

Comments are based on applicant questions and material provided at pre-application meeting. Comments are also based on criteria at time of pre-application meeting. Pending submittal date, Code or Criteria may change. Refer to City website for latest versions or updates. Additional review comments will be provided at time of application.

Please refer to City adopted Criteria for Water and Sewer, Stormwater, and Streets:
<https://greeleygov.com/services/pw/design-criteria-and-construction-specifications>

Traffic impact study(TIS) required (or memo). See document for TIS criteria:
<https://greeleygov.com/docs/default-source/public-works/parking/tis-criteria-20198356cec09bcf6c2b8a5fff0000bd1d61.pdf>

A scoping meeting is required with the Traffic Department prior to the project application to discuss TIS considerations and concerns for the area. Contact Brittany Hathaway at Brittany.hathaway@greeleygov.com to set up the meeting.

See attached General Construction Document Information for required notes and signature blocks related to the CD's.

A Drainage Report or an addendum to previously City accepted Drainage Report is Required. Existing Drainage Reports may need revisions pending date of preparation or area changes.

For general information on Stormwater Quality and Ponds, visit:
<https://greeleygov.com/services/pw/stormwater/stormwater-pond-maintenance>

Disturbances of 1 acre or greater (or if the parcel is part of a common plan that equals to or is greater than 1 acre) will require permanent on-site water quality. (Sec. 20-633)

Stormwater detention in accordance with City standards is generally required on all projects. On-site detention may be required pending drainage report findings and available nearby capacity in City-owned or regional ponds. City currently references Mile-High Flood District Standards (<https://mhfd.org>) in addition to adopted Criteria and Construction Specifications. If detention (on or offsite) is existing, pond modifications and certification may be needed. These observations would be provided during the City review.

Address any requested variances in the drainage report. Variances are not guaranteed and subject to approval by Public Works Stormwater.