

SKETCH PLAN PROJECT DESCRIPTION

LOVELAND READY MIX LAPORTE PIT AND BATCH PLANT

SUMMARY

Loveland Ready Mix (LRM) proposes a new sand and gravel mine and concrete batch plant (Project) on Larimer County Road 54G, approximately one-half mile west of Taft Hill Road. LRM is seeking approval for use by Special Review. The parcels proposed for the Project are 9828300001, 9828000012, 9828000013, and 9828000014, and each of the four parcels is zoned O – Open. The property comprises approximately 122.55 acres. Three additional parcels, 9828300017, 9828300020, and 9828300021, may be added to this total, as discussed in the Existing Conditions section below. If added, the total project area would be 123.24 acres. The attached Figure 1 provides a regional map for the project, and Figure 2 provides a vicinity map for the project.

LRM proposes to recover available sand and gravel resources from the properties and to build a concrete batch plant which would use mined aggregate resources to produce concrete to serve the Northern Colorado community. In addition to ready-mix concrete, LRM proposes to sell recycled/crushed concrete from this site, to be produced from waste concrete generated on site. LRM's Johnstown facility is shown on Photograph 1.



Photograph 1. Concrete batch plant, water storage pond and aggregate stockpiles.

This project description provides a summary of how the Project will meet Larimer County review criteria, describes existing conditions, details proposed operations, lists existing and proposed utility and drainage infrastructure, summarizes proposed property improvements, describes the proposed access to the Project and general traffic information, and addresses any anticipated appeals to a Land Use Code standard.



PREPARED FOR:

LOVELAND
READY-MIX
CONCRETE

**FIGURE 1
REGION MAP**

PROJECT:	TASK:	DATE:
360100	003	11/29/2016
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PREPARED FOR:
LOVELAND READY-MIX CONCRETE

FIGURE 2 VICINITY MAP

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TELESTO SOLUTIONS, INCORPORATED		

Moreover, the proposed Project is located within the boundary of the LaPorte Area Plan and the description provided below addresses how the Project will be in conformance with the Plan.

REVIEW CRITERIA

The Larimer County Land Use Code (Code), Section 4.5.3, lists six review criteria applicable to Special Review applications. The proposed Project will meet each of the six review criteria.

The Proposed Use Will be Compatible and in Harmony with Neighborhood Uses

Existing neighborhood uses are diverse, ranging from single family and multi-family residential to retail, office and industrial. Trucking, timber products, and automotive repair companies are located along CR54G within one-quarter mile from the Project. Additionally, the area's geology makes it ideal for sand and gravel mining, and a number of other mining operations exist to the near south, along Taft Hill Road. LRM is proposing a location for the concrete batch plant on the site property that minimizes impacts to surrounding residential properties. LRM is committed to traffic, noise, and air quality studies to assess potential impacts and to determine potential mitigation strategies for any identified impacts.

The Proposed Use is Consistent with the LaPorte Area Plan

The LaPorte Area Plan (Plan) recognizes sand and gravel mining as a land use within the Plan area due to the proximity of the community to the Poudre River alluvial plain, and identifies sand and gravel mining as a temporary land use. The Project is within the area shaded on the Sand & Gravel Mining figure of the Plan, page 15, as Aggregate Resources. The Project's mine life is estimated at 10 years (although concrete batch plant operations would continue). When mining at the Project has ceased, the landform will be reclaimed to natural agricultural conditions and with the former pit areas reclaimed for water storage, lakes or enhanced wetlands. The presence of these reclaimed features will create open space that will preserve a more rural character, helping to maintain a sense of separation between the LaPorte community and the urban density of Fort Collins. The reclaimed portions of the Project would be available for future land use proposals consistent with the Plan: an attractive entrance to the LaPorte area and opportunity for appropriate neighborhood commercial and residential development. This will ensure that reclamation will return the site to a use that is a benefit to the community and the landowner.

The Project Will Comply With Applicable Requirements of the Code

The Project will comply with applicable requirements of the Larimer County Land Use Code, including but not limited to adequate public facilities, access and parking standards, air and water quality standards, lighting requirements, and road surface standards. Development of the property through use by special review for sand and gravel mining



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PROJECT:	TASK:
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**FIGURE 3
PROPERTY MAP**

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explicitly addresses Section 8.13 of the Land Use Code, as a responsible approach to extracting the mineral resource that exists with the property.

The Project Will Not Result in Substantial Adverse Impact

The Project will be designed and operated to limit adverse impacts and will not result in substantial adverse impact. LRM proposes to locate the batch plant operations at the northeast corner of the property, most distant from existing residential uses. LRM proposes site access where sight distance issues are minimized and where existing non-conforming driveway patterns can be removed and consolidated into the one primary access. Mine planning will focus on the mining of smaller, discrete sub-areas to limit the length of time that sand and gravel resource recovery is occurring adjacent to any point along the property perimeter. The Project will include noise, air quality, and traffic studies to identify whether the Project might produce an adverse impact, and then to propose mitigation for potential substantial adverse impacts. The Project will include lighting limitations and screening to limit visual impacts. The Project will include phased reclamation so that post-mined areas include, where possible, backfilled and revegetated land forms. Existing utility easements for power, telecommunications, water, and irrigation ditch will be honored and preserved.

Referral Agency Recommendations Have Been Considered

At this time, no referral agency comments or recommendations have been received. However, it is LRM's objective to address all referral agency comments.

The Project Can Meet Applicable Additional Criteria Listed in Section 4.3 Use Descriptions

The Project will meet applicable criteria listed in Section 4.3 of the Land Use Code, use descriptions and conditions. For sand and gravel mining, one condition is provided and will be met.

On-Site Processing of Mined Materials is Included in the Application

The Project includes a concrete batch plant as central to proposed operations. As such, both the recovery of sand and gravel resources and the operation of the concrete batch plant are included in the use by Special Review application materials, including this project description.

EXISTING CONDITIONS

The four parcels, which together are considered the property, and which comprise the Project include two residential structures. However, the bulk of the approximately 123 acres is being used for agriculture, with hay being the primary crop. The property is flat, with a gentle slope toward the southeast. Overhead power lines cross through the southwest corner of the property and along its western perimeter. The Little Cache la Poudre Ditch flows from west to east at approximately the property's mid-section.

Current Use of the Property

The property is currently (winter 2016/2017) being used for agriculture, with hay being the primary crop.

Size

The four parcels currently owned by LRM total 122.55 acres. When parcel #s 9828300017, 9828300020 and 9828300021 are added, the Project total will be 123.24 acres.

Existing Uses of All Structures

Existing structures are depicted on the property map (Figure 3), and are summarized in Table 1. Many of these existing structures reflect the historical use of the property for small agriculture, with residences and storage buildings. Structures associated with telecommunications leases on the property are located toward the western edge of the property and are also located on Figure 3 and listed in Table 1.

Table 1 List of Existing Structures

Structure Number	Description	Address (if applicable)	Use
1	Communications support bldgs (2)		Communications
2	Power poles (7)		Electrical power
3	Outbuildings	3016 W. County Road 54G	Misc. agricultural storage
4	Cell tower/silo	3016 W. County Road 54G	Communications
5	Home & outbuildings	2800 W. County Road 54G	Residence and misc. storage
6	Storage structure	2800 W. County Road 54G	Agricultural storage
7	Home & outbuildings	2716 W. County Road 54G	Residence and misc. storage

Use of Surrounding Properties

Twenty-five parcels abut the Project properties, including those that are considered as adjacent across a shared right-of-way. Most of the surrounding properties are accessed from County Road 54G (CR54G), although nine properties are located along the western perimeter of the Project, and two adjacent properties are located to the north of the Project. Surrounding properties include five different land uses as identified in the LaPorte Area Plan. The abutting properties include 17 that are classified in the LaPorte Area Plan and confirmed through site reconnaissance as single family residential, four as agricultural, two as retail/service, one as multi-family residential, and one as industrial.

CR54G has been classified by the Larimer County Engineering Department as an arterial road (Larimer County Transportation Plan, Felsburg, Holt & Ullevig, September 2006), and connects the LaPorte community to northern Fort Collins.

The Project lies to the north of the Cache la Poudre River and is geologically influenced by the river's alluvial deposits. The surrounding area to the south of the Project has experienced extensive sand and gravel mining operations, both historically and currently, as seen on Figure 1. These sand and gravel mining uses are described in the LaPorte Area Plan. The Project properties and the adjacent properties to the north are shown in the Plan as including aggregate resources as mapped by the Colorado Geological Survey.

Properties to the North

Two abutting properties to the north, and other nearby properties to the northeast and northwest of the project are agricultural parcels, irrigated and farmed primarily for hay and grazed by cattle. These properties also possess sand and gravel resources.

Properties to the East

Two properties abut the Project to the east. These include an industrial parcel used to process and sell timber products (Morgan Timber Products), and an approximate 2.2-acre parcel with several residences currently in use on the one parcel.

Properties to the South

Nine properties are adjacent to the Project across the CR54G right-of-way. These properties range from 0.36 to 18.0 acres in size, and include 8 properties classified in the LaPorte Area Plan as single family residential and one as retail/service (and each is still used this way as observed in a 2016 visual survey of the area). The retail/service property is the Plantorium greenhouse operation. All nine properties are zoned as business or business and FA-1 farming. The homes to the south are identified by Larimer County Assessor records as being built between 1869 and 1964. These properties developed over a relatively long period of time, and relatively long ago, by northern Colorado standards. However, none of the properties are identified in the LaPorte Area Plan as being Historic Places.

Properties to the West

Nine adjacent properties are located immediately west of the Project property's western property line. These include the shopping and services center at the corner of County Road 54G and Indigo Hills Lane, and multi-family development immediately to the north of that, both developed as part of the Kintzley PUD. The next 5 properties to the north of the multi-family housing are single family residential lots. The two properties furthest north and adjacent to the Project are both small agricultural properties.

“Peninsula” Properties Along South Margin

Three parcels are located at the south-central portion of the Project, and extend from CR54G northward as a sort of “peninsula” into the Project property. Two are addressed as 2816 W. CR54G. Of these two, only one has a residence, with the other providing storage uses for the owner. The third parcel is addressed as 2812 W. CR54G, is used as single family residential, and shares a driveway with the other two parcels.

Groves Metro District Parcels

Three small (100' x 100') parcels were created outside the Larimer County land division process, each located along the western Project property boundary, but inset into the property. LRM is in the process of acquiring these parcels and working through the Larimer County planning process or by deed, as appropriate, to incorporate these parcels into the Project area. This would essentially undo the previous illegal land division. LRM also plans to acquire the Grove Metropolitan Districts 1 through 3, each established in 2005 to provide public improvements to serve the land area comprised by parcel #s 9828300001 and 9828000014. LRM has not determined what it intends to do with the Grove Metropolitan Districts 1 through 3, but will likely seek to terminate these districts.

Off-Site Conditions

Off-site conditions for roads, land use, regional geology and drainage are described below. Off-site conditions are impacted by the location of the property close to the unincorporated community of LaPorte, by its proximity to the Cache la Poudre River, and by the road network established to the north and northwest of Fort Collins.

Roads

Four roads in the vicinity of the Project are important to traffic flow: CR54G, Taft Hill Road, Overland Trail, and U.S. Highway 287. County Road 54G, located immediately to the south of the Project, is classified by Larimer County as a minor arterial, with an ultimate 120-foot right-of-way. The current dedicated right-of-way for CR54G is 100 feet. CR54G conveys traffic within the LaPorte community and is an important east-west arterial for traffic between LaPorte and Fort Collins and surrounding communities and rural areas.

Taft Hill Road is classified as a regional road from CR54G south toward Fort Collins in the Larimer County Master Transportation Plan, meaning that the road is used to carry traffic from one part of the county to another. Taft Hill Road is classified as a minor arterial south of CR54G, and as a major collector north of CR54G. Overland Trail, one mile to the west of Taft Hill Road and classified as a major collector, is the main north-south road through the center of the LaPorte community. U.S. 287 is a major highway, conveying north-south traffic between northern Colorado and Wyoming.

LaPorte Area

The center of the LaPorte community, is generally considered to be the intersection of Overland Trail with CR54G, and is located approximately one-half mile to the west of the Project. LaPorte is an unincorporated community and is addressed by Larimer County in the LaPorte Area Plan. According to the 2015 Census, the population of LaPorte is 1500.

The LaPorte Area Plan summarizes a vision with applicable goals for the community which guide the Plan. Applicable Vision and Goals statements that may be relevant to a use by Special Review for the Project include the following:

- *“The community will preserve its identity as a unique and separate place that is not part of the Fort Collins urban area*
- *County Road 54G on either end of the community core will present an attractive entrance to the LaPorte area*
- *Development adjacent to the Bypass will preserve the roadway’s efficiency and adhere to CDOT’s State Highway Access Code by obtaining access from other roadways*
- *Opportunities for preserving open space will be identified and evaluated by the Larimer County Open Lands Program and other preservation organizations, which will work with willing landowners to protect priority areas.”*

Other elements of the LaPorte Area Plan touch directly or indirectly on the property’s proposed use for sand and gravel mining operations.

Sand and Gravel Mining

The Plan recognizes that sand and gravel mining is a reality within the Plan area. Although the Plan neither promotes nor discourages sand and gravel mining, its inclusion within the Plan places mining in the realm of acknowledged existing and generally acceptable land uses, where compatible with surrounding uses.

Master Drainage Plan

The Plan notes the existence of the LaPorte Drainage Basin, generally sloping from northwest to southeast, and notes that future development may enhance the drainage basin by providing cross culverts at strategic locations along CR54G, that regional storm water detention may be beneficial, and that conveyance pathways for stormwater drainage toward the Cache la Poudre River would also be positive for the basin.

LRM commits to working with the Larimer County Engineering Department to determine whether long-term use of the property as proposed may be beneficial to regional drainage planning.

Neighborhood Commercial Land Use

The area at the southwest corner of the property is earmarked by the Plan for neighborhood commercial uses. LRM plans site reclamation following the temporary mining activity to allow developable land to remain on the property. The potential for neighborhood commercial land use at this corner of the property will remain.

Entryway Transition Area

The area adjacent to CR54G between the existing town core and Taft Hill Road is identified as the Entryway Transition Area, with a proposed future land use pattern of low density residential. This potential land use will remain following site reclamation.

Community Separator Area

With the close proximity of the Fort Collins Growth Management Area at LaPorte's southeastern edge, a preference exists within the LaPorte community for uses that would create a visual separation between the edges of the two communities. The proposed post-reclamation use of the land would result in large portions of the property remaining in open space. This will help to preserve that sense of separation between the more rural parts of the Project region and the more densely developed City of Fort Collins.

Mining as an Interim Use of Land

Development of sand and gravel mining operations is recognized as a temporary use by the Plan. Current mine planning envisions a 10-year mining timeframe. As such, the Plan establishes a reclamation goal to return the site to a use that is a benefit to the community and the landowner, with the expectation that final topography will be constructed/reconstructed to appear as natural as reasonably achievable. LRM intends to meet this objective with its site reclamation.

Regional Geology

The Project is located over and in Cache la Poudre River alluvium. Historic meandering of the river system has deposited sands and gravel eroded from the mountains. This alluvium extends approximately 1500' to the north of the Property, and for some distance south across the Poudre River floodplain. Figure 1 shows other sand and gravel mines that have been and are being operated within the Poudre River's alluvium.

To the northwest of the Property lies the Bellvue Dome anticline, which created Bellvue Hill and the rising terrain over which U.S. 287 passes as it heads north.

Drainage and Flooding

The Project lies outside the 100-year Cache la Poudre River floodplain (Figure 4). Drainage from the property and surrounding area flows southeast toward the river.

MAP SCALE 1" = 500'



PANEL 0744F

FIRM
FLOOD INSURANCE RATE MAP
LARIMER COUNTY,
COLORADO
AND INCORPORATED AREAS

PANEL 744 OF 1420

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

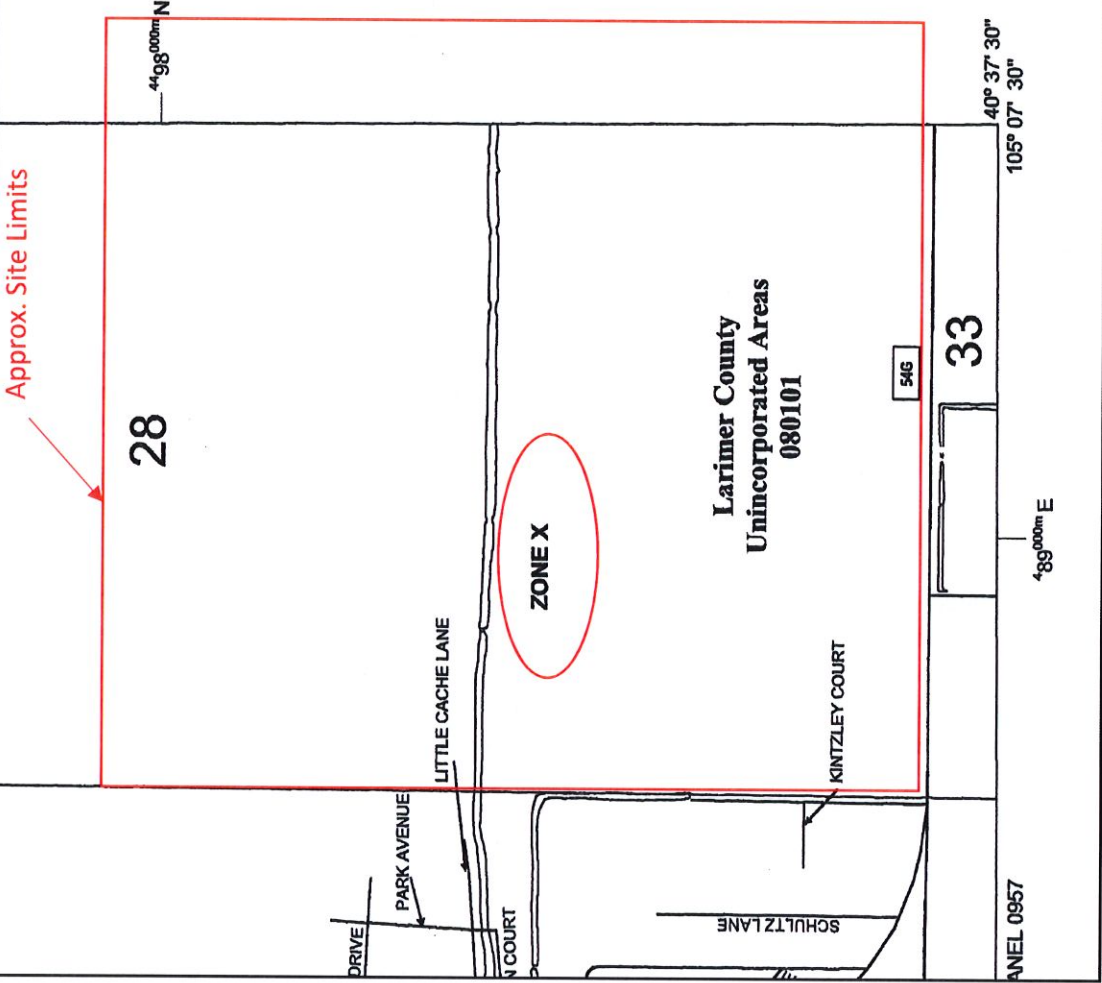
CONTAINS:
 COMMUNITY NUMBER 080101
 LARIMER COUNTY PANEL 0744
 SUBJECT F

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER 08069C0744F
 EFFECTIVE DATE DECEMBER 19, 2006
 Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



Approx. Site Limits

To Poudre River Floodplain

PROJECT: 801400 TASK: -
 PREPARED BY: TELESTO SOLUTIONS, INCORPORATED

FIGURE 4
FIRM MAP, PROJECT AREA



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OPERATION

The proposed Project will be a concrete batch plant in conjunction with a sand and gravel mine that can serve regional Larimer County construction projects. The Project's anticipated operations are described below, with an overview of operation hours, numbers of people on site, anticipated buildings and other structures for the Project, and other key elements of anticipated Project operations.

LRM proposes to locate the batch plant operations in the northeast corner of the property, with facilities as shown on Figure 5. This location is remote from surrounding neighborhood residences. Adjacent neighboring properties at this location are undeveloped agriculture to the north and an industrial parcel to the east. This location was selected to minimize potential operational issues to the surrounding neighborhood.

Operations Summary

The proposed operations are patterned after similar LRM concrete batch plants in Loveland and Johnstown. Operations are proposed that would balance market needs for the Project's ready-mix concrete and recycled concrete products with a recognition that the Project will operate with neighbors on three sides.

Concrete batch plant operations begin with the production of suitable aggregate and transport of the aggregate to the plant. During the life of the Project's on-site mine, sand and gravel will be brought by conveyor or truck from the Project's pits to a crusher to be washed for removal of fines and for rocks to be crushed to gravel size. Washed and crushed rock will be sorted into a sand stockpile and multiple gravel stockpiles. Aggregate from the gravel stockpiles will be hauled to a hopper to be conveyed to the batch plant.

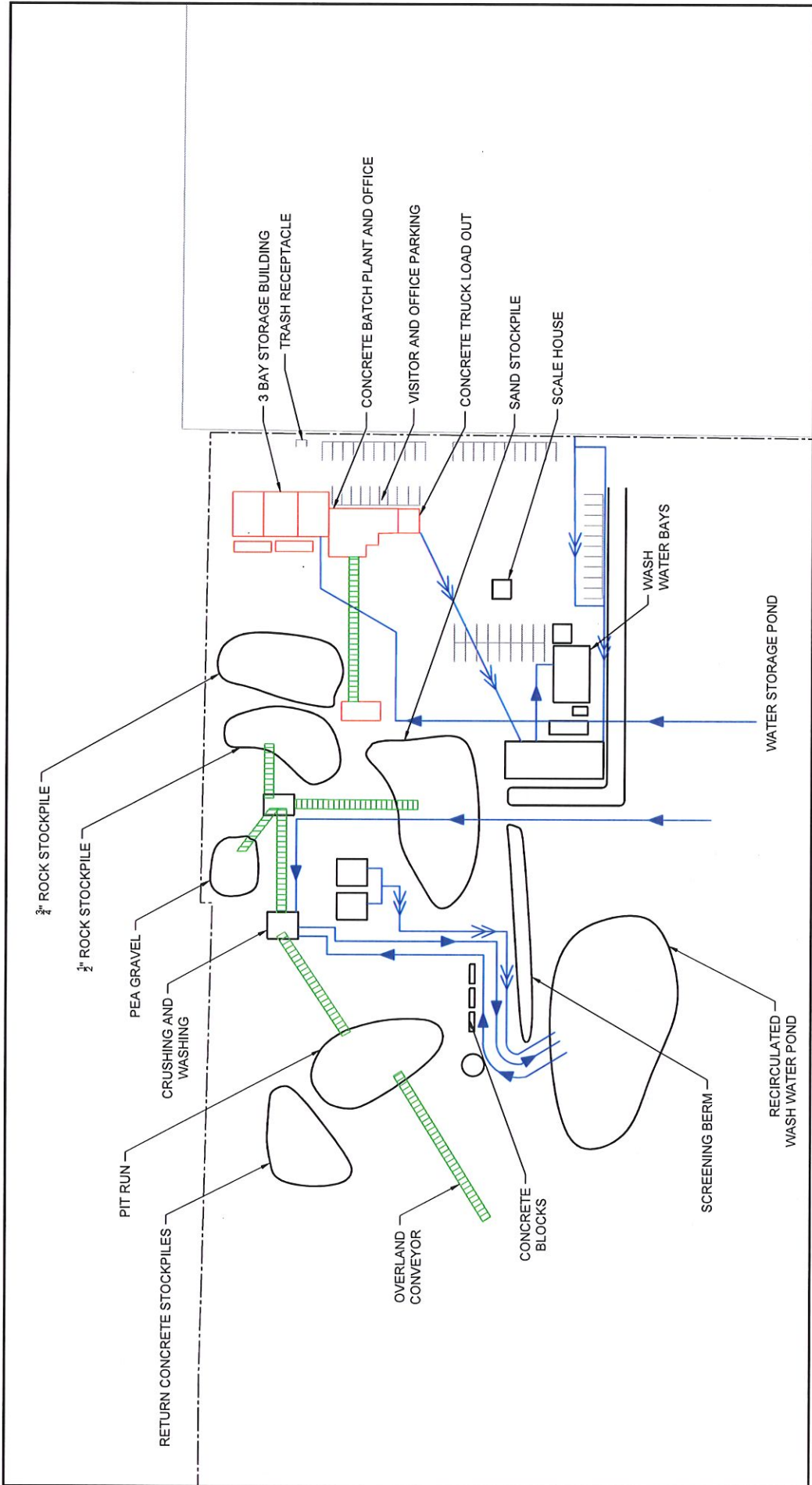
After mining ceases on the property, LRM proposes to continue concrete batch plant operations with aggregates delivered from off-site, to-be-determined sources. LRM has acquired the Stegner property on the south side of CR54G to the east of Taft Hill Road, and may seek a use by Special Review permit for removal of sand and gravel resources from that property.

The batch plant will be a dry operation where the aggregates are mixed with cement and additives. The dry, mixed product will be combined with water at the concrete mixer truck load out facility adjacent to the batch plant. The concrete mixer trucks will be washed and weighed and will then deliver the ready-mix concrete product to the customer.

In addition to ready-mix concrete, LRM plans to sell recycled/crushed concrete from the Project. All of the recycled/crushed concrete will be produced from waste concrete generated on site.

Hours and Days of Operation

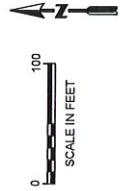
As demand for concrete in northeast Larimer County has increased, traffic delays have become significant, and large commercial pours may require early morning and late night



**FIGURE 5
SKETCH PLAN - LOVELAND READY-MIX
BATCH PLANT AREA**

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pours. Therefore, to adequately serve the customer base during infrequent periods of peak demand or on larger commercial pours, LRM plans to conduct 24-hour per day operations. The 24-hour period will not be needed at all times, but only on unusual occasions for specific jobs.

When unusual occasions do not require 24-hour operations, ordinary operation hours for the batch plant will be:

Winter hours: From 7:00 am to 7:00 pm Monday through Saturday

Summer hours: From 5:00 AM to 7:00 pm Monday through Saturday, with on-site maintenance and repair activities sometimes occurring from 6:00 am to 12:00 midnight.

Numbers of Employees and Subcontractors

LRM anticipates 35 employees and management associated with the plant during those seasonal, high-demand operations. The plant does not utilize part-time employees, but will have temporary full-time employees during these unusual operations. Under ordinary conditions, the Project would typically have 25 employees and management.

There will be occasional contractors on site for the purposes of equipment maintenance or site work on an as-needed basis. LRM assumes that a maximum day for such contractors may involve 3 to 5 individuals. Truck drivers delivering concrete admixtures, fly ash, calcium chloride, and diesel fuel are typically from outside vendors, with an expected peak season total of 5 delivery driver visits per day.

Number of Customers

The plant will not be selling products on a retail basis and no customers are expected to visit the plant.

Proposed Employee and Contractor Parking

A total of 39 parking spaces are proposed for employees and contractors, corresponding to the 35 employees during high demand operations and four contractors. Two handicap parking spaces will be provided adjacent to the office.

Structures and Operational Facilities

Figure 5 shows the anticipated layout of the concrete batch plant area, including stockpiles, ponds, conveyors, batch plant and office, and other site structures supporting batch plant operations.

Square Footage of Main Buildings and Accessory Structures

Table 2 lists the anticipated square footage for the batch plant and office, and support buildings or structures for batch plant operations, and briefly summarizes the uses of these

structures. All are necessary facilities to support the production of the ready-mix concrete product.

Table 2 List of Proposed Structures and Use Areas

Structure Description	Size (square feet)	Use
Batch plant and office	3,100	Product production and site management
3-bay storage building	4,800	Storage and parking
Hopper	600	Conveyor feed to batch plant
Crusher	900	Crush rock to aggregate product sizes
Crusher control office	1,200	Control crusher operations
Soap shed	150	Storage for use in wash water
Admixtures/color storage	600	Color additives and admixtures for use in product
CNG fueling station and concrete mixer truck parking	6,900	Compressed natural gas for concrete mixer trucks
Diesel fueling station	1,000	Diesel fuel for loaders

Note: Not all structures and use areas listed above will be enclosed.

Water Storage

Water is used for three purposes in the ready-mix concrete production:

1. Washing mined sand and gravel at the crusher
2. Cleaning concrete mixer trucks and loaders
3. Water feed to the mixer trucks for mixing in transit

As shown on Figure 5, two ponds will be used for water storage. The lined site water storage pond will hold water to be pumped to the crusher, wash water bays or to the batch plant/truck loadout. Recycle water from the crusher will be stored in the Recirculated Wash Water Pond.

Number of Residences

Two homes exist near the southeast corner of the property, adjacent to CR54G. Preliminary plans for mining sand and gravel indicate that the area around these homes will not be disturbed until approximately Year 10 of sand and gravel mining operations. These homes may be rented until that time.

Stockpiles

Crushing operations will result in the segregation of the mined sand and gravel into reject fines, sand, and multiple gravel piles. Total stockpile area is estimated at approximately 120,000 square feet (2.75 acres).

Truck Fueling and Parking

Loaders will be used for selectively hauling pit run sand and gravel and for delivering aggregate to the hopper for loading to the batch plant. Loaders will be fueled with diesel and will be parked near the crusher (see Figure 5). Diesel will be stored near the storage building, and fueling operations will occur on site in accordance with an approved Spill Prevention Control and Countermeasures Plan (SPCC Plan).

An estimated 14 concrete mixer trucks will be employed on site and will be primarily fueled with energy efficient compressed natural gas (CNG), with some of the concrete mixer trucks to be fueled with diesel. The concrete mixer trucks will be parked near the wash water bays (Figure 5). The CNG fueling station at LRM's Johnstown facility is shown on Photograph 2.



Photograph 2. Compressed natural gas station and fueling area.

Perimeter Berm

The Project will include a perimeter berm approximately eight feet in height adjacent to residential properties to provide screening. The berm's side slopes will be at 3 Horizontal: 1 Vertical, and will be seeded with native grass and irrigated to sustain plant life.

Special Events Outside Normal Operations

As described above, normal operations involve the production of ready-mix concrete, and the sale of recycled concrete produced from site operations. Normal operations will include periods of seasonal, high demand operations, as well as ordinary operations. No special events outside these normal operations are anticipated.

Reclamation

The Project's mine life is estimated at 10 years (although concrete batch plant operations would continue). When mining at the Project has ceased, the landform will be reclaimed to natural agricultural conditions, with the former pit areas reclaimed for water storage, lakes or enhanced wetlands. The presence of these reclaimed features will create open space that will preserve a more rural character, helping to maintain a sense of separation between the LaPorte community and the urban density of Fort Collins. The reclaimed portions of the Project would be available for future land use proposals consistent with the LaPorte Area Plan: an attractive entrance to the LaPorte area and opportunity for appropriate neighborhood commercial and residential development, ensuring that reclamation will return the site to a use that is a benefit to the community and the landowner.

INFRASTRUCTURE

Existing water, power, and communications infrastructure exist on the property. These existing features are discussed below. Proposed water utilities and easements are also discussed.

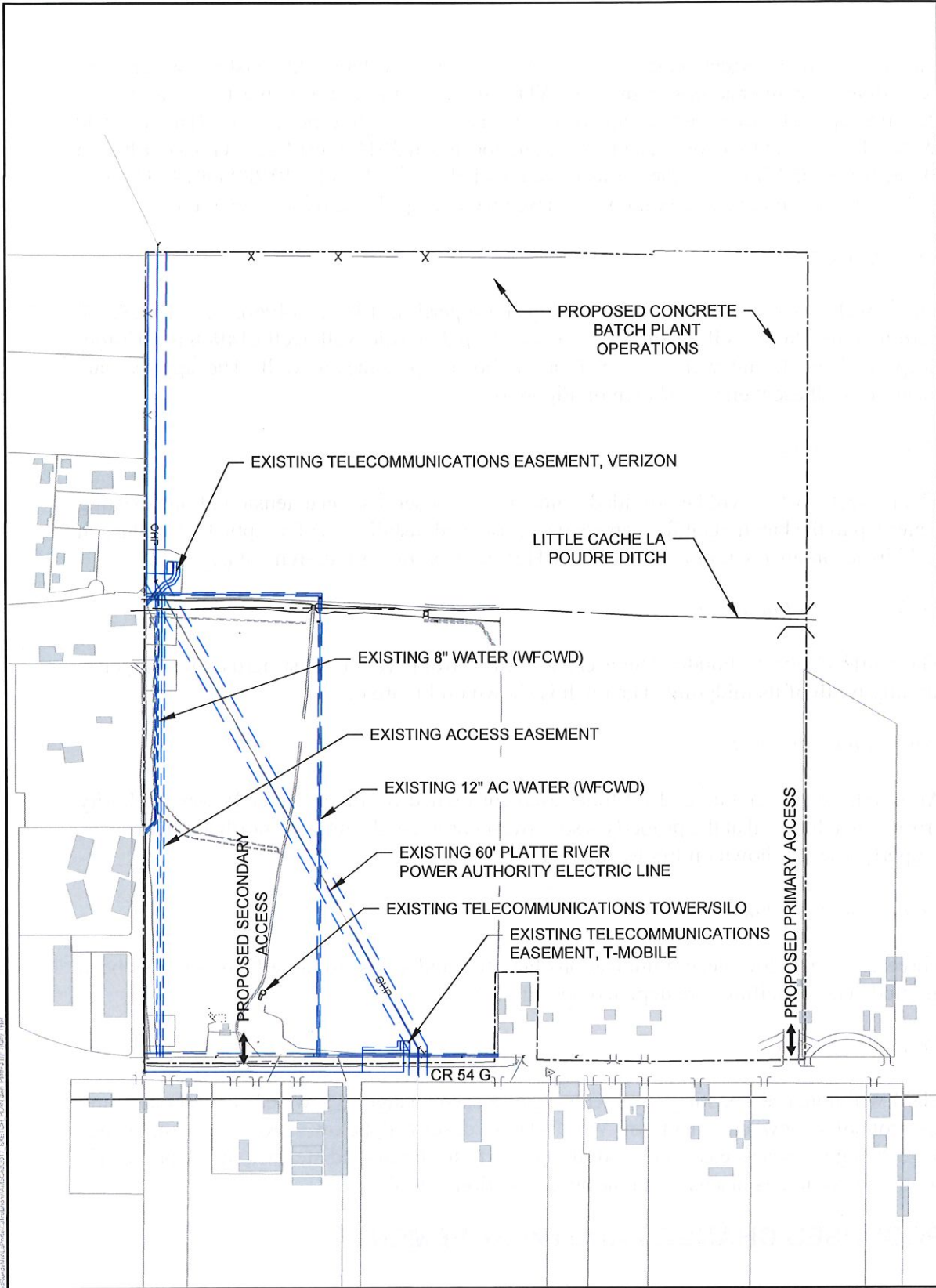
Storm Water Detention and Easements

No storm water conveyance or detention facilities or easement exist on the Property and none are proposed.

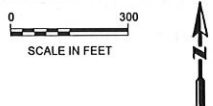
Existing and Proposed Utilities and Easements

Existing Water and Sewer Utilities

No existing sewer utilities or easements exist on the property. A sewer main is located in CR54G. Three water mains are located on or immediately adjacent to the Property, all a part of the West Fort Collins Water District (WFCWD). A 12-inch cast iron pipe is located within the CR54G right-of-way, and will not be affected by the Project. An existing 12-inch asbestos cement (AC) pipe is located as shown on Figure 6. This pipe is currently located where sand and gravel mining is proposed to occur. LRM has met with WFCWD to discuss relocation of that main nearer the west property line. Relocation would involve replacing the AC pipe with PVC. An existing 8-inch PVC line is located near the west property line for a distance of approximately 750 feet, as shown on Figure 6.



- LEGEND**
- APPROXIMATE PROJECT BOUNDARY
 - - - EXISTING EASEMENT LINE
 - EXISTING STRUCTURE



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SOLUTIONS INCORPORATED			

FIGURE 6
EXISTING CONDITIONS AND PROPOSED ACCESS MAP



The four parcels which comprise the Project property have 22 existing water taps, according to conversations with WFCWD. Of these, three are active taps and 19 are inactive taps. The three active taps provide service to existing homes at 2716 and 2800 West CR54G, and to a now-vacant home site located at 3016 West CR 54G. According to Doug Bigge of WFCWD, the 19 inactive taps belong to Parcel # 9828000014. The raw water acquisition fee corresponding to these inactive taps has already been paid.

Existing Wells

Three wells were permitted on the Project properties: 13954, 14966, and 15579, all permitted in 1963. Well # 13954 is a 16-foot deep domestic well, well #14966 is a 10-foot deep stock well, and well #15579 is a 21-foot deep domestic well. The approximate locations of these wells are shown on Figure 6.

Proposed Utilities

The Project's office will be provided water and sewer service via extension of one existing water tap to the batch plant for potable water use, and installation of a septic tank and leach field in accordance with Larimer County Health Department requirements.

Little Cache la Poudre Ditch

The Little Cache la Poudre Ditch carries water from west to east across the property, slightly north of its midpoint. The ditch is shown on Figure 6.

Power Line Easement

An overhead power line and 60-foot easement owned by Platte River Power Authority crosses at a diagonal at the property's southwest corner, and continues north along the west property line, as shown on Figure 6.

Communications Easements

Three easements for telecommunications facilities and access to these facilities have been granted. These facilities are depicted on Figure 6.

Proposed Easements

LRM will honor all existing easements. A proposed change to a WFCWD easement, and creation of a new easement for WFCWD, is described below. LRM also anticipates negotiating an access easement with the property to the immediate east, at the property's southeast corner, as discussed in the access section below.

PROPOSED CHANGES AND IMPROVEMENTS

An existing 12-inch AC water pipe is located as shown on Figure 6. This pipe is located where sand and gravel mining is proposed to occur. LRM has met with WFCWD and

intends to relocate that main nearer the west property line as a new PVC water pipe. LRM's engineers will prepare designs for the relocated pipe and submit to WFCWD for review and approval. LRM will grant a utility and access easement to WFCWD over the relocated water pipe.

TRAFFIC AND ACCESS

A traffic study is in the preparation process and will fully study traffic impacts associated with the Project. A summary of anticipated traffic and site access is provided below.

Anticipated Project Traffic

Anticipated traffic is summarized in Table 3, based on preliminary trip generation figures established by LRM's traffic engineer, as determined from LRM operations planning.

Table 3 Preliminary Trip Generation Data

Type of traffic use	Average Daily Trip Ends	Peak Hour Trip Ends
Employees (30)	90	20
Cement mixer trucks	190	14
Cement delivery trucks	16	1
Misc. delivery trucks	10	1
Recycled concrete trucks	60	4
Totals	366	40

Sight Distance

A straight horizontal alignment to CR54G exists from Taft Hill Road west to the property's southwest corner, at which a curve to the north occurs. LRM intends to locate its site access far enough to the east and at a point where horizontal sight distance is not an issue. The landform in the vicinity is nearly flat, as would be expected in an alluvial plain. No vertical sight distance issues will exist with the proposed access.

Legal Access

With this Sketch Plan submittal, LRM proposes an access along the eastern property boundary. The proposed access point is depicted on Figure 6. This location minimizes traffic related impacts to surrounding residential properties along the batch plant's access route, and provides a direct line of access to the proposed batch plant location. The proposed location of the batch plant in the northeast corner of the property was also selected to minimize impact to residential properties.

LRM would consolidate existing property accesses to the two existing on-site homes along CR54G into the site's single access point. LRM will also discuss access with the land

owner to the east to explore the option of a shared access easement that could consolidate the two existing accesses on that property into the single site access point.

The traffic study results will indicate whether turn lanes, such as a right-in turn lane, may be required, and what the turn lane lengths may be. Additionally, LRM expects to work with Larimer County Engineering as necessary to define a practical solution to driveway spacing criteria along an arterial, given the number of existing accesses that have developed along CR54G over a relatively long period of time, and generally prior to current access criteria.

LRM is committed to a site access point that is protective of safety while minimizing neighborhood impacts, and while considering operational variables that affect an optimized access location.

Secondary access near the southwest corner of the property to provide emergency and farm access is proposed at the site of existing access to parcel # 9828300001, as shown on Figure 6.

APPEALS

LRM anticipates working with the Larimer County Engineering Department to determine an optimum location for site access. Due to locations of existing driveways, it may be difficult to strictly meet driveway access spacing requirements for accesses to an arterial road. It may be necessary to seek a suitable deviation from this engineering standard. LRM's engineers have met with staff from the Engineering Department, and anticipate to continue to work to define and design an acceptable access.

OTHER INFORMATION

No other information beyond this project description and Sketch Plan drawings is required.