



## 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

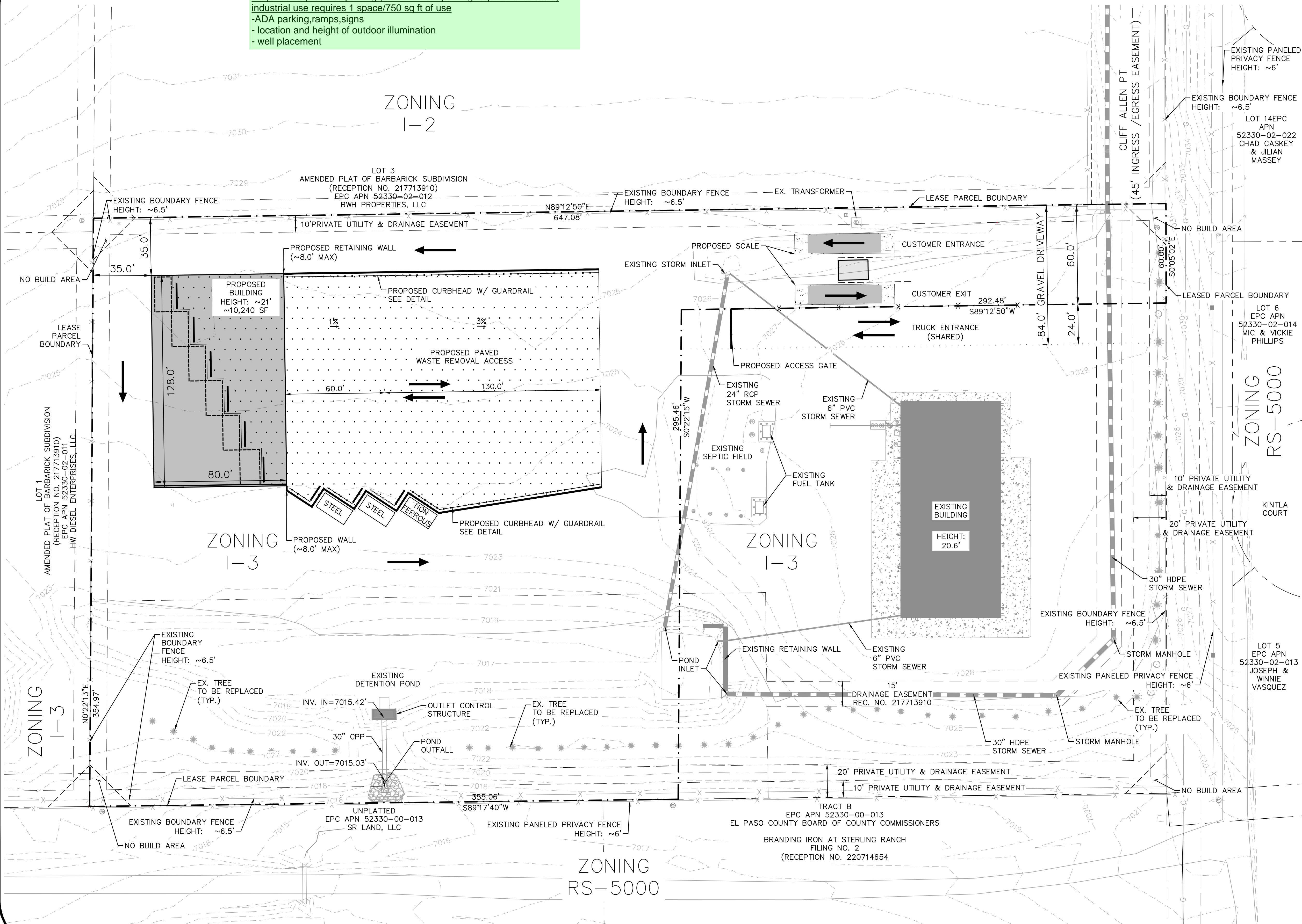
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# BARBARICK WASTE TRANSFER STATION

## 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



**LEGEND**

- EXISTING GRAVEL ROAD
- - - EXISTING CONTOUR (MAJOR)
- - - EXISTING CONTOUR (MINOR)
- X EXISTING BARRIER FENCE
- ▬ STORM SEWER
- S SANITARY SEWER (SEPTIC)
- W WATER MAIN
- G 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

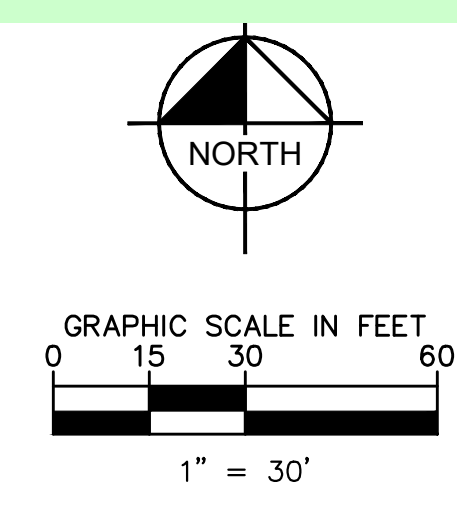
**OWNER/APPLICANT**  
 BR 8812 CLIFF ALLEN POINT LLC  
 ATTN: RICHARD GRAHAM  
 EMAIL: GRAHAMINVESTMENTS@GMAIL.COM  
 PHONE: 719-440-9414

**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.



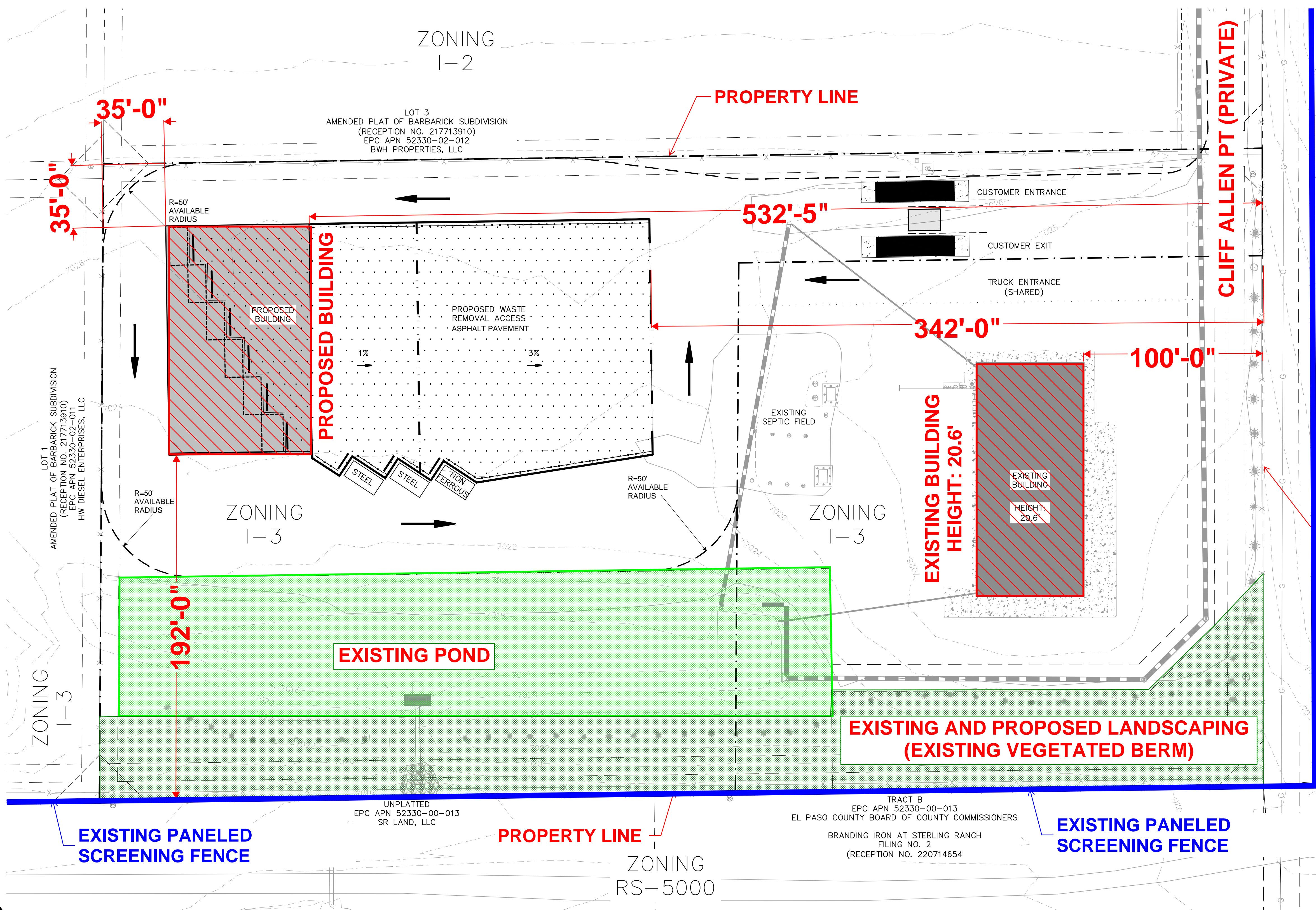


# BARBARICK WASTE TRANSFER STATION

## 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)



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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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.)

ZONING  
RS-5000  
KINTLA  
COURT

ZONING  
I-3

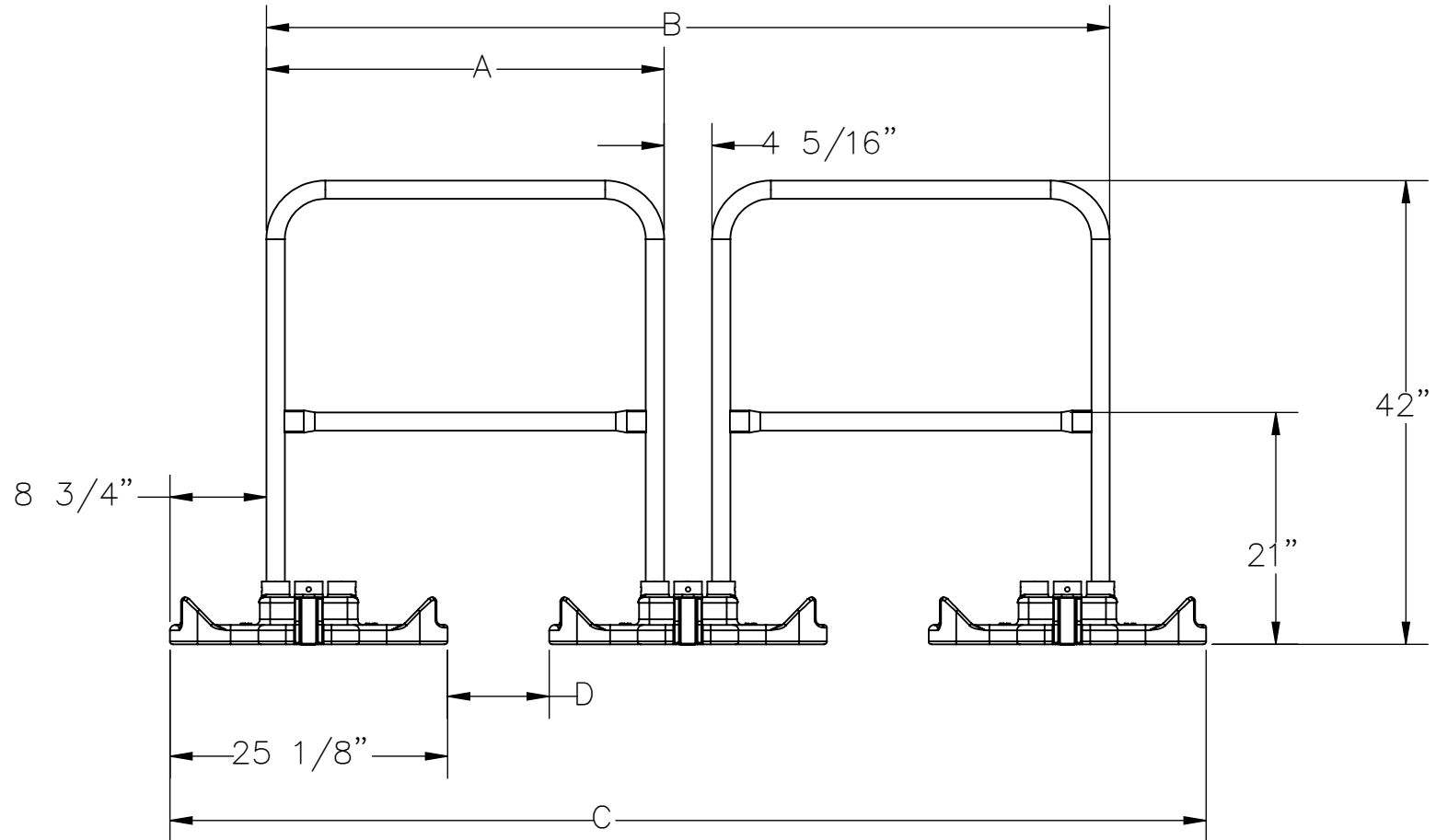
ZONING  
I-3

UNPLATTED  
EPC APN 52330-00-013  
SR LAND, LLC

TRACT B  
EPC APN 52330-00-013  
EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS  
BRANDING IRON AT STERLING RANCH  
FILING NO. 2  
(RECEPTION NO. 220714654)

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



