

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

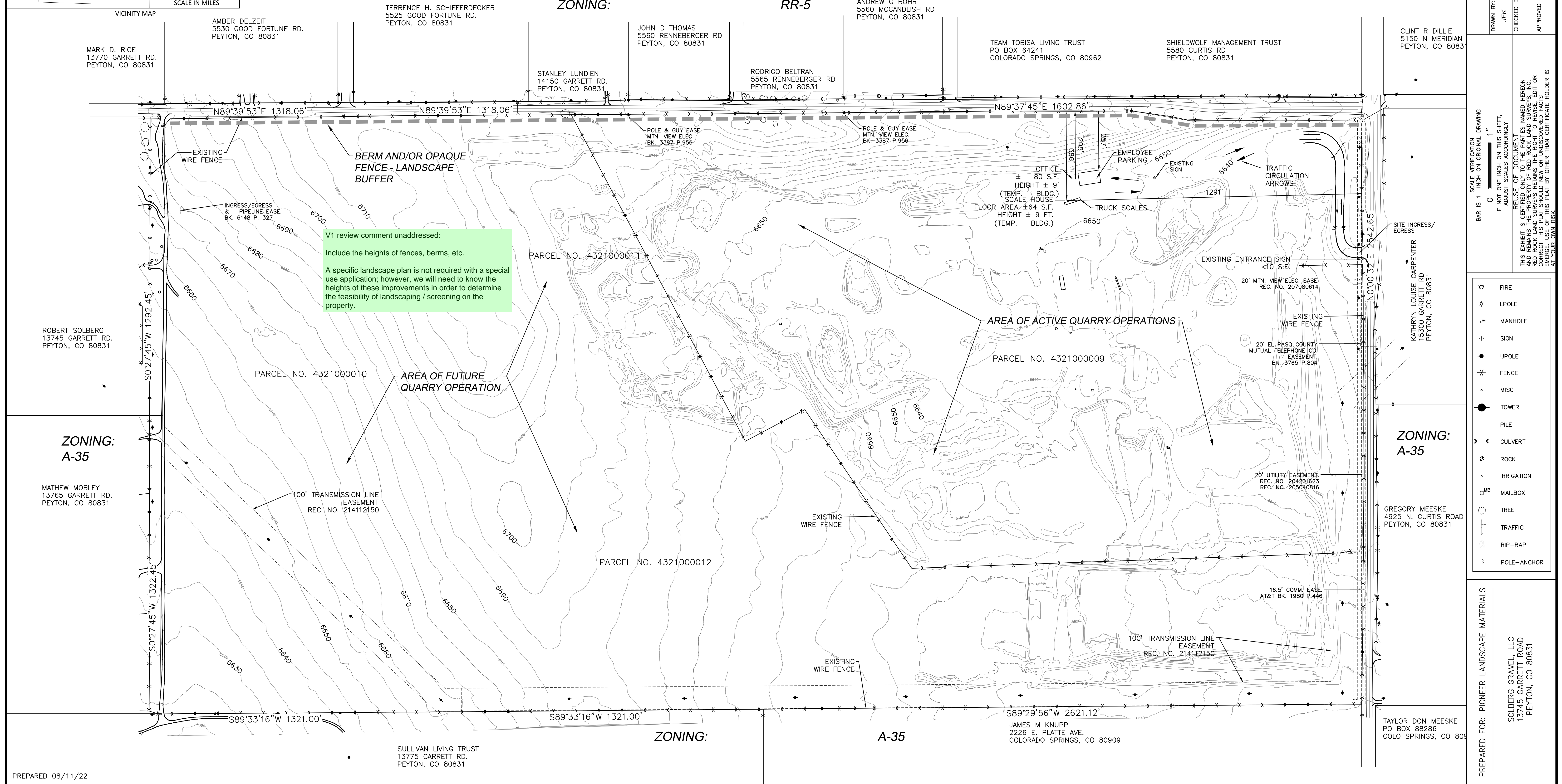
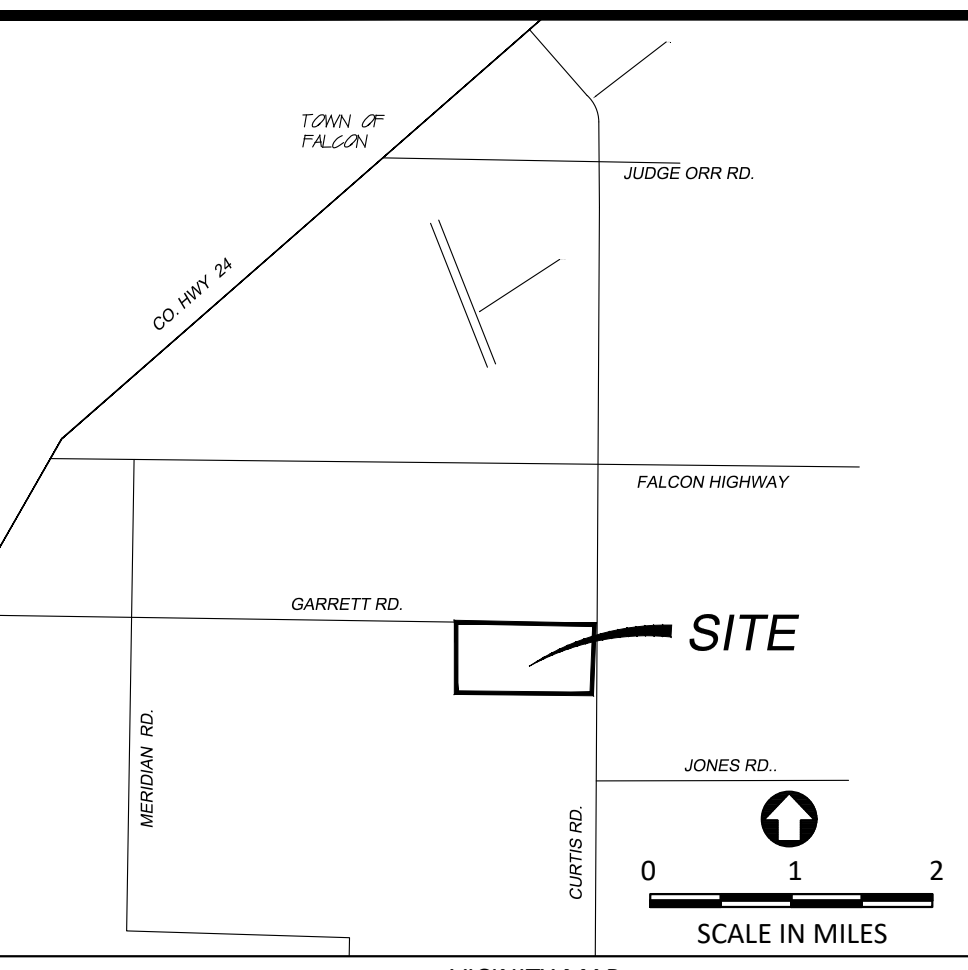
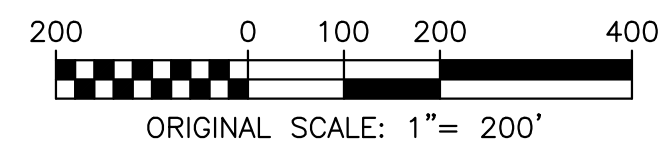
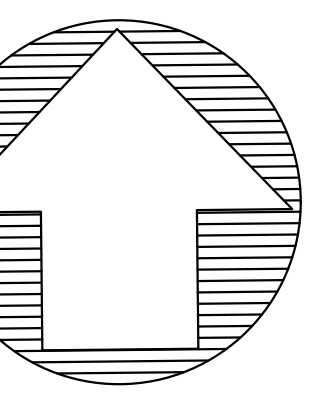
EXISTING EASEMENT NOTES:

- 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

This note appears to be in conflict with the information depicted on the plan, which shows berms.

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.
12. ALL EXISTING FENCING SHOWN HEREON IS APPROXIMATELY 5' IN HEIGHT.
13. 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.

Remove this. Open space is not required component of this type of application and is not applicable here. However, landscaping will be required per the other comments so a calculation of the total site landscaping will be needed at the site development plan stage.



V1 review comment unaddressed:
 Include the heights of fences, berms, etc.
 A specific landscape plan is not required with a special use application; however, we will need to know the heights of these improvements in order to determine the feasibility of landscaping / screening on the property.

NO.	DATE	BY
1	01/18/23	

REVISIONS

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 PLAN 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
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