

# A-1 CHIPSEAL SITE DEVELOPMENT PLAN COVER SHEET APRIL 2023

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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 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

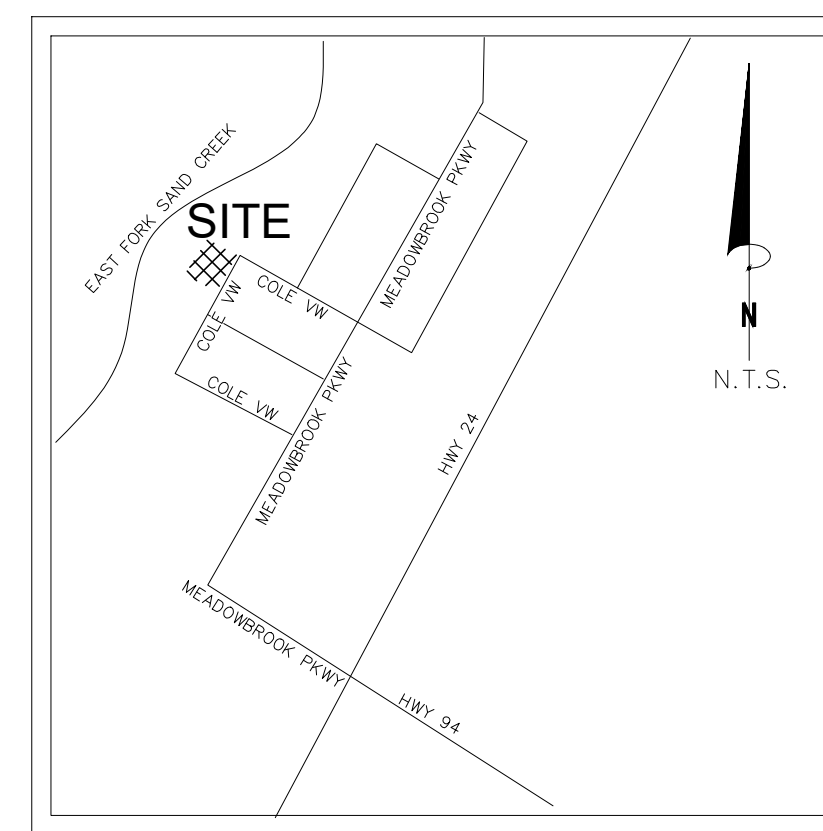
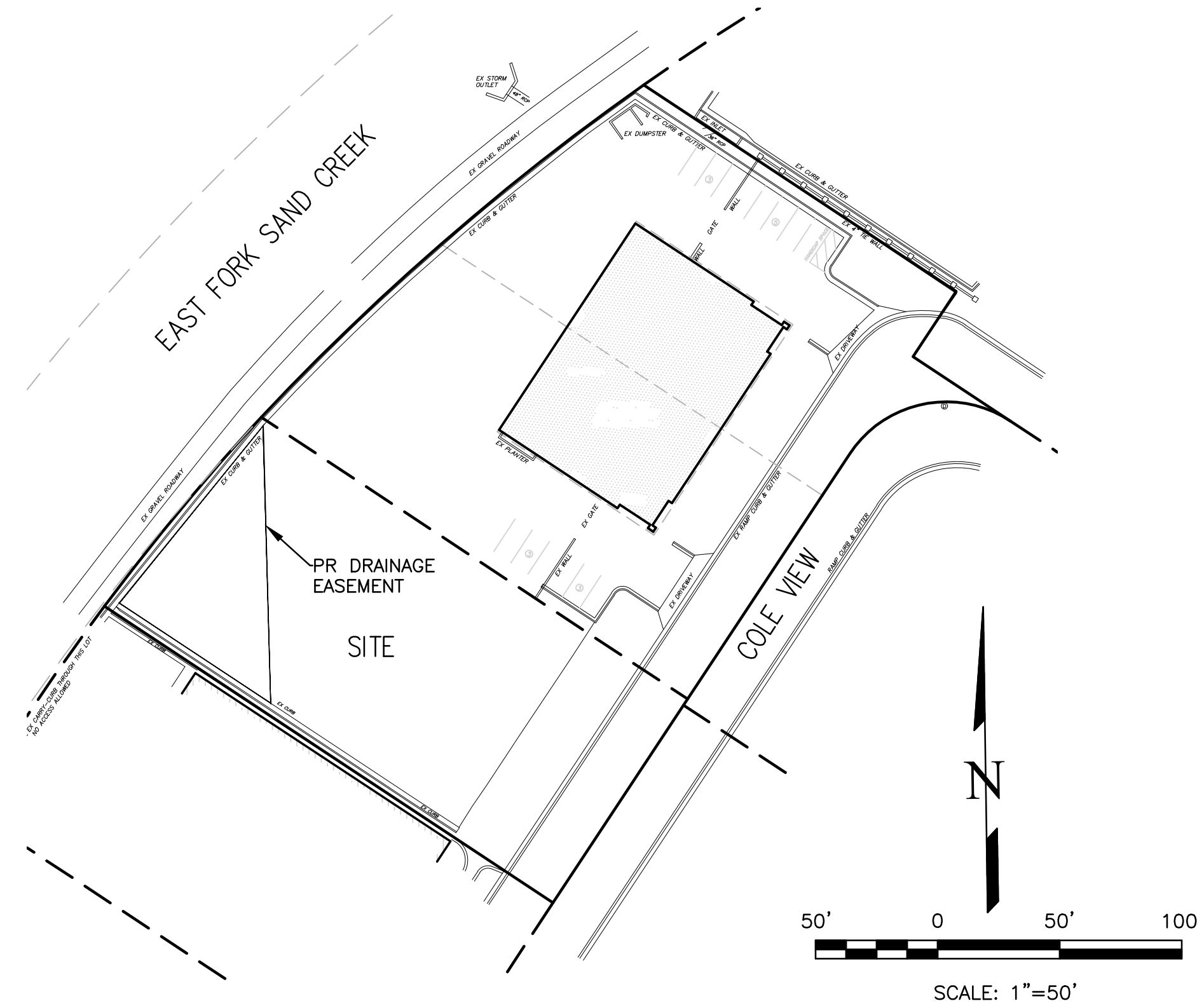
PROPOSED BLDG SIZE: NONE PROPOSED

**PARKING SPACES:**

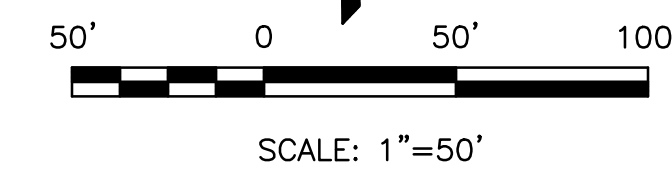
REQUIRED: INDUSTRIAL: 1 PER 750 SF (10 SPACES) FOR EX BUILDING  
HANDICAPPED: 1 SPACE PER 25 SPACES = 1 SPACE  
TOTAL: 11 SPACES (1 HANDICAPPED)  
BIKE PARKING (AT 5% OF CAR PARKING): 1  
PROVIDED: CAR: 14 SPACES (1 HANDICAPPED VAN)  
BIKE: 1

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.



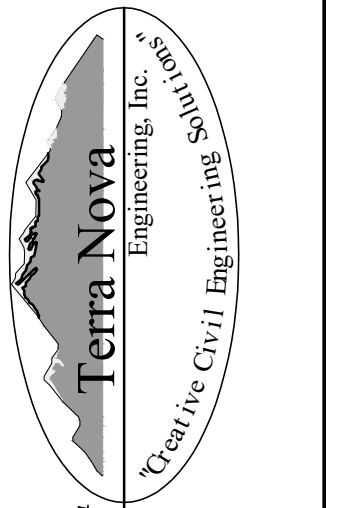
**VICINITY MAP**  
N.T.S.



REVISIONS NO.	DESCRIPTION	DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, INCORPORATING THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

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



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

**CERTIFICATION STATEMENTS:**

CERTIFICATION OF OWNERSHIP

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

DESIGNED BY	DLF
DRAWN BY	DLF
CHECKED BY	LD
H-SCALE	AS SHOWN
V-SCALE	N/A
JOB NO.	2173.00
DATE ISSUED	4/14/23
SHEET NO.	1 OF 2

**COM-22-014**

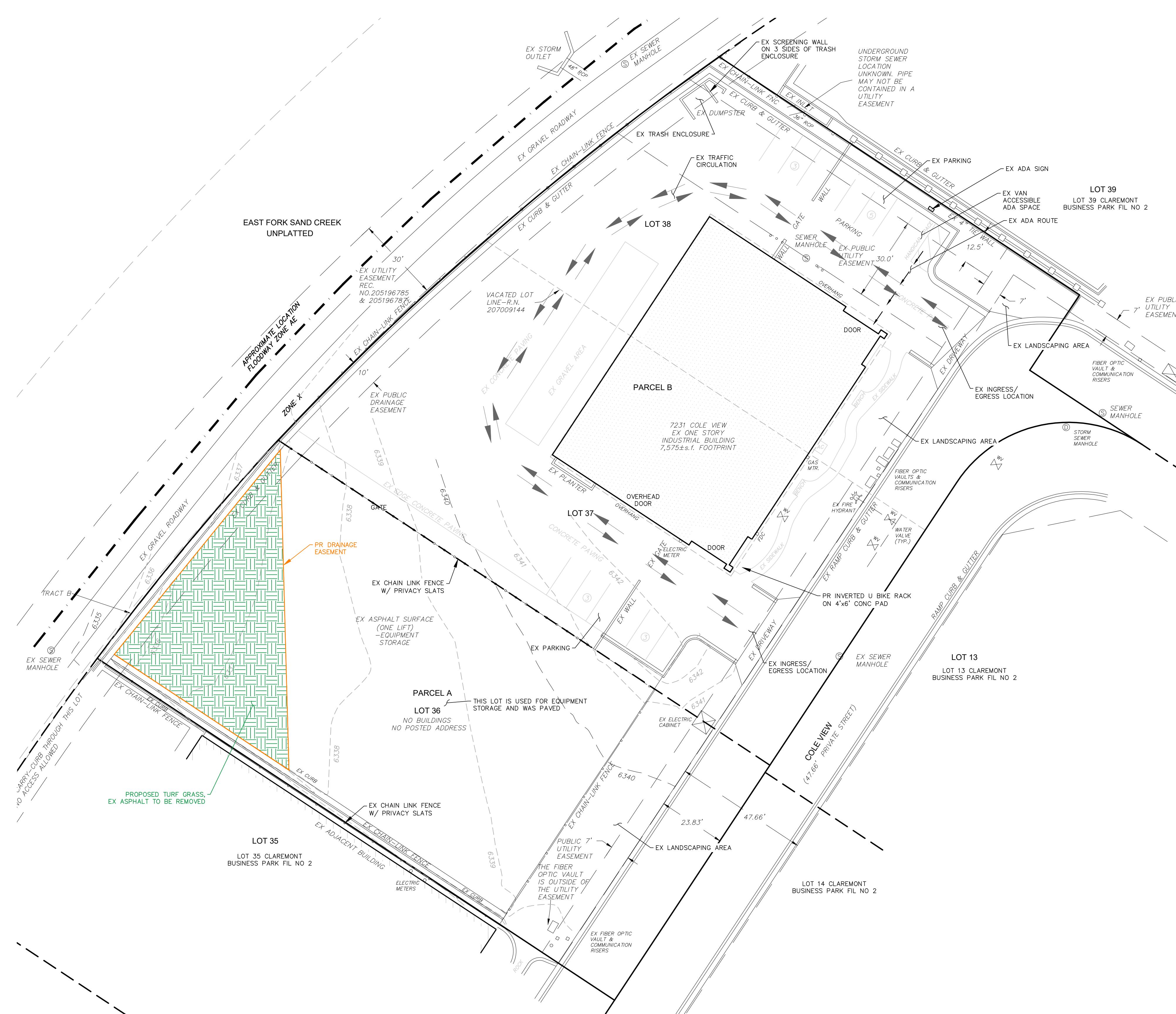
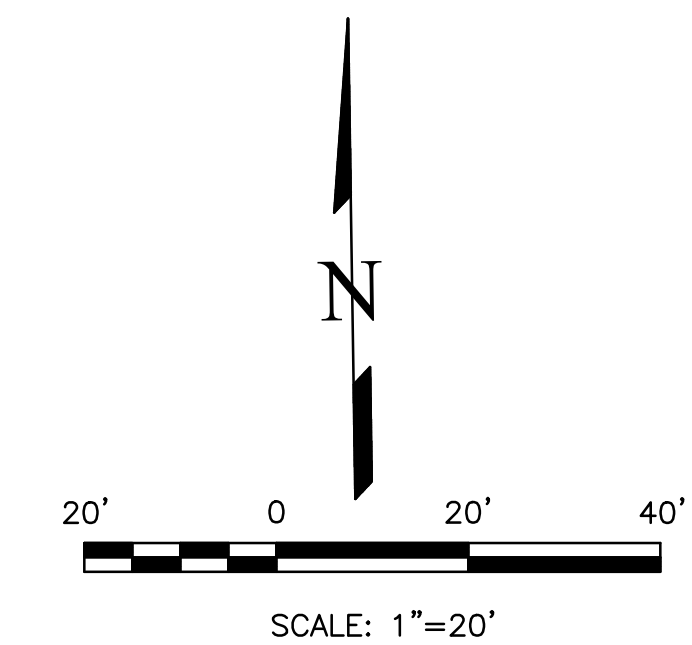
# A-1 CHIPSEAL SITE DEVELOPMENT PLAN SITE PLAN APRIL 2023

## LEGEND

PROPERTY LINE	— — — — —
EXISTING CONTOURS - MINOR	--- 6132 ---
EXISTING CONTOURS - MAJOR	--- 6130 ---
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
TRAFFIC CIRCULATION	
ADA ROUTE	

## NOTES

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



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**A-1 CHIPSEAL**  
SITE DEVELOPMENT PLAN  
SITE PLAN

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DRAWN BY	DLF
CHECKED BY	LD
H-SCALE	AS SHOWN
V-SCALE	N/A
JOB NO.	2173.00
DATE ISSUED	4/14/23
SHEET NO.	2 OF 2