

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



December 9, 2019

Matthew Dell Russo  
Ryder  
4712 South Freeway  
Fort Worth, TX 76115

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

Dear Mr. Dell Russo:

Thank you for your initial submission, which we started to process on November 8, 2019. 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 December 31, 2019.

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 estimated Administrative Decision date is still set for February 12, 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 Administrative Decision date. These notifications are your responsibility and the lack of proper notification will cause the decision 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 give me a call. I may be reached at 303.739-7541.

Sincerely,

Liz Fuselier, Planner I  
City of Aurora Planning Department

cc: Jessie Johns – Ware Malcomb 990 South Broadway, Ste 230 Denver CO 80209  
Susan Barkman, Neighborhood Liaison  
Mark Geyer, ODA  
Filed: K:\\$DA\1903-15rev1.rtf



## *Initial Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Compliance with the Porteos FDP (Planning)
- Project Data Information (Planning)
- Elevations (Planning)
- Preliminary Drainage approval (Public works)
- Dimension, Labels and Plantings (Landscaping)
- Minimum Access Spacing (Traffic)
- Knox Box, Gating and Easement Locations/Labels/Access (Fire and Life safety)
- Parking requirements and Labelling (Planning)
- Sand/Oil Interceptor (Water)
- Symbol Use for Water Features (Water)
- Fence/Gating Encroachments (Real Property)
- Provide a materials/sample board/exhibit (Planning)

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments and Concerns**

1A. Seven referrals were sent to outside agencies. Written comments from Xcel Energy can be found at the end of this letter. Please respond to their letter within the response letter for your next submission.

1B. A complete list of adjacent property owners was provided after the initial submittal. This information will be sent by the City of Aurora to ensure proper notice as provided within the Unified Development Ordinance.

#### **2. Completeness and Clarity of the Application**

2A. Adjust name to “RYDER TRUCK” Site Plan.

2B. Add requested information to Project Data block and adjust sheet tabs to reflect proper name.

2C. Please label adjacent zoning on all appropriate sheets.

2D. Label parking spaces as trailer, truck and/or auto parking along with number of spaces for each use.

2E. Add South and North facing elevations for what is currently labeled Building 1. 2F. Label buildings for use and adjust elevation labels.

2G. Add details and elevations for: Retaining Walls, Fencing, Lighting Fixtures, Canopy detail, Screening detail, and Fuel Dispensing detail.

2H. Match lines need to be in a bold dashed-lined font.

2I. Provide a materials board with the 2nd submission.

#### **3. Parking Issues**

3A. Label parking spaces for trailers, automobiles, and bikes. Provide number of trailer, automobile and accessible spaces in Data Block.

#### **4. Architectural and Urban Design Issues**

4A. Refer to the Porteos Framework Development Plan (Urban Design Standards) for guidance on fencing, retaining walls as well as lighting and signage standards and materials.

#### **5. Signage Issues**

5A. Outline proposed sign location only with a dashed line. Remove actual sign. Signage requests are made through building permits. Neon is not allowed per the UDO.



**6. Landscaping Issues** (Kelly K. Bish/ 303-739-7189 / [KBish@auroragov.org](mailto:KBish@auroragov.org) / Comments in bright teal)

**6A. Sheet 9 Grading Plan**

- The elevations in the note referencing pond volumes do not coincide with the elevations listed as contours.

**Sheet 19**

- The labels for the building elevations do not seem to match the elevation that are being represented.

**Sheet L1 Landscape Plan**

- The Title Block cover sheet format should be consistent and shown in the same location and with the same verbiage on all the sheets including the landscape plans. It is typically centered at the top of the page.
- Review all landscape drawing sheets and text mask all text.
- Change a couple of the deciduous trees to evergreen along the parking lot. See comment on landscape plan.
- Adjust the plantings as necessary to provide a 5' clear space around the fire hydrant.
- Review the plant selection within the sight triangle. A portion of two different plants will attain heights of greater than 26" as measured from the road surface.
- Show the property line as a traditional line type i.e. that is a long dash and two short dashes.
- Add the street name.
- Dimension and label the street frontage buffer as measured from the back of walk.
- The proposed sidewalk should be detached to match the required street cross section and the sidewalk that has already been installed to the north.
- Add labels where indicated.

**Sheet L2 Landscape Plan**

- Adjust plants as necessary to maintain the five-foot clear space around the fire hydrant.
- Label the underground storage tanks.
- Double check the utility base as the one provided in the landscape plan may not match the one that is a separate sheet in the plan set.
- Add edger where indicated.

**Sheet L3 Landscape Plan**

- Shift plant - fire hydrant conflict.
- There appears to be a plant label shown, but not listed in the plant schedule.

**Sheet L5 Landscape Plan**

- Shift plant - fire hydrant conflict.
- Add the missing matchline line work.

**Sheet L6 Landscape Notes and Charts**

- Remove note #4 under the General Planting Notes.
- Correct note #14 to reflect the types of mulch that are proposed on the landscape plan.

**7. Addressing** (Phil Turner / 303-739-7271 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))

7A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.



## **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

### **8. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [KTanabe@auroragov.org](mailto:KTanabe@auroragov.org) / Comments in green)

- 8A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.
- 8B. Add redlined comment notes as provided on coversheet.
- 8C. Use directional ramps per current COA standards.
- 8D. A 6' Detached, meandering sidewalk is required on Jackson Gap. Refer to the approved Public Improvement Plan for Porteos.
- 8E. Show/label proposed retaining wall. Indicate material and max height or height range.
- 8F. A drainage easement is required for all detention/water quality ponds. Show and label the drainage easement.
- 8G. Label slope in landscape areas, typical. 4:1 max in ROW, 3:1 max on site, min 2%. (Grading Sheet)
- 8H. Show how positive drainage is provided. Elevations adjacent to building are lower than FFE. Max. 4% slope for 65' when sloping down to public street. (Grading sheet)
- 8I. Show/label 100-year water surface elevation in the regional pond and the channel, typical. Show/label pond maintenance access. Access must be provided to the top of the outlet structure as well as the bottom of the pond. Show/label drainage easement. Easement must include maintenance access and tie to public right of way through the site. Indicate direction of emergency overflow. (Grading sheet)
- 8J. See all redline comments.

### **9. Traffic Engineering** (Brianna Medema / 303-739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / Comments in amber)

- 9A. This note is not applicable to this project, remove as no Traffic Signal Escrow is anticipated for this small Planning Area. (Cover Sheet)
- 9B. Verify sight triangle is in NB lane as it appears to be in SB lane/CL. (Sheet 3)
- 9C. Include dimension from adjacent access point. What about the potential to co-locate/share this access point? Minimum access spacing along collectors is 150'. Emergency Access only at this location would be acceptable. (Sheet 3)
- 9D. See all redlined comments.

### **10. Fire / Life Safety** (Jeff Goorman / 303-739-7464 / [JGoorman@auroragov.org](mailto:JGoorman@auroragov.org) / Comments in blue)

#### **10A. Sheet 1 of 28 Cover Sheet**

- Add/adjust notes as indicated on Cover sheet.
- Verify SF of Building One

#### **Sheet 2 of 28 OVERALL SITE PLAN**

- Identify the second remote fire access road per 2015 IFC appendix D. Reference D104.
- Show off-site fire lanes.

#### **Sheet 3 of 28 SITE PLAN**

- Show location of Emergency Disconnect Switches. Reference 2015 IFC Chapter 23
- Locations of all Life Safety signage must be identified. See redline comments.
- Refer to 2015 IFC if this building is used for high piled storage.
- Provide curb detail in legend.
- Is there a second gate? Show location.
- Distance from building to the aerial access roads exceeds 2015 IFC Appendix D requirements. (15'-30')
- Identify location for the riser room door and identify location of the knox box.
- How will access be provided to Knox Box?



- Identify location of knox box. TYP
- Labeled all gates to include width, mechanism knox hardware. TYP
- Show detail of accessible route passing through the fence. Provide gate detail for accessible 4' manway gate.
- Photometric Plans shows an island in the fire lane. This detail is not show on the site plan. Verify and update plans.
- See all redline comments as noted.

#### **Sheet 4 of 28 SITE PLAN**

- Provide size, number of tanks and type of fuel to be stored.

#### **Sheet 5 of 28 SITE PLAN**

- Show location of cement parking stops for the accessible parking spaces.
- Identify the location of knox box.

#### **Sheet 6 of 28 SITE PLAN**

- See redline comment.

#### **Sheet 13 of 28 Utility Plan**

- Show all existing off-site hydrants within 400 ft of the property line.
- Match Line incorrect. Please verify all match lines and sheet numbers.
- Identify fire service lines size and type.
- Relocate FDC and Riser Room.
- Relocate Hydrant. Provide bollard protection all hydrants. TYP
- Relocate accessible parking.
- See Redline comments.

#### **Sheet 15 of 28 UTILITY PLAN**

- Hydrant relocated from sheet 17 of 28. Provide Bollard Protection around hydrants.
- Relocate fire hydrant and reference sheet 16 of 28.
- Is this three separate 26' fire lane and utility easements or one?
- Hydrant relocated from sheet 13 of 28. Provide bollard protection all hydrants all sheets TYP

#### **Sheet 16 of 28 UTILITY PLAN**

- Relocated hydrant from sheet 15 of 28. Provide bollard protection all sheets TYP
- Add Fire Hydrant. Provide Bollard Protection for hydrants all sheets TYP.
- Curb cannot encroach into fire lane.
- See redline comments.

#### **Sheet 17 of 28 UTILITY PLAN**

- Hydrant to be relocated from sheet 15 of 28.

#### **Sheet 19 of 28 - 1<sup>st</sup> Sheet of Elevations**

- Label buildings.
- Provide elevations of the Canopy and show location of the emergency fuel shut off per 2015 IFC Chapter 23.
- Show location of the riser room for building 1.
- Identify locations of the knox box and FDC.
- Provide life safety sign package detail.
- Provide detail and label the type of gating or barricade system being installed on the site plan.



**Sheet 18 of 28 - 2<sup>nd</sup> Sheet of Elevations**

- Is the gate a shared access to the adjacent property?

**Sheet 20 of 28 - 3<sup>rd</sup> Sheet of Elevations**

- Identify buildings.

**Sheet E1 1 of 1 Photometric Plan**

- Identify entire exterior accessible route of travel using a heavy dashed line. Note a minimum of 1 candella shall be provided along the accessible route.
- **11. Aurora Water** (Casey Ballard / 303-739-77382 / [cballard@auroragov.org](mailto:cballard@auroragov.org) / Comments in red)
  - 11A. Ensure that there is a minimum of 8-feet from edge of easement to center of utility main. This should be dimensioned on the civil plans.
  - 11B. Public sanitary sewer is to be a minimum of 8-inches in diameter. Is this line serving multiple properties? If not, then the sanitary sewer should be private.
  - 11C. Will there be a sand/oil interceptor? Floor drains within the maintenance garage need to go to a sand/oil interceptor. Label accordingly.
  - 11D. A license agreement is required for any private feature crossing a utility easement. This includes fences, private utility service lines, and signage. (Sheet 13)
  - 11E. Ensure that proper symbols are being used to indicate the various water features. Where is the water meter for this new service? Remember to include any easements for the new water meter. See Section 5.04. Is this light fixture being proposed in the utility easement? Could the fixture be moved out of the easement? (Sheet 15)
- **12. Real Property** (Darren Akrie / 303-739-7331 / [dakrie@auroragov.org](mailto:dakrie@auroragov.org) / Comments in magenta)
  - 12A. Label the proposed or existing easements to match the plat. Add the boundary bearings, distances and curve data to match the plat. (Sheet 3)
  - 12B. Make sure the plat configurations match the Site Plan's easements.
  - 12C. Contact Grace Gray for the Fence/gate encroachments into and across the easements.
  - 12D. Provide State Monument Records for the aliquot corners used and the updated Title Commitment for the property.
  - 12E. See the red line comments on the Plat and Site Plan.



**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

December 2, 2019

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

Attn: Elizabeth Fuselier

**Re: Ryder Truck at Porteos and Porteos Subdivision Filing No. 4  
Case # DA-1903-15**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan and plat for the above captioned project and requests that – in order to provide further connectivity throughout the Porteos area – 10-foot wide utility easements are dedicated along all property lines except the westerly property line abutting Jackson Gap Way.

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 may need to be acquired by separate document for new facilities.

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)