

# ELLCOTT SAND AND GRAVEL LLC - SITE DEVELOPMENT PLAN

Parts of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ , SW $\frac{1}{4}$ SE $\frac{1}{4}$  & NW $\frac{1}{4}$ SE $\frac{1}{4}$ , Section 29, T-14-S, R-62-W, 6th P.M., El Paso County, Colorado. - Containing 66.1 acres more or less.

## STAGE 1 OF 6 - EA#1881

### LEGEND

	SCHUBERT RANCH PROPERTY LINE
	200 FOOT LIMIT
	STAGE I DEVELOPMENT AREA
	ROADS (HAUL, ACCESS) (TYP.)
	FENCE
	MINE FLOOR LIMITS
	MINING LIMITS
	BURIED TELEPHONE/COMMUNICATION LINES
	OVERHEAD ELECTRIC LINES
	BUILDING
	EPHEMERAL DRAINAGE
	FLOOD PLAIN (100 YR)
	ORDINARY HIGH-WATER LINE 2019
	MINING OPERATIONS AREA

Provide a scale for the SDP drawing. Distances cannot be verified

Correct property line to match legend. make it bold as shown on the legend

Are these residential properties/homes with a driveway access? Provide details and label homes

Provide entrance gate location detail with setback per LDC 6.3.3 Gate Location and Dimensions. Gates shall be located a minimum of 30 feet from the public right-of-way and shall not open outward. The opening provided through a gate shall be 2 feet wider than the traveled way.

Show and label this additional driveway access. Access spacing not met per ECM 2.4.1. Provide deviation or close driveway access

The proposed access differs from the previously proposed access and deviation request submitted. Please submit a revised deviation request for the proposed access. Be sure to address the spacing with existing access to the west.

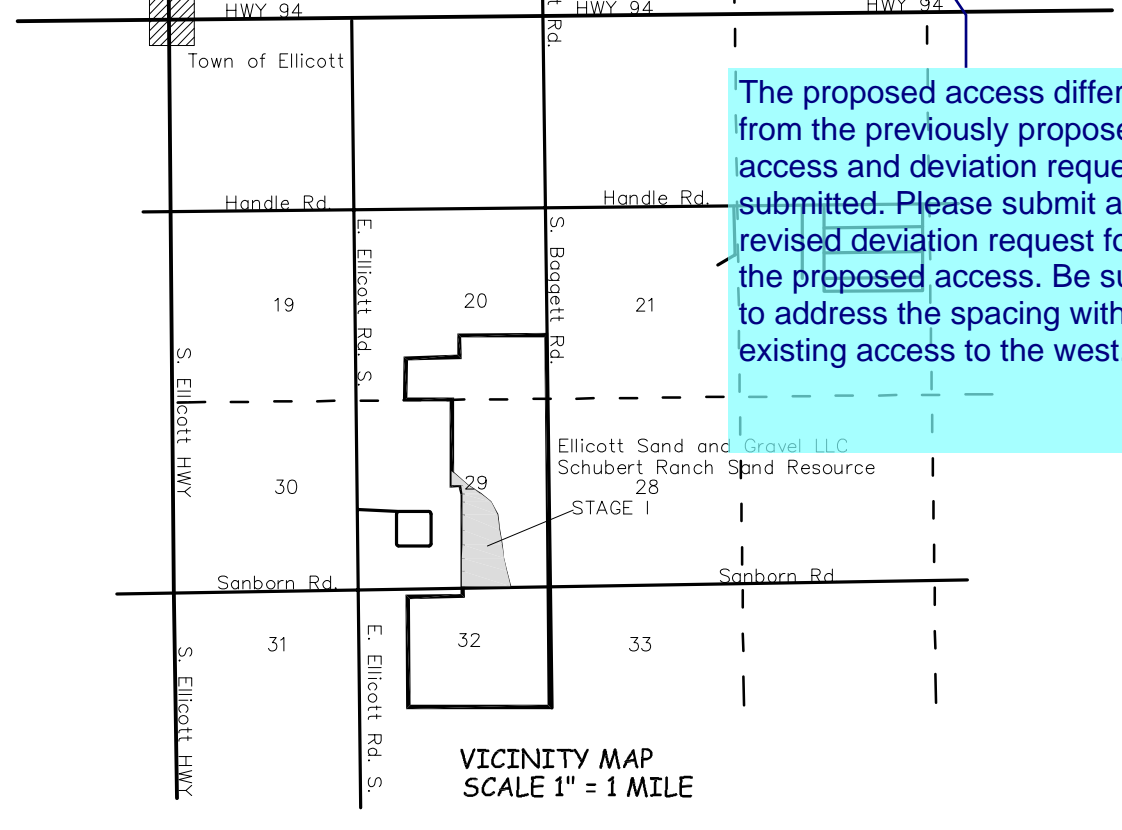
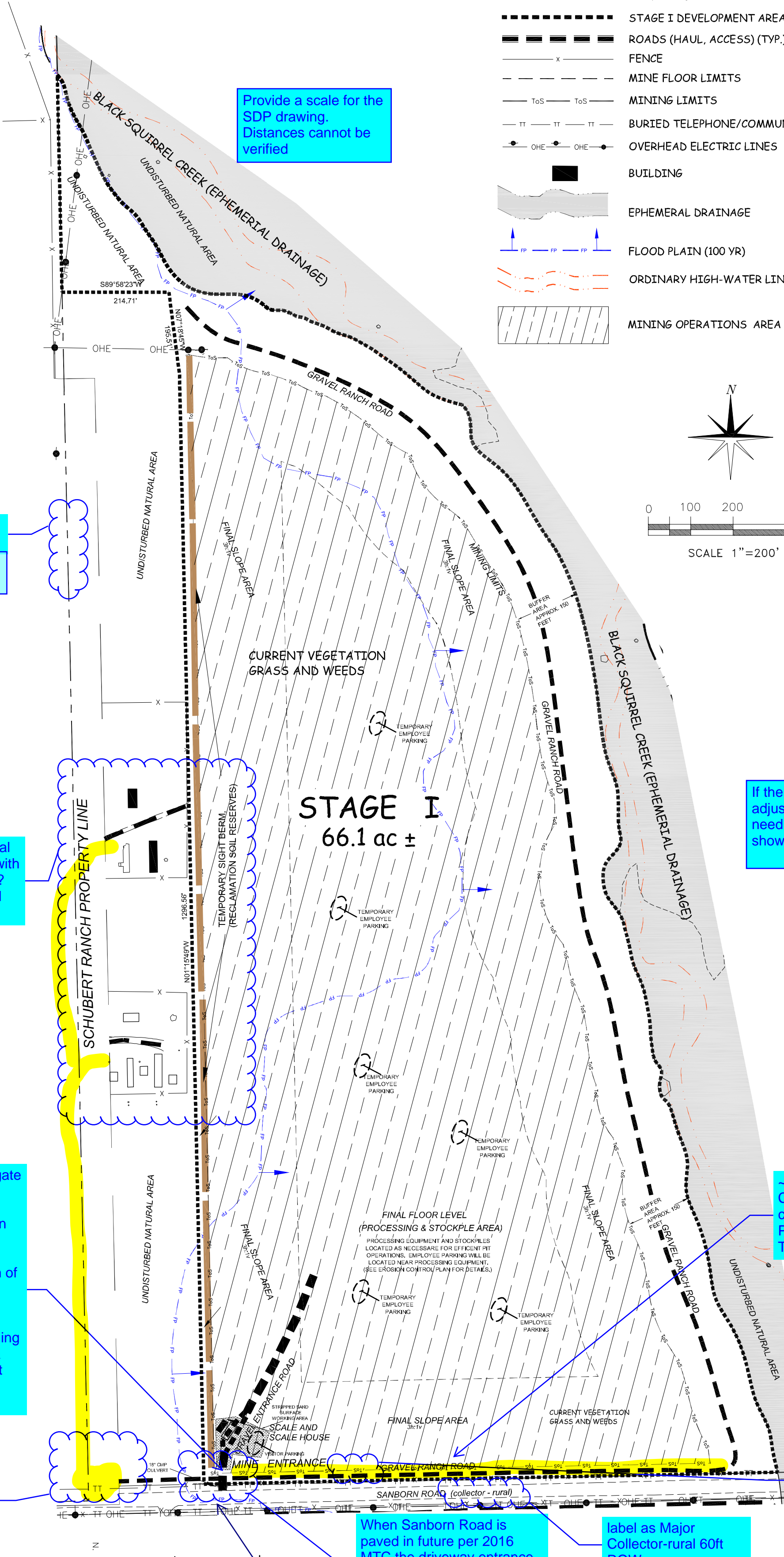
When Sanborn Road is paved in future per 2016 MTC the driveway entrance will be required to be paved 50ft inward.

label as Major Collector-rural 60ft ROW

Additional setback and buffer from Sanborn and roadside ditches will be required from the mining limits. Sanborn road planned for improvements per 2016 MTC as a paved major collector with a 90ft ROW. Adjust Mining limit demarcation line further back to match GEC Plan which denotes undisturbed area.

~150ft setback buffer. Correct SDP to coincide with GEC Plan. Correct mining ToS limit line

If the haul route is adjusted then map will need to be corrected to show Baggett Rd.



### Parking Lot Plan Information (Items from Checklist):

- Vicinity map showing the property in relation to major roadways, ...  
Please see the Parking Lot Plan Check list narrative document for Vicinity Map.
- The location of all structures, parking lot lighting facilities, outside storage and display areas including seasonal display, and refuse collection area(s) in relation to the parking area.  
None of the above structures are planned. There will be a refuse collection container near the scale house.
- Width, depth, and angle of all parking bays, and graphic depiction of all drive aisles, points of easement, point of ingress/egress on to the property, including dimensions for each.  
Not applicable since no structures or permanent parking areas are planned. There will be on-site, temporary storage and loading areas as mining operations conduct extraction operations. Once mining in Stage I is complete, reclamation will begin.
- Traffic circulation on site including all points of ingress/egress into the property  
The point of ingress/egress for Stage I is shown on the Development Plan Map. Traffic circulation will be directed by specific signs. Truck loading (traffic circulation) will be established per efficient operational needs.
- Sight distance triangles and any plantings, signs, walls and fences, structures, or other visual obstructions are needed or be within the sight distance triangles.  
No visual obstructions should occur at the point of access.
- Parking lot surface materials, striping plan, and any drainage improvements located within the parking area (e.g., cross pans)  
Visual berms (topsoil/overburden) will be placed between the active mining area and adjacent property owner dwellings. New fences will be constructed at the entrance, to include a locking gate.
- Truck and loading and turn around areas and dimensions  
The parking surface material will be in place sand and gravel. None of the remaining provisions are applicable.
- Truck loading and turnaround areas will be adjacent to the material processing equipment. These areas will move as needed for efficient mine operation.

### Lighting Plan Information (Items from Checklist):

- Vicinity Map showing the property in relation to major roadways, ...  
Please see the Lighting Plan Checklist narrative, Page 4.
- Location of all existing and proposed easements.  
Existing easements are along road rights-of-ways, and existing property

### Sign Plan Checklist (Items from Checklist):

- Vicinity Map...  
Please see the Sign Plan Checklist document.
  - Location of the property line, right-of-way, and all existing and proposed easements  
Please see the Sign Plan Checklist document for the permit boundary.  
Please see the Development Plan Map for rights-of-way and existing easement. No new easements are planned.
  - Location of any existing and proposed signage on site  
As stated in our approved SUP document, Sect. 6.2.10(D)(4) of the EPC Code exempts other required signage such as MLRD Mine ID Sign, MSHA safety signs, etc. Please see the Sign Plan Checklist document for details.
  - Depiction of any no-build areas ...near any existing or proposed freestanding signs  
No freestanding signs are proposed.  
The Development Plan Map shows "no-build areas". In addition, no building is planned.
- Sign Plan to include the following elements:
- Dimensions and location of all existing and proposed signs  
There are no existing signs. Any new signs fall under the exemption provision of EPC Code since they are required by State and Federal regulations.
  - Setback distances from all lot line to all existing and proposed signs  
There are no existing signs. Any new signs fall under the sign exemption provision since they are required by State and Federal agencies.

- DATE, NORTH ARROW, AND A GRAPHIC SCALE.  
The date, north arrow, and a graphic scale are on the map.
- VICINITY MAP SHOWING THE SUBDIVISION IN RELATION TO SECTION LINES AND EXISTING OR PROPOSED ARTERIAL OR COLLECTOR ROADWAYS.  
Included with the checklist submittals is a vicinity map which shows the proposed location of the mineral extraction operation, pertinent section lines and existing arterial and/or collector roadways.  
Other than temporary internal mineral extraction access roads, no other roads are planned. No public roads will be constructed in Stage I.  
It is common for farm and ranch landowners to request some roads be left for their use, once mining and reclamation are complete. In such cases, the DRMS must approve the farm/ranch roads to be left as part of the post mining land use.
- LOCATION AND DIMENSIONS OF THE ALL PROPERTY LINES, RIGHTS-OF-WAY, AND ALL EXISTING AND PROPOSED EASEMENTS.  
The attached map does not show the dimensions of property lines.  
The attached map does show the location of all property lines, rights-of-way locations and dimensions of existing easements. To our knowledge no new easements are planned.
- SIGNATURE BLOCK FOR THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR A MINIMUM OF 1 INCH BY 2 INCHES.  
We included a "Signature block" on each map for your Director's signature.
- FOOTPRINT OF ALL EXISTING AND PROPOSED BUILDING AND THE SETBACK DISTANCES FROM EACH EXISTING AND PROPOSED STRUCTURE TO THE PROPERTY LINES.  
Other than ranch and farm buildings, there are no existing buildings within the 66.1-acre Stage I mineral extraction area. In addition, no buildings are proposed at this time.  
The setback from all permanent, manmade structures is two hundred feet plus. The 200-foot setback, where it occurs, is from the permit/property boundary.  
Under the Mined Land Board regulations, the affected area must be at least two hundred feet from all permanent manmade structures, unless there is an agreement with the structure owner that the structure owner will be compensated by the mining company, in the unlikely event the mining or reclamation operations damage the owner's structure(s). An exception to this can be obtained if a Geotechnical Study shows that the structure will not be damaged by mining within two hundred feet.  
The exception is for structures owned by Schubert Ranch, since it is the property owner.
- LOCATION OF ALL SIDEWALKS, TRAILS, FENCES AND WALLS, RETAINING WALLS OR BERMS.  
Presently, there are none and there will be no sidewalks, trails, walls, retaining walls.  
The only fences are those which mark the Schubert Ranch property lines. No new fences are planned.  
There are no existing berms. We will construct MSHA required safety berms and visual berms. Please see Grading and Erosion Control Checklist maps.  
As shown on the attached map, temporary topsoil berms will be placed to not only preserve topsoil needed for reclamation, but also to screen the operations from property owners.
- LOCATION AND DIMENSIONS OF ALL EXISTING AND PROPOSED SIGNAGE ON THE SITE.  
The only posted signs will be those required by the mine safety and health Administration (MSHA) and the Colorado Mined Land Reclamation Board. We understand such signage is exempt based on EPC Code. The Sign Plan Checklist addressed this item in more detail.
- TRAFFIC CIRCULATION ON THE SITE INCLUDING ALL POINTS OF INGRESS/EGRESS INTO THE PROPERTY.  
The initial point of ingress and egress is presented in item 4, above. The location of property ingress and egress will change as a new Stage is opened. We understand we will need to contact El Paso County prior to establishing new access points.  
There is no defined "traffic circulation" on the mine site. Mining equipment will load highway haul trucks out of product stockpiles which will move as the mineral extraction operations move.  
On-site mining equipment will not follow any permanent roads.  
Any internal mine operations "roads" will be temporary and will be removed as mining is completed and the Stage is reclaimed.  
Any roads left will be at the direction of the landowner and will require the Mined Land Reclamation Division (DRMS) approval. These types of roads are simply ag access roads and not for public use.
- THE LAYOUT AND LOCATION OF ALL OFF-STREET PARKING, LOADING AND OTHER VEHICULAR USE AREAS, UNLESS OTHERWISE DEPICTED IN DETAIL ON A SEPARATE PARKING PLAN. IF DEPICTED ON A SEPARATE PARKING PLAN THEN DEPICTION OF THE PARKING AREA ARE REQUIRED.  
We have not shown any permanent parking layout location for off street parking and loading. On the Interim Site Map, we show a temporary parking area next to the Scale and Scale House. As Stage I is completed, it may be necessary to move the Scale and Scale house to the next Stage. A new temporary parking area will be established at that time.  
As stated above, we will park our employee vehicles on the areas which are being mined or under site reclamation. These parking areas will move as the mining and reclamation operations move. Simply stated, the entire affected area will be available for employee parking, roughly a staff of six employees.  
The employee parking, highway haul truck loading areas will move as the mineral extraction operations progresses, within a Stage and from Stage to Stage.  
**Vehicle Storage:**  
Currently, we do not plan to use the site for vehicle storage. If, in the future, it becomes necessary to store various pieces of mining equipment on the mine site during mining and reclamation operations, we will comply with the provisions of Section 6.2.11 of the El Paso County Land Development Code.  
Other than what is discussed above, there will be no vehicle use areas.  
**THE LAYOUT AND LOCATION OF ALL LANDSCAPING, INCLUDING LANDSCAPE SETBACK, UNLESS OTHERWISE DEPICTED IN DETAIL ON A SEPARATE LANDSCAPE PLAN. IF DEPICTED ON A SEPARATE LANDSCAPE PLAN THEN DEPICTION OF THE LANDSCAPE AREAS ARE REQUIRED.**  
No landscaping is planned for the affected areas. The proposed reclamation plan was approved by the Colorado Mined Land Reclamation Board (CMLRB).  
The post mining land use is rangeland/wildlife habitat. It will be graded, topsoiled, and seeded to the approved grassland seed mix. The mix was approved by the CMLRB with concurrence from the local NRCS/EPCD.  
*(Please note: The Colorado Mined Land Reclamation Board (Board) is responsible for reviewing proposed mining and reclamation plans. The review of the mining and reclamation plans by the Colorado Mined Land Reclamation Division (CMLRD) helps the Board ensure the proposed post mining land use (determined by local government) is achievable by the proposed reclamation plan, any potential environmental impacts are addressed and mitigated under the provisions of Colorado State Statutes CRS 34-32.5-104.)*
- LOCATION OF ALL ADA SPACES, RAMPS, AND SIGNS, INCLUDING ADA PATHWAYS.  
We will comply with all appropriate ADA regulations.  
As a mining operation, we are required to comply with Mine Safety and Health Administration rules and regulations.  
Since it is a type of operation where the areas of activity are constantly moving. We can not specifically locate ADA spaces, ramps, and signs. We can say the scale house will be ADA compliant as required by State and Federal rules and regulations. If the El Paso County has ADA Code specific to the mineral extraction operation, we will comply as appropriate.
- LOCATION OF EXISTING AND PROPOSED WATER AND WASTEWATER INFRASTRUCTURE, INCLUDING WELL AND SEPTIC LOCATIONS, IF APPLICABLE.  
There are no existing or proposed water or wastewater infrastructures, wells, or septic locations proposed.  
We will use portable toilets for employees, with servicing by a commercial provider.
- LOCATION OF ALL NO-BUILD AREAS, FLOODPLAIN, DRAINAGE WAYS AND FACILITIES.  
During mining and reclamation, the entire permit area will be a no-build area. If, in the future, a building is needed, we will contact the County.  
The floodplain and drainages are shown on the Grading and Erosion Control Plan Checklist, Current Condition Map.  
As stated above, no facilities are currently planned.
- LOCATION OF ALL GARBAGE RECEPTACLES WITH A GRAPHICAL DEPICTION OF THE SCREENING MECHANISM.  
No garbage receptacles are proposed. There will be bins for office type trash. A commercial waste disposal operator will service these.  
The trash bins will move with the mining operation as mining advances and the scale and scale house are moved. The trash bin(s) will be located within the scale house and/or adjacent to the Scale.
- LOCATION OF ALL EXISTING AND PROPOSED UTILITY LINES AND ASSOCIATED INFRASTRUCTURE.  
There are no existing utility lines associated with the proposed mining operation. There is a stub line for power to the scale and scale house.  
There are no proposed new utility lines as part of the Stage I mining operation. There is a stub line for power to the scale and scale house.
- ANY ADDITIONAL INFORMATION REQUIRED PURSUANT TO ANY ASSOCIATED CONDITION OF APPROVAL OR PLAT NOTES.  
Nothing currently.
- ANY OTHER ADDITIONAL ITEMS AS REQUIRED BY THE PCD DIRECTOR DEEMED NECESSARY TO ADDRESS THE APPLICATION REVIEW CRITERIA.  
As of the date of this document we have received no additional items from the PCD Director.

PCD DIRECTOR APPROVAL

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**1**

EL PASO COUNTY DEVELOPMENT PLAN  
SITE DEVELOPMENT  
FOR  
SCHUBERT RANCH SAND RESOURCE  
ELLCOTT, COLORADO

REVISIONS:	DATE:
SPECIAL USE PERMIT APPROVAL - BCC	08-02-2022

**ELLCOTT SAND AND GRAVEL LLC**

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phone: (602) 558-0846

FILE NAME:	1/6/2023
ESG-DR SITE PLAN	
SCALE:	AS NOTED
DRAWN BY:	EM/MS
CHECKED BY:	BH
ADD PCD FILE #	PPR-23-04