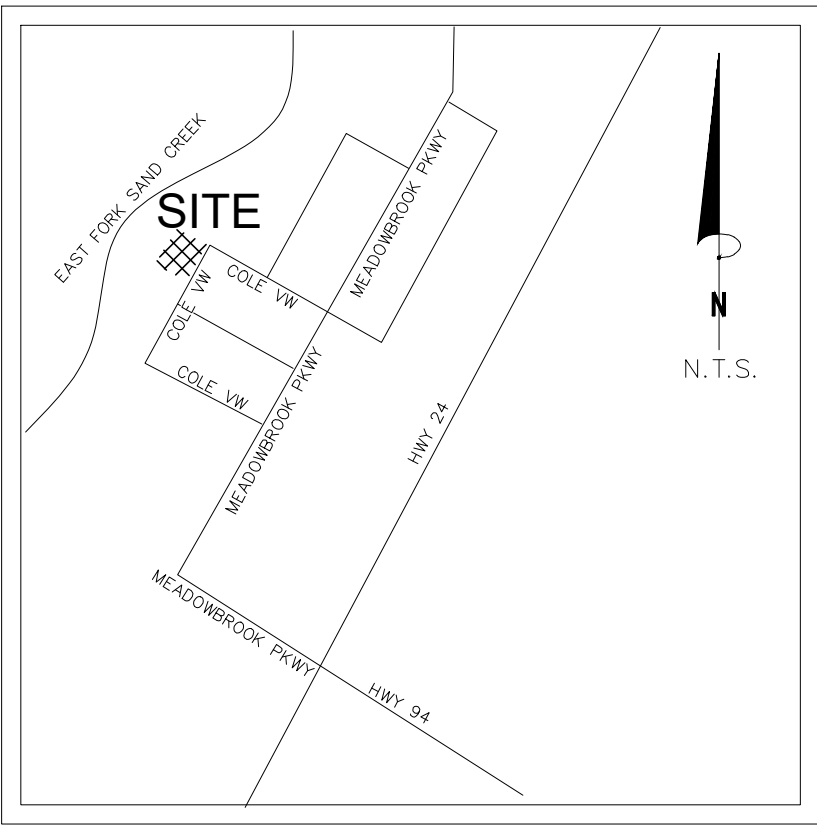
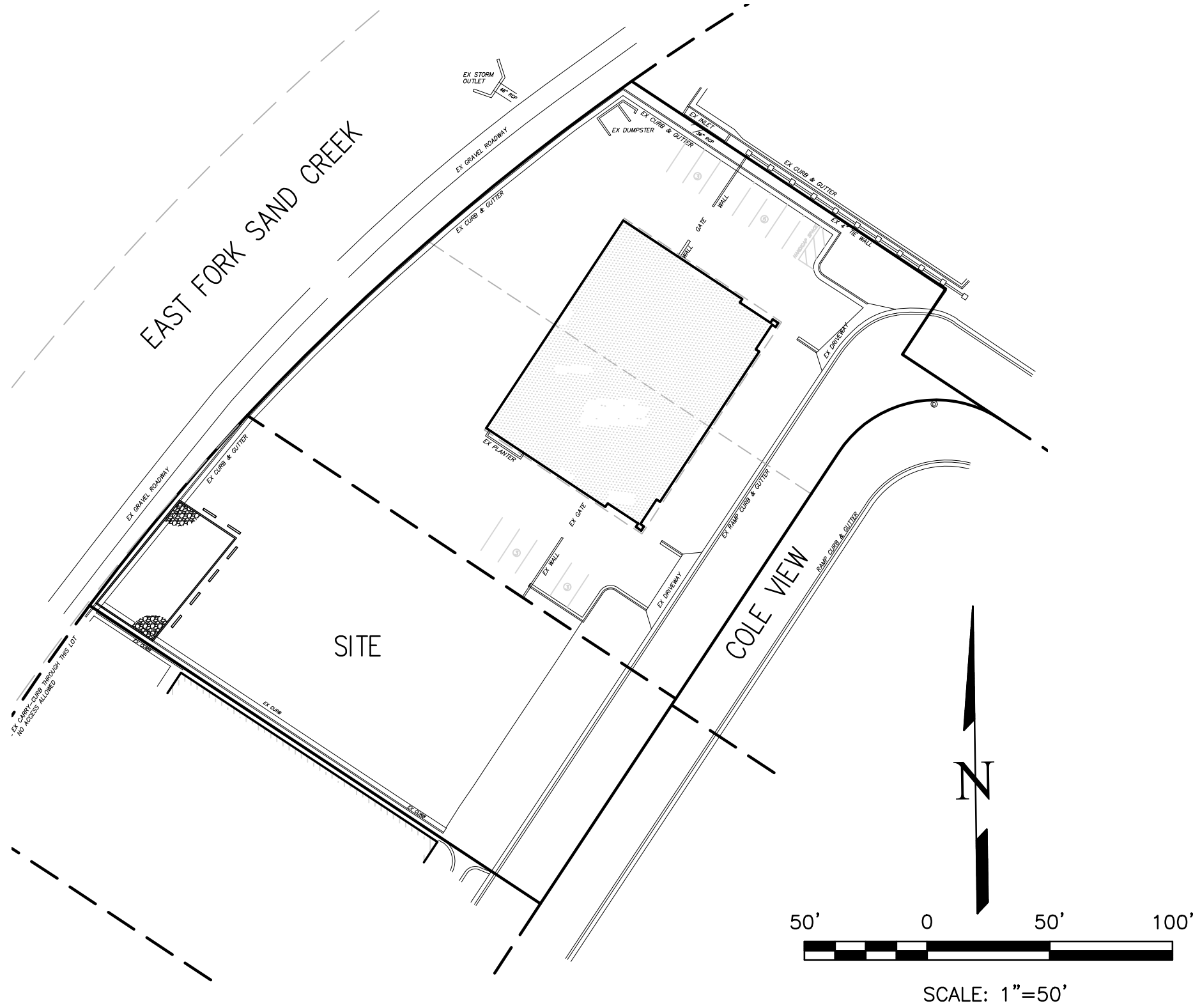


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A-1 CHIPSEAL  
LANDSCAPING PLAN  
COVER SHEET  
June 2022



VICINITY MAP  
N.T.S.

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:  
74th AVE PARTNERS, LLC ATTN: DANIEL GRYZMALA  
2505 E 74TH AVE  
DENVER, CO 80229  
720-341-3860  
dgryzmala@a-1chipseal.com

PLAN PREPARER

A-1 CHIPSEAL, STEPHANIE WALLIS  
2505 E. 74th AVE  
DENVER, CO 80229  
720-540-8264  
swallis@a-1chipseal.com

MINERAL RIGHTS OWNERSHIP: NOT APPLICABLE

ADDRESS: 7245 COLE VIEW, COLORADO SPRINGS, CO

PROJECT DATA:

OWNER/DEVELOPER: 74th AVE PARTNERS, LLC ATTN: DANIEL GRYZMALA  
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  
swallis@a-1chipseal.com

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.

CERTIFICATION STATEMENTS:

CERTIFICATION OF OWNERSHIP

PROPERTY OWNER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

#####

REVISIONS	NO.	DESCRIPTION	DATE






PREPARED FOR: A-1 CHIPSEAL ATTN: STEPHANIE WALLIS 2505 E 74TH AVE DENVER, CO 80229 720.540.8264
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A-1 CHIPSEAL LANDSCAPING PLAN	COVER SHEET
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DESIGNED BY SW
DRAWN BY SW
CHECKED BY SW
H-SCALE AS SHOWN
V-SCALE N/A
JOB NO.
DATE ISSUED 6-11-22
SHEET NO. 1 OF 2

# LANDSCAPING PLAN

### 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	— OE — OE —	
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	× EX 7314.00	
PROPOSED SPOT GRADE	× 7314.00	
EXISTING TREE		
EXISTING SHRUB	◦	
PROPOSED TREE		
PROPOSED SHRUB	◦	
2" - 4" COBBLE STONE/RIVER ROCK BED		

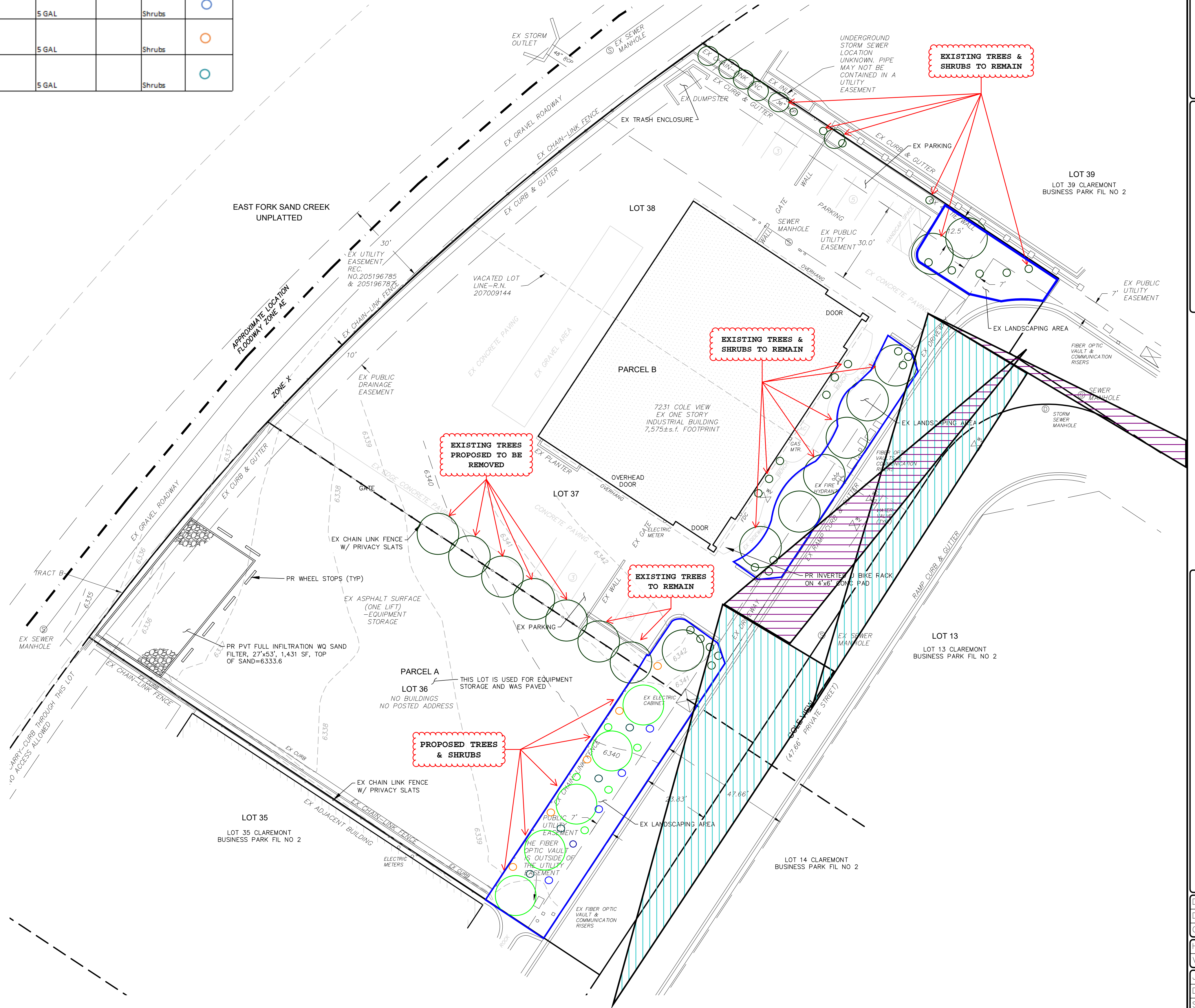
## NOTES

EXISTING MULCH BEDS ALONG COLE VIEW TO BE ELIMINATED AND REPLACED WITH RIVER ROCK/COBLE STONE ROCK BEDS ROCKS WILL BE 2"-4" in SIZE.

WOOD MULCH RINGS SHALL BE INSTALLED AROUND ALL TREES AND SHRUBS TO APPROXIMATELY 2" IN DEPTH.

COBBLE STONE/RIVER ROCK SHALL BE INSTALLED IN 1 - 2 LAYERS TOTALLING 2" - 4" IN DEPTH.

Added Landscape Planting Summary						
Species	Qty	Maturity Height	Ball and Burlap	Caliper	Description	Symbol
Spring Snow Fruitless Crabapple	5	20-25'	5 GAL	1.5"	Tree	
Potentilla Gold Drop	5	24"	5 GAL		Shrubs	
Spirea Magic Carpet	5	18"-24"	5 GAL		Shrubs	
Spirea Blue Mist	5	36"-48"	5 GAL		Shrubs	
Feather Reed Grass Karl Foerster	4	5'	5 GAL		Shrubs	



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

# A-1 CHIP SEAL LANDSCAPING PLAN

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SIGNED BY **SW**

AWN BY SW

CHECKED BY SW

SCALE AS SHOW

SCALE N/A

3 NO.

TE ISSUED 6-11-2

SHEET NO. 2 OF