



Planning Division
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November 22, 2022

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

Re: Second 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 November 14, 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 303-739-7541.

Sincerely,

Rachid Rabbaa,
Planner, City of Aurora
Planning & Development Services Department

cc: Beccah Bailey, Norris Design
Cesarina Daney, ODA
Filed: K:\\$DA\1556-25tech2.rtf



Technical Corrections Review

1. Planning (Rachid Rabbaa / 303-739-7541 / rrabbaa@auroragov.org / Comments in teal)

1A. 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. No further comments.

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.

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

4A. See the red line comments on the plat and site plan.

Plat:

4B. (B-Alley 1) doesn't include an easement for the entire alley stretch for the sanitary and water mains. Please confirm that B includes UE for the entire stretch of mains. Tract A should also be in areas that have public sanitary and water mains

Site Plan

4C. Sanitary and water mains to be within easement- Plat is not clear- TYP

4D. As mentioned in comments provided in May, all water meters to reside in landscaped areas and 2 ft min away from any concrete- typ.

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

5A. Remove IRC if being built to the 2015 IBC, these buildings shall be fire sprinklered under the 2015 IBC

5B. If being built to the 2015 IRC sprinklers are not required; per COA amendments and ordinances. Add a new row for the townhomes.

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

6A. See the red line comments on the plat and site plan.

6B. Provide latest AES Board monument record for the C ¼ corner.