

**VISTA RIDGE MARKETPLACE**  
**SITE DEVELOPMENT PLAN**  
 LOTS 1, 2 & 6 OF VISTA RIDGE - FILING NO. 14  
 SITUATED IN THE S 1/2 OF SECTION 33, T.1N., R.68W., OF THE 6TH P.M.  
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
 16.8699 ACRES  
 SP-000052-2014

**SITE LEGEND**

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- EASEMENT BOUNDARY LINE
- - - EXISTING TO REMAIN
- - - EXISTING TO BE REMOVED
- PROPOSED NEW
- EXISTING TRAFFIC POLE
- PROPOSED SITE LIGHTING
- EXISTING STREET LIGHT
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING MANHOLE
- PROPOSED MANHOLE
- UTILITY PEDESTAL
- PROPOSED ELECTRICAL TRANSFORMER
- PROPOSED INLET
- TRAFFIC DIRECTION
- PARKING COUNT
- CART CORRAL (APPROXIMATE LOCATION)

**SCHEDULE**

- 1 PROPOSED 123,000 SF KING SOOPERS MARKETPLACE STORE
- 2 PROPOSED PHARMACY DRIVE THRU CANOPY AND DRIVE LANES
- 3 PROPOSED CONCRETE LOADING DOCK
- 4 PROPOSED MECHANICAL ENCLOSURE AREA
- 5 PROPOSED SCREEN WALL AT MECHANICAL UNITS
- 6 PROPOSED TRASH COMPACTOR
- 7 PROPOSED EGRESS LANDING WITH STAIRS OR RAMP
- 8 PROPOSED BICYCLE RACK
- 9 PROPOSED KING SOOPERS TRANSFORMER
- 10 PROPOSED VESTIBULE
- 11 PROPOSED OUTDOOR SALES AREA
- 12 PROPOSED BOLLARD
- 13 PROPOSED 7,100 SF MULTI-TENANT RETAIL
- 14 PROPOSED CONCRETE SIDEWALK (SIZE AS SHOWN)
- 15 PROPOSED TRASH ENCLOSURE
- 16 PROPOSED MASONRY SCREEN WALL AT TRUCK DOCK
- 17 PROPOSED 43' X 160' FUEL CANOPY AND 175 SF KIOSK
- 18 PROPOSED FUEL TANKS AND CONCRETE SLAB
- 19 PROPOSED CART CORRAL (TYP. 10)
- 20 EXISTING CURB AND GUTTER TO REMAIN
- 21 PROPOSED CONCRETE CURB AND GUTTER
- 22 EXISTING ASPHALT PAVING TO REMAIN
- 23 PROPOSED ASPHALT PAVING
- 24 EXISTING CONCRETE SIDEWALK TO REMAIN
- 25 PROPOSED 8-FOOT WIDE CONCRETE CROSSSPAN
- 26 PROPOSED SITE LIGHT
- 27 EXISTING STREET LIGHT TO REMAIN
- 28 EXISTING TRAFFIC SIGNAL TO REMAIN
- 29 PROPOSED ADA ACCESSIBLE RAMP
- 30 PROPOSED ADA ACCESSIBLE RAMP WITH DETECTABLE WARNINGS
- 31 PROPOSED ADA PARKING STALL WITH PAINTED ACCESS AISLE AND SIGNAGE (TYP. 23)
- 32 PROPOSED 9.5'x18.6' 60-DEGREE "ANGLED" PARKING STALL (TYP.)
- 33 PROPOSED 10'x25' 0-DEGREE "PARALLEL" PARKING STALL (TYP.)
- 34 PROPOSED PARKING STRIPING
- 35 PROPOSED STOP BAR AND TRAFFIC DIRECTIONAL FLOW ARROW
- 36 PROPOSED CROSSWALK
- 37 PROPOSED R1-1 STOP SIGN
- 38 PROPOSED FIRE HYDRANT
- 39 PROPOSED MONUMENT SIGN
- 40 PROPOSED OUTDOOR SEATING AREA
- 41 PROPOSED LANDSCAPING
- 42 PROPOSED DETENTION POND AND TRICKLE CHANNEL
- 43 PROPOSED AREA INLET
- 44 PROPOSED CURB INLET
- 45 PROPOSED OUTLET STRUCTURE
- 46 PROPOSED "DO NOT ENTER" SIGN
- 47 PROPOSED ELECTRICAL TRANSFORMER
- 48 EXISTING ELECTRICAL TRANSFORMER TO REMAIN (CONTRACTOR TO RAISE TO FINISHED GRADE)
- 49 EXISTING GUARD RAIL TO REMAIN
- 50 PROPOSED 2" WIDE SIDEWALK CHASE
- 51 EXISTING EDGE OF ASPHALT
- 52 PROPOSED 9'x20' 90-DEGREE "HEAD-IN" PARKING STALL (TYP.)
- 53 PROPOSED CONCRETE WHEEL STOP
- 54 PROPOSED PUBLIC AIR STAND, TELEPHONE, AND PROPANE TANK EXCHANGE CAGE
- 55 PROPOSED STREET LIGHT
- 56 PROPOSED 4 LANE CLICK-LIST GROCERY PICKUP WITH OVERHEAD CANOPY
- 57 EXISTING TREES TO BE REMOVED
- 58 PROPOSED "PARKING FOR THE LITTLE CLINIC ONLY" SIGN
- 59 PROPOSED RETAINING WALL (UNDER 4' IN HEIGHT)
- 60 PROPOSED 10' WIDE MAINTENANCE ACCESS ROAD

**BASIS OF BEARING**

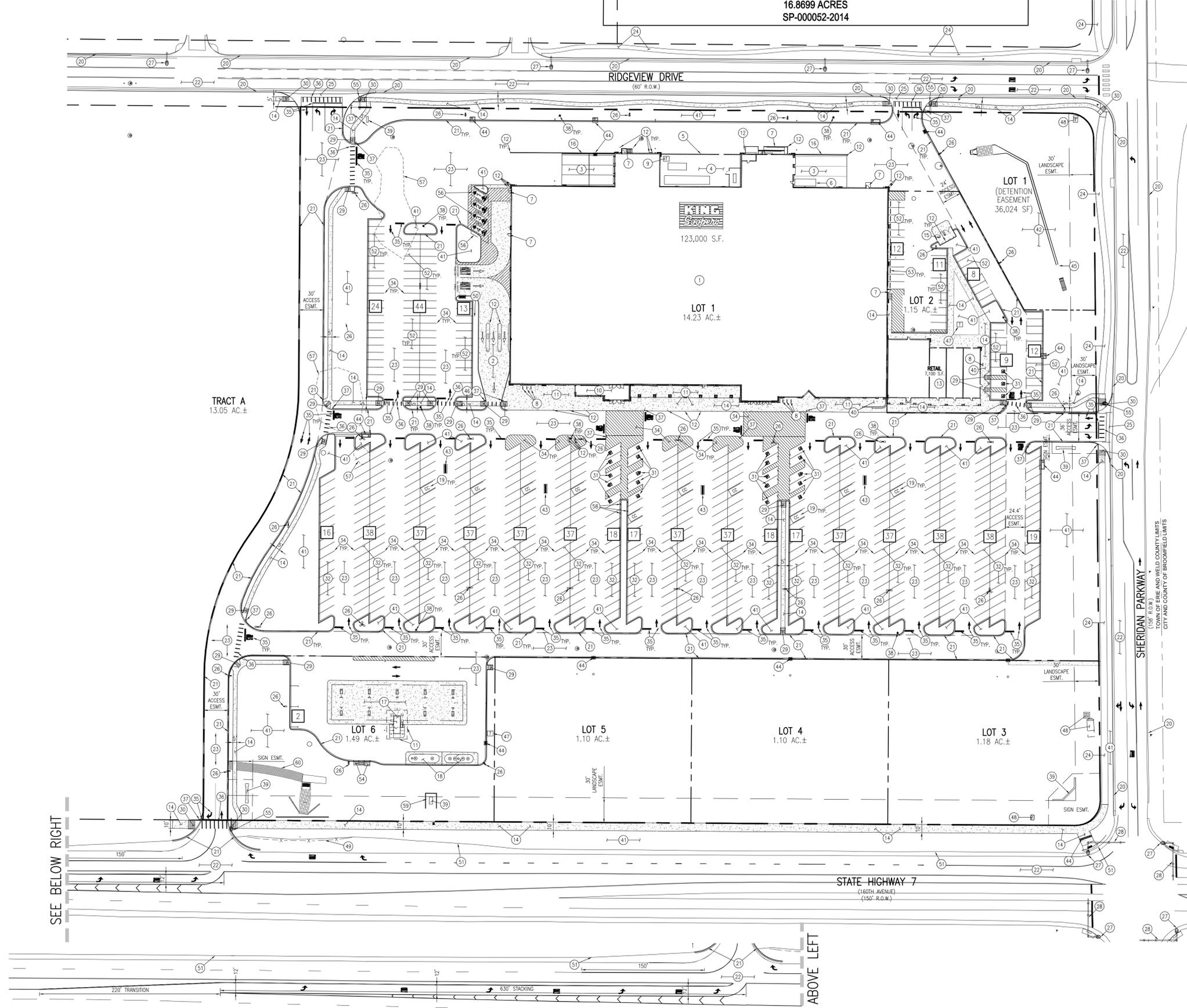
BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 7 BEARING N89°38'37"W AS REFERENCED AND BOUNDED BY THE MONUMENTS SHOWN HEREON.

**BENCHMARK**

CITY AND COUNTY OF BROOMFIELD (M "LUCY").  
 ELEVATION = 5297.00 FEET (NAVD 1988 DATUM)

**CAUTION - NOTICE TO CONTRACTOR**

1. 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.
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 ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



DES. BY	DATE
JAS	12/27/14
JAS	03/24/15
JAS	06/09/15
JAS	07/06/15

REVISION	No.	DESCRIPTION
1	1	1ST PLANNING SUBMITTAL
2	2	2ND PLANNING SUBMITTAL
3	3	3RD PLANNING SUBMITTAL
4	4	4TH PLANNING SUBMITTAL

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**KING SOOPERS #129**  
**AT VISTA RIDGE MARKETPLACE**  
**SITE DEVELOPMENT PLAN**

HIGHWAY 7 & SHERIDAN PARKWAY  
 ERIE, COLORADO

Project No: KSS000129.01  
 Sheet Scale: 1"=60'  
 Designed By: JAS  
 Drawn By: JJA  
 Date: JULY 2015  
 Disk File: KSS129\_P\_02-Site

**SITE PLAN**