

JR Response: Still working on tracking down this information.

Provide the Reception Number of this Easement. Also identify the width of the Easement.

JR Response: In notes indicated the storage area is for equipment storage only, no waste disposal or storage of rubbish.

The letter of intent stated that materials were not hauled to or stored on site. These areas do not appear to be truck/trailer/commercial equipment? Describe the purpose of this storage area.

JR Response: Addressed.

Add soft of these storage areas

JR Response: Addressed

Identify the sight distance length per ECM

JR Response: Addressed

JR Response: Addressed

JR Response: Reduced the number of parking spaces to 10 and we are requesting an alternative parking ratio.

This central area appears to be used as parking and storage as well. Please show this on the site plan and include this in your calculations and discussion.

JR Response: Provided dimensions and purpose.

FUTURE SHOP SITE
Provide dimensions and purpose of shop.

JR Response: Addressed

Only 27 identified parking spaces would not accommodate what is currently parked/stored on the property. Please adjust as needed.

JR Response: Reduced the number of parking spaces to 10 and we are requesting an alternative parking ratio.

JR Response: Addressed

JR Response: Addressed

JR Response: Noted.

VICINITY MAP
SCALE: 1"=2000'

OWNER: GATEWAY TRUCKING, LLC
PERRY HASTINGS, MANAGER
11260 WEST LAKE
COLORADO SPRINGS, CO 80929

LEGAL DESCRIPTION:
NW1/4, NW1/4, OF SECTION 20, AND THAT PORTION OF NE1/4, NE1/4 SECTION 19 T. 14S., R.64W. OF THE 6TH P.M.

TITLE INFORMATION:
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH OR OPINION

UNITS OF MEASUREMENT: US SURVEY FEET

ADDRESS: 605 & 235 S. FRANCEVILLE COAL MINE ROAD

ZONE: RR-5
LOW-DENSITY, RURAL, SINGLE-FAMILY RESIDENTIAL DEVELOPMENT
THIS PARKING AREA IS A SMALL PORTION OF THE PARCEL IN WHICH IT IS LOCATED AND ENCLOSED BY FENCE

ASSESSORS PARCEL NO: 44000-00-531 & 44000-00-529

FLOODPLAIN:
THE PROJECT SITE IS LOCATED OUTSIDE OF THE 500-YEAR FLOOD PLAIN (ZONE X) PER FEMA MAP NO. 08041C0780G, DATED DECEMBER 07, 2018

USE(S):
PARKING AREA FOR COMMERCIAL TRUCKS AND ASSOCIATED EQUIPMENT, NO PUBLIC ACCESS.
VEHICLE STORAGE USE TYPE REQUIRES 3 PARKING SPOTS PER EL PASO COUNTY LAND DEVELOPMENT CODE TABLE 6.2.
CAR PARKING SPACES PROVIDED: 3
TRUCK STORAGE SPACES PROVIDED: 27

DEVELOPMENT TIME TABLE:
SUMMER 2025
Commercial vehicle storage, most like Code's "Contractor's Equipment Yard". ALSO, address the proposed building. The previous site plan showed 30 employee parking spaces. Is that no longer needed?

AREA:
OVERALL: 591,784 SF
GRAVEL: 181,281 SF 30.6%
ASPHALT: 18,729 SF 3.2%

- SITE NOTES:
1. GRADING FOR THIS SITE SHALL CONFORM TO THE COUNTY APPROVED GRADING PLAN, ONCE APPROVED.
 2. THERE ARE NO LIGHTING PLANS PROPOSED WITH THESE IMPROVEMENTS. PORTABLE FLOOD LIGHTS WILL BE STORED ON SITE SHOULD THEY BE NEEDED.
 3. OWNER TO USE PROPOSED PAVED ROAD TO GRAVEL PARKING AREA FOR ACCESS.
 4. 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 REPORT

NOTES

1. THE OWNER(S) AGREE ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OF BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNEES SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM (RESOLUTION NO. 24-3477), OR ANY AMENDMENTS THERE TO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTS ON ALL SALES DOCUMENTS AND IN PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

25-337
JR Response: Addressed

VA256
JR Response: Addressed

8.00' (TYP.)
Minimum width is 9.00'
JR Response: Addressed

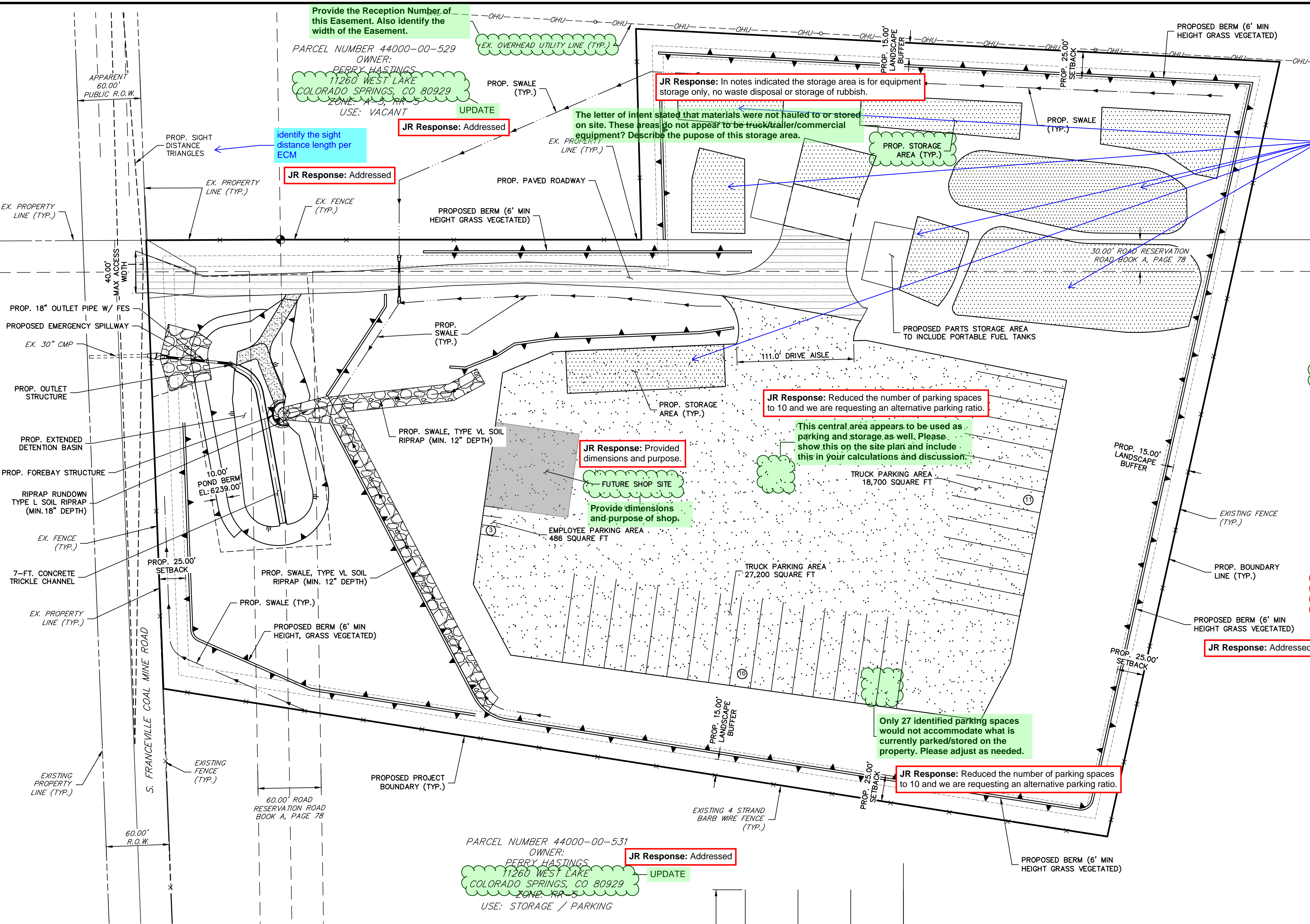


Know what's below.
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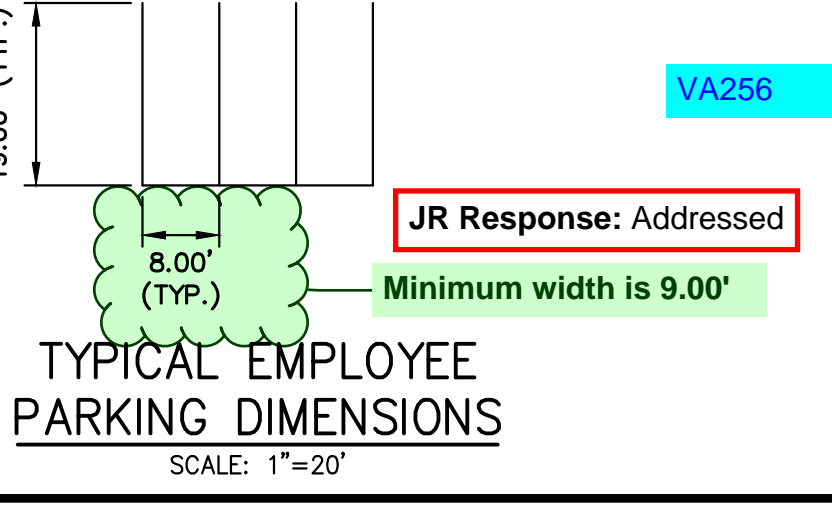
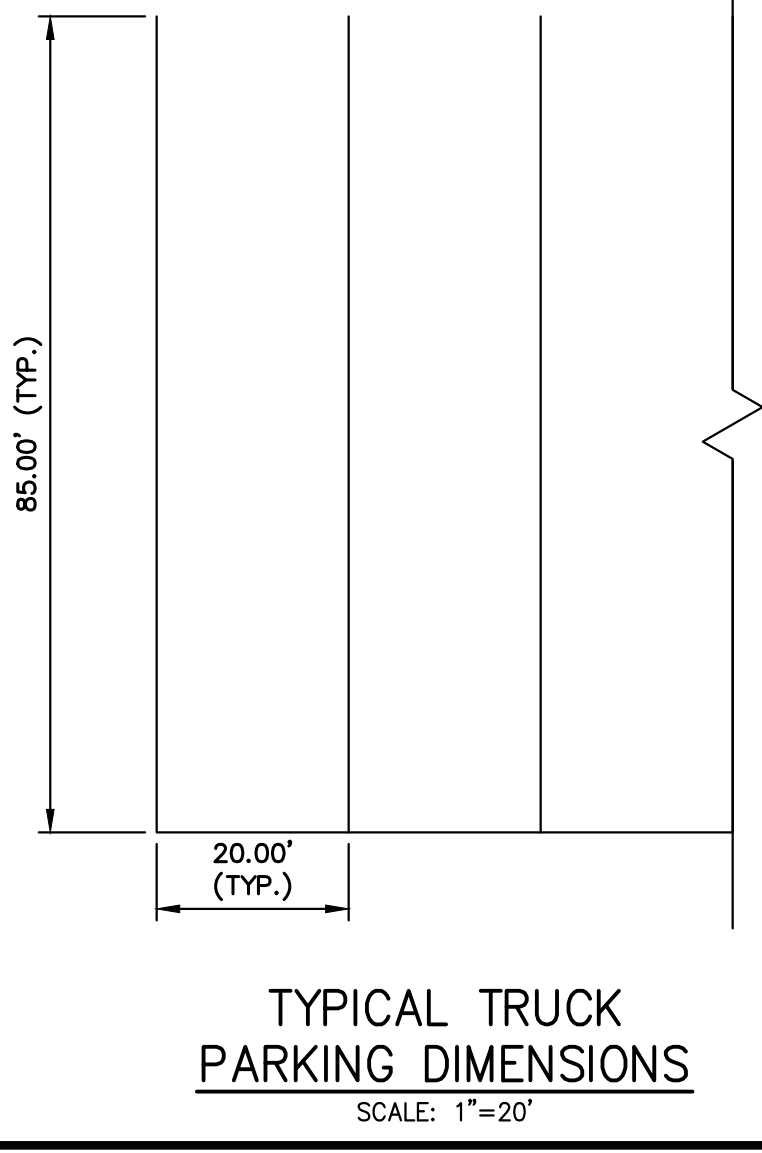
PCD FILE NO. PPR-21-033

JR Response: Addressed



LAYER LINETYPE LEGEND

	EXISTING	PROPOSED
BOUNDARY	---	---
SECTION LINE	---	---
PROPERTY LINE	---	---
EASEMENT LINE	---	---
RIGHT OF WAY	---	---
CENTERLINE	---	---
FENCE	---	---
TOP OF SLOPE	---	---
PARKING STRIPING	---	---
STORM DRAIN	---	---
SWALE FLOWLINE	---	---



PLANNING NOTE: This review is for the Variance of Use request. Additional comments will be made during implementation of a Site Development Plan, which follows the Variance request.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.
GATEWAY TRUCKING, LLC
235 S. FRANCEVILLE COAL MINE RD
COLORADO SPRINGS, CO 80929
ATTN: PERRY HASTINGS
602-558-0846
HASTINGS@GATEWAYTRUCKING.COM

J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	N/A	10/31/25	GAG	GAG	

GATEWAY TRUCKING SITE DEVELOPMENT PLAN	
SITE DEVELOPMENT PLAN	
SHEET	1 OF 2
JOB NO.	25215.00

LEGEND

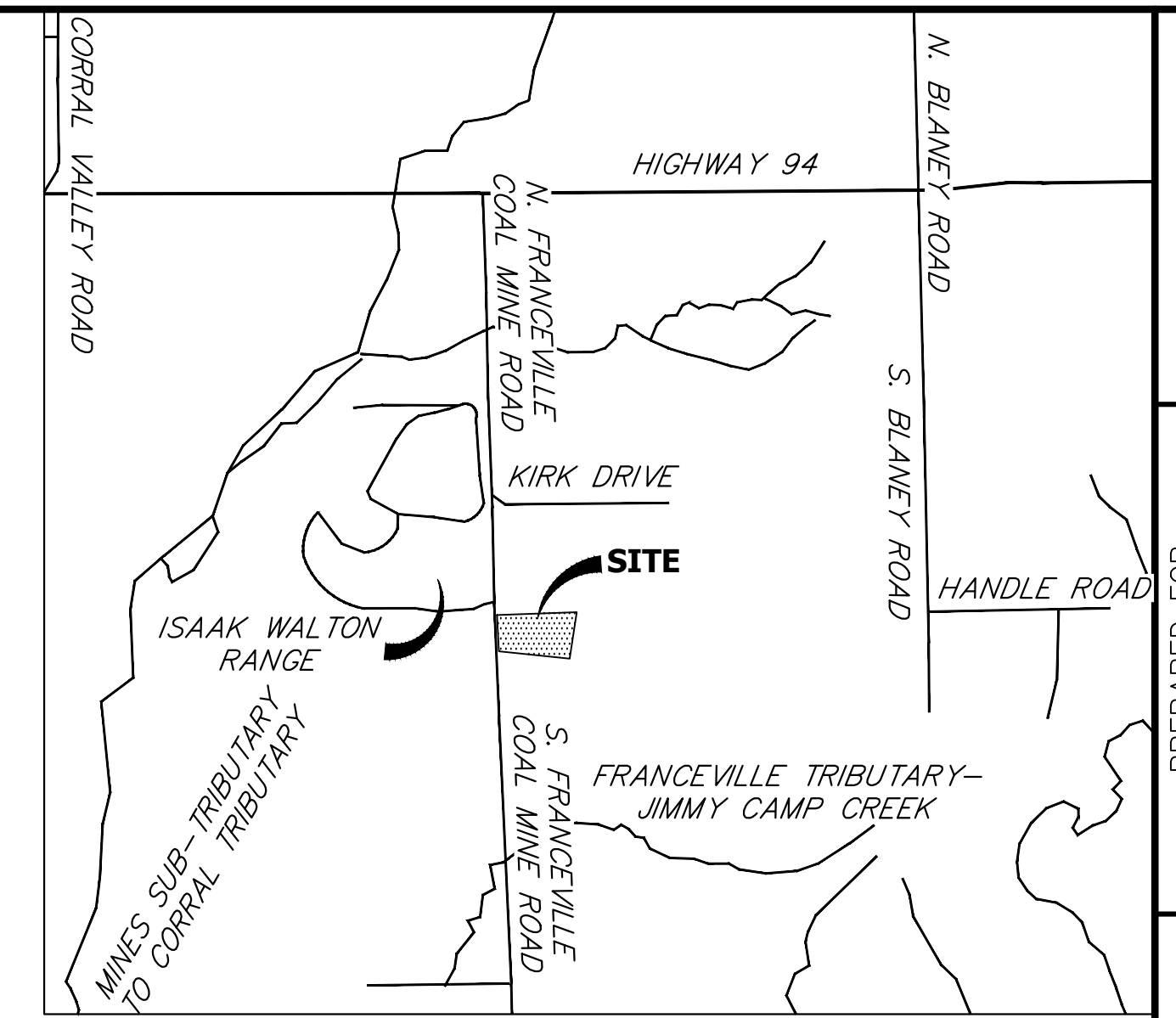
- PINYON PINE
- ONE-SEED JUNIPER
- RUSSIAN SAGE
- THREE LEAF SUMAC
- SEEDING

LANDSCAPE TABLE

TOTAL SITE AREA	591,787 SF	13.59 AC
TOTAL LANDSCAPE AREA	49,650 SF	1.14 AC
• COAL MINE RD LANDSCAPE AREA (15' W X 380' LF)	5,700 SF	0.13 AC
• NORTH BERM LANDSCAPE AREA (15' W X 1280' LF)	19,200 SF	0.44 AC
• WEST/SOUTH BERM LANDSCAPE AREA (15' W X 900' LF)	13,500 SF	0.31 AC
• EAST BERM LANDSCAPE AREA (15' W X 750' LF)	11,250 SF	0.26 AC
LANDSCAPE AREA % OF TOTAL SITE AREA	8.4% OF TOTAL SITE AREA	

PLANT LIST

KEY	QUA	COMMON NAME	BOTANICAL NAME	SIZE	HGT X DP	CONDITION/REMARKS
PP	36	PINYON PINE	PINUS EDULIS	10 GAL	15'X10'	CONT.
OSJ	35	ONE-SEED JUNIPER	JUNIPERUS MONOSPERMA	10 GAL	15'X10'	CONT.
RS	260	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GAL	4'X4'	CONT.
TLS	260	THREE LEAF SUMAC	RHUS TRILOBATA	5 GAL	6'X6'	CONT.



JR Response: Using the guidance from EPC, we will be pursuing a site boundary change.

Structures may not encroach into the setbacks.

Zoning District	Maximum Density (DU/ac)	Minimum Lot Size Area ¹	Width (at front setback line)	Minimum Setbacks Principal(Accessory) ^{1,2,3}	Maximum Lot Coverage	Maximum Height
RR-5		5 acres ²	200 ft	Front: 25 ft ³ Rear: 25 ft ³ Side: 25 ft ³	25%	30 ft

SEEDING MIX
ALL AREAS DISTURBED OR CONSTRUCTED SHALL BE SEEDDED WITH THE FOLLOWING SEED MIX:

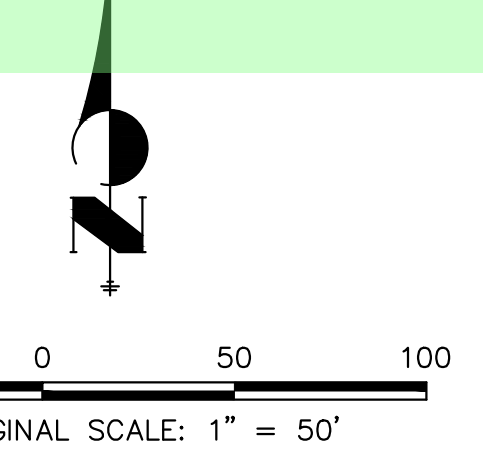
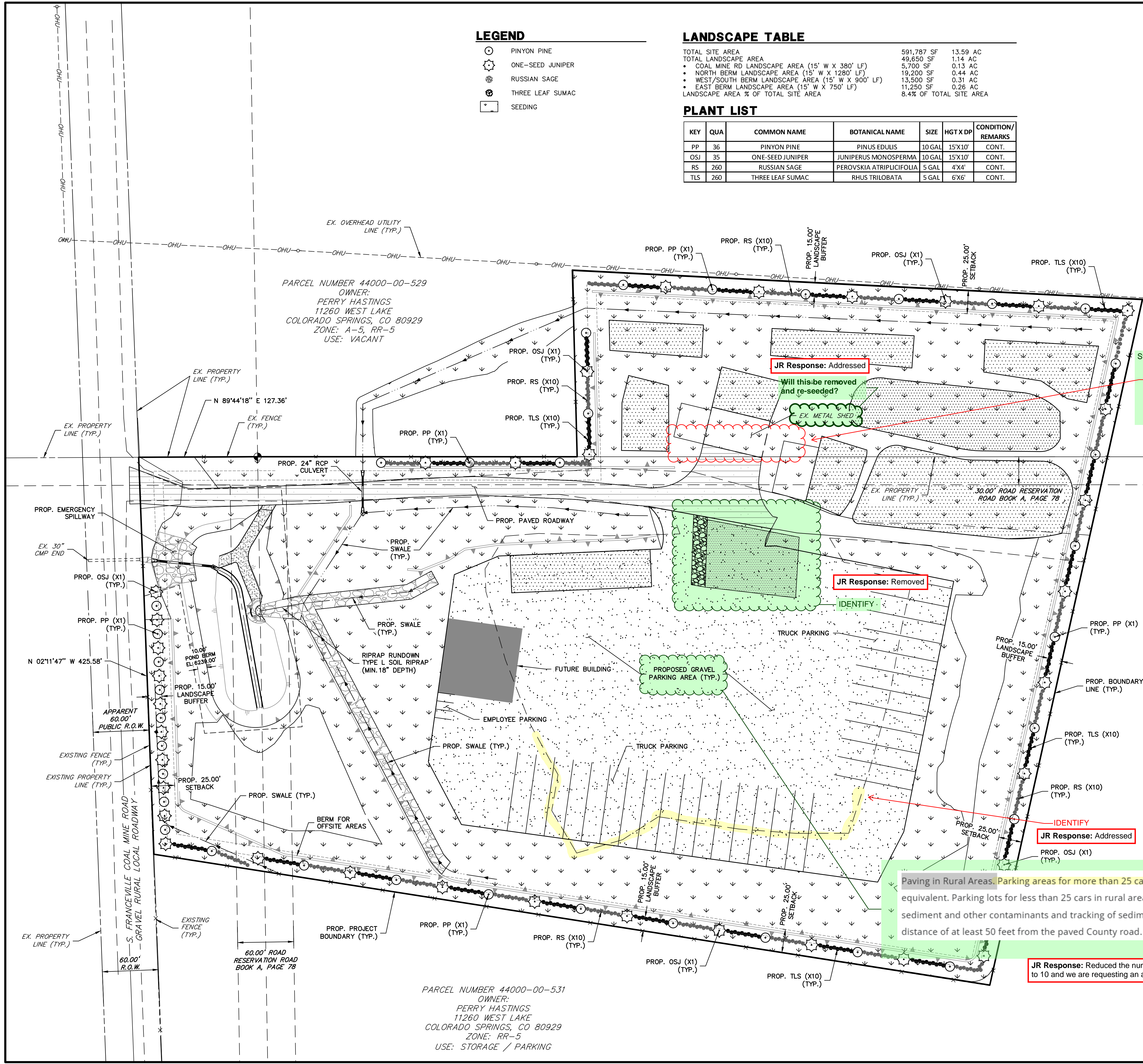
- A. 'NATIVE' SEED MIX:
PER-ACRE SEEDING RATES ARE BASED ON 144 PURE LIVE SEEDS (PLS) PER SQUARE FOOT, WHICH IS EQUIVALENT TO ONE (1) PURE LIVE SEED PER SQUARE INCH.
- B. WHEATGRASS MIX: THIS IS A TALLER, ALL NATIVE, ALL COOL SEASON, UPLAND MIX IS BEST LEFT UN-MOWED AFTER ESTABLISHMENT.
- 40% WESTERN WHEATGRASS (PASCOPYRUM SMITHII) 32 LBS./ACRE
 - 40% STREAMBANK WHEATGRASS (ELYMUS LANCOLATUS) 18 LBS./ACRE
 - 20% SLENDER WHEATGRASS (ELYMUS TRACHYCAULUS) 10 LBS./ACRE
 - 60 LBS./ACRE TOTAL DRILL SEEDED

SEEDING SPECIFICATIONS

- A. SEEDBED PREPARATION:
THE SEEDBED SHALL BE FREE OF DEBRIS INCLUDING WEEDS, PLANT MATTER, ROCKS, CLODS, AND OTHER IMPERVIOUS MATERIAL OVER ONE (1) INCH IN DIAMETER. SEEDBED SHALL BE SMOOTH AND FREE OF LARGE CLUMPS, FLUFFY YET FIRM, MOIST BUT NOT WET.
- B. SEEDING:
1. SEEDING SHALL BE DONE IMMEDIATELY AFTER SOIL PREPARATION OPERATIONS TO DISCOURAGE WEED COMPETITION. SEED SHALL BE EVENLY DISTRIBUTED OVER GROUND ON A STILL DAY INTO A SLIGHTLY MOIST SEEDBED, USING AN APPROVED GRASS DRILL FOLLOWED BY PACKER WHEELS. HAND-BROADCASTING METHODS SHALL BE AT DOUBLE THE SEEDING RATE AND SHALL BE 'RAKED IN' OR OTHERWISE COVERED WITH SOIL TO A DEPTH OF 1/4 INCH. HYDRAULIC SEEDING CAN BE USED IN AREAS NOT ACCESSIBLE FOR MACHINE METHODS; SEED AND MULCH SHALL NOT BE APPLIED IN THE SAME OPERATION.
2. SEEDING OF 'NATIVE' GRASSES CAN TAKE PLACE AT ANY TIME DURING THE GROWING SEASON. FOR BEST AND QUICKEST RESULTS, WARM SEASON GRASSES SHOULD BE SEEDDED IN MAY AND NO LATER THAN JULY. COOL SEASON 'NATIVE' GRASSES ARE BEST SEEDDED IN THE SPRING. GENERALLY, DORMANT SEEDING OF COOL SEASON NON-IRRIGATED GRASS SHALL OCCUR BETWEEN NOVEMBER 15TH AND APRIL 15TH ON UNFROZEN GROUND. SEEDING OF NON-IRRIGATED WARM SEASON GRASSES SHALL OCCUR BETWEEN MARCH 15TH AND JUNE 15TH.
3. ALL SEEDDED AREAS SHALL BE MULCHED WITH 100% BIODEGRADABLE STRAW MULCH WITHIN 12 HOURS OF SEEDING, IN THE ABSENCE OF NATURAL PRECIPITATION.
4. ESTABLISHMENT TIME AND ACCEPTANCE FOR BOTH NATIVE AND NATURALIZED GRASS SEED SPECIES, GERMINATION SHOULD START WITHIN THREE (3) TO SIX (6) WEEKS. DEPENDING ON PLANTING TIME, AVAILABLE MOISTURE AND SUCCESS OF WEED CONTROL, FULL ESTABLISHMENT AND INITIAL ACCEPTANCE OF SEED CAN TAKE A MINIMUM OF ONE (1) FULL GROWING SEASON, BUT USUALLY TAKES LONGER. FULL ESTABLISHMENT OF NON-IRRIGATED SEED CAN TAKE THREE (3) TO FIVE (5) YEARS OR MORE. HIGHER SEED RATES, SHALLOW DRILLING OF NO GREATER THAN 1/4", AND NARROW (2-4") SEEDER ROW SPACING HAVE PROVEN TO BE CRITICAL IN OBTAINING RAPID ESTABLISHMENT.

Paving in Rural Areas. Parking areas for more than 25 cars in rural areas shall be paved with asphalt, concrete, Modular Porous Block Pavement or the equivalent. Parking lots for less than 25 cars in rural areas may use rock or gravel or other measures instead of pavement to prevent erosion or runoff of sediment and other contaminants and tracking of sediment onto paved roadways. Any access to a paved County-maintained road shall be paved for a distance of at least 50 feet from the paved County road.

JR Response: Reduced the number of parking spaces to 10 and we are requesting an alternative parking ratio.



811
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PREPARED FOR
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BY	DATE	REVISION

SITE PLAN

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	N/A	10/31/25	GAG	GAG	

SHEET 1 OF 1

JOB NO. 25215.00