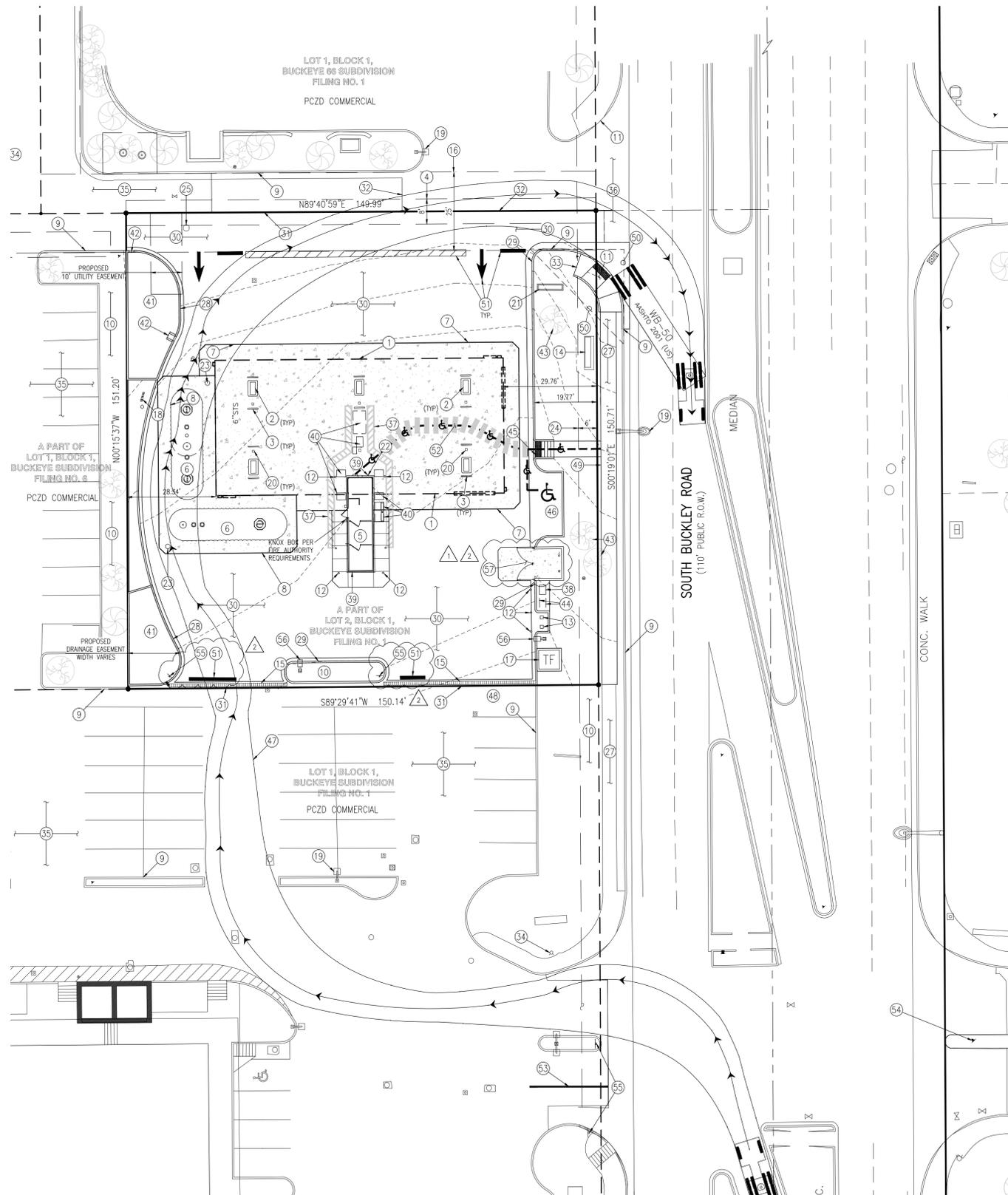


KING SOOPERS #49 FUEL SITE SITE PLAN AND CONDITIONAL USE BUCKEYE SUBDIVISION FILING NO. 1



SITE LEGEND

---	PROPERTY BOUNDARY LINE	□	PROPOSED SITE LIGHT
- - -	ADJACENT PROPERTY BOUNDARY LINE	○	EXISTING MANHOLE
---	EASEMENT BOUNDARY LINE	⊙	EXISTING WATER METER
---	EXISTING TO REMAIN	□	EXISTING UTILITY PEDESTAL
- - -	EXISTING TO BE REMOVED	▣	PROPOSED CONCRETE
---	SAWCUT LINE	□	EXISTING STREET LIGHT
▬▬▬▬▬	LIMITS OF DISTURBANCE	□	PROPOSED ELECTRICAL TRANSFORMER

LEGAL DESCRIPTION

A PART OF LOT 2, BLOCK 1, BUCKEYE SUBDIVISION FILING NO. 1, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PROPOSED WITHIN DISTURBED AREA:

THE SCOPE OF CONSTRUCTION REQUIRES LAND DISTURBANCE ON LOT 2, BLOCK 1, BUCKEYE SUBDIVISION FILING NO. 1, CITY OF AURORA, STATE OF COLORADO.

TOTAL LAND DISTURBANCE AREA FOR PROJECT (APPROX.): **22,653 SQUARE FEET (0.52 AC)**

SITE SCHEDULE

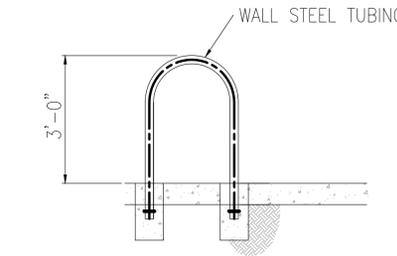
- 1 PROPOSED 43'-0" WIDE, 92'-0" LONG CANOPY (3,956 SF)
- 2 PROPOSED MULTIPLE PRODUCT DISPENSER (TYP. 5)
- 3 PROPOSED INVERTED U-SHAPED BOLLARD (TYP. 10)
- 4 EXISTING 8" UTILITY EASEMENT TO REMAIN
- 5 PROPOSED 8'-10" x 30'-8" KIOSK (271 S.F.) WITH RESTROOM
- 6 PROPOSED ONE 20,000 GALLON SINGLE COMPARTMENT UNDERGROUND DOUBLE WALL STORAGE TANK (UNLEADED) AND ONE 18,000 GALLON TWO COMPARTMENT UNDERGROUND DOUBLE WALL STORAGE TANK (10,000 GALLON PREMIUM AND 8,000 GALLON DIESEL)
- 7 PROPOSED 6" THICK REINFORCED CONCRETE SLAB UNDER CANOPY WITH 2" CHAMFER CORNERS
- 8 PROPOSED 8" THICK REINFORCED CONCRETE SLAB OVER FUEL STORAGE TANKS WITH 2" CHAMFER CORNERS
- 9 EXISTING CURB AND GUTTER TO REMAIN
- 10 EXISTING LANDSCAPE AREA TO REMAIN
- 11 EXISTING ACCESSIBLE RAMP TO REMAIN
- 12 PROPOSED 6" DIA PIPE BOLLARD (TYP)
- 13 PROPOSED PAYPHONE AND PUBLIC AIR STAND WITH CONCRETE PAD
- 14 EXISTING PSCO CABINET TO REMAIN
- 15 PROPOSED 12" WIDE TRENCH DRAIN
- 16 EXISTING 25" FIRE LANE EASEMENT TO REMAIN
- 17 PROPOSED TRANSFORMER
- 18 PROPOSED TANK VENT RISER, 3'-0" BACK OF CURB. INSTALL OVERFILL ALARM STROBE AND ACKNOWLEDGEMENT SWITCH ON VENT RISER PIPE. LOCATE TO PROVIDE UNOBSTRUCTED VIEW FOR DELIVERY VEHICLE OPERATOR
- 19 EXISTING STREET LIGHT TO REMAIN
- 20 PROPOSED CANOPY COLUMN WITH ROOF DRAIN OUTLET (TYP. 6). SEE UTILITY PLAN FOR ROOF DRAIN OUTLET LOCATION. (TYP)
- 21 PROPOSED INTERNALLY ILLUMINATED MONUMENT SIGN
- 22 PROPOSED EMERGENCY SHUT-OFF SWITCH MOUNTED ON KIOSK, WITH DISTINCTIVELY LABELED SIGN READING - "EMERGENCY FUEL SHUTDOWN DEVICE"
- 23 PROPOSED TANK MONITORING WELL
- 24 EXISTING 6" GAS EASEMENT TO REMAIN
- 25 EXISTING SANITARY SEWER MANHOLE TO REMAIN
- 26 PROPOSED STATIC GROUND ROD ACCESS MANHOLE WITH TRAFFIC RATED LID
- 27 EXISTING SIDEWALK TO REMAIN
- 28 PROPOSED 6" CONCRETE CURB WITH 12" PAN (CATCH)
- 29 PROPOSED 6" CONCRETE CURB WITH 12" PAN (SPILL)
- 30 PROPOSED ASPHALT PAVING
- 31 PROPOSED SAWCUT LINE
- 32 EXISTING EDGE OF CONCRETE PAVEMENT TO REMAIN
- 33 EXISTING STOP SIGN (R1-1) AND NO LEFT TURN (R3-2) TO REMAIN
- 34 EXISTING FIRE HYDRANT TO REMAIN
- 35 EXISTING ASPHALT TO REMAIN
- 36 EXISTING 8" CROSSSPAN TO REMAIN
- 37 PROPOSED PEDESTRIAN WARNING STRIPPING AND BOLLARDS
- 38 PROPOSED CONCRETE SLAB WITH PROPANE CAGE
- 39 PROPOSED NON ILLUMINATED KIOSK LOGO
- 40 PROPOSED OUTDOOR SALES DISPLAY AND COOLERS
- 41 PROPOSED WATER QUALITY INFILTRATION POND
- 42 PROPOSED 18" CURB OPENING
- 43 EXISTING LANDSCAPE TREE TO REMAIN
- 44 PROPOSED INVERTED U BICYCLE RACKS (2)
- 45 PROPOSED 4'-0" ADA ACCESSIBLE RAMP WITH TRUNCATED DOMES TO PUBLIC RIGHT OF WAY
- 46 PROPOSED 9'-0" x 20'-0" HANDICAP PARKING STALL
- 47 PROPOSED WB-50 FUEL TRUCK ROUTE
- 48 PROPOSED EMPLOYEE PARKING
- 49 PROPOSED NEW 5' WIDE CONCRETE SIDEWALK PER CITY OF AURORA SPECIFICATIONS
- 50 SIGHT DISTANCE TRIANGLE (PER CITY OF AURORA REQUIREMENTS)
- 51 PROPOSED DIRECTIONAL ARROW, "NO PARKING", AND STOP BAR STRIPING
- 52 PROPOSED ICC/ANSI A117.1 ACCESSIBLE ROUTE STRIPING
- 53 PROPOSED 6" WIDE DRIVE LANE STRIPING
- 54 EXISTING STOP SIGN (R1-1) TO REMAIN
- 55 PROPOSED STOP SIGN (R1-1)
- 56 PROPOSED SITE LIGHT
- 57 SAWCUT AND PROPERLY DISPOSE OF EXISTING CURB, GUTTER, AND ASPHALT PAVEMENT. PROPOSED 9'-4"x11'-4" TRASH ENCLOSURE WITH CONCRETE CURB (SEE DETAIL, SHEET 8 OF 8)

NOTE-

THERE WILL BE NOTHING TO PREVENT CLEAR ACCESS TO THE SHELL PROPERTY TO THE NORTH AND BUCKLEY ROAD.

CAUTION - NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



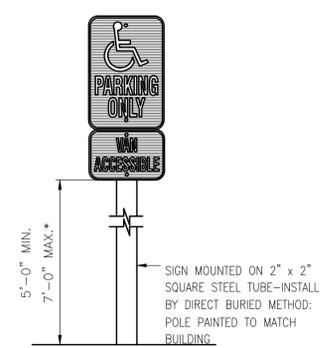
BIKE RACK
(NOT TO SCALE)



MATERIAL: .060 ALUMINUM - BLUE BACKGROUND WITH WHITE COPY AND BORDER
1 1/2" RADIUS CORNERS WHITE 2 MOUNTING HOLES
'PARKING ONLY' SIGN DETAIL
SCALE: NOT TO SCALE

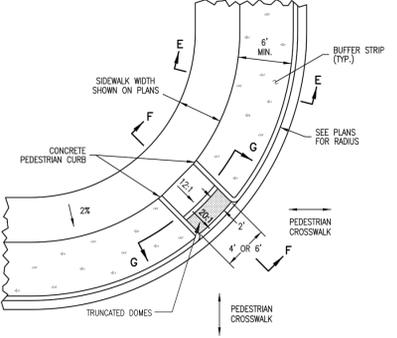


MATERIAL: .060 ALUMINUM - BLUE BACKGROUND WITH WHITE COPY AND BORDER
1 1/2" RADIUS CORNERS WHITE 2 MOUNTING HOLES
'VAN ACCESSIBLE' SIGN DETAIL
SCALE: NOT TO SCALE



*** HC PARKING SIGN DETAIL**
SCALE: NOT TO SCALE

SIGN DETAILS ARE PROVIDED AS A MINIMUM STANDARD ONLY. SIGNS SHALL COMPLY WITH AUTHORITY HAVING JURISDICTION. CONTRACTOR SHALL COORDINATE WITH JURISDICTION HAVING AUTHORITY, SUPPLY & INSTALL.



CDOT TYPE 3A ADA ACCESS RAMP
SCALE: NOT TO SCALE



	DATE	MAR. 7, 2017					
	DESIGNED BY	RAB	ER				
	DRAWN BY	RAB	ER				
	REVISION						
No.		MINOR AMENDMENT - TRASH ENCLOSURE ADDITION					
1		MINOR AMENDMENT - TRASH ENCLOSURE ADDITION					
2		MINOR AMENDMENT - TRASH ENCLOSURE ADDITION					
KING SOOPERS #49 FUELING FACILITY #49 SITE PLAN AND CONDITIONAL USE							
2351 SOUTH BUCKLEY ROAD AURORA, COLORADO							
Project No: KSF000049 Sheet Scale: 1" = 20' Designed By: ZMR Drawn By: SEF Date: MAR. 2, 2015 Disk File: KSF049_P_04-Site							
SITE PLAN							
3 of 8							