

April 26, 2024
City of Aurora Planning Department
(303) 739-7132

**Re: Submittal Review – CJG Transport Outdoor Storage – Site Plan & Plat, Site Address:
2252 Tower Road, Lot 1, Block 1, Track Parts Subdivision Filing No. 2, Aurora, Adams
County, Colorado 80011, Application Number: DA-2328-00**

Dear Erik Gates,

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

[Site Plan Page 4]

9A. New comment based on new information: Please label sidewalk easement along Tower Rd.

Sidewalk Easement is labeled

[Site Plan Page 10]

9B. Please update the page reference, since the wall detail is on sheet 14, not 19.

Updated

9C. Please ensure this scale bar on this page is correct, I am getting a different measurement than 24'-7.75".

Updated

[Site Plan Page 5]

10A. Revise the detail sheet reference to sheet 14.

Corrected

[Site Plan Page 14]

10B. Second Request: Please revise gate label to match the label on sheet 5.

Corrected

10C. Revise the detail sheet reference to sheet 14.

Corrected

[Site Plan Page 5]

11B. Repeat Comment: Show all existing water, sanitary and storm mains. Label pipe diameter and call out all connections to existing mains. There are existing storm pipes and water pipes in East 22nd Pl and Tower Rd.

Added to drawings.

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



Narrative of Changes Per City Comments from the City of Aurora

2252 Tower Rd. – City Review 5 | 2252 Tower Rd. Aurora, Colorado 80011

Electrical:

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

[Site Plan Page 19]

- 6A. You will need to include lighting data for the full site and for 10 ft beyond the property boundaries. Light spillover onto adjacent properties shall not exceed 0.1 footcandles measured on abutting properties 10 feet away from the property line, except where adjacent to walkways, driveways, public and private streets.

Response: Conflicting with comment 9E & 9F. See below.

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

[Site Plan Page 19]

- 9E. Repeat comment: Please only include this level of photometric detail on the civil plan submittal for the public street and ped lights, and not the site plan, typical. ALL.
- 9F. New comment based on new information: Please keep the photometric information that was included in the last submittal for the private on-site lights. Please only remove the photometrics for the lights within public ROW.

Response: Conflicting with comment 6. Photometric information for the public ROW is included on Sheet 19 for civil requirements. See Sheet 20 for photometric information of private on-site lights as amended for the original comment.