



October 29, 2024

Rachid Rabbaa, Planner II
City of Aurora
Planning & Development Services
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012

RE: *Technical Submission Review: Gun Club Data Center Phase 2 – Conditional Use, Site Plan and Replat Comment Response Letter*
Application Number: DA-2231-08
Case Numbers: 2023-6044-01; 2023-6044-00; 2023-3043-00

Dear Mr. Rabbaa,

Thank you for the comments on August 26th, 2024, for the above-mentioned project. In an effort to address your comments concisely and simplify your review of the Site Plan submittal, we have summarized your comments and our responses below.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns
 - A. No further comments.
 - *Response: Acknowledged.*
2. Completeness and Clarity of the Application
 - A. Correct the sheet pagination. Do not format 1 of X only provide consecutive numbering. 1,2,3, etc.
 - *Response: Pagination has been corrected in the plans to provide only consecutive numbering.*
3. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)
 - A. In the event there are future amendments, do not do 1 of x. Only provide consecutive numbering. 1, 2, 3, etc.
 - *Response: Pagination has been corrected in the plans to provide only consecutive numbering.*
 - B. Sheets 15,21,36,39,43. – Correct the sheet numbering.
 - *Response: Sheet numbering has been corrected.*
 - C. Sheet 29.- Repeat comment: The identified hatches in the legend are essentially the same hatch. Please change one of the hatches.
 - *Response: Hatches have been revised to provide more clarity.*
 - D. Sheet 34. - According to the grading plan, there is only one screen wall. The retaining wall is not found on the grading plan.

- *Response: Proposed retaining wall has called out in the grading plans.*
- E. Sheet 36. - The plant call out is missing for the parking lot island trees.
 - *Response: Callouts for individual parking lot islands include total counts for plantings within the island, with codes consistent with the plant schedule.*
- F. Sheet 37. - Repeat comment. Update the plant quantity for 10th Avenue.
 - *Response: Quantity has been revised for required trees on 10th Avenue.*

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Kendra Hanagan / 303-739-7306 / KHanagan@auroragov.org / Comments in green)
 - A. No comments
 - *Response: Acknowledged.*
5. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)
 - A. No comments
 - *Response: Acknowledged.*
6. Land Development Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)
 - A. Subdivision Plat:
 - i. Pg. 1 – Update Note No. 6 and 7
 - *Response: Note 7 updated in revised plat. Revised title information will be provided prior to final submission.*
 - ii. Pg. 2 – Legend – delete the easements not shown on the plat.
 - *Response: Easements not shown in the plat deleted from legend.*
 - iii. If the existing easement have not been vacated, then they need to be shown on this plat.
 - *Response: All existing easements have been vacated, refer to easement vacation plan in Site Plan documents.*
 - iv. Add the connecting Water easement (Pg. 2)
 - *Response: Connecting water easement has been added to plat.*
 - v. Add the 10' width of the easement – as shown Typ.
 - *Response: 10' width has been added to hydrant sections of water easement.*
 - vi. Pg. 4 – add the distances of the easement lines on each side of the Lot or Tract lines as shown.
 - *Response: Distances have been added to plat.*
 - vii. Pg. 5 – add the Water easement connection to the other Water easement.
 - *Response: Water easement connections have been added.*

B. Site Plan:

- i. These easement vacations will need to be completed prior to any building permits. They have not been completed. The documents need to be signed and returned to us for recording.
 - *Response: All existing easements have been vacated, refer to easement vacation plan in Site Plan documents.*
- ii. Pg. 5 – These locations need to be covered by a License. See pages 5 – 11
 - *Response: License will be completed shortly after final Site Plan approval.*
- iii. Pg. 7 – Add the easement name to match the plat.
 - *Response: Easement labels have been added to plans to match plat.*
- iv. Pg. 8 – Show the existing Traffic Signalization easements here. The Traffic Signalization easement is missing – it still exists.
 - *Response: Existing Traffic Signalization easements added to plans with associated callout.*
- v. Pg. 10 – Add the connection easement to the Water line easement and add easement names.
 - *Response: Water line easement connections and easement names have been added.*
- vi. Pg. 11 – See Note: This Wall is blocking the Fire Lane & Utility easement. Confirm with Fire Life Safety to see if this wall is blocking the easement until the Building 3 is built.
 - *Response: Proposed wall will no longer block fire and utility easement in this area. Refer to grading plans provided with Site Plan Documents.*

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, PE
Project Manager