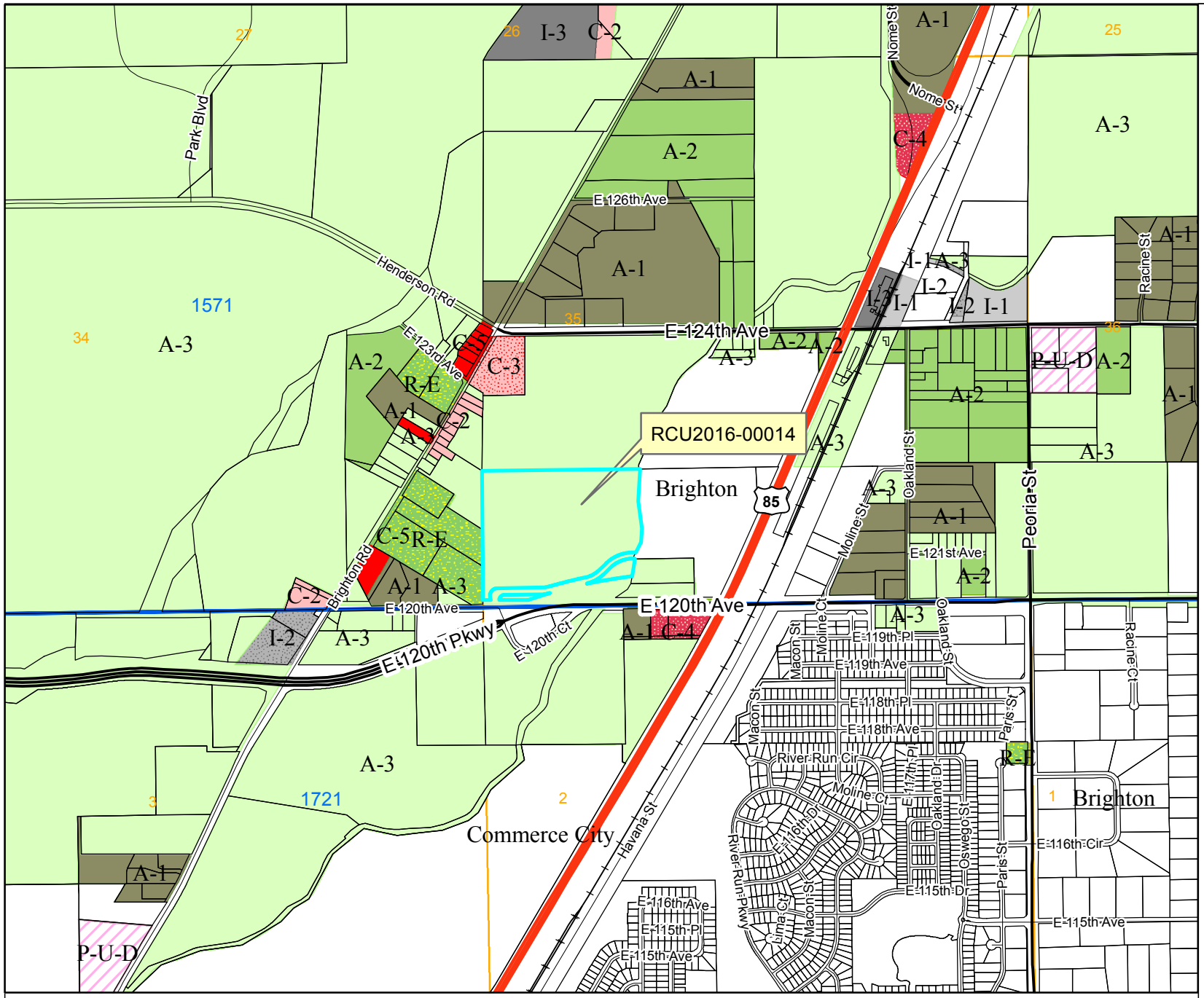

Henderson Pit

RCU2016-00014

N

For display purposes only.

LEGEND

- Special Zoning Conditions
- Section Numbers
- Railroad
- Major Water
- Zoning Line
- Sections

Zoning Districts

- A-1
- A-2
- A-3
- R-E
- R-1-A
- R-1-C
- R-2
- R-3
- R-4
- M-H
- C-0
- C-1
- C-2
- C-3
- C-4
- C-5
- I-1
- I-2
- I-3
- CO
- PL
- AV
- DIA
- P-U-D
- P-U-D(P)
- Airport Noise Overlay

ADAMS COUNTY
COLORADO

This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy

LEGEND

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Henderson Pit

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ADAMS COUNTY COLORADO

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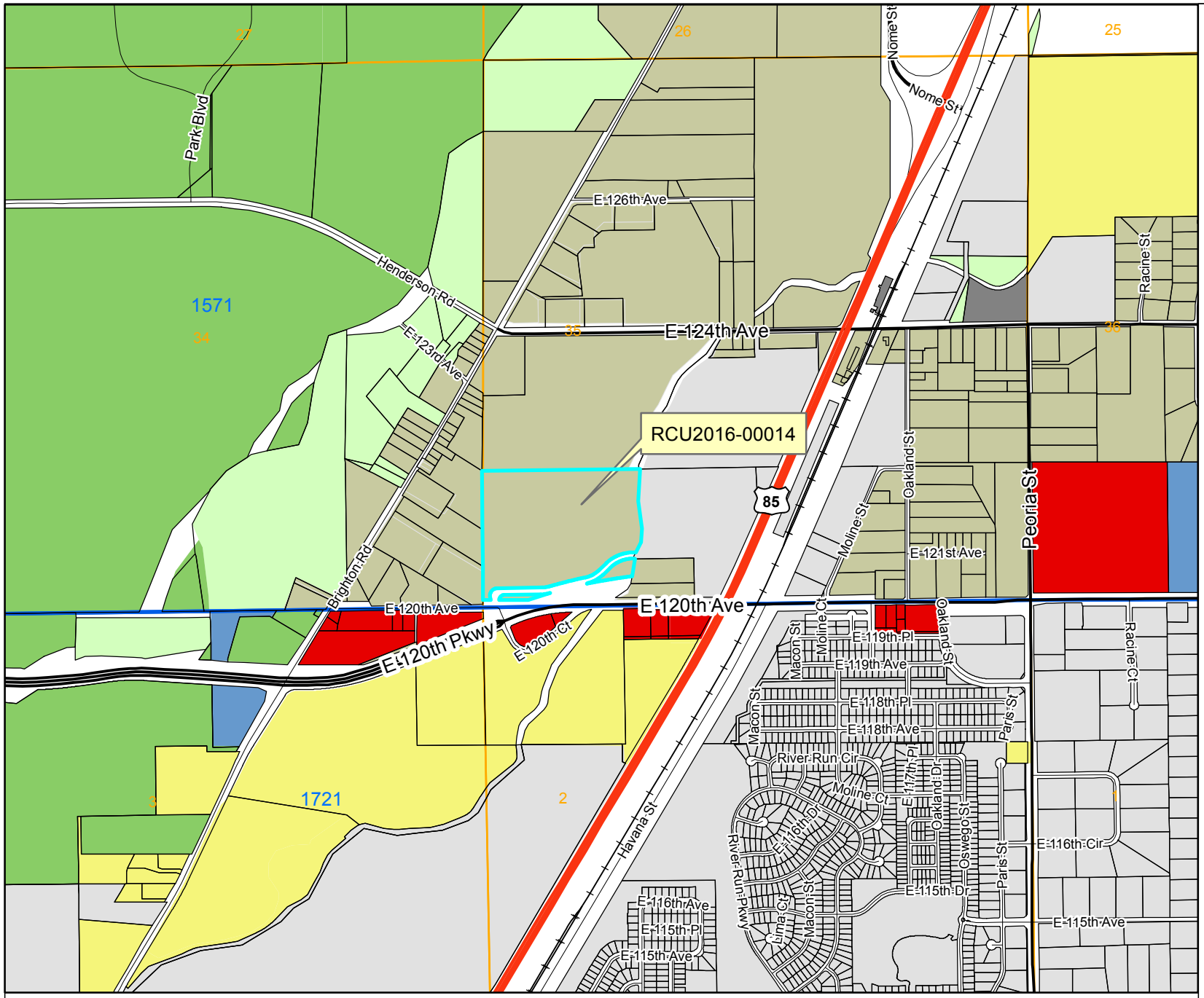

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RCU2016-00014

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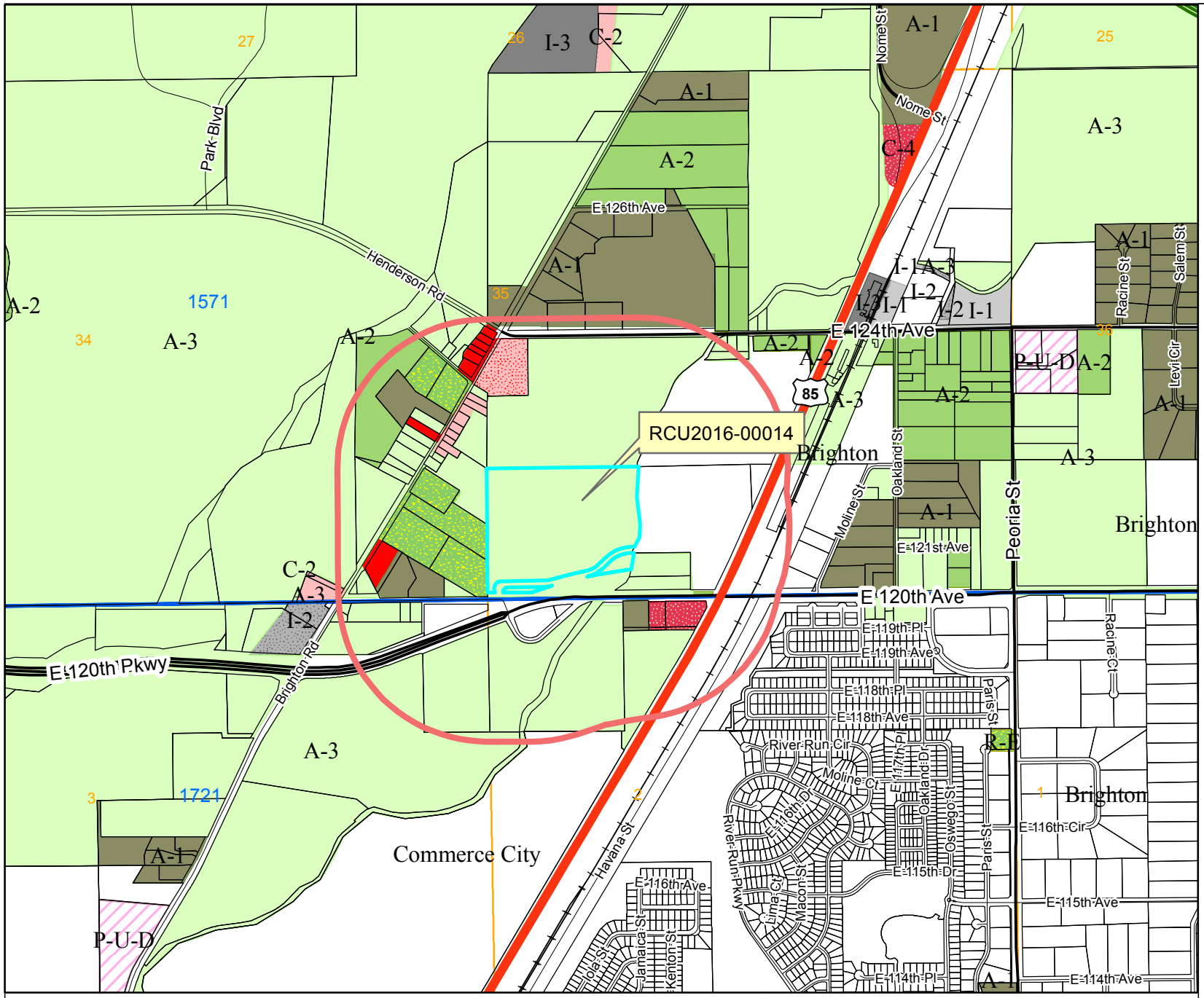
ADAMS COUNTY
COLORADO



Henderson Pit

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ADAMS COUNTY COLORADO

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

STAFF REPORT

Board of County Commissioners March 14, 2017

CASE NUMBER: **RCU2016-00014**	CASE NAME: Henderson Pit

Owner's Name:	120 85 LLC (Dave Schultejann)
Applicant's Name:	Dave Schultejann
Applicant's Address:	10929 East 120th Avenue
Location of Requests:	10929 East 120th Avenue
Nature of Requests:	A conditional use permit for recycling and wholesale of concrete, steel, and asphalt
Zone District:	Agricultural-3 (A-3)
Site Size:	39.9 acres
Proposed Uses:	Recycling facility
Existing Use:	Fill site (inert landfill)
Hearing Date(s):	**PC: February 9, 2017 / 6:00 p.m.** **BoCC: March 14, 2017 / 9:30 a.m.**
Report Date:	February 24, 2017
Case Manager:	Christopher C. LaRue CCL
Staff Recommendation:	Denial with 8 Findings-of-fact
PC Recommendation:	Denial with 8 Findings-of-fact

SUMMARY OF PREVIOUS APPLICATIONS

The subject property is in the Corrigan Subdivision. This subdivision was approved by the Board of County Commissioners on June 10, 2002.

On June 2, 2003, the Board of County Commissioners approved a Conditional Use Permit to allow sand and gravel mining on the property. On August 20, 2008 the BoCC approved extensions to the Conditional Use Permit to August 20, 2010. On May 2, 2011, the BoCC approved another extension to the Conditional Use Permit to May 2, 2012. Currently, mining operations on the property have been completed.

On January 12, 2012, the Planning Commission approved a minor amendment to the mining permit to allow limited night hauling for construction activities for I-76. The night hauling permit expired on April 30, 2012.

On October 3, 2013, the County approved a Temporary Use Permit to allow crushing and recycling of concrete and asphalt stockpiles on the property. This permit expired on November 30, 2013.

On February 24, 2014, the BoCC approved a Certificate of Designation (CD) to allow approximately 1,000,000 cubic yards of inert fill material on the property. The CD will expire on February 24, 2021.

On November 20, 2015, the County issued a zoning violation to the property owner for operating a recycling facility on the property without a permit. On February 8, 2016, staff reviewed a conceptual review application and met with the applicant to discuss using the site for recycling activities.

SUMMARY OF APPLICATION

Background:

120 85, LLC, is requesting a conditional use permit to allow a recycling facility on the property. The site was previously used as a gravel pit and subdivided into its current configuration in 2002. Currently, the property is being used as an inert landfill. The landfill only accepts clean fill as defined by the Colorado Department of Public Health and Environment. The filling operation has been ongoing since 2014. According to the applicant, the property receives large volumes of materials such as concrete, steel, asphalt, and top soil that could be recycled and sold, instead of dumping it into the gravel pit on the property as a fill material. In addition, as stated by the applicant allowing recycling of deposited materials on the property will be a beneficial use that could reduce waste in the landfill.

According to the applicant, the subject request would allow the property to be used to stock pile, sort, crush, and sell recycled materials for construction projects. The sale of the recycled materials will be mainly wholesale in nature. Information provided with the application shows the recycled materials are usually hauled to the site with other waste materials. However, the recycled materials are normally separated from the other hauled materials for processing. The other remaining waste materials are deposited into the existing gravel pit on the property as fill materials. Per Section 3-10-04-05 of the County's Development Standards and Regulations, a conditional use permit is required to operate a recycling facility on the subject property.

Site Characteristics:

The subject site is 39.9 acres and located northwest of 120th Avenue and Highway 85. A portion of the site consists of a large excavated hole. The majority of inert fill materials such as earth,

rock, concrete, asphalt, top soil, masonry, collected on the site are deposited in this hole. Overall, the topography of the site is lower than immediate surrounding properties. This is due to previous sand excavation and gravel mining operations on the property. The lower elevation of the site creates a natural berm along the southern boundary of the site, which abuts 120th Avenue. This berm serves as screening and blocks views into the interior of the property.

Several properties border the subject site to the west. One of these adjacent properties is zoned Residential Estate (RE), which is currently being used as a home and for agricultural activities. The other properties are zoned A-3 and used for manufacturing, storage, service, and sale of campers. A number of uses on the adjacent property were approved through a conditional use permit in 1976. The property to the north of the site is zoned A-3, and has a lake which is used for a private water ski club. The properties to the east and northeast are within the municipal limits of the City of Brighton and zoned PUD and Public Lands. Uses allowed in the PUD are industrial. The property to the south is under the jurisdiction of the City of Commerce City and is used as an auto glass repair company.

Development Standards and Regulations:

Conditional Use Permit:

Section 3-10-04-05 of the Development Standards and Regulations requires a conditional use permit to allow recycling facilities on the subject property. According to the applicant, the proposed CUP to allow a recycling facility on the property would not alter any conditions of approval instituted through the previously approved and existing fill permit (see Exhibit 5.5). The expiration date for the fill permit is February 24, 2021.

Site plans submitted with application show existing structures on the property, including an office building, a scale for weighing trucks, a dumpster, and a portable toilet. All these structures were previously approved as part of a fill permit on the property. The site plan also shows existing and proposed operations and facilities on the property will consist of the existing pit, construction equipment, delivery-receiving area, stockpiles of raw material and processed materials. Per Section 4-10-02-05-07 of the County's Development Standards and Regulations, outdoor storage of materials associated with a recycling facility is permitted in the A-3 zone district. The design and operations plan submitted with the request depicts areas within the pit that will be used for storage of recycling material. These outside storage areas will not be visible from abutting public right-of-ways (i.e. 120th Avenue).

Sections 4-10-01-03-09 and 4-10-02-05-09 of the County's Development Standards and Regulations outline performance standards for outdoor storage and recycling uses. Per these Sections of the Development Standards and Regulations, outdoor storage uses are to be screened from all adjacent rights-of-way and lesser intensity uses by an eight-foot tall screen fence. In addition, stockpile height of recycled material is required to be limited to the height of the screen fence. Further, all outdoor storage must consist of non-hazardous materials and provide adequate access for fire equipment. To comply with the screening requirements, the applicant is proposing to install heavy gauge PVC or vinyl insert screening material within an existing chain link fence

on the western, northern, and eastern property boundary. Per Section 4-06-01-02-01-06 of the County's Development Standards and Regulations, proposed screening materials are required to provide a minimum of 90% opacity. The applicant's proposed screening material will need to comply with the 90% opacity requirement. The southern property boundary is currently screened with an existing berm. The applicant is proposing to landscape this berm with grasses and sixteen new trees.

Per Section 4-16-18 of the Development Standards, a bufferyard is required along exterior boundaries of a lot when a higher intense use is proposed to abut a lesser intense use. Per this requirement, specifically section 4-16-18 of the County's Development Standards and Regulations, a type B bufferyard is required along the northern boundary of the site and a type D bufferyard is required along a portion of the western property line (the portion of the site adjacent to an existing residential property). No bufferyard is required along a section of the portion of the western property boundary with an industrial use. There is also no bufferyeard required along the eastern property boundary of the subject request. This is due to industrial uses developed on these adjacent properties. Section 4-16 of the County's Development Standards and Regulations requires installation of landscaping along adjacent right-of-ways to the site. The landscape plan provided with the application shows landscaping along the adjacent right-of-ways.

Future Land Use Designation:

The Adams County Comprehensive Plan designates this site as Estate Residential. Estate Residential areas are designated for single family housing at lower densities, typically no greater than 1 unit per acre, and with compatible uses such as schools and parks. The subject request is inconsistent with the future land use designation. However, the property has been mined for sand and gravel for eight years. The intent of the subject request is to allow recycling of fill materials brought onto the property. In addition, the filling operation conducted on the property and the proposed recycling would be limited in nature and would expire in four years (2021). From the current and proposed operations on the property, the site will be reclaimed to its previous elevation when filling operations on the property are completed. After completing reclamation of the property, it can then be developed in conformance with the future land use designation.

Surrounding Zoning Designations and Existing Use Activity:

Northwest A-3 Camper repair & storage	**North** A-3 Commercial Water Ski Lake	**Northeast** City of Brighton Vacant
West RE Home & Agriculture	**Subject Property** **A-3** **Inert Land fill & recycling**	**East** City of Brighton Vacant
Southwest City of Brighton Vacant (County Owned)	**South** City of Brighton Auto Glass business	**Southeast** A-3 Home & Agriculture

Compatibility with the Surrounding Land Uses:

The subject property is surrounded by multiple uses. The property to the north is developed as a commercial water ski lake. The property to the east is vacant and zoned industrial. This eastern bordering property is located in the City of Brighton. The property to the southeast is developed as a single-family home and pasture land. The property to the northwest is developed as a manufacturing, repair, and storage yard. The property directly west of the site is developed with a single-family home and farm fields.

Both Commerce City and the City of Brighton submitted review comments on the application. Commerce City recommended that the permit to allow recycling on the property should expire concurrently with the previously approved Certificate of Designation. The City also stated there is a planned future flyover interchange within the vicinity of the proposed request that the applicant should consider in its operations. The City of Brighton stated screening should be installed along 120th Avenue. The City also inquired about any required improvements along the roadways to the site. Further, the City of Brighton recommended the County to ensure an existing access road to the property east of the site remains in its current location. The applicant has acknowledged these concerns. The existing access road is within the dedicated right-of-way along 120 Avenue.

Planning Commission Update:

The Planning Commission considered this case on February 9, 2017, and recommended denial of the request in a five to two vote. The two commissioners who voted against the motion for denial expressed a preference to continue the request to another hearing to afford the applicant an opportunity to provide additional information to the Planning Commission.

Several neighboring property owners testified at the public hearing to express their opposition to the request. These neighbors expressed experiencing excessive dust pollution because of operations of the existing CD and recycling on the property. They also expressed that they experience negative effects and nuisances such as noise emanating from operations on the site, operations occurring outside of the permitted hours, and lighting that spills over onto adjacent properties. Per the approved CD, hours of operations are limited from 7am to 5pm Monday through Saturday. The County, in 2012, temporarily permitted night operations on the property for a period of 3 months. No other permit has been granted to allow operations on the property beyond those allowed through the CD. The neighboring property owners also informed the PC that roads in the immediate vicinity are also often covered with debris from the site. Overall, the neighboring property owners at the Planning Commission meeting were appalled and expressed a general decrease in their quality of life because of operations on the subject property.

After the public testimony, the Planning Commission requested that the applicant respond to the public comments. The applicant responded and stated that operations on the property are consistent with the traffic analysis approved for the use on the property. The applicant also stated that they have been coordinating with the Occupational Safety and Health Administration (OSHA) to ensure their operations conform to the Administration's health and safety standards. Regarding dust and debris on the site, the applicant informed the Planning Commission that they

are willing to clean the roads and surrounding homes experiencing dust emanating from operations on the property.

Staff met with the applicant on February 15, 2017, to discuss the concerns of the Planning Commission and those expressed by the neighboring property owners at the public hearing. On February 21, 2017, the applicant submitted responses and an amended Operations Plan to the one originally submitted with the application to address the concerns expressed at the Planning Commission hearing. These new documents included information on controlling dirt and debris on the roads, air quality, dust, lighting, traffic, and public outreach. The specific information on how each of the aforementioned issues will be addressed is summarized below:

Dirt and Debris on roads: The applicant informed staff that they have added additional vehicle tracking control to the site exit. This control measure will remove dirt and mud from trucks exiting the site. In addition, the applicant has increased the number of times for cleaning the adjacent roads from as needed to three times per week. They have also instructed all truck drivers transporting waste to the site to inform the operations management whenever they identify any debris on the roads. The operations facility team will also drive on the road daily to inspect and clean any debris found on the road.

Air Quality: As a requirement of the existing CD, the State requires the applicant to conduct air quality monitoring. According to the applicant, they test air quality on the perimeter of the site. The applicant did not provide any information on the frequency of the testing, or any reports. In addition, the applicant also indicated OSHA conducts on-site air quality tests to check compliance. Information on the frequency of this testing has not been provided to staff, or any OSHA reports. During the meeting, the applicant indicated the willingness to expand air quality testing to off-site locations, if requested by the County or a property owner.

Dust: According to the applicant, there are two water trucks on-site that regularly spray water on the property to control dust. In addition, crushing equipment used on the property also has a dust suppression system. The applicant also informed staff that they have added additional dust suppression (water sprayers) equipment onto the crushing equipment. The amended operations plan shows installation of a wind monitoring station to monitor and shut down operations whenever the wind speeds exceed 35 mph or a sustained 25 mph.

Lights: Regular operating hours for the CD and recycling are from 7:00 am to 5:00 pm, Monday through Saturday. Lights are not required during these operating hours.

Traffic: According to the applicant, the traffic study for the site shows the highest trip generation for the recycling facility will not exceed 200 trucks per day. The applicant's position is that the recommendations for traffic control for the site were based on this trip generation.

Public Outreach: The applicant claims they have attempted on several occasions to contact surrounding neighbors to inform them to contact the company with any concerns. Most of these communications were made through emails and phone calls.

All of the above mentioned mitigation measures were required as a condition of approval for operating the existing CD on the property. Adherence to the conditions of approval for the CD would have minimized the negative impacts experienced by the surrounding property owners. The public testimonies received at the PC hearing also provided additional information to staff that were unavailable prior to the Planning Commission hearing. Prior to the hearing, staff sent seventy-seven notices to property owners within 1500 feet radius of the property. However, only two out of the seventy-seven property owners responded to the request for comments. After the Planning Commission hearing, it is clear that additional neighbors have significant concerns besides those who responded in writing. Based on the information provided by the surrounding property owners, and the current violations on the property, it is staff's recommendation that the request for recycling should be denied. The violations and associated public testimonies demonstrate the applicant's inability to comply with the County's regulations.

Staff has scheduled a follow up inspection of the facility on March 3, 2017. The inspection team will consist of Adams County (Environmental Analyst & Code Compliance), the Colorado Department of Health (Solid Waste Division & the Division of Reclamation & Mine Safety), and the Tri-County Health Department. Staff will provide an update and results of this inspection at the BoCC hearing.

Staff Recommendations:

Based upon the application, the criteria for approval of conditional use permits, and a recent site visit, and public testimony at the Planning Commission staff recommends denial of this request with eight findings-of-fact.

Recommended Findings-of-Fact

1. The conditional use is not permitted in the applicable zone district.

2. The conditional use is not consistent with the purposes of these standards and regulations.

3. The conditional use will not comply with the requirements of these standards and regulations including, but not limited to, all applicable performance standards.

4. The conditional use is not compatible with the surrounding area, not harmonious with the character of the neighborhood, would be detrimental to the immediate area, would be detrimental to the future development of the area, and would be detrimental to the health, safety, or welfare of the inhabitants of the area and the County. In making this determination, the Planning Commission and the Board of County Commissioners shall find, at a minimum, that the conditional use will not result in excessive traffic generation, noise, vibration, dust, glare, heat, smoke, fumes, gas, odors, or inappropriate hours of operation.

5. The conditional use permit has not addressed all off-site impacts.

6. The site is not suitable for the conditional use including adequate usable space, adequate access, and absence of environmental constraints.

7. The site plan for the proposed conditional use will not provide the most convenient and functional use of the lot including the parking scheme, traffic circulation, open space, fencing, screening, landscaping, signage, and lighting.

8. Sewer, water, storm water drainage, fire protection, police protection, and roads are not available and adequate to serve the needs of the conditional use as designed and proposed.

CITIZEN COMMENTS

Number of Property Owners Notified (Within 1,500 Feet)	Number of Public Comments Received by Staff
77	2

Staff received two responses in opposition from property owners notified within 1,500 feet radius of the property. The major concerns expressed by these responses included increase in truck traffic, dust and noise created by the activities occurring on the property.

COUNTY AGENCY COMMENTS

A traffic analysis and control plan has been reviewed and approved by the Development Engineering Division for this request. No road improvements were required for this application for a CUP for recycling operations; however, the applicant shall be required to install appropriate way-finding signage that directs exiting trucks to the west of the site, towards Brighton Road. Staff also recommended installation of additional warning signs traffic along 120th Avenue/Parkway as discussed in the submitted traffic analysis.

Staff also reviewed a recycling operations plan submitted with the application and determined the plan conforms to acceptable industry standards.

REFERRAL AGENCY COMMENTS

During the referral period, staff received comments from the Tri-County Health Department regarding dust and vector mitigation. The applicant included and addressed these concerns in their operations plan.

Responding with Concerns:
City of Brighton
Commerce City Community Development Department

Responding without Concerns:

Brighton Fire District
Colorado Department of Public Health and Environment (CDPHE)
Colorado Department of Transportation (CDOT)
Colorado Geologic Survey (CGS)
School District 27J
Tri-County Health Department (TCHD)
United Power
West Adams Soil District
Xcel Energy

Notified but not Responding / Considered a Favorable Response:

Century Link
Colorado Division of Mining Reclamation and Safety
Colorado Division of Water Resources
Colorado Division of Wildlife
Comcast
Metro Wastewater Reclamation
Regional Transportation District
South Adams County Water and Sanitation District
Union Pacific Railroad

Exhibits Table of Contents

ADAMS COUNTY
COLORADO

Community & Economic Development Department
4430 South Adams County Parkway,
1st Floor, Suite W2000
Brighton, CO 80601-8205
PHONE 720.523.6800 FAX 720.523.6998

MEMORANDUM

To: Board of County Commissioners

From: Christopher C. LaRue, Senior Planner

Subject: RCU2016-00014, Henderson Pit

Date: March 14, 2017

ALTERNATIVE RECOMMENDED FINDINGS OF FACT

If the Board of County Commissioners does not concur with the Staff recommendation of Denial, the following findings may be adopted as part of a decision of Approval:

1. The conditional use is permitted in the applicable zone district.
2. The conditional use is consistent with the purposes of these standards and regulations.
3. The conditional use will comply with the requirements of these standards and regulations including, but not limited to, all applicable performance standards.
4. The conditional use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County. In making this determination, the Planning Commission and the Board of County Commissioners shall find, at a minimum, that the conditional use will not result in excessive traffic generation, noise, vibration, dust, glare, heat, smoke, fumes, gas, odors, or inappropriate hours of operation.
5. The conditional use permit has addressed all off-site impacts.
6. The site is suitable for the conditional use including adequate usable space, adequate access, and absence of environmental constraints.
7. The site plan for the proposed conditional use will provide the most convenient and functional use of the lot including the parking scheme, traffic circulation, open space, fencing, screening, landscaping, signage, and lighting.
8. Sewer, water, storm water drainage, fire protection, police protection, and roads are to be available and adequate to serve the needs of the conditional use as designed and proposed.

Recommended Conditions Precedent:

1. Prior to commencing operations, and thereafter during the active life of the facility, and for one (1) year after closure, the operator shall post and maintain a performance

bond or other approved financial instrument with Adams County. The amount of said bond shall be in the amount necessary to remove materials from recycling facilities for disposal at an appropriate disposal facility. The amount of the bond shall be calculated to include removal, tipping fees, and transportation costs. Should any corrective actions be required by the County in order to protect the health, safety, and general welfare which result from failure of the operator to follow any regulations, standards, or conditions of approval, the performance bond shall be forfeited in an amount sufficient to defray the expense of said actions, including staff time expended by Adams County involved in such corrective actions.

2. The applicant shall submit and have approved a landscaping and screening plan no later than 45 days from the date of approval of this conditional use permit. The landscape and screening plan shall contain the required bufferyards and frontage landscaping, as identified in the regulations.

Recommended Conditions of Approval:

1. All conditions from Case # EXG2013-00001 shall be applicable and adhered to in conducting operations associated with this Conditional Use Permit.
2. This Conditional Use Permit shall expire on February 24, 2021.
3. The applicant shall receive a "Notice to Proceed" from the Department of Community and Economic Development. Written proof that all of the conditions precedents have been satisfied shall be required prior to receiving the notice.
4. This Conditional Use Permit shall be limited only to those materials, processes, and storage areas as described in the application and shown as Exhibit 2.2 of this report. Any changes to types of material or processes shall require an amendment to this CUP.
5. Stock piles on the property shall not exceed the height of the screen fencing to be placed around the property.
6. Lighting shall be arranged and positioned so no direct lighting or reflection of lighting creates a nuisance or hazard to any adjoining property or right-of-way.
7. The operator shall maintain records showing amounts of stockpiled materials both processed and unprocessed. In addition, records containing customer lists and records showing amounts of recycled material shipped off site shall be maintained.
8. The applicant shall be responsible for implementing the requirements of the traffic control plan approved with this request. This shall include installing signage as shown on the submitted traffic analysis submitted with the application.

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

STAFF REPORT

Planning Commission — February 9, 2017

CASE NUMBER: **RCU2016-00014**	CASE NAME: Henderson Pit

Owner's Name:	120 85 LLC (Dave Schultejann)
Applicant's Name:	Dave Schultejann
Applicant's Address:	10929 East 120th Avenue
Location of Requests:	10929 East 120th Avenue
Nature of Requests:	A conditional use permit for recycling and wholesale of concrete, steel, and asphalt
Zone District:	Agricultural-3 (A-3)
Site Size:	39.9 acres
Proposed Uses:	Recycling facility
Existing Use:	Fill site (inert landfill)
Hearing Date(s):	**PC: February 9, 2017 / 6:00 p.m.** **BoCC: March 14, 2017 / 9:30 a.m.**
Report Date:	January 23, 2017
Case Manager:	Christopher C. LaRue CCL
PC Recommendation:	APPROVAL with 8 findings-of-fact, 2 conditions precedent, and 9 conditions

SUMMARY OF PREVIOUS APPLICATIONS

The subject property is in the Corrigan Subdivision. This subdivision was approved by the Board of County Commissioners on June 10, 2002.

On June 2, 2003, the Board of County Commissioners approved a Conditional Use Permit to allow sand and gravel mining on the property. On August 20, 2008 the BoCC approved extensions to the Conditional Use Permit to August 20, 2010. On May 2, 2011, the BoCC approved another extension to the Conditional Use Permit to May 2, 2012. Currently, mining operations on the property have been completed.

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On November 20, 2015, the County issued a zoning violation to the property owner for operating a recycling facility on the property without a permit. On February 8, 2016, staff reviewed a conceptual review application and met with the applicant to discuss using the site for recycling activities.

SUMMARY OF APPLICATION

Background:

120 85, LLC, is requesting a conditional use permit to allow a recycling facility on the property. The site was previously used as a gravel pit and subdivided into its current configuration in 2002. Currently, the property is being used as an inert landfill. The landfill only accepts clean fill as defined by the Colorado Department of Public Health and Environment. The filling operation has been ongoing since 2014. According to the applicant, the property receives large volumes of materials such as concrete, steel, asphalt, and top soil which could be recycled and sold, instead of dumping it into the gravel pit on the property as fill material. In addition, allowing recycling of deposited materials on the property will be a beneficial use that could reduce waste in the landfill.

According to the applicant, the subject request would allow the property to be used to stock pile, sort, crush, and sell recycled materials for construction projects. These sales will be mainly wholesale in nature. The information provided with the application shows recycled materials are usually sorted from trucks carrying waste materials to the site. The recycled material are normally separated and from the other waste material for processing. The non-recycled materials are used as fill for the pit. Per Section 3-10-04-05 of the County's Development Standards and Regulations, a conditional use permit is required to operate a recycling facility on the subject property.

Site Characteristics:

The subject site is 39.9 acres and located northwest of 120th Avenue and Highway 85. A portion of the site consists of a large excavated hole. The majority of inert fill materials such as earth, rock, concrete, asphalt, top soil, masonry, collected on the site are deposited in this hole. Overall, the topography of the site is lower than immediate surrounding properties. This is due to previous sand excavation and gravel mining operations on the property. The lower elevation of the site

creates a natural berm along the southern boundary of the site, which abuts 120th Avenue. This berm serves as screening and blocks views into the interior of the property.

Several properties border the subject site to the west. One of these adjacent properties is zoned Residential Estate (RE). It is currently being used as a home and for agricultural activities. The other properties are zoned A-3 and used for manufacturing, storage, service, and sale of campers. A number of uses on the adjacent property were approved through a conditional use permit in 1976. The property to the north of the site is zoned A-3, and has a lake which is used for a private water ski club. The properties to the east and northeast are within the municipal limits of the City of Brighton and zoned PUD and Public Lands. Uses allowed in the PUD are industrial. The property to the south is under the jurisdiction of the City of Commerce City and is used as an auto glass repair company.

Development Standards and Regulations:

Conditional Use Permit:

Section 3-10-04-05 of the Development Standards and Regulations requires a conditional use permit to allow recycling facilities on the subject property. According to the applicant, the proposed CUP to allow a recycling facility on the property would not alter any conditions of approval instituted through the previously approved and existing fill permit (see Exhibit 5.5). In addition, staff is recommending a condition of approval for the subject request for recycling to expire at the same date as the expiration for the existing and approved fill permit (i.e Certificate of Designation). The expiration date for the fill permit is February 24, 2021.

Site plans submitted with application show existing structures on the property, including an office building, a scale for weighing trucks, a dumpster, and a portable toilet. All these structures were previously approved as part of a fill permit on the property. The site plan also shows existing and proposed operations and facilities on the property will consist of the existing pit, construction equipment, delivery-receiving area, stockpiles of raw material and processed materials. Per Section 4-10-02-05-07 of the County's Development Standards and Regulations, outdoor storage of materials associated with a recycling facility is permitted in the A-3 zone district. The design and operations plan submitted with the request depicts areas within the pit that will be used for storage of recycling material. These outside storage areas will not be visible from abutting public right-of-ways (i.e. 120th Avenue).

Sections 4-10-01-03-09 and 4-10-02-05-09 of the County's Development Standards and Regulations outline performance standards for outdoor storage and recycling uses. Per these Sections of the Development Standards and Regulations, outdoor storage uses are to be screened from all adjacent rights-of-way and lesser intensity uses by an eight-foot tall screen fence. In addition stockpile height of recycled material is required to be limited to the height of the screen fence. Further, all outdoor storage must consist of non-hazardous materials and provide adequate access for fire equipment. To comply with the screening requirements, the applicant is proposing to install heavy gauge PVC or vinyl insert screening material within an existing chain link fence on the western, northern, and eastern property boundary. Per Section 4-06-01-02-01-06 of the

County's Development Standards and Regulations, proposed screening materials are required to provide a minimum of 90% opacity. The southern property boundary is currently screened with an existing berm. The applicant is proposing to landscape this berm with grasses and sixteen new trees.

Section 4-16-18 of the County's Development Standards and Regulations, a type B bufferyard is required along the northern boundary and a type D bufferyard required along on a portion of the western property line. Per Section 4-16-18 of the Development Standards, a bufferyard is required along exterior boundaries of a lot when a higher intense use is proposed to abut a lesser intense use. No bufferyard is required along a portion of the western and eastern property boundaries of the subject request. This is due industrial uses developed on these adjacent properties. Staff has recommended a condition of approval requiring the applicant to submit a revised landscape/screening plan. Section 4-16 of the County's Development Standards and Regulations requires installation of landscaping along adjacent right-of-ways to the site. The landscape plan provided with the application shows a landscape buffer along the portion of the site fronting East 120th Parkway; however the bufferyards to the north and a portion of the west are not addressed. The proposed landscape area consists of 16 trees to be planted along the portion of street frontage abutting 120th Avenue.

Future Land Use Designation:

The Adams County Comprehensive Plan designates this site as Estate Residential. Estate Residential areas are designated for single family housing at lower densities, typically no greater than 1 unit per acre, and with compatible uses such as schools and parks. The subject request is inconsistent with the future land use designation. However, the property has been mined for sand and gravel for eight years. The intent of the subject request is to allow recycling of fill materials brought onto the property. In addition, the filling operation conducted on the property and the proposed recycling would be limited in nature and would expire in four years (2021). From the current and proposed operations on the property, the site will be reclaimed to its previous elevation when filling operations on the property are completed. After completing reclamation of the property, it can then be developed in conformance with the future land use designation.

Surrounding Zoning Designations and Existing Use Activity:

Northwest A-3 Camper repair & storage	**North** A-3 Commercial Water Ski Lake	**Northeast** City of Brighton Vacant
West RE Home & Agriculture	**Subject Property** **A-3** **Inert Land fill & recycling**	**East** City of Brighton Vacant
Southwest City of Brighton Vacant (County Owned)	**South** City of Brighton Auto Glass business	**Southeast** A-3 Home & Agriculture

Compatibility with the Surrounding Land Uses:

The subject property is surrounded by multiple uses. The property to the north is developed as a commercial water ski lake. The property to the east is vacant and zoned industrial. This eastern bordering property is located in the City of Brighton. The property to the southeast is developed as a single-family home and pasture land. The property to the northwest is developed as a manufacturing, repair, and storage yard. The property directly west of the site is developed with a single-family home and farm fields. The proposed request with its associated landscaping and limited timeframe will be compatible with the surrounding properties. The landscaping areas will provide a buffer and mitigate any potential impacts to the surrounding uses. In addition, the existing conditions on the fill permit and the proposed conditions of approval associated with the request will mitigate potential impacts to surrounding areas.

Both Commerce City and the City of Brighton submitted comments on this application. Commerce City stated the permit should expire concurrently with the previously approved Certificate of Designation. And Commerce City indicated there would be a future flyover interchange within the area the applicant should acknowledge. The City of Brighton stated screening should be installed along 120th Avenue. Brighton also wanted to know if any improvements would be required to the roadways. Finally, Brighton wanted to ensure an existing access road to the property east of the site remains in place. The applicant has acknowledged these concerns. Staff is requiring a condition that limits the permit to four years, which coincides with the CD. Staff is also requiring a condition the proper landscaping and buffering be in installed on the site. The existing access road is contained within dedicated right-of-way. No road way improvements are being required, however, staff is requiring a condition the applicant install the appropriate warning signs as indicated with the traffic analysis.

Staff Recommendations:

Based upon the application, the criteria for approval of conditional use permits, and a recent site visit, staff recommends approval of this request with thirty-three findings-of-fact and two conditions.

Recommended Findings-of-Fact

1. The conditional use is permitted in the applicable zone district.
2. The conditional use is consistent with the purposes of these standards and regulations.
3. The conditional use will comply with the requirements of these standards and regulations including, but not limited to, all applicable performance standards.
4. The conditional use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County. In making this determination, the Planning Commission and the Board of County Commissioners shall find, at a minimum, that the conditional use will not result in excessive traffic generation, noise, vibration, dust, glare, heat, smoke, fumes, gas, odors, or inappropriate hours of operation.

5. The conditional use permit has addressed all off-site impacts.
6. The site is suitable for the conditional use including adequate usable space, adequate access, and absence of environmental constraints.
7. The site plan for the proposed conditional use will provide the most convenient and functional use of the lot including the parking scheme, traffic circulation, open space, fencing, screening, landscaping, signage, and lighting.
8. Sewer, water, storm water drainage, fire protection, police protection, and roads are to be available and adequate to serve the needs of the conditional use as designed and proposed.

Recommended Conditions Precedent:

1. Prior to commencing operations, and thereafter during the active life of the facility, and for one (1) year after closure, the operator shall post and maintain a performance bond or other approved financial instrument with Adams County. The amount of said bond shall be in the amount necessary to remove materials from recycling facilities for disposal at an appropriate disposal facility. The amount of the bond shall be calculated to include removal, tipping fees, and transportation costs. Should any corrective actions be required by the County in order to protect the health, safety, and general welfare which result from failure of the operator to follow any regulations, standards, or conditions of approval, the performance bond shall be forfeited in an amount sufficient to defray the expense of said actions, including staff time expended by Adams County involved in such corrective actions.
2. The applicant shall submit and have approved a landscaping and screening plan no later than 45 days from the date of approval of this conditional use permit. The landscape and screening plan shall contain the required bufferyards and frontage landscaping, as identified in the regulations.

Recommended Conditions of Approval:

1. All conditions from Case # EXG2013-00001 shall be applicable and adhered to in conducting operations associated with this Conditional Use Permit.
2. This Conditional Use Permit shall expire on February 24, 2021.
3. The applicant shall receive a "Notice to Proceed" from the Department of Community and Economic Development. Written proof that all of the conditions precedents have been satisfied shall be required prior to receiving the notice.
4. This Conditional Use Permit shall be limited only to those materials, processes, and storage areas as described in the application and shown as Exhibit 2.2 of this report. Any changes to types of material or processes shall require an amendment to this CUP.
5. Stock piles on the property shall not exceed the height of the screen fencing to be placed around the property.
6. Lighting shall be arranged and positioned so no direct lighting or reflection of lighting creates a nuisance or hazard to any adjoining property or right-of-way.

7. The operator shall maintain records showing amounts of stockpiled materials both processed and unprocessed. In addition, records containing customer lists and records showing amounts of recycled material shipped off site shall be maintained.
8. The applicant shall be responsible for implementing the requirements of the traffic control plan approved with this request. This shall include installing signage as shown on the submitted traffic analysis submitted with the application.

CITIZEN COMMENTS

Number of Property Owners Notified (Within 1,500 Feet)	Number of Public Comments Received by Staff
77	2

Staff received two responses in opposition from property owners notified within 1,500 feet radius of the property. The major concerns expressed by these responses included increase in truck traffic, dust and noise created by the activities occurring on the property.

COUNTY AGENCY COMMENTS

A traffic analysis and control plan has been reviewed and approved by the Development Engineering Division for this request. No road improvements were required for this application; however, the applicant shall be required to install appropriate way-finding signage that directs exiting trucks to the west of the site, towards Brighton Road. Staff also recommended installation of additional warning signs traffic along 120th Avenue/Parkway as discussed in the submitted traffic analysis.

Staff also reviewed a recycling operations plan submitted with the application and determined the plan conforms to acceptable industry standards.

REFERRAL AGENCY COMMENTS

During the referral period, staff received comments from the Tri-County Health Department regarding dust and vector mitigation. The applicant included and addressed these concerns in their operations plan.

Responding with Concerns:
City of Brighton
Commerce City Community Development Department

Responding without Concerns:
Brighton Fire District
Colorado Department of Public Health and Environment (CDPHE)
Colorado Department of Transportation (CDOT)
Colorado Geologic Survey (CGS)

School District 27J
Tri-County Health Department (TCHD)
United Power
West Adams Soil District
Xcel Energy

Notified but not Responding / Considered a Favorable Response:
Century Link
Colorado Division of Mining Reclamation and Safety
Colorado Division of Water Resources
Colorado Division of Wildlife
Comcast
Metro Wastewater Reclamation
Regional Transportation District
South Adams County Water and Sanitation District
Union Pacific Railroad

SUBMITAL ITEM C

EXPLANATION

The Henderson Pit was permit for operation by resolution of the Adams County Board of Commissioners in February, 2014. The resolution was for a Certificate of Designation to allow inert fill of construction material. The pit is operated and monitored as a solid waste facility and is subject to Adams County and State of Colorado performance standards. The property s located west of US 85, north of 120th Avenue. The site is approximately 49 acres and the CD is for roughly 1,000,000 cubic yards of inert fill. The approved CD has an expiration date in February of 2021.

Under the conditions of the CD asphalt is not permitted in the pit within two feet of the groundwater surface. Therefore the operator has requested and was granted permission to crush the asphalt material that is brought to the site where there is sufficient volume to justify crushing the material. These operations began approximately eight months after the fill operations started. The owner has been paying taxes to the County and State for sale of the recycled material for two years.

During the time since the pit was permitted to begin filling the construction industry has picked up significantly and the need to dispose of construction waste has also increased. Along with the increase in construction activity has been the increased need for construction material including recycled material. The Henderson Pit receives a large volume of materials that are conducive to recyclable product. These include concrete, steel, asphalt and top soil.

There are many benefits of recycling these materials including reducing the demand for raw materials, reducing the waste that goes into this landfill, environmental benefits, additional jobs and tax creation. In addition there is more remaining volume in the pit for non-recyclable material in the pit.

Trucks entering the facility are handled in the same manner as always. They are inspected for material type and volume, recorded and directed to the appropriate disposal area. Trucks after disposing of their load that are filling with recycled materials are loaded weighed, recorded and exit the facility. The operation is wholesale to contractors and nearly all recycled sales are to trucks that deliver construction waste and refill with recycled product generating minimal additional traffic in and out of the facility.

Recyclable materials delivered to the site are stock piled in the bottom of the pit. The material are sorted, crushed and place in new stock piles for sale. Material that is non-recyclable is dumped in the pit. All stock piles are maintained in the low part of the pit below the natural grade of the land and well below the perimeter berm reducing visibility to 120th Avenue and the surrounding properties. Haul roads are constructed on site to separate the trucks that are dumping materials from trucks filling with material and are operated to maintain safety for the trucks and workers.

The addition of a Conditionals Use Permit for the recycling operation and wholesale operation of recycled materials will not change any of the conditions or requirements of the Certificate of Designation. The timeframe for the CUP will be concurrent with the CD and will not require an extension to the February 2021 completion date of the CD.

The Henderson Pit is a necessary and beneficial need for the construction industry and the CUP to allow recycling operations will also benefit the construction operators as well as the environment. The site will continue to operate in a safe and efficient manner and will be considerate to its surroundings and neighbors.

HENDERSON GRAVEL PIT

CONDITIONAL USE PLAN

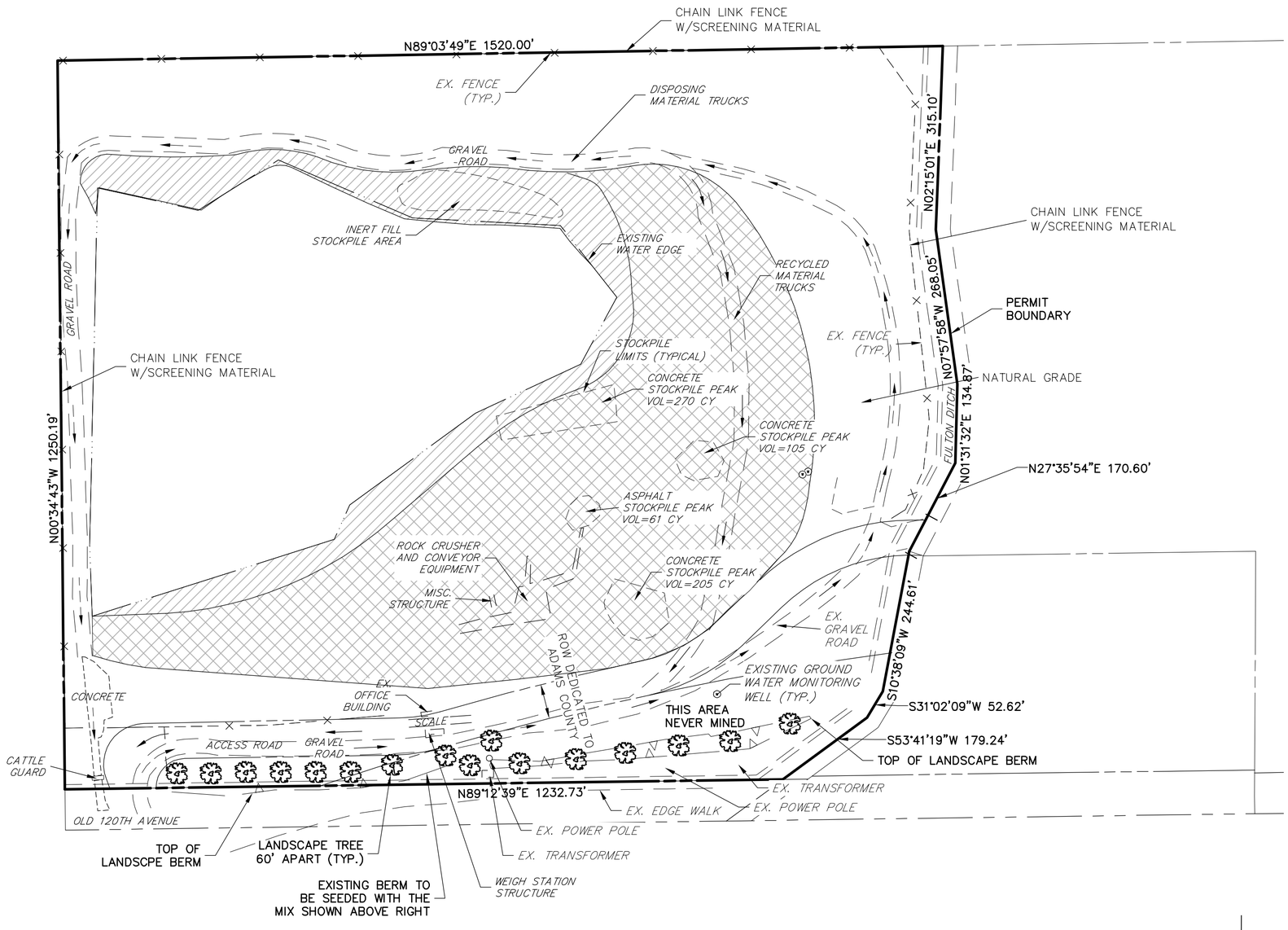

Table A-1. Upland area seed mix – loamy to clay soils

Common Name	Scientific Name	Growth Season	Growth Form	% Mix	Lb/ac (PLS[1])
Grasses					
Blue grama	*Bouteloua gracilis*	Warm	Sod	25	1.8
Sand dropseed	*Sporobolus cryptandrus*	Warm	Bunch	20	0.2
Sideoats grama	*Bouteloua curtipendula*	Warm	Sod	20	6.3
Western wheatgrass	*Pascopyrum smithii*	Cool	Sod	15	8.2
Buffalograss	*Bouteloua dactyloides*	Warm	Sod	10	10.7
Inland saltgrass	*Distichlis spicata*	Warm	Sod	5	0.6
Herbaceous/Wildflowers					
Pasture sage	*Artemisia frigida*			1	0.01
Blanket flower	*Gaillardia aristata*			1	0.5
Prairie coneflower	*Ratibida columnifera*			1	0.1
Purple prairieclover	*Dalea (Petalostemum) purpurea*			1	0.3
Blue flax	*Linum lewisii*			1	0.4
TOTAL PLS POUNDS/ACRE				**100**	**29.11**

[1]PLS = Pure Live Seed – If broadcast seeding, double the rate

GENERAL NOTES:

1. FENCING: AN EIGHT (8) FOOT SOLID SCREEN FENCE OR SECURITY FENCE, WITH ADDITIONAL SCREENING MATERIAL, AS APPROVED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT, SHALL ENCLOSE ALL OUTSIDE STORAGE.
2. NUISANCE CONTROL PLAN: PROVISIONS OF THE NUISANCE CONTROL PLAN SHALL BE FOLLOWED.
3. APPEARANCE: ALL SITES SHALL MAINTAIN A CLEAN, NEAT, AND ORDERLY APPEARANCE. STOCKPILES OF MATERIALS MAY ONLY BE PLACED AS SPECIFIED IN THE DESIGN AND OPERATION PLAN.
4. RECORDKEEPING: ALL OPERATORS SHALL MAINTAIN RECORDS SHOWING AMOUNTS OF STOCKPILED MATERIALS BOTH PROCESSED AND UNPROCESSED THAT ARE CONSISTENT WITH THE AMOUNTS ALLOWED IN THE PERMIT. IN ADDITION, RECORDS CONTAINING CUSTOMER LISTS AND RECORDS SHOWING AMOUNTS OF RECYCLED MATERIAL SHIPPED OFF SITE SHALL BE MAINTAINED.
5. PERFORMANCE BOND: PRIOR TO COMMENCING OPERATIONS, AND THEREAFTER DURING THE ACTIVE LIFE OF THE FACILITY, AND FOR ONE (1) YEAR AFTER CLOSURE, THE OPERATOR SHALL POST AND MAINTAIN A PERFORMANCE BOND OR OTHER APPROVED FINANCIAL INSTRUMENT WITH ADAMS COUNTY. THE AMOUNT OF THE BOND SHALL BE CALCULATED TO INCLUDE REMOVAL, TIPPING FEES, AND TRANSPORTATION COSTS. SHOULD ANY CORRECTIVE ACTIONS BE REQUIRED BY THE COUNTY IN ORDER TO PROTECT THE HEALTH, SAFETY, AND GENERAL WELFARE WHICH RESULT FROM FAILURE OF THE OPERATOR TO FOLLOW ANY REGULATIONS, STANDARDS, OR CONDITIONS OF APPROVAL, THE PERFORMANCE BOND SHALL BE FORFEITED IN AN AMOUNT SUFFICIENT TO DEFRAY THE EXPENSE OF SAID ACTIONS, INCLUDING STAFF TIME EXPENDED BY ADAMS COUNTY INVOLVED IN SUCH CORRECTIVE ACTIONS.
6. REMOVAL OF TRASH FROM RIGHT–OF–WAY: OPERATORS SHALL REMOVE TRASH, OR OTHER WASTE MATERIAL, OF THE TYPE WHICH IS BROUGHT TO THE FACILITY, ALONG PUBLIC RIGHTS–OF–WAY WITHIN ONE–HALF (1/2) MILE OF THE FACILITY.
7. TREES TO BE WATERED BY HAND WATERING WITH A WATER TRUCK.
8. STOCKPILE HEIGHT NOT TO EXCEED 8' ABOVE NATURAL GRADE.

LEGEND

- DISPOSAL TRUCK TRAFFIC
- RECYCLED MATERIAL TRUCK TRAFFIC
- FILL AREA
- LOW AREA FOR STOCKPILE
- TOP OF SLOPE
- LANDSCAPE TREE

150 75 0 150

ORIGINAL SCALE: 1" = 150'

CONDITIONAL USE PLAN
HENDERSON GRAVEL PIT
JOB NO. 15694.00
6/6/16
SHEET 1 OF 1

J·R ENGINEERING
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Operation Plan
Henderson Pit
Inert Fill, Material Recycling Operations and Wholesale of Recycled Products

Submitted By:

120 85 LLC
10929 East 120th Ave.
Henderson, Colorado 80640

June 2016

SITE MANAGEMENT AND OPERATIONS

Operations Schedule

The Henderson Inert Landfill and Recycling Facility will maintain operating hours of 6:00 a.m. to 6:00 p.m., Monday through Saturday. When there are highway construction projects that require night operations the Henderson facility may stay open later than 6:00pm to receive demolition materials. No recycle operations or sales will take place after 6:00pm.

The Henderson Inert Landfill will not normally be open on Sundays or holidays. The following holidays are the minimum holidays that will be observed by Henderson personnel:

- New Year's day
- Memorial Day
- Fourth of July
- Labor Day
- Thanksgiving Day
- Christmas Day

Personnel and Equipment Requirements

The Henderson Inert Landfill and Recycling Facility normally will have a minimum of six employees' onsite during operational hours. Henderson will always have, at a minimum, one qualified operations personnel on site during operational hours to monitor activities. The operation employs 30 personnel. The employees will be a qualified person at the check-in station to log-in and screen loads, also to weigh and record recycled materials, and a laborer to direct trucks to the proper location to dump and load recycled materials. An equipment operator may be stationed on the site to push loads into the pit after they have been secondarily screened by the operations manager or his designee. Equipment operators will also sort and push material into stock piles for sorting and crushing. Dane Schultejann is the President of Henderson and questions and information requests should be directed through him at the main office regarding these requirements.

Facility Layout

The inert materials fill has areas of operation: delivery-receiving, placement of materials, stockpiles for materials to be processed, stockpiles of recycled materials, and equipment parking. The previously backfilled areas will be used as areas for dumping clean fill dirt and inert construction materials ("solid waste", as described previously). Inert materials will be placed on the pit edge wherever the current filling location is to be pushed into the pit after a secondary screening. Materials to be recycled will be stockpiled in the bottom of the pile as well as the processed recycled material, and stockpile heights will be maintained to not be visible from 120th Avenue.

Buildings

The site is already permitted and outfitted with a small construction trailer for housing of documents and the gate attendant. A portable toilet is available on site. A dumpster is on site.

There is a scale for weighing recycled material loads. The office building also has WiFi connection and the operations are monitored with video cameras viewable in the office.

Equipment

The following equipment will be available and will either be kept on the site or located at an alternative location near the site for convenient deployment:

- Dozer
- Loader
- Motor-grader
- Pickup truck
- Water truck
- Street sweeper
- Concrete crusher
- Asphalt crusher
- Excavator

Equipment will be utilized for the proper placement and grading of the inert material being received. The equipment will also be used to maintain the ground and move other soil existing on the site.

Site Security and Fencing

Unauthorized access to the site is prevented with fencing, berms and a locked gate. A large landscaped berm will screen and protect the site along 120th Avenue. The west, north and a majority of the east of the site are secured and screened with a chained link fence. To the east there is the Fulton Ditch which provides a natural barrier to entrance into the site. The site is secured with a locked gate at the entrance when the facility is closed. The facility is also monitored via security cameras viewed by laptop and cell phones. Henderson personnel, from the filling operation will monitor the site throughout the day by regular inspections or working onsite.

Run-on and Run-off Control Measures

Surface water control measures will be maintained wherever required to manage run-on and run-off from the facility operations. No run-on surface water enters the Henderson property. Areas of operation on the eastern portion of the site have been stripped of overburden/topsoil and so no water ponds or runs- off, but percolates into the remaining sand and gravel below this area (it was never mined). Areas previously backfilled with clean fill dirt are also generally porous enough that no water ponds and very little runs-off. All drainage from the site currently enters the mined-out gravel pit and no surface run-off exits the Henderson property as surface run-off. The western pit sides will not allow surface water (stormwater) to reach the property boundaries. All historic drainage, controlled by topography, drains to the west-northwest in the area. No surface run-off from the Henderson site exits onto neighboring properties to the west, east, or south.

Inert filling activities on the site will be conducted in a manner that will control run-on and run-off from exiting the property. All onsite run-off will continue to enter the mined out gravel pit, whether filled with alluvial groundwater or not, during the operational life of the filling operation. Construction impact however will best mitigated by good site practice. Surface

water will be routed to settlement lagoons and diverted from the main surface watercourses. This will restrict flow onto the active portion of the landfill during peak discharge from a 25-year storm. Fulton Ditch maintains a current and active stormwater permit through the CDPHE for the Henderson pit site.

Record-keeping

Henderson will maintain records of deliveries of materials to the site on a daily basis. Drivers are required to sign-in listing the company, location of the source of material, checking what types of inert materials are included (i.e. concrete, asphalt, dirt, etc.) and the number of loads on a daily basis. A copy of the sign-in sheet shall be kept for the duration of the project.

Prior to granting approval for a large quantity of inert material acceptance, a verbal agreement will be made between the hauling company and operator. The source location of materials is then known and will typically be checked by site personnel to verify the activities and screen for the potential of unacceptable or contaminated materials.

For individual loads coming from an unknown source, the load will be thoroughly screened and the driver will be asked where the load originated from. The driver will then be required to sign a "manifest" placing the burden of proof on the driver. Legal information will be taken from the driver so that in case of contaminated materials, the source can be checked. This manifest will also be required for drivers who are dumping larger quantities as part of a pre-arranged project as described above. A copy of this manifest is also located in Attachment 9.

All records will be maintained for the active life of the Henderson Inert Fill facility and for the entire period of the post-closure period, which may be as long as 30 years.

Recycled material will be loaded from stockpiles by pit operator employees. Loads will be weighed before exiting the facility and records of all recycled material sales will be kept.

Material Acceptance and Placement

<u>Acceptable Inert Materials</u>

Only inert materials will be allowed at the site. The Colorado Department of Public Health and Environment (CDPHE) defines inert material as follows:

> "Inert material" means non-water-soluble and non-putrescible solids together with minor amounts and types of other materials as will not significantly affect the inert nature of such solids. The term includes, but is not limited to, earth, sand, gravel, rock, concrete, which has been in a hardened state for at least 60 days, masonry, asphalt paving fragments, and other inert solids.

Accepted inert materials must not be contaminated. The following list of inert materials will be accepted:

- Earth

- Dirt
- Soil
- Sand
- Gravel
- Rock
- Concrete (hardened for at least 60 days) and concrete pieces
- Asphalt paving fragments
- Top soil
- Masonry

Inert material may contain very small quantities of incidental amounts of wood and vegetation. All inert materials listed here and in Section 4.1 can and will be placed below the alluvial water-table at the Henderson site, if approval is received for this application, except for asphalt materials. Those materials, primarily consisting of hardened, ripped-up chunks of road paving, will be segregated and set aside for placement only above the water table combined with the other inert materials. That placement will occur 1 ft. above the maximum seasonally-high elevation of the water-table in this 39-acre area as described in Section 5.3 with asphalt materials will be placed initially in a defined "holding" area on top of the previously backfilled areas until such time that the loads can be placed correctly above the alluvial water table.

Materials to be recycled include:

- Concrete
- Asphalt
- Steel
- Top soil

These materials will be sorted, processed, stockpiled and sold to contractors as construction material.

Prohibited Materials

Contaminated soils are NOT ACCEPTABLE at the Henderson Inert Landfill site. Contaminated soils include petroleum hydrocarbon contaminated materials, organic demolition debris (wood, gypsum, etc.), excessive vegetation (trees, tree limbs, shrubbery, etc.), and other non-inert materials. Additionally, soils cannot be contaminated with asbestos, paint chips, or other potentially hazardous materials.

Pursuant to Section 2.1.2 (B) of the Solid Waste Regulations, the disposal of polychlorinated biphenyl (PCB) wastes is prohibited. Also prohibited, pursuant to CRS 25-15-101 (6), friable asbestos materials is a hazardous waste. Since some inert material might contain asbestos, asbestos-containing material, asbestos-contaminate soil, or asbestos waste as defined in Section 1.2 of the Solid Waste Regulations, material suspected of containing above stated asbestos shall be prohibited.

Fill Volumes and Sources

The sources and amount of fill received on a daily basis will vary depending on construction activities in the Denver metro area. Traffic entering the site is estimated at approximately 55 trucks per day on a maximum basis. Often, given weather conditions and winter construction activity, only a very few trucks will enter the site. The sources of fill material range from excavation activities for constructing of basements and buildings, land clearing, demolition projects, and road and highway construction.
Customers expected at the facilities will be trucking companies, asphalt and concrete paving companies, excavators, construction companies and government entities.

The volume of the remaining mined-out gravel put is approximately 977,710 cubic yards. Based on an average of 55 truckloads of material received per day with an average of 18 cubic yards per truckload, assuming approximately 50% of material received is recycled, and 290 days/year of filling, the site should be filled at a conservative estimate of about 6 years. The daily volume of 495 cubic yards/day will fluctuate over time and it is anticipated that the site life could be as low as 5 years and as high as 7 years.

Delivery and Receiving

Transporters enter the facility through the entrance gate located on E 120th Ave. and the exit will loop around and back to an exit directly beside the entrance. The traffic pattern is designated to minimize the potential for accidents on site and to facilitate easy unloading. Exhibits 1 and 2 display the entrance and exit locations to the site. Traffic cones and signs will direct transporters to the daily-designated unloading area.

Trucks picking up recycled material will be directed to the appropriate stockpile and loaded by pit operator employees. Loaded trucks will be weighed at the scale at the yard office and exit at the same location as the disposing trucks. The disposing and recycled material trucks are clearly separated for driver and pit employee safety.

Fill Placement

Transporters will be directed to the unloading location by either onsite personnel or with signs and/or traffic cones. Transporters typically deliver many loads of inert material over a set period of time and will be familiar with the unloading area. Loads that contain asphalt materials will be directed to a designated area away from the pit area and on the previously placed and graded clean fill dirt areas on the eastern or southern portions of the property considerably above the water table, shown in Exhibit 2 in the application, for eventual placement on dry fill at least 1 ft. above the water table.

When unloading materials at the site, trucks will unload away from the edges of the pit. Initially, the inert materials will be unloaded near the pit edge and will be moved into the pit with a dozer and/or front-end loader only after confirmation that the material is free of contaminants. Once a sufficient amount of clean fill dirt and inert construction materials has been placed, the area will be elevated above the maximum height of the alluvial water table by 1 foot and asphalt chunks can be combined with other inert fill materials above the horizon.

Proactive Screening

Prior to granting approval for inert material acceptance on a larger hauling or dumping project, a verbal agreement will be made between the hauling company and Henderson pit. The verbal agreements will include interview questions on the type of activity generating the inert materials, the location, whether and contamination is known to be generated at the source site, the approximate quantity, and any information available concerning the potential for encountering contamination. The source location of materials is then known and will be typically checked by Henderson pit personnel to verify the activities and screen for potential of unacceptable or contaminated materials. Any observed abnormalities would need to be explained or an evaluation done prior to inert materials being delivered from the source site to the Fulton Ditch site.

Henderson will develop, within the first year of operation of the Henderson Inert Landfill, an approved list of companies that have a history of not delivering any unacceptable or contaminated inert materials to the Henderson site. Companies that have been known to deliver materials that were not described initially as being contaminated or were found to be unacceptable or contaminated, are taken off the approved list and will remain off the approved list until such time that they can demonstrate regular compliance with Henderson rules.

Henderson will have the discretion to determine when a site should be tested for contaminants prior to hauling of inert materials to the Henderson site. Since Henderson will be required to monitor groundwater quality at the Henderson site on a quarterly basis for an extensive suite of analytes and potentially and extensive length of time, it will behoove Henderson to ensure that any fill that comes to the site is free of contamination. Henderson commits to perform the Toxicity Characteristic Leaching Procedure ("TCLP") as defined by EPA method 1311 and as described under Section 6.5.4 of the DRAFT Soil Remediation Objectives Policy Document developed by the CDPHE in 1997 on large projects which may have questionable fill characteristics, as determined by Henderson. Henderson commits to a TCLP analysis of 2 random samples (both horizontally and vertically within the soil fill) per 20,000 yards of these questionable soils for proposed fill prior to hauling to the site. Henderson will perform this test for the 8 RCRA metal on the 2 sample(s) collected from the soils that are proposed for inert filling at the Henderson site.

The results of the TCLP analysis will determine the suitability of the soils for placement within the Henderson site. Henderson has reviewed the CSEV Table 1 and commits to utilizing these values for placement of questionable soils within the Henderson inert fill site. If the Leachate values are equal to or below the Leachate Reference Concentration values in the Table, the soils will be suitable for placement within the fill site below the groundwater table. Conversely, if the Leachate Reference Concentration values are above the threshold value, the soils will not be placed into the Henderson inert fill site.

Also, soils proposed for inert filling at the Henderson site may contain contaminants other than the 8 RCRA metals. During the screening process for larger filling projects, as described above, Henderson will have to determine the suitability of all soils for filling at the Henderson site. As with the TCLP analysis, there may be questionable characteristics of the soils beyond the 8 RCRA metals, including VOC's, petroleum hydrocarbons, and pesticides. Henderson will perform the necessary testing on these questionable soils, at its discretion, when

necessitated. It may be that the suitability of the soils are too risky from an environmental liability standpoint to not only undertake the acceptance of the materials, but to even perform the expensive testing, and Henderson will not allow the importation of these fills into the Henderson site and forego the project.

Onsite Field Screening

For individual loads from an unknown source, the load will be thoroughly screened at the entrance and the driver will be asked information as to where the load originated from. The driver then will be required to sign a "manifest" placing the burden of proof on the driver. Legal information will be taken from the driver so that, in case of contaminated materials, the source can be checked. All records will be maintained for the active life of the Henderson Inert Landfill facility and for the entire period of the post-closure period which may be as long as 30 years.

During inert materials delivery, temporary stockpiling, or activities involving the inspection or movement of inert materials on the site, the inert materials will be screened for suspected contamination by using the following procedures:

Petroleum Hydrocarbon Contamination

- Visual observation of soil conditions looking for soil staining, soil discoloration, changes in moisture, or other unusual soil conditions.
- Visual observation for aggregate bedding materials commonly found around piping or underground storage tanks.
- Odor observation in the area of excavation indicating petroleum products.
- Odor observation of suspected soils by picking up a handful of soil and using olfactory senses to determine if suspicious soils might be contaminated.

Other Contamination

- Visual observation for trash or debris possibly indicating the presence of uncontrolled/unauthorized or historic landfilling.
- Visual observation for non-soil like materials including asbestos chips, asbestos piping, lead-based paint chips, etc.
- Visual observation for other irregularities in inert materials.

If materials that are being attempted to be delivered to the Henderson site appear to be obviously or grossly contaminated, the driver will be immediately turned away and will not be allowed to dump at the Henderson site. Other suspicious inert materials will be segregated for additional evaluation. A person or persons familiar with inert materials contamination will evaluate the segregated suspicious soils further. If the evaluation suggests that contamination could be present, environmental sampling will be completed. Inert materials suspected to be contaminated would not be allowed for continued delivery to the Henderson site until such time that a lack of contamination can be verified.

The segregated inert materials will be separated from other work areas with barricades, caution tape, traffic cones, or other means. The segregated inert material will have restricted access to the personnel, minimizing potential worker or public exposure and inadvertent handling of the potentially contaminated materials.

Field Screening Methods

Field screening methods may be used to determine potential inert material contamination. The field screening methods include headspace/PID screening, draeger tubes (or equivalent), colormetric field kits, infrared (IR) analysis for TPH in soil, pH, conductivity, temperature and other methods, depending on the known or suspected contaminants or purpose of screening. Field screening methods may be done independently or periodic laboratory testing may be employed to verify the field screening results. Field screening equipment will be calibrated according to the manufacturer specification prior to and periodically during the field use. This applies to equipment used for on-site chemical measurements such as pH, electrical conductivity, and temperature. Instruments and equipment used to gather, generate, or measure environmental data in the field will be calibrated with sufficient frequency and in such a manner that accuracy and reproducibility of the results are consistent with the manufacturer specifications.

Finally Henderson commits to perform the TCLP analysis for the 8 RCRA metals on sample(s) collected from soils that have been brought to the Henderson site and that have been screened both by visual and olfactory methods, and may or may not have had field screening performed on them as described above, and have been found to be questionable as to suitability from a potential contamination issue for fill within the pit. These soils will be set aside and will be tested by the TCLP method.

The results of the TCLP analysis will determine the suitability of the soils brought to the Henderson site for placement as fill. If the leachate values are equal to or below the Leachate Reference Concentration values in CSEV Table 1, the soils will be suitable for placement within the fill site below the groundwater table. Conversely, if the Leachate Reference Concentration values are above the threshold value, the soils will not be placed into the Henderson inert fill site.

Recycled Material Crushing

Concrete and asphalt to be recycled will be placed in stockpiles, loaded into crushing equipment and crushed to appropriate size. Crushed material will be screened and sorted and placed into new stockpiles for recycled material sales.

Final Grades and Cover Materials

Final grades for the facility are found on Exhibit 2, a map titled “Closure Plan/Final Topography”. The map shows the contour intervals and final elevations. As previously described, this site has an extremely shallow topographical gradient. Approximately 12 inches (1.0 ft.) of clean soil (compacted clay rich soil) will be placed on top of all filled materials as final cover. The upper 6 inches of the soil cover will consist of topsoil capable of supporting vegetation and have the following properties:

- Must be uniform and free of stones, stumps, roots, or other similar > than 2 in. in diameter,

- Contain less than 15 percent gravel (>2.00 mm, retained on No. 10 sieve),
- Dry density between 80 and 90 percent,
- CaCO3 less than 15 percent by weight,
- Consist of pH values between 6.0 and 8.4, and
- Should not be frozen at time of placement.

Soils will be compacted by regular truck and heavy equipment traffic over the site. Cover soils are currently available at the facility and additional cover soils (clean fill dirt) delivered to the site will be stockpiles and used as final cover. The soils material that will support vegetation which prevents or minimizes erosion shall be applied over all disturbed areas. Attachment 2 is the most recently approved reclamation plan text for the Henderson site from the DRMS and will be utilized as part of this CD final closure procedure. A small approximately 4-acre pond will be designed and constructed on the site and will remain as part of the final reclamation.

Also included in Attachment 2 in reference to reclamation of the site, is a copy of the "State Engineer Guidelines for Lining Criteria for Gravel Pits" (August 1999) that Henderson must follow in order to gain State approval for the lined approximately 0.5-acre pond that will be left on the site as part of the DRMS reclamation plan.

Henderson will institute a Construction Quality Assurance/Quality Control Plan (QA/QCP) for the assurance of final grade construction and completion for the Henderson inert fill site for the soil cover. This plan will entail surveying of the entire final graded surface of the soil cover by a licensed PLS. Henderson will use the surveying requirements and methodologies as described in the CDHE "Solid Waste Guidance Document" for QA/QC plans. Henderson will also provide photo documentation of the final grade construction of the soil cover and surveying as part of the required reporting to the CDPHE for closure of the Henderson inert fill site.

Revegetation and Reclamations

Revegetation of the site will be completed after the final cover is placed. The seed mixture specified in the latest DRMS approved amendment for the MLRB permit in Attachment 2, will be used for revegetation. Revegetation will complete the reclamation of the site. After reclamation, as currently envisioned, the site will return to an agricultural or similar rural purpose.

Groundwater Monitoring

An alluvial groundwater monitoring program will be implemented for detection monitoring for contamination. Elevations and samples will be taken of the groundwater and the analytical results will be monitored for site related, statistically significant increases and comparisons to the Colorado groundwater standards. Current ground water conditions will be defined by the data from eight separated sampling events using the existing well and three new proposed wells. These samples will form the initial "current ground water quality" pool for statistical evaluation. Up-gradient well analyses will be compared to down gradient analyses using statistical evaluation methods and a verification re-sampling procedure. The groundwater monitoring program is more fully-described in Section 10.

Stormwater

Stormwater does not currently run-off from the site as described in Section 6.4. As the site fills with inert fill from the south and east, slopes will be grades into the pit bottom to ensure the surface run-off is always directed to the pit floor or lowest elevation on the site. Final surface grades will be constantly surveyed to ensure that the flow direction will always be to the southwest, to the lowest point on the property. Berms or furrowing will be implemented if necessary during the final filling and grading of the site to ensure that no significant erosion and sedimentation occurs. The stormwater plan and permit will be updated and amended as necessary.

Air Quality

The only air quality issue at the facility will be fugitive dust from truck and equipment traffic. Fugitive dust will be controlled by watering with a water truck or similar equipment consisting of a water tank in the bed of a pick-up truck. Water from onsite ponds in the pit bottom or from de-watering pumps will be used, as well as sources of clean water from off-site, if necessary. The operator has installed all weather roads around the pit and we do not believe dust or mud contamination will be an issue.

A Fugitive Dust Permit will be re-acquired for this site based on the activities proposed in this application. Operations at the facility will be shut down when winds exceed 35 mph or a sustained 25 mph.

Litter Control

Litter at the facility should be minimal to non-existent because the facility will not receive materials that would normally contain litter. Henderson Pit personnel will police the site for inadvertent litter and place it in appropriate receptacles. Trash cans will be placed in strategic locations on site for use by transporters. Litter picked up at the site will be disposed of from the site on a regular basis. The operator will also monitor the surrounding streets and Right-of-Way for litter and debris weekly and will remove trash and clean up debris as necessary. All tucks entering and leaving the facility will be required to be tarped.

Fire Safety

The potential for fire at the site is limited to shrubs located on the boundaries. Due to the inert nature of the materials delivered to the site, there will not be any materials that can sustain fire. This site is approved by the CUP from Adams County for fire safety.

Each piece of equipment used on site will have a fire extinguisher on it. The most likely place for a fire to occur on site would be an equipment fire. All Henderson personnel will be provided with fire safety training, including proper use of fire extinguishers. Equipment fires will be extinguished rapidly.

The site is located in Fire District 6, Greater Brighton. The South Adams Fire District phone number will be posted, along with other emergency contacts, where it is clearly visible from

the office. Henderson personnel will have access to radios and/or a mobile phone for emergency contact purposes.

Hazardous Materials Emergency Management Plan

Hazardous materials inadvertently received at the Fulton Ditch site will be removed and placed in appropriate containers for temporary storage. If a transporter inadvertently delivered hazardous materials, the transporter/company will be contacted and will be held responsible to remove the materials. Companies that inadvertently deliver hazardous materials more than once will be removed from the list of acceptable companies that can use the facility.

A solid, new or reconditioned 55-gallon drum with a removable top will be kept on site and used to temporarily store hazardous materials inadvertently delivered to the site. Henderson personnel will place the hazardous materials into the container. Only one type of material is permitted to be placed into the container. No mixing (i.e. acid and bases, oxidizers and oils, or other incompatible materials) of two types of materials would be allowed in any one 55-gallon drum. Additional 55-gallon drums will be purchased if necessary. If necessary, a professional hazardous materials management company will be contracted to properly dispose of the materials in a timely manner.

A phone number of a hazardous material emergency response company will be posted with other emergency numbers in the office. The emergency response company will be called when necessary to respond to hazardous materials inadvertently disposed of on site.

Nuisance Conditions

Nuisance conditions at the site are limited to blowing dust (fugitive emissions) and blowing litter. Applying water to traffic areas and temporary roads will control blowing dust. A Fugitive Dust Permit will be re- acquired for this site based on the activities proposed in this application.

Operations at the facility will be shut down when winds exceed 35 mph or a sustained 25 mph. Litter is addressed in Section 9.4.

The site will also be kept free of weeds and the operator will contract with a licensed weed control contractor to monitor and spray for weed management.

The site will also be monitored for vectors. There is storage of material onsite which creates opportunity for rodent activity but due to the operation of heavy equipment activity the vector activity is minimized. The operator will contract with a licensed vector management company to monitor and control vector activity as necessary.

The roads, Right-of-Way and perimeter of the site will be monitored and maintained in a clean and sitely condition. Weekly inspections will be conducted, and litter and debris removal will be done as necessary and 120th Ae will be swept and cleaned twice per week.

Groundwater Monitoring

The Henderson site has alluvial deposits that are approximately 25 to 35 ft. in thickness. The

Henderson site has been essentially mined for all the sand and gravel within the majority of the property, except for the southern portion as shown on Exhibit 1. The majority of the soils have also been removed and are described as loamy alluvial – moderately wet and wet alluvial soil. Alluvial ground water is found several feet below the original topographic surface in the 39-acre area to be filled. Attachment 4 shows the existing permits and test results for analytes over most recent years.

The landfilling sequence is expected to begin in the northwest corner of the pit and progress towards the east and south in a manner of compacted lifts. In reference to the groundwater monitoring, the dewatering will continue throughout the entire filling process. No discontinuation the dewatering activities are expected during the filling process.

Prior to resumption of inert landfilling: (1) the approved ground water monitoring well network is to be in- place, (2) the initial ground water sampling to be completed, (3) approval of the facilities ground water monitoring plan. Three new groundwater monitoring wells are proposed and will be installed at the locations shown on the map in Exhibit 1, both down-gradient from the filling operation and located between the South Platte River and the filling operation. A commercial well drilling company will install the new wells after the CD license or permit is granted to resume inert filling at the Henderson site. All three monitoring wells will be surveyed for elevations of both the ground surface and top casing ("TOC") where the measurements will be taken. The new wells will be installed as shown in the well completion detail found in Attachment 5. The Henderson Inert Landfill Resource Manager, who is properly trained in groundwater sampling techniques (or his designee), can conduct sampling of the wells. Samples will be taken using standard groundwater protocols with samples delivered to a commercial analytical laboratory the same day of sampling using chain of custody seals.

Groundwater Monitoring Network

Three new groundwater monitoring wells will be placed on the site at locations denoted on the on the map found on Exhibit 2 and will supplement the existing wells for sampling (currently shown on Exhibit 1). The new monitoring wells will be drilled to monitor and sample the alluvial groundwater at the site. A licensed drilling contractor will be used to drill and complete the wells according to the specifications shown in Attachment 5.

Schedule, Analyses and Evaluation

Regular sampling of groundwater monitoring network will begin after the initial baseline sampling event of 8 quarterly samples of the 3 monitoring wells to determine existing groundwater quality. Regular groundwater sampling events will be scheduled every three months and will continue for the life of the facility and the post closure care period; unless a reduction in sampling frequency and/or sample analytes is requested by Henderson and granted by both the CDPHE and Adams County. Groundwater samples will be analyzed for Appendix IA and IB constituents as described in the CDPHE solid waste regulations and presented in Attachment 6. Also included in Attachment 6 is the Water Quality Control Commission's Basic Standards for Ground Water.

After the collection of the first quarterly samples of the three wells to establish a baseline

groundwater conditions, Henderson will submit a report within 60-days summarizing the data to the CDPHE and/or Tri- County Health. These data will serve as the background data against which future results will be compared using a statistical evaluation. Henderson will continue to report the results of the quarterly sampling to the CDPHE and/or Tri-County Health within 60-days of each sampling event. After the eight initial quarterly sampling events, Henderson can propose to reduce the analyte list and/or the frequency of testing, as well as a statistical evaluation procedure consistent with one of the methods specified in the regulations, as described above. It is currently envisioned that a subset of the metal and chlorides will be selected for statistical evaluation.

Sampling and Analysis Plan

Sampling Methods

Depth to water will be measured prior to purging. The elevation of the reference point from which water depths are measured will be established by topographic survey of the ground water monitoring wells.

The wells will be purged before sampling and will be sampled using disposable polyethylene bailers, dedicated polyethylene, PVC or Teflon bailers or commercially available purge pumps (i.e. GeoTech Squirt Pumps or similar). Disposable bailers will be suspended on new polypropylene rope. Dedicated bailers may be suspended on dedicated polypropylene rope. Alternatively, at Henderson's option, dedicated pumps may be installed in the wells and used for purging and sampling.

If bailers are used to purge and sample the wells, the wells will be purged at least three wellbore storage volumes (the first volume standing inside the casing at the start of purging) or dryness, whichever occurs first, before sampling. Periodic field analysis of pH, temperature, and specific conductance will be taken and recorded prior to collecting the sample. Purging will continue until these parameters have stabilized to within 0.2 pH units, 2 degrees C or F, and 10 percent of the specific conductance reading. Samples will then be collected as soon as possible after purging, but no longer than 24 hours after purging. Purge water will be disposed of on the ground by the well from which the fluid was purged. If dedicated pumps are used, the wells will be purged of three pump and tubing volumes at a flow rate of 100 millimeters per minute or less and sampled immediately after purging; the flow rate during sampling will also be 100 milliliters per minute or less.

Samples will be transferred directly from the bailers or pump discharge tubing into sample bottles provided by the laboratory. Sample bottles and preservation will be as specified in the analytical methods employed, except that VOC samples will be chilled, but otherwise unpreserved (consistent with CDPHE policy). Sample bottles will be placed in a cooler or other shipping container and chilled as soon as possible after collection.

Chain of Custody

Chain-of-custody procedures will be used to track the sample from the time of collection until it, or its derived data, is used. A chain-of-custody form will be initiated at the time that the samples leave the site. Field personnel will complete all applicable sections of the form. The

chain of custody forms will be protected from moisture by encasing them in plastic (e.g., Ziploc plastic bags) and placed inside the shipping containers. The chain-of-custody forms will accompany the containers during shipment to the laboratory. The shipping containers will be sealed with custody seals.

Field personnel collecting the samples will be responsible for custody until the samples are delivered to the laboratory or relinquished to a commercial shipping company. Sample transfer requires the individuals relinquishing and receiving the samples to sign, date, and note the time of transfer on the chain-of-custody forms. Common carriers (e.g. Federal Express) are not expected to sign the chain-of- custody forms. However, the bill of lading or airbill becomes part of the chain-of-custody record when a common carrier is used to transport the samples. The chain-of-custody is considered complete after the analytical laboratory accepts custody of the samples (acceptance of custody is indicated by signature on the chain-of-custody from). A copy of the chain-of-custody record will be maintained along with other field records.

Quality Assurance/Quality Control

The following quality assurance and quality control ("QA/QC") actions will be implemented to minimize the potential for biasing the analytical results by laboratory preparation, sampling, and transport activities.

- Fieldwork will be performed by qualified and trained personnel including company personnel or privately contracted company specializing in this type of sampling if required.
- Samples will be analyzed by a qualified laboratory. The laboratory will use appropriate chain of custody, analytical, and QA/QC procedures.
- A trip blank for VOC analysis may be included in each sampling event depending on whether the questions arise relative to the quality of the analytical data.
- Equipment blanks and field duplicates will not be collected on a routine basis because disposable or dedicated sampling equipment will be used; however, they may be prepared and analyzed if questions arise relative to the quality of analytical data.
- The full laboratory report, including laboratory QC data, will be attached to the monitoring reports submitted by the owner.
- The laboratory results will be validated using standard methods.

Maintenance

The condition of the ground water monitoring system will be inspected during each monitoring event. The results of the inspection will be documented and any deficiencies will be remedied within 60 days of the inspection or at a later date as approved by CDPHE. If deficiencies, malfunctions or deteriorations are observed at other times, such deficiencies will also be documented and remedied within 60 days of discovery or at a later date as approved by CDPHE.

Reporting

The monitoring results will be submitted to CDPHE within 60 days of receipt of the laboratory results in the form of a brief letter-report. Reports will be prepared yearly after the initial eight

quarterly sampling events and no less than one report per four sampling events. The report will include a tabulation of the data (including water level data), statistical evaluations as appropriate, the results of the system inspection, and a description of any maintenance performed.

Analytical methods will be as specified in EPA SW-846 or other appropriate sources and the laboratory results will be validated using standard methods. Additionally, all reports will incorporate the following information: 1.) groundwater elevation measurements, 2.) well-purging data, 3.) field parameter test data, 4.) chain-of-custody, 5.) laboratory test data including quality assurance and quality control information, 6.) a summary table that lists all detected constituents and corresponding groundwater quality standards, and 7.) a summary and conclusions section that includes an explanation of anomalous data. After the reporting for the eight quarterly initial sampling events, the annual report of groundwater monitoring data will also include, in addition to the above, conclusions and results of statistical analyses of groundwater data conducted pursuant to the requirements set for in Appendix B of the CDPHE Solid Waste Regulations.

J·R ENGINEERING

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JR Engineering Response to Comments

Date: 9/7/2016

Project number: RCU2016-00014

Project Name: Henderson Pit

The following responses are to comments that were submitted from the Development Review Team. Comments are written, and responses then follow in italics.

Commenting Division: Building Review
Name of Reviewer: Justin Blair
Date: 6/22/2016
RE: RCU2016-00014

Comment:
No issue or concern
Response: Noted.

J·R ENGINEERING

Commenting Division: Building Review
Name of Reviewer: Greg Labrie
Date: 6/27/2016
RE: RCU2016-00014

Comment:
Eng1: Flood Insurance Rate Map – FIRM Panel # (08001C0336H), Federal Emergency Management Agency, March 5, 2007. According to the above reference, the project site is NOT located within a delineated 100-year flood hazard zone; A floodplain use permit will not be required.

Response: Noted

Eng2: The project site is not located in a NRCO district. An environmental assessment is not required.

Response: Noted

Eng3: The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements. The project site is not within the County's MS4 Stormwater Permit area. The installation of erosion and sediment control BMPs are expected.

Response: Noted

Eng4: The applicant's proposed scope of work does not show the addition of any impervious surface. A drainage study and analysis is not required. A grading and drainage plan will be required for any propose change in grade or improvements to the site.

Response: Noted

Eng5: The applicant will be required to submit a traffic impact study for the existing and proposed operations on the site.

Response: Noted, a traffic letter is being provided with this resubmittal.

Resubmittal Required

Eng6: Expanding on comment number 5 from above, the traffic letter submitted for review did not indicate if the number of trucks per day given by the property owner included traffic generated from the wholesale of concrete, steel and asphalt. The analysis shall clearly provide the existing traffic counts along with any additional traffic volume generated by the new uses on the site and then compare this traffic volume to the traffic impact study completed in 2013.

Response: Noted, see response above.

Commenting Division: Environmental Analyst Review
Name of Reviewer: Jen Rutter
Date: 6/28/2016
Resubmittal Required

Comment:
ENV1. The applicant should supply more details about the recycling operations in their Operations Plan; it should include the following:

1) A physical description of the facility and the types of recyclable materials managed;
Response: The site covers approximately 49 acres. It is a mined gravel pit with exposed ground water. The site now has storage for asphalt, concrete, steel and topsoil.

2) A description of amount of material on-site, frequency of recycling activities, and anticipated turnover rate;
Response: The total volume of material stored on site is approximately 650 c.y. Upon receiving adequate material, it will be crushed and stored on site. The typical time that material is stored on site, is approximately one to two (1-2) weeks.

3) Methods to prevent unauthorized vehicle traffic and illegal dumping by adequate fencing or other security means;
Response: Refer to updated text in the Operations Plan.

4) Procedures for preventing receipt of unauthorized waste; and
Response: Refer to updated text in the Operations Plan.

5) A closure plan including a plan for the disposition of collected materials on-site at the time of closure.
Response: Refer to updated text in the Operations Plan. Upon closure of the site, all material will be removed and no new material will be brought on site.

6) A description of the stockpile location and heights. Per Section 4-10-02-04-07 (4), the stockpiles may only be placed as specified in the design and operations plan.
Response: Stockpile are to be no higher than eight foot (8') above natural grade.

ENV2. Please have the applicant explain the statement from their Explanation: "Therefore the operator has been granted permission to recycle the asphalt material that is brought to the site. These operations began approximately eight months after the fill operations were started." The County does not have any recycling permits on record for this operator.

Response: When the applicant went through the Certificate of Designation process and received approval from the State and Adams County to start receiving the inert material, they began accepting and tracking loads of inert materials. Some of this material included asphalt. Per the requirement s of the CD the applicant was not permitted to place asphalt material within two feet of the ground water. When they received asphalt material they would stockpile it away from the water surface. When the pile became large the applicant approached the County about being able to bring in a crusher to crush the asphalt and make it available to contractors until the pond was filled to a level that would allow the asphalt to go into the fill. The County granted this permission and was done without a CUP or other written documentation. The applicant has been operating under this arrangement that when the stock pile gets of a size to warrant crushing they crush and make available the crushed asphalt.

With this CUP application the applicant is requesting that asphalt be included in the recycled materials to be crushed and sold.

ENV3. Please have the applicant explain what "non-recyclable" inert material is being used to fill the pit if all of the concrete, asphalt, and top soil is being recycled and sold.

Response: There are loads delivered to the facility that are a mixture of soil, concrete and other construction debris that are too difficult to sort and are dumped and pushed into the fill. There is a large amount of utility potholing trucks that dispose of their loads at the site and they are placed in the fill. Trucks that have dirt and rock that are not suitable for recycling are also pushed into the fill.

ENV4. Please have the applicant explain how "Material that is non-recyclable is dumped in the pit." while at the same time "Recyclable materials delivered to the site are stockpiled in the bottom of the pit."

Response: The pit was and excavated gravel mine. The bottom of the pit was mostly exposed ground water. As the applicant began to fill the pit they would push the inert fill into the area of the exposed ground water. As the bottom became filled the water surface has shrunk and there is more filled surface area at the bottom of the pit that is filled. The fill continues to be pushed into the water area and the ground water surface continues to be reduced. The filled area at the bottom of the pit is where the stock piles are being located and is significantly lower than the natural ground level at the perimeter of the site.

Commenting Division: Parks Review
Name of Reviewer: Aaron Clark
Date: 6/22/2016

Comment:
No Comment

Response: Noted.

Commenting Division: Planner Review
Name of Reviewer: Chris LaRue
Date: 7/18/2016
Resubmittal Required

Comment:
PLN11.The public roads outside of the facility are often dirty from the existing operation. This was an issue from your neighborhood meeting and you provided no responses. Citizens reported muddy conditions, excessive dust, traffic, and debris falling off trucks. Please address how you will improve this situation. This issue was also not addressed in the application. Please provide a response.

Response: Refer to the updated text in the Operations Plan.

PLN12. Should staff consider this recycling request, the expiration of the CUP would need to coincide with the expiration of the CD (or sooner).

Response: The expiration of the CUP will coincide with the expiration of the CD.

Commenting Division: Planner Review
Name of Reviewer: Chris LaRue
Date: 7/18/2016
Resubmittal Required

Comment:
PLN1. Request is for a Conditional Use Permit (CUP) for a Recycling facility and wholesale of recycled material in the A-3 zoned district.

Response: Noted

PLN2. Per Section 11-02-428, recycling facilities are when operators and owners claim exclusion from the Certificate of Designation Regulations by operating facilities, or sites receiving solid waste materials, for the purpose of processing, reclaiming, or recycling solid waste materials. The exclusion requires submittal of a design and operations plan to the Department of Community and Economic Development, which will be reviewed in accordance with the recyclable materials criteria.

Response: Noted

PLN3. Per Section 3-07-01 a recycling facility is a Heavy Industrial use only allowed as a CUP in the A-3 zone.

Response: Noted

PLN4. Recycling Uses shall comply with Section 4-10-02-06-07. Demonstrate compliance with each listed item.

- Your application provided information about record keeping.

Response: Noted

- The case material mentioned fencing material utilized is chain link and berming. Provide greater detail about this requirement. Views need to be blocked form public right-of-ways and lesser intensity uses.

Response: The existing chain link fence will have a screening material added and the existing berm along 120th will have some landscaping completed.

- Nuisance Control needs to be better addressed. Comments from your neighborhood meeting indicated excessive dust, contamination of the road, and debris falling from trucks.

Response: Refer to the updated text in the Operations Plan.

- You need to address the requirements for a performance bond relative to the recycling operations. Prior to commencing operations, and thereafter during the active life of the facility, and for one (1) year after closure, the operator shall post and maintain a performance bond or other approved financial instrument with Adams County. The amount of the bond shall be calculated to include removal, tipping fees, and transportation costs. Should any corrective actions be required by the County in order to protect the health, safety, and general welfare which result from failure of the operator to follow any regulations, standards, or conditions of approval, the performance bond shall be forfeited in an amount sufficient to defray the expense of said actions, including staff time expended by Adams County involved in such corrective actions.

Response: A performance bond in the amount of $336,722.46 is in place with the Colorado Department of Public Health and Environment.

PLN5. Per Section 3-07-01 wholesale trade is a light industrial use only permitted within an A-3 zone by CUP. General commercial retail sales are a prohibited use in the A-3 zone.

Response: Noted

PLN6. Per Section 2-02-08, the Board of County Commissioners (BOCC) is the final decision authority to review and approve/deny CUPs. Also, Per Section 2-02-08-05 CUPs are reviewed by the Planning Commission (PC) and BoCC.

Response: Noted

PLN7. The property is located in the A-3 zoning district. Per Section 3-10-01 the purpose of the Agricultural-3 District is to provide land primarily in holdings of at least 35 acres for dryland or irrigated farming, pasturage, or other related food production uses. The use is not consistent with the existing zoning.

Response: Noted

PLN8. The property is located within the Estate Residential future land use. Estate Residential areas are designated for single family housing at a lower densities, typically no greater than 1 unit per acre, and compatible uses such as schools and parks. The use is not consistent with this designation.

Response: Noted

PLN9. The site would be required to conform to the County's landscaping requirements outlined in Section 4-16. The applicant shall provide a landscaping and screening plan that conforms to the regulations. The application has not addressed this concern.

Response: Landscaping has been added to the "Conditional Use Plan".

PLN10. Address stock pile locations and heights. Staff would not support stock piles heights that could be seen from the public right-of-ways or from neighboring properties. Please address this concern as it has not been fully addressed in the application.

Response: Stockpiles shall not exceed eight foot (8') in height above natural grade. With the addition of landscaping along 120th, the stockpiles should be better screened from the public right-of-way.

Commenting Division: ROW Review
Name of Reviewer: Robert Kovacs
Date: 7/13/2016

Comments:

ROW1: Sufficient Right-of-way to access this parcel and neighboring parcels was dedicated to the County in the deed recorded under Reception No. 2011000030387. Therefore, no additional right-of-way is needed for this parcel.

Response: Noted

J·R ENGINEERING

Name of Reviewer: Ben Dahlman
Date: 6/121/2016

RE: RCU2016-00014 Henderson Pit Request for Comments

Comment:
I have no comment on this item.
Response: Noted.

Commenting Division: Adams County Treasurer's Office
Name of Reviewer: Jennifer Lothrop
Date: 6/29/2016

Case Name: Henderson Pit Request
Case Number: RCU2016-00014
Parcel Number: 015735301001

Comment:
The above mentioned parcel is paid in full, therefore, the Treasurer's Office has no comments.
Response: Noted.

Commenting Division: School District 27J
Name of Reviewer: Kerrie Monti
Date: 6/24/2016

RE: RCU2016-00014 Henderson Pit Request for Comments

Comment:
No Comments.
Response: Noted.

Commenting Division: Brighton Fire Rescue District
Name of Reviewer: Whitney Means, Fire Inspector
Date: 7/07/2016

RE: RCU2016-00014 Henderson Pit Request for Comments

Comments:
No Comments.
Response: Noted.

Commenting Division: Permits Unit
Name of Reviewer: Steve Loeffler
Date: 7/11/2016

RE: RCU2016-00014 Henderson Pit Request for Comments

Comments:
No Comments.
Response: Noted.

Commenting Division: CDPHE
Name of Reviewer: Todd Andrew
Date: 6/21/2016

RE: RCU2016-00014 Henderson Pit Request for Comments

Comments:
No Comments.
Response: Noted.

Commenting Division: City of Brighton
Name of Reviewer: Mike Tylka, Associate City Planner
Date: 7/12/2016
Email: mtylka@brightonco.gov
Contact Number: 303-655-2069

RE: RCU2016-00014 Henderson Pit Request for Comments

Comments:

1.) What type of screening will be used, if any, between the neighborhood property owners and adjacent roadways? As the properties to the south are of residential and commercial uses and the property itself is being used for industrial purposes, we would like to see a landscape buffer along the southern right-of-way.

Response: Screening material will be added to the existing chain link fence. Landscaping is being proposed on the berm along 120th. See the "Conditional Use Plan" for locations.

2.) What improvements, if any, will be required to US 85 and 120th Avenue The City would prefer funds to be escrowed for improvements now as the equipment being used is very hard on the roadways.

Response: No improvements are being proposed at this time.

3.) What improvements, if any, will be required to the intersection that the property will use?

Response: No improvements are being proposed at this time.

4.) City Staff requests that the access road to the neighboring property to the east remain in place. Please ensure that this is dedicated or included in an easement.

Response: This access will remain in place as it is included with the existing dedicated right-of-way.

5.) City Staff is concerned about the amount of truck traffic being generated in this area on side streets. How much additional truck traffic will be generated by the conditional use?

Response: Refer to the traffic letter/report.

Commenting Division: Colorado Geological Survey
Name of Reviewer: Jill Carlson, Engineering Geologist
Date: 7/14/2016
Email: carlson@mines.edu
Contact Number: 303-384-2643

RE: RCU2016-00014, Adams County, CO; CGS Unique No. AD-16-0022

Comments:
No Comments
Response: Noted.

Commenting Division: City of Commerce City, Community Development Department
Name of Reviewer: Robin Kerns, City Planner
Date: 7/14/2016
Email: rkerns@c3gov.com
Contact Number: 303-289-3693

RE: RCU2016-00014 Henderson Pit Request for Comments

Comments:

1.) The city would request that if the proposed CUP is approved, that it maintains the same completion date of February 2021 as the Certificate of Designation
Response: Noted.

2.) The city would like to make sure the applicant is aware of a future flyover interchange planned for US 85 and 120th Ave. that would potentially impact the subject site and operations. It is scheduled to be designed in 2017 and could be built as soon as 2018-2019
Response: Noted.

Commenting Division: Engineering & Rates ROW, United Power, Inc.
Name of Reviewer: Marisa Dale, RWA
Date: 6/27/2016
Email: mdale@unitedpower.com
Contact Number: 303-637-1387

RE: RCU2016-00014 Henderson Pit Request for Comments

No Comments.

Response: Noted.

Commenting Division: West Adams Conservation District
Name of Reviewer: Bob Olivier, Director for WACD
Date: 7/7/2016
Email: westadamscd@gmail.com

RE: RCU2016-00014 Henderson Pit Request for Comments

We would like to see that all county regulations are followed. The main concern is that the operation is monitored according to what has been stated in the application, mainly for the surrounding neighborhood areas as far as erosion, dust control, drainage, weed control and revegetation of the disturbed area.

Response: Noted.

Commenting Division: Xcel Energy, Right of Way & Permits
Name of Reviewer: Donna George, Contract Right of Way Referral Processor
Date: 7/15/2016
Email: donna.l.george@xcelenergy.com
Contact Number: 303-571-3306

RE: Henderson Pit, Case #RCU2016-00014

No Comments.

Response: Noted.

Commenting Division: Adjacent Neighbor
Name of Reviewer: Barbara Barron
Date: 7/15/2016
Address: 10888 E. 120th Ave.

RE: Recycling Plant Proposal-120th & Hwy 85

Comments:

1.) 120th Ave cannot handle the existing traffic it has, there are frequent backups at the intersection, difficulty getting onto or out of our properties, and constant backups esp. eastbound. I have complaints from my renters at 11000 E. 120th all the time.
Response: Noted.

2.) The intersection of Hwy 85 & 120th Ave has some of the highest known history for accidents and deaths in the county and the addition of the lights a few years ago has done little to change that.
Response: Noted.

3.) There is already at least 1, if not more, recycling plants for the same needs within a short distance (I-76 & Hwy 85)
Response: Noted.

4.) Pedestrians are being put in grave danger as there is only 1 sidewalk which happens to be on the North side of 120th Ave. Kids of all ages use that sidewalk as they walk or bike to the corner store, adults and families use it for recreation also and I've seen too many "near misses" to think that someone won't be killed before long.
Response: Noted.

5.) Elderly neighbors cannot even leave their homes or enjoy their property due to the constant dust blowing, this is their homesteads, they too should have some rights.
Response: Noted.

6.) On a personal level I must admit that I'm tired of the truck traffic we have already and I do not want to see it increase. I work near two recycling plants in Englewood so I can attest to the lines of trucks backed up for blocks and the amount of falling debris from them. These sites have a terrible odor and draw the type of people our neighborhood just doesn't need.
Response: Noted.

7.) I have put hundreds of thousands of dollars into a property I can no longer go out and enjoy. It's filthy and their idea of helping is only making matters worse. They use a street sweeper that creates a cloud of dust so large you can't see while driving, we're forever picking up rocks, pieces of concrete, and other debris off of the 120th roadway, they are already admittedly, operating unpermitted services and will continue to do so with or without approval of Adams County.
Response: Noted.

8.) As an example, windows that we used to have cleaned every 6 months now need cleaning every 2 weeks. There is no way I can afford to have that done. I work 50-60 hours a week and come home to nothing but more work to the mess across the street. They shovel the mud and dirt onto our property for us to clean up. Really?

Response: Noted.

Commenting Division: Adjacent Neighbor
Name of Reviewer: Donavon Sparrow
Address: 10888 E. 120th Ave.

RE: Recycling Plant Proposal-120th & Hwy 85

Comments:

1.) We try to keep up a nice piece of property and home. We have to put up with dust and noise of all the extra truck traffic. Trucks dropping chunks of concrete and asphalt on 120th. When the street sweeper cleans the street in from of us there's so much dirt that they shovel it up on the berm instead of into a truck or the sweeper.

Response: Noted

2.) My vehicle is always dusty I could take it to the carwash at least 2 to 3 times a week. Appears to me that they are already recycling so is that without a permit?

Response: Noted.

Laurel Broten, MPH
Land Use and Built Environment Specialist
Tri-County Health Department

August 2, 2016

CC: Sheila Lynch, Monte Deatrich, Lisa Oliveto, TCHD

RE: Henderson Pit Project No. RCU2016-00014 TCHD Case No. 3968

Construction and Demolition Recycling Facility

1.) Recycling of industrial materials has the potential to cause odors, ground water contamination, and nuisance conditions. Recycling facilities are regulated by the Hazardous Materials and Waste Management Division of Colorado Department of Public Health and Environment (CDPHE). This facility must meet the requirements of Section 8 of 6CCR 1007-2, Part 1. The applicant should contact Wolf Kray with CDPHE at (303) 692-3337. More information can be found at: http://www.colorado.gov/pacific/cdphe/recycling.

Response: Under Permit with CDPHE

Vector Control - Outdoor Storage

2.) Rodents such as mice and rats carry diseases which can be spread to humans through contact with rodents, rodent feces, urine, or saliva, or through rodent bites. Often, storage facilities attract rodents such as mice and rats which carry diseases that can be spread to humans through contact with rodent feces, urine, or saliva. To prevent rodent infestations, TCHD recommends that the applicant keep the facility as clean as possible and create a plan for regular pest control. If there is an infestation of rodents in the building proposed for demolition, the infestation should be eliminated prior to demolition to prevent the spread of rodents to neighboring properties. Information on rodent control can be found at http://www.tchd.org/400/Rodent-Control.

Response: In OPS Plan.

Fugitive Dust

3.) Exposure to air pollution is associated with a number of health problems including asthma, lung cancer, heart disease, and low birth weight. The Colorado Department of Public Health and Environment Air Pollution Control Division (APCD) regulates air emissions, including fugitive dust. Control measures may be necessary to minimize the amount of dust created at the project site. TCHD commends the applicant for including dust control measures in the Site Management and Operations Plan. The crusher used on site may require its own air quality permit. Additional information is available at http://www.colorado.gov/pacific/cdphe/categories/services-and-information/environment/air-quality/business-and-industry.

Response: In OPS Plan

General Comments

4.) After reviewing the Site Management and Operations Plan included in the application, TCHD recommends including closing procedures in the plan to ensure that leftover materials are recycled, processed, or reclaimed and not sent to an inert upon closure.

Response: Noted

November 18, 2016

J·R ENGINEERING

Chris LaRue
Adams County Development Department
4430 South Adams County Parkway
1st Floor-Suite W2000A
Brighton, CO 80601

RE: RCU2016-00014-Henderson Pit

Dear Chris:

This letter is in response to your email correspondence of October 13, 2016 regarding the remaining comments from yourself and Jen Rutter. Your comments are in italics and our responses are in bold font.

1. *Please address the bond for the recycling operation.*
   The Henderson Pit is currently operating under a Certificate of Designation approved by the CDPHE Division of Reclamation. As a condition of this permit the operator was required to post a bond to reclaim the site if they failed to meet the conditions of the permit. The final condition is that the site will be fill graded, vegetated and free of trash and debris. If the operator does not meet these conditions the State will utilize the bond to improve the site to these conditions. As for the recycled materials, the site only accepts material that can be placed in the inert fill and sort materials that can be recycled. If the operator vacated the site prior to completing the requirements of the Certificate of Designation the State would utilize the bond to complete the work. Any recycled material or inert trash that would be left on site would be put into the fill and would become part of the closure plan. For these reasons the project is already covered by a sufficient bond to complete closure of the pit including the recycled material and the applicant would request to add Adams County to the existing bond.

   The county will be added to the existing bond that the client has with the state.

2. *Your landscaping plan only depicts trees on the south side of the facility. How will the west, north and east properties be landscaped/screened.*
   Currently the west, north and east sides of the property have an existing chain link fence in place that will have "Fence Screen, Inc. 100 Series Fenceblock" installed to screen the adjacent properties
   .

7200 South Alton Way, Suite C400, Centennial, CO 80112
303-740-9393 • Fax: 303-721-9019 • www.jrengineering.com

3. *"ENV4" Please have the applicant explain how "Material that is non-recyclable is dumped in the pit" while at the same time "Recyclable materials delivered to the site are stockpiled in the bottom of the pit".*
   As the existing pit area is being filled with non-recyclable material, the upper portion of the pit area increases in size allowing the recyclable material to be stored along the top edges of the pit while still allowing the pit to be filled in. By doing this, the stockpile areas are being placed at an elevation that is below the ground level of the site perimeter.

4. *The applicant will be required to submit a traffic impact study for the existing and proposed operation on the site. The traffic letter submitted for review did not indicate if the number of trucks per day given by the property owner included traffic generated from the wholesale of concrete, steel and asphalt. The analysis shall clearly provide the existing traffic counts along with any additional traffic volume generated by the new uses on the site and then compare this traffic volume to the traffic impact study completed in 2013.*
   This is regarding the comment about converting the intersection of 120th Ave./Pkwy. & Old 120th Ave. into a Right-In/Right-Out (RIRO). The addition of turning restrictions to existing intersections typically requires community support, and we are concerned that the conversion from full movement to RIRO will negatively impact the existing business on the south side of 120th. JR's 2013 Traffic Impact Study (TIS) included the following recommendations:

   - **Install a W2-1 "Intersection Ahead" warning sign on westbound 120th Ave./Pkwy. prior to the TWSC intersection at Old 120th.**
   - **Install a W8-6 "Truck Crossing" sign on both eastbound and westbound 120th Ave./Pkwy. prior to the TWSC intersection at Old 120th.**

   JR's 2013 TIS also stated, "One W2-1 warning sign is currently installed for the eastbound direction on 120th Ave./Pkwy., but the westbound sign is missing. The W8-6 "Truck Crossing" sign should help to alert road users on 120th Ave./Pkwy. to the TWSC intersection where unexpected entries into the roadway by trucks might occur."

   As of today, these signs have not been installed, and we still recommend they be installed. The eastbound W2-1 sign may also be missing as well.

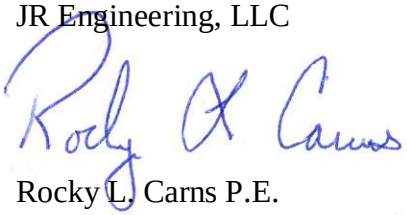
   We also recommend installing appropriate way-finding signage that directs exiting trucks to the west towards Brighton Road. The way-finding signage is a new recommendation, which was not included in the 2013 TIS. In summary, we feel the installation of way-finding signage may be an effective improvement, which could reduce the number of trucks making the southbound left. The signage will also not impact the existing business on the south side.

This additional information on the traffic counts has been provided for review to Greg Labrie. We are awaiting the approval of the additional material submitted to him.

If you have any questions concerning these items, please contact me at 303-267-6210.

Sincerely,

JR Engineering, LLC



Rocky L. Carns P.E.
Colorado Registered Professional Engineer No. 24159
rlc/rfl

February 21, 2017

J·R ENGINEERING

Christopher C. LaRue
Senior Planner, Community & Economic Development Department
Adams County
4430 South Adams County Parkway, W2000A
Brighton, CO 80601

Henderson Pit

Issues:

Dirt and Debris on roads:

The applicant has added additional Vehicle Tracking Control (VTC) improvements to the exit of the pit to reduce the amount of dirt and debris tracked out of the pit and onto the public roads. These improvements include a pad of 4" crushed aggregate and a CDOT approve tracking mat to supplement the cattle guard and concrete paved surface at the site exit. In addition the applicant has increased the contract sweeping service for the public roads to three times per week. The sweeping contractor also sweeps after all storm events and is on call for additional sweeping as necessary.

All truck drivers who utilize the pit are instructed to look for debris on the road and radio to the pit if any large debris is observed. The on-site Health and Safety Manager is also tasked with driving the roads as part of the daily inspections to observe the road conditions and look for debris.

The applicant has also taken extra effort of clean the gutter on 120th Avenue and is working with the County Traffic Division to get approval to clean the area behind the curb.

Air Quality:

Under the State jurisdiction of the Certificate of Designation the applicant is required to conduct on site air quality monitoring. This testing is done by an independent company as required by the State. The applicant is also testing the air quality at the perimeter of the site at the locations shown on the existing map. Additionally OSHA conducts on site air quality tests of the crushing operations and in particular to measure silica particulates.

The applicant is willing to expand the independent air quality testing to off-site locations if requested.

Dust:

The on-site dust created by truck traffic on the haul roads is controlled by continuous application of water on the roads by two water trucks. The amount of water applied is dependent on the weather conditions during the day and the roads are continuously damp to control fugitive dust. The machinery that performs the crushing operations has a dust suppression system of pumps, valves and spray heads to continuously spray the crushed materials and control dust. The applicant has added to the manufactured system and has increased the number of pumps and spray heads. The crushing

equipment currently runs with three water pumps. The site is also equipped with a wind monitoring station and the on-site Health and Safety Manager is responsible for observing wing speeds and shutting down operations when wind speeds or gusts exceed the allowable limits described in the Certificate of Designation.

Lights:

Concerns were expressed about lights from the pit shining into the adjacent homes. The normal operating hours of the pit are 7:00 a.m. to 5:00 p.m. Monday through Saturday. During these hours lights are not required for the operations of the pit. If a project requirement occurs that requires night time operations the applicant will request a temporary variance in hours to accommodate the project. If granted by the County the night time operation may require lights for the short duration of the project. If night time lighting is required the lighting will be arranged and positioned so that no direct lighting or reflective lighting creates a nuisance or hazard to any adjoining property or right-of-way.

Traffic:

A question was raised regarding the number of trucks utilizing the facility. The operations plan represents that 55 trucks per day will utilize the facility. The number will vary dependent upon construction activity and weather. This number in the operations plan was originally calculated to represent the number of trucks that would be required to fill the pit in the timeframe of the Certificate of Designation. The number of trucks per day was recalculated for the operations plan including some assumption for recycled material and still filling the pit in the same period of time.

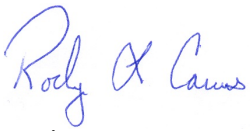
The traffic report prepared for the Conditional Use application shows a high demand volume of 200 trucks per day utilizing the facility. All calculations for level of service and recommended traffic control improvements were based upon this high demand volume.

Public Outreach:

The applicant has attempted to contact the concerned neighbors surrounding the site to better understand their individual concerns and try to resolve any conflicts. The applicant has also sent a mailing to all of the property owners in the area with contact information so that residents and neighboring properties can contact the pit operator with any concerns that occur from the operation of the facility.

Respectfully submitted,

JR ENGINEERING, LLC



Rocky Carns, PE
Project Manager
Ph: (303) 267-6210
Email: rcarns@jrengineering.com

Operation Plan
Henderson Pit
Inert Fill, Material Recycling Operations and Wholesale of Recycled Products

Submitted By:
120 85 LLC
10929 East 120th Ave.
Henderson, Colorado 80640

February 2017

SITE MANAGEMENT AND OPERATIONS

Operations Schedule

The Henderson Inert Landfill and Recycling Facility will maintain operating hours of 7:00 a.m. to 5:00 p.m., Monday through Saturday. When there are highway construction projects that require night operations the Henderson facility may stay open later than 5:00pm to receive demolition materials. No recycle operations or sales will take place after 5:00pm.

The Henderson Inert Landfill will not normally be open on Sundays or holidays. The following holidays are the minimum holidays that will be observed by Henderson personnel:

- New Year's Day
- Martin Luther King Day
- President's Day
- Memorial Day
- Fourth of July (Independence Day)
- Labor Day
- Columbus Day
- Veteran's Day
- Thanksgiving Day
- Christmas Day

Personnel and Equipment Requirements

The Henderson Inert Landfill and Recycling Facility normally will have a minimum of six employees' onsite during operational hours. Henderson will always have, at a minimum, one qualified operations personnel on site during operational hours to monitor activities. The operation employs 30 personnel. The employees will be a qualified person at the check-in station to log-in and screen loads, also to weigh and record recycled materials, and a laborer to direct trucks to the proper location to dump and load recycled materials. An equipment operator may be stationed on the site to push loads into the pit after they have been secondarily screened by the operations manager or his designee. Equipment operators will also sort and push material into stock piles for sorting and crushing. Dane Schultejann is the President of Henderson and questions and information requests should be directed through him at the main office regarding these requirements.

Facility Layout

The inert materials fill has areas of operation: delivery-receiving, placement of materials, stockpiles for materials to be processed, stockpiles of recycled materials, and equipment parking. The previously backfilled areas will be used as areas for dumping clean fill dirt and inert construction materials ("solid waste", as described previously). Inert materials will be placed on the pit edge wherever the current filling location is to be pushed into the pit after a secondary screening. Materials to be recycled will be stockpiled in the bottom of the pile as well as the processed recycled material, and stockpile heights will be maintained to not be visible from 120th Avenue.

Buildings

The site is already permitted and outfitted with a small construction trailer for housing of documents and the gate attendant. A portable toilet is available on site. A dumpster is on site.

There is a scale for weighing recycled material loads. The office building also has WiFi connection and the operations are monitored with video cameras viewable in the office.

Equipment

The following equipment will be available and will either be kept on the site or located at an alternative location near the site for convenient deployment:

- Dozer
- Loader
- Motor-grader
- Pickup truck
- Water truck
- Street sweeper
- Concrete crusher
- Asphalt crusher
- Excavator

Equipment will be utilized for the proper placement and grading of the inert material being received. The equipment will also be used to maintain the ground and move other soil existing on the site.

Site Security and Fencing

Unauthorized access to the site is prevented with fencing, berms and a locked gate. A large landscaped berm will screen and protect the site along 120th Avenue. The west, north and a majority of the east of the site are secured and screened with a chained link fence. To the east there is the Fulton Ditch which provides a natural barrier to entrance into the site. The site is secured with a locked gate at the entrance when the facility is closed. The facility is also monitored via security cameras viewed by laptop and cell phones. Henderson personnel, from the filling operation will monitor the site throughout the day by regular inspections or working onsite.

Run-on and Run-off Control Measures

Surface water control measures will be maintained wherever required to manage run-on and run-off from the facility operations. No run-on surface water enters the Henderson property. Areas of operation on the eastern portion of the site have been stripped of overburden/topsoil and so no water ponds or runs- off, but percolates into the remaining sand and gravel below this area (it was never mined). Areas previously backfilled with clean fill dirt are also generally porous enough that no water ponds and very little runs-off. All drainage from the site currently enters the mined-out gravel pit and no surface run-off exits the Henderson property as surface run-off. The western pit sides will not allow surface water (stormwater) to reach the property boundaries. All historic drainage, controlled by topography, drains to the west-northwest in the area. No surface run-off from the Henderson site exits onto neighboring properties to the west, east, or south.

Inert filling activities on the site will be conducted in a manner that will control run-on and run-off from exiting the property. All onsite run-off will continue to enter the mined out gravel pit, whether filled with alluvial groundwater or not, during the operational life of the filling operation. Construction impact however will best mitigated by good site practice. Surface water

will be routed to settlement lagoons and diverted from the main surface watercourses. This will restrict flow onto the active portion of the landfill during peak discharge from a 25-year storm. Fulton Ditch maintains a current and active stormwater permit through the CDPHE for the Henderson pit site.

Record-keeping

Henderson will maintain records of deliveries of materials to the site on a daily basis. Drivers are required to sign-in listing the company, location of the source of material, checking what types of inert materials are included (i.e. concrete, asphalt, dirt, etc.) and the number of loads on a daily basis. A copy of the sign-in sheet shall be kept for the duration of the project.

Prior to granting approval for a large quantity of inert material acceptance, a verbal agreement will be made between the hauling company and operator. The source location of materials is then known and will typically be checked by site personnel to verify the activities and screen for the potential of unacceptable or contaminated materials.

For individual loads coming from an unknown source, the load will be thoroughly screened and the driver will be asked where the load originated from. The driver will then be required to sign a "manifest" placing the burden of proof on the driver. Legal information will be taken from the driver so that in case of contaminated materials, the source can be checked. This manifest will also be required for drivers who are dumping larger quantities as part of a pre-arranged project as described above. A copy of this manifest is also located in Attachment 9.

All records will be maintained for the active life of the Henderson Inert Fill facility and for the entire period of the post-closure period, which may be as long as 30 years.

Recycled material will be loaded from stockpiles by pit operator employees. Loads will be weighed before exiting the facility and records of all recycled material sales will be kept.

Material Acceptance and Placement

<u>Acceptable Inert Materials</u>

Only inert materials will be allowed at the site. The Colorado Department of Public Health and Environment (CDPHE) defines inert material as follows:

> "Inert material" means non-water-soluble and non-putrescible solids together with minor amounts and types of other materials as will not significantly affect the inert nature of such solids. The term includes, but is not limited to, earth, sand, gravel, rock, concrete, which has been in a hardened state for at least 60 days, masonry, asphalt paving fragments, and other inert solids.

Accepted inert materials must not be contaminated. The following list of inert materials will be accepted:

- Earth
- Dirt
- Soil
- Sand
- Gravel
- Rock
- Concrete (hardened for at least 60 days) and concrete pieces
- Asphalt paving fragments
- Top soil
- Masonry

Inert material may contain very small quantities of incidental amounts of wood and vegetation. All inert materials listed here and in Section 4.1 can and will be placed below the alluvial water-table at the Henderson site, if approval is received for this application, except for asphalt materials. Those materials, primarily consisting of hardened, ripped-up chunks of road paving, will be segregated and set aside for placement only above the water table combined with the other inert materials. That placement will occur 1 ft. above the maximum seasonally-high elevation of the water-table in this 39-acre area as described in Section 5.3 with asphalt materials will be placed initially in a defined "holding" area on top of the previously backfilled areas until such time that the loads can be placed correctly above the alluvial water table.

Materials to be recycled include:

- Concrete
- Asphalt
- Steel
- Top soil

These materials will be sorted, processed, stockpiled and sold to contractors as construction material.

Prohibited Materials

Contaminated soils are NOT ACCEPTABLE at the Henderson Inert Landfill site. Contaminated soils include petroleum hydrocarbon contaminated materials, organic demolition debris (wood, gypsum, etc.), excessive vegetation (trees, tree limbs, shrubbery, etc.), and other non-inert materials. Additionally, soils cannot be contaminated with asbestos, paint chips, or other potentially hazardous materials.

Pursuant to Section 2.1.2 (B) of the Solid Waste Regulations, the disposal of polychlorinated biphenyl (PCB) wastes is prohibited. Also prohibited, pursuant to CRS 25-15-101 (6), friable asbestos materials is a hazardous waste. Since some inert material might contain asbestos, asbestos-containing material, asbestos-contaminate soil, or asbestos waste as defined in Section 1.2 of the Solid Waste Regulations, material suspected of containing above stated asbestos shall be prohibited.

Fill Volumes and Sources

The sources and amount of fill received on a daily basis will vary depending on construction activities in the Denver metro area. Traffic entering the site is estimated at approximately 55 trucks per day as the calculated number of trucks required to fill the pit in the required time frame of the certificate of designation. This calculated truck volume also assumes 50% of the received volume being recycled. Truck volumes presented in the traffic report assumes a high volume of 200 trucks per day. Often, given weather conditions and winter construction activity, only a few trucks may enter the site. The sources of fill material range from excavation activities for constructing of basements and buildings, land clearing, demolition projects, and road and highway construction. Customers expected at the facilities will be trucking companies, asphalt and concrete paving companies, excavators, construction companies and government entities.

The volume of the remaining mined-out gravel put is approximately 550,000 cubic yards. Based on an average of 55 truckloads of material received per day with an average of 18 cubic yards per truckload, assuming approximately 50% of material received is recycled, and 290 days/year of filling, the site should be filled at a conservative estimate of about 4 years. The daily volume of 495 cubic yards/day will fluctuate over time and it is anticipated that the site life could be as low as 2 ½ years and as high as 4 years.

Delivery and Receiving

Transporters enter the facility through the entrance gate located on E 120th Ave. and the exit will loop around and back to an exit directly beside the entrance. The traffic pattern is designated to minimize the potential for accidents on site and to facilitate easy unloading. Exhibits 1 and 2 display the entrance and exit locations to the site. Traffic cones and signs will direct transporters to the daily-designated unloading area.

Trucks picking up recycled material will be directed to the appropriate stockpile and loaded by pit operator employees. Loaded trucks will be weighed at the scale at the yard office and exit at the same location as the disposing trucks. The disposing and recycled material trucks are clearly separated for driver and pit employee safety.

Fill Placement

Transporters will be directed to the unloading location by either onsite personnel or with signs and/or traffic cones. Transporters typically deliver many loads of inert material over a set period of time and will be familiar with the unloading area. Loads that contain asphalt materials will be directed to a designated area away from the pit area and on the previously placed and graded clean fill dirt areas on the eastern or southern portions of the property considerably above the water table, shown in Exhibit 2 in the application, for eventual placement on dry fill at least 1 ft. above the water table.

When unloading materials at the site, trucks will unload away from the edges of the pit. Initially, the inert materials will be unloaded near the pit edge and will be moved into the pit with a dozer and/or front-end loader only after confirmation that the material is free of contaminants. Once a sufficient amount of clean fill dirt and inert construction materials has been placed, the area will

be elevated above the maximum height of the alluvial water table by 1 foot and asphalt chunks can be combined with other inert fill materials above the horizon.

Proactive Screening

Prior to granting approval for inert material acceptance on a larger hauling or dumping project, a verbal agreement will be made between the hauling company and Henderson pit. The verbal agreements will include interview questions on the type of activity generating the inert materials, the location, whether and contamination is known to be generated at the source site, the approximate quantity, and any information available concerning the potential for encountering contamination. The source location of materials is then known and will be typically checked by Henderson pit personnel to verify the activities and screen for potential of unacceptable or contaminated materials. Any observed abnormalities would need to be explained or an evaluation done prior to inert materials being delivered from the source site to the Fulton Ditch site.

Henderson will develop, within the first year of operation of the Henderson Inert Landfill, an approved list of companies that have a history of not delivering any unacceptable or contaminated inert materials to the Henderson site. Companies that have been known to deliver materials that were not described initially as being contaminated or were found to be unacceptable or contaminated, are taken off the approved list and will remain off the approved list until such time that they can demonstrate regular compliance with Henderson rules.

Henderson will have the discretion to determine when a site should be tested for contaminants prior to hauling of inert materials to the Henderson site. Since Henderson will be required to monitor groundwater quality at the Henderson site on a quarterly basis for an extensive suite of analytes and potentially and extensive length of time, it will behoove Henderson to ensure that any fill that comes to the site is free of contamination. Henderson commits to perform the Toxicity Characteristic Leaching Procedure ("TCLP") as defined by EPA method 1311 and as described under Section 6.5.4 of the DRAFT Soil Remediation Objectives Policy Document developed by the CDPHE in 1997 on large projects which may have questionable fill characteristics, as determined by Henderson. Henderson commits to a TCLP analysis of 2 random samples (both horizontally and vertically within the soil fill) per 20,000 yards of these questionable soils for proposed fill prior to hauling to the site. Henderson will perform this test for the 8 RCRA metal on the 2 sample(s) collected from the soils that are proposed for inert filling at the Henderson site.

The results of the TCLP analysis will determine the suitability of the soils for placement within the Henderson site. Henderson has reviewed the CSEV Table 1 and commits to utilizing these values for placement of questionable soils within the Henderson inert fill site. If the Leachate values are equal to or below the Leachate Reference Concentration values in the Table, the soils will be suitable for placement within the fill site below the groundwater table. Conversely, if the Leachate Reference Concentration values are above the threshold value, the soils will not be placed into the Henderson inert fill site.

Also, soils proposed for inert filling at the Henderson site may contain contaminants other than the 8 RCRA metals. During the screening process for larger filling projects, as described above, Henderson will have to determine the suitability of all soils for filling at the Henderson site. As

with the TCLP analysis, there may be questionable characteristics of the soils beyond the 8 RCRA metals, including VOC's, petroleum hydrocarbons, and pesticides. Henderson will perform the necessary testing on these questionable soils, at its discretion, when necessitated. It may be that the suitability of the soils are too risky from an environmental liability standpoint to not only undertake the acceptance of the materials, but to even perform the expensive testing, and Henderson will not allow the importation of these fills into the Henderson site and forego the project.

Onsite Field Screening

For individual loads from an unknown source, the load will be thoroughly screened at the entrance and the driver will be asked information as to where the load originated from. The driver then will be required to sign a "manifest" placing the burden of proof on the driver. Legal information will be taken from the driver so that, in case of contaminated materials, the source can be checked. All records will be maintained for the active life of the Henderson Inert Landfill facility and for the entire period of the post-closure period which may be as long as 30 years.

During inert materials delivery, temporary stockpiling, or activities involving the inspection or movement of inert materials on the site, the inert materials will be screened for suspected contamination by using the following procedures:

Petroleum Hydrocarbon Contamination

- Visual observation of soil conditions looking for soil staining, soil discoloration, changes in moisture, or other unusual soil conditions.
- Visual observation for aggregate bedding materials commonly found around piping or underground storage tanks.
- Odor observation in the area of excavation indicating petroleum products.
- Odor observation of suspected soils by picking up a handful of soil and using olfactory senses to determine if suspicious soils might be contaminated.

Other Contamination

- Visual observation for trash or debris possibly indicating the presence of uncontrolled/unauthorized or historic landfilling.
- Visual observation for non-soil like materials including asbestos chips, asbestos piping, lead-based paint chips, etc.
- Visual observation for other irregularities in inert materials.

If materials that are being attempted to be delivered to the Henderson site appear to be obviously or grossly contaminated, the driver will be immediately turned away and will not be allowed to dump at the Henderson site. Other suspicious inert materials will be segregated for additional evaluation. A person or persons familiar with inert materials contamination will evaluate the segregated suspicious soils further. If the evaluation suggests that contamination could be present, environmental sampling will be completed. Inert materials suspected to be contaminated would not be allowed for continued delivery to the Henderson site until such time that a lack of contamination can be verified.

The segregated inert materials will be separated from other work areas with barricades, caution tape, traffic cones, or other means. The segregated inert material will have restricted access to the personnel, minimizing potential worker or public exposure and inadvertent handling of the potentially contaminated materials.

Field Screening Methods

Field screening methods may be used to determine potential inert material contamination. The field screening methods include headspace/PID screening, draeger tubes (or equivalent), colormetric field kits, infrared (IR) analysis for TPH in soil, pH, conductivity, temperature and other methods, depending on the known or suspected contaminants or purpose of screening. Field screening methods may be done independently or periodic laboratory testing may be employed to verify the field screening results. Field screening equipment will be calibrated according to the manufacturer specification prior to and periodically during the field use. This applies to equipment used for on-site chemical measurements such as pH, electrical conductivity, and temperature. Instruments and equipment used to gather, generate, or measure environmental data in the field will be calibrated with sufficient frequency and in such a manner that accuracy and reproducibility of the results are consistent with the manufacturer specifications.

Finally Henderson commits to perform the TCLP analysis for the 8 RCRA metals on sample(s) collected from soils that have been brought to the Henderson site and that have been screened both by visual and olfactory methods, and may or may not have had field screening performed on them as described above, and have been found to be questionable as to suitability from a potential contamination issue for fill within the pit. These soils will be set aside and will be tested by the TCLP method.

The results of the TCLP analysis will determine the suitability of the soils brought to the Henderson site for placement as fill. If the leachate values are equal to or below the Leachate Reference Concentration values in CSEV Table 1, the soils will be suitable for placement within the fill site below the groundwater table. Conversely, if the Leachate Reference Concentration values are above the threshold value, the soils will not be placed into the Henderson inert fill site.

Recycled Material Crushing

Concrete and asphalt to be recycled will be placed in stockpiles, loaded into crushing equipment and crushed to appropriate size. Crushed material will be screened and sorted and placed into new stockpiles for recycled material sales.

Final Grades and Cover Materials

Final grades for the facility are found on Exhibit 2, a map titled “Closure Plan/Final Topography”. The map shows the contour intervals and final elevations. As previously described, this site has an extremely shallow topographical gradient. Approximately 12 inches (1.0 ft.) of clean soil (compacted clay rich soil) will be placed on top of all filled materials as final cover. The upper 6 inches of the soil cover will consist of topsoil capable of supporting vegetation and have the following properties:

- Must be uniform and free of stones, stumps, roots, or other similar > than 2 in. in diameter,
- Contain less than 15 percent gravel (>2.00 mm, retained on No. 10 sieve),
- Dry density between 80 and 90 percent,
- CaCO3 less than 15 percent by weight,
- Consist of pH values between 6.0 and 8.4, and
- Should not be frozen at time of placement.

Soils will be compacted by regular truck and heavy equipment traffic over the site. Cover soils are currently available at the facility and additional cover soils (clean fill dirt) delivered to the site will be stockpiles and used as final cover. The soils material that will support vegetation which prevents or minimizes erosion shall be applied over all disturbed areas. Attachment 2 is the most recently approved reclamation plan text for the Henderson site from the DRMS and will be utilized as part of this CD final closure procedure. A small approximately 4-acre pond will be designed and constructed on the site and will remain as part of the final reclamation.

Henderson will institute a Construction Quality Assurance/Quality Control Plan (QA/QCP) for the assurance of final grade construction and completion for the Henderson inert fill site for the soil cover. This plan will entail surveying of the entire final graded surface of the soil cover by a licensed PLS. Henderson will use the surveying requirements and methodologies as described in the CDHE "Solid Waste Guidance Document" for QA/QC plans. Henderson will also provide photo documentation of the final grade construction of the soil cover and surveying as part of the required reporting to the CDPHE for closure of the Henderson inert fill site.

Revegetation and Reclamations

Revegetation of the site will be completed after the final cover is placed. The seed mixture specified in the latest DRMS approved amendment for the MLRB permit in Attachment 2, will be used for revegetation. Revegetation will complete the reclamation of the site. After reclamation, as currently envisioned, the site will return to an agricultural or similar rural purpose.

Groundwater Monitoring

An alluvial groundwater monitoring program will be implemented for detection monitoring for contamination. Elevations and samples will be taken of the groundwater and the analytical results will be monitored for site related, statistically significant increases and comparisons to the Colorado groundwater standards. Current ground water conditions will be defined by the data from eight separated sampling events using the existing well and three new proposed wells. These samples will form the initial "current ground water quality" pool for statistical evaluation. Up-gradient well analyses will be compared to down gradient analyses using statistical evaluation methods and a verification re-sampling procedure.

Stormwater

Stormwater does not currently run-off from the site as described in Section 6.4. As the site fills with inert fill from the south and east, slopes will be grades into the pit bottom to ensure the surface run-off is always directed to the pit floor or lowest elevation on the site. Final surface

grades will be constantly surveyed to ensure that the flow direction will always be to the southwest, to the lowest point on the property. Berms or furrowing will be implemented if necessary during the final filling and grading of the site to ensure that no significant erosion and sedimentation occurs. The stormwater plan and permit will be updated and amended as necessary.

Air Quality

The only air quality issue at the facility will be fugitive dust from trucks, equipment traffic and crushing operations. Fugitive dust will be controlled by watering with a water truck or similar equipment consisting of a water tank in the bed of a pick-up truck. Water from onsite ponds in the pit bottom or from de-watering pumps will be used, as well as sources of clean water from off-site, if necessary. The operator has installed all weather roads around the pit and we do not believe dust or mud contamination will be an issue. Equipment used to crush recycled materials are equipped with water suppression pumps and spray heads. The Henderson pit has added pumps and spray heads to the manufactured equipment to provide additional water suppression.

A Fugitive Dust Permit will be re-acquired for this site based on the activities proposed in this application. Operations at the facility will be shut down when winds exceed 35 mph or a sustained 25 mph.

Litter Control

Litter at the facility should be minimal to non-existent because the facility will not receive materials that would normally contain litter. Henderson Pit personnel will police the site for inadvertent litter and place it in appropriate receptacles. Trash cans will be placed in strategic locations on site for use by transporters. Litter picked up at the site will be disposed of from the site on a regular basis. The operator will also monitor the surrounding streets and Right-of-Way for litter and debris weekly and will remove trash and clean up debris as necessary. All tucks entering and leaving the facility will be required to be tarped.

Fire Safety

The potential for fire at the site is limited to shrubs located on the boundaries. Due to the inert nature of the materials delivered to the site, there will not be any materials that can sustain fire. This site is approved by the CUP from Adams County for fire safety.

Each piece of equipment used on site will have a fire extinguisher on it. The most likely place for a fire to occur on site would be an equipment fire. All Henderson personnel will be provided with fire safety training, including proper use of fire extinguishers. Equipment fires will be extinguished rapidly.

The site is located in Fire District 6, Greater Brighton. The South Adams Fire District phone number will be posted, along with other emergency contacts, where it is clearly visible from the office. Henderson personnel will have access to radios and/or a mobile phone for emergency contact purposes.

Hazardous Materials Emergency Management Plan

Hazardous materials inadvertently received at the Henderson site will be removed and placed in appropriate containers for temporary storage. If a transporter inadvertently delivered hazardous materials, the transporter/company will be contacted and will be held responsible to remove the materials. Companies that inadvertently deliver hazardous materials more than once will be removed from the list of acceptable companies that can use the facility.

A solid, new or reconditioned 55-gallon drum with a removable top will be kept on site and used to temporarily store hazardous materials inadvertently delivered to the site. Henderson personnel will place the hazardous materials into the container. Only one type of material is permitted to be placed into the container. No mixing (i.e. acid and bases, oxidizers and oils, or other incompatible materials) of two types of materials would be allowed in any one 55-gallon drum. Additional 55-gallon drums will be purchased if necessary. If necessary, a professional hazardous materials management company will be contracted to properly dispose of the materials in a timely manner.

A phone number of a hazardous material emergency response company will be posted with other emergency numbers in the office. The emergency response company will be called when necessary to respond to hazardous materials inadvertently disposed of on site.

Nuisance Conditions

Nuisance conditions at the site are limited to blowing dust (fugitive emissions) and blowing litter. Applying water to traffic areas and temporary roads will control blowing dust. A Fugitive Dust Permit will be re-acquired for this site based on the activities proposed in this application.

Operations at the facility will be shut down when winds exceed 35 mph or a sustained 25 mph. Litter at the facility should be minimal to non-existent because the facility will not receive materials that would normally contain litter. Henderson Pit personnel will police the site for inadvertent litter and place it in appropriate receptacles. Trash cans will be placed in strategic locations on site for use by transporters. Litter picked up at the site will be disposed of from the site on a regular basis.

The site will also be kept free of weeds and the operator will contract with a licensed weed control contractor to monitor and spray for weed management.

The site will also be monitored for vectors. There is storage of material onsite which creates opportunity for rodent activity but due to the operation of heavy equipment activity the vector activity is minimized. The operator will contract with a licensed vector management company to monitor and control vector activity as necessary.

The roads, Right-of-Way and perimeter of the site will be monitored and maintained in a clean and sitely condition. Weekly inspections will be conducted, and litter and debris removal will be done as necessary and 120th Ave will be swept and cleaned three times per week.

Groundwater Monitoring

The Henderson site has alluvial deposits that are approximately 25 to 35 ft. in thickness. The Henderson site has been essentially mined for all the sand and gravel within the majority of the property, except for the southern portion as shown on Exhibit 1. The majority of the soils have also been removed and are described as loamy alluvial – moderately wet and wet alluvial soil.

Alluvial ground water is found several feet below the original topographic surface in the 39-acre area to be filled. Attachment 4 shows the existing permits and test results for analytes over most recent years.

The landfilling sequence is expected to begin in the northwest corner of the pit and progress towards the east and south in a manner of compacted lifts. In reference to the groundwater monitoring, the dewatering will continue throughout the entire filling process. No discontinuation the dewatering activities are expected during the filling process.

Prior to resumption of inert landfilling: (1) the approved ground water monitoring well network is to be in- place, (2) the initial ground water sampling to be completed, (3) approval of the facilities ground water monitoring plan. Three new groundwater monitoring wells are proposed and will be installed at the locations shown on the map in Exhibit 1, both down-gradient from the filling operation and located between the South Platte River and the filling operation. A commercial well drilling company will install the new wells after the CD license or permit is granted to resume inert filling at the Henderson site. All three monitoring wells will be surveyed for elevations of both the ground surface and top casing ("TOC") where the measurements will be taken. The new wells will be installed as shown in the well completion detail found in Attachment 5. The Henderson Inert Landfill Resource Manager, who is properly trained in groundwater sampling techniques (or his designee), can conduct sampling of the wells. Samples will be taken using standard groundwater protocols with samples delivered to a commercial analytical laboratory the same day of sampling using chain of custody seals.

Groundwater Monitoring Network

Three new groundwater monitoring wells will be placed on the site at locations denoted on the on the map found on Exhibit 2 and will supplement the existing wells for sampling (currently shown on Exhibit 1). The new monitoring wells will be drilled to monitor and sample the alluvial groundwater at the site. A licensed drilling contractor will be used to drill and complete the wells.

Schedule, Analyses and Evaluation

Regular sampling of groundwater monitoring network will begin after the initial baseline sampling event of 8 quarterly samples of the 3 monitoring wells to determine existing groundwater quality. Regular groundwater sampling events will be scheduled every three months and will continue for the life of the facility and the post closure care period; unless a reduction in sampling frequency and/or sample analytes is requested by Henderson and granted by both the CDPHE and Adams County. Groundwater samples will be analyzed for Appendix IA and IB constituents as described in the CDPHE solid waste regulations and presented in Attachment 6. Also included in Attachment 6 is the Water Quality Control Commission's Basic Standards for Ground Water.

After the collection of the first quarterly samples of the three wells to establish a baseline groundwater conditions, Henderson will submit a report within 60-days summarizing the data to the CDPHE and/or Tri- County Health. These data will serve as the background data against which future results will be compared using a statistical evaluation. Henderson will continue to report the results of the quarterly sampling to the CDPHE and/or Tri-County Health within 60-

days of each sampling event. After the eight initial quarterly sampling events, Henderson can propose to reduce the analyte list and/or the frequency of testing, as well as a statistical evaluation procedure consistent with one of the methods specified in the regulations, as described above. It is currently envisioned that a subset of the metal and chlorides will be selected for statistical evaluation.

Sampling and Analysis Plan

Sampling Methods

Depth to water will be measured prior to purging. The elevation of the reference point from which water depths are measured will be established by topographic survey of the ground water monitoring wells.

The wells will be purged before sampling and will be sampled using disposable polyethylene bailers, dedicated polyethylene, PVC or Teflon bailers or commercially available purge pumps (i.e. GeoTech Squirt Pumps or similar). Disposable bailers will be suspended on new polypropylene rope. Dedicated bailers may be suspended on dedicated polypropylene rope. Alternatively, at Henderson's option, dedicated pumps may be installed in the wells and used for purging and sampling.

If bailers are used to purge and sample the wells, the wells will be purged at least three wellbore storage volumes (the first volume standing inside the casing at the start of purging) or dryness, whichever occurs first, before sampling. Periodic field analysis of pH, temperature, and specific conductance will be taken and recorded prior to collecting the sample. Purging will continue until these parameters have stabilized to within 0.2 pH units, 2 degrees C or F, and 10 percent of the specific conductance reading. Samples will then be collected as soon as possible after purging, but no longer than 24 hours after purging. Purge water will be disposed of on the ground by the well from which the fluid was purged. If dedicated pumps are used, the wells will be purged of three pump and tubing volumes at a flow rate of 100 millimeters per minute or less and sampled immediately after purging; the flow rate during sampling will also be 100 milliliters per minute or less.

Samples will be transferred directly from the bailers or pump discharge tubing into sample bottles provided by the laboratory. Sample bottles and preservation will be as specified in the analytical methods employed, except that VOC samples will be chilled, but otherwise unpreserved (consistent with CDPHE policy). Sample bottles will be placed in a cooler or other shipping container and chilled as soon as possible after collection.

Chain of Custody

Chain-of-custody procedures will be used to track the sample from the time of collection until it, or its derived data, is used. A chain-of-custody form will be initiated at the time that the samples leave the site. Field personnel will complete all applicable sections of the form. The chain of custody forms will be protected from moisture by encasing them in plastic (e.g., Ziploc plastic bags) and placed inside the shipping containers. The chain-of-custody forms will accompany the containers during shipment to the laboratory. The shipping containers will be sealed with custody seals.

Field personnel collecting the samples will be responsible for custody until the samples are delivered to the laboratory or relinquished to a commercial shipping company. Sample transfer requires the individuals relinquishing and receiving the samples to sign, date, and note the time of transfer on the chain-of-custody forms. Common carriers (e.g. Federal Express) are not expected to sign the chain-of- custody forms. However, the bill of lading or airbill becomes part of the chain-of-custody record when a common carrier is used to transport the samples. The chain-of-custody is considered complete after the analytical laboratory accepts custody of the samples (acceptance of custody is indicated by signature on the chain-of-custody from). A copy of the chain-of-custody record will be maintained along with other field records.

Quality Assurance/Quality Control

The following quality assurance and quality control ("QA/QC") actions will be implemented to minimize the potential for biasing the analytical results by laboratory preparation, sampling, and transport activities.

- Fieldwork will be performed by qualified and trained personnel including company personnel or privately contracted company specializing in this type of sampling if required.
- Samples will be analyzed by a qualified laboratory. The laboratory will use appropriate chain of custody, analytical, and QA/QC procedures.
- A trip blank for VOC analysis may be included in each sampling event depending on whether the questions arise relative to the quality of the analytical data.
- Equipment blanks and field duplicates will not be collected on a routine basis because disposable or dedicated sampling equipment will be used; however, they may be prepared and analyzed if questions arise relative to the quality of analytical data.
- The full laboratory report, including laboratory QC data, will be attached to the monitoring reports submitted by the owner.
- The laboratory results will be validated using standard methods.

Maintenance

The condition of the ground water monitoring system will be inspected during each monitoring event. The results of the inspection will be documented and any deficiencies will be remedied within 60 days of the inspection or at a later date as approved by CDPHE. If deficiencies, malfunctions or deteriorations are observed at other times, such deficiencies will also be documented and remedied within 60 days of discovery or at a later date as approved by CDPHE.

Reporting

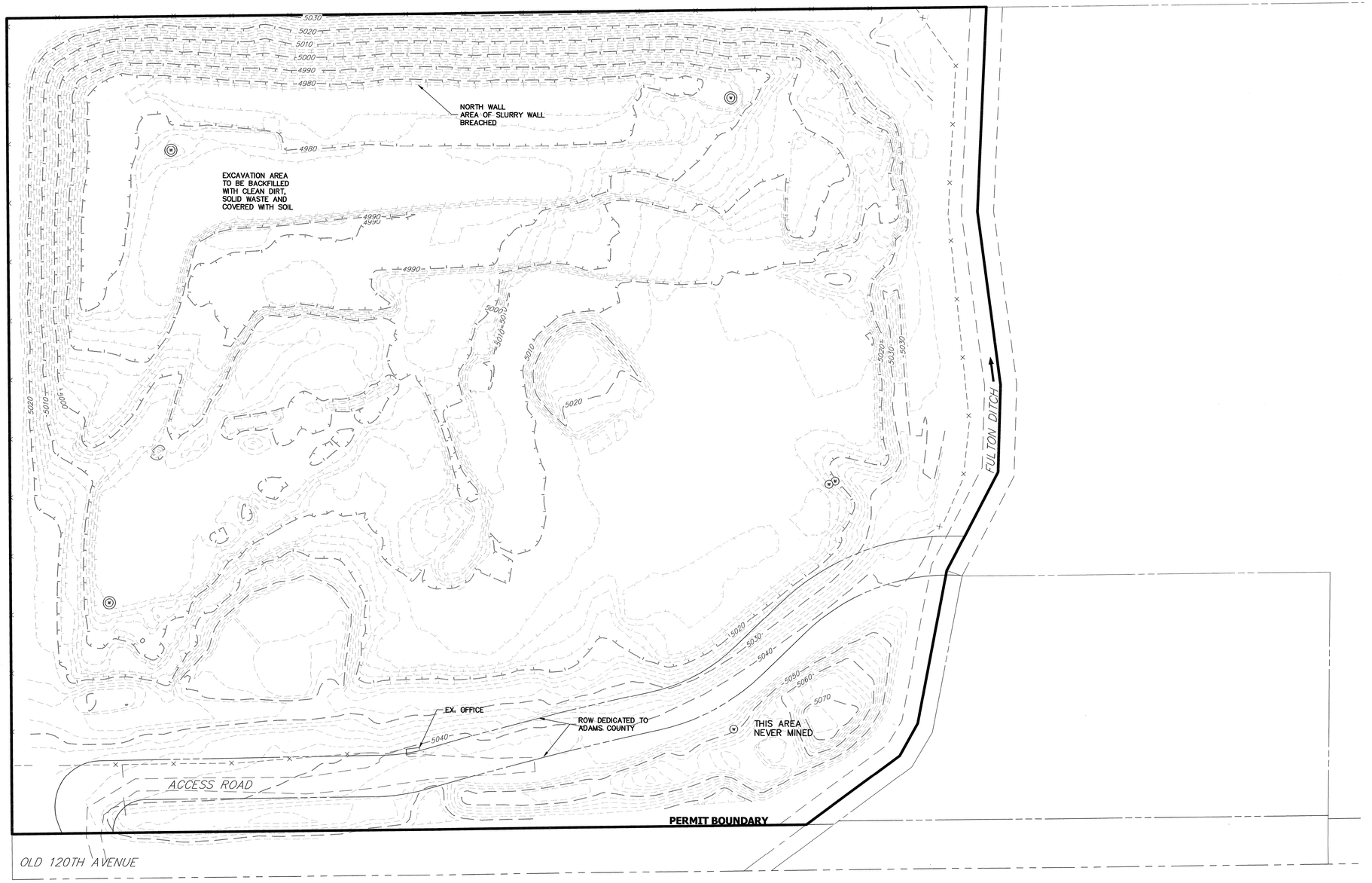
The monitoring results will be submitted to CDPHE within 60 days of receipt of the laboratory results in the form of a brief letter-report. Reports will be prepared yearly after the initial eight quarterly sampling events and no less than one report per four sampling events. The report will include a tabulation of the data (including water level data), statistical evaluations as appropriate, the results of the system inspection, and a description of any maintenance performed.

Analytical methods will be as specified in EPA SW-846 or other appropriate sources and the laboratory results will be validated using standard methods. Additionally, all reports will

incorporate the following information: 1.) groundwater elevation measurements, 2.) well-purging data, 3.) field parameter test data, 4.) chain-of-custody, 5.) laboratory test data including quality assurance and quality control information, 6.) a summary table that lists all detected constituents and corresponding groundwater quality standards, and 7.) a summary and conclusions section that includes an explanation of anomalous data. After the reporting for the eight quarterly initial sampling events, the annual report of groundwater monitoring data will also include, in addition to the above, conclusions and results of statistical analyses of groundwater data conducted pursuant to the requirements set for in Appendix B of the CDPHE Solid Waste Regulations.

EXHIBIT 1

EXISTING CONIDTIONS/OPERATIONS PLAN



LEGEND

- EXISTING GROUND WATER MONITORING WELL
- PROPOSED GROUND WATER MONITORING WELL
- EXISTING STRUCTURES
- EXISTING FENCING
- EXISTING GRAVEL ENTRANCE/EXIT ROAD
- PERMIT BOUNDARY

COLORADO LICENSED
JASON M. TAMMEN
41765
PROFESSIONAL ENGINEER
3-5-13

N

80 40 0 80 160

ORIGINAL SCALE: 1" = 80'

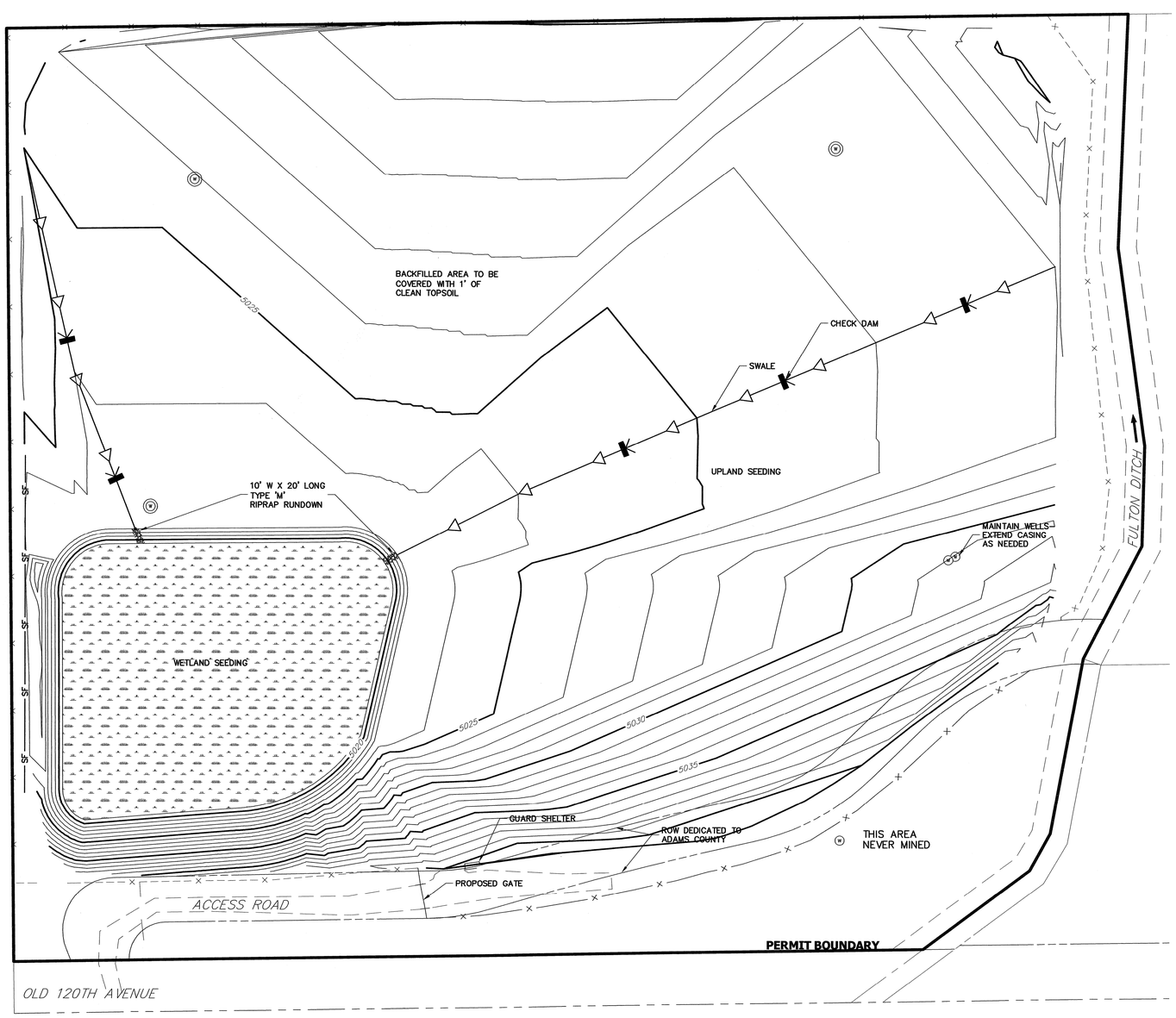
EXISTING CONDITIONS
DACOA PIT
JOB NO. 15694.00
11/28/12
SHEET 1 OF 1

J·R ENGINEERING
A Westrian Company

7200 S. Alton Way, Suite C100, • Centennial, CO 80112
303-740-9393 • Fax 303-721-9019 • www.jrengineering.com

EXHIBIT 2

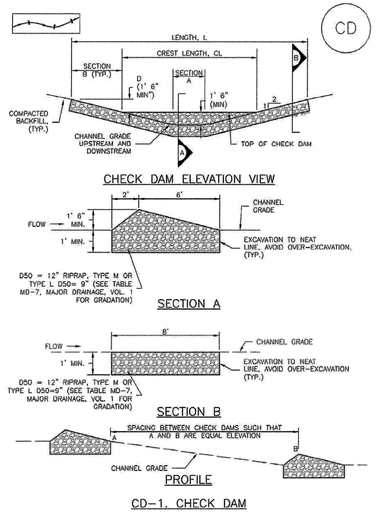
CLOSURE PLAN/FINAL TOPOGRAPHY



LEGEND

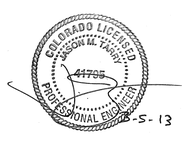
- EXISTING GROUND WATER MONITORING WELL
- PROPOSED GROUND WATER MONITORING WELL
- EXISTING STRUCTURES
- EXISTING FENCING
- EXISTING GRAVEL ENTRANCE/EXIT ROAD
- PERMIT BOUNDARY
- PROPOSED FENCING
- SWALE
- CHECK DAM

Check Dams (CD) **EC-12**



CD-1, CHECK DAM

November 2010 Urban Drainage and Flood Control District CD-3
Urban Storm Drainage Criteria Manual Volume 3



80 40 0 80 160

ORIGINAL SCALE: 1" = 80'

CLOSURE PLAN/FINAL TOPOGRAPHY
HENDERSON PIT–LOT 1 CORRIGAN SUB.
JOB NO. 15694.00
3/5/13
SHEET 1 OF 1

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J·R ENGINEERING

September 6, 2016

To Whom It May Concern
Adams County Community Development Department
4430 South Adams County Parkway
Brighton, CO 80601

Re: 2016 Traffic Conformance Letter – Henderson Pit Inert Landfill
JR Engineering Project #15694.00

To Whom It May Concern:

The purpose of this letter is to provide updated trip generation information for the Henderson Pit Inert Landfill project located near the northwest corner of the intersection of US Highway 85 and 120th Avenue in Adams County, Colorado. The project site is located approximately 1500 feet west of US Highway 85. The project area is bounded by 120th Avenue on the south and vacant land on the east, west, and north. The site contains an inert landfill, and access to the site is provided from Old 120th Avenue south of the site with a full movement intersection at the 120th Parkway/120th Avenue intersection.

This letter has also been prepared for compliance with the existing traffic impact study for the Henderson Pit Inert Landfill. The Henderson Pit Inert Landfill and its associated traffic impacts were addressed in the *Henderson Pit Inert Landfill Traffic Impact Study* prepared by JR Engineering in August 2013. This will be referred to as the "2013 TIS" in this letter. The current wholesale operation is generating additional trips on top of the trips identified in the 2013 TIS.

Trip Generation – Fill Operation
In the 2013 TIS, the site generated traffic volumes were estimated based on two scenarios. A "Low Demand" scenario assumed that the inert landfill site will be filled in approximately 7 years. The site generated traffic volumes were calculated based on an average of 10 hours/day and 306 days/year of filling. A "High Demand" scenario assumed that the inert landfill can process a maximum of 200 trucks per day. Based on an average of 10 hours/day and 306 days/year of filling, the site should be filled in approximately 2.5 years. It was discussed that the High Demand approach may result in an over estimate of traffic but ensured that volumes would not be underestimated. For both scenarios, site generated traffic volumes were split between tractor trailers, single dump trucks, and pickup trucks. A trip is defined as a one-way vehicle movement from origin to destination.

In the 2013 TIS, the Low Demand scenario was expected to generate:

- 18 AM peak hour vehicle trips split 50% entering and 50% exiting
- 18 PM peak hour vehicle trips split 50% entering and 50% exiting

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In the 2013 TIS, the High Demand scenario was expected to generate:

- 40 AM peak hour vehicle trips split 50% entering and 50% exiting
- 40 PM peak hour vehicle trips split 50% entering and 50% exiting

The fill operation began in approximately Year 2014, and the property owner expects the fill operation to be completed in approximately Year 2020. Based on this estimated completion date, the site generated trips for the fill operation are in line with the Low Demand scenario. If the trips were in line with the High Demand scenario, the fill operation would have been completed in mid-2016.

Trip Generation, Directional Distribution – Wholesale Operation

The current wholesale operation is generating additional trips on top of the Low Demand scenario. The property owner stated that current wholesale operation of the Henderson Pit Inert Landfill site is generating approximately 55 trucks per day. Some trucks drop off materials at the landfill, and some trucks pick up materials to recycle. Assuming an even distribution of trucks for 10 hours/day, approximately 5.5 trucks would be expected per hour. The 5.5 was rounded to 6 for this analysis. Six trucks would be equivalent to one trip entering the site and one trip exiting the site. In summary, the wholesale operation is currently generating:

- 12 AM peak hour vehicle trips split 50% entering and 50% exiting
- 12 PM peak hour vehicle trips split 50% entering and 50% exiting

In the 2013 TIS, 70 percent of the site-generated traffic was oriented to the south on US 85 with 20 percent oriented to the north. The other 10 percent was oriented to the west on 120th Parkway. Based on this directional distribution, the new wholesale operation trips will be assigned to the existing roadway network as shown below:

- South on US 85: 4 new trips
- North on US 85: 1 new trip
- West on 120th Parkway: 1 new trip

The trip assignment figure is attached. The addition of one (1) trip is assumed to have a negligible effect on the 120th Parkway and Brighton Road intersection. The additional trips added to the US 85 and 120th Avenue intersection and 120th Avenue/Parkway and Old 120th Avenue intersection will be analyzed below.

Analyses of Year 2020

Projections of Year 2020 peak hour traffic volumes have been made for the roadway system adjacent to the site in order to have a basis for determining future traffic impacts. Future traffic projections were kept consistent with the 2013 TIS, which used a 2.10% growth rate. The Colorado Department of Transportation (CDOT) is currently updating the signal timing along the US 85 corridor in this area, and they expect the new timing plans to be completed later in September 2016. In anticipation of this retiming, the signal cycle and splits at the US 85 and 120th intersection were optimized for this analysis. Operational analyses were conducted in the AM and PM peak hours to determine the levels of service. The results are summarized below, and the detailed LOS reports are attached.

Low Demand Scenario (Year 2020)			
Signalized Intersection		**AM Peak Hour LOS**	**PM Peak Hour LOS**
US 85 & 120th Ave.		D	E
Unsignalized Intersection	**Minor Lane / Major Movement**		
120th Ave./Pkwy. & Old 120th Ave.	EBL	B	B
120th Ave./Pkwy. & Old 120th Ave.	SBL	C	F
120th Ave./Pkwy. & Old 120th Ave.	SBTR	B	C

EBL: Eastbound Left; SBL: Southbound Left; SBTR: Southbound Through/Right
Yellow highlight exceeds Established Threshold of LOS D

As shown in table above, the US 85 and 120th intersection is expected to operate at acceptable levels of service except in the PM peak hour. In the 2013 TIS, the intersection was expected to operate at LOS F, so the updated LOS E is an improvement.

The 120th Avenue/Parkway and Old 120th Avenue intersection is expected to operate at acceptable levels of service except the SBL lane is expected to operate at LOS F in the PM peak hour. We believe this is an acceptable delay for a minor approach to an unsignalized intersection. The 2013 TIS discussed an alternate route to the signal at 120th Parkway and Brighton Road. The route would consist of traveling west on Old 120th Avenue to Brighton Road and then south on Brighton Road to the signal at 120th Parkway.

Conclusion

The current wholesale operation of the Henderson Pit Inert Landfill site should not have a significant impact on the existing transportation system in the area. The US 85 and 120th Avenue intersection is expected to operate satisfactorily through the Year 2020 during the AM and PM peak hour with the addition of site generated traffic from the wholesale operation and CDOT's retiming of the US 85 corridor. The LOS E in the PM peak hour is an improvement over the previously expected LOS F stated in the 2013 TIS.

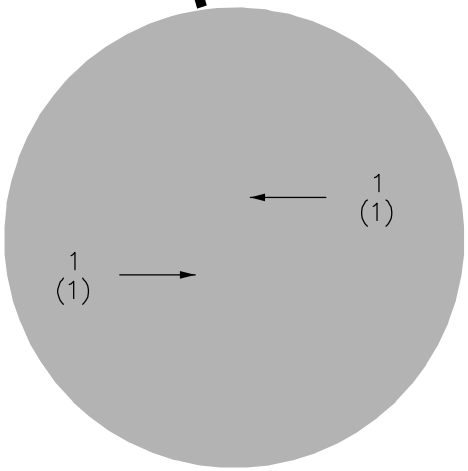
The 120th Avenue/Parkway and Old 120th Avenue intersection is expected to operate at acceptable levels of service except the SBL lane is expected to operate at LOS F in the PM peak hour. We believe this is an acceptable delay for a minor approach to an unsignalized intersection, and an alternate route is available as previously discussed. Therefore, we conclude that the recommendations of the original 2013 TIS are still valid.

Please feel free to contact me at efarney@jrengineering.com or 303-267-6183 if you have any questions or comments.

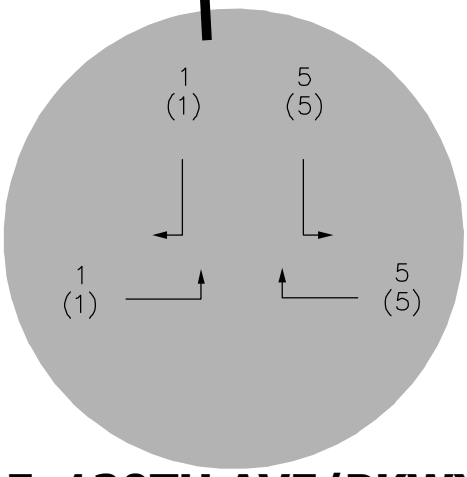
Sincerely,
JR Engineering, LLC

Eli Farney, PE, PTOE
Transportation Group Lead

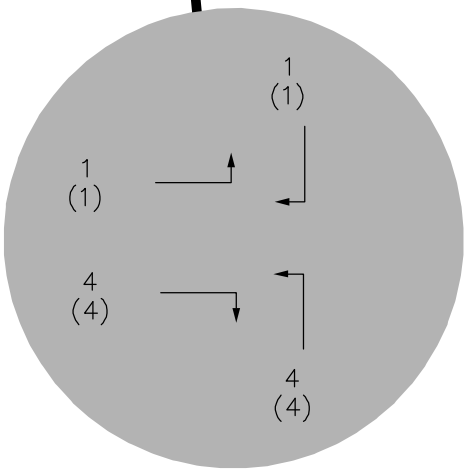
Attachments: Figure 1 – Assignment of Site Generated Traffic
Detailed Level of Service Reports



E. 120TH PKWY & BRIGHTON RD



E. 120TH AVE/PKWY & OLD 120TH AVE



120TH PKWY & US-85

LEGEND

XX	AM PEAK HOUR
(XX)	PM PEAK HOUR

ASSIGNMENT OF SITE GENERATED TRAFFIC

FIGURE 1
HENDERSON PIT INERT LANDFILL
JOB NO. 15694.00
9/09/2016
SHEET 1 OF 1

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2016 UPDATE

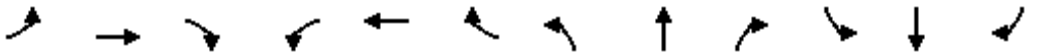
Intersection	
Int Delay, s/veh	0.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	2	782	2	1	504	25	1	1	1	32	1	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	550	-	-	300	-	300	-	-	-	0	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	100	4	4	4	4	50	4	4	4	50	4	25
Mvmt Flow	2	850	2	1	548	27	1	1	1	35	1	5

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	548	0	0	852	0	0	1132	1405	426	980	1407	274
Stage 1	-	-	-	-	-	-	855	855	-	550	550	-
Stage 2	-	-	-	-	-	-	277	550	-	430	857	-
Critical Hdwy	6.1	-	-	4.18	-	-	7.58	6.58	6.98	8.5	6.58	7.4
Critical Hdwy Stg 1	-	-	-	-	-	-	6.58	5.58	-	7.5	5.58	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.58	5.58	-	7.5	5.58	-
Follow-up Hdwy	3.2	-	-	2.24	-	-	3.54	4.04	3.34	4	4.04	3.55
Pot Cap-1 Maneuver	562	-	-	770	-	-	155	136	571	146	135	659
Stage 1	-	-	-	-	-	-	315	368	-	382	509	-
Stage 2	-	-	-	-	-	-	700	509	-	462	367	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	562	-	-	770	-	-	153	135	571	145	134	659
Mov Cap-2 Maneuver	-	-	-	-	-	-	253	254	-	255	253	-
Stage 1	-	-	-	-	-	-	314	367	-	381	508	-
Stage 2	-	-	-	-	-	-	692	508	-	458	366	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	0	16.7	19.8
HCM LOS			C	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	311	562	-	-	770	-	-	255	520
HCM Lane V/C Ratio	0.01	0.004	-	-	0.001	-	-	0.136	0.013
HCM Control Delay (s)	16.7	11.4	-	-	9.7	-	-	21.3	12
HCM Lane LOS	C	B	-	-	A	-	-	C	B
HCM 95th %tile Q(veh)	0	0	-	-	0	-	-	0.5	0

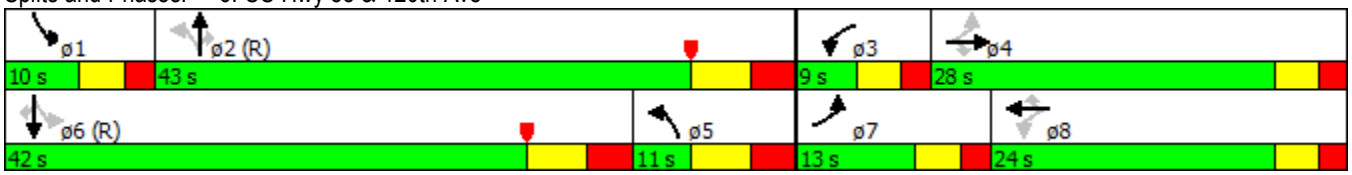


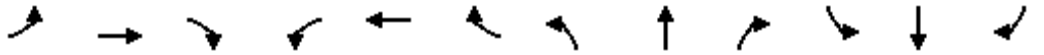
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	237	364	218	137	356	96	83	866	127	103	1183	118
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	50		100	575		700	575		700
Storage Lanes	1		1	1		1	1		1	1		1
Taper Length (ft)	75			75			150			150		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	1.00	1.00	0.95	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1719	1827	1509	1736	1827	1553	1626	3195	1553	1736	3195	1524
Flt Permitted	0.172			0.260			0.125			0.134		
Satd. Flow (perm)	311	1827	1509	475	1827	1553	214	3195	1553	245	3195	1524
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			255			255			145			170
Link Speed (mph)		35			45			55			55	
Link Distance (ft)		450			300			1963			1659	
Travel Time (s)		8.8			4.5			24.3			20.6	
Peak Hour Factor	0.92	0.92	1.00	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.93	0.92
Heavy Vehicles (%)	5%	4%	7%	4%	4%	4%	11%	13%	4%	4%	13%	6%
Adj. Flow (vph)	258	396	218	149	387	104	90	941	138	112	1272	128
Shared Lane Traffic (%)												
Lane Group Flow (vph)	258	396	218	149	387	104	90	941	138	112	1272	128
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		18			20			30			30	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		25			25			25			25	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	1	1	1	1	1	1	1	1	1	1	1
Detector Template				Left		Right	Left			Left		
Leading Detector (ft)	40	40	40	40	40	40	40	40	40	40	40	40
Trailing Detector (ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Size(ft)	40	40	40	40	40	40	40	40	40	40	40	40
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	10.0	0.0	0.0	10.0
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4		4	8		8	2		2	6		6
Detector Phase	7	4	4	3	8	8	5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	4.0	10.0	10.0	4.0	6.0	6.0	4.0	15.0	15.0	4.0	15.0	15.0
Minimum Split (s)	9.0	15.0	15.0	9.0	15.0	15.0	11.0	31.0	31.0	9.0	31.0	31.0
Total Split (s)	13.0	28.0	28.0	9.0	24.0	24.0	11.0	43.0	43.0	10.0	42.0	42.0

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Total Split (%)	14.4%	31.1%	31.1%	10.0%	26.7%	26.7%	12.2%	47.8%	47.8%	11.1%	46.7%	46.7%
Maximum Green (s)	8.0	23.0	23.0	4.0	19.0	19.0	4.0	36.0	36.0	5.0	35.0	35.0
Yellow Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	4.0	4.0	4.0	3.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	3.0	3.0	3.0	2.0	3.0	3.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0	5.0	7.0	7.0	7.0	5.0	7.0	7.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lag	Lag	Lag	Lead	Lead	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	1.5	2.5	2.5	1.5	2.5	2.5	1.5	7.0	7.0	1.5	7.0	7.0
Minimum Gap (s)	1.5	2.5	2.5	1.5	2.5	2.5	1.5	4.7	4.7	1.5	4.7	4.7
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	25.0	25.0	0.0	25.0	25.0
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	15.0	15.0	0.0	15.0	15.0
Recall Mode	None	None	None	None	None	None	None	C-Min	C-Min	None	C-Min	C-Min
Walk Time (s)								4.0	4.0		4.0	4.0
Flash Dont Walk (s)								16.0	16.0		20.0	20.0
Pedestrian Calls (#/hr)								5	5		5	5
Act Effct Green (s)	32.1	23.2	23.2	23.7	19.0	19.0	36.0	35.2	35.2	38.3	36.3	36.3
Actuated g/C Ratio	0.36	0.26	0.26	0.26	0.21	0.21	0.40	0.39	0.39	0.43	0.40	0.40
v/c Ratio	1.04	0.84	0.38	0.78	1.01	0.20	0.61	0.75	0.20	0.60	0.99	0.18
Control Delay	95.2	49.7	4.2	55.3	84.7	0.8	48.3	28.1	3.6	32.0	50.4	1.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	95.2	49.7	4.2	55.3	84.7	0.8	48.3	28.1	3.6	32.0	50.4	1.9
LOS	F	D	A	E	F	A	D	C	A	C	D	A
Approach Delay		51.8			64.2			26.8			45.0	
Approach LOS		D			E			C			D	

Intersection Summary			
Area Type:	Other		
Cycle Length: 90			
Actuated Cycle Length: 90			
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Yellow, Master Intersection			
Natural Cycle: 90			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 1.04			
Intersection Signal Delay: 44.3		Intersection LOS: D	
Intersection Capacity Utilization 89.2%		ICU Level of Service E	
Analysis Period (min) 15			

Splits and Phases: 6: US Hwy 85 & 120th Ave





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	237	364	218	137	356	96	83	866	127	103	1183	118
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1810	1827	1776	1827	1827	1827	1712	1681	1827	1827	1681	1792
Adj Flow Rate, veh/h	258	396	0	149	387	0	90	941	138	112	1272	128
Adj No. of Lanes	1	1	1	1	1	1	1	2	1	1	2	1
Peak Hour Factor	0.92	0.92	1.00	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.93	0.92
Percent Heavy Veh, %	5	4	7	4	4	4	11	13	4	4	13	6
Cap, veh/h	233	467	386	205	386	328	152	1278	621	203	1242	593
Arrive On Green	0.09	0.26	0.00	0.04	0.21	0.00	0.04	0.53	0.53	0.06	0.52	0.52
Sat Flow, veh/h	1723	1827	1509	1740	1827	1553	1630	3195	1553	1740	3195	1524
Grp Volume(v), veh/h	258	396	0	149	387	0	90	941	138	112	1272	128
Grp Sat Flow(s),veh/h/ln	1723	1827	1509	1740	1827	1553	1630	1597	1553	1740	1597	1524
Q Serve(g_s), s	8.0	18.5	0.0	4.0	19.0	0.0	0.4	20.4	4.2	4.0	35.0	2.6
Cycle Q Clear(g_c), s	8.0	18.5	0.0	4.0	19.0	0.0	0.4	20.4	4.2	4.0	35.0	2.6
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	233	467	386	205	386	328	152	1278	621	203	1242	593
V/C Ratio(X)	1.11	0.85	0.00	0.73	1.00	0.00	0.59	0.74	0.22	0.55	1.02	0.22
Avail Cap(c_a), veh/h	233	467	386	205	386	328	152	1278	621	203	1242	593
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.33	1.33	1.00	1.33	1.33
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	29.2	31.8	0.0	33.4	35.5	0.0	41.1	17.4	13.6	23.5	21.7	5.8
Incr Delay (d2), s/veh	90.4	13.4	0.0	10.6	46.7	0.0	4.1	3.8	0.8	1.9	31.8	0.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.9	11.1	0.0	2.4	14.5	0.0	2.3	9.5	2.0	2.0	20.5	1.2
LnGrp Delay(d),s/veh	119.6	45.3	0.0	44.0	82.2	0.0	45.2	21.2	14.5	25.4	53.5	6.6
LnGrp LOS	F	D		D	F		D	C	B	C	F	A
Approach Vol, veh/h		654			536			1169			1512	
Approach Delay, s/veh		74.6			71.6			22.3			47.4	
Approach LOS		E			E			C			D	

Timer	1	2	3	4	5	6	7	8
Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	10.0	43.0	9.0	28.0	11.0	42.0	13.0	24.0
Change Period (Y+Rc), s	5.0	7.0	5.0	5.0	7.0	7.0	5.0	5.0
Max Green Setting (Gmax), s	5.0	36.0	4.0	23.0	4.0	35.0	8.0	19.0
Max Q Clear Time (g_c+I1), s	6.0	22.4	6.0	20.5	2.4	37.0	10.0	21.0
Green Ext Time (p_c), s	0.0	9.9	0.0	0.7	1.4	0.0	0.0	0.0

Intersection Summary	
HCM 2010 Ctrl Delay	47.8
HCM 2010 LOS	D

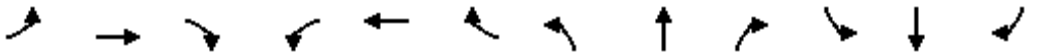
Intersection	
Int Delay, s/veh	1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	6	671	1	3	1066	60	2	2	4	32	1	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	550	-	-	300	-	300	-	-	-	0	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	20	4	4	4	4	25	4	4	4	50	4	100
Mvmt Flow	7	729	1	3	1159	65	2	2	4	35	1	2

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1159	0	0	730	0	0	1329	1908	365	1544	1908	579
Stage 1	-	-	-	-	-	-	743	743	-	1165	1165	-
Stage 2	-	-	-	-	-	-	586	1165	-	379	743	-
Critical Hdwy	4.5	-	-	4.18	-	-	7.58	6.58	6.98	8.5	6.58	8.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.58	5.58	-	7.5	5.58	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.58	5.58	-	7.5	5.58	-
Follow-up Hdwy	2.4	-	-	2.24	-	-	3.54	4.04	3.34	4	4.04	4.3
Pot Cap-1 Maneuver	506	-	-	857	-	-	111	66	626	49	66	277
Stage 1	-	-	-	-	-	-	369	415	-	142	262	-
Stage 2	-	-	-	-	-	-	458	262	-	501	415	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	506	-	-	857	-	-	108	65	626	48	65	277
Mov Cap-2 Maneuver	-	-	-	-	-	-	231	171	-	113	173	-
Stage 1	-	-	-	-	-	-	364	409	-	140	261	-
Stage 2	-	-	-	-	-	-	451	261	-	488	409	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.1	0	17.4	47.9
HCM LOS			C	E

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	299	506	-	-	857	-	-	113	231
HCM Lane V/C Ratio	0.029	0.013	-	-	0.004	-	-	0.308	0.014
HCM Control Delay (s)	17.4	12.2	-	-	9.2	-	-	50.4	20.8
HCM Lane LOS	C	B	-	-	A	-	-	F	C
HCM 95th %tile Q(veh)	0.1	0	-	-	0	-	-	1.2	0

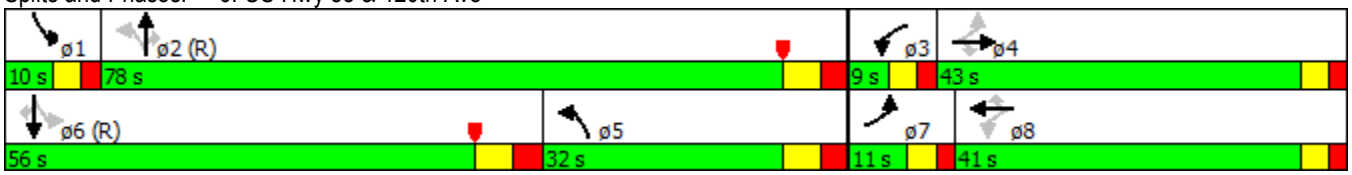


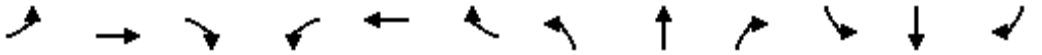
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	137	371	198	58	460	87	380	1557	86	126	995	307
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	50		100	575		700	575		700
Storage Lanes	1		1	1		1	1		1	1		1
Taper Length (ft)	75			75			150			150		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	1.00	1.00	0.95	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1719	1827	1509	1736	1827	1553	1703	3195	1553	1736	3195	1538
Flt Permitted	0.101			0.226			0.114			0.093		
Satd. Flow (perm)	183	1827	1509	413	1827	1553	204	3195	1553	170	3195	1538
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			207			164			94			146
Link Speed (mph)		35			45			55			55	
Link Distance (ft)		450			300			1963			1659	
Travel Time (s)		8.8			4.5			24.3			20.6	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.93	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	5%	4%	7%	4%	4%	4%	6%	13%	4%	4%	13%	5%
Adj. Flow (vph)	149	403	215	63	500	95	413	1674	93	137	1082	334
Shared Lane Traffic (%)												
Lane Group Flow (vph)	149	403	215	63	500	95	413	1674	93	137	1082	334
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		18			20			30			30	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		25			25			25			25	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	1	1	1	1	1	1	1	1	1	1	1
Detector Template				Left		Right	Left			Left		
Leading Detector (ft)	40	40	40	40	40	40	40	40	40	40	40	40
Trailing Detector (ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Size(ft)	40	40	40	40	40	40	40	40	40	40	40	40
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	10.0	0.0	0.0	10.0
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4		4	8		8	2		2	6		6
Detector Phase	7	4	4	3	8	8	5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	4.0	10.0	10.0	4.0	6.0	6.0	4.0	15.0	15.0	4.0	15.0	15.0
Minimum Split (s)	9.0	15.0	15.0	9.0	15.0	15.0	11.0	31.0	31.0	9.0	31.0	31.0
Total Split (s)	11.0	43.0	43.0	9.0	41.0	41.0	32.0	78.0	78.0	10.0	56.0	56.0

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Total Split (%)	7.9%	30.7%	30.7%	6.4%	29.3%	29.3%	22.9%	55.7%	55.7%	7.1%	40.0%	40.0%
Maximum Green (s)	6.0	38.0	38.0	4.0	36.0	36.0	25.0	71.0	71.0	5.0	49.0	49.0
Yellow Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	4.0	4.0	4.0	3.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	3.0	3.0	3.0	2.0	3.0	3.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0	5.0	7.0	7.0	7.0	5.0	7.0	7.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lag	Lag	Lag	Lead	Lead	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	1.5	2.5	2.5	1.5	2.5	2.5	1.5	7.0	7.0	1.5	7.0	7.0
Minimum Gap (s)	1.5	2.5	2.5	1.5	2.5	2.5	1.5	4.7	4.7	1.5	4.7	4.7
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	25.0	25.0	0.0	25.0	25.0
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	15.0	15.0	0.0	15.0	15.0
Recall Mode	None	None	None	None	None	None	None	C-Min	C-Min	None	C-Min	C-Min
Walk Time (s)								4.0	4.0		4.0	4.0
Flash Dont Walk (s)								16.0	16.0		20.0	20.0
Pedestrian Calls (#/hr)								5	5		5	5
Act Effct Green (s)	44.6	39.8	39.8	40.0	36.0	36.0	71.0	71.0	71.0	51.0	49.0	49.0
Actuated g/C Ratio	0.32	0.28	0.28	0.29	0.26	0.26	0.51	0.51	0.51	0.36	0.35	0.35
v/c Ratio	1.20	0.78	0.37	0.41	1.07	0.18	1.11	1.03	0.11	1.17	0.97	0.53
Control Delay	180.1	58.2	7.7	42.2	109.2	0.8	127.4	65.5	3.6	169.8	64.9	23.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	180.1	58.2	7.7	42.2	109.2	0.8	127.4	65.5	3.6	169.8	64.9	23.0
LOS	F	E	A	D	F	A	F	E	A	F	E	C
Approach Delay		67.7			87.1			74.6			65.1	
Approach LOS		E			F			E			E	

Intersection Summary			
Area Type:	Other		
Cycle Length: 140			
Actuated Cycle Length: 140			
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Yellow, Master Intersection			
Natural Cycle: 140			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 1.20			
Intersection Signal Delay: 72.3		Intersection LOS: E	
Intersection Capacity Utilization 100.4%		ICU Level of Service G	
Analysis Period (min) 15			

Splits and Phases: 6: US Hwy 85 & 120th Ave





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	137	371	198	58	460	87	380	1557	86	126	995	307
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1810	1827	1776	1827	1827	1827	1792	1681	1827	1827	1681	1810
Adj Flow Rate, veh/h	149	403	0	63	500	0	413	1674	93	137	1082	334
Adj No. of Lanes	1	1	1	1	1	1	1	2	1	1	2	1
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.93	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	5	4	7	4	4	4	6	13	4	4	13	5
Cap, veh/h	125	496	410	164	470	399	359	1620	788	114	1117	538
Arrive On Green	0.04	0.27	0.00	0.03	0.26	0.00	0.18	0.67	0.67	0.04	0.46	0.46
Sat Flow, veh/h	1723	1827	1509	1740	1827	1553	1707	3195	1553	1740	3195	1538
Grp Volume(v), veh/h	149	403	0	63	500	0	413	1674	93	137	1082	334
Grp Sat Flow(s),veh/h/ln	1723	1827	1509	1740	1827	1553	1707	1597	1553	1740	1597	1538
Q Serve(g_s), s	6.0	28.9	0.0	3.8	36.0	0.0	25.1	71.0	3.0	5.0	46.2	18.3
Cycle Q Clear(g_c), s	6.0	28.9	0.0	3.8	36.0	0.0	25.1	71.0	3.0	5.0	46.2	18.3
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	125	496	410	164	470	399	359	1620	788	114	1117	538
V/C Ratio(X)	1.19	0.81	0.00	0.38	1.06	0.00	1.15	1.03	0.12	1.21	0.97	0.62
Avail Cap(c_a), veh/h	125	496	410	164	470	399	359	1620	788	114	1118	538
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.33	1.33	1.00	1.33	1.33
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	47.0	47.7	0.0	39.8	52.0	0.0	55.6	22.8	11.7	46.2	36.7	19.6
Incr Delay (d2), s/veh	140.1	9.7	0.0	0.5	59.7	0.0	95.1	31.4	0.3	150.1	20.4	5.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.9	15.9	0.0	1.8	25.9	0.0	23.3	37.7	1.3	4.7	23.4	8.5
LnGrp Delay(d),s/veh	187.1	57.4	0.0	40.4	111.7	0.0	150.7	54.2	12.0	196.4	57.1	24.9
LnGrp LOS	F	E		D	F		F	F	B	F	E	C
Approach Vol, veh/h		552			563			2180			1553	
Approach Delay, s/veh		92.4			103.7			70.7			62.5	
Approach LOS		F			F			E			E	

Timer	1	2	3	4	5	6	7	8
Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	10.0	78.0	9.0	43.0	32.1	55.9	11.0	41.0
Change Period (Y+Rc), s	5.0	7.0	5.0	5.0	7.0	7.0	5.0	5.0
Max Green Setting (Gmax), s	5.0	71.0	4.0	38.0	25.0	49.0	6.0	36.0
Max Q Clear Time (g_c+I1), s	7.0	73.0	5.8	30.9	27.1	48.2	8.0	38.0
Green Ext Time (p_c), s	0.0	0.0	0.0	1.7	0.0	0.8	0.0	0.0

Intersection Summary	
HCM 2010 Ctrl Delay	74.3
HCM 2010 LOS	E

Community & Economic
Development Department
www.adcogov.org

ADAMS COUNTY
COLORADO

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Development Review Team Comments

Date: 7/19/2016

Project Number: RCU2016-00014

Project Name: Henderson Pit

Note to Applicant:

The following review comments and information from the Development Review Team is based on submitted documents only. For submission of revisions to applications, a cover letter addressing each staff review comments must be provided. The cover letter must include the following information: restate each comment that require a response and provide a response below the comment; respond to each comment with a description of the revisions and the page of the response on the site plan. And identify any additional changes made to the original document other than those required by staff.

Commenting Division: Building Review

Name of Reviewer: Justin Blair

Date: 06/22/2016

Email:

Complete

No issue or concern

Commenting Division: Engineering Review

Name of Reviewer: Greg Labrie

Date: 06/27/2016

Email:

Complete

Eng1; Flood Insurance Rate Map – FIRM Panel # (08001C0336H), Federal Emergency Management Agency, March 5, 2007. According to the above reference, the project site is NOT located within a delineated 100-year flood hazard zone; A floodplain use permit will not be required.
Eng2; The project site is not located in a NRCO district. An environmental assessment is not required.
Eng3; The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements. The project site is not within the County's MS4 Stormwater Permit area. The installation of erosion and sediment control BMPs are expected.
Eng4; The applicant's proposed scope of work does not show the addition of any impervious surface. A drainage study and analysis is not required. A grading and drainage plan will be required for any propose change in grade or improvements to the site.
Eng5; The applicant will be required to submit a traffic impact study for the existing and proposed operations on the site.

Commenting Division: Engineering Review

Name of Reviewer: Greg Labrie

Date: 07/19/2016

Email:

Resubmittal Required

Eng6; Expanding on comment number 5 from above, the traffic letter submitted for review did not indicate if the number of trucks per day given by the property owner included traffic generated from the wholesale of concrete, steel and asphalt. The analysis shall clearly provide the existing traffic counts along with any additional traffic volume generated by the new uses on the site and then compare this traffic volume to the traffic impact study completed in 2013.

Commenting Division: Environmental Analyst Review

Name of Reviewer: Jen Rutter

Date: 06/28/2016

Email:

Resubmittal Required

ENV1. The applicant should supply more details about the recycling operations in their Operations Plan; it should include the following:
1) A physical description of the facility and the types of recyclable materials managed;
2) A description of amount of material on-site, frequency of recycling activities, and anticipated turnover rate;
3) Methods to prevent unauthorized vehicle traffic and illegal dumping by adequate fencing or other security means;
4) Procedures for preventing receipt of unauthorized waste; and
5) A closure plan including a plan for the disposition of collected materials on-site at the time of closure.
6) A description of the stockpile location and heights. Per Section 4-10-02-04-07 (4), the stockpiles may only be placed as specified in the design and operations plan.

ENV2. Please have the applicant explain the statement from their Explanation: "Therefore the operator has been granted permission to recycle the asphalt material that is brought to the site. These operations began approximately eight months after the fill operations were started." The County does not have any recycling permits on record for this operator.

ENV3. Please have the applicant explain what "non-recyclable" inert material is being used to fill the pit if all of the concrete, asphalt, and top soil is being recycled and sold.

ENV4. Please have the applicant explain how "Material that is non-recyclable is dumped in the pit." while at the same time "Recyclable materials delivered to the site are stockpiled in the bottom of the pit."

Commenting Division: Parks Review

Name of Reviewer: Aaron Clark

Date: 06/22/2016

Email:

No Comment

Commenting Division: Planner Review

Name of Reviewer: Chris LaRue

Date: 07/18/2016

Email:

Resubmittal Required

PLN1. Request is for a Conditional Use Permit (CUP) for a Recycling facility and wholesale of recycled material in the A-3 zoned district.
PLN2. Per Section 11-02-428, recycling facilities are when operators and owners claim exclusion from the Certificate of Designation Regulations by operating facilities, or sites receiving solid waste materials, for the purpose of processing, reclaiming, or recycling solid waste materials. The exclusion requires submittal of a design and operations plan to the Department of Community and Economic Development, which will be reviewed in accordance with the recyclable materials criteria.
PLN3. Per Section 3-07-01 a recycling facility is a Heavy Industrial use only allowed as a CUP in the A-3 zone.
PLN4. Recycling Uses shall comply with Section 4-10-02-06-07. Demonstrate compliance with each listed item.

- Your application provided information about record keeping.
- The case material mentioned fencing material utilized is chain link and berming. Provide greater detail about this requirement. Views need to be blocked form public right-of-ways and lesser intensity uses.
- Nuisance Control needs to be better addressed. Comments from your neighborhood meeting indicated excessive dust, contamination of the road, and debris falling from trucks.
- You need to address the requirements for a performance bond relative to the recycling operations. Prior to commencing operations, and thereafter during the active life of the facility, and for one (1) year after closure, the operator shall post and maintain a performance bond or other approved financial instrument with Adams County. The amount of the bond shall be calculated to include removal, tipping fees, and transportation costs. Should any corrective actions be required by the County in order to protect the health, safety, and general welfare which result from failure of the operator to follow any regulations, standards, or conditions of approval, the performance bond shall be forfeited in an amount sufficient to defray the expense of said actions, including staff time expended by Adams County involved in such corrective actions.

PLN5. Per Section 3-07-01 wholesale trade is a light industrial use only permitted within an A-3 zone by CUP. General commercial retail sales are a prohibited use in the A-3 zone.
PLN6. Per Section 2-02-08, the Board of County Commissioners (BOCC) is the final decision authority to review and approve/deny CUPs. Also, Per Section 2-02-08-05 CUPs are reviewed by the Planning Commission (PC) and BoCC.
PLN7. The property is located in the A-3 zoning district. Per Section 3-10-01 the purpose of the Agricultural-3 District is to provide land primarily in holdings of at least 35 acres for dryland or irrigated farming, pasturage, or other related food production uses. The use is not consistent with the existing zoning.
PLN8. The property is located within the Estate Residential future land use. Estate Residential areas are designated for single family housing at a lower densities, typically no greater than 1 unit per acre, and compatible uses such as schools and parks. The use is not consistent with this designation.
PLN9. The site would be required to conform to the County's landscaping requirements outlined in Section 4-16. The applicant shall provide a landscaping and screening plan that conforms to the regulations. The application has not addressed this concern.
PLN10. Address stock pile locations and heights. Staff would not support stock piles heights that could be seen from the public right-of-ways or from neighboring properties. Please address this concern as it has not been fully addressed in the application.

Commenting Division: Planner Review

Name of Reviewer: Chris LaRue

Date: 07/18/2016

Email:

Resubmittal Required

PLN11.The public roads outside of the facility are often dirty from the existing operation. This was an issue from your neighborhood meeting and you provided no responses. Citizens reported muddy conditions, excessive dust, traffic, and debris falling off trucks. Please address how you will improve this situation. This issue was also not addressed in the application. Please provide a response.
PLN12. Should staff consider this recycling request, the expiration of the CUP would need to coincide with the expiration of the CD (or sooner).

Commenting Division: ROW Review

Name of Reviewer: Robert Kovacs

Date: 07/13/2016

Email:

Complete

ROW1: Sufficient Right-of-way to access this parcel and neighboring parcels was dedicated to the County in the deed recorded under Reception No. 2011000030387. Therefore, no additional right-of-way is needed for this parcel.

From: Greg Labrie
To: Chris LaRue; Jen Rutter
Subject: RE: RCU2016-00014, Henderson Pit re-submittal
Date: Tuesday, December 06, 2016 10:00:31 AM
Attachments: image003.png

Chris,

Thank you for keeping Development Engineering in the loop with this project. Development Engineering is in agreement with the responses to the comments made by JR Engineering and we will require the applicant to install appropriate way-finding signage that directs exiting trucks to the west towards Brighton Road. The way-finding signage is a new requirement, which was not included in the 2013 TIS. The installation of the way-finding signage is an effective improvement for the intersection operation and is required to be completed by the applicant and should be a condition of approval.

Sincerely,
Greg Labrie.

T. Greg Labrie, PE, CFM
Senior Engineer
Adams County
Development Engineering Services
4430 S. Adams County Parkway
Brighton, CO 80601
Ph # 720-523-6824

From: Chris LaRue
Sent: Monday, December 05, 2016 3:39 PM
To: Greg Labrie; Jen Rutter
Subject: RE: RCU2016-00014, Henderson Pit re-submittal

Here is a re-submittal response from the Henderson Pit. Please provide comments by 12/13.

Greg did we ever get all squared away on the traffic comments you had made? - sorry I can't remember at the moment.

Thanks,
Chris

Christopher C. LaRue
Senior Planner, *Community & Economic Development Department*
ADAMS COUNTY, COLORADO
4430 South Adams County Parkway, W2000A
Brighton, CO 80601
O: 720.523.6858 | clarue@adcogov.org
www.adcogov.org

From: Ben Dahlman
To: Chris LaRue
Subject: RE: RCU2016-00014 Henderson Pit request for comments
Date: Tuesday, June 21, 2016 9:55:30 AM

I have no comments on this item. Ben

From: Chris LaRue
Sent: Tuesday, June 21, 2016 9:52 AM
To: Aaron Clark; Amanda Overton; Ben Dahlman; Brigitte Grimm; Christine Francescani; Eric Guenther; Greg Labrie; Jen Rutter; Justin Blair; Marc Pedrucci; Mark Moskowitz; Matthew Emmens; Michael Kaiser; Nathan Mosley; Nikki Blair; Patsy Melonakis; Robert Kovacs; Tonia Fuller; Gail Moon
Subject: RCU2016-00014 Henderson Pit request for comments

The Adams County Planning Commission and Board of County Commissioners are requesting comments on the following request:

Requesting a conditional use permit for recycling and wholesale of concrete, steel, and asphalt.

This request is located at: 10925 E 120TH AVE

The Assessor's Parcel Number is: 0157135301001

Applicant Information: DAVE SCHULTEJANN
10929 E 120TH AVE
HENDERSON, CO 80640

Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 by **07/15/2016** in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to CLaRue@adcogov.org. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

Thanks,

Christopher C. LaRue
Senior Planner, *Community & Economic Development Department*
ADAMS COUNTY, COLORADO
4430 South Adams County Parkway, W2000A
Brighton, CO 80601
O: 720.523.6858 | clarue@adcogov.org
www.adcogov.org

From:	Jennifer Lothrop
To:	Chris LaRue
Cc:	Brigitte Grimm
Subject:	RCU2016-00014 Henderson Pit request for comments
Date:	Wednesday, June 29, 2016 2:32:27 PM
Attachments:	image002.jpg ATT00001.htm RCU2016-00014 Henderson pit request for comments.pdf image001.png

---

Case Name: Henderson pit request
Case Number: RCU2016-00014
Parcel #'s 0157135301001

The above mentioned parcel is paid in full, therefore, the Treasurer's Office has no negative input regarding this request.

Jennifer Lothrop
Treasurer Technician

Adams County Treasurer's Office
4430 S. Adams County Pkwy., Ste. C2436
Brighton, CO 80601
720.523.6761 | www.adcotax.com
Mon. - Fri. 7am - 5pm

Adams County Mission
To responsibly serve the Adams County Community with integrity and innovation.

Requesting a conditional use permit for recycling and wholesale of concrete, steel, and asphalt.

This request is located at: 10925 E 120TH AVE

The Assessor's Parcel Number is: 0157135301001

Applicant Information: DAVE SCHULTEJANN
10929 E 120TH AVE
HENDERSON, CO 80640

Please forward any written comments on this application to the Department of Community and

From: Kerrie Monti
To: Chris LaRue
Subject: Re: RCU2016-00014 Henderson Pit request for comments
Date: Friday, June 24, 2016 3:26:10 PM

Hello Chris,

We have no objection to this request. Thanks for asking, and have a great weekend!

Kerrie Monti | **Planning**
School District 27J | 18551 E 160th Avenue | Brighton, CO 80601
303-655-2984 | Fax 303-655-2805

kmonti@sd27j.net | www.sd27j.org

Please note new email address.

On Tue, Jun 21, 2016 at 10:13 AM, Chris LaRue <CLaRue@adcogov.org> wrote:

> The Adams County Planning Commission and Board of County Commissioners are requesting comments on the following request:
>
> **Requesting a conditional use permit for recycling and wholesale of concrete, steel, and asphalt.**
>
> This request is located at: 10925 E 120TH AVE
>
> The Assessor's Parcel Number is: 0157135301001
>
> Applicant Information: DAVE SCHULTEJANN
> 10929 E 120TH AVE
> HENDERSON, CO 80640
>
> Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 by **07/15/2016** in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to CLaRue@adcogov.org. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

From: Means, Whitney
To: Chris LaRue
Subject: RE: RCU2016-00014 Henderson Pit request for comments
Date: Thursday, July 07, 2016 6:28:43 PM

Good evening Chris,

We have reviewed the request for a conditional use permit below and have not comments to make. Thank you!

Whitney Means
Fire Inspector
Brighton Fire Rescue District
500 S. 4th Ave. 3rd Floor
Brighton, CO 80601
303-654-8041
www.brightonfire.org

From: Chris LaRue [mailto:CLaRue@adcogov.org]
Sent: Tuesday, June 21, 2016 10:14 AM
To: 'Andrew Todd CDPHE - Solid Waste Unit' <andrew.todd@state.co.us>; 'Bob Olivier West Adams Soil Conservation' <bob.olivier@merrick.com>; 'Bradley Sheehan' <bradley.sheehan@state.co.us>; 'Chris Quinn RTD' <chris.quinn@rtd-denver.com>; 'Craig Simmonds Metro Wastewater Reclamation' <csimmonds@mwrd.dst.co.us>; 'David Mallory - Urban Drainage and Flood Control' <dmallory@udfcd.org>; 'Donna George Xcel Energy' <donna.l.george@xcelenergy.com>; 'George Lombardi West Adams Soil Conservation' <sambelle1@msn.com>; 'James Dileo CDPHE - Air Quality' <jim.dileo@state.co.us>; 'eliza.hunholz@state.co.us' <eliza.hunholz@state.co.us>; Wolfgang Kray (wkray@cdphe.state.co.us) <wkray@cdphe.state.co.us>; 'Jill Carlson Colorado Geological Survey' <cgs_lur@mines.edu>; 'Land Use Tri-County Health' <landuse@tchd.org>; 'Michael Weakley Tri-County Health' <mweakley@tchd.org>; 'Monte Deatrich Tri-County Health' <mdeatrich@tchd.org>; 'Patrick J. Pfaltzgraff CDPHE - Water Quality Protection' <patrick.j.pfaltzgraff@state.co.us>; 'Steven Loeffler' <steven.loeffler@state.co.us>; 'Suzanne Sellers Colorado Division of Water Resources' <svesellers@hotmail.com>; 'Warren Brown Tri-County Health' <wbrown@tchd.org>; 'West Adams Soil Conservation District' <westadamscd@gmail.com>; 'kmonti@sd27j.org' <kmonti@sd27j.org>; Means, Whitney <wmeans@brightonfire.org>; 'Steve Voehringer' <SVoehringer@sacwsd.org>; 'kcphillips@southadamsfire.org' <kcphillips@southadamsfire.org>; 'brandyn.wiedrich@centurylink.com' <brandyn.wiedrich@centurylink.com>; Prather, Holly <hprather@brightonco.gov>; 'rkerns@c3gov.com' <rkerns@c3gov.com>; Burke, Ed <eburke@brightonco.gov>; 'thomas_lowe@cable.comcast.com' <thomas_lowe@cable.comcast.com>; 'jemashek@up.com' <jemashek@up.com>; 'joe.padia@state.co.us' <joe.padia@state.co.us>; 'caschow@up.com' <caschow@up.com>; 'mdale@UnitedPower.com' <mdale@UnitedPower.com>; 'mhansen@unitedpower.com' <mhansen@unitedpower.com>
Subject: RCU2016-00014 Henderson Pit request for comments

From: Loeffler - CDOT, Steven
To: Chris LaRue
Subject: RCU2016-00014, Henderson Pit
Date: Monday, July 11, 2016 11:09:48 AM

Chris,

I have reviewed the request for comments regarding a requested CUP for recycling and wholesale of concrete, steel and asphalt at 10925 E. 120th Ave and have no objections.

Thank you for the opportunity to review this referral.

Steve Loeffler
Permits Unit

P 303.757.9891 | F 303.757.9886
2000 S Holly Street, Denver, CO 80222
steven.loeffler@state.co.us | www.codot.gov | www.cotrip.org

From: Todd - CDPHE, Andrew
To: Chris LaRue
Subject: Re: RCU2016-00014 Henderson Pit request for comments
Date: Tuesday, June 21, 2016 10:48:20 AM

Chris;
As you likely know, recycling concrete, asphalt, and metal is exempt from the recycling regs.
Therefore, we do not plan on commeting regarding the Adams County permit for the Henderson Pit.

That is also the case for Asphalt Specialties Speer Inert Landfill. I don't recall whether we responded to the Request for Comments on that landfill's CUP request for recycling. But the comment from CDPHE would be the same.

On Tue, Jun 21, 2016 at 10:13 AM, Chris LaRue <CLaRue@adcogov.org> wrote:

> The Adams County Planning Commission and Board of County Commissioners are requesting comments on the following request:
>
> **Requesting a conditional use permit for recycling and wholesale of concrete, steel, and asphalt.**
>
> This request is located at: 10925 E 120TH AVE
>
> The Assessor's Parcel Number is: 0157135301001
>
> Applicant Information: DAVE SCHULTEJANN
> 10929 E 120TH AVE
> HENDERSON, CO 80640
>
> Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 by **07/15/2016** in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to CLaRue@adcogov.org. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.
>
> Thanks,

Christopher C. LaRue

Senior Planner, *Community & Economic Development Department*

ADAMS COUNTY, COLORADO

4430 South Adams County Parkway, W2000A

Brighton, CO 80601

O: 720.523.6858 | clarue@adcogov.org

www.adcogov.org

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Andy Todd, P.E.
Environmental Protection Specialist
Solid Waste Permitting Unit

P 303.691.4049 | F 303.759.5355
4300 Cherry Creek Drive South, Denver, Colorado 80246-1530
Andrew.Todd@state.co.us | www.colorado.gov/cdphe

City of Brighton
500 South 4th Avenue
Brighton, CO 80601
303-655-2000 Office
www.brightonco.gov

July 12, 2016

Mr. Christopher LaRue, Case Manager
Community & Economic Development Department, Adams County
4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601-8204

RE: Request for Comments – Henderson Pit

Mr. LaRue,

Thank you for the opportunity to review the referenced project referral located within the City of Brighton's Growth Boundary. In concept, the City of Brighton is not opposed to the issuance of a conditional use permit at 10925 E. 120th Avenue for recycling and wholesale of concrete, steel, and asphalt, but would like to offer the following comments on the proposal:

1.) What type of screening will be used, if any, between the neighboring property owners and adjacent roadways? As the properties to the south are of residential and commercial uses, and the property itself is being used for industrial purposes, we would like to see a landscape buffer along the southern right-of-way.
2.) What improvements, if any, will be required to US 85 and 120th Avenue? The City would prefer funds to be escrowed for improvements now as the equipment being used is very hard on the roadways.
3.) What improvements, if any, will be required to the intersection that the property will use?
4.) City Staff requests that the access road to the neighboring property to the east remain in place. Please ensure that this is dedicated or included in an easement.
5.) City Staff is concerned about the amount of truck traffic being generated in this area on side streets. How much additional truck traffic will be generated by the conditional use?

Please feel free to contact me if you have any questions regarding the information contained in this letter. You may reach me via phone at 303-655-2069, or via email at mtylka@brightonco.gov.

Best regards,

Mike Tylka
Associate City Planner

cc: File

COLORADO GEOLOGICAL SURVEY

1801 19th St.
Golden, Colorado 80401

Karen Berry
State Geologist

July 14, 2016

Chris LaRue
Adams County
Planning and Development Department
4430 S. Adams County Parkway, Suite W2000A
Brighton, CO 80601-8216

Location:
S½ SW¼ Section 35,
T1S, R67W of the 6th P.M.
39.9161, -104.8618

Subject: Henderson Pit – Conditional Use Permit Application
Case No. RCU2016-00014, Adams County, CO; CGS Unique No. AD-16-0022

Dear Mr. LaRue:

Colorado Geological Survey has reviewed the Henderson Pit CUP referral. I understand the applicant requests a conditional use permit for recycling and wholesale of concrete, steel, and asphalt on 49 acres located at 10925 E. 120th Avenue, Henderson. With this referral, I received a Request for Comments (June 17, 2016), a zoning map and a vicinity map, a copy of the Development Application (undated), a Submittal Item C Explanation (undated), a Conditional Use Plan (JR Engineering, June 6, 2016), and an Operation Plan, Henderson Pit (120 85 LLC, June 2016).

The site presents no surface or subsurface conditions or geologic hazards that would preclude the proposed recycling facility. **CGS therefore has no objection to approval of the conditional use permit as proposed.**

Thank you for the opportunity to review and comment on this project. If you have questions or need additional review, please call me at (303) 384-2643, or e-mail carlson@mines.edu.

Sincerely,

Jill Carlson, C.E.G.
Engineering Geologist

MEMO

COMMUNITY DEVELOPMENT
DEPARTMENT

To: Chris LaRue, Case Manager

From: Robin Kerns, City Planner

Subject: RCU2016-00014

Date: July 14, 2016

Thank you for allowing the City of Commerce City the opportunity to comment on land use cases in Adams County.

Staff has reviewed the proposal and has the following comments:

- The city would request that if the proposed CUP is approved, that it maintains the same completion date of February 2021 as the Certificate of Designation.
- The city would like to make sure the applicant is aware of a future flyover interchange planned for US 85 and 120th Ave. that could potentially impact the subject site and operations. It is scheduled to be designed in 2017 and could be built as soon as 2018-2019.

Please contact me with any questions at rkerns@c3gov.com or 303-289-3693.

Commerce CITY

From: Marisa Dale
To: Chris LaRue
Subject: RE: RCU2016-00014 Henderson Pit request for comments
Date: Tuesday, June 28, 2016 4:55:24 PM

Chris,

Thank you for allowing United Power, Inc. to review and comment on the Henderson Pit project.

United Power, Inc. has no comment.

Thank you,
Marisa

Marisa Dale, RWA| Engineering & Rates ROW | United Power, Inc. | 500 Cooperative Way, Brighton, CO 80603 | mdale@unitedpower.com | office 303.637.1387 | mobile 720.334.5282
7:00am-5:30pm, off on Wednesdays

From: Chris LaRue [mailto:CLaRue@adcogov.org]
Sent: Tuesday, June 21, 2016 10:14 AM
To: 'Andrew Todd CDPHE - Solid Waste Unit'; 'Bob Olivier West Adams Soil Conservation'; 'Bradley Sheehan'; 'Chris Quinn RTD'; 'Craig Simmonds Metro Wastewater Reclamation'; 'David Mallory - Urban Drainage and Flood Control'; 'Donna George Xcel Energy'; 'George Lombardi West Adams Soil Conservation'; 'James Dileo CDPHE - Air Quality'; 'eliza.hunholz@state.co.us'; Wolfgang Kray (wkray@cdphe.state.co.us); 'Jill Carlson Colorado Geological Survey'; 'Land Use Tri-County Health'; 'Michael Weakley Tri-County Health'; 'Monte Deatrich Tri-County Health'; 'Patrick J. Pfaltzgraff CDPHE - Water Quality Protection'; 'Steven Loeffler'; 'Suzanne Sellers Colorado Division of Water Resources'; 'Warren Brown Tri-County Health'; 'West Adams Soil Conservation District'; 'kmonti@sd27j.org'; 'wmeans@brightonfire.org'; 'Steve Voehringer'; 'kcphillips@southadamsfire.org'; 'brandyn.wiedrich@centurylink.com'; 'Prather, Holly'; 'rkerns@c3gov.com'; 'eburke@brightonco.gov'; 'thomas_lowe@cable.comcast.com'; 'jemashek@up.com'; 'joe.padia@state.co.us'; 'caschow@up.com'; Marisa Dale; Monica Hansen
Subject: RCU2016-00014 Henderson Pit request for comments

The Adams County Planning Commission and Board of County Commissioners are requesting comments on the following request:

Requesting a conditional use permit for recycling and wholesale of concrete, steel, and asphalt.

This request is located at: 10925 E 120TH AVE

The Assessor's Parcel Number is: 0157135301001

WEST ADAMS CONSERVATION DISTRICT
Serving portions of Adams, Broomfield, Denver, and Weld Counties
57 West Bromley Lane
Brighton, CO 80601
303-659-0525
westadamscd@gmail.com, www.westadamsCD.com

Date July 7,2016

To Christopher C. LaRue Senior Planner
Community @ Economic Development Department
4430 South Adams County Parkway W2000A
Brighton, CO 80601

Re: Case Name Henderson Pit
Case # PCU2016-00014

Dear Chris;

In Reference to the above Case number, we have the following comments

As a director for the West Adams Conservation District, we would like to see that all county regulations are followed. The main concern is that the operation is monitored according to what has been stated in the application, mainly for the surrounding neighborhood areas as far as erosion, dust control, drainage, weed control and revegetation of the disturbed areas.

Thank you for the opportunity to respond to this request

Bob Olivier
Director for WACD

Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

July 15, 2016

Adams County Community and Economic Development Department
4430 South Adams County Parkway, 3rd Floor, Suite W3000
Brighton, CO 80601

Attn: Chris LaRue

Re: Henderson Pit, Case # RCU2016-00014

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the conditional use permit plans for **Henderson Pit** and has **no apparent conflict**.

If you have any questions about this referral response, please contact me at (303) 571-3306.

Donna George
Contract Right of Way Referral Processor
Public Service Company of Colorado

From:	Barbara
To:	Chris LaRue
Subject:	Recycling Plant Proposal-120th & Hwy 85
Date:	Friday, July 15, 2016 2:12:38 PM

Adams County Officials,

This letter is in response to the possibility of Adams County allowing a recycling plant for concrete, steel and asphalt at 120th Ave & Hwy 85. (just W of).

I would like it to be known that I vehemently oppose this idea for the following reasons:

1.) 120th Ave cannot handle the existing traffic it has, there are frequent backups at the intersection, difficulty getting into or out of our properties, and constant backups esp. Eastbound. I have complaints from my renters at 11000 E 120th all the time.
2.) The intersection of Hwy 85 & 120th Ave has some of the highest known history for accidents and deaths in the county and the addition of the lights a few years ago has done little to change that.
3.) There is already at least 1, if not more, recycling plants for the same needs within a short distance. (I-76 & 6/85)
4.) Pedestrians are being put in grave danger as there is only 1 sidewalk which happens to be on the North side of 120th Ave. Kids of all ages use that sidewalk as they walk or bike to the corner store, adults and families use it for recreation also and I've seen too many "near misses" to think that someone won't be killed before long.
5.) Elderly neighbors cannot even leave their homes or enjoy their property due to the constant dust blowing, this is their homesteads, they too should have some rights.
6.) On a personal level I must admit that I'm tired of the truck traffic we have already and I do not want to see it increase. I work near two recycling plants in Englewood so I can attest to the lines of trucks backed up for blocks and the amount of falling debris from them. These sites have a terrible odor and draw the type of people our neighborhood just doesn't need.
7.) I have put hundreds of thousands of dollars into a property I can no longer go out and enjoy. It's filthy and their idea of helping is only making matters worse. They use a street sweeper that creates a cloud of dust so large you can't see while driving, we're forever picking up rocks, pieces of concrete, and other debris off of the 120th roadway, they are already, admittedly, operating unpermitted services and will continue to do so with or without the approval of Adams County.
8.) As an example, windows that we used to have cleaned every 6 months now need cleaning every 2 weeks. There is no way I can afford to have that done. I work 50-60 hours a week and come home to nothing but more work due to the mess across the street. They shovel the mud and dirt onto our property for us to clean up. Really?

This letter does not even address the EPA concerns but there are many. Please do not allow this recycling any longer, someone has to look out for Adams County, if not you then who?

Sincerely,
Barbara Barron
10888 E 120th Ave.

DONAVON SPARROW
10888 E 120th AVE
HENDERSON CO 80640

Case: RCU2016-00014

My concern on the filling of the pit across the street north of our property and now asking for a recycling permit.

We try to keep up a nice piece of property and home. We have to put up with dust and noise of all the extra truck traffic. Trucks dropping chunks of concrete and asphalt on 120th. When the street sweeper cleans the street in front of us there so much dirt that they shovel it up on the berm instead of into a truck or the sweeper.

My vehicle is always dusty & could take it to the car wash at least 2 to 3 times a week.

appears to me that they are already recycling so is that without a permit ???

CERTIFICATE OF POSTING

I, Christopher C. La Rue do hereby certify that I had the property posted at

10925 East 120th Avenue

on January 27, 2017

in accordance with the requirements of the Adams County Zoning Regulations

Christopher C. La Rue

Christopher C. La Rue

Community & Economic
Development Department
Development Services Division
www.adcogov.org

ADAMS COUNTY
COLORADO

4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6800
FAX 720.523.6967

Public Hearing Notification

Case Name:	Henderson Pit
Case Number:	RCU2016-00014
Planning Commission Hearing Date:	02/09/2017 at 6:00 p.m.
Board of County Commissioners Hearing Date:	03/14/2017 at 9:30 a.m.

January 18, 2017

A public hearing has been set by the Adams County Planning Commission and the Board of County Commissioners to consider the following request:

Requesting a conditional use for recycling and wholesale of concrete, steel, and asphalt.

The proposed use will be:	Industrial
This request is located at:	10925 E 120TH AVE
The Assessor's Parcel Number(s):	0157135301001
Applicant Information:	DAVE SCHULTEJANN 10929 E 120TH AVE HENDERSON, CO 80640

The hearing will be held in the Adams County Hearing Room located at 4430 South Adams County Parkway, Brighton CO 80601-8216. This will be a public hearing and any interested parties may attend and be heard. The Applicant and Representative's presence at these hearings is requested. If you require any special accommodations (e.g., wheelchair accessibility, an interpreter for the hearing impaired, etc.) please contact the Adams County Community and Economic Development Department at (720) 523-6800 (or if this is a long distance call, please use the County's toll free telephone number at 1-800-824-7842) prior to the meeting date.

For further information regarding this case, please contact the Department of Community and Economic Development, 4430 S Adams County Parkway, Brighton, CO 80601, 720-523-6800. This is also the location where maps and/or text certified by the Planning Commission may be viewed.

Thank you,

Christopher C. LaRue
Senior Planner

Community & Economic
Development Department
www.adcogov.org

ADAMS COUNTY
COLORADO

4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601-8204
PHONE 720.523.6800
FAX 720.523.6998

Request for Comments

Case Name:	Henderson Pit
Case Number:	RCU2016-00014

June 17, 2016

The Adams County Planning Commission and Board of County Commissioners are requesting comments on the following request:

Requesting a conditional use permit for recycling and wholesale of concrete, steel, and asphalt.

This request is located at:	10925 E 120TH AVE
The Assessor's Parcel Number is:	0157135301001
Applicant Information:	DAVE SCHULTEJANN 10929 E 120TH AVE HENDERSON, CO 80640

Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 by **07/15/2016** in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to CLaRue@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates will be forwarded to you for your information. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

Thank you for your review of this case.

Christopher C. LaRue

Christopher LaRue
Case Manager

120 85 LLC
10925 E 120TH AVE
HENDERSON CO 80640-9733

12330 BRIGHTON ROAD LLC
6885 LOWELL BLVD
DENVER CO 80221-2652

A LANDSCAPE SUPPLY LLC
10701 E 120TH AVE
HENDERSON CO 80640-9737

ACKLAM CHRIS THOMAS AND
ACKLAM DOROTHY JANE
10280 E 120TH AVE
HENDERSON CO 80640-9746

ADAMS COUNTY
4430 SOUTH ADAMS COUNTY PKWY
BRIGHTON CO 80601-8204

ASPHALT SPECIALTIES CO INC
10100 DALLAS STREET
HENDERSON CO 80640

ASPHALT SPECIALTIES COMPANY INC
10100 DALLAS STREET
HENDERSON CO 80640

BARRON BARBARA FORBES
10888 E 120TH AVE
HENDERSON CO 80640

BARRON BARBARA FORBES
10888 E 120TH AVE
HENDERSON CO 80640-9736

BELUSCAK CONNIE JEAN AND
BELUSCAK VINCENT J
10757 E 124TH AVE
BRIGHTON CO 80601-7138

BILLINGS DARYL D AND
BILLINGS JOYCE E
PO BOX 143
HENDERSON CO 80640-0143

BURBACK MELVIN W
12199 BRIGHTON RD
HENDERSON CO 80640-9751

CHAPPELL KATHRYN R
11288 E 124TH AVE
HENDEROSN CO 80640

CITY AND COUNTY OF DENVER
1436 BANNOCK ST
DENVER CO 80202-5317

CITY AND COUNTY OF DENVER ACTING BY AND
THROUGH ITS BOARD OF WATER COMMISSIONERS
1600 W 12TH AVE
DENVER CO 80204-3412

CITY OF BRIGHTON
500 S 4TH AVE
BRIGHTON CO 80601-3165

CLARK MELVIN M/VICKI L
REVOCABLE TRUST THE
10381 E 123RD AVE
HENDERSON CO 80640-7436

COOPER SCOTT RICHARD AND
COOPER TRACY DANEEN
12420 BRIGHTON RD
BRIGHTON CO 80601-7350

COUNTY OF ADAMS THE
4430 SOUTH ADAMS COUNTY PKWY
BRIGHTON CO 80601-8204

CROM RAYMOND L
12291 BRIGHTON RD.
HENDERSON CO 80640-0033

CUTLER ROBERT L AND
CUTLER SHIRLEY E
12395 BRIGHTON RD
HENDERSON CO 80640

CUTLER ROBERT L AND
CUTLER SHIRLEY E
12395 BRIGHTON RD
HENDERSON CO 80640-9747

D AND L LEASING LLC
8765 E 127TH CT
BRIGHTON CO 80602-8111

DE VAULT CLAYTON D
15653 S FURROW RD
LARKSPUR CO 80118-5706

DE VAULT CLAYTON D
15653 S FURROW RD
LARKSPUR CO 80118

FISCHER RONALD G AND
FISCHER KATHY M
10990 E 120TH AVE
HENDERSON CO 80640

FISCHER RONALD G TRUST THE
10990 E 120TH AVE
HENDERSON CO 80640-9734

FROST GERALDINE H TRUST THE
PO BOX 23
HENDERSON CO 80640-0023

GARCIA ALFREDO AND
GARCIA ADELINA R
10321 E 123RD AVE
HENDERSON CO 80640-7436

GORDONS STOUT LLC
602 W 62ND AVE
DENVER CO 80216-1019

GSL/BRUSH LLC
4131 S STATE ST
CHICAGO IL 60609-2942

HAMILTON PATRICIA L LIVING TRUST THE
10485 HENDERSON RD
BRIGHTON CO 80601-8111

HANSON ROBERT S AND
HANSON TERRIE L
11001 E 120TH AVE
HENDERSON CO 80640-9731

HENDERSON INVESTMENTS LLC
7238 MEADOWDALE DR
LONGMONT CO 80503-8526

HENDERSON WATER SKI CLUB LLC
C/O TOM KRUEGER
15037 W 49TH PLACE
GOLDEN CO 80403

HILLJE FAMILY LIMITED PARTNERSHIP LLLP
PO BOX 35
FT LUPTON CO 80621

ISBELL LARRY AND ISBELL DONNA
12211 BRIGHTON RD
HENDERSON CO 80640-9749

KIM SO YEON
12345 BRIGHTON ROAD
HENDERSON CO 80640

KIRBY KIRK S
PO BOX 430
HENDERSON CO 80640

KREMER DANNY DUAINE AND
KREMER JACQULINE JEAN
10371 E 123RD AVE
HENDERSON CO 80640-7436

KREMHELLER DIANNA O AND
KREMHELLER DAVID B
10391 E 123RD AVE
HENDERSON CO 80640-7436

KROLL TRISHA/ALAN 25 PERCENT INT AND
HAMILTON PATRICIA L LIVING TRUST 75 PERC
10485 HENDERSON ROAD
BRIGHTON CO 80601

LANCASTER LEW M
12300 BRIGHTON ROAD
HENDERSON CO 80640

MARQUEZ ANEDA
PO BOX 65
HENDERSON CO 80640-0065

MARQUEZ ANEDA AND
WONG ANTONIO V
PO BOX 65
HENDERSON CO 80640

MERAZ RICARDO
1201 W THORNTON PKWY
THORNTON CO 80260-5458

MUNIZ ALEX I AND
MUNIZ BENNIE I
12010 BRIGHTON RD
HENDERSON CO 80640-9754

OFF DON AND JEANNE PARTNERSHIP
10495 E 120TH AVE
HENDERSON CO 80640-9742

PAPOI HAROLD M
9608 PERRY ST
WESTMINSTER CO 80031-2625

PARKFIELD PARTNERS LLC
PO BOX 247
EASTLAKE CO 80614-0247

PEARSON BEN
12230 BRIGHTON ROAD
HENDERSON CO 80640

PEARSON BEN E AND
CLIFTON RITA
12230 BRIGHTON RD
HENDERSON CO 80640-9750

PRILL MICHAEL J AND
PRILL JOLENE L
12375 BRIGHTON RD
HENDERSON CO 80640-9747

RASUL LAILUMA
6842 E 131ST DR
THORNTON CO 80602-6950

RODRIGUEZ-RONQUILLO SANDRA C AND
RODRIGUEZ-RONQUILLO SAUL
10285 E 112TH WAY
HENDERSON CO 80640-9357

SABLE ROGER
12270 BRIGHTON RD
HENDERSON CO 80640-9750

SASAKI FAMILY PARTNERSHIP LLLP
697 VOILES DR
BRIGHTON CO 80601-3322

SCHUMANN VERNA M
8501 E 104TH AVENUE
HENDERSON CO 80640

SCOTT RODERICK D AND
SCOTT MARY ANN
5124 DVORAK CIR
FREDERICK CO 80504-3400

SHURTLEFF JOSEPH W AND
SHURTLEFF MINDY
12221 BRIGHTON RD
HENDERSON CO 80640

SPARROW DONAVON N AND
BARRON BARBARA J
10888 E 120TH AVE
HENDERSON CO 80640-9736

STILLWATER HOMEOWNERS ASSOCIATION INC
783 VALLEJO STREET
DENVER CO 80204

STINSON RICHARD W
10354 W 44TH AVE
WHEAT RIDGE CO 80033-2778

SWEETMAN JAMES K
PO BOX 321
HENDERSON CO 80640

SWEETMAN KEVIN W AND
SWEETMAN JOLENE M
11920 BRIGHTON RD
HENDERSON CO 80640-9322

SWEETMAN KEVIN WAYNE AND
SWEETMAN JOLENE
11920 BRIGHTON RD
HENDERSON CO 80640-9322

THOMS TIMOTHY G
PO BOX 18
11010 E 120TH AVE NO. B
HENDERSON CO 80640-9732

THOMS TIMOTHY G
PO BOX 18
11010 E 120TH AVE B
HENDERSON CO 80640

TRUNKENBOLZ FREDRICK A LIVING TRUST 1/2
TRUNKENBOLZ ELSIE R LIVING TRUST 1/2
609 S 1ST AVE
BRIGHTON CO 80601-3001

TRUNKENBOLZ LLC
609 S 1ST AVE
BRIGHTON CO 80601-3001

UNION PACIFIC RAILROAD COMPANY
C/O PROPERTY TAX DEPARTMENT
1400 DOUGLAS STOP 1640
OMAHA NE 68179-1640

UNKNOWN OWNERSHIP

UPCHURCH MATTHEW R AND
UPCHURCH DENISE M
12271 BRIGHTON RD
HENDERSON CO 80640

WAITE INVESTMENTS LLC
PO BOX 163
GILCREST CO 80623-0163

WHITE JEFFREY J AND
WHITE JUDY A
12290 BRIGHTON RD
HENDERSON CO 80640-9750

ZIGAN FLORIAN B
10801 E 124TH AVE
BRIGHTON CO 80601-7114

ZIGAN HOMEOWNERS ASSOCIATION
10801 E 124TH AVE
BRIGHTON CO 80601-7114

Referral Listing
Case Number RCU2016-00014
Henderson Pit

Agency	Contact Information
Adams County Development Services - Building	Justin Blair 4430 S Adams County Pkwy Brighton CO 80601 720-523-6825 JBlair@adcogov.org
BRIGHTON FIRE DISTRICT	WHITNEY MEANS 500 South 4th Avenue 3rd Floor BRIGHTON CO 80601 (303) 659-4101 wmeans@brightonfire.org
BRIGHTON SCHOOL DISTRICT 27J	Kerrie Monti 18551 E. 160TH AVE. BRIGHTON CO 80601 303-655-2984 kmonti@sd27j.org
CDPHE - AIR QUALITY	JAMES A. DILEO 4300 CHERRY CREEK DRIVE SOUTH DENVER CO 80246-1530 303-692-3127 jim.dileo@state.co.us
CDPHE - WATER QUALITY PROTECTION SECT	Patrick Pfaltzgraff 4300 CHERRY CREEK DRIVE SOUTH WQCD-B2 DENVER CO 80246-1530 303-692-3509 patrick.j.pfaltzgraff@state.co.us
CDPHE SOLID WASTE UNIT	Andy Todd 4300 CHERRY CREEK DR SOUTH HMWMD-CP-B2 DENVER CO 80246-1530 303.691.4049 Andrew.Todd@state.co.us
Century Link, Inc	Brandyn Wiedreich 5325 Zuni St, Rm 728 Denver CO 80221 720-508-3724 720-245-0029 brandyn.wiedrich@centurylink.com

Agency	Contact Information
CITY OF BRIGHTON - Planning	Jason Bradford 500 S 4th Ave BRIGHTON CO 80601 303-655-2024 jbradford@brightonco.gov
CITY OF BRIGHTON - WATER & SANATATION DEPT.	ED BURKE 500 S. 4th Ave, 4th Floor BRIGHTON CO 80601 303-655-2084 eburke@brightonco.gov
Code Compliance Supervisor	Eric Guenther eguenther@adcogov.org 720-523-6856 eguenther@adcogov.org
COLORADO DEPT OF TRANSPORTATION	Steve Loeffler 2000 S. Holly St. Region 1 Denver CO 80222 303-757-9891 steven.loeffler@state.co.us
COLORADO DIVISION OF WILDLIFE	JOSEPH PADIA 6060 BROADWAY DENVER CO 80216 303-291-7132 joe.padia@state.co.us
COLORADO DIVISION OF WILDLIFE	Eliza Hunholz Northeast Regional Engineer 6060 BROADWAY DENVER CO 80216-1000 303-291-7454 eliza.hunholz@state.co.us
COMCAST	JOE LOWE 8490 N UMITILLA ST FEDERAL HEIGHTS CO 80260 303-603-5039 thomas_lowe@cable.comcast.com
Commerce City Planning Division	Robin Kern 7887 East 60th Avenue COMMERCE CITY CO 80022 303-289-3693 rkerns@c3gov.com
COUNTY ATTORNEY- Email	Christine Francescani CFrancescani@adcogov.org 6884
Engineering Department - ROW	Transportation Department PWE - ROW 303.453.8787
Engineering Division	Transportation Department PWE 6875

Agency	Contact Information
ENVIRONMENTAL ANALYST	Jen Rutter PLN 6841
METRO WASTEWATER RECLAMATION	CRAIG SIMMONDS 6450 YORK ST. DENVER CO 80229 303-286-3338 CSIMMONDS@MWRD.DST.CO.US
NS - Code Compliance	Gail Moon gmoon@adcogov.org 720.523.6833 gmoon@adcogov.org
NS - Code Compliance	Augusta Allen 720.523.6206
Parks and Open Space Department	Nathan Mosley mpedrucci@adcogov.org aclark@adcogov.org (303) 637-8000 nmosley@adcogov.org
REGIONAL TRANSPORTATION DIST.	CHRIS QUINN 1560 BROADWAY SUITE 700 DENVER CO 80202 303-299-2439 chris.quinn@rtd-denver.com
SHERIFF'S OFFICE: SO-HQ	MICHAEL McINTOSH nblair@adcogov.org, aoverton@adcogov.org; mkaiser@adcogov.org snielson@adcogov.org (303) 654-1850 aoverton@adcogov.org; mkaiser@adcogov.org; snielson@adcogov.org
Sheriff's Office: SO-SUB	SCOTT MILLER TFuller@adcogov.org, smiller@adcogov.org aoverton@adcogov.org; mkaiser@adcogov.org 720-322-1115 smiller@adcogov.org
SOUTH ADAMS CO. FIRE DISTRICT	Kevin Phillips 6550 E. 72ND AVENUE COMMERCE CITY CO 80022 303-288-0835 FAX: 303-288-5977 kcphillips@southadamsfire.org
South Adams County Water & San Dist	Abel Moreno 10200 E 102nd Ave Henderson CO 80022 720.206.0590 amoreno@sacwd.org
UNION PACIFIC RAILROAD	Jason Mashek 1400 DOUGLAS ST STOP 1690 OMAHA NE 68179 402-544-8552 jemashek@up.com

Agency	Contact Information
UNION PACIFIC RAILROAD	CHERYL SCHOW PO BOX 398 PAXTON NE 69155 308-239-2427 caschow@up.com
United Power, Inc	Marisa Dale PO Box 929 500 Cooperative Way Brighton CO 80601 303-637-1387 720-334-5282 mdale@UnitedPower.com
Xcel Energy	Donna George 1123 W 3rd Ave DENVER CO 80223 303-571-3306 Donna.L.George@xcelenergy.com

ADAMS COUNTY
COLORADO

Planning and Development Department
4430 South Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601-8216
PHONE 720.523.6800 FAX 720.523.6998

MEMORANDUM

MEMORANDUM

TO: Sadie Lyons, Real Estate Department Supervisor, Clerk and Recorders' Office

FROM: Ann DeHerrera, Planning Technician, Planning and Development

DATE: November 21, 2014

Subject: Case No. _Resolution 2014-344_____

Please find enclosed (*list any attachments: i.e. the original mylar, resolution, SIA, etc.*)

Case Name: Resolution 2014-344 Case # EXG2013-00001
Document Type: Resolution
Reception #:

Grantor (Subdivision Name/Case Name): Adams County
Grantee (Adams County): Adams County
Address(s): 10925 E. 120th Ave
Parcel Number(s): 0157135301001
Doc. Legal: Quarter Section:
Section:
Township:
Range:
Lot:
Block:
Subdivision:
Related Cases (Case # and Name): EXG2013-00001, Resolution 2014-344

Recording Fee Amount and Check #: n/a
Special Instructions:
Additional Information:
DM#:

RETURN TO (NAME/DEPARTMENT): Ann DeHerrera, Planning and Development

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

Resolution 2014-344

RESOLUTION AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF DESIGNATION TO 120 85 LLC., CASE NUMBER EXG2013-00001

WHEREAS, on the 24th day of February, 2014, the Board of County Commissioners, held a public hearing on the application of 120 85 LLC., Case #EXG2013-00001; and,

WHEREAS, this case involved an application for: Certificate of Designation to allow this site to be filled with approximately 1,000,000 cubic yards of material to return the site close to its original grade; and,

WHEREAS, The Board of County Commissioners, County of Adams State of Colorado, by Resolution dated February 24, 2014, for Case Number EXG2013-00001, approved the issuance of a Certificate of Designation to allow this site to be filled with approximately 1 million cubic yards of inert material to 120 85 LLC.; and,

WHEREAS, substantial testimony was presented by members of the public and the applicant; and,

WHEREAS, the Adams County Planning Commission held a public hearing on the 13th day of February, 2014, and forwarded a recommendation of APPROVAL to the Board of County Commissioners; and,

WHEREAS, 85 120 LLC has no Conditions Precedent to meet prior to the issuance of the Certificate of Designation as required by the Resolution, Case Number EXG2013-00001; and,

WHEREAS, the Board of County Commissioners adopted the following Conditions of approval with the approval of Case # EXG2013-00001:

Conditions:

1. Operations shall not proceed until a "Notice to Proceed" is issued by the Department of Planning and Development, after the applicant has demonstrated all pertinent Conditions of Approval, as determined by Adams County, have been completed.

2. Hours of operation for the facility shall be from 7:00 A. M. to 5:00 P.M., Monday through Saturday. Operations shall not permitted on Sundays or major holidays (New Year's Day, MLK Day, President's Day, Memorial Day, Independence Day, Labor Day, Columbus Day, Veterans Day, Thanksgiving Day (and the day after), and Christmas Day).

3. All conditions set forth by the Colorado Department of Public Health and Environment (Solid Waste and Material Management Unit) as stated in their letter July 11, 2013 shall be considered as conditions in this case.

4. The CD shall expire on February 24, 2021.

5. Fugitive dust control mechanisms must be in place and functioning at all times.

6. All complaints received by the applicant concerning impacts to offsite wells, and the resolution of those complaints, shall be conveyed to the Department of Planning and Development. Impacts to offsite water wells shall be responded to and resolved immediately by the applicant. Disputes concerning impacts to offsite water wells may be resolved by the Department of Planning and Development and may be justification for a Show Cause Hearing before the Adams County Board of County Commissioners.

7. All haul trucks shall cover their loads pursuant to C.R.S. 42-4-1407.

8. The facility shall cease operations during periods of high winds. High winds shall be defined as when wind speeds exceed 35 mph or a sustained 25mph.

9. All fluid spills such as hydraulic and oil from maintenance of equipment, shall be removed and disposed of at a facility permitted for such disposal.

10. All applicable operational standards found within the Solid and Hazardous Waste Disposal section of the Adams County Development Standards shall be followed.

11. The total volume of the import shall not exceed 1,000,000 cubic yards over the lifetime of this project. The fill shall be structural fill only.

12. The proposed fill operation shall not obstruct or cause interference of any kind to irrigation ditch laterals or roadside ditches that are in place.

13. Authorized personnel trained to recognize non-inert material shall be present on site while filling is taking place and shall inspect and screen each load of material brought to the fill site. Trash, organic material, and other waste material not meeting the definition of inert material shall be removed from each load at the screening location. A visual inspection and screening shall be made where loads are offloaded and materials not meeting the definition of inert material shall be removed. All materials removed from the waste stream shall be disposed of at an approved waste disposal facility at regular intervals and records of the transportation disposal shall be kept.

14. The applicant shall be responsible for the cleanliness and safety of all roadways adjacent to this site. If at any time, these roadways are found to be dangerous or not passable due to debris or mud, the Adams County Transportation Department will shut down the project, until the roadway conditions have improved and are deemed acceptable. If the contractor/applicant fails to keep the adjacent roadways clean and free from debris, the Transportation Department has the option to do the required clean up and bill the charges directly to the owner/applicant.

15. All materials must be inert, as defined in the Adams County Development Standards and Regulations including: non-water soluble and non-putrescible solids together with such minor amounts and types of other materials as will not significantly affect the inert nature of such solids, as determined by Adams County. The term includes, but is not limited to, earth, sand, gravel, rock, concrete (which has been in a hardened state for at least sixty (60) days), masonry, asphalt paving fragments which are not located in the water table, and other inert solids including those the Colorado Department of Health may identify by regulation. Street sweepings from street cleaning machines are not considered inert material and are instead considered solid waste.

16. Control of the fill materials, keeping records of the sources of the materials used at this site, shall be the responsibility of the applicant. Records concerning sources of fill materials and certifications shall be made available to Adams County inspectors upon request. This site is subject to inspection from Adams County inspectors, during reasonable working hours. Adams County may give notice of inspection prior to the inspection.

17. Finished elevations shall be at or below pre-mine elevations.

18. The applicant will be held responsible for the cleanliness and safety of all roadways adjacent to this site.

19. A clean, neat, and orderly appearance shall be maintained on site.

20. The facility shall be limited only to those materials and processes described in this application. Any changes to types of material or processes shall require an amendment to the Certificate of Designation.

21. There were recommendations regarding the placement of additional signs in the traffic study. The applicant shall prepare a plan that shows the placement of the signs. Adams County Transportation may elect to manufacture and install the signs, and shall require

reimbursement from the applicant. The applicant will need to coordinate this with Adams County Transportation / Traffic Operations regarding this issue.

22. If fuel will be stored on this site:
    - All fuel storage at this site shall be provided with secondary containment, which complies with State of Colorado Oil Inspection Section Regulations; and
    - Fueling areas shall be separated from the rest of the site's surface area, and protected from storm water; and
    - Applicant shall provide a spill prevention plan and release prevention plan for fuel storage and fueling operations. Good housekeeping shall be practiced at this site. Spill and drip containment pans shall be emptied frequently and all spills shall be cleaned up and disposed of immediately at a facility permitted for such disposal.

23. All access to and from the site shall enter and exit from the southwest access point onto 120th Avenue.

24. This site is subject to inspection from Adams County inspectors, during reasonable working hours. Adams County may give notice of inspection prior to the inspection.

Notes to the applicant:

1. All applicable requirements of the Zoning, Health, Building, Engineering and Fire Codes shall be adhered to with this request.

2. Failure to comply with the requirements set forth in this permit may be justification for a show cause hearing, where the permit may be revoked.

3. Prior to operations commencing on site, the applicant shall obtain a Certificate of Designation document.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, a Certificate of Designation be issued to 85 120 LLC, to allow this site to be filled with approximately 1 million cubic yards of inert material subject to such Conditions as set out in the February 24, 2014, Resolution for Case Number EXG2013-00001, and the Chairman of the Board is authorized to sign the Certificate of Designation.

Upon motion duly made and seconded the foregoing resolution was adopted by the following vote:

Henry_____ Aye
Tedesco_____ Excused
Hansen_____ Aye
Commissioners

STATE OF COLORADO)
County of Adams)

I, __Karen Long____, County Clerk and ex-officio Clerk of the Board of County Commissioners in and for the County and State aforesaid do hereby certify that the annexed and foregoing Order is truly copied from the Records of the Proceedings of the Board of County Commissioners for said Adams County, now in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County, at Brighton, Colorado this 18th day of November, A.D. 2014.

County Clerk and ex-officio Clerk of the Board of County Commissioners

Karen Long:

By:

E-Signed by Mark Moskowitz
VERIFY authenticity with e-Sign

Deputy

ADAMS COUNTY
COLORADO

CERTIFICATE OF DESIGNATION
SOLID WASTE DISPOSAL SITE

Case Number EXG2013-00001

In accordance with the provisions of the Colorado Solid Wastes Disposal Sites and Facilities Act, Chapter 358, Colorado Session Laws, 1967, the Board of County Commissioners of Adams County, Colorado hereby designates the following site for the disposal of Solid Waste and issues a notice to proceed:

Type of Site or Facility: Solid Waste subject to conditions in Case #EXG2013-00001

Name and Address of Responsible Operator: 120 85 LLC.
P.O. Box 44011
Denver, CO 80201-4011

Location of Site:

PARCEL NUMBER: 0157135301001

APPROXIMATE LOCATION: 10925 East 120th Avenue

LEGAL DESCRIPTION: SUB:CORRIGAN SUBDIVISION LOT:1
DESC: EXC RDS (2011000030387)

WHEREAS, on the 24th day of February, 2014, the Board of County Commissioners, held a public hearing on the application of 120 85 LLC, (hereinafter "Applicant"), Case #EXG2013-00001; and,

WHEREAS, this case involved an application for: a Certificate of Designation to allow this site to be filled with approximately 1,000,000 cubic yards of material to return the site close to its original grade and,

WHEREAS, The Board of County Commissioners, County of Adams State of Colorado, by Resolution dated February 24, 2014, for Case Number EXG2013-00001, approved the issuance of a Certificate of Designation for the siting of a Solid Waste Facility to the Applicant; and,

WHEREAS, the Board of County Commissioners adopted the following Conditions of approval with the approval of Case # EXG2011-00001:

Condition Precedent:

1. The applicant shall comply with the requirements of the Division of Water Resources. This includes obtaining approval for a new Substitute Water Supply Plan (SWSP). **(This has been satisfied)**

Conditions:

1. Operations shall not proceed until a "Notice to Proceed" is issued by the Department of Planning and Development, after the applicant has demonstrated all pertinent Conditions of Approval, as determined by Adams County, have been completed.

2. Hours of operation for the facility shall be from 7:00 A. M. to 5:00 P.M., Monday through Saturday. Operations shall not permitted on Sundays or major holidays (New Year's Day, MLK Day, President's Day, Memorial Day, Independence Day, Labor Day, Columbus Day, Veterans Day, Thanksgiving Day (and the day after), and Christmas Day).

3. All conditions set forth by the Colorado Department of Public Health and Environment (Solid Waste and Material Management Unit) as stated in their letter July 11, 2013 shall be considered as conditions in this case.

4. The CD shall expire on February 24, 2021.

5. Fugitive dust control mechanisms must be in place and functioning at all times.

6. All complaints received by the applicant concerning impacts to offsite wells, and the resolution of those complaints, shall be conveyed to the Department of Planning and Development. Impacts to offsite water wells shall be responded to and resolved immediately by the applicant. Disputes concerning impacts to offsite water wells may be resolved by the Department of Planning and Development and may be justification for a Show Cause Hearing before the Adams County Board of County Commissioners.

7. All haul trucks shall cover their loads pursuant to C.R.S. 42-4-1407.

8. The facility shall cease operations during periods of high winds. High winds shall be defined as when wind speeds exceed 35 mph or a sustained 25mph.

9. All fluid spills such as hydraulic and oil from maintenance of equipment, shall be removed and disposed of at a facility permitted for such disposal.

10. All applicable operational standards found within the Solid and Hazardous Waste Disposal section of the Adams County Development Standards shall be followed.

11. The total volume of the import shall not exceed 1,000,000 cubic yards over the lifetime of this project. The fill shall be structural fill only.

12. The proposed fill operation shall not obstruct or cause interference of any kind to irrigation ditch laterals or roadside ditches that are in place.

13. Authorized personnel trained to recognize non-inert material shall be present on site while filling is taking place and shall inspect and screen each load of material brought to the fill site. Trash, organic material, and other waste material not meeting the definition of inert material shall be removed from each load at the screening location. A visual inspection and screening shall be made where loads are offloaded and materials not meeting the definition of inert material shall be removed. All materials removed from the waste stream shall be disposed of at an approved waste disposal facility at regular intervals and records of the transportation disposal shall be kept.

14. The applicant shall be responsible for the cleanliness and safety of all roadways adjacent to this site. If at any time, these roadways are found to be dangerous or not passable due to debris or mud, the Adams County Transportation Department will shut down the project, until the roadway conditions have improved and are deemed acceptable. If the contractor/applicant fails to keep the adjacent roadways clean and free from debris, the Transportation Department has the option to do the required clean up and bill the charges directly to the owner/applicant.

15. All materials must be inert, as defined in the Adams County Development Standards and Regulations including: non-water soluble and non-putrescible solids together with such minor amounts and types of other materials as will not significantly affect the inert nature of such solids, as determined by Adams County. The term includes, but is not limited to, earth, sand, gravel, rock, concrete (which has been in a hardened state for at least sixty (60) days), masonry, asphalt paving fragments which are not located in the water table, and other inert solids including those the Colorado Department of Health may identify by regulation. Street sweepings from street cleaning machines are not considered inert material and are instead considered solid waste.

16. Control of the fill materials, keeping records of the sources of the materials used at this site, shall be the responsibility of the applicant. Records concerning sources of fill materials and certifications shall be made available to Adams County inspectors upon request. This site is subject to inspection from Adams County inspectors, during reasonable working hours. Adams County may give notice of inspection prior to the inspection.

17. Finished elevations shall be at or below pre-mine elevations.

18. The applicant will be held responsible for the cleanliness and safety of all roadways adjacent to this site.

19. A clean, neat, and orderly appearance shall be maintained on site.

20. The facility shall be limited only to those materials and processes described in this application. Any changes to types of material or processes shall require an amendment to the Certificate of Designation.

21. There were recommendations regarding the placement of additional signs in the traffic study. The applicant shall prepare a plan that shows the placement of the signs. Adams County Transportation may elect to manufacture and install the signs, and shall require reimbursement from the applicant. The applicant will need to coordinate this with Adams County Transportation / Traffic Operations regarding this issue.

22. If fuel will be stored on this site:
    - All fuel storage at this site shall be provided with secondary containment, which complies with State of Colorado Oil Inspection Section Regulations; and
    - Fueling areas shall be separated from the rest of the site's surface area, and protected from storm water; and
    - Applicant shall provide a spill prevention plan and release prevention plan for fuel storage and fueling operations. Good housekeeping shall be practiced at this site. Spill and drip containment pans shall be emptied frequently and all spills shall be cleaned up and disposed of immediately at a facility permitted for such disposal.

23. All access to and from the site shall enter and exit from the southwest access point onto 120th Avenue.

24. This site is subject to inspection from Adams County inspectors, during reasonable working hours. Adams County may give notice of inspection prior to the inspection.

Notes to the applicant:

1. All applicable requirements of the Zoning, Health, Building, Engineering and Fire Codes shall be adhered to with this request.

2. Failure to comply with the requirements set forth in this permit may be justification for a show cause hearing, where the permit may be revoked.

3. Prior to operations commencing on site, the applicant shall obtain a Certificate of Designation document.

WHEREAS, substantial testimony was presented by members of the public and the Applicant; and,

WHEREAS, the Adams County Planning Commission held a public hearing on the 13th day of February, 2014, and forwarded a recommendation of APPROVAL to the Board of County Commissioners; and,

WHEREAS, the Applicant has met the Conditions to the issuance of the Certificate of Designation as required by the Resolution, Case Number EXG2013-00001; and,

WHEREAS, This Certificate of Designation may be temporarily suspended or revoked, after reasonable notice and public hearing for cause as outlined in Section 13 of the Solid

Waste Act and/or the Adams County Development Standards and Regulations (included as amended)

Issued this 18th day of November 2014, at Brighton Colorado, Adams County, Colorado

Signed: _____

Charles "Chazz" Tedesco
Chair, Board of County Commissioners

This copy is to be posted at the disposal facility by the applicant.