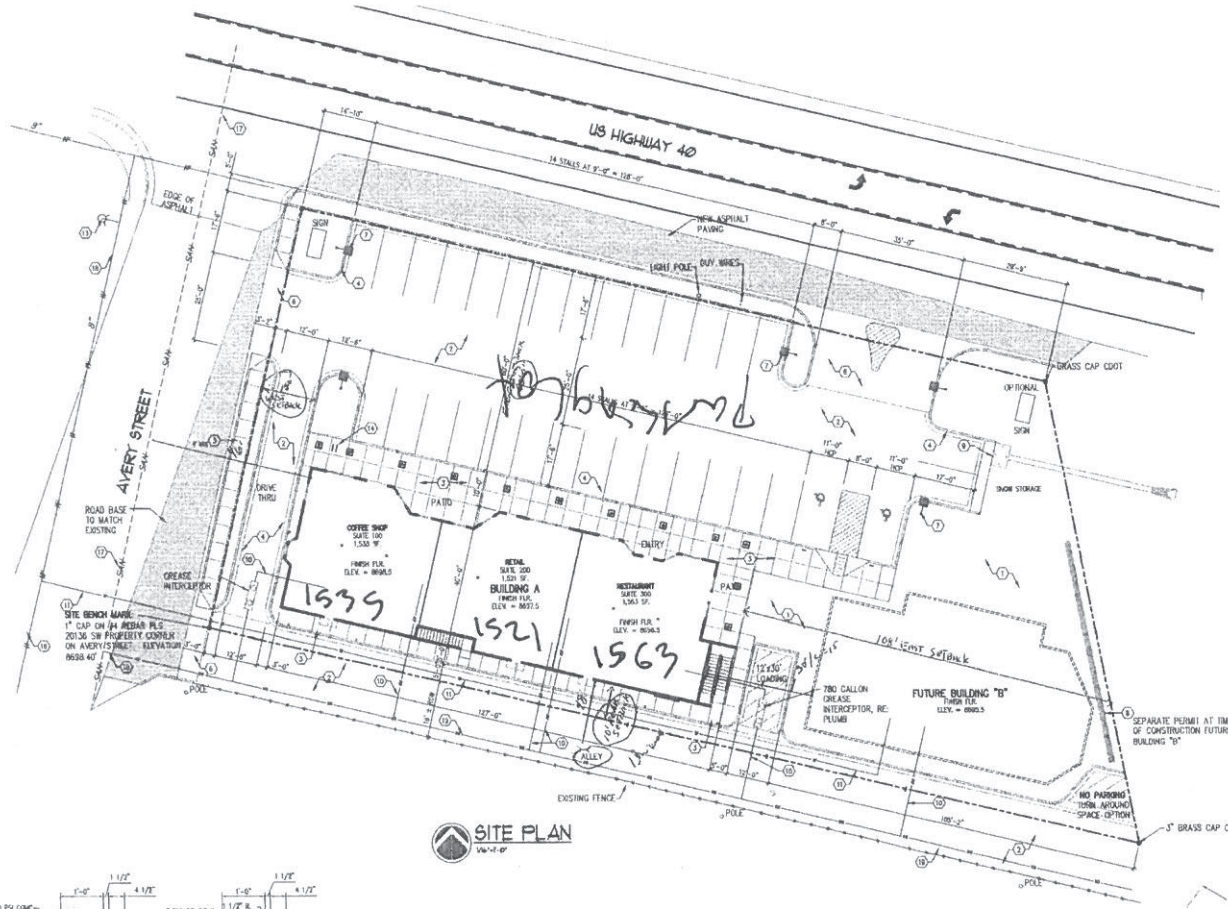


SITE PLAN
1/16"=1'-0"

KEY NOTES: SITE PLAN

1. LANDSCAPE AREA, REFER TO LANDSCAPE PLAN AND CIVIL DRAWINGS FOR ADDITIONAL NOTES, CURBS, GRADING AND DRAINAGE DETAILS
2. ASPHALT PAVING WITH 4" WIDE WHITE TRAFFIC PAINT FOR STALL MARKINGS, PROVIDE ACCESSIBLE PARKING STALL SYMBOL AND SIGNAGE
3. CONCRETE SIDEWALK OR PAD WITH TOOLED JOINTS AT 5'-0". TROWEL FINISH SURFACE
4. 6" VERTICAL CONCRETE CURB WITH 12" OR 24" GUTTER OR EDGE OF CONCRETE PAVING, REFER TO CIVIL DRAWINGS
5. OVERHEAD ELECTRICAL, REFER TO ELECTRICAL
6. 6" 4000 PSI CONCRETE WITH WWF DRIVEWAY
7. PARKING AREA LIGHT FIXTURE, REFER TO ELECTRICAL
8. RETAINING WALL, SEPARATE PERMIT AT TIME OF CONSTRUCTION OF FUTURE BUILDING "B"
9. STORM SEWER INLET, REFER TO CIVIL DRAWINGS
10. 4" SANITARY SEWER LINE INTO BUILDING, REFER TO MECHANICAL DRAWINGS
11. 2" WATER SERVICE FOR BUILDING. VERIFY ENTRY, REFER TO MECHANICAL DRAWINGS
12. GAS METER, REFER TO MECHANICAL
13. EXISTING FIRE HYDRANT
14. INVERTED U STYLE BIKE RACK, REFER DETAIL ON THIS SHEET
15. RAMP 1 IN 20 SLOPE
16. CURB SHALL BE PERMANENTLY MARKED "NO PARKING-FIRE LANE" IN ACCORDANCE WITH MUNICIPAL SIGN/TRAFFIC STANDARDS
17. EXISTING SANITARY SEWER MAIN, REFER TO CIVIL DRAWINGS, VERIFY INVERT
18. EXISTING WATER MAIN, REFER TO CIVIL DRAWINGS
19. PROPOSED 6" SEWER LINE, MIN 1/8" PER FOOT SLOPE, MAX 1/4" PER FOOT SLOPE. VERIFY INVERT AT STREET

FLATWORK AND CURBING NOTES:

THE CURB SHALL BE ETCHED OR STAMPED SHOWING UTILITY SERVICE LATERAL LOCATIONS AS FOLLOWS: "S" FOR SEWER, "G" FOR GAS, "E" FOR ELECTRICAL, AND "W" FOR WATER

PAVING NOTES:

ALL UNDERGROUND FACILITIES INCLUDING LATERALS SHALL BE IN PLACE AND ALL TRENCHES COMPACTED TO AT LEAST 90%

THE AGGREGATE BASE MATERIAL SPECIFIED IN THE SOIL REPORT SHALL BE COMPACTED TO A MIN. OF 95% RELATIVE COMPACTION WITH IN THE TOP FOOT OF THE MATERIAL UNDER PAVING. THE SUBGRADE IS TO BE COMPACTED TO AT LEAST 90% OF MAXIMUM RELATIVE DENSITY. TESTING WILL BE REQUIRED BY SOILS ENGINEER

THE VISCOSITY GRADE OF PAVING ASPHALT SHALL BE AR-4000 OR AS DETERMINED BY LOCAL ASPHALT CONTRACTOR FOR THIS AREA. ANY HIGHWAY ASPHALT TO BE AS DETERMINED BY HIGHWAY ENGINEER AT THE TIME OF PAVING.

A "TACK COAT" SHALL BE APPLIED BETWEEN LAYERS. THE TACK COAT SHALL BE TYPE SS1 ASPHALTIC EMULSION WITH A 60-70 GRADE LIQUID ASPHALT

THE FINAL OR SURFACE LAYER OF ASPHALT SHALL NOT BE PLACED UNTIL ALL ON SITE IMPROVEMENTS HAVE BEEN COMPLETED

ALL PERMANENT ROADWAY TRAFFIC STRIPING, LEGENDS, AND PAVEMENT MARKERS SHALL BE INSTALLED AFTER PERMANENT PAVING. THE TYPE AND LOCATION SHALL BE PER PLAN AND OFF-SITE AREA AS PER JURISDICTION ENGINEERING

IT SHALL BE THE RESPONSIBILITY OF DEVELOPER TO APPLY TO THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) FOR PERMITS FOR ALL WORK PERFORMED WITHIN THE STATE RIGHT OF WAY

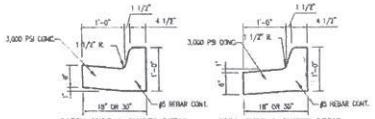
ON-SITE IMPROVEMENTS

CONSTRUCT 4" CONCRETE FLATWORK
CONSTRUCT 5" CONCRETE FLATWORK
CONSTRUCT 6"x18" CURB AND GUTTER PER DETAIL 2 ON SHEET A-1
CONSTRUCT 6"x30" CURB AND GUTTER PER DETAIL 7 ON SHEET A-1
CONSTRUCT 36" VALLEY GUTTER PER DETAIL X ON SHEET X
CONSTRUCT CURB TRANSITION PER DETAIL X ON SHEET X
CONSTRUCT 6" AC OVER 4" BASE
CONSTRUCT 6" CURB PER DETAIL X ON SHEET X
DRIVEWAY APPROACHES ALLEY/AVERY STREET
DRIVEWAY APPROACHES AVERY STREET

OFF-SITE IMPROVEMENTS

CONSTRUCT 4" CONCRETE FLATWORK
CONSTRUCT 5" CONCRETE FLATWORK
CONSTRUCT 6"x18" CURB AND GUTTER PER DETAIL 2 ON SHEET A-1
CONSTRUCT 6"x30" CURB AND GUTTER PER DETAIL 7 ON SHEET A-1
CONSTRUCT CURB TRANSITION PER DETAIL X ON SHEET X
CONSTRUCT 6" AC OVER 4" BASE
DRIVEWAY APPROACHES HIGHWAY 40

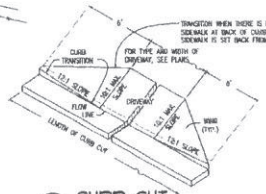
NOTE:
ALL SIGNS SHALL BE UNDER SEPERATE PERMIT



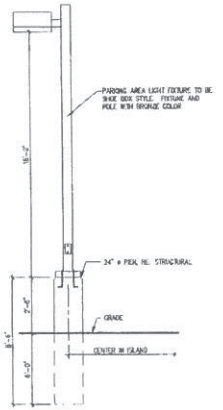
CATCH CURB & GUTTER DETAIL
REFER TO CIVIL DRAWINGS

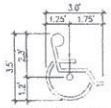
SPILL CURB & GUTTER DETAIL
REFER TO CIVIL DRAWINGS

9 CURBS
N.T.S.

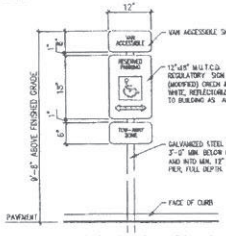


10 CURB CUT
N.T.S.

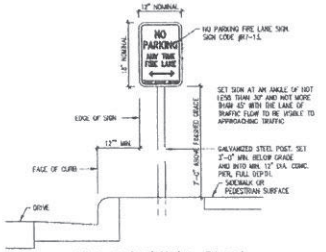




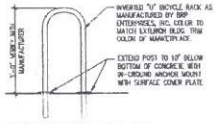
1 SYMBOL LAYOUT
NOT TO SCALE



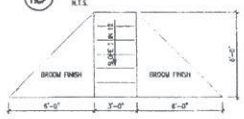
2 HANDICAP SIGN
3/4"=1'-0"



5 NO PARKING SIGN
3/4"=1'-0"



6 BICYCLE RACK
NOT TO SCALE



7 ON-SITE ACCESSIBLE RAMP
1/8"=1'-0"

8 PARKING LIGHT FIXTURE
NOT TO SCALE RE: STRUCTURAL

RUDD & ASSOCIATES
Architecture and Planning
LICENSED TO PRACTICE ARCHITECTURE IN COLORADO

STATE OF COLORADO
MICHAEL L. RUDD
B-1281
REGISTERED ARCHITECT

SITE PLAN

EMPIRE PROJECT
420 EAST PARK AVENUE
EMPIRE, COLORADO

JOB No.
DRAWN
CHECKED MLR
ISSUED
REVISIONS

SHEET NO.
A-1
1 OF