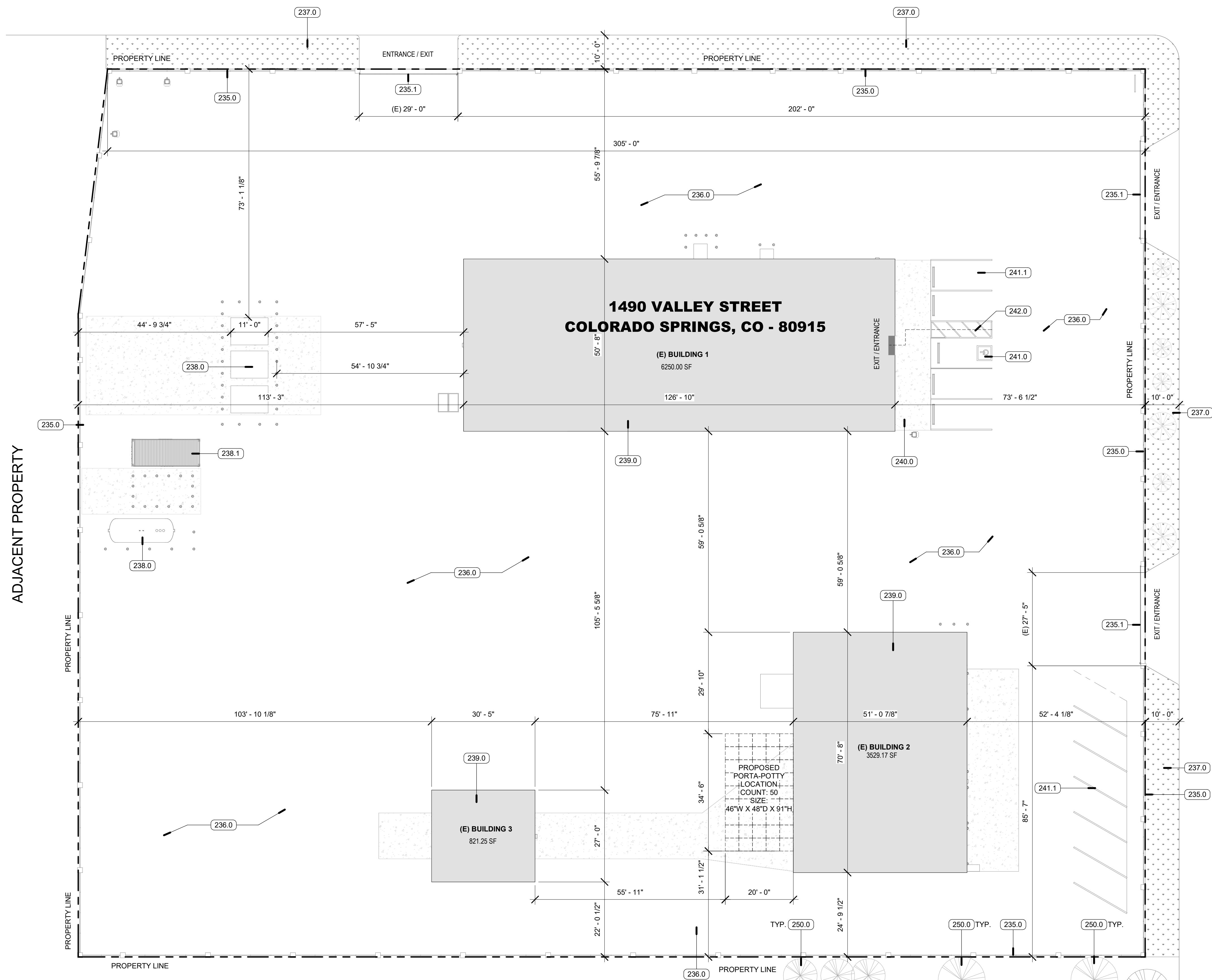


ADJACENT PROPERTY

OMAHA BLVD



ADJACENT PROPERTY

VALLEY STREET

ADJACENT PROPERTY

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

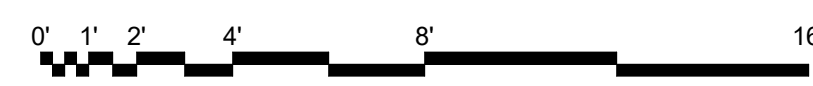
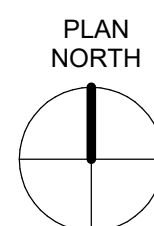
APN# : 5407203012
ZONING: I-2 CAD-O
LEGAL DESCRIPTION: LOT 1 BLK 1 CIMARRON INDUSTRIAL NO 2
LOT SIZE: 2 ACRES
PARKING SUMMARY
REGULAR PARKING : 10
ADA PARKING : 1
TOTAL COUNT:- 11

PROJECT INFORMATION

OWNER NAME: ACTION HOLDINGS LLC. (MIKE RAKESTRAW, MEMBER)
OWNER CONTACT: EMAIL: MRRAKESTRAW@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%

B1 PLAN - OVERALL - SITE

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



Screening determined to be sufficient per Section 5.2.40.B of the LDC:

- East: Screened from public view by "Building 2"
- South: Screened from public view by existing vegetation, trees and berms
- North: Screened from public view by "Building 1"
- West: Partially screened by "Building 3" and is abutting another outside storage area and is not visible from public view (5.2.40.B.7)

Approved
 By: *Justin Kilgore*
 Planning Manager
 Date: 02/01/2023
 El Paso County Planning & Community Development



UNITED RENTALS
10300 DAVID TAYLOR DRIVE
CHARLOTTE, NC 28262

ARCHITECTURAL SITE - OVERALL PLAN

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

AS100

UNITED RENTALS

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

REMARKS

REV. DATE