

Exhibit 3.16 Utility Plan

The utility plan is noted on the site plan.

Exhibit 3.17 Site Plan

Major Modification of SRU 20-003 Southwest Energy LLC

Contractors Yard and Magazine Storage Area
61001 East HWY 50, Penrose, CO



400 0 400 800 1200
SCALE 1" = 400'

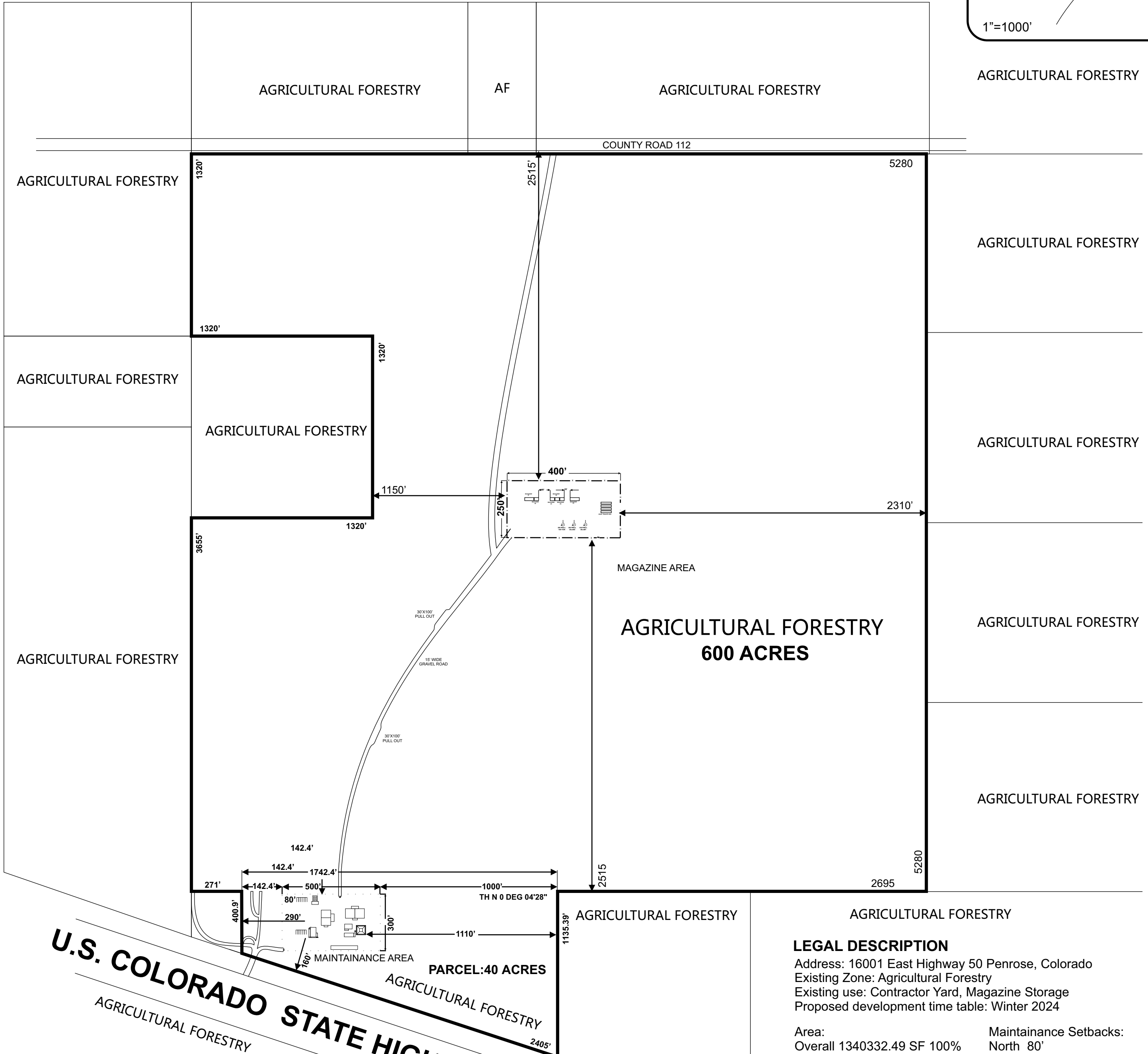
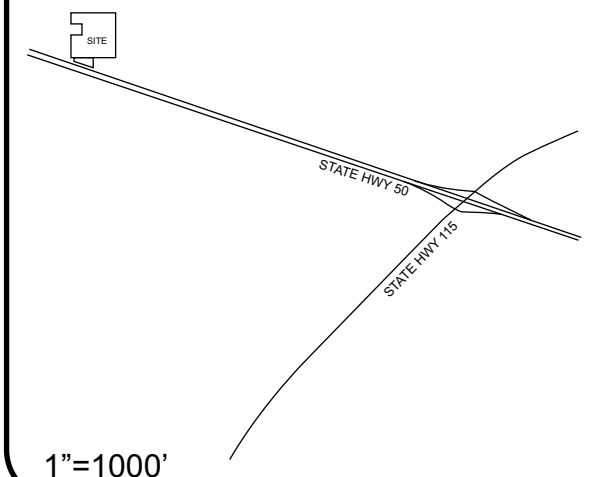
Notations:

1. All structures are existing. The parcels are currently developed.
2. The access, interior roads and parking areas are gravel 4" thick.
3. There are no designated open spaces.
4. There are no designated pedestrian walkways or areas.
5. Ownership per warranty deed Reference No. 977719 and CO State Land Board lease.
6. Landscaping is not proposed in the parking and loading areas.
7. There are no natural features on the subject property.
8. There are no utilities on the north 600 acre parcel.
9. The site is not in the FEMA flood plain.
10. Soil types are provided in Exhibit 17.1

LEGEND

- CHAIN LINK FENCING - -x- -
STRUCTURE [shaded box]
CONCRETE [light gray box]

VICINITY MAP



LEGAL DESCRIPTION 40 ACRE PARCEL

A PAR OF LD LOCATED IN THE NW4 OF SEC 2-19-69 DESC AS FOLLS:
COMM AT THE NW COR OF SD SEC 2, AND CONSIDERING THE N LN OF THE NW4 OF SD SEC 2 TO BEAR S 89 DEG 27'55"; TH S 89 DEG 27'55" E, ALG SD N LN A DIST OF 370.76 FT TO THE POB; TH S 89 DEG 27'55" E, CONTINUING ALG SD N LN A DIST OF 2281.87 FT TO THE N4 COR OF SD SEC 2; TH S 0 DEG 12'05" E, ALG THE E LN OF SD NW4, A DIST OF 1125.37 FT TO THE NLY R/W LN OF COLORADO HWY 50; TH N 71 DEG 56'07" W, ALG SD NLY R/W LN, A DIST OF 2404.79 FT; TH N 0 DEG 04'28" E A DIST OF 400.96 FT TO THE POB. CONT 1,742,402 SQ FT OR 40 AC M/L

LEGAL DESCRIPTION 600 ACRE PARCEL

Commencing in the NW corner of Section 35, thence east 5280 feet to the NE corner of Section 35, thence south 5280 feet to the SE corner of Section 35, thence west 2692 feet to the NE corner of Parcel 67000590, thence south 1135.9 feet to the SE corner of Parcel 67000590, thence N 71°56'07" W 2405 feet to the SW corner of Parcel 67000590, thence north 400.9 feet to the NW corner of Parcel 67000590, thence west 371 feet to the SE corner of Section 35, thence north 2655 feet to the SE corner of the NE quarter of Section 35, thence east 1320 feet to the SE corner of the SW ¼ of the NE ¼ of Section 35, thence north 1320 feet to the NE corner of the SW ¼ of the NE ¼ of Section 35, thence west 1320 feet to the NW corner of the SW ¼ of the NE ¼ of Section 35, thence north 1320 feet to the point of beginning, the NW corner of Section 35, approximately 640 acres in Section 35, Township 18 South, Range 69 West and Section 2, Township 19 South, Range 69 West of the 6th Prime Meridian in Fremont County, Colorado.

LEGAL DESCRIPTION

Address: 16001 East Highway 50 Penrose, Colorado
Existing Zone: Agricultural Forestry
Existing use: Contractor Yard, Magazine Storage
Proposed development time table: Winter 2024

Area:
Overall 1340332.49 SF 100%
Buildings 1890 SF 1.4%

Maintenance Setbacks: Heights:
North 80' Building 18'
West 290'
East 1110'
South East 160'

Magazine Setbacks:
North 2515'
West 1150'
East 2310'
South 2515'

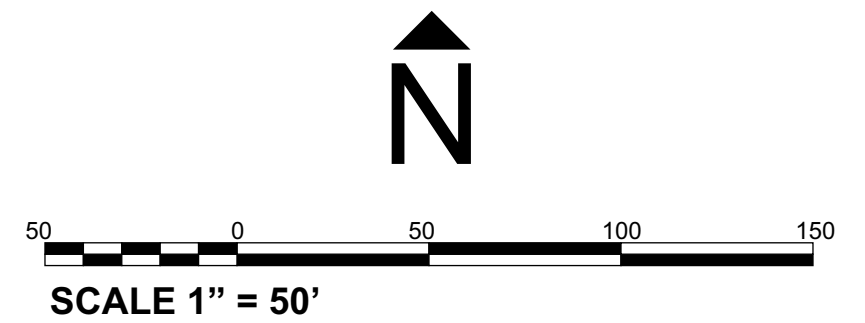
DRAWN BY: J.M. SCHLUP	APPROVED BY:
DATE: 8/26/2024	PROV. NO.
SURVEYED BY: XX	DWG.

REVISIONS

PROJECT: SOUTHWEST ENERGY, LLC. 61001 HWY 50, PENROSE FREMONT COUNTY, COLORADO	SHT. NAME MAJOR MODIFICATION OF SRU 0-003	SHT. NO 1 OF 3
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Major Modification for SRU 20-003 Southwest Energy LLC

Inset A: Contractors Yard
61001 East HWY 50, Penrose, CO

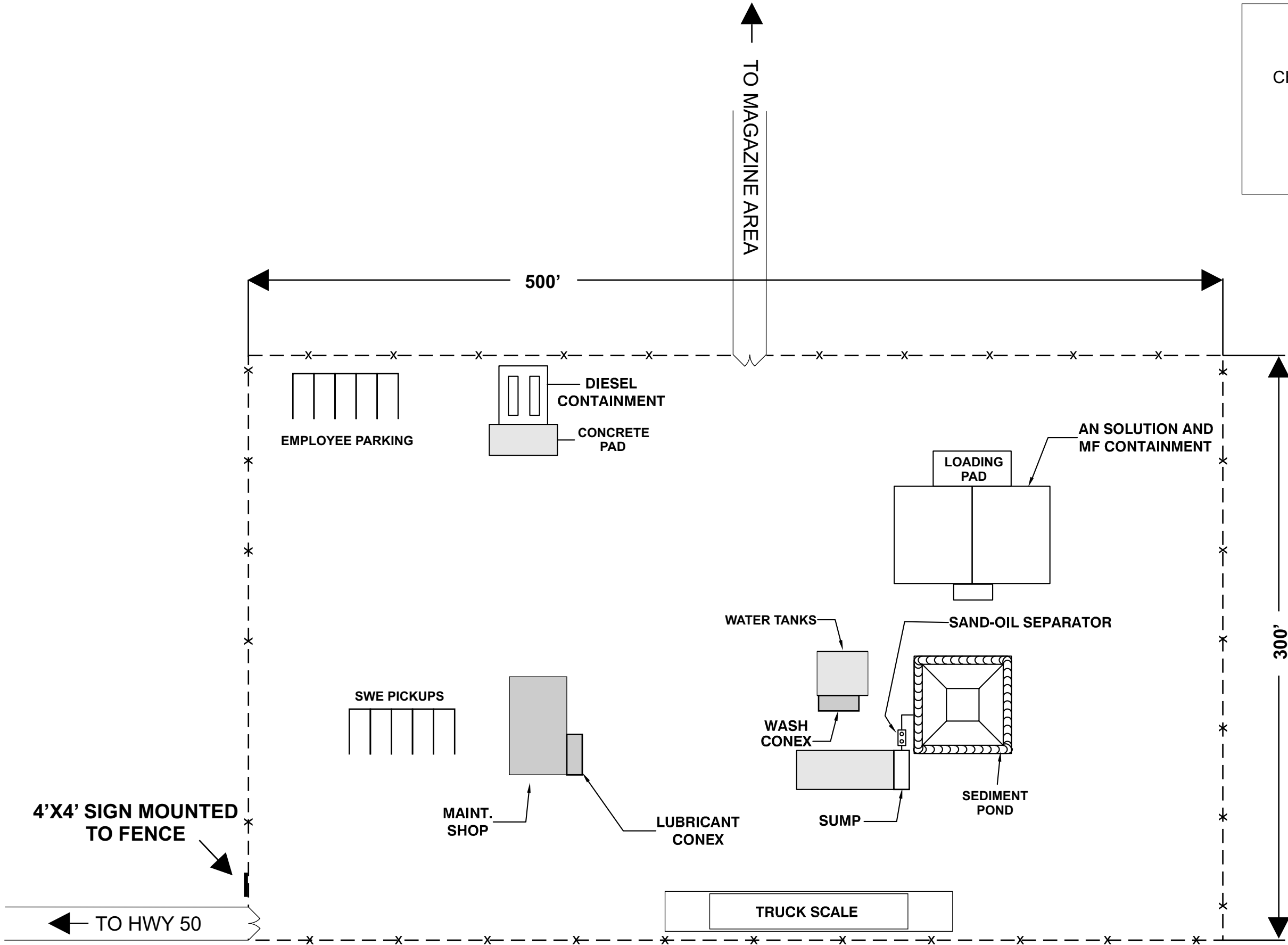


LEGEND

CHAIN LINK FENCING - -x- -

STRUCTURE [shaded rectangle]

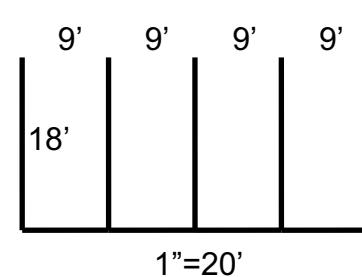
CONCRETE [light gray rectangle]



NOTATIONS:

1. All structures are existing. The parcels are currently developed.
2. The access, interior roads and parking areas are gravel 4" thick.
3. There are no designated open spaces.
4. There are no designated pedestrian walkways or areas.
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6. Landscaping is not proposed in the parking and loading areas.
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9. The site is not in the FEMA flood plain.
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STANDARD PARKING DETAIL



Number of Parking Spots

12	Standard 9'x18'
8	Truck 12'x44'
4	DROP TRAILER 12'x44'

PROPERTY DESCRIPTION

Address: 61001 East Highway 50 Penrose, Colorado Existing Zone: Agricultural Forestry Existing use: Contractor Yard, Magazine Storage Proposed development time table: Winter 2024

Area:
Overall 1340332.49 SF 100%
Buildings 1890 SF 1.4%

Existing
1890 SF

Maintenance Setbacks:
North 80'
West 290'
East 1110'
South East 160'

Heights:
Building 18'

Magazine Setbacks:
North 2515'
West 1150'
East 2310'
South 2515'

EXISTING STRUCTURES TABLE

MAINT.SHOP	25'X50' 1250 SF, BUILDING HEIGHT 21'
OFFICE CONEX	100'X50' 5000 SF, BUILDING HEIGHT 10'
WASH CONEX	60'X40' 2400 SF, BUILDING HEIGHT 10'
LUBRICANT CONEX	30'X20' 600 SF, BUILDING HEIGHT 10'

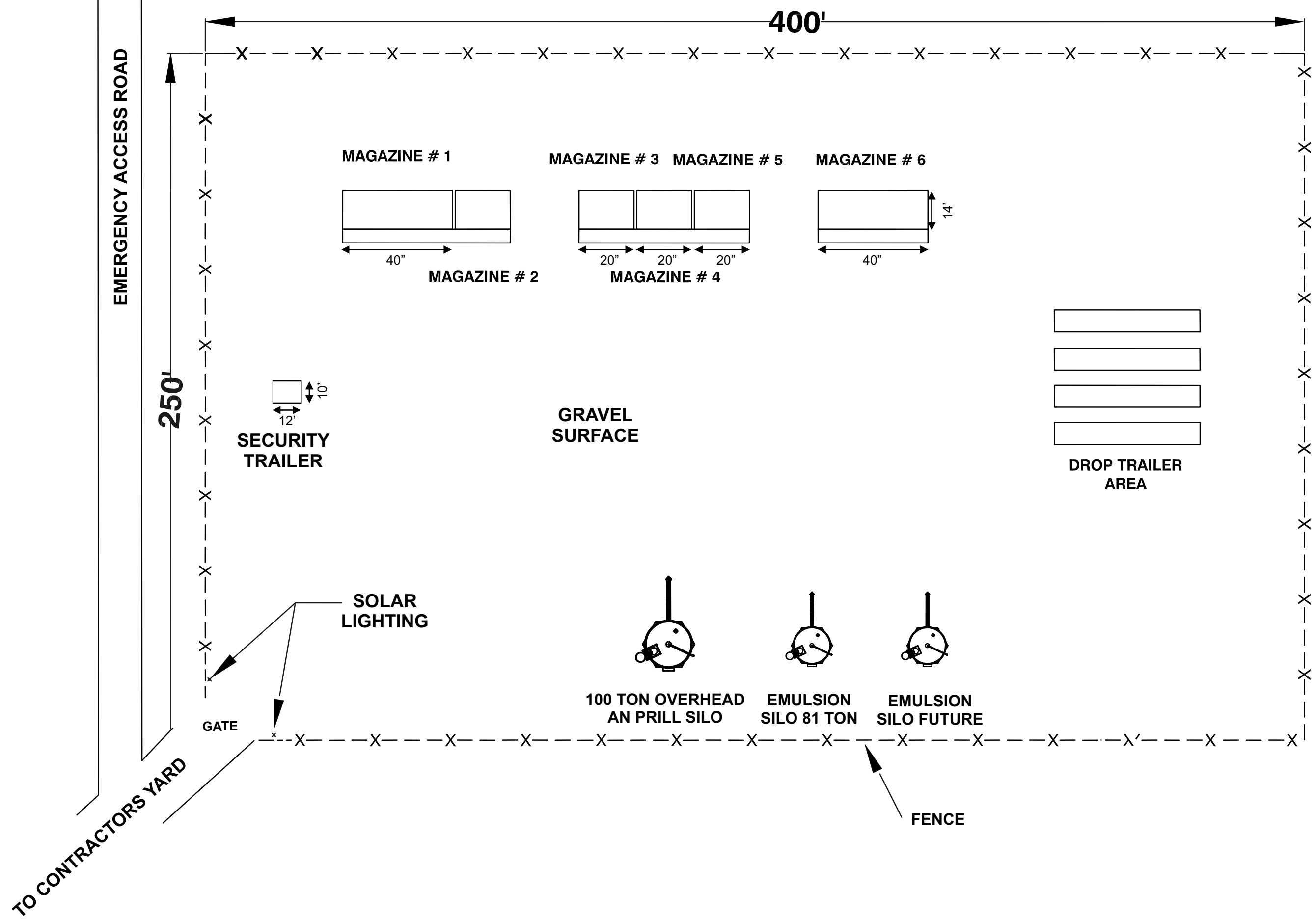
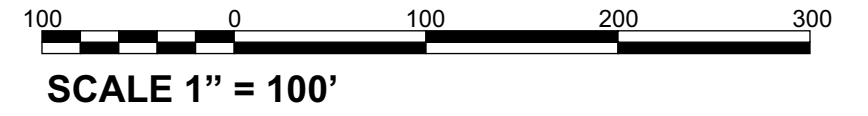
DRAWN BY: J.M. SCHLUP	APPROVED BY:
DATE: 8/26/2024	PROV. NO.
SURVEYED BY: XX	DWG.

REVISIONS		

PROJECT:		
SOUTHWEST ENERGY,LLC. 61001 HWY 50, PENROSE, CO	SHT. NAME MAJOR MODIFICATION OF SRU 0-003	SHT. NO 2 OF 3

Major Modification for SRU 20-03 Southwest Energy LLC

INSET B: MAGAZINE STORAGE AREA
61001 East HWY 50, Penrose, CO



Number of Parking Spots

12	Standard 9'x18'
8	Truck 12'x44'
4	DROP TRAILER 12'x44'

LEGAL DESCRIPTION

Address: 16001 East Highway 50 Penrose, Colorado
Existing Zone: Agricultural Forestry
Existing use: Contractor Yard, Magazine Storage
Proposed development time table: Winter 2024

Area:
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Building 18'

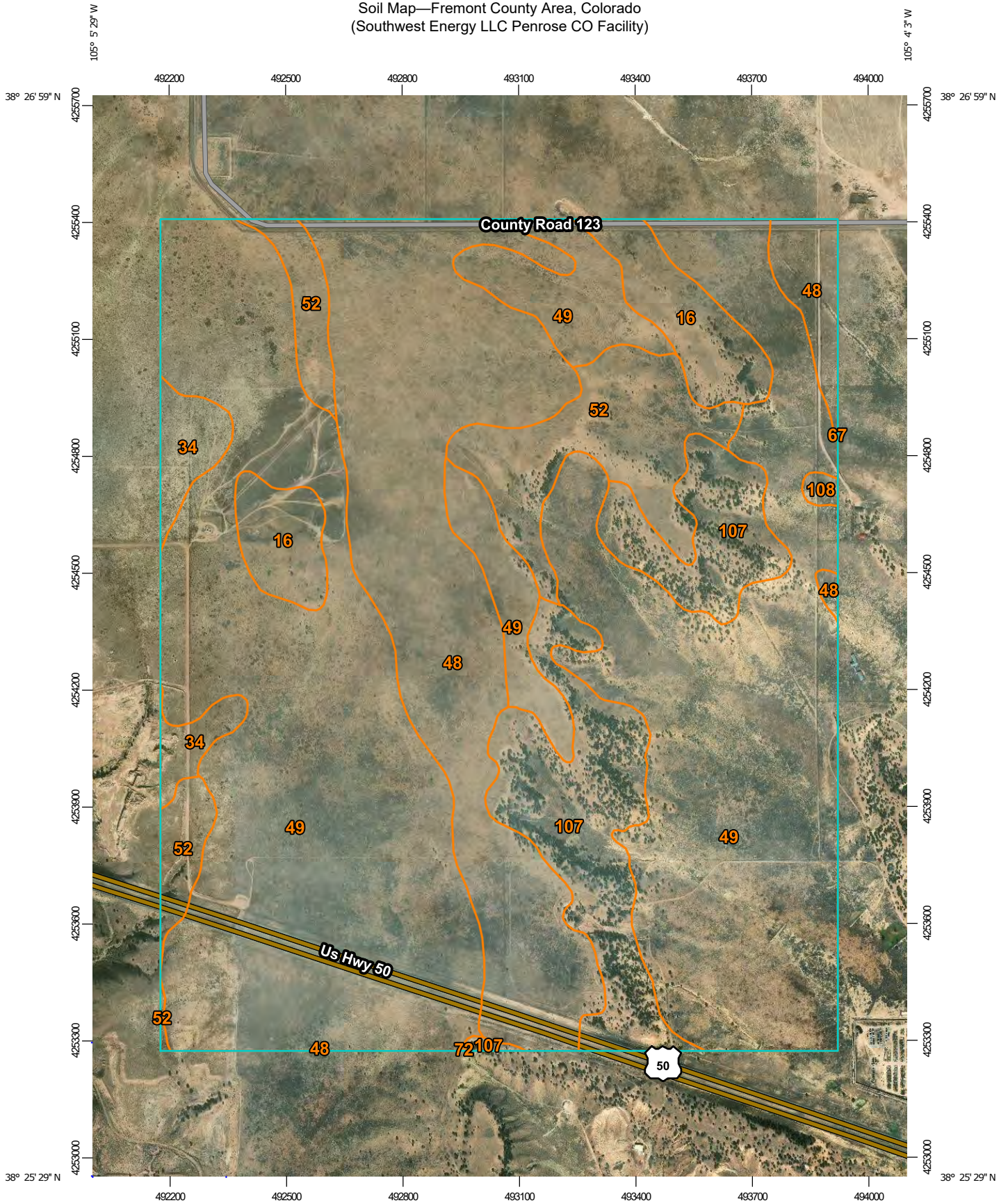
Magazine Setbacks:
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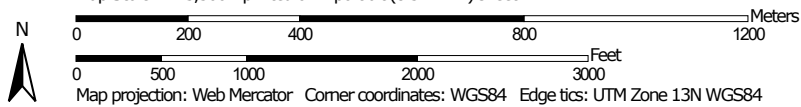
REVISIONS	

PROJECT: SOUTHWEST ENERGY, LLC. INDUSTRIAL ZONE 61001 HWY 50, PENROSE FREMONT COUNTY, COLORADO	SHT. NAME MAJOR MODIFICATION OF SRU 0-003	SHT. NO 3 OF 3
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Soil Map—Fremont County Area, Colorado
(Southwest Energy LLC Penrose CO Facility)



Map Scale: 1:13,500 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

4/2/2020
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Fremont County Area, Colorado

Survey Area Data: Version 17, Sep 13, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 19, 2013—Nov 15, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
16	Cascajo very gravelly sandy loam, 10 to 40 percent slopes	39.0	4.2%
34	Fort loam, 1 to 3 percent slopes	17.8	1.9%
48	Kim loam, 0 to 3 percent slopes	184.1	19.9%
49	Kim loam, 3 to 8 percent slopes	520.4	56.3%
52	Kim-Cascajo complex, 2 to 15 percent slopes	69.6	7.5%
67	Manvel silty clay loam, saline	0.0	0.0%
72	Midway-Cascajo complex, 10 to 40 percent slopes	0.0	0.0%
107	Shingle very cobbly sandy loam, 10 to 40 percent slopes	91.3	9.9%
108	Shingle loam, 3 to 20 percent slopes	1.7	0.2%
Totals for Area of Interest		923.8	100.0%