

June 25, 2008

Matthew Duhaime
Galloway & Company
5350 DTC Parkway
Greenwood Village, CO 81504

Re: TED-2007-331 – 24 Road City Market

The TED's Exception Committee has approved your request as submitted.

If you have any questions, please feel free to contact the Development Engineer in charge of your project or Tim Moore, Public Works and Planning Director at 970.244.1557.

Sincerely,



Sue Mueller
Sr. Administrative Assistant

Cc: Rick Dorris, Development Engineer
Lori Bowers, Sr. Planner
File

**TEDS EXCEPTION SUBMITTAL
DISTRIBUTION LIST**

Site location: 630 24 Road

DATE of submittal June 6, 2008

File #: TED - ~~2008-168~~

CUP - 2007-331
Public Works & Planning Development Engineer Rick Dorris

Public Works & Planning Director Tim Moore

Public Works & Planning Manager Lisa Cox

Fire Department Chuck Mathis

Transportation Engineer Jody Kliska

Other: (Planner) Lori Bowers

Date and Time of Development Review Meeting: June 17, 2008

To be scheduled at least seven days after review packet distribution date.

Place: Conference Room 135, Planning Division, City Hall, 250 N. 5th Street

Committee Meeting: June 17, 2008 10:30 AM

**Attendance is expected of all agencies involved with the TEDS Exception
process**



PUBLIC WORKS & PLANNING DEPARTMENT
PLANNING DIVISION

Transportation Engineering Design Standards (TEDS) Exception Approval / Denial Form

Project Number: CUP-2007-331

Project: 24 Road City Market

Site Address: 630 24 Road

Applicant: Dillon Real Estate Company

Representative: Matthew Duhaime at Galloway

Development Engr.: Rick Dorris

Planner: Lori Bower

TEDS Exception Request #1:

Approved as requested.

Approved with the following modification(s):

Denied.

The following additional information is required before a decision can be made:

TEDS Exception Request #2:

Approved as requested.

Approved with the following modification(s):

Denied.

The following additional information is required before a decision can be made:

TEDS Review Committee:

Public Works:

Tom Mow

Date: 6/29/08

Planning Division:

Lisa E Cox

Date: 6/24/08

Fire Department:

Charles Mathis

Date: 6/24/08

Transportation Engineering Design Standards (TEDS) Exception Recommendation Form

Date: June 6, 2008

To: TEDS Review Committee

From: Rick Dorris, Development Engineer 

Project Number: **CUP-2007-331**

Primary Project: 24 Road City Market

Planner: Lori Bower

TEDS Exception Request #1:

Comment: Their exact configuration is existing in the Sam's parking lot and works well. They submitted a few examples of other municipal regulations their design meets. Both TEDS exceptions go hand in hand. #1 is for stall length and #2 is for aisle width: could have been one.

Recommendation:

- Approve as requested.
 Approve with the following modification(s):
 Deny.
 Hold until the following additional information is submitted and reviewed:

TEDS Exception Request #2:

Comment: See above.

Recommendation:

- Approve as requested.
 Approve with the following modification(s):
 Deny.
 Hold until the following additional information is submitted and reviewed:

Transportation Engineering Design Standards (TEDS)

Exception Request

Project: City Market Store #451

Site Address: 24th & Patterson

City File Number

(If Applicable): N/A

Applicant: City Market

Representative: Galloway & Co.

Date: May 12, 2008

Revised June 4, 2008

1. Referenced section in TEDS and a brief description of the request(s)

Section: 4.3.2.1 – Parking Stall and Aisle Design – Design table

Request #1 - Revise parking stall lengths from 21' to 18'

Request #2 - Revised drive aisles from one way (16') to two way drive aisles (24' and 30')

2. Site Description –

Proposed City Market grocery store on a 7.39-acre site, 59,836 sq. ft. grocery store with a 5 multiple product fuel dispenser with canopy/kiosk fuel site, a 307 stall parking field is between the fuel site and the grocery store.

Site is accessed by a proposed access drive to 24 Road, and existing private drive south of the site, and two access drives from the existing Market Place roadway. Proposed site design is for 2 way drive aisles (24') with 60° stalls, and 18' stalls lengths (perpendicular to the drive aisle).

See the attached horizontal control plan showing aisle and parking stall dimensions.

REQUEST #1

- A. TEDS manual Section 4.3.2.1 – Parking Stall and Aisle Design table – 60 angle parking, **21' stall lengths**

Request to revise stall length to 18', standard vehicle lengths for grocery stores are 18'-19', typical parking lot design assumes a portion of the car overhangs (bumper to

wheel) at the curb/stripping line is the difference between the 21' and 18' stall length is placed in the drive aisle allowing for two way drive aisles..

Benefits – Allows for two way access drive aisles, makes the parking field more accessible and reduces traffic being redirected from the front of the store and spreads the traffic to the other access points.

TEDS can be met within the site constraints but using the TEDS criteria will increase customer traffic if front of the store and causing more car pedestrian conflicts and driver confusion when drivers attempt to exit the site or to reach the fuel site.

B. Exception Considerations

1. Will the exception compromise safety?

No, safety will be increased by allowing two way drive aisles.

2. Have other alternatives been considered that would meet the standard?

Yes, increasing stall lengths and keeping two-way drive aisles was reviewed, using 21' stall lengths would require using one-way drive aisles.

3. Has the proposed design been used in other areas?

The proposed design has been used at other grocery stores. The attached examples show City Markets in Clifton, and Moab Utah, the attached plans show 18' x 9' stalls with 24' drive aisles, using both 60° and 90° parking being used in the area.

4. Will the exception require CDOT or FHWA coordination?

No review by CDOT or FHWA is required.

5. Is this a one-time exception or a manual revision?

This exception will be requested for other City Market parking field layouts.

REQUEST #2

A. TEDS Manual Section 4.3.2.1 – Parking Stall and Aisle Design – Design Table – **16' drive aisle**

Request to revise drive aisle widths from 16' to 24'

A benefit – Allows for shorter parking stall lengths and reduces traffic circling the site trying to get to access points and exit the shopping center.

TEDS can be met within the site constraints but is impractical for the intended use.

B. Exception Considerations

1. Will the exception compromise safety?

No, safety will be increased by allowing two-way drive aisles.

2. Have other alternatives been considered that would meet the standard?

Yes, increasing stall lengths and keeping two way drive aisles was reviewed, by using 21' stall lengths would require using one way drive aisles.

3. Has the proposed design been used in other areas?

Yes, the proposed design has been used at other grocery stores. The attached examples show City Markets in Clifton, and Moab Utah, the attached plans show 18' x 9' stalls with 24' drive aisles, using both 60° and 90° parking being used in the area.

4. Will the exception require CDOT or FHWA coordination?

No review by CDOT or FHWA is required.

5. Is this a one-time exception or a manual revision?

This exception will be requested for other parking field layouts.

Per your request, we have attached copies of other Colorado municipality parking code criteria that meets or exceeds out proposed site layout.

The following are some pickup truck lengths:

Ford regular cab F-150 – 212.2" = 17.6'

Ford Super Crew Cab F-150 – 223.8" = 18.65'

Chevy Silverado 1500 regular cab – 205.6" = 17.1'

Chevy Silverado 1500 crew cab standard box – 229.9" = 19.1'

14-5-1: MINIMUM STANDARDS:

This section (table 5) specifies the parking lot standards for all uses excluding residential uses under three (3) units and including, but not limited to, commercial, retail, office, restaurant, institutional, hotel, accommodation, and multiple-family development. These standards are subject to all conditions and exceptions described herein. These standards shall be considered the minimum standards. When two (2) or more standards conflict the more restrictive standard shall apply.

TABLE 5

PARKING LOT DESIGN STANDARDS

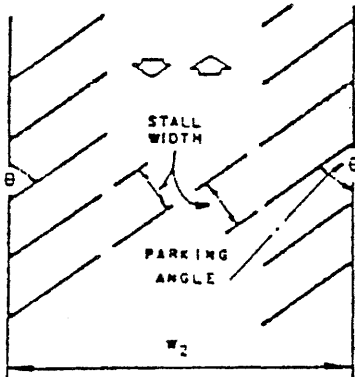
Angle Of Parking Space	Minimum One-Way Drive Aisle	Minimum Two-Way Drive Aisle	Minimum Parking Stall Size And Clearance
0° (parallel)	12'	22'	9' x 24'
45°	14'	22'	9' x 19' surface 9' x 18' enclosed 8' x 16' compact (up to 25% of required parking in lots with more than 15 parking spaces and clearly marked as such) 7' height clearance for enclosed parking
60°	16'	24'	9' x 19' surface 9' x 18' enclosed 8' x 16' compact (up to 25% of required parking in lots with more than 15 parking spaces and clearly marked as such) 7' height clearance for enclosed parking
75°	19'	24'	9' x 19' surface 9' x 18' enclosed 8' x 16' compact (up to 25% of required parking in lots with more than 15 parking spaces and clearly marked as such) 7' height clearance for enclosed

CITY OF BOULDER

PARKING DESIGN STANDARDS
CHART NO. 3

- TWO-WAY TRAFFIC
- DOUBLE-LOADED AISLES
- SELF-PARKING

59.5' ±

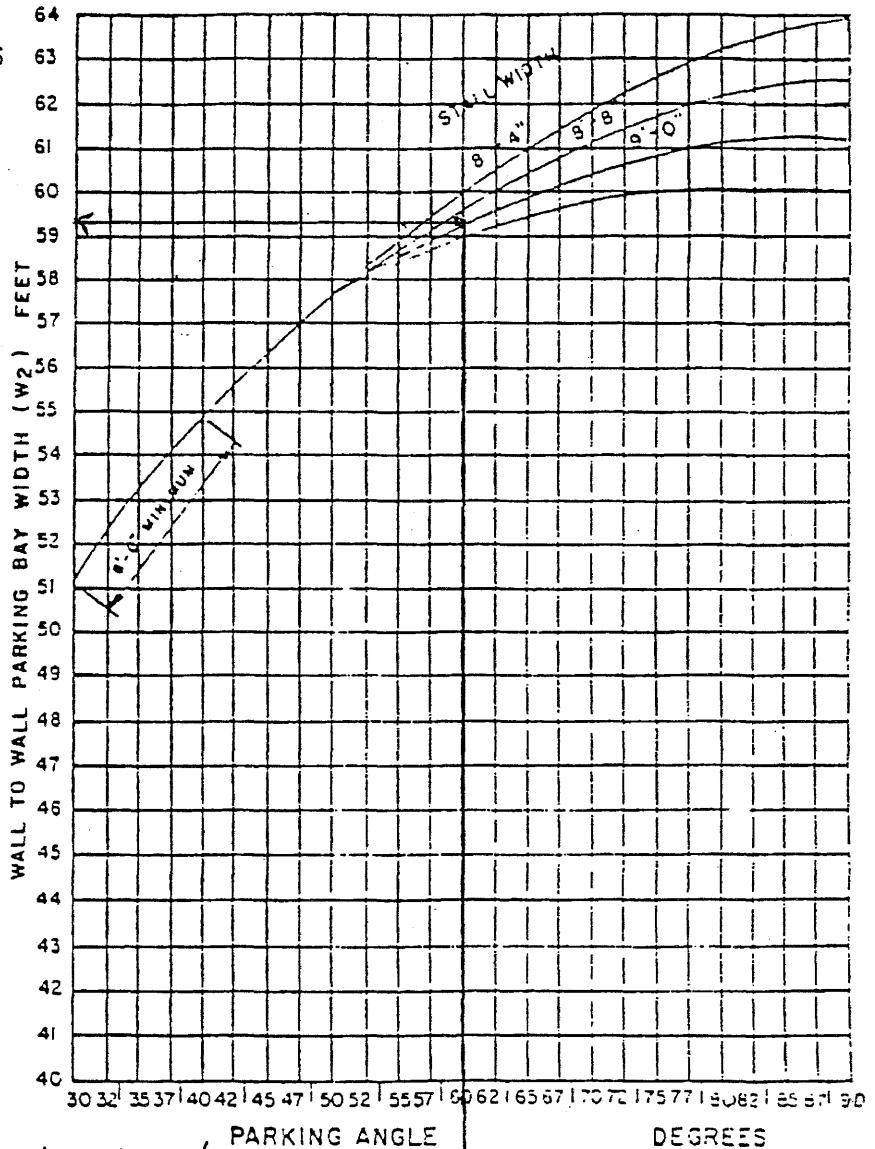


Grand Junction
City Market

$$= 18 + 24 + 18 = 60'$$

Meets Criteria

EXCEEDS OVER ALL by +0.6'



60°

CHART 1. OFF-STREET PARKING

For other than 90-degree parking, the minimum aisle width for two-way traffic shall be twenty (20) feet.

If a public alley is used as the aisle or access to adjoining parking spaces, the spaces or projection must be lengthened as necessary to provide a total alley or aisle width of twenty (20) feet for 0-degree through 75-degree angle parking and twenty-three (23) feet for 90-degree angle parking. This requirement shall apply to all new uses and developments except single unit dwellings and duplexes.

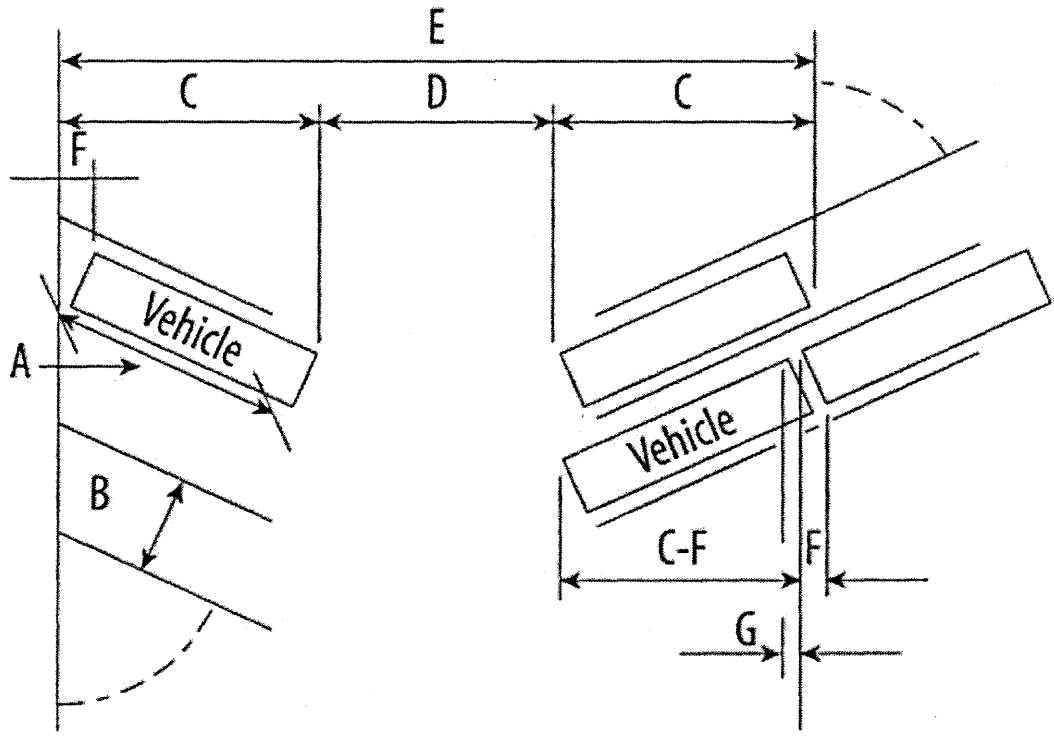
Parking angles between 0 and 30 degrees or between 75 and 90 degrees are not allowed. Other angles between 30 and 75 degrees are allowed and the dimensions for those angles shall be determined through interpolation.

Off-Street Parking

Part A: Parking Lot Dimensions--Universal Sized Stall (8.5 feet × 17.5 feet)

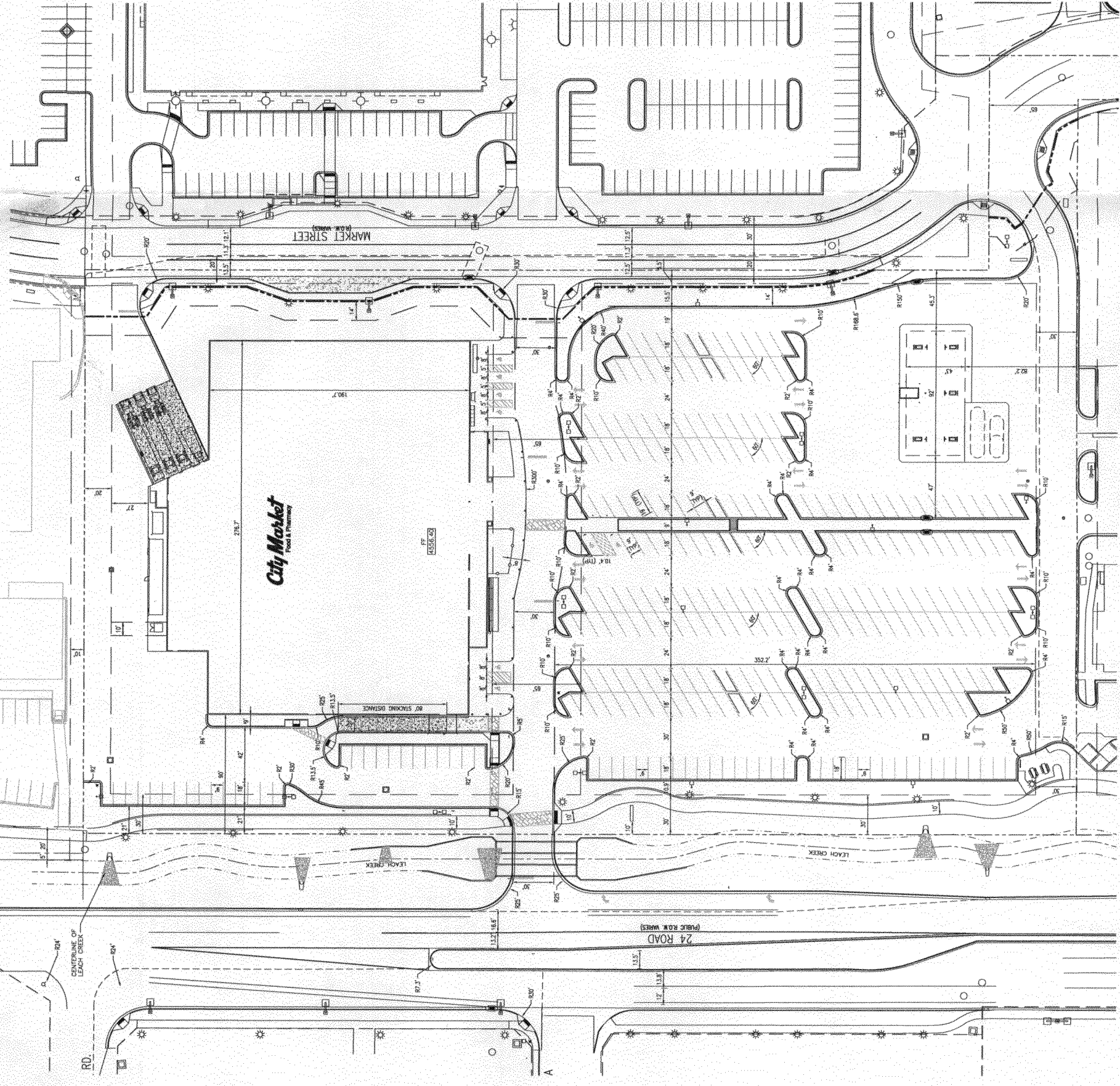
TABLE INSET:

Parking Angle	Stall Length	Stall Width	Projection	Aisle	Module	Interlock Reduction	Overhang Allowance
	(A)	(B)	(C)	(D)	(E)	(F)	(G)
0°	22'	8.5'	8.5'	10.0'	27.0'	--	--
30°	17.5'	8.5'	15.0'	11.0'	41.0'	2.0'	1.5'
45°	17.5'	8.5'	17.0'	13.0'	47.0'	2.0'	2.0'
60° ✓	17.5'	8.5' ✓	18.0' ✓	16.0'	52.0'	1.5'	2.0'
75°	17.5'	8.5'	18.5'	18.0'	55.0'	1.0'	2.5'
90°	17.5'	8.5'	17.5'	23.0'	58.0'	--	2.5'



PART B: Parking Lot Dimensions

CITY MARKET
 LOT 2A OF THE MESA VILLAGE SUBDIVISION
 SITE PLAN



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. CONTRACTOR SHALL VERIFY THE FIELD LOCATION OF ALL UTILITIES, DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION. VERIFY 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.
- 4" SANITARY SEWER PIPES SHALL HAVE 2.00% MINIMUM SLOPE.

BENCHMARK

BENCHMARK MESA COUNTY BM #P1000168 - 2.32' DIAMETER MESA COUNTY ALUMINUM COP
 OF SECTION 4, T.15, R.14, OF THE UTE MERIDIAN, ELEVATION 4046.889 FEET (NAVD 1988
 DATUM)

BASIS OF BEARING:

BEARINGS ARE BASED ON THE WEST LINE OF THE NW 1/4 OF THE SW 1/4 OF SECTION 4,
 TOWNSHIP 1 SOUTH, RANGE 1 WEST, OF THE UTE MERIDIAN BEARING N078°21'E

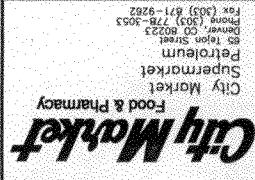
LEGEND

- PROPOSED PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEL LINE
- PROPOSED EASELMENT LINE
- EXISTING EASELMENT LINE
- EXISTING
- PROPOSED
- PROPOSED LIMITS OF LEACH CREEK
- PROPOSED CENTER LINE OF LEACH CREEK
- PROPOSED RETAINING WALL

SYMBOL LEGEND:

- PLUMB DOW SECTION
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING MANHOLE COVER
- PROPOSED MANHOLE COVER
- EXISTING INLET
- PROPOSED MANHOLE INLET
- PROPOSED MANHOLE INLET
- REINFORCED CONCRETE
- BAFF COLORED CONCRETE CURB/SLOPE
- PROPOSED AREA SITE LIGHTING
- PROPOSED ROADWAY LIGHTING (BY XCEL)
- EXISTING ROADWAY LIGHTING
- PROPOSED PEDIESTRIAN LIGHTING (BY XCEL)
- EXISTING PEDIESTRIAN LIGHTING
- EXISTING TRANSFORMER & PAD

NOTE: ALL DIMENSIONS TO FLUM LINE UNLESS OTHERWISE NOTED



CITY MARKET SHOPPING CENTER
STORE #451
 SITE PLAN
 630 24 ROAD
 CITY OF GRAND JUNCTION, COLORADO

Project No: KSS500451
 Sheet Scale: 1"=40'
 Designed By: JMM
 Drawn By: CRB
 Date: OCTOBER, 2007
 Disk File: KSS451_CS1.2-H25

HORIZONTAL CONTROL PLAN

CS1.2

CITY OF GRAND JUNCTION
 ACCEPTED FOR CONSTRUCTION FOR 1 YEAR
 FROM THIS DATE: _____
 BY: _____ CITY ENGINEER

NO.	REVISION	DATE
1	REVISED PER CITY MARKET COMMENTS	1/20/06
2	REVISED PER GRAND COUNTY BUILD. DEPT.	1/26/06

City Market
 105 West Colorado Avenue
 Suite 100, Moab, UT 84202
 Phone: (970) 241-0750

CITY MARKET
STORE EXPANSION
CITY MARKET #410
 425 SOUTH MAIN STREET
 MOAB, UTAH

Project No: 4581
 Sheet Scale: 1"=20'
 Designed By: CTS
 Drawn By: CJH
 Date: DECEMBER, 2005
 Desk File: CSI-1-054-042

OVERALL
SITE PLAN

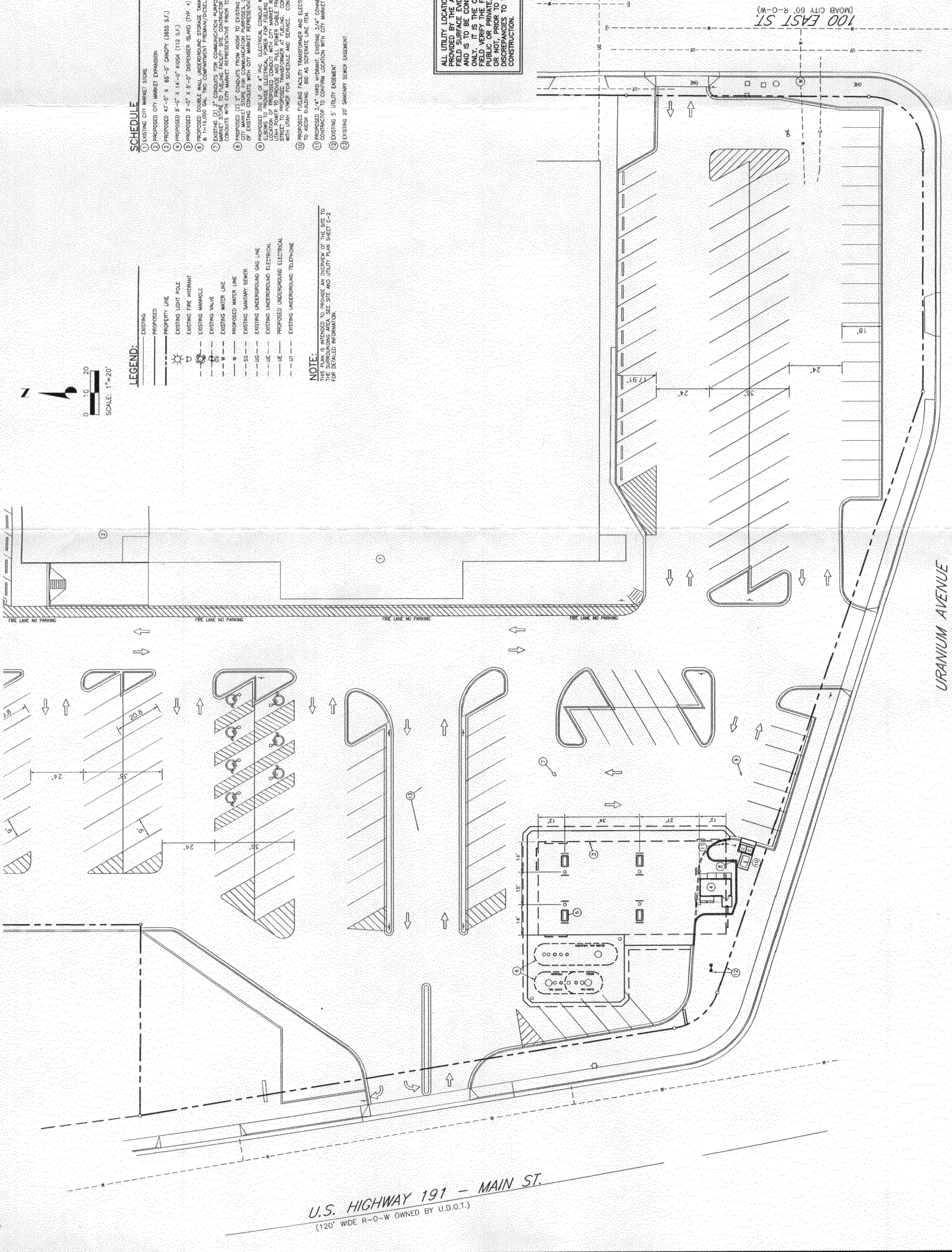
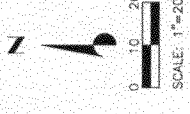
CALL UTILITY NOTIFICATION
 CENTER OF UTAH
 1-800-622-4111
 CALL 2-BUSINESS DAYS IN ADVANCE
 BEFORE ANY WORK BEGINS
 FOR THE MAKING OF A
 MEMBER UTILITIES

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 VERIFY THE LOCATION OF ALL UTILITIES. PUBLIC OR PRIVATE UTILITIES SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION, REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

- SCHEDULE**
- 1 EXISTING CITY MARKET STORE
 - 2 PROPOSED CITY MARKET EXPANSION
 - 3 PROPOSED 43'-0" X 86'-0" CANOPY (3655 SF.)
 - 4 PROPOSED 8'-0" X 14'-0" KIOSK (112 S.F.)
 - 5 PROPOSED 3'-0" X 5'-0" DISPENSER ISLAND (TP-4)
 - 6 PROPOSED DOUBLE WALL UNDERGROUND STORAGE TANK (1-20,000 GAL. REGULAR UNLEADED)
 - 7 PROPOSED 12" DIAMETER UNDERGROUND SANITARY SEWER (12" DIA)
 - 8 PROPOSED 3" CONDUITS FROM KIOSK TO EXISTING CONDUITS STUBBED OUT FROM MAIN CITY MARKET STORE FOR COMMUNICATION PURPOSES. CONTRACTOR TO CONFIRM LOCATION OF EXISTING CONDUITS WITH CITY MARKET REPRESENTATIVE PRIOR TO CONSTRUCTION
 - 9 PROPOSED 2" DIAMETER UNDERGROUND GAS LINE (2" DIA)
 - 10 PROPOSED 3/4" DIA. ELECTRICAL CONDUIT (W/ 40' BURY DEPTH, 36" RADIUS STEEL PROTECTIVE SHEATH) TO PROVIDE POWER TO EXISTING TRANSFORMER AT 100' JUST WEST OF PROPOSED MAIN CANOPY AND TO PROVIDE POWER TO EXISTING TRANSFORMER WITH UTILITY POWER FOR SCHEDULE AND SERVICE. CONTACT UTAH JAWLEY 435-299-3210.
 - 11 PROPOSED FUELING FACILITY, TRANSFORMER AND ELECTRICAL LINE FROM TRANSFORMER TO KIOSK BUILDING. BID AS SEPARATE LINE ITEM.
 - 12 PROPOSED 3/4" DIA. VARD INVERT, EXISTING 3/4" CONNECTION FROM EXISTING PROVISION LINE. CONTRACTOR TO CONFIRM LOCATION WITH CITY MARKET REPRESENTATIVE PRIOR TO CONSTRUCTION.
 - 13 EXISTING 5' UTILITY BASEMENT
 - 14 EXISTING 20' SANITARY SEWER BASEMENT

- LEGEND:**
- EXISTING
 - - - - PROPOSED
 - PROPERTY LINE
 - EXISTING LIGHT POLE
 - EXISTING FIRE HYDRANT
 - EXISTING MANHOLE
 - EXISTING VALVE
 - EXISTING WATER LINE
 - PROPOSED WATER LINE
 - W
 - EXISTING SANITARY SEWER
 - SS
 - EXISTING UNDERGROUND GAS LINE
 - UG
 - EXISTING UNDERGROUND ELECTRICAL
 - UE
 - PROPOSED UNDERGROUND ELECTRICAL
 - U
 - EXISTING UNDERGROUND TELEPHONE
 - UT

NOTE:
 THIS PLAN IS INTENDED TO PROVIDE AN OVERVIEW OF THE SITE TO THE CONTRACTOR AND SHOULD BE USED IN CONJUNCTION WITH THE DETAILED INFORMATION.



U.S. HIGHWAY 191 - MAIN ST.
 (120' WIDE R-O-W OWNED BY U.D.O.T.)

URANIUM AVENUE

100 EAST ST.
 (MOAB CITY 60' R-O-W)

GENERAL NOTES:

- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, EXISTING OR PROPOSED, 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 VERIFY THE LOCATION OF THE EXISTING UTILITY AND TO PROTECT IT. SUCH EXISTING UTILITY, EITHER THROUGH POLE HOLES OR ALTERNATIVE METHOD, SHALL BE PROTECTED PRIOR TO CONSTRUCTION.
- RECONNECT RELOCATED LIGHT POLES TO EXISTING CIRCUIT.
- SECURITY SYSTEMS SHALL BE BY OWNER.
- CONTRACTOR SHALL REMOVE AND REPLACE ASPHALT PAVEMENT AS NECESSARY TO INSTALL UNDERGROUND ELECTRIC, TELEPHONE, AND COMMUNICATION CONDUITS.
- ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH NEC (LATEST EDITION) AND ALL TELEPHONE AND COMMUNICATIONS WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL COMPANY'S STANDARDS.
- CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ELECTRICAL AND TELEPHONE SERVICES WITH APPROPRIATE LOCAL COMPANY.
- ALL UNDERGROUND CONDUIT NOT TERMINATED AT CANOPY COLUMNS, DISPENSERS AND UNDERGROUND FUEL TANKS MUST BE PLACED A MINIMUM OF 20 FEET AWAY FROM ANY DEPENDENT AND A MINIMUM OF 10 FEET FROM ANY TANK OPENING.

SUPPLEMENTAL INFORMATION NOTES

- MANHOLE SYSTEMS SHALL BE AS FOLLOWS:
 - 1" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 2" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 3" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 4" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 5" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 6" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 8" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 10" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 12" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 15" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 18" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 24" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 30" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 36" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 42" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 48" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 54" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 60" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 72" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 84" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 96" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 108" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 120" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 144" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 168" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 192" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 216" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 240" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 264" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 288" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 312" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 336" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 360" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 384" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 408" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 432" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 456" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 480" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 504" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 528" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 552" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 576" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 600" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 624" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 648" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 672" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 696" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 720" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 744" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 768" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 792" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 816" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 840" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 864" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 888" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 912" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 936" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 960" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 984" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 1008" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 1032" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 1056" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 1080" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 1104" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 1128" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 1152" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 1176" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
 - 1200" CONDUIT FROM KIOSK TO NEAREST CANOPY COLUMN TO ROOF LOCATIONS.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR NOTIFICATION AND SCHEDULING OF THE START-UP CONTRACTOR.
- START-UP CONTRACTOR SHALL TEST ALL WIRING AND CONNECTIONS AND TO VERIFY THE MID-RANGE BLEND.
- GENERAL CONTRACTOR SHALL CONTACT ENG. EVANS AT (303) 778-4058 (RING SUPPLIES) OR TIM MOSEB AT (303) 297-4468 (CITY MARKET) TO ARRANGE FOR A MEETING WITH THE LOCAL JURISDICTION COMPANY AND TO ARRANGE FOR FIRE EXTINGUISHERS.
- GENERAL CONTRACTOR SHALL PROVIDE STREET ADDRESS NUMBERS ON KIOSK PER LOCAL JURISDICTION REQUIREMENTS.
- GENERAL CONTRACTOR SHALL PREPARE ALTERNATIVE BID FOR TANK EXCAVATION SHIRING.

UTILITY LEGEND

- M --- MANHOLE
- V --- VALVE
- W --- EXISTING WATER LINE
- W --- PROPOSED WATER LINE
- SS --- EXISTING SANITARY SEWER
- SS --- PROPOSED SANITARY SEWER
- STS --- EXISTING STORM SEWER
- STS --- PROPOSED STORM SEWER
- G --- EXISTING GAS LINE
- G --- PROPOSED GAS LINE
- UE --- EXISTING UNDERGROUND ELECTRICAL
- UE --- PROPOSED UNDERGROUND ELECTRICAL
- OE --- EXISTING OVERHEAD ELECTRICAL
- OE --- PROPOSED OVERHEAD ELECTRICAL
- UT --- EXISTING UNDERGROUND TELEPHONE
- UT --- PROPOSED UNDERGROUND TELEPHONE
- T --- EXISTING OVERHEAD TELEPHONE
- T --- PROPOSED OVERHEAD TELEPHONE
- C --- PROPOSED CONSTRUCTION LIMITS

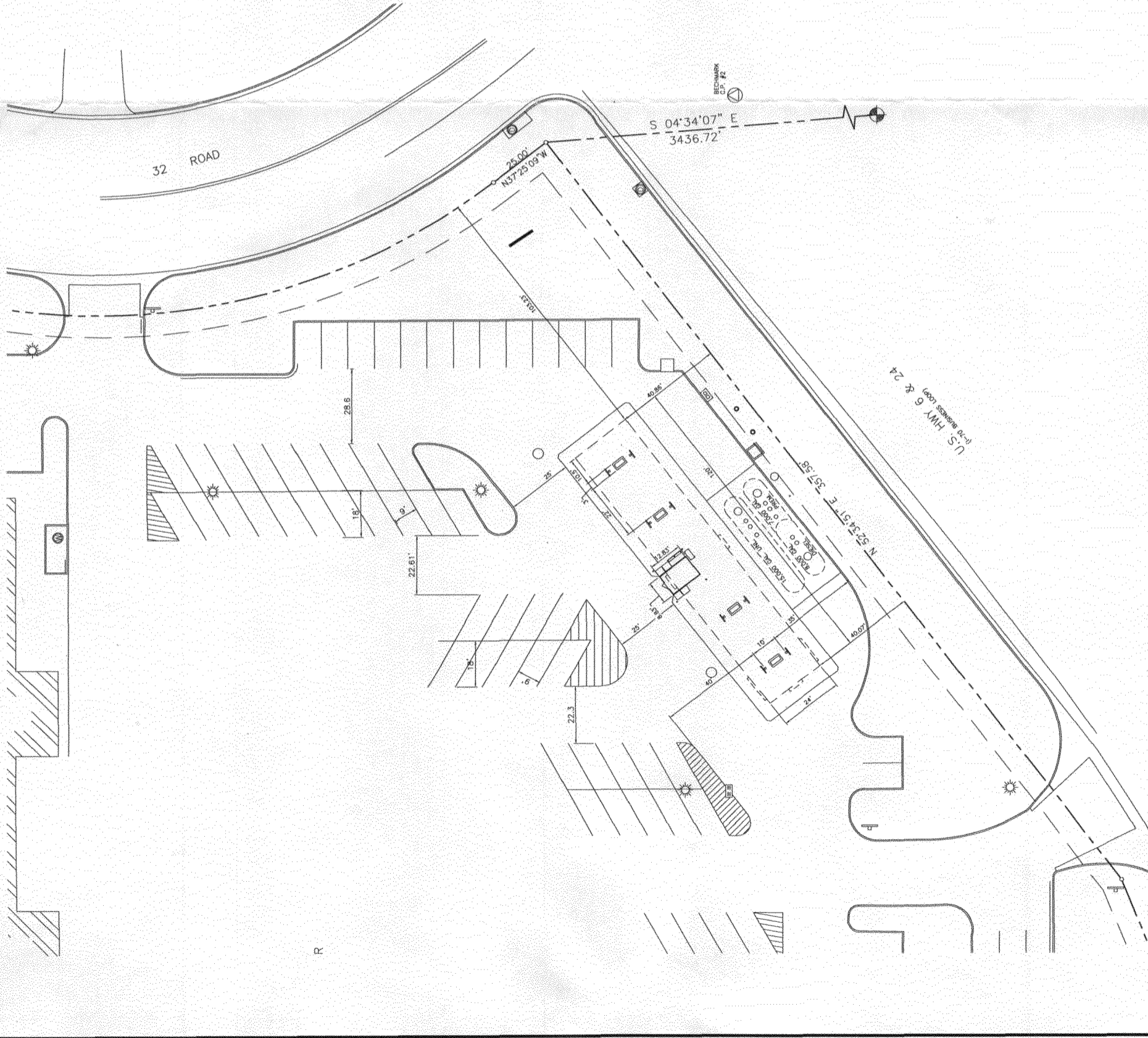
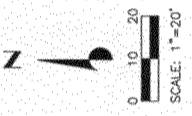
LEGAL DESCRIPTION

LOT 1, BLOCK 1, CLIFTON VILLAGE SUBDIVISION, MESA COUNTY, COLORADO

PRIOR TO ANY CONSTRUCTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES.

SCHEDULE

- 120'-0" x 24'-0" CANOPY (2880 S.F.)
- 3'-0" x 8'-0" DISPENSER ISLAND W/ MULTIPLE PRODUCT DISPENSER (TYP. 4)
- 8'-0" x 12'-0" KIOSK
- MAN CITY MARKET STORE
- ONE 15,000 GALLON SINGLE COMPARTMENT UNDERGROUND DOUBLE WALL UNDERGROUND DOUBLE WALL STORAGE TANK (7,000 GALLON PREMIUM AND 8,000 GALLON DIESEL)
- 8" PIPE BOLLARD (TYP. 4)
- INVERTED U-SHAPED STEEL PIPE GUARD POST (TYP. 8)
- 8" THICK CONCRETE SLAB UNDER CANOPY WITH 2' CHAMFER CORNERS
- 8" THICK CONCRETE SLAB OVER TANKS
- EXISTING ASPHALT STRIPING TO BE REMOVED
- EXISTING ASPHALT PAVING
- NEW 6" VERTICAL CURB
- EXISTING CURB CUTTER TO REMAIN
- EXISTING CURB & GUTTER TO BE REMOVED
- NEW 3/4" WATER TAP AND METER
- 5" TYPE B INLET
- NEW UNSURROUNDING AREA
- EXISTING LIGHT POLE TO BE RELOCATED
- ELECTRICAL PAD AND TRANSFORMER, VERIFY SIZE AND LOCATION WITH ELEC. PROVIDER
- UNDERGROUND ELECTRICAL SERVICE FROM MAIN TO TRANSFORMER, EXACT LOCATION OF SERVICE TO BE CONFIRMED WITH ELECTRICAL PROVIDER PRIOR TO CONSTRUCTION
- UNDERGROUND ELECTRICAL SERVICE FROM TRANSFORMER TO KIOSK BUILDING
- EXTING 3/4" WATER SERVICE TO PROPOSED LOCATION OF FROST-FREE YARD HYDRANT, BID AS ALTERNATE
- COST-FREE YARD HYDRANT 2 1/2" NPS, 2 1/2" DIA. 8' BURIED, 1" DIA. 1" NPS TO BE INSTALLED NOW OR IN FUTURE, BID AS ALTERNATE
- UNDERGROUND CANOPY ROOF DRAIN TO CONNECT TO UNDERGROUND STORM SEWER (TYP. 4)
- UNDERGROUND 15" RCP STORM SEWER WITH 4" DIA. MANHOLE
- PROPOSED ICE MACHINES AT KIOSK
- PROPOSED VENDING MACHINES AT KIOSK (TYP. 2)
- PROPOSED AUTOMOTIVE PRODUCT DISPLAY AT KIOSK
- FILL VALVE ON TANKS (TYP. 3)
- TANK VENT RISER MOUNTED ON CANOPY COLUMN CLOSEST TO TANKS, 3'-0" MINIMUM ABOVE TOP OF CANOPY DECKING
- EMERGENCY SHUT-OFF SWITCH MOUNTED ON KIOSK, WITH DISTINCTLY LABELED SIGN READING "EMERGENCY FUEL SHUTDOWN DEVICE"
- PUBLIC PAY PHONE AND AIR STAND ON CONCRETE PAD
- CONTRACTOR TO FURNISH AND INSTALL 3/4" CONDUIT WITH PULL WIRES FROM PAY TELEPHONES TO KIOSK
- CONTRACTOR TO FURNISH AND INSTALL 3/4" CONDUIT FROM KIOSK TO AIR COMPRESSOR LOCATION FOR AC CIRCUIT
- NON-ILLUMINATED CANOPY LIGHT SIGN (TYP. 2) (21 S.F. EACH)
- PROPOSED (2) 2" CONDUITS FROM MAIN CITY MARKET FOOD STORE FOR INTERCOM SERVICE AND COMMUNICATIONS PURPOSES EXTEND CONDUIT TO KIOSK AND COMMUNICATIONS EQUIPMENT. CONTRACTOR TO CONFIRM LOCATION OF CONDUITS AT FOOD STORE WITH CITY MARKET REPRESENTATIVE PRIOR TO CONSTRUCTION
- CLEANOUT (TYP.)
- INTERIALLY ILLUMINATED CANOPY PRICE SIGN (TYP. 2) (45.5 S.F. EACH)
- INTERIALLY ILLUMINATED CANOPY LOGO SIGN (TYP. 1) (21 S.F. EACH)
- EXISTING SHOPPING CENTER POLE SIGN
- EXISTING 12" STORM LINE TO BE REMOVED
- 8" WIDE UTILITY EASEMENT BY PLAT
- NEW ASPHALT STRIPING
- EXISTING LIGHT POLE (WHICH ORIGINAL INSTALLATION FOUNDATION FROM ORIGINAL LOCATION)
- PROPOSED CONSTRUCTION LIMITS (SHOWN AS DASHED LINE) SHALL BE VERIFIED WITH OWNER REPRESENTATIVE ON EXACT LIMITS PRIOR TO CONSTRUCTION
- REMOVE & REPLACE EXISTING CURB WITH CURB RADIIUS TO MATCH OTHER SIDE



REVISIONS		Des. By	Drawn By	Date
1	CONSTRUCTION SET	MFD	EVR	3/12/01
2	REVISE CANOPY SIGNAGE & REMOVE POLE SIGN	MFD	EVR	4/09/01

City Market
 City Market
 Division of Dillon Companies
 85 1/2 Main Street
 Denver, CO 80202
 Phone: (303) 778-4000
 Fax: (303) 778-3348

SITE AND UTILITY PLAN
 CORONADO PLAZA SHOPPING CENTER
 CLIFTON VILLAGE SUBDIVISION

U.S. HWYS 6 & 24 AND 32 RD.
 MESA COUNTY, CO
 Designed By: CTS Date: OCTOBER, 2000
 Drawn By: CMT Scale: 1"=20'
 Checked By: CTS Disk File: 451751E

C1