

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



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June 1, 2021

Lyle Artz
Fitzsimons Redevelopment Authority
12635 E Montview Blvd Suite 100
Aurora, CO 80045

Re: Technical Submission Review - Bioscience 5 Site Plan
Application Number: **DA-1233-43**
Case Number: **2019-8005-00**

Dear Mr. Artz:

Thank you for your technical submission, which we started to process on Thursday, May 20, 2021. We reviewed it and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

As we have not yet received comments from Traffic Engineering as of the date of this letter, it is difficult to determine whether another full submission is required. Once comments have been received I will determine the next step.

As always, if you have any comments or concerns, please give me a call. I may be reached at (303) 739-7184 or hlamboy@auroragov.org.

Sincerely,

Heather Lamboy, Planning Supervisor
City of Aurora Planning Department

cc: Matt Shannon - Mortenson Construction 1621 18th Street Denver CO 80202
Meg Allen, Neighborhood Services
Cesarina Dancy, ODA
Filed: K:\\$DA\1233-43tech.rtf



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- ✓ As of the date of this letter, no comments have been received from Traffic Engineering.
- ✓ Label slopes where noted.
- ✓ Continue working on easement dedication process with Andy Niquette. Please remember that mylars cannot be recorded until the dedication process is complete.

PLANNING DEPARTMENT COMMENTS

Reviewed by: Heather Lamboy / hlamboy@auroragov.org / 303-739-7184 / PDF comment color is green clouds.

1. Community Comments

No community comments were received.

2. Zoning and Land Use Comments

A. No additional comments.

3. Landscape Design Issues

Kelly Bish / 303-739-7189 / kbish@auroragov.org / PDF comments in teal.

A. No additional comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering

Kristin Tanabe, ktanabe@auroragov.org / 303-739-7306 / Comments in green.

- A. The site plan will not be approved by public works until the preliminary drainage report is approved.
- B. Adjacent public improvements must be completed prior to the issuance of a Certificate of Occupancy.
- C. Label slopes in landscape areas. 2% min for all non-paved areas (Sheet 3).
- D. Label slope at access.
- E. Max 2% slope in any direction at handicap parking spaces.
- F. 10' min distance for trees from storm sewer, typical (Sheet 6).

5. Real Property

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

- A. Start the easement dedication process with Andy Niquette at dedicationproperty@auroragov.org.

6. Aurora Water

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

- A. Show the sanitary sewer main on Sheet 3.

7. Life Safety

Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / See blue redlines

- A. Sheet 2 of 12 / Site Plan
 - I apologize for this note not being very clear to read. Please update with new notes.
 - See comments regarding signage details.
- B. Sheet 3 of 12 / Grading & Utility
 - I apologize for this late comment. Please provide a Knox box at main entrance. Show symbol and label. Also show on Elevations.
 - Please add to note 5: All infrastructure improvements in notes 3, 4, 5, must be installed, inspected, & approved prior to the issuance of Temporary Certificate of Occupancy and Certificate of Occupancy.



9. Traffic

Brianna Medema / bmedema@auroragov.org / 303-739-7336

Site Plan

A. No comments received as of the date of this letter.

TIS

B. No comments received as of the date of this letter.