



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: Pikeview Quarry	MINE/PROSPECTING ID#: M-1977-211	MINERAL: Limestone (general), granite gneiss and do	COUNTY: El Paso
INSPECTION TYPE: Surety Release Inspection	WEATHER: Raining / Inclement weather	INSP. DATE: September 29, 2025 & October 3, 2025	INSP. TIME: 10:00 am
OPERATOR: Riverbend Industries Inc.	OPERATOR REPRESENTATIVE: Jerry Schnabel	TYPE OF OPERATION: 112c - Construction Regular Operation	
REASON FOR INSPECTION: Surety Release Requested	BOND CALCULATION TYPE: Complete Bond	BOND AMOUNT: \$1,789,451.00	
DATE OF COMPLAINT: NA	POST INSP. CONTACTS: None	JOINT INSP. AGENCY: U.S.Forest Service City of Colorado Springs Stantec	
INSPECTOR(S): Hunter Ridley	INSPECTOR'S SIGNATURE: 	SIGNATURE DATE: October 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>N</u>	(FN) FINANCIAL WARRANTY----- <u>Y</u>	(RD) ROADS----- <u>N</u>
(HB) HYDROLOGIC BALANCE----- <u>Y</u>	(BG) BACKFILL & GRADING----- <u>Y</u>	(EX) EXPLOSIVES----- <u>N</u>
(PW) PROCESSING WASTE/TAILING---- <u>N</u>	(SF) PROCESSING FACILITIES----- <u>Y</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>N</u>	(RS) RECL PLAN/COMP-- <u>Y</u>
(ES) OVERBURDEN/DEV. WASTE----- <u>N</u>	(SC) EROSION/SEDIMENTATION--- <u>Y</u>	(ST) STIPULATIONS----- <u>N</u>
(AT) ACID OR TOXIC MATERIALS----- <u>N</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

This inspection was conducted by Hunter Ridley with the Division of Reclamation, Mining and Safety (Division) in response to Surety Release Request 2 (SL2) submitted to the Division on September 11, 2025. Pursuant to Rule 4.17.2, the required notices were sent out on September 15, 2025. To-date, no objections to the release have been received. Pursuant to Rule 4.18.1, the close of public comment was on September 30, 2025. Jerry Schnabel and Craig Knot (representing the Permittee, Riverbend Industries Inc.) and Stantec representative Paul Kos and Michaela Swain were present for the inspection. U.S. Forest Service (USFS) representatives Cullen Lapointe, Madison Banks, Julie Spawn, and Lorraine Negron were present and City of Colorado Springs representative David Deitemeyer was also present at the inspection. The initial inspection day, September 30th, was cut short due to inclement weather (rain and lightning). Therefore, the Division (Hunter Ridley and Zach Trujillo) conducted a concluding site inspection on Friday, October 3rd. Michaela Swain of Stantec and Jerry Schnabel were present at this inspection to accompany the Division. The USFS did not attend the Friday, October 3rd inspection due to the government shutdown occurring at the time of inspection. A follow-up meeting via phone was held with the City of Colorado Springs representative, David Deitemeyer, prior to the conclusion of the October 3rd inspection to discuss final site conditions.

Pikeview Quarry is a 112c site permitted for 240.50 acres. The approved post-mining land uses are wildlife habitat and recreation. Daily staff have been removed from the site as Pikeview staff monitor revegetation efforts, drainage way efficacy, and monitor for any signs of settling or slope movement.

Signs & Markers: The mine sign, which included all required information pursuant to Rule 3.1.12, was located at the site's access road.

Records: The placement of backfill material and subsequent compaction testing has ceased at Pikeview Quarry. In total, compaction testing occurred on backfill material from March of 2022 to July of 2024. A reduction in frequency of geotechnical report submission was approved by the Division in TR-25. This reduced reporting frequency from monthly to quarterly for the Leica prism system data. The Division received quarterly reports on January 31, 2025, April 30, 2025 and August 1, 2025. The next report will be due in November 2025 and include observation data from July 2025 to September 2025.

Annual reports are current, having been filed through May 2025. The previous inspection was on July 15, 2025.

Leica prism system data continues to be collected onsite and monitored remotely by Riverbend Industries. The future landowner, the City of Colorado Springs, has opted to retain the prism system and utilize its data tracking capabilities to continue to monitor the site slopes throughout its post-release development. Month over month, trends have shown that the buttress has achieved long term stability, with little to no movement recorded over the past 6 months. All settlement related to construction is effectively over, although the slope may see more minor, expected signs of movement in the spring as snowmelt and rainfall influence the slope. No alerts for significant movements, which are required for any movement greater than 0.35 ft, were reported to the Division. Review of prism data has aided the Division in its decision to approve or deny final release of the Pikeview Quarry permit.

Backfilling and Grading: All major earthwork is complete on site. The Division retains a portion of the bond which addresses earthwork to serve as liability in case of any minor slumps or erosional work that may be needed throughout final reclamation. No such erosional features or slumps were visible at the time of inspection, nor have any been observed since the completion of reclamation work at the site.

At the time of inspection, the partial landowner, the City of Colorado Springs, was continuing work on a trail system in the Blodgett Open Space adjacent to the Pikeview Quarry Site (Photo 3), which included the grading of a gravel parking lot area (Photo 2) and drainage grading for the site access road (Photo 1). The City of Colorado Springs currently owns a portion of the Pikeview Quarry boundary to the east. Following final release, all areas of Pikeview that are not on USFS land will be donated to the City of Colorado Springs. On October 3, 2025, the Division approved Technical Revision No. 26 (TR-26) at the Pikeview Quarry which clarified the reclamation plan map to include these updated disturbance areas and listed all permanent structures / equipment to remain onsite post-reclamation as part of the site donation to the City. The TR also included a signed letter from David Deitemeyer, representing the City of Colorado Springs, clarifying that all current disturbance at Pikeview has been directed and completed by the City and is independent of the reclamation work completed by the Permittee. A full list of these activities includes: "Minor grading and parking lot surface improvements, trailhead plaza construction, trail improvements and trail bridge installation at the trailhead, signage installation at the trailhead and in the parking lot, drainage improvements/swale stability along the access drive from Allegheny Dr to the trailhead, and reseeded and restoration of previously disturbed areas around the trailhead".

The engineered slope at Pikeview includes several underdrains which direct water away from the slope and out towards the eastern end of the site. Large culverts in this area of the site daylight any collected water, pipe it across the access road, and towards a retention pond. Grading of this underdrain standpipe outlet area is complete, and the retention pond was observed to be holding water as designed (Photo 6). In the event of an extremely heavy rainfall event, there is an additional, grassed basin to collect and retain additional surface flow in this area (Photo 7).

Roads: The site has completed its work in obliterating all roads on Forest Service property, as requested by the Forest Service. A 'pocketed' grading design was requested by the forest service and executed to discourage the use of this slope as a navigable path and create small areas for water to collect, creating microclimates and more diverse vegetation establishment over time. After the Division's last inspection, a further block to this area was created by placing large chunks of rocks at the bottom of the slope (Photo 4). Vegetation observed in this area was tall and full. Each portion of the road was approved by the Forest Service as Pikeview worked to obliterate the full slope area. On City property, the City has opted to keep previous roadways flat and graded for future use.

Fish and Wildlife: No negative impact on wildlife was observed. A herd of Bighorn was spotted on the upper levels of the buttness (Photo 5). Colorado Parks & Wildlife has been active on site, tracking the herd and occasionally tagging several rams for research and management. Various small birds, foxes, raptors, rattlesnakes, and bugs have been observed on site throughout prior and current inspections. This suggests that reclamation at Pikeview is supporting a multi-leveled and well-rounded ecosystem.

Revegetation & Topsoil: All areas on site have either been hydro mulched, drill seeded, matted, or have undergone a combination of these techniques for revegetation.

A majority of the backfilled slope areas (upper and lower) have been matted to encourage revegetation and protect against erosion. The Division observed very successful vegetation growth in these areas, with predominant vegetation made up of native and desirable species such as wheatgrasses, rice grass, oatgrass, bottlebrush, and rye grass. Desirable forbs were also observed, including but not limited to alfalfa, sunflowers, clover, and Cicer milkvetch. Examples of continually observed diversity of species growth are shown below in Photos 15 & 16 and shown in prior inspection report photographs. Continued growth and survival of transplanted pine trees and shrubs such as Mountain mahogany and Snowberry was also noted (e.g. Photo 17).

The south borrow area and USFS land to the south both appeared well vegetated, with many grasses going brown and to seed as expected in the autumn season (Photos 18 & 19). Slopes to the north, owned by both the City of Colorado Springs and USFS have improved greatly in terms of vegetation. Slopes in these areas were previously lacking in diversity but have since been reseeded and show improved diversity of species, with wheatgrasses and other forbs popping up among the preexisting alfalfa and clover plants (Photo 20).

The Leica prism level bench and slopes above (Photo 22) were seeded in a similar fashion to the northern City and USFS slopes discussed above and has now been seeded a second time. The slope is already showing signs of new plant growth which will supplement pre-existing vegetation.

Various weed species were identified during inspection, including Russian thistle and kochia. No noxious weeds were observed at the time of inspection. However, weed spraying efforts have been vigilant throughout reclamation of the site and the observed, small populations of weeds are not representative of the site as a whole and do not pose threat to out competing the abundance of native and desirable vegetation already present across most of the site. Further, many of these weedy species are annual species, meaning that as native plant growth continues, annual weeds can more easily be out competed by more desirable species. Bunch grass and other desirable species growth was already noted to be present in these more weedy areas (Photo 14).

As per the approved reclamation plan, a vegetative survey was conducted to quantify site conditions. The details of such survey are included in the TR-26 revision materials and include percent cover, transplanted species survival rates and detailed information about the areas and transects walked across the site to collect data. In summary, an estimate was provided for tree, grass and shrub survival rate and coverage. The Division walked areas similar to those walked during the survey to authenticate survey results and found said results to be consistent yet conservative, with a higher number of trees and shrubs observed to be in thriving condition than the survey suggests. This may in part be due to the randomized nature of planting, which occurred in pocketed groups across the slopes, which may have simply been missed when following along a transect. Additionally, the site slopes have an abundance of tall, dry grasses which obscure shorter shrubs and make identification difficult in some areas.

At the request of the Division, the Operator submitted the vegetative survey which clarified the narrative text of the site's reclamation plan, which was inconsistent in its stated requirements for vegetative success and coverage. As a whole, the vegetation at Pikeview has far surpassed the Division's general requirements for revegetation with a diverse and mature range of vegetative growth. The Division has no concerns for the vegetation's ability to be long-lasting, regenerative and self-sustaining.

Hydrologic Balance & Sediment Control: The large culvert area at the eastern end of the site was noted to be diverting water successfully under the buttress as designed (Photos 8 & 9). Water is flowing consistently towards the eastern edge of the permit and into the adjacent open space, following natural waterways. The installation of safety signs near the large standpipes in this area is in progress. This will discourage public access to the area after the permit is released.

The previously called 'sheep pond' area on the upper slopes has been filled in and graded to direct the natural seeps in this area towards the designed channel system (Photo 10) and away from the buttress. Prior plans for a sheep 'guzzler' system will not be progressing at this time.

The Division's last inspection noted a few areas of minor sedimentation / erosion that required maintenance work. As the site was hiked for the inspection, these areas were inspected. The Division's photographs (11-13) show that in these areas erosion gullies and ruts have been repaired and stabilized to prevent further erosion.

Permit Stipulations: At the time of inspection, the remaining permit stipulations were associated with continued annual reports, geotechnical reports and weed spray log submittals, all of which will cease with the Division's approval of full and final release of the site.

Post Inspection Meeting: No possible violations were observed during the inspection.

The Division's last inspection report noted several small maintenance issues and cited a problem related to minor erosional issues at the site. Written correspondence that work was complete for these maintenance items and problem citation was received on September 3, 2025. The Division's September 29th inspection served as visual evidence of compliance with the required maintenance issues and with the required corrective actions for the problem citation. No further maintenance issues or problem citations remain for the site.

Based on observations from this inspection, the Operator has completed the reclamation in accordance with the approved reclamation plan. The Division is satisfied with the status of the vegetative cover onsite and believes that the reclamation implemented at the site meets and extends beyond the requirements of Rule 3.1. This inspection and previous inspections have shown that grading has been completed to the required slopes and that vegetative cover has shown that it is adequate to sustain diverse, effective, and long-lasting cover that is capable of self-regeneration without continued dependence on irrigation, soil amendments or fertilizer. The Division will **approve** the full and final release of Permit M-1977-211, Pikeview Quarry. Notice of approval will be sent as separate correspondence at the conclusion of the public comment period.

Photographs taken during the inspection have been included below. Responses to this inspection report should be directed to: Hunter Ridley at the Division of Reclamation, Mining and Safety, 1313 Sherman St., Room 215, Denver, CO 80203. Direct contact can be made by phone at 720-868-7757 or via email at hunter.ridley@state.co.us

PHOTOGRAPHS



Photo 1: View west of the access road and recent drainage work.



Photo 2: Grading conducted by the City of Colorado Springs for the future gravel parking lot.



Photo 3: View north of trail work in the adjacent Blodgett Open Space.



Photo 4: View south of the rock barrier placed on USFS land.



Photo 5: View of the upper slopes and Bighorn herd observed.



Photo 6: Retention pond located on the eastern edge of the permit's boundary, collects and clarifies underdrain water.



Photo 7: View northeast of the extra retention area, east of the current retention pond.



Photo 8: View west of the underdrain outlet area.



Photo 9: View northeast of the underdrain outlet area.



Photo 10: View east of the old 'sheep pond' area, now filled in and graded to promote drainage of natural seeps.



Photo 11: View southwest of the north channel, this area was observed to be the source of a few downslope erosional issues last inspection but has now been reformed to direct stormwater further into the channel.



Photo 12: Sedimentation area observed at the tie in on Channels T7 and T8 has been cleaned up and the channel re-formed to direct stormwater appropriately.



Photo 13: Filled in hole feature previously observed near the western edge of a natural outcrop feature along the upper slopes.



Photo 14: Desirable grass species growing in weedy areas.



Photo 15: Common example of a desirable bunchgrass species observed at the site.



Photo 16: Common example of a desirable bunchgrass species observed at the site.



Photo 17: Example of surviving patches of pine trees.



Photo 18: View southeast of the South Borrow area and USFS slopes.



Photo 19: View southeast of the USFS drainage area and south borrow.



Photo 20: View north of City & Riverbend slopes.



Photo 21: View west of slopes above the Leica level.



Photo 22: View northwest, looking at a site overview from the southernmost edge of the permit boundary.

Inspection Contact Address

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