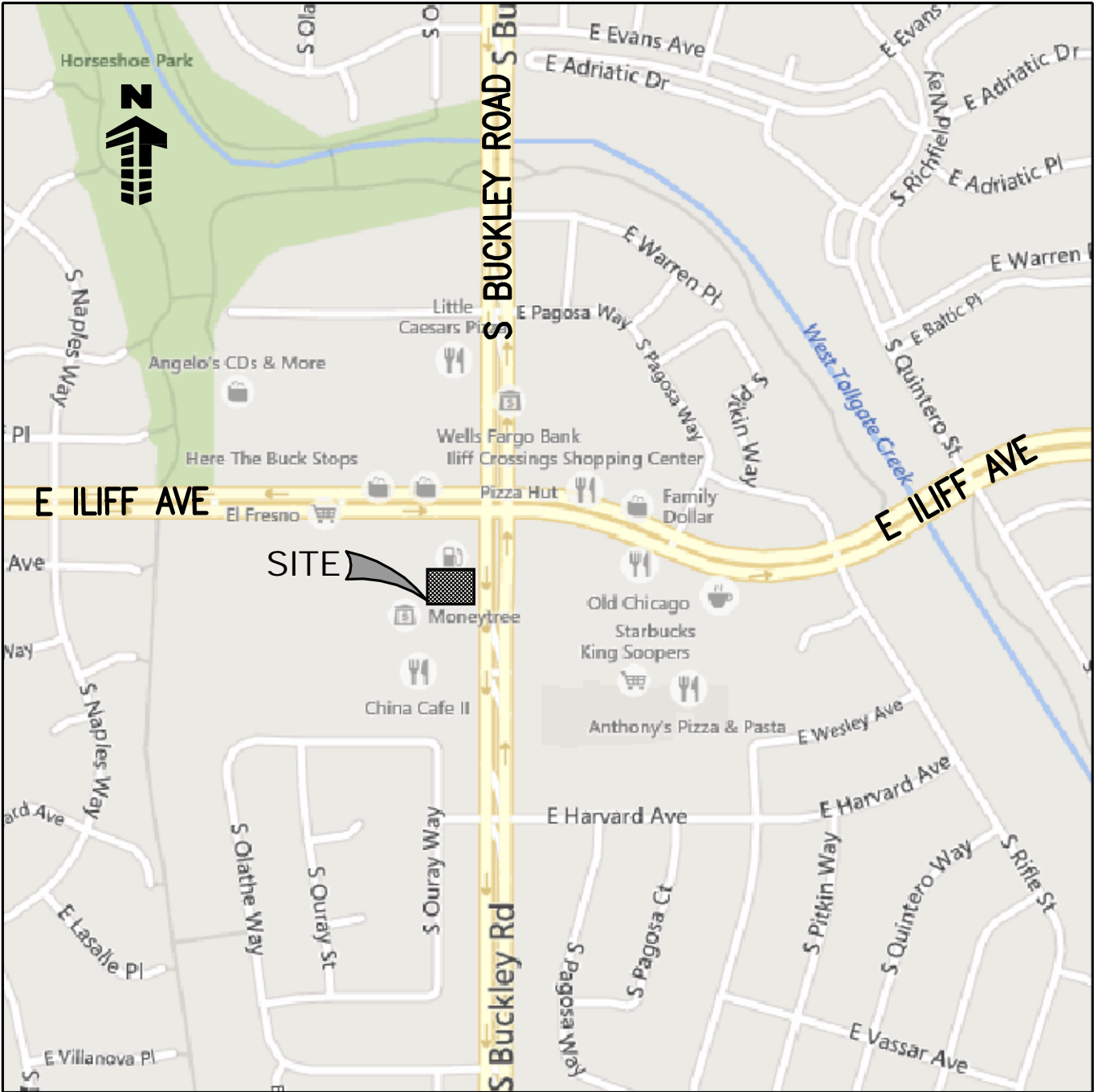


GENERAL NOTES:

1. 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.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. 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."
4. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. AT LEAST 60% OF THE PUBLIC BUILDING ENTRANCES SHALL BE ACCESSIBLE. 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 2006 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117.1-2003. THE DEVELOPER, OWNER AND ASSIGNS ARE RESPONSIBLE FOR COMPLYING WITH THE FEDERALLY MANDATED REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA), AND AS SUCH, THE CITY OF AURORA DOES NOT ENFORCE OF THESE LAWS.
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
6. 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.
7. ALL CROSSINGS AND ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION SYSTEMS OR PRIVATE UTILITIES.
8. 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.
9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII - NUMBERING OF BUILDING.
10. ROOF-MOUNTED EQUIPMENT SCREENING - ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREE-STANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
11. 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.
12. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
13. 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 PLAT 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.
14. 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.
15. ALL REPRESENTATIONS AND COMMITMENTS MADE BY THE APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
16. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC. ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
17. NO DISPENSING OR DELIVERY OF FLAMMABLE OR COMBUSTIBLE LIQUIDS WILL BE PERMITTED WITHIN 500 FEET OF ANY E, I, AND R-4 OCCUPANCY. THIS DISTANCE SHALL BE MEASURED FROM THE NEAREST ACTIVITY AREA OF THE USE, SUCH AS A PLAYGROUND OR RECREATION AREA. THIS RESTRICTION SHALL NOT APPLY TO NORMAL SCHEDULED DELIVERY OF COMBUSTIBLE FUEL INTO APPROVED TANKS USED FOR HEATING OR THE OPERATION OF EMERGENCY ELECTRICAL GENERATING EQUIPMENT, PROVIDED SUCH DELIVERY IS MADE IN ACCORDANCE WITH APPROVED DISPENSING PRACTICES WITH REGARD TO PUBLIC SAFETY.
18. IT IS THE RESPONSIBILITY OF THE APPLICANT OR THEIR DESIGNATED REPRESENTATIVE TO FIELD VERIFY THAT THERE IS NOT A STATE LICENSED DAY CARE FACILITY, E, R-4 OR I OCCUPANCIES WITHIN 500' OF ANY FUEL DISPENSING STATION.
19. THE 2009 INTERNATIONAL FIRE CODE, APPENDIX J AND CITY OF AURORA CODE, CHAPTER 66-38 FIRE PREVENTION REGULATIONS, REQUIRE ALL BUILDING TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE. AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE NOTIFIED BY A BUILDING DIVISION LIFE SAFETY INSPECTOR AS TO WHETHER THE STRUCTURE HAS 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 AN INDEPENDENT THIRD PARTY RADIO STUDY FOR THE ENTIRE BUILDING AT THE OWNER OR DEVELOPERS EXPENSE. WHERE AN EMERGENCY RESPONDER RADIO COVERAGE SYSTEM IS REQUIRED, A DESIGNATED CONTRACTOR SHALL SUBMIT PLANS TO THE BUILDING DIVISION TO OBTAIN A BUILDING PERMIT PRIOR TO INSTALLATION.



VICINITY MAP
NOT TO SCALE

SHEET NUMBER	DESCRIPTION
1 of 7	COVER SHEET
2 of 7	DEMOLITION PLAN
3 of 7	SITE PLAN
4 of 7	LANDSCAPE PLAN
5 of 7	PHOTOMETRIC PLAN
6 of 7	PHOTOMETRIC DETAILS
7 of 7	CANOPY ELEVATIONS
8 of 8	TRASH ENCLOSURE PLAN & DETAILS

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SE 1/4 OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN BEARING S00°19'01"E AS REFERENCED ON THE CITY OF AURORA HORIZONTAL CONTROL NETWORK AND BOUNDED BY THE MONUMENTS SHOWN HEREON.

BENCHMARK

BENCHMARK: CITY OF AURORA BM #4566285W002 - CHISELED SQUARE TOP CURB AT EAST PCR NORTHEAST CORNER OF EAST ILIFF AVENUE & SOUTH BUCKLEY ROAD. ELEVATION: 5549.165 FEET (NAVD 1988 DATUM)

LEGAL DESCRIPTION (AS SURVEYED)

A PARCEL OF LAND SITUATED IN THE SE ¼ OF SECTION 29, T.4S., R.66W., OF THE 6TH P.M., BEING A PART OF LOT 2, BLOCK 1, BUCKEYE SUBDIVISION FILING NO. 1, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST ¼ CORNER OF SAID SECTION 29; THENCE S00°19'01"E ALONG THE EAST LINE OF THE SE ¼ OF SAID SECTION 29 A DISTANCE OF 704.91 FEET; THENCE S89°40'59"W A DISTANCE OF 55.00 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, BUCKEYE 66 SUBDIVISION FILING NO. 1, SAID POINT LYING ON THE WESTERLY R.O.W. LINE OF SOUTH BUCKLEY ROAD AND BEING THE POINT OF BEGINNING; THENCE S00°19'01"E ALONG SAID WESTERLY R.O.W. LINE A DISTANCE OF 150.71 FEET; THENCE S89°29'41"W A DISTANCE OF 150.14 FEET; THENCE N00°15'37"W A DISTANCE OF 151.20 FEET TO THE SOUTH LINE OF SAID LOT 1, BLOCK 1, BUCKEYE 66 SUBDIVISION FILING NO. 1; THENCE N89°40'59"E ALONG SAID SOUTH LINE A DISTANCE OF 149.99 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS (22,653 SQUARE FEET) 0.5200 ACRES.

CONDITIONAL USES

- 1) FUELING STATION PCZD-COMM
2) 24 HOUR USE

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

APPLICANT

KING SOOPERS, DIVISION OF DILLON COMPANIES
65 TEJON STREET
DENVER, COLORADO 80223
PHONE: (303) 698-3636
FAX: (303) 778-3349
ATTN: DAVE SEAGRAVES

OWNER

ARROW L.L.C., A COLORADO LIMITED LIABILITY COMPANY
18555 E SMOKY HILL ROAD UNIT 461622
AURORA, CO 80015-9998

ENGINEER/ARCHITECT/ENTITLEMENT

GALLOWAY & COMPANY INC.
6162 S. WILLOW DRIVE, SUITE 320
GREENWOOD VILLAGE, COLORADO 80111
PHONE: (303) 770-8884
FAX: (303) 770-3636
ATTN: MATT DUHAIME
EMAIL: MATTDUHAIME@GALLOWAYUS.COM

LANDSCAPE ARCHITECT

GALLOWAY & COMPANY INC.
6162 S. WILLOW DRIVE, SUITE 320
GREENWOOD VILLAGE, COLORADO 80111
PHONE: (303) 770-8884
FAX: (303) 770-3636
ATTN: JOE WILSON

SUBMIT TO PLANNING

INITIAL:

REVISED:

SHEET INDEX:

Please upload
New Sheet 8 of 8.
SITE DATA

TOTAL DISTURBED AREA	22,653 S.F. (0.52 ACRES)
GROSS AREA	180 S.F. (KIOSK), 3,956 S.F. (CANOPY)
NUMBER OF BUILDINGS	2
CONSTRUCTION TYPE	IIB
OCCUPANCY CLASSIFICATION	M
NUMBER OF STORIES	1
MAX HEIGHT OF BUILDING	19' (CANOPY), 11' (KIOSK)
BUILDING COVERAGE	3,956 S.F. CANOPY, 180 S.F. KIOSK (11%)
HARD SURFACE AREA	18,296 S.F. (81.0%)
LANDSCAPE AREA	4,356 S.F. (19.0%)
PRESENT ZONING CLASS.	PCZD
PROPOSED USES	AUTOMOTIVE FUELING FACILITY
PERMITTED MAX. NUMBER OF SIGNS	5
SIGNAGE - CANOPY	
EAST ELEVATION	2
WEST ELEVATION	1
NORTH ELEVATION	1
SOUTH ELEVATION	2
MONUMENT SIGN	29.5 S.F. EACH SIDE (59.1 S.F. TOTAL)
TOTAL SIGN AREA	146 S.F.
TOTAL NUMBER OF SIGNS	5
BIKE PARKING REQUIRED	4
BIKE PARKING PROVIDED	4
PARKING SPACES REQUIRED	1
STANDARD PARKING SPACES PROVIDED (BK. 2762 PAGE. 286 DECLARATION OF COVENANTS)	1
HANDICAP SPACES REQUIRED	1
HANDICAP SPACES PROVIDED (ALL FUEL ISLANDS ARE ICC/ANSI A117.1 COMPLIANT)	1 VAN ACCESSIBLE

AMENDMENTS:

AFFIDAVIT:

KING SOOPERS FUELING FACILITY #49
(OFFICIAL PROJECT NAME)

LEGAL DESCRIPTION A PART OF LOT 2, BLOCK 1, BUCKEYE SUBDIVISION FILING NO. 1

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 THEREOF, _____ HAS CAUSED THESE PRESENTS TO BE
(CORPORATION, COMPANY, INDIVIDUAL)

EXECUTED THIS ____ DAY OF _____ AD ____

BY: _____ CORPORATE SEAL
(PRINCIPAL OR OWNERS)

NOTARIAL:

STATE OF COLORADO)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____

AD 20____ BY _____
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC NOTARY SEAL

MY COMMISSION EXPIRES _____ NOTARY/BUSINESS. ADDRESS:

CITY OF AURORA APPROVALS:

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____
CHAIRPERSON

CITY COUNCIL: _____ DATE: _____
MAYOR

ATTEST: _____ DATE: _____
CITY CLERK

DATABASE APPROVAL DATE: _____

RECORDERS CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____ COUNTY,

COLORADO AT _____ O'CLOCK _____ M, THIS ____ DAY OF ____ AD, ____

CLERK AND RECORDER: _____ DEPUTY: _____

USE SEPARATION NOTE:

NO PUBLIC, PRIVATE, OR PAROCHIAL SCHOOLS; DAY CARE CENTERS; NURSERY SCHOOLS; HOSPITALS; NURSING HOMES; LIVE-IN CENTERS; OR HOMES FOR THE PHYSICALLY OR MENTALLY HANDICAPPED ARE LOCATED WITHIN 500 FEET OF THE FUELING DISPENSERS. THIS DISTANCE IS MEASURED FROM THE NEAREST TRANSFER POINT OF THE FUEL TO THE NEAREST PORTION OF THE BUILDING HOUSING THE USES MENTIONED HEREIN. (AURORA CODE 1240(A) 1,2)

DES. BY	DATE	DRAWN BY	DATE
ER	MAR. 7, 2017		
REVISION	NO.	REVISION	DATE
MINOR AMENDMENT- TRASH ENCLOSURE ADDITION			

Galloway
Planning, Architecture, Engineering
6162 South Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884
www.gallowayus.com

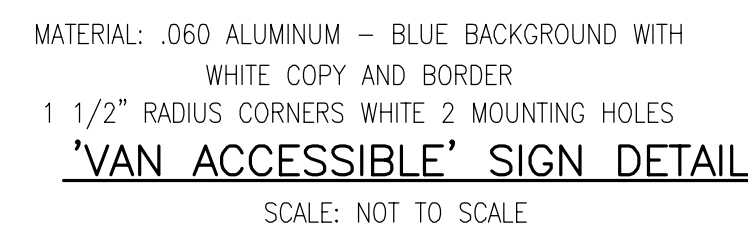
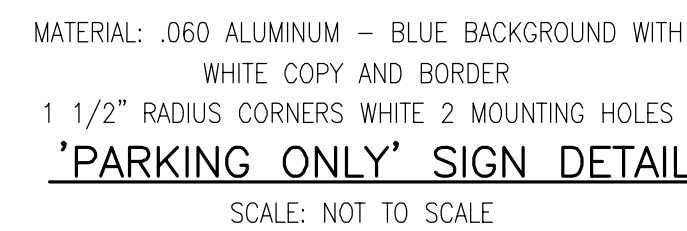
King Soopers
Supermarket
65 Tejon Street
Aurora, CO 80015
303.770.8884
Fax: (303) 871-9262

KING SOOPERS
FUELING FACILITY #49
SITE PLAN AND CONDITIONAL USE

2351 SOUTH BUCKLEY ROAD
AURORA, COLORADO

Project No: KSF000049
Sheet Scale: N/A
Designed By: MFD
Drawn By: JAR
Date: MARCH 1, 2015
Disk File: KSF049_P_01-Cover

COVER SHEET



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.









Ramp should be directional per latest COA standards



add stop bar and
stop signs
(consistent with
north side)



- | | | | |
|-------|---------------------------------|---|---------------------------------|
| ————— | 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 | | |
| | LIMITS OF DISTURBANCE | | EXISTING STREET LIGHT |
| | |  | PROPOSED ELECTRICAL TRANSFORMER |

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

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

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

- 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 6" 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'-8"x11'-0" TRASH ENCLOSURE WITH CONCRETE CURB (SEE DETAIL, SHEET 8 of 8)

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

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF THE SURVEY. IT IS TO BE UNDERSTOOD AN ENGINEER'S RESPONSIBILITY 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 AN ALTERNATIVE METHOD. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

811

Know what's **below**.
Call before you dig.



No.	REVISION	DES. BY	DRAWN BY	DATE
△	MINOR AMENDMENT— TRASH ENCLOSURE ADDITION	PAB	ER	MAR. 7, 2017

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Petroleum
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Fax: (303) 871-9262

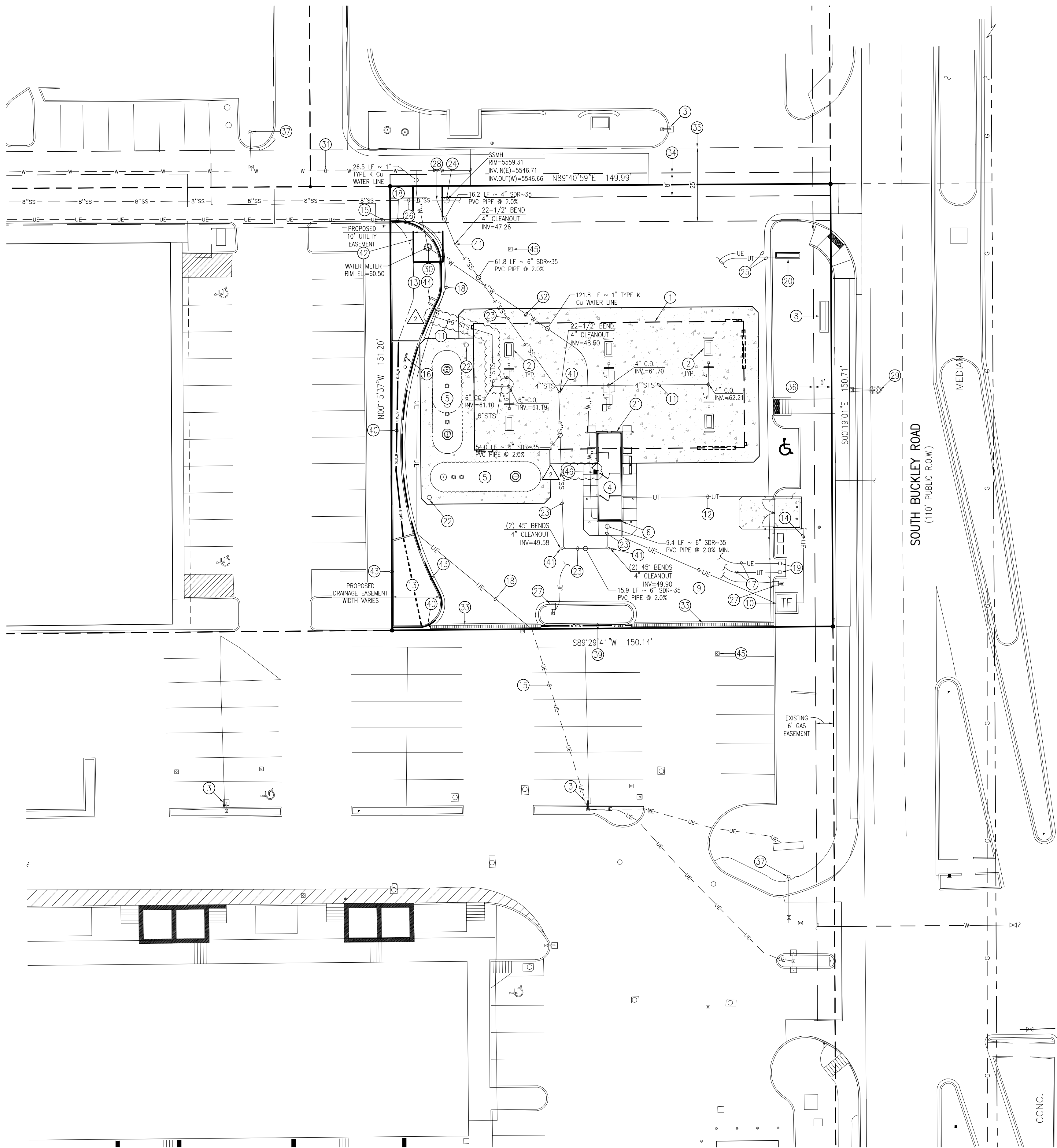
**KING SOOPERS
FUELING FACILITY #49
SITE PLAN AND CONDITIONAL USE**

2351 SOUTH BUCKLEY ROAD
AURORA, COLORADO

Project No:	KSF000049
Sheet Scale:	1" = 20'
Designed By:	ZMR
Drawn By:	SEF
Date:	MARCH 2, 2015
Disk File:	KSF049_P_04-Site

SITE PLAN

3 of 8

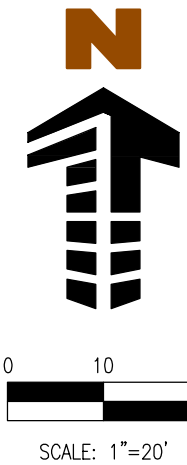


SITE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- EASEMENT BOUNDARY LINE

UTILITY LEGEND

- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER (LESS THAN 12")
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRICAL
- PROPOSED UNDERGROUND ELECTRICAL
- EXISTING UNDERGROUND TELEPHONE
- PROPOSED UNDERGROUND TELEPHONE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- WATER LINE KICK BLOCK LOCATION
- EXISTING ELECTRICAL BOX
- PROPOSED ELECTRICAL TRANSFORMER
- PROPOSED SITE LIGHT
- EXISTING WATER METER
- PROPOSED WATER METER
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING MANHOLE
- EXISTING IRRIGATION VALVE
- EXISTING VALVE
- EXISTING MONITORING WELL



WATER AND WASTE SERVICE CALCULATIONS
FIXTURE TABLE

FIXTURE TYPE	NO.	WASTE		COLD WATER		HOT WATER		TOTAL	
		FU	TOTAL	FU	TOTAL	FU	TOTAL	FU	TOTAL
HOSE REEL	1	0	0	0	0	1	0	0	1
LAVATORY (PRIVATE)	1	0	0	0.5	0.5	0.5	0.5	1	1
FLOOR DRAIN	1	1	1	0	0	0	0	0	0
WATER CLOSET, 1.28 GPF FV	1	1	1	0	0	0	0	0	0
TOTAL FIXTURE UNITS		2	2	1.5	1.5	0.5	0.5	2	2

METER SIZE REQUIRED: 3/4"

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONS PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO EXHIBIT IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

NOTE: MAINTAIN MINIMUM 18" VERTICAL AND 10" HORIZONTAL SEPARATION BETWEEN POTABLE WATERLINE AND STORM OR SANITARY SEWERS AND LATERALS. A 12" VERTICAL CLEARANCE MUST BE MAINTAINED BETWEEN IRRIGATION LINES.

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

NOTE: LENGTHS OF STORM/SANITARY SEWER ARE THE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. THEREFORE, LENGTHS SHOWN ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND STRUCTURE WIDTHS.

NOTE: CONTRACTOR TO PLACE IDENTIFICATION RIBBON ABOVE THE CENTER LINE OF ALL PVC PIPE. TAPE IS TO BE PLACED 18" ABOVE PIPE. CONTRACTOR TO ALSO ADHERE #12 TRACER WIRE ON TOP OF ALL PVC PIPE.

NOTE: CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.

BENCHMARK

BENCHMARK: CITY OF AURORA BM #456628W002 -CHISELED SQUARE TOP CURB AT EAST FOR NORTHEAST CORNER OF EAST ILLIFF AVENUE & SOUTH BUCKLEY ROAD. ELEVATION: 5549.165 FEET (NAVD 1988 DATUM)

CAUTION - NOTICE TO CONTRACTOR

- 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.
- 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.

UTILITY SCHEDULE

- PROPOSED 43'-0" WIDE x 92'-0" LONG CANOPY (396 SF)
- PROPOSED MULTIPLE PRODUCT DISPENSER (TYP. 5)
- EXISTING SITE LIGHT TO REMAIN
- PROPOSED KIOSK WITH RESTROOM (271 SF)
- 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)
- PROPOSED ELECTRICAL METER AND SWITCHGEAR PAINTED TO MATCH KIOSK
- PROPOSED UNDERGROUND ELECTRIC WITH 2" CONDUIT BY GC
- EXISTING UNDERGROUND ELECTRIC CABINET TO REMAIN
- PROPOSED UNDERGROUND ELECTRICAL LINE WITH 4" CONDUIT TO CONNECT FROM TRANSFORMER TO KIOSK
- PROPOSED ELECTRICAL TRANSFORMER BY XCEL ENERGY
- PROPOSED PVC CANOPY ROOF DRAIN TO WATER QUALITY POND, SIZE AS NOTED. SLOPE AT 1/4" PER FOOT MINIMUM
- PROPOSED 4" SCH 40 PVC CONDUIT FOR UNDERGROUND TELEPHONE LINE FROM KIOSK TO R.O.W. BY GC
- PROPOSED WATER QUALITY POND
- PROPOSED UNDERGROUND ELECTRICAL BY XCEL
- EXISTING UNDERGROUND ELECTRICAL TO REMAIN
- PROPOSED TANK VENT RISER. INSTALL OVERFILL ALARM STROBE AND ACKNOWLEDGEMENT SWITCH ON VENT RISER PIPE. LOCATE TO PROVIDE UNOBSTRUCTED VIEW FOR DELIVERY VEHICLE OPERATOR
- PROPOSED UNDERGROUND 2-3/4" SCH 40 PVC CONDUIT FOR CONNECTION FROM KIOSK TO PAYPHONE AND COMPRESSOR
- PROPOSED REROUTED ELECTRICAL LINE
- PROPOSED PAYPHONE AND AIR COMPRESSOR (SEE DETAIL SHEET A3.0)
- PROPOSED INTERNALLY ILLUMINATED MONUMENT SIGN
- PROPOSED EMERGENCY SHUT-OFF SWITCH MOUNTED ON KIOSK, WITH DISTINCTLY LABELED SIGN READING- "EMERGENCY FUEL SHUTDOWN DEVICE"
- PROPOSED TANK MONITORING WELL
- PROPOSED 4" SDR-35 PVC SANITARY SEWER SERVICE. SLOPE AT 1/4" PER FOOT MINIMUM
- EXISTING SANITARY SEWER MANHOLE TO REMAIN
- PROPOSED 2-3/4" SCH 40 PVC CONDUITS WITH PULL STRINGS TO KIOSK, & 1 FOR AC FOR COMMUNICATION
- EXISTING 8" VCP SANITARY SEWER MAIN TO REMAIN
- PROPOSED SITE LIGHT BY GC (SEE DETAIL SHEET C4.2)
- PROPOSED 4" SANITARY SEWER SERVICE "TEE" (SEE SANITARY SEWER SERVICE DETAIL 300-CITY OF AURORA DETAILS)
- EXISTING STREET LIGHT TO REMAIN
- RELOCATED 1" WATER METER AND NEW METER PIT AND LID PER CITY OF AURORA STANDARDS
- EXISTING 6" DIP WATER LINE TO REMAIN
- PROPOSED 1" TYPE K CU WATER LINE WITH 1"-3/4" REDUCER AT BUILDING
- PROPOSED 12" CAST IRON TRENCH DRAIN (SEE DETAIL SHEET C1.2)
- EXISTING 8" UTILITY EASEMENT TO REMAIN
- EXISTING 25' FIRE LANE EASEMENT TO REMAIN
- EXISTING 6' P.S.O. EASEMENT TO REMAIN
- EXISTING FIRE HYDRANT TO REMAIN
- EXISTING 8" UTILITY EASEMENT TO REMAIN
- PROPOSED 6" DIA PVC STORM PIPE BETWEEN TRENCH DRAINS
- PROPOSED 6" DIA PVC STORM DRAIN
- PROPOSED SANITARY SEWER CLEANOUT WITH TRAFFIC RATED LID
- PROPOSED 10' WIDE WATER METER EASEMENT BY SEPARATE DOCUMENT
- PROPOSED DRAINAGE EASEMENT FOR POND BY SEPARATE DOCUMENT
- PROPOSED 18" CURB OPENING (SEE DETAIL SHEET C1.2)
- EXISTING MONITORING WELL TO REMAIN
- PROPOSED KNOX BOX PER FIRE AUTHORITY REQUIREMENTS

CITY OF AURORA UTILITY PLAN NOTES

- ALL MATERIALS, WORKMANSHIP, CONSTRUCTION DETAILS, AND TESTING FOR THE WATER LINE CONSTRUCTION SHALL CONFORM TO STANDARDS AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER AND STORM DRAINAGE INFRASTRUCTURE. LATEST REVISION AS SET FORTH BY THE CITY OF AURORA WATER DEPARTMENT. LATEST REVISION.
- ALL FIRE HYDRANTS SHALL BE LOCATED NOT LESS THAN THREE FEET - SIX INCHES (3' - 6") AND NOT MORE THAN 8 FEET FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT AND BE UNOBSTRUCTED ON THE STREET SIDE. MINIMUM CLEARANCE ON ALL OTHER SIDES SHALL BE 5 FEET. FIRE HYDRANTS MUST BE GRADE STAKED IN THE FIELD. FIRE HYDRANTS ARE NOT ALLOWED IN SIDEWALKS.
- ALL FIRE HYDRANTS MUST BE GRADE STAKED IN THE FIELD WHENEVER CURB AND GUTTER HAS NOT BEEN INSTALLED.
- ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
- WATER MAIN RESTRAINT SHALL BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER AND STORM DRAINAGE INFRASTRUCTURE. LATEST REVISION. MEGALUGS OR UNI-FLANGE MAY BE USED IN PLACE OF RODS AND CLAMPS.
- WATER LINE VALVES ARE NOT ALLOWED IN CROSS PANS.
- ALL WATER METERS, WATER SERVICE LINES AND SANITARY SEWER SERVICE LINES ARE NOT ALLOWED IN OR UNDER DRIVEWAYS.
- ALL SANITARY SERVICE LINES SHALL BE TEES OFF OF MAINS. WYES SHALL BE USED FOR LOTS AT BACK OF SUL-DE-SACS.
- WATER PRESSURE ZONE 3, ZERO (0) PSI @ ELEVATION 5720 FT. STATIC. A PRESSURE REDUCING VALVE (PRV) IS REQUIRED WHEN THE PRESSURE AT THE UNIT IS GREATER THAN (80) PSI. PRV'S ARE NOT ALLOWED IN CITY OF AURORA OWNED AND MAINTAINED METER PITS.
- ADJUST ALL MANHOLES, FIRE HYDRANTS, AND VALVE BOXES TO GRADE PER AURORA WATER STANDARDS AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER AND STORM SEWER INFRASTRUCTURE. LATEST REVISION, AS NECESSARY.
- ALL FIRE LINES AND COMMERCIAL WATER SERVICE LINES REQUIRE REDUCED PRESSURE BACK FLOW ASSEMBLY OR DOUBLE CHECK VALVES AS REQUIRED BY THE CITY OF AURORA WATER DEPARTMENT. CONTACT WATER SERVICES AT (303) 328-8114 OR (303) 328-8129 FOR INSPECTION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THE CONTRACTOR SHALL CONTACT AURORA WATER ENGINEERING AT (303) 739-7300 FOR INSPECTION OF ANY REQUIRED GREASE TRAPS OR SAND/OIL INTERCEPTORS PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- THE CONTRACTOR SHALL CONTACT THE AURORA WATER INSPECTION LINE AT (303) 739-7385 AT LEAST 24 HOURS IN ADVANCE OF COMMENCING CONSTRUCTION OF ANY WET UTILITY TO SCHEDULE INSPECTIONS.
- TOTAL BUILDING SURFACE AREA = 4,115 S.F. TOTAL HARD SURFACE= 11,051 S.F.
- ALL STORM SEWERS AND DETENTION POND AREAS ARE PRIVATE.

DES. BY	DRAWN BY	DATE
MFD	MFD	JUL 31, 2015
ER	ER	NOV. 11, 2015

REVISION	NO.	DESCRIPTION
1	1	BID ADDENDUM #1
2	2	CONSTRUCTION ADDENDUM #1

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KING SOOPERS FUELING FACILITY #49

2351 SOUTH BUCKLEY ROAD
SVC BUCKLEY ROAD AND ILLIFF AVENUE
AURORA, COLORADO

Project No:	KSFD00049
Sheet Scale:	1" = 20'
Designed By:	MFD
Drawn By:	JAR/ER
Date:	JUNE 2015
Disk File:	KSFD49_C4.0-UNI.dwg

UTILITY PLAN

C4.0