



October 24th, 2024

Lacy Dean, Planner
El Paso Planning & Community Development
2880 International Circle Ste. 110,
Colorado Springs, CO 80910

Dear Ms. Dean:

This letter is intended request a time delay of the installation of public improvements to the public road Air Lane as a part of the proposed site development for Apex Waste Solutions. The addresses of the site are 560 & 570 Air Lane, Colorado Springs, Colorado 80929. The property is platted as lots 4 and 5 of the Hillcrest Acres subdivision with parcel numbers of 5408001027 and 5408001028, respectively. The legal description for these properties is as follows, “Lots 4 and 5, Hillcrest Acres, County of El Paso, State of Colorado, except that portion thereof described in “Exhibit A” of the Condemnation Rule and Order in Case #94-CV-410 filed in the District Court of El Paso County, Colorado, recorded November 12, 1996 under Reception No. 96142857”.

Both parcels are owned by 1111 Royer LLC, with a mailing address of 11681 Progress Lane, Parker, Colorado 80134.

Public improvements have been requested to improve Air Lane to meet the industrial street standards classified in the City of Colorado Springs Traffic Criteria Manual. Standards proposed for industrial streets include 70’ of right-of-way, 51’ of total pavement width, curb and gutter, and a 5’ sidewalk on both sides of the road. A typical cross section of the industrial street described has been included in the appendix of this report. Costs for the improvements have been divided amongst all adjacent properties, relative to the approximate street frontage each property has to Air Lane. The City of Colorado Springs 2024 Cost Estimates for Financial Assurances – Street Improvements table was utilized for determining the costs of proposed improvements. Table 1 below summarizes the estimated proposed improvement costs for Air Lane.

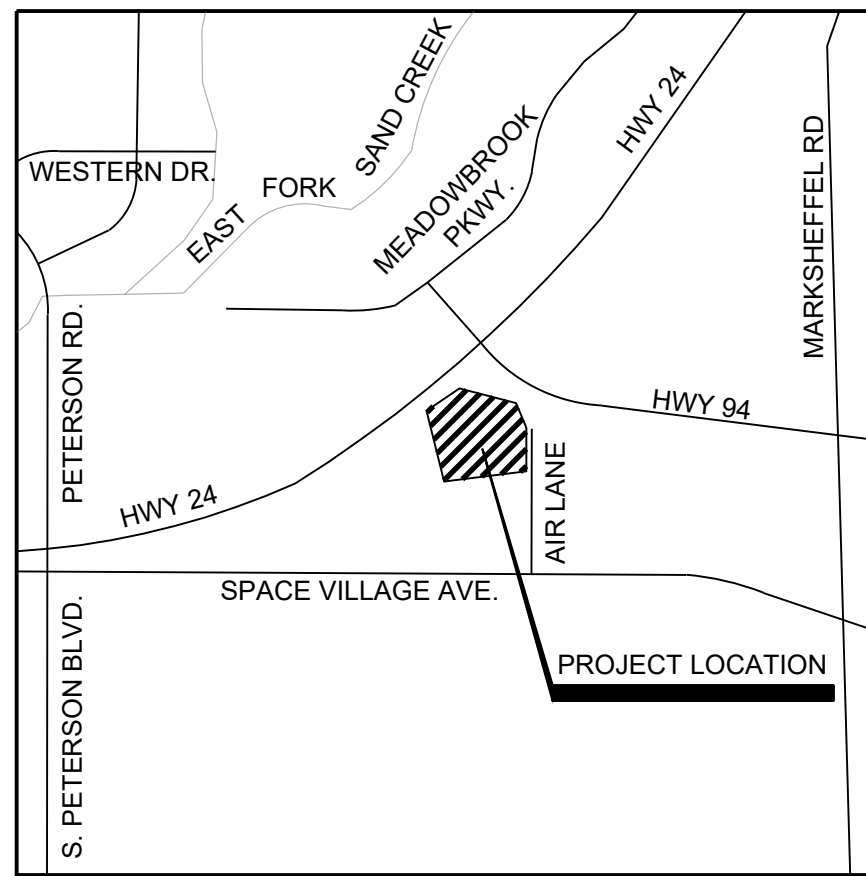
Pay Item	Quantity	Unit	Unit Cost	Cost
Commercial-Industrial Streets	1046	LF	\$672.00	\$702,912.00
Sidewalk – 5’ width	1117	SY	\$66.00	\$73,722.00
Standard Curb and Gutter – 2.5’ width	1982	LF	\$30.00	\$59,460.00
Pedestrian Ramp – 15’ length	750	SF	\$39.00	\$29,250.00
Cross Pan – 2.5’ width	53	SY	\$138.00	\$7,283.33
20% Incidentals Cost				\$174,525.47
Total Cost				\$1,047,152.80

In discussions regarding public improvements to Air Lane, the City of Colorado Springs has expressed no immediate or near-future desires to improve Air Lane to their industrial street standards. Due to this, it is requested that public improvements to Air Lane be delayed for the time being. Public improvements shall be delayed for Air Lane until the city expresses desire to improve the road.

If you need any more information or have any questions or concerns, I can be reached by email at blouk@smhconsultants.com. I can also be reached by phone at (719) 465-2145.

Sincerely,

Brett Louk, P.E.
SMH Consultants



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:
Lots 4 and 5, Hillcrest Acres, County of El Paso, State of Colorado, except that portion thereof described in "Exhibit A" of the Condemnation Rule and Order in Case #94-CV-410 filed in the District Court of El Paso County, Colorado, recorded November 12, 1996 under Reception No. 96142857.



570 AIR LANE
PARCEL: 5408001027
OWNER: 1111 ROYER LLC

560 AIR LANE
PARCEL: 5408001028
OWNER: 1111 ROYER LLC

553 AIR LANE

543 AIR LANE

7380 SPACE VILLAGE AVENUE

535 AIR LANE

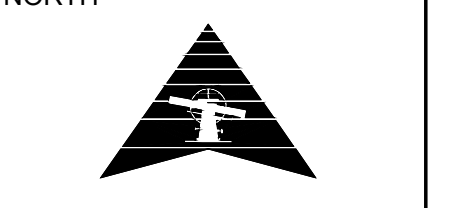
AIR LANE

SPACE VILLAGE AVENUE

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(719) 465-2145

APEX WASTE SOLUTIONS
PROGRESS DOCUMENTS - NOT FOR CONSTRUCTION
COLORADO SPRINGS, COLORADO

REVISION DATE	REVISION DESCRIPTION (DESCRIPTION)
00/00/00



SCALE: 1" = 50'

PROJECT #: 2304-0094
CHECKED BY: BML
DRAWN BY: EDM

DATE: 04/17/2024

SHEET # **1**

TOTAL SHEETS 1

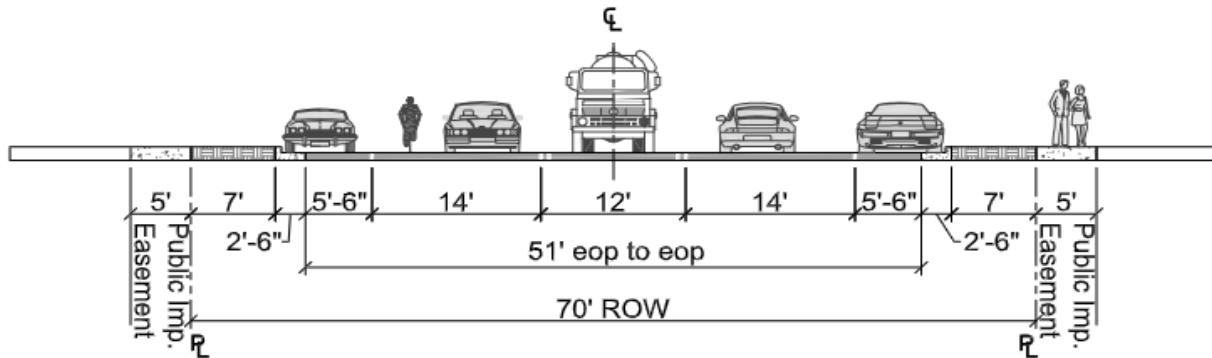
FUTURE ROAD IMPROVEMENTS - EXHIBIT A

PROPERTY FRONTAGE		
PROPERTY	FRONTAGE LENGTH (FT)	% OF FRONTAGE
560 AIR LANE	396	19.10%
7380 SPACE VILLAGE AVENUE	635	30.63%
535 AIR LANE	447	21.56%
547 AIR LANE	312	15.05%
553 AIR LANE	283	13.65%
TOTAL	2073	100.00%

INDUSTRIAL STREET - QUANTITIES				
PAY ITEM	AMOUNT	UNIT	UNIT COST	TOTAL COST
COMMERCIAL-INDUSTRIAL RD	1046	LF	\$ 672.00	\$ 702,912.00
SIDEWALK (5' WIDTH)	1117	SY	\$ 66.00	\$ 73,722.00
CURB & GUTTER (STANDARD 2.5')	1982	LF	\$ 30.00	\$ 59,460.00
PEDESTRIAN RAMP (15' LENGTH)	750	SF	\$ 39.00	\$ 29,250.00
CROSS PAN (2.5' WIDTH)	53	SY	\$ 138.00	\$ 7,283.33
			20% INCIDENTALS COST =	\$ 174,525.47
			TOTAL COST =	\$ 1,047,152.80

WEIGHTED IMPROVEMENT COST PER PROPERTY		
PROPERTY	% OF FRONTAGE	WEIGHTED COST
560 AIR LANE	19.10%	\$ 200,034.98
7380 SPACE VILLAGE AVENUE	30.63%	\$ 320,763.16
535 AIR LANE	21.56%	\$ 225,797.06
547 AIR LANE	15.05%	\$ 157,603.32
553 AIR LANE	13.65%	\$ 142,954.29

Industrial Streets



COS TCM Fig 19

INDUSTRIAL ROAD ASSUMPTIONS

1. TWO WAY ACCESS WIDTH OF 25' FOR ALL PROPERTIES
2. 5' SIDEWALK ON EACH SIDE OF ROAD, TERMINATING AT EACH ACCESS
3. 15' RADII AT EACH ACCESS, 25' AT PROPOSED CONNECTION TO SPACE VILLAGE
4. PEDESTRIAN RAMP, INCLUDING LANDING IS 15' IN LENGTH

**Cost Estimates for Financial Assurances - Street Improvements
(Effective January 1, 2024)**

The following unit costs will be used by City Engineering to determine the amount of Financial Assurance to be collected for Street Improvements. The subdivider may submit an engineer’s cost estimate or bid tabulation to be used in lieu of these unit costs subject to City Engineering approval. These costs were adjusted by approximately 3%. All figures were rounded to the nearest dollar for ease of calculating assurances.

Residential Streets and Minor Residential (sidewalk not included)	\$336 per LF
Arterials, Collectors, and Industrial- Commercial Streets - (sidewalk not included)	\$672 per LF
Curb/Gutter, Type 1, 2 & 3	\$30 per LF
Curb/Gutter, Type 5	\$42 per LF
Pedestrian Ramp	\$39 per SF
Median, Patterned concrete surface	\$74 per SY
Sidewalk	\$66 per SY
Sidewalk/Trail 8’, 10’, & 12’ wide (Fiber mesh)	\$81 per SY
Turn Lane, curb/gutter, pavement section	\$165 per LF
Concrete crosspan & squared return / commercial driveway apron (reinforced)	\$138 per SY
Curb Chase (D-21)	\$328 per SF
Add 20% for incidentals (mobilization, grading, remove & replace (R&R)) to the sub- total	Add 20% to sub- total

1. If assurances filed with the City expire, no building permits for the building site shall be issued. It shall be the responsibility of the subdivider to keep current all assurances filed with the City. The City shall have the right at any time to increase or decrease the amount of assurance in accordance with the current estimates of public improvements... it being the intent of this provision that the subdivider shall pay the entire cost of all improvements, and the subdivider shall in no way limit his liability therefore by filing assurances based upon estimates. 7.7.1105
2. 2% of the total streets will be added to each plat for signage and striping.
3. Any assurance on file for more than three years will be re-evaluated by the City for its amount and appropriateness. If it is determined that the facilities are not needed, the assurance will be released. The City Engineer may at any time make written demand for construction of the facilities.
4. Reference Policy No. 971015 for disbursement of Defaulted Assurances.