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6374 S. Racine Circle Centennial, Colorado 80111

[www.castlerockconstructionco.com](http://www.castlerockconstructionco.com)

May 10, 2022

El Paso County Planning and  
Community Development Department  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

Re: Proposed Special Use Permit for Mineral Extraction from the Proposed Orton Pit

To Whom it Concerns,

Castle Rock Construction Company would like to pursue a borrow pit on the southern edge of El Paso County in order to provide earthen fill for CDOT Project 22903 on SH115. The proposed pit would expand a historic pit from the original construction of SH115 and only be permitted/used for this one Project (less than 2 years). We would therefore like to submit for a special use permit through El Paso County in accordance with section 5.2.34(C) of the Counties land development code.

The schedule of the Project requires the material from this Pit early on in the construction sequence. We would appreciate any possible assistance in expediting this Special Use Permit to help minimize the impacts to the construction schedule and traveling public on SH 115. Below are the details requested in the "Special Use Letter of Intent Checklist".

Thank you in advance for your assistance in this matter.

Sincerely,

Travis Bell  
General Superintendent

## Section 1

Property Owner: Glenn Orton  
Responsible Party: Mark Orton  
Telephone: 719-644-1544  
Email: [markgorton@yahoo.com](mailto:markgorton@yahoo.com)

## Section 2

Applicant Name: Castle Rock Construction Company of Colorado, LLC  
Responsible Party: Travis Bell, General Supt  
Telephone: 720-273-6227  
Email: [tbell@crccellc.com](mailto:tbell@crccellc.com)

## Section 3

Property Address: 17710 CO115, Colorado Springs CO 80926

## Section 4

Property Tax Schedule Number: 7700000025

## Section 5

Current Zoning: RR-5

## Section 6 (Detailed Analysis of Compliance with Section 5.2.34(C))

This special use permit will only be used for the sole purpose of obtaining borrow dirt for the construction of SH115 under a construction contract with the Colorado Department of Transportation. This contract calls for the work to be commenced within 15 days of contract execution. The proposed pit will affect less than 10 acres of land and be in operation for less than 24 months. A Colorado Division of Mining and Safety Reclamation Permit will be acquired for this project, this permit requires a bond that assures all parties that the reclamation of the site will occur. Below are the proposed actions to comply with the standards for this operation listed in section 5.2.34(C)(2) of the El Paso Planning and Zoning Code.

- a) Grading: The site will be graded to drain toward the center of the excavation thus leaving a depression that matches the existing historic pit. This will prevent the possibility of erosion and sediment to travel outside of the limits of grading. A small berm (1ft tall) will be placed along the top of the 4:1 proposed final slopes to prevent storm water flows from off site eroding the proposed final slopes. 4:1 slopes will also provide a stable final configuration preventing the possibility of any collapse that would affect surrounding property. A site plan with the proposed final grade has been attached for review.
- b) Erosion control/storm water management permitting will be obtained through the El Paso County ESQCP process. Perimeter controls will be utilized to prevent and discharges from the proposed site while surface roughening and final stabilization will be interim controls to prevent erosion. The proposed grading of the site shouldn't allow any discharge of storm water to surrounding sites. In addition, a CDPHE Stormwater Discharge Permit will be obtained for the Pit.
- c) A noxious weed management plan will be developed to prevent the spread or development of noxious weeds during mining operations and following the restoration of the site. This plan will include but not be limited to the following steps.
  - i. An inspection prior to topsoil stripping to verify the absence of noxious weeds. If present the site be be sprayed for weeds prior to stripping.
  - ii. Following final seeding an inspection will be conducted along side the required quarterly storm water inspection to check for any noxious weeds, if noxious weeds are present the pit will be sprayed for weeds.

- d) Fugitive Dust will be prevented using regular water application during any haul operation generating dust from haul roads within the pit limits.
- e) Mining operations will only be conducted between the hours of 7am and 7pm.
- f) No road damage will be created by the proposed mining operations. Our onsite haul road will tie directly into SH115 inside of the limits of the CDOT project the material will be used on. Following the haul of material from this location the highway will be fully reconstructed. No local or county roads will be utilized for access.
- g) All permitting will be obtained prior to operations beginning. Due to lack of interface with County property and ROW the only anticipated permits will be:
  - i. Special Use Permit
  - ii. Erosion and Stormwater Quality Control Permits – County and State
  - iii. Colorado Division of Mining and Safety Reclamation Permit
- h) The proposed haul route from this site will tie directly onto the CDOT SH115 project. All traffic control needs to access the highway safely will be conducted through the CDOT project with approval of the Project Engineer.
- i) The proposed duration of the SH115 project is approximately 24 months, this pit will not be in operation following the end of the CDOT project.
- j) No mineral processing is anticipated on this site.

#### **Section 7**

To the best of our understanding no overlay zoning is present on this parcel.

#### **Section 8**

As described above this proposal is for a Special Use Permit for a temporary borrow pit to support construction of SH115 for the Colorado Department of Transportation. Following the reclamation of this pit, the proposed parcel would remain zoned as rural residential land per the Land Development Code.

#### **Section 9**

This request complies with the first definition of Construction Related Mining laid out in section 5.2.34(C) of the Land Development Code. This special use permit will only be used for the sole purpose of obtaining borrow dirt for the construction of SH115 under a construction contract with the Colorado Department of Transportation. This contract calls for the work to be commenced within 15 days of contract approval. The proposed pit will affect less than 10 acres of land and be in operation for less than 24 months.

#### **Section 10**

This request should be consistent with the El Paso County Master Plan due to the short term impact of the operation and restoration of the parcel to the initial zoning following the reclamation of the pit. Additionally this will simply be the expansion of a historic pit on the same parcel, thus not changing the character of the land in any way.

#### **Section 11**

As mentioned above in section 6(h) the traffic impacts of this pit will be entirely within the limits of an existing CDOT project and will be handled using the existing projects traffic control. Heavy haul operations should not last longer than 6 months. CRCC will be proposing the striping of a temporary acceleration lane along with additional signage to assist with the safe entry and exit of trucks from this site. Due to the short term basis of this operation and the fact that the ROW will be inside of the existing CDOT reconstruction of SH115 it is CRCC's belief that a traffic study would not be warranted.



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May 10, 2022

El Paso County Planning and  
Community Development Department  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

Re: Proposed Special Use Permit for Portable Concrete Batch Plant

To Whom it Concerns,

Castle Rock Construction Company would like to pursue a special use permit for a portable concrete batch plant for CDOT Project 22903 on SH115. The proposed plant site location would be off of CDOT Right of Way, and only be permitted/used for this one Project (less than 2 years). We would therefore like to submit for a special use permit through El Paso County in accordance with section 5.2.10 of the Counties land development code.

The schedule of the Project requires the material from this plantsite early on in the construction sequence. We would appreciate any possible assistance in expediting this Special Use Permit to help minimize the impacts to the construction schedule and traveling public on SH 115. Below are the details requested in the "Special Use Letter of Intent Checklist".

Thank you in advance for your assistance in this matter.

Sincerely,

Richard Timian  
General Superintendent

**Section 1**

Property Owner: Golden Eagle Ranch LLC.  
Responsible Party: R. J. Steer  
Telephone: 719-510-5345  
Email: rj\_steer@goldeneagleecg.com

**Section 2**

Applicant Name: Castle Rock Construction Company of Colorado, LLC  
Responsible Party: Richard Timian, General Supt  
Telephone: 303-909-8406  
Email: [rtimian@crccllc.com](mailto:rtimian@crccllc.com)

An El Paso County temporary access permit will be needed for any access proposed on Rock Creek Canyon Rd.

**Section 3**

Property Address: 710 Rock Creek Canyon Rd., Colorado Springs CO 80926-9800

**Section 4**

Property Tax Schedule Number: 7500000236

**Section 5**

Current Zoning: F -5

**Section 6 (Detailed Analysis of Compliance with Section 5.2.10)**

This special use permit will only be used for the sole purpose of manufacturing Portland Cement Concrete Pavemnt (PCCP) for the construction of SH115 under a construction contract with the Colorado Department of Transportation. This contract calls for the work to be commenced within 15 days of contract execution. The proposed plant site will utilize 5 acres of land and be in operation for less than 24 months. Below are the proposed actions to comply with the standards for this operation listed in section 5.2.10 of the El Paso Land Development Code.

- a) Adjacent to the Project: The proposed plant site will be located on private property approximately 1100 lf from the beginning of the project.
- b) Hours of Operation: The hours of operation for the Batch Plant will be set for 12 hours of production per day from 7:00 am to 7:00 pm.
- c) Repair of Road Damage: The roadway to and from the plant site will be inspected prior to and after the plantsite is used and any necessary repairs will be made to the surface of the road.
- d) Other **Pa**ermits Required: ; All permitting will be obtained prior to operations beginning. Due to lack interface with county property and ROW the only anticipated permits will be
  - i. Special Use Permit
  - ii. The plant carries it's own Environmental Permit
- e) Hauling Routes: The proposed haul route for this project will be Rock Creek Rd. to SH 115 with loaded wet batch trucks and back with empty trucks.
- f) Duration of Use: The proposed duration of the SH115 project is approximately 24 months, this batch plant will not be in operation following the end of the CDOT project.
- g) Use of Concrete: All concrete produced from this plant will be for use on CDOT Project #22903.

**Section 7**

To the best of our understanding no overlay zoning is present on this parcel.

**Section 8**

As described above, this proposal is for a Special Use Permit for a portable concrete batch plant to support construction of SH115 for the Colorado Department of Transportation. Following the reclamation of this plant site the proposed parcel would remain zoned as F-5 per the Land Development Code. See section 6 above for a description of how this request will comply with the Land Development Code.

**Section 9**

This request for a special use permit will only be used for the sole purpose of manufacturing Portland Cement Concrete Pavement from a portable concrete batch plant for the construction of SH115 under a construction contract with the Colorado Department of Transportation. This contract calls for the work to be commenced within 15 days of contract execution. The proposed plant site will affect less than 10 acres of land and be in operation for less than 24 months.

**Section 10**

This request should be consistent with the El Paso County Master Plan due to the short term impact of the operation and restoration of the parcel to the initial zoning following the reclamation of the plant site.

**Section 11**

The traffic impacts will be limited to hauling in aggregates and other materials for the manufacturing of concrete and the hauling of wet batch to the project.