

April 23, 2018

Mr. David Burroughs P.E
Senior Vice President
Engineering Enterprises, Inc.
52 Wheeler Road
Sugar Grove, IL 60554

Email: dburroughs@eeiweb.com

**Re: Final Engineering Plan Review # 1
Scientel Solutions, 245 N. Eola Rd
COA # 2018.014**

Dear Mr. Burroughs;

I have reviewed the engineering site plan for the above project, titled "Improvements Plan for Scientel Solutions-Eola Road Site" with a date of March 2018, final plat with revision date of April 2, 2018, and stormwater report, with a date of March 2018. Below are my comments. Please contact me if you have any questions.

General Comments

1. Permit from Kane Dupage SWCD will be required. Please incorporate Kane Dupage SWCD reviewed comments in your resubmittal. Please note that approval of the engineering site plan is contingent upon receiving this permit.
2. An IEPA Notice of Intent (NOI) is also required. Please forward to the City copy of the IEPA permit application. When received, please forward us the permit copy.
3. Permit and application should be submitted to Fox Metro WRD for review and approval for the proposed sanitary services and sewer extension. Please incorporate Fox Metro WRD review comments in with your resubmittal.
4. Please note that engineering fee and security in the form of a subdivision bond and letter of credit will be required and must be submitted to the City for site plan approval. Please use the standard language for the security, which can be found on the City's website: <https://www.aurora-il.org/824/Forms>.
5. Engineer opinion of probable construction cost (EPOC) should be prepared and submitted to the City for review. At minimum, the EPOC should include: site earthwork/grading, site restoration/seedling (onsite and offsite), Eola Rd patching, site utilities (onsite and offsite), paver pavers, wetland planting, and sidewalk and etc. Do not include water and sanitary service lines.

6. We have received the IEPA permit applications for watermain and sanitary sewer construction, received in our office on April 19, 2018. They are being review and comments will be forwarded to you, under separate reviewed letter.

Engineering Site Plan (March 2018)

7. In addition to the comments noted below, enclosed please find my marked-up plan sheet with comments to the final engineering plan.
8. Permit from Dupage DOT for the proposed work on Eola Road will be required. Please forward to the City copy of this permit and please incorporate their reviewed comments in your resubmittal.
9. The site has been mass grading with the construction of the building pad and temporary detention basin. The site topo should reflect this existing condition.
10. Please note that offsite easement (permanent and temporary construction) will be required. Approval of the engineering plan will be contingent upon receiving these easement.

Final Plat

11. In addition to the comments noted below, enclosed please find my marked up comments to the final plat.
12. Please provide a stormwater control easement over the permeable pavers area, use for stormwater management.
13. A plat of easements should be prepared and submitted to the City for review for all the proposed offsite work, including grading, sanitary sewer, cross access etc.

Stormwater Permit (Application March 2018)

14. In addition to comments noted below, enclosed please find my marked-up stormwater report with my comments.
15. Per the stormwater ordinance for BMP, please provide infiltration capacity for the subgrade from a geotechnical engineer and provide opinion of suitable of subgrade for the proposed BMP. Please also reference the Ordinance Amendment regarding retention volume and tributary area for BMPs.
16. Establishment of a Special Service Area (SSA) for the long term maintenance of the stormwater detention pond will be required. Please complete the attached SSA application and submit this to the City's Legal Department for review and processing.
17. Cannot assign required volume to future development on future site. Please look at expanding paver area to accommodate additional storage volume. The required stormwater volume must be provided and constructed as part of overall engineering site plan approval for this development.
18. The proposed detention basin is design as wetland bottom pond. Please add the wetland planting plan to the engineering plan sheets. Also, please add the planting detail to the landscape plan.

If you have any questions regarding the above comments, please contact me at (630) 256-3207. Please send all resubmittal (engineering copy only- 1 copies) directly to my attention in Engineering Division, City of Aurora, 44 E. Downer Place, Aurora, IL 60507. In addition to the hard copy and to help expedite my review, your resubmittal can be emailed to me. Please refer to the above referenced project number on all future correspondence.

Sincerely,

Souts Thavong, P.E., CFM
Review Engineer

Enclosures: marked-up engineering plan, stormwater report and plat, resubmittal form, SSA form, BMP Amendment, casing detail.

cc: Ken Schroth, P.E., Director of Public Works & City Engineer (via email)
Steve Andras, P.E., Assistant City Engineer (via email)
Dan Feltman, P.E., New Development Coordinator, Engineering Division (via email)
Tracey Vacek, COA- Planning and Zoning Division (via email)
Ed Sieben, COA- Planning and Zoning Division (via email)
Mr. Nelson Santos, Scientel Solutions, LLC, owner (via email- nsantos@scientelsolutions.com)
Mrs. Roxanna Hoffman, Project Manager, Scientel Solutions, LLC (via email- rhoffman@scientelsolutions.com)