

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



September 14, 2023

Danny Kelly
QTS Aurora, LLC
12851 Foster Street, Suite 205
Overland Park, KS 66213

Re: Initial Submission Review: Gun Club Data Center Phase 2 – Conditional Use, Site Plan and Replat
Application Number: DA-2231-08
Case Numbers: 2023-6044-01; 2023-6044-00; 2023-3043-00

Dear Mr. Kelly:

Thank you for your initial submission, which we started to process on Monday, August 21, 2023. We have reviewed your plans 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, you will need to make another submission. Please revise your previous work and send us a new submission on or before October 6, 2023. *Please note: A meeting must be scheduled prior to your next submission to discuss landscaping requirements and expectations.*

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.

An estimated Planning & Zoning Commission hearing date will be scheduled after the next submittal. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7450 or efuselier@auroragov.org.

Sincerely,

Liz Fuselier, Planner II
City of Aurora Planning Department

cc: Cole Watkins, Kimley Horn, 4582 S Ulster St Ste 1500, Denver CO 80237
Brit Vigil, ODA
Filed: K:\\$DA\DA-2231-08rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Outstanding Development Review Fee (Planning)
- Conditional Use Justification (Planning)
- Landscaping Requirements (Planning)
- Noise Standards (Planning)
- Updated Operations Plan (Planning)
- Updated Letter of Introduction (Planning)
- Realign Sheets (Planning)
- Data Table (Planning)
- Elevations (Planning)
- Parking Numbers (Planning and Public Works)
- Monument and Building Signage (Planning)
- Fencing (Landscaping and Planning)
- Tree Requirements (Landscaping)
- Parking Lot Islands (Landscaping)
- Buffer Material (Landscaping)
- Sheet Notes (Public Works)
- Street Light Locations (Public Works)
- Slope (Public Works)
- Retaining Walls (Public Works and Planning)
- Shared Access and Accessible Route (Public Works)
- Traffic Study Letter (Traffic)
- Gating and Knox Box Notes (Fire/Life Safety)
- Maximum Traverse Slope (Fire/Life Safety)
- Cooling Water (Aurora Water)
- Water Meter Location (Aurora Water)
- Guard Shack Services (Aurora Water)
- Real Property Comments (Land Development Services)
- E-470 Public Highway Authority (External Comments)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. See comment (below) from E-470 Public Highway Commission.
- 1B. It appears the State of Colorado noise standards were used for the noise study and not the city of Aurora (see page 6). Please revise the table and change all references to the noise standards as outlined in the City of Aurora code as those are the requirements.

2. Completeness and Clarity of the Application

- 2A. Fees in the amount of **\$38,835.00** are due **prior** to the second submission.
- 2B. Please specify hours of operation and how many people will be in the building during those hours. What is the number of expected deliveries each day? Submit an updated Operations plan with the next submittal.
- 2C. Letter of Introduction Comment: This is somewhat confusing; the site plan indicates Phase 2.1 and 2.2 and Buildings 2 and 3. Please clarify with your next submission.
- 2D. Move legend to site plan sheet.
- 2E. Move the data table to the cover sheet.



- 2F. No signage? Signage is shown on elevations. Please include in the Data Table.
- 2G. Please provide the total land area, Total Building SF, Total Open Space SF, and Hard surface Area. This should total "Land area within the property lines".
- 2H. Pagination should follow X of Y; i.e. 3 of 52
- 2I. Add adjacent zone districts-all sides of this project.
- 2J. Label trash location.
- 2K. Move the photometric plan to the back of the sheet set.
- 2L. Sheet 46: Remove from site plan set. May be submitted as separate documents the with next submittal.
- 2M. Sheet 47: Remove from site plan set. May be submitted as separate documents the with next submittal.
- 2N. Sheet 48: Incorrect scale. Use a consistent scale on all sheets.
- 2O. Sheet 52: Check "Guard booth" spelling.
- 2P. Include height, length; and all dimensions with the next submittal.
- 2Q. Please provide fencing elevations, rooftop screening wall trash enclosure elevations, benches/bollards, pedestrian lighting, and wall fixtures elevations with the next submittal. Identify and label materials, colors, and height.
- 2R. As noted previously, all sheets must include pagination, side bar, and title block.
- 2S. 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.
- 2T. List the Conditional Use on the cover sheet.
- 2U. On the cover sheet, the site plan name needs to be updated to "Gun Club Road Data Center Phase 2 - Site Plan and Conditional Use". Please remove the subdivision name from the title.
- 2V. Please include the case number for the Phase 1 data center on sheets 3 and 5 so it can be easily referenced.
- 2W. Please contact the case manager to calendar a meeting to discuss the required landscaping BEFORE the next submittal is uploaded. Items that do not comply with code, will need adjustment request with the next submittal with detailed justification and mitigation.
- 2X. Without a fencing detail, it is unclear if the loading area at the SE corner of Building 3 (facing 10th) will be screened properly. This is a concern and will need to be reviewed further once more info is provided.

3. Parking Comments

- 3A. Please provide justification for the amount of parking for both phases as it exceeds code requirements.
- 3B. Please provide a detail of the bike rack with your next submittal.

4. Architectural and Urban Design Comments

- 4A. Label the rooftop equipment and screening with dashed lines.
- 4B. Sheet 48: Incorrect scale. Use a consistent scale from prior sheets.
- 4C. Will there be any daylighting of the building? If so, please provide a better contrast to understand the use of windows.
- 4D. Consider adding more than one elevation to this sheet.
- 4E. All sheets must include the side bar information.
- 4F. Provide color samples with next submission.
- 4G. Which view is this? North? East? Phase? All elevation sheets should indicate view and phase. Please provide a key map on the building elevation sheets so this is more clear.
- 4H. Sheet 49: Which view is this? North? East? Phase? All elevation sheets should indicate view and phase.
- 4I. Add more visual interest to the entire face of this elevation to ensure compliance with the four-sided building design standards in Table 4.8-8. Please verify compliance with Table 4.8-8 with your next submittal.
- 4J. Sheet 50: Label the rooftop equipment and screening with dashed lines.
- 4K. Sheet 51: Label building lengths (all elevations) with the next submittal.
- 4L. Per the UDO, all cementitious panels must include embossed reveals that repeat a common pattern that is human-scaled. Please include this feature with your next submittal.



5. Signage & Lighting Comments

- 5A. Showing a monument sign but the data block indicates "0" sf for a sign. Clarify and include a detail of the base of the monument sign with materials and height.
- 5B. **Sheet 48**: Remove the name and use a placeholder for the signage; Label the footprint, dimension and lighting method. Identify the general location of signs on the building elevations as a dashed line. Comment for all elevation sheets showing signage.
- 5C. Is there exterior building lighting? If so, please label it with the next submittal.
- 5D. **Sheet 50**: Identify the general location of signs on the building elevations as a dashed line. Dimension sign area envelope.
- 5E. Sheet 52: Will there be any building signage? Label the footprint, height, materials, colors, and lighting method.

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

- 6A. **Sheet 26**
Provide a detail of the proposed fence. A fence over 6' tall may require an adjustment. Please specify the material height and color.
Provide a detail of the proposed security wall. Material, color, and height.
- 6B. **Sheet 28**
General Comment: A bigger discussion is needed regarding the City Unified Development Ordinance requirements and the installation of the required trees for the 10th Avenue curbside landscape, parking lots, building perimeter, street frontage buffer, etc. It is understood that the applicant has security concerns, but there have been previous data center plans approved that have complied with the necessary ordinance requirements and not through tree equivalents. The first Data Center building to the east of this site is under construction and includes trees in parking areas, buffers, and building perimeters.
Label the buildings and call out the phase on each one.
Security concerns need to be addressed in the Letter of Introduction.
According to the Letter of Introduction, this project is supposed to be phased. If that's the case, a landscape phasing plan should be included indicating what landscaping will be installed during the construction/completion of which building/phase.
Darken the utilities and easement line work.
Include the easement line work. Dimension and label the easement.
Add the following note: Reference the Aurora Crossroads Gun Club/Colfax Infrastructure Site Plan. Case Number 2020-6021-00.
Show the property line as a traditional line type. A long dash and two short dashes.
Easement line work is missing for the sanitary sewer.
Why isn't being provided adjacent to the building?
There appear to be two different fence types being proposed. Include both in the legend.
The line types are too similar in the legend. Use dashed lines to represent the easements.
Include the type of fence in the listing. Wood, wrought iron, etc.
- 6C. **Sheet 30**
Please provide some deciduous canopy trees to shade the employee amenity area.
- 6D. **Sheet 31**
Deciduous canopy trees are required for the parking lot islands.
Per the parking lot landscape tables and the Unified Development Code, where are the exterior parking lot trees?
- 6E. **Sheet 32**
Buffer plant material is required to be on the exterior side of the fence. Please adjust the location of the fence and the plant material.
Label and dimension the utility easement.
Street trees should be provided and the fence location adjusted inward to accommodate the required trees if security is a concern along 10th Avenue.



6F. **Sheet 33**

The previously approved data center plan had street trees and buffer plantings per ordinance requirements. See snippet this sheet.

6G. **Sheet 35**

Label as future transformer yard.

Parking lot island trees are required here.

Per the parking lot landscape tables and the Unified Development Code, where are the exterior parking lot trees?

The mugo pine specified should not be used to screen the parking lot as they will take too long to provide adequate parking lot screening.

6H. **Sheet 36**

Correct the sheet number location.

Update the landscape tables per the comments provided.

Building elevation sheets

Architectural Sheets

Are both building elevations identical? Label as Buildings 2 and 3 or is this just Building 2 or Building 3?

All the building elevation sheets should be in the correct title block and consecutively numbered to match the rest of the plan submittal.

Provide either north, south, east or west for a point of clarification and direction.

7. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 7A. 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

8. Civil Engineering (Kendra Hanagan/ 303-739-7306 / KHanagan@auroragov.org / Comments in green)

Cover Sheet: Please add the following notes:

1. In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by the City Engineer
2. The streetlight or pedestrian light installation within the public right-of-way shall be designed, funded, and constructed by the developer/owner. Ownership and maintenance of the street/pedestrian lights shall be the responsibility of the City of Aurora once they have been accepted. Street light and/or pedestrian photometrics plans shall be prepared and submitted to the City for review and approval and shall become a part of the approved civil construction plans for the project. An electrical plan showing site location of lights, electrical one line and grounding details shall be submitting to the Permit Center for review by the Building Department. The owner is responsible for obtaining an address for the meter(s) from the Planning Department. A Building Permit for the meter and a Public Inspections Permit for the street lights are required. Certificate of occupancies will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted.
3. Prior to final acceptance of public improvements, if the adjacent site is not under construction, the curb cut/curb returns and cross pan must be removed and replaced with sidewalk, landscaping and curb and gutter at the developer's expense. The developer acknowledges the risk of constructing the curb cut without approved civil plans for the adjacent site showing the curb cut.
4. The approval of this document does not constitute final approval of grading, drainage, utility, public improvements and building plans. Construction plans must be reviewed and approved by the appropriate agency prior to the issuance of building permits.



5. Errors in approved Site Plans resulting from computations or inconsistencies in the drawings made by the applicant are the responsibility of the property owner of record. Where found, the current minimum Code requirements will apply at the time of building permit. Please be sure that all plan computations are correct. Please reach out to Kendra Hanagami at khanagam@auroragov.org to continue and complete the ongoing deferral agreements by QTS Aurora for E 10th Avenue.
- 8A. **Sheet 3:** Per Section 4.04.2 of the roadway manual, please include the street classifications for all public streets, typ. ALL
- 8B. Please hatch the area that would need to be paved within public ROW in E 10th Avenue, to support the improvements of Phases 1 and 2.
- 8C. This shared access is a requirement prior to CO for the first building.
Please add a note to the plan stating: "The shared access and public ADA route connection around the roundabout along Gun Club Road are is a requirement prior to Certificate of Occupancy for the easternmost building on the property."
- 8D. Within the public ROW along E 10th Avenue? If that is an accurate statement, please add to this note.
- 8E. Please add the following note on this sheet:
"Proposed street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal."
- 8F. Please also add this hatch on this sheet (and all appropriate sheets).
- 8G. Please add the following note on this sheet: "Proposed street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal."
- 8H. Please show all existing and proposed street lights along all public frontage improvements, typ. ALL
- 8I. **Sheet 5:** Please add the following note on this sheet: "Proposed street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal."
- 8J. Please show proposed street lights along all public frontage improvements, typ. ALL
- 8K. Advisory Comment: During the civil plan review please ensure there is an ADA-compliant receiving ramp on the other side of this crossing.
- 8L. This shared access is a requirement prior to CO for the first building. Please add a note to the plan stating: "The shared access and public ADA route connection around the roundabout along Gun Club Road is a requirement prior to Certificate of Occupancy for the easternmost building on the property, in Phase I, ."
- 8M. Show and callout 4' retaining wall on all site plan sheets and reference the retaining wall typical detail sheet, typ. ALL.
- 8N. Please hatch the area that would need to be paved within public ROW in E 10th Avenue, to support the improvements of Phase 1 and 2.
- 8O. Please provide typical sections for E 10th Avenue, S Gun Club Rd, and E Colfax Ave.
- 8P. **Sheet 6:** Please show all existing and proposed street lights along all with public frontage improvements, typ. ALL
- 8Q. Fix Sp., Typ. ALL
- 8R. **Sheet 7:** Please hatch the area that would need to be paved within public ROW in E 10th Avenue, to support the improvements of Phases 1 and 2.
- 8S. Please show all existing and proposed street lights along all public frontage improvements, typ. ALL
- 8T. L = 25'-3"
- 8U. Please ensure 26' clearance between faces of curbs, typ. ALL
- 8V. Show and callout 4' retaining wall on all site plan sheets and reference the retaining wall typical detail sheet, typ. ALL.
- 8W. **Sheet 8:** Please show all existing and proposed street lights along all public frontage improvements, typ. ALL
- 8X. Please also callout and describe proposed improvements here, typ. ALL
- 8Y. **Sheet 9:** Please show all existing and proposed street lights along all public frontage improvements, typ. ALL
- 8Z. Show and callout 4' retaining wall on all site plan sheets and reference the retaining wall typical detail sheet, typ. ALL.



- 8AA. **Sheet 10:** This shared access is a requirement prior to CO for the first building.
Please add a note to the plan stating: "The shared access and public ADA route connection around the roundabout along Gun Club Road are a requirement prior to Certificate of Occupancy for the easternmost building on the property, in Phase I, ."
- 8BB. Please show all existing and proposed street lights along all public frontage improvements, typ. ALL
Also add a street light legend to all applicable sheets, typ. ALL
- 8CC. Please label fire lane easement radii, typ. ALL
- 8DD. **Sheet 11:** Please show all existing and proposed street lights along all public frontage improvements, typ. ALL.
Also add a street light legend to all applicable sheets, typ. ALL
- 8EE. Please label fire lane easement radii, typ. ALL
- 8FF. Please show the limits of existing emergency access (or turn frozen background on).
- 8GG. Show and callout 4' retaining wall on all site plan sheets and reference the retaining wall typical detail sheet, typ. ALL.
- 8HH. **Sheet 12:** Please add the following notes:
1. Minimum slope on unpaved areas is 2%, the minimum slope on asphalt is 1%, and the minimum slope on concrete is 0.5%.
 2. The maximum slope within ROW is 4:1, the maximum slope for property outside of the ROW is 3:1.
 3. The slope away from the building shall have a minimum grade of five (5) percent for the first ten feet or to the property line, whichever occurs first, then a minimum of two (2) percent until the slope reaches the swale around the building. If physical obstructions or lot lines prohibit the ten feet of horizontal distance, a five (5) percent slope shall be provided to an approved alternative method of diverting storm runoff away from the foundation. Impervious surfaces within ten feet of the building foundation shall be sloped a minimum of two (2) percent away from the building.
 4. The maximum permissible longitudinal grade for fire lanes is 10%. The maximum transverse grade for a fire lane is four percent with a resultant maximum slope of ten percent.
 5. The resultant grade in any direction within accessible parking areas shall not exceed two percent.
 6. The maximum cross slope in an accessible path shall not exceed two percent. The maximum longitudinal slope along an accessible path shall not exceed five percent.
- 8II. Show and callout 4' retaining wall on all site plan sheets and reference the retaining wall typical detail sheet, typ. ALL.
- 8JJ. Please label all proposed contours. Please revise labels so FFE is legible. Please fix contour labels. Typ., ALL
Please show all existing and proposed street lights along all public frontage improvements, typ. ALL
Also add street light legend to all applicable sheets, typ. ALL
- 8KK. **Sheets 13-18:** Advisory comment: Minimum slope on unpaved areas is 2%, minimum slope on asphalt is 1%, and minimum slope on concrete is 0.5%, typ. ALL
- 8LL. Advisory Comment:
The slope away from the building shall have a minimum grade of five (5) percent for the first ten feet or to the property line, whichever occurs first, then a minimum of two (2) percent until the slope reaches the swale around the building. If physical obstructions or lot lines prohibit the ten feet of horizontal distance, a five (5) percent slope shall be provided to an approved alternative method of diverting storm runoff away from the foundation. Impervious surfaces within ten feet of the building foundation shall be sloped a minimum of two (2) percent away from the building.
- 8MM. **Sheets 38-45:** Please include all missing criteria required on site plans for lighting per section 2.12.0.1
- 8NN. Please add the following note on this sheet: "Proposed street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal."
- 8OO. Please show proposed street lights along all public frontage improvements, typ. ALL
- 8PP. Advisory Comment: During Civil Plan review, any public lighting will need to comply with the lighting requirements of the 2023 Roadway Manual.

**9. Traffic Engineering** (Dean Kaiser /303-739-7584 / DJKaiser@auroragov.org / Comments in amber)

- 9A. Note Legend comments on sheet 10.
- 9B. **Sheet 11**: Update Legend per previous comments.
- 9C. **Sheet 26**: add a reference to COA's Roadway Manual TE-11 detail.
- 9D. **Traffic Study Letter Comments**: Minor comments regarding building sizes compared to provided site plan, provide Master Traffic Trip Gen sheet in appendix Crossroads study, denote employee numbers for trip gen (sf isn't being used);
- 9E. Divided by 4 = 232,502 sf footprint of the building which is 1,105 sf more than identified on Site Plan (sht 2);
- 9F. PA-5 Site plan only had 1,101,331 sf per 2022 plan date.
- 9G. Add this sheet from Master Study, either here or in the appendix with other Master Study sheets.
- 9H. See additional redline comments.

10. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

- 10A. Sheet 1 of 52 / Cover
See notes to update code years.
- 10B. Sheet 2 of 52 / Data
See notes to update code years.
- 10C. Sheet 10 of 52 / Site
See comment to add gating notes.
See note to provide gating details.
See comments for fire lane easements; add and remove.
See note for self-closing hinges.
See comment to provide knox box at riser room door.
See comment label knox box at main entrance.
See comment to show riser room location, site & utility sheets.
See comment regarding the maximum distance the fire lane easement can be from a building of 30' in height.
- 10D. Sheet 11 of 52 / Site
See note for self-closing hinges.
See comment to provide knox box at riser room door.
See comment label knox box at main entrance.
See comment to show riser room location, site & utility sheets.
See comment regarding the maximum distance the fire lane easement can be from a building of 30' in height.
- 10E. Sheet 15 of 52 / Grading
See note for maximum traverse slope in a fire lane easement.
- 10F. Sheet 17 of 52 / Grading
See note for maximum traverse slope in a fire lane easement.
- 10G. Sheet 18 of 52 / Grading
See note for maximum traverse slope in a fire lane easement.
See comment to label the fire lane.
See note to remove fire lane callout.
- 10H. Sheet 20 of 52 / Utility
See comment to provide fire hydrant per the IFC spacing requirements.
- 10I. Sheets 24 & 25 / Utility
See comment to provide fire hydrant within 100' of FDC.
- 10J. Sheet 26 of 52 / Details
See updated sign detail.
- 10K. Sheet 29 of 52 / Landscaping
See comment to add a note.
See comment to show fire hydrant in legend and bold delineation.
- 10L. Sheet 49 of 52 / Elevations
See notes to show FDC, Knox Box & Riser room door.



11. Aurora Water (Casey Ballard / 303-739-7490 / cballard@auroragov.org / Comments in red)

- 11A. The utility letter also shows 12 employees per shift. If this is correct why provide over 8 times the amount of parking needed?
- 11B. Operations Plan: Please specify the type of cooling equipment.
- 11C. Sheet 3: For the civil plans you will need to include call-outs for temporary blow-offs on water lines, stubs, and caps for sanitary or storm lines between phases.
- 11D. Sheet 4: This easement segment cannot be vacated until the new water main is installed and the old water main can be abandoned.
- 11E. Sheet 16: Missing contours.
- 11F. Sheet 19: Advisory: All crossings or connections to public utilities such as water, storm, or sanitary must be potholed or field verified prior to civil plan submittal.
- 11G. Sheet 20: Advisory: On the civil plans include a temporary blow off on the south side of this tee or wherever the line is planned to terminate between phases.
Missing storm inlet?
It appears this sanitary main is only serving this user. Mains that serve only a single user and have no potential for other users are to be private.
- 11H. Sheet 21: A license agreement is needed where fences or gates cross a public easement.
Indicate existing utility sizes.
- 13H. Indicate stub size.
- 13I. Sheet 24: The water meter is to be outside of any fenced, gated, or secure areas. The meter must be publicly accessible.
No structural encroachments over the waterline or water, sanitary, storm, or drainage easements.
Water easement is required overall public water mains.
The onsite storm is to be private.
Any stubs that are not used must be capped and abandoned at the main.
With this storm being private an easement is not required.
Access is needed to within 5 feet of all manholes. This applies to both sanitary and storm infrastructure.
How is this guard shack getting water/sanitary service?
- 13J. Sheet 25: Pipe material depends on resistivity of the soil. This will be determined with the civil plan submittal.
An easement is needed for the water meter. Easement width depends on meter size.
Utility easements must be based on the specific utility in them. For example, an easement that covers both water and sanitary is a Water and Sanitary Sewer easement.
Call out a connection at this point.

12. Forestry (Jacque Chomiak / 303-739-7178 / jchomiak@auroragov.org / Comments in purple)

- 12A. Approved.

13. PROS (Curtis Bish / 303-739-7131 / cbish@auroragov.org / Comments in mauve)

- 13A. Approved.

14. Land Development Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

- 14A. Please contact Land Development Services directly for comments and copy Planning and Development Services on any and all correspondence. **Do NOT resubmit without receiving and addressing LDS comments.**
- 14B. There may be easements to release or dedicate per other department comments for this project. If Easements and/or ROW are needed please consult with the Easement Dedication packet. Please find instruction at https://www.auroragov.org/business_services/development_center/land_development_review_services.



15. E-470 Public Highway Authority (Brandi Kemper/303-537-3727/ BKemper@e-470.com)

Comment: Occupying space for utility work, access, and any construction within the E-470 ROW and MUE (multi-use easement) is subject to and will be in compliance with the E-470 Public Highway Authority Permit Manual, April 2008, as may be amended from time to time (the “Permit Manual”) and will require an E-470 Construction or Access Permit. The administration fee is \$750.00 and \$75,000 per acre for construction.

- A permit will be required from E-470 for any encroachment or disturbance to E-470 ROW or MUE prior to construction.
- Here is a link to our permit:<https://www.e470.com/Pages/WorkingWithUs/Permits.aspx>
- Clearly identify the E-470 ROW and MUE on all applicable drawings.
- The E-470 TBMS (fiber) line running along the east side of E-470, this line shall be protected in place.
- A dig watch shall be required whenever there are construction activities near the TBMS line.
- A minimum 4’ of cover is required over the fiber.
- E-470 will be widened to 4 lanes in each direction in the future.
- A fully directional interchange will be constructed at I-70 in the future.
- The regional detention pond north of Colfax should be evaluated on the limits of ponding to ensure there's no conflict with the E-470 ROW and future limits of construction.
- Developed flows from the site will need to be treated and discharged at or below historic rates.
- An entity will need to take responsibility for the ongoing maintenance of proposed improvements within the ROW and MUE.
- Survey monuments along and within the E-470 ROW/MUE which are disturbed shall be reset and conform to the E-470 coordinate system.
- Revegetation of disturbed areas within the E-470 property will need to meet E-470 seed mix specifications.
- Any fencing disturbed will need to be reset meeting E-470 specifications.
- A comment/response document would be helpful to track the revisions to each submittal.
- Additional comments will be issued as design progresses.