

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

VESTED RIGHT - SITE SPECIFIC DEVELOPMENT PLAN

THIS OWENS INDUSTRIAL PARK FILING 1, 1ST AMENDMENT, LOT 1A AND METES AND BOUNDS PARCEL, 3RD AMENDMENT DOUGLAS COUNTY APM, IS A SITE SPECIFIC DEVELOPMENT PLAN, APPROVED BY THE BOARD OF COUNTY COMMISSIONERS PURSUANT TO DOUGLAS COUNTY ZONING RESOLUTION SECTION 34, UPON SUCH TERMS AND CONDITIONS AS MAY REASONABLY BE NECESSARY TO PROTECT THE PUBLIC HEALTH, SAFETY AND WELFARE. APPLICANT AGREES TO COMPLY WITH AREA-WIDE REGULATIONS THAT MAY BE PROMULGATED FOLLOWING APPROVAL OF THE SITE SPECIFIC DEVELOPMENT PLAN BASED UPON REASONS OF PUBLIC HEALTH, SAFETY, AND WELFARE. THE APPLICANT FURTHER AGREES THAT THE INFORMATION SUBMITTED WITH THIS SITE SPECIFIC DEVELOPMENT PLAN IS SUFFICIENT AND REASONABLE TO CONCLUDE THAT THE SUBJECT PROPERTY AND ITS IMMEDIATE VICINITY ARE FREE OF ALL NATURAL OR MANMADE HAZARDS, OR THAT THE APPLICANT HAS IDENTIFIED ANY SUCH HAZARD AND HAS TAKEN SUCH NECESSARY MEASURES TO ENSURE THAT SUCH HAZARD WILL NOT POSE A SERIOUS THREAT TO THE PUBLIC HEALTH, SAFETY, OR WELFARE.

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.



VICINITY MAP

SCALE: 1" = 1,000'



SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	MANAGEMENT PLAN
4	PARTIAL PERMIT BOUNDARY - 2
3	PARTIAL PERMIT BOUNDARY 1
5	USE AREA EXHIBIT
6	PARTIAL EXISTING CONDITIONS PLAN -1
7	PARTIAL EXISTING CONDITIONS PLAN - 2
8	PARTIAL SITE PLAN - 1
9	PARTIAL SITE PLAN - 2
10	PARTIAL GRADING PLAN - 1
11	PARTIAL GRADING PLAN - 2
12	PARTIAL LANDSCAPE PLAN -1
13	PARTIAL LANDSCAPE PLAN - 2
14	AIRPORT ROAD LANDSCAPE PLAN
15	LANDSCAPE NOTES LEGEND & DETAILS
16	BUILDING ELEVATION
17	LANDSCAPE ELEVATION
18	PARTIAL PHOTOMETRIC PLAN -1
19	PARTIAL PHOTOMETRIC PLAN - 2
20	ASPHALT PLANT LIGHTING CUT SHEETS AND SCHEDULE
21	DETAILS - ASPHALT PLANT
22	DETAILS - CONCRETE PLANT

	SQUARE FEET	ACRES	% OF SITE
PAVED AREAS	153,869	3.53	11.8%
ASPHALT PLANT AREA	377,256	8.66	29.0%
CONCRETE PLANT AREA	230,048	5.28	17.7%
FUTURE USE	52,076	1.20	4.0%
LANDSCAPE PLANTINGS & SEEDING	262,509	6.03	20.2%
OPEN SPACE (UNIMPROVED)	226,795	5.21	17.4%
TOTAL PERMIT AREA	1,302,553	29.90	100.0%
PARKING SUMMARY			
PARKING REQUIRED - ASPHALT USE		19	
PARKING PROVIDED - ASPHALT USE		19	
PARKING PROVIDED -CONCRETE USE		28	

APPROVAL CERTIFICATE

THE USE BY SPECIAL REVIEW AS DEPICTED HEREON WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS ON _____, 20__.

DIRECTOR OF COMMUNITY DEVELOPMENT

- THE USE BY SPECIAL REVIEW IS SUBJECT TO YEARLY REVIEW, OR AS OTHERWISE DEFINED BY THE BOARD OF COUNTY COMMISSIONERS AS PART OF ITS APPROVAL OF THE USE BY SPECIAL REVIEW, TO ENSURE COMPLIANCE WITH THE APPROVAL STANDARDS AND CONDITIONS OF APPROVAL.
- CONSTRUCTION SHALL COMMENCE PURSUANT TO THE USE BY SPECIAL REVIEW WITHIN 3 YEARS FROM THE DATE OF APPROVAL, OR WITHIN THE EXTENDED EFFECTIVE APPROVAL PERIOD, OR THE USE BY SPECIAL REVIEW SHALL TERMINATE.
- THE USE BY SPECIAL REVIEW SHALL TERMINATE WHEN THE USE OF THE LAND CHANGES OR WHEN THE TIME PERIOD ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS THROUGH THE APPROVAL PROCESS EXPIRES. THE OWNER SHALL NOTIFY THE ZONING DIVISION OF A TERMINATION OF THE USE. WHEN THE ZONING DIVISION IS NOTIFIED OF A TERMINATION OF USE OR OBSERVES THAT THE USE HAS BEEN TERMINATED DURING THE ANNUAL REVIEW, A WRITTEN NOTICE OF TERMINATION SHALL BE SENT TO THE LANDOWNER.
- ACCEPTANCE OF SITE CONSTRUCTION DRAWINGS BY DOUGLAS COUNTY ENGINEERING SHALL BE REQUIRED (AS APPLICABLE) PRIOR TO ISSUANCE OF BUILDING PERMITS. ACCEPTANCE OF SITE CONSTRUCTION DRAWINGS EXPIRES THREE (3) YEARS AFTER THE DATE OF SIGNATURE.
- SIGNS SHOWN HEREON ARE NOT APPROVED. ALL SIGNS REQUIRE APPROVAL OF A SIGN PERMIT IN ACCORDANCE WITH THE SIGN STANDARDS SECTION OF THE DOUGLAS COUNTY ZONING RESOLUTION.

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 PLAN EXHIBIT AND THE DOUGLAS COUNTY ZONING RESOLUTION.

BRANNAN SAND AND GRAVEL COMPANY, LLC

BY: _____
TITLE:
DATE:

ATTEST:

SECRETARY/ TREASURER

STATE OF COLORADO)
) SS.
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__, BY _____
AS _____ OF BRANNAN SAND AND GRAVEL COMPANY, LLC.

MY COMMISSION EXPIRES:

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

PROPERTY OWNER:
READY MIXED CONCRETE
COMPANY
(A SUBSIDIARY OF BRANNAN
SAND AND GRAVEL CO., LLC)
2500 E BRANNAN WAY
DENVER, CO 80229
303-534.1231
ATTN: FRED MARVEL, P.E.

LANDSCAPE ARCHITECT:
MUNDING DESIGN
302 EAST GENESEE STREET
LAFAYETTE, CO 80026
720-273-33884
ATTN: KURT MUNDING

SURVEYOR:
R.W. BAYER ASSOCIATES.
12170 TEJON ST., UNIT 700
WESTMINSTER, CO 80234
(303) 452-4433
ATTN: GARY BAYER

CIVIL ENGINEER:
CIVIL RESOURCES, LLC
8308 COLORADO BLVD.
SUITE 200
FIRESTONE, CO 80504
303-833-1416 X 203
ATTN: JIM BRZOSTOWICZ, P.E.

ARCHITECT:
SUMMIT DESIGN & ENGINEERING
SERVICES
14694 ORCHARD PKWY, SUITE
200
WESTMINSTER, CO 80023
303-997-4948 X 4002
ATTN: GREG LOCKRIDGE

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

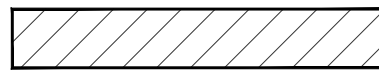
CIVIL RESOURCES, LLC
8308 COLORADO BLVD.
SUITE 200
FIRESTONE, CO 80504
303-833-1416

COVER SHEET

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

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

BENCHMARK

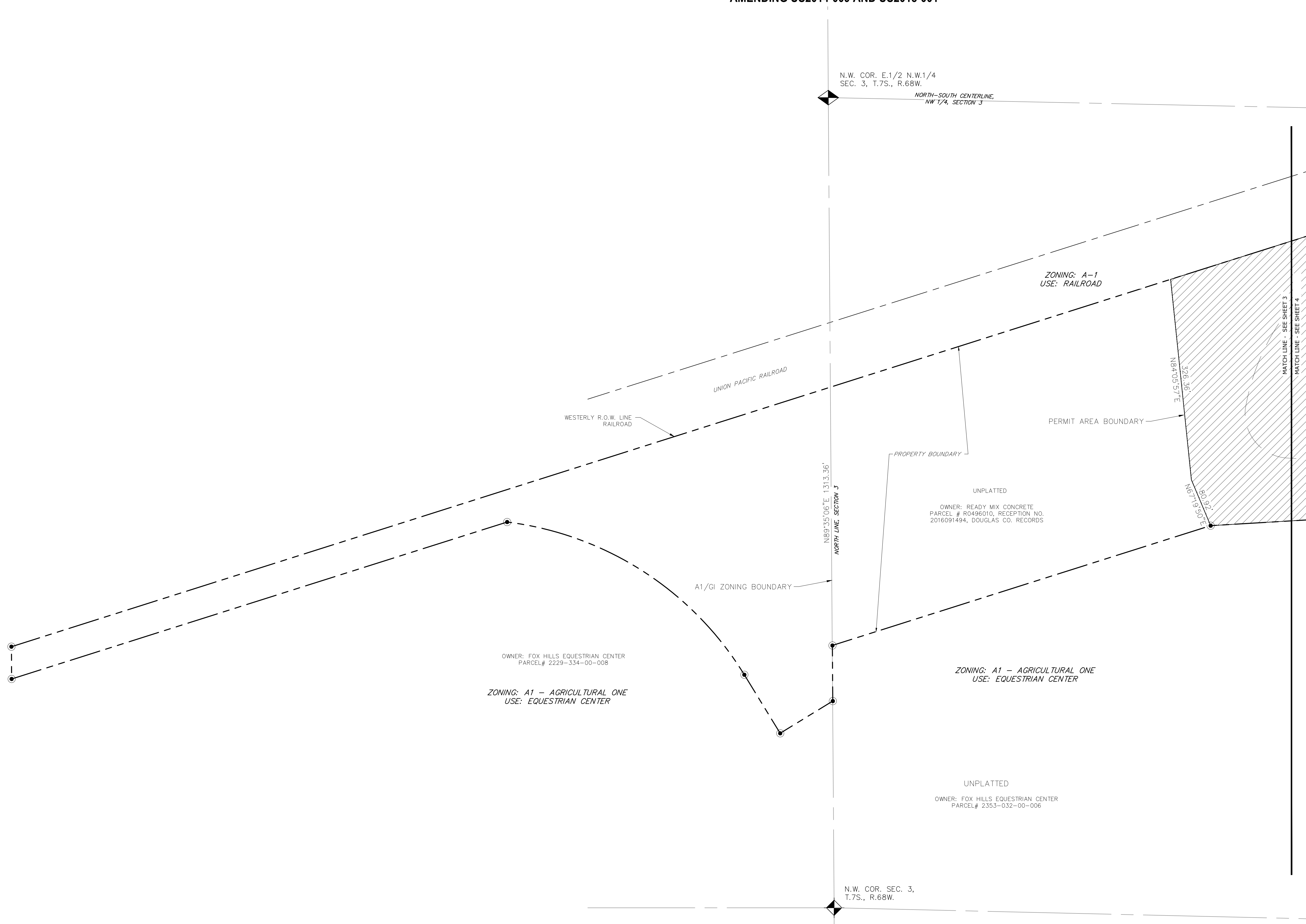
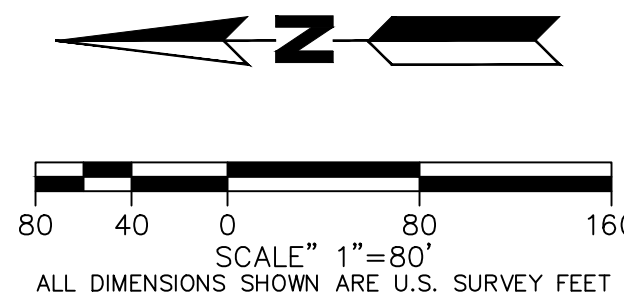
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REFERENCE

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"



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

PARTIAL PERMIT
BOUNDARY 1

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

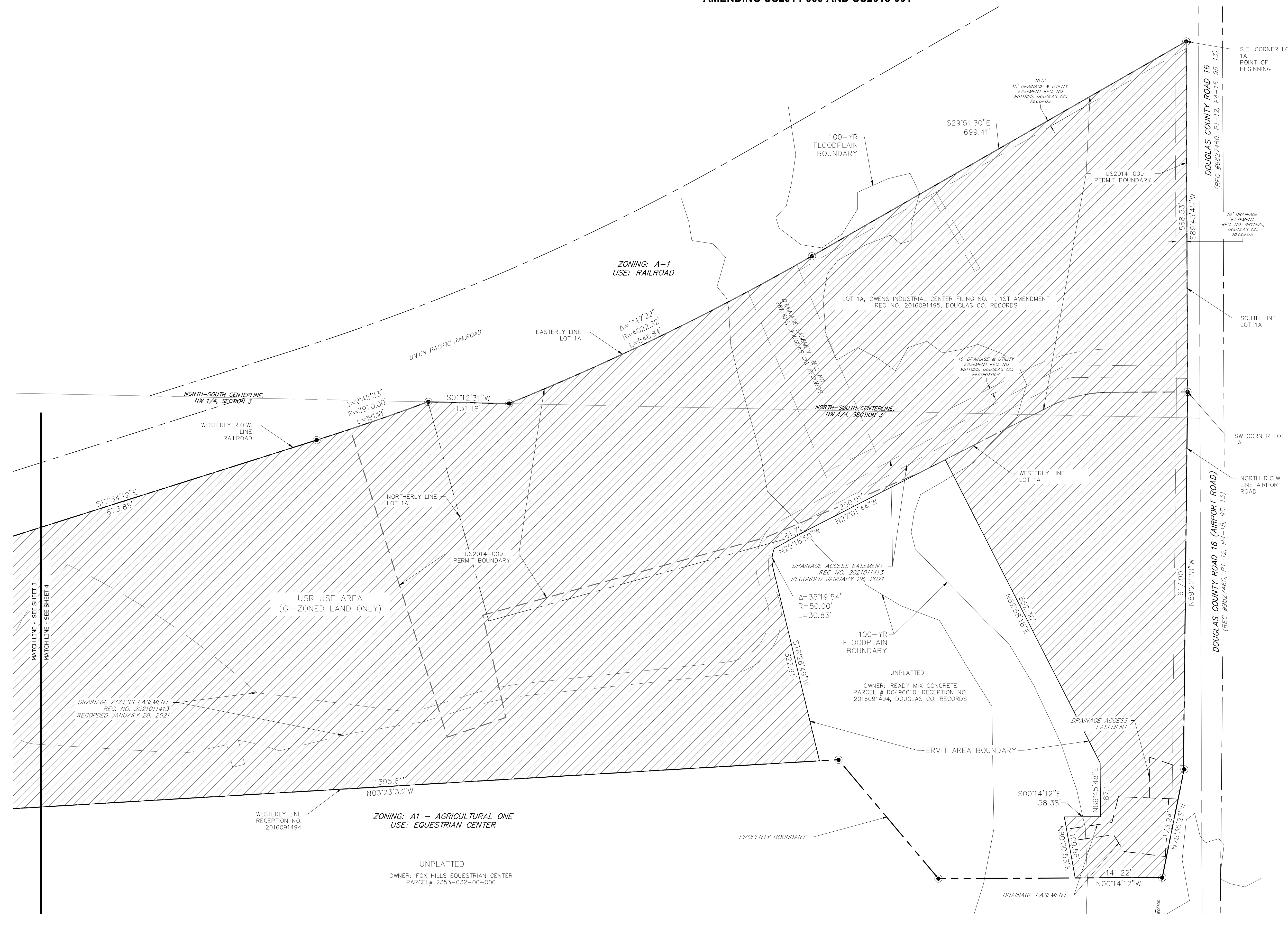
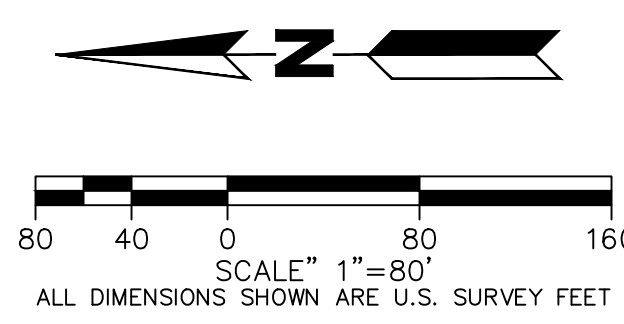
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LEGEND	
PROPERTY LINE	---
EXISTING EASEMENT	---
PROPOSED EASEMENT	---
LOT LINE	---
SECTION LINE	---
LIMITS OF US2014-009	---
NEW & AMENDED PERMIT AREA	

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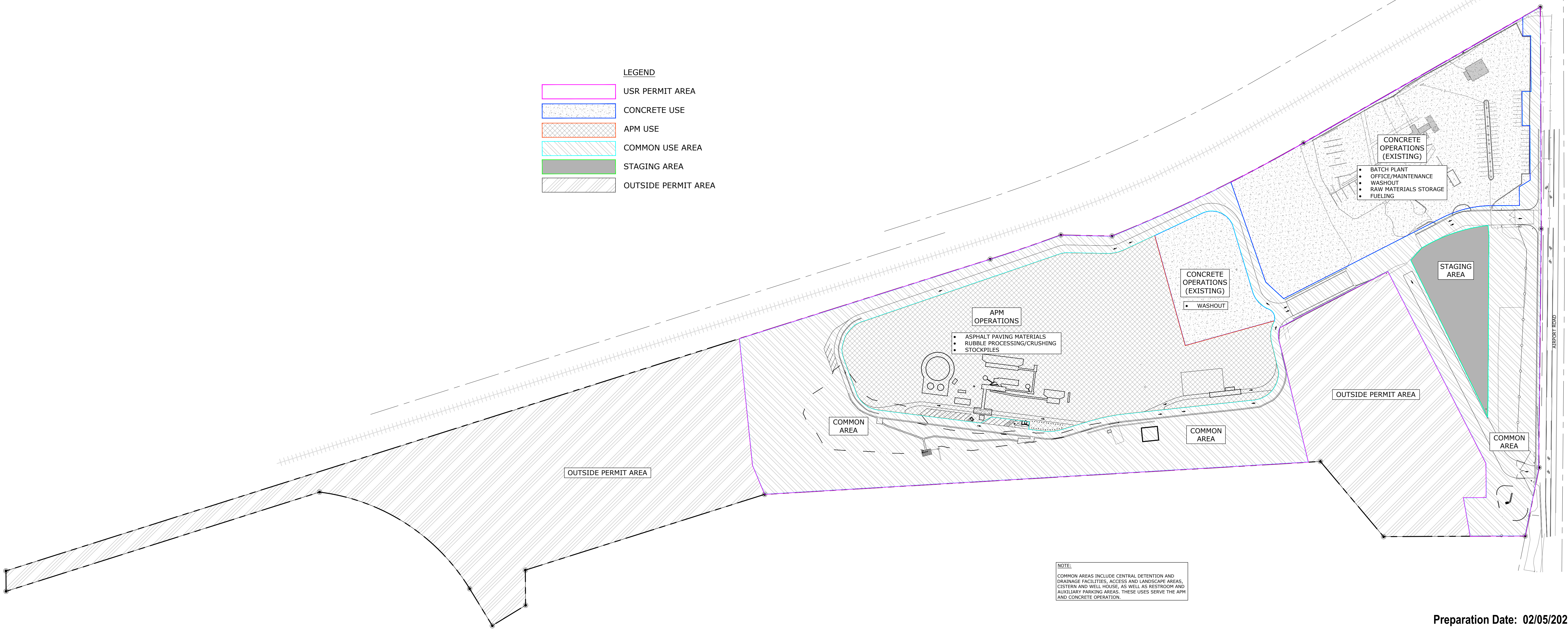
**PARTIAL PERMIT
BOUNDARY - 2**

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LEGEND

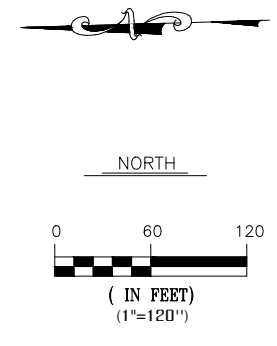
	USR PERMIT AREA
	CONCRETE USE
	APM USE
	COMMON USE AREA
	STAGING AREA
	OUTSIDE PERMIT AREA



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

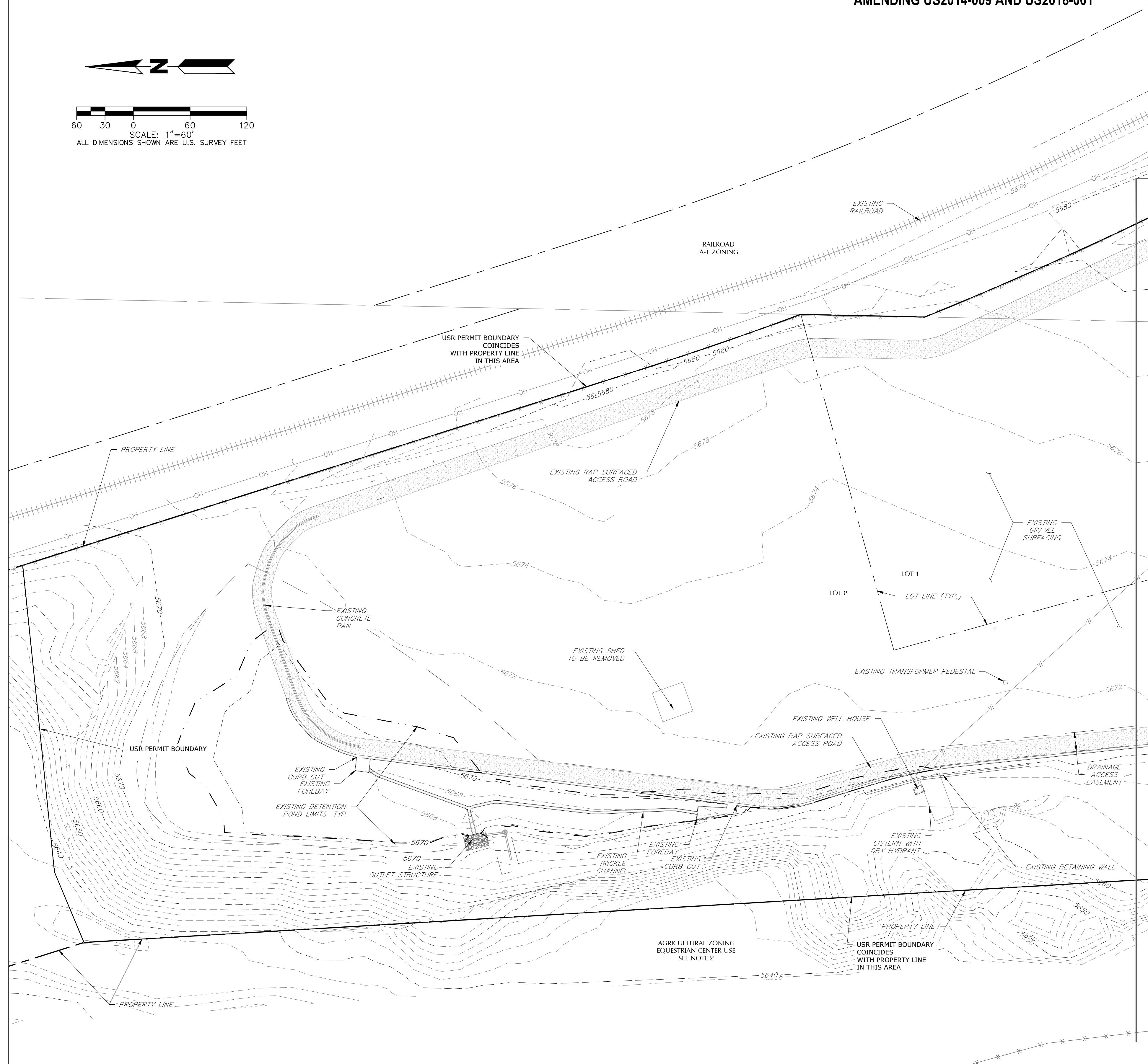
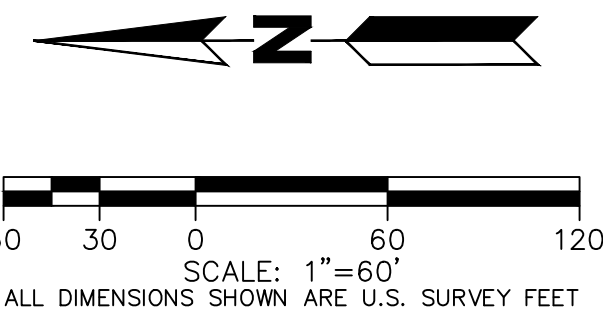
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 CIVIL RESOURCES, LLC
 8308 COLORADO BLVD.
 SUITE 200
 FIRESTONE, CO 80504
 303-833-1416
USE AREA EXHIBIT

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MATCHLINE - SEE SHEET 7

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	---

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- 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.
 - UTILITY PEDESTALS ALREADY LOCATED ON THE SITE WERE APPROVED, SUBJECT TO FIELD VERIFICATION, BY SP2018-004.

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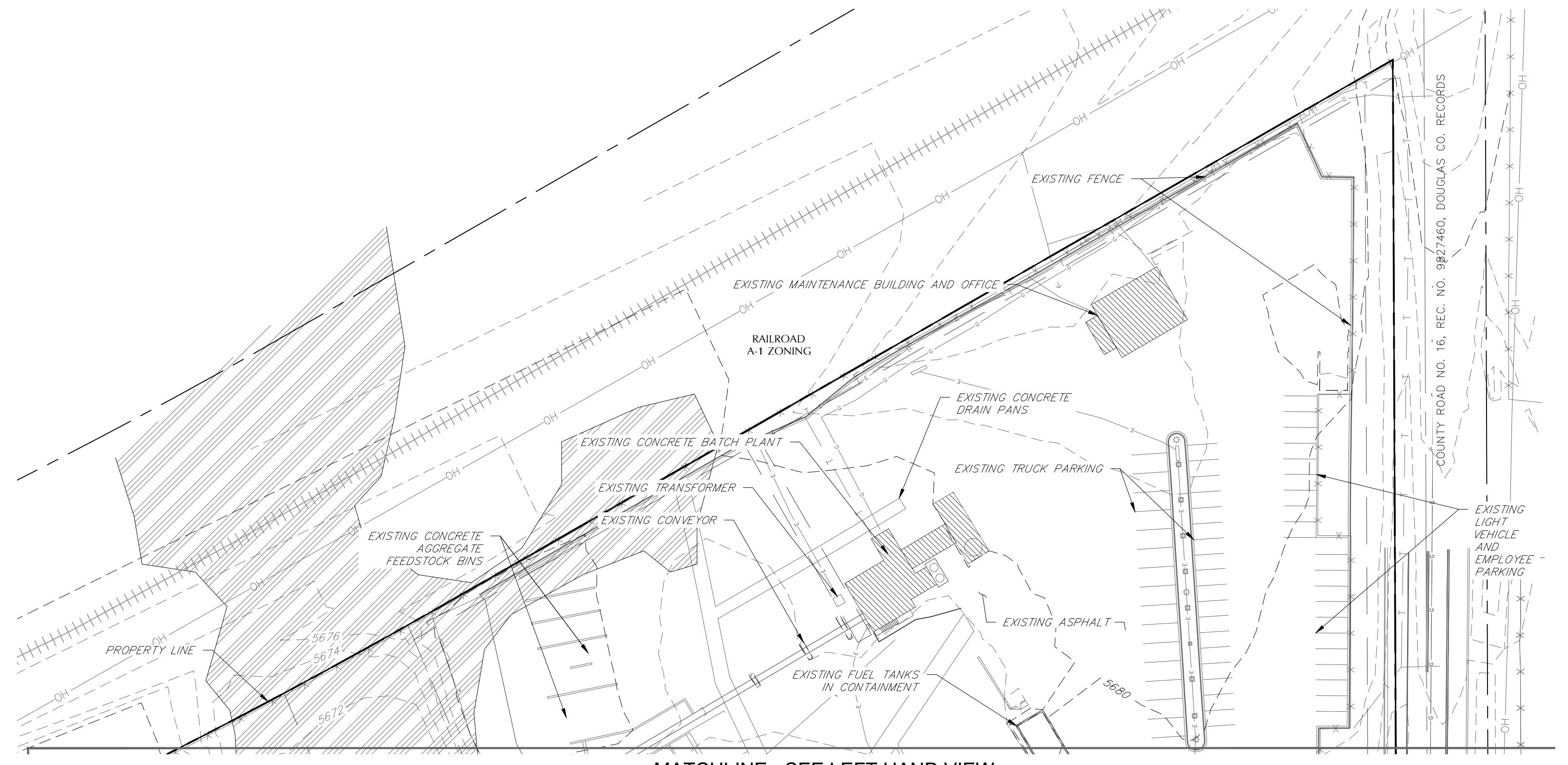
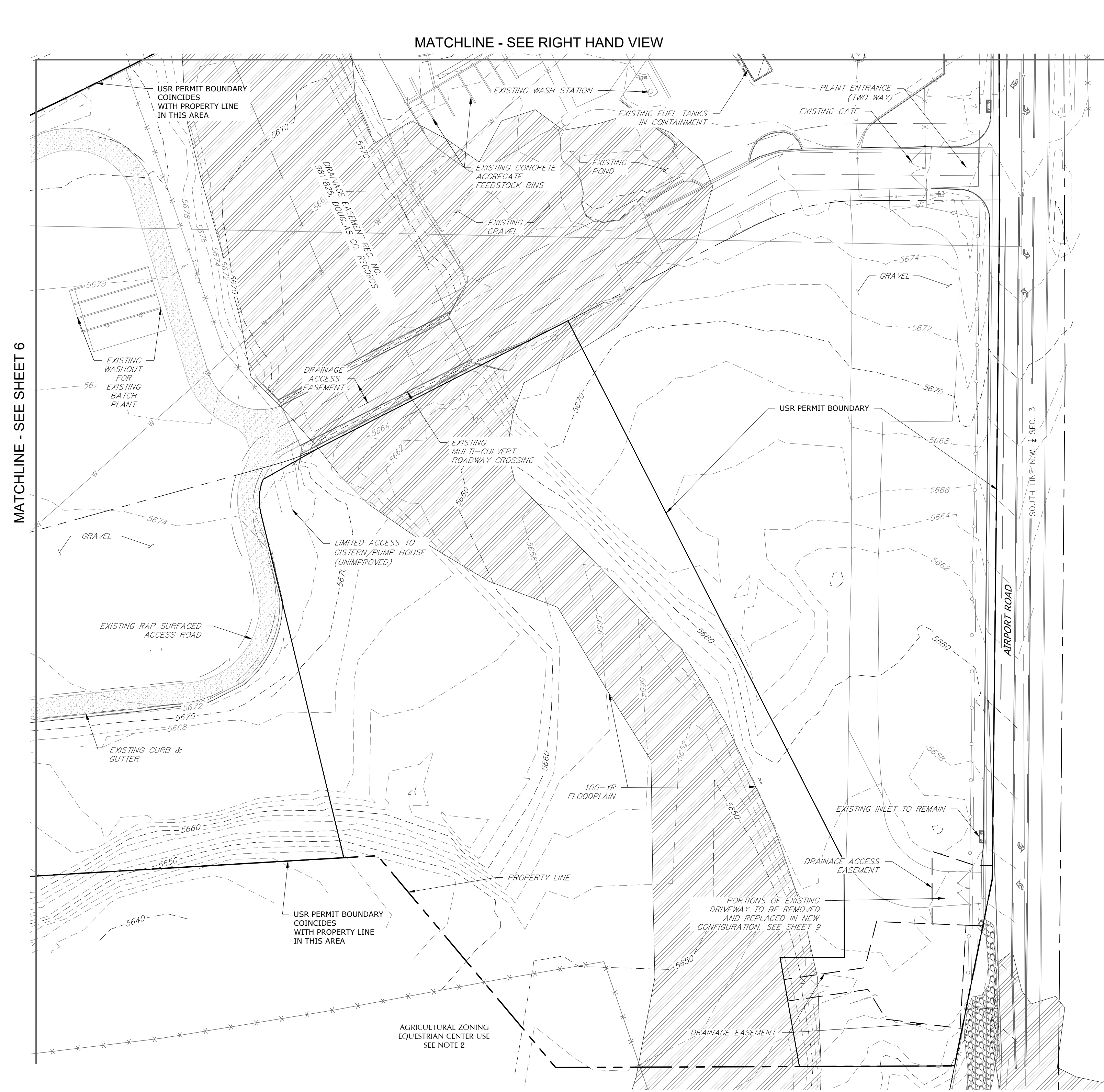
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CIVIL RESOURCES, LLC
8308 COLORADO BLVD.
SUITE 200
FIRESTONE, CO 80504
303-833-1416

**PARTIAL EXISTING
CONDITIONS PLAN**
-1

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

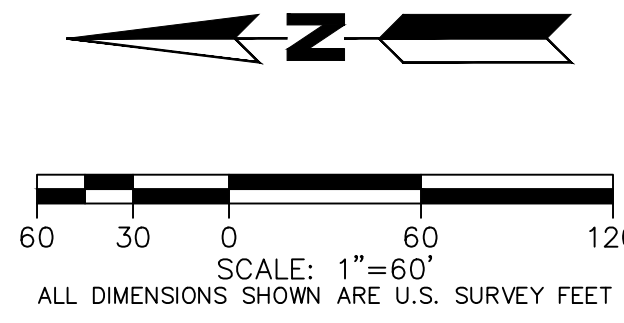
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MATCHLINE - SEE SHEET 6

MATCHLINE - SEE RIGHT HAND VIEW

MATCHLINE - SEE LEFT HAND VIEW



BENCHMARK

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PROPOSED	LEGEND	EXISTING
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---	RIPRAP	---
---	BUILDING	---
---	ASPHALT	---
---	CONCRETE	---
---	ROAD BASE	---
---	FLOODPLAIN	---

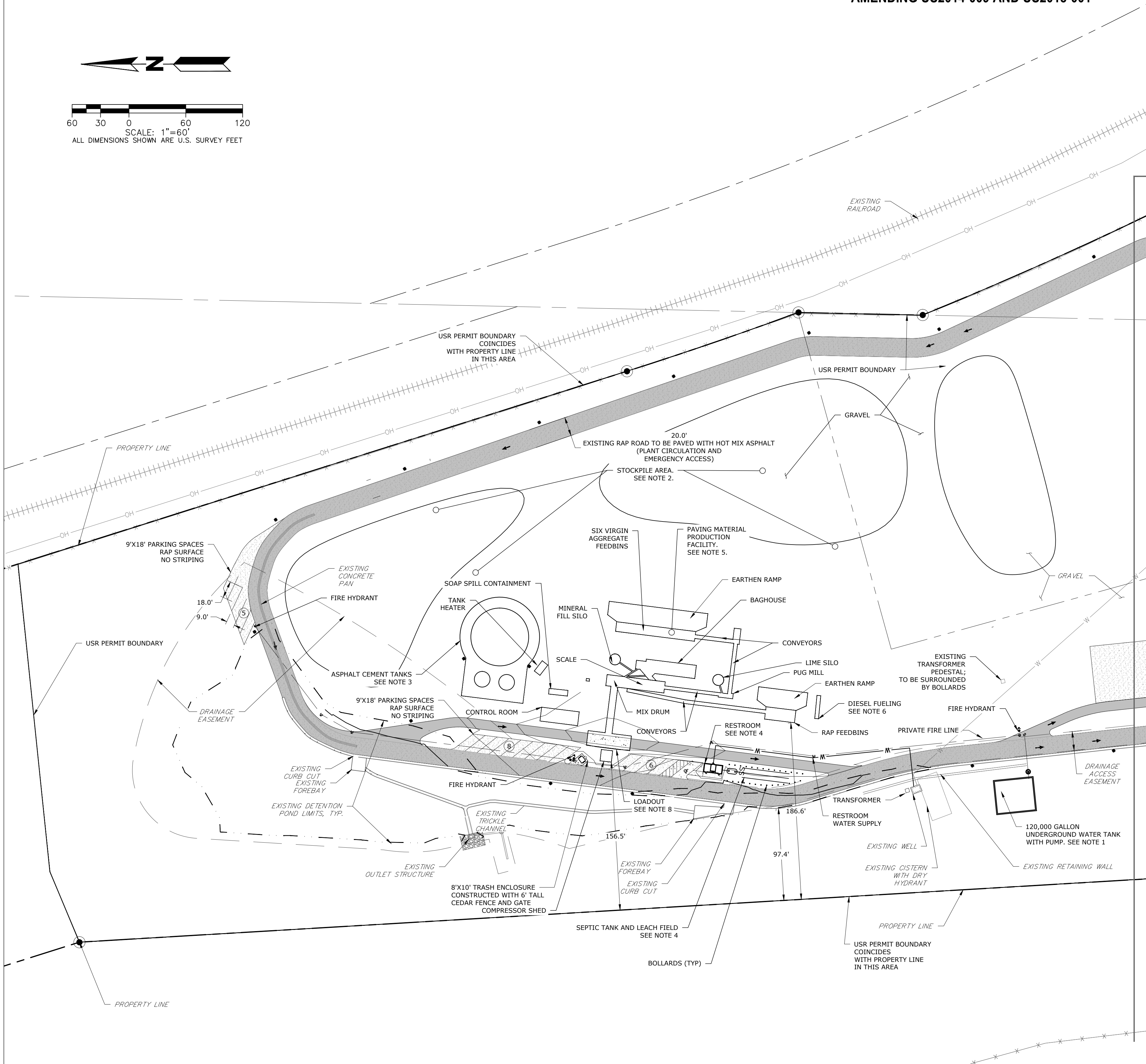
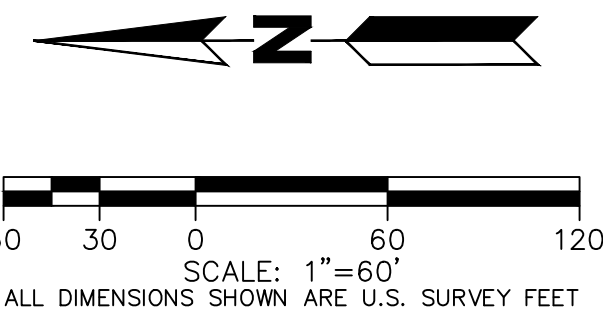
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PLANNING	INITIALS/DATE
OWNER	INITIALS/DATE
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SUITE 200
FIRESTONE, CO 80504
303-833-1416
**PARTIAL EXISTING
CONDITIONS
PLAN - 2**

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.
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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	---

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

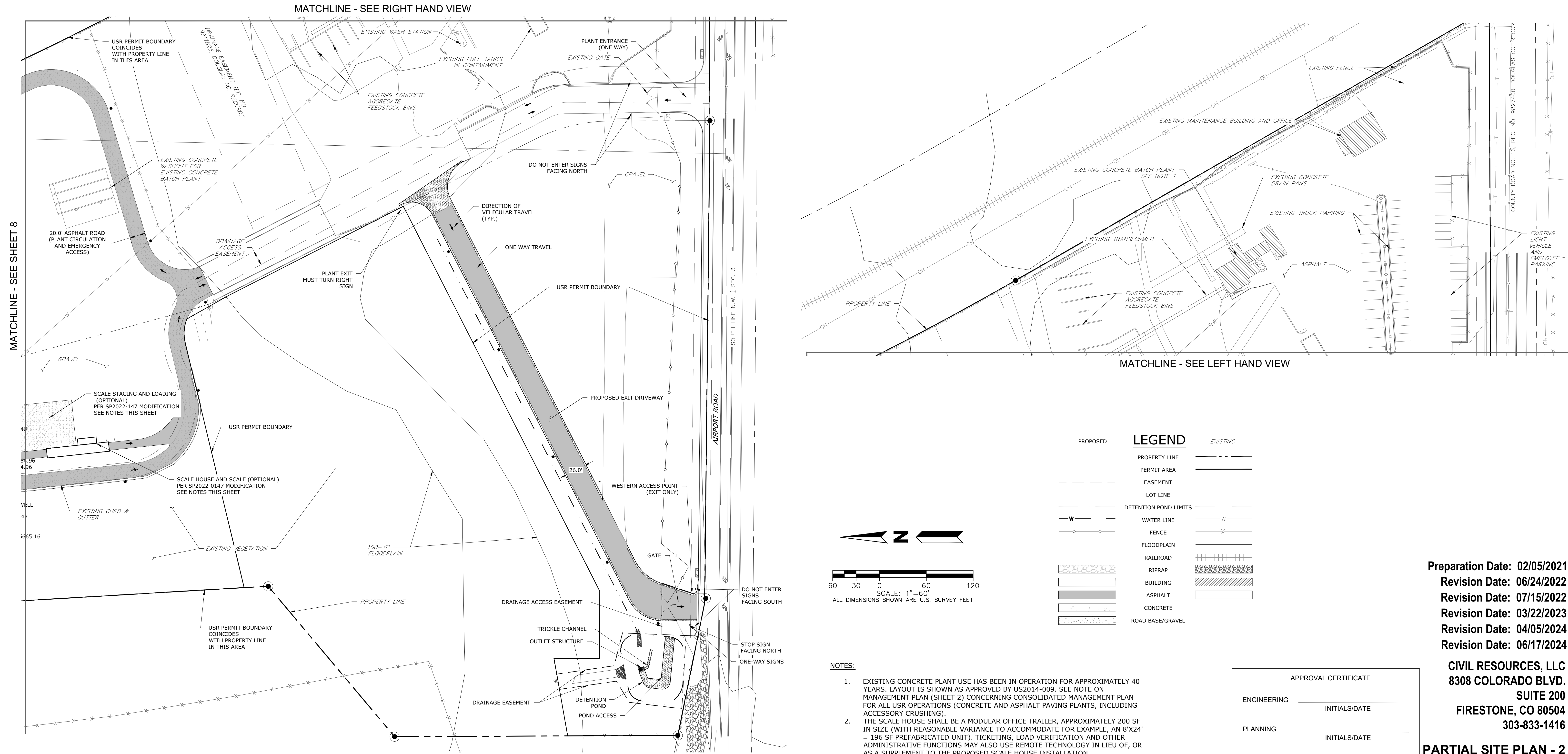
Preparation Date: 02/05/2021
Revision Date: 06/24/2022
Revision Date: 07/15/2022
Revision Date: 03/22/2023
Revision Date: 04/05/2024
Revision Date: 06/17/2024

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

PARTIAL SITE 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

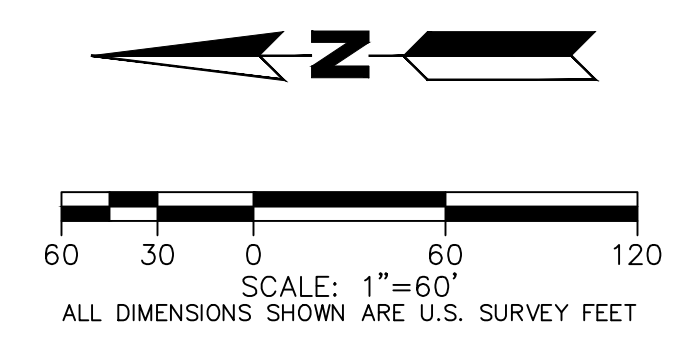


MATCHLINE - SEE SHEET 8

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
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LESSEE (IF APPLICABLE)	INITIALS/DATE

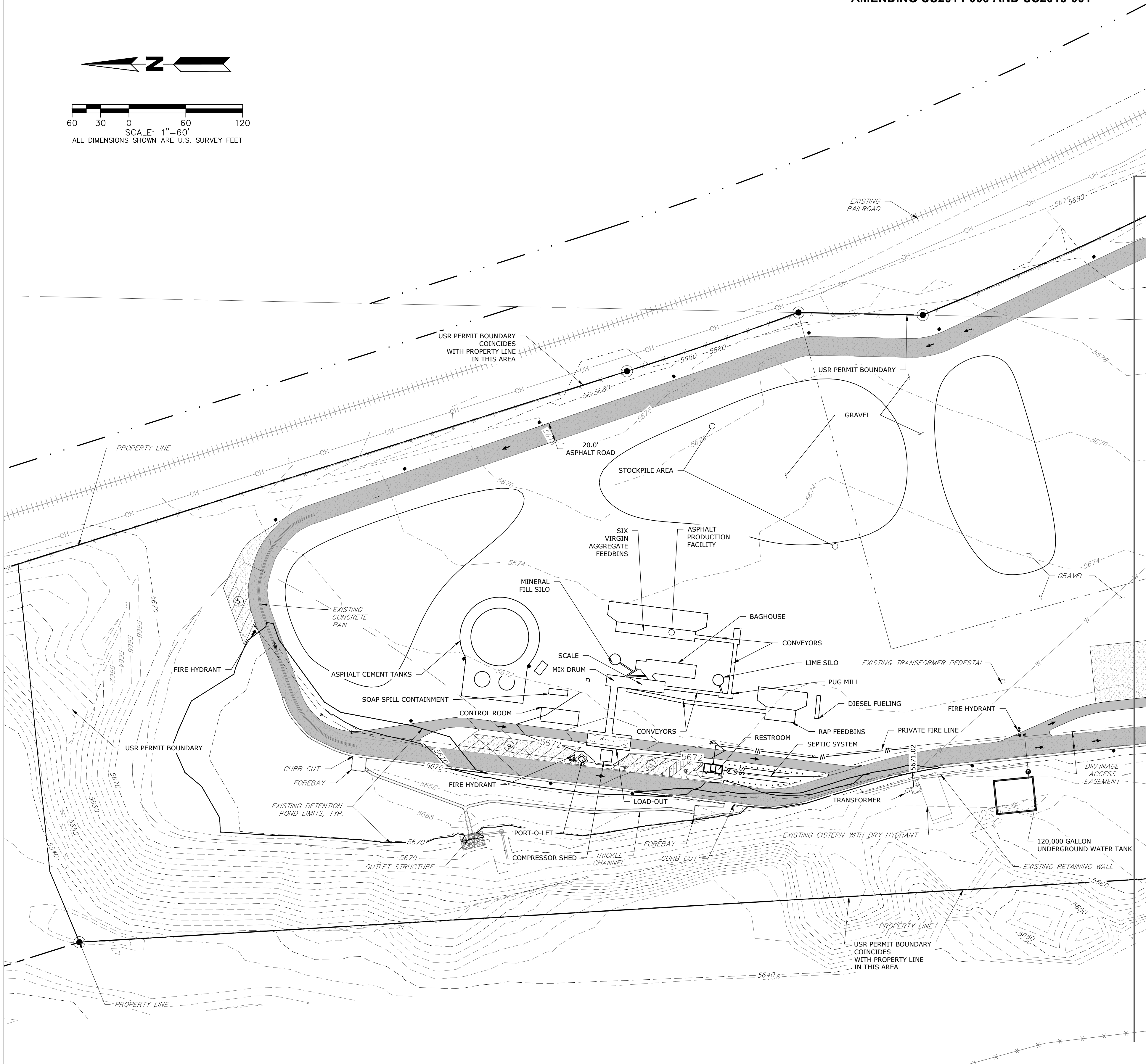
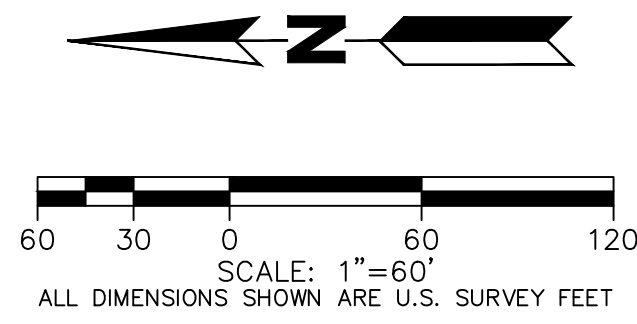
Preparation Date: 02/05/2021
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 Revision Date: 04/05/2024
 Revision Date: 06/17/2024

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

PARTIAL 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.

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/GRAVEL	---

Preparation Date: 02/05/2021
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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:
DOUGLAS COUNTY CONTROL STATION 2061086
A STAINLESS STEEL ROD IN BOX, ELEVATION = 5704.38 FEET (NAD 1983).

BASIS OF BEARINGS

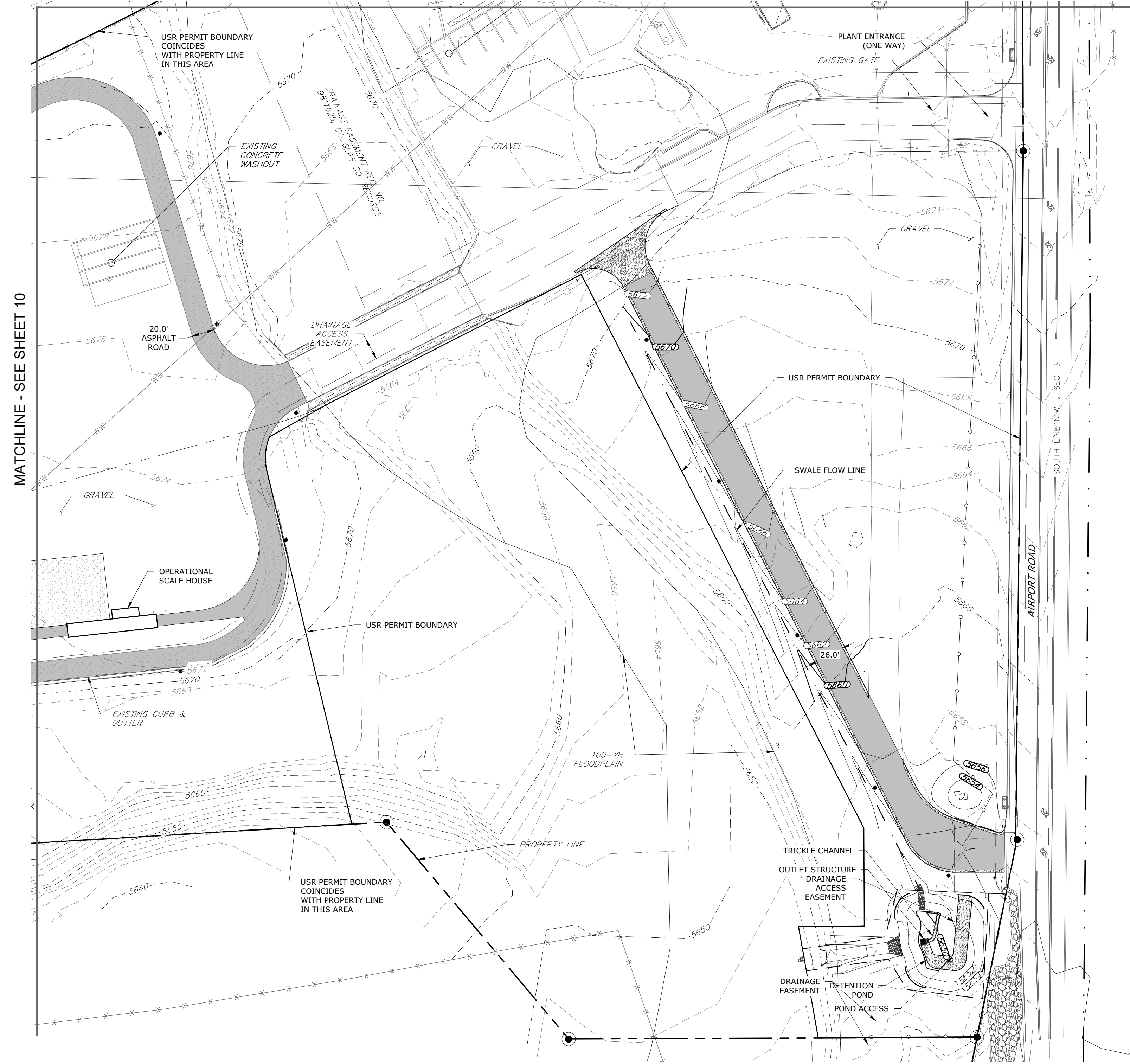
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OWNER	INITIALS/DATE
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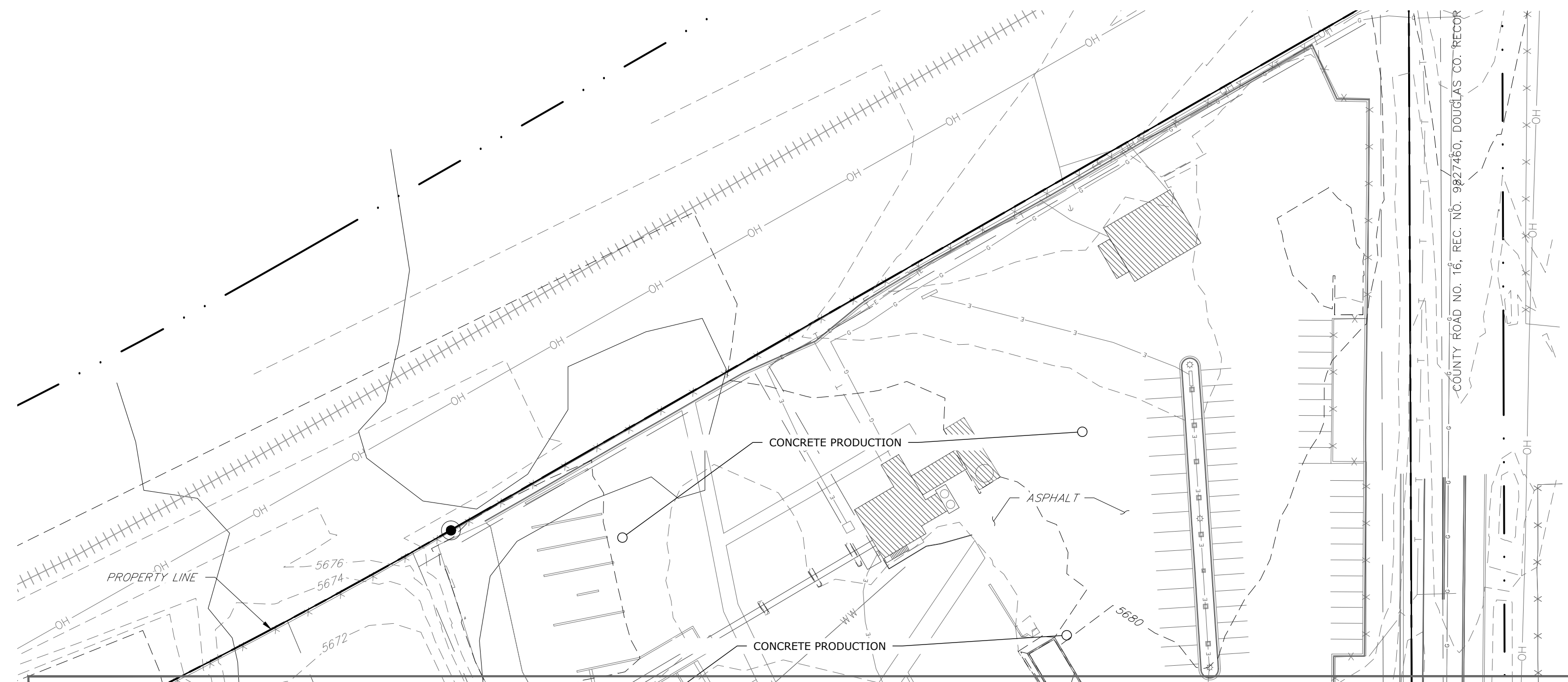
OWENS INDUSTRIAL PARK FILING 1, 1ST AMENDMENT, LOT 1A AND METES AND BOUNDS PARCEL, 3RD AMENDMENT DOUGLAS COUNTY APM

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

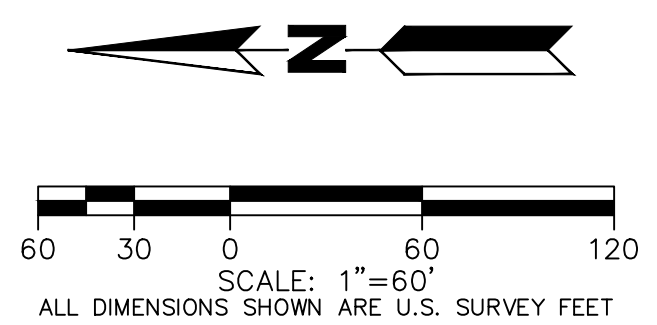
MATCHLINE - SEE RIGHT HAND VIEW



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
X	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	
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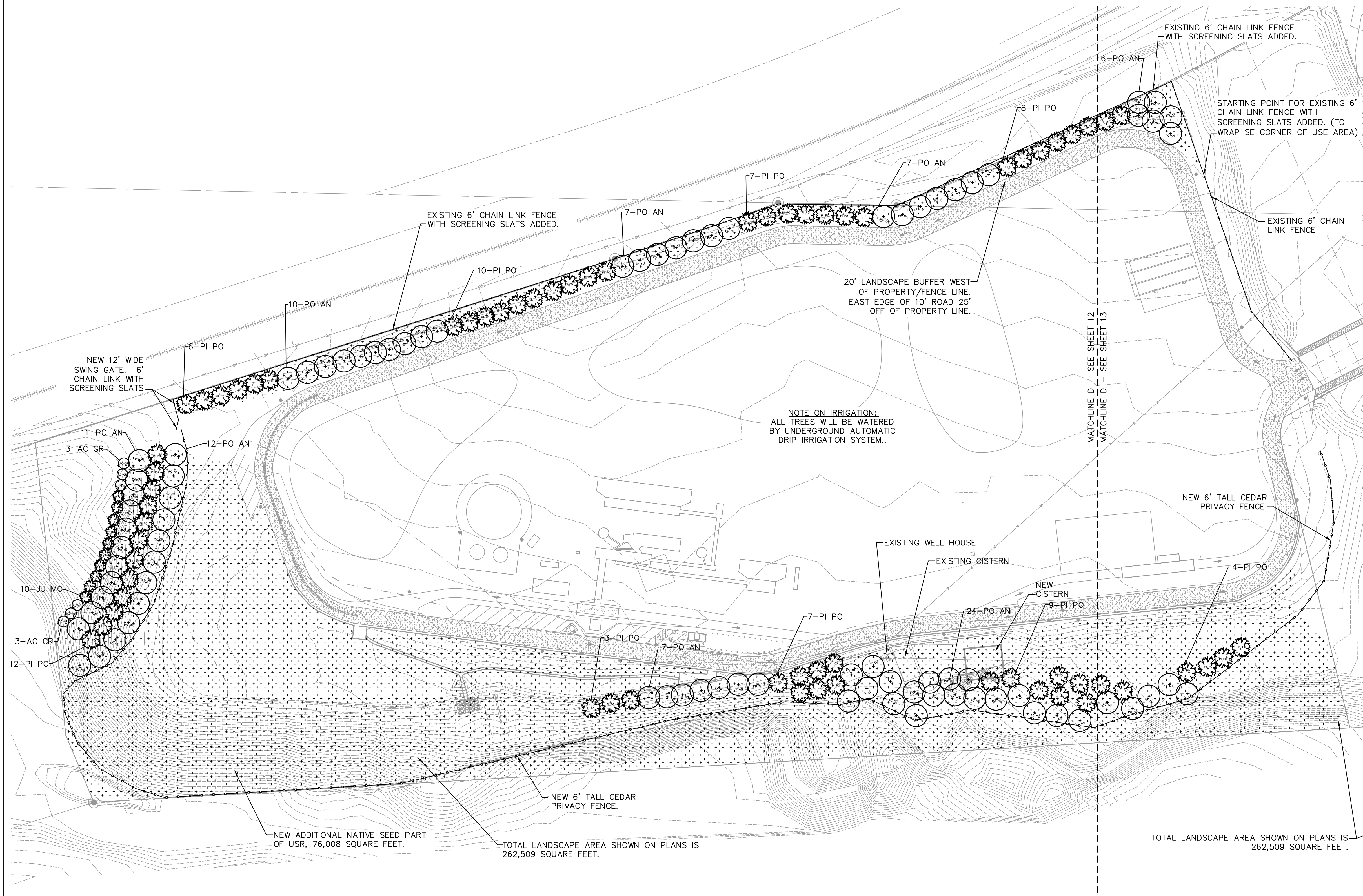
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Revision Date: 04/05/2024
Revision Date: 06/17/2024

CIVIL RESOURCES, LLC
8308 COLORADO BLVD.
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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
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- 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.

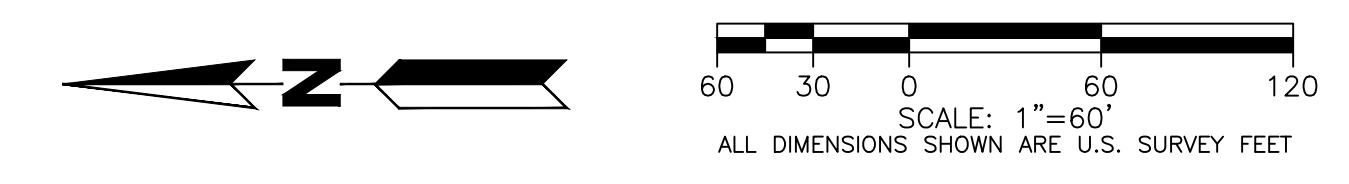
APPROVAL CERTIFICATE	
ENGINEERING	INITIALS/DATE
PLANNING	INITIALS/DATE
OWNER	INITIALS/DATE
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Preparation Date: 02/05/2021
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CIVIL RESOURCES, LLC
 8308 COLORADO BLVD.
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 303-833-1416

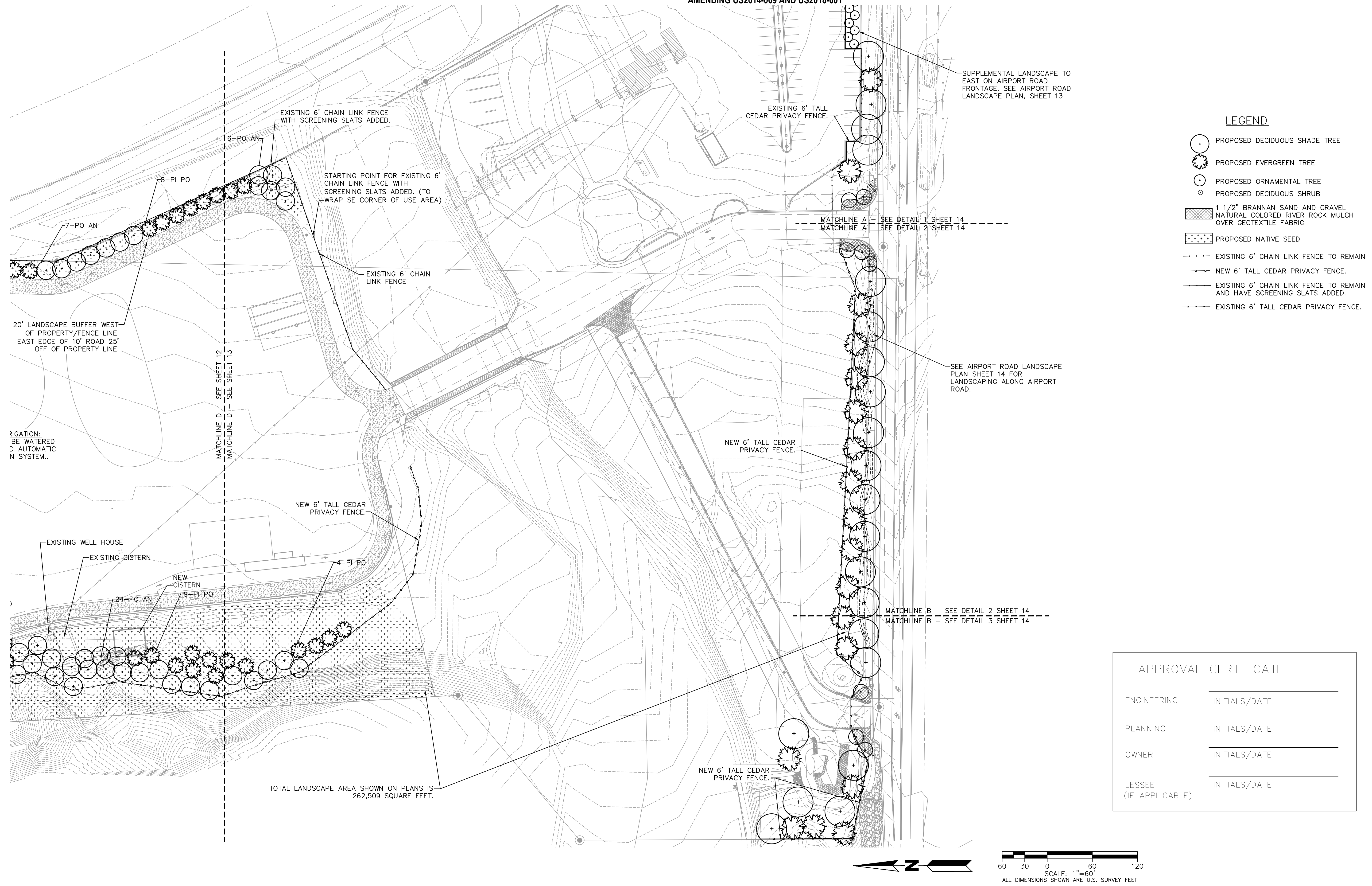


**PARTIAL LANDSCAPE
PLAN-1**



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



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
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- EXISTING 6" CHAIN LINK FENCE TO REMAIN
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- 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
LESSEE (IF APPLICABLE)	INITIALS/DATE



Munding Design, LLC
Irrigation Design and
Landscape Architecture
302 E Genesee St.
Lafayette, Colorado 80026
720-273-3884

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

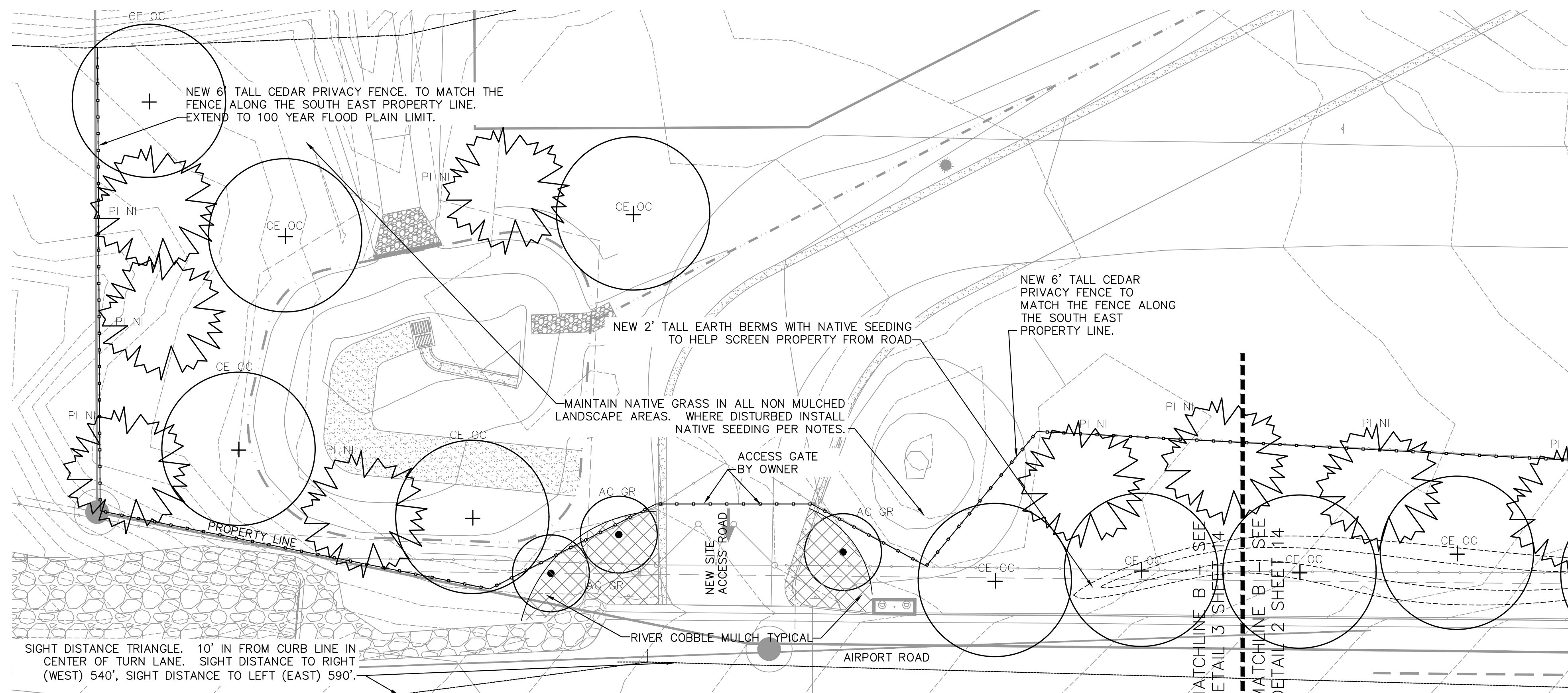
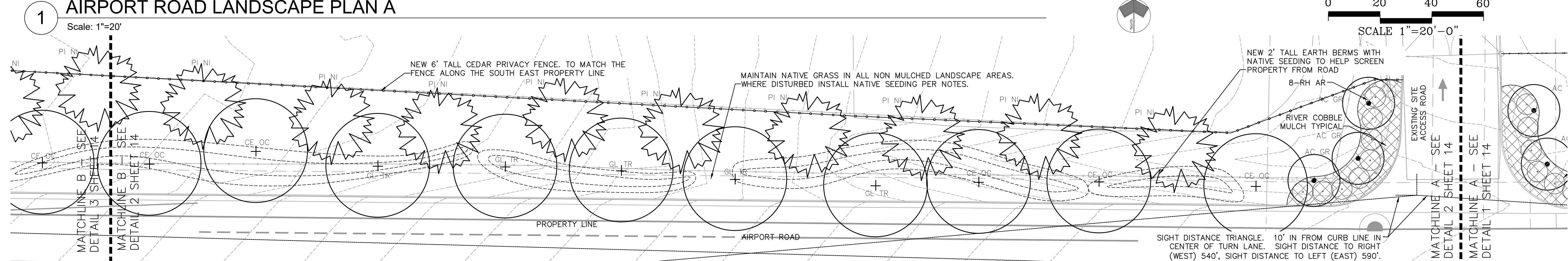
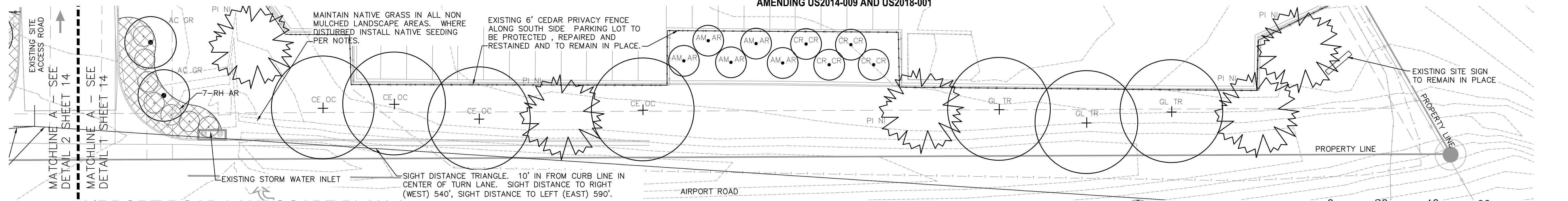
CIVIL RESOURCES, LLC
8308 COLORADO BLVD.
SUITE 200
FIRESTONE, CO 80504
303-833-1416

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

**AIRPORT ROAD
LANDSCAPE PLAN**



Munding Design, LLC
Irrigation Design and
Landscape Architecture
302 E Genesee St.
Lafayette, Colorado 80026
720-273-3884

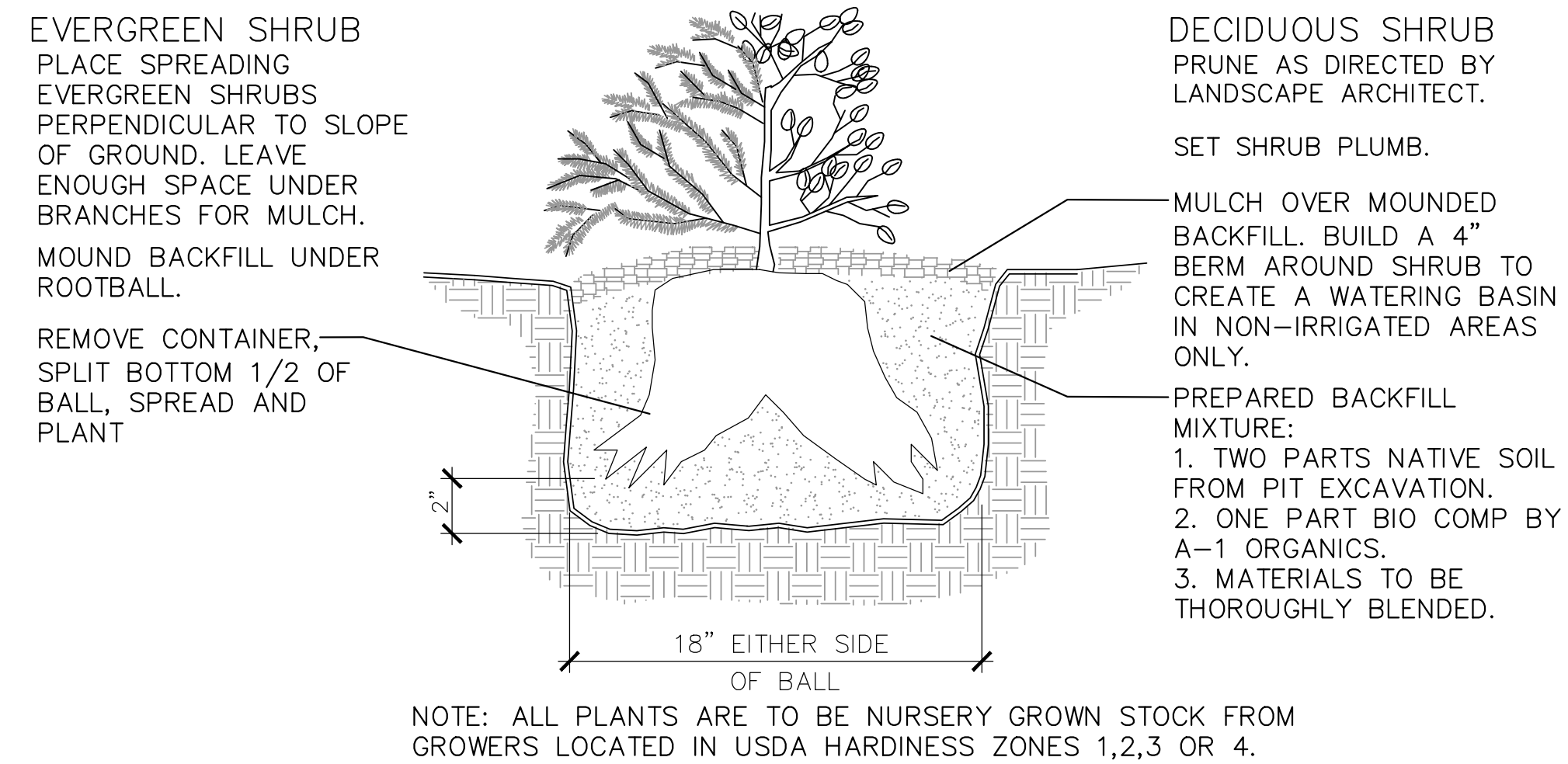
OWENS INDUSTRIAL PARK FILING 1, 1ST AMENDMENT, LOT 1A AND METES AND BOUNDS PARCEL, 3RD AMENDMENT

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
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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.



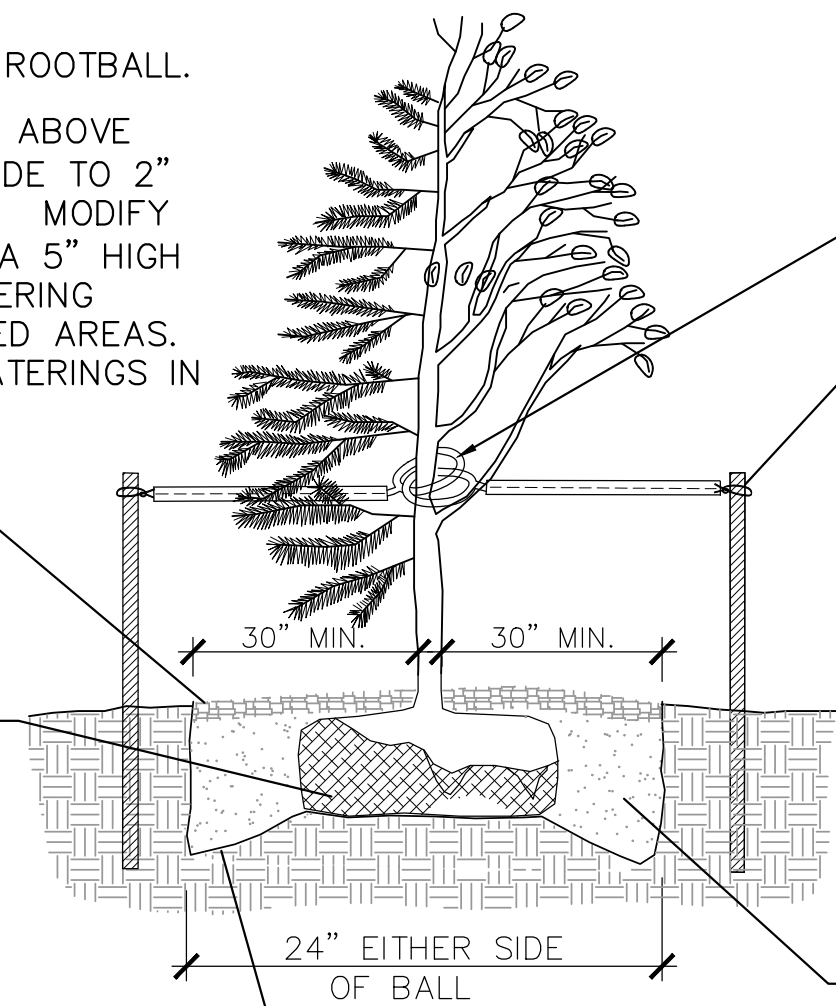
1 SHRUB PLANTING DETAIL

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.

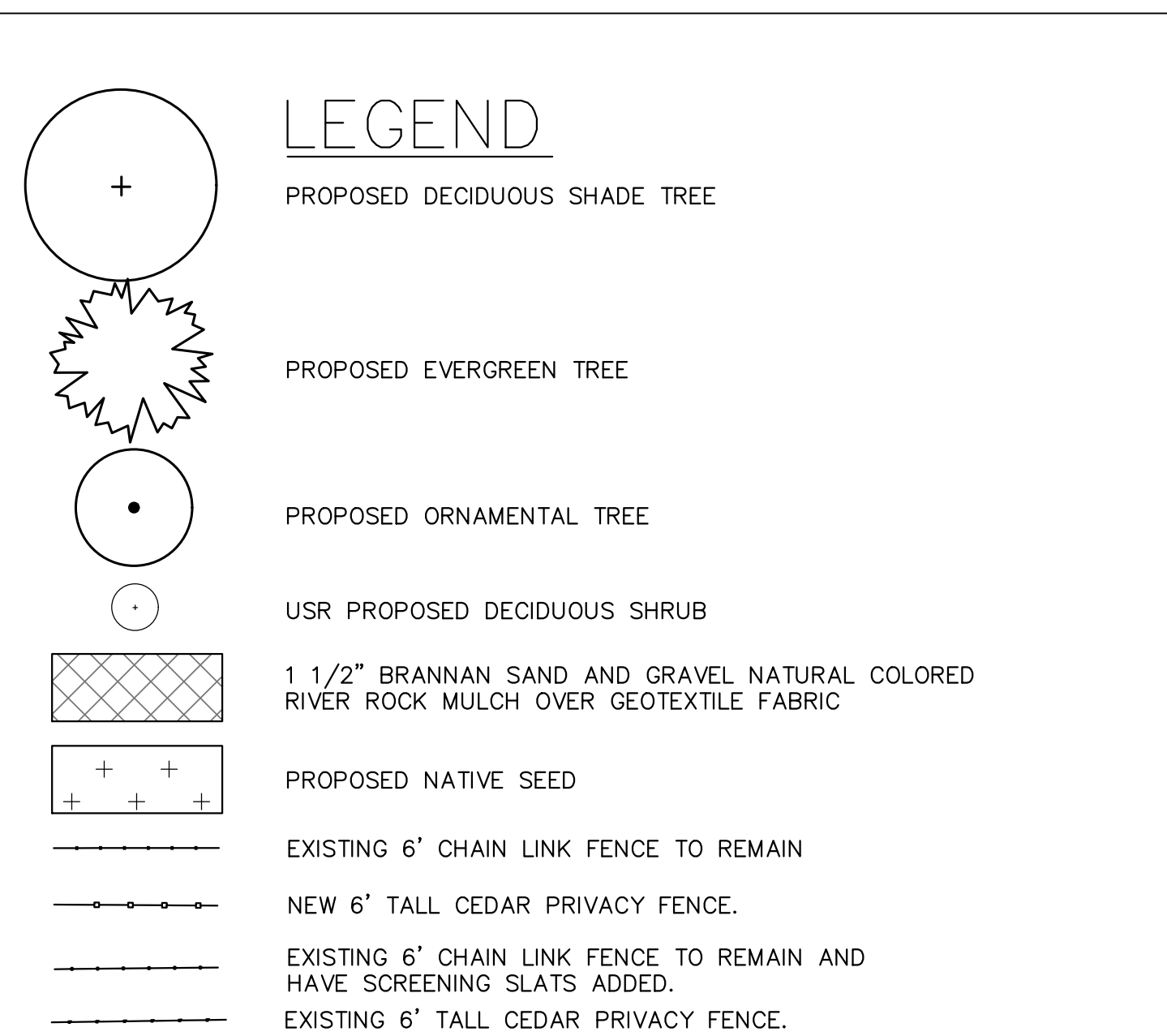
CONIFERS TO HAVE 2 STAKES FOR TREES 6 FEET AND LESS. 3 STAKES FOR TREES ABOVE 6 FEET. DECIDUOUS TREES TO HAVE 2 STAKES FOR TREES 2-1/2" CAL. ONE STAKE ALWAYS IN DIRECTION OF PREVAILING WINDS. REMOVE STAKES & GUYS AFTER 1 YEAR.

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
DECIDUOUS TREES:				
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
EVERGREEN TREES:				
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
ORNAMENTAL TREES				
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
DECIDUOUS SHRUBS:				
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

ITEM NUMBER	DESCRIPTION	UNIT	QUANTITY
Big Bluestem	Anthriscus 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	PNCB 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.

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

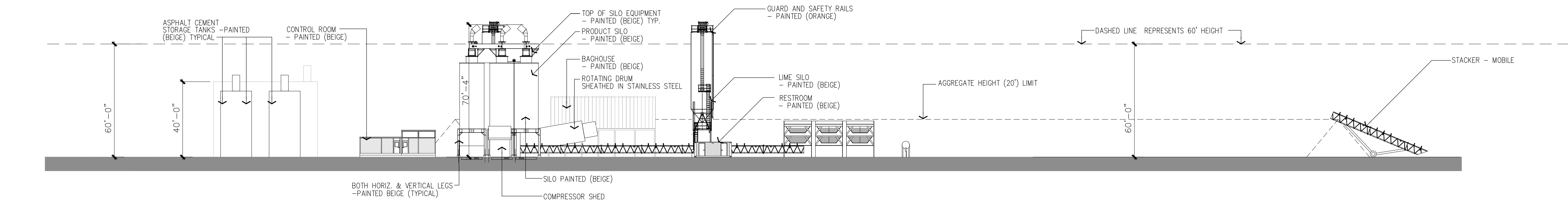
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 8308 COLORADO BLVD.
 SUITE 200
 FIRESTONE, CO 80504
 303-833-1416

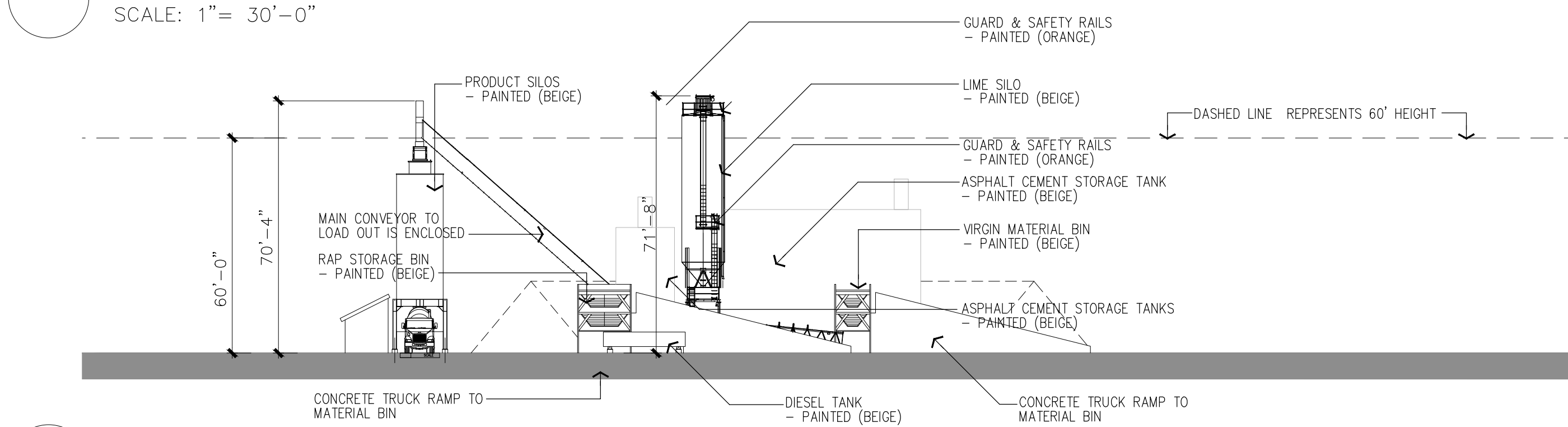
LANDSCAPE NOTES,
 LEGEND AND DETAILS

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

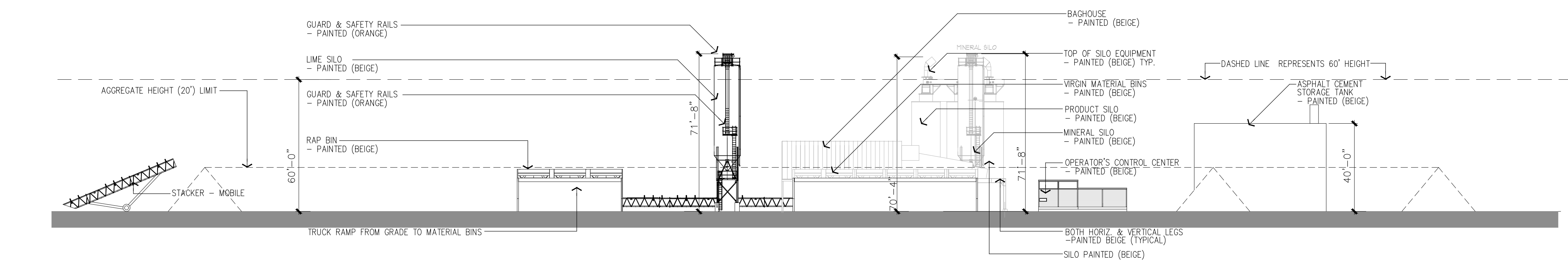
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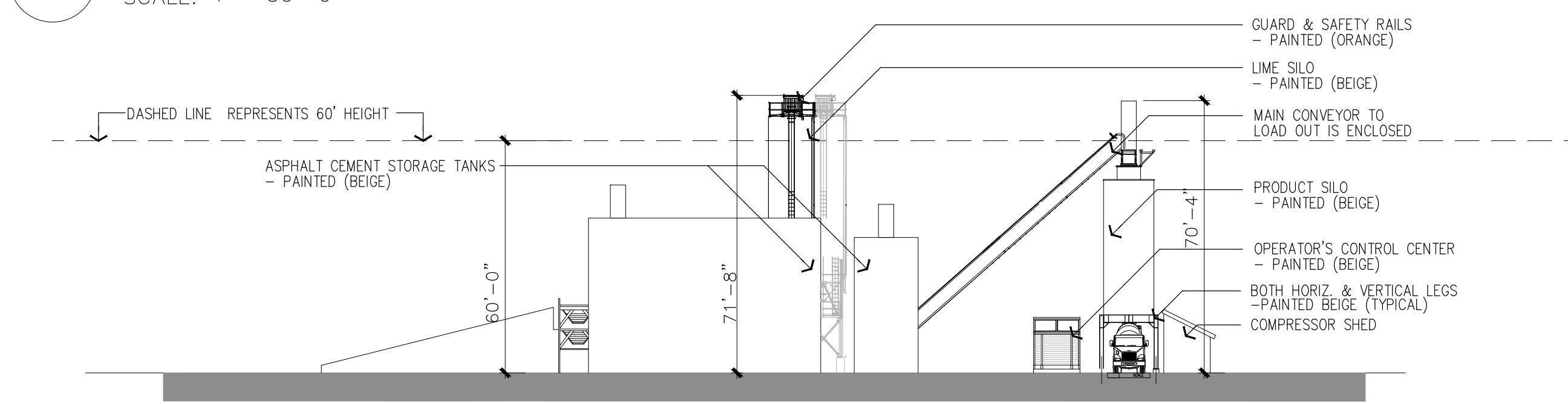
1 WEST ELEVATION
SCALE: 1" = 30'-0"



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



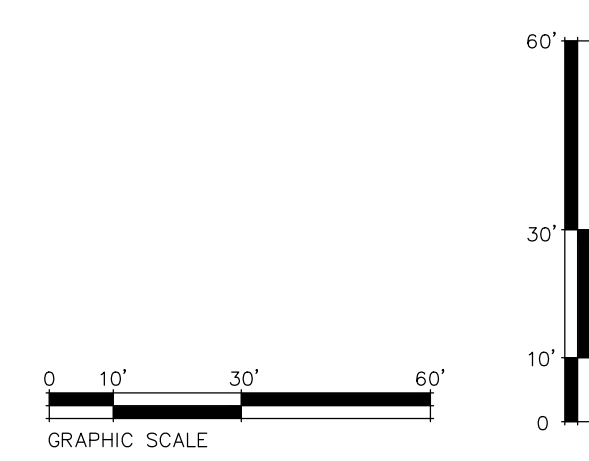
3 EAST ELEVATION
SCALE: 1" = 30'-0"



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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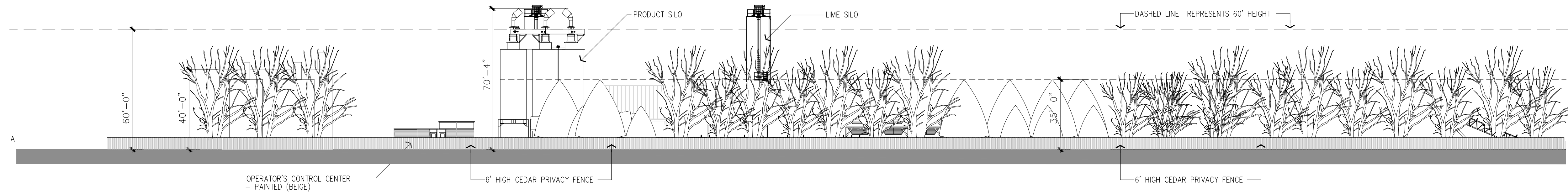
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BUILDING ELEVATIONS

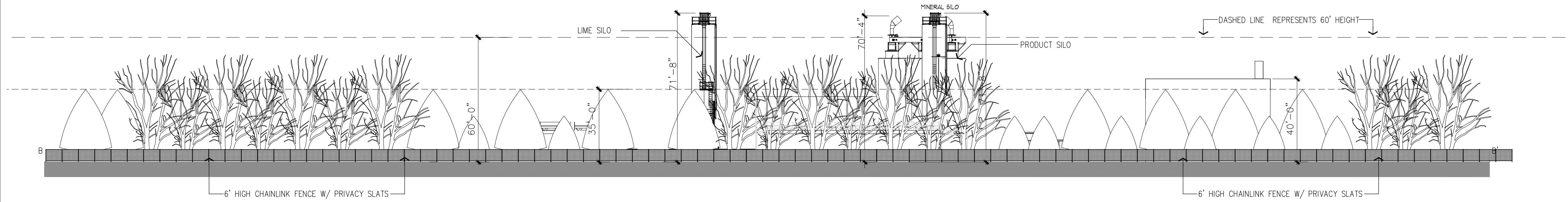
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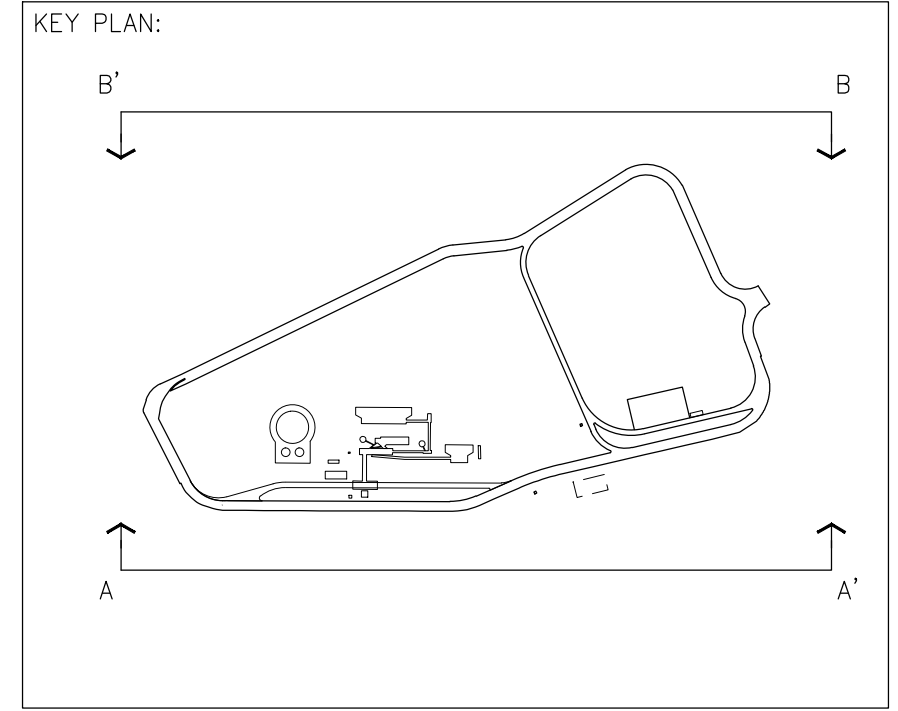
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1 WEST ELEVATION (WITH LANDSCAPE SCREEN)(A-A')
SCALE: 1" = 30'-0"



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.

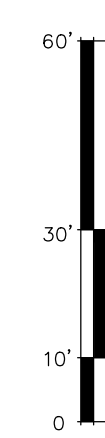
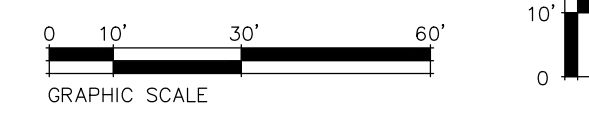
LEGEND
 - PO AN
 - PI PO

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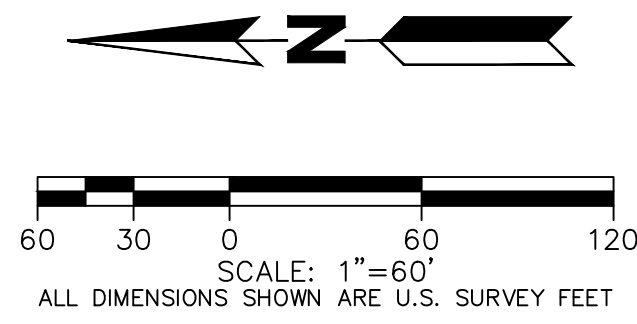
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LANDSCAPE ELEVATIONS

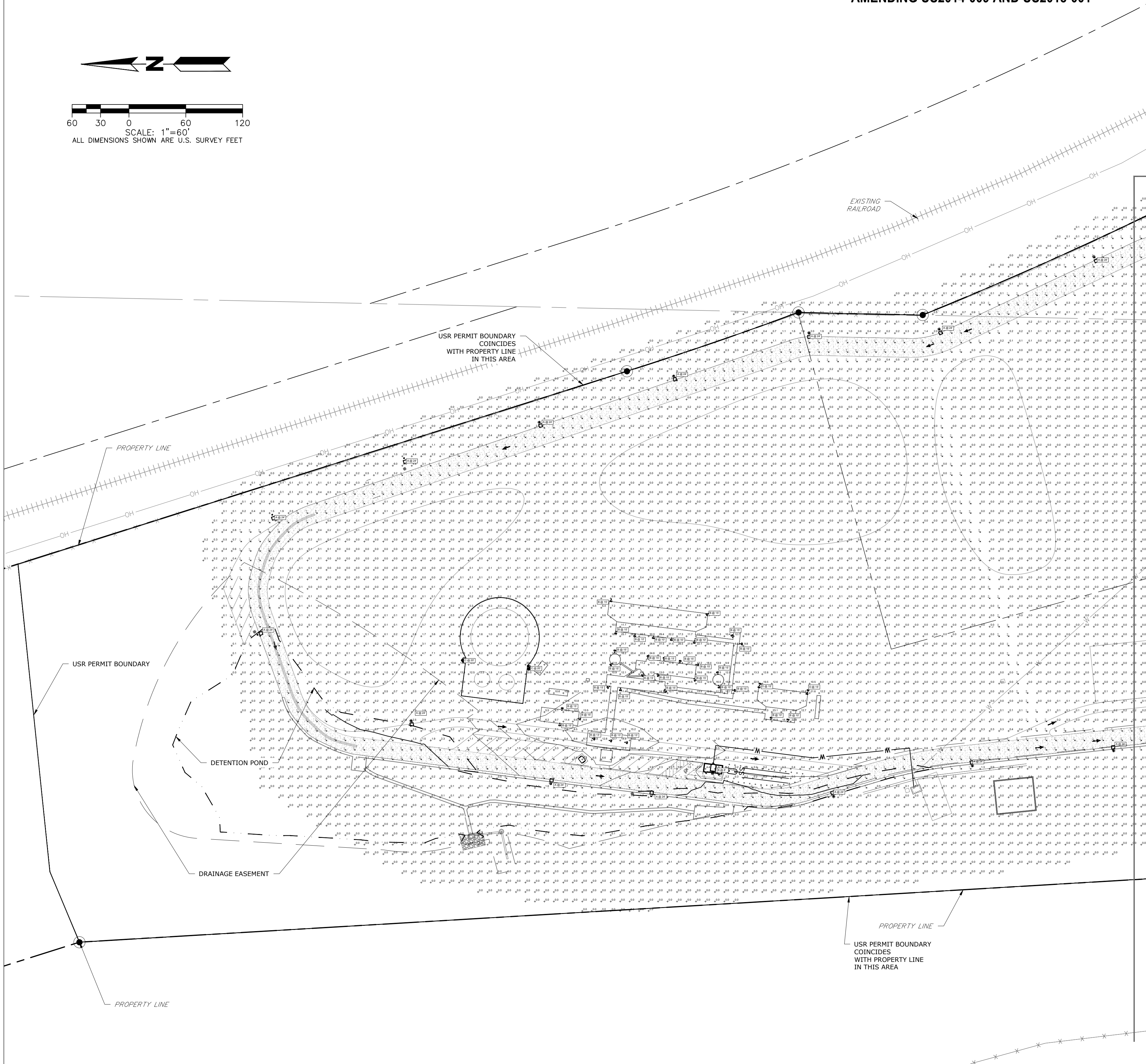
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PROPOSED	LEGEND	EXISTING
---	PROPERTY LINE	---
---	PERMIT AREA	---
---	EASEMENT	---
---	LOT LINE	---
---	DETENTION POND LIMITS	---
---	FENCE	---
---	RAILROAD	---
●	ROADWAY LIGHT POLE	---
+5.2	CALCULATED FOOTCANDLE AT GRADE	---
B @15'	FIXTURE TYPE WITH 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.
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 - 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.
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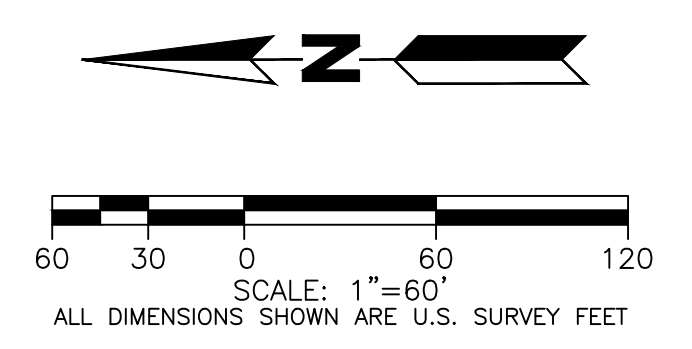
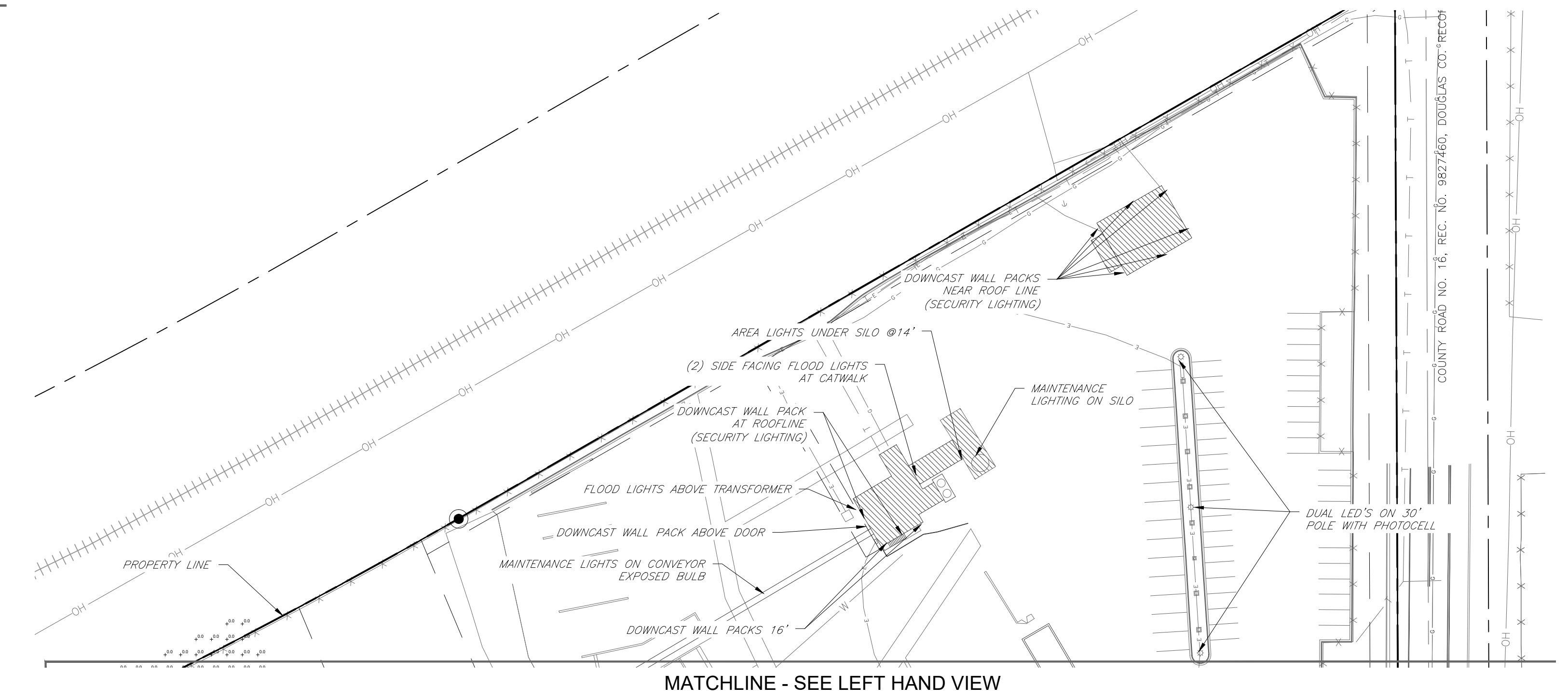
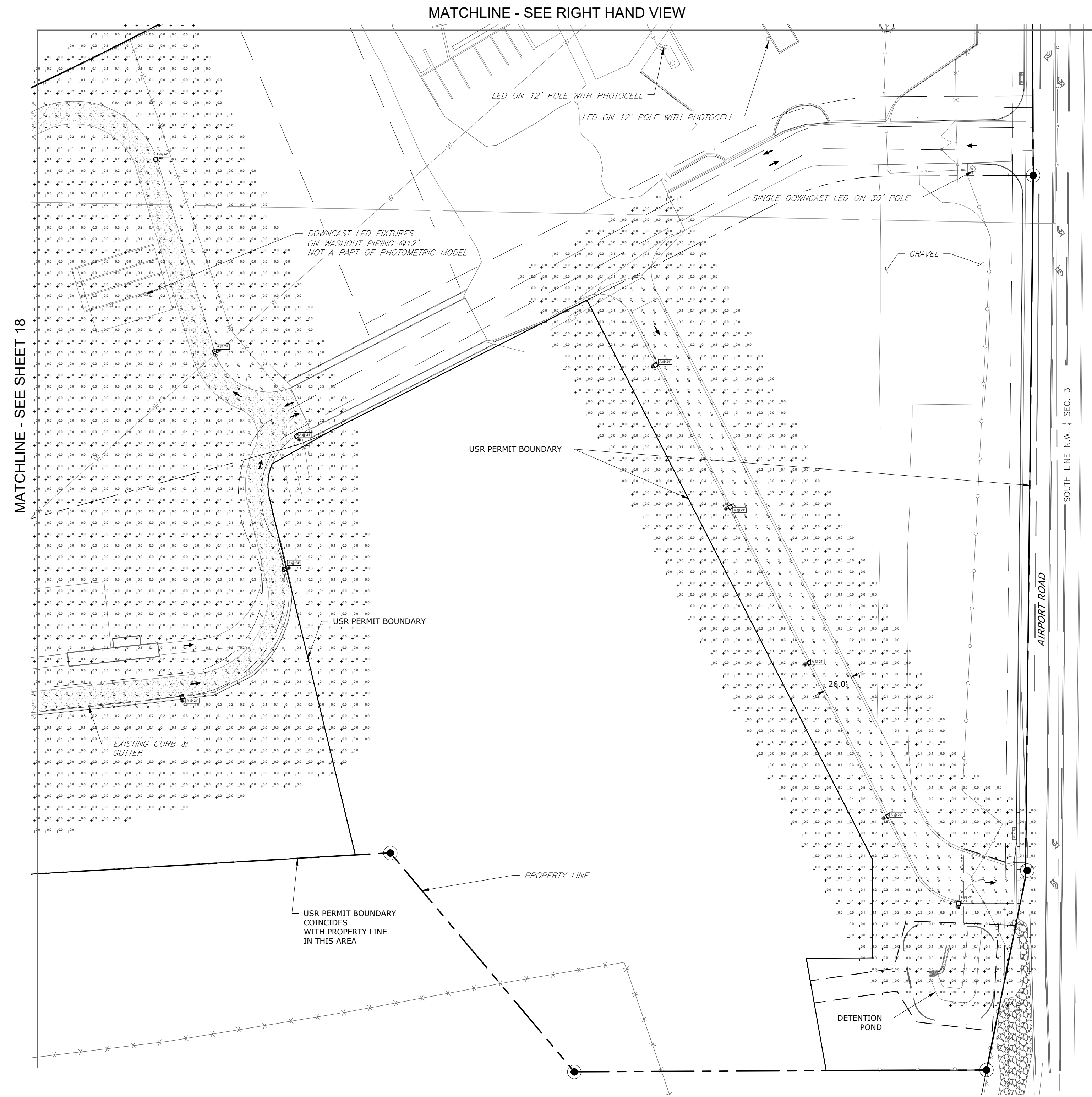
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303-833-1416
**PARTIAL
PHOTOMETRIC
PLAN -1**

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 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.

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**PARTIAL
PHOTOMETRIC
PLAN - 2**

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Project


Prepared by

Catalog #

Notes

Type

Date



Lumark Prevail LED

Area / Site Luminaire

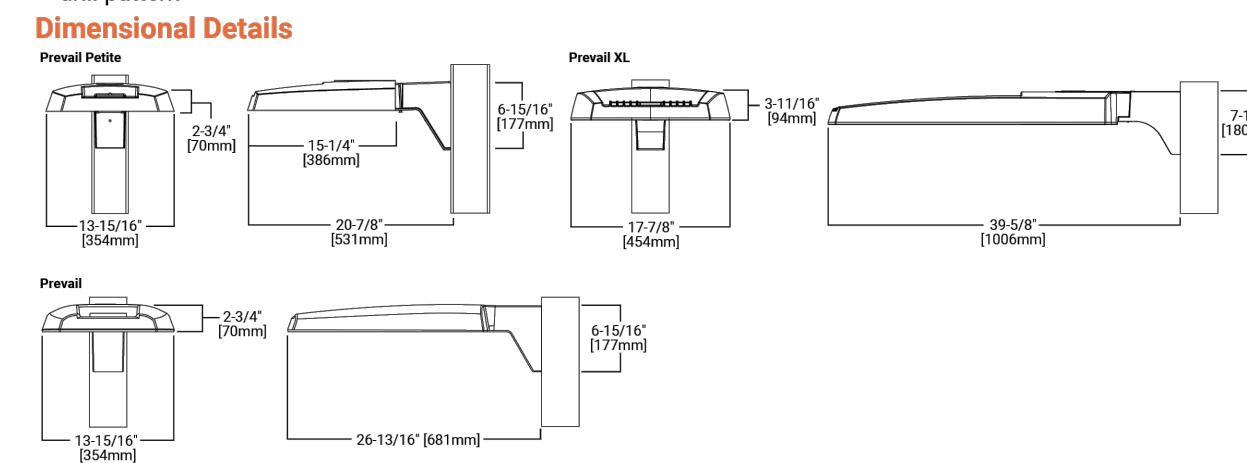
Product Features

- Interactive Menu
- Ordering Information
- Mounting Details
- Optical Configurations
- Product Specifications
- Energy and Performance Data
- Control Options


Quick Facts

- Lumen packages range from 4,800 - 52,300 lumens (35W - 350W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 160 lumens per watt
- Energy and maintenance savings up to 85% versus HID solutions
- Standard universal quick mount arm with universal drill pattern

Dimensional Details



Product Certifications



Connected Systems

- Wavellinx

PS50001EN page 1
February 14, 2022 11:56 AM

Lumark

Ordering Information

Product Family

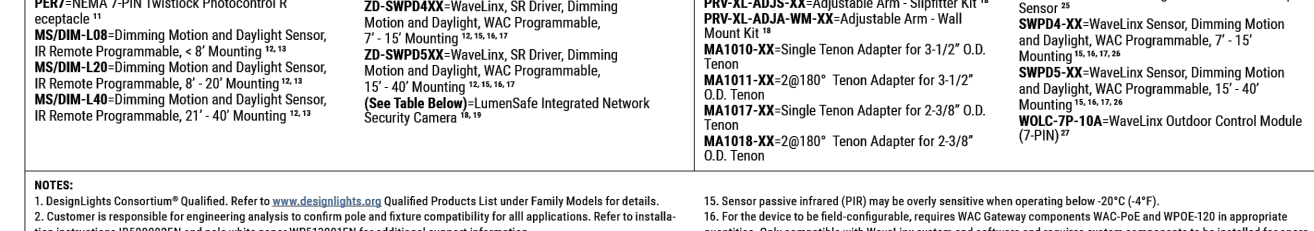
Product Family	Light Engine	Driver	Voltage	Distribution	Mounting	Color
PRV-Prevail Pallet	C18-C19 LED 1,800 Nominal Lumens	D-Dimming (5-100)	120V/277V	T2-Type II	SA-Standard Versatile Arm	BZ-Bronze
PRV-Prevail Pallet BAA Compliant	C20-C21 LED 1,800 Nominal Lumens		240-247V	T4-Type IV	AM-Adjustable Arm - Pole Mount	AM-Black
PRV-Prevail Pallet TAA Compliant	C22-C23 LED 1,800 Nominal Lumens		207-209V	T5-Type V	ADJ-Adjustable Arm - Significance	AM-Black

Prevail LED

Ordering Information

Product Family	Light Engine	Driver	Voltage	Distribution	Mounting	Color
PRV-Prevail Pallet	C18-C19 LED 1,800 Nominal Lumens	D-Dimming (5-100)	120V/277V	T2-Type II	SA-Standard Versatile Arm	BZ-Bronze
PRV-Prevail Pallet BAA Compliant	C20-C21 LED 1,800 Nominal Lumens		240-247V	T4-Type IV	AM-Adjustable Arm - Pole Mount	AM-Black
PRV-Prevail Pallet TAA Compliant	C22-C23 LED 1,800 Nominal Lumens		207-209V	T5-Type V	ADJ-Adjustable Arm - Significance	AM-Black

Product Certifications



Stock Ordering Information

Product Family	Light Engine	Driver	Voltage	Distribution
PRV-Prevail	C18-C19 LED 1,800 Nominal Lumens	D-Dimming (5-100)	120V/277V	T2-Type II
PRV-Prevail XL	C24-C25 LED 3,600 Nominal Lumens		240-247V	T4-Type IV

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February 14, 2022 11:56 AM

Project


Prepared by

Catalog #

Notes

Type

Date



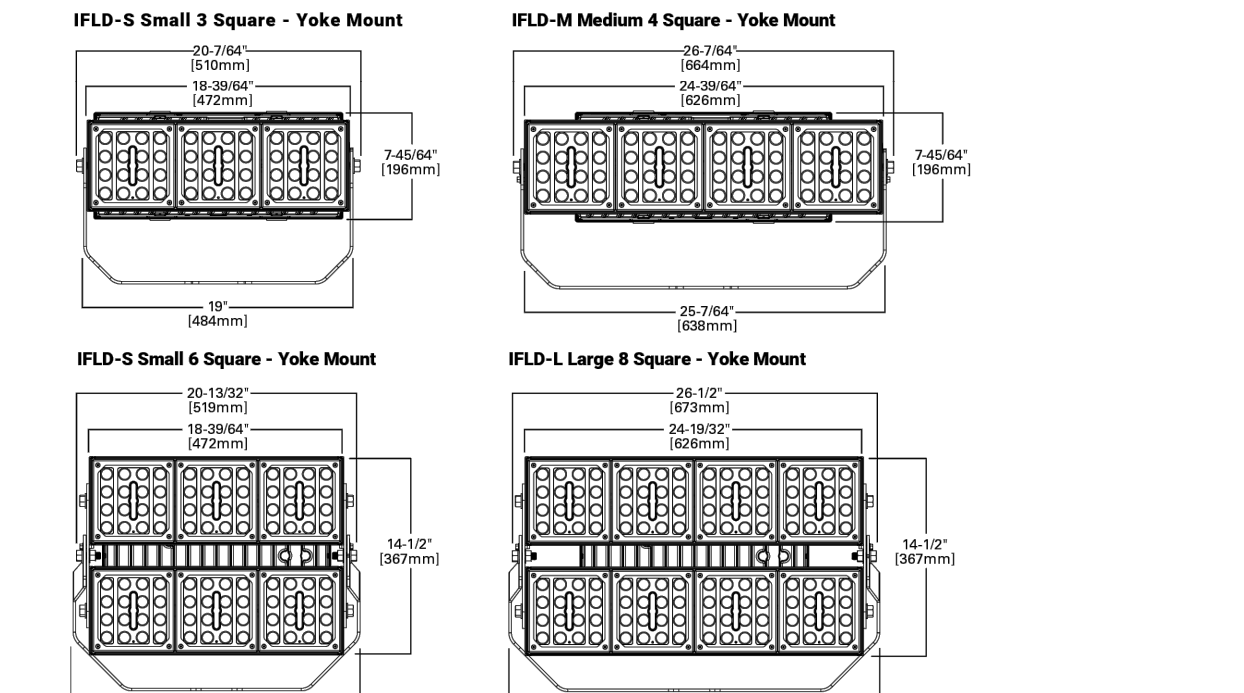
IFLD Infrastructure Flood Series

Floodlight Luminaire


Product Features

- Interactive Menu
- Ordering Information
- Product Specifications
- Mounting Details
- Optical Distributions
- Energy and Performance Data

Dimensional Details



Product Certifications



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December 1, 2021 7:51 AM

Streetworks

Ordering Information

Product Family

Product Family	Light Engine	Driver	Voltage	Distribution	Mounting	Color
IFL-S	C18-C19 LED 1,800 Nominal Lumens	D-Dimming (5-100)	120V/277V	T2-Type II	SA-Standard Versatile Arm	BZ-Bronze
IFL-M	C20-C21 LED 1,800 Nominal Lumens		240-247V	T4-Type IV	AM-Adjustable Arm - Pole Mount	AM-Black
IFL-L	C22-C23 LED 1,800 Nominal Lumens		207-209V	T5-Type V	ADJ-Adjustable Arm - Significance	AM-Black

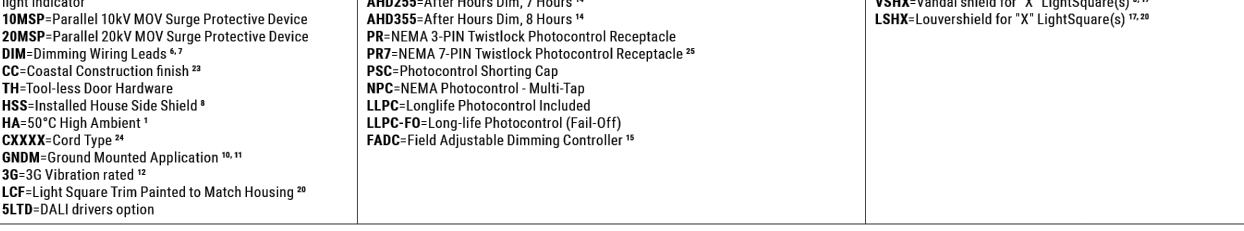
IFLD Infrastructure Flood Series

Ordering Information

Product Family

Product Family	Light Engine	Driver	Voltage	Distribution	Mounting	Color
IFL-S	C18-C19 LED 1,800 Nominal Lumens	D-Dimming (5-100)	120V/277V	T2-Type II	SA-Standard Versatile Arm	BZ-Bronze
IFL-M	C20-C21 LED 1,800 Nominal Lumens		240-247V	T4-Type IV	AM-Adjustable Arm - Pole Mount	AM-Black
IFL-L	C22-C23 LED 1,800 Nominal Lumens		207-209V	T5-Type V	ADJ-Adjustable Arm - Significance	AM-Black

Product Certifications

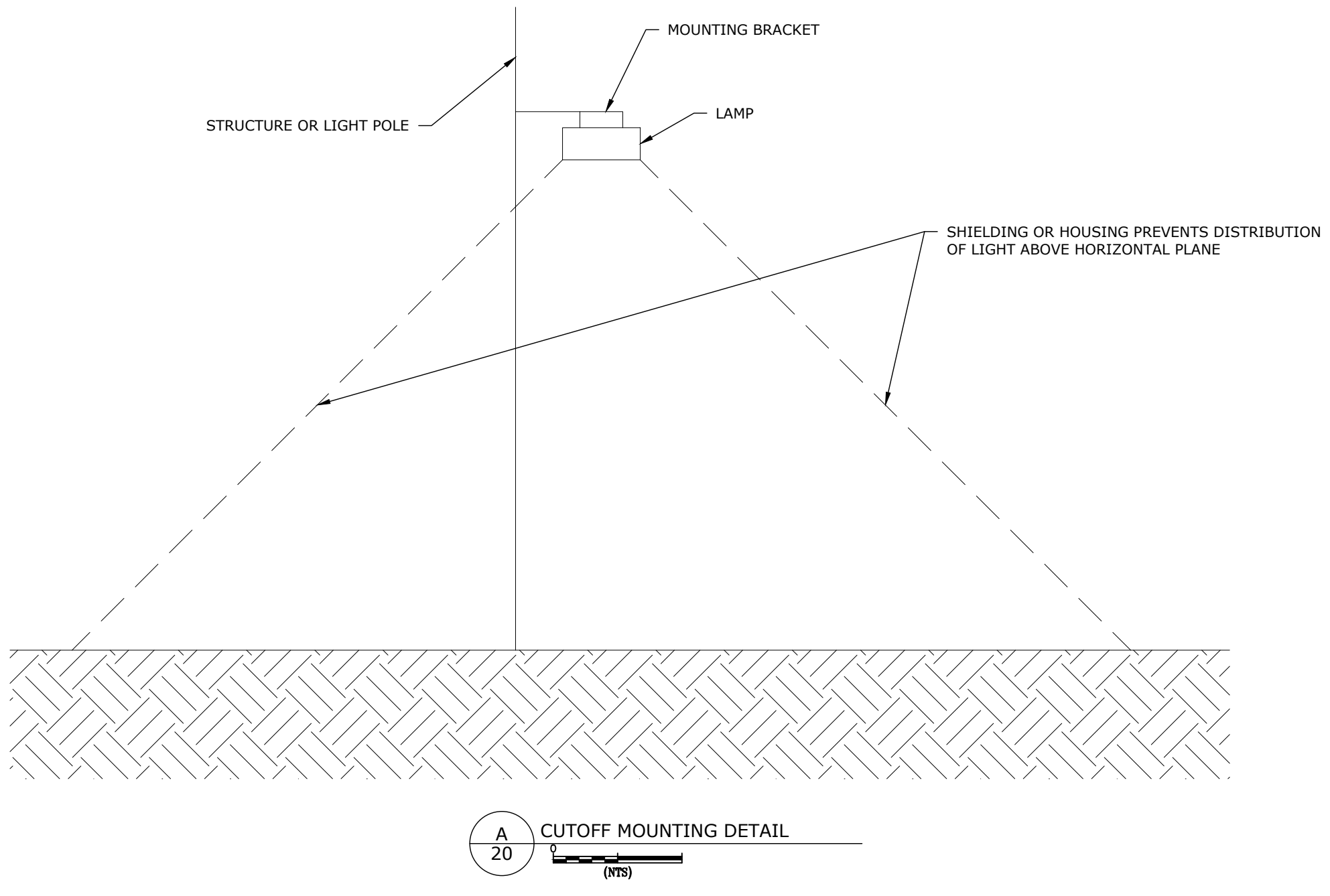


Approval Certificate

Category	Initials/Date
ENGINEERING	INITIALS/DATE
PLANNING	INITIALS/DATE
OWNER	INITIALS/DATE
LESSEE (IF APPLICABLE)	INITIALS/DATE

PS50003EN page 2
December 1, 2021 7:51 AM

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
A			24	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-C15-D-UNV-T2-BZ-7050	PREVAILED AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 5000K LED AND TYPE II OPTIC, BRONZE PAINTED FINISH	1	7252	1.0	52
B			33	COOPER LIGHTING SOLUTIONS - STREETWORKS (FORMERLY EATON)	IFLD-S-SA2B-750-U-T4FT	Infrastructure Flood - Middle Tier Light Square Luminaire w/ T4FT distribution lens	32	374	1.0	82.4
C			2	COOPER LIGHTING SOLUTIONS - STREETWORKS (FORMERLY EATON)	IFLD-S-SA6E-750-U-T4FT	Infrastructure Flood - Middle Tier Light Square Luminaire w/ T4FT distribution lens	96	577	1.0	464.2
D			2	COOPER LIGHTING SOLUTIONS - STREETWORKS (FORMERLY EATON)	IFLD-S-SA2C-750-U-T4FT	Infrastructure Flood - Middle Tier Light Square Luminaire w/ T4FT distribution lens	32	465	1.0	216.4



TYPE B, C AND D FIXTURES - ASPHALT PLANT LIGHTING
5000K TEMPERATURE
MOUNTING HEIGHT VARIES - SEE PLAN
ALL FIXTURES TO BE RIGIDLY MOUNTED ON PLANT EQUIPMENT AND INSTALLED IN A HORIZONTAL POSITION TO BE FULL CUTOFF.
ALL ADJUSTMENT CAPABILITIES OF THE FIXTURE SHALL BE MADE PERMANENTLY INOPERABLE BY WELDING OR OTHER MEANS.

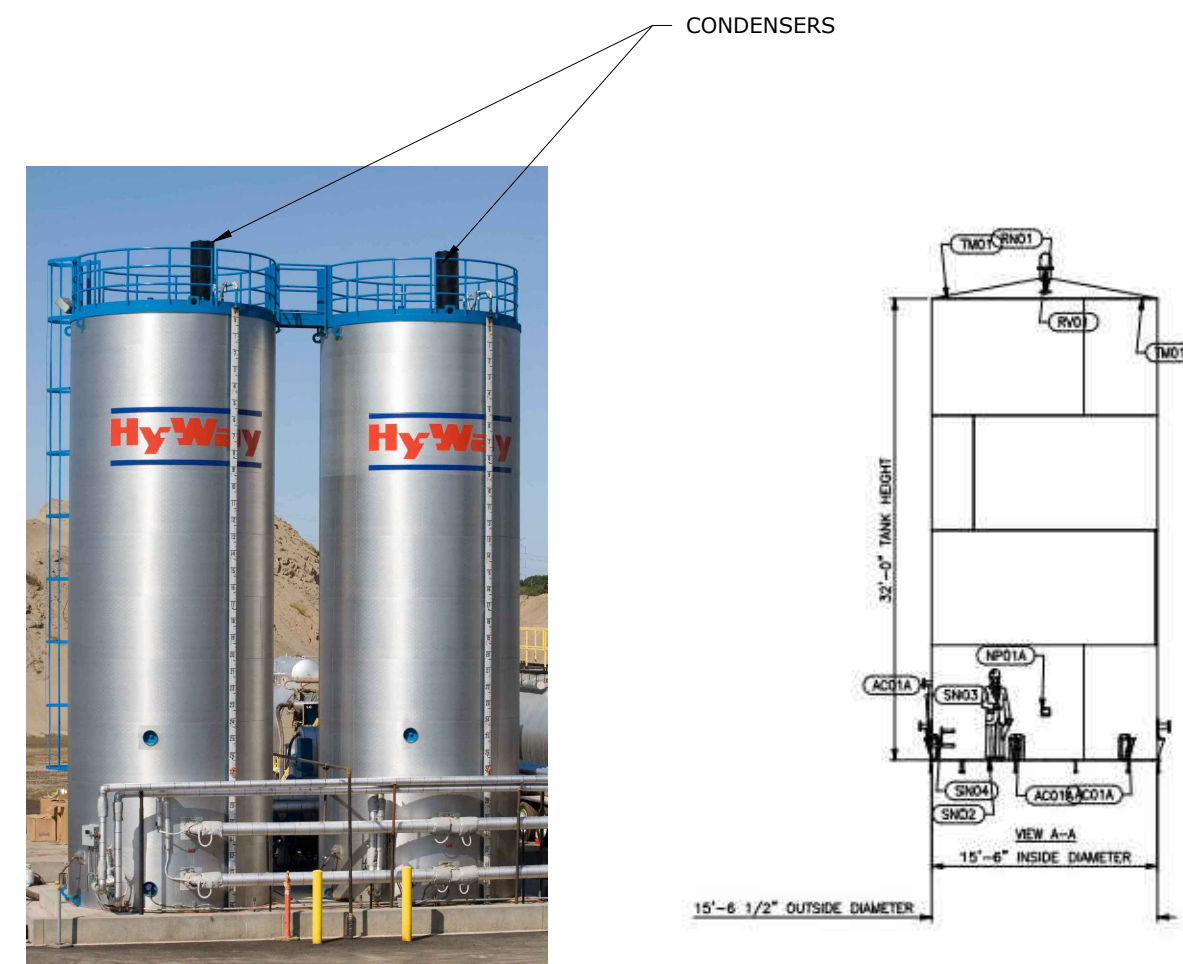
Preparation Date: 02/05/2021
Revision Date: 06/24/2022
Revision Date: 07/15/2022
Revision Date: 03/22/2023
Revision Date: 04/05/2024
Revision Date: 06/17/2024

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

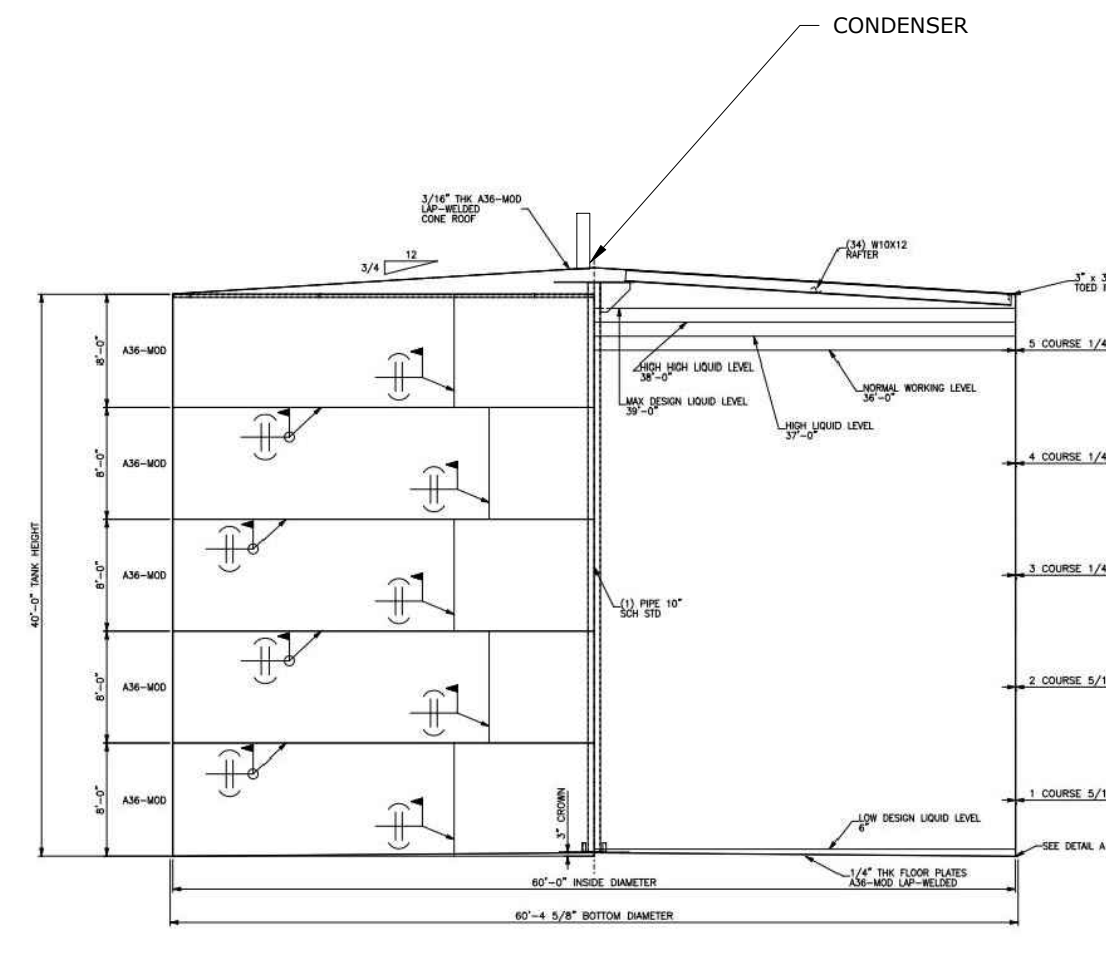
ASPHALT PLANT LIGHTING CUT SHEETS AND SCHEDULE

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



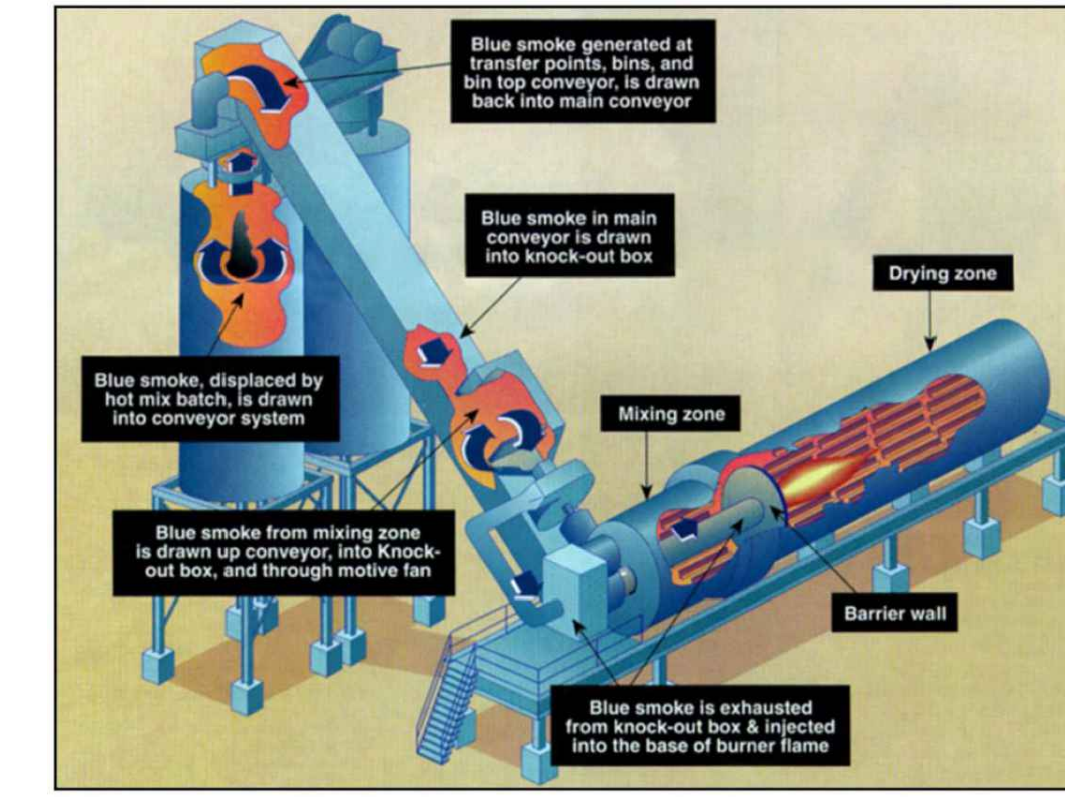
ASPHALT CEMENT TANKS - SMALL
Notes:
Two tanks (see site plan)
Painted: Beige
Height: 32' (tank)
4 - 7.5' (condensers)
36' - 7.5' (total)
Diameter: 15' - 6.5"



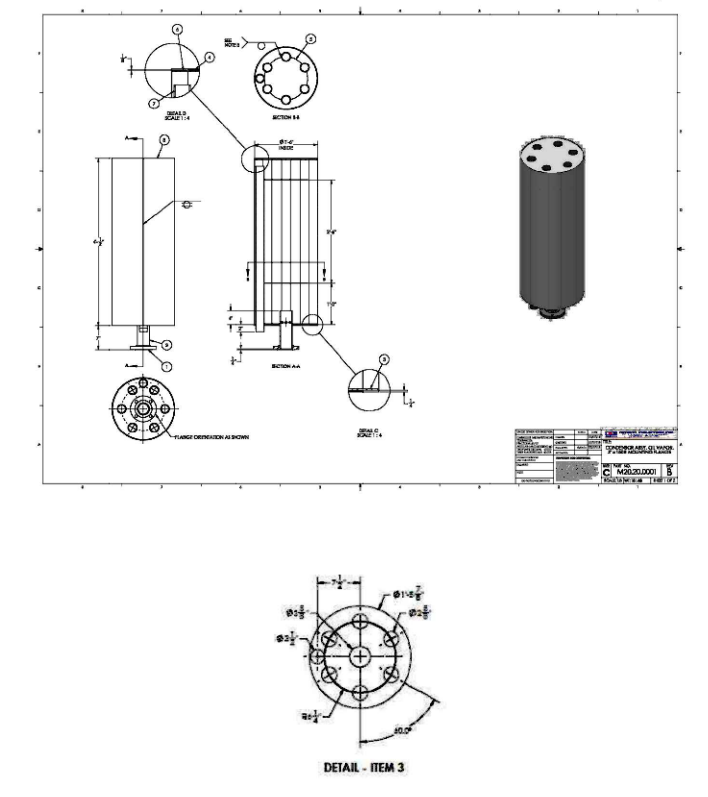
ASPHALT CEMENT TANK - LARGE
Notes:
One tank (see site plan)
Painted: Beige
Height: 40' (tank)
5' (condenser)
Diameter: 60'



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"

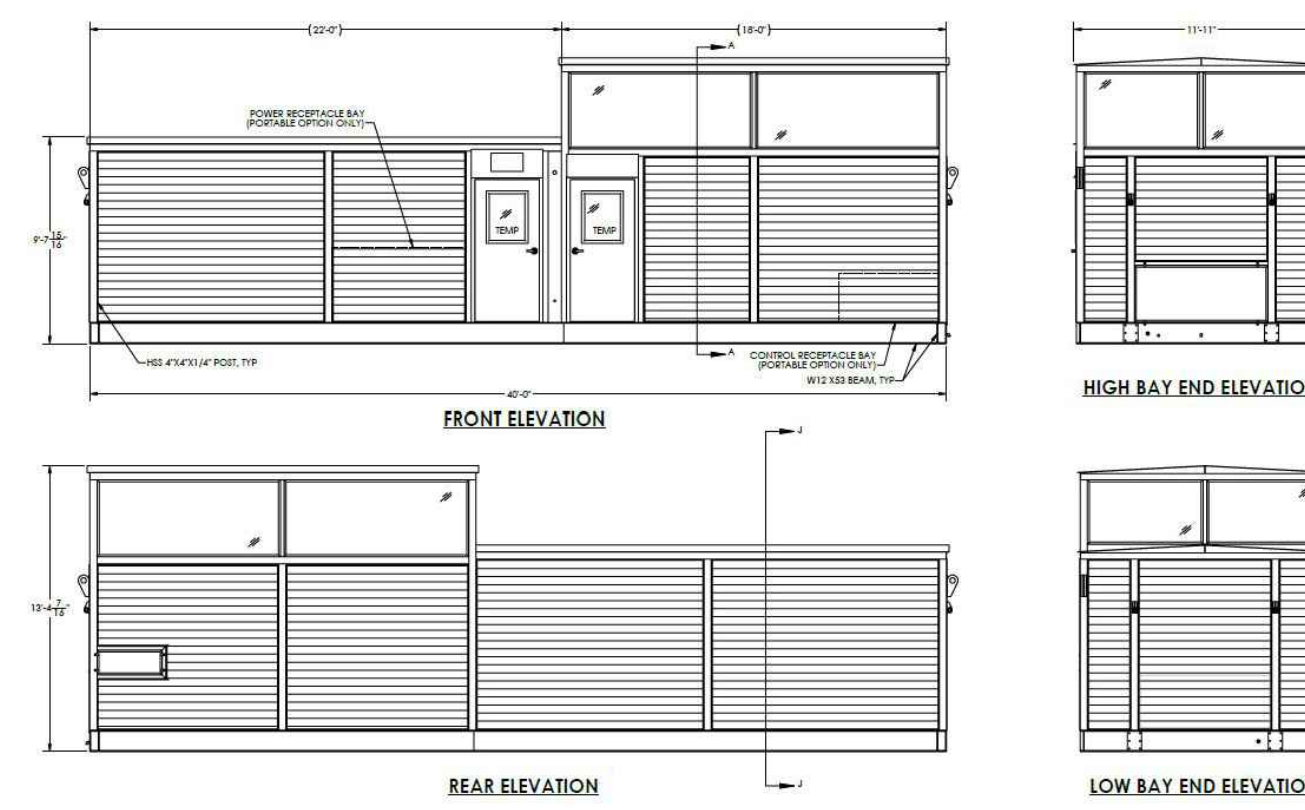


RAMP FOR BIN ACCESS IS BEHIND WALL IN THIS PHOTO

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"



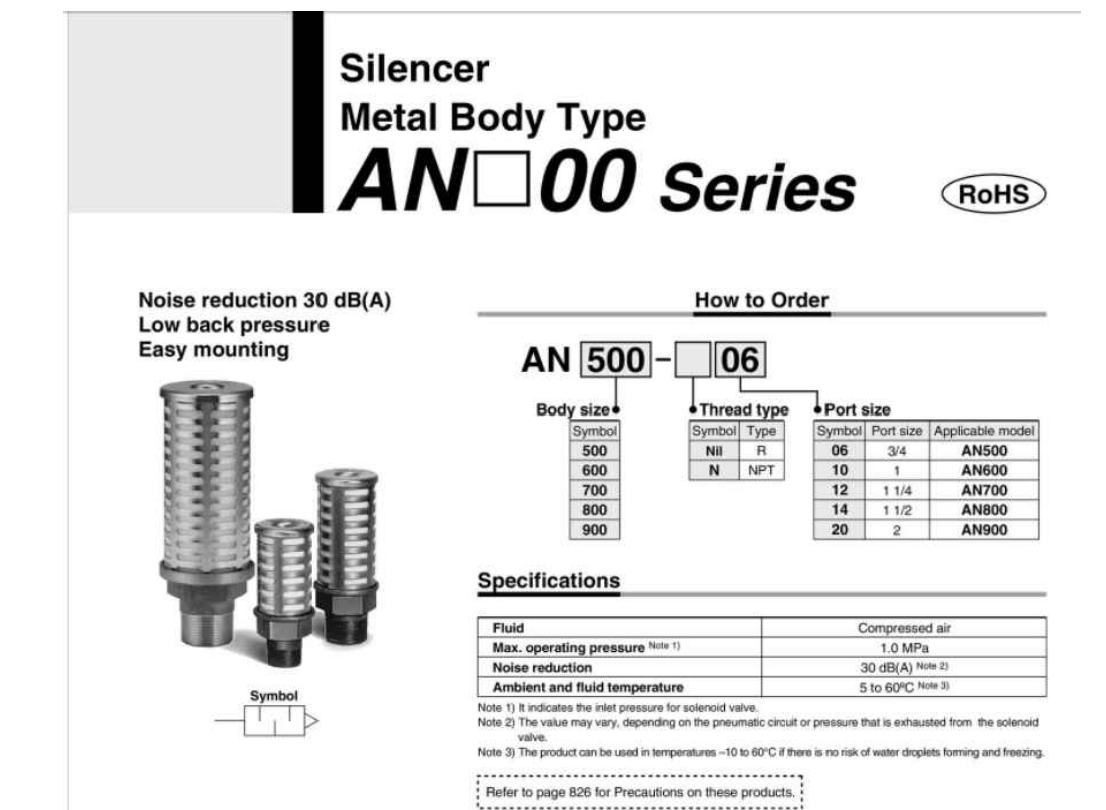
LIME SILO
Notes:
Painted: Beige
Height: 71' - 8"
Width: 11' - 11"
Length: 11' - 11"



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"



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

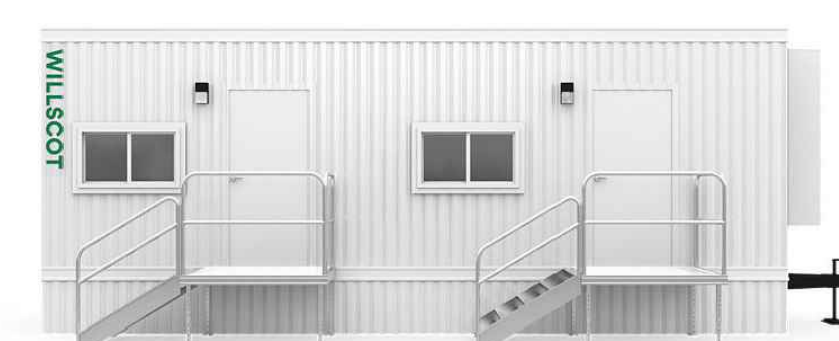
Preparation Date: 02/05/2021
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CIVIL RESOURCES, LLC
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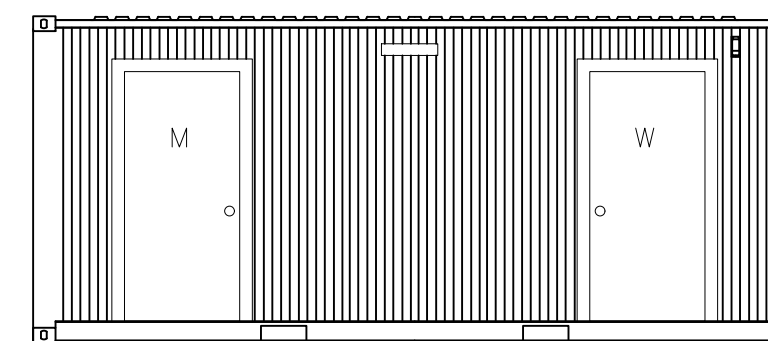
DETAILS - ASPHALT PLANT



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 _____

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



EXISTING MAINTENANCE BUILDING AND OFFICE
SOUTH ELEVATION



EXISTING MAINTENANCE BUILDING AND OFFICE
WEST ELEVATION



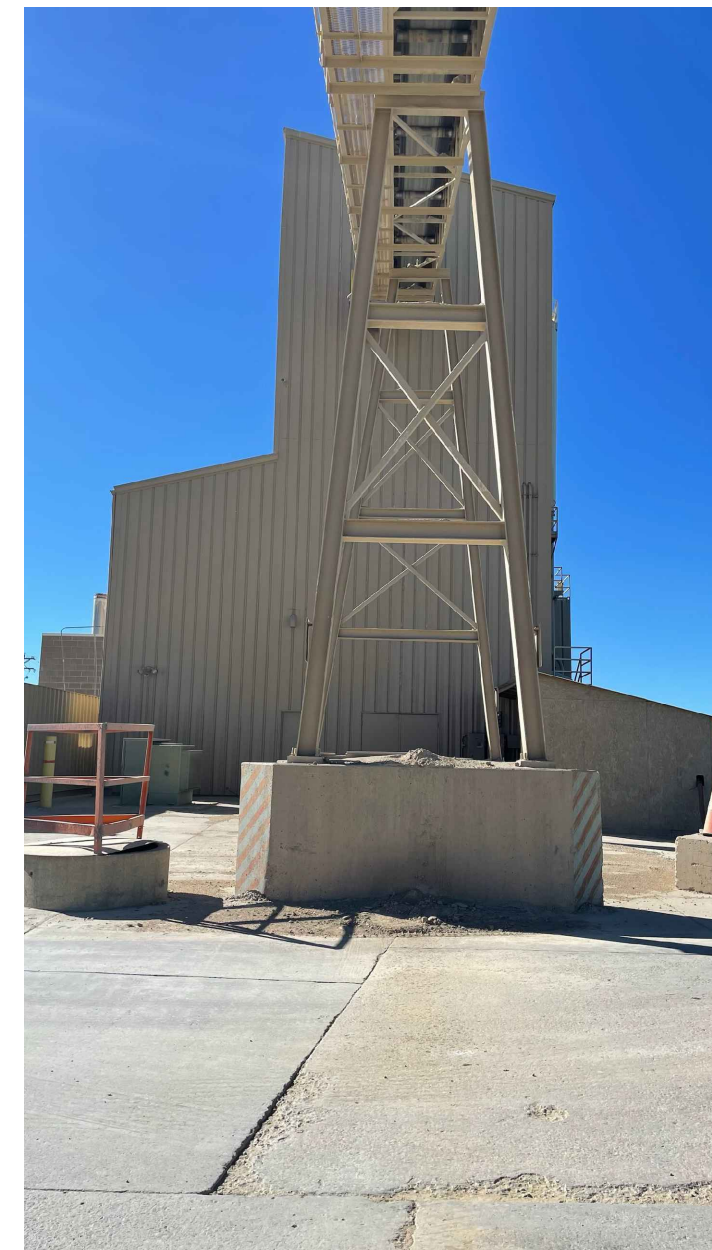
EXISTING TYPICAL MATERIALS BIN AND WASHOUT
FACING EAST



EXISTING TRUCK WASH OUT
FACING EAST



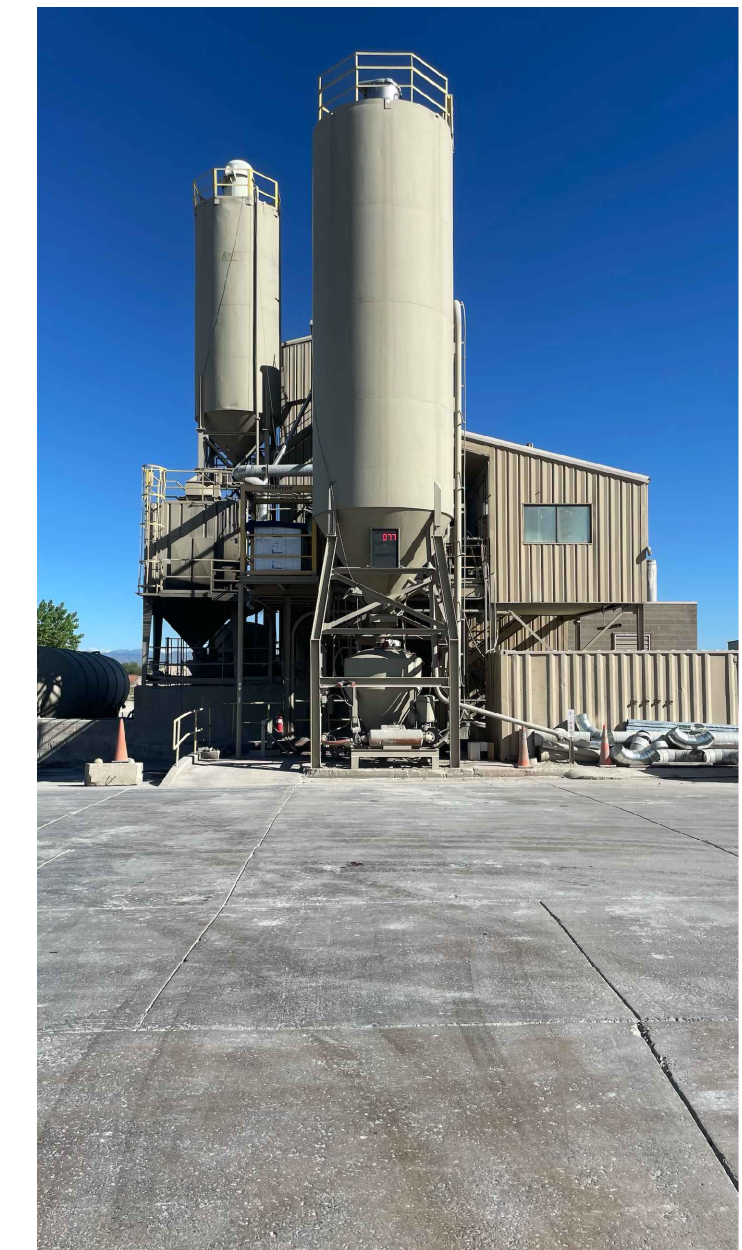
EXISTING FUEL TANKS IN CONTAINMENT
FACING EAST



EXISTING CONVEYOR PYLON
FACING SOUTH



EXISTING CONCRETE BATCH PLANT
EAST ELEVATION



EXISTING CONCRETE BATCH PLANT
SOUTH ELEVATION

Preparation Date: 02/05/2021
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**DETAILS - CONCRETE
PLANT**

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