



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

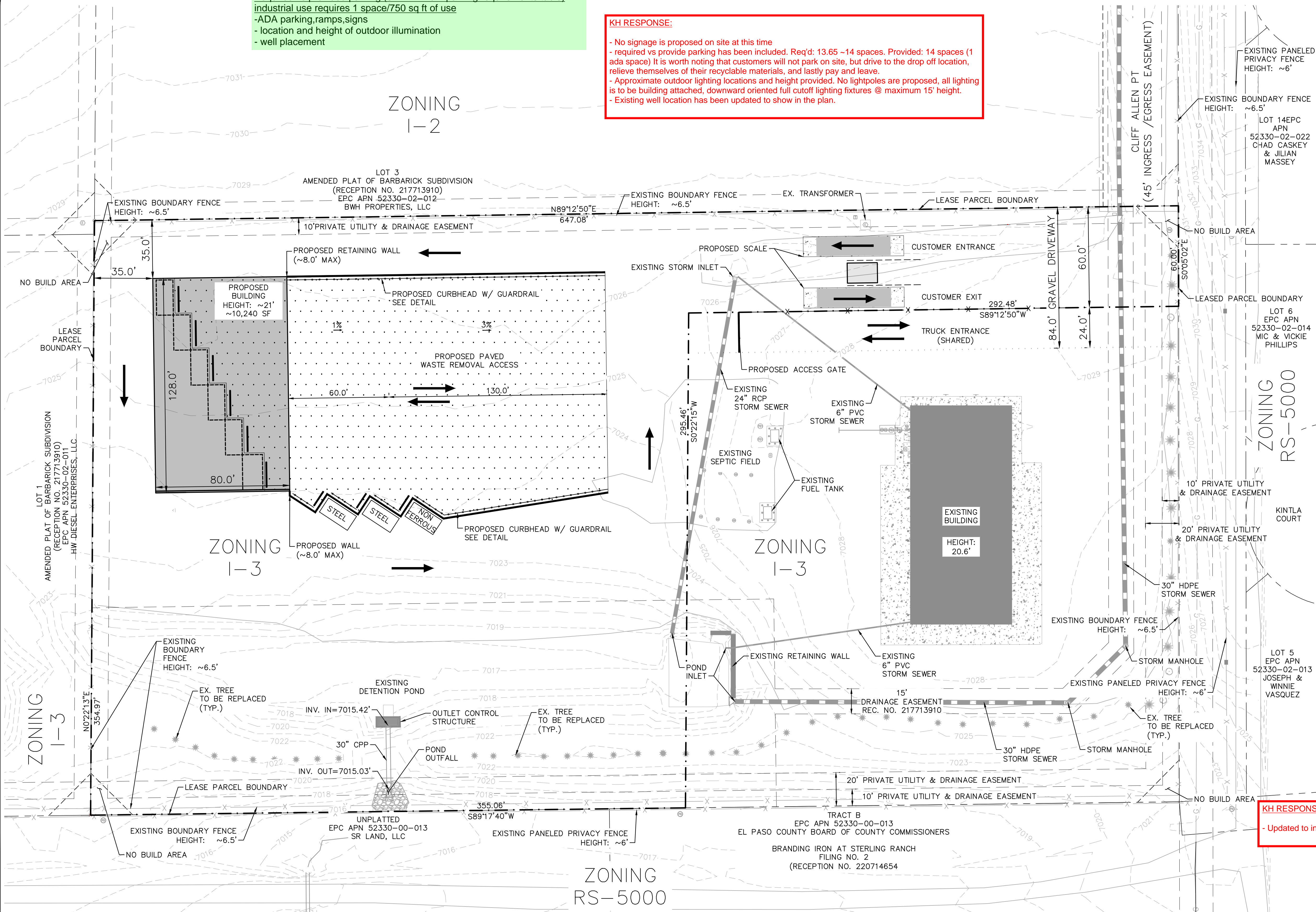
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BARBARICK WASTE TRANSFER STATION

SITE PLAN EXHIBIT - AL2310

UNRESOLVED V1 COMMENTS:
 v2:
 -signage? provide dimensions
 -required vs provided parking (6-2 minimum parking requirements table)
 industrial use requires 1 space/750 sq ft of use
 -ADA parking,ramps,signs
 - location and height of outdoor illumination
 - well placement

KH RESPONSE:
 - No signage is proposed on site at this time
 - required vs provide parking has been included. Req'd: 13.65 ~14 spaces. Provided: 14 spaces (1 ada space) It is worth noting that customers will not park on site, but drive to the drop off location, relieve themselves of their recyclable materials, and lastly pay and leave.
 - Approximate outdoor lighting locations and height provided. No lightpoles are proposed, all lighting is to be building attached, downward oriented full cutoff lighting fixtures @ maximum 15' height.
 - Existing well location has been updated to show in the plan.



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

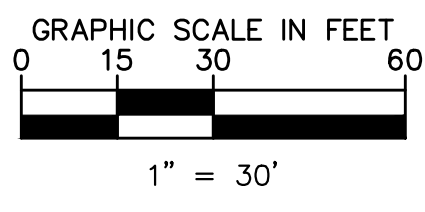
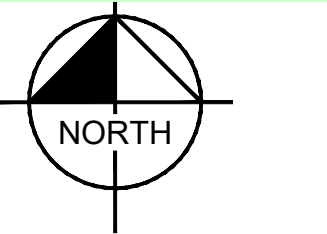
LEASE PARCEL INFORMATION
 PARCEL SIZE: 3.297 ACRES (143,638 S.F.)
 ZONING: 1-3 (HEAVY INDUSTRIAL)
 EXISTING LAND USE: DIESEL MECHANIC SHOP / STORAGE YARD (LARGE VEHICLES, FREIGHT CONTAINERS, ETC.)

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.)

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.

KH RESPONSE:
 - Updated to include the following note.

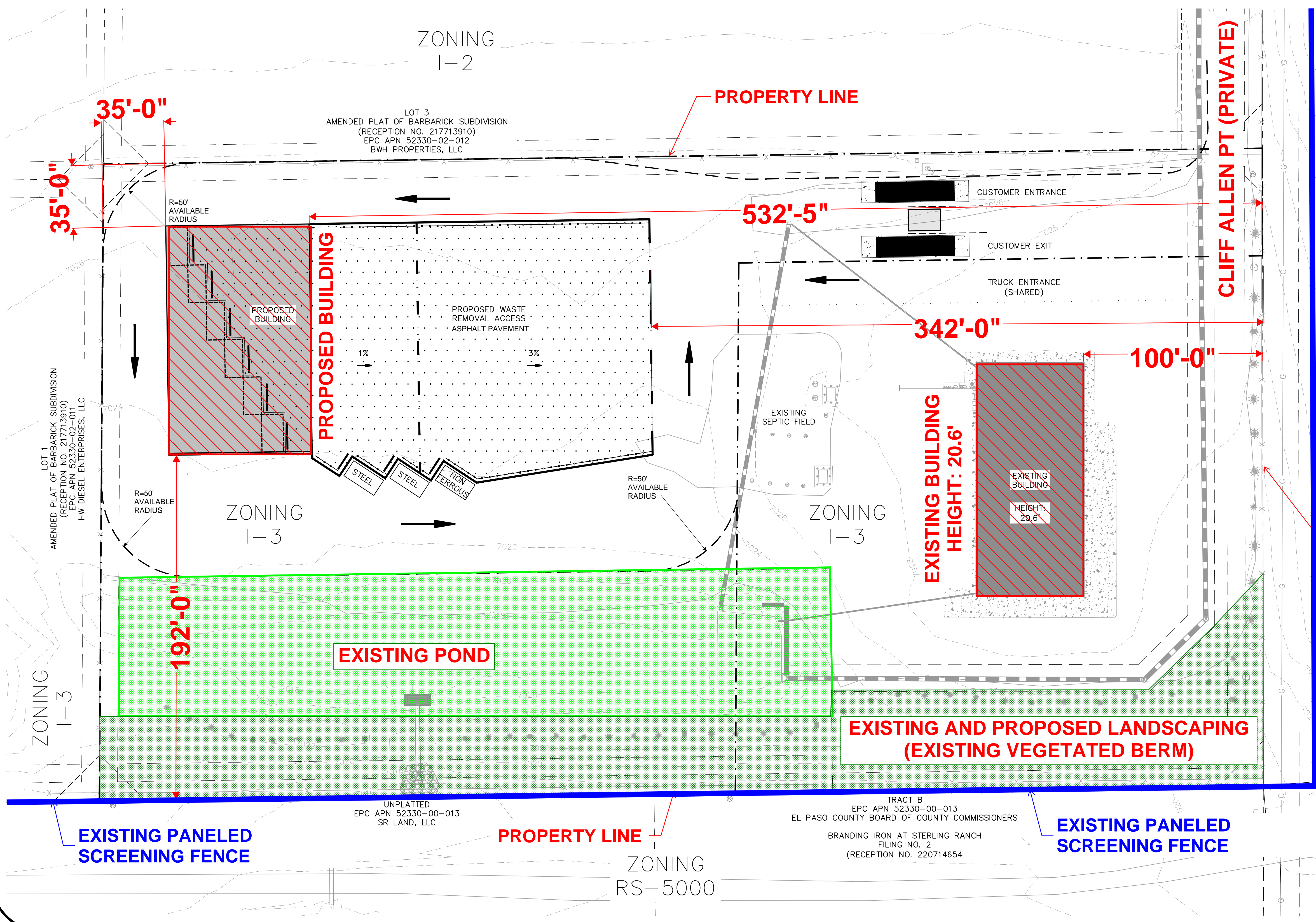


BARBARICK WASTE TRANSFER STATION

SITE PLAN EXHIBIT

LEGEND

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| | EXISTING CONTOUR (MAJOR) |
| | EXISTING CONTOUR (MINOR) |
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| | 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) |



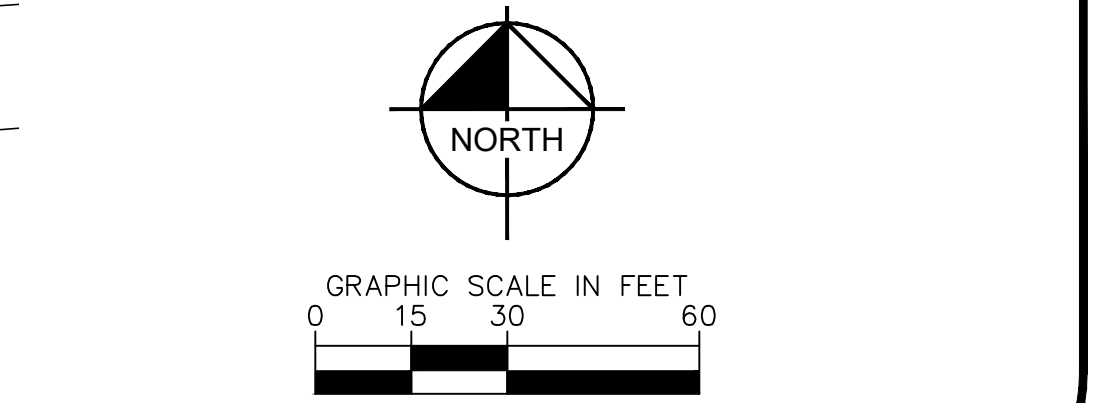
LOT 14EPC
APN
52330-02-022
CHAD CASKEY
& JILIAN
MASSEY

LOT 6
EPC APN
52330-02-014
MIC & VICKIE
PHILLIPS

LOT 5
EPC APN
52330-02-013
JOSEPH &
WINNIE
VASQUEZ

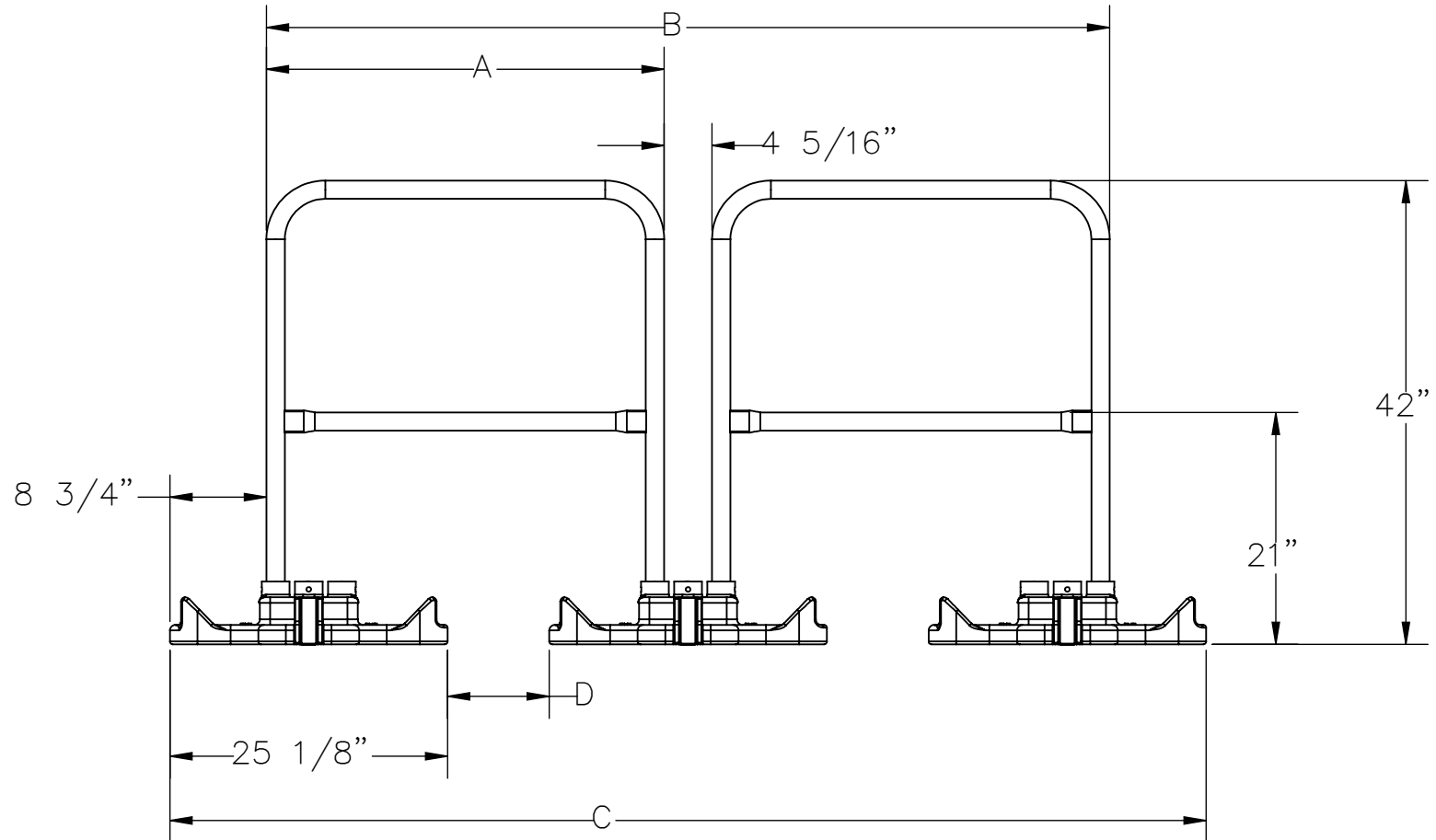
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| MODEL NUMBER | DIM. A | DIM. B | DIM. C | DIM. D |
|--------------|--------|----------|-----------|--------|
| VDKR-3 | 36 | 76 5/16 | 93 13/16 | 18 1/2 |
| VDKR-4 | 48 | 100 5/16 | 117 13/16 | 30 1/2 |
| VDKR-5 | 60 | 124 5/16 | 141 13/16 | 42 1/2 |
| 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

