

△	
△	
△	
△	

DRAWN BY	
REVIEWED BY	
DATE	1/15/20
PROJECT NO.	18-010C
DRAWING NAME	SITE PLAN

# Proposed Revised Site Plan

111 SQ. FT.

**PRES NOW**

**24/7 Urgent and Emergency Care**

**INCREASE THE SIZE OF F24 (C-3/Sign Type B) BY 60% FOR BETTER LEGIBILITY**

**MOVE A.1 (A.3/Sign Type C) ON EXISTING SITE PLAN FROM THE INTERSECTION OF COORS AND WESTERN TRAILS TO THE FACILITY ENTRANCE DRIVE ON WESTERN TRAILS.**

**Wall-mounted signs deferred to EPC  
DRB sign-off for monument sign move only**

COORS BOULEVARD N.W.  
(R.O.W. VARIES)

PHASE II

PHASE II

PHASE II

PHASE II

PHASE II

PHASE II

PHASE II

PHASE II

PHASE II

PHASE II

PHASE II

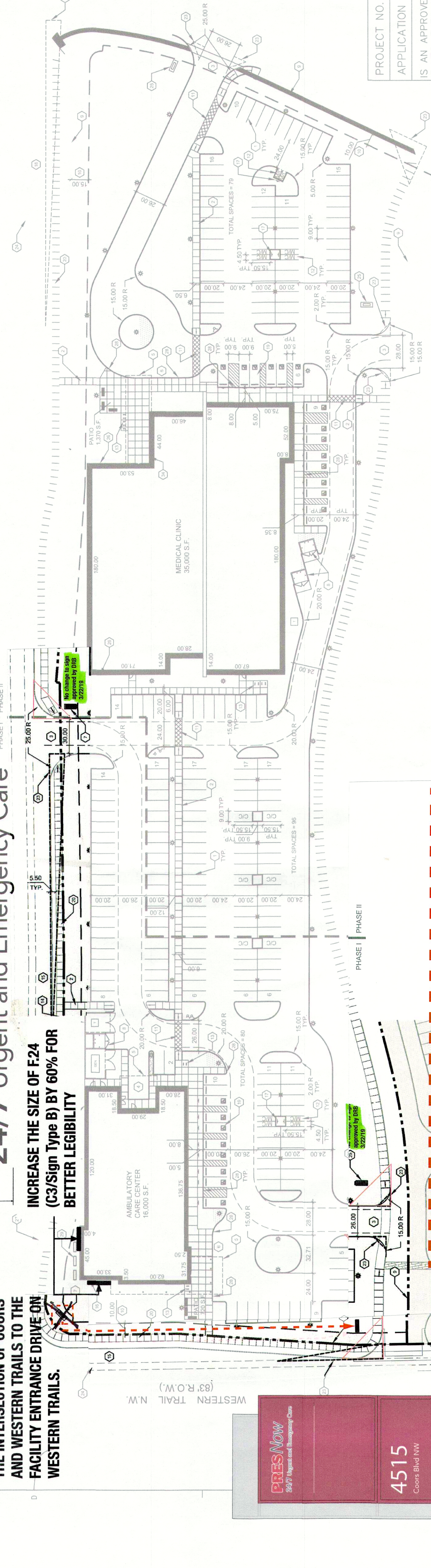
PHASE II

PHASE II

PHASE II

PHASE II

PHASE II



MILNE RD. N.W.  
(56' R.O.W.)

ADJACENT PROPOSED FUTURE DEVELOPMENT ZONED M-XL (NOT IN SCOPE)



PROJECT NO. **PP-2019-001584**  
APPLICATION NO. **SP-2019-00177**

IS AN APPROVED INFRASTRUCTURE LIST REQUIRED? [ ] YES [ ] NO.  
IF YES, THEN A SET OF APPROVED DRG 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:**

<i>Rogmund M. Wild</i>	DATE: <b>7/23/19</b>
TRAFFIC ENGINEERING TRANSPORTATION DIVISION	
<i>Theresa Lee</i>	DATE: <b>07-10-19</b>
WATER UTILITY DEPARTMENT	
<i>John D. Gagliardi</i>	DATE: <b>7-23-19</b>
PARKS & RECREATION DEPARTMENT CITY ENGINEER	
<i>N/A</i>	DATE: <b>7/10/19</b>
ENVIRONMENTAL HEALTH (CONDITIONAL)	
<i>N/A</i>	DATE: <b>7-23-19</b>
SOLID WASTE MANAGEMENT	
<i>N/A</i>	DATE: <b>7-23-19</b>
DRB CHAIRPERSON, PLANNING DEPT.	
<i>N/A</i>	DATE: <b>7/10/19</b>
CODE ENFORCEMENT	

**GENERAL SHEET NOTES**

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

**LEGEND**

- PROPERTY LINE
- BUILDING SETBACK
- FIRE ACCESS LANE
- 8' WIDE CONCRETE CROSSWALK
- EXISTING 6' WIDE CONCRETE SIDEWALK
- LANDSCAPE AREA
- POLE LIGHT (16' MAX HEIGHT). SEE DETAIL A3SDP5-3
- SIDEWALK RAMP (ARROW POINTS DOWN)
- FIRE HYDRANT
- M/C
- C/C

MOTORCYCLE SPACE: 4' X 8' MINIMUM, UNLESS NOTED OTHERWISE  
COMPACT CAR SPACE: 8' X 15' UNLESS NOTED OTHERWISE. ALL COMPACT CAR SPACES SHALL BE LABELED WITH THE WORD "COMPACT" ON THE PAVEMENT OF EACH SPACE

**SHEET KEYED NOTES**

- PARKING LOT STRIPING
- RESTROOM PATHWAY
- AMBULANCE/LOADING AREA
- CANOPY OVER-HEAD
- PATIENT DROP-OFF
- MONUMENT SIGN (TYPE C). SEE DETAIL A3SDP5-4
- DUMPSTER ENCLOSURE. SEE DETAIL D5SDP5-3
- PROPERTY LINE
- BUILDING SETBACK
- CROSSWALK TO BE CONSTRUCTED OF CONCRETE AND SHALL COMPLY WITH MOTORCYCLE PARKING. 4' X 8' MINIMUM UNLESS NOTED OTHERWISE
- BIKE RACK. SEE DETAIL A4SDP5-3
- 8' HIGH CMU SCREEN WALL. SEE DETAIL A3SDP5-3
- NEW RIGHT TURN LANE (TYPE B). SEE DETAIL C3SDP5-4
- FREESTANDING UPRIGHT SIGN INDICATING MOTORCYCLE PARKING ONLY.
- EXISTING RIGHT TURN LANE.
- HC PARKING. SEE DETAIL D4SDP5-3
- NEW LEFT TURN LANE.
- SIGNALIZED INTERSECTION
- LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALL, TREES, AND SHRUBBERY BETWEEN SIGNAGE AND INTERSECTION WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- BIKE LANE.
- FREESTANDING MONUMENT SIGN (TYPE D). SEE DETAIL A6SDP5-4
- BUILDING MOUNTED SIGN (TYPE A). SEE DETAIL D3SDP5-4
- FLUSH CONCRETE SIDEWALK. SEE DETAIL D3SDP5-3
- 96"x24"x12" RAISED PLANTERS. SEE SDP2-1

**PARKING CALCULATIONS**

REQUIRED	PROVIDED
80 SPACES	80 SPACES
4	8
3	4
6	6
175 SPACES	175 SPACES
8	14
5	6
18	18

**PROJECT DATA**

BUILDING AREA  
PHASE I: 16,000 SQ. FT.  
PHASE II: 35,000 SQ. FT.  
FULL BUILD OUT AREA: 51,000 SQ. FT.

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.

FIRE FLOW: IFC TABLE b105.1(2)  
AMBULATORY CARE CENTER 2.7502 = 1.375 GPM  
OUTPATIENT CLINIC 4.0002 = 2.000 GPM

FIRE HYDRANTS:  
AMBULATORY CARE CENTER = 1 (500' SPACING)  
OUTPATIENT CLINIC = 2 (450' SPACING)