

1. THERE ARE NO SIDEWALKS EXISTING OR PROPOSED ONSITE.

BOUNDARY WARNING SIGNS AT INTERVALS ALONG PERIMETER

5. THERE IS NO OUTDOOR ILLUMINATION EXISTING OR PROPOSED ONSITE.

10. THERE ARE NO PROPOSED UTILITY LINES OR INFRASTRUCTURE ONSITE.

11.ALL EXISTING FENCING SHOWN HEREON IS APPROXIMATELY 4' IN HEIGHT.

3. THERE ARE NO PROPOSED SIGNS. CURRENT SIGNAGE CONSISTS OF 1 ENTRY SIGN AND MINE

4. THERE ARE NO ADA PARKING SPACES, RAMPS, PATHWAYS OR SIGNS EXISTING OR PROPOSED

6. THERE IS NO WATER OR WASTEWATER INFRASTRUCTURE EXISTING OR PROPOSED ONSITE.

7. THERE ARE NO "NO-BUILD" AREAS, FLOODPLAINS OR DRAINAGE FACILITIES EXISTING OR

9. THERE ARE NO DESIGNATED (DELINEATED) PARKING SPACES ONSITE. EMPLOYEE PARKING IS

8. THERE ARE NO DUMPSTERS, DUMPSTER SCREENS OR LOADING DOCKS EXISTING OR

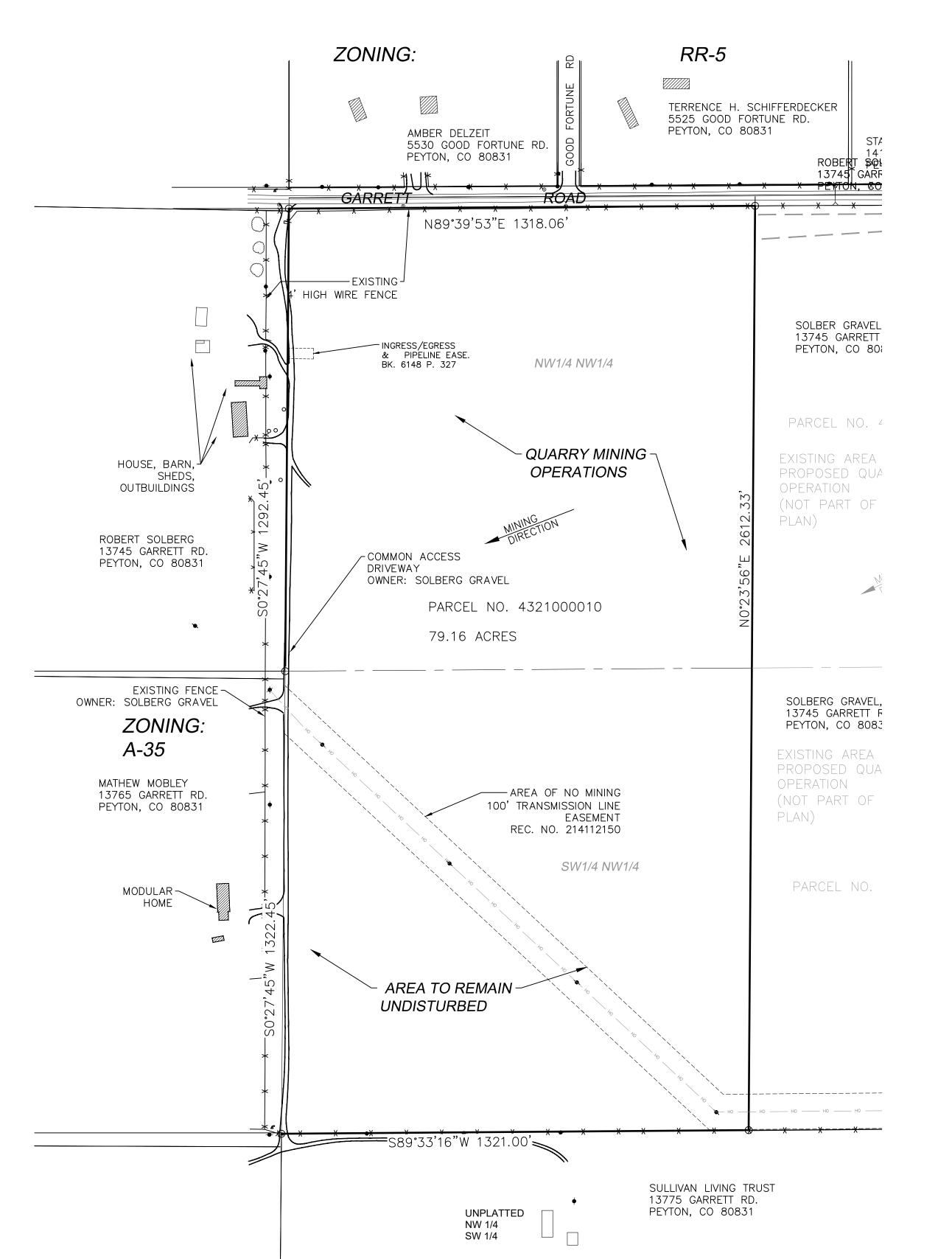
2. THERE ARE NO WALLS EXISTING OR PROPOSED ONSITE.

ON NATURAL GROUND NEXT TO OFFICE.

Add: Any alteration of the site not in conformance with the approved site development plan in the future will require review by PCD.

SOLBERG PIT - SITE DEVELOPMENT PLAN

LOCATED IN THE SW1/4 NW1,4, AND THE NW1/4 NW 1/4 SECTION 21, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



LEGAL DESCRIPTION:

PARCEL B: THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4NW1/4) AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4NW1/4) OF SECTION 21, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO.I FOR INFORMATIONAL PURPOSES ONLY: ASSESSOR PARCEL NO. 43210-00-010

OWNER:
SOLBERG GRAVEL, LLC
13745 GARETT ROAD, PEYTON CO 80831
(719) 683-3198
stuntpup@aol.com

APPLICANT:
KEVIN PERAT, SENIOR MP OF HOLCIM-WCR, INC.
1687 COLE BLVD., GOLDEN, CO 80401
(303) 985-1070
ALTERNATE CONTACT: KURT THURMANN
kurt.thurmann@holcim.com

AUTHORIZED REPRESENTATIVE: DR. ANGELA BELLANTONI ENVIRONMENTAL ALTERNATIVES, INC (719) 275-8951 angela@envalternatives.com

PROPERTY ADDRESS:
5445 CURTIS ROAD, PEYTON, CO 80933

PROPERT TAX SCHEDULE NUMBER 4321000010

CURRENT ZONING: A-35

PARCEL SIZE: 79 ACRES

PARCEL COVERAGE:

COVERAGE 0.0%

EXISTNG LAND USE: MINING (GRAVEL)
PROPOSED LAND USE: MINING (GRAVEL)

TOTAL GROSS BUILDING COVERAGE: 0 SQ. FT.

OPEN SPACE: 0.00% LANDSCAPING 0.00% IMPERMEABLE SURFACE: 0.00%

PARKING COMPUTATION:

REQUIRED: 0 PROVIDED: 0

(AS APPLICABLE TO DEVELOPED PARKING SPACES)

Add note: All site traffic will enter and exit from Curtis Road

NOTES:

1. THE OWNER AGREES ON BEHALF OF HIMSELF/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19–471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE THE SALE OF THE PROPERTY.

2. THERE IS NO EXISTING LANDSCAPING ONSITE. SEEDING IS EXPECTED TO TAKE PLACE AS A PART OF FUTURE SITE RECLAMATION.

3. THERE ARE NO ADA PARKING SPACES, RAMPS, SIGNS OR PATHWAYS ONSITE.

4. THERE ARE NO "NO-BUILD" AREAS ONSITE. FURTHER NO PERMANENT BUILDINGS ARE ANTICIPATED DURING THE ACTIVE MINING AND RECLAMATION PHASES FOR THIS SITE.

5. THERE ARE NO PERMANENT GARBAGE RECEPTACLES ONSITE.

6. EXISTING UTILITY LINES ARE DEPICTED HEREON.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR:

BAR IS 1 INCH ON ORIGINAL DRAWING

O TO TO THE SHEET,
ADJUST SCALES ACCORDINGLY

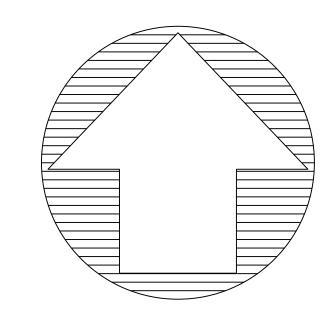
REUSE OF DOCUMENT
THIS EXHIBIT IS CERTIFIED ONLY TO THE PARTIES NAMED HEREON
AND REMAINS THE PROPERTY OF RED ROCK LAND SURVEYS, INC.
RED ROCK LAND SURVEYS RETAINS THE RIGHT TO REVISE, EDIT OR CORRECT USE OF THIS PLAT SHOULD NEW OR UNDISCOVERED FACTS
AT YOUR OWN RISK.

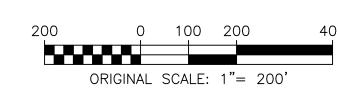
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MANHOLE SIGN ■ UPOLE + FENCE MISC TOWER PILE > CULVERT ® ROCK IRRIGATION MAILBOX TREE TRAFFIC RIP-RAP POLE-ANCHOR

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





V-1 Site Development Plan Redlines.pdf Markup Summary

ext Box (3)		
Add: PCD File No. PPR2432 DLEBRG PT - SITE DEVELOPMENT PLAN CATED IN THE SWI/A MINI, A NO THE MINI/A 1/A SECTION 21 MORRISHE 13 SOOTH, MORRISHE 13 SOOTH, AND THE MINI/A 1/A SECTION 21 MORRISHE 13 SOOTH, AND THE WINI/A 1/A SECTION 21 MORRISHE 20	Subject: Text Box Page Label: [1] Layout1 Author: Lisa Elgin Date: 10/1/2024 3:45:31 PM Status: Color: ■ Layer: Space:	Add: PCD File No. PPR2432
And, And, the result of the state of the sta	Subject: Text Box Page Label: [1] Layout1 Author: Lisa Elgin Date: 10/7/2024 4:43:56 PM Status: Color: ■ Layer: Space:	Add: Any alteration of the site not in conformance with the approved site development plan in the future will require review by PCD.
CHRONIC STATE OF THE PROPERTY	Subject: Text Box Page Label: [1] Layout1 Author: eschoenheit Date: 10/3/2024 8:39:57 PM Status: Color: Layer: Space:	Add note: All site traffic will enter and exit from Curtis Road entrance.
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