

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

PCD FILE NO. PPR2432

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 FOR INFORMATIONAL PURPOSES ONLY: ASSESSOR PARCEL NO. 43210-00-010

OWNER:
SOLBERG GRAVEL, LLC
13745 GARRETT 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%

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

TOTAL GROSS BUILDING COVERAGE: 0 SQ. FT.

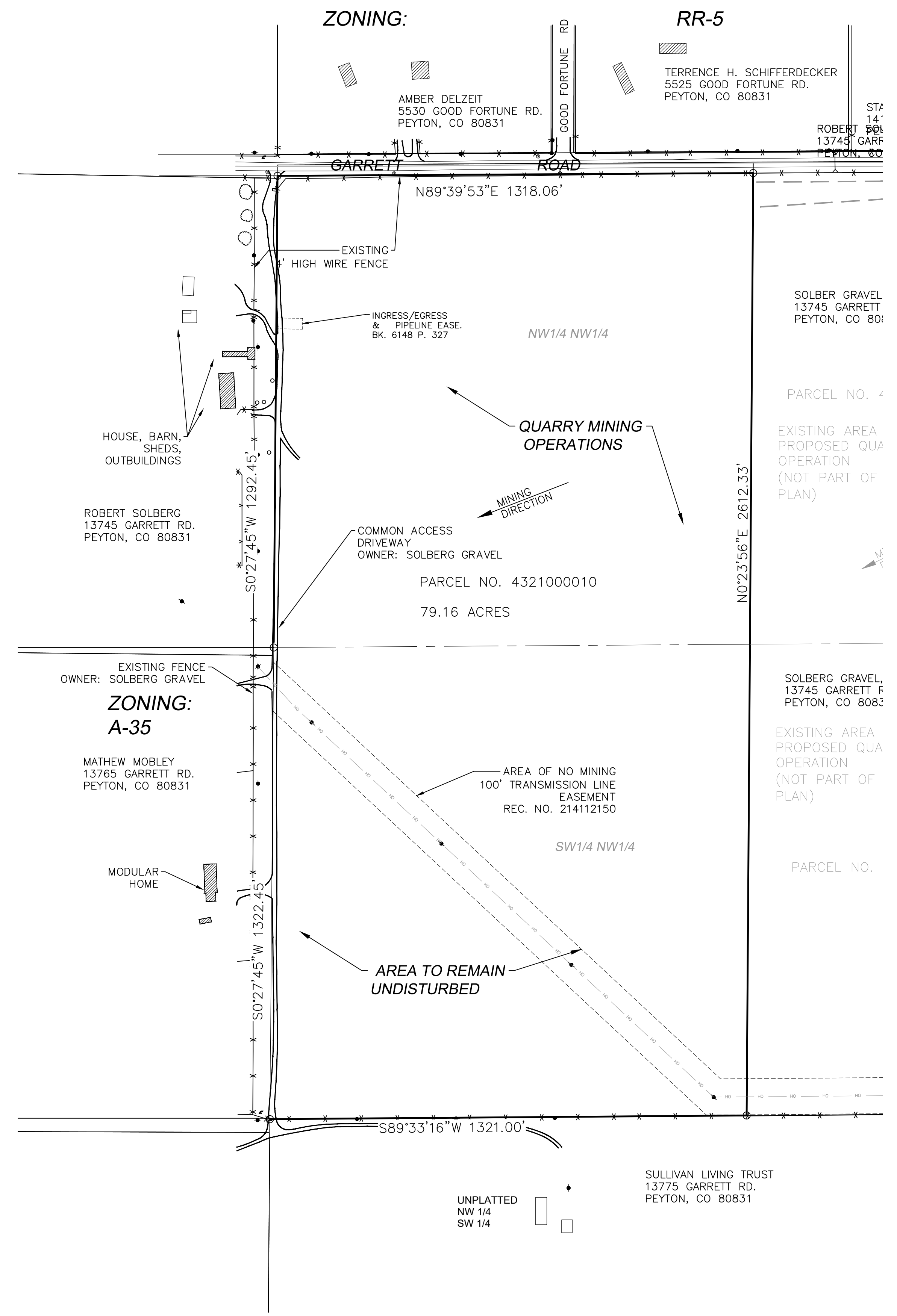
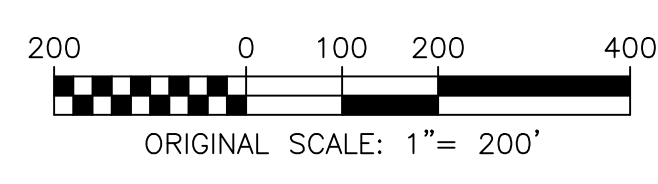
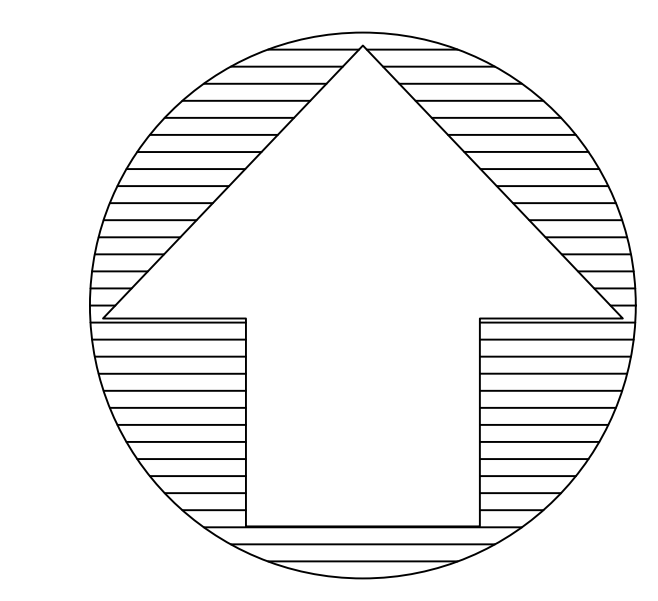
OPEN SPACE: 0.00%
LANDSCAPING: 0.00%
IMPERMEABLE SURFACE: 0.00%

PARKING COMPUTATION:
REQUIRED: 0
PROVIDED: 0
(AS APPLICABLE TO DEVELOPED PARKING SPACES)

- 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.
 7. ALL SITE TRAFFIC WILL ENTER AND EXIT FROM CURTIS ROAD ENTRANCE.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR:

1. THERE ARE NO SIDEWALKS EXISTING OR PROPOSED ONSITE.
2. THERE ARE NO WALLS EXISTING OR PROPOSED ONSITE.
3. THERE ARE NO PROPOSED SIGNS. CURRENT SIGNAGE CONSISTS OF 1 ENTRY SIGN AND MINE BOUNDARY WARNING SIGNS AT INTERVALS ALONG PERIMETER
4. THERE ARE NO ADA PARKING SPACES, RAMPS, PATHWAYS OR SIGNS EXISTING OR PROPOSED ONSITE.
5. THERE IS NO OUTDOOR ILLUMINATION EXISTING OR PROPOSED ONSITE.
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 PROPOSED ONSITE.
8. THERE ARE NO DUMPSTERS, DUMPSTER SCREENS OR LOADING DOCKS EXISTING OR PROPOSED ONSITE.
9. THERE ARE NO DESIGNATED (DELINEATED) PARKING SPACES ONSITE. EMPLOYEE PARKING IS ON NATURAL GROUND NEXT TO OFFICE.
10. THERE ARE NO PROPOSED UTILITY LINES OR INFRASTRUCTURE ONSITE.
11. ALL EXISTING FENCING SHOWN HEREON IS APPROXIMATELY 4' IN HEIGHT.



NO.	DATE	BY
3	10/14/24	JEK

REVISIONS

EL PASO COUNTY COMMENTS

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 OTHER THAN THE PROJECT OR FACTS FOR WHICH IT WAS PREPARED OR EMERGE. USE OF THIS PLAT BY OTHER THAN CERTIFICATE HOLDER IS AT YOUR OWN RISK.

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

PREPARED FOR: PIONEER LANDSCAPE MATERIALS

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