



August 2, 2022

City of Aurora  
Office of Development Assistance  
15151 E. Alameda Parkway, Suite 5200  
Aurora, CO 80012  
Re: Honey Bucket Yard (#1610133)/Pre-Application Meeting held on March 10, 2022

On behalf of Northwest Cascade/Honey Bucket/Liberty Site Services, please find our responses to the Pre-Application Meeting comments dated March 24, 2022. Responses to the key issues noted in the pre-app notes can be found below.

Key Issues:

Utilities: A Master Utility Study (MUS) will be required for this site to determine future utility connections. Coordinate with the Water Resources group (Joshua Godwin) in utilizing private wells and leach fields for your site due to proximity to the ACRE site and the Box Elder Basin.

**Response: Per further coordination with City Staff, the MUS will not be required for this site. Water is proposed to be provided by trucking it to the site. Sanitary is proposed to be provided by portable toilets. Additional detail is included in the site operations plan being provided with the submittal package.**

Life Safety: Due to the distance that the existing fire apparatus must travel to this site, all habitable structures must be fire sprinkled. An on-site fire pump and water storage system is needed to support the required fire flows for an internal private water line system constructed to the public Aurora Water standard. Once a city water main is installed in Hudson Road, the property owner must tie in the private water line system into the public city water mains. Fire Hydrants will be required to support the adjacent street and the proposed structures internally within the site. A water tank large enough to support the required fire flows of all structures on site will be established via Appendix B and C of the IFC.

**Response: Per further coordination with City Staff, the proposed building size has been reduced and no fire pump/water storage system is proposed. Future connections to a public water main may be addressed at that time.**

Traffic: A Detailed Traffic Impact Study (TIS) or a Traffic Letter will be required for this development depending on the expected site trip generation. If peak hour site trip generation is 75 trips or greater a TIS will be required. If less than 75 peak hour trips, a Traffic Letter would be required. If an interim roadway/access network is proposed, a traffic analysis for this condition would be required. Truck turning templates are required at the access points and internally to the site.

**Response: Peak hour site trip generation is below 75 trips. A traffic generation analysis is included with the submittal package. Fire truck easements are provided which meet City of Aurora requirements for width/inside radius/outside radius, demonstrating available area for turning movements.**

Public Improvements: NEATS (Northeast Aurora Area Transportation Study) has identified Hudson Road as a four-lane arterial. This project is required to provide the east half of the proposed roadway improvements including pavement, curb and gutter, 10' curbside landscaping, 8' detached sidewalks, and the associated Right of Way dedication. A deferral for the construction of these improvements may be considered.

**Response: Right of way dedication is shown on the site plan and subdivision plat. Design of the roadway improvements shall be included with the Civil CDs along with a request for deferral of these improvements.**

Site Design: All surfaces that are to be driven on or accessed by vehicles must be paved with asphalt or concrete. The development project shall ensure an interconnected system of sidewalks that directly connect all lots to other uses per Section 146-4.3.12 of the Unified Development Ordinance (UDO). Please provide an outdoor amenity area for use by employees and it should be provided in reasonable proximity to the building and include benches, tables, and shade structures.

**Response: Pavement is provided for all areas intended for access by vehicles.**

Parking and Screening: All loading areas with parked trucks and vans must be hidden from view from the public right-of-way and adjacent properties. In the Site Plan set, include perspective/sight line drawings or renderings from adjacent rights-of-way so staff can determine if adequate screening has been provided. No more than 60% of the lot frontage on arterial streets may be occupied by parking.

**Response: Loading areas are behind the building. The proposed parking layout has been designed to occupy less than 60% of the lot frontage along Huron.**

Operations Plan: Please provide an Operations Plan to include the hours of operation, number of employees, truck circulation, and the nature of the business. Provide as much information about the proposed operation as possible and relevant

**Response: An operations plan is included with the submittal for review and comment by City Staff.**

Open Space: Provide a minimum of 2 percent non-residential lot area dedication for Open Space purposes. This could be allocated within the Box Elder Creek area where a future trail corridor is planned on the north side of the creek. Please coordinate further with PROS on how this dedication will be made.

**Response: Lot area dedication is proposed to be within Lot 3. Owner will continue to coordinate with City Staff on this dedication and any further requirements.**

Airport Influence Overlay District: An avigation easement with the city and the airport shall be conveyed by the person subdividing lands or initiating construction of any structure on already subdivided lands. See page 6 for further information.

**Response: An avigation easement is proposed and draft copy included with the submittal package.**

Floodplain and Mile High Flood District (MHFD): This application will be referred to MHFD for review and comment. It is advised that coordination with MHFD is started as soon as possible. An elevation certificate demonstrating that the lowest finished floor elevation is greater than one foot above the base flood elevation is required. No Certificate of Occupancy shall be issued until an elevation certificate has been submitted to and approved by the Engineering Division.

**Response: Acknowledged. Applicant is coordinating with MHFD and will also provide an elevation certificate. Finished floor has been designed to be more than 1' above BFE.**

If you have additional questions, please contact me at madams@proofcivil.com or at 303-325-5709.

Best Regards,

Mathew A. Adams, P.E.

Principal

Proof Civil