



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

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January 25, 2023

Matthew Del Russo
Ryder
4712 S Freeway
Fort Worth, TX 76115

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

Dear Mr. Del Russo:

Thank you for your technical submission, which we started to process on January 18, 2023. We have reviewed your plans 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 technical submission. 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 list them specifically in your letter.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7450 or efuselier@auroragov.org.

Sincerely,

Liz Fuselier, Planner I
City of Aurora Planning Department

cc: Greg Blount Ware Malcomb 990 S Broadway Ste 320 Denver CO 80209
Chris Strawn Ware Malcomb 990 S Broadway Ste 320 Denver CO 80209
Scott Campbell, Neighborhood Liaison
Brit Vigil, ODA
Filed: K:\SDA\1903-15tech2



Second Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Preliminary Drainage (Public Works)
- Gating Notes (Fire/Life Safety)
- Gating Details (Fire/Life Safety)
- Accessible Routes (Fire/Life Safety)
- Gating Encroachment (Fire/Life Safety)
- License Agreements (Real Property)
- Updated Title Commitment (Real Property)
- Plat Comments (Real Property)

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. Provide a response to comments with the next submittal.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 2A. This site plan will not be approved by Public Works until the preliminary drainage report/letter is approved.
- 2B. Sheet 10: A 50' minimum CL radius is needed for maintenance access.

3. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

- 3A. Sheet 3: Add these gating notes, typically with gating details. GATING SYSTEM NOTES 1) The installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety, and electrical review within the Building Division that is conducted on behalf of the Fire Department. For assistance, please call 303-739-7420 and ask for a Life Safety Plans Examiner. 2) An encroachment into or over a fire lane easement will require the developer to obtain a license agreement through the Real Property Division of the Public Works Department please call 303-739-7300.
- 3B. Provide gating details. In the detail show the knox box location and the required 6" minimum clearance from the ground to the bottom of the gate. Typical
- 3C. This part of the gate cannot encroach into the fire lane easement. Provide a gate that doesn't encroach into the fire lane easement. Is this a gate? A gate may be needed if this is an accessible route.
- 3D. Typically, a knox box is located at the main entrance and fire riser room door. Please verify this location. Elevations show a knox box at the main entrance.
- 3E. Sheet 4: This appears to be an accessible route, that dead-ends. Please verify if this is needed.
- 3F. Sheet 5: Please update fire lane turning radii. Typical
- 3G. Identify an exterior accessible route with a heavy dashed line to verify 1-ft candle minimum lighting; the route shall be continuous to the public way.
- 3H. Sheet 7: Please update the fire lane turning radii. Typical
- 3I. Sheet 9: This sign cannot be in an accessible route; relocate.
- 3J. Sheet 11: Provide spot elevations to verify the maximum 2% grade (all directions) in the accessible parking space and aisle.
- 3K. This sign cannot be in an accessible route; relocate. Identify an exterior accessible route with a heavy dashed line to verify 1-ft candle minimum lighting; the route shall be continuous to the public way.
- 3L. Sheet 15: The FDC cannot be in the building; remove the label.
- 3M. Label as follows: 6" Fire Line DIP (Private).
- 3N. Sheet 31: Show and label the accessible route for this building.



4. Aurora Water (Casey Ballard / 303-739-7382 / cballard@auroragov.org /

4A. Approved.

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

5A. The corrected plat can be sent in to be electronically recorded and with copy of the updated Title Commitment for review. There may be a need for a License Agreement for the fence/gate's encroachments into easements. Send in the updated Title Commitment for this plat. See the other comments on the plat. The Mortgage Holder's name should match the Title Commitment exactly.