

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



November 7, 2024

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

**Re: Technical 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 technical submission, which we started to process on October 22, 2024. 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 issues remain, you will need to make a technical submission. 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.

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,

A handwritten signature in cursive script that reads "Erik Gates".

Erik Gates, Planner II  
City of Aurora Planning Department

cc: Mike Groselle, Modern Engineering Solutions LLC  
Justin Andrews, ODA  
Filed: K:\\$DA\2300-2399\2328-00tech4



## Technical Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Provide an updated Plat on the next submission.
- Ensure all fencing types and locations are consistent on all sheets. [Planning]
- Ramps are required for the southwest corner crossing Tower Rd. [Civil Engineering]
- The drainage report must be accepted before the site plan can be approved. [Aurora Water]
- A license agreement is needed for the gate and confirm with Aurora Water to see if the new fire hydrant needs to be in a Pocket Water easement. [Land Development Review]

### PLANNING DEPARTMENT COMMENTS

#### 1. Community Questions, Comments and Concerns

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

#### 2. Planning Comments (Comments in teal)

[Site Plan Page 1]

2A. An updated plat will need to be provided on the next submission.

2B. Technically there is no parking requirement for outdoor storage with no buildings. Also, 41 spots appear to be shown on the site plan. Please update the data block counts.

[Site Plan Page 19]

2C. The landscape sheets show the street facing fencing to be 8 ft tall, please be consistent between sheets.

2D. The landscaping sheets propose a cedar fence along the streets, not a masonry wall. Which will be used?

2E. The extent of the Cedar fence on the site plan does not match what is shown on the landscape plan. The fence should wrap around the property on the north and west until it passes Andes Way.

2F. Show the chain link fence proposed for the east end of the property on all sheets showing fencing.

[Site Plan Page 15]

2G. The back of walk to fence measurement along E 22nd Place is difficult to read due to overlapping markings.

2H. Show the distance between the fence and back of sidewalk along Tower Rd.

2I. Earlier sheets of the site plan propose a 9' masonry wall along the street frontages. Please show consistent fencing across all sheets.

[Site Plan Page 18]

2J. Provide a detail of the chain-link fence and masonry wall (if still proposed) on this sheet.

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

#### 3. Civil Engineering (Farhad Sarwari / [fsarwari@auroragov.org](mailto:fsarwari@auroragov.org) / Comments in green)

[Site Plan Page 4]

3A. Please submit a revised plat that matches the new information provided in this submittal.

[Site Plan Page 5]

3B. Please adjust the leaders for the identified street lighting poll callouts.

3C. E 22nd PL and Andes way should be hatched as Part of Offsite Improvements, like Tower Rd.

[Site Plan Page 11]

3D. A directional receiving ramp is required at the corner for crossing Tower Rd.

3E. Please show the Tower Rd crossing ramps on the set. These should be in line with the receiving ramp on East side (which is missing now).

3F. For people to cross Tower Rd using these ramps, is there any traffic signals proposed for this intersection?

3G. Please adjust the leaders for the identified street lighting poll callouts.

3H. There is text overlapping along the south end of the site.

3I. Please show all elements of the ramp.

[Site Plan Page 19]



3J. Public streetlights are defined on Site Plan. Please remove all highlighted lights. Since we are only looking for the conceptual location of public streetlights on Site Plans, these should be defined on Civil Plans. Please remove the photometrics on the roadway as well.

[Site Plan Page 21]

3K. Please remove the SL-1 and PL-1 details and provide them on Civil Plans.

**4. Traffic Engineering** (Dean Kaiser / 303.739.7584 / [djkaiser@auroragov.org](mailto:djkaiser@auroragov.org) / Comments in amber)

[Site Plan Page 16]

4A. Add Note: "All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10".

**5. Aurora Water** (Jennifer Wynn / 734.258.6523 / [jwynn@auroragov.org](mailto:jwynn@auroragov.org) / Comments in red)

[Site Plan Page 1]

5A. Repeat Comment: The drainage plan must be accepted before the site plan can be accepted.

[Site Plan Page 4]

5B. Please change the 'Hydrant Easement' to 10.0' Proposed Water Easement and ensure that this easement matches the plat when it is dedicated.

**6. Land Development Review** (Maurice Brooks / 303.739.7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

6A. Send in the updated Title Commitment with the copy with active hyperlinks. Delete Tract A from the Dedicatory Language and City Approvals on this plat. There is a new hydrant added to the Site Plan – confirm with Aurora Water to see if it needs to be in a Pocket Water easement. Show the new pocket water easement on the Site Plan.

[Site Plan Overall]

6B. Please be advised that many easements (identified on the plan set) do not match the last Subdivision Plat submitted. They need to match the dedicating document.

6C. A License Agreement is needed for the gate. Send the documents to [licenseagreement@auroragov.org](mailto:licenseagreement@auroragov.org).