

August 29, 2019

Ms. Liz Fuselier, Planner I  
City of Aurora Planning and Development Services  
15151 E. Alameda Parkway, 2<sup>nd</sup> Floor  
Aurora, CO 80012



**RE:   Porteos Lift Station at Porteos CSP and Application No: DA-1903-12**  
**Response to Comments on the 1<sup>st</sup> Submittal**  
**MSK Job Number 32-001-01**

Dear Ms. Fuselier:

On behalf of Green Industrial Development Group, LLC, MSK Consulting, LLC (MSK) is responding to the City of Aurora's (Aurora) comments on Submittal #1 for the Porteos CSP. Provided below are Aurora's comments along with MSK's responses.

#### PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Xcel Energy letter has been attached for your review.

*MSK has initiated the review process with Xcel Energy.*

1B. See comments below at 15A from Excel Energy.

*MSK has initiated the review process with Xcel Energy.*

2. Completeness and Clarity of the Application

2A. Please remove contours from Site Plan exhibits to allow for better readability.

*MSK has addressed this comment.*

2B. Provide separate contour and utility sheets.

*MSK has addressed this comment.*

3. Architectural and Urban Design Issues

3A. Refer to Sheet 6 of 10 and comment redlines regarding perimeter fence detail and selection.

*MSK has addressed this comment.*

3B. Please provide Code Section referenced on cover sheet.

*MSK has addressed this comment.*

3C. Refer to sheet 10 of 10 and comment redlines regarding perimeter fence details.

*MSK has addressed this comment.*

4. Landscaping Issues ( Kelly K. Bish PLA, LEED AP/ Kbish@auroragov.org/ (303) 739-7189 (Comments in bright teal)

4A. Refer to Sheet 7 of 10 Landscape Plan and comment redlines regarding fence installation, proper placement of plant leader lines, plants interfering with sight distance triangles, and plant selection along driveway.

*MSK has addressed this comment.*

4B. Refer to Sheet 8 of 10 Landscape Plan and comment redlines regarding wording of note 4 and please remove the second paragraph as it is not applicable to this application.

*MSK has addressed this comment.*

5. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)

5A. 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.

*MSK prepared a .dwg file and will submit it along with this response.*

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

6A. Refer to sheet 3 of 10 and comment redlines regarding curb cuts and curb returns.

*MSK has addressed this comment.*

6B. Label and provide drive aisle and sidewalk dimensions.

*MSK has addressed this comment.*

6C. Include parcel boundary information and label proposed and/or existing easements.

*MSK has addressed this comment.*

6D. Refer to sheet 4 of 10 and comment redlines concerning labeling slope.

*MSK has addressed this comment.*

- 6E. Remove City of Aurora standard detail and reference detail in site plan (See sheet 6 of 10 for comment)

*MSK has addressed this comment.*

7. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in amber)

- 7A. Refer to sheet 3 of 10 and comment redlines regarding adding a right in and right out label.

*MSK has addressed this comment.*

- 7B. Refer to sheet 3 of 10 and comment redlines regarding moving Notes 1 and 2 to Cover Sheet.

*MSK has addressed this comment.*

8. Fire / Life Safety (Jeff Goorman/ 303-739-7464 / jgoorman@auroragov.org / Comments in blue)

- 8A. Refer to Sheet 5 of 10 Utility Plan and comment redlines regarding the fire hydrant orientation.

*MSK has addressed this comment.*

9. Aurora Water (Ryan Tigera/ 303-326-8867 / RTigera@auroragov.org / Comments in red)

- 9A Refer to sheet 3 of 10 and comment redlines regarding providing a label to the approximate area known as "Tract C".

*MSK has addressed this comment.*

- 9B. Show existing pipeline easements and note easement relocation prior to dedication to the City of Aurora.

*MSK has addressed this comment.*

10. Real Property (Darren Akrie / 303-739-7331 / dakrie@auroragov.org / Comments in magenta)

- 10A. See redline comments on the Site Plan regarding labeling all easements.

*MSK has addressed this comment.*

- 10B. An easement license agreement may be needed for the fence/gate.

*Ownership of the lift station, along with the fence/gate, will be turned over to Aurora Water. Thus, the Applicant believes a License Agreement is not required. If otherwise, please notify the Applicant so the process can be initiated.*

10C. Submit Title Work with active document links.

*The Title Work will be submitted along with this response.*

11. Excel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

11A. Re: Porteos Lift Station, Case # DA-1903-12

*MSK has addressed this comment.*

End of Responses.

If you have any questions, please contact me at 303-903-0918 or dave@mskwater.com.

Thank you.

MSK Consulting, LLC



David L. Takeda, P.E.  
Owner

Attachments: CSP Drawings Submittal #2 dated August 29, 2019  
Response to Redlines  
Additional Items Requested (Title Work and .dwg file)