

Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250



June 23, 2020

Matthew Dell Russo
Ryder Truck
4712 South Freeway
Fort Worth, Texas 76115

Re: Fourth Submission Review – Ryder Truck at Porteos – Major Site Plan and Plat
Application Number: **DA-1903-15**
Case Numbers: **2019-6056-00; 2019-3059-00**

Dear Mr. Dell Russo:

Thank you for your fourth submission. 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 remain, you will need to make a technical submission after the Administrative Decision. Please revise your previous work and send us a new technical submission on or before July 10, 2020.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

Your Administrative Decision date is scheduled for July 1, 2020. 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.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7541 or efuselier@auroragov.org.

Sincerely,

Liz Fuselier, Planner I
City of Aurora Planning Department

cc: Chris Johnson Ware Malcomb
Meg Allen, Neighborhood Liaison
Mark Geyer, ODA
Filed: K:\\$DA\1903-15rev4



Fourth Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Consistent Elevation Labels (Planning)
- Building Labels (Planning)
- Drainage (Public Works)
- Gating and Barricading (Fire/Life safety)
- Fire Hydrants (Fire/Life Safety)
- Accessible Route (Fire/Life Safety)
- Licensing and Dedication Process (Real Property)

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. The elevations as labeled are not consistent; Please check for correct facing elevations and label properly on all plan sheets.
- 1B. Please label buildings on all sheets. Please adjust zoning designation.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

- 2A. Please do not make another site plan submittal until the drainage comments have been addressed. Some drainage comments may alter the site plan and must be incorporated.
- 2B. Sheet 9- Min slope for asphalt is 1%
- 2C. Sheet 10- Check elevation.

3. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in amber)

- 3A. Comments will be sent under separate cover.

4. Fire / Life Safety (Jeff Goorman / 303-739-7464 / JGoorman@auroragov.org / Comments in blue)

PLAT- Sheet 2 of 3 Show 45' fire lane easement shown on the site plan. Plat must accurately reflect the site plan.

- 4A. Sheet 2 of 31 SITE PLAN

Label signs TYP.

- 4B. Sheet 3 of 31 SITE PLAN

2nd Request

Provide detail and label the type of gating or barricade system being installed on the site plan for example:

- 23' Automatic Sliding Gate with approved Siren Operated System, Knox Key Switch and Manual Release.
- 23' Manual Swinging Gate with Approved Knox Hardware.
- 23' Manual Sliding Gate with Approved Knox Hardware.
- 23' Electrical Sliding Gate with Approved Knox Hardware.

Etc. TYP. All sheets. Gate detail can be provided on a separate sheet or elevations

Since this is not part of the accessible route the open during business hours sign will not be required and can be removed or left in place.

Fire Sprinkler Riser Room sign to be located on the gate and the door to the riser room

Show location of knox box at main entrance. Note this knox box is shown on the elevations sheet 20

- 4C. Sheet 4 of 31 SITE PLAN

2nd Request

Question: Is this an automated gate. If so, please include in this label that it is equipped with a Siren Operated System (SOS) to ensure that gates will automatically open during an emergency response. TYP all gates.

- 4D. Sheet 5 of 31 SITE PLAN



2nd Request

Check your fire hydrants. For example hydrant is shown 12' back from the face of curb. Min. 3' 6" and max of 8'. Typical throughout.

4E. Sheet 20 of 31 Elevations:

Verify the elevation label. It appears that this is the west elevation drawing instead of the east. Reference sheet 3. TYP. All Sheets.

Sheet 21 of 31 Elevations:

Show the location of the Knox box on the elevations. Knox box indicated by a box with a X in the middle see below. Verify the elevation labels. It appears that the North and South label may be switched. Reference Sheet 3

4F. Sheet 23 of 31 New Fuel Service Island:

Per the 2015 IFC, Chapter 23, label this type of dispensing service as attended self-service motor fuel-dispensing facility or unattended self-service motor fuel-dispensing facility. Identify on the plans if this is an attended or unattended self-service fuel dispensing facility.

4G. Sheet 31 of 31 SITE PHOTOMETRIC PLAN:

2nd Request

Show the accessible route to the accessible parking spaces. Note minimum of 1 Candella shall be provided along the accessible route. Lighting in this area is below the requirement.

5.Aurora Water (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red)

- 5A. Sheet 15: Ensure valves and fittings match the line they are on. Text overlap. Ensure valve is a minimum of 2-feet from lip of gutter. Missing call out for hydrant lateral size, material, and length.
- 5B. Sheet 16: How much clearance is there between the public water main and private storm sewer?
- 5C. Sheet 17: Pull water meter back towards the curb, approximately 5-feet behind the back of curb.
- 5D. Sheet 19: The hydrant lateral is 6-inches. Ensure all valves and fittings match this line size.

6. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

- 6A. Sheet 2: show the line of delineation between the two different types of easements. Label easements. Add the fence crossing the easement to the License Agreement. Match the plat - no line here. License Agreement for the gate/fence encroachment. Any physical features located in the Drainage easements will need to be covered by a License Agreement. Contact Grace Gray to start the License Agreement process.
- 6B. Sheet 3: License Agreement for the fence encroachment. License Agreement needed for gate/fence. Begin this easement dedication with Andy Niquette.
- 6C. Sheet 4: Any physical features located in the Drainage easements will need to be covered by a License Agreement. Contact Grace Gray to start the License Agreement process.
- 6D. Sheet 5: match the plat easement name. License Agreement for the fence encroachment.
- 6E. Sheet 6: License Agreement needed for the fence encroachment.
- 6F. Sheet 7: show the line of delineation between the two different types of easements.
- 6G. Sheets 10, 15, 19: Any physical features located in the Drainage easements will need to be covered by a License Agreement. Contact Grace Gray to start the License Agreement process.