



Planning Division  
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July 31, 2020

Shawn Hughes  
BSM Wall Systems  
695 N Lindenwood  
Olathe, KS 66062

**Re: Second Submission Review: BSM Aurora Expansion Project – Site Plan**  
**Application Number:** DA-1335-32  
**Case Numbers:** 2019-6030-00

Dear Mr. Hughes:

Thank you for your second technical submission. We reviewed it and attached our comments along with this cover letter.

Since a few issues remain, you will need to make another submission. Please revise your previous work and send a new submission on or before Friday, August 14, 2020.

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.

Note that license agreements, easement dedications, CAD uploads, and preliminary drainage must be approved *before* we are able to accept Mylars for signatures and recordation.

When preparing final Mylars, please refer to the attached Mylar Checklist that outlines the size requirements by county. Pay careful attention to the Cover Sheet requirements, as 2 signed copies are mandatory. Once we give you the confirmation to send Mylars, send them via a national carrier (USPS, UPS, FedEx) to the following address:

City of Aurora, Planning & Development Services  
ATTN: William David Barrett  
15151 E Alameda Parkway, Suite 2300  
Aurora, CO 80012

We are not allowing the public into the Aurora Municipal Center at this time, including local courier services. This may change based on guidance at the time. When those Mylars are sent, please include a notated and signed copy of this Checklist, as well as PDF copies of drawings and colored elevations on a flash drive (in lieu of the CD identified in the Checklist). Please email the tracking number for the shipment when it becomes available to both your planning case manager and Mr. Barrett ([wbarrett@auroragov.org](mailto:wbarrett@auroragov.org)), so we can keep a look out for the delivery.

Additionally, all Site Plans and Civils within the City of Aurora must submit CAD drawings to [cadgis@auroragov.org](mailto:cadgis@auroragov.org). These drawings must meet the standards listed in our CAD Data Submittal Standards found [here](#). Pay careful attention to the Specific Data Requirements table in the CAD Data Submittal Standards document, linked at the bottom of that page. The CAD drawings may be submitted at any time including your



Case Number (2019-6030-00) for reference.

If you have any comments or concerns, please contact your case manager, directly. Effective Friday, August 14, I will be ending my tenure with the City of Aurora. Prior to that date, I can be reached at [text@auroragov.org](mailto:text@auroragov.org). You will be receiving the information for your new case manager in the coming days.

Sincerely,

Tanner Axt, LEED Green Associate  
Planner I  
City of Aurora, Planning & Development Services

cc: Claudia Vaughan, Rocky Ridge Civil Engineering  
Scott Campbell, Neighborhood Liaison  
Mark Geyer, ODA  
Filed: K:\SDA\1335-32tech2.docx



## *Second Technical Submission Review*

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

- Make minor edits to elevations. (Planning)
- Complete the preliminary drainage and license agreements. (Civil Engineering)
- Provide a letter from CIG allowing easement work. (Civil Engineering, Building/Life Safety)

### **PLANNING DEPARTMENT COMMENTS**

#### **1 Planning Comments (Tanner Axt / 303-739-7450 / [taxt@auroragov.org](mailto:taxt@auroragov.org) / Comments in dark teal)**

##### 1.A Site Plan Set

##### 1.A.1 Sheet 3

- 1.A.1.a Ensure adjacent property zones are notated similarly.
- 1.A.1.b Change the notation on the APZ line from “L-1” to “I-2”.

##### 1.A.2 Sheets 8 & 9

- 1.A.2.a Remove measurements and maximum square footage on sign areas. This will allow some flexibility for your signs, if they fit within code requirements, but not limiting the size of any one sign.

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

#### **2 Civil Engineering (Kristin Tanabe / 303-739-7306 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / Comments in green)**

##### 2.A Site Plan Set

##### 2.A.1 Sheet 1

- 2.A.1.a The Site Plan will not be approved by Public Works until the preliminary drainage letter/report is approved.

##### 2.A.2 Sheet 3

- 2.A.2.a A letter from the gas company will be required with the civil plans.

##### 2.A.3 Sheet 4

- 2.A.3.a A license agreement is required for private storm sewer in the ROW.

#### **3 Building/Life Safety (Will Polk / 303-739-7464 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / Comments in blue)**

##### 3.A Site Plan Set

##### 3.A.1 Sheet 3

- 3.A.1.a Provide a letter from CIG, on a company letterhead, that reflects their setback requirements from the easement line and the actual underground pipe to your proposed fence. The setback established by Petroleum or Gas Company must be included on the Site Plan as part of the General Notes.

#### **4 Real Property (Darren Akrie / 303-739-7331 / [dakrie@auroragov.org](mailto:dakrie@auroragov.org) / Comments in magenta)**

- 4.A See the red line comments on site plan. Continue to work with Andy Niquette ([aniquett@auroragov.org](mailto:aniquett@auroragov.org)) to complete easements. Any physical features located in the Drainage easements will need to be covered by a License Agreement. Contact Grace Gray ([ggray@auroragov.org](mailto:ggray@auroragov.org)) to start the License Agreement process.