



a **Westwood** team

September 13, 2021

City of Aurora
Planning
Zoning and Plan Review
Attn: Colin Brown
15151 East Alameda Parkway
Aurora, CO 80112

**RE: Natural Gas Pipeline As-Built Site Plan Amendment #6
Lone Tree North Lateral - Letter of Introduction
Section 15, Township 4 South, Range 65 West, Parcel #1977-00-0-00-350
579 South Hayesmount Road, Aurora, CO 80018**

To Whom it May Concern:

On behalf of the applicant, the Operator, Crestone Peak Resources Midstream LLC (CPRM), Westwood Professional Services, Inc. (Westwood) presents this amendment to the *Natural Gas Pipeline Gathering System, As-Built Site Plan* to include the *Lone Tree North Lateral*. The *Natural Gas Pipeline Gathering System, As-Built Site Plan* was approved by the City of Aurora (City) on September 29, 2020. This amendment application summarizes the connection of the existing *Spine G North Lateral* to the approved *Lone Tree North Oil & Gas Well Pad*.

Lone Tree North Lateral

The *Lone Tree North Lateral* is located in Section 15, Township 4 South, Range 65 West, is approximately 130 feet long, and is a steel gas pipeline, six inches in diameter. The *Lone Tree North Lateral* will carry natural gas from the *Lone Tree North Oil & Gas Pad* to the existing *Spine G North Lateral*. The *Lone Tree North Lateral* will be within an existing fifty foot wide permanent easement, with a twenty five foot temporary construction easement on the north side of the easement. There is an existing six inch steel gas pipeline currently installed within this easement servicing Phase 1 of the *Lone Tree North Oil & Gas Pad*. The proposed line will be installed ten feet north of the existing line, remaining within the existing easement, in order to serve Phase 2 of the well pad. There are no new proposed above ground appurtenances for this lateral, not including the appurtenances located on the oil and gas well pad. The lateral does not cross any City of Aurora Right-of-Ways, utilities, or any floodplains. The alignment of the *Lone Tree North Lateral* was chosen due to the proximity to the *Lone Tree North Oil & Gas Well Pad* and the *Spine G North Lateral*. A standalone SWMP Plan and SWMP Report will be prepared for the *Lone Tree North Lateral* for civil review.

Access to the *Lone Tree North Lateral* will be taken from the existing *Lone Tree North* access road onto the existing easement. This existing private access road is accessed off of Hayesmount Road, in Section 15, Township 4 South, Range 65 West. Prior to traveling on the access road, the construction traffic will follow routes per the approved Road Maintenance Agreement (Crestone Aurora Road Maintenance Agreement Version 2018.01.03). The weight of the loads for construction traffic will have a maximum load of 140,000 lbs.

The *Lone Tree North Lateral* is anticipated to begin construction in the first quarter of 2022, with startup and product flowing in the second quarter of 2022. The existing zoning within and surrounding the proposed *Lone Tree North Lateral* easement is R-2 – Medium-Density Residential District. The existing land use for the pipeline easement is crop land. A Neighborhood Meeting and a Soils Report are not required at this time per the Pre-Application Library Time Notes dated 09/02/2021.

General Pipeline Information

Pipelines are the safest method to transport material, reducing the possibilities of hazards such as fires, explosions, spills, or leaks. During normal pipeline operations, there will be minimal emissions and fluids released, and solely related to pigging operations; no dust is produced. Without pipelines, hydrocarbons and produced water would be trucked. The decreased truck traffic due to the pipeline will reduce impact to the lifespan of roadway surfaces.

Pipeline infrastructure is monitored remotely 24/7/365. In the event of an emergency, the operator will initiate its Site Specific Emergency Response Plan. This plan is included with this application. If a problem arises, the location of concern can be isolated at appurtenance sites, remotely. Refer to the approved Integrity Management Plan (Crestone Peak Midstream Field Wide Integrity Management Plan Version2020.09.29) and the approved Field Wide Emergency Response Plan (Crestone Peak Midstream Field Wide ERP Version2020.09.29) for more details regarding methods put in place to remove potential hazards to the health, safety, and welfare of the operator's employees and the public.

There are no proposed above-ground impacts to the landscape, that warrant visual mitigation. There are no lights or noise associated with pipeline infrastructure. Because the pipeline corridor is not fenced, natural wildlife movements are not compromised. After construction, the disturbed land will be re-vegetated with native grasses or returned to agricultural croplands.

If these pipelines are no longer needed, they will either be abandoned in place, flushed, filled with inert gas, and capped, or completely removed in accordance with City, Colorado Oil and Gas Conservation Commission (COGCC), Department of Transportation (DOT) and Pipeline and Hazardous Materials Safety Administration (PHMSA) rules and regulations. Continual maintenance on pipelines that have been de-commissioned is not anticipated. If all the utilities within an easement are de-commissioned, the pipeline easement may be released to the landowner.

The proposed pipelines will not have undue adverse effects on existing and future development of the surrounding area. The design of the proposed pipelines mitigates negative impacts on the surrounding area to the greatest extent feasible. The disturbed area shall be maintained during construction by the applicant or property owner in such a manner to control soil erosion, dust, and the growth of noxious weeds.

Please refer to the separate attachment to this Letter of Introduction that describes how each of the required BMPs are addressed with this application.

If you have any questions during the course of this application process, please do not hesitate to contact me directly at 720.249.3539.

Sincerely,

Westwood Professional Services, Inc.

Crestone Peak Resources Midstream, LLC



Melinda E. Lundquist, PE
Director, Private Development Colorado



David A. Stewart
Vice President, EHS & Regulatory

cc: Jay Knutson, Nancy Floyd, and Kathy Denzer, Crestone Peak Resources Midstream, LLC
1801 California Street, Suite 2500
Denver, CO 80202

BEST MANAGEMENT PRACTICES FOR PIPELINES

The *Natural Gas Pipeline Gathering System, As-Built Site Plan* was approved by the City of Aurora on September 29, 2020. That application was subject to the third party oil and gas operator agreement between the City of Aurora and Elevation Midstream, LLC, finalized in July 2019. The City of Aurora is currently working through creating an Oil and Gas Manual. On December 14, 2020 City staff delivered an updated BMP list, specific to pipeline applications. As understood from City staff, this application is subject to that pipeline BMP list and each of the BMPs listed are required to be addressed. The following describes how this application will specifically adhere to the required applicable BMPs or describe how a required BMP is not applicable to this application.

1. Access Roads: No new access roads are proposed with this application. Access roads are typically not proposed for pipeline projects.
2. Air Quality: A Fieldwide Air Quality Plan (Crestone Peak Midstream Field Wide Air Quality Plan Version 2020.09.29) was approved with the original As-Built application. Minimal emissions and minor leaks of the natural gas pipeline may exist. The equipment used to construct pipelines does produce emissions which are regulated by entities other than the City of Aurora.
3. Automatic Safety Protective Systems/Surface Safety Valves: Please refer to Section 8.2 of the approved Integrity Management Plan (Crestone Peak Midstream Field Wide Integrity Management Plan Version 2020.09.29), which addresses pipeline isolation with isolation valves. This document is a field-wide plan, submitted and approved with the As-Built application.
4. Buildings, Structures, Appurtenances: This application does not propose any new buildings, structures or above ground appurtenance equipment. There are no buildings along the main gathering system pipelines. There are existing buildings on the well pad sites where pipelines connect.
5. Chemical Disclosure and Storage: There are areas where chemicals are stored and/or used which are next to existing pipeline above ground appurtenances. Maximum volume at each of these sites is 330 gallons. Any hazardous chemicals that are to be used for construction or maintenance activities will be reported to the City of Aurora Life Safety Department or SDS Sheets can be provided.
6. Color/Paint Color: All permanent above ground appurtenance equipment shall be painted in a tan or brown matte finish unless a different color is necessary for safety. This application does not propose any new above ground appurtenance equipment.
7. Construction of Gathering System and Flowline: This pipeline application memorializes the construction of the proposed natural gas pipeline lateral, thus satisfying the intent of this BMP. In the event that the pipelines described in the original application are temporarily taken out of service, conveyance of the natural gas will be accomplished in accordance with the terms of the Elevation Midstream, LLC Operator Agreement, where applicable.
8. Construction Work Hours: The construction of the pipeline will occur during daylight hours, per the City of Aurora Zoning Code. Pipeline delivery to the construction site will be restricted between 7AM and 8PM.
9. Cultural and Historical Resource Protection: No impacts to City identified cultural or historical structures, sites or districts are anticipated.
10. Discharge Valves: Appurtenance sites will be protected with a security fence that limits access to authorized personnel. Valves will be blinded (where necessary) and locked. This application does not propose any new appurtenance sites.
11. Emergency Response/Action Plan: A Fieldwide Emergency Response Plan (Crestone Peak Midstream Field Wide ERP Version 2020.09.29) was approved with the original As-Built application that is in accordance with the provisions detailed in Section II.16 of the Elevation Midstream, LLC Operator Agreement, including filing it with local emergency responders, providing contact information for CPRM's responsible parties, creating as-built mapping, describing a detailed response to all anticipated emergency scenarios, including evacuation routes and contacts for emergency care facilities, demonstrating operator preparedness relative to personnel, supplies and training, listing Material Safety Data Sheets (MSDS), if applicable, coordinating training with local emergency responders, agreeing to reimbursement to local emergency responders for expenses attributed to CPRM, describing emergency shut-down procedures, including logistics and notifications thereof, and agreeing to use non-toxic foam in mitigating fires. A Site-Specific Emergency Response Plan is included with this application that has specific details for the proposed location.

12. Events or Incidents to be reported: Any COGCC or OSHA reportable injuries, accidents, or natural events shall be reported to the City within twenty-four (24) hours. Once the applicable forms are submitted to the agency, a copy of that form will also be provided to the City. In the event of a fire that is not controllable by Operator personnel, explosion, or need for emergency services response, 911 shall be called.
13. Fencing/Security Fencing: No fencing is proposed with this amendment.
14. Fugitive Dust Suppression: There is no on-going dust generation activity associated with this pipeline project. During construction of the pipeline, dust will be mitigated with practices including but not limited to treating with water and restriction of construction activity during high-wind days. Areas that are voided of vegetation to facilitate construction, will be seeded and mulched. The approved Fieldwide Air Quality Plan (Crestone Peak Midstream Field Wide Air Quality Plan Version 2020.09.29) discusses dust suppression measures.
15. General Maintenance: CPRM will operate and maintain the pipeline infrastructure pursuant to manufacturer specifications and with the intent to comply with the Best Management Practices.
16. Insurance: CPRM can and will comply with the insurance requirements stipulated in the Elevation Midstream, LLC Operator Agreement.
17. Lighting: There is no permanent lighting planned for this pipeline project. All construction activities will occur during daylight hours. Routine maintenance activities will occur during daylight hours.
18. Maintenance of Machinery: Routine field maintenance of vehicles or mobile machinery shall not be performed within 500 feet of any Waters of the United States, as defined by the Environmental Protection Agency. All fueling shall occur over impervious material and spills shall be cleaned up and properly disposed.
19. Mechanical Integrity Program: The Field Wide Integrity Management Plan (Crestone Peak Midstream Field Wide Integrity Management Plan Version 2020.09.29) was approved with the original As-Built Application.
20. Mud Tracking: Tracking of sediment onto public roads will be mitigated per the Stormwater Management Plan.
21. Noise Management Plan/Noise Mitigation: There is no noise associated with typical pipeline operations. During construction, there is noise associated with the excavation equipment, unloading of pipeline materials, and vehicular traffic. There may be noise at the appurtenance sites during typical maintenance activities. CPRM will comply with the City of Aurora noise regulations.
22. Notifications to the City Regarding Commencement of Operations and Phases of Operations/Notifications to the City regarding Commencement of Construction at CGF and Pipeline Operations/Notifications to the City: Written notice shall be provided thirty days (30) prior to construction commencement of any pipelines. No CGF is planned by CPRM.
23. Noxious Weed Control: The Field Wide Weed Control Plan (Crestone Peak Midstream Field Wide Weed Control Plan Version 2021.03.17) was approved with the approved amendment to the As-Built Application.
24. PHA-Hazard and Operability Study: A Fieldwide Hazards & Operability Study (HAZOP) (Crestone Peak Midstream Field Wide PHA-HAZOP Watkins Version 2020.09.29) was approved with the original As-Built application. A site specific PHA-HAZOP letter is included with this submittal.
25. Reclamation/Decommissioning: After construction, the disturbed land will be re-vegetated with native grasses or returned to agricultural croplands. If these pipelines are no longer needed, they will either be abandoned in place, flushed, filled with inert gas and capped, or completely removed in accordance with City, Colorado Oil and Gas Conservation Commission (COGCC), DOT and Pipeline and Hazardous Materials Safety Administration (PHMSA) rules and regulations. Continual maintenance on pipelines that have been de-commissioned is not anticipated. If all the utilities within an easement are de-commissioned, the pipeline easement may be released to the landowner.
26. Removal of Debris: All construction-related debris shall be removed from the pipeline corridor for proper disposal in a timely manner. The pipeline corridor shall be always maintained free of debris and excess materials during operation. Operator shall also not stockpile debris at the pipeline corridor.
27. Risk Management: An FMEA (Failure Mode and Effects Analysis) risk analysis is included in the approved Fieldwide Emergency Response Plan (Crestone Peak Midstream Field Wide ERP Version 2020.09.29) and some aspects of risk are also addressed in the approved Integrity Management Plan (Crestone Peak Midstream Field Wide Integrity Management Plan Version 2020.09.29).

28. Spills: CPRM shall notify the City of Aurora of any spills of a reportable quantity, as defined by the COGCC.
29. Stormwater Management: The proposed pipelines will be entitled through a separate application, including a site-specific stormwater management plan and stormwater management report.
30. Strict Application of BMP Standards: This application is in accordance with the intent of the Elevation Midstream, LLC, Operator Agreement, and no variances are currently being pursued. In the event a variance is needed, the request will be made in accordance with City of Aurora requirements.
31. Tree mitigation: No tree removal is anticipated with this pipeline construction. Future pipeline infrastructure will be planned in a manner that minimizes tree impacts.
32. Visual Mitigation: Visual mitigation is largely not applicable, as the pipeline infrastructure is below grade. No above ground appurtenance sites or fencing are proposed with this amendment.
33. Wastewater and Waste Management: Waste is only produced during pigging operations and is collected in a contained skid at multiple pig receiver locations throughout the gathering system. Any waste collected in the skid(s) is removed via vac-truck and taken to a licensed disposal facility.
34. Water Quality Monitoring Plan/Groundwater Pollution Mitigation: Adverse groundwater impacts are not anticipated with pipeline construction. In the event that groundwater is encountered during construction, the City of Aurora will be notified, further a groundwater discharge permit will be obtained from the Colorado Department of Public Health and Environment (CDPHE). CPRM will utilize stormwater BMPs, such as silt fencing, construction markers, sediment control logs and seeding and mulching in order to minimize erosion and sediment transport during construction. CPRM will utilize leak detection technology to identify locations of maintenance and/or repair in order to minimize leaching into the groundwater table.
35. Water Supply: CPRM agrees to comply with applicable laws, rules and regulations concerning the source(s) of water used in the operations phases of this pipeline, which would be for hydrostatic testing purposes.
36. Wildlife Impact Mitigation Plan: A Site Specific Wildlife Impact Plan is included with the submittal documents.

RESPONSE TO PRE-APPLICATION NOTES, DATED SEPTEMBER 02, 2021

Text from the Pre-Application Notes are shaded. Responses are stated in the ***bold italicized*** text.

Standards and Issues:

1. Land Use

Historic Land Use - The land use for the Eastern Hills South and the Lone Tree North lateral pipeline easement has been vacant land or used for agricultural purposes. The majority of both lateral pipelines will stay within the well site boundary.

Acknowledged.

2. Best Management Practices (BMPs) for New Pipelines

Please see the attached Best Management Practices (BMPs) form for Pipelines outlined in the Elevation Midstream Operator Agreement or Oil and Gas Manual. These are the City of Aurora's current standards and include the following components:

- **General BMPs:**

- Access Roads
- Air Quality
- Automatic Safety Protective Systems / Surface Safety Valves
- Buildings, Structures, Appurtenances
- Chemical Disclosure and Storage
- Color / Paint Color
- Cultural and Historical Resource Protection
- Emergency Response / Action Plan
- Events or Incidents / Events to be Reported.
- Fencing / Security Fencing
- Fugitive Dust Suppression
- General Maintenance
- Insurance
- Lighting
- Maintenance of Machinery
- Mud Tracking
- Noise Management Plan / Noise Mitigation
- Notifications to the City Regarding Commencement of Construction at CGF and Pipeline Operations / Notifications to the City
- Noxious Weed Control
- PHA-Hazard and Operability Study
- Removal of Debris
- Risk Management
- Spills
- Stormwater Management
- Strict Application of BMP Standards
- Tree Mitigation
- Visual Mitigation
- Wastewater and Waste Management
- Water Quality Monitoring Plan / Groundwater Pollution Mitigation
- Water Supply
- Wildlife Impact Mitigation Plan

The BMPs from this list are individually addressed in this Letter of Introduction.

- **Pipeline Specific BMPs:**
 - Construction of Gathering System and Flowlines
 - Construction Work Hours
 - Discharge Valves
 - Mechanical Integrity Program
 - Reclamation

The BMPs from this list are individually addressed in this Letter of Introduction.

Similarly, attached is an Oil and Gas Submittal Documents Checklist that correspond to the BMPs; the required documents include:

- **Notated Checklist- If an item is not marked, it MUST have a brief note explaining why it is not required, e.g. "N/A – No proposed roads."** - ***Included with submittal.***
- Pipelines- Plan Set (including all standard City of Aurora site plan requirements) - ***Included with submittal.***
 - Vicinity/Context Map - ***Included with Site Plan Amendment submittal.***
 - Interim Reclamation Plan – ***Not applicable to pipeline projects.***
 - Visual Mitigation Plan – ***Not applicable to pipeline projects. Additionally, there are no proposed above ground structures with this application.***
 - Landscape Plan – ***Not applicable to pipeline projects..***
 - Lighting Plan – ***Not applicable to pipeline projects. There is no proposed lighting with this application.***
 - Building and Structure Elevations - ***Transfer Pump Skids are proposed on the existing well sites for the pipeline connections. The original application includes schematics of these structures. There are no structures along the pipeline lateral. This application does not propose any new buildings or above ground appurtenance equipment.***
 - Within 1,800 feet of the Flowline, show:
 - Existing Land Use – ***Land use is consistent within 1,800 feet of the flowline. Zoning is shown on Sheet 2 of the Site Plan Amendment.***
 - Approved Plans – ***Existing neighborhoods are shown on Sheet 3 of the Site Plan Amendment, Civil Plan approval numbers are shown for the approved well sites.***
 - Zone Districts and Overlays - ***Zone Districts and Overlays are shown on Sheet 2 of the Site Plan Amendment.***
 - Floodplains and Floodways – ***Floodplains are shown on Sheet 4 of the Site Plan Amendment.***
 - Within 500 feet of the Flowline, show:
 - Visible Improvements – ***Shown on the Site Plan Amendment.***
- Pipelines- Letter of Introduction (including variance requests with justifications) - ***Included with submittal.***
- Project Summary (including name, address, email, and telephone number of the applicant) - ***Included with the Letter of Introduction submittal.***
 - A description of the Gathering System and Flowline, including the product(s) or substance(s) being transported and its/their source, size, terminus or end of route, and type of Facility, including any support structures involved - ***Included with the Letter of Introduction submittal.***
 - All public utility crossings labeling the diameter and type of utility crossing to include bridges, culverts, water, wastewater, and stormwater infrastructure. Also identify all public utilities within a 150-foot buffer from Gathering System and Flowline - ***Included with the Letter of Introduction submittal.***
 - A description of the route or location of the Gathering System and Flowline and reasons for its selection. - ***Included with the Letter of Introduction submittal.***
 - A description of any haul routes during construction, identifying the roads and bridges involved and the weight of the loads - ***Included with the Letter of Introduction submittal.***
 - A statement which provides evidence of compliance with the following standards:

- The Gathering System and Flowline will not have undue adverse effects on existing and future development of the surrounding area. Include standard practices in case future development proposes a vehicular crossing over your pipeline- **Included with the Letter of Introduction submittal.**
 - The design of the proposed Gathering System and Flowline mitigates negative impacts on the surrounding area to the greatest extent feasible - **Included with the Letter of Introduction submittal.**
 - The disturbed area shall be maintained during construction by the applicant or property owner in such a manner to control soil erosion, dust, and the growth of noxious weeds - **Included with the Letter of Introduction submittal.**
- Soils reports required for Gathering System and Flowline crossings or any Gathering System and Flowline encroaching in public right-of-way, if required by the Department of Public Works. – **A Soils Report has not been required by Public Works at this time.**
- Applicable BMPs Addressed (Narrative List)) - **Included with the Letter of Introduction submittal**
- Neighborhood Meeting Schedule and Results / Response to Public Comments - **A Neighborhood Meeting was deemed not necessary at this point during the Pre-Application Meeting.**
- Response to Pre-Application Notes / Review(s) - **Included with the Letter of Introduction submittal.**
- Pipelines- Operations Plan – **Please refer to the Integrity Management Plan approved with the original application.**
- Project Development Schedule (An outline of the planned construction, including startup and commissioning schedule, and include timing of each. The City acknowledges that this outline is subject to change, due to factors including, but not limited to, contractor availability, weather, ability to close ROW tracts, and the timing of third party facility completion.) - **Included with the Letter of Introduction submittal.**
- Procedures to be employed in mitigating any adverse impacts of the proposed routes or sites of the Gathering System and Flowline– **Refer to the Integrity Management Plan approved with the original application.**
- Security Plan – **Not applicable to pipeline projects. Refer to the BMP Responses included in the Letter of Introduction Submittal**
- Decommissioning / Final Reclamation Plan – **Not applicable to pipeline projects. Refer to the BMP Responses included in the Letter of Introduction Submittal**
- Emergency Response Plan – **Fieldwide ERP approved with the original application. Site Specific ERP included with submittal.**
- PHA-HAZOP Analysis Letter - **Included with submittal.**
- Traffic Letter / Plan– **Not required at this time by city staff.**
- License Agreements (must also be submitted separately to Real Property) – **No License Agreements are required for this project.**
- Recorded Surface Use Agreement (must also be submitted separately to Real Property) - **Included with submittal.**
- Property Owner Authorizations - **Included with submittal as Surface Use Agreements..**
- Pipelines:
 - Operator shall provide either authorization letters or agreements from all impacted property owners to verify application can be accepted. If using a third-party easement, the original easement signed by landowners that allows assignment rights will suffice - **Included with submittal as Surface Use Agreements.**
 - Easements or rights-of-way for the Gathering System and Flowline from other landowners or a statement that the applicant is currently in good faith negotiations with the owners of surface properties, irrigation ditch companies, and/or affected irrigation ditch easement owners of record at the point crossed by the Gathering System and Flowline
- Water Supply Plan / Delivery Method – **Refer to the BMP Responses included in the Letter of Introduction Submittal**

- Groundwater Quality Monitoring Plan – *Refer to the BMP Responses included in the Letter of Introduction Submittal*
- Fugitive Dust Suppression Plan– *Refer to the BMP Responses included in the Letter of Introduction Submittal*
- Fluid Disposal Plan– *Refer to the BMP Responses included in the Letter of Introduction Submittal*
- Water Use Plan CDPHE Reg. 84– *Refer to the BMP Responses included in the Letter of Introduction Submittal*
- Weed Control Plan – *Fieldwide Plan approved with original application.*
- Wildlife Impact Mitigation Plan – *Fieldwide Plan approved with original application; Site specific plan included with this submittal.*
- Stormwater Management Plan (Contact Public Works for a separate Pre-Submittal meeting) - *Acknowledged.*
- Preliminary Drainage Report – *Not applicable for pipeline projects.*
- Road Maintenance / Construction – *Road Maintenance Agreement previously approved between the City of Aurora and Crestone Peak Resources.*
- Air Quality Plan– *Fieldwide Plan approved with original application.*
- Noise Management Plan– *Not applicable for pipeline projects, refer to the BMP Responses included in the Letter of Introduction Submittal*
- Application Form - *Included with submittal.*
- 350 Foot Radius Abutters List - *Included with submittal.*
- COGCC Forms/ 2A / DOT Registration – *No forms or registrations are required for this application.*
- Fee Payment– *To be paid once available on the portal.*

3. FDP / Master Plan / GDP

Not applicable. - *Acknowledged.*

4. Landscape Design/Land Use Issues

Not applicable. - *Acknowledged.*

5. Surface Use Agreement / Property Owner Authorizations

This requirement will be fulfilled by submittal of a recorded Surface Use Agreement, as itemized in the attached checklist.

For Pipelines, Operator shall provide either authorization letters or agreements from all impacted property owners to verify application can be accepted. If using a third-party easement, the original easement signed by landowners that allows assignment rights will suffice. Easements or rights-of-way for the Gathering System and Flowline from other land owners or a statement that the applicant is currently in good faith negotiations with the owners of surface properties, irrigation ditch companies, and/or affected irrigation ditch easement owners of record at the point crossed by the Gathering System and Flowline.

Surface Use Agreements are included with the submittal.

6. New CAD Standards

The City of Aurora has developed a CAD Data Submittal Standard for internal and external use to streamline the process of importing AutoCAD information into the City's Enterprise GIS. Digital Submission meeting the CAD Data Submittal Standards are required by consultants on development projects before submitting to the City for signature sets and on capital projects funded by the City. Please review the CAD Data Submittal Standards, including templates and required layer file labeling, at CAD Data Submittal Standards.

Acknowledged.

7. PDF Requirements

The application will be uploaded through the city's development review website/portal as separate PDFs. Please ensure that all AutoCAD SHX text items are removed from the "Comment" section during the PDF creation process and that the sheets are flattened to reduce ability to select items. PDFs will be rejected during pre-acceptance reviews if they do not comply with this requirement, which could result in delays in application start times if the applicant is asked to re-upload corrected PDFs.

Acknowledged.

Pre-Submittal Meeting:

Contact Colin Brown to schedule a pre-submittal meeting at least one week prior to submitting an application. At the pre-submittal meeting, staff will review the submittal requirements, discuss the review timeline, provide a fee estimate, and review the process for uploading files and inputting adjacent property owners.

The Pre-Submittal meeting for this Amendment has been waived by Colin Brown.

Community Participation:

Please work proactively with registered neighborhood organizations and adjacent property owners. Registered neighborhood organizations within a one-mile radius and adjacent property owners will formally be notified of the application when a submittal has been made to the Planning and Development Services Department.

Neighborhood Services Liaison:

- Your Neighborhood Services Liaison is Scott Campbell. He has put together a report attached to these notes listing the registered neighborhood organizations within one mile of your proposed project and can assist in scheduling and facilitating meetings with community members. Please work with the organizations that express interest in your project to address comments and mitigate concerns.
- All meetings with registered neighborhood organizations should also include the Oil and Gas Division Case Manager so that questions concerning the Elevation Midstream Operator Agreement or Oil and Gas Manual and procedures can be properly addressed. The Case Manager will record any project-related commitments that are made to the community at these meetings.
- Additional information about the Neighborhood Liaison Program can be found on the Neighborhood Services page of the city website.

A Neighborhood Meeting was deemed not necessary at this point during the Pre-Application Meeting.

Parks, Recreation & Open Space Department (PROS)

Wildlife Impact Mitigation Plan – Conduct research to conclude whether your proposed project is located in a significant wildlife habitat, as defined by the State Division of Wildlife, or in a natural area or open space, as designated by the city. Consult with Colorado Parks and Wildlife and PROS to make these determinations and, if applicable, submit a wildlife impact mitigation plan that recommends site-specific and cumulative impact mitigation procedures. If not applicable, provide a statement that investigation concluded that such a plan is not required.

A Fieldwide Plan was approved with original application; please see the Site specific plan included with this submittal.

Noxious Weed Control Plan – There is a Fieldwide Noxious Weed Control Plan in place. If anything has changed, for example chemical application or procedure, submit a new noxious weed control plan which provides text, maps and other descriptive material to define the proposed approach and practices for the control

and management of noxious weeds as defined by State law. This plan will be reviewed by PROS and Aurora Water.

A Fieldwide Plan was approved with original application.

Aurora Water

Aurora Water will receive a referral of the Site Plan and Subdivision Plat for review and comment. Please respond to all Water Department comments with your initial submittal.

Acknowledged.

Key Issues:

- ▶ Profiles are required with the SWMP at all ROW and water utility crossings. Burial depths and utility crossings to be in accordance with city standards.

Acknowledged. No such crossings are proposed with this project.

Utility Service Requirements:

- A Site Plan is required for this project and must show existing and proposed utilities including:
 - Public/Private Mains
 - Service Lines
 - Water Meters
 - Fire Suppression Lines
 - Fire Hydrants necessary to service your development.

Acknowledged.

- General utility design criteria can be found in Section 5 of the Standards and Specifications Regarding Water, Sanitary Sewer and Storm Drainage Infrastructure (Utility Manual).

Acknowledged.

Utility Development Fees:

- A partial Storm Drainage Development fee is required prior to the recording of the Subdivision Plat or at the time of building permit approval if a Plat is not required. Additional Storm Drainage fees may be charged and are based on the amount of impervious surface created by this project.
- The Water Transmission Development Fee and the Sanitary Sewer Interceptor Fee have been combined into the water connection fee and are required to be paid after issuance of building permit and prior to issuance of the Certificate of Occupancy.
- For a full listing of Utility Fees, please see the Aurora Water Fee Schedules.

Acknowledged.

Public Works Department

Traffic Engineering will receive a referral of the Site Plan, Subdivision Plat, and Civils for review and comment.

Acknowledged.

Key Issues:

- ▶ A Roadway Maintenance Agreement is in effect for this development. ***Acknowledged.***
- ▶ All pipeline easements shall be outside of future City Right-Of-Way as identified in City master plans (NEATS & SEATS). ***Acknowledged.***
- ▶ All components of the City's Oil & Gas Manual shall be reviewed. A Detailed Traffic Management plan will not be required for this development. ***Acknowledged.***
 - Pending something unforeseen, such as public comment, Traffic Engineering will not require a Traffic Study at this time. ***Acknowledged.***
- ▶ Identify the haul routes proposed on this project & construction/maintenance access points.

- Site access road connections to arterials would need to be a minimum of 300ft, preference for multiple of 660 feet (660 ft, 1320 ft, etc.) which aligns with the City's minimum Traffic Signal spacing. **Acknowledged.**
- If roadway is provided that is near to the access road, strong preference and potentially a requirement, is to connect to internal access roads within the Planning Area. Use of Well Pads access roads is supported by Traffic Engineering. **Acknowledged.**
- ▶ Ensure all above ground appurtenances are out of sight triangles. **Acknowledged.**
 - Objects and structures shall not impede vision within these sight triangles. Landscaping shall be restricted to less than 26-inches in the sight triangles. Show sight triangles on the site plan and landscaping plan at all access points in accordance with City of Aurora Standard Traffic Detail TE-13 In addition, street trees shall be set back from Stop signs and other Regulatory signs as detailed in City of Aurora Standard Traffic Detail TE-13.3. **Acknowledged.**

Add the following note landscape plans: 'All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10'. **No Landscape sheets are included with this amendment.**

- Show all adjacent and opposing access points on the Site Plan. **Acknowledged.**
- A minimum paved access of 100-feet in length must be provided from flowline of the street into the site. Once the access road is connected to an internal Planning Area street, the new connection will be required to be paved for 100-feet in length into the remaining access road. **Acknowledged.**
- Gates are required to be setback from the street flow line a minimum of 35-feet or one truck length whichever is greater (future flowline, for unbuilt roadways). **Acknowledged.**
- Provide a Turning Template for access point on and off City roadway and all intersections along the Haul Route. **Access points will be shown on the Site Plan and Civil Plans for this project. These access points are typically existing gravel well pad roads or proposed temporary VTC. VTC will follow City of Aurora standards.**
- Label the access movements on the Site Plan. **Acknowledged.**
- Show existing stop signs and street name signs or the installation of new stop signs and street name signs by developer at the site access points onto public streets. Add the following note to the Site Plan: Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards and shown on the signing and striping plan for the development. **No street signs will be proposed or removed with this project.**
- The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Add a note to the Site Plan indicating this commitment. **No street signs or striping will be proposed or removed with this project.**
- Based on our review of the Traffic Documents, additional improvements may be required. **Acknowledged.**

Engineering Division

The Engineering Division reviews the drainage and public improvement components of your project plans. Engineering reviews referrals of the Site Plan and Subdivision Plat from the Planning Department.

Acknowledged.

Key Issues:

- ▶ The site plan shall show and label all existing and future right-of-way. **Acknowledged.**
- ▶ No drainage report or letter is required. **Acknowledged.**
- ▶ All floodplain areas shall be shown on the site plan. Any work within a floodplain will require a floodplain permit. **Acknowledged.**
- ▶ Previously approved plans and reports can be found on the City’s website. Instructions can be found here: Getting to Engineering Documents Online. Older documents can be provided upon request. **Acknowledged.**
- ▶

Improvements:

Sections and details referenced in the Improvements section refer to the City’s Roadway Design and Construction Specifications (Roadway Manual).

- Public improvements are not required for this development.

Acknowledged.

ROW/Easements/Plat:

- Existing and future ROW shall be shown and labeled on the site plan.
- Please coordinate with the Real Property Division of Public Works for the dedication of any required easements. If a plat will be prepared for this development, the plat can cover the required easements.

Acknowledged.

Drainage:

Drainage design standards can be found in the City’s “Storm Drainage Design and Technical Criteria”.

- No drainage report or letter is required.

Acknowledged.

Fire/Life Safety Comments - Building Division

The Building Division will receive a referral of the Site Plan and Subdivision Plat for review and comment. They will review these documents for Life Safety (Fire Code) and Building Code issues.

Acknowledged.

Key Issue:

- ▶ When the annual update of fieldwide documents are done they will need to reflect all changes to include laterals. **Acknowledged.**
- ▶ A Hazardous Operations (HazOp) letter must be submitted with the application by a credentialed professional reflecting how the site will be in conformance with federal regulations. **Acknowledged.**
- ▶ A site-specific Emergency Response Plan (ERP) with a naming convention that matches the site shall be submitted with the application. **Acknowledged.**

Real Property Division

The Real Property Division reviews the Site Plan and processes Subdivision Plats, Easements, and License Agreements that may be necessary for development of property.

Key Issue:

- ▶ Make sure all license agreements are completed prior to civil plan approval

Acknowledged. No License Agreements are proposed with this project.