

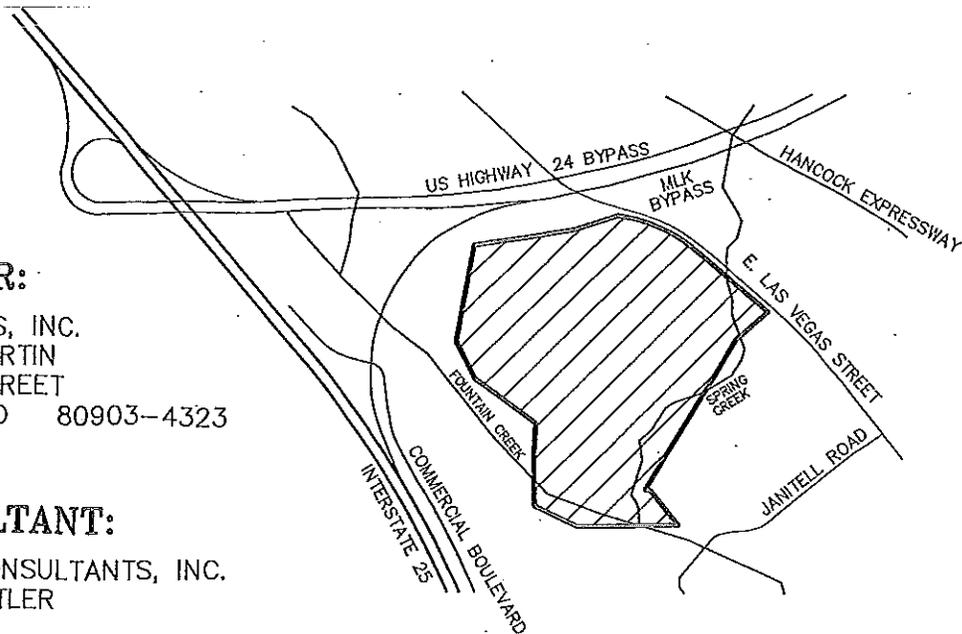
ROCKY TOP RESOURCES – SITE DEVELOPMENT PLAN “CLOSURE PLAN”

OWNER/DEVELOPER:

ROCKY TOP RESOURCES, INC.
ATTN: FREDRICK D. MARTIN
1755 E. LAS VEGAS STREET
COLORADO SPRINGS, CO 80903-4323
(719) 579-9103

PLANNING CONSULTANT:

LAND DEVELOPMENT CONSULTANTS, INC.
ATTN: DAVID V. HOSTETLER
3898 MAIZELAND ROAD
COLORADO SPRINGS, CO 80909
(719) 528-6133



VICINITY MAP

NO SCALE

PROPERTY DESCRIPTION: 1755 E. LAS VEGAS STREET

PARCEL 1: TRACTS 1 AND 2 IN VALLEY GARDENS, AND ALL THAT PORTION OF WEST STREET VACATED BY RESOLUTION NO. 04-545 RECORDED DECEMBER 12, 2006 UNDER RECEPTION NO. 206179579, BEING A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 29, AND THE WEST HALF OF SECTION 28 IN TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, EXCEPT THAT PORTION CONVEYED TO THE COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO RECORDED JANUARY 10, 1984 IN BOOK 3823 AT PAGE 439, AND EXCEPT THAT PORTION CONVEYED TO THE DEPARTMENT OF TRANSPORTATION STATE OF COLORADO RECORDED MAY 5, 1992 IN BOOK 5973 AT PAGE 205.

PARCEL 2: TRACTS 7, 8, 9 AND 12 IN VALLEY GARDENS, BEING A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 29, AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 28 IN TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO,

EXCEPTING FROM THE ABOVE DESCRIPTION THAT PORTION THEREOF CONVEYED BY B.W. BABCOCK TO A.G. PINELLO AND RECORDED IN BOOK 539 AT PAGE 485 IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, AND FURTHER EXCEPTING THE RIGHT OF WAY CONVEYED TO THE CITY OF COLORADO SPRINGS BY DEED RECORDED IN BOOK 1000 AT PAGE 316 IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, COUNTY OF EL PASO, STATE OF COLORADO,

... AND ...

TRACTS G AND H AND TRACTS E, I AND K, RYAN'S SUBDIVISION, COUNTY OF EL PASO, STATE OF COLORADO, EXCEPTING FROM ALL THE FOREGOING PARCELS THOSE PORTIONS CONTAINED IN FINDINGS, ORDER AND DECREE RECORDED IN BOOK 3823 AT PAGE 439, WARRANTY DEED TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO RECORDED IN BOOK 5973 AT PAGE 205 AND IN WARRANTY DEED TO JAY A. RINGLER RECORDED IN BOOK 6354 AT PAGE 339, EL PASO COUNTY, COLORADO,

NOW KNOWN AS TRACT 7 IN VALLEY GARDENS IN ACCORDANCE WITH ADMINISTRATIVE VACATION OF INTERIOR LOT LINES AS RECORDED JANUARY 17, 2006 AT RECEPTION NO. 206006560 ... CONTAINING 45 "GROSS" ACRES, MORE OR LESS.

As required by Subsection 14.6, each Design and Operations Plan shall include a provision for closure of the Site composting facility. If at any time the Site ceases operation, including the discontinued receipt, processing and sale of materials for more than 180 days, or otherwise approved by the Department and the governing body, the owner or operator must begin implementation of its Closure Plan. Closure activities shall not exceed 90 days in length. Extension of the closure period may be granted by the Department and governing body if the owner or operator demonstrates that closure will take longer than 90 days and all measures necessary to prevent threats to human health and environment will be taken.

The Closure Plan for Rocky Top Resources is as follows:

- All remaining recycling materials, etc. will be sold, donated, or auctioned to the public. Material that might not be sold will be properly recycled or disposed of at a state approved landfill or disposal facility.
- All other wastes that may be derived or generated during the closure of the Site will be properly disposed of at a state certified landfill. Currently, no wastes are forecasted to be generated from the closure of the Site.
- Any recycling work pad at the Site will be constructed out of approximately 1-foot thick concrete may be removed and properly disposed of. If not, the concrete pads will be pressure washed and cleaned of all debris. The wash water will be collected, sampled, and removed from the Site for disposal. The pads will be inspected and left in-place. The owner foresees that the Site, when closed, can be used for another commercial use (i.e. car lot, construction yard, storage facility, etc.). Any natural soils on the Site that may be impacted by the recycling operation will be removed and properly disposed of if necessary. This will be highly unlikely due to the design of this facility.
- All concrete and storm water control features will be inspected and cleaned as necessary. All sediment and waste will be removed and properly disposed of. These features will not be removed since this facility will probably be sold for another commercial use as previously mentioned above.
- All heavy equipment, grinders, machines, etc. will be removed from the Site upon closure. Building structures (i.e. offices, storage buildings, garages, etc.) will be cleaned and left in place. Above ground fuel facilities, if removed or remaining, will require soil testing for possible contamination and appropriate remediation.
- Site restoration, regrading, and revegetation activities will be conducted and completed only if the natural ground areas are disturbed by the composting operation. Site restoration at the facility is forecasted to be minimal to none.
- Upon implementation of the above-mentioned closure plan, the facility will provide written notification to the Department and local governing body.

The following contingency plans and procedures have been developed, are maintained current and available on-site in this Plan, that outlines the procedures to be taken in the event of;

- (1) **Delivery of Unapproved Waste:** The Site will maintain proper security and signage at the facility to prevent the unauthorized disposal of waste. During normal operating hours, trucks and customers delivering material loads to be recycled must first stop at the office and check in with the attendant. The attendant will determine the contents and quantity of the load. The attendant will visually screen the customer's loads for any unacceptable wastes. Prohibited or otherwise unacceptable wastes will not be accepted by the attendant.

Acceptable and unacceptable wastes include the following:

Acceptable	Unacceptable
Yard Waste (branches, etc.)	Tires
Lawn Clippings	Batteries
Wood Debris	Liquid Waste (oil, etc.)
Pallets	Petroleum Contaminated Soil
Roll-off C&D	Commercial Process Waste
Untreated or Clean Wood	Household Trash
Manures	Pre & Post Consumer Food Waste
Sod & Dirt	Septage
Thatch	Drums, etc.
Concrete & Dirt (Note: Concrete will be accepted, sorted, removed and properly disposed of.)	Hazardous/PCB Wastes
	White Goods (Washers, Refrigerators, etc.)

In a rare case where unauthorized waste has been accepted and unloaded, the area will be cordoned off from public access, and the driver detained if possible. The driver's name, company, phone numbers, license number, and vehicle description will be obtained. This information will be written on a load inspection form and filed with the Site Records (See Figure 4). The owner or operator of the Site will immediately be contacted, as well as any appropriate state and local authorities (CDPHE, EPC Solid Waste Department and Planning Department). An assessment will be made of the type of waste received and the appropriate disposal method that will need to be taken by the waste generator. After a determination is made, the waste material will be loaded and removed from the Site for proper disposal. If the waste generator cannot be identified or located, Rocky Top Resources will be responsible for properly disposing of the waste material.

(2) **Surface Water or Ground Water Contamination:**

Due to the engineering design of the Site, impacts to surface water or ground water contamination are not applicable. As previously stated, potential impacts to existing surface water and ground water quality will be controlled by engineering controls. Recycling activities and recycling storage will be on impervious surface constructed to minimize storm water runoff impact to surface water and groundwater. Storm water controls will be constructed in accordance with local, state and federal

regulations to further reduce potential impacts on surface water and groundwater.

(3) Nuisance Conditions (On or Off-Site):

The entrance and exit roads into the Site will be constructed of gravel and asphalt. Roads will be watered, swept and cleaned as necessary to minimize dust generation. Site equipment will be maintained in a manner so that noise produced will not exceed the Occupational Safety and Health Administration (OSHA) noise exposure limits. Because of the current surrounding land uses and facility location, noise will not be an issue.

Natural odors could emanate from the recycling operations throughout the year. The remote location of the Site will greatly minimize any problems with the general public from generation of odors. Also, Use Variance (VA-04-010), which allows for waste recycling operations, was approved by EPC Board of County Commissioners on September 23, 2004, and as extended, with current Site Development Plan submittal for permanent use approval.

In the event that natural odors become an issue or concern, the Site will implement the use of a bio-filter over the identified recycle pile(s) to control potential offsite nuisance odors. The bio-filter will consist of placing a natural mulch cover over the identified odorous recycle pile in order to eliminate any problem odors. The bio-filter mulch cover will be installed over the identified recycle pile(s) by using a front end loader. The thickness of the bio-filter will be approximately 1.0 foot thick. The bio-filter will remain in place until the identified nuisance odors are eliminated.

The Site will be managed in a manner to control rodents, birds, insects, and other vectors at the facility. A commercial vector control company will be retained if necessary. Since positive drainage will be maintained on the Site property, this will eliminate the potential for insect breeding areas.