



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250

Worth Discovering • auroragov.org

August 5, 2022

Ed McCoy
Fairfield Residential Company, LLC
1644 Platte Street, Suite 160
Denver, CO 80202

Re: Technical Corrections Review: Fairfield Townhomes – Site Plan and Subdivision Plat
Application Number: DA-1556-25
Case Numbers: 2022-4012-00; 2022-3018-00

Dear Mr. McCoy:

Thank you for your technical corrections submission, which we referred out on July 20, 2022. We reviewed it and attached our comments along with this cover letter. The review letter contains comments from all city departments and outside agencies.

Because there are some outstanding issues remaining, another technical submittal will be required. Please resubmit the Site Plan and Plat at your convenience.

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 give me a call. I may be reached at 303-739-7857.

Sincerely,

Sarah Wile, AICP
Senior Planner, City of Aurora
Planning & Development Services Department

cc: Beccah Bailey, Norris Design
Cesarina Dancy, ODA
Filed: K:\SDA\1556-25tech1.rtf



Technical Corrections Review

1. Planning (Sarah Wile / 303-739-7857 / swile@auroragov.org / Comments in teal)

1A. Nepal Street is incorrectly identified as Nepal Court throughout the Site Plan. Please update all sheets to “Nepal Street” to match the Plat. This street name was confirmed with the city’s addressor, Phil Turner.

1B. Verify that the square footages noted in the Site Plan for the amenity and maintenance building are still accurate given the minor changes that were made to this building since the last submittal.

1C. Please coordinate with Josh Hensley with Aurora Public Schools (303-365-7812 / jdhensley@aurorak12.org) to determine if any cash-in-lieu fees are due with this project. This will be dependent on when the final mylars are ready to be recorded. If fees are due, they must be received prior to submitting final mylars.

1D. The city has developed [CAD Data Submittal Standards](#) for internal and external use to streamline the process of importing AutoCAD information into the City's Enterprise GIS. Digital submissions meeting the CAD Data Submittal Standards is required before final Site Plan and Plat mylars can be routed for signatures or recorded for all applications. Please review these standards and ensure that files are in the correct format to avoid future delays.

2. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

2A. Remove the requested note on Sheet 16. If all the grasses will not be 5-gallon, list the ones that are in the actual table.

2B. There should not be any ornamental grass equivalents because all of the grasses should be 5-gallon.

3. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

3A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.

3B. Why is there a ramp proposed to the north on Sheet 3 if there is not a receiving ramp on the north side of the street?

3C. Have the smaller radii been approved by Life Safety? See redline comments on Sheet 3.

3D. Dimension the curbside landscaping and parking spaces where requested on Sheet 5.

3E. Label the requested slopes.

3F. Provide the mounting height and fixture type for the public street lights.

4. Aurora Water (Nina Khanzadeh / 720-859-4365 / nkhanzad@auroragov.org / Comments in blue)

4A. Label the pocket utility easement for the hydrant.

4B. Because all storm on-site is private, ensure that license agreements have been executed if located with Tract A.

4C. Address the inconsistency between Nepal Street vs. Nepal Court.

4D. Label the water meter easement.

5. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

5A. If the units are being built to the 2015 IBC, then sprinklers are required. If being built to the 2015 IRC, sprinklers are not required per COA amendments and ordinances.



- 5B. Show van accessible spaces in the Data Block.
- 5C. Provide details on how each section of the Implementation Plan table reached the indicated point values.
- 5D. Remove Note #4 and add the requested notes on Sheet 2.
- 5E. Bollards must be set back 35'.
- 5F. Provide wheel stops in the accessible parking space.
- 5G. Review requirements on Sheet 3 regarding fire lane turning radii.
- 5H. Show and label the accessible route.
- 5I. Show and label the requested items in the Site Plan.
- 5J. Provide spot elevations to verify that there is a maximum 2% grade in all directions for accessible parking spaces and aisles.

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

- 6A. Address all redline comments on the Site Plan and Plat.
- 6B. Send in the updated title commitment and the certificate of taxes due.