

Re-submittal Form

Case Name/ Number: _____

Case Manager: _____

Re-submitted Items:

- Development Plan/ Site Plan
- Plat
- Parking/ Landscape Plan
- Engineering Documents
- Subdivision Improvements Agreement (Microsoft Word version)
- Other: _____

*** All re-submittals must have this cover sheet and a cover letter addressing review comments.**

Please note the re-submittal review period is 21 days.

The cover letter must include the following information:

- Restate each comment that requires a response
- Provide a response below the comment with a description of the revisions
- Identify any additional changes made to the original document

For County Use Only:

Date Accepted:

Staff (accepting intake):

Resubmittal Active: ~~Engineering; Planner; Right-of-Way; Addressing; Building Safety;~~

~~Neighborhood Services, Environmental; Parks; Attorney; Finance; Plan Coordination~~



TO: Adams County Community & Economic Development Department
FROM: Erin Sandos, Engineer II
DATE: July 7th, 2023
RE: Resubmittal of Conditional Use Permit Application RCU2023-00016

Ms. Campbell,

South Platte Renew (SPR) met with Adams County on May 24th, 2023 to review comments on the conditional use permit application, RCU2023-00016, for expanding SPR's existing storage pad on Parcel No. 0180300000061. Enclosed you will find the resubmittal documentation, including an updated site plan, berm rendering, additional detail into daily operations, and justification for the administrative exemption regarding any drainage plans/reports. The specific comments that are addressed are included on the following pages:

- **PLN02:** *The site plan should be more detailed.*
 - The updated site plan is included on page 14.
- **PLN01/ENV1:** *Please give some more details on the berms and submit a rendering of what they will look like.*
 - The berm rendering is included on page 14.
- **PLN03:** *Please give more details about the daily operations.*
 - Additional details are provided on page 11.
- **ENG4:** *The County may grant administrative relief from the criteria if the increase in impervious area is less than 5% of the overall development and if the nature of the work applied for meets the intent of these standards and specifications.*
 - The proposed increase in impervious area is less than 5% of the overall development, which is described in more detail on pages 11-12.

If you have questions regarding this resubmittal, please don't hesitate to contact me at 303-762-2648 or esandos@englewoodco.gov

Sincerely,

Erin Sandos

Erin Sandos
Engineer II



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CONDITIONAL USE PERMIT

Application submittals must include all documents on this checklist as well as this page. Please use the reference guide (pgs. 3-4) included in this packet for more information on each submittal item.

All submittals shall include one (1) hard copy of all documents and one (1) electronic copy with all documents combined in a single PDF. For hard copies, each document shall be labeled or tabbed with the corresponding checklist number.

1. Development Application Form (pg. 5)
2. Application Fees (see pg. 2)
3. Written Explanation of the Project
4. Site Plan Showing Proposed Development
5. Proof of Ownership (warranty deed or title policy)
6. Proof of Water and Sewer Services
7. Proof of Utilities (e.g. electric, gas)
8. Legal Description
9. Certificate of Taxes Paid
10. Certificate of Notice to Mineral Estate Owners/and Lessees (pg. 7)
11. Certificate of Surface Development (pg. 8-10)

Supplemental Items (if applicable) *Contact County staff for supplemental forms

1. Traffic Impact Study
2. Neighborhood Meeting Summary
3. Solid waste transfer station*
4. Solid waste composting facility*
5. Scrap tire recycling facility*
6. Inert fill*



DEVELOPMENT APPLICATION FORM

Application Type:

<input type="checkbox"/> Conceptual Review	<input type="checkbox"/> Preliminary PUD	<input type="checkbox"/> Temporary Use
<input type="checkbox"/> Subdivision, Preliminary	<input type="checkbox"/> Final PUD	<input type="checkbox"/> Variance
<input type="checkbox"/> Subdivision, Final	<input type="checkbox"/> Rezone	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Plat Correction/ Vacation	<input type="checkbox"/> Special Use	<input type="checkbox"/> Other: _____

PROJECT NAME:

APPLICANT

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

OWNER

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

TECHNICAL REPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)

Name: Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

DESCRIPTION OF SITE

Address:

City, State, Zip:

Area (acres or square feet):

Tax Assessor Parcel Number

Existing Zoning:

Existing Land Use:

Proposed Land Use:

Have you attended a Conceptual Review? YES NO

If Yes, please list PRE#:

I hereby certify that I am making this application as owner of the above described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name:

Date:

Owner's Printed Name

Name:

Owner's Signature



**SOUTH PLATTE
RENEW**
OWNED BY LITTLETON/ENGLEWOOD

MEMO

WRITTEN EXPLANATION

The written explanation of the project is provided in the following attached memos submitted during the Conceptual Review process.



TO: Adams County Community & Economic Development Department

FROM: Jamie Safulko – Deputy Director of Engineering – South Platte Renew

DATE: March 20, 2023

RE: South Platte Renew Biosolids Pad Extension

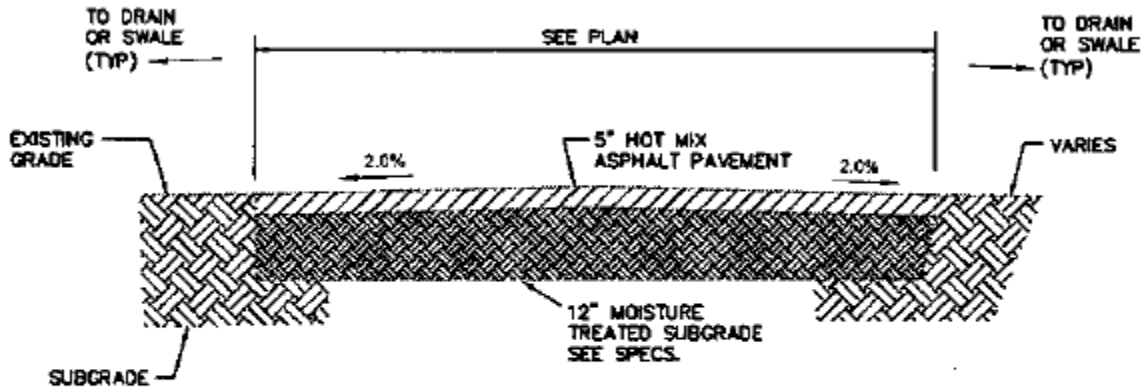
EXECUTIVE SUMMARY

The South Platte Renew (SPR) is seeking to expand the existing asphalt pad located on land owned by SPR at BMP Site 1023, located in Adams County 25-miles east from Byers, to allow for additional biosolids storage. This construction is imperative to meet operational requirements of the water resource recovery facility due to the ongoing drought that has impacted biosolids land application in the past two years. This construction would not be a new facility and operation at the farm will remain consistent with historically approved methods.

WRITTEN EXPLANATION

SPR is seeking permission from Adams County to expand an existing 200 foot by 200 foot asphalt pad by an additional 110 feet in length, for a total storage pad footprint of 310 feet by 200 feet. The purpose of the expansion is to provide increased storage capacity for biosolids consistent with all Colorado Department of Public Health and Environment (CDPHE) requirements. CDPHE allows for storage of biosolids for up to two years, and the expansion of the pad would allow for 90 days' worth of storage, well under the two year maximum. The pad expansion will also include construction of a berm around the entire pad to prevent stormwater runoff.

The construction of the asphalt pad will match existing and will reference the specifications used for the original construction in 2004 per the Colorado Department of Transportation (CDOT) 1999 Standard Specifications for Road and Bridge Construction and the 2000 Edition M Standard Plans. The pad expansion will consist of 12" of moisture treated subgrade with 5" of hot mix asphalt pavement on top to match per the CDOT detail shown in Figure 1 below.



1. SEE DRAWINGS FOR ADDITIONAL GRADES.

STANDARD DETAIL B: TYPE B ROAD

NO SCALE

Figure 1. Asphalt Pad Detail



TO: Adams County Community & Economic Development Department

FROM: Blair Corning – Deputy Director of Environmental Programs - South Platte Renew

DATE: March 30, 2023

RE: South Platte Renew Biosolids Storage Improvements – Land Use

EXECUTIVE SUMMARY

South Platte Renew (SPR) received comments from Adams County on March 27, 2023 regarding application PRE2023-00015 for the “SPR Storage Pad Expansion” project. The pad is located on Parcel No. 0180300000061, on agricultural land owned by the City of Englewood and City of Littleton. During the Conceptual Review meeting, Adams County requested additional information to determine the land use classification for this project. The following memo addresses the questions and concerns following the Conceptual Review meeting on March 29, 2023.

1.0 WHERE DOES THE SOLID WASTE COME FROM?

SPR is the third largest water resource recovery facility (WRRF) in Colorado, treating approximately 18 million gallons per day (MGD) of wastewater from 300,000 residents and businesses in Littleton, Englewood, and 19 connecting communities. SPR is jointly owned by the City of Littleton and City of Englewood. As part of the treatment process, solids are recovered and further treated through the solids handling facilities to meet the Colorado Department of Public Health and Environment (CDPHE) standards for Class B biosolids as mandated per Regulation 64. SPR produced 3,105 dry tons of biosolids in 2022.

2.0 DOES ANY SOLID WASTE PROCESSING OCCUR AT THIS LOCATION?

All solids processing occurs at the SPR WRRF in Englewood, Colorado, so no solids processing has or will occur on Parcel No. 0180300000061. SPR's solids handling process consists of thickening via dissolved air flotation tanks (DAFTs), anaerobic digestion, and dewatering. Throughout this process, the biosolids are stabilized to meet Class B pathogen and vector attraction requirements. The Class B product is registered as a soil amendment through the Colorado Department of Agriculture for use on farm ground.

3.0 WHERE ARE THE BIOSOLIDS APPLIED?

SPR applies biosolids in both Adams County and Arapahoe County. In total, SPR has 10,429 acres permitted for application, with 4,995 of those acres located in Adams County. Parcel No. 0180300000061 is a permitted application site. There are no permanent structures or service utilities at this site.



4.0 HOW TALL ARE THE PILES OF BIOSOLIDS?

SPR is requesting approval for expansion of the biosolids storage pad from a 200' x 200' footprint to a 310' x 200' footprint to allow for 90 total days of storage and constructing a berm around the entire pad footprint to prevent of spillage or runoff from the storage facilities off of the permitted site. More storage for longer periods of time allows SPR some extra time during periods of crop failure or inclement weather. The proposed improvements will be completed in accordance with Regulation 64 for long term storage and SPR is coordinating with CDPHE to update the approval of the storage duration to long term. The proposed design includes storing biosolids at a height of up to 5 feet.

5.0 WHAT SCREENING OF THE BIOSOLIDS STORAGE EXISTS ON SITE?

All processing and screening of the biosolids is conducted at SPR prior to leaving the treatment plant. The biosolids are hauled by the Beneficial Use team to agricultural land located in Adams County and Arapahoe County to be land applied at permitted agricultural sites. Land application of biosolids allows for the nutrient rich solids to be utilized in place of fertilizer to provide nitrogen and phosphorus needed for plant growth. The biosolids are land applied at agronomic rates as determined by the nitrogen and phosphorus content of the soil and biosolids, soil type, and crop grown.

6.0 CURRENT LAND USE CLASSIFICATION

All of SPR's permitted application sites are within the Agricultural-3 District (A-3). The land use designation is listed in the Adams County Property Reports as Agricultural for sites that are permitted and unowned by SPR, and Exempt for sites that are permitted and owned by SPR. SPR partners with local farmers to cultivate crops on the permitted application sites. The biosolids are registered as a soil amendment product through the Colorado Department of Agriculture and are used as a substitute for traditional fertilizer during farming practices; therefore, they are consistent with an agricultural crop farming use.

The Exempt status is due to the fact that SPR is a tax-exempt entity, although SPR does submit annual payment in lieu of taxes to assist in the provision of services such as road maintenance, law enforcement, and fire protection. No equipment maintenance is conducted on Parcel No. 0180300000061. SPR is a government-owned utility and if a land use designation other than "crop farming" is assigned, the designation for "All government-owned facilities" may be appropriate. SPR does not intend to conduct extraction of any resources, or disposal of any materials.

Following the Conceptual Review Meeting on March 29, 2023, Adams County classified the use as *Agricultural Business and Farming Operations*.



7.0 IS THERE A POTENTIAL FOR INCREASED TRAFFIC ON THIS PARCEL?

The proposed expansion will not increase traffic or road maintenance requirements, as the increased storage is only intended for use during periods of crop failure or inclement weather. Long-term storage will only be used as a back-up in emergency scenarios where SPR is unable to land apply due to the aforementioned factors. Truck trips to the storage pad follow a similar route to SPR’s land application sites, so the total number of truck trips within this area would be unaffected. SPR’s current operations include, on average, one (1) trip to the storage pad each week.

It is SPR’s understanding based on the input received during the March 29, 2023 meeting with the Adams County Development Review team that given the minimal traffic impacts, it is possible that requirements to dedicate additional right-of-way may be waived.

8.0 NUISANCE AND DUST CONTROL

To reduce pathogens and vector attraction, SPR meets Regulation 64’s treatment for Class B biosolids. SPR must meet a certain temperature, detention time, and volatile solids reduction through its anaerobic digestion process, as listed in Table 1 below.

Table 1. Regulation 64 Class B Biosolids Requirements

Parameter	Regulation 64	SPR 2022 Operations
Process to Significantly Reduce Pathogen Destruction	Various approved treatment methods, including Anaerobic Digestion	Anaerobic Digestion
Anaerobic Digestion Mean Cell Residence Time	15 days at 35-55 degrees Celsius OR >60 days at 20 degrees Celsius	22.3 days at 37 degrees Celsius
Vector Attraction Reduction	Minimum 38% volatile solids (VS) reduction	Average VS reduction: 61.6% Minimum month VS reduction: 55.5%

The potential for wind-blown biosolids will be managed through the proposed berm to be constructed around the storage pad. Additionally, Parcel No. 0180300000061 and the adjacent properties are permitted application sites and owned by SPR. Biosolids naturally hold some moisture content and are therefore less susceptible to wind than dry soil.



9.0 CDPHE COORDINATION

SPR is working with CDPHE to receive a Notice of Authorization for this project. SPR has spoken with CDPHE, who indicated that the proposed berm will satisfy the requirements in Regulation 64 to prevent movement of spillage or runoff from the storage pad. SPR will provide Adams County with the Notice of Authorization once available.

10.0 BUILDING PERMIT REQUIREMENTS

There are no structures currently on the site and no structures are intended to be built as part of this pad expansion.

11.0 EASEMENT REQUIREMENTS

SPR intends to utilize the proposed berm for the pad to control stormwater runoff within the pad site. It would be helpful to better understand specific requirements related to access and drainage easements if stormwater runoff is not increased from the permitted site.

Please feel free to reach out to me with any further questions (ddelaughter@englewoodco.gov, 303-762-2605).

Sincerely,

Dan DeLaughter, P.E.
South Platte Renew
Data and Regulatory Programs Manager



RESUBMITTAL NARRATIVE

1.0 OPERATIONS

Planner Review Comment, PLN03: *Please give more details about the daily operations. How often do trucks come and go from the property? How often are there people on site, and how many? Please look over section 4-16 and ensure that all operations requirements regarding lighting, vibration, noise, dust and debris, odor, etc. are being met.*

SPR Response:

The asphalt pad is intended to only be used as a back-up storage area in the event of inclement weather preventing SPR from land-applying its biosolids to the surrounding farm property, or if drought conditions result in severe crop failure, resulting in having no sites available for land application. SPR utilizes the backup storage approximately 2-3 times per year, when heavy rain prevents SPR from driving into the field. During this time, SPR delivers 3-6 loads to the asphalt pad each day. When transporting biosolids off of the storage pad, SPR staff spend approximately 4-5 hours each day moving the biosolids to the loader and driving to the land application site. Typically, only a single operator is on-site when hauling/removing biosolids from the storage pad.

The berm is constructed to prevent off-site transport of biosolids. The biosolids are, on average, only 18% solids, and 82% water, so typically wind-blown erosion of biosolids does not occur. However, the asphalt pad is constructed within a permitted land application site should any transport occur. The construction of the berm to prevent runoff and off-site transport of biosolids satisfies the requirements in CDPHE's Regulation 64.

2.0 DRAINAGE PLAN EXEMPTION

Development Engineering Review Comment, ENG4: *If the applicant is proposing to install over 3,000 square feet of impervious area on the whole project site, a drainage report and drainage plans in accordance to Chapter 9 of the Adams County Development Review Manual, are required to be completed by a registered professional engineer and submitted to Adams County for review and final approval. The County may grant administrative relief from the criteria if the increase in impervious area is less than 5% of the overall development and if the nature of the work applied for meets the intent of these standards and specifications.*

SPR Response: SPR intends to increase the footprint of the existing biosolids storage pad by an additional 110 feet in length, for a total storage pad footprint of 310 feet by 200 feet. The storage pad construction will also consist of placing a 1.5 foot high earthen berm around the perimeter of the storage pad, except at the truck entrance on the south east corner to maintain



access. A site plan is included as page 14 of this submittal, including a plan view of the storage pad and details of the berm.

SPR is seeking administrative relief from Adams County grading and drainage plan requirements per Chapter 9 of the Adams County Development and Review Manual under the criteria that the increase in impervious area is less than 5% of the overall property area. The total area of the property on Parcel No. 0180300000061 (BMP Site 1023) is 320 acres. The expansion of the biosolids storage pad totals 0.51 acres, or 0.16% of the total property area. The overall biosolids pad footprint accounts for 0.44% of the total property area.

The biosolids pad expansion will be sloped east at 3% to match the existing pad, towards the center of the property where biosolids are land applied as a substitute for traditional fertilizer to supplement nitrogen and phosphorus for plant uptake. When biosolids are stored on the pad, the runoff is anticipated to be captured within the biosolids as the material will hold moisture or the water will evaporate off of the pad. Additional drainage not captured by the biosolids is anticipated to be captured within the pad footprint and held by the berm until evaporated or absorbed into the biosolids. If runoff exceeds the capacity of the 1.5 foot berm, the water will drain into the farm property and infiltrate into the groundwater or evaporate.

PCL Construction has been contracted to complete the pad expansion. During construction, erosion and sediment control will be accomplished through a vehicle tracking control (VTC) at the entrance/exit to the construction site consisting of a stabilized entrance with a wheel wash. Straw wattle will also be used around the perimeter of construction for erosion and sediment control.

If there are any questions or comments regarding the request for administrative relief from the grading and drainage plan requirements, please reach out to Amanda Smokoff at asmokoff@englewoodco.gov.

Thank you,

Amanda Smokoff, PE
Engineer III
South Platte Renew



**SOUTH PLATTE
RENEW**
OWNED BY LITTLETON/ENGLEWOOD

MEMO

SITE PLAN

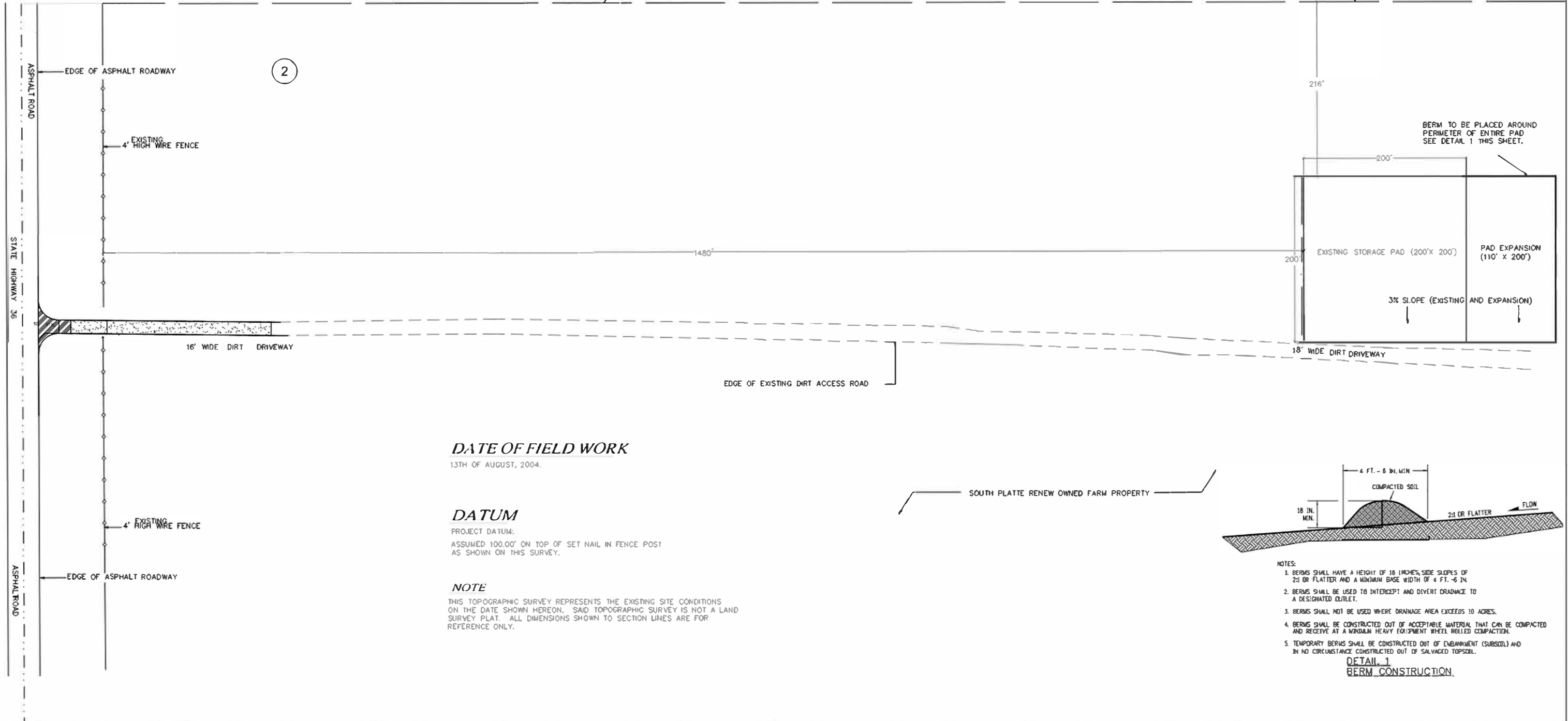
The site plan is attached on the following page.

OVERALL SITE PLAN

LOCATED IN SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 57 WEST
OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO

WEST LINE OF SE 1/4 OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 57 WEST OF THE 6TH P.M.

PROPERTY LINE



DATE OF FIELD WORK

13TH OF AUGUST, 2004.

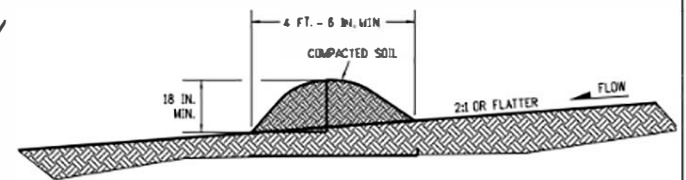
DATUM

PROJECT DATUM:
ASSUMED 100.00' ON TOP OF SET NAIL IN FENCE POST
AS SHOWN ON THIS SURVEY.

NOTE

THIS TOPOGRAPHIC SURVEY REPRESENTS THE EXISTING SITE CONDITIONS ON THE DATE SHOWN HEREON. SAID TOPOGRAPHIC SURVEY IS NOT A LAND SURVEY PLAT. ALL DIMENSIONS SHOWN TO SECTION LINES ARE FOR REFERENCE ONLY.

SOUTH PLATTE RENEW OWNED FARM PROPERTY



- NOTES:
- BERMS SHALL HAVE A HEIGHT OF 18 INCHES, SIDE SLOPES OF 2:1 OR FLATTER AND A MINIMUM BASE WIDTH OF 4 FT. - 6 IN.
 - BERMS SHALL BE USED TO INTERCEPT AND DIVERT DRAINAGE TO A DESIGNATED OUTLET.
 - BERMS SHALL NOT BE USED WHERE DRAINAGE AREA EXCEEDS 10 ACRES.
 - BERMS SHALL BE CONSTRUCTED OUT OF ACCEPTABLE MATERIAL THAT CAN BE COMPACTED AND RECEIVE AT A MINIMUM HEAVY EQUIPMENT WHEEL ROLLED COMPACTION.
 - TEMPORARY BERMS SHALL BE CONSTRUCTED OUT OF CEMENTATION (SUBSOIL) AND IN NO CIRCUMSTANCE CONSTRUCTED OUT OF SALVAGED TOPSOIL.

DETAIL 1
BERM CONSTRUCTION

South Platte Renew
2900 South Platte River Drive
Englewood, Colorado 80110
303-762-2600
www.southplatterenewco.gov

START DATE: AUG 2021
DRAWN: AS
DESIGNED: AS
CHECKED: AS
CHECKED: DD

FOR ADAMS COUNTY PERMITTING REVIEW ONLY
NOT CONSTRUCTION DOCUMENT

REVISIONS					
ZONE	REV.	DESCRIPTION	BY	DATE	APP.



SOUTH PLATTE RENEW

STORAGE PAD EXPANSION PROJECT
SITE 1 - BMP SITE 1023
PLAN STORAGE PAD LOCATION AND PROPOSED
EXPANSION

PROJECT NUMBER	
CAD OPERATOR	AS
DRAWING NUMBER	1
SHEET NUMBER	1 of 3



**SOUTH PLATTE
RENEW**
OWNED BY LITTLETON/ENGLEWOOD

MEMO

PROOF OF OWNERSHIP

The proof of ownership included is the property deed and is attached beginning on the following page.

FILING STAMP

THIS DEED, Made this day of MARCH 15, 1996.

between
LLOYD LINNEBUR and SHIRLEY A. LINNEBUR

of the _____ County of ADAMS/ARAPAHOE and State of _____

Colorado, of the first part, and
THE CITY OF ENGLEWOOD AND THE CITY OF LITTLETON, EACH AS TO
AN UNDIVIDED ONE-HALF INTEREST

whose legal address is C/O BI/CITY WATER TREATMENT PLANT
2900 S. PLATTE RIVER DRIVE ENGLEWOOD CO 80110
of the _____ County of _____ and State of Colorado, of the second part.
WITNESSETH, That the said party of the first part, for and in consideration of the sum of (*****\$10.00)

TEH DOLLARS AND 00/100THS

to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged and confessed, has bargained, granted, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the said party of the second part, his heirs and assigns forever, all the following described lot or parcel _____ of land, situate, lying and being in the County of ADAMS/ARAPAHOE and State of Colorado, to wit:
LEGAL DESCRIPTION ATTACHED AND MARKED AS EXHIBIT "A" AND MADE A PART HEREOF AS IF FULLY SET FORTH HEREIN, AND ALL OF SELLERS INTEREST, IF ANY, NOW OWNED BY SELLER
IN ALL GAS, HYDROCARBONS, OIL AND ALL OTHER MINERAL RIGHTS APPURTENANT TO THE PROPERTY DESCRIBED IN EXHIBIT "A" HERETO.

also known as street number VACANT LAND

TOGETHER with all and singular and hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title interest, claim and demand whatsoever of the said party of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said party of the second part, his heirs and assigns forever. And the said party of the first part, for himself, his heirs, executors, and administrators, does covenant, grant, bargain, and agree to and with the said party of the second part, his heirs and assigns, that at the time of the enrolling and delivery of these presents, he is well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and encumbrances of whatever kind or nature soever;
EXCEPT GENERAL TAXES AND ASSESSMENTS FOR THE YEAR 1996 AND SUBSEQUENT YEARS. EXCEPTIONS AS LISTED ON EXHIBIT "B" ATTACHED AND MADE A PART HEREOF AS IF FULLY SET FORTH HEREIN.

and the above bargained premises in the quiet and peaceable possession of said party of the second part, his heirs and assigns against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will WARRANT AND FOREVER DEFEND. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Lloyd Linnebur (SEAL)
LLOYD LINNEBUR
Shirley A. Linnebur (SEAL)
SHIRLEY A. LINNEBUR

STATE OF COLORADO
County of DENVER | _____ (SEAL)
| > ss.
|

The foregoing instrument was acknowledged before me on this day of 3/15/96
by LLOYD LINNEBUR and SHIRLEY A. LINNEBUR

My commission expires 8-4-96
Witness my hand and official seal.

JOHN G. KENNEDY
NOTARY PUBLIC
STATE OF COLORADO

[Signature]
Notary Public

DOC FEE \$114.80 AS TO THAT PORTION IN ARAPAHOE COUNTY

EXHIBIT A

PARCEL 1:

THE WEST ONE-HALF OF SECTION 28, ALL OF SECTION 29, THE WEST ONE-HALF OF SECTION 32, EXCEPT THAT PART OF SAID SECTION 32 CONVEYED TO ADAMS COUNTY BY INSTRUMENT RECORDED IN BOOK 244 AT PAGE 586, WEST ONE-HALF OF SECTION 33, ALL IN TOWNSHIP 3 SOUTH RANGE 57 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL 2:

THE WEST ONE-HALF OF SECTION 4, ALL OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 57 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL 3:

THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 20;
ALL OF SECTION 21, EXCEPT THE NORTH 40 FEET;
THE NORTH ONE-HALF OF SECTION 28;
ALL OF SECTION 29, EXCEPT THE WEST 40 FEET;
ALL IN TOWNSHIP 4 SOUTH, RANGE 57 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL 4:

ALL OF SECTION 18, EXCEPT THE EAST 40 FEET;
THE NORTH ONE-HALF OF SECTION 19, EXCEPT THE EAST 40 FEET;
THE NORTH ONE-HALF, EXCEPT THE WEST 40 FEET;
THE SOUTHWEST QUARTER, EXCEPT THE WEST 40 FEET;
AND THE NORTH ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 20;
ALL IN TOWNSHIP 4 SOUTH, RANGE 57 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO. ===

EXHIBIT "B".

RESERVATIONS BY THE UNION PACIFIC LAND COMPANY OF (1) ALL OIL, COAL AND OTHER MINERALS UNDERLYING SUBJECT PROPERTY, (2) THE EXCLUSIVE RIGHT TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, AND (3) THE RIGHT OF INGRESS AND EGRESS AND REGRESS TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, ALL AS CONTAINED IN DEED JULY 31, 1916 IN BOOK 61 AT PAGE 49 AS TO ALL OF SECTION 33, TOWNSHIP 3, SOUTH RANGE 57 WEST OF THE 6TH PRINCIPAL MERIDIAN.

ONE-HALF OF ALL OIL, GAS AND MINERAL RIGHTS UNDERLYING THE WEST 1/2 OF SAID SECTION 32 AS RESERVED BY ANNA HARRIS IN WARRANTY DEED RECORDED MAY 4, 1944 IN BOOK 297 AT PAGE 405.

ONE-HALF OF OIL, GAS AND MINERAL RIGHTS UNDERLYING THE WEST 1/2 OF SAID SECTION 28 AS RESERVED BY NELLIE R. DAVIS IN DEED RECORDED FEBRUARY 12, 1947 IN BOOK 331 AT PAGE 398.

RESERVATIONS BY THE UNION-PACIFIC RAILWAY COMPANY OF (1) ALL OIL, COAL AND OTHER MINERALS UNDERLYING THE LAND, (2) THE EXCLUSIVE RIGHT TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, AND (3) THE RIGHT OF INGRESS AND EGRESS AND REGRESS TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, ALL AS CONTAINED IN DEED RECORDED AUGUST 16, 1915 IN BOOK 66 AT PAGE 32.

(AFFECTS SECTION 5)

ANY AND ALL RIGHTS OF BIJOU TELEPHONE CO-OP ASSOCIATION AS EVIDENCED AND CONTAINED IN DEED RECORDED SEPTEMBER 20, 1976 IN BOOK 2495 AT PAGE 765.

RESERVATION BY THE UNION PACIFIC RAILWAY COMPANY OF (1) ALL OIL, COAL AND OTHER MINERALS UNDERLYING SUBJECT PROPERTY (2) THE EXCLUSIVE RIGHT TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, AND (3) THE RIGHT OF INGRESS AND EGRESS AND REGRESS TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, ALL AS CONTAINED IN DEED RECORDED AUGUST 14, 1914 IN BOOK 66 AT PAGE 30 AND IN DEED RECORDED SEPTEMBER 5, 1916 IN BOOK 66 AT PAGE 51 AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.

(AFFECTS SECTIONS 21 AND 29 4S-57W)

SURFACE OWNER'S AGREEMENTS BETWEEN LINLY HOLLINGSWORTH AND CECILIE HOLLINGSWORTH, LAND OWNERS, AND UNION PACIFIC RAILROAD COMPANY RECORDED JANUARY 23, 1956 IN BOOK 951 AT PAGE 322 (N 1/2 OF SECTION 21); DECEMBER 27, 1966 IN BOOK 1692 AT PAGE 759 (E 1/2 AND SW 1/4 SECTION 21); MARCH 13, 1968 IN BOOK 1750 AT PAGE 353 (ALL OF SECTION 21); JULY 19, 1967 IN BOOK 1718 AT PAGE 444 (ALL OF SECTION 29); JULY 7, 1969 IN BOOK 1821 AT PAGE 622 (N 1/2 OF SECTION 29) BETWEEN LINLY HOLLINGSWORTH AND CECILE HOLLINGSWORTH A/K/A CECILE D. HOLLINGSWORTH, LAND OWNER AND CHAMPLIN PETROLEUM COMPANY RECORDED JANUARY 18, 1972 IN BOOK 1987 AT PAGE 742 (ALL OF SECTION 29).

OIL AND GAS LEASE BETWEEN CHAMPLIN PETROLEUM COMPANY AND AMOCO PRODUCTIONS COMPANY DATED DECEMBER 8, 1977 FOR A PRIMARY TERM OF 5 YEARS, RECORDED DECEMBER 28, 1977 IN BOOK 2703 AT PAGE 395.

EXHIBIT "B"

RATIFICATION OF SAID LEASE RECORDED DECEMBER 10, 1990 IN BOOK 6059 AT PAGE 565.

ASSIGNMENT OF SAID LEASE TO UNION PACIFIC RESOURCES COMPANY RECORDED JANUARY 7, 1992 IN BOOK 6343 AT PAGE 312.

(AFFECTS SECTION. 29 4S-57W).

AN UNDIVIDED 20 PERCENT INTEREST IN AND TO ALL THE OIL, GAS AND OTHER MINERALS WHICH MAY BE PRODUCED FROM THE NORTH 1/2 OF SECTION 28 AND THE SOUTH 1/2 SOUTHEAST 1/4 OF SECTION 20, AS CONVEYED TO ARNOLD L. HOLLINGSWORTH IN MINERAL DEEDS RECORDED FEBRUARY 8, 1971 IN BOOK 1907 AT PAGE 763; AND MARCH 26, 1978 IN BOOK 2431 AT PAGE 432; TO FOREST E. HOLLINGSWORTH BY MINERALS DEEDS RECORDED FEBRUARY 8, 1981 IN BOOK 1907 AT PAGE 765 AND MARCH 26, 1978 IN BOOK 2431 AT PAGE 435; TO HOWARD S. HOLLINGSWORTH BY MINERAL DEEDS RECORDED FEBRUARY 8, 1981 IN BOOK 1907 AT PAGE 767 AND MARCH 26, 1978 IN BOOK 2431 AT PAGE 434; AND TO MARVIN G. HOLLINGSWORTH BY MINERAL DEED RECORDED FEBRUARY 18, 1981 IN BOOK 1907 AT PAGE 769 AND MARCH 26, 1978 IN BOOK 2431 AT PAGE 433.

ALL OIL, GAS, AND OTHER MINERALS AS CONVEYED IN MINERAL DEED RECORDED AUGUST 29, 1983 IN BOOK 3954 AT PAGE 14, AS TO ALL OF SECTION 18, THE EAST HALF OF THE SOUTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 20, AND THE NORTH HALF OF SECTION 19.

RESERVATIONS AND EXCEPTIONS IN PATENT AND ACTS AUTHORIZING THE ISSUANCE THEREOF. PATENT RECORDED ON SUBJECT PROPERTY ON AUGUST 5, 1915 IN BOOK 78 AT PAGE 491, JANUARY 28, 1920 IN BOOK 128 AT PAGE 31, APRIL 16, 1904 IN BOOK 2 AT PAGE 241, AND JANUARY 19, 1919 IN BOOK 78 AT PAGE 151; AND JUNE 19, 1920 IN BOOK 128 AT PAGE 148. THERE IS RESERVED FROM THE LANDS HEREBY GRANTED A RIGHT OF WAY THEREON FOR ANY DITCHES OR CANALS CONSTRUCTED BY AUTHORITY OF UNITED STATES.

(AFFECTS PARCEL 4)

RESERVATIONS AND EXCEPTIONS ON PATENT, AND ACTS AUTHORIZING THE ISSUANCE THEREOF. PATENT RECORDED ON SUBJECT PROPERTY ON APRIL 16, 1888 IN BOOK A57 AT PAGE 180 CONTAINING: SUBJECT TO THE RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD SAME BE FOUND TO PENETRATE OR INTERSECT PREMISES HEREBY GRANTED.

(AFFECTS PARCEL 4)

AN UNDIVIDED 100 PERCENT INTEREST IN AND TO ALL OIL, GAS, CASINGHEAD GAS, AND OTHER MINERALS IN, UNDER, UPON AND THAT MAY BE PRODUCED FROM DESCRIBED LANDS, TOGETHER WITH THE PERPETUAL AND IRREVOCABLE RIGHT OF INGRESS AND EGRESS AT ALL TIMES, FOR THE PURPOSE OF ENTERING UPON, MINING, DRILLING AND EXPLORING SAID LANDS FOR OIL, GAS, CASINGHEAD GAS AND OTHER MINERALS AND REMOVING THE SAME THEREFROM AS CONVEYED BY DEED TO OMER E. FOREHAND AND NORMA A. FOREHAND BY W.W. GILBERT IN THE INSTRUMENT RECORDED SEPTEMBER 10, 1946 IN BOOK 557 AT PAGE 261, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.

EXHIBIT "B"

(AFFECTS EAST 1/2 NORTHWEST 1/4 AND EAST 1/2 SOUTHWEST 1/4 SECTION 18)

TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN TELEPHONE DEED BETWEEN DEER TRAIL TELEPHONE COMPANY, AS GRANTOR AND THE BIJOU TELEPHONE CO-OP ASSOCIATION, AS GRANTEE, RECORDED SEPTEMBER 20, 1975 IN BOOK 2495 AT PAGE 765.

RESERVATIONS BY THE UNION PACIFIC LAND COMPANY OF ALL OIL, COAL AND OTHER MINERALS UNDERLYING SUBJECT PROPERTY; THE EXCLUSIVE RIGHT TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS; AND THE RIGHT OF INGRESS AND EGRESS AND REGRESS TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS ALL AS CONTAINED IN DEED RECORDED APRIL 3, 1916 IN BOOK 66 AT PAGE 41.

(AFFECTS PARCEL 4)

RIGHT OF WAY FOR MONNAHAN RESERVOIR NO. 1 AS DISCLOSED ON PLAT RECORDED DECEMBER 10, 1915 IN BOOK 2 AT PAGE 23.

TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE UNRECORDED FARM LEASE DATED APRIL 30, 1991 BY AND BETWEEN LLOYD AND SHIRLEY LINNEBUR AS LANDLORD, AND PROGRESSIVE FARMS, A COLORADO PARTNERSHIP, AS TENANT.

OIL AND GAS LEASE BY AND BETWEEN LOUISE HOCKMAN, LESSOR, AND J. MICHAEL MCGHEE, LESSEE, RECORDED July 20, 1994, IN BOOK 7639 AT PAGE 271.

SAID LEASE ASSIGNED TO E. DOYLE HUCKABAY, LTD. IN INSTRUMENT RECORDED AUGUST 9, 1995 IN BOOK 8060 AT PAGE 240.

(AFFECTS SECTION 28)

OIL AND GAS LEASE BY AND BETWEEN ARNOLD L. HOLLINGSWORTH AND JOLETTE HOLLINGSWORTH, LESSOR, AND J. MICHAEL MCGHEE, LESSEE, RECORDED July 20, 1994, IN BOOK 7639 AT PAGE 273.

(AFFECTS SECTION 28)

OIL AND GAS LEASE BY AND BETWEEN HOWARD S. HOLLINGSWORTH AND DONNA HOLLINGSWORTH, LESSOR, AND J. MICHAEL MCGHEE, LESSEE, RECORDED July 20, 1994, IN BOOK 7639 AT PAGE 275.

(AFFECTS SECTION 28)

OIL AND GAS LEASE BY AND BETWEEN FOREST E. HOLLINGSWORTH AND NANCY HOLLINGSWORTH, LESSORS, AND J. MICHAEL MCGHEE, LESSEE, RECORDED November 22, 1994, IN BOOK 7781 AT PAGE 636.

(AFFECTS SECTION 28)

AN UNDIVIDED 3/4 INTEREST IN AND TO ALL OIL, GAS AND OTHER MINERALS, BOTH METALLIC AND NON-METALLIC WITH THE RIGHT OF INGRESS AND EGRESS AT ALL TIMES TO MINE OR OPERATE FOR THE PURPOSE OF SAVING AND TAKING CARE OF ALL OF THE ABOVE DESCRIBED MINERALS, AS RESERVED BY JOHN BRISON BUCHANAN, JR. IN THE DEED TO JOHN MONNOHAN, RECORDED OCTOBER 18, 1946 IN BOOK 561 AT PAGE 98 AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THERETO.

(AFFECTS EAST 1/2 NORTHWEST 1/4 AND EAST 1/2 SOUTHWEST 1/4 SECTION 18)

LEASE WITH PROGRESSIVE FARMS, A COLORADO PARTNERSHIP. ===



PROOF OF TAXES PAID

SPR is a municipal government organization and is tax exempt. In lieu of taxes, SPR does pay Semi-Annual Domestic Sewage Sludge Payments biannually per dry ton of solids applied during the period. The forms submitted in 2022 are attached beginning on the next page for reference.

SEMI - ANNUAL DOMESTIC SEWAGE SLUDGE PAYMENT FORM

STATE OF COLORADO
 COUNTY OF ADAMS
 BUSINESS MAILING ADDRESS

WASTE FACILITY LOCATION

South Platte Renew
 COMPANY NAME

Same
 COMPANY NAME

2900 S Platte River Dr
 ADDRESS

ADDRESS

Englewood, CO 80110
 CITY, STATE AND ZIP

CITY, STATE AND ZIP

Payment of domestic sewage sludge fees for the calendar period beginning January 1st, 2022, and ending June 30th, 2022.

1	Total Amount of Dry Tons Applied During the Period:	<u>\$ 0 dry tons</u>
2	Multplied by Domestic Sewage Sludge Charge of \$1.25/ dry ton	<u>X \$1.25</u>
3	Equals Total Amount of Domestic Sewage Sludge Charges Remitted:	<u>\$ 0.00</u>
4	Carryover or Credit for Payment Made During Principal Period	<u>\$ —</u>
5	Underpayment During Prior Period	<u>\$ —</u>
	Total Due	<u>\$ 0.00</u>

I, Blair Corning, do hereby swear under penalty of law that the figures contained herein accurately reflect the total amount of Domestic Sewage Sludge Fees collected by or assessed upon the above named firm for the semi - annual period specified. I understand that inaccuracies in this report could result in the suspension or revocation of the above named firm's Certificate of , Deseignation pursuant to CRS 30-20-112 or my personal prosecution for perjury under CRS 18-8-501, et. seq. or both.

Payment due 30 days after end of six month period

Signed Blair Corning

Please send this form along with payment to:



PROOF OF WATER

The pad expansion does not require any water services. The parcel is used as agricultural land and does not have any permanent occupied facilities on the property.

PROOF OF SEWER

The pad expansion does not require any sewer services. The parcel is used as agricultural land and does not have any permanent occupied facilities on the property.

PROOF OF UTILITIES

The pad expansion does not require any utility services. The parcel is used as agricultural land and does not have any permanent occupied facilities on the property.



SOUTH PLATTE
RENEW
OWNED BY LITTLETON/ENGLEWOOD

MEMO

APPENDIX A
Review Team Comments



Development Review Team Comments

Date: 5/18/2023

Project Number: RCU2023-00016

Project Name: SPR Biosolids Storage Conditional Use Permit

Commenting Division: Environmental Analyst Review

Name of Reviewer: Megan Grant

Date: 05/18/2023

Email:

Complete

ENV1. What are proposed berm dimensions and design? The application indicates storing biosolids at a height of up to 5 feet.

The following comments apply to construction and operation:

ENV2. Exposure to air pollution is associated with numerous health problems including asthma, lung cancer, and heart disease. Construction and traffic in unpaved areas may contribute to increased fugitive dust emissions. Adams County recommends the applicant utilize all available methods to minimize fugitive dust during all phases of construction.

ENV3. Applicant should limit engine idling of vehicles and equipment to the maximum extent feasible to mitigate air quality impacts.

Commenting Division: Planner Review

Name of Reviewer: Lia Campbell

Date: 05/18/2023

Email:

Resubmittal Required

Request: Conditional Use Permit for Agricultural Business and Farming Operations for the storage of biosolids.

PLN01: Screening

Please give some more details on the berms and submit a rendering of what they will look like. Staff has some concern about wind screening and we want to determine if the berms can serve that purpose.

PLN02: Site plan

Site plan should be more detailed. You will need to submit a legal description for the section of the property that will be used for the biosolid storage. Please submit a site plan showing the whole property, with the portion of the property used for this conditional use permit called out specifically with the legal description. Please show on the site plan how far storage location is from all property lines.

Specifically call out truck loading area.

Is there anything else proposed on the storage site? - trash? lighting? If so, please include on site plan

PLN03: Operations

Please give more details about the daily operations. How often do trucks come and go from the property? How often are there people on site, and how many? Please look over section 4-16 and ensure that all operations requirements regarding lighting, vibration, noise, dust and debris, odor, etc. are being met.

PLN04: Lighting

Is any lighting proposed? If so, call out on site plan. Make sure it is downcast and meets the standards of 4-16-01 (operational lighting standards)

PLN05: Landscaping

Not applicable (4-19-02: Agricultural uses are exempt from landscaping standards)

PLN06: Building

Not applicable - no buildings proposed

Commenting Division: Development Engineering Review

Name of Reviewer: Steve Krawczyk

Date: 05/18/2023

Email:

Complete

ENG1: A Traffic letter provided for the for the proposed development is not expected to generate traffic impacts. The CDOT access code requires a new access permit if the project increases traffic by 20% of the existing use.

ENG2: According to the Federal Emergency Management Agency's January 20, 2016 Flood Insurance Rate Map (FIRM Panel #08001C0850H), the project site is NOT located within a regulated 100-yr floodplain. No floodplain use permit will be required.

ENG3: Property is NOT in Adams County MS4 Stormwater Permit area. A Stormwater Quality (SWQ) Permit is not required, but a State Permit COR400000 may be required if one (1) acre or more is disturbed. Applicant is responsible for installation and maintenance of Erosion and Sediment Control BMPs. A Builder/developer is responsible for adhering to all the regulations of Adams County Ordinance 11 regarding illicit discharge.

ENG4: If the applicant is proposing to install over 3,000 square feet of impervious area on the whole project site, a drainage report and drainage plans in accordance to Chapter 9 of the Adams County Development Review Manual, are required to be completed by a registered professional engineer and submitted to Adams County for review and final approval. The County may grant administrative relief from the criteria if the increase in impervious area is less than 5% of the overall development and if the nature of the work applied for meets the intent of these standards and specifications. Such relief shall be based upon technical justification submitted with the drainage letter and grading plan. Drainage design shall have no adverse off-site impacts on neighboring properties or the public ROW.

ENG5: If the applicant proposes to import greater than 10 CY of soil to this site, additional permitting is required. Per Section 4-04-02-02, of the Adams County Development Standards and Regulations, a Temporary or Special Use Permit is required to ensure that only clean, inert soil is imported into any site within un-incorporated Adams County. A Conditional Use Permit will be required if the importation exceeds 500,000 CY.

ENG6: Provide a letter stamped and signed by a professional engineer, registered in the State of Colorado, certifying the improvements have been constructed in accordance with the approved construction plan.

Commenting Division: Neighborhood Services Review

Name of Reviewer: Gail Moon

Date: 05/01/2023

Email: gmoon@adcogov.org

Complete

There are no OPEN violations at this location at this time. NO COMMENT