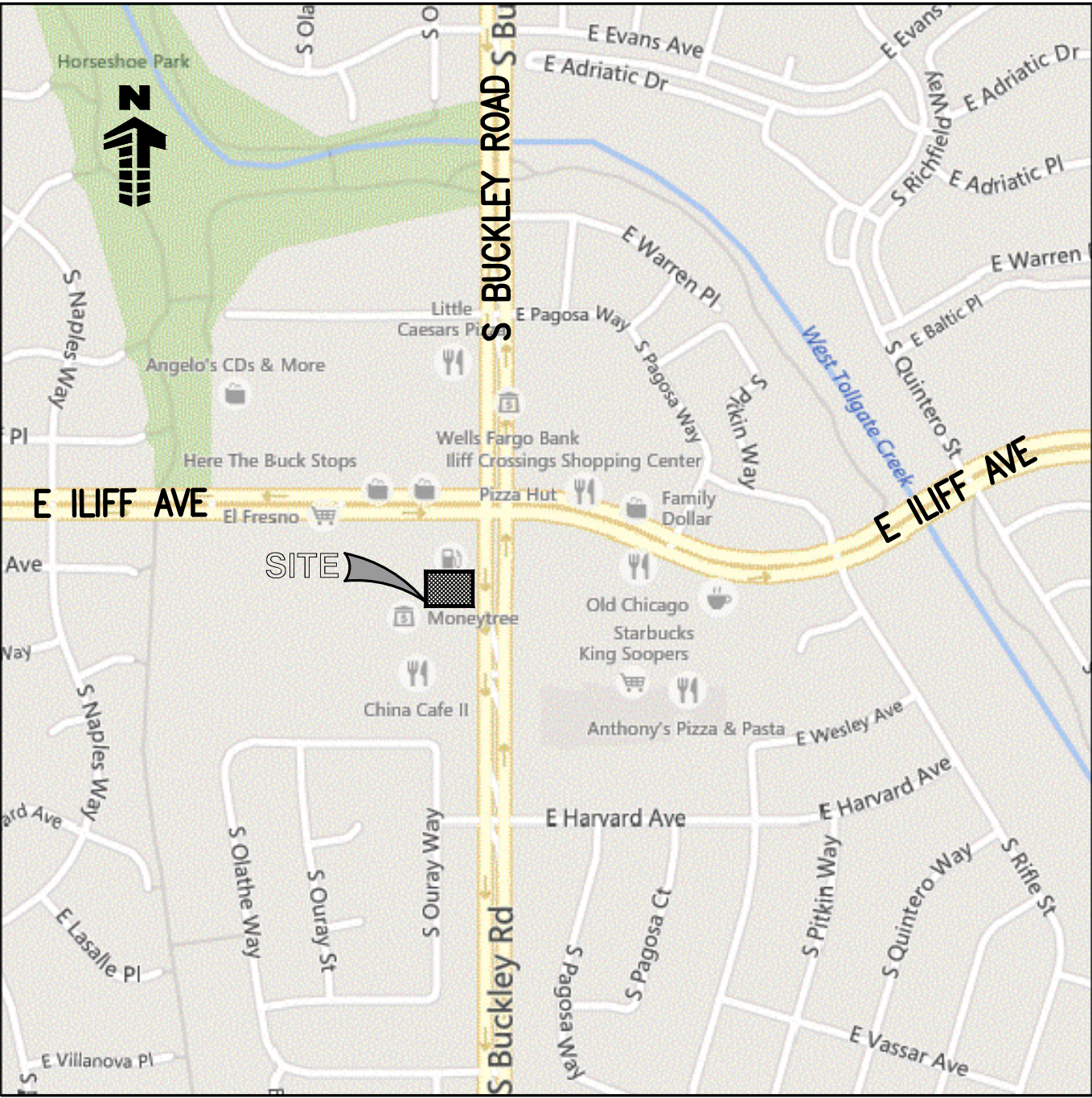


GENERAL NOTES:

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. GROSSWALKS 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 ENCR OACH 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 #456628S0002 --CHISELED SQUARE TOP CURB AT EAST PCR NORTHEAST CORNER OF EAST ILLIFF 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 LLC., 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:

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.....LIB
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: _____

(PRINCIPAL OR OWNERS)

CORPORATE

SEAL

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: _____
CHAIRPERSON

DATE: _____

CITY COUNCIL: _____

MAYOR

DATE: _____

ATTEST: _____

CITY CLERK

DATE: _____

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	DRAWN BY	DATE
RAB	ER	MAR. 7, 2017
REVISION	No.	MINOR AMENDMENT – TRASH ENCLOSURE ADDITION
	1	

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

King Soopers
Supermarket
Petroleum
KING Soopers
6162 South Willow Drive, Suite 320
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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

1 of 8