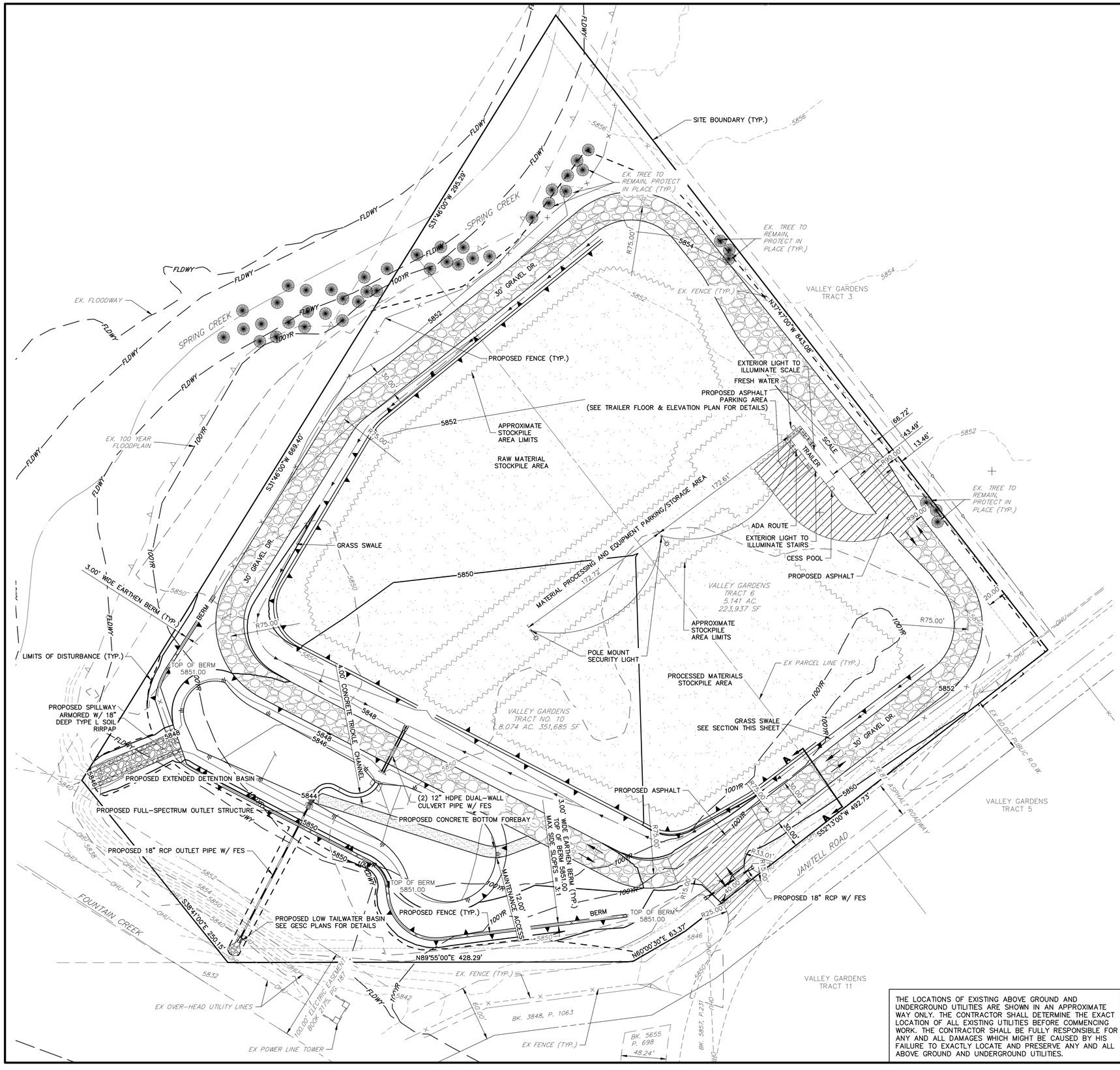
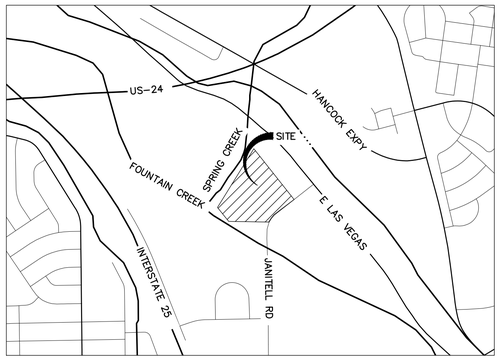


THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.



VICINITY MAP

SCALE: NTS

OWNER
ASPHALT CONCRETE RECYCLING, LLC
PERRY HASTINGS, MANAGER
2350 FRANCEVILLE COAL MINE RD
COLORADO SPRINGS, CO 80929

LEGAL DESCRIPTION:
TRACT 6 EX N 10.0FT, EX SELY 15.0 FT TO COUNTY FOR ROAD VALLEY GARDENS & TRACT 10 EX SELY 15.0 FT TO COUNTY FOR RD VALLEY GARDENS,

TITLE INFORMATION WAS PROVIDED BY THE CLIENT AS FOLLOWS:
TITLE COMPANY: LAND TITLE GUARANTEE COMPANY
COMMITMENT NO: SC55079047
EFFECTIVE DATE: 11-01-2019
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH OR OPINION

UNITS OF MEASUREMENT: US SURVEY FEET

ADDRESS: JANITELL RD

ZONE: M
INDUSTRIAL
FRONT SETBACK (JANITELL) = 15'
REAR SETBACK (NORTH) = 20'
SIDE SETBACK (NORTH WEST) = 0'

ASSESSORS PARCEL NO: 6429101011 & 6428201008

FLOODPLAIN:
A PORTION OF THIS SITE WITHIN THE 100-YEAR FLOOD PLAIN PER FEMA MAP NO. 08041C741 G, DATED DECEMBER 07, 2018

USE(S):
RECYCLED ASPHALT & CONCRETE PROCESSING & SALES

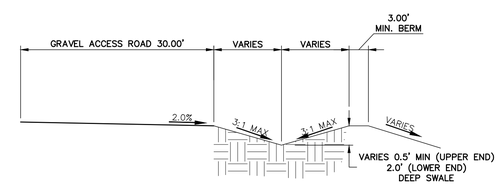
DEVELOPMENT TIME TABLE:
SPRING 2020

AREA:

OVERALL:	575,628 SF	100%
TEMPORARY TRAILER:	750 SF	0.10%
GRAVEL:	62,691 SF	10.6%
LANDSCAPE:	496,447 SF	86.6%
ASPHALT:	15,740 SF	2.7%

SITE NOTES:
1. ALL PARKING AND DRIVEWAY AREAS TO MEET H-20 LOAD SPECS WITH GRAVEL ON CRUSHED ASPHALT OR ASPHALT WHERE SHOWN
2. CISTERN AND CESSPOOL TO BE UTILIZED. FOR WATER AND SEWER TO TEMPORARY TRAILER. LOCATIONS WHERE SHOWN ON PLAN
3. EXISTING TEMPORARY OFFICE TRAILER TO REMAIN, AS SHOWN ON PLANS
4. GRADING FOR THIS SITE SHALL CONFORM TO THE COUNTY APPROVED GRADING PLAN, 11/11/2019
5. ALL LIGHT STANDARDS ARE TO BE SHIELDED SO AS TO CONTAIN THE ILLUMINATION ON SITE. THE FIXTURE SHALL BE A FULL CUTOFF DESIGN WITH NO SAG LENSES PERMITTED.
6. WAIVER REQUESTED SUBMITTED FOR SCREENING ON SOUTH SIDE ALONG JANITELL; IT BORDERS EXISTING INDUSTRIAL USES AND ARE THEREFORE UNNECESSARY. THERE IS AN EXISTING AND PROPOSED 6' CHAIN LINK FENCE (6'CLF); SHOWN ON THE PLANS THAT RUNS THE LENGTH OF SAID PROPERTY LINES.
7. FOR ACCESS, OWNER TO USE EXISTING DRIVEWAY. WILL RESULT IN LESS THAN 50 TRIPS PER HOUR/ 400 TRIPS PER DAY.
8. MAX HEIGHT OF THE STOCK PILES 50'
9. 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.

SITE DRAINAGE:
DRAINAGE WILL CONFORM TO THE COUNTY APPROVED DRAINAGE LETTER



A-A
TYPICAL DIVERSION DITCH CROSS SECTION
NTS

50 25 0 50 100
ORIGINAL SCALE: 1" = 50'

Know what's below. Call before you dig

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
ACR SITE DEVELOPMENT
705 CRESTFIELD GROVE
COLORADO SPRINGS, CO 80906
DUANE HAYS
(719) 338-9902
DUANE@HAYSCOMPANY.NET

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	1"=50'
V-SCALE	N/A
DATE	05-21-20
DESIGNED BY	RB
DRAWN BY	JEA
CHECKED BY	

ACR SITE DEVELOPMENT PLAN
SITE PLAN
PPR-19-052

SHEET 1 OF 1
JOB NO. 25176.00

X:\25100\00.all\25176\00\Drawings\Sheet Dwgs\25176\00. Site Plan.dwg, SITE PLAN, 5/21/2020 9:57:49 AM, CS