

# BARBARICK RECYCLING AND REFUSE TRANSFER STATION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

SITE DEVELOPMENT PLAN  
DECEMBER 2023

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.

### OWNER'S STATEMENT

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN AND ALL OF THE SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

OWNER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

BRIAN BELAND  
BR 8812 CLIFF ALLEN POINT LLC  
PO BOX 88120  
COLORADO SPRINGS CO 80908-8120

### ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

ERIC GUNDERSON, PE (CO #49487) — KIMLEY-HORN AND ASSOCIATES, INC. DATE \_\_\_\_\_

### EL PASO COUNTY REVIEW STATEMENT

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL, AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION.

JENNIFER IRVINE, PE COUNTY ENGINEER/ECM ADMINISTRATOR DATE \_\_\_\_\_

### CONTACTS

**OWNER:**  
BRIAN BELAND, BR 8812 CLIFF ALLEN POINT LLC  
PO BOX 88120  
COLORADO SPRINGS CO 80908-8120  
TEL: (719) 499-0208  
CONTACT: BRIAN BELAND

**APPLICANT:**  
RICHARD GRAHAM JR.  
6035 ERIN PARKWAY DRIVE, SUITE 101  
COLORADO SPRINGS CO 80918  
TEL: (719) 440-9414  
CONTACT: RICHARD GRAHAM JR

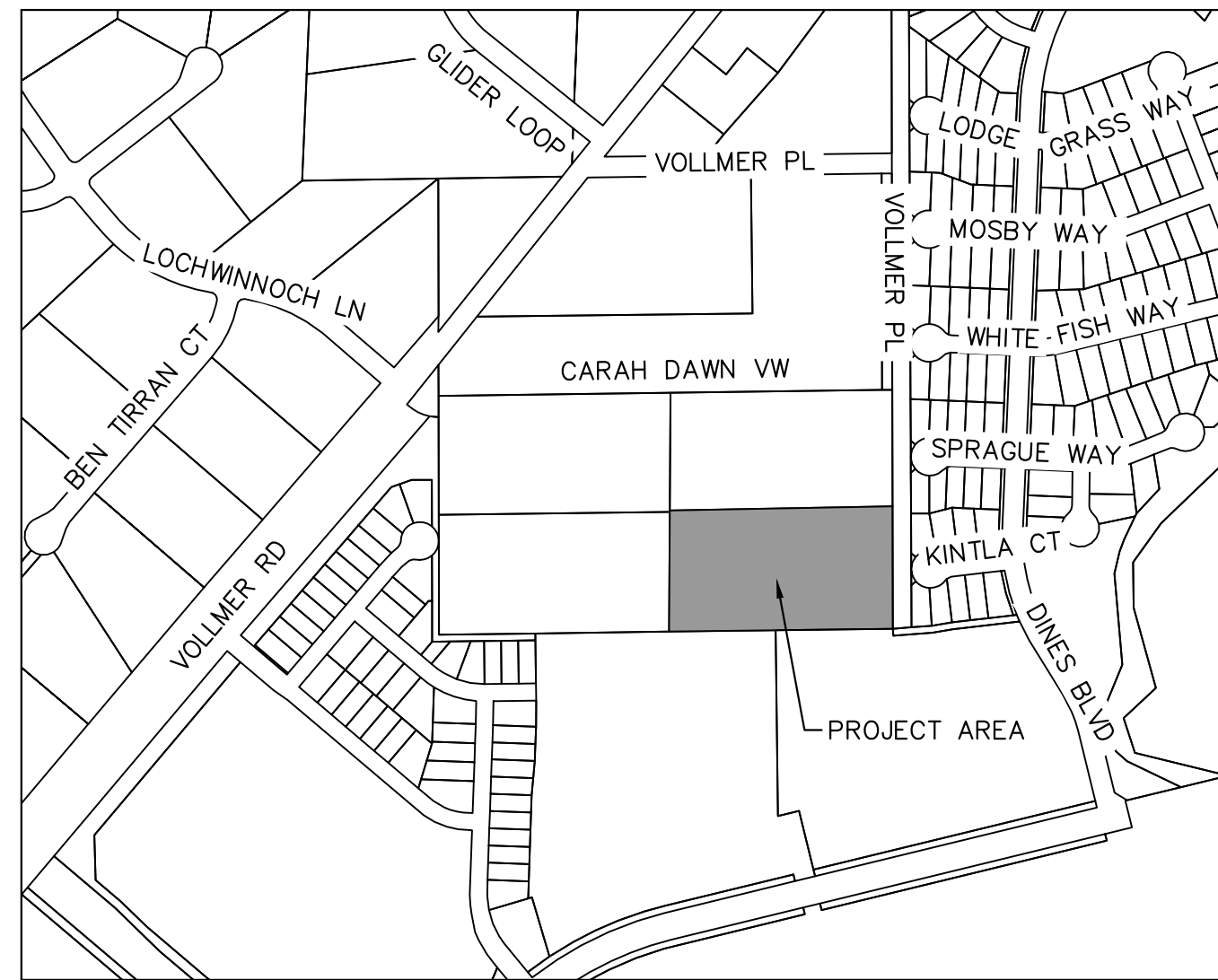
**EL PASO COUNTY:**  
EL PASO COUNTY  
PCD DEPARTMENT  
2880 INTERNATIONAL CIRCLE, SUITE 110  
COLORADO SPRINGS, CO 80910  
PHONE: (719) 520-6300

**ENGINEER:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
2 NEVADA NORTH AVE., SUITE 300  
COLORADO SPRINGS, CO 80903  
TEL: (719) 453-0182  
CONTACT: ERIC GUNDERSON, P.E.

**ARCHITECT:**  
BUCHER DESIGN STUDIO, INC.  
12325 ORACLE BLVD, SUITE 101  
COLORADO SPRINGS, CO 80921  
(719) 484-0480  
CONTACT: JASON SHOUDIS

**LANDSCAPE ARCHITECT:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
2 NEVADA NORTH AVE., SUITE 300  
COLORADO SPRINGS, CO 80903  
(719) 284-7280  
CONTACT: JIM HOUK

**SURVEYOR:**  
LAND DEVELOPMENT CONSULTANTS, INC.  
3898 MAIZELAND ROAD  
COLORADO SPRINGS, CO 80909  
TEL: (719) 528-6133  
CONTACT: DAVID V. HOSTETLER



VICINITY MAP  
SCALE: 1"=500'

### SHEET INDEX

SHEET TITLE	SHEET NO.
COVER SHEET	SDP-1
SITE PLAN	SDP-2

Please remove EPC engineering signature block from site development plan.

### LEGAL DESCRIPTION

PARCEL A:  
LOT 4, AMENDED PLAT OF BARBARICK SUBDIVISION, COUNTY OF EL PASO, STATE OF COLORADO.

CONTAINING 5.290 ACRES (230,442 S.F.), MORE OR LESS.

PARCEL B:  
A NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT AS SET FORTH AND DESCRIBED IN DECLARATION AND BYLAWS OF BARBARICK SUBDIVISION PROPERTY OWNERS ASSOCIATES, INC., RECORDED FEBRUARY 12, 2008 UNDER RECEPTION NO. 208016289 AS AMENDED BY INSTRUMENT RECORDED MARCH 10, 2008 UNDER RECEPTION NO. 208028000.

LEASED PARCEL: 3.927 ACRES

### BENCHMARK

4' DIAMETER PRECAST CONCRETE STORM SEWER MANHOLE RIM LOCATED IN THE SOUTHEASTERLY PORTION OF THE PROPERTY; ELEVATION = 7027.34 "NGVD 1929 AND THE 1960 SUPPLEMENTARY ADJUSTMENT" DATUM.

### FEMA CLASSIFICATION

THIS PROPERTY IS LOCATED WITHIN THE ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NO. 08041C0533G, EFFECTIVE DATE DECEMBER 7, 2018.

### SITE DATA

ZONING CLASSIFICATION: I-3 CAD-0 (HEAVY INDUSTRIAL)  
EXISTING LAND USE: VEHICLE/EQUIPMENT REPAIR AND STORAGE  
PROPOSED LAND USE: WASTE TRANSFER STATION FACILITY  
JURISDICTION: EL PASO COUNTY  
SITE ADDRESS: 8812 CLIFF ALLEN PT  
TAX SCHEDULE NO.: 5233002013  
LEASED PARCEL SIZE: 3.927 ACRES (143,638 S.F.)  
PARCEL SIZE: 5.290 ACRES (230,442 S.F.)  
BUILDING SETBACKS: 35' NORTH SETBACK  
35' WEST SETBACK  
175' EAST SETBACK  
175' SOUTH SETBACK  
EXISTING LOT COVERAGE: GRAVEL AND NATURAL PASTURE/MEADOW VEGETATIVE COVER  
MAXIMUM LOT COVERAGE: 25.0%  
PROPOSED LOT COVERAGE: 23.7% (54,731/230,442)x100 = 23.7%  
SITE COVERAGE: BUILDING - 19,974 S.F.  
PAVEMENT/HARDSCAPE - 35,747 S.F.  
GRAVEL - 117,601 S.F.  
LANDSCAPING (PERVIOUS AREA) - 57,120 S.F.

### PARKING SUMMARY

	PARKING REQUIRED	PARKING PROVIDED
OFF-STREET	1/750 S.F.	15 (REGULAR)
ADA	1/25 SPACES	1 (ADA)
TOTAL	16 SPACES	16 SPACES

### BUILDING DATA

BUILDING HEIGHT:  
PROPOSED: 34.9'  
MAXIMUM BY CODE: 40.0'  
BUILDING GROSS S.F.: 11,708 S.F.

"COM2346"

PCD FILE NO. CDR-XX-XXX



2023 KIMLEY-HORN AND ASSOCIATES, INC.  
2 North Nevada Avenue Suite 900  
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: EJG  
DRAWN BY: RES  
CHECKED BY: EJG  
DATE: 12/6/2023

BARBARICK WASTE TRANSFER STATION  
EL PASO COUNTY, COLORADO  
SITE DEVELOPMENT PLAN  
COVER SHEET

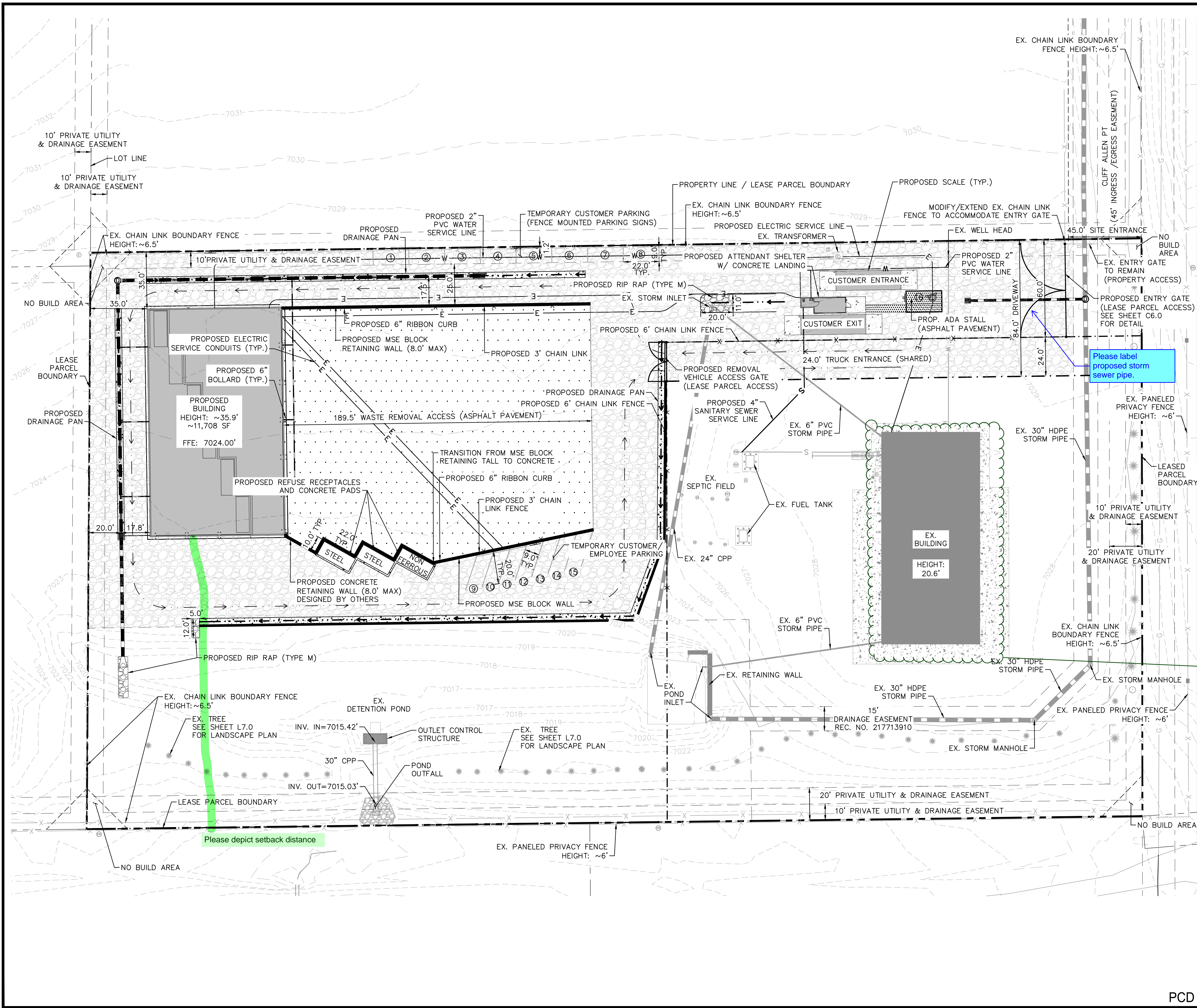
PRELIMINARY  
FOR REVIEW ONLY  
NOT FOR CONSTRUCTION  
Kimley-Horn  
Kimley-Horn and Associates, Inc.

PROJECT NO.  
196489000

SHEET

SDP-1

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**LEGEND**

- PROPERTY LINE
- - - LEASED PARCEL BOUNDARY
- - - EX. UTILITY & DRAINAGE EASEMENT
- PROPOSED TRUCK TRAFFIC FLOW
- X EX. FENCE
- EX. STORM SEWER
- G EX. GAS MAIN
- EX. VEGETATION
- ⊙ EX. TRANSFORMER
- W PROPOSED WATER SERVICE LINE
- S PROPOSED SEPRIC SERVICE LINE
- E PROPOSED ELECTRIC SERVICE LINE
- PROPOSED STORM SEWER
- ▨ PROPOSED ASPHALT
- ▨ PROPOSED CONCRETE
- ▨ PROPOSED 10" COMPACTED ROAD BASE
- ⊕ PROPOSED PARKING

Please include:  
-dimensions of property lines  
-ADA parking spot

Please include:  
-building dimensions  
-setback distances from property lines

Please depict setback distance

Please label proposed storm sewer pipe.

**Kimley»Horn**  
2023 KIMLEY-HORN AND ASSOCIATES, INC.  
2 North Nevada Avenue Suite 900  
Colorado Springs, Colorado 80903 (719) 453-0180

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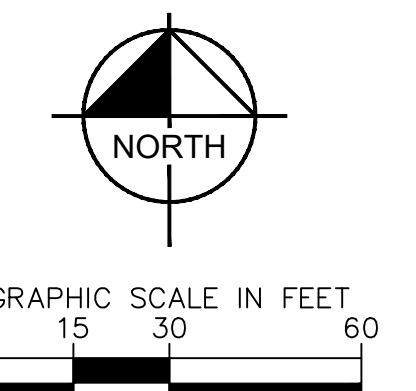
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SHEET

SDP-2



PCD FILE NO. CDR-XX-XXX