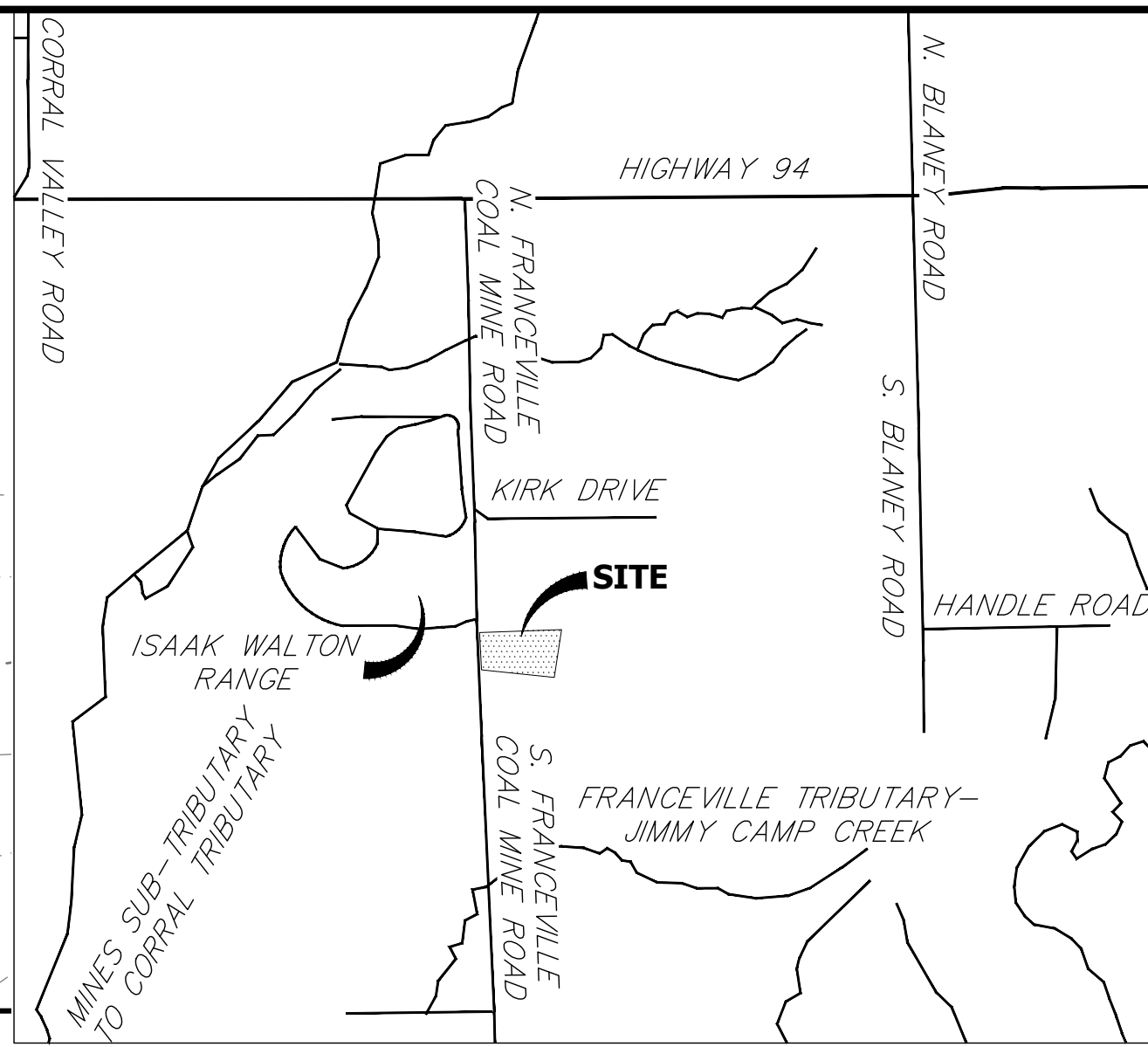
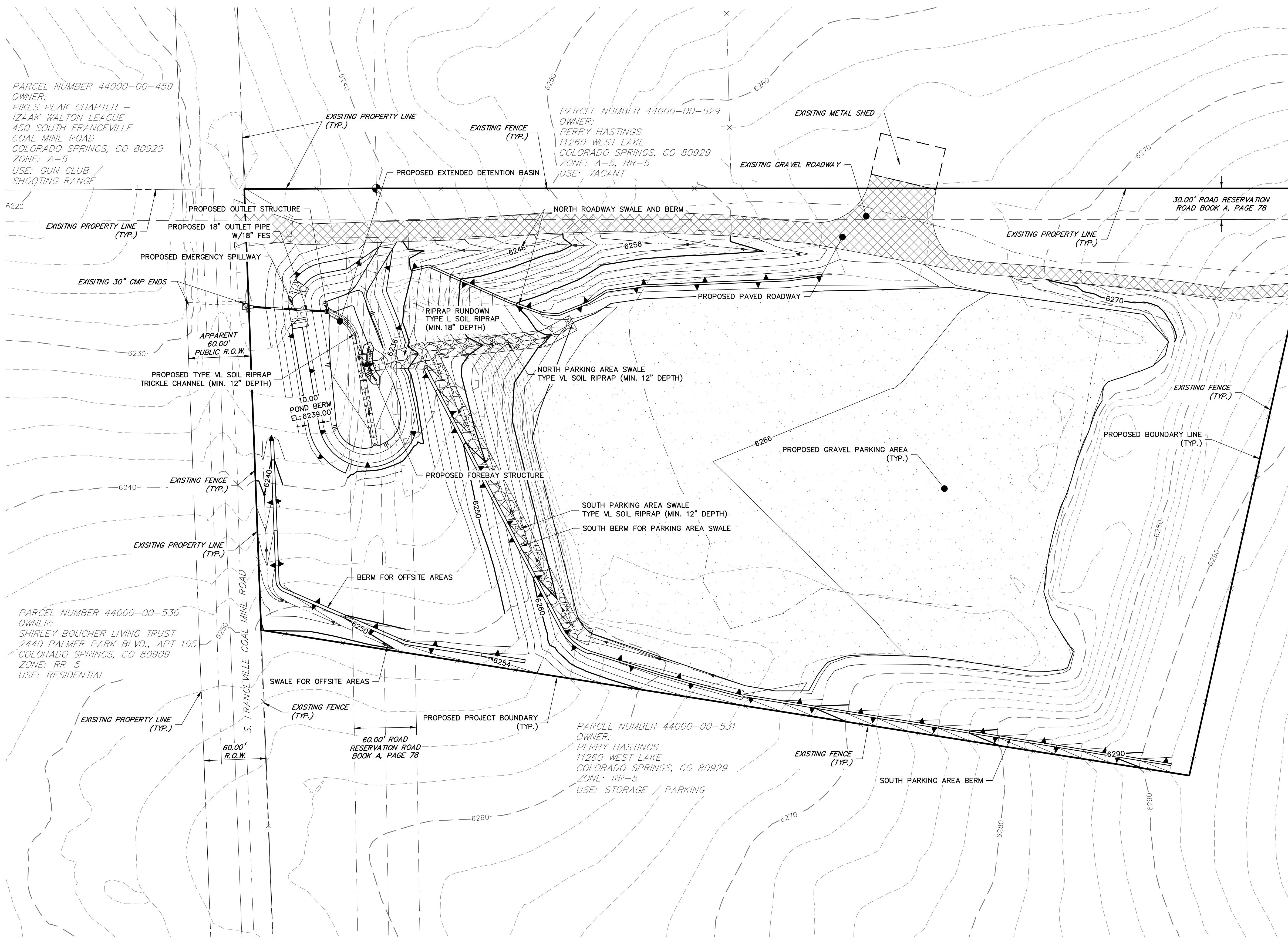


PARCEL NUMBER 44000-00-459
 OWNER:
 PIKES PEAK CHAPTER -
 IZAAK WALTON LEAGUE
 450 SOUTH FRANCEVILLE
 COAL MINE ROAD
 COLORADO SPRINGS, CO 80929
 ZONE: A-5
 USE: GUN CLUB /
 SHOOTING RANGE

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'

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

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



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,
 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@GMAIL.COM

J.R. ENGINEERING
 A Westman Company

Central 303-740-9888 • Colorado Springs 719-588-2593
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE

No.	REVISION	1"=50'	N/A	DATE	DESIGNED BY	DRAWN BY	CHECKED BY

**GATEWAY TRUCKING SITE
 DEVELOPMENT PLAN**

SITE DEVELOPMENT PLAN

SHEET 1 OF 1

JOB NO. 25215.00

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