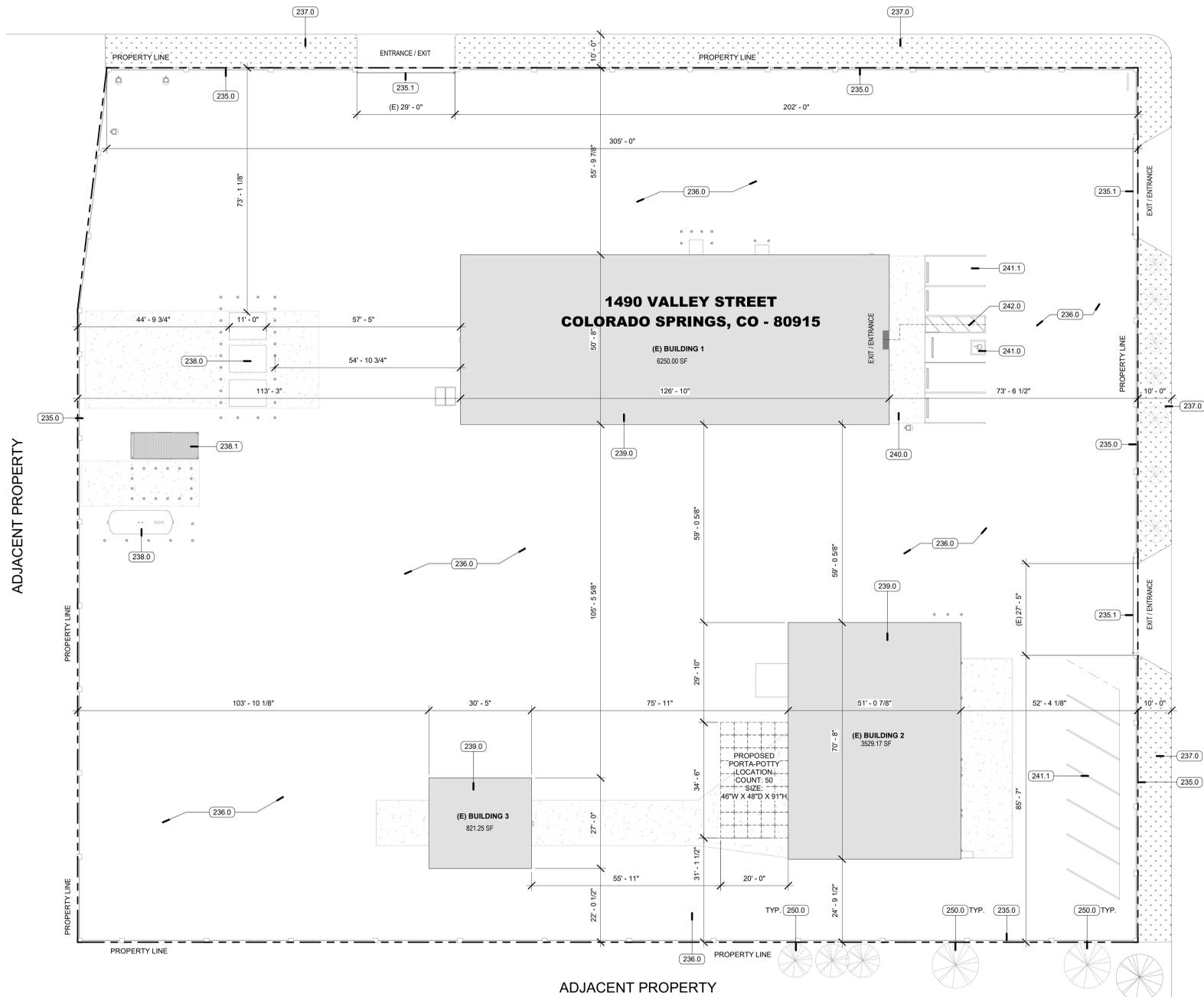


ADJACENT PROPERTY

OMAHA BLVD



ADJACENT PROPERTY

VALLEY STREET

ADJACENT PROPERTY

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 AHI 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.
- 250.0 (E) EXISTING TREE(S) SHRUBS ALONG EXISTING FENCE LINE TO REMAIN. NO CHANGES.

SITE PLAN LEGEND

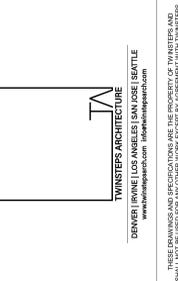
- PROPERTY LINE
- DASHED LINE INDICATED ACCESSIBLE PATH OF TRAVEL 5% MAX. SLOPE IN THE DIRECTION OF TRAVEL. 2% MAX. CROSS SIDE SLOPE
- AREA NOT IN CONTRACT (N.I.C.)
- EXISTING DIAGONAL STRIPING AT 36" MAX. O.C. 1:48 MAX. SLOPE
- EXISTING LANDSCAPE AREA REFER TO LANDSCAPE DRAWINGS

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. (MIKE RAKESTRAW, MEMBER)
 OWNER CONTACT: EMAIL: MRAKESTRAW@GMAIL.COM
 PHONE: (949) 280-8789
 APPLICANT NAME: SUSANO URENO
 APPLICANT CONTACT: EMAIL: SUSANO@TWINSTEPSARCH.COM
 PHONE: 949-285-3199 ext. 414
 PROJECT ADDRESS: 1490 VALLEY ST 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: 10,600 SF
 EXISTING LOT COVERAGE: 8.2%



DRIVER (IRVINE LOS ANGELES) SAN JOSE (SEATTLE)
 www.twinsteps.com | info@twinsteps.com
 THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF TWINSTEPS AND SHALL NOT BE USED FOR ANY OTHER WORK EXCEPT BY JOINDERMENT WITH TWINSTEPS.

UNITED RENTALS

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

REVISIONS

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

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