

July 16, 2024

Liz Fuselier
City of Aurora
Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012

RE: Third Submission Review: Gun Club Data Center Phase 2 – Conditional Use, Site Plan and Replat – COMMENT RESPONSE LETTER

Dear Ms. Fuselier,

Thank you for the comments on 17th June, 2024 for the above-mentioned project. In an effort to address your comments concisely and simplify your review of the Site Plan, we have summarized your comments and our responses below.

PLANNING AND DEVELOPMENT SERVICES

Liz Fuselier / Planner II / efuselie@auroragov.org / 303-739-7450

1. Community Questions, Comments and Concerns
 - A. See further comments (below) from E-470 Public Highway Commission.
 - *Response:*
2. Completeness and Clarity of the Application
 - A. The Letter of Introduction needs to discuss the conditional use and specifically note the conditional use criteria from the UDO and why it meets these requirements. References should also be made to the operations plan and noise study in the discussion of the conditional use. (Third Request). [5.4 Specific Procedures | Aurora Unified Development Ordinance \(municipal.codes\)](#)
 - *Response: Acknowledged, Letter of introduction was updated to discuss the conditional use and referenced criteria from the UDO.*
3. Parking Comments
 - A. Please provide justification for the amount of parking for both phases as it exceeds code requirements. (Third Request).
 - *Response: Parking has been justified.*

Kelly Bish / Senior Planner/Landscape Architect / 303-739-7189 / kbish@auroragov.org

4. Landscaping Issues
 - A. Sheet 26
 - i. Please modify this detail/cross section to match the requested cross section that is shown on Sheet 33. Include the 25' tall screen wall, the slope/grading, drive aisle etc. It should match the actual location shown.
 - *Response: Cross section was added to sheet 27, site details. Section cut location is shown on the landscaping plans.*
 - B. Sheet 28
 - i. Understood that the easement along this section of Gun Club Road prevents the installation of the trees in this area, but the trees should be provided along the north side of the development adjacent to Gun Club Road as there does not appear to be an easement precluding that. Please move some of the trees.
 - *Response: Trees have been added along the frontage.*

- ii. These are essentially the same hatch. Please change one of the hatches in the legend and on the plan sheets.
 - *Response: Hatching has been updated.*
 - iii. Add a written scale to the graphic scale.
 - *Response: Completed*
- C. Sheet 31
 - i. Repeat comment: All of the parking lot trees should be deciduous canopy trees and not columnar species. Previously there were Columnar Oak, now they are proposed as Columnar Norway Maple.
 - *Response: Trees have been updated to be deciduous canopy trees. See updated plan.*
- D. Sheet 32 & 35
 - i. While the response to the previous landscape comments indicates that the statement regarding the deferral of landscape along 10th Avenue was removed from the plan sheets, is the curbside landscaping not being deferred? Will it be installed after the rest of the site is developed or will the construction of 10th Avenue and the landscaping be done in connection with the completion of the buildings?
 - *Response: Curbside landscape will be installed with the completion of the buildings.*
- E. Sheet 33
 - i. Repeat Comment: Provide a cross-section through here. See the comment provided on Sheet 26.
 - *Response: Cross section is provided and shown on sheet 27, site details.*
- F. Sheet 36
 - i. Update the landscape tables per the comments provided.
 - *Response: Tables were updated*

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

Kendra Hanagan / 303-739-7306 / KHanagan@auroragov.org

- 5. Civil Engineering
 - A. Sheet 10: Please ensure curb linetypes/colors match legend or freeze overlapping linetypes or callout curb openings on plan.
 - *Response: Acknowledged, overlapping line types were frozen.*
 - B. Sheet 14: Repeat comment from 2nd Review without response in RTC: Please check background, since it appears to be duplicated. New comment based on new information: Per section 4.05.4 of the roadway manual, the maximum allowable slope when sloping up toward a public street is 6%. Please revise. Typ. ALL accesses. New comment based on new information: Ensure all existing/proposed boxes/are labeled. Typ. ALL
 - *Response: Acknowledged, Duplication has been removed. Grading was updated to reduce the slope below 6%. All existing electrical and telecom duct banks have been labeled in the site plan.*
 - C. Sheet 17: Repeat Comment: Please add contour labels, typ. ALL
 - *Response: Acknowledged, Contours have been labeled.*

Dean Kaiser /303-739-7584 / DKKaiser@auroragov.org

- 6. Traffic Engineering
 - A. Approved.

- *Response: Acknowledged*

Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org

7. Fire / Life Safety
 - A. Sheet 3 of 51 / Phasing - See note to add a note to phasing plan.
 - B. Sheet 8 of 51 / Site - See comment to provide man gate detail.
 - C. Sheet 10 of 51 / Site - Please provide a fire truck turning template.
 - D. Sheet 11 of 51 / Site - See comment to provide lever arm detail. See comment to add to current note. See note to identify symbols in the roadway.
 - E. Sheet 28 of 51 / Landscaping - See notes to provide clear space for the fire hydrant.
 - F. Sheet 37 of 51 / Landscaping - See comment to add a landscaping note.
 - G. Sheet 40 of 51 / Elevations - See comment for riser room door.
 - *Response: Acknowledged, Note was added to the phasing plan.*
 - *Acknowledged, Man gate detail has been added.*
 - *Acknowledged, Fire Truck turning template has been added.*
 - *Acknowledged, Lever arm detail was added. The current note was added to the site plan. The unidentified symbols in the roadway were frozen.*
 - *Acknowledged, Space was cleared for the fire hydrant.*
 - *Acknowledged, Landscaping note was added.*
 - *Acknowledged, Riser room door callout was added.*

Casey Ballard / 303-739-7490 / cballard@auroragov.org

8. Aurora Water
 - A. Approved.
 - *Response: Acknowledged*

Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org

9. Land Development Services
 - A. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.)
 - *Response: Title will be submitted once close to approval.*
 - B. (Advisory Comment) Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.)
 - *Response: Certificate of taxes due will be submitted before final submittal.*
 - C. (Advisory Comment) Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit.
 - *Response: Acknowledged*
 - D. Please check these items before sending the plat in for recording.

- i. Send in the closure sheet for the description.
- ii. Send in the State Monument Records for the aliquot corners used in the plat.
- iii. See the red line comments on the plat and site plan.
- iv. Sheet 1: Note #10 does not meet the requirement to show property boundary control monuments. Sheet 2: Show property boundary control monuments.
- v. Sheet 2: Label Bearing & Distance from W ¼ to subdivision boundary and Label Bearing & Distance of E-W Center of Section Line.
- vi. Sheet 2: Label the distance between the W.C. and the Calculated N ¼ Corner.
- vii. SP Sheet 5: Label the Lot, Block & Subdivision Name for the respective lots.
- viii. SP Sheet 5: Label the Bearings & Distances/Curve data to match the subdivision plat exterior boundary.
- ix. SP Sheet 5: The SE corner area for the southerly lot is obscured.
- x. SP Sheet 5: Label the adjacent Tracts, subdivision name and recording information.
- xi. SP Sheet 5: The 7' retaining wall will require a license agreement, if it is within an easement.
- xii. SP Sheet 5: Show the existing easements, label purpose, and include recording information.
- xiii. SP Sheet 5: Match the plat easements for all proposed and existing easements.
- xiv. SP Sheet 6: Gates across Fire Lane Easements will require a license agreement.
- xv. SP Sheet 7: Gates across Fire Lane Easements will require a license agreement.
- xvi. SP Sheet 10: Gates across Fire Lane Easements will require a license agreement.
- *Response: Acknowledged, plat redlines were addressed and closure sheet was submitted with state monument records for corners. Lot, block and subdivision names were added to respective lots. B&D/Curve data was added to sheet 5. License agreements will be completed once Site Plan is close to approval.*

Brandi Kemper / 303-537-3727 / BKemper@e-470.com

- 1. E-470 Public Highway Authority
 - A. Comment: In addition to previous comments, E-470 has the following additional comments:) Aurora Water's Common Use Agreement (CUA) reserves the 60' wide area along Gun Club Road for existing and future waterlines. Aurora Water needs to consent to the planting of trees within the CUA. 2) E-470 is willing to allow a variance on requiring landscaping in the outer 25' of the MUE as long as it doesn't impact existing infrastructure, specifically the TBMS (fiber). 3) Aurora Water and PROS need to discuss and agree on the proposed tree placement adjacent to Gun Club Road. - Please arrange this discussion prior to the proposed Planning Commission meeting. Contact the case manager to schedule this meeting.
 - *Response: Coordination with E-470, Aurora Water, and Landscaping was finalized via email discussion.*

We appreciate your review and approval of these plans. Please contact me at 720-647-6231 or Stephen.litsas@kimley-horn.com should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Stephen Litsas

Project Manager