

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: Third Submission Review – BSM Aurora Expansion Project – Major Site Plan

Application Number: **DA-1335-32**

Case Number: **2019-6030-00**

Dear Mr. Hughes:

Thank you for your third submission. We reviewed your proposed Minor Site Plan and plat 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.

Several issues still remain, but we will not be requesting another formal submission at this time. Provide colored elevations to me via email by November 7 to remain on schedule.

Your Planning Commission hearing date is set for November 13, 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.

Note that all our comments are numbered. After the Planning Commission hearing, when you resubmit, include a cover letter specifically responding to each item in the letter and the site plan set. 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 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
Susan Barkman, Neighborhood Services
Mark Geyer, ODA
Filed: K:\\$DA\1335-32rev3.docx



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- APZ Location (Planning)
- Pond Overflow (Engineering)
- Easements on Plat (Real Property)
- Fire Lane Location (Fire/Life Safety)
- Meter Location (Water)

PLANNING DEPARTMENT COMMENTS

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

1. Completeness and Clarity of the Application

- 1A. Adjust the title to read “BSM AURORA EXPANSION PROJECT MAJOR SITE PLAN” on all sheets.
- 1B. Adjust data block as noted on the site plan.
- 1C. Adjust zone district classifications to meet the newly adopted Unified Development Ordinance.
- 1D. Show the APZ line on the site plan.
- 1E. Ensure that grading is consistent through the plan set.
- 1F. Clarify location of bicycle parking.
- 1G. Adjust spelling as indicated in the site plan set.

2. Architectural and Urban Design Issues

- 2A. Remove “EIFS” and “EIFFS” references from elevations.

3. APZ II

- 3A. This property is located in the Accident Potential Zone (APZ II-N). The applicant will need to comply with lot coverage, height restrictions, emissions release, hazardous materials restrictions, and other prohibitions required in Section 146-807 of the zoning code. The majority of this property is in the APZ II. The maximum building lot coverage in the APZ II is 35 percent. The allowable coverage is based only on the portion of the property that is within the APZ II. The applicant should provide staff with the square footage of the property that is within the APZ II and the amount of square footage of the proposed buildings that will be within the APZ II. With the next submission, please show the location of the APZ II boundary on the site plan to allow staff and BAFB to evaluate the application. The City’s Data Services Division can provide a digital file of the APZ II. Please contact Liia Koiv-Haus at 303-739-7137 to obtain a copy of this file.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 4A. Sheet 2
 - Add note as identified in the Site Plan.
- 4B. Sheet 3
 - Maintenance access should be provided from the site, not adjacent ROW.
 - Provide a custom detail of curb ramp.
- 4C. Sheet 4
 - Verify pond overflow route.
 - Label slope at access points.
 - Remove drainage basin information.
- 4D. Sheet 5
 - Indicate if storm sewer is public or private and who will maintain it.
- 4E. Sheet 10



- Street lights on public ROW will be owned and maintained by the City of Aurora and must meet COA standards. Please refer to the draft lighting standards (available upon request) for standards.

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

Site Plan Comments

5A. Sheet 3

- Include the signs identified in the site plan.
- Revise FDC label to include Knox Hardware, example: "FDC with approved Knox Hardware".
- 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.
- Recommendation: Extend the fire lane 70' into the parking drive aisle.

5B. Sheet 5

- Relabel the fire service line, example: 8" Fire Line DIP (Private).

5C. Sheet 10

- Is the area highlighted on the photometric plan an extension of the fire lane easement? If so, dead end it at 70'. See example.

5D. Sheet 11

- Provide the 40' manual gate detail.

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

6A. Sheet 5

- Water Meters are not allowed inside of buildings. Please relocate and show placement of meter in CSP. Meter must be located in ROW or Utility easement will need to be dedicated.
- Past communications on this project stated that the storm line will be located under the curb and gutter. Please relocate.

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

- 7A. See the red line comments on the plat and site plan. Start the License Agreement process for the items encroaching into the easement shown on the site plan. Contact Grace Gray at (303) 739-7277 for the License Agreement process.