

October 5, 2021

Heather L. Lamboy, AICP
City of Aurora
Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012

**RE: Fifth Submission Review – Gun Club Data Center – Site Plan & Plat
Case Number: 2021-6004-00**

Dear Ms. Lamboy,

Thank you for the comments on September 2, 2021 for the above-mentioned project. In an effort to address your comments concisely and simplify your review of the utility construction plan, we have summarized your comments and our responses below.

COMMENT RESPONSE LETTER

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

1. Ensure that you continue to work on the license agreement as mylars cannot be recorded until the license agreement is recorded.
 - Response: Revised license agreement exhibits (which correspond with this updated site plan submittal and address the life safety comments from a few weeks back) were resubmitted on 9/16.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns
 - A. No comments or questions were received during this comment period.
 - Response: Acknowledged, thank you.
2. Architectural and Urban Design Issues
 - A. Repeat comment: Site lighting standards should be consistent with the standards illustrated in the master plan.



Modern street lights



Inviting pedestrian lighting



Unique illuminated seating



Modern bollards with lighting

- Response: Per the meeting between Kimley-Horn and Heather Lamboy on 9/15, we've revised the park bollard lighting to have a square top and silver color.

LANDSCAPING ISSUES

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

Sheet 37

1. Correct Matchline sheet reference.
Response: Matchline sheet reference (#36) is correct.

Sheet 39

2. Correct Matchline sheet reference.
 - Response: *Matchline sheet reference has been updated.*

Sheet 42

3. Remove noted area, not required.
 - Response: *Noted area has been removed.*

ADDRESSING

(Phil Turner / 303-739-7357 / pturner@auroragov.org)

1. No additional comments.
 - Response: Acknowledged, thank you!

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

CIVIL ENGINEERING

(Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

1. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.
 - Response: Understood.

Plat

2. No additional comments.
 - Response: Acknowledged, thank you!

Site Plan

3. No additional comments.
 - Response: Acknowledged, thank you!

FIRE / LIFE SAFETY

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

Site Plan

Sheet 6

1. Fire lane sign locations are noted.
 - Response: Fire lane sign locations have been updated.
2. Provide fire lane signs at 50' opposing sides (typ).
 - Response: Fire lane sign locations have been updated.

Sheet 7

3. Provide fire lane signs at 50' opposing sides (typ).
 - Response: Fire lane sign locations have been updated.

Sheet 8

4. Provide fire lane signs at 50' opposing sides (typ).
 - Response: Fire lane sign locations have been updated.

Sheet 9

5. Provide fire lane signs at 50' opposing sides (typ).
 - Response: Fire lane sign locations have been updated.
6. This fire lane appears to be a landscaped surface. Please show as a paved surface.
 - Response: This is an interim condition. Please refer to the interim emergency access sheet in the site plan set for additional information (shown as paved).

Sheet 11

7. Show fire riser room location.
 - Response: This has been shown and labeled.
8. Provide fire lane signs at 50' opposing sides (typ).
 - Response: Fire lane sign locations have been updated.

Sheet 12

9. Provide fire lane signs at 50' opposing sides (typ).
 - Response: Fire lane sign locations have been updated.
10. Curb and be in the fire lane easement.
 - Response: Fire lane sign locations have been updated.
11. This fire lane appears to be a landscaped surface. Please show as a paved surface.
 - Response: This is an interim condition. Please refer to the interim emergency access sheet in the site plan set for additional information (shown as paved).

Sheet 20

12. Provide a more rounded corner here. I understand the grading is significant in this area but this would allow for a left turn for fire truck.
 - Response: This interim access has been provided.
13. Please provide a detail of this interim secondary point of access.
 - Response: This access is to be paved per paving details provided in Phase 1 Civil Construction Drawings.

Sheet 27

14. Please label the FDC & Knox Box and show location of Riser Room.
 - Response: The FDC has been labeled. The fire riser room has been shown. The knox box is shown but are not labeled on the overall utility plans.
15. This building must have a fire service line for the fire sprinkler system.
 - Response: This has been added.

16. Identify the Fire Service Line using the following example: 4" Fire Line DIP (Private).
- Response: This has been labeled.

Sheet 29

17. Please move these gating notes to the gating detail sheet.
- Response: These notes have been moved.

18. Add "Widths varies 14.0' to 30.0'. This will must match the license agreement.
- Response: This has been revised (on the gate detail sheet).

Sheet 46

19. Identify exterior accessible route with a heavy dashed line to verify 1-ft candle minimum lighting. (Typical)
- Response: Accessible route has been noted using a heavy AR-linetype on the plans.

Sheet 62

20. Show FDC and external riser room door.
- Response: This has been added.

Sheet 64

21. Please update gate label: Automatic Sliding Gates with approved Siren Operated System, Knox Key Switch and Manual Release.
- Response: This has been revised.
22. Add "Widths varies 14.0' to 30.0'. This will must match the license agreement.
- Response: This has been revised. (13' minimum width based on most recent license agreement submittal.)

Plat

23. Please show the guard shack and islands, they're to be left out of the fire lane easement. These details must match on site, civil, plat, and license agreement.
- Response: This has been revised (and the license agreements match the condition shown in the site plan).

AURORA WATER

(Ryan Tigera / (303) 326-8867 / rtigera@auroragov.org / Comments in red)

Site Plan

Sheets 22

1. Water meters are to be located in a landscaped area and outside of security fence. (typical all meters)
- Response: All water meters have been relocated to landscaped areas.

Sheet 27

2. New construction allows a 6-inch service to connect with a tee rather than a manhole (typical).
- Response: Sanitary sewer connections are shown as desired to allow for phasing (additions of phase 2, etc).

PROS

(Michelle Teller / 303-739-7437 / mteller@auroragov.org / Comments in mauve)

Site Plan

1. No additional comments.
 - Response: Acknowledged, thank you!

REAL PROPERTY

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

Plat

1. Send in the updated Title Commitment to be dated within 120 calendar days of the plat approval date.
 - Response: This has been included in the submittal.
2. 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.
 - Response: This has been included in the submittal.
3. Add the current owner signature block and notary block - match the Title Commitment.
 - Response: This has been revised.
4. Match the state monument record.
 - Response: This has been revised.
5. Information has changed in the covenant section, see graphic changes.
 - Response: This has been revised.
6. Add registration information - match the Title Commitment.
 - Response: This has been revised.
7. Add the street R.O.W. lines and label within 1/2 mile of the site.
 - Response: This has been revised.
8. Relate the redlined information to the basis of bearing statements on the first page of this plat.
 - Response: This has been revised.

Site Plan

Sheet 1

9. Show and label new streets.
 - Response: The cover sheet vicinity map has been updated.

Sheets 3, 4, 5, 6, 7, 8, 9, 11, 12

10. Cover the gates/fences that cross or encroach into any easements with a License Agreement. Continue working with Grace Gray to complete the process.
 - Response: The license agreements submitted to Grace Grey on 9/16 correspond with this site plan set.
11. Add: E. or East.
 - Response: This has been added.

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.

A handwritten signature in black ink, appearing to read "Stephen Litsas", with a large, stylized flourish at the end.

Stephen Litsas, PE, LEED AP
Project Manager