

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
APRIL 2024

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 PARK 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

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

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



VICINITY MAP
SCALE: 1"=500'

SHEET INDEX

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

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.



DESIGNED BY: EJG
DRAWN BY: RES
CHECKED BY: EJG
DATE: 4/2/2024

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.

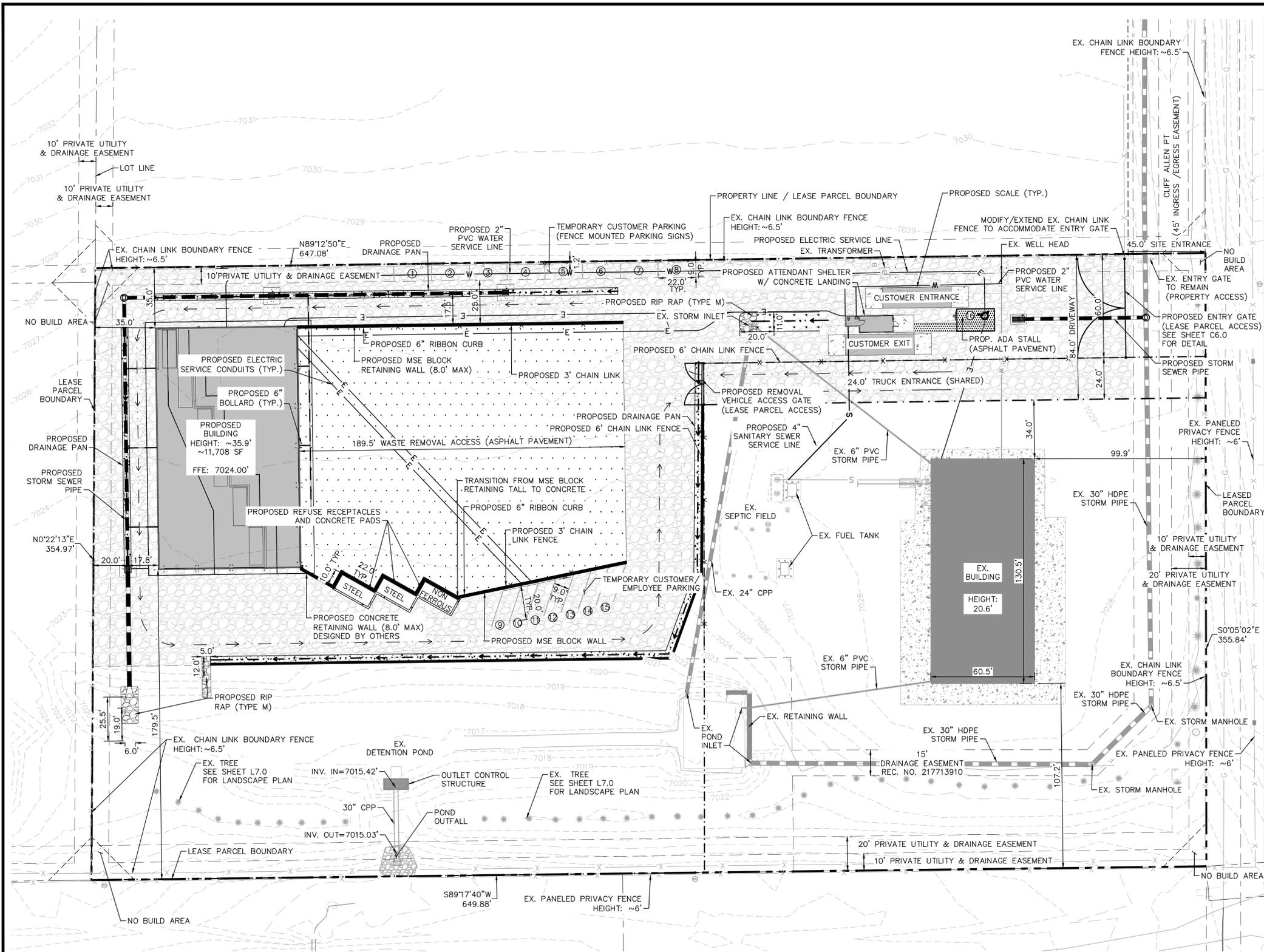
PROJECT NO.
196489000

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
- 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
- ♿ PROPOSED ADA PARKING STALL (#16)

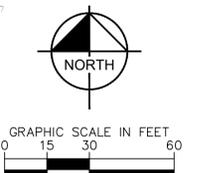
PARKING SUMMARY

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

Kimley»Horn
 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue Suite 900
 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: E/JG
 DRAWN BY: RES
 CHECKED BY: E/JG
 DATE: 4/2/2024

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



811 Know what's below.
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 1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



PROJECT NO.
 196489000

SHEET

SDP-2

PCD FILE NO. COM2346



BARBARICK WASTE TRANSFER STATION

LETTER OF INTENT

PCD FILE NO.: COM2346

Affiliated Party Information:

Owner/Leasee/Applicant:

Vollmer Road Partners, LLLP.

Attn: Richard Graham

Email: grahaminvestments@gmail.com

Phone: 719-440-9414

Planning:

Kimley-Horn & Associates

Attn: Jim Houk

Email: jim.houk@kimley-horn.com

Phone: 719-453-0180

Engineering:

Kimley-Horn & Associates

Attn: Eric Gunderson, P.E.

Email: eric.gunderson@kimley-horn.com

Phone: 719-501-1723

PROPERTY INFORMATION: BARBARICK WASTE TRANSFER STATION

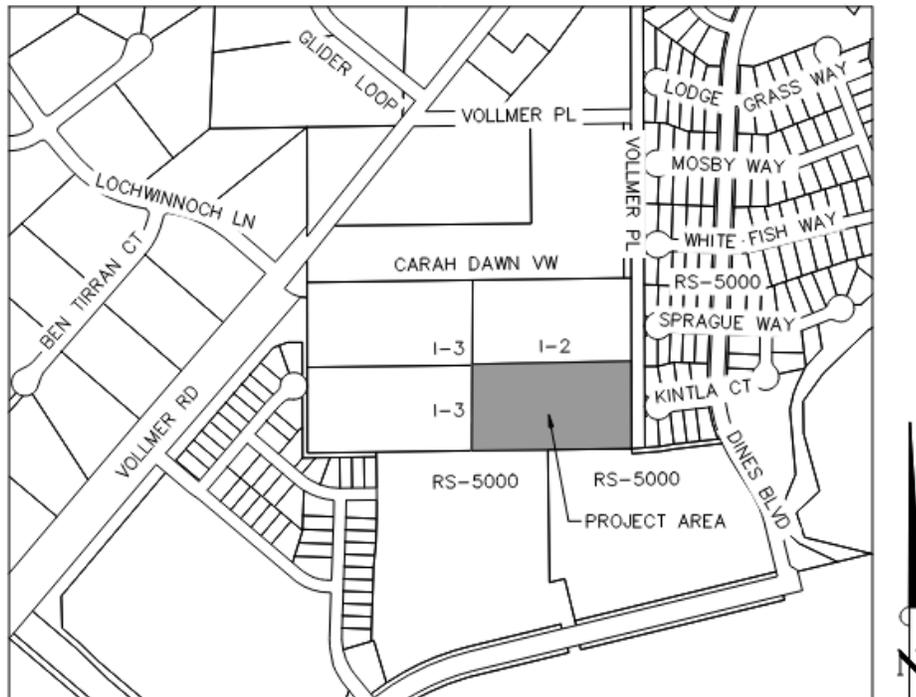
SITE ADDRESS: 8812 Cliff Allen Pt, Colorado Springs, CO 80908
PARCEL ID: 5233002013
ZONING: I-3 CAD-O Heavy Industrial/Commercial Airport Overlay District
ACREAGE: 5.29 acres

LETTER OF INTENT

PROJECT UNDERSTANDING

Kimley-Horn's role in this project is to lead the entitlement process and provide civil engineering / Landscape Architecture + Planning services throughout the Site Development Plan and Construction Document planning processes with El Paso County.

The purpose of this project is to develop a recycling and refuse transfer station facility (TS), on the property: Parcel ID: 5233003013, located at: 8812 Cliff Allen Pt, Colorado Springs. Included in this project is: ~12,000 S.F. waste transfer building, drive aisles, scale house with ground scales, landscape buffering and screening as required for County Code Compliance. Vicinity map shown below.



VICINITY MAP
SCALE: 1" = 250'

SERVICE UNDERSTANDING

The services provided by the Recycling and Refuse Transfer Station (TS) include the indoor drop-off, removal, and recycling of various forms of **Dry Waste. Dry Waste pertains to various goods or materials such as/made of wood, plastic, composites, glass, and metals. Wet waste, such as garbage or other organic or consumable wastes, are not accepted at the TS.** Located within the proposed ~12,000 S.F. TS building, are six waste collection bins, used for various wood, plastic, composite, metal, etc. **Goods anticipated to be dropped off include, but are not limited to: bedframes, dressers, televisions, workout equipment, scrapped lumber, household remodel debris, yard clippings, etc.** These bins are laid out so the customer can safely and easily pull up to, or back into the drop off stall and safely relocate their wastes directly into the bins. Located outside the TS building are three metal recycling bins, also located for safe customer access. Two of such bins are for **Steel Recycling** and one for **Non-Ferrous Metal Recycling**. Non-ferrous metals pertain to aluminum, titanium, zinc, lead, nickel, copper, and copper alloys (brass, bronze, etc.). This waste material will be picked up daily as the containers are filled and transferred to the regional facilities. It is anticipated that 1 to 2 containers will be removed each day.

NOTE: The Indoor Waste Disposal and Recycling Facility was reviewed by the Colorado Department of Public Health & Environment (CDPHE) office, and was found Not Requiring a Certificate of Designation, required with traditional waste disposal sites based on the natural and limited storage and type of waste on the site.

SITE UNDERSTANDING (See site plan for reference)

As the site sits, lots to the north, northwest, and west are zoned industrial. Their respective land uses are self-storage, RV Storage, and Large Equipment Supply and Storage. The site of interest: 8812 Cliff Allen Pt, is a leased parcel, sharing an entrance with an existing auto mechanic shop (Dirt Road Diesel). Lots to the east are zoned residential, with residential homes existing there today. The lot to the south of the site is also zoned residential and is currently vacant. Within the project lot is an existing easement supporting the regional stormwater detention pond. The capacity of the pond is 1.49 ac-ft, and footprint of pond/easement is approximately 0.91 acres. The pond receives flows from the adjacent (I-3 Zone) industrial lots to the north and west, as well as the lots just to the north of Carah Dawn View, the private drive (dedicated as an ingress/egress easement) which is the serving the site.

The El Paso County Board of Adjustments granted dimensional variance on April 26th, 2023, allowing for minimum 35' building setbacks from the northern and western property frontages. This request and approval was made specifically with regard to the development code section 5.2.59.E.1.g.

In addition, the site layout is compliant to the standards set forth in Table 5-5: Density and Dimensional Standards for Industrial Districts (I-3 Zone).

SPECIAL USE

This Special Use is responding to **5.2.59(B)(1)** – Approval of a site development plan is required for all waste disposal recycling facilities, unless otherwise provided. Approval of a special use may be required in specific zoning districts.

The Special Use was approved on September 1st, 2023, by the Planning and Community Development Director.

COMPLIANCE TO REQUIRED USE AND DIMENSIONAL STANDARDS (LDC – CHAPTER 5)

5.2.59(E)(1) General Requirements - Trash Transfer or Intermediate Processing Facilities Not Requiring a Certificate of Designation

- (a) Receive only household, commercial, and industrial wastes
 - a. The site will only accept dry waste goods (i.e. wood, plastic, composites, glass, and metal) – Such as, but not limited to: bedframes, dressers, TVs, workout equipment, etc.
 - b. The site will also recycle non-ferrous metals (i.e. aluminum, titanium, zinc, lead, nickel, copper, and copper alloys)
- (b) No Radioactive Materials
 - a. No radioactive materials are accepted – Radiation detection devices shall be used.
- (c) Transfer Standards
 - a. The proposed Transfer Facility operations occurs within the enclosed building. Garage style roll-doors are utilized to access/restrict removal and drop off areas.
- (d) Transfer Stations Comply with Regulations
 - a. The proposed project will comply with the design criteria and operations standards of the state.
- (e) Comply with State Design Criteria and Operations
 - a. The facility will comply with the design criteria of the state.
- (f) Issues to be Addressed by Operational Plan
 - a. O&M Plan addresses interim storage of wastes (when necessary), location of equipment, temporary parking of vehicles, methods of cleaning, means of disposal, alternative disposal plan.
- (g) Solid Waste Structure Location
 - a. Structure is compliant to approved setback requirements. The El Paso County Board of Adjustments granted dimensional variance on April 26th, 2023 allowing for minimum 35’ building setbacks from the northern and western property frontages.
- (h) No dumping or Storage of Waste in Open Areas
 - a. Dumping and storage to occur within the waste collection bins located inside the enclosed facility.
- (i) Additional Findings

(j) Closure Plan

- a. A closure plan is included in the operations manual for the proposed transfer station. CDPHE notification, debris removal, sweeping, and final cleanup is proposed.

5.3.2 Special Use

The proposed site is in accordance with 5.3.2 and responds to 5.3.2(C) Criteria for Approval with the following. The proposed use is generally consistent with the applicable El Paso County Master Plans by Placetype, being within the Priority Development Area, and being consistent with the call for water conservation. The use will exist in harmony with the character of the industrial subdivision and surrounding residential by providing a clean, efficient, and necessary service to the general public for dry-waste and recycling transfer operations. Impacts to existing infrastructure is mitigated by the water friendly nature of the use and minimal additional runoff production. The special use will not create unmitigated traffic congestion or traffic hazards, and it is anticipated that the connecting intersection will operate acceptably throughout the 2045 development horizon. All vehicle queues are anticipated to be maintained within the existing storage lengths, per the current traffic study. Lastly, the special use will comply with all applicable local, county, state, and federal laws and regulations, and will not be detrimental to the public health, safety and welfare of the present or future residents of El Paso County. The special use was approved on September 1st, 2023.

COMPLIANCE TO GENERAL DEVELOPMENT STANDARDS (LDC – CHAPTER 6)

The proposed site is compliant to all applicable general development standards set forth by Chapter 6 of the El Paso County Land Development Code.

Development Standards for Ancillary Facilities and Activities

6.2.2 Landscape Requirements:

- Minor Private Road, 20' Setback – 1 tree per 25 feet.
- Maintaining existing screening and buffering per use. This is achieved by existing topography and vegetated berm associated with the regional detention facility on site, the proposed/existing tree line along the south and east landscape buffer frontages, the existing chain link property fencing around the entirety of the site, and the existing ~6.5' paneled fencing along the south and east property frontages.

6.2.3 Lighting

- Full cut off lights are required and are to be installed on the proposed enclosure
 - o Max 10fc and 0.1fc allowable spillover to adjacent sites

6.2.5 Parking, Loading and Maneuvering Standards

- 14 Parking stalls (1 ADA) are required and provided for the site.
- A setback reduction to the northern and western property boundaries has been granted via the Board of Adjustments. This has allowed for more room for safe and efficient site maneuverability by customers and removal service drivers.

6.2.7 Operational Standards

- A setback reduction to the northern and western property boundaries has been granted via the Board of Adjustments. This has allowed for a greater setback distance from the adjacent residentially zoned areas to the south and east of the property.
 - o Dust Control
 - Water is provided on-site for dust control via soil wetting
 - Existing ground material is a crushed asphalt millings and gravel mixture
 - o Noise Control
 - Deliveries and pick-ups are scheduled to pass through a check-in station, all other operations are to take place within the building enclosure

6.2.8 Maintenance Plans

- An Operations & Maintenance Manual is proposed and addresses long-term maintenance for the facility per the Colorado Department of Public Health & Environment (CDPHE) standards.

Environmental Standards

6.3.2 Drainage and Floodplain

- The existing detention pond on site has capacity for runoff associated with the proposed improvements. Drainage and capacity study will be included in the required Final Drainage Report.

6.3.3 Fire Protection and Wildfire Mitigation

- The fire protection plan for the site will be submitted for approval by Black Forest Fire and Rescue / Colorado Springs Fire Department.
- Wall mounted fire extinguishers are proposed for the enclosure
- Water is provided to the property via the existing well located at the northern property frontage

EL PASO COUNTY MASTER PLAN

Project Site Placetype: Employment Center

El Paso County's primary location for large-scale, nonretail business that provide significant employment and economic development opportunities. Being that the site is within the Employment Center Placetype, it is important to note that the proposed business will offer employment opportunity to this industrial subdivision and will serve the general public in a way that doesn't currently exist in this region of Colorado Springs and El Paso County.

Areas of Change: Priority Development Area

"El Paso County is expecting significant growth over the next 20 years. While large expanses of undeveloped land exist throughout the County, particularly in the Rural Placetype, development should be prioritized elsewhere to efficiently utilize and extend existing infrastructure, conserve water resources, and strengthen established neighborhoods. This framework identifies specific locations throughout the County that should be prioritized first for new residential development to help accommodate growth. While some priority development areas may be made up of a mix of placetypes, each area is driven by a predominant placetype that defines most of the area."

This project responds to the Area of Change and Priority Development Area sections of the Master Plan by proposing new services to the industrial subdivision and providing the surrounding community with recycling services for dry goods.

El Paso County Water Master Plan

The proposed site responds to the El Paso County Water Master Plan's call for water conservation with it's low-water consumption model. The proposed use is not reliant on water and is considered a "dry site".

OVERLAY ZONING (CAD-O)

The proposed site is within the CAD-O, airport overlay zone. The proposed site responds to all requirements associated with CAD-O zoning.

PROVISION OF UTILITIES

Water, sanitary sewer, and gas service is not needed for the proposed transfer building and operations. Water and sanitary sewer service is proposed for the single bathroom located in the entrance operations building. Existing water is provided to the property via the existing well located at the northern property frontage. An existing septic field serves the property just east of proposed enclosure. Electric is to be serviced from the existing transformer at the north of the site. The existing business and primary user of the lot, Dirt Road Diesel, utilizes water, sanitary sewer, gas, and electric services.

ACCESS TO SITE & TRAFFIC GENERATION

The site is accessed from the intersection of Vollmer Road and Lochwinnoch Lane. The eastbound leg of the Vollmer Road and Lochwinnoch Lane intersection facilitates traffic into Carah Dawn View, then southwards via Cliff Allen Pt. The proposed site for the Barbarick Recycling and Refuse Transfer Station is accessed from Cliff Allen Pt. It is anticipated that this intersection will operate acceptably throughout the 2025 development horizon, and all vehicle queues are anticipated to be maintained within the existing storage lengths. If the future 2045 traffic volume projects are realized, northbound and southbound left turn lanes with 245 feet of length plus 180-foot tapers may be needed at the intersection of Lochwinnoch Lane/Carah Dawn View and Vollmer Road to meet El Paso County Standards. Improvements would be of joint responsibility between the respective property owners of the Barbarick Subdivision. Escrow for such improvements will be coordinated between the Project Team and County Staff.

ADJACENT PROPERTY INFORMATION

Adjacent Property to the West:

PARCEL ID: 5233002011

OWNER: HW Diesel Enterprises

ZONING: I-3

USE: Self Storage, Large Vehicle and Freight Storage, Construction Equipment Supply

Adjacent Property to the North:

PARCEL ID: 5233002012

OWNER: BWH Properties LLC

ZONING: I-2

USE: Self Storage and RV Storage

Adjacent Property to the Northwest:

PARCEL ID: 5233002010

OWNER: Lewis-Wolf Properties LLLP

ZONING: I-3

USE: Self Storage, Large Vehicle and Freight Storage, Construction Equipment Supply

Adjacent Property to the East:

PARCEL ID: 5233302013

OWNER: Joseph Vasquez

ZONING: RS-5000

USE: Single Family Residential

Adjacent Property to the East:

PARCEL ID: 5233302014

OWNER: Mic Phillips

ZONING: RS-5000

USE: Single Family Residential

Adjacent Property to the East:

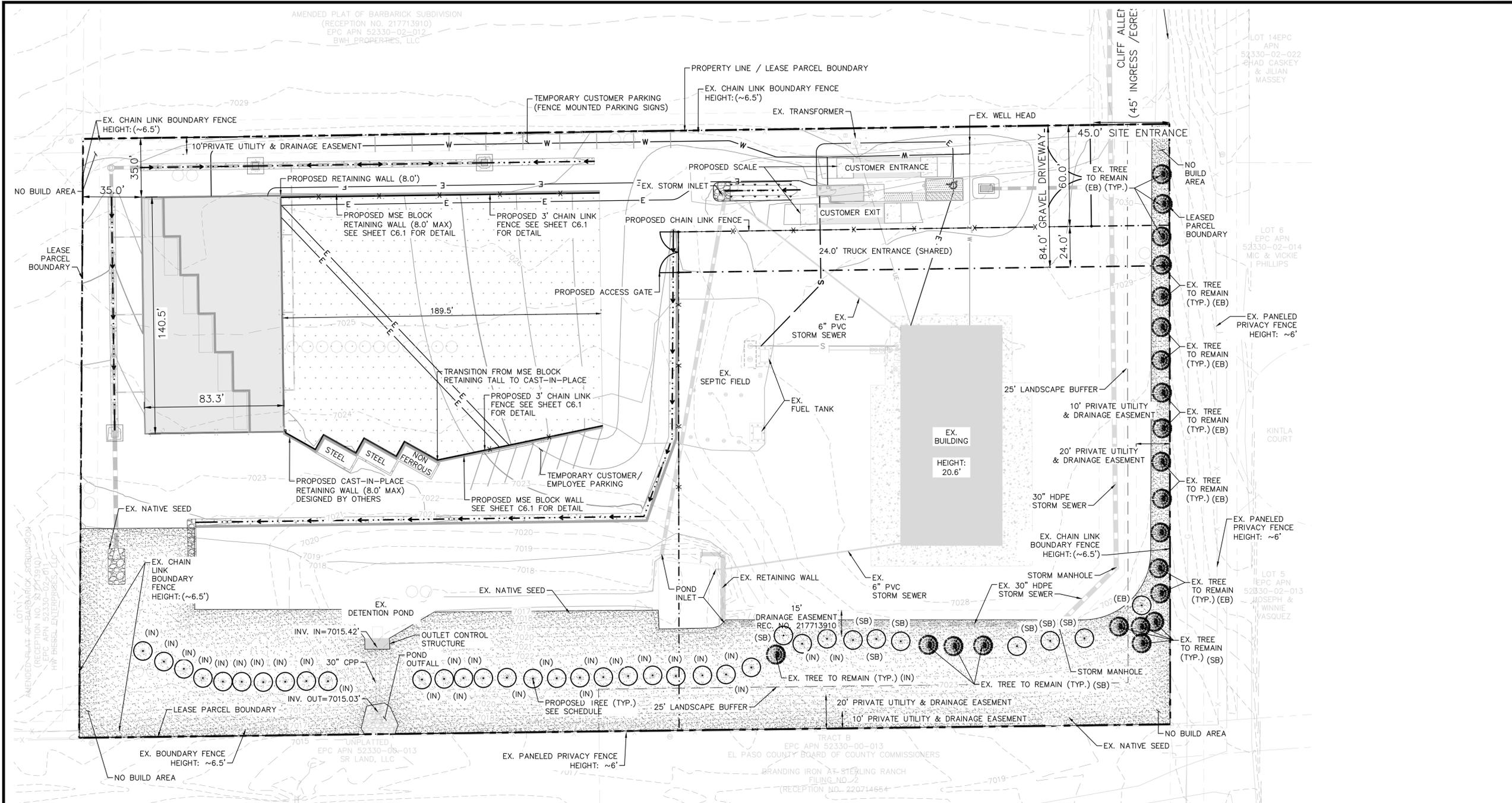
PARCEL ID: 5233302022

OWNER: Chad Caskey

ZONING: RS-5000

USE: Single Family Residential

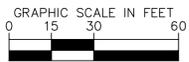
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PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL.	WIDTH	HEIGHT
EVERGREEN TREES							
PP	35		PINUS PONDEROSA / PONDEROSA PINE	B & B	6' HGT.	30-40'	60"
EXISTING TREES TO REMAIN							
EX	22		EXISTING TREE TO REMAIN				
GROUND COVERS							
SEED	50,413 SF		EXISTING NATIVE SEED TO REMAIN / EPC LOW GROW MIX	SEED	PER CHART		PANNEE BUTTES SEED

NOTE: THIRTY-FOUR (34) OF THE ORIGINALLY PLANTED TREES HAVE DIED AND SHALL BE REPLACED WITH PONDEROSA PINES PER THE LANDSCAPE PLAN ABOVE.
NOTE: SEE DETAILS SHEET (L7.2) FOR CODE CHARTS



LEGEND

- — — — — PROPERTY LINE
- - - - - LEASED PARCEL BOUNDARY
- - - - - EXISTING UTILITY & DRAINAGE EASEMENT
- — — — — PROPOSED TRUCK TURN MOVEMENT
- x - x - EXISTING FENCE
- - - - - EXISTING STORM SEWER
- - - - - EXISTING GAS MAIN
- * ○ * ○ * EXISTING VEGETATION
- ⊕ ⊕ ⊕ EXISTING TRANSFORMER
- ▭ ▭ ▭ ▭ PROPOSED ASPHALT
- ▭ ▭ ▭ ▭ PROPOSED CONCRETE



CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND NEARBY UTILITIES

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: EJJ
DRAWN BY: RES
CHECKED BY: EJJ
DATE: 4/2/2024

BARBARICK WASTE TRANSFER STATION
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
LANDSCAPE PLAN



PROJECT NO. 196489000
SHEET L7.0

PCD FILE NO. COM2346

GENERAL LANDSCAPE SPECIFICATIONS

- A. SCOPE OF WORK**
- THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.
 - WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.
- B. PROTECTION OF EXISTING STRUCTURES**
- ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF TRAFFIC (MOT) THAT MAY BE REQUIRED FOR THE PROJECT.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR: REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- C. PROTECTION OF EXISTING PLANT MATERIALS**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC... THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF FOUR HUNDRED DOLLARS (\$400) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.
 - SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.
 - ALL TREES PROPOSED TO BE REMOVED WITHIN THE PUBLIC RIGHT-OF-WAY MUST BE COORDINATED WITH THE FORESTRY DEPARTMENT FOR PERMIT PRIOR TO TREE REMOVAL.
- D. MATERIALS**
- 1. GENERAL**
- MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.
- | MATERIAL | SAMPLE SIZE |
|-------------|--|
| MULCH | ONE (1) CUBIC FOOT |
| TOPSOIL MIX | ONE (1) CUBIC FOOT |
| PLANTS | ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY) |
- 2. PLANT MATERIALS**
- FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE SHOWN ON DRAWINGS AND COMPLYING WITH ANSI Z60.1 AND THE COLORADO NURSERY ACT, AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
 - TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE.
 - NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE PROJECT LANDSCAPE ARCHITECT. ANY ROW TREES MUST BE APPROVED BY OFFICE OF THE CITY FORESTER.
 - PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1 AND COLORADO NURSERY ACT FOR TYPES AND FORM OF PLANTS REQUIRED. PLANTS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO PROJECT LANDSCAPE ARCHITECT WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.
 - PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER. FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION. FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES, REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.
 - TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK ("INCLUDED BARK"); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN 1/4 INCH (19 MM) IN DIAMETER; OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.
 - FURNISH TREES AND SHRUBS WITH ROOTS BALLS MEASURED FROM TOP OF ROOT BALL, WHICH SHALL BEGIN AT ROOT FLARE ACCORDING TO ANSI Z60.1 AND COLORADO NURSERY ACT. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.
 - LABEL AT LEAST ONE PLANT OF EACH VARIETY, SIZE, AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF COMMON NAME AND FULL SCIENTIFIC NAME, INCLUDING GENUS AND SPECIES. INCLUDE NOMENCLATURE FOR HYBRID, VARIETY, OR CULTIVAR, IF APPLICABLE FOR THE PLANT AS SHOWN ON DRAWINGS.
 - IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF PLANTS IS SHOWN ON DRAWINGS, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING.
- E. SOIL MIXTURE**
- CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:
 - SOIL MIXTURE SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.
 - TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT OPENINGS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS OR OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEIOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER, HAVE A PH BETWEEN 5.5 AND 6.5, AND SOLUBLE SALTS LESS THAN 3.0 MMHOS/CM. SUBMIT SOIL SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
 - SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.
 - TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.
- F. WATER**
- WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC... IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.
- * WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.
- G. FERTILIZER**
- CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE

- NATURALLY-DERIVED.
- * FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.
- H. MULCH**
- MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES CLEAR MULCH FROM EACH PLANT'S CROWN (BASE) OR AS SHOWN IN PLANTING DETAILS. MULCH SHALL BE DOUBLE SHREDDED HARDWOOD MULCH. DYED MULCH IS NOT ACCEPTABLE. SUBMIT SAMPLES TO PROJECT LANDSCAPE ARCHITECT FOR APPROVAL. MULCH SHALL BE PROVIDED OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE RING (6" MINIMUM) PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN ON PLANS.
- I. DIGGING AND HANDLING**
- ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT.
 - PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILT-PRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
 - B&B AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.
- J. CONTAINER GROWN STOCK**
- ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
 - AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
 - ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.
- K. MATERIALS LIST**
- QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE PLANS SHALL GOVERN. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.
- L. FINE GRADING**
- FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.
 - THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH.
 - ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.
- M. PLANTING PROCEDURES**
- THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, BUILDING MATERIALS, AND TOXIC MATERIAL SHALL BE COMPLETELY REMOVED FROM PLANTING AREAS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS IN PLANTING AREAS WHICH WILL ADVERSELY AFFECT THE PLANT GROWTH, THE CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
 - VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL COLORADO (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMESTONE AND LIMESTONE SUB-BASE FROM ALL PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMESTONE OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.
 - FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
 - COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEATED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE SHALL BE EXERCISED.
 - WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
 - ALL PLANTING OPENINGS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 AMERICAN STANDARD FOR NURSERY STOCK.
 - TEST ALL TREE OPENINGS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL.
 - TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.
 - PRIOR TO EXCAVATION OF TREE OPENINGS, AN AREA EQUAL TO TWO TIMES THE DIAMETER OF THE ROOT BALL SHALL BE ROUGH-TILLED TO A DEPTH EQUAL TO THE DEPTH OF THE ROOT BALL.
 - EXCAVATION OF TREE OPENINGS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.
 - IN CONTINUOUS SHRUB AND GROUND COVER BEDS, THE ROUGH-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF ONE FOOT BEYOND THE DIAMETER OF A SINGLE ROOT BALL. THE BED SHALL BE TILLED TO A DEPTH EQUAL TO THE ROOT BALL DEPTH PLUS 6".
 - TREE OPENINGS FOR WELL DRAINED SOILS SHALL BE DUG SO THAT THE BOTTOM OF THE ROOT BALL WILL REST ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL WILL BE FLUSH WITH FINISH GRADE. IN POORLY DRAINED SOILS THE TREE OPENING SHALL BE DUG SO THAT THE ROOT BALL RESTS ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL IS 1" ABOVE FINISH GRADE. PLANT PIT WALLS SHALL BE SCARIFIED PRIOR TO PLANT INSTALLATION.
 - TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
 - SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 'E'.
 - TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
 - AMEND PINE AND OAK PLANT OPENINGS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURERS

- RECOMMENDATION. ALL OTHER PLANT OPENINGS SHALL BE AMENDED WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.
- FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET, ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE.
 - ALL BURLAP, ROPE, WIRES, BASKETS, ETC... SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
 - TREES SHALL BE PRUNED, IN ACCORDANCE WITH ANSI A-300, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST.
 - SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOWN ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6". REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
 - TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.
 - ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S RECOMMENDATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)
- N. LAWN SODDING**
- THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
 - ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
 - PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
 - SODDING
 - THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
 - SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED IMMEDIATELY FOLLOWING SOD LAYING. THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.
 - DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.
 - LAWN MAINTENANCE
 - WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERRORED, SUNKEN OR BARE SPOTS (LARGER THAN 12"x12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDINGS SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK, INCLUDING REGRADING IF NECESSARY.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.
- O. EDGING**
- CONTRACTOR SHALL INSTALL 4"x3" ROLLED TOP STEEL EDGING BETWEEN ALL SOD/SEED AREAS AND PLANTING BEDS.
- P. CLEANUP**
- UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM CONTRACTORS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.
- Q. PLANT MATERIAL MAINTENANCE**
- ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, PRUNING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
- R. FINAL INSPECTION AND ACCEPTANCE OF WORK**
- FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.
- S. WARRANTY**
- THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
 - ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.
 - IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.
- T. PARKING LOT ISLAND NOTE**
- THE SOIL OF ANY PLANTER WITHIN THE PARKING LOT SHALL BE STRUCTURALLY RENOVATED (TILLED) OR REMOVED TO A DEPTH OF THIRTY INCHES (30") AND REPLACED WITH AN ACCEPTABLE GROWING MEDIUM FOR THE SPECIES INDICATED FOR INSTALLATION.
- U. MAINTENANCE**
- LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER, AND/ OR THEIR ASSIGNS.
 - ALL STREET TREES AND STREETScape IMPROVEMENTS LOCATED IN THE R.O.W. WILL BE MAINTAINED BY THE ABUTTING PROPERTY OWNER.

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DESIGNED BY: EJC
DRAWN BY: RES
CHECKED BY: EJC
DATE: 4/2/2024

BARBARICK WASTE TRANSFER STATION
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
LANDSCAPE NOTES



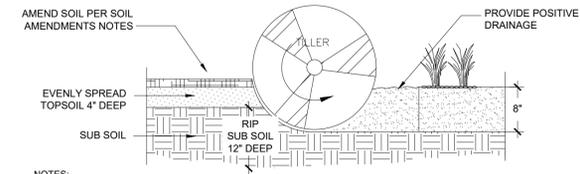
PROJECT NO.
196489000
SHEET
L7.1



PCD FILE NO. COM2346

LANDSCAPE SETBACKS AND BUFFERS					
STREET NAME OR BOUNDARY:	NORTH BNDY	SOUTH BNDY	SOUTH BUFFER	EAST BUFFER	WEST BNDY
ZONE DISTRICT BOUNDARY:	NO	NO	YES	YES	NO
STREET CLASSIFICATION:	N/A	N/A	N/A	N/A	N/A
SETBACK DEPTH REQUIRED / PROVIDED:	0 / 0	0 / 0	25' / 25'	15' / 15'	0 / 0
LINEAR FOOTAGE:	647'	310'	340'	356'	355'
TREE PER FEET REQ.:	N/A	N/A	1 TREE PER 25 LF	1 TREE PER 25 LF	N/A
NUMBER OF TREES REQ. / PROV.:	N/A	N/A	14 / 14	15 / 15	N/A
EVERGREEN TREES REQ. / PROV.:	N/A	N/A	5 / 14	5 / 15	N/A
SHRUB SUBSTITUTES REQ. / PROV.:	N/A	N/A	N/A	N/A	N/A
ORN. GRASS SUBSTITUTES REQ. / PROV.:	N/A	N/A	N/A	N/A	N/A
OPAQUE SCREEN REQ. / PROV.:	N/A	N/A	340' / 340'	N/A	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	N/A	N/A	SB	EB	N/A
% GROUND PLANE VEG. REQ. / PROV.:	N/A	N/A	75% / 100%	75% / 75%	N/A

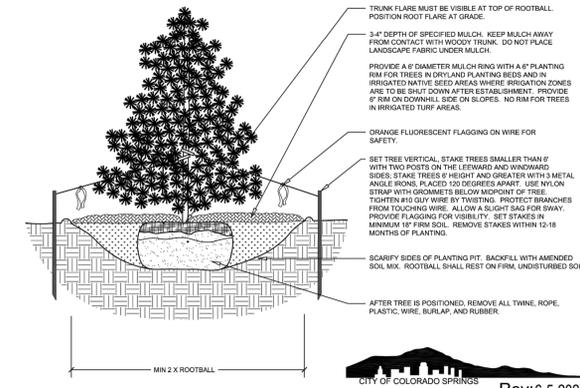
INTERNAL LANDSCAPING	
GROSS SITE AREA:	230,422 SF (5.29 AC)
PERCENT MINIMUM INTERNAL AREA:	5%
INTERNAL LANDSCAPE AREA REQ. / PROV.:	11,521 SF / 50,413 SF
TREE PER FEET REQ.:	1 TREE PER 500 SF
INTERNAL TREES REQ. / PROV.:	23 / 28
SHRUB SUBSTITUTES REQ. / PROV.:	N/A
ORN. GRASS SUBSTITUTES REQ. / PROV.:	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	IN
% GROUND PLANE VEG. REQ. / PROV.:	75% / 100%



- NOTES:
1. TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND FOREIGN MATERIALS.
 2. THE FERTILIZER APPLICATION SHOULD BE DELAYED IF PLANTING DOES NOT OCCUR WITHIN 2-3 DAYS OF FERTILIZING.
 3. COMPOST TO CONSIST OF 1 YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.
 4. FROZEN MATERIALS OR MATERIALS GREATER THAN 1" DIA. SHOULD BE REMOVED.
 5. REFER TO SPECS FOR COMPLETE SOIL PREPARATION REQUIREMENTS.
 6. THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF 1 FOOT BEYOND THE DIAMETER OF A SINGLE ROOT BALL.

1 SOIL PREP
NTS 196-489-000-01

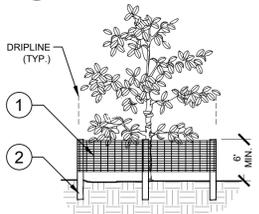
- NOTES:
1. DO NOT REMOVE OR CUT LEADER.
 2. PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 3. DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
 4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 5. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
 6. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE, WHENEVER POSSIBLE.
 7. PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
 8. ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.
 9. ALL TREES LOCATED IN ROCK/COBBLE BEDS SHALL HAVE A 36 INCH DIAMETER WOOD MULCH RING.



2 EVERGREEN TREE PLANTING
NTS 196-489-000-12

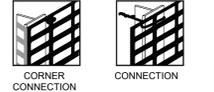
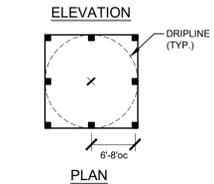
Table B. El Paso County All-Purpose Low Grow Mix for Upland and Transition Areas

Common Name	Scientific Name	Growth Season/Form	% of Mix	Pounds PLS		
				Irrigated broadcast Irrigated hydroseeded (80 seeds/sq ft)	non-irrigated broadcast non-irrigated hydroseeded irrigated drilled (40 seeds/sq ft)	non-irrigated drilled (20 seeds/sq ft)
Buffalograss	<i>Buchloe dactyloides</i>	Warm, sod	25	9.6	4.8	2.4
Blue Grama	<i>Bouteloua gracilis</i>	Warm, bunch	20	10.8	5.4	2.7
Sideoats Grama	<i>Bouteloua curtipendula</i>	Warm, bunch	29	5.6	2.8	1.4
Green Needlegrass	<i>Nassella viridula</i>	Cool, bunch	5	3.2	1.6	0.8
Western Wheatgrass	<i>Pascopyrum smithii</i>	Cool, sod	20	12.0	6.0	3.0
Sand Dropseed	<i>Sporobolus cryptandrus</i>	Warm, bunch	1	0.8	0.4	0.2
Seed rate (lbs PLS/acre)				42.0	21.0	10.3



1. 6" PERIMETER PLUS CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
2. 8" TALL METAL "T" POSTS OR 2" X 2" X 8" PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

- INSTALLATION NOTES:
- A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.
 - B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/3 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 6" POST SHOULD BE SET AT LEAST 2" INTO THE GROUND.
 - C. SPACE POSTS EVERY 6" (MIN.) TO 8" (MAX.).
 - D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.



NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

3 TREE PROTECTION FENCING
ELEVATION / PLAN NTS

Kimley»Horn
2024, KIMLEY-HORN AND ASSOCIATES, INC.
2 North Inland Avenue, Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: EJC
DRAWN BY: RES
CHECKED BY: EJC
DATE: 4/2/2024

BARBARICK WASTE TRANSFER STATION
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
LANDSCAPE DETAILS



PROJECT NO.
196489000
SHEET
L7.2

811 Know what's below.
Call before you dig.

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
NEEDED UTILITIES



BUCHER
DESIGN STUDIO
architecture • planning

12325 Oracle Blvd, Suite 101
Colorado Springs, CO 80921
(719) 484-0480

Brian K. Bucher, AIA
Architect
CO license no. C-4889

A PROPOSED
FOR

COLORADO SPRINGS, CO

Sheet Title:
BUILDING SECTIONS

Drawing Status:
DD SET PRELIMINARY

NOT FOR CONSTRUCTION

Revisions:

No. Description By Date

1. : : :

Date: xx/xx/22

Drawn by:

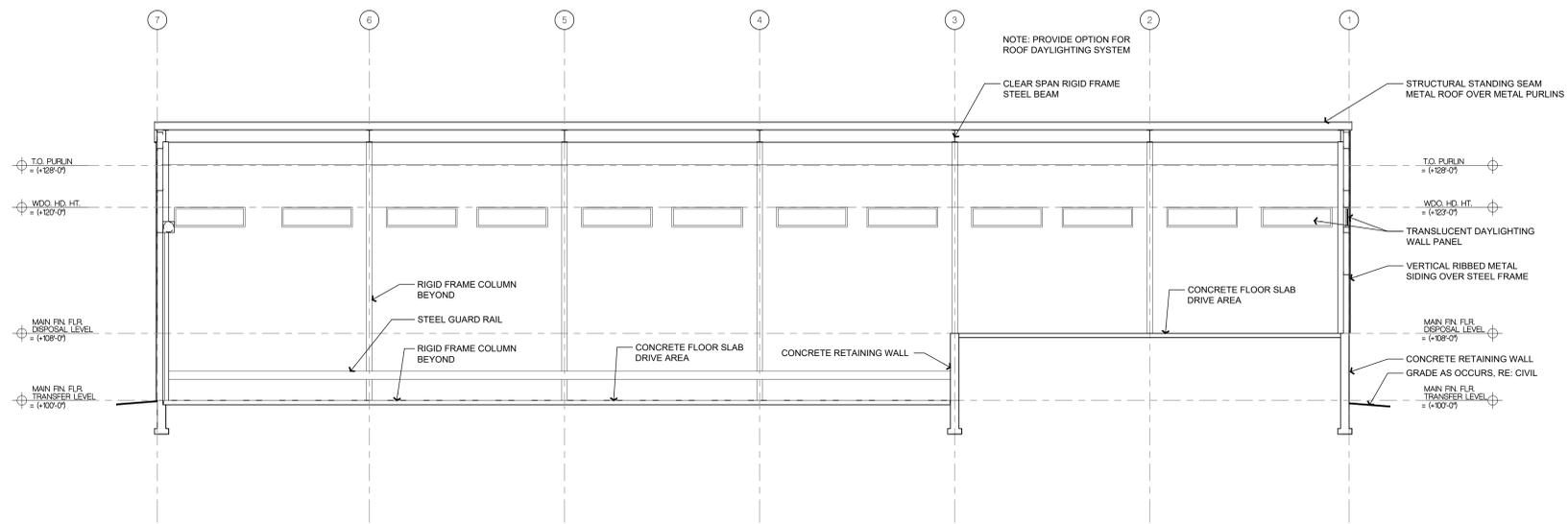
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Scale: AS NOTED

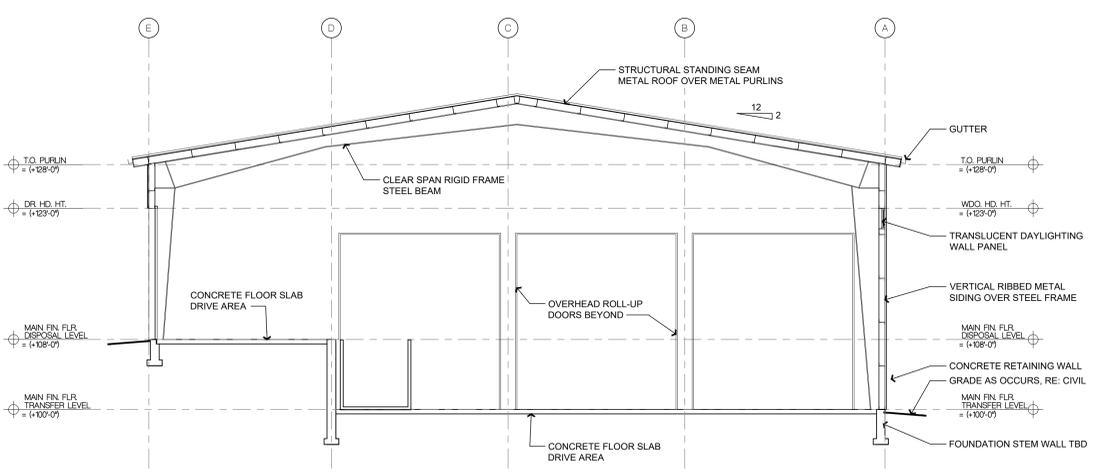
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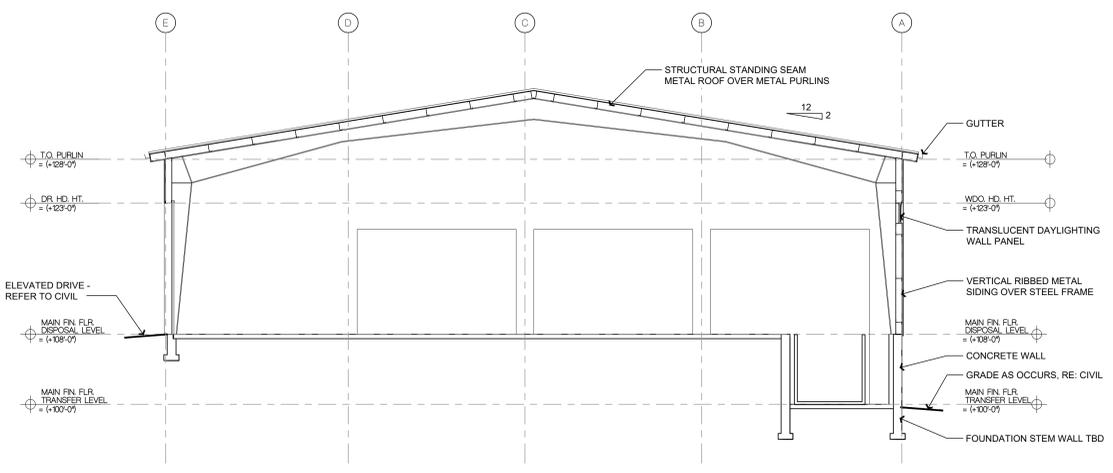
A4.1
Of



A BUILDING SECTION N/S
SCALE: 1/8" = 1'-0"



B BUILDING SECTION E/W
SCALE: 1/8" = 1'-0"



C BUILDING SECTION E/W
SCALE: 1/8" = 1'-0"



Barbarick Transfer Station - COM-2346

**EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT
SIGN APPLICATION**

DATE: _____

Business

Name: Woodman Trash Transfer Station

Address: 8802 Cliff Allen Pt, Colorado Springs, CO 80908

Zone: I-3 CAD-O

Legal Description: _____

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

Type of Sign

Cabinet Sign

Illuminated: N/A

Non-Illuminated: YES

Valuation: _____

Storefront Length &/or Width: _____

Proposed Sign Sq. Ft. 100 S.F.

Existing Sign Sq. Ft. N/A

Total Sign Sq. Ft. 100 S.F.

Contractor Information

Name: White Peak Builders, LLC

Address: P.O. BOX 1601 Palmer Lake, CO 80133

Phone: 719.761.5782

Type of License: _____

Contractor ID# _____

Vicinity Map

Tax Schedule # 5233002013

Please show major intersections.



SEC of Vollmer Drive and Carah Dawn View.
Sign to be placed outside of site distance triangle.

~40' east of Vollmer Rd edge of pavement and 50' south of Carah Dawn Vw edge of pavement.

Document included as additional sheets

Elevation Drawing

Indicate storefront length & placement of sign.

Document included as additional sheets

Sign Plan

(Please indicate dimensions and sign copy)

Document included as additional sheets

For Planning & Community Development Use Only

Approved Date: _____ Resubmittal? Yes _____ No _____

Denied Date: _____

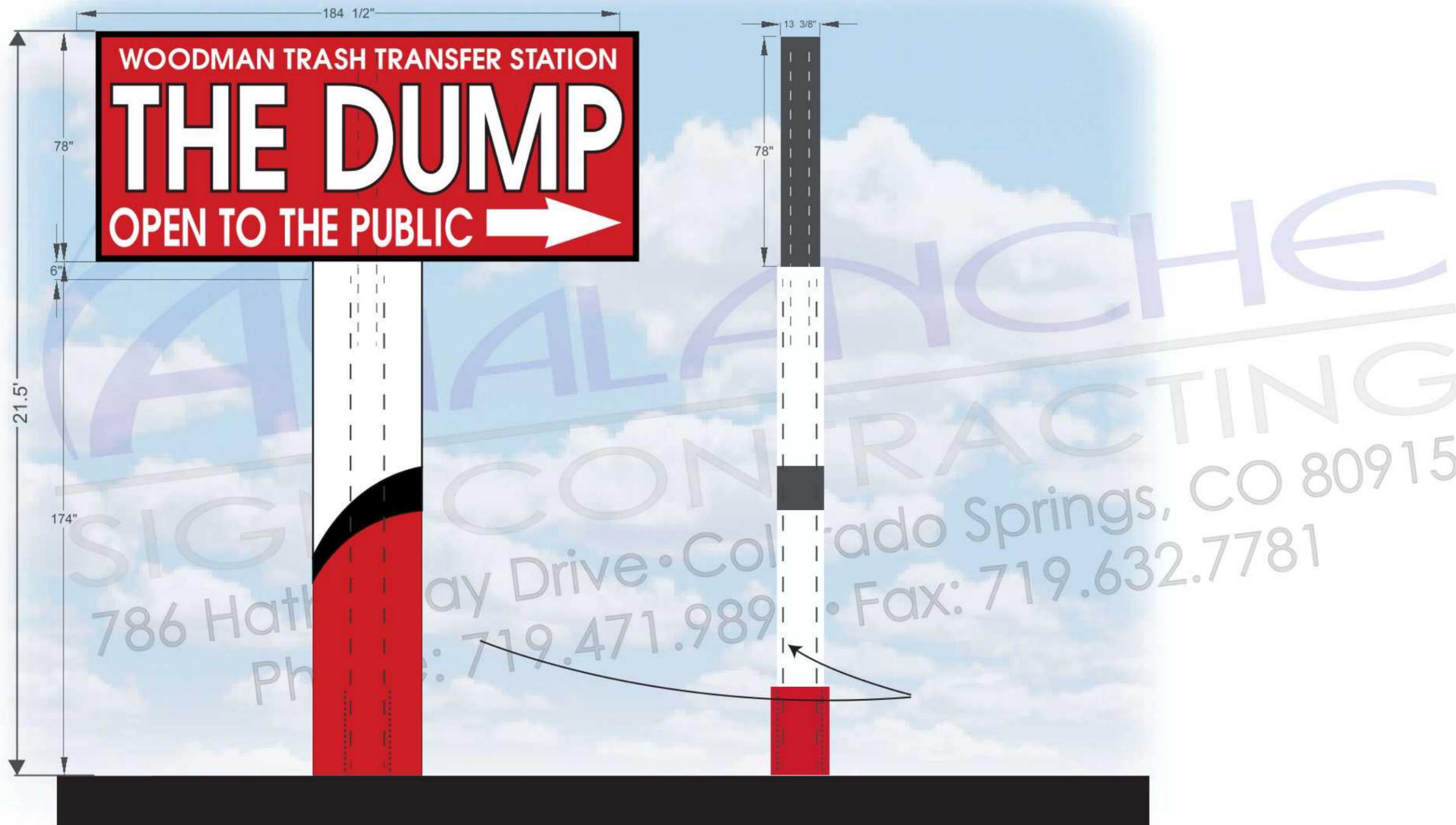
Comments: _____

Fee of \$262.00 must accompany this Application. Additional signs at time of first Application are \$125.00. Make checks payable to El Paso County.

Sign Type: CABINET SIGNS

A DOUBLE SIDED SIGN CABINETS.
INTERNALLY ILLUMINATED, FLEX FACE WITH
VINYL LETTERING.

B PAINTED ALUMINUM POLE COVER



	Proposed Sign Dimensions	
	Allowed (Max.)	Provided
Height	40 ft (I-3)	21.5'
Sign Area	245 S.F.	100 S.F.

COLORS



AVALANCHE
SIGN CONTRACTING
7204 Cole View, Colorado Springs, CO 80915
Phone: 719.471.9898 • Fax: 719.632.7781

Project: THE DUMP /GRAHAM INVESTMENTS
Address:
City/State: COLORADO SPRINGS, CO
Sales Rep: CG
Artist: CG
Date: 2/7/24

Client Approval

Signed: _____

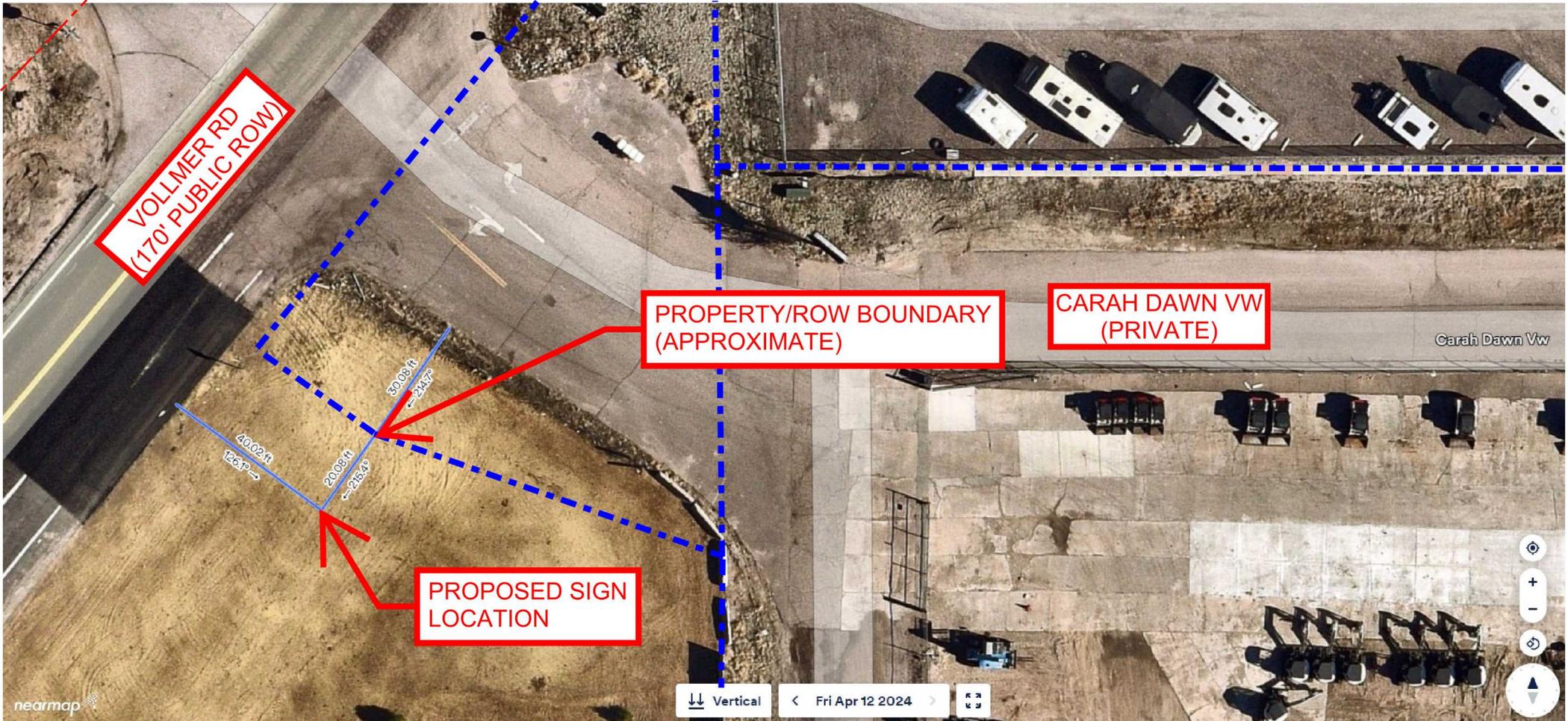
Date: _____

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PROPOSED SIGN
LOCATION
SEE NEXT SHEET

PROJECT/BUSINESS
LOCATION



VOLLMER RD
(170' PUBLIC ROW)

PROPERTY/ROW BOUNDARY
(APPROXIMATE)

CARAH DAWN VW
(PRIVATE)

PROPOSED SIGN
LOCATION

4002 ft
126 ft

2008 ft
213 ft

3008 ft
247 ft

Carah Dawn Vw

Vertical

Fri Apr 12 2024



nearmap