#### ATTACHMENT D

NW 1/4 OF SEC. 3, NE 1/4 OF SEC. 4, T7S, R68W AND SW 1/4 OF SEC. 34, T6S, R68W OF THE 6TH P.M.

PERMIT AREA 29.90 ACRES, TOTAL AREA 44.95 ACRES

US2021-002

AMENDING US2014-009 AND US2018-001

#### VESTED RIGHT - SITE SPECIFIC DEVELOPMENT PLAN

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

#### **BENCHMARK**

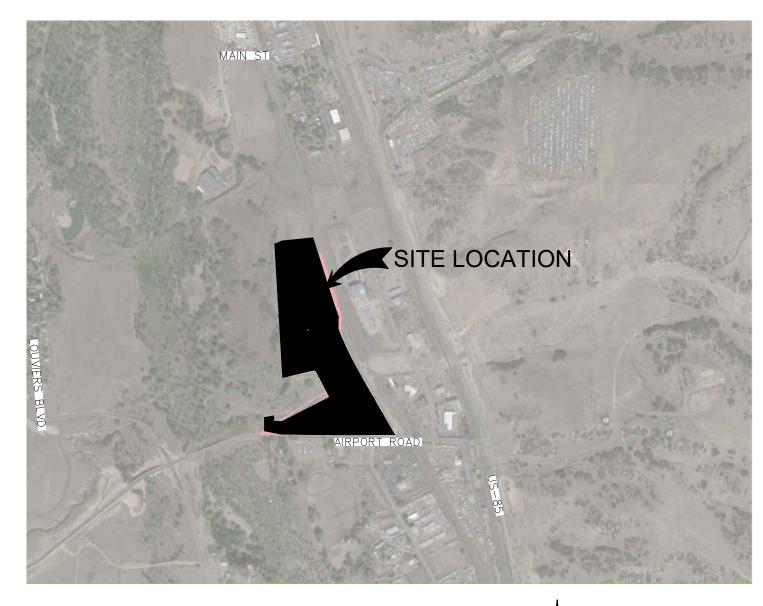
ELEVATIONS AND CONTOURS ARE BASED UPON THE FOLLOWING BENCHMARK:

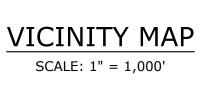
DOUGLAS COUNTY CONTROL STATION 2061086
A STAINLESS STEEL ROD IN BOX, ELEVATION = 5704.38 FEET (NAD 1983)

#### BASIS OF BEARINGS

BEARINGS ARE BASED COLORADO STATE PLANE CENTRAL ZONE. THE BASIS OF BEARING IS A LINE FROM A 88 FOOT WITNESS CORNER MONUMENTED BY A 3.25" ALUMINUM CAP STAMPED "WSSI, WC, T-7S R-68W,  $\frac{1}{4}$ , 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.

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





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

#### APPROVAL CERTIFICATE

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

#### DIRECTOR OF COMMUNITY DEVELOPMENT

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

THE UNDERSIGNED AS THE OWNER OR OWNER'S REPRESENTATIVE OF THE LANDS DESCRIBED HEREIN HEREBY AGREE ON BEHALF OF ITSELF, ITS SUCCESSORS, AND ASSIGNS TO DEVELOP AND MAINTAIN THE PROPERTY DESCRIBED HEREON IN ACCORDANCE AND COMPLIANCE WITH THIS APPROVED PLAN EXHIBIT AND THE DOUGLAS COUNTY ZONING RESOLUTION.

BRANNAN SAND AND GRAVEL COMPANY, LLC

	3Y:
	ΓΙΤLE: DATE:
L	AIL.
ATTEST:	
SECRETARY/ TREASURER	
STATE OF COLORADO ) ) SS.	
COUNTY OF)	
ACKNOWLEDGED BEFORE ME THIS DAY ( AS OF BRANNAN SAND AND GRAVE	
MY COMMISSION EXPIRES:	
WITNESS MY HAND AND OFFICIAL SEAL.	

PROPERTY OWNER:
READY MIXED CONCRETE
COMPANY
(A SUBSIDIARY OF BRANNAN
SAND AND GRAVEL CO,, LLC)
2500 E BRANNAN WAY
DENVER, CO 80229

ATTN: FRED MARVEL, P.E.

303-534.1231

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

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

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

**NOTARY PUBLIC** 

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

Revision Date: 03/22/2023
Revision Date: 04/05/2024
Revision Date: 06/17/2024
CIVIL RESOURCES, LLC
8308 COLORADO BLVD.

Preparation Date: 02/05/2021

**Revision Date: 06/24/2022** 

**Revision Date: 07/15/2022** 

SUITE 200 FIRESTONE, CO 80504 303-833-1416

**COVER SHEET** 

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

#### **AMENDING US2014-009 AND US2018-001**

#### COMMITMENT TO REVIEW AND HEARING COMMENTS

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

#### TRUCK TRIP

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

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

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

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

#### HOURS OF OPERATION

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

#### NUMBER OF EMPLOYEES

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

#### PARKING AND LOADING AREAS

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

#### OUTSIDE STORAGE AREAS AND STOCKPILE MANAGEMENT

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

#### PROCESSING OF RECYCLED ASPHALT PAVING MATERIAL

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

#### VEHICLE ROUTING PLAN

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

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

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

#### NOISE CONTROL

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

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

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

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

#### DUST, AIR QUALITY, AND ODOR CONTROLS

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

SITE OPERATIONS WILL COMPLY WITH THE NATIONAL AMBIENT AIR QUALITY STANDARDS (NAAQS) FOR PM 10 AND PM 2.5.

MONITORING WILL BE PERFORMED BY A QUALIFIED THIRD PARTY ON A QUARTERLY BASIS TO ASSESS COMPLIANCE WITH NAAQS REGULATIONS AND REQUIRED PERMITS. NAAQS COMPLIANCE SHALL BE EVALUATED ON A WORKDAY STANDARD. IF AN EXCEEDANCE OF THE NAAQS IS DETECTED, ACTION WILL BE TAKEN AND THE OPERATOR WILL EVALUATE AND INSTALL THOSE CONTROL MEASURES NECESSARY TO BRING THE OPERATION INTO COMPLIANCE WITH THE NAAQS.

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

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

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

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

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

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

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

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 -

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.

#### <u>LIGHTING — ASPHALT PAVING MATERIALS FACILITY</u>

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

#### METHOD OF FIRE PROTECTION

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

#### FIRE EQUIPMENT ACCESS:

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

#### LANDSCAPING INSTALLATION AND MAINTENANCE

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

#### FACILITIES MANAGEMENT PLAN

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

#### COMMUNITY RELATIONS

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

#### CONSOLIDATED MANAGEMENT PLAN

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

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

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

 $^{\rm 1}$  See management plan notes at left regarding Consolidated Management Plan.

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

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

Extended hours of operation typically occur Sunday evening to Thursday due to CDOT work schedules.
 Employee count includes drivers for some uses (concrete) but not others (crushing, APM). Employees include dedicated plant

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

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

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

### PERMIT US2021-0002

LANDSCAPE AND OPEN SPACE SUMMARY				
	REQUIRED			
	(15% of permit area)			
	195383	SF		
LANDSCAPE	4.49	AC		
LANDSCAPE	PROVIDED			
	262509	SF		
	6.03	AC		
	20.3	2%		
	PROVIDED			
OPEN SPACE	224298	SF		
OPEN SPACE	5.15	AC		
	17.3	2%		

APPROVAL CERTIFICATE

ENGINEERING
INITIALS/DATE

PLANNING
INITIALS/DATE

OWNER
INITIALS/DATE

LESSEE
(IF APPLICABLE)
INITIALS/DATE

Preparation Date: 02/05/2021

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

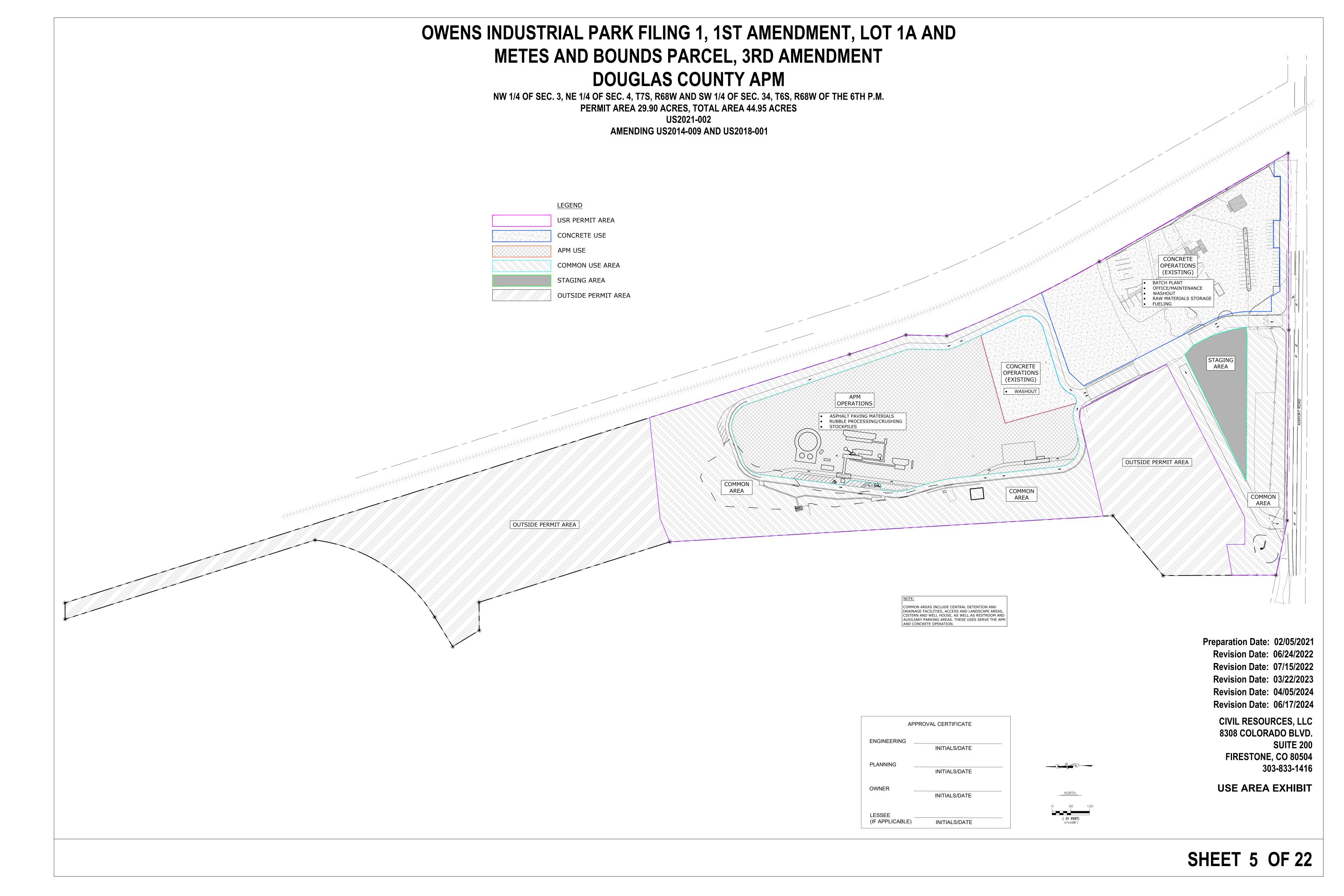
CIVIL RESOURCES, LLC 8308 COLORADO BLVD. SUITE 200

FIRESTONE, CO 80504 303-833-1416

MANAGEMENT PLAN

### OWENS INDUSTRIAL PARK FILING 1, 1ST AMENDMENT, LOT 1A AND METES AND BOUNDS PARCEL, 3RD AMENDMENT DOUGLAS COUNTY APM 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 **LEGEND** US2021-002 **AMENDING US2014-009 AND US2018-001** N.W. COR. E.1/2 N.W.1/4 SEC. 3, T.7S., R.68W. NORTH-SOUTH CENTERLINE, 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). 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, \( \frac{1}{4} \), 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" ZONING: A−1 FOUND TO BEAR NORTH 1° 19' 45" EAST A DISTANCE OF 2714.41 FEET. USE: RAILROAD 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" PERMIT AREA BOUNDARY — -PROPERTY BOUNDARY 🕹 UNPLATTED OWNER: READY MIX CONCRETE PARCEL # R0496010, RECEPTION NO. 2016091494, DOUGLAS CO. RECORDS SCALE" 1"=80' ALL DIMENSIONS SHOWN ARE U.S. SURVEY FEET A1/GI ZONING BOUNDARY OWNER: FOX HILLS EQUESTRIAN CENTER PARCEL# 2229-334-00-008 ZONING: A1 — AGRICULTURAL ONE USE: EQUESTRIAN CENTER Preparation Date: 02/05/2021 **Revision Date: 06/24/2022** ZONING: A1 - AGRICULTURAL ONE USE: EQUESTRIAN CENTER **Revision Date: 07/15/2022 Revision Date: 03/22/2023 Revision Date: 04/05/2024 Revision Date: 06/17/2024** CIVIL RESOURCES, LLC UNPLATTED APPROVAL CERTIFICATE 8308 COLORADO BLVD. OWNER: FOX HILLS EQUESTRIAN CENTER PARCEL# 2353-032-00-006 **SUITE 200 ENGINEERING** FIRESTONE, CO 80504 INITIALS/DATE 303-833-1416 PLANNING INITIALS/DATE **PARTIAL PERMIT BOUNDARY 1** INITIALS/DATE N.W. COR. SEC. 3, T.7S., R.68W. (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 POINT OF BEGINNING S29°51'30"E 699.41 FLOODPLAIN BOUNDARY PERMIT BOUNDARY <u>BENCHMARK</u> 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). ZONING: A−1 BEARINGS ARE BASED COLORADO STATE PLANE CENTRAL ZONE. THE BASIS OF BEARING IS A LINE FROM A USE: RAILROAD 88 FOOT WITNESS CORNER MONUMENTED BY A 3.25" ALUMINUM CAP STAMPED "WSSI, WC, T-7S R-68W, \( \frac{1}{4} \), 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. 1A, OWENS INDUSTRIAL CENTER FILING NO. 1, 1ST AMENDMENT REC. NO. 2016091495, DOUGLAS CO. RECORDS - SOUTH LINE 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 EASTERLY LINE — LOT 1A ONE-QUARTER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO" NW 1/4, SECTION 3 NØRTHYSØUTH/CENTERLINE, NW 1/4, SECTION 3 SW CORNER LOT WESTERLY LINE - NORTH R.O.W. LINE AIRPORT ROAD NORTHERLY LINE ; ALL DIMENSIONS SHOWN ARE U.S. SURVEY FEET DRAINAGE ACCESS EASEMENT -REC. NO. 2021011413 RECORDED JANUARY 28, 2021 ∽∆=35°19'54" USR USE AREA (GI-ZONED LAND ONLY) R = 50.00'L=30.83' 100−YR → FLOODPLAIN BOUNDARY Preparation Date: 02/05/2021 UNPLATTED **Revision Date: 06/24/2022** OWNER: READY MIX CONCRETE PARCEL # R0496010, RECEPTION NO. 2016091494, DOUGLAS CO. RECORDS **Revision Date: 07/15/2022** DRAINAGE ACCESS EASEMENT REC. NO. 2021011413 RECORDED JANUARY 28, 2027 **Revision Date: 03/22/2023** DRAINAGE ACCESS EASEMENT **Revision Date: 04/05/2024** -PERMIT AREA BOUNDARY -**Revision Date: 06/17/2024** CIVIL RESOURCES, LLC APPROVAL CERTIFICATE 8308 COLORADO BLVD. S00°14'12"E 58.38'-**SUITE 200 ENGINEERING** WESTERLY LINE -ZONING: A1 - AGRICULTURAL ONE RECEPTION NO. 2016091494 FIRESTONE, CO 80504 INITIALS/DATE USE: EQUESTRIAN CENTER 303-833-1416 PROPERTY BOUNDARY — PLANNING INITIALS/DATE UNPLATTED **PARTIAL PERMIT** OWNER: FOX HILLS EQUESTRIAN CENTER PARCEL# 2353-032-00-006 OWNER **BOUNDARY - 2** N00°14'12"W INITIALS/DATE DRAINAGE EASEMENT -(IF APPLICABLE) INITIALS/DATE



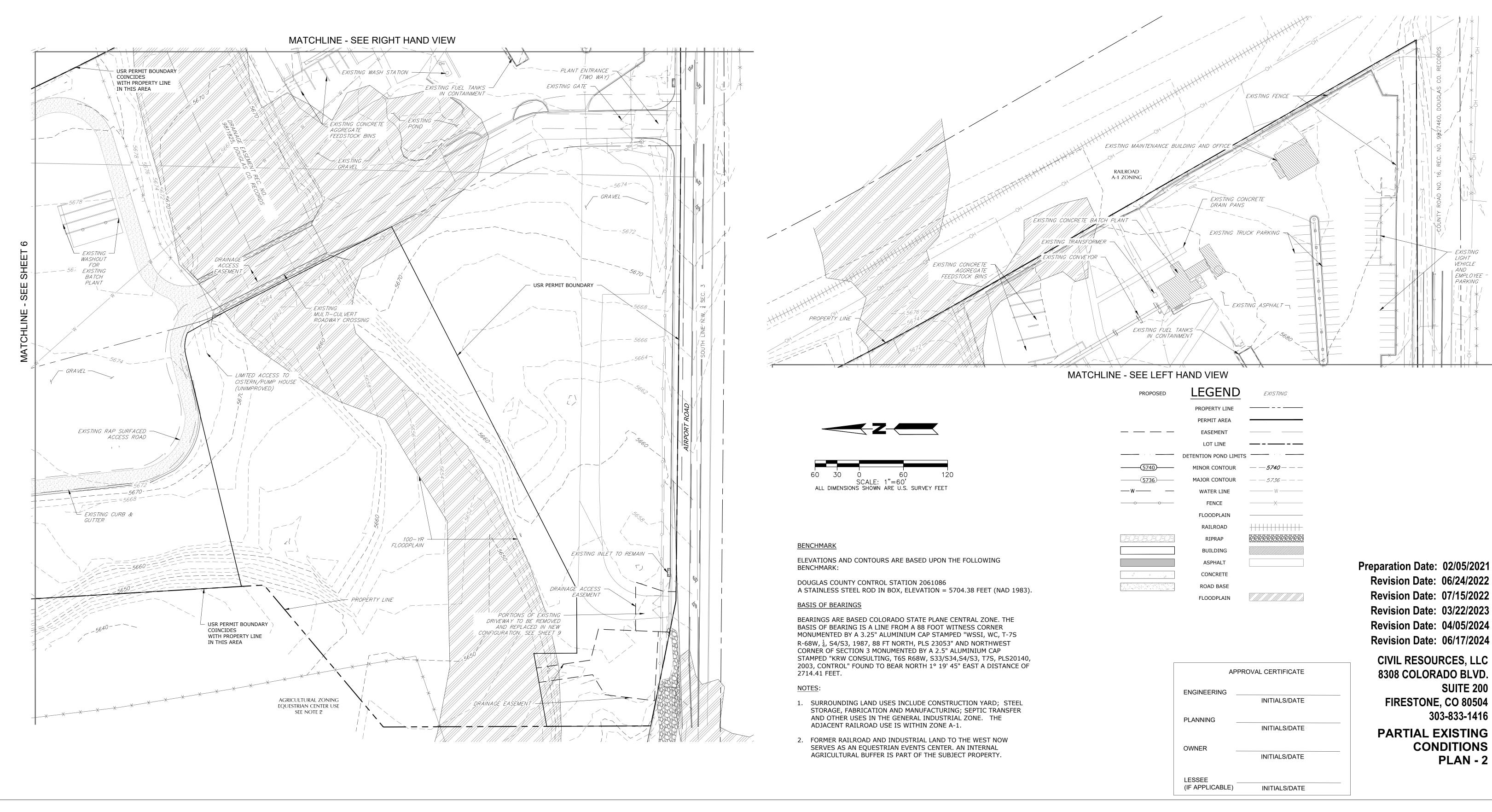
#### OWENS INDUSTRIAL PARK FILING 1, 1ST AMENDMENT, LOT 1A AND METES AND BOUNDS PARCEL, 3RD AMENDMENT DOUGLAS COUNTY APM NW 1/4 OF SEC. 3, NE 1/4 OF SEC. 4, T7S, R68W AND SW 1/4 OF SEC. 34, T6S, R68W OF THE 6TH P.M. PERMIT AREA 29.90 ACRES, TOTAL AREA 44.95 ACRES **US2021-002 AMENDING US2014-009 AND US2018-001** COINCIDES WITH PROPERTY LINE LEGEND GRAVEL SURFACING DETENTION POND LIMITS LOT LINE (TYP.) MINOR CONTOUR EXISTING SHED — TO BE REMOVED RAILROAD EXISTING TRANSFORMER PEDESTAL **ASPHALT** EXISTING WELL HOUSE CONCRETE ELEVATIONS AND CONTOURS ARE BASED UPON THE FOLLOWING / EXISTING RAP SURFACED -ACCESS ROAD ROAD BASE DOUGLAS COUNTY CONTROL STATION 2061086 DRAINAGE A STAINLESS STEEL ROD IN BOX, ELEVATION = 5704.38 FEET (NAD 1983). Preparation Date: 02/05/2021 \_ -EASEMENT BASIS OF BEARINGS **Revision Date: 06/24/2022** FOREBAY EXISTING DETENTION BEARINGS ARE BASED COLORADO STATE PLANE CENTRAL ZONE. THE **Revision Date: 07/15/2022** POND LIMITS, TYP. BASIS OF BEARING IS A LINE FROM A 88 FOOT WITNESS CORNER MONUMENTED BY A 3.25" ALUMINUM CAP STAMPED "WSSI, WC, T-7S **Revision Date: 03/22/2023** R-68W, $\frac{1}{4}$ , S4/S3, 1987, 88 FT NORTH, PLS 23053" AND NORTHWEST **Revision Date: 04/05/2024** CORNER OF SECTION 3 MONUMENTED BY A 2.5" ALUMINUM CAP STAMPED DRY HYDRANT 🔍 "KRW CONSULTING, T6S R68W, S33/S34,S4/S3, T7S, PLS20140, 2003, **Revision Date: 06/17/2024** EXISTING RETAINING WALL CONTROL" FOUND TO BEAR NORTH 1° 19' 45" EAST A DISTANCE OF 2714.41 FEET. CIVIL RESOURCES, LLC APPROVAL CERTIFICATE 8308 COLORADO BLVD. SURROUNDING LAND USES INCLUDE CONSTRUCTION YARD; STEEL STORAGE, FABRICATION AND MANUFACTURING; SEPTIC TRANSFER **SUITE 200** AND OTHER USES IN THE GENERAL INDUSTRIAL ZONE. THE **ENGINEERING** AGRICULTURAL ZONING EQUESTRIAN CENTER USE SEE NOTE 2 ADJACENT RAILROAD USE IS WITHIN ZONE A-1. USR PERMIT BOUNDARY FIRESTONE, CO 80504 INITIALS/DATE WITH PROPERTY LINE FORMER RAILROAD AND INDUSTRIAL LAND TO THE WEST NOW 303-833-1416 IN THIS AREA SERVES AS AN EQUESTRIAN EVENTS CENTER. AN INTERNAL PLANNING AGRICULTURAL BUFFER IS PART OF THE SUBJECT PROPERTY. INITIALS/DATE PARTIAL EXISTING 3. UTILITY PEDESTALS ALREADY LOCATED ON THE SITE WERE **CONDITIONS PLAN** OWNER APPROVED, SUBJECT TO FIELD VERIFICATION, BY SP2018-004. INITIALS/DATE (IF APPLICABLE) INITIALS/DATE SHEET 6 OF 22

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.

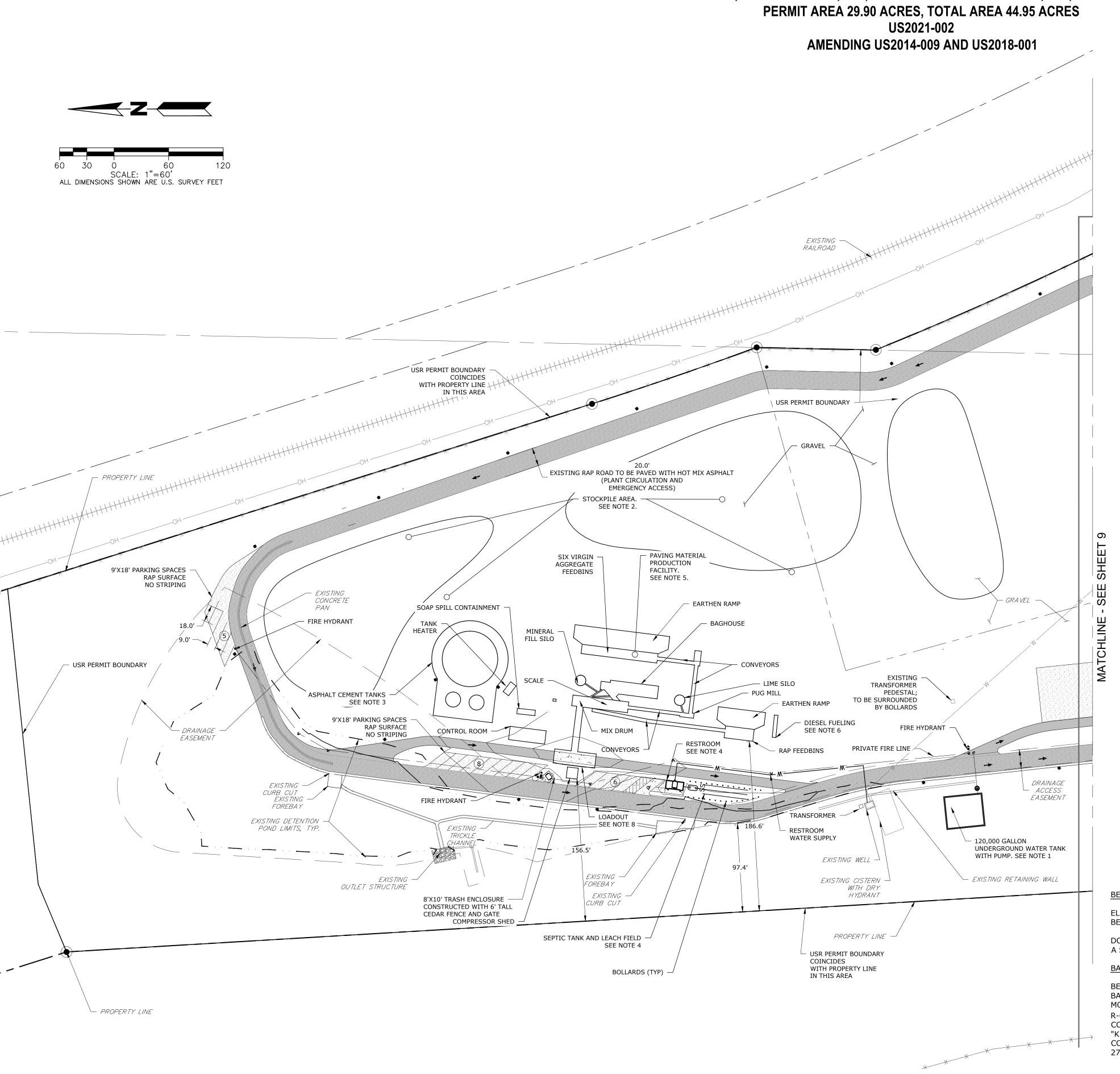
PERMIT AREA 29.90 ACRES, TOTAL AREA 44.95 ACRES

US2021-002

AMENDING US2014-009 AND US2018-001



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



#### NOTES:

#### 1. WATER STORAGE AND SUPPLY

A FIRE FIGHTING WATER SUPPLY OF NOT LESS THAN 120,000 GALLONS TO BE STORED ON-SITE. SUPPLY TO BE CONNECTED TO HYDRANTS DISTRIBUTED ON-SITE WHICH WILL PROVIDE 1,000 GPM FIRE FLOW AT 20 PSI RESIDUAL FOR NOT LESS THAN 2 HOURS. ON-SITE WATER STORAGE WILL BE ACCOMMODATED BY IN-GROUND CISTERN FED FROM THE ON-SITE WELL AND ARRANGED FOR AUTO FILL.

#### . STOCKPILE ARI

THE ASPHALT PRODUCTION FACILITY RELIES ON SEVERAL TYPES OF AGGREGATE FEEDSTOCK THAT MUST BE MAINTAINED IN SEPARATE BULK STOCKPILES. IT IS ANTICIPATED THAT SPECIFICATION ROCK AND SAND, AS WELL AS RECYCLED ASPHALT PAVEMENT (RAP, A REQUIRED COMPONENT OF MOST ASPHALT PAVEMENT IN COLORADO), WILL BE LOCATED IN AT LEAST SEVEN DIFFERENT STOCKPILES OF VARYING HEIGHT AND FOOTPRINT. NO STOCKPILE SHALL EXCEED 20 FEET IN HEIGHT. TOTAL AREA OF STOCKPILES SHALL NOT EXCEED 160,000 SQUARE FEET.

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).

#### ASPHALT CEMENT TANKS

THE PRODUCTION OF ASPHALT PRODUCTS REQUIRES A CONTINUOUS SUPPLY OF ASPHALT CEMENT (ASPHALT OIL) AT AN ELEVATED TEMPERATURE. TANKS TO STORE AND HEAT ASPHALT CEMENT ARE LOCATED ADJACENT TO THE PLANT. THE APPLICANT IS ALSO GENERATING SITE-SPECIFIC CONTROLS AND PLANS FOR SAFE OPERATION AND PROCEDURES RELATED TO THESE TANKS. CONDENSER TECHNOLOGY WILL BE INSTALLED ON ALL ASPHALT CEMENT TANKS. CONDENSERS ARE INTENDED TO MINIMIZE ODOR EMISSIONS AND SHALL CONFORM WITH EQUIPMENT SPECIFIED ON SHEET 16.

#### 4. RESTROOM

WATER FOR RESTROOM BUILDING WILL BE PROVIDED BY EXISTING SITE WELL. SEPTIC SYSTEM DEPICTED IN APPROXIMATE LAYOUT, TO BE APPROVED BY DOUGLAS COUNTY HEALTH DEPARTMENT VIA SEPARATE PERMIT.

#### . PLANT LAYOUT

SUBSTANTIAL DEVIATION FROM DEPICTED LAYOUT REQUIRES A USR AMENDMENT. EXACT POSITIONING OF BINS AND CONVEYORS IS SUBJECT TO OCCASIONAL ADJUSTMENT WITHOUT AMENDMENT OF THE USR. FIXED PLANT FEATURES WILL BE PLACED ON FOOTERS AND SUBJECT TO CODE STANDARDS FOR FOUNDATIONS. SEE DETAIL SHEET FOR TYPICAL EQUIPMENT PHOTOS.

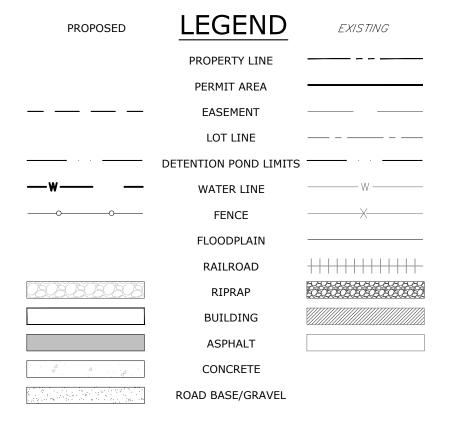
#### 6. <u>DIESEL FUEL</u>

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 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.



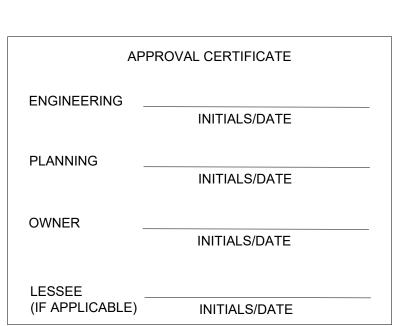
#### <u>ICHMARK</u>

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,  $\frac{1}{4}$ , 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.



Revision Date: 03/22/2023
Revision Date: 04/05/2024
Revision Date: 06/17/2024
CIVIL RESOURCES, LLC
8308 COLORADO BLVD.

Preparation Date: 02/05/2021

**Revision Date: 06/24/2022** 

**Revision Date: 07/15/2022** 

SUITE 200 FIRESTONE, CO 80504 303-833-1416

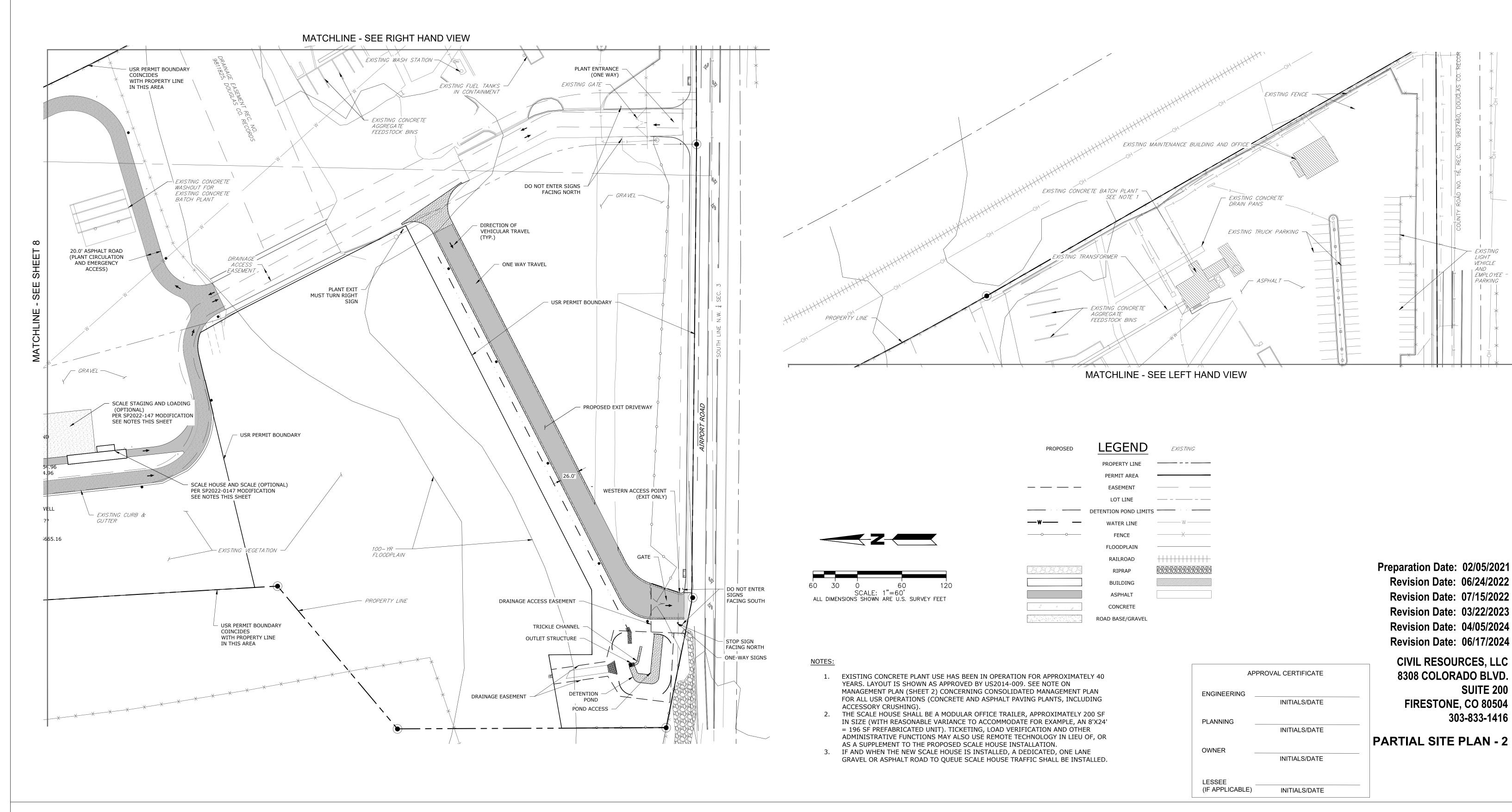
**PARTIAL SITE PLAN - 1** 

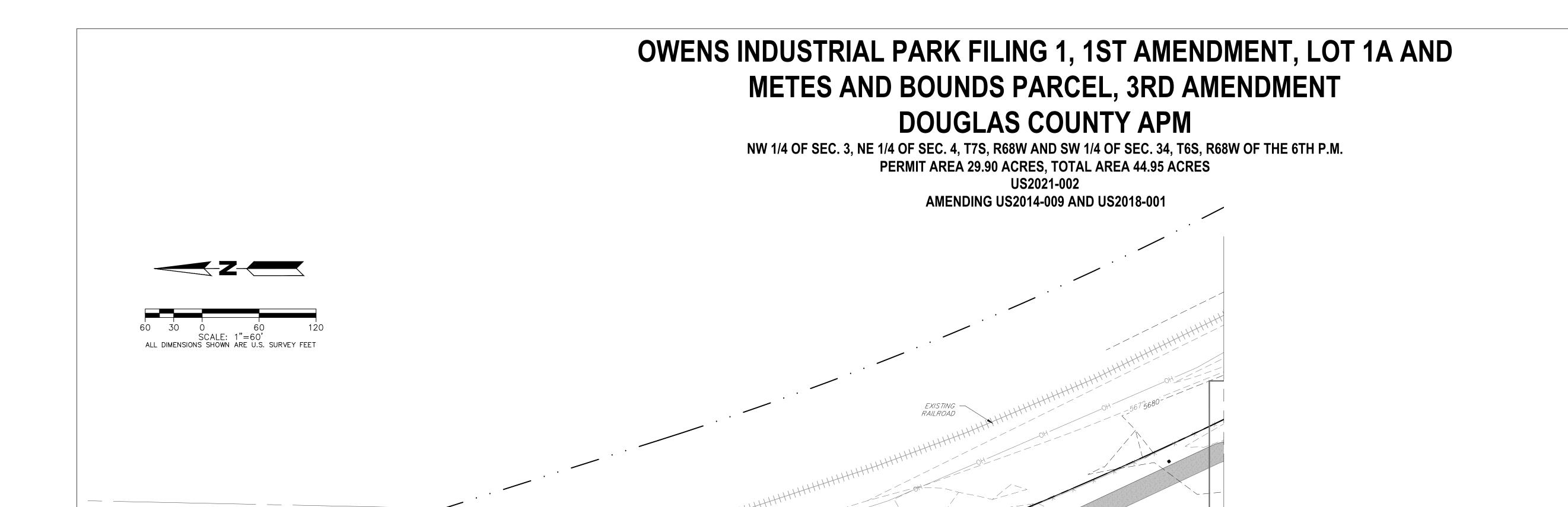
NW 1/4 OF SEC. 3, NE 1/4 OF SEC. 4, T7S, R68W AND SW 1/4 OF SEC. 34, T6S, R68W OF THE 6TH P.M.

PERMIT AREA 29.90 ACRES, TOTAL AREA 44.95 ACRES

US2021-002

AMENDING US2014-009 AND US2018-001





STOCKPILE AREA

LOAD-OUT

VIRGIN

AGGREGATE

MINERAL FILL SILO

CONTROL ROOM

CONCRETE

FOREBAY —

EXISTING DETENTION

POND LIMITS, TYP.

ASPHALT CEMENT TANKS

SOAP SPILL CONTAINMENT

- ASPHALT PRODUCTION

**FACILITY** 

USR PERMIT BOUNDARY

EXISTING CISTERN WITH DRY HYDRANT —

WITH PROPERTY LINE

IN THIS AREA

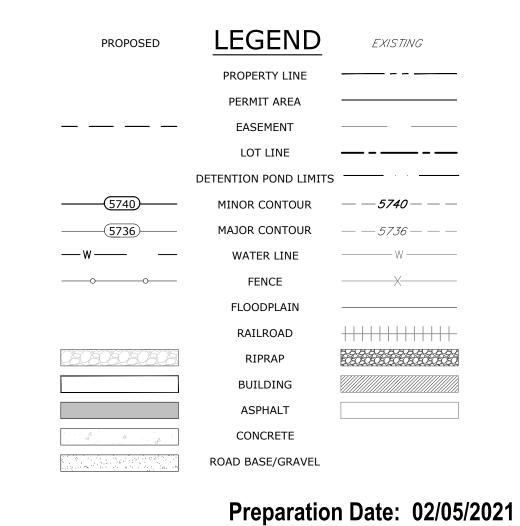
FIRE HYDRANT

CONVEYORS

COINCIDES VITH PROPERTY LINE

#### 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 SHOW ON THIS SHEET. CONSTRUCTION DOCUMENTS AND NEW GESC PLANS ARE APPROPRIATELY LIMITED TO THIS NEWLY AFFECTED AREA.



#### ICHMARK

- \_ -EASEMENT

120,000 GALLON

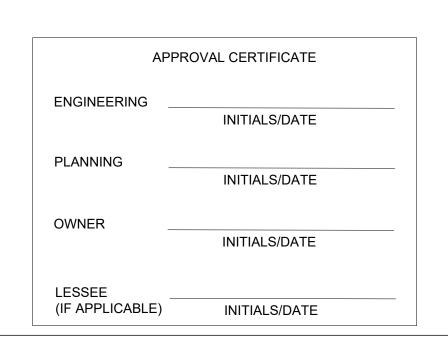
UNDERGROUND WATER TANK

ELEVATIONS AND CONTOURS ARE BASED UPON THE FOLLOWING

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

#### BASIS OF BEARINGS

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Revision Date: 04/05/2024
Revision Date: 06/17/2024
CIVIL RESOURCES, LLC
8308 COLORADO BLVD.
SUITE 200
FIRESTONE, CO 80504
303-833-1416
PARTIAL GRADING
PLAN - 1

**Revision Date: 06/24/2022** 

**Revision Date: 07/15/2022** 

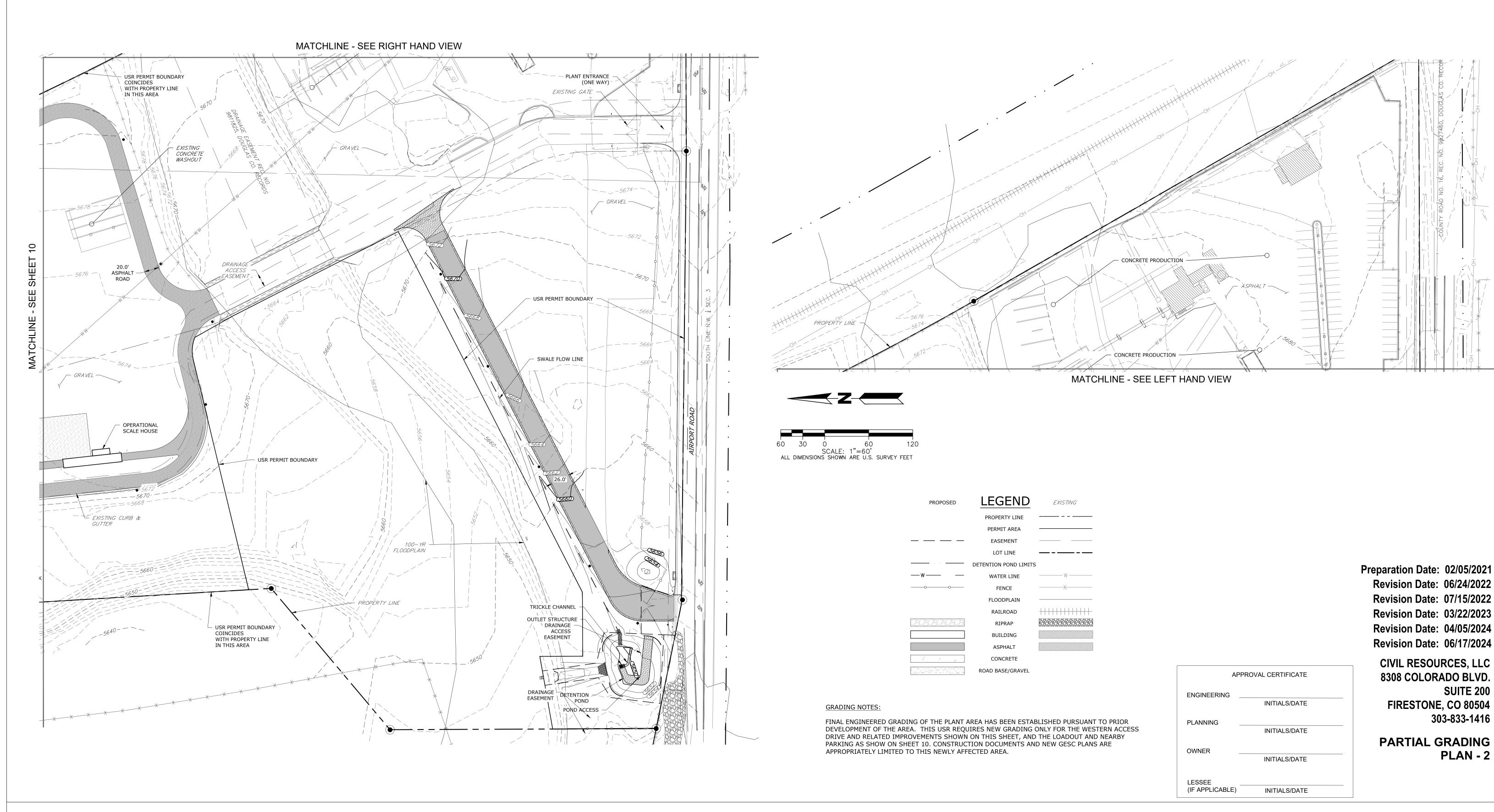
**Revision Date: 03/22/2023** 

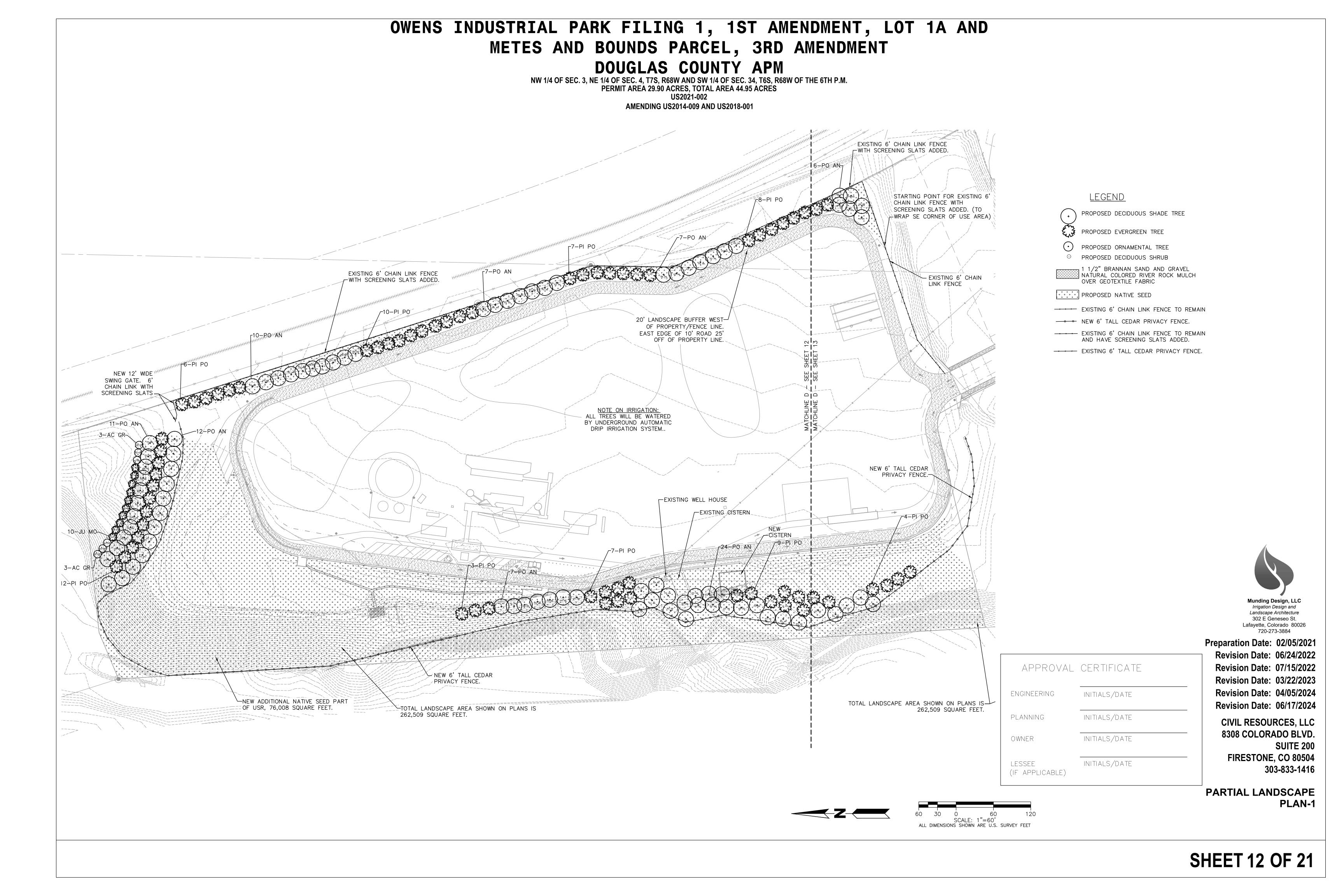
NW 1/4 OF SEC. 3, NE 1/4 OF SEC. 4, T7S, R68W AND SW 1/4 OF SEC. 34, T6S, R68W OF THE 6TH P.M.

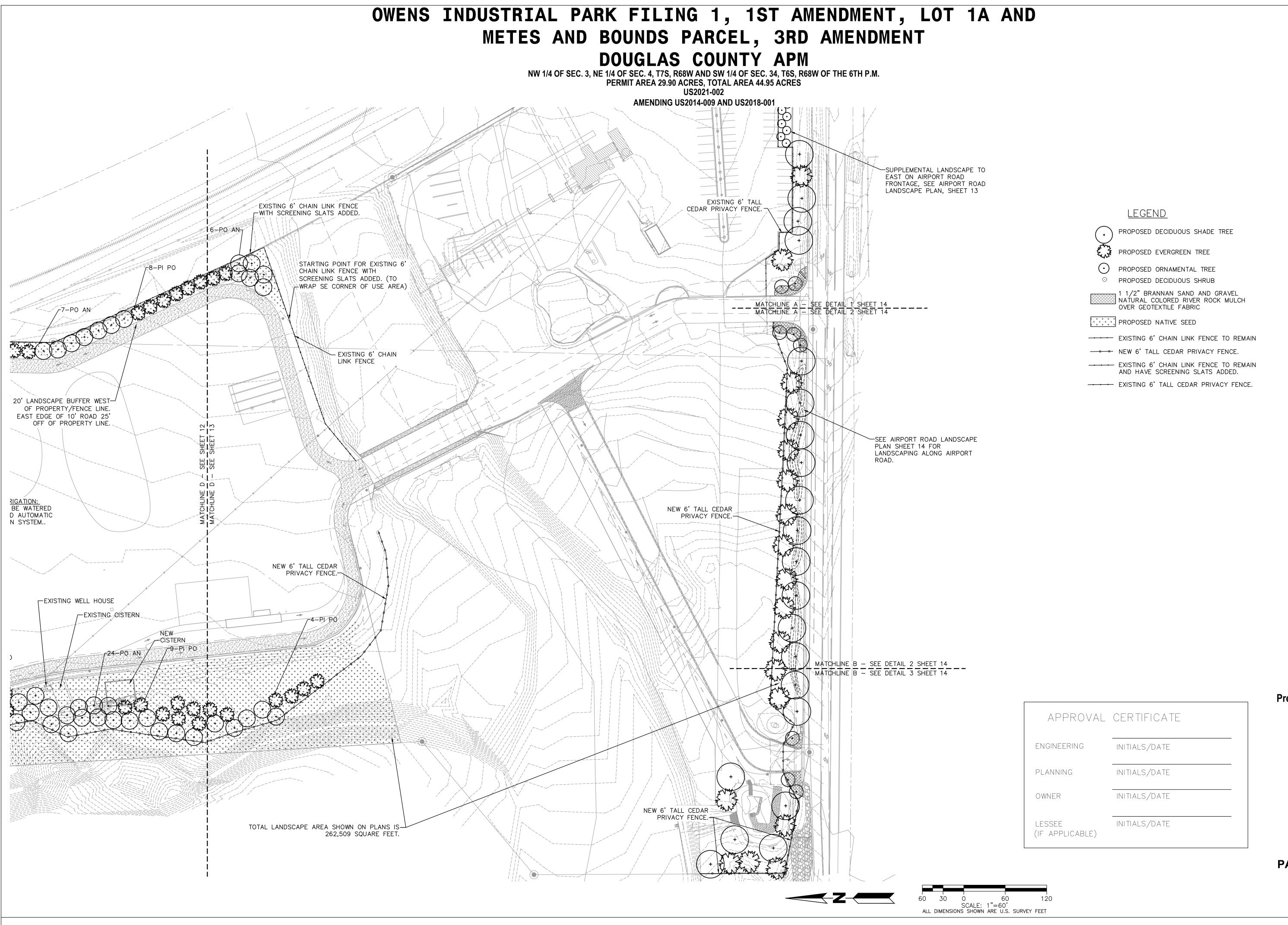
PERMIT AREA 29.90 ACRES, TOTAL AREA 44.95 ACRES

US2021-002

AMENDING US2014-009 AND US2018-001









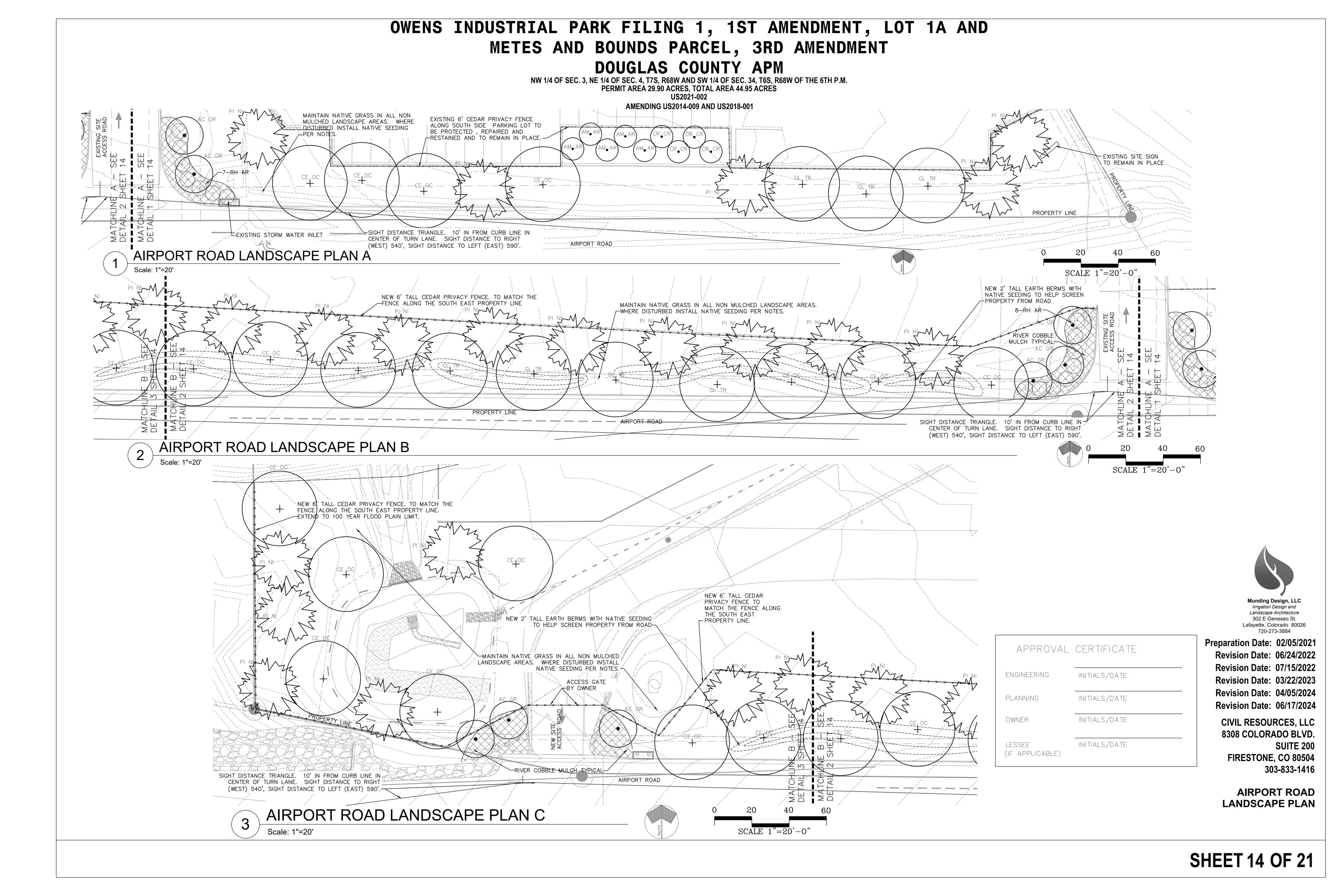
Munding Design, LLC
Irrigation Design and
Landscape Architecture
302 E Geneseo St.
Lafayette, Colorado 80026
720-273-3884

Preparation Date: 02/05/2021
Revision Date: 06/24/2022
Revision Date: 07/15/2022
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CIVIL RESOURCES, LLC

8308 COLORADO BLVD.
SUITE 200

FIRESTONE, CO 80504 303-833-1416

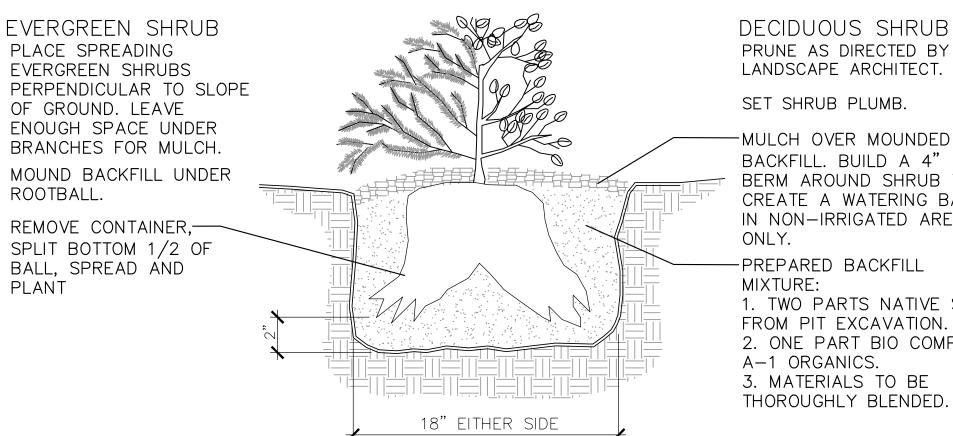
PARTIAL LANDSCAPE PLAN-2



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** 



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.

24" EITHER SIDE

OF BALL

### 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.

> MULCH FLUSH WITH SOD -AT EDGE. PROVIDE 30" MIN. RING FROM EDGE OF BARK TO EDGE OF MULCH.

REMOVE BOTTOM 1/3 OF WIRE BASKET. SET TREE IN PIT TO PROPER GRADE AND PLUMB. REMOVE REMAINING WIRE AND TWINE. IF PLASTIC OR TREATED BURLAP, REMOVE AS MUCH AS POSSIBLE AND BACKFILL. IF REGULAR BURLAP, BACKFILL 2/3 OF PIT. REMOVE 1/3 OF BACKFILL.

NOT TO SCALE

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

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.

TREE PLANTING DETAIL

PLAN	T SCHEDULE Botanical Name			WATER USE
SYMBOL	COMMON NAME	SIZE	QUANTITY	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
	<u>DECIDUOUS SHRUBS:</u>			
RH AR	Rhus aromatica 'Grow Low' GROW LOW FRAGRANT SUMAC	#5 Cont.	15	LOW

PROPOSED EVERGREEN TREE PROPOSED ORNAMENTAL TREE USR PROPOSED DECIDUOUS SHRUB 1 1/2" BRANNAN SAND AND GRAVEL NATURAL COLORED RIVÉR 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. 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. 1. 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 2. 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 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 croptime 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. 3. After grading, rip soil to a minimum of 6 inches. Avoid or minimize compaction associated with vehicles driving over ripped soil. 4. 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. 5. 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. 6. 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. 7. 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. <u>WETLAND PROTECTION:</u> "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 Andropogon gerardii Bonilla, Kaw, Champ, Bison <u>Schizachyrium scoparium Pastura</u> <u>Yellow Indiangrass</u> Sorghastrum nutans Cheyenne, Holt, Llano Panicum virgatum NE28, Greenville, Blackwell <u>PNWS</u> <u>Switchgrass</u> <u>Bouteloua curtipendula Vaughn</u> <u>PNWB</u> <u>Sideoats Grama</u> <u>Arriba, Rosanno</u> <u>Western Wheat</u> <u>Agropyron smithii</u> <u>Blue Grama</u> <u>Bouteloua gracilis</u> PNCB <u>Indian Ricegrass</u> <u>Achnatherum hymenoides Paloma, Nez Par, Rimrock</u> <u>Calamovilfa longifolia</u> <u>Goshen/Pronghorn</u> PNWS <u>Prairie Sandreed</u> PNCB <u>Green Needlegrass</u> <u>Nassella viridula Lodorm</u> Agropyron trachycaulum Pryor, San Luis PNCB <u>Slender Wheatgrass</u> TOTAL PLS/ACRE Notes: P=Perennial; A=Annual; N=Native; C=Cool Season; W=Warm Season; B=Bunchgrass; S=Sod former.

LEGEND PROPOSED DECIDUOUS SHADE TREE

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.

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

### GFNERAL 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.

- 3. 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.
- 4. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION TO VERIFY DEPTH AND LOCATION OF ALL UTILITIES.
- 5. ANY CONSTRUCTION DEBRIS OR MUD-TRACKING IN THE PUBLIC RIGHT-OF-WAY RESULTING FROM THE WORK SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR
- 6. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN AND OTHER DEVICES NECESSARY TO PROVIDE FOR THE PUBLIC SAFETY ON AND ABOUT THE SITE.
- 7. 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
- 8. CONTRACTOR SHALL REMOVE ALL DEBRIS FROM DEMOLITION OPERATIONS ON A DAILY BASIS.
- 9. 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.
- 10. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE PROJECT MANAGER IF ANY SIGNIFICANT INCONSISTENCIES BETWEEN THE EXISTING CONDITIONS AND THESE PLANS ARE DISCOVERED.

11. ALL CONSTRUCTION SHALL CONFORM WITH THE APPLICABLE STANDARDS AND SPECIFICATIONS OF DOUGLAS COUNTY.

- 12. 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
- 13. 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
- 14. 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.
- 15. 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.
- 16. 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 INITIALS/DATE PLANNING OWNER INITIALS/DATE LESSEE INITIALS/DATE (IF APPLICABLE)



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

**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** 

Preparation Date: 02/05/2021

CIVIL RESOURCES, LLC 8308 COLORADO BLVD. **SUITE 200** 

FIRESTONE, CO 80504 303-833-1416

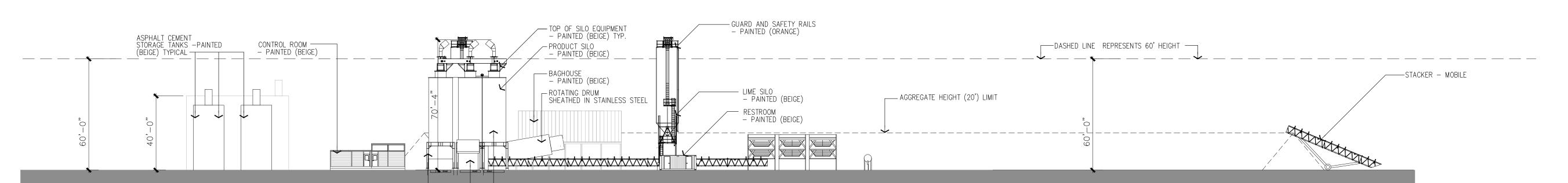
LANDSCAPE NOTES, **LEGEND AND DETAILS** 

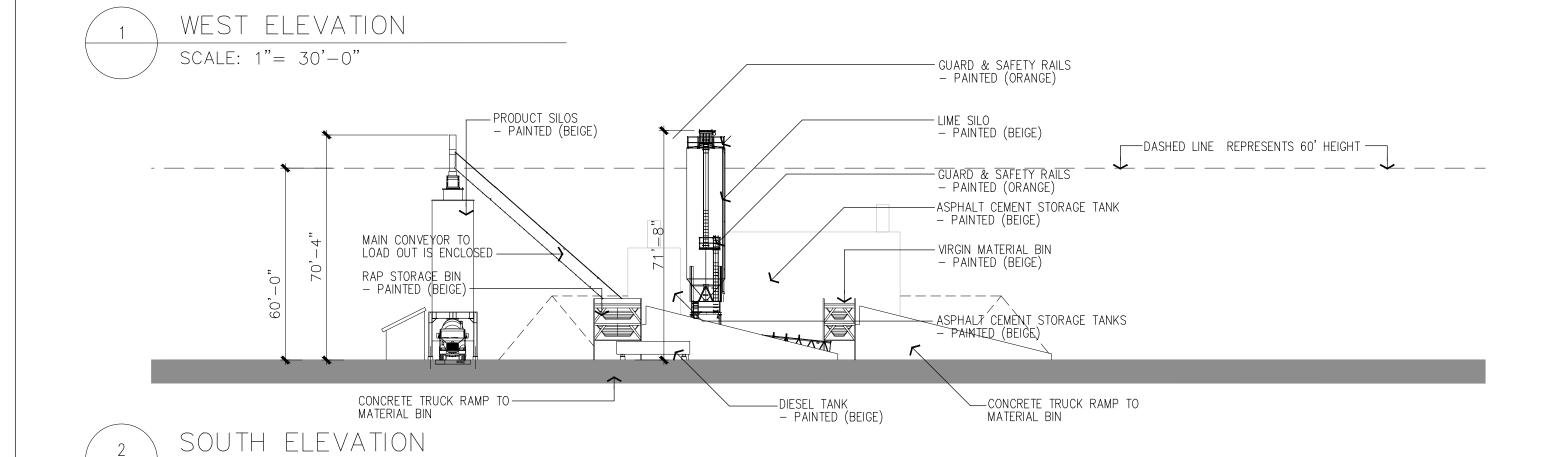
NW 1/4 OF SEC. 3, NE 1/4 OF SEC. 4, T7S, R68W AND SW 1/4 OF SEC. 34, T6S, R68W OF THE 6TH P.M.

PERMIT AREA 29.90 ACRES, TOTAL AREA 44.95 ACRES

US2021-002

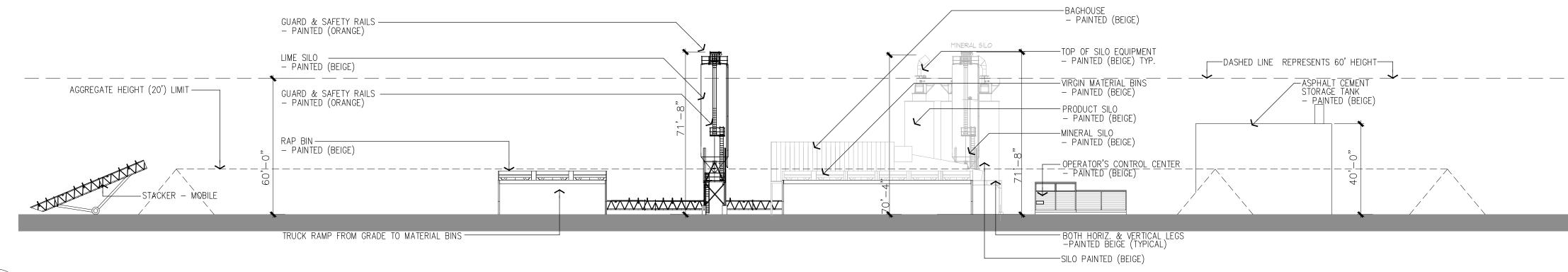
AMENDING US2014-009 AND US2018-001

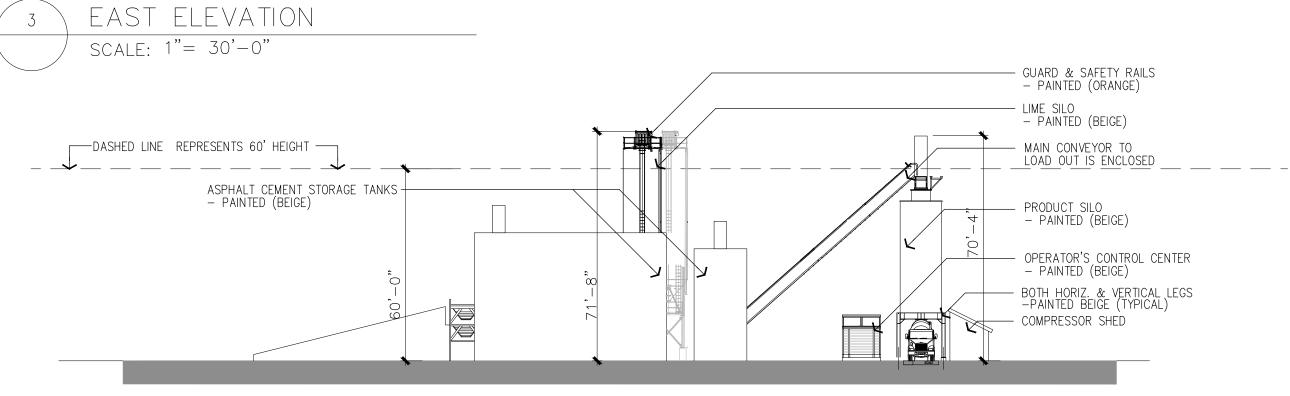




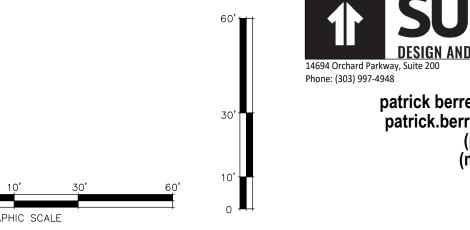
BOTH HORIZ. & VERTICAL LEGS — -PAINTED BEIGE (TYPICAL) SILO PAINTED (BEIGE)

-COMPRESSOR SHED











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.

THE OPERATOR'S CONTROL CENTER STRUCTURE IS INTENDED TO BE A PREFABRICATED STRUCTURE TO BE SPECIFIED AT TIME OF PLANT CONSTRUCTION AND THERFORE 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	INITIALS / DATE
PLANNING	INITIALS / DATE
OWNER	INITIALS / DATE
LESSEE (IF APPLICABLE)	INITIALS / DATE

Revision Date: 06/24/2022
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CIVIL RESOURCES, LLC
8308 COLORADO BLVD.

Preparation Date: 02/05/2021

SUITE 200 FIRESTONE, CO 80504 303-833-1416

**BUILDING ELEVATIONS** 

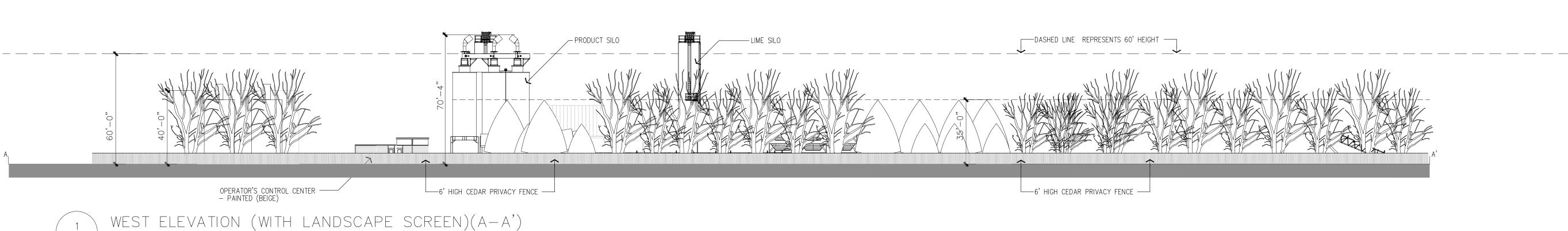
SCALE: 1" = 30'-0"

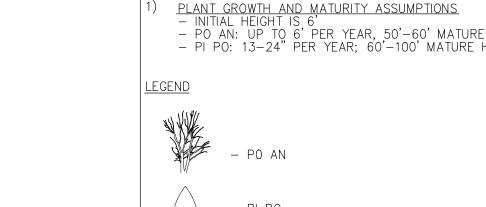
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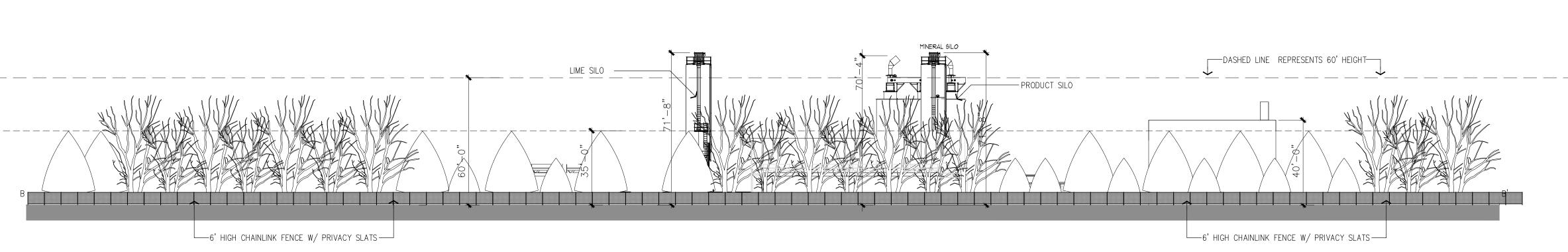
PERMIT AREA 29.90 ACRES, TOTAL AREA 44.95 ACRES

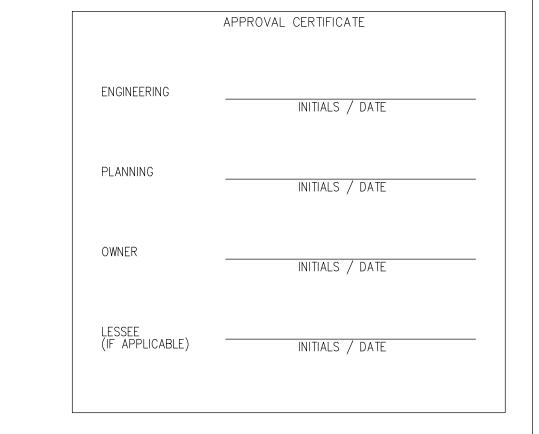
US2021-002

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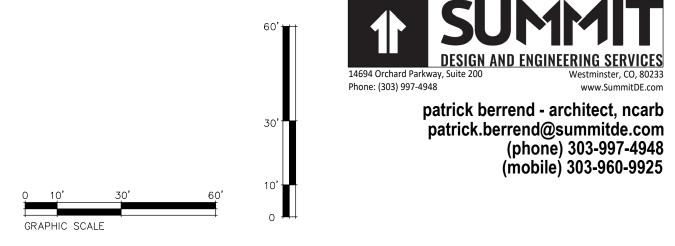






EAST ELEVATION (WITH LANDSCAPE SCREEN)(B-B')
scale: 1"= 30'-0"

SCALE: 1"= 30'-0"



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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** COINCIDES WITH PROPERTY LINE USR PERMIT BOUNDARY

PROPERTY LINE

USR PERMIT BOUNDARY

WITH PROPERTY LINE

DRAINAGE EASEMENT

- PROPERTY LINE

1. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY OR CONDUCTING FINAL INSPECTIONS, DOUGLAS COUNTY SHALL CONDUCT AN EVENING SITE VISIT TO ENSURE WELL AS THOSE INDICATED ON THE APPROVED SITE IMPROVEMENT PLAN; DO NOT

2. ALL EXISTING NON-CONFORMING LIGHTS SHALL BE RETRO-FITTED WITH SHIELDS IN 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 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.

APPROVAL CERTIFICATE ENGINEERING INITIALS/DATE PLANNING INITIALS/DATE INITIALS/DATE (IF APPLICABLE) INITIALS/DATE **Revision Date: 06/24/2022 Revision Date: 07/15/2022 Revision Date: 03/22/2023 Revision Date: 04/05/2024 Revision Date: 06/17/2024** CIVIL RESOURCES, LLC 8308 COLORADO BLVD. **SUITE 200** FIRESTONE, CO 80504 303-833-1416 **PARTIAL PHOTOMETRIC** PLAN -1

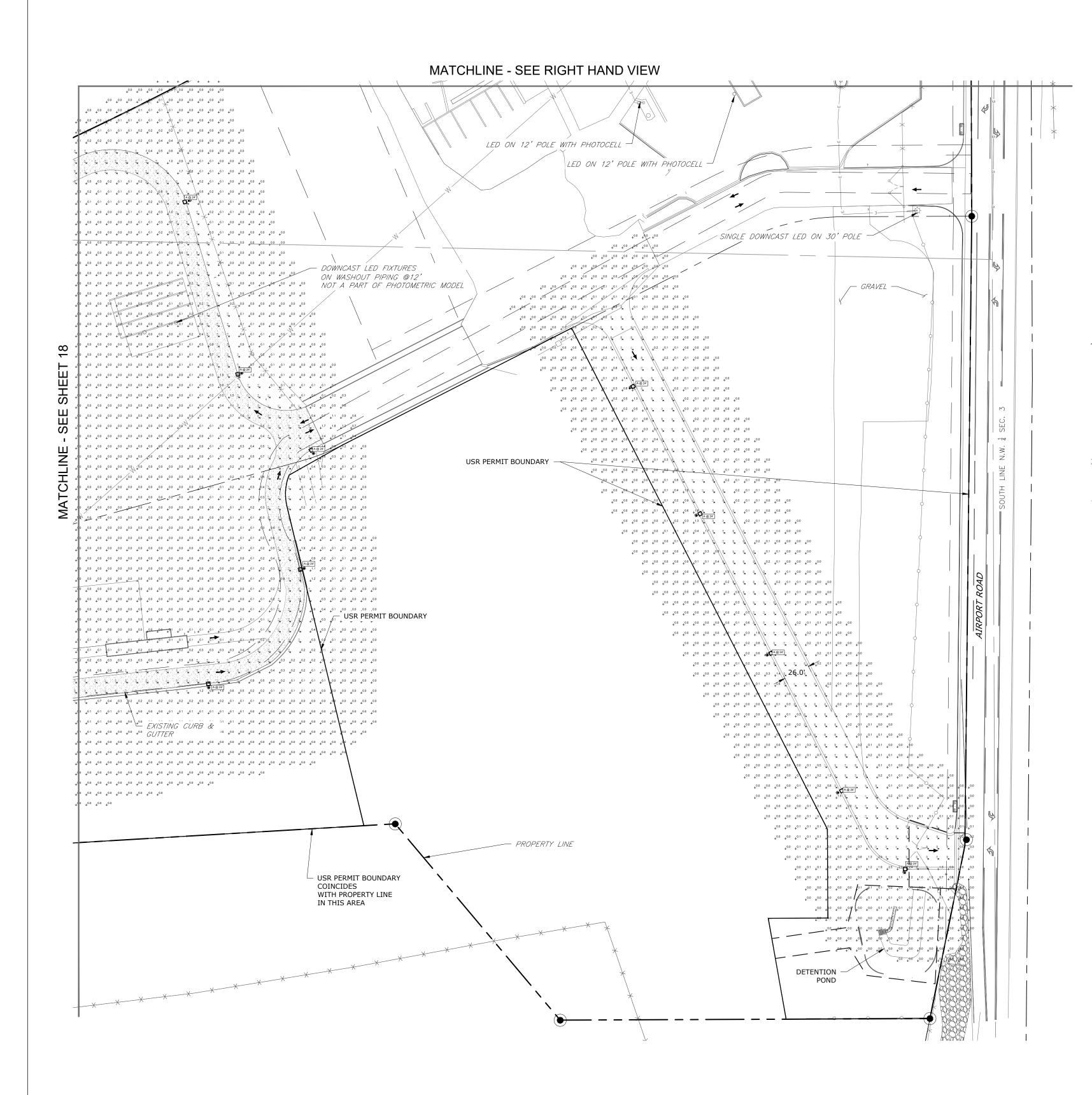
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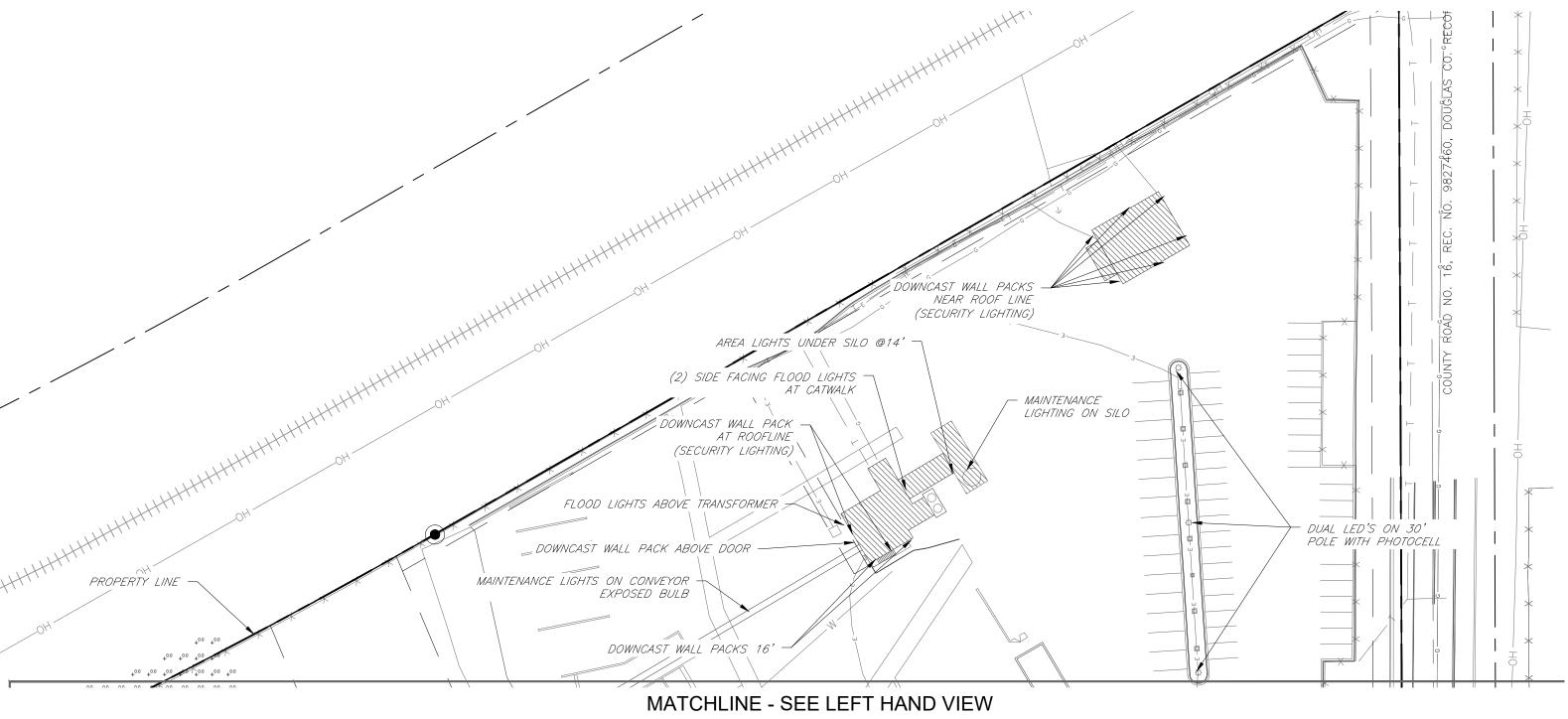
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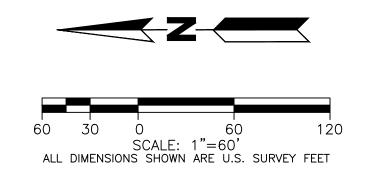
PERMIT AREA 29.90 ACRES, TOTAL AREA 44.95 ACRES

US2021-002

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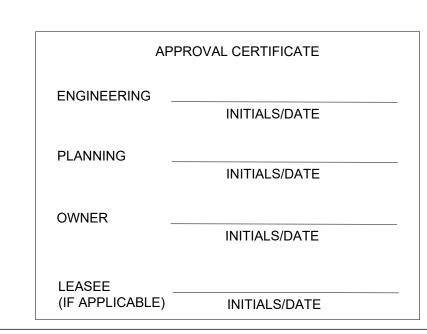
#### NOTES:

- 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
- 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

- 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.



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

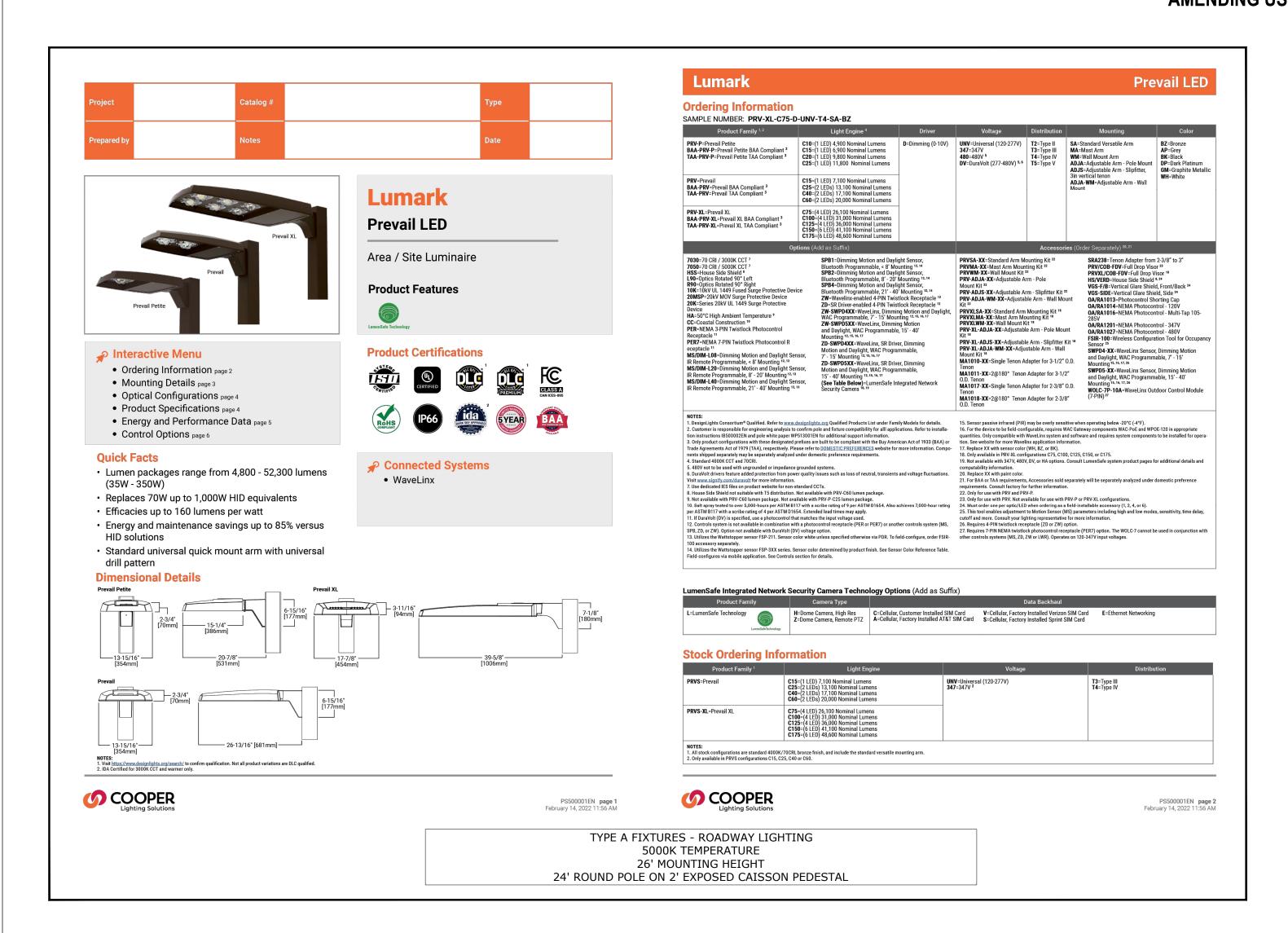
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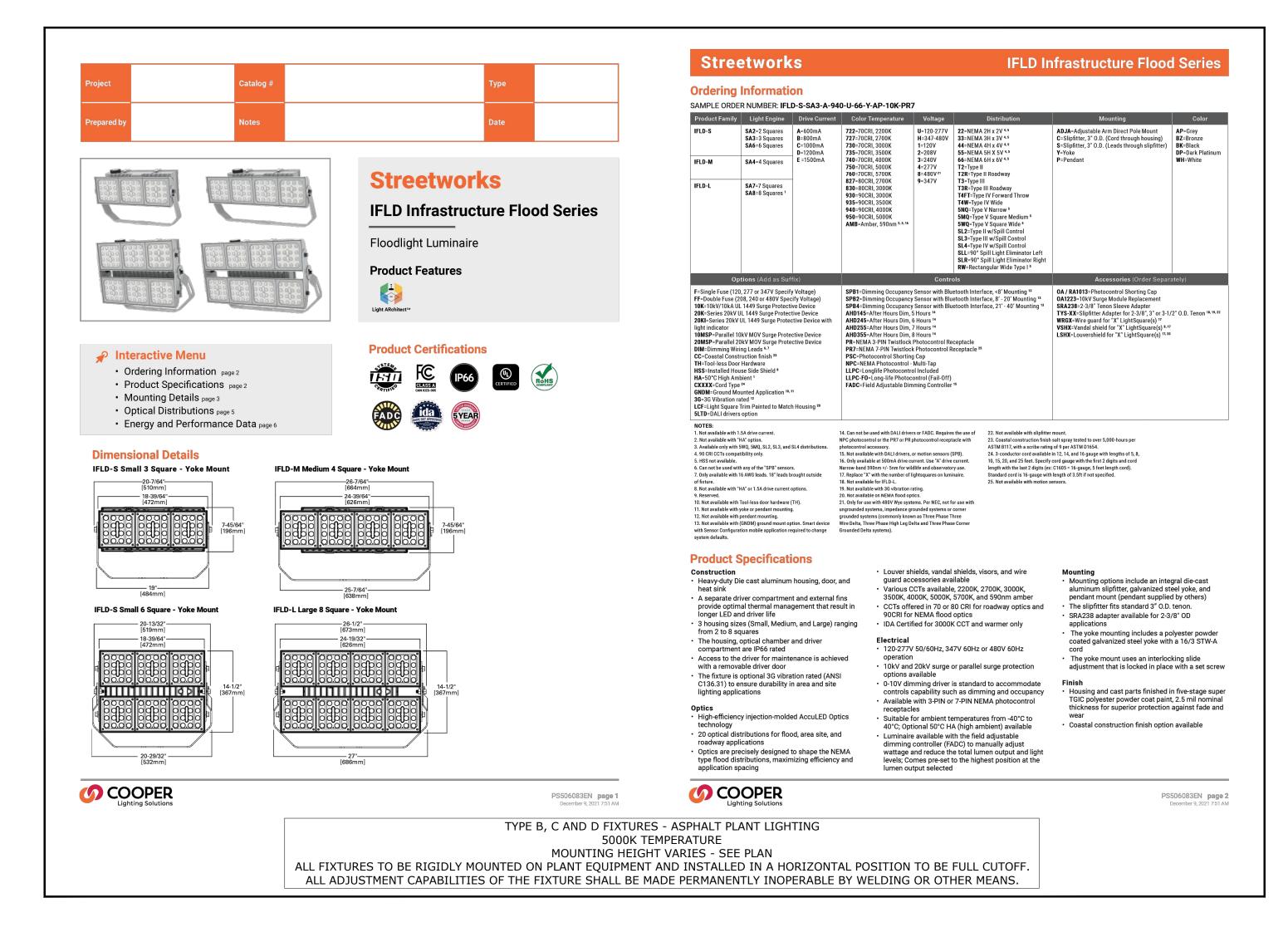
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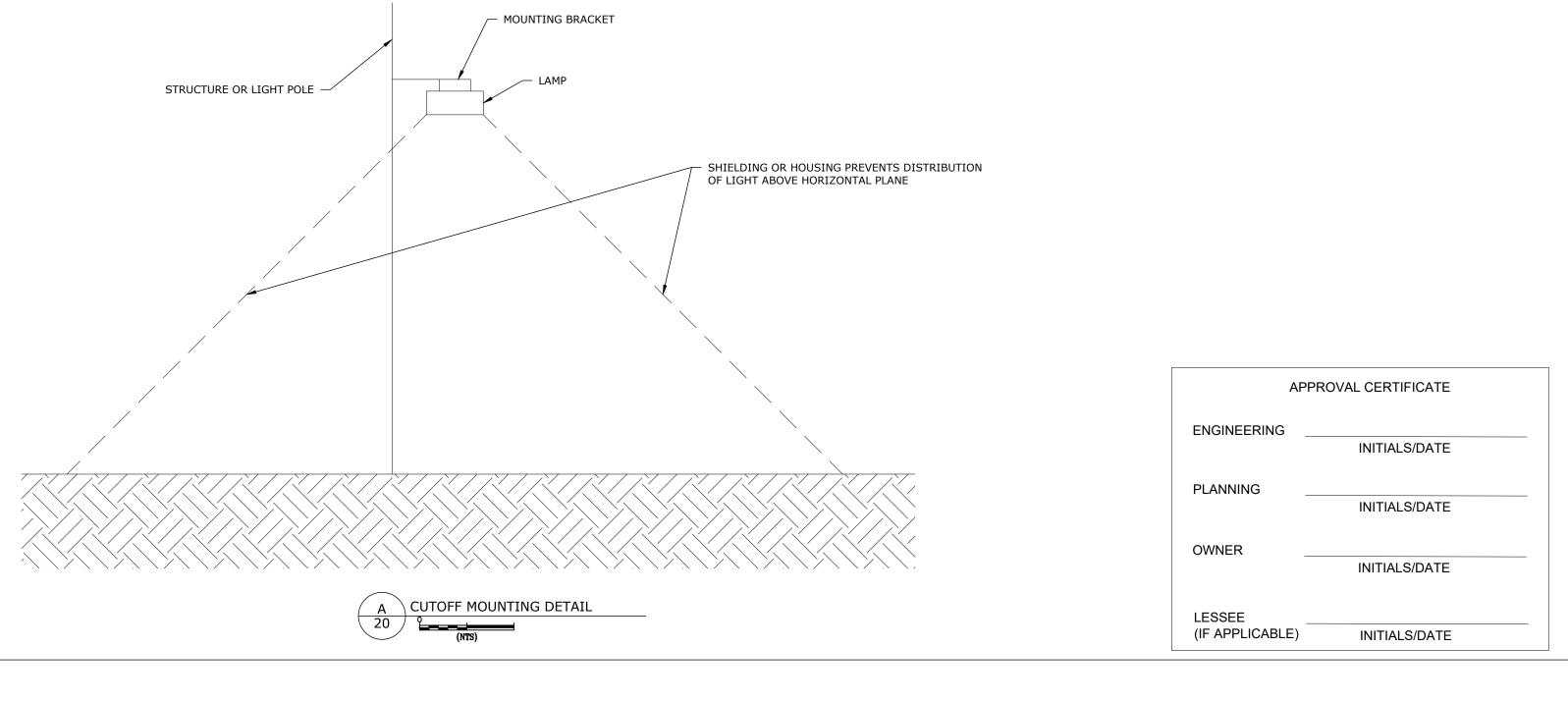
US2021-002

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Schedule	<b></b>										
Symbol	Label	lmage	QTY	Manufacturer	Catalog		Description	Number Lamps	Lamp Output	LLF	Input Power
 •	А		24	COOPER LIGHTING SOLUTIONS — LUMARK (FORMERLY EATON)	PRV-C15-D-UNV-T2-B	Z-7050	PREVAIL AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 5000K LED AND TYPE II OPTIC, BRONZE PAINTED FINISH	1	7252	1.0	52
	В		33	COOPER LIGHTING SOLUTIONS - STREETWORKS (FORMERLY EATON)	IFLD-S-SA2B-750-U-T	T4FT	Infrastructure Flood — Middle Tier Light Square Luminaire w/ T4FT distribution Iens	32	374	1.0	82.4
	С		2	COOPER LIGHTING SOLUTIONS — STREETWORKS (FORMERLY EATON)	IFLD-S-SA6E-750-U-T	4FT	Infrastructure Flood — Middle Tier Light Square Luminaire w/ T4FT distribution lens	96	577	1.0	464.2
	D		2	COOPER LIGHTING SOLUTIONS — STREETWORKS (FORMERLY EATON)	IFLD-S-SA2C-750-U-T	T4FT	Infrastructure Flood — Middle Tier Light Square Luminaire w/ T4FT distribution lens	32	465	1.0	216.4

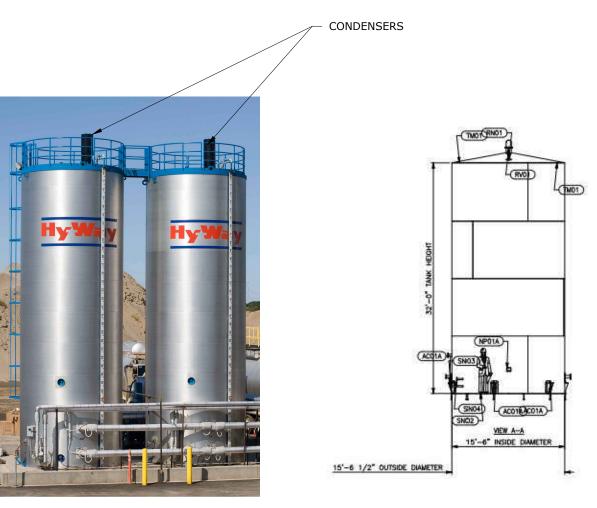


Preparation Date: 02/05/2021
Revision Date: 06/24/2022
Revision Date: 07/15/2022
Revision Date: 03/22/2023
Revision Date: 04/05/2024
Revision Date: 06/17/2024
CIVIL RESOURCES, LLC
8308 COLORADO BLVD.
SUITE 200
FIRESTONE, CO 80504
303-833-1416

ASPHALT PLANT LIGHTING CUT SHEETS AND SCHEDULE

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

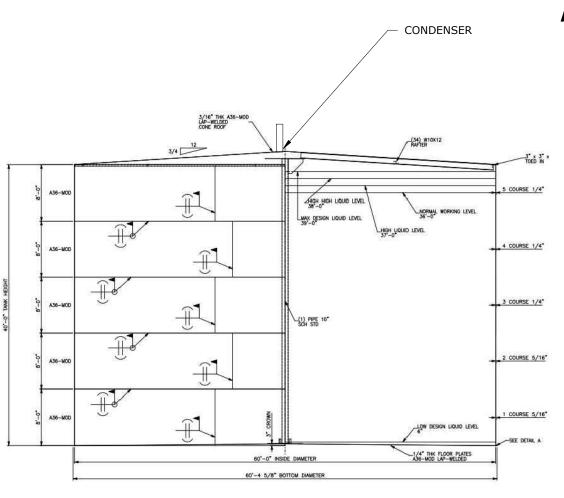
**AMENDING US2014-009 AND US2018-001** 



#### **ASPHALT CEMENT TANKS - SMALL**

Two tanks (see site plan) Painted: Beige Height: 32' (tank)

4 - 7.5' (condensers) Diameter: 15' - 6.5"



**ASPHALT CEMENT TANK - LARGE** 

One tank (see site plan) Painted: Beige Height: 40' (tank)

Diameter: 60'

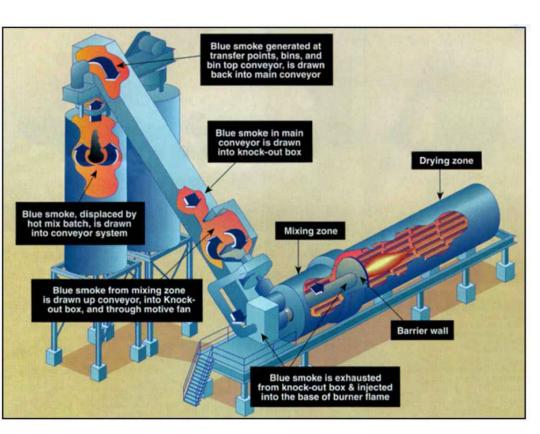
5' (condenser)



**BAGHOUSE** 

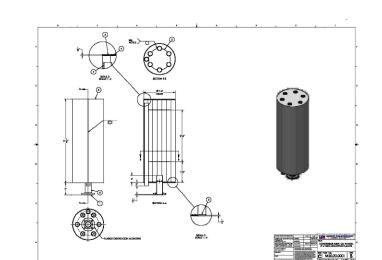
Painted: Beige Height: 32' Length: 38' - 10"

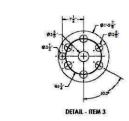
Width: 14'



**BLUE SMOKE CAPTURE** 

Captures emissions from asphalt mixing and silo loading process and returns them to be used as fuel.





CONDENSER 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** 

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"



**BLUE SMOKE FAN** 

Part of blue smoke capture system. Captures emissions from asphalt mixing and silo loading process and returns them to be used as fuel.



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

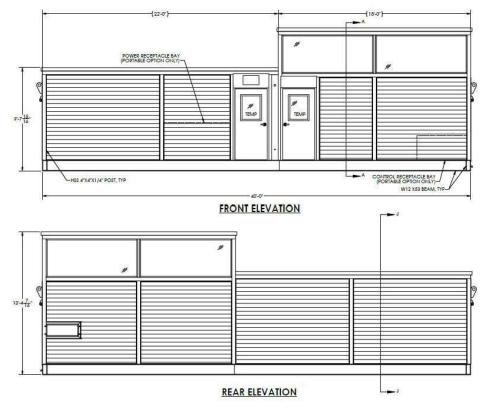
**FUTURE SCALE HOUSE** 

Height: Approximately 11'

Width: Approximately 8'

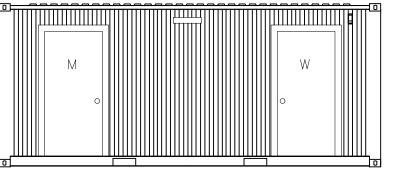
Length: Approximately 20'

Painted: Beige



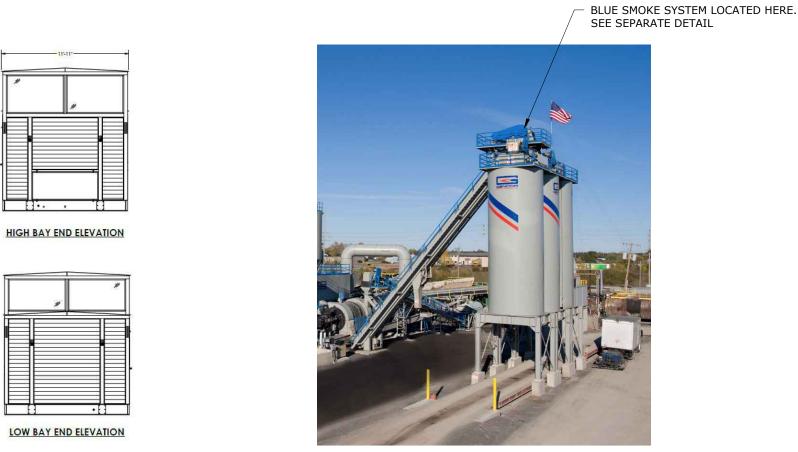
CONTROL ROOM PER SHEET 8

Painted: Beige Height: 9' - 7 5/16" 13' - 4 7/16" Length: 40' Width: 11' - 11"



RESTROOM Notes: Painted: Beige Height: Approximately 8' Width: Approximately 8'

Length: Approximately 20'



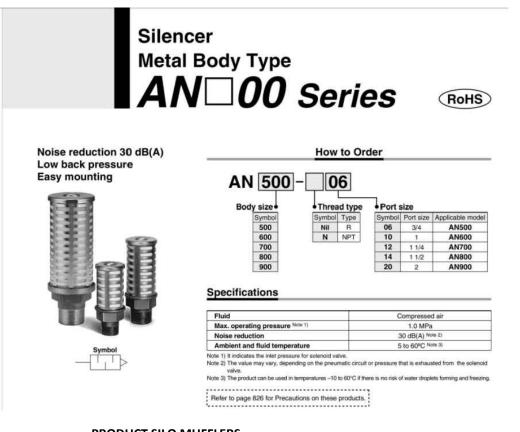
PRODUCT SILO

Width: 15' - 11"

Length: 43' - 11"

Three product silos over single loading lane (see site plan and elevations) Painted Support legs and structure: Beige Height: 50' to top of silo 70' - 4" top of conveyor and blue smoke capture system equipment

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



PRODUCT SILO MUFFLERS

PLANNING

OWNER

LESSEE

(IF APPLICABLE)

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

INITIALS/DATE

**Revision Date: 03/22/2023 Revision Date: 04/05/2024 Revision Date: 06/17/2024** CIVIL RESOURCES, LLC 8308 COLORADO BLVD.

Preparation Date: 02/05/2021

**Revision Date: 06/24/2022** 

**Revision Date: 07/15/2022** 

**SUITE 200** 

303-833-1416

APPROVAL CERTIFICATE **ENGINEERING** INITIALS/DATE FIRESTONE, CO 80504 INITIALS/DATE INITIALS/DATE

**DETAILS - ASPHALT PLANT** 

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.

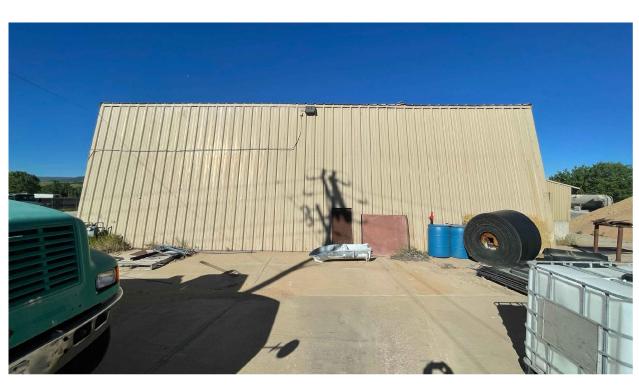
PERMIT AREA 29.90 ACRES, TOTAL AREA 44.95 ACRES

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



FACING EAST



EXISTING CONVEYOR PYLON
FACING SOUTH



EXISTING CONCRETE BATCH PLANT
EAST ELEVATION



EXISTING CONCRETE BATCH PLANT
SOUTH ELEVATION

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

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Revision Date: 06/17/2024 CIVIL RESOURCES, LLC

8308 COLORADO BLVD. SUITE 200

FIRESTONE, CO 80504 303-833-1416

DETAILS - CONCRETE PLANT