

Planning Division
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Aurora, Colorado 80012
303.739.7250



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February 7, 2022

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

Re: Technical Submission Review – Bioscience 5 22nd Ave, Racine and Revere St - ISP
Application Number: **DA-1233-49**
Case Numbers: **2021-6025-00**

Dear Mr. Artz:

Thank you for your technical submission, which we started to process on Thursday, January 13, 2022. We have reviewed your plans 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.

Since several important issues remain, you will need to make another technical submission. Please remember that there is a water easement that will be required for a fire hydrant. The most substantive comments relate to water and wastewater infrastructure.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Heather Lamboy".

Heather L. Lamboy, AICP
Planning Supervisor

cc: Skip Cromley, Martin/Martin, Inc 12499 W Colfax Ave, Lakewood, CO 80215
Meg Allen, Neighborhood Liaison
Cesarina Dancy, ODA
Filed: K:\\$DA\1233-49tech.rtf



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please address Aurora Water comments regarding inlets and other infrastructure issues.
- A hydrant on the northern portion of Revere Street will need a water easement.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No comments were received from the community.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

- 2A. No additional comments.

3. Traffic Engineering (Carl Harline / 303-739-7584 / charline@auroragov.org / Comments in amber)

- 3A. No additional comments.

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

Sheet 3

- 4A. It appears the streetlight and hydrant are in conflict. Please address.
- 4B. CP 221157 for the Bioscience 5 building shows these hydrants and laterals west of the property line being installed with the on-site plans.
- 4C. Inlets appear to be missing along 22nd Ave.
- 4D. Sanitary sewer mains are missing in E 22nd Ave and Racine St.
- 4E. The previous submittal showed an inlet at the E 22nd Ave/Revere street intersection. Please confirm.
- 4F. Storm outfall appears to be missing.
- 4G. Please be consistent with line type. Only infrastructure to be installed on this ISP should be proposed.

5. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

- 5A. Cover the redlined hydrant with a Water easement. Dedicate it by separate document. Contact Andy Niquette dedicationproperty@auroragov.org for the easement concerns.