

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



May 20, 2020

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

**Re: Third 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 third submission, which we started to process on May 6, 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.

There are numerous comments that need to be addressed prior to the administrative decision date and therefore, an additional submittal should be made by June 5, 2020. That fourth submittal will be reviewed, and you will receive comments prior to the July 1, 2020 Administrative Decision date. After receiving the 4<sup>th</sup> review comments, it will be necessary to receive a relatively “clean” site plan for the administrative decision. Consequently, please address any additional comments and send a new submission **by email** on or before June 24, 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 hearing date is now set 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 [efuselie@auroragov.org](mailto:efuselie@auroragov.org).

Sincerely,

Liz Fuselier, Planner I  
City of Aurora Planning Department

cc: Chris Johnson – Ware Malcomb 990 South Broadway, Ste 230 Denver CO 80209  
Meg Allen, Neighborhood Liaison  
Mark Geyer, ODA  
Filed: K:\SDA\1903-15rev3.rtf



## *Third Submission Review*

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

- Preliminary Drainage (Public Works)
- Fencing length (Planning)
- Materials Board (Planning)
- Fire Hydrants (Fire/Life Safety)
- Identify Riser Room Doors and Knox Boxes (Fire/Life Safety)
- Gating/Barricade System/Stop Bar (Fire/Life Safety)
- Emergency Fuel Shutdown Location (Fire/Life Safety)
- Accessible Parking + Route (Planning/Fire/Life Safety)
- Sign Package Detail (Fire/Life Safety)
- Hard surface FDC (Fire/Life Safety)
- License Agreements (Real Property)
- Off-Site Easement Dedication (Real Property)
- Water Main Profile (Water)
- Public Service/Private Main (Water)

### **PLANNING DEPARTMENT COMMENTS**

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

- 1A. Verify sheet numbering. The X of Y sheet numbering system is inconsistent.
- 1B. Correct zoning district in Data Block/Table.
- 1C. Remove the word “Detailed” from all title blocks.
- 1D. Label fencing on all sheets.
- 1E. Please provide fencing detail that includes length and material. Per COA code: *No contiguous fence plane shall extent more than 700' without including an offset in fence alignment and/or change in material, fence, and/or wall type.* See Section 146-4.7.9.F.3

#### **2. Parking Issues**

- 2A. Please provide number of accessible van spaces and add to the Data Block.

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

- 3A. Please provide a materials board with the next submittal.

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

- 4A. See labeling comment redlines.

#### **5. Addressing** (Phil Turner / 303-739-7357 / [pturner@auroragov.org](mailto:pturner@auroragov.org))

- 8A. Approved.

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

#### **6. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [KTanabe@auroragov.org](mailto: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.
- 6B. Please remove AutoCad SHX text items in the comment section. Please flatten to reduce select-ability of the items.
- 6C. Sheet 2: Please label all easements.
- 6D. For clarification, Is all pavement on site heavy duty asphalt, including the passenger vehicle parking area?
- 6E. Update ramp to meet current standards. Development is required to update existing curb ramps at access points.

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

9A. Traffic Impact Study has been approved.

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

- 8A. Provide how many van accessible parking spots.
- 8B. Sheet 2: These elements are within a fire lane easement. The either need to be removed from the fire lane & utility easement, or the easement needs to be relocated to a position outside the elements being shown. Typical all sheets.
- 8C. Sheet 2: 2nd Request-Turn fire hydrant to face southwest. (typical all sheets). This hydrant to be relocated. Reference Utility sheets.
- 8D. Fire lane signs shall alternate sides of fire lane ever 50' Typ all sheets.
- 8E. Sheet 3: 2nd Request-Identify location for the riser room door and identify location of the knox box. Knox box Identified with a box with a X in the middle see example below.
- 8F. Indicate on the plans if this stop bar is an on-street painted element or something else. If so, relabel as: Proposed Painted Stop Bar. Provide additional information with a Stop Bar Detail. If this is something thing that prevents immediate fire it may require the SOS and Knox. This stop bar in encroaching into a fire lane will require license agreement.  
Sheet 3: Provide detail and label the type of gating or barricade system being installed on the site plan for example:
  - o 23' Automatic Sliding Gate with approved Siren Operated System, Knox Key Switch and Manual Release.
  - o 23' Manual Swinging Gate with Approved Knox Hardware.
  - o 23' Manual Sliding Gate with Approved Knox Hardware.
  - o 23' Electrical Sliding Gate with Approved Knox Hardware.
  - o Etc.TYP. All sheets.
- 8G. Must provide a hard surface/sidewalk min 3ft width and 3ft unobstructed clearance around FDC. If riser room door is also located in this area, hard surface/sidewalk to the door will be required. TYP. All Sheets.
- 8H. 2nd Request identify the location of the knox box. Knox box identified with a box with a X in the middle. see below. TYP All Sheets
- 8I. Sheet 3: Is this storage area secured?? Note if gates are secured or unsecured. Note only one gate is addressed in the elevations.
- 8J. Replace ADA with Accessible.
- 8K. Show location of the proposed fire hydrant or remove this description.
- 8L. Indicate on the plans if this stop bar is an on-street painted element or something else. If so, relabel as: Proposed Painted Stop Bar. Provide additional information with a Stop Bar Detail. If this is something thing that prevents immediate fire it may require the SOS and Knox. This stop bar in encroaching into a fire lane will require license agreement.
- 8M. Sheet 4: Provide a sign on the 4' man-way gate that reads: Open during business hours. Provide a sign detail within the site plan.
- 8N. Show within the legend, both existing and proposed fire hydrants. TYP: Change to read as: FDC w/app'd Knox Caps.
- 8O. Sheet 5: Accessible parking signs can be provided behind the sidewalk which removes any requirement for cement parking stops. If accessible parking signs are not located behind the sidewalk show locations of accessible parking signs and locations of cement parking stops.
- 8P. Turn fire hydrant to face southwest towards the drive-aisle.
- 8Q. Sheet 5: This location of the Emergency Fuel Shut Down is shown in a different location on Sheet 23 of 31. Verify and show correct location both sheets.
- 8R. This location of the Emergency Fuel Shut Down is shown in a different location on Sheet 23 of 31. Verify and show correct location both sheets.
- 8S. 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.
- 8T. Sheet 5: All fire hydrants located in areas where there is truck traffic will be protected by a raised 6" curb or bollards. TYP throughout.
- 8U. Label as aboveground or underground. If above ground show crash protection.



- 8V. Sheet 5: Check your fire hydrants. For example, this one should be facing north and it shown 12' back from the face of curb. Min. 3' 6" and max of 8'. Typical throughout.
- 8W. Sheet 14: Relocate Hydrant.
- 8X. Sheet 15: 2nd request-Relocate accessible parking to this area. 2013 IBC 1106.6 and relocate accessible ramp.
- 8Y. Sheet 17: Emergency Fuel Disconnect switch locations contradicts with locations shown on Sheet 23 of 31. This sheet and sheet 23 should reflect the same location of the Emergency Fuel Disconnect Switch. Provide size of Diesel Fuel tank. Identify that the tanks are above ground and include locations of the crash protection. TYP.
- 8Z. Sheet 20: Either relocate the Knox box to the front main entrance as previously requested or leave this Knox box in place and add another Knox box at the main entrance. Show location of the FDC sign. Show location of the Knox box. Show location of exterior door for riser room.
- 8AA. Sheet 21: Provide Life Safety sign package detail. See reference below. Sign Package can be done on a separate sheet.
- 8BB. Sheet 24: This location of the Emergency Fuel Shut Down is shown in a different location on Sheet 17 of 31. Verify and show correct location both sheets. Provide bollard detail on this sheet or provide Sheet CS-1 including bollard detail. Provide Tank Size.
- 8CC. Must provide a hard surface/sidewalk min 3ft width and 3ft unobstructed clearance around FDC. If riser room door is also located in this area, hard surface/sidewalk to the door will be required.
- 8DD. Sheet 31: 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.

**9. Aurora Water** (Casey Ballard / 303-739-7382 / [CBallard@auroragov.org](mailto:CBallard@auroragov.org) / Comments in red)

- 9A. Advisory Comment: Before civil plan approval a profile of this existing water main must be provided showing existing and proposed grades. We prefer not to grade existing utility easement to prevent reducing or greatly increasing cover of existing mains.
- 9B. What is the purpose of building two?
- 9C. Sheet 15: If this is the sewer alignment that is desired then adjust so that crossing of public water is at significantly right angles.
- 9D. Sheet 15: A license agreement is required for private utility services within public utility easements. Crossings of utility easement are allowed with this agreement but traveling through the easement is discouraged.
- 9E. Sheet 15: Is the sanitary sewer going to be redirected per previous comments or is this the planned route?
- 9F. Sheet 15: Should be a 6-inch gate valve.
- 9G. Sheet 18: Indicate which portions of the sewer are private service and which are public main.
- 9H. Sheet 18: Ensure that valves match the size main they are on. Typical for all hydrant laterals and water mains.

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

- 10A. 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.
- 10B. Add the fence crossing the easements to the License Agreement. Begin the dedication with Andy Niquette
- 10C. Label all easements and add a line of delineation between the two types of easements - add B&D.
- 10D. Match the easement name on the plat.
- 10E. License Agreements are needed for the gate/fence crossing the easement. Contact Grace Gray to start the License Agreement process.
- 10F. Sheet 3: label the 10' Utility easement. Add a line of delineation between the two types of easements - add B&D. Match the plat name for this easement. Dedicate this easement - re-label as: Drainage and Access easement. Label the existing PSCO easement. Dedicate this easement on the plat. See all redline comments.
- 10G. Contact Andy Niquette to start the offsite easement dedication process.
- 10H. 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.
- 10I. Sheet 4: add curve data for the boundary.
- 10J. Match the plat easement name
- 10K. See additional redline comments throughout the Plan set.