

June 14, 2021

Heather Lamboy  
City of Aurora Planning and Development Services  
15151 East Alameda Parkway, Suite 2300  
Aurora, Colorado 80012

Re: Initial Submission Review – Bioscience 5 22nd Ave, Racine and Revere St - ISP  
Martin/Martin, Inc. Project No.: 19.0015  
City of Aurora Project No.: DA-1233-49

## GENERAL COMMENTS AND RESPONSES

### Summary of Key Comments from All Departments

#### **PLANNING DEPARTMENT COMMENTS**

##### **Community Questions, Comments and Concerns**

C1a: No comments were received from the community.

**R1a: *Noted.***

##### **Completeness & Clarity of Application**

C2a: The Site Plan title should be: Racine, E 22nd Ave, and Revere Infrastructure Site Plan at Fitzsimons Innovation Community.

**R2a: *Site Plan title has been revised as noted.***

##### **Architectural and Urban Design Issues**

C3a: Please ensure that the proposed streetscape complies with the Fitzsimons Design Guidelines. Please provide a letter of approval with the next submission.

**R3a: *Provided.***

##### **Landscaping Issues**

C4a: Update the City of Aurora Notes per the comments provided.

**R4a: *City of Aurora Notes have been updated per comments.***

C4b: Update the references being provided relative to the other projects that overlay with this one.

**R4b: *References have been updated per comments.***

C4c: Label the building.

**R4c: *Building has been labeled.***



C4d: Include sight distance triangles where applicable.

**R4d: *Sight triangles are included and labeled.***

#### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

##### **Civil Engineering:**

C5a: The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.

**R5a: *Noted.***

C5b: Label all curb return radii, curb ramps, cross pans, etc.

**R5b: *Labels have been added to the site plan.***

C5c: Show/label proposed streetlights.

**R5c: *Street lights have been labeled.***

C5d: Label street slopes.

**R5d: *Slope labels added for longitudinal and cross slopes.***

C5e: Where is the water quality going to be provided?

**R5e: *On-site water quality treatment for the Bioscience 5 property is provided in an underground chamber system located at the northeast corner of the property. Hydrodynamic separators will provide water quality treatment for tributary areas within the right-of-way of adjacent streets. These features have been labeled on the plan for further clarification.***

C5f: Show/label proposed streetlights.

**R5f: *Street lights have been labeled.***

C5g: Add a note indicating if the storm sewer system is public or private and who will maintain it.

**R5g: *Additional notes have been added. All proposed storm sewer shown is public unless noted otherwise. The private water quality features will be maintained by the Fitzsimons Redevelopment Authority and the Fitzsimons Metropolitan District as noted.***

C5h: Photometric plan for streets is not reviewed with the site plan and must be submitted with the civil plans.

**R5h: *Noted.***

##### **Traffic Engineering:**

C6a: No comments have been received as of the date of this letter. Comments will be sent under separate cover.

**R6a: *Noted.***

##### **Fire/Life Safety:**

C7a: Show pocket utility easements for the fire hydrants.



**R7a: Pocket utility easements are shown but by a separate document and label as such.**

C7b: See new fire hydrant locations.

**R7b: The proposed fire hydrant at the northeast corner of the Bioscience 5 property has been removed as noted. The propose fire hydrant along Racine Street has been adjusted as noted.**

**The proposed fire hydrant within the southern portion of the Bioscience 5 property, adjacent to Reverse Street will remain as shown on the previous CSP. Moving the hydrant further west into the Bioscience 5 property will impact the landscape layout and tree mitigation.**

**Aurora Water:**

C8a: This sanitary sewer main is not connected to an outfall. Aurora Water requires sanitary sewer to connect to the existing system prior to initial acceptance.

**R8a: Per previous discussions with Aurora Water the future sanitary line to the north will not be built at this time per the direction of FRA. Exhibits and email have been exchanged regarding this issue.**

C8b: Will the noted storm main tie into the Fitzsimons Peoria Outfall?

**R8b: Proposed storm infrastructure along 23<sup>rd</sup> Avenue will tie into the existing Fitzsimons Peoria Outfall.**

C8c: Will this water main be installed prior to this project? Water main in 23rd Ave is needed to provide a looped water connection, i.e. two points of connection.

**R8c: The water main in 23<sup>rd</sup>, 22<sup>nd</sup>, Racine and Revere will be built concurrently.**

C8d: Label meter if it is to be installed on this plan set. FYI: civil plans will require a fixture unit table to size the commercial meter.

**R8d: Label added on grading and utility plans.**

C8e: Sign appears to be in direct conflict with meter pit. Provide 5 ft horizontal clearance between the two.

**R8e: Sign location has been adjusted as noted.**

C8f: The roadway is by others but the storm in 23rd Ave is needed to provide an outfall for the project to the south correct? If so, please revise label to state the above.

**R8f: Additional annotation has been added to label. Storm infrastructure shall be installed concurrently with the Bioscience 5 property such that adequate storm outfall is provided.**

C8g: Water in 23rd should connect to existing main east of Scranton St and 23rd Ave. Please show on plans.

**R8g: Existing water infrastructure in 23<sup>rd</sup> Avenue is shown.**

C8h: Confirm meter pit is located in a landscaped area and is 2 ft from any hardscape.

**R8h: Landscape bed has been extended to locate meter pit in landscaped area.**



**Forestry:**

C9a: No comments. Tree mitigation has been covered in previous agreements with the FRA.

**R9a: *Noted.***

**PROS:**

C10a: Minimum size for tree opening is 5' x 10'; label one as typical.

**R10a: *Noted, typical dimensions added to the landscape plan.***

**Real Property:**

C11a: Dedicate the easements needed by separate document. Contact Andy Niquette at [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org) to start the processes.

**R11a: *Noted.***

C11b: Delete this preamble from the Subdivision Plat Checklist.

**R11b: *Revised as noted.***

C11c: Label the noted easements.

**R11c: *Easements noted in plans but are not a part of this project and are noted as such.***

C11d: Match the plat curve data.

**R11d: *Label has been corrected.***

C11e: Add ordinance number where old Revere St was vacated.

**R11e: *Ordinance number has been added.***

C11f: Correct spelling where noted.

**R11f: *Text removed, and label revised.***

C11g: Label the easements were noted.

**R11g: *Easements noted in plans but are not a part of this project and are noted as such.***

**Xcel Energy:**

C12a: Additional easements will need to be acquired by separate document (i.e. transformers) – be sure to ask the Designer to contact a Right-of-Way & Permits Agent. Please see attached letter.

**R12a: *Noted, but the development will not be providing a 10' easement per previous direction by FRA.***

**Adams County Planning & Development:**

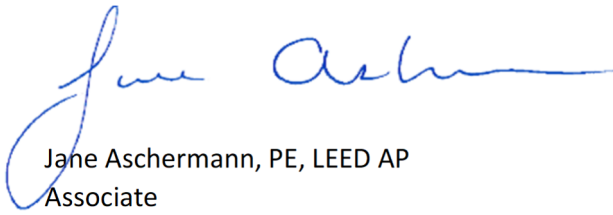
C13a: Thank you for including Adams County in this review. We have no comment on the subject application.

**R13a: *Noted.***

Please do not hesitate to contact me with any questions.



Sincerely,



Jane Aschermann, PE, LEED AP  
Associate