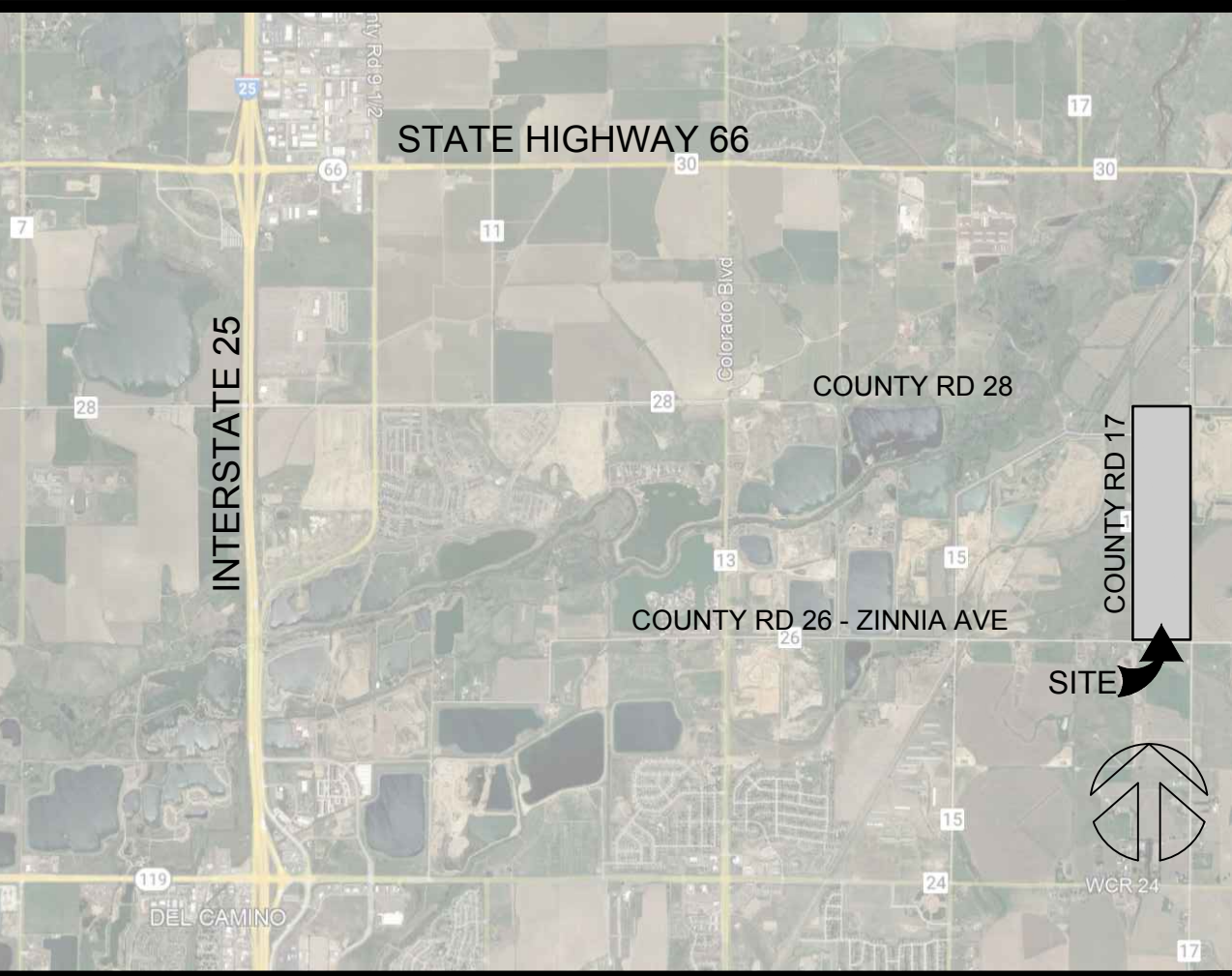


HEINTZELMAN PIT 116

PART OF THE NORTHEAST 1/4 OF SECTION 32,
TOWNSHIP 3 NORTH, RANGE 67 WEST OF THE
6TH P.M., TOWN OF FIRESTONE, COUNTY OF
WELD, STATE OF COLORADO

VICINITY MAP



LEGAL DESCRIPTION

Lot 1A and Lot 2A, Varra - Heintzelman Pit
Subdivision, Amendment No. 1
Town of Firestone, County of Weld, State of
Colorado

Lot 3, Varra - Heintzelman Pit Subdivision,
Town of Firestone, County of Weld, State of
Colorado

LEGEND

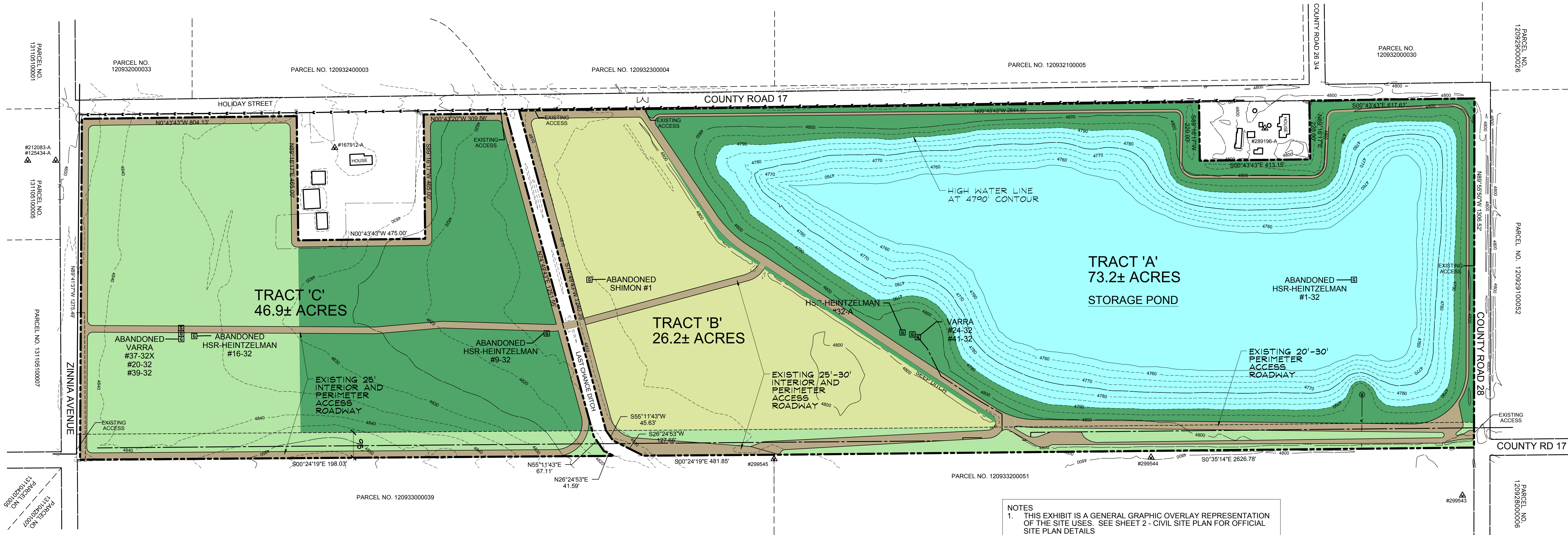
GRADED AND REVEGETATED
A PORTION OF TRACT 'A'
PORTION OF TRACT 'C'

LINED POND FOR WATER STORAGE
PORTION OF TRACT 'A'

FILLED, GRADED AND REVEGETATED
TRACT 'B'

REVEGETATED
PORTION OF TRACT 'C' AND 95' PIPELINE EASEMENT

INTERIOR AND
PERIMETER ROADWAY



NOTES

1. THIS EXHIBIT IS A GENERAL GRAPHIC OVERLAY REPRESENTATION OF THE SITE USES. SEE SHEET 2 - CIVIL SITE PLAN FOR OFFICIAL SITE PLAN DETAILS.

2. THE HEINTZELMAN PROJECT (PIT 116) PROPERTY WAS ANNEXED TO THE TOWN OF FIRESTONE, COLORADO AND ZONED AS A PLANNED UNIT DEVELOPMENT (PUD) IN 2010. THE PUD PROVIDES FOR POTENTIAL FUTURE DEVELOPMENT OF THE PROPERTY UPON COMPLETION OF THE MINING AND FINAL RECLAMATION ON SITE. THE PUD SPECIFIES THE ZONING AS A MIXED USE (MU) AREA CONSISTING OF LAND USE CATEGORIES R-A (LOW DENSITY RESIDENTIAL 1-5 UNITS PER ACRE); R-B (MEDIUM DENSITY RESIDENTIAL 5-10 UNITS PER ACRE); AND NC (NEIGHBORHOOD CENTER - FULL RANGE OF COMMUNITY-ORIENTED RETAIL AND SERVICE COMMERCIAL USES).

SITE PLAN

SCALE: 1" = 200'

EXHIBIT F RECLAMATION MAP

Varra Companies Inc.
12618 COUNTY ROAD 13,
LONGMONT, CO 80504
720-272-2857



DATE
11.10.23
DRAWN
NT
CHECKED
JV, GV
REVISED

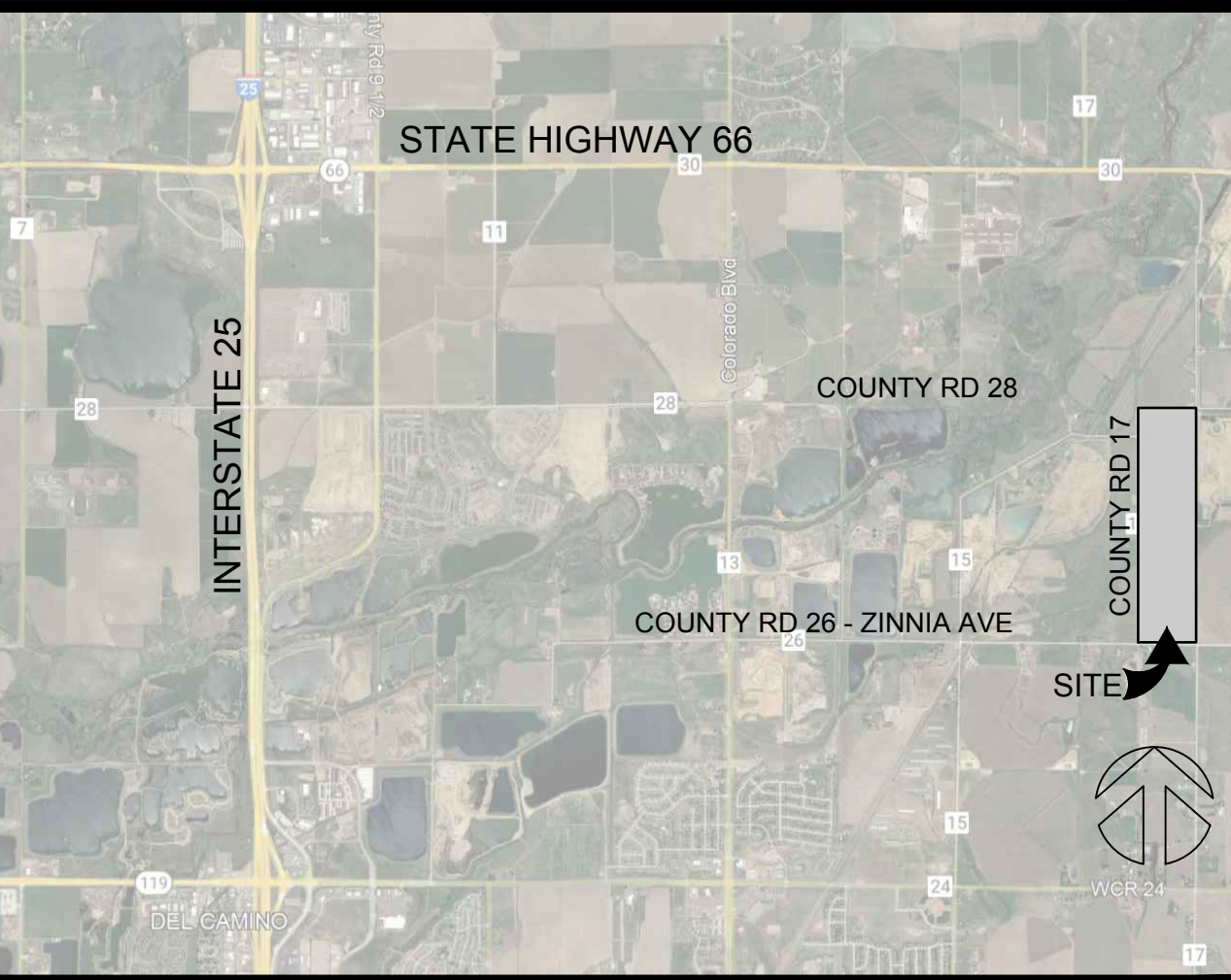
A TECHNICAL REVISION FOR:
HEINTZELMAN PROJECT (PIT 116)
NORTHWEST CORNER OF COUNTY ROAD 17 AND ZINNIA AVENUE, FIRESTONE, CO

SHEET
1
OF 3
SITE PLAN

HEINTZELMAN PIT 116

PART OF THE NORTHEAST 1/4 OF SECTION 32,
TOWNSHIP 3 NORTH, RANGE 67 WEST OF THE
6TH P.M., TOWN OF FIRESTONE, COUNTY OF
WELD, STATE OF COLORADO

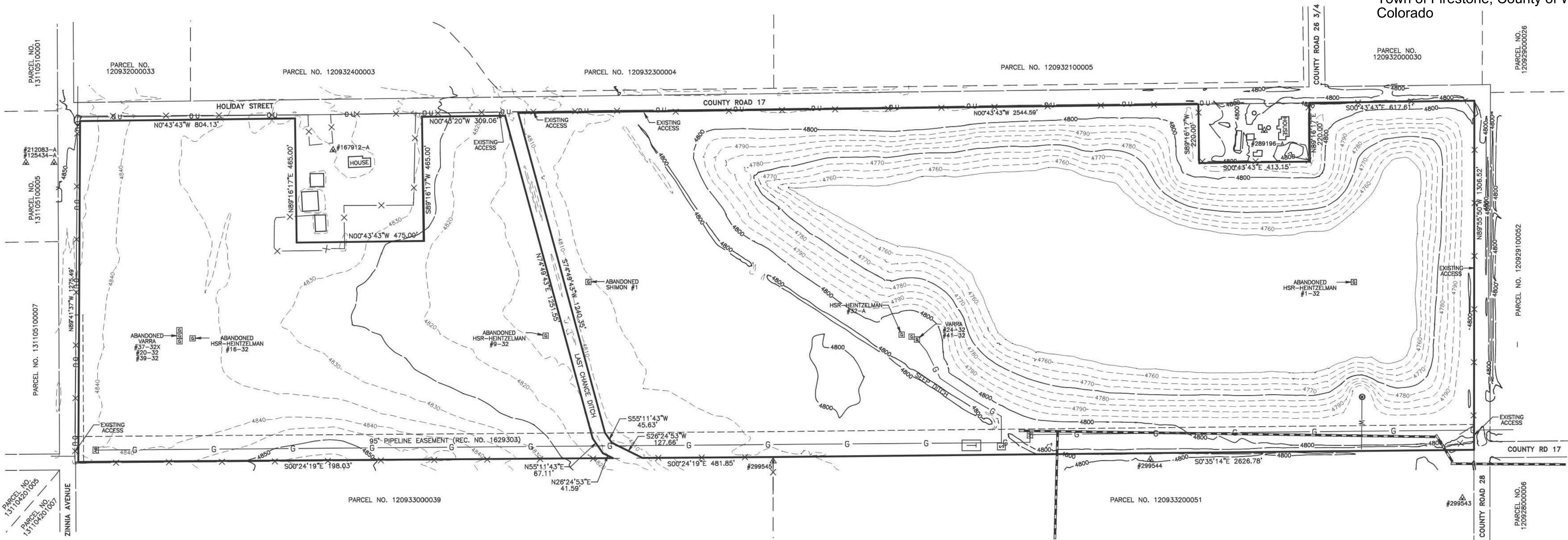
VICINITY MAP



LEGAL DESCRIPTION

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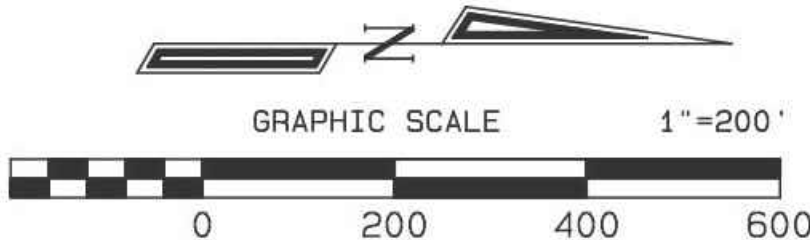


LEGEND

- = OIL/GAS WELL, AS NOTED
- = TANK BATTERY
- = SEPARATOR
- = OIL/GAS VALVE SITE
- △ = WATER WELL PERMIT, AS NOTED
- ⊙ = WATER PUMP VAULT
- = PROJECT BOUNDARY
- - - = ADJACENT PARCEL BOUNDARY
- · - · - = EASEMENT, AS NOTED
- G - G = GAS PIPELINE
- X - X = FENCE LINE
- O - O = OVERHEAD UTILITY LINE
- · - · - = MINE CONVEYOR
- W - W = WATER DISCHARGE LINE

NOTES

- 1) BEARINGS AND DISTANCES SHOWN HEREON ARE BASED UPON THE PLATS OF VARRA - HEINTZELMAN SUBDIVISION AND VARRA - HEINTZELMAN SUBDIVISION, AMENDMENT NO. 1.
- 2) ELEVATIONS SHOWN HEREON ARE BASED UPON STATIC GPS OBSERVATIONS POST PROCESSED THROUGH THE NATIONAL GEODETIC SURVEY'S ONLINE POSITIONING USER SERVICE (OPUS) AND ARE REPORTED IN NAVD 88 (GEOID 18).
- 3) CONTOURS SHOWN HEREON ARE BASED UPON AERIAL MAPPING PROVIDED BY PRECISION AEROWORKS AND ARE SHOWN AT FIVE-FOOT INTERVALS.
- 4) WATER WELL LOCATIONS AND PERMIT NUMBERS SHOWN HEREON ARE BASED UPON INFORMATION TAKEN FROM THE DIVISION OF WATER RESOURCES WEBSITE.
- 5) OIL/GAS WELL LOCATIONS SHOWN HEREON ARE BASED UPON FIELD MEASUREMENTS TOGETHER WITH INFORMATION TAKEN FROM THE COLORADO OIL AND GAS CONSERVATION COMMISSION WEBSITE.



American West
Land Surveying Co.
A Colorado Corporation
PO Box 129, Brighton, CO 80601 * P:303-659-1532 F:303-655-0575 * amwestla.com
SCALE 1" = 200' DRAWN BY: CDH CHECKED BY: MJH DATE: OCT 30, 2023
REVISIONS:
JOB NO: 23-347

A TECHNICAL REVISION FOR:
HEINTZELMAN PROJECT (PIT 116)
NORTHWEST CORNER OF COUNTY ROAD 17 AND ZINNIA AVENUE, FIRESTONE, CO

SHEET
2
OF 3
SITE PLAN

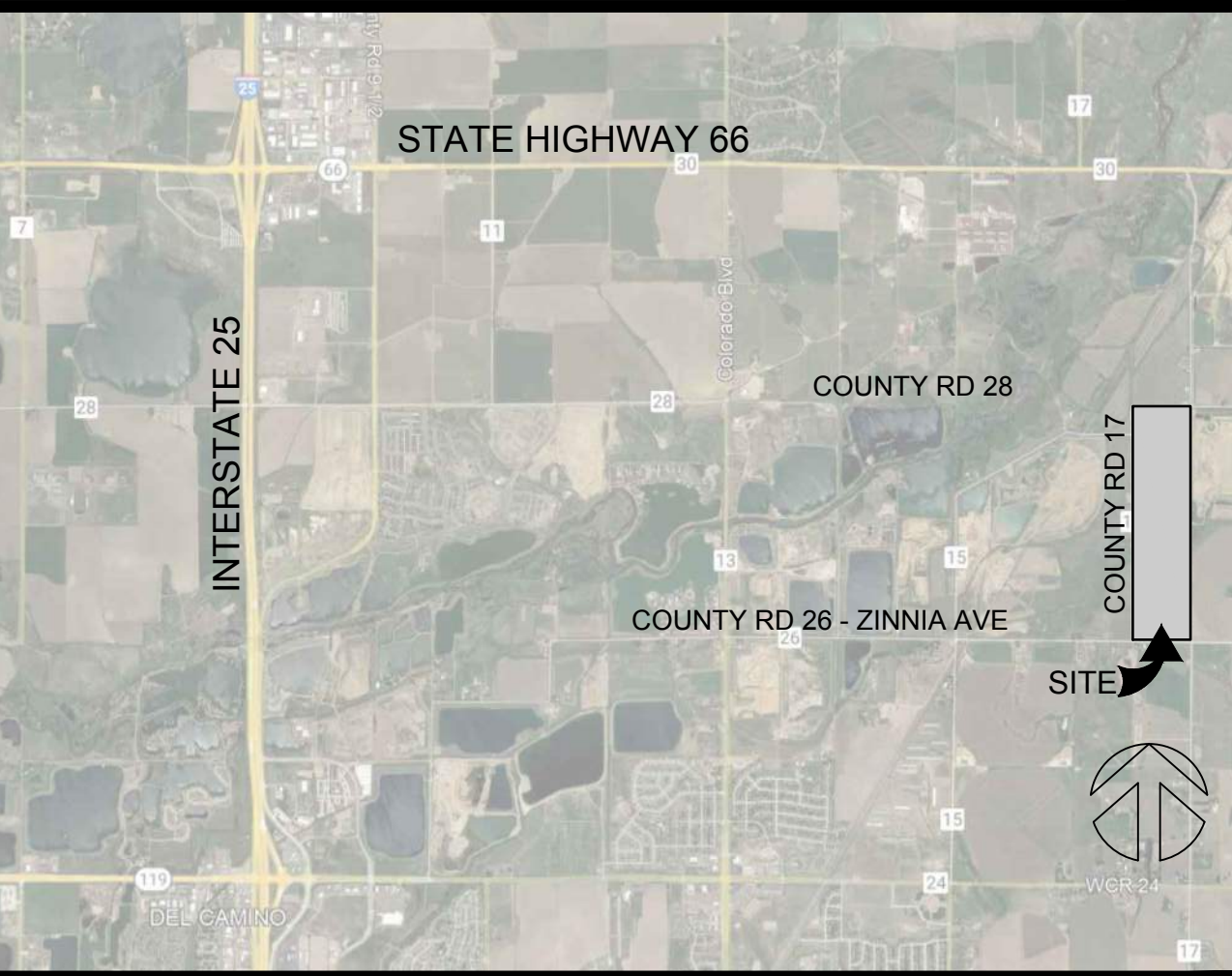
Varra Companies Inc.
12618 COUNTY ROAD 13,
LONGMONT, CO 80504
720-272-2857

HEINTZELMAN PIT 116

PART OF THE NORTHEAST 1/4 OF SECTION 32,
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6TH P.M., TOWN OF FIRESTONE, COUNTY OF
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AERIAL MAP September 13, 2023

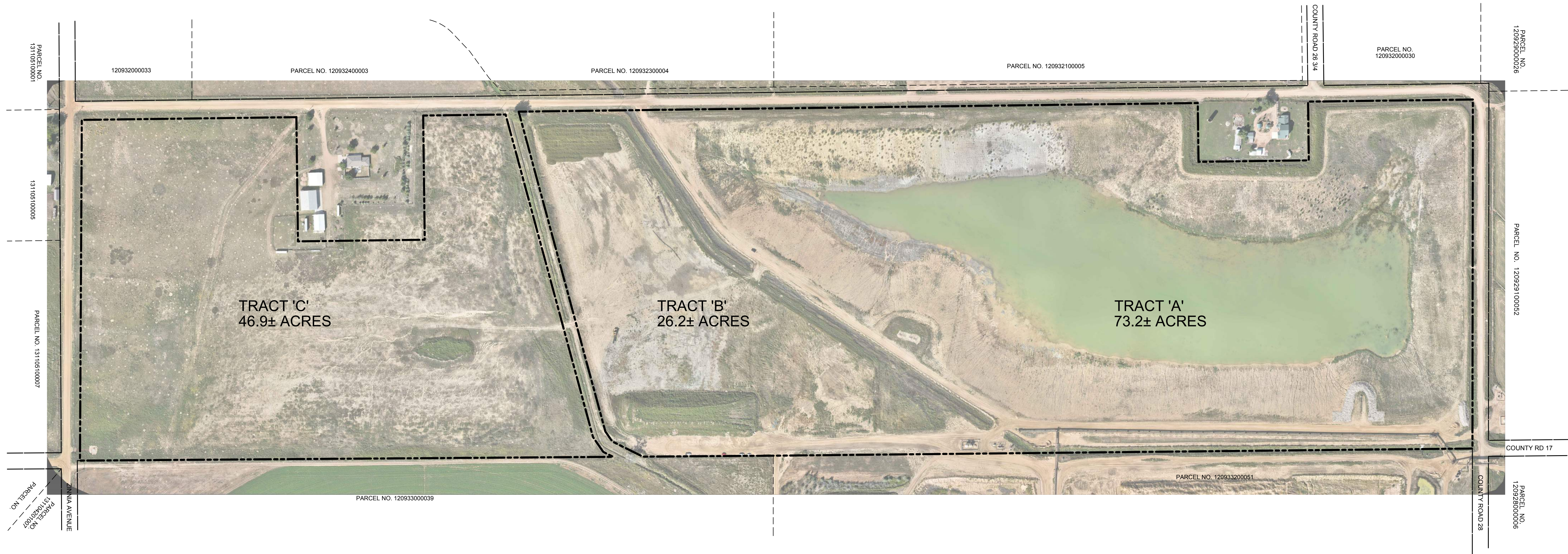
VICINITY MAP



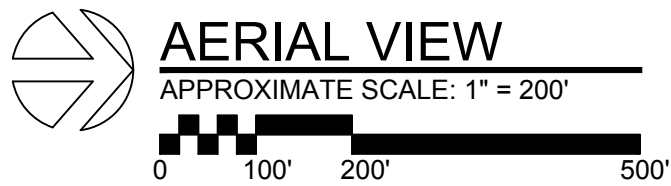
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Town of Firestone, County of Weld, State of
Colorado



NOTE:
DISCREPANCIES BETWEEN SURVEY CAD
DATA AND IMAGE ARE DUE TO
DISTORTIONS IN THE AERIAL IMAGE



Varra Companies Inc.
12618 COUNTY ROAD 13,
LONGMONT, CO 80504
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DATE	11.10.23
DRAWN	NT
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A TECHNICAL REVISION FOR:

HEINTZELMAN PROJECT (PIT 116)
NORTHWEST CORNER OF COUNTY ROAD 17 AND ZINNIA AVENUE, FIRESTONE, CO

SHEET

3

OF 3

SITE PLAN