

November 12, 2021

Heather Lamboy  
Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012

**RE: Sixth Submission Review – Gun Club Road Data Center – Site Plan & Plat**  
**Project Case Numbers: DA-2231-04, 2021-6004-00**

Dear Ms. Lamboy,

Thank you for the comments on October 25, 2021 for the above-mentioned project. In an effort to address your comments concisely and simplify your review of the site 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: Per email correspondence from Stephen Litsas on 11/11 to Maurice Brooks and Darren Akrie, we've requested that this project be eligible to receive site plan/plat approval ahead of license agreement execution. Instead, license agreement execution be a condition of Civil Plan approval. Please refer to Stephen's email for additional information, and specifics on this request.*
2. See fire apparatus and sign comments.
  - *Response: Fire comments have been fully addressed, please refer to greenlines provided with resubmittal for additional detail.*

### PLANNING DEPARTMENT COMMENTS

#### Community Questions, Comments and Concerns

1. 1A. No comments or questions were received during this comment period.  
*Response: Acknowledged, thank you.*

#### Architectural and Urban Design Issues

2. 2A. No additional comments.  
*Response: Acknowledged, thank you.*

### LANDSCAPING ISSUES

**KELLY BISH / 303-739-7189 / [KBISH@AURORAGOV.ORG](mailto:KBISH@AURORAGOV.ORG) / COMMENTS IN BRIGHT TEAL**  
**Sheet 37**

1. 3A. Correct the matchline page information.
  - *Response: All landscape sheet match lines are correctly indicated.*

## Sheet 40

2. 3B. Remove the east frontage building perimeter landscape requirement for Building 1.
  - *Response: This has been removed.*

## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

### CIVIL ENGINEERING

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

3. 4A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.
  - *Response: The PDR has been approved.*

### Site Plan

#### Sheet 15

4. 4B. Min 2% slope required for swales or provide concrete pan or underdrain.
  - *Response: Understood, a note has been added to the plans indicating this underdrain.*

### FIRE / LIFE SAFETY

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

### Site Plan

#### Sheet 9

1. 5A. I apologize for not noting this in previous reviews, but speed calming devices are not allowed within the fire lane easement.
  - *Response: These have been removed.*

#### Sheet 11

2. 5B. Provide fire aerial apparatus auto turning temple for the 2 entrance lanes turning both directions. If auto turn doesn't work, please redesign. Contact me for the newest fire apparatus dimensions.
  - *Response: This truck turning exhibit has been provided with resubmittal.*
3. 5C. Please label the gating systems being shown and provide gating details for the lever arm. This label must match the license agreement label.
  - *Response: All gating systems and lever arms have been labeled. The gate detail is provided within the architectural sheets, and the lever arm and fencing detail are on the site detail sheet.*
4. 5D. This label must match the license agreement. Add "Width varies 13.0' to 30.0'"
  - *Response: This has been added.*
5. 5E. Aren't these separate gates? Please provide a label for each gating system.
  - *Response: The lever arms (in addition to gates) have been labeled. The gate detail is provided within the architectural sheets, and the lever arm and fencing detail are on the site detail sheet.*

6. 5F. Sed redlines for fire sign locations.

- *Response: Fire signage has been revised per redlines, please see greenlines included in resubmittal.*

**Sheet 12**

7. 5G. See red redlines for fire sign locations.

- *Response: Fire signage has been revised per redlines, please see greenlines included in resubmittal.*

8. 5H. Please label the gating systems being shown and provide gating details for the lever arm. This label must match the license agreement label.

- *Response: The lever arms (in addition to gates) have been labeled. The gate detail is provided within the architectural sheets, and the lever arm and fencing detail are on the site detail sheet.*

**Sheet 20**

9. 5I. Provide a 26' inside turning radius here. This detail must be addressed now so in the future the fire apparatus will be able to maneuver in both directions.

- *Response: This has been revised.*

10. 5J. Remove signs out of roadway.

- *Response: These signs have been relocated.*

11. 5K. See redlines for fire sign locations.

- *Response: Fire signage has been revised per redlines, please see greenlines included in resubmittal.*

**Sheet 29**

12. 5L. Provide lever arm gate details. include widths.

- *Response: The lever arms (in addition to gates) have been labeled. The gate detail is provided within the architectural sheets, and the lever arm and fencing detail are on the site detail sheet.*

13. 5M. *Repeat comment:* This label must match the license agreement. Add "Width varies 13.0' to 30.0"

*Response: This has been added.*

**Plat**

14. 5N. The fire lane easements shall be continuous please remove the additional delineation. (Typical)

- *Response: Per coordination with Mark Apodaca, there are many locations where an easement is only a fire lane easement (Aurora Water doesn't want utility easements dedicated where no easements exist). The labels on the plat identify UTILITY & FIRE LANE versus just FIRE LANE. Where a sole fire lane easement touches a utility & fire lane easement, the separation lines remain.*

**AURORA WATER****RYAN TIGERA / (303) 326-8867 / [RTIGERA@AURORAGOV.ORG](mailto:RTIGERA@AURORAGOV.ORG) / COMMENTS IN RED****Site Plan****Sheets 28**

1. 6A. Update water main alignment per first review civil plan comment.
  - *Response: This has been revised.*

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

1. 7A. No additional comments.
  - *Response: Acknowledged, thank you.*

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

1. 8A. The owner's names are the same. Are both necessary? the previous Title Commitment had two owners and that would prompt two signature blocks.
  - *Response: One signature block has been removed.*
2. 8B. Make corrections in the dedication.
  - *Response: This has been revised.*
3. 8C. Delete Note 10, not subdivision plat note.8D. Correct obscured text on Sheet 3 of 5.
  - *Response: This has been revised.*
4. 8E. On Sheet 4, divide the easement line to add a distance on both sides of a Lot or Tract line. See redlines.
  - *Response: This has been revised.*

**Site Plan****Sheets 3, 4, 5, 6, 7, 8, 9, 11, 12**

1. 8F. Continue working with Grace Gray toward the completion of the License Agreement process. (fences, gates, etc.)(typ.)
  - *Response: Per email correspondence from Stephen Litsas on 11/11 to Maurice Brooks and Darren Akrie, we've requested that this project be eligible to receive site plan/plat approval ahead of license agreement execution. Instead, license agreement execution be a condition of Civil Plan approval. Please refer to Stephen's email for additional information, and specifics on this request.*

We appreciate your review and approval of this Site Development Plan. 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 horizontal line extending from the end of the signature.

Stephen Litsas, P.E.  
Project Manager