

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



October 30, 2020

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

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

Dear Mr. Anderson:

Thank you for your initial submission, which we started to process on October 8, 2020. 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.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before November 13, 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.

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
Filed: K:\\$MA\2020 Mas\2006-6019-02rev1



Initial Submission Review

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A.

2. Completeness and Clarity of the Application

Sheet 1

2A. Please remove the City of Aurora approvals from the plan. This plan set will be added to the original site plan set being amended; the original signatures will be kept in lieu of new ones.

2B. The file names are okay for review, but please note that they must be removed from the final document.

Sheet 2

2C. A site details sheet will be required. Please include the two items from Fire/Life Safety regarding the fire lane and accessible parking signage, gate system details, fence details, and a typical generator detail.

Sheet 4

2D. Label this sheet as "Existing Landscape Conditions".

3. Zoning and Land Use Comments

Sheet 2

3A. Include the setback and distance from the ROW for the gates.

4. Streets and Pedestrian Issues

Sheet 2

4A. The pedestrian gate must have access to the walk of E. 22nd Ave.

5. Parking Issues

Sheet 1

5A. 9' x 19' is the standard parking space dimension. Please revise in the data block.

6. Architectural and Urban Design Issues

Sheet 7

6A. The elevations must include the fence screened generator area showing the generators completely screened by the fence.

6B. EIFS is not a permitted building material unless it has been utilized on the existing building for consistency. It appears the existing building is tilt-up concrete. The building materials and color must match the existing structure.

6C. Show the mechanical equipment as a dashed line behind the screens. For clarity, please only label as a screen wall; no pattern is necessary.

7. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

7A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided is in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Sheet 1

8A. Per the Pre-Application meeting notes: A preliminary drainage letter may be submitted in lieu of a preliminary drainage study. It should state the approved drainage patterns will not be altered and address



any changes in imperviousness from the approved drainage study covering this development. The letter shall include calculations for onsite improvements, compare peak flows to the previously approved report, and include any relevant sheets from said report. A drainage plan, sized no larger than 11" x 17", shall be included, as well as a comparison of the proposed drainage plan to the previously approved plan, with the proposed area highlighted. Additional information may be requested from the reviewing engineer to ensure adequate analysis. It will need to be signed and stamped by a Professional Engineer licensed in the State of Colorado. The letter shall be submitted to Engineering at the time of the Planning Department application submittal. Contact the Civil Plan Submittal staff at 303-739-7335 to create a folder for the drainage letter. A review fee shall be paid to the City prior to acceptance of the letter. The site plan will not be approved until the preliminary drainage letter is approved. Do not resubmit the site plan amendment until the drainage letter has been submitted and 1st review comments received.

Sheet 2

- 8B. Dimension the existing sidewalks.
- 8C. An access easement is required from the drainage easement to the public right-of-way for maintenance access.
- 8D. Update curb ramps to meet current COA standards.

Sheet 3

- 8E. The minimum slope away from the building is 5% for 10' for landscape areas, and a minimum of 2% for impervious areas.
- 8F. Label the slopes.

9. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in amber)*Sheet 2*

- 9A. Add and label the stop signs at the locations shown.
- 9B. Add sight triangles per COA STD TE 13.2 (design speed: 35mph). Add these in all the locations shown on the redlines.

Sheet 4

- 9C. Add the sight triangles per the sheet 2 redlines.

10. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)*Sheet 1*

- 10A. Remove the duplicate note 6.
- 10B. Add the notes per the redlined comments.
- 10C. Remove note 9.
- 10D. Please include the 2015 IBC occupancy type, construction type of each building and if the building is fire sprinklered or non-fire sprinklered.

Sheet 2

- 10E. The gate will require a license agreement. Please see Real Property comments.
- 10F. Provide a bold dashed line to show the exterior accessible route throughout the site to required accessible entrances (60%), site amenities and transportation stops. Maintain a minimum 1 footcandle to all exterior accessible routes.
- 10G. There must be a 6" minimum clearance across the full width of the gating system, from the bottom of the gating system to the road surface in order to ensure that if the gate closes during a fire operation any fire hose is not damaged in the closing process.
- 10H. Provide generator details.
- 10I. Add "Box" after KNOX.



- 10J. The item called out in the redlines does not match the legend for the bollards.
- 10K. Label the type of gating or barricade system being installed on the site plan using one of the following examples:
- (1) 24' Automatic Sliding Gates with approved Siren Operated System, Knox Key Switch and Manual Release.
 - (1) 24' Manual Swinging Gate with Approved Knox Hardware.
 - (1) 24' Manual Sliding Gate with Approved Knox Hardware.
 - (1) 24' Electrical Sliding Gate with Approved Knox Hardware.
- 10L. Please provide gate detail sections.

Sheet 3

- 10M. To ensure fire fighters have unobstructed access to this fire hydrant, a 5-foot clear space shall be maintained around the circumference of the fire hydrant.
- 10N. Gate control box and island cannot encroach into the 23-foot fire lane easement.
- 10O. Identify the Fire Service Line using the following example: 8" Fire Line DIP (Private).
- 10P. Please show the fire lane sign locations and include the fire lane sign details within this plan set. The details and notes can be found on the redlines.
- 10Q. Please show the accessible parking sign locations and include the accessible parking sign details within this plan set. The details and notes are on the redlines.

Sheet 4

- 10R. Add the note per the redlines.
- 10S. Verify the fire hydrant location called out in the redlines.
- 10T. Please label all fire hydrants and show in the legend.

Sheet 6

- 10U. Provide a bold dashed line to show exterior accessible route throughout the site to the required accessible entrances (60%), site amenities and transportation stops. A minimum 1 footcandle to all exterior accessible routes must be maintained.

Sheet 8

- 10V. Please show:
- Symbol and label for the FDC.
 - Symbol and label for the Knox Box.
 - Location of Riser Room and exterior door.

11. Aurora Water (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red)

Sheet 2

- 11A. The utility easement should still be shown but marked for release. Release of the easement is a separate process through Real Property.

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

Sheet 5

- 12A. When the site plan is submitted, please shown and label all the existing trees on a separate sheet called Tree Mitigation Plan and indicate which existing trees will be preserved or removed. Please include grading on this sheet as well.
- 12B. Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation and Open Space Dedication and Development Criteria Manual. The Tree Protection notes shall be included on the plan. The link for the manual can be found at



the link in the redlines.

- 12C. Please make the revisions to the tree call-outs per the redlines.

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

Sheet 1

- 13A. Add “City of Aurora” to the description on all applicable sheets.

Sheet 2

- 13B. Add the existing portion of the 16’ Utility easement at the location shown. Reception No. 2007000117165.
- 13C. Verify the 35’ CIG easement book and page numbers.
- 13D. Add the north arrow, bar scale and ratio.
- 13E. 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 to begin this process. Please note, this process takes approximately 6-8 weeks and the site plan amendment will not be approved until it is complete.
- 13F. License agreement are required for any encroachment into an existing or newly dedicated easement. Please contact Grace Gray at ggray@auroragov.org to begin this process. Please note, this process takes approximately 6-8 weeks and the site plan amendment will not be approved until it is complete.