

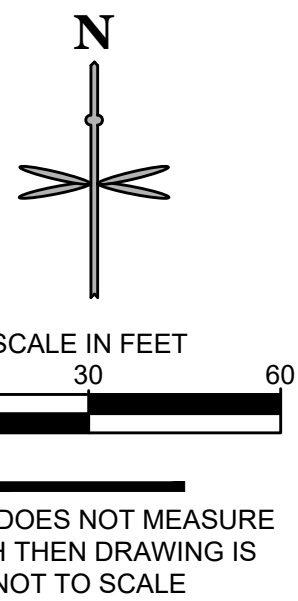


CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987 or 811

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.

ADD REQUIRED UE FROM PLAT MARKUP



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		

EUSERC CABINET (PER CORE REQUIREMENTS)

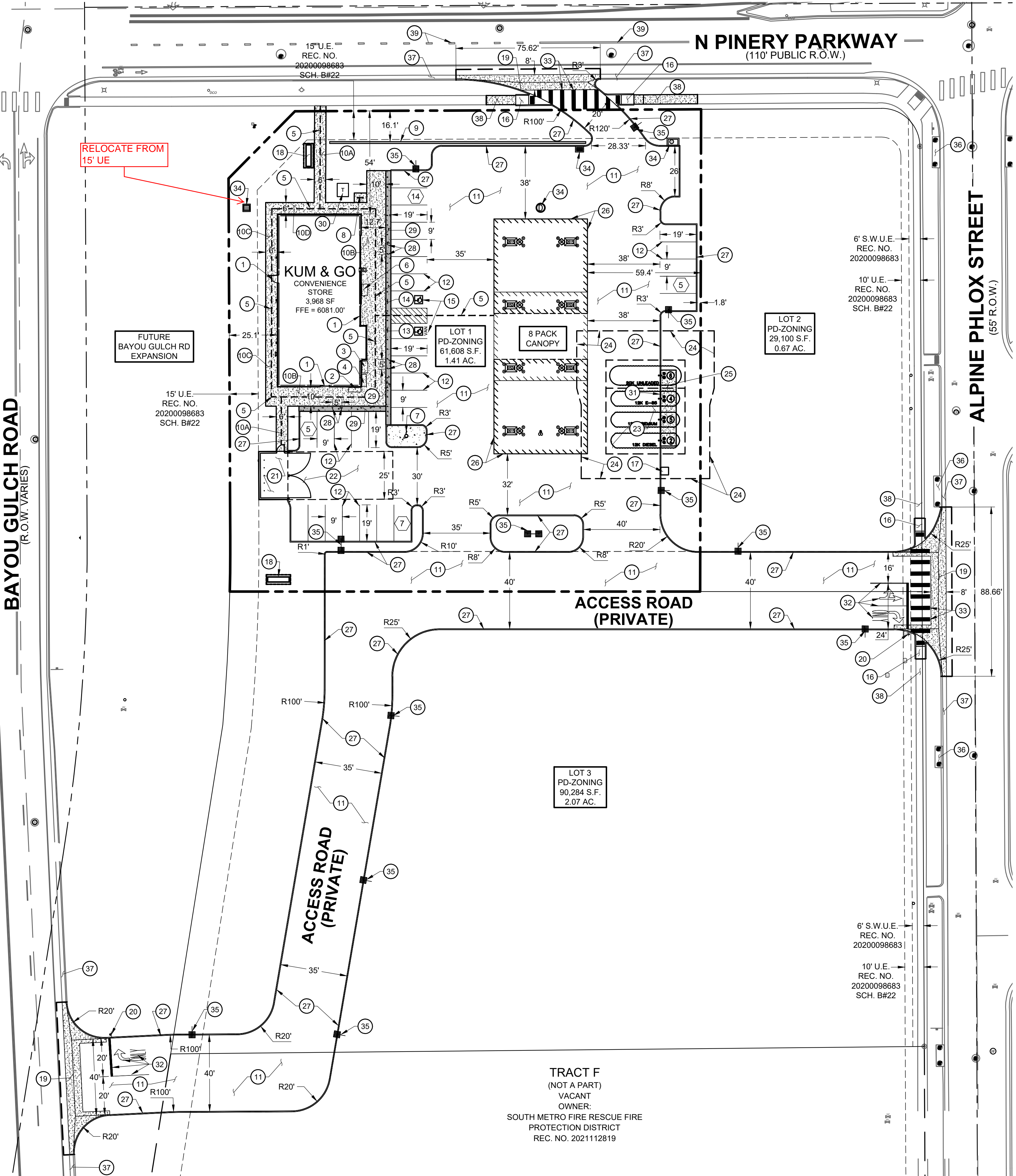
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|--|---|
| 1 BUILDING ENTRY. | 18 8' TALL MONUMENT SIGN. |
| 2 PROPANE CAGE. | 19 INTERSECTION CROSS PAN LAYOUT. |
| 3 MISCELLANEOUS MERCHANDISE. | 20 STOP SIGN. |
| 4 FIREWOOD. | 21 14'-8" X 24'-8" TRASH ENCLOSURE. |
| 5 ADA ROUTE. | 22 55'X25' MINIMUM 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



PRELIMINARY NOT FOR CONSTRUCTION



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

KG PROJECT TEAM: EES
RDM:
SDM:
CPM:

REVISION DESCRIPTION	DATE

DATE: 09-23-2022

SHEET NUMBER:

C2
2 OF 10

PRELIMINARY
 NOT FOR
 CONSTRUCTION



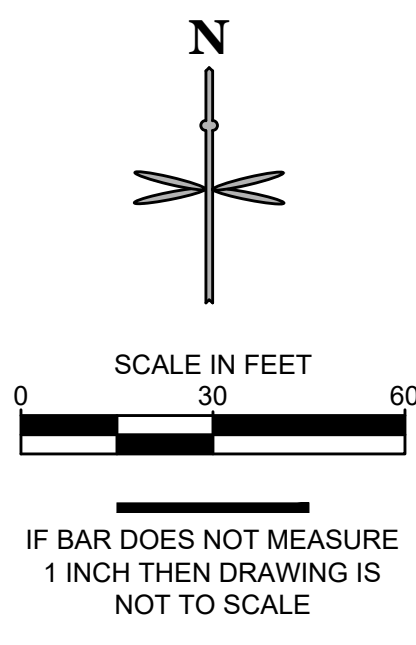
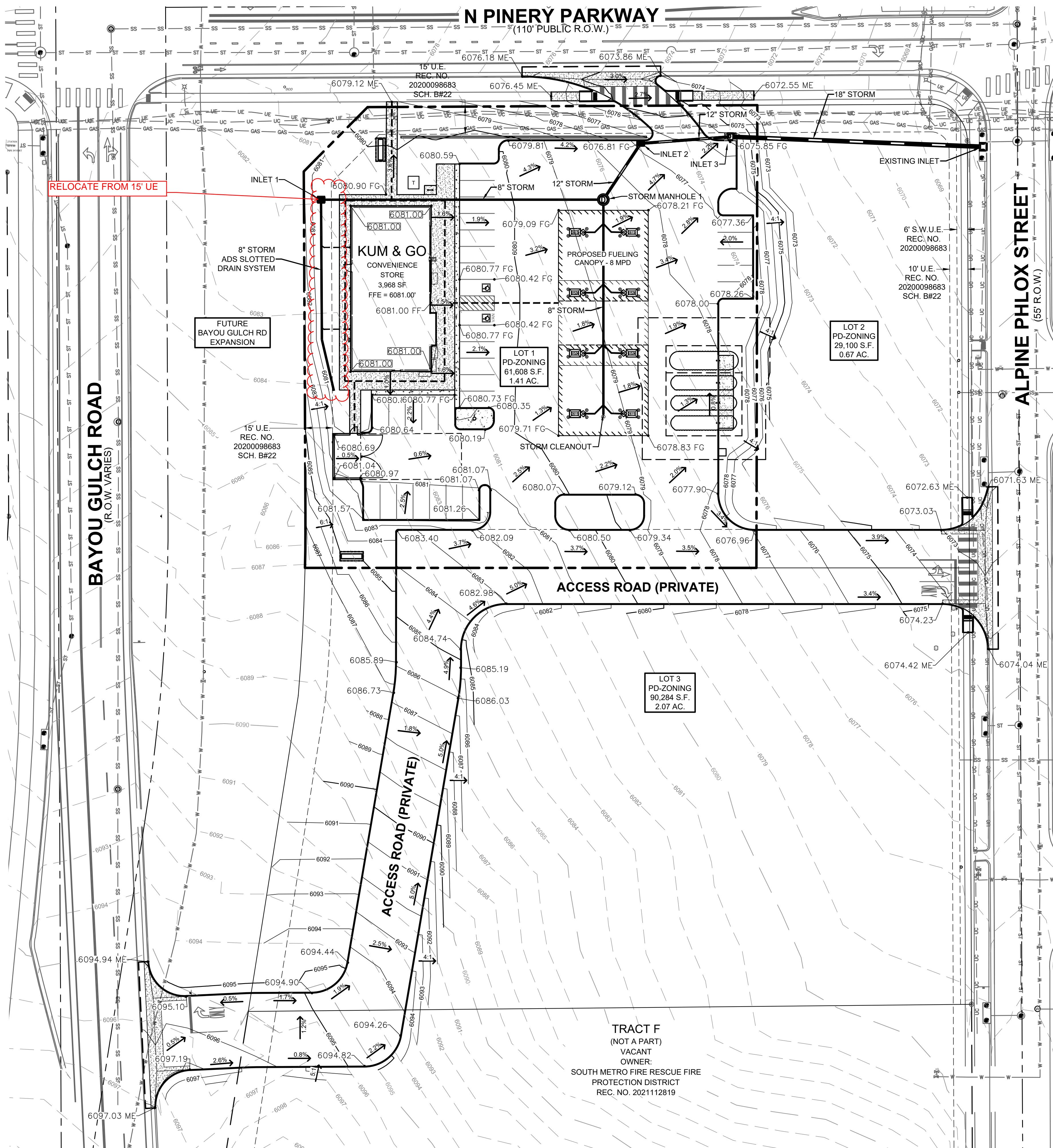
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SITE PLAN
2293 - KUM AND GO - PARKER, CO
 NEC OF BAYOU GULCH RD AND PINERY PKWY
GRADING PLAN

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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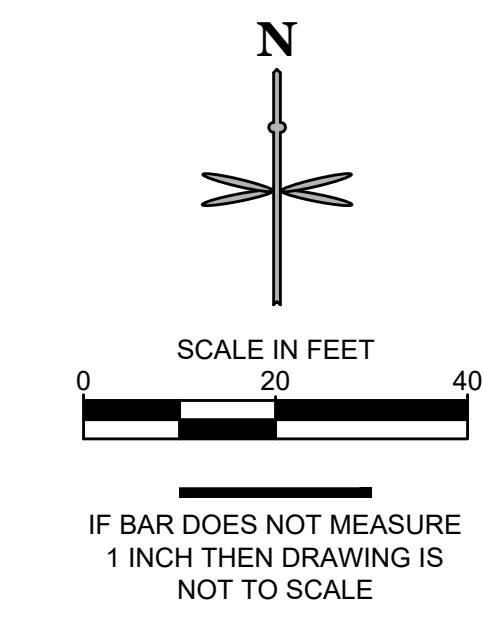
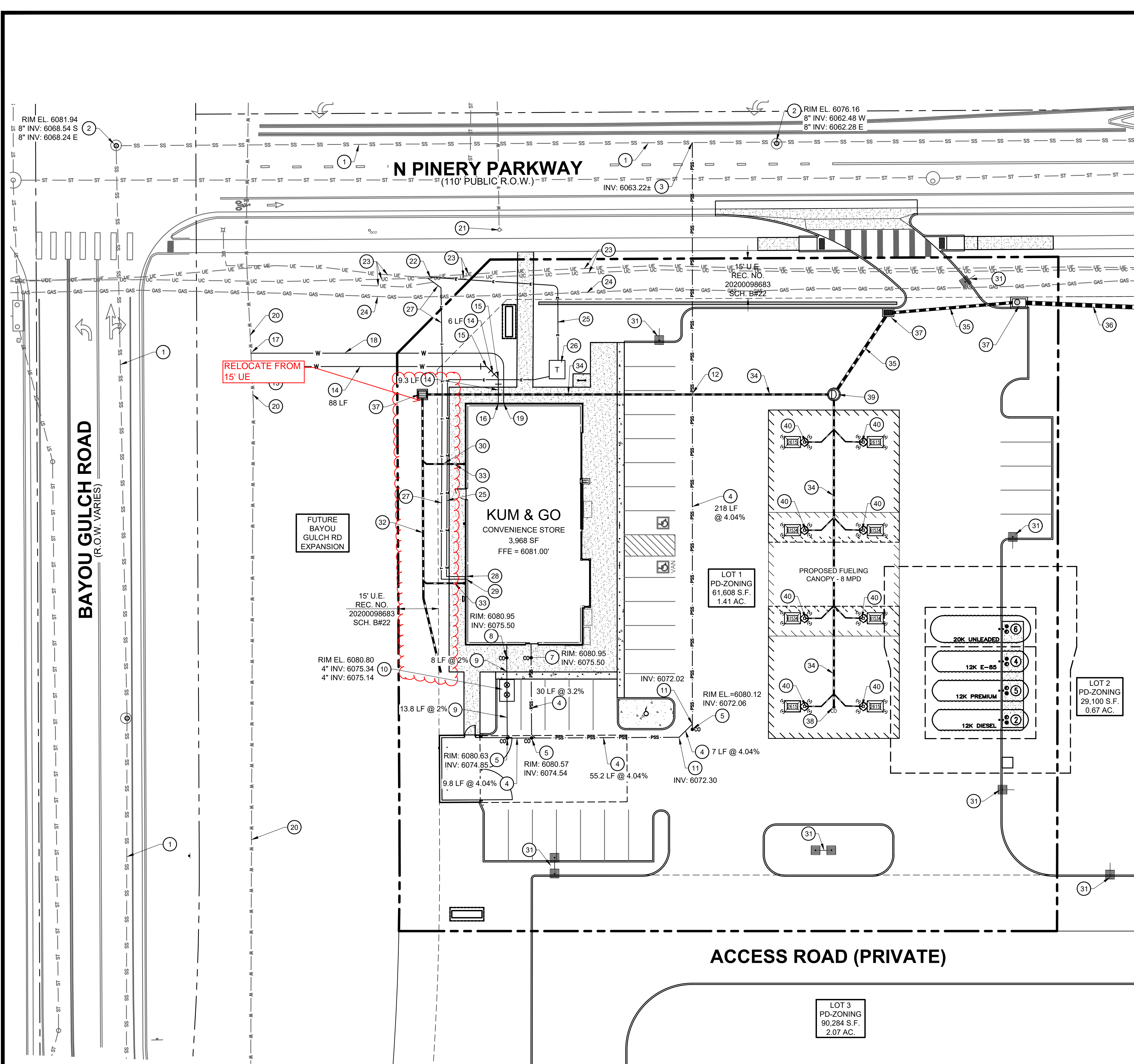


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2293 - KUM AND GO - PARKER, CO
NEC OF BAYOU GULCH RD AND PINERY PKWY

KG PROJECT TEAM: EES
RDM:
SDM:
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REVISION DESCRIPTION	DATE



UTILITY LEGEND

---	PROPERTY BOUNDARY
---	EXISTING EASEMENT
---	EXISTING SANITARY SEWER
---	EXISTING WATER
---	EXISTING STORM SEWER
---	EXISTING UNDERGROUND ELECTRIC
---	EXISTING UNDERGROUND COMMUNICATION
---	EXISTING GAS
---	PROPOSED SANITARY SEWER
---	PROPOSED WATER
---	PROPOSED STORM SEWER
---	PROPOSED UNDERGROUND ELECTRIC
---	PROPOSED COMMUNICATION LINE
---	PROPOSED STORM INLET AND MANHOLE
---	PROPOSED DRAINAGE FLOW ARROWS
---	EXISTING STREET LIGHT
---	EXISTING FIRE HYDRANT
---	PROPOSED SITE LIGHT

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

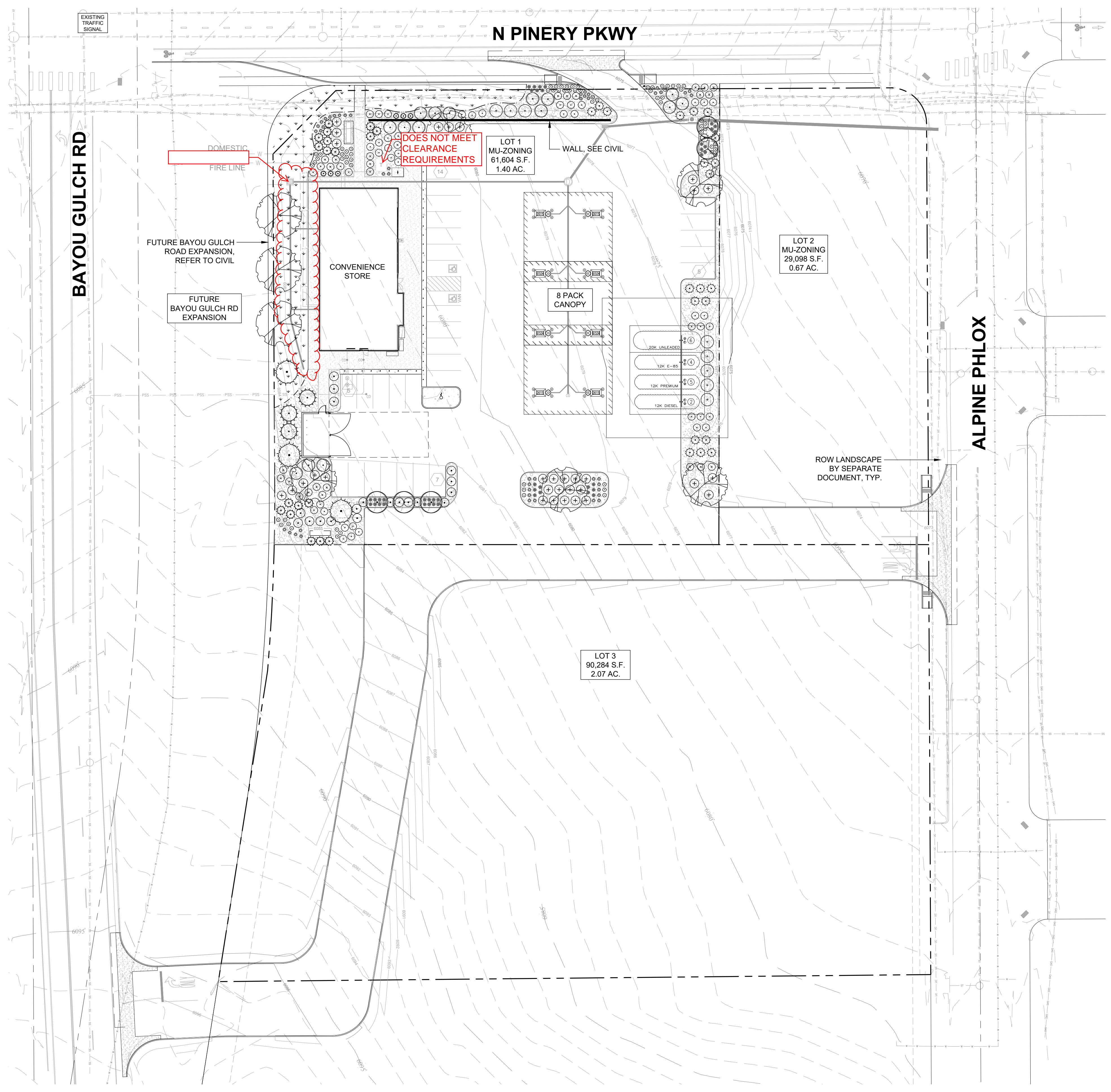
- NOTE: REFERENCE KUM & GO GAS AND C-STORE CONSTRUCTION DOCUMENTS FOR STORM SEWER DESIGN INFORMATION.
- 32 PROPOSED 8" STORM ADS SLOTTED DRAIN.
 - 33 PROPOSED 6" ROOF DOWNSPOUT WITH DRAIN LINE CONNECTION TO 8" ADS SLOTTED DRAIN.
 - 34 PROPOSED 8" STORM SEWER. SDR 35 PVC SOLID OR DUEL WALL HDPE W/ WATER 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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811
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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS DATE

X:\DROPOBOX\VALERIAN\TEAM FOLDER\PROJECTS\22-044 EES PINERY PKWY K&G 22832\WORKING\2022-09-23 SUBMITTAL_151222-044_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

EUSERC CABINET (PER CORE REQUIREMENTS)

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%

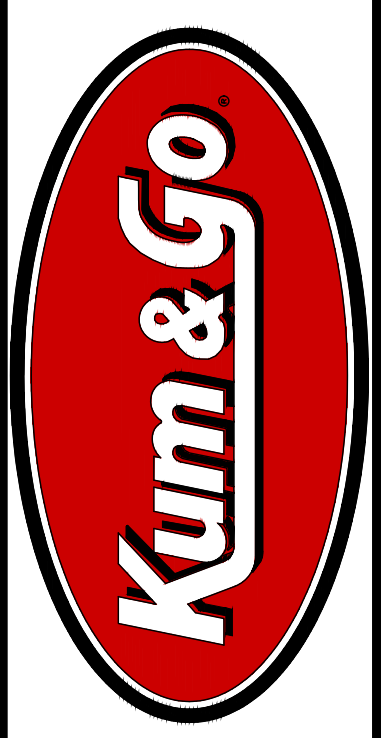
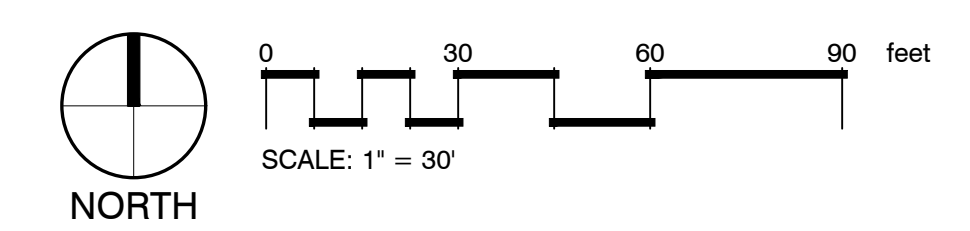
PARKING LOT PERIMETER BUFFER

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



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

KG PROJECT TEAM: EES
RDM:
SDM:
CPM:

DATE	REVISION DESCRIPTION

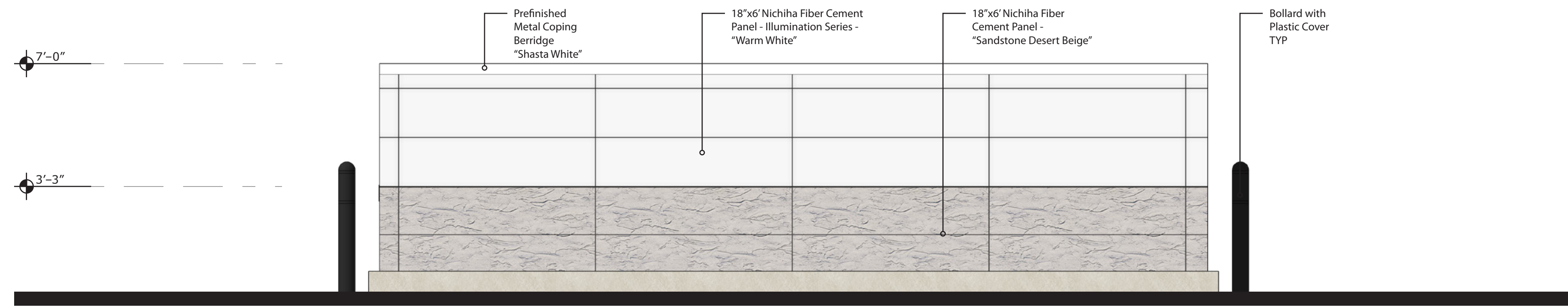
DATE: 09-23-2022

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5 OF 10

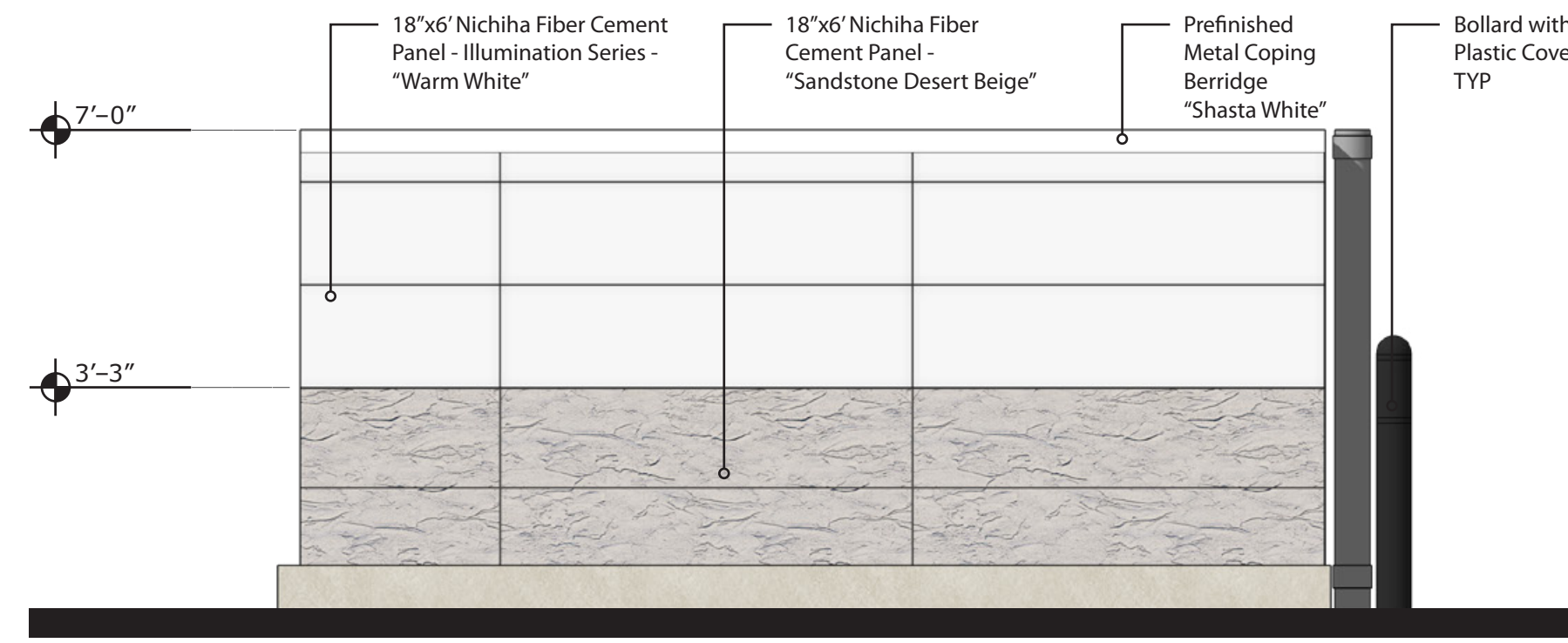




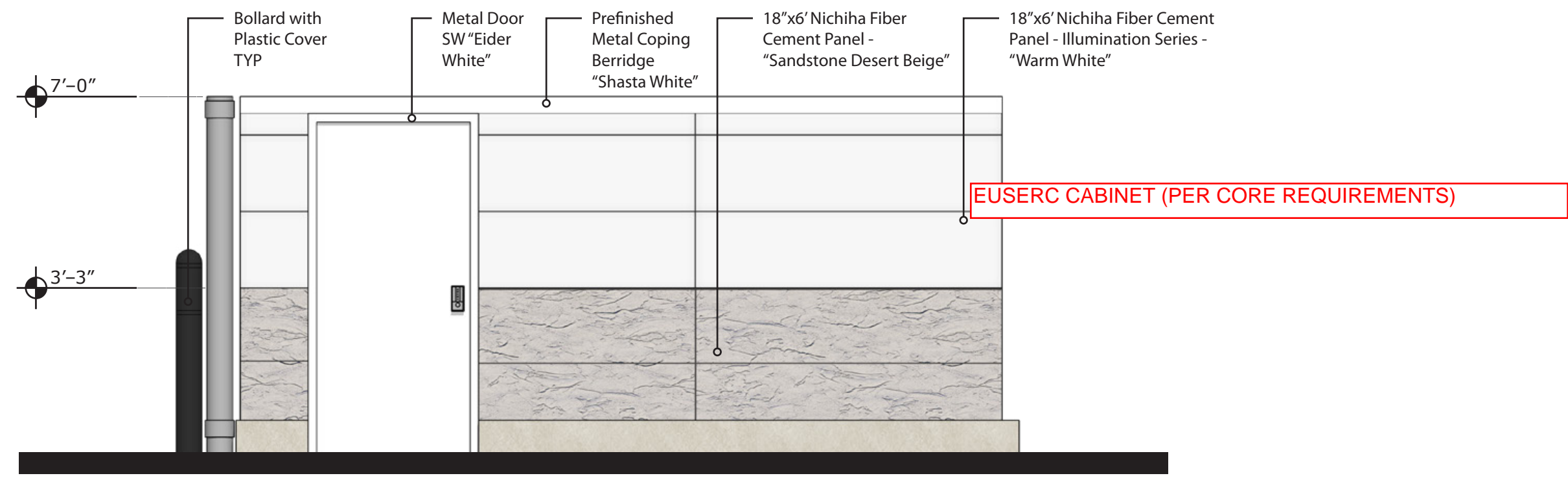
East Elevation
NTS



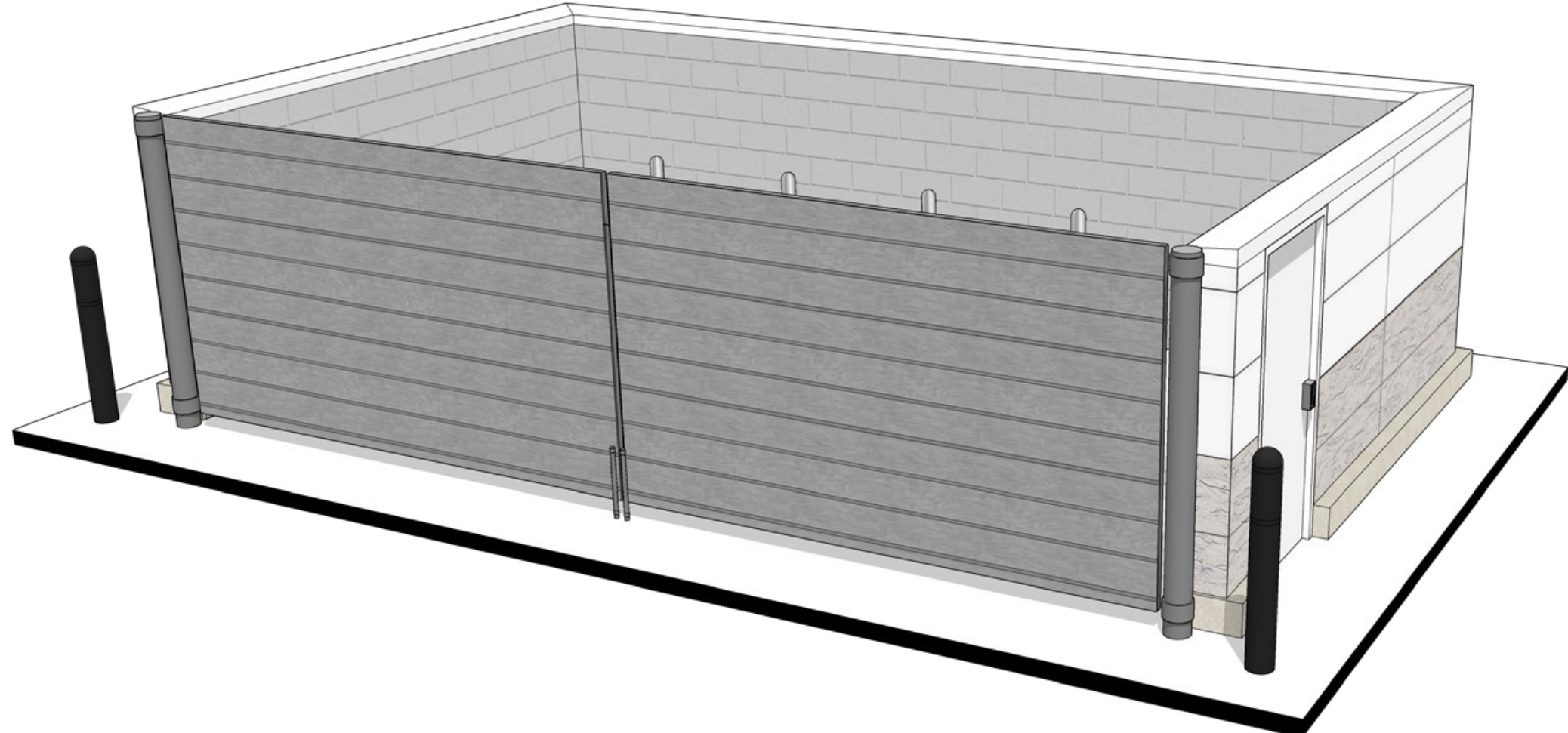
West Elevation
NTS



South Elevation
NTS

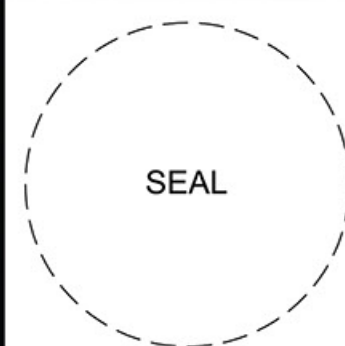


North Elevation
NTS



Perspective
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



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Des Moines, Iowa
50309
P:515-457-6247

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

SHEET NUMBER:
P3
09 OF 10