

# 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.  
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.

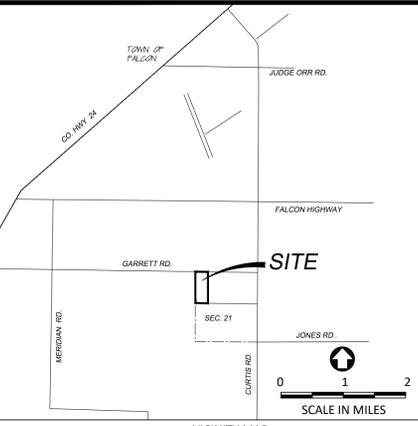
OPEN SPACE: 0.00%  
LANDSCAPING 0.00%  
IMPERMEABLE SURFACE: 0.00%

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

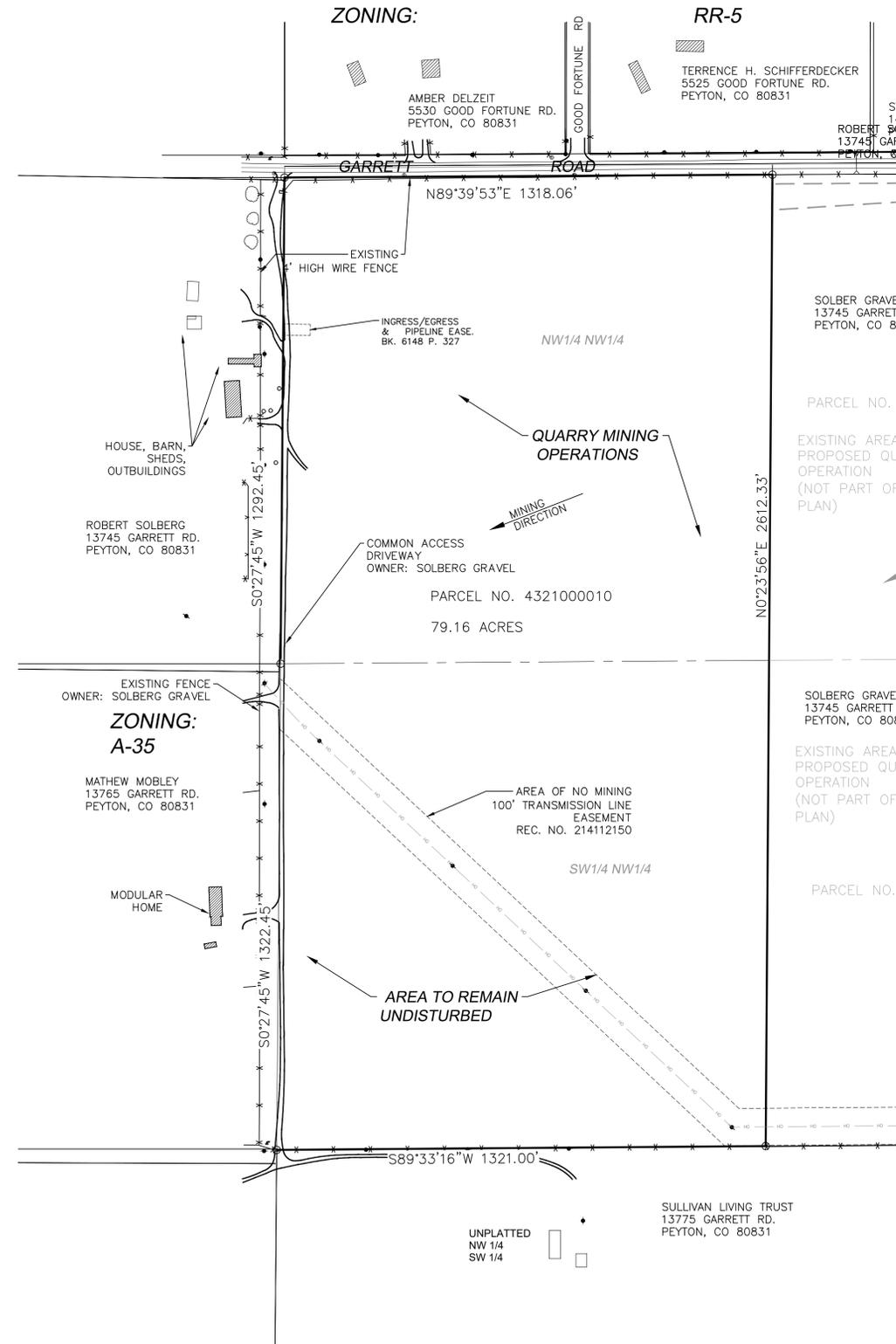
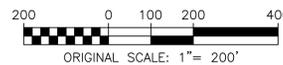
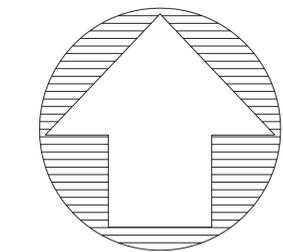
**NOTES:**

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.

**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

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.  
IT IS NOT TO BE USED FOR ANY OTHER PROJECT OR FOR  
CORRECT THIS PLAT SHOULD NEW OR UNDISCOVERED FACTS  
EMERGE. USE OF THIS PLAT BY OTHER THAN CERTIFICATE HOLDER IS  
AT YOUR OWN RISK.

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

☐	FIRE
*	LPOLE
+	MANHOLE
⊙	SIGN
●	UPOLE
✱	FENCE
•	MISC
●	TOWER
▬	PILE
⌒	CULVERT
⊙	ROCK
+	IRRIGATION
⊙MB	MAILBOX
○	TREE
+	TRAFFIC
○	RIP-RAP
⌒	POLE-ANCHOR

PREPARED FOR: PIONEER LANDSCAPE MATERIALS

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13745 GARRETT ROAD  
PEYTON, CO 80831