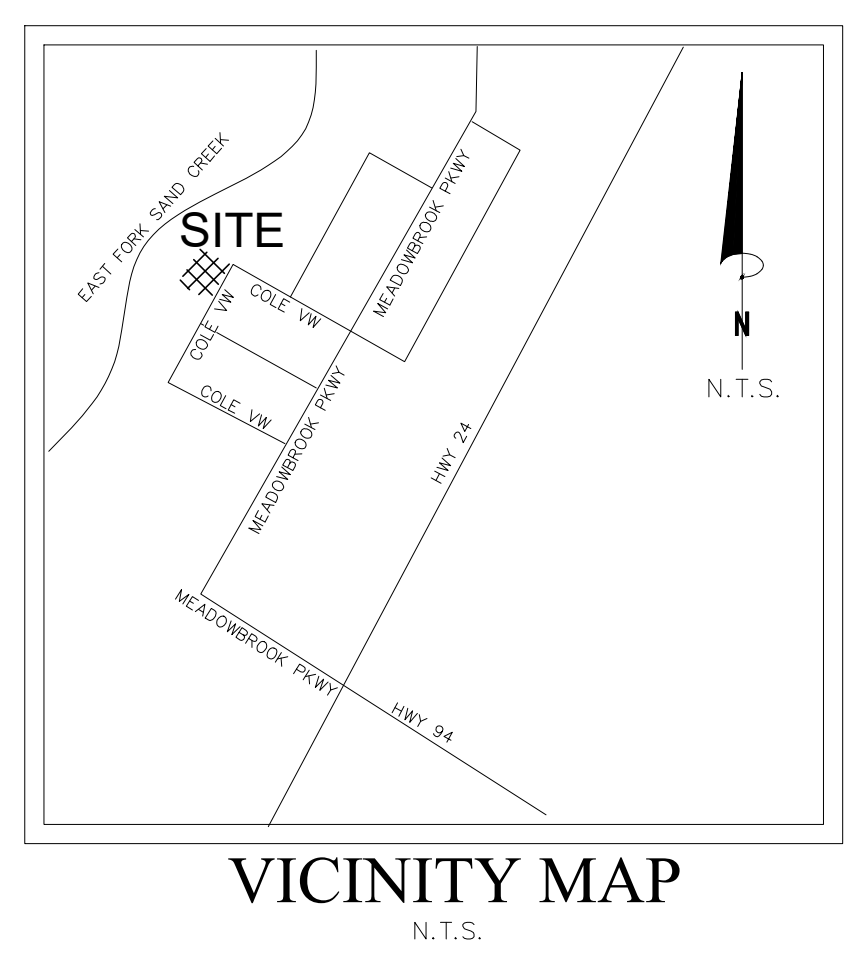
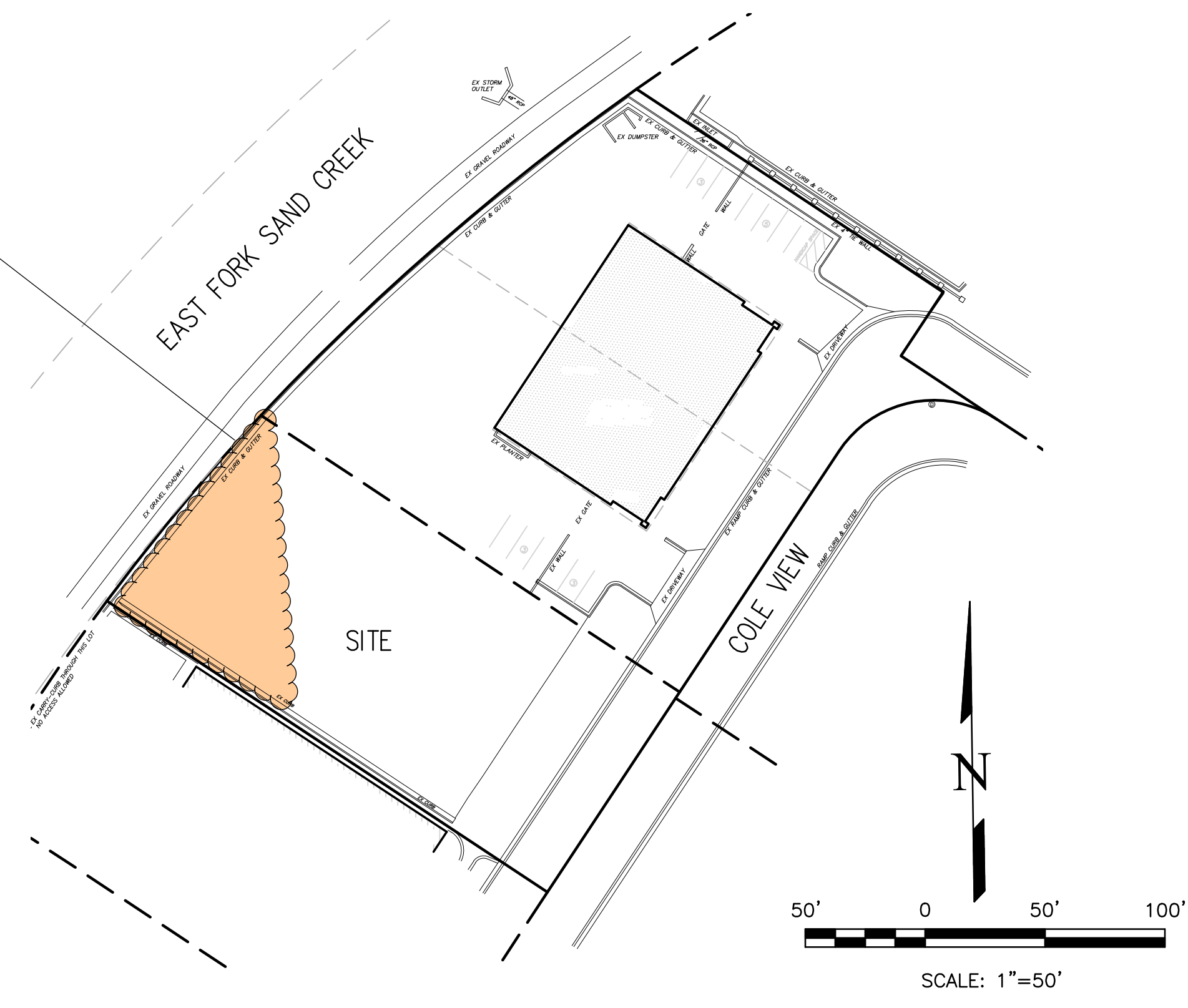


EPC STORMWATER REVIEW COMMENTS
IN ORANGE BOXES WITH BLACK TEXT

Please note: All comments generated during the 3rd review are based on the WQ design changes from a sand filter basin to runoff reduction

All RPA/SPA areas will need to be within a no build/drainage easement (or tract). The easement should read: "No impervious improvements shall be constructed within the easement (i.e., patios, hardscape, gravel, raised garden beds, recreational facilities, etc.). Turf grass vegetation with a uniform density of at least 80% is required. In addition, the existing slope must be maintained".

A-1 CHIPSEAL SITE DEVELOPMENT PLAN COVER SHEET JULY 2022



SHEET INDEX

COVER SHEET	1
SITE PLAN	2

SITE ADDRESS

7245 COLE VIEW

TAX ID

5408102040, 5408102052

LEGAL DESCRIPTION

LOT 36 CLAREMONT BUSINESS PARK FIL NO 2, LOT 37 CLAREMONT BUSINESS PARK FIL NO 2 AS REVISED BY BDRY ADJUSTMENT BY REC #207009144

SITE DATA

OWNER/PETITIONER:
A-1 CHIPSEAL, ATTN: STEPHANIE WALLIS
2505 E 74TH AVE
DENVER, CO 80229
720.540.8264

PREPARER:
TERRA NOVA ENGINEERING, INC., ATTN: DANE FRANK
721 S. 23RD STREET
COLORADO SPRINGS, CO 80904
719.635.6422

MINERAL RIGHTS OWNERSHIP: NOT APPLICABLE

ADDRESSES: 7245 & 7259 COLE VIEW, COLORADO SPRINGS, CO

PROJECT DATA:

OWNER/DEVELOPER: A-1 CHIPSEAL, ATTN: STEPHANIE WALLIS
2505 E 74TH AVE
DENVER, CO 80229
720.540.8264

APPLICANT: A-1 CHIPSEAL, ATTN: STEPHANIE WALLIS
2505 E 74TH AVE
DENVER, CO 80229
720.540.8264

SITE AREA: 1.00 ACRES

MASTER PLAN: UNK

CONCEPT PLAN: UNK

EXISTING ZONING: CS CAD-0 (COMMERCIAL SERVICE)

PROPOSED ZONING: CS CAD-0 (COMMERCIAL SERVICE)

PROPOSED USE: PAVING COMPANY (EXISTING)

UTILITY EASEMENTS: AS NOTED

BUILDING SETBACKS: FRONT: 25', REAR: 25', SIDE: 25'

BUILDING HEIGHT: 45' MAX

PROPOSED BLDG SIZE: NONE PROPOSED

PARKING SPACES:
REQUIRED: INDUSTRIAL: 1 PER 750 SF (10 SPACES) FOR EX BUILDING
HANDICAPPED: 1 SPACE PER 25 SPACES = 1 SPACE
TOTAL: 11 SPACES (1 HANDICAPPED)
BIKE PARKING (AT 5% OF CAR PARKING): 1
PROVIDED: CAR: 14 SPACES (1 HANDICAPPED VAN)
BIKE: 1

PROJECT DENSITIES: TOTAL AREA: 21,564 SF 100%
BUILDING AREA: 0 SF 0%
PAVEMENT AREA: 14,695 SF 68%
LANDSCAPE AREA: 6,869 SF 32%

PROJECT DEVELOPMENT SCHEDULE:
START OF DEVELOPMENT IN FALL 2022 TO BE COMPLETED BY FALL 2022.

sign for approval

CERTIFICATION STATEMENTS:

CERTIFICATION OF OWNERSHIP

PROPERTY OWNER SIGNATURE _____ DATE _____

NO.	DESCRIPTION	DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPLICABLE REVIEWING AGENCIES, THIS DRAWING IS NOT TO BE USED FOR ANY PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR:
A-1 CHIPSEAL
ATTN: STEPHANIE WALLIS
2505 E 74TH AVE
DENVER, CO 80229
720.540.8264

Terra Nova Engineering, Inc.
Creative Civil Engineering
721 S. 23RD STREET
COLORADO SPRINGS, CO 80904
OFFICE: 719-635-6422
FAX: 719-635-6426
www.tnengine.com

A-1 CHIPSEAL
SITE DEVELOPMENT PLAN
COVER SHEET

DESIGNED BY	DLF
DRAWN BY	DLF
CHECKED BY	LD
H-SCALE	AS SHOWN
V-SCALE	N/A
JOB NO.	2173.00
DATE ISSUED	11/06/22
SHEET NO.	1 OF 2

COM-22-014

