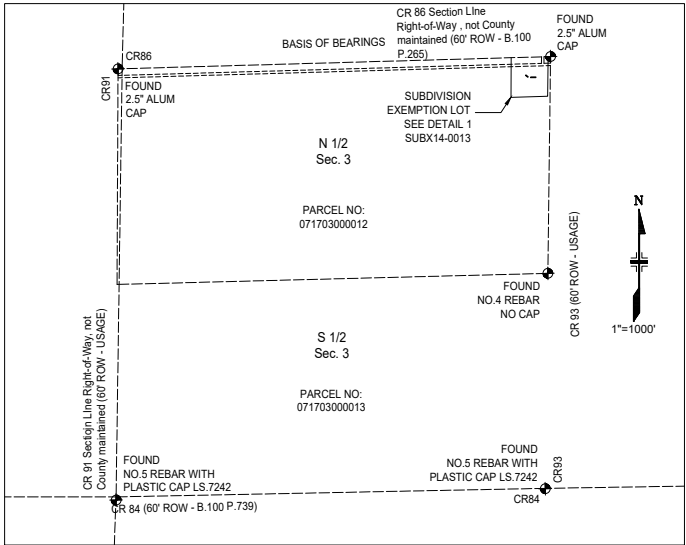
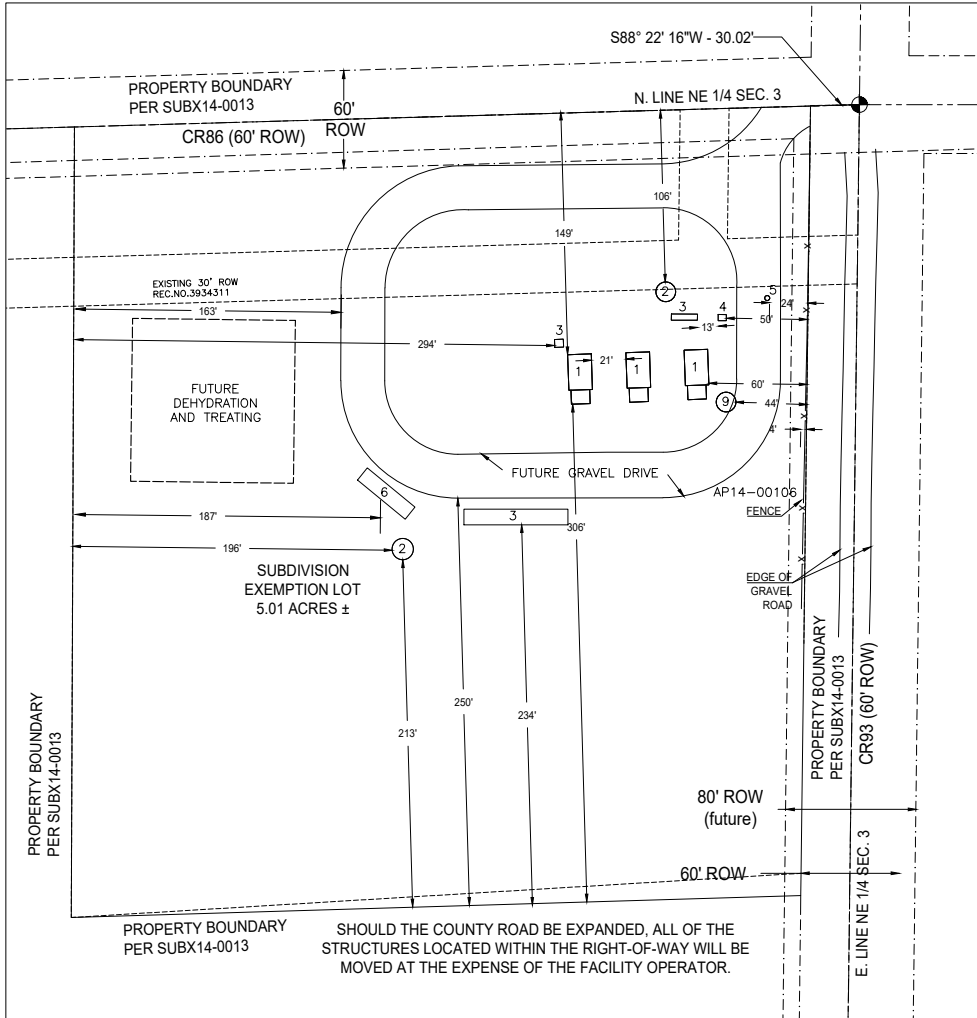


Use by Special Review No. USR15-0069
for the Hill Compressor site located at SUBX14-0013
being part of the N2 of Section 3, T7N, R61W of the 6th
P.M., County of Weld, State of Colorado



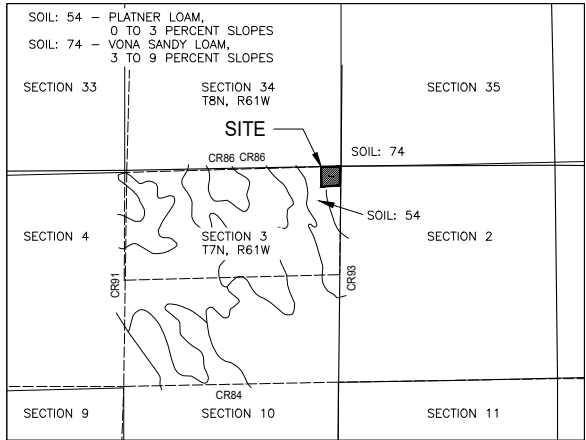
DEVELOPMENT STANDARDS

1. THE SITE SPECIFIC DEVELOPMENT PLAN AND A USE BY SPECIAL REVIEW PERMIT, USR15-0069, IS FOR MINERAL RESOURCE DEVELOPMENT FACILITIES, INCLUDING OIL AND GAS SUPPORT AND SERVICE (SIX (6) COMPRESSORS) IN THE A (AGRICULTURAL) ZONE DISTRICT, AND SUBJECT TO THE DEVELOPMENT STANDARDS STATED HEREON.
2. APPROVAL OF THIS PLAN MAY CREATE A VESTED PROPERTY RIGHT PURSUANT TO SECTION 23-8-10 OF THE WELD COUNTY CODE.
3. UPON TERMINATION OF THE USE OF THE COMPRESSOR STATION, THE SITE SHALL BE RESTORED TO ITS ORIGINAL CONDITION ACCORDING TO THE DECOMMISSIONING PLAN.
4. ALL LIQUID AND SOLID WASTES (AS DEFINED IN THE SOLID WASTES DISPOSAL SITES AND FACILITIES ACT, SECTION 30-20-100.5, C.R.S.) SHALL BE STORED AND REMOVED FOR FINAL DISPOSAL IN A MANNER THAT PROTECTS AGAINST SURFACE AND GROUNDWATER CONTAMINATION.
5. NO PERMANENT DISPOSAL OF WASTES SHALL BE PERMITTED AT THIS SITE. THIS IS NOT MEANT TO INCLUDE THOSE WASTES SPECIFICALLY EXCLUDED FROM THE DEFINITION OF A SOLID WASTE IN THE SOLID WASTES DISPOSAL SITES AND FACILITIES ACT, SECTION 30-20-100.5, C.R.S.
6. WASTE MATERIALS SHALL BE HANDLED, STORED, AND DISPOSED OF IN A MANNER THAT CONTROLS FUGITIVE DUST, BLOWING DEBRIS, AND OTHER POTENTIAL NUISANCE CONDITIONS. THE FACILITY SHALL OPERATE IN ACCORDANCE WITH CHAPTER 14, ARTICLE I, OF THE WELD COUNTY CODE.
7. FUGITIVE DUST SHOULD ATTEMPT TO BE CONFINED ON THE PROPERTY. USES ON THE PROPERTY SHOULD COMPLY WITH THE COLORADO AIR QUALITY COMMISSIONS AIR QUALITY REGULATIONS.
8. THE FACILITY SHALL COMPLY WITH THE AIR POLLUTION EMISSION NOTICE (A.P.E.N.) PERMIT REQUIREMENTS AS STIPULATED BY THE AIR POLLUTION CONTROL DIVISION OF THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, AS APPLICABLE.
9. ADEQUATE DRINKING, HANDWASHING AND TOILET FACILITIES SHALL BE PROVIDED FOR EMPLOYEES AND PATRONS OF THE FACILITY. AT ALL TIMES, AS EMPLOYEES OR CONTRACTORS ARE ON-SITE FOR LESS THAN TWO (2) CONSECUTIVE HOURS A DAY, PORTABLE TOILETS AND BOTTLED WATER ARE ACCEPTABLE. RECORDS OF MAINTENANCE AND PROPER DISPOSAL FOR PORTABLE TOILETS SHALL BE RETAINED ON A QUARTERLY BASIS AND AVAILABLE FOR REVIEW BY THE WELD COUNTY DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT. PORTABLE TOILETS SHALL BE SERVICED BY A CLEANER LICENSED IN WELD COUNTY AND SHALL CONTAIN HAND SANITIZERS.
10. ALL POTENTIALLY HAZARDOUS CHEMICALS MUST BE HANDLED IN A SAFE MANNER, IN ACCORDANCE WITH PRODUCT LABELING AND IN A MANNER THAT MINIMIZES THE RELEASE OF HAZARDOUS AIR POLLUTANTS (HAPS) AND VOLATILE ORGANIC COMPOUNDS (VOC'S). ALL CHEMICALS MUST BE STORED SECURE, ON AN IMPERVIOUS SURFACE, AND IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
11. A SPILL PREVENTION, CONTROL AND COUNTERMEASURE PLAN, PREPARED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF 40 CFR, PART 112, SHALL BE AVAILABLE ON-SITE.
12. THIS FACILITY SHALL ADHERE TO THE MAXIMUM PERMISSIBLE NOISE LEVELS ALLOWED IN THE LIGHT INDUSTRIAL ZONE DISTRICT, AS DELINEATED IN SECTION 25-12-103, C.R.S.
13. THE PROPERTY OWNER OR OPERATOR SHALL OBTAIN A COLORADO DISCHARGE PERMIT SYSTEM (CDPS) PERMIT FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE), WATER QUALITY CONTROL DIVISION, AS APPLICABLE.
14. THE OPERATION SHALL COMPLY WITH ALL APPLICABLE RULES AND REGULATIONS OF STATE AND FEDERAL AGENCIES AND THE WELD COUNTY CODE.
15. BUILDING PERMITS MAY BE REQUIRED, PER SECTION 29-3-10 OF THE WELD COUNTY CODE. CURRENTLY, THE FOLLOWING HAVE BEEN ADOPTED BY WELD COUNTY: 2012 INTERNATIONAL CODES, 2008 INTERNATIONAL ENERGY CODE, AND 2014 NATIONAL ELECTRICAL CODE. A BUILDING PERMIT APPLICATION MUST BE COMPLETED AND TWO (2) COMPLETE SETS OF ENGINEERED PLANS BEARING THE WET STAMP OF A COLORADO REGISTERED ARCHITECT OR ENGINEER MUST BE SUBMITTED FOR REVIEW. A GEOTECHNICAL ENGINEERING REPORT, PERFORMED BY A COLORADO REGISTERED ENGINEER, SHALL BE REQUIRED OR AN OPEN HOLE INSPECTION.
16. THE PROPERTY OWNER OR OPERATOR SHALL BE RESPONSIBLE FOR CONTROLLING NOXIOUS WEEDS ON THE SITE, PURSUANT TO CHAPTER 15, ARTICLE I AND II, OF THE WELD COUNTY CODE.
17. THE ACCESS TO THE SITE SHALL BE MAINTAINED TO MITIGATE ANY IMPACTS TO THE PUBLIC ROAD, INCLUDING DAMAGES AND/OR OFF-SITE TRACKING.
18. THERE SHALL BE NO PARKING OR STAGING OF VEHICLES ON PUBLIC ROADS. ON-SITE PARKING SHALL BE UTILIZED.
19. THE HISTORICAL FLOW PATTERNS AND RUNOFF AMOUNTS WILL BE MAINTAINED ON THE SITE.
20. WELD COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ON-SITE DRAINAGE RELATED FEATURES.
21. THE PROPERTY OWNER OR OPERATOR SHALL FOLLOW THE PROCESS FOR REPORTING TIER II INFORMATION AS OUTLINED IN TITLE III OF THE SUPERFUND AMENDMENTS AND REAUTHORIZATION ACT (SARA), WHICH INCLUDES PROVISIONS ALSO KNOWN AS THE EMERGENCY PLANNING AND COMMUNITY RIGHT TO KNOW ACT OF 1986 (EPCRA).
22. BUILDING PERMITS ISSUED ON THE PROPOSED LOT WILL BE REQUIRED TO ADHERE TO THE FEE STRUCTURE OF THE COUNTY-WIDE ROAD IMPACT FEE, COUNTY FACILITY FEE AND DRAINAGE IMPACT FEE PROGRAMS.
23. THE FACILITY WILL OPERATE 24 HOURS PER DAY, 365 DAYS PER YEAR.
24. THE PROPERTY OWNER OR OPERATOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE DESIGN AND OPERATION STANDARDS OF CHAPTER 23 OF THE WELD COUNTY CODE.
25. FOLLOWING THE COMMENCEMENT OF OPERATION, THE PROPERTY OWNER OR OPERATOR SHALL PROVIDE WRITTEN EVIDENCE OF AN APPROVED EMERGENCY ACTION AND SAFETY PLAN, ON OR BEFORE MARCH 15TH OF ANY GIVEN YEAR, SIGNED BY REPRESENTATIVES FOR THE FIRE DISTRICT AND THE WELD COUNTY OFFICE OF EMERGENCY MANAGEMENT TO THE DEPARTMENT OF PLANNING SERVICES.
26. NECESSARY PERSONNEL FROM THE WELD COUNTY DEPARTMENTS OF PLANNING SERVICES, PUBLIC WORKS, AND PUBLIC HEALTH AND ENVIRONMENT SHALL BE GRANTED ACCESS ONTO THE PROPERTY AT ANY REASONABLE TIME IN ORDER TO ENSURE THE ACTIVITIES CARRIED OUT ON THE PROPERTY COMPLY WITH THE CONDITIONS OF APPROVAL AND DEVELOPMENT STANDARDS STATED HEREIN AND ALL APPLICABLE WELD COUNTY REGULATIONS.
27. THE USE BY SPECIAL REVIEW AREA SHALL BE LIMITED TO THE PLANS SHOWN HEREON AND GOVERNED BY THE FOREGOING STANDARDS AND ALL APPLICABLE WELD COUNTY REGULATIONS. SUBSTANTIAL CHANGES FROM THE PLANS OR DEVELOPMENT STANDARDS, AS SHOWN OR STATED, SHALL REQUIRE THE APPROVAL OF AN AMENDMENT OF THE PERMIT BY THE WELD COUNTY BOARD OF COUNTY COMMISSIONERS BEFORE SUCH CHANGES FROM THE PLANS OR DEVELOPMENT STANDARDS ARE PERMITTED. ANY OTHER CHANGES SHALL BE FILED IN THE OFFICE OF THE DEPARTMENT OF PLANNING SERVICES.
28. THE PROPERTY OWNER OR OPERATOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL OF THE FOREGOING DEVELOPMENT STANDARDS. NONCOMPLIANCE WITH ANY OF THE FOREGOING DEVELOPMENT STANDARDS MAY BE REASON FOR REVOCATION OF THE PERMIT BY THE BOARD OF COUNTY COMMISSIONERS.
29. RIGHT TO EXTRACT MINERAL RESOURCES STATEMENT: WELD COUNTY HAS SOME OF THE MOST ABUNDANT MINERAL RESOURCES, INCLUDING, BUT NOT LIMITED TO: SAND AND GRAVEL, OIL, NATURAL GAS, AND COAL. UNDER TITLE 34 OF THE COLORADO REVISED STATUTES, MINERALS ARE VITAL RESOURCES BECAUSE (A) THE STATE'S COMMERCIAL MINERAL DEPOSITS ARE ESSENTIAL TO THE STATE'S ECONOMY; (B) THE POPULOUS COUNTIES OF THE STATE FACE A CRITICAL SHORTAGE OF SUCH DEPOSITS; AND (C) SUCH DEPOSITS SHOULD BE EXTRACTED ACCORDING TO A RATIONAL PLAN, CALCULATED TO AVOID WASTE OF SUCH DEPOSITS AND CAUSE THE LEAST PRACTICABLE DISRUPTION OF THE ECOLOGY AND QUALITY OF LIFE OF THE CITIZENS OF THE POPULOUS COUNTIES OF THE STATE. MINERAL RESOURCE LOCATIONS ARE WIDESPREAD THROUGHOUT THE COUNTY AND PERSON MOVING INTO THESE AREAS MUST RECOGNIZE THE VARIOUS IMPACTS ASSOCIATED WITH THIS DEVELOPMENT. OFTEN TIMES, MINERAL RESOURCE SITES ARE FIXED TO THEIR GEOGRAPHICAL AND GEOPHYSICAL LOCATIONS. MOREOVER, THESE RESOURCES ARE PROTECTED PROPERTY RIGHTS AND MINERAL OWNERS SHOULD BE AFFORDED THE OPPORTUNITY TO EXTRACT THE MINERAL RESOURCE.
30. THE WELD COUNTY RIGHT TO FARM STATEMENT, AS IT APPEARS IN SECTION 22-2-20.2 OF THE WELD COUNTY CODE, SHALL BE PLACED ON THE MAP AND RECOGNIZED AT ALL TIMES.



PROPOSED STRUCTURE LIST	
1	COMPRESSOR
2	STORAGE TANK
3	PIG RECEIVER
4	METER
5	TANK
6	STORAGE CONTAINER
7	FUTURE COMPRESSOR
8	CONNEX BOX
9	INLET SLUG CATCHER & SEPARATION

LEGEND	
---	EXISTING CONTOURS
---	SOIL DIFFERENTIATION LINE
---	SECTION LINE
---	PROPERTY LINE
---	PROPOSED STRUCTURE
---	FUTURE STRUCTURE



DESCRIPTION

SUBDIVISION EXEMPTION NO. 0717-03-1 SUBX14-0013 BEING LOCATED IN THE NORTH HALF OF SECTION 3, TOWNSHIP 7 NORTH, RANGE 61 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WELD COUNTY, COLORADO.

PLANNING COMMISSION CERTIFICATION

THIS IS TO CERTIFY THAT THE WELD COUNTY PLANNING COMMISSION HAS CERTIFIED AND DOES HEREBY RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS, WELD COUNTY, COLORADO, FOR ITS CONFIRMATION, APPROVAL AND ADOPTION THIS SITE SPECIFIC DEVELOPMENT PLAN AND USE BY SPECIAL REVIEW AS SHOWN AND DESCRIBED THEREON THIS ____ DAY OF ____, 20__.

CHAIR, WELD COUNTY PLANNING COMMISSION

PROPERTY OWNER'S CERTIFICATE

THE UNDERSIGNED MAJOR PROPERTY OWNERS DO HEREBY AGREE TO THE SITE SPECIFIC DEVELOPMENT PLAN AND USE BY SPECIAL REVIEW DEVELOPMENT STANDARDS AS DESCRIBED HERE ON THIS ____ DAY OF ____, 20__.

JERRE E. BRADT

THE UNDERSIGNED MAJOR PROPERTY OWNERS DO HEREBY AGREE TO THE SITE SPECIFIC DEVELOPMENT PLAN AND USE BY SPECIAL REVIEW DEVELOPMENT STANDARDS AS DESCRIBED HERE ON THIS ____ DAY OF ____, 20__.

BILLEE A. ROSENTHAL

BOARD OF COUNTY COMMISSIONERS CERTIFICATION:

THIS IS TO CERTIFY THAT THE BOARD OF COUNTY COMMISSIONERS, WELD COUNTY, COLORADO, DOES HEREBY CONFIRM AND ADOPT THIS SITE SPECIFIC DEVELOPMENT PLAN AND USE BY SPECIAL REVIEW AND DEVELOPMENT STANDARDS AS SHOWN AND DESCRIBED HEREON THIS ____ DAY OF ____, 20__.

CHAIR, BOARD OF COUNTY COMMISSIONERS

ATTEST:

WELD COUNTY CLERK TO THE BOARD

BY: _____ DATED: _____
DEPUTY CLERK TO THE BOARD

USE BY SPECIAL REVIEW PERMIT PLAN MAP

HILL COMPRESSOR SITE

OWNER: JERRE E. BRADT

WELD COUNTY, COLORADO

REVISION		
No.	Date	By
1	5/12/14	ECS
2	5/25/16	RDO
3	7/25/17	RDO
4	4/23/21	RDO

TAMARACK
CONSULTING, LLC
5366 W. 25th Ave.
Edgewater, CO 80214
GIS Services | Land Surveying | Civil
Engineering

STERLING ENERGY, LLC
One Tabor Center
1200 17th St, Suite 2850
DENVER, CO 80202

Date: 2/23/2014

Drawn By: FJC

Designed By: FJC

Chk'd By: TAM

Cadfile: HILL_USR

SCALE: Hor. 1"=100'
Vert. N/A

Drawing No.

1 OF 1

Job No. TC131105