SKETCH PLAN

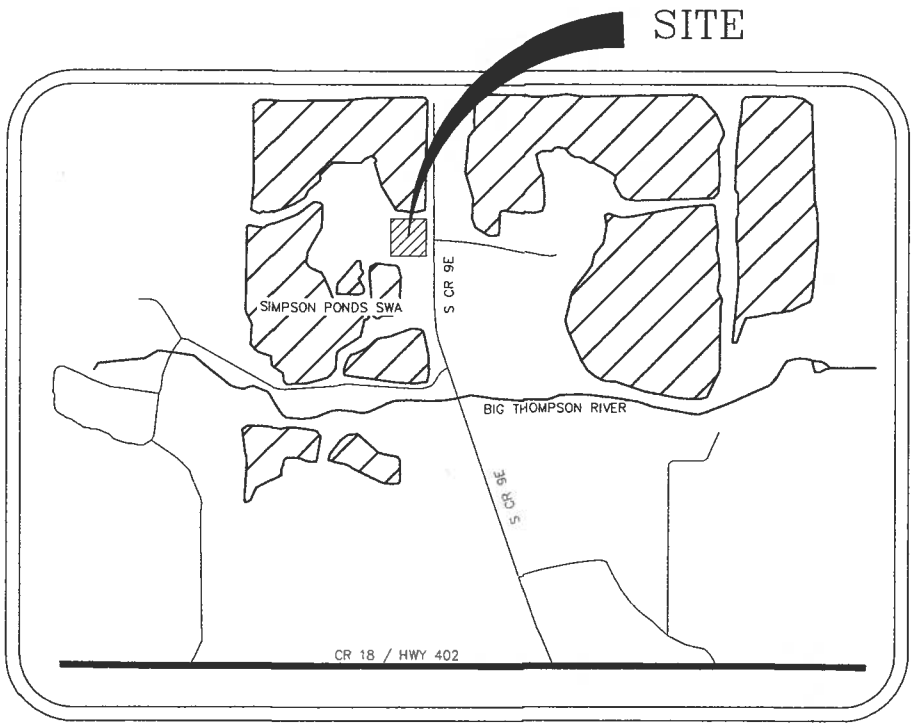
FRONT RANGE REDI-MIX

651 SOUTH COUNTRY ROAD 9E LOVELAND, CO
A PORTION OF NW ¼ SEC 20, T5N, R68W
JULY 2015

Site Tabulation	
Zoning	I - Developing Industrial
Site Acreage	
Gross	2.29 ACRES
Net	2.29 ACRES
Development Acreage	
Total	2.29 ACRES
Developable	2.29 ACRES
Land Use	
	(I) INDUSTRIAL
Square Footage	
Controls / Office (Two-Story)	2,480 S.F.
Building Occupancy	
	(B)
Parking	
Required: 1:350 SF of gross floor area	7.09
Standard	7
Handicap	1
Total	8
Water Supply / Sewage Disposal	
Water	Public 3/4" (ELCO)
Sewer	Septic Vault
Open Space	1.82 ACRES – 79.34%
FEMA Floodplain	AE – FLOODWAY (ENTIRE SITE)

SYMBOL LEGEND

- LB — EXISTING LANDSCAPING
- P/L — EXISTING PROPERTY LINE
- DRY PROTECTION
- EXISTING GRAVEL TRUCK LOADING AND ACCESS
- EXISTING TREE TO REMAIN



VICINITY MAP
1" = 2000'

SHEET INDEX

1. SITE DATA / COVER SHEET
2. SKETCH PLAN

APPLICANT / OWNER

DENNIS MORSE
FRONT RANGE REDI MIX
651 SOUTH COUNTY ROAD 9E
LOVELAND, CO 80537
(970) 622-8075

FOR BURIED UTILITY INFORMATION
THREE (3) BUSINESS DAYS
BEFORE YOU DIG
CALL 811
(OR 1-800-622-1987)
UTILITY NOTIFICATION
CENTER OF COLORADO (UNCC)
WWW.UNCC.ORG

QUALITY ENGINEERING
1501 ACADEMY COURT, #201
FORT COLLINS, CO 80524
WWW.QUALITY-ENGINEERING.COM
(970) 416-7891 OFFICE
(970) 797-1182 FAX

NO.	REVISIONS	BY

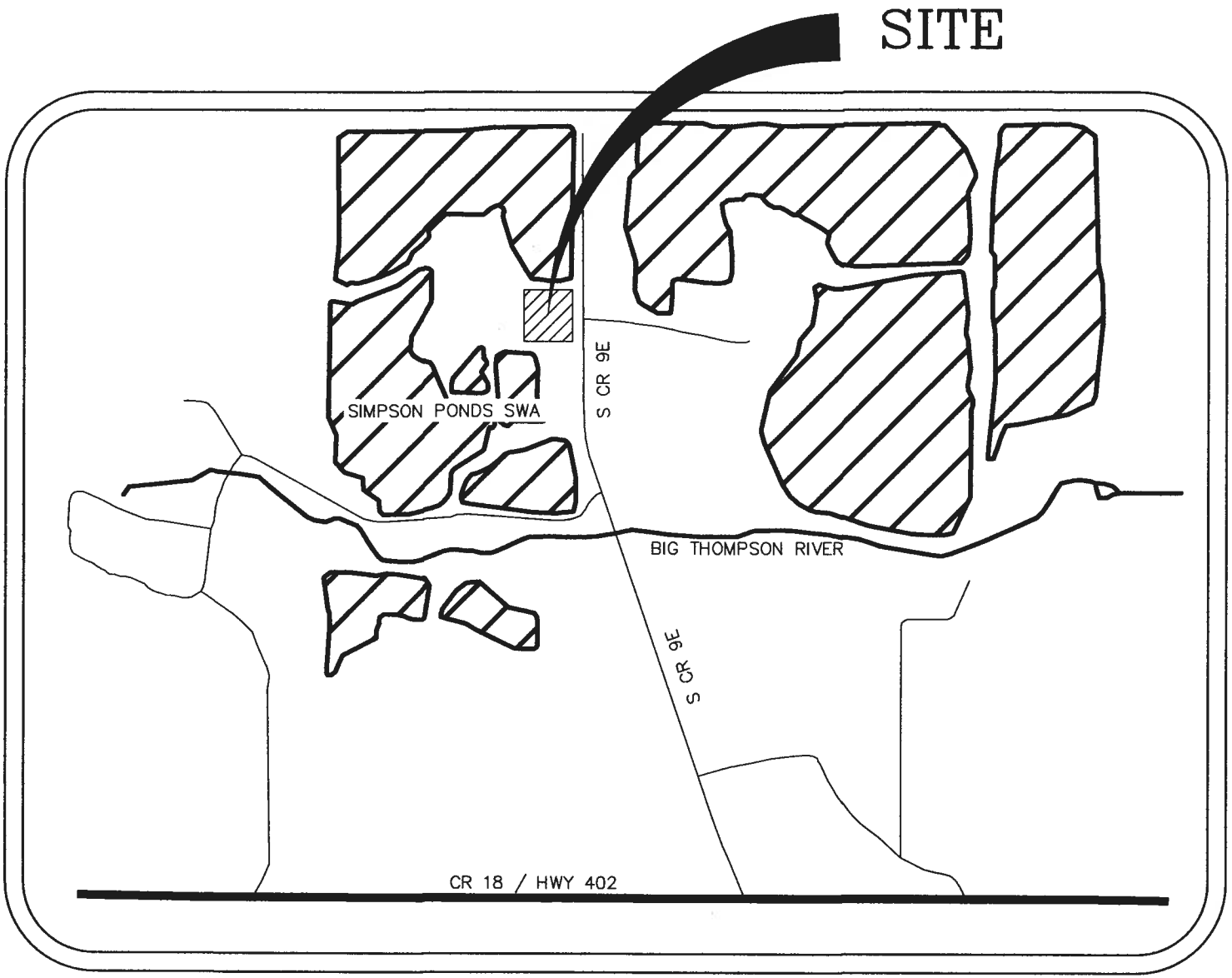
FRONT RANGE REDI MIX
651 SOUTH COUNTY ROAD 9E
LOVELAND, CO 80537

SITE DATA / COVER SHEET

FOR REVIEW ONLY

CHECKED BY: CAG
DESIGNED BY: GLF
DRAWN BY: GLF
DATE: 11, JUNE 2015
SCALE: AS NOTED
PROJECT NO.: 7027-001

SHEET 1 OF 2



VICINITY MAP
1" = 4000'