these trees are too large to be located here.

8DD. Group three trees of the same variety for the street trees for more continuity.

8EE. Provide three trees of the same variety in a grouping to create consistency.

8FF. Label and dimension the non-street frontage buffer.

8GG. Label the property lines and all easements.

8HH. This appears to be the edge of pavement, not the property line.

8II. The property line should be shown darker with two dashes and a longer line as shown on the grading and utility plans.

8JJ. Please clean up the extraneous line work on this plan.

8KK. Show the proposed light poles on the planting plans to ensure that there are no conflicts with the trees.

8LL. Note PL on the Legend on Sheet 2 is power line not property line.

8MM. Remove the extraneous notes.

8NN. Identify what planting will be placed in the median.

8OO. A 25' wide landscape buffer is required from the back of walk per the UDO in the pre-application review comments. It cannot be reduced.

8PP. Only include the required landscape notes on one sheet.

8QQ. A 25' wide street frontage buffer is required here and can not be reduced. Refer to the pre-application review letter. Street frontage buffers are measured from the back of walk.

8RR. Remove Notes.



8SS. Per the UDO, native seed can not be the only ground plane treatment. Shrubs are required at a ratio of 1 shrub per 40 sf of curbside landscape. Refer to Section 146-4.7.5.C.

[Site Plan Page 14]

8TT. Per the UDO, native seed can not be the only ground plane treatment. Shrubs are required at a ratio of 1 shrub per 40 sf of curbside landscape. Refer to Section 146-4.7.5.C.

8UU. Label what these elements are.

8VV. Label and dimension all utility easements.

8WW. Remove notes, only needed on one sheet.

8XX. Provide bottom and top of proposed retaining wall elevations.

8YY. 1 tree short. 14 required, 13 provided.

8ZZ. Extend the wall here.

8AAA. Remove notes.

[Site Plan Page 15]

8BBB. Provide the detail for the 9' tall masonry prefab sound barrier wall.

## **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

### **9. Civil Engineering** (Kendra Hanagami / 303-739-7295 / [khanagam@auroragov.org](mailto:khanagam@auroragov.org) / Comments in green)

9A. Define abbreviations (all).

9B. Label existing features (all sheets).

9C. Label street classification and public (ALL) – Arterial and Local.

9D. Show all existing easements - match plat (all sheets).

9E. Remove text from asphalt paving section as this level of detail should be in the civil plans (All sheets).

9F. Remove text from public sidewalk section as this level of detail should be in the civil plans (All sheets).

9G. Missing street/ped lights - show on all proposed sheets.

[Site Plan Page 1]

9H. Add the following note: “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, shown on the signing and striping plan for development.”

9I. Add “lines or”.

[Site Plan Page 2]

9J. This should match cover sheet.

[Site Plan Page 3]

[Site Plan Page 4]

9K. Sheet needs to match title sheet legend.

9L. Typo: “Range”

[Site Plan Page 5]

9M. Missing Base file/layer turned off.

[Site Plan Page 6]

9N. Depending on type of driveway access to 22nd Pl, additional sidewalk easement may be required to meet ADA standards. (all sheets)

9O. Define proposed outlet structure in the legend.

9P. Missing hatch - add (all sheets)

9Q. Add hatch to show proposed material. Proposed slopes need to match min. slopes.

9R. Please reach out to Brianna Medema at [bmedema@auroragov.org](mailto:bmedema@auroragov.org) to start the deferral agreements for Andes Way and Tower Rd.

9S. Extend centerline further east and north (adjacent to site) per the red markings shown on the aerial image above.

9T. Dedicate additional 24' of right of way per pre-app notes (for a total of 34' of ROW from Andes Way centerline to match the local type 3, Std Det. 1.2) (All sheets).

9U. Coordinate relocation of bus stop with RTD -show exist. sign post (all sheets).



- 9V. Need all of Tower Road within ROW (should match typical section on sht. C7.0). Also add a sidewalk easement for curbside landscaping and sidewalk. Sidewalk easement should be 0.5' to the east of the back of sidewalk. (All sheets).
- 9W. Add approx. location of sidewalk easement beyond the ROW (All sheets).
- 9X. Please add the following note: "Proposed street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal."
- 9Y. Label the proposed curb return radii, typical. (all sheets)
- 9Z. Curb ramp on SE corner of Tower Rd/22nd Place intersection required to be updated (all sheets).
- 9AA. Label proposed retaining wall (all sheets).
- 9BB. Dimension proposed landscape buffer and proposed sidewalk (all sheets).
- 9CC. Existing overhead electric line will need to be undergrounded/relocated with this project (all sheets).
- [Site Plan Page 7]
- 9DD. Add hatch to show proposed material. Proposed slopes need to match min. slopes.
- 9EE. Please add the following note: "Proposed street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal."
- [Site Plan Page 8]
- 9FF. Minimum pavement slopes: 1% for asphalt, 0.5% for concrete.
- 9GG. Please add the following note: "Detailed layout and design for proposed curb ramps within right of way or along an accessible route will be completed with the civil plans."
- 9HH. Show the grades tying into existing. (all sheets)
- 9II. Provide slope labels. Minimum 2% in unpaved areas.
- 9JJ. Provide slope labels. Minimum 2% in unpaved areas.
- 9KK. Provide the max height or height range for the proposed retaining wall. Any retaining walls over 30" require railing. Any CIP walls and any walls over 4' require structural calculations.
- 9LL. Minimum pavement slopes: 1% for asphalt, 0.5% for concrete.
- 9MM. Add hatch to show proposed material. Proposed slopes need to match min. allowable slopes.
- [Site Plan Page 9]
- 9NN. Provide the max height or height range for the proposed retaining wall. Any retaining walls over 30" require railing. Any CIP walls and any walls over 4' require structural calculations.
- 9OO. Label proposed and existing contours (all sheets)
- 9PP. Fix Leader.
- [Site Plan Page 10]
- 9QQ. Add E 22nd Place and Andes Way typical sections.
- 9RR. Need all of Tower Road within ROW (should match plan view shts showing proposed improvements). Also add a sidewalk easement for curbside landscaping and sidewalk. Sidewalk easement should be 0.5' to the east and west of the back of sidewalk. (All sheets).
- [Site Plan Page 15]
- 9SS. Provide the max height or height range for the proposed retaining wall. Any retaining walls over 30" require railing. Any CIP walls and any walls over 4' require structural calculations.
- [Photometric Plan]
- 9TT. Only include "Drive Isle" on Site plan lighting sheet table. Everything else will need to be shown in the civil plan set.
- 9UU. Add note: "Private street lights will remain privately owned and maintained in perpetuity." per section 2.13.3.
- 9VV. Must match the pre-approved public street lighting equipment list (typical) (shown on sheet).

## **10. Traffic Engineering** (Carl Harline / 303-739-7584 / [charline@auroragov.org](mailto:charline@auroragov.org) / Comments in amber)

[Site Plan Page 2]

- 10A. Revise to: "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."



[Site Plan Page 6]

10B. Your sheet scale is incorrect, using Adobe and Bluebeam 1"-40' preset gives this length. Must revise.

10C. TE-13.1 uses 280' triangle in this direction. Revise.

10D. TE-13.1 uses 240' triangle in this direction. Revise.

[Site Plan Page 11]

10E. Also previously requested largest truck anticipated (TIS states 'Semi-Truck'. Additionally provide either WB-40 or WB-50).

[Site Plan Page 12]

10F. Tree cannot be within 50' of STOP sign.

[Site Plan Page 13]

10G. Tree will be located too close to STOP sign. Must provide 50' clearance.

[Traffic Impact Letter Page 1]

10H. Previous comments addressed, letter looks acceptable.

**11. Fire / Life Safety** (William Polk / 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / Comments in blue)

[Site Plan Page 1]

11A. Please remove dotted overlay.

11B. Where these notes requested by a reviewer?

[Site Plan Page 6]

11C. Fire lane easement shall be paved or concrete. Please increase the paved area to include the fire lane easement.

11D. The fire lane easement shall meet the minimum requirements identified within the COA roadway manual.

11E. Fire lane easement shall be paved or concrete. Please increase the paved area to include the 23' wide fire lane easement.

11F. Provide a sign package. Identify the location of the required signage.

[Site Plan Page 11]

11G. Please show the specifications used for the turning template.

[Site Plan Page 15]

11H. Provide a gate section. Ensure the gate section/detail uses the naming convention identified on the site sheet.

**12. Aurora Water** (Nina Khanzadeh / 720-859-4365 / [nkhansad@auroragov.org](mailto:nkhansad@auroragov.org) / Comments in red)

[Site Plan Page 6]

12A. Site plan will not be approved by Public Works until PDR/letter is approved.

12B. Show/label proposed drainage easement and access easement. Show/label the 100-year water surface elevation, indicate direction of emergency overflow.

12C. Show/label the 100-year WSEL.

12D. Is this meant to be an inlet?

12E. Show/label proposed drainage easement and access easement. Show/label proposed maintenance access to the bottom of the pond and the top of the outlet structure outside of the pond bottom.

12F. Identify this as an inlet.

12G. Show the required maintenance access into the bottom of the pond and to the top of the outlet structure.

12H. Add slope label to the pond sides (max 4:1) and to the bottom of the pond (minimum 2%).

12I. Callout trickle channel, outlet structure, forebay, etc.

**13. TAPS – Aurora Water** (Melody Oestmann/ 303-739-7244 / [moestman@auroragov.org](mailto:moestman@auroragov.org))

13A. Storm Drain Development Fee Due 3.59 acres x \$1,242.00 = \$4,458.78.

**14. Forestry** (Rebecca Lamphear / 303-739-7177 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in purple)

14A. There were no more comments from Forestry on this review.





**15. Real Property** (Roger Nelson / 720-587-2657 / [ronelson@auroragov.org](mailto:ronelson@auroragov.org) / Comments in magenta)

15A. Numerous labeling comments. See **full** redline comments on subdivision plat and site plan.

[Site Plan Page 1]

15B. AerialMT text style does not display correctly. (Typical)

[Site Plan Page 6]

15C. Gate across Fire Lane will require a license agreement Contact Grace Grey [ggray@auroragov.org](mailto:ggray@auroragov.org) for the License Agreement concerns.

15D. Privace fence may require a license agreement where it is within an easement. Contact Grace Grey [ggray@auroragov.org](mailto:ggray@auroragov.org) for the License Agreement concerns.

15E. Plat does not show a radius for the Fire Lane Easement?

[Plat Page 1]

15F. Provide most recent AES Board Monument Records for all aliquot section monuments shown or used as control for this survey.

15G. Provide updated title commitment dated within 30 days of plat acceptance date.

15H. Provide a closure report for the exterior plat boundary.

15I. Remove logo, typical.

[Plat Page 2]

15J. Show controlling monument for northerly ROW line? (See AES Board Rule on sheet).

15K. Must upgrade monument to meet standards. (See AES Board Rule on sheet).

15L. Show abutting easements.

15M. Add description of the "Pin" [diameter & material] & "Cap" [diameter & material]. (See AES Board Rule on sheet).

**16. Mile High Flood District** (Derek Clark / 303-455-6277 / [submittals@udfcd.org](mailto:submittals@udfcd.org))

16A. There were no more comments from Mile High Flood District on this review.