## The following note should be added to all site development plans or BARBARICK WASTE TRANSFER STATION non-residential site plans, as applicable, prior to PCD approval: The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site Please include: -location and dimension of rights of ways Updated to indicate Cliff Allen Pt (Private Dr) elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by El -dimensions of property lines Updated to include dimensions of property line/lease boundary SITE PLAN EXHIBIT - ALTERNATIVE A Paso County does not assure compliance with the ADA or any regulations or -location and width of side walks (if applicable, if not please specify) n/a guidelines enacted or promulgated under or with respect to such laws. -location of lay out of off street parking, loading and other vehicular use areas (if applicable, if none, please specify) n/a - no offstreet parking, loading, etc. -location of ada parking spaces, ramps and pathways n/a -location height and intensity of outdoor illumination n/a - No outdoor illumination is proposed for the site. Exterior lighting for transfer station building is anticipated. **LEGEND** -location and screening of all dumpsters n/a - Removal bins to be located per site plan -existing/proposed land use parcel size and zoning updated to include land use, parcel size, and zoning -% of open space, landscaping, and lot coverage updated to call out proposed landscaping (trees), as well as percent of open space and approximate impervious lot coverage EXISTING GRAVEL ROAD -parking table showing required vs provided Parking requirement not listed for this use in the LDC. No proposed parking. Customers to pull up to removal bay, remove waste/recyclable materials, and exit the facility -owner/applicant contact info (provided on aerial image, please add here too) Owner/applicant contact info included EXISTING CONTOUR (MAJOR) EXISTING CONTOUR (MINOR) EXISTING BARRIER FENCE LOT 14EPC STORM SEWER updated to include approximate 52330-02-022 height of fence CHAD CASKEY SANITARY SEWER (SEPTIC) & JILIAN provide height of fencing MASSEY AMENDED PLAT OF BARBARICK SUBDIVISION (RECEPTION NO. 217713910) EPC APN 52330-02-012 LEXISTING BOUNDARY FENCE EXISTING VEGETATION BWH PROPERTIES, LLC 25' SIGHT TRIANGLE EXISTING BUILDING COLUMN 10'PRIVATE ÛTILITY & DRAINAGE EASEMENT NO BUILD AREA PROPERTY LINE CUSTOMER ENTRANCE PRIVATE UTILITY & DRAINAGE EASEMENT LEASED PARCEL BOUNDARY EXISTING STORM INLET-PROPOSED RETAINING WALL LEASE PARCEL BOUNDARY TRUCK ENTRANCE (SHARED) LOT 6 EPC APN 52330-02-014 TRUCK ENTRANCE LEASE MIC & VICKIE PARCEL PHILLIPS BOUNDARY BUILDING updated to include existing building dimensions & height 30" HDPE Include building dimensions STORM SEWER SEPTIC FIELD -EXISTING 10' PRIVATE UTILITY & DRAINAGE EASEMENT EXISTING BUILDING PROPOSED RETAINING WALL 20' PRIVATE UTILITY -PROPOSED GUARDRAIL & DRAINAGE EASEMENT LOT 5 -EXISTING RETAINING WALL -6" PVC EPC APN STORM SEWER -POND 52330-02-013 **EXISTING** JOSEPH & BOUNDARY **EXISTING** WINNIE FENCE -DETENTION POND VASQUEZ DRAINAGE EASEMENT 25' SIGHT TRIANGLE NO BUILD AREA EPC APN 52330-00-013 -LEASE PARCEL BOUNDARY EPC APN 52330-00-013 EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS SR LAND, LLC BRANDING IRON AT STERLING RANCH FILING NO. 2 (RECEPTION NO. 220714654 2 N. NEVADA AVE, SUITE 300, COLORADO SPRINGS, CO 80903

PHONE: 719-453-0180

## BARBARICK WASTE TRANSFER STATION SITE PLAN EXHIBIT - ALTERNATIVE A LEGEND EXISTING GRAVEL ROAD EXISTING CONTOUR (MAJOR) EXISTING PANELED PRIVACY FENCE ZONING EXISTING CONTOUR (MINOR) EXISTING BARRIER FENCE EXISTING BOUNDARY FENCE STORM SEWER 52330-02-022 CHAD CASKEY 647.08' PROPERTY LINE/LEASE BOUNDARY SANITARY SEWER (SEPTIC) & JILIAN MASSEY WATER MAIN LOT 3 AMENDED PLAT OF BARBARICK SUBDIVISION (RECEPTION NO. 217713910) EXISTING BOUNDARY FENCE — — EX. TRANSFORME EPC APN 52330-02-012 EXISTING VEGETATION $\dashv$ EXISTING BOUNDARY FENCE HEIGHT: ∼6.5' EXISTING BUILDING COLUMN 10'PRIVATE UTILITY & DRAINAGE EASEMENT PROPERTY LINE PRIVATE UTILITY & DRAINAGE EASEMENT ∠LEASED PARCEL BOUNDAR EXISTING STORM INLET-PROPOSED RETAINING WALL LEASE PARCEL BOUNDARY TRUCK ENTRANCE (SHARED) LOT 6 EPC APN 52330-02-014 TRUCK ENTRANCE OWNER/APPLICANT LEASE MIC & VICKIE (SHARED) PARCEL BOUNDARY BR 8812 CLIFF ALLEN POINT LLC PROPERTY LINE/LEASE BOUNDARY 292.48' ATTN: RICHARD GRAHAM EMAIL: GRAHAMINVESTMENTS@GMAIL.COM BUILDING PHONE: 719-440-9414 LEASE PARCEL INFORMATION PARCEL SIZE: 3.297 ACRES (143,638 S.F.) $\angle$ ZONING: I-3 (HEAVY INDUSTRIAL) EXISTING LAND USE: DIESEL MECHANIC SHOP / STORAGE YARD (LARGE VEHICLES, FREIGHT CONTAINERS, ETC.) SEPTIC FIELD EXISTING SITE COVERAGE: GRAVEL/ASPHALT MILLINGS AND NATURAL PASTURE/MEADOW VEGETATIVE COVER WITHIN THE EXISTING 10' PRIVATE UTILITY DETENTION POND EASEMENT (RECEPTION NO. 217713910) & DRAINAGE EASEMENT LANDSCAPING / OPEN SPACE: ~30% (44,001 S.F. OR 1.01 ACRES) EXISTING BUILDING LOT COVERAGE (BUILDING & ACCESS): ~25% (36,461 S.F.) -PROPOSED RETAINING WALL 20' PRIVATE UTILITY PROPOSED GUARDRAIL & DRAINAGE EASEMENT HEIGHT: 20.6' ZONING STORM SEWER BOUNDARY EXISTING RETAINING WALL STORM MANHOLE EPC APN STORM SEWER `HEIGHT: ~6.5'. \_ POND 52330-02-013 JOSEPH & **EXISTING** EXISTING PANELED PRIVACY FENCE WINNIE DETENTION POND HEIGHT: ~6'-VASQUEZ TO BE REPLACED EX. TREE TO BE REPLACED (TYP.) N 25' SIGHT TRIANGLE NO BUILD AREA EPC APN 52330-00-013 EPC APN 52330-00-013 EXISTING BOUNDARY FENCE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS EXISTING PANELED PRIVACY FENCE SR LAND, LLC HEIGHT: ~6.5' → HEIGHT: ∼6'-BRANDING IRON AT STERLING RANCH 355.06' PROPERTY LINE/LEASE BOUNDARY FILING NO. 2 (RECEPTION NO. 220714654 © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 2 N. NEVADA AVE, SUITE 300, COLORADO SPRINGS, CO 80903 PHONE: 719-453-0180