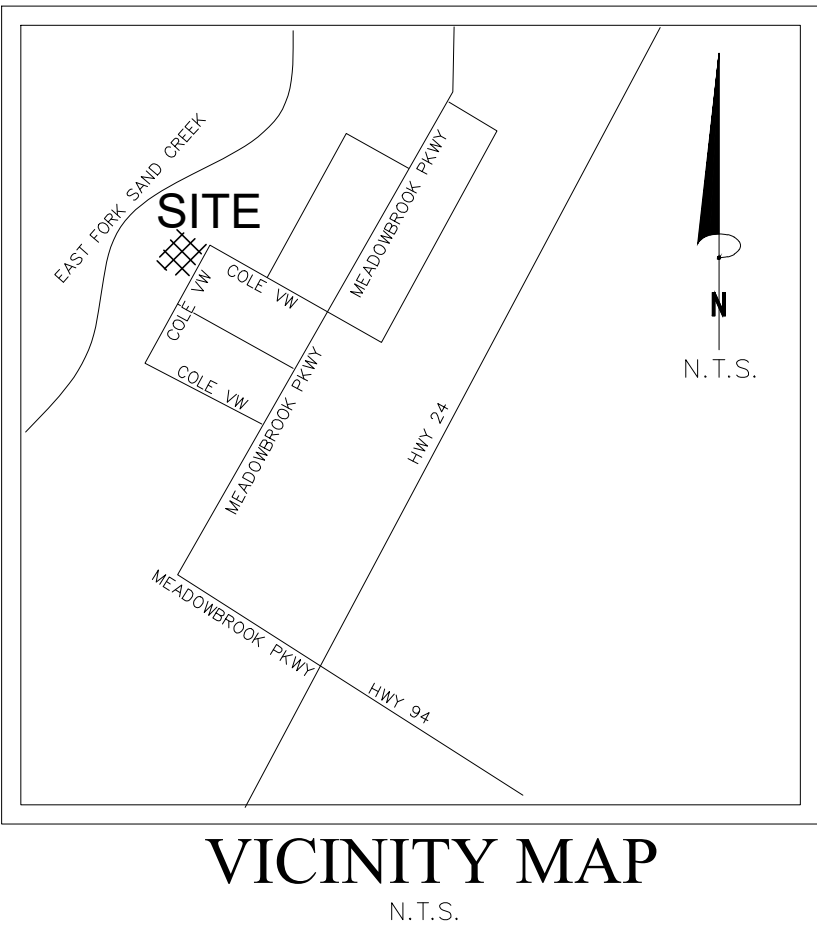
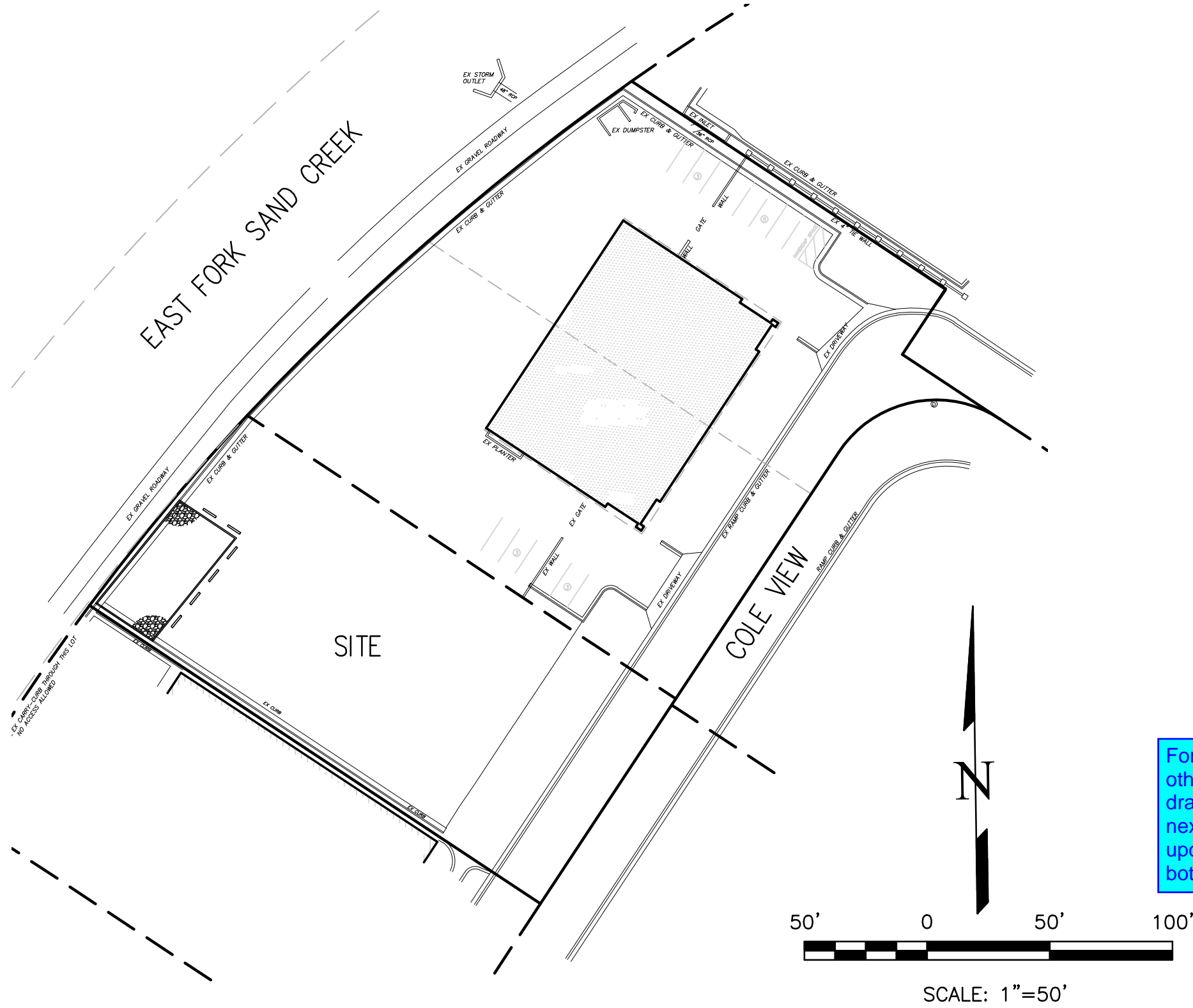


N:\jobs\2173.00\Drawings\217300 SDP.dwg, 5/13/2022 9:46:11 AM

A-1 CHIPSEAL
SITE DEVELOPMENT PLAN
COVER SHEET
MAY 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 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.

Updated.

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

SWMP updated.

CERTIFICATION STATEMENTS:

CERTIFICATION OF OWNERSHIP

PROPERTY OWNER SIGNATURE

DATE

"PCD File No. COM-22-014"

Updated.

#####

REVISIONS

NO.	DESCRIPTION	DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE CITY OF COLORADO SPRINGS, THE CITY ENGINEER, TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PROJECT DESIGNATED BY THESE SHEETS. NO OTHER 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.tnecinc.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

N:\jobs\2173.00\Drawings\217300 SDP.dwg, 5/13/2022 9:46:12 AM

LEGEND

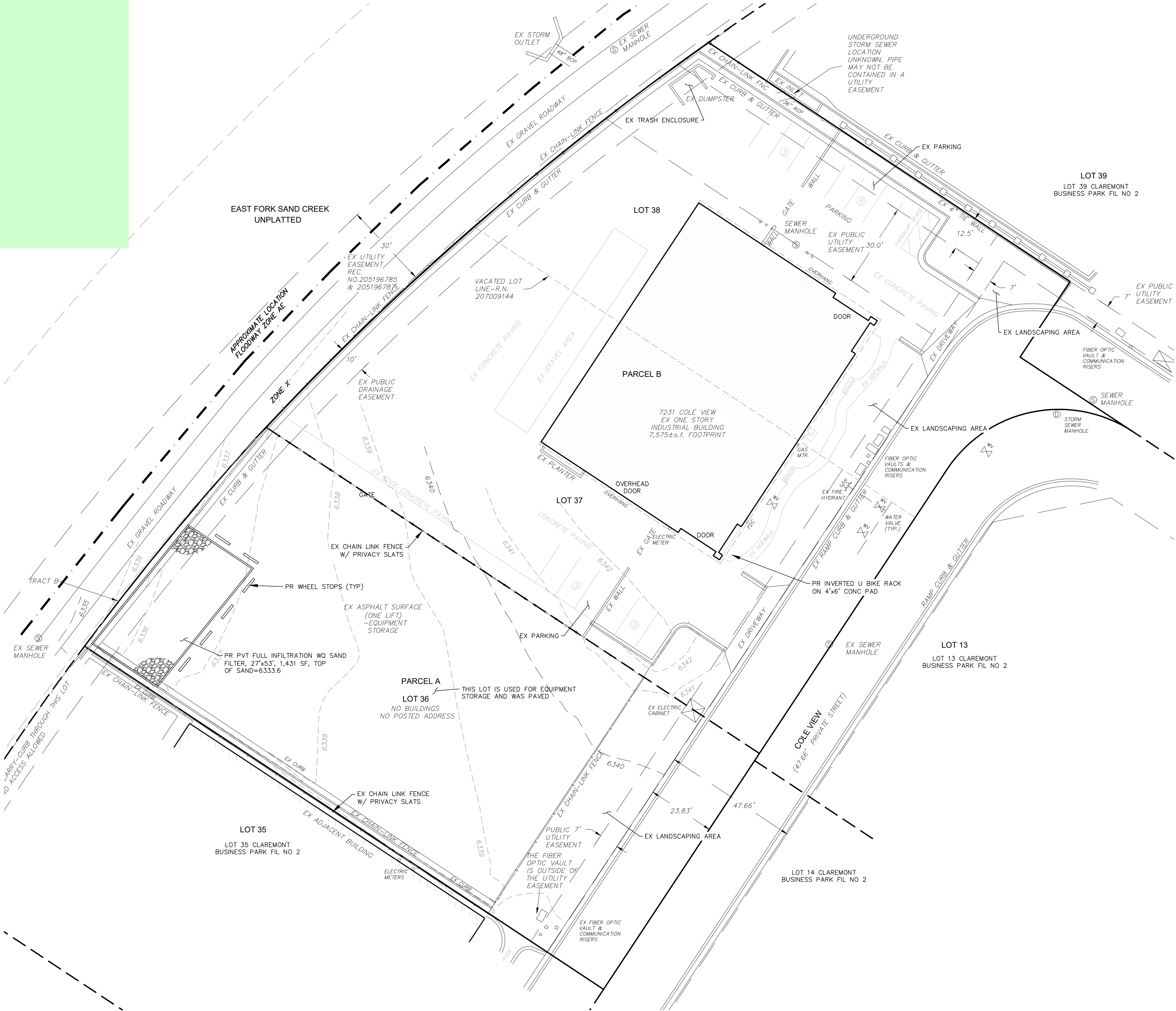
PROPERTY LINE	
EXISTING CONTOURS - MINOR	6132
EXISTING CONTOURS - MAJOR	6130
GRADE & DIRECTION	2.2%
PROPOSED CONTOUR	
PROPOSED	PR
EXISTING	EX
WATER LINE	W W
SEWER LINE	SS SS
STORM LINE	ST ST
OVERHEAD ELECTRICAL LINE	OE OE
CHAIN LINK FENCE	
FIRE HYDRANT	
CONCRETE EDGE	CE
FINISHED GROUND	FG
FINISHED SURFACE	FS
FLOWLINE	FL
SPOT ELEVATION	SE
ASPHALT EDGE	AE
LOW POINT	LP
HIGH POINT	HP
EXISTING ELEVATION	12.00*
EXISTING SPOT GRADE	X EX 7314.00
PROPOSED SPOT GRADE	X 7314.00

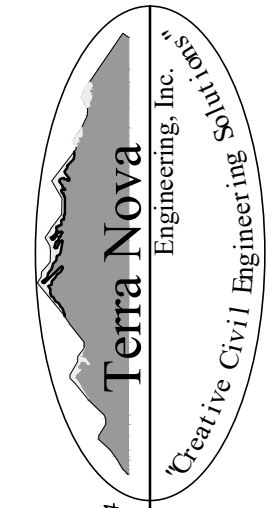
NOTES

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

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

Ingress/egress locations and traffic circulation arrows shown.
ADA space, sign, and ramp are now called out. The screening mechanism for the garbage receptacle is a 6' wall on 3 of its sides which is shown.



REVISIONS	NO.	DESCRIPTION	DATE
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE BOARD OF SUPERVISORS, TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PROJECT AND FOR THE PURPOSES SPECIFIED 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 Engineers			
721 S. 23RD STREET COLORADO SPRINGS, CO 80904 OFFICE: 719-635-6422 FAX: 719-635-6426 www.tnresinc.com			
A-1 CHIPSEAL		SITE DEVELOPMENT PLAN SITE PLAN	
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. 2 OF 2			