

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



January 3, 2022

Mark King  
SWSG Construction Management  
607 Herndon Pkwy, Ste 100  
Herndon, VA 20170

**Re: Second Submission Review – T-Mobile Switching Center – Site Plan Amendment**  
Application Number: **DA-1335-33**  
Case Number: **2006-6019-03**

Dear Mr. King:

Thank you for your second submission, which we started to process on September 3, 2021. We reviewed your proposed site plan amendment 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 and community members.

Several issues still remain; however, you may make those changes and resubmit your work after the Planning and Zoning Commission public hearing on January 12, 2022 in a technical review. Please revise your previous work and send us a new submission after the Planning and Zoning Commission public hearing.

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 give me a call. I may be reached at 303.739.7121 or [dosoba@auroragov.org](mailto:dosoba@auroragov.org).

Sincerely,

Daniel Osoba, Planner II  
City of Aurora Planning Department

cc: Woody Bryant, Engineering Service Company  
Laura Rickhoff, ODA  
Scott Campbell, Housing and Community Services  
Brandon Cammarata, Current Planning Manager  
Filed: K:\\$DA\1335-33rev2



## *Second Submission Review*

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Completeness and Clarity of the Application**

##### **1A. Sheet 2**

- Correct the location of the trellis over the patio or the call-out 1.17 to match what is shown on the Site Plan.

#### **2. Zoning Issues**

##### **2A. Sheet 1**

- Change the required bicycle parking spaces from 0 to 4 spaces.

##### **2B. Sheet 2**

- Call-out the surface materials or add it to the legend. Please consider providing tables, trash receptacles, shade structures, etc. for future employees. If these are permanent additions to the patio, shown them on the Site Plan and add a detail.
- Indicate the masonry column spacing.

#### **3. Architectural and Urban Design Issues**

##### **3A. Sheet 9**

- Ensure all RTU's are behind a parapet wall or screening is provided. If screening is provided, please show the screen on these elevations along with the material and color.
- Label the overhead door and material.

#### **4. Lighting Issues**

##### **4A. Lighting issues have been resolved.**

#### **5. Landscaping Issues (Kelly K. Bish, PLA, LEED AP / [Kbish@auroragov.org](mailto:Kbish@auroragov.org) / (303) 739-7189 / comments in teal.)**

##### **5A. Sheet 5**

- Please remove the hatch crossed out in the redlines for clarity purposes. The dashed red line indicates the limits of work.
- Turn off the concrete hatch.
- If the two trees shown on the redlines are being provided to offset the internal parking lot landscaping due to utility/easement conflicts as noted in the Parking Lot Landscape Table, then they should not be counted towards mitigation. Tree mitigation is its own requirement. Technically, code requires buildings that face open space (High Line Canal) to have building perimeter landscaping. The length of the building would require two trees. These trees shown on the redlines may count toward that requirement. Update the landscape table accordingly.
- Label "Island D".
- Add Island D to the Parking Lot Landscaping note and add another tree. Add one additional tree to the perimeter of the parking lot. Revise the table as necessary.
- There appears to be two sets of tree symbology occurring on the buffer.

#### **6. Addressing Issues**

##### **6A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:**

- Parcels
- Street lines
- Building footprints (If available)

Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a



2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: [www.tinyurl.com/3xe6ds46](http://www.tinyurl.com/3xe6ds46) or by contacting [CADGIS@auroragov.org](mailto:CADGIS@auroragov.org).

## **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

### **7. Civil Engineering (Kristin Tanabe / 303-739-7306 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / Comments in green)**

#### **7A. Sheet 1**

- The site plan will not be approved by public works until the preliminary drainage report is approved.
- Please remove AutoCAD SHX text items in the comment section. Please flatten to reduce the select-ability of the items.

#### **7B. Sheet 2**

- Label the retaining wall.
- Repeated comment: Dimension the existing and proposed sidewalks and pedestrian walkways.

#### **7C. Sheet 3**

- The minimum slope away from the building is 5% for 10' for landscape areas and a minimum of 2% for impervious areas.
- If slopes away from the building will not be labeled on the plan, add a note indicating the minimum slopes that are required, typical.
- Also indicate the maintenance obligation for the storm sewer.
- Is there another wall that would require the retaining wall detail or is detail B just for material?

#### **7D. Sheet 6**

- Plantings cannot interfere with the function of the swale and must be planted above the 100-year elevation at a minimum.

### **8. Traffic Engineering (Steve Gomez / 303-739-7336 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in amber)**

#### **8A. Traffic Engineering comments have been addressed.**

### **9. Fire / Life Safety (Ted Caviness / 303-739-7628 / [tcavines@auroragov.org](mailto:tcavines@auroragov.org) / Comments in blue)**

#### **9A. Fire/Life Safety comments have been addressed.**

### **10. Aurora Water (Ryan Tigera / 303-326-8867 / [rtigera@auroragov.org](mailto:rtigera@auroragov.org) / Comments in red)**

#### **10A. Sheet 3**

- Please fix the legend.
- FYI – vertical clearance information from potholed elevations are required for utility crossings at time of Civil Plan submittal.

### **11. Parks, Recreation and Open Space (Curtis Bish / 303-739-7131 / [cbish@auroragov.org](mailto:cbish@auroragov.org) / Comments in magenta)**

#### **11A. PROS comments have been addressed.**

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

#### **12A. See the red line comments on the Site Plan for corrections, edits, and revisions.**

- If the hydrant easements (pocket utility easements) need to be dedicated, then those will need to be completed prior to the approval of the Site Plan. Contact Andy Niquette at [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org) to continue the easement release and dedication process.
- There is a portion of the fence shown in the utility easement; please ensure that it is included in the license agreement. Contact Grace Gray to continue the License Agreement for the encroachments – [ggray@auroragov.org](mailto:ggray@auroragov.org).
- Fill in the reception numbers as indicated for the existing easements or Rights-of-Way.
- Keep in mind that the Site plan approval is dependent upon the completion of these tasks and consummate recording of same.



**13. Xcel Energy**

13A. No further comments from Xcel Energy were made on this submission.