



Samuel Engineering
8450 E. Crescent Parkway,
Suite 200
Greenwood Village
Colorado 80111

September 21, 2021

Colin Brown, Senior Planner
City of Aurora
Oil and Gas Division
15151 East Alameda Parkway, Suite 2300
Aurora, Colorado 80012

RE: Initial Submission Review – Mustang Booster Station Site Plan Amendment
Application Number: DA-2161-01
Case Numbers: 2018-6058-01

Dear Mr. Brown,

Samuel Engineering has reviewed the initial submission comments dated September 7th, 2021 regarding the Mustang Booster Station Site Plan Amendment. The following summarizes Samuel Engineering's response to the comments.

PLANNING DEPARTMENT COMMENTS

1. Plan Set

1A. Remove the AutoCAD SHX comments and flatten the PDF for the second submission.

Response: Removed.

1B. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.

Response: Noted. Preliminary Drainage Letter Signature Sets were submitted 9/16/21.

1C. Communication towers typically require the following: Structural and electrical drawings to be submitted and reviewed, which would require a building division permit. The submitted plans would include details such as fastening, wind loads, etc. Please contact a Permit Technician for questions on the online submittal process for a new permit at 303.739.7420. (Life Safety).

Response: Noted. Submittal is being prepared for a ground mount antennae permit.

1D. Sheet 2

- See comments and redlines from Real Property

Response: Redlines have been coordinated with Maurice with Real Property and addressed as discussed/required.

1E. Sheet 3

- Include a grading plan showing the changes (Public Works)

Response: No grading changes will take place. Equipment will be placed on existing pad. As discussed, no revised grading plan sheet necessary.

- Shrink the clouded outline to only be around the proposed additions. Currently, it appears as though everything within the outline is being proposed with the second amendment. (Planning).

Response: Clouds have been revised.

2. Vicinity / Context Map (Planning)

- 2A. Continue to incorporate into the overall plan set.

Response: As discussed, comment standard and does not apply here.

3. Interim Reclamation Plan (Planning)

- 3A. This requirement was waived during the Pre-Application meeting on 7/14/2021.

Response: Noted.

4. Visual Mitigation Plan (Planning)

- 4A. This requirement was waived during the Pre-Application meeting on 7/14/2021

Response: Noted.

5. Landscape Plan (Planning/Landscape)

- 5A. This requirement was waived during the Pre-Application meeting on 7/14/2021.

Response: Noted.

6. Lighting Plan (Planning)

- 6A. This requirement was waived during the Pre-Application meeting on 7/14/2021.

Response: Noted.

7. Building and Structure Elevations (Planning)

- 7A. This requirement was waived during the Pre-Application meeting on 7/14/2021.

Response: Noted.

LETTER OF INTRODUCTION COMMENTS

8. Project Summary (Planning)

8A. This requirement is acceptable as submitted.

Response: Noted.

9. Applicable BMPs Addressed (Narrative List) (Planning)

9A. This requirement is acceptable as submitted.

Response: Noted.

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

10A. The Neighborhood Meeting requirement was waived during the Pre-Application meeting on 7/14/2021.

Response: Noted.

10B. Additional Electronic Comments received by the City:

- Name: Annemarie Heinrich Fortune

Organization: Tri-County Health Department, 6162 S. Willow Drive, Suite 100, Greenwood Village
CO 80111 (aheinrich@tchd.org)

Comment: Please see the attached letter.

Response: Comments have been noted.

- Name: Charlie Pajares, P.E., CFM

Organization: Mile High Flood District, 2480 W. 26th Avenue Suite 156-B, Denver, CO 80211
(cpajares@mhfd.org)

Comment: Please see the attached letter.

Response: Comment 1 has been noted. Per conversation with Charlie Pajares, Comments 2 and 3 can be disregarded, as the project has already been constructed.

- Name: Donna George

Organization: Public Service Company of Colorado, 1123 W. 3rd Ave, Denver CO 80223
(donna.l.george@xcelenergy.com)

Comment: Please see the attached letter.

Response: Comments have been noted.

11. Response to Pre-Application Comments (Planning)

11A. This requirement was waived during the Pre-Application meeting on 7/14/2021.

Response: Noted.

OPERATIONS PLAN COMMENTS

12. Operations Plan (Planning)

Integrity Management Plan

12A. This requirement was waived during the Pre-Application meeting on 7/14/2021.

Response: Noted.

Operations Plan

12B. This requirement was waived during the Pre-Application meeting on 7/14/2021.

Response: Noted.

13. Project Development Schedule (Planning)

13A. This requirement was waived during the Pre-Application meeting on 7/14/2021.

Response: Noted.

14. Security Plan (Planning)

14A. This requirement was waived during the Pre-Application meeting on 7/14/2021.

Response: Noted.

15. Decommissioning / Final Reclamation Plan (Planning)

15A. This requirement was waived during the Pre-Application meeting on 7/14/2021.

Response: Noted.

EMERGENCY RESPONSE PLAN COMMENTS

16. Emergency Response Plan (Building/Life Safety)

Field-Wide Plan

16A. This requirement was waived during the Pre-Application meeting on 7/14/2021.

Response: Noted.

Site-Specific Plan

16C. This requirement was waived during the Pre-Application meeting on 7/14/2021.

Response: Noted.

17. PHA-HAZOP Analysis (Building/Life Safety)

Field-Wide Plan

17A. This requirement was waived during the Pre-Application meeting on 7/14/2021.

Response: Noted.

Site-Specific Plan

17C. This requirement was waived during the Pre-Application meeting on 7/14/2021.

Response: Noted.

COMMENTS ON OTHER REQUIRED ITEMS

18. Traffic Letter / Plan (Traffic)

18A. This requirement was waived during the Pre-Application meeting on 7/14/2021.

Response: Noted.

19. License Agreements (Real Property)

19A. License Agreements will only be required when there are encroachments to future or existing City ROW's, easements or City owned property. Make sure all current and future road crossings are covered by a License Agreement. For clarification, easements will not be given by the City.

Response: Noted. All applicable License Agreements were acquired. No new agreements are required.

20. Recorded Surface Use Agreement (Real Property)

20A. This requirement was waived during the Pre-Application meeting on 7/14/2021.

Response: Noted.

21. Property Owner Authorizations (Real Property)

21A. This requirement was waived during the Pre-Application meeting on 7/14/2021.

Response: Noted.

22. Water Delivery Method/Water Supply Plan (Water)

Water Delivery Agreement

22A. This requirement was waived during the Pre-Application meeting on 7/14/2021.

Response: Noted.

Water Supply Plan

22B. This requirement was waived during the Pre-Application meeting on 7/14/2021.

Response: Noted.

23. Groundwater Quality Monitoring Plan (Water)

23A. This requirement was waived during the Pre-Application meeting on 7/14/2021.

Response: Noted.

24. Fugitive Dust Suppression Plan (Water)

24A. This requirement was waived during the Pre-Application meeting on 7/14/2021.

Response: Noted.

25. Fluid Disposal Plan (Water)

25A. This requirement was waived during the Pre-Application meeting on 7/14/2021.

Response: Noted.

26. Water Use Plan (CDPHE Reg. 84)

26A. This requirement was waived during the Pre-Application meeting on 7/14/2021.

Response: Noted.

27. Weed Control Plan (Water and PROS)

27A. This requirement was waived during the Pre-Application meeting on 7/14/2021.

Response: Noted.

28. Wildlife Impact Mitigation Plan (PROS)

28A. This requirement was waived during the Pre-Application meeting on 7/14/2021.

Response: Noted.

29. Stormwater Management Plan

29A. These Civil documents will be reviewed and commented on by the standard SWMP Review team via upload through the separate Public Works portal; please contact Public Works at 303-739-7457 to set up a Pre-Submittal meeting.

Response: The following standard Stormwater Management Plan comments are not applicable to this project. No grading or drainage changes are being made. Civil documents will not be revised as approved.

29B. FYI: The City of Aurora Storm Drainage Design and Technical Criteria, and by reference the Mile High Flood District Urban Storm Drainage Criteria Manual, shall be used for designing required features of any extended detention basins including: trickle channel, forebay, micropool, maintenance access, pond volume, emergency overflow weir and outlet structure. It shall be noted that an approved Pond Certificate is required prior to returning Fiscal Security Deposit (as well as other conditions within the Stormwater Permit) and prior to commencement of business operations. (Public Works).

Response: Comment N/A.

29C. FYI: Profiles for gathering lateral pipelines crossing any Aurora Water utilities, ROWs, and floodplains will be required as part of the SWMP plan. (Water)

Response: Comment N/A.

29D. FYI: Outlet structures will be required on detention basins- detail required (Water)

Response: Comment N/A.

29E. FYI: An I&M plan for maintenance of all sediment and detention basins, as well as all other private stormwater infrastructure, is required to be submitted with SWMP plans

Response: Comment N/A.

30. Preliminary Drainage Report

30A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.

Response: Noted. Signature sets have been submitted.

31. Road Maintenance / Construction (Public Works)

31A. This requirement was waived during the Pre-Application meeting on 7/14/2021.

Response: Noted.

32. Air Quality Plan (Planning)

32A. This requirement was waived during the Pre-Application meeting on 7/14/2021.

Response: Noted.

33. Noise Management Plan (Planning)

33A. This requirement was waived during the Pre-Application meeting on 7/14/2021.

Response: Noted.

34. Application Form (Planning)

Checklist

34A. This requirement was waived during the Pre-Application meeting on 7/14/2021.

Response: Noted.

35. 350 Foot Radius Abutters List (Planning)

35A. This requirement was waived during the Pre-Application meeting on 7/14/2021.

Response: Noted.

36. DOT/PHMSA Forms (Planning)

36A. This requirement has been waived. There are no DOT/PHMSA required forms for this project.

Response: Noted.

Please do not hesitate to contact me if you have any questions or require any additional information.

Sincerely,

Lauren Root
Senior Civil Engineer

cc: Michael Fortney, Project Manager
Matt Bolling, Project Manager
Terry Brey, Crestone Peak Resources