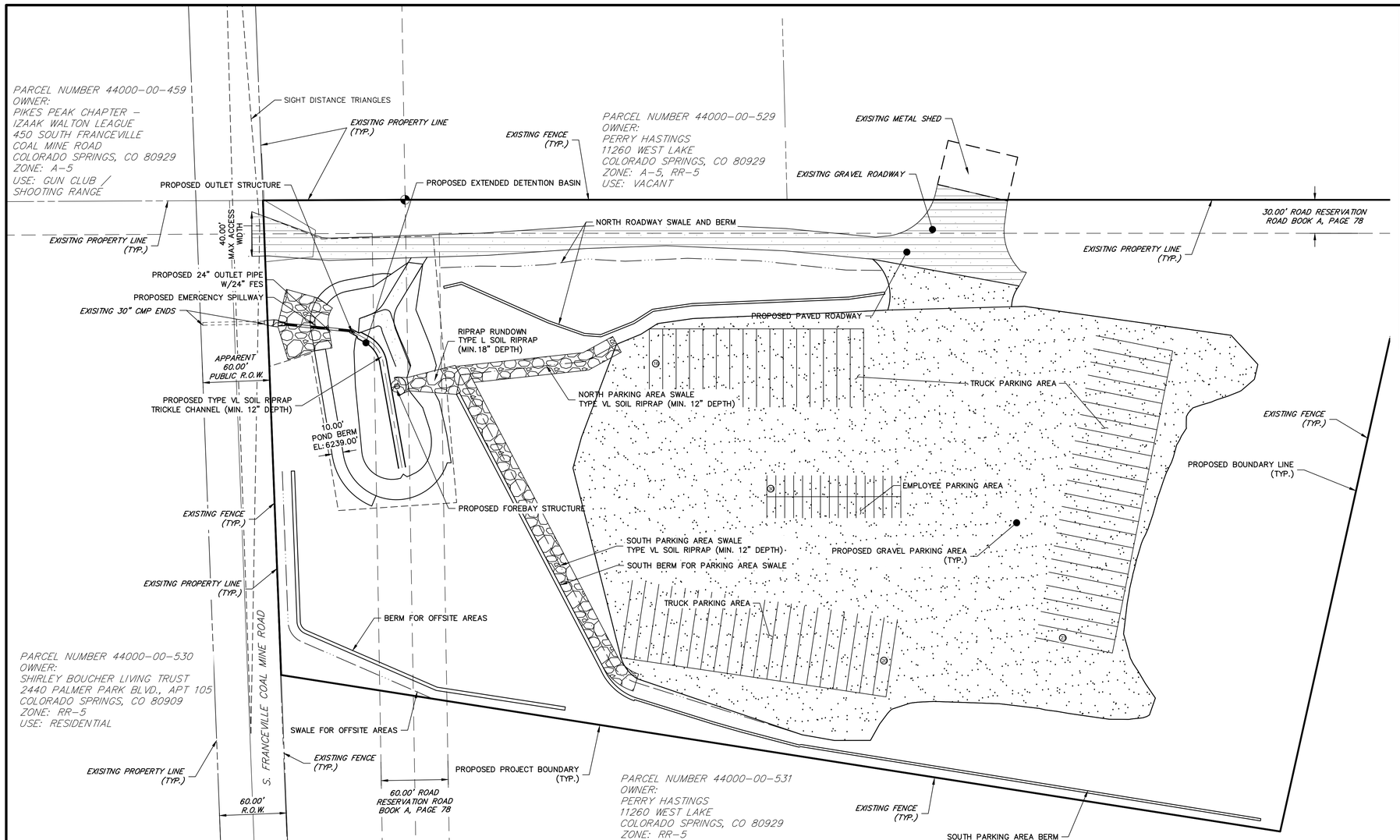

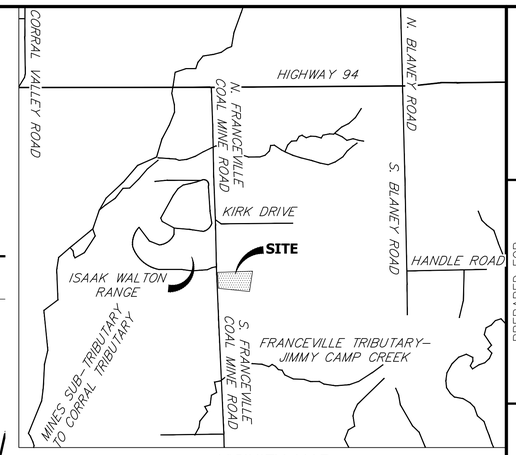

VICINITY MAP
SCALE: 1"=2000'

NOTES

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 PASP COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

OWNER
GATEWAY TRUCKING, LLC
PERRY HASTINGS, MANAGER
11260 WEST LANE
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 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

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: 30
TRUCK STORAGE SPACES PROVIDED: 59

DEVELOPMENT TIME TABLE:
SPRING 2021

AREA:

OVERALL:	339,225 SF	100%
GRAVEL:	180,271 SF	54.1%
ASPHALT:	22,828 SF	3.4%

SITE NOTES:
1. GRADING FOR THIS SITE SHALL CONFORM TO THE COUNTY APPROVED GRADING PLAN, ONCE APPROVED
2. WAIVER REQUESTED SUBMITTED FOR LANDSCAPE SCREENING ON PROPERTY LINE; IT BORDERS EXISTING PARCELS OWNED BY THE SAME OWNER (PERRY HASTINGS) AND IS THEREFORE UNNECESSARY.
3. THERE ARE NO LIGHTING PLANS PROPOSED WITH THESE IMPROVEMENTS
7. FOR ACCESS, OWNER TO USE PROPOSED PAVED ROAD TO GRAVEL PARKING AREA.
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 REPORT

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

Know what's below. Call before you dig.

PCD FILE NO. PPR-21-033

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
GATEWAY TRUCKING, LLC
235 S. FRANCEVILLE COAL MINE RD
COLORADO SPRINGS, CO 80929
ATTN: PERRY HASTINGS
602-558-0846
HASTINGSCONTRACTINGCO@GMAIL.COM

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	11/03/21
DESIGNED BY	GAG
DRAWN BY	GAG
CHECKED BY	

GATEWAY TRUCKING SITE DEVELOPMENT PLAN

SITE DEVELOPMENT PLAN

SHEET 1 OF 2

JOB NO. 25215.00

X:\2520000.all\2521500\Drawings\Sheet Dwgs\2521500_Site_Plan.dwg, Site Plan, 11/9/2021 1:21:43 PM, CS

PARCEL NUMBER 44000-00-459
OWNER:
PIKES PEAK CHAPTER - IZAAK WALTON LEAGUE
450 SOUTH FRANCEVILLE COAL MINE ROAD
COLORADO SPRINGS, CO 80929
ZONE: A-5
USE: GUN CLUB / SHOOTING RANGE

GRAVEL SURFACE

L.W.A.
T14S R64W
S18, S17
S19 + S20
1999
PLS 28656

FOUND 3-1/4" DIAMETER
ALUMINUM CAP ON A
3/4" DIAMETER REBAR

WIRE FENCE

PARCEL NUMBER 44000-00-529
OWNER:
PERRY HASTINGS
11260 WEST LAKE
COLORADO SPRINGS, CO 80929
ZONE: A-5, RR-5
USE: VACANT

BASIS OF BEARINGS
S89°59'48"E 2619.70'

FOUND 3-1/4" DIAMETER
ALUMINUM CAP ON A
3/4" DIAMETER REBAR

N89°44'18"E 2520.33'

30'

P.O.B.

127.35'

WIRE FENCE

GRAVEL ROAD

1259.32'

50.53'

1/16 CORNER GONE
FLOWLINE-ARROYO

1309.85'

MVE INC.
T14S R64W
S17
+ 1/4
S20
1991
LS 19596

30" CMP
CULVERT

WIRE FENCE

GATE

ROAD RESERVATION
ROAD BOOK A, PAGE 78

PARKING/STORAGE AREA

WIRE FENCE

GATE

PARCEL NUMBER 44000-00-530
OWNER:
SHIRLEY BOUCHER LIVING TRUST
2440 PALMER PARK BLVD., APT 105
COLORADO SPRINGS, CO 80909
ZONE: RR-5
USE: RESIDENTIAL

NE 1/4 NE 1/4
SEC. 19

N02°11'47"W 1314.46'

N00°57'10"W 1313.75'

NW 1/4 NW 1/4
SEC. 20

NE 1/4 NW 1/4
SEC. 20

S01°02'06"E 1314.72'

N01°02'06" W 1314.76'

EAST LINE NW1/4 NW1/4 S20

PARCEL NUMBER 44000-00-532
OWNER:
BRITTNEY THOMSEN & JOSHUA BARNES
3734 MUSGRAVE TRAIL
ABILENE, TX 79606
ZONE: RR-5
USE: RESIDENTIAL

PARCEL NUMBER 44000-00-531
OWNER:
PERRY HASTINGS
11260 WEST LAKE
COLORADO SPRINGS, CO 80929
ZONE: RR-5
USE: STORAGE / PARKING

ROAD RESERVATION
ROAD BOOK A, PAGE 78

A,T&T EASEMENT
BK. 2053, PG. 984

51'

WIRE FENCE

S. FRANCEVILLE COAL MINE ROAD

APPARENT 60' PUBLIC R.O.W.

WIRE FENCE

BOOK 6336, PAGE 33
ACCESS EASEMENT

WIRE FENCE

GRAVEL ACCESS DRIVE

30'

98.76'

50.53'

S89°43'00"W 2532.49'

FOUND CR MOORE CAP
1.16' EAST
FOUND UPE CAP
1.56' EAST

GRAVEL SURFACE

WIRE FENCE

1261.28'

N89°57'15"W 1311.81'

FOUND 2-1/2" DIAMETER
ALUMINUM CAP ON A
3/4" DIAMETER REBAR

L.W.A.
N 1/16
S19 + S20
2005
PLS 28656

ALESSI
NW 1/16
S20
2012
PLS 30130

FOUND 3-1/4" DIAMETER
ALUMINUM CAP ON A
3/4" DIAMETER REBAR

PARCEL NUMBER 44000-00-457
OWNER:
WALDO MORRIS, WHR INC
4212 LAKESIDE DRIVE
MARION, IA 52302
ZONE: RR-5
USE: VACANT

PARCEL NUMBER 44000-00-412
OWNER:
MBP INVESTMENTS, INC
5957 HOGDEN ROAD
COLORADO SPRINGS, CO 80908
ZONE: RR-5
USE: VACANT

PARCEL NUMBER 44000-00-344
OWNER:
MBP INVESTMENTS, INC
5957 HOGDEN ROAD
COLORADO SPRINGS, CO 80908
ZONE: I-2
USE: VACANT

N

100 50 0 100 200
ORIGINAL SCALE: 1" = 100'

Know what's below.
Call before you dig.

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PREPARED FOR
GATEWAY TRUCKING, LLC
215 S. FRANCEVILLE COAL MINE
COLORADO SPRINGS, CO 80929
ATTN: PERRY HASTINGS
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Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

H-SCALE	1"=100'
V-SCALE	N/A
DATE	11/03/21
DESIGNED BY	SAV
DRAWN BY	SAV
CHECKED BY	

GATEWAY TRUCKING SITE
DEVELOPMENT PLAN

SITE MAP

SHEET---- OF 7

JOB NO. 25215.00

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