

GENERAL INFORMATION

Ed: 11/13/10

Project Name: Iron Mountain Transfer Station Existing Zone: M-1 Acreage: 1.292
 Site Address: 3310 + 3320 N. Cascade Ave. Direction from Nearest Street Intersection: SE Corner of N. Cascade + Talamha Ct.
 Tax Schedule Number(s): 63312-08-001, -006

TYPE OF PLAN(S) - Check all that apply.

2020 Land Use Map Amendment
 Administrative Relief
 Amendment to Plat Restriction
 Annexation
 Building Permit to Unplatted Land
 Building Permit Prior to Platting
 CMRS No.
 Concept Plan New MJ MN MM PUP
 Conditional Use New MJ MN MM
 Development Agreement (PUD Zone)
 Development Plan New MJ MN MM PUD
 Landscape Plan Preliminary Final Irrigation
 Master Plan New MJ MN MM
 Nonuse Variance
 Preservation Easement Adjustment
 Property Boundary Adjustment
 Street Name Change
 Subdivision Plat PP FP PFP
 Subdivision Waiver (Design/Process)
 Use Variance New MJ MN MM
 Vacation of Plat
 Vacation of Public Right-of-Way
 Waiver of Replat
 Zone Change PUZ Proposed Zone:

Note: MJ = Major Amendment; MN = Minor Amendment; MM = Minor Modification

PROJECT SUMMARY: Briefly describe the proposed project, including commercial, office and industrial square footage and/or residential lots or dwelling units.

Use existing space for CTD Transfer Station. No buildings or structures are proposed. Elevated ramp only for machine.

OWNER/APPLICANT ACKNOWLEDGEMENT OF RESPONSIBILITIES:

The signature(s) hereby certify that the statements made by myself and constituting part of this application are true and correct. I am fully aware that any misrepresentation of any information on this application may be grounds for denial of this application. I agree that if this request is approved, it is issued on the representations made in this submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representations or conditions of approval. The applicant/owner by his or her signature understands and agrees that he or she is responsible for the completion of all on-site and off-site improvements as shown and approved on the final plan (including landscaping, paving, lighting, etc.) prior to receiving a Certificate of Occupancy.

I, as the owner, wish to receive copies of all correspondence regarding this project.

Patrick Meade 11/17/2015 Patrick Meade 11/17/2015
 Signature of Owner Date Signature of Applicant Date

CONTACT INFORMATION

Applicant: Patrick Meade Phone: 719-634-0611 Fax:
 Address: 75 Talamha Ct. City: CSL State: CO
 Zip Code: 80907 E-Mail: pmeade@ironmountaincs.com
 Owner: SAME Phone: Fax:
 Address: SAME City: State:
 Zip Code: E-Mail:

PLANNER AUTHORIZATION TO SUBMIT PROJECT: (CITY USE ONLY)

Applicable Checklists Administrative (AR) Project blurb
 Distribution Buckslip Attached Planning Commission (CPC)
 Payment \$ 1,623.00 Application Assigned to: Hannah Van... Date: 11/20/15
 Receipt No.: 27327 Newly Assigned File No(s): CPC CU 15-00132-AP

CITY OF COLORADO SPRINGS
General Application Form

APPLICATION REQUIREMENTS



Updated 12/28/2017

DEVELOPMENT PLAN, CONDITIONAL USE AND USE VARIANCE

SUBMITTAL CHECKLIST: This checklist is intended to assist you in preparing a complete plan that will address all City land use development project standards, requirements and review criteria. The following information must be included with the plan submittal. You may identify items you feel are not applicable. If justified, the City may exempt any requirement. *Note: The Land Use Review Division may require additional information in accordance with City Code Section 7.5.202.B.*

Applicant

Planner

- General Development Application Form**
 - _____ copies of a **Project Statement** containing the following information: (*# TBD by Planner*)
 1. Description: Describe the project and/or land uses proposed;
 2. Justification: Justify the approval of the project and address the review criteria listed at the end of this checklist; &
 3. Issues: Explain how the issues identified during the pre-application process have been addressed or mitigated.
 - _____ copies of a **Development Plan** showing all "Plan Contents" below (*# TBD by Planner*)
 - A copy of the proposed plan, reduced to **11" x 17"**, or a **.pdf**
 - Mineral Estate Owner Notification Certification Affidavit** (Public Hearing Items ONLY)
- Required **Reports and Studies** (to be determined at the pre-application or LDTC meetings) *The reports and/or studies must be prepared by the appropriate qualified professional.*
- 4 copies of a **Geologic Hazard Study** or **Exemption** (EDRD & LUR)
 - 4 copies of a **Drainage Study** (EDRD)
 - 4 copies of a **Traffic Impact Analysis** (EDRD)
 - 4 copies of a **Hydraulic Grade Line (HGL) Request Form** (CSU)
 - 4 copies of a **Wastewater Facilities Master Report** (CSU)

PLAN CONTENTS: All plans should be neat, clear, legible and drawn to a standard Engineer's scale. Inaccurate, incomplete, and poorly drawn plans may be rejected. Plans must not exceed 24 in. x 36 in. and should be folded no larger than 9 in. x 14 in. with the lower right-hand corner exposed.

Each **Plan Sheet** should show the following information:

- Development Plan name
- City File Number
- Sheet number (i.e. 1 of X, 2 of X, etc.)
- North arrow
- Scale, both written and graphic
- Space for approval stamp

Provide the following information on the **Cover Sheet**:

- Vicinity Map
- Index Map (if necessary for multiple sheets)
- Project name and description
- Owner/Developer name
- Applicant name
- Date of preparation
- Total development plan area in acres or square feet
- Legal description

PLAN CONTENTS: *continued from previous page.*

Applicant

Planner

- Show existing and proposed easements, indicating dimensions, use and maintenance information
- Location and dimensions of building and landscape setbacks and buffers
- Subdivision name labels for all lots adjacent to the site
- Show land uses, principal buildings, street names, significant natural features, public facilities, easements, and zone districts for sites within 100 feet of the property boundaries
- Show the locations of any water quality features

Streets and Alleys

- Existing and proposed streets, intersections, street names, classifications with the exact location and widths of right-of-ways and pavement types, curb types and other street improvements
- Identify all streets as "public" or "private"
- Show and label all access points to the property from adjacent streets and alleys
- Show and label all speed line of sight visibility areas at all street intersections
- All existing and proposed medians, traffic islands, traffic control devices, and roundabouts. Provide dimensions and size and identify maintenance responsibilities
- Show all existing and proposed acceleration and deceleration lanes, including dimensions, length and width
- Show any existing or proposed encroachments into the public right-of-way that require a Revocable Permit
- Provide typical cross-sections for all proposed streets and alleys

Sidewalks and Trails

- Show all existing and proposed locations, dimensions and surface materials of all sidewalks, trail and bicycle pathways. Note the condition of these facilities.
- Show pedestrian ramps at all pedestrian crossings, at all intersections with reference made to City standard type
- Show any and all sidewalks connecting building entries to exterior and public sidewalks
- Show and label existing and proposed public improvement easements for sidewalks and pedestrian ramps outside of dedicated right-of-way areas
- For detached sidewalks, show the distance from the back of curb to the edge of sidewalk
- If applicable, show the size and location and provide a detail of bicycle storage/parking racks

Internal Traffic Circulation, Driveways, Aisles, and Fire Lanes

- Provide location, grade, dimensions and pavement material for all access travel-ways including driveways, drive aisles, fire lanes, curb cuts, and intersections. Call out City standard details if within City right-of-way or easements.
- Show and label any access easements, existing or proposed
- Show the location and dimensions of all loading and maneuvering areas and stacking lanes. Provide pavement type, as well.
- Identify location and type of any curbs and/or sides of roadways and extents thereof to be marked as fire lane(s)
- For residential projects, indicate the minimum length of driveways from garage door to property line and to back of sidewalk
- Show any noise mitigation methods (i.e. sound barrier walls, etc.), if applicable

Parking Lots, Areas & Spaces

- Location and dimensions of parking lots/areas and drive aisles. Indicate pavement material.
- Location and number of all regular, compact, and handicapped spaces and access aisles.
- Provide a typical or detail with dimensions of typical regular and compact parking spaces types
- Provide a detail with dimensions of typical handicap parking spaces, side aisles, ramp design and location, and signage

DEVELOPMENT PLAN REVIEW CRITERIA

The City will review your development plan using the following criteria. A development plan shall be approved when the plan complies with all of the requirements of the zone district in which it is located, is consistent with the intent and purpose of the Zoning Code and is compatible with the land uses surrounding the site.

1. Will the project design be harmonious with the surrounding land uses and neighborhood?
2. Will the proposed land uses be compatible with the surrounding neighborhood? Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities?
3. Will the structures be located to minimize the impact of their use and bulk on adjacent properties?
4. Will landscaping, berms, fences and/or walls be provided to buffer the site from undesirable views, noise, lighting or other off-site negative influences and to buffer adjacent properties from the negative influences that may be created by the proposed development?
5. Will vehicular access from the project to the streets outside the project be combined, limited, located, designed and controlled to channel traffic to and from such areas conveniently and safely and in such a manner which minimizes traffic friction, noise and pollution and promotes free traffic flow without excessive interruption?
6. Will all the streets and drives provide logical, safe and convenient vehicular access to the facilities within the project?
7. Will streets and drives within the project area be connected to streets outside the project area in such a way that discourages their use by through traffic?
8. Will adequately sized parking areas be located throughout the project to provide safe and convenient access to specific facilities?
9. Will safe and convenient provision for the access and movement of handicapped persons and parking of vehicles for the handicapped be accommodated in the project design?
10. Will the design of streets, drives and parking areas within the project result in a minimum of area devoted to asphalt?
11. Will pedestrian walkways be functionally separated from vehicular traffic and landscaped to accomplish this? Will pedestrian walkways be designed and located in combination with other easements that are not used by motor vehicles?
12. Does the design encourage the preservation of significant natural features such as healthy vegetation, drainage channels, steep slopes and rock outcroppings? Are these significant natural features incorporated into the project design?

CONDITIONAL USE REVIEW CRITERIA

The Planning Commission may approve and/or modify a conditional use application in whole or in part, with or without conditions, only if all three (3) of the following findings are made:

- A. Surrounding Neighborhood: That the value and qualities of the neighborhood surrounding the conditional use are not substantially injured.
- B. Intent of Zoning Code: That the conditional use is consistent with the intent and purpose of this Zoning Code to promote public health, safety and general welfare.
- C. Comprehensive Plan: That the conditional use is consistent with the Comprehensive Plan of the City.

USE VARIANCE REVIEW CRITERIA

The following criteria must be met in order for a Use Variance to be granted:

1. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to the property or class of uses in the same zone so that a denial of the petition would result in undue property loss; and
2. That such variance is necessary for the preservation and enjoyment of a property right of the petitioner; and also,
3. That such variance will not be detrimental to the public welfare or convenience nor injurious to the property or improvements of other owners of property.



CITY CLERK'S OFFICE

2016 FEB 29 P 3:25

February 23, 2016

City of Colorado Springs
City Council
107 N Nevada Avenue
Colorado Springs, CO 80903

Re: CPC CU 15-00132

Dear Council Members:

I would like to formally appeal the decision made by the Planning and Zoning Commission on February 18, 2016.

Although the decision was a 4-4 tie, the result was a rejection of the project. I feel that the project was not reviewed thoroughly by some of the members, and that some members misunderstood or misinterpreted the operations and/or provisions. I feel that it is my right to operate a transfer facility as allowed in the current zoning classification under the conditional use rules. I also believe we have provided significant proof that our operation is supported by the majority of our neighbors and will have a positive impact to the area.

Our project consists of a construction materials transfer facility. We provide roll-off containers to the construction industry for discarded materials. These containers are typically very light weight and therefore do not get close to the capacity of the truck we use to transport the containers. Our objective is to transport these containers to a centrally-located facility for processing and consolidation into a unit with a larger capacity increasing our efficiency.

The concerns presented by the opposition include:

1. Storm water control
2. Truck traffic
3. Hazardous Materials
4. Dust

The Rocky Mountain Development Group, LLC d/b/a Iron Mountain Demolition & Roll-Off
75 Talamine Ct Ste A – Colorado Springs, CO 80907
Phone: 719-634-0611 Fax: 719-635-5730

Our Operations Plan addresses each of these concerns, as well as many more. This plan was drafted by Doty and Associates, LLC, an environmental, groundwater and waste management engineer and is in compliance with the State regulations for the handling of this type of material and storm water issues. This Operations Plan was provided to the Planning and Community Development staff working for our case. (see attached)

1. Storm Water Control- Most of this is addressed in section 4.4 of the Operations Plan:

4.4 OFF-SITE WATER PROTECTION

Transfer operations will not significantly change the runoff characteristics of the site. No impact is expected to surface water from contact with the non-putrescible and generally inert C&D waste materials. There is no discharge of washdown waters from the waste handling area.

Although this is the design plan that complies with the State regulations, we have gone a step further and are utilizing a 15' natural buffer zone and a berm along the discharge side of the property. Our dump pit is a 50' X 50' X 8" thick concrete pad. Minimal debris or water leaves this pad.

2. Truck traffic- This issue was raised by the owner of the mobile home park located at the Northwest corner of Cascade Avenue and Fillmore Street. When we learned that the owner did not like our truck traffic at this intersection, we routed our trucks up Commerce Street, thus avoiding this particular neighbor. It should be noted that his concerns pertain to when we were utilizing our properties located at 3150 and 3106 N. Cascade. He stated at the Planning Commission meeting that there has been a noticeable reduction of traffic from our operations. The businesses in this area require consistent heavy truck traffic. Waste Management has an estimated 40-50 trucks at their yard located just one block north of our location, and most other businesses in the area frequently receive deliveries via heavy trucks and tractor trailers. Our truck traffic is consistent with our normal operations, not just operations related to the transfer station. Truck traffic will be consistent with or without the use of our transfer facility.
3. Hazardous Materials- This is addressed in section 4.7.1 of the Operations Plan:

4.7.1 HAZARDOUS MATERIALS

Should any unacceptable materials be observed at the time of unloading, the customer will be required to reload the unacceptable material and remove it from the site. If the customer is no longer at the facility and cannot be otherwise identified, the material will be loaded into a roll-off box for temporary storage. The material will be moved by hand or by the excavator, as appropriate. The roll-off will be tarped and moved to a convenient area pending a decision for appropriate ultimate disposition.

The Site Manager will be notified as soon as possible of the presence of suspected unacceptable material and will be responsible for appropriate characterization and disposal of the material. If the unacceptable material is determined to be a hazardous waste, the Site Manager will also be

responsible for notifying the Colorado Department of Public Health & Environment and the Colorado Springs Health Department of the presence of the material and its ultimate disposition.

We believe we address this concern better than any other transfer facility in the area because we only take material from licensed contractors. Contractors perform either renovations or new construction projects, and they must acquire a permit to perform either type of work. For renovations, the contractor must have a state-licensed firm survey the existing building for suspect materials. These materials must be analyzed for contamination. If materials are determined to be contaminated, the materials must be abated before a state permit will be issued. Pikes Peak Regional Building Department must have that state permit prior to issuing a local permit. Therefore, we are quite confident that we are not going to be exposed to contaminated materials. To take this a step further, our team is trained in identifying suspect materials. When they see a suspect material, we have a sample analyzed to confirm it is clean. Reports were included in our submittal package provided.

4. Dust- This is addressed in section 4.3.2 of the Operations Plan:

4.3.2 Noise, Dust & Odor Control

The excavator used in the transfer operation will be equipped with a "white-noise" backup alarm to limit noise impacts. On-site roads will be maintained and swept as needed to minimize dust generation. In addition, the C&D waste will be moisturized using water sprays as needed during the unloading and loading operations. Waste will be loaded into the transfer trailer as rapidly as possible and removed for proper disposal as soon as practical after the trailer is full to reduce odors. However, odor generation by the C&D waste materials is expected to be negligible.

We feel the primary cause for dust in respect to our transfer operations is from the truck traffic. We have placed asphalt millings on areas of our property that were not covered with asphalt. This has reduced the amount of fugitive dust from the transfer operations. It should be noted that many of the properties in the surrounding area are paved with gravel or crushed concrete. These surfaces are responsible for most of the dust when agitated by vehicles. One member of the Planning Commission questioned whether asphalt millings were placed. I had issued a set of photographs taken minutes before our presentation that clearly show the millings were placed and in good condition.

One example of our ability to execute the Operations Plan was an unannounced inspection by Brian Long of Colorado Department of Public Health, the governing authority regarding solid waste. In his inspection, which included storm water control, he concluded that we had no violations other than the question if we were permitted to perform these actions at this location. Our operations met or exceeded all state requirements. A copy of this inspection was provided in the submittal package.

Waste Management is currently operating an open air facility on M-1 ground at the North end of N. Century St. This facility is ½ mile due East from our location. Iron Mountain is committed to institute controls to help this project be a success as did Waste Management.

In summary, I feel that the Planning and Development Team's recommendation (Staff Recommendation) provided to the Planning Commission was the correct action to take for this project. The Team recommended approval because this request complies with the Conditional Use review criteria in City Code Section 7.5.704. I also agree with the conditions of the approval. I would and should expect to have a follow up "inspection" of our operations to ensure that we have meet or exceeded the expectations of our Operations Plan.

I appreciate your consideration in this matter

Sincerely,

A handwritten signature in black ink, appearing to read 'P. R. Meade', written in a cursive style.

Patrick R. Meade

DOTY & ASSOCIATES, LLC

ENVIRONMENTAL, GROUNDWATER AND WASTE MANAGEMENT ENGINEERS

1440 BRICKYARD ROAD
SUITE 1
GOLDEN, COLORADO 80403-8125

VOICE: (303) 279-9181
FAX: (303) 279-9186

<http://www.dotyeng.com>
bpdoty@dotyeng.com

OPERATIONS PLAN IRON MOUNTAIN TRANSFER STATION COLORADO SPRINGS, COLORADO

September 11, 2015

Prepared for:

Iron Mountain Roll-Off
75 Talamine Court
Colorado Springs, Colorado 80907

Prepared by:

Doty & Associates, LLC
1440 Brickyard Road
Suite 1
Golden, Colorado 80403-8125

Project No. 906-01

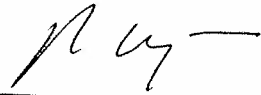

Benjamin P. Doty, P.E.

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1.0 INTRODUCTION

This is the operations plan for the Iron Mountain Transfer Station located in Colorado Springs, Colorado (Figure 1). The street address is 3320 North Cascade Avenue, Colorado Springs, Colorado, 80907. The site consists of an area of approximately 1.28 acres on two contiguous lots in the Talamine Business Center. The property is in the Northeast Quarter of the Northwest Quarter of Section 31, Township 13 South, Range 66 West, Sixth Principal Meridian, Colorado Springs, El Paso County, Colorado (Figure 2). The Iron Mountain Transfer Station is owned and operated by Iron Mountain Roll-off. The facility is a construction & demolition debris (C&D) transfer station; C&D wastes generated off-site are unloaded at the facility and then reloaded into over-the-road transfer trailers for transport to an approved solid waste disposal site. Only C&D wastes are accepted at the facility. Materials such as household waste, other commercial waste, liquid waste, polychlorinated biphenyl (PCB) containing waste, hazardous waste, medical waste, asbestos waste and contaminated soil are not accepted.

This document is generally organized following and is intended to supply essentially all of the information required by Section 7 of the Colorado Department of Public Health and Environment solid waste regulations. In accordance with the regulations, a copy of the operations plan is kept on-site in the office.

2.0 GENERAL DATA & MAPS

2.1 OPERATOR

The Iron Mountain Transfer Station is owned and operated by Iron Mountain Roll-off. Operator contact information is provided on Table 1. The person nominated on Table 1 has authority to take corrective action in an emergency.

2.2 LOCATION

As stated earlier, the Iron Mountain Transfer Station is located in Colorado Springs, El Paso County, Colorado (Figure 1). The facility address and telephone number are as follows.

Iron Mountain Transfer Station
Iron Mountain Roll-off
3320 North Cascade Avenue
Colorado Springs, Colorado 80907
(719) 634-0611 office
(719) 635-5730 FAX

The site is in the Northeast Quarter of the Northwest Quarter of Section 31, Township 13 South, Range 66 West, Sixth Principal Meridian, Colorado Springs, El Paso County, Colorado (Figure 2).

The legal description of the property is as follows.

Schedule No: 6331208001
Lot 1, Talamine Business Center Filing No. 1, Colorado Springs

Schedule No: 6331208006
Lot 2, Talamine Business Center Filing No. 3, Colorado Springs

2.3 SERVICE AREA, ACCESS & LAND USE

The Iron Mountain Transfer Station primarily serves Colorado Springs and surrounding communities; however, haulers are free to use the facility from any point of origin. A regional map is presented as Figure 1.

Customer access to the facility is generally from I-25 (either north- or south-bound) onto east-bound West Fillmore Street in the northern portion of the Colorado Springs metropolitan area. Customers arriving from the west will generally turn left from Fillmore onto Beacon Street, then right onto Buchanan Street and, finally left onto Cascade to the site entrance. Customers arriving from the east will utilize Nevada Avenue, turning west onto Winters, Chambers or Commerce, and then using Cascade to reach the site entrance. Customer egress generally follows the same routes but in reverse order. Transfer trucks utilize the Cascade, Buchanan, Beacon, Fillmore and I-25 route. These roadways are shown on Figure 3.

Most of the lands in the general vicinity are in commercial, industrial or residential use. There are residential uses north and south of the site, as well as parks and residential areas to the west (Figure 4). The 100-year floodplain is restricted to the park areas along Monument Creek.

There are fifty-two permitted water wells within 1/2 mile of the property (Figure 5 and Table 2). The uses are as follows.

- o Domestic (9)
- o Commercial/Industrial (2)
- o Monitoring (41)

Adjacent properties are shown on Figure 6. The figure also shows current zoning, the names and mailing addresses of the property owners, and the size of the parcels in acres.

3.0 FACILITY DESIGN

3.1 LOADING & UNLOADING AREA

Commercial customer unloading is accomplished in an area defined by concrete blocks (also known as mafia blocks) in a paved area of the yard south of the on-site building (Figure 7). The facility is open to commercial contractors and waste haulers (closed to members of the general public). The unloading area is approximately 1,600 square feet. The C&D waste materials are moved as rapidly as possible into a transfer trailer using an excavator. Water sprays will be provided during the unloading and loading operations as needed to control dust generation. The initial through-put capacity of the transfer system is expected to be approximately 400 cubic yards per day (100 tons per day). The maximum capacity of the facility is approximately 2,000 cubic yards per day (500 tons per day).

3.2 ON-SITE ROADS

All roadways and driving surfaces consist of compacted concrete, asphalt or well-compacted roadbase. The condition of the driving surface is maintained as necessary to support delivery and transport equipment. Snow removal is performed using on-site equipment as needed; thus, the roads are trafficable in all weather conditions.

Traffic conditions at the unloading area and the yard to the east are visible to the transfer truck driver from the transfer truck loading area. The driver is required to wait until the way is clear before leaving the loading area. A generalized traffic flow diagram is presented on Figure 7. There is sufficient capacity in the yard and along Talamine Court that vehicles waiting to unload will not obstruct traffic on the adjacent roadways.

3.3 EQUIPMENT

On-site equipment consists of a dedicated excavator, other construction equipment (e.g., front end loader and backhoe) and a transfer truck. The transfer trailer has a capacity of approximately 90 cubic yards or 22 tons per load, on average. The excavator is used to pick up the material from the unloading area and place it into the transfer trailers. The on-site equipment will be adjusted as necessary to handle the incoming volume. Equip-

ment changes in response to site through-put are a normal part of operations and, by themselves, do not require amendment of this plan.

3.4 GATE, FENCING & SIGNAGE

The entire property is enclosed with a six foot high chain link fence. There are gates that can be closed across the two entrances. The gates are locked when the facility is closed to limit access by unauthorized persons.

Signage is provided at the entrance showing:

- o hours of operation,
- o acceptable materials,
- o unacceptable materials, and
- o emergency phone number.

3.5 BUFFER ZONE

The buffer zone around the waste handling area is nearly 200 feet to the north property line, 150 feet to the east property line, 70 feet to the south property line and 100 feet to the west property line. The nearest residence is approximately 250 feet to the southwest. Surrounding land uses are shown on Figure 4.

4.0 OPERATING STANDARDS & PROCEDURES

4.1 WASTE CHARACTERIZATION

This facility is a C&D waste transfer station. Wastes generated off-site are unloaded at the facility and then reloaded into over-the-road transfer trailers for transport to approved solid waste disposal sites. Only C&D wastes are accepted at the facility. Materials specifically excluded from the facility include household waste, other commercial waste, liquid waste, PCB containing waste, hazardous waste, medical waste, asbestos waste and contaminated soil. The maximum capacity of the facility as presently configured is approximately 100 tons per day.

As discussed earlier, customer vehicles unload in an area delimited by concrete blocks. An excavator is used to pick up waste in the unloading area and to load it into transfer trailers. There will be no overnight outside storage of non-containerized C&D waste. Material in the transfer trailer, in roll-off boxes or under full tarp coverage in the unloading area is considered containerized. Every effort will be made to remove waste from the unloading area as rapidly as possible. Waste will not remain in the unloading area for more than 24 hours.

4.2 SUPERVISION & PERSONNEL

The operational staff consists of the following.

- o Site Manager. The Site Manager is responsible for all aspects of the facility operation, including accounting, staffing, staff supervision, training programs, regulatory compliance and emergency response.
- o Loader/Spotter. The Loader/Spotter is responsible for maintenance of orderly and safe customer traffic flow. The Loader/Spotter directs customers into the unloading area. The Loader/Spotter is also responsible for exclusion of unacceptable waste by observing the nature of the waste as it is unloaded. The Loader/Spotter also loads the transfer trailer as soon as possible after the customer has unloaded. Finally, the Loader/Spotter is responsible for nuisance control and supervision of temporary personnel.

- o Drivers. The Drivers transport the waste in the transfer trailer to the landfill when the trailer is full. The Drivers are required to yield to customer vehicles in order to promote orderly and safe on-site traffic flow.
- o Gate Clerk. The Gate Clerk at the site entrance is responsible for cashier functions and informing customers of unacceptable wastes.
- o Temporary Personnel. Temporary personnel are employed as needed to control nuisance conditions such as windblown debris.

The entrance gates will be closed and locked whenever there are no regular company employees on-site.

All employees of the Iron Mountain Transfer Station will receive training regarding procedures contained in this operations plan and the duties of their job function within five working days of hiring. The training will also cover recognition of unacceptable waste and safe equipment operating practices. All employees will also receive refresher training on these same topics on an annual basis. The training will consist of a section by section explanation of the operations plan to the employee(s) by the Site Manager or a qualified alternate. The alternate may be a person of an equivalent or higher position in the organization as the Site Manager or a person with sufficient training and experience to adequately explain the operations plan.

4.3 NUISANCE CONDITIONS

4.3.1 Windblown Debris Control

Little windblown debris is expected to be generated from the C&D waste. All incoming loads will be covered. This will be enforced by charging customers twice the standard rate for uncovered loads. Waste materials will be moved to the transfer trailer as rapidly as possible. Loaded transfer trailers will also be covered.

Should winds be strong enough or so directed that blowing debris becomes a problem, the debris will be collected by temporary or other personnel. The property and both sides of the adjacent roadways will be inspected daily by the Site Manager or designated

alternate for the presence of windblown debris. If windblown debris from the facility is observed, it will be collected and returned to the waste handling area within 72 hours.

4.3.2 Noise, Dust & Odor Control

The excavator used in the transfer operation will be equipped with a "white-noise" backup alarm to limit noise impacts. On-site roads will be maintained and swept as needed to minimize dust generation. In addition, the C&D waste will be moisturized using water sprays as needed during the unloading and loading operations. Waste will be loaded into the transfer trailer as rapidly as possible and removed for proper disposal as soon as practical after the trailer is full to reduce odors. However, odor generation by the C&D waste materials is expected to be negligible.

4.3.3 Vector Control

The attraction, breeding and emergence of birds, insects, rodents and other vectors is limited by the non-putrescible nature of the C&D wastes handled at the facility. If vectors become a problem, a commercial service will be contracted to provide pest abatement.

4.4 OFF-SITE WATER PROTECTION

Transfer operations will not significantly change the runoff characteristics of the site. No impact is expected to surface water from contact with the non-putrescible and generally inert C&D waste materials. There is no discharge of washdown waters from the waste handling area.

4.5 FIRE PROTECTION

Potable water is supplied to the Iron Mountain Transfer Station by the Colorado Springs municipal supply. Sufficient water is available from this source for personnel use and for fire suppression. Fire hydrants are located near the site exit gate, at the intersection of Cascade and Talamine Court, and approximately 400 feet west of the intersection on Talamine Court. The two closest fire hydrants are shown on Figure 7. Fire extinguishers are located in the on-site shop building and in each piece of equipment.

In the event of a fire at the facility that cannot be controlled by operating personnel, the emergency response system will be immediately activated by dialing 911 and the affected area evacuated of all customers and non-essential personnel. If the fire is in the C&D waste, burning materials will be isolated from non-involved material using the excavator. Burning materials will then be cooled or smothered using water hoses, fire extinguishers or soil.

4.6 RECORDKEEPING

Operational records will be kept and filed in the office on a daily basis. Records will include all gate receipt tickets, as-built construction drawings, this operations plan, other plans as appropriate, training documentation and variations from approved operating procedures. In addition, records will be maintained pertaining to facility inspections by regulatory or other personnel, including the appropriate inspection forms (if provided by the inspector). Records such as gate receipts and inspection forms that are more than one year old may be stored at an alternate site if space is not available in the office.

4.7 CONTINGENCY PLANS

4.7.1 Hazardous Materials

Should any unacceptable materials be observed at the time of unloading, the customer will be required to reload the unacceptable material and remove it from the site. If the customer is no longer at the facility and cannot be otherwise identified, the material will be loaded into a roll-off box for temporary storage. The material will be moved by hand or by the excavator, as appropriate. The roll-off will be tarped and moved to a convenient area pending a decision for appropriate ultimate disposition.

The Site Manager will be notified as soon as possible of the presence of suspected unacceptable material and will be responsible for appropriate characterization and disposal of the material. If the unacceptable material is determined to be a hazardous waste, the Site Manager will also be responsible for notifying the Colorado Department of Public Health & Environment and the Colorado Springs Health Department of the presence of the material and its ultimate disposition.

4.7.2 Contamination

Spills of liquids or solids with potential to contaminate surface or groundwater will be cleaned-up or contained as quickly as possible. Solids will be shoveled into containers and the area cleaned by dry sweeping. Liquid spills will be contained using absorbent materials such as diapers, socks and floor dry compounds. Alternatively, soil from unpaved portions of the property may be utilized to contain the spill. The absorbent materials will be shoveled into containers and the area cleaned by dry sweeping. If appropriate (e.g., clean-up of a fuel or lubricating oil spill), the absorbent materials will be characterized to determine appropriate disposal methods.

If the spill is too large or moving too fast to control as described above, the emergency response system will be activated by dialing 911. Containment efforts will continue using the methodologies described above while awaiting the arrival of emergency response personnel.

4.7.3 Nuisance Conditions

The property and both sides of the adjacent roads will be inspected daily by the Site Manager or designated alternate for the presence of windblown debris. If windblown debris from the facility is observed, it will be collected and returned to the waste handling area within 72 hours by company or temporary personnel.

4.7.4 Alternate Waste Handling System

During periods that the facility is not able to operate because of emergencies or other circumstance, additional waste will not be accepted at the site. Customers will be advised that the facility is closed and offered directions to other waste handling facilities (i.e., other transfer stations or permitted landfills).

4.7.5 Medical Emergency

Minor medical emergencies involving facility staff will be dealt with using first aid supplies maintained in the office. Major medical emergencies involving facility staff will be dealt

with by activating the emergency response system (dial 911). All medical emergencies must be reported to the Site Manager as soon as possible.

Medical emergencies involving customers will be dealt with by offering to initiate the emergency response system if the situation appears minor, or by actually initiating the system (dial 911) if the customer is non-responsive. Medical emergencies involving customers must also be reported to the Site Manager as soon as possible.

4.8 FACILITY CLEANING & STANDING WATER

Cleaning of the loading and unloading areas will be performed mechanically using a front end loader as needed. No wash waters will be generated in this process.

The unloading area will be free of standing water at all times. Minor amounts of liquids in the C&D waste will be placed in the transfer trailer with the waste. Water will not be used to clean either the loading or unloading areas.

4.9 ADEQUATE STORAGE

The facility has adequate storage capacity if properly operated. The key to proper operation is to move waste into the transfer trailer as soon as possible after it is unloaded by the customer. In no event will waste be unloaded outside the unloading area. Every effort will be made to remove waste from the unloading area as soon as possible. Waste will not remain in the unloading area overnight unless it is fully tarped and no waste will remain in the unloading area for more than 24 hours. Transfer trailers will dispose of the C&D waste promptly. All trucks and other equipment used by the operation are parked on the facility property and not on public streets or roads (except in emergencies).

4.10 DISPOSAL

All C&D waste will be transferred from the facility as soon as this can practically be achieved. Any waste not transferred within 24 hours of receipt will be placed in closed containers (e.g., transfer trailers or roll-off boxes) to limit vector contact. All materials passing through the facility that are destined for disposal will be taken to an approved solid waste disposal site.

4.11 WATER SUPPLY

Potable water is supplied to the Iron Mountain Transfer Station by the Colorado Springs municipal supply. Sufficient water is available from this source for personnel use and for fire suppression.

5.0 CLOSURE PLAN

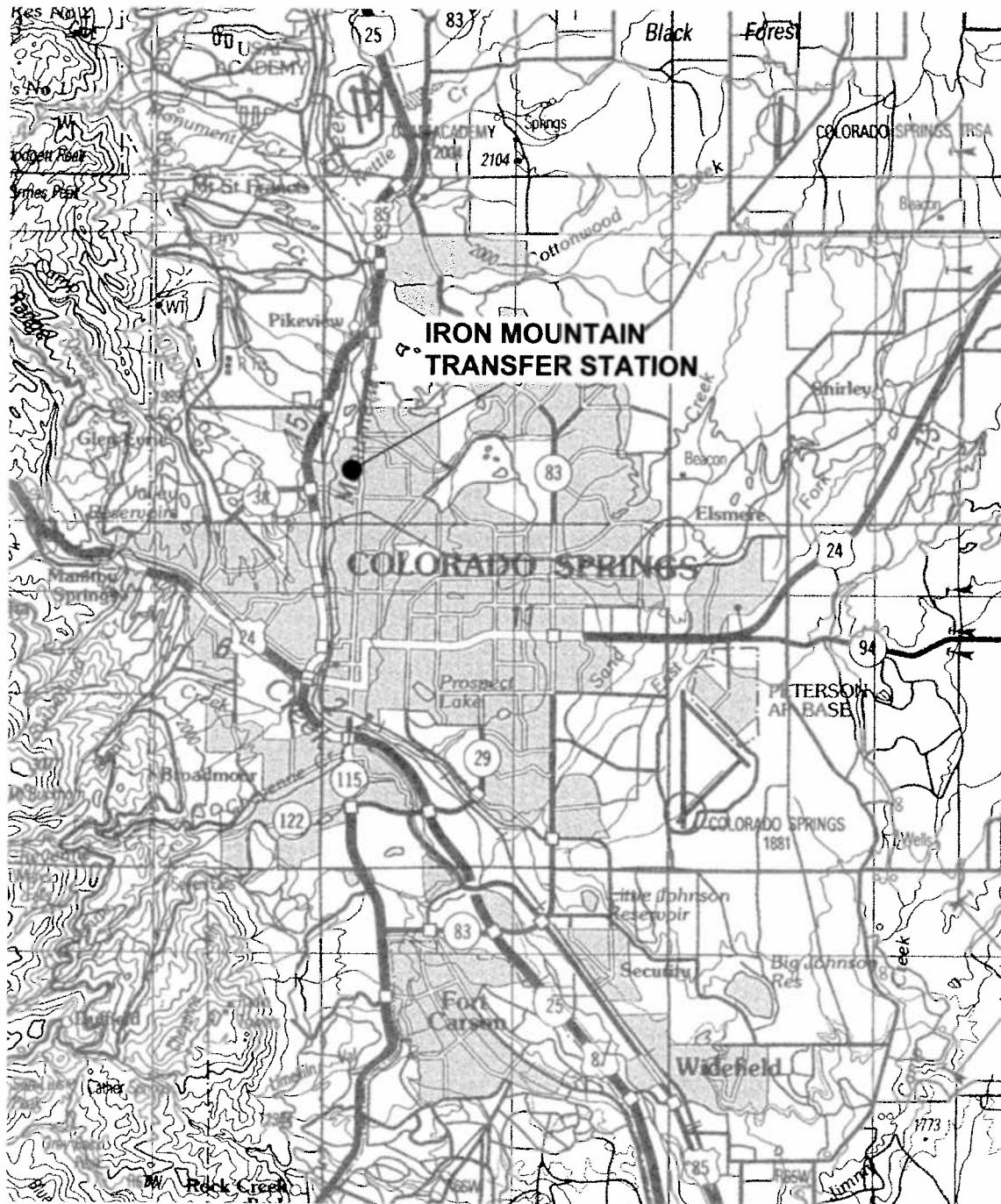
The Colorado Department of Public Health and Environment and the Colorado Springs Health Department will be notified in writing of any closure of the transfer station of more than 90 working days. Upon closure requiring notification, all solid wastes will be removed from the site and taken to an approved disposal facility. Final clean-up of the waste handling area will be performed by dry sweeping. Any windblown debris will be collected from the property and both sides of the adjacent roads.

APPENDIX A

FIGURES

FIGURE 1

REGIONAL LOCATION



09/02/2015

906-01

DOTY & ASSOCIATES, LLC

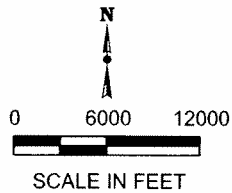
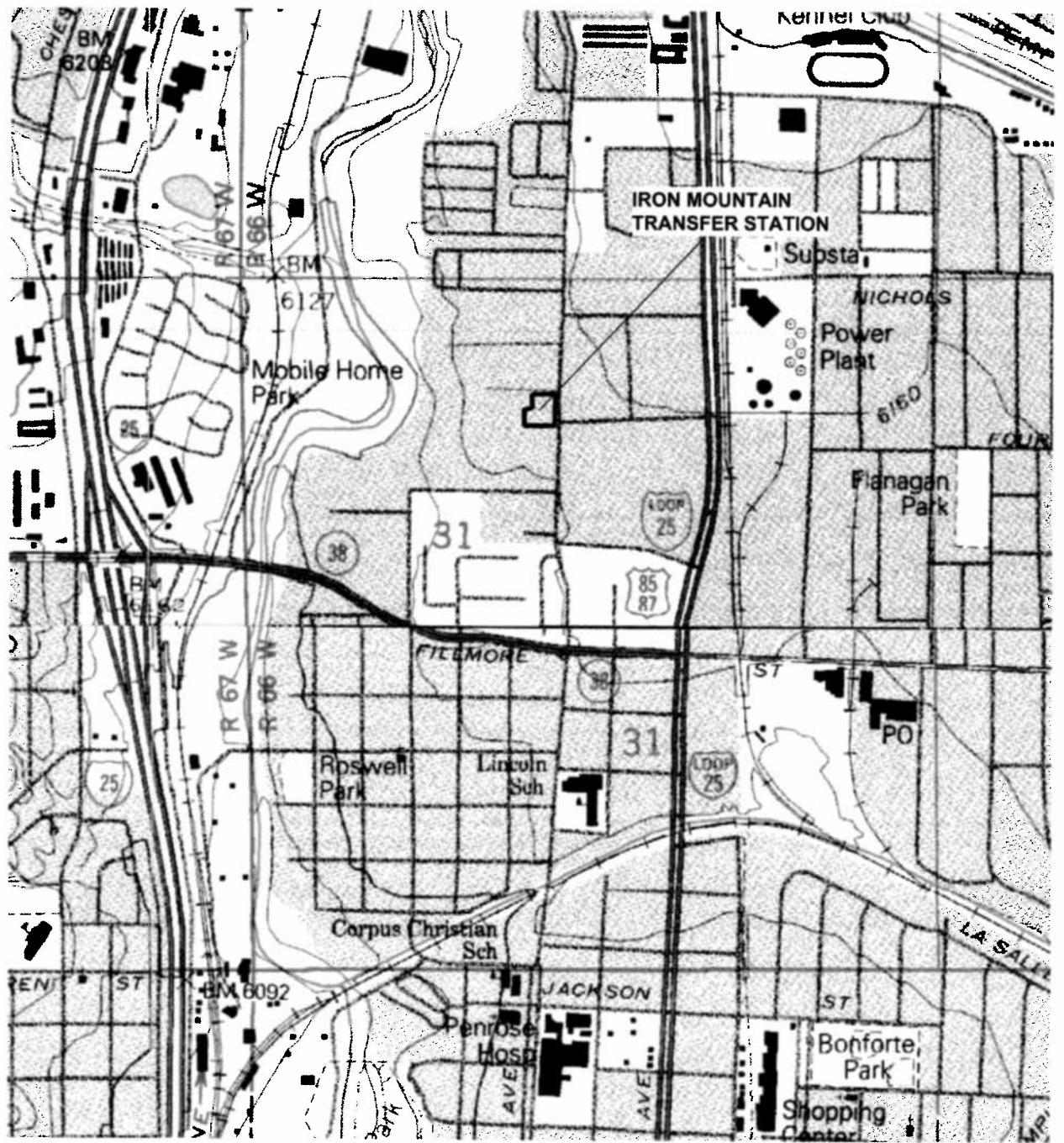


FIGURE 2

SITE LOCATION



09/02/2015

906-01

DOTY & ASSOCIATES, LLC

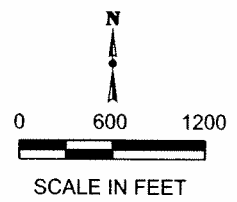
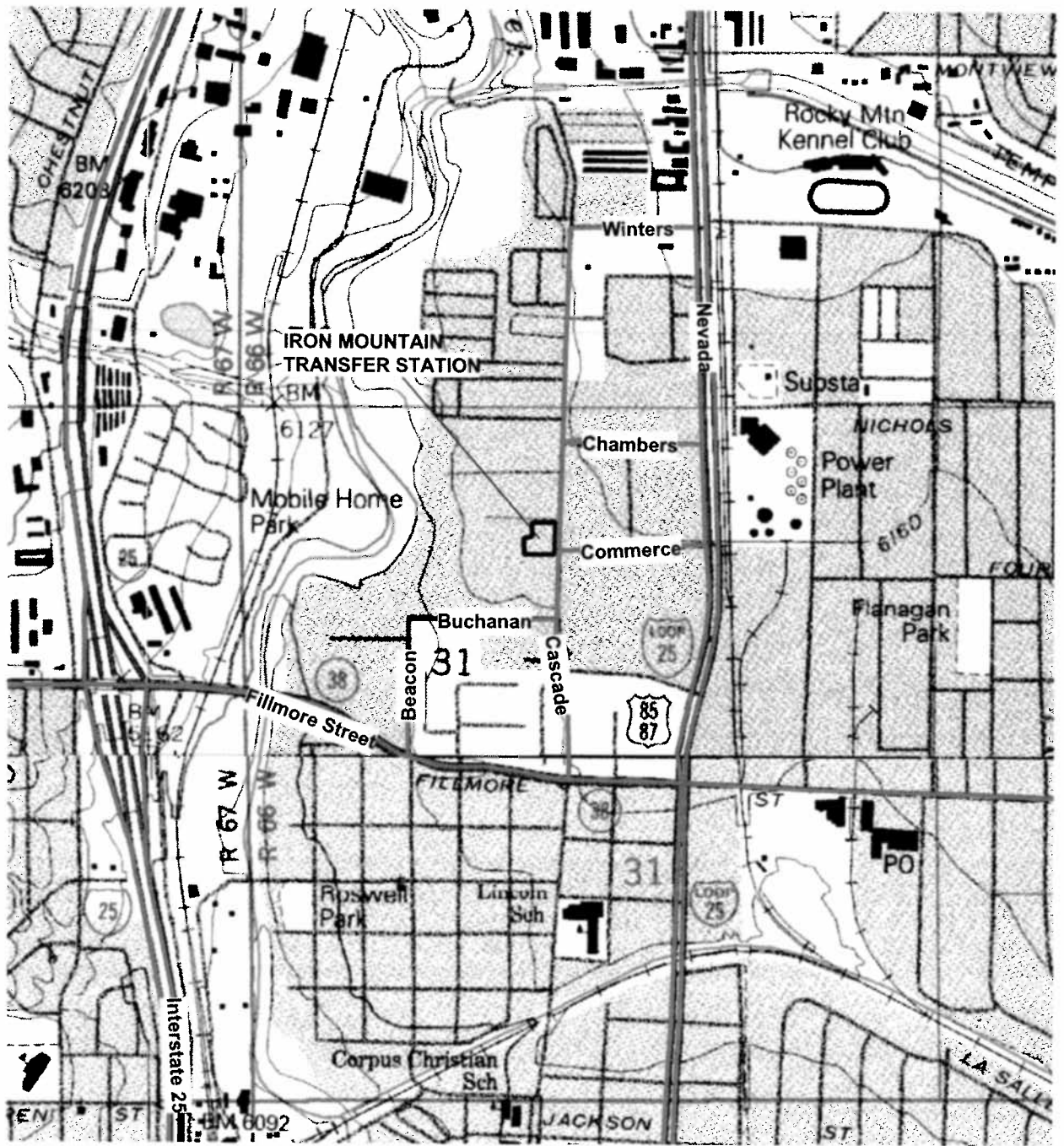


FIGURE 3

ACCESS



09/11/2015

906-01

DOTY & ASSOCIATES, LLC

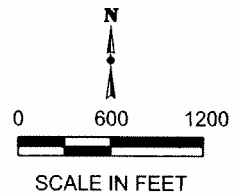
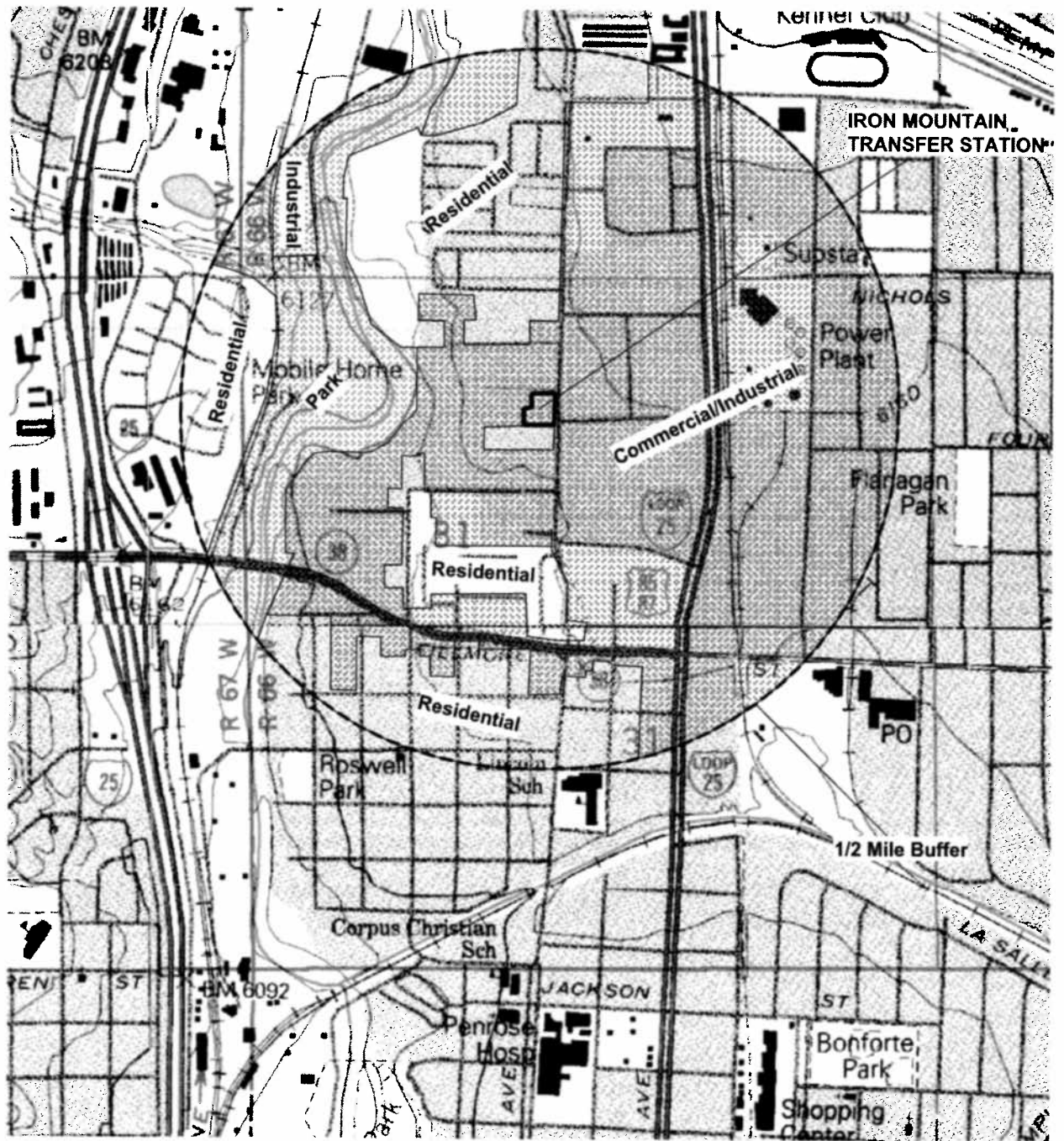


FIGURE 4

LAND USES



09/11/2015

906-01

DOTY & ASSOCIATES, LLC

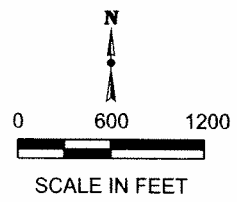
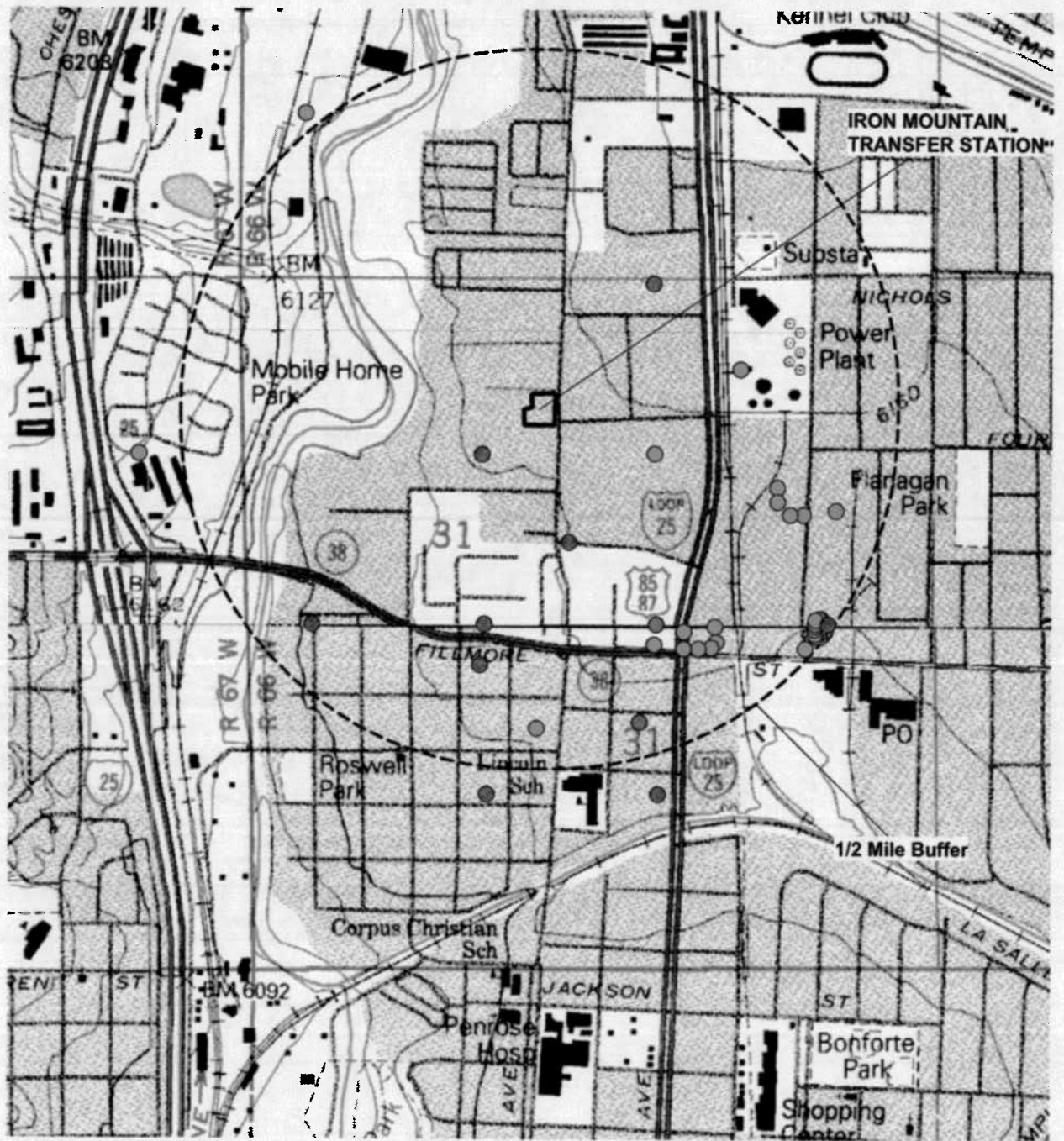


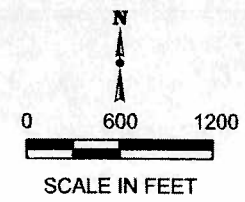
FIGURE 5

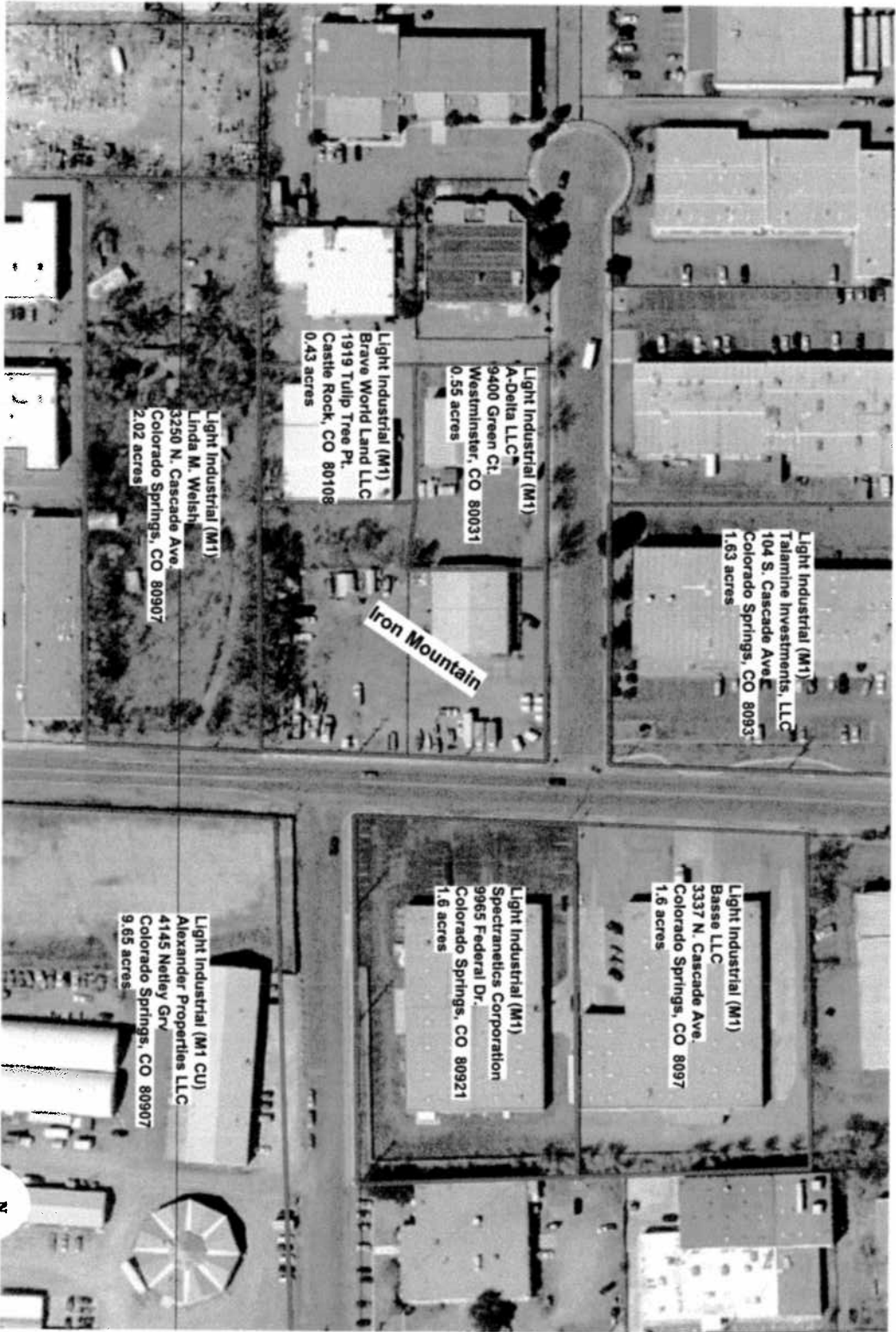
PERMITTED WELLS



09/04/2015
906-01
DOTY & ASSOCIATES, LLC

- DOMESTIC
- COMMERCIAL/INDUSTRIAL
- MONITORING



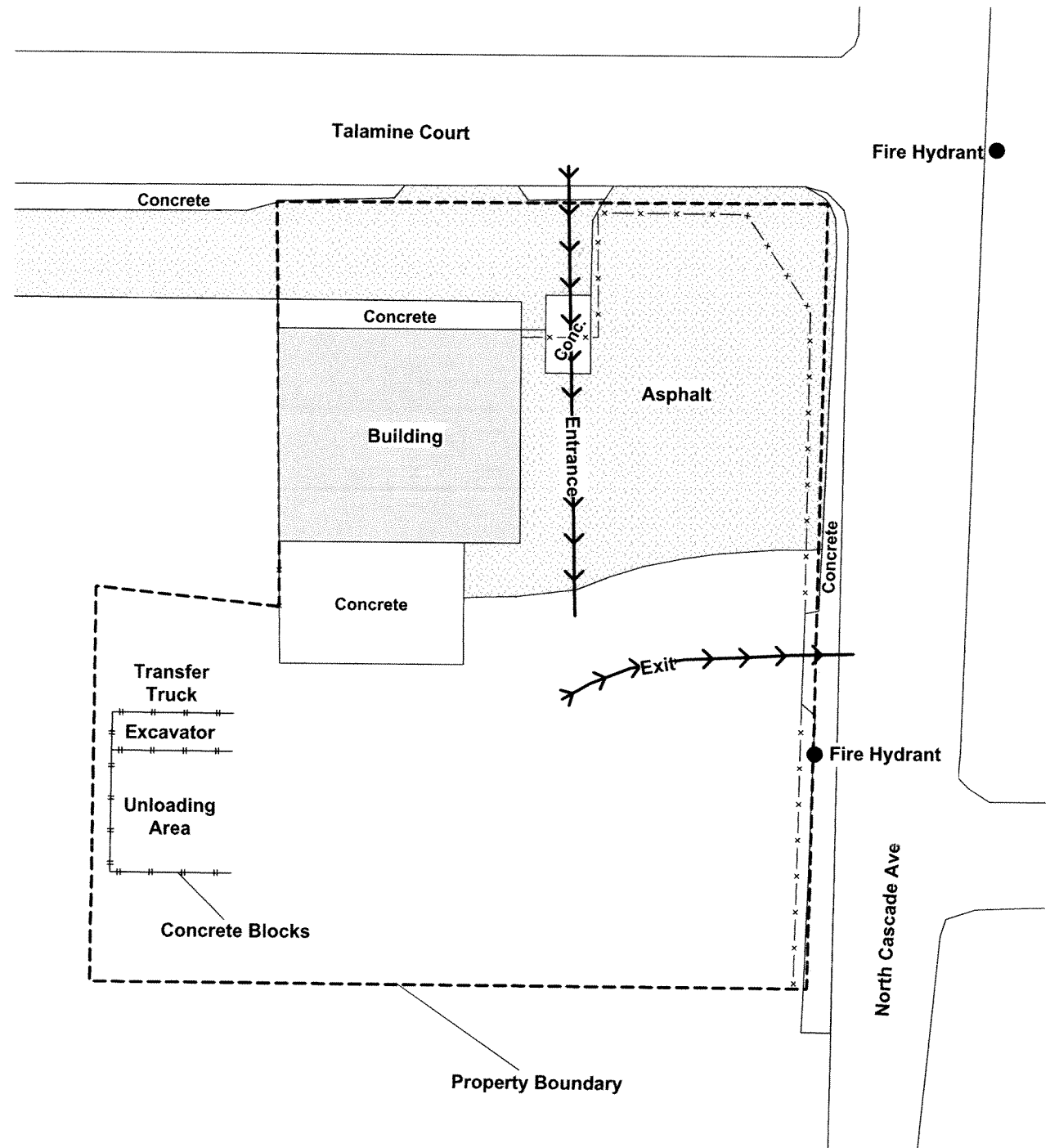


NEIGHBORING PROPERTY DETAILS

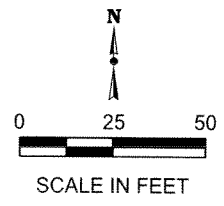
FIGURE 6

FIGURE 7

SITE DETAILS



DOTY & ASSOCIATES, LLC
906-01
09/11/2015



APPENDIX B

TABLES

Table 1. Operator Information

Primary Contact:

Mr. Patrick Meade
Iron Mountain Roll-off
75 Talamine Court
Colorado Springs, Colorado 80907
(719) 634-0611 office
(719) 505-3313 cell
(719) 635-5730 FAX
pmeade@ironmountaincs.com

Alternate Contact:

Ms. Erin Meade
Iron Mountain Roll-off
75 Talamine Court
Colorado Springs, Colorado 80907
(719) 634-0611 office
(720) 219-1009 cell
(719) 635-5730 FAX
emeade@ironmountaincs.com

Table 2. Well Permits within One-Half Mile (continued)

Permit	Use	Depth (ft)	Owner	Address	Section
296338	Monitoring	27	Northrop Grumman	Baltimore, MD	31
296339	Monitoring	30	Northrop Grumman	Baltimore, MD	31
296330	Monitoring		Northrop Grumman	Baltimore, MD	31
296331	Monitoring	30	Northrop Grumman	Baltimore, MD	31
296332	Monitoring	30	Northrop Grumman	Baltimore, MD	31
296333	Monitoring	29	Northrop Grumman	Baltimore, MD	31
296347	Monitoring	29	Northrop Grumman	Baltimore, MD	31
296348	Monitoring	28	Northrop Grumman	Baltimore, MD	31
296334	Monitoring	30	Northrop Grumman	Baltimore, MD	31
296335	Monitoring	28	Northrop Grumman	Baltimore, MD	31
296336	Monitoring	28	Northrop Grumman	Baltimore, MD	31
296337	Monitoring	29	Northrop Grumman	Baltimore, MD	31
194033	Monitoring	40	Amoco Oil	Golden, CO	31
191223	Monitoring	38	Amoco Oil	Golden, CO	31
191224	Monitoring	39	Amoco Oil	Golden, CO	31
191225	Monitoring	39	Amoco Oil	Golden, CO	31
191226	Monitoring	39	Amoco Oil	Golden, CO	31
191227	Monitoring	39	Amoco Oil	Golden, CO	31
191228	Monitoring	38	Amoco Oil	Golden, CO	31
47599	Monitoring	52	Colo Dept of Ag.	Lakewood, CO	31
19947	Monitoring		AMI Industries	Ft. Collins, CO	31
197507	Monitoring		SPELMAN EVERETT C	Denver, CO	31
42432	Monitoring		Northrop Grumman	Baltimore, MD	31
43969	Monitoring		Co Springs Utilities	Colo Springs, CO	30
53794	Monitoring		CDLE OPS	Boulder, CO	36

Note: Listing excludes duplicate permits at the same location.



75 Talamine Ct.
Colorado Springs, Co. 80907
Phone: 719-634-0611

Iron Mountain Construction Debris Transfer Station

Iron Mountain Demolition and Roll-Off, (formerly Baldwin Demolition and Roll-Off) has been providing demolition and roll-off services for over 30 years. The Rocky Mountain Development Group, LLC took over the Baldwin operation in March of 2012. The Rocky Mountain Development Group, LLC has dba's of Iron Mountain Demolition and Iron Mountain Roll-Off.

Iron Mountain's operations consist of providing the following services to the construction industry.

- Roll-off containers
- Trucking
- Demolition

Iron Mountain Roll-Off containers are used to collect discarded construction materials from construction projects. Once full, we typically take the container to the landfill for disposal. Iron Mountain currently owns 300 containers operating at 98% utilization. We are currently performing 30+ activities per day.

Problems:

1. **Efficiency:** The transport of the roll-off containers is performed by a tandem axle roll-off truck. These trucks are rated to carry a maximum of 10 tons of material. The average load hauled is less than 3.5 tons, shorting the capacity of the truck 65% by weight and currently generating 20 loads/trips to the landfill.
2. **Landfill Diversion:** Out of convenience, customers dispose of recyclable materials into the roll-off containers from their projects. There is not a convenient way to remove the recyclable material from the container once loaded preventing landfill diversion.
3. **Traffic:** By hauling each load to the landfill, the tandem roll-off trucks are on the road more hours each day posing opportunities for an incident to occur.

Opportunities:

1. **Efficiency:** By hauling the roll-off containers to the transfer facility, we can service our customers faster, reduce the number of loads to the landfill, and create an opportunity to divert materials away from the landfill. The roll-off loads are processed and loaded into a large tractor trailer. We are seeing an average of 5.5 roll-off loads to each tractor trailer load. Of the 20 loads once taken straight to the landfill, we are now sending only 4 tractor trailer loads.
2. **Recycling:** By hauling the construction materials to the sorting facility, we create an opportunity to sort the materials in a more economical manner as compared to sorting at the construction site. Trained employees review the materials and sort the recyclable/re-usable materials from other materials. We currently haul materials to Colorado Industrial Recycling, Recycled Aggregates, and Larkspur Outlet.

3. Traffic: By processing the materials as they come in from the roll-off trucks, we can greatly reduce the number of miles each roll-off truck is driven per day. The central location of the storage facility allows each roll-off activity to be executed covering shorter distances and reducing the number of hours each roll-off truck is on the road.

Benefits:

1. Reducing roll-off truck hours and miles.
2. Creating 2-3 jobs for sorting and transportation activities.
3. Removing at least 1 ton of material each day from the current waste stream for recycling.
4. Combining 5.5 roll-off containers into each tractor trailer load sent to the landfill greatly reducing the number of trips to the landfill.
5. Servicing our customers faster.
6. Reduced environmental impact.

Future:

1. By analyzing the materials brought in we feel there will be opportunities in the future to recycle other materials such as cardboard, asphalt shingles, carpet, and carpet padding.
2. Opportunities to receive materials from other contractors reducing the amount of time they spend on the road.
3. Opportunities to observe materials being discarded and use our network for landfill diversion and re-use. (for example, Larkspur Outlet reuses certain building materials).

With the downtown revitalization efforts continuing with the Olympic Museum, South Nevada and other slated projects, this operation could provide a great value to the community for many years to come.

Patrick Meade

President

The Rocky Mountain Development Group, LLC

FIGURE 6

NEIGHBORING PROPERTY DETAILS

DOTY & ASSOCIATES, LLC 906-01 09/11/2015

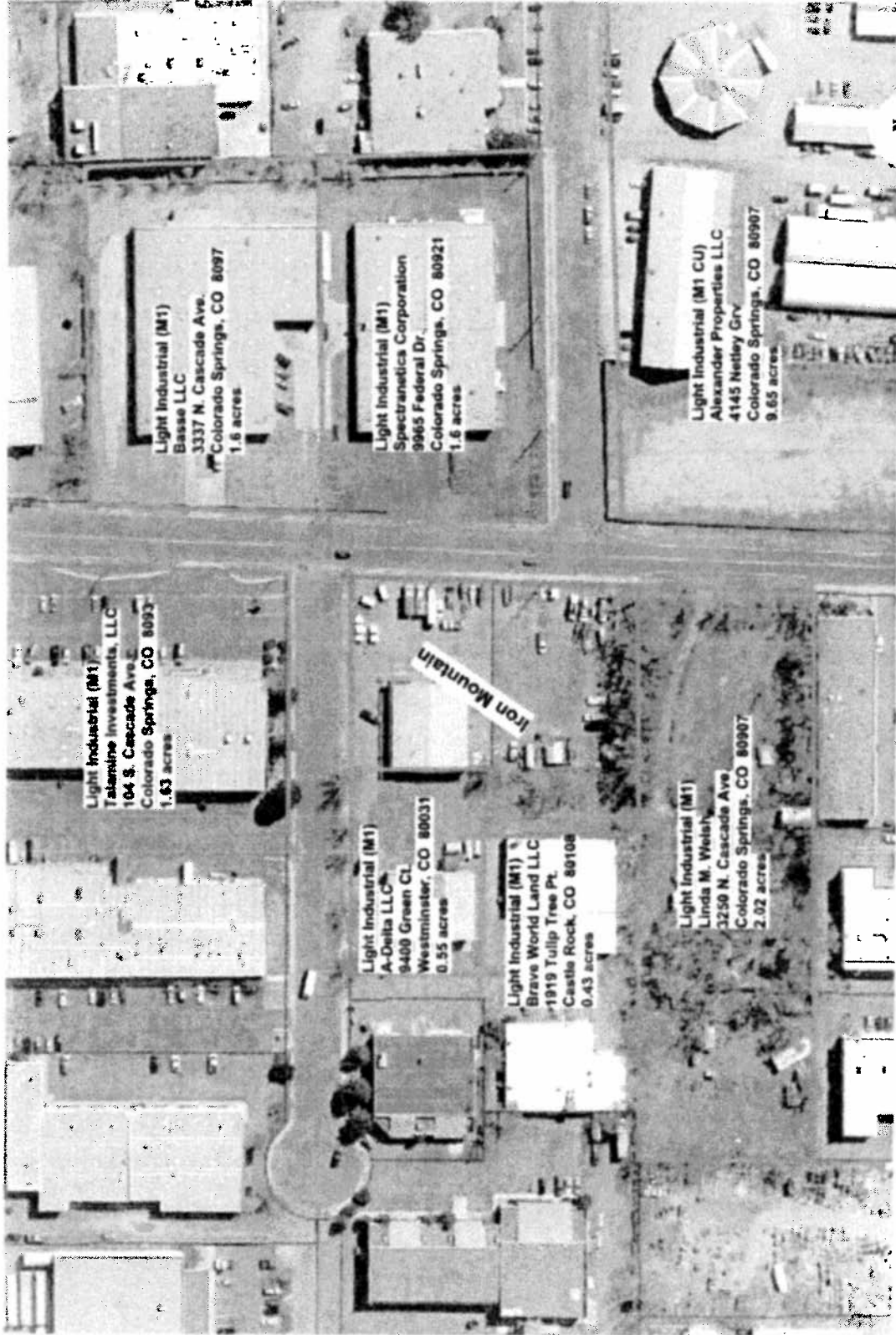
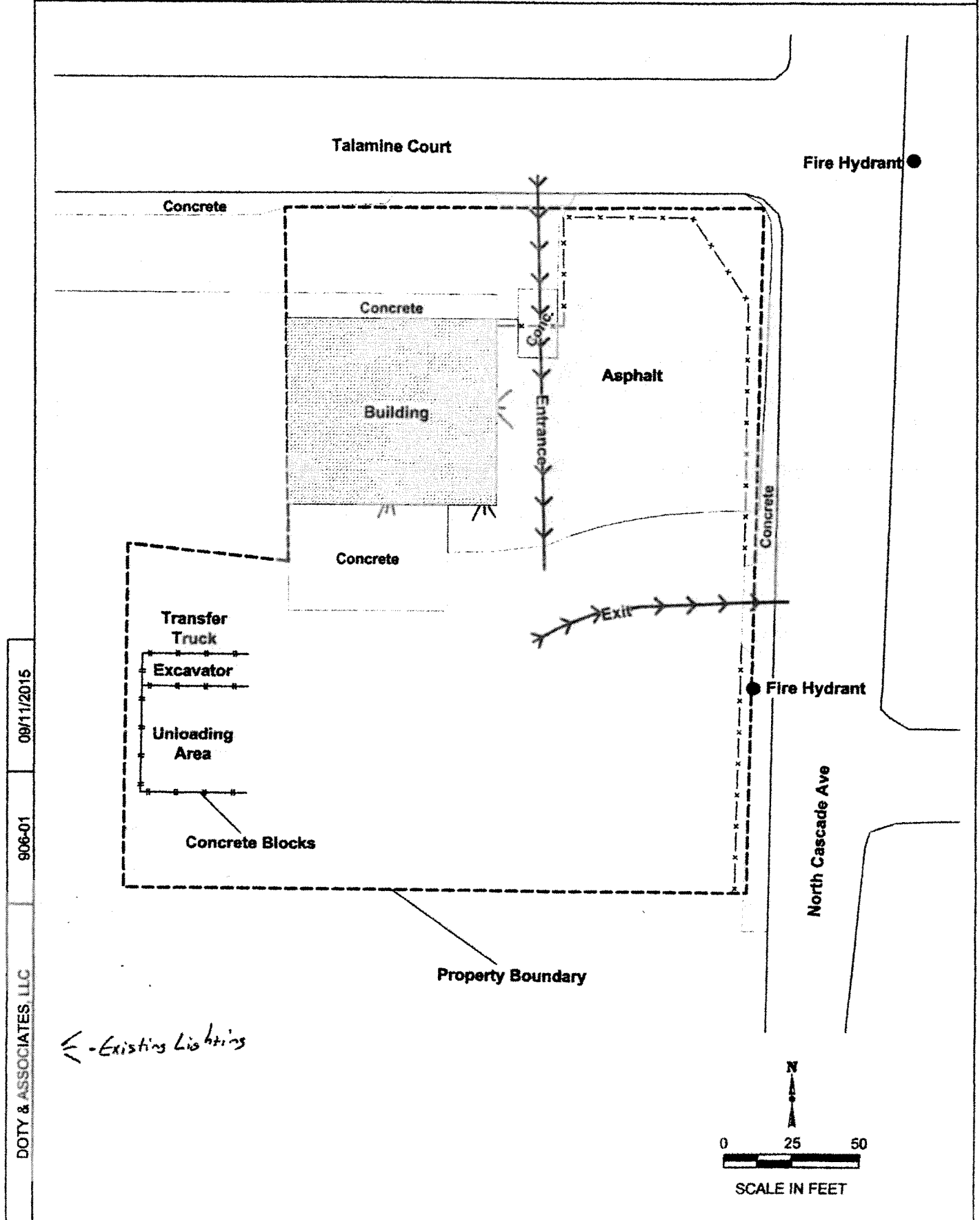


FIGURE 7

SITE DETAILS



1.0 INTRODUCTION

This is the operations plan for the Iron Mountain Transfer Station located in Colorado Springs, Colorado (Figure 1). The street address is 3320 North Cascade Avenue, Colorado Springs, Colorado, 80907. The site consists of an area of approximately 1.28 acres on two contiguous lots in the Talamine Business Center. The property is in the Northeast Quarter of the Northwest Quarter of Section 31, Township 13 South, Range 66 West, Sixth Principal Meridian, Colorado Springs, El Paso County, Colorado (Figure 2). The Iron Mountain Transfer Station is owned and operated by Iron Mountain Roll-off. The facility is a construction & demolition debris (C&D) transfer station; C&D wastes generated off-site are unloaded at the facility and then reloaded into over-the-road transfer trailers for transport to an approved solid waste disposal site. Only C&D wastes are accepted at the facility. Materials such as household waste, other commercial waste, liquid waste, polychlorinated biphenyl (PCB) containing waste, hazardous waste, medical waste, asbestos waste and contaminated soil are not accepted.

This document is generally organized following and is intended to supply essentially all of the information required by Section 7 of the Colorado Department of Public Health and Environment solid waste regulations. In accordance with the regulations, a copy of the operations plan is kept on-site in the office.

2.0 GENERAL DATA & MAPS

2.1 OPERATOR

The Iron Mountain Transfer Station is owned and operated by Iron Mountain Roll-off. Operator contact information is provided on Table 1. The person nominated on Table 1 has authority to take corrective action in an emergency.

2.2 LOCATION

As stated earlier, the Iron Mountain Transfer Station is located in Colorado Springs, El Paso County, Colorado (Figure 1). The facility address and telephone number are as follows.

Iron Mountain Transfer Station
Iron Mountain Roll-off
3320 North Cascade Avenue
Colorado Springs, Colorado 80907
(719) 634-0611 office
(719) 635-5730 FAX

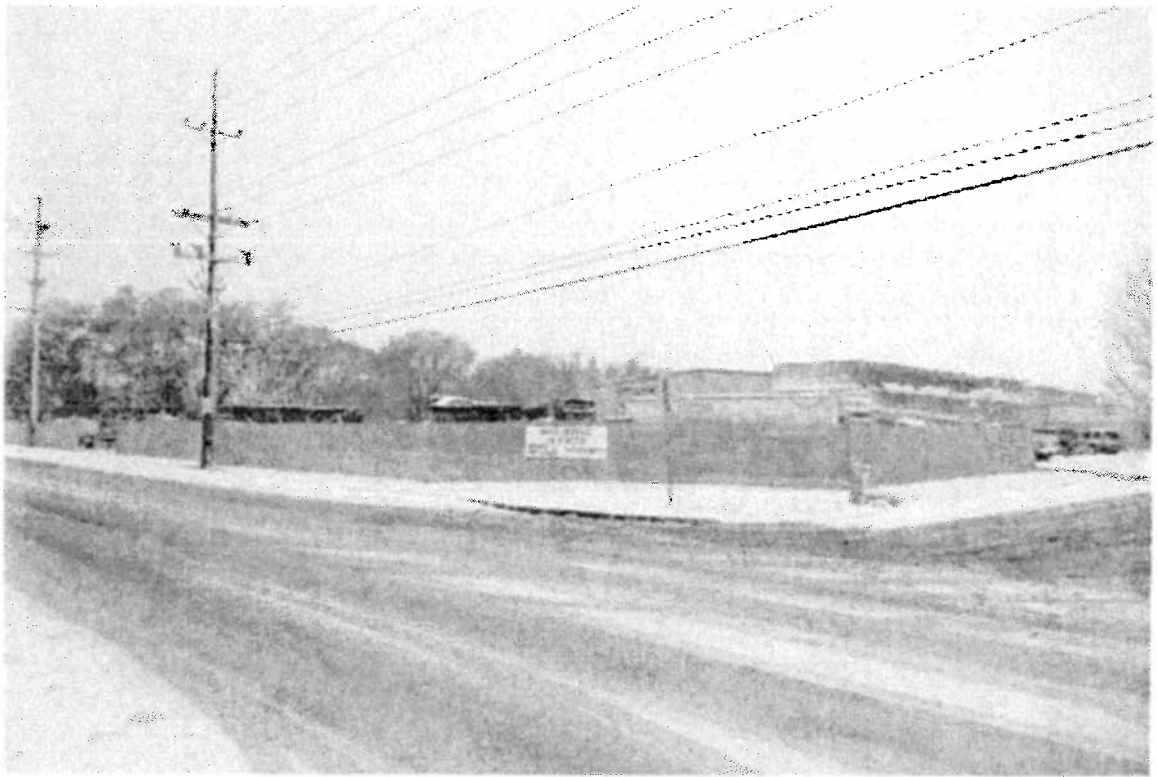
The site is in the Northeast Quarter of the Northwest Quarter of Section 31, Township 13 South, Range 66 West, Sixth Principal Meridian, Colorado Springs, El Paso County, Colorado (Figure 2).

The legal description of the property is as follows.

Schedule No: 6331208001
Lot 1, Talamine Business Center Filing No. 1, Colorado Springs

Schedule No: 6331208006
Lot 2, Talamine Business Center Filing No. 3, Colorado Springs







City of Colorado Springs Planning Department Fee Receipt

[Return to Worksheet List](#)

<u>Application</u>	<u>Department</u>	<u>Amount</u>	<u>Applicant</u>	<u>AnnexDisc</u>
Conditional Use for conversion of existing bldg	CSUtilities	\$479.00		
Conditional Use for conversion of existing bldg	EDRD	\$221.00		
Conditional Use for conversion of existing bldg	Fire Review	\$240.00		
Conditional Use for conversion of existing bldg	Land Use Review	\$658.00		
Tech Fee	IT-GIS	\$25.00		
<u>Total Fees</u>		<u>\$1,623.00</u>		

Planner:	
Date:	11/20/2015
Intake Staff:	Hannah Van Nimwegen
Receipt Number:	27327
Check Number:	6662
Amount:	\$1,623.00
Received From:	The Rocky Mountain Development Group, LLC - Patrick Meade

Area: Central

Date: 11/10/15
 Pre-Application No.: 15-90
 Lot Size: 2 ac
 TSN: 63312-08-001, -006
 Zone: M-1

GENERAL INFORMATION

Applicant(s) Present: Patrick Hinkle
 Site Location: 3310 + 3320 Cascade Avenue
 Project Description: Construction + debris + house debris transfer station. Sorting for recyclables

APPLICATIONS REQUIRED:

- | | | |
|--|--|--|
| <input type="checkbox"/> 2020 Land Use Map Amendment | <input checked="" type="checkbox"/> Conditional Use (MJ) (MN) (MM) | <input type="checkbox"/> Subdivision Plat (PP) (FP) (PFP) |
| <input type="checkbox"/> Administrative Relief | <input type="checkbox"/> Development Agreement (PUD Zone) | <input type="checkbox"/> Subdivision Waiver (Design/Process) |
| <input type="checkbox"/> Amendment to Plat Restriction | <input type="checkbox"/> Development Plan (MJ) (MN) (MM) | <input type="checkbox"/> Use Variance (MJ) (MN) (MM) |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Master Plan (MJ) (MN) (MM) | <input type="checkbox"/> Vacation of Plat |
| <input type="checkbox"/> Building Permit to Unplatted Land | <input type="checkbox"/> Nonuse Variance | <input type="checkbox"/> Vacation of Public Right-of-Way |
| <input type="checkbox"/> Building Permit Prior to Platting | <input type="checkbox"/> Preservation Easement Adjustment | <input type="checkbox"/> Waiver of Replat |
| <input type="checkbox"/> CMRS No. <input type="checkbox"/> | <input type="checkbox"/> Property Boundary Adjustment | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Concept Plan (MJ) (MN) (MM) | <input type="checkbox"/> Street Name Change | |

Visit the Land Use Review Division website at www.springsgov.com/SectionIndex.aspx?NavID=795 for application form and checklists
 Note: MJ = Major Amendment, MN = Minor Amendment, and MM = Minor Modification

NEIGHBORHOOD ISSUES:

Name of Neighborhood Association: _____
 Contact person(s) and information: _____
 Possible Issues that might be raised with the neighborhood: _____

ADDITIONAL STUDIES/MATERIALS TO BE SUBMITTED WITH APPLICATION:

- | | | |
|--|--|--|
| <input type="checkbox"/> Elevation Drawings | <input type="checkbox"/> Land Suitability Analysis | <input type="checkbox"/> Drainage Report |
| <input type="checkbox"/> Geo-Hazard Report or Exemption (Contact a geologist to determine which) | <input type="checkbox"/> Wastewater Master Facility Report | <input type="checkbox"/> Traffic Study |
| | <input type="checkbox"/> Mineral Estate Owner Notification | <input type="checkbox"/> Other: _____ |

PUBLIC NOTIFICATION REQUIREMENTS:

- | | | | |
|--|--|---|--|
| <input checked="" type="checkbox"/> Postcard | <input type="checkbox"/> Pre-Application Stage | <input checked="" type="checkbox"/> Internal Review Stage | <input checked="" type="checkbox"/> Public Hearing Stage |
| Buffer Distance: <input type="checkbox"/> 150 ft. <input checked="" type="checkbox"/> 500 ft. <input type="checkbox"/> 1,000 ft. | <input checked="" type="checkbox"/> Poster | <input type="checkbox"/> No Public Notice Required | |

Note: Applicant will be required to pay for postage at time of poster pick-up.

LDTIC MEETING:

Yes No Date: Call me for scheduling Time: _____

Development issues which need to be addressed with application (Note: This is a preliminary listing of development issues; additional issues will likely surface as the application proceeds through the development review process.):

- Cover gutter + sidewalk repair may be required if broken into 3+ pieces
- All outdoor storage must be screened with a 6' + fence
- On site plan show all existing + proposed site lighting

NOTE: The above information is intended to assist in the preparation of an application. This sheet is not a complete list of submittal requirements. Refer to the Zoning and Subdivision Ordinances and the appropriate application checklists for further information and details.

This form and the information contained herein is valid for 6 months.

FEE ESTIMATE: \$1,623.00

NUMBER OF PLANS: 4

Hannah Van Nimwegen
 Planner II
 Land Use Review Division
 Planning & Development Team
 30 S. Nevada Avenue, Suite 105 Phone: (719) 385-5365
 P.O. Box 1575, MC 15 Fax: (719) 385-5167
 Colorado Springs, CO 80901-1575 hvannimwegen@springsgov.com

Iron Mountain Transfer Station – Conditional Use

A request by Patrick Meade for Iron Mountain Demolition and Roll-Off for an approval of a conditional use to allow a construction and demolition debris transfer facility within the M-1 zone district. The subject property is zoned M-1 (Light Industrial), consists of 1.2 acres and is located at 3310 and 3320 North Cascade Avenue.

Planning and Development Distribution Form
 Concept Plan, Conditional Use, Development Plan, PUD, PUP, Use Variance

Directions: Planners select at least one check box under each section to determine the application distribution.

Planner Intake Date: 11/20/15

Admin Receive Date: 11-20-15

Project Name: Iron Mountain Transfer Station

1. PUBLIC NOTICE:

- 500 feet 1,000 feet modified (attach modified buffer)
 No public notice

2. Date buckslip comments are due (21 calendar days after submittal): 12/11/15

3. HOA (52):

NA

 - HOA number or numbers - note HOA number or write N/A

- | |
|--|
| <input type="checkbox"/> Check for full-size plan to be sent to HOA |
| <input type="checkbox"/> Check for Traffic, Drainage or Geo-Hazard reports to be sent to HOA |

4. STANDARD DISTRIBUTION:

Include all standard distribution recipients (either check here or individually check boxes below)

Hard Copy Full sized plans

ID#	Division Name	Additional inclusions for distribution
85	<input type="checkbox"/> Utilities Development Services	2 copies , include Wastewater Facility Master Report
9	<input type="checkbox"/> Fire Prevention	
24	<input type="checkbox"/> DR&S	Geo-Hazard Report, Drainage Report
65	<input type="checkbox"/> Zaker Alazzeh/Steve Kuehster, Traffic Eng (MC 460)	2 – Traffic Reports
21	<input type="checkbox"/> Gwen Komatz, CSPD (MC 1565)	

Electronic plans

19	<input type="checkbox"/> Century Link	
77	<input type="checkbox"/> CSU Customer Contract Administration	
11	<input type="checkbox"/> CSPD	
13	<input type="checkbox"/> Parks & Recreation	Planners: If needed, Chris may request a full sized copy.
23	<input type="checkbox"/> Flood Plain / Enumerations	
98	<input type="checkbox"/> USPS	
45	<input type="checkbox"/> Zaker Alazzeh, Traffic – School Safety	
48	<input type="checkbox"/> Street Division	
60	<input type="checkbox"/> Transit	
25	<input type="checkbox"/> County Health Department	
66	<input type="checkbox"/> Real Estate Services	
88	<input type="checkbox"/> Parking Enterprise	Greg Warnke
3	<input checked="" type="checkbox"/> CONO	rhoover.cos@comcast.net

5. LANDSCAPE PLAN:

Hard Copy Full sized plans

	<input checked="" type="checkbox"/> None	
35	<input type="checkbox"/> Preliminary LS	Checklist, professional qualifications, alternative compliance request
82	<input type="checkbox"/> Final LS - FEE REQUIRED	Checklist, professional qualifications, soil analysis, alternative compliance requests

6. SCHOOL DISTRICT:

Electronic plans

	<input checked="" type="checkbox"/> None	
36	<input type="checkbox"/> School District #2	
68	<input type="checkbox"/> School District #3	
37	<input type="checkbox"/> School District #11	
38	<input type="checkbox"/> School District #12	
39	<input type="checkbox"/> School District #20	
69	<input type="checkbox"/> School District #22	
41	<input type="checkbox"/> School District #49	

7. MILITARY INSTALLATION (if within 2 mile buffer):

Electronic Version

	<input checked="" type="checkbox"/> None	
84	<input type="checkbox"/> Fort Carson	
46	<input type="checkbox"/> NORAD	
26	<input type="checkbox"/> USAFA	
75	<input type="checkbox"/> Peterson	

8. OPTIONAL DISTRIBUTION (Depending on Location of Site):

Hard Copy Full sized plans

	<input checked="" type="checkbox"/> None	
27	<input type="checkbox"/> CDOT (adjacent to CDOT ROW)	Traffic Report, Drainage Report
34	<input type="checkbox"/> Colorado Geological Survey	Geo-Hazard Report, Drainage Report, Development Plan
18	<input type="checkbox"/> Streamside Area Overlay	
15	<input type="checkbox"/> Hillside Overlay	
42	<input type="checkbox"/> Historic Preservation Area Overlay	
44	<input type="checkbox"/> Development Review Enterprise	Coordinated Sign Plans to Kurt if Submitted
67	<input type="checkbox"/> Comprehensive Planning	Corridor Plans in progress

Electronic plans

20	<input checked="" type="checkbox"/> Airport Overlay	
63	<input type="checkbox"/> El Paso County Dev. Services Division	Review of plans within 1/2 mile of a County/City boarder
43	<input type="checkbox"/> Wescott Fire District (adjacent only)	
70	<input type="checkbox"/> Woodmen Road Metro District	
71	<input type="checkbox"/> Falcon Fire Protection District	
72	<input type="checkbox"/> Black Forest Fire Protection District	
81	<input type="checkbox"/> Broadmoor Fire Protection District	
80	<input type="checkbox"/> CSURA – Urban Renewal	
70	<input type="checkbox"/> Woodmen Heights Metro District	
92	<input type="checkbox"/> Forestry	

9. LAND USE REVIEW:

Hard Copy Full sized plans

<input checked="" type="checkbox"/> Planner	Traffic Report, Drainage Report, Geo-Hazard Report
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Number of extra sets to be given to planner (if any)

Total # of Plans: 10 narratives, 2 EDOPs (to me)