

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



December 26, 2019

Sam Samet
Kerr McGee Gathering (Occidental)
1099 18th Street
Denver, CO 80202

Re: Initial Submission Review – Mustang Connect Pipeline – Site Plan

Application Number: **DA-2207-00**

Case Number: **2019-6060-00**

Dear Mr. Samet:

Thank you for your initial submission. We reviewed it 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 still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before January 21, 2020.

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.

Your Oil and Gas Facility Permit is scheduled to be issued on or before March 31, 2020. Please remember that site notices must be posted at least 10 days prior to the hearing date. These notices are your responsibility and the lack of proper posting will cause the permit date to be postponed.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7450.

Sincerely,

Tanner Axt, LEED Green Associate
Planner I
City of Aurora Planning & Development Services

cc: Scott Campbell, Neighborhood Liaison
Laura Rickhoff, ODA
Filed: K:\\$DA\2000-2999\2207-00rev1.docx



MUSTANG CONNECT PIPELINE OIL AND GAS PERMIT REVIEW

Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- As a reminder, the City has developed CAD Data Submittal Standards for internal and external use to streamline the process of importing AutoCAD information into the city's Enterprise GIS. Please note that a digital submission meeting the CAD Data Submittal Standards is required before your final Site Plan mylars can be routed for signatures or recorded. Please review the CAD Data Submittal Standards, including templates and required layer file labeling, at <http://tinyurl.com/AuroraCAD>. Email your Case Manager the appropriate Site Plan and Pipeline Easement files before submitting your final Site Plan mylars. Once received, the City's AutoCAD Operator will run an audit report and your Case Manager will let you know whether the file meets or does not meet the City's CAD Data Submittal Standards. Please email CADGIS@auroragov.org for questions or more detailed instructions.
- Respond to additional redline comments.

REVIEWERS

- Planning – Steve Rodriguez and Tanner Axt / 303-739-7186 and 303-739-7217 / srodrigu@auroragov.org and taxt@auroragov.org / Comments in dark teal
- Planning/Landscape – Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal
- Public Works – Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green
- Building/Life Safety – Will Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue
- Traffic – Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in orange
- Real Property – Grace Gray / 303-739-7277 / ggray@auroragov.org / Comments in magenta
- Water – Steve Dekoskie and Joshua Godwin / 303-739-7490 and 720-859-4307 / sdekoski@auroragov.org and jgodwin@auroragov.org / Comments in red
- Parks, Recreation, and Open Space (PROS) – Curtis Bish / 303-739-7131 / cbish@auroragov.org / Comments in purple

**PLAN SET COMMENTS****1 Plan Set****1.A Plan Set**

- 1.A.1 Road Crossings require License Agreements. (Real Property)
- 1.A.2 Remove all profiles. These will be shown in Civil documents and License Agreements. (Planning)
- 1.A.3 Show the estimated locations of all above ground appurtenances. (Planning)
- 1.A.4 On all adjacent properties, show zoning, subdivision, and character area. (Planning)
- 1.A.5 Advisory note: In Civil documents, include all utility crossings with clearances in profiles. (Water)
- 1.A.6 The document will be recorded in black and white with the county. Consider increasing contrast between the linework and the background on all sheets. (Planning)
- 1.A.7 Include sheet numbers. (Planning)

1.B Sheet 1

- 1.B.1 Include a cover sheet that complies with the City of Aurora [Site Plan Manual](#). (Planning)
- 1.B.2 Add title block to the center of the front page with the title
 - (a) “MUSTANG CONNECT PIPELINE SITE PLAN” (Planning)
- 1.B.3 Include a legal description block. (Planning)
- 1.B.4 Include an Amendment Block. Reach out to Tanner Axt (text@auroragov.org) to have one provided in .dwg format. (Planning)
- 1.B.5 Include a City of Aurora Signature Block. Reach out to Tanner Axt (text@auroragov.org) to have one provided in Word format. (Planning)
- 1.B.6 Include a Data Block. Reach out to Tanner Axt (text@auroragov.org) to have one provided in .dwg format. (Planning)
- 1.B.7 Include the name, addresses, and phone numbers of the consulting team. (Planning)
- 1.B.8 See final page of comments for required notes. (Planning)

1.C Sheet 2

- 1.C.1 Clearly identify existing and future ROW in the plan view and the profile view. Minimum crossing depths required when crossing ROW. (Public Works)
- 1.C.2 Include a typical section of ROW crossing. (Public Works)
- 1.C.3 Identify and label the construction access points & permanent maintenance access point. (Traffic)
- 1.C.4 This appears to be a single line within the pipeline easements/ROW. Please provide a typical section of the ROW which show standard location of pipeline in easement/ROW & temporary work space. (Traffic)

1.D Sheet 3

- 1.D.1 Clearly identify existing and future ROW in the plan view and the profile view. Minimum crossing depths required when crossing ROW. (Public Works)
- 1.D.2 Include a typical section of ROW crossing. (Public Works)
- 1.D.3 Identify and label the construction access points & permanent maintenance access point. (Traffic)

2 Vicinity / Context Map (Planning)

- 2.A No comments.

3 Interim Reclamation Plan (Planning)

- 3.A No comments.

4 Visual Mitigation Plan

- 4.A No comments.



5 Landscape Plan

5.A N/A

6 Lighting Plan (Planning)

6.A No comments.

7 Building and Structure Elevations (Planning)

7.A No comments.

LETTER OF INTRODUCTION COMMENTS

8 Project Summary (Planning)

8.A Is Kerr McGee the applicant or Occidental? If Occidental, adjust all documents accordingly.

8.B Adjust haul routes & loads as identified in the Letter of Introduction.

9 Applicable BMPs Addressed (Narrative List) (Planning)

9.A Also include the applicable BMPs from Exhibit B of the Elevation Midstream OA.

9.B Adjust section 9 as identified in the Letter of Introduction.

10 Neighborhood Meeting Schedule / Results/ Response to Public Comments (Planning)

10.A No comments.

11 Response to Pre-Application Notes (Planning)

11.A Include pre-app notes with responses.

OPERATIONS PLAN COMMENTS

12 Operations Plan (Planning)

12.A No comments.

13 Project Development Schedule (Planning)

13.A No comments.

14 Security Plan (Planning)

14.A No comments.

15 Decommissioning / Final Reclamation Plan (Planning)

15.A Utilize flowfill or remove pipeline per BMP #30 listed in exhibit D.

EMERGENCY RESPONSE PLAN COMMENTS

16 Emergency Response Plan (Building/Life Safety)

16.A Adjust the phone numbers as notated in the plan.

17 PHA-HAZOP Analysis (Building/Life Safety)

17.A No comments.



COMMENTS ON OTHER REQUIRED ITEMS

18 Traffic Letter / Plan (Traffic Engineering)

18.A N/A

19 License Agreements (Real Property)

19.A A License will be required for crossing easements, roads, right of ways, and any City infrastructure.

20 Recorded Surface Use Agreement (Real Property)

20.A Provide a copy of all agreements

21 Property Owner Authorizations (Real Property)

21.A Provide a copy of all agreements

22 Water Delivery Method/Water Supply Plan (Water)

22.A N/A

23 Groundwater Quality Monitoring Plan (Water)

23.A Not applicable

24 Fugitive Dust Suppression Plan (Water)

24.A Submitted document appears to be complete.

25 Fluid Disposal Plan (Water)

25.A Submitted document appears to be complete.

26 Water Use Plan CDPHE Reg. 84

26.A N/A

27 Weed Control Plan (Water and PROS)

27.A No comments.

28 Wildlife Impact Mitigation Plan (PROS)

28.A Define PMJM in the summary. (Planning)

29 Stormwater Management Plan (Public Works)

29.A This document will be reviewed and commented on by the standard SWMP Review team via upload through the separate Public Works portal; please coordinate with Public Works to utilize that portal if you haven't already. Please contact Chris Eravelly at 303-739-7457 to schedule a pre-submittal meeting after receiving first round comments.

30 Preliminary Drainage Report / Letter (Public Works)

30.A This document will be reviewed and commented on by the standard SWMP Review team via upload through the separate Public Works portal; please coordinate with Public Works to utilize that portal if you haven't already.

31 Road Maintenance / Construction (Public Works)

31.A N/A



32 Air Quality Plan (Planning)

32.A No comments.

33 Noise Management Plan (Planning)

33.A No comments.

34 Application Form (Planning)

34.A No comments.

35 1-Mile Radius Abutters List (Planning)

35.A No comments.

36 DOT Registration (Planning)

36.A No comments.



Required Notes

1. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
2. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. SWMP PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
3. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
4. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE APPLICANT OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT.
5. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANT AT PUBLIC HEARINGS, REGARDING THIS PLAN, ARE BINDING UPON THE APPLICANT, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
6. THE CITY OF AURORA REQUIRES PLAN AND PROFILES (P&P) OF THE PROPOSED PIPELINE AT CITY OF AURORA RIGHTS-OF-WAY AND EASEMENTS WITH ALL LICENSE AGREEMENTS AND CIVIL PLAN SUBMITTALS. THE P&PS SHALL SHOW ALL EXISTING AND KNOWN PROPOSED UTILITIES WITH VERIFIED ELEVATIONS BASED ON PRE-DESIGN POTHOLING AND DEMONSTRATE THE REQUIRED MINIMUM HORIZONTAL AND VERTICAL UTILITY CLEARANCES ARE BEING MET.
7. AS-BUILT DRAWINGS SHALL BE PROVIDED TO THE CITY OF AURORA WITHIN 30 DAYS OF FINAL CONSTRUCTION IN A FORMAT THAT MEETS THE LATEST CITY OF AURORA CAD DATA SUBMITTAL STANDARDS.
8. PIPELINES CONSTRUCTED THROUGH COLLECTORS OR LOCALS SHALL PROVIDE 15' OF COVER MINIMUM, UNLESS OTHERWISE STATED ON PLANS. IF A CROSSING WILL NOT MEET MINIMUM COVER, A VARIANCE REQUEST WILL BE REQUIRED.
9. PIPELINES CONSTRUCTED THROUGH ARTERIALS SHALL PROVIDE 20' OF COVER MINIMUM, UNLESS OTHERWISE STATED ON PLANS. IF A CROSSING WILL NOT MEET MINIMUM COVER, A VARIANCE REQUEST WILL BE REQUIRED.
10. DISTURBED GROUND TO BE RETURNED TO EXISTING ELEVATIONS.
11. IN THE EVENT GROUNDWATER IS ENCOUNTERED DURING PIPELINE CONSTRUCTION, CONTRACTOR SHALL NOTIFY THE CITY OF AURORA AND BE PREPARED TO REPORT THE LOCATION AND DEPTH OF THE GROUNDWATER. ADDITIONALLY, IF DEWATERING OF THE TRENCH IS NECESSARY, A DEWATERING PERMIT FROM COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT MAY BE REQUIRED.
12. A FLOODPLAIN DEVELOPMENT PERMIT IS REQUIRED FOR ALL WORK WITHIN A FEMA DESIGNATED FLOODPLAIN.
13. UPON REMOVING A GATHERING SYSTEM OR FLOWLINE FROM SERVICE, ALL SEGMENTS MUST BE REMOVED OR ABANDONED IN PLACE USING FLOWFILL OR SIMILAR.