



### GENERAL SHEET NOTES

- ALL PARKING AREAS DRIVE AISLES AND AUTOMOTIVE CIRCULATION PATHS TO BE ASPHALT PAVING.
- ALL SIDEWALKS AND RAMPS TO BE CONCRETE.

### SHEET KEYED NOTES

- NEW TURN LANE
- PEDESTRIAN PATHWAY
- NEW CURB CUT
- ASPHALT DRIVE FOR AMBULANCE/LOADING AREA
- CANOPY OVERHEAD
- PATIENT DROP-OFF
- FREESTANDING MONUMENT SIGN (TYPE A). SEE DETAIL B4/SDP-5.2
- DUMPSTER ENCLOSURE. SEE DETAIL D5/SDP-1.2
- PROPERTY LINE
- CROSSWALK, PAINTED ASPHALT STRIPING.
- MOTORCYCLE PARKING
- BIKE RACK
- 6'-0" WIDE CONCRETE SIDE WALK
- NEW PRIVATE FIRE HYDRANT. PAINT SAFETY ORANGE.
- NEW F.D.C.
- 7' HIGH CMU SCREEN WALL. SEE DETAIL A3/SDP-1.2
- NEW RIGHT TURN LANE. SEE CIVIL
- BUILDING MOUNTED SIGN (TYPE B). SEE DETAIL A4/SDP-5.2

### LEGEND

- PROPERTY LINE
- EASEMENT
- 6' WIDE CROSSWALK
- EXISTING 6' WIDE CONCRETE SIDEWALK
- LANDSCAPE AREA
- POLE LIGHT (20' MAX HEIGHT)
- SIDEWALK RAMP (ARROW POINTS DOWN)
- FIRE HYDRANT

### PROJECT NO.

APPLICATION NO.

IS AN APPROVED INFRASTRUCTURE LIST REQUIRED?  
YES ☐ NO ☐ IF YES, THEN A SET OF APPROVED  
DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY  
CONSTRUCTION WITHIN PUBLIC RIGHT OF WAY OR FOR  
CONSTRUCTION OF PUBLIC IMPROVEMENTS.

### DRB SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEERING DATE:  
TRANSPORTATION DIVISION

WATER UTILITY DEPARTMENT DATE:

PARKS & RECREATION DEPARTMENT DATE:

CITY ENGINEER DATE:

ENVIRONMENTAL HEALTH (CONDITIONAL) DATE:  
*[Signature]* 3-27-18

SOLID WASTE MANAGEMENT DATE:

DRB CHAIRPERSON, PLANNING DEPT. DATE:

### PROJECT DATA

**BUILDING AREA**  
PHASE I: 12,200 SF  
PHASE II: 4,800 SF

FULL BUILD OUT AREA: 17,000 SF

CONSTRUCTION TYPE: IIB  
OCCUPANCY TYPE: B

AN AUTOMATIC SPRINKLER AND SMOKE DETECTION SYSTEM SHALL BE INSTALLED  
THROUGHOUT THE BUILDING. SPRINKLER CONTRACTOR TO SUBMIT SHOP  
DRAWINGS TO THE AUTHORITY HAVING JURISDICTION. FIRE ALARM SYSTEM TO BE  
PROVIDED.

### PARKING CALCULATIONS

PARKING PROVIDED PER PROVIDER. CLINICAL PROVIDERS INCLUDE: DOCTORS OF  
MEDICINE, MEDICAL/PHYSICIAN ASSISTANTS, NURSE PRACTITIONERS, AND LAB  
TECHNICIANS.

SPACE	PHASE I	PHASE II
EMERGENCY DEPARTMENT	5	8
URGENT CARE	5	7
TOTAL	10	15

**BASIC PARKING**  
PHASE I: 60 SPACES, 4 REQUIRED PER ZONING CODE  
8 SPACES PROVIDED: 6 ACCESSIBLE, 2 VAN ACCESSIBLE  
PHASE II: 92 SPACES, 4 REQUIRED PER ZONING CODE  
8 SPACES PROVIDED: 6 ACCESSIBLE, 2 VAN ACCESSIBLE

**MOTORCYCLE SPACES**  
3 REQUIRED FOR 51-100 SPACES (BOTH PHASE I AND II BUILD OUT)  
4 PROVIDED AT PHASE I

**BICYCLE PARKING**  
1 PER 20 PARKING SPACES REQUIRED FOR AUTOMOBILES.  
75 SPACES = 4 BICYCLE SPACES REQUIRED FULL BUILD OUT.  
5 PROVIDED AT PHASE I

### VICINITY MAP

0 750' 1500'

### SITE PLAN

0 30' 60'