



Request for Comments

Case Name: Mustang Station Borrow Site
Case Number: RCU2020-00001

February 24, 2020

The Adams County Planning Commission is requesting comments on the following application: **Conditional Use to excavate in the Agricultural-3 zone district. The excavation proposes approximately 300,000 cubic yards of soil relocated on an adjoining property for berms.** This request is located approximately a half-mile north of 28901 Highway 36. The Assessor's Parcel Number is 0181900000210.

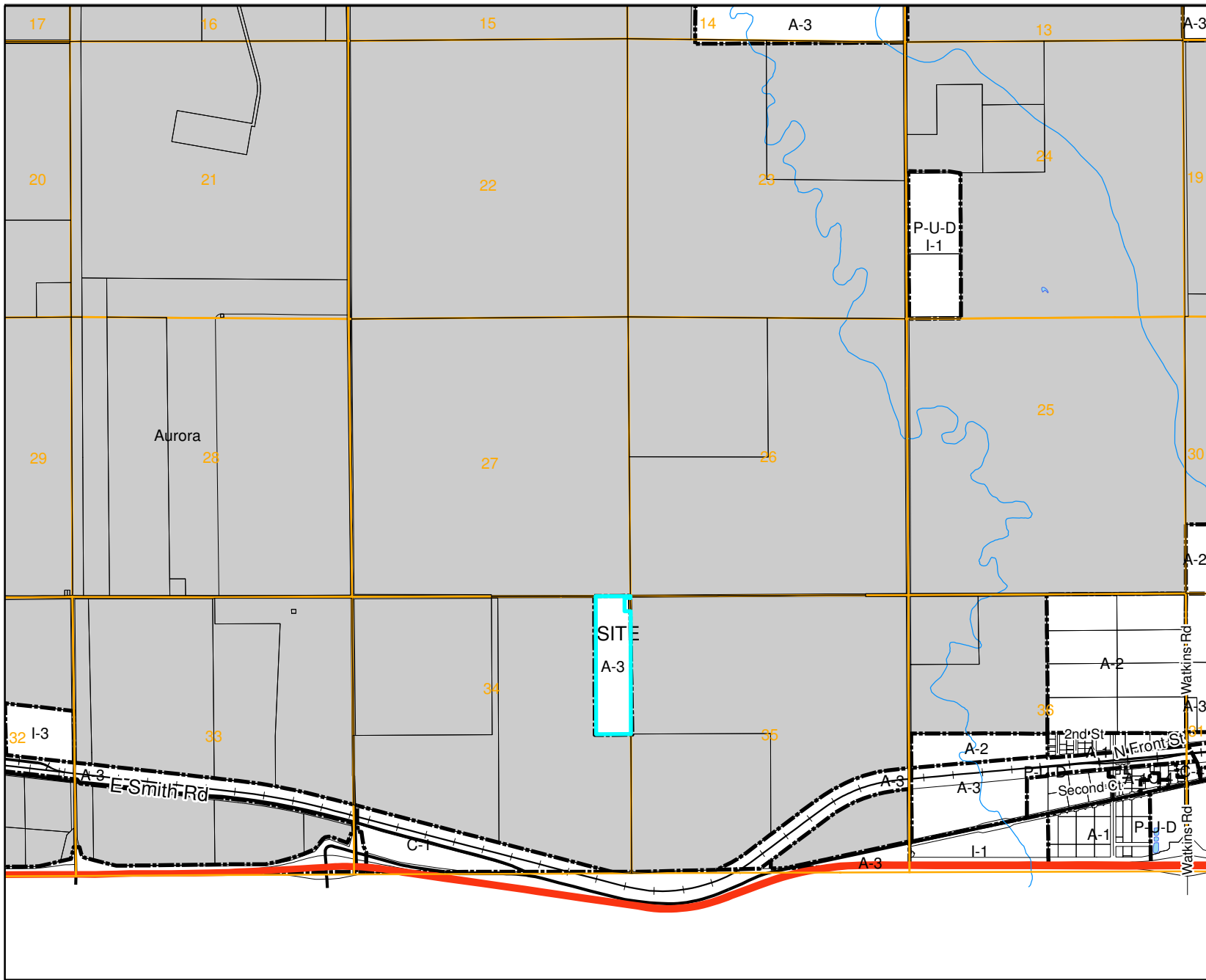
Applicant Information: BRONCO PIPELINE COMPANY
34501 E QUINCY AVE
BLDG 1B
WATKINS, CO 80137

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by 03/16/2020 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 GJBarnes@adcogov.org.





Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. 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.

Greg Barnes
Planner III



Legend

-  Railroad
-  Major Water
-  Zoning Line
-  Sections

Mustang Borrow Site

RCU2020-00001



For display purposes only.



ADAMS COUNTY
COLORADO

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



February 18, 2020

Adams County
Community & Economic Development Department
Attn: Greg Barnes
4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218

**RE: Mustang Station Borrow Area
Written Explanation
PRE# 2020-0002
Adams County, Colorado**

Dear Mr. Barnes:

On behalf of the applicant, BroncoPipeline Company (BPC), CVL Consultants of Colorado, Inc. presents this application for a Conditional Use Permit (CUP). The subject property is approximately twenty-five (25) acres and zoned Agricultural – 3 (A-3). It is currently used for planting crops. We understand that the CUP process requires approval by both the Planning Commission and the Board of County Commissioners. Construction is planned as soon as possible.

BPC is planning construction of a compressor station, Mustang Booster Station, to facilitate its oil and gas pipeline network in the area. Mustang Booster Station is located within the City of Aurora (City). Entitlements from the City have been obtained. A final plat, Contextual Site Plan, Stormwater Management Plan and Public Improvements Phasing Plan were approved by the City. Construction Plans and a Drainage Report are nearing approvals. As part of the City requirements, extensive berms must be constructed to screen the compressor station equipment from view. In order to create these tall landscape berms, soil must be imported to Mustang Booster Station, as adequate soil could not be generated onsite. BPC has purchased a nearby property for use as a borrow site. Approximately 300,000 cubic yards will be excavated. The borrow area will be graded to ensure positive drainage. After grading, this area may continue to be used to cultivate crops.

The borrow site is located within Adams County, southeast of the Monaghan Road and East 26th Avenue intersection, in Section 34, Township 3 South, Range 65 West of the 6th Principal Meridian, approximately a half mile east of the Mustang Booster Station site. A FEMA regulated floodplain traverses the property, north of the limits of the borrow area. This floodplain will be undisturbed. East 26th Avenue lies north of the aforementioned floodplain. This public roadway will not be utilized in the earthwork operations. Access to the subject property will be gained through Mustang Booster Station. Soil will be excavated and transported across private property owned by Fischahs LLC and ultimately to the Mustang Booster Station site. An access easement from Fischahs LLC has been secured by BPC.

The earthmoving operations will be subject to Adams County's Grading Erosion and Sediment Control (GES) requirements, as well as the Colorado Department of Public Health and Environment (CDPHE) regulations. Dust

will be controlled per periodic water sprinkling, as described in the GES. In the event that wind speeds exceed twenty-five (25) miles per hour, earthmoving activities will cease.

No buildings will be constructed as part of this proposal. No sanitary sewer or domestic water services are required. Electric and gas service will not be required.

As part of the standard Adams County Conditional Use Permit checklist, a Certificate of Notice to Mineral Estate Owners/and Lessees and a Certificate of Surface Development are required. While these forms are included with this submittal, they are not precisely relevant to this application. Currently, there are no oil and gas operations or infrastructure on site. The proposed construction activity will not hinder the mineral owners' ability to extract their resources from this property, therefore an access easement for future potential oil and gas activities is not necessary at this time. A public hearing has not been scheduled. For these conditions, the Applicant could not complete these standards forms in their original text. They've been modified accordingly.

If you have any questions regarding this application, please do not hesitate to call me directly at 720.249.3539 or email me at mlundquist@cvlinc.net.

Sincerely,

CVL Consultants of Colorado, Inc.



Melinda E. Lundquist, PE
Senior Vice President

cc: David Greer, *BroncoPipeline Company*

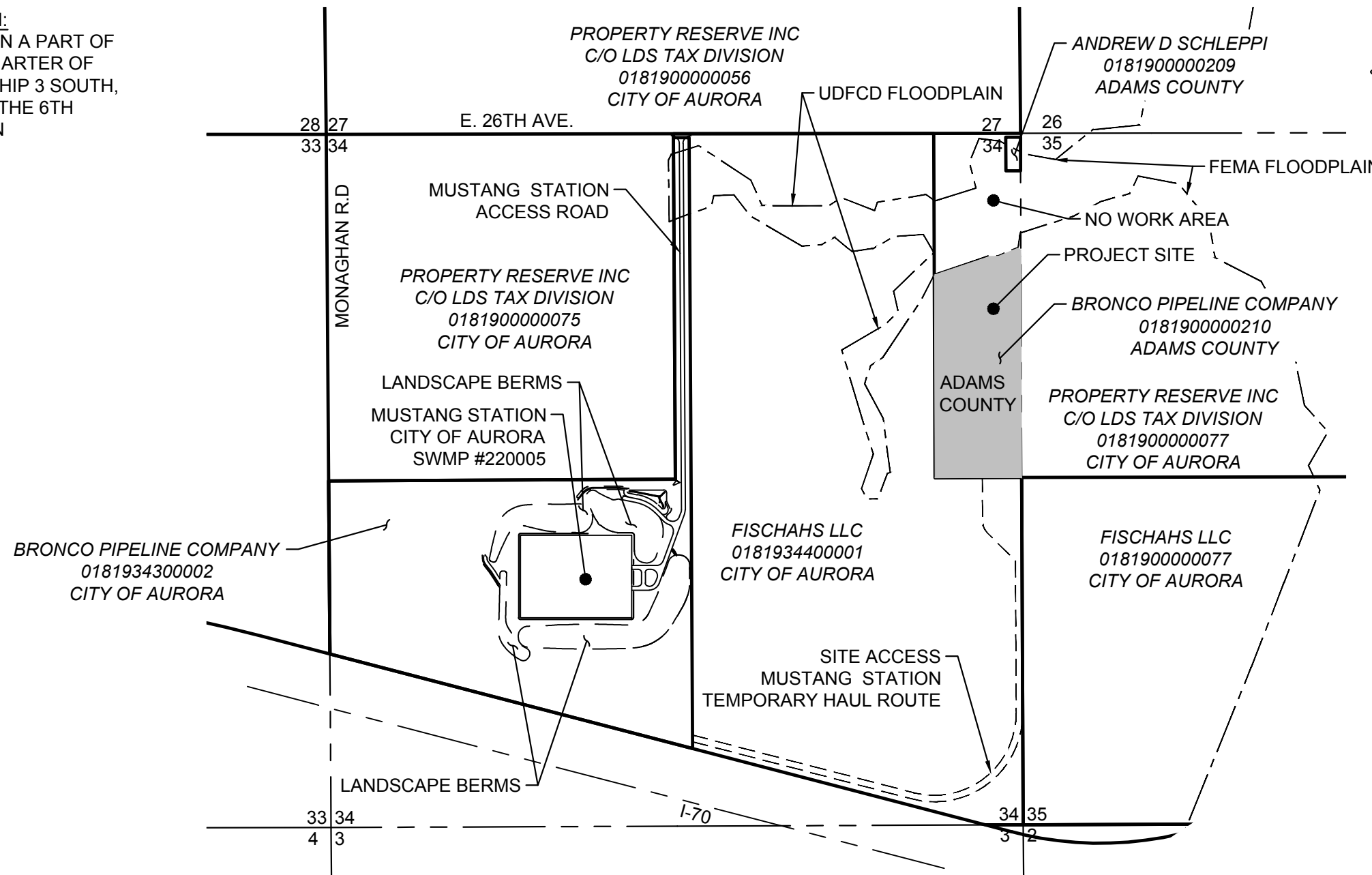
MUSTANG STATION BORROW SITE CONDITIONAL USE PERMIT

SECTION 34, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO
 LATITUDE: 39°44'42.58"N, LONGITUDE: 104°39'06.32"W

LEGAL DESCRIPTION:
 A PARCEL OF LAND IN A PART OF
 THE NORTHEAST QUARTER OF
 SECTION 34, TOWNSHIP 3 SOUTH,
 RANGE 65 WEST OF THE 6TH
 PRINCIPAL MERIDIAN

SHEET INDEX

1. COVER SHEET
2. SITE PLAN



VICINITY MAP
 SCALE: 1" = 1,000 FT.

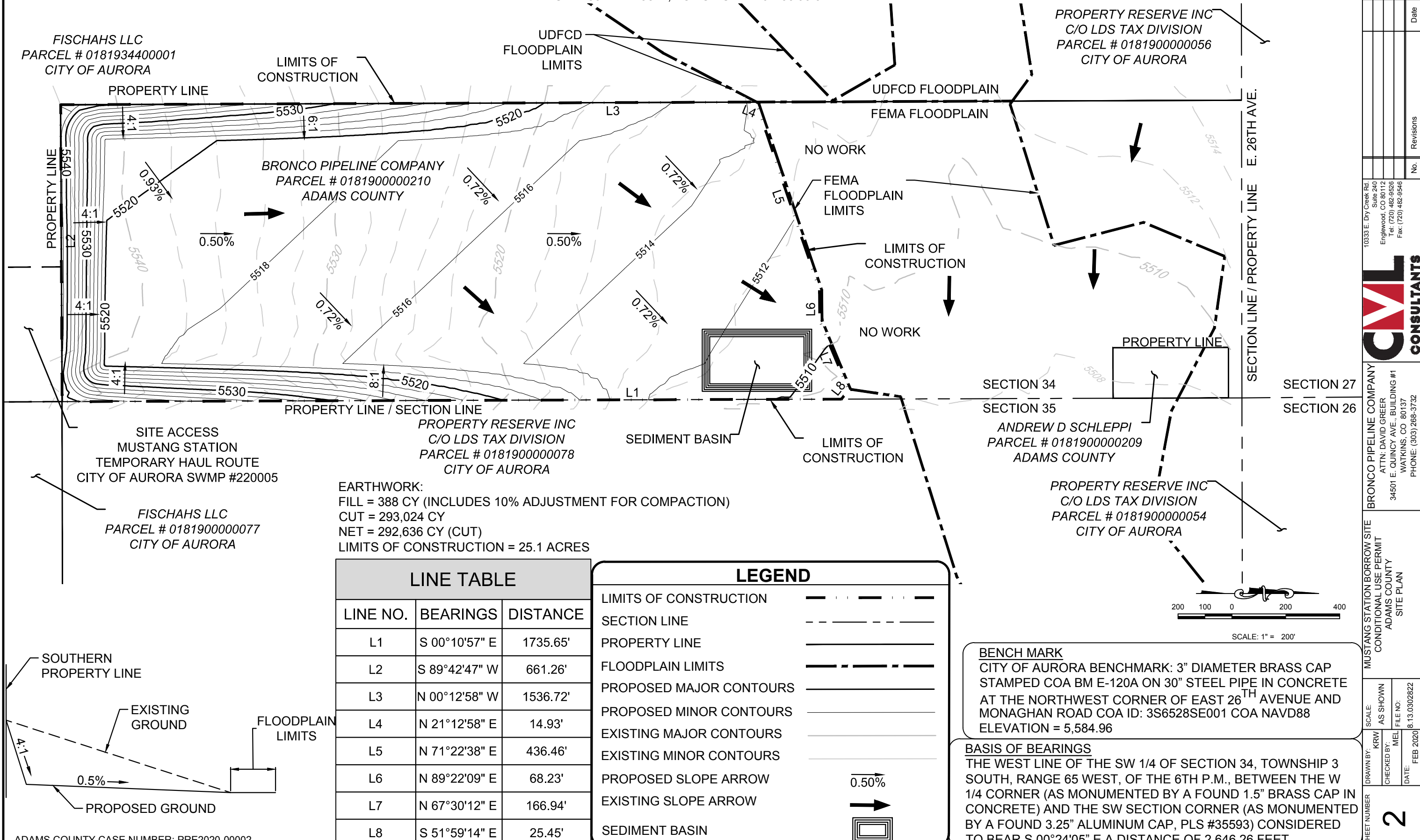
BENCH MARK
 CITY OF AURORA BENCHMARK: 3" DIAMETER BRASS CAP
 STAMPED COA BM E-120A ON 30" STEEL PIPE IN CONCRETE
 AT THE NORTHWEST CORNER OF EAST 26TH AVENUE AND
 MONAGHAN ROAD COA ID: 3S6528SE001 COA NAVD88
 ELEVATION = 5,584.96

BASIS OF BEARINGS
 THE WEST LINE OF THE SW 1/4 OF SECTION 34, TOWNSHIP 3
 SOUTH, RANGE 65 WEST, OF THE 6TH P.M., BETWEEN THE W
 1/4 CORNER (AS MONUMENTED BY A FOUND 1.5" BRASS CAP IN
 CONCRETE) AND THE SW SECTION CORNER (AS MONUMENTED
 BY A FOUND 3.25" ALUMINUM CAP, PLS #35593) CONSIDERED
 TO BEAR S 00°24'05" E A DISTANCE OF 2,646.26 FEET.

10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546	10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546
CONSULTANTS	CONSULTANTS
BRONCO PIPELINE COMPANY ATTN: DAVID GREER 34501 E. QUINCY AVE., BUILDING #1 WATKINS, CO 80137 PHONE: (303) 268-3732	BRONCO PIPELINE COMPANY ATTN: DAVID GREER 34501 E. QUINCY AVE., BUILDING #1 WATKINS, CO 80137 PHONE: (303) 268-3732
MUSTANG STATION BORROW SITE CONDITIONAL USE PERMIT ADAMS COUNTY COVER	MUSTANG STATION BORROW SITE CONDITIONAL USE PERMIT ADAMS COUNTY COVER
DRAWN BY: KRW CHECKED BY: MEL DATE: FEB 2020	DRAWN BY: KRW CHECKED BY: MEL DATE: FEB 2020
SCALE: AS SHOWN FILE NO: 8.13.0302822	SCALE: AS SHOWN FILE NO: 8.13.0302822
SHEET NUMBER 1	SHEET NUMBER 1
Revisions	Revisions
No.	No.
Date	Date
Appr.	Appr.
Date	Date

MUSTANG STATION BORROW SITE CONDITIONAL USE PERMIT

SECTION 34, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO
 LATITUDE: 39°44'42.58"N, LONGITUDE: 104°39'06.32"W



FISCHAHS LLC
 PARCEL # 0181934400001
 CITY OF AURORA

LIMITS OF CONSTRUCTION

UDFCD FLOODPLAIN LIMITS

PROPERTY RESERVE INC
 C/O LDS TAX DIVISION
 PARCEL # 0181900000056
 CITY OF AURORA

BRONCO PIPELINE COMPANY
 PARCEL # 0181900000210
 ADAMS COUNTY

UDFCD FLOODPLAIN
 FEMA FLOODPLAIN

NO WORK

FEMA FLOODPLAIN LIMITS

LIMITS OF CONSTRUCTION

NO WORK

PROPERTY LINE

SECTION 34
 SECTION 35

ANDREW D SCHLEPPI
 PARCEL # 0181900000209
 ADAMS COUNTY

SECTION 27
 SECTION 26

SITE ACCESS
 MUSTANG STATION
 TEMPORARY HAUL ROUTE
 CITY OF AURORA SWMP #220005

PROPERTY RESERVE INC
 C/O LDS TAX DIVISION
 PARCEL # 0181900000078
 CITY OF AURORA

SEDIMENT BASIN

LIMITS OF CONSTRUCTION

PROPERTY RESERVE INC
 C/O LDS TAX DIVISION
 PARCEL # 0181900000054
 CITY OF AURORA

FISCHAHS LLC
 PARCEL # 0181900000077
 CITY OF AURORA

EARTHWORK:
 FILL = 388 CY (INCLUDES 10% ADJUSTMENT FOR COMPACTION)
 CUT = 293,024 CY
 NET = 292,636 CY (CUT)
 LIMITS OF CONSTRUCTION = 25.1 ACRES

LINE TABLE

LINE NO.	BEARINGS	DISTANCE
L1	S 00°10'57" E	1735.65'
L2	S 89°42'47" W	661.26'
L3	N 00°12'58" W	1536.72'
L4	N 21°12'58" E	14.93'
L5	N 71°22'38" E	436.46'
L6	N 89°22'09" E	68.23'
L7	N 67°30'12" E	166.94'
L8	S 51°59'14" E	25.45'

LEGEND

LIMITS OF CONSTRUCTION	- · - · - · - · - · - · -
SECTION LINE	- - - - -
PROPERTY LINE	—————
FLOODPLAIN LIMITS	- · - · - · - · - · - · -
PROPOSED MAJOR CONTOURS	—————
PROPOSED MINOR CONTOURS	—————
EXISTING MAJOR CONTOURS	—————
EXISTING MINOR CONTOURS	—————
PROPOSED SLOPE ARROW	→ 0.50%
EXISTING SLOPE ARROW	→
SEDIMENT BASIN	□

BENCH MARK

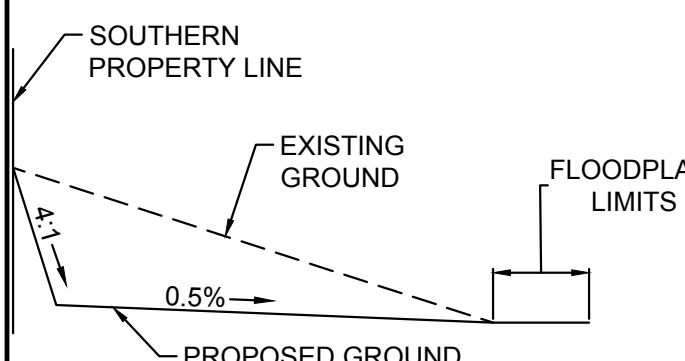
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BASIS OF BEARINGS

THE WEST LINE OF THE SW 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 65 WEST, OF THE 6TH P.M., BETWEEN THE W 1/4 CORNER (AS MONUMENTED BY A FOUND 1.5" BRASS CAP IN CONCRETE) AND THE SW SECTION CORNER (AS MONUMENTED BY A FOUND 3.25" ALUMINUM CAP, PLS #35593) CONSIDERED TO BEAR S 00°24'05" E A DISTANCE OF 2,646.26 FEET.



SCALE: 1" = 200'



ADAMS COUNTY CASE NUMBER: PRE2020-00002

MUSTANG STATION BORROW SITE
 CONDITIONAL USE PERMIT
 ADAMS COUNTY
 SITE PLAN

BRONCO PIPELINE COMPANY
 ATTN: DAVID GREER
 34501 E. QUINCY AVE., BUILDING #1
 WATKINS, CO 80137
 PHONE: (303) 268-3732

10339 E. Dry Creek Rd.
 Suite 240
 Englewood, CO 80112
 Tel: (720) 482-9526
 Fax: (720) 482-9546

No.	Revisions	Date	Appr.	Date

DRAWN BY: KRW
 CHECKED BY: MEL
 DATE: FEB 2020

SCALE: AS SHOWN
 FILE NO.: 8.13.0302822

SHEET NUMBER
2