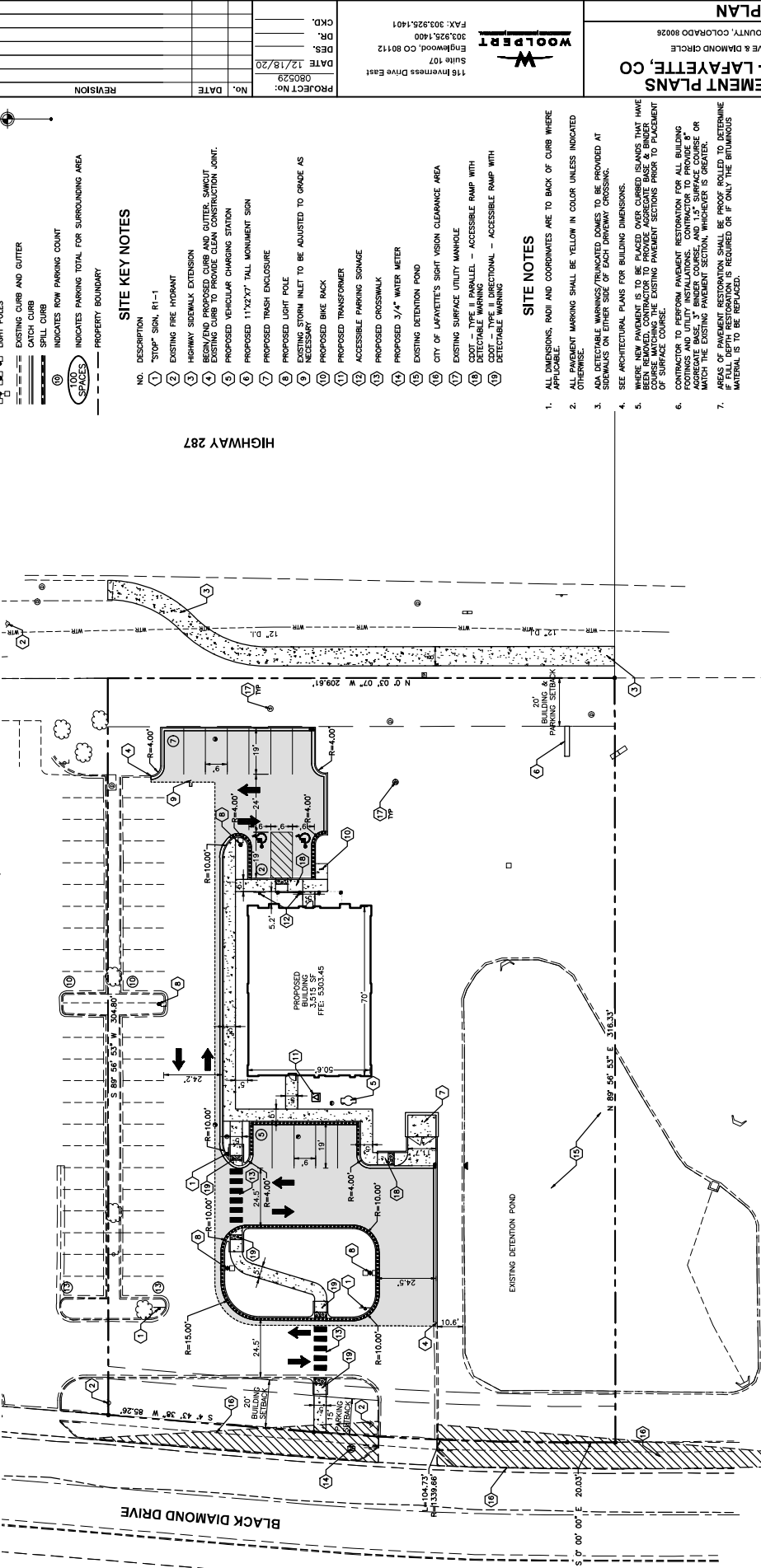


SITE DEVELOPMENT PLANS

ASPEN DENTAL
 LOT 2, BLACK DIAMOND CENTER NORTH
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH,
 RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LAFAYETTE,
 COUNTY OF BOULDER, STATE OF COLORADO.



SITE DATA

PROPOSED SITE AREA	1.50± ACRES
SO. FT.	65,487±
REGIONAL BUSINESS UNIT DEVELOPMENT	C1
CURRENT ZONING	PUD
OVERLAY DISTRICT	
BUILDING DATA	
BUILDING AREA	3,515 SQ. FT.
MAXIMUM BUILDING HEIGHT ALLOWED	35
FLOOR AREA RATIO	0.084
FLOOR AREA PROVIDED	N/A
PARKING DATA	
PARKING DIM. SPACE REQUIRED	8X19 FT.
PARKING DIM. SPACE PROVIDED	18 FT.
DRIVE ASLE WITH REQUIRED	18
PARKING SPACES REQUIRED	37
PARKING SPACES PROVIDED	2
ACCESSIBLE SPACES REQUIRED	2
ACCESSIBLE SPACES PROVIDED	2

- ### SITE LEGEND
- ASPHALT PAVEMENT
 - INDICATES NEW CONCRETE PAVEMENT
 - LIGHT POLES
 - EXISTING CURB AND OUTER DITCH CURB
 - SPILL CURB
 - INDICATES ROW PARKING COUNT
 - INDICATES PARKING TOTAL FOR SURROUNDING AREA
 - PROPERTY BOUNDARY
- ### SITE KEY NOTES
- DESCRIPTION
 - "STOP" SIGN, R1-1
 - EXISTING FIRE HYDRANT
 - HIGHWAY SIDEWALK EXTENSION
 - BEGIN/END PROPOSED CURB AND OUTER, SMOOTH FINISH CURB TO PROVIDE CLEAN CONSTRUCTION JOINT.
 - PROPOSED VEHICULAR CHARGING STATION
 - PROPOSED 11"x2'x7" TALL MONUMENT SIGN
 - PROPOSED TRASH ENCLOSURE
 - PROPOSED LIGHT POLE
 - EXISTING STORM INLET TO BE ADJUSTED TO GRADE AS NECESSARY
 - PROPOSED BIKE RACK
 - PROPOSED TRANSFORMER
 - ACCESSIBLE PARKING SIGNAGE
 - PROPOSED CROSSWALK
 - PROPOSED 3/4" WATER METER
 - EXISTING DETENTION POND
 - CITY OF LAFAYETTE'S SIGHT VISION CLEARANCE AREA
 - EXISTING SURFACE UTILITY MANHOLE
 - DOT - TYPE II PARALLEL - ACCESSIBLE RAMP WITH DETECTABLE WARNING - FUNCTIONAL - ACCESSIBLE RAMP WITH DETECTABLE WARNING
 - DETECTABLE WARNING
- ### SITE NOTES
- ALL DIMENSIONS, HUND AND COORDINATES ARE TO BACK OF CURB WHERE APPLICABLE.
 - ALL DETECTABLE MARKINGS SHALL BE YELLOW IN COLOR UNLESS INDICATED OTHERWISE.
 - ADA DETECTABLE MARKINGS/REMARKS SHOULD TO BE PROVIDED AT SIDEWALK ON EITHER SIDE OF EACH DRIVEWAY CROSSING.
 - SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
 - WHERE NEW PAVEMENT IS TO BE PLACED OVER EXISTING PAVEMENT THAT HAS BEEN REMOVED, CONTRACTOR TO PROVIDE ADEQUATE BASE & BINDER COURSE MATCHING THE EXISTING PAVEMENT SECTIONS PRIOR TO PLACEMENT OF SURFACE COURSE.
 - CONTRACTOR TO PROVIDE PAVEMENT REVISIONS FOR ALL BUILDING FOOTINGS AND UTILITY INSTALLATIONS. CONTRACTOR TO PROVIDE AN ADEQUATE BASE, 3" BINDER COURSE, AND 1.5" SURFACE COURSE OR MATCH THE EXISTING PAVEMENT SECTION, WHICHEVER IS GREATER.
 - AREAS OF PAVEMENT RESTORATION SHALL BE PROOF ROLLED TO DETERMINE ADEQUATE COMPACTION. REPAIRS ARE REQUIRED ON IF ONLY THE BITUMINOUS MATERIAL IS TO BE REPLACED.



PROJECT NO.: 080529
 DATE: 12/18/20
 DES.: [Blank]
 DR.: [Blank]
 CKD.: [Blank]
 118 Inverness Drive East
 Suite 107
 Englewood, CO 80112
 FAX: 303.925.1401
WOOLBERT

ASPEN DENTAL - LAFAYETTE, CO
 LAFAYETTE, BOULDER COUNTY, COLORADO 80026
SITE PLAN

SHEET NO. **C100**