



MINERALS PROGRAM INSPECTION REPORT
PHONE: (303) 866-3567

The Division of Reclamation, Mining and Safety has conducted an inspection of the mining operation noted below. This report documents observations concerning compliance with the terms of the permit and applicable rules and regulations of the Mined Land Reclamation Board.

MINE NAME: Elm Road Project #2	MINE/PROSPECTING ID#: M-2025-042	MINERAL: Rock and soil	COUNTY: Larimer
INSPECTION TYPE: Illegal (Unpermitted Operation)	WEATHER: Clear	INSP. DATE: September 17, 2025	INSP. TIME: 09:45
OPERATOR: NA	OPERATOR REPRESENTATIVE: None	TYPE OF OPERATION: Possible Illegal Operation	
REASON FOR INSPECTION: Citizen Complaint	BOND CALCULATION TYPE: None	BOND AMOUNT: NA	
DATE OF COMPLAINT: September 4, 2025	POST INSP. CONTACTS: County	JOINT INSP. AGENCY: None	
INSPECTOR(S): Robert Zuber, P.E. Jocelyn Carter	INSPECTOR'S SIGNATURE: 	SIGNATURE DATE: October 17, 2025	

GENERAL INSPECTION TOPICS

This list identifies the environmental and permit parameters inspected and gives a categorical evaluation of each. No problems or possible violations were noted during the inspection. The mine operation was found to be in full compliance with Mineral Rules and Regulations of the Colorado Mined Land Reclamation Board for the Extraction of Construction Materials and/or for Hard Rock, Metal and Designated Mining Operations. Any person engaged in any mining operation shall notify the office of any failure or imminent failure, as soon as reasonably practicable after such person has knowledge of such condition or of any impoundment, embankment, or slope that poses a reasonable potential for danger to any persons or property or to the environment; or any environmental protection facility designed to contain or control chemicals or waste which are acid or toxic-forming, as identified in the permit.

(AR) RECORDS----- <u>NA</u>	(FN) FINANCIAL WARRANTY----- <u>N</u>	(RD) ROADS----- <u>NA</u>
(HB) HYDROLOGIC BALANCE----- <u>Y</u>	(BG) BACKFILL & GRADING----- <u>Y</u>	(EX) EXPLOSIVES----- <u>Y</u>
(PW) PROCESSING WASTE/TAILING---- <u>NA</u>	(SF) PROCESSING FACILITIES----- <u>NA</u>	(TS) TOPSOIL----- <u>NA</u>
(MP) GENL MINE PLAN COMPLIANCE- <u>NA</u>	(FW) FISH & WILDLIFE----- <u>N</u>	(RV) REVEGETATION---- <u>NA</u>
(SM) SIGNS AND MARKERS----- <u>NA</u>	(SP) STORM WATER MGT PLAN---- <u>NA</u>	(RS) RECL PLAN/COMP-- <u>NA</u>
(ES) OVERBURDEN/DEV. WASTE----- <u>Y</u>	(SC) EROSION/SEDIMENTATION--- <u>Y</u>	(ST) STIPULATIONS----- <u>NA</u>
(AT) ACID OR TOXIC MATERIALS----- <u>N</u>	(OD) OFF-SITE DAMAGE----- <u>Y</u>	

Y = Inspected / N = Not inspected / NA = Not applicable to this operation / PB = Problem cited / PV = Possible violation cited

BACKGROUND

The land parcel that is the subject of this report is located at 444 Elm Road in Estes Park, Colorado. It is owned by 12576 Holdings, LLC, and the Larimer County parcel number is 3526452001. This property once had a reclamation permit under the name Nytes Land Leveling, Division Permit No. M1981-204. This site was reclaimed and the permit released on December 21, 2012, with Industrial/Commercial being the post-mining land use. Technical Revision No. 1 (TR-01) for this site was issued on March 15, 2012, revising the reclamation plan and allowing a steeper slope to be backfilled, as well as approving the usage of inert fill material.

A complaint regarding this site was submitted to the Division in January 2025. It suggested that there was mining activity at the site that should be permitted by the Division. It also detailed concerns about the lack of a stormwater management plan and whether or not the project will have a reclamation plan. In response to the complaint, a February 2025 inspection was conducted by the Division. During this inspection, the Division obtained the following information:

- There are significant differences in the site from how it appeared when it was released in 2012. There are two propane tanks stored on the southern end of the parcel, with a retaining wall just north of the tanks. These tanks are stored with a propane supply company named Polar Gas.
- The previously reclaimed slope just north of these tanks showed signs of disturbance. The backfilled material had been dug up right up to a vertical layer of bedrock, where the previous operation stopped mining.
- No construction equipment was observed on site at the time of the February inspection, but there was evidence of track marks in the dirt, and the landowner (Nathan Reed, representing 12576 Holdings, LLC) did confirm that machinery was being used to extract material.
- The Division was informed that an excavating contractor in Estes Park had been granted permission by the landowner to dig out the fill material and use it as fill on other construction projects.
- Nathan Reed brought a drawing showing the construction plan to further expand the area for propane tank storage and level out the slopes to the north to allow for parking and storage of materials.
- It appeared that the only work that had been done in February was the movement of fill material to an offsite location, in an attempt to level out the slope.

Based on this February 2025 inspection, the Division found that the operation does not fit the description of a mining operation as detailed in C.R.S. 34-32.5-103(13), and the Division determined that this was not a mining operation and will not require a reclamation permit with the State based on current disturbance. However, the Division did inform the operator that if any material were to be removed from its natural occurrence, a reclamation permit may be required.

INFORMATION FROM THE COMPLAINANT, PRIOR TO THE SEPTEMBER INSPECTION

Another illegal mining complaint was received by the Division on September 4, 2025. The complainant's major concern is the impact of this site on Elm Road, which is adjacent to the west side of the parcel. The complainant contends that surface water runoff from the property is currently causing erosion of the road, and these impacts could worsen with further development. As with the complaint in early 2025, this

complaint questions if the project will have a reclamation plan.

The complainant sent a short video, via email, to the Division. This video shows an excavator scraping a high wall. The complainant stated that this activity was occurring at the 444 Elm Road site, which appears to be accurate, per the Division's observations.

OBSERVATIONS FROM SEPTEMBER 2025 INSPECTION

An inspection of the parcel at 444 Elm Road was conducted by Jocelyn Carter and Rob Zuber with the Division of Reclamation, Mining and Safety (the Division) on September 17, 2025. This inspection was in response to the illegal mining complaint received by the Division on September 4, 2025 (discussed above). No representative of the landowner was present during the inspection.

The inspectors observed the site from the adjacent public roads (Elm Road and Kenwood Lane). No mining-related activity was observed. There was a small excavator at the site, which was idle. A comparison to photographs from the Division's inspection in February 2025 reveals that a significant amount of fill material has been removed from the site. Also, material has been removed from the western portion of the high wall, there are excavator scrapes on the wall, and it appears that some scoops of bedrock material have been removed from the wall.

At the time of the inspection, the complainant was standing next to his car, on the road next to the site. He provided the following information to the Division inspectors, during and after the inspection:

- He witnessed blasting at the site in February 2025. Also, in early September 2025, he saw a blasting company truck at the site.
- He has seen excavated native material hauled off site. He estimated that there were approximately 12 trucks with approximately 10 yards each of riprap size rock (12" to 24" diameter).
- After the inspection, he provided photographs of a drill rig at the site.

There was a hole below the west side of the wall that is approximately six feet deep. This is where the complainant indicated that an equipment operator was scraping at the wall. There was no sign that excavated material was being stored on site.

There was some indication that runoff from the site could be impacting the road in terms of additional flow and possible erosion.

SUMMARY OF COMMUNICATIONS WITH THE LANDOWNER, CONTRACTORS, AND THE COUNTY PLANNING DEPARTMENT AFTER THE SEPTEMBER INSPECTION

The Division spoke with Nathan Reed, a representative for the landowner, 12576 Holdings, LLC, via telephone and email, following the inspection. Mr. Reed indicated the following:

- The excavating company that he has hired to work on the site is Fairbanks Excavation in Estes Park. This company was purchased from Bill Fairbanks since the February 2025 inspection and is now operated by other owners.
- No drilling or blasting was performed from November 2024 to September 23, 2025.

- The excavating company has excavated native material at the site. None of the native material has been removed from the site.
- Mr. Reed told the excavation company that only fill, no native material, is to be removed from the site, and the native bedrock shall remain undisturbed until further notice.
- On September 24, 2025, Mr. Reed stated that his contractors have been instructed to cease all operations until "this situation has a clear and definitive resolution."
- He stated that he was not aware of the recent drilling operations prior to notice by the Division, and the excavation company had subcontracted the rig to prep the site for grading. He also said that no blasting had occurred this month.
- Mr. Reed commits to complying with Division directives, as communicated to him by Amy Eschberger in March 2025.
- Mr. Reed is considering if a permit with the Division will be required for his future development plans.
- Development plans for this site were approved by the City of Estes Park and Larimer County.

The Division contacted an owner of Fairbanks Excavation, Javier Hernandez, by telephone. Mr. Hernandez provided the following:

- He and his partner bought the company in November 2024.
- The only material that they have moved off site is the fill, including rocks, broken concrete, and pieces of metal. They have overseen blasting, but the material is still on site.
- They have been instructed by Mr. Reed to stop all operations.
- They did scrape at the wall with an excavator, but they did not do much. They realized that the wall would require blasting to loosen the material for excavation.

The Division contacted a representative of the drilling company (Travis Kitchen of Badger Drilling & Blasting Company in Estes Park) by telephone. Mr. Kitchen provided the following:

- They have drilled at the site in September 2025, but they have not blasted.
- They did some blasting at the site in 2024. This was at the northwest corner of the wall. This material was removed from the site by Fairbanks. Mr. Kitchen estimated that it was 100 to 150 cubic yards of material.
- He has been instructed to not blast, and his rig has been moved off site.
- His understanding of the plans to develop the site entail moving the wall approximately 20 feet back (to the north), from the west end to the knob of rock to the east (not including the knob).

The Division spoke with the Larimer County Planning Department (Danielle Reimanis), and it was confirmed that the landowner has been approved to add an office and propane tank saddles at the property, as well as parking and storage areas in the area where rock and soil have been moved. The building permit is 20-COM0055, and the site plan provided by the landowner to the Division in early 2025 (attached to the Division's February 2025 report) was approved by the County, per Ms. Reimanis. The County provided a copy of the approved site plan and certificate of occupancy on October 16, 2025 (see enclosed).

CONCLUSIONS

There is evidence that some native material has been removed from the site. However, it appears that this is a small amount of material, and the majority of the material that has been removed from the site is fill material from prior reclamation of the highwall.

The Division has concluded that this is a construction project which has been permitted by the County, and the amount of native material removed at the site is incidental to the overall project. Accordingly, the Division has determined that a permit is not required from our Office for the activities associated with the County permit.

In the future, if there are any significant changes to the project approved by the County, including more native material to be excavated and hauled off site than was originally anticipated, it is recommended that the landowner consult with the Division to determine whether a mine permit may be needed.

The landowner should be aware that blasting activities conducted in this state are regulated by the Colorado Division of Oil and Public Safety. Therefore, it is recommended this agency be contacted prior to conducting any additional blasting activities at the site to ensure the appropriate permits and/or approvals are in place.

Any questions or comments regarding this inspection report should be forwarded to Rob Zuber at the Colorado Division of Reclamation, Mining, and Safety, 1313 Sherman Street, Room 215, Denver, CO 80203; via telephone at (720) 601-2276; or email at rob.zuber@state.co.us.

PHOTOGRAPHS



View from Kenwood Lane, south of the Polar Gas yard, looking north



Slope between Polar Gas tanks and area in question where contractors have removed material



Area where work site drains to roadside ditch



Roadside ditch



Small culvert to control runoff and prevent flooding and erosion of road



Looking east, with scrape marks apparent on wall



Area below wall (note lack of stockpiled material)

Inspection Contacts:

Nathan Reed (nathan@pgiventures.com) and Chris Reed (chris@pgiventures.com)
12576 Holdings LLC

Enclosures:

Complaint; Correspondence from County

Copied via email:

Amy Eschberger, DRMS; Complainant (anonymous); Larimer County Planning Department

Complaint, September 4, 2025

DRMS Complaint Intake Tool

By Submitting this form you are requesting an investigation of compliance with DRMS rules.



COLORADO
Division of Reclamation,
Mining and Safety
Department of Natural Resources

DRMS Internal Information

Select Permit Type *

Minerals

Permit No List *

M2025042

Date of Complaint

09/04/2025

COMPLAINANT INFORMATION

*** Indicates a Required Field**

Do you wish to remain anonymous? *

☒ Yes ☐ No

Connection to Incident *

Select all that apply

☐ Land Owner

☐ Mineral Owner

☒ Nearby Resident

☐ Observed Incident

☒ Other Elm Road is my access to Home

DESCRIPTION OF COMPLAINT

(Please be as specific as possible)

Note: Please provide as much detail related to location and issue as possible. Without enough detail, DRMS will not be able to process or investigate the complaint and, therefore, DRMS will have no choice but to discard the complaint.

Location of Concern *

Please provide as much detail as possible. It is important to narrow down the location. If available, please include Township, Range and Section, physical address, or GPS location. You may also upload a pdf map below.

Larimer Terminals Larimer County Colorado N,W,1/4, S26, T.5N.,R73W. 6thP.M. 444Elm Road

Incident County *

Larimer County

Is this an ongoing issue(s)?

☒ Yes ☐ No

Nature of Complaint *

Select all that apply

- | | |
|--|---|
| ☒ Illegal Mining | ☐ Dust |
| ☐ Ground Water / Water Well Impact | ☐ Acid or Toxic Materials/Spills |
| ☒ Surface Water Impact / Stormwater Management | ☐ Property Damage |
| ☐ Mine Plan Compliance | ☐ Waste Management / Dumping |
| ☐ Signs and Markers | ☐ Overburden / Development Waste |
| ☐ Financial Warranty | ☐ Backfilling and Grading |
| ☐ Processing Waste / Tailings | ☐ Processing Facilities |
| ☐ Fish / Wildlife | ☐ Erosion / Sedimentation |
| ☐ Off-Site Damage | ☒ Roads |
| ☐ Explosives / Blasting | ☐ Topsoil |
| ☐ Revegetation | ☐ Weeds |
| ☒ Reclamation Plan Compliance | ☒ Other <input type="text" value="Safe road to my home"/> |

Detailed description of the issue(s) * (?)

Please provide as much detail as possible. It is important to narrow down the issue(s).

Road Safety, Drainage plan (is there one), will Reclamation work be redone, is there a site plan ??? Surface Water Impact and Stormwater Impact to Elm Road ?

Have you contacted the operator or party conducting the operation? If yes, please provide details. *

☐ Yes ☒ No

If known, please provide the name of the operator or party conducting the operation.

If known, please provide the Permit or NOI Number (ie M-1970-111 or P-1970-111).

Must be entered in the following format: M1970111 or P1970111 (No dashes allowed)

Have you contacted any other agencies or local governments related to this issue or issues? If so, please provide details. *

☒ Yes ☐ No

Details

Alan Kee, Code. Compliance Inspector (970)4987663

ADDITIONAL INFORMATION

Are there supporting photos, maps, or documents you wish to upload? *

☒ Yes ☐ No

[View Attachments in WebLink](#)

Attachments are accepted for informational purposes only. Action by DRMS requires a direct observation by DRMS staff.

What is your preferred method for DRMS to communicate with you throughout the investigation? *

Select all that apply

☒ Phone ☐ E-mail ☐ US Mail

Email from County and Documents for County Permit

10/16/25, 3:06 PM

State.co.us Executive Branch Mail - 20-COM0055



STATE OF
COLORADO

Zuber - DNR, Rob <rob.zuber@state.co.us>

20-COM0055

1 message

On Call Planner <planning@larimer.org>

Thu, Oct 16, 2025 at 2:53 PM

To: "Zuber - DNR, Rob" <rob.zuber@state.co.us>

Hello, I can confirm there was a commercial CO issued (attached) for permit 20-COM0055, and there was a site plan submitted on file with this permit (attached here as well).

The planner (and the other referral entities) reviewed the Site Plan in accordance with the proposed, "Commercial - Cargo Container Office & Propane Tank Saddles". Any proposed new uses would have had a different avenue for establishment. This permit was approved for "Commercial - Cargo Container Office & Propane Tank Saddles".

Thank you,



Danielle Reimanis
On Call Planner

Community Development Department
200 W Oak St, Fort Collins, 80521 | 3rd Floor
Planning@larimer.org
www.larimer.gov

Please [click here](#) to view the most current version of the **Land Use Code**.

Pre-application meetings are required before applying, [click here](#) to submit a request through our online portal (apply --> plans --> planning pre-application). You will be required to make an account prior to submitting the request. Please visit our [webpage](#) if you would like more information on the pre-application meeting process.

NEW Use the Assessor's [Property Search Tool](#) to locate your zoning. (Hint: After selecting a property, click 'View on GIS Map'. Under the Layer List menu, click on the checkbox for Zoning Districts.)

Please visit our [Online Portal](#) to view Community Development Records - If you are having trouble logging in try these [helpful hints](#).

2 attachments



20-COM0055 SITE PLAN.PDF
884K



BLD COM COMMERCIAL CO.PDF
62K

LARIMER COUNTY | COMMUNITY DEVELOPMENT



Building Services, 200 West Oak Street, Suite 3100, PO Box 1190, Fort Collins, Colorado 80522-1190, 970.498.7700, Larimer.org/Building

COMMERCIAL CERTIFICATE OF OCCUPANCY

Permit No.: 20-COM0055

Issuance Date: 12/02/2021

This Certificate of Occupancy is issued pursuant to the requirements of the Building Code, as adopted by Larimer County, certifying that at the time of issuance this structure was in compliance with the various ordinances of the County regulating building construction and use. An additional adopted code regulating the construction of this structure is the Larimer County Land Use Code.

Work Description: Commercial - Cargo Container Office & Propane Tank Saddles

Occupancy: B

Fire Sprinkler Provided: N

Type of Construction: Type V

Fire Rating: B

Building Height: 10

No. of Floors: 1

Bedrooms

Full Baths

3/4 Baths

1/2 Baths 1

Kitchens

Square Footage: First Floor
Second Floor
Third Floor 320.00

Unfinished Basement
Finished Basement

OWNERS

12576 Holdings LLC, PO Box 187, Brighton, CO 80601

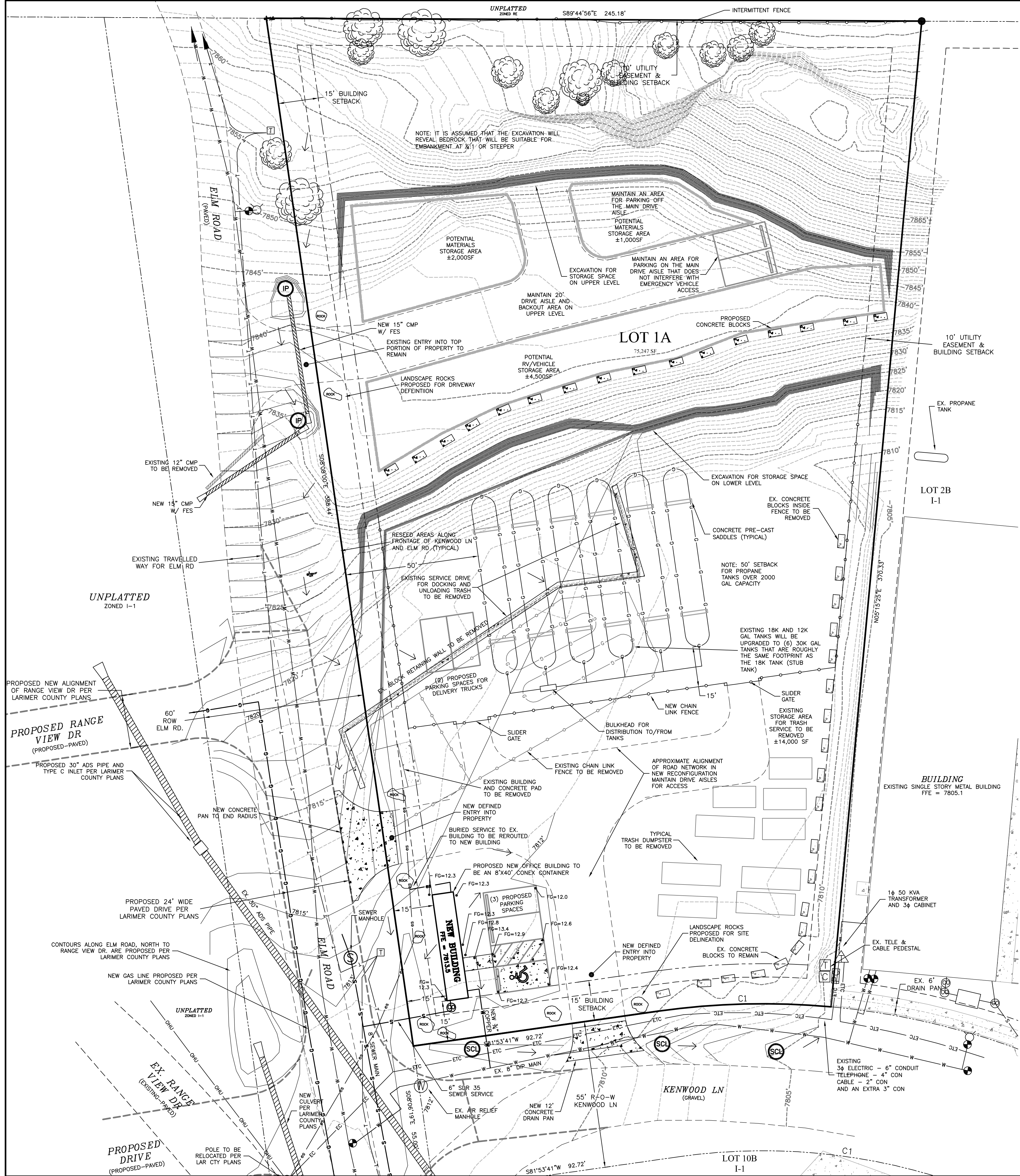
CONSTRUCTION SITE INFORMATION

Address: 444 Elm Rd, Estes Park, CO 80517

Subdivision: LARIMER TERMINALS Lot 1A Block/Tract 2

Parcel Number: 3526452001

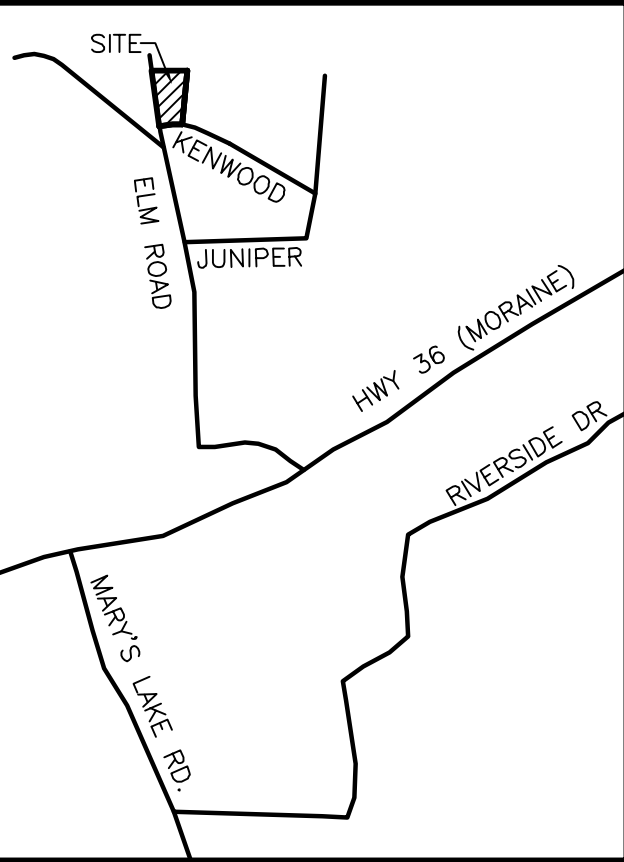
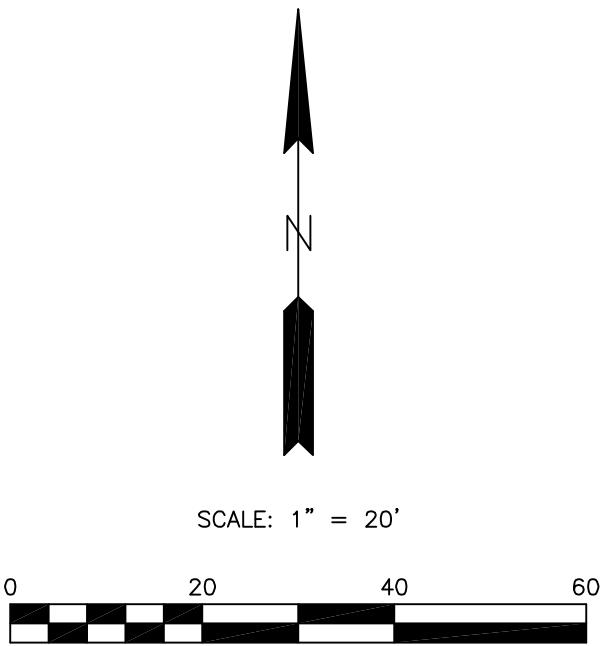
Eric Fried, Larimer County Building Official



POLAR GAS
SITE PLAN

OF LOT 1A, OF THE AMENDED PLAT OF LOT 10A, BLOCK 3 OF THE AMENDED PLAT OF LOTS 1 AND 10, BLOCK 3 AND LOTS 1, 2, AND 3, BLOCK 2, AND A PORTION OF ROAD RIGHTS OF WAY OF LARIMER TERMINALS SUBDIVISION
LOCATED IN NW 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 73 WEST OF THE 6th P.M., COUNTY OF LARIMER, STATE OF COLORADO.

- LEGEND**
- UTILITY POLE
 - ELECTRIC TRANSFORMER
 - PRIMARY CABINET
 - ELECTRIC PEDESTAL
 - CABLE PEDESTAL
 - TELEPHONE PEDESTAL
 - WATER SHUT OFF VALVE
 - FIRE HYDRANT
 - WATER MANHOLE
 - MANHOLE
 - CLEANOUT
 - SEWER LINE-EXISTING
 - SEWER LINE-NEW
 - WATER LINE-EXISTING
 - WATER LINE-NEW
 - OVERHEAD UTILITY LINES (CABLE AND ELECTRIC)
 - ELECTRIC, TELEPHONE & CABLE EX. BURIED
 - ELECTRIC, TELEPHONE & CABLE SERVICE INCLUDE 2", 2.1" CONDUIT
 - ELECTRIC BURIED - EXISTING
 - TELE BURIED - EXISTING
 - BURIED ELECTRIC & CABLE - EX
 - FENCE
 - FENCE TO BE REMOVED
 - BUILDING SETBACK
 - EASEMENT (AS NOTED)
 - 5' CONTOUR INTERVAL
 - 1' CONTOUR INTERVAL
 - FINISH GRADE CONTOUR
 - STORAGE AREAS
 - ROAD OR DRIVE
 - NEW ROAD PER LARIMER COUNTY PLANS
 - PROPERTY LINE
 - NEIGHBOR PROPERTY LINE
 - EX. CONCRETE PAVING
 - PROPOSED CONCRETE PAVING
 - FOUND #4 REBAR
 - FOUND #4 REBAR WITH PLASTIC CAP #26974
 - MEASURED OR CALCULATED DIMENSIONS
 - EROSION BALE TRENCH LAYOUT
 - INLET PROTECTION
 - DECORATIVE ROCK LANDSCAPING
 - STORM DRAINAGE



OWNER
12578 HOLDINGS LLC (POLAR GAS)
CONTACT PERSON: NATHAN REED
PO BOX 187
BRIGHTON, CO 80601

ARCHITECT
BASIS ARCHITECTURE
1692 BIG THOMPSON AVE, STE 100
ESTES PARK, CO 80517
(970) 586-9140
CONTACT PERSON: STEVE LANE

ENGINEER/SURVEYOR
VAN HORN ENGINEERING & SURVEYING
1043 FISH CREEK RD. • ESTES PARK, COLORADO 80517
(970) 586-9388 • FAX: (970) 586-8101
CONTACT PERSON: JOE COOP

LEGAL DESCRIPTION:

LOT 1A, BLOCK 2, AMENDED PLAT OF LOT 10A, BLOCK 3 OF THE AMENDED PLAT OF LOTS 1 AND 10, BLOCK 3 OF LARIMER TERMINALS SUBDIVISION AND LOTS 1, 2, AND 3, BLOCK 2 AND A PORTION OF ROAD RIGHTS OF WAY OF LARIMER TERMINALS SUBDIVISION, COUNTY OF LARIMER, STATE OF COLORADO.

SURVEYOR'S NOTES:

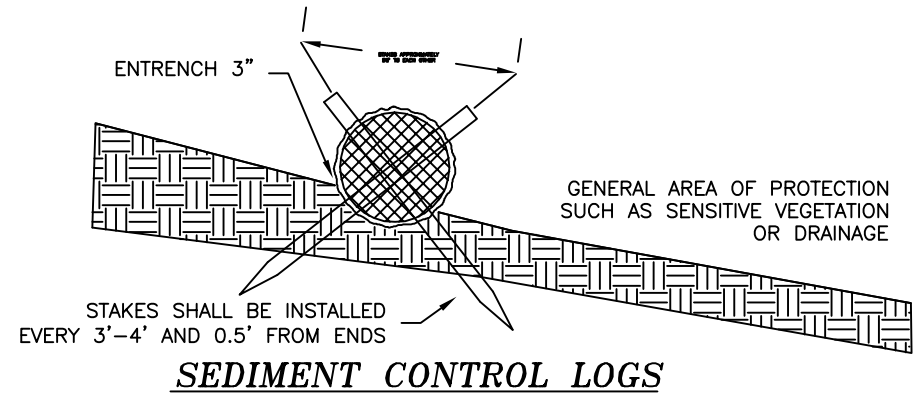
- THIS DEVELOPMENT PLAN IS REPRESENTATIONAL ONLY. IT IS NOT TO BE CONSTRUED AS A LAND SURVEY NOR AN IMPROVEMENT SURVEY PLAT.
- THERE IS AN APPROVED CONSTRUCTION PLAN, IN PROGRESS FOR A NEW LARIMER COUNTY SATELLITE FACILITY. SEVERAL IMPROVEMENTS ARE PROPOSED ALONG ELM RD THAT ARE NOT CONSTRUCTED YET AND ARE NOTED HEREON AS PER LARIMER COUNTY PLANS.
- BEARINGS ARE BASED ON THE NORTH LINE OF SUBJECT PROPERTY, BEING MONUMENTED ON THE WEST END BY A #4 REBAR, AND ON THE EAST END BY A #4 REBAR WITH A PLASTIC CAP, LS #26974. THIS LINE IS ASSUMED TO BEAR N89°44'56"W.
- DEEDED OWNERSHIP AND EASEMENT INFORMATION WAS TAKEN FROM DEED OF RECORD AT RECEPTION #20140030188 AND THE AMENDED PLAT OF LOT 10A, BLOCK 3 OF THE AMENDED PLAT OF LOTS 1 AND 10, BLOCK 3 OF LARIMER TERMINALS SUBDIVISION AND LOTS 1, 2, AND 3, BLOCK 2 AND A PORTION OF ROAD RIGHTS OF WAY OF LARIMER TERMINALS SUBDIVISION. NO OTHER DEED OR OWNERSHIP RESEARCH WAS PERFORMED.
- THE ZONING OF THIS LOT IS L, 15,000 SQ FT MINIMUM LOT SIZE. THE BUILDING SETBACKS ARE 15' FROM STREET LOT LINES AND 10' FROM SIDE AND REAR LOT LINES AS SHOWN HERE ON.
- A VERTICAL BENCHMARK HAS BEEN ESTABLISHED ON THE SOUTHEAST CORNER OF LOT 3B OF THE AMENDED PLAT OF LOT 2A AND 3A OF LARIMER TERMINALS. IT HAS AN ELEVATION OF 7799.10'. ELEVATIONS WERE GARNERED FROM GPS OBSERVATION.
- UTILITIES ARE SCHEMATIC. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY WITH THE UTILITY COMPANIES THE LOCATION OF THE UTILITY LINES PRIOR TO CONSTRUCTION AND TO MAINTAIN THOSE LINES IF AT ALL POSSIBLE.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT AND/OR RESTORE ALL PROPERTY CORNERS ENCOUNTERED DURING CONSTRUCTION.
- VAN HORN ENGINEERING DID THE PLAT OF RECORD FOR THIS LOT. MEASURED AND DEEDED DIMENSIONS ARE THE SAME.

DEVELOPMENT NOTES:

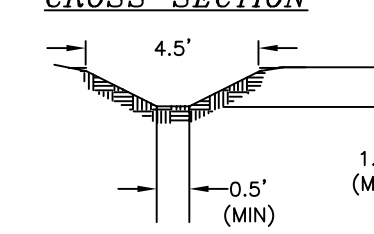
- THE OWNER SHALL BE REQUIRED TO PROVIDE FOR HANDICAP ACCESSIBILITY IN ACCORDANCE WITH THE A.D.A. AND I.B.C.
- EXTERIOR LIGHTING WILL BE LOCATED AT THE REQUIRED ENTRY POINTS OF THE NEW BUILDINGS, ATTACHED TO THE BUILDINGS AND WILL BE SHIELDED AND DEFLECTED DOWNWARD. COMPLIANCE WITH SECTION 7.9 OF THE ESTES VALLEY DEVELOPMENT CODE IS REQUIRED.
- PER SECTION 7.13, CONDUIT, METERS, VENTS AND OTHER EQUIPMENT ATTACHED TO THE BUILDING OR PROTRUDING FROM THE ROOF SHALL BE SCREENED, COVERED OR PAINTED TO MINIMIZE VISUAL IMPACTS.
- PRIOR TO ANY BLASTING, ALL APPLICABLE STATE AND FEDERAL PERMITS MUST FIRST BE OBTAINED AND ADHERED TO.
- THIS PROJECT HAS BEEN CONSIDERED EXISTING, LEGAL, MATERIAL AND OUTDOOR STORAGE. THEREFORE THE NEW OFFICE AND RELOCATION OF OUTDOOR STORAGE DOES NOT TRIGGER DEVELOPMENT PLAN REVIEW. SEE LATER DATED MARCH 30, 2020 BY LEFT WOEGER, SENIOR PLANNER, TOWN OF ESTES PARK.
- ALL SEWER SERVICE LINES TO BE SDR 35, BURIED 3' MINIMUM TO TOP OF PIPE. ALL POTABLE WATER SERVICE LINES TO BE 3/4" K-COPPER, BURIED 5' MINIMUM TO TOP OF PIPE. ALL NEW ELECTRIC LINES TO BE IN 2" SCHEDULE 40, BURIED 2' MINIMUM TO TOP OF PIPE. THE ELECTRICAL LINE WILL UTILIZE THE EXISTING SERVICE AS NEEDED TO RE-ROUTE TO THE NEW BUILDING. SEWER AND WATER SHOULD HAVE INSULATED PIPES TO 30' MINIMUM.

LANDSCAPE AND EROSION CONTROL NOTES

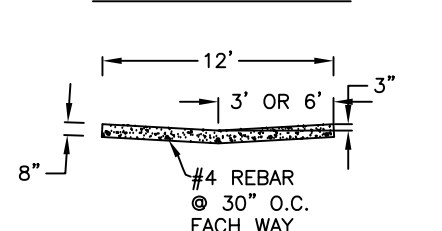
- ALL SEEDED AREAS TO BE RE-SEEDED BY HAND AND RAKED IN PLACE. ALL SEEDED SLOPES GREATER THAN 2:1 TO BE MULCHED AND NETTED FOR EROSION CONTROL (USE STRAW BALES WHERE NEEDED TO AVOID EROSION AND ENHANCE GROWTH POTENTIAL).
- NO TREES OR SHRUBS ARE PROPOSED DUE TO THE ROCK SUBGRADE AND INDUSTRIAL LOCATION. XERISCAPE IS PROPOSED IN FRONT OF THE BUILDINGS.
- THE FINAL STORMWATER DETENTION AND WATER QUALITY SYSTEM IS INSTALLED ON LOT 3B, BLOCK 2, OF AN AMENDED PLAT OF LARIMER TERMINALS SO MINIMAL EROSION CONTROL MEASURES ARE PROPOSED. ONLY THREE SETS OF SEDIMENT CONTROL LOGS AND TWO INLET PROTECTIONS ARE PROPOSED FOR CONSTRUCTION. SEE CDOT M&S STANDARDS M-208-1 FOR EROSION CONTROL INSTALLATION DETAILS.
- THE DISTURBANCE OF THIS SITE IS LESS THAN 1 ACRE, (APPROXIMATELY 35,000 SF). THEREFORE A CSWMP IS NOT NECESSARY. EROSION CONTROL MEASURES ARE STILL REQUIRED HOWEVER EVERY EFFORT MUST BE MADE TO CONTROL OFF SITE SEDIMENT AND POLLUTANTS IN ADHERENCE WITH VOLUME 3 OF THE MILE HIGH URBAN STORM DRAINAGE MANUAL. PARTICULAR ATTENTION ON THIS SITE MUST BE MADE TOWARDS MATERIAL STORAGE, LOADING AND UNLOADING PREVENTION FROM VEHICLES AND TANKS, OIL LEAKS, ONSITE MAINTENANCE OF VEHICLES AND WASTE MANAGEMENT.



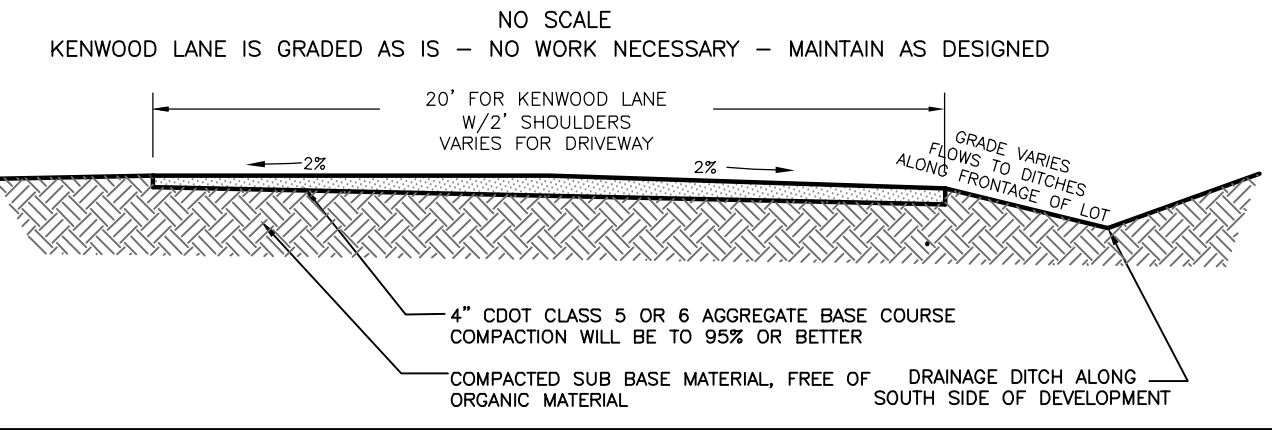
KENWOOD LANE DITCH CROSS-SECTION



CONCRETE DRIVE DRAIN PAN CROSS SECTION



TYPICAL ROAD CROSS SECTION



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHD DIST	DELTA
G1	64.51	277.50	588°34'08"W	64.50
				13°20'34"

BY: JWC

REVISION: MINOR CHANGES AROUND BUILDING AND ADDED UTILITY BURIAL DEPTHS

DATE: 01-27-2021

PROJECT: LOT 1A, AP OF LARIMER TERMINALS, ESTES PARK, CO

SHEET: 1 OF 1

PROJ. NO.: 2019-05-28

BUILDING PERMIT SITE PLAN

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