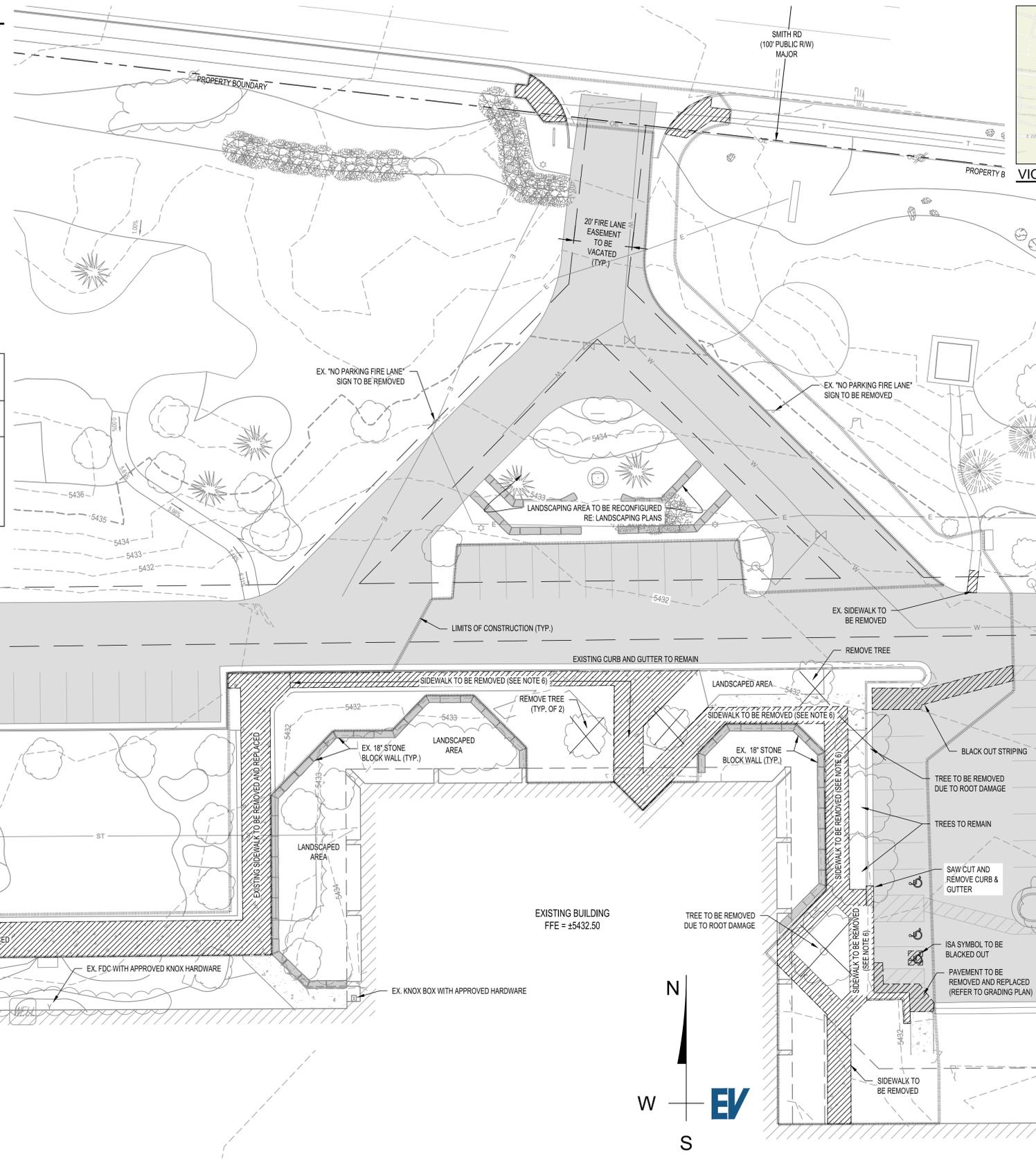


NOTES

- TOTAL DISTURBED AREA SHALL NOT EXCEED 0.5 ACRES.
- PROJECT IS NOT PART OF A COMMON PLAN OF DEVELOPMENT OR SALE. PROJECT HAS NOT BEEN DESIGNATED AS CONTRIBUTING TO A VIOLATION OF A WATER QUALITY STANDARD AND IS NOT A SIGNIFICANT CONTRIBUTOR OF POLLUTANTS.
- THIS PROJECT DOES NOT REQUIRE AN NPDES PERMIT AND IS COVERED BY COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT GENERAL PERMIT COR400000 - STORMWATER DISCHARGE.
- EMERGENCY INGRESS AND EGRESS - RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".
- EXISTING SIDEWALK ALONG FRONT ENTRANCE AND EAST SIDE OF BUILDING TO BE REMOVED AND RECONFIGURED TO PROPOSED DESIGN ON SHEET C300.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA). THE ACCESSIBLE ROUTE OF TRAVEL ON THE SITE PLAN IS SHOWN WITH A HEAVY DASHED LINE. ACCESSIBLE EXTERIOR ROUTES SHALL INTERCONNECT THE PUBLIC SIDEWALKS OF THE ADJACENT PUBLIC STREET WITH THE ACCESSIBLE PARKING SPACES, ACCESSIBLE PASSENGER LOADING ZONES, AT LEAST 60% OF THE ACCESSIBLE PUBLIC BUILDING ENTRANCES THEY SERVE, TO AT LEAST TWO ACCESSIBLE MEANS OF EGRESS (WHERE MORE THAN ONE MEANS OF EGRESS IS REQUIRED), AND TO ALL BUILDINGS ON THE SITE. ALL ENTRANCES AND REQUIRED EXITS OF THE STRUCTURE ARE INDICATED ON THE SITE PLAN. AN ACCESSIBLE RAMP IS PROVIDED IN AREAS WHERE THE ACCESSIBLE ROUTE CROSSES A VERTICAL CURB AND A CROSS WALK IN AREAS WHERE THE ACCESSIBLE ROUTE CROSSES A VEHICULAR DRIVE LANE. CROSSWALKS (MIN. 36" WIDTH) SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP AND SHALL BE PAINTED WITH WHITE STRIPES AND EXTEND THE ACCESSIBLE ROUTE OF TRAVEL INTO, AND THE LENGTH OF, THE ACCESS AISLES ADJACENT TO THE ACCESSIBLE PARKING STALLS.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

VARIANCES TO THE COA ROADWAY DESIGN AND CONSTRUCTION SPECIFICATIONS MANUAL

YEAR OF ADOPTED CODE	REFERENCE SECTION	REASON	REQUESTED VARIANCE
2023	2.08.01.06.2	A MINIMUM GRADE OF 2% CANNOT BE ACHIEVED ADJACENT TO THE BUILDING'S NORTH ENTRY DUE TO THE EXTERIOR ACCESSIBLE PATH CROSSING THE AREA.	PROPOSED SLOPES OF MINIMUM 1.5% AWAY FROM THE BUILDING.



LEGEND

- EXISTING**
- SIDEWALK / CONCRETE
 - BUILDING (PROP. EXTERIOR DOORS AS SHOWN)
 - LANDSCAPING
 - LANDSCAPE WALL
 - TOP OF CURB
 - FLOWLINE
 - PAN
 - EASEMENT LINE
 - ST - STORM SEWER LINE
 - SS - SANITARY SEWER LINE
 - W - WATER LINE
 - WS - WATER SERVICE LINE
 - WF - WATER FIRE LINE
 - G - GAS LINE
 - T - TELEPHONE LINE
 - E - ELECTRIC LINE
 - ADA PARKING SYMBOL
 - STORM SEWER INLET
 - STORM SEWER MANHOLE
 - SANITARY SEWER MANHOLE
 - TELECOMM MANHOLE
 - LIGHT POLE
 - POWER POLE
 - SIGN
 - FIRE HYDRANT
 - WATER VALVE
 - FLARED END SECTION
 - FENCE
 - 5280 - MAJOR CONTOUR
 - 5281 - MINOR CONTOUR
- PROPOSED**
- DEMOLITION LIMITS
 - LIMITS OF CONSTRUCTION

EVstudio
 Denver, CO
 Evergreen, CO

303.670.7242
 design@evstudio.com
 inspections@evstudio.com
 www.evstudio.com

Contact:
 Brian Welch, PE
 brian.welch@evstudio.com
 303.670.7242 x50

UTILITY NOTIFICATION CENTER
The Promise.com

FOR MARKING OF UNDERGROUND MEMBER UTILITIES. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

WAGNER EQUIPMENT
 18000 SMITH ROAD,
 AURORA, CO 80011
 19097



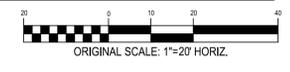
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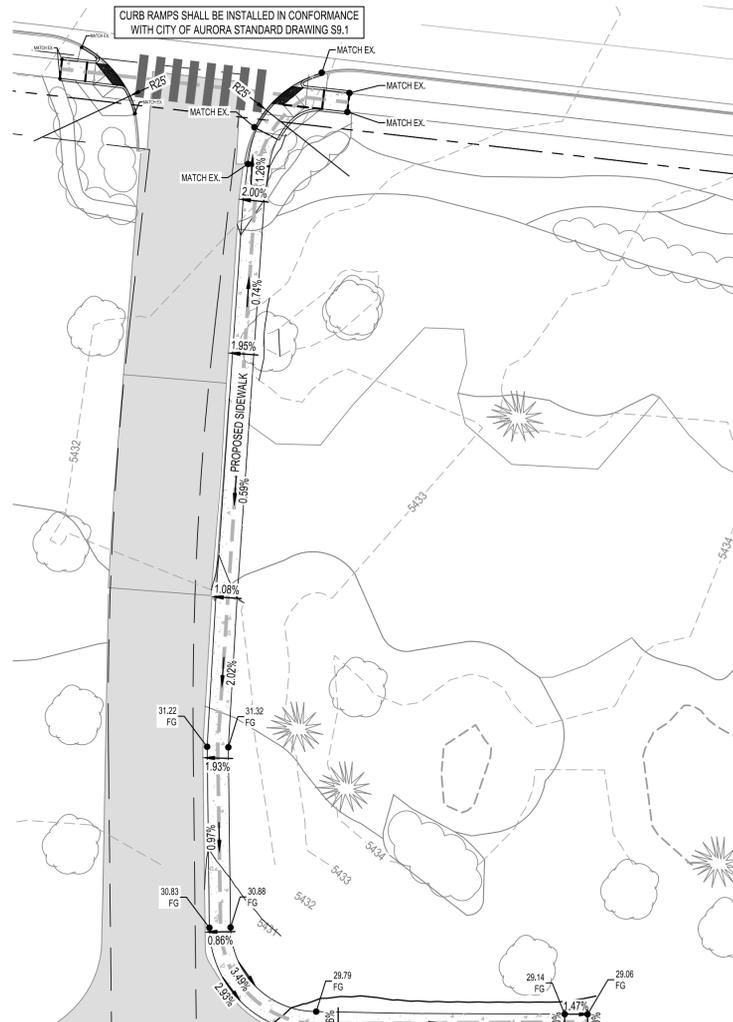
DESIGN DOCUMENTS
 DATE: 05/14/2020
 DRAWN BY: BLR
 CHECKED BY: BMW

EX. COND & DEMO PLAN

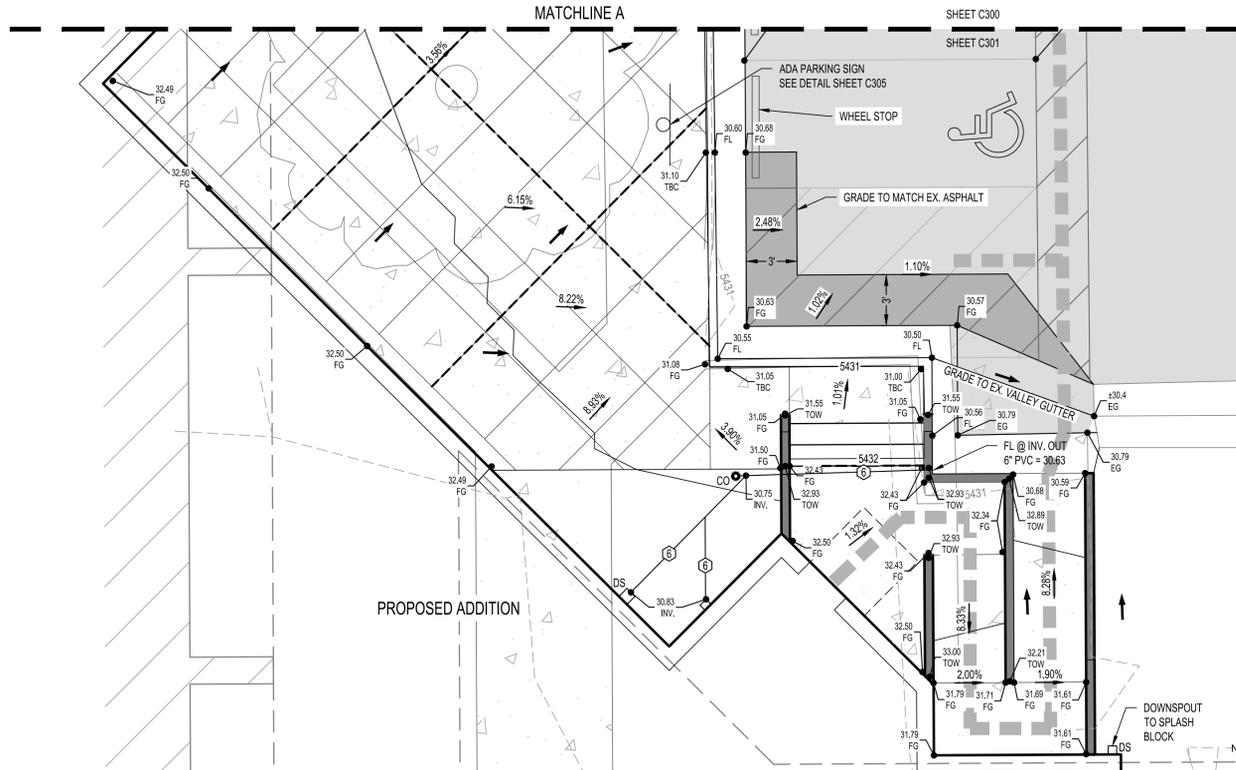
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OVERALL PLAN





ACCESSIBLE ROUTE CONNECTION TO SMITH ROAD ROW



EAST WILL CALL/PARTS ENTRANCE

NOTES:

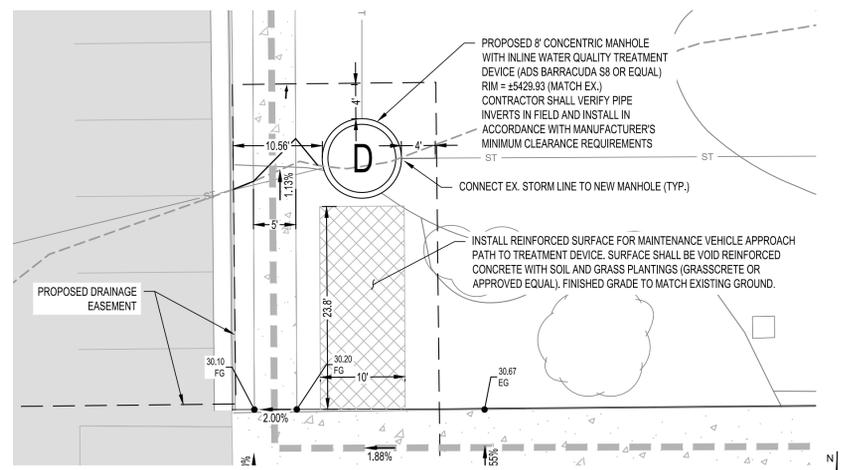
- ALL ROOF DRAIN LEADERS SHALL MAINTAIN 1.0% MIN. SLOPE.
- ROOF DRAIN LEADER SIZES HAVE BEEN BASED ON DOWNSPOUT SIZE. CONTRACTOR SHALL VERIFY ADEQUACY BASED ON ROOF AREA AND COORDINATE WITH ENGINEER.
- SITE CONDITIONS SHOWN AS REPORTED BY OWNER AND CONTRACTOR ON FEBRUARY 4, 2020. SURVEY INFORMATION MAY BE OUTDATED ADJACENT TO BUILDING. CONTRACTOR TO VERIFY EXISTING RENOVATED PLANTER BED SLOPE IS COMPLIANT WITH 5% MINIMUM REQUIREMENT.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA). THE ACCESSIBLE ROUTE OF TRAVEL ON THE SITE PLAN IS SHOWN WITH A HEAVY DASHED LINE. ACCESSIBLE EXTERIOR ROUTES SHALL INTERCONNECT THE PUBLIC SIDEWALKS OF THE ADJACENT PUBLIC STREET WITH THE ACCESSIBLE PARKING SPACES, ACCESSIBLE PASSENGER LOADING ZONES, AT LEAST 60% OF THE ACCESSIBLE PUBLIC BUILDING ENTRANCES THEY SERVE, TO AT LEAST TWO ACCESSIBLE MEANS OF EGRESS (WHERE MORE THAN ONE MEANS OF EGRESS IS REQUIRED), AND TO ALL BUILDINGS ON THE SITE. ALL ENTRANCES AND REQUIRED EXITS OF THE STRUCTURE ARE INDICATED ON THE SITE PLAN. AN ACCESSIBLE RAMP IS PROVIDED IN AREAS WHERE THE ACCESSIBLE ROUTE CROSSES A VERTICAL CURB AND A CROSS WALK IN AREAS WHERE THE ACCESSIBLE ROUTE CROSSES A VEHICULAR DRIVE LANE. CROSSWALKS (MIN. 36' WIDTH) SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP AND SHALL BE PAINTED WITH WHITE STRIPES AND EXTEND THE ACCESSIBLE ROUTE OF TRAVEL INTO, AND THE LENGTH OF, THE ACCESS AISLES ADJACENT TO THE ACCESSIBLE PARKING STALLS.



VICINITY MAP
1" = 2000'

LEGEND

EXISTING	PROPOSED	
[Symbol]	[Symbol]	ASPHALT
[Symbol]	[Symbol]	SIDEWALK / CONCRETE
[Symbol]	[Symbol]	BUILDING (PROP. EXTERIOR DOORS AS SHOWN)
[Symbol]	[Symbol]	LANDSCAPING
[Symbol]	[Symbol]	TOP OF CURB
[Symbol]	[Symbol]	FLOW LINE
[Symbol]	[Symbol]	PAN
[Symbol]	[Symbol]	EASEMENT LINE
[Symbol]	[Symbol]	STORM SEWER LINE
[Symbol]	[Symbol]	ROOF DRAIN LEADER (SIZE IN INCHES)
[Symbol]	[Symbol]	SANITARY SEWER LINE
[Symbol]	[Symbol]	WATER LINE
[Symbol]	[Symbol]	WATER SERVICE LINE
[Symbol]	[Symbol]	WATER FIRE LINE
[Symbol]	[Symbol]	GAS LINE
[Symbol]	[Symbol]	TELEPHONE LINE
[Symbol]	[Symbol]	ELECTRIC LINE
[Symbol]	[Symbol]	ACCESS ROUTE
[Symbol]	[Symbol]	ADA PARKING SYMBOL
[Symbol]	[Symbol]	STORM SEWER INLET
[Symbol]	[Symbol]	STORM SEWER MANHOLE
[Symbol]	[Symbol]	SANITARY SEWER MANHOLE
[Symbol]	[Symbol]	TELECOMM MANHOLE
[Symbol]	[Symbol]	LIGHT POLE
[Symbol]	[Symbol]	POWER POLE
[Symbol]	[Symbol]	FIRE HYDRANT
[Symbol]	[Symbol]	WATER VALVE
[Symbol]	[Symbol]	FLARED END SECTION
[Symbol]	[Symbol]	STORM CLEANOUT
[Symbol]	[Symbol]	SIGN
[Symbol]	[Symbol]	FENCE
[Symbol]	[Symbol]	MAJOR CONTOUR
[Symbol]	[Symbol]	MINOR CONTOUR
[Symbol]	[Symbol]	SPOT ELEVATION
[Symbol]	[Symbol]	TRUNCATION
[Symbol]	[Symbol]	PROPOSED GRADE
[Symbol]	[Symbol]	FLOW DIRECTION



WATER QUALITY DEVICE ACCESS



REVISION:

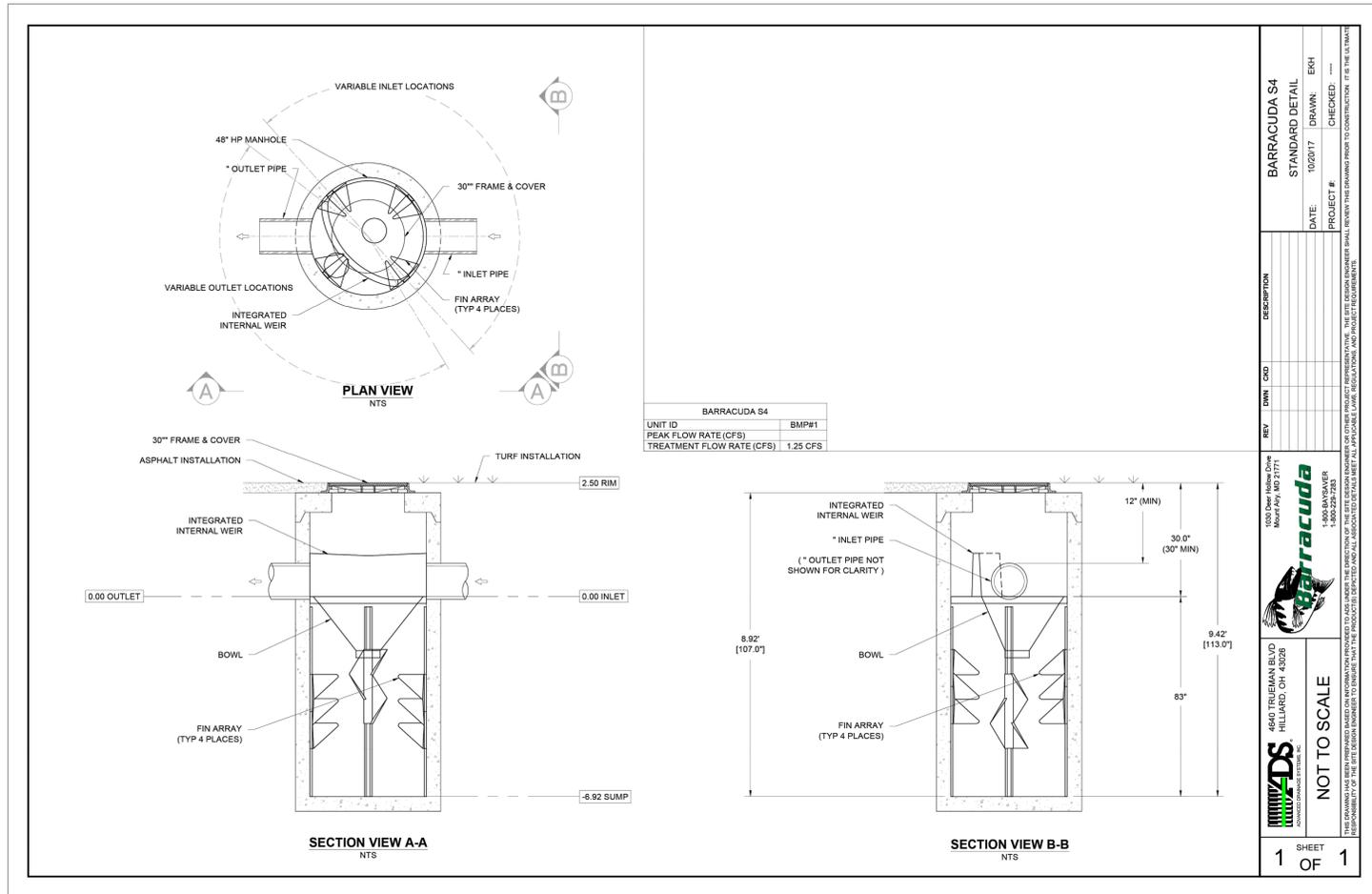
NO.	DESCRIPTION

DESIGN DOCUMENTS

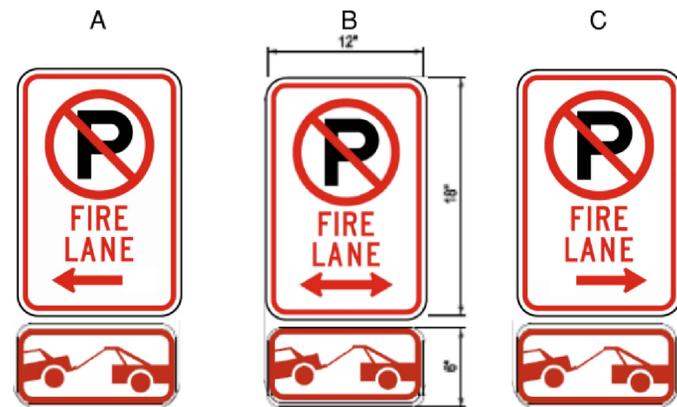
DATE: 05/14/2020
DRAWN BY: BLR
CHECKED BY: BMW

GRADING PLAN

C301



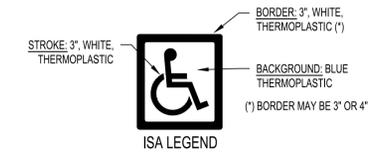
ADS BARRACUDA STANDARD DETAIL



- SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE-HEADED ARROWS POINTING IN BOTH DIRECTIONS.
- TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS ESTABLISHED AT 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENT (50' ON CENTER ALTERNATING SIDES). WHERE EXCESSIVE CURVATURE OF THE FIRE LANE EXISTS, THE SPACING OF THE FIRE LANE SIGNAGE WILL BE INCREASED AS NEEDED.
- THE FIRE LANE SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
- FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
- THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL BE NO OTHER SIGNS ATTACHED TO THE SIGN OR THE SIGN POST.
- PLACEMENT OF THESE FIRE LANE SIGNS CANNOT ENCROACH INTO THE 20' INSIDE TURNING RADIUS OF THE FIRE LANE EASEMENT, OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENCROACH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA.

FIRE LANE SIGNAGE

NTS



CROSSWALK STRIPING
24\", WHITE, THERMOPLASTIC

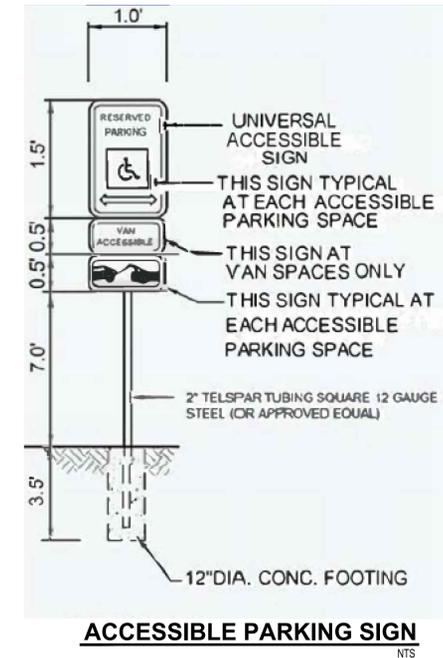
LANE/STALL STRIPING
4\", WHITE, THERMOPLASTIC

DIAGONAL STRIPE
4\", WHITE, THERMOPLASTIC

NOTE:
1. ALL STRIPING SHALL CONFORM TO SECTION 28.00 OF THE CURRENT CITY OF AURORA STANDARDS, AS APPLICABLE.

PAVEMENT STRIPING AND LEGENDS

NTS



ACCESSIBLE PARKING SIGN

303.670.7242
design@evstudio.com
inspections@evstudio.com
www.evstudio.com

Contact:
Brian Welch, PE
brian.welch@evstudio.com
303.670.7242 x50

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**WAGNER
EQUIPMENT**
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AURORA, CO 80011
19097



REVISION:

DESIGN DOCUMENTS

DATE: 05/14/2020
DRAWN BY: BLR
CHECKED BY: BLR

DETAILS

C305

SHEET 4 OF 3