



Planning Division  
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April 17, 2023

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

**Re: Third 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 April 7, 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.

Some issues remain and so 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](mailto: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  
Brit Vigil, ODA  
Filed: K:\SDA\1903-15tech3



## *Third Technical Submission Review*

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

- Preliminary Drainage Report (Public Works)
- Coversheet Note (Traffic)
- Fire Riser Room Location (Fire/Life Safety)
- Gating Details (Fire/Life Safety)
- Gating Encroachment (Fire/Life Safety)
- License Agreements (Real Property)
- Plat (Real Property)
- Red Line Comments (Real Property)

### **PLANNING DEPARTMENT COMMENTS**

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

#### **1. Civil Engineering** (Brianna Medema/ 303-739-7403 / [BMedema@auroragov.org](mailto:BMedema@auroragov.org) / Comments in green)

- 1A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

#### **2. Traffic** (Steve Gomez/303-739-7336/ [segomez@auroragov.org](mailto:segomez@auroragov.org)/comments in amber)

- 2A. Cover sheet-replace note:  
The developer is responsible for signing and stripping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards and shown on the signing and striping plan for the development.
- 2B. Provide parking stall dimensions. Show directional ramp. Add pedestrian connection.
- 2C. Sheet 2: will these be back in parking spaces so trucks/trailers will not back out of these parking spaces into oncoming NB/SB traffic?

#### **3. Fire / Life Safety** (Mark Apodaca / 303-739-7656 / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / Comments in blue)

##### 3A. *Sheet 3 of 31 / Site*

- See note to verify sliding gate width.
- Gates cannot encroach into the fire lane easement when they are fully opened.
- Please label the gate detail.
- Show knox box as indicated.
- Please label the manway gate. Include width in a label.

##### *Sheet 9 of 31 / Grading*

- The maximum traverse grade in a fire lane easement is 4 %.

##### *Sheet 15 of 31 / Utility*

- Please verify the fire riser room location.

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

- 4A. The corrected plat can be sent in to be electronically recorded with a 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.
- 4B. See additional redline comments on the site plan.