




MINERALS PROGRAM INSPECTION REPORT
PHONE: (303) 866-3567

The Division of Reclamation, Mining and Safety has conducted an inspection of the mining operation noted below. This report documents observations concerning compliance with the terms of the permit and applicable rules and regulations of the Mined Land Reclamation Board.

MINE NAME: Langston Borrow Pit	MINE/PROSPECTING ID#: M-2020-023	MINERAL: Borrow material for construction	COUNTY: Fremont
INSPECTION TYPE: Monitoring	WEATHER: Clear	INSP. DATE: April 9, 2025	INSP. TIME: 12:30
OPERATOR: Langston Concrete, Inc.	OPERATOR REPRESENTATIVE: Zac Langston	TYPE OF OPERATION: 112c - Construction Regular Operation	
REASON FOR INSPECTION: Normal I&E Program	BOND CALCULATION TYPE: None	BOND AMOUNT: \$95,765.00	
DATE OF COMPLAINT: NA	POST INSP. CONTACTS: None	JOINT INSP. AGENCY: None	
INSPECTOR(S): Jocelyn Carter	INSPECTOR'S SIGNATURE: 	SIGNATURE DATE: May 7, 2025	

GENERAL INSPECTION TOPICS

This list identifies the environmental and permit parameters inspected and gives a categorical evaluation of each. No problems or possible violations were noted during the inspection. The mine operation was found to be in full compliance with Mineral Rules and Regulations of the Colorado Mined Land Reclamation Board for the Extraction of Construction Materials and/or for Hard Rock, Metal and Designated Mining Operations. Any person engaged in any mining operation shall notify the office of any failure or imminent failure, as soon as reasonably practicable after such person has knowledge of such condition or of any impoundment, embankment, or slope that poses a reasonable potential for danger to any persons or property or to the environment; or any environmental protection facility designed to contain or control chemicals or waste which are acid or toxic-forming, as identified in the permit.

(AR) RECORDS----- <u>Y</u>	(FN) FINANCIAL WARRANTY----- <u>Y</u>	(RD) ROADS----- <u>Y</u>
(HB) HYDROLOGIC BALANCE----- <u>Y</u>	(BG) BACKFILL & GRADING----- <u>NA</u>	(EX) EXPLOSIVES----- <u>Y</u>
(PW) PROCESSING WASTE/TAILING---- <u>Y</u>	(SF) PROCESSING FACILITIES----- <u>NA</u>	(TS) TOPSOIL----- <u>Y</u>
(MP) GENL MINE PLAN COMPLIANCE- <u>N</u>	(FW) FISH & WILDLIFE----- <u>Y</u>	(RV) REVEGETATION---- <u>Y</u>
(SM) SIGNS AND MARKERS----- <u>Y</u>	(SP) STORM WATER MGT PLAN---- <u>NA</u>	(RS) RECL PLAN/COMP-- <u>N</u>
(ES) OVERBURDEN/DEV. WASTE----- <u>Y</u>	(SC) EROSION/SEDIMENTATION--- <u>Y</u>	(ST) STIPULATIONS----- <u>NA</u>
(AT) ACID OR TOXIC MATERIALS----- <u>Y</u>	(OD) OFF-SITE DAMAGE----- <u>N</u>	

Y = Inspected / N = Not inspected / NA = Not applicable to this operation / PB = Problem cited / PV = Possible violation cited

OBSERVATIONS

The Langston Borrow Pit, Permit No. M-2020-023, was inspected by me, Jocelyn Carter, on behalf of the Division of Reclamation, Mining, and Safety (Division/DRMS). The operator of the permit is Langston Concrete Inc. and Zac Langston was present during the time of the site visit. This inspection was conducted in accordance with Rule 3.2 as the Division's routine monitoring requirements. The weather at the time of the inspection was clear, little to no breeze, and the temperature was 75° F.

Langston Borrow Pit is located about 0.2 miles west of the City of Florence in Fremont County. The mine entrance is on the south side of County Road 79. The permit is a 112c with 22 acres permitted, extracting borrow material for construction materials. Mining activities have not started on the site, there was no equipment on site at the time of the site visit.

Photos taken during the site visit are provided with this inspection report along with a figure of a satellite image with the permit boundary, points of interest, and other details for reference. Questions about this inspection report should be directed to me by email at Jocelyn.carter@state.co.us.

Records

The permit is up to date on annual reports and fees. There are no open enforcement or infraction items for the permit. The mineral and land ownership are privately owned. This is an intermittent operation, with much of the operation anticipated to be conducted in the winter months. The approved post-mining land use for the site is residential. According to annual reports, mining activity has not started on site. No revisions have been made to the permit.

Hydrological Balance

There did not appear to be an impact on the hydrologic balance in the area.

Processing Waste/Tailings

There is no processing waste on site, as mining has not begun.

Signs and Markers

The mine sign is posted in accordance with Rule 3.1.12(1). Permit boundary markers are in place, see Photo #1. White PVC tubes over T-posts are used to mark the boundary, see Photo #4 and #6.

Overburden/Developed Waste

There is no overburden material stockpiled as mining has not begun on the site.

Acid or Toxic Materials

There are no acid forming or toxic materials associated with this permit.

Financial Warranty

The current bond amount being held for this permit is \$95,765.00. Given that there is no disturbance to reclaim at this time, the financial warranty is considered adequate. The Operator should be advised that the last reclamation cost estimate the Division calculated was done in 2021. As mining activities begin and the land is disturbed, the amount of the financial warranty will be recalculated to ensure its adequacy.

Processing Facilities

There are no processing facilities that will be on site when mining activities begin.

Fish & Wildlife

There was evidence observed that indicates that deer, rodents, and insects occupy the permit area. There did not appear to be an impact on wildlife in the area.

Stormwater Management Plan

A settling pond will be excavated in the northern portion of the permit area, to the east of the easement road, to intercept and capture sediment before entering the Minnequa Canal. The canal runs parallel with the northern permit boundary.

Erosion/Sedimentation

There was no observed issue with erosion or sedimentation at the time of the site visit.

Off-site Damage

There is no off-site damage due to the operation. There is an easement road that runs through the permit area used by the County and the City of Florence to access overhead powerlines and a sewer pipe that goes through the permitted area. Additionally, there is a county shop adjacent to the permit area that is accessed by the easement road.

Roads

There are two easement roads that go through the permitted area, one traverses north-south from the entrance through the west side of the permit (Photo #2), and the other traverses east-west along the south permit boundary (Photo #3). The permit boundary intersects the north-south road north of the intersection of the two roads. Both roads are used by the Operator as well as the City of Florence and Fremont County to access utilities that go through the permitted area and facilities adjacent to the permitted area. The roads are maintained by all three parties, as needed.

The portion of the road that is outside the permit area was the focus of this inspection to document the area before mining activities occurred. Satellite images are misleading, and the area appears to have been disturbed in recent imagery. During the site visit, it was clear that the area was not disturbed by mining operations, see Photos #3 - #6.

Explosives

Explosives are not used for this operation.

Topsoil

Topsoil is between 1 and 3 feet in depth on the permit area and will be stockpiled at the south end of the permit area when mining activity begins.

Revegetation

Noxious weeds were not observed during the site visit.

PHOTOGRAPHS



Photo #1: Mine sign posted at the entrance on the south side of County Road 79.



Photo #2: Gate at the entrance of the permit site, looking to the southwest, the easement road can be seen beyond the gate.



Photo #3: View of the portion of the easement road that is outside the permit boundary, looking to the northwest. The red line on the right side of the photo is the approximate location of the permit boundary.



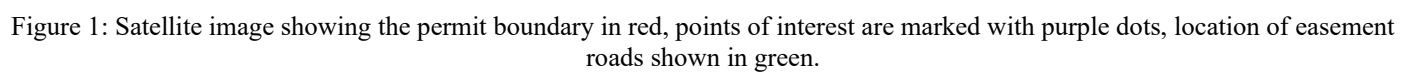
Photo #4: Looking west from the permit boundary marker in the southwest corner of the permit, the southwest corner boundary marker can be seen, circled in yellow.



Photo #5: View of the area outside the permit boundary, looking to the southwest of the permit boundary corner. The green lines indicate where both easement roads are located.



Photo #6: The post on the far right of the photo, in the foreground, is the corner boundary marker of the permit. The permit boundary marker, also circled in yellow, in the background is located on the south side of the east-west easement road. Looking to the south.



Inspection Contact Address

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