

STATE OF
COLORADO

Andrews - DNR, Doug <doug.andrews@state.co.us>

RE: Bayswater's COT 30-J Pad - Form 2A Doc #401922636

4 messages

Justin Garrett <jgarrett@ascentgeomatics.com>

Wed, Jun 19, 2019 at 3:46 PM

To: "Garrison - DNR, Penny" <penny.garrison@state.co.us>, "Andrews - DNR, Doug" <doug.andrews@state.co.us>

Cc: "Mark E. Brown" <mbrown@bayswater.us>, Tyler Hammond <thammond@bayswater.us>, Ann Feldman <afeldman@ascentgeomatics.com>

Doug and Penny –

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If there is any additional information needed for permit review, any requested or recommended comments for the priority list, or any other questions or concerns, please contact me.

Thank you

Justin Garrett

Regulatory Analyst

Ascent Geomatics Solutions (Formerly PFS)

Office: 303.928.7128

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Westminster, CO 80031

TBPLS Firm Registration No. 10194123



 **BEP_COT_30-J_Pad_SB19-181_DirectorCriteriaSummary06192019.pdf**
199K

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Thu, Jun 20, 2019 at 3:55 PM

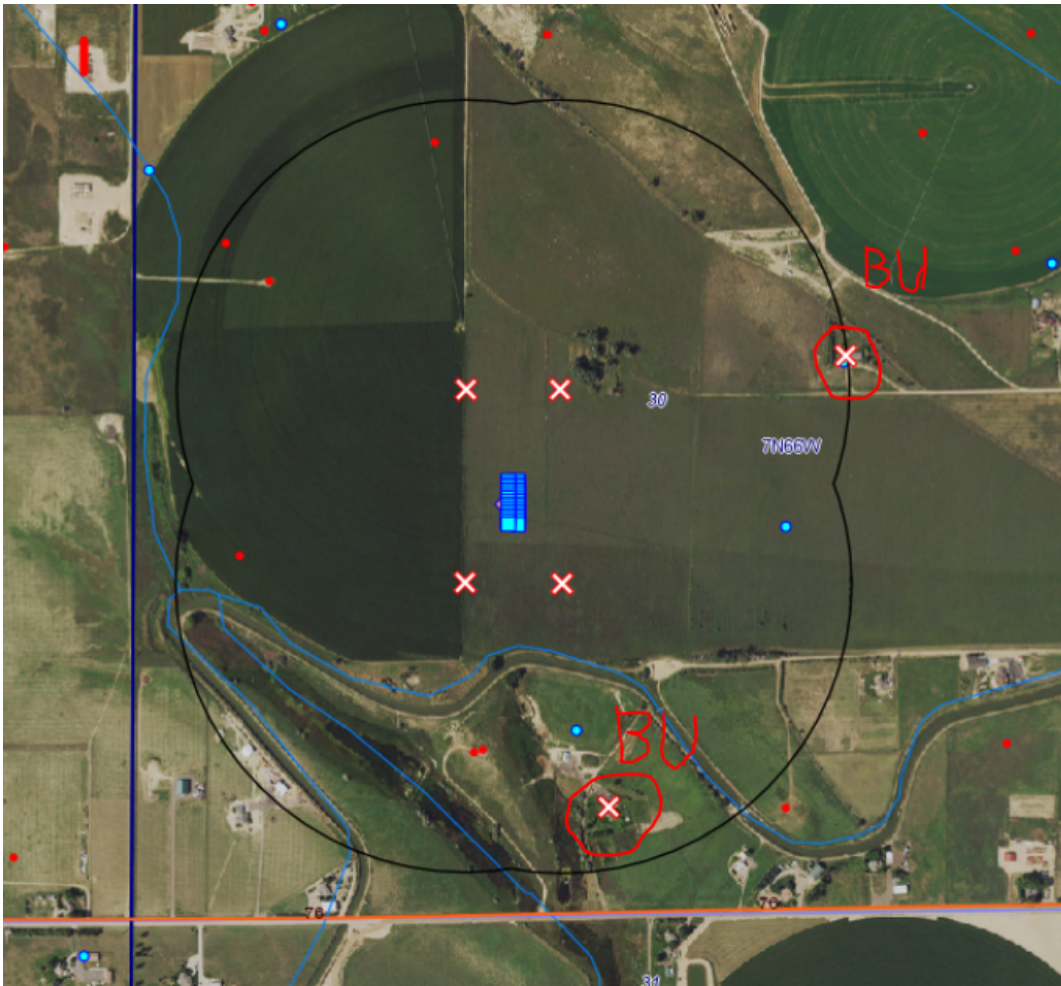
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Please let me know if you have any questions. Thank you.

Doug Andrews

Oil & Gas Location Assessment Specialist - Northeast Colorado



COLORADO
Oil & Gas Conservation
Commission
Department of Natural Resources

303.894.2100 Ext. 5180

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Justin Garrett <jgarrett@ascentgeomatics.com>

Fri, Jun 21, 2019 at 10:05 AM

To: "Andrews - DNR, Doug" <doug.andrews@state.co.us>

Cc: "Garrison - DNR, Penny" <penny.garrison@state.co.us>, "Mark E. Brown" <mbrown@bayswater.us>, Tyler Hammond <thammond@bayswater.us>, Ann Feldman <afeldman@ascentgeomatics.com>

Doug –

Thank you for the review comments.

This was my error in reading the question that led to not mentioning the two building units in Question 1. I was looking at the distances from wells and equipment, not the pad edge:

Distance to nearest:	Distance	Direction	Feature Measured From*
Building:	1570'	NE	SEPARATOR
Building Unit:	1570'	NE	SEPARATOR
High Occupancy Building Unit:	5280'	SW	WATER TANK

Distance to nearest:	Distance	Direction	Feature Measured From*
Building:	1191'	SE	COT EAST X-30-29HN
Building Unit:	1541'	SE	COT EAST X-30-29HN
High Occupancy Building Unit:	5280'	SW	COT WEST X-30-25HN

I amended the answer in the attached Director Criteria Summary.

Additionally, Bayswater has indicated that they will attempt to contact to the two Building Unit owners.

To address nuisance mitigation concerns:

Sound

Please consider the following comment and add where appropriate:

Sound walls will be installed along the Northeast corner and South ends of the location to shield sound from the building units within 1500' of pad edge.

The height and STC rating of sound walls will be determined by the baseline study results.

Lighting

Please amend the Lighting BMP or add as a comment:

Lighting: Site lighting shall be directed downward and inward and shielded so as to avoid glare on public roads and Building Units within 1500 feet of the disturbed area.

Once the drilling and completion rigs leave the site, there will be lighting on site to ensure safe oil and gas operations.

Such lighting will be controlled manually or by timers and will not be on constantly during nighttime hours.

Additional information to address building unit concerns:

The building unit identified as within 1500' of pad disturbance to the NE is at an elevation approximately 20' higher in elevation than the pad and is mostly shielded from a direct view of the location by its existing landscaping.

The sound walls used during drilling and completion operations will also add another level of shielding of light from the location:



The building unit identified as within 1500' of pad disturbance to the south is approximately 25' lower in elevation and is also mostly shielded from a direct line of sight by its existing landscaping.

The sound walls used during drilling and completion operations will also add another level of shielding of light from the location:



For the question on Criteria 5c, yes, the ringed and lined berms will only be around the tank and separator areas.

Bayswater will comply with the COA.

Please let me know if there are any further questions or comments.

-

-

Thanks again

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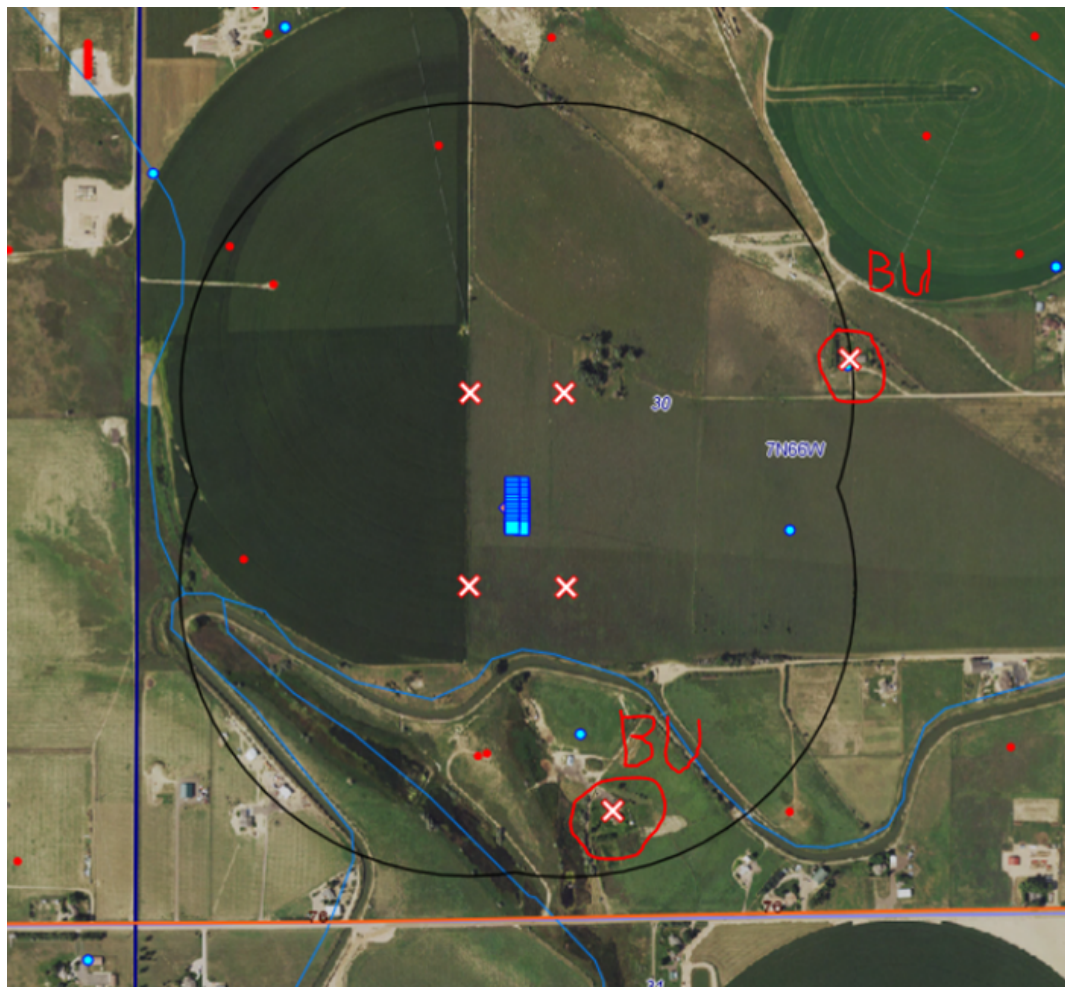
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Mon, Jul 8, 2019 at 3:23 PM

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Doug –

Here are the consultation results from meetings with the building unit owners within 1500':

The two additional building unit owners within 1500' not subject to OGLA notices, John D Bierwirth and Betty J Vanek at 12465 WCR76 and Donald and Sally M Krosky at 37501 WCR 27, were met in person on June 28, 2019. Both had been previously appraised of the proposed operations and had questions about traffic, noise, and dust that were appropriately addressed by Bayswater representatives. Bayswater provided contact information for any ensuing questions or concerns.

Please let me know if there are any outstanding items not addressed for this pad to be able to pass Director Review and be approved.

I believe this was the final item not previously addressed.

The sound and lighting language in the e-mail below was to be added to the Form 2A as an amended BMP per our earlier conversation.

Bayswater has had this pad's approval as its top priority, as the location is scheduled to be begin construction soon.

Thank you

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Subject: RE: Bayswater's COT 30-J Pad - Form 2A Doc #401922636

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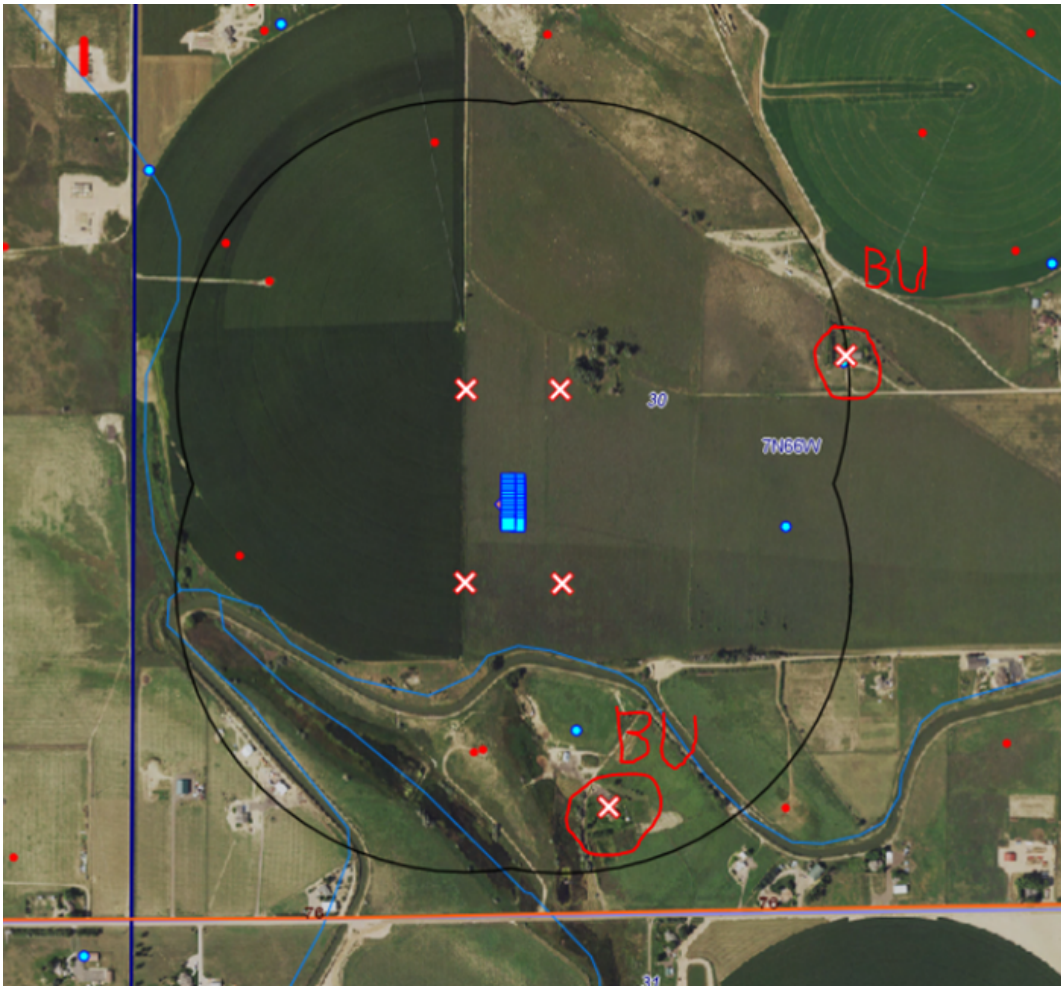
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