



March 25, 2019

*El Paso County
Planning and Community Development
2880 International Circle
Colorado Springs, CO 80910*

**Visual Impact Analysis
PCD File No. AL1829**

To whom it may concern,

The proposed Hale Sand Pit Expansion will expand the current mining activities from a 9.9-acre area located at the southwest corner of the property to a 52.5-acre area. This will include 40-acres along the southern border of the site and 12.5-acres along the north. However, the mining activities will be limited to 10-acres of maximum disturbed area at any one time, and will be permanently stabilized with vegetation before new mining activities begin. All mining activities will take place at least 200 feet from any adjacent property as well as McClelland Road. No improvements are proposed to McClelland Road, which will remain in its current condition.

There will be no objectionable visual impacts to the adjacent properties based on this mining expansion. If it is viewed from any angle, it will visually be no different than a small farming operation in a field. The current site condition outside of the active sand pit is a sloping grassland, with the high side being located along McClelland Road to the western edge of the property. From McClelland road, the land slopes at around 1.0% to the northeast, dropping approximately 20-30 ft across the proposed mining area. Due to this elevation change, the views from the road and the adjacent properties to the south and west will be shielded from the mining. The attached site photos are provided from the Wildlife Assessment Report prepared by SCI Engineering, Inc., dated March 25, 2019. As shown in the photos, no structures are nearby and thus views are not impacted from these structures. Furthermore, impacted land will occur in 10-acre lots and therefore will not span the entire 52.5-acre site at one time reducing the chance for impacted views.

There are no trees, significant vegetation, geologic outcroppings, or structures on site that would be removed as part of this process. No proposed structures or any permanent features will be constructed as part of the mining activity. There will not be any night operations and as such, no night lighting is proposed as part of the project. Therefore, the proposed Hale Sand Pit Expansion will not visually impact any of the adjacent properties.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in dark ink, appearing to read "John Heiberger".

John Heiberger, P.E.
Project Manager / Associate



Photo 1. View to the east/southeast across the southern portion of the site.



Photo 2. View to the east along the southern portion of the site.



Photo 3. View of drainage area on the southern portion of the site.



Photo 4. View of northern project area, facing east



Photo 5. Overview of the western portion of the northern part of the site.



Photo 6. View to the east across the northern portion of the southern-half of the site.