



Month Day, Year

Josue Loma
Planning & Development Services
15151 E Alameda Pkwy, #2300,
Aurora, CO 80012

Re: Initial Submission Review: Cornell Business Center AMDT – Site Plan Amendment
Case Number: 1982-6053-09

Dear Josue:

Thank you for your comments on our initial submittal delivered on December 7th, 2023. Attached to this cover letter are your original comments from December 12th, 2023 and our response under them highlighted in blue.

The city's comments have been incorporated into the submitted drawings unless otherwise discussed with the reviewer who suggested a change. These changes are reflected in the response letter along with a brief description of how a comment was incorporated into the drawings.

Sincerely,

Ricardo Castellanos, Architectural Draftsman
The Mulhern Group, LLC.

TMG RESPONSE TO CITY COMMENTS

PLANNING DEPARTMENT COMMENTS

1. Planning (Josue Loma / 720-346-2145 / jloma@auroragov.org / Comments in teal) 1A.

- Please include a delta 16 to show that this red cloud is part of the current minor amendment.
REPLY: Delta 16 added to cloud around proposed fence and gate location.
- Please remove the red cloud and date from this MA.
REPLY: red cloud removed; Date kept to match the formatting used in previous Minor Amendments shown on sheet P-1A, Deltas 1-15 all show dates.

Description. 1B. Page 2:

- Please show that the gates will comply with code, [Sec. 4.7.9 \(S\)\(5\)](#), which states that all gates must be set back 35 feet from the street entry point.
REPLY: Fence set back at a distance greater than 35'. Dimensions added to show compliance.
- Please add a note to state that "All existing trees will be protected during the construction of the fence," or show how the landscaping will be impacted via the proposed improvements.
REPLY: Note Added on Site Plan and Landscaping Plan. Landscaping will not be impacted as no changes to the existing landscaping are proposed. 'The Parks, Recreation and Open Space Dedication and Development Manual' where the tree protection details are located have also been reviewed and shared with the fence installer.
- Please add a red cloud and delta 16 around the fence to show that it is part of minor amendment 16.
REPLY: Delta 16 and Cloud added to Site Plan and Landscaping Plan.
- Please note that the location and height of all fences and hedges shall conform to the sight triangle requirements of code, [Sec. 146-4.2.3.I](#).
REPLY: Site triangles added where applicable to illustrate compliance with sec. 146-4.2.3.I. The proposed fence does not interfere with site triangles.
- Please note that per code, [Sec. 4.7.9. \(C\)\(3\)](#), no person shall place or keep any post, fence, wall, retaining wall, tree, shrub, hedge, or any other structure or planting within five feet of a fire hydrant or Fire Department connection. Any variation from this standard shall require written approval from the Fire/Life Safety representative within the Building Division.
REPLY: Existing fire hydrant locations added, and notes added outlining compliance with SEC. 146-4.2.3.I. The proposed fence is not within 5' of a F.H. FDC.

1C. Page 3:

- Please update the provided plans to show compliance with code, [Sec. 4.7.9. \(M\)](#), which states that all fences proposed within the side yard shall have a maximum height of 6'.
REPLY: Data centers are listed as an Industrial Use. Sec. 4.7.9 allows for a 9' fence along the Side Yard for Industrial Uses. The fence and gate are at a consistent 8' height.

2. Landscaping Issues (Ariana Muca / 303-739-7259 / amuca@auroragov.org / Comments in bright teal) 2A. Page 1:

- This application is incomplete as no amended landscape drawings have been submitted for review. Please note that the second submission will be the landscape's first review.
REPLY: No changes to the existing landscape are being proposed. A note has been added to the existing landscape plan outlining compliance with tree protection per the Parks, Recreation and Open Space Dedication and Development Manual.

3. Traffic Engineering (Jason Igo / jigo@auroragov.org / Comments in amber) 3A. Page 2:

- Please show sight triangles per COA STD TE-13.1 - Applies to all driveways. The replaced fence in sight triangle must comply with City required vertical requirements.
REPLY: No improvements to be carried out within existing site triangles. Site triangles shown on plan.
- Please note that gates are required to be setback from Public road flowline a minimum of 35-feet, longest expected vehicle or at least the 95th percentile queue
REPLY: Dimensions have been added to show compliance with distance requirements.

4. Fire / Life Safety (Eric Bumpass / 303-739-7627 / ebumpass@auroragov.org / Comments in blue) 4A. Page 2:

- The gate swing cannot encroach into the Fire Lane Easement. Please ensure the placement of the Gate Bollards and Mechanisms allow for the Gating System to clear the Fire Lane Easement and not obstruct the Fire Apparatus.
REPLY: A Master License Application will be submitted in order to allow the Gate, Fence and Gating systems to encroach the existing 26' easement.
- Please identify the gates using the naming convention shown on the Gating Check List. Example: "26' Electric Swinging Gate w/ Approved Siren Operated System, Knox Key Switch, Manual Release and 24- Hour Battery Back-up System."
REPLY: Naming convention for the gating systems has been implemented in sheet AS-1.11.

4B. Page 3:

- Fencing greater than 7 feet in height and Gating System Installations will require a separate submittal from a Licensed Contractor for Review through the Building Department.-Advisory note. This requirement is per the IBC.
REPLY: We have submitted for a building permit on November 17, 2023 per the request of the building department, we will resubmit once the MLA is approved.
- Please identify a minimum 6 inches of clearance at the bottom of the Gates.
REPLY: Dimensions to the bottom of the gate have been added to gate details on sheet A-1.11
- The gate swing cannot encroach into the Fire Lane Easement. Please ensure the placement of the Gate Bollards and Mechanisms allow for the Gating System to clear the Fire Lane Easement and not potentially obstruct the Fire Apparatus.
REPLY: An MLA will be submitted for allowed encroachment in the fire lane. Auroras 'City Code' allows for a minimum of 23' clear for a fire lane (Chapter 66 Section 66-32).
- Please use the Knox Box Symbol to show the location on the plans at the Man Gate.
REPLY: We have added the Knox Box symbol on the plans.

5. Forestry (Becky Lamphear / 303-739-7177 / rlamphea@auroragov.org / Comments in purple) 5A. Page 1:

- Please indicate which trees along the east property line will be removed for the fence installation. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund. Tree mitigation is always above and beyond the Landscape Code requirements.
REPLY: No trees will be removed from the site. The existing landscaping will not be changed. A note has been added outlining tree protection.
- Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. The Tree Protection notes shall be included on the plan. The link for the manual can be found at:
<https://auroraver2.hosted.civiclive.com/cms/One.aspx?portalId=16242704&pageId=16529352>
REPLY: All existing trees will be protected Following Appendix G and the Tree Protection Details in the Parks, Recreation and Open Space Dedication and Development Manual.
- Please show a tree mitigation chart on the landscape plan taken from the Landscape Manual page 29. 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.
REPLY: No changes to the existing landscaping are being proposed or considered. All existing trees will be protected Following Appendix G and the Tree Protection Details in the Parks, Recreation and Open Space Dedication and Development Manual.

6. Land Development (Real Property) (Susie Wever / swever@auroragov.org / Comments in magenta) 6A. Page 2:

- The proposed gate and fence encroach into easements. Any encroachments into easements owned by the city will require a license agreement. Contact Grace Gray at ggray@auroragov.org for license. [Master License Agreement application link.](#)
REPLY: We have started the process of securing a master license agreement.