

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



September 10, 2019

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 Number: **2019-6030-00**

Dear Mr. Hughes:

Thank you for your second submission, which we started to process on August 21, 2019. We reviewed your proposed site plan 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 still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Wednesday, September 25, 2019.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item in the letter and the site plan set. Comments in **bold** were identified by planning and landscaping in the initial review. 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 new estimated Planning Commission hearing date is tentatively set for October 23, 2019. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing 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 give me a call. I may be reached at 303-739-7450.

Sincerely,

Tanner Axt, Planner I
City of Aurora Planning Department

cc: Claudia Vaughan – Rocky Ridge Civil Engineering, 420 21st Avenue, Suite 101, Longmont, CO 80501
Susan Barkman, Neighborhood Services
Mark Geyer, ODA
Filed: K:\\$DA\1335-32rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Repeated notes (All Departments)
- Loading dock grade change (Planning)
- Consistency between sheets (Planning)
- Architecture (Planning)
- Landscape buffers (Landscaping)
- Surface materials (Civil Engineering)
- Sewer main extension (Civil Engineering)
- Plants within sight triangles (Traffic Engineering)
- Access gates (Fire/Life Safety)
- Knox box and FDC locations (Fire/Life Safety)
- Water meter (Water)
- Easements dedicated by separate document (Real Property)

PLANNING DEPARTMENT COMMENTS

Tanner Axt / 303-739-7261 / text@auroragov.org / Comments in dark teal

1. Completeness and Clarity of the Application

- 1A. **Ensure that sheet numbering is consistent throughout the plan set.**
- 1B. **Remove floor plan from all sheets.**
- 1C. **If the docks are below grade, contours, fire lane easements, elevations, drainage, etc. must be adjusted.** The truck loading docks would not function at the same height as the drive-in roll-up doors. As shown, the bumper stops would be in the ground. The doors must be raised to meet the height of the trucks, or the trucks must be lowered to meet the height of the doors. If the trucks will be driving down a ramp to meet the building at floor level, the grading/drainage must reflect that. If the doors will meet the height of a standard truck, they must be adjusted on the elevations.
- 1D. Sheet 3
 - **Include section drawings for the location noted on the Site Plan.**
 - **Identify the triangles protruding from the west portion of the building. If they are grade changes, make the appropriate adjustments to other sheets.**
- 1E. Sheet 4
 - **If applicable, adjust drainage based on grade change for loading docks.**

2. Architectural and Urban Design Issues

- 2A. Sheets 8 and 9
 - Provide enhancements to all sides of the building open to view. Planning and Zoning Commission pays careful attention to elevations when considering approval of a site plan.
 - **Include a color table and identify colors on the elevations.**
 - **If the loading docks are below grade, show them on the elevations.**
 - **Include overall dimensions.**
 - **Dimension all elevations.**
- 2B. Sheet 11
 - **Identify the height of the fence.**

3. Signage Issues

- 3A. Sheet 1
 - **Add a line for “Maximum Number of Signs Permitted” to the Project Data Block and identify 5 signs as the max.**



4. **Landscaping Issues** (Kelly K. Bish, PLA, LEED AP / Kbish@auroragov.org / (303) 739-7189 / comments in teal.)

4A. Sheet 6

- The shrubs in the detention pond may be removed. See comment below in the landscape table.
- Turn off the accessible route.
- Turn off the interior of the building.
- **Add the missing plant labels.**
- Adjust the buffer measurements as they are measured from back of walk.
- See plan. Turn off the extraneous text.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. **Civil Engineering** (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

5A. Sheet 1

- The site plan will not be approved by public works until the preliminary drainage report is approved.
- Many of these comments are the same as the first review. Perhaps including a response to comments on the plans in addition to the letter would help ensure all of the comments have been addressed.

5B. Sheet 2

- Still missing notes. Please include the following note: The approval of this document does not constitute final approval of grading, drainage, utility, public improvements and building plans. Construction plans must be reviewed and approved by the appropriate agency prior to the issuance of building permits.

5C. Sheet 3

- Adjust linetype to indicate storage areas.
- Show/label the pond maintenance access. The drainage easement needs to include the pond maintenance and extend to the public right of way along a drivable path. Often the drainage easement follows the fire lane easement to reach the right of way.
- Label and dimension existing sidewalks.
- For clarification, please indicate the surface material for all portions of the site including both outdoor storage areas and the parking lot. If everything is concrete, indicate that.
- Label all fire lane radii.
- Standard detail S9.16 is for Urban and TOD mid-block locations. Revise.
- Label items notated on the Site Plan.
- Dimension drive aisles and parking spaces.
- The southeastern curb cut layout does not match the referenced detail.

5D. Sheet 4

- Show and label pond maintenance access. See Storm Drainage Manual for requirements.
- Show/label 100-year water surface elevation.
- Show the entire length of the proposed storm sewer.
- Minimum pavement slopes are 1% for asphalt and 0.5% for concrete.
- Add street names.
- Add a note indicating if the storm sewer system is public or private and who will maintain it.
- Minimum slope away from the building is 5% for 10' for landscaped areas and 2% for impervious areas.
- Minimum slope is 2% for unpaved areas.
- Adjust storm sewer as notated on the site plan.

5E. Sheet 5

- Add street light to legend.
- Show entire length of proposed storm sewer.



- Add a note indicating if the storm sewer and detention pond is public or private and who will maintain it.
- 5F. Sheet 10
 - Include street light locations and fixtures.
- 5G. Sheet 11
 - Please remove City of Aurora standard details and refer to the detail number in the plan set.
- 6. **Traffic Engineering** (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in amber)
 - 6A. Sheet 3
 - Label yield sign.
 - 6B. Sheet 6
 - Adjust plant types within sight triangles.
- 7. **Fire / Life Safety** (William Polk/ 303-739-7371 / wpolk@auroragov.org / Comments in blue)
 - 7A. Sheet 1
 - Please revise accessible parking categories to reflect example shown below.
 - IBC Construction Type and Occupancy Classification is missing.
 - 7B. Sheet 2
 - Replace Note 3. with the following: ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII - NUMBERING OF BUILDINGS.
 - Add " Influence Area"
 - 7C. Sheet 3
 - The scale appears to be off, please correct ratio.
 - Show the existing fire hydrant. TYP
 - Increase the fire lane easement to include the dashed delineation. TYP
 - Please show accessible curb ramps that interconnect with the ROW
 - Is this a gate? If so, it needs to be identified and labeled. TYP
 - Identify the Knox Box on the gating system. The Knox Box shall be mounted on the ingress side the gate post.
 - Provide the location of the FDC. Identify the FDC with a "Y" and label it as "FDC with approved Knox Hardware". TYP of Utility, Landscape, Elevations and Photometric sheets.
 - Fire Lane Easements must be shown on the site plan providing vehicular access to within 150 feet of all exterior portions of the first floor of each structure within the site. See example of extension of the fire lane easements as shown.
 - Please identify the fire riser room. TYP of site, utility, landscape sheets.
 - Relabel gate: 28' MANUAL SLIDING GATE WITH APPROVED KNOX HARDWARE
 - Advisory comment: Fire Lane signs per 2015-IFC, every 100' per side or every 50' on alternating sides
 - Advisory comment: When the signage and striping package is submitted with the civils, the accessible parking signs shall include the graphic tow-way sign.
 - Please identify and label the fire lane easement: example 26' Fire Lane Easement.
 - If this is a manual sliding gate then the S.O.S is not required.



- Relabel gate: 28' MANUAL SLIDING GATE WITH APPROVED KNOX HARDWARE

7D. Sheet 5

- Show the location of all existing and proposed water mains and fire hydrants within or abutting this site. The location and bearing of existing fire hydrants located (within 400') outside the plan area shall utilize a fire hydrant symbol with an arrow identifying the distance from the symbol to the existing fire hydrant.
- Please show the existing fire hydrant in this area.
- If the FDC is placed at this location then the proposed fire hydrant can be eliminated.
- Label this gate.
- Identify the Knox Box at the front main entrance as an X within a box symbol and label with the following example: "Knox Box."
- Provide the location of the FDC. Identify the FDC with a "Y" and label it as "FDC with approved Knox Hardware". TYP of Utility, Landscape, Elevations and Photometric sheets.
- Please identify the fire riser room. TYP of site, utility, landscape sheets.
- Please show this portion of the building.

7E. Sheet 6

- Identify and label all gating systems, fire department connections (FDC), Knox Boxes, and the fire riser room exterior door.

7F. Sheet 8

- Elevations must show the location of the fire department connections, Knox boxes and fire riser room.
- As mentioned on the first review, identify the Knox Box as an X within a box symbol and label with the following example: "Knox Box". Advisory note: One Knox Box can be used if access keys to both units are provided within the identified Knox Box.

7G. Sheet 9

- Elevations must show the location of the fire department connections, Knox boxes and fire riser room.

7H. Sheet 10

- Add the following note to the Photometric Site Plan:
- **ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL, AND CONTINUING TO THE "PUBLIC WAY".**
- As mentioned on the first review, add the "accessible route" (heavy dashed line) to the photometric plan and verify minimum 1 foot-candle of illumination along its entire length.

7I. Sheet 11



- This gate detail does not match what is proposed on the site plan. Please update details to match all of the proposed gates.

8. Aurora Water (Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org / Comments in red)

8A. Sheet 3

- Adjust the label of the storm sewer notated on the Site Plan.

8B. Sheet 5

- Label the drainage easements.
- Show meter location.
- Verify water and sanitary sewer clearance.
- Show and label fire hydrant.

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

9A. See the red line comments on the SP.

- Contact Andy Niquette at aniquette@auroragov.org to start the easement release and dedication process. The monument sign and the gates are encroaching into the easements and will need to be covered by a License Agreement.
- Contact Grace Gray to start the License Agreement for the encroachments shown thereon – ggray@auroragov.org.
- Keep in mind that the Site plan approval is dependent upon the completion of these tasked and consummate recording of same.