



BARBARICK WASTE TRANSFER STATION

VARIANCE OF REQUIRED BUILDING SETBACK
LETTER OF INTENT

Affiliated Party Information:

Owner/Leasee/Applicant:

BR 8812 Cliff Allen Point LLC

Attn: Richard Graham

Email: grahaminvestments@gmail.com

Phone: 719-440-9414

Planning:

Kimley-Horn & Associates

Attn: Jim Houk

Email: jim.houk@kimley-horn.com

Phone: 719-453-0180

Engineering:

Kimley-Horn & Associates

Attn: Ryan Schnellbach

Email: ryan.schnelbach@kimley-horn.com

Phone: 719-501-1723

Add "PCD File No. AL2310"

**KH RESPONSE:
UPDATED TO INCLUDE
THE PCD FILE NO.**

PROPERTY INFORMATION: BARBARICK WASTE TRANSFER STATION

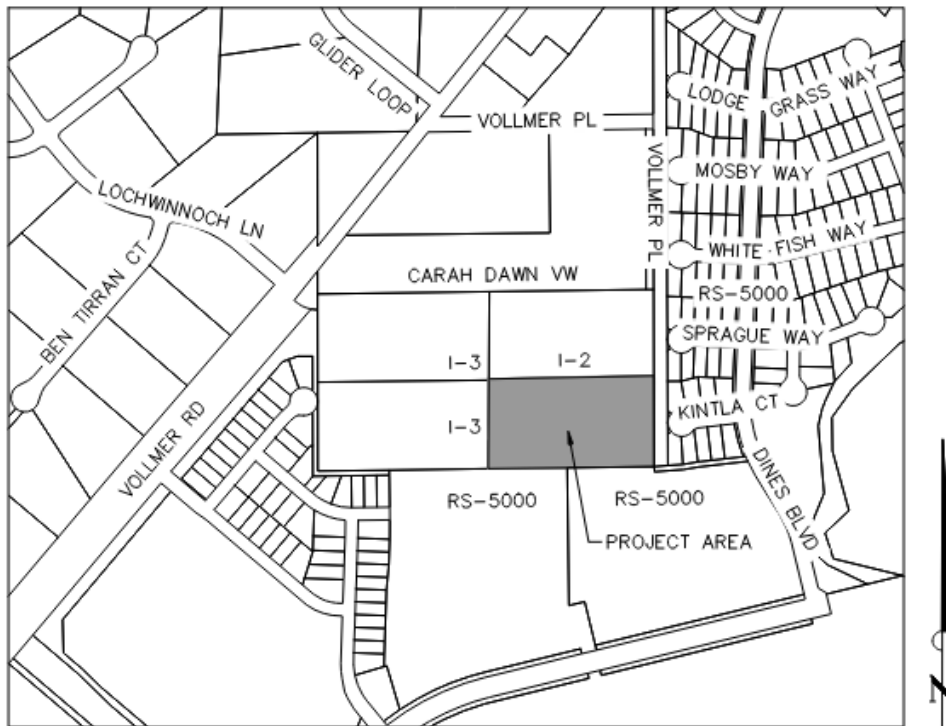
SITE ADDRESS: 8812 Cliff Allen Pt, Colorado Springs, CO 80908
PARCEL ID: 5233002013
ZONING: I-3 CAD-O Heavy Industrial/Commercial Airport Overlay District
ACREAGE: 5.29 acres

LETTER OF INTENT

PROJECT UNDERSTANDING

Kimley-Horn's role in this project is to lead the entitlement process and provide civil engineering / Landscape Architecture + Planning services throughout the Site Development Plan and Construction Document planning processes with El Paso County.

The purpose of this project is to develop a waste transfer station facility (WTS), on the property: Parcel ID: 5233003013, located at: 8812 Cliff Allen Pt, Colorado Springs. Included in this project is: ~12,000 S.F. waste transfer building, drive aisles, scale house with ground scales, landscape buffering and screening as required for County Code Compliance. Vicinity map shown below.



VICINITY MAP
SCALE: 1" = 250'

SERVICE UNDERSTANDING

The services provided by the Waste Transfer Station (WTS) include the indoor drop-off, removal, and recycling of various forms of **Dry Waste. Dry Waste pertains to various goods or materials such as/made of wood, plastic, composites, glass, and metals. Wet waste, such as garbage or other organic or consumable wastes, are not accepted at the WTS.** Located within the proposed ~12,000 S.F. WTS building, are six waste collection bins, used for various wood, plastic, composite, metal, etc. **Goods anticipated to be dropped off include, but are not limited to: bedframes, dressers, televisions, workout equipment, scrapped lumber, household remodel debris, yard clippings, etc.** These bins are laid out so the customer can safely and easily pull up to, or back into the drop off stall and safely relocate their wastes directly into the bins. Located outside the WTS building are three metal recycling bins, also located for safe customer access. Two of such bins are for **Steel Recycling** and one for **Non-Ferrous Metal Recycling**. Non-ferrous metals pertain to aluminum, titanium, zinc, lead, nickel, copper, and copper alloys (brass, bronze, etc.). This waste material will be picked up daily as the containers are filled and transferred to the regional facilities. It is anticipated that 1 to 2 containers will be removed each day.

NOTE: The Indoor Waste Disposal and Recycling Facilities was reviewed by the Colorado Department of Public Health & Environment (CDPHE) office, and was found Not Requiring a Certificate of Designation, required with traditional waste disposal sites based on the natural and limited storage and type of waste on the site.

SITE UNDERSTANDING (See site plan for reference)

As the site sits, lots to the north, northwest, and west are zoned industrial. Their respective land uses are self-storage, RV Storage, and Large Equipment Supply and Storage. The site of interest: 8812 Cliff Allen Pt, is a leased parcel, sharing an entrance with an existing auto mechanic shop (Dirt Road Diesel). Lots to the east are zoned residential, with residential homes existing there today. The lot to the south of the site is also zoned residential and is currently vacant. Within the project lot is an existing easement supporting the regional stormwater detention pond. The capacity of the pond is 1.49 ac-ft, and footprint of pond/easement is approximately 0.91 acres. The pond receives flows from the adjacent (I-3 Zone) industrial lots to the north and west, as well as the lots just to the north of Carah Dawn View, the public which is the drive serving the site.

The El Paso County Board of Adjustments granted dimensional variance on April 26th, 2023, allowing for minimum 35' building setbacks from the northern and western property frontages. This request and approval was made specifically with regard to the development code section 5.2.59.E.1.g.

In addition, the site layout is compliant to the standards set forth in Table 5-5: Density and Dimensional Standards for Industrial Districts (I-3 Zone).

SPECIAL USE REQUEST

This Special Use Request is responding to **5.2.59(B)(1)** – Approval of a site development plan is required for all waste disposal recycling facilities, unless otherwise provided. Approval of a special use may be required in specific zoning districts. Waste disposal sites subject to a CD are not allowed to use the administrative special use process.

COMPLIANCE TO REQUIRED USE AND DIMENSIONAL STANDARDS (LDC – CHAPTER 5)

5.2.59(E)(1) General Requirements - Trash Transfer or Intermediate Processing Facilities Not Requiring a Certificate of Designation

- (a) Receive only household, commercial, and industrial wastes
 - a. The site will only accept dry waste goods (i.e. wood, plastic, composites, glass, and metal) – Such as, but not limited to: bedframes, dressers, TVs, workout equipment, etc.
 - b. The site will also recycle non-ferrous metals (i.e. aluminum, titanium, zinc, lead, nickel, copper, and copper alloys)
- (b) No Radioactive Materials
 - a. No radioactive materials are accepted – Radiation detection devices shall be used.
- (c) Transfer Standards
 - a. The proposed Transfer Facility operations occurs within the enclosed building. Garage style roll-doors are utilized to access/restrict removal and drop off areas.
- (d) Transfer Stations Comply with Regulations
 - a. The proposed project will comply with the design criteria and operations standards of the state.
- (e) Comply with State Design Criteria and Operations
 - a. The facility will comply with the design criteria of the state.
- (f) Issues to be Addressed by Operational Plan
 - a. O&M Plan addresses interim storage of wastes (when necessary), location of equipment, temporary parking of vehicles, methods of cleaning, means of disposal, alternative disposal plan.
- (g) Solid Waste Structure Location
 - a. Structure is compliant to approved setback requirements. The El Paso County Board of Adjustments granted dimensional variance on April 26th, 2023 allowing for minimum 35' building setbacks from the northern and western property frontages.
- (h) No dumping or Storage of Waste in Open Areas
 - a. Dumping and storage to occur within the waste collection bins located inside the enclosed facility.
- (i) Additional Findings
- (j) Closure Plan
 - a. A closure plan is included in the operations manual for the proposed transfer station. CDPHE notification, debris removal, sweeping, and final cleanup is proposed.

5.3.2 Special Use

The proposed site is in accordance with 5.3.2 and responds to 5.3.2(C) Criteria for Approval with the following. The proposed use is generally consistent with the applicable El Paso County Master Plans by Placetype, being within the Priority Development Area, and being consistent with the call for water conservation. The use will exist in harmony with the character of the industrial subdivision and surrounding residential by providing a clean, efficient, and necessary service to the general public for dry-waste and recycling transfer operations. Impacts to existing infrastructure is mitigated by the water friendly nature of the use and minimal additional runoff production. The special use will not create unmitigated traffic congestion or traffic hazards, and it is anticipated that the connecting intersection will operate acceptably throughout the 2045 development horizon. All vehicle queues are anticipated to be maintained within the existing storage lengths, per the current traffic study. Lastly, the special use will comply with all applicable local, county, state, and federal laws and regulations, and will not be detrimental to the public health, safety and welfare of the present or future residents of El Paso County.

COMPLIANCE TO GENERAL DEVELOPMENT STANDARDS (LDC – CHAPTER 6)

The proposed site is compliant to all applicable general development standards set forth by Chapter 6 of the El Paso County Land Development Code.

Development Standards for Ancillary Facilities and Activities

6.2.2 Landscape Requirements:

- Minor Private Road, 20' Setback – 1 tree per 25 feet.
- Maintaining existing screening and buffering per use. This is achieved by existing topography and vegetated berm associated with the regional detention facility on site, the proposed/existing tree line along the south and east landscape buffer frontages, the existing chain link property fencing around the entirety of the site, and the existing ~6.5' paneled fencing along the south and east property frontages.

6.2.3 Lighting

- Full cut off lights are required and are to be installed on the proposed enclosure
 - o Max 10fc and 0.1fc allowable spillover to adjacent sites

6.2.5 Parking, Loading and Maneuvering Standards

- A setback reduction to the northern and western property boundaries has been granted via the Board of Adjustments. This has allowed for more room for safe and efficient site maneuverability by customers and removal service drivers.

6.2.7 Operational Standards

- A setback reduction to the northern and western property boundaries has been granted via the Board of Adjustments. This has allowed for a greater setback distance from the adjacent residentially zoned areas to the south and east of the property.
 - o Dust Control
 - Water is provided on-site for dust control via soil wetting
 - Existing ground material is a crushed asphalt millings and gravel mixture
 - o Noise Control
 - While there is deliveries and pick-ups are scheduled to pass through a check-in station, all other operations are to take place within the building enclosure

6.2.8 Maintenance Plans

- An Operations & Maintenance Manual is proposed and addresses long-term maintenance for the facility per the Colorado Department of Public Health & Environment (CDPHE) standards.

Environmental Standards**6.3.2 Drainage and Floodplain**

- The existing detention pond on site has capacity for runoff associated with the proposed improvements. Drainage and capacity study will be included in the required Final Drainage Report.

6.3.3 Fire Protection and Wildfire Mitigation

- The fire protection plan for the site will be submitted for approval by Black Forest Fire and Rescue / Colorado Springs Fire Department.
- Wall mounted fire extinguishers are proposed for the enclosure
- Water is provided to the property via the existing well located at the northern property frontage

EL PASO COUNTY MASTER PLAN**Project Site Placetype: Employment Center**

El Paso County's primary location for large-scale, nonretail business that provide significant employment and economic development opportunities. Being that the site is within the Employment Center Placetype, it is important to note that the proposed business will offer employment opportunity to this industrial subdivision and will serve the general public in a way that doesn't currently exist in this region of Colorado Springs and El Paso County.

Areas of Change: Priority Development Area

“El Paso County is expecting significant growth over the next 20 years. While large expanses of undeveloped land exist throughout the County, particularly in the Rural Placetype, development should be prioritized elsewhere to efficiently utilize and extend existing infrastructure, conserve water resources, and strengthen established neighborhoods. This framework identifies specific locations throughout the County that should be prioritized first for new residential development to help accommodate growth. While some priority development areas may be made up of a mix of placetypes, each area is driven by a predominant placetype that defines most of the area.”

This project responds to the Area of Change and Priority Development Area sections of the Master Plan by proposing new services to the industrial subdivision and providing the surrounding community with recycling services for dry goods.

El Paso County Water Master Plan

The proposed site responds to the El Paso County Water Master Plan’s call for water conservation with it’s low-water consumption model. The proposed use is not reliant on water and is considered a “dry site”.

OVERLAY ZONING (CAD-O)

The proposed site is within the CAD-O, airport overlay zone. The proposed site responds to all requirements associated with CAD-O zoning.

PROVISION OF UTILITIES

Water, sanitary sewer, and gas service is not needed for the proposed building and operations. Existing water is provided to the property via the existing well located at the northern property frontage. An existing septic field serves the property just east of proposed enclosure. Electric is to be serviced from the existing transformer at the north of the site. The existing business and primary user of the lot, Dirt Road Diesel, utilizes water, sanitary sewer, gas, and electric services.

ACCESS TO SITE & TRAFFIC GENERATION

The site is accessed from the intersection of Vollmer Road and Lochwinnoch Lane. The eastbound leg of the Vollmer Road and Lochwinnoch Lane intersection facilitates traffic into Carah Dawn View, then southwards via Cliff Allen Pt. The proposed site for the Barbarick Waste Transfer Station is accessed from Cliff Allen Pt. It is anticipated that this intersection will operate acceptably throughout the 2045 development horizon, and all vehicle queues are anticipated to be maintained within the existing storage lengths, per the traffic study. See **Appendix A.**

State the trip generation from the TIS, study conclusions, and if there are any improvements that need to be completed (if so state the responsible party for completing the improvements.)

KH RESPONSE: TIS HAS BEEN UPDATED.

A driveway access waiver is required. Please apply on EDARP.

KH RESPONSE: WILL APPLY - QUESTION TO BE ANSWERED BY CARLOS HERNANDEZ

ADJACENT PROPERTY INFORMATION

Adjacent Property to the West:

PARCEL ID: 5233002011

OWNER: HW Diesel Enterprises

ZONING: I-3

USE: Self Storage, Large Vehicle and Freight Storage, Construction Equipment Supply

Adjacent Property to the North:

PARCEL ID: 5233002012

OWNER: BWH Properties LLC

ZONING: I-2

USE: Self Storage and RV Storage

Adjacent Property to the Northwest:

PARCEL ID: 5233002010

OWNER: Lewis-Wolf Properties LLLP

ZONING: I-3

USE: Self Storage, Large Vehicle and Freight Storage, Construction Equipment Supply

Adjacent Property to the East:

PARCEL ID: 5233302013

OWNER: Joseph Vasquez

ZONING: RS-5000

USE: Single Family Residential

Adjacent Property to the East:

PARCEL ID: 5233302014

OWNER: Mic Phillips

ZONING: RS-5000

USE: Single Family Residential

Adjacent Property to the East:

PARCEL ID: 5233302022

OWNER: Chad Caskey

ZONING: RS-5000

USE: Single Family Residential

APPENDIX A

Remove the traffic impact study from the letter of intent since the TIS is being reviewed as a separate document.

**KH RESPONSE: TIS
HAS BEEN REMOVED
FROM THE LETTER OF
INTENT.**

Form No.
GWS-25

OFFICE OF THE STATE ENGINEER
COLORADO DIVISION OF WATER RESOURCES
818 Centennial Bldg., 1313 Sherman St., Denver, Colorado 80203
(303) 866-3581

LIC

WELL PERMIT NUMBER		<u>80190</u>	<u>-F</u>	<u>-</u>
DIV. 2	WD 10	DES. BASIN	MD	

APPLICANT

BR INVESTMENTS LLC
PO BOX 88120
COLO SPRINGS, CO 80908-

(719) 495-8652

Lot: 4 Block: Filing: Subdiv: BARBARICK

APPROVED WELL LOCATION

EL PASO COUNTY
NW 1/4 SW 1/4 Section 33
Township 12 S Range 65 W Sixth P.M.

DISTANCES FROM SECTION LINES

1583 Ft. from South Section Line
1272 Ft. from West Section Line

UTM COORDINATES (Meters, Zone:13,NAD83)

Easting: Northing:

PERMIT TO CONSTRUCT A WELL

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT

Page 1 of 2

CONDITIONS OF APPROVAL

- 1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of this permit does not assure the applicant that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.
- 2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 18.
- 3) Approved pursuant to CRS 37-90-137(4), on the condition that this well is operated in accordance with the Vollmer Investments, LLC Plan for Augmentation approved by the Division 2 Water Court in case no. 06CW0035. If the well is not operated in accordance with the terms of said decree, it will be subject to administration including orders to cease diverting water.
- 4) The use of ground water from this well is limited to commercial and industrial uses, including indoor uses: bathrooms, appurtenant office spaces, garages, shops, warehouses and kitchens, as well as outside uses: commercial and industrial.
- 5) Production is limited to the Denver aquifer which is located 270 feet below land surface and extends to a depth of 1,135 feet. Plain casing must have been installed and grouted to prevent the withdrawal of ground water from other aquifers and the movement of ground water between aquifers.
- 6) The entire length of the hole shall be geophysically logged as required by Rule 9 of the Statewide Nontributary Ground Water Rules.
- 7) The pumping rate of this well shall not exceed 15 GPM, as applied for.
- 8) The average annual amount of ground water to withdrawn by this well shall not exceed 0.87 acre-foot (283,490 gallons).
- 9) The return flow from the use of this well must be through a waste water disposal system of the type so that not less than 4% of the total amount of water withdrawn is returned to the same stream system in which the well is located.
- 10) A totalizing flow meter must be installed on this well and maintained in good working order. Permanent records of all diversions must be maintained by the well owner (recorded at least annually) and submitted to the Division Engineer upon request.
- 11) The owner shall mark the well in a conspicuous place with well permit number(s), name of the aquifer, and court case number(s) as appropriate. The owner shall take necessary means and precautions to preserve these markings.
- 12) This well must be constructed not more than 200 feet from the location specified on this permit and at least 600 feet from any existing well, completed in the same aquifer, that is not owned by the applicant.

APPROVED
JSG

Dick Wolfe by
State Engineer

[Signature]
By

Receipt No. 3671218

DATE ISSUED 08-19-2016

EXPIRATION DATE 08-19-2017

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT
CONDITIONS OF APPROVAL

13) This well is subject to administration by the Division Engineer in accordance with applicable decrees, statutes, rules, and regulations.

NOTE: This well is located on a parcel of 5.29 acres described as lot 4, Barbarick Subdivision, a replat of lot D, McClintock Station Subdivision, and a subdivision of part of the SE 1/4 of Sec. 32, Twp. 12S, Rng. 65W, 6th P.M., El Paso County, with county parcel nos. 5233002003 and 5233002004 (approximately 21.54 acres).

NOTE: The ability of this well to withdraw its authorized amount of water from this non-renewable aquifer may be less than the 100 years upon which the amount of water in the aquifer is allocated, due to anticipated water level declines.

NOTE: The well field WDID is 1006848.

NOTE: Parcel Identification Number (PIN): 5233002008.

COLORADO DIVISION OF WATER RESOURCES
DEPARTMENT OF NATURAL RESOURCES
 1313 SHERMAN ST, RM 821, DENVER, CO 80203
 Main: (303) 866-3581 Fax: (303) 866-2223 dwrpermitsonline@state.co.us

Office Use Only

RECEIVED

Form GWS-45 (07/2013)

APR 05 2016

STATE ENGINEER
 COLO

GENERAL PURPOSE

Water Well Permit Application

Review instructions on reverse side prior to completing form.
 The form must be computer generated, typed or in black or blue ink.

1. Applicant Information

Name of applicant

BR Investments, LLC

Mailing address

P.O. Box 88120

City: Colorado Spring CO State: Zip code: 80908

Telephone # (area code & number): 719-495-8652

E-mail (online filing required)

2. Type Of Application (check applicable boxes)

- Construct new well
- Replace existing well
- Change source (aquifer)
- COGCC Well
- Use existing well
- Change or increase use
- Reapplication (expired permit)
- Other:

3. Refer To (if applicable)

Well permit # Water Court case #
 Designated Basin Determination # Well name or #

06CW35

4. Location Of Proposed Well

County: El Paso NW 1/4 of the SW 1/4
 Section: 33 Township: 12 N or S Range: 65 E or W Principal Meridian: 6th

Distance of well from section lines (section lines are typically not property lines)
 Ft. from N S E W

For replacement wells only - distance and direction from old well to new well
 feet direction

Well location address (Include City, State, Zip) Check if well address is same as in item 1.

8812 Cl-SS Allen Pt.
 Colorado Spring, CO 80908

Optional: GPS well location information in UTM format. You must check GPS unit for required settings as follows:

Format must be UTM

Zone 12 or Zone 13

Units must be Meters

Datum must be NAD83

Unit must be set to true north

Was GPS unit checked for above? YES

Easting 527913

Northing 4312306

Remember to set Datum to NAD83

5. Parcel On Which Well Will Be Located

(PLEASE ATTACH A CURRENT DEED FOR THE SUBJECT PARCEL)

A. Legal Description (may be provided as an attachment):

Lot 4 Barbarick
 Subdivision

B. # of acres in parcel

5.29

C. Owner

BR Investments, LLC

D. Will this be the only well on this parcel? YES NO (if no list other wells)

E. State Parcel ID# (optional):

5233002008

6. Use Of Well (check applicable boxes)

Attach a detailed description of uses applied for.

- Industrial Dewatering System
- Municipal Geothermal (production or reinjection)
- Irrigation Other (describe):
- Commercial

7. Well Data (proposed)

Maximum pumping rate: 15 gpm Annual amount to be withdrawn: .87 acre-feet
 Total depth: 1125 feet Aquifer: Denver

8. Land On Which Ground Water Will Be Used

Legal Description of Land (may be provided as an attachment):

Lot 4 Barbarick
 Subdivision

(If used for crop irrigation, attach a scaled map that shows irrigated area.)

A. # Acres: 5.29 B. Owner: BR Investments, LLC

C. List any other wells or water rights used on this land:

9. Proposed Well Driller License #(optional):

10. Sign or Entered Name Of Applicant(s) Or Authorized Agent

The making of false statements herein constitutes perjury in the second degree, which is punishable as a class 1 misdemeanor pursuant to C.R.S. 24-4-104 (13)(a). I have read the statements herein, know the contents thereof and state that they are true to my knowledge.

Sign or enter name(s) of person(s) submitting application: Brian Beland Date (mm/dd/yyyy): 10/21/15

If signing print name and title

Brian Beland, owner BR Investments

Office Use Only

USGS map name: TO CONST. DWR map no.: Surface elev.: 7030'

Receipt area only
 06CW0035 F.I. No other wells within 600'
 (Aug UTM: 1583'55E 1272'55N)

KH RESPONSE: This parcel was previously subject to a different parcel number. Previous EDARP Files have been submitted under Parcel No 5233002008 and 5233002013. This should be the same parcel. See next sheet.

issued

MD

wrong parcel number

Project Details

[Search](#)

File Number PPR1635
Project Name TRI-LAKES DISPOSAL OFFICE BUILDING
Description To construct a 7800 sq ft shop/office facility on site.
Parcels 5233002008
File Prefix PPR - Plot Plan Review
Year 2016
Status Closed

Documents (14)

Link	Document	Comment
View	GRADING AND EROSION CONTROL PLAN	
View	MISCELLANEOUS DOCUMENTS INVENTORY SHEET	
View	APPLICATIONS APPLICANTS PETITION	
View	PERMITS ESQCP	
View	AGENCY REVIEW HEALTH	
View	AGENCY REVIEW FIRE DISTRICT/EMERGENCY SERVICES	
View	INCOMING CORRESPONDENCE LETTER OF INTENT	
View	REPORTS TRAFFIC IMPACT STUDY	
View	MISCELLANEOUS DOCUMENTS SEPTIC PERMIT	
View	MISCELLANEOUS DOCUMENTS WELL PERMIT	
View	FINAL DRAINAGE REPORT	
View	RECORDED DOCUMENTS COVENANTS/HOA DOCUMENTS	
View	SITE PLAN	
View	Approved FAE Tri-Lakes Disposal Office 2-13-17	

notify environmental health of any change of ownership, type of business activity, business name, or billing address by calling (719) 578-3199. Failure to notify Environmental Health may result in late penalties, Permit/License denial or revocation, and business closure. PERMITS/LICENSES TO OPERATE AND ANNUAL FEE PAYMENTS ARE NOT TRANSFERABLE. Permits become void on change of ownership. New owners must apply and pay for a new Permit(s)/License(s) prior to beginning operation.

Attn: BR INVESTMENTS LLC
8812 CLIFF ALLEN PT
COLORADO SPRINGS, CO 80908



EL PASO COUNTY PUBLIC HEALTH
ENVIRONMENTAL HEALTH DIVISION
1675 W. GARDEN OF THE GODS ROAD, SUITE 2044
COLORADO SPRINGS, CO 80907
PHONE: (719) 578-3199 FAX: (719) 578-3188
www.elpasocountyhealth.org

KH RESPONSE: This parcel was previously subject to a different parcel number. Previous EDARP Files have been submitted under Parcel No 5233002008 and 5233002013. This should be the same parcel. See next sheet.

NEW SYSTEM PERMIT - OWTS

wrong parcel number

Valid From 12/16/2016 To 12/16/2017

PERMITEE :

BR INVESTMENTS LLC
8812 CLIFF ALLEN PT
COLORADO SPRINGS, CO 80908

OWNER NAME :

BR INVESTMENTS LLC

Onsite ID: ~~0N0099082~~
Tax Schedule #: 5233002008
Permit Issue Date: 12/16/2016
Dwelling Type: RESIDENTIAL
of Bedrooms (if Res): 0
Proposed Use (if Comm):
Designed Gallons/Day:
Water Source: PRIVATE WELL

System Installation Requirements:

- Install engineer design system according to Matrix Design Group, Utility Plan No. UT01 dated on July 2016.
- A 750 gallon 2-compartment septic tank is shown on the plans; however, a 1000 gallon 2-compartment septic tank will be required.
- Due to encountering a restrictive layer at a depth of six feet, infiltrative surface shall have a maximum depth of 24 inches.
- Any modifications made on the system shall be reviewed and approved by both Matrix Design Group and Public Health prior to installing.
- An as-built drawing and a certified approval letter will need to be submitted to Public Health for final approval.
- Questions? Call Neil: 719-237-9194

The OWTS must be installed per the stamped and approved Design Document dated 12/16/2016.

This permit is issued in accordance with 25-10-106 Colorado Revised Statutes. The PERMIT EXPIRES upon completion/installation of the Onsite Wastewater Treatment System, or at the end of twelve (12) months from date of issue, whichever occurs first. If both a Building Permit and an Onsite Wastewater Treatment System Permit are issued for the same property and construction has not commenced prior to the expiration date of the Building Permit, the Onsite Wastewater Permit shall expire at the same time as the Building Permit. This permit is revocable if all stated requirements are not met. The Onsite Wastewater Treatment System must be installed by an El Paso County Licensed System Contractor, or the property owner.

The Health Officer shall assume no responsibility in case of failure or inadequacy of an Onsite Wastewater Treatment System, beyond consulting in good faith with the property owner or representative. Access to the property shall be authorized at reasonable time for the purpose of making such inspections as are necessary to determine compliance with the requirements of this law (permit).

Inspection request line: Call (719) 575-8699 before 8:30 a.m. of the day that the inspection is requested
Weekends & Holidays excluded.

Neil Murray

Project Details

[Search](#)

File Number PPR1635
Project Name TRI-LAKES DISPOSAL OFFICE BUILDING
Description To construct a 7800 sq ft shop/office facility on site.
Parcels 5233002008
File Prefix PPR - Plot Plan Review
Year 2016
Status Closed

Documents (14)

Link	Document	Comment
View	GRADING AND EROSION CONTROL PLAN	
View	MISCELLANEOUS DOCUMENTS INVENTORY SHEET	
View	APPLICATIONS APPLICANTS PETITION	
View	PERMITS ESQCP	
View	AGENCY REVIEW HEALTH	
View	AGENCY REVIEW FIRE DISTRICT/EMERGENCY SERVICES	
View	INCOMING CORRESPONDENCE LETTER OF INTENT	
View	REPORTS TRAFFIC IMPACT STUDY	
View	MISCELLANEOUS DOCUMENTS SEPTIC PERMIT	
View	MISCELLANEOUS DOCUMENTS WELL PERMIT	
View	FINAL DRAINAGE REPORT	
View	RECORDED DOCUMENTS COVENANTS/HOA DOCUMENTS	
View	SITE PLAN	
View	Approved FAE Tri-Lakes Disposal Office 2-13-17	

BARBARICK WASTE TRANSFER STATION

SITE PLAN EXHIBIT

Recommend combining separate site plans

KH RESPONSE:
Combining 3d rendering - both site plans - and guardrail detail.

PLEASE COMBINE SITE PLANS INTO ONE DOCUMENT.

Please include:
 - dimensions and locations of property lines
 - dimensions of ROW
 - traffic circulation
 - no build, floodplain, or drainage areas
 - location and screening for dumpsters and loading areas
 - building height
 - signage? provide dimensions
 - building height
 - required vs provided parking
 - ADA parking, ramps, signs
 - location and height of outdoor illumination

KH RESPONSE:
 - Dimensions and locations of property lines and ROW included
 - Traffic circulation shown
 - no build areas shown (Property corners) and drainage easement/detention facility
 - screening is provided by the natural berm/bank of detention facility. See Site plan sheets
 - approximate building height and area has been included
 - signage for the site is not proposed at this time
 - parking is to be determined by the PCD director per 6.2.5(D)(1)(a)(ii) - Below Table 6-2 of EPC LCM.
 - All outdoor illumination for the site is to be full cut off and downwards oriented lights, installed directly to the enclosures building face. Lights are to be installed less than 15' in height from floor elevation.

LEGEND

- EXISTING GRAVEL ROAD
- - - EXISTING CONTOUR (MAJOR)
- - - EXISTING CONTOUR (MINOR)
- X EXISTING BARRIER FENCE
- +— STORM SEWER
- S SANITARY SEWER (SEPTIC)
- W WATER MAIN
- G GAS MAIN
- EXISTING VEGETATION
- EXISTING BUILDING COLUMN
- - - PROPERTY LINE
- - - PRIVATE UTILITY & DRAINAGE EASEMENT
- - - PROPOSED RETAINING WALL
- - - LEASE PARCEL BOUNDARY
- - - TRUCK ENTRANCE (SHARED)

OWNER/APPLICANT

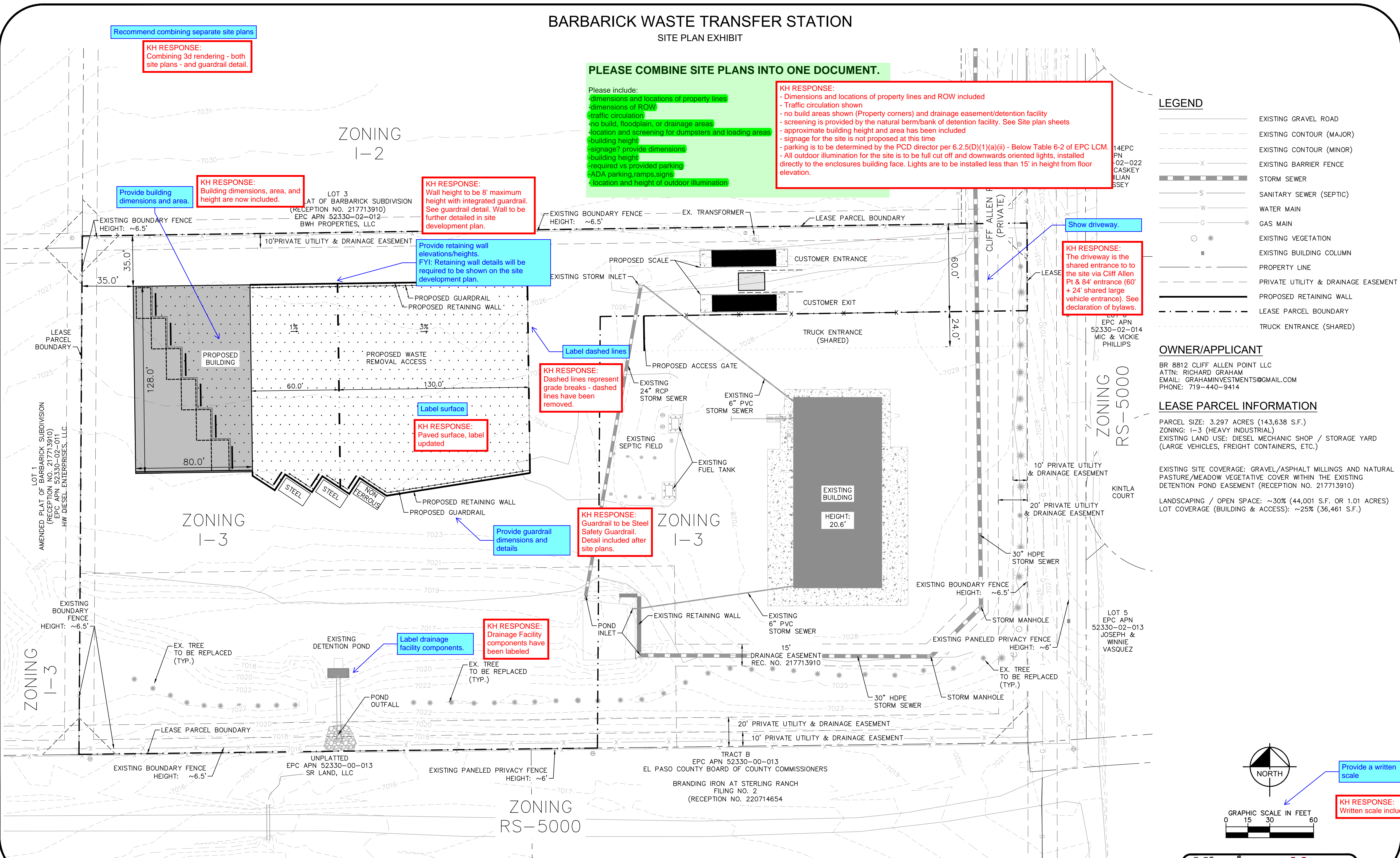
BR 8812 CLIFF ALLEN POINT LLC
 ATTN: RICHARD GRAHAM
 EMAIL: GRAHAMINVESTMENTS@GMAIL.COM
 PHONE: 719-440-9414

LEASE PARCEL INFORMATION

PARCEL SIZE: 3.297 ACRES (143,638 S.F.)
 ZONING: I-3 (HEAVY INDUSTRIAL)
 EXISTING LAND USE: DIESEL MECHANIC SHOP / STORAGE YARD (LARGE VEHICLES, FREIGHT CONTAINERS, ETC.)

EXISTING SITE COVERAGE: GRAVEL/ASPHALT MILLINGS AND NATURAL PASTURE/MEADOW VEGETATIVE COVER WITHIN THE EXISTING DETENTION POND EASEMENT (RECEPTION NO. 217713910)

LANDSCAPING / OPEN SPACE: ~30% (44,001 S.F. OR 1.01 ACRES)
 LOT COVERAGE (BUILDING & ACCESS): ~25% (36,461 S.F.)



Provide building dimensions and area.

KH RESPONSE:
Building dimensions, area, and height are now included.

KH RESPONSE:
Wall height to be 8' maximum height with integrated guardrail. See guardrail detail. Wall to be further detailed in site development plan.

Provide retaining wall elevations/heights. FYI: Retaining wall details will be required to be shown on the site development plan.

Show driveway.

KH RESPONSE:
The driveway is the shared entrance to the site via Cliff Allen Pt & 84' entrance (60' + 24' shared large vehicle entrance). See declaration of bylaws.

Label dashed lines

KH RESPONSE:
Dashed lines represent grade breaks - dashed lines have been removed.

Label surface

KH RESPONSE:
Paved surface, label updated

KH RESPONSE:
Guardrail to be Steel Safety Guardrail. Detail included after site plans.

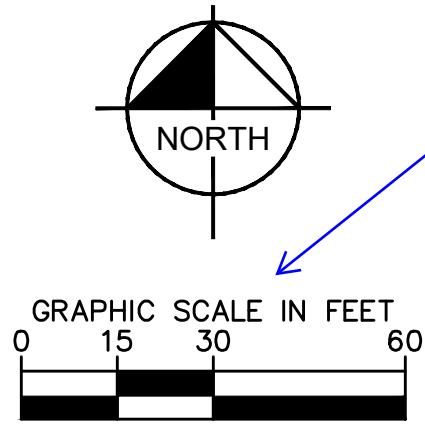
Provide guardrail dimensions and details

Label drainage facility components.

KH RESPONSE:
Drainage Facility components have been labeled

Provide a written scale

KH RESPONSE:
Written scale included



Add "PCD File No. AL2310"

KH RESPONSE:
PCD File No shown in title

BARBARICK WASTE TRANSFER STATION

SITE PLAN EXHIBIT

Combine information shown on the separate site plans into one plan or group them into a set and adjust sheet name accordingly.

KH RESPONSE:
combined into one site plan document

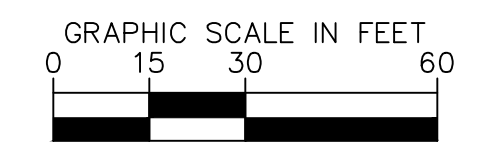
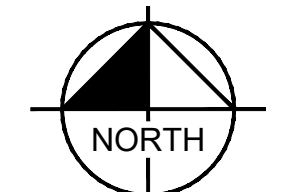
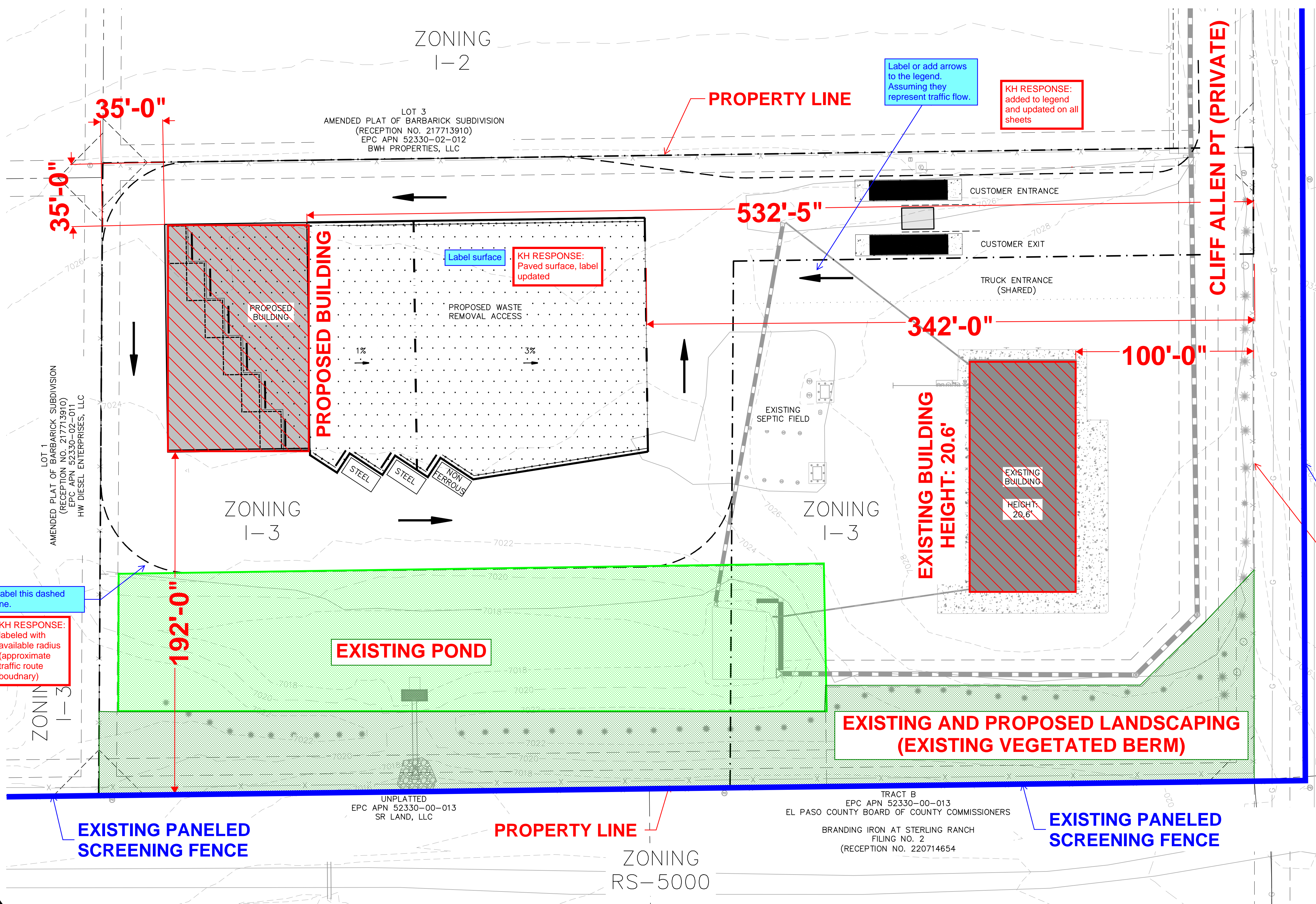
LEGEND	
	EXISTING GRAVEL ROAD
	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
	EXISTING BARRIER FENCE
	STORM SEWER
	SANITARY SEWER (SEPTIC)
	WATER MAIN
	GAS MAIN
	EXISTING VEGETATION
	EXISTING BUILDING COLUMN
	PROPERTY LINE
	PRIVATE UTILITY & DRAINAGE EASEMENT
	PROPOSED RETAINING WALL
	LEASE PARCEL BOUNDARY
	TRUCK ENTRANCE (SHARED)

OWNER/APPLICANT
BR 8812 CLIFF ALLEN POINT LLC
ATTN: RICHARD GRAHAM
EMAIL: GRAHAMINVESTMENTS@GMAIL.COM
PHONE: 719-440-9414

LEASE PARCEL INFORMATION
PARCEL SIZE: 3.297 ACRES (143,638 S.F.)
ZONING: I-3 (HEAVY INDUSTRIAL)
EXISTING LAND USE: DIESEL MECHANIC SHOP / STORAGE YARD (LARGE VEHICLES, FREIGHT CONTAINERS, ETC.)

EXISTING SITE COVERAGE: GRAVEL/ASPHALT MILLINGS AND NATURAL PASTURE/MEADOW VEGETATIVE COVER WITHIN THE EXISTING DETENTION POND EASEMENT (RECEPTION NO. 217713910)

LANDSCAPING / OPEN SPACE: ~30% (44,001 S.F. OR 1.01 ACRES)
LOT COVERAGE (BUILDING & ACCESS): ~25% (36,461 S.F.)



Traffic Impact Study

Please fill out and submit the TIS checklist to ensure that all applicable report requirements are addressed.

TIS checklist has been completed for the revised study.

Barbarick Waste Transfer Station

El Paso County, Colorado

Add "PCD File No. AL2310"

Pre The PCD File No.
AL2310 was added to
the revised study.

Graham Construction Management

Kimley»Horn

T R A F F I C I M P A C T S T U D Y

Traffic Engineer's Statement

The attached traffic report and supporting information were prepared under my responsible charge and they comport with the standard of care. So far as is consistent with the standard of care, said report was prepared in general conformance with the criteria established by the County for traffic reports.

Jeffrey R. Planck

September 15, 2022

Jeffrey R. Planck, P.E., PE #53006

Date

Developer's Statement

This sheet has been sent to Richard Graham for his signature.

I, the Developer, have read and will comply with _____ my behalf within this report.

Provide signature and date

Mr. Richard Graham, Jr.
Graham Construction Management
4615 Northpark Drive
Colorado Springs, CO 80918

Date

Barbarick Waste Transfer Station

El Paso County, Colorado

Prepared for
Graham Construction Management
4615 Northpark Drive
Colorado Springs, CO 80918

Prepared by
Kimley-Horn and Associates, Inc.
2 North Nevada Avenue
Suite 300
Colorado Springs, Colorado 80903
(719) 453-0180

September 2022



This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

1.0 EXECUTIVE SUMMARY

This report has been prepared to document the results of a Traffic Impact Study for the Barbarick Waste Transfer Station project proposed at 8812 Cliff Allen Point in El Paso County, Colorado. Specifically, the project is located near the southeast corner of the Lochwinnoch Lane and Vollmer Road intersection. For the purposes of this study, Barbarick Waste Transfer Station is anticipated to include an intermediate transfer facility. It is expected that Barbarick Waste Transfer Station will be completed in the next several years; therefore, analysis was conducted for the 2025 short-term buildout horizon as well as the 2045 long-term twenty-year planning horizon.

The purpose of this traffic study is to identify project traffic generation characteristics to determine potential project traffic related impacts on the local street system and to develop the necessary mitigation measures required for the identified traffic impacts. The intersection of Vollmer Road and Lochwinnoch Lane was incorporated into this traffic study in accordance with El Paso County standards and requirements.

Regional access to Barbarick Waste Transfer Station will be provided by SH-21 and US-24. Primary access will be provided by Vollmer Road. Direct access will be provided by the existing east leg at the intersection of Lochwinnoch Lane and Vollmer Road.

Barbarick Waste Transfer Station is expected to generate approximately 280 weekday daily trips, with 36 of these trips occurring during both the morning and afternoon peak hours. Of the 280 weekday daily trips, 10 are anticipated to be heavy vehicle trips with two (2) heavy vehicle trips during both peak hours.

Based on the analysis presented in this report, Kimley-Horn believes Barbarick Waste Transfer Station will be successfully incorporated into the existing and future roadway network with the existing geometry and control. The intersection of Vollmer Road and Lochwinnoch Lane is anticipated to operate acceptably throughout 2045 and all vehicle queues are anticipated to be maintained within the existing storage lengths. The road impact fee associated with the project is expected to be \$22,380.

Lochwinnoch Lane was updated to Lochwinnoch Lane/Carah Dawn View in the revised study.

/Carah Dawn View

2.0 INTRODUCTION

Kimley-Horn and Associates, Inc. has prepared this report to document the results of a Traffic Impact Study for the Barbarick Waste Transfer Station project proposed at 8812 Cliff Allen Point in El Paso County, Colorado. Specifically, the project is located near the southeast corner of the Lochwinnoch Lane and Vollmer Road intersection. A vicinity map illustrating the Barbarick Waste Transfer Station development location is shown in **Figure 1**. For the purposes of this study, Barbarick Waste Transfer Station is anticipated to include an intermediate transfer facility. A conceptual site plan is attached in **Appendix D**. It is expected that Barbarick Waste Transfer Station will be completed Revised years; therefore, analysis was conducted for the 2025 short-term buildout horizon as well as the 2045 long-term twenty-year planning horizon.

The purpose of this traffic study is to identify project traffic generation characteristics to determine potential project traffic related impacts on the local street system and to develop the necessary mitigation measures required for the identified traffic impacts. The intersection of Vollmer Road and Lochwinnoch Lane was incorporated into this traffic study in accordance with El Paso County standards and requirements.

Regional access to Barbarick Waste Transfer Station will be provided by SH-21 and US-24. Primary access will be provided by Vollmer Road. Direct access will be provided by the existing east leg at the intersection of Lochwinnoch Lane and Vollmer Road.

3.0 EXISTING AND FUTURE CONDITIONS

3.1 Existing Study Area

The existing site is comprised of a diesel engine repair service. West of the site are single family homes. East of the site is vacant land that is currently undeveloped. Vacant land, industrial uses, and single-family homes. A boat storage facility is located to the north of the site.

Existing site access was added to the revised study.

Discuss how the site is currently accessed.

3.2 Existing Roadway Network

Vollmer Road provides two through lanes of travel in each direction, northeastbound and southwestbound, with a 45 mile per hour speed limit through the study area. Lochwinnoch Lane consists of one through lane in each direction extending primarily eastbound and westbound at the study area key intersection.

one at Lochwinnoch/Carah Dawn View?

/Carah Dawn View

The lane configuration was updated in the revised study.

Lochwinnoch Lane was updated to Lochwinnoch Lane/Carah Dawn View in the revised study.

The word "seperate" was added to the revised study.

separate

/Carah Dawn View

The unsignalized intersection of Lochwinnoch Lane and Vollmer Road is controlled on the eastbound Lochwinnoch Lane and westbound Carah Dawn View. For the purposes of this analysis, Vollmer Road is considered a north/south roadway. Lochwinnoch Lane was updated to Lochwinnoch Lane/Carah Dawn View in the revised study. Lochwinnoch Lane is considered an east/west roadway. The northbound and westbound approaches provide a shared left turn/through lane and a right turn lane. The southbound and eastbound approaches provide one shared lane for all movements. An aerial photo of the existing intersection configuration is below (north is up - typical).



Lochwinnoch Lane & Vollmer Road

The intersection lane configuration and control for the study area intersection are shown in **Figure 2**.

3.3 Existing Traffic Volumes

Existing turning movement counts were conducted at the study intersection on Thursday, August 25, 2022, during the morning and afternoon peak hours. The counts were conducted during the morning and afternoon peak hours of adjacent street traffic in 15-minute intervals from 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM on this count date. The existing intersection traffic volumes are shown in **Figure 3** with count sheets provided in **Appendix A**.

3.4 Unspecified Development Traffic Growth

According to the 2040 traffic projections from the El Paso County Major Transportation Corridor Plan (MTCP) traffic model compared to the existing traffic volumes, the area surrounding the site is expected to have an average 18-year growth factor of 1.43. This growth factor equates to an annual growth rate of 1.99 percent. Future traffic volume projections and growth rate calculations are provided in **Appendix B**. Therefore, a 1.99 percent annual growth rate was used to calculate future traffic volumes at the study area intersection. This annual growth rate was used to estimate short-term 2025 and long-term 2045 traffic volume projections at the key intersection. The calculated background traffic volumes for 2025 and 2045 are shown in **Figure 4** and **Figure 5**, respectively.

Provide list of recent traffic studies. Sterling Ranch is one:
<https://epcdevplanreview.com/Public/ProjectDetails/180813>

A list of recent traffic studies was added to the revised report. Additionally, traffic volumes from Sterling Ranch were added to the roadway for the 2045 analysis.

Vollmer Road. Likewise, all obstructions for right turning vehicles from stop should be clear to the left within the triangle created with a vertex point located 10 feet from the edge of the major road traveled way and a line-of-sight distance of 430 feet located in the middle of the nearest northbound through lane along Vollmer Road. It is believed that the intersection of Vollmer Road and Lochwinnoch Lane is appropriately located to provide necessary sight distances.

5.6 Bicycle and Pedestrian Access

Sidewalks are not present on either side of the Vollmer Road and Lochwinnoch Lane intersection. Sidewalks and bicycle lanes are not provided along Vollmer Road or Lochwinnoch Road.

5.7 Road Impact Fees

Road impact fees were evaluated based on the El Paso County Road Impact Fee Schedule. Based on these fee schedule guidelines, the fee per 1,000 square feet of Warehouse is \$1,865. Therefore, the road impact fee for the proposed 12,000 square foot building is expected to be \$22,380. Road impact fee calculations are shown in **Table 5**.

Table 5 – Road Impact Fees

Use	Units	Fee / Unit	Total Fee
Warehouse	12.00 KSF	\$1,865	\$22,380

During the final plat process, the project team will determine if the impact fees are paid up front or if the property will be included in one of the available public improvement districts with reduced upfront costs with the final plat.

The report was updated with Industrial road impact fees.

The land use the road impact fee shall be based on is industrial. Please revise road impact fee calculations.

5.8 Heavy Vehicle Assessment

The heavy vehicle percentage adjacent to the intersection of Lochwinnoch Lane and Vollmer Road is currently 6.2 percent during the morning peak hour and 4.4 percent during the afternoon peak hour. An industry standard 10 percent K-factor was utilized to estimate an average daily traffic volume of 6,100 vehicles per day along Vollmer Road. The afternoon heavy vehicle percentage of 4.4 percent was utilized to estimate a daily heavy vehicle estimate of 268 trucks (6,100 x 0.044). The project is anticipated to add 10 daily truck trips during the peak day of the peak month. This equates to a 3.7 percent (10/268) increase in the overall number of daily trucks along Vollmer Road. However, the heavy vehicle usage of 4.4 percent along Vollmer Road remains the same due to the small number of trucks added daily by this project. This is due to passenger vehicles generated by the project being added to Vollmer Road as well as trucks and the overall truck percentage along Vollmer Road remaining the same ((268 existing trucks + 10 project trucks) / (6,100 existing vehicles + 280 project vehicles)). It should also be noted that this is calculated with the highest project generated volume day in the entire calendar year and not the average project generation. Therefore, an approximate total of five heavy vehicles (10 trips) are expected to be added to the roadway network on a peak day, and this is expected to have a negligible impact to the surrounding roadway.

Address the ownership and condition of Carah Dawn View and Cliff Allen Point to the site, width, shoulders, pavement condition and thickness, etc. access and sight distance requirements at the site. Does it meet minimum ECM requirements for the volume and type of traffic proposed? If maintenance or improvements need to be done on the road, who will do it?

A road conditions report will be provided in the future by the applicant separate from the Traffic Impact Study. Sight distance is currently provided in section 5.5.