

# SOLBERG PIT - SITE PLAN

SECTION 21, TOWNSHIP 13 SOUTH, RANGE 64 WEST  
OF THE 6TH P.M., EL PASO COUNTY, COLORADO

LAND USE: QUARRY  
 PARCEL SIZE: 306 ACRES  
 ZONING: A-35  
 OPEN SPACE: 100%  
 DWELLING UNITS: 0  
 REQUIRED PARKING: N/A

Include the parcel numbers and also depict the parcels on the drawing. This drawing just shows one parcel, but the property is actually comprised of several.

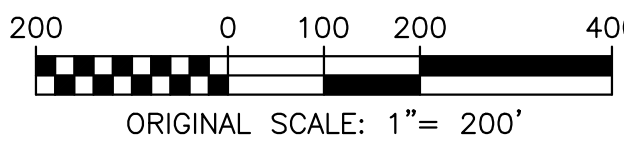
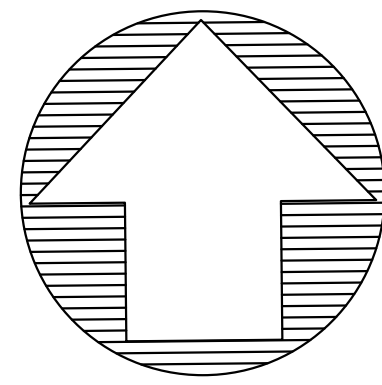
EXISTING EASEMENT NOTES:

LAND TITLE GUARANTEE COMPANY TITLE COMMITMENT NO. SC55107533, DATED 8/23/2022 WAS RELIED UPON FOR INFORMATION REGARDING EASEMENTS OF RECORD AS SHOWN ON THIS EXHIBIT.

1. COLO. INTERSTATE GAS EASEMENT BK. 2450 P. 586 PROVIDES FOR AN EASEMENT IN THE COUNTY ROADS ONLY.
2. MTN. VIEW ELECTRIC EASEMENT BK. 3673 P. 894 IS BLANKET IN NATURE AND CANNOT BE PLOTTED.
3. THE LOCATION OF MTN. VIEW ELECTRIC EASEMENT (10' X 30') IN THE NW 1/4 OF SEC. 21 CANNOT BE DETERMINED

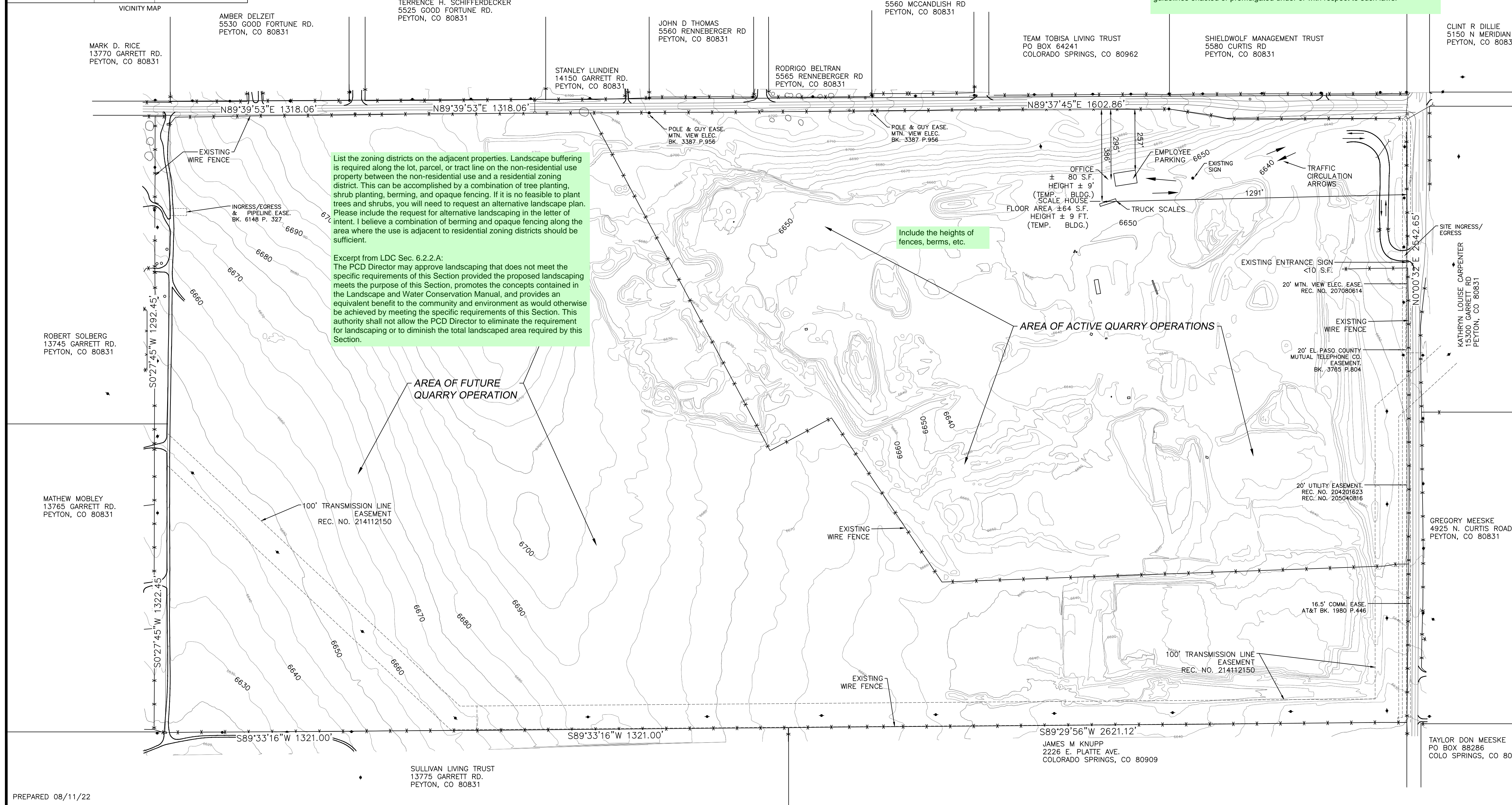
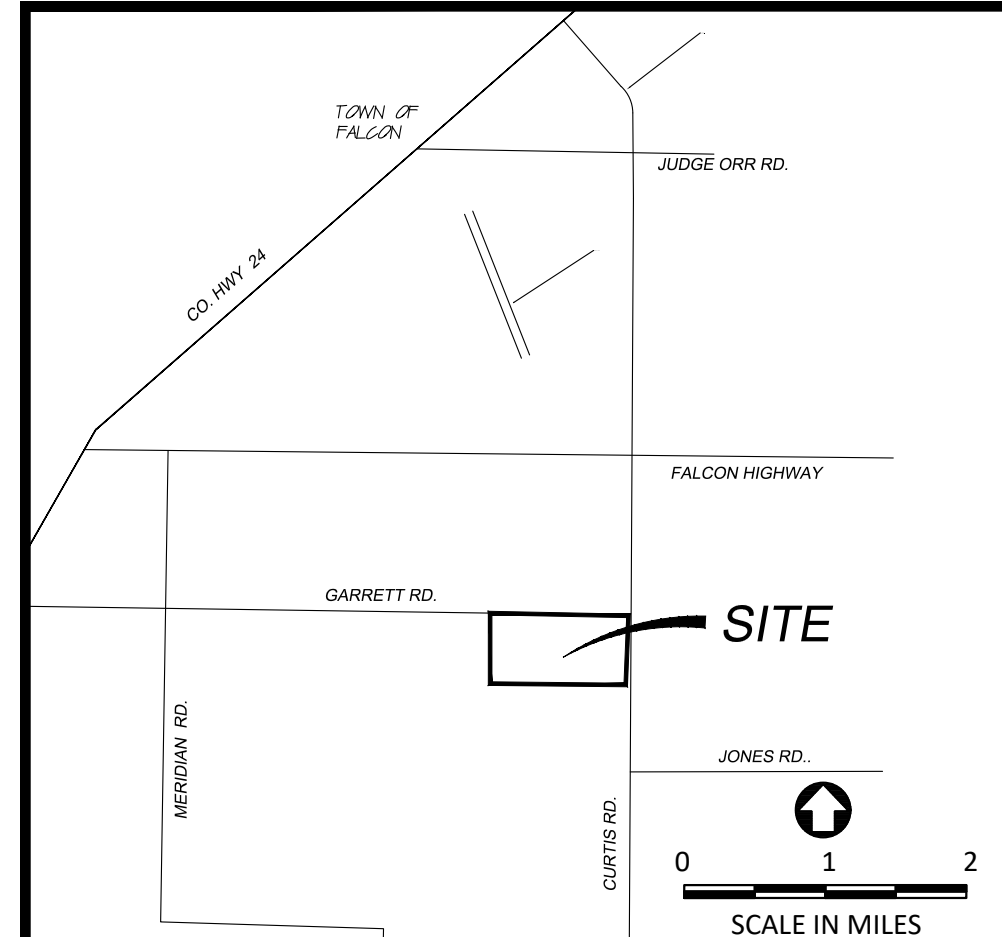
1. THERE ARE NO SIDEWALKS EXISTING OR PROPOSED ONSITE.
2. THERE ARE NO WALLS EXISTING OR PROPOSED ONSITE.
3. THERE ARE NO BERMS ONSITE, HOWEVER OVERBURDEN AND TOPSOIL STORAGE PILES ON THE EAST AND SOUTHEAST PERIMETER SERVE AS NOISE AND VISUAL BARRIER.
4. THERE ARE NO PROPOSED SIGNS. CURRENT SIGNAGE CONSISTS OF 1 ENTRY SIGN AND MINE BOUNDARY WARNING SIGNS AT INTERVALS ALONG PERIMETER
5. THERE ARE NO ADA PARKING SPACES, RAMPS, PATHWAYS OR SIGNS EXISTING OR PROPOSED ONSITE.
6. THERE IS NO OUTDOOR ILLUMINATION EXISTING OR PROPOSED ONSITE.
7. THERE IS NO WATER OR WASTEWATER INFRASTRUCTURE EXISTING OR PROPOSED ONSITE.
8. THERE ARE NO "NO-BUILD" AREAS, FLOODPLAINS OR DRAINAGE FACILITIES EXISTING OR PROPOSED ONSITE.
9. THERE ARE NO DUMPSTERS, DUMPSTER SCREENS OR LOADING DOCKS EXISTING OR PROPOSED ONSITE.
10. THERE ARE NO DESIGNATED (DELINEATED) PARKING SPACES ONSITE. EMPLOYEE PARKING IS ON NATURAL GROUND NEXT TO OFFICE.
11. THERE ARE NO PROPOSED UTILITY LINES OR INFRASTRUCTURE ONSITE.

The following note should be added to all site development plans or non-residential site plans, as applicable, prior to PCD approval:  
 The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws.



SCALE IN MILES  
0 1 2

VICINITY MAP



List the zoning districts on the adjacent properties. Landscape buffering is required along the lot, parcel, or tract line on the non-residential use property between the non-residential use and a residential zoning district. This can be accomplished by a combination of tree planting, shrub planting, berming, and opaque fencing. If it is no feasible to plant trees and shrubs, you will need to request an alternative landscape plan. Please include the request for alternative landscaping in the letter of intent. I believe a combination of berming and opaque fencing along the area where the use is adjacent to residential zoning districts should be sufficient.

Excerpt from LDC Sec. 6.2.2.A:  
 The PCD Director may approve landscaping that does not meet the specific requirements of this Section provided the proposed landscaping meets the purpose of this Section, promotes the concepts contained in the Landscape and Water Conservation Manual, and provides an equivalent benefit to the community and environment as would otherwise be achieved by meeting the specific requirements of this Section. This authority shall not allow the PCD Director to eliminate the requirement for landscaping or to diminish the total landscaped area required by this Section.

Include the heights of fences, berms, etc.

NO.	DATE	BY

DRAWN BY: J/EK  
 CHECKED BY:  
 APPROVED BY:

SCALE VERIFICATION  
 BAR IS 1" INCH ON ORIGINAL DRAWING  
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.  
 REUSE OF DOCUMENT  
 THIS EXHIBIT IS CERTIFIED ONLY TO THE PARTIES NAMED HEREON AND REMAINS THE PROPERTY OF RED ROCK LAND SURVEYS, INC. ANY REUSE OF THIS EXHIBIT FOR ANY OTHER PROJECT OR EMERGENCY USE OF THIS PLAN BY OTHER THAN CERTIFICATE HOLDER IS AT YOUR OWN RISK.

- FIRE
- ⊛ LPOLE
- ⊙ MANHOLE
- ⊙ SIGN
- ⊙ UPOLE
- ⊙ FENCE
- ⊙ MISC
- ⊙ TOWER
- ⊙ PILE
- ⊙ CULVERT
- ⊙ ROCK
- ⊙ IRRIGATION
- ⊙ MAILBOX
- ⊙ TREE
- ⊙ TRAFFIC
- ⊙ RIP-RAP
- ⊙ POLE-ANCHOR

PREPARED FOR: PIONEER LANDSCAPE MATERIALS  
 SOLBERG GRAVEL, LLC  
 13745 GARRETT ROAD  
 PEYTON, CO 80831