



JBK Landscape LLC

1250 South Chambers Road

Aurora, Colorado 80017

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Pre-Application Meeting Responses to Comments

Operations Plan included in Application

Screening of outdoor storage: A solid fence with masonry columns along Salida Way as indicated on the Site Plan.

We are screening the west, north and east sides with black chain link fence and substantial landscaping that will only be visible to adjacent industrial uses.

The abandoned Sanitary Sewer line is not in the way, as there are no buildings planned at this time.

The 5.5' sidewalk and Street Light as indicated on Plan.

On site water quality is as shown, as is detention.

Street Light called for is indicated on the Master Landscape Plan.

Public Improvements noted.

APZII Section 146-807 Noted and in compliance

Mineral Rights Noted....see attached affidavit

Service areas and Trash enclosures...noted....the entire perimeter of the site will be heavily landscaped.

Signage requirementsnoted

Aurora Water....items noted....existing abandoned sewer to remain as it won't interfere with plant and landscape materials storage...

Recycled asphalt will be used for all the surface except the detention pond.

No sewer service required

Development fees noted

Public Works....location of entrance on a curve.....the property was allowed to platted that way....

Site Triangles will be maintained

We are using an existing street

Sidewalk easement may be required....noted