



**SITE PLAN LEGEND**

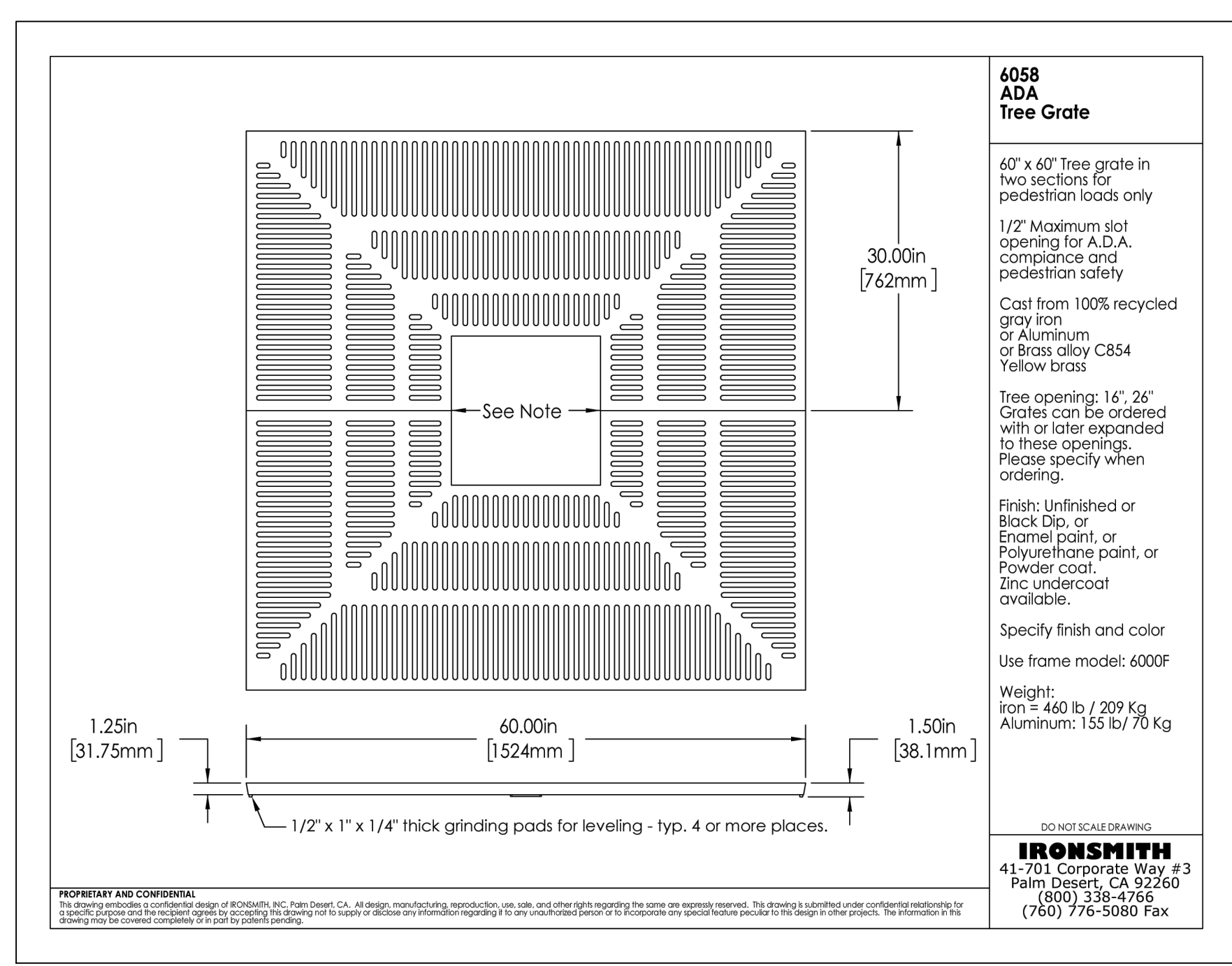
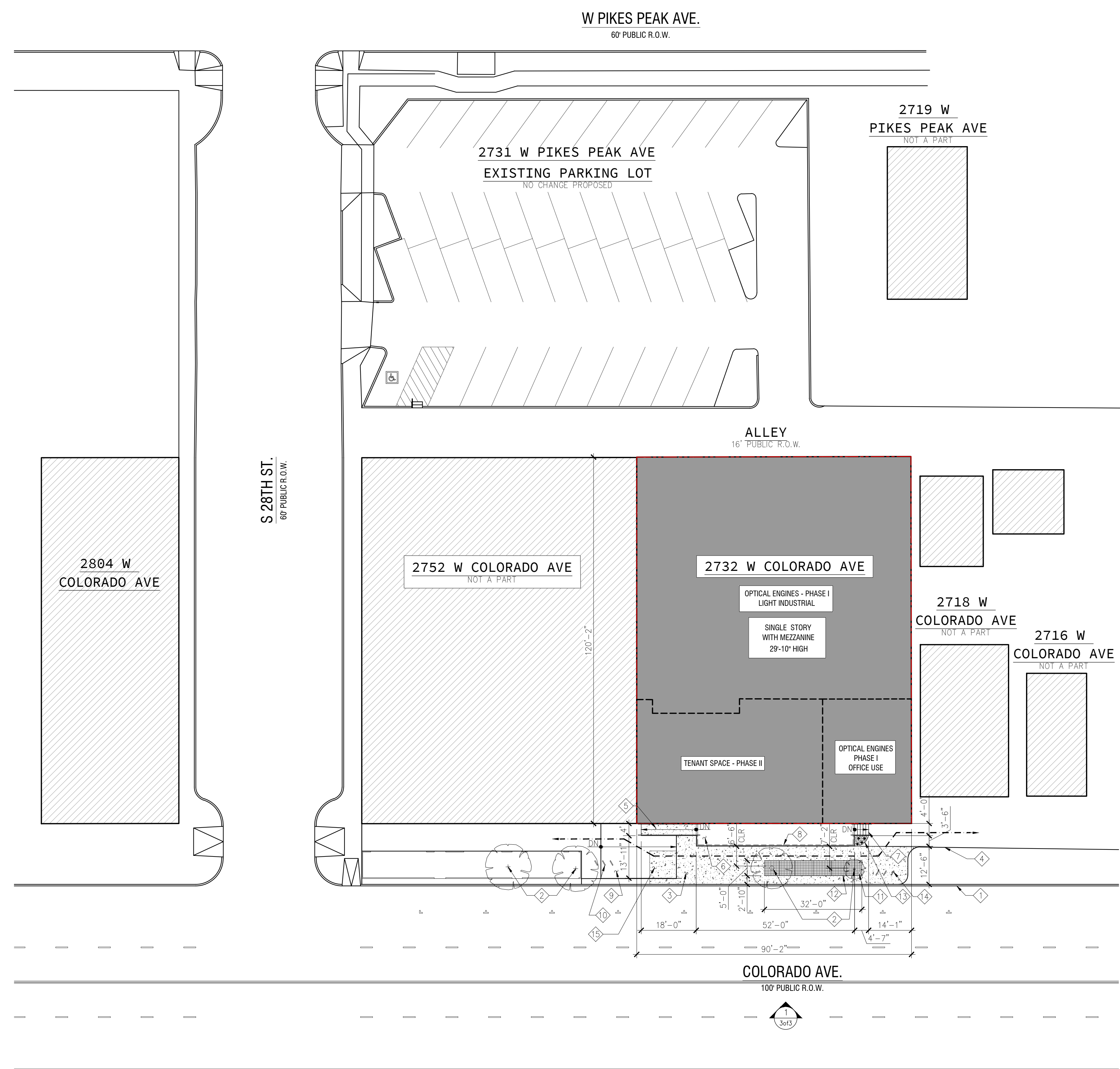
- EXISTING BUILDING
- EXISTING BUILDING NOT IN SCOPE
- STEEL GRATE
- NEW 4" CONCRETE SLAB ON GRADE
- PROPERTY LINE
- PRIMARY PEDESTRAIN PATH

**SITE PLAN NOTES**

1. REFER TO SHEET 3 FOR ELEVATION INFORMATION.
2. FLOOD LIGHTING IS PROHIBITED.
3. EXISTING TO REMAIN UNLESS SPECIFIED.
4. ALL EXISTING PUBLIC SIDEWALK DEEMED TO BE IN POOR CONDITION BY CITY ENGINEERING DEVELOPMENT REVIEW INSPECTOR MUST BE REMOVED/REPLACED.
5. NO REVISIONS TO EXISTING GRADING OR UTILITIES.
6. NO CHANGE TO EAST, WEST, OR NORTH ELEVATIONS.

**SITE PLAN KEYNOTES**

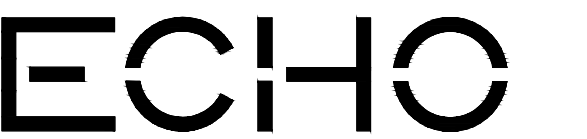
- 1 EXISTING CURB AND GUTTER TO REMAIN
- 2 EXISTING TREE TO REMAIN
- 3 NEW CONCRETE SIDEWALK
- 4 EXISTING SIDEWALK TO REMAIN
- 5 NEW ACCESSIBLE RAMP (1:12 SLOPE) W/ METAL HANDRAIL BOTH SIDES
- 6 NEW ELEVATED CONCRETE ENTRY PATIO WITH STEEL RAILING PER ELEVATIONS.
- 7 NEW CONCRETE STAIRS
- 8 NEW CANOPY ABOVE
- 9 EXISTING ACCESSIBLE RAMP
- 10 EXISTING BIKE PARKING (TYP OF 3)
- 11 EXISTING STREET LIGHT, PROVIDE OPENING IN TREE GRATE
- 12 32' x 5' STEEL TREE GRATE (ADA RATED) RE: 2/2of3
- 13 LANDSCAPING
- 14 RELOCATED (E) BIKE PARKING (TYP OF 3)
- 15 EXTEND (E) ACCESSIBLE RAMP



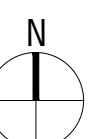
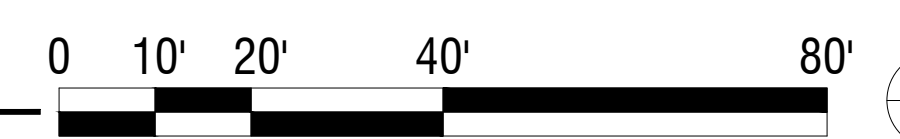
**1 SITE PLAN**  
1" = 20'

**2 TREE GRATE**  
NTS

**SITE PLAN**  
LUR # : UVAR-24-0001



2023-010-LASER date: 07.18.2024  
 DEVELOPMENT PLAN phase: DP  
 2732 W. COLORADO AVE. COLORADO SPRINGS, CO 80903 drawn by: AMG  
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**ELEVATION NOTES**

1. SIGNAGE IS NOT APPROVED WITH THIS PLAN; A SEPARATE SIGN PERMIT IS REQUIRED PRIOR TO CONSTRUCTION. ELEVATION IMPROVEMENTS TO BE INCLUDED IN PHASE II OF DEVELOPMENT.
2. ELEVATION IMPROVEMENTS TO BE INCLUDED IN PHASE II OF DEVELOPMENT.



**1 SOUTH EXTERIOR ELEVATION**  
1/4" = 1'-0"

**EXTERIOR ELEVATION**  
LUR # UVAR-24-0001

**ECHO**

2023-016-LASER date: 07.18.2024  
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