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June 11, 2021

Hitesh Patel  
 Jackson Gap Partners, LLC  
 800 Abilene St.  
 Aurora CO 80012

**Re: Initial Submission Review – Fairfield Inn and Suites at Porteos**  
 Application Number: **DA-1903-26**  
 Case Number(s): 2021-6026-00; 2021-3031-00

Dear Mr. Patel:

Thank you for your initial submission, which we started to process on May 17, 2021. We reviewed it and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Friday July 2, 2021. The review fee of \$20,034.50 is due prior to the second submission. The second submission will not be accepted until payment of the fee. Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item marked with an asterisk. 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.

Your estimated Administrative Decision date is tentatively scheduled for Wednesday, August 11, 2021. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained, to include checking with adjacent builders if development activity and/or sales are taking place on properties adjacent to your site.

As always, if you have any comments or concerns, please feel free to email or email me. I may be reached at [atibbs@auroragov.org](mailto:atibbs@auroragov.org) or 303-739-7227.

Sincerely,

Aja Tibbs, Planner II  
 City of Aurora Planning Department

cc: Bill Wichterman, The San Juan Company, 4530 E Shea Blvd., Phoenix AZ 85028  
 Scott Campbell, Neighborhood Liaison  
 Cesarina Dancy, ODA  
 Filed: K:\SDA\1903-26rev1.rtf



## Initial Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENT

- Is the hardscape space along Jackson Gap intended to provide the plaza and pedestrian amenity space as required by the Master Plan and the UDO? If so, please add site furnishings and hardscape details. Other amenities and visual features are encouraged.
- Ensure that the site plan set, subdivision plat, and all other submittal documents align when referencing each other (such as lot and block descriptions) and that revisions are incorporated throughout all of the documents.
- Add missing specifications such as site furnishing and building light fixtures. Include the location of all wall, roof, and ground mounted electrical and service equipment. Remove unnecessary landscaping fixtures.
- Coordinate public improvements with the master developer. All public improvements required for PA-3 through the Porteos Master Plan will be required prior to obtaining a building CO. Coordination of these improvements is the responsibility of the developer, and the proposed plans should address any improvements that are not yet complete. Properly label infrastructure between private and public improvements.
- The building elevations do not appear to meet the horizontal articulation requirements and building material requirements. Please review and revise the plans to meet these standards. Please note that EFIS materials are considered synthetic stucco and are now a prohibited building material with the adoption of the most recent Unified Development Ordinance (UDO). Although it is referenced in the Porteos Master Plan document as a permitted material (prior to approval of the UDO), the current code restriction will still apply.
- The review fee of \$20,034.50 is due prior to the second submission. The second submission will not be accepted until payment of the fee.

### PLANNING DEPARTMENT COMMENTS

#### 1. Planning Design Review (Aja Tibbs / [atibbs@auroragov.org](mailto:atibbs@auroragov.org) / 303-739-7227 / comments in dark teal)

##### Site Plan Set

##### -Cover Sheet

- 1A. List both the bicycle stalls required and provided in the parking calculation table.
- 1B. Combine parking tables into one table to demonstrate both the required and provided spaces.
- 1C. Revise the lot description on all pages to be consistent with plat.
- 1D. Please indicate the location and general area of signage intended for the property. If a monument sign is proposed, please provide a detail drawing with the specification and size of the base and style (materials and colors) of the sign, as well as the sign location on the plan. Note: Sign regulations will be reviewed and approved via a separate sign permit. However, their general location and size is preliminarily reviewed at the time of site plan review in order to address any potential adjustments that might be needed. Please keep in mind that monument signs are typically over utility easements; if that is the case here, a license agreement will likely be required.

##### -Site Plan

- 1E. Is the hardscape space along Jackson Gap intended to provide the plaza and pedestrian amenity space as required by the Master Plan and the UDO? If so, please add site furnishings and hardscape details. Other amenities and visual features are encouraged.
- 1F. Please label and increase the line width around tract A, so that the setback measurement is more easily identifiable.
- 1G. Add a detail for the proposed bike racks to this plan set.
- 1H. Extend internal sidewalk to connect to the street sidewalk. Shift alignment if needed to avoid utility easements.
- 1I. It appears there will be a pedestrian crossing on the east side of the site – consider stripping or marking this for future connection.



### Building Elevations

- 1J. Section 146-4.8.8.A.B. of the UDO requires 3" of change in the parapet height along every 60' of parapet.
- 1K. The length of some facades exceeds the maximum 50' requirement for horizontal articulation. Please refer to Table 4.8-3. for a menu of items that may be used to meet the requirements.
- 1L. Review table 4.8-8 - Human scale requirements. The proposed elevations do not appear to be meeting the minimum number of elements required. Please review and respond either with compliance by revising the building elevations or with further justification.
- 1M. Design Standards of the Porteos Master Plan require that the facade areas be covered at least 50% in stone concrete or other masonry materials. Refer to Sheet 12 (page 4 of the design standards forms).
- 1N. The level of articulation for on the "3 side" (south) elevation is lacking compared to the "2 side" (north) elevation. Please include the additional details to the pool side elevation to achieve a more cohesive 4-sided design.
- 1O. Label the elevations with directional labels (N,S,E,W).
- 1P. Please add a note indicating the type of windows/glass that will be installed. Section 4.8.6.C.2 prohibits highly reflective glass.
- 1Q. All buildings more than three stories tall must have roofs that are internally drained. Please add a note to plan indicating compliance with this standard.
- 1R. Please note the location of any ground or wall mounted equipment and ensure that it is properly screened per section 4.8.11 of the UDO.
- 1S. Synthetic stucco (EIFS) is a prohibited material per table 4.8-5 of the UDO. Please revise.
- 1T. Add specifications for all site furniture such as trash enclosures, benches, tables, and chairs, bike racks, etc. Also note that these items must comply with the style and type set forth in the Porteos Master Plan. When placing these items throughout the site, please also note a preference to provide amenities to pedestrian areas such as along Jackson Gap. (As indicated in the master plan design standards).
- 1U. Parking areas should not drop below 2.0 footcandles.
- 1V. Light spillover cannot exceed 0.1 footcandles at this 10' distance.
- 1W. Add pedestrian scale lighting for the plaza and sidewalks in this area as required in section 4.9.2. Refer to the Porteos Master Plan for stylistic preferences outlined for pedestrian lighting.
- 1X. Add cut sheets for all building mounted lighting fixtures as demonstrated in the lighting plan.
- 1Y. Parking lot light fixtures cannot exceed 25' in height per section 4.9.2 of the UDO.

### Colored Elevations

- 1Z. Update the colored elevations to be consistent with the changes requested in the site plan set.
- 1AA. Remove sign details from the drawings and outline the proposed sign area with a dashed line as drawn on the elevations in the site plan set.

### Subdivision Plat

- 1BB. Refer to redlined comments made by Real Property below – ensure that all easements are labeled and properly identified.
- 1CC. Ensure that the plat details are properly updated and consistent with the plat document.

## **2. Landscape Design Issues (Kelly K. Bish, PLA, LEED AP / [kbish@auroragov.org](mailto:kbish@auroragov.org) / 303-739-7189 comnts in teal)**

### Site Plan Set

#### Landscape Plan

- 2A. Update the City of Aurora Notes per the comments provided.
- 2B. Unless the Metro District intends on replacing their existing streetscape, the landscape along Jackson Gap Street is already installed.
- 2C. Remove all construction related notes as the city does not review construction drawings.
- 2D. Label the dumpster, building and bike racks.
- 2E. All parking lot islands shall six shrubs for the smaller islands and 12 shrubs for the larger islands in addition to the ground cover that is proposed.



- 2F. Decomposed granite cannot be used as a mulch treatment. Actual rock mulch and/or wood mulch shall be used.
- 2G. There appears to be a conflict between the inlet and tree in the parking lot island.
- 2H. Parking lot medians shall have one tree per 30 linear feet.
- 2I. The curbside landscape is part of the Porteos PA-3 Filing No. 1 Plans for the unnamed private drive. It is currently under review. The landscaping from this plan should be shown here and grayed back to be installed by the Metro District. For a copy, reach out to the Case Manager. Additional street trees can be added IF the layout of utilities has changed from the PA-3 drawings with this application. Adjust shrub quantities and locations accordingly.
- 2F. Turn off the survey information.
- 2G. A 15' wide buffer is required in accordance with the Porteos Master Plan along Jackson Gap Street.
- 2H. Not sure what all the various street frontage buffers are within the table provided as there are just two streets.
- 2I. Make any necessary updates to the landscape tables as noted.
- Landscape Details
- 2J. Remove the specifications from the sheet as these are not construction drawings.

## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

### **3. Public Works (Kristin Tanabe / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / 303-739-7306 / comments in green)**

#### Site Plan Set

##### Cover Sheet

3A. Add the following note:

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.

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

##### Site Plan

3C. Label and dimension width of all sidewalks.

3D. Remove reference to ROW.

3E. The storm sewer does not need to be shown on the site plan sheet.

3F. Add a note that a Certificate of Occupancy will not be issued until the adjacent streets are completed.

##### Utility Plan

3G. Add a note indicating if the storm sewer system is public or private and who will maintain it.

##### Grading Plan

3H. Min. slope away from the building is 5% for 10' for landscape areas, min. 2% for impervious areas.

3I. Label slopes in landscape areas. Min 2% slope for all non-paved areas.

3J. Label slope at access

3K. Add a note indicating if the storm sewer system is public or private and who will maintain it.

##### Building Elevations

3L. This will be a public document and must be able to be reproduced. Please remove this statement, typical

##### Landscape Plan

3M. Maintain minimum of 10' between trees and storm sewer, typical

##### Subdivision Plat

3N. Remove reference to ROW in the private streets.

### **4. Public Works (Kyle Morris / [kdmorris@auroragov.org](mailto:kdmorris@auroragov.org) / 720-5872668 / comnts in gold)**

#### Site Plan Set

##### Cover Sheet

4A. Add note:

The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards and shown on the signing and striping plan for the development.



4B. Traffic signal escrow note is required. Coordinate with the PA-3 master plan for the percentage of traffic signal escrow that this site is responsible for.

Site Plan

4C. Add stop sign and move closer to ramps.

4D. Is the private road to be built by others or by this site?

4E. The 20'x20' sight triangles are not applicable. Please remove. (typ.)

4F. Show sight distance triangles per COA TE-13.

Landscape Plan

4G. Add note:

All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10'

4H. Show updated sight triangles on landscaping plan.

Traffic Letter

4I. It seems that the trip gen comparison is to the total Porteos MTIS (04/2017). It would be more appropriate to provide a comparison to PA-3-6 (part of TAZ-1) from the PA-3 specific TIS (02/2020).

4J. Provide site circulation plan showing intersection stop control and permissible movements.

4K. Provide site staging/phasing plan.

4L. See comments throughout.

**5. Aurora Water** (Casey Ballard / [cballard@auroragov.org](mailto:cballard@auroragov.org) / 303-739-7382 / comnts in red)

Site Plan Set

Utility Plan

5A. Ensure that easement extends 5-feet beyond proposed water meter.

5B. Label fire service as private. Does not need to be covered by utility easements.

5C. If a storm main is to be abandoned it is to be flow filled in areas under public ROW.

5D. Advisory: Fixture unit table is required with the civil plans to ensure meter sizing.

5E. Additional hydrants within the private road should be coordinated with the overall developer to be included in their civil plans.

5F. Based on previous reviews of civil and ISP plans this storm is private.

5G. Is this sanitary main or water main going to be utilized? If not I would recommend coordinating with overall site developer to remove these from the civil plans preventing the need to cap and abandon at the main.

Landscape Plan

5H. This light pole location does not match what is shown on the utility sheet. There should be a minimum of 8-feet between exterior of storm and exterior of light poles.

5I. Attempts should be made to keep trees 8-feet from storm and other utility infrastructure.

**6. Revenue Aurora Water/Taps** (Diana Porter / [dsporter@auroragov.org](mailto:dsporter@auroragov.org) / 303-739-7744)

6A. Storm Drainage Development fees must be paid from Porteos 4 DA-1903-17 for \$67,631.87. There will be no Development fees for Fairfield Inn at Porteos (Porteos 7) DA-1903-26 once Porteos 4 is paid.

6B. Commercial users with meters one and one-half inches smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area.

**7. Real Property** (Maurice Brooks / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / 303-739-7294 / comments in magenta)

7A. See the red line comments on the plat and site plan.

7B. Send in the items needed shown on the first page of the plat.

7C. Match the easements and dimensions and labels between the plat and site plan. The site plan shows some additional easements that will need to be dedicated by separate document.

7D. Contact Andy Niquette at [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org) to start the separate documents.

7E. The pork chop median island in the street R.O.W. will need to be covered by a License Agreement. Contact Grace Gray at [ggray@auroragov.org](mailto:ggray@auroragov.org) to start the process.

7F. A statement indicating the source used for research of easements and rights-of-way must be shown.

**7G. AES Board Rule:****1.6.A. Sealing Requirements for Professional Land Surveyors**

2. Seal Application. Pursuant to section 12-120-316, C.R.S., the professional land surveyor's manual or electronic seal must be applied to either the final reproducible, the final reproduction, or the final electronic record document of any of the following being delivered to the public:

a. Each sheet of documents and plats resulting from the practice of land surveying, or,

1) An electronic seal on the cover page(s) of documents and plats.

(a) The cover page(s) shall contain the identical sheet border, title block and project title as the remaining pages of the set of drawings.

When opting to seal only the cover page(s) of documents and plats, a notation shall be included in the title block of every page noting that all seals for the documents or plats are applied to the cover page(s).

(b) Each sheet of documents and plats shall be numbered, including the cover page(s).

**7H. Add the following: 1.6.H. Basis of Bearing Statements.**

2. Composition. The basis of bearing statement shall state the method used to derive the bearing (i.e., assumed, astronomic, geodetic, grid, reference to recorded or deposited survey, etc.) and the bearing between fully described monuments (i.e., monument material, diameter, length (if set), cap size and material, cap markings/stampings, etc.) at each end of a single line. When the monuments at each end of the reference line are fully described on the plat, they need only be referenced in the "Basis of Bearings" statement. A land survey plat shall show the graphic and mathematical relationship between the basis of bearing and the survey.

**7I. Subdivision Checklist items are missing:**

j. A statement indicating the source used for research of easements and rights-of-way must be shown.

l. airport influence district note?

7J. Add the 10' Utility easement around the perimeter.

7K. Make all R.O.W. lines continuous/solid.

7L. Exterior B&D and curve data should be more bold in weight than other B&D (typ.)

7M. Written description of the plant calls for a total of 17.580 acres and the totals on Sheet 2 of the subdivision plat add to 17.590 acres.

7N. Provide all street names and recording information for ROW and easements.

7O. Add a Key Map on all the graphic pages (typ.)

7P. Add the following note to Sheet 4: 1.6.E. Standards for Land Surveys

4. Monuments Shall Conform to Statutes. The professional land surveyor will assure that the monuments established or re-established conform both in location and physical character with the specifications called for in section 38-51-104, C.R.S. Each found monument verified in location shall be restored or rehabilitated as necessary so as to leave it readily identifiable and reasonably durable. Physical standards for Public Land Survey System monuments can be found in Board Rule 1.6(D).

**7Q. Correct the description of monuments: 1.6.M. Description of Monuments.**

Section 38-51-106(1)(f), C.R.S., requires professional land surveyors to provide "a description of all monuments, both found or set, that mark the boundaries of the property and of all control monuments used in conducting a survey."

1. Purpose. The purpose of this statute is to identify the physical attributes of the monuments and caps set or found during the original survey and subsequent retracement surveys.

2. Acceptable description of monuments. Description of monuments found or set should include, but not be limited to the physical attributes and size of the monument, and the physical attributes and size of the cap.

**8. Life Safety (William Polk/ [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / 303-739-7371 / comments in blue)****Site Plan Set****Cover Sheet**

8A. Please revise standard notes as indicated.

8B. Please update the data block to include items mentioned.

8C. Advisory Note: The developer is responsible for construction of all on-site and off-site infrastructure needed to establish two points of emergency access to the overall site and each internal phase of construction



8D. Will this site be phased? If so, please provided a phasing plan. The phasing plan should demonstrate the timely implementation and a better understanding of the required 2 points of access and looped water supply during each phase, provide a brief narrative that identifies access and water line extensions that are needed.

8E. Provide the measurement from the lowest level at which the fire department can access the building is the level at which the starting measurement is taken. The end measurement is taken at the highest occupied floor, not just the highest point of the building.

#### Site Plan

8F. Show the location of the FDC and Knox Boxes where applicable:

- Identify the FDC as a Y symbol and label with the following example: "FDC with approved hardware."
- Identify the Knox Box as an X within a box symbol and label with the following example: "Knox Box."

(Typical for Utility, Landscaping, Elevation and Photometric Plans.)

8G. Relocate the FDC to shown area.

8H. Is the transition to from the accessible aisle to the sidewalk a flat transition?

8I. Please provide a curb stop on all stalls that have signage/post directly adjacent to the vertical curb.

8J. Encroachment into the fire lane easement is prohibited. There is a potential that the gate could be left open. Therefore, the trash enclosure will require a mechanism to pull the gate section to the close position after opening. Please make a note that speaks to self-closing gate system.

8K. The portion of the fire lane easement under the canopy needs to be removed. However, the roadway is required to be maintained and support the imposed load of 85,000 lbs.

8L. Identify the height of the canopy. The canopy must meet the 2015 IFC 503.2.1 Height requirement of an unobstructed vertical clearance of not less than 13 feet 6 inches.

8M. Will this public access be utilized as a shared access to the adjacent site? Dedicated this access as a fire lane easement.

8N. Show the turning radii of the fire lane easement.

8O. Change the color of existing fire hydrants to a lighter color.

8P. "SIGNAGE AND STRIPING" package shall be included for approval with the Site and Civil Plan, the sign package shall include fire lane and handicapped parking signs, sign details, handicapped parking stall details, and locations for all. Sign package shall include all signs as required by other City of Aurora departments. see example below.

#### Utility Plan

8Q. Other than the 90-degree vertical bend in the Fire Service Line at the building riser, Fire Service Lines may have one 90-degree bend, or more than one bend when the sum of all bends does not exceed 90 degrees, in the length of line from the water main tee to the riser.

8R. The placement of the FDC is problematic because if fire hoses are attached, the adjacent doors may not be able to be open. Relocate the FDC to the shown location.

8S. Show the location of all existing and proposed water mains and fire hydrants within or abutting this site. The location and bearing of existing fire hydrants located (within 400') outside the plan area shall utilize a fire hydrant symbol with an arrow identifying the distance from the symbol to the existing fire hydrant.

8T. Utility sheet must show the location of the fire department connections, Knox boxes and fire riser room/door.

8U. It may be beneficial to relocate the fire riser room and fire service line as shown.

8V. Show the size and type of piping of the fire service water line supporting the interior automatic fire sprinkler system. Example for fire service line label: 6" Fire Line DIP (Private).

8W. Add the fire service line to the legend. Show the size and type of piping of the fire service water line supporting the interior automatic fire sprinkler system. Example for fire service line label: 6" Fire Line DIP (Private).

#### Grading Plan

8X. Is the pork chop island curb mountable?



### Building Elevations

8Y. Provide details about the canopy to include height at the lowest point.

8Z. Provide the location of the FDC. Identify the FDC with a "Y" and label it as "FDC with approved Knox Hardware". TYP of Utility, Landscape, Elevations and Photometric sheets.

- Show symbol and label for the FDC.
- Show symbol and label for the Knox Box.
- Show location of Riser Room and exterior door.

-Spec Sheet (Sheet 7)

8AA. Provide a latch mechanism illustration for trash enclosure gate. The latch must be no higher than 44".

-Lighting Plan (sheer MEP1.1)

8BB. Add the following note to the Photometric Site Plan: 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".

8CC. Show the accessible route from the site sheet on this photometric plan. Verify minimum 1 foot-candle of illumination along its entire length.

-Landscape Plan

8DD. Add the following Fire Life Safety landscape note: LANDSCAPE MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT FROM BEING IMMEDIATELY DISCERNIBLE. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

### Colored Elevations

8EE. Provide the location of the FDC. Identify the FDC with a "Y" and label it as "FDC with approved Knox Hardware". TYP of Utility, Landscape, Elevations and Photometric sheets.

8FF. Elevations must show the location of the Knox boxes and fire riser room.

### Plat Comments

8GG. The plat must reflect the fire lane. Please check with Real Property to determine which easements need to be included.

### **9. DEN (Denver International Airport) (Jeannette Hilaire / [Jeanette.hilaire@flydenver.com](mailto:Jeanette.hilaire@flydenver.com) / 303-342-2713)**

9A. Please provide exact location of development. Development might be located in both the 55 and 60 DNL noise contours for DEN and will be subject to noise from arrivals and departures for DEN.

9B. The proposed development is within the "10,000' Critical Area for Wildlife-Attractant' Separation Area" for the final build-out of future DEN Runways, as defined by the Federal Aviation Administration (FAA). The USDA Wildlife Biologists assigned to DEN (Levi.E.Hodson@usda.gov and Benjamin.J.Massey@usda.gov) assist in implementing DEN's Wildlife Hazard Management Plan and have requested coordination as this project progresses. USDA and DEN will provide assistance with the requirements outlined in the current version of FAA Advisory Circular 150/5200-33C (see link below). DEN also requests that the landscape plan include maintenance of trees and grasses to reduce attractants for wildlife such as raptor species, blackbirds/starlings, and geese. Fruit-producing trees and shrubs should be avoided. Water quality ponds/detention structures must be designed to meet a 40-hour drain time following a 100-year event.

[https://www.faa.gov/airports/resources/advisory\\_circulars/index.cfm/go/document.current/documentnumber/150\\_5200-33](https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/document.current/documentnumber/150_5200-33)



9C. The site is found within/under the navigable airspace associated with DEN, as promulgated and regulated by the Federal Aviation Administration (FAA) under 14 CFR Part 77, Objects Affecting the Navigable Airspace. Based on Part 77 and the development site location, the proponent is required to file notice with the FAA, via the FAA Form 7460-1 process (Notice of Proposed Construction or Alteration), of any structure or temporary construction equipment (e.g., cranes) that penetrate Part 77 surfaces. The FAA website from which the need for the 7460 process can be determined (“Notice Criteria Tool”) and/or the filing can be initiated is:

<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.

(Separate comment letter has also been attached for reference)

**10. Mile High Flood District** (David Sluodas / [submittals@usfed.org](mailto:submittals@usfed.org) / 303-455-6277)

10A. We have no comments on this project as it is not eligible for maintenance. The site is not adjacent to a major drainageway or mapped floodplain and does not include any proposed MHFD master plan improvements. We do not need to review future submittals.

(Separate comment letter has also been attached for reference)

**11. Xcel Energy** (Donna George / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com) / 303-571-3306)

11A. Public Service Company of Colorado’s (PSCo) Right of Way and Permits Referral Desk has reviewed the site plans and plat for Fairfield Inn at Porteos and Porteos F7. As always, thank you for the opportunity to take part in the review process. To ensure that adequate utility easements are available within this development and per state statute §31-23-214 (3), PSCo requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

Ten-foot (10’) wide utility easements are hereby granted around the perimeter of platted areas including lots, tracts, parcels and/or open space areas. These easements are dedicated to the City of Aurora for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities. Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

11B. Public Service Company also requests that all utility easements be depicted graphically on the preliminary and final plats. While these easements may accommodate certain utilities to be installed in the subdivision, some additional easements may be required as planning and building progresses.

11C. In addition, 31-23-214 (3), C.R.S., requires the subdivider, at the time of subdivision platting, to provide for major utility facilities such as electric substation sites, gas or electric transmission line easements and gas regulator/meter station sites as deemed necessary by PSCo. While this provision will not be required on every plat, when necessary, PSCo will work with the subdivider to identify appropriate locations. This statute also requires the subdivider to submit a letter of agreement to the municipal/county commission that adequate provision of electrical and/or gas service has been provided to the subdivisions.

11D. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities along Jackson Gap Way. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

11E. Additional easements will need to be acquired by separate document (i.e. transformer) – be sure to ask the Designer to contact a Right-of-Way & Permits Agent.

(Separate comment letter has also been attached for reference.)



## MEMO

Date: June 5, 2021

To: Aurora Planning Dep.t      From: DEN Planning + Real Estate      Through: Jeannette Hilaire/Elise Brenninkmeyer

**Subject: FAIRFIELD INN AT PORTEOS - SITE PLAN AND PLAT - DA-1903-26, #1537334**

Denver International Airport (DEN) received your referral letter and we appreciate the opportunity to comment on the proposal. DEN provides the following comments:

- Please provide exact location of development. Development might be located in both the 55 and 60 DNL noise contours for DEN and will be subject to noise from arrivals and departures for DEN.
- The proposed development is within the “**10,000’ Critical Area for Wildlife-Attractant’ Separation Area**” for the final build-out of future DEN Runways, as defined by the Federal Aviation Administration (FAA). The USDA Wildlife Biologists assigned to DEN ([Levi.E.Hodson@usda.gov](mailto:Levi.E.Hodson@usda.gov) and [Benjamin.J.Massey@usda.gov](mailto:Benjamin.J.Massey@usda.gov)) assist in implementing DEN's Wildlife Hazard Management Plan and have requested coordination as this project progresses. USDA and DEN will provide assistance with the requirements outlined in the current version of FAA Advisory Circular 150/5200-33C (see link below). DEN also requests that the landscape plan include maintenance of trees and grasses to reduce attractants for wildlife such as raptor species, blackbirds/starlings, and geese. Fruit-producing trees and shrubs should be avoided. Water quality ponds/detention structures must be designed to meet a 40-hour drain time following a 100-year event.

[https://www.faa.gov/airports/resources/advisory\\_circulars/index.cfm/go/document.current/documentnumber/150\\_5200-33](https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/document.current/documentnumber/150_5200-33)

- The site is found within/under the navigable airspace associated with DEN, as promulgated and regulated by the Federal Aviation Administration (FAA) under 14 CFR Part 77, Objects Affecting the Navigable Airspace. Based on Part 77 and the development site location, the proponent is required to file notice with the FAA, via the FAA Form 7460-1 process (Notice of Proposed Construction or Alteration), of any structure or temporary construction equipment (e.g., cranes) that penetrate Part 77 surfaces. The FAA website from which the need for the 7460 process can be determined (“Notice Criteria Tool”) and/or the filing can be initiated is: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.

Thank you for the continued opportunity to provide comments.

**MAINTENANCE ELIGIBILITY PROGRAM (MEP)****MHFD Referral Review Comments**

For Internal MHFD Use Only.	
MEP ID:	106325
Submittal ID:	10006415
Partner ID:	1537334
MEP Phase:	Referral

**Date:** June 3, 2021  
**To:** **Aja Tibbs**  
*Via email*  
**RE:** MHFD Referral Review Comments

<b>Project Name:</b>	Fairfield Inn at Porteos
<b>Location:</b>	Aurora
<b>Drainageway:</b>	NA

This letter is in response to the request for our comments concerning the referenced project. We have reviewed this proposal only as it relates to maintenance eligibility of major drainage features, in this case:

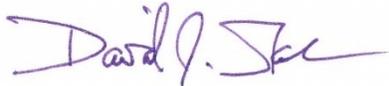
- NA

We have the following comments to offer:

We have no comments on this project as it is not eligible for maintenance. The site is not adjacent to a major drainageway or mapped floodplain and does not include any proposed MHFD master plan improvements. We do not need to review future submittals.

We appreciate the opportunity to review this proposal. Please feel free to contact me with any questions or concerns.

Sincerely,



David Skuodas, PE, CFM, LEED AP  
Watershed Manager  
Mile High Flood District





**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571.3284  
donna.l.george@xcelenergy.com

June 1, 2021

City of Aurora Planning and Development Services  
15151 E. Alameda Parkway, 2<sup>nd</sup> Floor  
Aurora, CO 80012

Attn: Aja Tibbs

**Re: Fairfield Inn at Porteos - Porteos Subdivision Filing No. 7, Case # DA-19-3-26**

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the site plans and plat for **Fairfield Inn at Porteos and Porteos F7**. As always, thank you for the opportunity to take part in the review process. To ensure that adequate utility easements are available within this development and per state statute §31-23-214 (3), PSCo requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

*Ten-foot (10') wide utility easements are hereby granted around the perimeter of platted areas including lots, tracts, parcels and/or open space areas. These easements are dedicated to the City of Aurora for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities. Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.*

Public Service Company also requests that all utility easements be depicted graphically on the preliminary and final plats. While these easements may accommodate certain utilities to be installed in the subdivision, some additional easements may be required as planning and building progresses.

In addition, 31-23-214 (3), C.R.S., requires the subdivider, at the time of subdivision platting, to provide for major utility facilities such as electric substation sites, gas or electric transmission line easements and gas regulator/meter station sites as deemed necessary by PSCo. While this provision will not be required on every plat, when necessary, PSCo will work with the subdivider to identify appropriate locations. This statute also requires the subdivider to submit a letter of agreement to the municipal/county commission that adequate provision of electrical and/or gas service has been provided to the subdivisions.

Please be aware PSCo owns and operates existing natural gas and electric distribution facilities along Jackson Gap Way. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer

assigned to the project for approval of design details.

Additional easements *will* need to be acquired by separate document (i.e. transformer) – be sure to ask the Designer to contact a Right-of-Way & Permits Agent.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-571-3306 – Email: [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)