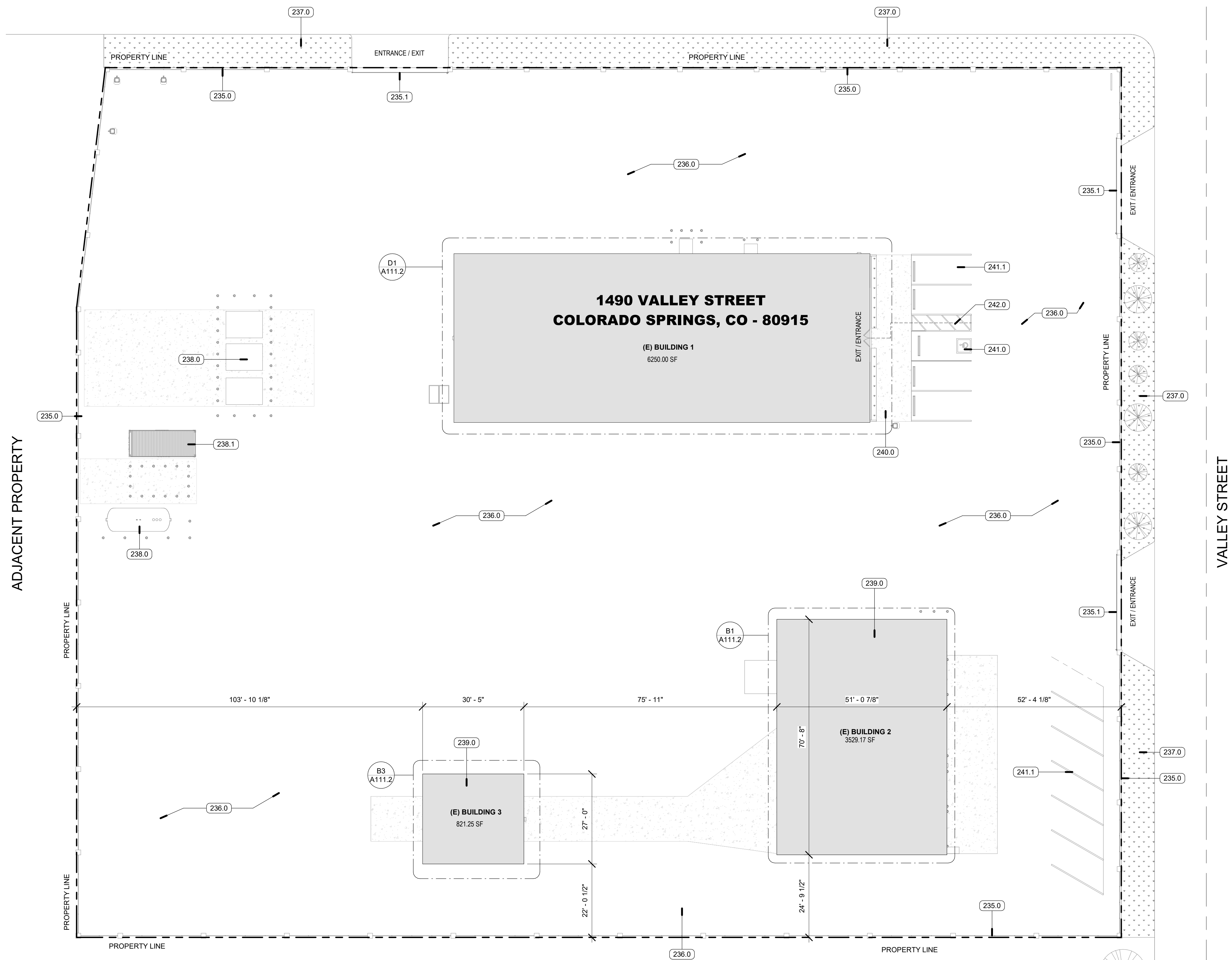


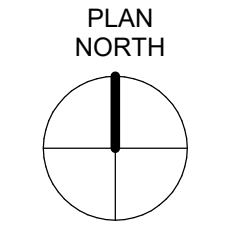
ADJACENT PROPERTY

OMAHA BLVD



B1 PLAN - OVERALL - SITE

SCALE: 1/16" = 1'-0"



SITE PLAN NOTES

- CONTRACTOR SHALL LOCATE & PROTECT ALL EXISTING UTILITIES UNLESS OTHERWISE NOTED. CONTRACTOR SHALL FOTHOLE & FIELD VERIFY EXISTING UTILITY LOCATIONS PRIOR TO COMMENCING SITE WORK.
- CONTRACTOR SHALL VERIFY ALL EXISTING ELEVATIONS PRIOR COMMENCING WORK.
- GRADING AROUND THE BUILDING SHALL SLOPE 5% MINIMUM AWAY FROM THE BUILDING IN LANDSCAPE AREAS FOR A MINIMUM OF 10'-0" UNLESS OTHERWISE NOTED. IMPERMEABLE SURFACES SUCH AS CONCRETE OR ASPHALT SHALL SLOPE 2% MAXIMUM AWAY FROM BUILDING.
- REFER SITE DETAILS FOR SITE RELATED ACCESSIBILITY COMPLIANT CONSTRUCTION REQUIREMENTS.
- ALL PARKING STRIPING, DIRECTIONAL ARROWS, NO PARKING AREAS, & SITE SIGNAGE SHALL BE PROVIDED UNDER THIS CONTRACT. REFER CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- ALL SITE WALKS, STAIRS, & LANDINGS SHALL HAVE POSITIVE SLOPE NOT EXCEEDING 2% TO ALLOW FOR POSITIVE DRAINAGE.
- ALL UTILITY CONNECTIONS FROM THE PUBLIC RIGHT OF WAY TO THE BUILDING SHALL BE PROVIDED UNDER THIS CONTRACT. CONTRACTOR TO VERIFY AHJ STANDARDS FOR PUBLIC RIGHT OF WAY WORK.
- CONTRACTOR SHALL COORDINATE ALL SITE RELATED CONSTRUCTION W/ CIVIL, ELECTRICAL & PLUMBING.
- THERE SHALL BE A 4" x 24" x CONTINUOUS CONCRETE STRIP ADJACENT TO THE BUILDING OR ACCESSORIES STRUCTURES EXCEPT WHERE CONCRETE WALKS OR PLANTERS OCCUR.
- CONTRACTOR TO COORDINATE ALL SITE LIGHT POLE LOCATIONS. REFER POLE BASE DETAILS FOR ADDITIONAL INFORMATION.

KEYNOTES

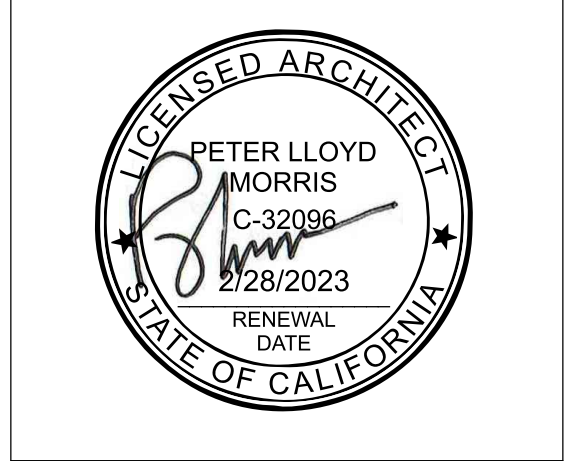
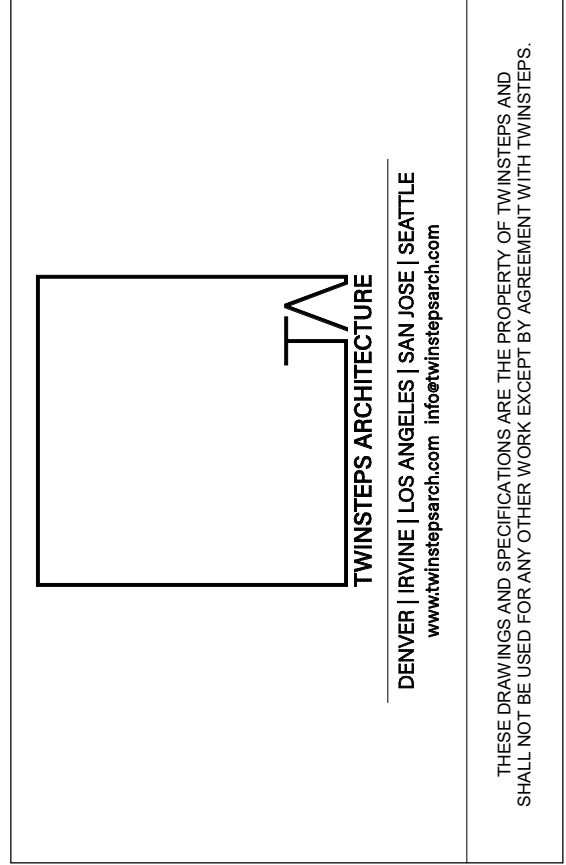
- 235.0 (E) PERIMETER CHAIN LINK FENCING TO REMAIN. NO CHANGES
- 235.1 (E) ROLLING GATE TO REMAIN
- 236.0 EXISTING PAVEMENT TO REMAIN. NO CHANGES
- 237.0 (E) LANDSCAPE TO REMAIN. NO CHANGES
- 238.0 (E) TANK(S) TO REMAIN. NO CHANGES
- 238.1 (E) STORAGE CONTAINER TO REMAIN. NO CHANGES
- 239.0 (E) PREFABRICATED METAL BUILDING TO REMAIN.
- 240.0 (E) CONCRETE SIDE WALK TO REMAIN. NO CHANGES
- 241.0 EXISTING ACCESSIBLE PARKING STALL TO REMAIN.
- 241.1 EXISTING REG. PARKING TO REMAIN. NO CHANGES. TYP.
- 242.0 EXISTING PATH OF TRAVEL TO MAIN BUILDING ENTRANCE.

SITE PLAN LEGEND

- PROPERTY LINE
- DASHED LINE INDICATED ACCESSIBLE PATH OF TRAVEL 5% MAX. SLOPE IN THE DIRECTION OF TRAVEL. 2% MAX. CROSS SIDE SLOPE
- AREA NOT IN CONTRACT (N.I.C.)
- EXISTING DIAGONAL STRIPING AT 36" MAX. O.C. 1:48 MAX. SLOPE
- EXISTING LANDSCAPE AREA REFER TO LANDSCAPE DRAWINGS

PROJECT SUMMARY

APN# :	5407203012
ZONING:	I-2 CAD-O
LEGAL DESCRIPTION:	LOT 1 BLK 1 CIMARRON INDUSTRIAL NO 2
LOT SIZE:	2 ACRES
PARKING SUMMARY	
REGULAR PARKING :	10
ADA PARKING :	1
TOTAL COUNT:-	11



TENANT IMPROVEMENT
 1490 VALLEY STREET
 COLORADO SPRINGS, CO - 80915
 ISSUED FOR PLANNING DEPARTMENT SUBMITTAL

REV#	DATE	REMARKS

UNITED RENTALS
 10330 DAVID TAYLOR DRIVE
 CHARLOTTE, NC 28262

ARCHITECTURAL SITE - OVERALL PLAN

DATE: PROJECT ISSUANCE DATE
 JOB NO.: IRV-21-228

AS100