

May 11, 2021

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

Re: Bioscience 5
Martin/Martin, Inc. Project No.: 19.0015
City of Aurora Planning Department: 2019-8005-00

PLANNING DEPARTMENT COMMENTS

1. Community Comments:

C1: No community comments were received.

R1: *Noted.*

2. Zoning and Land Use Comments:

C2a: Please provide a copy of the final DRB approval letter with the next submission. Ensure all approved elements required by the DRB are included on the Site Plan.

R2a: *DRB Approval letter included with submittal.*

3. Landscape Design Issues:

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

Sheet L-3 Landscape Plan

C3a: A trash recycling enclosure has been identified at the northern end of the parking lot according to the site plan. Is this correct since there is another one at the southern end of the parking lot? If it is supposed to be there, include it on the landscape plan.

R3a: *Trash recycling enclosures have shifted locations into the parking lot. Labels have been added to both locations.*

C3b: Turn off the accessible route as it is not necessary to be included on the landscape plan.

R3b: *Accessible Route labels have been removed from the landscape plan.*

C3c: Label as trash/recycling enclosure.

R3c: *Trash/recycling enclosures have been labeled.*

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES



4. Civil Engineering:

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

C4a: The site plan will not be approved by public works until the preliminary drainage report is approved.

R4a: Noted.

C4b: Repeat comment: Dimension distance between tree opening and back of walk, typical all streets.

R4b: Noted. Public right-of-way work has been removed from this project and is proposed in DA-1233-49 and DA-1233-50 projects.

C4c: Phasing needs to be identified on the site plan.

R4c: Phasing notes have been added to site plan.

C4d: Repeat comment: Only one side of the pedestrian zone hardscape is shown for each street. Add notes for timing of the other improvements.

R4d: Noted. Public right-of-way work has been removed from this project and is proposed in DA-1233-49 and DA-1233-50 projects.

C4e: Label the street slopes as well as the site slopes (Sheet 3).

R4e: Slope arrows added.

C4f: If slopes away from the building will not be labeled, please add a note indicating the minimum slope requirements (Sheet 3).

R4f: Minimum slope note added.

C4g: Add a note indicating whether the storm sewer systems are public or private and who will maintain it.

R4g: Labels clarifying storm system ownership added.

5. Real Property:

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

C5a: See the red line comments on the Site plan.

R5a: See attached red line comment responses.

C5b: Dedicate additional utility easement by separate document – continue working Andy Niquette. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record.

R5b: Noted.

C5c: In the description, all the “Northwest Quarter of...”

R5c: Legal description revised per comment.

C5d: Repeat comment: Delete the preamble and match the plat description on Sheet 1.

R5d: Legal description revised per comment.



C5e: Change the description to match the plat description.

R5e: Legal description revised per comment.

C5f: On the Fire Lane Easement label, add: to be dedicated by separate document.

R5f: Label revised per comment.

C5g: Add Filing and Reception number for Lot 1, Block 1 Bioscience 3 subdivision. Check to make sure the filing number is correct.

R5g: Label revised per comment.

C5h: Dedicate Fire Lane, Fire Hydrant, and Drainage easements by separate document. Contact Andy Niquette at (aniquett@auroragov.org) to start the processes,

R5h: Noted.

C5i: Label the reserved easement and add the reception number.

R5i: Label revised per comment.

C5j: Add Ordinance Number to the Street Vacation label.

R5j: Label revised per comment.

C5k: Correct labels to include "Subdivision" where noted.

R5k: Label revised per comment.

6. Aurora Water:

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

C6a: Label domestic meter.

R6a: Label added.

C6b: Show connection of private storm to public main under label.

R6b: Label moved per comment.

C6c: The service line from the main to the meter pit is public. Downstream of meter is private.

R6c: Labels clarifying storm system ownership added.

C6d: Please change line type to proposed to confirm a looped water supply will be provided for this project.

R6d: Noted. Public right-of-way work has been removed from this project and is proposed in DA-1233-49 and DA-1233-50 projects.

C6e: Streetlight appears to be in conflict with meter pit. This is not shown on utility plan. Please address.

R6e: This is a street sign and has been relocated to avoid conflict.

7. Life Safety:

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



C7A: Sheet 2 of 12 / Site Plan

C7AI: Please show the location of the FDC, Knox box and fire riser room. (Typical Site Utility, Grading, Landscaping, and Photometric.)

R7AI: FDC, Knox box and fire riser room have been labeled.

C7AII: Lights are encroaching into the fire lane easement. Lights cannot encroach into the fire lane easement. Please relocate/adjust symbol size, so the light no longer encroaches into the fire lane easement.

R7AII: Light locations and symbols have been revised to not encroach into fire lane.

C7AIII: See comments regarding signage details.

R7AIII: See attached red line comment responses.

C7B: Sheet 3 of 12 / Grading & Utility

C7BI: See comments for positioning of fire hydrant.

R7BI: Fire hydrant repositioned per comment.

C7BII: All accessible parking signs will require a wheel stop. Same comment from 2nd review.

R7BII: Wheel stops added at ADA parking signs.

C7BIII: See comment for Accessible parking spaces and signage.

R7BIII: See attached red line comment responses.

C7C: Sheet 10 of 12 / Elevations

C7CI: This location for FDC, Knox box, & Riser room does not match the site plan. Please verify.

R7CI: FDC, Knox box and riser room have been relabeled.

C7D: Sheet 11 of 12 / Photometric

C7DI: This location for FDC, Knox box, & Riser room does not match the site plan. Please verify.

R7DI: FDC, Knox box and riser room have been relabeled.

8. Traffic:

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

Site Plan

C8A: The Traffic Impact Study has significant comments and surrounding roadway network may change based on comments.

R8A: Noted.

C8B: This intersection configuration does not match the approved MTIS. The submitted update to the MTIS is not far enough along to allow construction of this section. Submitted layout of single lane roundabout for this location does not allow certainty for this corner. (23rd & Racine)



R8B: TIS comment responses to be submitted separately.

C8C: Potential sidewalk easements are needed if roundabout is placed here pending design of single lane roundabout. (Building does not appear to be in zone that would be modified by an alternative intersection design of 23rd & Racine St. Retaining wall appears to be in zone that has potential to require changes).

R8C: TIS comment responses to be submitted separately.

C8D: Review this tree vs stop sign & COA STD TE-13.3 (shifting south may mitigate this).

R8D: Tree has been shifted to not be directly in front of stop sign to comply with COA code. This species of tree was chosen because of its columnar shape as to not interfere with the traffic through-way.

C8E: Include/show intersection control consistent with TIS.

R8E: TIS comment responses to be submitted separately.

C8F: No concerns for change in laneage for this access point.

R8F: Noted.

C8G: Concerns for required additional aux lanes at this access.

R8G: TIS comment responses to be submitted separately.

C8H: Add sight triangles per COA STD TE-13.1.

R8H: Sight Triangles are now shown on landscape plan.

C8I: Add sight triangles for all intersections (consistent with TIS for this development and 2040 per the approved MTIS).

R8I: Sight Triangles added to plan.

C8J: Is this an alternative crosswalk pattern? Include in Signing & Striping in Civils. If approved, a license agreement may be required.

R8J: Noted. Public right-of-way work has been removed from this project and is proposed in DA-1233-49 and DA-1233-50 projects.

C8K: All sight triangles appear to be missing (layer off?). Add them per COA STD TE-13.1 and then review plantings in sight triangles.

R8K: Sight Triangles are now shown. Planting has been reviewed for compliance.

TIS – TIS comment responses to be submitted separately.

Please do not hesitate to contact me with any questions.

Sincerely,

A handwritten signature in blue ink that reads "Skip Crowley".

Bioscience 5
May 11, 2021



Skip Cromley
Senior Designer

H:\SCHLAPPE\19.0015-Bioscience 5\DOCS\19_0015_May_11_2021_R0_CR.docx

SECTION 36, TOWNSHIP 3 SOUTH
RANGE 67, WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ADAMS
COLORADO

The Traffic Impact Study has significant comments and surrounding roadway network may change based on comments.

MMResponse: Noted. Public right-of-way work has been removed from this project and is proposed in DA-1233-49 and DA-1233-50 projects.

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA, ILLINOIS, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

MY COMMISSION EXPIRES _____ NOTARY BUSINESS ADDRESS: _____

CLERK AND RECORDER: _____ DEPUTY: _____

Sheet Number:

PLOT DATE: Tuesday, March 16, 2021 3:13 PM LAST SAVED BY: SCROWLEY
DRAWING LOCATION: G:\SCHLAPPE\19.0015-Bioscience 5\PLANS\CSP\Site Plan.dwg

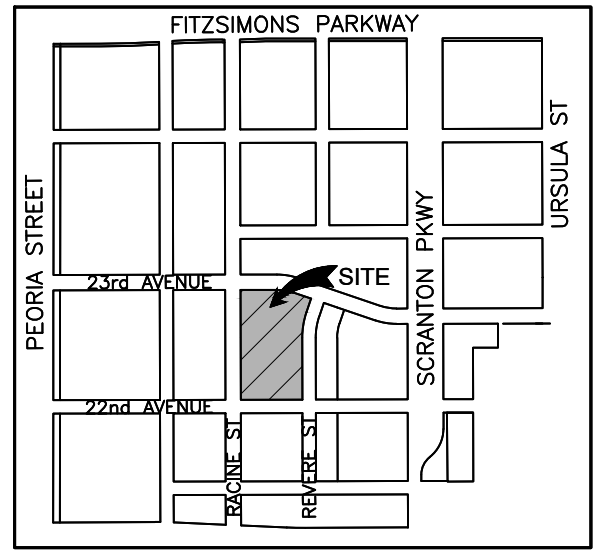
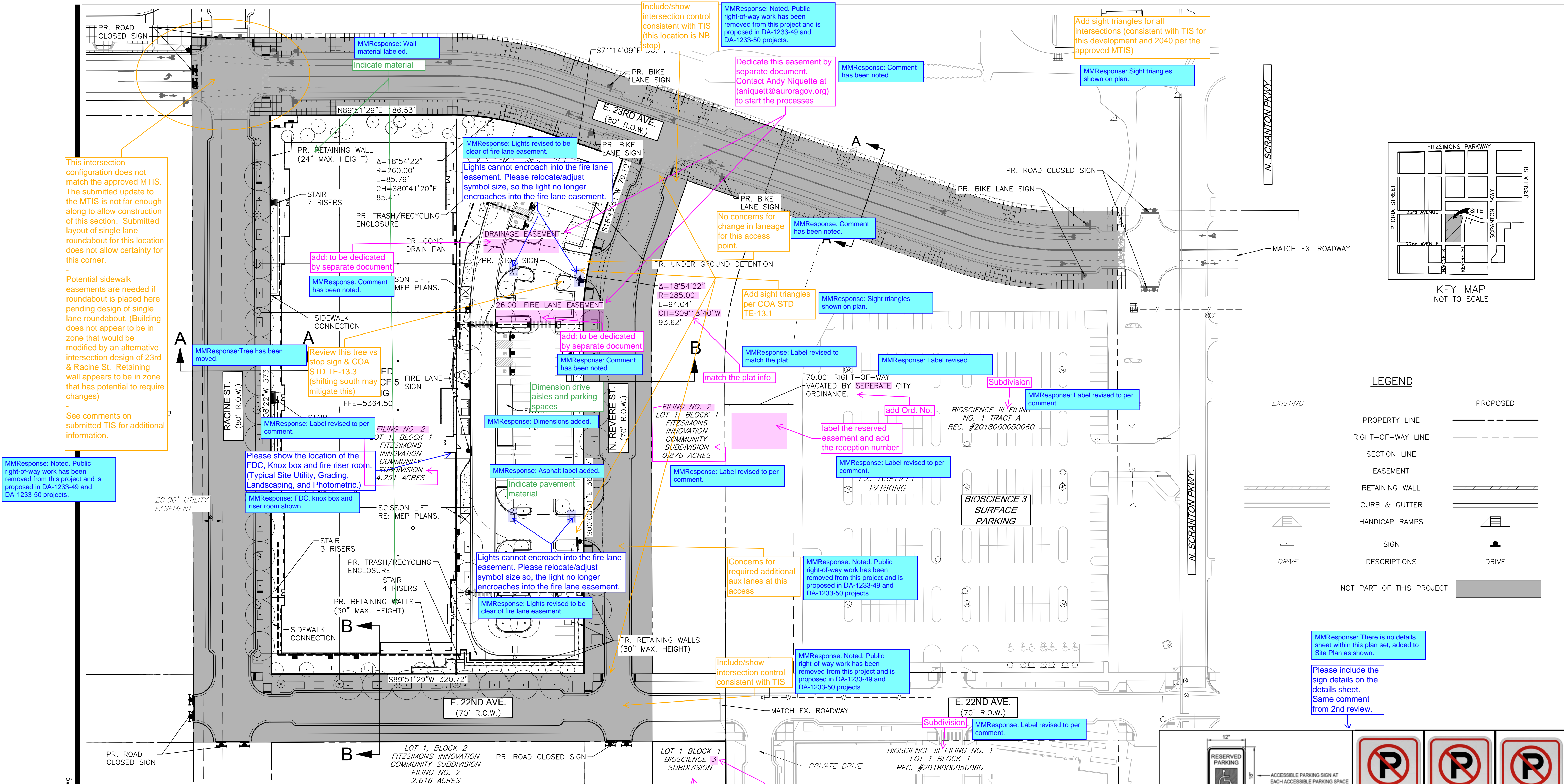
BENCHMARK

ELEVATION ARE BASED ON A THE CITY OF AURORA BENCHMARK NUMBER 356736NW001, A 3" BRASS CAP STAMPED "C.O.A. BM 5-20B" LOCATED AT THE SOUTHEAST CORNER OF PEORIA AND FITZSIMONS PARKWAY ON THE NORTHEAST CORNER OF A 20 FEET WIDE INLET.

ELEVATION = 5353.555 (NAVD 1988)

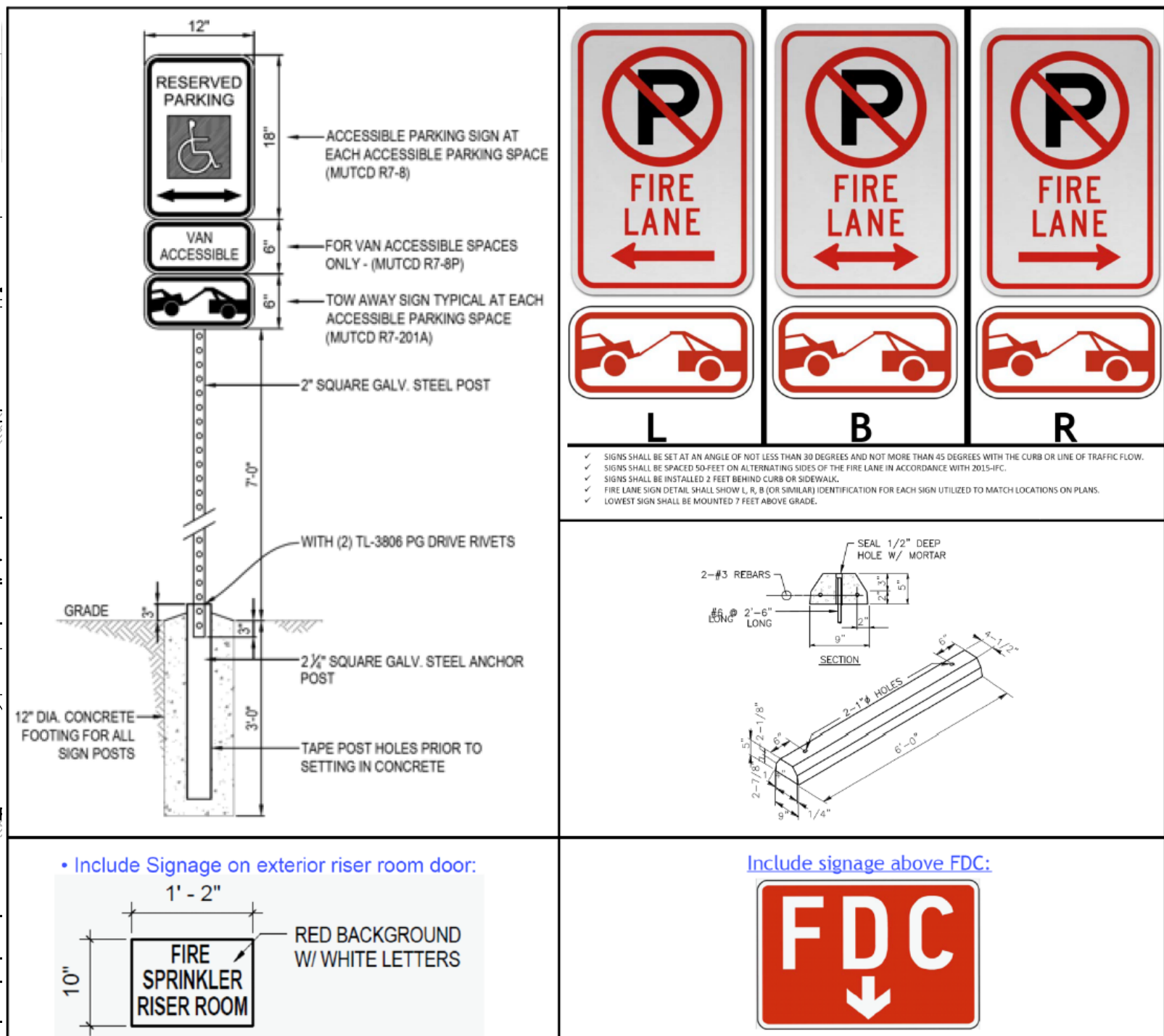
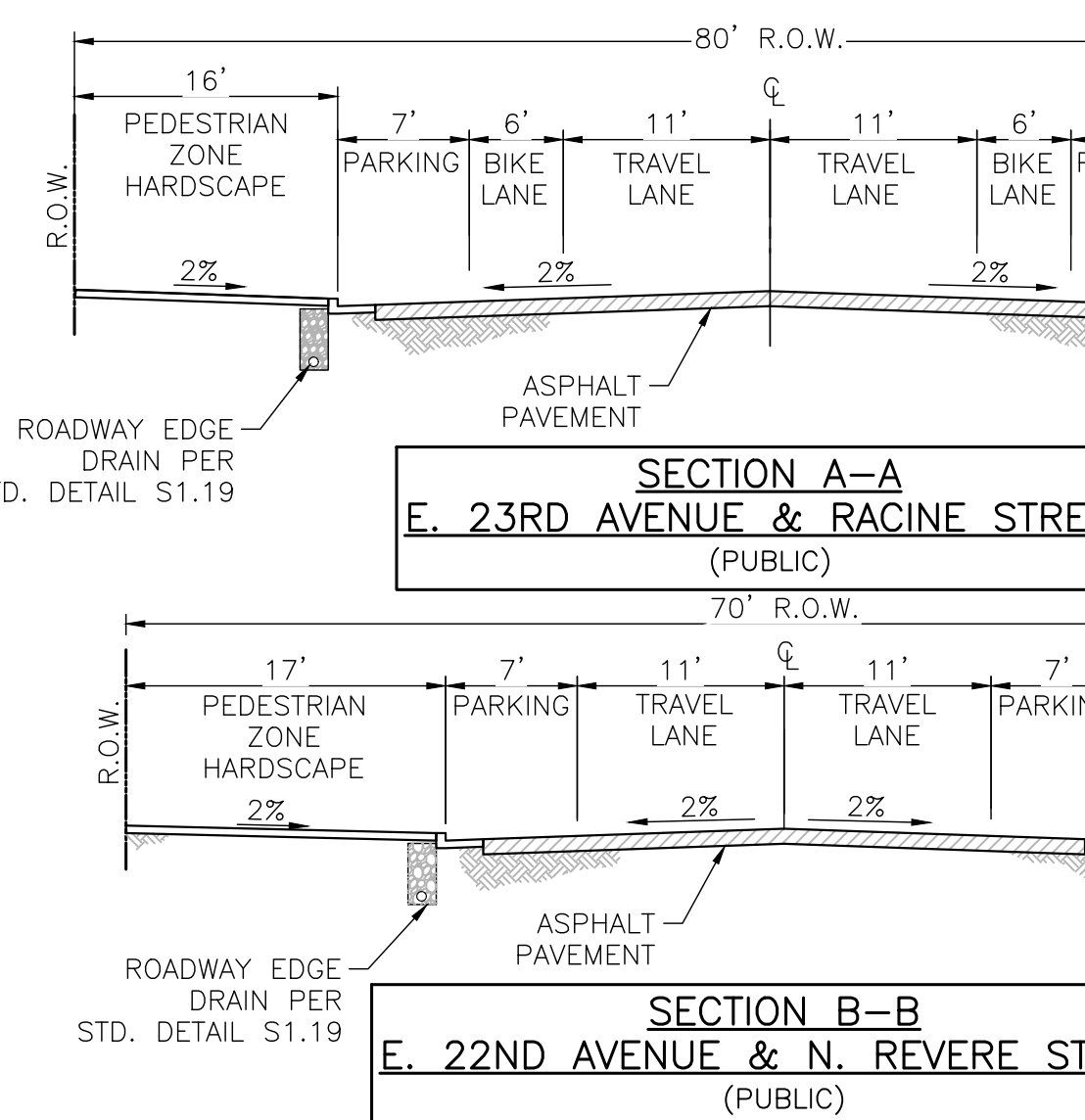
BASIS OF BEARING

BEARINGS ARE BASED ON THE CITY OF AURORA NAD83 STATE PLANE COORDINATE SYSTEM (ZONE 502) BEARING OF N0°04'03"E ALONG THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 36, T3S, R67 W OF THE 6TH P.M. BEING MONUMENTED BY A FOUND 3" BRASS CAP PLS # 16419 IN RANGE BOX AT THE NORTHWEST CORNER AND A FOUND 3" BRASS CAP PLS # 16419 IN RANGE BOX AT THE WEST QUARTER CORNER.



LEGEND

EXISTING	PROPOSED
DRIVE	DRIVE
NOT PART OF THIS PROJECT	

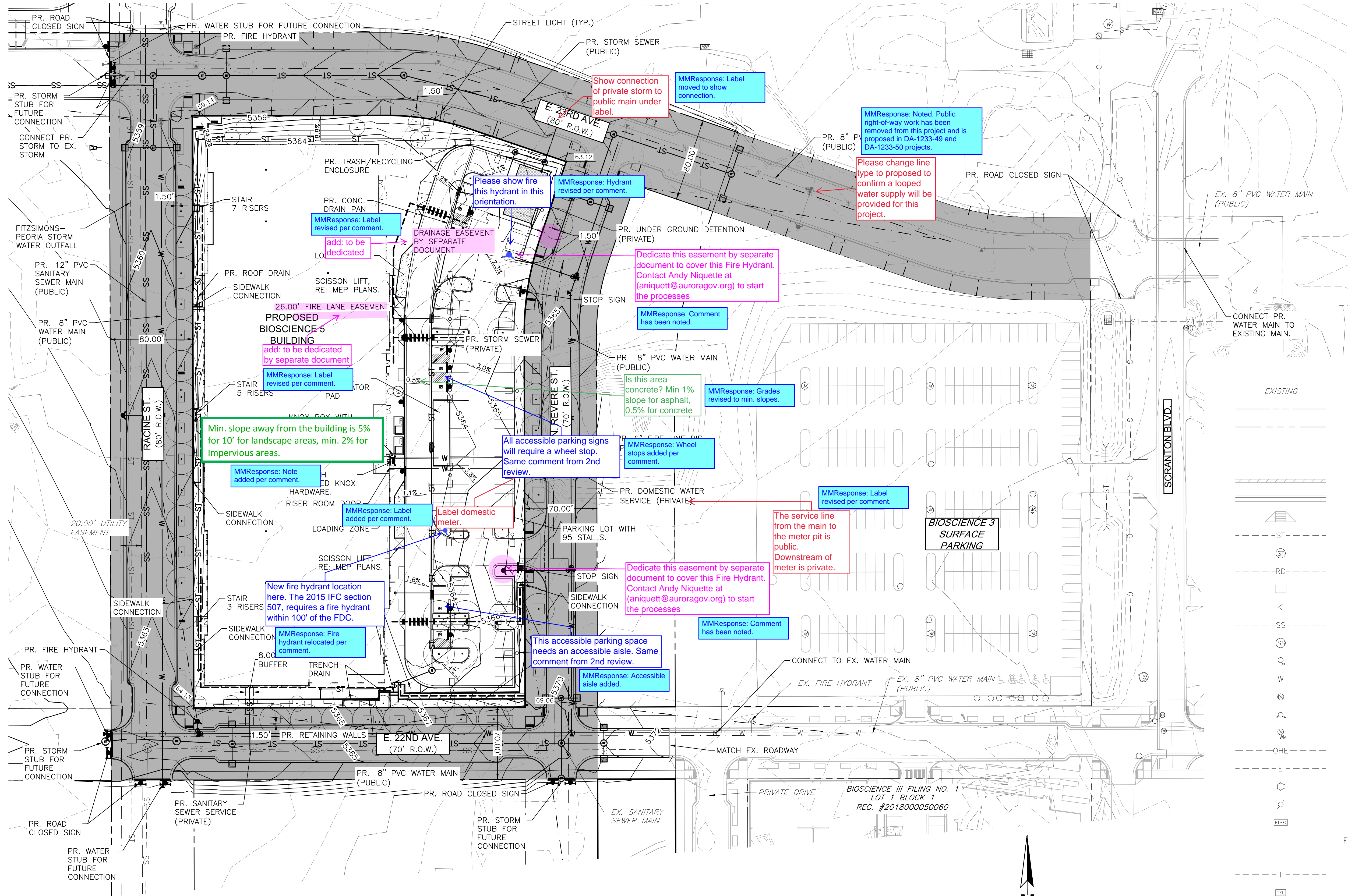


BIOSCIENCE 5 CONCEPTUAL SITE PLAN FITZSIMONS INNOVATION COMMUNITY FILING NO. 2 SITE PLAN

Name	Date	Description of Revisions
JTA	11/15/19	1ST ISP/CSP SUBMITTAL TO COA
JTA	02/21/20	2ND ISP/CSP SUBMITTAL TO COA
JTA	12/12/20	3RD CSP SUBMITTAL TO COA

No.	Project Manager	Design By	Drawn By	Principal in Charge
1	P. BUCKLEY	S. CROMLEY	S. CROMLEY	A. SCHLAPPE
2				
3				

PLOT DATE: Tuesday, March 16, 2021 3:13 PM LAST SAVED BY: SCROWLEY
DRAWING LOCATION: G:\SCHLAPPE\19.0015-Bioscience 5\PLANS\CSP\Grading & Utility.dwg

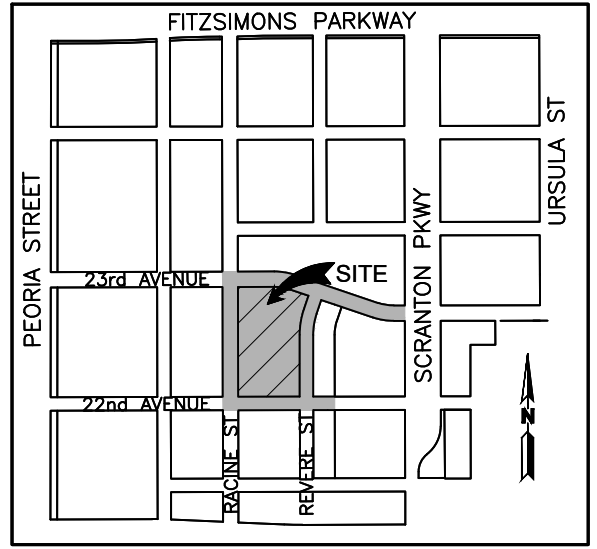
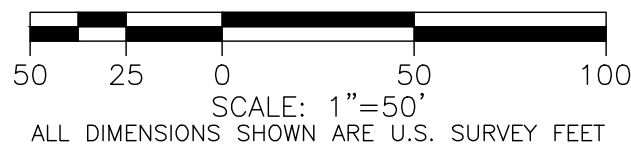


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NOTES:
1. WATER QUALITY WILL BE PROVIDED FOR THE BIOSCIENCE 5 SITE AND PUBLIC ROADWAYS CONSTRUCTED WITH THIS PROJECT.



LEGEND

EXISTING		PROPOSED
---	PROPERTY LINE	---
---	RIGHT-OF-WAY LINE	---
---	SECTION LINE	---
---	EASEMENT	---
---	RETAINING WALL	---
---	CURB & GUTTER	---
---	HANDICAP RAMPS	---
---	STORM SEWER	---
---	STORM MANHOLE	---
---	ROOF DRAIN	---
---	STORM INLET	---
---	FLARED END SECTION	---
---	SANITARY SEWER	---
---	SANITARY MANHOLE	---
---	CLEAN OUT	---
---	WATER LINE	---
---	WATER VALVE	---
---	FIRE HYDRANT	---
---	WATER METER	---
---	OVERHEAD ELECTRIC	---
---	ELECTRIC LINE	---
---	LIGHT POLE	---
---	POWER POLE	---
---	ELECTRIC METER	---
---	FIRE DEPT. CONNECTION	---
---	KNOX BOX	---
---	TELEPHONE LINE	---
---	TELEPHONE PEDESTAL	---
---	CABLE TV	---
---	GAS LINE	---
---	SIGN	---
---	DRIVE	---
---	DESCRIPTIONS	---
---	CONTOURS	---
---	STORM SEWER	---
---	AASHTO SIGHT TRIANGLE	---
---	ADA ACCESS ROUTE	---
---	NOT PART OF THIS PROJECT	---

BIOSCIENCE 5
CONCEPTUAL SITE PLAN
FITZSIMONS INNOVATION COMMUNITY
FILING NO. 2

GRADING & UTILITY SCHEMATIC

No.	Description of Revisions	Date	Name
1	1ST ISP/CSP SUBMITTAL TO COA	11/15/19	JTA
2	2ND ISP/CSP SUBMITTAL TO COA	02/21/20	JTA
3	3RD CSP SUBMITTAL TO COA	12/2/20	JTA

Job Number 19.0015
Project Manager P. BUCKLEY
Design By S. CROMLEY/N.KONTOUR
Drawn By S. CROMLEY
Principal in Charge A. SCHLAPPE

THIS DOCUMENT, INCLUDING ALL TECHNICAL DRAWINGS, IS THE PROPERTY OF FITZSIMONS INNOVATION COMMUNITY. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFIC INFORMATION EXTRACTED FROM THIS SHEET AND NOT FOR ANY OTHER PROJECT. THE USER ASSUMES ALL RISK OF THE USER AND NOT MARTIN/MARTIN, INC.

Sheet Number:

5	L-1	LANDSCAPE COVER SHEET
6	L-2	PLANTING SCHEDULE
7	L-3	LANDSCAPE PLAN
8	L-4	LANDSCAPE DETAILS
9	L-5	HYDROZONE MAP
10	L-6	TREE MITIGATION

1. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 CU.YARDS/1,000 SF.
2. ALL FREE STANDING LIGHTS WITHIN THIS PLAN ARE STREETLIGHTS.
3. THE SURFACE MATERIAL OF WALKS AND PLAZAS ON SITE ARE TO BE LIGHT BROOM FINISHED STANDARD GRAY CONCRETE. ALL ACCENT PAVING WILL BE CONCRETE WITH DECORATIVE SCORING.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
5. THE OWNER/DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 1461435 MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
7. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
8. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
9. TREES MAY NOT BE PLACED WITHIN 8' OF ANY PUBLIC UTILITY.
10. SHRUB BEDS SHALL BE MULCHED WITH 3" DEPTH OF 2" TAN RIVER ROCK. FOR AREAS SPECIFIED AS COBBLE, USE 6-8" RIVER ROCK COBBLE. WEED BARRIER IS REQUIRED UNDER COBBLE AND RIVER ROCK. NO WEED BARRIER IS REQUIRED UNDER WOOD MULCH. AREAS OF PERENNIALS, ANNUALS AND TREE OPENINGS WITHIN THE RIGHT OF WAY TO BE MULCHED WITH 3" DEPTH OF GORILLA HUR SHREDDED MULCH WITH NO WEED BARRIER NECESSARY.
11. SIGHT TRIANGLES SHALL REMAIN UNOBSTRUCTED BY PLANT MATERIAL, OR ANY OTHER VISUAL OBSTACLE OVER 26" IN HEIGHT AS MEASURED FROM THE ROADWAY SURFACE. PLANTING SHALL COMPLY WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
12. ALL CROSSINGS AND ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION SYSTEMS OR PRIVATE UTILITIES.
13. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LINES.

1. THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
2. SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GRASS COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
3. LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.
4. THIS SHEET SET IS PREPARED WITH INFORMATION SUFFICIENT FOR CITY OF AURORA SITE PLAN APPROVAL AND MAY NOT BE SUFFICIENT FOR CONSTRUCTION BIDDING OR AS CONSTRUCTION DOCUMENTS.

CALIPER INCHES REMOVED	CALIPER INCHES RELOCATED	CALIPER INCHES REPLACED FOR MITIGATION
179"	0"	103"

Area (Tract)	Water Conserving Irrigation (Non-Sod)	Non-Water Conserving Irrigation (Sod)	Z-Zone Area	Non-Irrigated Area/ Pavement	Total Area (SF)
SITE	24,682 SF	0 SF	0 SF	55,041SF	79,747 SF
Totals:	24,682 SF	0 SF	0 SF	55,041 SF	79,747 SF

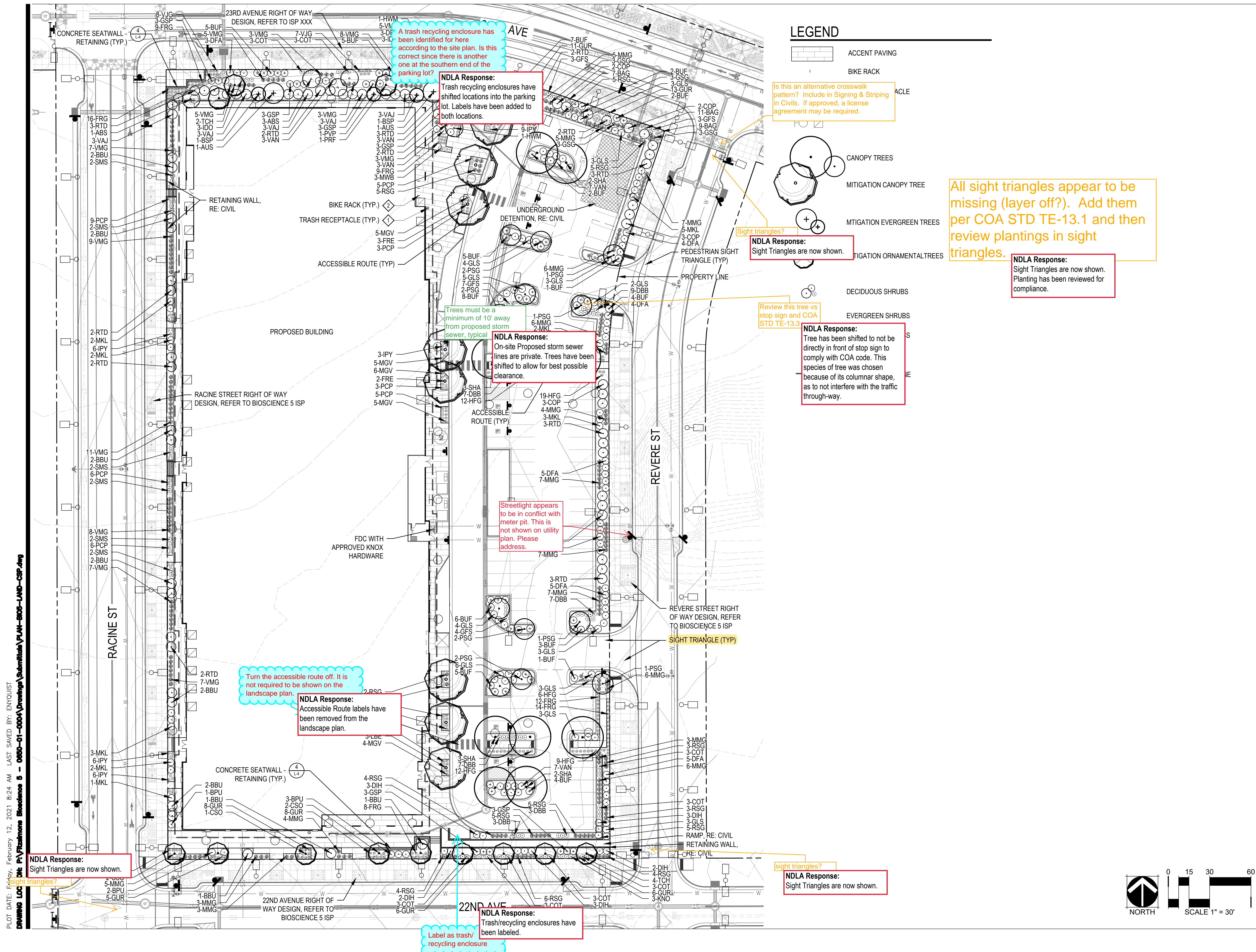
**BIOSCIENCE 5
CONCEPTUAL SITE PLAN
FITZSIMONS INNOVATION COMMUNITY
FILING NO. 2
LANDSCAPE PLAN**

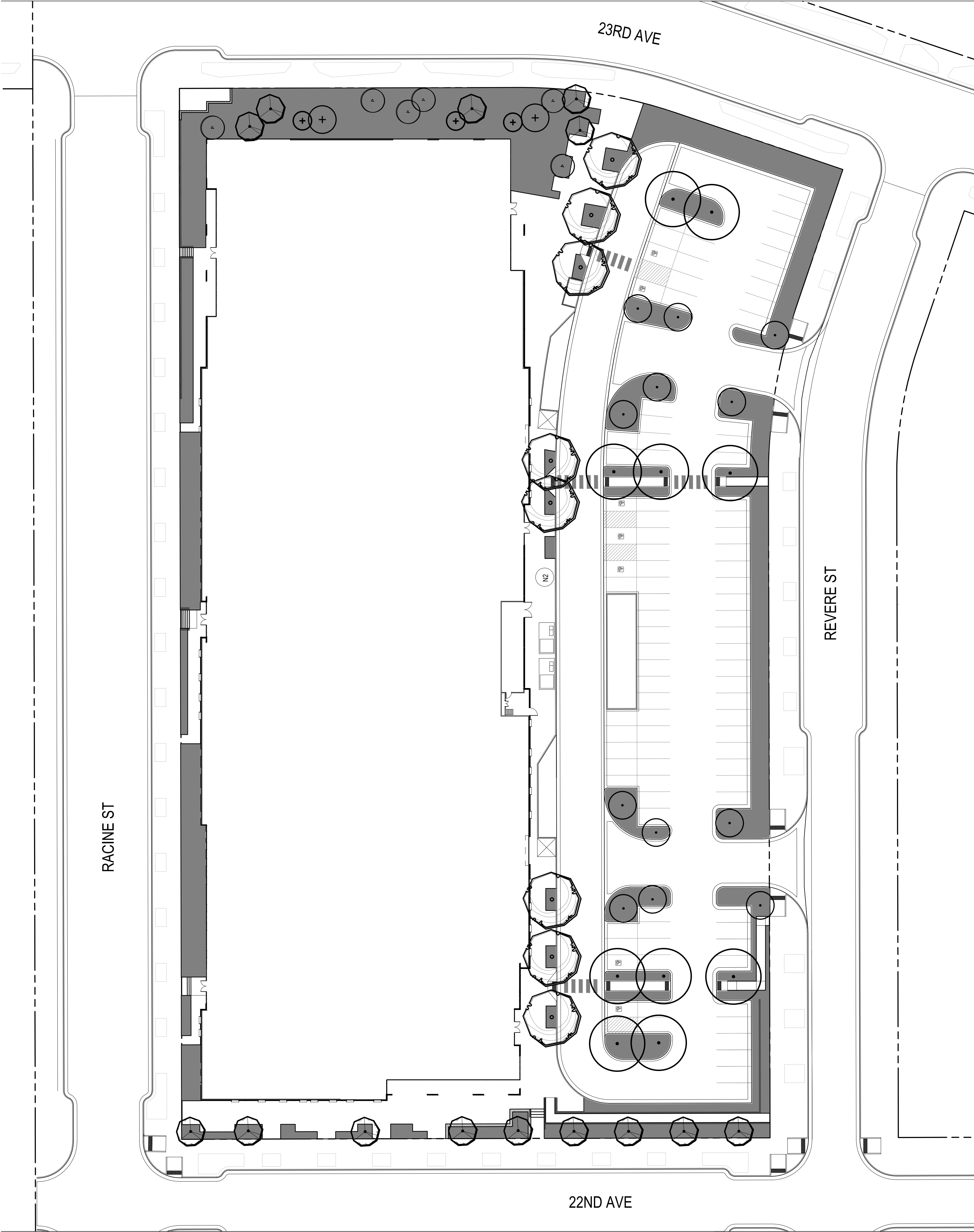
Job Number 19.0015		No.	Description of Revisions	Date	Name
Project Manager	A.BUTLER	1	1ST CSP SUBMITAL	2-2-83	EN/BR
Design By	E. NYQUIST/A.BUTLER				
Drawn By	E. NYQUIST				
Principal In Charge	J.BIRKEY				

WE HEREBY CERTAINLY HOLDING ALL PATENT RIGHTS IN THE DESIGN AND INVENTION OF THE ABOVE DESCRIBED PROJECT. ANY INFORMATION PROVIDED HEREIN MAY BE USED BY OTHERS IN THE FUTURE WITHOUT OUR CONSENT.

L-3
7 of 13

NOT FOR CONSTRUCTION





LEGEND

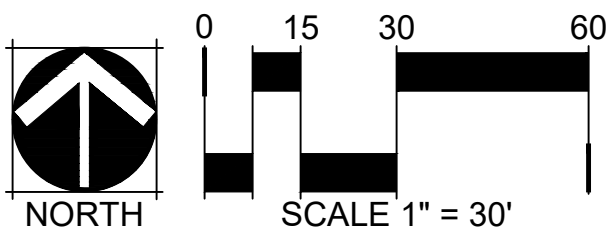
- LOW WATER USE: SHRUB BED
- CANOPY TREE
- EVERGREEN TREES
- ORNAMENTAL TREES

HYDRO-ZONE TABLE

TAP #1 PERMANENT TAP (BUILDING CONNECTION)

WATER USE TYPE	AREA (SF)
HIGH WATER USE	0 SF
LOW WATER USE	24,682 SF
Z-TAP ZONE	0 SF

QUANTITY	AREA VALUE (SF)	TOTAL AREA
CANOPY TREES	0	725 0 SF
EVERGREEN/ORNAMENTAL TREES	0	177 0 SF
TOTAL		
TOTAL IRRIGATED AREA TAP TBD 24,682 SF		



fitzsimons
Innovation Community

TWP
THE WELLS PARTNERSHIP

MARTIN/MARTIN
CONSULTING ENGINEERS
13499 WEST COFFEE AVENUE, LAKEWOOD, COLORADO 80235
303.412.4100 MARTINMARTIN.COM

NORRIS DESIGN
Planning | Landscape Architecture | Branding

BIOSCIENCE 5
CONCEPTUAL SITE PLAN
FITZSIMONS INNOVATION COMMUNITY
FILING NO. 2
HYDROZONE MAP

Job Number	19.0015
Project Manager	A.BUTLER
Design By	E. NYQUIST/A.BUTLER
Drawn By	E. NYQUIST
Principal in Charge	J.BIRKEY

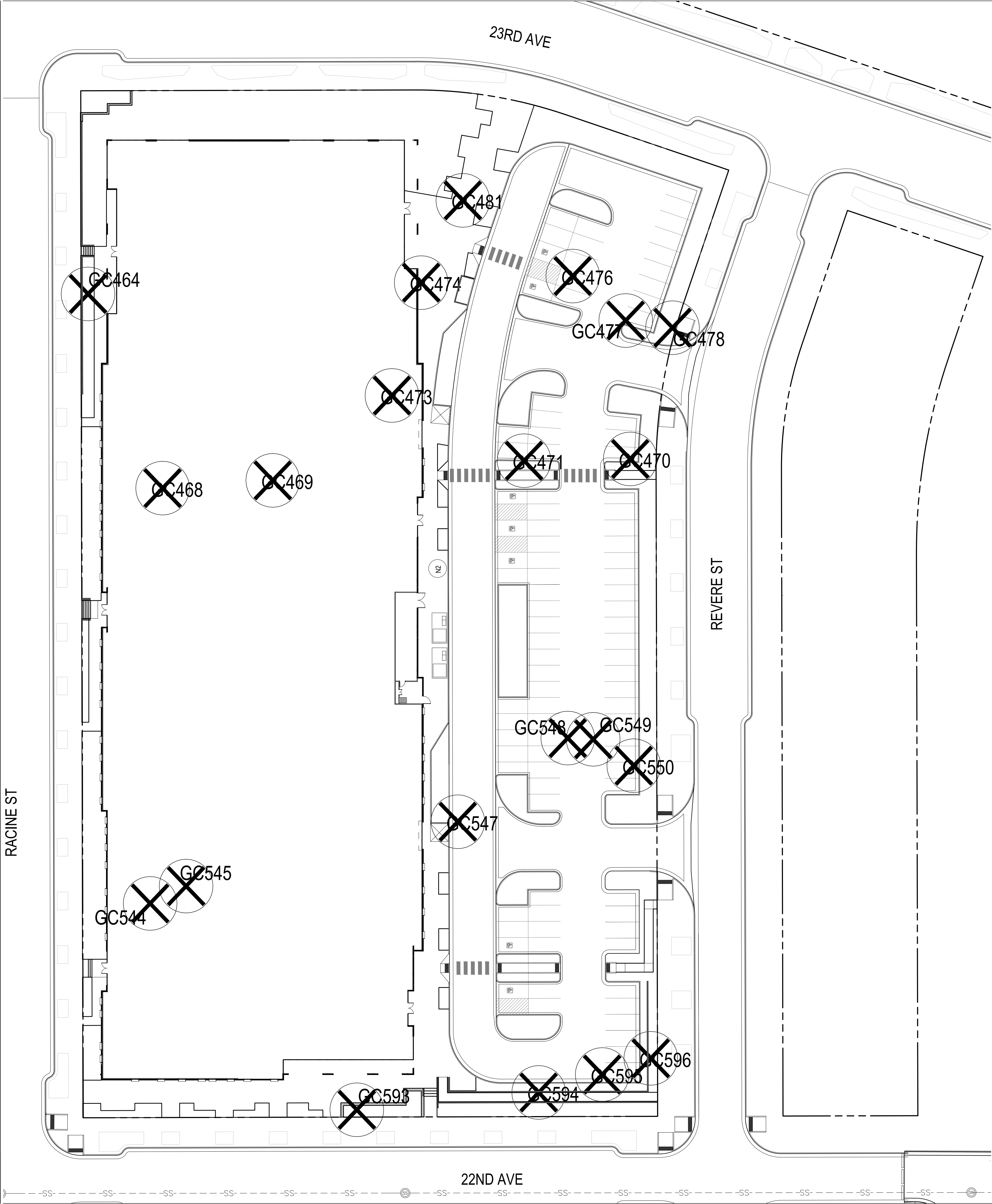
WE, THE UNDERSIGNED, HEREBY CERTIFY THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

NOT FOR CONSTRUCTION

Sheet Number:

L-5
9 of 13

PLOT DATE: Friday, February 12, 2021 8:29 AM LAST SAVED BY: ENYQUIST
DRAWING LOCATION: P:\Fitzsimons Bioscience 5 - 0650-01-000A\Drawings\Submittals\PLAN-5005-LAND-CSP.dwg

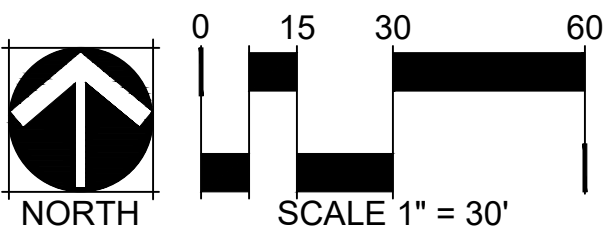


TREE MITIGATION

INCHES NOT MITIGATED ON PREVIOUS SITE PLANS:					1265
(CSTP SITE PLANS 1, 2, 3, 4, TCH ECC, EXP, BIO 2, BIO 3, COMP, FIG 1, BIO 5 ROW)					
TREES REMOVED WITH THIS SITE PLAN					
TREE NO.	DBH	CONDITION VALUE	COMMENTS	MITIGATION INCHES	
GC464	25	0.6	ELM	15	
GC468	29	0.35	ELM	10	
GC469	14	0.85	HONEYLOCUST	12	
GC470	20	0.6	ASH	12	
GC471	14	0.6	ASH	8	
GC473	28	0	ELM	0	
GC474	26	0.35	ELM	9	
GC476	24	0.35	ELM	8	
GC477	8	0.35	PONDEROSA	3	
GC478	13	0.6	ASH	8	
GC481	20	0.85	PONDEROSA	17	
GC544	8	0.6	PONDEROSA	5	
GC545	16	0.85	PONDEROSA	14	
GC547	5	0.85	AUSTRIAN	4	
GC548	53	0	POPLAR	0	
GC549	27	0.35	ELM	9	
GC550	8	0.35	CRABAPPLE	3	
GC593	11	0.85	HACKBERRY	9	
GC594	34	0.6	ASH	20	
GC595	9	0.6	JUNIPER	5	
GC596	14	0.6	PONDEROSA	8	
TOTAL				179	
EXISTING INCHES REMOVED FROM SITE BY SITE PLAN BIO 5:					179
INCHES TO BE MITIGATED:					1444
MITIGATION INCHES PROVIDED BY TREES IN THIS SITE PLAN (BIO 5):					103
MITIGATION INCHES CARRIED OVER TO FUTURE SITE PLANS:					1341

TREE MITIGATION NOTES

IF ANY TREES REQUIRE PROTECTION, CITY OF AURORA PARK AND OPEN SPACE DEPARTMENT TREE PROTECTION NOTES AND DETAILS SHALL BE APPLIED.



T|W P
THE WELLS PARTNERSHIP

13499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80235
303.412.4100 MARTINMARTIN.COM

Planning | Landscape Architecture | Branding

BIOSCIENCE 5
CONCEPTUAL SITE PLAN
FITZSIMONS INNOVATION COMMUNITY
FILING NO. 2
TREE MITIGATION

Name	EN/BR
Date	2/12/21
Description of Revisions	1ST CSP SUBMITAL
No.	1

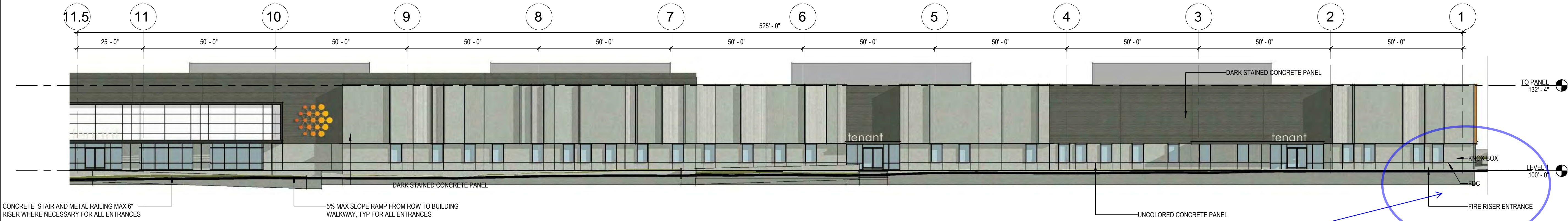
Job Number 19.0015
Project Manager A.BUTLER
Design By E. NYQUIST/A.BUTLER
Drawn By E. NYQUIST
Principal in Charge J.BIRKEY

ALL TREE REMOVALS SHALL BE IN ACCORDANCE WITH THE CITY OF AURORA PARK AND OPEN SPACE DEPARTMENT TREE PROTECTION NOTES AND DETAILS. THE CITY OF AURORA PARK AND OPEN SPACE DEPARTMENT SHALL BE APPLIED.

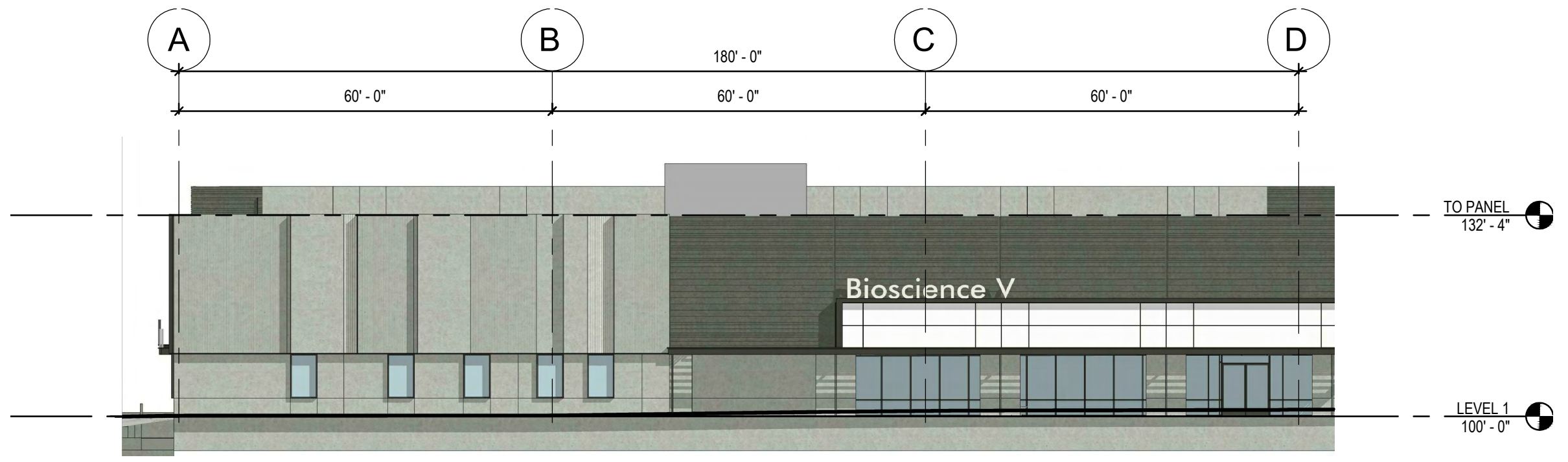
Sheet Number:
L-6
10 of 13

NOT FOR CONSTRUCTION

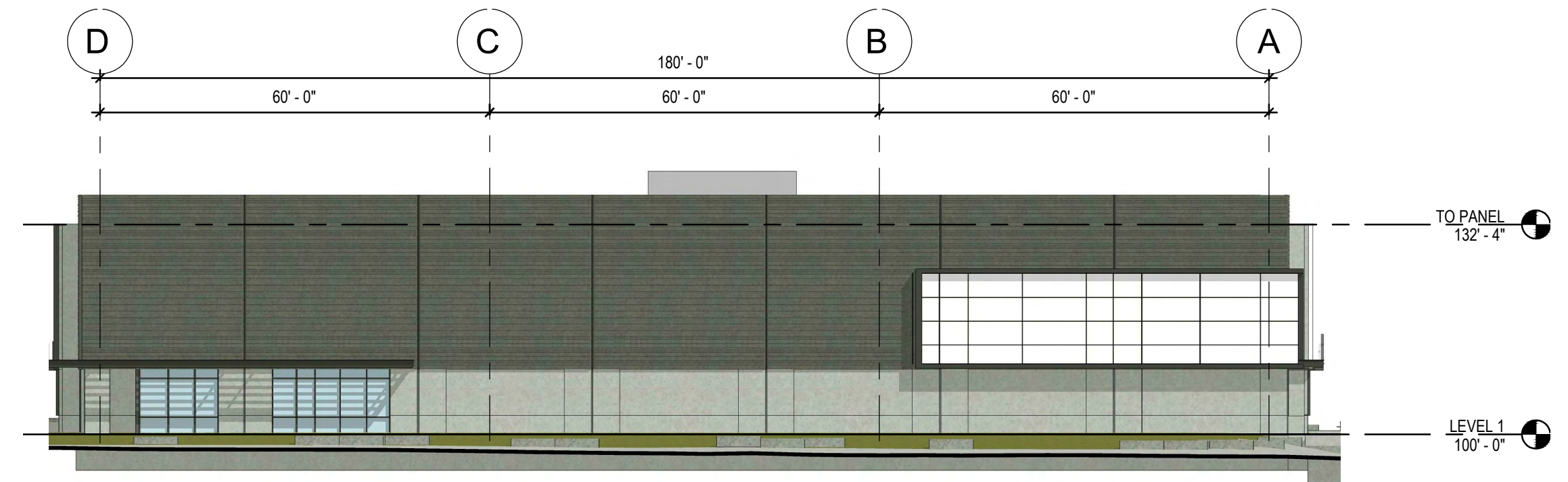
PLOT DATE: Tuesday, February 16, 2021 4:25 PM LAST SAVED BY: WNEIER
DRAWING LOCATION: G:\SCHLAPPE\19.0015-Bioscience 5\RECEIVED\MOA\2021.02.12 CSP Check Set\02-11-21 Bioscience 5 Elevations.dwg



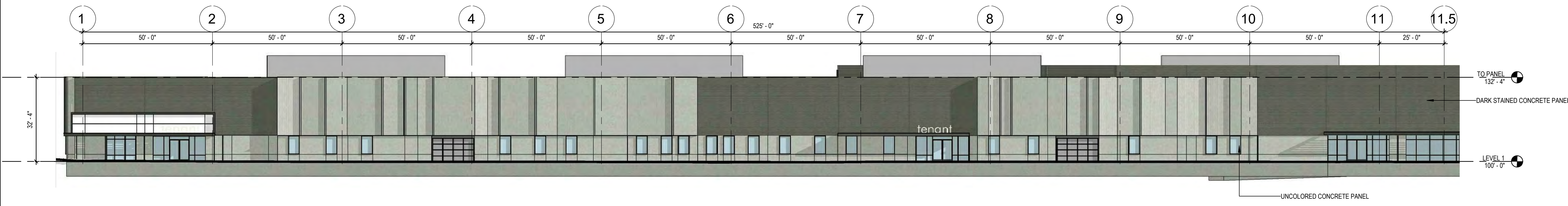
4 WEST ELEVATION
1" = 20'-0"



3 SOUTH ELEVATION
1" = 20'-0"



2 NORTH ELEVATION
1" = 20'-0"

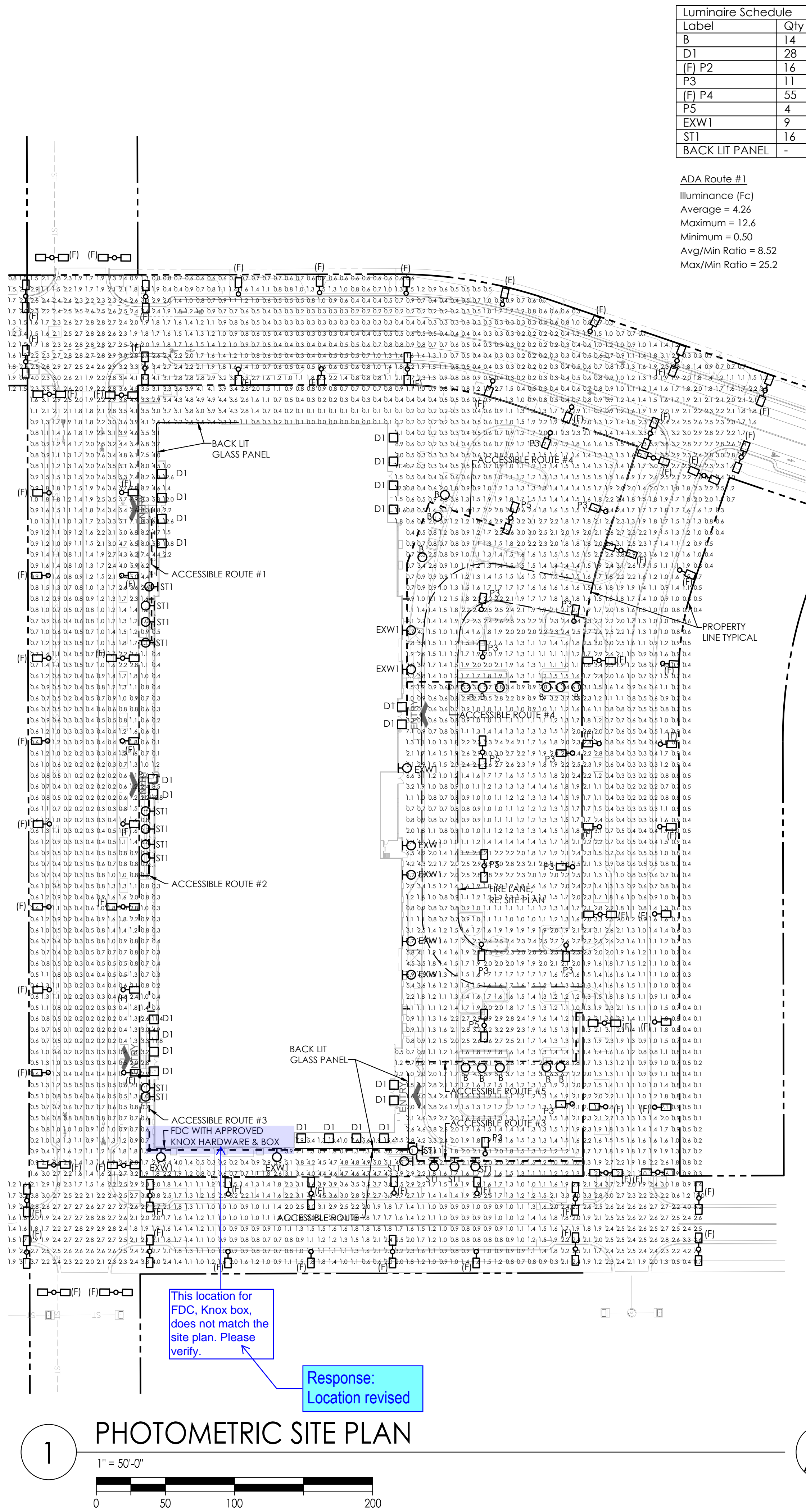


1 EAST ELEVATION
1" = 20'-0"

No.	Description of Revisions	Date	Name
1	1ST CSP SUBMITTAL	2/12/21	JTA

Job Number	Project Manager	Design By	Drawn By	Principal in Charge

DESIGNER'S RESPONSIBILITY: THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS SHEET. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS SHEET. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS SHEET.



Luminaire Schedule			
Label	Qty	LLF	Description
B	14	0.910	40" BOLLARD FULL CUT OFF
D1	28	0.910	4" DIA. RECESSED DOWNLIGHT
(F) P2	16	0.910	POLE LIGHT DEVELOPMENT STD. 661-2336
P3	11	0.910	POLE LIGHT DEVELOPMENT STD. 661-2525
(F) P4	55	0.910	POLE LIGHT DEVELOPMENT STD. 661-1346
P5	4	0.910	POLE LIGHT DEVELOPMENT STD. 661-2528
EXW1	9	0.910	WALL PACK FULL CUTOFF
ST1	16	0.910	RECESSED IN WALL, STAIR TYPE
BACK LIT PANEL	-	0.910	CONTINUOUS RUN LED STRIP BEHIND GLASS

ADA Route #1
Illuminance (Fc)
Average = 4.26
Maximum = 12.6
Minimum = 0.50
Avg/Min Ratio = 8.52
Max/Min Ratio = 25.2

ADA Route #2
Illuminance (Fc)
Average = 3.65
Maximum = 12.8
Minimum = 0.30
Avg/Min Ratio = 12.17
Max/Min Ratio = 42.67

ADA Route #3
Illuminance (Fc)
Average = 2.02
Maximum = 8.70
Minimum = 0.70
Avg/Min Ratio = 2.89
Max/Min Ratio = 12.43

ADA Route #4
Illuminance (Fc)
Average = 2.20
Maximum = 8.2
Minimum = 0.4
Avg/Min Ratio = 5.50
Max/Min Ratio = 20.50

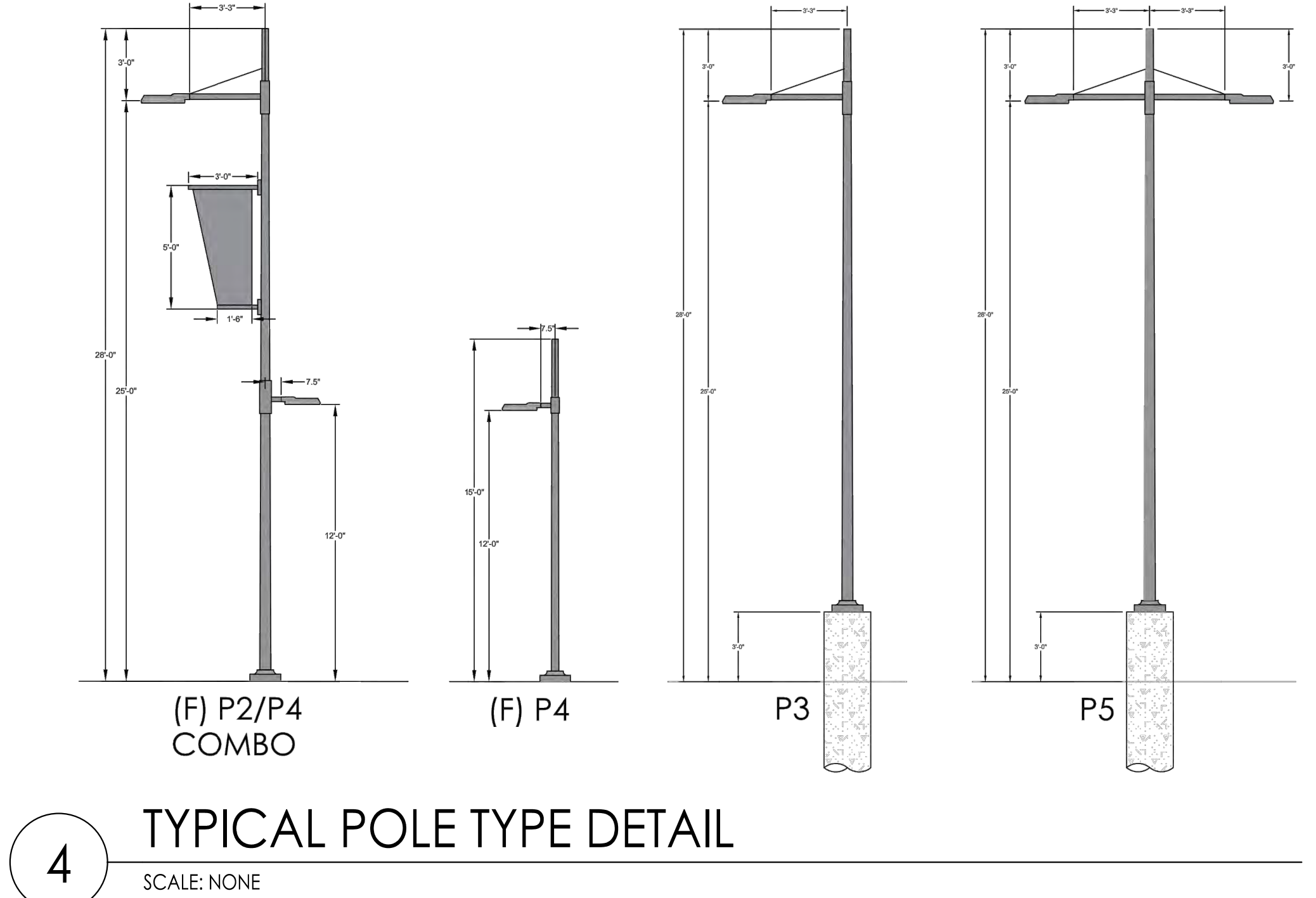
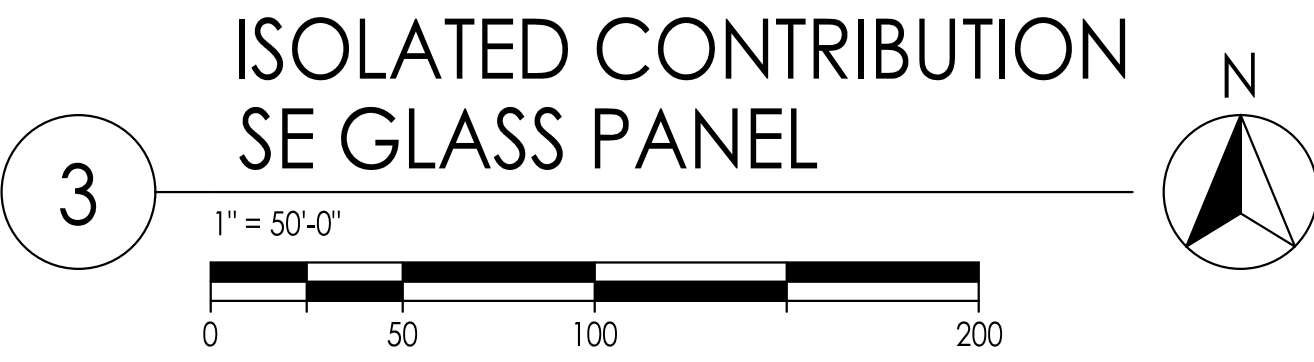
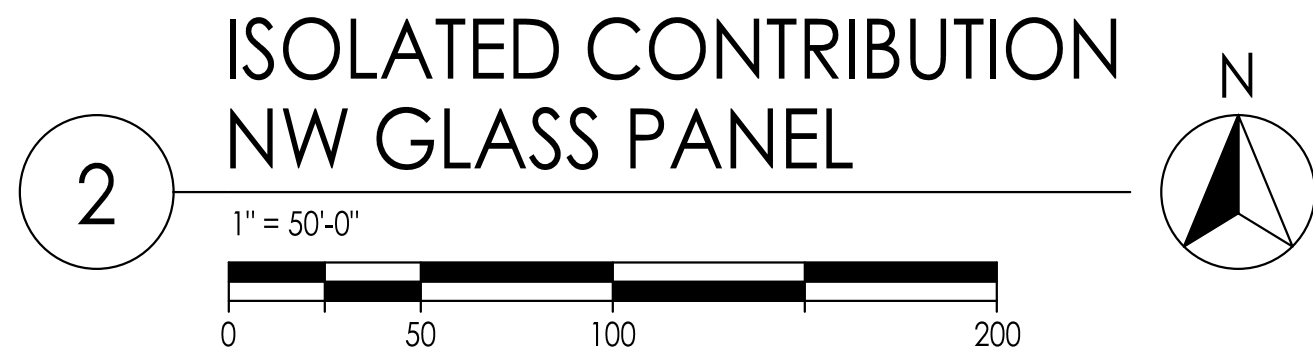
Pedestrian Walkway
Illuminance (Fc)
Average = 2.34
Maximum = 15.4
Minimum = 0.3
Avg/Min Ratio = 11.70

Parking Area
Illuminance (Fc)
Average = 1.70
Maximum = 6.7
Minimum = 0.6
Avg/Min Ratio = 2.83

NW Glass Panel ISO
Illuminance (Fc)
Average = 2.20
Maximum = 8.2
Minimum = 0.4
Avg/Min Ratio = 5.50
Max/Min Ratio = 20.50

SE Glass Panel ISO
Illuminance (Fc)
Average = 2.06
Maximum = 4.8
Minimum = 0.7
Avg/Min Ratio = 2.94
Max/Min Ratio = 6.86

NOTE:
STREET AND PEDESTRIAN LIGHTS ARE OWNED AND MAINTAINED BY THE FRA/METRO DISTRICT IN PERPETUITY



fitsimons
Innovation Community

TWP
THE WELLS PARTNERSHIP

MARTIN/MARTIN
CONSULTING ENGINEERS
1400 WEST COLEMAN AVENUE, LAKESIDE, COLORADO 80501
303.433.8800 MARTINMARTIN.COM

MAXSON
ENGINEERING
maxsonengineering.com
303-933-2700
Project # 19002

BIOSCIENCE 5
CONCEPTUAL SITE PLAN
FITZSIMONS INNOVATION COMMUNITY
FILING NO. 2
PHOTOMETRIC SITE PLAN

Job Number		No.	Description of Revisions	Date	Name
Project Manager					
Design By					
Drawn By					
Principal In Charge					
THE DESIGN SHOWN HEREIN INCLUDING ALL TECHNICAL DRAWINGS, EXHIBITS, PHOTOGRAPHS, AND MODELS THEREOF, ARE ONLY FOR THIS SPECIFIC PROJECT AND SHALL NOT BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF FITZSIMONS INNOVATION COMMUNITY. THE USER AND NOT MARTIN/MARTIN, INC. ASSUMES ALL RISK OF THE USER AND NOT MARTIN/MARTIN, INC.					
Sheet Number:					
12					
12 OF 13					

RFL540-SE LED

661-2525

P3

Description

IP66. Wall and pole mounted LED luminaire. Modular LED heat sinks for easy removal and future upgrading. CAD-optimized OLC® PMMA "butterfly" lens for multi-layer illumination and superior glare control.

Beam Type

[R55] Type IV Medium

Light Source

LED 36/72W / 700 mA - 3000 K

CRI

80

Gear Type

electronic gear

Nominal Luminous Flux (lm)

LED Lumens 245.9 lm

LEDs 36

Total Lumens 8854 lm

Tj 85 °C

Delivered Lumens Flux (lm)

LED Lumens 203.9 lm

Total Lumens 7340.9 lm



Ta 25 °C

Rated Input Power

81 W

WE-E LIGHTING USA LLC

4100 Lafayette Drive | Norwalk, PA 15088 | U.S.A. | Tel: +1 724 742 0030 | Fax: +1 724 742 0035 | info.usa@we-e.com | www.we-e.com | (06-11-2019 10:20)

RFLE530-SE LED 661-1346	P4	
		
Description IP66. Wall and pole mounted LED luminaire. Modular LED heat sinks for easy removal and future upgrading. CAD-optimized OLCB PMMA "butterfly" lens for multi-layer illumination and superior glare control.	Beam Type [S70] Type II Short Light Source LED-12/T2W / 350 mA - 3000 K CRI 80 Gear Type electronic gear	
	Nominal Luminous Flux (lm) LED Lumens 134.5 lm LEDs 12 Total Lumens 1614 lm Tj 85 °C	
	Delivered Lumens Flux (lm) LED Lumens 121.1 lm Total Lumens 1453.2 lm Ta 25 °C	
	Rated Input Power 14 W	
WE-E LIGHTING USA LLC 41520 Augustine Drive / Norwalk, PA 15068 U.S.A. Tel: +1 724 742 8026 Fax: +1 724 742 8026 info.usa@we-e.com www.usa-we-e.com 06-11-2019 16:22		

RFL540-SE LED

661-2528

P5

Description

IP66. Wall and pole mounted LED luminaire. Modular LED heat sinks for easy removal and future upgrading. CAD-optimized OLCB PMMA butterfly lens for multi-layer illumination and superior glare control.

Beam Type

[R55] Type IV Medium

Light Source

LED 48/48W / 350 mA - 3000 K

CRI

80

Gear Type

electronic gear

Nominal Luminous Flux (lm)

LED Lumens 134.5 lm

LEDs 48

Total Lumens 6456 lm

Tj 85 °C

Delivered Lumens Flux (lm)

LED Lumens 117.4 lm

Total Lumens 5635.1 lm

Ta 25 °C

Rated Input Power

54 W

WE-E! LIGHTING USA LLC

4102 Knapstone Drive, Normandy PA 15088 | U.S.A. | Tel +1 724 742 3032 | fax +1 724 742 3025 | info.usa@we-e! .com | www.we-e! .com | 06-11-2019 16:28

ST0134 LED

615-7620

ST1

we-ef

1/3

Description

IP66. Recessed LED spotlight for orientation. Suitable for installation in cavity wall construction or concrete pour construction using optional installation blackout. Painted finish.

Beam Type

diffused distribution

Light Source

LED-SW / 250 mA - 3000 K

CRI

80

Gear Type

electronic gear

Nominal Luminous Flux (lm)

LED Lumens 250 lm

LEDs 3

Total Lumens 750 lm

Tj

85 °C

Delivered Lumens Flux (lm)

LED Lumens 26.3 lm

Total Lumens 78.8 lm

Ta

25 °C

Rated Input Power

5.2 W

WE-EF LIGHTING USA LLC

410-D Kryptonite Drive | Warminster PA 18980 | U.S.A. | Tel +1 724 742 8088 | Fax +1 724 742 8055 | info.usa@we-e.com | www.we-e.com | 11/2022 22:55