

## ATTACHMENT D



# OWENS INDUSTRIAL PARK FILING 1, 1ST AMENDMENT, LOT 1A AND METES AND BOUNDS PARCEL, 3RD AMENDMENT DOUGLAS COUNTY APM

**NW 1/4 OF SEC. 3, NE 1/4 OF SEC. 4, T7S, R68W AND SW 1/4 OF SEC. 34, T6S, R68W OF THE 6TH P.M.  
PERMIT AREA 29.90 ACRES, TOTAL AREA 44.95 ACRES  
US2021-002  
AMENDING US2014-009 AND US2018-001**

COMMITMENT TO REVIEW AND HEARING COMMENTS

THE APPLICANT HAS ENDEAVORED TO INCORPORATE LANGUAGE REFLECTING TECHNICAL SOLUTIONS AND OPERATIONAL LIMITS ESTABLISHED DURING REVIEW. ANY SUCH COMMITMENT NOT EXPRESSLY INCLUDED IS HEREBY INCORPORATED BY REFERENCE AND ENFORCEABLE AS IF EXPRESSLY INCLUDED HEREIN.

TRUCK TRIPS

TRUCK TRIPS FOR THE ASPHALT PAVING MATERIALS FACILITY SHALL BE LIMITED TO A TOTAL OF 808 TRIPS PER OPERATING DAY, INCLUDING TRIPS GENERATED BY CRUSHING OPERATIONS. ALL TRUCKS WILL BE CHECKED IN AND OUT WITH A TICKETING SOFTWARE SYSTEM. THE TICKETING SOFTWARE SYSTEM TRACKS TIME, DESTINATION, CYCLE TIME, TARE WEIGHTS, LOAD WEIGHTS, MATERIAL TYPES, AND WHETHER IT IS A DELIVERY OR A PICKUP. THESE TRUCK TRIPS AND OTHER DATA ARE TRACKED AT ALL TIMES THAT MATERIAL IS BEING DELIVERED OR PICKED UP FROM THE SITE. THE CONTENT OF THE STORED DATA CAN BE RETRIEVED AT ANY TIME UP TO TWELVE MONTHS AND WILL BE MADE AVAILABLE UPON REQUEST.

TRUCKS SHALL QUEUE ON SITE IN THE EVENT OF INTERRUPTED HIGHWAY ACCESS. IN ALL CASES OF A STOPPED TRAIN OR OTHER PROLONGED CLOSURE OF RAIL CROSSINGS ON AIRPORT ROAD, TRUCKS SHALL NOT QUEUE ON PUBLIC ROADS.

VEHICLES ACCESSING OR TRAVERSING THE SUBJECT PROPERTY SHALL BE PROHIBITED FROM USING ENGINE BRAKES ("JAKE BRAKES") OR EQUIVALENT METHODS ON THE SUBJECT PROPERTY, AIRPORT ROAD, AND WATERTON ROAD.

TRUCKS ON SITE WILL BE LIMITED TO 5 MPH AND WILL NOT BE ALLOWED TO IDLE FOR MORE THAN FIVE MINUTES. ALL TRUCKS ACCESSING THE SITE WILL MAINTAIN CURRENT PROOF OF INSPECTION AND PROVIDE SUCH PROOF UPON REQUEST. THE ON-SITE SUPERVISOR WILL BE RESPONSIBLE FOR ENSURING THAT TRUCKS ADHERE TO THE SPEED AND IDLING LIMITS. SIGNAGE WILL BE INSTALLED INFORMING TRUCK OPERATORS OF THE SPEED AND IDLING LIMITS AND PROOF OF INSPECTION REQUIREMENT.

HOURS OF OPERATION

NORMAL HOURS OF OPERATION OF THE ASPHALT PAVING MATERIALS FACILITY WILL BE FROM 6:00 AM TO 6:00 PM. TRUCKS AND OTHER VEHICLES MAY ACCESS THE SITE OUTSIDE OF THESE OPERATING HOURS. HOWEVER, MATERIAL LOADING AND UNLOADING IS NOT ALLOWED OUTSIDE OF OPERATING HOURS. EXTENDED HOURS OUTSIDE OF THE NORMAL HOURS OF OPERATIONS SHALL BE ALLOWED TO ACCOMMODATE PUBLIC PROJECTS THAT REQUIRE OFF HOURS OR NIGHT OPERATIONS AS VERIFIED IN WRITTEN DOCUMENTATION, INCLUDING NIGHTTIME OPERATIONS REQUIREMENTS IN A CONTRACT, TO BE KEPT ON-HAND AT THE SITE AND FURNISHED TO THE COUNTY UPON REQUEST. WHEN EXTENDED HOURS ARE REQUIRED, BRANNAN WILL PROVIDE A MINIMUM OF 30 DAYS NOTICE TO BOTH DOUGLAS COUNTY AND SURROUNDING PROPERTY OWNERS AND RESIDENTS OF START DATE, DURATION, AND SPECIFIC HOURS OF OPERATION. NIGHTTIME OPERATIONS ARE PERMISSIBLE ONLY BETWEEN MAY 1 AND OCTOBER 31. OUTSIDE OF THE HOURS OF OPERATION ON-SITE ACTIVITY LIMITED TO MAINTENANCE ONLY. MAINTENANCE AND EMERGENCY ACTIVITIES MAY OCCUR OUTSIDE DESIGNATED NORMAL HOURS OF OPERATION.

NUMBER OF EMPLOYEES

UP TO EIGHT (8) ASPHALT PAVING MATERIAL FACILITY EMPLOYEES (5 DAY SHIFT/5 NIGHT SHIFT, PLUS 3 OCCASIONAL CRUSHING EMPLOYEES).

PARKING AND LOADING AREAS

PARKING AND LOADING AREAS ARE DESIGNATED ON THE SITE PLAN. TRUCK PARKING STALLS ARE REQUIRED FOR EXPECTED EQUIPMENT STORAGE. OTHER PARKING SPACES ARE INCLUDED FOR THE PERSONAL OR COMPANY VEHICLES OF EMPLOYEES ON SITE, INCLUDING DRIVERS.

OUTSIDE STORAGE AREAS AND STOCKPILE MANAGEMENT

MATERIAL STORAGE AREAS ARE DESIGNATED ON THE SITE PLAN. THE MAXIMUM AREA OF STOCKPILES SHALL BE 160,000 SQUARE FEET. MATERIAL PILES MAY NOT EXCEED TWENTY (20) FEET IN HEIGHT AS MEASURED FROM THE IMMEDIATELY ADJACENT GRADE. MATERIAL STORAGE SHALL NOT BE ALLOWED OUTSIDE OF THOSE AREAS DESIGNATED ON THE SITE PLAN. THE EXACT LOCATION AND CONFIGURATION OF THE MATERIAL STORAGE AREAS IS SUBJECT TO CHANGE DUE TO PLANT OPERATIONS. STOCKPILES SHALL BE MEASURED ON A QUARTERLY BASIS, WITH REPORTS TO BE KEPT ON-SITE, IDENTIFYING STOCKPILE HEIGHT AND EXTENT AVAILABLE TO DOUGLAS COUNTY OFFICIALS ON DEMAND.

PROCESSING OF RECYCLED ASPHALT PAVING MATERIAL

THE PROCESSING OF RECYCLED ASPHALT PAVING MATERIAL (RAP) AND CONCRETE RUBBLE SHALL BE ALLOWED AS AN ACCESSORY USE TO THE ASPHALT PAVING MATERIAL PRODUCTION FACILITY, AND AS DIRECTED BY DOUGLAS COUNTY. PROCESSING WILL INCLUDE THE RECEIVING, CRUSHING, AND STOCKPILING OF RAP MATERIAL FOR USE IN THE PRODUCTION OF ASPHALT. PROCESSED CONCRETE SHALL BE EXPORTED FOR USE AS ROAD BASE OR SPECIFICATION AGGREGATE IN JOBS SERVED BY OWNER CONCRETE AND ASPHALT PAVING BUSINESSES. STAND ALONE CRUSHING OPERATIONS ARE NOT INCLUDED AS AN ACCESSORY USE. NO CRUSHING OPERATIONS WILL OCCUR OUTSIDE STANDARD BUSINESS HOURS.

VEHICLE ROUTING PLAN

ALL ASPHALT PAVING MATERIALS FACILITY RELATED TRUCK TRAFFIC MUST EXIT THE SITE FROM THE NEW WESTERN ACCESS POINT TO AIRPORT ROAD.

NO COMMERCIAL TRAFFIC ORIGINATING FROM THE SITE SHALL TRAVEL THROUGH LOUVIERS VILLAGE, UNLESS THERE IS A SPECIFIC PROJECT IN LOUVIERS VILLAGE. ALL COMMERCIAL TRAFFIC FROM THE SITE SHALL BE REQUIRED TO GO EAST ON AIRPORT ROAD OR WEST TO WATERTON PARKWAY (SOUTHERN CONNECTOR) AND MOORE ROAD. COMMERCIAL THROUGH TRAFFIC SHALL NOT USE LAVAU DRIVE, KELLY ROAD, OR MAIN STREET, TO BYPASS THE INTERSECTION OF SANTA FE/U.S. 85 AND AIRPORT ROAD.

SIGNAGE SHALL BE VISIBLE INSTALLED ON THE SITE, ALONG EXIT ROUTES TO AIRPORT ROAD, INFORMING TRUCK DRIVERS OF VEHICLE ROUTING RESTRICTIONS.

NOISE CONTROL

THE ASPHALT PAVING MATERIAL FACILITY OPERATOR SHALL MAINTAIN COMPLIANCE WITH COLORADO REVISED STATUTES 25-12-103, OR AS AMENDED, FOR MAXIMUM PERMISSIBLE NOISE LEVELS AND ANY APPLICABLE LOCAL ORDINANCE AT ALL TIMES. WITH THE EXTERNAL BOUNDARY OF THE SUBJECT PROPERTY AS A POINT OF COMPLIANCE, NOISE LEVELS FROM THE ASPHALT PAVING MATERIALS FACILITY SHALL NOT EXCEED ACCEPTABLE LEVELS FOR AN INDUSTRIAL USE: A MAXIMUM OF 80 DB(A) FROM 7:00 A.M. TO 7:00 P.M., AND A MAXIMUM OF 75 DB(A) BETWEEN THE HOURS OF 7 P.M. TO 7 A.M.

A STATE-OF-THE-ART SILO GATE MUFFLER IS INCLUDED AS PART OF THE PRODUCT SILO GATE MECHANISM, SEE DETAIL SHEET. THIS MUFFLER REDUCES THE NOISE CREATED BY THE OPENING OF THE PRODUCT SILO GATES WHICH ALLOW MATERIAL TO BE LOADED INTO TRUCKS.

ADDITIONAL NOISE MITIGATION MEASURES INCLUDE WHITE NOISE BACKUP ALARMS ON MOBILE EQUIPMENT; NEW, LOW-NOISE PLANT FACILITY AT BUILD-OUT; COMPRESSORS IN NOISE DAMPENING CABINETS OR SHEDS; CRUSHER ON ELECTRIC (NOT DIESEL) POWER; JAW BREAKER IN LIEU OF HAMMER BREAKER; DAYTIME CRUSHING ONLY; PROHIBITION OF "JAKE" BRAKING (ENGINE BRAKING); USE OF STOCKPILES FOR NOISE ABSORPTION; AS FEASIBLE; NOTICE TO COMMUNITY OF ANY EXTRAORDINARY CIRCUMSTANCES THAT MAY RESULT IN NOISE.

THE OPERATOR SHALL MONITOR NOISE THROUGHOUT A WORKING DAY AT LEAST QUARTERLY TO DETERMINE IF THERE ARE EXCEEDANCES OF THE MAXIMUM PERMISSIBLE NOISE LEVELS. QUARTERLY MONITORING RESULTS SHALL BE DOCUMENTED IN WRITTEN RECORDS TO BE MAINTAINED BY THE OPERATOR, TO BE AVAILABLE UPON REQUEST BY THE COUNTY. IF THERE ARE EXCEEDANCES OF THE MAXIMUM PERMISSIBLE NOISE LEVELS AT THE ASPHALT PAVING MATERIALS FACILITY, PRECISE EQUIPMENT / PROCESSES THAT CONTRIBUTE TO HIGHER NOISE LEVELS SHALL BE IDENTIFIED, AND SUBSEQUENTLY PROCESSES OR EQUIPMENT SHALL BE MODIFIED, WHERE REASONABLE. CONTROL MEASURES TO REDUCE NOISE LEVELS MAY INCLUDE, BUT ARE NOT LIMITED TO: PROCESS MODIFICATION, TECHNIQUE MODIFICATION, USE OF WHITE NOISE BACKUP ALARMS AND / OR INSTALLING NOISE SHIELDING ON OR AROUND CERTAIN EQUIPMENT.

DUST, AIR QUALITY, AND ODOR CONTROLS

A MINIMUM OF TWO DAYS PER WEEK, THE OPERATOR SHALL MECHANICALLY SWEEP AND CLEAR VISIBLE DEBRIS ON ALL PAVED SURFACES ON THE SITE CARRYING TRAFFIC OR RECEIVING DEPOSITION OF AIRBORNE MATERIALS. THIS SWEEPING AND DEBRIS MANAGEMENT PROGRAM WILL EXTEND TO THE AIRPORT ROAD THROUGH LANES AND RIGHT-OF-WAY IN THE EVENT OF SPILLS OR VISIBLE ACCUMULATING SEDIMENT ATTRIBUTABLE TO THE SITE. IF WARRANTED AS A RESULT OF SITE OPERATIONS, THE OPERATOR WILL PERFORM ADDITIONAL SWEEPING UP TO AND INCLUDING THE INTERSECTION OF AIRPORT ROAD AND US HIGHWAY 85. WATER TRUCKS WILL BE UTILIZED TO MITIGATE DUST IMPACTS. WATER TRUCKS WILL SPRAY HAUL ROADS, SITE CIRCULATION, AND MATERIAL STOCKPILES. IN ADDITION TO, AND AS A PART OF BASIC AIR QUALITY DILIGENCE UNDER THIS MANAGEMENT PLAN, THE OPERATOR MUST HAVE AT ALL TIMES A COMPREHENSIVE DUST CONTROL PLAN FOR THE ENTIRE PROPERTY. THIS DUST CONTROL PLAN SHALL BE UPDATED TO ADDRESS ANY EMERGENT ISSUES AND SHALL BE REVIEWED AND APPROVED BY DOUGLAS COUNTY PLANNING STAFF.

SITE OPERATIONS WILL COMPLY WITH THE NATIONAL AMBIENT AIR QUALITY STANDARDS (NAAQS) FOR PM 10 AND PM 2.5. MONITORING WILL BE PERFORMED BY A QUALIFIED THIRD PARTY ON A QUARTERLY BASIS TO ASSESS COMPLIANCE WITH NAAQS REGULATIONS AND REQUIRED PERMITS. NAAQS COMPLIANCE SHALL BE EVALUATED ON A WORKDAY STANDARD. IF AN EXCEEDANCE OF THE NAAQS IS DETECTED, ACTION WILL BE TAKEN AND THE OPERATOR WILL EVALUATE AND INSTALL THOSE CONTROL MEASURES NECESSARY TO BRING THE OPERATION INTO COMPLIANCE WITH THE NAAQS.

THIS USR PLAN INCORPORATES MULTIPLE SITE MANAGEMENT AND EQUIPMENT FEATURES SPECIFICALLY FOR THE CONTROL AND MITIGATION OF AIR EMISSIONS. ALL EQUIPMENT, INCLUDING FLUE GAS RECIRCULATION, BLUE SMOKE CAPTURE SYSTEM, TANK CONDENSERS, A BAGHOUSE, AND LOW NO<sub>x</sub> BURNERS SHALL BE REGULARLY MONITORED AND MAINTAINED.

EXTENSIVE MITIGATION INCLUDES REDUCED ON-SITE TRAFFIC SPEEDS, REGULAR SWEEPING, WETTING OF PILES, RED-FLAG AND OTHER CUT-OFF CRITERIA FOR HIGH WINDS, MATERIAL TRANSFER CONTROLS, OTHER PARTICULATE CONTROLS (I.E. USE OF WASHED AGGREGATE), AND TREATMENT OF HAUL ROADS AND GRAVEL AREAS.

THE OPERATOR WILL OPERATE THE ASPHALT PAVING MATERIAL FACILITY IN COMPLIANCE WITH STATE ODOR RULES IN COLORADO AIR QUALITY CONTROL COMMISSION REGULATION NUMBER 2. ALL NECESSARY STATE ODOR REGULATIONS, AND ANY APPLICABLE LOCAL ORDINANCES, THE OPERATOR WILL IMPLEMENT CONDENSER TECHNOLOGY TO LIMIT EMISSIONS AND ODORS, WHICH SHALL BE INSTALLED (AS DEPICTED ON USE BY SPECIAL REVIEW PLAN SETS) ON ALL STORAGE TANKS CONTAINING ASPHALT CEMENT. SUPPLEMENTAL MITIGATION WILL BE DEPLOYED IF CONDENSERS DO NOT ADEQUATELY MITIGATE ODORS. THE OPERATOR WILL IMPLEMENT BLUE SMOKE CAPTURE SYSTEMS, WHICH CAPTURE EMISSIONS AND ODORS FROM THE PRODUCTION AND TRANSPORT OF FINISHED ASPHALT PAVING MATERIAL.

THE ASPHALT PAVING MATERIAL FACILITY SHALL AT ALL TIMES CONTROL ODOR BELOW ADVERSE DETECTION AT THE 7:1 DILUTION RATIO OF THE COLORADO RESIDENTIAL AND COMMERCIAL PROPERTY STANDARD. SCENTOMETER READINGS SHALL BE TAKEN AT LEAST QUARTERLY, AND IF ADVERSE ODORS ARE DETECTED, CONTROL MEASURES SHALL BE INSTALLED UNTIL THE ISSUE IS RESOLVED. QUARTERLY MONITORING RESULTS SHALL BE DOCUMENTED IN WRITTEN RECORDS TO BE MAINTAINED BY THE OPERATOR, TO BE AVAILABLE UPON REQUEST. IN THE EVENT OF PERSISTENT ODOR ISSUES, THE OPERATOR SHALL SEEK EVALUATION BY A QUALIFIED CONSULTANT, AND THE OPERATOR SHALL COVER ALL ASSOCIATED COSTS TO DEVELOP AN UPDATED ODOR MITIGATION PLAN.

PERMIT REQUIREMENTS FROM OTHER STATE, FEDERAL, OR LOCAL AGENCIES.

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT AIR POLLUTION CONTROL DIVISION – AIR QUALITY PERMIT 23DG0565.

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT WATER QUALITY DIVISION – CONSTRUCTION STORMWATER PERMIT COR3U189

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT WATER QUALITY NON-EXTRACTIVE INDUSTRIES STORMWATER PERMIT – COR901483

COLORADO DEPARTMENT OF LABOR AND EMPLOYMENT DIVISION OF OIL AND PUBLIC SAFETY DIESEL AST INSTALLATION PERMIT – OFL 8100

COLORADO DIVISION OF WATER RESOURCES OFFICE OF THE STATE ENGINEER 63898-F

U.S. ENVIRONMENTAL PROTECTION AGENCY SPILL PREVENTION, CONTROL AND COUNTERMEASURES (SPCC) PLAN TO BE MAINTAINED ON-SITE.

LIGHTING – ASPHALT PAVING MATERIALS FACILITY

ILLUMINATION SHALL BE PROVIDED FOR SITE ACTIVITIES ON AN AS-NEEDED BASIS. OPERATING LIGHTS SHALL BE TURNED OFF WHEN NO PRODUCTION IS OCCURRING AND SHALL BE PROGRAMMED TO AUTOMATICALLY TURN OFF AT THE END OF THE NORMAL HOURS OF OPERATION. A REASONABLE AMOUNT OF LOW-IMPACT LIGHTING AS REQUIRED FOR SITE SAFETY WILL BE ALLOWED OUTSIDE OF OPERATING HOURS. ALL LIGHTING SHALL BE FULL CUT-OFF AND IN ACCORDANCE WITH CURRENT COUNTY STANDARDS. LIGHTING HAS BEEN DESIGNED TO OPERATE WITHIN DOUGLAS COUNTY STANDARDS, INCLUDING DARK SKIES GUIDELINES, WHILE ALSO MEETING SAFETY REQUIREMENTS AS PROMULGATED BY OSHA.

METHOD OF FIRE PROTECTION

FIRE PROTECTION ON THE SITE IS PROPOSED TO BE PROVIDED THROUGH THE USE OF A 120,000 GALLON UNDERGROUND WATER SUPPLY TANK, DEDICATED TO FIRE SUPPRESSION. THE TANK WILL FEED PROPOSED FIRE HYDRANTS AS SHOWN ON THE SITE PLAN. THE SYSTEM WILL BE MONITORED AND MAINTAINED BY THE OPERATOR AND WILL HAVE CONTROLS THAT MONITOR AND MAINTAIN THE WATER LEVEL IN THE STORAGE TANK. THE SYSTEM WILL PROVIDE 1000 GPM AT 20 PSI RESIDUAL FOR 2 HOURS AS REQUIRED. THIS FIRE PROTECTION METHOD HAS BEEN DEVELOPED THROUGH COORDINATION WITH SOUTH METRO FIRE RESCUE. IN PARALLEL WITH THE USR APPLICATION, THE OPERATOR WILL CONTINUE TO WORK WITH SMFR TO REFINE DETAILS OF THE FIRE SUPPRESSION SYSTEM.

FIRE EQUIPMENT ACCESS:

A 20-FOOT DRIVABLE SURFACE IS MAINTAINED ON THE SITE TO ALLOW FIRE DEPARTMENT ACCESS. THIS DRIVABLE SURFACE CONSISTS OF EITHER A 20 FOOT PAVED CROSS-SECTION OR A PAVED CROSS-SECTION OF AT LEAST 10 FEET WITH STRUCTURAL ROAD-BASE COVERING ADDITIONAL CROSS-SECTION TO ACHIEVE A 20 FOOT WIDTH SUITABLE FOR EQUIPMENT. THIS SURFACE IS TO BE CONFIGURED AND MAINTAINED AS ILLUSTRATED ON THE SITE PLAN AND IN THE FIRE ACCESS EXHIBIT REVIEWED BY SOUTH METRO FIRE RESCUE AUTHORITY IN ITS REVIEW OF THIS APPLICATION.

LANDSCAPING INSTALLATION AND MAINTENANCE

LANDSCAPING IS TO BE INSTALLED PER THE APPROVED LANDSCAPE PLAN. PRIOR TO INSTALLATION OF IRRIGATION, LANDSCAPING SHALL BE WATERED USING WATER TRUCKS WEEKLY DURING THE MONTHS OF APRIL THROUGH SEPTEMBER AND TWO TIMES A MONTH DURING THE MONTHS OF OCTOBER THROUGH MARCH UNTIL PLANTS ARE ESTABLISHED. THEREAFTER, LANDSCAPING SHALL BE IRRIGATED SUFFICIENTLY TO ENSURE SURVIVAL OF PLANT MATERIAL.

FACILITIES MANAGEMENT PLAN

FIXED BASE EQUIPMENT ON THE SITE, INCLUDING EQUIPMENT RESPONSIBLE FOR THE PRODUCTION OF ASPHALT PAVING MATERIAL, WILL USE ELECTRIC POWER AND NATURAL GAS. THE OPERATOR SHALL SUBMIT AN ENGINEER'S CERTIFICATION THAT THE PLANT AS CONSTRUCTED INCLUDES ALL ENVIRONMENTAL CONTROL EQUIPMENT NOTED ON THE USE BY SPECIAL REVIEW PLAN SET AND THAT SUCH EQUIPMENT IS PROPERLY INSTALLED. THE ENGINEER'S CERTIFICATION SHALL INCLUDE A LIST OF ENVIRONMENTAL HEALTH AND SAFETY EQUIPMENT. ALL EQUIPMENT SHALL BE CONTINUOUSLY MAINTAINED IN GOOD WORKING ORDER COMMENCING ON THE FIRST DAY OF OPERATION.

COMMUNITY RELATIONS

THE OPERATOR SHALL MAINTAIN A COMPLAINT AND SUGGESTION LINE ATTENDED AND ANSWERED DURING ANY OPERATIONAL HOURS AND EMAIL CONTACTS TO INTAKE AND RESPOND TO COMMUNITY CONCERNS. CONTACT INFORMATION SHALL BE DISPLAYED ON SIGNAGE AT THE FACILITY ENTRANCE, VISIBLE AND LEGIBLE FROM OUTSIDE THE FACILITY GATE.

CONSOLIDATED MANAGEMENT PLAN

ON THIS SITE PLAN, PLANIMETRIC INFORMATION INCLUDES FEATURES OF THE EXISTING CONCRETE PLANT USE. THIS INFORMATION IS SHOWN TO FACILITATE THE US2021-002 MANAGEMENT PLAN (THIS SHEET 2 OF USR PLAN DRAWINGS). THE INCLUSION OF CONCRETE PLAN INFORMATION DOES NOT AMEND OR OTHERWISE EFFECT THE CONCRETE PLANT OR ITS APPROVAL BY US2014-009.

**MANAGEMENT PLAN TABLE<sup>1</sup>  
BRANNAN SEDALIA SITE**

USE	CONCRETE PRODUCTION	ASPHALT PRODUCTION (APM)	EXTENDED HOURS OF OPERATION <sup>4</sup>	OVERALL (INCLUDING COMMON AREAS) <sup>2</sup>
PARKING	37 SPACES	19 SPACES	See APM <sup>8</sup>	56 SPACES
TRUCK TRIPS <sup>3</sup>	200/day	808/day	See APM <sup>8</sup>	1008/day
HOURS OF OPERATION	6am to 6pm	6am to 6pm	8pm Sunday to 6pm Thursday. May through October, only as required by public agency contracts. Not to exceed 90 days in a calendar year.	6am to 6pm
DAYS OF OPERATION	6 days (Mon-Sat)	6 days (Mon-Sat)	See APM <sup>8</sup>	6 days (Mon – Sat)
EMPLOYEES <sup>5</sup>	36	5 AM/PM, 3 crushing	See APM <sup>8</sup>	44
NOISE DECIBELS	80 dB 7am-7pm 75 dB 7pm-7am	80 dB 7am-7pm 75 dB 7pm-7am	See APM <sup>8</sup>	80 dB 7am-7pm 75 dB 7pm-7am
STOCKPILE AREA	10,000 sf <sup>6</sup>	160,000 SF	See APM <sup>8</sup>	170,000 SF
STOCKPILE HEIGHT	20 FT <sup>7</sup>	20 FT	See APM <sup>8</sup>	20 FT
FIRE PROTECTION	30,000 gal cistern	120,000 gal cistern		150,000 gal cisterns
PERMITS REQUIRED	Industrial Stormwater Tank Permit SPCC Air Permit County Zoning	Industrial Stormwater Fire Dept. Review SPCC Tank Permit Air Permits Building Permit County Zoning		

<sup>1</sup> See management plan notes at left regarding Consolidated Management Plan.

<sup>2</sup> Common areas include central detention and drainage facilities, access and landscape areas, cistern and well house, as well as

<sup>3</sup> Traffic generation is measured and controlled for truck trips. This does not, across all uses, include worker vehicles, light-duty

<sup>4</sup> Extended hours of operation typically occur Sunday evening to Thursday due to CDOT work schedules.

<sup>5</sup> Employee count includes drivers for some uses (concrete) but not others (crushing, APM). Employees include dedicated plant

<sup>6</sup> Concrete USR feed bins are limited by layout as shown in US2014-009. This layout is estimated not to exceed 10,000 SF.

<sup>7</sup> US2014-009 allowed stockpile heights of 25 feet to be reduced to 20 feet for ease of enforcement across the site.

<sup>8</sup> Not to exceed APM calculations.

**PERMIT US2021-0002  
LANDSCAPE AND OPEN SPACE SUMMARY**

LANDSCAPE	REQUIRED (15% of permit area)	
	195383 SF 4.49 AC	
OPEN SPACE	PROVIDED	
	262509 SF 6.03 AC	20.2%
OPEN SPACE	PROVIDED	
	224298 SF 5.15 AC	17.2%

APPROVAL CERTIFICATE	
ENGINEERING	_____ INITIALS/DATE
PLANNING	_____ INITIALS/DATE
OWNER	_____ INITIALS/DATE
LESSEE (IF APPLICABLE)	_____ INITIALS/DATE

**Preparation Date: 02/05/2021  
Revision Date: 06/24/2022  
Revision Date: 07/15/2022  
Revision Date: 03/22/2023  
Revision Date: 04/05/2024  
Revision Date: 06/17/2024**

**CIVIL RESOURCES, LLC  
8308 COLORADO BLVD.  
SUITE 200  
FIRESTONE, CO 80504  
303-833-1416**

**MANAGEMENT PLAN**

# OWENS INDUSTRIAL PARK FILING 1, 1ST AMENDMENT, LOT 1A AND METES AND BOUNDS PARCEL, 3RD AMENDMENT DOUGLAS COUNTY APM

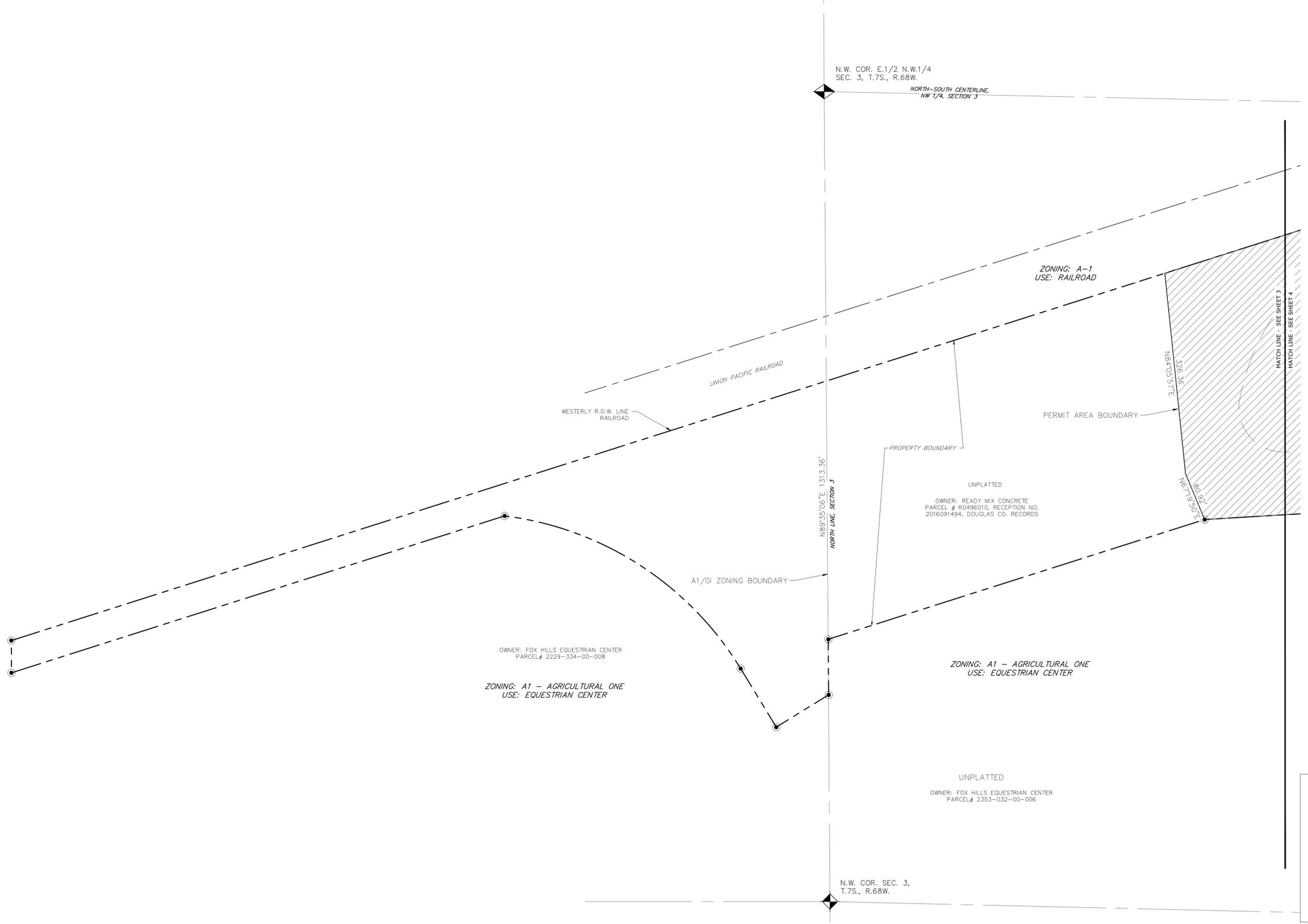
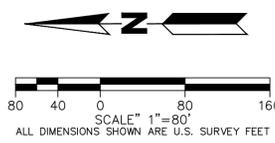
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LEGEND	
PROPERTY LINE	---
EXISTING EASEMENT	---
PROPOSED EASEMENT	---
LOT LINE	---
SECTION LINE	---
LIMITS OF US2014-009	---
NEW & AMENDED PERMIT AREA	

**BENCHMARK**  
ELEVATIONS AND CONTOURS ARE BASED UPON THE FOLLOWING BENCHMARK:  
DOUGLAS COUNTY CONTROL STATION 2061086  
A STAINLESS STEEL ROD IN BOX, ELEVATION = 5704.38 FEET (NAD 1983).

**BASIS OF BEARINGS**  
BEARINGS ARE BASED COLORADO STATE PLANE CENTRAL ZONE. THE BASIS OF BEARING IS A LINE FROM A 88 FOOT WITNESS CORNER MONUMENTED BY A 3.25" ALUMINUM CAP STAMPED "WSSI, WC, T-7S R-68W, 1/4, S4/S3, 1987, 88 FT NORTH, PLS 23053" AND NORTHWEST CORNER OF SECTION 3 MONUMENTED BY A 2.5" ALUMINUM CAP STAMPED "KRW CONSULTING, T6S R68W, S33/S34, S4/S3, T7S, PLS20140, 2003, CONTROL FOUND TO BEAR NORTH 1° 19' 45" EAST A DISTANCE OF 2714.41 FEET.

**REFERENCE**  
BOUNDARY DATA GENERATED BY G.W. BAYER & ASSOCIATED "MAP AND LEGAL DESCRIPTION - PART OF LOT 1A, OWENS INDUSTRIAL CENTER FILING NO. 1, 1ST AMENDMENT AND PART OF THE NORTHWEST ONE-QUARTER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO"



APPROVAL CERTIFICATE	
ENGINEERING	_____ INITIALS/DATE
PLANNING	_____ INITIALS/DATE
OWNER	_____ INITIALS/DATE
LESSEE (IF APPLICABLE)	_____ INITIALS/DATE

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**CIVIL RESOURCES, LLC**  
8308 COLORADO BLVD.  
SUITE 200  
FIRESTONE, CO 80504  
303-833-1416

**PARTIAL PERMIT  
BOUNDARY 1**

# OWENS INDUSTRIAL PARK FILING 1, 1ST AMENDMENT, LOT 1A AND METES AND BOUNDS PARCEL, 3RD AMENDMENT DOUGLAS COUNTY APM

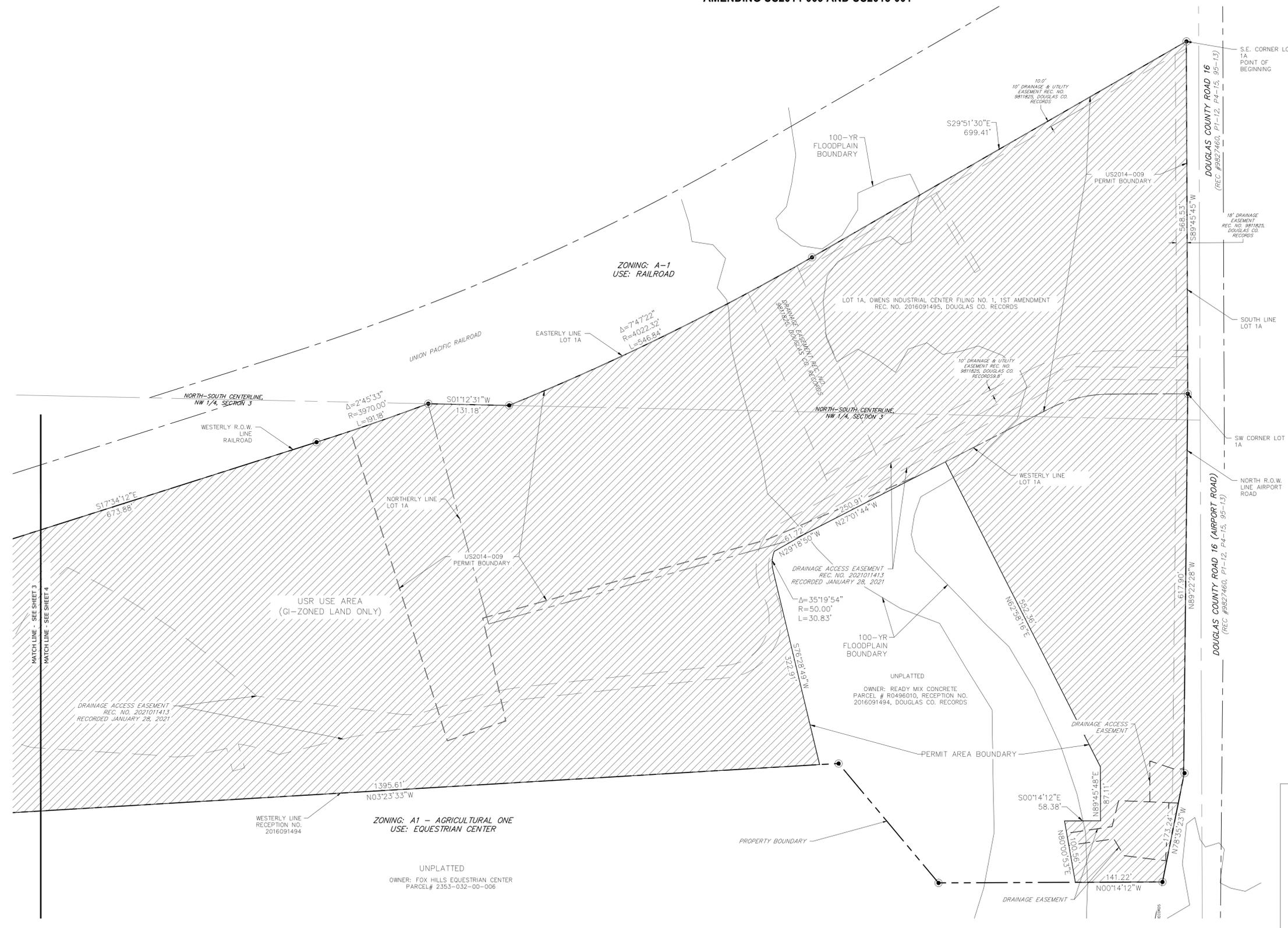
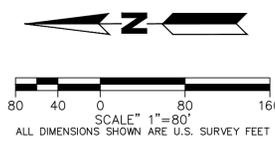
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LIMITS OF US2014-009	---
NEW & AMENDED PERMIT AREA	

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**REFERENCE**  
BOUNDARY DATA GENERATED BY G.W. BAYER & ASSOCIATED "MAP AND LEGAL DESCRIPTION - PART OF LOT 1A, OWENS INDUSTRIAL CENTER FILING NO. 1, 1ST AMENDMENT AND PART OF THE NORTHWEST ONE-QUARTER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO"



MATCH LINE - SEE SHEET 3  
MATCH LINE - SEE SHEET 4

Preparation Date: 02/05/2021  
Revision Date: 06/24/2022  
Revision Date: 07/15/2022  
Revision Date: 03/22/2023  
Revision Date: 04/05/2024  
Revision Date: 06/17/2024

CIVIL RESOURCES, LLC  
8308 COLORADO BLVD.  
SUITE 200  
FIRESTONE, CO 80504  
303-833-1416

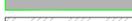
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BOUNDARY - 2**

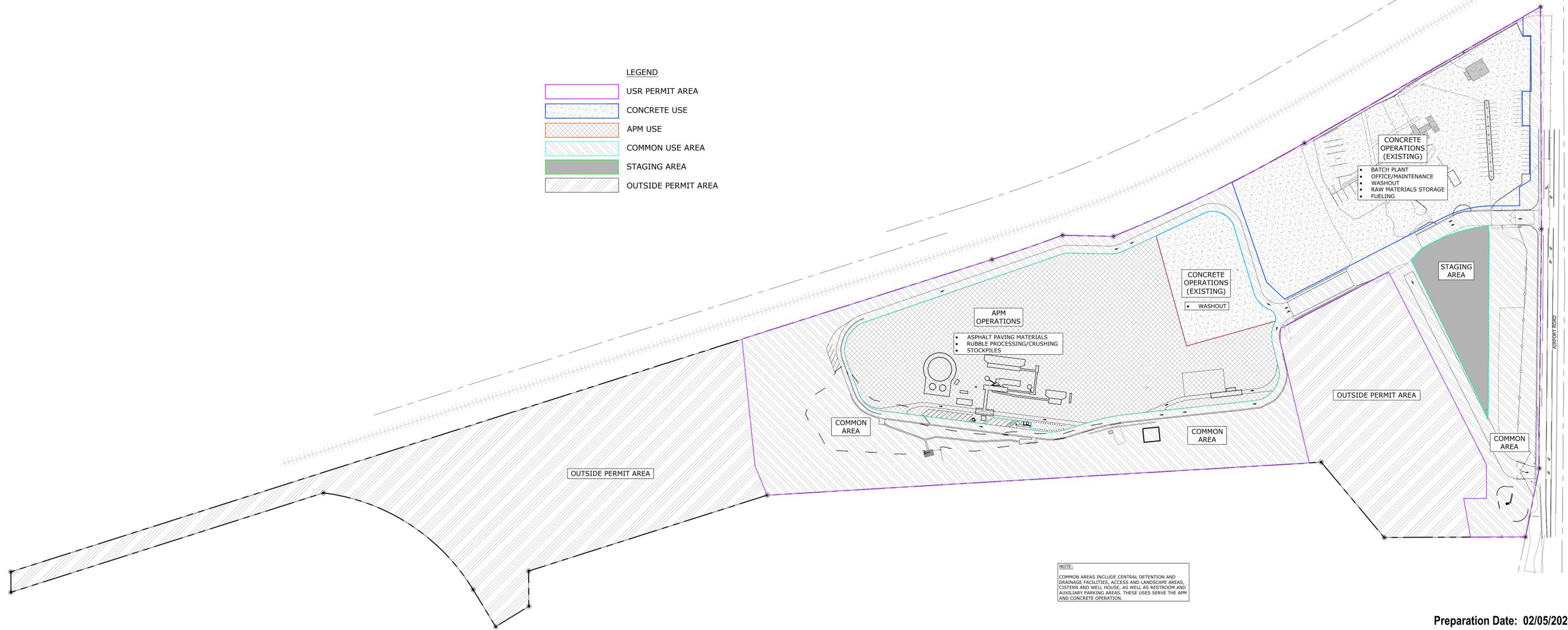
APPROVAL CERTIFICATE	
ENGINEERING	INITIALS/DATE
PLANNING	INITIALS/DATE
OWNER	INITIALS/DATE
LESSEE (IF APPLICABLE)	INITIALS/DATE

# OWENS INDUSTRIAL PARK FILING 1, 1ST AMENDMENT, LOT 1A AND METES AND BOUNDS PARCEL, 3RD AMENDMENT DOUGLAS COUNTY APM

NW 1/4 OF SEC. 3, NE 1/4 OF SEC. 4, T7S, R68W AND SW 1/4 OF SEC. 34, T6S, R68W OF THE 6TH P.M.  
PERMIT AREA 29.90 ACRES, TOTAL AREA 44.95 ACRES  
US2021-002  
AMENDING US2014-009 AND US2018-001

**LEGEND**

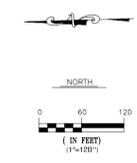
	USR PERMIT AREA
	CONCRETE USE
	APM USE
	COMMON USE AREA
	STAGING AREA
	OUTSIDE PERMIT AREA



**NOTE:**  
COMMON AREAS INCLUDE CENTRAL DETENTION AND DRAINAGE FACILITIES, ACCESS AND LANDSCAPE AREAS, CISTERNS AND WELL HOUSES, AS WELL AS RESTROOM AND AUXILIARY PARKING AREAS. THESE USES SERVE THE APM AND CONCRETE OPERATION.

APPROVAL CERTIFICATE

ENGINEERING	_____	INITIALS/DATE
PLANNING	_____	INITIALS/DATE
OWNER	_____	INITIALS/DATE
LESSEE (IF APPLICABLE)	_____	INITIALS/DATE



Preparation Date: 02/05/2021  
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Revision Date: 07/15/2022  
Revision Date: 03/22/2023  
Revision Date: 04/05/2024  
Revision Date: 06/17/2024

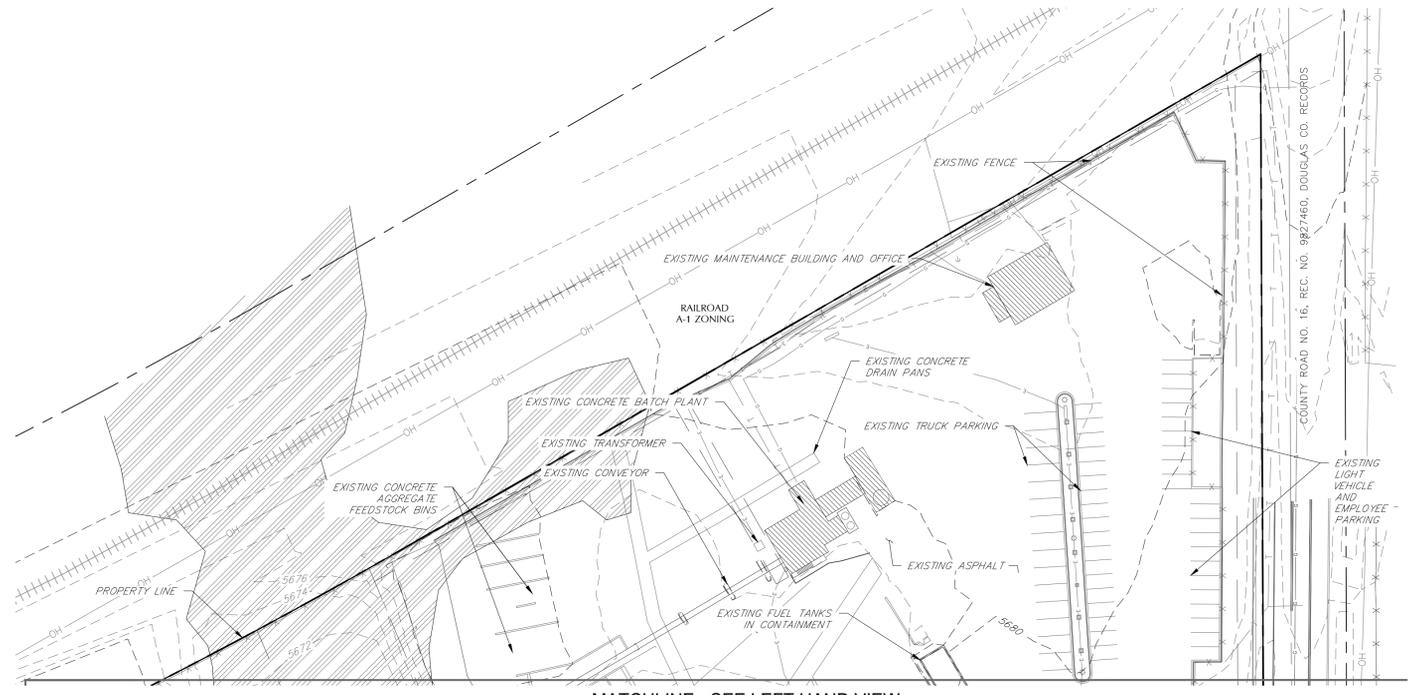
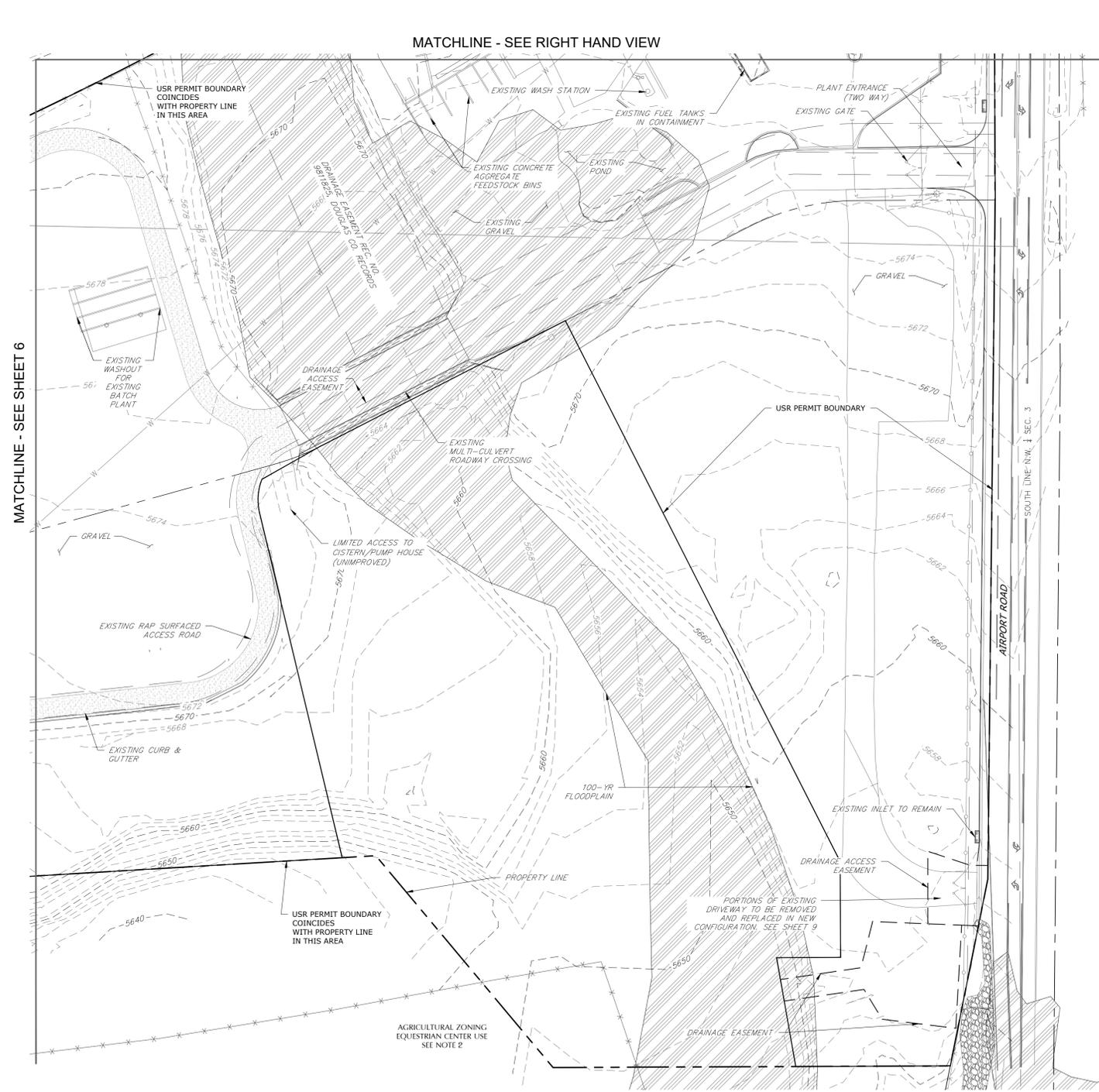
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SUITE 200  
FIRESTONE, CO 80504  
303-833-1416

USE AREA EXHIBIT



# OWENS INDUSTRIAL PARK FILING 1, 1ST AMENDMENT, LOT 1A AND METES AND BOUNDS PARCEL, 3RD AMENDMENT DOUGLAS COUNTY APM

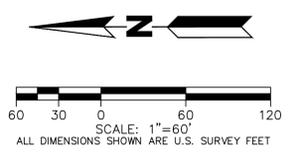
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PERMIT AREA 29.90 ACRES, TOTAL AREA 44.95 ACRES  
US2021-002  
AMENDING US2014-009 AND US2018-001



MATCHLINE - SEE SHEET 6

MATCHLINE - SEE RIGHT HAND VIEW

MATCHLINE - SEE LEFT HAND VIEW



**BENCHMARK**  
ELEVATIONS AND CONTOURS ARE BASED UPON THE FOLLOWING BENCHMARK:  
DOUGLAS COUNTY CONTROL STATION 2061086  
A STAINLESS STEEL ROD IN BOX, ELEVATION = 5704.38 FEET (NAD 1983).

**BASIS OF BEARINGS**  
BEARINGS ARE BASED COLORADO STATE PLANE CENTRAL ZONE. THE BASIS OF BEARING IS A LINE FROM A 88 FOOT WITNESS CORNER MONUMENTED BY A 3.25" ALUMINIUM CAP STAMPED "WSSI, WC, T-7S R-68W, 1/4 S4/S3, 1987, 88 FT NORTH, PLS 23053" AND NORTHWEST CORNER OF SECTION 3 MONUMENTED BY A 2.5" ALUMINIUM CAP STAMPED "KRW CONSULTING, T6S R68W, S33/S34, S4/S3, T7S, PLS20140, 2003, CONTROL" FOUND TO BEAR NORTH 1° 19' 45" EAST A DISTANCE OF 2714.41 FEET.

- NOTES:**
- SURROUNDING LAND USES INCLUDE CONSTRUCTION YARD; STEEL STORAGE, FABRICATION AND MANUFACTURING; SEPTIC TRANSFER AND OTHER USES IN THE GENERAL INDUSTRIAL ZONE. THE ADJACENT RAILROAD USE IS WITHIN ZONE A-1.
  - FORMER RAILROAD AND INDUSTRIAL LAND TO THE WEST NOW SERVES AS AN EQUESTRIAN EVENTS CENTER. AN INTERNAL AGRICULTURAL BUFFER IS PART OF THE SUBJECT PROPERTY.

PROPOSED	LEGEND	EXISTING
---	PROPERTY LINE	---
---	PERMIT AREA	---
---	EASEMENT	---
---	LOT LINE	---
---	DETENTION POND LIMITS	---
---	MINOR CONTOUR	---
---	MAJOR CONTOUR	---
---	WATER LINE	---
---	FENCE	---
---	FLOODPLAIN	---
---	RAILROAD	---
---	RIPRAP	---
---	BUILDING	---
---	ASPHALT	---
---	CONCRETE	---
---	ROAD BASE	---
---	FLOODPLAIN	---

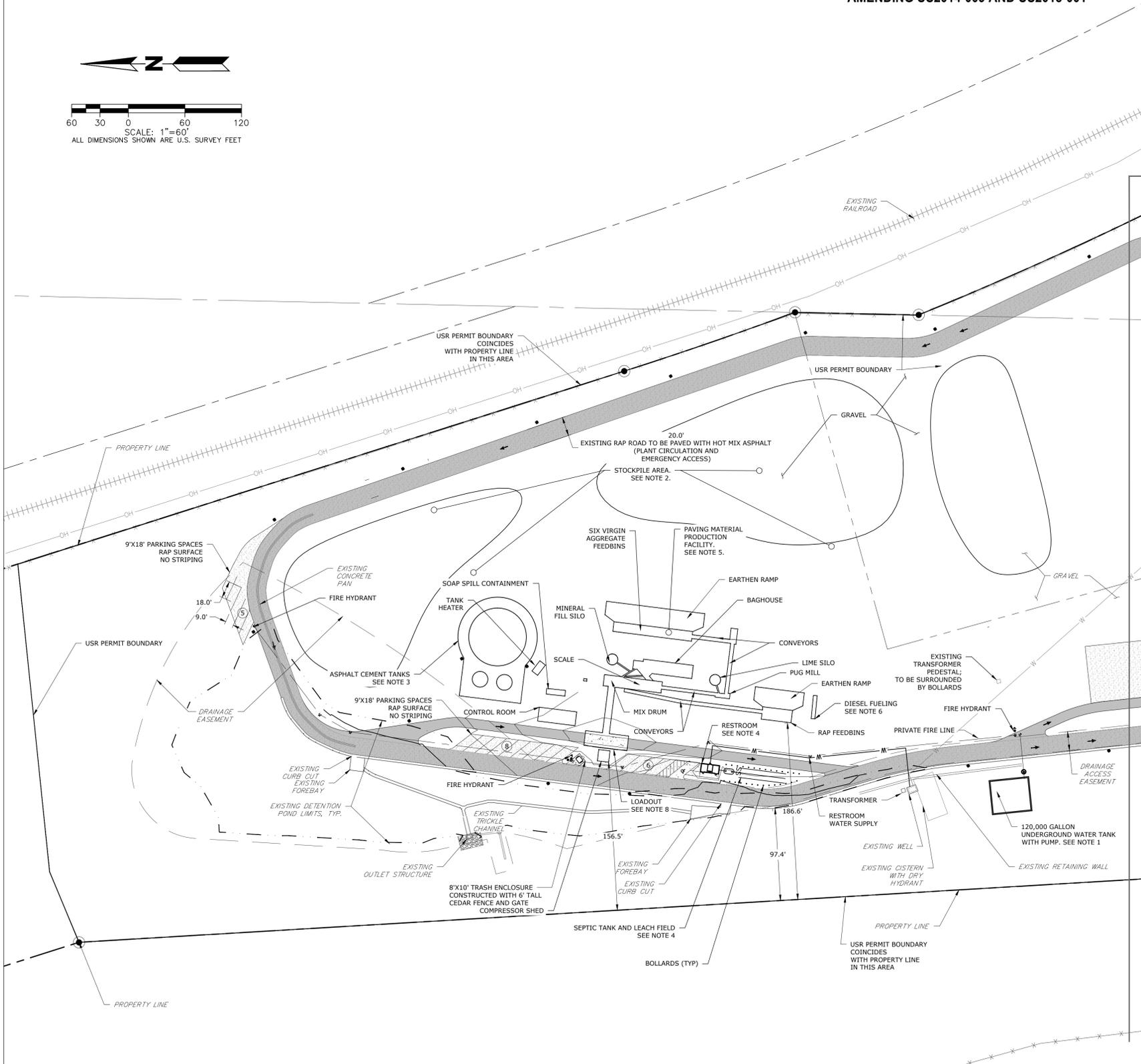
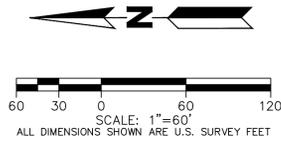
APPROVAL CERTIFICATE	
ENGINEERING	INITIALS/DATE
PLANNING	INITIALS/DATE
OWNER	INITIALS/DATE
LESSEE (IF APPLICABLE)	INITIALS/DATE

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**CIVIL RESOURCES, LLC**  
8308 COLORADO BLVD.  
SUITE 200  
FIRESTONE, CO 80504  
303-833-1416  
**PARTIAL EXISTING  
CONDITIONS  
PLAN - 2**

# OWENS INDUSTRIAL PARK FILING 1, 1ST AMENDMENT, LOT 1A AND METES AND BOUNDS PARCEL, 3RD AMENDMENT DOUGLAS COUNTY APM

NW 1/4 OF SEC. 3, NE 1/4 OF SEC. 4, T7S, R68W AND SW 1/4 OF SEC. 34, T6S, R68W OF THE 6TH P.M.  
PERMIT AREA 29.90 ACRES, TOTAL AREA 44.95 ACRES  
US2021-002  
AMENDING US2014-009 AND US2018-001



**NOTES:**

1. **WATER STORAGE AND SUPPLY**  
A FIRE FIGHTING WATER SUPPLY OF NOT LESS THAN 120,000 GALLONS TO BE STORED ON-SITE. SUPPLY TO BE CONNECTED TO HYDRANTS DISTRIBUTED ON-SITE WHICH WILL PROVIDE 1,000 GPM FIRE FLOW AT 20 PSI RESIDUAL FOR NOT LESS THAN 2 HOURS. ON-SITE WATER STORAGE WILL BE ACCOMMODATED BY IN-GROUND CISTERN FED FROM THE ON-SITE WELL AND ARRANGED FOR AUTO FILL.
2. **STOCKPILE AREA**  
THE ASPHALT PRODUCTION FACILITY RELIES ON SEVERAL TYPES OF AGGREGATE FEEDSTOCK THAT MUST BE MAINTAINED IN SEPARATE BULK STOCKPILES. IT IS ANTICIPATED THAT SPECIFICATION ROCK AND SAND, AS WELL AS RECYCLED ASPHALT PAVEMENT (RAP, A REQUIRED COMPONENT OF MOST ASPHALT PAVEMENT IN COLORADO), WILL BE LOCATED IN AT LEAST SEVEN DIFFERENT STOCKPILES OF VARYING HEIGHT AND FOOTPRINT. NO STOCKPILE SHALL EXCEED 20 FEET IN HEIGHT. TOTAL AREA OF STOCKPILES SHALL NOT EXCEED 160,000 SQUARE FEET.
3. **ASPHALT CEMENT TANKS**  
THE PRODUCTION OF ASPHALT PRODUCTS REQUIRES A CONTINUOUS SUPPLY OF ASPHALT CEMENT (ASPHALT OIL) AT AN ELEVATED TEMPERATURE. TANKS TO STORE AND HEAT ASPHALT CEMENT ARE LOCATED ADJACENT TO THE PLANT. THE APPLICANT IS ALSO GENERATING SITE-SPECIFIC CONTROLS AND PLANS FOR SAFE OPERATION AND PROCEDURES RELATED TO THESE TANKS. CONDENSER TECHNOLOGY WILL BE INSTALLED ON ALL ASPHALT CEMENT TANKS. CONDENSERS ARE INTENDED TO MINIMIZE ODOR EMISSIONS AND SHALL CONFORM WITH EQUIPMENT SPECIFIED ON SHEET 16.
4. **RESTROOM**  
WATER FOR RESTROOM BUILDING WILL BE PROVIDED BY EXISTING SITE WELL. SEPTIC SYSTEM DEPICTED IN APPROXIMATE LAYOUT, TO BE APPROVED BY DOUGLAS COUNTY HEALTH DEPARTMENT VIA SEPARATE PERMIT.
5. **PLANT LAYOUT**  
SUBSTANTIAL DEVIATION FROM DEPICTED LAYOUT REQUIRES A USR AMENDMENT. EXACT POSITIONING OF BINS AND CONVEYORS IS SUBJECT TO OCCASIONAL ADJUSTMENT WITHOUT AMENDMENT OF THE USR. FIXED PLANT FEATURES WILL BE PLACED ON FOOTERS AND SUBJECT TO CODE STANDARDS FOR FOUNDATIONS. SEE DETAIL SHEET FOR TYPICAL EQUIPMENT PHOTOS.
6. **DIESEL FUEL**  
APPROXIMATELY 4,000 GALLONS OF DIESEL FUELING CAPACITY WILL BE PROVIDED BY AN ABOVE-GROUND STORAGE TANK OR TANKS (ASTS) IN THE VICINITY OF THE ASPHALT PRODUCTION FACILITY. FIRE DEPARTMENT REVIEW AND APPROVAL WILL BE OBTAINED FOR AST LOCATION AND SAFETY FEATURES.
7. **EMERGENCY ACCESS**  
MAINTAIN EMERGENCY ACCESS TO FIRE HYDRANTS AND UNDERGROUND WATER TANK. A 20' DRIVABLE SURFACE CIRCLING THE SITE SHALL BE MAINTAINED TO ALLOW FOR SOUTH METRO FIRE RESCUE (SMFR) FIRE APPARATUS ACCESS AS DEPICTED HEREON.
8. **LOADOUT**  
LOADOUT INCLUDES STEEL FRAME, TRUCK SCALE, DRAG SLAT (CONVEYOR FROM MIX DRUM), SILOS, AND SILO GATES. SEE ELEVATION SHEET FOR DETAIL, AND SEE MANAGEMENT PLAN - NOISE CONTROL REGARDING SILO GATE MUFFLERS.

PROPOSED	LEGEND	EXISTING
---	PROPERTY LINE	---
---	PERMIT AREA	---
---	EASEMENT	---
---	LOT LINE	---
---	DETENTION POND LIMITS	---
---	WATER LINE	---
---	FENCE	---
---	FLOODPLAIN	---
---	RAILROAD	---
---	RIPRAP	---
---	BUILDING	---
---	ASPHALT	---
---	CONCRETE	---
---	ROAD BASE/GRAVEL	---

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CIVIL RESOURCES, LLC  
8308 COLORADO BLVD.  
SUITE 200  
FIRESTONE, CO 80504  
303-833-1416

**PARTIAL SITE PLAN - 1**

MATCHLINE - SEE SHEET 9

**BENCHMARK**

ELEVATIONS AND CONTOURS ARE BASED UPON THE FOLLOWING BENCHMARK:  
DOUGLAS COUNTY CONTROL STATION 2061086  
A STAINLESS STEEL ROD IN BOX, ELEVATION = 5704.38 FEET (NAD 1983).

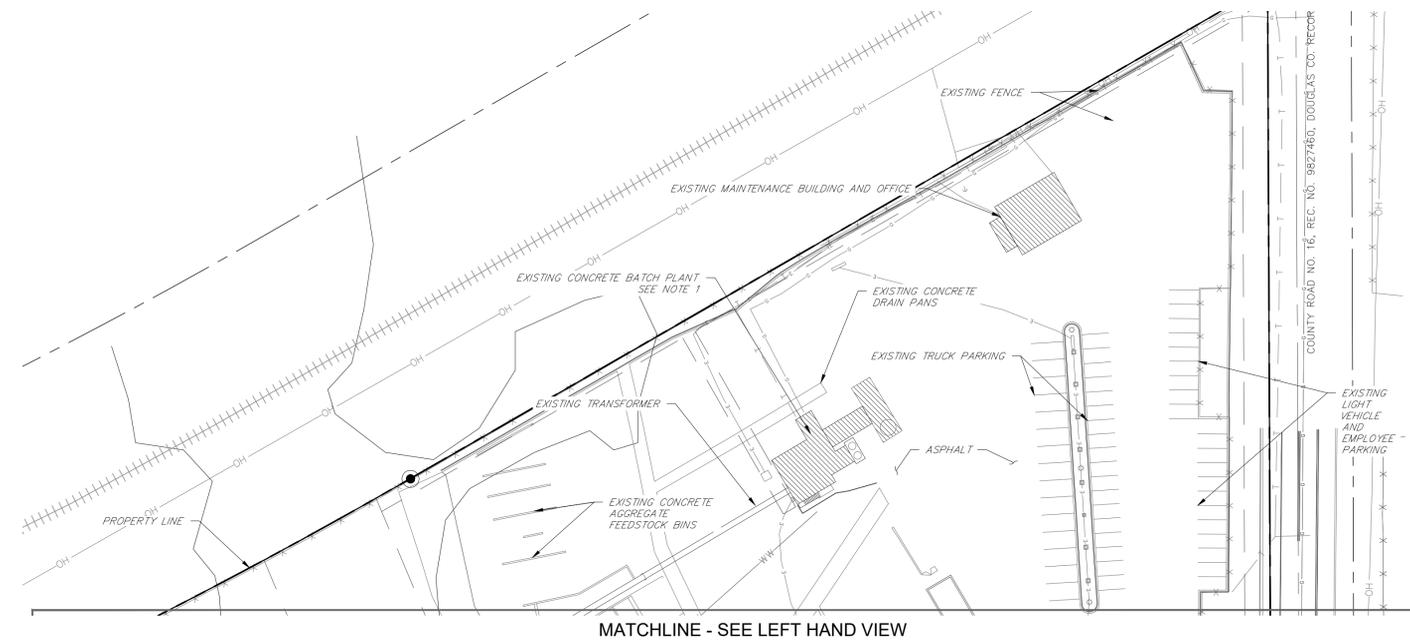
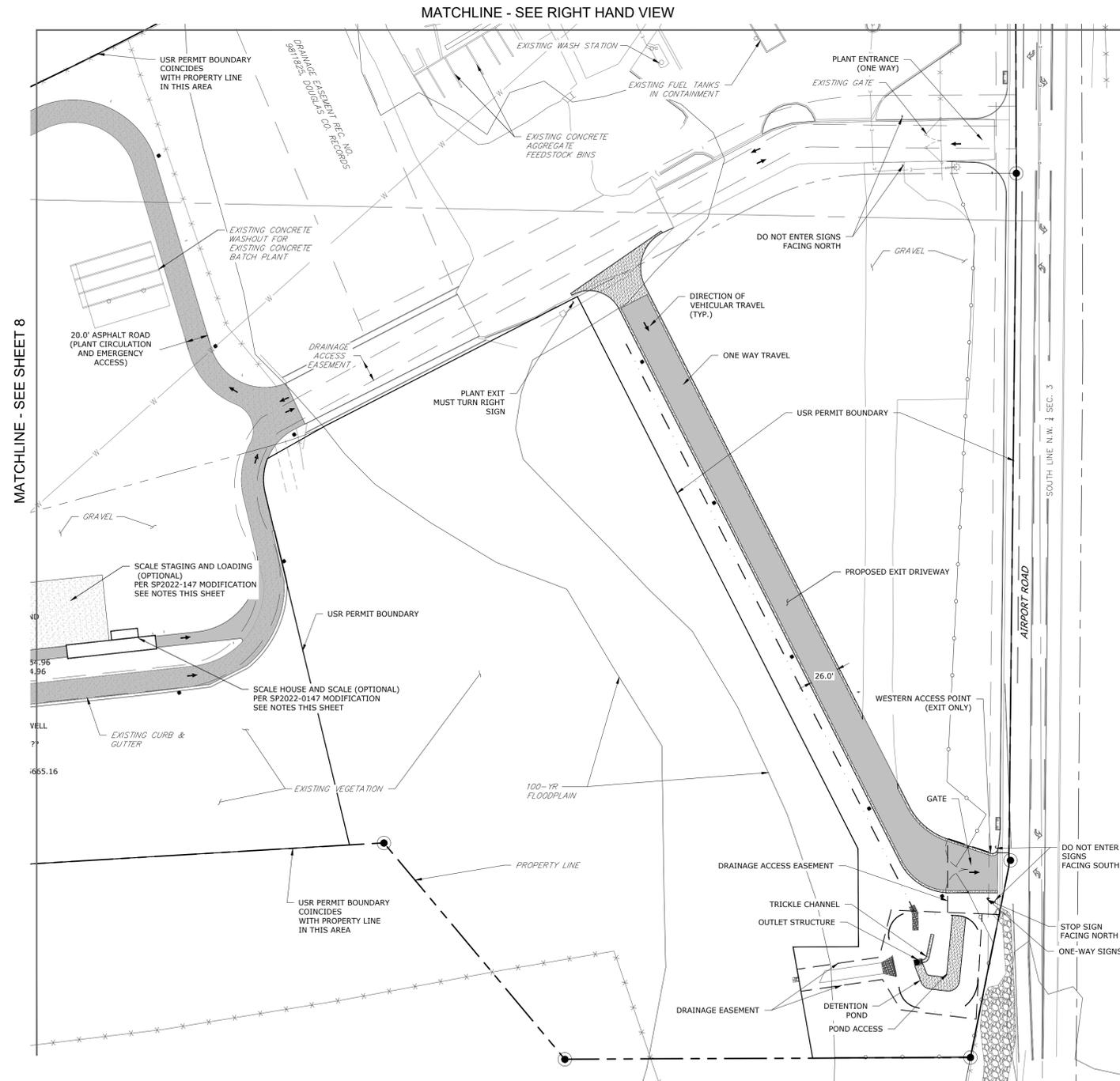
**BASIS OF BEARINGS**

BEARINGS ARE BASED COLORADO STATE PLANE CENTRAL ZONE. THE BASIS OF BEARING IS A LINE FROM A 88 FOOT WITNESS CORNER MONUMENTED BY A 3.25" ALUMINUM CAP STAMPED "WSSI, WC, T-75 R-68W, 1/4, S4/S3, 1987, 88 FT NORTH, PLS 23053" AND NORTHWEST CORNER OF SECTION 3 MONUMENTED BY A 2.5" ALUMINUM CAP STAMPED "KRW CONSULTING, T6S R68W, S33/S34,S4/S3, T7S, PLS20140, 2003, CONTROL" FOUND TO BEAR NORTH 1° 19' 45" EAST A DISTANCE OF 2714.41 FEET.

APPROVAL CERTIFICATE	
ENGINEERING	INITIALS/DATE
PLANNING	INITIALS/DATE
OWNER	INITIALS/DATE
LESSEE (IF APPLICABLE)	INITIALS/DATE

# OWENS INDUSTRIAL PARK FILING 1, 1ST AMENDMENT, LOT 1A AND METES AND BOUNDS PARCEL, 3RD AMENDMENT DOUGLAS COUNTY APM

NW 1/4 OF SEC. 3, NE 1/4 OF SEC. 4, T7S, R68W AND SW 1/4 OF SEC. 34, T6S, R68W OF THE 6TH P.M.  
PERMIT AREA 29.90 ACRES, TOTAL AREA 44.95 ACRES  
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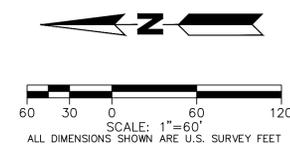


MATCHLINE - SEE SHEET 8

MATCHLINE - SEE RIGHT HAND VIEW

MATCHLINE - SEE LEFT HAND VIEW

PROPOSED	LEGEND	EXISTING
---	PROPERTY LINE	---
---	PERMIT AREA	---
---	EASEMENT	---
---	LOT LINE	---
---	DETENTION POND LIMITS	---
---	WATER LINE	W
---	FENCE	X
---	FLOODPLAIN	---
---	RAILROAD	---
---	RIPRAP	---
---	BUILDING	---
---	ASPHALT	---
---	CONCRETE	---
---	ROAD BASE/GRAVEL	---



**NOTES:**

- EXISTING CONCRETE PLANT USE HAS BEEN IN OPERATION FOR APPROXIMATELY 40 YEARS. LAYOUT IS SHOWN AS APPROVED BY US2014-009. SEE NOTE ON MANAGEMENT PLAN (SHEET 2) CONCERNING CONSOLIDATED MANAGEMENT PLAN FOR ALL USR OPERATIONS (CONCRETE AND ASPHALT PAVING PLANTS, INCLUDING ACCESSORY CRUSHING).
- THE SCALE HOUSE SHALL BE A MODULAR OFFICE TRAILER, APPROXIMATELY 200 SF IN SIZE (WITH REASONABLE VARIANCE TO ACCOMMODATE FOR EXAMPLE, AN 8'X24' = 196 SF PREFABRICATED UNIT). TICKETING, LOAD VERIFICATION AND OTHER ADMINISTRATIVE FUNCTIONS MAY ALSO USE REMOTE TECHNOLOGY IN LIEU OF, OR AS A SUPPLEMENT TO THE PROPOSED SCALE HOUSE INSTALLATION.
- IF AND WHEN THE NEW SCALE HOUSE IS INSTALLED, A DEDICATED, ONE LANE GRAVEL OR ASPHALT ROAD TO QUEUE SCALE HOUSE TRAFFIC SHALL BE INSTALLED.

APPROVAL CERTIFICATE	
ENGINEERING	INITIALS/DATE
PLANNING	INITIALS/DATE
OWNER	INITIALS/DATE
LESSEE (IF APPLICABLE)	INITIALS/DATE

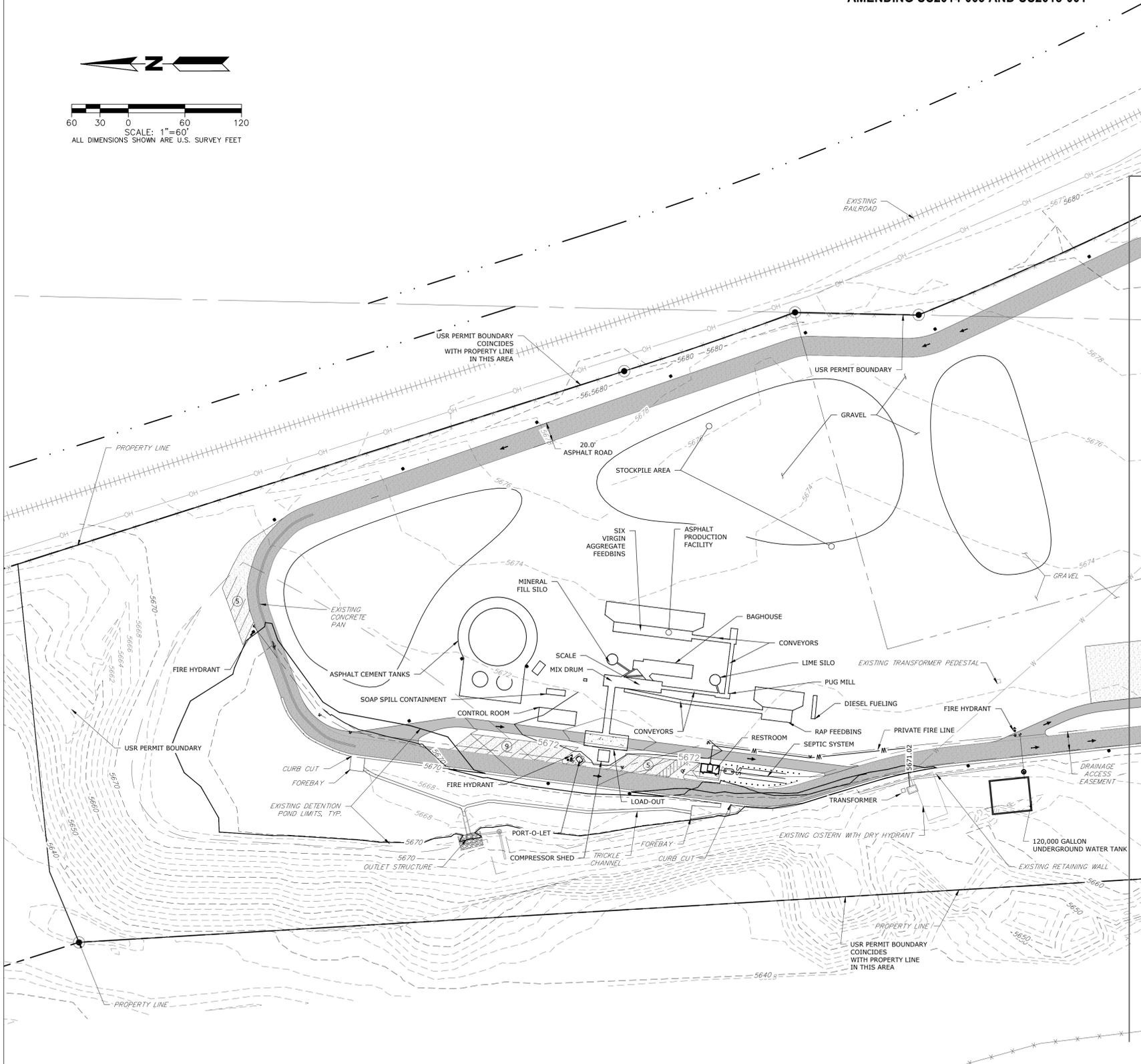
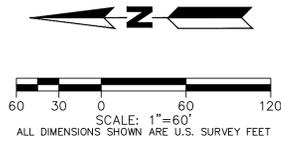
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CIVIL RESOURCES, LLC  
8308 COLORADO BLVD.  
SUITE 200  
FIRESTONE, CO 80504  
303-833-1416

**PARTIAL SITE PLAN - 2**

# OWENS INDUSTRIAL PARK FILING 1, 1ST AMENDMENT, LOT 1A AND METES AND BOUNDS PARCEL, 3RD AMENDMENT DOUGLAS COUNTY APM

NW 1/4 OF SEC. 3, NE 1/4 OF SEC. 4, T7S, R68W AND SW 1/4 OF SEC. 34, T6S, R68W OF THE 6TH P.M.  
PERMIT AREA 29.90 ACRES, TOTAL AREA 44.95 ACRES  
US2021-002  
AMENDING US2014-009 AND US2018-001



**GRADING NOTES:**

FINAL ENGINEERED GRADING OF THE PLANT AREA HAS BEEN ESTABLISHED PURSUANT TO PRIOR DEVELOPMENT OF THE AREA. THIS USR REQUIRES NEW GRADING ONLY FOR THE WESTERN ACCESS DRIVE AND RELATED IMPROVEMENTS SHOWN ON SHEET 11, AND THE LOADOUT AND NEARBY PARKING AS SHOWN ON THIS SHEET. CONSTRUCTION DOCUMENTS AND NEW GESC PLANS ARE APPROPRIATELY LIMITED TO THIS NEWLY AFFECTED AREA.

MATCHLINE - SEE SHEET 11

PROPOSED	LEGEND	EXISTING
---	PROPERTY LINE	---
---	PERMIT AREA	---
---	EASEMENT	---
---	LOT LINE	---
---	DETENTION POND LIMITS	---
---	MINOR CONTOUR	---
---	MAJOR CONTOUR	---
---	WATER LINE	---
---	FENCE	---
---	FLOODPLAIN	---
---	RAILROAD	---
---	RIPRAP	---
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**CIVIL RESOURCES, LLC**  
8308 COLORADO BLVD.  
SUITE 200  
FIRESTONE, CO 80504  
303-833-1416  
**PARTIAL GRADING  
PLAN - 1**

**BENCHMARK**

ELEVATIONS AND CONTOURS ARE BASED UPON THE FOLLOWING BENCHMARK:  
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A STAINLESS STEEL ROD IN BOX, ELEVATION = 5704.38 FEET (NAD 1983).

**BASIS OF BEARINGS**

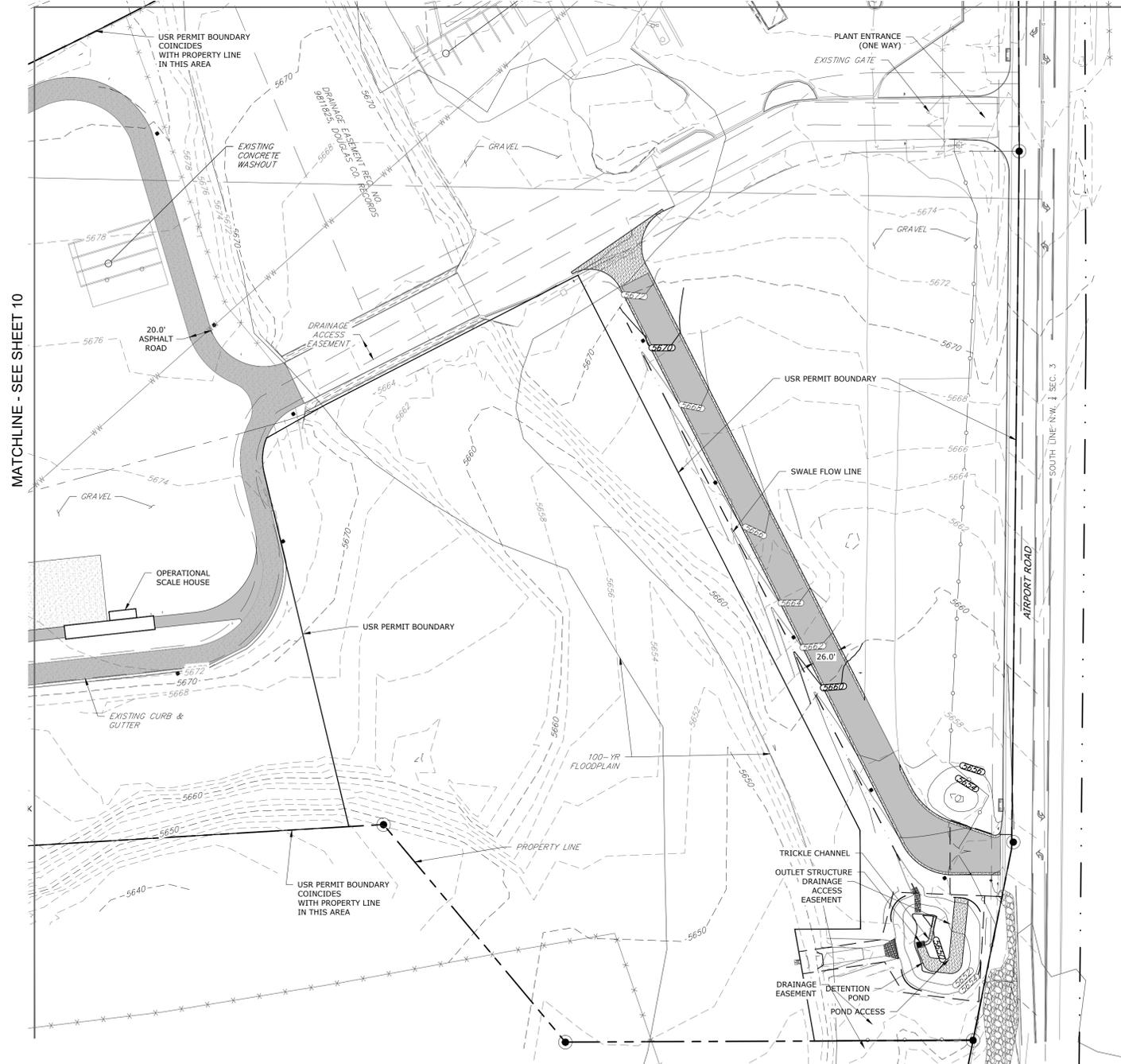
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APPROVAL CERTIFICATE	
ENGINEERING	INITIALS/DATE
PLANNING	INITIALS/DATE
OWNER	INITIALS/DATE
LESSEE (IF APPLICABLE)	INITIALS/DATE

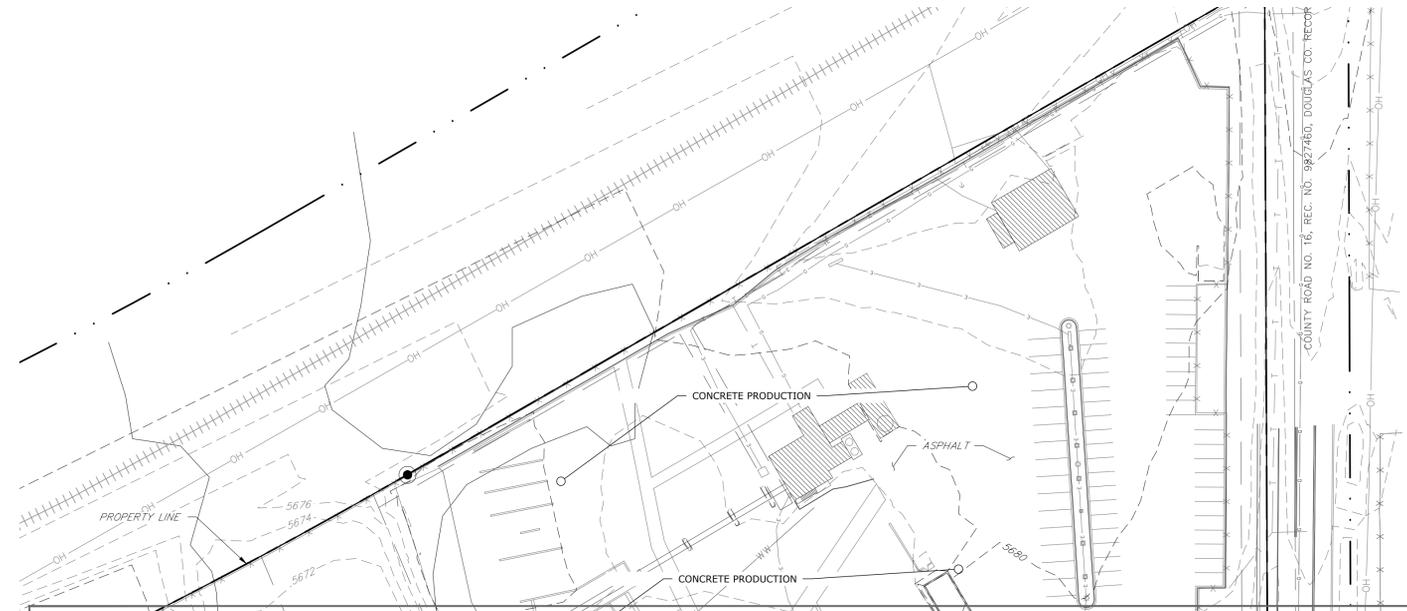
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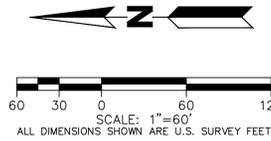
MATCHLINE - SEE RIGHT HAND VIEW



MATCHLINE - SEE SHEET 10



MATCHLINE - SEE LEFT HAND VIEW



PROPOSED	LEGEND	EXISTING
---	PROPERTY LINE	---
---	PERMIT AREA	---
---	EASEMENT	---
---	LOT LINE	---
---	DETENTION POND LIMITS	---
W	WATER LINE	W
---	FENCE	X
---	FLOODPLAIN	---
---	RAILROAD	---
---	RIPRAP	---
---	BUILDING	---
---	ASPHALT	---
---	CONCRETE	---
---	ROAD BASE/GRAVEL	---

**GRADING NOTES:**

FINAL ENGINEERED GRADING OF THE PLANT AREA HAS BEEN ESTABLISHED PURSUANT TO PRIOR DEVELOPMENT OF THE AREA. THIS USR REQUIRES NEW GRADING ONLY FOR THE WESTERN ACCESS DRIVE AND RELATED IMPROVEMENTS SHOWN ON THIS SHEET, AND THE LOADOUT AND NEARBY PARKING AS SHOWN ON SHEET 10. CONSTRUCTION DOCUMENTS AND NEW GESC PLANS ARE APPROPRIATELY LIMITED TO THIS NEWLY AFFECTED AREA.

APPROVAL CERTIFICATE	
ENGINEERING	INITIALS/DATE
PLANNING	INITIALS/DATE
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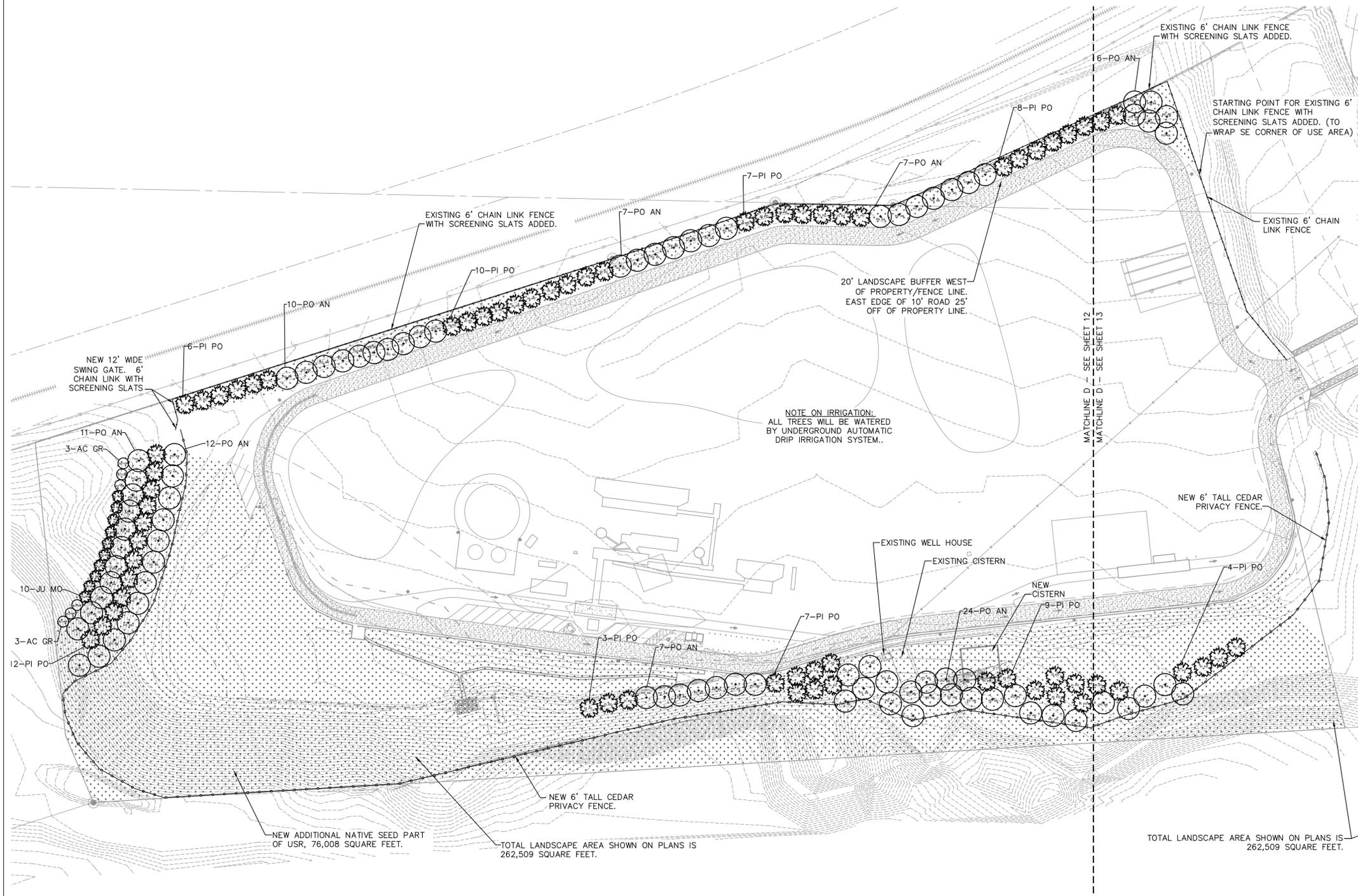
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CIVIL RESOURCES, LLC  
8308 COLORADO BLVD.  
SUITE 200  
FIRESTONE, CO 80504  
303-833-1416

**PARTIAL GRADING  
PLAN - 2**

# OWENS INDUSTRIAL PARK FILING 1, 1ST AMENDMENT, LOT 1A AND METES AND BOUNDS PARCEL, 3RD AMENDMENT DOUGLAS COUNTY APM

NW 1/4 OF SEC. 3, NE 1/4 OF SEC. 4, T7S, R68W AND SW 1/4 OF SEC. 34, T6S, R68W OF THE 6TH P.M.  
PERMIT AREA 29.90 ACRES, TOTAL AREA 44.95 ACRES  
US2021-002  
AMENDING US2014-009 AND US2018-001



- LEGEND**
- PROPOSED DECIDUOUS SHADE TREE
  - PROPOSED EVERGREEN TREE
  - PROPOSED ORNAMENTAL TREE
  - PROPOSED DECIDUOUS SHRUB
  - 1 1/2" BRANNAN SAND AND GRAVEL
  - NATURAL COLORED RIVER ROCK MULCH OVER GEOTEXTILE FABRIC
  - PROPOSED NATIVE SEED
  - EXISTING 6' CHAIN LINK FENCE TO REMAIN
  - NEW 6' TALL CEDAR PRIVACY FENCE.
  - EXISTING 6' CHAIN LINK FENCE TO REMAIN AND HAVE SCREENING SLATS ADDED.
  - EXISTING 6' TALL CEDAR PRIVACY FENCE.

APPROVAL CERTIFICATE	
ENGINEERING	_____ INITIALS/DATE
PLANNING	_____ INITIALS/DATE
OWNER	_____ INITIALS/DATE
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 Revision Date: 07/15/2022  
 Revision Date: 03/22/2023  
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 Revision Date: 06/17/2024

**CIVIL RESOURCES, LLC**  
 8308 COLORADO BLVD.  
 SUITE 200  
 FIRESTONE, CO 80504  
 303-833-1416



**PARTIAL LANDSCAPE  
PLAN-1**







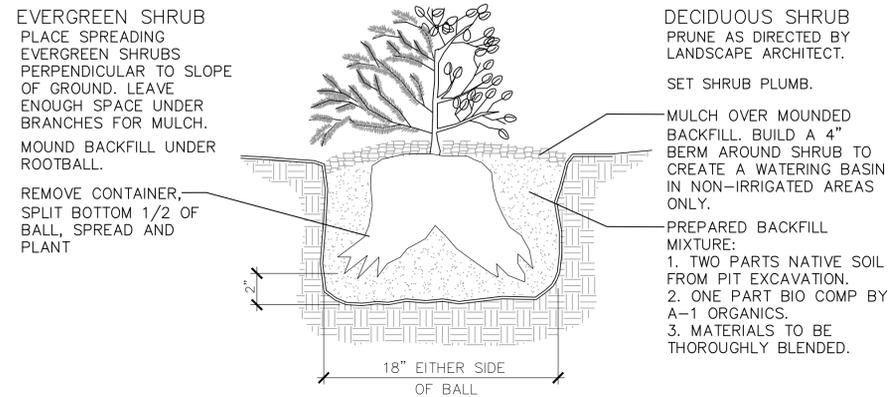
# OWENS INDUSTRIAL PARK FILING 1, 1ST AMENDMENT, LOT 1A AND METES AND BOUNDS PARCEL, 3RD AMENDMENT

## DOUGLAS COUNTY APM

NW 1/4 OF SEC. 3, NE 1/4 OF SEC. 4, T7S, R68W AND SW 1/4 OF SEC. 34, T6S, R68W OF THE 6TH P.M.  
 PERMIT AREA 29.90 ACRES, TOTAL AREA 44.95 ACRES  
 US2021-002  
 AMENDING US2014-009 AND US2018-001

### GENERAL NOTES:

- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY IN, ON OR ABOUT THE PROJECT SITE. ANY DAMAGE TO ADJACENT PROPERTY OR UTILITIES, NOT DESIGNATED FOR REMOVAL, RELOCATION OR REPLACEMENT, SHALL BE REPAIRED AND/OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS OR LICENSES REQUIRED FOR THE PERFORMANCE OF THE WORK AS APPLICABLE TO THE PROJECT.
- THE LANDSCAPE ARCHITECT AND/OR OWNER MAKE NO WARRANTY AS TO THE CORRECTNESS AND/OR COMPLETENESS OF THE EXISTING FEATURES SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES INCLUDING WATER, SEWER, STORM DRAINS, GAS TRANSMISSION LINES, AND OTHER UTILITIES ABOVE AND BELOW THE SURFACE THAT MAY AFFECT THE PROJECT. SHOULD DISCREPANCY OR CONFLICT BE DISCOVERED THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY, AND SHALL NOT CONTINUE CONSTRUCTION UNTIL SAID CONFLICT CAN BE RESOLVED IN WRITING.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION TO VERIFY DEPTH AND LOCATION OF ALL UTILITIES.
- ANY CONSTRUCTION DEBRIS OR MUD-TRACKING IN THE PUBLIC RIGHT-OF-WAY RESULTING FROM THE WORK SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR.
- THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN AND OTHER DEVICES NECESSARY TO PROVIDE FOR THE PUBLIC SAFETY ON AND ABOUT THE SITE.
- CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROTECT BOTH ON SITE AND ADJACENT PROPERTY. AREAS OUTSIDE THE LIMITS OF WORK AS SHOWN ON THE PLANS SHALL REMAIN UNDISTURBED. ANY ITEMS NOT INTENDED FOR DEMOLITION MUST BE PROTECTED. ANY DAMAGE WILL BE REPAIRED AT CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL REMOVE ALL DEBRIS FROM DEMOLITION OPERATIONS ON A DAILY BASIS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION SURVEYING. LAYOUT AND STAKING OF ALL IMPROVEMENTS SHALL BE APPROVED BY THE OWNER PRIOR TO INSTALLATION OF IMPROVEMENTS. DISCREPANCIES TO THE BASE INFORMATION SHALL BE BROUGHT TO THE PROJECT MANAGER'S ATTENTION FOR A DECISION PRIOR TO COMMENCING WITH THE WORK. NOTIFICATION OF REQUEST FOR FIELD REVIEW SHALL BE MADE A MINIMUM OF 24 HOURS IN ADVANCE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE PROJECT MANAGER IF ANY SIGNIFICANT INCONSISTENCIES BETWEEN THE EXISTING CONDITIONS AND THESE PLANS ARE DISCOVERED.
- ALL CONSTRUCTION SHALL CONFORM WITH THE APPLICABLE STANDARDS AND SPECIFICATIONS OF DOUGLAS COUNTY.
- PROPERTY LINES AND TOPOGRAPHY SHOW EXISTING CONDITIONS, SUBJECT TO ADJUSTMENT BASED ON PLANNED IMPROVEMENTS TO AIRPORT ROAD. PROPOSED LANE IMPROVEMENTS ON AIRPORT ROAD ARE SHOWN, PROVIDING CONTEXT FOR THE APPROPRIATE LOCATION OF PROPOSED LANDSCAPE IMPROVEMENTS.
- THE APPLICANT AGREES TO MAINTAIN PLANTINGS AND OTHER PROPOSED LANDSCAPE IMPROVEMENTS SHOWN ON THIS PLAN WITHOUT REGARD TO LOCATION INSIDE OR OUTSIDE PUBLIC RIGHT-OF-WAY. TO THE EXTENT THAT PLANTINGS ULTIMATELY RESIDE IN THE PUBLIC RIGHT-OF-WAY, THE APPLICANT AGREES TO INCORPORATE MAINTENANCE INTO A DEVELOPMENT AGREEMENT OR OTHER APPROPRIATE INSTRUMENT AT DOUGLAS COUNTY'S DISCRETION.
- EXISTING TREES ALONG THE AIRPORT ROAD CORRIDOR ARE INVASIVE, VOLUNTEER SPECIES (I.E., SIBERIAN ELM), ARE CONSIDERED TO HAVE NO LANDSCAPE VALUE. THESE EXISTING TREES WILL BE REMOVED AT THE TIME PROPOSED LANDSCAPE IMPROVEMENTS ARE INSTALLED.
- IMPROVEMENTS IN THE AIRPORT ROAD CORRIDOR WILL BE ADJUSTED TO ACCOMMODATE UNDERGROUND UTILITIES AND SIDESLOPES AS MAY BE MODIFIED DURING ROADWAY EXPANSION. PROPOSED LANDSCAPE IMPROVEMENTS WILL ACCORDINGLY BE PHASED TO OCCUR AFTER THE COMPLETION OF THE ROAD PROJECT.
- THE APPLICANT AGREES TO ESTABLISH AND MAINTAIN VEGETATION THROUGH INSTALLING TWO SEPARATE AUTOMATIC DRIP IRRIGATION SYSTEMS, ONE ALONG AIRPORT ROAD AND ONE FOR THE INTERIOR LANDSCAPE.

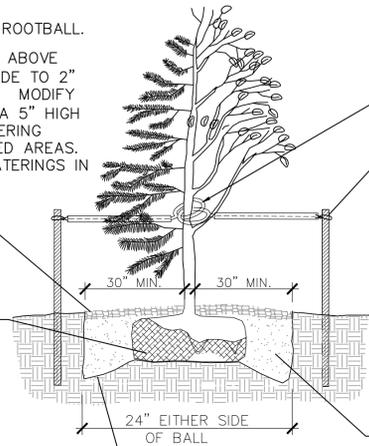


### 1 SHRUB PLANTING DETAIL NOT TO SCALE

DIG HOLE TWO TIMES THE WIDTH OF THE ROOTBALL.

NOTE: SET ROOT BALL OF ALL TREES 4" ABOVE GRADE IN IRRIGATED AREAS AND AT GRADE TO 2" ABOVE GRADE IN NON-IRRIGATED AREAS. MODIFY IF SOIL CONDITIONS WARRANT. INSTALL A 5" HIGH BERM AROUND TREES TO CREATE A WATERING BASIN. BERM IS TEMPORARY IN IRRIGATED AREAS. REMOVE BERM AFTER TWO THOROUGH WATERINGS IN IRRIGATED AREAS AND MULCH.

NOTE: ALL PLANTS ARE TO BE NURSERY GROWN STOCK FROM GROWERS LOCATED IN USDA HARDINESS ZONES 1,2,3 OR 4.



### 2 TREE PLANTING DETAIL NOT TO SCALE

DIG HOLE TWO TIMES THE WIDTH OF THE ROOTBALL.

PRUNE AS DIRECTED BY OWNER'S REPRESENTATIVE. DO NOT PRUNE OR DAMAGE CENTRAL LEADER.

WRAP TRUNK FROM GROUND LEVEL TO SECOND BRANCH WITH 4 INCH KRAFT TYPE TREE WRAP. SECURE ENDS WITH FLEXIBLE TAPE.

GUYING SYSTEM:  
MIN. 6 FEET LONG HEAVY DUTY WOOD POST STAKES WITH 12 GAUGE GALVANIZED STEEL WIRE GUYS SECURED TO TREE WITH 1" CANVAS STRAP ABOVE FIRST BRANCH. WIRE TO BE TAUT BUT NOT OVER TIGHT. FLAG WIRE WITH 1/2" WHITE PVC PLASTIC PIPE.

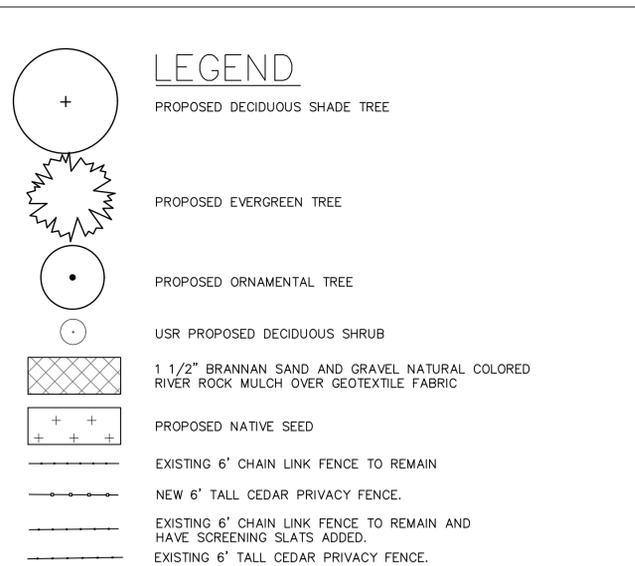
CONIFERS TO HAVE 2 STAKES FOR TREES 6 FEET AND LESS. 3 STAKES FOR TREES ABOVE 6 FEET. DECIDUOUS TREES TO HAVE 2 STAKES FOR TREES 2-1/2" CAL. ONE STAKE ALWAYS IN DIRECTION OF PREVAILING WINDS. REMOVE STAKES & GUYS AFTER 1 YEAR.

PREPARED BACKFILL MIXTURE:  
1. TWO PARTS NATIVE SOIL FROM PIT EXCAVATION.  
2. ONE PART BIO COMP BY A-1 ORGANICS.  
3. MATERIALS TO BE THOROUGHLY BLENDED.

NOTE: ALL PLANTS ARE TO BE NURSERY GROWN STOCK FROM GROWERS LOCATED IN USDA HARDINESS ZONES 1,2,3 OR 4.

### PLANT SCHEDULE

SYMBOL	Botanical Name COMMON NAME	SIZE	QUANTITY	WATER USE HIGH/MEDIUM/LOW
<b>DECIDUOUS TREES:</b>				
GL TR	Gleditsia triacanthos inermis 'Shademaster' SHADEMASTER HONEYLOCUST	2" B&B	8	MEDIUM
CE OC	Celtis occidentalis WESTERN HACKBERRY	2" B&B	16	LOW
PO AN	Populus angustifolia NARROWLEAF COTTONWOOD	2" B&B	73	MEDIUM
<b>EVERGREEN TREES:</b>				
PI NI	Pinus nigra AUSTRIAN PINE	8' B&B	21	LOW
JU MO	Juniperus monosperma ONE SEED JUNIPER	6' B&B	10	LOW
PI PO	Pinus ponderosa PONDEROSA PINE	8' B&B	62	LOW
<b>ORNAMENTAL TREES</b>				
AC GR	Acer grandidentatum BIGTOOTH MAPLE	1 1/2" B&B	14	LOW
AM AR	Amelanchier arborea 'Autumn Brilliance' DOWNY SERVICEBERRY	1 1/2" MULTI STEM B&B	5	LOW
CR CR	Crataegus crus-galli COCKSPUR HAWTHORN	1 1/2" B&B	4	LOW
<b>DECIDUOUS SHRUBS:</b>				
RH AR	Rhus aromatica 'Grow Low' GROW LOW FRAGRANT SUMAC	#5 Cont.	15	LOW



SEEDING NOTES (from Douglas County Standards)  
 NOTE: ALL AREAS OF DISTURBANCE DURING LANDSCAPE IMPROVEMENTS SHALL BE SEEDED WITH THE DOUGLAS COUNTY STANDARD SEED MIX BELOW AND PER THE SEEDING NOTES BELOW.

- Seeding must occur within 3 days of topsoil placement, unless delayed by weather conditions improper for seeding or crimp mulching. Seeding will not occur when the ground is frozen.
- Once construction and ground disturbing activities have been completed, the site must be seeded as conditions and season allow. If seeding must occur between May 2 and September 30, disturbed areas may be seeded with a sterile cover crop such as Quickguard or Regreen, or a crop that will be killed by frost before going to seed. The cover crop shall not be cut. The permanent native seed mix shall be seeded into the standing cover crop during the first dormant period suitable for seeding (October 1 through May 1) after planting the cover crop unless the cover crop was planted late in the previous growing season, was not winterkilled and will continue to grow as a winter-wheat type crop for part of the following growing season. In that case, the permanent mix shall be planted a year later during the dormant period (October 1 through May 1) to allow the cover crop time to come to maturity and die, avoiding competition with seeded species. Wetland seeding and plantings can be excepted from the additional year delay if it is likely that the area will become inundated and kill the cover crop.
- After grading, rip soil to a minimum of 6 inches. Avoid or minimize compaction associated with vehicles driving over ripped soil.
- Contractor shall supply the County with all seed bag tags and a certification from the supplier stating that the seed complies with the Federal Seed Act. All seed must be guaranteed for purity and germination, free of noxious weed seeds, and supplied on a pure live seed (PLS) basis. Using the seed species name listed on the "Certified Seed Blue Tag," verify that the seed received is the seed specified prior to seeding.
- Seed shall be drilled where appropriate and site conditions allow, but may be broadcast in areas that cannot be accessed using a drill seeder. Double rates for broadcast seeding. Seeding equipment used for applying grass seed shall be designed, modified, or equipped to regulate the application rate of native grass seed. Seed shall be distributed uniformly in the broadcasting device, and seed shall be distributed evenly throughout the revegetation site.
- In small areas of site where drill seeding is not practicable, seed shall be broadcast and lightly raked to cover the applied seed with a soil thickness no greater than 0.5 inches in depth.
- A straw mulch shall be applied at a rate of 4,000 lbs/acre, and crimped into the soil surface. If seed is planted into a standing cover crop, mulch shall not be applied. Wheat straw free of noxious weed seed and undesirable plant seed shall be used. Mulch shall be applied to seeded areas no more than 24 hours after seeding; however, mulching shall not take place during adverse weather conditions or when wind prevents uniform distribution and must be postponed until adverse weather conditions subside. Mulch shall be applied in a manner that does not compact the seeded.

WETLAND PROTECTION:  
 "All reasonable measures shall be taken to avoid excess application and introduction of chemicals into wetland areas. Use of chemicals such as soil stabilizers, dust palliatives, growth inhibitors, fertilizers, etc. shall be limited to approved application rates and locations (at least 100 feet away from wetland and live waterways)."  
 "DO NOT APPLY FERTILIZER IN, OR WITHIN 100' OF, WETLANDS OR WATERWAYS."

DOUGLAS COUNTY NATIVE SEED MIX  
 SUMMARY OF QUANTITIES

ITEM NUMBER	DESCRIPTION	UNIT	QUANTITY
Big Bluestem	Antrypogon gerardii	Bonilla, Kaw, Champ, Bison	PNWS 8 0.9
Little Bluestem	Schizachyrium scoparium	Postura	PNWB 8 0.6
Yellow Indiangrass	Sorghastrum nutans	Cheyenne, Holt, Llano	PNWS 8 0.8
Switchgrass	Panicum virgatum	NE28, Greenville, Blackwell	PNWS 15 0.6
Sideoats Grama	Bouteloua curtipendula	Vaughn	PNWB 10 0.9
Western Wheat	Agropyron smithii	Arriba, Rosanna	PNC5 9 1.5
Blue Grama	Bouteloua gracilis	Hochita	PNWB 8 0.3
Indian Ricegrass	Achnatherum hymenoides	Paloma, Nez Por, Rimrock	PNCB 8 1.0
Prairie Sandreed	Calamovilfa longifolia	Coshen/Pronghorn	PNWS 8 0.5
Green Needlegrass	Nassella viridula	Lodorm	PNCB 8 0.8
Slender Wheatgrass	Agropyron trachycaulum	Pryor, San Luis	PNCB 5 0.6
TOTAL PLS/ACRE			8.5

Notes: P=Perennial; A=Annual; N=Native; C=Cool Season; W=Warm Season; B=Bunchgrass; S=Sod former.

Ground mounted HVAC units, utility pedestals, and similar features are not shown on the landscape plan; additional landscaping and screening may be required based upon field conditions during the site inspection prior to issuance of the certificate of occupancy, or final inspection, as applicable.

Landscaping shall be planted and maintained by the owner, successor, and/or assigns. Should any plant material die, it shall be replaced by similar plant material within one planting season.

NOTE:

- SEE NATIVE SEED AREA ON OVERALL PLAN FOR ADDITIONAL SEEDING. REFER TO NOTES FOR DOUGLAS COUNTY SEEDING REQUIREMENTS.

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OWNER	INITIALS/DATE
LESSEE (IF APPLICABLE)	INITIALS/DATE

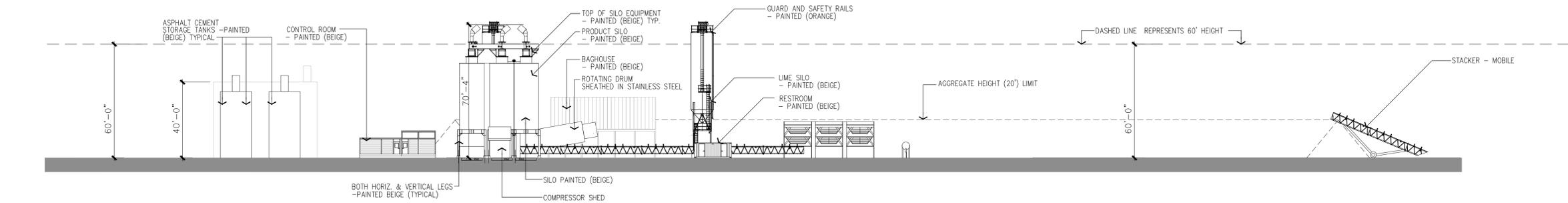
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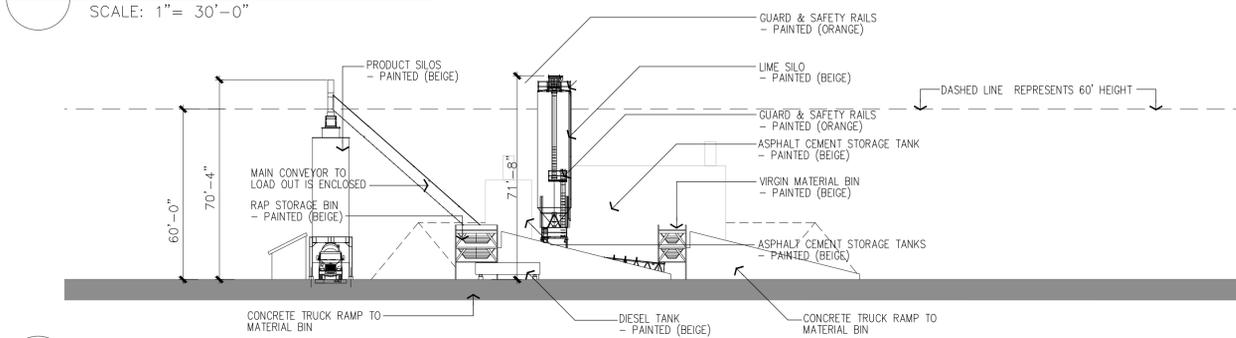
LANDSCAPE NOTES,  
 LEGEND AND DETAILS

# OWENS INDUSTRIAL PARK FILING 1, 1ST AMENDMENT, LOT 1A AND METES AND BOUNDS PARCEL, 3RD AMENDMENT DOUGLAS COUNTY APM

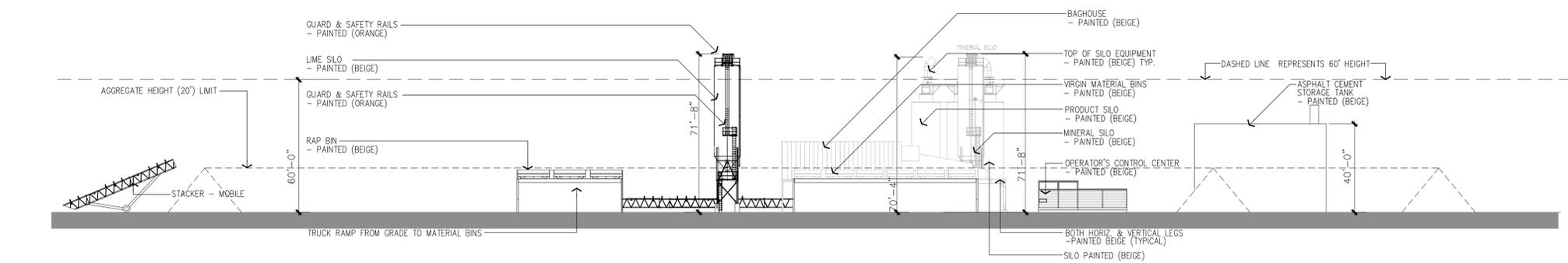
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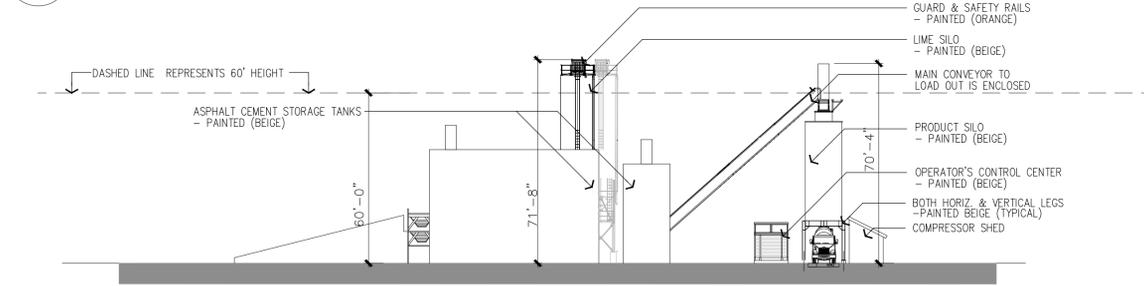
1 WEST ELEVATION  
SCALE: 1" = 30'-0"



2 SOUTH ELEVATION  
SCALE: 1" = 30'-0"



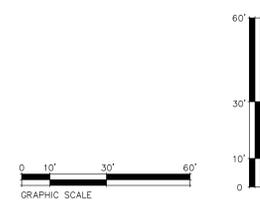
3 EAST ELEVATION  
SCALE: 1" = 30'-0"



4 NORTH ELEVATION  
SCALE: 1" = 30'-0"

- NOTES:
- 1) PAINT SCHEME WILL BE AS ANNOTATED.
  - 2) ELEVATIONS SHOW APPROXIMATE LOCATION AND SCALE OF MATERIAL STOCKPILES. MATERIAL STOCKPILES MAY SERVE AS BERMING AND VISUAL SCREENING FROM EXTERNAL LOCATIONS.
  - 3) THE OPERATOR'S CONTROL CENTER STRUCTURE IS INTENDED TO BE A PREFABRICATED STRUCTURE TO BE SPECIFIED AT TIME OF PLANT CONSTRUCTION AND THEREFORE ITS APPEARANCE MAY VARY FROM THAT SHOWN IN THE PLAN SET. THE SIZE AND LOCATION WILL BE GENERALLY AS SHOWN IN THIS PLAN SET AND THE STRUCTURE WILL BE PAINTED BEIGE.
  - 4) PER DCZR 2710, HVAC SYSTEMS ON THE CONTROL ROOM SHALL BE SCREENED.
  - 5) SEE DETAIL SHEET FOR TYPICAL PHOTOS SHOWING EQUIPMENT / SILOS.

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**SUMMIT**  
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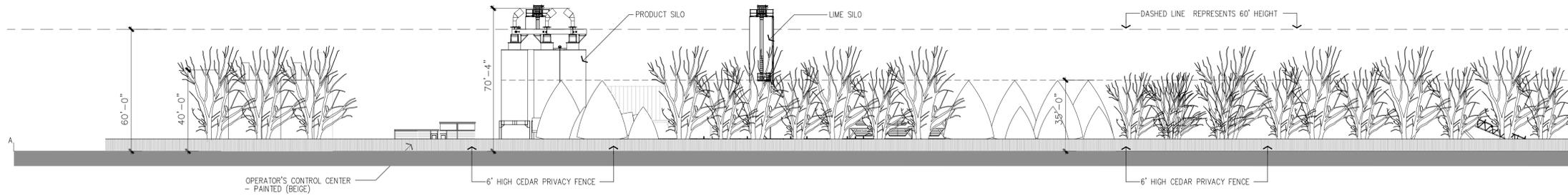
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BUILDING ELEVATIONS

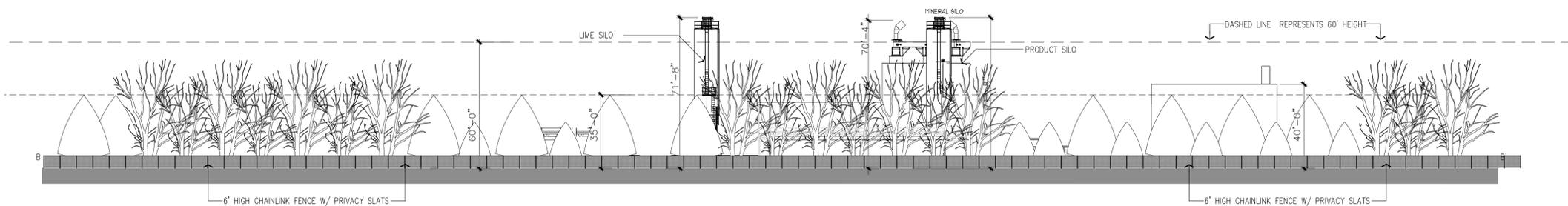
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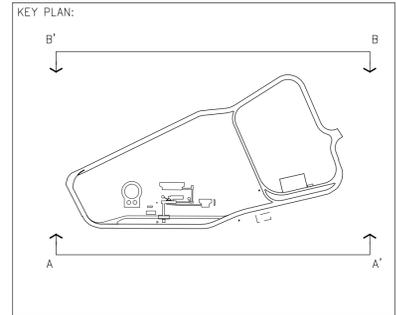
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1 WEST ELEVATION (WITH LANDSCAPE SCREEN)(A-A')  
SCALE: 1" = 30'-0"



2 EAST ELEVATION (WITH LANDSCAPE SCREEN)(B-B')  
SCALE: 1" = 30'-0"



NOTES:  
1) PLANT GROWTH AND MATURITY ASSUMPTIONS  
- INITIAL HEIGHT IS 6'  
- PO AN: UP TO 6' PER YEAR, 50'-60' MATURE HEIGHT.  
- PI PO: 13'-24' PER YEAR, 60'-100' MATURE HEIGHT.

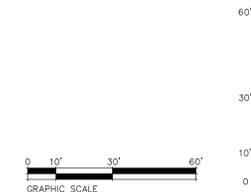
LEGEND  
- PO AN  
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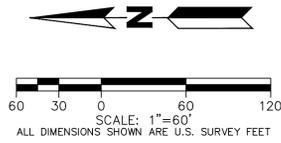
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LANDSCAPE ELEVATIONS

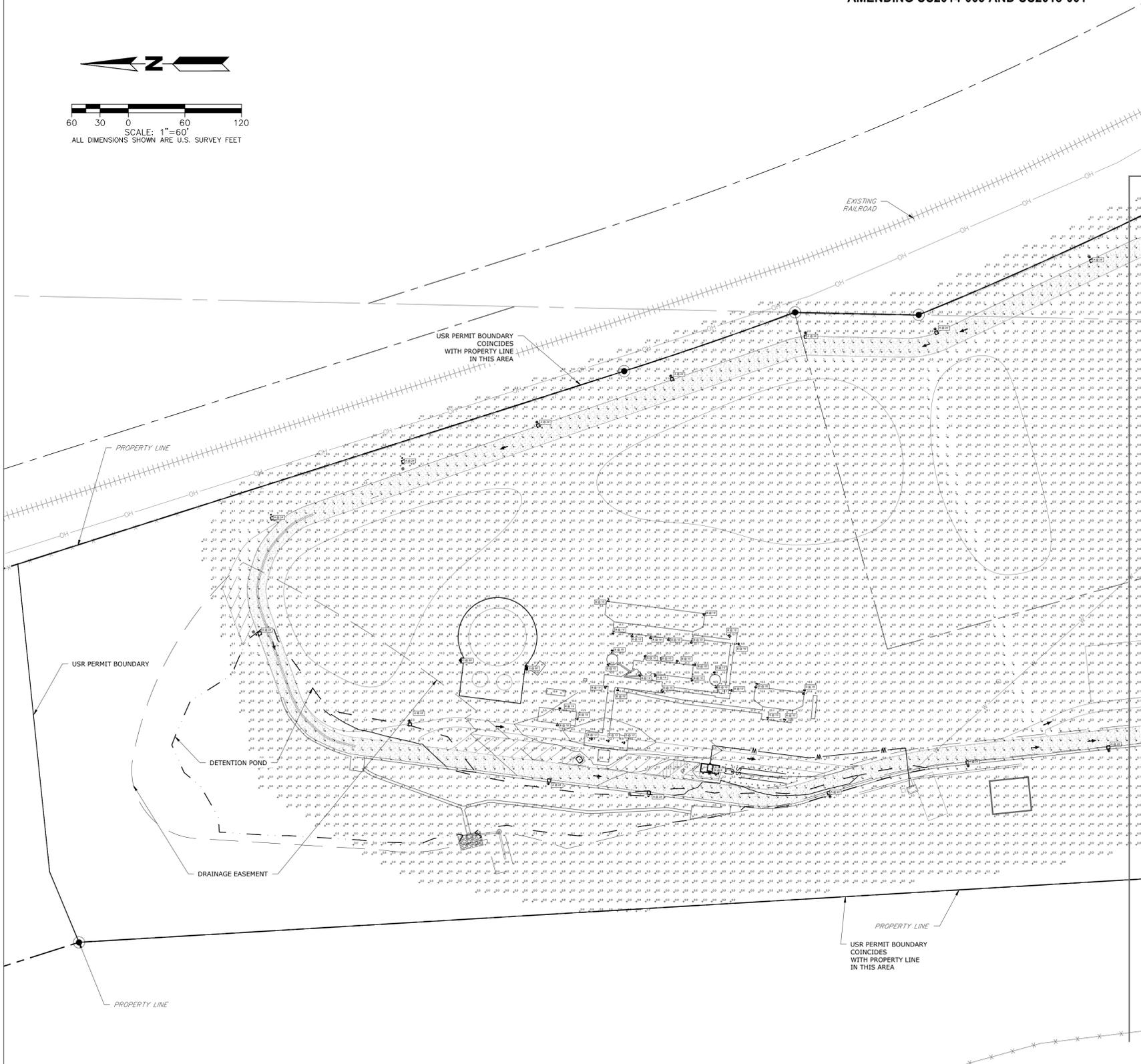
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PROPOSED	LEGEND	EXISTING
---	PROPERTY LINE	---
---	PERMIT AREA	---
---	EASEMENT	---
---	LOT LINE	---
---	DETENTION POND LIMITS	---
---	FENCE	---
---	RAILROAD	---
●	ROADWAY LIGHT POLE	---
+5.2	CALCULATED FOOTCANDLE AT GRADE	---
B @15'	FIXTURE TYPE WITH MOUNTING HEIGHT	---



MATCHLINE - SEE SHEET 19

- NOTES:**
- PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY OR CONDUCTING FINAL INSPECTIONS, DOUGLAS COUNTY SHALL CONDUCT AN EVENING SITE VISIT TO ENSURE ILLUMINATION LEVELS GENERATED BY THE LIGHTING MEET ALL COUNTY CRITERIA AS WELL AS THOSE INDICATED ON THE APPROVED SITE IMPROVEMENT PLAN; DO NOT CREATE DISABILITY GLARE ON ADJACENT PROPERTIES; AND THAT ALL FIXTURES ARE FULL CUTOFF AS DEFINED BY THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA. IN THE EVENT LIGHTING LEVELS DO NOT MEET THESE CRITERIA, REMEDIAL ACTION MAY INCLUDE RE-LAMPING WITH LOWER WATTAGE BULBS, RELOCATING FIXTURES, SHIELDING FIXTURES, REMOVING FIXTURES, OR REPLACING FIXTURES. IT SHALL BE THE RESPONSIBILITY OF THE APPLICANT TO ENSURE ALL SITE LIGHTING COMPLIES WITH LIGHTING STANDARDS SECTION OF THE DOUGLAS COUNTY ZONING RESOLUTION PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY AND/OR FINAL INSPECTIONS.
  - ALL EXISTING NON-COMFORMING LIGHTS SHALL BE RETRO-FITTED WITH SHIELDS IN ACCORDANCE WITH CURRENT DOUGLAS COUNTY STANDARDS.
  - THIS LIGHTING PLAN SHOWS BOTH ASPHALT PLANT AREA ILLUMINATION AND CIRCULATION ROADWAY LIGHTING AS PART OF A BUILD OUT PLAN. PLANT AREAS WILL BE THE FIRST PHASE OF LIGHT INSTALLATION. CIRCULATION ROADWAY LIGHTING WILL BE INSTALLED AT THE APPLICANT'S DISCRETION BASED ON OPERATIONAL EXPERIENCE AND NEED.
  - ALL "STREETWORKS" FLOODLIGHT FIXTURES (TYPES B, C, AND D AS NOTED HEREON) SHALL BE MOUNTED ON PLANT EQUIPMENT IN A HORIZONTAL POSITION TO BE CUTOFF. FIXTURE MOUNTING HEIGHTS ARE AS NOTED ON PLAN VIEW. ALL ADJUSTMENT CAPABILITIES OF THE FIXTURE SHALL BE MADE PERMANENTLY INOPERABLE BY WELDING OR OTHER MEANS.
  - ALL ASPHALT PLANT OPERATING AND MAINTENANCE LIGHTS SHALL BE TURNED OFF WHEN NO PRODUCTION OR MAINTENANCE IS OCCURRING AND WILL BE PROGRAMMED TO TURN OFF AT THE END OF NORMAL HOURS OF OPERATION.

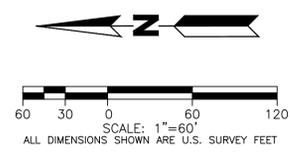
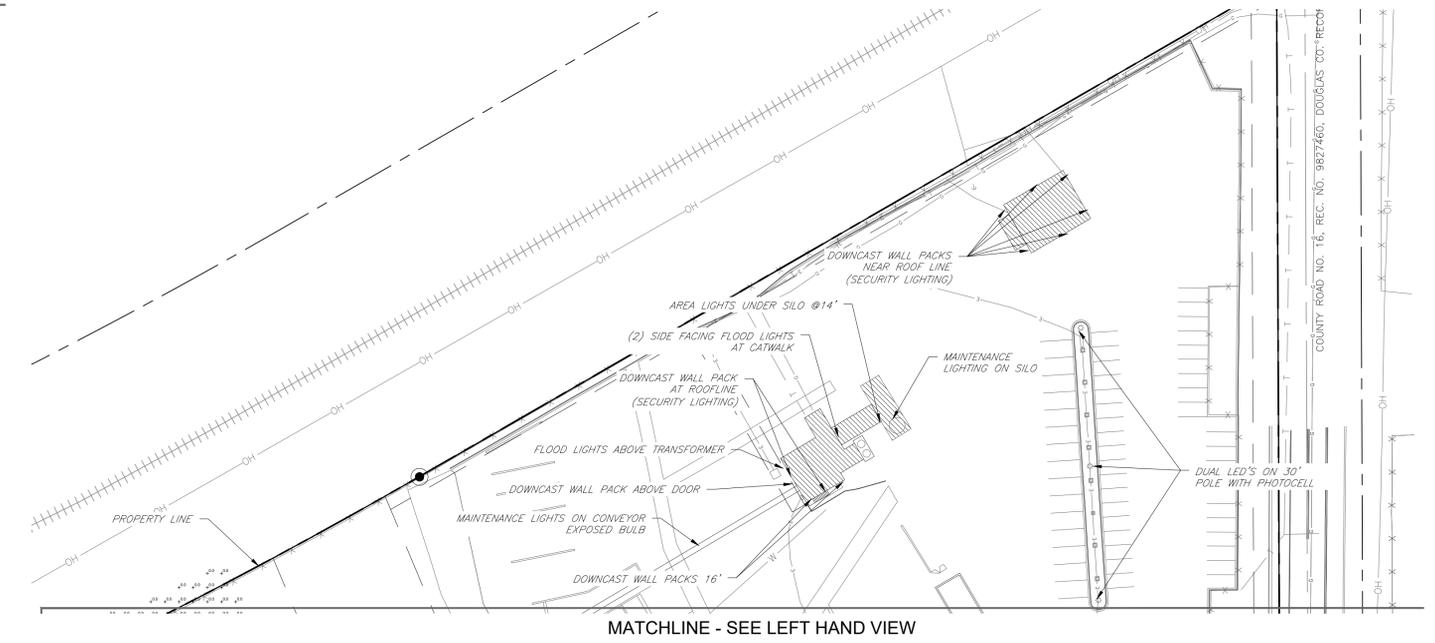
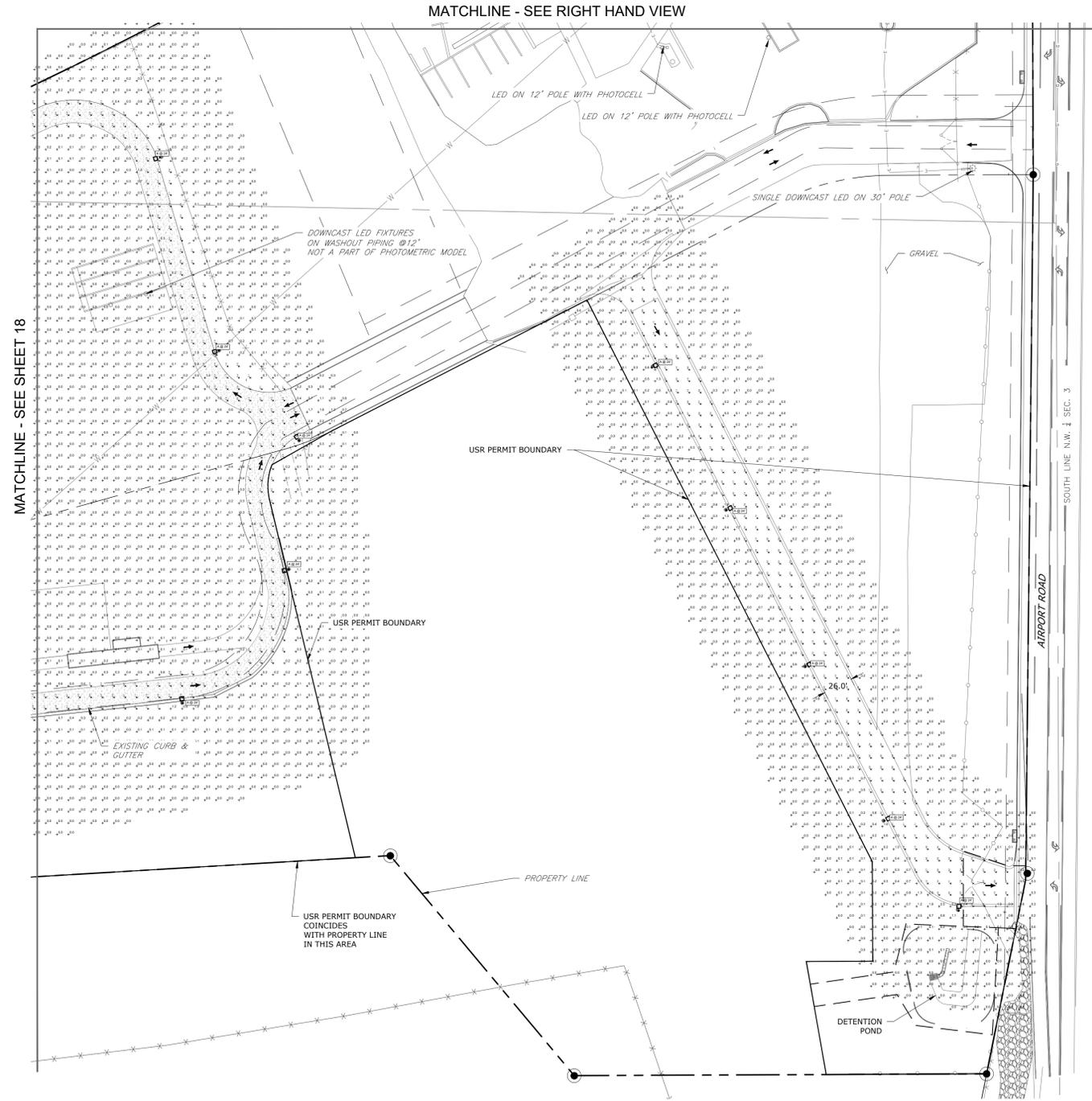
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PHOTOMETRIC  
PLAN -1**

# OWENS INDUSTRIAL PARK FILING 1, 1ST AMENDMENT, LOT 1A AND METES AND BOUNDS PARCEL, 3RD AMENDMENT DOUGLAS COUNTY APM

NW 1/4 OF SEC. 3, NE 1/4 OF SEC. 4, T7S, R68W AND SW 1/4 OF SEC. 34, T6S, R68W OF THE 6TH P.M.  
PERMIT AREA 29.90 ACRES, TOTAL AREA 44.95 ACRES  
US2021-002  
AMENDING US2014-009 AND US2018-001



- NOTES:**
1. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY OR CONDUCTING FINAL INSPECTIONS, DOUGLAS COUNTY SHALL CONDUCT AN EVENING SITE VISIT TO ENSURE ILLUMINATION LEVELS GENERATED BY THE LIGHTING MEET ALL COUNTY CRITERIA AS WELL AS THOSE INDICATED ON THE APPROVED SITE IMPROVEMENT PLAN; DO NOT CREATE DISABILITY GLARE ON ADJACENT PROPERTIES; AND THAT ALL FIXTURES ARE FULL CUTOFF AS DEFINED BY THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA. IN THE EVENT LIGHTING LEVELS DO NOT MEET THESE CRITERIA, REMEDIAL ACTION MAY INCLUDE RE-LAMPING WITH LOWER WATTAGE BULBS, RELOCATING FIXTURES, SHIELDING FIXTURES, REMOVING FIXTURES, OR REPLACING FIXTURES. IT SHALL BE THE RESPONSIBILITY OF THE APPLICANT TO ENSURE ALL SITE LIGHTING COMPLIES WITH LIGHTING STANDARDS SECTION OF THE DOUGLAS COUNTY ZONING RESOLUTION PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY AND/OR FINAL INSPECTIONS.
  2. ALL EXISTING NON-CONFORMING LIGHTS SHALL BE RETRO-FITTED WITH SHIELDS IN ACCORDANCE WITH CURRENT DOUGLAS COUNTY STANDARDS.
  3. THIS LIGHTING PLAN SHOWS BOTH ASPHALT PLANT AREA ILLUMINATION AND CIRCULATION ROADWAY LIGHTING AS PART OF A BUILD OUT PLAN. PLANT AREAS WILL BE THE FIRST PHASE OF LIGHT INSTALLATION. CIRCULATION ROADWAY LIGHTING WILL BE INSTALLED AT THE APPLICANT'S DISCRETION BASED ON OPERATIONAL EXPERIENCE AND NEED.
  4. ALL "STREETWORKS" FLOODLIGHT FIXTURES (TYPES B, C, AND D AS NOTED HEREON) SHALL BE MOUNTED ON PLANT EQUIPMENT IN A HORIZONTAL POSITION TO BE CUTOFF. FIXTURE MOUNTING HEIGHTS ARE AS NOTED ON PLAN VIEW. ALL ADJUSTMENT CAPABILITIES OF THE FIXTURE SHALL BE MADE PERMANENTLY INOPERABLE BY WELDING OR OTHER MEANS.
  5. ALL ASPHALT PLANT OPERATING AND MAINTENANCE LIGHTS SHALL BE TURNED OFF WHEN NO PRODUCTION OR MAINTENANCE IS OCCURRING AND WILL BE PROGRAMMED TO TURN OFF AT THE END OF NORMAL HOURS OF OPERATION.
  6. LIGHTING IN AND AROUND THE CONCRETE PLANT AND WASHOUT, DESIGNATED ON THIS PLAN WITH LABELS IN *ITALICS TEXT*, ARE EXISTING AND ARE NOT INCLUDED IN THE PHOTOMETRIC ANALYSIS PRESENTED HEREIN. LIGHTING ON THE CONCRETE PLANT NOTED AS "MAINTENANCE" IS NOT NORMALLY ON. ALL OTHER LIGHTING IN THE CONCRETE PLANT IS OPERATED VIA A PHOTOCELL WITH MANUAL OVERRIDE.

APPROVAL CERTIFICATE	
ENGINEERING	_____ INITIALS/DATE
PLANNING	_____ INITIALS/DATE
OWNER	_____ INITIALS/DATE
LEASEE (IF APPLICABLE)	_____ INITIALS/DATE

Preparation Date: 02/05/2021  
Revision Date: 06/24/2022  
Revision Date: 07/15/2022  
Revision Date: 03/22/2023  
Revision Date: 04/05/2024  
Revision Date: 06/17/2024

**CIVIL RESOURCES, LLC**  
8308 COLORADO BLVD.  
SUITE 200  
FIRESTONE, CO 80504  
303-833-1416  
**PARTIAL  
PHOTOMETRIC  
PLAN - 2**

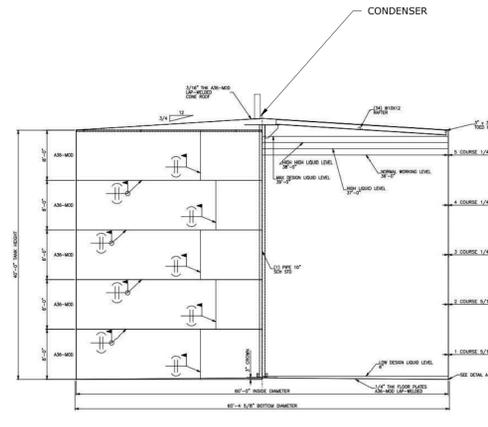


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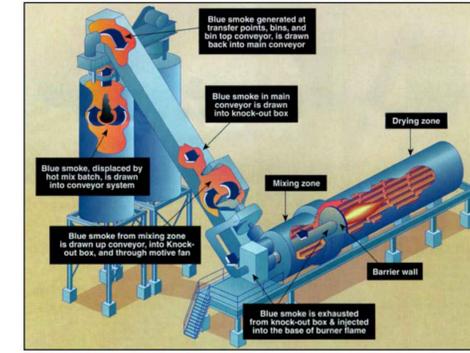
**ASPHALT CEMENT TANKS - SMALL**  
Notes:  
Two tanks (see site plan)  
Painted: Beige  
Height: 32' (tank)  
4 - 7.5' (condensers)  
36' - 7.5' (total)  
Diameter: 15' - 6.5"



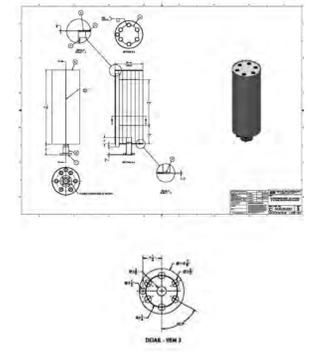
**ASPHALT CEMENT TANK - LARGE**  
Notes:  
One tank (see site plan)  
Painted: Beige  
Height: 40' (tank)  
5' (condenser)  
Diameter: 60'



**BAGHOUSE**  
Notes:  
Painted: Beige  
Height: 32'  
Length: 38' - 10"  
Width: 14'



**BLUE SMOKE CAPTURE SYSTEM**  
Notes:  
Captures emissions from asphalt mixing and silo loading process and returns them to be used as fuel.



**CONDENSER**  
Notes:  
Condenser will be located on top of each asphalt cement storage tank.  
Color: Beige  
Height: 4' - 7.5"  
Diameter: 1' - 6"

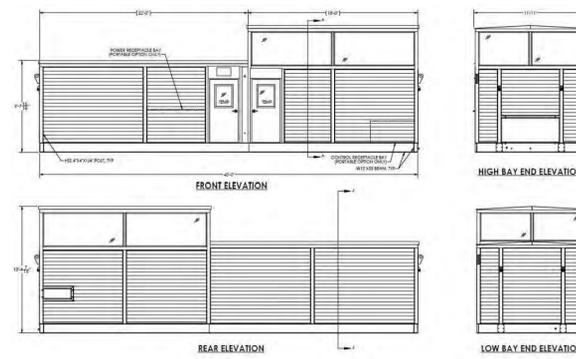


RAMP FOR BIN ACCESS IS BEHIND WALL IN THIS PHOTO

**FEEDBINS**  
Notes:  
Painted: Beige  
Two sets of feedbins (see site plan and elevations)  
Six Virgin Aggregate Material Bins  
Height: 19' - 2"  
Length: 84'  
Width: 10' - 2"  
Three Recycled Asphalt Pavement Bins  
Height: 19' - 2"  
Length: 47' - 11"  
Width: 10' - 2"



**LIME SILO**  
Notes:  
Painted: Beige  
Height: 71' - 8"  
Width: 11' - 11"  
Length: 11' - 11"



**CONTROL ROOM PER SHEET 8**  
Notes:  
Painted: Beige  
Height: 9' - 7 5/16"  
13' - 4 7/16"  
Length: 40'  
Width: 11' - 11"



**PRODUCT SILO**  
Notes:  
Three product silos over single loading lane (see site plan and elevations)  
Painted  
Silo: Beige  
Support legs and structure: Beige  
Height: 50' to top of silo  
70' - 4" top of conveyor and blue smoke capture system equipment  
Width: 15' - 11"  
Length: 43' - 11"

**Silencer  
Metal Body Type  
AN 00 Series** RoHS

Noise reduction 30 dB(A)  
Low back pressure  
Easy mounting

How to Order	
AN 500	06
Body size	Thread type
500	1/2"
600	3/4"
700	1"
800	1 1/2"
900	2"

**Specifications**

Fluid	Compressed air
Max. operating pressure	10 MPa
Noise reduction	20-30dB (A) (11-11)
Ambient and fluid temperature	0 to 60°C (32 to 140°F)

Note 1: It indicates the noise power for reference value.  
Note 2: The value may vary, depending on the pressure, circuit or pressure that is exhausted from this silencer.  
Note 3: Please refer to the user manual for detailed information.  
Please refer to page 102 for Precautions on these products.

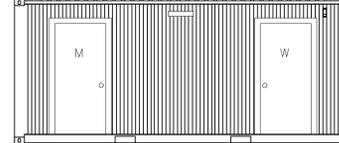
**PRODUCT SILO MUFFLERS**  
Notes:  
Mufflers placed on product silo gates to lessen noise from opening and closing of gates.



**BLUE SMOKE FAN**  
Notes:  
Part of blue smoke capture system. Captures emissions from asphalt mixing and silo loading process and returns them to be used as fuel.



**FUTURE SCALE HOUSE**  
Notes:  
Painted: Beige  
Height: Approximately 11'  
Width: Approximately 8'  
Length: Approximately 20'



**RESTROOM**  
Notes:  
Painted: Beige  
Height: Approximately 8'  
Width: Approximately 8'  
Length: Approximately 20'

**GENERAL NOTES:**  
1. ALL DIMENSIONS APPROXIMATE, FINAL DIMENSIONS MAY VARY BASED ON EQUIPMENT SOURCED.  
2. GRAPHICS, LOGOS OR STRIPING WILL NOT BE ALLOWED ON EQUIPMENT.

APPROVAL CERTIFICATE

ENGINEERING \_\_\_\_\_ INITIALS/DATE \_\_\_\_\_  
PLANNING \_\_\_\_\_ INITIALS/DATE \_\_\_\_\_  
OWNER \_\_\_\_\_ INITIALS/DATE \_\_\_\_\_  
LESSEE (IF APPLICABLE) \_\_\_\_\_ INITIALS/DATE \_\_\_\_\_

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8308 COLORADO BLVD.  
SUITE 200  
FIRESTONE, CO 80504  
303-833-1416**

**DETAILS - ASPHALT PLANT**

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EXISTING MAINTENANCE BUILDING AND OFFICE  
SOUTH ELEVATION



EXISTING MAINTENANCE BUILDING AND OFFICE  
WEST ELEVATION



EXISTING TYPICAL MATERIALS BIN AND WASHOUT  
FACING EAST



EXISTING TRUCK WASH OUT  
FACING EAST



EXISTING FUEL TANKS IN CONTAINMENT  
FACING EAST



EXISTING CONVEYOR PYLON  
FACING SOUTH



EXISTING CONCRETE BATCH PLANT  
EAST ELEVATION



EXISTING CONCRETE BATCH PLANT  
SOUTH ELEVATION

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SUITE 200  
FIRESTONE, CO 80504  
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**DETAILS - CONCRETE  
PLANT**

APPROVAL CERTIFICATE	
ENGINEERING	_____ INITIALS/DATE
PLANNING	_____ INITIALS/DATE
OWNER	_____ INITIALS/DATE
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