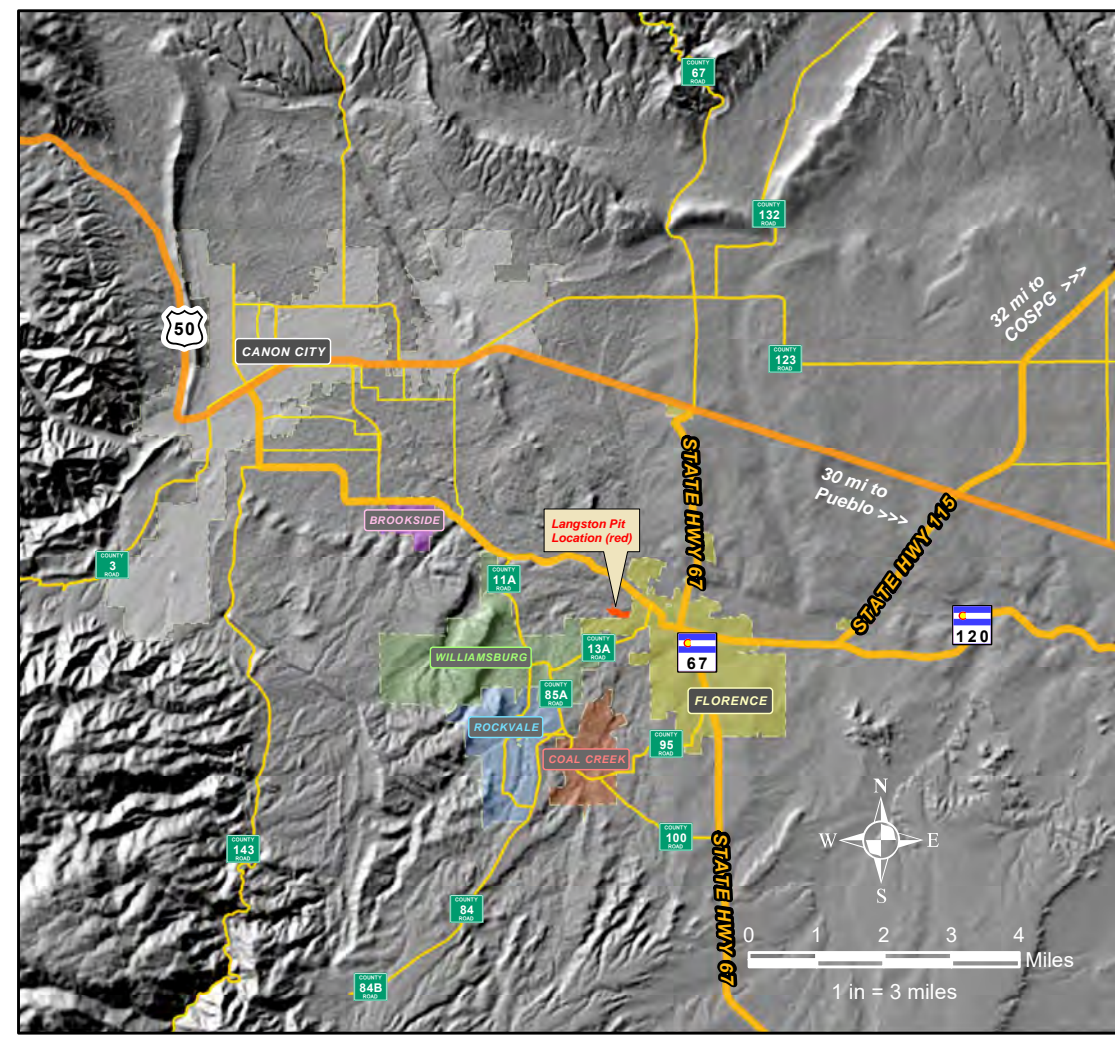


Vicinity Map (k)



SITE PLAN  
Required Elements

- A. Drawing size is 24in x 36in.  
B. Map scale shown at upper left of map area.  
C. Title shown above map area.  
D. Subtitle shown above map area.  
E. Boundary and survey calls shown in white in map area.  
F. Legal description shown at lower left of map sheet.  
G. Acreage shown within quarry area on map.  
H. Zoning symbol shown within quarry area  
I. Zoning symbols shown in map area and legend .  
J. North Arrow - upper left of map area  
K. Vicinity map - upper left corner of map sheet.  
L. No construction before, during, or after quarry operations  
M. No lots proposed.  
N. No structures before, during, or after quarry operations  
O. No permanent parking areas before, during or after quarry operations.  
P. Single loading area shifts daily as extraction progresses  
Q. Single roadway will develop as shown in map area.  
R. Single access point at CR 79 shown in map area.  
S. No refuse depot needed for one-man operation.  
T. Drainage to be detailed in separate map document.  
U. No lighting planned - daylight operations only  
V. Signage described in inset box.  
W. Utility Easements described in map area.  
- Not impacted by gravel operations.  
X. Natural features shown in map area.  
Y. Soil type labelled in map area..  
Z. Open Space - one adjoining property  
- City of Florence park E of High Meadows subd.  
AA. Legend provided below map area.

Signage (v)

ALL SIGNS POSTED AT CR79 ENTRANCE

- 1) Mine ID – #M2020-023 (12" x 18")
- 2) Address- 4823 Fremont County Road 79  
Florence, Co. 81226. (24" x 24")
- 3) Speed Limit – 10MPH (12" x 18")
- 4) Mine Equipment has right-of-way -(12" x 18")
- 5) Right Hand Traffic -(12" x 18")
- 6) Langston Concrete Inc. (24" x 36")

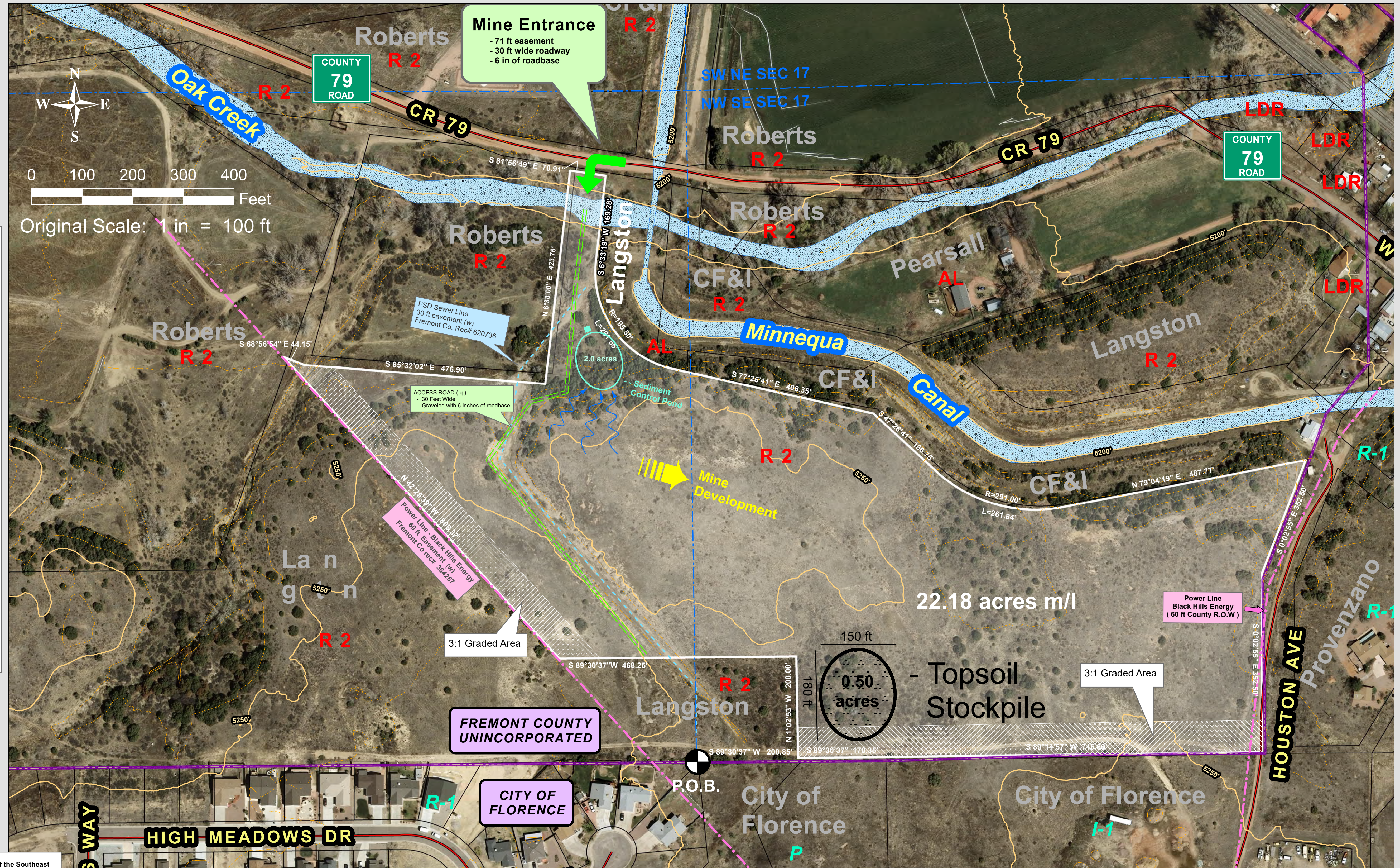
Legal Description (f)

A parcel of land in the North half of the Southwest Quarter (N1/2 SW1/4) the Northwest Quarter of the Southeast quarter (NW1/4 SE1/4) Section 17, Township 19 South, Range 69 West of the 6th P.M., Fremont County, Colorado, more particularly described as follows: Beginning at the Center South 1/16 of said Section 17 from which the South quarter corner bears S 89°30'37" W a distance of 200.85' feet; then bearing N 1°02'53" W a distance of 200.00' feet; then bearing S 89°30'37" W a distance of 468.25' feet to intersect the centerline of an existing overhead power line; then bearing N 42°25'39" W a distance of 806.37' feet along said centerline to intersect the Westerly property line of the Langston property; then bearing S 68°56'54" E a distance of 44.15' feet leaving said Westerly line to the Southwest corner of the Roberts Tract; then bearing S 85°32'02" E a distance of 476.90' feet along the South line of said Roberts Tract to the Southeast corner thereof; then bearing N 6°38'00" E a distance of 423.76' feet along the Easterly line of said Roberts Tract to intersect the Southerly Right of Way of Fremont County Road No. 79; then bearing S 81°56'49" E a distance of 70.91' feet along said Right of Way to intersect the Southwesterly property line of the Minnequa Canal property; then bearing S 6°33'19" W a distance of 169.28' feet leaving said Right of Way along said Minnequa Canal property; then along a curve to the LEFT, having a radius of 195.50' feet, a delta angle of 83° 58' 06", and long chord bears S 35°25'44" E a distance of 261.55' feet along said Minnequa Canal property; then bearing S 77°25'41" E a distance of 406.35' feet along said Minnequa Canal property; then bearing S 47°26'41" E a distance of 166.75' feet along said Minnequa Canal property; then along a curve to the LEFT, having a radius of 291.00' feet, a delta angle of 53° 28' 27", and long chord bears S 74°10'54" E a distance of 261.84' feet along said Minnequa Canal property; then bearing N 79°04'19" E a distance of 487.77' feet along said Minnequa Canal property to intersect the Westerly Right of Way of Houston Avenue; then bearing S 21°10'57" W a distance of 240.25' feet along said Westerly Right of Way of Houston Avenue; then bearing S 0°02'55" E a distance of 352.50' feet along said Westerly Right of Way of Houston Avenue to intersect the South line of said Section 17; then bearing S 89°14'57" W a distance of 745.69' feet along said South line; then bearing S 89°30'37" W a distance of 170.35' feet along said South line to the point of beginning. Containing 22.18 Acres more or less.

## CONDITIONAL USE PERMIT

# Langston Borrow Pit - Gravel Quarry

Langston Concrete Inc. Florence CO



### Site Characteristics

Size: 22.18 acres m/l  
Vegetation: Kim Prairie Grassland  
Soil: Kim-Cascao Complex

### Map Explanation

Elevation Contours: April 2016  
CI original: 2 ft  
CI shown: 10 ft  
Aerial Photos: April 2016

Aerial Data Courtesy of  
Fremont County Regional GIS Authority

### Symbols

	Municipal Boundary	<b>R 2</b>	Zoning - Fremont County
	PLSS Lines	<b>R-1</b>	Zoning - City of Florence
	FSD Sewer Line		
	Proposed Access Road		

Applicant:  
Mike Langston  
Map Prepared by:

X  
Ken Klco, Azurite, Inc  
Cotopaxi, CO  
First Draft: 04may2021