



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

Worth Discovering • auroragov.org

September 22, 2022

Matthew Del Russo
Ryder
4712 S Freeway
Fort Worth, TX

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 September 14, 2022. 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 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 specifically list them 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
Scott Campbell, Neighborhood Liaison
Brit Vigil, ODA
Filed: K:\\$DA\1903-15tech1



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Response to Comments (Planning)
- Preliminary Drainage (Public Works)
- Access Modification (Public Works)
- Label Slope (Public Works)
- Gating Labels (Fire/Life Safety)
- Gating Detail (Fire/Life Safety)
- Label Knox Box (Fire/Life safety)
- License Agreements (Real Property)
- Plat Filing Number (Real Property)

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

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

WM Response: A response to comments will be submitted.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

2A. Provide a response to comments with the next submittal.

WM Response: A response to comments will be submitted.

2B. The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved.

WM Response: Preliminary drainage letter/report will be approved before.

2C. This will be a public document and must be able to be reproduced. Remove the copyright statement.

WM Response: Copyright language will be removed.

2D. Curb returns are required. Why was this access changed from the previous submittal?

WM Response: The neighboring property did not want to share their driveway.

2E. Maximum 4% slope for 75'.

WM Response: Slope will be 4% or under.

2F. Max 4% slope across fire lanes.

WM Response: Slope will be 4% or less for fire lanes.

2G. Min 1% slope for asphalt pavement.

WM Response: Slope will be 1% or more for asphalt pavement.

2H. Label centerline radius for maintenance access. 50' minimum

WM Response: centerline radius will be labeled.

2I. Label slope for maintenance access.

WM Response: Maintenance access slope will be labeled.

2J. Minimum 2% slope in pond bottom.

WM Response: Pond bottom will have 2% or more slope.

2K. Sheet 10: This linetype is not in the legend. Clarify.

WM Response: Linetype will be added to the legend.

2L. Label slopes in landscape areas. Min 2% slope for all non-paved areas.

WM Response: Slopes will be labeled.

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

3A. Please label FDC.

WM Response: FDC has been labeled.



- 3B. All gating must be labeled with one of the following examples:
(2) 13' Automatic Sliding with approved Siren Operated System, Knox Key Switch and Manual Release.
(2) 11.5' Manual Swinging Gate with Approved Knox Hardware.
(2) 20' Manual Sliding Gate with Approved Knox Hardware.
(1) 26' Electrical Sliding Gate with Approved Knox Hardware.

WM Response: All gating will use one of the four examples above.

- 3C. Please verify this 4' gate.

WM Response:

- 3D. This label is pointing to a knox box; please label the knox box.

WM Response: Knox box will be labeled.

- 3E. Provide a 26' wide Aerial Fire Lane within 15' to 30' of one side of the structure per 2015-IFC D105 for roof surfaces greater than 30' above grade.

- 3F. Please realign the fire lane easement so it doesn't run directly into the curb. There is unreadable text on Sheet 3.

WM Response: Fire lane easement has been realigned.

- 3G. 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.

WM Response: Gating notes will be added with the gating details.

- 3H. Provide gating details. In the detail show the knox box location and the required 6" minimum clearance from ground to bottom of gate.

WM Response: Knox box will be shown in gating details.

- 3I. Please revise fire lane turning radii as follows:
23' fire lane easement with inside turning radii of 29' and outside turning radii of 52'.
26' fire lane easement with inside turning radii of 26' and outside turning radii of 52'.

WM Response: Fire lane turning radii have been changed to the above.

- 3J. Please verify fire lane signs; it appears there is no fire lane in this area.

WM Response: Fire lane signs have been removed.

- 3K. Show the tanks in their locations. Provide grading for accessible route.

WM Response: Fuel tanks will be shown.

- 3L. Provide spot elevations to verify the maximum 2% grade (all directions) in accessible parking space & isle.

WM Response: Spot elevations will be provided.

- 3M. Ensure the label is pointing directly to item.

WM Response: Label has been directly pointed to item.

- 3N. Provide fire hydrant within 100' of FDC. FDC appears to be inside the building; must be outside. This FDC locations doesn't match site. Label as follows: 6" Fire Line DIP.

WM Response: FDC has been moved to match the location of the site plan. It is outside the building and within 100' of the hydrant.

- 3O. Show and label knox box and fire riser room door.

WM Response: Knox box and fire riser door have been shown and labeled.

- 3P. Show and label knox box: "knox box with approved hardware."

WM Response: Label added.

- 3Q. Show accessible routes; minimum lighting is 1ft candle.

WM Response: Accessible routes will be shown.

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

- 4A. No comments currently; however, resubmit in case another department has comments that move the inlets, manholes, and hydrants.



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

5A. SITE PLAN: The gate/fence may need to be in a License agreement for the encroachment. See comment on several sheets within the plan set.

WM Response: Agreed, gate/fence will have a license agreement.

5B. Match the plat easement name on all sheets.

WM Response: Names will match the plat on all sheets.

5C. PLAT: There may be an issue with the Filing No. 6 (number) – we have two plats in right now. Depending which Subdivision #6 comes close to recording, then the other number will need to change. The other Filing No. 6 is very close to recording. Please be aware. Make sure all the easements match between the plat and the site plan. And 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 and site plan.

WM Response: Understood, we will watch the filing number.