

November 9, 2022

Sarah Wile
City of Aurora, Planning Department
15151 E. Alameda Parkway, 2nd Floor
Aurora, Colorado 80012

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

Dear Ms. Wile:

Thank you for taking the time along with City staff to review items from the initial technical corrections submittal for Fairfield Townhomes Site Plan and Subdivision Plat. Valuable feedback was received on August 8, 2022. Detailed responses to comments are noted on the following pages. Please feel free to reach out should you have any questions or concerns by phone, 303-892-1166 or by email, bbailey@norris-design.com.

Sincerely,
Norris Design

Rebeccah Bailey

Beccah Bailey
Project Manager

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.

Response: Nepal Court has been adjusted to Nepal Street.

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.

Response: Square footage on Data Block has been updated.

1C. Please coordinate with Josh Hensley with Aurora Public Schools (303-365-7812 / jd hensley@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.

Response: Comment noted, thank you.

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.

Response: Comment noted, thank you.

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.

Response: Note has been removed.

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

Response: Ornamental grass equivalents have been removed from the table.

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.

Response: Acknowledged.

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?

Response: A ramp on the Northwest corner of the intersection of N Orleans and E 57th has been added.

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

Response: Yes, per email discussions with Mark Apodaca, the proposed radii is acceptable as is.

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

Response: Curbside landscaping has been dimensioned in the site plan sheets along N. Orleans. However, the typical ROW Section is shown on the cross-section sheets on sheet 15. Parking space dimensions are found in the notes.

3E. Label the requested slopes.

Response: *Detailed slope information is provided on the Civil Drawings, slope labels have been added as requested on sheet 13.*

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

Response: *Mounting height for public street light fixture SL1 has been added to sheets 50 and 51. The fixture type for SL1 has been added to the light fixture schedule and the cut sheet has been added to sheet 56.*

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

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

Response: *All tracts include utility easements and therefore pocket utility easements are not needed in tracts. Any hydrants located within lot limits include a pocket utility easement. Please refer to note 2 on the utility plan that clarifies this.*

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

Response: *Acknowledged.*

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

Response: *Updated to Nepal Street throughout the plan set.*

4D. Label the water meter easement.

Response: *In the area indicated, the water meters sit within Tract A, therefore water meter easements are not needed.*

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.

Response: *Comment noted, residential units under 2015 IRC will not be sprinklered. Per email discussion on August 23, the clubhouse (4648 square ft., A occupancy) would not need fire sprinklers per the 2015 IFC section 903.2.1.1 – 903.2.1.5*

5B. Show van accessible spaces in the Data Block.

Response: *Van accessible spot has been added to the Data block.*

5C. Provide details on how each section of the Implementation Plan table reached the indicated point values.

Response: *Implementation plan has been updated to align with current codes. Project exempt from type B units required in IBC 1107.6.3 per multistory unit exception under IBC 1107.7.2. To comply with CRS title 9 article 5 section 105, the required 90 accessibility points are provided by 90 visitable units that are each worth 1 accessibility point. These visitable units are marked on overall grading plan on sheet 9.*

5D. Remove Note #4 and add the requested notes on Sheet 2.

Response: *Notes have been removed and updated.*

5E. Bollards must be set back 35'.

Response: *Bollards set to 27' from flowline per conversations with Mark Apodaca.*

5F. Provide wheel stops in the accessible parking space.

Response: Completed.

5G. Review requirements on Sheet 3 regarding fire lane turning radii.

Response: Per email discussions with M Apodaca, the proposed radii is acceptable.

5H. Show and label the accessible route.

Response: Accessible Route is shown on Overall Grading, sheet 9.

5I. Show and label the requested items in the Site Plan.

Response: Completed.

5J. Provide spot elevations to verify that there is a maximum 2% grade in all directions for accessible parking spaces and aisles.

Response: Label added specifying that the accessible parking space has a max 2% grade in all directions. Please refer to the Civil Drawings for more detailed grading.

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.

Response: Please see attached response to redlines for Site Plan and Plat.

6B. Send in the updated title commitment and the certificate of taxes due.

Response: Updated title commitment and certificate of taxes due are included with this submission.

The site plan will not be approved by public works until the preliminary drainage letter/report is approved

Response: Comment noted, thank you.

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART OF LOT 2, BLOCK 1, PAINTED PRAIRIE SUBDIVISION FILING NO. 5, RECORDED AT RECEPTION NO. [REDACTED] IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, SAID PARCEL BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PA [REDACTED] AS FOLLOWS:

Response: Reception Number has been added.

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 11, BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 3-1/4 INCH ALUMINUM CAP SET IN A RANGE BOX, STAMPED "BOWMAN CONSULTING T3S 11 12 14 13 R66W 2019 PLS 38272", WHENCE THE EAST QUARTER CORNER OF SAID SECTION 11 BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 3-1/4 INCH ALUMINUM CAP SET IN A RANGE BOX, STAMPED CVL CONSULTANTS T3S R66W S11 S12 1/4 2021 LS34591", BEARS NORTH 00°13'50" WEST, A DISTANCE OF 2,658.63 FEET WITH ALL BEARINGS CONTAINED HEREON BEING RELATIVE THERETO;

THENCE NORTH 81°05'58" WEST, A DISTANCE OF 702.40 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 2, BLOCK 1, SAID POINT BEING THE POINT OF BEGINNING.

THENCE ALONG THE BOUNDARY OF SAID LOT 2, BLOCK 1 THE FOLLOWING SEVEN (7) COURSES:

- SOUTH 89°43'32" WEST, A DISTANCE OF 813.65 FEET;
- NORTH 00°29'13" WEST, A DISTANCE OF 750.56 FEET TO A POINT OF CURVATURE;
- ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 94°39'13", AN ARC LENGTH OF 33.04 FEET, THE CHORD OF WHICH BEARS NORTH 46°50'24" EAST, 29.41 FEET TO A POINT OF REVERSE CURVATURE;
- ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1547.50 FEET, A CENTRAL ANGLE OF 17°01'23", AN ARC LENGTH OF 459.78 FEET, THE CHORD OF WHICH BEARS NORTH 85°39'19" EAST, 458.09 FEET TO A POINT OF TANGENCY;
- NORTH 77°08'37" EAST, A DISTANCE OF 120.96 FEET TO A POINT OF CURVATURE;
- ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 567.00 FEET, A CENTRAL ANGLE OF 12°37'33", AN ARC LENGTH OF 124.95 FEET, THE CHORD OF WHICH BEARS NORTH 83°27'23" EAST, 124.69 FEET;
- NORTH 89°46'10" EAST, A DISTANCE OF 72.91 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°44'36", AN ARC LENGTH OF 31.33 FEET, THE CHORD OF WHICH BEARS SOUTH 45°21'31" EAST, 28.22 FEET;

THENCE SOUTH 00°29'13" EAST, A DISTANCE OF 823.08 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING A CALCULATED AREA OF 649.575 SQUARE FEET OR 14.912 ACRES, MORE OR LESS.

THE LINEAL UNIT USED IN THE PREPARATION OF THIS DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

SHEET INDEX

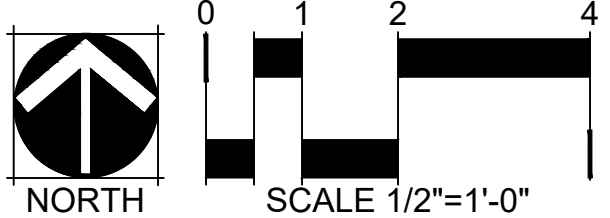
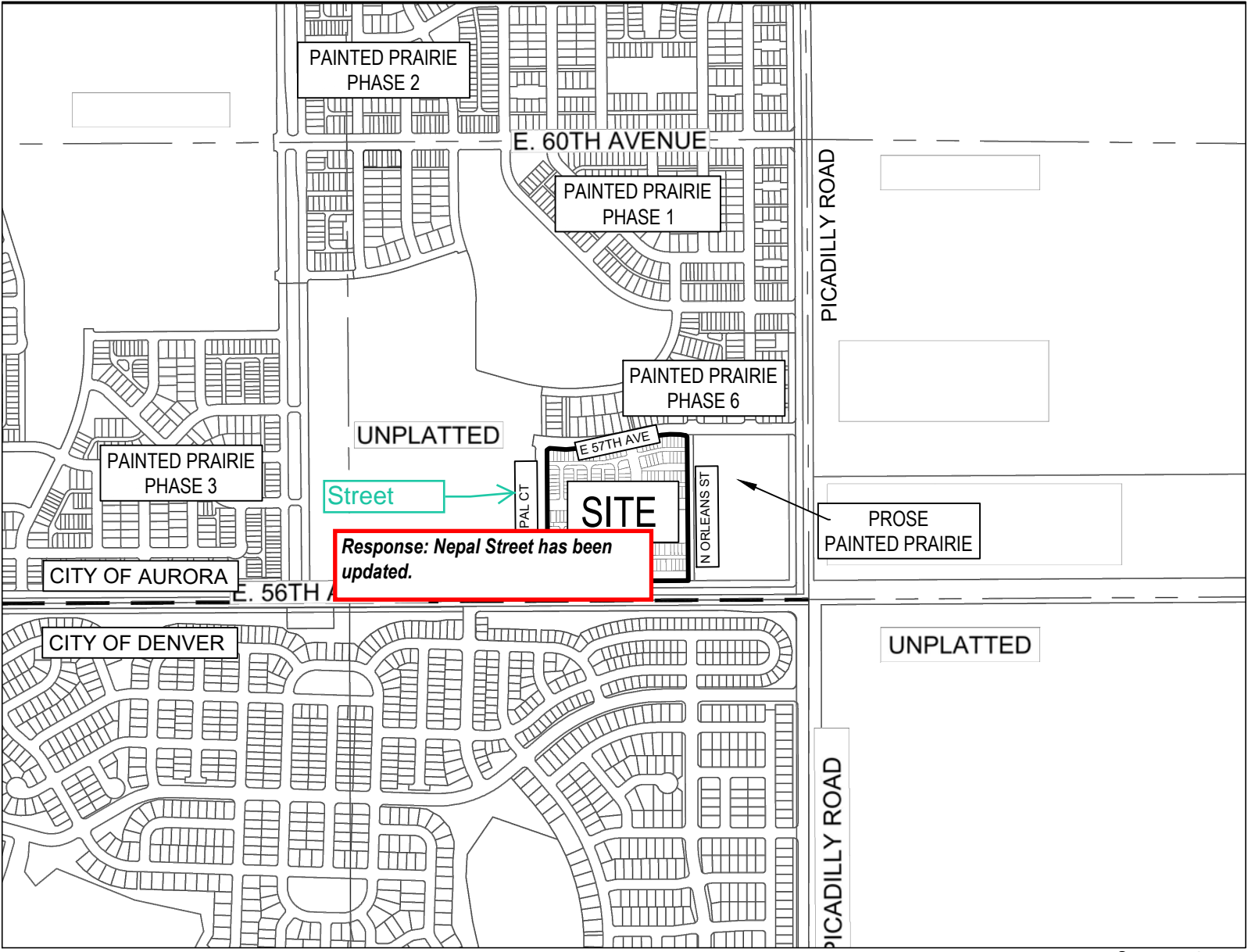
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FAIRFIELD TOWNHOMES | SITE PLAN

A PART OF SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

VICINITY MAP



PROJECT DATA

	SF	AC	%
LAND AREA WITHIN PROPERTY LINES	649,575 SF	14.91 AC	100%
BUILDING COVERAGE	203,522 SF	4.67 AC	31%
AMENITY BUILDING & POOL MAINTENANCE BUILDINGS	4,648 SF	0.12 AC	1%
HARD SURFACE AREA	352,836 SF	8.1 AC	54%
LANDSCAPE AREA	88,212 SF	2.03 AC	14%
NUMBER OF BUILDINGS		35	
NUMBER OF DWELLINGS UNITS		206	
DWELLING UNITS PER ACRE		13.82 DU/AC	
BUILDING HEIGHT		38'-0"	
PRESENT ZONING CLASSIFICATION		R-2 WITH FLEXIBLE RESIDENTIAL LOT DESIGNATION	
2015 INTERNATIONAL BUILDING CODE OCCUPANCY		R-3	
2015 INTERNATIONAL BUILDING CODE CONSTRUCTION TYPE		IRC TYPE VB CONSTRUCTION RESIDENTIAL - SPRINKLED AMENITY & CLUBHOUSE - NOT SPRINKLED	
PARKING SPACES REQUIRED		2 PER DWELLING UNIT = 412	
PARKING SPACES PROVIDED		373 (GARAGE) RFRACE) + 6 (AMENITY CENTER)	
ACCESSIBLE SPACES REQUIRED			
ACCESSIBLE SPACES PROVIDED		1	
PROPOSED SIGNAGE		2 SIGNS: MONUMENT SIGN NO. 1: 42 SF MONUMENT SIGN NO. 2: 24 SF	
PERMITTED SIGNAGE PER UDO		96 SF MAX AREA 6 FT MAX HEIGHT MAX 1 PER STREET FRONTAGE	

If being built to the 2015 IBC then sprinklers are required.

Response: Data block has been updated per comment.

Show van accessible space.

Response: Van space has been included on data block.

Provide details on how each section of implementation table reached indicated point values.

Response: Implementation Plan has been updated to provide more information.

The square footage noted is the same as it was in the previous submittal even though it was stated that there were some minor changes made to this building. Please verify that this is still accurate.

Response: This number has been updated to 5,163 SF

If being built to the 2015 IRC sprinklers are not required; per COA amendments and ordinances

Response: Data block has been updated per comment.

2015 IBC for amenity & clubhouse

Response: Data block has been updated per comment.

IMPLEMENTATION PLAN

2015-IBC SECTION 1107.6.2.3 AND TABLE 1107.6.1.1	COLORADO STATE HOUSE BILL 03-1221
TOTAL ACCESSIBLE DWELLING UNITS: 90	TOTAL ACCESSIBLE DWELLING UNITS: 90
TYPE A AND B UNITS REQUIRED: 90	POINTS REQUIRED: 90
TYPE A AND B UNITS PROVIDED: 90	POINTS PROVIDED: 90

SIGNATURE BLOCK

LEGAL DESCRIPTION: SEE THIS SHEET

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, _____ HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD, _____.

BY: _____
(PRINCIPALS OR OWNERS)

NAME: _____

TITLE: _____

STATE OF COLORADO
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ AD, ____

BY _____
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS:

CITY ATTORNEY: _____ DATE: _____
CITY CLERK: _____ DATE: _____
CITY ENGINEER: _____ DATE: _____
CITY COUNCIL: _____ DATE: _____
CITY TEST: _____ DATE: _____

DATABASE APPROVAL DATE: _____

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF
_____, COLORADO AT _____ O'CLOCK ____ M.
THIS _____ DAY OF _____ AD, _____.
CLERK AND RECORDER: _____
DEPUTY: _____

AMENDMENT BLOCK

FAIRFIELD TOWNHOMES | SITE PLAN

A PART OF SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

NOTES

1. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII -NUMBERING OF BUILDINGS
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
4. ~~EMERGENCY INGRESS AND EGRESS - RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."~~
5. THE DEVELOPER, THEIR SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS.
6. THE 2015 INTERNATIONAL FIRE CODE (IFC), REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY FREQUENCY RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE A QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPERS EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.
7. THE DEVELOPER, THEIR SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
8. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
9. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES.
10. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
11. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
12. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.

Remove note #4

Response: Note has been removed.

13. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
14. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
15. THIS SHALL CONSTITUTE A CONTRACT THAT SHALL GUARANTEE TO THE GOVERNING BODY THAT BEFORE THE ISSUANCE OF THE FINAL BUILDING PERMIT THE OVERALL SITE WILL MEET THE ACCESSIBILITY REQUIREMENTS OF STATE HOUSE BILL 03-1221. THE SITE PLAN WILL REFLECT THE APPROPRIATE NUMBER OF ACCESSIBILITY POINT VALUE PER DWELLING FOR PERSONS WITH DISABILITIES, AS PROVIDED IN C.R.S. 9-5-105. ACCESSIBLE UNITS SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO BE EASILY ACCESSIBLE AND ADAPTABLE FOR PERSONS WITH DISABILITIES AND WILL COMPLY WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR THE BUILDING AND FACILITIES PROVIDING ACCESSIBILITY AND USABILITY FOR PHYSICALLY HANDICAPPED PEOPLE, PROMULGATED BY THE AMERICAN NATIONAL STANDARD INSTITUTE, COMMONLY CITED AS ICC/ANSI A117.1 - 2009. OWNER PROPERTY FOR THE ABOVE PERMIT.
16. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
17. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
18. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
19. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
20. ATTENTION BUILDING DIVISION: PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTION 22-245 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING 55 LDN UNDER WORSE-CASE NOISE CONDITIONS.
21. SIGNS SHALL BE PERMANENTLY LABELED AS NO PARKING - FIRE LANE COMPLYING WITH IFC FIGURE D103.6.
22. ALL ONSITE INTERNAL ROADS AND ALLEYS ARE PRIVATE.
23. ALL ONSITE INTERNAL ROADS AND ALLEYS ARE FIRE LANE ACCESS EASEMENTS (FLAE), ACCESS EASEMENTS (AE AND UTILITY EASEMENTS (UE), WITH THE EXCEPTION OF ALLEYS D&E, WHICH ARE NOT FLAE.
24. DEVELOPMENTS OF ONE OR TWO-FAMILY DWELLINGS WHERE THE NUMBER OF DWELLINGS EXCEEDS 30 SHALL BE PROVIDED WITH SEPARATE AND APPROVED FIRE APPARATUS ROADS (2015 IFC D107.1). THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE HALF OF THE LENGTH OF THE OVERALL MAXIMUM DIMENSION OF THE PROPERTY OR AREA TO BE SERVED, MEASURED IN A STRAIGHT LINE BETWEEN ACCESSES.

Add these notes:

THE DEVELOPER, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED AND RETESTED TO ALL CITY OF AURORA STANDARDS AT THE TIME OF THE VIOLATION. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. MANUALLY OPERATED GATING SYSTEMS SHALL BE EQUIPPED WITH A KNOX PADLOCK OR OTHER APPROVED KNOX LOCKING DEVICE. GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING / BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.

ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE ICC A117.1-2009.

RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HERE ON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF AURORA'S PAVING STANDARDS FOR FIRE LANE EASEMENTS, AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, LANDSCAPE MATERIALS, SNOW OR OTHER OBSTRUCTIONS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENT(S) IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANE EASEMENTS, STATING "FIRE LANE, NO PARKING." THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANE EASEMENTS, AND TO CAUSE SUCH EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY APPARATUS USE.

Response: Note has been added.

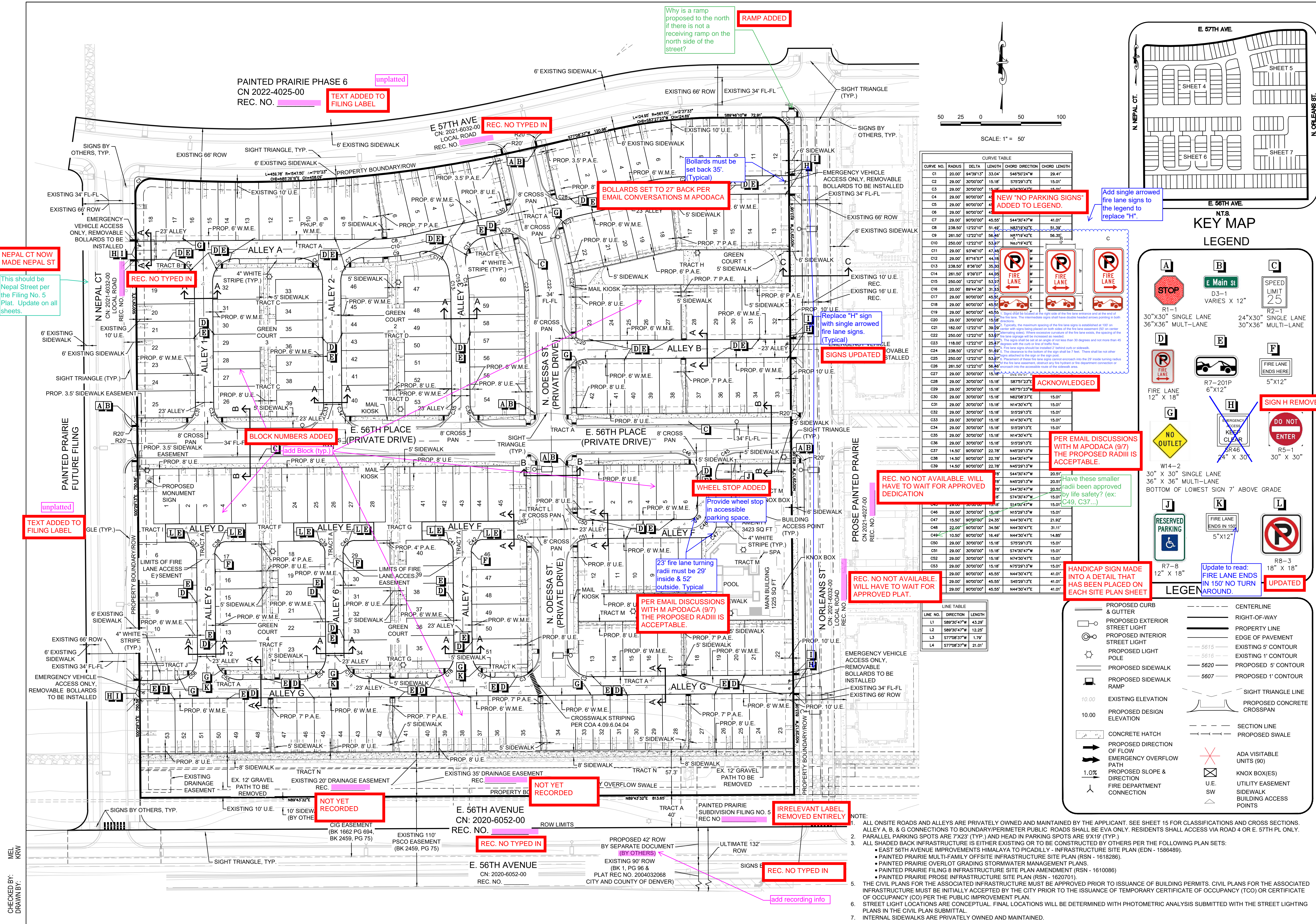
FAIRFIELD TOWNHOMES
SITE PLAN
AURORA, COLORADO

OWNER:
FAIRFIELD RESIDENTIAL
5355 MIRA SORRENTO PL, STE 100
SAN DIEGO, CA.

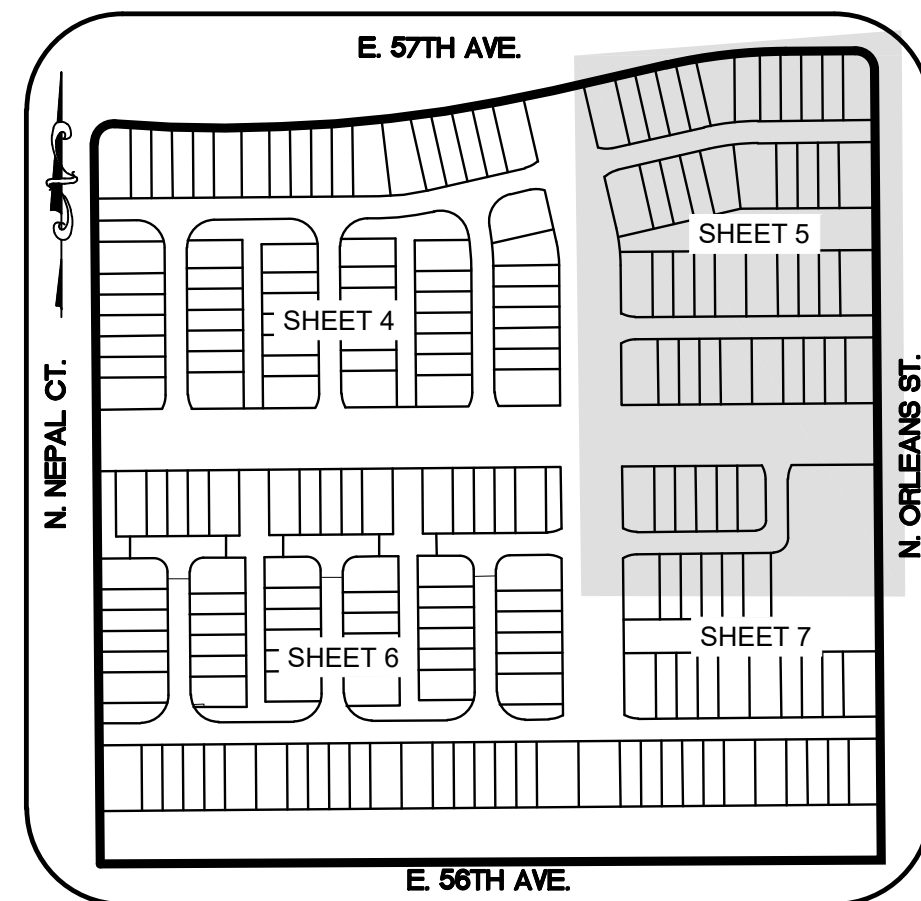
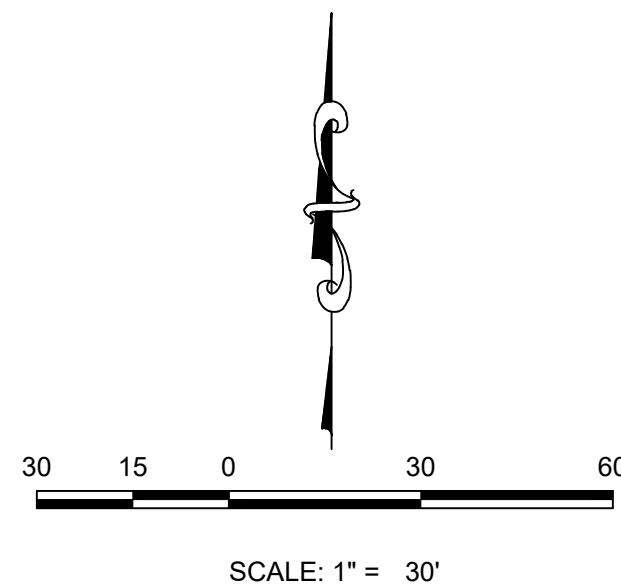
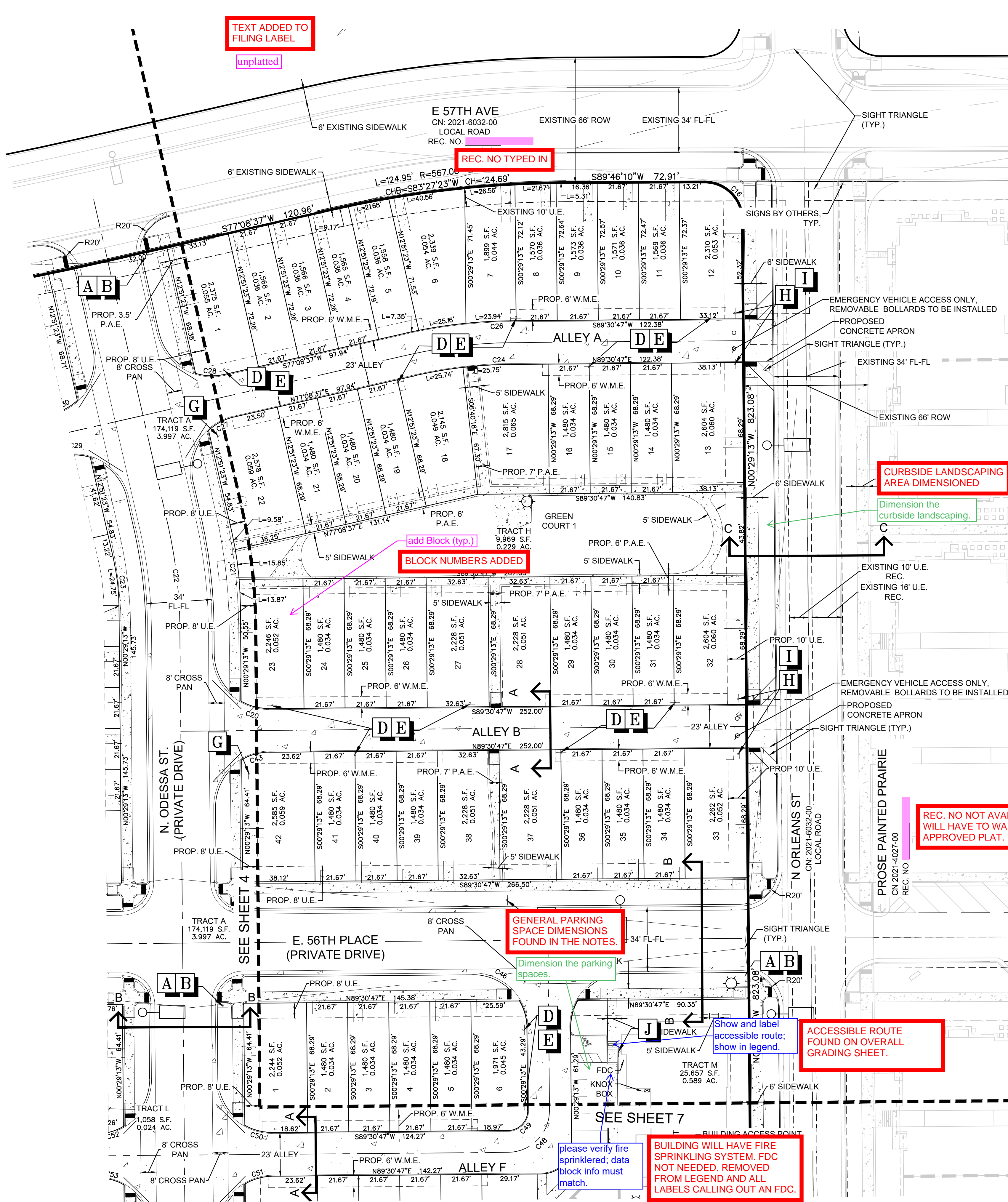


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04/14/22 - SP 02
05/27/22 - SP 03
07/15/22 - TECHNICAL

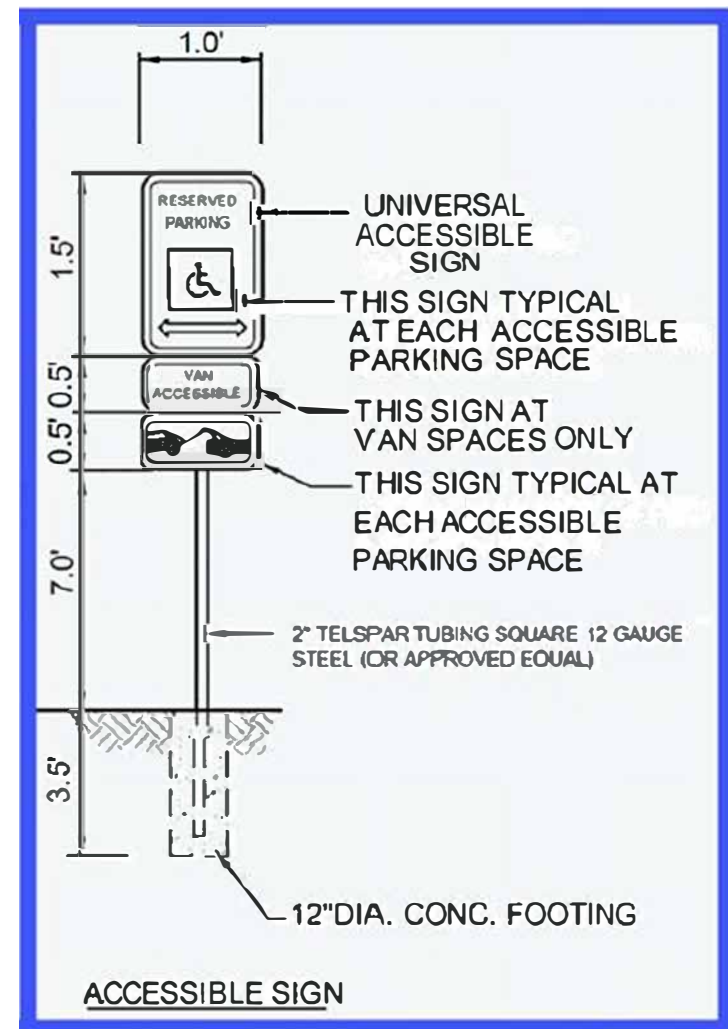
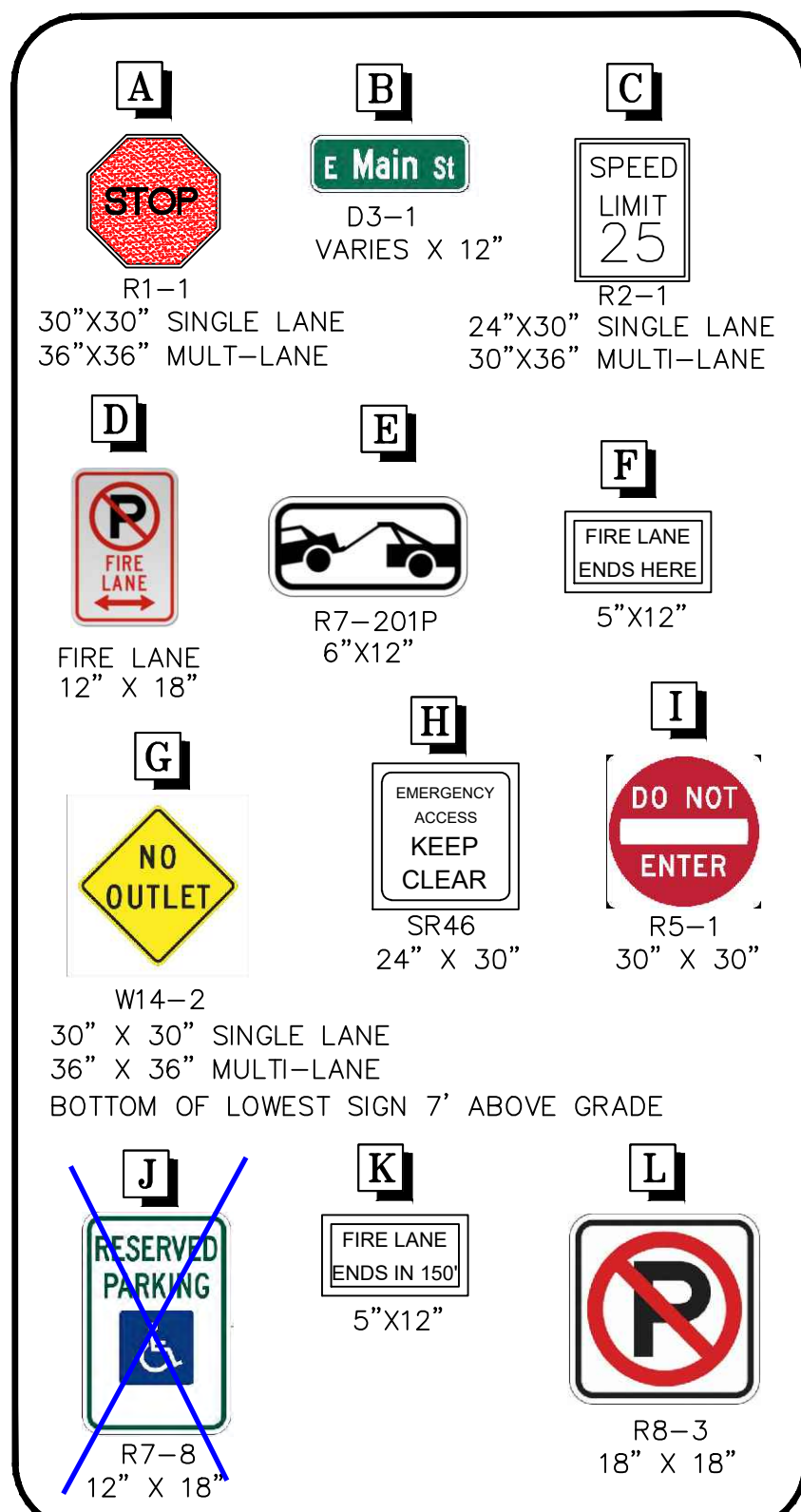
SHEET TITLE:
NOTES



- NOTE:
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 - PAINTED PRAIRIE OVERLOT GRADING STORMWATER MANAGEMENT PLANS.
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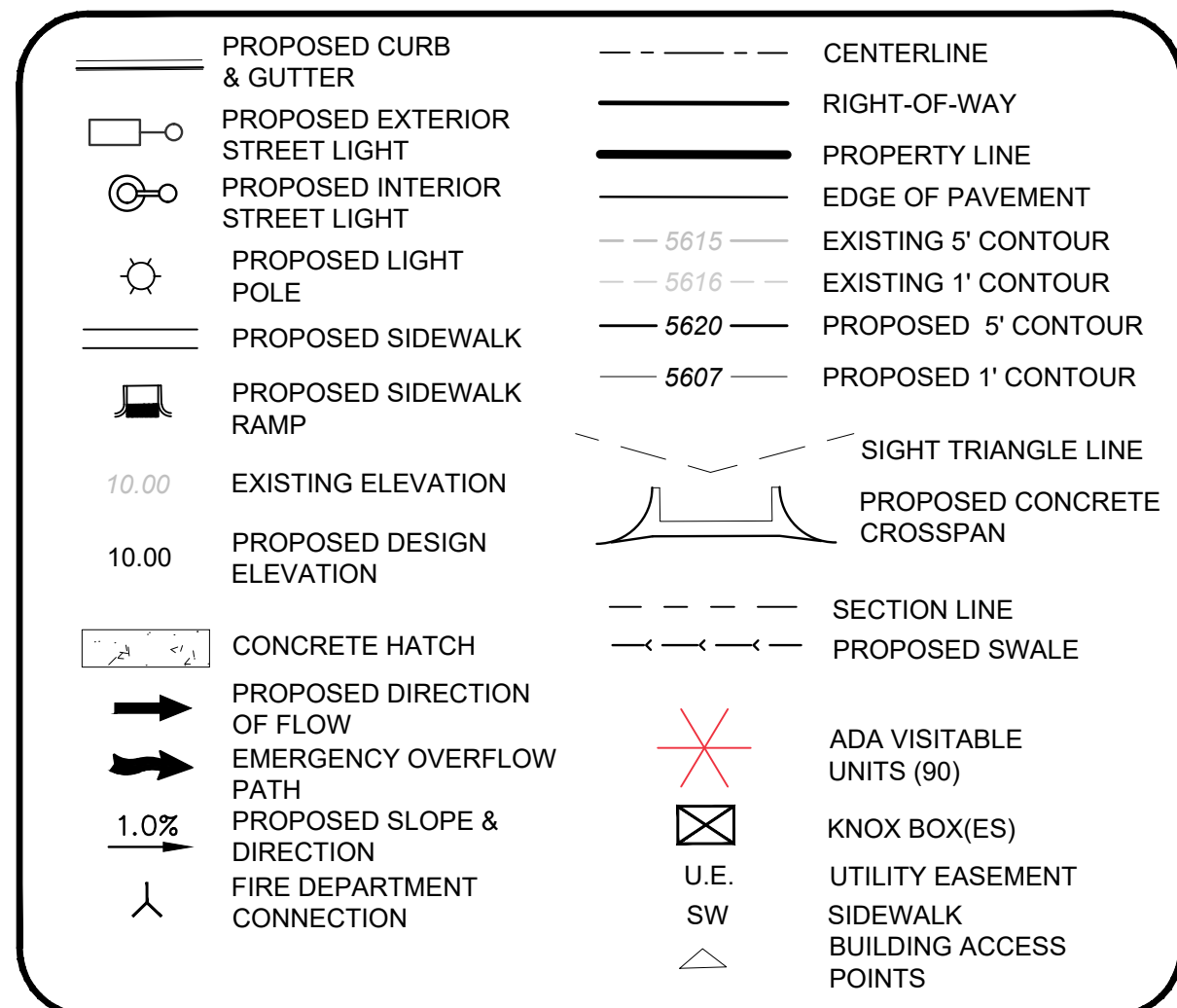


KEY MAP LEGEND



Updated accessible sign details

ACCESSIBLE SIGN DETAIL ADDED ON ALL SITE PLAN SHEETS



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FAIRFIELD TOWNHOMES

SITE PLAN

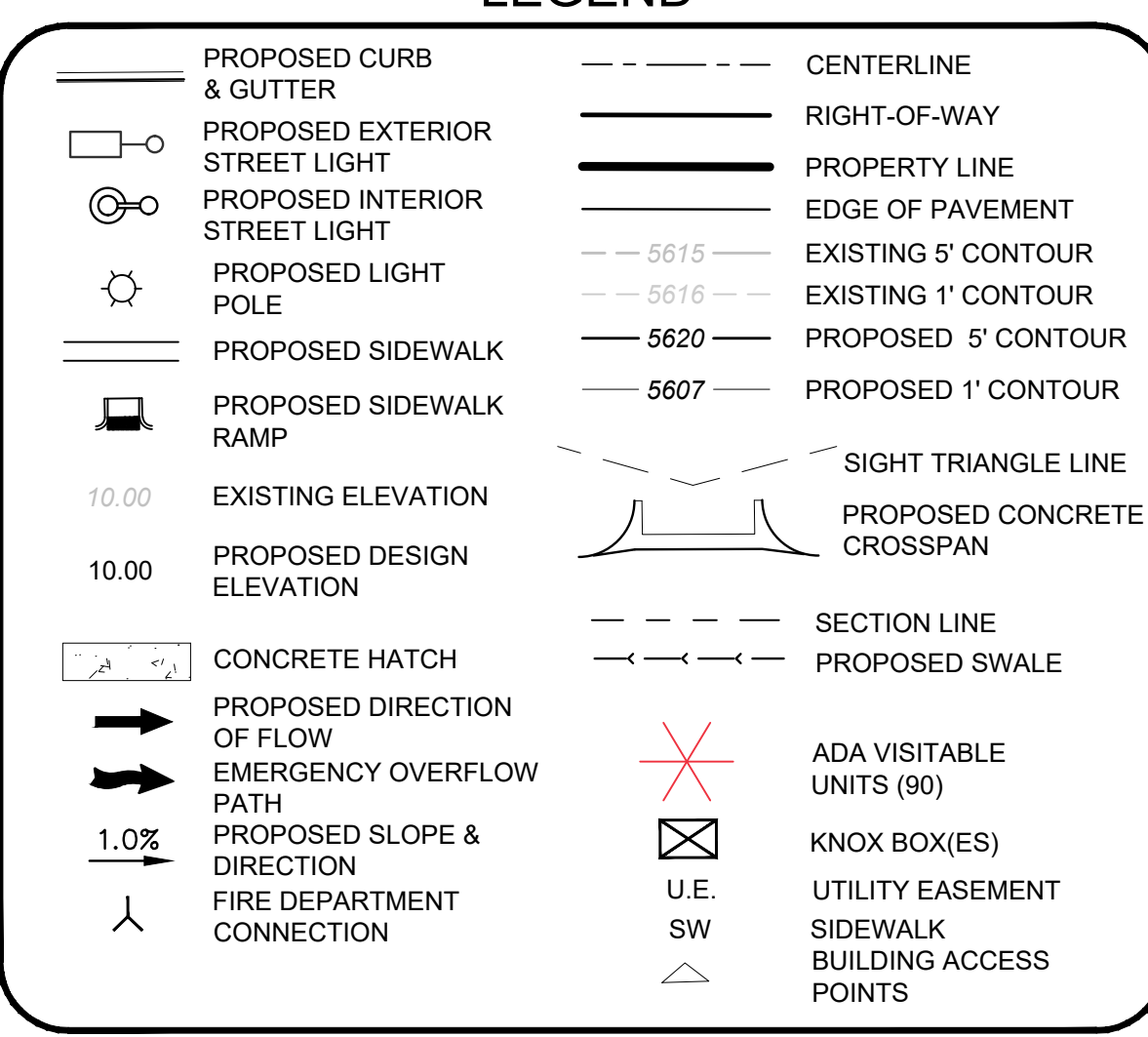
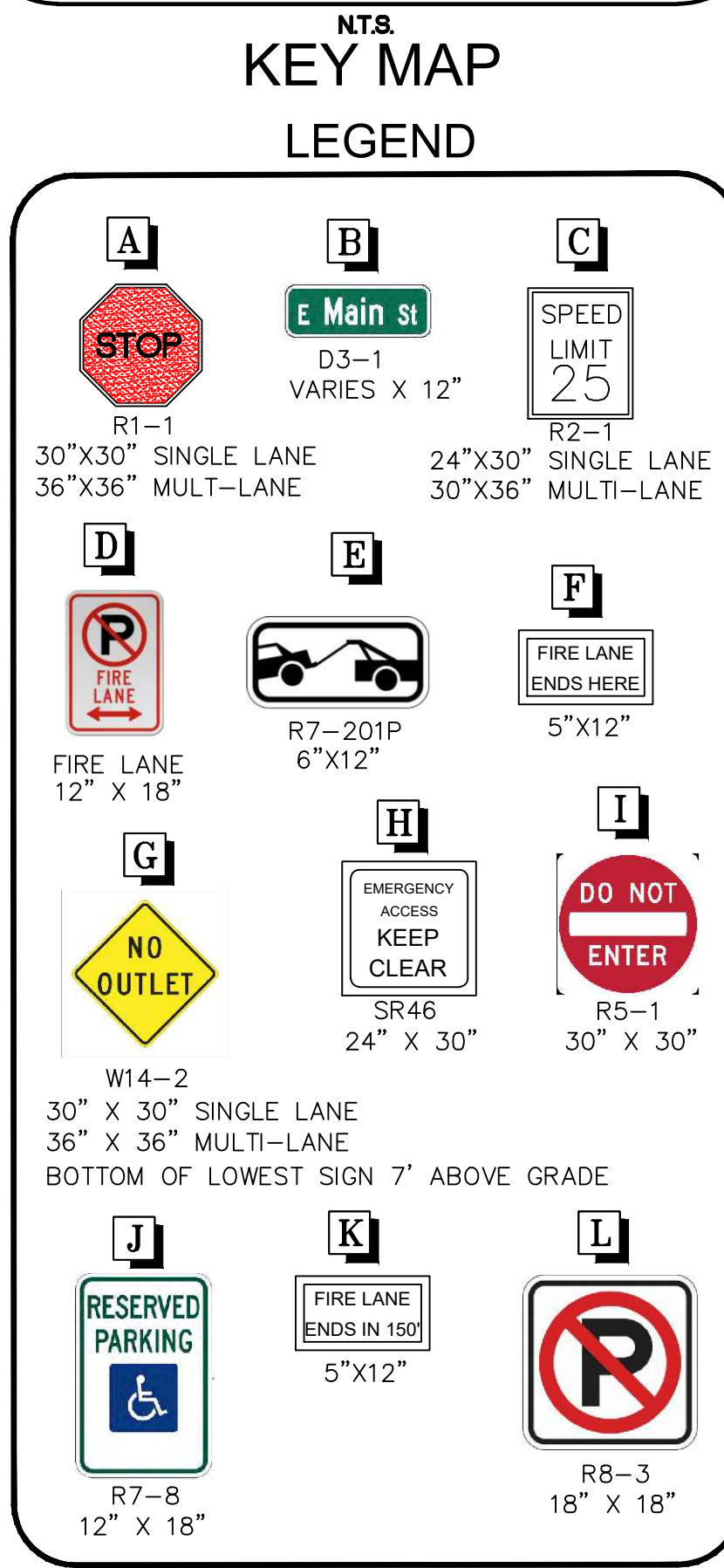
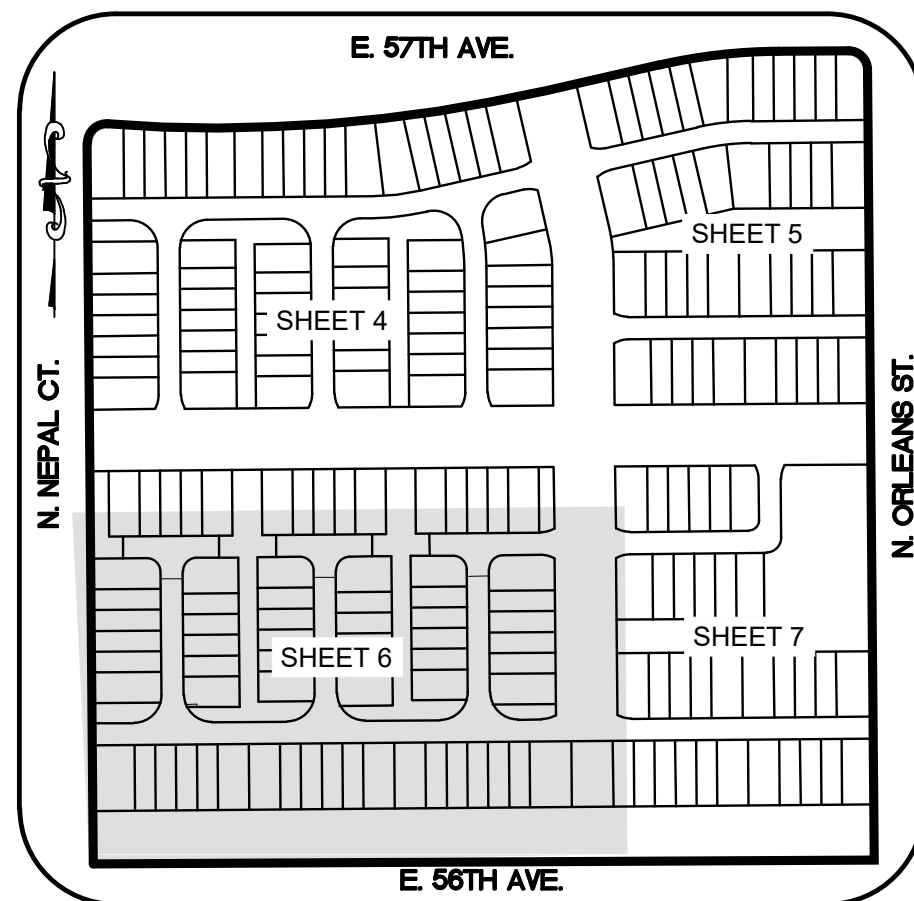
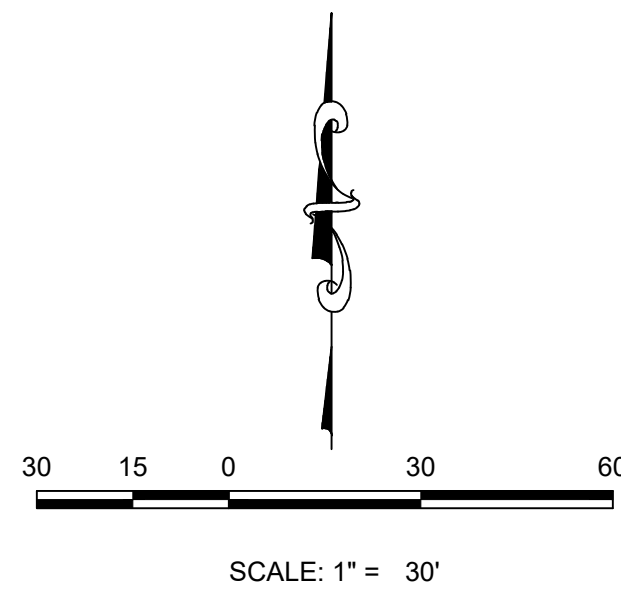
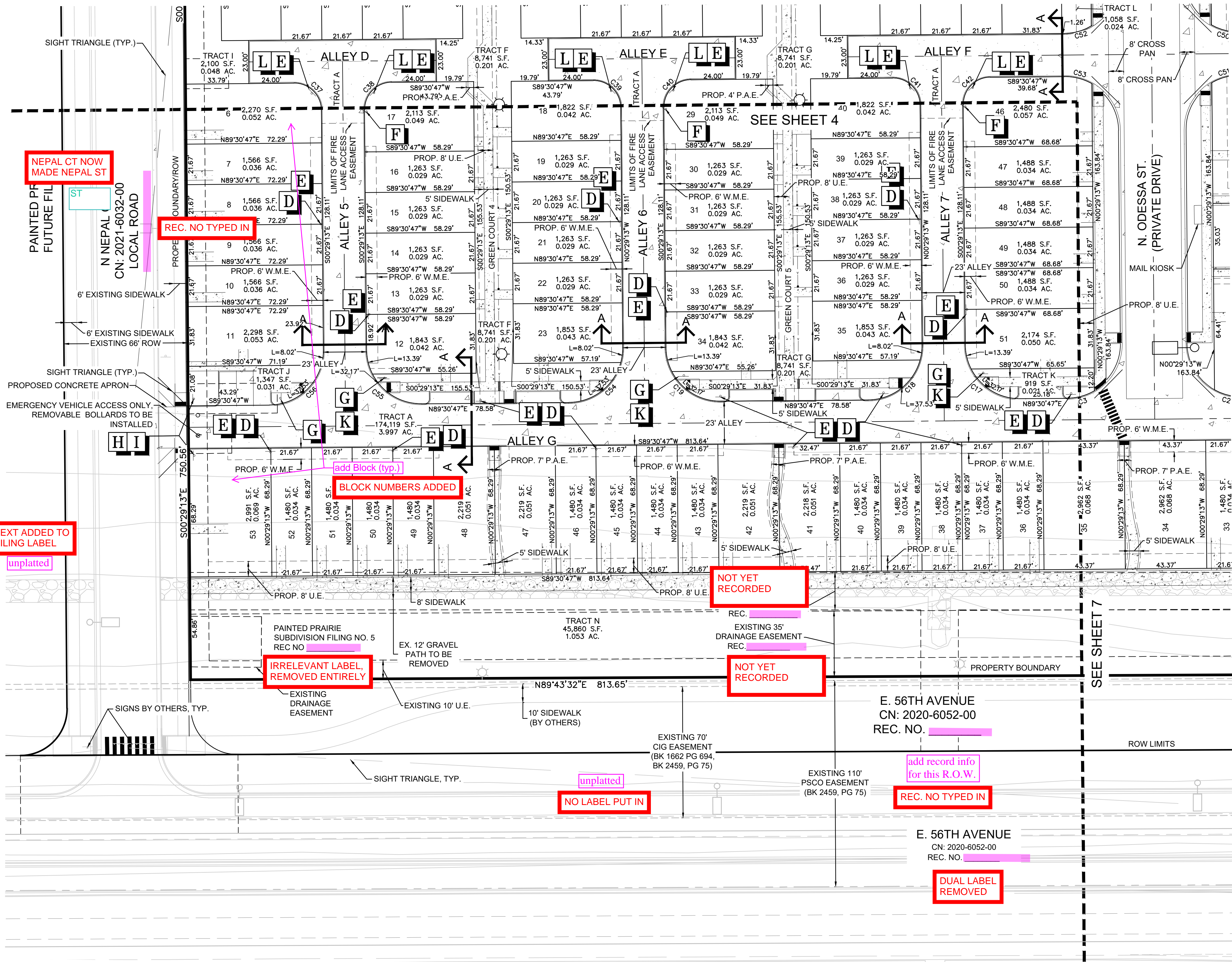
OWNER:
FAIRFIELD RESIDENTIAL
5355 MIRA SORRENTO PL, STE 100
SAN DIEGO, CA.

NOT FOR
CONSTRUCTION

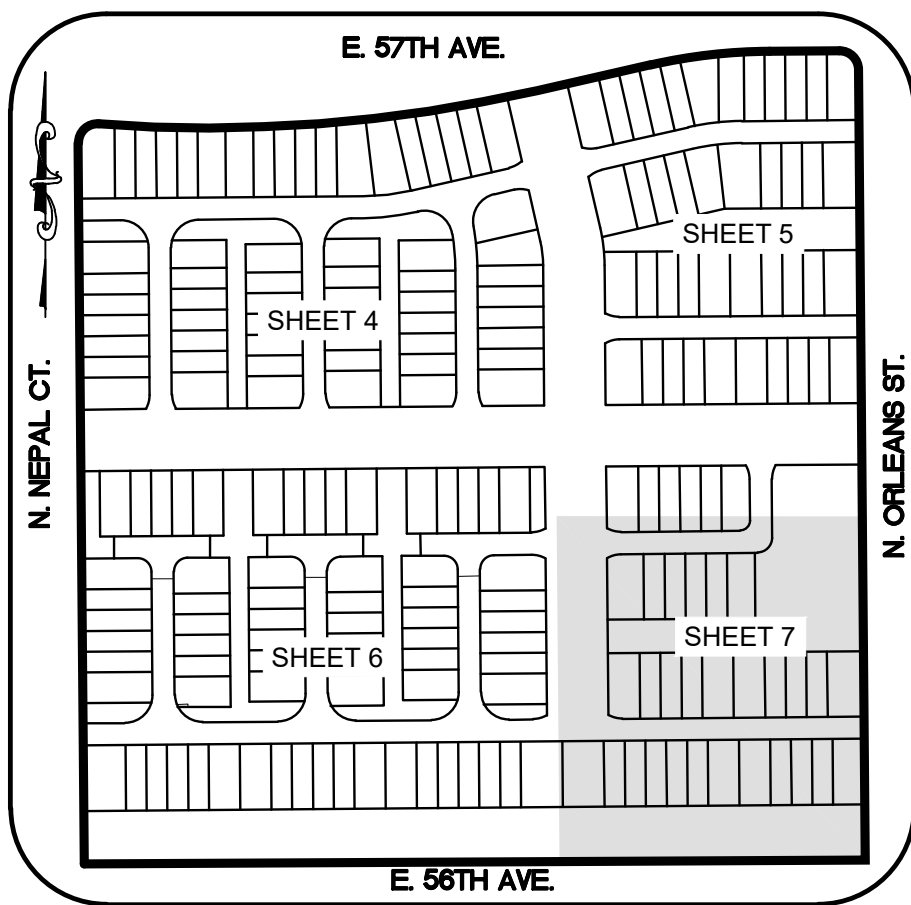
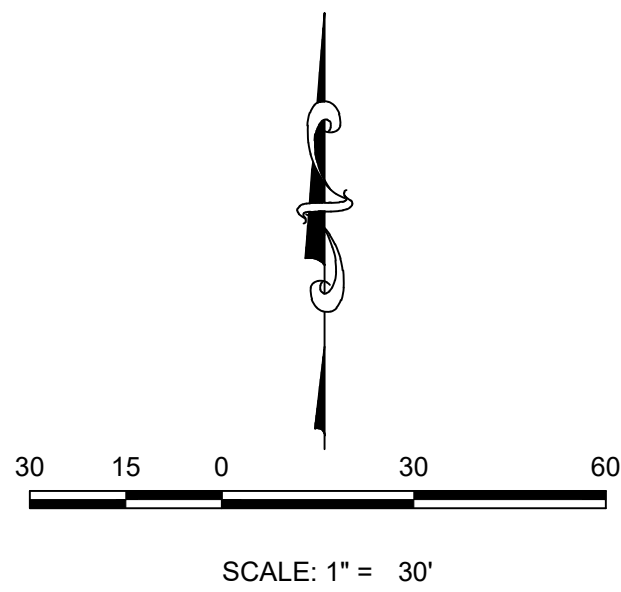
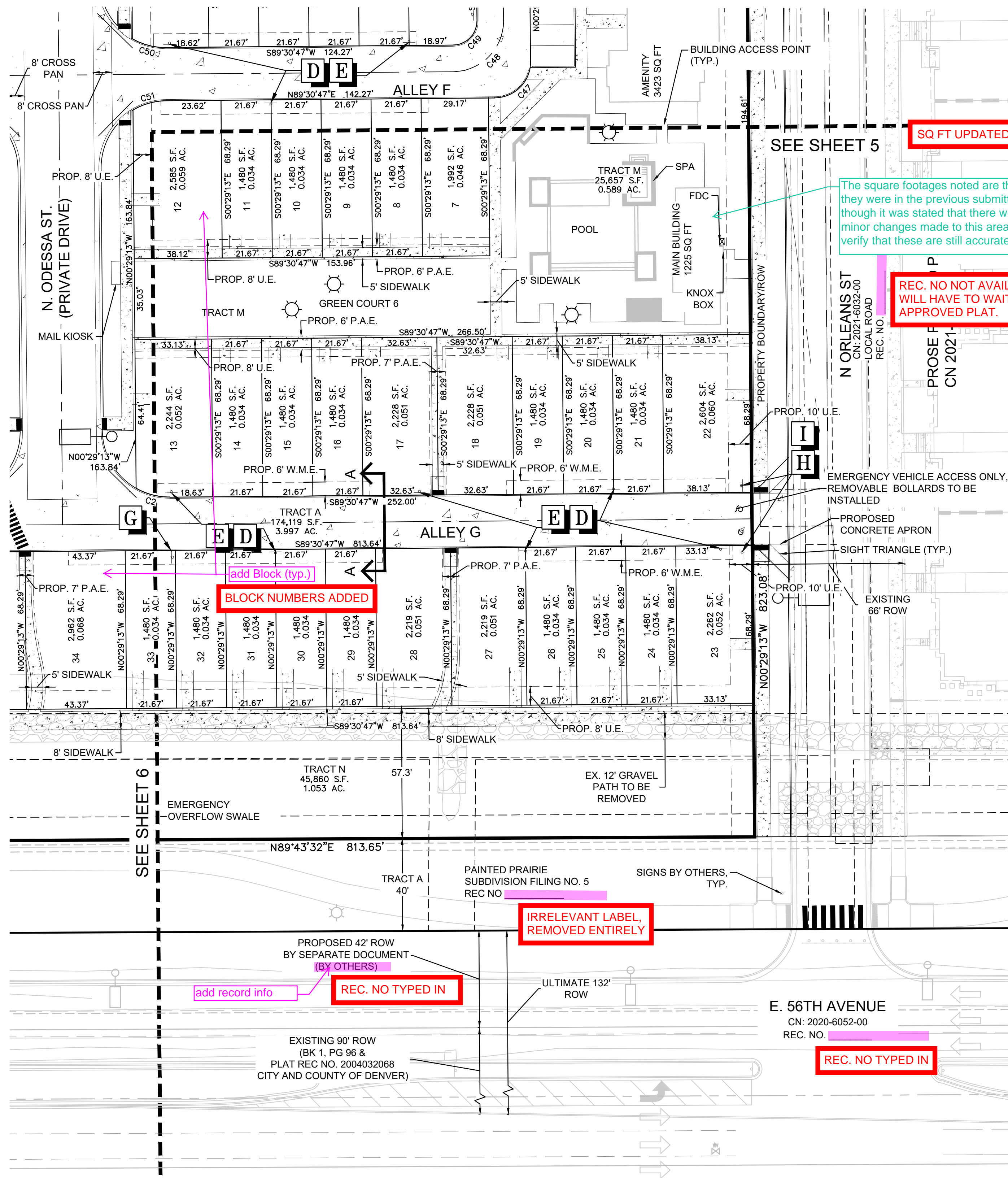
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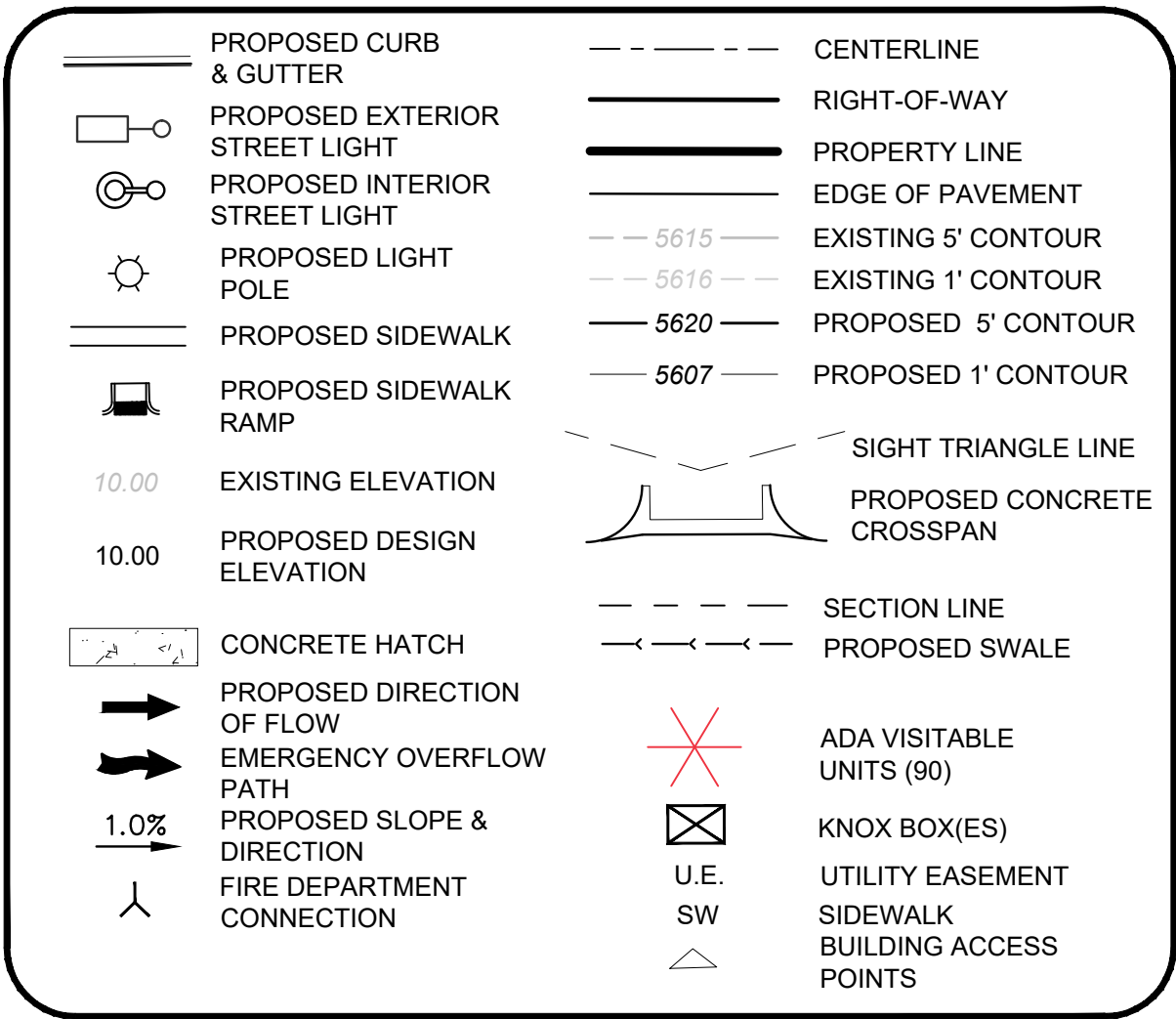
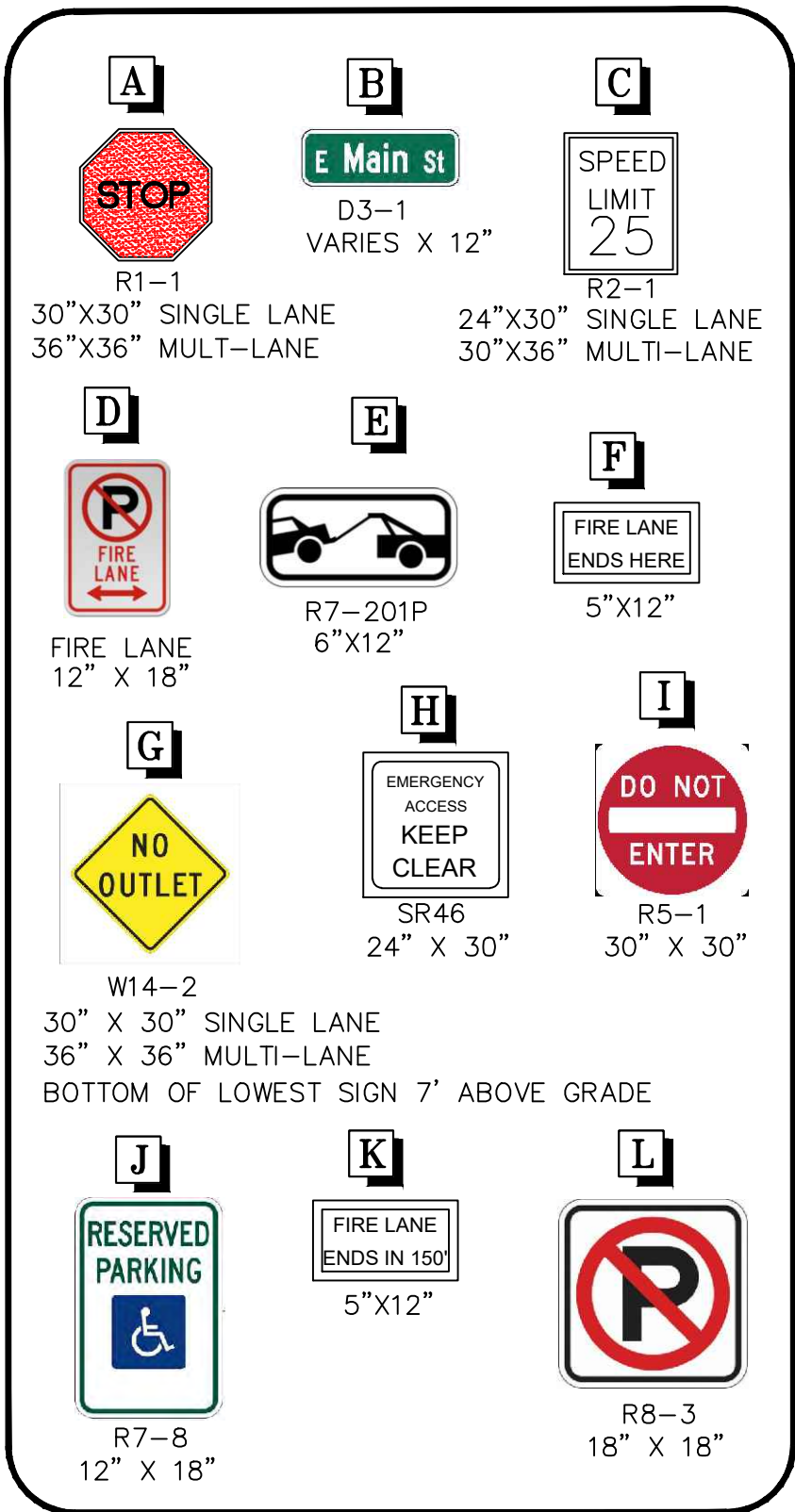
SHEET TITLE:
AREA SITE
PLAN



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KEY MAP
LEGEND



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FAIRFIELD TOWNHOMES
SITE PLAN
AURORA, COLORADO

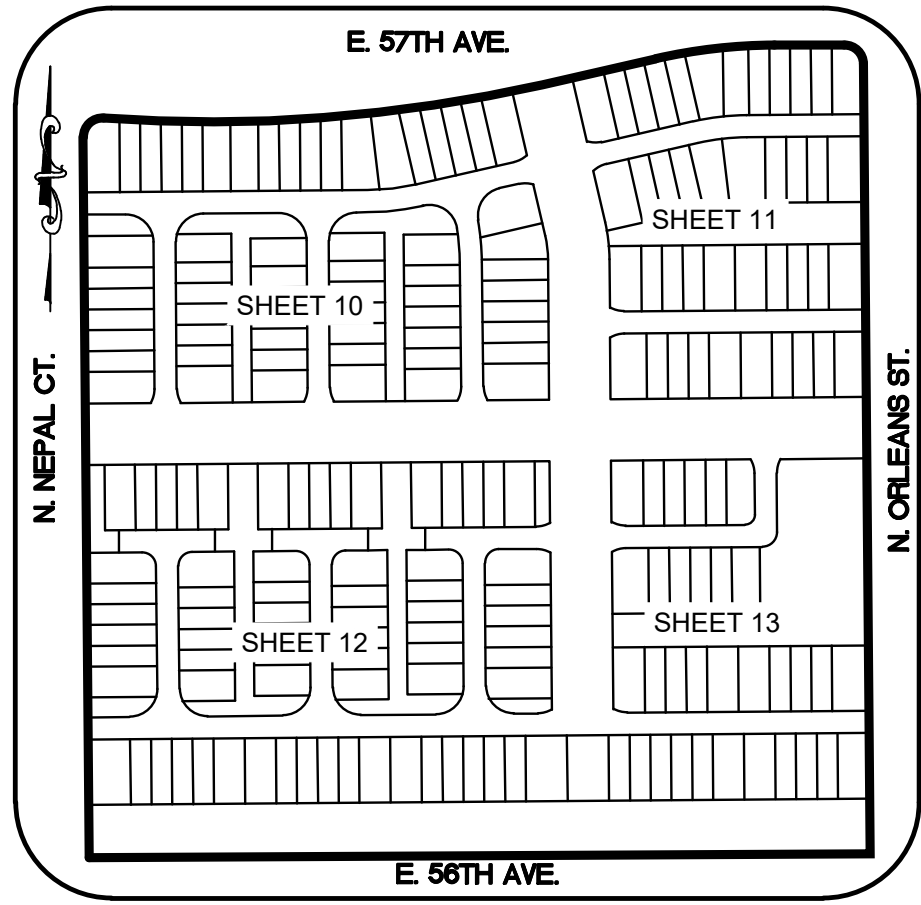
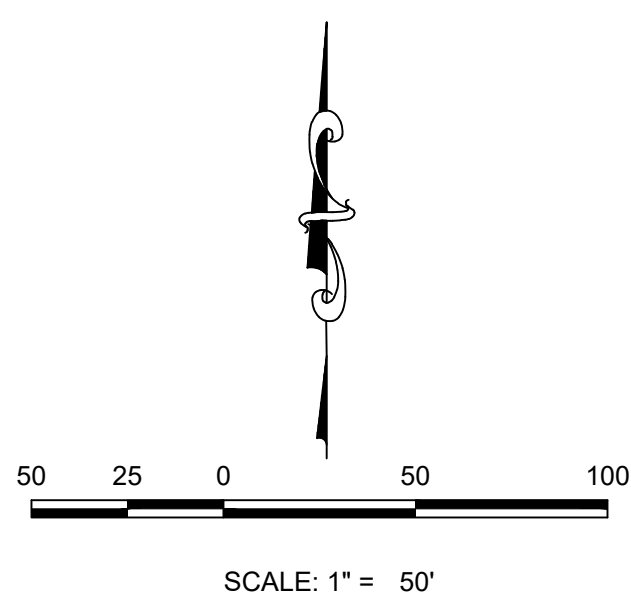
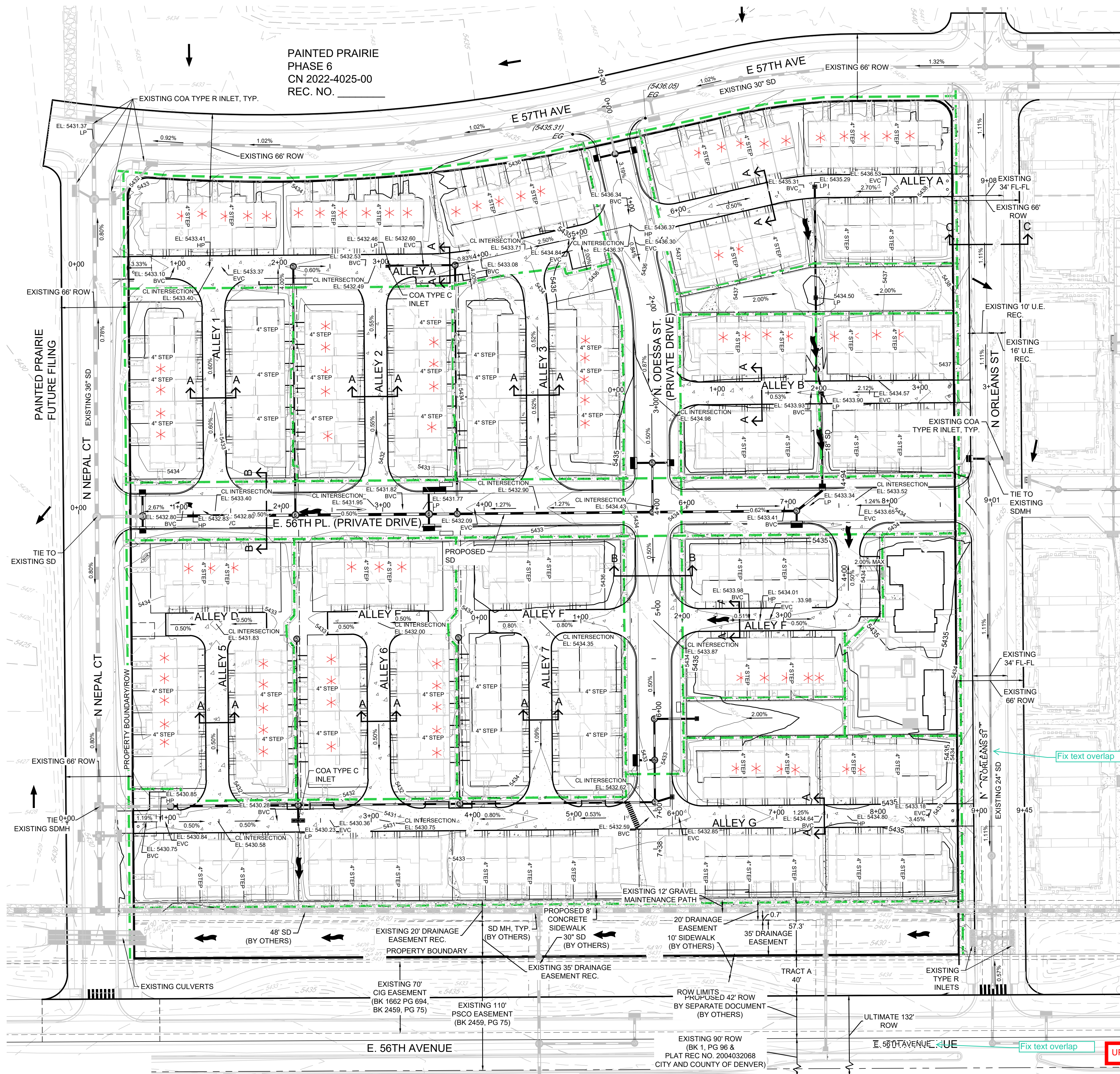
OWNER:
FAIRFIELD RESIDENTIAL
5355 MIRA SORRENTO PL, STE 100
SAN DIEGO, CA.

NOT FOR
CONSTRUCTION

DATE:
12/22/21 - PRE DRC 02
01/12/22 - DRC 03
02/22/22 - SP01
04/14/22 - SP02
05/27/22 - SP03
07/15/22 - SP04

SHEET TITLE:
AREA SITE
PLAN

CHECKED BY: MEL
DRAWN BY: KRW



KEY MAP

LEGEND

	PROPOSED SIDEWALK		RIGHT-OF-WAY
	PROPOSED SIDEWALK RAMP		PROPERTY LINE
	EXISTING ELEVATION		EDGE OF PAVEMENT
	PROPOSED DESIGN ELEVATION		EXISTING 5' CONTOUR
	PROPOSED STORM DRAIN INLET		EXISTING 1' CONTOUR
	PROPOSED STORM DRAIN MANHOLE (SDMH)		PROPOSED 5' CONTOUR
	CONCRETE PAVEMENT		PROPOSED 1' CONTOUR
	PROPOSED DIRECTION OF FLOW		PROPOSED STORM DRAIN (SD)
	EMERGENCY OVERFLOW PATH		ADA VISITABLE UNITS (90)
			PROPOSED SLOPE & DIRECTION
			ADA ACCESSIBLE ROUTE

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Fix text overlap

UPDATED

Fix text overlap

UPDATED

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DRAWN BY:

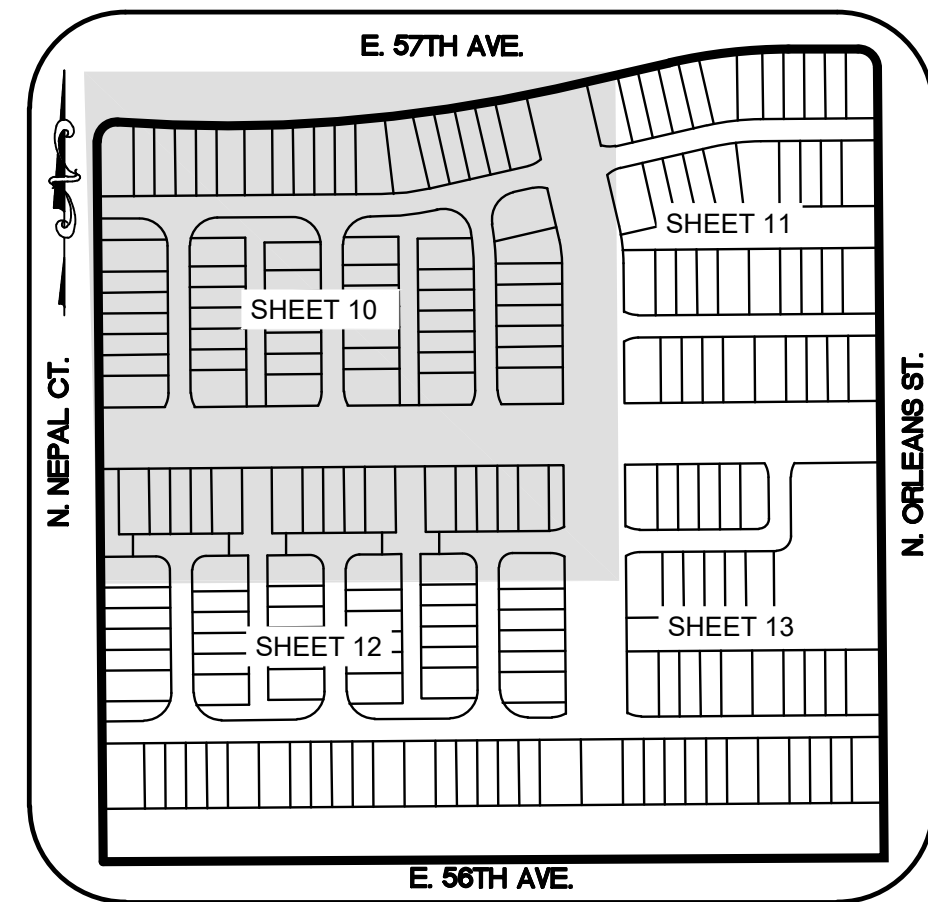
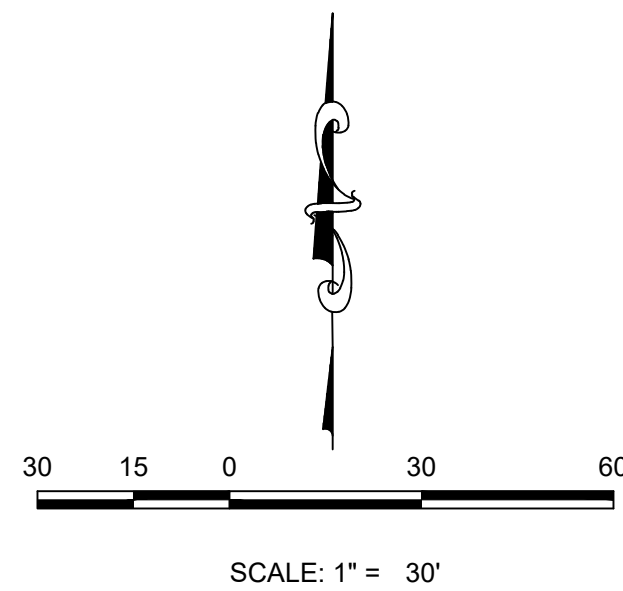
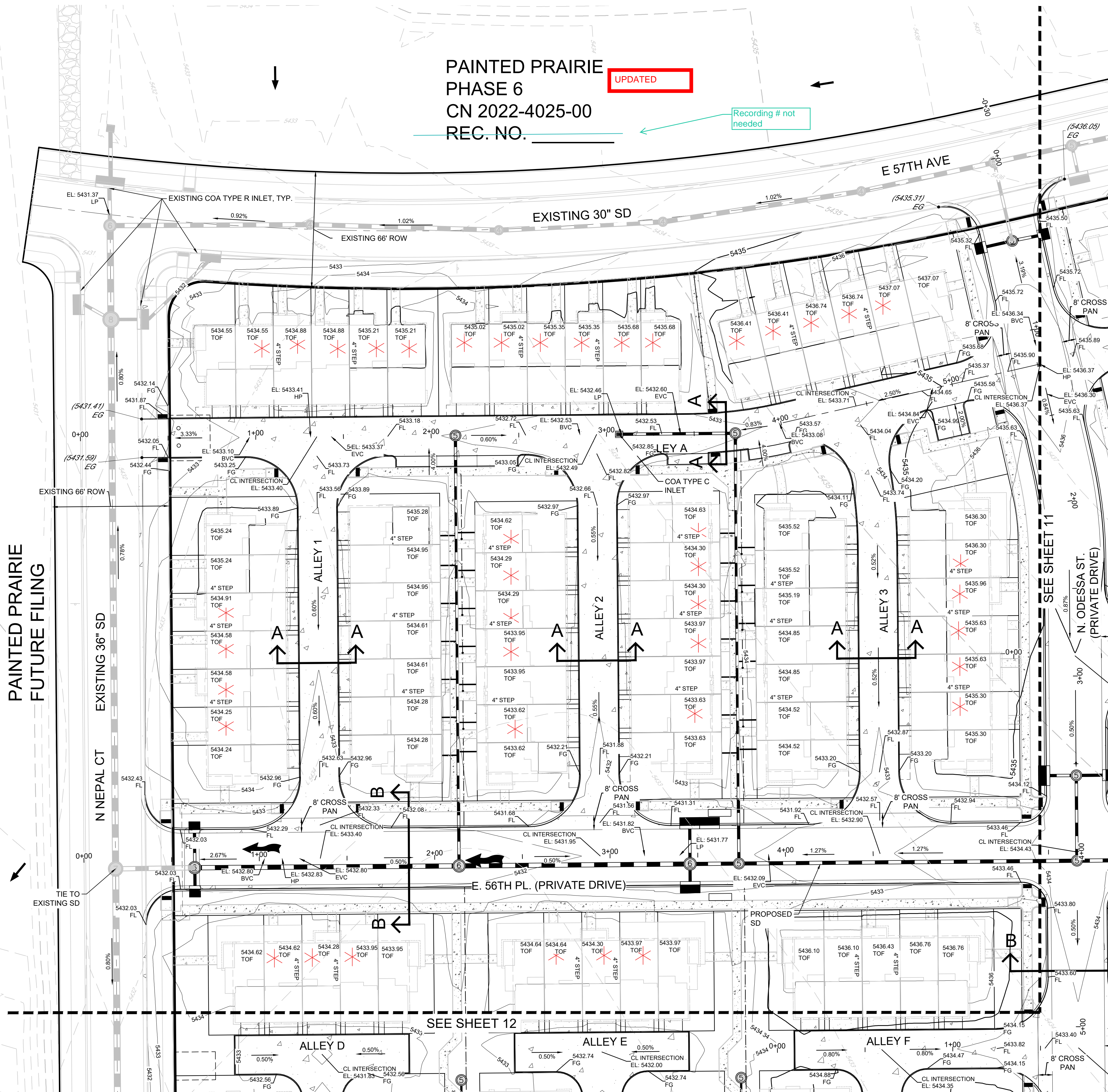
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KRW

PAINTED PRAIRIE
FUTURE FILING

PAINTED PRAIRIE
PHASE 6
CN 2022-4025-00
REC. NO. _____

UPDATED

Recording # not
needed



NTS
KEY MAP
LEGEND

	PROPOSED SIDEWALK		RIGHT-OF-WAY
	PROPOSED SIDEWALK RAMP		PROPERTY LINE
	EXISTING ELEVATION		EDGE OF PAVEMENT
	PROPOSED DESIGN ELEVATION		EXISTING 5' CONTOUR
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5355 MIRA SORRENTO PL, STE 100
SAN DIEGO, CA.

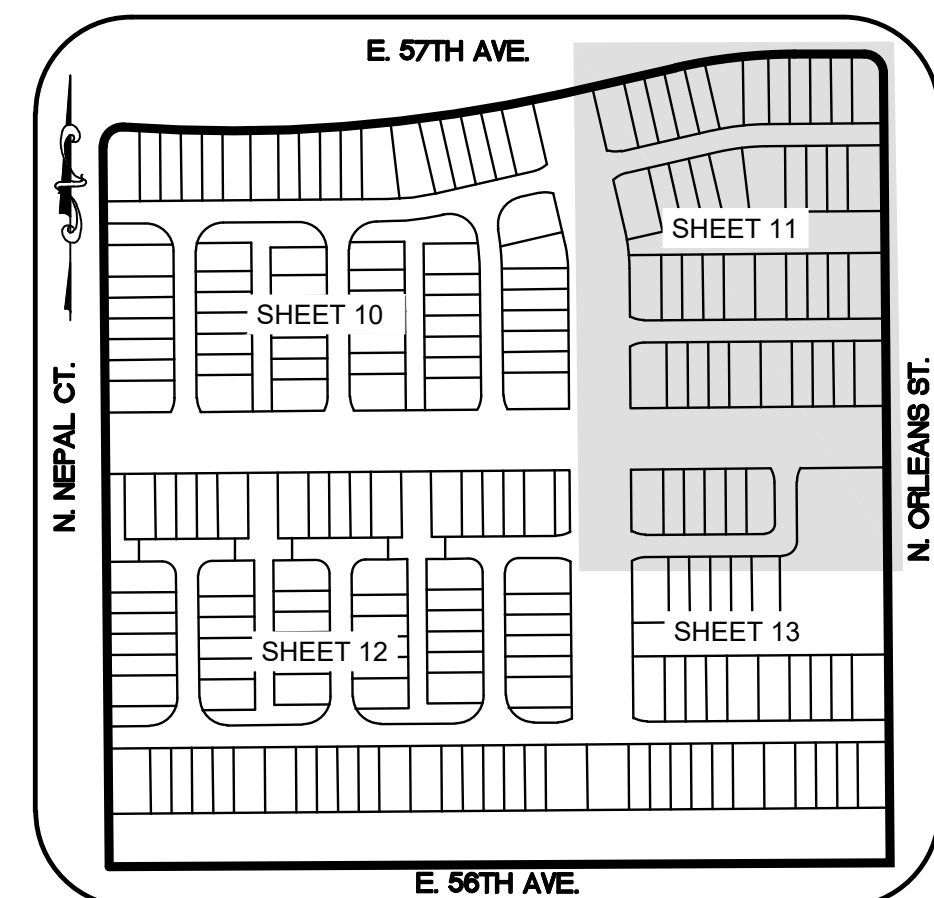
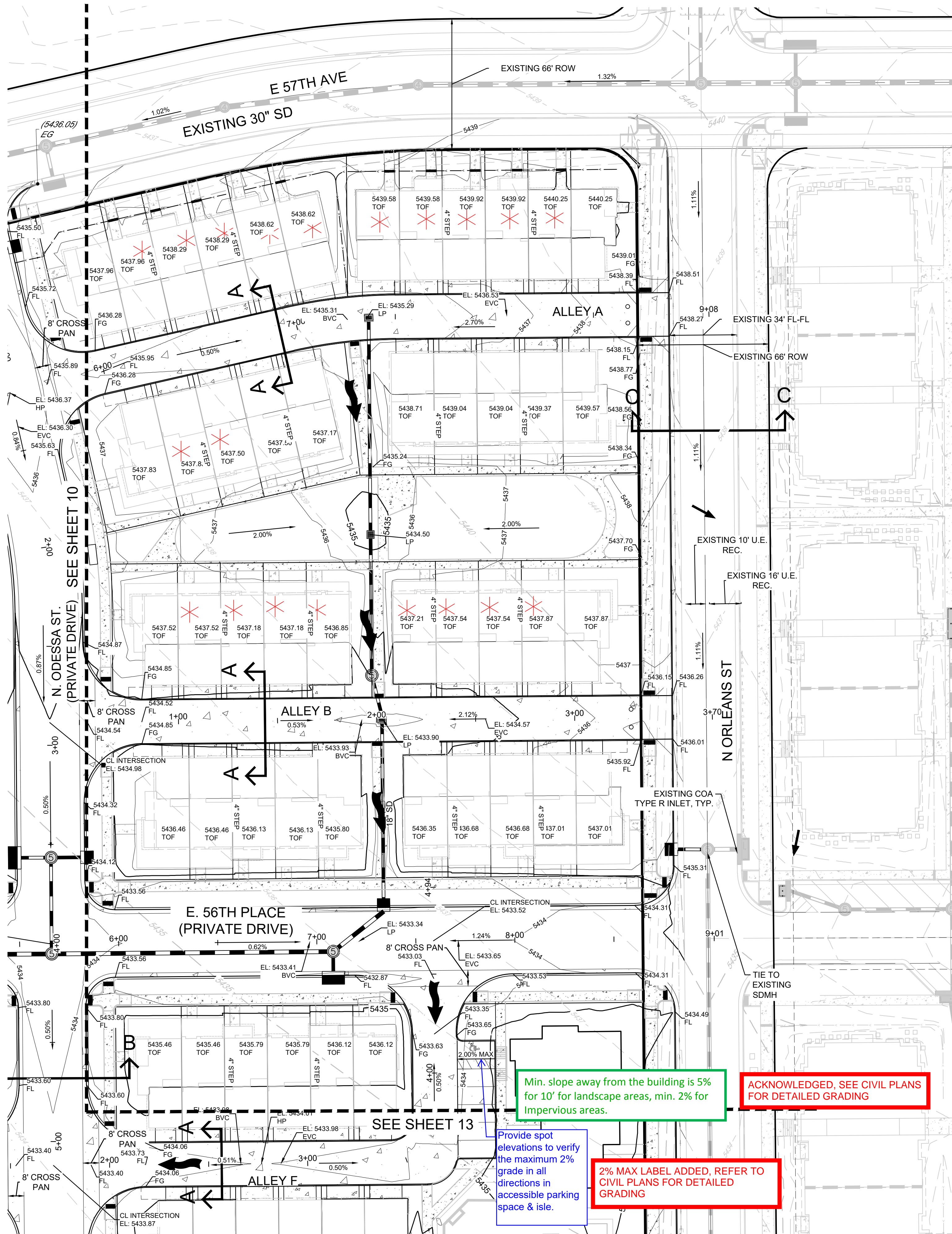
NOT FOR
CONSTRUCTION

811

DATE:
12/22/21 - PRE DRC 02
01/12/22 - DRC 03
02/22/22 - SP01
04/14/22 - SP02
05/27/22 - SP03
07/15/22 - SP04

SHEET TITLE:
GRADING PLAN

CHECKED BY: MEL
DRAWN BY: KRW



KEY MAP

LEGEND

PROPOSED SIDEWALK	RIGHT-OF-WAY
PROPOSED SIDEWALK RAMP	PROPERTY LINE
EXISTING ELEVATION	EDGE OF PAVEMENT
PROPOSED DESIGN ELEVATION	EXISTING 5' CONTOUR
PROPOSED STORM DRAIN INLET	EXISTING 1' CONTOUR
PROPOSED STORM DRAIN MANHOLE (SDMH)	PROPOSED 5' CONTOUR
CONCRETE PAVEMENT	PROPOSED 1' CONTOUR
PROPOSED DIRECTION OF FLOW	PROPOSED STORM DRAIN (SD)
EMERGENCY OVERFLOW PATH	ADA VISITABLE UNITS (90)
	PROPOSED SLOPE & DIRECTION

- NOTE:
- ALL ONSITE ROADS AND ALLEYS ARE PRIVATELY OWNED AND MAINTAINED BY THE APPLICANT. SEE SHEET 15 FOR CLASSIFICATIONS AND CROSS SECTIONS. ALLEY A, B, & G CONNECTIONS TO BOUNDARY/PERIMETER PUBLIC ROADS SHALL BE EVA ONLY. RESIDENTS SHALL ACCESS VIA ROAD 4 OR E. 57TH PL ONLY.
 - PARALLEL PARKING SPOTS ARE 7'X23' (TYP.) AND HEAD IN PARKING SPOTS ARE 9'X19' (TYP.)
 - ALL SHADED BACK INFRASTRUCTURE IS EITHER EXISTING OR TO BE CONSTRUCTED BY OTHERS PER THE FOLLOWING PLAN SETS:
 - EAST 56TH AVENUE IMPROVEMENTS HIMALAYA TO PICADILLY - INFRASTRUCTURE SITE PLAN (EDN - 1586489).
 - PAINTED PRAIRIE MULTI-FAMILY OFFSITE INFRASTRUCTURE SITE PLAN (RSN - 1618286).
 - PAINTED PRAIRIE OVERLOT GRADING STORMWATER MANAGEMENT PLANS.
 - PAINTED PRAIRIE FILING 8 INFRASTRUCTURE SITE PLAN AMENDMENT (RSN - 1610086)
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 - ALL PROPOSED ONSITE STORM DRAIN IS PRIVATE AND WILL BE PRIVATELY MAINTAINED.
 - STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.

Min. slope away from the building is 5% for 10' for landscape areas, min. 2% for Impervious areas.

ACKNOWLEDGED, SEE CIVIL PLANS FOR DETAILED GRADING

Provide spot elevations to verify the maximum 2% grade in all directions in accessible parking space & isle.

2% MAX LABEL ADDED, REFER TO CIVIL PLANS FOR DETAILED GRADING

FAIRFIELD TOWNHOMES
SITE PLAN
AURORA, COLORADO

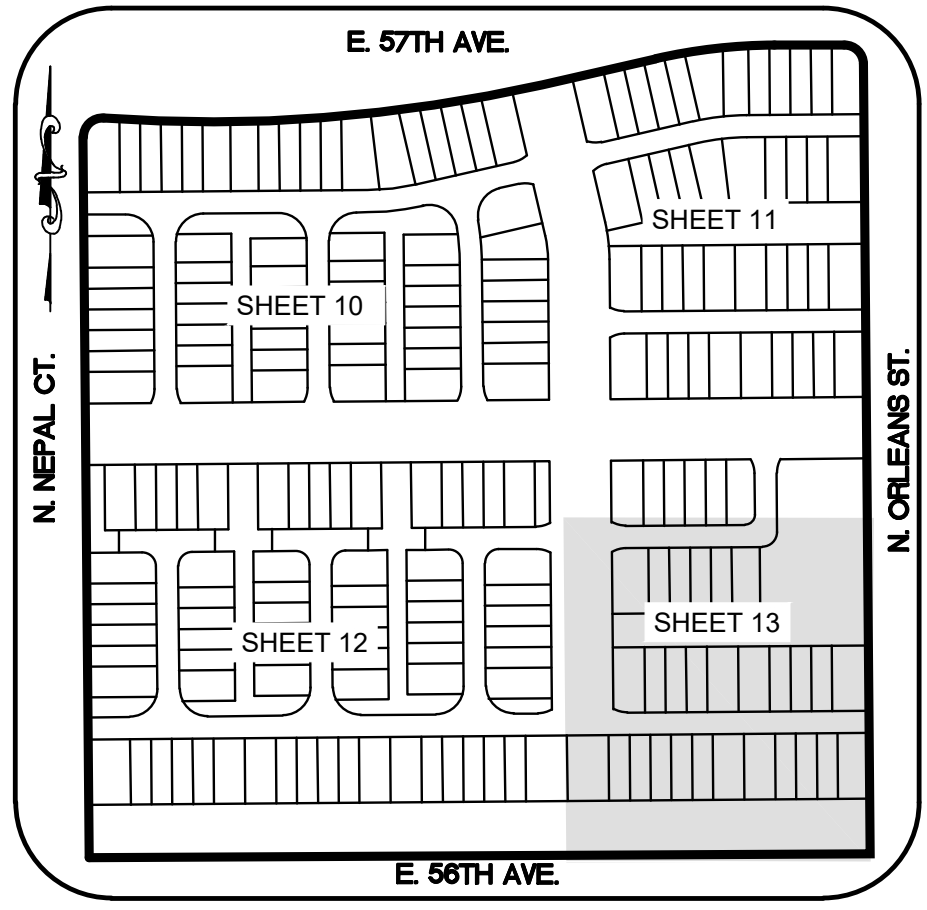
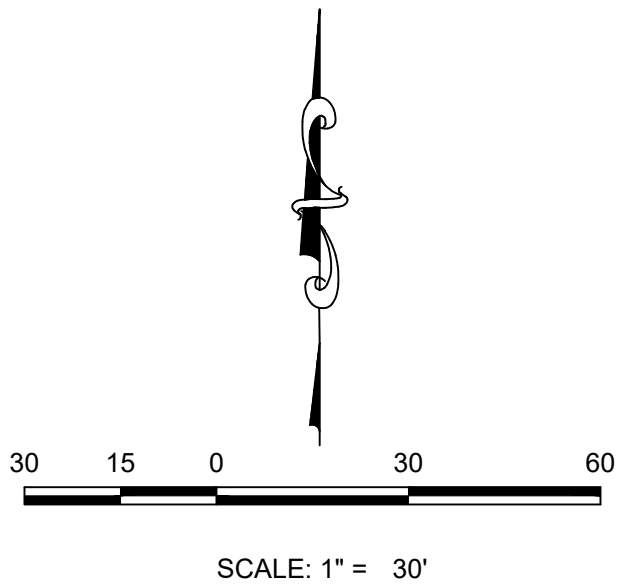
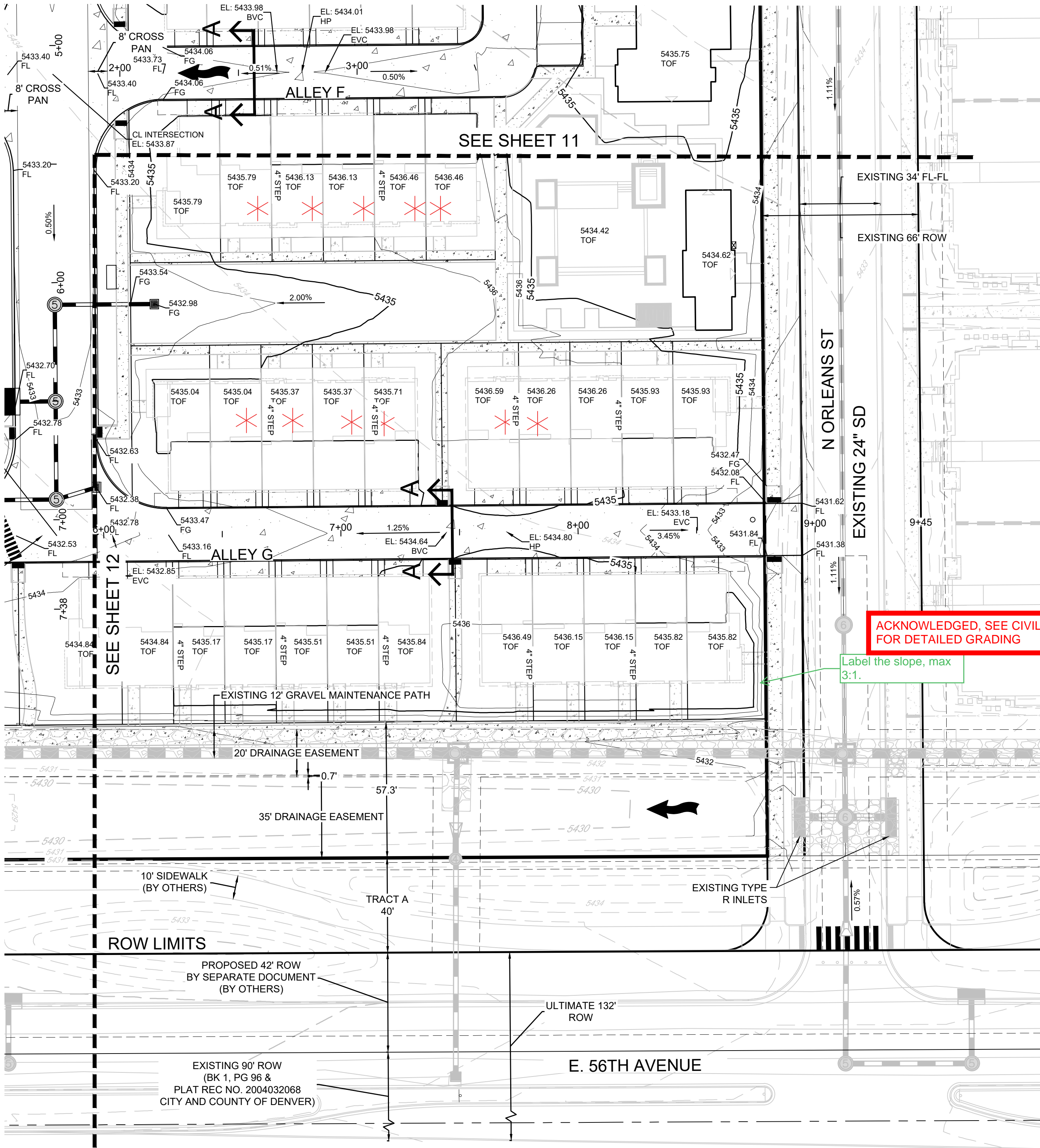
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SHEET TITLE:
GRADING PLAN



PROPOSED SIDEWALK	RIGHT-OF-WAY
PROPOSED SIDEWALK RAMP	PROPERTY LINE
EXISTING ELEVATION	EDGE OF PAVEMENT
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FAIRFIELD TOWNHOMES
SITE PLAN
AURORA, COLORADO

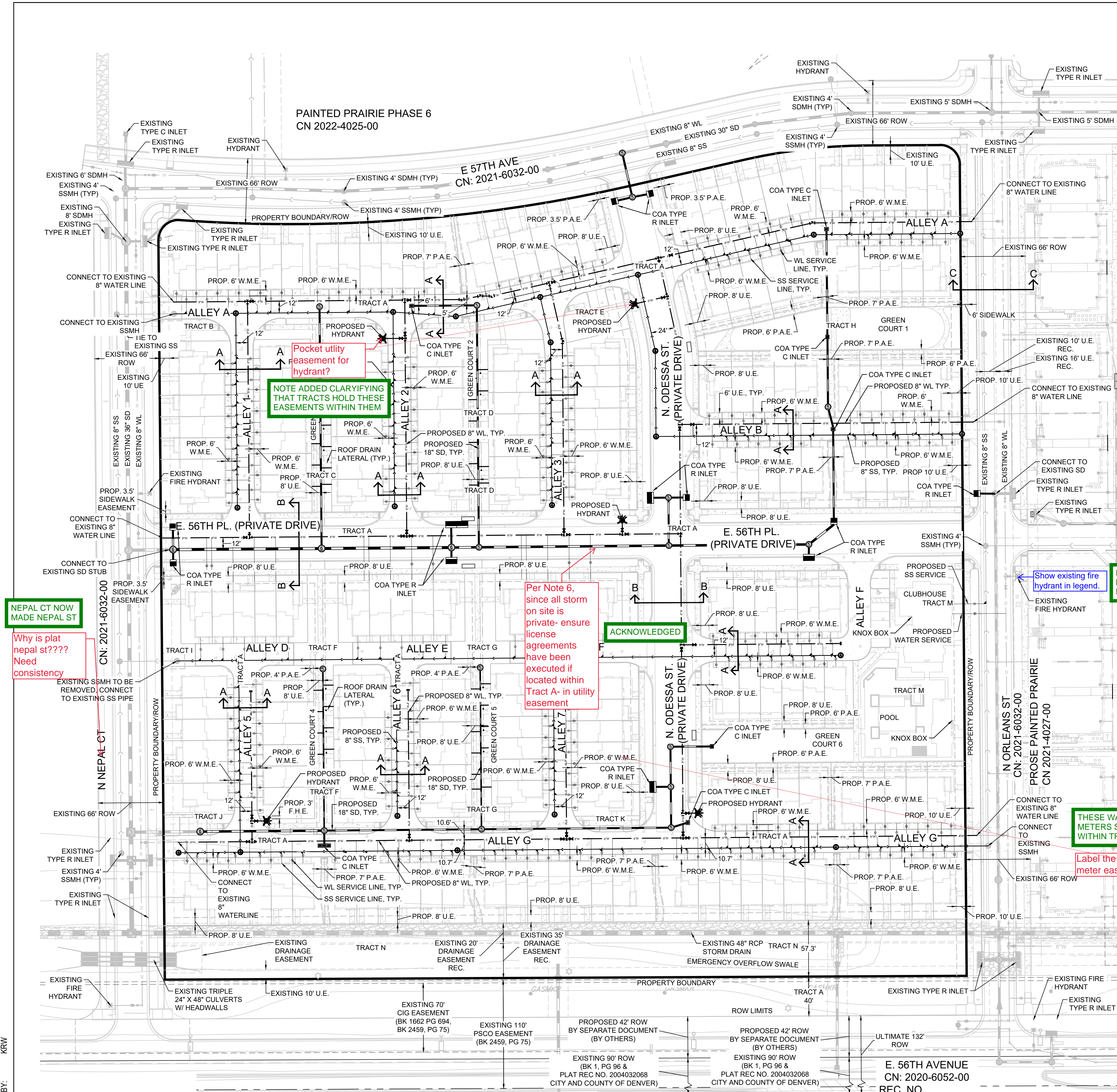
OWNER:
FAIRFIELD RESIDENTIAL
5355 MIRA SORRENTO PL, STE 100
SAN DIEGO, CA.

NOT FOR
CONSTRUCTION

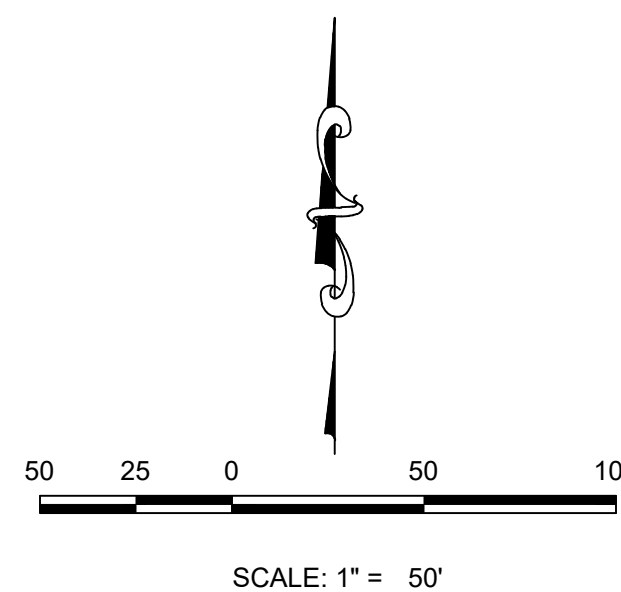


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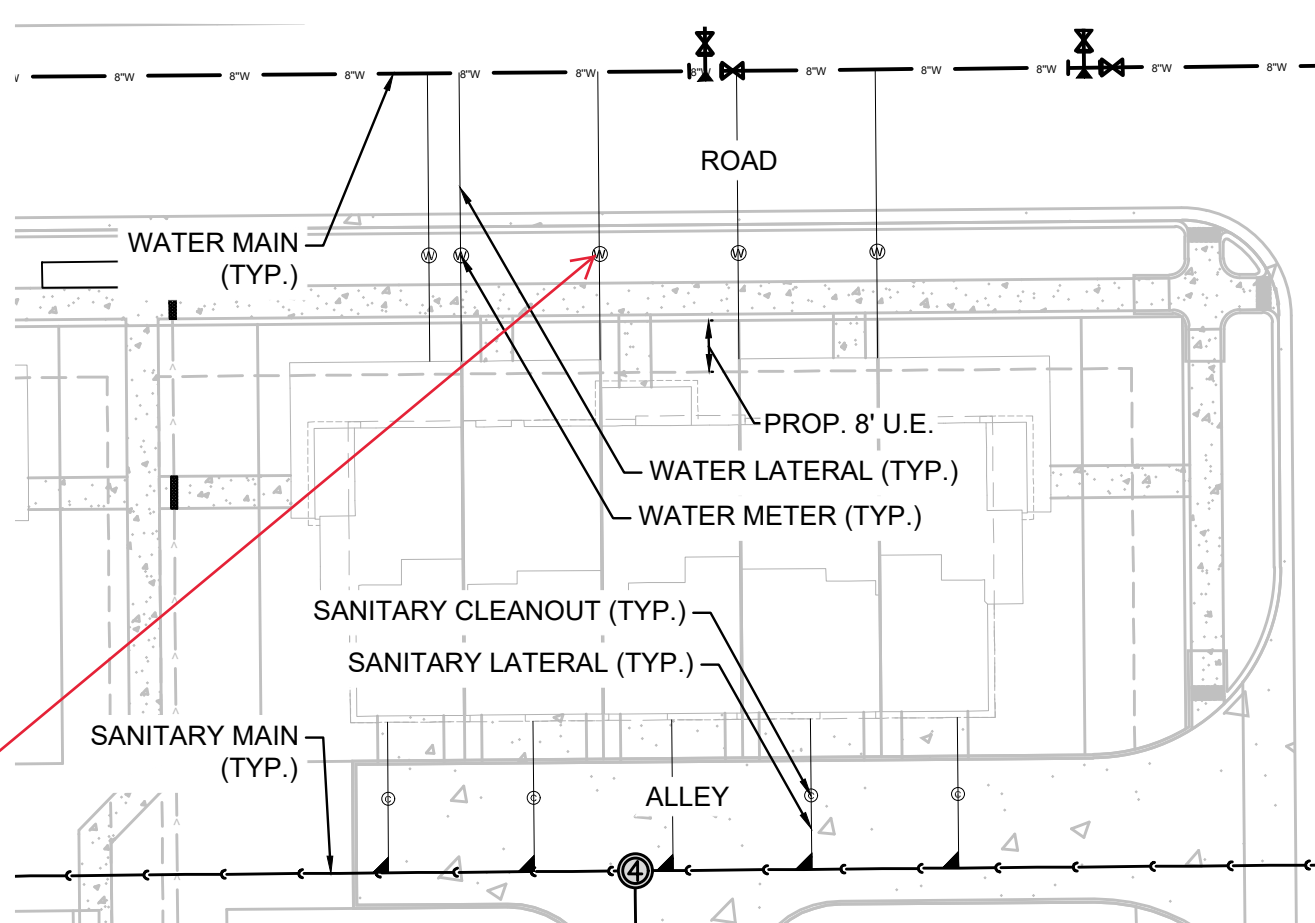


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 - STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED.
 - ALL DIMENSIONS ARE TO CENTER OF PIPE, UNLESS OTHERWISE STATED.
 - ALL PROPOSED ONSITE WATERMAIN AND SANITARY SEWER ARE PUBLIC AND 8 INCHES IN DIAMETER.
 - WATER METERS PLACES ON PROPERTY LINE ALONG ALLEYS SHALL HAVE A TAG WITH THE ADDRESS OF THE UNIT IT SERVES.
 - LIGHTING LOCATIONS ARE CONCEPTUAL AND WILL BE MODIFIED AS NECESSARY ON THE CONSTRUCTION DOCUMENTS.
 - ALL SANITARY SERVICES ARE PRIVATE AND ARE TO UTILIZE TWO WAY CLEANOUTS PER COA STANDARD DETAIL 301-1.
 - PIPING/VALVES DOWNSTREAM OF WATER METER ARE PRIVATE.

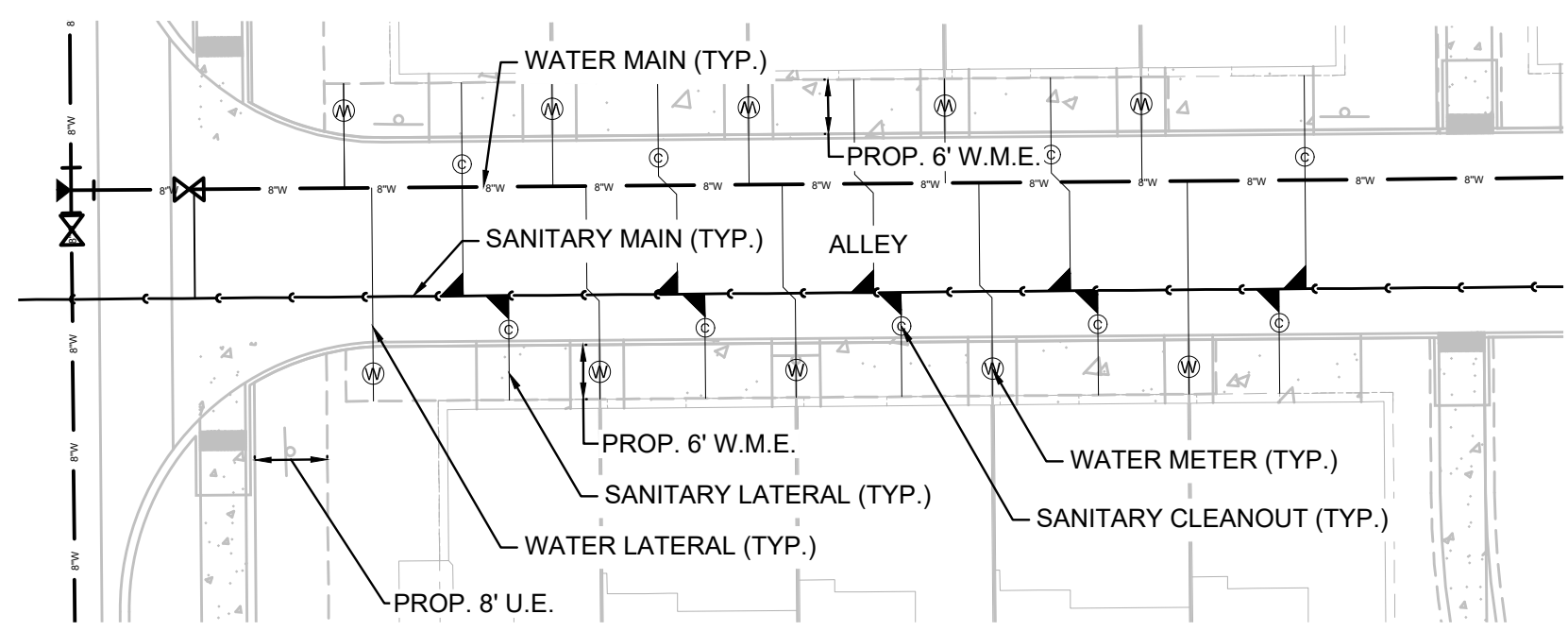


LEGEND

	PROPOSED CAP WITH END OF LINE BLOWOFF		RIGHT-OF-WAY
	PROPOSED VALVE		PROPERTY LINE
	PROPOSED FIRE HYDRANT		EDGE OF PAVEMENT
	PROPOSED WL FITTING WITH THRUST BLOCK		EXISTING 5' CONTOUR
	PROPOSED FLARED END SECTION (FES)		EXISTING 1' CONTOUR
	EXISTING BLOW OFF VALVE		PROPOSED 5' CONTOUR
	EXISTING VALVE		PROPOSED 1' CONTOUR
	EXISTING FIRE HYDRANT		PROPOSED STORM DRAIN (SD)
	PROPOSED STREET LIGHTING		EXISTING SANITARY SEWER LINE (SS)
	PROPOSED PEDESTRIAN LIGHTING		PROPOSED SEWER LINE WITH MANHOLE (SSMH)
	PROPOSED SIDEWALK		PROPOSED SEWER LATERAL
	PROPOSED SIDEWALK RAMP		EXISTING WATER LINE (WL)
	EXISTING ELEVATION		PROPOSED WATER LINE
	PROPOSED DESIGN ELEVATION		PROPOSED WATER LATERAL W/ METER
	PROPOSED STORM DRAIN INLET		EXISTING FIBER OPTIC LINE
	PROPOSED STORM DRAIN MANHOLE (SDMH)		EXISTING GAS LINE
	CONCRETE PAVEMENT		EXISTING ELECTRIC LINE
	PROPOSED DIRECTION OF FLOW		PROPOSED SWALE
	EMERGENCY OVERFLOW PATH		ADA VISITABLE UNITS (90)
			PROPOSED SLOPE & DIRECTION
			BUILDING ACCESS POINTS
			FIRE DEPARTMENT CONNECTION
			KNOX BOX(ES)

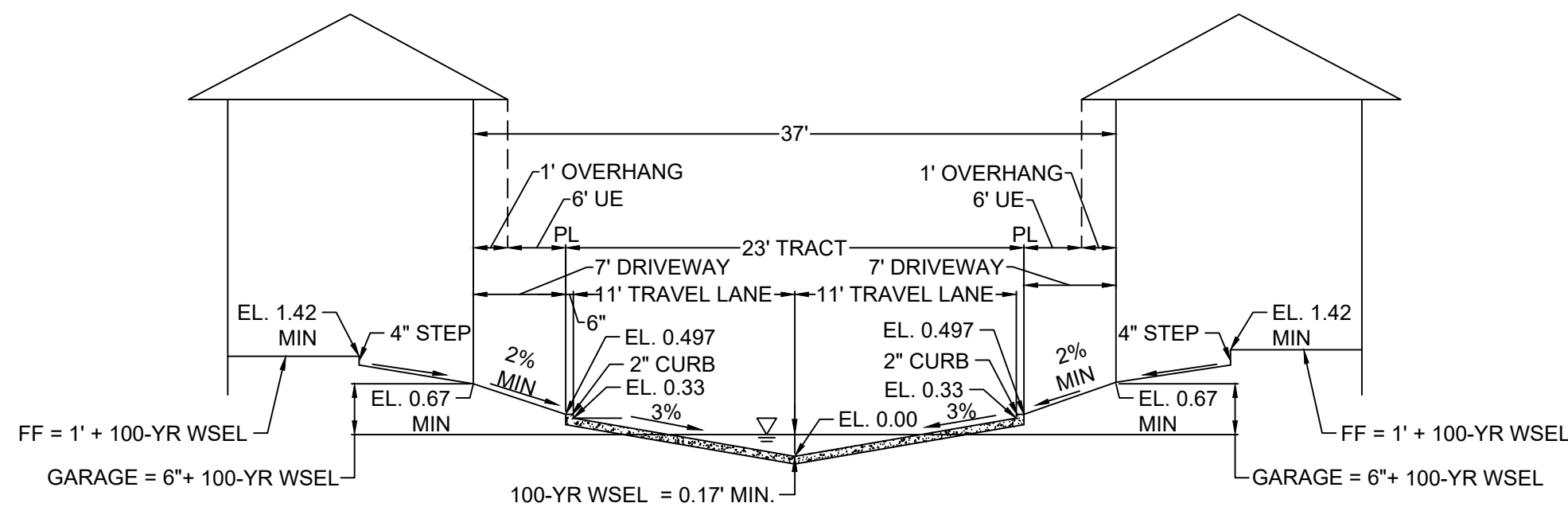


ALLEY SANITARY SERVICE, LOCAL WATER SERVICE TYP.
SCALE: 1" = 30'



ALLEY LOADED SERVICES TYP.
SCALE: 1" = 20'

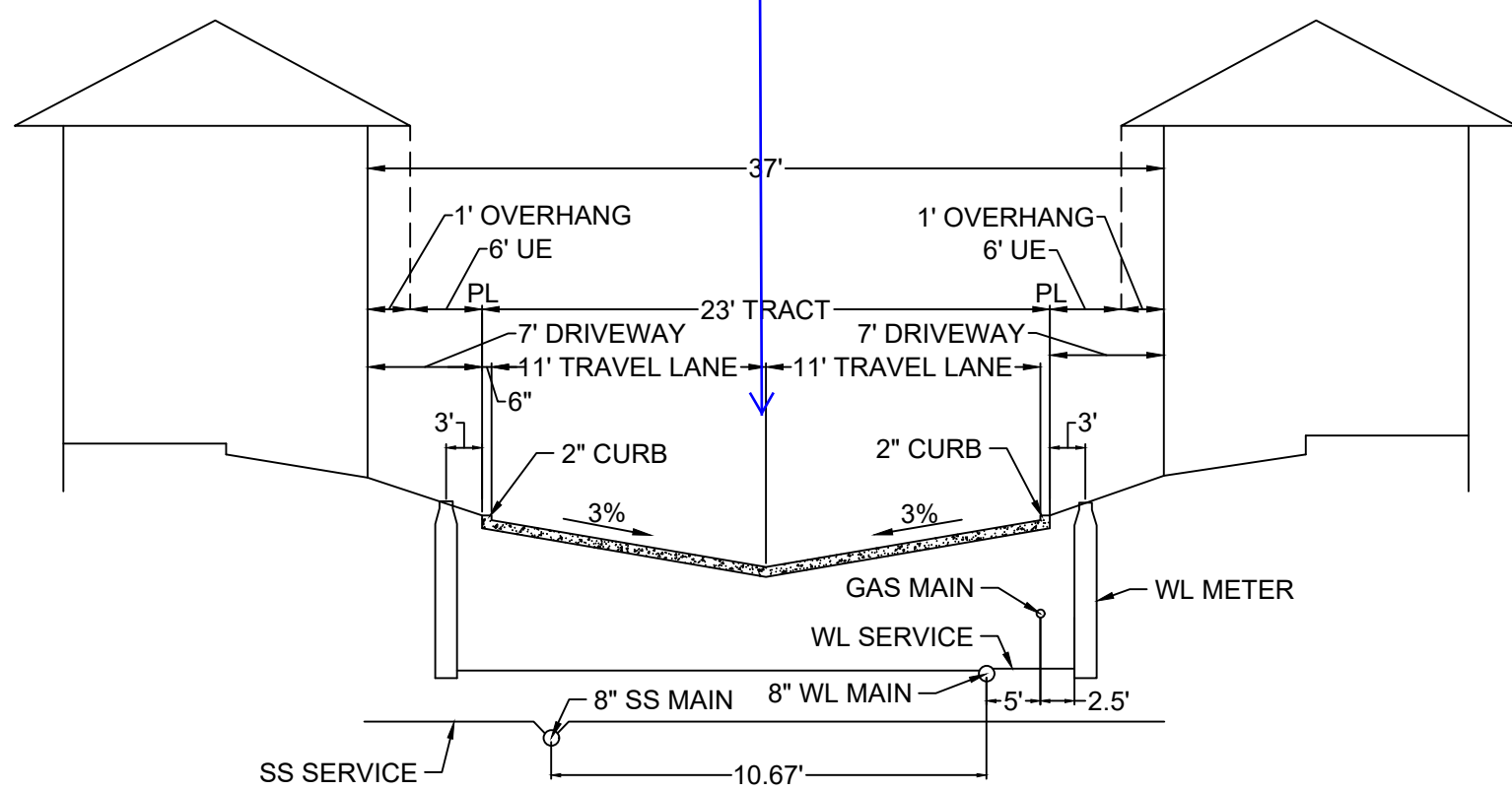
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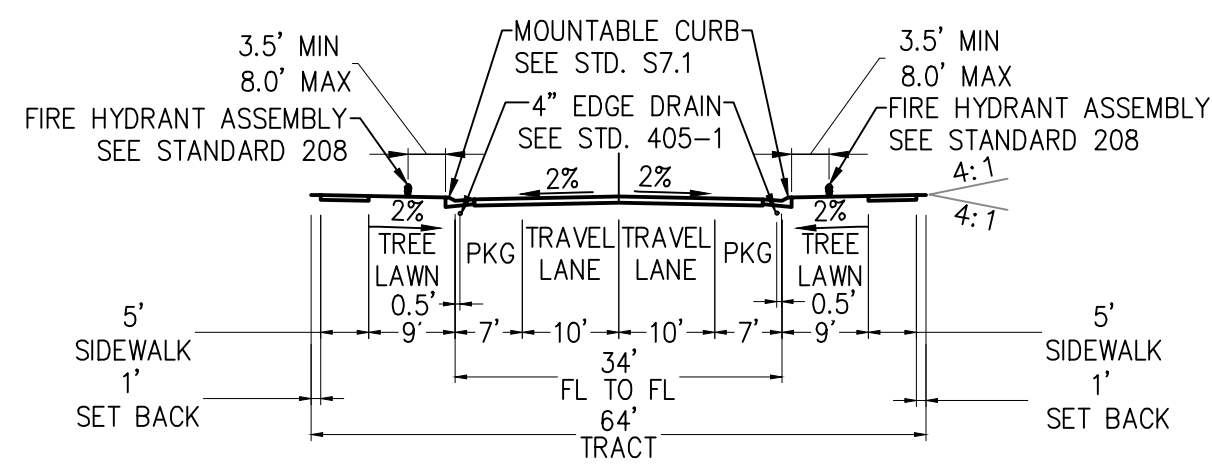
PRIVATE ALLEY CROSS SECTION (GRADING)
SECTION A-A
N.T.S.

Show and label the
23' fire lane
easement.

REFER TO NOTE 2 FOUND THROUGHOUT
THE CSP SHEETS. FIRE LANE EASEMENTS
WILL BE ENCOMPASSED WITHIN TRACT A.

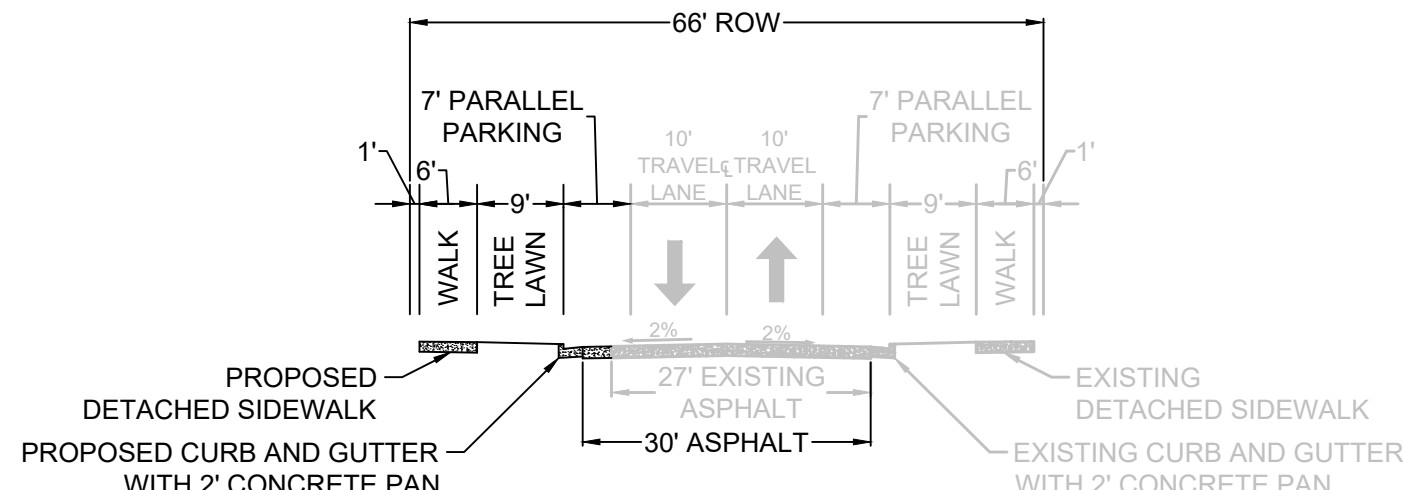


PRIVATE ALLEY CROSS SECTION (UTILITY)
SECTION A-A
N.T.S.



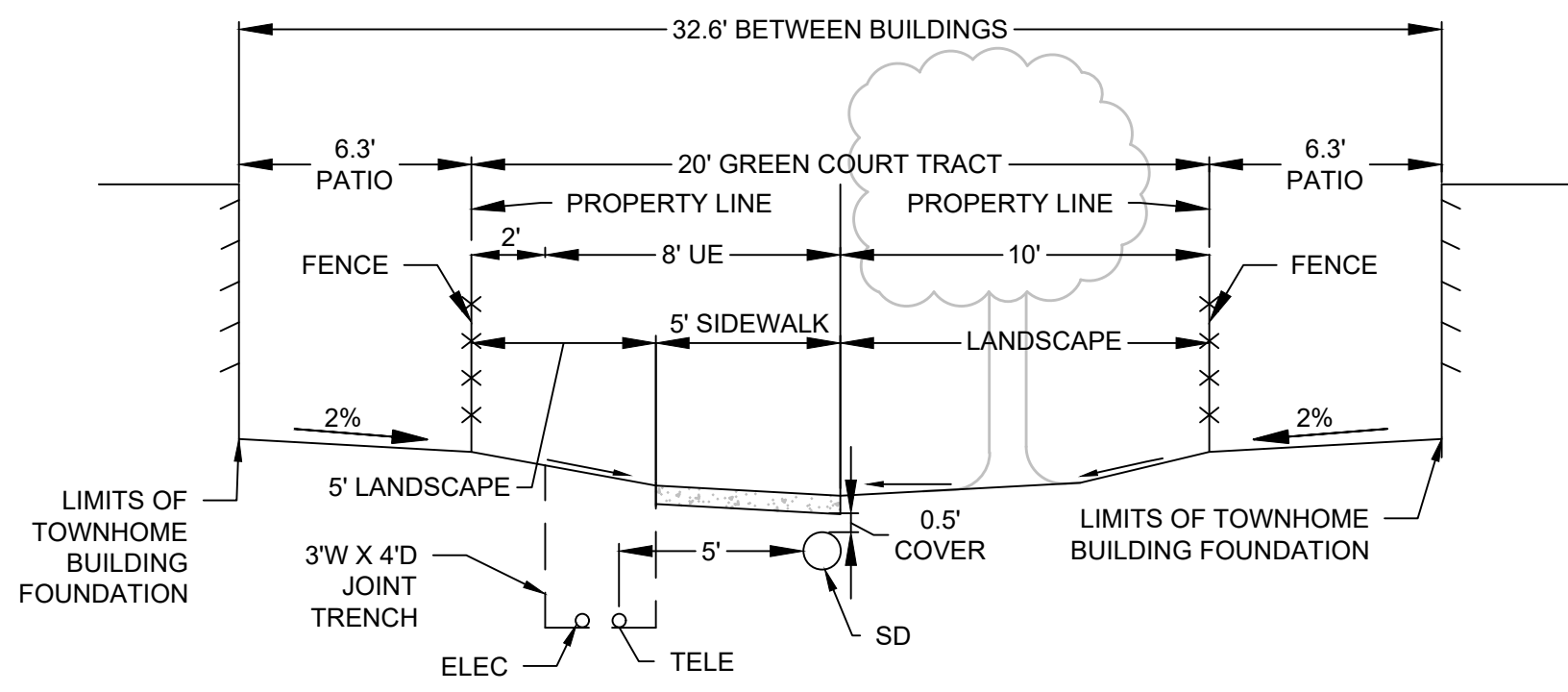
NOTE:
THIS ROADWAY SECTION IS PRIVATE, BUT
WILL BE ENGINEERED TO MEET THE CITY OF
AURORA LOCAL TYPE 1, 64 FOOT ROW
REQUIREMENTS

3A=TYPICAL NEIGHBORHOOD STREET
N. ODESSA ST. & E. 56TH PL.
SECTION B-B
N.T.S.



N. ORLEANS STREET (CONNECTOR)
SECTION C-C
N.T.S.

NOTE:
SCREENED IMPROVEMENTS PRESUMABLY
CONSTRUCTED BY ADJACENT PROPERTY. IF
THESE ARE NOT COMPLETED PRIOR TO THIS
PROJECT'S DEVELOPMENT, THAT SHALL BE
REALIZED BY THIS PROJECT.



GREEN COURT TYPICAL SECTION
SECTION D-D
N.T.S.

FAIRFIELD TOWNHOMES
SITE PLAN
AURORA, COLORADO

OWNER:
FAIRFIELD RESIDENTIAL
5355 MIRA SORRENTO PL, STE 100
SAN DIEGO, CA.

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SHEET TITLE:
CROSS
SECTIONS

CITY OF AURORA NOTES

1.

ALL LANDSCAPED BEDS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yrds/1,000sf.
2.

ALL SEEDED AREAS ARE TO RECEIVE PROFILE PROGANICS ORGANIC ENGINEERED SOIL MEDIA WITH PROMATRIX TACIFIER HYDROSEEDING. TO BE INSTALLED BY CERTIFIED PROFILE HYDROSEED APPLICATOR PER MANUFACTURER SPECIFICATIONS.
3.

THE SURFACE MATERIAL OF WALKS ARE TO BE LIGHT BROOM FINISHED STANDARD GRAY CONCRETE.
4.

ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
5.

THE OWNER/DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6.

ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
7.

LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
8.

A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
9.

LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
10.

TREES MAY NOT BE PLACED WITHIN 8' OF ANY PUBLIC UTILITY.
11.

SHRUB BEDS SHALL BE MULCHED WITH 3" DEPTH OF $\frac{3}{4}$ " TO 1 1/2" RIVER ROCK. FOR AREAS SPECIFIED AS COBBLE, USE 3-5" COBBLE. WEED BARRIER IS REQUIRED UNDER COBBLE AND RIVER ROCK. NO WEED BARRIER IS REQUIRED UNDER WOOD MULCH. COBBLE, AND RIVER ROCK IS AVAILABLE AT PIONEER SAND WWW.PIONEERSAND.COM OR APPROVED EQUAL.
12.

ALL PROPOSED LANDSCAPING WITHIN SIGHT TRIANGLES SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10
13.

ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE OWNER AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF -WAY. THE OWNER, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.

GENERAL NOTES

1.

THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
2.

SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
3.

LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.
4.

THIS SHEET SET IS PREPARED WITH INFORMATION SUFFICIENT FOR CITY OF AURORA SITE PLAN APPROVAL AND MAY NOT SUFFICIENT FOR CONSTRUCTION BIDDING OR AS CONSTRUCTION DOCUMENTS.

OPEN SPACE LANDSCAPE TRACT TABLE

LANDSCAPE TRACT	DESCRIPTION	AREA (SQUA RE FEET)	TREE REQUIREMENT	TREES REQUIRED	TREES PROVIDED	SHRUB REQUIREMENT	REQUIRED SHRUB EQUIVALENTS	PROVIDED SHRUBS	PROVIDED ORNAMENTAL GRASS/ PERENNIAL SHRUB EQUIVALENTS. (40% MAX) SEE NOTES*	TRANSFERS
TRACT B	PRIVATE OPEN SPACE	1436	(1 PER 4000 SQUARE FEET)	0	1	(10 PER 4000 SQUARE FEET)	4	7	3	N/A
TRACT C	PRIVATE OPEN SPACE	6355	(1 PER 4000 SQUARE FEET)	2	14	(10 PER 4000 SQUARE FEET)	16	118	17	N/A
TRACT D	PRIVATE OPEN SPACE	6518	(1 PER 4000 SQUARE FEET)	2	11	(10 PER 4000 SQUARE FEET)	16	134	30	N/A
TRACT E	PRIVATE OPEN SPACE	2747	(1 PER 4000 SQUARE FEET)	0	2	(10 PER 4000 SQUARE FEET)	7	12	N/A	N/A
TRACT F	PRIVATE OPEN SPACE	8741	(1 PER 4000 SQUARE FEET)	2	16	(10 PER 4000 SQUARE FEET)	22	155	36	N/A
TRACT G	PRIVATE OPEN SPACE	8741	(1 PER 4000 SQUARE FEET)	2	16	(10 PER 4000 SQUARE FEET)	22	157	40	N/A
TRACT H	PRIVATE OPEN SPACE	9969	(1 PER 4000 SQUARE FEET)	2	26	(10 PER 4000 SQUARE FEET)	25	265	41	N/A
TRACT I	PRIVATE OPEN SPACE	2100	(1 PER 4000 SQUARE FEET)	0	1	(10 PER 4000 SQUARE FEET)	5	9	3	N/A
TRACT J	PRIVATE OPEN SPACE	1,347	(1 PER 4000 SQUARE FEET)	0	1	(10 PER 4000 SQUARE FEET)	4	7	4	N/A
TRACT K	PRIVATE OPEN SPACE	919	(1 PER 4000 SQUARE FEET)	0	0	(10 PER 4000 SQUARE FEET)	2	12	5	N/A
TRACT L	PRIVATE OPEN SPACE	1058	(1 PER 4000 SQUARE FEET)	0	3	(10 PER 4000 SQUARE FEET)	3	9	N/A	N/A
TRACT M	PRIVATE OPEN SPACE	25657	(1 PER 4000 SQUARE FEET)	6	26	(10 PER 4000 SQUARE FEET)	64	372	58	N/A
TRACT N	PRIVATE OPEN SPACE	45860	(1 PER 4000 SQUARE FEET)	11	0	(10 PER 4000 SQUARE FEET)	114	0	0	N/A

NOTES

1.

TRACT C,D,F, AND G OPEN SPACE REQUIREMENTS ARE MET WITH THE BUILDING PERIMETER REQUIREMENTS.
2.

TRACT H AND M INCLUDES BUILDING PERIMETER REQUIREMENTS AND OPEN SPACE REQUIREMENTS.
3.

TRACT N IS LOCATED IN A DRAINAGE EASEMENT AND DOES NOT ALLOW FOR TREES OR SHRUBS.

There should not be any ornamental grasss equivalents because all the grasses should be 5 gallon

RESPONSE: ORNAMENTAL GRASS EQUIVALENTS HAVE BEEN REMOVED SINCE ALL ARE 5 GALLON.

STREET TREE TABLE

STREET	LENGTH	TREES REQUIRED (1 TREE / 40 LF)	TREES PROVIDED
E 57TH AVE	739 LF	19	19
N ORLEANS ST	478 LF	13	12
N NEPAL CT	491 LF	13	12
E 56TH PL NORTH SIDE	506 LF	13	14
E 56TH PL SOUTH SIDE	667 LF	16	15
ODESSA ST (WEST SIDE)	401 LF	10	10
ODESSA ST (EAST SIDE)	302	7	7

CURBSIDE LANDSCAPE TABLE

STREET	AREA (SF)	SHRUBS REQUIRED	SHRUBS PROVIDED	ORNAMENTAL GRASSES PROVIDED (40% MAX)	ORN. GRASS EQUIVALENTS
E 57TH AVE	6,364 SF	159	150	63	21
N ORLEANS ST	5,293 SF	132	115	51	25
N NEPAL CT	4,841 SF	121	105	48	16
E 56TH PL (NORTH SIDE)	5297	132	117	51	17
E 56TH PL (SOUTH SIDE)	6209	155	142	62	20
ODESSA ST (WEST SIDE)	4184	105	91	42	14
ODESSA ST (EAST SIDE)	3949	99	85	40	14

NOTES:

1.

SHRUBS AND GRASSES IN TABLE ARE A MINIMUM #5 CONTAINER SIZE.

Remove this statement. If all the grasses are not to be five gallon, list the ones that are in the actual table.

RESPONSE: NOTE HAS BEEN REMOVED.

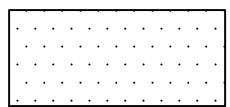
LANDSCAPE PLANT LIST

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
AC AB	23	ACER X FREEMANII 'JEFFERSRED' TM	AUTUMN BLAZE FREEMAN MAPLE	B & B	2.5" CAL.
CA SP	2	CATALPA SPECIOSA	NORTHERN CATALPA	B & B	2.5" CAL.
GL SH	24	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM	SHADEMASTER LOCUST	B & B	2.5" CAL.
GY DI	2	GYMNOCLADUS DIOICA 'ESPRESSO'	KENTUCKY COFFEETREE	B & B	2.5" CAL.
QU AL	12	QUERCUS ALBA	WHITE OAK	B & B	2.5" CAL.
QU MA	11	QUERCUS MACROCARPA	BURR OAK	B & B	2.5" CAL.
QU MU	12	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	B & B	2.5" CAL.
QU RO	22	QUERCUS ROBUR	ENGLISH OAK	B & B	2.5" CAL.
QU SK	28	QUERCUS ROBUR 'FASTIGIATA' TM	SKYROCKET ENGLISH OAK	B & B	2.5" CAL.
TI GR	8	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	B & B	2.5" CAL.
UL PR	2	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	B & B	2.5" CAL.
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
AM AB	5	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	B & B	6' CLUMP
MA RB	2	MALUS X 'RED BARRON'	RED BARRON CRAB APPLE	B & B	2" CAL.
MA SS	13	MALUS X 'SPRING SNOW'	SPRING SNOW CRAB APPLE	B & B	2" CAL.
PY CA	23	PYRUS CALLERYANA CHANTICLEER	CHANTICLEER PEAR	B & B	2" CAL.
UPRIGHT EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
JU ME	9	JUNIPERUS SCOPULORUM 'MEDORA'	MEDORA JUNIPER	CONT.	6' HEIGHT
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
BE CP	132	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	CONT.	#5
BU AL	2	BUDDLEJA ALTERNIFOLIA 'ARGENTEA'	SILVER FOUNTAIN BUTTERFLY BUSH	CONT.	#5
CA BM	86	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST BLUEBEARD	CONT.	#5
CH NN	123	CHRYSOTHAMNUS NAUSEOSUS NAUCEOSUS	BABY BLUE RABBITBRUSH	CONT.	#5
CL LI	4	CLEMATIS X 'FRAGRANT STAR' TM	VANCOUVER FRAGRANT STAR CLEMATIS	CONT.	#5
CO AF	6	CORNUS SERICEA 'ARCTIC FIRE'	ARCTIC FIRE DOGWOOD	CONT.	#5
CY SP	2	CYTISUS PURGANS 'SPANISH GOLD'	SPANISH GOLD BROOM	CONT.	#5
DA CM	28	DAPHNE X BURKWODII 'CAROL MACKIE'	CAROL MACKIE DAPHNE	CONT.	#5
EU AL	1	EUONYMUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH	CONT.	#5
FA PA	1	FALLUGIA PARADOXA	APACHE PLUME	CONT.	#5
LI CH	21	LIGUSTRUM VULGARE 'CHEYENNE'	CHEYENNE PRIVET	CONT.	#5
LI LO	15	LIGUSTRUM VULGARE 'LODENSE'	LODENSE PRIVET	CONT.	#5
PE LS	222	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' TM	LITTLE SPIRE RUSSIAN SAGE	CONT.	#5
PO FR	61	POTENTILLA FRUTICOSA	BUSH CINQUEFOIL	CONT.	#5
PO MW	2	POTENTILLA FRUTICOSA 'MCKAY'S WHITE'	MCKAY'S WHITE BUSH CINQUEFOIL	CONT.	#5
PO PB	143	POTENTILLA FRUTICOSA 'PINK BEAUTY'	PINK BEAUTY POTENTILLA	CONT.	#5
PR PB	7	PRUNUS BESSEYI PAWNEE BUTTES	CREEPING WESTERN SAND CHERRY	CONT.	#5
RH AU	79	RHUS TRILOBATA 'AUTUMN AMBER'	AUTUMN AMBER SUMAC	CONT.	#5
RI AL	14	RIBES ALPINUM	ALPINE CURRANT	CONT.	#5
RI GR	4	RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT	CONT.	#5
RI AU	7	RIBES AUREUM	GOLDEN CURRANT	CONT.	#5
RO RI	33	ROSA X 'GOLDEN WINGS'	GOLDEN WINGS SHRUB ROSE	CONT.	#5
SY MK	43	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	CONT.	#5
SY VU	2	SYRINGA VULGARIS	COMMON PURPLE LILAC	CONT.	#5
VI MA	3	VIBURNUM BUREJAETICUM	MANCHURIAN VIBURNUM	CONT.	#5
VI AL	15	VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY'	ALLEGHANY VIBURNUM	CONT.	#5
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
AR CH	72	ARCTOSTAPHYLOS X COLORADOENSIS 'CHIEFTAIN'	CHIEFTAIN MANZANITA	CONT.	#5
AR PA	12	ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO'	PANCHITO MANZANITA	CONT.	#5
CO AP	74	COTONEASTER APICULATUS	CRANBERRY COTONEASTER	CONT.	#5
EU EG	6	EUONYMUS FORTUNEI 'EMERALD GAJETY' TM	EMERALD GAJETY EUONYMUS	CONT.	#5
JU CH	6	JUNIPERUS CHINENSIS 'ARMSTRONGII'	ARMSTRONG JUNIPER	CONT.	#5
JU CC	70	JUNIPERUS SABINA 'CALGARY CARPET' TM	CALGARY CARPET JUNIPER	CONT.	#5
JU SC	2	JUNIPERUS SABINA 'SCANDIA'	SCANDIA JUNIPER	CONT.	#5
JU ME	43	JUNIPERUS SCOPULORUM 'MEDORA'	MEDORA JUNIPER	CONT.	#5
PI DW	224	PINUS EDULIS	DWARF PINON PINE	CONT.	#5
PI SL	35	PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE	CONT.	#5
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
AN WI	206	ANDROPOGON GERARDII 'WINDWALKER'	WINDWALKER BIG BLUE STEM	CONT.	#1
CA BR	203	CALAMAGROSTIS BRACHYTRICHA	KOREAN FEATHER REED GRASS	CONT.	#1
FE EB	74	FESTUCA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE	CONT.	#1
HE SE	177	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	CONT.	#1
MU RE	21	MUHLENBERGIA REVERCHONI 'UNDAUNTED'	UNDAUNTED MUHLY	CONT.	#1
NA TE	72	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	CONT.	#1
SP HE	138	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSOED	CONT.	#1
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
AC MI	5	ACHILLEA MILLEFOLIUM	COMMON YARROW	CONT.	#1
EC PU	36	ECHINACEA PURPUREA	PURPLE CONEFLOWER	CONT.	#1
PH BI	21	PHLOX BIFIDA	SNOWMASS PHLOX	CONT.	#1
SA MN	16	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT SALVIA	CONT.	#1



SHORTGRASS PRAIRIE MIX

COMMON NAMES	SCIENTIFIC NAMES	NATIVE SPECIES	VARIETY	PLS LBS/ACRE	OZ
BUFFALOGRASS*	Buchloe dactyloides	X	Sharps	12	
BLUE GAMMA*	Chondronsum gracile	X	Harchita	8	
JUNEGRASS	Koeleria cristata	X	Native	3	
WESTERN WHEATGRASS	Pascopyrum smithii	X	Ariba	6	
SAND DROPSOED*	Sporobolus cryptandrus	X	Native	1	



IRRIGATED BLUE / FESCUE MIX SOD

SOD SELECTION SHALL BE DROUGHT TOLERANT BLUEGRASS HYBRID (TEXAS HYBRID BLUEGRASS) AND DROUGHT TOLERANT FESCUE MIX. SELECTION SHALL BE REVIEWED AND APPROVED BY CITY OF AURORA.

Planning | Landscape Architecture | Branding

NORRIS DESIGN

1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
www.norris-design.com

FAIRFIELD TOWNHOMES
SITE PLAN
AURORA, COLORADO

OWNER:
FAIRFIELD RESIDENTIAL

5355 MIRA SORRENTO PL, STE 100
SAN DIEGO, CA.

Grasses that are to 5 gallon should be listed as such in this table. A note will not suffice.

RESPONSE: ALL GRASSES HAVE BEEN UPDATED TO #5

CONSTRUCTION



DATE:

12/22/21 - PRE DRC 02

01/12/22 - DRC 03

02/22/22 - SP 01

04/14/22 - SP 02

05/27/22 - SP 03

07/15/22 - TECHNICAL

SHEET TITLE:

LANDSCAPE

NOTES

FAIRFIELD
SITE PLAN
AURORA, COLORADO

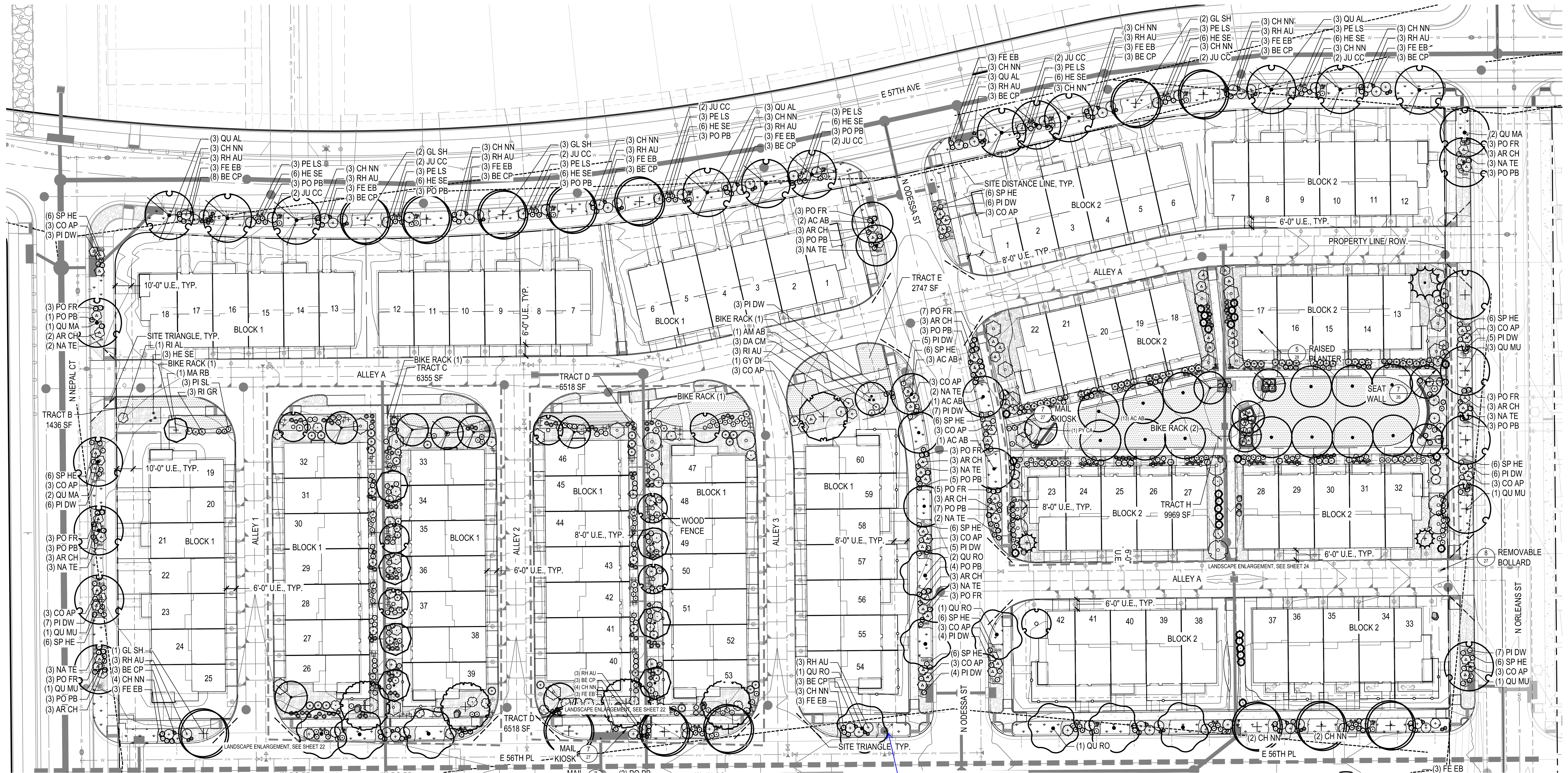
OWNER:
FAIRFIELD RESIDENTIAL
5 MIRA SORRENTO PL, STE 100
SAN DIEGO, CA.

NOT FOR
CONSTRUCTION



DATE:
2/22/21 - PRE DRC 02
1/12/22 - DRC 03
2/22/22 - SP 01
4/14/22 - SP 02
5/27/22 - SP 03
7/15/22 - TECHNICAL

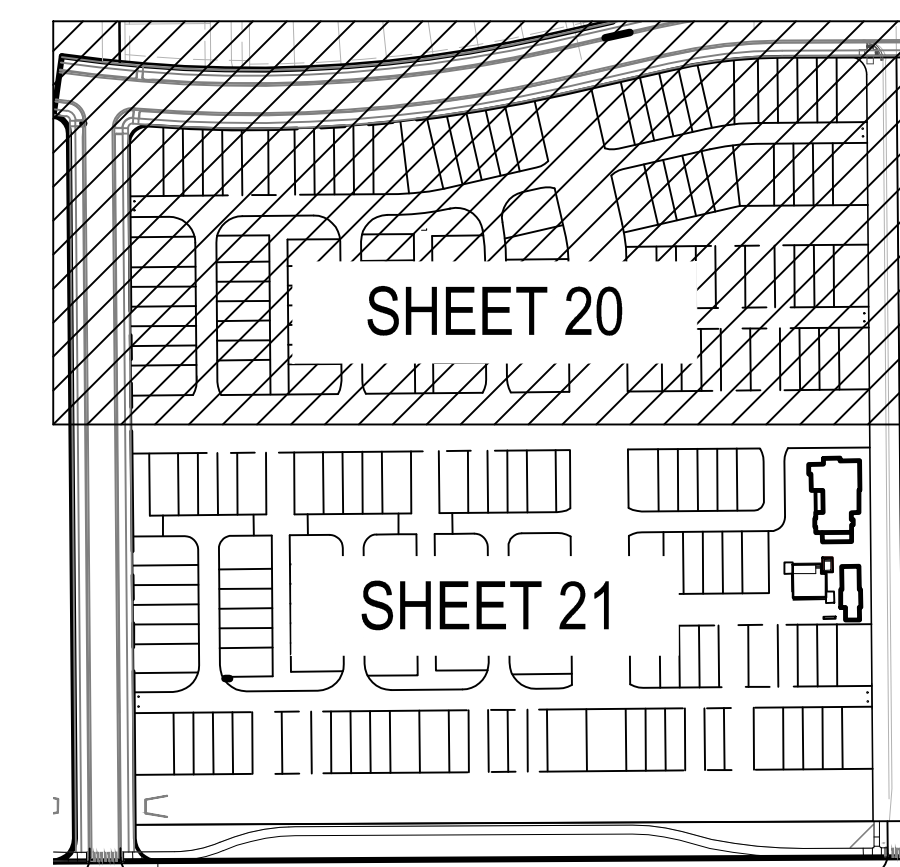
SHEET TITLE:
LANDSCAPE PLAN



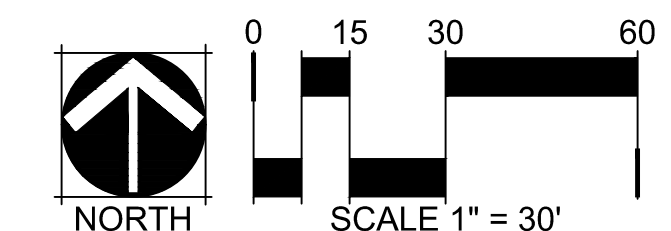
MATCHLINE: RE SHEET 21

Call-out fire hydrant and show in legend. Typical

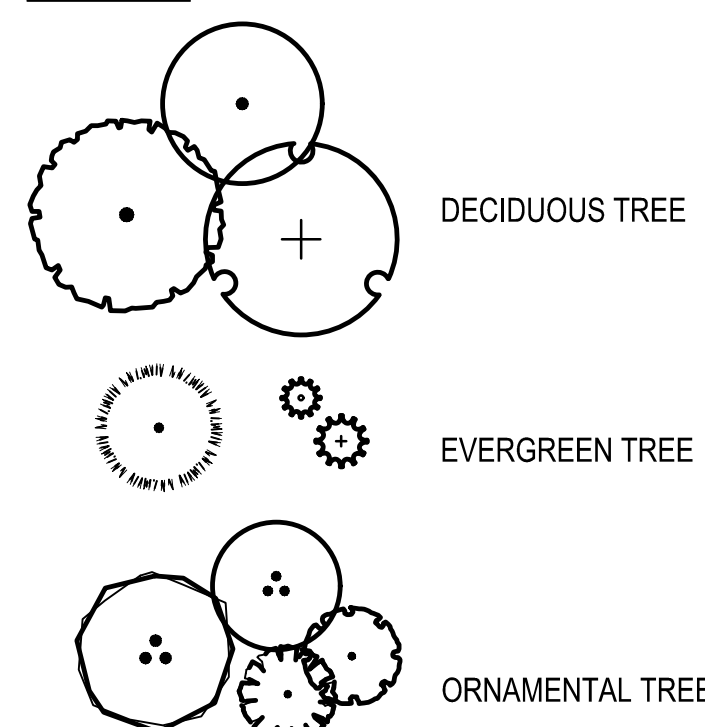
RESPONSE: HYDRANT AND HYDRANT LABEL HAVE BEEN ADDED TO SHEETS AND LEGEND



KEY MAP



LEGEND



NOTE:












1. ALL PROPOSED LANDSCAPING WITHIN SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10
2. ON-LOT LANDSCAPING IS SHOWN ON LANDSCAPE ENLARGEMENTS AND ON-LOT TYPICAL LANDSCAPE PLANS.

DECIDUOUS SHRUB
EVERGREEN SHRUB
ORNAMENTAL GRASS
PERENNIAL

BLUE FESCUE SOD

NATURE'S PRAIRIE SOD
(WITHIN ROW ONLY)

CRUSHER FINES

	COBBLE
	PROPERTY BOUNDARY/ RIGHT-OF-WAY
	STEEL EDGER (SHT 26/5)
	UTILITY EASEMENT
	PROPOSED CONTOUR
	SIGHT DISTANCE LINE
	SIGHT TRIANGLE
	WOOD FENCE (SHT 28/3)
	POOL FENCE (SHT 28/1)
	MATCHLINE
	LANDSCAPE ENLARGEMENT

- I BIKE RACK (SHT 27/4)
- BENCH (SHT 27/1)
- CONCRETE BENCH (SHT 27/3)
- 🌿 PET PICKUP STATION (SHT 26/8)
- 🗑️ TRASH RECEPTACLE (SHT 27/2)
- ☀️ SIGHT LIGHTING

0

Calculation Summary							
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
Drive Aisle - Central Planar	Fc	3.23	5.0	0.9	3.59	5.56	0
Drive Aisle - North Planar	Fc	2.58	5.3	0.4	6.45	13.25	0
Drive Aisle - South Planar	Fc	2.71	7.9	0.6	4.52	13.17	0
Path - Central 1 Planar	Fc	1.62	5.7	0.2	8.10	28.50	0
Path - Central 10 Planar	Fc	1.22	3.5	0.4	3.05	8.75	0
Path - Central 11 Planar	Fc	1.34	10.4	0.3	4.47	34.67	0
Path - Central 2 Planar	Fc	1.32	3.2	0.5	2.64	6.40	0
Path - Central 3 Planar	Fc	1.23	1.9	0.4	3.08	4.75	0
Path - Central 4 Planar	Fc	1.59	8.3	0.3	5.30	27.67	0
Path - Central 5 Planar	Fc	4.48	12.8	0.5	8.96	25.60	0
Path - Central 6 Planar	Fc	1.32	1.9	0.4	3.30	4.75	0
Path - Central 7 Planar	Fc	1.70	8.4	0.1	17.00	84.00	0
Path - Central 8 Planar	Fc	1.89	8.1	0.1	18.90	81.00	0
Path - Central 9 Planar	Fc	1.58	4.1	0.5	3.16	8.20	0
Path - North 1 Planar	Fc	1.42	2.2	0.5	2.84	4.40	0
Path - North 2 Planar	Fc	1.08	1.8	0.3	3.60	6.00	0
Path - Park Planar	Fc	6.14	14.7	1.5	4.09	9.80	0
Path - South Planar	Fc	1.10	2.7	0.2	5.50	13.50	0
Pool Deck Planar	Fc	14.99	23.8	9.3	1.61	2.56	0

- GENERAL NOTES:
- ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY, ADJACENT TO PUBLIC RIGHT-OF-WAY, SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AND SHALL NOT EXCEED NATIONAL I.E.S. LIGHTING STANDARDS FOR DISABILITY GLARE.
 - ALL EXTERIOR LIGHTS ARE FULL CUT-OFF TYPE.
 - ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL: THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY".

FAIRFIELD TOWNHOMES
SITE PLAN
AURORA, COLORADO

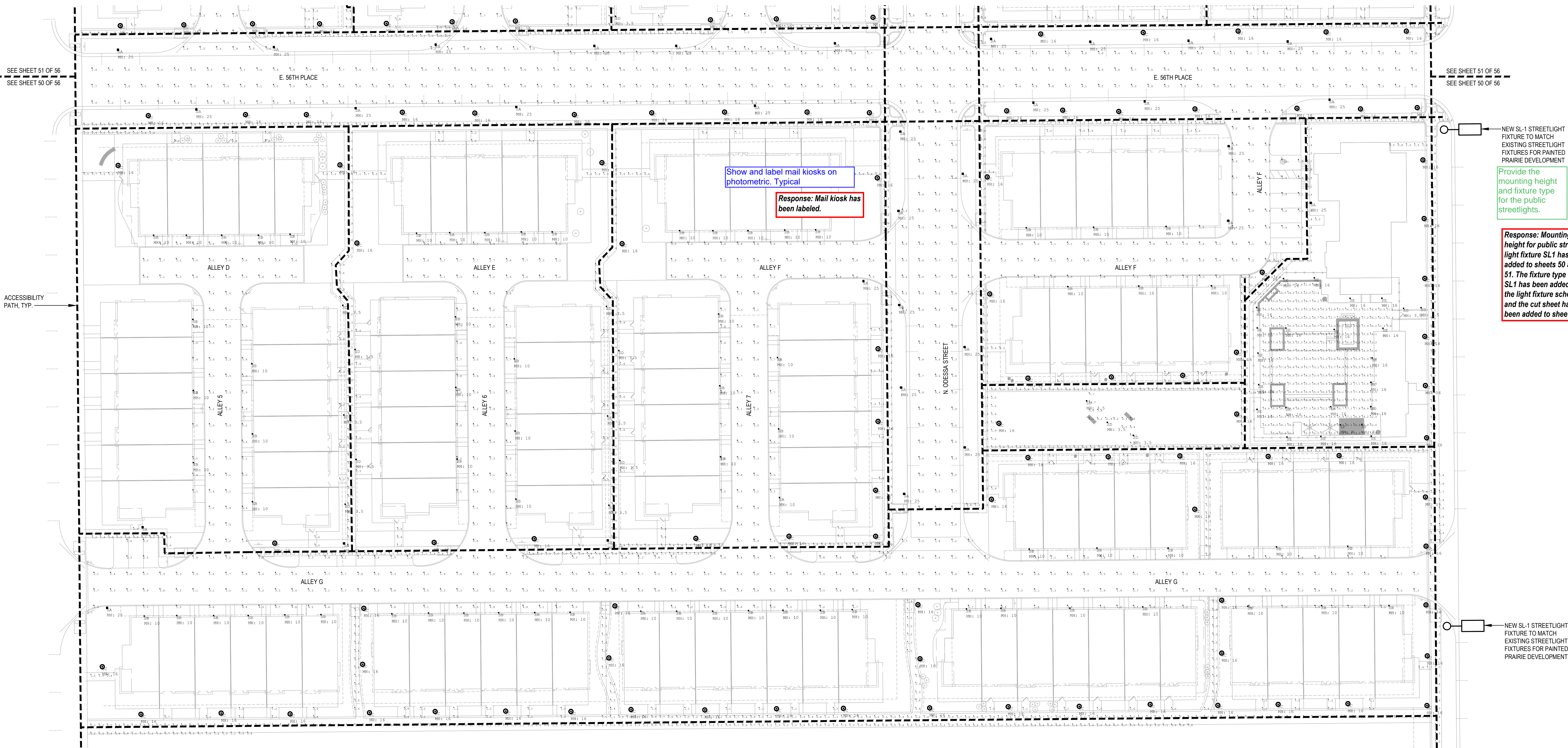
OWNER:
FAIRFIELD RESIDENTIAL
5355 MIRA SORRENTO PL, STE 100
SAN DIEGO, CA.

NOT FOR
CONSTRUCTION



DATE:
12/22/21 - PRE DRC 02
01/12/22 - DRC 03
02/22/22 - SP 01
04/14/22 - SP 02
05/27/22 - SP 03
07/15/22 - TECHNICAL

SHEET TITLE:
SITE
PHOTOMETRICS



FAIRFIELD TOWNHOMES SUBDIVISION FILING NO. 1

Send in the updated Title Commitment to be dated within 120 calendar days of the plat approval date.

Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office.

A RESUBDIVISION OF A PART OF LOT 2, BLOCK 1, PAINTED PRAIRIE SUBDIVISION FILING NO. 5
BEING A PART OF SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 15

UPDATED

LEGAL DESCRIPTION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND BEING A PART OF LOT 2, BLOCK 1, PAINTED PRAIRIE SUBDIVISION FILING NO. 5, RECORDED AT RECEPTION NO. [REDACTED] IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, SAID PARCEL BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 11, BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 3-1/4 INCH ALUMINUM CAP SET IN A RANGE BOX, STAMPED "BOWMAN CONSULTING T3S 11 12 14 13 R66W 2019 PLS 38272", WHENCE THE EAST QUARTER CORNER OF SAID SECTION 11 BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 3-1/4 INCH ALUMINUM CAP STAMPED CVL CONSULTANTS T3S R66W 1/4 S11/S12 2021 PLS 34591 0.2 FEET BELOW SURFACE, IS ASSUMED TO BEAR NORTH 00°13'50" WEST, A DISTANCE OF 2,658.63 FEET WITH ALL BEARINGS CONTAINED HEREON BEING RELATIVE THERETO;

THENCE NORTH 81°05'58" WEST, A DISTANCE OF 702.40 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 2, BLOCK 1, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG THE BOUNDARY OF SAID LOT 2, BLOCK 1 THE FOLLOWING SEVEN (7) COURSES:

1. SOUTH 89°43'32" WEST, A DISTANCE OF 813.65 FEET;
2. NORTH 00°29'13" WEST, A DISTANCE OF 750.56 FEET TO A POINT OF CURVATURE;
3. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 94°39'13", AN ARC LENGTH OF 33.04 FEET, THE CHORD OF WHICH BEARS NORTH 46°50'24" EAST, 29.41 FEET TO A POINT OF REVERSE CURVATURE;
4. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1547.50 FEET, A CENTRAL ANGLE OF 17°01'23", AN ARC LENGTH OF 459.78 FEET, THE CHORD OF WHICH BEARS NORTH 85°39'19" EAST, 458.09 FEET TO A POINT OF TANGENCY;
5. NORTH 77°08'37" EAST, A DISTANCE OF 120.96 FEET TO A POINT OF CURVATURE;
6. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 567.00 FEET, A CENTRAL ANGLE OF 12°37'33", AN ARC LENGTH OF 124.95 FEET, THE CHORD OF WHICH BEARS NORTH 83°27'23" EAST, 124.69 FEET;
7. NORTH 89°46'10" EAST, A DISTANCE OF 72.91 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°44'36", AN ARC LENGTH OF 31.33 FEET, THE CHORD OF WHICH BEARS SOUTH 45°21'31" EAST, 28.22 FEET;

THENCE SOUTH 00°29'13" EAST, A DISTANCE OF 823.08 FEET TO THE POINT OF BEGINNING,

SAID PARCEL CONTAINING A CALCULATED AREA OF 649,575 SQUARE FEET OR 14.912 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, AND TRACTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF FAIRFIELD TOWNHOMES SUBDIVISION FILING NO. 1, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS, AND EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

OWNER: _____

PAINTED PRAIRIE OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

SIGNATURE

PRINT NAME

PRINT TITLE

NOTARIAL:

STATE OF COLORADO)

COUNTY OF)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF

_____, 20____ A.D. BY _____

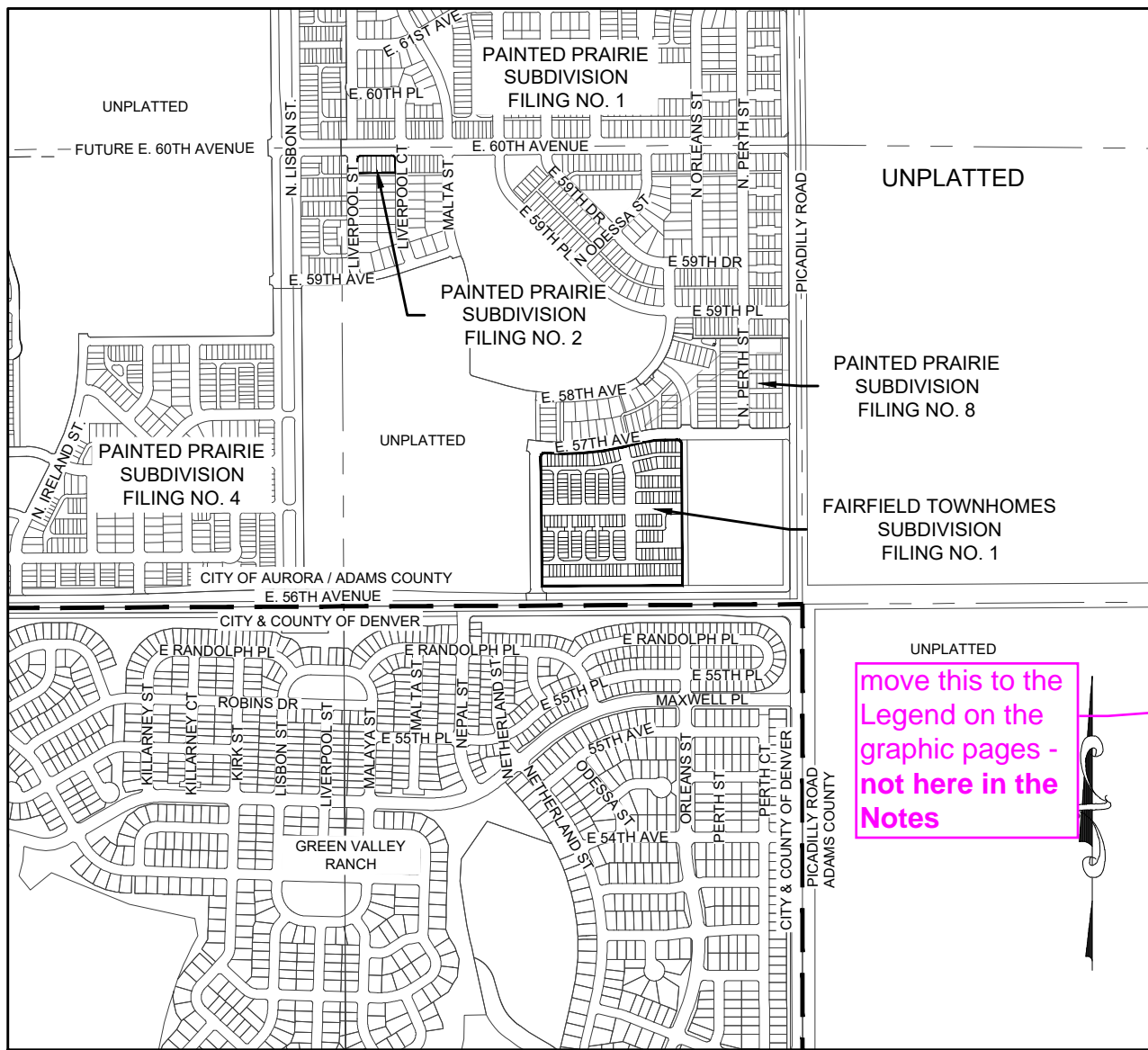
AS _____ OF PAINTED PRAIRIE OWNER, LLC,

A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

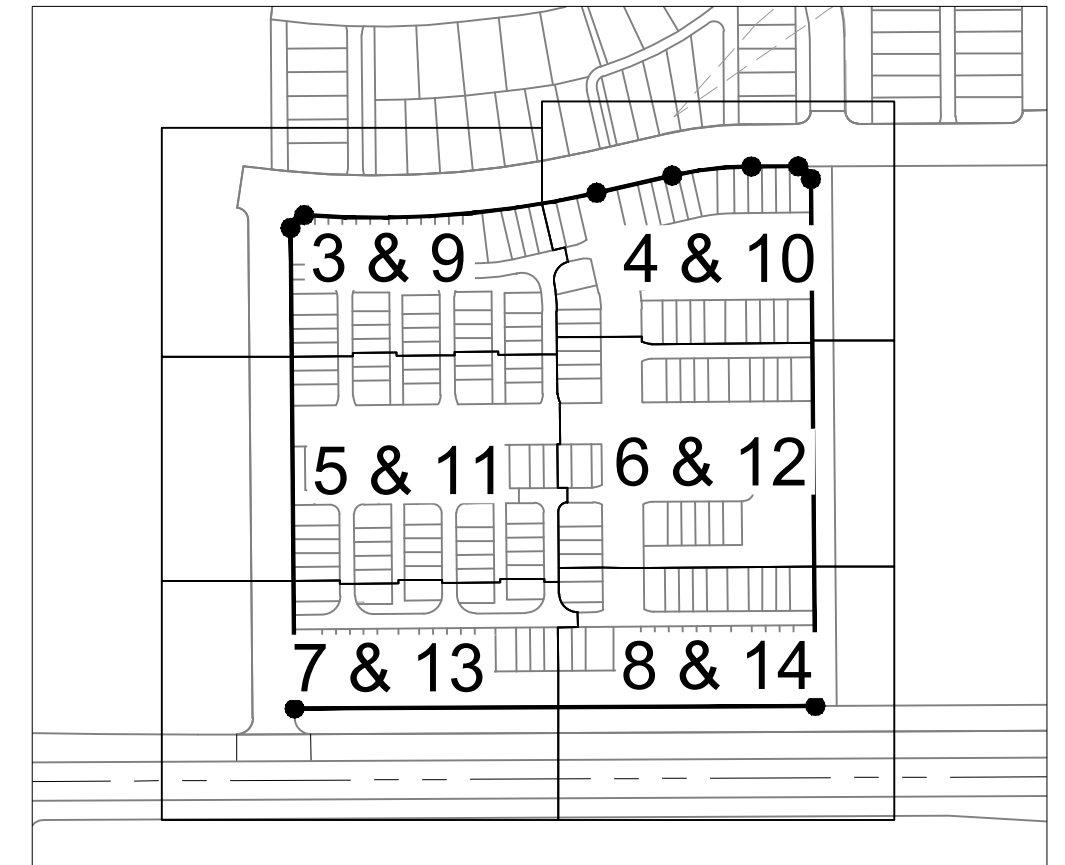
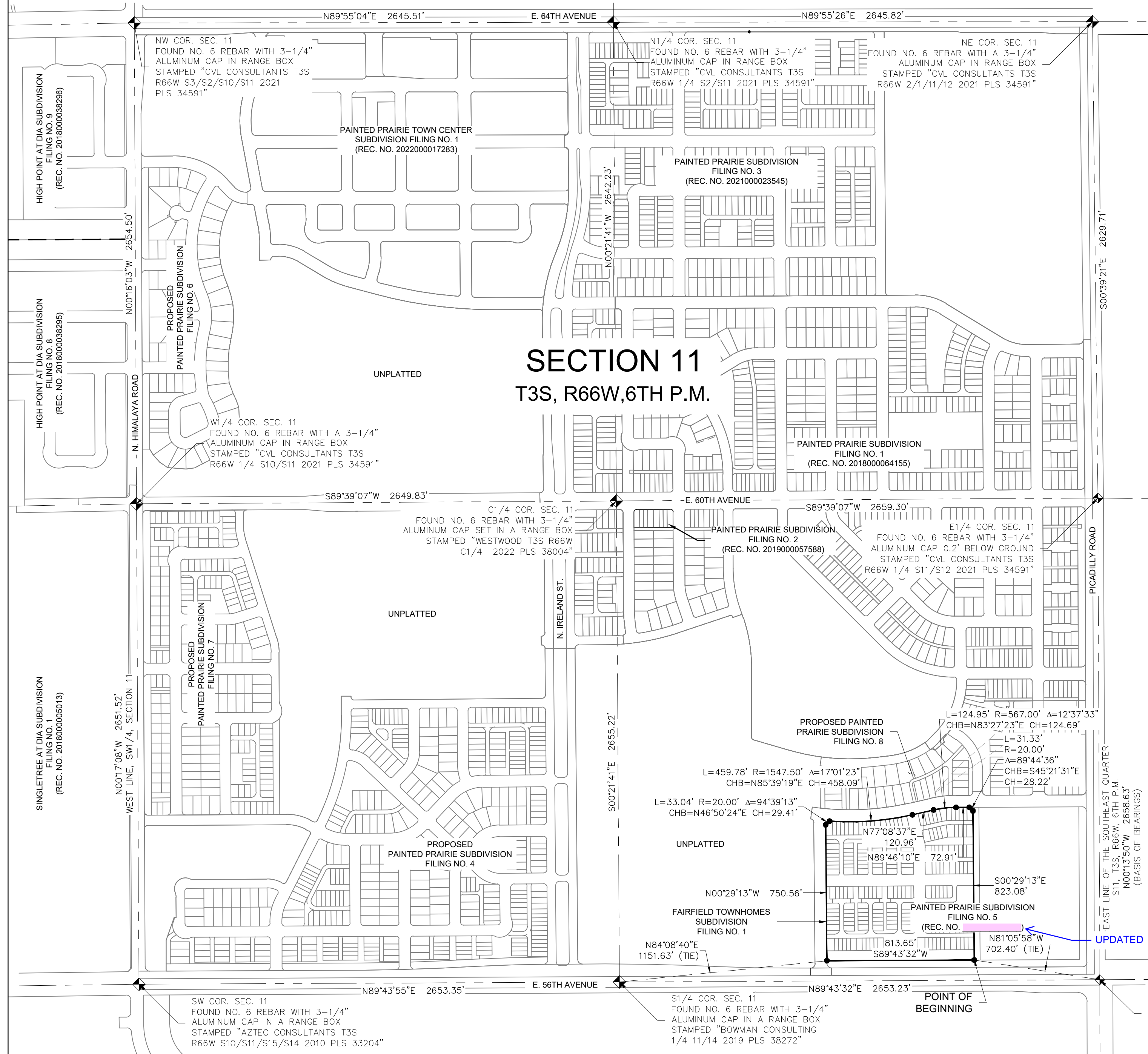
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



FAIRFIELD TOWNHOMES SUBDIVISION FILING NO. 1

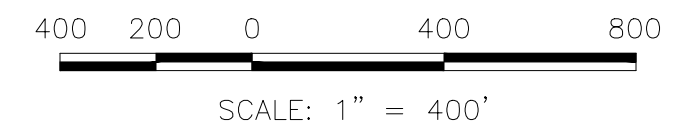
A RESUBDIVISION OF A PART OF LOT 2, BLOCK 1, PAINTED PRAIRIE SUBDIVISION FILING NO. 5
BEING A PART OF SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 15



SHEET INDEX (SCALE 1" = 300')

SHEET 15: LINE & CURVE TABLES

LEGEND	
	FND. SECTION CORNER AS DESCRIBED
	SET NO. 6 REBAR, 30" LONG, W/1-1/4" ORANGE PLASTIC CAP STAMPED WESTWOOD PLS NO. 25369 UNLESS NOTED

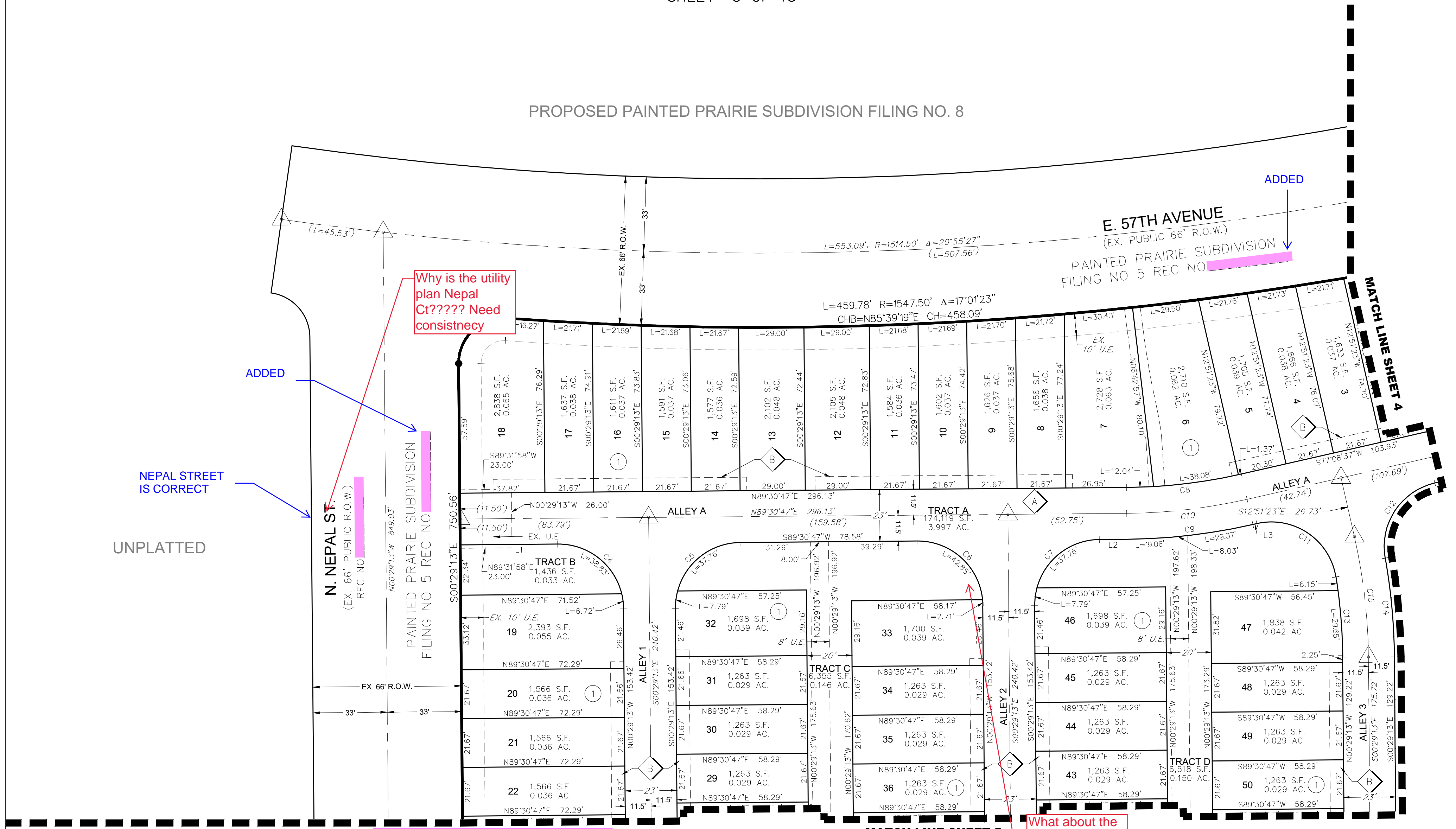


ENGINEER/SURVEYOR
Westwood
10333 E. Dry Creek Rd., Suite 240
Englewood, CO 80112
Tel: (720) 482-9526 / Fax: (720) 482-9546

FAIRFIELD TOWNHOMES SUBDIVISION FILING NO. 1

A RESUBDIVISION OF A PART OF LOT 2, BLOCK 1, PAINTED PRAIRIE SUBDIVISION FILING NO. 5
BEING A PART OF SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 3 OF 15

PROPOSED PAINTED PRAIRIE SUBDIVISION FILING NO. 8



UNPLATTED

NEPAL STREET IS CORRECT

ADDED

Why is the utility plan Nepal Ct????? Need consistency

ADDED

E. 57TH AVENUE
(EX. PUBLIC 66' R.O.W.)
PAINTED PRAIRIE SUBDIVISION
FILING NO 5 REC NO

MATCH LINE SHEET 4

MATCH LINE SHEET 5

What about the pocket utility easement for the hydrant?

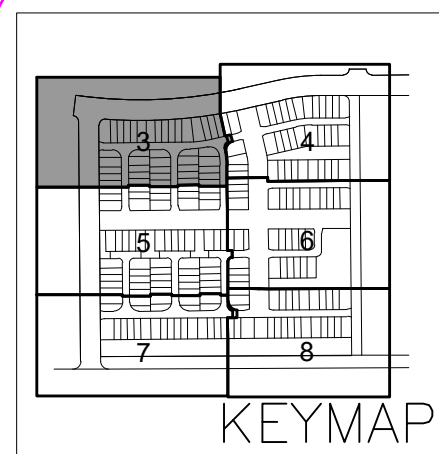
TRACTS HAVE BLANKET UTILITY DEDICATIONS.

TEXT FROM NOTE ADDED TO NOTE ON THE BOTTOM OF ALL PLAT SHEETS

add the text to the Legend from the notes (typ.)

ADDED

LEGEND			
	FND. SECTION CORNER AS DESCRIBED		
	SET NO. 6 REBAR, 30" LONG, W/1-1/4" ORANGE PLASTIC CAP STAMPED WESTWOOD PLS NO. 25369 UNLESS NOTED		
	MONUMENT BOXES WITH 30", 3/4" REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SECTION 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9)(A & B) COLORADO REVISED STATUTES.		
	BLOCK NUMBER		



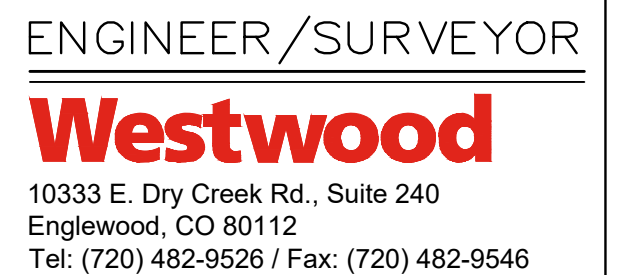
30 15 0 30 60
SCALE: 1" = 30'

NOTE: ALL EXISTING EASEMENTS (EX.) WITHIN THE LOTS/TRACTS SUBJECT TO THIS RESUBDIVISION AND ALL RIGHT-OF-WAY ADJACENT THERETO WERE DEDICATED BY PAINTED PRAIRIE SUBDIVISION FILING NO. 5 RECORDED AT RECEPTION NUMBER UNLESS DESCRIBED OTHERWISE.

ADDED

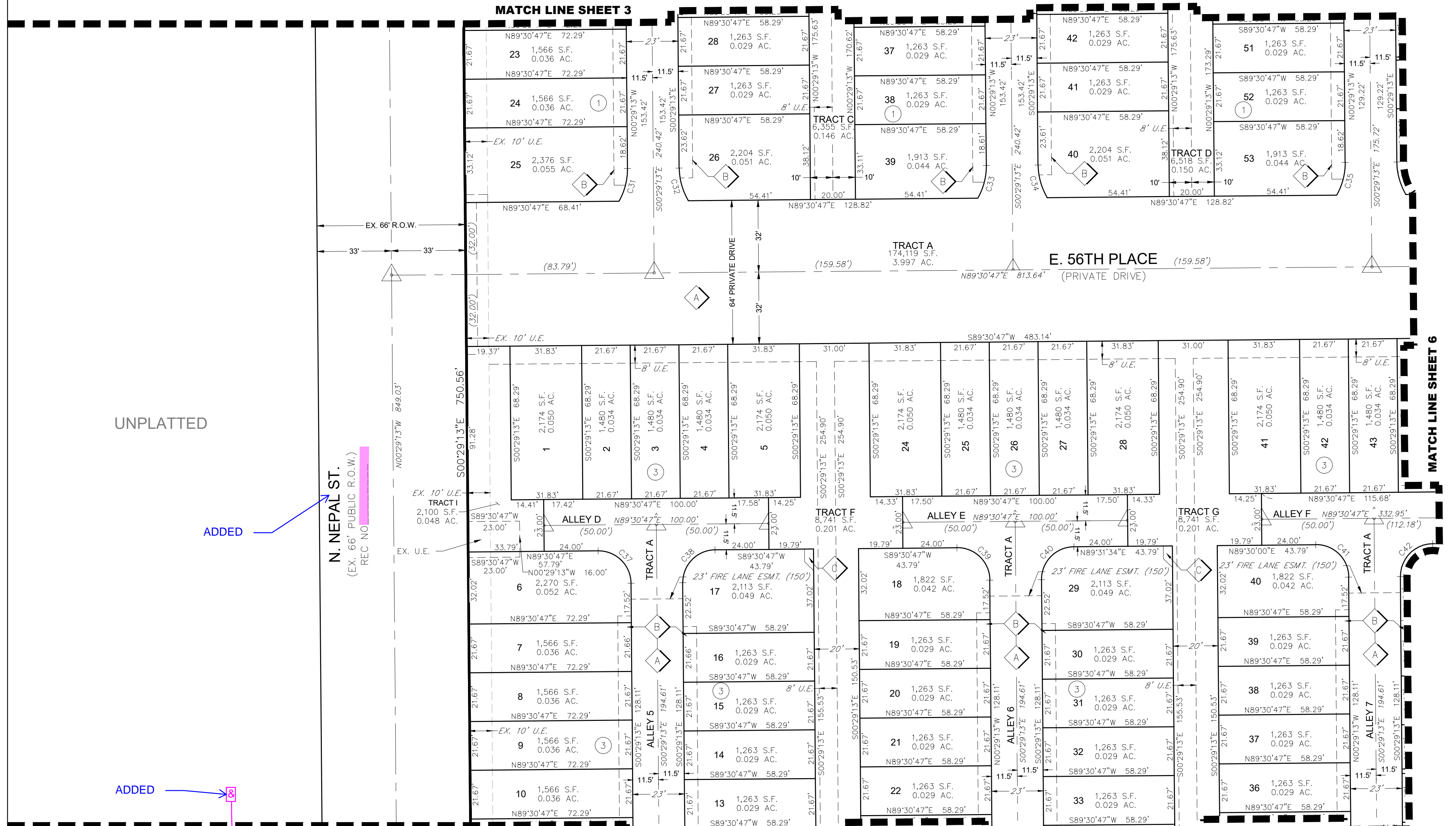
ENGINEER/SURVEYOR
Westwood
10333 E. Dry Creek Rd., Suite 240
Englewood, CO 80112
Tel: (720) 482-9526 / Fax: (720) 482-9546

A RESUBDIVISION OF A PART OF LOT 2, BLOCK 1, PAINTED PRAIRIE SUBDIVISION FILING NO. 5
BEING A PART OF SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 4 OF 15

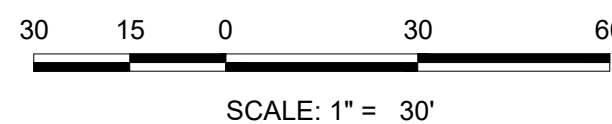
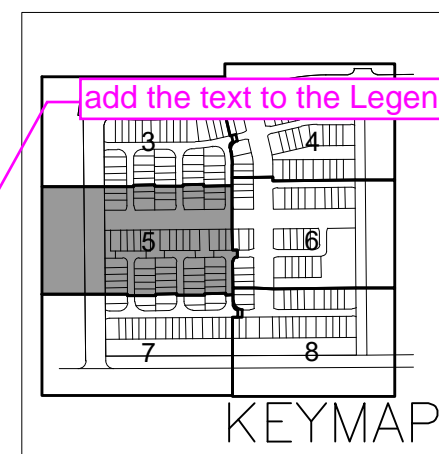


FAIRFIELD TOWNHOMES SUBDIVISION FILING NO. 1

A RESUBDIVISION OF A PART OF LOT 2, BLOCK 1, PAINTED PRAIRIE SUBDIVISION FILING NO. 5
BEING A PART OF SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 5 OF 15



LEGEND			
	FND. SECTION CORNER AS DESCRIBED		
	SET NO. 6 REBAR, 30" LONG, W/1-1/4" ORANGE PLASTIC CAP STAMPED WESTWOOD PLS NO. 25369 UNLESS NOTED		
	MONUMENT BOXES WITH 30", 3/4" REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SECTION 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9)(A & B) COLORADO REVISED STATUTES.		
	BLOCK NUMBER		
R.O.W. RIGHT-OF-WAY	U.E. UTILITY EASEMENT	D.E. DRAINAGE EASEMENT	
A.U.E. ACCESS/UTILITY EASEMENT	EX. EXISTING	F.L.A.E. FIRE LANE ACCESS EASEMENT	
(X.XX) SEGMENT DISTANCE			



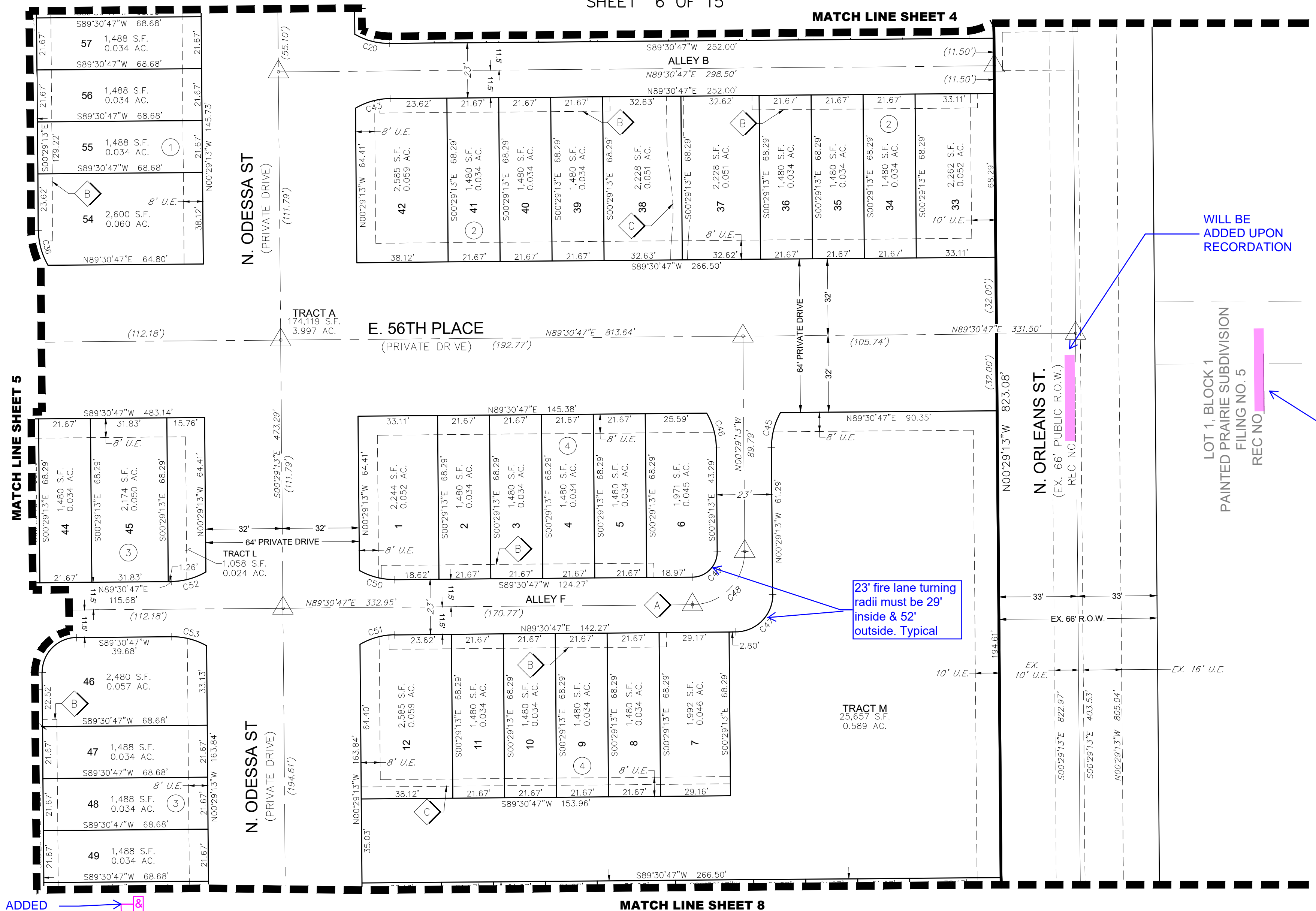
NOTE: ALL EXISTING EASEMENTS (EX.) WITHIN THE LOTS/TRACTS SUBJECT TO THIS RESUBDIVISION AND ALL RIGHT-OF-WAY ADJACENT THERETO WERE DEDICATED BY PAINTED PRAIRIE SUBDIVISION FILING NO. 5 RECORDED AT RECEPTION NUMBER [REDACTED] UNLESS DESCRIBED OTHERWISE.

TEXT FROM NOTE ADDED TO
NOTE ON THE BOTTOM OF
ALL PLAT SHEETS

ENGINEER/SURVEYOR
Westwood
10333 E. Dry Creek Rd., Suite 240
Englewood, CO 80112
Tel: (720) 482-9526 / Fax: (720) 482-9546

FAIRFIELD TOWNHOMES SUBDIVISION FILING NO. 1

A RESUBDIVISION OF A PART OF LOT 2, BLOCK 1, PAINTED PRAIRIE SUBDIVISION FILING NO. 5
BEING A PART OF SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 6 OF 15



WILL BE
ADDED UPON
RECORDATION

LOT 1, BLOCK 1
PAINTED PRAIRIE SUBDIVISION
FILING NO. 5

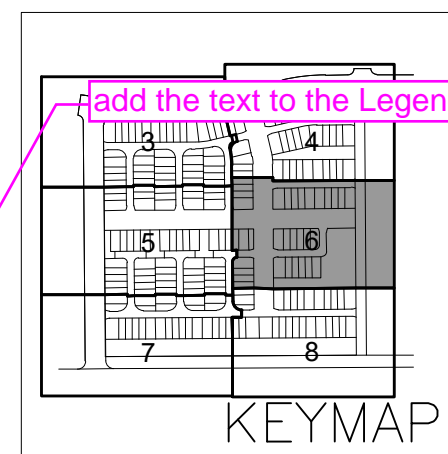
REC NO.

ADDED

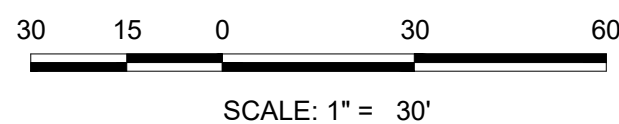
23' fire lane turning
radii must be 29'
inside & 52'
outside. Typical

ADDED

LEGEND			
	FND. SECTION CORNER AS DESCRIBED		
	SET NO. 6 REBAR, 30" LONG, W/1-1/4" ORANGE PLASTIC CAP STAMPED WESTWOOD PLS NO. 25369 UNLESS NOTED		
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	BLOCK NUMBER		



add the text to the Legend from the notes (typ.)



TEXT FROM NOTE ADDED TO
NOTE ON THE BOTTOM OF
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ADDED

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Westwood
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A RESUBDIVISION OF A PART OF LOT 2, BLOCK 1, PAINTED PRAIRIE SUBDIVISION FILING NO. 5
BEING A PART OF SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 7 OF 15

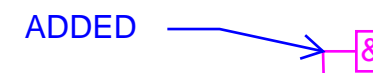
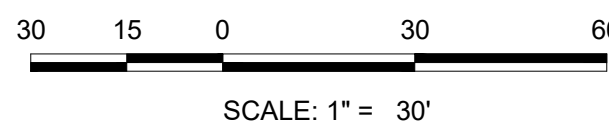


Diagram illustrating a keyboard layout with numbered keys (1-16) and a legend area. The layout is divided into two main sections: the left side (keys 1-8) and the right side (keys 9-16). The left side is further divided into two rows of four keys each. The right side is divided into two rows of four keys each. A legend area is located at the top left, with a pink arrow pointing to it and the text "Add the text to the Legend".

KEYMAP



TEXT FROM NOTE ADDED TO
— NOTE ON THE BOTTOM OF
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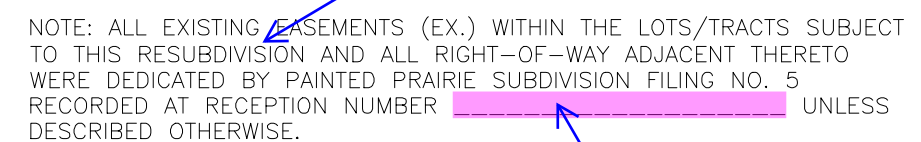
— ADDED

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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 8 OF 15



ENGINEER/SURVEYOR

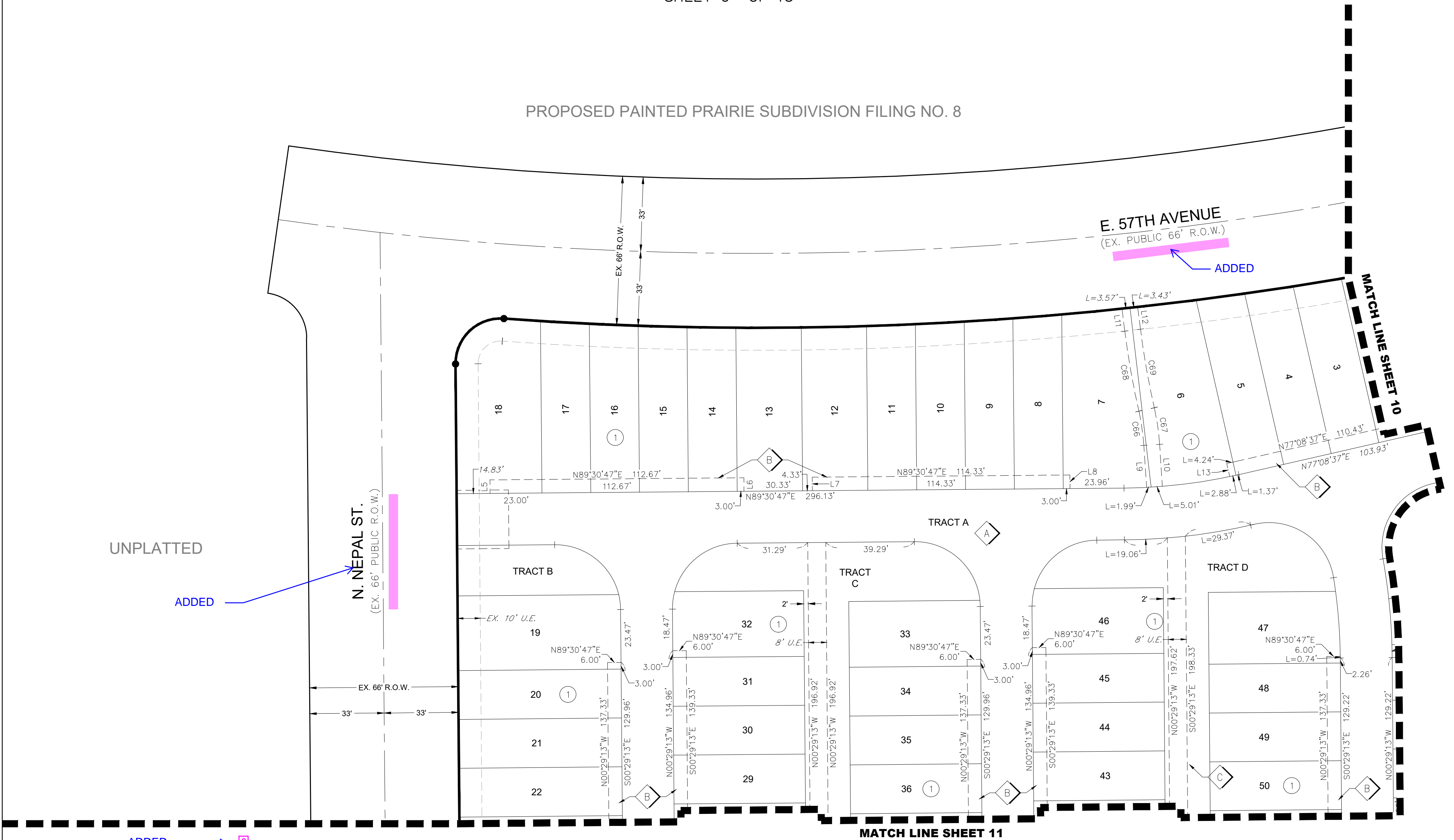
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FAIRFIELD TOWNHOMES SUBDIVISION FILING NO. 1

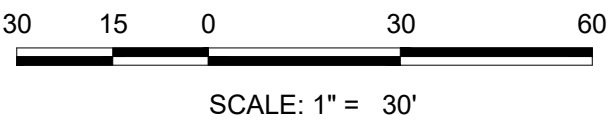
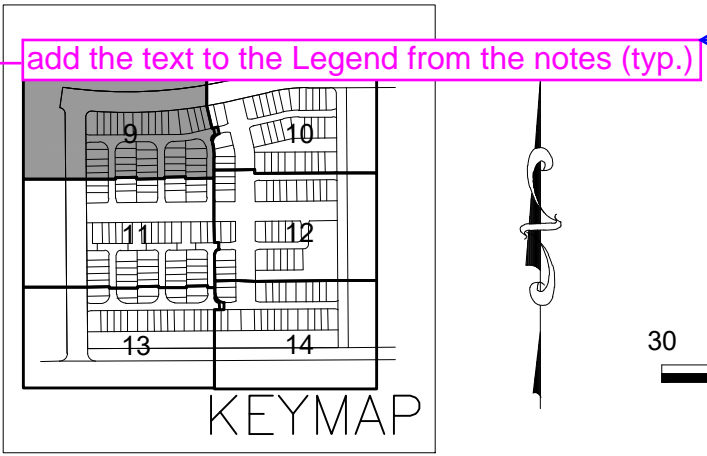
A RESUBDIVISION OF A PART OF LOT 2, BLOCK 1, PAINTED PRAIRIE SUBDIVISION FILING NO. 5
BEING A PART OF SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 9 OF 15

PROPOSED PAINTED PRAIRIE SUBDIVISION FILING NO. 8



ADDED → [8]

LEGEND			
	FND. SECTION CORNER AS DESCRIBED		
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	MONUMENT BOXES WITH 30", 3/4" REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SECTION 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9)(A & B) COLORADO REVISED STATUTES.		
	BLOCK NUMBER		
R.O.W. RIGHT-OF-WAY	U.E. UTILITY EASEMENT	D.E. DRAINAGE EASEMENT	
A.U.E. ACCESS/UTILITY EASEMENT	EX. EXISTING		
P.A.E. PUBLIC ACCESS EASEMENT			
(X.XX) SEGMENT DISTANCE	F.L.A.E. FIRE LANE ACCESS EASEMENT		



TEXT FROM NOTE ADDED TO
NOTE ON THE BOTTOM OF
ALL PLAT SHEETS

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ADDED

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Westwood
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FAIRFIELD TOWNHOMES SUBDIVISION FILING NO. 1

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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 10 OF 15

EX. 60' DRAINAGE EASEMENT
REC. NO. 2018000025944
PROPOSED PAINTED PRAIRIE SUBDIVISION FILING NO. 8

E. 57TH AVENUE
(EX. PUBLIC 90' R.O.W.)

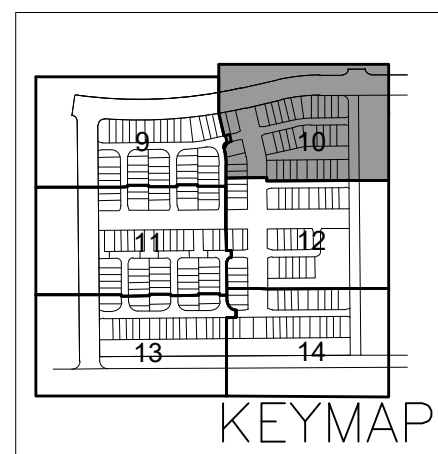


WILL BE
ADDED UPON
RECORDATION

ADDED

LOT 1, BLOCK 1
PAINTED PRAIRIE SUBDIVISION
FILING NO. 5

N. ORLEANS ST.
(EX. 66' PUBLIC R.O.W.)



ADDED

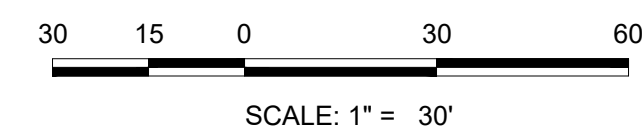
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	BLOCK NUMBER		

add the text to the Legend from the notes (typ.)

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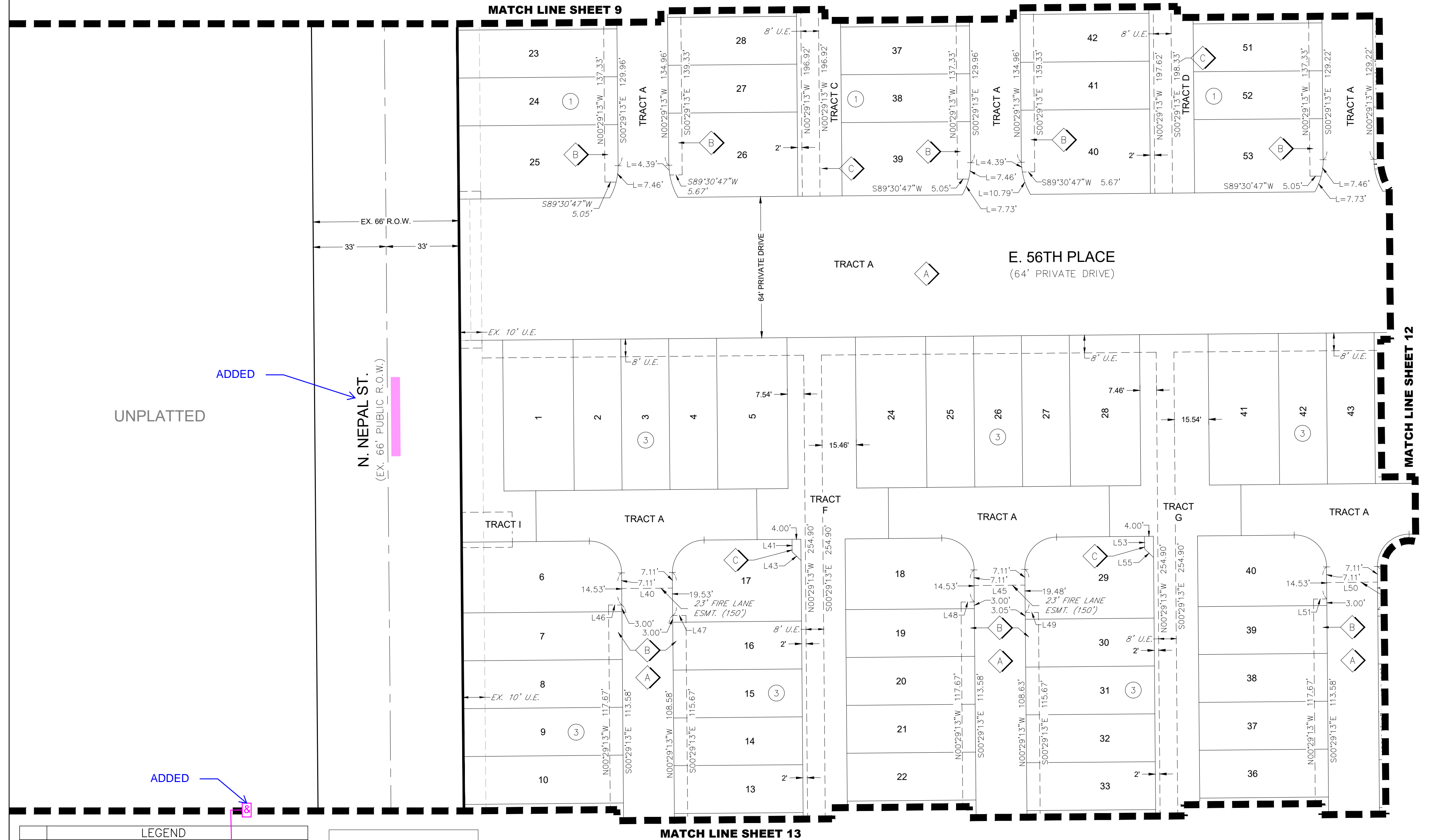
TEXT FROM NOTE ADDED TO
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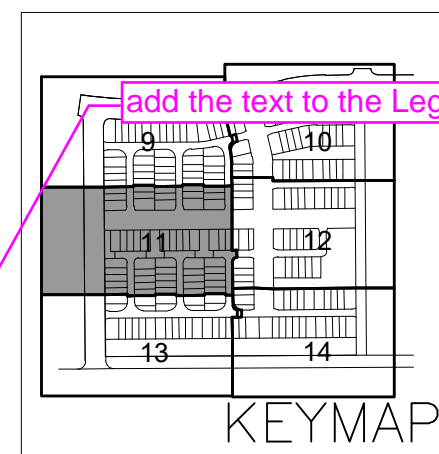
ENGINEER/SURVEYOR
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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 11 OF 15

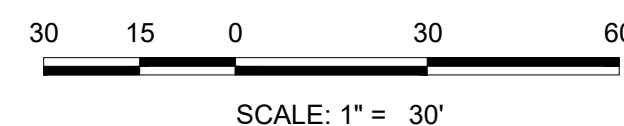


LEGEND			
	FND. SECTION CORNER AS DESCRIBED		
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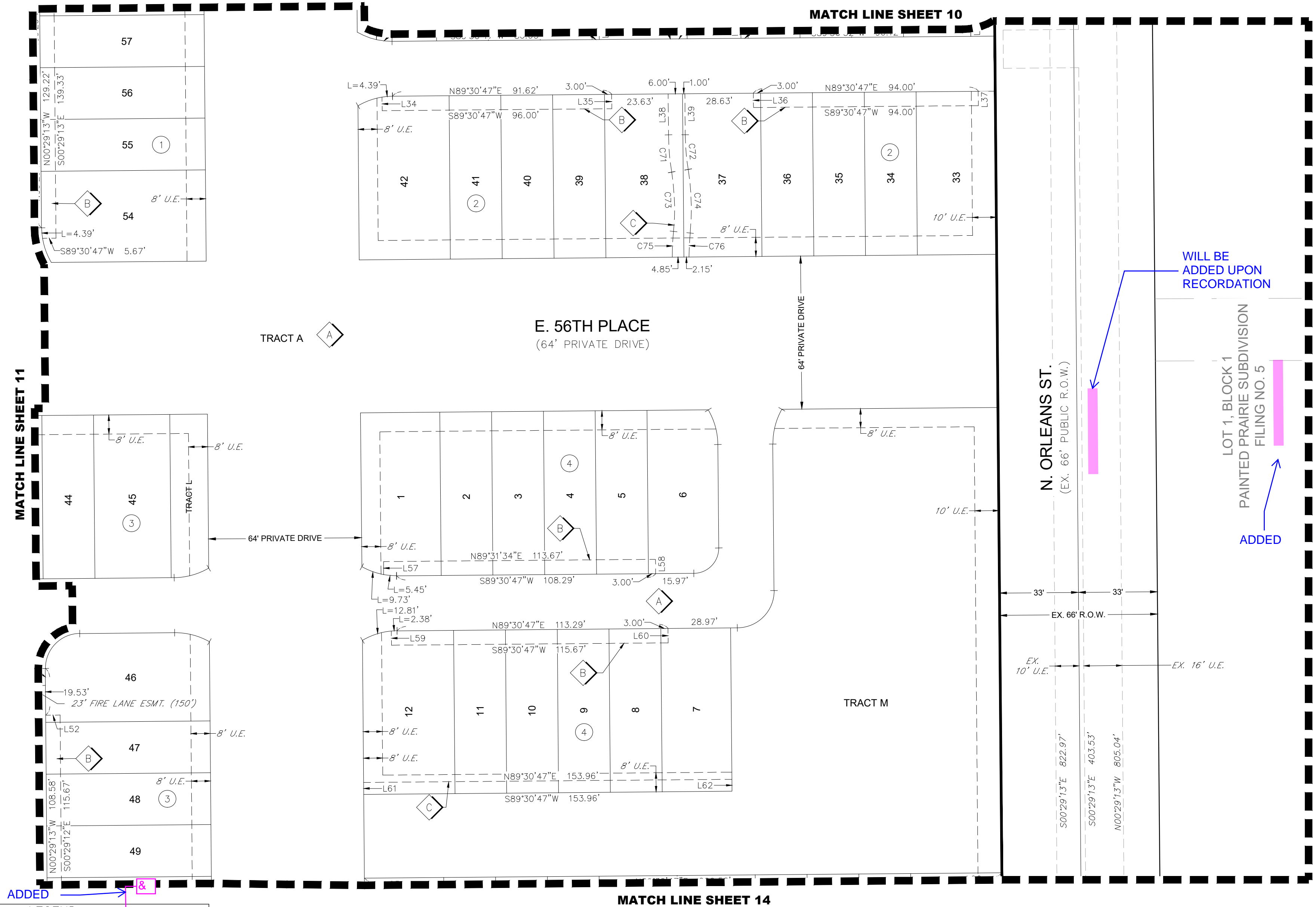
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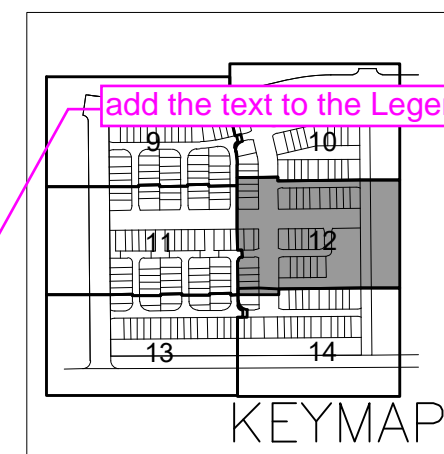
ENGINEER/SURVEYOR
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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 12 OF 15

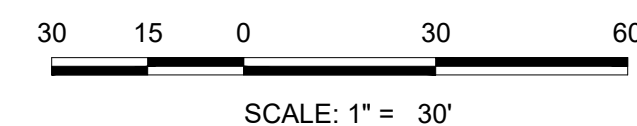


LEGEND			
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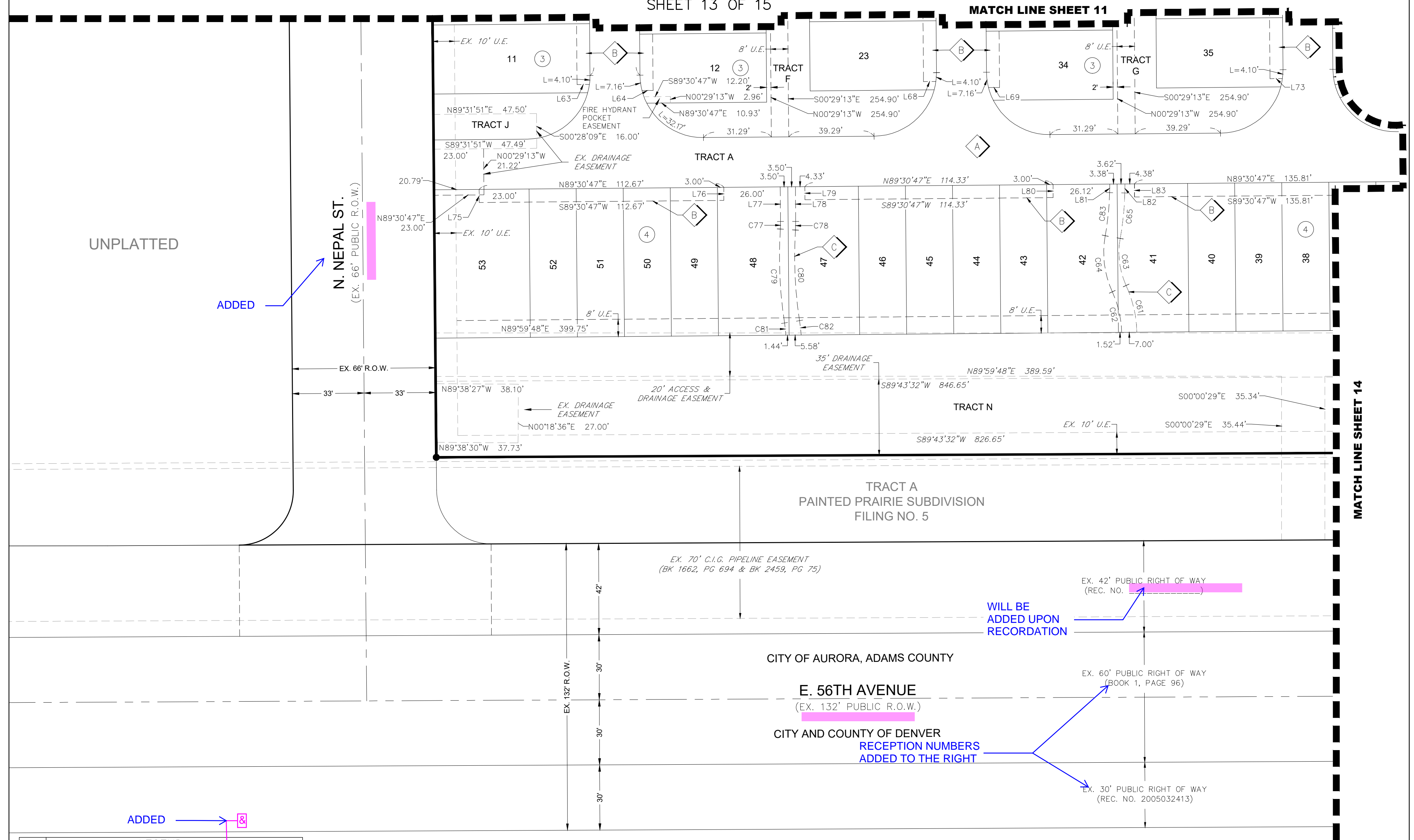
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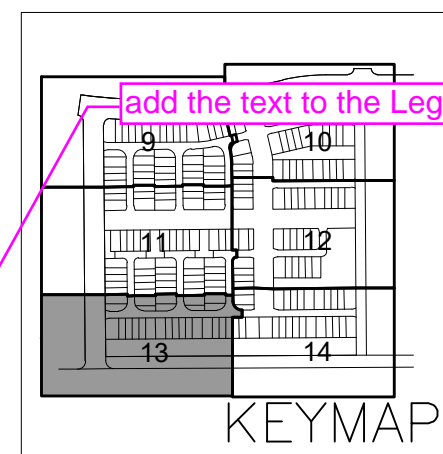
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FAIRFIELD TOWNHOMES SUBDIVISION FILING NO. 1

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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 13 OF 15

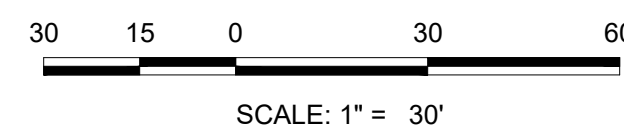


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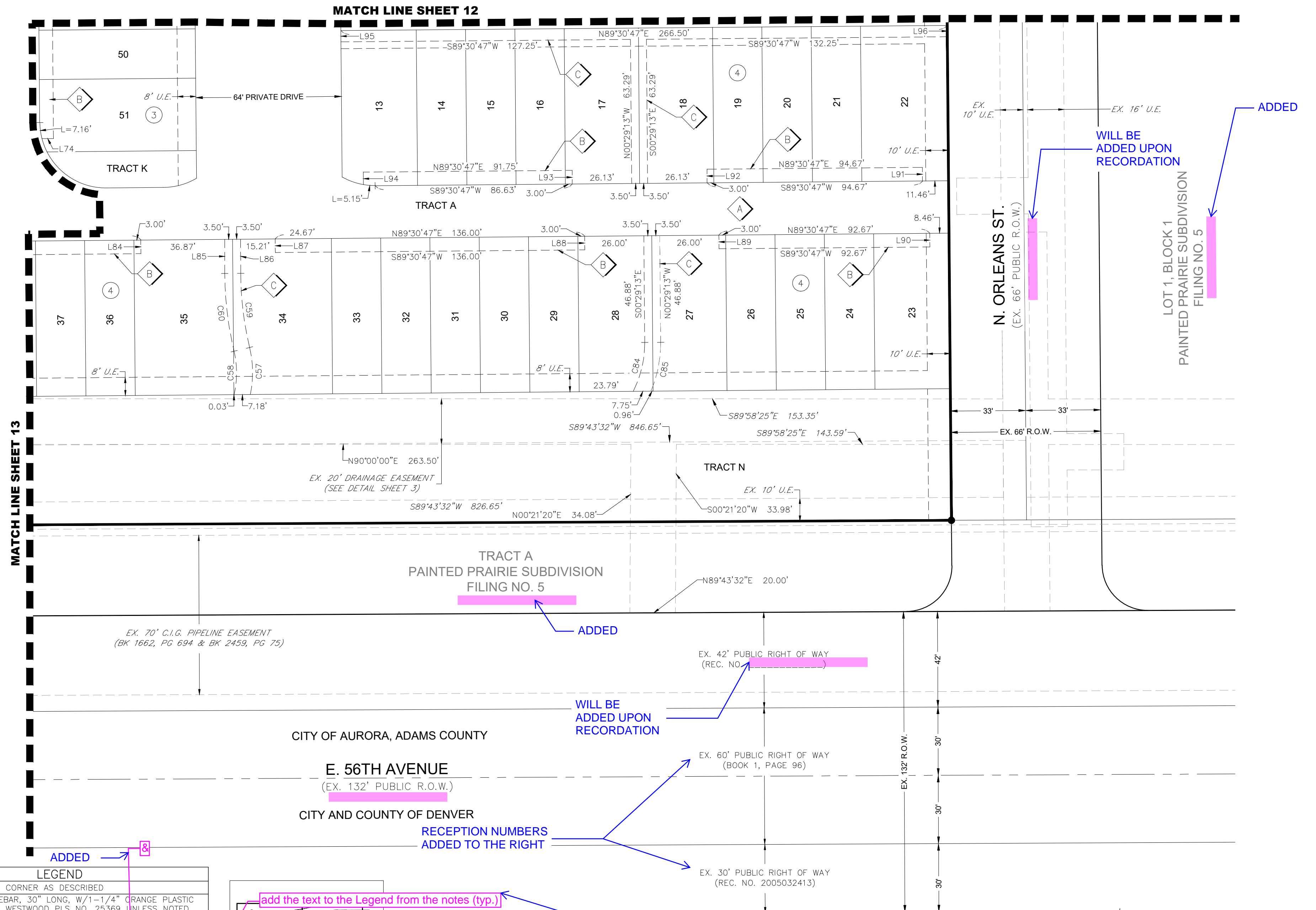
TEXT FROM NOTE ADDED TO NOTE ON THE BOTTOM OF ALL PLAT SHEETS



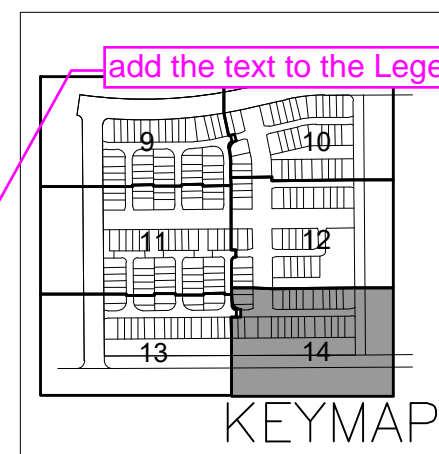
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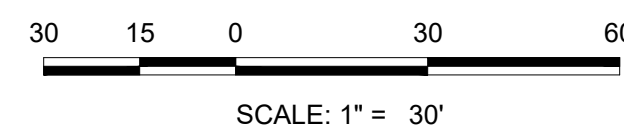
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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 14 OF 15



LEGEND			
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