



COMMENT AND RESPONSE LETTER

~~July 21, 2021~~ July 30, 2021

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

Re: Second Submission Review – E 23rd Ave Peoria to Scranton Parkway – ISP
Martin/Martin, Inc. Project No.: 20.0893
City of Aurora Case No.: 2021-6027-00

GENERAL COMMENTS AND RESPONSES

Landscaping Issues:

Sheet 1:

C4A: In speaking with Lyle Artz of the FRA, he indicated that the FRA would be responsible for the installation, irrigation and maintenance of the streetscape. Installation would occur as the adjoining parcels develop. Please update the note accordingly.

R4A: The language shown on the plans is correct.

Formatted: Font color: Auto

Sheet 5:

C4B: Add "Not for Construction" to all Landscape Sheets.

R4B: Note included on all landscape sheets.

Formatted: Font color: Auto

Sheet 6:

C4C: Add an asterisk and a note at the bottom of the table indicating why the discrepancy in quantities.

R4C: Note included: Two trees were removed from 23rd Ave to accommodate the addition of the traffic circle and its pedestrian ramps at the intersection of 23rd Ave and Racine St. One tree was removed from the north side of 23rd Ave, and one was removed from the south side.

Formatted: Font color: Auto

Sheets 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16

C4D: In speaking with Lyle Artz of the FRA, he indicated that the FRA would be responsible for the installation, irrigation and maintenance of the streetscape. Installation would occur as the adjoining parcels develop. Please update the note accordingly.

R4D: The language shown on the plans is correct.

Formatted: Font color: Auto

Sheet 12:

MARTIN/MARTIN, INC.
12499 West Colfax Avenue
Lakewood, Colorado 80215
303.431.6100
martinmartin.com

Avon, CO

Fort Collins, CO

Bay Area, CA

Northwest Arkansas

Albuquerque, NM

Cheyenne, WY
mmwyo.com



C4E: Label and add typ.

R4E: These are grey granite chip bands with steel edgers. They are labeled in the Layout plans (sheets 7-11). They will not be labeled in the Planting plans (sheets 12-16).

Formatted: Font color: Auto

C4F: Label or add to the legend.

R4F: The CIP concrete walls and bench toppers are labeled in the Layout plans (sheet 7-11). They will not be labeled in the Planting plans (sheets 12-16).

Formatted: Font color: Auto

C4G: Are there not sight distance triangles required for any of the intersecting streets?

R4G: There are no sight triangles at the roundabout. Sight triangles for the other streets have been labeled in the Layout plans.

Formatted: Font color: Auto

Civil Engineering:

C5A: The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.

R5A: Comment noted.

Traffic Engineering:

C6A: Comments have not been provided as of the date of this letter. They will be sent under separate cover.

R6A: Comment noted.

Aurora Water:

C8A: Please label size of WL stub.

R8A: Water line size has been labeled.

C8B: Sanitary main must be within 23rd as shown in the approved GDP.

R8B: The 8" sanitary sewer in 23rd Ave. between Racine and Revere shown in the GDP would only serve the proposed Bioscience 5 site. However, proposed Bioscience 5 site is being serviced to the south and the section of sanitary shown in the GDP would serve no purpose.

Formatted: Superscript

Real Property:

C10A: There are several objects located in the proposed R.O.W. These will have to be covered by a License Agreement. Contact Grace Gray at (ggray@auroragov.org) to start the processes. If the R.O.W. is to be dedicated by separate document, then contact Andy Niquette at dedicationproperty@auroragov.org). However, if by plat, then follow the Subdivision Plat Checklist.

R10A: Comment noted.

Sheets 7-12, 14-16:

C10B: These CIP Concrete wall with Monoline Bench Topper will need to be covered by License Agreement to cover the replacement and repair of the same.

R10B: Comment noted.

Second Submission Review – E 23rd Ave Peoria to Scranton Parkway – ISP

~~July 21, 2021~~ July 30, 2021



C10C: This CIP Concrete wall with Monoline Bench Topper will need to be covered by License Agreement to cover the replacement and repair of the same.

R10C: Comment noted.

Please do not hesitate to contact me with any questions.

Sincerely,



Skip Cromley
Senior Designer

H:\PALING\20.0893-23rd Ave - Fitzsimons Innovation Community\RECEIVED\COA\2021.07.19 23rd ISP Comments\20_0893_Jul_21_2021_R0_CR.docx