



April 4, 2024

Mike Langston
Langston Concrete, Inc.
902 South Union Street
P.O. Box 279
Florence, CO 81226

RE: Florence Sand & Gravel Pit – File No. M-1992-051; Amendment (AM-1); Adequacy Review 2

Dear Mr. Langston,

On October 8, 2024, the Division of Reclamation, Mining, and Safety (Division/DRMS) began the technical review of the amendment application (AM-1) for the Florence Sand & Gravel Pit, Permit No. M-1992-051, requesting to add 4.92 acres to the permit area, revised the mining plan to include a wash plant, and increasing the maximum disturbed area at any one time to 70 acres. The responses to the preliminary adequacy review and adequacy review 1b were received by the Division on April 1, 2025. After reviewing the responses, the following items remain unresolved or require further clarification. Please provide the following requested information and any supplemental documents to address the identified deficiencies.

Rule 6.4.3 Exhibit C – Pre-mining and Mining Plan Map(s) of Affected Lands

1. Rule 6.4.3(a) requires that a map show adjoining surface owners of record. Maps titled “Exhibit B-2” and “Exhibit B-3 Exhibit C-1” both show the adjoining parcels with parcel numbers. Provide owner names for the parcels.
2. Maps submitted in response to the adequacy review do not depict locations of buildings located north of the affected land within two hundred (200) feet of the permit boundary or the location of the Minnequa Canal. Identify the locations of each building and the Minnequa Canal in accordance with Rule 6.4.3(b).
3. Provide the names of the owners of the buildings located and the Minnequa Canal located within two hundred (200) feet of the affected land, per Rule 6.4.3(g).

Rule 6.4.5 Exhibit E – Reclamation Plan

4. The Division understands and acknowledges that revegetating the site will not be necessary given the post-mined land use of industrial/commercial. However, it is still the responsibility of the permittee to monitor and manage any noxious weeds on the affected area in accordance with Rule 3.1.10(6). Provide a weed management plan in Exhibit E –



Reclamation Plan, per Rule 3.1.10(6) and Rule 6.4.5(2)(c).

Rule 6.4.6 Exhibit F – Reclamation Plan Map

5. The map titled “Exhibit F Reclamation” does not show the final land use for the affected lands. Please include information about the post mine land use of the affected lands, per Rule 6.4.6(b).
6. The map titled “Exhibit F Reclamation” shows the breakdown of the current areas and their associated acreages, please remove these labels from the map in order to prevent confusion as they do not pertain to what the lands are expected to be upon completion of reclamation activities. Additionally, the pond area and wash plant area are also shown on this map. It is clear that the cement slabs and walled areas associated with the wash plant will remain in place after mining and reclamation; is it the intention to leave the wash plant and the settling pond as well?

Rule 6.4.7 Exhibit G – Water Information

7. The location of the Minnequa Canal is not clearly given on the maps titled “Exhibit C Pre Mining” and “Exhibit C-2 Mining Plan” submitted in the adequacy response. Please submit updated maps to include the location of the Minnequa Canal per Rule 6.4.7(2)(a), in addition to Rule 6.4.3(b) given above in item #2.
8. According to the Water Lease Agreement A-373 submitted with the application, the Applicant has access to 77 shares of water from the Union Ditch. It is stated that the operation will require a total of 1 million gallons for each month of operation. Will the 77 water rights allocated in the water lease be sufficient for the operational needs? If not, it is stated that the secondary water source for the operation is the City Water District; how much water is anticipated to be used from this water source?

Rule 6.4.12 Exhibit L – Reclamation Costs

9. The current bond held by the Division for the financial warranty is \$38,100.00. In Exhibit L: Reclamation Costs, within the AM-1 application, an additional amount of \$5,840.40 is proposed to be added to the required financial warranty to account for the additional 5 acres. The reclamation cost estimate (RCE) was calculated by the Division using the information provided in the AM-1 application. The RCE was calculated based on the average highwall height of 42 feet at a length of 2,000 feet. The reclamation acreage and current mine operation acreage (sourced from submitted maps) are considered for the calculation of spreading 6 inches of material for “plating” the affected areas. Additionally, weed management is being considered over the total 70 acres of the maximum disturbed area. The Division’s calculated RCE does not account for any

reclamation tasks that would be associated with reclaiming the settling pond. Please be advised, that the purpose of the RCE is to estimate the State's cost for performing reclamation of the site based on the worst-case scenario of the proposed disturbance of the mining activities. According to the Division's RCE, the required Financial Warranty is \$146,309.00. Details of the calculated RCE are attached with this letter. In the case that the settling pond will need to be backfilled and reclaimed, the attached RCE will not be sufficient to account for the required financial warranty. Please provide information regarding the provided estimation of an addition \$5,840.40, information for reclamation needs of the settling pond, and any other additional comments regarding the calculation if the Division's RCE.

Rule 6.4.19 Exhibit S – Permanent Man-made Structures

10. In accordance with Rule 6.4.19 *et seq.*, structure agreements should be provided with owners of permanent man-made structures that are within 200 feet of the permit boundary or an engineer evaluation demonstrating that such structures shall not be damaged as a result of the mining operation. The submitted application and subsequent response point to the permit file for the existing agreements. After a review of the permit file and the landowners of record with Fremont County, not all of the required documentation could be located in the permit file. It appears this requirement should include documentation for structures (buildings, fences, etc.) on lands owned by the following individuals. Please resubmit the structure agreements and/or the engineering evaluation for these structures.

- a. Marinac, Donna Marie
- b. Shipman, Joshua Jay
- c. Saunders, Toni D.
- d. Plouvier, Gregory R. & Janie M.
- e. Banta, Constantine A.
- f. Padilla, Cymon J.
- g. Meigs, Stephen

This concludes the Division's second adequacy review of the AM-1 application. The Division reserves the right to further supplement this document with additional adequacy items and /or details necessary.

The decision date for the AM-1 application is April 6, 2025. At that time, if the issues identified are not resolved to the satisfaction of the Division, the application may be denied. Please respond with sufficient time to allow the Division to completely review the submitted responses to the above items. If additional time is needed, please submit an extension request in writing to the Division prior to the decision date.

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Mike Langston
Langston Concrete, Inc.
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If you have any questions or concerns, I can be reached by email at Jocelyn.carter@state.co.us or by phone at (720)666-1065.

Sincerely,



Jocelyn Carter
Environmental Protection Specialist

Ec: Amy Eschberger, DRMS
Zac Langston, Langston Concrete, Inc.

Enclosures: Division's RCE

COST SUMMARY WORK

Task description: Cost Summary

Site: Florence Sand & Gravel Pit

Permit Action: 2025 AM1

Permit/Job#: M1992051

PROJECT IDENTIFICATION

Task #: 000

State: Colorado

Abbreviation: None

Date: 4/4/2025

County: Fremont

Filename: M051-000

User: JLC

Agency or organization name: DRMS

TASK LIST (DIRECT COSTS)

Task	Description	Form Used	Fleet Size	Task Hours	Cost
001	Push Down Highwalls, 2,000' length, 42' Height	DOZER	4	11.05	\$11,280
002	Rough Grading/Plating 6"	DOZER	4	78.67	\$80,287
003	Grading 70 Acres	GRADER	2	11.23	\$8,201
004	Weed Management	REVEGE	1	26.00	\$0
005	Mob/Demob Equipment	MOBILIZE	1	6.28	\$13,598
<u>SUBTOTALS:</u>				133.23	\$113,366

INDIRECT COSTS

OVERHEAD AND PROFIT:

Liability insurance: 2.02

Total = \$2,290

Performance bond: 1.05

Total = \$1,190

Job superintendent: 66.62

Total = \$5,281

Profit: 10.00

Total = \$11,337

TOTAL O & P = \$20,098

CONTRACT AMOUNT (direct + O & P) = \$133,464

LEGAL - ENGINEERING - PROJECT MANAGEMENT:

Financial warranty processing (legal/related costs): \$500

Total = \$500

Engineering work and/or contract/bid preparation: 4.25

Total = \$5,672

Reclamation management and/or administration: 5.00

\$6,673

CONTINGENCY: 0.00

Total = \$0

TOTAL INDIRECT COST = \$32,943

TOTAL BOND AMOUNT (direct + indirect) = \$146,309

BULLDOZER WORKTask description: **Push Down Highwalls, 2,000' length, 42' Height**Site: **Florence Sand & Gravel Pit**Permit Action: 2025 AM1Permit/Job#: M1992051**PROJECT IDENTIFICATION**Task #: 001State: ColoradoAbbreviation: NoneDate: 4/4/2025County: FremontFilename: M051-001User: JLCAgency or organization name: DRMS**HOURLY EQUIPMENT COST**Basic Machine: Cat D7R DS Series II LGPHorsepower: 240Blade Type: StraightAttachment: 3-shank ripperShift Basis: 1 per dayData Source: (CRG)**Cost Breakdown:**

		<u>Utilization %</u>
Ownership Cost/Hour:	<u>\$114.76</u>	<u>NA</u>
Operating Cost/Hour:	<u>\$91.98</u>	<u>100</u>
Ripper own. Cost/Hour:	<u>\$9.06</u>	<u>NA</u>
Ripper op. Cost/Hour:	<u>\$0.75</u>	<u>15</u>
Operator Cost/Hour:	<u>\$38.59</u>	<u>NA</u>

Total unit Cost/Hour: \$255.14Total Fleet Cost/Hour: **\$1,020.55****MATERIAL QUANTITIES**Initial Volume: 22,969Swell factor: 1.125Loose volume: **25,840 LCY**Source of estimated volume: AM1 Application, 2000' Highwall @ Ave 42' height, 2:1 SlopeSource of estimated swell factor: Cat Handbook**HOURLY PRODUCTION**Average push distance: 75 feetUnadjusted hourly production: 594.6 LCY/hrMaterials consistency description: Consolidated stockpile 1.0Average push gradient: -25 %Average site altitude: 5,250 feetMaterial weight: 2,650 lbs/LCYWeight description: Decomposed rock - 25% Rock, 75% Earth**Job Condition Correction Factor**

		<u>Source</u>
Operator Skill:	<u>0.750</u>	<u>(AVG.)</u>
Material consistency:	<u>1.000</u>	<u>(CAT HB)</u>
Dozing method:	<u>1.200</u>	<u>(S-BY-S)</u>

Visibility:	1.000	(AVG.)
Job efficiency:	0.830	(1 SHIFT/DAY)
Spoil pile:	1.000	(DOZ-OC)
Push gradient:	1.516	(CAT HB)
Altitude:	1.000	(CAT HB)
Material Weight:	0.868	(CAT HB)
Blade type:	1.000	(PAT)

Net correction: 0.9830

Adjusted unit production: 584.49 LCY/hr

Adjusted fleet production: **2337.96** LCY/hr

JOB TIME AND COST

Fleet size: 4 Dozer(s)

Unit cost: \$0.437/LCY

Total job time: **11.05** Hours

Total job cost: **\$11,280**

BULLDOZER WORKTask description: **Rough Grading/Plating 6"**Site: **Florence Sand & Gravel Pit**Permit Action: 2025 AM1Permit/Job#: M1992051**PROJECT IDENTIFICATION**Task #: 002State: ColoradoAbbreviation: NoneDate: 4/4/2025County: FremontFilename: M051-002User: JLCAgency or organization name: DRMS**HOURLY EQUIPMENT COST**Basic Machine: Cat D7R DS Series II LGPHorsepower: 240Blade Type: StraightAttachment: 3-shank ripperShift Basis: 1 per dayData Source: (CRG)**Cost Breakdown:**

		<u>Utilization %</u>
Ownership Cost/Hour:	\$114.76	NA
Operating Cost/Hour:	\$91.98	100
Ripper own. Cost/Hour:	\$9.06	NA
Ripper op. Cost/Hour:	\$0.75	15
Operator Cost/Hour:	\$38.59	NA

Total unit Cost/Hour: \$255.14Total Fleet Cost/Hour: **\$1,020.55****MATERIAL QUANTITIES**Initial Volume: 29,152Swell factor: 1.250Loose volume: **36,440 LCY**Source of estimated volume: AM1 Application 36.1 AcresSource of estimated swell factor: Cat Handbook**HOURLY PRODUCTION**Average push distance: 400 feetUnadjusted hourly production: 180.4 LCY/hrMaterials consistency description: Partly consolidated stockpile 1.1Average push gradient: 0 %Average site altitude: 5,240 feetMaterial weight: 2,650 lbs/LCYWeight description: Decomposed rock - 25% Rock, 75% Earth**Job Condition Correction Factor**

		<u>Source</u>
Operator Skill:	0.750	(AVG.)
Material consistency:	1.100	(CAT HB)
Dozing method:	1.200	(S-BY-S)
Visibility:	1.000	(AVG.)

Job efficiency:	0.830	(1 SHIFT/DAY)
Spoil pile:	0.900	(SSD-FC)
Push gradient:	1.000	(CAT HB)
Altitude:	1.000	(CAT HB)
Material Weight:	0.868	(CAT HB)
Blade type:	1.000	(PAT)

Net correction: 0.6419

Adjusted unit production: 115.80 LCY/hr

Adjusted fleet production: **463.2** LCY/hr

JOB TIME AND COST

Fleet size: 4 Dozer(s)

Unit cost: \$2.203/LCY

Total job time: **78.67** Hours

Total job cost: **\$80,287**

MOTOR GRADER WORK

Task description: Grading 70 Acres

Site: Florence Sand & Gravel Pit

Permit Action: 2025 AM1

Permit/Job#: M1992051

PROJECT IDENTIFICATION

Task #: 003

State: Colorado

Abbreviation: None

Date: 4/4/2025

County: Fremont

Filename: M051-003

User: JLC

Agency or organization name: DRMS

HOURLY EQUIPMENT COST

Basic Machine: CAT 16M

Horsepower: 297

Ripper Attachment:

Shift Basis: 1 per day

Data Source: (CRG)

Cost Breakdown:

		Utilization %
Ownership Cost/Hour:	<u>\$212.21</u>	<u>NA</u>
Operating Cost/Hour:	<u>\$124.88</u>	<u>100</u>
Ripper Ownership Cost/Hour:	<u>\$0.00</u>	<u>NA</u>
Ripper Operating Cost/Hour:	<u>\$0.00</u>	
Operator Cost/Hour:	<u>\$27.76</u>	<u>NA</u>
Total Unit Cost/Hour:	<u>\$364.85</u>	
Total Fleet Cost/Hour:	<u>\$729.70</u>	

MATERIAL QUANTITIES

Total Area to be graded or ripped: 70.00 acres

Source of estimated acreage: AM1 Application

HOURLY PRODUCTION

Average Grader Speed:	<u>3.25</u>	<u>mph</u>
Selected Application:	<u>Heavy blading (0-6 mph) - 3.25</u>	
Selected Blade Angle:	<u>45</u>	<u>degrees</u>
Effective Blade Length:	<u>11.30</u>	<u>feet</u>
Width of blade overlap per pass:	<u>2.00</u>	<u>feet</u>
Net grading or ripping width per pass:	<u>9.30</u>	<u>feet</u>
Unadjusted Hourly Unit Production:	<u>3.6636</u>	<u>acres/hour</u>

Job Condition Correction Factors

Site Altitude: 5240 feet

		Source
Altitude Adj:	<u>1.00</u>	<u>(CAT HB)</u>
Job Efficiency:	<u>0.85</u>	<u>(1sh/d, mod.)</u>
Net Correction:	<u>0.8500</u>	<u>multiplier</u>

Adjusted Hourly Unit Production: 3.1141 acres/Hour

Adjusted Hourly Fleet Production: 6.2282 acres/Hour

JOB TIME AND COST

Fleet size: 2 Grader(s) Total job time: 11.24 Hours

Unit cost: \$117.16 per acre Total job cost: \$8,201

REVEGETATION WORKTask description: Weed ManagementSite: Florence Sand & Gravel PitPermit Action: 2025 AM1Permit/Job#: M1992051PROJECT IDENTIFICATIONTask #: 004
Date: 4/4/2025
User: JLCState: Colorado
County: FremontAbbreviation: None
Filename: M051-004Agency or organization name: DRMSFERTILIZING**Materials**

Description	Units / Acre	Unit	Cost / Unit	Cost /Acre
			\$	\$
			Total Fertilizer Materials Cost/Acre	\$0.00

Application

Description	Cost /Acre
	\$
Total Fertilizer Application Cost/Acre	\$0.00

TILLING

Description	Cost /Acre
	\$
Total Tilling Cost/Acre	\$0.00

SEEDING

Seed Mix	Rate – PLS LBS / Acre	Seeds per SQ. FT	Cost /Acre
			\$
Totals Seed Mix	0.00	0.00	\$0.00

Application

Description	Cost /Acre
	\$

Total Seed Application Cost/Acre	\$0.00
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MULCHING and MISCELLANEOUS**Materials**

Description	Units / Acre	Unit	Cost / Unit	Cost / Acre
Herbicide - 2,4D @ 1.0 pt/ac	2.00	ACRE	\$4.13	\$8.25
Total Mulch Materials Cost/Acre				\$8.25

Application

Description	Cost / Acre
Weed spray, truck, non-aquatic areas, ann. [DMG]	\$27.19
Total Mulch Application Cost/Acre	\$27.19

NURSERY STOCK PLANTING

Common Name	No / Acre	Type and Size	Planting Cost	Fertilizer Pellet Cost	Cost / Acre
					\$
Totals Nursery Stock Cost / Acre					\$0.00

JOB TIME AND COST

No. of Acres:	55.3	Cost /Acre:	\$35.44
Estimated Failure Rate:	0%	Cost /Acre*:	\$0.00
*Selected Replanting Work Items:	NONE		

Initial Job Cost:	\$1,959.83
Reseeding Job Cost:	\$0.00
Total Job Cost:	\$1,960
Job Hours:	26.00

EQUIPMENT MOBILIZATION/DEMOBILIZATIONTask description: **Mob/Demob Equipment**Site: **Florence Sand & Gravel Pit**Permit Action: 2025 AM1Permit/Job#: M1992051**PROJECT IDENTIFICATION**Task #: 005
Date: 4/4/2025
User: JLCState: Colorado
County: FremontAbbreviation: None
Filename: M051-005Agency or organization name: DRMS**EQUIPMENT TRANSPORT RIG COST**Shift basis: 1 per day
Cost Data Source: CRG DataTruck Tractor Description: GENERIC ON-HIGHWAY TRUCK TRACTOR, 6X4, DIESEL POWERED,
400 HP (2ND HALF, 2006)Truck Trailer Description: GENERIC FOLDING GOOSENECK, DROP DECK EQUIPMENT
TRAILER (25T, 50T, AND 100T)**Cost Breakdown:**

Available Rig Capacities	0-25 Tons	26-50 Tons	51+ Tons
Ownership Cost/Hour:	\$10.44	\$22.18	\$23.94
Operating Cost/Hour:	\$26.48	\$54.55	\$55.65
Operator Cost/Hour:	\$22.52	\$22.52	\$22.52
Helper Cost/Hour:	\$0.00	\$23.53	\$23.53
Total Unit Cost/Hour:	\$59.44	\$122.78	\$125.64

NON ROADABLE EQUIPMENT:

Machine Description	Weight/ Unit (TONS)	Owner ship Cost/hr/ unit	Haul Rig Cost/hr/unit	Fleet Size	Haul Trip Cost/hr/ fleet	Return Trip Cost/hr/ fleet	DOT Permit Cost/ fleet
Cat D7R DS Series II LGP	38.49	\$123.82	\$122.78	4	\$986.40	\$491.12	\$1,000.00
CAT 16M	28.73	\$212.21	\$122.78	2	\$669.98	\$245.56	\$500.00
Drill/Broadcast Seeder with Tractor	25.00	\$6.73	\$59.44	1	\$66.17	\$59.44	\$250.00

Subtotals: **\$1,722.55** **\$796.12** **\$1,750.00****ROADABLE EQUIPMENT:**

Machine Description	Total Cost/hr/ unit	Fleet Size	Haul Trip Cost/hr/ fleet	Return Trip Cost/hr/ fleet
Light Duty Pickup, 4x4, 1 T. Crew	\$27.44	1	\$27.44	\$27.44

Subtotals: **\$27.44** **\$27.44**

EQUIPMENT HAUL DISTANCE and Time

Nearest Major City or Town within project area region:	CANON CITY	
Total one-way travel distance:	10.00	miles
Average Travel Speed:	25.00	mph

Total Non-Roadable Mob/Demob Cost *	\$13,576.47
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 ** two round trips with haul rig:

Total Roadable Mob/Demob Cost **	\$21.95
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 ** one round trip, no haul rig:

Transportation Cycle Time:

	Non-Roadable Equipment	Roadable Equipment
Haul Time (Hours):	0.40	0.40
Return Time (Hours):	0.40	0.40
Loading Time (Hours):	1.17	NA
Unloading Time (Hours):	1.17	NA
Subtotals:	3.14	0.80

JOB TIME AND COST

Total job time:	6.28	Hours
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Total job cost:	\$13,598
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