

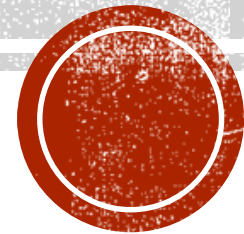
Town of Gypsum – Planning Commission

COYOTE PIT

Annexation

Zoning Change

Special Use Permit



Jon Mueller

Elam Construction

INTRODUCTION

- 5 Parcels included in the Annexation Process
 - Landowners Include
 - Jay Taylor
 - Roy Miller
 - Karl Berger
- Total of 155.972 Acres

ITEMS TO DISCUSS –

- Parcel Identification
- Potential Impacts
- Permitting
- Operations
- Water



BACKGROUND INFO

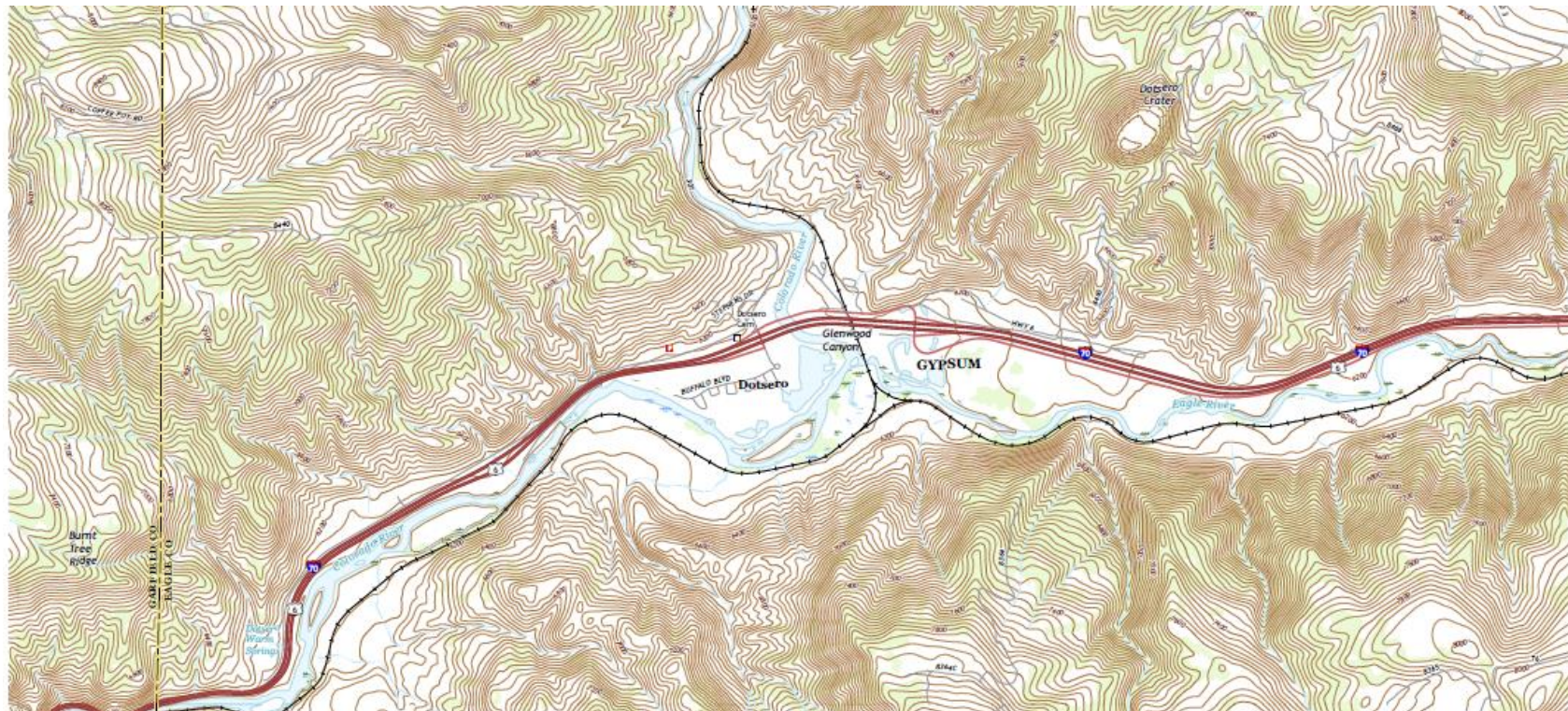
Elam Construction

Grand Junction, Colorado

- Previous operations in the area. (Asphalt Plant only)
Operated out of United Companies - Eagle West Pit
“Chambers Pit” for the last 10 years.
- Unable to sell/produce our own aggregates.
- Paying for material to use in asphalt from our competitor.
 - No control over paving mix designs for materials as well as quality control.



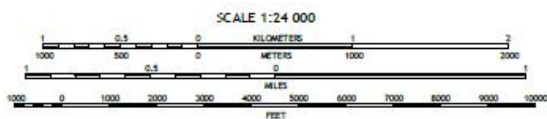
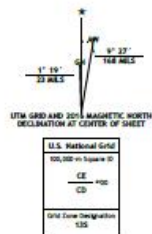
VICINITY MAP



Produced by the United States Geological Survey
 North American Datum of 1983 (NAD83)
 World Geodetic System of 1984 (WGS84). Projection and
 1 000-meter grid: Universal Transverse Mercator, Zone 13S
 10 000-foot-ticks: Colorado Coordinate System of 1983 (central
 zone)

This map is not a legal document. Boundaries may be
 generalized for this map scale. Private lands within government
 reservations may not be shown. Obtain permission before
 entering private lands.

Imagery:.....NAIP, September 2013
 Roads:.....U.S. Census Bureau, 2015 - 2016
 Names:.....GNIS, 2016
 Hydrography:.....National Hydrography Dataset, 2013
 Contours:.....National Elevation Dataset, 2009
 Boundaries:.....Multiple sources; see metadata file 1972 - 2016
 Public Land Survey System:.....BLM, 2011
 Wetlands:.....FWS National Wetlands Inventory 1977 - 2014



CONTOUR INTERVAL 40 FEET
 NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the
 National Geospatial Program US Topo Product Standard, 2011.
 A metadata file associated with this product is draft version 0.5.19



1	2	3
4	5	6
7	8	

ADJACENT QUADRANGLES

- Sweetwater Lake
- Sugarloaf Mountain
- Burns South
- Broken Rib Creek
- Coyburn
- Shoshone
- Cottonwood Pass
- Suicide Mountain

DOTSERO, CO
 2016



AERIAL

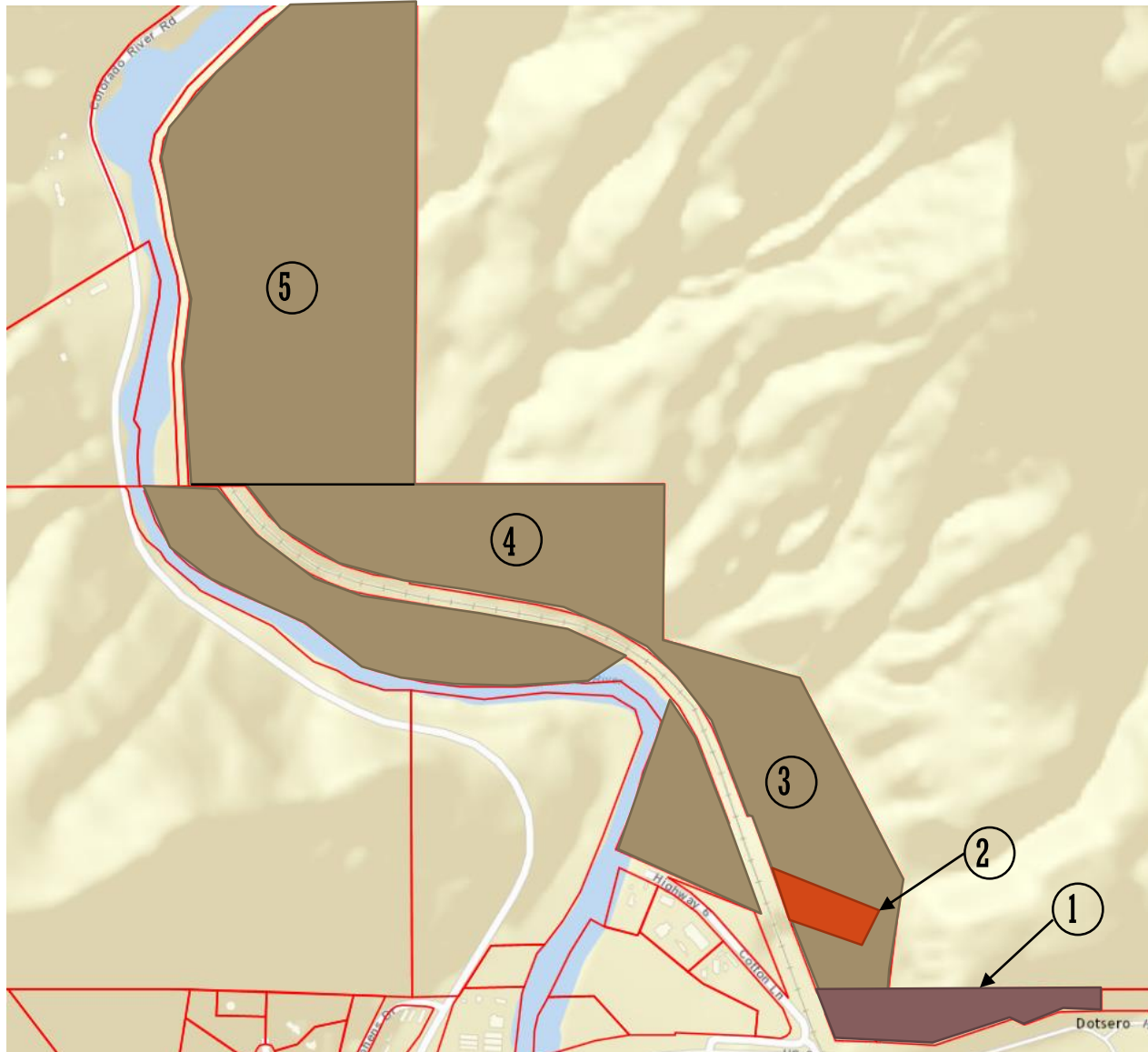


PARCELS

- **Taylor**
 - Primary Access Point
- **Miller**
 - Access and continued single family residential
 - Potential Industrial use at later point
- **Berger – Coyote River Ranch**
 - Special Use Permit
 - Future long term development/conservation
- **Dewey Park North**
 - Mining Area
- **Dewey Park South**
 - Mining/Haul Route Area



PARCEL MAP



- Coyote Pit – Berger Property
- Miller Property
- Taylor Property

ANNEXATION PARCELS

- ① TAYLOR ANNEXATION
- ② MILLER ANNEXATION
- ③ COYOTE RIVER RANCH ANNEXATION
- ④ DEWEY PARK SOUTH ANNEXATION
- ⑤ DEWEY PARK NORTH ANNEXATION



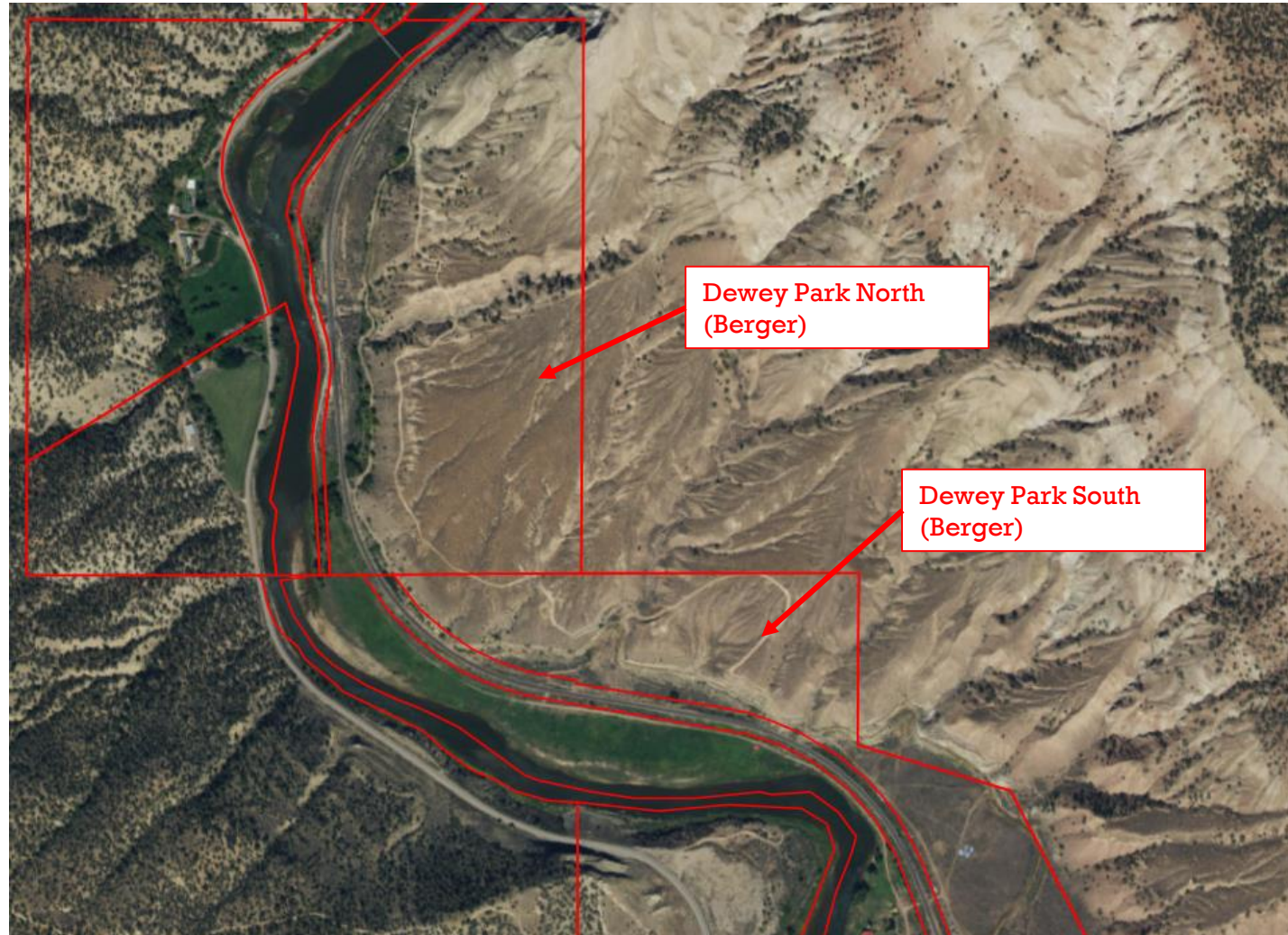
AERIAL PARCELS



AERIAL



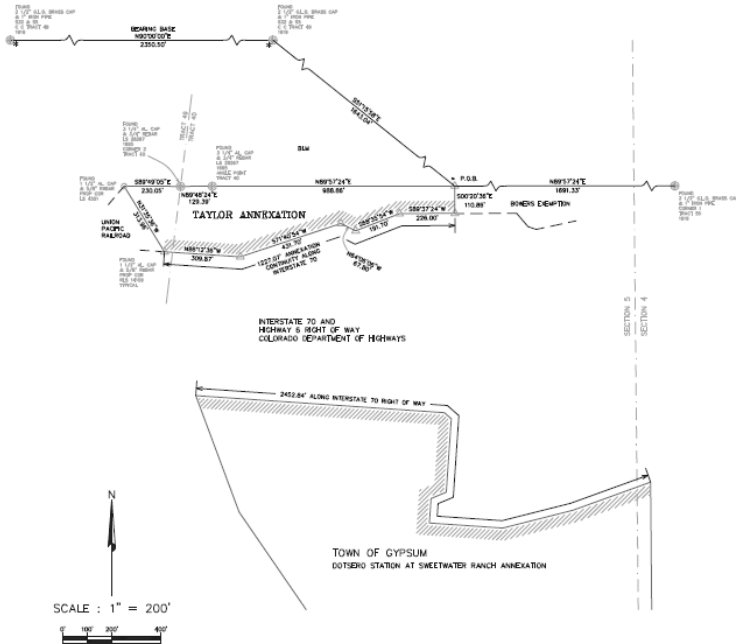
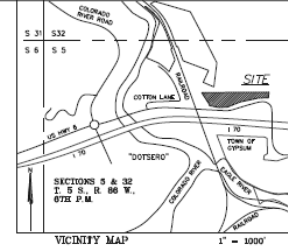
AERIAL



TAYLOR PROPERTY

TAYLOR ANNEXATION TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO

SHEET ONE OF ONE



TAYLOR ANNEXATION

A parcel of land located in Tracts 40 and 49, Section 5, Township 5 South, Range 86 West of the Sixth Principal Meridian, Eagle County, Colorado according to the Independent Survey of said Township and Range as approved by the U.S. Survey General in Denver, Colorado on June 20, 1922, said parcel being more particularly described as follows, to wit:

Beginning at a point on the Northern Line of Tract 40 from which Corner No.1 of Tract 50, a brass cap monument found in place, bears N 89°37'24" E 1091.33 feet distant;

Thence S 00°20'36" E 110.86 feet to the Northern right of way boundary line of U.S. Interstate Highway No. 70;

Thence along said right of way boundary line the following line (3) courses and distances:

- 1) S 89°37'24" W 226.00 feet;
- 2) S 66°35'54" W 191.70 feet;
- 3) N 04°00'00" W 67.00 feet;
- 4) S 71°40'51" W 431.70 feet;
- 5) N 89°37'24" W 309.87 feet to a point on the Eastern right of way boundary line of the Union Pacific Railroad;

Thence along said Eastern right of way boundary line, N 31°35'36" E 313.96 feet

Thence departing said Eastern right of way boundary line, S 89°49'05" E 230.05 feet to Corner No.2 of Tract 40;

Thence along the aforesaid Northern line of Tract 40 the following two (2) courses and distances:

- 1) N 89°49'24" E 129.38 feet to an Angle Point of Tract 40;
- 2) N 89°37'24" E 588.86 feet to the point of beginning.

Said parcel of land containing 5.956 acres, more or less.

A perimeter of 3003.19 feet of which 1227.07 feet (41%) is contiguous with the equivalent of the present boundary of the Town of Gypsum.

NOTES

1. DATE OF SURVEY: AUGUST, 2016
2. BEARING BASE: BEARINGS ARE BASED UPON A BEARING OF N 90°00'00" E FOR A LINE FROM A CLOSING CORNER, WEST LINE OF TRACT 49 AND THE SECTION LINE FOR SECTIONS 32 AND 33 TO A CLOSING CORNER, EAST LINE OF TRACT 49 AND THE SECTION LINE FOR SECTIONS 32 AND 33, MONUMENTED AS SHOWN AND INDICATED WITH "P".

SURVEYOR'S CERTIFICATE

I, Richard E. Borden, a Professional Land Surveyor licensed in the State of Colorado, that this plat was made by me and under my supervision and that the information herein is correct to the best of my knowledge. I state that the boundary lines of the TAYLOR ANNEXATION are contiguous with the present boundary of the Town of Gypsum and that the contiguous boundary is greater than one-fourth of the total perimeter of the TAYLOR ANNEXATION.

Executed this _____ day of _____, 2016.

Richard E. Borden P.L.S. #30084

TOWN OF GYPSUM APPROVAL

Passed and Adopted by Ordinance No. _____ by the Town Council of the Town of Gypsum, Colorado, on the _____ day of _____, 2016.

Mayer _____
Attest _____

CLERK AND RECORDER'S CERTIFICATE

This plat was filed for record in the office of the Eagle County Clerk and Recorder at _____ o'clock _____ M. on this _____ day of _____, 2016, and is duly recorded as Reception No. _____.

Eagle County Clerk and Recorder
By: Deputy _____

NOTE: According to Colorado law, you must commence any final water based upon any project in 90 days after the date of the survey. If you do not, you may be liable for penalties. If you do not, you may be liable for penalties. If you do not, you may be liable for penalties.

The unit of measure is the U.S. Survey Foot.

Starbuck Surveyors
P.O. Box 1084 • 001, Eagle Park East, Suite 100, Eagle, CO 81631 • 970-938-7988

**TAYLOR ANNEXATION
TOWN OF GYPSUM
COUNTY OF EAGLE, STATE OF COLORADO**

DRP: RB	C:\R14\COTYF\ANNEX.DWG P04454
CHK:	SHEET 1 OF 1
DATE: APR. 08, 2016	DRP NO. 82764



TAYLOR PROPERTY



TO BE REMOVED AND REVEGETATED

NEW ACCESS POINT - CDOT



ACCESS AND HAUL ROAD



TAYLOR PARCEL USES

Current Property Use

- The Taylor property is described as the property adjacent to the Old Highway 6 or also known as US-6, situated north of Interstate 70 (I-70). The parcel number is 2113-051-00-025 and the general legal description for the property is of Tract: 40 Section 5 Township 5 Range 86 West PCL North of I-70.
- The current use of the property is unoccupied or vacant land. There are no dwellings or out structures for residential, commercial, or industrial use on the property. The acreage of the property is 5.956 acres and is listed as a residential use code.

Proposed Future Use

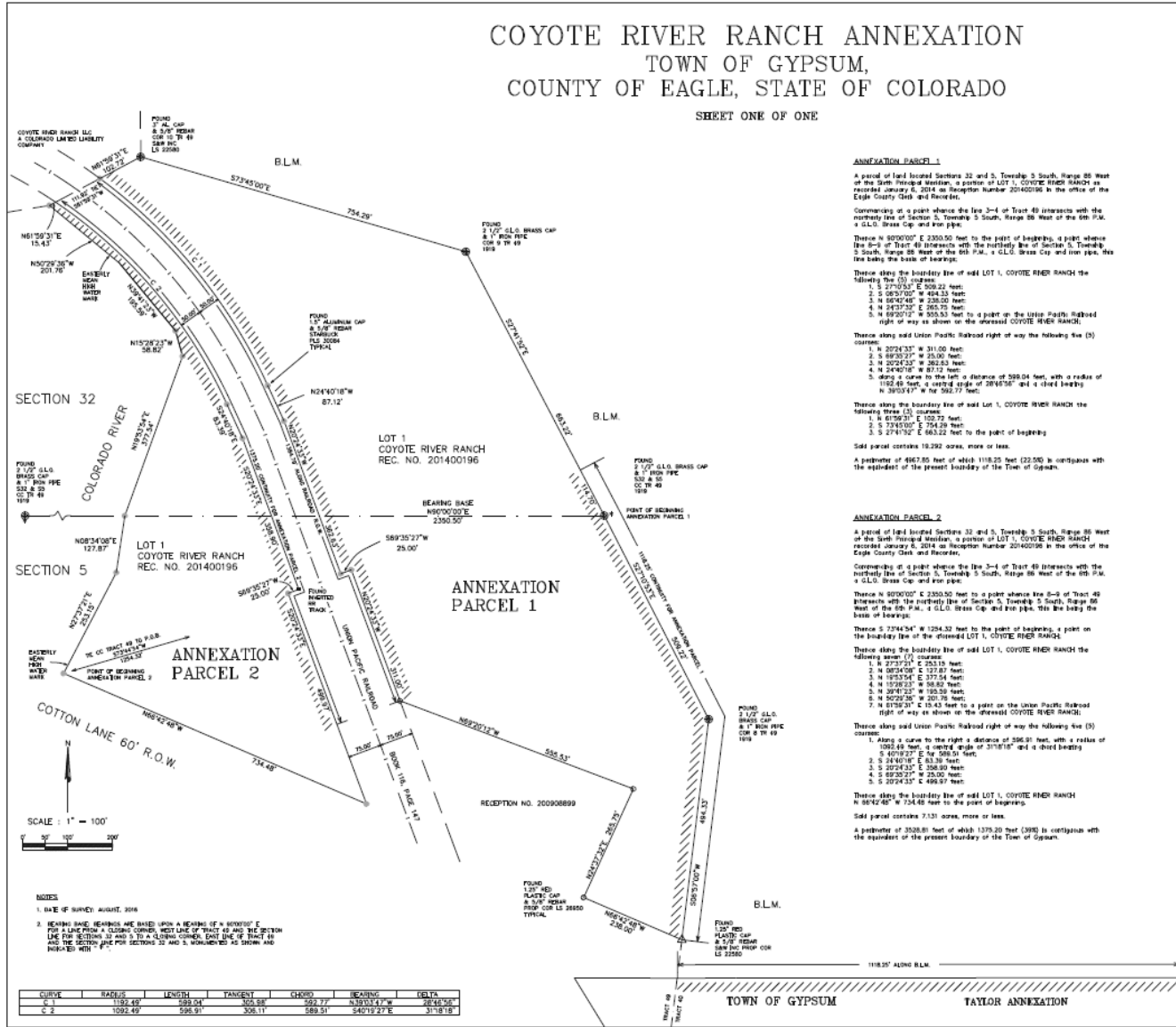
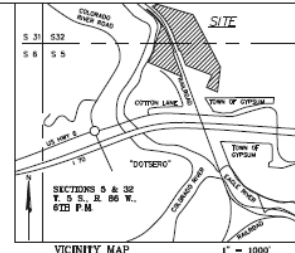
- The proposed future use of the Taylor property is access off US-6 for the entrance and road to be used for proposed sand and gravel operation known as the Elam Construction - Coyote Pit.
- This proposed use will remain in effect for the duration of the mining life of the sand and gravel operation. Once the operations cease, this ingress/egress will permanently remain as a traveled access point for the long range master plan for any future residential development.



COYOTE RIVER RANCH

COYOTE RIVER RANCH ANNEXATION TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO

SHEET ONE OF ONE



ANNEXATION PARCEL 1
A parcel of land located Sections 32 and 5, Township 5 South, Range 86 West of the Sixth Principal Meridian, a portion of LOT 1, COYOTE RIVER RANCH as recorded January 6, 2014 on Reception Number 201400196 in the office of the Eagle County Clerk and Recorder.

Commencing at a point where the line 3-4 of Tract 48 intersects with the northerly line of Section 5, Township 5 South, Range 86 West of the 6th P.M., a G.L.O. Brass Cap and iron pipe.

Thence N 80°00'00" E 3300.00 feet to a point of beginning, a point where the 3-4 of Tract 48 intersects with the northerly line of Section 5, Township 5 South, Range 86 West of the 6th P.M., a G.L.O. Brass Cap and iron pipe, the line being the basis of bearings.

Thence along the boundary line of said LOT 1, COYOTE RIVER RANCH the following (05) courses:

1. S 27°03'37" E 500.22 feet;
2. S 08°30'00" E 404.33 feet;
3. N 88°47'48" W 238.00 feet;
4. N 28°23'25" E 285.75 feet;
5. N 89°20'12" W 503.51 feet to a point on the Union Pacific Railroad right of way as shown on the annexed COYOTE RIVER RANCH.

Thence along said Union Pacific Railroad right of way the following (03) courses:

1. S 20°24'33" W 311.00 feet;
2. S 88°32'27" W 25.00 feet;
3. N 02°28'51" E 105.72 feet;
4. N 24°40'18" W 87.12 feet;
5. along a curve to the left a distance of 398.04 feet, with a radius of 1182.49 feet, a central angle of 28°45'56" and a chord bearing N 30°33'47" W for 266.77 feet.

Thence along the boundary line of said Lot 1, COYOTE RIVER RANCH the following three (3) courses:

1. N 02°28'51" E 105.72 feet;
2. S 72°45'00" E 754.28 feet;
3. S 27°41'37" E 464.22 feet to the point of beginning.

Said parcel contains 19,292 acres, more or less.
A perimeter of 4967.85 feet of which 1118.25 feet (22.50%) is contiguous with the easterly of the present boundary of the Town of Gypsum.

ANNEXATION PARCEL 2
A parcel of land located Sections 32 and 5, Township 5 South, Range 86 West of the Sixth Principal Meridian, a portion of LOT 1, COYOTE RIVER RANCH as recorded January 6, 2014 on Reception Number 201400196 in the office of the Eagle County Clerk and Recorder.

Commencing at a point where the line 3-4 of Tract 48 intersects with the northerly line of Section 5, Township 5 South, Range 86 West of the 6th P.M., a G.L.O. Brass Cap and iron pipe.

Thence N 80°00'00" E 3300.00 feet to a point where the 3-4 of Tract 48 intersects with the northerly line of Section 5, Township 5 South, Range 86 West of the 6th P.M., a G.L.O. Brass Cap and iron pipe, the line being the basis of bearings.

Thence along the boundary line of said LOT 1, COYOTE RIVER RANCH the following seven (7) courses:

1. S 27°03'37" E 500.22 feet;
2. N 08°24'08" E 127.87 feet;
3. N 88°33'54" W 375.54 feet;
4. N 17°28'23" W 58.82 feet;
5. N 02°28'51" E 105.72 feet;
6. N 80°22'35" W 201.79 feet;
7. N 02°28'51" E 10.43 feet to a point on the Union Pacific Railroad right of way as shown on the annexed COYOTE RIVER RANCH.

Thence along said Union Pacific Railroad right of way the following (03) courses:

1. Along a curve to the right a distance of 398.01 feet, with a radius of 1082.49 feet, a central angle of 28°45'56" and a chord bearing S 40°19'27" E for 508.51 feet;
2. S 24°40'18" W 87.12 feet;
3. S 20°24'33" E 358.00 feet;
4. S 88°32'27" W 25.00 feet;
5. S 20°24'33" E 499.97 feet.

Thence along the boundary line of said LOT 1, COYOTE RIVER RANCH N 88°47'48" W 238.00 feet to the point of beginning.

Said parcel contains 7.131 acres, more or less.
A perimeter of 3528.81 feet of which 1378.20 feet (39%) is contiguous with the easterly of the present boundary of the Town of Gypsum.

SURVEYOR'S CERTIFICATE
I, Richard E. Burden, a Professional Land Surveyor licensed in the State of Colorado, state this plan was made by me and under my supervision and that the information herein is correct to the best of my knowledge, I state that the boundary lines of the COYOTE RIVER RANCH ANNEXATION are contiguous with the present boundary of the Town of Gypsum and that the coterminal bearings in Article 1 are 180° of the total perimeter of the COYOTE RIVER RANCH ANNEXATION.

Executed this _____ day of _____, 2016.

Richard E. Burden P.L.S. #20084

TOWN OF GYPSUM APPROVAL
Passed and Adopted by Ordinance No. _____ by the Town Council of the Town of Gypsum, Colorado, on the _____ day of _____, 2016.

Mayor _____
Alders _____

CLERK AND RECORDER'S CERTIFICATE
This plan was filed for record in the office of the Eagle County Clerk and Recorder on _____ o'clock _____ M. on this _____ day of _____, 2016, and is duly recorded as Reception No. _____.

Eagle County Clerk and Recorder
By _____
Deputy

Notice: According to Colorado law, you must commence any legal action to seek specific performance of this survey within three years from the date of recording with respect to this survey. It is your responsibility to obtain legal advice as to when to file any lawsuit or enforcement action that has passed from the date of publication of this notice.

The unit of measure is the U.S. Survey Foot.

Starbuck Surveyors
210 Hwy 106A • 6000 Eagle-Pack East Drive, Eagle, CO 81631 • (970)888-7838

COYOTE RIVER RANCH ANNEXATION
TOWN OF GYPSUM
COUNTY OF EAGLE, STATE OF COLORADO

DATE: 08/	CAD: E:\BRI\COYOTE RIVER ANNEXATION\FIGS\44
DATE: OCT. 14, 2016	SHEET 1 OF 1 JOB NO. 007854

NOTES

- DATE OF SURVEY AUGUST, 2016
- BEARING BASE: BEARINGS ARE BASED UPON A BEARING OF 1 INTERIOR ANGLE FOR A LINE FROM A CURVE CORNER, NEXT LINE OF TRACT 48 AND THE SECTION LINE FROM TRACT 48 TO A CURVE CORNER, NEXT LINE OF TRACT 48 AND THE SECTION LINE FROM SECTION 32 AND 5, TOWNSHIP 5 SOUTH, RANGE 86 WEST OF THE 6TH P.M.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C 1	1182.49	398.01	306.11	588.51	S 40°19'27" E	31°18'10"
C 2	1082.49	598.91	306.11	588.51	S 40°19'27" E	31°18'10"

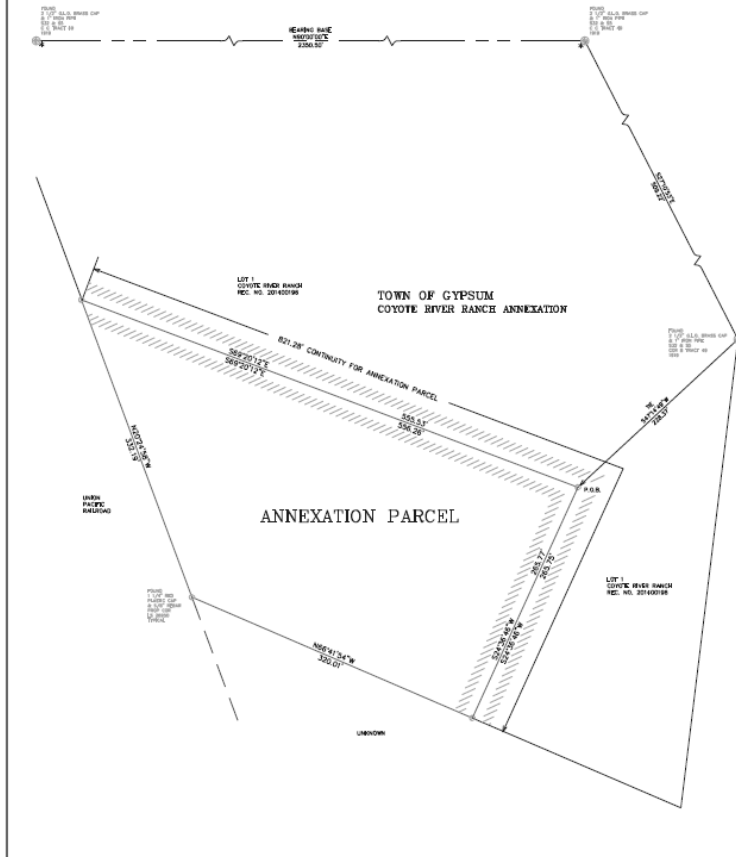
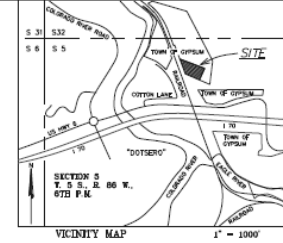


COYOTE RIVER RANCH



MILLER PROPERTY

MILLER ANNEXATION TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO SHEET ONE OF ONE



MILLER ANNEXATION

A parcel of land located Section 5, Township 5 South, Range 66 West of the 6th Principal Meridian, as recorded May 12, 2009 as Reception Number 200908889 in the office of the Eagle County Clerk and Recorder, Commencing at a point whence the line 3-4 of Tract 49 intersects with the northerly line of Section 5, Township 5 South, Range 66 West of the 6th P.M., a G.L.O. Brass Cap and Iron pin;

Thence N 90°00'00" E 2300.50 feet to a point whence the 8-9 of Tract 49 intersects with the northerly line of Section 5, Township 5 South, Range 66 West of the 6th P.M., a G.L.O. Brass Cap and Iron pin, the line being the base of bearings;

Thence S 27°0'53" E 508.22 feet to Corner 8 Tract 49, a G.L.O. Brass Cap and Iron pin;

Thence S 47°14'49" W 228.37 feet to the point of beginning;

Thence S 24°36'48" W 265.77 feet;

Thence N 66°41'54" W 320.01 feet to a point on the easterly right of way of the Union Pacific Railroad;

Thence along said Union Pacific Railroad right of way N 20°24'50" W 332.19 feet;

Thence S 69°20'12" E 556.26 feet to the point of beginning.

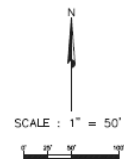
Said parcel of land containing 2.575 acres, more or less.

A perimeter of 1474.23 feet of which 821.28 feet (56%) is contiguous with the present boundary of the Town of Gypsum.

NOTES

1. DATE OF SURVEY: AUGUST, 2016

2. BEARING BASE: BEARINGS ARE BASED UPON A BEARING OF N 90°00'00" E FOR A LINE FROM A CLOSING CORNER, WEST LINE OF TRACT 49 AND THE SECTION LINE FOR SECTIONS 32 AND 33 TO A CLOSING CORNER, EAST LINE OF TRACT 49 AND THE SECTION LINE FOR SECTIONS 32 AND 33, MONUMENTED AS SHOWN AND INDICATED WITH "P".



SURVEYOR'S CERTIFICATE

I, Richard E. Borden, a Professional Land Surveyor licensed in the State of Colorado, that this plot was made by me and under my supervision and that the information herein is correct to the best of my knowledge. I state that the boundary lines of the MILLER ANNEXATION are contiguous with the present boundary of the Town of Gypsum and that the contiguous boundary is greater than one-fourth of the total perimeter of the MILLER ANNEXATION.

Executed this _____ day of _____, 2016.

Richard E. Borden P.L.S. #31004

TOWN OF GYPSUM APPROVAL

Passed and adopted by Ordinance No. _____ by the Town Council of the Town of Gypsum, Colorado, on the _____ day of _____, 2016.

Mayor
Attest

CLERK AND RECORDER'S CERTIFICATE

This plot was filed for record in the office of the Eagle County Clerk and Recorder at _____ o'clock _____ M. on this _____ day of _____, 2016, and is duly recorded as Reception No. _____

Eagle County Clerk and Recorder
By: Deputy

Notice: According to Colorado law, no tract containing any land within said tract shall be a fee simple estate until after the date of the survey. This notice is to be recorded prior to the date of the survey and the date of the survey shall be the date of the survey.

Starbuck Surveyors
P.O. Box 1054 • 9500 South Park Road, Suite 100, Eagle, CO 81631 • (970)888-7000

MILLER ANNEXATION
TOWN OF GYPSUM
COUNTY OF EAGLE, STATE OF COLORADO

BOOK	NO.	C:\BUREAU\COYOTE\ARD\DOOR\DWG\2016\54	SHEET 1 OF 1
DATE	APR. 25 2016		208 30 80754

PARCEL 2.575 AC



MILLER PROPERTY



MILLER PARCEL USES

Current Property Use

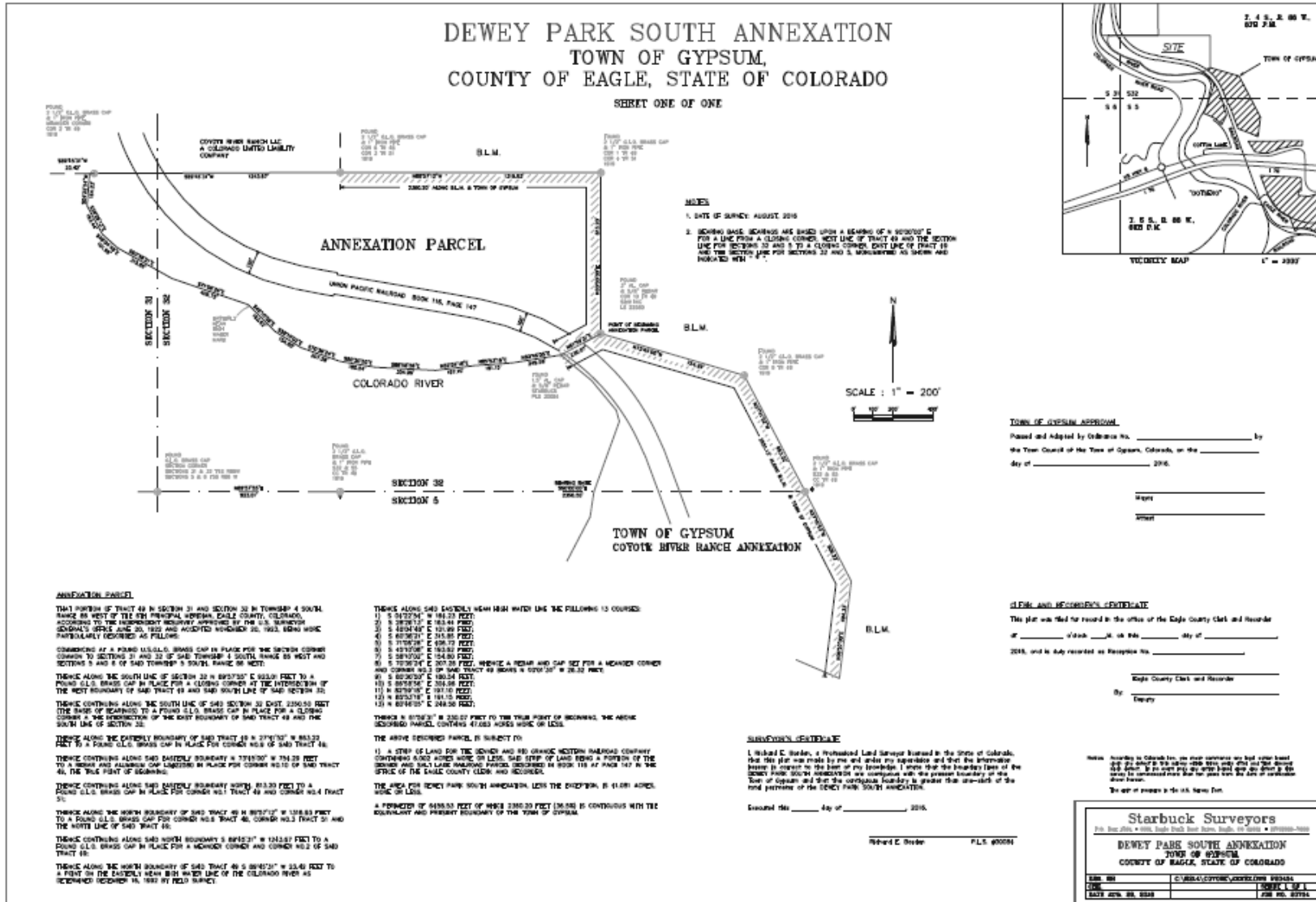
- The Miller property is described as the property adjacent north to the Taylor and surrounded and south of the Coyote River Ranch (Berger) Property. This property is situated north of Interstate 70 (I-70). The parcel number is 2113-051-00-002 and the general legal description for the property is of Tract: 49 Section 5 Township 5 Range 86 West PCLIN BK-0133 PG-0445 WD 09-22-50 North of I-70.
- The current use of the property is Single Family Residential - Land..
- There are multiple dwellings and other structures including sheds, sheltered covering (lean-to), and shops for residential use on the property, which are occupied.
- The acreage of the property is 2.575 acres and is listed as a residential.

Proposed Future Use

- The proposed future use for this property would either remain occupied throughout the duration of the operation in cooperation with the residents.
- Other potential uses would include clearing of the property to use in conjunction with the mining operation, or the future development.
- If the property were to be used as part of the operations the property could either be left for new residential development or the potential to be converted back (reclaimed) to its natural range land state for scenic benefit for the surrounding community.



DEWEY PARK SOUTH



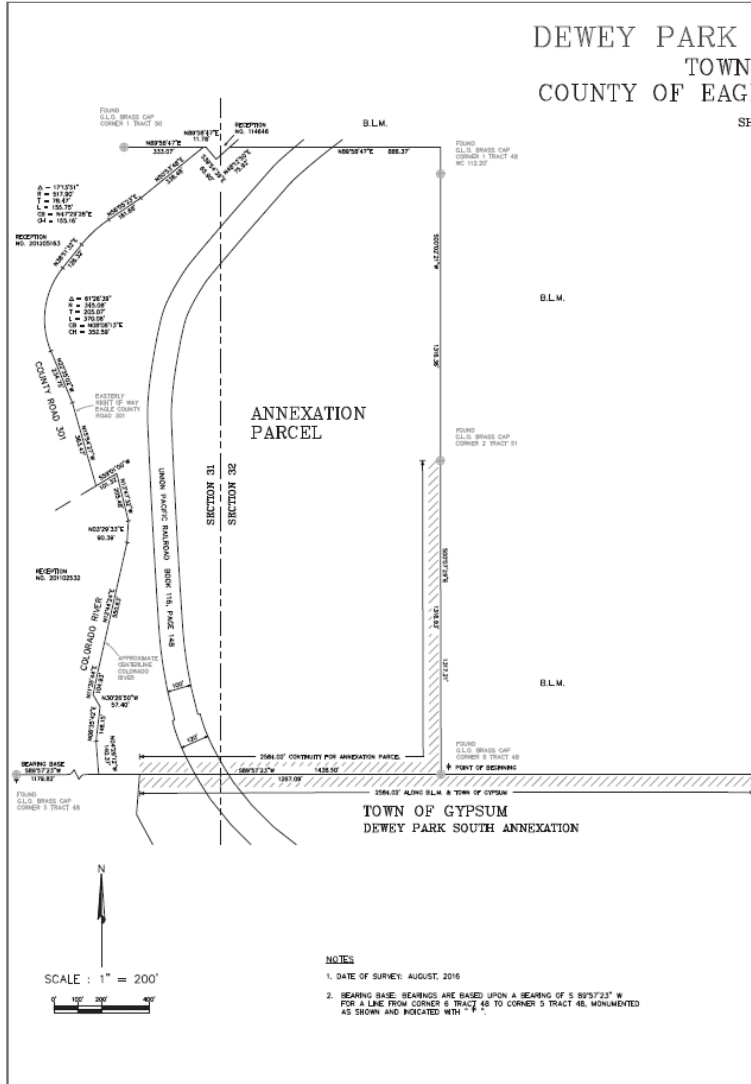
PARCEL
41.081



DEWEY PARK NORTH

DEWEY PARK NORTH ANNEXATION TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO

SHEET ONE OF ONE



ANNEXATION PARCEL

A PARCEL OF LAND SITUATED IN TRACT 48 AND TRACT 50, SECTIONS 31 AND 32, TOWNSHIP 4 SOUTH, RANGE 86 WEST OF THE 6TH P.M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT CORNER NO. 8 OF SAID TRACT 48 BEING A G.L.O. BRASS CAP FOUND IN PLACE AND PROPERLY MARKED; THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT 48 S 89°37'23" W A DISTANCE OF 1438.50 FEET TO A POINT ON THE APPROXIMATE CENTERLINE OF THE COLORADO RIVER AND THE EASTERLY LINE OF A PARCEL DESCRIBED IN BOOK 217 AT PAGE 754 OF THE EAGLE COUNTY RECORDS;

THENCE ALONG SAID CENTERLINE AND EASTERLY LINE THE FOLLOWING SEVEN (7) COURSES:

- N 42°28'57" W A DISTANCE OF 140.37 FEET;
- N 08°20'42" E A DISTANCE OF 146.15 FEET;
- N 32°28'20" W A DISTANCE OF 57.46 FEET;
- N 11°05'44" E A DISTANCE OF 104.63 FEET;
- N 32°44'24" E A DISTANCE OF 200.63 FEET;
- N 03°29'33" E A DISTANCE OF 80.39 FEET;
- N 13°42'52" W A DISTANCE OF 205.48 FEET;

THENCE LEAVING SAID CENTERLINE AND EASTERLY LINE AND ALONG THE NORTHERLY LINE OF SAID PARCEL DESCRIBED IN BOOK 217 AT PAGE 754 OF THE EAGLE COUNTY RECORDS S 30°10'07" W A DISTANCE OF 101.32 FEET;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF EAGLE COUNTY ROAD 301 THE FOLLOWING SEVEN (7) COURSES:

- N 15°41'27" W A DISTANCE OF 363.47 FEET;
- N 22°28'07" W A DISTANCE OF 234.75 FEET;
- ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 370.06 FEET, WITH A RADIUS OF 343.08 FEET, WITH A CHORD BEARING OF N 08°28'13" E AND WITH A CHORD LENGTH OF 352.56 FEET;
- N 28°13'37" E A DISTANCE OF 126.32 FEET;
- ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 155.75 FEET, WITH A RADIUS OF 517.90 FEET, WITH A CHORD BEARING OF N 47°29'28" E AND WITH A CHORD LENGTH OF 155.16 FEET;
- N 84°52'23" E A DISTANCE OF 161.68 FEET;
- N 50°24'48" E A DISTANCE OF 338.48 FEET TO A POINT ON THE NORTHERLY LINE OF SAID TRACT 48;

THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE NORTHERLY LINE OF SAID TRACT 48 N 89°56'17" E A DISTANCE OF 11.18 FEET;

THENCE ALONG THE SOUTHWESTERLY LINE OF A PARCEL DESCRIBED IN BOOK 218 AT PAGE 34 OF THE EAGLE COUNTY RECORDS S 39°54'38" E A DISTANCE 85.90 FEET;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL DESCRIBED IN BOOK 218 AT PAGE 34 OF THE EAGLE COUNTY RECORDS N 48°12'50" E A DISTANCE OF 75.92 FEET TO A POINT ON SAID NORTHERLY LINE OF TRACT 48;

THENCE ALONG SAID NORTHERLY LINE N 89°58'47" E A DISTANCE OF 886.37 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT 48;

THENCE ALONG SAID EASTERLY LINE THE FOLLOWING TWO (2) COURSES:

- S 03°27'21" W A DISTANCE OF 118.28 FEET TO CORNER NO.2 OF TRACT 51 SECTION 32, TOWNSHIP 4 SOUTH, RANGE 86 WEST OF THE 6TH P.M. BEING A G.L.O. BRASS CAP FOUND IN PLACE AND PROPERLY MARKED;
- S 00°37'29" E A DISTANCE OF 137.21 FEET TO THE POINT OF BEGINNING, THE ABOVE DESCRIBED PARCEL CONTAINS 85.980 ACRES MORE OR LESS.

EXCEPTING THE RIGHT-OF-WAY FOR THE DEWEY AND SALT LAKE WESTERN RAILROAD COMPANY DESCRIBED IN BOOK 118 AT PAGE 148 IN THE RECORDS OF THE EAGLE COUNTY CLERK AND RECORDER, CONTAINING 6.850 ACRES MORE OR LESS.

THE TOTAL AREA FOR THE DEWEY PARK NORTH ANNEXATION IS 80.150 ACRES MORE OR LESS.

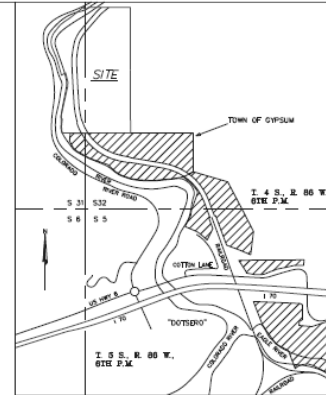
A PERIMETER OF 8259.23 FEET OF WHICH 2584.02 FEET (31.36%) IS CONTIGUOUS WITH THE EQUIVALENT AND PRESENT BOUNDARY OF THE TOWN OF GYPSUM.

SURVEYOR'S CERTIFICATE

I, Richard E. Borden, a Professional Land Surveyor licensed in the State of Colorado, that this plat was made by me and under my supervision and that the information herein is correct to the best of my knowledge. I state that the boundary lines of the DEWEY PARK NORTH ANNEXATION are contiguous with the present boundary of the Town of Gypsum and that the contiguous boundary is greater than one-sixth of the total perimeter of the DEWEY PARK NORTH ANNEXATION.

Executed this _____ day of _____, 2016.

Richard E. Borden P.L.S. #30064



TOWN OF GYPSUM APPROVAL

Passed and Adopted by Ordinance No. _____ by the Town Council of the Town of Gypsum, Colorado, on the _____ day of _____, 2016.

Mayor _____

Attest _____

CLERK AND RECORDER'S CERTIFICATE

This plat was filed for record in the office of the Eagle County Clerk and Recorder on _____ o'clock _____ M. on this _____ day of _____, 2016, and is duly recorded as Reception No. _____

Eagle County Clerk and Recorder _____

By _____ Deputy

Notice: According to Colorado law, you must examine my field notes to find out what was done in the survey which were done after you have done said work. It is no part of my duty to do any other work than what is shown on this plat. It is no part of my duty to do any other work than what is shown on this plat. It is no part of my duty to do any other work than what is shown on this plat.

The unit of measure is the U.S. Survey Foot.

Starbuck Surveyors
P.O. Box 1004 • 2016, Suite 100 • Steam, Idaho, 83401 • 208-888-8888

**DEWEY PARK NORTH ANNEXATION
TOWN OF GYPSUM
COUNTY OF EAGLE, STATE OF COLORADO**

BOOK NO.	C:\SERIALS\CUSTOM\ADDITIONS\DWG_P20064
CHECK	SHEET 1 OF 1
DATE ATG. 28, 2016	FOR NO. 20764

PARCEL 80.150 AC



DEWEY PARK NORTH & SOUTH



COYOTE PARCEL USES

Current Property Use

- The property owned by Karl Berger is described as the Coyote River Ranch LLC, Dewey Park North, and Dewey Park South, which is property adjacent north to the Taylor and Miller properties. This property is situated north of Interstate 70 (I-70). The parcel number is 1935-323-00-005 and the general legal description for the property is located within Sections 31 & 32 of Township 4 Range 86 West LOT 2 and 10, PCLIN LOT 5, North of I-70. The current use of the property is Single Family Residential – and Land. This Abstract Code is listed as 1112 & 1212 – SINGLE FAM. RES- LAND & IMPROVEMENTS.
- There are multiple dwellings and other structures including sheds, sheltered coverings and shops for either recreational use or residential. The acreage of the property is a cumulative 121.231 acres (80.150 AC N, 40.081 AC S) and is listed as a residential for the southern property and there is some grazing agricultural land to the north that is an irrigated grass fields, part of a new conservation easement along the Colorado River frontage.

Proposed Future Use

- The proposed use for this property is a sand and gravel operation, including mining of sand and gravel aggregates, and use of an asphalt plant and potential concrete ready-mix batch plant through use of a Special Use Permit permitted by the Town of Gypsum.
- The materials will be available to the public and for use of development projects, highway and local road improvement, and private or smaller contractor projects. The zoning change for development resource will remain throughout the duration of the sand and gravel operation.
- After Elam Construction has depleted the gravel reserve and no longer in operations the land will revert, once final reclamation is approved by the Division of Reclamation, Mining & Safety, to dry range land.
- The landowner may at that time start the process for any residential development after all operations and activities were completed with the sand and gravel operation.



BENEFITS TO THE COMMUNITY

Municipal Oversight

- Development and oversight from annexation process and Town of Gypsum jurisdiction would steer the surrounding community in a positive direction for the long range master plan development, especially in the Dotsero area.

Service Availability

- Properties in the future would have the availability to the municipal services and amenities that the Town of Gypsum offers for the future development of the surrounding area.

Competition

- The annexation process including the activities of a sand and gravel operation will benefit the surrounding developers and construction industry with high quality sand and gravel products at a competitive price. This will minimize the monopoly in the valley and to support local contractors and roadway improvements.



BENEFITS TO THE COMMUNITY

- CDOT – Town of Gypsum – Eagle County
 - Paving the way in Colorado: Paving Materials Statewide
 - CDOT consumes approximately 2 million tons, cities/counties use approximately 3 to 4 million tons, 3 to 4 million tons are consumed on commercial and residential projects and another 2 to 3 million tons for tollway, airport and other facilities¹



BENEFITS TO THE COMMUNITY

Eagle Valley High School – Hobbs Excavating

- The Eagle Valley School District in collaboration with the Town of Gypsum is in process for the proposed revitalization project to the Eagle Valley High School (EVHS) facilities including regrading and possible addition of an athletic field for EVHS and Gypsum Elementary.
- Consideration of lowering the site for additional athletic fields, and greatly improving traffic and pedestrian circulation around the high school and elementary. Relieving some of the school morning traffic the town experiences. The town is helping the school district apply for a grant to help build the facilities, but it does not include removal of the resource to lower the site.
- The construction company (Hobbs Excavating) estimates approximately 200,000yds (300,000 tons) of gravel resource in the area to remove by lowering the area. If there is an approval for the annexation procedures for the Dotsero property including the Special Use Permit for mining purposes, Elam Construction could house the resource.
- Because of extremely limited school funds, the school would not be able to compensate Stewart Hobbs (Hobbs Excavating) to haul the product off. Elam could open the pit for the import of the material to be used in concrete/asphalt materials, or roadbase materials, which may in turn be used in construction and materials needed for the athletic fields, pathways, or parking lots. In exchange, Elam could reimburse Hobbs for hauling the material to the Coyote Pit.



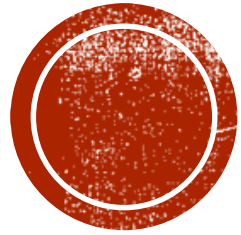
LAND USE PER ACREAGE

	Acreage
Mine Road	5.81
Pit 1	31.41
Pit 2	14.39
Pit 3	12.65
Facilities Area	20.50
Mine Management Area	6.14
Total Disturbed Area	90.90

Post Mining Land Use Acreages	
Irrigation Fields	28.5
Rangeland	36.1
Road	5.8
Commercial/Industrial	20.5
Total	90.9

TABLE BY:





POTENTIAL IMPACTS

- Noise
- Traffic
- Dust
- Visual

POTENTIAL IMPACTS

The aggregate production has the potential to produce 230,000 tons annually, although this is only approximate since past forecasts of economic conditions have been erratic. The first years production will approximate 70,000 tons for construction and external sales of aggregate material.

Potential Impacts to Eagle County and Gypsum include

- Noise
- Dust
- Traffic
- Visual



NOISE

- The operation will be behind a berm on an elevated terrace, it is unlikely that significant noise impacts will occur to users of the Colorado River Road, for the mining and operations in the Dewey Park North parcel.
- Also, there is no reasonable place to stop and park along this road adjacent to the pit area. The high earth berm will tend to direct noise upward from the pit area. The operation will easily be able to comply with all noise regulations under Colorado statutes. The Department of Health regulates noise levels under Section 25-12-103 of the Colorado Revised Statutes 1983, as amended.
- Since the operation is to take place behind a berm, it will be extremely difficult for residents nearby to experience significant noise impacts. Elam realizes that although the number of loaded trucks planned per day for this operation is small, it will still impact those residences along the Colorado River Road and Highway 6 in Dotsero.



NOISE

COLORADO REVISED STATUTES

TITLE 25. PUBLIC HEALTH AND ENVIRONMENT
ENVIRONMENTAL CONTROL
ARTICLE 12. NOISE ABATEMENT

C.R.S. 25-12-103 (2016)

25-12-103. Maximum permissible noise levels

(1) Every activity to which this article is applicable shall be conducted in a manner so that any noise produced is not objectionable due to intermittence, beat frequency, or shrillness. Sound levels of noise radiating from a property line at a distance of twenty-five feet or more therefrom in excess of the db(A) established for the following time periods and zones shall constitute prima facie evidence that such noise is a public nuisance:

7:00 AM to 7:00 PM

Residential :u1320 55 db(A) :u2400 50 db(A)

Commercial :u1320 60 db(A) :u2400 55 db(A)

Light industrial :u1320 70 db(A) :u2400 65 db(A)

Industrial :u1320 80 db(A) :u2400 75 db(A)



NOISE - 2

- Within the processing and mining areas Elam has already outfitted its own equipment with “white noise” back-up alarms. These back-up beepers aid in reducing the decibel levels of continued yellow iron production activities. Though Elam’s equipment is outfitted with noise cancelling equipment, unowned or leased trucks will still have the original backup alarms.
- In addition to the berming in the North Dewey Park parcel for the mining operations the Railroad Tracks are located west of the processing area and is elevated approximately 10-15 ft. above existing ground of the processing facilities area. This will not only aid in noise reduction from the elevated railway but also in visual cloaking from Colorado River Road, and boaters on the Colorado River for partially obstructing the view to the processing areas



DUST

- The Pit Operations are required to have modeling performed to meet air regulations. An Air Emission Permit for the site and the plants will be obtained (under review) from Colorado Department of Public Health & Environment (CDPHE) and will be strictly followed.
- The pit activities will be watered on a regular basis (4 times daily)
 - Implementation of sprinkler system, regular water times, eliminating human error and forgetfulness.
- Paving of the Haul Road from the processing area (loadout) to Highway 6.
 - Sweeping and watering (if needed in addition) on the paved haul road will also aid in the decreased dust levels.
- All operations on the site are regulated by the Air Quality Control Division of the CDPHE and require different permits.
 - Crusher Air Permit – Water Spray Bars
 - Mining Air Permit– Paving the Haul Roads – Watering around operations
 - Hauling (part of Mining Air Permit) – Paving Haul Roads – Sprinkler System
 - Asphalt Plant Air Permit – Filter Fabric Baghouse, Watering around operation areas
- The relatively low annual production, aggressive watering of roads and limiting the disturbed area should prevent significant dust impacts.



TRAFFIC

- Highway trucks will utilize the new access road to Highway 6 to haul material to individual project locations. An access permit has been filed with CDOT for access to Highway 6.
- Some visual improvements for improving the sight distances will be performed. Likewise, Notice to Proceed items within the offered permit from CDOT are required to be met under the terms and conditions of the permit.
- It is anticipated that higher volumes of truck traffic during the earlier and later parts of the summer for the asphalt paving season. Gravel sales are anticipated to be somewhat steady throughout the year, and lower levels throughout the winter months.
- Speed Limit signs are posted within the pit operations and on the haul route entering the processing and facilities areas.



VISUAL

The Coyote Pit is located on privately owned property (Berger) with Bureau of Land Management (BLM) owned property to the east and private property to the west. The Denver and Rio Grande Railroad runs along the east side of the Colorado River. The Colorado River runs along the pit to the west of the property. The Colorado River Road runs on the west side of the Colorado River. There are a few residences located in general vicinity. These residences will have minimal view of the Coyote Pit operations.

A visual berm will be maintained on the outside western portion of the pits, until all pits are mined out. The visual berm will be removed at the very end of the mining process. The only portion of the mining operation that will be visible is the upper portion of the eastern pit wall. The landscape in that area of the pit is relatively desolate. The pit wall will blend in to the surrounding landscape. Additional visual impacts will occur along the Colorado River Road, but only for short segments. The pits will generally not be visible from the road. The facilities area will be visible from the road only on the southern bend. The structures will all be painted with a natural color to blend into the surrounding landscape.

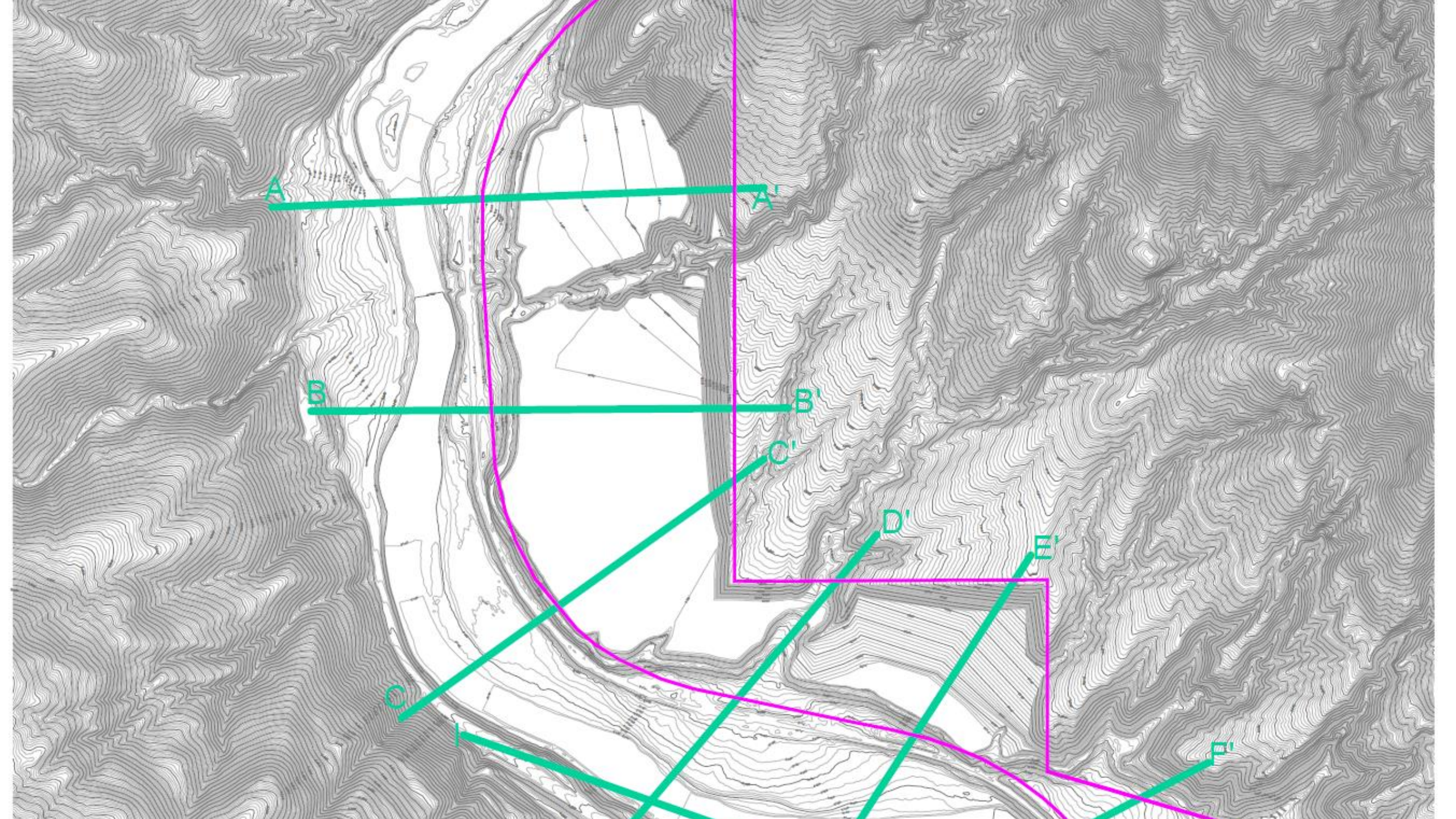


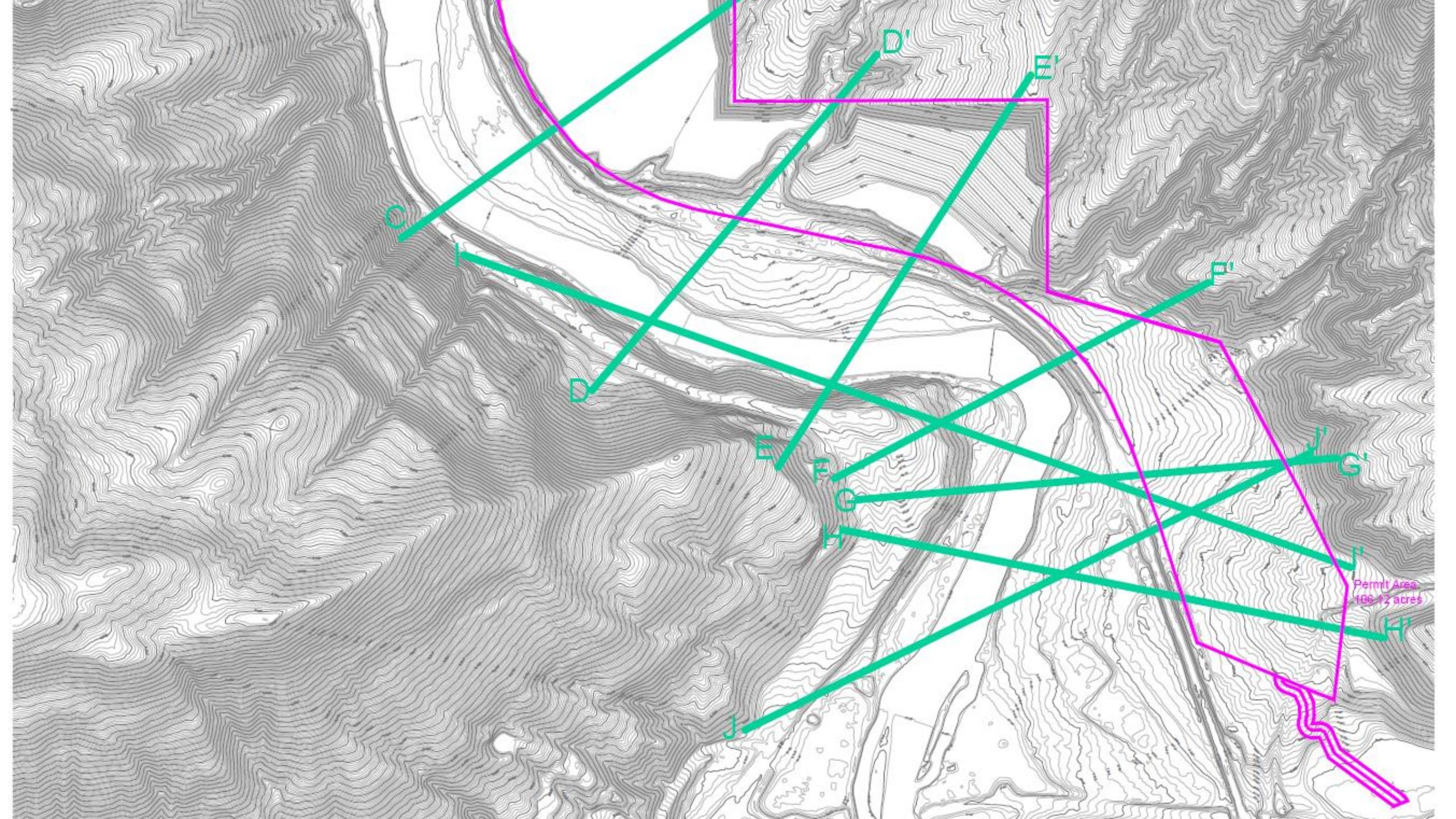
VISUAL

Nighttime operations – CDOT project specific sometimes requires the need to operate at night for paving and construction due to heavier traffic volumes during the day time. If such a project is awarded Elam will notify the Town of Gypsum for the number of days it anticipates having night time operations to make the surrounding community aware and address any concerns.

Erosion control onsite will be administered by the revegetation, including seeding and mulching disturbed areas that are sloped and ready for reclamation. The processing facilities will be monitored for stormwater run off and address any areas needing the installment of sediment ponds, check dams, or stormwater diversion.

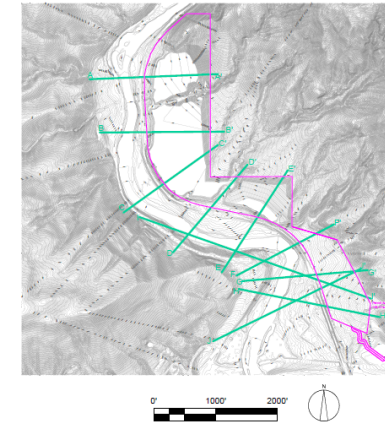
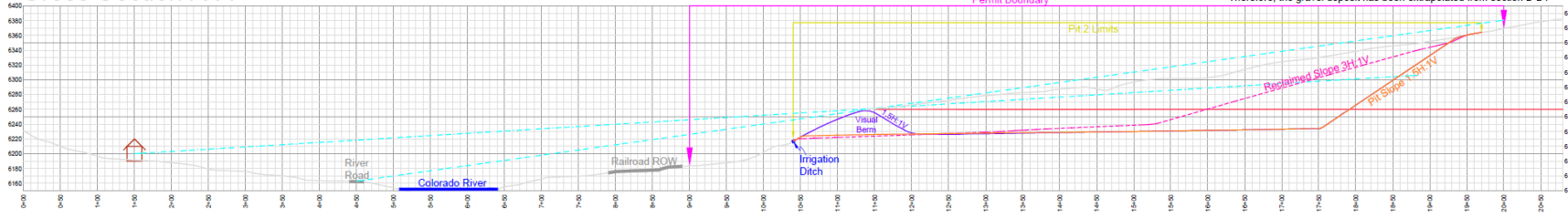




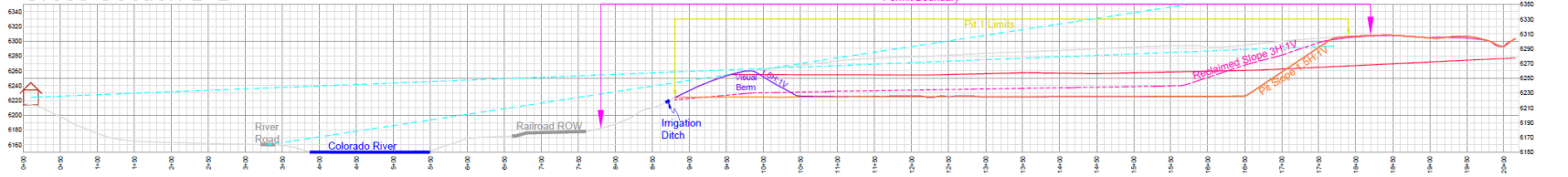


Permit Area
106.12 acres

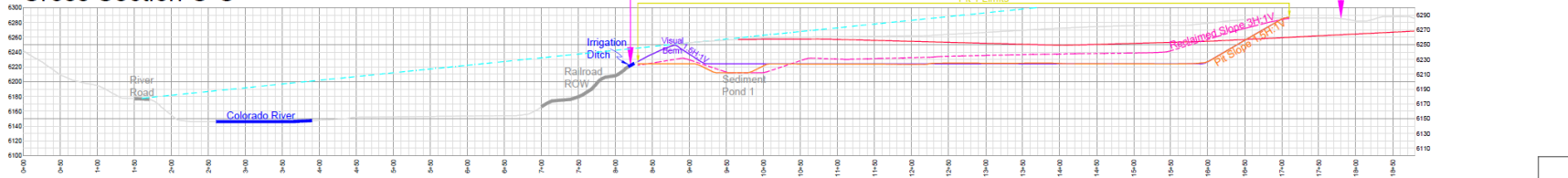
Cross Section A-A'



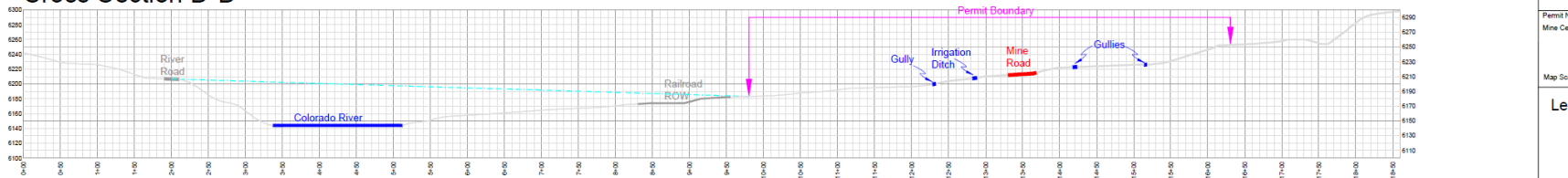
Cross Section B-B'



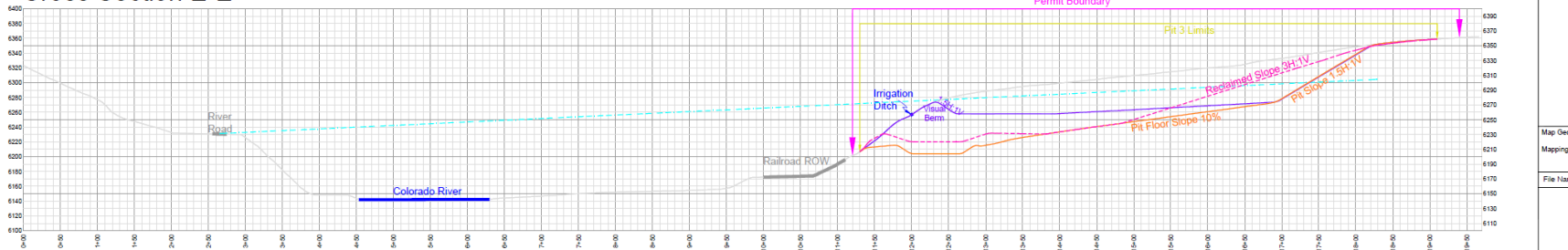
Cross Section C-C'



Cross Section D-D'



Cross Section E-E'



Note: The base of gravel is assumed to be 35 feet below top of gravel

Elam Construction, Inc.
Coyote Gravel Pit
Exhibit C Map 3A: Cross Sections

Permit Number: _____
 Mine Center Location: Latitude: _____ Longitude: _____
 State: Colorado County: Eagle Nearest Town: Dotsero
 Section: 32 Township: 4 South Range: 85 West
 Major Watershed: Colorado River

Map Scale: _____

Legend

- Original Groundline
- Approximate Top of Gravel
- Permit Boundary
- Pit Boundary
- Gravel Pit Phase 1 (with visual berm)
- Gravel Pit Phase 2 (without visual berm)
- View Sightline
- Reclaimed Pit

Map Georeferencing Information: Datum: NAD27 NAD83 WGS84 None (Local) Units: Feet Meter
 Mapping Projection: State Plane Single Zone North Zone South Zone Central Zone UTM
 Zone 12 Zone 13 Zone 14 Other: _____
 Local System (Name): Colorado Central

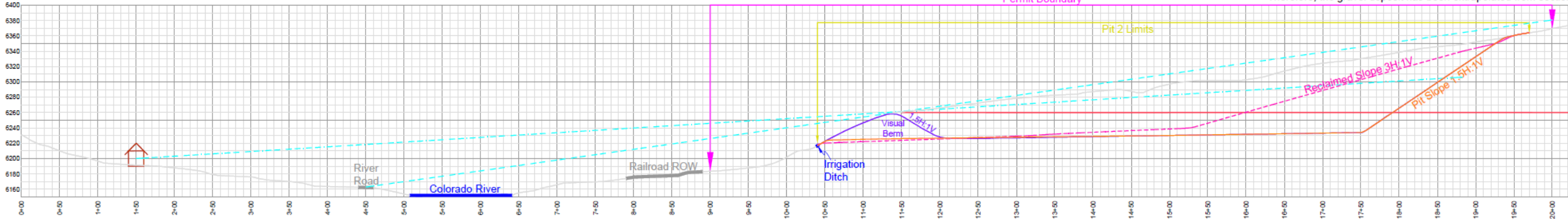
File Name: E:\Work\Dropbox\Karl Berger\Coyote Pit\AutoCAD\Coyote Pit 160505.dwg Date Plotted: 5/13/16

11541 Warrington Court Phone (303) 346-5196
 Parker, CO USA 80130 E-Mail: info@lewicki.biz

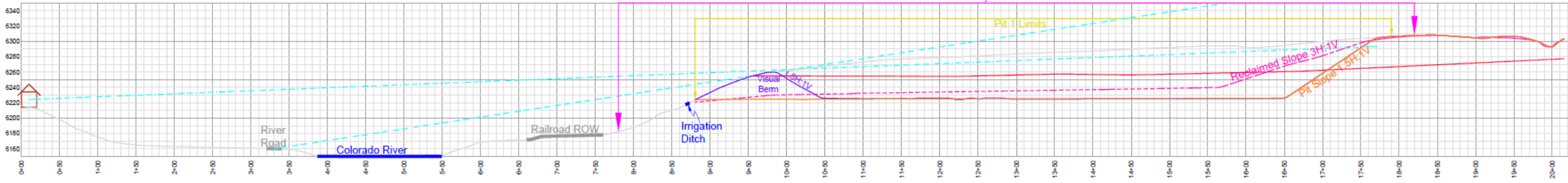


Cross Section A-A'

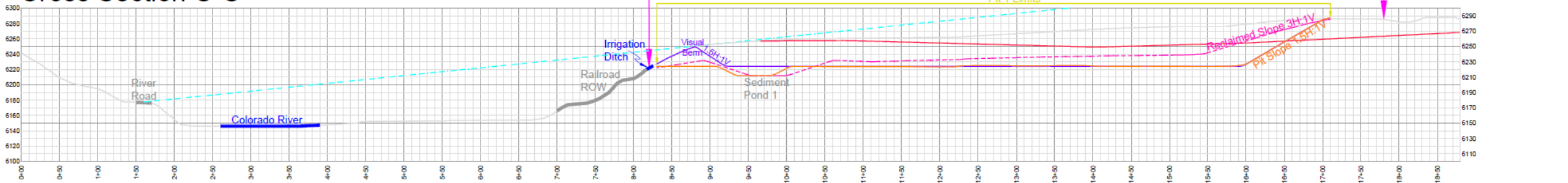
*Gravel exploration did not occur within area of Section A-A'.
Therefore, the gravel deposit has been extrapolated from section



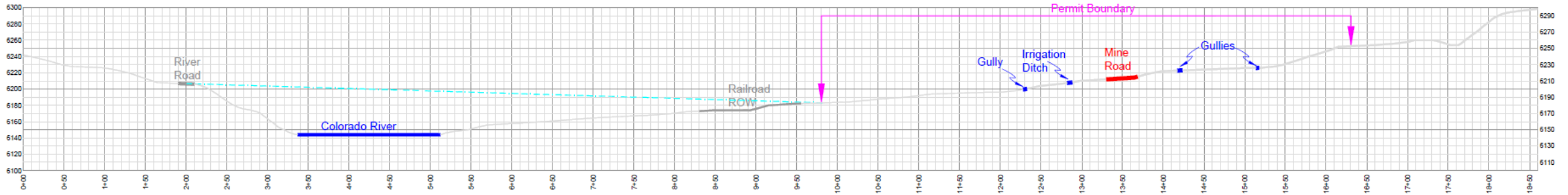
Cross Section B-B'



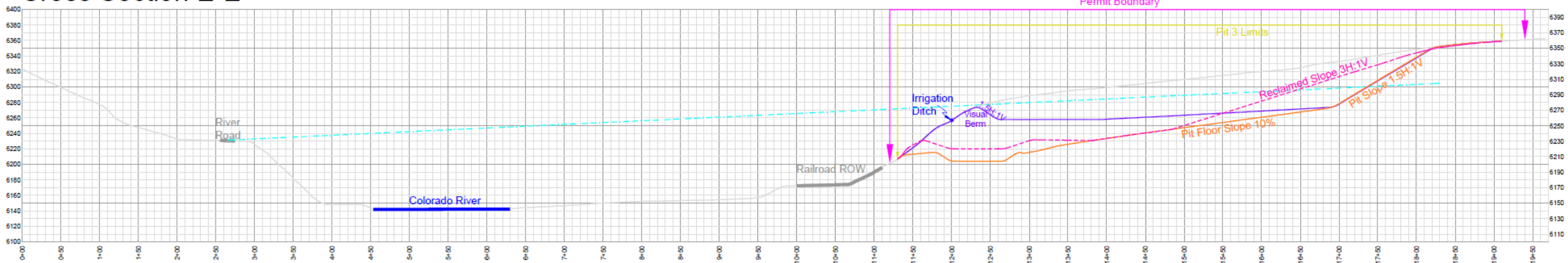
Cross Section C-C'



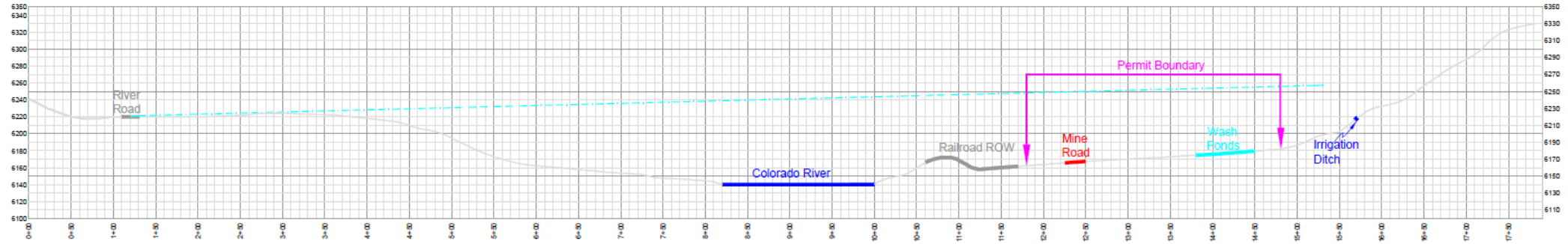
Cross Section D-D'



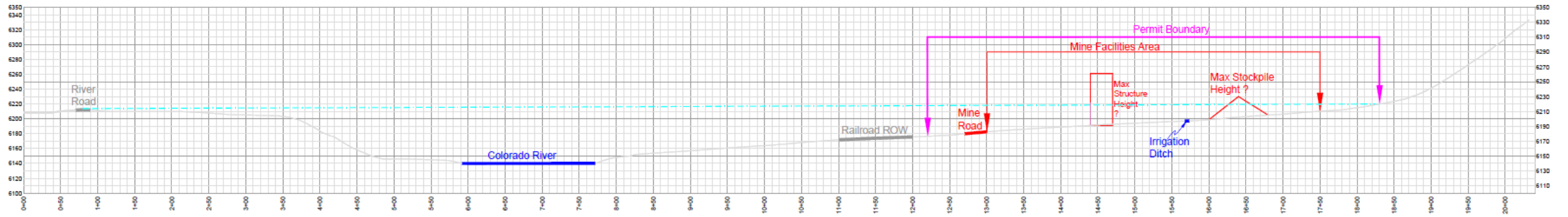
Cross Section E-E'



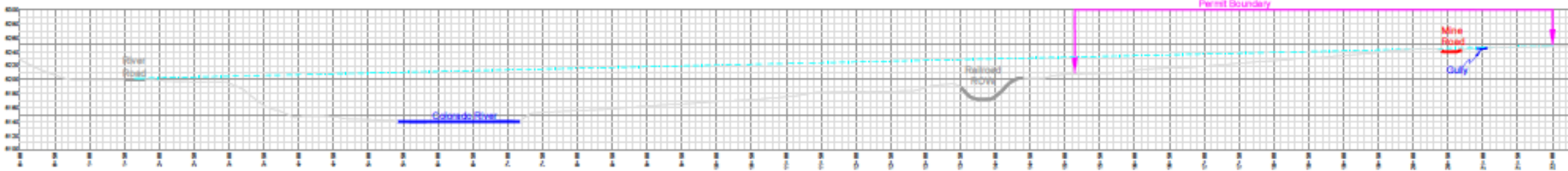
Cross Section F-F'



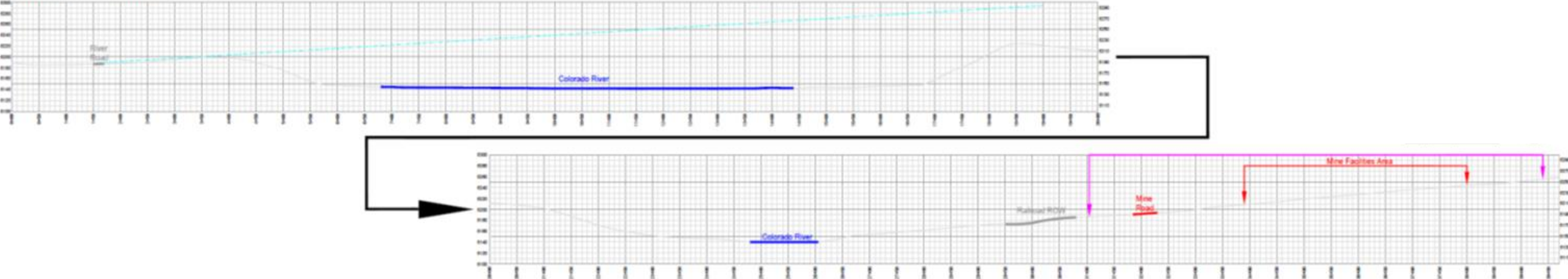
Cross Section G-G'



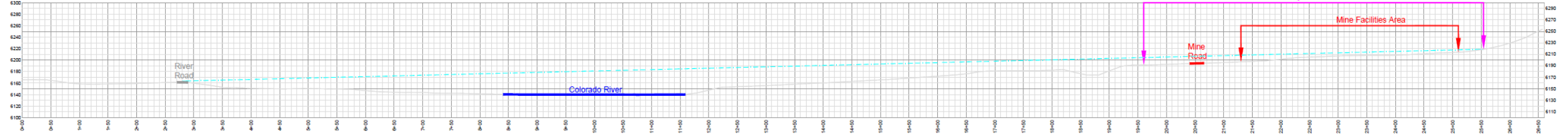
Cross Section H-H'



Cross Section I-I'



Cross Section J-J'



COYOTE PIT VISUAL



COYOTE PIT VISUAL



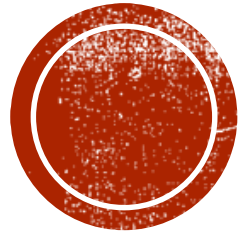
COYOTE PIT VISUAL



COYOTE PIT - VISUAL

VIEW FROM
COLORADO
RIVER ROAD





OTHER PERMITS

- DRMS
- ACOE
- CDPHE – APCD
- CDOT
- SWMP
- SPCC
- COR340

DIVISION OF RECLAMATION, MINING & SAFETY (DRMS)

- Mining and Reclamation Planning – Comprehensive Mine Planning
 - Phase Mining
- Reclamation Mining Approval Required for Bond Release
 - Bond Calculation
 - Corporate Surety
- Weed Control – Implementation
 - Strictly Administered
 - Weed Survey of Permit area, Each April
 - Colorado Certified Weed Sprayer



DRMS BOND CALCULATIONS

Table L-9: Stage 1 Reclamation Table

Activity Description	Time (Months)	Cost (\$)
Remove all diesel tanks, truck scale and foundation, various surface supplies and final gravel stockpiles	2	\$4,500
Backfill the mining face from 1.5H:1V to 3H:1V slope. <ul style="list-style-type: none"> 311,111 CY @ \$1.50/CY 	0.5	\$466,666
Topsoil of the graded sideslopes <ul style="list-style-type: none"> 7.0 acres @ 5 inches = 4,706 cubic yards at \$1.50 per cubic yard 	0.2	\$7,058
Rip the pit floor and compacted areas: 29.4 acres @ \$200 per acre	0.5	\$5,880
Place topsoil on pit floor: 22.4 acres @ 5 inches = 15,058 cubic yards @ \$1.50 per cubic yard	0.5	\$22,586
Disc topsoil areas prior to seeding: \$100 per acre x 44.3 acres	0.1	\$4,430
Seed and mulch all disturbed areas. Drill seeding and crimp mulching will be employed at \$850/acre x 44.3 acres	0.1	\$37,655
Totals	3.9	\$548,775
DRMS Costs (28% x direct costs)		\$153,657
Stage 1 Bond Amount		\$702,432

Table L-2: Stage 2 Reclamation Table

Activity Description	Time (Months)	Cost (\$)
Remove all diesel tanks, truck scale and foundation, various surface supplies and final gravel stockpiles	2	\$4,500
Backfill the mining face from 1.5H:1V to 3H:1V slope. <ul style="list-style-type: none"> 485,926 CY @ \$1.50/CY 	0.5	\$728,889
Topsoil of the graded sideslopes <ul style="list-style-type: none"> 7.7 acres @ 5 inches = 5,176 cubic yards at \$1.50 per cubic yard 	0.2	\$7,764
Rip the pit floor and compacted areas: 13.8 acres @ \$200 per acre	0.5	\$5,880
Place topsoil on pit floor: 6.1 acres @ 5 inches = 4,100 cubic yards @ \$1.50 per cubic yard	0.5	\$6,150
Disc topsoil areas prior to seeding: \$100 per acre x 21.7 acres	0.1	\$2,170
Seed and mulch all disturbed areas. Drill seeding and crimp mulching will be employed at \$850/acre x 21.7 acres	0.1	\$17,360
Totals	3.9	\$772,713
DRMS Costs (28% x direct costs)		\$216,360
Stage 2 Bond Amount		\$989,073
Stage 1 Bond Amount		\$702,432
Additional Bond Needed from Stage 1 to Stage 2		\$286,641

TABLES BY:



11541 Warrington Court
Parker, CO USA 80138
Phone (303)-346-5196
E-Mail - info@lewicki.biz



COLORADO STORMWATER DISCHARGE PERMIT

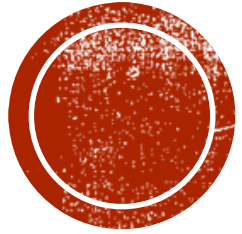
- “Dry” Mining
 - Colluvium, also known as Terrace Pit
- Drainages – Diversions, Embankment Armoring, and Retention Ponds (collection for sediment)
- No Dewatering of the Pit – “Wet” Mining, No Wastewater Discharges
- COR340000 series permit (Stormwater Only)
 - Sand and Gravel Mining
- Discharge Stormwater Permit
 - Monitoring
 - Controls
 - BMPs
 - Grab Sampling
 - Benchmark Monitoring



ADDITIONAL REQUIRED PERMITS

- **COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT**
 - AIR QUALITY
 - AIR POLLUTANT EMISSION NOTICES (APEN)
 - MODELING
- **ARMY CORP OF ENGINEER 404 PERMIT**
 - NOT NECESSARY
 - NO DISTURBANCE OF KNOWN WETLANDS OR WATER OF THE US (WOTUS) WILL BE ENCOUNTERED
- **CDOT ACCESS PERMIT**
 - INPROCESS – 45 DAY REVIEW
 - EXECUTED AFTER FINAL ANNEXATION AND SPECIAL USE
 - AUTHORITY TO LOCAL MUNICIPALITY (TOG)
- **SPILL PREVENTION, CONTROLS AND COUNTERMEASURES (SPCC)**
 - SITE SPECIFIC
 - DEVELOPMENT OF PLAN, IMPLEMENT RETENTION PONDS, CHECK DAMS, STRAW WATTLES
 - SPCC INCLUDES SECONDARY CONTAINMENT AND BEST MANAGEMENT PRACTICES FOR STORMWATER MANAGEMENT INCLUDED IN THE STORMWATER MANAGEMENT PLAN (SWMP)





OPERATIONS



OPERATION TYPES

- Mining
 - 1 excavator
 - 1 dozer
 - 2 Rock Haul Trucks
- Crushing & Screening
 - 2 loaders
 - Skidsteer
- Asphalt
 - 1 loader
- Wash Plant
 - 1 loader

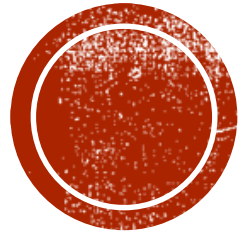
- Not all operations commencing at one time
- Typically overlap or completely separated time intervals for the operations will occur.
- Typically sequence of events includes:
Mining > Crushing > Screening > Washing (if needed) > Asphalt or
Finished Products (Roadbase, Screened/Washed Rock, Sand, etc.)



TYPICAL OPERATIONS

- Product will be sold throughout the year. Mining, crushing, screening and asphalt production will typically be between March and November (9 months – give or take), however mining crushing and screening could commence in the winter months depending on availability of equipment and necessity to complete and relocate to other construction jobs in Colorado.
- Sales of sand and gravel products will be sold for the entire duration of the year, far less material is expected to be hauled within the winter months (weather).
- Typically operations will commence between the hours of 7:00 AM and 7:00 PM with maintenance, and minor truck activity before or after normal operational hours.
- Quantities of material per year vary based on demand and development and CDOT jobs in the valley.
- Depending on construction needs CDOT may require the operations of night paving to accommodate for daytime I-70 traffic. If such activities occur, Town of Gypsum and surrounding community will be notified.





WATER

- Water Use
- Pit Operations
- Domestic Water

WATER USE

- Coyote Pit will operate as a “dry pit”, as groundwater will not be exposed during or after gravel mining operations. Typically “wet pits” leave a pond at the end of the mining life of the operation. This pit is colluvium terrace pit. The reserve is also known as a debris-flow deposit from a geological stand point of sand and gravel industry.
- Operations will be of limited duration, Lease term of ten (10) years with the option to extend based on economical factors, reserve depletion, market.
- The Assistant Division Engineer for Water Division 5 and the local water commissioner for District 53 suggested that no water rights be obtained to support mining operations. Rather, the mine’s water requirements will be met by making diversions at the Yost Ditch headgate or the Indian Camp Alternate Point during free river conditions, when no calls have been placed by downstream water users.
- Water Rights in perpetuity.
- Any diversions made at the Yost Ditch headgate to support mining operations will not reduce the amount of water that other water users on the ditch are entitled to receive.



WATER USE - DOMESTIC

- No domestic water will be needed for the Coyote Pit operations. Commercial water will be delivered to the office facility for drinking water to Elam Construction employees. Portable toilets will be provided onsite; therefore no wastewater treatment will be required.
- For the Coyote River Ranch and Miller Property dwellings the existing wells supply domestic water for the homes located on the property and will remain throughout the duration of the Special Use Permit for the current uses and will not be used for any operation involved with the Coyote Pit operations.
- There are no water or septic services on the Taylor Property and no foreseeable uses of such facilities on that particular property.



**THANK YOU FOR YOUR
TIME**

