

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



August 23, 2023

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

Re: Third 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 third submission, which we started to process on August 2nd, 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 September 13th, 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 Planning Commission meeting date is tentatively set for October 18th, 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 meeting 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
Cesarina Dancy, ODA
Filed: K:\\$DA\2300-2399\2328-00rev3



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Include a description of the adjustment request in the Letter of Introduction and on the cover sheet of the Site Plan. [Planning]
- Parking may not occur on an unimproved surface. The gravel parking must be paved or not used for parking. [Planning]
- Note the location of overhead power lines in the Landscape Plans; some trees will be too tall if they remain. [Landscaping]
- The proposed detached sidewalk along the north side of E 22nd Pl will need to move north of the existing E 22nd Pl ROW line and you will need to add a 4' sidewalk easement north of the northern E 22nd Pl ROW line. [Civil Engineering]
- Any demolition requires a SWMP permit at Civil Plan. [Aurora Water]
- Add any additional easements needed to the plat and the 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)

[Site Plan Page 1]

2A. Add “with Adjustments”

[Site Plan Page 4]

2B. Remove this Survey sheet from the site plan and submit it as a separate document.

[Site Plan Page 6]

2C. Show the street setbacks from the property line.

[Site Plan Page 13]

2D. Add this adjustment request to the cover sheet and reference the code section that relief is being requested from. You will also need to update the letter of introduction to discuss the adjustment request in detail. The LOI should directly address the Criteria for Approval found in [Section 146-5.4.4.D.3](#) of the UDO.

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)

4A. There were no more streets or pedestrian issues identified on this review.

5. Parking Issues (Comments in teal)

[Site Plan Page 13]

5A. Parking may not occur on an unimproved surface. This cannot be parking unless paved.

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

[Site Plan Page 16]

6A. Dimension the masonry columns. They are required to have an 18"x18" cross section along arterial and collector roads.

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. Add the landscape adjustment request to the Cover Sheet.

[Site Plan Page 6]

8B. For all columns, gates, walls, fences: provide the height, color and reference the sheet # and details.

[Site Plan Page 7]

8C. Provide a Tree Disposition Plan with the Planting Plans to describe mitigation for existing trees.

8D. Remove any proposed trees from this plan.

[Site Plan Page 13]

8E. For all columns, gates, walls, retaining walls, fences: provide the height, color and reference the sheet # and details.

8F. Note if the existing overhead lines remain or are removed. If overhead lines remain, these proposed trees are too tall to be placed below overhead utility lines.

8G. Around all perimeters, label the property lines and all utilities.

8H. Label and dimension the non-street frontage buffer. [2 comments]

8I. Label and dimension the street frontage buffer and the curbside landscape. [2 comments]

8J. Note all Easements and Overhead wires on all plans.

8K. Add Sheet number X of X. This should be cumulative.

[Site Plan Page 14]

8L. For all columns, gates, walls, retaining walls, fences: provide the height, color and reference the sheet # and details.

8M. Note all Easements and Overhead wires on all planting plans.

8N. Show proposed sight lighting on Tower Road to ensure that there are no conflicts with the proposed trees.

8O. Label fence and gate with height.

8P. Label Chain link fence with height. Use typical linetype for chainlink fence as it does not read with a solid line.

8Q. Clarify if overhead wires exist at these locations.

8R. Additional shrubs are required in the curbside landscaping to cover deficiency of required trees and shortage of required shrubs.

[Site Plan Page 15]

8S. For all columns, gates, walls, retaining walls, fences: provide the height, color and reference the sheet # and details.

8T. Note all Easements and Overhead wires on all plans.

8U. Note retaining wall height from 1'-2' height, refer to Grading plans.

8V. This is a Street Frontage buffer.

[Site Plan Page 16]

8W. Note the colors and heights for each detail if not shown.

8X. Include 1'-2' average height.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

9. Civil Engineering (Kendra Hanagami / 303-739-7295 / khanagam@auroragov.org / Comments in green)

[Site Plan Page 6]

9A. Repeat Comment: Curb ramp on SE corner of Tower Rd/22nd Place intersection required to be updated (all shts)

9B. Repeat Comment: Please show location of sidewalk easement beyond the ROW, typ. All shts

9C. Advisory comment: During civil plan review, structural calculations will be required per Table 4.02.7.03.

9D. Repeat Comment: 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 shts)

9E. If you are adding a note here (in lieu of a leader, see comment below), please clearly define what is being pursued in the deferral. 1. A deferral is in process for this site.

9F. Either add a note here in the text or a leader on the plan view showing the area that is proposed to be deferred.



- 9G. E 22nd Pl is a local type 3 street. The proposed detached sidewalk along the north side of E 22nd Pl will need to be shifted to the north of the existing E 22nd Pl ROW line and you will need to add a 4' sidewalk easement north of the northern E 22nd Pl ROW line.
- 9H. Approx. location of proposed sidewalk easement north of E 22nd northern ROW line. Please add in proposed sidewalk easement 4' north of the existing ROW line.
- [Site Plan Page 7]
- 9I. Please define this line with a callout.
- 9J. Please remove these ramps because this intersection is not intended to cross Tower Road in the east-west direction and is unsignalized.
- [Site Plan Page 8]
- 9K. New information triggered a new comment: As shown, the BW elevation is above the TW elevation and does not match the elevation shown on plan view in sheet 9. Please ensure the labels are consistent and accurate.
- 9L. Please remove these ramps because this intersection is not intended to cross Tower Road in the east-west direction and is unsignalized.
- [Site Plan Page 9]
- 9M. Repeat Comment: This appears to be over 30". Any retaining walls over 30" require railing. Any CIP walls and any walls over 4' require structural calculations.
- 9N. Please fix north arrow to match rotation of viewport.
- [Site Plan Page 10]
- 9O. E 22nd Pl is a local type 3 street. The proposed detached sidewalk along the north side of E 22nd Pl will need to move north of the existing E 22nd Pl ROW line and you will need to add a 4' sidewalk easement north of the northern E 22nd Pl ROW line. This measurement shown as 10.5' should be changed so the typical section and dimension measure 4' north of the ROW line.
- 9P. This dimension should be 60', not 60.5' to match existing ROW per plan view and plat.
- 9Q. Please dimension this as 0.5' on both sides of the typical section. [3 comments]
- 9R. Change to "proposed"
- 9S. Missing cross section for Andes Way, please ensure it is shown.
- 9T. This dimension should be 68' not 148' to match the local type 3 typical section.
- 9U. This dimension should be 40' not 56.5' to match the local type 3 typical section.
- 9V. I see you showed this proposed receiving ramp in the median along Tower Rd, but we are looking for the receiving curb ramp on the southeast side of the E 22nd Place and Tower Road intersection. Please add that design in.
- 9W. Please remove these ramps because this intersection is not intended to cross Tower Road in the east-west direction and is unsignalized.

10. Traffic Engineering (Dean Kaiser / 303-739-7584 / djkaiser@auroragov.org / Comments in amber)

[Site Plan Page 6]

- 10A. Relocate STOP sign ahead of ped crossing, i.e. where sightline triangle starts.

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

[Site Plan Page 6]

- 11A. Rotate the hydrant to face 22nd Pl.
- 11B. Add the following: 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.
- 11C. The gate label must include width, operating mechanism, Knox hardware, automatic/manual, etc., details. Example 23' Automatic Sliding Gate with approved Siren Operated System, Knox Key Switch and Manual Release.

[Site Plan Page 20]

- 11D. Identify and label proposed gate. Example 23' Automatic Sliding Gate with approved Siren Operated System, Knox Key Switch and Manual Release. ELECTRONIC GATING SYSTEMS SHALL INCLUDE AN



EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF A SIREN OPERATED SYSTEM, AN AUTOMATIC KNOX KEY SWITCH AND A MANUAL OVERRIDE.

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

[Site Plan Page 5]

12A. Note that any demolition requires a SWMP permit at Civil Plan.

[Site Plan Page 6]

12B. Need to indicate the slope of the bottom.

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

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

12E. Contact your assigned drainage engineer to determine minimum size of drainage easement.

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

13A. Storm Drain Development Fee has been paid. No more comments from TAPS on this review.

14. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

14A. There are numerous minor corrections throughout the site plan and plat. See these documents for the **full** redlines.

14B. Add any additional easements needed to the plat and the site plan.

[Site Plan Page 5]

14C. On the Site Plan, change boundary distances the nearest hundredths of a foot.

[Site Plan Page 6]

14D. Check with the Fire/Life Safety Department to see if the Gate crossing the easement requires a License Agreement.

[Plat Page 1]

14E. Advisory Comment: Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This commitment should be submitted at the time of your final submittal of the electronic Plat for recording.)

14F. Send in the closure sheet for the description.

14G. Send in the State Monument Records for the aliquot corners used in the plat.

14H. Change the size of the page to match the Checklist requirements.

14I. Add Note for Tract A as indicated.

[Plat Page 2]

14J. Add the tic marks for the change of direction on the easement lines.