



January 7, 2022

Aja Tibbs, Planner II
City of Aurora Planning Department

RE: Fairfield Inn and Suites at Porteos – Application Number: DA-1903-26 – Case Number(s): 2021-6026-00; 2021-3031-00

Please find attached our formal responses to comments received on November 19, 2021 regarding the above reference project.

1. Planning Design Review (Aja Tibbs / atibbs@auroragov.org / 303-739-7227 / comments in dark teal)
Site Plan Set

-Cover Sheet

1A. Revise the vicinity map to shade only the area included in the proposed site plan. All of Lot 2 is not included in this plan.

R&R Response: Revised.

1B. The added sign table does not address the wall signage areas included in the building elevations. Outline the proposed area of monument signs and wall signs as separate categories. Add rows to the table indicating the total allowed site signage, and the total proposed and allowed wall signage. Please feel free to contact me if you need assistance determine the allowable sign area.

R&R Response: Revised.

-Site Plan

1C. Consider adding a bench and outdoor trash receptacle near the main building entrance.

R&R Response: Acknowledged.

1D. Draw the locations of the porch roof/projections shown in the building elevations at the south and north building entries on the site plan.

R&R Response: Porch roof/projection shown, callout added.

-Building Elevations

1E. Please clean-up the material legend and labels. Change EF to S or some abbreviation similar to stucco. Remove unused materials and or labels (I no longer see the ST2 label on the elevations and ST3 is unused).

R&R Response: Building elevations Updated As Required.

-Materials Board



1F. Update and resubmit the materials board to match the elevation revisions: EIFS material is prohibited, and cast stone masonry shall be embossed with reveals that repeat a common pattern that is human scaled. If you do not wish to demonstrate the pattern on the material board – please add a note to the board indicating how the pattern will comply.

R&R Response: Materials Board updated.

-Lighting Plan

1G. Repeat comment: parking areas should not drop below 2.0 footcandles, and light spillover cannot exceed 0.1 footcandles at 10' distance from the property line. Revise the calculation summary and map to comply.

R&R Response: Revised.

-Colored Elevations

1H. Update the colored elevations to be consistent with the changes requested in the site plan set.

R&R Response: Colored Elevations updated to Match.

2. Landscape Design Issues (Kelly K. Bish, PLA, LEED AP / kbish@auroragov.org / 303-739-7189 comnts in teal) Site Plan Set

-Landscape Plan

2A. Update the note being provide that describes where the rock mulch vs. cedar mulch is being used

R&R Response: Refer to Landscape Sheet.

2B. Update the plant abbreviation within the Plant Schedule.

R&R Response: Refer to Landscape Sheet.

3. Public Works (Julie Bingham / jbingham@auroragov.org / 303-739-7403 / comments in green) Site Plan Set

-Cover Sheet

3A. This site plan will not be approved by public works until the preliminary drainage letter/report is approved.

R&R Response: Acknowledged.

-Site Plan

3B. Please confirm whether these bollards are required. A license agreement will be required if they remain.

R&R Response: Bollards Removed.

-Electrical Site Plan



3C. Please remove stamps, typical all sheets.

R&R Response: Updated. Refer to the revised MEP1.0, MEP1.1, MEP1.2, MEP1.3 sheets.

3D. Remove copyright, typical all sheets.

R&R Response: Updated. Refer to the revised MEP1.0, MEP1.1, MEP1.2, MEP1.3 sheets.

-Photometric/Lighting Sheets

3E. Please remove revision clouds, typical all sheets.

R&R Response: Updated. Refer to the revised MEP1.0, MEP1.1, MEP1.2, MEP1.3 sheets.

4. Traffic Engineering (Kyle Morris / kdmorris@auroragov.org / 720-5872668 / comnts in gold)
Site Plan Set

-Cover Sheet

4A. Revise site plan note 21 as redlined.

R&R Response: Revised.

Traffic Letter

4E. Traffic Letter has been approved

R&R Response: Acknowledged.

5. Real Property (Maurice Brooks / mbrooks@auroragov.org / 303-739-7294 / comments in magenta)
There are some easement issues and some License Agreement issues. See the comments on the site plan and subdivision plat. Contact Andy Niquette (releaseeasements@auroragov.org) for the easement concerns and Contact Grace Gray (ggray@auroragov.org) for the License Agreement concerns. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record. Send in the separate documents still needed. Send in the updated Title Commitment to be dated within 120 calendar days of the plat approval date. If the License Agreement and Easement release separate document are already started, please continue working with Andy and Grace toward those completions. And ignore these comments.

R&R Response: Acknowledged.

Sincerely,

R&R Engineers-Surveyors, Inc.