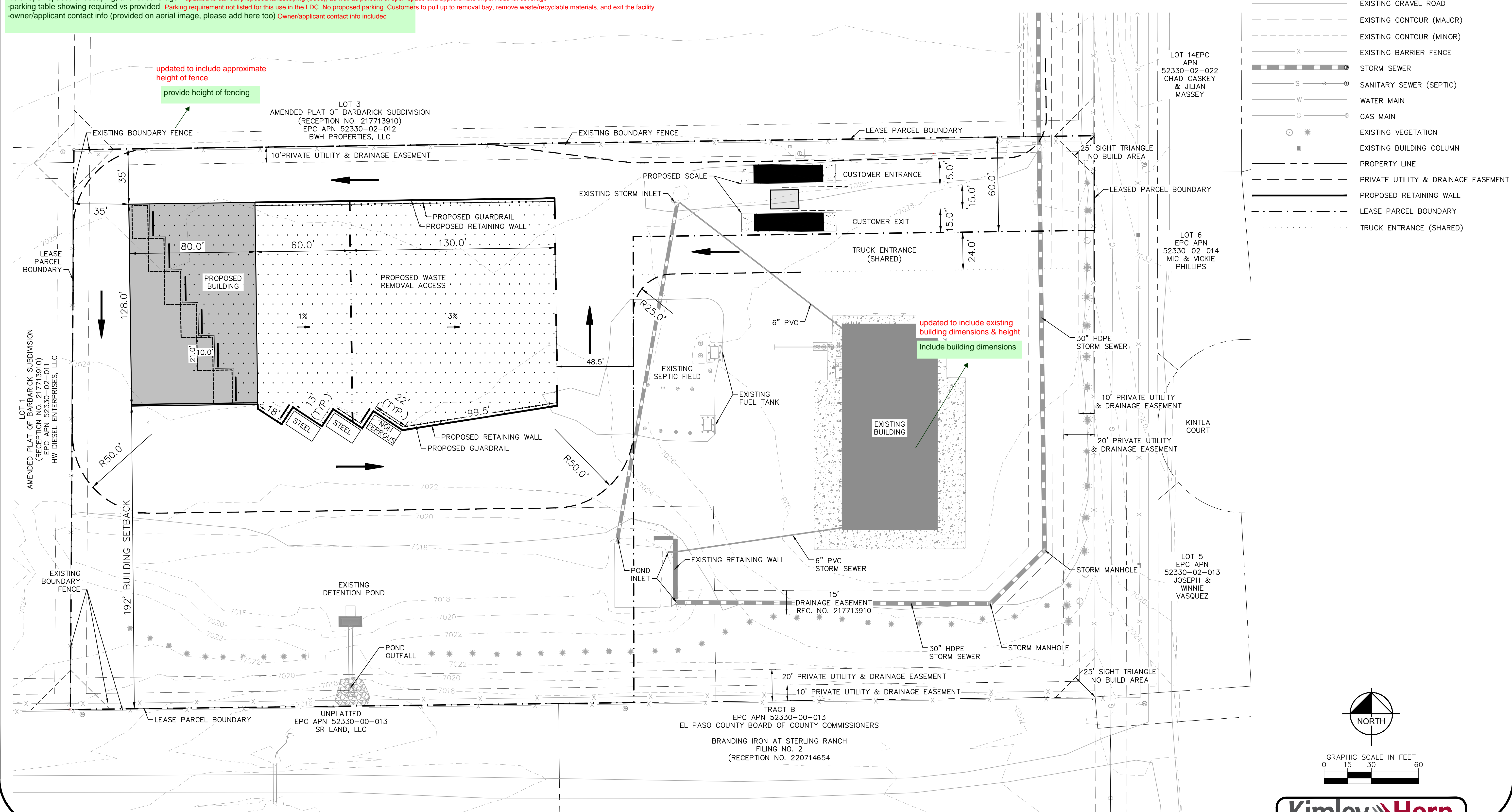


BARBARICK WASTE TRANSFER STATION

SITE PLAN EXHIBIT - ALTERNATIVE A

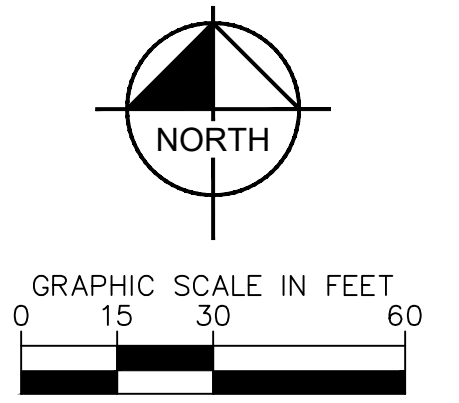
Please include:
 -location and dimension of rights of ways Updated to indicate Cliff Allen Pt (Private Dr)
 -dimensions of property lines Updated to include dimensions of property line/lease boundary
 -location and width of side walks (if applicable, if not please specify) n/a
 -location of lay out of 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.
 -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
 -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

The following note should be added to all site development plans or 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 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 Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws.



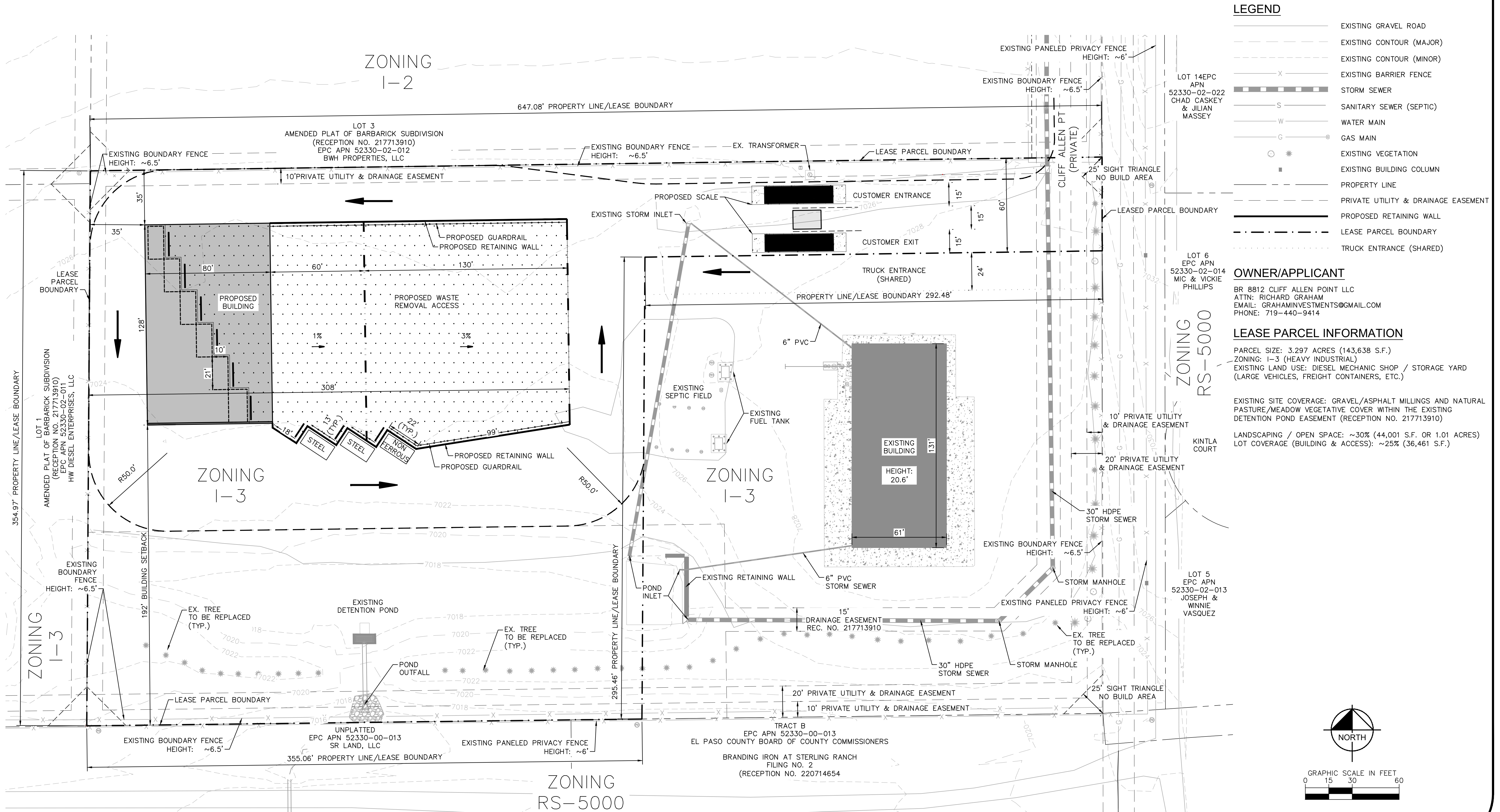
LEGEND

	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)



BARBARICK WASTE TRANSFER STATION

SITE PLAN EXHIBIT - ALTERNATIVE A



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.)

Kimley»Horn
 © 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 2 N. NEVADA AVE, SUITE 300, COLORADO SPRINGS, CO 80903
 PHONE: 719-453-0180