



RECYCLING & REFUSE TRANSFER STATION

COLORADO SPRING, CO 809..

CLIENT : GRAHMA INVESTMENTS,LLC



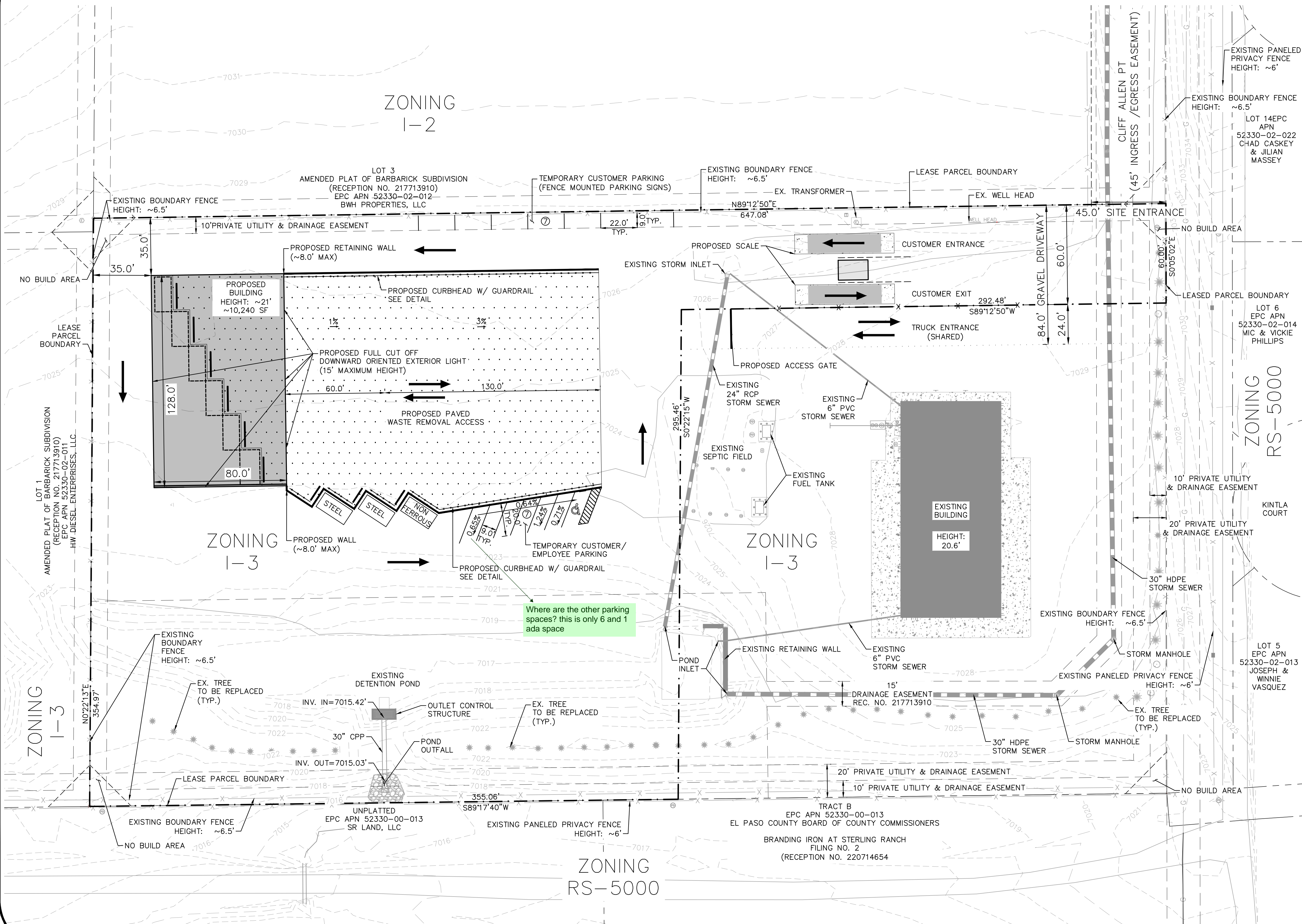
DAN Design

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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)

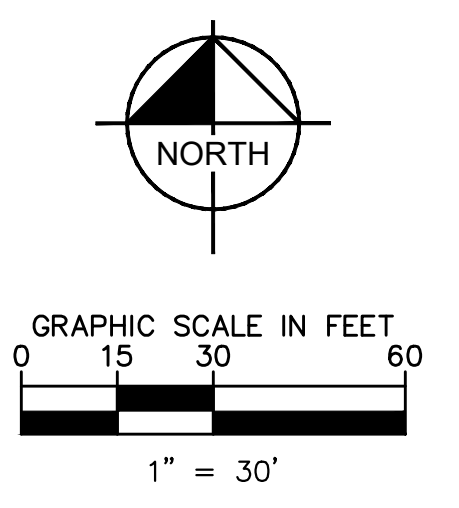
LANDSCAPING / OPEN SPACE: ~30% (44,001 S.F. OR 1.01 ACRES)
 LOT COVERAGE (BUILDING & ACCESS): ~25% (36,461 S.F.)

PARKING SUMMARY

1 SPACE PER 750 SQUARE FEET
 REQUIRED: 14 SPACES
 PROVIDED: 14 SPACES

ADA NOTE

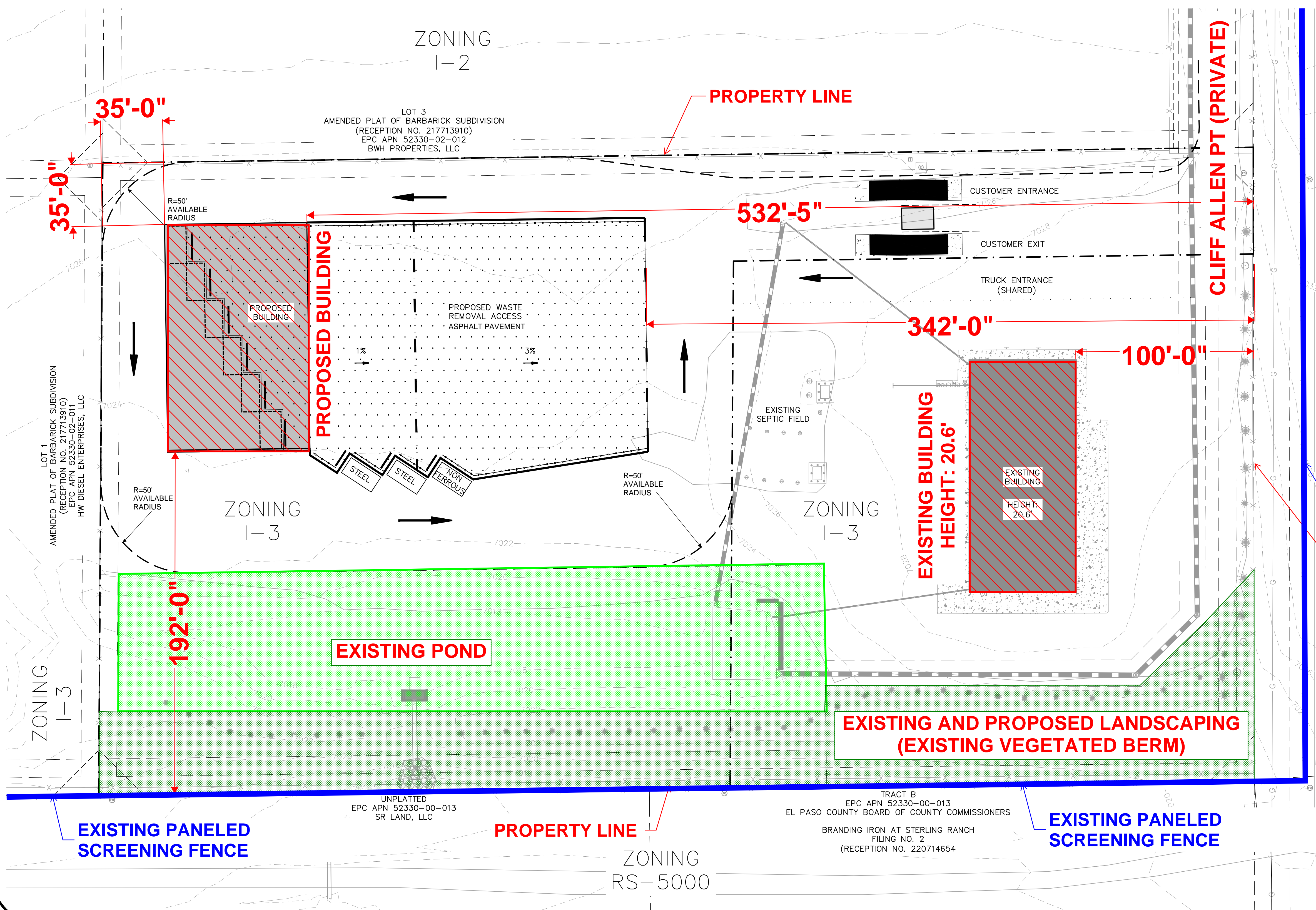
THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL 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.



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SITE PLAN EXHIBIT

LEGEND	
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	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
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	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

OWNER/APPLICANT

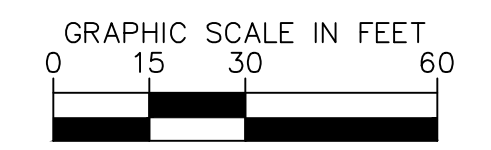
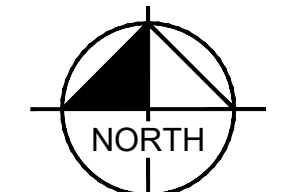
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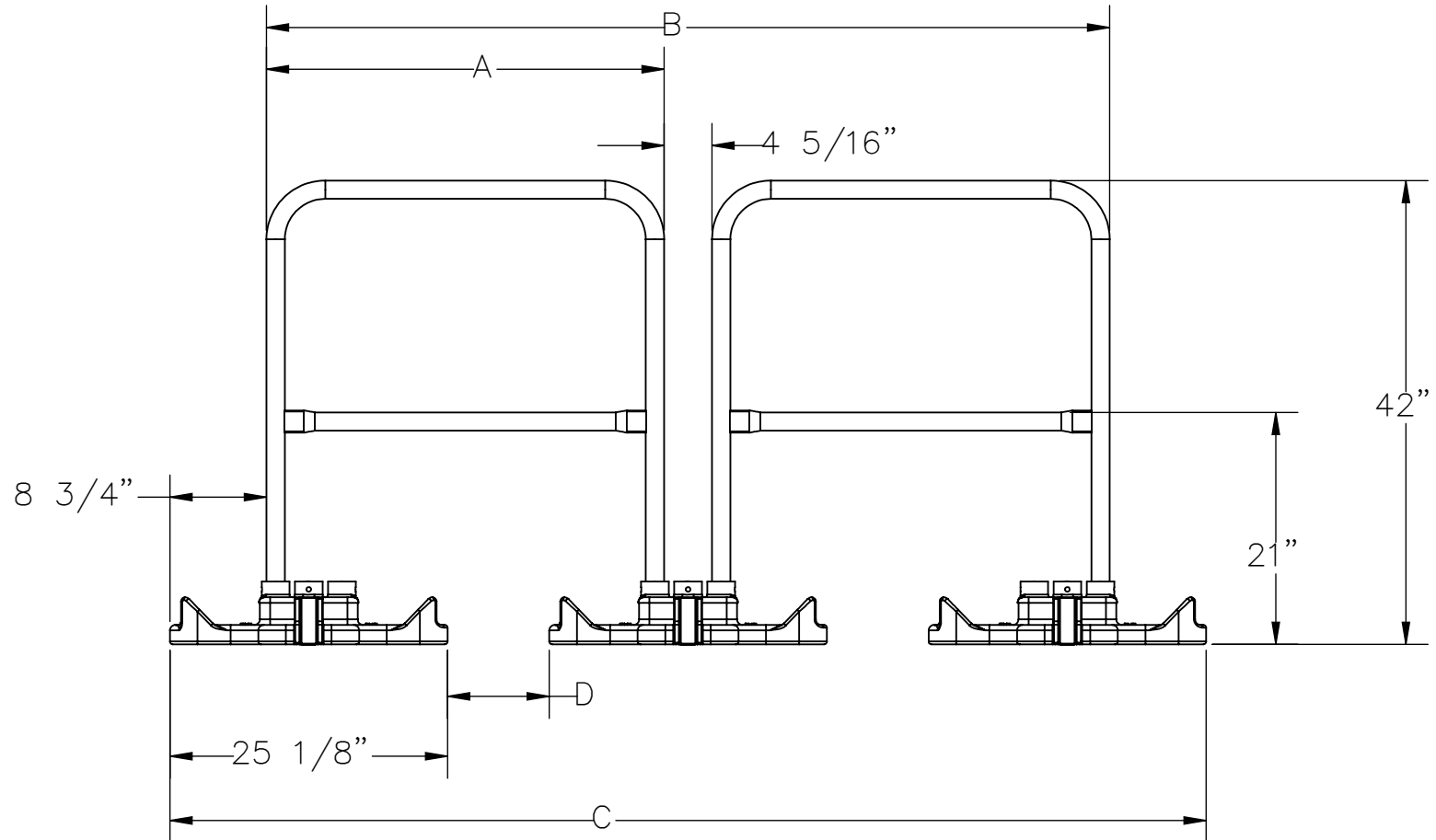
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MODEL NUMBER	DIM. A	DIM. B	DIM. C	DIM. D
VDKR-3	36	76 5/16	93 13/16	18 1/2
VDKR-4	48	100 5/16	117 13/16	30 1/2
VDKR-5	60	124 5/16	141 13/16	42 1/2
VDKR-6	72	148 5/16	165 13/16	54 1/2
VDKR-7	84	172 5/16	189 13/16	66 1/2
VDKR-8	96	196 5/16	213 13/16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

