

October 10, 2019

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



**RE: Porteos Lift Station at Porteos CSP and Application No: DA-1903-12
 Response to Comments on the 2nd 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 #2 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 received and addressed.

Acknowledged.

2. Completeness and Clarity of the Application

2A. Comments have been addressed and approved.

Acknowledged.

3. Architectural and Urban Design Issues

3A. Comments have been addressed and approved.

Acknowledged.

4. Landscaping Issues

4A. Sheet 6 of 9: Change the label for the fence installation to "installed by JAG Development".

This comment has been addressed, but instead reads "installed by developer".

5. Addressing

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 is 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.

This file was uploaded with Submittal #2, but MSK will provide it with this submittal.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. Civil Engineering

6A. Sheet 3 of 9: Please indicate/label the surface material to be used in the equipment courtyard.

The equipment courtyard's surface will be concrete. The callout on the drawing has been revised to indicate this.

6B. Please see Cover Sheet note from Public Works regarding approval of preliminary drainage letter/report.

Acknowledged.

7. Traffic Engineering

7A. Comments have been addressed and approved.

Acknowledged.

8. Fire / Life Safety

8A. Comments have been addressed and approved.

Acknowledged.

9. Aurora Water

9A. Sheet 3 of 9: Please verify that chemical delivery trucks are able to make turn without cutting the corner and hitting the Sign and/or fencing.

The width of the curb cut has been increased to 30' wide to accommodate the turn radius of chemical trucks. This will prevent the truck from running over the curb. The sign, fence, and gate are clear of the truck's path.

9B. Sheet 5 of 9: Please see redline comment. 9C. Sheet 6 of 9: Please see redline comment.

The water meter has been called out on the drawings. The ownership of the lift station's property will be conveyed to Aurora, thus an easement is not required (per Vern Adam).

10. Real Property

10A. See the red line comments on the Site Plan.

The True Point of Beginning and ties to both parcels have been added to the Overall Site Plan.

10B. Dedicate the parcel by separate document and send all the necessary items to Andy Niquette at aniquette@auroragov.org.

Acknowledged.

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 #3 dated October 10, 2019
Response to Redlines
Additional Items Requested (.dwg file)