

# WARE MALCOMB

ARCHITECTURE | PLANNING | INTERIORS  
BRANDING | CIVIL ENGINEERING

November 5, 2019

Elizabeth Fuselier  
City of Aurora  
Planning Department  
15151 E. Alameda Parkway  
Aurora, Colorado 80012

## Ryder – Porteos Subdivision, Filing no. 4.

Elizabeth,

We are pleased to submit the attached Site Plan Application Package for the Proposed Ryder Facility in The Porteos Subdivision. Ryder plans to construct a new 23,761-sf Maintenance facility on their proposed 23-acre site. This facility will consist of a 20,000-sf maintenance shop with 6.5 drive through bays with a fully automated wash bay and covered storage as well as two story 1,300-sf office core for rental offices, leasing offices, and employee and driver facilities.

Ryder will also construct an additional 2,000-sf freestanding Used Truck Sales Office building inclusive of sales offices and restroom facilities.

This site will also have a three-lane service island with covered canopy and dispensers and tank systems. Underground or above ground tanks diesel tanks, 12,000-gallons typical.

Our project team for this site plan application is as follows:

	<b>Name</b>	<b>Address</b>	<b>Phone #</b>	<b>Contact</b>
<b>Architect</b>	Bennett Benner Partners	500 West 7 <sup>th</sup> Street, Suite 1400 Fort Worth, TX 76102	817.333.2732	Brandon Burns
<b>Civil Engineer</b>	Ware Malcomb	990 S. Broadway, Suite 230, Denver, CO 80209	720.810.0561	Chris Strawn
<b>Landscape Architect</b>	Stack Lot	5639 South Curtice Street Littleton, CO 80120	303.808.4523	Steve Wiens

We hope this assists you in your review of the project. We look forward to working with you through the Site Plan process. Should you have any questions please contact me at (720) 810.0561

Sincerely,

**Ware Malcomb**



Chris Strawn  
Principal



**Project:** Aurora, CO

**Location:** NE Corner of Jackson Gap & 60<sup>th</sup>

**Date:** 08.27.19

To whom it may concern:

Below is a description for our intended use at the above mentioned address.

### Project Description

For the above mentioned location we will be:

Conducting vehicle maintenance on a fleet of full service leased trucks & trailers.

Vehicle Maintenance including but not limited to:

- Routine and scheduled engine maintenance
- Oil changes
- Batteries
- Tires
- Mufflers
- Fuel pumps
- Oil pumps
- Radiator
- Fluid Changes
- Brake Jobs
- Belts
- Greasing
- Lubrication
- Parts cleaning
- Minor welding
- Safety Inspections
- Onsite Parking/Storage of Vehicles

We will be offering washing and fueling services (below ground) for our leased customers as well as used truck sales and rental services for trucks, tractors and trailers.

This facility will operate 24hrs a day and will house a total of 35 employees, consisting of 19 technicians, 2 rental employees, 4 managers, 5 used truck sales employees and 5 leasing employee.