## ARAPAHOE COUNTY PLANNING COMMISSION PUBLIC HEARING January 19, 2021

6:30 PM

SUBJECT: UASI20-001 – USE BY SPECIAL REVIEW: HUNTER SOLAR POWER

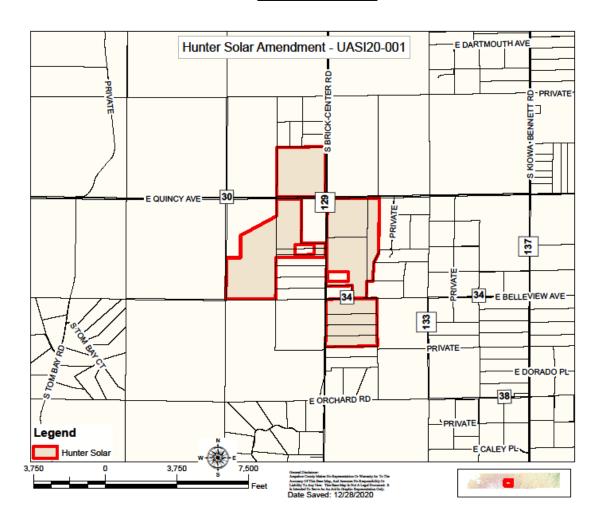
PLANT AMENDMENT NO. 1

DIANE KOCIS, CASE PLANNER

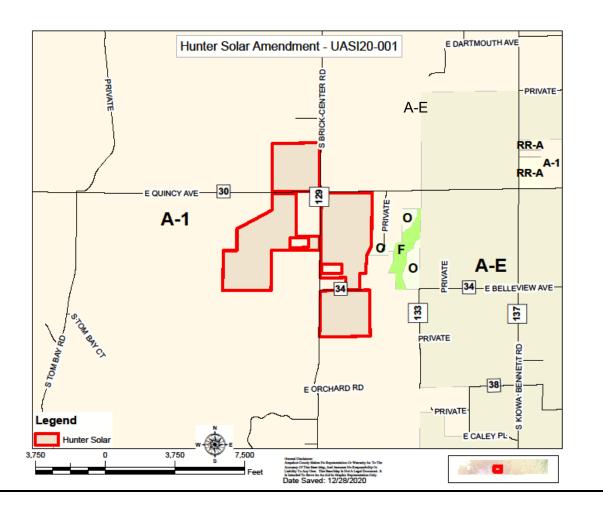
January 4, 2021

<u>VICINITY</u>: This proposal is in Commissioner's District #3. The project site is located northwest, southwest and southeast of the intersection of East Quincy Avenue and South Brick Center Road in Eastern Arapahoe County.

#### Vicinity Map



#### Zoning Map



### **ADJACENT SUBDIVISIONS, ZONING, AND LAND USES:**

There are no adjacent subdivisions. The entire project area and adjacent parcels are zoned A-1 Agricultural. The County's Eastern Service Center is located southwest of the intersection of E. Quincy Avenue and Brick Center Road. The Kiowa Creek Sporting Club, located in a narrow parcel on the east side of the project area, is zoned F-Flood Plain and O-Open Space.



Photo 1: Looking NW at Quincy Ave and Brick Center Road



Photo 2: Looking N at Belleview Ave and Brick Center Road



Photo 3: Looking N at Project's Southern Boundary



Photo 4: Looking NE from S end of project along Brick Center Road

#### **PROPOSAL**:

The applicant, Torch Clean Energy LLC, acting on behalf of the project owner, Hunter Solar, and 7 property owners (Brent & Kent Beichle, the Geller Trust, Patrick Barenberg, Larry and Helen Toft, John Henry Hyatt, Mark and Brenda Moore, and MBM Properties LLC), is requesting approval for a Use by Special Review with 1041 Permit Requirements (UASI) known as Hunter Solar Amendment No. 1, which seeks to construct a 75 MW Solar Energy Facility on roughly 675-acres of land located in the vicinity of Quincy Avenue and Brick Center Road. This solar power facility will contain rows of photovoltaic cell panels mounted on solar arrays.

The Hunter Solar project was approved by both the Planning Commission and the Board of County Commissioners in late 2017 and early 2018, respectively, with a Condition of Approval that the project owner work with all oil and gas mineral owners and lessees to ensure that they could access their minerals. This amendment application includes the addition of 205 acres from the Geller Estate and 5 acres from the Barenberg property for an access road, as well as a removal of 15 acres on the Toft property, 10 acres on the Hyatt property and 40 acres on the Moore property. The net added acreage is 145 acres, to adjust for the loss of acreage in order to reserve areas for potential oil and gas well pads and associated access roads.

#### **RECOMMENDATIONS AND FINDINGS:**

<u>Staff:</u> Staff recommends that the Amendment to the Use by Special Review with 1041 Permit requirements be APPROVED, subject to the comments, findings and conditions of approval outlined herein.

#### I. BACKGROUND

The existing zoning is A-1 for the project site and the parcels adjacent to the site. Please see the Zoning Map on page 2 of this report.

#### II. DISCUSSION

#### **Comprehensive Plan:**

The proposed project is located in an area designated as Tier 3 in the Comprehensive Plan. The Tier 3 section states:

The County will discourage non-residential uses from occurring in the Rural Area, including uses permitted by special review, unless they are agriculture-related or are public facilities and services.

Siting will be determined through the County's land use review procedures.

The proposed Amendment to the Use by Special Review with 1041 Permit requirements application is in partial conflict with the Arapahoe County Comprehensive Plan. While the zone district can allow these types of uses through a 1041 and Use by Special Review process, this project is in Tier 3 of the Comprehensive Plan. Tier 3 is a rural reserve area intended to preserve land for agriculture. Our Comprehensive Plan does not encourage USRs outside of the Tier 1 and 2 areas of the County. The Comprehensive Plan at Strategy TC 3M 1.1(g), however, does expressly allow for USRs in Tier 3 provided the use of the property reverts to agricultural use if the USR operations cease.

The Comprehensive Plan discourages non-residential uses from occurring in the Rural Area, <u>unless</u> they are agriculture-related or are public facilities/services. This project is for a solar power energy facility that will supply electricity to IREA for public consumption and in that regard is a public facility as defined in the Comprehensive Plan, which recognizes power energy facilities as public facilities.

It is important to note that these types of installations are located close to power substations for both financial and infrastructure reasons. The power generated needs to tie into a utility line of sufficient size and capacity to receive, transform and carry the energy. Having a power substation nearby provides the necessary infrastructure without a substantial investment to build a new one. A power substation, as seen in Photo 2, is adjacent to the project.

It is also important to note that this project will provide a guaranteed income to the agricultural parcel owners, for the term of the lease and any lease extensions. When the panels and other equipment are removed at the end of the lease term, and the land is restored to its former condition, the parcel owners will be able to pursue agricultural uses again, or lease portions of their surface for oil and gas development.

The proposed project aligns well with two Comprehensive Plan policies: NCR 4.1 and NCR 6.2 and a Comprehensive Plan strategy, T3 GM 1.1(d), as listed below.

#### Policy NCR 4.1 - Improve Air Quality

Arapahoe County, while it has limited authority in air quality control, should undertake efforts to improve air quality in the region by reducing growth in total vehicle-miles of travel, encouraging non-polluting industries to locate in the County, and supporting air quality technological and educational programs.

## Policy NCR 6.2 – Encourage the Development and Use of Alternative Energy Sources

The County will encourage alternative energy companies to develop facilities and generate energy from alternative sources. The County will encourage the use of energy from alternative sources by residents, businesses and utility companies.

If approved, this project will generate electricity for IREA using an alternative energy source.

## Strategy T3 GM 1.1(d) - Allow Uses by Special Review Only with Reversion to Agricultural Uses

The County will allow Uses by Special Review in Tier 3, but only with the condition that, should uses or operations cease, the use on the property will revert back to agricultural.

#### **Use by Special Review:**

#### Submittal Requirements:

The applicant has complied with all of the submittal requirements outlined in the USR requirements in the Land Development Code, Section 5-3.4 and 5-3.5.

#### **Referral Comments:**

The following are referral comments, as well as the applicant's response to the comments (in italics).

	T				
County Engineer	A number of comments related to USR exhibit, Drainage Study, and GESC Report and GESC Plan. Applicant Response: Addressed and Corrected by Applicant.				
Mapping	A number of comments related to mapping. The applicant has revised the plans.				
Zoning Administrator	Reviewed. No comments				
Building Division	The Solar Farm will be reviewed as an F1 occupancy. Please submit all Engineers Stamped Plans along with the required Permits.				
	A pre-submittal meeting via Teams is required prior to permit submission.				
Sheriff's Office	Reviewed. No comments				
Assessor	No comments regarding the amendment but taxation information was provided because a landowner had questions.				
Long Range Planning	No comments				
Weed Control	If the plan is to continually mow, that should be adequate. Establishing and maintaining healthy habitats is the desired outcome by the County, so it would be necessary for the applicant to control weeds, should they invade a disturbed area, in order to satisfy the GESC requirements.				
	They can map the property via GPS (for) any noxious weeds (found) and submit that information to the County. Response: Applicant submitted a Weed Management Plan and a Noxious Weed Plan, which was approved by Weed Control.				

U.S. Army Corps of Engineers	No permit required. Ascertained during fieldwork for updated Environmental Impact Analysis.
Bennett-Watkins Fire Rescue	Approved plan and provided permit with stipulation that perimeter be maintained vegetation free for the life of the facility. <i>Response: Agreed to by Applicant.</i>
Colorado Parks and Wildlife	While the (project) footprint does fragment wildlife habitat, the two designated wildlife corridors along two ephemeral streams (it) should maintain wildlife movement into the future. The additional 119 acres that is part of this amendment lie west and north of the closest ephemeral stream.
REAP	Reviewed. No comments.
West Arapahoe Conservation District	No comments.
Urban Drainage	No comments.
Tri-County Health	Commends the applicant for renewable energy generation, which does not contribute to air and water pollution. Recommends that portable sinks associated with the portable toilets be properly cleaned and maintained. Recommends that all trash is enclosed in rodent proof receptacles as rodents can spread disease. Response: Agreed to by Applicant.
IREA	IREA has recently constructed a new 115 kV transmission line south of our property (AKA ERU project). The applicant will be required to add the existing 115 kV transmission line and recorded easements on the property of MBM Properties. Response: Agreed to by Applicant.
Xcel Energy	Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined there is a potential conflict with the above captioned project. Public Service Company has existing electric transmission lines and associated land rights as shown within this property. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the development plan, it is the responsibility of the property owner/developer/

	contractor to have this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement (via website: <a href="https://www.xcelenergy.com/rightofway">www.xcelenergy.com/rightofway</a> or email: <a href="mailto:coloradorightofway@xcelenergy.com">coloradorightofway@xcelenergy.com</a> ).
East Arapahoe County Advisory Planning Commission	Tom Coker: In reviewing this project, it appears that it is well thought out and located in an area where the solar panels should not create any issue environmentally. I support this project.
Unincorporated Arapahoe County Economic Development	Janet Cook: No comments.

#### Other Issues:

The applicant will provide a guarantee, through each individual landowner lease, that the equipment will be removed when the project is no longer operational and provide reclamation of the disturbed ground surface, including reseeding. This will be a condition of approval if the UASI is approved. Additionally, reclamation is addressed through the GESC Plan. It is important to note that the site was chosen in part for its relatively flat topography so that minimal grading will be required; the existing vegetation will be preserved to a large degree, and minimal reseeding will be required.

An easement for an access road is also part of this amendment. The easement is located on a narrow strip of property belonging to Patrick Barenberg, south of the Toft property. The applicant will also provide a recordation number for the Barenberg easement prior to the Board of County Commissioners' hearing.

#### 1. Approval Criteria

The Use by Special Review (UASI) with approval criteria for a Major Electrical Facilities of a Private Company shall comply with all of the regular approval criteria for a USR in the Land Development Code, Sections 5-3.4 and 5-3.5, as well as the criteria set forth in the 1041 Regulations, Section V, Part A and C. All of these criteria shall be used in determining whether such Use by Special Review should be approved. [See applicant's response to approval criteria in the amendment to the 1041 and USR Narrative. Staff response to approval criteria is shown below in italics.]

The following criteria shall be used to assist in determining that the proposed Use by Special Review is appropriate:

1. Recognize the limitations of existing and planned infrastructure by thoroughly examining the availability and capability of water, sewer, drainage, and transportation systems to serve present and future land uses.

Water and sewer capability is not necessary for this project. The applicant will need to restore county roads to their pre-construction state as a minimum. This will be a condition of approval.

2. Assure compatibility between the proposed development, surrounding land uses, and the natural environment.

The proposed Solar Power Plant Amendment is generally compatible with the surrounding agricultural uses, and the applicant has provided photo-simulations depicting the proposed development. The Use by Special Review is not fully consistent with the Comprehensive Plan Tier 3 designation for this area, which proposes limiting special uses to those that are agricultural in nature or provide a public facility. As discussed in the Comprehensive Plan section, although the facility is privately owned, it will provide power to a public utility.

3. Allow for the efficient and adequate provision of public services. Applicable public services include, but are not limited to, police and fire.

Public service needs appear to be minimal as schools, parks, and libraries are not applicable to this application. The Fire District is willing to provide services as long as applicable fire code requirements are met and as long as their specific concern regarding vegetation management is addressed. The Sheriff's Department had no comments. Emergency medical services could potentially be needed, primarily during the construction phase.

4. Enhance convenience for the present and future residents of Arapahoe County by ensuring that appropriate supporting activities, such as employment, housing, leisure-time, and retail centers are in close proximity to one another.

This project enhances convenience for present and future residents by helping to provide sufficient electricity supply to meet customers' electricity demand and supports the sustainability goals identified in the Colorado Renewable Energy Standards, whereby 30% of the state's generated electricity is generated from renewable energy by 2020. The state renewable energy standards have not been updated beyond 2020 at this time.

5. Ensure that public health and safety is adequately protected against natural and man-made hazards which include, but are not limited to, traffic noise, water pollution, airport hazards, and flooding.

Public health and safety appear to be adequately protected. According to the Arapahoe County floodplain maps, no floodplains are present on the site.

6. Provide for accessibility within the proposed development, and between the development and existing adjacent uses. Adequate on-site interior traffic circulation, public transit, pedestrian avenues, parking and thoroughfare

connections are all factors to be examined when determining the accessibility of a site.

The project site is adjacent to public roads, and the applicant will construct the necessary access drives for site and emergency access.

7. Minimize disruption to existing physiographic features, including vegetation, streams, lakes, soil types and other relevant topographical elements.

The site is relatively flat, which reduces the amount of grading required to install the facility. Disruption to the existing physiographic features will be minimized through a Grading, Erosion, and Soil Control Plan, along with implementation of a noxious weed plan and good design and construction practices. There are no lakes or streams at or near the solar power plant site.

8. Ensure that the amenities provided adequately enhance the quality of life in the area by creating a comfortable and aesthetically enjoyable environment through conventions such as the preservation of mountain views, the creation of landscaped open areas, and the establishment of recreational activities.

Per Colorado Parks and Wildlife's recommendation, there will be an 8-foot-high chain link fence for wildlife safety. Where the site is visible from the Kiowa Creek Sporting Club on the east side, the fence will be opaque to help minimize the aesthetic impact on that facility.

Enhance the usable open spaces in Arapahoe County, and provide sufficient unobstructed open space and recreational area to accommodate a project's residents and employees.

Open space is not applicable to this project; there will be no on-site residents or employees.

#### 2. Additional Approval Criteria

In addition to the regular approval criteria for a USR in the Land Development Code, this type of USR requires compliance with criteria set forth in the 1041 Regulations, Section V, Parts A and C, along with Appendix A.

A permit may be approved if the proposed activity complies with the following general criteria and any additional applicable criteria in Section C. In determining whether the proposed activity complies with the criteria, the Planning Commission and Board of County Commissioners may take into consideration the construction, operation and cumulative impacts of the proposed activity.

- A. <u>General Approval Criteria [See applicant's response to approval criteria in Section A</u> of the application narrative. Staff response to approval criteria in italics below.]
  - 1. Documentation that, prior to site disturbance associated with the Proposed Project, the applicant can and will obtain all necessary property rights, permits and approvals. The Board may, at its discretion, defer making a final decision on the application until outstanding property rights, permits and approvals are obtained.

The applicant can and will obtain all necessary property rights, permits and approvals prior to construction.

2. The Proposed Project considers the relevant provisions of the regional water quality plans.

There are no regional water quality plans for this area. The GESC permit will help maintain water quality in this area.

3. The applicant has the necessary expertise and financial capability to develop and operate the Proposed Project consistent with all requirements and conditions.

The applicant has provided the Planning Division with some general information that indicates that they have developed solar power plants in the United States, which shows, in part, that the company has the financial capability to develop the Proposed Project. The applicant has also provided a Letter of Financial Comfort.

4. The Proposed Project is technically and financially feasible.

The applicant has conducted a number of studies that indicate that the Proposed Project is technically and financially feasible.

5. The Proposed Project is not subject to significant risk from natural hazards.

The applicant will design the Proposed Project to minimize the risks from natural hazards. There are no apparent natural hazards related to this project.

6. The Proposed Project is in general conformity with the applicable comprehensive plans.

Tier 3 is intended for preservation of agricultural lands, and non-residential uses are discouraged unless for public facilities or services. However, the project is for a solar power energy facility that will supply electricity to IREA for public consumption and, in that regard, is a public facility as defined in the Arapahoe County Comprehensive Plan which, at page 33, recognizes power energy facilities as public facilities.

7. The Proposed Project will not have a significant adverse effect on the capability of local government to provide services or exceed the capacity of service delivery systems.

This Proposed Project is anticipated to have minimal impacts on provision of services from Arapahoe County and other special districts.

8. The Proposed Project will not create an undue financial burden on existing or future residents of the County.

This Proposed Project will be privately financed and will have minimal financial burden on the residents in Arapahoe County.

9. The Proposed Project will not significantly degrade any substantial sector of the local economy.

The Proposed Project will not significantly degrade any substantial sector of the local economy, although up to 671 acres will be removed from agriculture (145 net acres added to earlier approval). However, the construction phase could be a benefit to the local economy, and there is potential for positive impact to electrical utility rates through the service provider that will be acquiring the generated power.

10. The Proposed Project will not unduly degrade the quality or quantity of recreational opportunities and experience.

The Proposed Project will not reduce or limit the quality or quantity of recreational opportunities and experience in the area.

11. The planning, design and operation of the Proposed Project will reflect principles of resource conservation, energy efficiency and recycling or reuse.

The Proposed Project is designed to minimize adverse impacts to resources. Also of note, Colorado's Renewable Energy Standard requires investor-owned electric utilities to provide 30% of electricity sold from renewable energy sources by 2020. The state renewable energy standards have not been updated beyond 2020 at this time. It is important to note, as stated by the Colorado Energy Office, that the Renewable Energy Standard statute is not necessarily what is driving clean energy development in the state anymore. "The policies that are driving our office... are the greenhouse gas reduction goals set forth by HB19-1261, and the Governor's goal of 100% clean energy by 2040, which will drive renewable energy development well beyond the RES requirements."

12. The Proposed Project will not significantly degrade the environment. Appendix "A" includes the considerations that will be used to determine whether there will be significant degradation of the environment. For purposes of this section, the term environment shall include:

- a. Air quality.
- b. Visual quality.
- c. Surface water quality.
- d. Groundwater quality.
- e. Wetlands, flood plains, streambed meander limits, recharge areas, and riparian areas.
- f. Terrestrial and aquatic animal life.
- g. Terrestrial and aquatic plant life.
- h. Soils and geologic conditions.

The analysis of the submitted application and referral comments has determined that the Proposed Project has no significant environmental impacts with the exception of some loss of visual quality. The applicant has sited and designed the Project to minimize environmental impacts.

13. The Proposed Project will not cause a nuisance.

The Proposed Project will not cause undue nuisances outside of the solar power plant site. Once constructed, the project will have no noise and generate less traffic than a single-family home.

14. The Proposed Project will not significantly degrade areas of paleontological, historic, or archaeological importance.

The Proposed Project will not degrade any areas of paleontological, historic, or archaeological importance in the Project area, according to the State Historical Office.

- 15. The Proposed Project will not result in unreasonable risk of releases of hazardous materials. In making this determination as to such risk, the Board's consideration shall include:
  - a. Plans for compliance with Federal and State handling, storage, disposal and transportation requirements.

The applicant will comply with Federal and State hazardous materials regulations. No hazardous materials are associated with the panels or the equipment.

b. Use of waste minimization techniques.

The applicant will use waste minimization techniques to the extent that is practical.

c. Adequacy of spill prevention and response plans.

The applicant intends to comply with all regulations related to hazardous material, including spill prevention and response plans.

16. The benefits accruing to the County and its citizens from the proposed activity outweigh the losses of any resources within the County, or the losses of opportunities to develop such resources.

The applicant feels that this Proposed Project enhances the productive use of energy resources within the County with a small impact on agricultural lands.

17. The Proposed Project is the best alternative available based on consideration of need, existing technology, cost, impact and these regulations.

Per the discussion in the Alternatives section of the application materials, the applicant has generally chosen the best overall alternative.

18. The Proposed Project will not unduly degrade the quality or quantity of agricultural activities.

The Proposed Project will not unduly degrade the quality of agricultural activities in eastern Arapahoe County. This solar power plant will remove up to 671 acres of land from agriculture (prior and current approvals combined), which is less than 0.20% of the agriculturally-zoned land in the County. The Proposed Project will not unduly degrade the quantity of agricultural activities. See Attachment B, the photosimulations.

19. Cultural Resources. The Proposed Project will not significantly interfere with the preservation of cultural resources, including historical structures and sites, agricultural resources, the rural lifestyle and the opportunity for solitude in the natural environment.

With the exception of some visual impact and a disruption of solitude in the natural environment during construction, the Proposed Project will not significantly interfere with any of the above-mentioned cultural resources criteria.

20.Land Use. The Proposed Project will not cause significant degradation of land-use patterns in the area around the Proposed Project.

The Proposed Project will not cause significant degradation of land-use patterns in the area. The Proposed Project would add solar panels and related equipment on up to 671 acres of formerly open agricultural land. This amounts to less than 0.20% of the agricultural land in the County. The proposed lease term is up to 40 years, and the agricultural uses could be restored at the end of the lease. The Comprehensive Plan recommendations indicate some concern for disruption of agricultural lands due to non-agricultural uses in the rural area. There has not been

- a policy discussion of the long-term impacts of this emerging land use on agricultural lands if multiple requests are received and processed within Tier 3.
- 21. Compliance with Regulations and Fees. The applicant has complied with all applicable provisions of these regulations and has paid all applicable fees.

The applicant has sought to comply with all applicable Use by Special Review regulations and has paid all applicable fees.

## B. Section V, C: Additional Criteria Applicable to Major Facilities of a Public Utility (Private Company)

In addition to the general criteria set forth in Section V, Part A of the 1041 Permit Regulations, above, the following additional criteria shall apply to major facilities of a public utility (private company):

1. Areas around major facilities of a public utility (private company) shall be administered so as to minimize disruption of the service provided by the public utility (private company).

The Proposed Project's intent is to improve the service provided by the public utility.

2. Areas around major facilities of a public utility (private company) shall be administered so as to preserve desirable existing community and rural patterns.

The Proposed Project's site will remove up to 671 acres of agricultural lands that are not currently planted during the term of the leases, but will allow for agricultural uses to exist surrounding the solar power plant site. The project lands can be returned to agricultural uses after the project is ended, thereby helping to preserve existing rural patterns; 671 acres amounts to less than 0.20% of the County's agriculturally-zoned land. As noted, there has not yet been a policy discussion specific to this emerging land use if multiple requests are received within the agricultural areas of the county.

3. Where feasible, major facilities of a public utility (private company) shall be located so as to avoid direct conflict with adopted local comprehensive, State and regional master plans.

The Proposed Project avoids direct conflict with adopted State and regional master plans but does partially conflict with the Comprehensive Plan Tier 3 designation of this area.

4. Where feasible, major facilities of a public utility (private company) shall be located so as to minimize dedication of new right-of-way and construction of additional infrastructure (e.g., gas pipelines, roads, and distribution lines).

The location of the solar power plant site will help minimize dedication of new rights-of-way and construction of additional infrastructure by connecting with the existing nearby substation.

#### III. STAFF FINDINGS: USE BY SPECIAL REVIEW

Staff has visited the site and has reviewed the plans and supporting documentation and referral comments, as well as citizen input in response to this application. Based upon review of the Comprehensive Plan, development regulations, and analysis of referral comments, our findings include:

- 1. Although the Tier 3 designation does not recommend Use by Special Reviews in this area, the proposed solar facility meets the intent of Policy NCR 6.2, which encourages solar energy development.
- 2. The proposed Use by Special Review application appears to be consistent with Use by Special Review Section of the Arapahoe County Land Development Code.
- 3. This application appears to generally meet all of the approval criteria for this Use by Special Review, provided all of the conditions of approval are met.
- 4. There are a number of Conditions of Approval recommended by staff if this application is approved, including: 1) The applicant will need to remove or provide for the removal of the solar power plant, if and when the solar power plant is no longer functional or operational for a period of more than twelve months, as stated in the landowner leases; 2) The applicant must comply with the requirement of Bennett-Watkins Fire Rescue to maintain a vegetation free project perimeter; 3) The applicant or subsequent owner must notify the County if the use is discontinued or if they decide not to move forward with approved USR. A complete list of conditions recommended by staff is included in the Draft Motion to Recommend Approval.

#### IV. RECOMMENDATION FOR USE BY SPECIAL REVIEW

Considering the findings and other information provided herein, staff **recommends approval** of case number, UASI20-001, the Hunter Solar Amendment No.1 (USR with 1041 Permit requirements) based on the findings 1 through 4, above, and with the recommended **Conditions of Approval** listed in the Draft Motion to Recommend Approval.

#### V. DRAFT MOTIONS FOR USE BY SPECIAL REVIEW

**RECOMMEND APPROVAL** (This motion is consistent with the Staff Recommendation; any changes to recommended Conditions of Approval should be included as part of the motion.)

In the case of UASI20-001 - Hunter Solar Amendment No. 1, Use by Special Review Permit with 1041 Permit requirements, I have reviewed the staff report, including all exhibits and attachments and have listened to the applicant's presentation and any public comment as presented at the hearing and hereby move to recommend approval of this application based on the findings supporting approval in the staff report, subject to the following conditions:

- 1. The applicant makes any modifications to plans, as requested by the Public Works & Development Department, prior to the signing of the Mylars and before any construction is started on this project.
- 2. The applicant shall address all Engineering Services Division comments, concerns, fees and bonds, including, but not limited to, GESC, ROW, and Street Cut permits, a gravel roadway agreement, or as identified in their reports, prior to the start of construction.
- 3. The applicant will need to restore County roads to their pre-construction state as a minimum.
- 4. The applicant shall provide for the removal of the Solar Power Facility, if and when the Solar Power Facility has been abandoned and is no longer functional or operational for a period of more than one year, through the use of a decommissioning bond to Arapahoe County to be provided by the applicant before the project becomes operational.
- 5. This USR approval for Case No. UASI20-001 does not run with the land. In the event that the Solar Power Facility is abandoned as provided above or on December 31, 2062, whichever comes first, the USR approval in this Case No. UASI20-001 shall terminate and the property will revert back to agricultural use. The applicant will provide a guarantee, through each individual landowner lease, that the equipment will be removed when the project is no longer operational and provide reclamation of the disturbed ground surface, including reseeding.

6. The applicant shall meet all of the requirements stipulated by IREA.

7. Prior to any activity, to include grading, proposed landscaping, erosion control or similar activities involving an Xcel Energy Right-of-Way, the applicant shall coordinate with Xcel Energy, which has indicated that it is the responsibility of the property owner/developer/contractor to have this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement.

- 8. Prior to any construction on the solar power facility, applicant will execute and record an easement on the Barenberg property in accordance with the easement option recorded at reception number E0118438.
- 9. The applicant shall meet all of the requirements stipulated by Bennett-Watkins Fire Rescue, including but not limited to providing a vegetation-free project perimeter.
- 10. Provided setbacks from external property lines are maintained around the outer perimeter of the property serving as a leasing site for the solar energy production facility, the solar panels and related equipment may be built up to and cross the eight internal parcel lines, for the period that the properties are in use as a solar energy production facility, as generally shown on the USR plan.
- 11. Zone district setbacks from the property line(s) of any of the eight individual parcels, identified in the above Condition # 10, shall be maintained until such time that the solar energy facility development proceeds onto the adjoining parcel within the USR boundary, at which time the solar panels and related equipment may cross the internal property line between the affected parcels as provided in said Condition # 10.
- 12. The applicant shall work with mineral rights owners to ensure that the minerals underlying the project are accessible.
- 13. The applicant shall construct a perimeter fence in compliance with Colorado Parks & Wildlife recommendations. Where the site is visible from the Kiowa Creek Sporting Club on the east side, the fence will be opaque to help minimize the aesthetic impact on that facility.
- 14. The applicant shall conduct surveys for burrowing owls and tree, shrub and ground nesting raptors and songbirds prior to construction. If nests are identified, a minimum of a 500-ft buffer will be maintained until the young are no longer dependent on the nest or Colorado Parks & Wildlife is in agreement that construction can proceed without buffers.
- 15. The applicant shall perform an initial bird population survey prior to initial construction to establish a baseline of the number of bird species and their numbers, and thereafter an annual bird mortality survey will be required for the first three (3) years following initial construction activities. Project maintenance crews will collect, identify, photograph and keep records of bird corpses. The data shall be provided to Colorado Parks & Wildlife with a copy to the Planning Division Director so that Colorado Parks & Wildlife and the Planning Division can evaluate the impact of the project on area bird populations.
- 16. The applicant shall minimize the crossings of small drainages during construction, even if water is not present at the time of construction. If drainages need to be crossed, they shall be crossed perpendicular to the drainageway to minimize the increase in sediment load.

- 17. The applicant shall provide one or more wildlife corridors that will allow wildlife to migrate through the solar facility. The planned corridor or corridors will be submitted to the Colorado Parks & Wildlife for review.
- 18. The applicant shall notify adjacent property owners of construction schedules.
- 19. The applicant or subsequent owner must notify Arapahoe County Planning Division if the use is discontinued or if the owner/operator decides to not move forward with approved USR.

#### **ALTERNATE MOTIONS:**

#### RECOMMEND DENIAL

(This recommendation would not be consistent with the Staff recommendation.)

In the case of UASI20-001, Hunter Solar Amendment No. 1, Use by Special Review Permit with 1041 Permit requirements, I have reviewed the staff report, including all exhibits and attachments and have listened to the applicant's presentation and any public comment as presented at the hearing and hereby move to **recommend denial** of this application based on the following findings:

#### Findings:

- 1. ... The motion should include new or amended findings in support of a recommendation of denial.
- 2. ...

#### **CONTINUE**

In the case of UASI20-001, Hunter Solar Amendment No. 1, Use By Special Review Permit with 1041 Permit requirements, I move to continue the decision on this request to [February 2, 2021], date certain, at 6:30 p.m., at this same location, noting that, at this time, public hearings before the Planning Commission are being held remotely as posted with the agenda for the date of the meeting.

#### **Attachments**

Application
USR Exhibit
1041 Application
Photo-simulations of Project Viewed from Right of Ways
Referral Comments
Engineering Staff Report

COLORADO. MORE PARTICULARLY DESCRIBED AS FOLLOWS OMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 5 FROM WHICH THE SOUTH 1/4 CORNER OF SAID SECTION 5 BEARS S89°38'18"W, A DISTANCE OF 2626.53 FEET, SAID LINE BEING THE BASIS OF BEARINGS FOR ALL LINES DESCRIBED HEREIN. THENCE ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5. S89°38'18"W. A DISTANCE OF 30.00 FEET: THENCE ON A LINE PARALLEL TO AND 30.00 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST 1/4, N00°20'44"E, A DISTANCE OF 57.00 FEET TO THE POINT OF BEGINNING.

HENCE ON A LINE PARALLEL TO AND 57.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST 1/4. AND THE NORTH RIGHT-OF-WAY LINE FOR EAST QUINCY AVENUE PER RECEPTION NUMBER B6168264, S89°38'18"W, 2597.49 FEET; THENCE ON THE WEST LINE OF SAID SOUTHEAST 1/4 N00°37'09"W A DISTANCE OF 2583 83 FEET TO THE CENTER OF SAID SECTION 5 AS MONUMENTED BY A FOUND REBAR AND 1" YELLOW PLASTIC CAP (STAMPING ILLEGIBLE) THENCE ON THE NORTH LINE OF SAID SOUTHEAST 1/4, N89°10'45"E, A DISTANCE OF 2599.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF SOUTH BRICK CENTER ROAD PER RECEPTION NUMBER D4049444 THENCE ON SAID WEST RIGHT-OF-WAY LINE, S00°47'53"W, A DISTANCE OF 1790.35 FEET

HENCE ON A LINE PARALLE TO AND 30.00 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST 1/4, S00°20'44"W, A DISTANCE OF 231.21 FEET TO THE POINT OF BEGINNING, CONTAINING 153.14 ACRES, MORE OR LESS

THENCE ON SAID WEST RIGHT-OF-WAY LINE S01°51'55"W A DISTANCE OF 555 27 FEET

HENCE ON SAID WEST RIGHT-OF-WAY LINE. S68°22'23"E. A DISTANCE OF 76.40 FEET:

PIN 034633596 & 033700511 (AS MEASURED)

PIN 031583021 (AS MEASURED)

#### BASIS OF BEARING: THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 5. BEARING S89°38'18"W PER SHEET 4 OF ARAPAHOE COUNTY HORIZONTAL CONTROL NETWORK PHASE XI, MONUMENTED AS SHOWN HEREON

A PORTION OF THE FAST 1/2 OF SECTION 8 TOWNSHIP 5 SOUTH, RANGE 63 WEST OF THE 6TH P.M. COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SAID SECTION 8 FROM WHICH THE NORTH 1/4 CORNER OF SAID ECTION 8 BEARS S89°38'18"W, A DISTANCE OF 2626.53 FEET, SAID LINE BEING THE BASIS OF BEARINGS FOR ALL LINES ESCRIBED HEREIN, THENCE ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 8, S89°38'18"W, A DISTANCE OF 30 00 FEET: THENCE ON A LINE PARALLEL TO AND 30 00 FEET WEST OF SAID NORTHEAST 1/4. ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH BRICK CENTER DRIVE. S00°42'58"W. A DISTANCE OF 2389.85 FEET TO THE POINT OF BEGINNING. THENCE CONTINUING ON A LINE PARALLEL TO AND 30.00 FEET WEST OF SAID NORTHEAST 1/4. ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH BRICK CENTER DRIVE, S00°42'58"W. A DISTANCE OF 266.71 FEET; THENCE ON A LINE PARALLEL TO AND 30.00 FEET WEST OF THE SOUTHEAST 1/4 OF SAID SECTION 8, ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH BRICK CENTER DRIVE S00°43'07"W A DISTANCE OF 318 29 FEET: THENCE ON THE NORTH LINE OF THE PARCEL DESCRIBED IN RECEPTION NUMBER 46086167, \$89°36'47"W. A DISTANCE OF 2592.35 FEET; THENCE ON THE WEST LINE OF SAID NORTHEAST 1/4, N00°38'08"E, A DISTANCE OF 2918.93 FEET; THE SOUTH LINE OF EAST QUINCY AVENUE PER RECEPTION NUMBER B4202245, N89°38'18"E, A DISTANCE OF 1312.99 FEET THENCE ON THE WEST LINE OF THE PARCEL DESCRIBED IN RECEPTION NUMBER B5127659, S00°40'39"W A

B5127659, N89°38'16"E, A DISTANCE OF 1281.88 FEET TO THE POINT OF BEGINNING, CONTAINING 105.11± ACRES, MORE BASIS OF BEARING: THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 8. REARING N89°38'18"E PER SHEET 4 OF ARAPAHOE COUNTY HORIZONTAL CONTROL NETWORK PHASE XI. MONUMENTED AS SHOWN HEREON.

DISTANCE OF 2332.83 FEET: THENCE ON THE SOUTH LINE OF THE PARCEL DESCRIBED IN RECEPTION NUMBER

A PORTION OF THE WEST HALF OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 63 WEST OF THE 6TH P.M., ARAPAHOE COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 8, FROM WHICH THE NORTH 1/4 CORNER OF SAID ECTION 8 BEARS N89°37'40"E, A DISTANCE OF 2626.79 FEET, SAID LINE BEING THE BASIS OF BEARINGS FOR ALL LINES DESCRIBED HEREIN, THENCE ON THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 8, S00°33'06"W, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING: THENCE ON A LINE PARALLEL TO AND 55.00 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST 1/4. ALSO THE SOUTH LINE OF THE APPARENT RIGHT-OF-WAY FOR SOUTH QUINCY AVENUE AS SHOWN ON THE ARAPAHOE COUNTY TAX RECORDS, N89°37'40"E, A DISTANCE OF 2626.71 FEET. IENCE ON THE EAST LINE OF SAID WEST 1/2 S00°38'08"W, A DISTANCE OF 5265.25 FEET; THENCE ON THE SOUTH LINE OF THE WEST 1/2 OF SAID SECTION 8, S89°30'44"W, A DISTANCE OF 2619.44 FEET; THENCE ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8 N00°33'34"E A DISTANCE OF 2662 64 FEET: THENCE ON THE WEST LINE OF SAID NORTHWEST 1/4, N00°33'06"E, A DISTANCE OF 2607.77 FEET TO THE POINT OF BEGINNING, CONTAINING 317.15 ACRES

BASIS OF BEARING: THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 8, BEARING N89°37'40"E AS MEASURED AND MONUMENTED AS SHOWN HEREON. ORIGINALLY BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 5, BEARING S89°38'18"W PER SHEET 4 OF ARAPAHOE COUNTY HORIZONTAL CONTROL NETWORK PHASE XI.

#### PIN 034720731 & 034829547 (AS MEASURED) A PARCEL OF LAND SITUATE IN THE WEST 1/2 OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 63 WEST OF THE 6TH P.M.,

COUNTY OF ARAPAHOE. STATE OF COLORADO. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 9, FROM WHICH THE WEST 1/4 CORNER OF SAID SECTION 9 BEARS S00°42'58"W. A DISTANCE OF 2657.14 FEET. SAID LINE BEING THE BASIS OF BEARINGS FOR ALL LINES DESCRIBED HEREIN, THENCE ON THE WEST LINE OF SAID SECTION 9, S00°34'59"W ON THE WEST LINE OF SAID SECTION 9. A DISTANCE OF 57.02 FEET TO A POINT OF INTERSECTION WITH EXISTING SOUTH RIGHT-OF-WAY LINE OF ARAPAHOF COUNTY ROAD NO. 30 AS RECORDED UNDER RECEPTION NO. B4177870 RECORDED OCTOBER 7, 2004 IN THE RECORDS OF SAID COUNTY, THENCE ON THE SOUTH LINE OF SAID SOUTH RIGHT-OF-WAY, N89°05'40"E, A DISTANCE OF 30.00 FEE 57.00 FEET SOUTH OF THE NORTH LINEOF SAID SECTION 9, N89°05'40E, A DISTANCE OF 2114.85 FEET; THENCE ON A

LINE PARALLEL WITH SAID WEST LINE OF SECTION 9. SAID WEST LINE ALSO BEING THE CENTER LINE OF BRICK-CENTER ROAD, S00°42'58"W, A DISTANCE A DISTANCE OF 5254.47 FEET: THENCE ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 9, S89°00'43"W, A DISTANCE OF 767.40 FEET; THENCE ON THE EAST LINE OF THE PARCEL DESCRIBED IN THENCE ON THE NORTH LINE OF THE PARCEL DESCRIBED IN RECEPTION NUMBER B7110702, AND THAT LINE EXTENDED WEST \$89°01'13"W A DISTANCE OF 1347 56 FEET: THENCE ON A LINE 30 00 FAST AND PARALLEL TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 9. N00°43'07"E. A DISTANCE OF 1965.82 FEET: THENCE ON A LINE 30.00 EAST AND PARALLEL TO THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 9, N00°42'58"E, A DISTANCE OF 2600.97 FEET TO THE POINT OF BEGINNING CONTAINING 233 72+ ACRES MORE OR LESS

BASIS OF BEARING: THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 9. BEARING N00°42'58"E AS MEASURED AND MONUMENTED AS SHOWN HEREON. ORIGINALLY BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 5. BEARING S89°38'18"W PER SHEET 4 OF ARAPAHOE COUNTY HORIZONTAL CONTROL NETWORK PHASE XI.

A PARCEL OF LAND LOCATED IN SECTION 9, TOWNSHIP 5 SOUTH, RANGE 63 WEST OF THE 6TH P.M., COUNTY OF COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 9, FROM WHICH THE WEST 1/4 CORNER OF SAID SECTION 9 BEARS S00°42'58"W, A DISTANCE OF 2657.14 FEET, SAID LINE BEING THE BASIS OF BEARINGS FOR ALL LINES DESCRIBED HEREIN. THENCE ON THE WEST LINE OF SAID SECTION 9, S00°42'58"W ON THE WEST LINE OF SAID SECTION 9 A DISTANCE OF 57 02 FEET TO A POINT OF INTERSECTION WITH EXISTING SOLITH RIGHT-OF-WAY LINE OF ARAPAHOE COUNTY ROAD NO. 30 AS RECORDED UNDER RECEPTION NO. B4177870 RECORDED OCTOBER 7, 2004 IN THE RECORDS EET TO THE POINT OF BEGINNING; THENCE CONTINUING ON SAID SOUTH RIGHT-OF-WAY, AND ON A LINE PARALLEL 1 AND 57.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 9. N89°05'40E. A DISTANCE OF 1381.94 FEET TO A POIN OF INTERSECTION WITH THE CENTER LINE OF AN EXISTING 30 FOOT ACCESS EASEMENT: THENCE ON SAID CENTER LINE THE FOLLOWING TWO (2) COURSES;

S 02°48'18" W A DISTANCE OF 2604.43 FEET S36°18'18" W A DISTANCE OF 134.62 FEET TO A POINT ON THE NORTH LINE OF PARCEL B, AS SHOWN ON THE LAND SURVEY PLAT BY TIMBERLINE SURVEYING, INC. DEPOSITED NOVEMBER 18, 1997 UNDER RECEPTION NO. 01314 IN ARAPAHOE COUNTY: THENCE ON SAID NORTH LINE OF PARCEL B. S89°06'38"W. A DISTANCE OF 520.44 FEET TO THE NORTHWEST CORNER OF SAID PARCEL B, BEING MONUMENTED BY A NO. 4 REBAR WITH PLASTIC CAP LS 18475; HENCE ON THE WEST LINE OF SAID PARCEL B. S26°07'36"W. A DISTANCE OF 751.65 FEET TO THE SOUTHWEST CORNE OF SAID PARCEL B, BEING MONUMENTED BY A NO. 4 REBAR WITH PLASTIC CAP LS 18475, SAID POINT ALSO BEING THE NORTHWEST CORNER OF PARCEL A AS SHOWN ON SAID LAND SURVEY PLAT: THENCE ON THE WEST LINE OF SAID PARCEL A. S03°21'48"W. A DISTANCE OF 968.29 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL A. SAID POINT BEING A POINT ON THE NORTH LINE OF A PARCEL OF LAND RECORDED IN BOOK 2586 AT PAGE 655 OF THE RECORDS OF SAID COUNTY: THENCE ON THE NORTH LINE OF SAID PARCEL RECORDED IN BOOK 2586 AT PAGE 655. S89°01'09"W. A DISTANCE OF 320.77 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE ON A LINE PARALLEL WITH THE WEST LINE OF SAID SECTION 9, N00°42'58"E. A DISTANCE OF 4343.34 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF EAST COUNTY ROAD NO. 30. TO THE POINT OF BEGINNING, CONTAINING 98.39+ ACRES, MORE OR LESS.

BASIS OF BEARING: THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 9, BEARING N89°00'43"E AS MEASURED AND MONUMENTED AS SHOWN HEREON. ORIGINALLY BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 5, BEARING S89°38'18"W PER SHEET 4 OF ARAPAHOE COUNTY HORIZONTAL CONTROL NETWORK PHASE XI.

## PIN 034262784 & 034262792 & 034262806 & 034262814 (AS MEASURED)

A TRACT OF LAND SITUATED IN THE WEST  $^{\prime}\!\!\!/_2$  OF SECTION 16. TOWNSHIP 5 SOUTH, RANGE 63 WEST OF THE 6TH RINCIPAL MERIDIAN. ARAPAHOE COUNTY. COLORADO. MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 16 AND CONSIDERING THE NORTH LINE OF THE NORTHEAS 1/4 OF SAID SECTION 16 TO BEAR N89°00'43"E WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETC HENCE ON THE NORTH LINE OF SAID NORTHWEST ½, N89°00'43"E, A DISTANCE OF 30.01 FEET TO THE POINT OF

THENCE CONTINUING ON THE NORTH LINE OF SAID NORTHWEST 1/4. SAID LINE ALSO BEING THE NORTH LINE OF TRAC 1. BRICK CENTER RANCHES, 1ST AMENDMENT (DEPOSITED AT RECEPTION NUMBER 02554 ON MARCH 24TH, 2003). N89°00'43"E, A DISTANCE OF 2646.24 FEET; THENCE ON THE EAST LINE OF SAID NORTHWEST 1/4, SAID ALSO LINE BEING THE EAST LINE OF TRACTS 1-4. SAID BRICK CENTER RANCHES. 1ST AMENDMENT. S01°06'22"E. A DISTANCE OF 2488.54 FEET; THENCE ON THE SOUTH LINE OF SAID TRACT 4, S89°14'30"W, A DISTANCE OF 2724.35 FEET; THENCE ON A LINE PARALLEL TO AND 30 00 FEET EAST OF THE WEST LINE OF SAID NORTHWEST 1/2 SAID ALSO LINE BEING THE WEST LINE OF TRACTS 4-1, SAID BRICK CENTER RANCHES, 1ST AMENDMENT, N00°41'56"E, A DISTANCE OF 2478.68 FEET TO THE POINT OF BEGINNING, CONTAINING 153.07± ACRES, MORE OR LESS.

BASIS OF BEARING: THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 16, BEARING N89°00'43"E AS MEASURED AND MONUMENTED AS SHOWN HEREON. ORIGINALLY BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 5. BEARING S89°38'18"W PER SHEET 4 OF ARAPAHOE COUNTY HORIZONTAL CONTROL NETWORK PHASE XI.

## A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8 TOWNSHIP 5 SOUTH, RANGE 63 WEST OF THE 6TH

P.M. BEING PARCEL 6 AS DESCRIBED IN DEED RECORDED AT RECEPTION NUMBER A6086167 ON JULY 5, 1996 (EXCEPTION NUMBE PORTION LYING WITHIN BRICK-CENTER ROAD) AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL 6. SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE FOR BRICK-CENTER ROAD, ALSO BEING 30.00 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST 1/4 FROM WHICH THE NORTHWEST CORNER OF SAID PARCEL 6 BEARS S89°36'47"W MONUMENTED BY FOUND #4 REBARS AND 1.5"

YELLOW PLASTIC CAPS STAMPED "ODOR PE & PLS 13895" AND BEING THE BASIS OF BEARINGS FOR ALL LINES. DESCRIBED HEREIN, THENCE ON SAID WESTERLY RIGHT-OF-WAY AND ON A LINE 30.00 FEET WEST AND PARALLEL TO 'HE EAST LINE OF SAID SOUTHEAST 1/4, S00°43'07"W, A DISTANCE OF 584.86 FEET; THENCE ON THE SOUTH LINE OF SAID PARCEL 6, S89°35'08"W, A DISTANCE OF 2591.53 FEET;THENCE ON THE WEST LINE OF SAID PARCEL 6, N00°38'08"E, A DISTANCE OF 586.08 FEET; THENCE ON THE NORTH LINE OF SAID PARCEL 6, N89°36'47"E, A DISTANCE OF 2592.35 FEET

BASIS OF BEARING: THE NORTH LINE OF PARCEL 6, BEARING N89°36'47"E AS MEASURED AND MONUMENTED AS SHOWN

### THE OWNER(S), DEVELOPER(S), AND/OR SUBDIVIDER(S) OF THE USE BY SPECIAL REVIEW PLAN AMENDMENT NO. 1 KNOWN AS HUNTER SOLAR, LLC, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE

STANDARD NOTES

TREET MAINTENANCE: IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAT/PLAN WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS IN FEFECT AT THE DATE CONSTRUCTION PLANS ARE APPROVED AND PROVIDED CONSTRUCTION OF SAID ROADWAYS IS STARTED WITHIN ONE YEAR OF THE CONSTRUCTION PLAN APPROVAL. THE OWNERS, DEVELOPERS AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN THE INTEREST. SHALL BE RESPONSIBLE FOR THE STREET MAINTENANCE UNTIL SUCH TIME AS THE COUNTY ACCEPTS RESPONSIBILITY FOR THE MAINTENANCE AS STATED ABOVE.

RAINAGE MAINTENANCE: THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENT. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED STRUCTURES, FLOW RESTRICTION DEVICES AND FACILITIES NEEDED TO CONVEY FLOW TO SAID BASINS. ARAPAHOE COUNTY SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT SAID FACILITIES AT ANY TIME IF THESE FACILITIES ARE NOT PROPERLY MAINTAINED THE COUNTY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY

MERGENCY ACCESS NOTE; EMERGENCY ACCESS IS GRANTED HEREWITH OVER AND ACROSS ALL PAVED AREAS FOR POLICE, FIRE, AND EMERGENCY VEHICLES.

#### DRIVES, PARKING AREAS, AND UTILITY EASEMENTS MAINTENANCE: THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS. AND/OR ASSIGNS IN INTEREST. THE ADJACENT PROPERTY OWNER(S). HOMEOWNERS ASSOCIATION OF OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ANY AND ALL DRIVES. PARKING AREAS, AND EASEMENTS, I.E.: CROSS-ACCESS EASEMENTS, DRAINAGE EASEMENTS, ETC

PRIVATE STREET MAINTENANCE: IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE PRIVATE ROADWAYS SHOWN N THIS PLAT/PLAN ARE NOT IN CONFORMANCE WITH ARAPAHOE COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS AND WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH THE SUBDIVISION REGULATIONS IN FEFECT AT THE DATE OF THE REQUEST FOR DEDICATION THE OWNERS. DEVELOPERS. AND/OR SUBDIVIDERS. THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST. SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE COUNTY ACCEPTS RESPONSIBILITY FOR

RAINAGE LIABILITY: IT IS THE POLICY OF ARAPAHOE COUNTY THAT IT DOES NOT AND WILL NOT ASSUME LIABILITY FOR THE DRAINAGE FACILITIES DESIGNED AND/OR CERTIFIED BY RINA CONSULTING, ARAPAHOE COUNTY REVIEWS PRAINAGE PLANS PURSUANT TO COLORADO REVISED STATUTES TITLE 30, ARTICLE 28, BUT CANNOT, ON BEHALF OF HUNTER SOLAR. LLC. GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW WILL ABSOLVE HUNTER SOLAR. LLC. AND/OF THEIR SUCCESSORS AND/OR ASSIGNS OF FUTURE LIABILITY FOR IMPROPER DESIGN. IT IS THE POLICY OF ARAPAHOE COUNTY THAT APPROVAL OF THE FINAL PLAT AND/OR FINAL DEVELOPMENT PLAN DOES NOT IMPLY APPROVAL OF RINA

ANDSCAPE MAINTENANCE: THE OWNER OF THIS PLAN OR PLAT, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST,

THE ADJACENT PROPERTY OWNERS(S), HOMEOWNERS'S ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING. LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE FENCE LINE/PROPERTY LINE AND ANY PAVED ROADWAYS THE OWNERS OF THIS SUBDIVISION. THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST. OR SOME OTHER ENTITY

OTHER THAN ARAPAHOE COUNTY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT

ROHIBITED FROM ERECTING OR GROWING ANY OBSTRUCTIONS OVER THREE FEET IN HEIGHT ABOVE THE ELEVATION

OF THE LOWEST POINT ON THE CROWN OF THE ADJACENT ROADWAY WITHIN SAID TRIANGLE. PUBLIC IMPROVEMENT NOTE: AFTER FINAL DEVELOPMENT PLAN/FINAL PLAT APPROVAL. ISSUANCE OF INDIVIDUAL BUILDING PERMITS WILL BE SUBJECT TO THE FOLLOWING STIPULATIONS AND/OR CONDITIONS PRECEDENT, WHICH OWNER AGREES TO IN CONJUNCTION WITH APPROVAL OF THE FINAL DEVELOPMENT PLAN AND/OR FINAL PLAT. SUCH BUILDING PERMITS WILL BE ISSUED ONLY AFTER THE OWNERS GUARANTEE PUBLIC IMPROVEMENTS IN A FORM

RAINAGE MASTER PLAN NOTE: THE POLICY OF THE COUNTY REQUIRES THAT ALL NEW DEVELOPMENT AND REDEVELOPMENT SHALL PARTICIPATE IN THE REQUIRED DRAINAGE IMPROVEMENTS AS SET FORTH BELOW:

ACCEPTABLE TO THE BOARD OF COUNTY COMMISSIONERS PURSUANT TO STATE STATUTE.

DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE PHASE III DRAINAGE REPORT AND

ESTABLISHED CONVEYANCE CAPACITY SUCH AS A MASTER PLANNED OUTFALL STORM SEWER OR MASTER PLANNED MAJOR DRAINAGEWAY. THE COUNTY WILL REQUIRE THAT THE CONNECTION OF THE MINOR AND MAJOR SYSTEMS PROVIDE CAPACITY TO CONVEY ONLY THOSE FLOWS (INCLUDING OFFSITE FLOWS) LEAVING THE SPECIFIC DEVELOPMENT SITE. TO MINIMIZE OVERALL CAPITAL COSTS, THE COUNTY ENCOURAGES ADJACENT DEVELOPMENTS TO JOIN IN DESIGNING AND CONSTRUCTING CONNECTION SYSTEMS. ALSO, THE COUNTY MAY CHOOSE TO PARTICIPATE WITH A DEVELOPER IN THE DESIGN AND CONSTRUCTION OF THE

EQUITABLE PARTICIPATION IN THE DESIGN AND CONSTRUCTION OF THE MAJOR DRAINAGEWAY SYSTEM THAT SERVES THE DEVELOPMENT AS DEFINED BY ADOPTED MASTER DRAINAGEWAY PLANS (SECTION 3.4 OF THE ARAPAHOE COUNTY STORMWATER MANAGEMENT MANUAL) OR AS REQUIRED BY THE COUNTY AND DESIGNATED IN THE PHASE III DRAINAGE REPORT

REET LIGHTING NOTE: ALL LOTS ARE SUBJECT TO AND BOUND BY TARIFFS WHICH ARE NOW AND MAY IN THE UTURE BE FILED WITH THE PUBLIC UTILITIES COMMISSION OF THE ST A TE OF COLORADO RELATING TO STREE GHTING IN THIS PLAN OR PLAT. TOGETHER WITH RA TES. RULES. AND REGULATIONS THEREIN PROVIDED AND SUBJECT TO ALL FUTURE AMENDMENTS AND CHANGES THERETO. THE OWNER OR OWNERS. THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL PAY AS BILLED, A PORTION OF THE COST OF PUBLIC STREET LIGHTING IN THE PLAN OR PLAT ACCORDING TO APPLICABLE RA TES, RULES, AND REGULATIONS, INCLUDING FUTURE AMENDMENTS AND CHANGES ON FILE WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO

### LEASE DESCRIPTION

LIMITS AND DESCRIPTION OF LEASE AREA TO BE DETERMINED ONCE PROJECT HAS BEEN APPROVED BY THE PLANNING COMMISSION AND A CONSTRUCTION SET HAS BEEN SUBMITTED FOR THE BUILDING PERMIT. AT TIME OF USE BY SPECIAL REVIEW SUBMITTAL, THE ENTIRE SUBJECT PARCEL SHALL BE CONSIDERED THE LEASE AREA. REFER TO LAND DESCRIPTIONS ABOVE FOR DESCRIPTIONS OF PROPERTY AREAS.

PROPERTY AND LAND OWNER INFORMATION

PIN	OWNER NAME	PROPERTY ADDRESS	OWNER ADDRESS
035123014	KENT BEICHLE TRUST, BRENT C BEICHLE	SOUTH BRICK CENTER ROAD AND E QUINCY AVE, BENNETT, CO	7475 S COUNTY ROAD 145 BENNETT, CO 80102
034633596	HELEN F TOFT AND LARRY C TOFT	N CO RD 129 BENNETT, CO	51300 E 56TH AVE BENNETT, CO 80102
033700511	HELEN F TOFT AND LARRY C TOFT	N CO RD 129 BENNETT, CO	51300 E 56TH AVE BENNETT, CO 80102
034720731	JOHN H HYATT	BELLEVIEW AVENUE BENNETT, CO	3 NAVASOTA CIR WICHITA FALLS, TX 76309
034829547	JOHN H HYATT	BELLEVIEW AVENUE BENNETT, CO	3 NAVASOTA CIR WICHITA FALLS, TX 76309
034610332	MOORE MARK K, MOORE BRENDA G	E QUINCY AVE BENNETT, CO 80102	46700 E COUNTY ROAD 30 BENNETT, CO 80102
034262784	MBM PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY	5170 S COUNTY ROAD 129 BENNETT, CO 80102	46700 E COUNTY ROAD 30 BENNETT, CO 80102
034262792	MBM PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY	5260 S COUNTY ROAD 129 BENNETT, CO 80102	46700 E COUNTY ROAD 30 BENNETT, CO 80102
034262806	MBM PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY	5350 S COUNTY ROAD 129 BENNETT, CO 80102	46700 E COUNTY ROAD 30 BENNETT, CO 80102
034262814	MBM PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY	5430 S COUNTY ROAD 129 BENNETT, CO 80102	46700 E COUNTY ROAD 30 BENNETT, CO 80102
031583021	GELLER EARL & JOYCE TOBERO- COMORA TRUSTEES 28.6, SCHWAB MICHAEL & TERI TRUSTEES SCHWAB REVO, RLR-FREEDOM LLC, ROBERTSON-SURPRISE LLC, MARMACK INVESTORS LLC, POUH STEPHAN M, POUH HELMUT	E QUINCY AVE BENNETT, CO 80102	4531 N 16TH ST UNIT 103 PHOENIX, AZ 85016-5344
033700546	PATRICK LAWRENCE BARENBERG	4829 S COUNTY ROAD 129 BENNETT, CO 80102	4829 S COUNTY ROAD 129 BENNETT, CO 80102

## AMENDMENT SUMMARY

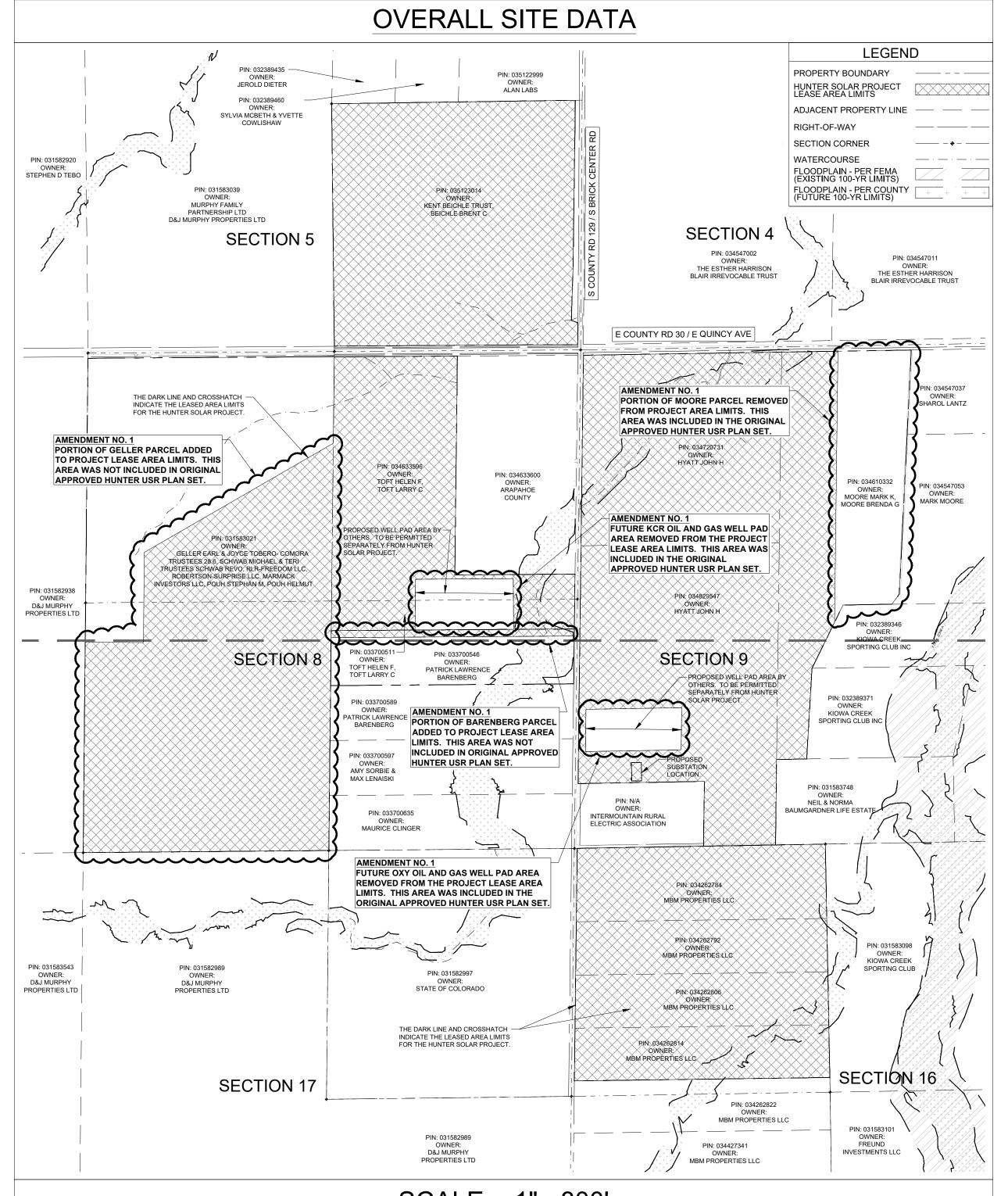
HE NEW HUNTER SOLAR, LLC AMENDMENT NO. 1 HAS THE FOLLOWING CHANGES FROM THE PREVIOUSLY APPROVED

GELLER PROPERTY (PIN 031583021) ADDED TO PROJECT. PART OF THE PARCEL WILL BE LEASED AND USED FOR BARENBERG PROPERTY (PIN033700546) ADDED TO PROJECT. AN EASEMENT WILL BE OBTAINED TO USE PART OF THE PARCEL AS AND ACCESS DRIVE TO THE PV PLANT AREA LOCATED WEST OF S BRICK CENTER ROAD AND SOUTH OF E QUINCY AVENUE. THE PREVIOUS APPROVED PLANS HAD A PROPOSED ACCESS DRIVE ON THE TOFT PROPERTY THAT CONNECTED TO E COUNTY RD 30 / E QUINCY AVENUE. THAT ACCESS DRIVE HAS BEEN MOVED TO THE BARENBERG PROPERTY AND WILL CONNECT TO S COUNTY RD 129 / S BRICK CENTER ROAD A FIELD SURVEYED TOPOGRAPHIC SURVEY WAS OBTAINED TO REPLACE THE PREVIOUS GIS BASED TOPOGRAPHIC SURVEY USED AS BACKGROUND FOR THE PROJECT. ADJUSTMENTS HAVE BEEN MADE TO THE PV PLANT DESIGN TO ALIGN WITH THE MORE DETAILED FIELD SURVEYED TOPOGRAPHIC SURVEY. NEW FIELD SURVEYED LEGAL DESCRIPTIONS FOR THE PROPERTIES HAVE BEEN ADDED TO REPLACE THE PREVIOUSLY USED COUNTY GIS TAX DESCRIPTIONS FOR THE PROPERTIES. 2 PROPOSED WELL PAD AREA LOCATIONS HAVE BEEN ADDED TO PROJECT. THE WELL PAD AREAS ARE SHOWN

FOR VISUAL PURPOSES ONLY AND THEY WILL BE DESIGNED AND PERMITTED BY OTHERS.

## HUNTER SOLAR, LLC **USE BY SPECIAL REVIEW - AMENDMENT NO. 1**

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 5, SECTION 8, THE WEST HALF OF SECTION 9 AND THE NORTHWEST QUARTER OF SECTION 16 OF TOWNSHIP 5 SOUTH, RANGE 63 WEST, WEST OF THE 6TH PRINCIPAL MERIDIAN.



SCALE = 1"= 800"

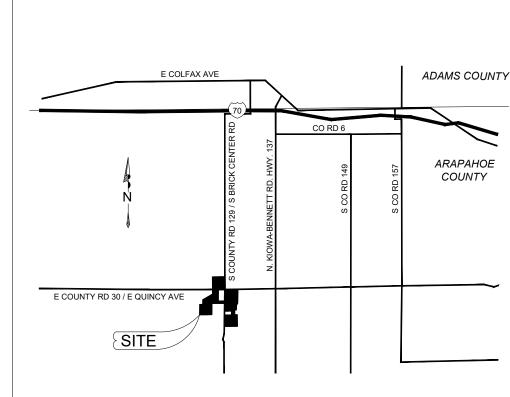
**APPLICANT** TORCH CLEAN ENERGY, LLC 939 PEARL STREET, SUITE 210 BOULDER, CO 80302

NEW SHEET

**ENGINEER** RINA CONSULTING, INC. 43311 JOY ROAD, #333 **CANTON, MI 48187** 

ATWELL, LLC 143 UNION BOULEVARD, SUITE 700 LAKEWOOD, CO 80228





LOCATION MAP - SCALE: 1:20,000

SITE DATA

HELEN F TOFT AND LARRY C TOFT

PATRICK I AWRENCE BARENBERG

\*REFER TO PROPERTY AND LAND OWNER INFORMATION TABLE ON SHEET

FOR PROPERTY ADDRESS AND OWNER ADDRESS INFORMATION

DISTURBED AREA

REQUIRED

50 FT

COVER SHEET

**EQUIPMENT DETAILS** 

BOARD OF COUNTY COMMISSIONERS APPROVAL

PLANNING COMMISSION RECOMMENDATION

PLANNING COMMISSION, THIS \_\_\_ DAY OF \_\_\_

CERTIFICATE OF OWNERSHIP

(NOTARY PUBLIC

1" = 800

MY COMMISSION EXPIRES

NOTARY ID NUMBER

NOT RECOMMENDED/RECOMMENDED BY THE ARAPAHOE COUNTY

AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP

INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS HUNTER SOLAR, LLC, USE BY SPECIAL REVIEW - AMENDMENT NO. 1, CASE NO

OWNER OF RECORD OR AUTHORIZED AGENT

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

HEREBY AFFIRM THAT I AM THE OWNER OR

AN AUTHORIZED

WITNESS MY HAND AND SEAL

APPROVED BY THE ARAPAHOE COUNTY BOARD OF COMMISSIONERS

A-1 (AGRICULTURAL-1)

MOORE MARK K. MOORE BRENDA G

035123014

034610332

031583021

033700546

034633596, 033700511

034720731. 034829547

034262784. 034262792

034262806, 034262814

ARAPAHOE COUNTY

75MW SOLAR ENERGY

PARCEL LINE SETBACKS

MIN FRONT YARD

MIN. SIDE YARD

MIN. REAR YARD

MIN. SIDE CORNER

SHEET NUMBER

PROPOSED USE

KENT BEICHLE TRUST, BRENT C BEICHLE

EARL GELLER & JOYCE TOBERO ET ALL

MBM PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY

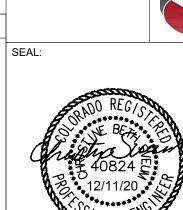
MBM PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY

SOLAR AREA

± 674.8 AC







SHEET LIST TABLE SHEET TITLE **EXISTING CONDITIONS - NORTH** EXISTING CONDITIOSN - SOUTH PROPOSED CONDITIONS - NORTH PROPOSED CONDITIONS - SOUTH **GRADING & UTILITY DETAILS - 1 GRADING & UTILITY DETAILS - 2** 

≥ 8

					2	₹	_
DWN CHKD	CS	CS	٥	3			
DWN	XMX	KMK	KMK	YIMY.			
CRIPTION	Submittal	se per Initial County Review Comments	o por 2pd County Downsing Commonte	se per zila county neview confinents			

**LATITUDE:** 39.624° N LONGITUDE: 104.453° W SCALE:

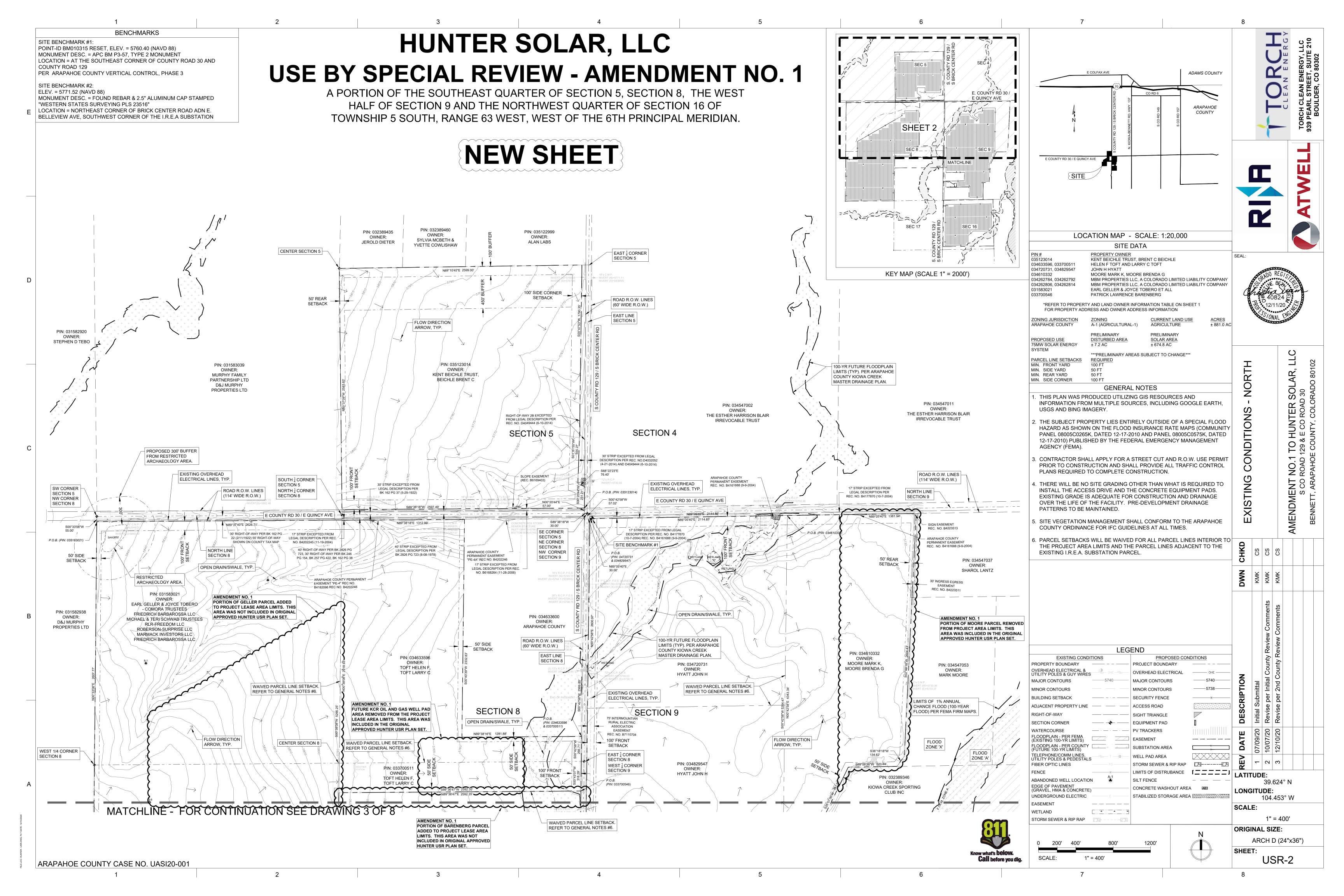
1" = 800'

ORIGINAL SIZE:

ARCH D (24"x36") USR-1

ARAPAHOE COUNTY CASE NO. UASI20-001

Know what's **below.** 



**BENCHMARKS** SITE BENCHMARK #1: POINT-ID BM010315 RESET, ELEV. = 5760.40 (NAVD 88) MONUMENT DESC. = APC BM P3-57, TYPE 2 MONUMENT LOCATION = AT THE SOUTHEAST CORNER OF COUNTY ROAD 30 AND PER ARAPAHOE COUNTY VERTICAL CONTROL, PHASE 3

MONUMENT DESC. = FOUND REBAR & 2.5" ALUMINUM CAP STAMPED

LOCATION = NORTHEAST CORNER OF BRICK CENTER ROAD ADN E

BELLEVIEW AVE, SOUTHWEST CORNER OF THE I.R.E.A SUBSTATION

SITE BENCHMARK #2:

ELEV. = 5771.52 (NAVD 88)

"WESTERN STATES SURVEYING PLS 23516"

HUNTER SOLAR, LLC USE BY SPECIAL REVIEW - AMENDMENT NO. 1

NEW SHEET

OWNER:

MOORE MARK K,

PIN: 034829547

OWNER:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 5, SECTION 8, THE WEST HALF OF SECTION 9 AND THE NORTHWEST QUARTER OF SECTION 16 OF TOWNSHIP 5 SOUTH, RANGE 63 WEST, WEST OF THE 6TH PRINCIPAL MERIDIAN.

ADAMS COUNTY

LOCATION MAP - SCALE: 1:20,000

SITE DATA

HELEN F TOFT AND LARRY C TOFT

MOORE MARK K. MOORE BRENDA G

PATRICK LAWRENCE BARENBERG

EARL GELLER & JOYCE TOBERO ET ALL

KENT BEICHLE TRUST, BRENT C BEICHLE

MBM PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY





MBM PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY

SOLAR AREA DISTURBED AREA REQUIRED

MIN. FRONT YARD MIN. SIDE YARD MIN. REAR YARD MIN. SIDE CORNER

- **GENERAL NOTES** THIS PLAN WAS PRODUCED UTILIZING GIS RESOURCES AND **USGS AND BING IMAGERY**
- PANEL 08005C0265K, DATED 12-17-2010 AND PANEL 08005C0575K, DATED
- 3. CONTRACTOR SHALL APPLY FOR A STREET CUT AND R.O.W. USE PERMIT PLANS REQUIRED TO COMPLETE CONSTRUCTION.
- . THERE WILL BE NO SITE GRADING OTHER THAN WHAT IS REQUIRED TO INSTALL THE ACCESS DRIVE AND THE CONCRETE EQUIPMENT PADS. EXISTING GRADE IS ADEQUATE FOR CONSTRUCTION AND DRAINAGE OVER THE LIFE OF THE FACILITY. PRE-DEVELOPMENT DRAINAGE PATTERNS TO BE MAINTAINED.
- SITE VEGETATION MANAGEMENT SHALL CONFORM TO THE ARAPAHOE COUNTY ORDINANCE FOR IFC GUIDELINES AT ALL TIMES.
- . PARCEL SETBACKS WILL BE WAIVED FOR ALL PARCEL LINES INTERIOR TO THE PROJECT AREA LIMITS AND THE PARCEL LINES ADJACENT TO THE EXISTING I.R.E.A. SUBSTATION PARCEL.

LEGEND

MAJOR CONTOURS

MINOR CONTOURS

SECURITY FENCE ACCESS ROAD SIGHT TRIANGLE

EQUIPMENT PAD

PV TRACKERS

WELL PAD AREA

SILT FENCE

1" = 400'

STORM SEWER & RIP RAP

LIMITS OF DISTRUBANCE

STABILIZED STORAGE AREA

CONCRETE WASHOUT AREA

-----5738*---*--

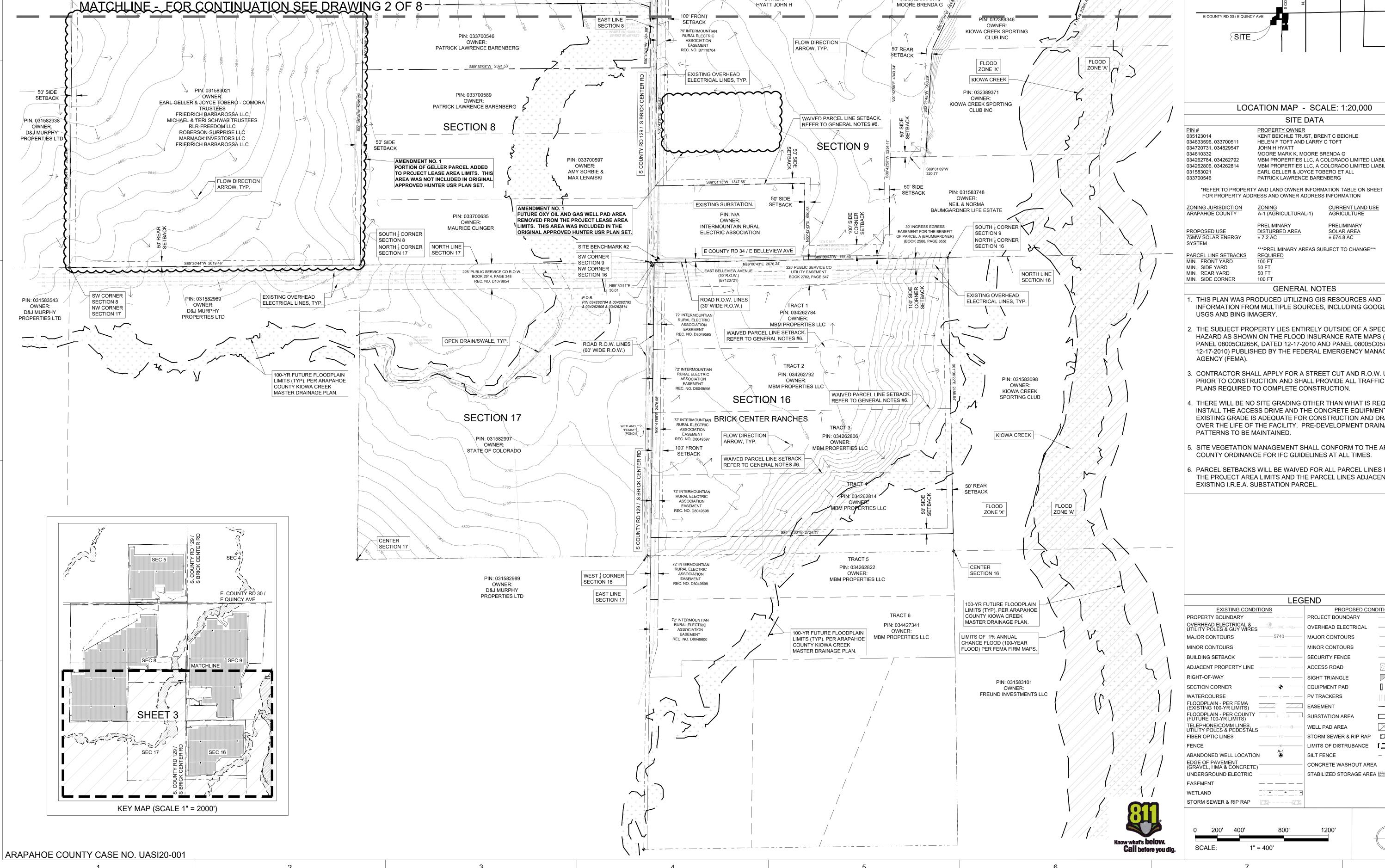
≥ 8

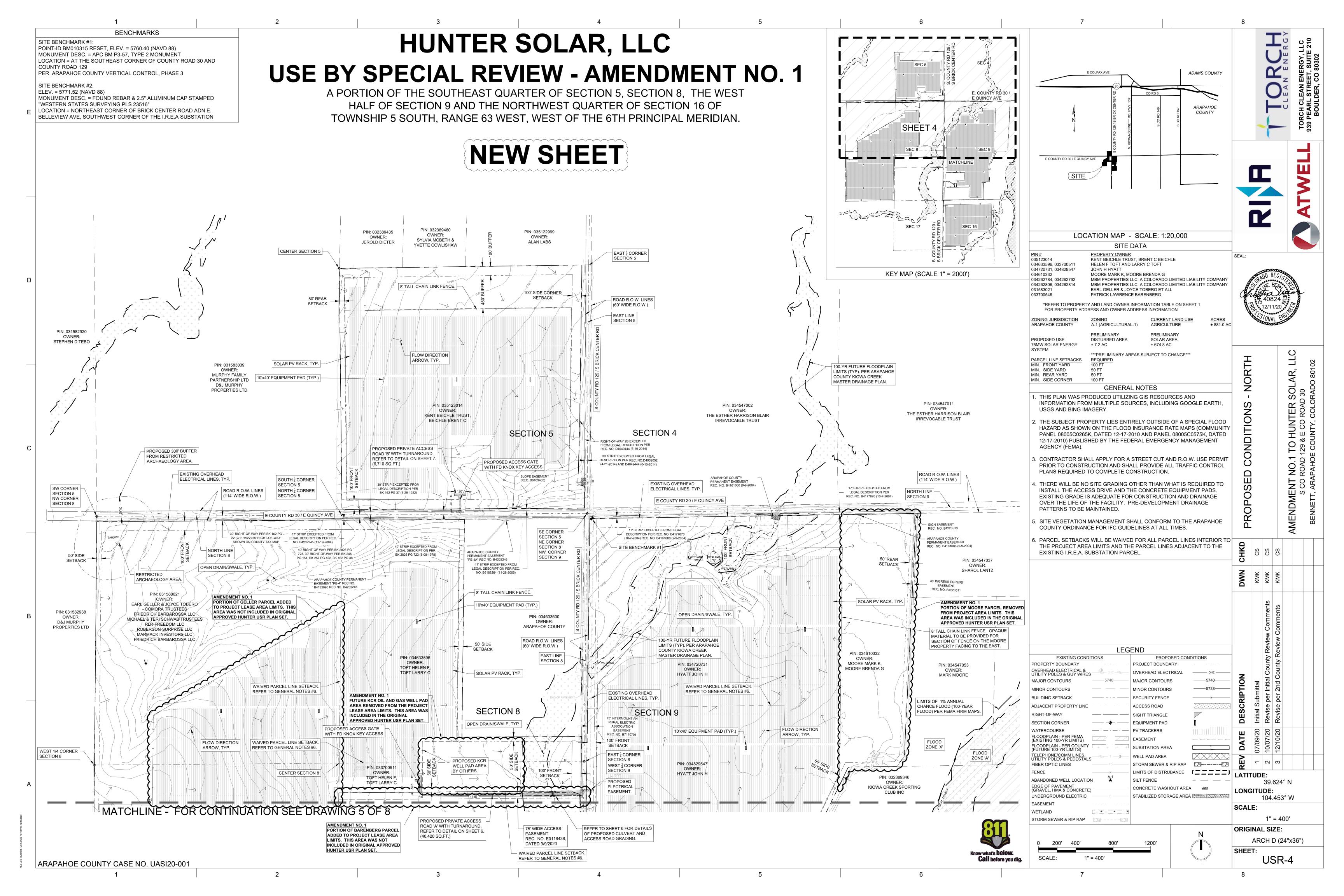
DESCRIPTION	07/09/20 Initial Submittal	10/07/20 Revise per Initial County Review Commer	12/10/20 Revise per 2nd County Review Comment			
REV DATE	07/09/20	10/07/20	12/10/20			
REV	1	2	3			
LATIT	UD	<b>E:</b> 39.	624	° N		

104.453° W SCALE:

1" = 400' ORIGINAL SIZE: ARCH D (24"x36")

USR-3





**BENCHMARKS** SITE BENCHMARK #1: POINT-ID BM010315 RESET, ELEV. = 5760.40 (NAVD 88) MONUMENT DESC. = APC BM P3-57, TYPE 2 MONUMENT

LOCATION = AT THE SOUTHEAST CORNER OF COUNTY ROAD 30 AND PER ARAPAHOE COUNTY VERTICAL CONTROL, PHASE 3

## SITE BENCHMARK #2:

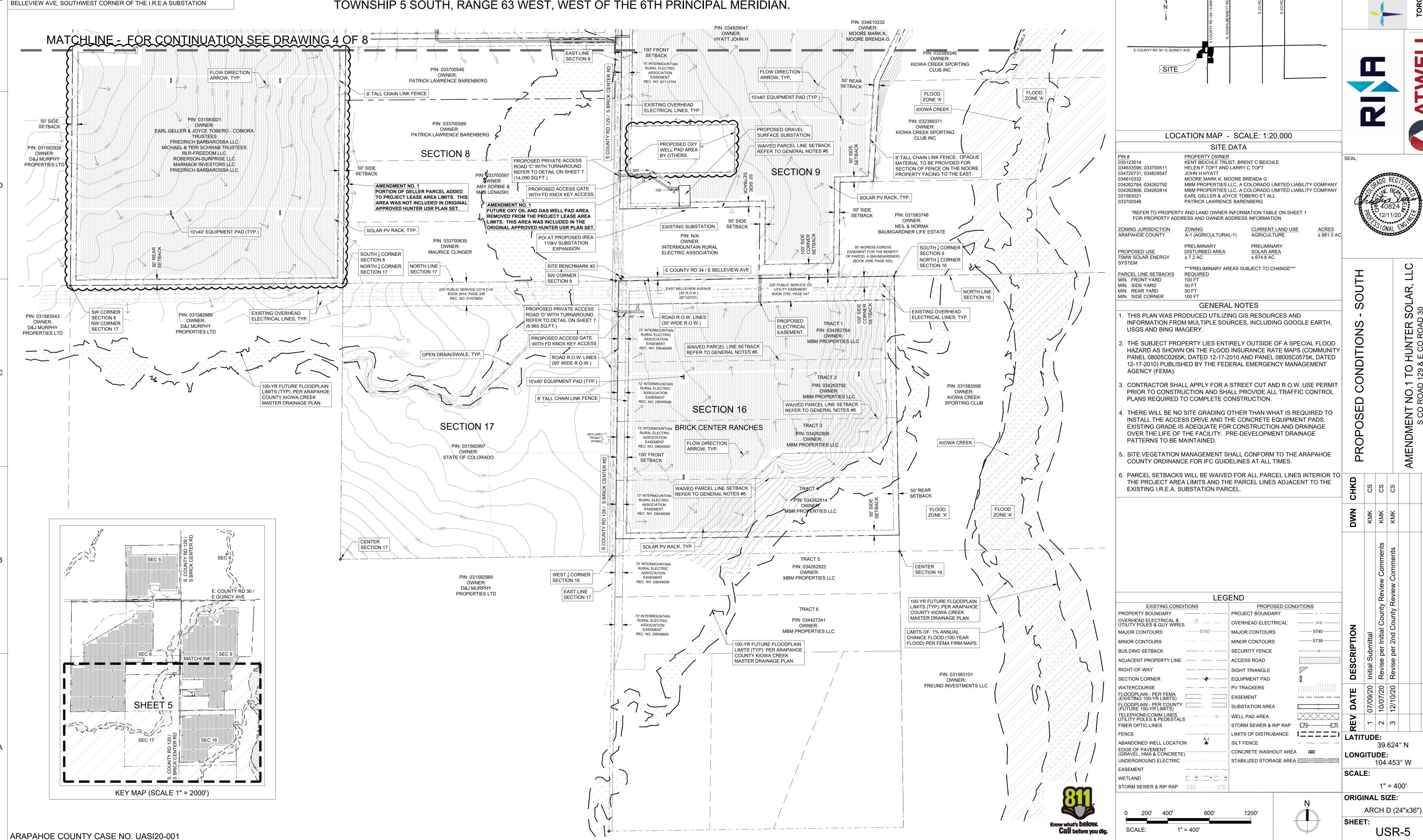
ELEV. = 5771.52 (NAVD 88) MONUMENT DESC. = FOUND REBAR & 2.5" ALUMINUM CAP STAMPED "WESTERN STATES SURVEYING PLS 23516"

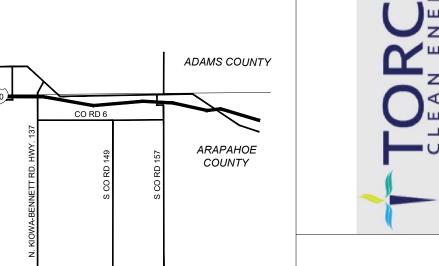
LOCATION = NORTHEAST CORNER OF BRICK CENTER ROAD ADN E

# HUNTER SOLAR, LLC USE BY SPECIAL REVIEW - AMENDMENT NO. 1

NEW SHEET

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 5, SECTION 8, THE WEST HALF OF SECTION 9 AND THE NORTHWEST QUARTER OF SECTION 16 OF TOWNSHIP 5 SOUTH, RANGE 63 WEST, WEST OF THE 6TH PRINCIPAL MERIDIAN.





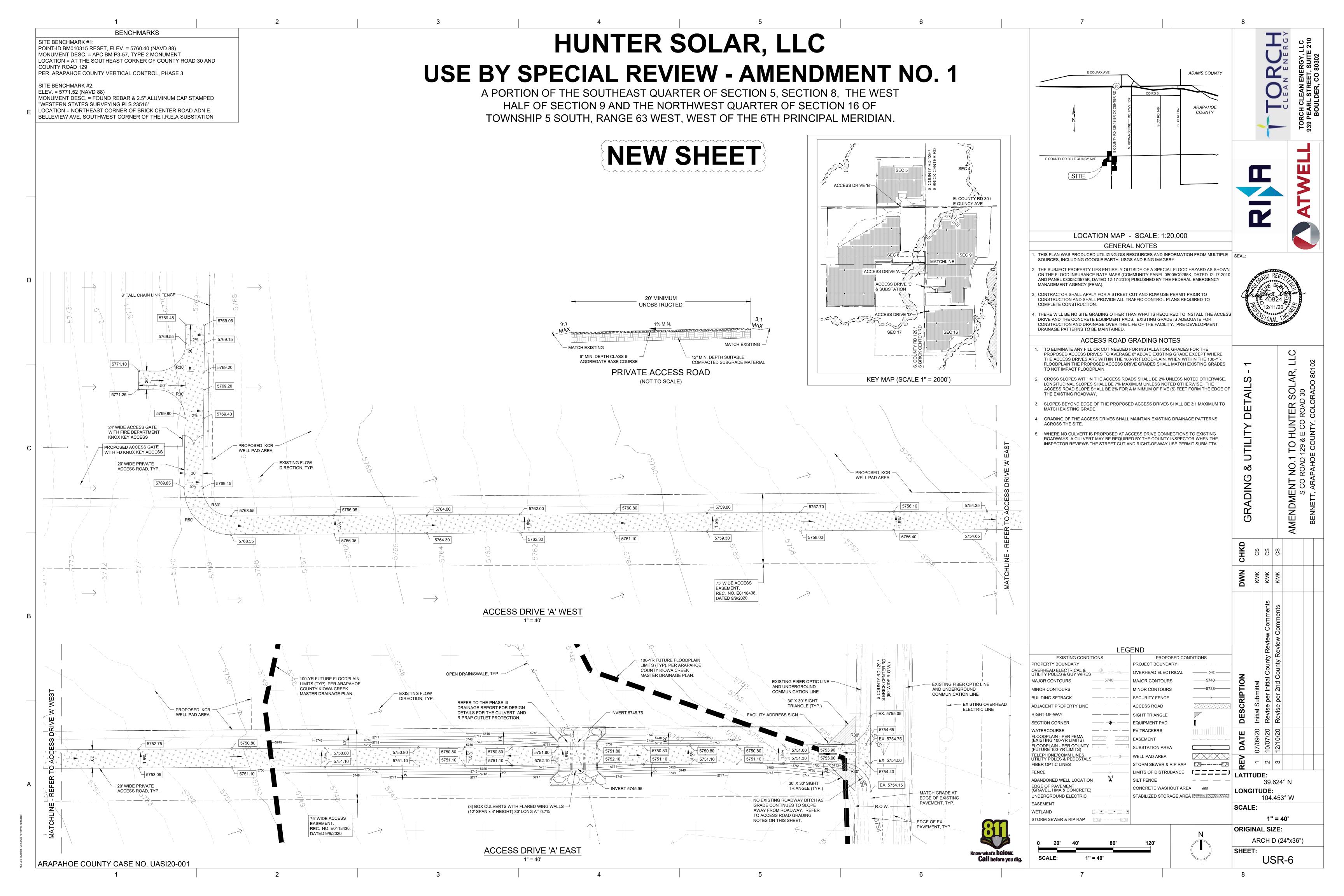








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SITE BENCHMARK #1: POINT-ID BM010315 RESET, ELEV. = 5760.40 (NAVD 88) MONUMENT DESC. = APC BM P3-57, TYPE 2 MONUMENT LOCATION = AT THE SOUTHEAST CORNER OF COUNTY ROAD 30 AND PER ARAPAHOE COUNTY VERTICAL CONTROL, PHASE 3

## SITE BENCHMARK #2:

ELEV. = 5771.52 (NAVD 88) MONUMENT DESC. = FOUND REBAR & 2.5" ALUMINUM CAP STAMPED "WESTERN STATES SURVEYING PLS 23516"

LOCATION = NORTHEAST CORNER OF BRICK CENTER ROAD ADN E. BELLEVIEW AVE. SOUTHWEST CORNER OF THE I.R.E.A SUBSTATION

5773.30

INV. 5768.40 -

PROPOSED DITCH AT 2.0%

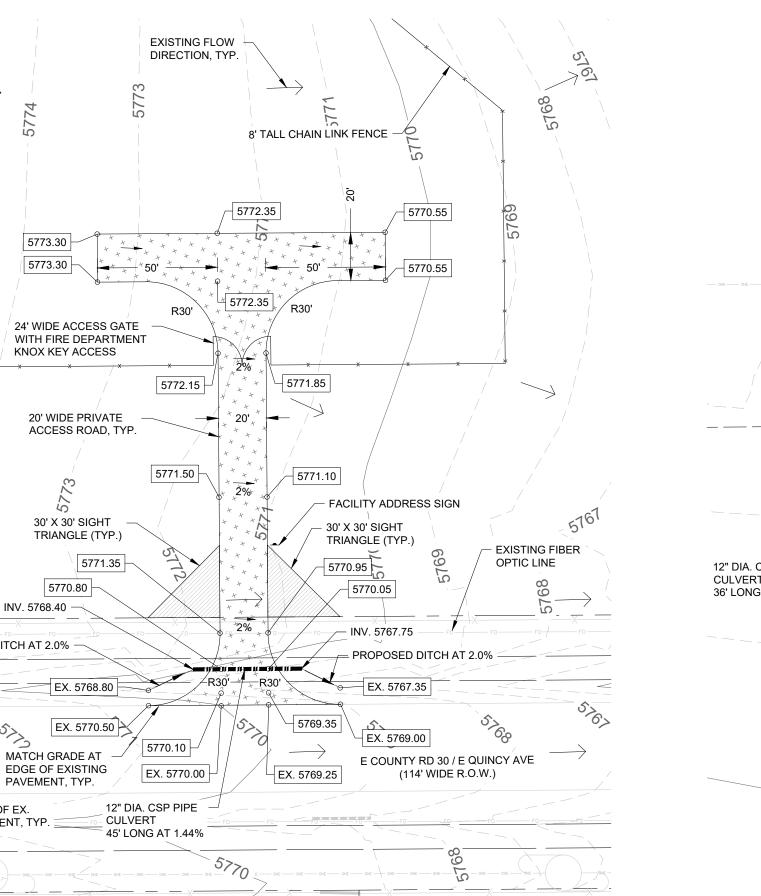
– EDGE OF EX.

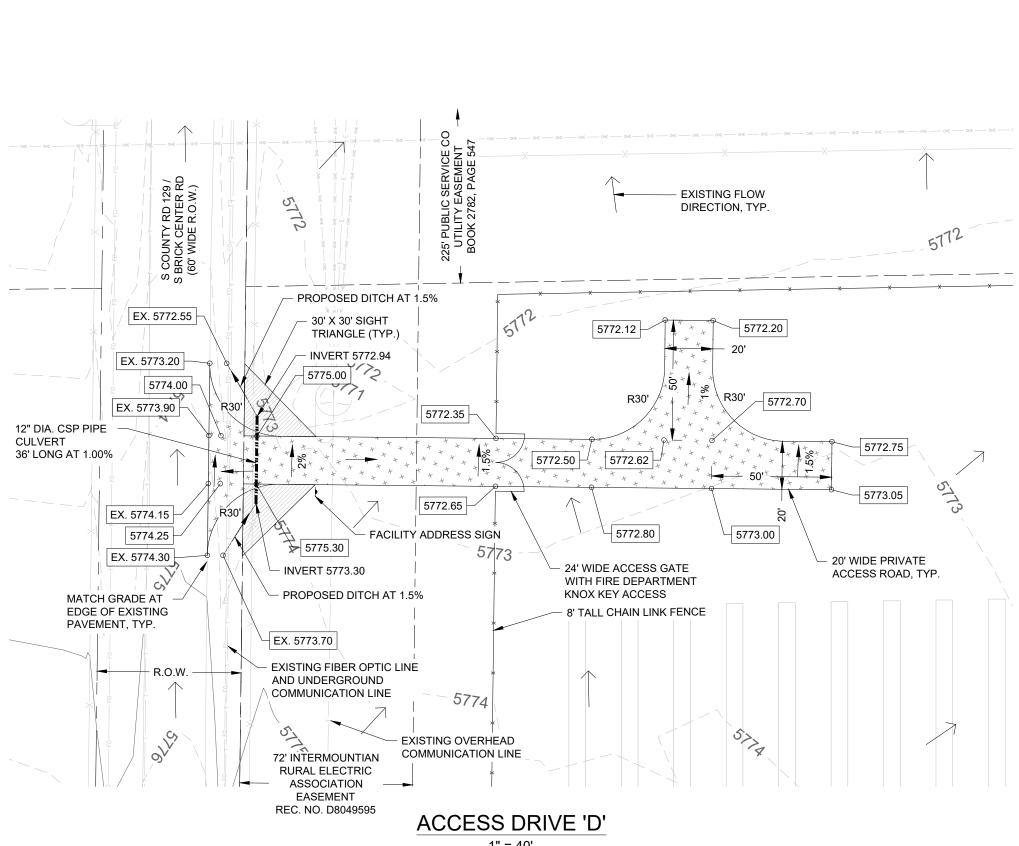
PAVEMENT, TYP.

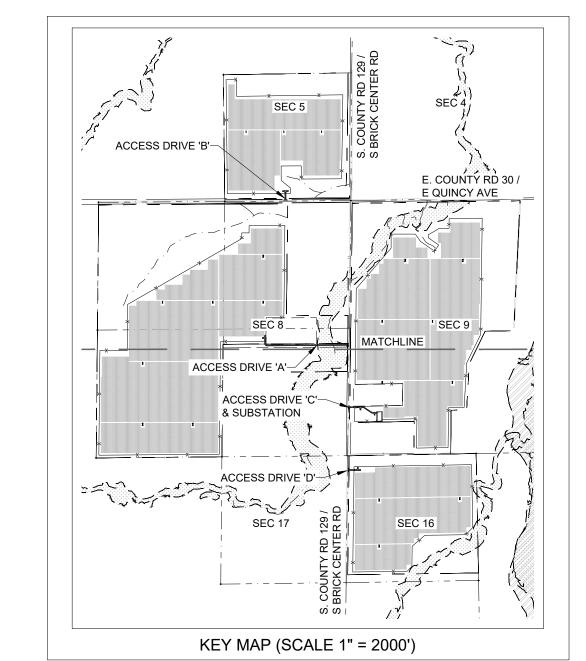
ACCESS DRIVE 'B'

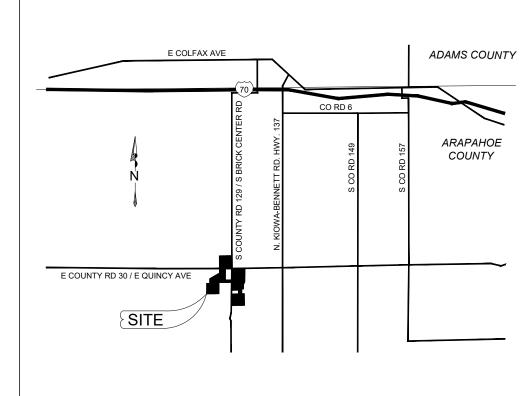
# HUNTER SOLAR, LLC **USE BY SPECIAL REVIEW - AMENDMENT NO. 1**

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 5, SECTION 8, THE WEST HALF OF SECTION 9 AND THE NORTHWEST QUARTER OF SECTION 16 OF TOWNSHIP 5 SOUTH, RANGE 63 WEST, WEST OF THE 6TH PRINCIPAL MERIDIAN.













## LOCATION MAP - SCALE: 1:20,000 **GENERAL NOTES**

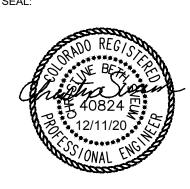
THIS PLAN WAS PRODUCED UTILIZING GIS RESOURCES AND INFORMATION FROM MULTIPLE SEAL:

- ON THE FLOOD INSURANCE RATE MAPS (COMMUNITY PANEL 08005C0265K, DATED 12-17-2010
- CONSTRUCTION AND SHALL PROVIDE ALL TRAFFIC CONTROL PLANS REQUIRED TO
- DRIVE AND THE CONCRETE EQUIPMENT PADS. EXISTING GRADE IS ADEQUATE FOR CONSTRUCTION AND DRAINAGE OVER THE LIFE OF THE FACILITY. PRE-DEVELOPMENT

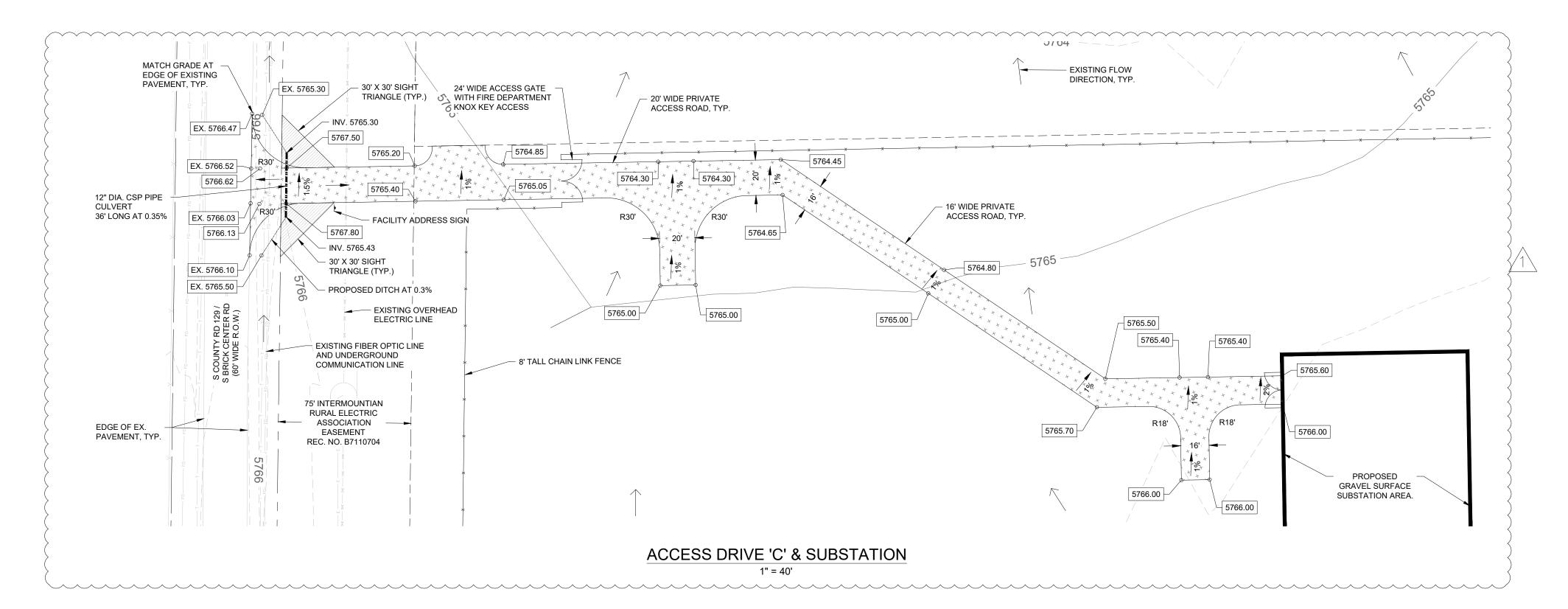
- TO ELIMINATE ANY FILL OR CUT NEEDED FOR INSTALLATION, GRADES FOR THE PROPOSED ACCESS DRIVES TO AVERAGE 6" ABOVE EXISTING GRADE EXCEPT WHERE THE ACCESS DRIVES ARE WITHIN THE 100-YR FLOODPLAIN. WHEN WITHIN THE 100-YR
- LONGITUDINAL SLOPES SHALL BE 7% MAXIMUM UNLESS NOTED OTHERWISE. THE ACCESS ROAD SLOPE SHALL BE 2% FOR A MINIMUM OF FIVE (5) FEET FORM THE EDGE OF

- WHERE NO CULVERT IS PROPOSED AT ACCESS DRIVE CONNECTIONS TO EXISTING ROADWAYS, A CULVERT MAY BE REQUIRED BY THE COUNTY INSPECTOR WHEN THE INSPECTOR REVIEWS THE STREET CUT AND RIGHT-OF-WAY USE PERMIT SUBMITTAL.

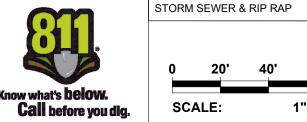
LEGEND

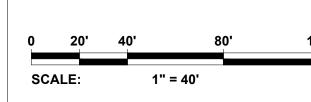


					per Initial County Review Comments	per 2nd County Review Comments			
<u>,</u>	END				Reviev	eview			
	PROPOSED CON	DITIONS			ınty	t R			
	OVERHEAD ELECTRICAL	OHE			Sol	unc			
	MAJOR CONTOURS	5740	N C	_	<u>a</u>	ŏ			
	MINOR CONTOURS	5738	DESCRIPTION	Initial Submitta	<u>li</u>	2nc			
	SECURITY FENCE	x	문	nqr	ber	ber			
	ACCESS ROAD		Ö	S -					
	SIGHT TRIANGLE		S	ıitia	Revise	Revise			
	EQUIPMENT PAD	0		_	2	2			
	PV TRACKERS		Ш	20	20	20			
	EASEMENT		DATE	/60	07/	10/			
	SUBSTATION AREA	*	_ △	07/09/20	10/07/20	12/10/20			
	WELL PAD AREA		>						
	STORM SEWER & RIP RAP		REV	_	7	က			
	LIMITS OF DISTRUBANCE	(=====)	LATIT	UD	E:	•			
	SILT FENCE				39.	624	° N		
	CONCRETE WASHOUT AREA		LONG	_					
	STABILIZED STORAGE AREA	A EVENTURE TRACEMENT PROPERTY AND A SECOND P			104	.453	3° W	/	
			SCAL	E:					









PROPERTY BOUNDARY

MAJOR CONTOURS

MINOR CONTOURS

BUILDING SETBACK

RIGHT-OF-WAY

SECTION CORNER WATERCOURSE

FIBER OPTIC LINES

WETLAND

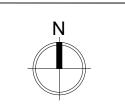
ABANDONED WELL LOCATION

EDGE OF PAVEMENT (GRAVEL, HMA & CONCRETE)

UNDERGROUND ELECTRIC

ADJACENT PROPERTY LIN

OVERHEAD ELECTRICAL & UTILITY POLES & GUY WIRES



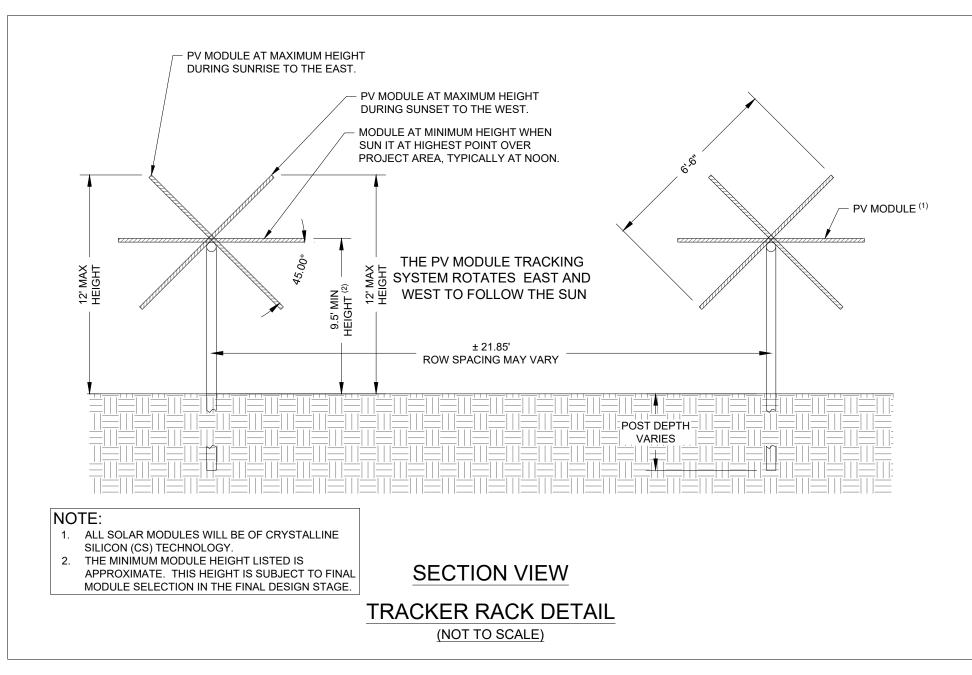
**ORIGINAL SIZE:** 

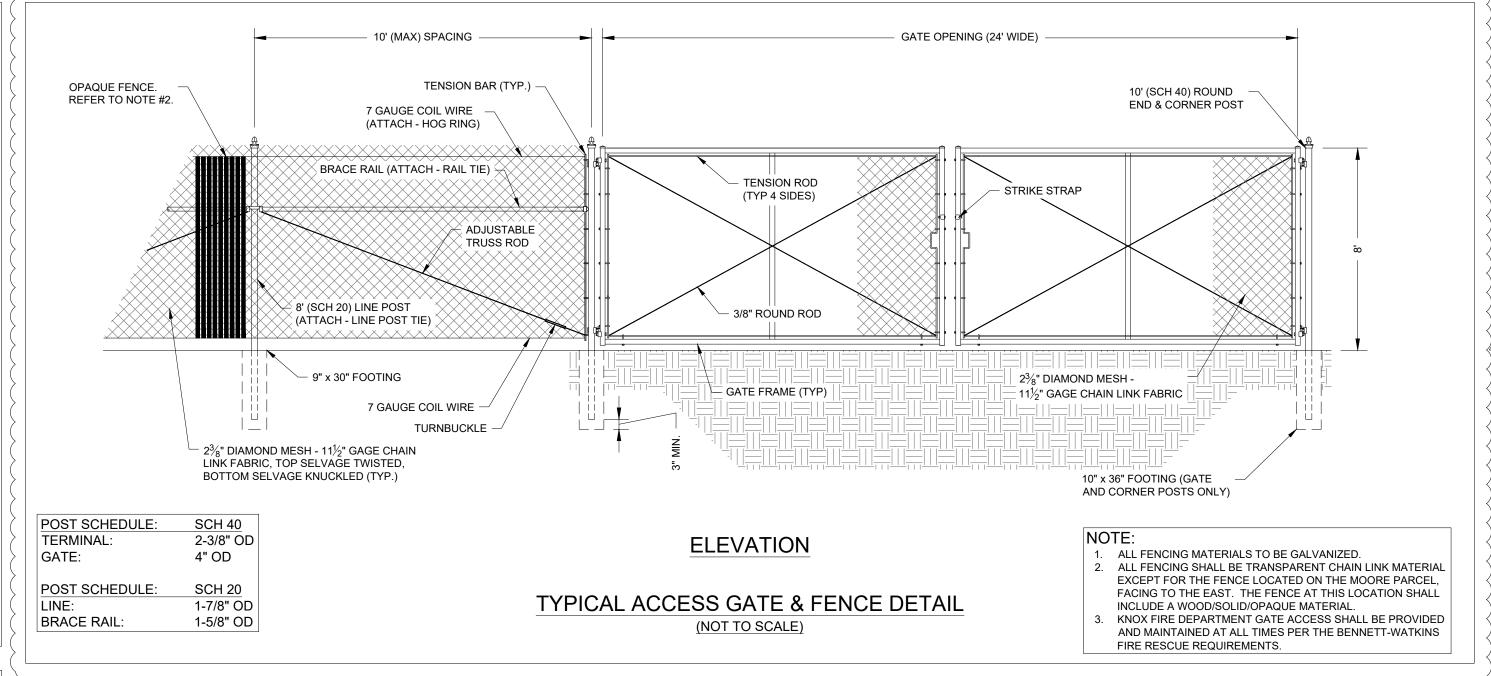
ARAPAHOE COUNTY CASE NO. UASI20-001

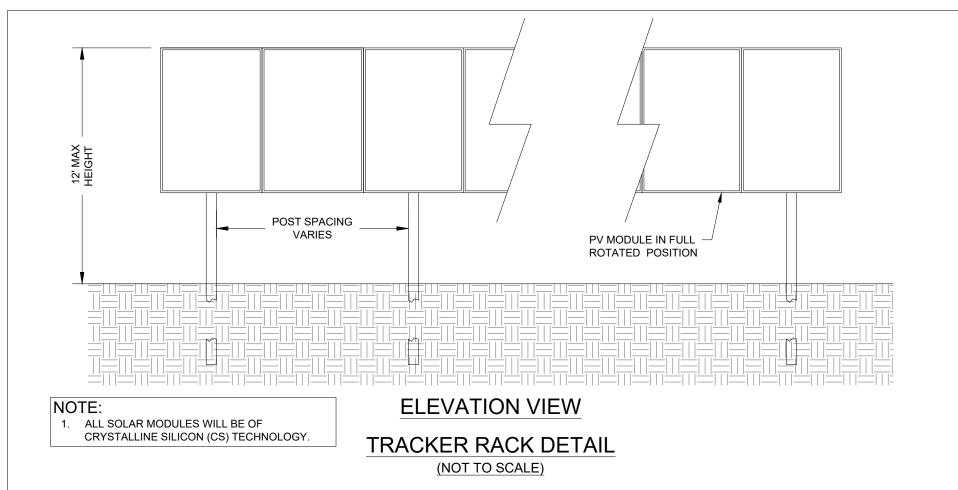
ARCH D (24"x36") USR-7

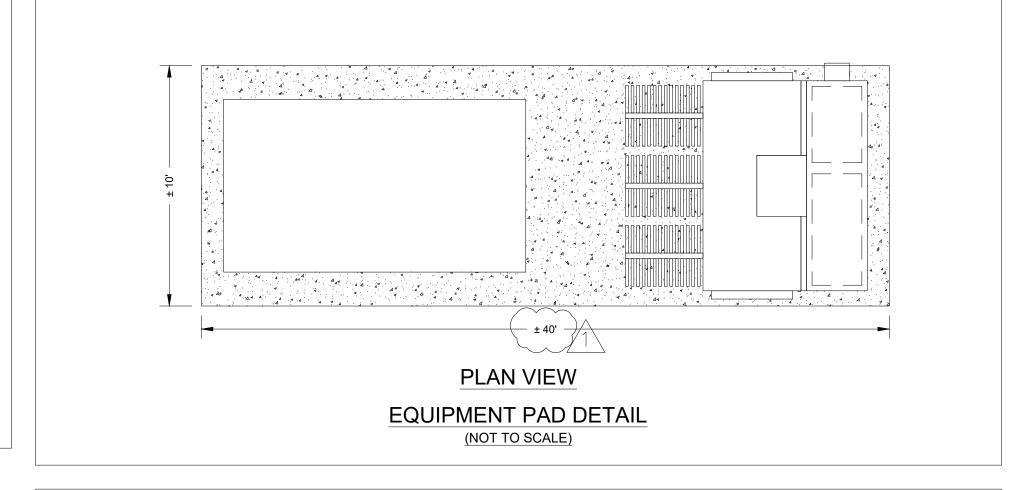
# HUNTER SOLAR, LLC **USE BY SPECIAL REVIEW - AMENDMENT NO. 1**

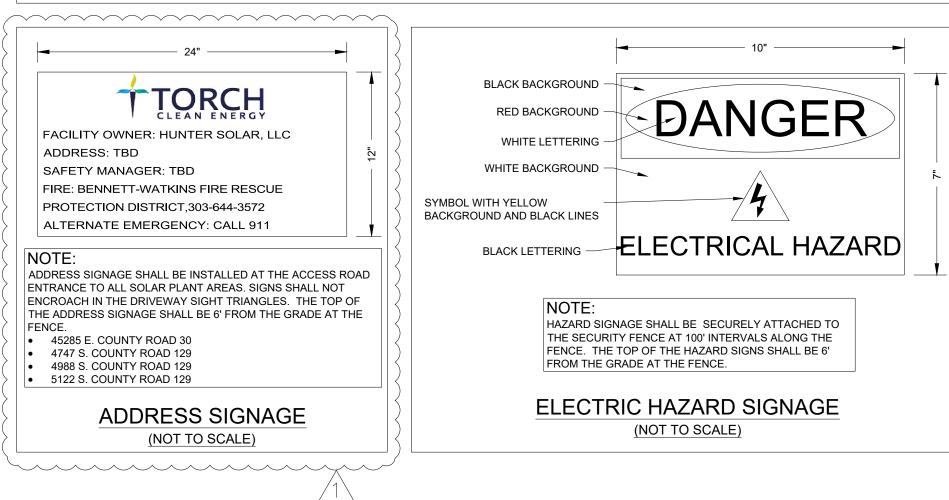
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 5, SECTION 8, THE WEST HALF OF SECTION 9 AND THE NORTHWEST QUARTER OF SECTION 16 OF TOWNSHIP 5 SOUTH, RANGE 63 WEST, WEST OF THE 6TH PRINCIPAL MERIDIAN.

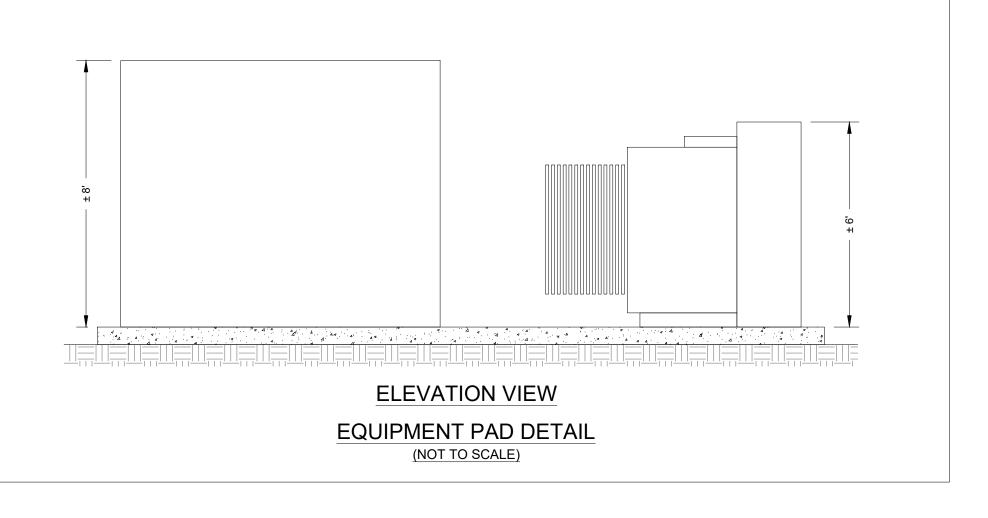




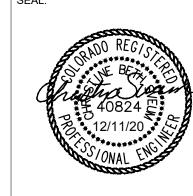












S &

DWN CHKD	CS	CS	CS					
DWN	KMK	KMK	KMK					
F REV DATE DESCRIPTION	Initial Submittal	10/07/20 Revise per Initial County Review Comments	3   12/10/20   Revise per 2nd County Review Comments					
DATE	07/09/20	10/07/20	12/10/20					
REV	_	2	3					
LATITUDE: 39 624° N								

39.624° N LONGITUDE: 104.453° W SCALE:

**ORIGINAL SIZE:** ARCH D (24"x36")

USR-8

ARAPAHOE COUNTY CASE NO. UASI20-001