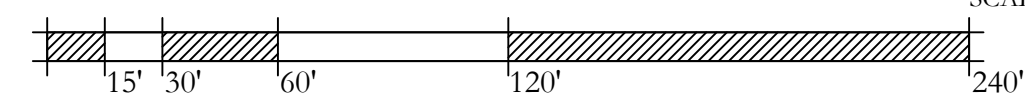




### SITE DEVELOPMENT PLAN

SCALE: 1" = 60'-0"



SITE ZONING:	INDUSTRIAL
SITE AREA:	11.03 ACRES
MINIMUM REQUIRED SETBACKS:	
FRONT YARD:	25 FEET
SIDE YARD:	25 FEET
REAR YARD:	25 FEET
OCCUPANCY GROUP:	F-2
CONSTRUCTION TYPE:	V-B
TOTAL FINISHED SQUARE FOOTAGE:	
NEW CONCRETE BATCH PLANT SF.:	600 SF.
HOT WATER HOLDING TANK SF.:	275 SF.
JOB TRAILER SQUARE FOOTAGE:	360 SF.

#### KEY NOTES:

1. EXISTING STROHECKER ASPHALT OFFICE-NOT MODIFIED AND TO REMAIN
2. EXISTING ASPHALT BATCH PLANT-NOT MODIFIED AND TO REMAIN
3. EXISTING HOLDING TANKS-NOT MODIFIED AND TO REMAIN
4. EXISTING GATES-NOT MODIFIED AND TO REMAIN
5. NEW CONCRETE BATCH PLANT-60'L X 9'6"W X 44"H
6. NEW HOT WATER HOLDING TANK-32'L X 8'7"W X 9'3"H
7. 12' X 30' JOB TRAILER
8. EXTENDED WATER LINE
9. EXTENDED 3 PHASE POWER
10. WASH OUT-EXISTING POND WILL BE LINED WITH POND LINER
11. EXISTING 6'-8" BERM TO REMAIN

1140 MAIN AVE., STE. B  
DURANGO, CO 81301  
(970) 259-7491  
FAX (970) 259-7492

262 PAGOSA STREET, STE. 200  
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PROGRESS SET  
NOT FOR CONST.

STROHECKER  
CONCRETE BATCH  
PLANT ADDITION  
300 COUNTY ROAD 302  
PAGOSA SPRINGS, COLORADO 81147

JOB NO.: 20061  
DATE: 2020-04-16  
DRAWN BY: RA+A

ISSUE RECORD:


REVISIONS:

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▲	
▲	
▲	

AS-101

SITE DEVELOPMENT  
PLAN