

A-1 CHIPSEAL SITE DEVELOPMENT PLAN COVER SHEET MAY 2022

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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 REG #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
ADDRESS: 7245 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

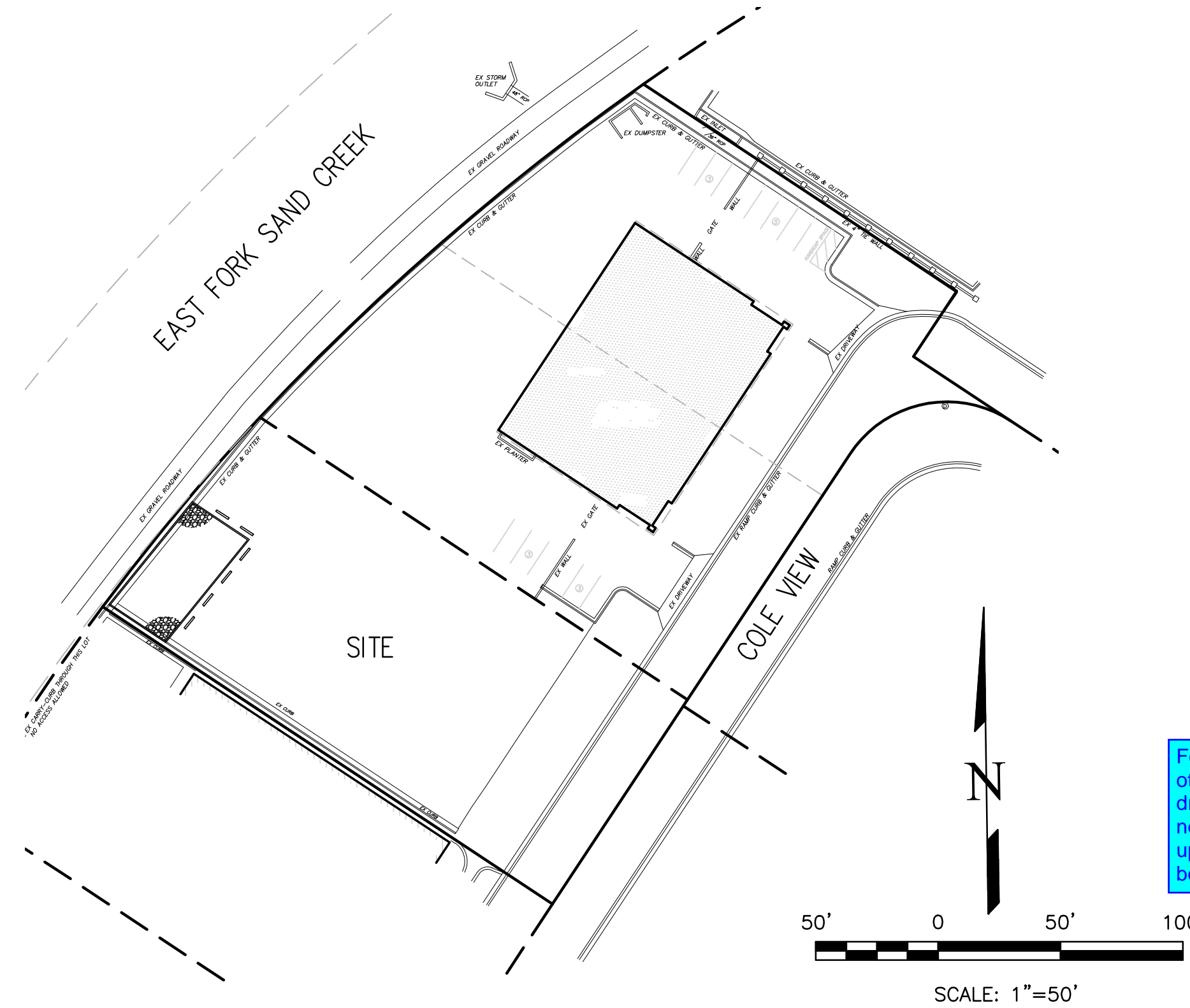
APPLICANT: A-1 CHIPSEAL, ATTN: STEPHANIE WALLIS
2505 E 74TH AVE
DENVER, CO 80229
720.540.8264

SITE AREA: 0.50 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

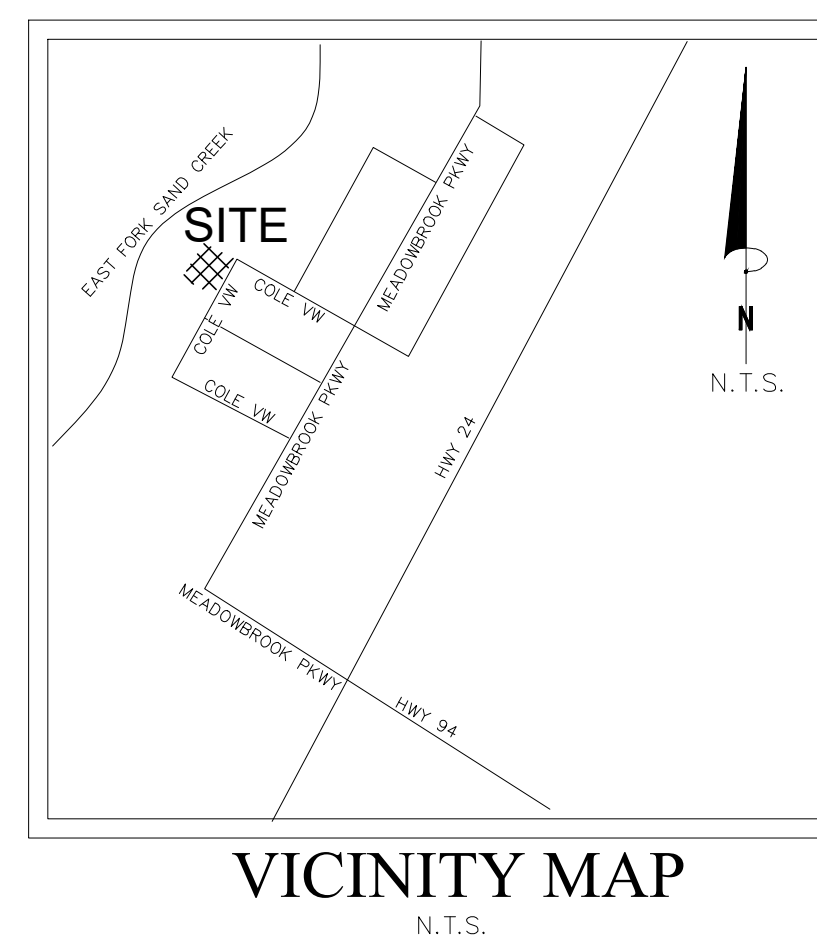
PARKING SPACES:
REQUIRED: INDUSTRIAL: 1 PER 750 SF (10 SPACES) FOR EX BUILDING
HANDICAPPED: 1 SPACE PER 25 SPACES = 1 SPACE
TOTAL: 11 SPACES (1 HANDICAPPED)
BIKE PARKING (AT 5% OF CAR PARKING): 1
PROVIDED: CAR: 14 SPACES (1 HANDICAPPED VAN)
BIKE: 1

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.



For consistency with other documents and drawing shown on next page please update area to reflect both lots.



SWMP states project timeline is from Summer 2022 to be completed by Summer 2022. Please revise timeline on either document to maintain consistency.

CERTIFICATION STATEMENTS:

CERTIFICATION OF OWNERSHIP

PROPERTY OWNER SIGNATURE _____ DATE _____

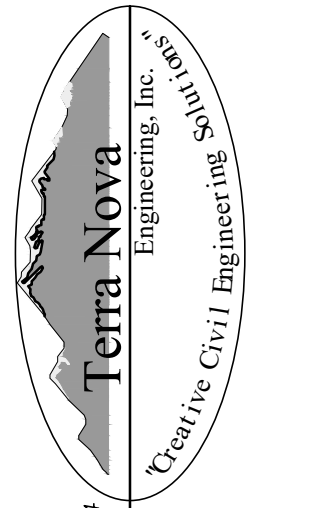
PCD File No. COM-22-014

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REVISIONS NO.	DESCRIPTION	DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPLICABLE AGENCIES, THE PREPARED BY: TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PROJECT AND DOES NOT CONSTITUTE A WRITTEN AUTHORIZATION.

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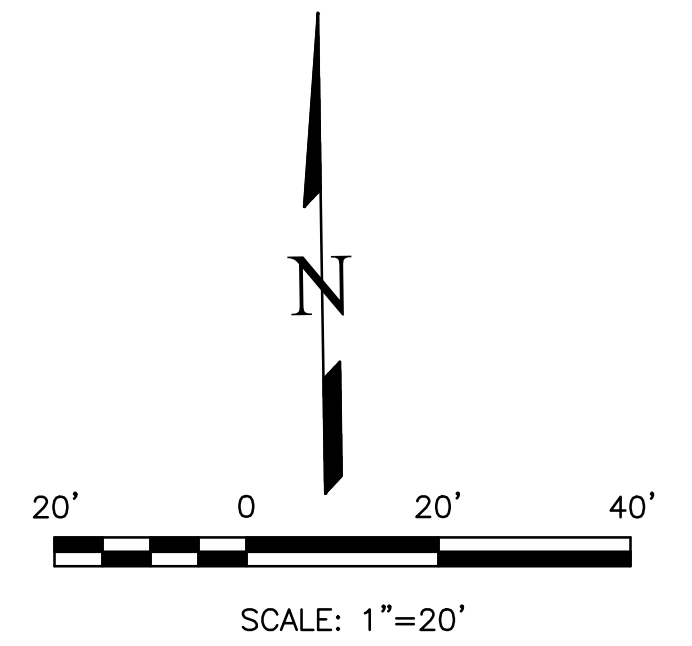


721 S. 23RD STREET
COLORADO SPRINGS, CO 80904
OFFICE: 719-635-6422
FAX: 719-635-6426
www.tnengine.com

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 05/13/22
SHEET NO. 1 OF 2

A-1 CHIPSEAL SITE DEVELOPMENT PLAN SITE PLAN MAY 2022



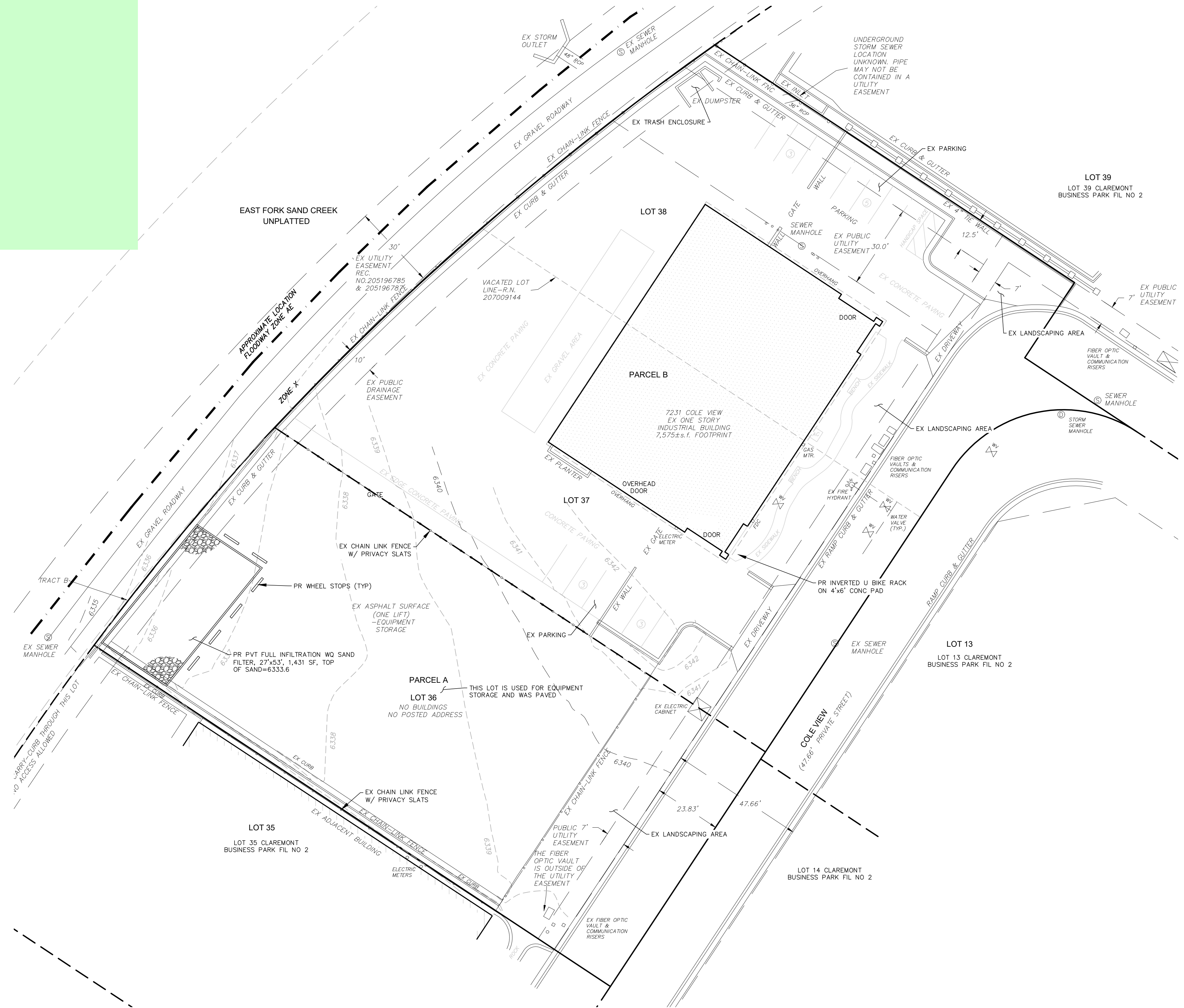
LEGEND

PROPERTY LINE	---
EXISTING CONTOURS - MINOR	--- 61.32 ---
EXISTING CONTOURS - MAJOR	--- 61.30 ---
GRADE & DIRECTION	2.2%
PROPOSED CONTOUR	
PROPOSED	PR
EXISTING	EX
WATER LINE	— W — W —
SEWER LINE	— SS — SS —
STORM LINE	— ST — ST —
OVERHEAD ELECTRICAL LINE	— DE — DE —
CHAIN LINK FENCE	— [] — [] —
FIRE HYDRANT	
CONCRETE EDGE	CE
FINISHED GROUND	FG
FINISHED SURFACE	FS
FLOWLINE	FL
SPOT ELEVATION	SE
ASPHALT EDGE	AE
LOW POINT	LP
HIGH POINT	HP
EXISTING ELEVATION	12.00*
EXISTING SPOT GRADE	X EX 7314.00
PROPOSED SPOT GRADE	X 7314.00

Please add the following
 -Traffic circulation on site including all points of ingress/egress into the property
 -Location of all ADA spaces, ramps and signs, including ADA pathways
 -Graphical depiction of the screening mechanism for the garbage receptacles

NOTES

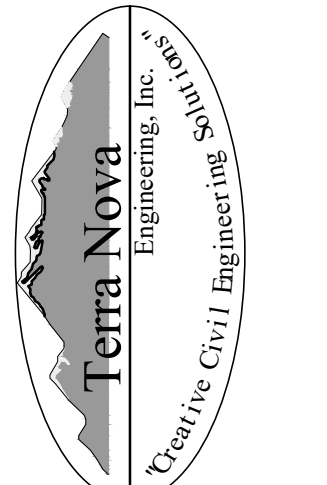
1. THE ONLY PROPOSED DEVELOPMENT IS THE INSTALLATION OF THE SAND FILTER.



REVISIONS NO.	DESCRIPTION	DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE RELEVANT AGENCIES, THE TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PROJECT AND FOR THE MOST PART, WITHOUT WRITTEN AUTHORIZATION.

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 SITE DEVELOPMENT PLAN
 SITE PLAN

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