

August 25, 2021

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

Re: Second Submission Review – Bioscience 5 22nd Ave, Racine and Revere St - ISP
Martin/Martin, Inc. Project No.: 19.0015
City of Aurora Case No.: 2021-6025-00

GENERAL COMMENTS AND RESPONSES

Completeness & Clarity of Application:

C2A: Ensure pagination is correct, currently the label is “x of 11” when there is only 9 sheets in the set.

R2A: *Sheet numbering has been corrected.*

Civil Engineering:

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

R5A: *Comment noted.*

Sheet 2:

C5B: Symbols do not match legend.

R5B: *Legend has been updated.*

C5C: At intersections, provide dimensions to ensure conformance with Standard Detail S14.3.

R5C: *Dimensions added to plan.*

C5D: Label curb return radius.

R5D: *Label added to plan.*

Sheet 3:

C5E: Street cross slopes are not required as they are depicted on the typical section. Only longitudinal slopes are required.

R5E: *Cross slope labels have been removed.*



Aurora Water:

Sheet 3:

C7A: Revise label.

R7A: Sanitary sewer line type revised.

C7B: Private WQ device should be located within the private storm sewer system. If WQ is required to treat ROW runoff, this device should be public. Please confirm the need for public WQ device and provide proposed device to ensure Aurora Water Operations approves the use for maintenance. (typ all WQ in ROW).

R7B: Storm sewer system is labeled according to the preliminary drainage report COA review comments.

C7C: Confirm with Public Works that underground WQ is allowed for this project.

R7C: Public Works has verified that underground WQ is acceptable, plans are under review.

C7D: Water meter pit is public.

R7D: Water labels revised per comment.

C7E: Service line from main to meter pit is public. Service downstream of meter pit is private.

R7E: Water labels revised per comment.

Real Property:

C9A: Dedicate the easements needed by separate document. Contact Andy Niquette at dedicationproperty@auroragov.org to start the processes.

R9A: Easement document have been submitted to Andy Niquette.

Sheet 3:

C9B: Add "Lane and..." where noted.

R9B: Fire lane easement labels have been revised.

Please do not hesitate to contact me with any questions.

Sincerely,

A handwritten signature in blue ink that reads "Skip Cromley". The signature is written in a cursive, flowing style.

Skip Cromley
Senior Designer



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