

Supplemental Use by Special Review Staff Report

Date: December 1, 2025
To: Douglas County Board of County Commissioners
Through: Douglas J. DeBord, County Manager
From: Terence T. Quinn, AICP, Director of Community Development *TQ*
CC: Heather Scott, AICP, Principal Planner
Jeanette Bare, AICP, Planning Manager
Steven E. Koster, AICP, Assistant Director of Planning Services
Subject: **Owens Industrial Park Filing 1, 1st Amendment, Lot 1A and Metes and Bounds, 3rd Amendment – Supplemental Hearing**
Project File: **US2021-002**

Board of County Commissioners Hearing:

December 9, 2025 @ 2:30 p.m.

I. EXECUTIVE SUMMARY

The request is for the Board of County Commissioners (Board) to hold a supplemental hearing to review additional materials related to the Use by Special Review for a proposed asphalt batch plant to be located at 5775 and 5779 Airport Road. The Board approved the USR application on August 13, 2024. On September 4, 2025, the District Court for Douglas County vacated that approval based upon its finding that the County had misapplied its regulations regarding two specific matters: the need for a wildfire hazard assessment for the project and the amount of fencing allowed to exceed 4 feet in height within the street setback. The Court amended its ruling on October 14, 2025, clarifying that “in addition to vacating the Board’s approval of the use, the Court remands this matter to the Board for further proceedings.”

II. APPLICATION INFORMATION

A. Applicant

Brannan Sand and Gravel Company, LLC
2500 E. Brannan Way
Denver, CO 80229

III. SUPPLEMENTAL INFORMATION

To address the Court’s findings on the two relevant issues, the County’s Professional Forester has completed a formal wildfire assessment for the property. In addition, the applicant has submitted a fencing proposal which establishes a maximum 4-foot-tall fence

within the 40-foot setback from Airport Road. The wildfire hazard documentation and applicant's proposal to reduce fence height are attached to the staff report.

A. Wildfire Assessment

Section 17, Wildfire Hazard Overlay District, of the Douglas County Zoning Resolution (DCZR) was established "to identify Wildfire Hazard Areas and to protect the health, safety, and welfare of residents by minimizing the potential for the loss of life and property by the ignition and spread of wildfires in the Wildland Urban Interface and the Wildland Urban Intermix." Section 1703.01.7 requires Use by Special Review applications within the Wildfire Hazard Overlay District to be evaluated by the Douglas County Professional Forester or other professional forester.

The Douglas County Professional Forester (Forester) has reviewed the site and specific USR proposal against the 2021 wildfire regulations in place at the time of USR application submittal which required the forester to develop a specific wildfire hazard rating. In addition, the Forester reviewed the application under the 2024-updated regulations in effect at the time of the Board's approval of the USR, in which the formal rating system was eliminated. As noted in both wildfire assessments, the wildfire hazard risk is low and no additional wildfire mitigation measures are required per the County's regulations. The site has multiple points of egress, is served by fire hydrants, is relatively flat in the area of proposed new development, and is sparse or nonexistent of vegetation. Based on these factors, the Forester's assessment concludes that the site's wildfire hazard rating level is at a 4, well below the minimum level of 16 requiring further vegetation management strategies.

B. Fence Height

DCZR Section 1415.02 states that, "Solid fences, walls, or hedges shall not exceed 4 feet in height when located within the required setback from a street except when the fence, wall, or hedge is required in order to provide a screen for outdoor storage. Then the fence may exceed 4 feet in height for no more than 50% of the lineal frontage of the lot." The applicant proposed and the Board approved a solid 6-foot-tall fence along 50% of the Airport Road street frontage as part of its overall plan to screen outdoor storage uses. The Court disagreed with this interpretation of the County's fencing regulations.

The applicant has proposed to reduce the height of the total length of proposed fencing within the 40-foot setback from Airport Road to a maximum of 4 feet. Where outdoor storage could be visible from the abutting street frontage, the applicant indicates that the combination of fencing and landscaping as currently depicted on its USR plan exhibit will continue to provide screening as required per Section 1416.01 of the DCZR which states: "Outdoor storage including but not limited to raw materials, supplies, finished or semi-finished products, or equipment shall be screened from view from abutting properties and public streets or trails bordering the site by a solid fence, wall, or hedge that is a minimum of six (6) feet in height."

IV. PUBLIC NOTICE AND INPUT

In accordance with DCZR Section 2113, public notice is required to be published in the Douglas County News-Press, posted on site by the applicant, and mailed to abutting property owners. No public comments have been received in response to notice at this time. Staff will compile all comments and provide all correspondence prior to the Board hearing.

V. STAFF ANALYSIS

The USR was evaluated by the Board as part of its original approval per Section 2102 of the DCZR. Approval standards were fully assessed at that time and found to be in compliance. Based on the subsequent Court ruling, supplemental wildfire information and fence changes have been made to try to address the two specific deficiencies identified by the Court, and approval standards have been updated below to reflect the relevant changes:

2102.01: Complies with the minimum zoning requirements of the zone district in which the special use is to be located, as set forth in this Resolution.

Staff Comment: The modified request complies with the fencing and outdoor storage standards set forth in Section 14, General Industrial (GI) zone district of the DCZR. Specifically, the applicant's reduction in height for proposed fencing within the Airport Road setback does comply with the fencing standards in Section 1415.02. As indicated by the applicant, other site landscaping and fencing adequately screens outdoor storage areas adjacent to the proposed 4-foot-tall fence per Section 1416.01.

2102.02: Complies with the requirements of this Section 21.

Staff Comment: no changes to the assessment of this criterion.

2102.03: Complies with the Douglas County Subdivision Resolution.

Staff Comment: no changes to the assessment of this criterion.

2102.04: Will be in harmony and compatible with the character of the surrounding areas and neighborhood.

Staff Comment: no changes to the assessment of this criterion.

2102.05: Will be consistent with the Douglas County Comprehensive Master Plan, as amended.

Staff Comment: no changes to the assessment of this criterion.

2102.06: Will not result in an over-intensive use of land.

Staff Comment: no changes to the assessment of this criterion.

2102.07: Will provide roadway capacity necessary to maintain the adopted roadway level-of-service for the proposed development concurrently with the impacts of such development.

Staff Comment: no changes to the assessment of this criterion.

2102.08: Will provide public facilities and services necessary to accommodate the proposed development concurrently with the impacts of such development.

Staff Comment: no changes to the assessment of this criterion.

2102.09: Will not cause significant air, water, or noise pollution.

Staff Comment: no changes to the assessment of this criterion.

2102.10: Will be adequately landscaped, buffered, and screened.

Staff Comment: The GI zone district requires outdoor storage, including but not limited to raw materials, supplies, finished or semi-finished products, or equipment, to be screened from view from abutting properties and public streets or trails bordering the site by a solid fence, wall, or hedge that is a minimum of six (6) feet in height. As determined at the time of original Board approval of the USR, the USR Plan Exhibit demonstrated compliance with this standard. The applicant's proposed reduction in fence height along a portion of the Airport Road frontage should not result in unscreened outdoor storage areas for the project. Proposed landscape plantings adjacent to the fence establish a minimum 6-foot-tall visual barrier as consistent with the DCZR definition of "hedge."

2102.11 Complies with Section 18A, Water Supply Overlay District, of the Zoning Resolution:

Staff comment: no changes to the assessment of this criterion.

2102.12 Will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of the County.

Staff Comment: This criterion was assessed at the time of original approval. With respect to wildfire hazard, the wildfire hazard assessments prepared by the County's professional forester have verified that the site and its proposed use do not pose a wildfire hazard risk requiring special mitigation.

VI. STAFF ASSESSMENT

Staff has evaluated the USR request in accordance with Section 2102 of the DCZR specific to the two issues identified by the District Court. All other elements of the request are unchanged and have already been found to be in compliance with the appropriate standards.

Should the Board find that the approval standards are met for those items subject to the District Court remand, the following proposed conditions should be included in the motion. A previously imposed condition requiring completion of updates to the existing septic system has been met.

1. All proposed fencing affected by US2021-002 within the 40-foot setback from Airport Road right-of-way shall be reduced from six (6) feet to four (4) feet and shall otherwise comply with DCZR Section 1416.01.
2. Prior to final approval of the record copy of the USR Plan Exhibit, any necessary technical corrections shall be made to the satisfaction of Douglas County.
3. All commitments and promises made by the applicant or the applicant's representative during the public hearing and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application; therefore, such approval is conditioned upon the applicant's full satisfaction of all such commitments and promises.

ATTACHMENTS	PAGE
Wildfire Assessments	6
Applicant's Fencing Proposal	8
District Court Order	11
Amended Order	28
USR Plan Exhibit (approved by Board on August 13, 2024)	33

Variables	Analysis Component	Rating	Rating comments
A	2-3.2 Fuel Hazard Rating	1	Vegetation sparse or nonexistent (impervious surfaces). The predominant vegetation consists of small, light fuels such as grasses, weeds, and low shrubs. There is no significant presence of medium or heavy woody vegetation, and fuel continuity is limited.
B	2-3.3 Slope Hazard Rating	1	slope <5%. Topographic evaluation indicates mild slopes between 0–5% across the parcel area. These gentle gradients present minimal influence on fire behavior, as flame lengths and rates of spread are not significantly increased.
C	2-3.4 Structure Hazard Rating	5	Noncombustible siding, class A roof. The building materials offer the greatest protections against structure ignition: class A roof and noncombustible siding
D	2-3.5 Additional Factors	3-3-2= -2	<p>i.) Higher fire occurrence: Railroad (+3) With the presence of the railway line in close proximity the site is assigned (+3) since trains are known sources of ignition potential.</p> <p>ii.) Fuel modification and breaks provide fire control points (-3) Due to the presence of roads and other noncombustible surfaces that intersect the area, the site is assigned a (-3) rating. These features provide effective access for emergency responders and serve as control lines or holding features for fire suppression operations.</p> <p>iii.) Municipal water exists, served by hydrants approved by FPD (SMFR) (-2) The site is assigned a (-2) rating due to the presence of multiple fire hydrants approved by South Metro Fire Rescue. These hydrants provide reliable water service and enhance the area's fire suppression capability</p>
	Total =(A*B)+C+D	4	<p>Low overall fire hazard.</p> <p>The parcel or development does not meet the threshold that triggers mandatory compliance with the county's wildfire mitigation or "fire-conscious design and construction" requirements.</p> <p>In other words, the site is not required to implement the vegetation management measures outlined in the Wildland/Urban Interface (WUI) Standard.</p>

The trigger point for required fuels modification under section 17 ex. B is a score of 16. Since the site in question falls well below that with a score of 4, no further vegetation management strategies are recommended at this time. **2-2.1** *Analysis ratings of 16 or higher shall be required to comply with the requirements of NFPA 299, as amended. Extreme hazard severity classifications shall be defined as medium size or heavy, large fuels in combination with slopes 21% or greater.*

In 2023, Section 17 was amended to align with current best management practices and eliminate the former numerical scoring system. The key evaluation factors—slope, vegetation, and building materials—remain central to the assessment, but hazard is now determined qualitatively by professional analysis. The reason why the numerical score is no longer the preferred method:

- **Professional Flexibility:**
The old numeric system was too rigid. Replacing it with professional assessments allows foresters to account for unique site conditions and apply expert judgment.
- **Modern Standards Alignment:**
Current codes (like IWUIC and NFPA 1144) favor descriptive, criteria-based evaluations over numeric scores. The update brings Douglas County into alignment with these modern practices.
- **Integration with Land Use Planning:**
The new system links wildfire hazard analysis directly to development review and mitigation planning, making it part of the overall land-use decision process.
- **Clarity and Consistency:**
Numeric thresholds were often subjective and inconsistently applied. Narrative assessments tied to clear standards improve transparency and defensibility.
- **Reflects Current Fire Science:**
Advances in understanding fire behavior and structure ignition require a more holistic, adaptive approach—something a fixed numeric formula can't capture.

Based on the current assessment, the subject parcel does not exhibit characteristics associated with elevated wildfire risk as defined by applicable hazard criteria. No mitigation measures or further recommendations are warranted. The low score is attributed to light, irregular vegetation, terrain with gentle slopes, noncombustible building materials, multiple ingress/egress routes, and the presence of South Metro Fire Rescue approved fire hydrants. As a result, no mitigation measures or vegetation modification requirements are warranted at this time.



Memorandum

To: Heather Scott
From: Alex Schatz
Date: October 14, 2025
Subj: US2021-002 - Proposed Condition Addressing Fence Compliance Under DCZR 1415.02

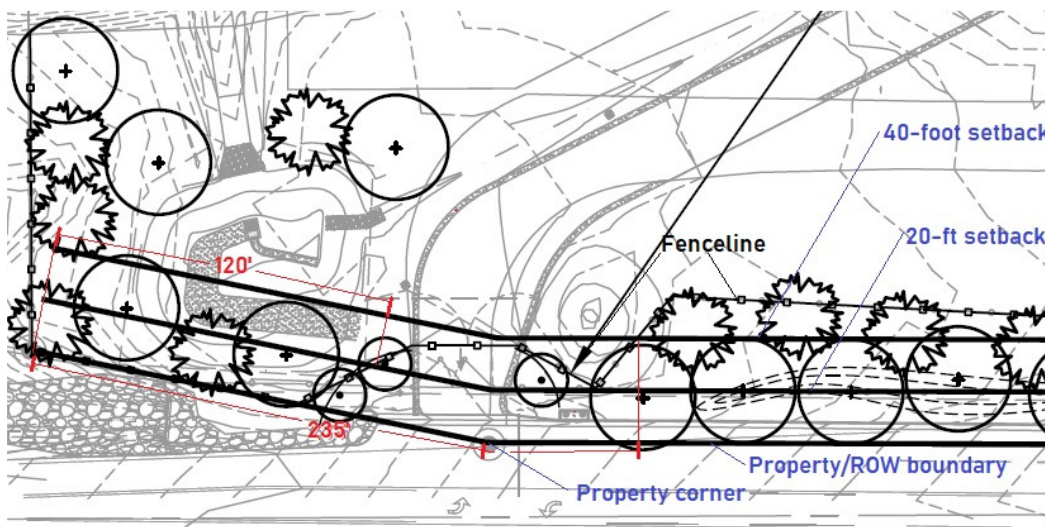
BACKGROUND

The Douglas County District Court (Court) recently adjudicated an allegation that US2021-002 violates Douglas County Zoning Resolution (DCZR) § 1415.02, “because 100 percent of the fencing that Brannan proposes to install within the setback will be more than 4-feet tall.”¹ The Court cited plans calling for “a continuous six-foot solid fence.”

DCZR 1415.02 provides that:

Solid fences, walls, or hedges shall not exceed 4 feet in height when located within the required setback from a street except when the fence, wall or hedge is required in order to provide a screen for outdoor storage. Then the fence may exceed 4 feet in height for no more than 50% of the lineal frontage of the lot.

The public record for this application (Record) contains the diagram below, showing a 6-foot fence within a presumed 40-foot setback from Airport Road (Setback). As labeled in red, approximately 235 feet of fence is within the Setback.



¹ *Friends of Dupont Park v. Board of County Commissioners*, 2024 CV 30851, Plaintiff Complaint at Para. 34(b).

The Court found “two reasonable interpretations of [DCZR § 1415.02],”² for which it provided the following illustrations.

- Interpretation #1: “[t]o gain extra fence height within the setback, the applicant must give up fence height elsewhere.”

Interpretation #1: The exception allows only 50% of the fence along the full property frontage to exceed the height limit (*e.g.*, for a 100’ fence, any amount of the fence within the setback can be six feet tall so long as at least 50’ of the fence is only four feet tall).



Under Interpretation #1, *red* 6-foot fence within the *gray* Setback Area triggers a *blue* fence of reduced height outside the *gray* area.

- Interpretation #2: restricted fence height to comprise at least 50 percent of the fence within the setback.

Interpretation #2: The exception allows only 50% of the fence within the setback area to exceed the height limit (*e.g.*, for a 100’ fence with 25’ within the setback, 87.5’ of the fence can be six feet tall so long as at least 12.5’ of the fence within the setback is four feet tall).



Under Interpretation #2, any *red* 6-foot fence in the *gray* Setback Area must be balanced with at least an equal amount of *blue* fence of reduced height in the *gray* area.

PROPOSED CONDITION OF APPROVAL:

Based on this direction, Brannan proposes the following condition of approval:

“All proposed screen privacy fencing on the metes and bounds property affected by US2021-002 within a 40-foot setback from Airport Road right-of-way shall be reduced from six (6) feet to four (4) feet and shall comply with DCZR §1416.01.”

Brannan proposes no changes to its physical submittal (such as the plan set). A visual depiction of the affected area is already available on Sheet 14 of the plan set.

Compliance with both Interpretation #1 and Interpretation #2 is met when all proposed privacy fence, without exception, does not exceed 4 feet in height in the Setback because under Interpretation #1, no

² 2024 CV 30851, Order filed September 4, 2025, at 8.

“extra fence height” above 4 feet is sought,³ and, under Interpretation #2, the Setback Area is restricted to 4 feet maximum height.⁴

Lastly, while the proposed condition includes a requirement for compliance with DCZR § 1416.01, it is notable that Brannan has already provided an additional interior fence and landscape screening directly adjacent to the affected area as shown on Sheet 12 of the plan set and as depicted in the Alizadeh Letter (included in the Record). Meaning, in areas where the fence is reduced from 6 feet to 4 feet, there is a 6-foot fence or/or landscape screening directly behind it further in on Brannan’s property.

³ Following the visualization tools provided by the Court: No *red* 6-foot fence will be located in the *gray* Setback Area and no blue fence of restricted height is required to compensate.

⁴ Following the visualization tools provided by the Court: More than 50 percent of fence in the *gray* Setback Area is *blue* fence of restricted height. *Red* fence is less than half, zero percent, of fence in the *gray* Setback Area.

**DISTRICT COURT
DOUGLAS COUNTY, COLORADO**
4000 Justice Way
Castle Rock, Colorado 80109

DATE FILED
September 4, 2025 2:03 AM
CASE NUMBER: 2024CV30851

Plaintiffs:

**FRIENDS OF DUPONT PARK & OPEN
SPACE, INC.**, a Colorado non-profit corporation;
**CHRIS SHERMAN; BETTE HRDLICKA; LEO
HRDLICKA; RODNEY JACOBSEN; JANET
BRUNGER; JOE WAYNE HOPKINS; JULIANA
RADER; JACK RADER; and ASIA
CRUICKSHANK**

v.

Defendants:

**THE BOARD OF COUNTY COMMISSIONERS
FOR DOUGLAS COUNTY, COLORADO; ABE
LAYDON; GEORGE TEAL; LORA THOMAS;
and BRANNAN SAND AND GRAVEL
COMPANY, LLC**, a Colorado limited liability
company

▲ COURT USE ONLY ▲

Case Number: 2024CV30851

Division: 6

ORDER

I. Introduction

Brannan Sand and Gravel Company, LLC proposed—and the Board of County Commissioners for Douglas County, Colorado, approved—construction of a new asphalt batch plant near Louviers, Colorado. Plaintiffs, a non-profit corporation “formed to advocate for the protection and conservation of the area surrounding DuPont Park” (Complaint ¶ 9) and individuals who live near the batch plant site, challenge that approval.

C.R.C.P. 106(a)(4) makes clear that the court is not to second-guess whether the Board acted wisely or in its constituents' best interest. Rather, the court is to evaluate whether the Board reasonably applied the regulations and whether competent evidence supports its decisions.

Regarding most of Plaintiffs' challenges, the Court finds that the Board acted within its discretion. However, the Court vacates the Board's approval of Brannan's proposed land use because of its nonconformance with wildfire safety and setback regulations.

II. Background

Brannan owns property located at 5775 and 5779 Airport Road in Sedalia, Colorado. Because that property is in a "general industrial" zone, batch plants are "listed as uses by special review." Douglas County Zoning Resolution ("DCZR") § 2107.03. In 2018, Brannan sought County approval of its Use by Special Review ("USR") application to construct and operate an asphalt batch plant and modify an existing concrete batch plant. Brannan's application was withdrawn in 2019 and resubmitted in 2021.

On July 15, 2024, the Planning Commission held a public hearing regarding the proposed USR and voted to recommend denying the application, with four Commissioners favoring denial and two opposed. (R. at 1002). The Commissioners in the majority "cited non-compliance with approval standards 21-02-04, harmony and compatibility with the surrounding area and neighborhood; 21-02-05, consistency with the CMP; and 21-02-12, not be detrimental to the health, safety, and welfare." (R. at 1492). On August 13, 2024, the Board held a public hearing and voted to approve the application by a vote of two in favor and one opposed.

Plaintiffs filed their Complaint on September 9, 2024, seeking this Court’s review of the Board’s approval. All Parties timely submitted briefing.

III. Standard of Review

Pursuant to C.R.C.P. 106(a)(4), the court must determine whether, “based on the evidence in the record before” a governmental body, it “has exceeded its jurisdiction or abused its discretion and there is no plain, speedy, and adequate remedy otherwise provided by law.” C.R.C.P. 106(a)(4).¹ A governmental body “abuses its discretion if its decision is not reasonably supported by any competent evidence in the record, or if [it] has misconstrued or misapplied applicable law.” *Khelik v. City & Cnty. of Denver*, 2016 COA 55, ¶ 13.

“‘No competent evidence’ means that the decision of the governing body was so devoid of evidentiary support that it can only be explained as an arbitrary and capricious exercise of authority.” *Rangeview, LLC v. City of Aurora*, 2016 COA 108, ¶ 16.

[C]ompetent evidence . . . means such relevant evidence as a reasonable mind might accept as adequate to support a conclusion and must be enough to justify, if the trial were before a jury, a refusal to direct a verdict when the conclusion sought to be drawn from it is one of fact for the jury.

City of Colo. Springs v. Givan, 897 P.2d 753, 756 (Colo. 1995) (internal citations, quotation marks, and alterations omitted).

But that does not mean a decision is arbitrary or an abuse of discretion simply because “the reasonableness of the body’s action is open to a fair difference of opinion, or when there is room for more than one opinion.” *No Laporte Gravel Corp. v. Bd. of Cnty. Comm’rs of Larimer Cnty.*, 2022 COA 6M, ¶ 25 (internal quotation marks and alterations

¹ The Parties do not dispute that there is no other adequate remedy.

omitted). Because the court is not the fact finder, it “cannot weigh the evidence or substitute [its] own judgment for that of the” governmental body. *Id.* (internal quotation marks and alterations omitted).

Likewise, in assessing whether an agency has misconstrued or misapplied the law, “a reviewing court should defer to the construction of a statute by the . . . officials charged with its enforcement.” *Giuliani v. Jefferson Cnty. Bd. of Cnty. Comm’rs*, 2012 COA 190. If there is “a reasonable basis” for the governmental body’s “interpretation of the law, we may not set aside [its] decision.” *Giuliani v. Jefferson Cnty. Bd. of Cnty. Comm’rs*, 2012 COA 190.

In reviewing the [governmental body’s] construction, we rely on the basic rules of statutory construction, affording the language of the provisions at issue their ordinary and common sense meaning. Our primary task in interpreting statutes and municipal enactments is to give effect to the intent of the drafters, which we do by looking to the plain language. If the language of the provision at issue is clear and the intent of the legislative body that enacted it may be discerned with certainty, we need not resort to other rules of statutory interpretation.

Khelik, ¶ 14 (citations and internal quotation marks omitted).²

IV. Analysis

Plaintiffs argue that the Board exceeded its jurisdiction or abused its discretion in several distinct ways.

² There is some authority supporting *de novo* review of a governmental body’s legal interpretations of unambiguous statutes. *See, e.g., City of Commerce City v. Enclave W, Inc.*, 185 P.3d 174, 178 (Colo. 2008) (“The court may defer to the agency’s construction of a code, ordinance, or statutory provisions that govern its actions, but is not bound by the agency’s construction because the court’s review of the applicable law is *de novo*.”); *No Laporte Gravel Corp.*, ¶ 26. Whether and when that creates an exception to the general rule that the court must give deference to the governmental body’s analysis is not relevant in this case because the results are the same under either standard.

1. Wildfire Hazard Assessment

USRs “shall be approved only if the Board of County Commissioners finds that the proposed use . . . [c]omplies with the minimum zoning requirements of the zone district in which the special use is to be located.” DCZR § 2102.

Plaintiffs first argue that Brannan’s application did not satisfy the zoning requirements because it did not include the necessary wildfire risk analysis. Although the Board did not make findings on the record about why it concluded that Brannan sufficiently addressed the subject, the Court infers the Board did reach that conclusion. *See No Laporte Gravel*, ¶ 87.

Brannan represents that it contacted Wildfire Assessment before submitting the 2021 application and did not receive comments.³ Relying on DCZR § 2109.04, Brannan treated Wildfire Assessment as a “referral agency” and thus argues that it did not require Wildfire Assessment’s involvement to move the application forward.

However, DCZR § 17 imposes additional requirements. Brannan’s property is undisputedly in an area where a “Wildfire Hazard Assessment [is] required before development.” DCZR § 17 Wildfire Hazard Overlay District Map. The stated intent of the Wildfire Hazard Overlay District and the associated regulations is “[t]o identify Wildfire Hazard Areas and to protect the health, safety, and welfare of residents by minimizing the potential for the loss of life and property by the ignition and spread of wildfires.” DCZR § 1701. Under the current regulations, which were amended in 2023, “[p]rior to the processing of any application for a land use activity referenced in 1703.01, a Wildfire

³ The record does not contain copies of Brannan’s pre-application communications to the Wildfire Assessment team. However, Heather Scott, Principal Planner of the Douglas County Department of Community Development, confirmed at the hearing that “Douglas County Wildfire Mitigation, and South Metro Fire Rescue have reviewed the request and have no further comments on this application.” (R. at 1491).

Hazard Assessment shall be obtained.” DCZR § 1705.01 (emphasis added). Section 1703.01 does reference USRs. DCZR § 1703.01.7. A Wildfire Hazard Assessment describes whether conditions on the site or the proposed development pose a fire hazard, among other topics. DCZR § 1706. This mandatory language obligating the USR applicant to obtain a Wildfire Hazard Assessment contravenes Defendants’ arguments that the onus was on the agency to comment or not, and that the Board had discretion to waive the assessment.

The Parties agree that there was not a Wildfire Hazard Assessment document for this USR in the record the Board reviewed.⁴ Defendants argue, however, that the application was not subject to the new regulations because they were enacted after Brannan submitted its application in 2021. The current regulations do require the Wildfire Hazard Assessment to be done “[p]rior to processing of any application,” DCZR § 1705—a threshold Brannan had already crossed when the regulations were amended. Still, whether the new regulations exempt applications already pending but not decided as of their 2023 enactment is not clear.

The Court need not resolve this issue because the USR application did not comply with the 2021 regulations either. Those required that all USR applications “shall be subject to an on-site inspection by the Douglas County Professional Foresters,” DCZR § 1705 (2021 version), and a “Wildfire Hazard rating shall be obtained,” DCZR § 1707.01 (2021 version).⁵

⁴ The Board asserts that “an evaluation has already been conducted on the site for this USR,” citing to Exhibit A (Board’s Answer Brief at 6). There were no exhibits attached to the Board’s brief, and there was not an Exhibit A attached to any other Party’s brief. Furthermore, there is no evidence that the exhibit was presented to the Board as required by C.R.C.P. 106(a)(4)(I) or that the exhibit contained the wildfire analysis that the current regulations or the 2021 regulations require.

⁵ The Board provided an internet link to the 2021 version of the regulations. (Board’s Answer Brief at 6 n.3). The Court takes judicial notice of this version of the regulations and is not persuaded to disregard it because it was not in the record, which is the repository for application-specific facts, not all applicable laws. As the metadata indicate that this document’s tracked changes were made in 2022 and 2023, the Court understands that the 2021 version did not include those edits.

Defendants have not alleged that Brannan obtained such a rating or that it was included in the record before the Board. Both would be required for compliance with the 2021 regulations.

Defendants urge the Court to deduce from the Foresters' lack of comment that the rating was low enough to obviate the need for wildfire mitigation or other further action, but that is inconsistent with the regulation's plain language.

Whether the Board's inferred conclusion that the USR application complied with § 17 stemmed from a different construction of the regulations or a different analysis of the facts does not affect the Court's conclusion, and the Court affords the Board deference for the purposes of both analyses. If the former, the Court determines the interpretation of the regulations lacks reasonable basis. And, if the latter, the Court finds that no competent evidence in the record supports the conclusion that Brannan's application satisfied the wildfire requirements.

While this conclusion is arguably sufficient to decide this case, the Court anticipates that, if the Board revisits Brannan's application (or a revised version), the remaining issues may be presented in identical forms to the Board and eventually to the Court. Therefore, at this stage, the Court reviews all properly presented issues to avoid duplicative proceedings.

2. Fencing in the Setback Area

Plaintiffs also argue that the fence is too high. In general industrial zones,

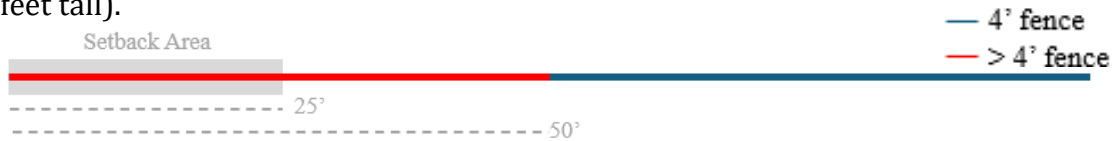
[s]olid fences, walls, or hedges shall not exceed 4 feet in height when located within the required setback from a street except when the fence, wall, or hedge is required in order to provide a screen for outdoor storage. Then the fence may exceed 4 feet in height for no more than 50% of the lineal frontage of the lot.

DCZR § 1415.02. “Frontage” means “[t]he length of a parcel/lot abutting a right-of-way.”

DCZR § 36.

The Parties disagree about how the exception for fences that screen outdoor storage should be interpreted. There appear to be three alternatives. The following diagrams demonstrate the differences between them by depicting the maximum amount of a 100-foot fence that each interpretation would allow to exceed the four-foot height limit.

- *Interpretation #1:* The exception allows only 50% of the fence along the full property frontage to exceed the height limit (*e.g.*, for a 100’ fence, any amount of the fence within the setback can be six feet tall so long as at least 50’ of the fence is only four feet tall).



- *Interpretation #2:* The exception allows only 50% of the fence within the setback area to exceed the height limit (*e.g.*, for a 100’ fence with 25’ within the setback, 87.5’ of the fence can be six feet tall so long as at least 12.5’ of the fence within the setback is four feet tall).



- *Interpretation #3:* The exception allows the full fence to exceed the height limit so long as no more than 50% of the fence is inside the setback area (*e.g.*, the entire 100-foot fence can be six feet tall so long as no more than 50 feet of that fence is within the setback area).⁶



Brannan applied the third interpretation, concluding that, because only 8.8% of the six-foot fence was within the setback area, the fence complied with DCZR § 1415.02. (R. at 1136).

⁶ The Parties disagree about the depth of the setback. Plaintiffs argue that Airport Road is or will be a minor arterial (R. at 81), requiring a setback area of 40 feet from the street. DCZR § 1412. Defendants argue that the setback was 20 feet (R. at 1136-37 (but considering a “worst-case setback” of 40 feet), presumably because they consider Airport Road a “collector/local,” DCZR § 1412. The Court need not resolve this disagreement to decide the issue.

That interpretation, however, lacks reasonable basis because it is in tension with the regulation's plain language and its purpose. In general, fence height outside the setback area is unconstrained.⁷ *See generally* DCZR § 14. Fence height within the setback area is limited to four feet unless the fence 1) screens outdoor storage and 2) exceeds "4 feet in height for no more than 50% of the lineal frontage of the lot." That language is tied to what proportion of the fence exceeds 4 feet, not what proportion of the fence is inside the setback area. Additionally, Brannan's proposition is essentially that building additional feet of tall fence outside the setback area cures an otherwise impermissibly tall fence within it. But that does not serve the regulation's clear intent: to prevent tall, solid walls from dominating the streetscape while still allowing some flexibility for storage screening.

Meanwhile, the first interpretation gives effect to every word of the regulation. And, in harmony with the regulation's purpose, it provides that, to gain extra fence height within the setback, the applicant must give up fence height elsewhere. Regarding the second interpretation, the Court assumes without deciding that it is reasonable as well.⁸ However, because Brannan's proposed fence was to be six feet tall along the entire frontage (R. at 1136, 1138 ("Brannan's resubmitted landscape plan reflects a 6-foot solid fence enclosing the site"); Brannan's Answer Brief at 17 (describing "the continuous six-foot solid fence")), there is no competent evidence that the USR application satisfied either of the two reasonable interpretations of the regulation.

⁷ A building permit may be required for a fence higher than six feet, DCZR § 1415.01, but that is not at issue here.

⁸ The Court notes that the regulation refers to the full lineal frontage "of the lot." No language narrows that clause to the frontage within the setback. If the drafters had meant "setback frontage," they could have said so.

Accordingly, the Board abused its discretion in determining that the application complied with § 1415.02.

3. Outdoor Storage Screening

Plaintiffs also allege that the fencing does not sufficiently screen the outdoor storage areas. In general industrial zones, “[o]utdoor storage . . . shall be screened from view from abutting properties and public streets or trails bordering the site by a solid fence, wall, or hedge that is a minimum of six (6) feet in height.” DCZR § 1416.01.⁹ According to Plaintiffs, the proposed six-foot fence¹⁰ and proposed landscaping will not block views of the stored stockpiles, which may be up to 20-feet high. (R. at 1114).

Defendants respond that the fence and landscaping will be sufficient to prevent someone on a bordering property, street, or trail from seeing the stored material. Because this position is based in a reasonable interpretation of DCZR § 1416.01, the Court’s focus is on whether there is any competent record evidence to support it. Applying the correct standard, the Director of Community Development determined that the combination of fencing and landscaping would “adequately” screen the outdoor storage. (R. at 1007; *see also* R. at 21). In addition, Brannan provided renderings of the views from adjacent streets in their presentation to the Commissioners. (R. at 1042-46).

The Court’s role is not to weigh this evidence or to question whether the Board’s analysis (or the staff analysis upon which it relied) is complete or correct. Having identified

⁹ Plaintiffs argue that, because the County staff and Board applied the screening regulation as amended after Brannan submitted its 2021 application, the post-2021 amendment to the wildfire regulations should apply as well. However, as described above, the applicable wildfire regulation is distinct because the relevant steps were to be taken before the application was submitted. No comparable language exists in the screening regulation. Thus, there is a colorable argument that the 2021 regulations governed pre-application conduct and the 2024 regulations governed the Board’s review of the USR’s characteristics.

¹⁰ Whether the setback fencing and screening regulations can be reconciled in this case is not before the Court.

competent evidence in the record to support the Board's conclusion that the fencing and landscaping satisfy DCZR § 1416.01, the Court is not to disturb that conclusion.

4. Traffic

To approve a USR, the Board must find that the proposed use “[w]ill provide roadway capacity necessary to maintain the adopted roadway level-of-service for the proposed development concurrently with the impacts of such development.” DCZR § 2102.07. The regulations define “level of service” as follows:

- Level of Service (LOS): An indicator of the extent or degree of service provided by, or proposed to be provided by, a public facility based upon and related to the operational characteristics of the public facility; or the capacity per unit of demand for each public facility.
- Level of Service (LOS), Adopted Roadway: Level of Service C for Nonurban areas and D for Urban areas.
- Level of Service (LOS), Roadway: A performance measure of quality of service measured on an A-F scale, with a LOS A representing the best operating conditions from the traveler's perspective and a LOS F representing the worst.

DCZR § 36; *see also* Douglas County Roadway Design and Construction Standards, Traffic Impact Study Criteria at B-5, *available at* douglas.co.us/documents/rwd-guidelines-for-traffic-impact.pdf (for signalized intersections, the short-term design objective will be LOS D in urban areas and LOS C in nonurban areas).¹¹

The Board focuses on the traffic conditions shortly after the batch plant opens. As § 2102.07 does not specify for how long the roadway level of service must be maintained after the development has its impacts, the Board may reasonably interpret it to consider the use's short-term impacts. Likewise, § 36's requirement that the LOS drop no lower than a C

¹¹ As with the 2021 version of the regulations, the Court takes judicial notice of these standards and, as they contain applicable legal standards rather than factual information, the Court finds that they need not have been in the record for the Board to consider them.

or D (depending on whether the relevant area is urban) could apply only to the short-term impacts, especially since the long-term grade might be lower than that even without the proposed use. In fact, the Design and Construction Standards support that reading. Applying that reasonable interpretation of the regulations, Brannan’s traffic study provides competent evidence to support the Board’s conclusion that the USR complies with § 2102.07. According to Brannan’s traffic study, the traffic immediately after commencement of the proposed use¹² would be in the acceptable B to C range. (R. at 85).

Section 2111.10.1 addresses the standards a proposed use must meet in the long term, requiring “[a] traffic impact study in accordance with the Douglas County Roadway Design and Construction Standards.” Per those standards, traffic studies must evaluate “traffic growth . . . for the opening date of the proposed development (short-term) and in the twenty-year planning horizon area build out (long range).” Douglas County Roadway Design and Construction Standards, Traffic Impact Study Criteria at B-4. “The design objective for the long-range LOS with the proposed development should be no worse than the long-range LOS projections (background) without the influence of the proposed site.” *Id.* at B-6. “At intersections with unacceptable projected LOS . . . mitigation measures shall be identified to bring intersection operation to an acceptable level.” *Id.*

Although Plaintiffs point to the D and E grades in the traffic study’s 2040 estimates, there is competent evidence that the long-term impact complies with the Design and Construction Standards. For example, the Airport Road/East Access intersection “is expected to operate at LOS D in the background scenarios [which do not consider the USR]

¹² The traffic study contemplated that the batch plant would open before 2024 (R. at 81) and thus labeled the post-use analysis “2024 Traffic Conditions.” Even though the plant did not open in 2024, that section of the study remains competent evidence for the Board’s conclusion about post-opening traffic.

and the LOS C in the total traffic volume scenarios [which incorporate the USR's impact]." (R. at 85). In other words, the USR apparently improves the traffic at this intersection, potentially because it accounts for Brannan's traffic mitigation (*see, e.g.*, R. at 1520 (the elimination of standalone crushing reduces total truck trips and the USR caps total trips for both the concrete batch plant and the asphalt batch plant)). That clearly supports the conclusion that the USR would not worsen traffic at that intersection.

Regarding the Airport Road/West Access, the traffic study concluded that it "is expected to operate at LOS D during both peak hours" in the total traffic scenarios. (R. at 85). However, the West Access was not rated in the background scenarios, potentially because it would not be available but for the USR. In that context, any rating for the total traffic scenario is arguably an improvement over the background scenario.¹³

Regarding the Airport Road/Peterson Road intersection, the traffic study concluded it would operate at LOS E and D during the morning and evening peaks, respectively, in the background scenarios and at LOS E for both peaks in the total traffic scenarios. (R. at 85). But, pursuant to the Design and Construction Standards, that is not the end of the inquiry. A finding that the USR worsens the long-term LOS requires that mitigation measures be identified.

While this question is a close call even under the highly deferential standard, there is evidence in the record that other circumstances update or mitigate the total traffic scenarios. The traffic study specified that "the delay for the northbound left turning

¹³ Rather, the traffic study concluded that LOS D "is acceptable operation as defined by Douglas County." (R. at 85). Section 36 would support that conclusion if the intersection is considered an urban area. The record does not specify whether the area is designated as "urban" or "nonurban" for the purposes of § 36. While the Douglas County Comprehensive Master Plan identifies the surrounding areas as "rural communities" (R. at 1158), the Board could reasonably have concluded that the intersection specifically was urban for the discrete purposes of a traffic designation.

movement will determine the level of service for the intersection” and the study’s “analysis assumed one through lane in each direction (as it exists today),” June 17, 2024. (*Id.*). The record indicates that, as of July 30, 2024, Airport Road had “recently been widened.” Whether the traffic study incorporated that change is not clear.¹⁴ And the record identifies that other construction was planned. (R. at 998). According to the County’s Director for Community Development, “[n]o further improvements to the public road, other than pavement striping, is required.” (*Id.*). Additionally, Brannan “committed to contributing its fair share toward future roadway capacity on Airport Road.” (R. at 1139). While the documents do not specify the nature of that commitment, it is some evidence of mitigation plans.¹⁵ At the end of the process, the Board heard evidence that “the proposed uses on the site do not change the level – do not affect the level of service.” (R. at 1520). Taken together, these components of the record constitute competent evidence that improvements would prevent any violative traffic conditions at this intersection.

To the extent Plaintiffs dispute the merits of the 2040 analysis or other evidence supporting the Board’s conclusion, they misconstrue the nature of the Court’s role in this kind of appeal. Even if the scales tip steeply, the Court’s role is not to determine which side’s evidence is weightier; rather, its inquiry is limited to whether there is any competent evidence on the Board’s side of the scale at all. On this issue, there is.

¹⁴ While the Design and Construction standards allow traffic studies to include “currently planned and funded” improvements, that is not required. Douglas County Roadway Design and Construction Standards, Traffic Impact Study Criteria at B-5.

¹⁵ This mitigation might or might not have been limited to that already incorporated in the traffic study’s analysis. (R. at 80).

5. Water

a. Low-Water-Demand Determination

For properties included in the Interim Water & Sanitation Overlay District that are not served by central water and sanitation facilities, wells may be permitted only if “[t]he proposed use shall be a low-water-demand use, as determined by the Director.” DCZR § 1703B.01; *see also* DCZR § 1406. There is no evidence in the record that the Director made that finding.

The Board argues that this requirement does not apply to the USR because it is served by central water. While the Board did address this subject in the record, it could not have otherwise approved the USR without a low-water-use determination, and the Court will thus infer that the Board “made the finding.” *No Laporte Gravel*, ¶ 87.

The batch plant’s water is to come from a single on-site well. The well is dedicated not to Brannan but to Sedalia Water and Sanitation District. The Court recognizes that, in common parlance, “central water” could arguably mean a shared, community-wide system, not a single on-site well, irrespective of its owner. *See* MERRIAM-WEBSTER DICTIONARY, www.merriam-webster.com/dictionary/central (defining “central” as “centrally placed and superseding separate scattered units, [*e.g.*,] central heating”). However, the regulations define it as “Water service provided by a special district formed pursuant to the Special District Act, C.R.S. § 32-1-101, et. seq.” DCZR § 36. Accordingly, the Board did not unreasonably conclude that a well dedicated to the Sedalia Water and Sanitation District is within the District’s central water system. Thus, the Court will defer to the Board’s application of the regulation.

Because the Board concluded that the USR is served by central water, the low-water-demand permit requirement is inapplicable, and the Board did not abuse its discretion in approving Brannan's application in absence of that permit.

b. Water Rights

For subject properties, DCZR § 1703B also requires that the proposed use "is supplied with water that meets the estimated demand for such use and is from a legal source." DCZR § 1703B.02. But, again, this regulation is only applicable to uses "not served by central water." For the reasons described above, the Board reasonably determined that the USR is served by central water and that DCZR § 1703B.02 does not apply.

Additionally, there is competent evidence in the record that the on-site well will supply sufficient water for the use. The record supports that the relevant well permit authorizes Brannan to pump 50.32 acre feet per year (R. at 367), the current usage is no more than 39.6 acre feet per year (R. at 368), and the increase associated with the USR is "relatively minimal" such that the "maximum annual water demand for the composite of all USR facilities on the site is 50.0 acre feet" (*id.*). Additionally, the record supports that the Sedalia Water and Sanitation District will provide adequate water. (R. at 1000, 1493-94). Again, Plaintiffs ask the Court to consider contrary evidence, but that is outside the Court's purview in this kind of appeal.

6. Post-Approval USR Amendments

Lastly, Plaintiffs challenge the Board's decision, made at the close of the hearing, to provide the County Attorney discretion to amend "any element" of the approved USR if there is a "need for amendment" based on any legal deficiencies. (R. at 1711). According to Plaintiffs, that condition is an illegal abdication of the Board's authority and is inconsistent

with DCZR § 21. The Board responds that this issue is moot as no changes were made by the County Attorney and, as a result, Plaintiffs have suffered no harm.

Plaintiffs' challenge to the delegation presents no live case or controversy. Because Plaintiffs do not assert that the County Attorney actually exercised this power to make post-hearing changes to the USR, Plaintiffs have suffered no injury in fact, and the claim is not ripe for review. Having made the findings necessary to resolve this case, the Court declines to offer an advisory opinion about a hypothetical future exercise of power.

V. Conclusion

In sum, the majority of the Board's challenged findings and conclusions were within its discretion. However, because the Court finds that the Board abused its discretion in determining that wildfire safety regulations and setback fencing regulations were satisfied, the Court VACATES the Board's approval of Brannan's USR.

SO ORDERED, September 4, 2025.

BY THE COURT:

A handwritten signature in black ink that reads "Stacy K. Guillon". The signature is written in a cursive, flowing style.

Stacy Guillon
District Court Judge

**DISTRICT COURT
DOUGLAS COUNTY, COLORADO**
4000 Justice Way
Castle Rock, Colorado 80109

DATE FILED
October 14, 2025 12:53 PM
CASE NUMBER: 2024CV30851

Plaintiffs:

**FRIENDS OF DUPONT PARK & OPEN
SPACE, INC.**, a Colorado non-profit corporation;
**CHRIS SHERMAN; BETTE HRDLICKA; LEO
HRDLICKA; RODNEY JACOBSEN; JANET
BRUNGER; JOE WAYNE HOPKINS; JULIANA
RADER; JACK RADER; and ASIA
CRUICKSHANK**

v.

Defendants:

**THE BOARD OF COUNTY COMMISSIONERS
FOR DOUGLAS COUNTY, COLORADO; ABE
LAYDON; GEORGE TEAL; LORA THOMAS;
and BRANNAN SAND AND GRAVEL
COMPANY, LLC**, a Colorado limited liability
company

▲ COURT USE ONLY ▲

Case Number: 2024CV30851

Division: 6

**ORDER GRANTING BRANNAN SAND AND GRAVEL COMPANY, LLC'S
MOTION FOR RELIEF PURSUANT TO C.R.C.P. 59**

This case is a C.R.C.P. 106 appeal of the Board of County Commissioners for Douglas County Colorado's approval of Brannan Sand and Gravel Company, LLC's application to construct and operate an asphalt batch plant and modify an existing concrete batch plant. On appeal, Plaintiffs sought reversal of the Board's approval (Opening Brief at 25), Brannan sought dismissal of the appeal and affirmance of the Board's decision (Brannan Answer Brief at 3, 12, 28), and the Board sought a determination that the evidence supported its

decision and denial of Plaintiffs' claims (Board Answer Brief at 9, 16-17). No Party addressed or requested a remand.

In the September 4, 2025 Order, the Court determined that, while the majority of the Board's challenged findings and conclusions were consistent with C.R.C.P. 106's standards, it did abuse its discretion in determining that wildfire safety regulations and setback fencing regulations were satisfied. The Court thus vacated the Board's approval of the use.

On September 18, 2025, Brannan filed a timely Motion for Relief Pursuant to C.R.C.P. 59, asking the Court to amend its order and remand the case to the Board. Plaintiffs oppose the Motion.

C.R.C.P. 59(a)(4) permits motions to amend a judgment. While "[t]he primary purpose of a C.R.C.P. 59 motion to amend judgment or for new trial is to give the court an opportunity to correct any errors that it may have made," *Harriman v. Cabela's Inc.*, 2016 COA 43, ¶ 25 (citation, internal quotation marks, and alterations omitted), the rule does not limit the circumstances in which the Court may grant a timely request for relief.

C.R.C.P. 106 is silent on the issue of whether the Court should remand a case after finding that the governmental body abused its discretion.¹ The Colorado Supreme Court has held that a district court's review pursuant to a writ of certiorari is not flexible, as "[a]ll that can be done under it is to quash or refuse to quash the proceeding complained of." *State Civ. Serv. Comm'n of Colo. v. Cummings*, 265 P. 687, 689 (Colo. 1928); see also *Bacher v. Bd. of Cnty. Comm'rs of Jefferson Cnty.*, 314 P.2d 607, 608 (Colo. 1957) ("It was incumbent on the reviewing court to determine whether the Licensing Authority exceeded its jurisdiction or

¹ C.R.C.P. 106(a)(4)(IX) provides for remand only if the record does not contain "findings of fact or conclusions of law necessary for a review" of the governmental body's action. The Parties agree that is inapplicable where, as here, the Court was able to complete its review and reach a decision.

abused its discretion. That and nothing more.”); *cf.* C.R.S. § 13-51.5-101 (when a court reviews local land use decisions, “[r]eview shall be limited to a determination of whether the body or officer has exceeded its jurisdiction or abused its discretion”). That language precludes substantive relief beyond affirmance or reversal. But it does not directly address remand. Even if reading that language very strictly casts doubt on whether remand is within the court’s authority, the Court of Appeals has since elaborated.

In *Wolf Creek Ski Corp. v. Board of County Commissioners of Mineral County*, the district court concluded the governmental body abused its discretion and remanded the case with instructions for the developer. 170 P.3d 821 (Colo. App. 2007). The Court of Appeals affirmed the ruling but set aside the instructions, writing, “[o]nce a court finds that an administrative body has abused its discretion, how to address that deficiency on remand is within the discretion of the administrative body.” *Id.* at 831; *see also Carney v. Civ. Serv. Comm’n*, 30 P.3d 861, 867 (Colo. App. 2001) (precluding the trial court from directing how the governmental body should cure the error). The Court of Appeals remanded the case “to the trial court with directions to remand to the [governmental body] for further proceedings.” *Wolf Creek*, 170 P.3d at 832. In doing so, the Court of Appeals approved a post-reversal remand in a C.R.C.P. 106 case.

Plaintiffs argue that granting a remand remains outside the Court’s authority, but the cases it cites for that proposition both precede *Wolf Creek* and are inapposite. In *Garland v. Board of County Commissioners, Larimer County*, the court wrote, “a district court may not, on its own motion, order a remand to supplement the record where the evidence has been presented on all issues necessary for a determination of the validity of the action taken.” 660 P.2d 20, 23 (Colo. App. 1982). The Court of Appeals wrote that sentence to

instruct district courts to decide whether a governmental body abused its discretion when the court has sufficient information before it to do so; the court is not to remand for findings unrelated to that determination, as the district court did in *Garland*. In the instant case, the Court has already completed that decision-making process. Brannan has requested an entirely different breed of remand.

The quoted language also appears in *Cline v. City of Boulder*. 532 P.2d 770, 772 (Colo. App. 1975). There, the district court did not expressly affirm or reverse the governmental body's action, and the parties disagreed about whether the district court's judgment was final for purposes of appeal. Noting that the district court would not have been authorized to do a mid-process remand for findings because the record before it was complete, the Court of Appeals inferred from the remand that the district court's judgment must have been final. The Court of Appeals then went on to question the basis for the district court's presumed reversal, not whether a reversal warrants a remand.

In this case, a remand is appropriate, and, though the Court did not grant a remand, its Order implied that was the intended outcome. In the Order vacating the Board's approval, the Court wrote:

While this conclusion [that the wildfire requirements were not satisfied] is arguably sufficient to decide this case, the Court anticipates that, if the Board revisits Brannan's application (or a revised version), the remaining issues may be presented in identical forms to the Board and eventually to the Court. Therefore, at this stage, the Court reviews all properly presented issues to avoid duplicative proceedings.

(September 4, 2025 Order at 7). The Court expected further application review because, where the Court determined that the Board did not abuse its discretion in approving most of the application's components, that process promotes efficiency. These potential

efficiencies should not be sacrificed on the altar of technicality. The Court should have, but did not, remand the matter to the Board in its previous Order. It corrects itself now.

That does not leave Plaintiffs without recourse. If, as they anticipate, the Board “paper[s] over” deficiencies in the previous application (Reply to Motion at 2), Plaintiffs can seek C.R.C.P. 106 review of that action.

For these reasons, the Court GRANTS Brannan’s Motion for Relief Pursuant to C.R.C.P. 59. The Court amends its September 4, 2025 Order to provide that, in addition to vacating the Board’s approval of the use, the Court REMANDS this matter to the Board for further proceedings.

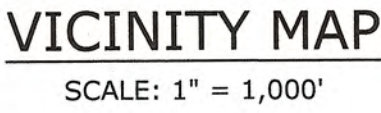
SO ORDERED, October 14, 2025.

BY THE COURT:

A handwritten signature in black ink that reads "Stacy K. Guillon". The signature is written in a cursive, flowing style.

Stacy Guillon
District Court Judge

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



	SQUARE FEET	ACRES	% OF SITE
PAVED AREAS	153,869	3.532	11.8%
ASPHALT PLANT AREA	377,256	8.661	29.0%
CONCRETE PLANT AREA	230,048	5.281	17.7%
FUTURE USE	52,076	1.196	4.0%
LANDSCAPE PLANTINGS & SEEDING	262,509	6.026	20.2%
OPEN SPACE (UNIMPROVED)	226,795	5.206	17.4%
TOTAL PERMIT AREA	1,302,553	29.903	100.0%
PARKING SUMMARY			
PARKING REQUIRED - ASPHALT USE	19		
PARKING PROVIDED - ASPHALT USE	19		
PARKING PROVIDED - CONCRETE USE	28		

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	MANAGEMENT PLAN
3	PARTIAL PERMIT BOUNDARY - 1
4	PARTIAL PERMIT BOUNDARY - 2
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

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

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.

VEHICULAR 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, AND 10,000 SQUARE FEET FOR THE CONCRETE BATCH PLANT. 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 NORMAL HOURS OF OPERATION.

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 LAVAUN DRIVE, PETERSON ROAD, 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_x 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) AS A COMMON ENFORCEMENT TOOL BETWEEN ALL USES ON THE SUBJECT PROPERTY. THE INCLUSION OF CONCRETE PLAN INFORMATION DOES NOT AMEND OR OTHERWISE EFFECT THE CONCRETE PLANT OR ITS APPROVAL BY US2014-009.

MANAGEMENT PLAN TABLE¹
BRANNAN SEDALIA SITE

USE	CONCRETE PRODUCTION	ASPHALT PRODUCTION (APM)	EXTENDED HOURS OF OPERATION ⁴	OVERALL (INCLUDING COMMON AREAS) ²
PARKING	37 SPACES	19 SPACES	See APM ⁶	56 SPACES
VEHICULAR TRIPS ³	200/day	808/day	See APM ⁶	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 ⁶	6 days (Mon – Sat)
EMPLOYEES ⁵	36	5 AM/PM, 3 crushing	See APM ⁶	44
NOISE DECIBELS	80 dB 7am-7pm 75 dB 7pm-7am	80 dB 7am-7pm 75 dB 7pm-7am	See APM ⁶	80 dB 7am-7pm 75 dB 7pm-7am
STOCKPILE AREA	10,000 sf ⁵	160,000 SF	See APM ⁶	170,000 SF
STOCKPILE HEIGHT	20 FT ⁷	20 FT	See APM ⁶	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		

¹ See management plan notes at left regarding Consolidated Management Plan.

² Common areas include central detention and drainage facilities, access and landscape areas, cistern and well house, as well as restroom and auxiliary parking areas. These areas serve the APM and Concrete operations.

³ Total trips are limited to 504 inbound and 504 outbound across all uses.

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

⁵ Employee count includes drivers for some uses (concrete) but not others (crushing, APM). Employees include dedicated plant operator and loader operator, as well as multi-plant personnel, including mechanics and quality control/compliance

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

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

⁸ Not to exceed APM calculations.

PERMIT US2021-0002 LANDSCAPE AND OPEN SPACE SUMMARY		
LANDSCAPE	REQUIRED (15% of permit area)	
	195383	SF
	4.49	AC
	PROVIDED	
	262509	SF
OPEN SPACE	6.03	AC
	20.2%	
	PROVIDED	
	226795	SF
	5.21	AC
	17.4%	

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

Revision Date: 08/09/2024

Revision Date: 09/26/2024

CIVIL RESOURCES, LLC
8308 COLORADO BLVD.

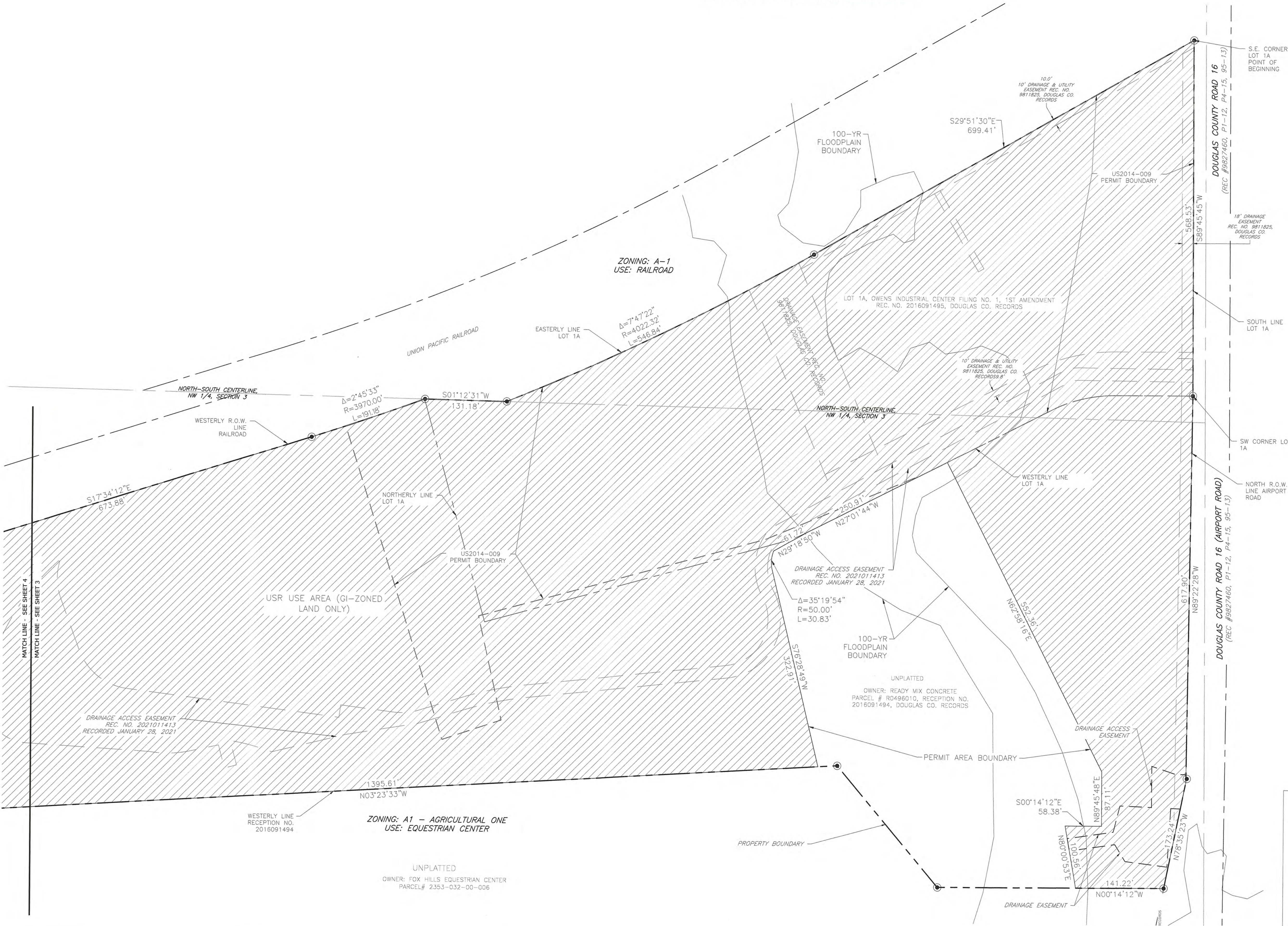
SUITE 200
FIRESTONE, CO 80504
303-833-1416

MANAGEMENT PLAN

APPROVAL CERTIFICATE	
ENGINEERING	_____ NA INITIALS/DATE
PLANNING	_____ JP 10/29/24 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

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:

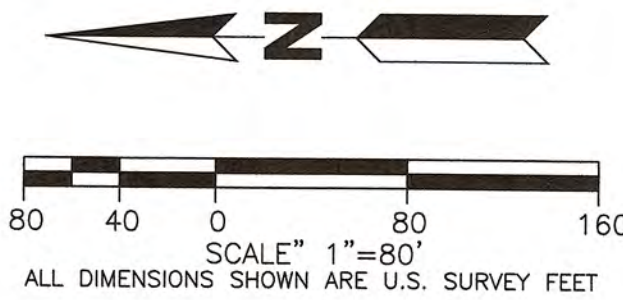
DOUGLAS COUNTY CONTROL STATION 2061086
A STAINLESS STEEL ROD IN BOX, ELEVATION = 5704.38 FEET (NAD 1983).

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, 54/53, 1987, 88 FT NORTH, PL5 23053" AND NORTHWEST CORNER OF SECTION 3 MONUMENTED BY A 2.5" ALUMINUM CAP STAMPED "KRW CONSULTING, T6S R68W, S33/534, 54/53, T7S, PL520140, 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"



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
Revision Date: 08/09/2024
Revision Date: 09/26/2024
CIVIL RESOURCES, LLC
8308 COLORADO BLVD.
SUITE 200
FIRESTONE, CO 80504
303-833-1416

PARTIAL PERMIT
BOUNDARY - 1

APPROVAL CERTIFICATE

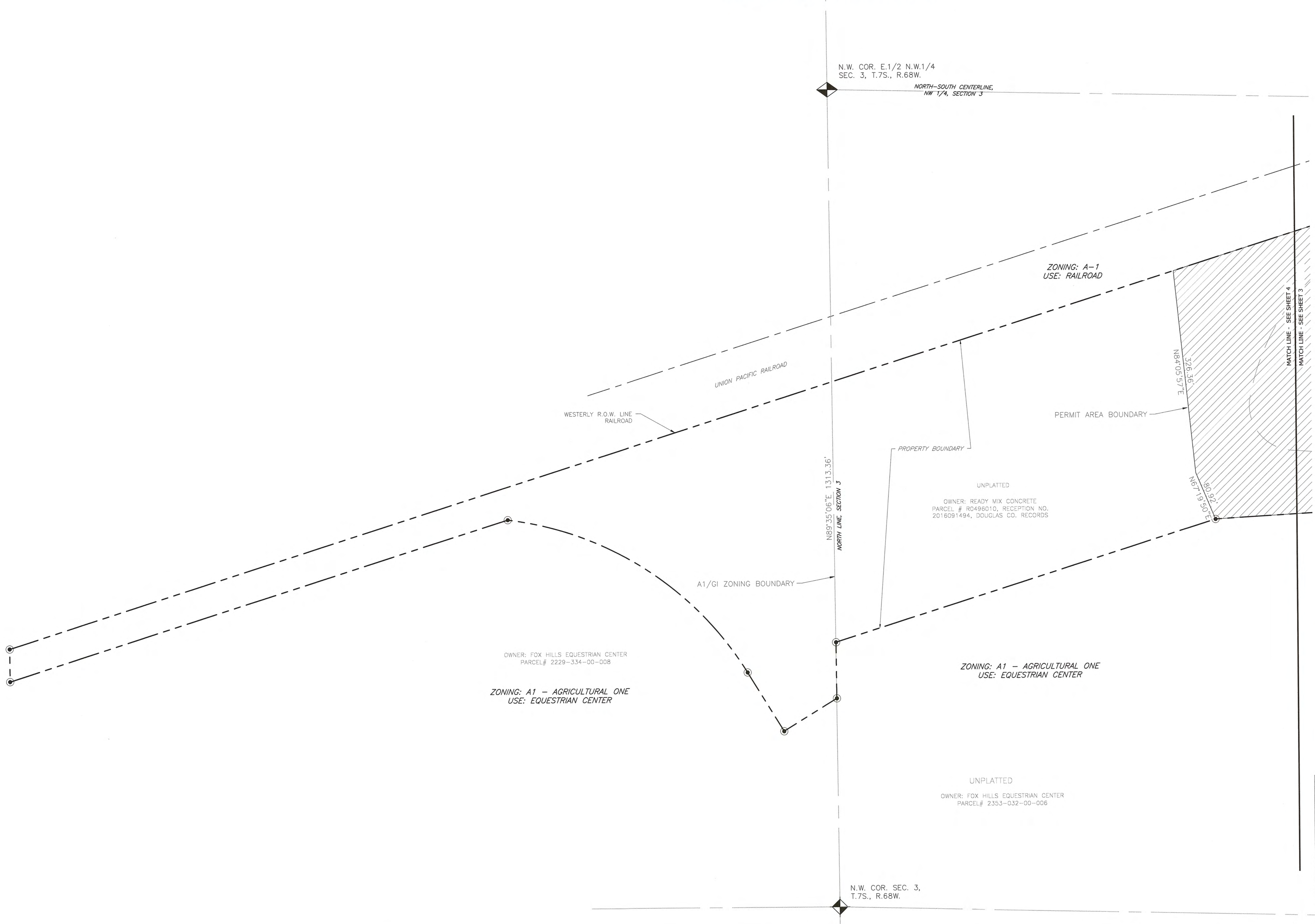
ENGINEERING	NA	INITIALS/DATE
PLANNING	TO 10/28/21	INITIALS/DATE
OWNER		INITIALS/DATE
LESSEE (IF APPLICABLE)		INITIALS/DATE

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

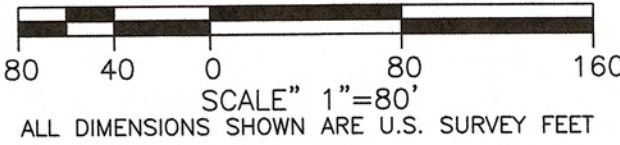
PROPERTY LINE	---
EXISTING EASEMENT	---
PROPOSED EASEMENT	---
LOT LINE	---
SECTION LINE	---
LIMITS OF US2014-009	---
NEW & AMENDED PERMIT AREA	



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, 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	NA INITIALS/DATE
PLANNING	TP 10/28/24 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
Revision Date: 08/09/2024
Revision Date: 09/26/2024
CIVIL RESOURCES, LLC
8308 COLORADO BLVD.
SUITE 200
FIRESTONE, CO 80504
303-833-1416

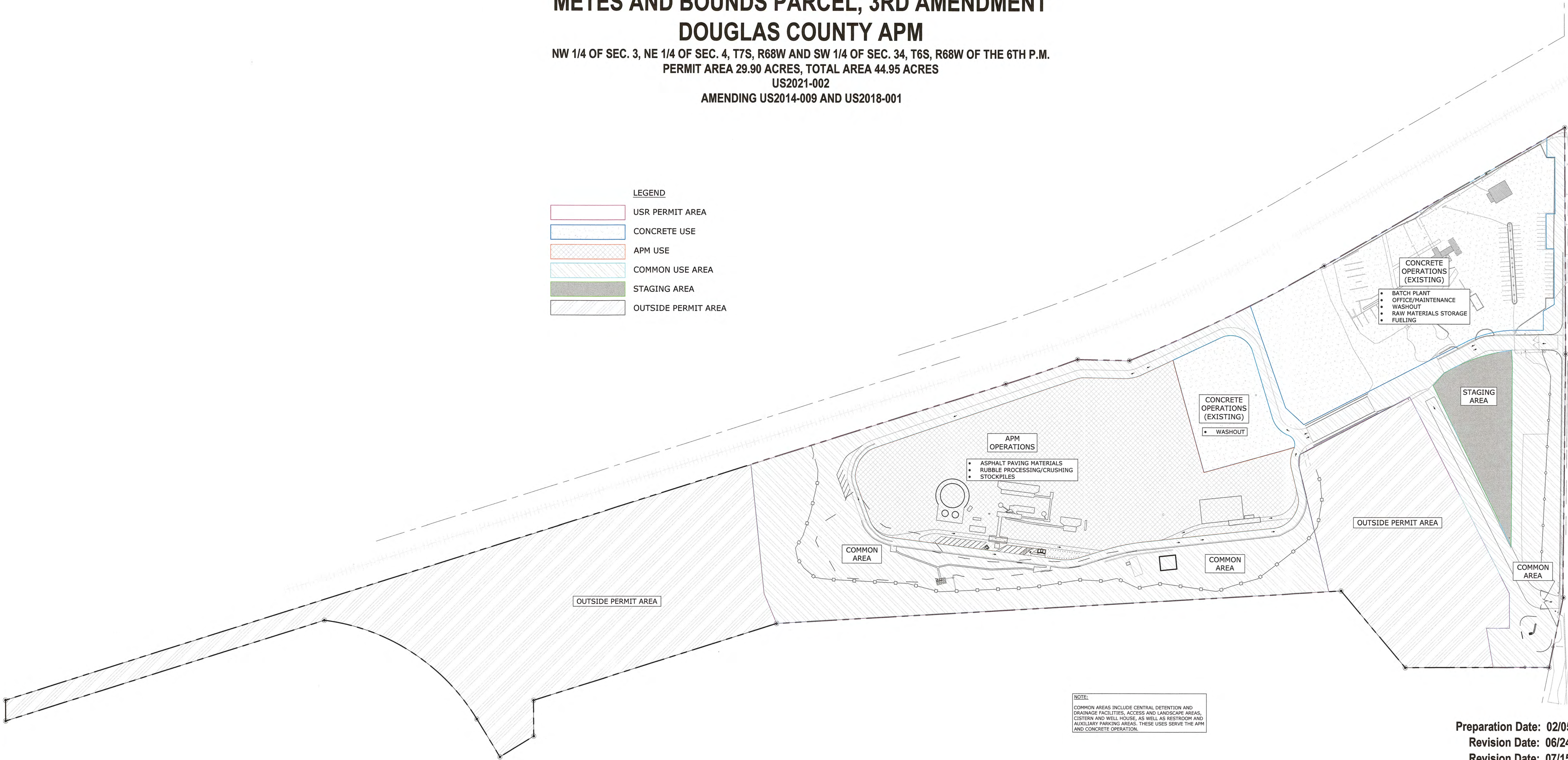
PARTIAL PERMIT
BOUNDARY - 2

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

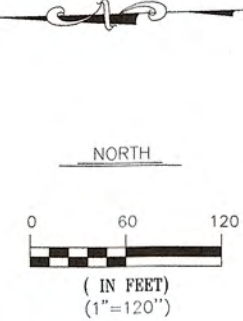
- USR PERMIT AREA
- CONCRETE USE
- APM USE
- COMMON USE AREA
- STAGING AREA
- OUTSIDE PERMIT AREA



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

APPROVAL CERTIFICATE

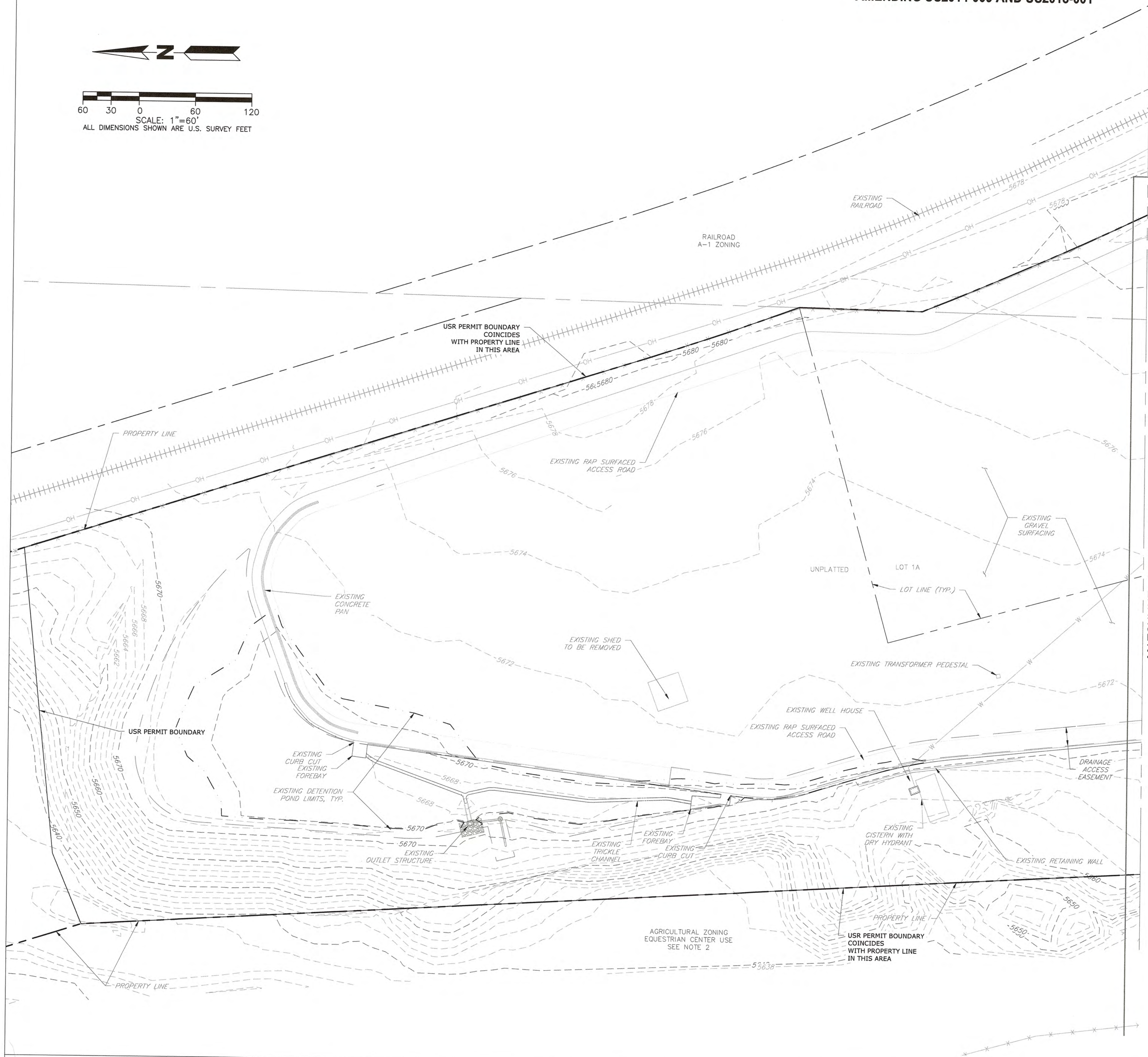
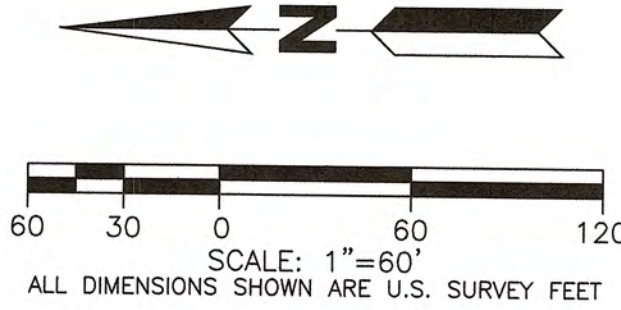
ENGINEERING	NA
	INITIALS/DATE
PLANNING	TP 10/28/24
	INITIALS/DATE
OWNER	[Signature]
	INITIALS/DATE
LESSEE (IF APPLICABLE)	[Signature]
	INITIALS/DATE



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
Revision Date: 08/09/2024
Revision Date: 09/26/2024
CIVIL RESOURCES, LLC
8308 COLORADO BLVD.
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

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 7

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.

NOTES:

1. 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.
2. 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.
3. UTILITY PEDESTALS ALREADY LOCATED ON THE SITE WERE APPROVED, SUBJECT TO FIELD VERIFICATION, BY SP2018-004.

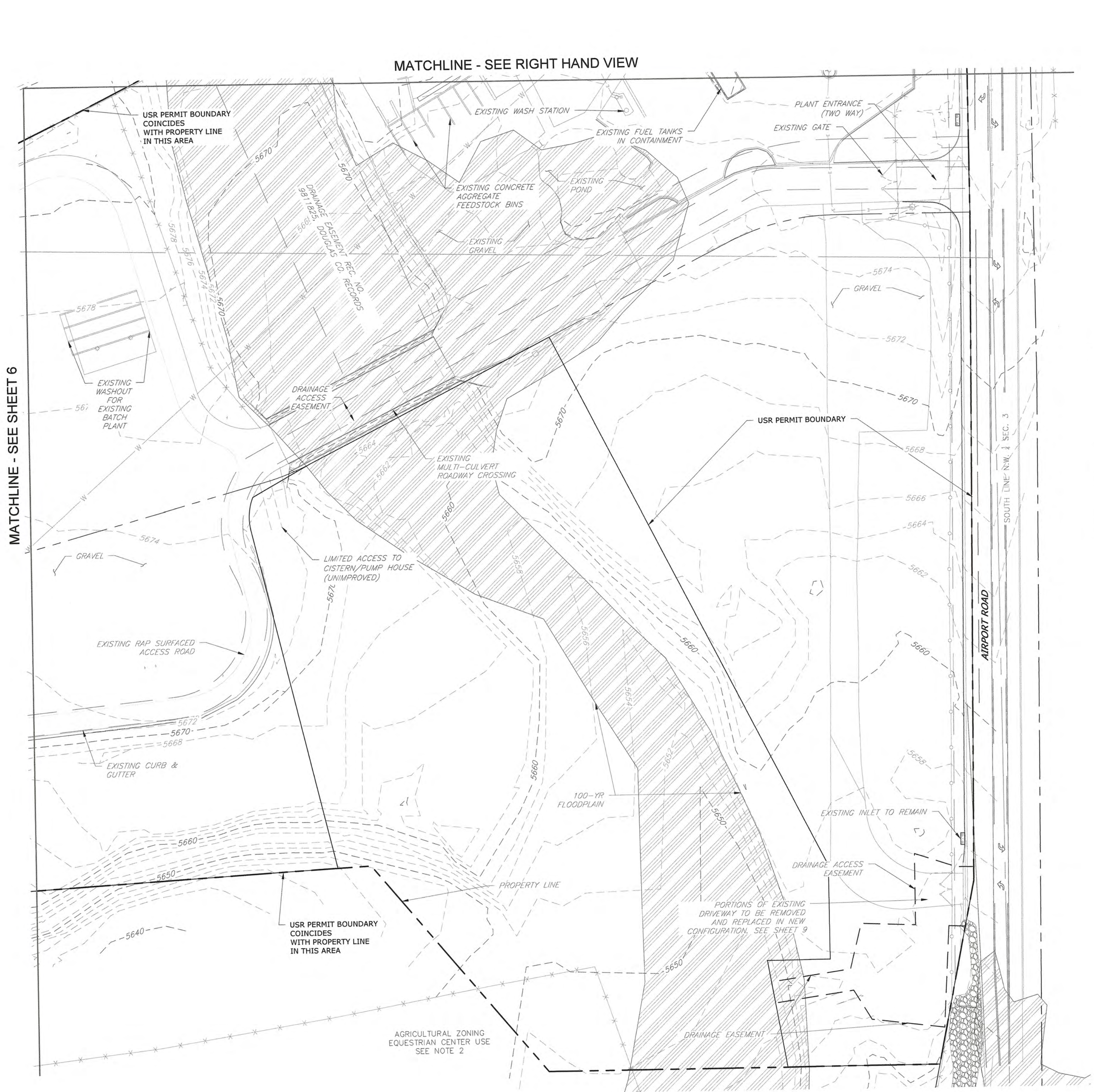
PROPOSED	LEGEND	EXISTING
---	PROPERTY LINE	---
---	PERMIT AREA	---
---	EASEMENT	---
---	LOT LINE	---
---	DETENTION POND LIMITS	---
---	MINOR CONTOUR	---
---	MAJOR CONTOUR	---
---	WATER LINE	---
---	FENCE	---
---	FLOODPLAIN	---
---	RAILROAD	---
---	RIPRAP	---
---	BUILDING	---
---	ASPHALT	---
---	CONCRETE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

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
Revision Date: 08/09/2024
Revision Date: 09/26/2024
CIVIL RESOURCES, LLC
8308 COLORADO BLVD.
SUITE 200
FIRESTONE, CO 80504
303-833-1416
PARTIAL EXISTING
CONDITIONS PLAN
-1

APPROVAL CERTIFICATE	
ENGINEERING	NA INITIALS/DATE
PLANNING	TD 10/26/24 INITIALS/DATE
OWNER	INITIALS/DATE
LESSEE (IF APPLICABLE)	INITIALS/DATE

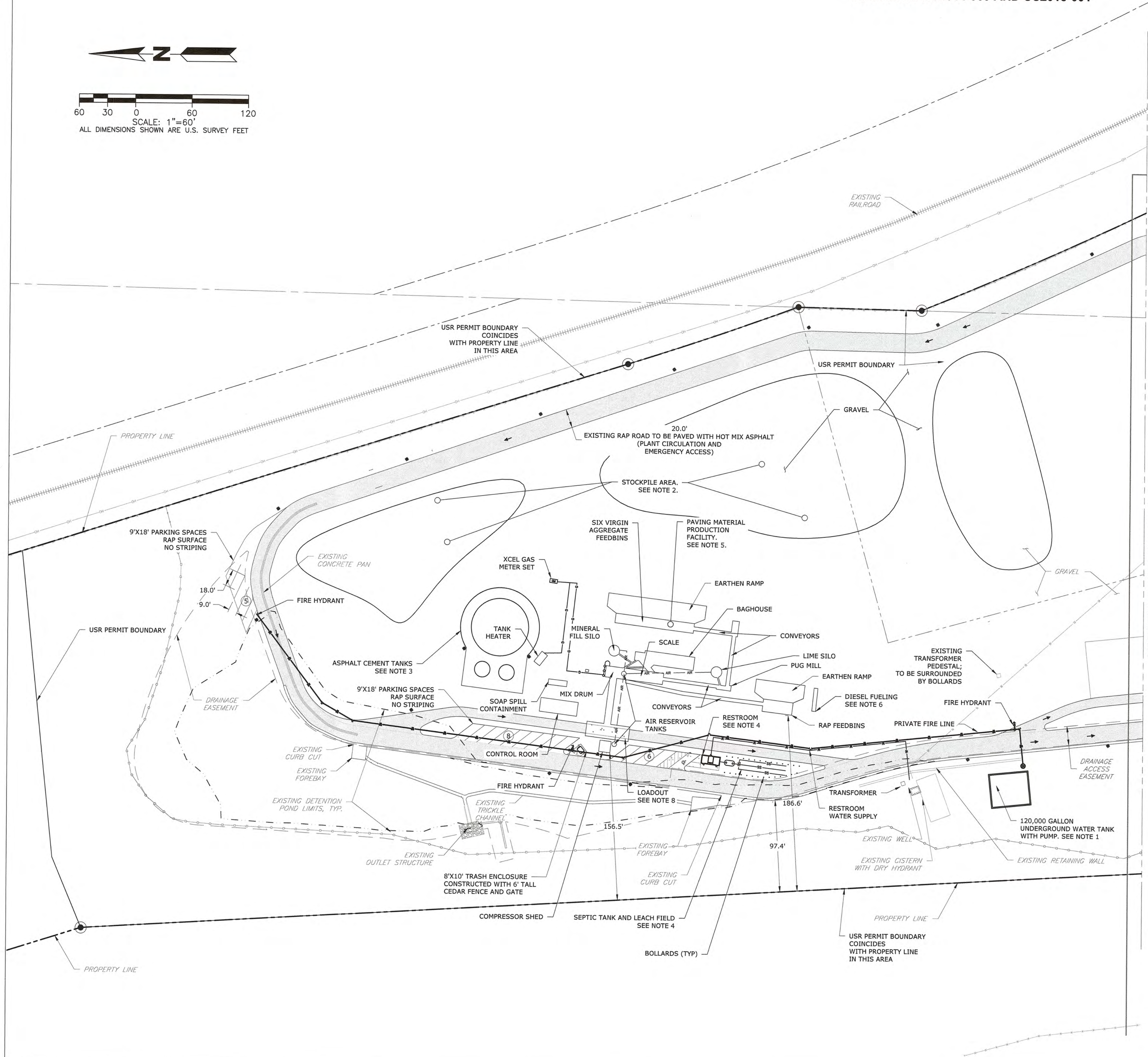
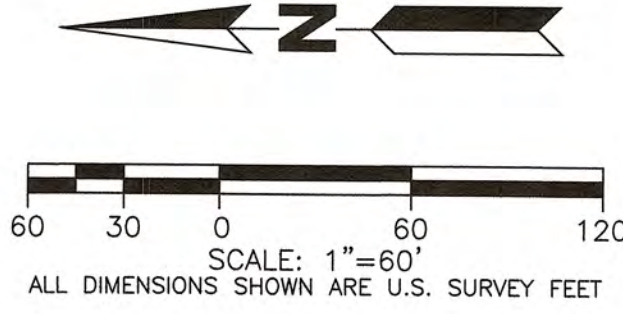
OWENS INDUSTRIAL PARK FILING 1, 1ST AMENDMENT, LOT 1A AND
METES AND BOUNDS PARCEL, 3RD AMENDMENT
DOUGLAS COUNTY APM

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



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:
- 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.
 - 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 RECLAIMED 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.
 - PROCESSING/CRUSHING OF ASPHALTIC MILLINGS AND CONCRETE RUBBLE ARE ACCESSORY TO PRODUCTION OF ASPHALT PAVING MATERIALS (APM) AND OCCUR IN THE STOCKPILE AREA TO PRODUCE RECLAIMED ASPHALT PAVEMENT (RAP), ROAD BASE OR OTHER CONSTRUCTION MATERIALS FOR EXPORT AND USE.**
 - 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 DETAIL SHEETS.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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	---
---	GAS LINE	---
---	COMPRESSED AIR 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-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.

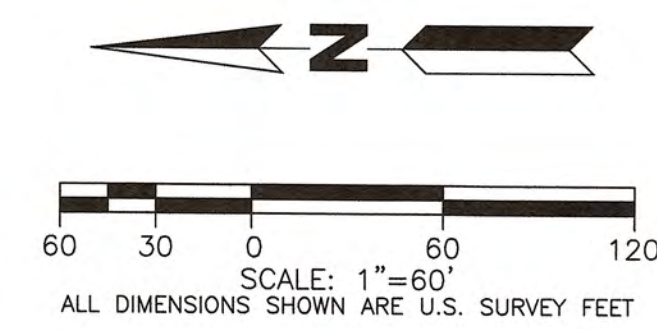
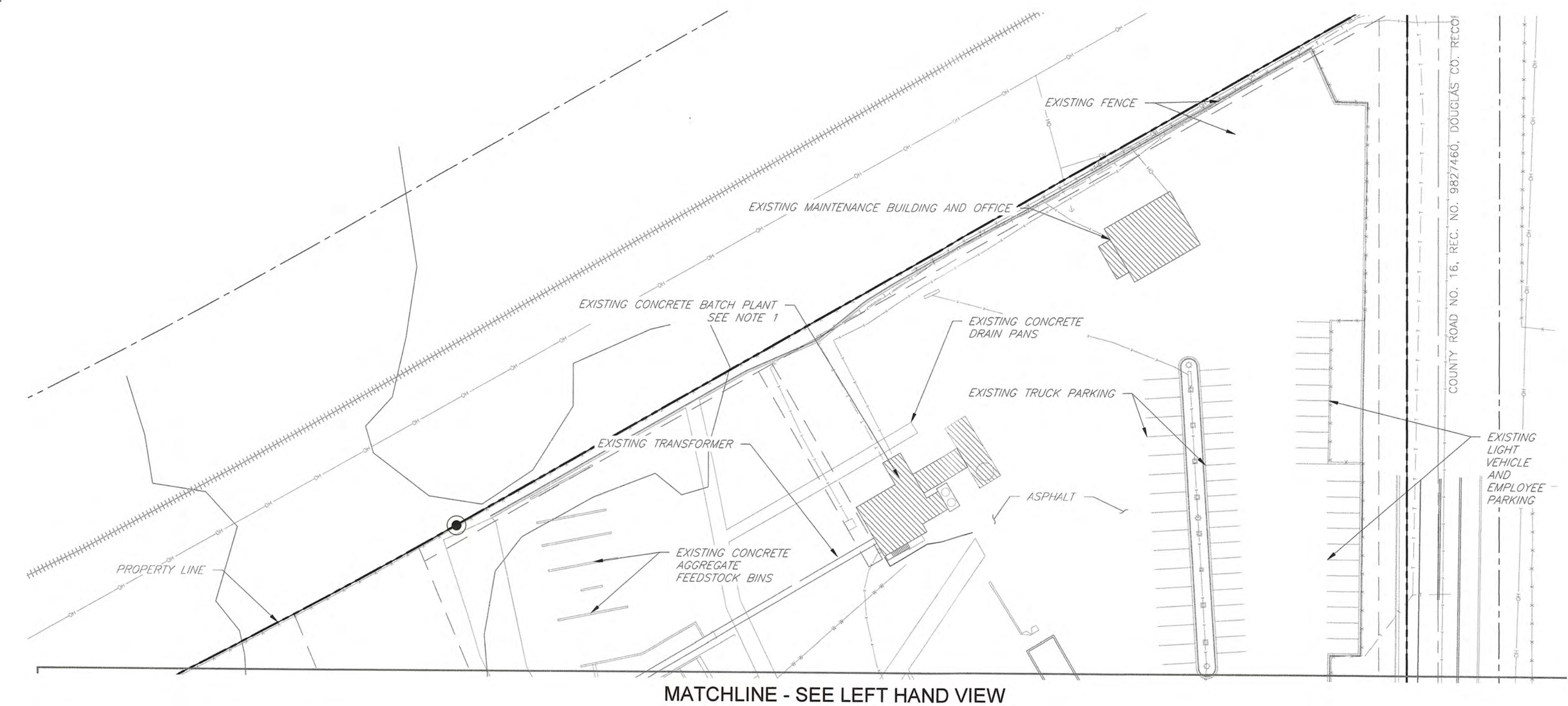
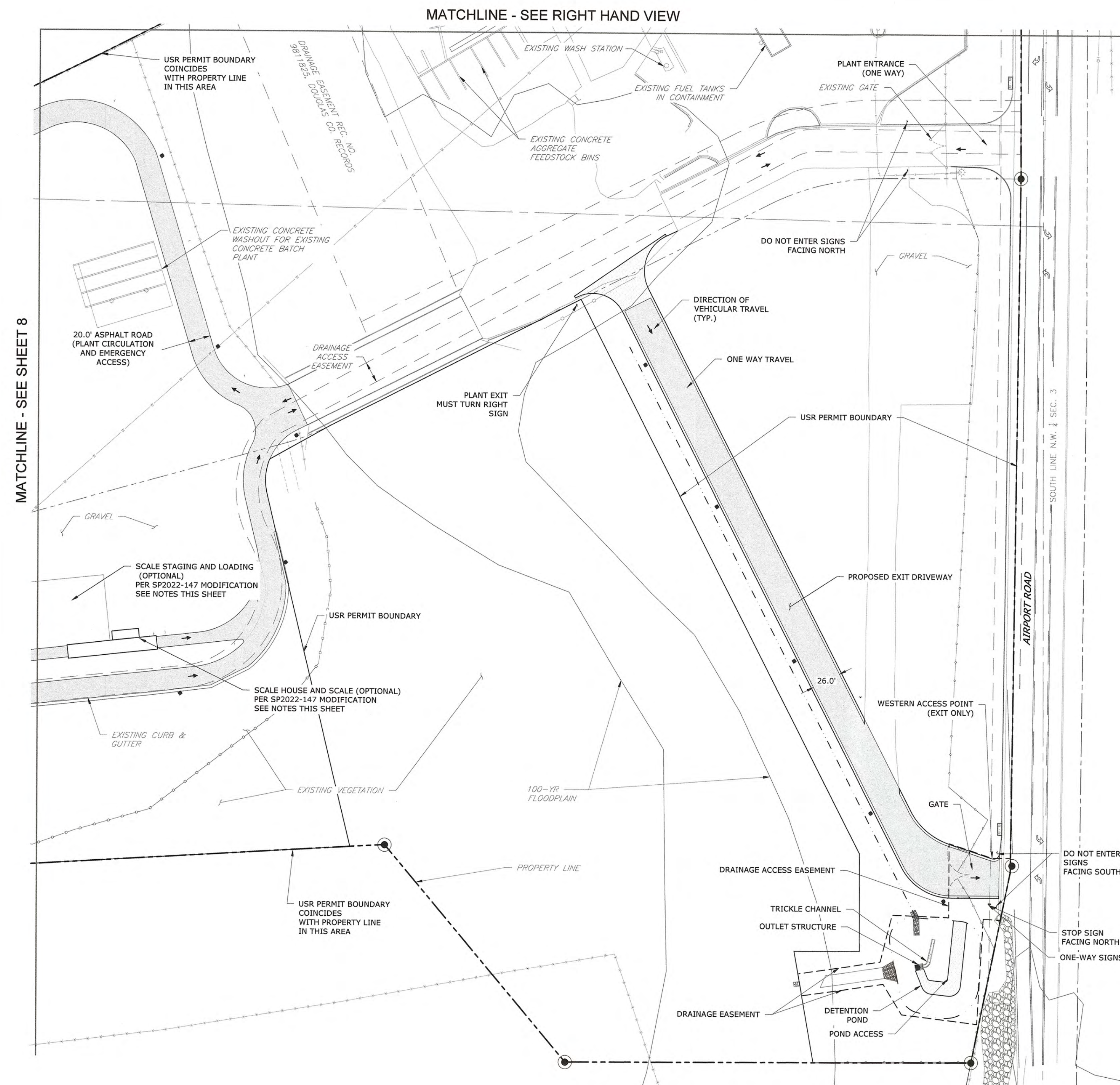
APPROVAL CERTIFICATE	
ENGINEERING	NA INITIALS/DATE
PLANNING	10/28/24 INITIALS/DATE
OWNER	 INITIALS/DATE
LESSEE (IF APPLICABLE)	 INITIALS/DATE

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
Revision Date: 08/09/2024
Revision Date: 09/26/2024
CIVIL RESOURCES, LLC
8308 COLORADO BLVD.
SUITE 200
FIRESTONE, CO 80504
303-833-1416

PARTIAL SITE PLAN - 1

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

AMENDING US2014-009 AND US2018-001



- NOTES:**
1. 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).
 2. 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.
 3. 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.

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	---

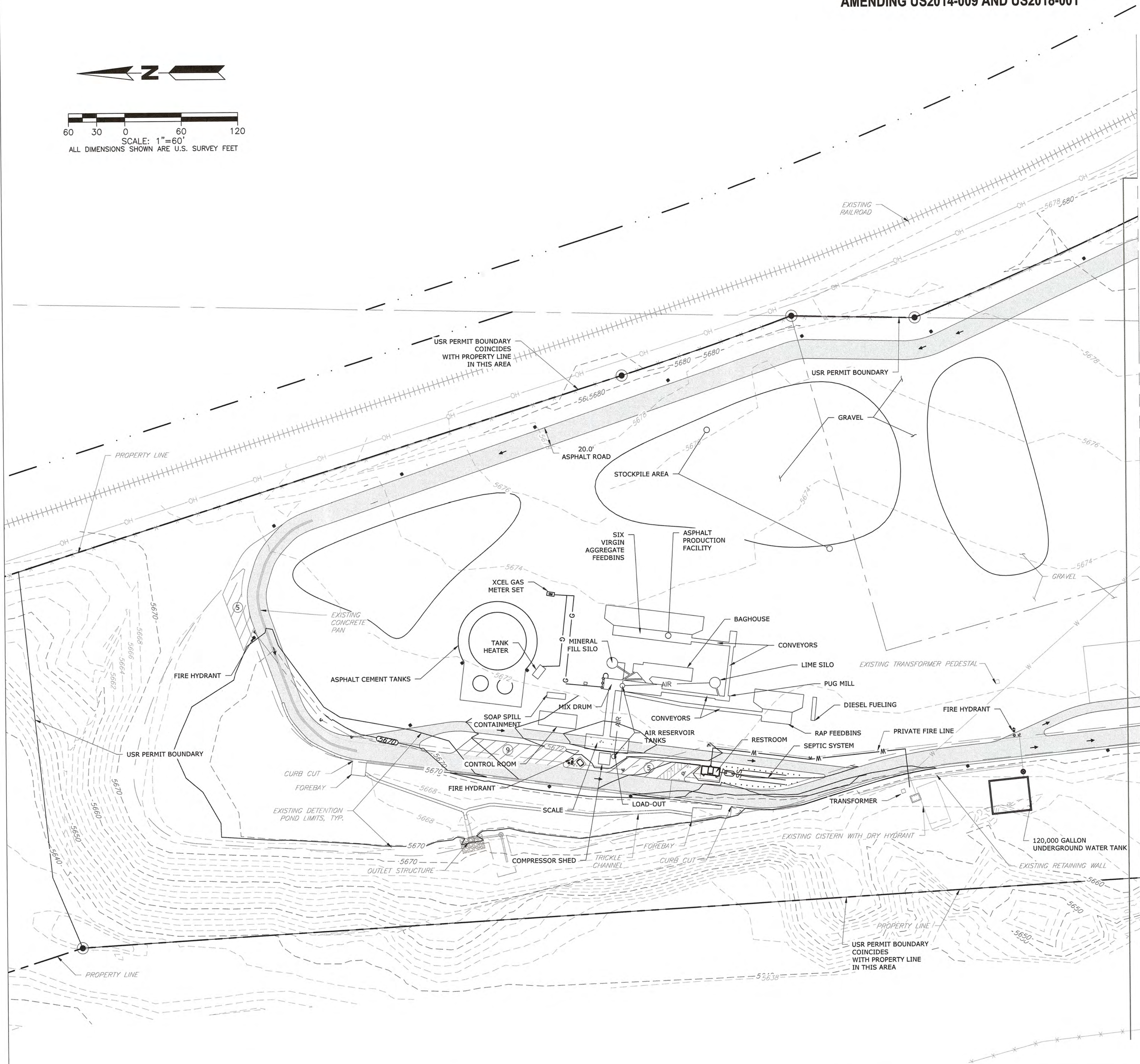
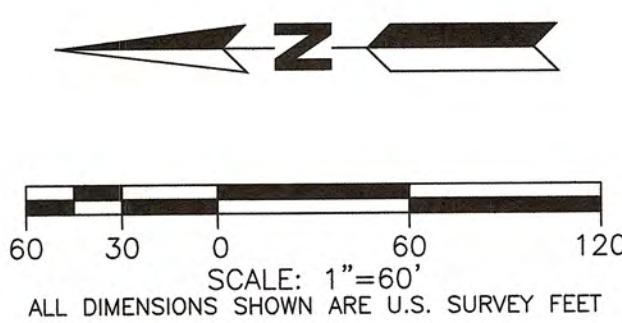
APPROVAL CERTIFICATE	
ENGINEERING	<div>NA</div> <div>INITIALS/DATE</div>
PLANNING	<div>10/16/28/24</div> <div>INITIALS/DATE</div>
OWNER	<div>[Signature]</div> <div>INITIALS/DATE</div>
LESSEE (IF APPLICABLE)	<div>[Signature]</div> <div>INITIALS/DATE</div>

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
Revision Date: 08/09/2024
Revision Date: 09/26/2024
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	---
5740	MINOR CONTOUR	5740
5736	MAJOR CONTOUR	5736
W	WATER LINE	W
G	GAS LINE	G
AIR	COMPRESSED AIR LINE	AIR
---	FENCE	---
---	FLOODPLAIN	---
---	RAILROAD	---
---	RIPRAP	---
---	BUILDING	---
---	ASPHALT	---
---	CONCRETE	---
---	ROAD BASE/GRAVEL	---

MATCHLINE - SEE SHEET 11

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.

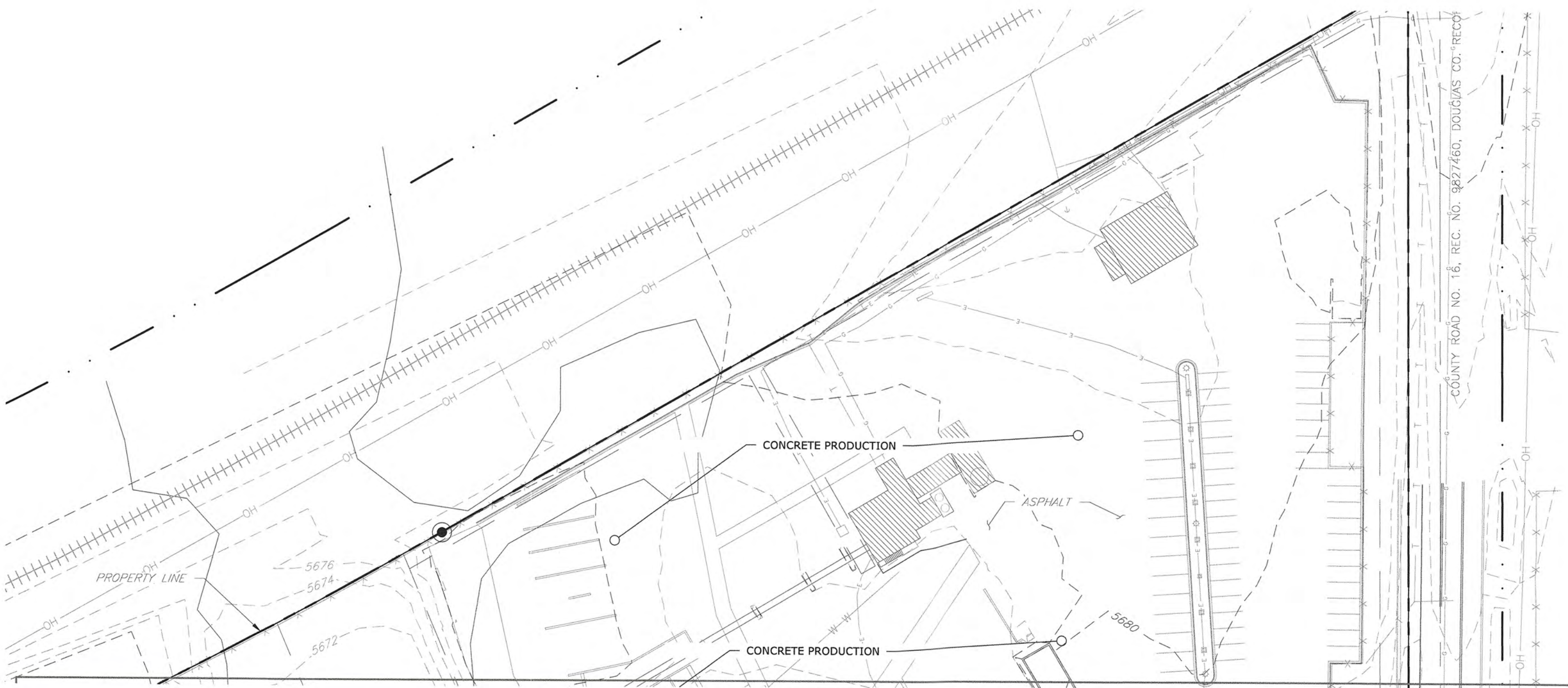
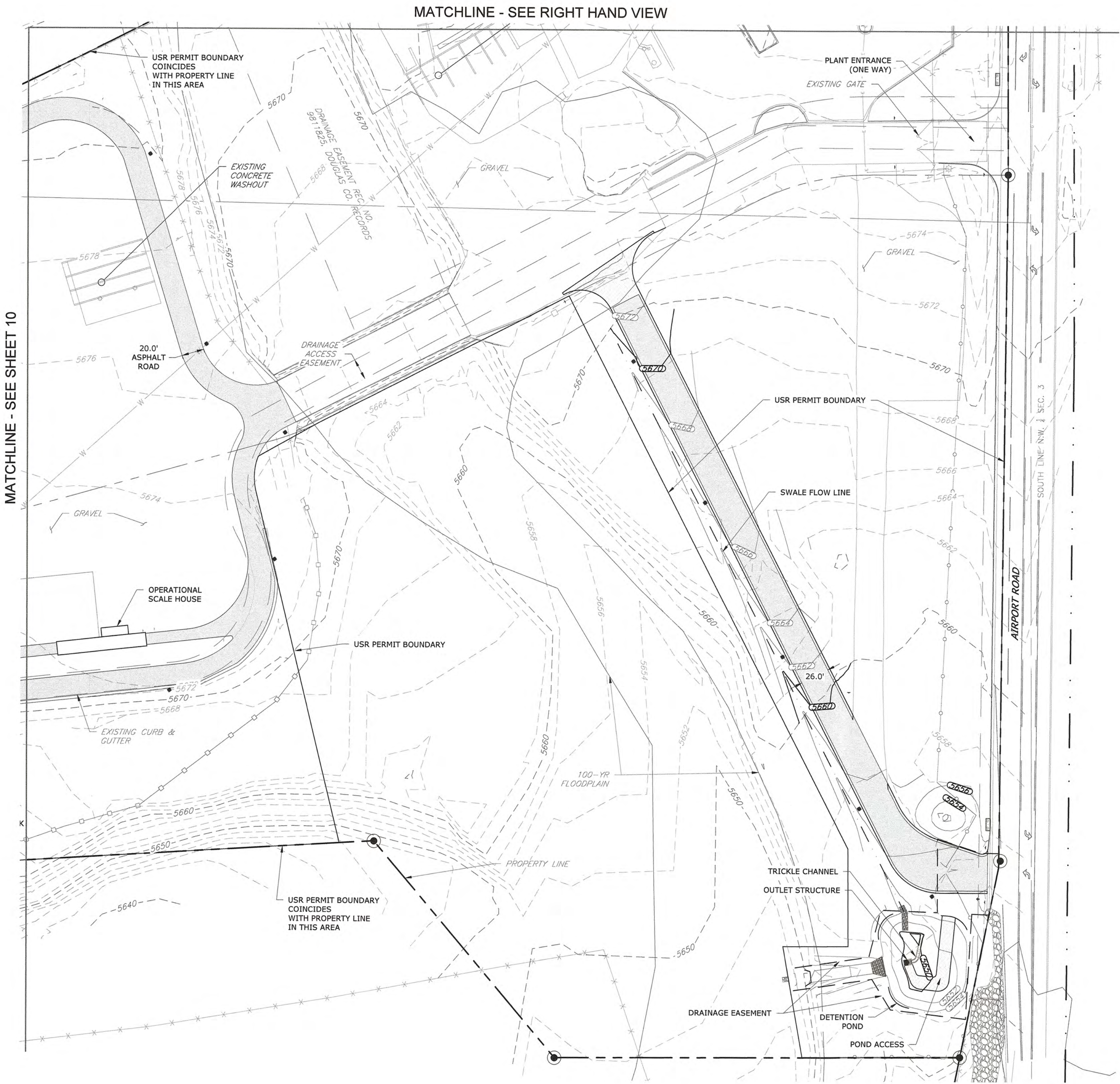
APPROVAL CERTIFICATE

ENGINEERING	NA	INITIALS/DATE
PLANNING	TD 10/28/24	INITIALS/DATE
OWNER		INITIALS/DATE
LESSEE (IF APPLICABLE)		INITIALS/DATE

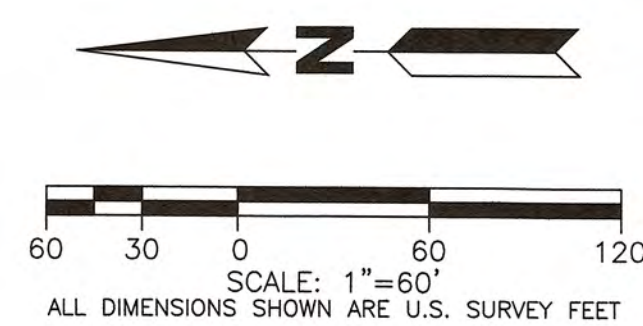
Preparation Date: 02/05/2021
Revision Date: 06/24/2022
Revision Date: 07/15/2022
Revision Date: 03/22/2023
Revision Date: 04/05/2024
Revision Date: 06/17/2024
Revision Date: 08/09/2024
Revision Date: 09/26/2024
CIVIL RESOURCES, LLC
8308 COLORADO BLVD.
SUITE 200
FIRESTONE, CO 80504
303-833-1416
PARTIAL GRADING
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 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.

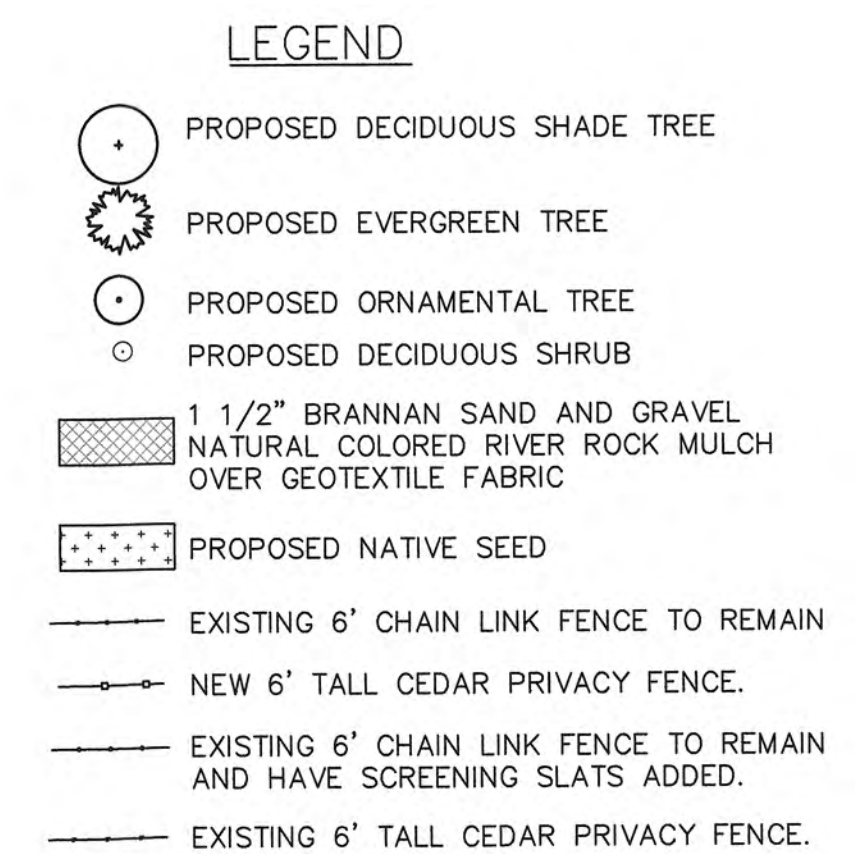
APPROVAL CERTIFICATE	
ENGINEERING	NA INITIALS/DATE
PLANNING	TO 10/29/21 INITIALS/DATE
OWNER	INITIALS/DATE
LESSEE (IF APPLICABLE)	INITIALS/DATE

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
Revision Date: 08/09/2024
Revision Date: 09/26/2024
CIVIL RESOURCES, LLC
8308 COLORADO BLVD.
SUITE 200
FIRESTONE, CO 80504
303-833-1416

PARTIAL GRADING
PLAN - 2

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

AMENDING US2014-009 AND US2018-001



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

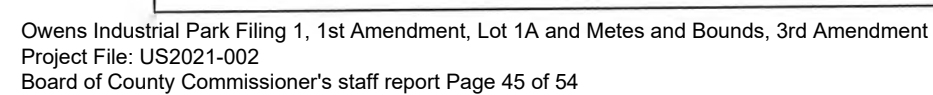
Preparation Date: 02/05/2021
Revision Date: 06/24/2022
Revision Date: 07/15/2022
Revision Date: 03/22/2023
Revision Date: 04/05/2024
Revision Date: 06/17/2024
Revision Date: 08/09/2024
Revision Date: 09/26/2024

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

**PARTIAL LANDSCAPE
PLAN-1**

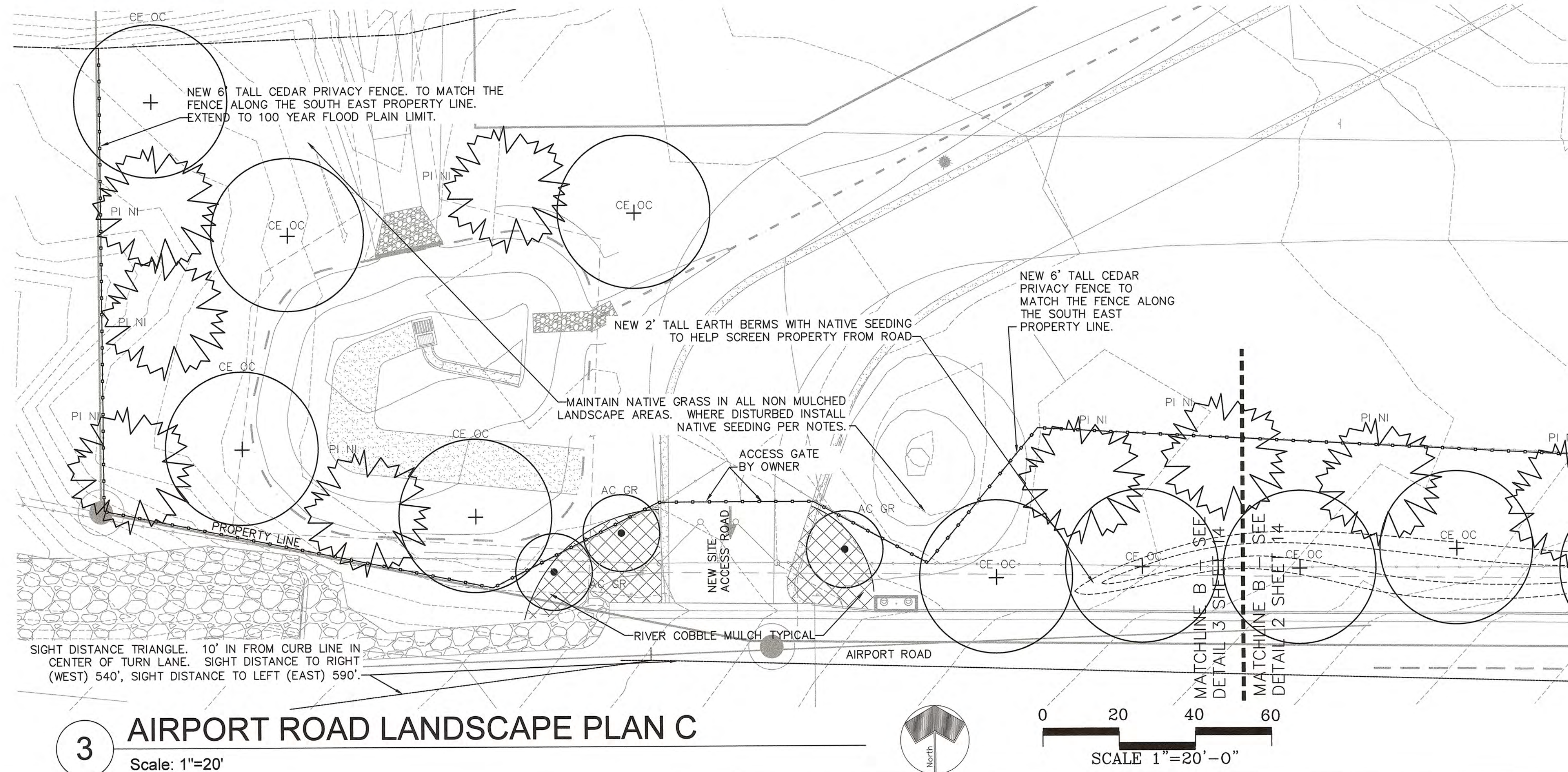
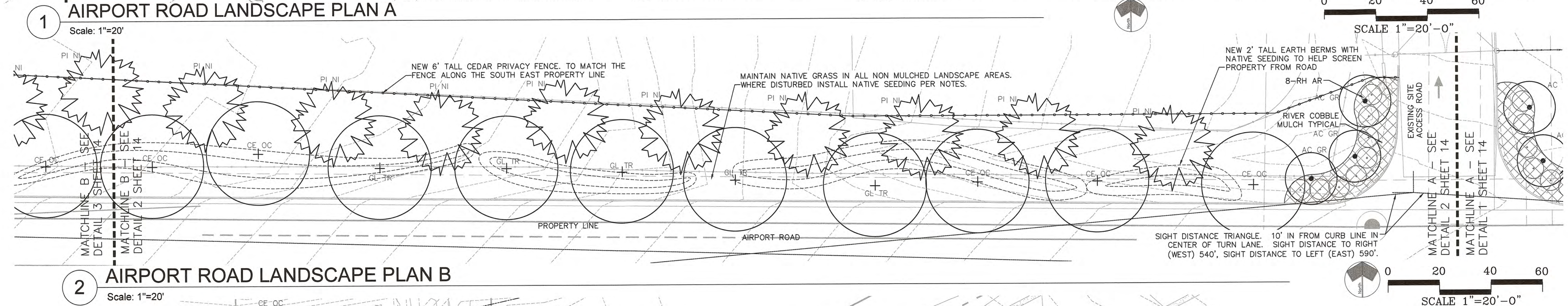
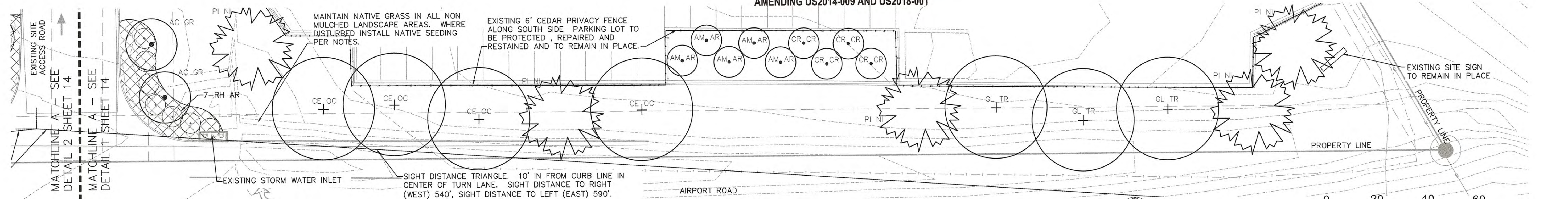
SHEET 12 OF 21

AMENDING US2014-009 AND US2018-001



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



APPROVAL CERTIFICATE	
ENGINEERING	INITIALS/DATE NA
PLANNING	INITIALS/DATE 10/10/2024
OWNER	INITIALS/DATE [Signature]
LESSEE (IF APPLICABLE)	INITIALS/DATE [Signature]

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
Revision Date: 08/09/2024
Revision Date: 09/26/2024

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

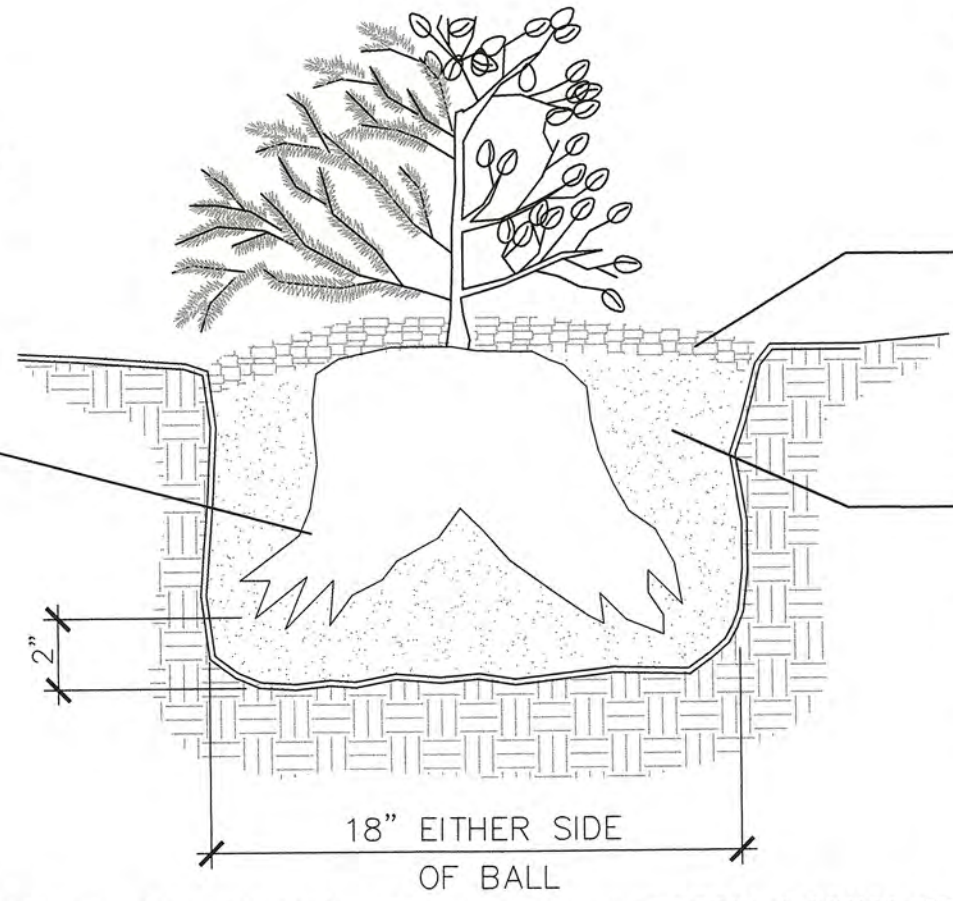
AIRPORT ROAD
LANDSCAPE PLAN

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

EVERGREEN SHRUB
PLACE SPREADING
EVERGREEN SHRUBS
PERPENDICULAR TO SLOPE
OF GROUND. LEAVE
ENOUGH SPACE UNDER
BRANCHES FOR MULCH.
MOUND BACKFILL UNDER
ROOTBALL.
REMOVE CONTAINER,
SPLIT BOTTOM 1/2 OF
BALL, SPREAD AND
PLANT



DECIDUOUS SHRUB
PRUNE AS DIRECTED BY
LANDSCAPE ARCHITECT.
SET SHRUB PLUMB.
MULCH OVER MOUNDED
BACKFILL. BUILD A 4"
BERM AROUND SHRUB TO
CREATE A WATERING BASIN
IN NON-IRRIGATED AREAS
ONLY.
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.

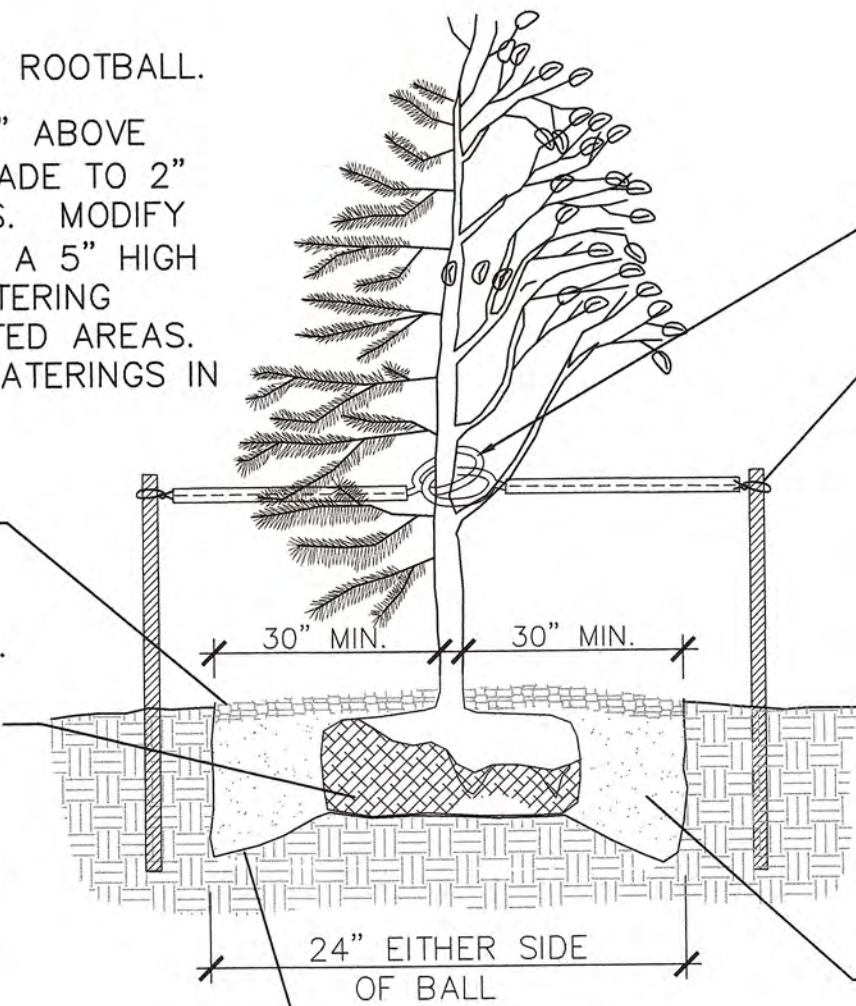
NOTE: ALL PLANTS ARE TO BE NURSERY GROWN STOCK FROM
GROWERS LOCATED IN USDA HARDINESS ZONES 1,2,3 OR 4.

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.



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.

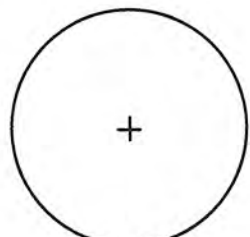
NOTE: ALL PLANTS ARE TO BE NURSERY GROWN STOCK FROM
GROWERS LOCATED IN USDA HARDINESS ZONES 1,2,3 OR 4.

2 TREE PLANTING DETAIL

NOT TO SCALE

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



LEGEND

PROPOSED DECIDUOUS SHADE TREE

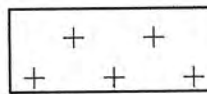
PROPOSED EVERGREEN TREE

PROPOSED ORNAMENTAL TREE

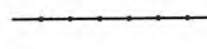
USR PROPOSED DECIDUOUS SHRUB



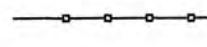
1 1/2" BRANNAN SAND AND GRAVEL NATURAL COLORED
RIVER ROCK MULCH OVER GEOTEXTILE FABRIC



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.

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, if there is 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 seedbed.

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	Andropogon gerardii	Bonilla, Kow, 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	Routeloua curtispendula	Vaughn	PNWB 10 0.9
Western Wheat	Agropyron smithii	Ariba, Rosanna	PNCB 9 1.5
Blue Grama	Routeloua gracilis	Hochita	PNWB 8 0.3
Indian Ricegrass	Achnatherum hymenoides	Paloma, Nez Por, Rimrock	PNCB 8 1.0
Prairie Sandreed	Calamovilfa longifolia	Goshen/Pronghorn	PNWS 8 0.5
Green Needlegrass	Nassella viridula	Lodorn	PNCB 8 0.8
Slender Wheatgrass	Agropyron trachyscaulum	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.

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.

APPROVAL CERTIFICATE

ENGINEERING
INITIALS/DATE
NA
10/18/24

PLANNING
INITIALS/DATE
NA

OWNER
INITIALS/DATE
NA

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

Revision Date: 08/09/2024

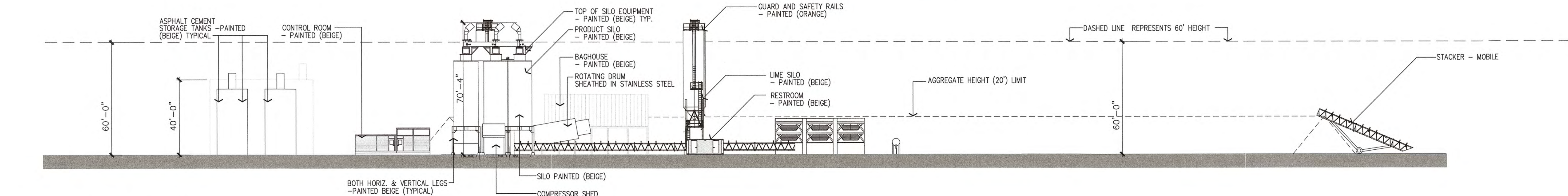
Revision Date: 09/26/2024

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

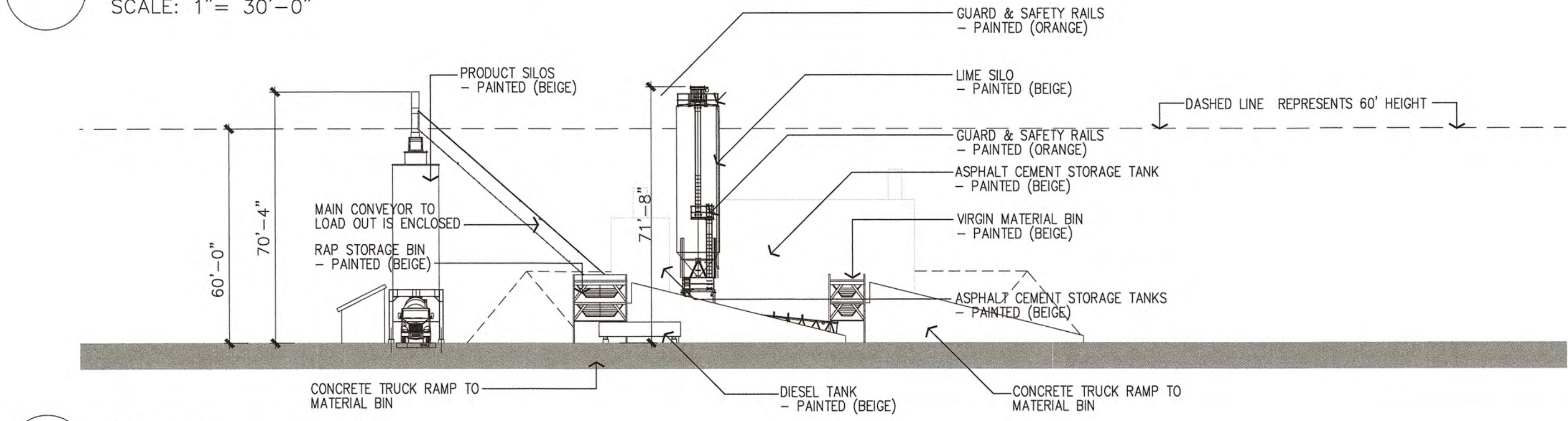
LANDSCAPE NOTES,
LEGEND AND DETAILS

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

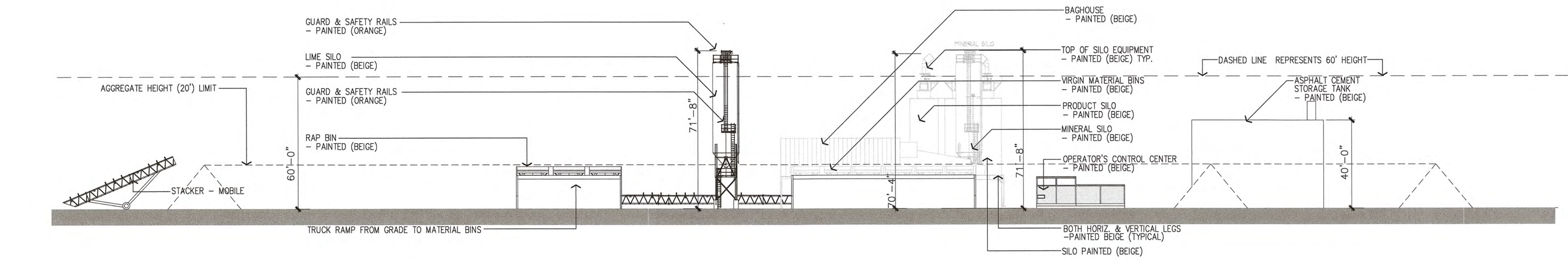
NW 1/4 OF SEC. 3, NE 1/4 OF SEC. 4, T7S, R68W AND SW 1/4 OF SEC. 34, T6S, R68W OF THE 6TH P.M.
PERMIT AREA 29.90 ACRES, TOTAL AREA 44.95 ACRES
US2021-002
AMENDING US2014-009 AND US2018-001



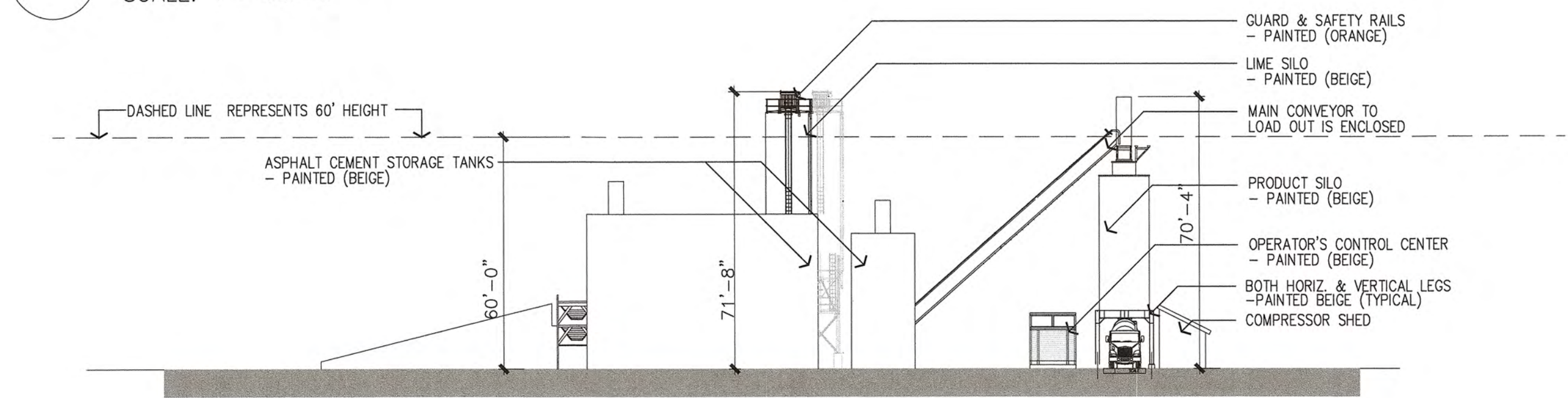
1 WEST ELEVATION
SCALE: 1"= 30'-0"



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



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

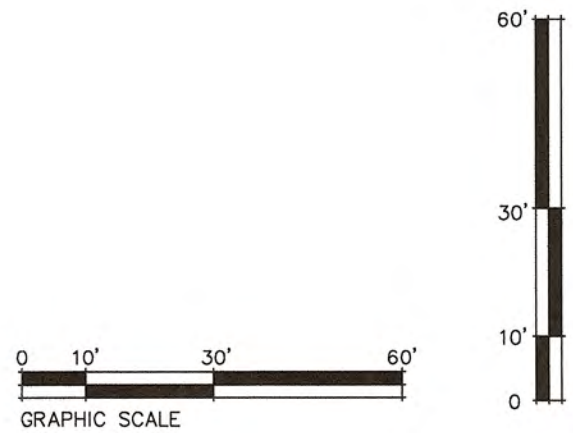


4 NORTH ELEVATION
SCALE: 1"= 30'-0"

- 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.

APPROVAL CERTIFICATE

ENGINEERING	<u>NA</u> INITIALS / DATE
PLANNING	<u>TP</u> 10/28/24 INITIALS / DATE
OWNER	<u>[Signature]</u> INITIALS / DATE
LESSEE (IF APPLICABLE)	<u>[Signature]</u> INITIALS / DATE



SUMMIT
DESIGN AND ENGINEERING SERVICES
14694 Orchard Parkway, Suite 200
Westminster, CO 80233
Phone: (303) 997-4948
www.summitde.com
patrick berrend - architect, ncarb
patrick.berrend@summitde.com
(phone) 303-997-4948
(mobile) 303-960-9925

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
Revision Date: 08/09/2024
Revision Date: 09/26/2024

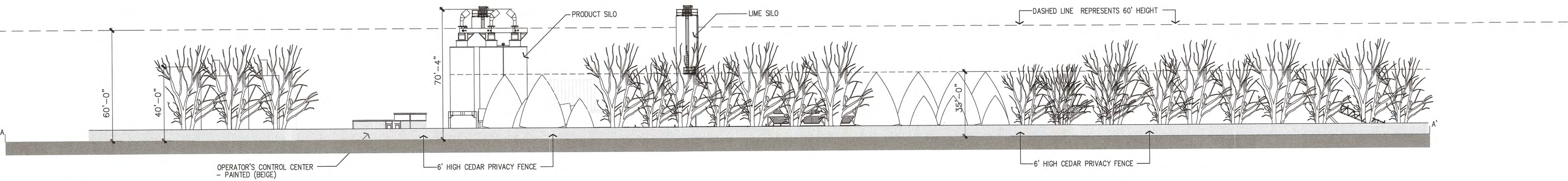
CIVIL RESOURCES, LLC
8308 COLORADO BLVD.
SUITE 200
FIRESTONE, CO 80504
303-833-1416

BUILDING ELEVATIONS

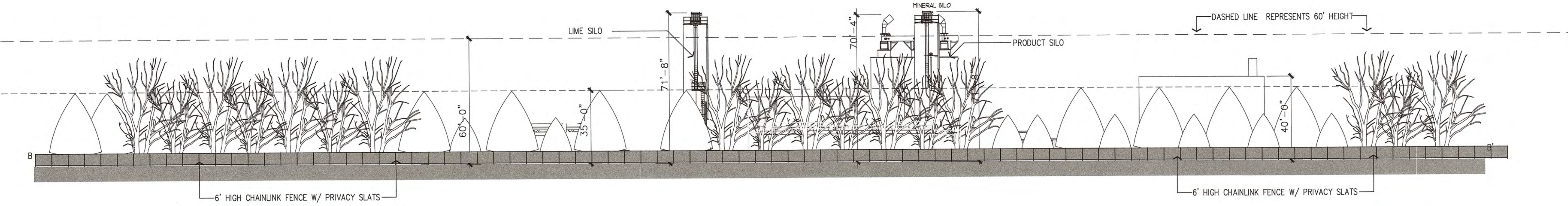
SCALE: 1" = 30'-0"

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

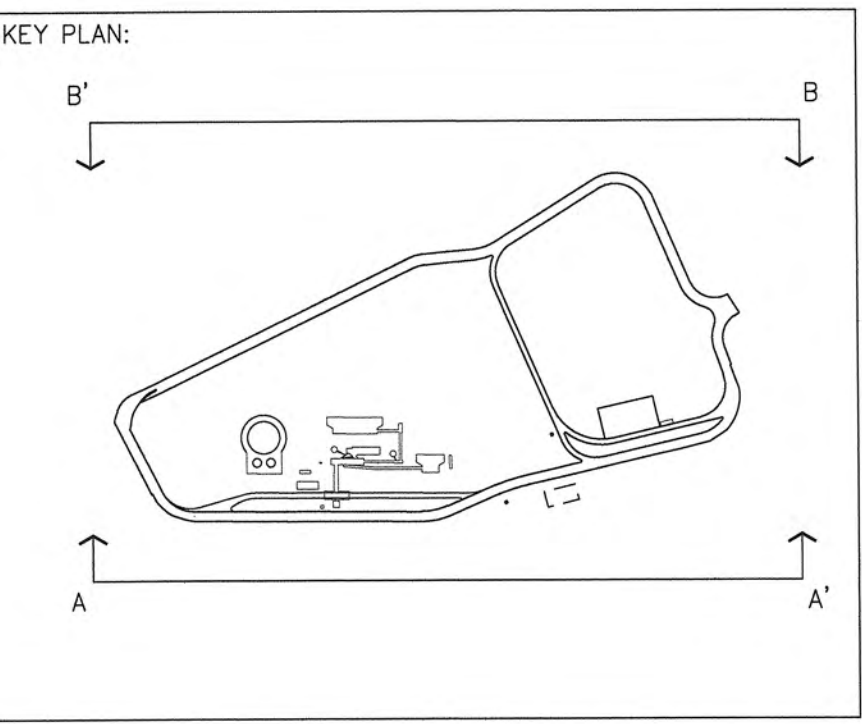
NW 1/4 OF SEC. 3, NE 1/4 OF SEC. 4, T7S, R68W AND SW 1/4 OF SEC. 34, T6S, R68W OF THE 6TH P.M.
PERMIT AREA 29.90 ACRES, TOTAL AREA 44.95 ACRES
US2021-002
AMENDING US2014-009 AND US2018-001



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 2' PER YEAR, 50'-60' MATURE HEIGHT.
- PI PO: 13-24' PER YEAR; 60'-100' MATURE HEIGHT.

LEGEND
PO AN
PI PO

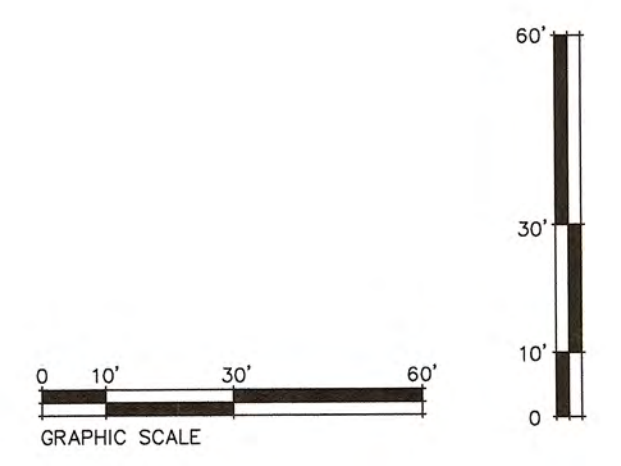
APPROVAL CERTIFICATE

ENGINEERING NA INITIALS / DATE

PLANNING TP 10/20/24 INITIALS / DATE

OWNER MM INITIALS / DATE

LESSEE (IF APPLICABLE) MM INITIALS / DATE



SUMMIT
DESIGN AND ENGINEERING SERVICES
14624 Orchard Parkway, Suite 202
Westminster, CO 80233
Phone: (303) 997-4948
www.SummitDE.com

patrick berrend - architect, ncarb
patrick.berrend@summitde.com
(phone) 303-997-4948
(mobile) 303-960-9925

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
Revision Date: 08/09/2024
Revision Date: 09/26/2024

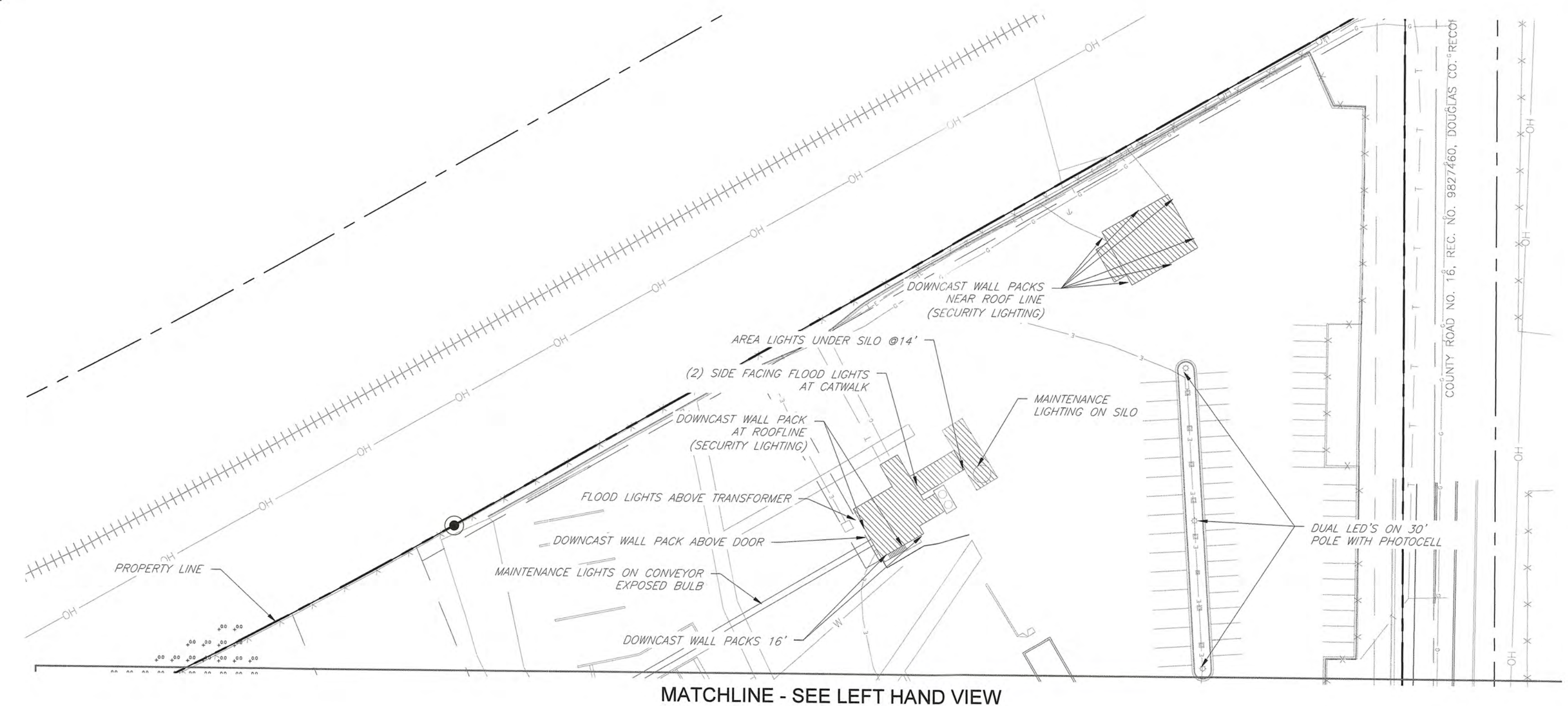
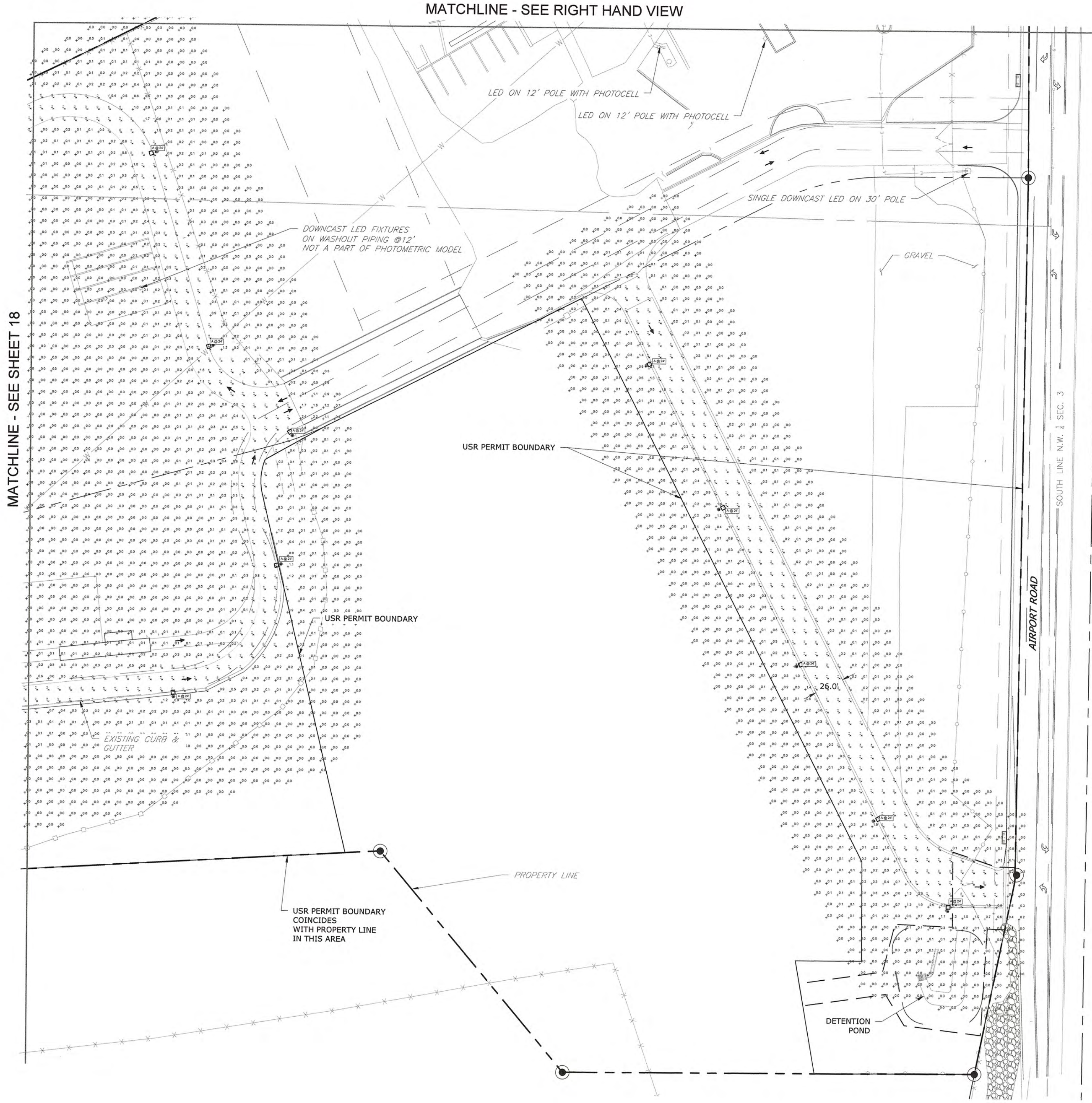
CIVIL RESOURCES, LLC
8308 COLORADO BLVD.
SUITE 200
FIRESTONE, CO 80504
303-833-1416

LANDSCAPE ELEVATIONS

SCALE: 1"= 30'-0"

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



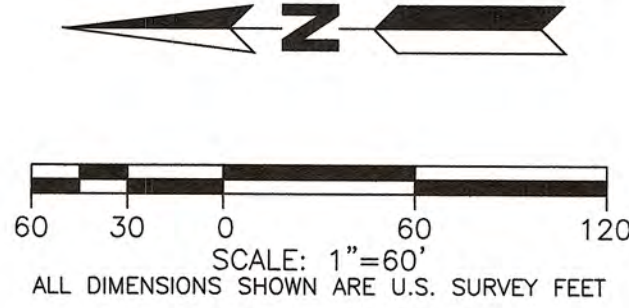
- NOTES:
1. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY OR CONDUCTING FINAL INSPECTIONS, DOUGLAS COUNTY SHALL CONDUCT AN EVENING SITE VISIT TO ENSURE ILLUMINATION LEVELS GENERATED BY THE LIGHTING MEET ALL COUNTY CRITERIA AS WELL AS THOSE INDICATED ON THE APPROVED SITE IMPROVEMENT PLAN; DO NOT CREATE 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	<u>MA</u> INITIALS/DATE
PLANNING	<u>TD 10/28/24</u> INITIALS/DATE
OWNER	<u>[Signature]</u> INITIALS/DATE
LEASEE (IF APPLICABLE)	<u>[Signature]</u> INITIALS/DATE

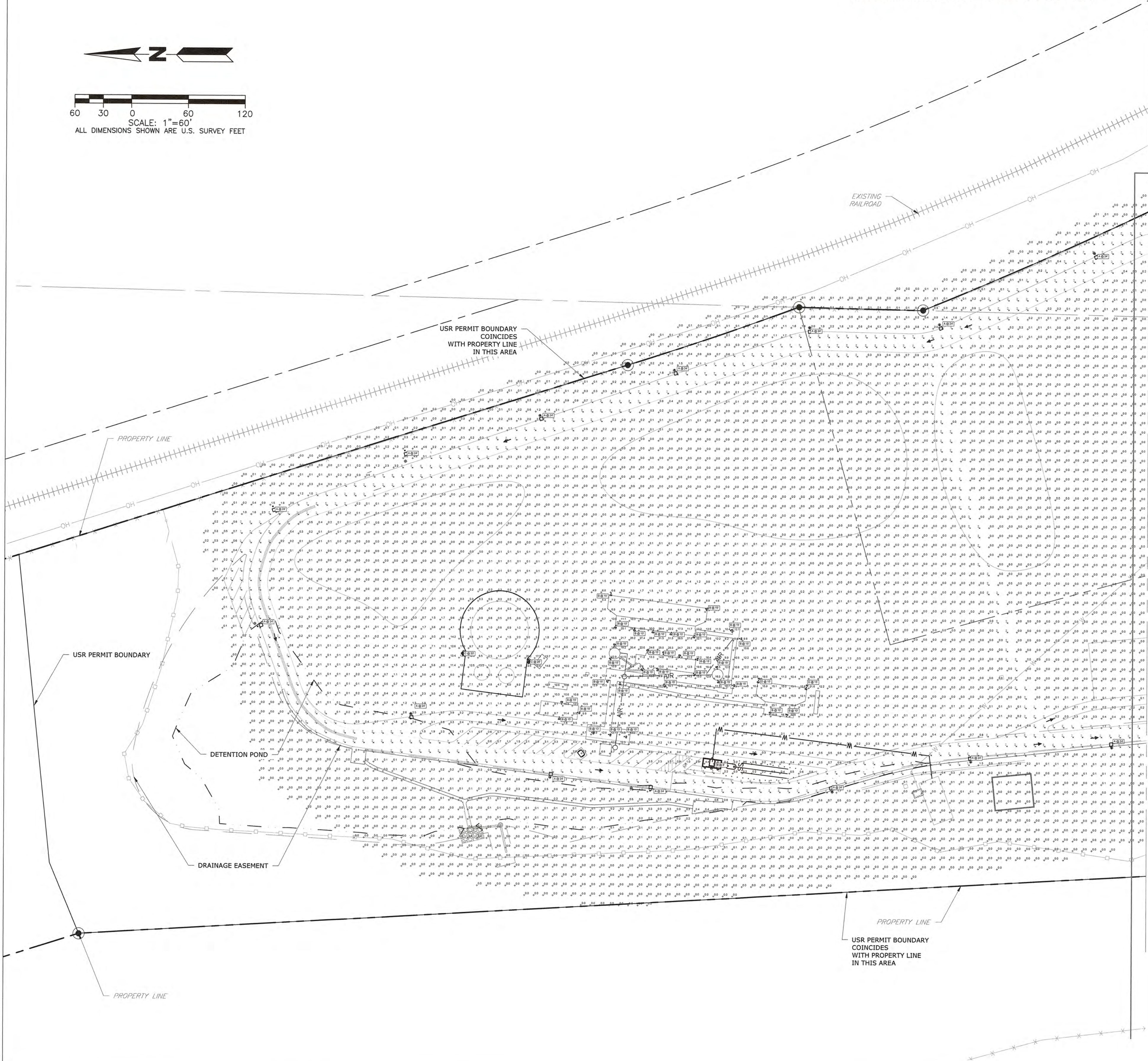
Preparation Date: 02/05/2021
Revision Date: 06/24/2022
Revision Date: 07/15/2022
Revision Date: 03/22/2023
Revision Date: 04/05/2024
Revision Date: 06/17/2024
Revision Date: 08/09/2024
Revision Date: 09/26/2024
CIVIL RESOURCES, LLC
8308 COLORADO BLVD.
SUITE 200
FIRESTONE, CO 80504
303-833-1416
PARTIAL
PHOTOMETRIC
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



PROPOSED	LEGEND	EXISTING
---	PROPERTY LINE	---
---	PERMIT AREA	---
---	EASEMENT	---
---	LOT LINE	---
---	DETENTION POND LIMITS	---
---	FENCE	---
---	RAILROAD	---
---	ROADWAY LIGHT POLE	---
---	CALCULATED FOOTCANDLE AT GRADE	---
---	FIXTURE TYPE WITH MOUNTING HEIGHT	---



MATCHLINE - SEE SHEET 19

NOTES:

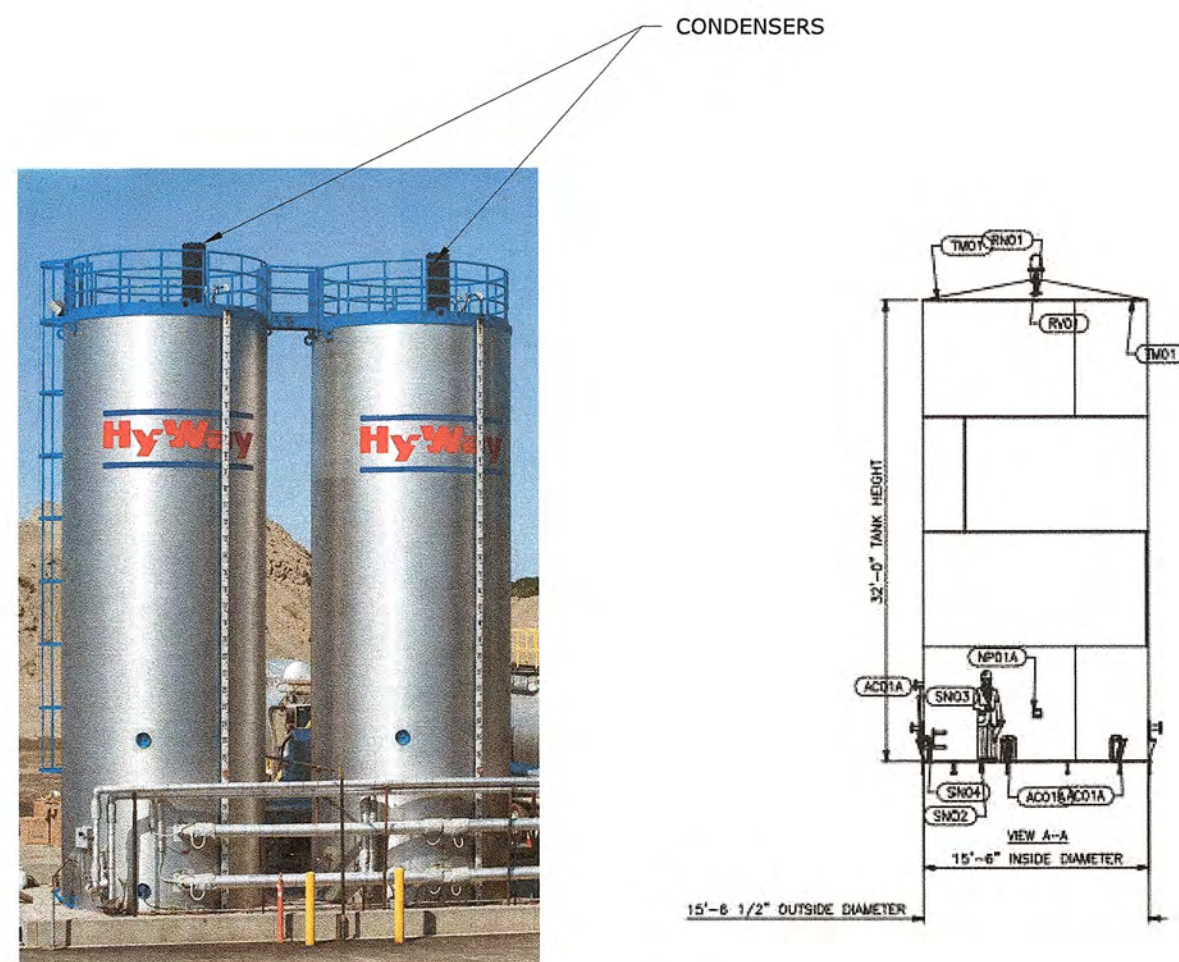
- PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY OR CONDUCTING FINAL INSPECTIONS, DOUGLAS COUNTY SHALL CONDUCT AN EVENING SITE VISIT TO ENSURE ILLUMINATION LEVELS GENERATED BY THE LIGHTING MEET ALL COUNTY CRITERIA AS WELL AS THOSE INDICATED ON THE APPROVED SITE IMPROVEMENT PLAN. DO NOT CREATE DISABILITY 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-CONFORMING 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.

APPROVAL CERTIFICATE	
ENGINEERING	NA INITIALS/DATE
PLANNING	10/28/24 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
Revision Date: 08/09/2024
Revision Date: 09/26/2024
CIVIL RESOURCES, LLC
8308 COLORADO BLVD.
SUITE 200
FIRESTONE, CO 80504
303-833-1416
PARTIAL
PHOTOMETRIC
PLAN -1

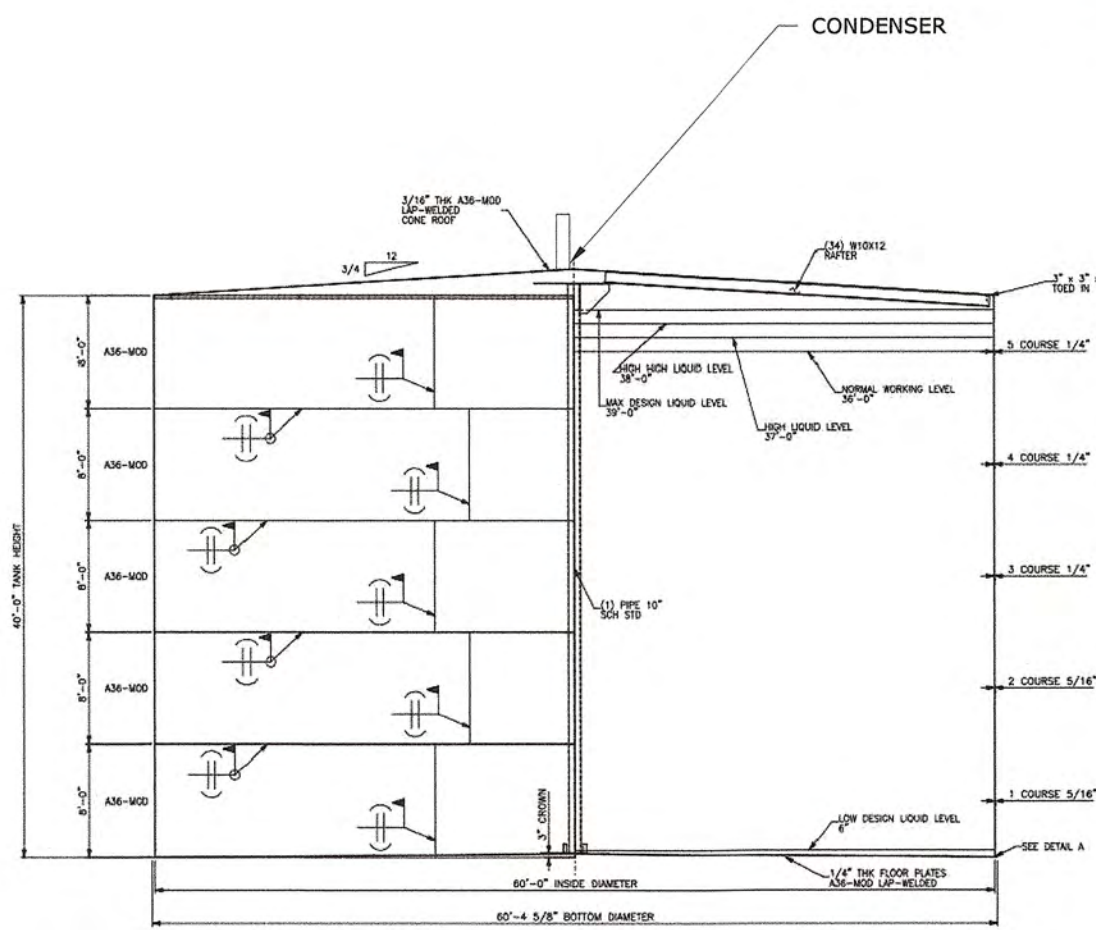
OWENS INDUSTRIAL PARK FILING 1, 1ST AMENDMENT, LOT 1A AND
METES AND BOUNDS PARCEL, 3RD AMENDMENT
DOUGLAS COUNTY APM

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



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"



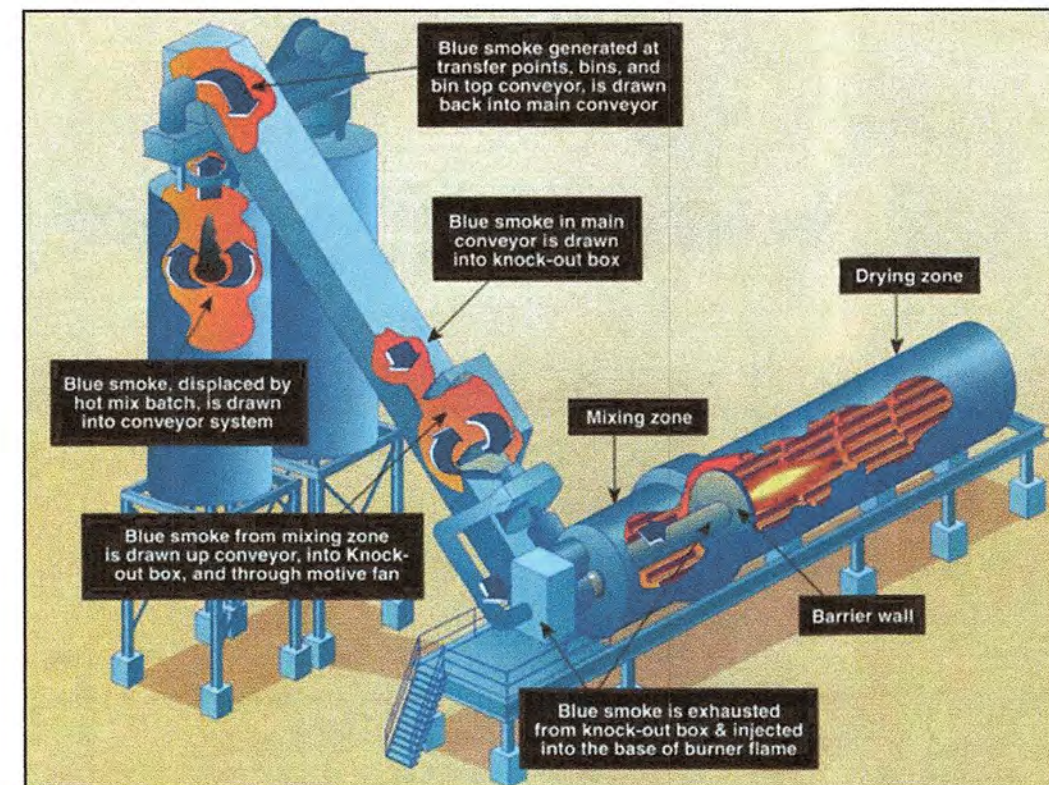
ASPHALT CEMENT TANK - LARGE

Notes:
One tank (see site plan)
Painted: Beige
Height: 40' (tank)
5' (condenser)
Diameter: 60"



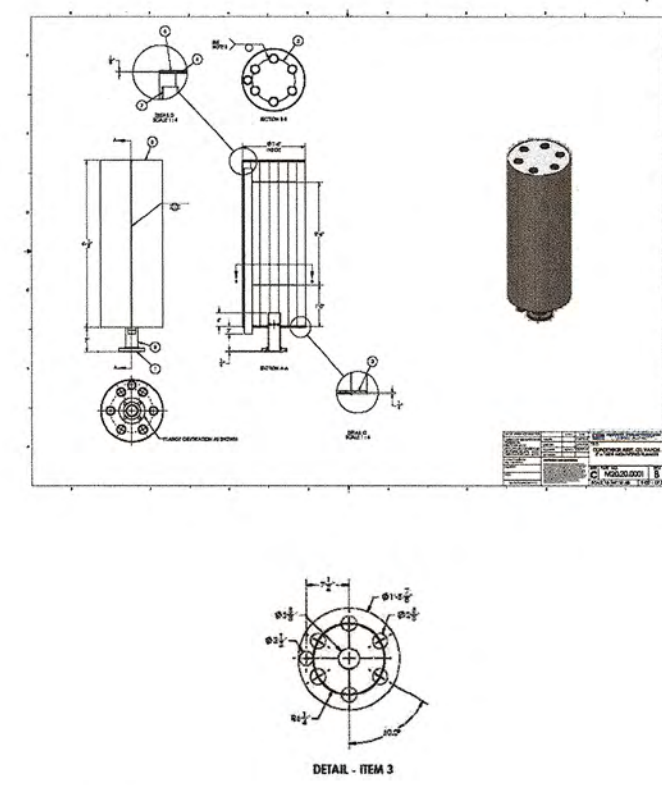
BAGHOUSE

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

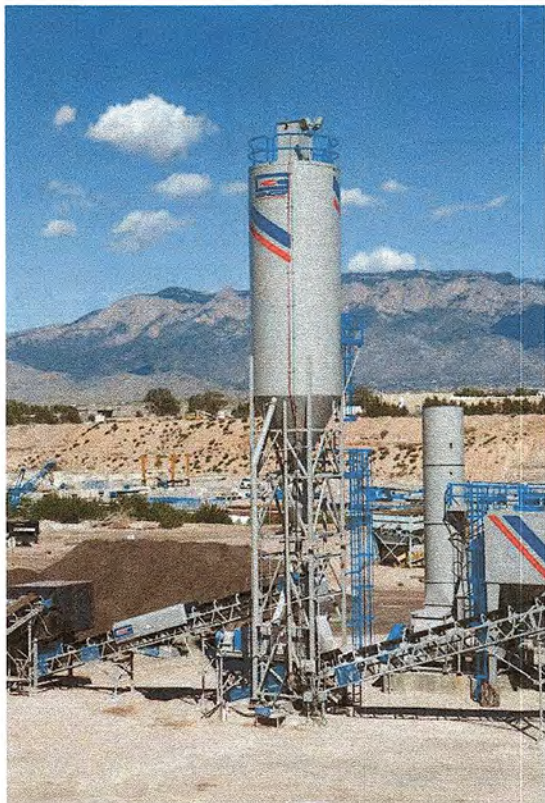
Notes:
Condenser will be located on top of each asphalt cement storage tank.
Color: Beige
Height: 4' - 7.5"
Diameter: 1' - 6"



RAMP FOR BIN ACCESS IS BEHIND WALL IN THIS PHOTO

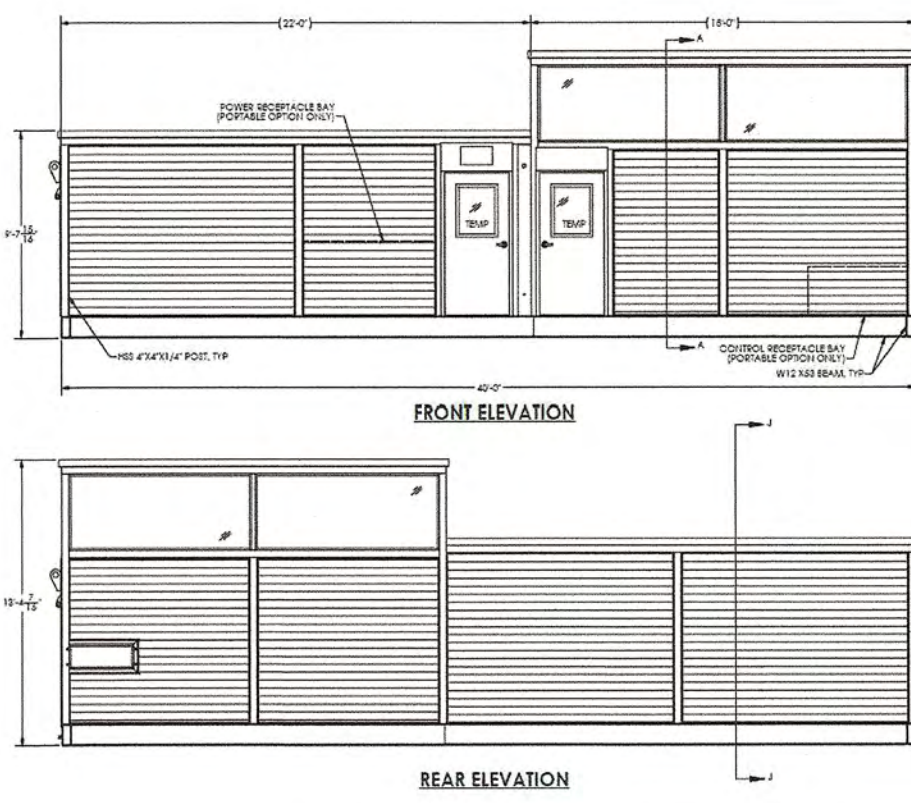
FEEDBINS

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"



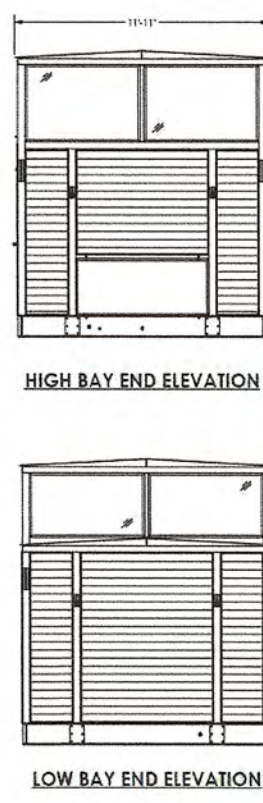
LIME SILO

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"



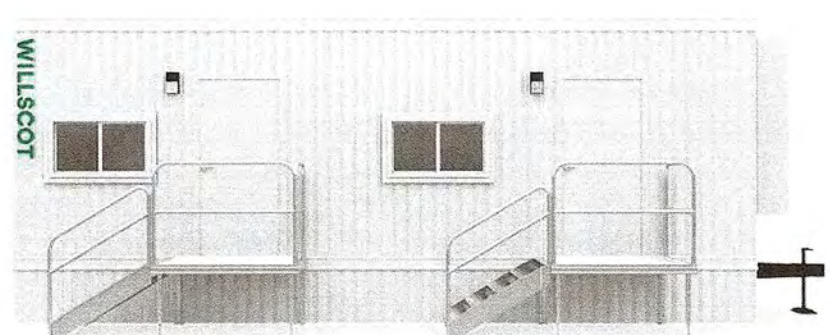
PRODUCT SILO

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"



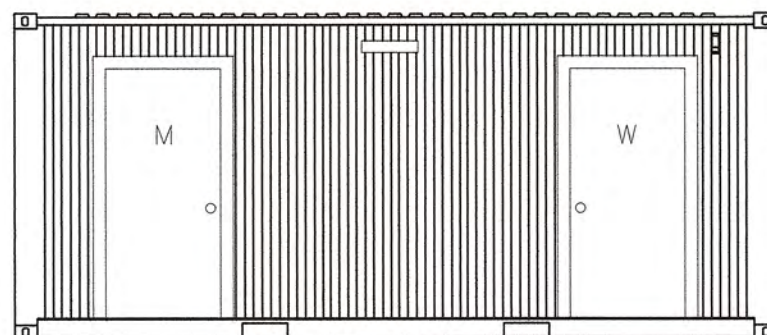
BLUE SMOKE FAN

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'

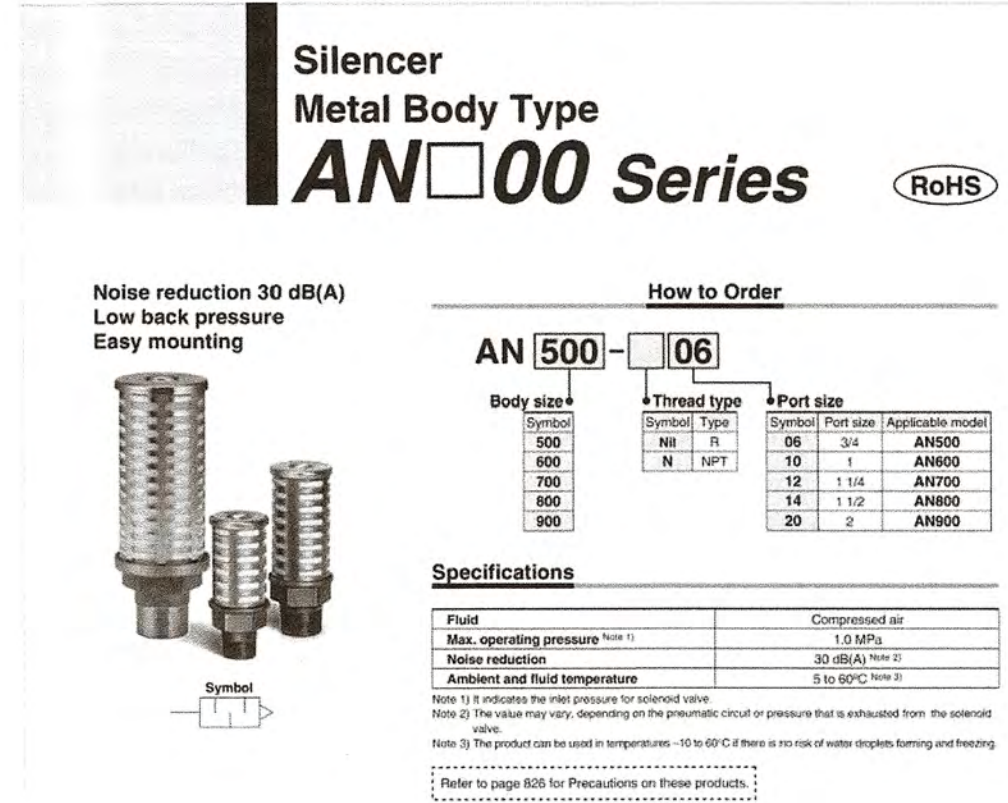


RESTROOM

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

GENERAL NOTES:

- ALL DIMENSIONS APPROXIMATE, FINAL DIMENSIONS MAY VARY BASED ON EQUIPMENT SOURCED.
- GRAPHICS, LOGOS OR STRIPING WILL NOT BE ALLOWED ON EQUIPMENT.



PRODUCT SILO MUFFLERS

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

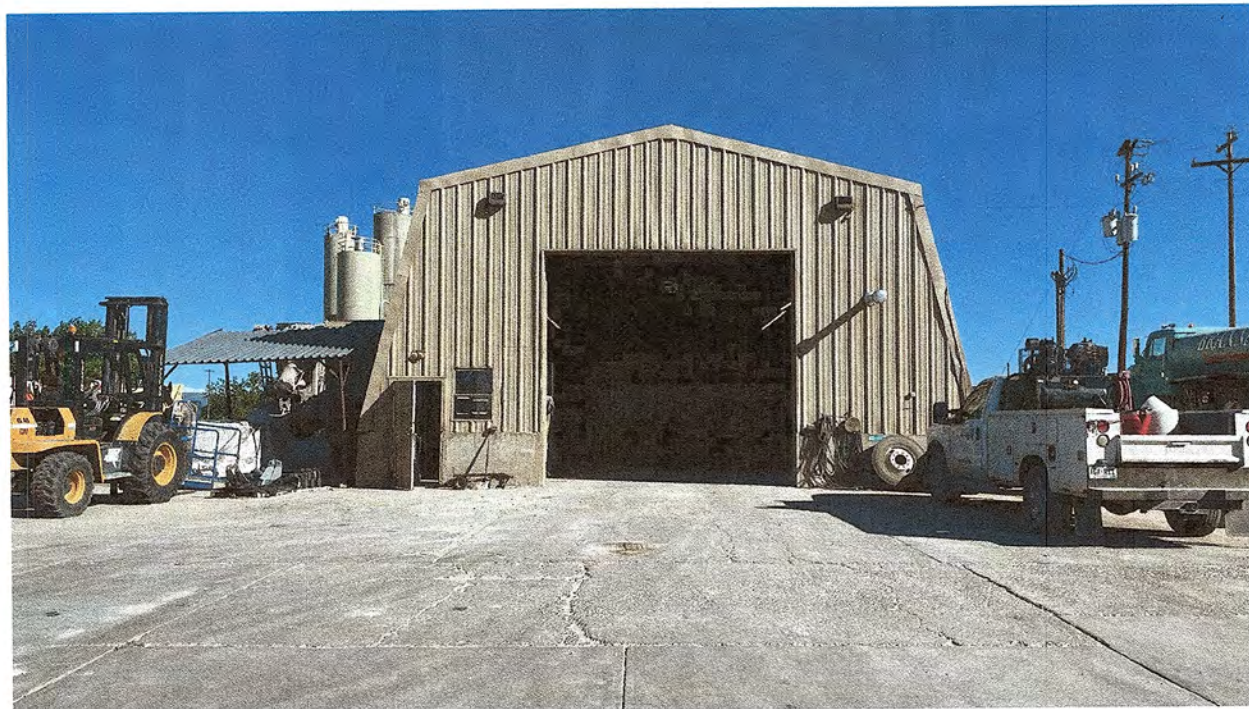
APPROVAL CERTIFICATE	
ENGINEERING	INITIALS/DATE
PLANNING	INITIALS/DATE
OWNER	INITIALS/DATE
LESSEE (IF APPLICABLE)	INITIALS/DATE

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
Revision Date: 08/09/2024
Revision Date: 09/26/2024
CIVIL RESOURCES, LLC
8308 COLORADO BLVD.
SUITE 200
FIRESTONE, CO 80504
303-833-1416

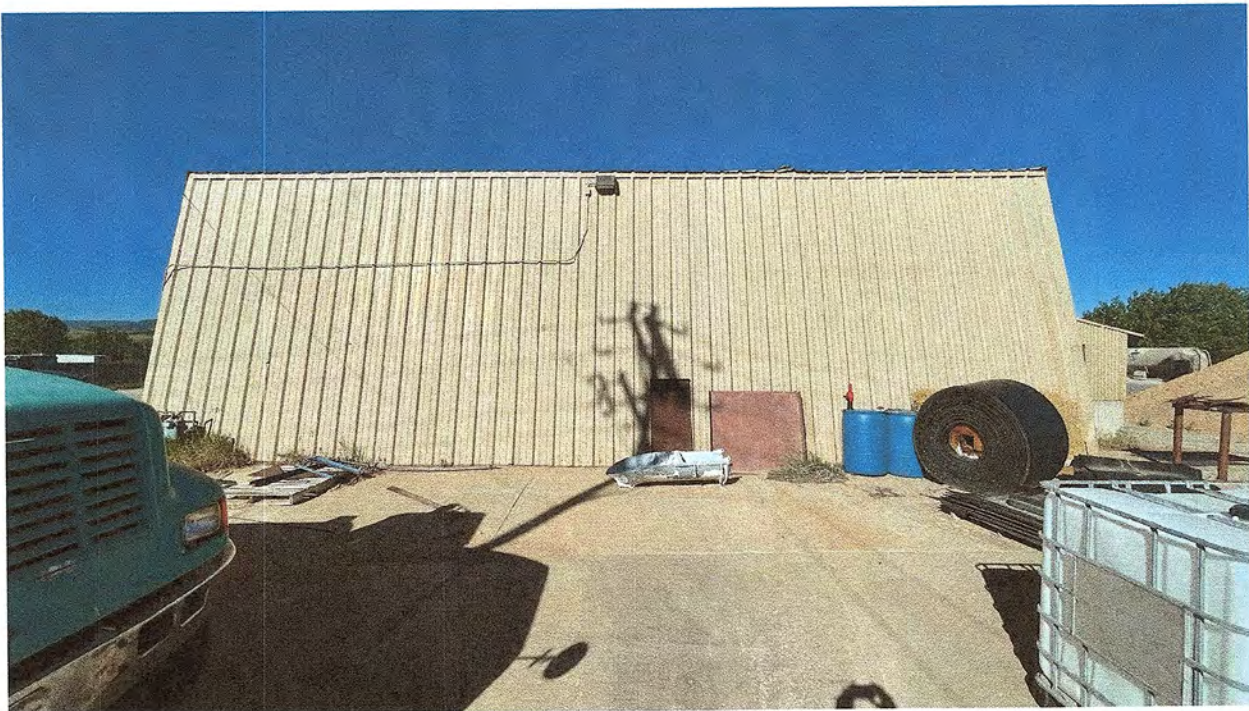
DETAILS - ASPHALT PLANT

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



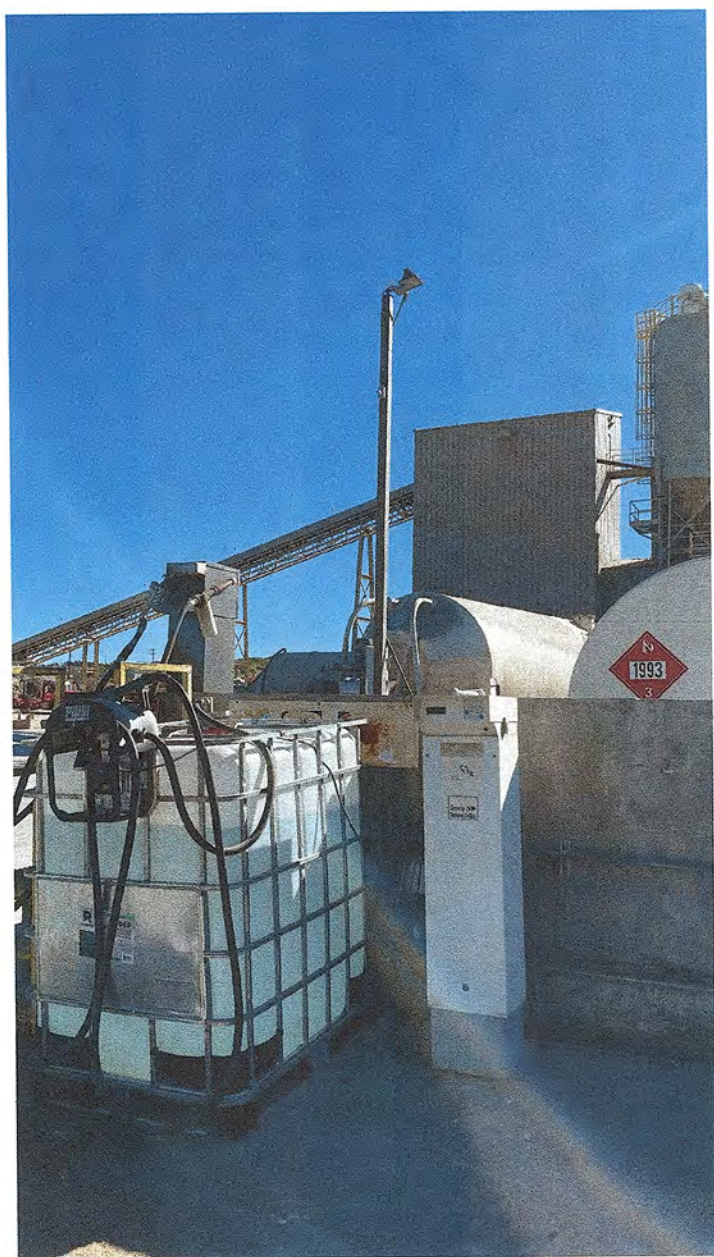
EXISTING MAINTENANCE BUILDING AND OFFICE
WEST ELEVATION



EXISTING TYPICAL MATERIALS BIN AND WASHOUT
FACING EAST



EXISTING TRUCK WASH OUT
FACING EAST



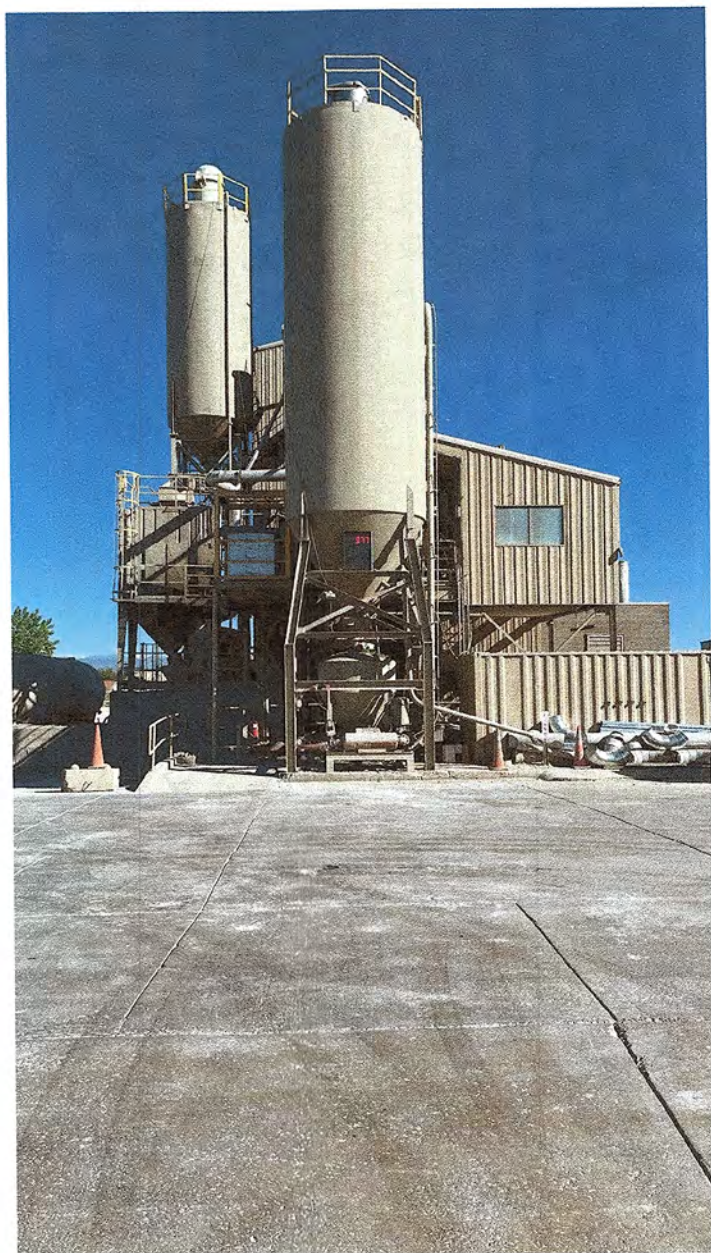
EXISTING FUEL TANKS IN CONTAINMENT
FACING EAST



EXISTING CONVEYOR PYLON
FACING SOUTH



EXISTING CONCRETE BATCH PLANT
EAST ELEVATION



EXISTING CONCRETE BATCH PLANT
SOUTH ELEVATION

APPROVAL CERTIFICATE	
ENGINEERING	<u>NA</u> INITIALS/DATE
PLANNING	<u>TP 10/29/24</u> INITIALS/DATE
OWNER	<u>[Signature]</u> INITIALS/DATE
LESSEE (IF APPLICABLE)	<u>[Signature]</u> 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
Revision Date: 08/09/2024
Revision Date: 09/26/2024
CIVIL RESOURCES, LLC
8308 COLORADO BLVD.
SUITE 200
FIRESTONE, CO 80504
303-833-1416

DETAILS - CONCRETE
PLANT