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Total Pages: 1 Rec Fee: $13.00
Carly Koppes - Clerk and Recorder, Weld County , CO

DENALI STATE 05N67W13 1-23 PAD
USE BY SPECIAL REVIEW AND CONSTRUCTION DRAWINGS
TOWNSHIP 5 NORTH, RANGE 67 WEST, 6TH P.M., SECTION 13
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
16.21 ACRES
PROJECT NUMBER: USR2022-0015

CONTACTS:

PROPERTY OWNER: CHISMAR MATTHEW J IRREVOCABLE TRUST
2577 E COUNTY ROAD 60
WELLINGTON, CO 805491628

APPLICANT/OPERATOR: PDC ENERGY INC.
1775 SHERMAN STREET, SUITE 3000
DENVER, CO 80203
(303) 860-5800

CONSULTANT: ASCENT GEOMATICS SOLUTIONS
8620 WOLFF COURT
WESTMINSTER, CO 80031
(303) 928-7128

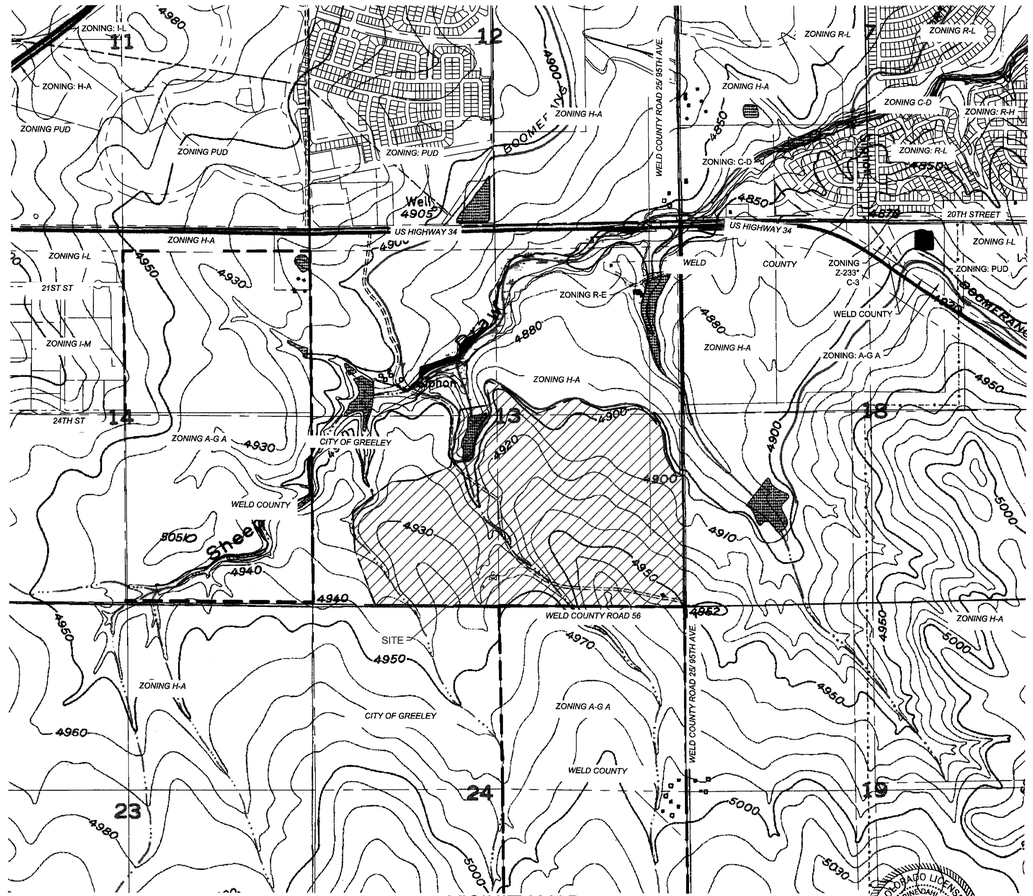
CITY OF GREELEY GENERAL NOTES:

1. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY, OR EASEMENT SHALL CONFORM TO THE CITY OF GREELEY CONSTRUCTION SPECIFICATIONS AND DESIGN STANDARDS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF ANY WORK ON THE PROJECT. A PERMIT FROM PUBLIC WORKS DEPARTMENT (970-350-9881) IS REQUIRED FOR ALL CONSTRUCTION IN PUBLIC RIGHT-OF-WAY OR EASEMENTS. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD WITH CITY REPRESENTATIVES BEFORE PERMIT WILL BE ISSUED. CALL UTILITY NOTIFICATION CENTER OF COLORADO AT 1-800-922-1987 FOR UTILITY LOCATES AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
3. THE CONTRACTOR SHALL NOTIFY CONSTRUCTION SERVICES (970-350-9539) AT LEAST 48 HOURS PRIOR TO REQUIRED INSPECTION.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY OWNER/DEVELOPER, AND THE CITY, OF ANY PROBLEMS IN CONFORMING TO THE ACCEPTED PLANS FOR ANY ELEMENT OF THE PROPOSED IMPROVEMENTS PRIOR TO ITS CONSTRUCTION.
5. IT IS THE RESPONSIBILITY OF THE DEVELOPER DURING CONSTRUCTION ACTIVITIES TO RESOLVE CONSTRUCTION PROBLEMS DUE TO CHANGED CONDITIONS, OR DESIGN ERRORS ENCOUNTERED BY THE CONTRACTOR DURING THE PROGRESS OF ANY PORTION OF THE PROJECT. IF, IN THE OPINION OF THE CITY, THE MODIFICATIONS PROPOSED BY THE DEVELOPER, TO THE ACCEPTED PLANS, INVOLVE SIGNIFICANT CHANGES TO THE CHARACTER OF THE WORK, OR TO THE FUTURE CONTIGUOUS PUBLIC OR PRIVATE IMPROVEMENTS, THE DEVELOPER SHALL BE RESPONSIBLE FOR RE-SUBMITTING THE REVISED PLANS TO THE CITY OF GREELEY FOR ACCEPTANCE PRIOR TO ANY FURTHER CONSTRUCTION RELATED TO THAT PORTION OF THE PROJECT. ANY IMPROVEMENTS NOT CONSTRUCTED IN ACCORDANCE WITH THE ACCEPTED PLANS, OR THE ACCEPTED REVISED PLANS, SHALL BE REMOVED AND RECONSTRUCTED ACCORDING TO THE APPROVED PLAN.
6. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR ALL CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS (7 AM-6 PM). THE DUTY OF THE CITY TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.
7. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAG PERSONS, OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY IN ACCORDANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AND THE GREELEY SUPPLEMENT TO THE MANUAL IN UNIFORM TRAFFIC CONTROL DEVICES.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL SURVEY MONUMENTS. ANY MONUMENT THAT MUST BE DESTROYED FOR CONSTRUCTION SHALL BE REPLACED. THE CONTRACTOR SHALL ENGAGE THE SERVICES OF A PROFESSIONAL LICENSED SURVEYOR (PLS) PRIOR TO DISTURBING ANY MONUMENTS.
9. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE APPROPRIATE GOVERNING AGENCY. THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES (1) SIGNED COPY OF THE PLANS, STANDARDS, AND SPECIFICATIONS AS APPROVED BY THE APPROPRIATE GOVERNING AGENCY. THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ANY VARIANCE TO THE ABOVE DOCUMENTS.
10. THE CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL APPLICABLE CODES, LICENSES, STANDARDS, PERMITS, BONDS, ETC. WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
11. BEDDING FOR ALL STORM DRAINS SHALL BE PER THE STANDARD STORM DRAIN BEDDING DETAILS 6-6 AND 6-7, UNLESS SPECIFIED OTHERWISE.
12. ALL STORM DRAINAGE CONSTRUCTION SHALL CONFORM TO THE CITY OF GREELEY'S MOST RECENT STORM DRAINAGE SPECIFICATIONS.
13. RCP SHALL HAVE FLEXIBLE GASKET MATERIAL (WATER TIGHT RUBBER GASKETS) MEETING ASTM C443 AND BELL AND SPIGOT JOINTS. DUCTILE IRON PIPE SHALL BE POLY-WRAPPED IN ACCORDANCE WITH AWWA STANDARD C-105.
14. BACKFILL MATERIAL MAY BE LOCAL SITE MATERIAL THAT IS WELL-GRADED, NON-COHESIVE GRANULAR MATERIAL FREE OF ROCKS, FROZEN LUMPS, FOREIGN MATERIAL OR STONES GREATER THAN 3" IN ANY DIMENSION; AGGREGATE BASE COURSE; OR FLOWFILL. REMOVE ALL DEBRIS INCLUDING SODA CANS, RAGS, PIPE BANDING MATERIAL, ETC. FROM THE PIPE TRENCH BEFORE BACKFILLING.
15. ALL AREAS IMPACTED BY THE CONSTRUCTION SHALL BE CLEARED OF PROJECT GENERATED DEBRIS BY THE CONTRACTOR AT THE EARLIEST OPPORTUNITY, BUT IN NO CASE SHALL ANY ROADS OR WALKWAYS BE LEFT UNCLEARED AFTER THE COMPLETION OF THE DAY'S WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE NECESSARY EQUIPMENT AND MATERIAL TO SATISFACTORILY CLEAN THE ROADWAYS.
16. THE CONTRACTOR SHALL BE REQUIRED TO STREET SWEEP IMPACTED STREETS DAILY, IF THE CITY DEEMS IT NECESSARY, TO KEEP THE STREETS FREE OF MUD AND OTHER DEBRIS DUE TO HAULING OPERATIONS.
17. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL, AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE NECESSARY EQUIPMENT AND MATERIALS TO SATISFACTORILY CONTROL DUST AT ALL TIMES, AND AS DIRECTED BY THE CITY. WATER SHALL BE USED AS THE DUST PALLIATIVE WHERE REQUIRED. THE CONTRACTOR SHALL FURNISH AND SPREAD WATER AT NO ADDITIONAL COST TO THE PROJECT.
18. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE CITY OF GREELEY'S PUBLIC WORKS DEPARTMENT.
19. THE CONTRACTOR IS REQUIRED TO HAVE A CURRENT CITY OF GREELEY CONTRACTOR'S LICENSE TO PERFORM ANY WORK IN THE PUBLIC RIGHT-OF-WAY OR EASEMENTS.
20. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES INCLUDING BUT NOT LIMITED TO ATMOS ENERGY; CENTURY LINK; XCEL ENERGY; COMCAST CABLE; AND THE CITY OF GREELEY'S WATER AND SEWER DEPARTMENT, PRIOR TO COMMENCING CONSTRUCTION, TO HAVE ALL EXISTING LINES AND CONDUITS FIELD LOCATED.
21. THE SIZE, TYPE, AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO LOCATE ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK BEFORE COMMENCING CONSTRUCTION.

THIS PLOT DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND SHOULD NOT BE RELIED UPON TO DETERMINE BOUNDARY LINES, PROPERTY OWNERSHIP OR OTHER PROPERTY INTERESTS. PARCEL LINES, IF DEPICTED HAVE NOT BEEN FIELD VERIFIED AND MAY BE BASED UPON PUBLICLY AVAILABLE DATA THAT ALSO HAS NOT BEEN INDEPENDENTLY VERIFIED.

DATA SOURCES:
-PARCELS: WELD COUNTY ASSESSOR
-TOPO IMAGERY: USGS

PUBLICLY AVAILABLE DATA SOURCES HAVE NOT BEEN INDEPENDENTLY VERIFIED BY ASCENT.



VICINITY MAP
SCALE: 1" = 1000'

SHEET INDEX

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06 OF 25	105	PRODUCTION PLAN
07 OF 25	201	HORIZONTAL CONTROL PLAN
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25 OF 25	903	DRAINAGE DETAILS

GENERAL NOTES:

1. ALL OPERATIONS SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL LAWS INCLUDING APPLICABLE STANDARDS INCLUDED IN CHAPTER 11 - OIL AND GAS OF THE GREELEY DEVELOPMENT CODE.
2. OPERATIONS SHALL FOLLOW THE APPROVED BEST MANAGEMENT PRACTICES (BMPs) AS OUTLINED IN THE CONDITIONS OF APPROVAL OF THE DENALI STATE 05N67W13 1-23 PAD PROJECT OIL AND GAS LOCATION ASSESSMENT (FORM 2A), COGCC LOCATION DOCUMENT NUMBER 402714182.
3. THE OPERATIONS OF THE FACILITY WILL BE EQUIPPED WITH AUTOMATION ALLOWING THE OPERATOR TO MONITOR ALL PRODUCTION OPERATIONS REMOTELY. IN THE EVENT THAT THE FACILITY IS NOT OPERATING UNDER NORMAL CONDITIONS, THE AUTOMATION SYSTEM WILL IMMEDIATELY NOTIFY THE OPERATOR. THE AUTOMATION SYSTEM ALSO HAS THE ABILITY TO REMOTELY PERFORM AN EMERGENCY SHUT DOWN IF NECESSARY.
4. THE OPERATION MUST COMPLY WITH THE CITY OF GREELEY NOISE REGULATIONS, IN ACCORDANCE WITH TITLE 12, CHAPTER 6 OF THE CITY OF GREELEY MUNICIPAL CODE.
5. THE OPERATION SHALL CONFORM TO THE MAXIMUM PERMISSIBLE NOISE LEVELS AS OUTLINED PER COGCC RULE 423 NOISE.

ZONE	7:00 AM TO NEXT 7:00 PM	7:00 PM TO NEXT 7:00 AM
RESIDENTIAL/ AGRICULTURAL/ RURAL	55 DB(A)	50 DB(A)
COMMERCIAL	60 DB(A)	55 DB(A)
LIGHT INDUSTRIAL	70 DB(A)	65 DB(A)
INDUSTRIAL	80 DB(A)	75 DB(A)

6. THE OPERATION MUST COMPLY WITH THE CITY OF GREELEY LIGHTING STANDARDS, IN ACCORDANCE WITH CHAPTER 11 OF THE DEVELOPMENT CODE.
7. THE OPERATION SHALL COMPLY WITH COLORADO OIL AND GAS CONSERVATION COMMISSION (COGCC) RULE 424 LIGHTING.
8. AFTER SITE INTERIM RECLAMATION IS COMPLETE, ALL PUMPS, PITS, WELLHEADS AND PRODUCTION FACILITIES MUST BE ADEQUATELY FENCED TO RESTRICT ACCESS BY UNAUTHORIZED PERSONS. FOR SECURITY PURPOSES, ALL SUCH FACILITIES AND EQUIPMENT USED IN THE OPERATION OF A COMPLETED WELL MUST BE SURROUNDED BY A CHAINLINK FENCE SIX (6) FEET IN HEIGHT, OF NONCOMBUSTIBLE MATERIAL, AND WHICH MUST INCLUDE A GATE THAT SHALL BE LOCKED.
9. ANY MATERIAL NOT IN USE THAT MIGHT CONSTITUTE A FIRE HAZARD SHALL BE PLACED A MINIMUM OF TWENTY-FIVE (25) FEET FROM THE WELLHEAD, TANKS, AND SEPARATOR. WITHIN NINETY (90) DAYS AFTER A WELL IS PLUGGED AND ABANDONED, THE WELL SITE SHALL BE CLEARED OF ALL NONESSENTIAL EQUIPMENT.
10. IN ACCORDANCE WITH COGCC RULE 603.n., THE OPERATOR SHALL IDENTIFY THE LOCATION OF THE WELLBORE WITH A PERMANENT MONUMENT PURSUANT TO RULE 434.a.(5). THE OPERATOR SHALL ALSO INSCRIBE OR IMBED THE WELL NUMBER AND DATE OF PLUGGING UPON THE PERMANENT MONUMENT.
11. ADEQUATE BLOWOUT PREVENTION EQUIPMENT SHALL BE PROVIDED FOR DRILLING OPERATIONS AND WELL SERVICING OPERATIONS.
12. MODERN LOW-NOISE DIESEL ENGINES WILL BE USED TO POWER GENERATORS DURING THE DRILLING, COMPLETION, AND PRODUCTION PHASES OF THE OPERATIONS.
13. THE RIG WILL BE AC ELECTRIC. ELECTRICITY FOR THE RIG WILL BE PROVIDED BY DIESEL POWERED GENERATORS.
14. THE OPERATOR SHALL UTILIZE LEASE AUTOMATED CUSTODY TRANSFER (LACT) METERS DURING THE PRODUCTION PHASE.
15. NO DRILLING WASTE (CUTTINGS, ETC.) MAY BE STORED OR KEPT ON THE SITE PERMANENTLY.
16. THE OPERATOR MUST HAVE REGULAR RESPONSE PERSONNEL AVAILABLE AND VISITING THE SITE, A MINIMUM OF TWO VISITS PER DAYLIGHT HOURS AND ONE VISIT PER NIGHT WITH MINOR EXCEPTIONS ALLOWED FOR WEATHER CONDITIONS, ETC.
17. SILICA DUST SUPPRESSION PRACTICES ARE CONTROLLED USING HALLIBURTON SAND EXPRESS SYSTEM AND SAND BOX TECHNOLOGY TO ELIMINATE ALL AIRBORNE SILICA DUST.
18. THE SITE MUST COMPLY WITH THE INSTALLATION OF CONTROL DEVICES THAT ARE PROPERLY DESIGNED, OPERATED, AND MAINTAINED ACCORDING TO MANUFACTURER'S SPECIFICATIONS TO ACHIEVE CONTROL EFFICIENCY OF AT LEAST 95% AND HANDLE FLUCTUATIONS, INCLUDING FLASH EMISSIONS OF VOC'S, USING APPROPRIATE TECHNOLOGIES.
19. ALL ABOVE GROUND EQUIPMENT WILL BE PAINTED A NEUTRAL BROWN/SAND OR SIMILAR TO BEST MATCH THE SURROUNDING AREA.

COLORADO LICENSED
0058246
11/4/22
PROFESSIONAL ENGINEER

USE BY SPECIAL REVIEW APPROVAL CERTIFICATE

THE USE BY SPECIAL REVIEW AS DEPICTED HEREON WAS APPROVED BY THE PLANNING COMMISSION ON JANUARY 10, 2023.

- FAILURE TO OBTAIN A BUILDING PERMIT FOR OR COMMENCE THE USE AS APPROVED WITHIN TWELVE (12) MONTHS AFTER APPROVAL, OR TO OBTAIN AN EXTENSION SHALL RESULT IN THE FORFEITURE OF THE APPROVAL AND WILL REQUIRE A REAPPLICATION.
- SIGNS SHOWN HERON ARE NOT APPROVED. ALL SIGNS REQUIRE APPROVAL OF A SIGN PERMIT IN ACCORDANCE WITH THE CITY'S SIGN CODE.

THE UNDERSIGNED AS THE OWNER OR OWNER'S REPRESENTATIVE OF THE LANDS DESCRIBED HEREIN HEREBY AGREE ON BEHALF OF ITSELF, ITS SUCCESSORS AND ASSIGNS TO DEVELOP AND MAINTAIN THE PROPERTY DESCRIBED HEREON IN ACCORDANCE AND COMPLIANCE WITH THIS APPROVED USR EXHIBIT AND THE CITY OF GREELEY DEVELOPMENT CODE.

PDC ENERGY INC.

BY: (SIGNATURE)

TITLE: Director of Land Operations

DATE: 11/29/2022

ATTEST:

SECRETARY/TREASURER

DARIN JOHN SPITZER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174020304
MY COMMISSION EXPIRES MAY 20, 2025

ENGINEERING DEVELOPMENT REVIEW AND CIVIL INSPECTIONS MANAGER

CONSTRUCTION MUST BE IN ACCORDANCE WITH APPLICABLE CITY OF GREELEY CONSTRUCTION STANDARDS. THE CITY'S ACCEPTANCE SHALL NOT RELIEVE THE DESIGN ENGINEER'S RESPONSIBILITY FOR ERRORS, OMISSIONS, OR DESIGN DEFICIENCIES FOR WHICH THE CITY IS HELD HARMLESS

DocuSigned by: Brittany Hallaway — 1/23/2023
EDR & CIVIL INSPECTIONS MANAGER — DATE

CITY OF GREELEY FIRE MARSHAL

DocuSigned by: Robert R Fries — 1/26/2023
CITY OF GREELEY FIRE MARSHAL — DATE

COMMUNITY DEVELOPMENT DIRECTOR

DocuSigned by: Donald Hurlwitt — 1/23/2023
DIRECTOR OF COMMUNITY DEVELOPMENT — DATE

DIG SAFELY
BEFORE YOU DIG CALL:
1-800-922-1987
UTILITY NOTIFICATION CENTER OF COLORADO

NOTES:

REFERENCE DRAWINGS		REVISIONS						
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–	–	0	ISSUED FOR CONSTRUCTION	DP	11/4/22	KH	11/4/22	KH 11/4/22
DWG. NO.	TITLE	NO.	DESCRIPTION	BY	DATE	BY	DATE	BY DATE

PDC ENERGY

ASCENT GEOMATICS SOLUTIONS
8620 Wolff Court
Westminster, CO 80031
(303) 928-7128
www.ascentgeomatics.com

COVER SHEET

DRAWN BY: D.POLVERARI	CHECKED BY: K. HARTER	APPROVED: K. HARTER
CREATION DATE: 11/4/2022	CHECKED DATE: 11/4/2022	APPROVED DATE: 11/4/2022
PROJECT No.: B20.PDC.0011	DWG. No.: 100	SHEET No.: 01 OF 25
SCALE: N.T.S.		0