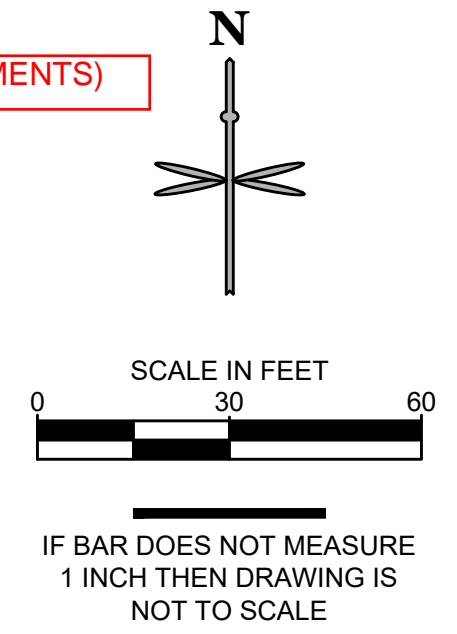


ADD REQUIRED UE FROM PLAT MARKUP

EUSERC CABINET (PER CORE REQUIREMENTS)



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		

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.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS, SERVICE AREA, DIMENSIONS, AND ELEVATIONS.
- THE DISPOSAL OF DEMOLISHED ITEMS SHALL COMPLY TO ALL STATE AND LOCAL REQUIREMENTS.
- 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.
- ALL ACCESSIBLE RAMPS SHALL HAVE A MAXIMUM SLOPE OF 12:1.
- SIDEWALKS SHALL NOT EXCEED 2% CROSS SLOPE.
- ALL DIMENSIONS ARE FLOWLINE TO FLOWLINE UNLESS OTHERWISE NOTED.
- ALL PARKING LOT STRIPING SHALL BE WHITE.
- THE CONTRACTOR SHALL OBTAIN THE LATEST CAD FILE OF SITE IMPROVEMENTS FROM THE ENGINEER OF RECORD FOR HORIZONTAL AND VERTICAL SURVEY CONTROL PRIOR TO CONSTRUCTION. CONTRACTOR TO VERIFY WITH ENGINEER OF RECORD ANY DISCREPANCIES BETWEEN THE CAD FILES AND CONSTRUCTION PLANS PRIOR TO INSTALLATION OF PLAN IMPROVEMENTS.

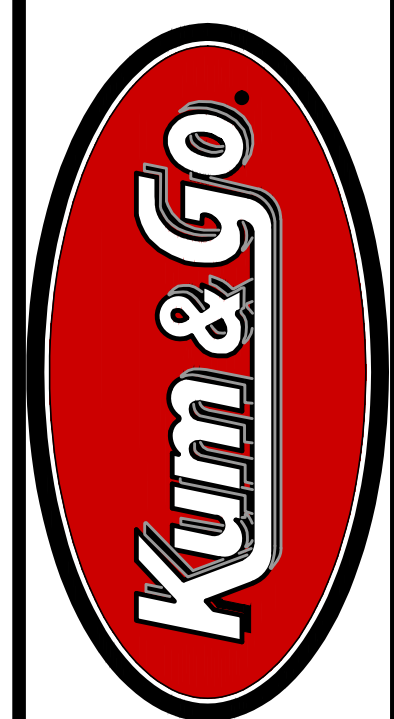
TRACT F
(NOT A PART)
VACANT
OWNER:
SOUTH METRO FIRE RESCUE FIRE
PROTECTION DISTRICT
REC. NO. 2021112819

811
Know what's below.
Call before you dig.

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

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.

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.



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

2293 - PARKER, COLORADO
BAYOU GULCH RD AND PINERY PKWY
OVERALL SITE PLAN

KG PROJECT TEAM:
RDM:
SDM:
CPM:

REVISION DESCRIPTION	DATE

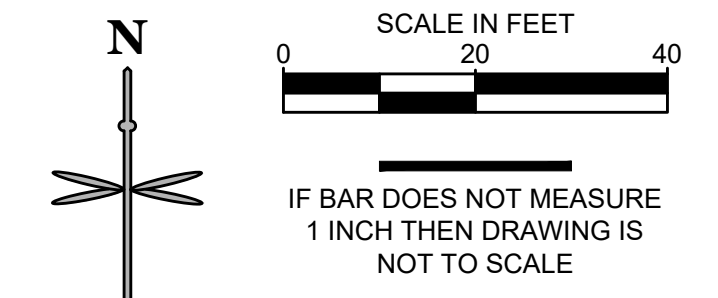
DATE: 09-23-2022

SHEET NUMBER:
C1.1
5 OF 30



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CENTER OF COLORADO
1-800-922-1987 or 811

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N PINERY PARKWAY
(110' PUBLIC R.O.W.)

SITE PLAN LEGEND

--- (dashed line)	PROPERTY BOUNDARY	⊙ (circle with dot)	EXISTING STORM SEWER MANHOLE/INLET
--- (dotted line)	EXISTING EASEMENT	⊙ (circle with dot)	PROPOSED STORM SEWER MANHOLE/INLET
== (double line)	EXISTING CURB & GUTTER	☼ (sun symbol)	EXISTING STREET LIGHTING
--- (solid line)	PROPOSED CURB	⊕ (circle with cross)	EXISTING FIRE HYDRANT
--- (dashed line)	PROPOSED BUILDING	⊕ (circle with cross)	EXISTING SIGNAGE
--- (dotted line)	PROPOSED ACCESSIBLE ROUTE	⊕ (circle with cross)	PROPOSED SITE LIGHTING
--- (dotted line)	PROPOSED CONCRETE WALK	⊕ (circle with cross)	PROPOSED PARKING COUNT
--- (dotted line)	PROPOSED COLORED CONCRETE	13 (hexagon)	

SITE SCHEDULE:

- BUILDING ENTRY, REFER TO ARCHITECTURAL PLANS.
- PROPANE CAGE (9' X 9', 4" CONCRETE PAD. 1.5% SLOPE AWAY FROM SIDE WALL OF BUILDING).
- MISCELLANEOUS MERCHANDISE.
- FIREWOOD.
- ADA ROUTE.
- ICE MERCHANDISER.
- 40' FLAGPOLE, MAINTAIN Ø24" CLEAR SPACE ABOVE GRADE. REFER TO DETAIL ON SHEET C5.1 FOR MORE INFORMATION.
- SINGLE WAVE/U-SHAPED BIKE RACK ON 5.0' X 6.5' X 4" THICK CONCRETE PAD (5 BIKE SPACES PROVIDED). REFER TO DETAIL ON SHEET C5.1 FOR MORE INFORMATION.
- 1" WIDE X 4' TALL SCREEN WALL PER TOWN OF PARKER STANDARDS. SEE ARCHITECTURAL PLANS FOR MORE INFORMATION.
- 4" CONCRETE SITE SIDEWALK. (REFERENCE ARCHITECTURAL DRAWINGS FOR CONTROL JOINT PLAN).
- 4" CONCRETE SITE SIDEWALK, 1.5% MAX. CROSS SLOPE. (REFERENCE ARCHITECTURAL DRAWINGS FOR CONTROL JOINT PLAN).
- BUILDING CONCRETE SIDEWALK, 1.5% MAX. CROSS SLOPE. (REFERENCE ARCHITECTURAL DRAWINGS FOR CONTROL JOINT PLAN).
- BUILDING CONCRETE SIDEWALK ADJACENT TO LANDSCAPE, 1.5% MAX. CROSS SLOPE. (REFERENCE ARCHITECTURAL DRAWINGS FOR CONTROL JOINT PLAN).
- STANDARD DUTY CONCRETE PAVEMENT. (REFERENCE GEOTECHNICAL ENGINEERING REPORT)
- 4" WIDE WHITE PAVEMENT MARKING, TYP.
- BOLLARD MOUNTED ADA VAN PARKING SIGN. REFER TO DETAIL ON SHEET C5.1.
- BOLLARD MOUNTED ADA PARKING SIGN. REFER TO DETAIL ON SHEET C5.1.
- ACCESSIBLE PARKING SPACE.
- ADA CURB RAMP PER TOWN OF PARKER DEVELOPMENT DESIGN STANDARDS. REFER TO DETAIL ON SHEET C5.6.
- AIR MACHINE LOCATION, 4'X4' CONCRETE PAD. KEEP AT LEAST Ø20' AWAY FROM DISPENSERS AND TANK FULL PORTS. REFER TO DETAIL ON SHEET C5.1.
- 8' TALL MONUMENT SIGN. REFER TO SEPARATE SIGNAGE PERMIT UNDER SEPARATE COVER.
- INTERSECTION CROSS PAN LAYOUT PER TOWN OF PARKER DEVELOPMENT DESIGN STANDARDS. REFER TO DETAIL ON SHEET C5.6.
- STOP SIGN. REFER TO DETAIL ON SHEET C5.1.
- 14'-8" X 24'-8" TRASH ENCLOSURE. (REFER TO ARCHITECTURAL PLANS).
- 55'X25' MINIMUM GARBAGE TRUCK CLEAR SPACE.
- UNDERGROUND FUEL STORAGE TANKS. (REFER TO PETROLEUM PLANS).
- TANK OVERDIG LIMITS, WITH APPROVED BACKFILL.
- 8' X 40' CONCRETE PAD FOR FUEL FILL LIDS. ALL FUEL FILL LIDS SHALL BE 1" ABOVE FINISH GRADE.
- FUELING CANOPY.
- INTEGRAL CONCRETE CURB. REFER TO DETAIL ON SHEET C5.2.
- 4" DIAMETER BOLLARDS @ 5' O.C. REFER TO DETAIL ON SHEET C5.1.
- BROOM FINISH CONCRETE PAVEMENT. REFER TO DETAIL ON SHEET C5.3.
- ELECTRICAL TRANSFORMER LOCATION. SEE UTILITY PLAN UNDER SEPARATE COVER FOR MORE INFORMATION.
- PAINT CURB ALONG FRONT OF TANKS YELLOW.
- DRIVEWAY ENTRANCE PAVEMENT MARKINGS. REFER TO DETAIL ON SHEET C5.4.
- 2'X10' CROSSWALK STRIPES PER TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL STANDARDS.
- STORM INLET/MANHOLE. REFER TO SHEETS #### AND #### FOR MORE INFORMATION.
- APPROXIMATE LOCATION OF SITE LIGHTING. (SEE PHOTOMETRICS PLAN.)
- EXISTING STORM SEWER MAIN / INLET / MANHOLE TO REMAIN.
- EXISTING CURB AND GUTTER TO REMAIN.
- EXISTING SIDEWALK TO REMAIN.
- EXISTING ROAD PAVEMENT MARKINGS TO REMAIN.

RELOCATE FROM 15' UE

EUSERC CABINET (PER CORE REQUIREMENTS)

ALPINE PHLOX STREET
(55' R.O.W.)

ACCESS ROAD (PRIVATE)

MATCHLINE
SEE SHEET C1.3

P:\KUM & GO\CO. PARKER_2293 - PINERY AND BAYOU GULCH\8 CAD\CD2293 - 06 - DETAILED SITE PLAN - NORTH.DWG



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P: 888-458-6646

2293 - PARKER, COLORADO
BAYOU GULCH RD AND PINERY PKWY
DETAILED SITE PLAN - NORTH

KG PROJECT TEAM:
RDM:
SDM:
CPM:

REVISION DESCRIPTION	DATE

DATE: 09-23-2022
SHEET NUMBER:
C1.2
6 OF 30

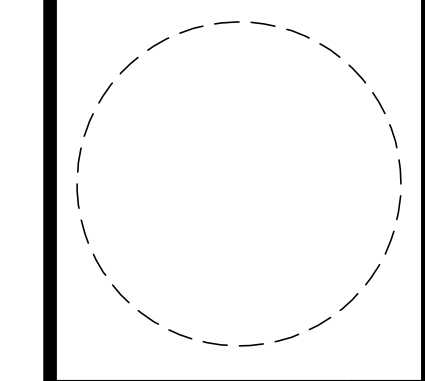
TOWN OF PARKER,
DIRECTOR OF ENGINEERING/PUBLIC WORKS



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CENTER OF COLORADO
1-800-922-1987 or 811

Know what's below.
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2293 - PARKER, COLORADO
BAYOU GULCH RD AND PINERY PKWY
ENLARGED GRADING PLAN - NORTH

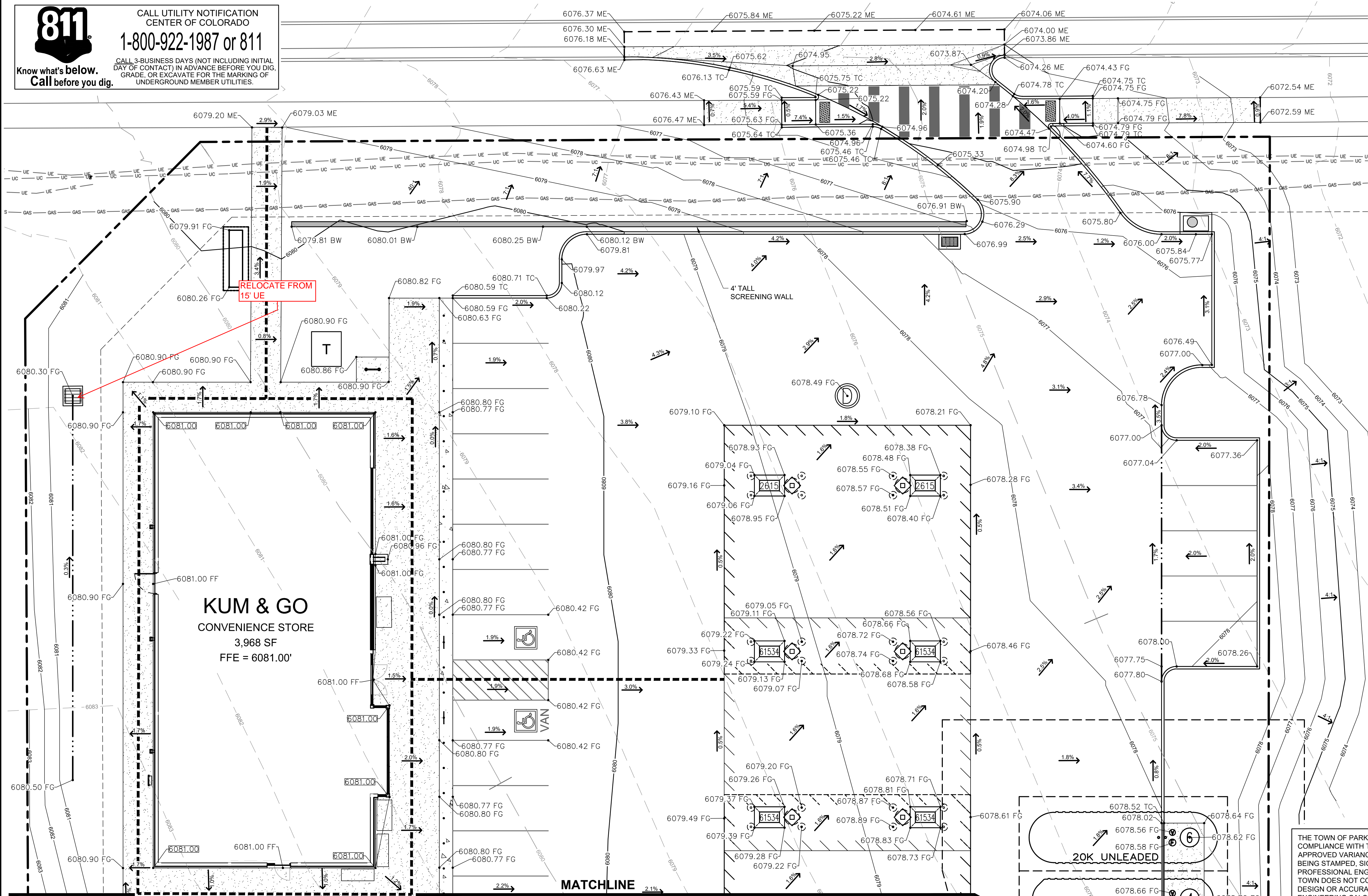
KG PROJECT TEAM:
RDM:
SDM:
CPM:

REVISION DESCRIPTION	DATE

DATE: 09-23-2022

SHEET NUMBER:
C2.2
11 OF 30

CRITERIA PLAN 04/2020



RELOCATE FROM
15' UE

KUM & GO
CONVENIENCE STORE
3,968 SF
FFE = 6081.00'

4' TALL
SCREENING WALL

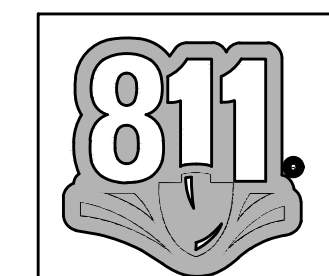
MATCHLINE
SEE SHEET C2.3

LEGEND

	PROPERTY BOUNDARY	58.36.21	PROPOSED FLOW LINE ELEVATION
	EXISTING EASEMENT	58.36.21 SW	PROPOSED SIDEWALK ELEVATION
	EXISTING CURB AND GUTTER	58.36.21 TBC	PROPOSED TOP BACK OF CURB ELEVATION
	PROPOSED CURB AND GUTTER	58.36.21 FG	PROPOSED FINISHED GRADE ELEVATION
	PROPOSED MAJOR CONTOUR	58.36.21 GB	PROPOSED GRADE BREAK ELEVATION
	PROPOSED MINOR CONTOUR	58.36.21 GB	PROPOSED GRADE BREAK ELEVATION
	EXISTING MAJOR CONTOUR	58.36.21 GB	PROPOSED GRADE BREAK ELEVATION
	EXISTING MINOR CONTOUR	58.36.21 GB	PROPOSED GRADE BREAK ELEVATION
	PROPOSED ACCESSIBLE ROUTE	3.1%	FLOW ARROW AND GRADE

BENCHMARK:

ELEVATIONS ARE BASED UPON A POST-PROCESSED STATIC GNSS CONNECTION MADE TO DOUGLAS COUNTY GIS POINT 1.051038 BEING A FOUND 3.25" ALLOY CAP STAMPED "DOUGLAS COUNTY - 1.051038 - SECONDARY CONTROL MONUMENT" UTILIZING GEOID18 TO MODEL THE ELLIPSOID SEPARATION AND HAVING A PUBLISHED ELEVATION OF: 6053.87 FEET (NAVD 88). SITE BENCH MARK: FWS CONTROL POINT 501 BEING A SET NO.5 REBAR WITH A 2" ALLOY CAP STAMPED "FWS CONTROL POINT" LOCATED APPROXIMATELY 144.5' SOUTH OF THE INTERSECTION OF THE CENTER-LINES OF NORTH PINERY PARKWAY AND ALPINE PHLOX STREET AND 23' WEST OF THE CENTER-LINE OF ALPINE PHLOX STREET HAVING AN ESTABLISHED ELEVATION OF 6069.33' NAVD 88.



Know what's below.
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CALL 811 SEVENTY-TWO HOURS PRIOR TO DIGGING, GRADING OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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TOWN OF PARKER,
DIRECTOR OF ENGINEERING/PUBLIC WORKS

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