

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 35 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

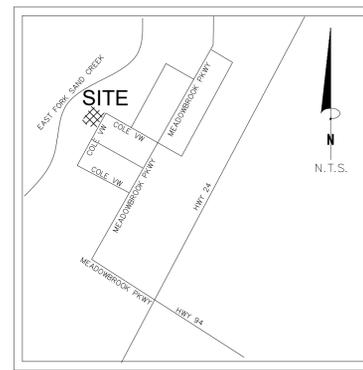
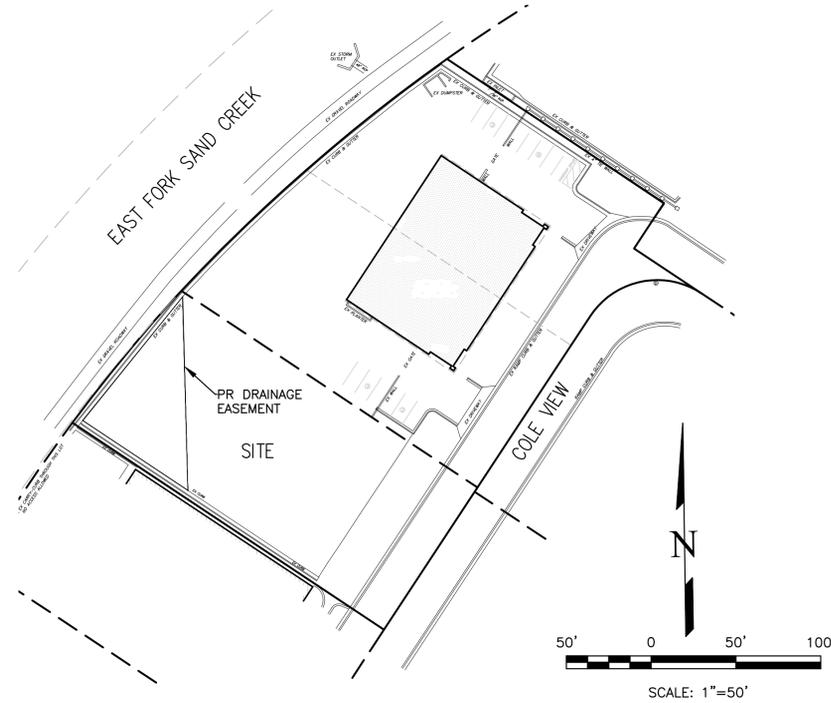
PROPOSED BLDG SIZE: NONE PROPOSED

PARKING SPACES:

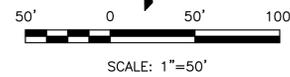
REQUIRED: INDUSTRIAL: 1 PER 750 SF (10 SPACES) FOR EX BUILDING
HANDICAPPED: 1 SPACE PER 25 SPACES = 1 SPACE
TOTAL: 11 SPACES (1 HANDICAPPED)
BIKE PARKING (AT 5% OF CAR PARKING): 1
PROVIDED: CAR: 14 SPACES (1 HANDICAPPED VAN)
BIKE: 1

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.



Approved
 By: Ryan Howser, AICP
 Date: 06/09/2023
 El Paso County Planning & Community Development

CERTIFICATION STATEMENTS:

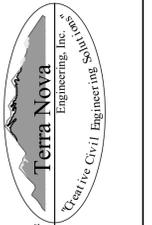
CERTIFICATION OF OWNERSHIP

PROPERTY OWNER SIGNATURE _____ DATE _____

REVISIONS NO.	DESCRIPTION	DATE

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

PREPARED FOR:
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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

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

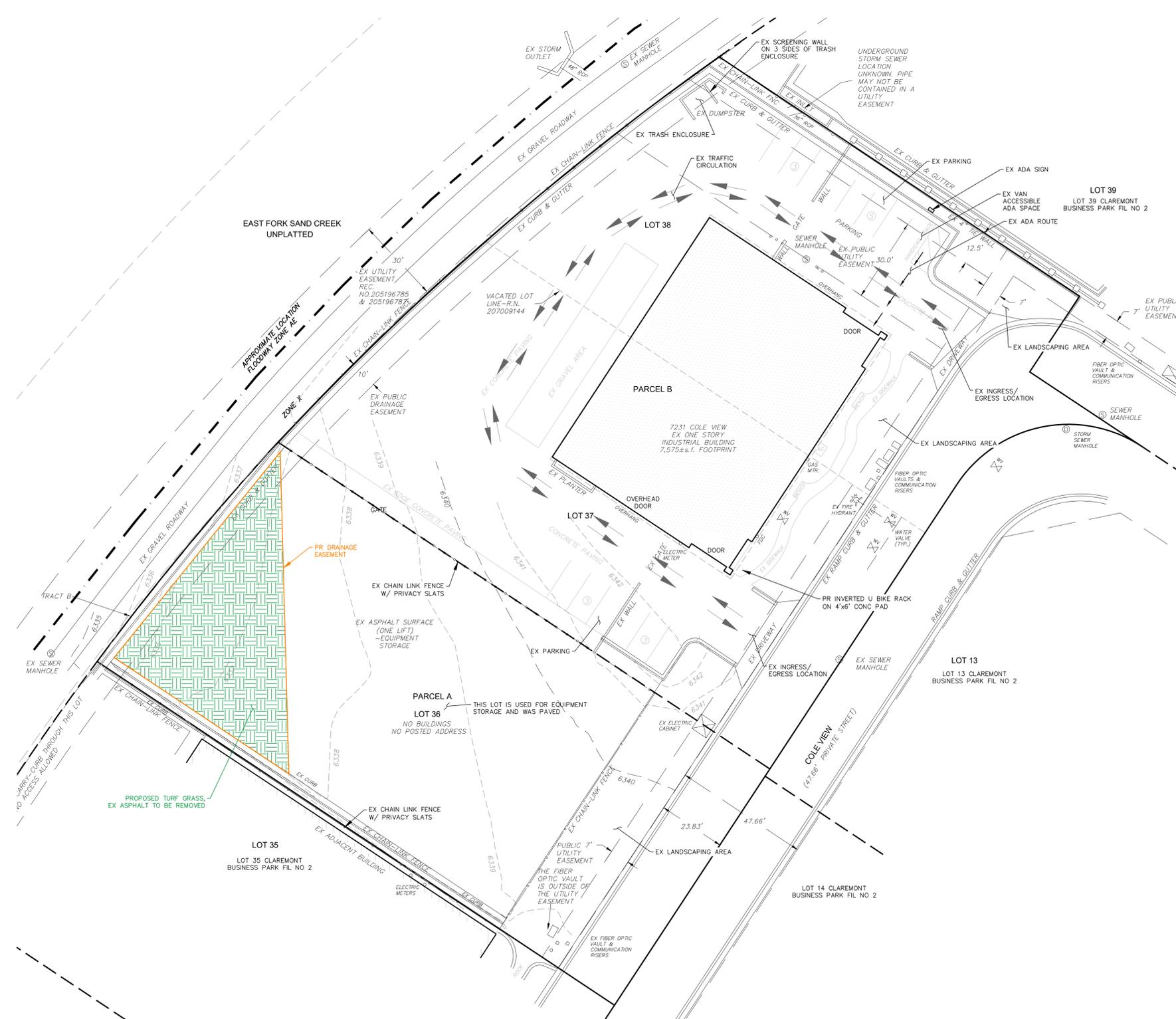
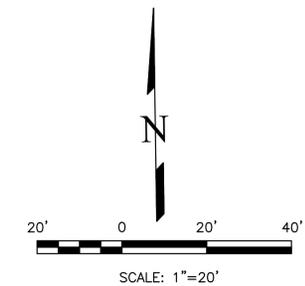
A-1 CHIPSEAL SITE DEVELOPMENT PLAN SITE PLAN APRIL 2023

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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SITE DEVELOPMENT PLAN
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