

KING SOOPERS FUEL #30 AND CONDITIONAL USE

LOT 1, BLOCK 1, FIRST NATIONAL BANK OF AURORA SUBDIVISION FILING NO. 1
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
 1369 S HAVANA ST, AURORA, CO 80112

SITE PLAN

The site plan will not be approved by public works until the preliminary drainage letter/report is approved

Understood.

Forestry cannot approve plan until tree mitigation has been paid.

Understood, this has been relayed to the applicant.

PROPERTY OWNER

KRF IDAHO, LLC
 1509 YORK STREET
 DENVER, CO 80206
 TEL: (303) 219-0903
 ATTN: CHRISTOPHER VISCARDI

APPLICANT/DEVELOPER

KING SOOPERS INC
 65 TEJON STREET
 DENVER, CO 80223
 TEL: (303) 778-3150
 ATTN: KEVIN MCKENZIE

CIVIL ENGINEER

GALLOWAY & COMPANY, INC.
 6162 S. WILLOW DRIVE, SUITE 320
 GREENWOOD VILLAGE, CO 80111
 TEL: (303) 770-8884
 FAX: (303) 770-3636
 ATTN: JESSICA GREENOUGH, PE

LANDSCAPE ARCHITECT

GALLOWAY & COMPANY, INC.
 6162 S. WILLOW DRIVE, SUITE 320
 GREENWOOD VILLAGE, CO 80111
 TEL: (303) 770-8884
 FAX: (303) 770-3636
 ATTN: SARAH ADAMSON, RLA

ARCHITECT

GALLOWAY & COMPANY, INC.
 6162 S. WILLOW DRIVE, SUITE 320
 GREENWOOD VILLAGE, CO 80111
 TEL: (303) 770-8884
 FAX: (303) 770-3636
 ATTN: MIKE CHILDERS, AIA

TRAFFIC ENGINEER

GALLOWAY & COMPANY, INC.
 6162 S. WILLOW DRIVE, SUITE 320
 GREENWOOD VILLAGE, CO 80111
 TEL: (303) 770-8884
 FAX: (303) 770-3636
 ATTN: BRIAN HORAN, PE

SURVEYOR

GALLOWAY & COMPANY, INC.
 6162 S. WILLOW DRIVE, SUITE 320
 GREENWOOD VILLAGE, CO 80111
 TEL: (303) 770-8884
 FAX: (303) 770-3636
 ATTN: MATT KWATKOWSKI, PE

GEOTECHNICAL ENGINEER

KUMAR AND ASSOCIATES, INC.
 800 STOCKTON AVENUE, #4
 FORT COLLINS, CO 80524
 TEL: (970) 416-9045
 FAX: (970) 416-9040
 CONTACT: DANIEL E. HARDIN, PE

LIST OF ABBREVIATIONS

SHT - SHEET
 L - LENGTH
 R - RADIUS
 N - NORTH/NORTHING
 W - WEST
 E - EAST/EASTING
 S - SOUTH
 DET - DETAIL
 EX - EXISTING
 W/ - WITH
 OC - ON CENTER
 DR - DRIVE
 TYP - TYPICAL
 REC - RECEPTION NUMBER
 Ø, DIA - DIAMETER
 MIN - MINIMUM
 MAX - MAXIMUM
 TC - TOP OF CURB ELEVATION
 BC - BOTTOM BACK OF CURB ELEVATION
 FL - FLOWLINE ELEVATION
 FG - FINISHED GRADE
 HP - HIGH POINT
 LP - LOW POINT
 ME - MATCH EXISTING

CITY CONTACTS

PLANNING

CITY OF AURORA
 AURORA MUNICIPAL CENTER
 15151 E. ALAMEDA PARKWAY
 AURORA, CO 80012
 TEL: (303) 739-7541
 CONTACT: ARIANA MUCA

LIFE SAFETY AND BUILDING

CITY OF AURORA
 AURORA MUNICIPAL CENTER
 15151 E. ALAMEDA PARKWAY
 AURORA, CO 80012
 TEL: (303) 739-7447
 CONTACT: MIKE DEAN

ENGINEERING

CITY OF AURORA
 AURORA MUNICIPAL CENTER
 15151 E. ALAMEDA PARKWAY
 AURORA, CO 80012
 TEL: (303) 739-7306
 CONTACT: KRISTEN TANABE

WATER

CITY OF AURORA
 AURORA MUNICIPAL CENTER
 15151 E. ALAMEDA PARKWAY
 AURORA, CO 80012
 TEL: (303) 739-7382
 CONTACT: CASEY BALLARD

HOUSING AND COMMUNITY

CITY OF AURORA
 AURORA MUNICIPAL CENTER
 15151 E. ALAMEDA PARKWAY
 AURORA, CO 80012
 TEL: (303) 739-7441
 CONTACT: SCOTT CAMPBELL

REAL PROPERTY

CITY OF AURORA
 AURORA MUNICIPAL CENTER
 15151 E. ALAMEDA PARKWAY
 AURORA, CO 80012
 TEL: (303) 739-7331
 CONTACT: DARREN AKRIE

TRAFFIC

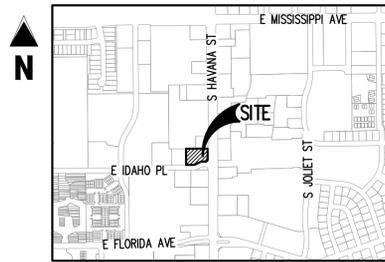
CITY OF AURORA
 AURORA MUNICIPAL CENTER
 15151 E. ALAMEDA PARKWAY
 AURORA, CO 80012
 TEL: (303) 739-7336
 CONTACT: BRIANNA MEDEMA

LANDSCAPING

CITY OF AURORA
 AURORA MUNICIPAL CENTER
 15151 E. ALAMEDA PARKWAY
 AURORA, CO 80012
 TEL: (303) 739-7189
 CONTACT: KELLY BISH, RLA, LEED AP

FORESTRY

CITY OF AURORA
 AURORA MUNICIPAL CENTER
 15151 E. ALAMEDA PARKWAY
 AURORA, CO 80012
 TEL: (303) 739-7178
 CONTACT: JACQUE CHOMIAK



VICINITY MAP

1"=1000'

SHEET INDEX

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2	SITE PLAN
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4	UTILITY PLAN
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6	LANDSCAPE NOTES AND DETAILS
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CITY OF AURORA SITE PLAN NOTES

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
- *ACCESSIBLE EXTERIOR ROUTES SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USED AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- 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.
- ALL BUILDINGS ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII - NUMBERING OF BUILDINGS.
- 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".
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAN OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND HIS HEIRS, SUCCESSORS, AND ASSIGNS.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCR OACH INTO ANY EASEMENT OR FIRE LANE.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
- THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
- THE 2015 INTERNATIONAL FIRE CODE (IFC), REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE A QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPERS EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.



SITE DATA TABLE			
	SF	AC	%
LAND AREA WITHIN PROPERTY LINES	43,868	1.01	100%
BUILDING COVERAGE	6,874	0.16	15.7%
HARD SURFACE AREA	22,318	0.51	50.9%
LANDSCAPE AREA	14,671	0.34	33.4%
	REQUIRED	PROVIDED	
BUILDING HEIGHT	60'-0" MAX	11'-0"	
NUMBER OF STORIES	1	1	
PRESENT ZONING CLASSIFICATION	MU-C		
2015 INTERNATIONAL BUILDING CODE OCCUPANCY	M		
2015 INTERNATIONAL BUILDING CODE CONSTRUCTION TYPE	VB		
	STRUCTURE IS NOT SPRINKLERED		
PARKING SPACES REQUIRED	2	2	
VAN ACCESSIBLE SPACES REQUIRED	1	1	
BICYCLE PARKING SPACES REQUIRED	1	3	
PERMITTED SIGNAGE	MAXIMUM PERMITTED SIGN AREA = 246 SF MAXIMUM NUMBER OF SIGNS = 5		

SIGNATURE BLOCK

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS WHEREOF, _____ HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD, 2021.

TBD
 BY: _____
 NAME: _____
 ITS: _____

STATE OF _____)
) SS
 COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ AD, 2021.

BY _____
 (PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL
 _____ NOTARY SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVAL

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____
 (CHAIRPERSON)

CITY COUNCIL: _____ DATE: _____
 (MAYOR)

ATTEST: _____ DATE: _____
 (CITY CLERK)

DATABASE APPROVAL DATE: _____

RECORDER'S CERTIFICATE:
 ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____

COLORADO AT _____ O'CLOCK _____ M, THIS _____ DAY OF _____ AD, 2021
 CLERK AND RECORDER: _____ DEPUTY: _____



KING SOOPERS FUEL #30 AND CONDITIONAL USE
 SITE PLAN
 LOT 1, BLOCK 1, FIRST NATIONAL BANK
 OF AURORA SUBDIVISION FILING NO. 1

1369 SOUTH HAVANA STREET
 AURORA, COLORADO 80012

#	Date	Issue / Description	Init.
A	7/16/21	1ST SP SUBMITTAL	JKG
B	9/10/21	2ND SP SUBMITTAL	JKG
C	10/13/21	3RD SP SUBMITTAL	JKG

Project No:	KSP030
Drawn By:	NPK
Checked By:	JKG
Date:	SEPTEMBER 2021

COVER SHEET



**KING SOOPERS FUEL #30 AND CONDITIONAL USE
SITE PLAN
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Project No: KSF030
Drawn By: NPK
Checked By: JKG
Date: SEPTEMBER 2021

SITE LEGEND

- PROPERTY BOUNDARY LINE
- PROPOSED PROPERTY BOUNDARY LINE
- EXISTING TO REMAIN
- PROPOSED NEW
- PROPOSED SAWCUT LINE
- PROPOSED SITE TRIANGLES
- PROPOSED FLOW LINE
- 12 PARKING COUNT
- PROPOSED BOLLARD
- ADA PARKING SYMBOL
- PROPOSED PAD MOUNTED TRANSFORMER
- PROPOSED SITE LIGHTING
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- EXISTING TELEPHONE VAULT
- EXISTING WATER VALVE
- EXISTING HYDRANT
- PROPOSED WATER METER
- PROPOSED SANITARY CLEANOUT
- EXISTING STREET LIGHT
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING GAS METER
- EXISTING TREES
- EXISTING CONCRETE
- PROPOSED CONCRETE

GRADING LEGEND

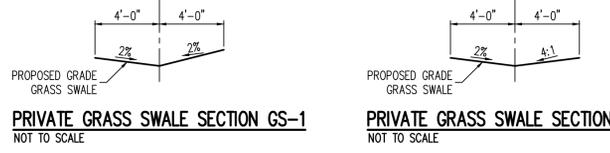
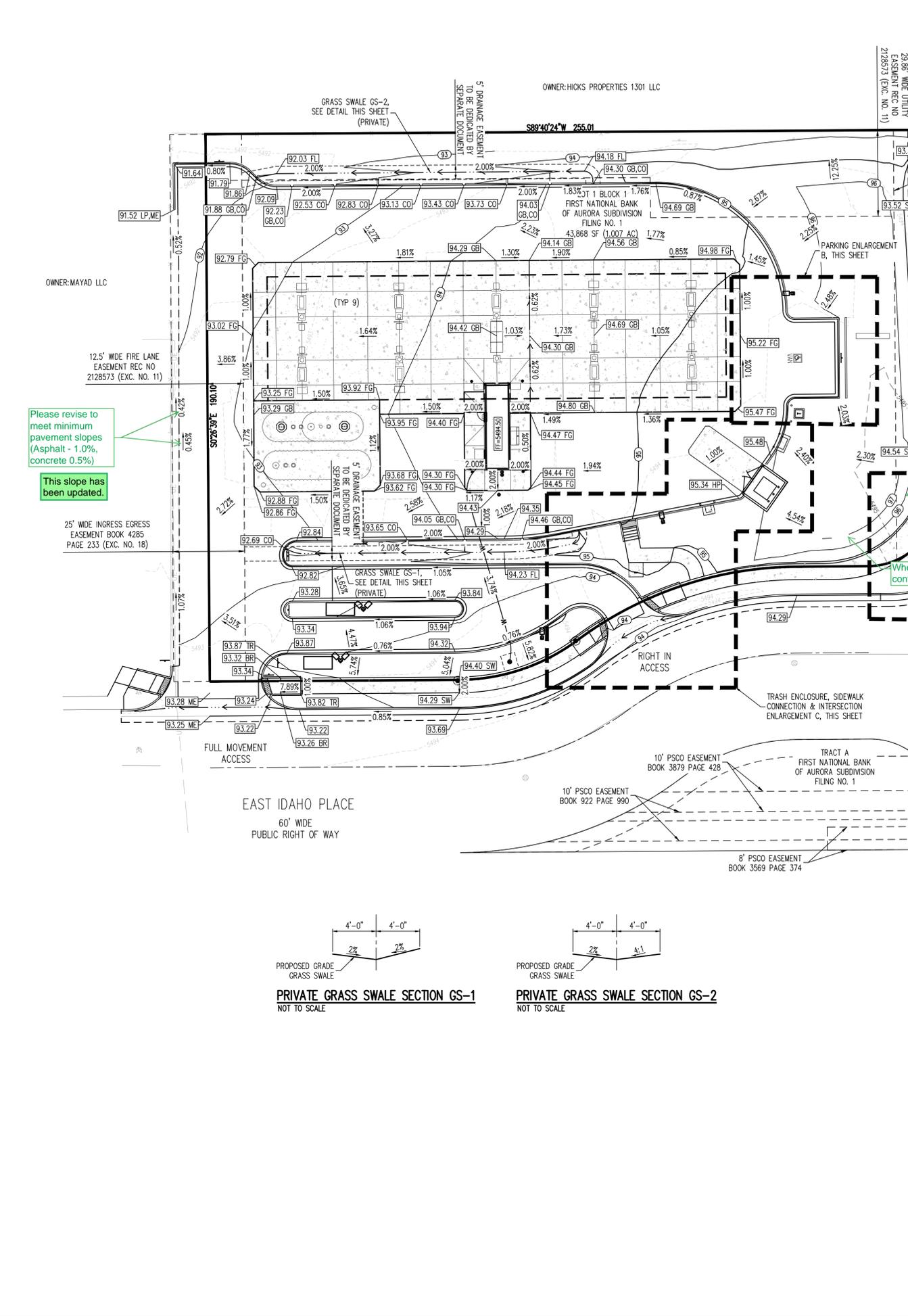
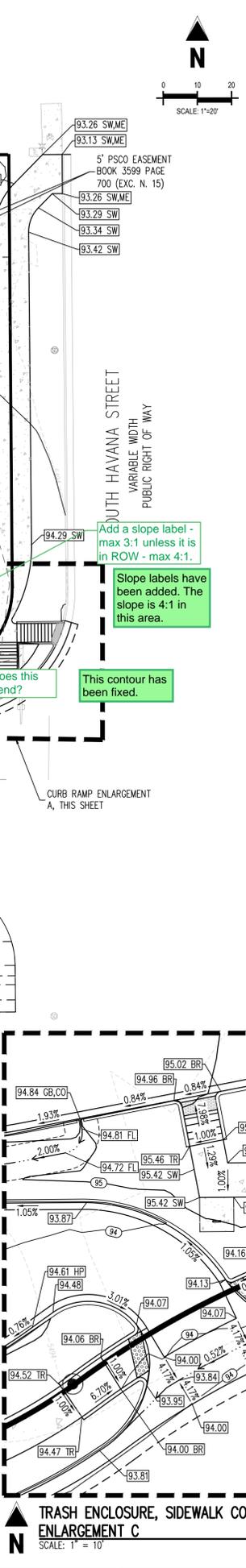
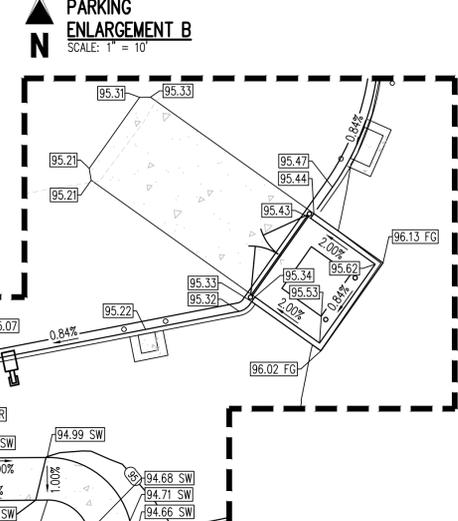
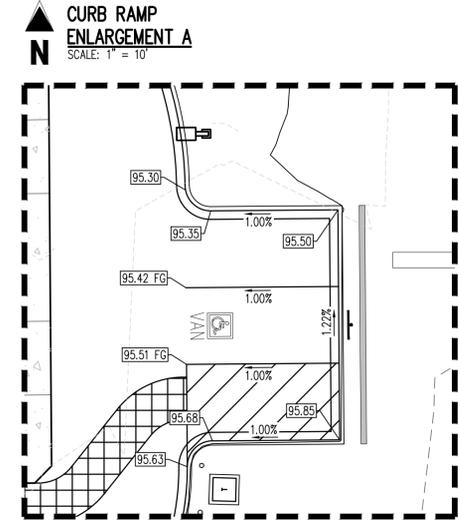
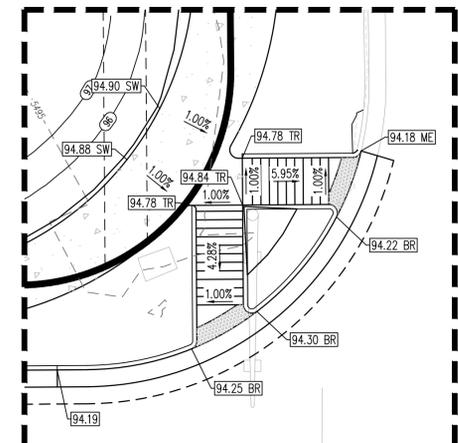
- 5460 --- EXISTING MAJOR CONTOUR
- 57 --- EXISTING MINOR CONTOUR
- 5465 --- PROPOSED MAJOR CONTOUR
- 66 --- PROPOSED MINOR CONTOUR
- 15.00 PROPOSED SPOT ELEVATION
- TC PROPOSED TOP OF CURB
- FF FINISHED FLOOR
- HP HIGH POINT
- LP LOW POINT
- ME MATCH EXISTING
- CO CURB OPENING
- SW TOP OF SIDEWALK
- TR TOP OF RAMP
- BR BOTTOM OF RAMP

GRADING NOTES

- ADD 5400 TO ALL SPOT ELEVATIONS.
- ALL SPOT GRADES ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
- ALL LANDSCAPING AREAS SHALL BE GRADED TO WITHIN 0.10' WITH COMPANY APPROVED TOP SOIL TO A MINIMUM 6" DEPTH.
- ENSURE THAT THE PROVISIONS OF CRS 37-92-602, AS AMENDED BY SENATE BILL 15-212, REGARDING NOTIFICATION OF DOWNSTREAM WATER RIGHTS HOLDERS ARE UPHOLD.

CITY OF AURORA NOTES:

- CITY OF AURORA PLAN REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH CITY OF AURORA DESIGN CRITERIA AND THE CITY CODE. THE CITY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND ELEVATIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE. THE CITY OF AURORA, THROUGH THE APPROVAL OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.
- THE OWNER/CONTRACTOR MUST OBTAIN A C.D.P.S. STORM WATER DISCHARGE PERMIT FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, IF REQUIRED.
- PRIVATE WATER QUALITY BMPs, INCLUDING GRASS SWALES, SHALL BE MAINTAINED BY THE PROPERTY OWNER, THEIR SUCCESSOR, OR THEIR ASSIGNS.



Please revise to meet minimum pavement slopes (Asphalt - 1.0%, concrete 0.5%)

This slope has been updated.

Add a slope label - max 3:1 unless it is in ROW - max 4:1.

Slope labels have been added. The slope is 4:1 in this area.

Where does this contour end?

This contour has been fixed.

10/10/2021 10:00 AM C:\Users\jkg\OneDrive\Documents\Projects\2109030000 - Aurora - 1369 S Havana St\1369 S Havana St - 1369 S Havana St.dwg
 10/10/2021 10:00 AM C:\Users\jkg\OneDrive\Documents\Projects\2109030000 - Aurora - 1369 S Havana St\1369 S Havana St - 1369 S Havana St.dwg
 10/10/2021 10:00 AM C:\Users\jkg\OneDrive\Documents\Projects\2109030000 - Aurora - 1369 S Havana St\1369 S Havana St - 1369 S Havana St.dwg



KING SOOPERS FUEL #30 AND CONDITIONAL USE
SITE PLAN

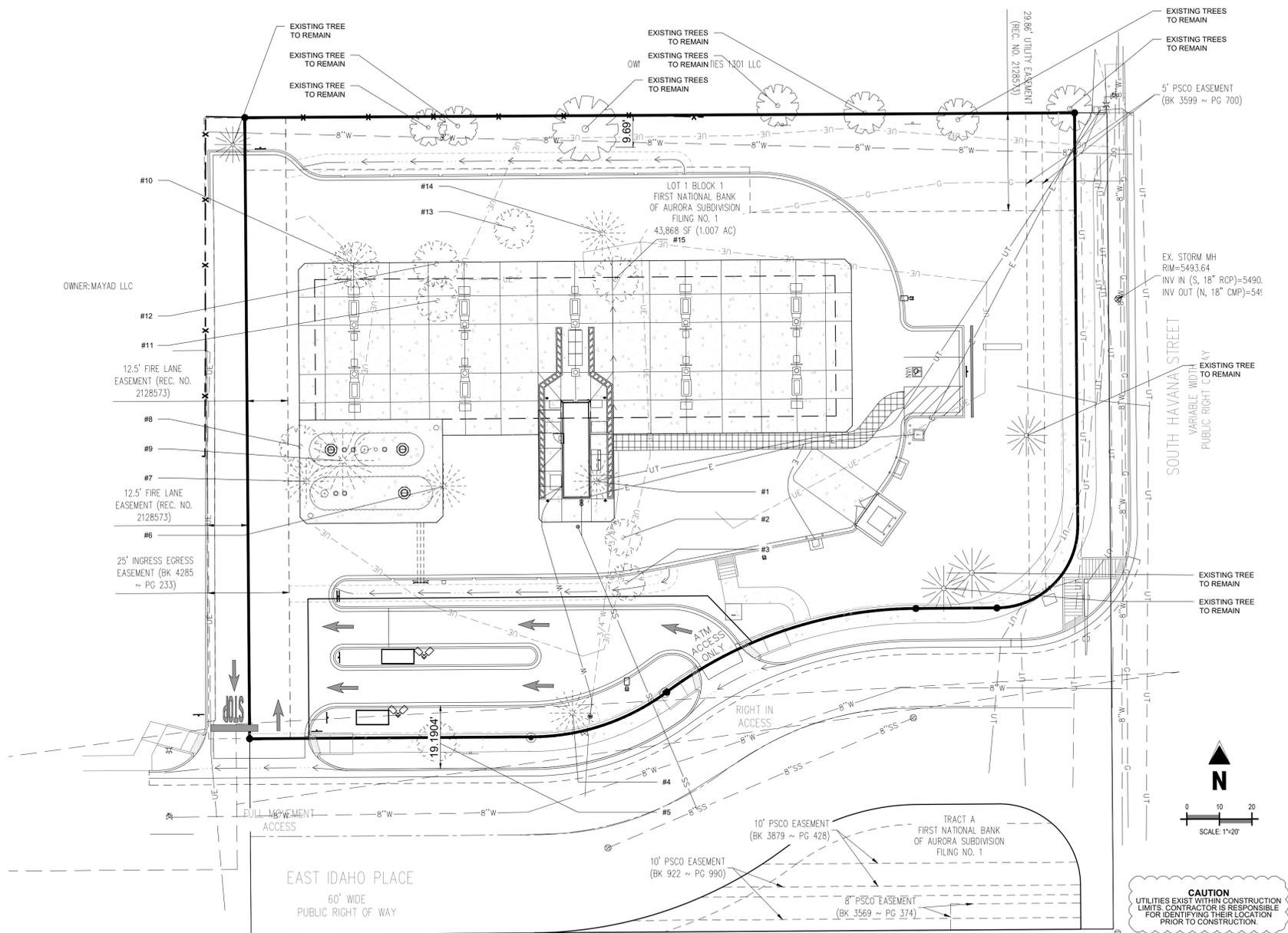
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Project No: KSF030
Drawn By: KES
Checked By: SRA
Date: SEPTEMBER 2021

TREE MITIGATION PLAN



TREE PROTECTION NOTES

1. PRIOR TO THE BEGINNING OF CONSTRUCTION, INSTALL BARRICADE FENCING AROUND ALL EXISTING TREES TO REMAIN. LOCATE FENCING AT OR OUTSIDE OF THE DRIP LINE OF THE TREES. BARRICADE FENCING SHALL BE 4' HEIGHT, ORANGE MESH FENCING ATTACHED TO T POSTS.
2. FENCING SHALL BE MAINTAINED DAILY. TRESPASS BEYOND ESTABLISHED CONSTRUCTION LIMITS SHALL RESULT IN A FINE OF \$100. IF NOT PAID WITHIN 30 DAYS, THE FINE SHALL BE DEDUCTED FROM MONIES DUE TO CONTRACTOR. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL OF THEIR WORKERS, SUBCONTRACTORS AND SUPPLIERS UNDER THIS REQUIREMENT. NO VEHICLE PARKING IS ALLOWED BEYOND CONSTRUCTION LIMITS.
3. CONSTRUCTION WITHIN THE ROOT ZONE OF TREES TO REMAIN SHALL BE RESTRICTED TO AGREED-UPON LIMITS WITH REGARD TO EXCAVATION, ACCESS, DIRT STOCKPILING, AND BACKFILL. VIOLATION OF SET LIMITS SHALL RESULT IN A FINE OF \$100 PER INCIDENCE AND MAY BE INCREASED BASED ON THE PERCENTAGE OF ROOT ZONE AFFECTED TIMES THE VALUE OF THE TREE ESTABLISHED PRIOR TO CONSTRUCTION. IF MORE THAN 30% OF THE ROOT ZONE IS DAMAGED, THE FINE SHALL BE THE FULL VALUE OF THE TREE.
4. DAMAGE TO THE MAIN TRUNKS OF TREES IS PROHIBITED. DAMAGE NOT PREVIOUSLY APPROVED SHALL RESULT IN A FINE BASED ON THE PERCENTAGE OF THE CIRCUMFERENCE AFFECTED. DAMAGE GREATER THAN 30% OF THE CIRCUMFERENCE OR AFFECTING THE STRUCTURAL INTEGRITY OF THE TREE WILL RESULT IN A FINE EQUAL TO THE FULL APPRAISED VALUE OF THE TREE.
5. LIMB DAMAGE IS PROHIBITED, UNLESS APPROVED PRIOR TO CONSTRUCTION OR AS AUTHORIZED BY THE CITY OF AURORA FORESTRY DIVISION. PRUNING OF AFFECTED BRANCHES SHALL BE DONE PRIOR TO THE START OF CONSTRUCTION. DAMAGED BRANCHES SHALL BE PRUNED WITHIN 10 DAYS OF THE OCCURRENCE UTILIZING INTERNATIONAL SOCIETY OF ARBORICULTURE STANDARDS. UNAUTHORIZED BRANCH DAMAGE OR LOSS CAN RESULT IN A FINE OF \$100 PER BRANCH AS MAY BE DETERMINED BY THE CONSTRUCTION MANAGER OR HIS FORESTRY CONSULTANT.
6. CONCRETE TRUCK WASHOUT AREAS SHALL BE IN DESIGNATED AREAS ONLY. WASHOUT RUNOFF SHALL NOT FLOW INTO OR ACROSS ROOT ZONES OF TREES.
7. TREE PROTECTION MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION AND INSPECTED BY THE CITY OF AURORA FORESTRY DIVISION.



City of Aurora
PARKS & OPEN SPACE DEPARTMENT
Date: August 1, 2006

TREE PROTECTION NOTES
P&OS TP-1.0

UTILITY NOTES

1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE CITY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
2. THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
3. THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HERE IN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.

TREE MITIGATION TABLE

Tree Number	Species	Caliper Inches Removed	Caliper Inches Relocated	Caliper Inches Replaced for Mitigation and/or Amount Paid to "Tree Planting Fund"
#1	Austrian Pine	19"	NA	\$1,950.87
#2	Crab Apple	7"	NA	\$390.81
#3	Crab Apple	4"	NA	\$138.11
#4	Austrian Pine	22"	NA	\$2,615.51
#5	Little Leaf Linden	10"	NA	\$510.36
#6	Austrian Pine	26"	NA	\$3,652.99
#7	Austrian Pine	19"	NA	\$975.44
#8	White Ash	14"	NA	\$0.00
#9	Austrian Pine	26"	NA	\$2,739.74
#10	Austrian Pine	10"	NA	\$1,463.16
#11	Hawthorn	13"	NA	\$1,079.96
#12	Austrian Pine	21"	NA	\$1,191.58
#13	White Ash	10"	NA	\$321.21
#14	Colorado Blue Spruce	14"	NA	\$1,639.85
#15	Hawthorn	7"	NA	\$322.21
Total:				\$18,991.80

CAUTION
UTILITIES EXIST WITHIN CONSTRUCTION LIMITS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THEIR LOCATION PRIOR TO CONSTRUCTION.



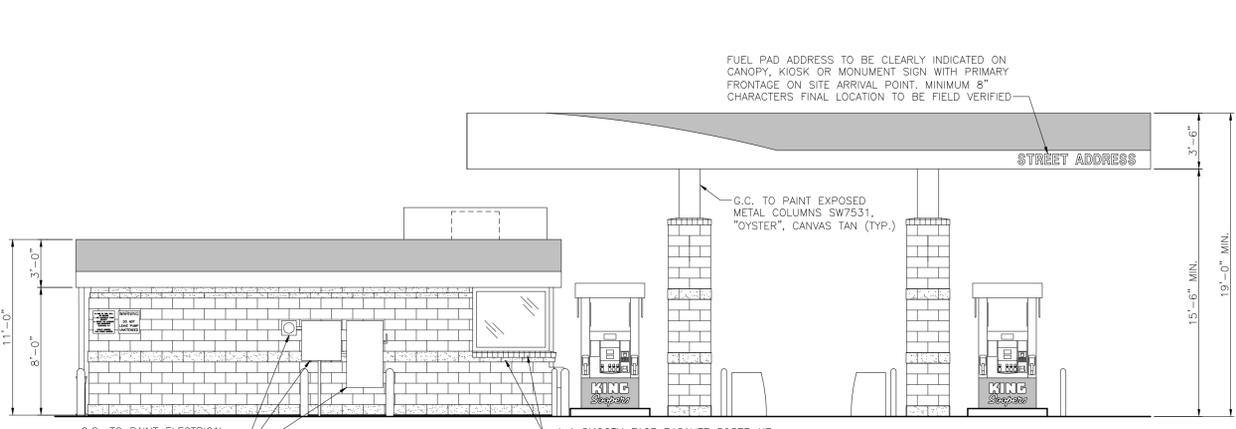
KING SOOPERS FUEL #30 AND CONDITIONAL USE
SITE PLAN
LOT 1, BLOCK 1, FIRST NATIONAL BANK
OF AURORA SUBDIVISION FILING NO. 1

1369 SOUTH HAVANA STREET
AURORA, COLORADO 80012

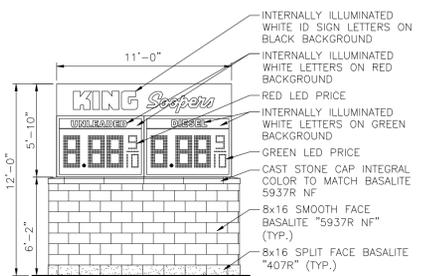
#	Date	Issue / Description	Init.
A	7/16/21	1ST SP SUBMITTAL	JKG
B	9/10/21	2ND SP SUBMITTAL	JKG

Project No:	KSF030
Drawn By:	AH
Checked By:	MDC
Date:	SEPTEMBER 2021

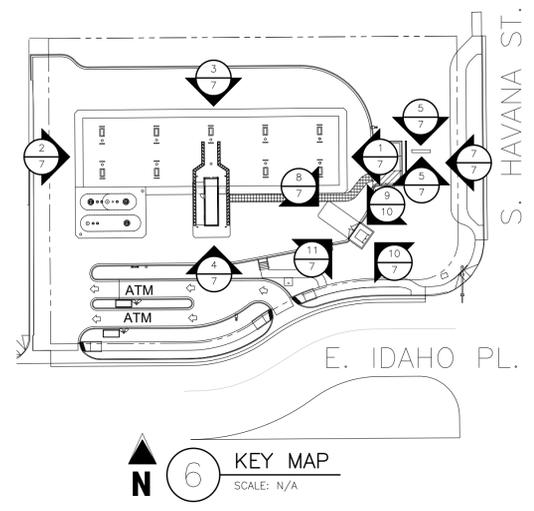
FUEL CENTER B&W ELEVATION



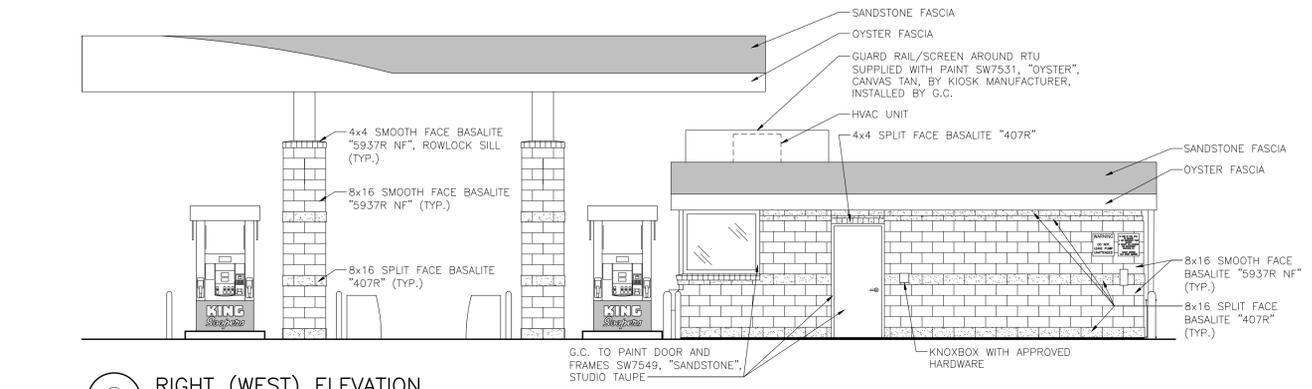
1 LEFT (EAST) ELEVATION
SCALE: 3/16"=1'-0"



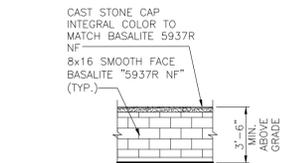
5 MONUMENT SIGN
SCALE: 3/16"=1'-0"



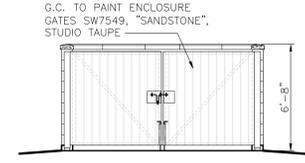
6 KEY MAP
SCALE: N/A



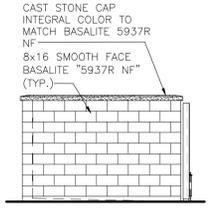
2 RIGHT (WEST) ELEVATION
SCALE: 3/16"=1'-0"



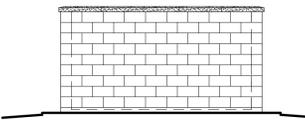
7 SCREEN WALL
SCALE: 3/16"=1'-0"



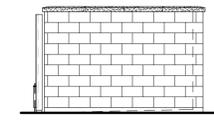
8 FRONT (NORTHWEST) ELEVATION
SCALE: 3/16"=1'-0"



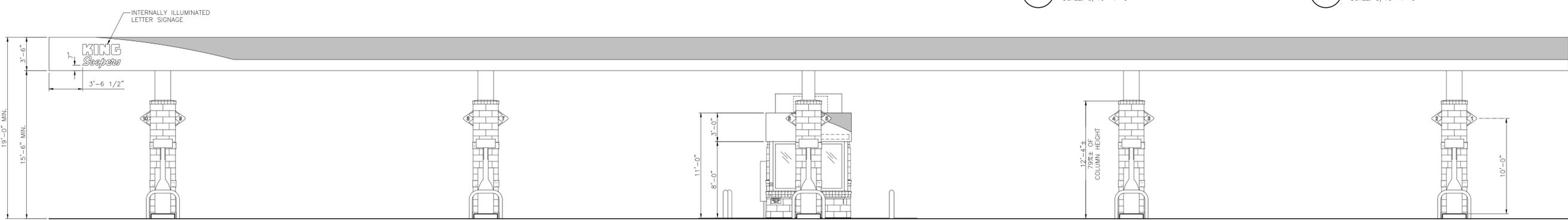
9 LEFT (NORTHEAST) ELEVATION
SCALE: 3/16"=1'-0"



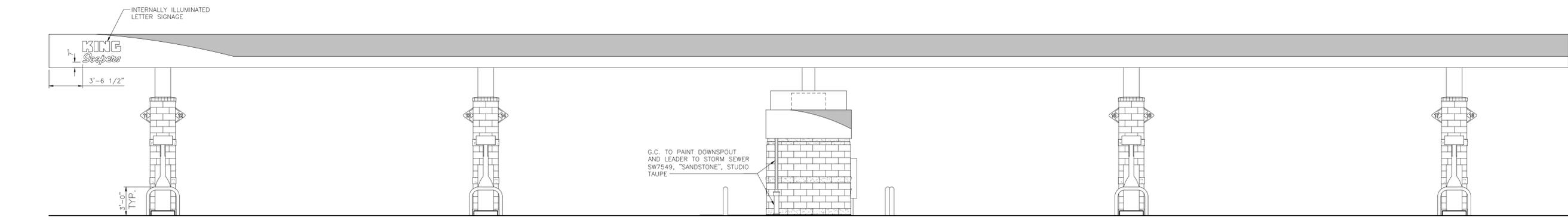
10 REAR (SOUTHEAST) ELEVATION
SCALE: 3/16"=1'-0"



11 RIGHT (SOUTHWEST) ELEVATION
SCALE: 3/16"=1'-0"



3 FRONT (NORTH) ELEVATION
SCALE: 3/16"=1'-0"

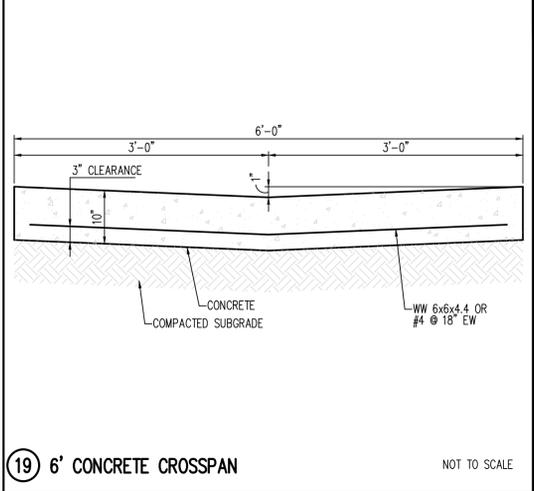
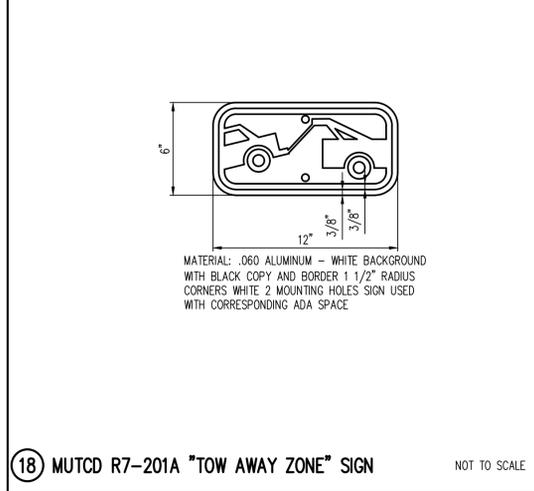
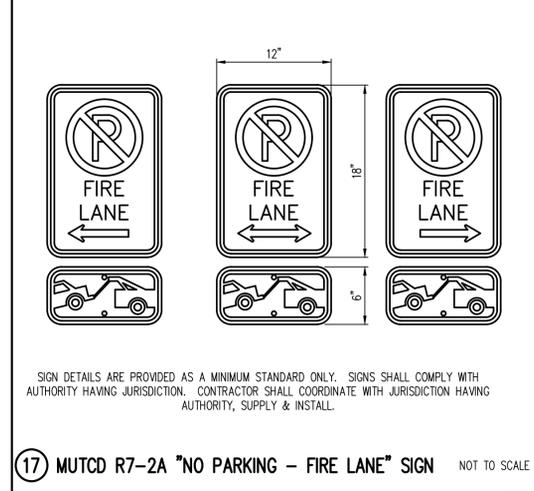
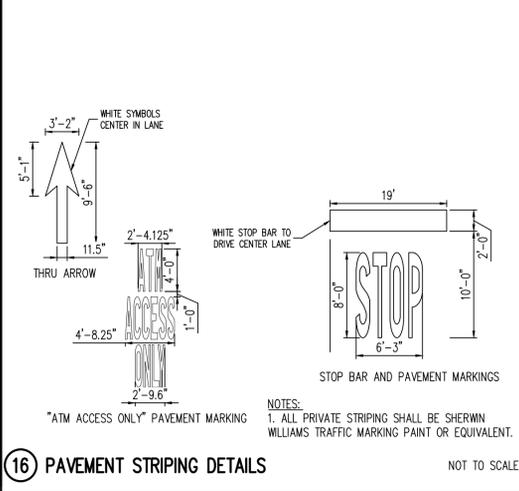
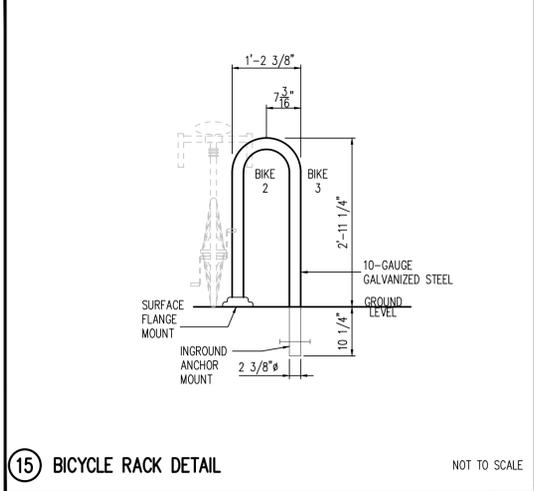
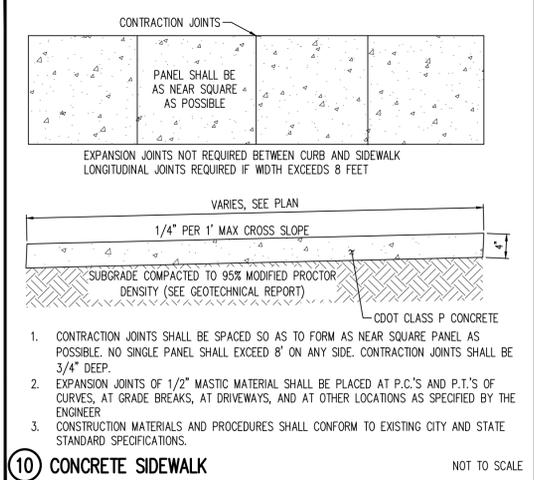
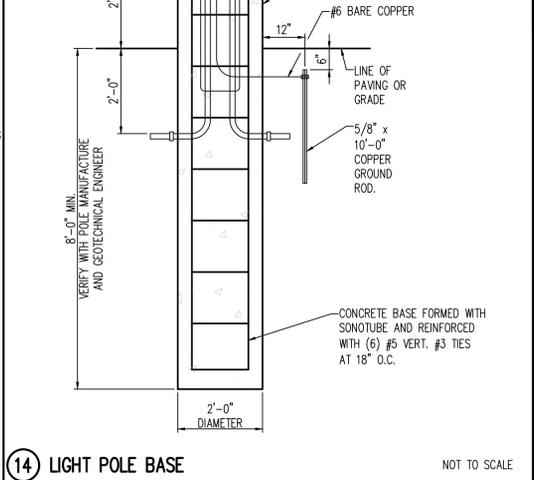
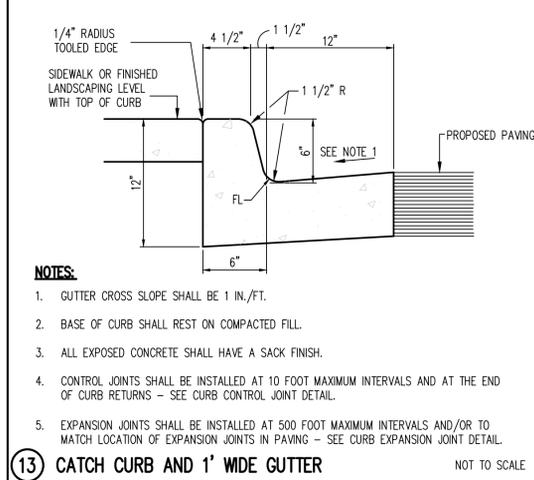
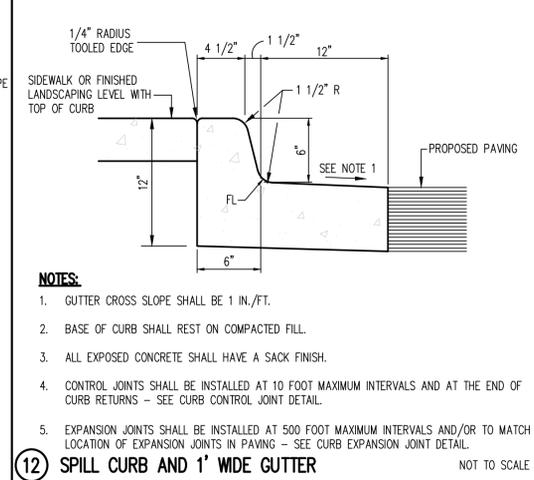
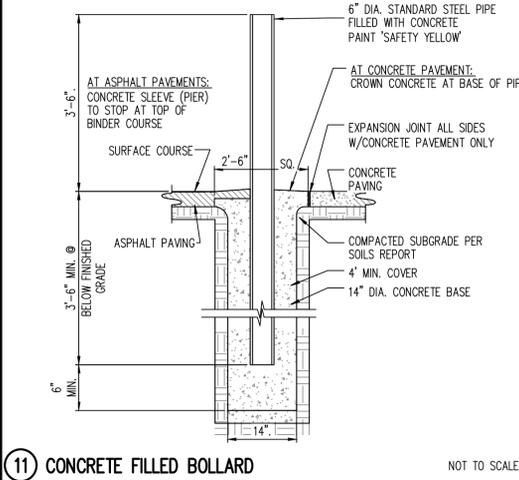
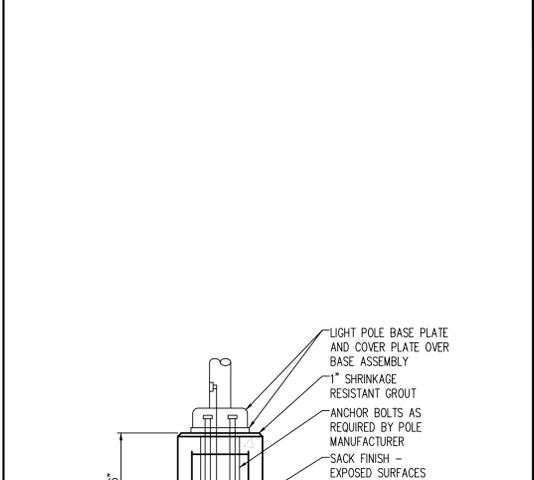
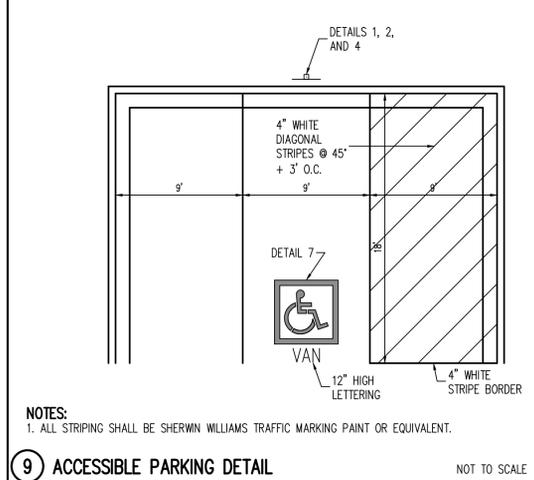
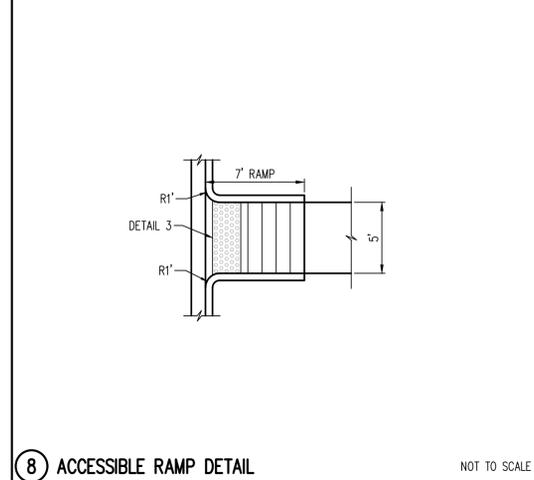
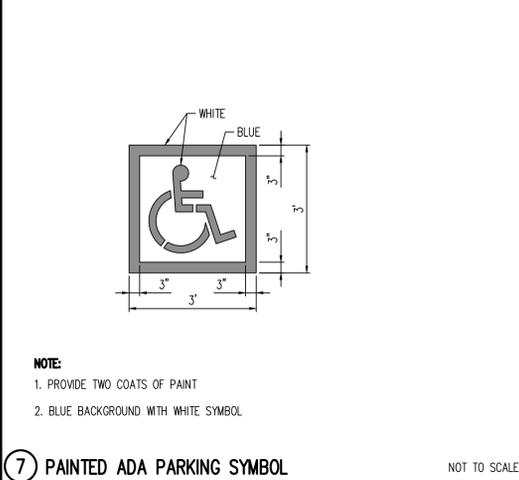
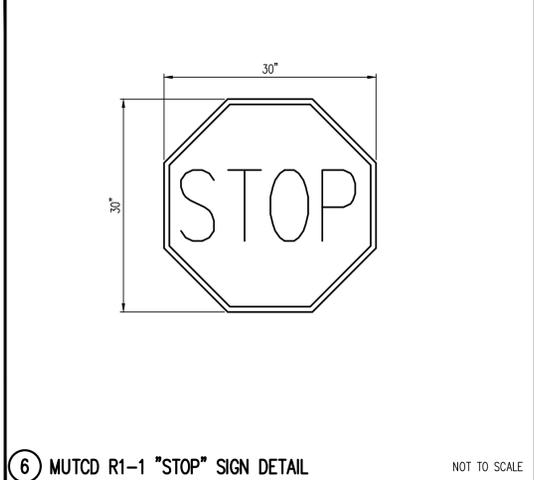
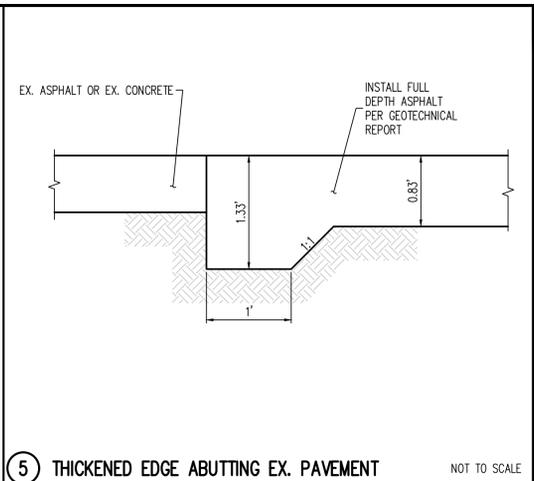
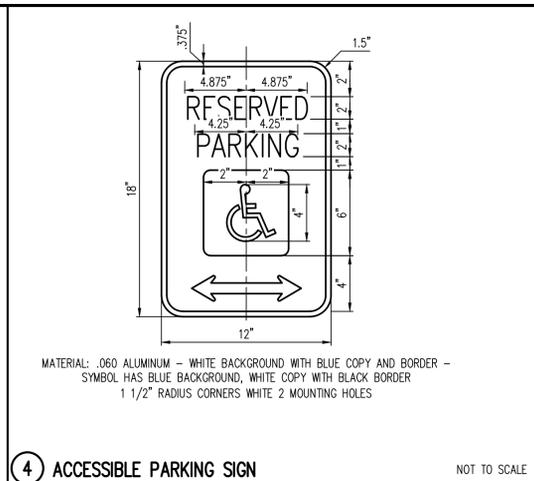
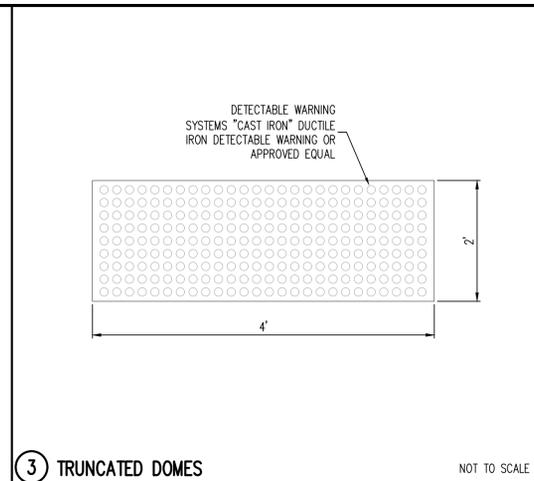
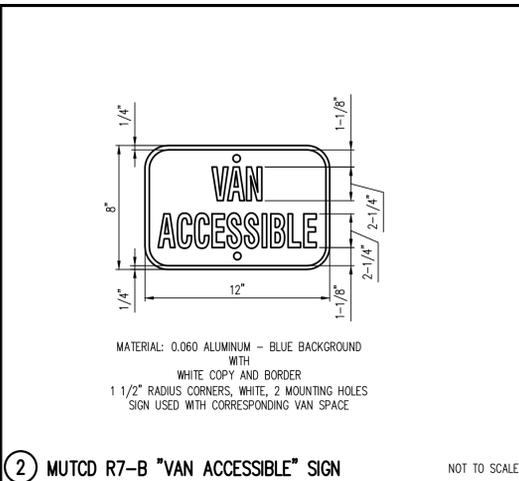
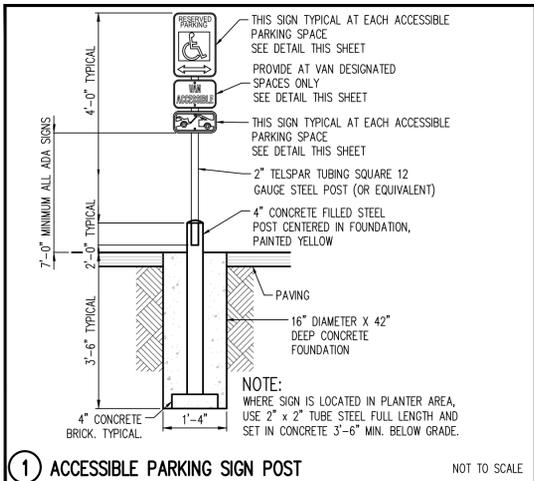


4 REAR (SOUTH) ELEVATION
SCALE: 3/16"=1'-0"

#	Date	Issue / Description	Init.
A	7/16/21	1ST SP SUBMITTAL	JKG
B	9/10/21	2ND SP SUBMITTAL	JKG
C	10/13/21	3RD SP SUBMITTAL	JKG

Project No:	KSF030
Drawn By:	NPK
Checked By:	JKG
Date:	SEPTEMBER 2021

SITE DETAILS





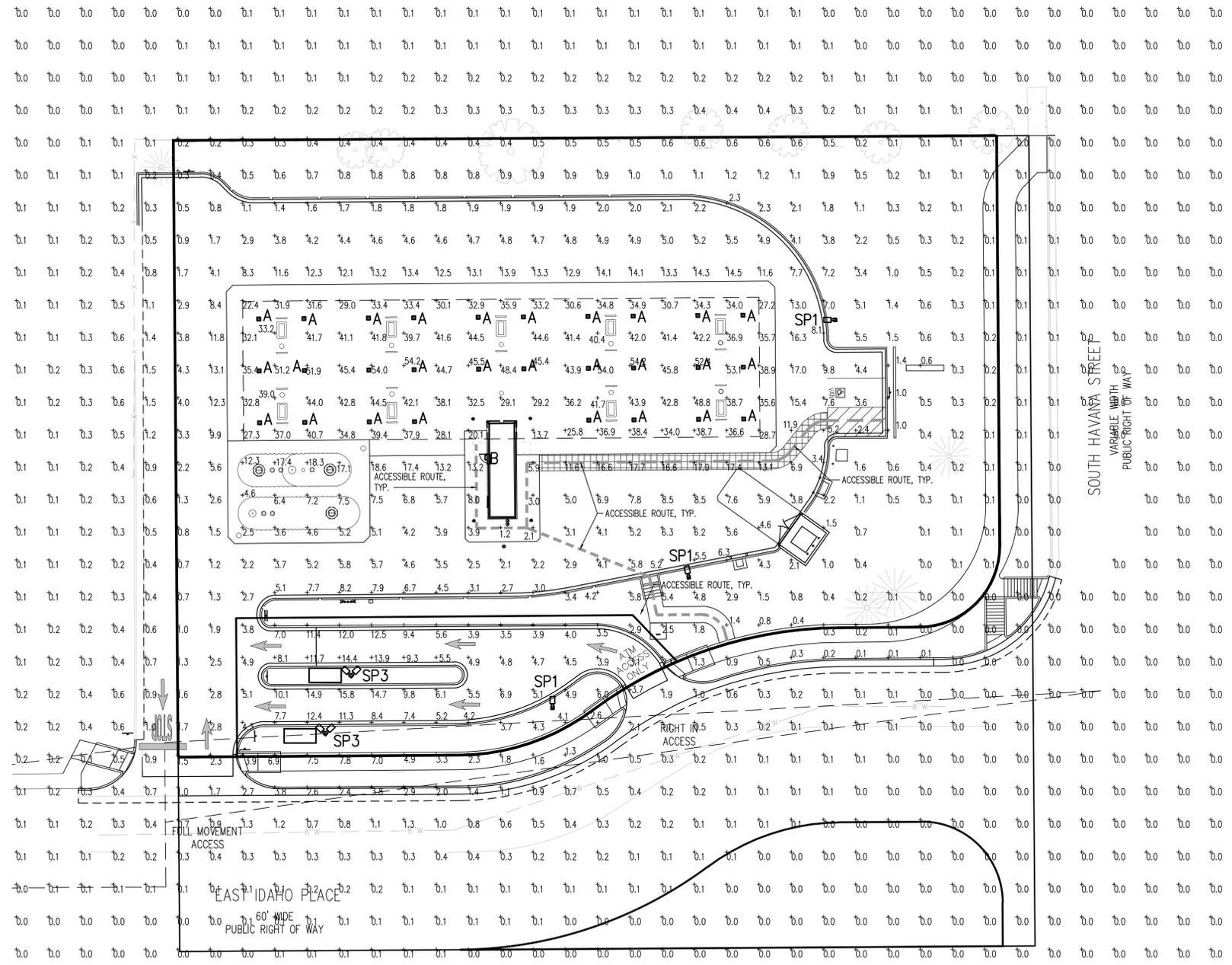
KING SOOPERS FUEL #30 AND CONDITIONAL USE
SITE PLAN
LOT 1, BLOCK 1, FIRST NATIONAL BANK
OF AURORA SUBDIVISION FILING NO. 1

1369 SOUTH HAVANA STREET
AURORA, COLORADO 80012

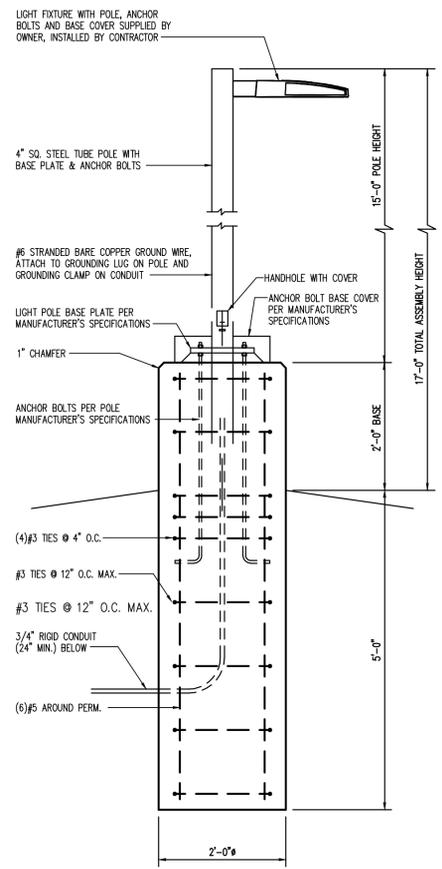
#	Date	Issue / Description	Init.
A	7/16/21	1ST SP SUBMITTAL	JKG
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C	10/13/21	3RD SP SUBMITTAL	JKG

Project No: KSF030
Drawn By: NPK
Checked By: JKG
Date: SEPTEMBER 2021

PHOTOMETRIC SITE PLAN



1 PHOTOMETRIC SITE PLAN
SCALE: 1"=20'-0"



1 AREA LIGHT DETAIL
SCALE: 3/4"=1'-0"

NOTES:
AREA LIGHT FOUNDATION DESIGN IS BASED ON LATEST EDITIONS OF IBC, ASCE 7 AND ACI 318 IN ACCORDANCE WITH THE FOLLOWING ASSUMED MINIMUM CONDITIONS:
• BASIC WIND SPEED: 120 MPH, EXPOSURE C
• SOIL TYPE: CLAY
• CONCRETE: 3000 PSI 28 DAY COMPRESSIVE STRENGTH, AIR ENTRAINED
• REINFORCING: ASTM A615, GRADE 60
LIGHT POLE, BASE PLATE AND ANCHOR BOLTS DESIGNED AND PROVIDED BY THE LIGHT MANUFACTURER, INSTALLED BY GENERAL CONTRACTOR.

LUMINAIRE SCHEDULE						
SYMBOL	QTY	LABEL	LUMENS	LLF	MODEL NUMBER	DESCRIPTION
■	28	A	15410	1.0	SCV-LED-15L-SC-50-WHT	LSI LIGHTING, SCOTTSDALE VERTEX SERIES, 15000 LUMENS, 5000K COLOR TEMPERATURE, LED CANOPY FIXTURE
□	1	B	3874	1.0	IST-AF-600-LED-E1-SL3-BBB-BZ	MCGRAW-EDISON, IMPACT ELITE LED WALL FIXTURE, FLAT LENS, FULL CUTOFF, 600mA DRIVER, TYPE III WITH SPILL CONTROL DISTRIBUTION, 4000K COLOR TEMPERATURE, BRONZE WITH BATTERY BACKUP
□	3	SP1	13140	1.0	PRV-C25-D-UNV-T4-BZ-T4-SA-BZ	COOPER LIGHTING, PREVAL LED AREA LIGHT, FLAT LENS, FULL CUTOFF, C25 LIGHT ENGINE, TYPE IV DISTRIBUTION, 4000K COLOR TEMPERATURE, BRONZE
□	2	SP3	13140	1.0	PRV-C25-D-UNV-T4-BZ-T4-SA-BZ	COOPER LIGHTING, PREVAL LED AREA LIGHT, FLAT LENS, FULL CUTOFF, C25 LIGHT ENGINE, TYPE IV DISTRIBUTION, DOUBLE HEAD AT 45°, 4000K COLOR TEMPERATURE, BRONZE

CALCULATION SUMMARY				
LABEL	UNITS	AVG	MAX	MIN
ACCESSIBLE ROUTE	FC	7.80	17.9	1.2

GENERAL NOTE:
ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006-AGENS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL: THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL, AND CONTINUING TO THE "PUBLIC WAY."

