

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
MARCH 2024

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.

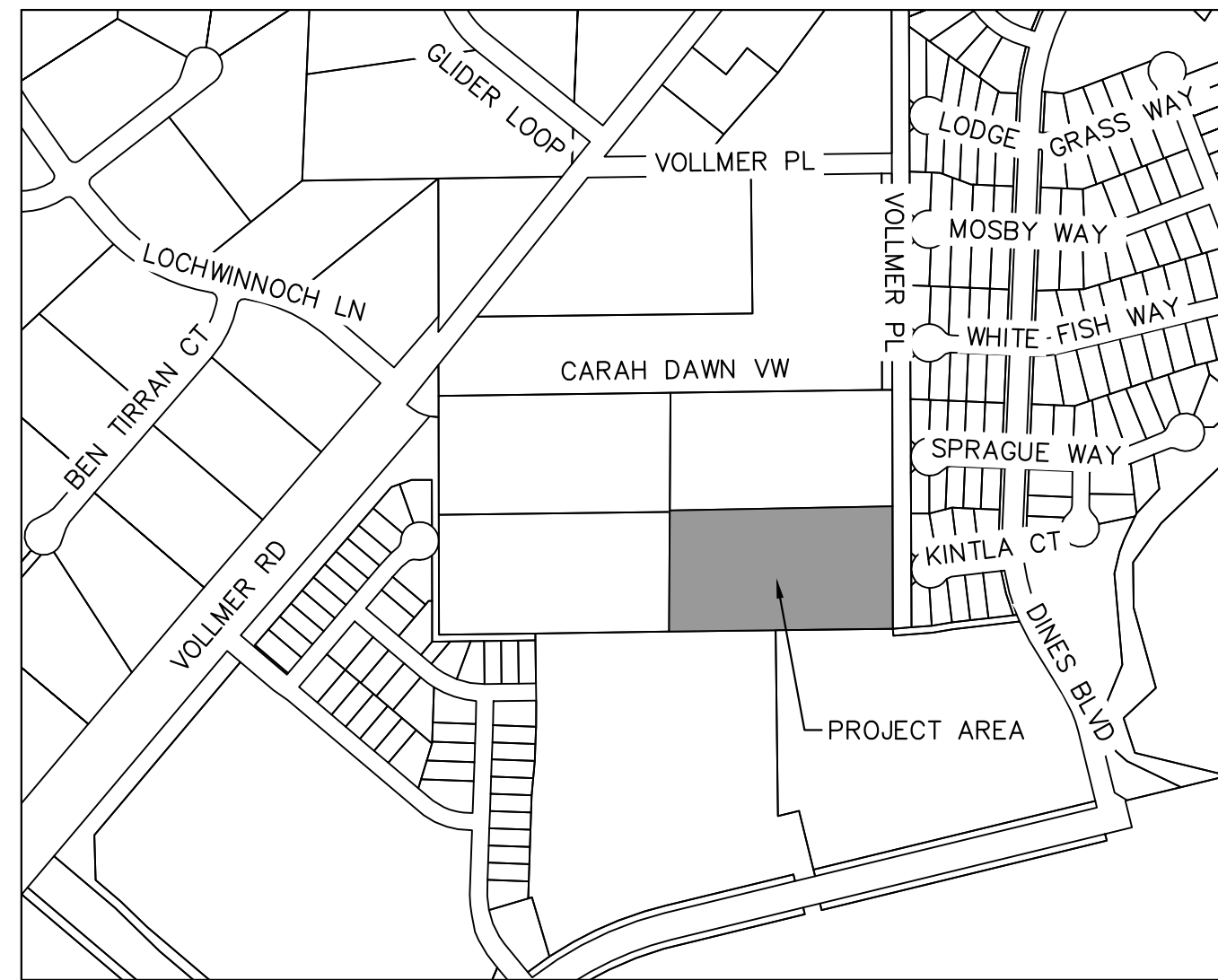
OWNER SIGNATURE _____ DATE _____

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 _____



VICINITY MAP
SCALE: 1"=500'

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GENERAL NOTE

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

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

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.

Kimley»Horn
2024 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: 3/7/2024

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

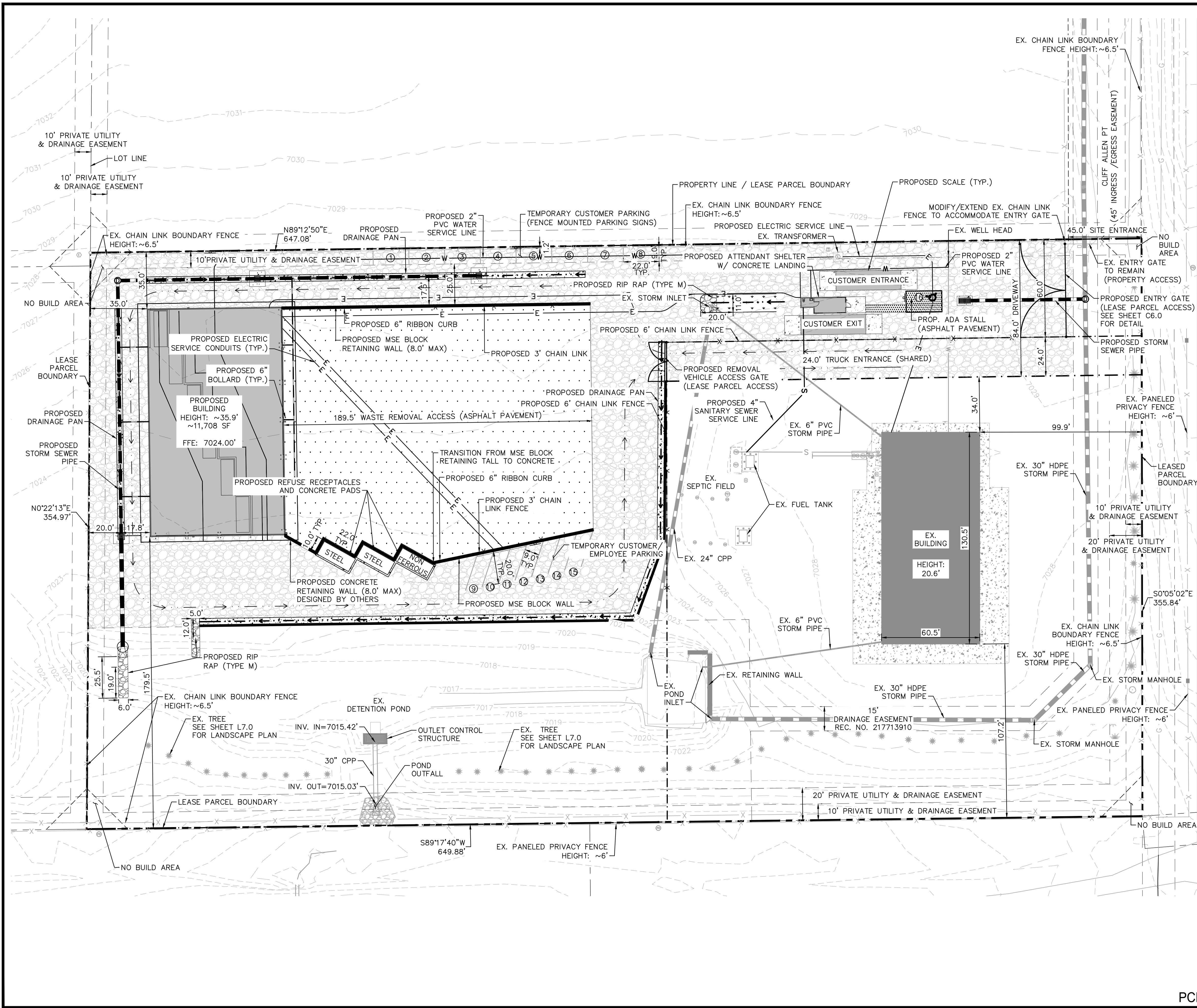
SHEET

SDP-1



PCD FILE NO. COM2346

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LEGEND

- PROPERTY LINE
LEASED PARCEL BOUNDARY
EX. UTILITY & DRAINAGE EASEMENT
PROPOSED TRUCK TRAFFIC FLOW
EX. FENCE
EX. STORM SEWER
EX. GAS MAIN
EX. VEGETATION
EX. TRANSFORMER
PROPOSED WATER SERVICE LINE
PROPOSED SEPRIC SERVICE LINE
PROPOSED ELECTRIC SERVICE LINE
PROPOSED STORM SEWER
PROPOSED ASPHALT
PROPOSED CONCRETE
PROPOSED 10" COMPACTED ROAD BASE
PROPOSED PARKING
PROPOSED ADA PARKING STALL (#16)

Are there any ADA parking spots? There should be at least one

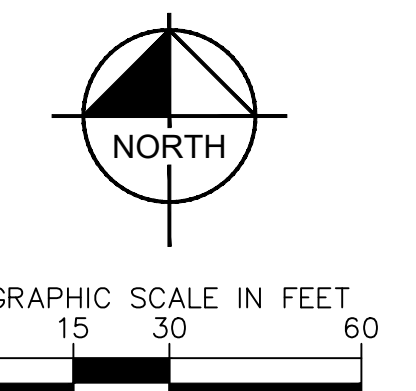
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EL PASO COUNTY, COLORADO
SITE DEVELOPMENT PLAN
SITE PLAN

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SHEET
SDP-2



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