

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



April 13, 2020

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

Re: Second 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 second submission, which we started to process on March 25, 2020. 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 another submission. Please revise your previous work and send us a new submission on or before April 30, 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 estimated Administrative Decision date is set for May 13, 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 efuselie@auroragov.org.

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\1903-15rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Excel Energy Comments (Planning)
- Data Table Reconciliation (Planning)
- Fencing Detail (Planning + Landscape)
- Fueling Structure Elevations and Details (Planning)
- Perimeter Fencing Detail (Planning)
- Lighting Details (Planning)
- Screening Detail (Planning)
- Stormwater Information (Landscape)
- Table Information and Notes (Landscape)
- Addressing (Planning)
- Preliminary Drainage (Public Works)
- Pavement and Surface Material (Public Works)
- Sidewalks (Public Works)
- Slope (Public Works)
- Access Easement (Public Works)
- Traffic Impact Study (Traffic)
- Building Purpose (Water)
- Sanitary Sewer Alignment (Water)
- Revised Plat (Real Property + Planning)
- License Agreements (Real Property)
- Easement Dedications (Real Property)
- Labeling (Real Property)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Written comments were received from Excel Energy and were provided to the applicant with the initial review letter. Please provide a response to this letter with the next submission.

1B.

2. Completeness and Clarity of the Application

2A. Confirm and reconcile Site Data Tables.

2B. Sheet numbering system is incorrect on final sheet; please conform sheet numbering to a X of Y system.

2C. See redlines on Cover Sheet.

2D. Provide a revised Plat with the next submission.

3. Architectural and Urban Design Issues

3A. Provide fencing detail-interior chainlink.

3B. Provide railing detail (See sheet 21)

3C. Please provide detail of fueling canopy and fueling structure. Include elevations.

3D. Please provide perimeter fencing detail.

3E. Please provide light fixture details.

3F. Please provide screening detail for rooftop mechanical.

**4. Landscaping Issues** ([Kelly Bish / 303-739-7189 / kbish@auroragov.org](#) / Comments in bright teal)

- 4A. Whether the LA's responsibility of the civil/architectural, provide a detail of the fencing. An elevation with material, color, height and call-outs. If the fencing is solid, code requires the landscaping to be on the exterior side of the proposed fence. While this may be on the architect's drawings, we need to see this as part of the site plan approval process to ensure compliance with zoning and FDP requirements. Include the fence symbology.
- 4B. Sheet 24: Adjust the location of plant material as this is a maintenance path entrance.
- 4C. Sheet 24: Turn on the stormwater information. There appears to be an overflow/discharge here that is riprap.
- 4D. Per the new zoning code, native seed is not permitted in parking lot islands.
- 4E. Sheet 28: Remove this portion of the notes as it pertains to the old landscape code which is no longer in effect.
- 4F. Sheet 28: This note should be removed. This applicant is responsible for his own street frontage landscaping i.e. curbside landscape and not the metro district.
- 4G. Sheet 28: Compare data between here and the cover sheet. Data is different between the two.
- 4H. Sheet 28: Add an asterisk and a note at the bottom of the table that states, *due to the presence of utilities in the curbside landscape, the street trees have been located along the back side of the walk.*

5. Addressing ([Phil Turner / 303-739-7357 / pcturner@auroragov.org](#))

- 5A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purpose as soon as possible. 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**6. Civil Engineering** ([Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org](#) / Comments in green)

- 6A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved. Comments were provided on December 3, 2019 and no subsequent submittal has been made.
- 6B. Sheet 3: This note only applies to street lights. Street lights are not part of this submittal.
- 6C. Indicate pavement and surface material.
- 6D. Previous comment: 6' Detached, meandering sidewalk is required on Jackson Gap. Refer to the approved Public Improvement Plan for Porteos.
- 6E. Update ramp to meet current standards.
- 6F. Extend an access easement from the drainage easement to the public right of way.
- 6G. Sheet 9: Min 1% slope for asphalt, min 2% slope for non-paved areas. Label slope at access.

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

- 7A. Traffic Impact Study was commented on previously (dated 12.2.19) and a new submission is required but was not included in the submission. Site Plan will not be approved without this Traffic Impact Study approval.
- 7B. Note redline comments on sheet 3.
- 7C. Jackson Gap Way's second 1/2 is being proposed. This 4-lane collector would be considered as "Case 2-4" in COA STD TE-13.1, with Design speed of 45mph. See modification for indicated sight triangles.

8. Fire / Life Safety ([John Goorman / 303-739-7371 / jgoorman@auroragov.org](#) / Comments in blue)

- 8A. Comments will be provided under separate cover.

9. Aurora Water ([Casey Ballard / 303-739-7382 / cballard@auroragov.org](#) / Comments in red)

- 9A. Sheet 10: Please bring the maintenance path to the top of the outlet structure.
- 9B. Sheet 14: What is this building for? There are concerns with having a meter behind gated access.
- 9C. Sheet 14: Adjust sewer alignment to head southwest. This will require installation of a 15-inch sewer main per the MUS from points BB to CC per the approved MUS, COA# 217130. Overall developer is proposing construction of the sewer from Harvest Road to point BB.



- 9D. Sheet 15: Flip this valve to the other side of the tee so that the hydrant can be isolated separate from the fire service line.
- 9E. Advisory Comment: Domestic service connection size will be reviewed during civil plan review and requires a fixture unit table.

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

- 10A. A revised Plat was not provided for this review. Please provide a revised Plat with the next review.
- 10B. A license Agreement needed for the gate/fence crossing the easement. Contact Grace Gray to start the License Agreement process.
- 10C. Sheet 3: label the 10' Utility easement.
- 10D. License Agreements are needed for the fence/gate crossing the easements. Contact Grace Gray to start the License Agreement process.
- 10E. Contact Andy Niquette to start the off-site easement dedication process.
- 10F. Sheet 4: add curve data for the boundary.
- 10G. 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.
- 10H. Sheet 4: see redline comments and address accordingly.
- 10I. Sheet 5: see redline comments and address accordingly.
- 10J. Sheet 7: label the 10' Utility easement.
- 10K. Contact Andy Niquette for off-site dedication.
- 10L. Address all redline comments regarding labelling.