

October 23, 2023

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

RE: Initial Submission Review: Gun Club Data Center Phase 2
Application Number: DA-2231-08
Case Numbers: 2023-6044-01; 2023-6044-00; 2023-3043-00

Dear Liz:

Thank you for the comments on September 14, 2023 for the above-mentioned project. In an effort to address your comments concisely and simplify your review of the Site Development Plan, we have summarized your comments and our responses below.

COMMENT RESPONSE LETTER: CONDITIONAL USE, SITE PLAN AND REPLAT COMMENTS

CITY OF AURORA PLANNING DEPARTMENT
LIZ FUSELIER / 303-739-7450 / EFUSELIE@AURORAGOV.ORG

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.

- *Response: Resubmission has been uploaded. Meeting regarding landscaping requirements was held on September 25, 2023.*

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.

- *Response: Acknowledged.*

INITIAL SUBMISSION REVIEW

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. See comment (below) from E-470 Public Highway Commission.

- *Response: Acknowledged.*

- 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.
- *Response: Acknowledged, Noise Study was updated to reference city noise standards where applicable.*

2. Completeness and Clarity of the Application

- 2A. Fees in the amount of \$38,835.00 are due **prior** to the second submission.
- *Response: Acknowledged. These will be paid prior to the start of the second review.*
- 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.
- *Response: The Operations Plan was updated to reflect hours of operation, peak hour employees, and number of expected deliveries a day.*
- 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.
- *Response: Updated introduction letter to specify building 2 will be constructed with phase 2.1 and building 3 will be constructed with phase 2.2.*
- 2D. Move legend to site plan sheet.
- *Response: Removed legend from Cover sheet.*
- 2E. Move the data table to the cover sheet.
- *Response: Moved data table to the cover sheet.*
- 2F. No signage? Signage is shown on elevations. Please include in the Data Table.
- *Response: Monument sign has been added to the elevations. The Monument sign adjacent to the public entrance is constructed with the Building 1 project.*
- 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".
- *Response: The following was already included with the first submission. It has been updated since with revised values.*
- 2H. Pagination should follow X of Y; i.e. 3 of 52
- *Response: updated sheet numbering system on plans.*
- 2I. Add adjacent zone districts-all sides of this project.
- *Response: Added adjacent zone districts.*
- 2J. Label trash location.

- *Response: Trash location is labeled.*

- 2K.** Move the photometric plan to the back of the sheet set.
 - *Response: Acknowledged, move photometric plan to back of sheet set.*

- 2L.** Sheet 46: Remove from site plan set. May be submitted as separate documents the with next submittal.
 - *Response: Removed from set.*

- 2M.** Sheet 47: Remove from site plan set. May be submitted as separate documents the with next submittal.
 - *Response: Removed from set.*

- 2N.** Sheet 48: Incorrect scale. Use a consistent scale on all sheets.
 - *Response: Scale has been maximized to fill sheet area, to provide as much clarity as possible.*

- 2O.** Sheet 52: Check "Guard booth" spelling.
 - *Response: Updated spelling.*

- 2P.** Include height, length, and all dimensions with the next submittal.
 - *Response: Guard booth elevations were updated to included all of the above mentioned.*

- 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.
 - *Response: Fencing detail have been provided within the Civil Detail Sheets. Gating Details have been added within the Architectural Details. The trash enclosure detail is still being finalized and will be included in the next submission.*

- 2R.** As noted previously, all sheets must include pagination, side bar, and title block.
 - *Response: All sheets include titleblock and pagination.*

- 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.
 - *Response: Letter of introduction was updated to discuss conditional use.*

- 2T.** List the Conditional Use on the cover sheet.
 - *Response: Conditional Use has been included within the Title. Is this what you were looking for?*

- 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.

- *Response: Updated site plan name on cover sheet.*

2V. Please include the case number for the Phase 1 data center on sheets 3 and 5 so it can be easily referenced.

- *Response: Case number was included on sheets 4 and 5.*

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.

- *Response: Had a meeting with landscape coordinator before resubmitting.*

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.

- *Response: A fence detail has been added. The fence is not opaque. I suggest a meeting between planning staff and applicant to discuss the best treatment here.*

3. Parking Comments

3A. Please provide justification for the amount of parking for both phases as it exceeds code requirements.

- *Response: The traffic letter has been updated to account for QTS office staff who are also anticipated to office here. That better aligns with the proposed parking on site.*

3B. Please provide a detail of the bike rack with your next submittal.

- *Response: Detail of the back rack has been provided in architectural plans.*

4. Architectural and Urban Design Comments

4A. Label the rooftop equipment and screening with dashed lines.

- *Response: Plans were updated to include the above.*

4B. Sheet 48: Incorrect scale. Use a consistent scale from prior sheets.

- *Response: Acknowledged and updated. Viewport has been maximized for this view.*

4C. Will there be any daylighting of the building? If so, please provide a better contrast to understand the use of windows.

- *Response: The building will have daylighting in the office area. The windows can be seen on the second architectural sheet.*

4D. Consider adding more than one elevation to this sheet. **4E.** All sheets must include the side bar information.

- *Response: Acknowledged.*

4E. Provide color samples with next submission.

- *Response: Color samples are provided within the materials palette.*

4F. 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.

- *Response: Views were clarified with this submission.*

4G. Sheet 49: Which view is this? North? East? Phase? All elevation sheets should indicate view and phase.

- *Response: Views were clarified with this submission.*

4H. 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.

- *Response: Updated to add more visual interest.*

4I. Sheet 50: Label the rooftop equipment and screening with dashed lines. 4K. Sheet 51: Label building lengths (all elevations) with the next submittal.

- *Response: Acknowledged.*

4J. 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.

- *Response: This has been shown on the north and south elevations, for the screening wall around the yard equipment.*

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.

- *Response: Monument sign detail was included in the architectural plans. However, the monument sign is within the Building 1 Site Plan submission.*

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.

- *Response: Acknowledged.*

5C. Is there exterior building lighting? If so, please label it with the next submittal.

- *Response: Yes, exterior building lighting is shown and labeled on the photometrics plan.*

5D. Sheet 50: Identify the general location of signs on the building elevations as a dashed line. Dimension sign area envelope.

- *Response: Plans were updated to include location of signs on building elevations.*

5E. Sheet 52: Will there be any building signage? Label the footprint, height, materials, colors, and lighting method.

- *Response: Per the previous comment, this has been changed to only include a dashed line.*

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.

- *Response: Detail has been provided on Sheet 26. Proposed fence is 8' tall. Therefore, an adjustment is anticipated here.*

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.

- *Response: Thank you for your email comments Kelly! Per our conversation, landscape plans have been updated as discussed on the call with the City on 9/25/2023. Buildings have been labeled. Utilities and easements have been darkened and labeled. Requested notes have been added. Linetype of Property Line has been updated. Landscaping has been moved to be adjacent to building. Fence types have been designated in the legend. These plans should now meet the City Code requirement – please feel free to reach out if you are finding additional areas that do not comply with the Code. As it relates to the easement along the western side of Bldg 1, the applicant is intending to complete that work; however, to not muddy the waters, we plan to initiate that work after the substation has cleared planning commission (showing full landscape along the eastern border) and then undertake an amendment that cleans the area up at one time.*

6C. Sheet 30

Please provide some deciduous canopy trees to shade the employee amenity area.

- *Response: Deciduous canopy trees have been provided at the employee areas.*

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?

- *Response: Tree Equivalent shrubs have been reduced and canopy trees have been added.*

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.

- *Response: Unable to provide buffer plant material on exterior of fence due to grading (retaining wall is needed) and Client fence requirements, but trees have been added in place of Tree Equivalents. Fence has been updated and street trees meeting R.O.W. requirements have been provided 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.

- *Response: Buffer planting and required street trees have been provided along 10th Avenue.*

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.

- *Response: Future transformer yard label has been added. Parking Lot Trees have been provided, and mugo pine has been replaced with other species.*

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.

- *Response: Sheet number has been updated. Landscape Requirements Table has been updated with new provided plantings.*

- *Architectural sheets provide consistent numbering with the rest of the plan set. The titleblock will be different on architectural plans since the work is being completed by a different company.*

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 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.
- *Response: Acknowledged, this will be emailed directly to Phil in conjunction with this submission.*

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.

- *Response: Added the requested notes. FYI Existing street lights added to photometric plans for clarity. This project will not propose street lights along Gun Club Road. Typ. All photometric comments.*

9. TRAFFIC ENGINEERING

Dean Kaiser /303-739-7584 / DJKaiser@auroragov.org/ Comments in amber)

9A. Note Legend comments on sheet 10.

- *Response: Updated legend.*

9B. Sheet 11: Update Legend per previous comments.

- *Response: Updated legend*

9C. Sheet 26: add a reference to COA's Roadway Manual TE-11 detail.

- *Response: Added reference to 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);

- *Response: Updated traffic letter to remove building SF.*

9E. Divided by 4 = 232,502 sf footprint of the building which is 1,105 sf more than identified on Site Plan (sht 2);

- *Response: Square footage removed from traffic letter.*

9F. PA-5 Site plan only had 1,101,331 sf per 2022 plan date.

- *Response: Acknowledged.*

9G. Add this sheet from Master Study, either here or in the appendix with other Master Study sheets.

- *Response: We believe all items have been incorporated into the Master Study. Please let us know if this was missed.*

9H. See additional redline comments.

- *Response: Updated 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.

- *Response: Updated notes.*

10B. Sheet 2 of 52 / Data

See notes to update code years.

- *Response: Updated notes.*

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.

- *Response: Acknowledged, added gating notes, gating details, provided knox box, labeled knox box, showed fire riser room and updated layout so maximum distance from fire lane to the building is 30ft or less.*

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.

- *Response: Acknowledged, updated plans per comments. We intended to utilize the Knox Box similar to what has been agreed with the Building 1 project (adjacent to this site).*

10E. Sheet 15 of 52 / Grading

See note for maximum traverse slope in a fire lane easement.

- *Response: Updated design to fix traverse slope.*

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.

- *Response: Updated plans per comments above.*

10H. Sheet 20 of 52 / Utility

See comment to provide fire hydrant per the IFC spacing requirements.

- *Response: Update fire hydrant locations.*

10I. Sheets 24 & 25 / Utility

See comment to provide fire hydrant within 100' of FDC.

- *Response: Fire hydrant provided within 100' of FDC connection.*

10J. Sheet 26 of 52 / Details

See updated sign detail.

- *Response: Updated the 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.

- *Response: Fire hydrants are not included in the legend. Landscape plans identify the landscaping in black linework with utility information shaded back. By adding the fire hydrant to the legend it will confuse reviewers for what fire hydrants are actually existing versus proposed.*

10L. Sheet 49 of 52 / Elevations

See notes to show FDC, Knox Box & Riser room door.

- *Response: Requested information is now shown.*

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?

- *Response: Updated employee numbers have been provided which will clarify why that provided amount of parking is needed. The Utility Demand Letter has been updated as well.*

11B. Operations Plan: Please specify the type of cooling equipment.

- *Response: Type of cooling equipment is now specified in the operation plan. It is a "closed loop system", so we won't expect water to be added into the system after it is charged.*

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.

- *Response: Acknowledged. This will be completed at the Civil Plan level.*

11D. Sheet 4: This easement segment cannot be vacated until the new water main is installed and the old water main can be abandoned.

- *Response: Acknowledged, added note on plans specifying requirements to vacate existing easement.*

11E. Sheet 16: Missing contours.

- *Response: Acknowledged, plotting error.*

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.

- *Response: Acknowledged.*

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.

- *Response: Acknowledged, updated utilities to be private.*

11H. Sheet 21: A license agreement is needed where fences or gates cross a public easement.

Indicate existing utility sizes.

- *Response: Acknowledged, license agreements will be started once the site plan is approved.*

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?

- *Response: Stub size was indicated, water line and sewer service to guardshack has been provided, and updated water easement location. Removed storm easement. We need to discuss the meter here. The public main loops internal to the site, inside the secured area. But accessible after going through the security gate. This is how Building 1 is working adjacent to this property.*

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.

- *Response: Updated easement callouts to be utility specific.*

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.

- *Response: Comments have been addressed.*

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.

- *Response: Acknowledged.*

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.

- *Response: Understood. The work within the MUE will be related to Landscaping improvements. Permit will be obtained as we get closer to the time of Construction.*
- A permit will be required from E-470 for any encroachment or disturbance to E-470 ROW or MUE prior to construction.
 - *Response: Acknowledged. See note above.*
- Here is a link to our permit: <https://www.e470.com/Pages/WorkingWithUs/Permits.aspx>
 - *Response: Acknowledged.*
- Clearly identify the E-470 ROW and MUE on all applicable drawings.
 - *Response: MUE was identified 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.
 - *Response: Acknowledged.*
- A dig watch shall be required whenever there are construction activities near the TBMS line.
 - *Response: Acknowledged.*
- A minimum 4' of cover is required over the fiber.
 - *Response: Acknowledged.*
- E-470 will be widened to 4 lanes in each direction in the future.
 - *Response: Acknowledged.*
- A fully directional interchange will be constructed at I-70 in the future.
 - *Response: Acknowledged.*
- 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.
 - *Response: Acknowledged. This detention pond is adequately sized for this development.*

- Developed flows from the site will need to be treated and discharged at or below historic rates.
 - *Response: Acknowledged. The regional facility accounts for these flows.*
- An entity will need to take responsibility for the ongoing maintenance of proposed improvements within the ROW and MUE.
 - *Response: Acknowledged. QTS will maintain the area on their property. The remainder will be maintained by the Master Developer.*
- Survey monuments along and within the E-470 ROW/MUE which are disturbed shall be reset and conform to the E-470 coordinate system.
 - *Response: Acknowledged.*
- Revegetation of disturbed areas within the E-470 property will need to meet E-470 seed mix specifications.
 - *Response: Acknowledged.*
- Any fencing disturbed will need to be reset meeting E-470 specifications.
 - *Response: Acknowledged.*
- A comment/response document would be helpful to track the revisions to each submittal.
 - *Response: Acknowledged. A Comment Response Letter will be provided with this submittal.*
- Additional comments will be issued as design progresses.
 - *Response: Acknowledged.*

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, P.E.

Project Manager