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June 22, 2022

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

**Re: Third Submission 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 third submission, which we referred out on May 31, 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.

The administrative decision date is tentatively set for July 13, 2022. Information regarding public notice requirements will be sent next week. Following the administrative decision, a technical corrections submittal will be required to address all comments outlined in this review letter.

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:\\$DA\1556-25rev3.rtf



## Third Submission Review

### **1. Planning** (Sarah Wile / 303-739-7857 / [swile@auroragov.org](mailto:swile@auroragov.org) / Comments in teal)

1A. Make minor adjustments to how adjacent Site Plans are labeled per redline comments.

1B. Update the Lot Type table on Sheet 8 per redline comments.

1C. Ensure that all street names are including on all sheets.

1D. Sheets 50-56 are in the incorrect place in the current plan set. Please update this with the next submittal and also remove “of 56” from all of these sheets.

1E. 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. A digital submission meeting the CAD Data Submittal Standards is required before final 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](mailto:kbish@auroragov.org) / Comments in bright teal)

*Sheet 16*

2A. Ornamental grasses in the curbside landscaping must be 5-gallon. Update the plant schedule accordingly.

*Sheet 17*

2B. Remove the requested items and the labels from the Lot Typical. To document the actual square footage being provided, show the area as a specific hatch (i.e. solid light gray, etc.). Darken the outline of the building, sidewalk and porch. This is requested so the zoning inspectors are not confused when reviewing the plan set in the future.

2C. Add the following note to the N/S Trail Typical graphic: “For actual landscape design, refer to Sheets 20, 21, 24 and 25.”

*Sheet 21*

2D. Label 56<sup>th</sup> Avenue.

2E. Update the note per redline comments.

*Sheet 25*

2F. Update the On-Lot Typical Planting Notes.

2G. For the Building Perimeter Landscape table, if ornamental grasses and perennials are being used as substitutes for shrubs, then the table should note that.

### **3. Civil Engineering** (Julie Bingham / 303-739-7403 / [jbingham@auroragov.org](mailto: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. Remove the requested note on Sheet 2.

3C. Revise the text overwrite on Sheet 4.

3D. Add a note to Sheet 4 that the internal sidewalks are privately owned and maintained.

3E. Why are ramps being proposed where called out on Sheet 5 if there is not a receiving ramp on the other side of the alley?



3F. Include the street name where requested on Sheet 7.

3G. Ensure that “Private” is included next to where all private streets are called out.

3H. Remove the incorrect sheet callouts on Sheet 30.

3I. Specify the lighting fixture type and pole height where requested. Ensure it meets the draft lighting standards.

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

4A. Include the final MUS conformance letter with the next submittal.

4B. Show and label the extents of all utility easements on the Site Plan and Plat.

4C. Label storm as private and note who it will be maintained by.

4D. Label all streets as either private or ROW.

4E. According to the Plat, if 56<sup>th</sup> Place is a private drive, why isn't the water line in the utility easement?

4F. Include stubs per Aurora Water standards for dead-end sanitary manholes.

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

5A. Address redline comments in the Data Block.

5B. Show the location of the mail kiosk with access from the street and interior sidewalk. A curb ramp will be needed from the adjacent street and leading up to the mail kiosk. A detail of these elements shall be included. The illumination level shall not be less than 1-foot candle at the mail kiosk.

5C. Show the accessible route from accessible parking to accessible building entrances to the street where requested on Sheet 3.

5D. Label the Knox Boxes, FDC, and fire lane easements (include width).

5E. Provide a removable bollard detail.

5F. Bollards in the fire lane easement will require a license agreement. Contact Grace Gray ([ggray@auroragov.org](mailto:ggray@auroragov.org)) to begin the license agreement process.

5G. Show fire riser room locations.

5H. On the requested building elevations, show the locations of the FDC, Knox Boxes, and riser room door per redline comments on Sheets 55 and 56.

**6. Real Property** (Roger Nelson / 720-587-2657 / [ronelson@auroragov.org](mailto:ronelson@auroragov.org) / Comments in magenta)

6A. Address all redline comments on the Site Plan and Plat.