



June 21, 2019

*El Paso County
2880 International Circle
Colorado Springs, CO 80910*

Hale Sand Pit – Landscape Plan Narrative

The proposed Hale Sand Pit site exists as vacant native grassland. The project proposes to mine the site in 10-acre blocks. Each 10-acre block will be reclaimed to native grassland using the seeding mix and techniques outlined in the reclamation plan. No landscaping is proposed on the site because any disturbed area will be reclaimed to native grassland per the reclamation plan. This project use (mining) is different than a “typical” commercial operation and therefore the project does not propose typical commercial landscaping (i.e. trees and shrubs) as outlined in the El Paso County LDC Sections 6.2.2 A-F. Discretion should be applied to the proposed rural mining use, similar to the discretion described for rural and remote tower uses in Section 6.2.2 (G) (1) (e) (i) of the LDC. For rural and remote uses as described in the aforementioned section, the criteria states that landscaping and erosion control measures shall “be tailored to the nature and character of the area and the type of facility or structure contemplated. Site-specific landscaping shall, at a minimum, included revegetation of disturbed areas with materials indigenous to the site or otherwise adaptable.” This project is in a rural and remote area and proposes revegetation of disturbed areas with seeding indigenous to the site. Adherence to the typical commercial landscaping requirements would cause the proposed project to not blend with the existing surrounding areas and adjacent properties. The proposed reclamation plan, including revegetation with native seed, will result in a natural grassland which is harmonious with the surrounding areas.

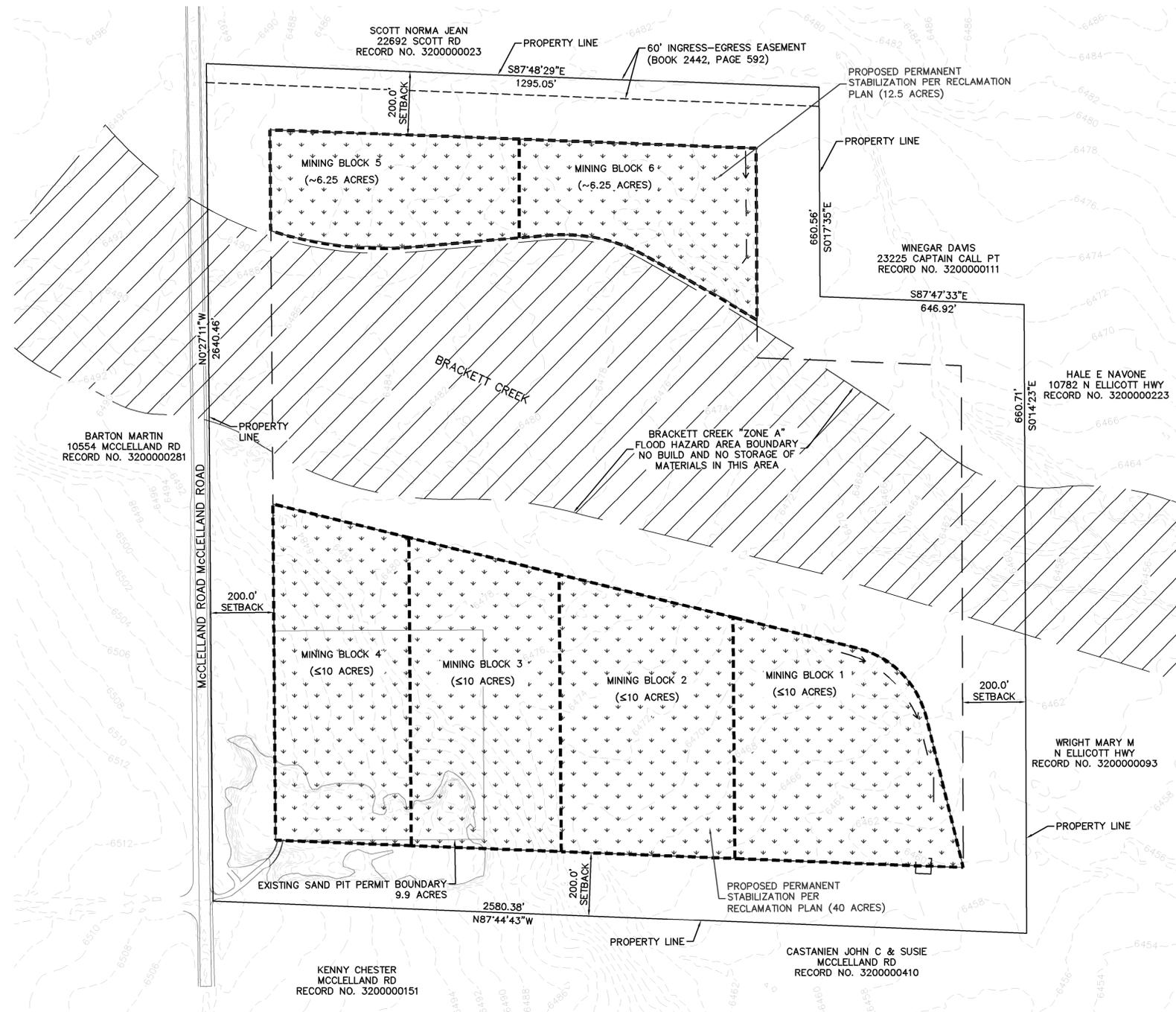
The reclamation plan, including the seed mix specified, meets the requirements and intent of Section 6.2.2 of the El Paso County LDC by fully restoring the site to its pre-existing native vegetated state.

We ask for consideration and approval of this re-vegetation and reclamation plan as common-sense final stabilization in lieu of planting non-harmonious commercial vegetation on the site. A landscape plan showing re-vegetation per the seeding routine outlined in the reclamation plan is included with this submittal.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink that reads "John Heiberger".

John Heiberger, P.E.
Project Manager / Associate

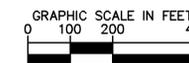
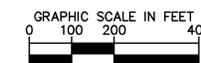


LEGEND

- PROPERTY LINE
- 200' SETBACK
- EXISTING GRAVEL ROAD
- "ZONE A" SPECIAL FLOOD HAZARD AREA PER FEMA MAP NUMBER 08041C0585G (EFFECTIVE 12/7/2018)
- PROPOSED PERMANENT STABILIZATION PER RECLAMATION PLAN
- PROPOSED MINING BLOCKS

NOTES:

1. THE PROPOSED 40-ACRE MINING AREA ALONG THE SOUTH BORDER WILL BE MINED PRIOR TO ANY ACTIVITY ON THE 12.5-ACRE AREA TO THE NORTH.
2. THE PROPOSED MINING EXPANSION WILL OCCUR IN 10-ACRE MAXIMUM BLOCKS TO PREVENT EROSION AND SEDIMENT POLLUTION. PERMANENT STABILIZATION AS DERIVED IN THE SWMP REPORT WILL BE ACHIEVED IN EACH DISTURBED AREA BEFORE BEGINNING MINING ACTIVITIES IN THE NEXT AREA.
3. THE DELINEATION AND NUMBERING OF THE MINING AREAS (1,2,3,4,5,6) DOES NOT NECESSARILY INDICATE WHAT AREAS OR ORDER THE OWNER WILL CHOOSE TO FOLLOW. THEY ARE SHOWN HERE FOR GRAPHICAL REPRESENTATION ONLY.
4. REFER TO GESC PLANS FOR BMP LOCATIONS (VEHICLE TRACKING CONTROL, STABILIZED STAGING AREA, SOIL STOCKPILE, DIVERSION DIKES, SEDIMENT BASIN, FENCING, ETC.)
5. THIS PROJECT DOES NOT PROPOSE ANY STRUCTURES, ROADS, INFRASTRUCTURE, OR OTHER IMPROVEMENTS REQUIRING ADA ACCESS ROADS OR PATHWAYS. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
6. THE PROPOSED PROJECT IS NOT A "TYPICAL" COMMERCIAL PROJECT AND THEREFORE DOES NOT ADHERE TO THE EL PASO COUNTY LDC SECTIONS 6.2.2 A-F. THE PROPOSED PROJECT IS A RURAL SITE AND THEREFORE WILL ADHERE TO EL PASO COUNTY LDC SECTION 6.2.2 G BY PROVIDING AND RESTORING THE SITE TO ITS PRE-EXISTING NATIVE VEGETATED STATE IN ORDER TO BE HARMONIOUS WITH THE EXISTING AND ADJACENT SITES.



06/21/19

HALE SAND PIT - LANDSCAPE PLAN



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