



RECYCLING & REFUSE TRANSFER STATION

COLORADO SPRING, CO 809..

CLIENT : GRAHMA INVESTMENTS,LLC



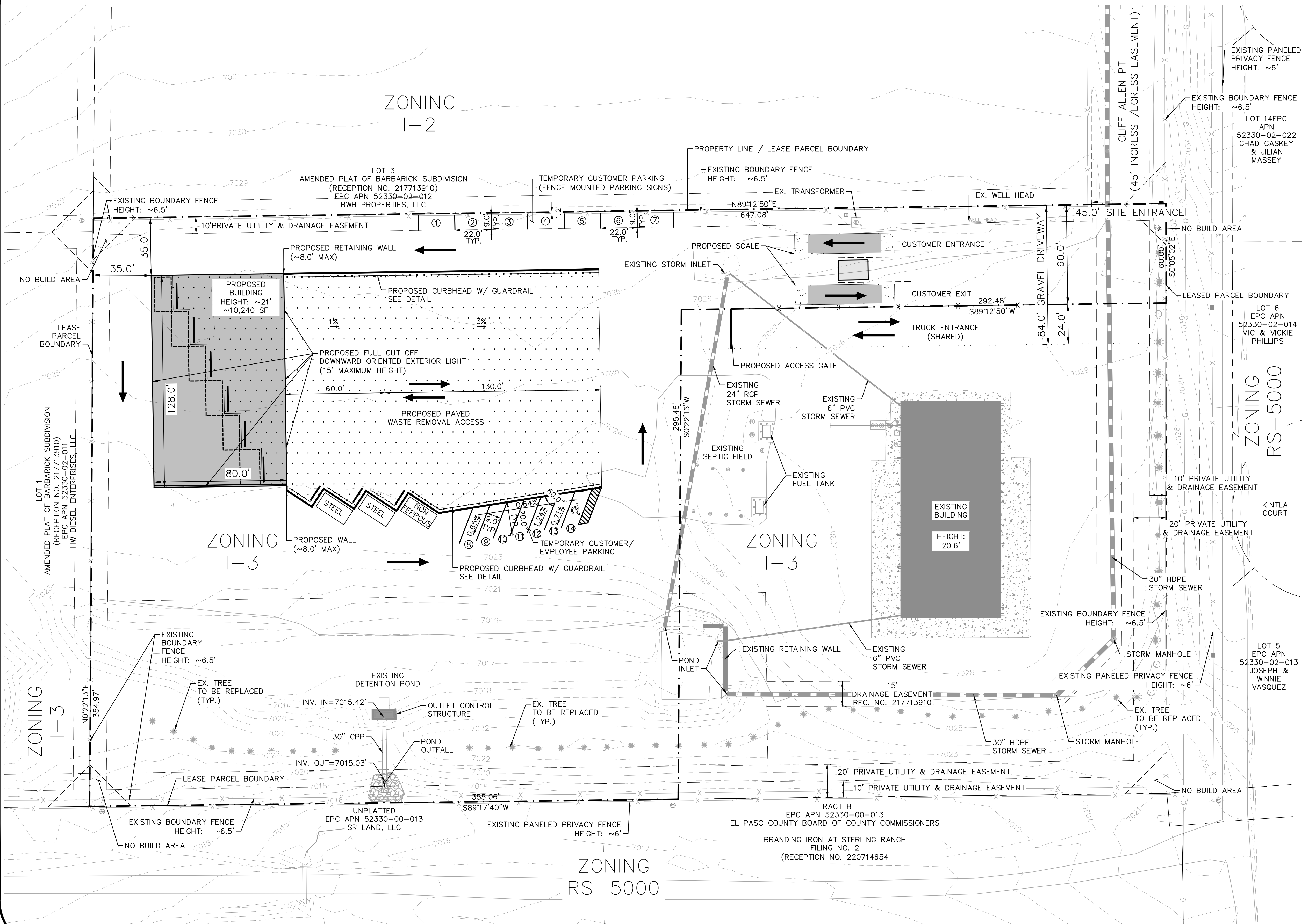
DAN Design

7707 Bellaire Blvd, Houston, Tx 77036 • Phone : 713-485-0404
www.CFY-DANdesign.com

COPY RIGHT-All works appearing herein has been reserved. Any kind of duplication may be prosecuted.

BARBARICK WASTE TRANSFER STATION

SITE PLAN EXHIBIT - AL2310



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)
- ASPHALT PAVEMENT
- TRAFFIC CIRCULATION

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: 1-3 (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.)

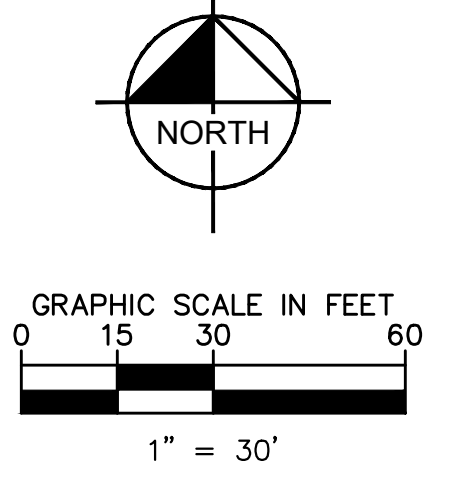
PARKING SUMMARY

1 SPACE PER 750 SQUARE FEET

REQUIRED: 14 SPACES	0' (7): 9'W X 22'D
PROVIDED: 14 SPACES	60' (7): 9'W X 20'D

ADA NOTE

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.

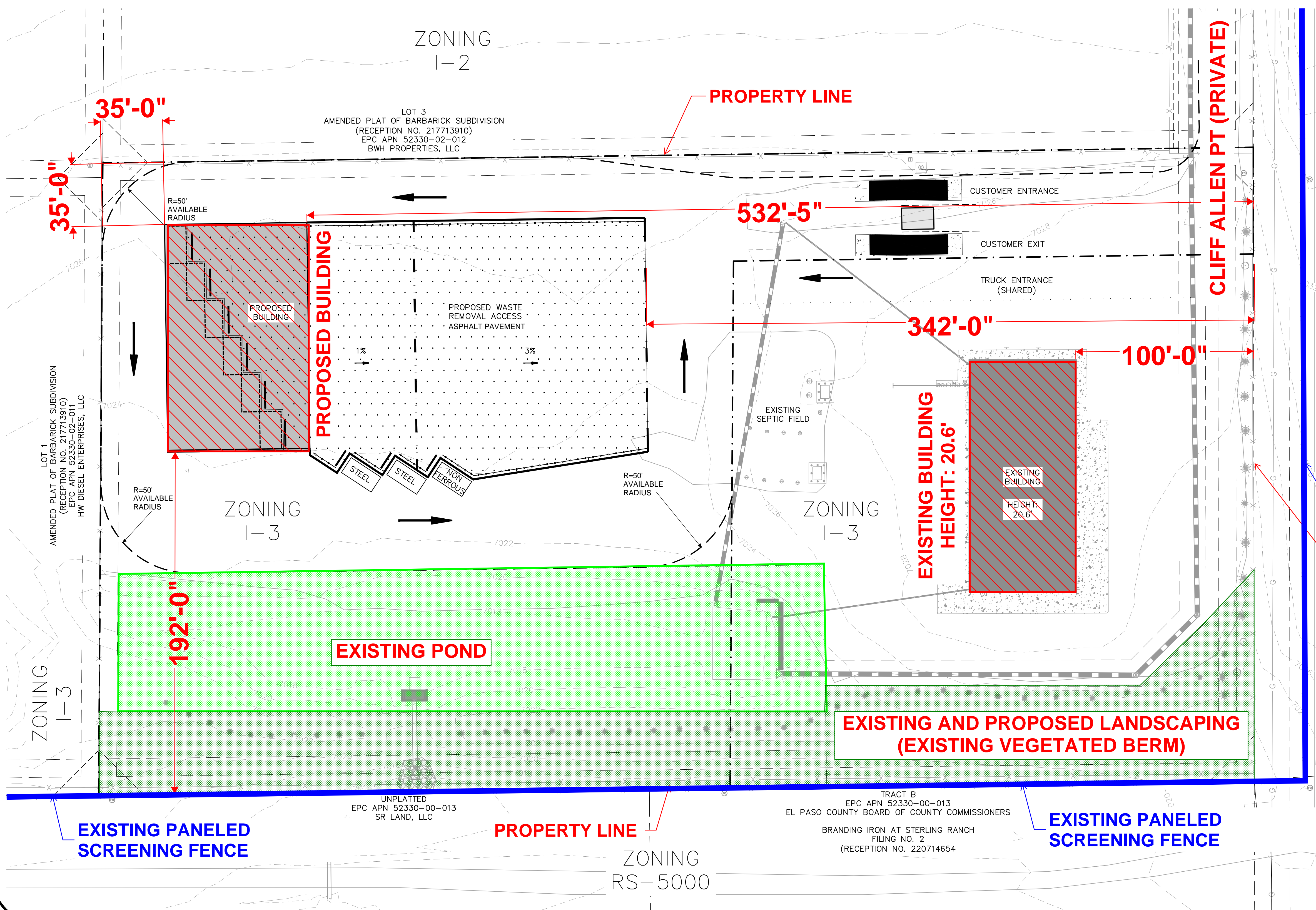


BARBARICK WASTE TRANSFER STATION

SITE PLAN EXHIBIT

LEGEND

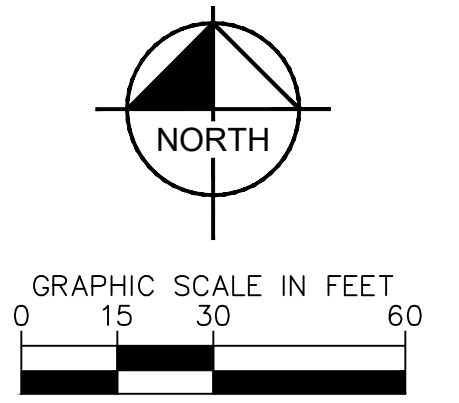
	EXISTING GRAVEL ROAD
	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
	EXISTING BARRIER FENCE
	STORM SEWER
	SANITARY SEWER (SEPTIC)
	WATER MAIN
	GAS MAIN
	EXISTING VEGETATION
	EXISTING BUILDING COLUMN
	PROPERTY LINE
	PRIVATE UTILITY & DRAINAGE EASEMENT
	PROPOSED RETAINING WALL
	LEASE PARCEL BOUNDARY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



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

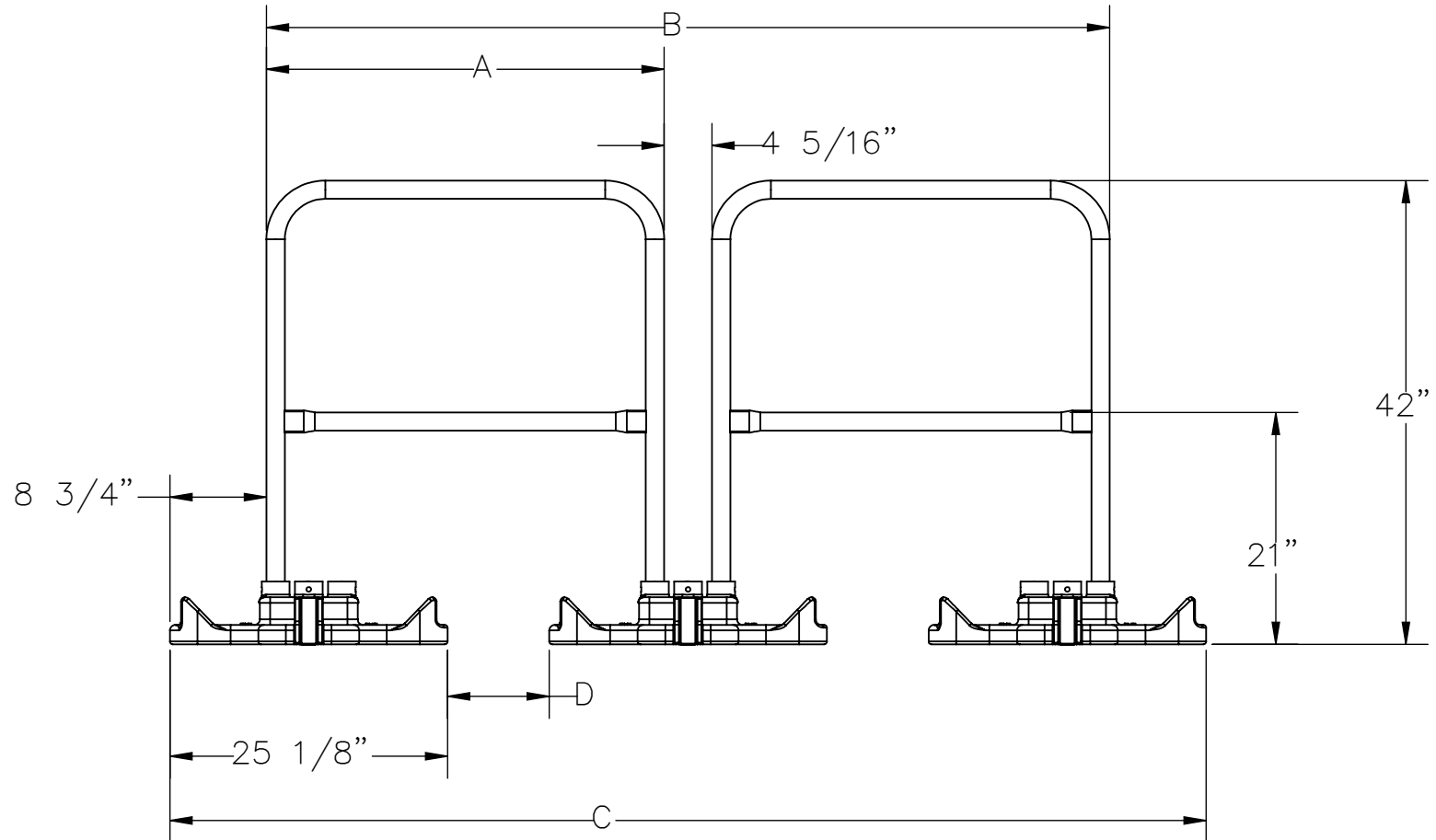
LEASE PARCEL INFORMATION
PARCEL SIZE: 3.297 ACRES (143,638 S.F.)
ZONING: I-3 (HEAVY INDUSTRIAL)
EXISTING LAND USE: DIESEL MECHANIC SHOP / STORAGE YARD (LARGE VEHICLES, FREIGHT CONTAINERS, ETC.)
EXISTING SITE COVERAGE: GRAVEL/ASPHALT MILLINGS AND NATURAL PASTURE/MEADOW VEGETATIVE COVER WITHIN THE EXISTING 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.)

- EXISTING POND**
- NATURAL LANDSCAPE BUFFER**
- ASPHALT PAVEMENT**



MODEL NUMBER	DIM. A	DIM. B	DIM. C	DIM. D
VDKR-3	36	76 5/16	93 13/16	18 1/2
VDKR-4	48	100 5/16	117 13/16	30 1/2
VDKR-5	60	124 5/16	141 13/16	42 1/2
VDKR-6	72	148 5/16	165 13/16	54 1/2
VDKR-7	84	172 5/16	189 13/16	66 1/2
VDKR-8	96	196 5/16	213 13/16	78 1/2

SURVEY SHEET TEMPLATE



Vestil Manufacturing Co.

MODEL NO:
VDKR-BASE

DESCRIPTION:
GENERAL, PRODUCT INFO. LAYOUT INFO.

DRAWN BY:
T.LAPHAM

DWG. NO.
23-047-001

