

July 27, 2023

Erik Gates,
Planner 1 Development Coordinator
City of Aurora Planning Department
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303 739 7250

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 Erik Gates,

Below is a list of comments and applicable responses from the engineering review of the Site Plan & Plat report and construction drawings associated with case numbers: 2022-6056-00, 2022-3086-00.

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Parking spaces must comply with the 20 ft general setback. [Planning]
Plans Updated
- A 25 ft wide landscape buffer is required from the back of walk per the UDO and cannot be reduced. [Landscaping]
Plans Updated
- Need all of Tower Road within ROW. Also add a sidewalk easement for curbside landscaping and sidewalk. [Civil Engineering]
Plans Updated
- Trees cannot be within 50' of STOP sign. [Traffic Engineering]
Plans Updated
- Fire lane easement shall be paved or concrete. Please increase the paved area to include the fire lane easement. [Fire/Life Safety]
Paving Shown on Drawings
- Site plan will not be approved by Public Works until PDR/letter is approved. [Aurora Water]
PDR/letter to be resubmitted
- 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]
Owner to pay fees
- Numerous labeling comments. See **full** redline comments on the subdivision plat and site plan. [Real Property]
Redlines addressed

PLANNING DEPARTMENT COMMENTS

1. **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.
 Updated
 This is not the construction permitting review, this is the site plan review. [Site Plan Page 6]
 Updated
 - 2B. Signature block is only needed on the cover sheet. Remove.
 Updated
2. **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.
 Updated
3. **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.
 Updated
4. **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.
 Added to drawings
5. **Landscaping Issues** (Tammy Cook / 954-684-0532 / tdcook@auroragov.org / Comments in bright teal) [Site Plan Page 1]
 - 8A. This Table should be on the Landscape Sheets.
 Updated
 - 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.
 Updated
 - 8D. Sheet X of X should be included for the entire set.
 Updated
 - [Site Plan Page 6]
 - 8E. This is the curbside landscape and it is 10'.
 Updated
 - 8F. Relabel: "Native"
 Updated
 - [Site Plan Page 10]
 - 8G. Show proposed lights on this plan.
 Added
 - [Site Plan Page 11]
 - 8H. Remove the proposed trees from this plan.
 Removed
 - [Site Plan Page 12]
 - 8I. Provide labels for these elements.

Labels Added

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

Updated

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

Updated

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

Gate Detail added to drawings

8M. Note the 100 year WSE.

Updated

8N. Identify this linework? Remove this box.

Updated

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

Updated

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

Updated

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.

Updated

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

Updated

8S. The plan shows 11 trees provided.

Updated

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

Updated

8U. 6 buffer trees required.

Updated

8V. 55 shrubs

Updated

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

Updated

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.

Updated

8Y. These belong under the deciduous tree category.

Updated

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

Updated

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

Updated

8BB. On all sheets remove the Irrigation notes.

Updated

[Site Plan Page 13]

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

Updated

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

Updated

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

Updated

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

Updated

8GG. Label the property lines and all easements.

Updated

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

Updated

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

Updated

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

Updated

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.

Updated

8MM. Remove the extraneous notes.

Updated

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

Updated

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.

Updated

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

Updated

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.

Updated

8RR. Remove Notes.

Updated

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.

Updated

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

9A. Define abbreviations (all).

Updated

9B. Label existing features (all sheets).

Updated

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

Updated

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

Updated

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

Updated

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

Updated

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

Updated

[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."

Updated

9I. Add "lines or".

Updated

[Site Plan Page 2]

9J. This should match cover sheet.

Updated

[Site Plan Page 3]

[Site Plan Page 4]

9K. Sheet needs to match title sheet legend.

Updated

9L. Typo: "Range"

Updated

[Site Plan Page 5]

9M. Missing Base file/layer turned off.

Updated

[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)

Updated

9O. Define proposed outlet structure in the legend.

Updated

9P. Missing hatch - add (all sheets)

Updated

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

Updated

9R. Please reach out to Brianna Medema at bmedema@auroragov.org to start the deferral

agreements for Andes Way and Tower Rd.

Client working on this

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

Updated

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).

Updated

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

Bus Stop Added per RTD request

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).

Updated

9W. Add approx. location of sidewalk easement beyond the ROW (All sheets).

Updated

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."

Updated

9Y. Label the proposed curb return radii, typical. (all sheets)

Updated

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).

Updated

9BB. Dimension proposed landscape buffer and proposed sidewalk (all sheets).

Updated

9CC. Existing overhead electric line will need to be undergrounded/relocated with this project (all sheets).

Updated

[Site Plan Page 7]

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

Updated

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."

Updated

[Site Plan Page 8]

9FF. Minimum pavement slopes: 1% for asphalt, 0.5% for concrete.

Updated

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."

Updated

9HH. Show the grades tying into existing. (all sheets)

Updated

9II. Provide slope labels. Minimum 2% in unpaved areas.

Updated

9JJ. Provide slope labels. Minimum 2% in unpaved areas.

Updated

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.

Updated

9LL. Minimum pavement slopes: 1% for asphalt, 0.5% for concrete.

Updated

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

Updated

[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.

Updated

9OO. Label proposed and existing contours (all sheets)

Updated

9PP. Fix Leader.

Updated

[Site Plan Page 10]

9QQ. Add E 22nd Place and Andes Way typical sections.

Updated

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).

Updated

[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.

Updated

[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.

Updated

9UU. Add note: "Private street lights will remain privately owned and maintained in perpetuity." per section 2.13.3.

Updated

9VV. Must match the pre-approved public street lighting equipment list (typical) (shown on sheet).

Updated

7. **Traffic Engineering** (Carl Harline / 303-739-7584 / 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."

Updated

[Site Plan Page 6]

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

Updated

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

Updated

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

Updated

[Site Plan Page 11]

10E. Also previously requested largest truck anticipated (TIS states 'Semi-Truck'.

Updated

Additionally provide either WB-40 or WB-50).

Updated

[Site Plan Page 12]

Updated

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

[Site Plan Page 13]

Updated

10G. Tree will be located too close to STOP sign. Must provide 50' clearance. [Traffic Impact Letter Page 1]

Updated

10H. Previous comments addressed, letter looks acceptable.

Updated

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

[Site Plan Page 1]

11A. Please remove dotted overlay.

Updated

11B. Where these notes requested by a reviewer?

Updated

[Site Plan Page 6]

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

Updated

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

Updated

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

Updated

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

Updated

[Site Plan Page 11]

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

Updated

[Site Plan Page 15]

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

Updated

9. **Aurora Water** (Nina Khanzadeh / 720-859-4365 / 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.

Understood

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

Updated

10. 12C. Show/label the 100-year WSEL.

Updated

12D. Is this meant to be an inlet?

Updated

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.

Updated

11. 12F. Identify this as an inlet.

Updated

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

Updated

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

Updated

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

Updated

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

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

plan.

Comments addressed

[Site Plan Page 1]

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

Flattened document

[Site Plan Page 6]

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

Owner to coordinate

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

Owner coordinating this effort

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

Added to plat

[Plat Page 1]

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

Updated

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

Updated

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

Updated

15I. Remove logo, typical.

Updated

[Plat Page 2]

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

Updated

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

Updated

15L. Show abutting easements.

Updated

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

Updated

If you have any questions, feel free to reach out to me at: Mike@mod-eng.com or [214 734 2305](tel:2147342305).

Regards,

Michael Groselle, P.E.

Modern Engineering Solutions, LLC