

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

**Re: Second 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. 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 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.

Response: Requested files attached.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

*Sheet 1*

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

Response: Noted.

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

5A. Please contact Traffic Engineering directly for comments.

Response: No comments provided at this time.

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

*Sheet 1*

6A. Please revise Note 4.

Response: Note #4 has been revised.

6B. Please revise Note 17.

Response: Note #17 has been revised.

6C. Please revise Accessible Parking counts.

Response: Accessible parking count has been revised.

*Sheet 2*

6D. Please add Existing Knox Box to all legends.

Response: Knox box label and symbol have been added to all sheet legends.

6E. Please label the New addition: IBC Type II-B-SPK, my mistake, I am sorry.

Response: New addition labelling note revised.

6F. Please use Knox Box Symbol.

Response: Knox box label and symbol have been revised and updated on all sheets and legends.

6G. Please add the FDC symbol and label FDC with Approved Knox Hardware on Site Plan as well. See sheet 4 for symbol.

Response: Knox box label and symbol have been revised and updated on all sheets and legends.

6H. Please show Existing Accessible Parking Signs.

Response: Existing and new accessible parking signs have been identified.

6I. Please show and label the (1) Van & (2) Regular Accessible Parking signs.

Response: Van and regular accessible parking signs have been identified.

#### *Sheet 4*

6J. Please add Existing Knox Box to all Legends.

Response: Knox box label and symbol have been revised and updated on all sheets and legends.

6K. Add Knox Box label and symbol.

Response: Knox box label and symbol have been revised and updated on all sheets and legends.

6L. Add Existing Knox Box label and symbol.

Response: Knox box label and symbol have been revised and updated on all sheets and legends.

#### *Sheet 10*

6M. Please show and label using the symbols the existing Knox Box and FDC with Knox Hardware on all appropriate Elevation Sheets.

Response: Knox box label and symbol have been revised and updated on all sheets and legends.

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

7A. Please contact Aurora Water directly for comments.

Comment: To list the waterline downstream of the water meter as private

Response: Comment addressed.

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

##### *Tree Mitigation Generally*

Many trees will be affected by development. Due to the location, size and condition of trees on the site, See updated tree mitigation table below for updated values, include this table on the next submittal. Indicate method for achieving tree mitigation. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation. Tree mitigation is always above and beyond the Landscape Code requirements.

The caliper inches that will be lost are 142", but only 39" would be required for planting back onto the site. The mitigation value is \$5,750.00.

Response: Tree meditation table updated.

9. Real Property (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)  
*Sheet 2*

9A. Add “by separate document” to the easement as shown on the redlines.

*Response: Note has been revised.*

9B. 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](mailto:aniquett@auroragov.org) to begin that process. Note that the Site Plan amendment will not be approved until all documents have been submitted, reviewed, and fully approved.

*Response: Noted.*