

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



September 1, 2022

Perry Mark
MRP Texas, LLC
PO Box 73399
Puyallup, WA 98733

Re: Initial Submission Review – Honey Bucket Yard - Site Plan and Plat
Application Number: **DA-2326-00**
Case Numbers: **2022-6043-00; 2022-3069-00**

Dear Mr. Mark:

Thank you for your initial submission, which we started to review on August 11, 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. Please revise your previous work and send us a new submission on or before September 23, 2022.

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 303.739.7541 or rrabbaa@auroragov.org.

Sincerely,

Rachid Rabbaa, Planner I
City of Aurora Planning Department

cc: Mathew Adams - Proof Civil 600 Grant St Ste 210 Denver CO 80203
Rachid Rabbaa, Case Manager
Scott Campbell, Neighborhood Services
Justin Andrews, ODA
Filed: K:\\$DA\2326-00rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please see comments from Planning (Item from 1-7)
- The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved. (Item 8).
- Please contact the reviewer directly for comments. - Traffic Engineering (Item 9)
- See all the comments from Life Safety. (Item 10)
- Please clearly depict pond- difficult to see pond limits and necessary drainage easement and Identify leachfield. (Item 11)
- Please contact the reviewer directly for comments. (Item 12)
- Provide standard notes included with redline comments. (Item 14)
- Storm Drainage Development fees due: 35.80 acres x \$1,242.00 = **\$ 44,463.00** (Item 15)
- Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. (Item 16)
- See outside agency comments from Xcel Energy, DEN, and Mile High Flood District (MHFD)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. There were no community questions, comments, or concerns received from adjacent property owners or registered neighborhood groups.
- 1B. Comments were received from outside referral agencies (Xcel Energy, DEN and MHFD). (Please see the attached pdfs at the end of this letter).

2. Completeness and Clarity of the Application

Cover Sheet

- 2A. Update the Data Block. Please add the Hard Surface Area, Landscape Surface Area, and Total Building Coverage in percentages. These should add up to 100%.
- 2B. Please label the Phasing.

3. Zoning and Subdivision Use Comments

Site Plan

- 3A. Please add abutting zone districts to Site Plan sheet 2.

4. Streets and Pedestrian Comments

- 4A. Please show an accessible path from the sidewalk/public way to the building's entrances with a thick dashed line.

5. Urban Design Comments

- 5A. Elevation: Please refer to table 4.8-5 section. Please identify the primary material. EIFS is not permitted. Also, please break up your elevations better, particularly the west elevation facing Hudson. Varying colors would help but it is a pretty blank façade now.
- 5B. Please include Fence material. - Please provide a fence detail. Chain link fencing is not permitted for this purpose.
- 5C. No more than 60% of lot frontage to a depth of 60 feet shall be occupied by surface parking.
- 5D. Show Bike Racks - provide five (5) percent of the required automobile parking spaces and bicycle parking spaces.
- 5E. Please show on-site common spaces for employees to utilize. Like tables, chairs, and benches
- 5F. Please show all the loading and truck parking areas/spaces and how they will be screened from view. from the public right-of-way and adjacent properties. Label these areas as appropriate.



6. Signage & Lighting Comments

- 6A. Lighting locations should be shown on the overall site plan sheets as well.
- 6B. Please show any proposed signage in your site plan. Section 146-4.10 governs signage standards. Please review this section for complete details. Show the location of any monument signage on the plans and indicate the location of wall-mounted signs on the building elevations with a dashed line only

7. Landscaping Issues (Tammy Cook / 954-266-6488 / tcook@auroragov.org / Comments in bright teal)

Sheet 5 - Landscape Plan

- 7A. Note: Not for Construction on the Landscape Sheets.
- 7B. Label gate & height and provide reference to detail with material and color.
- 7C. Label and dimension all easements on the plan.
- 7D. Label fence & height and provide reference to detail with material and color.
- 7E. Label and dimension the non-street frontage buffer here.
- 7F. This buffer plant material "MAY" be used to satisfy the screening of the parking lot. A determination will be made once the ultimate roadway condition with the detached sidewalk and curbside landscape is shown.
- 7G. Provide the required tree and six shrubs for the parking lot island.
- 7H. 6 shrubs are required for each island.
- 7I. Show hatch pattern and label the material for this area.
- 7J. If the new fence is being proposed, add the fencing symbology to the legend.
- 7K. The street frontage buffer along Hudson Mile Road is based upon the ultimate roadway condition. i.e. the future location of the sidewalk as buffers are measured from the back of the walk. Include the ultimate roadway condition on the landscape plan.
- 7L. Label and dimension the 50' bronco pipeline easement.
- 7M. Since Hudson Mile Road is an arterial, the street trees must be 2.5" Caliper.
- 7N. Show the hatch pattern and label the material for this area.
- 7O. The Populus tremuloides are considered prohibited plant species. Please change this tree specification to a different variety.
- 7P. Label the Building.
- 7Q. Provide the required six shrubs for the parking lot island.
- 7R. The non-residential building perimeter landscape buffer should be placed along this perimeter.
- 7S. Make sure that the shrubs provided along here will screen the parking lot. They must be a minimum of 36"-42" within 3 years.
- 7T. Street trees are required along Hudson Mile Road and are based upon the location of the sidewalk. Street trees are a separate requirement from the street frontage buffer.
- 7U. The Populus tremuloides are considered prohibited plant species. Please change these trees to a different variety.
- 7V. Provide labels for these elements.
- 7W. Provide the square footage and site percentage of sod to ensure that the percentage does not exceed 33%.
- 7X. Label and dimension the non-street frontage buffer here.
- 7Y. Label and dimension the street frontage buffer here.
- 7Z. Provide the required six shrubs for the parking lot island.
- 7AA. If the parking lot layout is flipped so that the parking is adjacent to the building, the landscaped parking lot islands may count toward the building perimeter landscaping AND the employees/patrons will not have to walk across the drive aisle to get into the building. A safer pedestrian connection.
- 7BB. Show hatch pattern and label the material for this area.
- 7CC. If this is a proposed fence, use a different line type symbology from the existing fence.
- 7DD. Label and dimension the non-street frontage buffer here.

**Sheet 6 – Landscape Notes and Details**

- 7EE. Provide a Table that documents the high, medium and low water use areas by square footage and by percentage of the overall landscape area for the project site.
- 7FF. This curbside landscape material has not been provided on the landscape plan.
- 7GG. The trees being provided to meet the buffer requirement are a separate requirement and may not be counted towards the street tree requirement.
- 7HH. Remove the reference to the prior landscape code.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**8. Civil Engineering** (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

- 8A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.
- 8B. Please add the following note: The streetlight or pedestrian light installation within the public right-of-way shall be designed, funded, and constructed by the developer/owner. Ownership and maintenance of the street/pedestrian lights shall be the responsibility of the City of Aurora once they have been accepted. Street light and/or pedestrian photometric plans shall be prepared and submitted to the City for review and approval and shall become a part of the approved civil construction plans for the project. An electrical plan showing the site location of lights, electrical one line and grounding details shall be submitted to the Permit Center for review by the Building Department. The owner is responsible for obtaining an address for the meter(s) from the Planning Department. A Building Permit for the meter and a Public Inspections Permit for the street lights are required. Certificate of occupancies will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted.
- 8C. Include the FIRM map information for the floodplain.
- 8D. The improvements for Hudson Road should be shown on the site plan. Please provide a letter requesting the deferral to me directly (jbingham@auroragov.org). The letter should be addressed the Haley Busch Johansen, the City Engineer and it should provide the justification for requesting the deferral. The improvements that should be shown include the street width, sidewalk, curbside landscaping, ADA ramps, streetlights, curb and gutter, and transitions back to existing. This should be provided along the entire frontage of the road.
- 8E. Provide an access easement between the drainage easement and the ROW.
- 8F. Provide a section for Hudson Road.
- 8G. Provide Base Flood Elevations in Box Elder Creek.
- 8H. Please coordinate with Craig Perl regarding floodplain requirements. cperl@auroragov.org.
- 8I. Include the FIRM information for the floodplain.
- 8J. The drainage easement is required to encompass the entire pond.
- 8K. Add slope labels to the pond sides (max 4:1) and to the bottom of the pond (minimum 2%).
- 8L. Label the slope of the access drive to the public street, typical on both sides.
- 8M. Provide slope labels. Minimum 2% in unpaved areas.
- 8N. Minimum pavement slopes: 1% for asphalt, 0.5% for concrete.
- 8O. The minimum slope away from the building is 5% for 10' for landscape areas, minimum 2% for impervious areas.
- 8P. Max 4% cross slope in fire lane easements.
- 8Q. Plantings are not permitted within the 100-year WSEL of the pond.

9. Traffic Engineering (Sylvia Lopo / 303-339-0440 / slopo@auroragov.org / Comments in amber)

- 9A. Please contact the reviewer directly for comments. None were provided at the time of this review.

**10. Fire / Life Safety** (William Polk/ 303-739-7371 / wpolk@auroragov.org / Comments in blue)**Sheet 1**

10A. Add the following notes: THE 2015 INTERNATIONAL FIRE CODE, APPENDIX J AND CITY OF AURORA CODE, CHAPTER 66-38 FIRE PREVENTION REGULATIONS, REQUIRE ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE. AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS. THE GENERAL CONTRACTOR (GC) WILL BE NOTIFIED BY A BUILDING DIVISION LIFE SAFETY INSPECTOR AS TO WHETHER THE STRUCTURE HAS PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE AN INDEPENDENT THIRD-PARTY RADIO STUDY FOR THE ENTIRE BUILDING AT THE OWNER OR DEVELOPERS EXPENSE. WHERE AN EMERGENCY RESPONDER RADIO COVERAGE SYSTEM IS REQUIRED, A DESIGNATED CONTRACTOR SHALL SUBMIT PLANS TO THE BUILDING DIVISION TO OBTAIN A BUILDING PERMIT PRIOR TO INSTALLATION.

ATTENTION BUILDING DIVISION: per ARTICLE xi, C.O.A. Building and Zoning Code, Section 22-425 through 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING 65 (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.

10B. Indicate if the structure is fire sprinkled or non-fire sprinkled

Sheet 2

10C. What is the status of Lot 2 and 3? Will these lots be a part of a future phase?

10D. Will this site be phased? If so, provide a phasing plan. A phasing plan must be provided with the Planning Departments' site plan and Public Works Departments' civil plan submittal. The phasing plan must illustrate each phase and provide a narrative that describes how the phasing will implement the required two points of access and a looped water supply at all times during the phased construction. Also, make sure to incorporate COA Water and Public Works phasing requirements into the phasing plan.

10E. 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 Chief. For assistance please call 303-739-7420 and ask for a Life Safety Plans Examiner.

10F. Show the location of the FDC and Knox Boxes where applicable: Identify the FDC as a Y symbol and label it with the following example: "FDC with approved Knox Hardware." Identify the Knox Box as an X within a box symbol and label it with the following example: "Knox Box." Typical for Utility, Landscaping, Elevation, and Photometric Plans.)

Sheet 3

10G. Expand the sign package to include fire element signs: FDC, Fire Riser Room.

10H. Add the graphic tow-away sign to the accessible parking signs.

10I. Will there be fuel storage onsite?

10J. Will there be a generation to support operations?

10K. Show and label the location of on-site fire hydrants.

10L. Show and label the location of the FDC.

10M. Identify the location of the fire riser room.

10N. Please provide a curb stop on all stalls that have signage/posts. TYP

10O. Provide and show a Knox box at the front main entrance.

10P. Identify and call out proposed signs: accessible parking, van accessible parking, etc.

**Sheet 4**

- 10Q. Provide sections for the automatic and manual gates.
- 10R. The gating must be an electronic system that includes an emergency vehicle gate opening system utilizing a redundancy backup system that consists of a siren operation system (S.O.S.), an automatic Knox Key Switch, and a manual override. Please revise to reflect accordingly. TYP
- 10S. Identify and label the proposed gate. Example 23' Automatic Sliding Gate with approved Siren Operated System, Knox Key Switch and Manual Release
- 10T. This appears to be a sliding gate. Please verify the opening mechanism.
- 10U. The pre-application meeting identified the need for a fire sprinkler system, and an internal water supply system to include a water tank and pump. Show how the water supply, tank, tank capacity, fire pump, IFC fire flow, etc.
- 10V. Identify and label the offsite infrastructure that is required.
- 10W. The off-site infrastructure should include adjacent and abutting roadways and utilities. The roadways will need to meet the minimum roadway standards found in the COA Roadway manual and other applicable requirements from COA departments.
- 10X. Provide a bold dashed line to show the exterior accessible route throughout the site to the required accessible entrances, site amenities, and transportation stops (or to the edge of the site near public transportation stops).
- 10Y. What will the proposed covered storage protect?
- 10Z. Fire lanes shall be designed to support a minimum imposed live load of 85,000 pounds constructed to the COA Roadway Design and Construction Specifications of Chapter 5.

Sheet 7

- 10AA. Show the location of the FDC and Knox Boxes where applicable: Identify the FDC as a Y symbol and label it with the following example: "FDC with approved Knox Hardware." Identify the Knox Box as an X within a box symbol and label it with the following example: "Knox Box." Typical for Utility, Landscaping, Elevation, and Photometric Plans.)

Sheet 9

- 10BB. Show the accessible route to the accessible parking by a heavy dashed line. Verify minimum 1 foot-candle of illumination along its entire length.
- 10CC. Add the following note to the Photometric Site Plan: ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL, AND CONTINUING TO THE "PUBLIC WAY".

11. Aurora Water (Nina Khanzadeh/ 720-859-4365 / nkhanzad@auroragov.org / Comments in red)

- 11A. Please clearly depict the pond- difficult to see pond limits and necessary drainage easement
- 11B. Identify leach field
- 11C. Where will wastewater be stored prior to it being shipped off?
- 11D. Include the following note: All storm infrastructure/ponds on-site are private and to be maintained by XXXXXX

12. Real Property (Roger Nelson / 720-587-2657/ ronelson@auroragov.org / Andy Niquette/ 303-739-7325/ aniquett@auroragov.org Comments in magenta)

- 12A. Please contact the reviewers directly for comments. None were provided at the time of this review.

13. City Forester (Becky Lampher/ 303-739-7177/ rlamphea@auroragov.org / Comments in purple)

- 14A. Approved. No comments.



14.PROS (Alex Grimsman/ 303-739-7131/ agrimisma@auroragov.org / Comments in purple)

14A. Provide standard notes included with redline comments.

14B. Note where the required 2% open space land dedication will be made. The pre-app response notes within Lot 3, but nothing is called out or noted. This dedication could easily be made within the detention pond area if a loop around the perimeter, and benches/tables, were provided.

15.Revenue (Diana Porter/ 303-739-7395/ dsporter@auroragov.org

15A. Storm Drainage Development fees due: 35.80 acres x \$1,242.00 = \$ 44,463.00

Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area.

16.Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

16A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

August 26, 2022

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Rachid Rabbaa

Re: Honey Bucket Yard, Case # DA-2326-00

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat and site plan for **Honey Bucket Yard**. Please be aware PSCo owns and operates existing overhead electric distribution facilities along the north property line and on the west side of Hudson Road. The property owner/developer/contractor must complete the application process for any new electric service via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements may need to be acquired by separate document (i.e. transformer) – be sure to ask the Designer to contact a Right-of-Way Agent in this event.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com



DENVER INTERNATIONAL AIRPORT
8500 Peña Blvd. | Denver, Colorado 80249-6340 | (303) 342-2000



MEMO

Date: August 12, 2022

To: City of Aurora

From: DEN Planning + Real Estate Through: Lisa Nguyen/Elise Brenninkmeyer

Subject: **HONEY BUCKET YARD - SITE PLAN AND PLAT**

Denver International Airport (DEN) received your referral letter, and we appreciate the opportunity to comment on the proposal. DEN provides the following comments:

- The proposed development is in the “**5-Mile ‘Known - Wildlife Attractant Separation Area’**” for the final build-out of future DEN Runways, as defined by the Federal Aviation Administration (FAA). The USDA Wildlife Biologists assigned to DEN (Benjamin.J.Massey@usda.gov and [@dia-operations-usdawildlife@flydenver.com](https://twitter.com/dia-operations-usdawildlife)) assist in implementing DEN's Wildlife Hazard Management Plan and have requested coordination as this project progresses. USDA and DEN will provide assistance with the requirements outlined in the current version of FAA Advisory Circular 150/5200-33C (see link below). DEN also requests that the landscape plan include maintenance of trees and grasses to reduce attractants for wildlife such as raptor species, blackbirds/starlings, and geese. Fruit-producing trees and shrubs should be avoided. Water quality ponds/detention structures must be designed to meet a 48-hour drain time following a 100-year event.
https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/document.current/documentnumber/150_5200-33
- The site is found within/under the navigable airspace associated with DEN, as promulgated and regulated by the Federal Aviation Administration (FAA) under 14 CFR Part 77, Objects Affecting the Navigable Airspace. Based on Part 77 and the development site location, the proponent is required to file notice with the FAA, via the FAA Form 7460-1 process (Notice of Proposed Construction or Alteration), of any structure or temporary construction equipment (e.g., cranes) that penetrate Part 77 surfaces. The FAA website from which the need for the 7460 process can be determined (“Notice Criteria Tool”) and/or the filing can be initiated is:
<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.



August 31, 2022

To: Andrew Earles (Aurora)

Via email

Subject: MHFD Review Comments

Re: Honey Bucket Yard FLG #01 (RSN 1649387)

For MHFD staff use only.	
Project ID:	106325
Submittal ID:	10009413
MEP Phase:	Referral (1 st)

This letter responds to the referral request for our comments concerning the referenced project. We have reviewed the referral only as it relates to a major drainageway and for maintenance eligibility of storm drainage features, in this case:

- Box Elder Creek
- Pipe outfall and emergency overflow from detention basin to Box Elder Creek

MHFD staff has the following comments to offer:

- 1) The proposed infrastrure is directly adjacent to Box Elder Creek. The proposed onsite detention basin outfalls to Box Elder Creek, therefore we will be reviewing the pipe outfall and the detention basin emergency overflow for maintenance eligibility.
- 2) Thank you for referencing the 2014 Box Elder Creek FHAD study and including the extents of the floodplain on the figures.
 1. Box Elder Creek has a substantial tributary area near the proposed development and is a sandy system prone to lateral migration. The proposed infrastructure is located within the mapped 500-yr floodplain and areas of shallow flooding during the 100-yr event. While there is no CLOMR/LOMR required for this work, we strongly recommend incorporating measures to protect the proposed infrastructure from potential lateral movement of Box Elder Creek.
 2. While we recognize that the proposed development is located outside of the 100-yr floodplain, the floodplain extents are located directly adjacent to the proposed detention basin on the project site. Risks associated include potential overtopping of the embankment and lateral movement of Box Elder. We highly encourage that the detention basin embankment and toe of slope are protected.
 3. Please include reference to the 2014 Box Elder Creek MDP. The MDP identified improvements either within or adjacent to the project site that have not been discussed.
 - a. Channel improvements to Box Elder Creek through project site
 - b. Bridge replacement at Hudson Rd at extents of project site
- 3) It was stated in the report that there are no major drainageways within the proposed development. While relatively flat and not obvious, there is a fairly sizable drainage area to the east of the site. Based on the MDP hydrology, the tributary area is approximately 100 acres. This has not been addressed.

We appreciate the opportunity to review this proposal. Please feel free to reach out to me with any questions or concerns.

Sincerely,

Haley Koesters, P.E.

Project Engineer, Mile High Flood District hkoesters@mhfd.org

