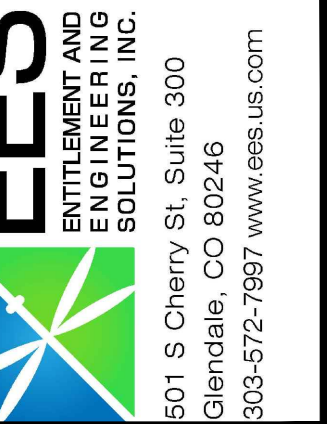




CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987 or 811

Know what's below.
Call before you dig.

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



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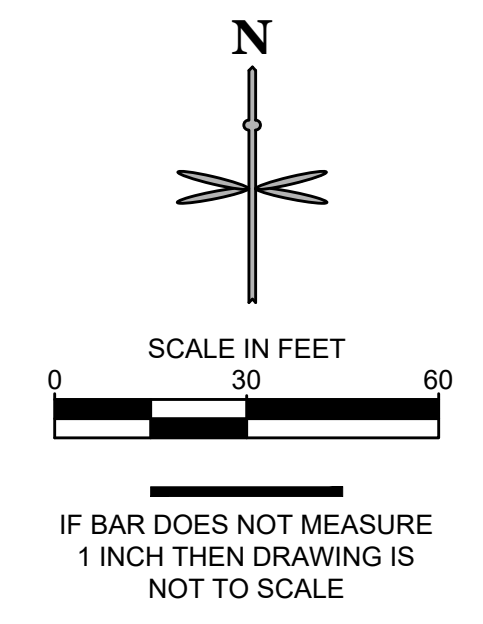
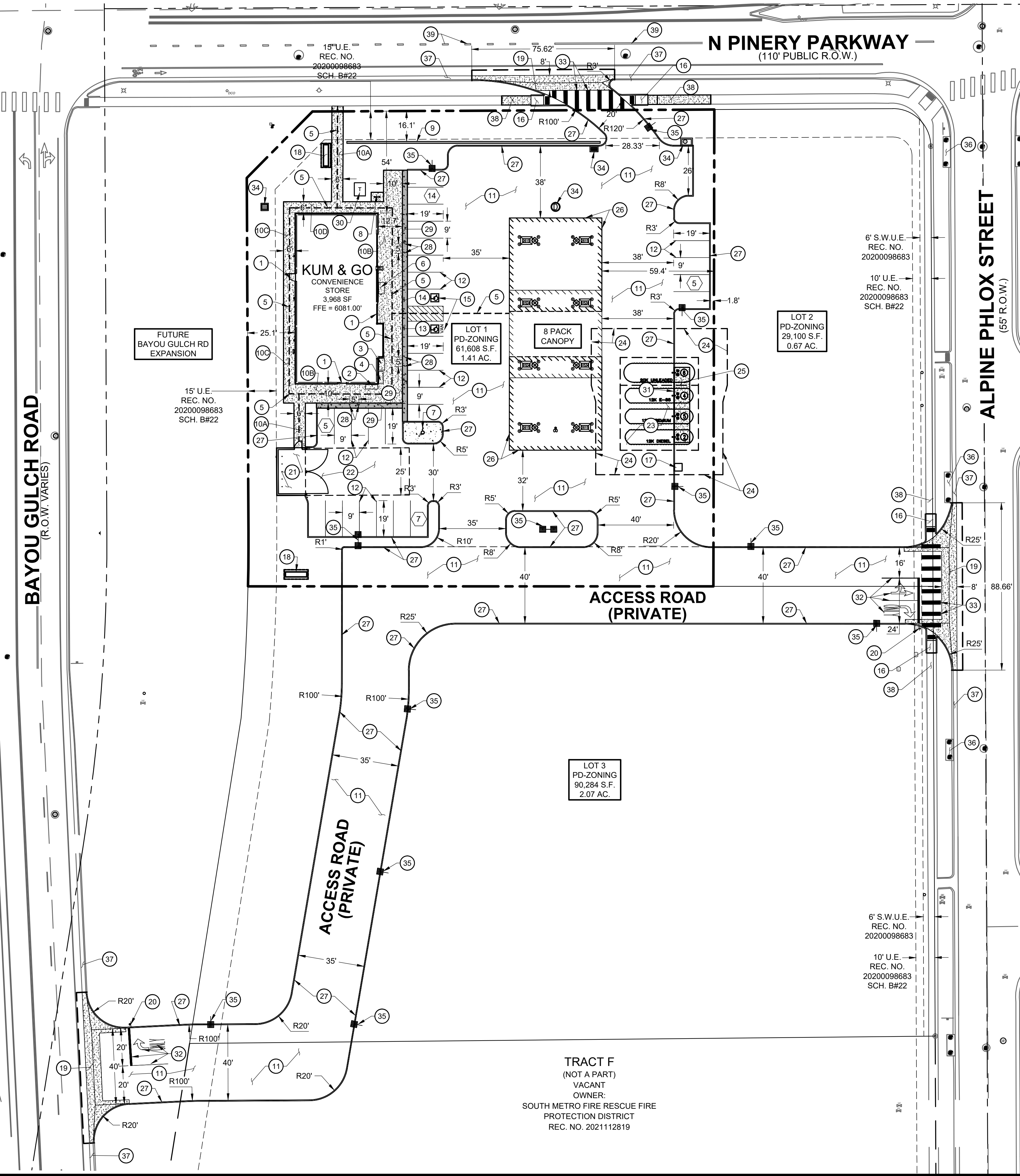
2293 - KUM AND GO - PARKER, CO
NEC OF BAYOU GULCH RD AND PINERY PKWY

KG PROJECT TEAM: EES
RDM:
SDM:
CPM:

REVISION DESCRIPTION	DATE

DATE: 09-23-2022
SHEET NUMBER: C2
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PKUM & GOCO, PARKER, 2293 - PINERY AND BAYOU GULCH RD CAD/DP/2293 - 02 - DP SITE PLAN.DWG



SITE PLAN LEGEND

	PROPERTY BOUNDARY		EXISTING STORM SEWER MANHOLE/INLET
	EXISTING EASEMENT		PROPOSED STORM SEWER MANHOLE/INLET
	EXISTING CURB & GUTTER		EXISTING STREET LIGHTING
	PROPOSED INTEGRAL CURB		EXISTING FIRE HYDRANT
	PROPOSED BUILDING		EXISTING SIGNAGE
	PROPOSED ACCESSIBLE ROUTE		PROPOSED SITE LIGHTING
	PROPOSED CONCRETE WALK		PROPOSED PARKING COUNT
	PROPOSED COLORED CONCRETE		

SITE SCHEDULE:

- | | |
|------------------------------------------------------------------------------|-----------------------------------------------------------|
| 1 BUILDING ENTRY. | 18 8' TALL MONUMENT SIGN. |
| 2 PROPANE CAGE. | 19 INTERSECTION CROSS PAN LAYOUT. |
| 3 MISCELLANEOUS MERCHANDISE. | 20 STOP SIGN. |
| 4 FIREWOOD. | 21 14'-8" X 24'-8" TRASH ENCLOSURE. |
| 5 ADA ROUTE. | 22 55'X25' MINIMUM GARBAGE TRUCK CLEAR SPACE. |
| 6 ICE MERCHANDISER. | 23 UNDERGROUND FUEL STORAGE TANKS. |
| 7 40' FLAGPOLE. | 24 TANK OVERDIG LIMITS. |
| 8 SINGLE WAVE/U-SHAPED BIKE RACK. | 25 8' X 40' CONCRETE PAD FOR FUEL FILL LIDS. |
| 9 1" WIDE X 4' TALL SCREEN WALL (134 LF). | 26 FUELING CANOPY. |
| 10A 4" CONCRETE SITE SIDEWALK, 1.5% MAX. CROSS SLOPE. | 27 INTEGRAL CONCRETE CURB. |
| 10B BUILDING CONCRETE SIDEWALK, 1.5% MAX. CROSS SLOPE. | 28 4" DIAMETER BOLLARDS @ 5' O.C. |
| 10C BUILDING CONCRETE SIDEWALK ADJACENT TO LANDSCAPE, 1.5% MAX. CROSS SLOPE. | 29 BROOM FINISH CONCRETE PAVEMENT. |
| 11 STANDARD DUTY CONCRETE PAVEMENT. | 30 ELECTRICAL TRANSFORMER LOCATION. |
| 12 4" WIDE WHITE PAVEMENT MARKING, TYP. | 31 PAINT CURB ALONG FRONT OF TANKS YELLOW. |
| 13 BOLLARD MOUNTED ADA VAN PARKING SIGN. | 32 DRIVEWAY ENTRANCE PAVEMENT MARKINGS. |
| 14 BOLLARD MOUNTED ADA PARKING SIGN. | 33 2'X10' CROSSWALK STRIPES. |
| 15 ACCESSIBLE PARKING SPACE. | 34 STORM INLET/MANHOLE. |
| 16 ADA CURB RAMP. | 35 APPROXIMATE LOCATION OF SITE LIGHTING. |
| 17 AIR MACHINE LOCATION. | 36 EXISTING STORM SEWER MAIN / INLET / MANHOLE TO REMAIN. |
| | 37 EXISTING CURB AND GUTTER TO REMAIN. |
| | 38 EXISTING SIDEWALK TO REMAIN. |
| | 39 EXISTING ROAD PAVEMENT MARKINGS TO REMAIN. |

GENERAL NOTES:

- ALL ITEMS IN SCHEDULE ARE FINAL UNLESS NOTED OTHERWISE.
- ALL EXISTING UTILITIES TO REMAIN UNLESS NOTED OTHERWISE.
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD SPECIFICATIONS OF ALL GOVERNING JURISDICTIONS AS APPLICABLE.
- EMERGENCY AND SERVICE TRUCKS WILL MANEUVER THROUGH DRIVE AISLES IN A ONE-WAY TRAFFIC MOVEMENT.
- CARS/TRUCKS WILL MANEUVER AROUND BUILDING DRIVE AISLES IN A TWO-WAY TRAFFIC MOVEMENT UNLESS OTHERWISE NOTED FOR SPECIFIC DRIVES.
- HANDICAP PARKING AREAS PROVIDED PER TOWN STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED UNIFORM BUILDING CODE.
- MECHANICAL UNITS, DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE TOWN LAND DEVELOPMENT ORDINANCE.
- ALL SIGNAGE SHALL BE BY SEPARATE PERMIT THROUGH THE TOWN. ALL SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE LAND DEVELOPMENT ORDINANCE.
- SIDEWALKS SHALL NOT EXCEED 2% CROSS SLOPE.
- ALL DIMENSIONS ARE FLOWLINE TO FLOWLINE UNLESS OTHERWISE NOTED.
- ALL PARKING LOT STRIPING SHALL BE WHITE.
- SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGNED, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF ENGINEERING CALCULATIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT. THIS REVIEW DOES NOT CONSTITUTE APPROVAL OF ANY PRIVATE ON-SITE IMPROVEMENTS WHICH MAY BE SHOWN. CONSTRUCTION CANNOT COMMENCE UNTIL ALL REQUIRED DRAINAGE/TRAFFIC REPORT(S), FINAL DEVELOPMENT PLAN(S), SPECIAL REVIEW(S), GRADING PERMIT, AND/OR OTHER PERMITS ARE COMPLETE, APPROVED AND ON FILE WITH THE TOWN OF PARKER.

TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS DATE

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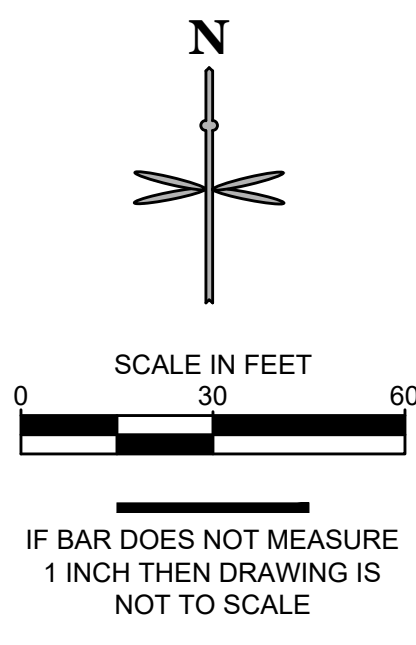
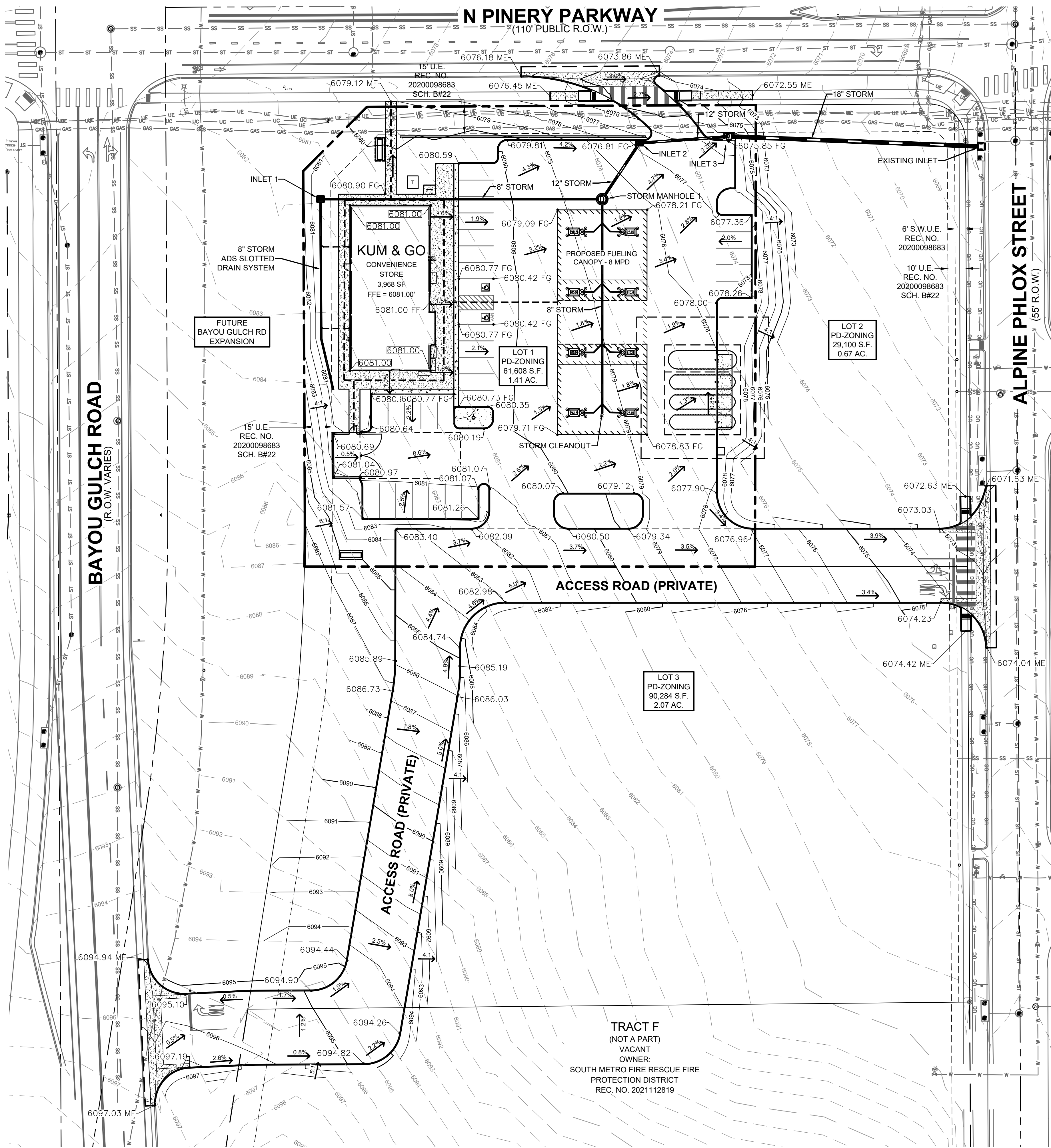
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SITE PLAN
2293 - KUM AND GO - PARKER, CO
 NEC OF BAYOU GULCH RD AND PINERY PKWY
GRADING PLAN

KG PROJECT TEAM: EES
 RDM:
 SDM:
 CPM:

REVISION DESCRIPTION	DATE

DATE: 09-23-2022
 SHEET NUMBER:
C3
3 OF 10



LEGEND

- PROPERTY BOUNDARY
- EXISTING EASEMENT
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED ACCESSIBLE ROUTE
- PROPOSED FLOW LINE ELEVATION
- PROPOSED SIDEWALK ELEVATION
- PROPOSED GRADE TO MATCH EXISTING
- PROPOSED TOP BACK OF CURB ELEVATION
- PROPOSED FINISHED GRADE ELEVATION
- PROPOSED EXTERIOR GRADE AT FOUNDATION
- FLOW ARROW AND GRADE

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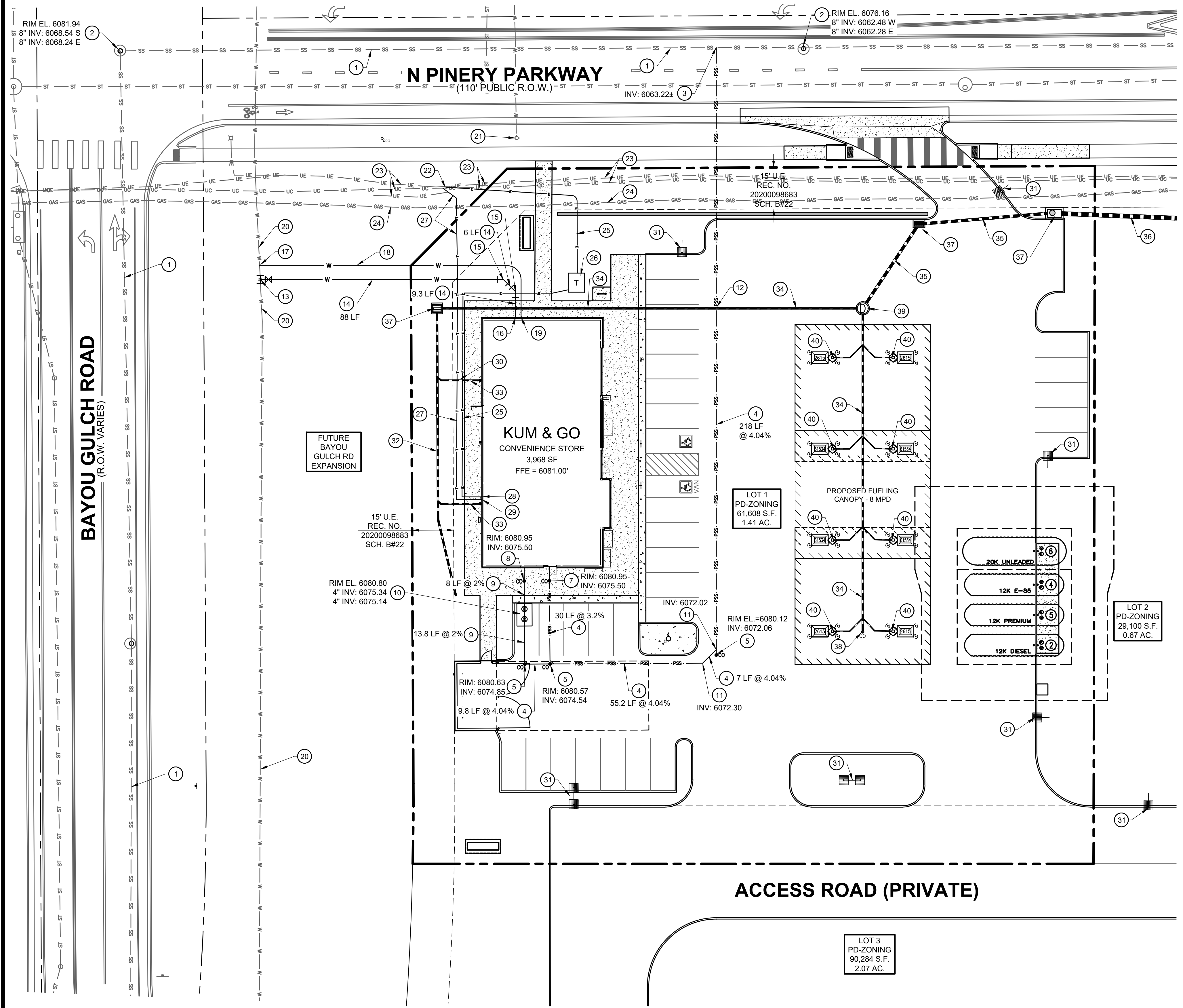
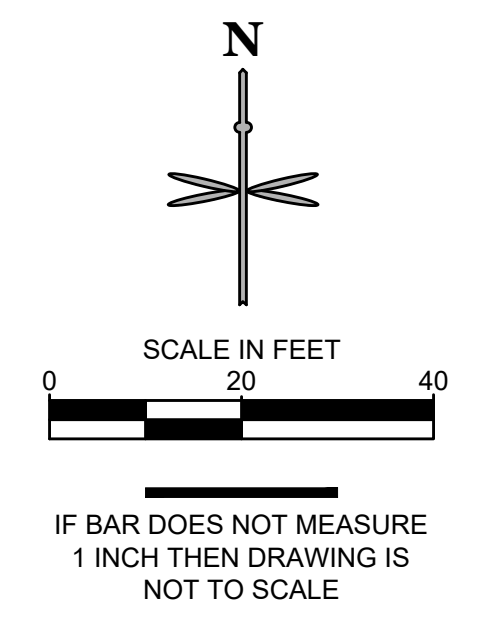
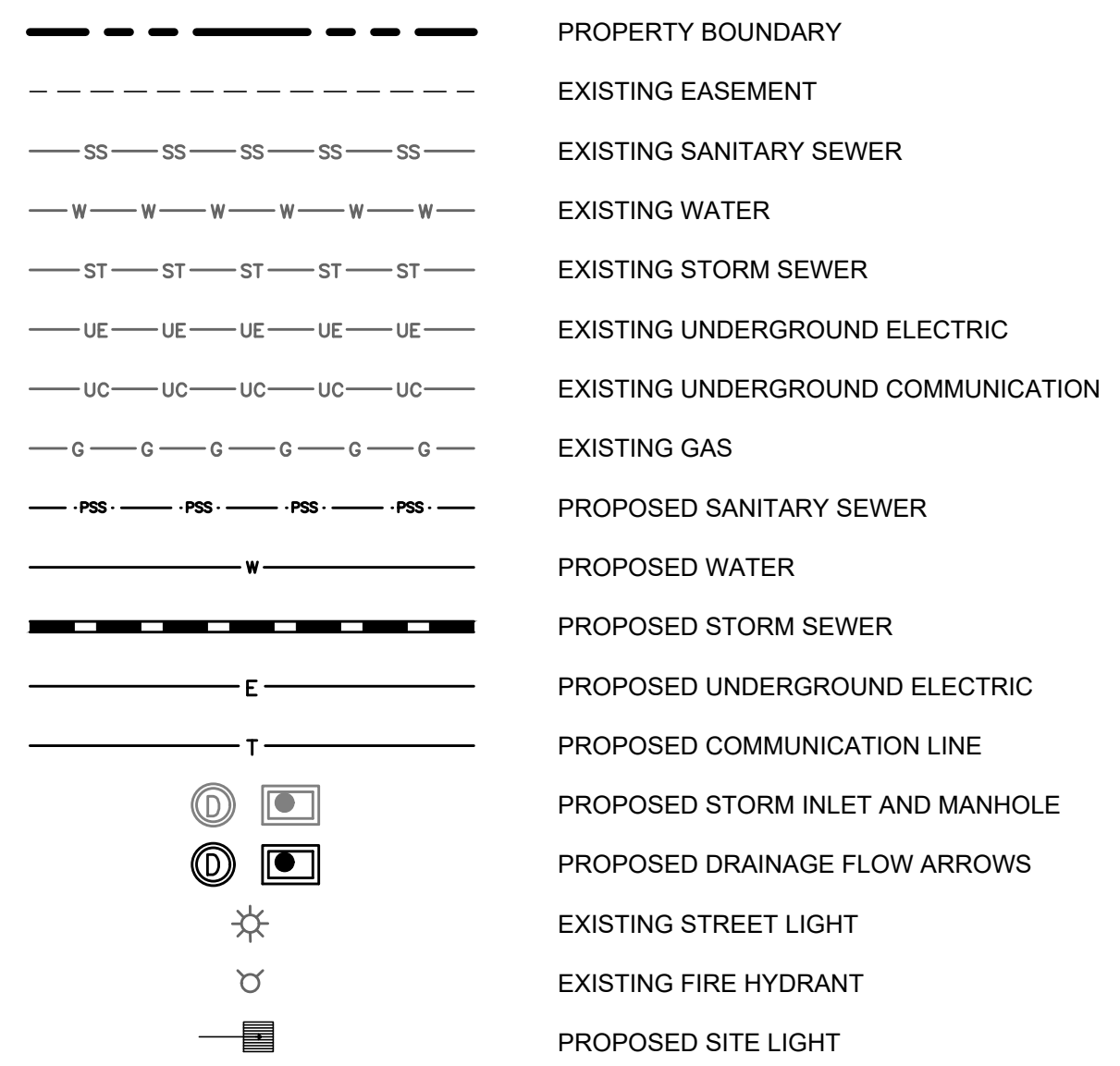
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2293 - KUM AND GO - PARKER, CO
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UTILITY PLAN

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UTILITY LEGEND



SANITARY SEWER

- 1 EXISTING 8" SANITARY SEWER MAIN TO REMAIN.
- 2 EXISTING SANITARY SEWER MANHOLE TO REMAIN.
- 3 PROPOSED WYE CONNECTION AT EXISTING 8" SANITARY SEWER MAIN.
- 4 PROPOSED 4" PVC SANITARY SERVICE. SEE PLAN FOR PIPE SLOPE AND LENGTH.
- 5 PROPOSED 4" SANITARY SEWER CLEANOUT. SEE PLAN FOR INVERT ELEVATION.
- 6 PROPOSED WYE CONNECTION. SEE PLAN FOR INVERT ELEVATION.
- 7 PROPOSED 4" SANITARY SEWER SERVICE CONNECTION 5' FROM BUILDING.
- 8 PROPOSED 4" GREASE INTERCEPTOR SERVICE CONNECTION 5' FROM BUILDING.
- 9 PROPOSED 4" PVC GREASE INTERCEPTOR SERVICE LINE. SEE PLAN FOR PIPE SLOPE AND LENGTH.
- 10 PROPOSED 1,000 GALLON GREASE INTERCEPTOR WITH SAMPLE PORT. SEE PLAN FOR PIPE CONNECTION INVERT ELEVATIONS AND RIM ELEVATIONS.
- 11 PROPOSED 4" 45° BEND. SEE PLAN FOR INVERT ELEVATION.
- 12 PROPOSED 4" SEWER SERVICE LINE CROSSING WITH EXISTING WATER SERVICE.

WATER

- 13 PROPOSED 6" DIP FIRE LINE SERVICE CONNECTION TO WATER MAIN. INSTALL 12"x6" TAPPING SLEEVE WITH 6" TAPPING VALVE.
- 14 PROPOSED 6" DIP FIRE LINE (PRIVATE).
- 15 PROPOSED 45° - 6" DIP BENDS WITH THRUST BLOCKS.
- 16 PROPOSED 6" DIP FIRE SERVICE LINE (PRIVATE) CONNECTION TO BUILDING. PROVIDE 5.5-FT OF COVER.
- 17 PROPOSED 2" DOMESTIC WATER SERVICE TAP.
- 18 PROPOSED 111 LF OF 2" TYPE K COPPER DOMESTIC WATER SERVICE LINE.
- 19 PROPOSED 2" TYPE K COPPER DOMESTIC WATER CONNECTION TO BUILDING. PROVIDE 5.5-FT OF COVER. STUB 5' OFF OF BUILDING.
- 20 EXISTING WATER MAIN TO REMAIN.
- 21 EXISTING FIRE HYDRANT TO REMAIN.

DRY UTILITIES

- 22 EXISTING TEL-PED TO REMAIN.
- 23 EXISTING UNDERGROUND TELECOMMUNICATIONS AND ELECTRIC TO REMAIN.
- 24 EXISTING GAS MAIN TO REMAIN.
- 25 APPROXIMATE LOCATION OF PROPOSED UNDERGROUND ELECTRICAL SERVICE LINE.
- 26 PROPOSED ELECTRIC TRANSFORMER PAD.
- 27 APPROXIMATE LOCATION OF PROPOSED TELECOMMUNICATION SERVICE LINE.
- 28 PROPOSED ELECTRICAL BUILDING CONNECTION.
- 29 PROPOSED TELECOMMUNICATION BUILDING CONNECTION.
- 30 ELECTRICAL AND TELECOMMUNICATION LINES UNDER PROPOSED ROOF DRAIN AT CROSSING.
- 31 APPROXIMATE LOCATION OF PROPOSED SITE LIGHT.

STORM SEWER

- NOTE: REFERENCE KUM & GO GAS AND C-STORE CONSTRUCTION DOCUMENTS FOR STORM SEWER DESIGN INFORMATION.
- 32 PROPOSED 8" STORM ADS SLOTTED DRAIN.
 - 33 PROPOSED 6" ROOF DOWNSPOUT WITH DRAIN LINE CONNECTION TO 8" ADS SLOTTED DRAIN.
 - 34 PROPOSED 8" STORM SEWER. SDR 35 PVC SOLID OR DUEL WALL HDPE W/ WATER TIGHT FITTINGS.
 - 35 PROPOSED 12" STORM SEWER. SDR 35 PVC SOLID OR DUEL WALL HDPE W/ WATER TIGHT FITTINGS.
 - 36 PROPOSED 18" STORM SEWER. SDR 35 RCP.
 - 37 PROPOSED STORM SEWER INLET.
 - 38 PROPOSED STORM SEWER CLEANOUT.
 - 39 PROPOSED STORM SEWER MANHOLE.
 - 40 PROPOSED 4" PVC CANOPY DRAIN PIPE CONNECTION.

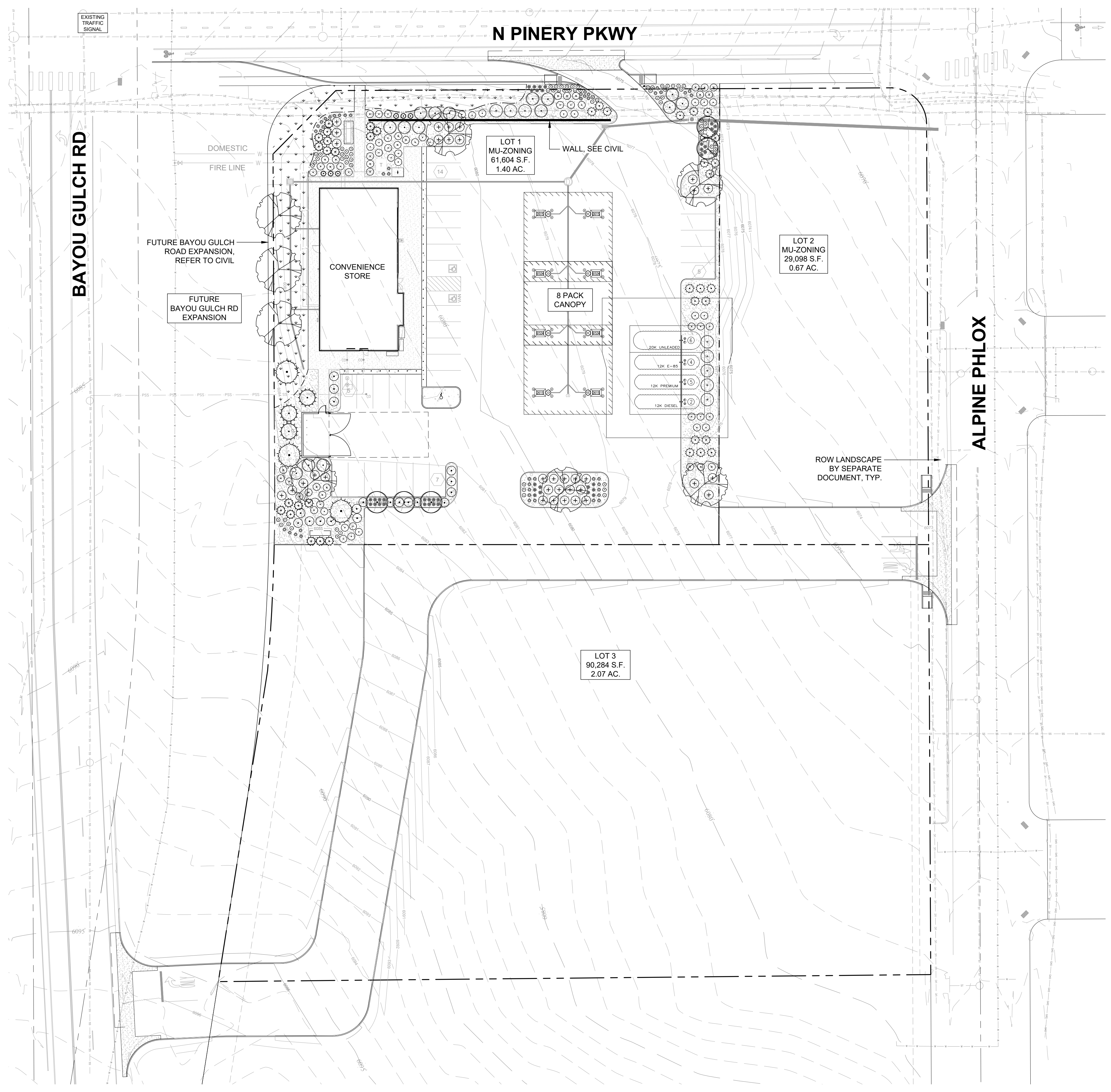
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P:\KUM & GO\CO - PARKER, 2293 - PINERY AND BAYOU GULCH\08 CAD\DP2293 - 04 - DP - UTILITY PLAN.DWG

X:\DROPOBOX\VALERIAN\TEAM FOLDER\PROJECTS\22-04 EES PINERY PKWY K&G 22832\WORKING\2022-09-23 SUBMITTAL_151222-04_L1 LANDSCAPE PLAN.DWG



- LEGEND**
- DECIDUOUS TREE
 - EVERGREEN TREE
 - ORNAMENTAL TREE
 - DECIDUOUS SHRUBS
 - EVERGREEN SHRUBS
 - ORNAMENTAL GRASS
 - PERENNIALS
 - NATIVE SEED MIX
 - 1" CHIPPED GRANITE ROCK MULCH
 - LANDSCAPE EDGER

INTERNAL LANDSCAPE

NET SITE AREA	LANDSCAPE AREA			% LIVE COVER		
	REQUIRED 15%	PROVIDED	SURPLUS/ DEFICIT	REQUIRED (75%)	PROVIDED	SURPLUS/ DEFICIT
61,608 SF	9,241 SF	15,315 SF	+6,074 SF	11,871 SF	12,451 SF	+580 SF

TREE REQUIREMENT 1/1500 SF			SHRUB REQUIREMENT 5/1500 SF		
REQUIRED	PROVIDED	SURPLUS/ DEFICIT	REQUIRED	PROVIDED	SURPLUS/ DEFICIT
6	9	+3	31	196	+165

	REQUIRED	PROVIDED
TOTAL TREES/TE'S	6	9
TOTAL SHRUBS	31	196
TOTAL GRASSES	NA	88
TOTAL PERENNIALS	NA	68

EVERGREEN TREE REQUIREMENT - OVERALL SITE

MINIMUM EVERGREEN REQ.	25%	
NUMBER OF TREES	REQUIRED	PROVIDED
19 TOTAL	5	6

TURF

MAXIMUM ALLOWED	1,386 SF - 15%
PROVIDED	0 SF - 0%

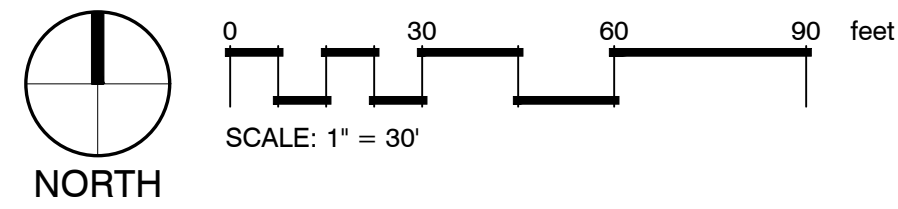
PARKING LOT PERIMETER BUFFER

REQUIRED	10' BUFFER
PROVIDED	10'+ BUFFER

STREETSCAPE

LOCATION	LENGTH	TREE REQUIREMENT 1/40 LF		
		REQUIRED	PROVIDED	SURPLUS/ DEFICIT
BAYOU GULCH	255	7	10	+3

1 LANDSCAPE PLAN



VALERIAN
Landscape Architecture | Urban Design
Irrigation Design | Planning
970 Yuma Street | Suite 130 | Denver, CO 80204

EES
ENGINEERING AND
SOLUTIONS, INC.
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Glendale, CO 80246
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SITE PLAN
2293 - KUM AND GO - PARKER, CO
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LANDSCAPE PLAN

KG PROJECT TEAM: EES
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CPM:

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L1
5 OF 10

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HGT X SP
CASP	3	CATALPA SPECIOSA	WESTERN CATALPA	B & B	2.5" CAL	40' X 30'
CEOC	2	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5" CAL	40' X 40'
GYKE	3	GYMNOCLADUS DIOICA	KENTUCKY COFFEETREE	B & B	2.5" CAL	60' X 40'
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HGT X SP
ABCO	3	ABIES CONCOLOR	WHITE FIR	B & B	6" HT	40' X 20'
PIBA	3	PICEA PUNGENS 'BAKERI'	BLUE SPRUCE	B & B	6" HT	30' X 15'
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HGT X SP
ATHW	3	ACER TATARICUM 'GARANN'	HOT WINGS TATARIAN MAPLE	B & B	2" CAL	20' X 20'
MARA	2	MALUS X 'RADIANT'	RADIANT CRAB APPLE	B & B	2" CAL	20' X 20'
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SP	
AMAR	15	AMELANCHIER ALNIFOLIA 'REGENT'	SASKATOON SERVICEBERRY	#5	8' X 8'	
CCDK	28	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT BLUE MIST SPIREA	#5	4' X 4'	
PEAT	18	PEROVSKIA ATRIPLEXICIFOLIA	RUSSIAN SAGE	#5	4' X 4'	
PHOP	29	PHYSCARPUS OPULIFOLIUS 'LITTLE DEVIL'	DWARF NINEBARK	#5	4' X 4'	
PBPB	34	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	#5	1.5' X 5'	
RAGL	19	RHUS AROMATICA 'GRO-LOW'	GRO LOW SUMAC	#5	2' X 5'	
SYRO	8	SYRINGA X PRESTONIAE 'ROYALTY'	ROYALTY PRESTON LILAC	#5	9' X 7'	
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SP	
JUBL	18	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	#5	1' X 6'	
JSCC	21	JUNIPERUS SABINA 'CALGARY CARPET'	CALGARY CARPET JUNIPER	#5	1' X 5'	
JSSR	6	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	#5	15' X 3'	
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SP	
FGBE	19	FESTUCA GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE	#1	1' X 1'	
PEAH	26	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	#1	2' X 2'	
SCST	43	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	STANDING OVATION LITTLE BLUESTEM	#1	2' X 2'	
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SP	
CAIN	28	CALLIRHOE INVOLUCRATA	PURPLE POPPYMALLOW	#1	1' X 2'	
ECPU	40	ECHINACEA PURPUREA	CONEFLOWER	#1	3' X 2'	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT @		
	4,695 SF		NATIVE SEED MIX	SEED		

GENERAL NOTES:

- VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK. BE AWARE OF ANY UNDERGROUND UTILITIES. PROTECT ALL EXISTING SITE FEATURES TO REMAIN FROM POTENTIAL DAMAGE BY SITE CONSTRUCTION OPERATIONS. AVOID ANY WORK BEYOND SCOPE OF PROJECT AREA.
- COORDINATE ALL DISCIPLINES AND SITE CONSTRUCTION THAT WILL BE NEEDED TO COMPLETE THE PROJECT IN THE TIME FRAME GIVEN AND WITHIN BUDGET. ALL ACCESS TO SITE, USE OF UTILITIES, STORAGE, AND OTHER REQUIREMENTS SHALL BE COORDINATED PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE TO INSPECT AND CONFIRM SITE CONDITIONS PRIOR TO BEGINNING WORK. COMMENCEMENT OF WORK SHALL SIGNIFY ALL CONDITIONS ARE ACCEPTABLE AND NO ALLOWANCE WILL BE MADE FOR UNRECOGNIZED CONDITIONS AFTER START OF WORK.
- NOTIFY OWNER/LANDSCAPE ARCHITECT IMMEDIATELY UPON DISCOVERY OF UNFORESEEN SITE CONDITIONS OR PLAN DISCREPANCIES. NO CHANGE TO SPECIFIED WORK SHALL BE COMPLETED WITHOUT VERIFICATION OF EXISTING CONDITIONS AND WRITTEN APPROVAL OF MODIFICATION BY THE LANDSCAPE ARCHITECT.

CLEARING & GRADING:

- ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL CODES AND DEVELOPMENT STANDARDS; UNIFORM BUILDING CODES; PERMIT CONDITIONS; AND ALL OTHER APPLICABLE CODES, ORDINANCES, STANDARDS, AND POLICIES.
- A COPY OF THE APPROVED PLANS MUST BE ON-SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY OTHER RELATED OR REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION.
- ALL LOCATIONS OF EXISTING UTILITIES HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD, THEREFORE, BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR (1) TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS AND (2) TO DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.

SOIL SPECIFICATIONS:

- ANY PLANTING AREA THAT DOES NOT MEET THE FOLLOWING SOIL PREPARATION REQUIREMENTS ARE SUBJECT TO REJECTION AT OWNER/OWNERS REPRESENTATIVES DISCRETION.
- LANDSCAPE CONTRACTOR IS REQUIRED TO NOTIFY OWNER/OWNERS REPRESENTATIVE A MINIMUM OF 24 HOURS PRIOR TO BEGINNING SOIL PREP WORK. SOIL PREP NOT INSPECTED BY OWNER/OWNERS REPRESENTATIVE IS SUBJECT TO REJECTION AT ANYTIME PRIOR TO INITIAL ACCEPTANCE.
- LANDSCAPE CONTRACTOR SHALL SUBMIT DELIVERY (TRIP) TICKETS TO OWNER/OWNERS REPRESENTATIVE FOR ALL ORGANIC SOIL AMENDMENTS WITHIN 24 HOURS AFTER DELIVERY.
- IMPORTED TOPSOIL SHALL BE FERTILE, FRIABLE, SANDY LOAM FROM THE 'A' HORIZON AND SHALL BE FREE OF STONES OVER .75" IN DIAMETER, REFUSE, PLANTS OR THEIR ROOTS, STICKY NOXIOUS WEEDS, SALTS, SOIL STERILANTS, OR OTHER MATERIAL WHICH WOULD BE DETRIMENTAL TO PLANT GROWTH.
- ORGANIC SOIL AMENDMENT SHALL CONSIST OF DRY, WELL-ROTTED, PULVERIZED, AGED MINIMUM ONE YEAR ORGANIC COMPOST CLASS 1 TYPE SUCH AS AVAILABLE FROM A-1 COMPOST, JENSEN SALES, PULVERIZED HORSE, SHEEP OR DAIRY COW MANURE **NOT ACCEPTABLE**. SUBMIT DATED RECENT MATERIAL ANALYSIS TO OWNER/OWNERS REPRESENTATIVE TO GUARANTEE PRODUCT CONDITION AND PROOF NO LIVE WEED SEEDS AND CHEMICAL ADDITIVES ARE PRESENT.
- SOIL PREPARATION FOR AREAS TO BE SODDED SHALL INCLUDE TOPSOIL AND ORGANIC MATTER ADDED AT A RATE OF FIVE CUBIC YARDS PER ONE THOUSAND SQUARE FEET AND TILLED EIGHT (8) INCHES INTO THE SOIL.
- PREPARED BACKFILL FOR TREE/SHRUB PLANTING SHALL BE A MIX OF 2/3 IMPORTED/ SALVAGED TOPSOIL AND 1/3 ORGANIC SOIL AMENDMENT. WHERE TREES AND SHRUBS ARE LOCATED IN LARGE BEDS PROVIDING SOIL AMENDMENT AT A RATE OF FIVE CUBIC YARDS PER ONE THOUSAND SQUARE FEET AND TILL EIGHT INCHES INTO THE SOIL THROUGHOUT THE ENTIRE PLANTING BED, NOT JUST IN EXCAVATED PLANTING HOLES.

PLANTING NOTES:

- LANDSCAPE CONTRACTOR SHALL LOCATE ALL TREES, SHRUBS AND PLANTING BEDS ACCORDING TO LOCATIONS SHOWN ON DRAWINGS. ALL PLANTING LOCATIONS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO THE START OF PLANTING OPERATIONS. LANDSCAPE CONTRACTOR SHALL MAKE MODIFICATIONS IN LOCATIONS AS DIRECTED BY LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS AND REPORTING IN WRITING TO THE LANDSCAPE ARCHITECT ANY CONFLICTS RELATIVE TO IMPLEMENTATION OF THE LANDSCAPE CONSTRUCTION DOCUMENTS. VALERIAN LLC SHALL NOT ASSUME ANY ERRORS OR OMISSIONS IN THE PLANT SCHEDULE LISTED HEREIN. THE PLANT SYMBOLS SHOWN ON THE LANDSCAPE PLAN SHALL PREVAIL SHOULD THERE BE ANY DISCREPANCIES IN QUANTITIES BETWEEN THE PLAN AND PLANT SCHEDULE.
- LANDSCAPE CONTRACTOR SHALL PROVIDE PLANT PROTECTION AND MAINTENANCE THROUGHOUT INSTALLATION AND UNTIL FINAL ACCEPTANCE OF LANDSCAPE INSTALLATION AS FOLLOWS:
 - ALL PLANT MATERIAL SHALL BE PROTECTED, FROM TIME OF DIGGING TO TIME OF FINAL ACCEPTANCE, FROM INJURY, EXCESSIVE DRYING FROM WINDS, IMPROPER VENTILATION, OVER-WATERING, FREEZING, HIGH TEMPERATURES, OR ANY OTHER CONDITION DAMAGING TO PLANTS.
 - PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY IF POSSIBLE. ALL PLANTS NOT PLANTED ON THE DAY OF DELIVERY SHALL BE PLACED IN A TEMPORARY NURSERY AND KEPT MOIST, SHADED, AND PROTECTED FROM THE SUN AND WIND. EACH ROOTBALL SHALL BE COVERED ENTIRELY WITH MULCH. ALL PLANT MATERIALS SHALL BE INSTALLED PER THE PLAN DRAWINGS AND SPECIFICATIONS.
 - LANDSCAPE CONTRACTOR SHALL PROVIDE PLANT MATERIALS THAT COMPLY WITH THE REQUIREMENTS OF THE MOST RECENT ANSI Z 60.1 "STANDARDS FOR NURSERY STOCK" UNLESS OTHERWISE SPECIFIED. CALIPER OF B&B TREES SHALL BE TAKEN 6 INCHES ABOVE THE GROUND UP TO AND INCLUDING 4 INCH CALIPER SIZE, AND 12 INCHES ABOVE THE GROUND FOR LARGER SIZES.
 - PLANTING MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, RESETTING PLANTS TO PROPER GRADES OR POSITION, REESTABLISHING SETTLED GRADES. HERBICIDE IS NOT RECOMMENDED FOR ONE YEAR FOLLOWING LANDSCAPE INSTALLATION.
 - PLANT MAINTENANCE SHALL INCLUDE THOSE OPERATIONS NECESSARY TO PROPER GROWTH AND SURVIVAL OF ALL PLANT MATERIALS. CONTRACTOR SHALL PROVIDE THIS WORK IN ADDITION TO SPECIFIC WARRANTY/GUARANTEES.
- CONTRACTOR SHALL VERIFY AND MAINTAIN ALL SETBACKS, CLEAR ZONES AND SIGHT TRIANGLES REQUIRED BY ALL LOCAL AND MUNICIPAL CODES WHERE APPLICABLE.
- LANDSCAPE CONTRACTOR SHALL ENSURE THAT THE LANDSCAPE INSTALLATION IS COORDINATED WITH THE PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE OR OTHER PROPOSED CONSTRUCTION DOES NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNATED ON THIS PLAN.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THE SYSTEM SHALL BE PROPERLY ZONED TO SEPARATE PLANT MATERIAL BY WATER REQUIREMENT. ALL SHRUB BEDS AND TREES IN NATIVE SEED AREAS SHALL BE IRRIGATED BY USING LOW WATER/D RIP TECHNIQUES. ALL TURF AREAS SHALL BE IRRIGATED USING POP-UP SPRAY OR ROTOR APPLICATION.

EDGING:

- ALL LANDSCAPE EDGING TO BE 1/8"X4" 14 GAUGE GALVANIZED STEEL AS PER THE TOWN OF PARKER CONSTRUCTION SPECIFICATIONS AND DESIGN CONSIDERATIONS FOR PARKS, TRAILS, AND STREETSCAPES.

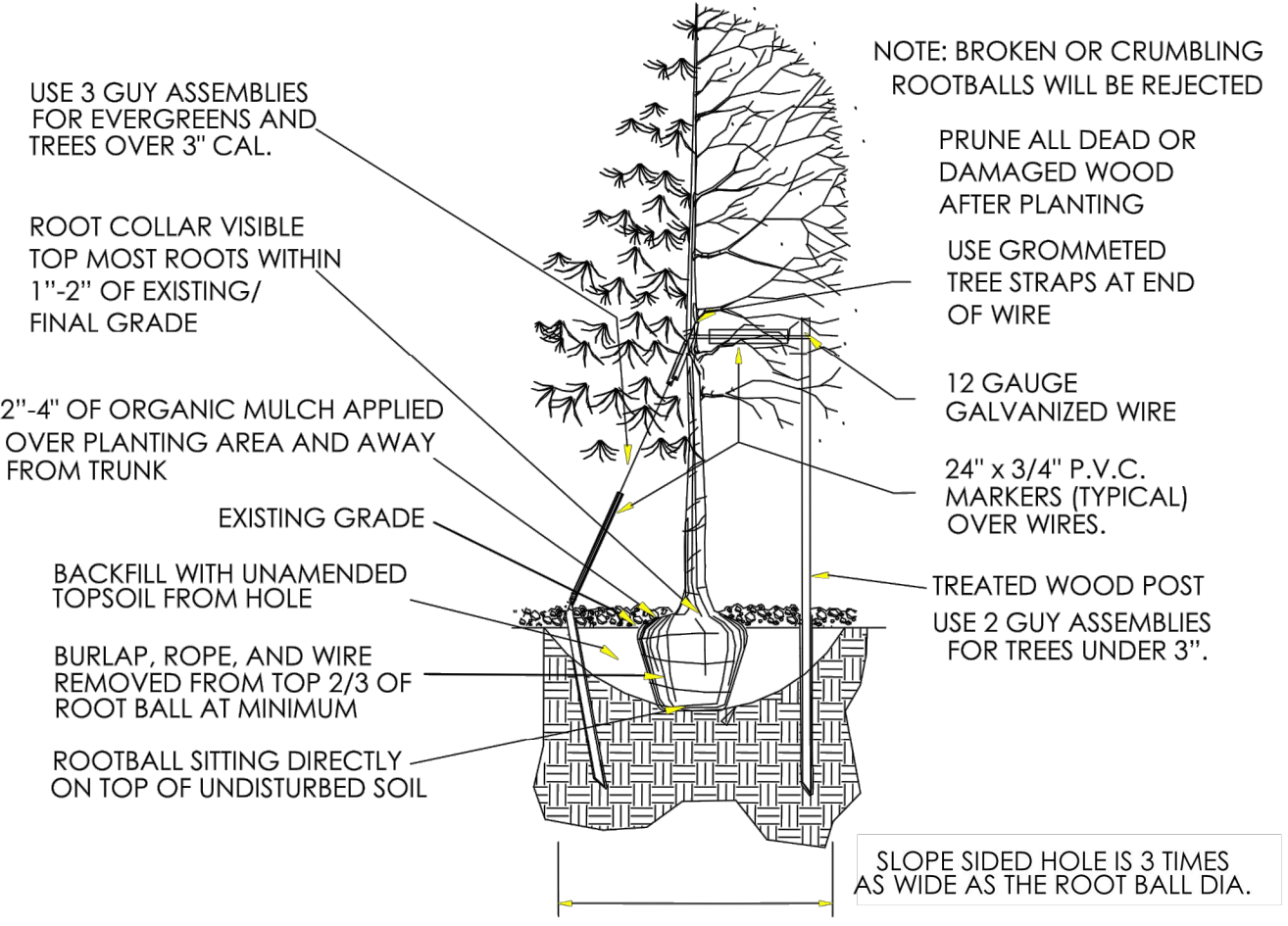
MULCH:

- PLANTING BEDS (AS SPECIFIED) SHALL CONTAIN 1" CHIPPED GRANITE MULCH AT A MINIMUM DEPTH OF 3" WITH A DOUBLE SHREDDED CEDAR MULCH RING AROUND EACH TREE, SHRUB, GRASS, AND PERENNIAL. WOOD MULCH RING SHALL BE 1.5X THE CONTAINER SIZE OF THE SHRUB, GRASS OR PERENNIAL. DEPRESS MULCH 2" BELOW SURROUNDING CURBS AND WALKS, PLACE WITH TIGHT JOINTS. TREE MULCH RING SHALL BE GREEN INDUSTRY STANDARD SIZE.
- GEOTEXTILE FABRIC (FILTER FABRIC) UNDERLAYMENT SHALL BE MIRAFI, MIRASCAPE, DUPONT TYPAR 3301 OR APPROVED EQUAL (SUBMIT SAMPLE).

NATIVE SEED:

- PREPARE NATIVE SEED AREAS BY INCORPORATING ORGANIC COMPOST AT A RATE OF THREE (3) CUBIC YARDS COMPOST AMENDMENT PER 1000 S.F. RIP AMENDMENTS AND AMENDMENTS TO A MINIMUM DEPTH OF EIGHT (8) INCHES.
- FINE GRADE SEED AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING. SEED AREAS BY MEANS OF APPROVED BROADCAST OR HYDRAULIC-TYPE SPREADERS. DO NOT SEED DURING WINDY WEATHER. MULCH SEEDED AREAS WITH GOOD CELLULOSE FIBER MULCH WITHIN 24 HOURS OF SEEDING. APPLY MULCH TACKIFIER AT RATE RECOMMENDED BY MANUFACTURER'S RECOMMENDATIONS.
- NATIVE SEED MIX TO BE 'PBSI NATIVE PRAIRIE MIX' AS SUPPLIED BY PAWNEE BUTTES SEED INC. OR APPROVED EQUAL. SEEDING RATE: 10 LBS/ACRE
 - SEED MIX TO BE AS FOLLOWS: BLUE GRAMA, BUFFALOGRASS, SIDEOTS GRAMA, WESTERN WHEATGRASS, GREEN NEEDLEGRASS, SAND DROPSSEED.

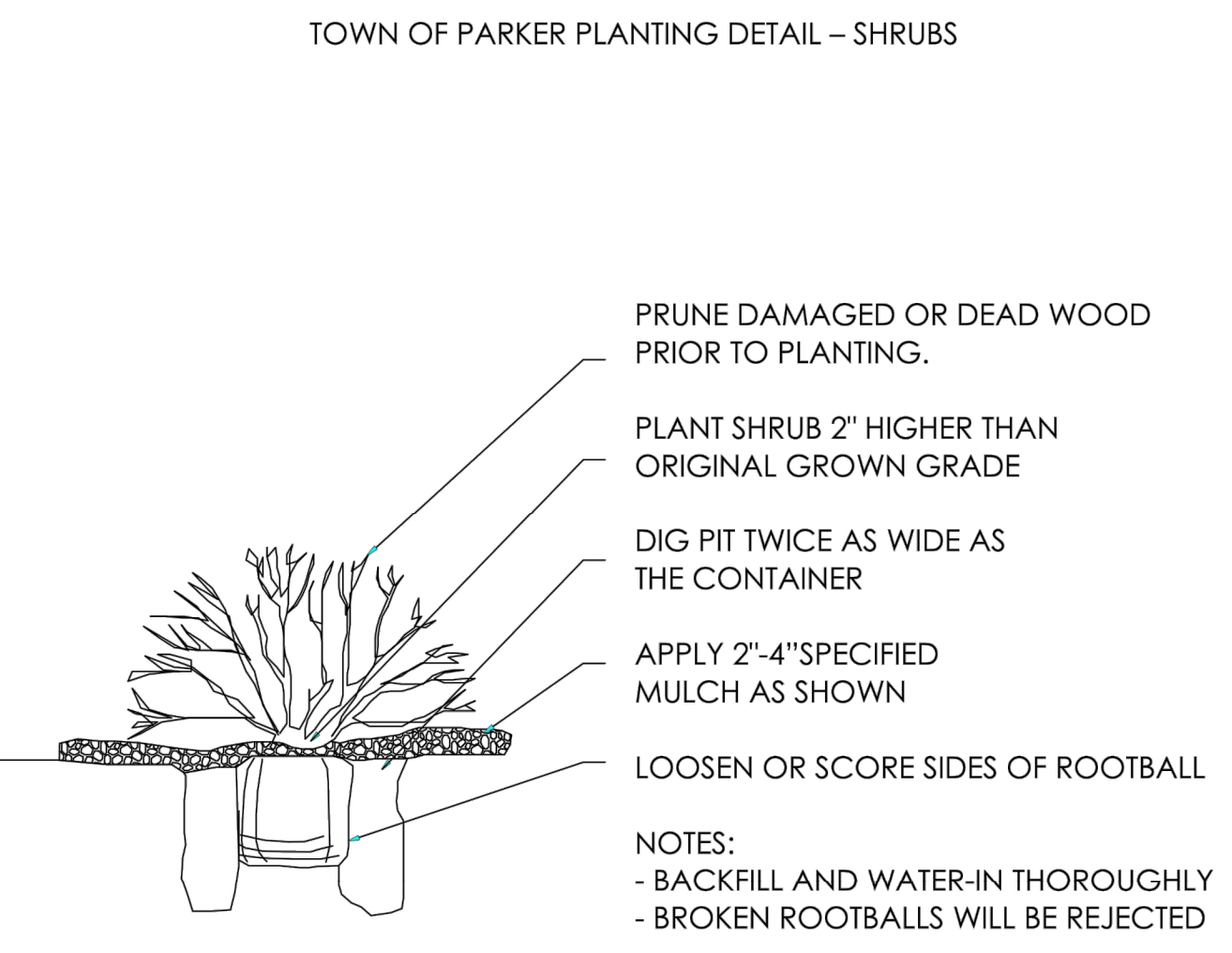
TOWN OF PARKER PLANTING STANDARDS



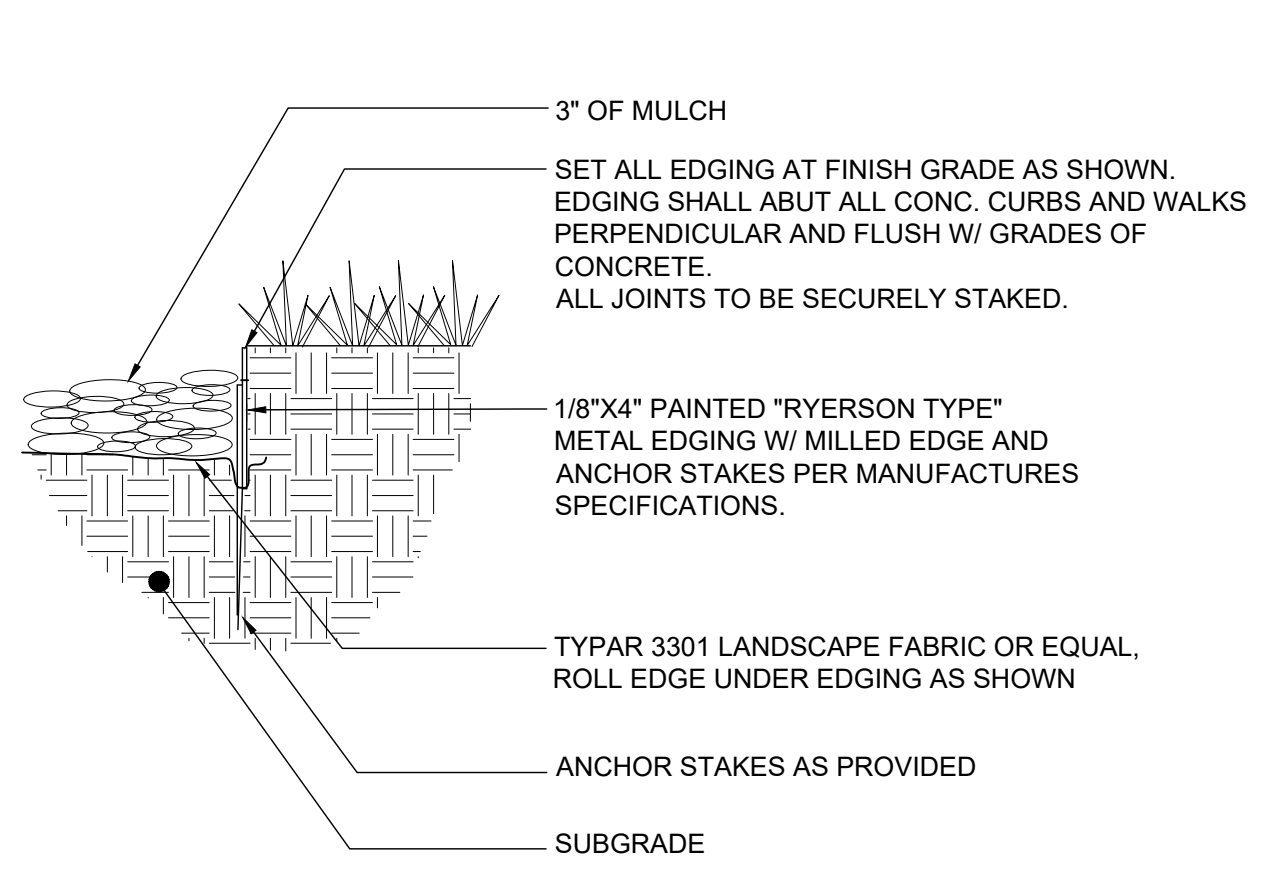
- Excavate planting holes with sloping sides. Make excavations at least three times as wide as the root ball diameter and no deeper than the distance from the top most roots in the root ball to the bottom of the root ball to allow for settling. Do not disturb soil at bottom of planting holes, but do score the sides of the planting hole. The planting area shall be loosened and aerated at least three times the diameter of the root ball. Backfill shall consist of existing on site topsoil - no amendments shall be used unless otherwise specified.
- Trees shall be planted with the root collar/flare visible above grade AND two or more structural roots located within the top 1" to 2" of the root ball/finished grade measured 3" to 4" from trunk. This includes trees that are set on slopes (see slope planting detail). Trees that do not have a visible root collar shall be rejected. Do not cover the root ball with soil.
- When root ball will remain intact, cut off bottom 1/4 of wire basket before placing tree in hole, cut off remainder of basket AFTER tree is set in hole, remove basket completely. At a minimum, the top 2/3 of the burlap and basket shall be removed from the root ball on all trees. Remove all nylon ties, twine, rope and burlap. Remove unnecessary packing material.
- Form soil into a 3" to 5" tall watering ring (saucer) around planting area. This is not necessary in irrigated turf areas. Apply 2" to 4" depth of specified mulch over planting area and inside saucers, away from trunk.
- Staking and guying of trees is optional in most planting situations. In areas of extreme winds, or on steep slopes, staking may be required to stabilize trees. Staking and guying must be removed within 1 year 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 Town Arborist.
- Resetting of improperly planted trees will only be allowed if it is determined that doing so will in no way compromise the root ball, and shall only be done with approval of the Town Arborist.

1 DECIDUOUS TREE PLANTING - TOWN OF PARKER
N.T.S.

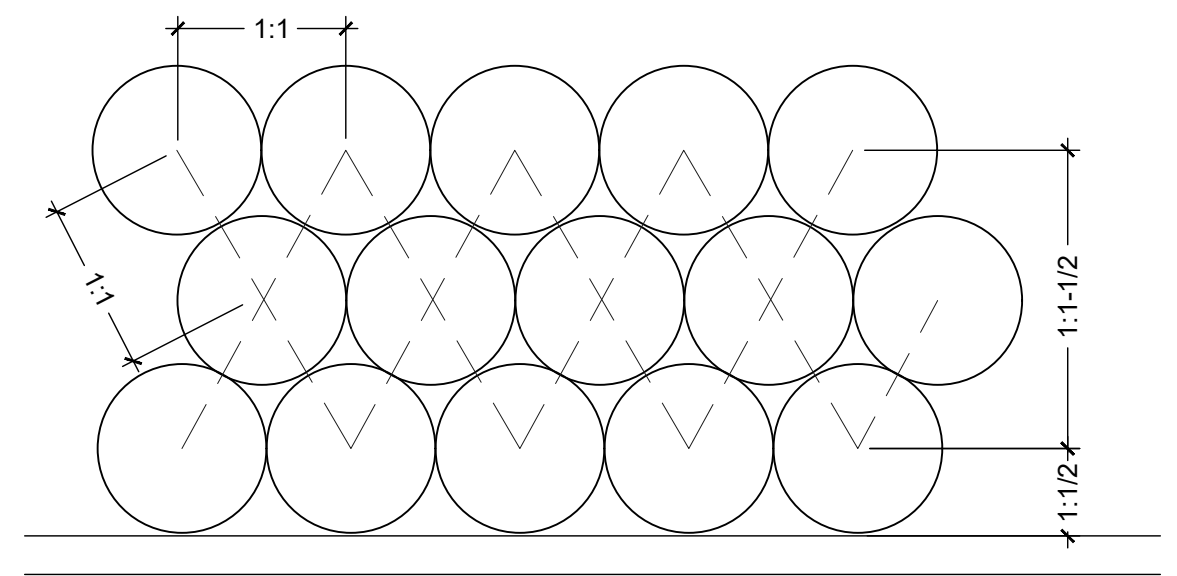
TOWN OF PARKER PLANTING STANDARDS



2 SHRUB PLANTING - TOWN OF PARKER
N.T.S.



3 STEEL EDGING
1" = 1'-0"



4 PLANT SPACING
1" = 1'-0"

VALERIAN
Landscape Architecture | Urban Design
Irrigation Design | Planning
970 Yuma Street | Suite 130 | Denver, CO 80204

EES
ENGINEERING AND ENVIRONMENTAL SOLUTIONS, INC.
501 S Cherry St, Suite 300
Glendale, CO 80246
303-572-7997 | www.ees-us.com

Kum & Go

1459 Grand Ave
Des Moines, IA 50309
P: 888-458-6646

2293 - KUM AND GO - PARKER, CO
NEC OF BAYOU GULCH RD AND PINERY PKWY
LANDSCAPE NOTES AND DETAILS

KG PROJECT TEAM: EES
RDM:
SDM:
CPM:

REVISION DESCRIPTION	DATE

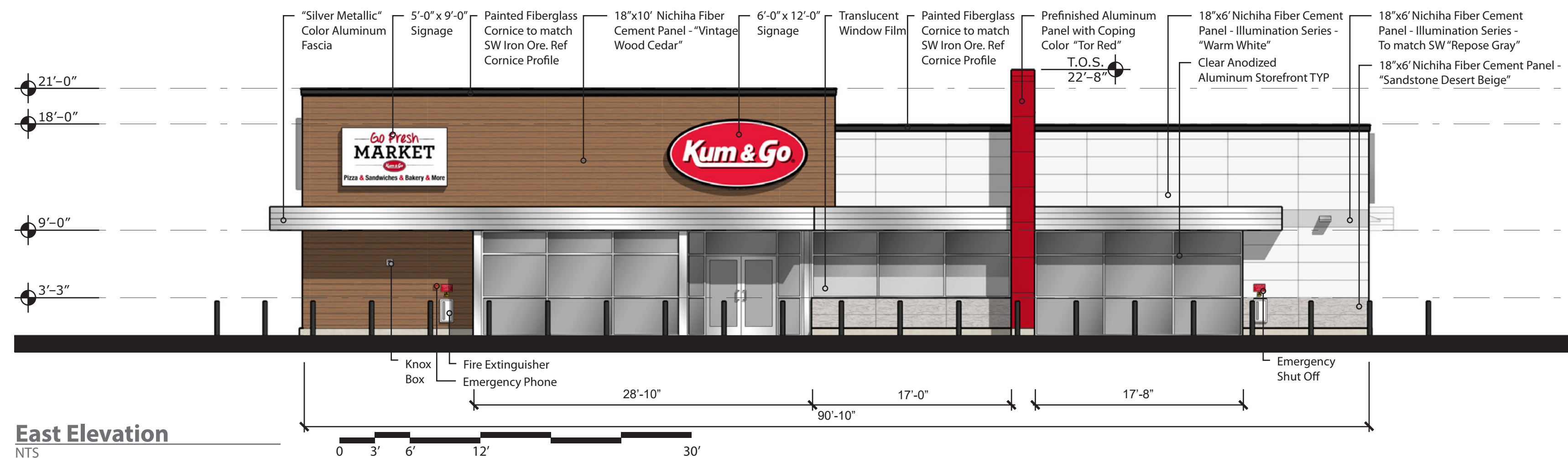
DATE: 09-23-2022

SHEET NUMBER:
L2
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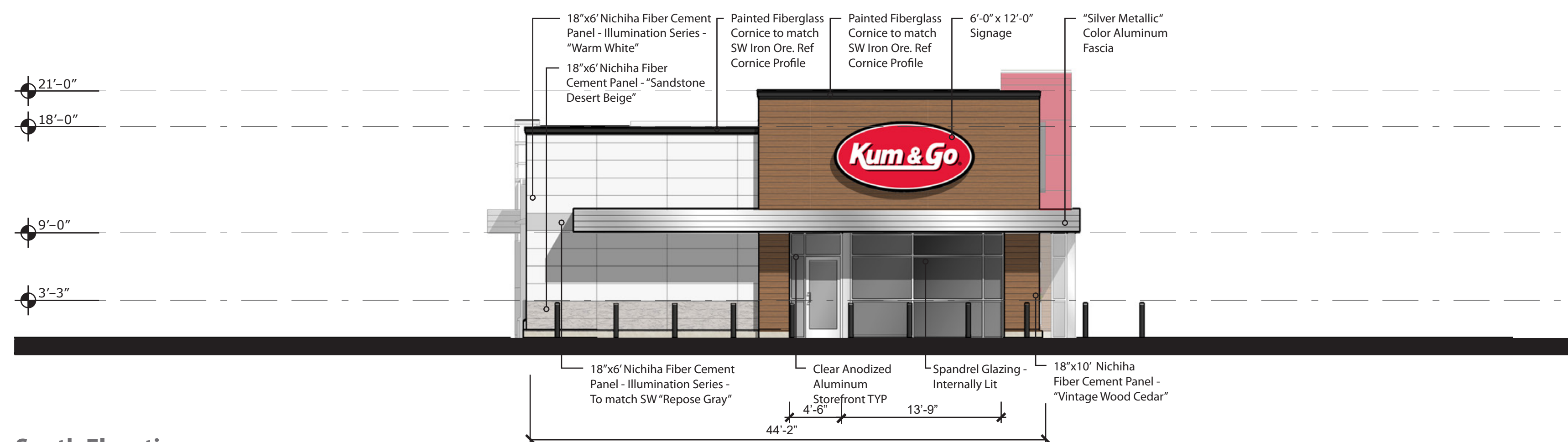
Proposed Building Signage

Location	Sign	Size	Area
East Elevation	"Kum & Go" Sign	6' x 12'	72 SF
	"Go Fresh Market" Sign	5' x 9'	45 SF
South Elevation	"Kum & Go" Sign	6' x 12'	72 SF
West Elevation	"Kum & Go" Sign	6' x 12'	72 SF
North Elevation	"Kum & Go" Sign	6' x 12'	72 SF
Total			333 SF



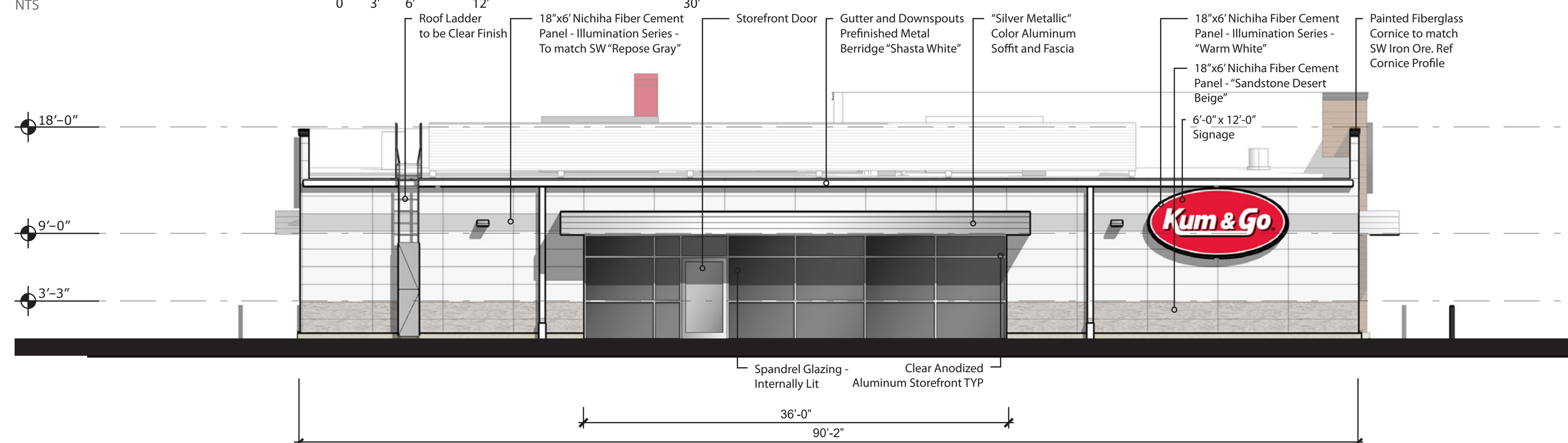
East Elevation

NTS



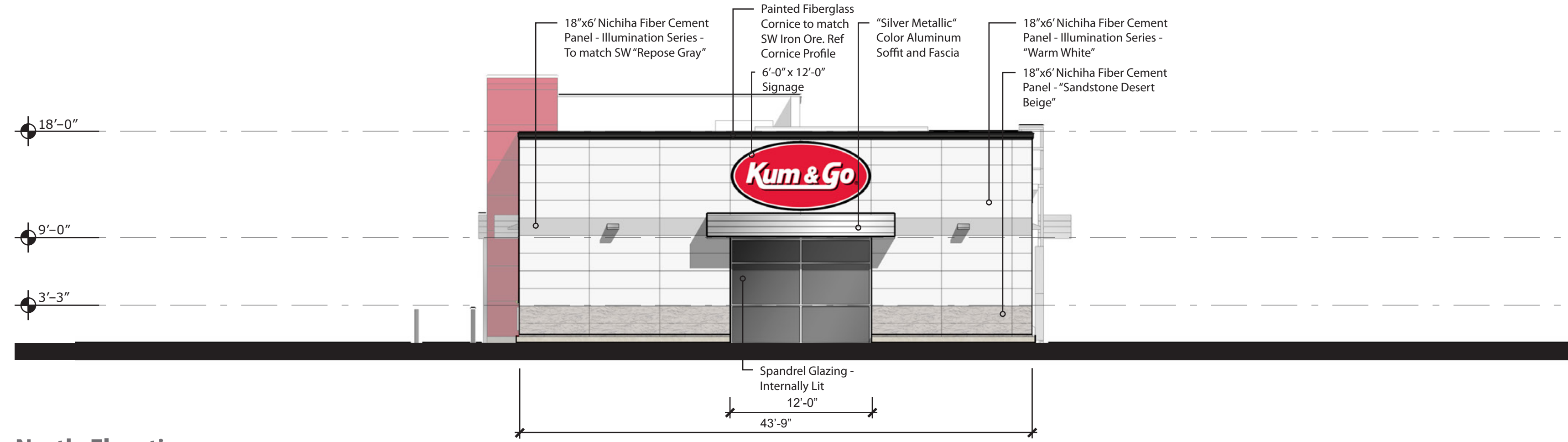
South Elevation

NTS



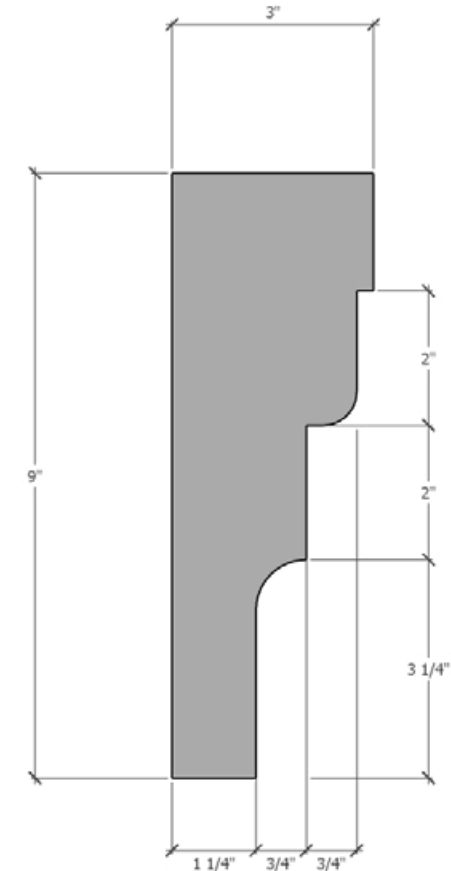
West Elevation

NTS



North Elevation

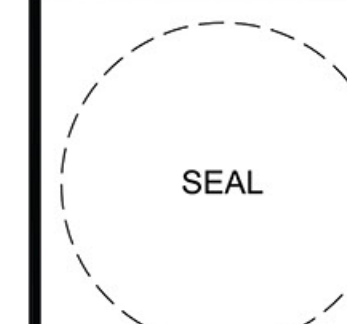
NTS



Cornice Profile

NTS

brr
 ARCHITECT OF RECORD:
 BRR ARCHITECTURE, INC
 813 METCALF AVENUE
 SUITE 300
 OVERLAND PARK, KS 66204
 www.brrarch.com
 TEL: 913-262-9055
 FAX: 913-262-9044



1459 Grand Avenue
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 50309
 P:515-457-6247

2293 - PARKER, CO
 N PINERY PKWY AND BAYOU GULCH RD
 EXTERIOR ELEVATIONS

KG PROJECT TEAM:
 RDM:
 SDM:
 CPM:

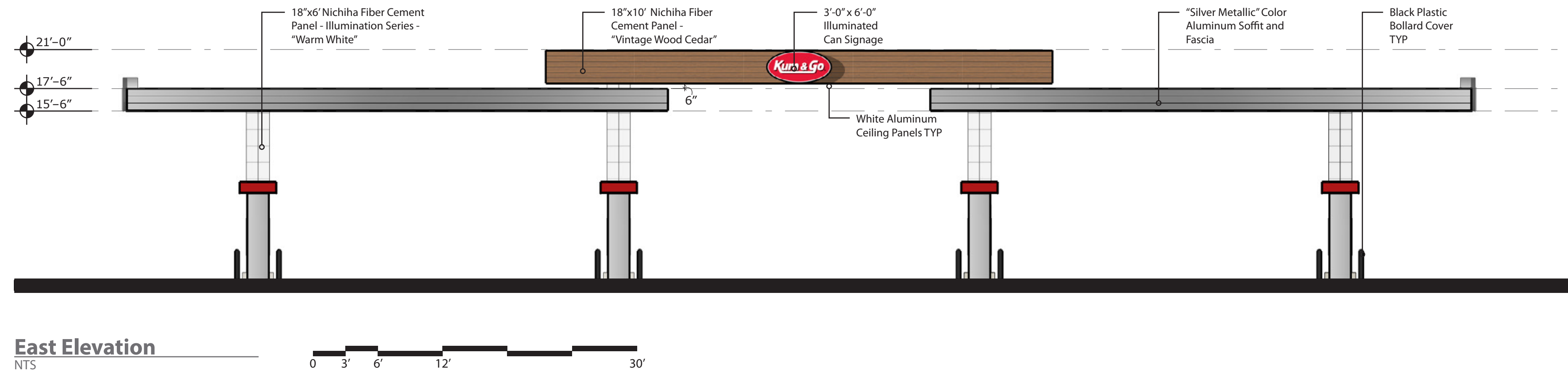
REVISION DESCRIPTION	DATE

DATE: 09/30/2022

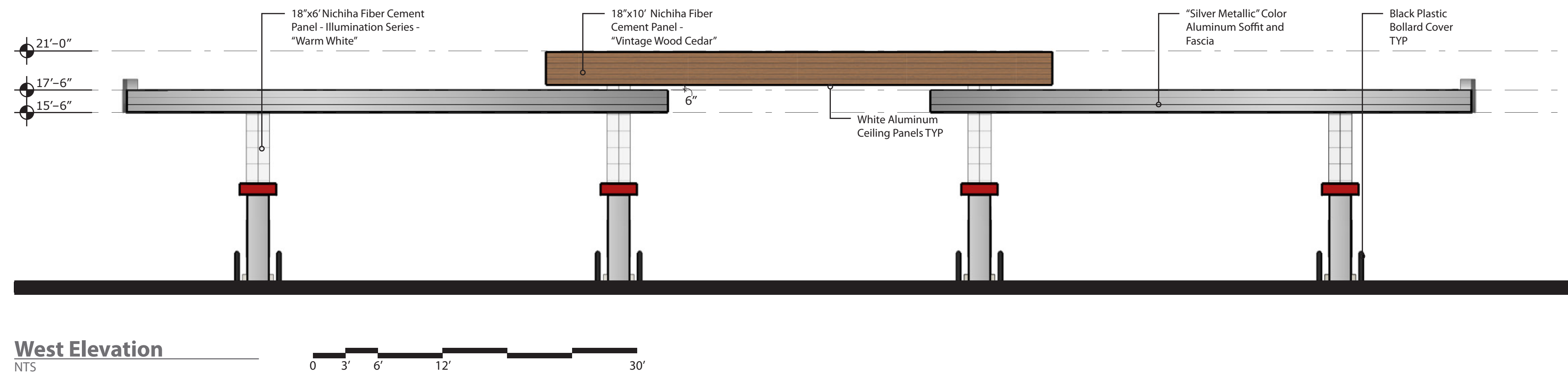
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Proposed Canopy Signage

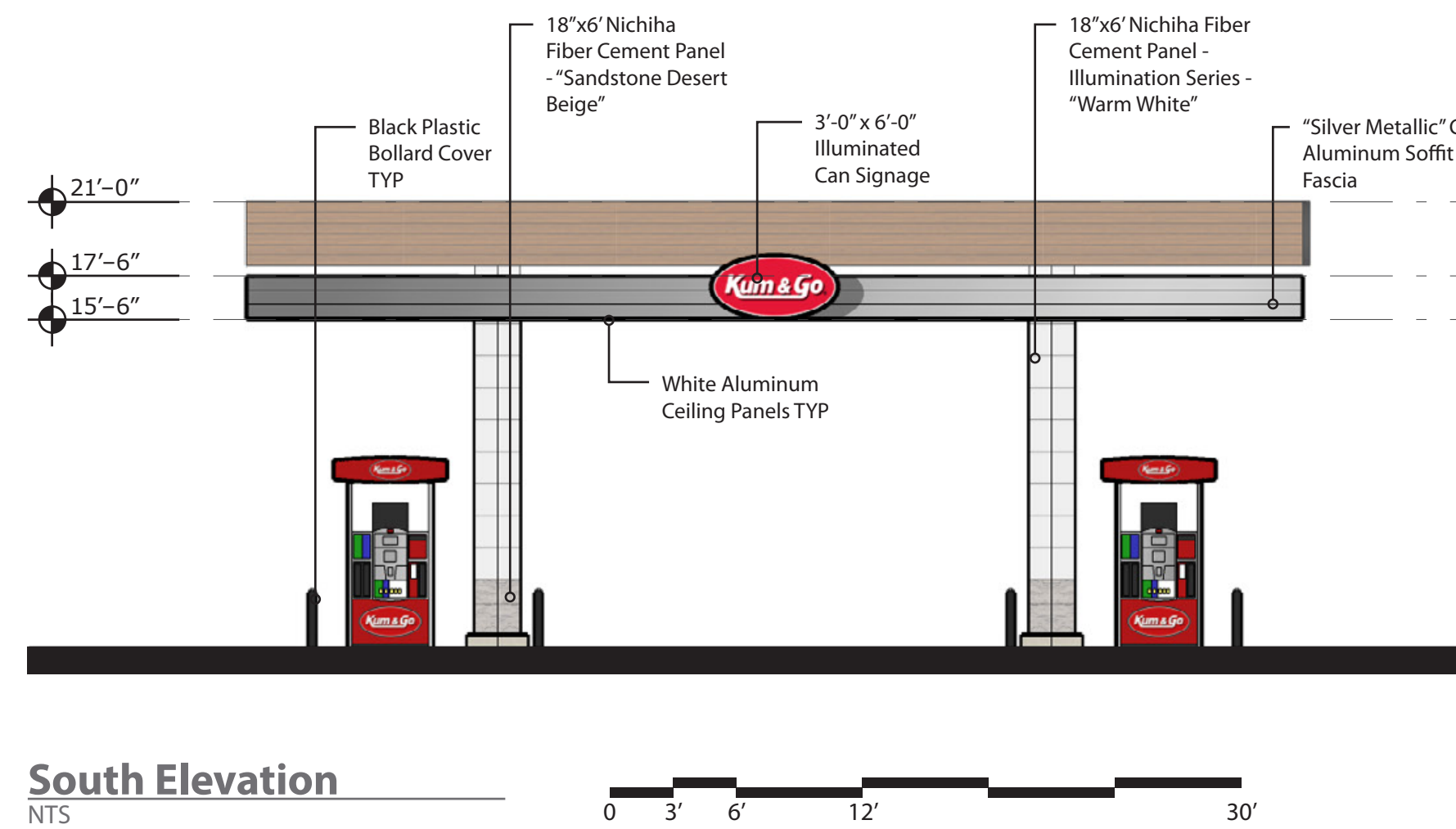
Location	Sign	Size	Area
East Elevation	"Kum & Go" Sign	3'x 6'	18 SF
West Elevation	No Signage	---	0 SF
South Elevation	"Kum & Go" Sign	3'x 6'	18 SF
North Elevation	"Kum & Go" Sign	3'x 6'	18 SF
Total			54 SF



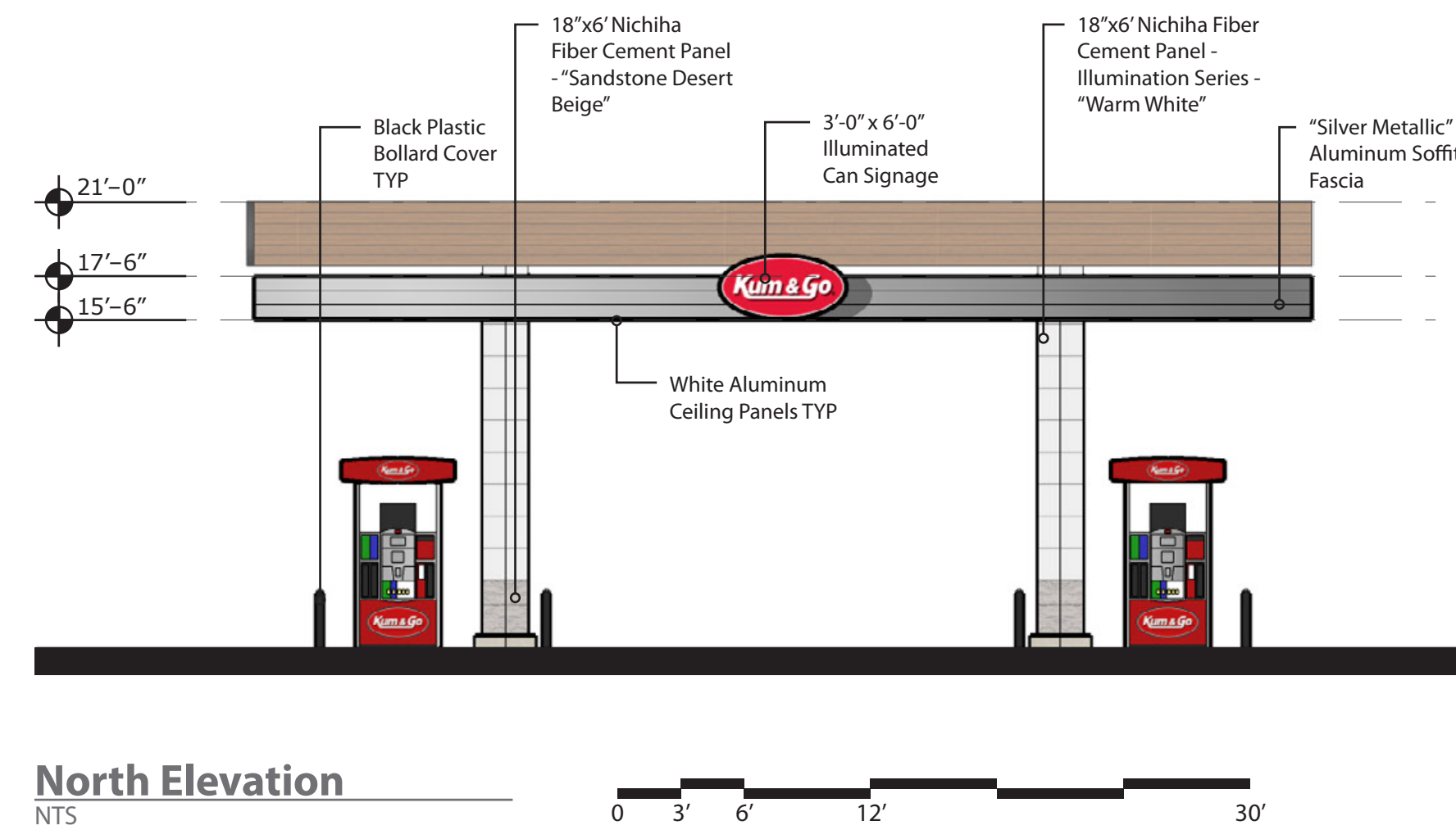
East Elevation
NTS



West Elevation
NTS



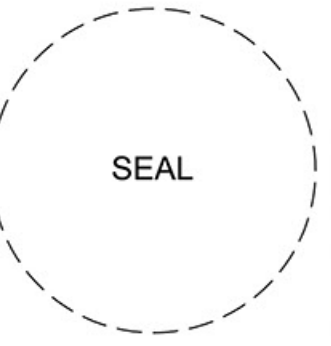
South Elevation
NTS



North Elevation
NTS

brr

ARCHITECT OF RECORD:
BRR ARCHITECTURE, INC
813 METCALF AVENUE
SUITE 300
OVERLAND PARK, KS 66204
www.brrarch.com
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2293 - PARKER, CO
N PINERY PKWY AND BAYOU GULCH RD
CANOPY ELEVATIONS

KG PROJECT TEAM:
RDM:
SDM:
CPM:

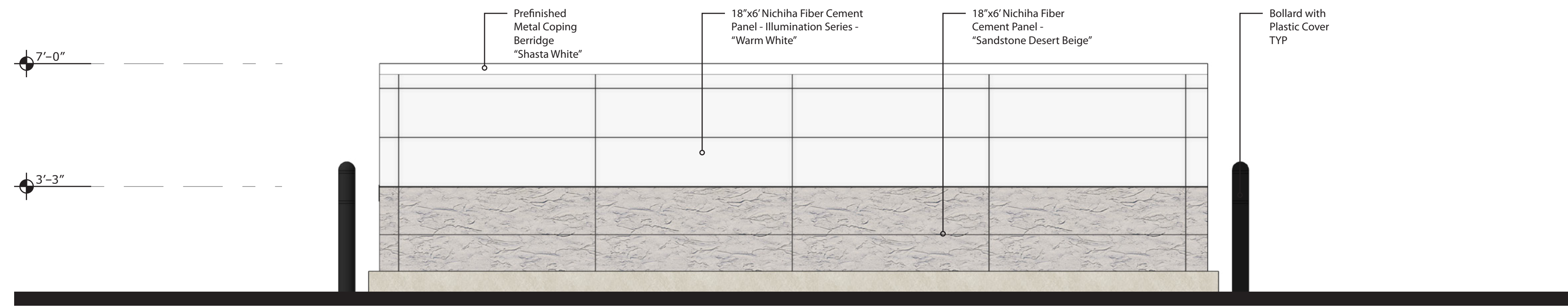
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DATE: 09/30/2022

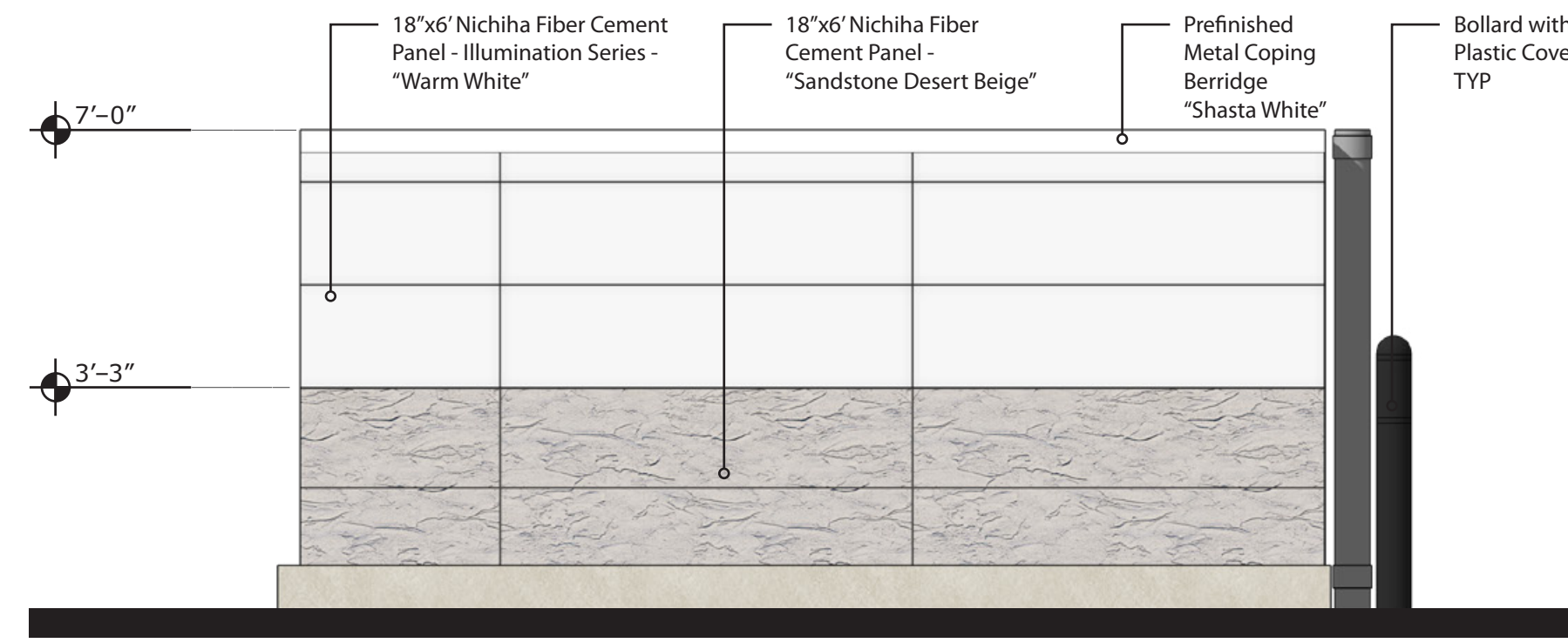
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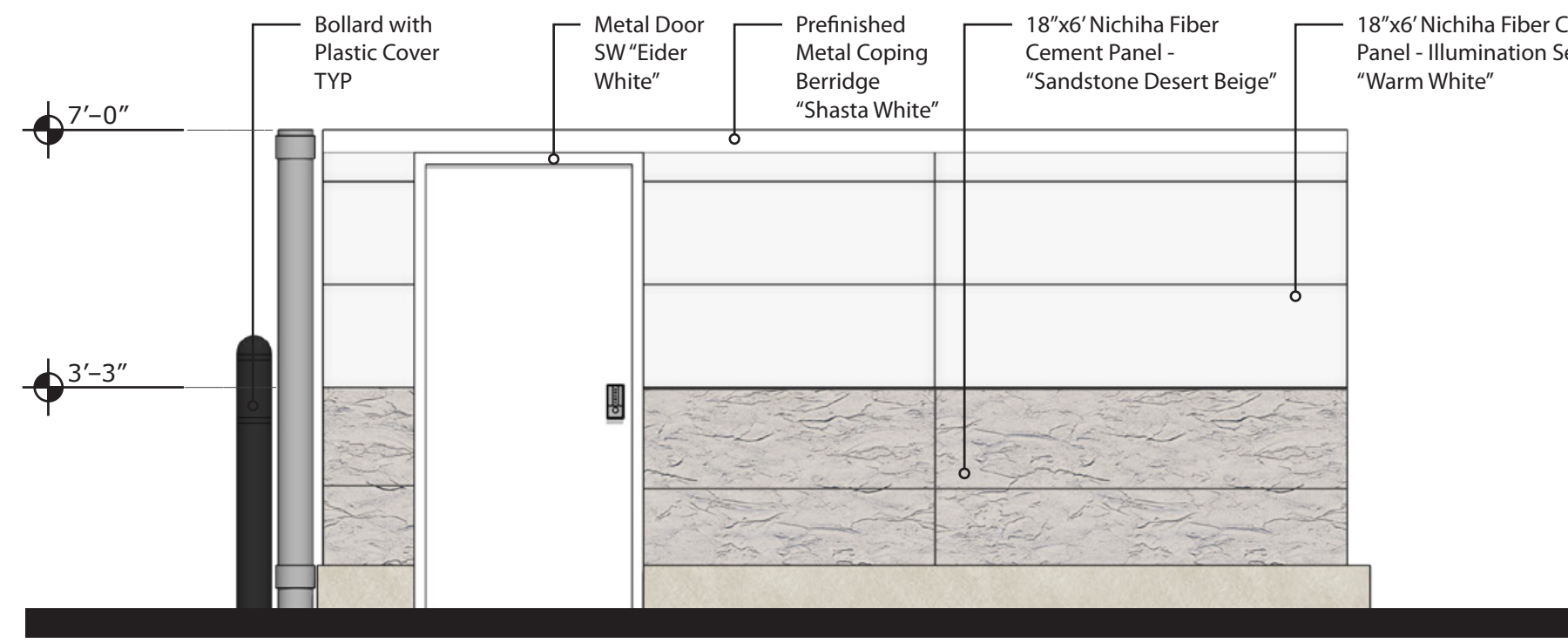
East Elevation
NTS
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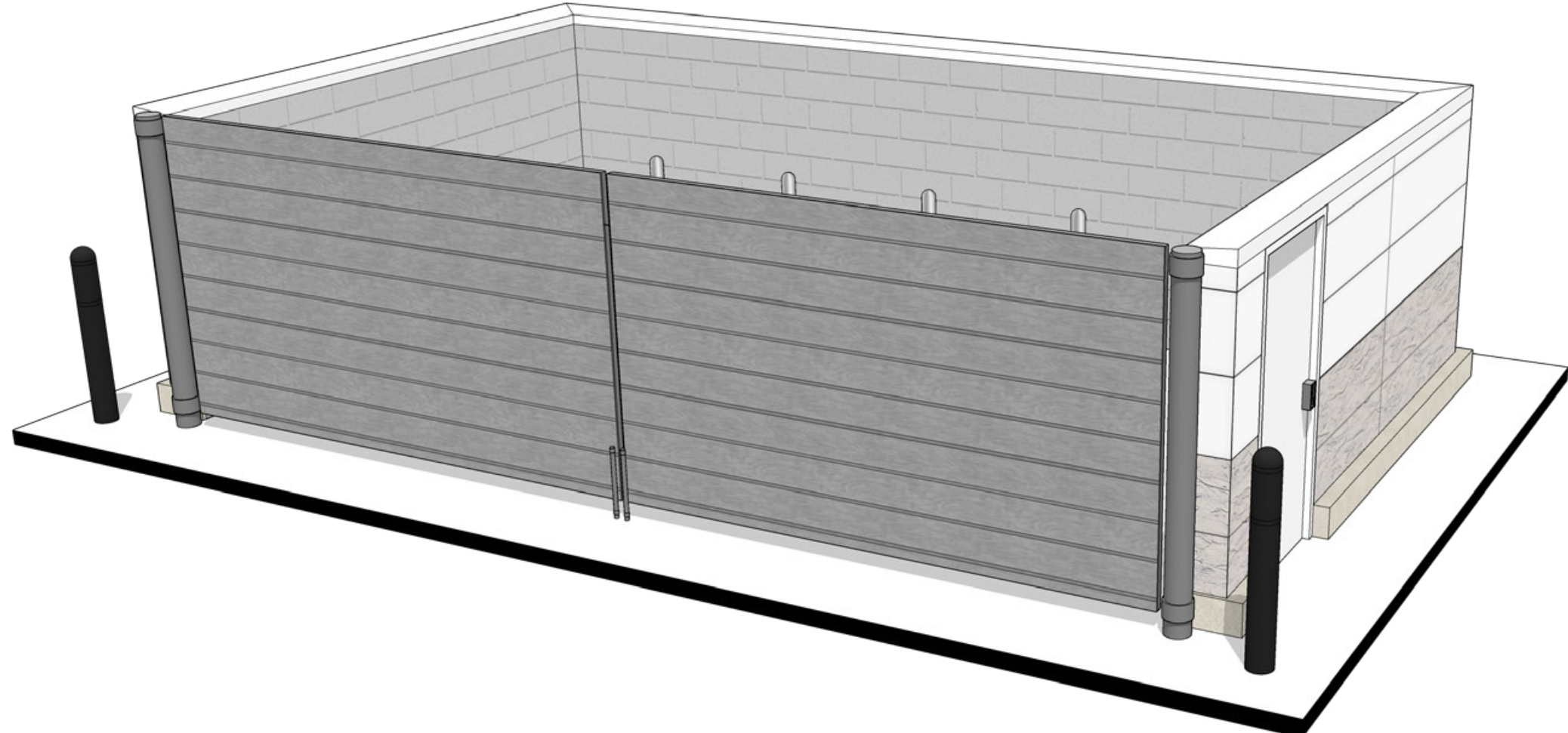
West Elevation
NTS
0 3' 6' 12'



South Elevation
NTS
0 3' 6' 12'

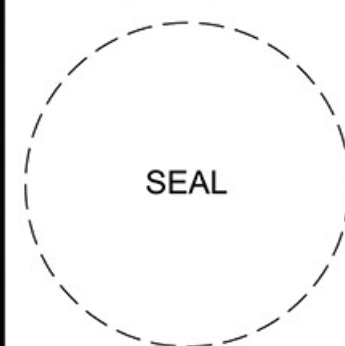


North Elevation
NTS
0 3' 6' 12'



Perspective
NTS

brr
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2293 - PARKER, CO
N PINERY PKWY AND BAYOU GULCH RD
TRASH ENCLOSURE ELEVATIONS

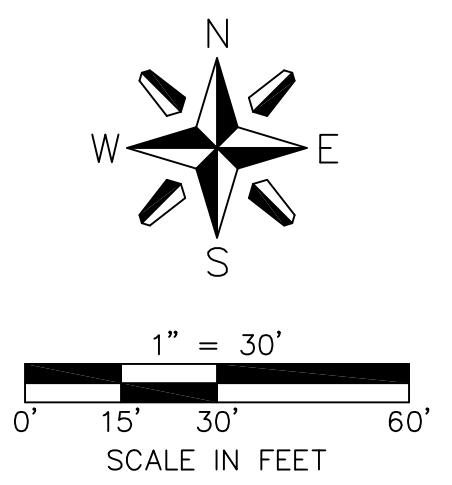
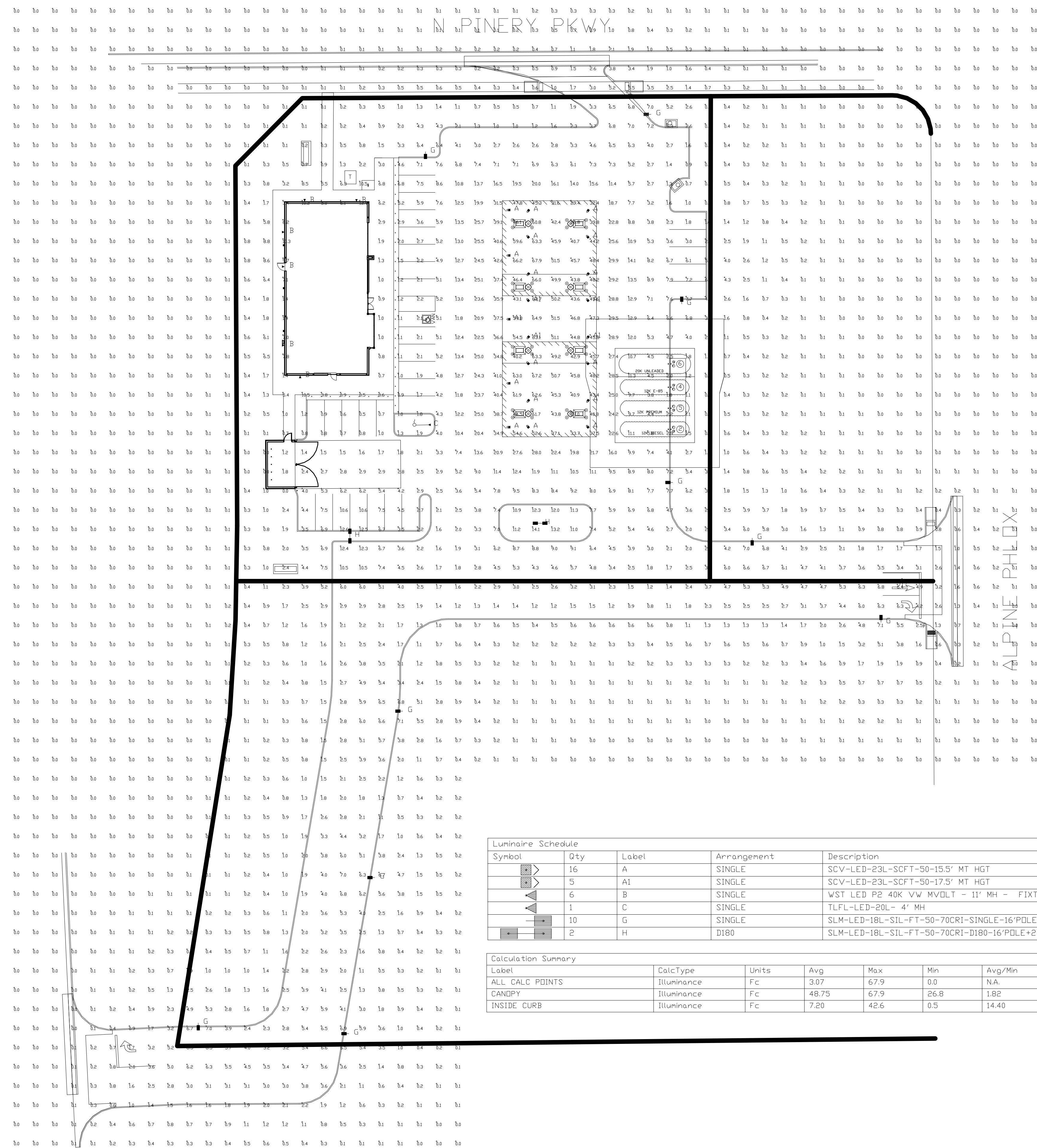
KG PROJECT TEAM:
RDM:
SDM:
CPM:

REVISION DESCRIPTION	DATE	REVISIONS

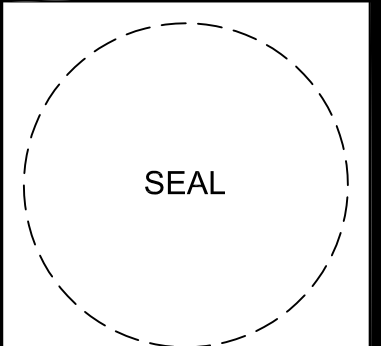
DATE: 09/30/2022

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P3
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DOCUMENT NO. 2022-02



10000 ALLEN BLVD. CONROCK, OHIO 43024 USA
 PH: (614) 793-1000 • FAX: (614) 793-0022



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#2293 - PARKER, CO
 PINERY & BAYOU GULCH
 LO-156546 PHOTOMETRIC PLAN

KG PROJECT TEAM:
 RDR:
 SDM:
 CPM:

DATE	REVISION DESCRIPTION
09-23-2022 <td></td>	

SHEET NUMBER:
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SCV



TLFL



SLM

Symbol	Qty	Label	Arrangement	Description	LLD	LDD	LLF	Ann. Lum. Lumens	Ann. Watts
[Symbol A]	16	A	SINGLE	SCV-LED-23L-SCFT-50-15.5' MT HGT	1.000	1.000	1.000	23101	188
[Symbol A1]	5	A1	SINGLE	SCV-LED-23L-SCFT-50-17.5' MT HGT	1.000	1.000	1.000	23101	188
[Symbol B]	6	B	SINGLE	WST LED P2 40K V/W MVOLT - 11' MH - FIXTURE BY LITHONIA LIGHTING	1.000	1.000	1.000	3512	25
[Symbol C]	1	C	SINGLE	TLFL-LED-20L- 4' MH	1.000	1.000	1.000	18768	187.91
[Symbol G]	10	G	SINGLE	SLM-LED-18L-SIL-FT-50-70CRI-SINGLE-16'PDLE+2.5'BASE	1.000	1.000	1.000	18904	135
[Symbol H]	2	H	D180	SLM-LED-18L-SIL-FT-50-70CRI-D180-16'PDLE+2.5'BASE	1.000	1.000	1.000	37808	270

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS	Illuminance	Fc	3.07	67.9	0.0	N/A	N/A
CANDPY	Illuminance	Fc	48.75	67.9	26.8	1.82	2.53
INSIDE CURB	Illuminance	Fc	7.20	42.6	0.5	14.40	85.20

PHOTOMETRIC EVALUATION
 NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.