

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

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.
5500 GREENWOOD PLAZA BLVD, SUITE 200
GREENWOOD VILLAGE, CO 80111
TEL: (303) 770-8884
FAX: (303) 770-3636
ATTN: JESSICA GREENOUGH, PE

LANDSCAPE ARCHITECT

GALLOWAY & COMPANY, INC.
5500 GREENWOOD PLAZA BLVD, SUITE 200
GREENWOOD VILLAGE, CO 80111
TEL: (303) 770-8884
FAX: (303) 770-3636
ATTN: SARAH ADAMSON, RLA

ARCHITECT

GALLOWAY & COMPANY, INC.
5500 GREENWOOD PLAZA BLVD, SUITE 200
GREENWOOD VILLAGE, CO 80111
TEL: (303) 770-8884
FAX: (303) 770-3636
ATTN: MIKE CHILDERS, AIA

TRAFFIC ENGINEER

GALLOWAY & COMPANY, INC.
5500 GREENWOOD PLAZA BLVD, SUITE 200
GREENWOOD VILLAGE, CO 80111
TEL: (303) 770-8884
FAX: (303) 770-3636
ATTN: BRIAN HORAN, PE

SURVEYOR

GALLOWAY & COMPANY, INC.
5500 GREENWOOD PLAZA BLVD, SUITE 200
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

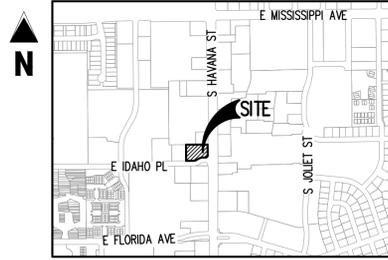
CITY OF AURORA
AURORA MUNICIPAL CENTER
15151 E. ALAMEDA PARKWAY
AURORA, CO 80012
TEL: (303) 739-7336
CONTACT: BRIANNA MEDEMA

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

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SITE PLAN
3	GRADING AND UTILITY PLAN
4	UTILITY PLAN
5	LANDSCAPE PLAN
6	LANDSCAPE NOTES AND DETAILS
7	TREE MITIGATION PLAN
8	ELEVATIONS
9	SITE DETAILS
10	SITE DETAILS
11	PHOTOMETRIC SITE PLAN
12	PHOTOMETRIC DETAILS

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 UNOBTAINED 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 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.
- 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 ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC. ARE NOT ALLOWED TO ENCRUCH 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 MITS 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.

LEGAL DESCRIPTION
LOT 1, BLOCK 1, FIRST NATIONAL BANK OF AURORA SUBDIVISION, FILING NO. 1, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

BASIS OF BEARING
BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983. BEARINGS ARE BASED ON THE NORTH LINE OF LOT 1, BLOCK 1, OF FIRST NATIONAL BANK OF AURORA SUBDIVISION FILING NO. 1, AND IS CONSIDERED TO BEAR S89°40'24"W, AND IS MONUMENTED AS SHOWN.

BENCHMARK
PUBLISHED BENCHMARK:
CITY OF AURORA BENCHMARK 456723NW001

3" DIAM. BRASS CAP (STAMPED C.O.A., 3-60A, M-10B, BM) ATOP THE S.E. CORNER OF A CURB OPENING INLET STRUCTURE BEING SOUTH OF THE S. POR @ THE S.E. COR. OF S. HAVANA ST. & MISS. AVE.

ELEVATION = 5484.589' (NAVD 88)

AMENDMENTS

- SIDEWALK ADJUSTMENT WITHIN THE ROW ALONG SOUTH HAVANA STREET AND IDAHO PLACE. ADJUSTMENT OF SIDEWALK INTERSECTION AT SOUTH HAVANA STREET AND IDAHO PLACE.

ADJUSTMENT

AN ADJUSTMENT IS REQUESTED FOR THE WESTERN BUFFER. THE AREA IS TOO SMALL TO INCLUDE A 5' WALKWAY, CURBSIDE LANDSCAPING, AND 10' BUFFER. UDO SECTION 146-4.7.5.E.2

AN ADJUSTMENT IS REQUESTED FOR THE EAST BUFFER. THE AREA IS TOO SMALL TO INCLUDE A 5' WALKWAY, CURBSIDE LANDSCAPING, AND 10' BUFFER. UDO SECTION 146-2.6.2.C.2 HAVANA STREET EDGE TREATMENT

SITE DATA TABLE			
	SF	AC	%
LAND AREA WITHIN PROPERTY LINES	43,868	1.01	100%
BUILDING COVERAGE	7,150	0.16	16.3%
HARD SURFACE AREA	21,850	0.52	51.8%
LANDSCAPE AREA	14,869	0.32	31.9%
	REQUIRED	PROVIDED	
BUILDING HEIGHT	60'-0" MAX	19'-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, 2023.

KRF IDAHO LLC
BY: _____
NAME: _____
ITS: _____

STATE OF _____)
) SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ AD, 2023.

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, 2023

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	7/19/21	1ST SP SUBMITTAL	JKG
B	9/10/21	2ND SP SUBMITTAL	JKG
C	10/13/21	3RD SP SUBMITTAL	JKG
D	11/19/21	1ST TECH SUBMITTAL	JKG
E	7/13/22	2ND TECH SUBMITTAL	JKG
F	10/21/22	3RD TECH SUBMITTAL	JKG
G	02/02/23	4TH TECH SUBMITTAL	JKG
I	11/8/2024	MINOR SITE PLAN AMENDMENT	JKG

Project No: KSF030
Drawn By: NPK
Checked By: JKG
Date: OCTOBER 2022

COVER SHEET



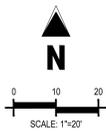
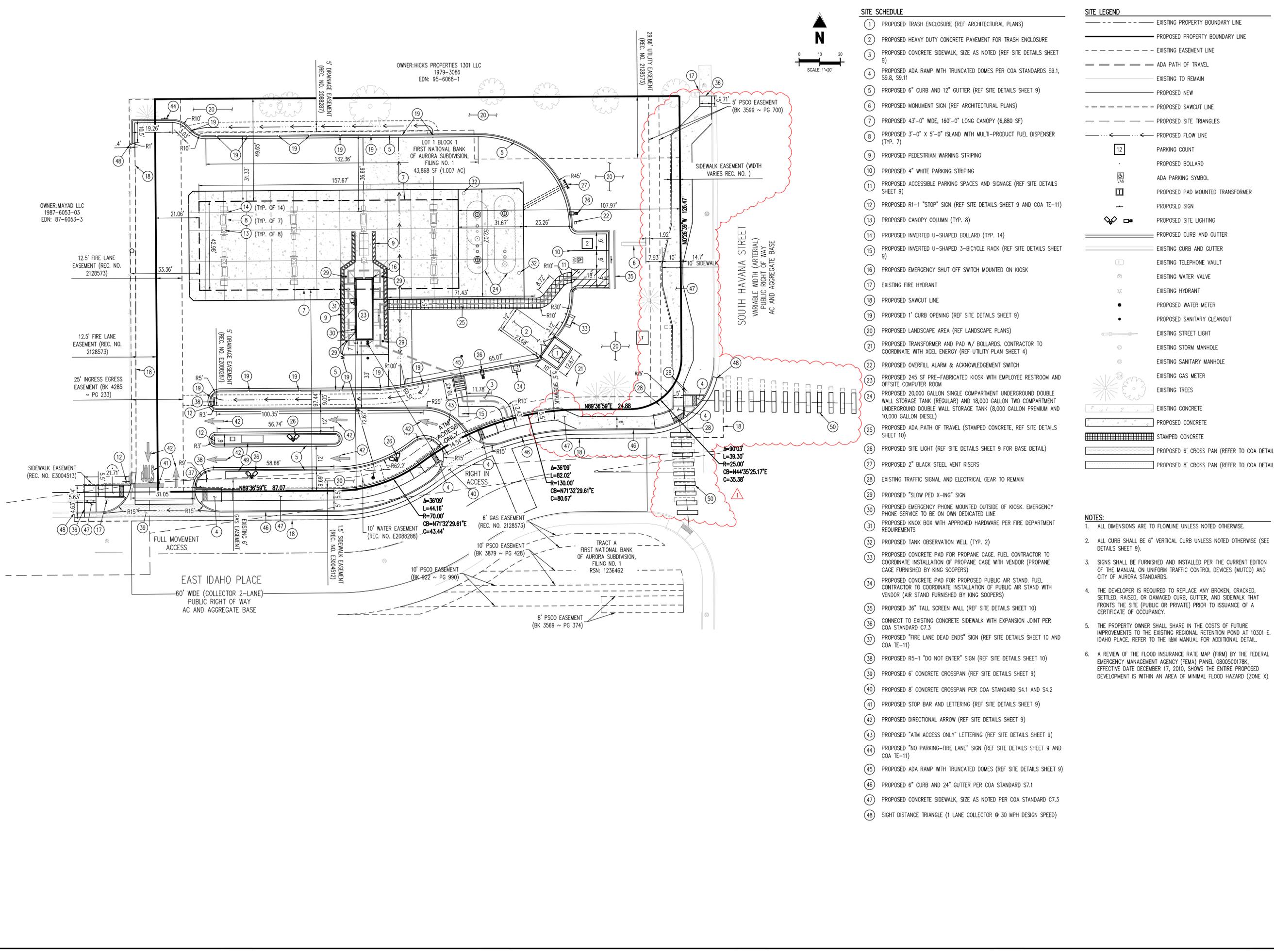
KING SOOPERS FUEL #30 AND CONDITIONAL USE
SITE PLAN
LOT 1, BLOCK 1, FIRST NATIONAL BANK
OF AURORA SUBDIVISION FILING NO. 1

1369 SOUTH HAVANA STREET
AURORA, COLORADO 80012

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F	10/21/22	3RD TECH SUBMITTAL	JKG
G	02/02/23	4TH TECH SUBMITTAL	JKG
I	11/8/2024	MINOR SITE PLAN AMENDMENT	JKG

Project No: KSF030
Drawn By: NPK
Checked By: JKG
Date: OCTOBER 2022

SITE PLAN



SITE SCHEDULE

- 1 PROPOSED TRASH ENCLOSURE (REF ARCHITECTURAL PLANS)
- 2 PROPOSED HEAVY DUTY CONCRETE PAVEMENT FOR TRASH ENCLOSURE
- 3 PROPOSED CONCRETE SIDEWALK, SIZE AS NOTED (REF SITE DETAILS SHEET 9)
- 4 PROPOSED ADA RAMP WITH TRUNCATED DOMES PER COA STANDARDS S9.1, S9.8, S9.11
- 5 PROPOSED 6" CURB AND 12" GUTTER (REF SITE DETAILS SHEET 9)
- 6 PROPOSED MONUMENT SIGN (REF ARCHITECTURAL PLANS)
- 7 PROPOSED 43'-0" WIDE, 160'-0" LONG CANOPY (6,880 SF)
- 8 PROPOSED 3'-0" X 5'-0" ISLAND WITH MULTI-PRODUCT FUEL DISPENSER (TYP. 7)
- 9 PROPOSED PEDESTRIAN WARNING STRIPING
- 10 PROPOSED 4" WHITE PARKING STRIPING
- 11 PROPOSED ACCESSIBLE PARKING SPACES AND SIGNAGE (REF SITE DETAILS SHEET 9)
- 12 PROPOSED R1-1 "STOP" SIGN (REF SITE DETAILS SHEET 9 AND COA TE-11)
- 13 PROPOSED CANOPY COLUMN (TYP. 8)
- 14 PROPOSED INVERTED U-SHAPED BOLLARD (TYP. 14)
- 15 PROPOSED INVERTED U-SHAPED 3-BICYCLE RACK (REF SITE DETAILS SHEET 9)
- 16 PROPOSED EMERGENCY SHUT OFF SWITCH MOUNTED ON KIOSK
- 17 EXISTING FIRE HYDRANT
- 18 PROPOSED SAWCUT LINE
- 19 PROPOSED 1' CURB OPENING (REF SITE DETAILS SHEET 9)
- 20 PROPOSED LANDSCAPE AREA (REF LANDSCAPE PLANS)
- 21 PROPOSED TRANSFORMER AND PAD W/ BOLLARDS. CONTRACTOR TO COORDINATE WITH XCEL ENERGY (REF UTILITY PLAN SHEET 4)
- 22 PROPOSED OVERFILL ALARM & ACKNOWLEDGEMENT SWITCH
- 23 PROPOSED 245 SF PRE-FABRICATED KIOSK WITH EMPLOYEE RESTROOM AND OFFSITE COMPUTER ROOM
- 24 PROPOSED 20,000 GALLON SINGLE COMPARTMENT UNDERGROUND DOUBLE WALL STORAGE TANK (REGULAR) AND 18,000 GALLON TWO COMPARTMENT UNDERGROUND DOUBLE WALL STORAGE TANK (8,000 GALLON PREMIUM AND 10,000 GALLON DIESEL)
- 25 PROPOSED ADA PATH OF TRAVEL (STAMPED CONCRETE, REF SITE DETAILS SHEET 10)
- 26 PROPOSED SITE LIGHT (REF SITE DETAILS SHEET 9 FOR BASE DETAIL)
- 27 PROPOSED 2" BLACK STEEL VENT RISERS
- 28 EXISTING TRAFFIC SIGNAL AND ELECTRICAL GEAR TO REMAIN
- 29 PROPOSED "SLOW PED X-ING" SIGN
- 30 PROPOSED EMERGENCY PHONE MOUNTED OUTSIDE OF KIOSK. EMERGENCY PHONE SERVICE TO BE ON OWN DEDICATED LINE
- 31 PROPOSED KNOX BOX WITH APPROVED HARDWARE PER FIRE DEPARTMENT REQUIREMENTS
- 32 PROPOSED TANK OBSERVATION WELL (TYP. 2)
- 33 PROPOSED CONCRETE PAD FOR PROPANE CAGE. FUEL CONTRACTOR TO COORDINATE INSTALLATION OF PROPANE CAGE WITH VENDOR (PROPANE CAGE FURNISHED BY KING SOOPERS)
- 34 PROPOSED CONCRETE PAD FOR PROPOSED PUBLIC AIR STAND. FUEL CONTRACTOR TO COORDINATE INSTALLATION OF PUBLIC AIR STAND WITH VENDOR (AIR STAND FURNISHED BY KING SOOPERS)
- 35 PROPOSED 36" TALL SCREEN WALL (REF SITE DETAILS SHEET 10)
- 36 CONNECT TO EXISTING CONCRETE SIDEWALK WITH EXPANSION JOINT PER COA STANDARD C7.3
- 37 PROPOSED "FIRE LANE DEAD ENDS" SIGN (REF SITE DETAILS SHEET 10 AND COA TE-11)
- 38 PROPOSED R5-1 "DO NOT ENTER" SIGN (REF SITE DETAILS SHEET 10)
- 39 PROPOSED 6" CONCRETE CROSSPAN (REF SITE DETAILS SHEET 9)
- 40 PROPOSED 8" CONCRETE CROSSPAN PER COA STANDARD S4.1 AND S4.2
- 41 PROPOSED STOP BAR AND LETTERING (REF SITE DETAILS SHEET 9)
- 42 PROPOSED DIRECTIONAL ARROW (REF SITE DETAILS SHEET 9)
- 43 PROPOSED "ATM ACCESS ONLY" LETTERING (REF SITE DETAILS SHEET 9)
- 44 PROPOSED "NO PARKING-FIRE LANE" SIGN (REF SITE DETAILS SHEET 9 AND COA TE-11)
- 45 PROPOSED ADA RAMP WITH TRUNCATED DOMES (REF SITE DETAILS SHEET 9)
- 46 PROPOSED 6" CURB AND 24" GUTTER PER COA STANDARD S7.1
- 47 PROPOSED CONCRETE SIDEWALK, SIZE AS NOTED PER COA STANDARD C7.3
- 48 SIGHT DISTANCE TRIANGLE (1 LANE COLLECTOR @ 30 MPH DESIGN SPEED)

SITE LEGEND

- EXISTING PROPERTY BOUNDARY LINE
- PROPOSED PROPERTY BOUNDARY LINE
- EXISTING EASEMENT LINE
- ADA PATH OF TRAVEL
- 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 SIGN
- 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
- STAMPED CONCRETE
- PROPOSED 6" CROSS PAN (REFER TO COA DETAILS)
- PROPOSED 8" CROSS PAN (REFER TO COA DETAILS)

NOTES:

1. ALL DIMENSIONS ARE TO FLOWLINE UNLESS NOTED OTHERWISE.
2. ALL CURB SHALL BE 6" VERTICAL CURB UNLESS NOTED OTHERWISE (SEE DETAILS SHEET 9).
3. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY OF AURORA STANDARDS.
4. THE DEVELOPER IS REQUIRED TO REPLACE ANY BROKEN, CRACKED, SETTLED, RAISED, OR DAMAGED CURB, GUTTER, AND SIDEWALK THAT FRONTS THE SITE (PUBLIC OR PRIVATE) PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
5. THE PROPERTY OWNER SHALL SHARE IN THE COSTS OF FUTURE IMPROVEMENTS TO THE EXISTING REGIONAL RETENTION POND AT 10301 E. IDAHO PLACE. REFER TO THE I&M MANUAL FOR ADDITIONAL DETAIL.
6. A REVIEW OF THE FLOOD INSURANCE RATE MAP (FIRM) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) PANEL 080500178K, EFFECTIVE DATE DECEMBER 17, 2010, SHOWS THE ENTIRE PROPOSED DEVELOPMENT IS WITHIN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X).

CITY OF AURORA LANDSCAPE NOTES

- ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- 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 AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM, IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
- AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 5.0 CUBIC YARDS AND AMMONIUM PHOSPHATE 16-20-0 AT A RATE OF 15 POUNDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A RATE OF 8 CUBIC FEET PER THOUSAND SQUARE FEET OF NITROGEN STABILIZED ORGANIC AMENDMENT AND 10 LBS. OF 12-12-12 FERTILIZER PER CU. YD., ROTOTILLED TO A DEPTH OF 8". NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.
- ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD OR WITHIN SIGHT TRIANGLES. NO PERSON SHALL PLACE OR MAINTAIN ANY STRUCTURES, FENCES, LANDSCAPING, OR ANY OTHER OBJECTS WITHIN ANY SIGHT TRIANGLE AREA DESCRIBED IN SECTION 4.04.2.10.2 THAT OBSTRUCT OR OBSCURE SIGHT VISIBILITY THROUGH SUCH STRUCTURES, FENCING, LANDSCAPING, OR OTHER OBJECTS IN THE VERTICAL PLANE ABOVE THE SIGHT TRIANGLE AREA BETWEEN A HEIGHT OF 42 INCHES AND 96 INCHES ABOVE THE ROADWAY SURFACE. TYPICAL OF ALL SIGHT TRIANGLES.
- FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN. SEE PHOTOMETRIC PLAN FOR FREE STANDING LIGHTING INFORMATION.
 - ALL DRIVES SHALL BE ASPHALT PAVING.
 - ALL WALKS SHALL BE CONCRETE.

CITY OF AURORA, FIRE LIFE SAFETY NOTES

- LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS. FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT FOR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCOVERABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

CITY OF AURORA SIGHT TRIANGLE COMPLIANCE NOTE

ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

AURORA TREE PLANTING NOTES

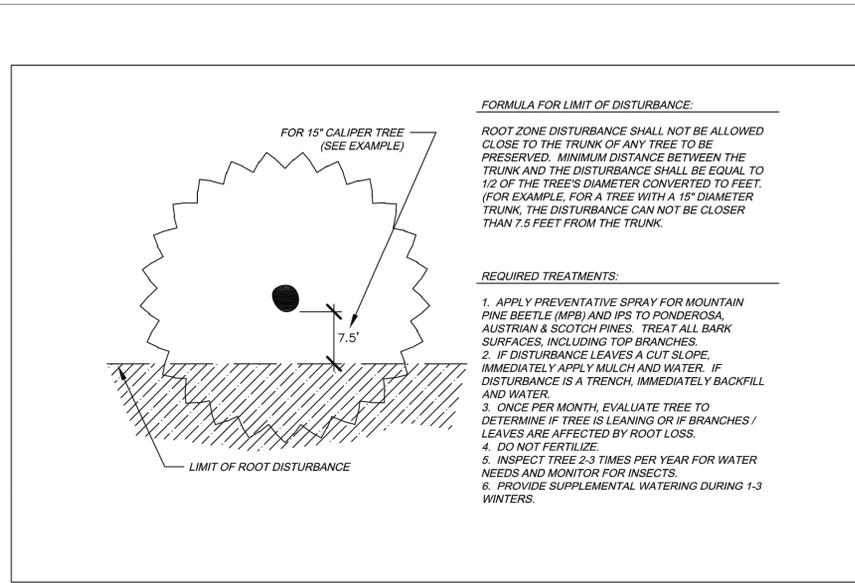
- EXCAVATE PLANTING HOLES WITH SLOPING SIDES. DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES, BUT DO SCORE THE SIDES OF THE PLANTING HOLE. MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER.
- TREES SHALL BE PLANTED WITH THE TOP MOST ROOT IN THE ROOT BALL 3" TO 5" HIGHER THAN THE FINISHED LANDSCAPE GRADE. THIS INCLUDES TREES THAT ARE SET ON SLOPES. SET ROOT BALL ON UNDISTURBED SOIL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE ROOT BALL WITH SOIL.
- CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE BASKET COMPLETELY. REMOVE ALL NYLON TIES, TWINE, ROPE AND BURLAP AS POSSIBLE. REMOVE UNNECESSARY PACKING MATERIAL.
- FORM SOIL INTO A 3" TO 5" TALL WATERING RING (SAUCER) AROUND PLANTING AREA. APPLY MULCH INSIDE WATERING RING.
- STAKING AND GUYING MUST BE REMOVED WITHIN 1 YEAR OR LESS OF PLANTING DATE.
- TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS, AND ONLY THEN AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT.

PLANTING NOTES

- GENERAL**
- ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: BLACK.
- MULCHING**
- AFTER ALL PLANTING IS COMPLETE, INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND. INSTALL A 4" THICK RING OF DOUBLE SHREDDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE SHALL BE THE CONTAINER SIZE OF THE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES. TREE RING SIZE SHALL BE GREEN INDUSTRIES OF COLORADO INDUSTRY STANDARD WIDTH.
 - INSTALL DEWITT PRO-5 WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.
 - ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
 - ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER, OR AS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED.
 - ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #CT-125, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.

IRRIGATION CONCEPT

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE WATER SOURCE IF APPLICABLE.
- ALL NON-TURF/SEED PLANTED AREAS WILL BE DRIP IRRIGATED. TURF SOD/SEED SHALL RECEIVE POP-UP SPRAY IRRIGATION FOR HEAD TO HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND SMART MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.
- ALL NATIVE GRASS SEEDING AREAS SHALL RECEIVE IRRIGATION ON THEIR OWN ZONE. AFTER ESTABLISHMENT, THE ZONES SHALL BE TURNED OFF IN AN EFFORT TO CONSERVE IRRIGATION BURDEN. PER CODE TO REDUCE IRRIGATION AREAS.



FORMULA FOR LIMIT OF DISTURBANCE:
 ROOT ZONE DISTURBANCE SHALL NOT BE ALLOWED CLOSE TO THE TRUNK OF ANY TREE TO BE PRESERVED. MINIMUM DISTANCE BETWEEN THE TRUNK AND THE DISTURBANCE SHALL BE EQUAL TO 1/2 OF THE TREE'S DIAMETER CONVERTED TO FEET. (FOR EXAMPLE, FOR A TREE WITH A 15" DIAMETER TRUNK, THE DISTURBANCE CAN NOT BE CLOSER THAN 7.5 FEET FROM THE TRUNK.)

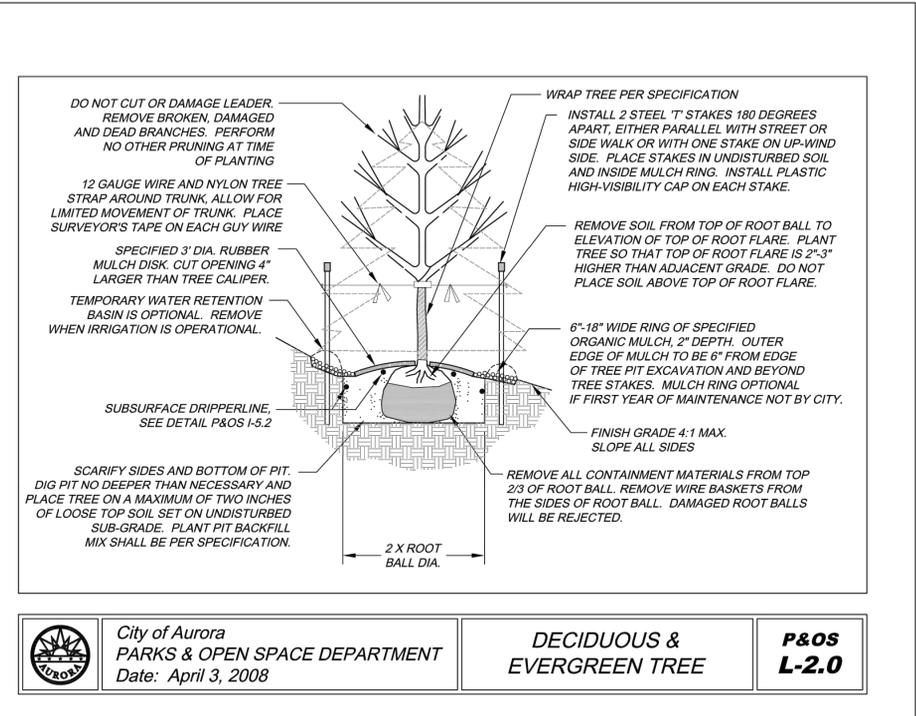
- REQUIRED TREATMENTS:**
- APPLY PREVENTATIVE SPRAY FOR MOUNTAIN PINE BEETLE (MPB) AND IPS TO PONDEROSA, AUSTRIAN & SCOTCH PINES. TREAT ALL BARK SURFACES, INCLUDING TOP BRANCHES.
 - IF DISTURBANCE LEAVES A CUT SLOPE, IMMEDIATELY APPLY MULCH AND WATER. IF DISTURBANCE IS A TRENCH, IMMEDIATELY BACKFILL AND WATER.
 - ONCE PER MONTH, EVALUATE TREE TO DETERMINE IF TREE IS LEANING OR IF BRANCHES / LEAVES ARE AFFECTED BY ROOT LOSS.
 - DO NOT FERTILIZE.
 - INSPECT TREE 2-3 TIMES PER YEAR FOR WATER NEEDS AND MONITOR FOR INSECTS.
 - PROVIDE SUPPLEMENTAL WATERING DURING 1-3 WINTERS.



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

TREE PRESERVATION MEASURES -- 1 SIDE

P&OS TP-2.0

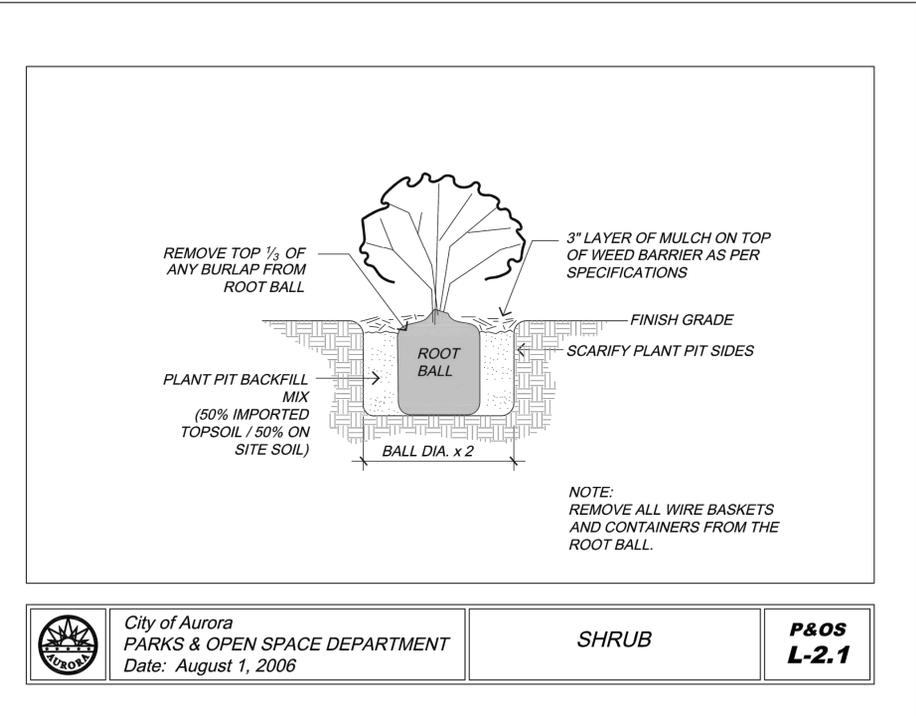




City of Aurora
PARKS & OPEN SPACE DEPARTMENT
Date: April 3, 2008

DECIDUOUS & EVERGREEN TREE

P&OS L-2.0

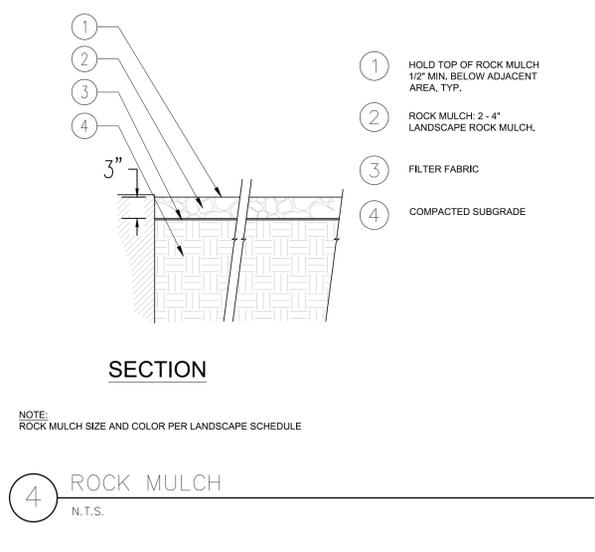




City of Aurora
PARKS & OPEN SPACE DEPARTMENT
Date: August 1, 2006

SHRUB

P&OS L-2.1



SECTION

NOTE: ROCK MULCH SIZE AND COLOR PER LANDSCAPE SCHEDULE

4

ROCK MULCH
N.T.S.



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	7/19/21	1ST SP SUBMITTAL	JKG
B	9/10/21	2ND SP SUBMITTAL	JKG
C	10/13/21	3RD SP SUBMITTAL	JKG
D	11/19/21	1ST TECH SUBMITTAL	JKG
E	7/13/22	2ND TECH SUBMITTAL	JKG
F	10/21/22	3RD TECH SUBMITTAL	JKG
G	02/02/23	4TH TECH SUBMITTAL	JKG
1	11/8/2024	MINOR SITE PLAN AMENDMENT	JKG

Project No: KSF030
 Drawn By: KES
 Checked By: SRA
 Date: OCTOBER 2022

LANDSCAPE NOTES AND DETAILS



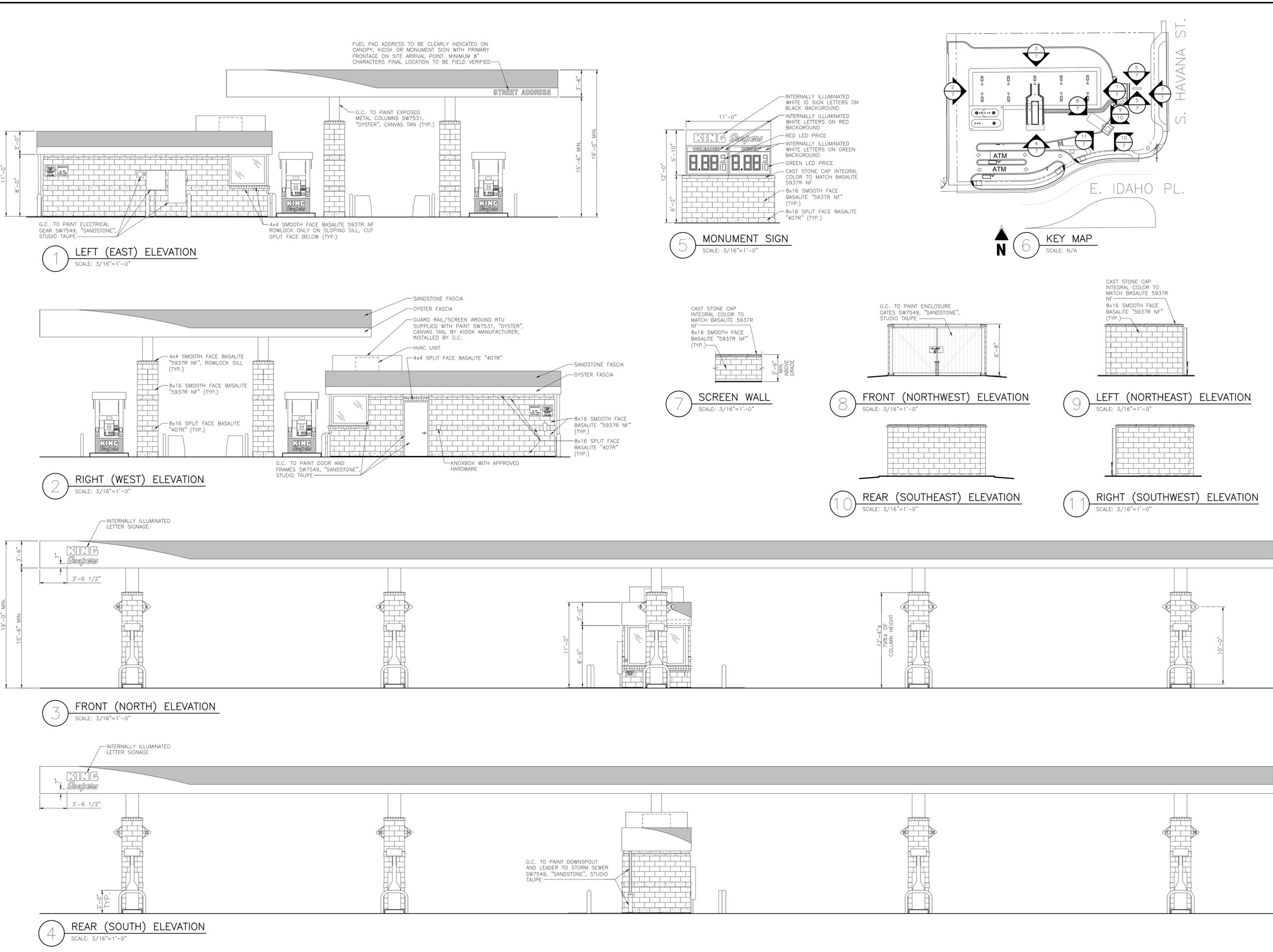
KING SOOPERS FUEL #30 AND CONDITIONAL USE
SITE PLAN
LOT 1, BLOCK 1, FIRST NATIONAL BANK
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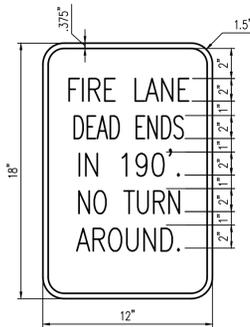
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Project No:	KSF030
Drawn By:	AH
Checked By:	MDC
Date:	SEPTEMBER 2021

FUEL CENTER B&W ELEVATION



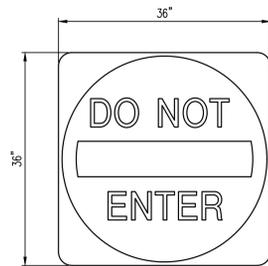
KING SOOPERS FUEL #30 AND CONDITIONAL USE SITE PLAN LOT 1, BLOCK 1, FIRST NATIONAL BANK OF AURORA SUBDIVISION FILING NO. 1
 1369 SOUTH HAVANA STREET AURORA, COLORADO 80012
 PROJECT NO. KSF030
 DRAWN BY: AH
 CHECKED BY: MDC
 DATE: SEPTEMBER 2021
 SHEET NO. 8 OF 12



MATERIAL: .060 ALUMINUM - WHITE BACKGROUND WITH BLUE COPY AND BORDER - SYMBOL HAS BLUE BACKGROUND, WHITE COPY WITH BLACK BORDER
1 1/2" RADIUS CORNERS WHITE 2 MOUNTING HOLES

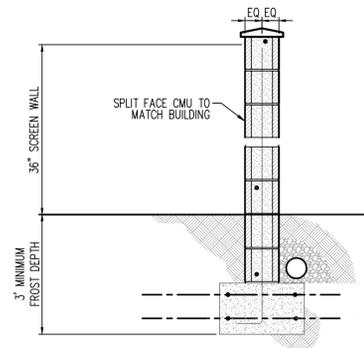
20 "FIRE LANE DEAD ENDS" SIGN

NOT TO SCALE



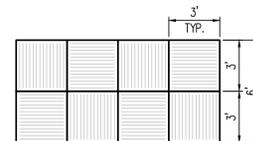
21 MUTCD R5-1 "DO NOT ENTER" SIGN DETAIL

NOT TO SCALE



22 SCREEN WALL DETAIL

NOT TO SCALE



COLORLED CONCRETE (COLOR: DAVIS "SUNSET ROSE"). CONTROL JOINTS AT 3' x 3' PATTERN. SURFACE TO BE A HEAVY BROOM FINISH IN ALTERNATE DIRECTIONS.

23 STAMPED CONCRETE DETAIL

NOT TO SCALE

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E	7/13/22	2ND TECH SUBMITTAL	JKG
F	10/21/22	3RD TECH SUBMITTAL	JKG
G	02/02/23	4TH TECH SUBMITTAL	JKG
I	11/8/2024	MINOR SITE PLAN AMENDMENT	JKG

Project No: KSF030
Drawn By: NPK
Checked By: JKG
Date: OCTOBER 2022

SITE DETAILS

STANDARD

SIGN SUPPORT DETAIL

NOTE: A TOP POST WILL WORK FOR SIGNS OF 30" OR LESS. ANY SIGNS LARGER WILL REQUIRE A LEFT OR RIGHT POST DEPENDING ON SIGN SIZE TO MAINTAIN 7FT OF GROUND CLEARANCE.

NOTE: ALL TUBINGS ARE #12 U.S. GAUGE WALL THICKNESS.

- DRIVE ANCHOR SLEEVE INTO THE GROUND, LEAVING FOUR HOLES EXPOSED FOR BOLT CONNECTION. FOR HAND INSTALLATION, DRIVE CAP OF PROPER SIZE SHALL BE USED TO PREVENT DAMAGE TO TUBING. SIDEWALK OR MEDIAN SHALL BE FURRED AROUND PVC SLEEVE OR EXISTING SIDEWALK OR MEDIAN SHALL BE CORE DRILLED MINIMUM 4" CORE/PVC SLEEVE.
- INSERT SIGN POST INTO ANCHOR SLEEVE APPROXIMATELY 6" AND BOLT IN PLACE.
- INSTALL SIGN AND POST SHALL BE PLUMB AND FREE OF VERTICAL AND LATERAL MOVEMENT.

03/12/2015 DATE
TRAFFIC ENGINEER
DIRECTOR OF PUBLIC WORKS DATE

STEEL SIGN TUBING INSTALLATION
TE-11.0

STANDARD

CITY STANDARD STRIPING MATERIALS

ON ASPHALT PAVEMENT TYPE
TEMPORARY LANE LINES, SYMBOLS AND LEGENDS, AND CROSSWALKS - LESS THAN ONE YEAR = PAINT
PERMANENT LANE LINES = THERMOPLASTIC OR EPOXY
PERMANENT CROSSWALKS, SYMBOLS, AND LEGENDS = THERMOPLASTIC

ON CONCRETE PAVEMENT TYPE
LANE LINES SOLID = EPOXY
SKIP DASH = INLAID PREFORMED COLD PLASTIC 380-5
SYMBOLS, LEGENDS, AND CROSSWALKS = INLAID PREFORMED COLD PLASTIC L380ES OR PREFORMED THERMOPLASTIC

EXAMPLES OF POSSIBLE LANE CONFIGURATIONS

03/12/2015 DATE
TRAFFIC ENGINEER
DIRECTOR OF PUBLIC WORKS DATE

STRIPING MATERIALS & CROSSWALK SAMPLES
1 of 3
TE-12.1

STANDARD

NOTES:
1) "ZEBRA" STRIPES REPLACE PARALLEL WALK LINE W/ SAME DIMENSION, I.E., 10'-0" OUT TO OUT.
2) "ZEBRA" STRIPES ARE 10'-0" x 2'-0".
3) "ZEBRA" STRIPES SHALL BE CENTERED ON THE CURB RAMP(S)

ONE "ZEBRA" STRIPE IS CENTERED IN EACH TRAVEL LANE WITH ADDITIONAL "ZEBRA" STRIPE STRADDLING EACH PROJECTED LANE LINE TO LEAVE WHEEL PATHS BETWEEN STRIPES.

03/12/2015 DATE
TRAFFIC ENGINEER
DIRECTOR OF PUBLIC WORKS DATE

CROSSWALK STRIPING
2 of 3
TE-12.2

STANDARD

STRIPING MUST MEET LATEST MUTCD STANDARDS. COLORED AND/OR PATTERNED CONCRETE (INCLUDING PAVERS) MAY BE USED FOR CROSSWALKS IF APPROVED BY THE CITY. A LICENSE AGREEMENT WILL BE REQUIRED FOR MAINTENANCE OF THESE COLORED/PATTERNED CROSSWALKS. COLORS SHALL NOT BE THE SAME AS TRUNCATED DOMES WITHIN THE ADA RAMPS.

OPTIONAL PER PLAN OR AS REQUIRED BY THE TRAFFIC ENGINEER

03/12/2015 DATE
TRAFFIC ENGINEER
DIRECTOR OF PUBLIC WORKS DATE

CROSSWALK DETAILS OTHER MARKINGS
3 of 3
TE-12.3



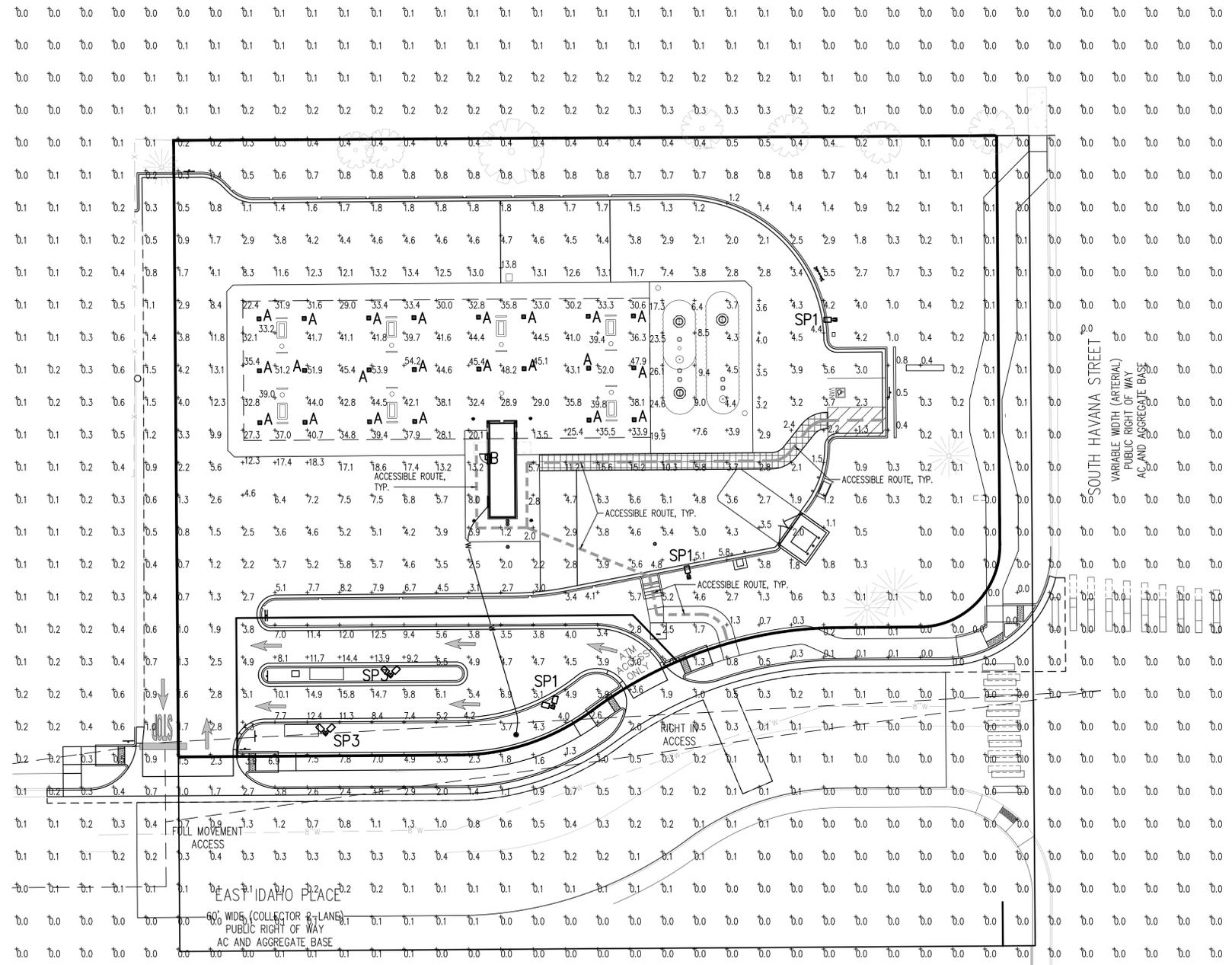
KING SOOPERS FUEL #30 AND CONDITIONAL USE
SITE PLAN
LOT 1, BLOCK 1, FIRST NATIONAL BANK
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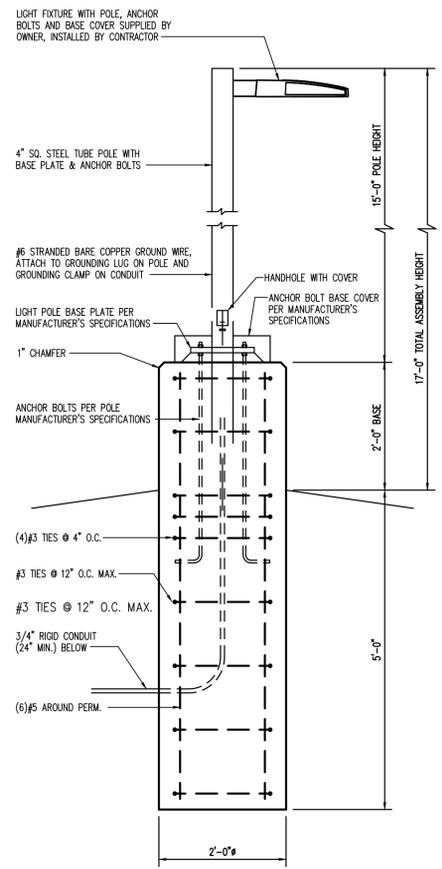
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Project No: KSF030
Drawn By: NPK
Checked By: JKG
Date: OCTOBER 2022

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 308 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.

SYMBOL	QTY	LABEL	LUMENS	LLF	MODEL NUMBER	DESCRIPTION
■	22	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

LABEL	UNITS	AVG	MAX	MIN
ACCESSIBLE ROUTE	FC	5.32	15.6	1.2

GENERAL NOTE:
ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006-MEANS 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."

