



Office of Development Assistance
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AuroraGov.org

April 10, 2025

Bryce Maifeld - bmaifeld@bisonog.com
Bison IV Operating, LLC
518 17th Street, Suite 1800
Denver, CO 80202

Re: 747 Pad (#1880766)/Pre-Application Meeting held March 27, 2025

Dear Bryce Maifeld:

I would like to take this opportunity to thank you for considering the City of Aurora for the 747 Pad project. As your assigned Project Manager, I remain available as a resource as you initiate the review and approval process in the city.

Attached to this letter are the formal Staff Comments from your Pre-Application Meeting with the Development Review Team. I have taken the opportunity to highlight a few key issues below that may require further consideration prior to a formal submittal of your Development Application. These, as well as those on the attached pages, will need to be addressed either before or during the development review process.

Key Issues:

- ▶ **Best Management Practices:** Best Management Practices for New Wells and Well Sites per the Bison OG Operator Agreement.
- ▶ **Landscape Plan:** The 747 Pad well site is part of an Operator Agreement, which states that a landscape plan must be submitted for city approval during the well site review process. Once approved, the landscape plan shall be implemented, as development has occurred within 1,500' of the proposed oil and gas location and a water stub had previously been proposed to this site as part of the Porteos development.
- ▶ **Utilities:** A Stormwater Management Plan and report are required. There is a proposed sanitary line and easement running approximately 120' south to Gopher Gulch (Reception # 2023000014387). This easement cannot be encroached into.
- ▶ **Drainage:** Detention and Water Quality/EURV shall be in conformance with the Master Drainage Plan (MDP) and Public Improvement Plan. Note that this proposed site is split by the basin boundary between Gopher Gulch and areas directly tributary to Second Creek. The design of this oil and gas site shall maintain the division of tributary area, percent imperviousness and flows to each of the two outfalls (Second Creek and Gopher Gulch) as shown in the MDP.
- ▶ **Traffic:** A Roadway Maintenance agreement is required prior to approval of the Site Plan and shall cover all City roadways designated to be within the Construction and Haul Routes. A Traffic Study and a Detailed Traffic Management plan are required. Identify the haul routes proposed on this project and construction/maintenance access points. Site access road connections to arterials would need to be a

minimum of 300'; Coordinate with the development on the east side of Jackson Gap Street to align accesses. Provide truck turning templates at the site access and along the construction and haul routes.

► **Public Improvements:** Public improvements shall be provided in conformance with the Porteos Public Improvement Plan for planning area PA-8A including 64th, 60th, and Harvest Road. The required improvements shall be in place prior to the issuance of TCO or end of the project. Additional coordination is required with the Engineering Division if a deferral with the overall developer is pursued for the required improvements. Deferrals are subject to Director approval. All improvements to the site shall be outside existing or future ROW. The access road shall be paved for the first 100'.

The comments reflect information provided on your submittal materials as well as the discussion within the meeting and are meant to provide general direction to you in the preparation of the actual submittals. If the plans change significantly for the project, another pre-application meeting would be advised.

Again, thank you for attending the Pre-Application Meeting with our Development Review Team; I trust the meeting was helpful. If you have any questions or require additional information, please do not hesitate to contact me at 303.739.7352 or lthennes@auroragov.org.

Sincerely,



Lorianne Thennes
Project Manager



City of Aurora

Development Process

While the development process is described in more detail in the [Development Handbook](#), the following information will help you gain a quick understanding of your next steps in the process and outline the formatting of the attached staff comments. In addition, the current development fees may be referenced on the [Development Fees Checklist](#) located on our website.

Step I - Planning Phase

- The application is submitted to the Energy & Environment Division.
- The Energy & Environment Division refers the plan to other city departments for comment.
- Neighborhood meeting(s) are required, preferably between the first and second review.
- The Site Plan is approved administratively.

Step II - Construction Document Phase

Civil Engineering Plans: This generally includes grading, storm drainage, stormwater management plan, public utilities, and street construction plans. All Civil Plans are submitted electronically.

- A Preliminary Drainage Report is a part of the site plan submittal (Step I above). Final drainage plans are included in the civil engineering plans package.
- Civil Plans are submitted through a pre-acceptance process. Once the Civil Plans have been accepted, then the formal review begins. This review is separate from the Planning Phase review above and requires a per-sheet review fee.

Building Plans: (construction plans for structures)

- Typically reviewed after Energy and Environment Division decision is made.

Step III - Construction Phase

Building/Civil Permits:

- **Stormwater Quality Discharge** permits must be issued prior to any site work (Aurora Water).
- **Public Improvement permits** can be issued after Civil Plan approval.
- **Building permits** are issued only after Steps I & II are complete (Site Plan/Civil Plan), and building plans are approved.

Inspections: Certificate of Occupancy (CO) is granted once all work and inspections are complete.

STAFF COMMENTS - PRE-APPLICATION MEETING

Purpose of the Pre-Application Notes

These comments summarize the city's land use ordinances, policies, design standards, and code requirements that apply to your project. They are based on the material you have supplied us and will alert you to key issues involved in your project. They are not intended to provide a complete review of your proposal. Several electronic links have been included within the body of these comments, some specific to your project and some more general in nature. Note that these comments are valid for a period of six months.

Please do not hesitate to contact **Lorianne Thennes, ODA Project Manager**, who assembled these notes.

Contact Information

Below is a list of City of Aurora Departments/Divisions that were represented at the meeting and contact information for the individual City Staff members present.

Development Services

Office of Development Assistance
Lorianne Thennes
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Development Services

Traffic
Dean Kaiser
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Energy & Environment

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Planning

Landscape Design
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Roadway & Public Improvements
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Maria Alvarez
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Parks, Recreation & Open Space

Planning Design and Construction
Not represented at meeting

Life Safety and Building
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Aurora Water

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Land Review Services
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Aurora Water - Drainage

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