



March 25, 2019

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

**Overall Land Use Analysis**  
**PCD File No. AL1829**

To whom it may concern,

The proposed Hale Sand Pit Expansion is located on a 150-acre tract of land and currently contains a 9.9-acre sand mining area located at the southwest corner of the property. The proposed expansion will permit an additional 52.5 acres of land to the north and east to be mined as well. The existing site soils within the proposed mining area consist of mainly sands and loams, making it a productive site for a sand pit.

The mining activities will disturb no more than 10-acre blocks at any one given time to reduce the potential for erosion and sediment pollution downstream to Brackett Creek. At the conclusion of mining each block, permanent stabilization will be achieved through regrading and revegetation of the disturbed area before moving on. Mining activities will not take place within Brackett Creek Floodplain.

The current land use designation for the entire property is AG. Grazing Land. After all mining activities have been concluded, the land will be reclaimed such that it can again be utilized as grazing land for agricultural use. The following plan reclamation plan will be followed:

1. The topsoil will be moved back over the disturbed area and regraded at no more that 4:1 slopes, although it is expected that the reclaimed condition will match existing slopes (+/- 1.0%).
2. Topsoil will be applied to at a minimum 3" of depth.
3. Apply 50# nitrogen (1.2# per 1,000 ft<sup>2</sup>) and 50# phosphate (1.2# per 1,000 ft<sup>2</sup>) to topsoil.
4. Revegetation will be performed by using the following seed mix:

<u>SPECIES</u>	<u>VARIETY</u>	<u>100% RATE</u>	<u>PROPOSED MIXTURE</u>
Sideoats Grama	Vaughn	9.0# PLS*	50%
Pubescent Wheatgrass	Luna	14.0# PLS*	30%
Crested Wheatgrass	Nordan	10.0# PLS*	20%

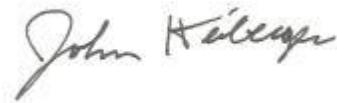
\*PLS = Pure Live Seed

5. Drill grasses with adapted grass drill equipment having depth bands and press wheels. Time of drilling February 1 to May 15 or October 15 to freeze-up. Depth of seeding is 1-3" to ½" deep.
6. Apply mulch – 4,000# per acre of native grass hay or wheat straw. This needs to be crimped in. This operation is done after seeding and fertilizing.

Final stabilization shall be achieved and accepted by El Paso County within 8 months post reclamation.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in black ink that reads "John Heiberger". The signature is written in a cursive style with a large initial "J" and "H".

John Heiberger, P.E.  
Project Manager / Associate