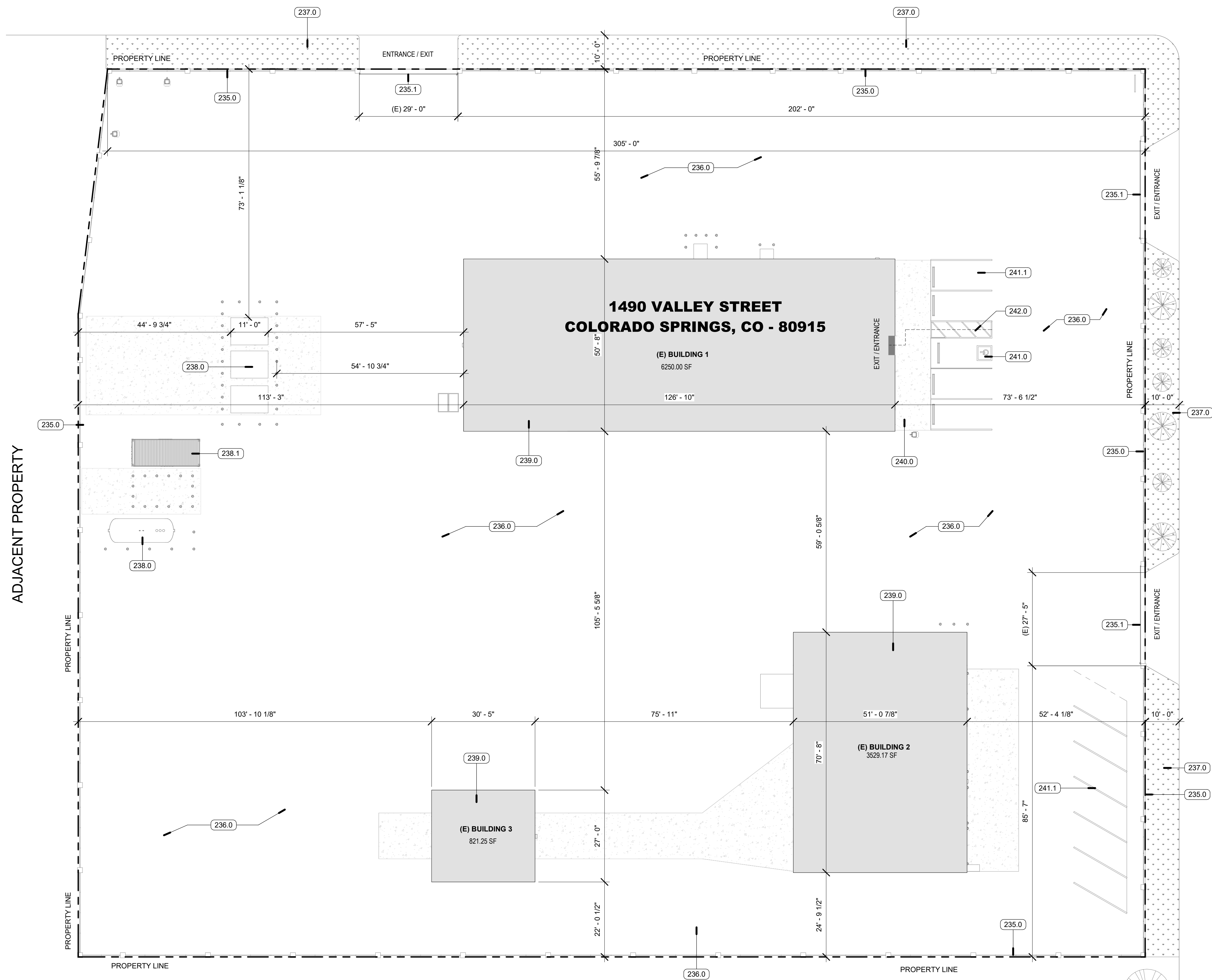


ADJACENT PROPERTY

OMAHA BLVD



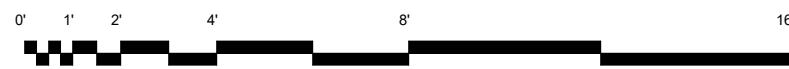
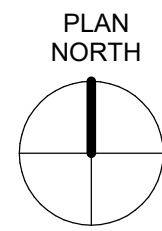
ADJACENT PROPERTY

VALLEY STREET

ADJACENT PROPERTY

B1 PLAN - OVERALL - SITE

SCALE: 1/8" = 1'-0"



-Show location of stored material
 -Show setbacks of stored material from each property line
 -Discuss screening mechanisms defined in Section 5.2.40.B of the Land Development Code
 -If equipment will be taller than screening mechanism, ensure the location of stored materials is in back 1/3 of property (Section 5.2.40.B.4).

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

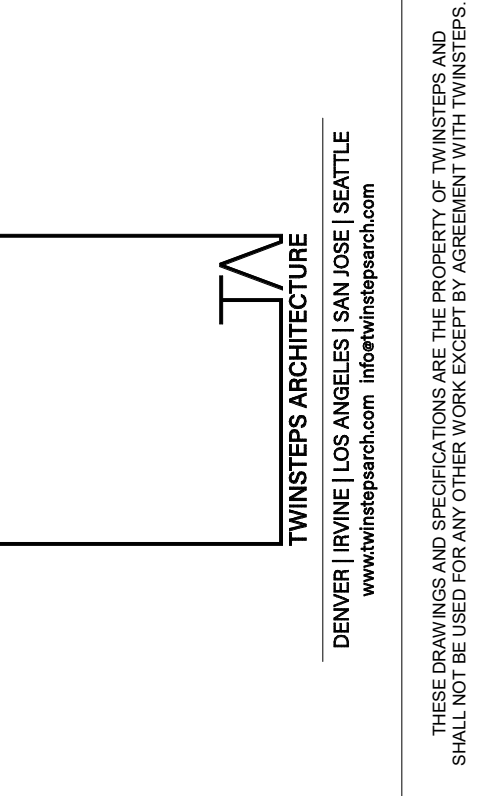
- PROPERTY LINE
- DASHED LINE INDICATED ACCESSIBLE PATH OF TRAVEL 5% MAX. SLOPE IN THE DIRECTION OF TRAVEL. 2% MAX. CROSS SIDE SLOPE
- AREA NOT IN CONTRACT (N.I.C.)
- EXISTING DIAGONAL STRIPING AT 36" MAX. O.C. 1:48 MAX. SLOPE
- EXISTING LANDSCAPE AREA REFER TO LANDSCAPE DRAWINGS

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

PROJECT INFORMATION

OWNER NAME: ACTION HOLDINGS LLC (WAKE RAKESTRAW MEMBER)
 OWNER CONTACT: EMAIL: WAKESTRAW@GMAIL.COM PHONE: 910.286.9178
 APPLICANT NAME: SUSANO URENO
 APPLICANT CONTACT: EMAIL: SUSANO@TWINSTERSARCH.COM PHONE: 940.295.3799 ext. 414
 PROJECT ADDRESS: 1490 VALLEY STREET, COLORADO SPRINGS, CO 80915
 LEGAL DESCRIPTION: LOT 1 IN BLOCK 1 IN CIMARRON NO. 2, EL PASO COUNTY, COLORADO
 LEGAL SIZE: 2 ACRES
 ZONING: I-2 CAD-O LIMITED INDUSTRIAL
 LOT COVERAGE: EXISTING LOT TOTAL SF: 87,120 SF (2 ACRES) EXISTING BUILDING SF: 10,660 SF EXISTING LOT COVERAGE: 12%



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

REMARKS

REV/ DATE

UNITED RENTALS
 10330 DAVID TAYLOR DRIVE
 CHARLOTTE, NC 28262
ARCHITECTURAL SITE - OVERALL PLAN

DATE: 12-20-22
 JOB NO.: IRV-21-228

AS100