

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



April 2, 2021

Leonardo Maldonado  
Jackson Main Architecture

**Re: Second Submission Review** – Verizon Mobile Switching Center – Site Plan Amendment  
Application Number: **DA-1005-27**  
Case Number: **2002-6002-07**

Dear Mr. Maldonado:

We reviewed your second submission 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.

Since several important issues remain; however, they may be addressed in a technical submission, which provides a quicker review period prior to final approval. Please revise your previous work and upload a new submission.

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](mailto:dosoba@auroragov.org).

Sincerely,

A handwritten signature in cursive script, appearing to read "Dan Osoba".

Dan Osoba, Planner II  
City of Aurora Planning Department

cc: Jesse Donovan, Brightlighter Engineering LLC  
Meg Allen, Neighborhood Liaison  
Cesarina Dancy, ODA  
Filed: K:\SDA\1005-27rev2



## Second Submission Review

### PLANNING DEPARTMENT COMMENTS

1A. Planning Department comments have been addressed.

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

2A. Landscaping comments have been addressed.

### 3. Addressing (Phil Turner / 303-739-7357 / [pturner@auroragov.org](mailto: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 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

### 4. Civil Engineering (Kristin Tanabe / 303-739-7306 / [KTanabe@auroragov.org](mailto: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.

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

5A. Please contact Traffic Engineering directly for comments.

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

*Sheet 1*

6A. Please revise Note 4.

6B. Please revise Note 17.

6C. Please revise Accessible Parking counts.

*Sheet 2*

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

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

6F. Please use Knox Box Symbol.

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

6H. Please show Existing Accessible Parking Signs.

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

*Sheet 4*

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

6K. Add Knox Box label and symbol.

6L. Add Existing Knox Box label and symbol.

*Sheet 10*

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



**7. Aurora Water** (Nina Khanzadeh / [nkhanzad@auroragov.org](mailto:nkhanzad@auroragov.org) / Comments in red)

7A. Please contact Aurora Water directly for comments.

**8. Forestry** (Rebecca Lamphear / 303-739-7139 / [rlamphea@auroragov.org](mailto: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.

TREE #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
1	Red Maple	3	\$0.00	mostly dead	0
2	Canada Red Cherry	8	\$0.00	mostly dead	0
3	Red Maple	4	\$0.00	mostly dead	0
4	Red Maple	7	\$0.00	mostly dead	0
5	Red Maple	5	\$76.92		1
6	Red Maple	4	\$52.32		1
7	Littleleaf Linden	8	\$443.43		3
8	Green Ash	8	\$0.00	mostly dead	0
9	Crab Apple	8	\$497.71		3
10	Crab Apple	6	\$286.59		2
11	Crab Apple	8	\$497.71		3
12	Crab Apple	8	\$497.71		3
13	Crab Apple	6	\$286.59		2
14	Crab Apple	6	\$286.59		2
15	Colorado Spruce	14	\$1,308.99		6
16	Littleleaf Linden	8	\$443.43		3
17*	Red Maple	7		This tree will be preserved	
18	Canada Red Cherry	2	\$0.00	dead	0
19	Canada Red Cherry	2	\$19.25	No Mitigation <4 DBH	0
20	Austrian Pine	9	\$420.26		4
21	Austrian Pine	11	\$627.61		4
<b>Total</b>		<b>142</b>	<b>\$5,745.10</b>		<b>39</b>

NOTE: Mitigation values based on International Society of Arboriculture’s Guide to Plant Appraisal. Species, diameter, condition, and location factors were included in the assessment.

**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.
- 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.