

May 19, 2021

City of Aurora - Planning and Development Services
Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012

Re: Third Submission Review – Verizon Mobile Switching Center – Site Plan Amendment Comment Responses

Application Number: DA-1005-27
Case Number: 2002-6002-07

PLANNING DEPARTMENT COMMENTS

1A. Planning Department comments have been addressed.

Response: Noted.

2. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

2A. Landscaping comments have been addressed.

Response: Noted.

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

3A. Addressing comments have been addressed.

Response: Noted.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Sheet 1

Response: Noted.

4A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

Response: Noted.

Sheet 2

4B. The area highlighted on the plan is supposed to be the pond maintenance access. Please label the material, typical on all sheets.

Response: Surface material labeled as “City of Aurora approved All Weather Surface”

4C. Pond maintenance access is supposed to be an all weather surface, typical on all sheets.

Response: Per conversation with Daniel Pershing on 5/17/2021, this requirement has been removed for this area.

Sheet 3

4D. The minimum slope away from the building is 5% for 10’ for landscape areas, and a minimum of 2% for impervious areas.

Response: A note to this effect has been added to the plans.

4E. Either label the slopes away from the building or provide a note indicating the minimum required slopes away from the building.

Response: Note has been added.

4F. Label the slopes including landscape areas, swales, and any areas of proposed grading.

Response: Some slopes have been added, but the fine detail grading is shown on the construction documents. The scale of the overall grading plan is too large to adequately show all slope information.

4G. Show and label the existing storm sewer.

Response: Manholes and storm structures are shown since they come to the surface, but the pipes are shown on the utility plan. Plans get too clustered if you show all utility and grading information on both the utility and grading plans. Showing just some of the underground utilities on the grading plan is confusing since it leads the viewer to believe that all utilities are shown.

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

5A. Traffic Engineering comments have been resolved.

Response: Noted.

6. Fire / Life Safety (John Van Essen / 303-739-7489 / jvanesse@auroragov.org / Comments in blue)

Sheet 2

6A. Please label the existing knox box, using a smaller symbol as shown.

Response: Knox box symbol, annotation and legend have been revised. (Note: There are no existing knox boxes remaining on the building, all knox boxes will be new)

6B. Relabel the symbol (new) knox box. Please make it smaller as shown.

Response: Knox box symbol, annotation and legend have been revised. (Note: There are no existing knox boxes remaining on the building, all knox boxes will be new)

6C. Label the existing FDC with knox hardware. Please add a symbol as shown on sheet 4.

Response: Existing FDC symbol, annotation and legend have been revised.

6D. The symbol called out in the redlines is for the knox box and not the FDC. Please relabel the knox box, see sheet 4.

Response: Knox box symbol, annotation and legend have been revised. (Note: There are no existing knox boxes remaining on the building, all knox boxes will be new)

6E. NOTE: the knox box is a secure box that is mounted on the building that contains the keys to access the building and has a knox key to access. The FDC is the device the fire truck hooks up to keep the fire sprinkler system fully charged (with adequate water pressure). Also, knox hardware protects the FDC from getting foreign objects put inside them.

Response: Noted.

Sheet 4

6F. Please shade the existing knox box per your legend.

Response: Knox box symbol, annotation and legend have been revised. (Note: There are no existing knox boxes remaining on the building, all knox boxes will be new)

6G. Revise sheet 2 to match the example shown on the existing knox box and existing FDC.

Response: Knox box symbol, annotation and legend have been revised. (Note: There are no existing knox boxes remaining on the building, all knox boxes will be new). Existing FDC symbol, annotation and legend have been revised.

Sheet 10

6H. The symbol shown in the redlines is the symbol for the knox box and not the FDC .Please relabel the knox box, see sheet 4.

Response: Knox box symbol, annotation and legend have been revised. (Note: There are no existing knox boxes remaining on the building, all knox boxes will be new). Existing FDC symbol, annotation and legend have been revised.

6I. Label and show (using the symbol) the existing FDC with knox hardware.

Response: Existing FDC symbol, annotation and legend have been revised.

6J. Modify the legend as shown.

Response: Knox box symbol, annotation and legend have been revised. (Note: There are no existing knox boxes remaining on the building, all knox boxes will be new). Existing FDC symbol, annotation and legend have been revised.

6K. Please label the symbol called out in the redlines “New Knox Box” and show at the proper height. See redlines for details.

Response: Knox box symbol, annotation and legend have been revised. (Note: There are no existing knox boxes remaining on the building, all knox boxes will be new). Existing FDC symbol, annotation and legend have been revised.

7. Aurora Water (Nina Khanzadeh / nkhanzad@auroragov.org / Comments in red)

7A. Aurora Water comments have been addressed.

Response: Noted.

8. Forestry (Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org / Comments in purple)

Sheet 6

8A. Delete the Tree Mitigation Chart and update with the correct mitigation value on P.14.

Response: Deleted

Sheet 7

8B. Show a symbol indicating trees that are specific to tree mitigation on the landscape plan. Tree mitigation is always above and beyond the Landscape Code requirements.

Response: Added

8C. Update the tree mitigation table. The mitigation value is \$1,323. Aurora Forestry will not approve the plan until this payment has been received.

Response: Updated

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

Sheet 2

9A. Release the portion of the Fire Lane easement highlighted in magenta on the redlines. The easement will be released by separate document, so please contact Andy Niquette at aniquett@auroragov.org to continue working that process. Note that the Site Plan amendment will not be approved until all documents have been submitted, reviewed, and fully approved.

Response: Noted.