



April 7, 2021

Heather Lamboy  
City of Aurora Planning Department  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, CO 80012

**RE:     *Gun Club Data Center - Initial Submission Review***  
***Application Number: DA-2231-04 / Case Numbers: 2021-6004-00***

Dear Ms. Lamboy,

Thank you for the comments on March 15x, 2021 for the above-mentioned project. In an effort to address your comments concisely and simplify your review development plans, we have summarized your comments and our responses below.

## **COMMENT RESPONSE LETTER**

### **SUMMARY OF KEY ISSUES FROM ALL DEPARTMENTS**

1. The commercial park has no clear programming. This will be an important amenity to the entire area, which includes the hospital and commercial areas. Due to its proximity to main street, it is likely that it will become a focal open space. Programming, including landscaped areas, benches, picnic areas, shade elements, and a walking path should be included.
  - *Response: Additional amenities have been added to the commercial park.*
2. Please ensure that the landscape buffer adjacent to the proposed parking lot is sufficient to reduce the visual impact along Gun Club Road.
  - *Response: Acknowledged.*
3. In the traffic conformance letter, provide narrative about pedestrian circulation interior to the site as well as connections to roadways and the commercial park.
  - *Response: Pedestrian circulation internal to the project site has been evaluated in the revised traffic letter.*

### **PLANNING DEPARTMENT COMMENTS**

1. 1. Community Questions, Comments and Concerns
  - A. 1A. No comments or questions were received during this comment period.
    - *Response: Acknowledged.*
2. 2. Completeness and Clarity of the Application
  - A. 2A. Please pay the invoice of \$36,598.80 prior to the second submission. The second submission will not be accepted until payment is received.
    - *Response: Acknowledged.*

B. 2B. Will public art be provided on this site?

■ *Response: No.*

C. 2C. The Aurora Crossroads Master Plan has not yet received final approval and mylars have not been recorded. This must be complete prior to recordation of this Site Plan.

■ *Response: Acknowledged.*

D. 2D. Please provide a material/sample exhibit with the next submission.

■ *Response: This has been provided.*

3. 3. Streets and Pedestrian Issues

A. 3A. Ensure good pedestrian connectivity with Gun Club Road as well as the commercial park.

■ *Response: Based on the data centers required security measures, sidewalks have not been proposed to connect the right-of-way to the data centers themselves. The trail on the west side provides connectivity from the south to Gun Club Road and further to the commercial park.*

4. 4. Parking Issues

A. 4A. As noted in the Aurora Crossroads Design Guidelines, parking and vehicular circulation between the street and the building should be limited wherever possible. Since Gun Club Road is a major arterial, if parking is to be located along this corridor please provide significant buffering to reduce the visual impact of the parking lot.

■ *Response: Acknowledged.*

5. 5. Architectural and Urban Design Issues

A. 5A. The Aurora Crossroads master design theme is of a “classic roadside stop” inspired by the culture of Colfax as well as old Route 66.

■ *Response: Acknowledged.*

B. 5B. Elevations internal to the site (east and west elevations) can have less detail due to their internal nature; however, elevations that face to adjacent properties not associated with the Gun Club Data Center must be more detailed. (highlighted in yellow in the graphic)

■ *Response: Acknowledged.*

C. 5C. Please provide exterior elevations that has better articulation and variety on the east and west elevations of the buildings highlighted in yellow.

■ *Response: Elevations updated*

D. 5D. On the west elevation, please provide variable heights at the parapet and vertical articulation to break up the long mass in order to comply with UDO design standards for industrial buildings. Acceptable methods for articulation include a change in texture, patterning, or color, horizontal offset or projection, change in roof height or form, and/or a wall notch combination.

■ *Response: Elevations updated with horizontal and vertical articulation.*

E. 5E. The site lies in Planning Area 5, also known as the “Venture” area. These land uses should focus on modern functionality while also achieving quality design. Facades facing public spaces shall be architecturally appealing with the encouraged use of unique lighting, colors, and textures. Loading docks and service areas shall not be visible from public or private rights-of-way. Commercial, Office Use sites shall have landscape at defined entrances for a welcoming feel and aesthetic. Large scale, long commercial/office/flex buildings within this district shall also utilize vertical articulation as noted in Form H to create visual interest and reduce the overall appearance of mass.

■ *Response: Acknowledged*

F. 5F. The design standards call for creating “lantern features” creating building components and entry areas, as well as create night interest by sculpting building elements facing public streets with light. Especially facing Gun Club Road, consider visual interest such as that is found on the Panasonic Building on Peña Boulevard.

■ *Response: Red Metal Panel around entry will be illuminated.*

G. 5G. The urban design intent is that site furnishings shall reinforce the overall design theme that utilizes modern retro forms in tandem with colorful and vibrant materials. Site furnishings are not required to be exactly replicated across the site however furnishings should be similar in nature, color, style, and follow the site’s overall design theme for consistency. Furnishings should incorporate a retro, colorful aesthetic with high functionality, thoughtful ergonomics, and environmental sustainability. Consideration should be given to this theme, especially in the commercial park. Also consider some benches along the Gun Club corridor open space along the western portion of the site.

■ *Response: The commercial park has been updated.*

H. 5H. The commercial park should continue the Route 66/roadside theme through furnishings and design. The park should provide respite areas, including benches, landscaped areas that create interest and provide for small areas for congregation and picnic opportunities. The park bench, shade features, and other street furniture and amenity areas details should be provided to ascertain that Master Plan standards are met.

■ *Response: Additional amenities have been added to the commercial park area.*

I. 5I. Uniquely designed street furniture is called out in the Urban Design standards and should conform to those standards. Please refer to these examples provided in the Master Plan.

■ *Response:*

## 6. 6. Signage Issues

A. 6A. Please illustrate and provide locations of any monument signage, including the large monument located on Gun Club Road. Provide sign detail and landscape treatment, and include proposed colors, materials, and sign height.

■ *Response: Elevations of typical monument sign have been provided*

## LANDSCAPING ISSUES

(KELLY BISH / 303-739-7189 / [KBISH@AURORAGOV.ORG](mailto:KBISH@AURORAGOV.ORG) / COMMENTS IN BRIGHT TEAL)

## 7. 7. General Comments

A. 7A. Label the streets on all landscape plan sheets.

■ *Response: Acknowledged.*

- B. 7B. Do not just rely on sheet numbers to designate where the sheets are in the Key Map. Hatch or stipple the sheet in the Key Map. See how the sheets were done on the Site Plan Key Map sheets.
  - *Response: Acknowledged.*
- C. 7C. Either update the legend provided or add a separate legend for the landscape elements i.e. trees, shrubs, hatches etc.
  - *Response: Acknowledged.*
- D. 7D. Dimension and label all street and non-street frontage buffers. This has been provided on some of the sheets, but not on all the sheets where it is needed.
  - *Response: Acknowledged.*
- E. 7E. The UDO requires all ground mounted mechanical equipment visible from streets, parks, open spaces etc. to be screened by fences, walls and/or landscaping. While a fence is proposed, no details regarding the type of fence have been provided. Landscaping may not be required if a solid fence is being proposed. If a rod iron fence is proposed, then additional commentary will be forth coming regarding the landscaping being proposed as a screening mechanism.
  - *Response: Additional detail for the fence has been added and proposed landscaping is to remain.*
- F. 7F. Darken the utilities on all sheets. They are barely visible.
  - *Response: Acknowledged.*
- G. 7G. Remove the landscaping that has been provided in the curbside landscape for Gun Club Road and E. Colfax Avenue and update the landscape table per the comments provided. There has been a separate infrastructure site plan provided that includes the landscaping for these two streets.
  - *Response: Landscaping for Gun Club Road and East Colfax Avenue has been removed.*

#### Sheet 25

- H. 7H. Are there any monuments/signage proposed? If so, include them on the appropriate landscape sheets, include landscaping, provide a detail/elevation of the monument. Call out the monument on the landscape plan.
  - *Response: Proposed monument signs have been labeled.*
- I. 7I. Dimension and label the street frontage buffers.
  - *Response: Acknowledged.*
- J. 7J. Show the property line as a long dash and two short dashes.
  - *Response: Acknowledged.*
- K. 7K. Add the hatch as requested to the legend.
  - *Response: Acknowledged.*
- L. 7L. Label the park.
  - *Response: Acknowledged.*

- M.** 7M. Darken the fence make it more pronounced and add the fence symbology to the legend. Change the line type scale so that it is visible.

■ *Response: Acknowledged.*

- N.** 7N. Label the mail sorting building and provide the required landscaping.

■ *Response: Label and landscaping have been added.*

- O.** 7O. According to the Master Plan, the park is supposed to include some type of shade structure as well as trash receptacles.

■ *Response: Shade structure and trash receptacles have been added.*

## Sheet 27

- P.** 7P. Label the 60' utility easement.

■ *Response: Acknowledged.*

- Q.** 7Q. Label the path.

■ *Response: Acknowledged.*

- R.** 7R. No trees have been provided to meet the street buffer requirement.

■ *Response: Required buffer trees have been added.*

## Sheet 28

- S.** 7S. No trees have been provided to meet the street buffer requirement.

■ *Response: Required buffer trees have been added.*

## Sheet 29

- T.** 7T. Parking lot medians require one tree per 30 linear feet.

■ *Response: Parking lot median trees have been added.*

- U.** 7U. Add the missing landscape edger to separate out the native seed from the shrub bed. See landscape plan.

■ *Response: Acknowledged.*

## Sheet 30

- V.** 7V. Label the mail sorting building. Provide the required building perimeter landscaping.

■ *Response: Label and landscaping have been added.*

- W.** 7W. Refer to the UDO for permitted curbside landscaping. Sod is not permitted in areas that are 10' or less in width.

■ *Response: Landscaping for Gun Club Road and East Colfax Avenue has been removed. Curbside material along 8<sup>th</sup> Avenue has been updated.*

## Sheet 32

- X.** 7X. Curbside landscapes less than 10' wide may not be sod. See 8th Ave.

■ *Response: Landscaping for Gun Club Road and East Colfax Avenue has been removed. Curbside material along 8<sup>th</sup> Avenue has been updated.*

**Sheets 35 & 36**

**Y.** 7Y. Label the area to be a future transformer yard.

- *Response: Acknowledged.*

**Z.** 7Z. This future transformer yard will require screening. If the fence being proposed is solid, then it will satisfy the screening requirements.

- *Response: Fence detail and screening landscaping of future transformer yard have been provided.*

**Sheet 37**

**AA.** 7AA. Remove this sheet in its entirety and only provide the city required landscape, fire life safety and public works required notes. The landscape notes may be found on line in the Landscape Reference Manual.

- *Response: Acknowledged.*

**Sheet 38**

**BB.** 7BB. Update the landscape tables as noted.

- *Response: Acknowledged.*

**CC.** 7CC. Increase the font size of the table as it is too small.

- *Response: Acknowledged.*

**Sheet 39**

**DD.** 7DD. Provide a detail of the proposed fencing. Include material, height and color.

- *Response: This has been provided.*

**ADDRESSING**

**(PHIL TURNER / 303-739-7357 / [PCTURNER@AURORAGOV.ORG](mailto:PCTURNER@AURORAGOV.ORG))**

**8. Addressing**

**A.** 8A. 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: This will be provide with final submittal.*

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**CIVIL ENGINEERING**

**(KRISTIN TANABE / 303-739-7306 / [KTANABE@AURORAGOV.ORG](mailto:KTANABE@AURORAGOV.ORG) / COMMENTS IN GREEN)**

**9. Civil Engineering**

**A.** 9A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.

- *Response: Acknowledged.*

## Sheet 1

- B.** 9B. This will be a public document and must be able to be duplicated. Please remove the copyright.
- *Response: This has been removed.*

## Sheet 3

- C.** 9C. Label the proposed easements, typ.
- *Response: Easements have been labeled.*
- D.** 9D. Include pavement material, typ.
- *Response: Pavement (concrete vs. asphalt) has been identified within the legend.*

## Sheet 4

- E.** 9E. Gates must be set back a minimum of 35' from the flowline.
- *Response: This has been revised.*

## Sheet 10

- F.** 9F. Label existing and proposed easements, typical.
- *Response: Easements have been labeled.*
- G.** 9G. Minimum slope away from the building is 5% for 10' landscape areas, minimum 2% for impervious areas.
- *Response: Grading has been revised.*

## Sheet 11, 12 & 13

- H.** 9H. Min 2% slope in all non-paved areas, typical.
- *Response: Grading has been revised.*

## Sheet 14

- I.** 9I. Label slopes.
- *Response: Additional slope labels have been added.*

## Sheets 15&16

- J.** 9J. Label slopes.
- *Response: Additional slope labels have been added.*
- K.** 9K. Minimum slope away from the building is 5% for 10' landscape areas, minimum 2% for impervious areas.
- *Response: Grading has been revised.*

## TRAFFIC ENGINEERING

(BRIANA MEDEMA / 303-739-7336 / [BMEDEMA@AURORAGOV.ORG](mailto:BMEDEMA@AURORAGOV.ORG) / COMMENTS IN AMBER)

### 10. Sheet 1

#### A. 10A. Include the following note:

[Applicant/owner name, address, phone] shall be responsible for payment of 25% of the traffic signalization costs for the intersection of Gun Club Rd & Colfax Ave (Building 1) and 50% of the traffic signalization costs for the intersection of Gun Club Rd & Central access between roundabouts (first of Building 3 & 4), if and when traffic signal warrants are satisfied. Traffic signal warrants to consider shall be as described in the most recently adopted version of Manual on Uniform Traffic Control Devices, as of the date or dates of any such warrant studies. For warrant purposes, the minor street approach traffic shall typically be comprised of all through and left-turn movement and 50% of right turn movements unless otherwise determined by the traffic engineer. Pursuant to 147-37.5 of city code, the percentage of the traffic signalization costs identified above shall be paid to the city by the applicant / owner, to be held in escrow for such purpose, prior to the issuance of a building permit for the related development or as otherwise required by city code. The percentage above will be applied to the entire traffic signalization cost as estimated at the time of the escrow deposit to calculate specific dollar funding requirement.

- *Response: This has been added to the cover sheet.*

### Sheet 2

#### B. 10B. Provide traffic signal easements.

- *Response: This easement has been provided.*

### Sheet 3

#### C. 10C. Show sight triangles per COA TE-13 at all public and private intersection. (typ.)

- *Response: Sight triangles have been provided at all public intersections. Due to the gate orientation and on-site circulation, no additional sight triangles are required on the private site.*

#### D. 10D. Show all interior intersection control.

- *Response: Intersection control has been provided where necessary.*

### Sheet 5

#### E. 10E. Show sight triangles per COA TE-13 at all public and private intersection. (typ.)

- *Response: Sight triangles have been provided at all public intersections. Due to the gate orientation and on-site circulation, no additional sight triangles are required on the private site.*

#### F. 10F. Show all interior intersection control.

- *Response: Intersection control has been provided where necessary.*

#### G. 10G. Remove concrete shown in cross walk.

- *Response: This has been removed.*

#### H. 10H. MTIS and traffic letter identify this as full access, modification to how this median shown will be necessary.

- *Response: This access has been provided.*



- I. 10I. Provide striping for northbound left turn pocket.
  - *Response: This striping has been added.*
- J. 10J. Show proposed signage, access movements, and sight triangles at all accesses (typ.)
  - *Response: Required signage and sight triangles at accesses has been identified.*
- K. 10K. Why are none of these side building ingress/egress connections ADA accessible? Emergency egress is the primary concern here (typ.)
  - *Response: The exterior doors on each building is for emergency access only.*

#### Sheet 6

- L. 10L. Show sight triangles per COA TE-13 at all public and private intersection. (typ.)
  - *Response: Sight triangles have been provided at all public intersections. Due to the gate orientation and on-site circulation, no additional sight triangles are required on the private site.*
- M. 10M. Show all interior intersection control.
  - *Response: Intersection control has been provided where necessary.*
- N. 10N. Some internal gate labels appear missing. Please label all gates (typ.)
  - *Response: These labels have been added.*
- O. 10O. Check building corners with COA TE-13 sight triangles. Building shall not fall within these sight triangles. Check building corners with COA TE-13 sight triangles. Building shall not fall within these sight triangles.
  - *Response: Sight triangles have been provided at all public intersections. Due to the gate orientation and on-site circulation, no additional sight triangles are required on the private site.*

#### Sheet 8

- P. 10P. Show all interior intersection control.
  - *Response: Intersection control has been provided where necessary.*
- Q. 10Q. Show sight triangles per COA TE-13 at all public and private intersection. (typ.)
  - *Response: Sight triangles have been provided at all public intersections. Due to the gate orientation and on-site circulation, no additional sight triangles are required on the private site.*
- R. 10R. Show proposed roundabout signage. Yield, Right turn only, One Way.
  - *Response: Additional signage has been added to the roundabout.*
- S. 10S. Provide stop signs at gate and mail sorting facility egress.
  - *Response: Stop signs have been added where necessary.*
- T. 10T. Reduce width of connection to north-south road.
  - *Response: The roundabout connection has been revised.*
- U. 10U. Show sight triangles for vehicular conflicts as well. See COA figure 4.04.6.04.17.1
  - *Response: Sight triangles have been provided at all public intersections. Due to the gate orientation and on-site circulation, no additional sight triangles are required on the private site.*

V. 10V. Provide striping coming off round about island to help guide vehicles.

- *Response: Additional striping has been provided.*

#### Sheet 9

W. 10X. Show sight triangles per COA TE-13 at all public and private intersection. (typ.)

- *Response: Sight triangles have been provided at all public intersections. Due to the gate orientation and on-site circulation, no additional sight triangles are required on the private site.*

X. 10Y. Show all interior intersection control.

- *Response: Intersection control has been provided where necessary.*

Y. 10Z. Provide gates along this edge.

- *Response: Due to site security and circulation, gates have not been provided along this edge. There are nearby gates that control traffic (to the east and west).*

Z. 10AA. See COA Roadway Design Guide section 4.04.5.04 for additional pavement needed on small radius turn.

- *Response: This corner has been revised.*

#### Sheet 24

AA. 10BB. Change to 7' Typical

- *Response: This has been revised.*

BB. 10CC. Add the following note: "All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10

- *Response: This note has been added to sheet 2.*

#### Traffic Conformance Letter

CC. 10DD. Provide discussion on the two future signals recommended by the MTIS.

- *Response: The intersections along Gun Club Road identified with signal control in the future from the Aurora Crossroads traffic study have been discussed in the revised traffic letter. The two proposed signalized intersections of Gun Club Road/Main Street (#13 from original study) and Gun Club Road/8th Avenue (#16 from original study) will not need to be signalized with development of the data center. A site specific traffic for the proposed hospital to the north will evaluate the need for signalization at Gun Club Road and Main Street while a site specific traffic study for adjacent development to the south will evaluate the need for signalization at the 8th Avenue and Gun Club Road intersection. Of note, it is believed that the Gun Club Road and Main Street intersection is not an optimal candidate for signalization due to spacing constraints with roundabouts proposed to the east and west along Gun Club Road.*

**DD. 10EE.** The gated queuing analysis provided implies that there are separate employee and visitor gates at each station. If this is the case, please state this in the narrative section.

- *Response: Correct, separate entry locations will be provided for employees and visitors at the gate stations. Details of these gate station entries have been provided in the revised traffic letter.*

**EE. 10FF.** Only two gate stations are mentioned in this letter. Three are shown on the site plan. Analysis using only two stations is conservative and will be acceptable, but I would like this letter and the site plan to be consistent with one another. Please add clarification/acknowledgment of the inconsistency in the narrative section of this letter.

- *Response: A third gate station was added after completion of the original traffic letter. As stated, the previous evaluation of the gate station entries provided a conservative analysis; however, the revised letter includes evaluation of three gate stations to provide an actual representation of the current proposal and to be consistent with the site plan.*

**FF. 10GG.** Provide a few sentences explaining why the accesses are modified from the diagram on Page 19 of the Reference MTIS. This information is shown in the appendix, but I would like to see some clarification in the body of the letter as well.

- *Response: The change in access compared to the master study has been discussed in the revised traffic level. The master study was developed prior to any users being identified and prior to any site plan development. The master study assumed access locations that would meet spacing criteria and these locations have since evolved with site plan development.*

**GG. 10HH.** Provide internal circulation plan/intersection control recommendations.

- *Response: Stop control recommendations have been provided at the major internal intersections in the revised study.*

**HH. 10II.** There is a mail sorting facility shown on the site plan, please provide discussion on this. Is it sorting just for the Data Center building or is it something else?

- *Response: Operations of the proposed mail sorting center have been discussed in the revised traffic letter.*

**II. 10JJ.** Provide discussion of pedestrian circulation.

- *Response: Pedestrian circulation internal to the project site has been evaluated in the revised traffic letter.*

**JJ. 10KK.** See comments throughout the report.

- *Response: Please see individual responses throughout redlined document.*

## **FIRE / LIFE SAFETY**

**(MARK APODACA / 303-739-7656 / [MAPODACA@AURORAGOV.ORG](mailto:MAPODACA@AURORAGOV.ORG) / COMMENTS IN BLUE)**

### **11. Sheet 1**

**A. 11A.** Provide data block information for each building individually.

- *Response: Separate data blocks have been provided.*

## Sheet 2

- B. 11B.** Provide phasing plan for all associated improvements. The phasing plan must address two points of fire apparatus access and looped water supply for each phase.
  - *Response: A phasing plan has been added to the plan set.*
- C. 11C.** Provide connection to 8th Ave to establish required second point of access to phase one. Provide a detail showing the inter-connectivity of the existing & new conditions for this access point. Provide asphalt or concrete surface built to public works requirements.
  - *Response: This secondary access has been indicated. Grading for the interim condition will comply with Aurora standards.*

## Sheet 3

- D. 11E.** Identify exterior accessible route with a heavy dashed line; route shall be continuous to public way and all site amenities (Mail, Trash & similar). (Heavy dashed line shall be shown on Site, Utility, Grading, Photometric and Landscaping Plans.)
  - *Response: The ADA route has been indicated in a heavy dashed line. This route maintains access from all accessible stalls to the building and adjacent guard sheds as required.*
- E. 11F.** All gating that encroaches into a fire lane easement will require a license agreement with real property. Contact Grace Gray (ggray@auroragov.org) for the license agreement concerns.
  - *Response: Acknowledged.*
- F. 11G.** Move accessible parking signs to the backside of sidewalk or provide wheel stops.
  - *Response: These signs have been moved.*
- G. 11H.** Label the type of gating or barricade system being installed on the site plan using one of the following examples: (1) 26' automatic sliding gates with approved siren-operated system, Knox key switch, and manual release, (2) 26' manual swinging gate with approved Knox hardware, (3) 26' manual sliding gate with approved Knox hardware, or (4) 26' electrical sliding gate with approved Knox hardware.
  - *Response: The type of gating and knox hardware has been specified on the plans.*
- H. 11I.** Show the location of fire riser room. (TYP.)
  - *Response: This has been added.*
- I. 11J.** Provide generator detail to include type of fuel, tank capacity, and show setback requirements.
  - *Response: Final generator details have not been confirmed. Fuel storage is expected to be in a belly tank below the generator, and generator details will be provided in subsequent submittals.*
- J. 11K.** Provide a 26' fire lane easement in the shade area.
  - *Response: This easement has been revised.*

## Sheet 5

- K. 11L.** Provide fire lane easement in shaded area.
  - *Response: This easement has been revised.*

- L. 11M. Identify exterior accessible route with a heavy dashed line; route shall be continuous to public way and all site amenities (Mail, Trash & similar). (Heavy dashed line shall be shown on Site, Utility, Grading, Photometric and Landscaping Plans.)
  - *Response: The ADA route has been indicated in a heavy dashed line. This route maintains access from all accessible stalls to the building and adjacent guard sheds as required.*
- M. 11N. This appears to be an island, please verify. Any encroachments into a fire lane easement will require a license agreement with real property. Contact Grace Gray (ggray@auroragov.org) for the license agreement concerns.
  - *Response: Acknowledged.*
- N. 11O. Move accessible parking signs to the backside of sidewalk or provide wheel stops.
  - *Response: These signs have been moved.*
- O. 11P. Label the type of gating or barricade system being installed on the site plan using one of the following examples: (1) 26' automatic sliding gates with approved siren-operated system, Knox key switch, and manual release, (2) 26' manual swinging gate with approved Knox hardware, (3) 26' manual sliding gate with approved Knox hardware, or (4) 26' electrical sliding gate with approved Knox hardware.
  - *Response: The type of gating and Knox hardware has been specified on the plans.*

**Sheet 6**

- P. 11Q. Provide a 26' fire lane easement in the shade area.
  - *Response: This easement has been provided.*

**Sheet 8**

- Q. 11R. Identify exterior accessible route with a heavy dashed line; route shall be continuous to public way and all site amenities (Mail, Trash & similar). (Heavy dashed line shall be shown on Site, Utility, Grading, Photometric and Landscaping Plans.)
  - *Response: The ADA route has been indicated in a heavy dashed line. This route maintains access from all accessible stalls to the building and adjacent guard sheds as required.*
- R. 11S. Move accessible parking signs to the backside of sidewalk or provide wheel stops.
  - *Response: These signs have been moved.*
- S. 11T. Label the type of gating or barricade system being installed on the site plan using one of the following examples: (1) 26' automatic sliding gates with approved siren-operated system, Knox key switch, and manual release, (2) 26' manual swinging gate with approved Knox hardware, (3) 26' manual sliding gate with approved Knox hardware, or (4) 26' electrical sliding gate with approved Knox hardware.
  - *Response: The type of gating and Knox hardware has been specified on the plans.*
- T. 11U. Provide a 26' fire lane easement in the shade area.
  - *Response: This easement has been added.*

**Sheet 9**

- U. 11V. Provide a 26' fire lane easement in the shade area.
  - *Response: This easement has been added.*

- V. 11W. Label the type of gating or barricade system being installed on the site plan using one of the following examples: (1) 26' automatic sliding gates with approved siren-operated system, Knox key switch, and manual release, (2) 26' manual swinging gate with approved Knox hardware, (3) 26' manual sliding gate with approved Knox hardware, or (4) 26' electrical sliding gate with approved Knox hardware.
  - *Response: The type of gating and Knox hardware has been specified on the plans.*

## Sheet 12

- W. 11X. Traverse grading cannot exceed 4% in a fire lane easement.
  - *Response: This grading has been revised.*
- X. 11Y. Identify the Fire Service Line using the following example: 8" Fire Line DIP (Private).
  - *Response: This label has been revised.*

## Sheet 17

- Y. 11Z. Identify the Fire Service Line using the following example: 8" Fire Line DIP (Private).
  - *Response: This label has been revised.*
- Z. 11AA. New fire hydrant location.
  - *Response: This hydrant has been revised.*

## Sheet 18

- AA. 11BB. New fire hydrant location.
  - *Response: This hydrant has been revised.*

## Sheet 19

- BB. 11CC. Identify the Fire Service Line using the following example: 8" Fire Line DIP (Private).
  - *Response: This label has been revised.*
- CC. 11DD. New fire hydrant location.
  - *Response: This hydrant has been revised.*
- DD. 11EE. Indicate if there will be above or below ground fuel storage for generators.
  - *Response: Fuel storage will be below ground.*

## Sheet 20

- EE. 11FF. New fire hydrant location.
  - *Response: This hydrant has been revised.*

## Sheet 22

- FF. 11GG. Identify the Fire Service Line using the following example: 8" Fire Line DIP (Private).
  - *Response: This label has been revised.*
- GG. 11HH. New fire hydrant locations.
  - *Response: This hydrant has been revised.*

### Sheet 23

**HH.** 11II. New fire hydrant locations.

- *Response: This hydrant has been revised.*

### Sheet 24

**II.** 11JJ. Add this note on this sheet: "The installation of security gates across a fire apparatus access road shall be approved by the fire code official. Where security gates are installed at primary access points, as determined by the fire code official, those gates shall have an approved automatic means of emergency operation. Additionally, each automatic gate shall have a back-up switch (Knox keyed), as well as accessible means of manual operation. Security gates installed at secondary access points, as determined by the fire code official, shall have a means of operation approved by the fire code official. The security gates and the emergency operation shall always be maintained in proper working condition. If there are electric gate operators, they shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed, and installed in compliance with the requirements of ASTM F 2200"

- *Response: This note has been added to sheet 27.*

**JJ.** 11KK. Replace Handicap with Accessible.

- *Response: This has been revised.*

**KK.** 11LL. Provide gate detail for each style of gate. In the detail show the minimum 6' clearance across the full width of the gating system.

- *Response: The gate/fencing has been specified on the site plan.*

**LL.** 11MM. Updated signage.

- *Response: This has been revised.*

### Sheet 41

**MM.** 11NN. Identify exterior accessible route with a heavy dashed line to verify 1-ft candle minimum lighting; route shall be continuous to public way and all site amenities. (Heavy dashed line shall be shown on Site, Utility, Grading, Photometric and Landscaping Plans.)

- *Response: This will be shown with a heavy dashed line to verify 1 foot-candle minimum.*

**NN.** 11OO. Show fire lane easement on photometric plans. This will assist with verification of any encroachments into the fire lane easement.

- *Response: This will be shown.*

**OO.** 11PP. If light pole encroaches into the fire lane easement, then relocate. (TYP.)

- *Response: Poles have been relocated as necessary to remove any fire lane easement encroachments.*

### Sheet 49

**PP.** 11QQ. Show the location of the FDC, Knox Boxes & Riser Room Door on Elevation Sheets.

- *Response: Elevations updated to show location.*

**QQ. 11RR.** Identify the FDC as a Y symbol and label with the following example: "FDC with approved Knox Caps."

- *Response: Provided on Elevations.*

**RR. 11SS.** Identify the Knox Box as an X within a box symbol and label with the following example: "Knox Box with approved hardware."

- *Response: Provided on Elevations.*

**SS. 11TT.** Identify the Riser Room Door and label: Rise Room Door.

- *Response: Provided on Elevations.*

#### Plat

**TT. 11UU.** A 26' fire lane easement with inside turning radii of 26' and outside turning radii of 49'. Adjust outside turning radii. (TYP.)

- *Response: Fire easement radii have been provided.*

**UU. 11VV.** Provide the noted turning radii on Sheets 3 and 4.

- *Response: This has been provided.*

#### AURORA WATER

(REVIEWER NAME / 303-739-7490 / [SDEKOSKI@AURORAGOV.ORG](mailto:SDEKOSKI@AURORAGOV.ORG) / COMMENTS IN RED)

#### 12. Site Plan

##### Sheet 1

**A. 12A.** Please provide an overall utility plan.

- *Response: This has been provided.*

##### Sheet 17

**B. 12B.** Move water main within 26 ft utility easement in drive lane.

- *Response: This water main location has been revised.*

**C. 12C.** Private storm main to make perpendicular crossing of easement.

- *Response: This crossing has been revised.*

**D. 12D.** Is this a connection to the service line?

- *Response: This water line configuration has been revised.*

**E. 12E.** Show location of meter pit with easement. Meter pit to be located in a landscaped area.

- *Response: Meter location has been shown. Private meter location is anticipated to be below paving.*

##### Sheet 18

**F. 12F.** There are no utilities shown in here.

- *Response: Easements have been revised if no utilities are located within them.*

**G. 12G.** Confirm this section of lateral is in a utility easement.

- *Response: All public utilities are located within easements.*



- H. 12H. Provide two 45's at this location.
- *Response: These bends have been provided.*

#### Sheet 19

- I. 12I. Please confirm why you are not using the available water, sanitary and storm stubs at this location? Unused stubs shall be disconnected at the main.
- *Response: These stubs are currently been proposed by a different civil team. We are continuously coordinating with them and it is anticipated that they will provide stub locations where we need connection points for their final design. Any unused stubs will be disconnected at main.*
- J. 12J. Water main is outside of utility easement.
- *Response: Water main has been revised.*
- K. 12K. Use two 45-degree bends to reduce the amount of water main to be installed.
- *Response: Bends have been added.*
- L. 12L. There are three 8-inch main connections into the blue water main. Please revise to show water main within the drive lane in an easement.
- *Response: This water line configuration has been revised.*
- M. 12M. Is this connection to the building service line?
- *Response: This water line configuration has been revised.*
- N. 12N. Each building is to be served on its own meter. Show meter locations on plan set in an easement in a landscaped area. (typ)
- *Response: Meter location has been shown. Private meter location is anticipated to be below paving.*
- O. 12O. Move water main into drive lane with 26 ft fire lane and utility easement,
- *Response: This water main has been revised.*
- P. 12P. Does the domestic service and fire line connect here for Building 3 and 4?
- *Response: Meter location has been shown. Private meter location is anticipated to be below paving.*
- Q. 12Q. Sewer main to be relocated in drive lane.
- *Response: This sewer main has been revised.*
- R. 12R. Please do not dedicate utility easements when no public main is present. (typ).
- *Response: Only fire lane easements have been dedicated where no utilities existing in the roadway.*
- S. 12S. Is this a cross to accommodate the two fire hydrants?
- *Response: Yes.*

### Sheet 20

**T.** 12T. Does this meet the 3ft 6-inch setback from back of curb on both sides?

- *Response: Yes.*

**U.** 12U. Show proposed public storm main to be installed by master developer that will convey these flows from the south. Access is required within 5 ft of all public manholes.

- *Response: This storm line has been shown. Access to these manholes will be provided via the north/south easement that runs atop this storm line. This can be accessed via the dead end in the proposed East Colfax Ave.*

**V.** 12V. Connection cannot be made at a valve.

- *Response: This connection has been revised.*

### Sheet 21

**W.** 12W. Since this project is proposing lot lines between the Buildings, the sanitary sewer should be public. All sanitary sewer is to be located within an easement in the drive lanes. Comments have been provided for both public and private sewer in case the decision is to remove the lot lines instead of make sewer public.

- *Response: The sanitary sewer has been labeled public vs private. All public main is located within easements.*

**X.** 12X. Show connection to public sanitary sewer main.

- *Response: This has been shown.*

**Y.** 12Y. Can you use these existing stubs for water and sanitary sewer connections? They will have to be disconnected at the main if not used. I would suggest coordinating with the developer to reduce the amount of street cuts in Gun Club Road if not using stubs.

- *Response: These stubs are currently been proposed by a different civil team. We are continuously coordinating with them and it is anticipated that they will provide stub locations where we need connection points for their final design. Any unused stubs will be disconnected at main.*

**Z.** 12Z. Aurora Water requires access for a vactor truck within 5 ft of all public manholes.

- *Response: Acknowledged.*

**AA.** 12AA. Show proposed public water and storm main on eastern boundary of property per Master Utility Study.

- *Response: There is only storm along this edge, it has been shown.*

### Sheet 22

**BB.** 12BB. Private sewer cannot run parallel to public water main in easement. Move outside of easement. If public, center both utilities within 26 ft easement.

- *Response: This has been revised.*

**CC.** 12CC. Provide 45's at all bends where available to keep water main with easement. (typ)

- *Response: Bends have been provided as necessary.*

**DD.** 12DD. Provide 45's at all bends where available to keep water main with easement. (typ)

- *Response: Bends have been provided as necessary.*

**EE.** 12EE. Does this need water and sewer service?

- *Response: Yes, these have been added.*

**FF.** 12FF. Please label this line.

- *Response: This has been labeled.*

**GG.** 12GG. Is the dashed line a utility easement?

- *Response: All utility easements have been labeled.*

**HH.** 12HH. Show meter pit with easement. Confirm fire line is outside of easement.

- *Response: Meter has been shown. Fire line is confirmed to be outside of 10' easement.*

**II.** 12II. Sanitary service lines require a manhole if diameter of service line is 75% or greater than the size of the main.

- *Response: Acknowledged.*

**JJ.** 12JJ. Water main to be located within the drive lane in a easement. See red line as an example.

- *Response: This water main has been revised.*

**KK.** 12KK. Is the water main in blue in an easement?

- *Response: All public utilities are located within easements.*

**LL.** 12LL. Label size of sanitary sewer main. (typ)

- *Response: This has been labeled.*

**MM.** 12MM. Label size of sanitary service line. (typ)

- *Response: This has been labeled.*

**NN.** 12NN. Move manhole outside of curb.

- *Response: This manhole has been revised.*

**OO.** 12OO. Confirm the utility easement is needed if not moving water or sewer main into it.

- *Response: Only fire lane easements have been dedicated where no utilities exist.*

**PP.** 12PP. Show meter pit with easement. Confirm fire line is outside of easement.

- *Response: Meter has been shown. Fire line is confirmed to be outside of 10' easement.*

**QQ.** 12QQ. If public, show easement and locate within drive lane.

- *Response: All public vs. private utilities have been labeled. All public utilities are located within an easement.*

## Sheet 23

**RR.** 12RR. Provide two 45s to move water main outside of curb.

- *Response: These have been provided.*

**Sheet 28**

- SS.** 12SS. Show water meter location on landscape plans. Meter pit to be located in a landscaped area.
- *Response: Meter location has been shown. Private meter location is anticipated to be below paving.*

**Plat**

- TT.** 12TT. Public utilities should be located in 26 ft firelane and utility easement. Please remove.
- *Response: All public utilities have been located within an easement.*

**PROS**

(MICHELLE TELLER / 303-739-7437 / [MTELLER@AURORAGOV.ORG](mailto:MTELLER@AURORAGOV.ORG) / COMMENTS IN MAUVE)

**13. 13. Site Plan**

- A.** 13A. The Aurora Crossroads Masterplan identifies that the Commercial Park shall be 0.75 acres and be completed prior to CO for the buildings within the planning area.
- *Response: Acknowledged.*
- B.** 13B. This space is barely programmed and needs to incorporate more elements similar to the urban/industrial context. The purpose of this space is to provide rest for employees and users within your pad and should be designed to reflect that. Please provide the following:
- i. -Provide landscaping to buffer the roadway.
  - ii. -Include a perimeter trail around the parcel.
  - iii. -Include a pad for picnic tables and seating for adjacent workers.
  - iv. -Security lighting is required internal for all park spaces, this may be solar lighting or other treatments which provide lighting to the entire parcel.
  - v. -Provide an entry sign for visibility from the intersection.
- *Response: Additional amenities have been provided in the commercial park.*
- C.** 13C. Provide a direct connection from the north most building to the commercial park/plaza. This can occur via a connection to the sidewalk or directly up to the park parcel from the northern parking lot. If security fencing is surrounding your development, this may be a gated access on your site but connectivity is required.
- *Response: Due to on-site security measures, a pedestrian connection cannot be made between the commercial park directly to the data center building(s). Access to the park is provided via the public right of way.*
- D.** 13D. Update the photometric plan to include the commercial park.
- *Response: This has been shown.*

**Plat**

- E.** 13E. The commercial park should be a separate tract which designates public access (not a public access easement). Work with Real Property on the exact language needed.
- *Response: This tract has been identified.*

**REAL PROPERTY**

**(MAURICE BROOKS / 303-739-7294 / [MBROOKS@AURORAGOV.ORG](mailto:MBROOKS@AURORAGOV.ORG) / COMMENTS IN MAGENTA)**

**14. Site Plan**

**A.** 14A. I've highlighted some of the gates crossing the easements. Please make sure they are labeled on the subsequent sheets. cover the gate/fence with a License Agreement. Contact Grace Gray at ([ggray@auroragov.org](mailto:ggray@auroragov.org)) to start the license process.

■ *Response: Acknowledged.*

**Most Sheets**

**B.** 14B. Label the proposed easements - match the plat.

■ *Response: All easements have been labeled.*

**C.** 14C. Cover the gate/fence with a License Agreement. Contact Grace Gray at ([ggray@auroragov.org](mailto:ggray@auroragov.org)) to start the license process.

■ *Response: Acknowledged.*

**Plat**

**D.** 14D. Send in the State Monument Records for the aliquot corners used in the plat.

■ *Response: Attached.*

**E.** 14E. Send in the Certificate of Taxes Due for the site. Obtained from the County Treasurer's office.

■ *Response: This will be provided once obtained.*

**F.** 14F. Label easements where redlined.

■ *Response: Acknowledged.*

**Sheet 1**

**G.** 14G. Change signature line to "Engineer."

■ *Response: Revised.*

**H.** 14H. Delete "Director of Public Works" signature line.

■ *Response: Revised.*

**I.** 14I. Add the covenant language from the Subdivision Plat Checklist.

■ *Response: Revised.*

**J.** 14J. Match note 9 from the Subdivision Plat Checklist.

■ *Response: Revised.*

**K.** 14K. Move this information to the bottom right hand corner of the plat on all pages.

■ *Response: Revised.*

**Sheet 2**

**L.** 14L. Delete this private easement or show the record information.

■ *Response: Deleted.*

**M.** 14M. Match the configuration off the plat.

■ *Response: Revised.*

**N.** 14N. Delete the boundary closure report from the plat.

■ *Response: Revised.*

**O.** 14O. Match the plat notes where noted.

■ *Response: Revised.*

**P.** 14P. Label easements where noted.

■ *Response: Revised.*

**Q.** 14Q. Is this narrowing of the Fire Lane & Ut. Easement okay with the Fire/Life Safety?

■ *Response: This has been revised.*

**R.** 14R. Is the public access easement at the intersection of Gun Club and E Colfax Avenue needed?

■ *Response: This has been revised.*

**S.** 14S. Text is obscured in note at the upper right side of the drawing.

■ *Response: Revised.*

**T.** 14T. Delete ownership on the plat.

■ *Response: Revised.*

**U.** 14U. Move this information to the bottom right hand corner of the plat on all pages.

■ *Response: Revised.*

## Sheet 3

**V.** 14V. Label easements where noted.

■ *Response: Revised.*

**W.** 14W. Add the tic marks for the change of direction on the easement lines (typ.)

■ *Response: Revised.*

**X.** 14X. Add the curve data on this side of the Lot line between Lots 3 and 4.

■ *Response: Revised.*

**Y.** 14Y. Is this narrowing of the Fire Lane & Ut. Easement okay with the Fire/Life Safety?

■ *Response: This has been revised.*

**Z.** 14Z. Move this information to the bottom right hand corner of the plat on all pages.

■ *Response: Revised.*

## Sheet 4

**AA.** 14AA. Label easements where noted.

■ *Response: Revised.*

**BB.** 14BB. Add the Street name and R.O.W info.

■ *Response: Revised.*

**CC.** 14CC. Add the tic marks for the change of direction on the easement lines (typ.)

■ *Response: Revised.*

**DD.** 14DD. Add the B&D and curve data on both sides of the Lot line.

■ *Response: Revised.*

**EE.** 14EE. Add the curve data on both sides of the Lot line.

■ *Response: Revised.*

**FF.** 14FF. Is this narrowing of the Fire Lane & Ut. Easement okay with the Fire/Life Safety?

■ *Response: This has been revised.*

**GG.** 14GG. Move this information to the bottom right hand corner of the plat on all pages.

■ *Response: Revised.*

#### **XCEL ENERGY**

**(DONNA GEORGE / 303-571-3306 / [DONNA.L.GEORGE@XCELENERGY.COM](mailto:DONNA.L.GEORGE@XCELENERGY.COM) )**

**15.** 15A. Please see attached letter. Please be aware PSCo owns and operates existing underground electric distribution facilities along Gun Club Road. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via [xcelenergy.com/ InstallAndConnect](http://xcelenergy.com/InstallAndConnect).

■ *Response: Acknowledged.*

#### **AURORA WATER TAPS**

**(DIANA PORTER / [DSPORTER@AURORAGOV.ORG](mailto:DSPORTER@AURORAGOV.ORG) )**

**16.** 16A. Storm Drainage Development Fees 67.41 acres x \$1,242.00 = \$83,723.

■ *Response: Acknowledged.*

#### **ARAPAHOE PLANNING DIVISION**

**(TERRI MAULIK / (720-874-6650 / [REFERRALS@ARAPAHOEGOV.COM](mailto:REFERRALS@ARAPAHOEGOV.COM))**

**17.** 17A. Thank you for the opportunity to review and comment on this project. The Arapahoe County Planning Division has no comments; however, other departments and/or divisions may submit comments.

■ *Response: Acknowledged.*

#### **MILE HIGH FLOOD DISTRICT**

**(303-455-6277 / [SUBMITTALS@UDFCD.ORG](mailto:SUBMITTALS@UDFCD.ORG))**

**18.** 18A. This is in response to the request for our comments concerning the referenced project. We appreciate the opportunity to review this proposal and have no comment, as this project does not include any major drainage features. We do not need to receive any future submittals on this project.

■ *Response: Acknowledged.*

We appreciate your review and approval of these plans. Please contact me at 720-647-6231 or [Stephen.Litsas@kimley-horn.com](mailto: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 'SL', with a long horizontal line extending to the right.

Stephen Litsas, PE, LEED AP  
Project Manager