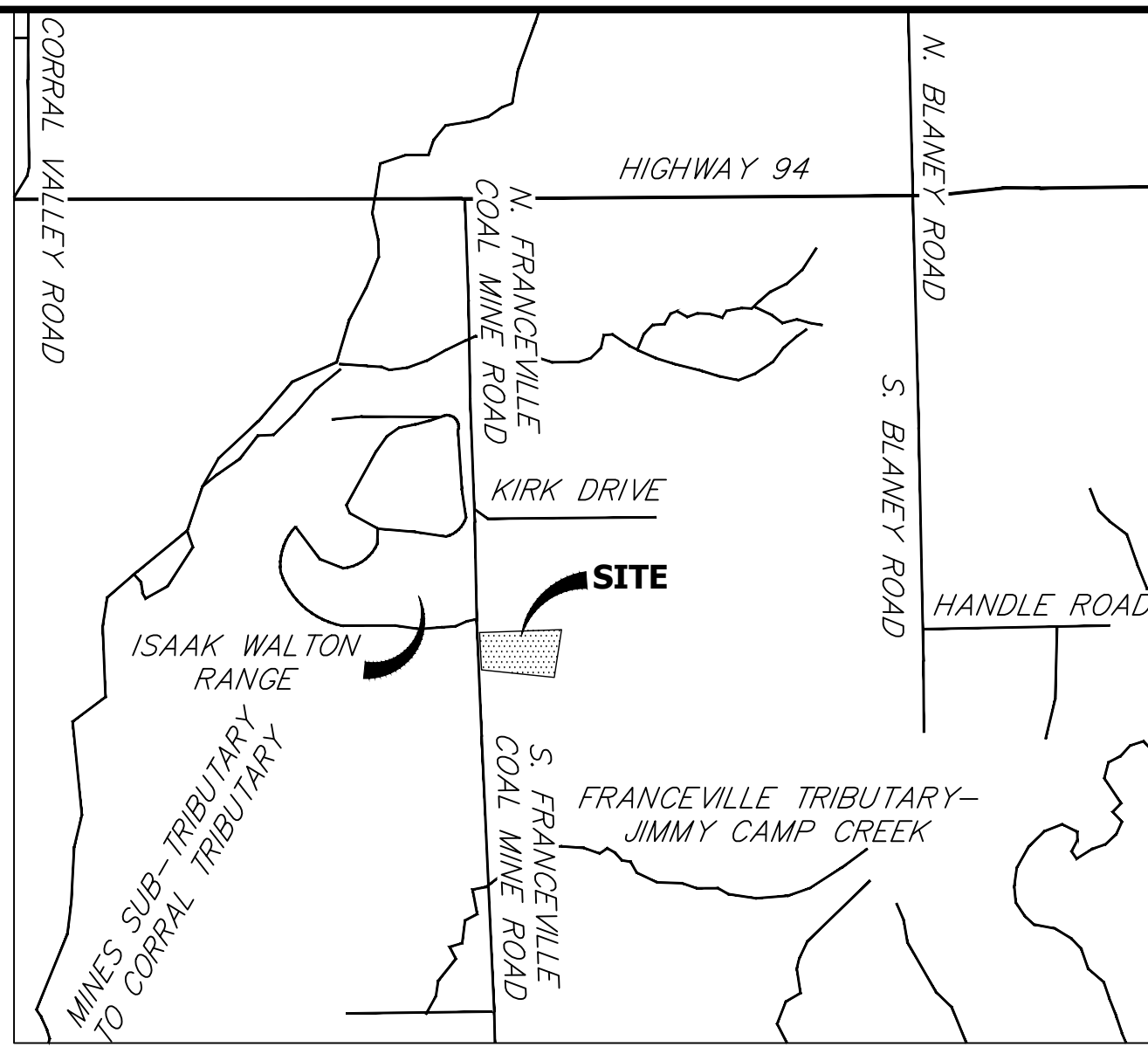
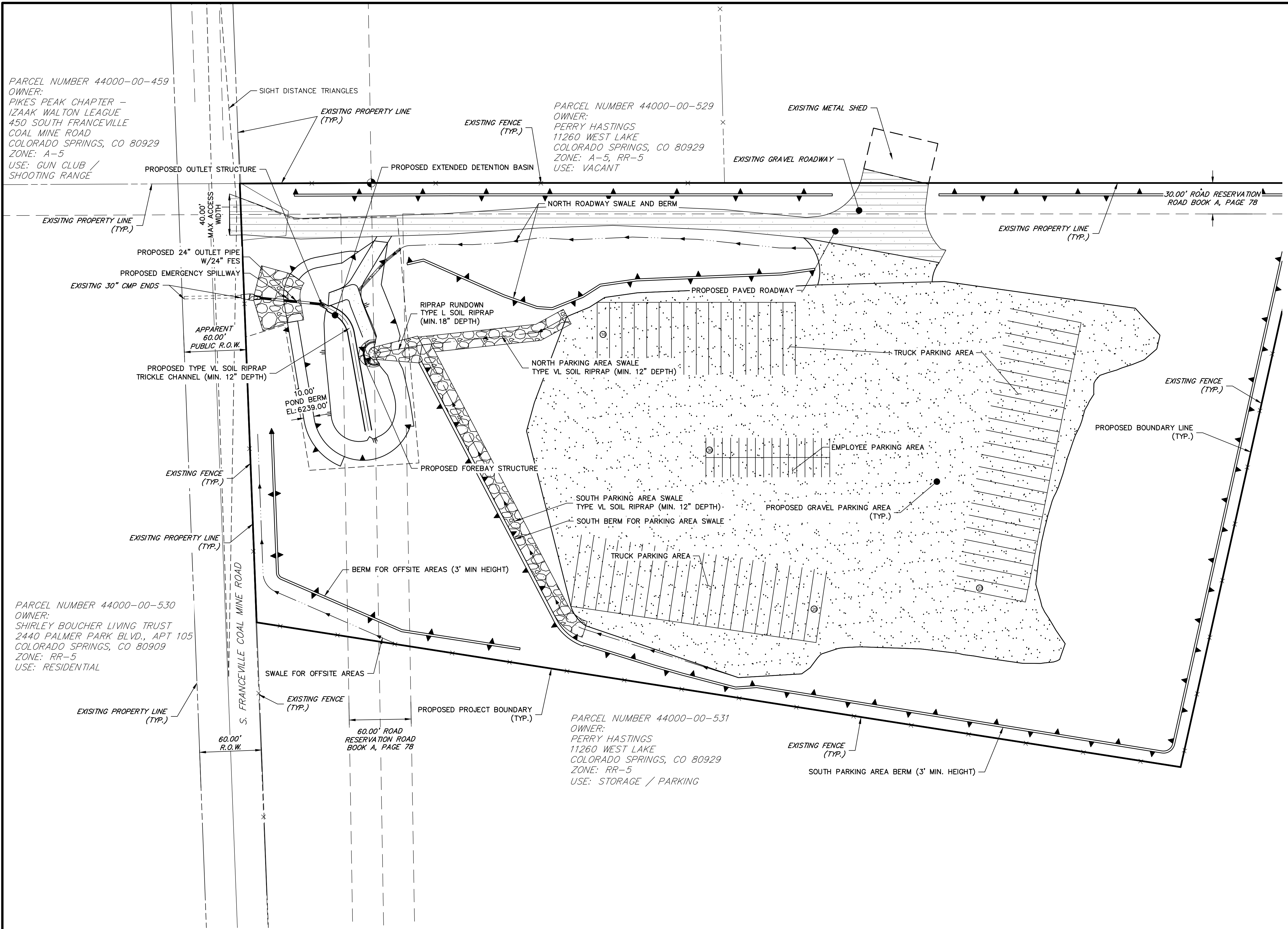


PARCEL NUMBER 44000-00-459
 OWNER:
 PIKE'S PEAK CHAPTER -
 IZAAK WALTON LEAGUE
 450 SOUTH FRANCEVILLE
 COAL MINE ROAD
 COLORADO SPRINGS, CO 80929
 ZONE: A-5
 USE: GUN CLUB /
 SHOOTING RANGE

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

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

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



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 PASO 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 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 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

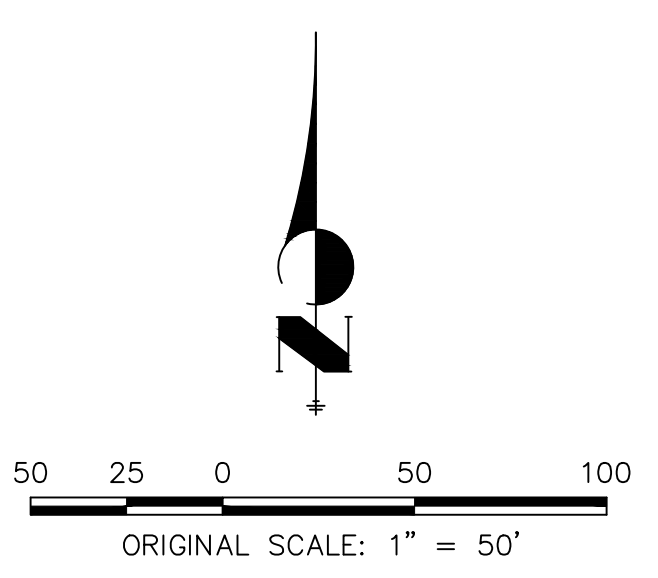
USE(S):
 PARKING AREA FOR COMMERCIAL TRUCKS AND ASSOCIATED EQUIPMENT, NO PUBLIC ACCESS VEHICLE STORAGE USE TYPE REQUIRES 3 PARKING SPOTS PER EL PASO COUNTY LAND DEVELOPMENT CODE TABLE 6.2.
 CAR PARKING SPACES PROVIDED: 30
 TRUCK STORAGE SPACES PROVIDED: 59

DEVELOPMENT TIME TABLE:
 SPRING 2021

AREA:	SQ. FT.	%
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



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE 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
 HASTINGS CONTRACTING CO@GMAIL.COM

J.R. ENGINEERING
 A Westman Company
 Centennial 303-740-9383 • Colorado Springs 719-583-2593
 Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	DATE	BY	
			DATE	BY
1	1"=50'	05/24/22	GAG	GAG
2	V-SCALE			

GATEWAY TRUCKING SITE DEVELOPMENT PLAN

SHEET 1 OF 2

JOB NO. 25215.00

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

LWA
 T14S R64W
 S18+ S17
 S19+ S20
 1999
 28655

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

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

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

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

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

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

N89°44'18"E 2520.33' 30' P.O.B. 127.35' 1259.32' 50.53' 1309.85'

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

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

MVE INC
 T14S R64W
 S17
 S20 1/4
 1991
 28655

NE 1/4 NE 1/4
 SEC. 19

NW 1/4 NW 1/4
 SEC. 20

NE 1/4 NW 1/4
 SEC. 20

N02°11'47"W 1314.46'

N00°57'10"W 1313.75'

EAST LINE NW 1/4 NW 1/4 S20
 N01°02'06" W 1314.76'
 S01°02'06" E 1314.72'

S89°43'00"W 2532.49'

N89°57'15"W 1311.81'

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

LWA
 N 1/16
 S19+ S20
 2005
 28655

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

ALESSI
 NW 1/16
 S20
 2012
 28303

FOUND 2-1/2" 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

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

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

ALESSI
 NW 1/16
 S20
 2012
 28303

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

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



Know what's below.
 Call before you dig.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.	
PREPARED FOR GATEWAY TRUCKING, LLC 235 S. FRANCEVILLE COAL MINE ROAD COLORADO SPRINGS, CO 80929 ATTN: PERRY HASTINGS 602-558-0846 HASTINGS CONTRACTING@GMAIL.COM	J.R. ENGINEERING A Westman Company Centennial 300-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com
GATEWAY TRUCKING SITE DEVELOPMENT PLAN SITE MAP	SHEET --- OF 7 JOB NO. 25215.00
H-SCALE V-SCALE DATE DESIGNED BY DRAWN BY CHECKED BY	1"=100' N/A 11/03/21 SAV SAV
No. REVISION BY DATE	(Empty table for revisions)

X:\25215000\Drawings\Sheet\Drawings\SiteMap.dwg, SheetMap, 11/4/2021 1:47:01 PM, CS