

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



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February 17, 2021

Chad Anderson
Engineering Service Company
14190 E Evans Ave
Aurora, CO 80014

Re: Third Submission Review – T-Mobile Switching Center – Site Plan Amendment
Case Number: 2006-6019-02

Dear Mr. Anderson:

Thank you for your third submission, which we started to review on January 28, 2021. We reviewed it 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. Please note, several department's comments were not received prior to this letter being sent. They are noted within this letter and will be sent under a separate cover.

Several issues remain, and another submission will be required. Please revise your previous work and send us a new submission when the easement dedication/vacation and license agreement work is complete.

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)-739-7121 or dosoba@auroragov.org.

Sincerely,

Dan Osoba, Planner II
City of Aurora Planning Department

cc: Scott Campbell, Neighborhood Liaison
Laura Rickhoff, ODA
Jacob Cox, ODA
Jonathan Woodward, AEDC
Filed: K:\\$MA\2020 Mas\2006-6019-02rev3



Second Submission Review

PLANNING DEPARTMENT COMMENTS

1. Architectural and Urban Design Issues

Sheet 8

- 1A. Modify the fence shown on the north elevation to match the detail on sheet 3 and elevations on sheet 9.

Sheet 9

- 1B. Add a note to the finish indicating that it shall be matte to reduce glare, typical all generators.
- 1C. It is recommended to paint the aluminum cover of the generators a darker earth-toned color that matches the building to reduce glare. With structures this large, it is difficult to screen them in their entirety and it will be expected to mitigate the view of these mechanical structures from the street right-of-way as best as possible. Please let me know if you have questions or would like to discuss options on this item.

2. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)

- 2A. Addressing comments have been addressed.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Generally

- 3A. The easement is listed as Drainage/Maintenance Access easement on the drainage plan. Has this easement been recorded?
- 3B. Provide additional slope labels in regarded areas.
- 3C. Additional comments from Public Works Civil Engineering are forthcoming and will be sent under a separate cover.

4. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in amber)

- 4A. Traffic Engineering comments have been addressed.

5. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

Generally

- 5A. I apologize for not providing this note in earlier reviews: Provide a letter from the pipeline company on company letter head that reflects their setback requirements from the easement line or actual underground pipe to the exterior wall of your proposed structure(s) and generators. The letter must be part of the Site Plan submittal package.
- Note from Planning Case Manager: please send the document directly to dosoba@auroragov.org for review and upload to the Case File.

6. Forestry (Rebecca Lamphear / 303-739-7177 / rlamphear@auroragov.org / Comments in purple)

- 6A. Applicant has paid \$3,630.00 into the Tree Planting Fund. Forestry comments have been resolved.

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

Generally



- 7A. Any easement that needs to be dedicated or vacated must be done through a separate process in Real Property. Please contact Andy Niquette at aniquett@auroragov.org with all easement concerns and continue working on this process. The site plan amendment will not be approved until it is complete.
- 7B. License agreement are required for any encroachment into an existing or newly dedicated easement. Please contact Grace Gray at ggray@auroragov.org with all license agreement concerns and continue working this process. The site plan amendment will not be approved until it is complete.