

KAPPA CONSULTING, LLC
REPRESENTING
VERIZON WIRELESS

City of Aurora Planning Division
Josue Loma, Planner
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012

Re: Response to March 27, 2025 Initial Submission Review
The Shores Unipole Cell Facility – Site Plan Amendment
Case Number: 1973-6005-20

Dear Mr. Loma,

I attach a revised plan set addressing comments received March 27, 2025. Below are responses to the specific comments.

PLANNING DEPARTMENT COMMENTS

1. Planning (Josue Loma / 720-346-2145 / jloma@auroragov.org / Comments in teal)

1A. The historical site plan of record and submitted telecommunication plans have been combined. Moving forward, please submit one combined site plan that incorporates all new sheets into the existing format and plan structure. For new sheets only, please add a red cloud and delta 16 around the sheet number. **Combined site plan included in submittal. Red cloud and Delta 16 added around all Sheet numbers starting at Verizon's Plan Set Sheets (Sheets T1.0 and on).**

1B. Page 1:

i. Please show the full footprint of all the mechanical equipment here. **The Existing site plan of record was updated to the full footprint of Verizon equipment.**

1C. Page 2:

i. For all changes, please add a red cloud and delta 16 around the shown improvements. Then, please ensure that all improvements are only shown in red. Please remove any shading (yellow or green). Finally, please ensure all labels integrate into the existing site plan of record format and that they do not obscure site plant details. **The Existing site plan of record was updated to show and note Verizon improvements with changes clouded in red and adding Delta 16.**

ii. Please update all labels to reference the detail and sheet number of all structures such as the equipment, fence, bollards, and any other structures. **The Existing site plan of record was updated to note Verizon equipment with references to added Sheets.**

iii. On the coversheet only, please provide a short description of the current application and keep the formatting shown. **The coversheet was updated to show a description of the current revision.**

iv. As the equipment was not previously shown on the site plan of record, in your response, please provide a parking calculation to demonstrate that the minimum number of parking spaces for the site is maintained and will remain compliant with the allowed uses and minimum required number of parking per Sec. 4.6.3. (C) - Table 4.6-1. Then, update the site data table directly and add a red cloud and delta 16 around any values that have changed. Please note

that you may provide a reformatted table if necessary; however, all existing information should be carried forward and consolidated into one table. **The parking calculation was updated on the Existing site plan of record to remove the two spaces utilized by Verizon equipment.**

1D. Page 12, Sheet T1.00:

i. Please consolidate sheets where possible and remove any building construction-specific sheets that are not required for the site plan of record. Then, please ensure that all sheets are submitted in 24x36 to remain compliant with Arapahoe County standards. **Plan Set revised to remove construction-specific sheets and reformatted to 24x36 formatting.**

1E. Page 23, Sheet A3.00:

i. Please show the existing antenna array to ensure compliance with FCC's thresholds, which states the height may be increased by the height of one additional antenna array with separation from the nearest existing antenna not to exceed twenty feet. **Sheet A3.0 added to show existing site conditions and antenna arrays. The proposed design was updated to retain the existing upper array elevation and add an additional array at the previously proposed upper RAD. The revised separation between existing and new arrays is 14 feet.**

ii. Within the mixed-use districts, a maximum fence height of 6 ft is allowed per Sec. 4.7.9. (M). Please revise the height shown. **Sheet A2.0 was updated to add Detail 4 as an example image of the proposed equipment cage (not fence) that was constructed using the same type of mesh as proposed for this installation.**

iii. To ensure compliance with screening requirements of telecommunication facilities per Sec. 3.3.5.JJ.5.d., please update the material type to one that would provide increased opacity. Is there a tighter chain-link weave that would increase screening? **Sheet A2.0 was updated to add Detail 4 as an example image of the proposed equipment cage (not fence) that was constructed using the same type of mesh as proposed for this installation.**

iv. Please label the material of the fence in accordance with the allowed fence material of Sec. 4.7.9. (D). Then, please ensure all references to this fence material are carried across all applicable sheets. **Notes addressing the equipment cage were updated with the proposed material (steel grate) on all applicable pages.**

2. Land Development (Krista Orloff / KOrloff@auroragov.org/ Comments in magenta)

2A. Due to the increase in height, a re-design to the foundation as well as new structural for the additional weight of the incoming antennas is needed. **Please see attached PE Feasibility Letter – Stealth Pole 20-Ft Extension.**

You may reach me at 303-748-0599 with any questions or concerns or if you require any additional information. Thank you.

Sincerely,
Kelly Harrison
Site Acquisition and Zoning Consultant

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Re: Response to April 15, 2025 Email Comment
The Shores Unipole Cell Facility – Site Plan Amendment
Case Number: 1973-6005-20

Dear Mr. Loma,

I attach a revised plan set addressing the comment received April 15, 2025. Below is the response to the specific comment.

PLANNING DEPARTMENT COMMENTS

1. Planning (Josue Loma / 720-346-2145 / jloma@auroragov.org)

Currently, all fences and walls must comply with the height standards for the district, which is a maximum of 6' in the mixed-use districts. From your submission, I see that a 7' equipment cage is shown. For approval of this project, the height either needs to be lowered, or you can apply for an increase to the allowed height; however, for administrative approval the maximum increase would be 7 inches. Therefore, you may need to apply for a major adjustment for the increased height.

The height of the proposed equipment cage was lowered to six-feet to comply with the height standards of the district.

You may reach me at 303-748-0599 with any questions or concerns or if you require any additional information. Thank you.

Sincerely,
Kelly Harrison
Site Acquisition and Zoning Consultant