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LEGAL DESCRIPTION:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N1/16 CORNER OF SECTIONS 21 AND 20 FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 21 BEARS S00°06'56"E, A DISTANCE OF 1324.09 FEET AS MONUMENTED AND SHOWN HEREON; THENCE S00°06'56"E, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 21, A DISTANCE OF 30.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE FOR INDEPENDENCE ROAD; THENCE N89°38'31"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 31.60 FEET TO THE EASTERLY RIGHT-OF-WAY LINE FOR 47TH STREET AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR INDEPENDENCE ROAD THE FOLLOWING TWO (2) COURSES:

- 1) N89°38'31"E, A DISTANCE OF 290.30' FEET;
- 2) S32°29'29"E, A DISTANCE OF 102.90' FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE FOR DIAGONAL HIGHWAY;

THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE FOR DIAGONAL HIGHWAY THE FOLLOWING EIGHT (8) COURSES:

- 1) S27°43'31"W, A DISTANCE OF 65.10' FEET;
- 2) S33°51'31"W, A DISTANCE OF 50.00' FEET;
- 3) S36°47'31"W, A DISTANCE OF 50.00' FEET;
- 4) S39°30'31"W, A DISTANCE OF 50.00' FEET;
- 5) S42°00'31"W, A DISTANCE OF 50.00' FEET;
- 6) S44°57'31"W, A DISTANCE OF 50.00' FEET;
- 7) S47°23'31"W, A DISTANCE OF 50.00' FEET;
- 8) S50°10'31"W, A DISTANCE OF 50.00' FEET TO SAID EASTERLY RIGHT-OF-WAY LINE FOR 47TH STREET;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR 47TH STREET THE FOLLOWING TWO (2) COURSES:

- 1) N62°30'29"W, A DISTANCE OF 91.26' FEET;
- 2) N0°06'56"W, A DISTANCE OF 359.02' FEET TO THE POINT OF BEGINNING.

CONTAINING 99,103 SQ. FT. OR 2.275 ACRES, MORE OR LESS.

BENCHMARKS:

1. PROJECT BENCHMARK: THE PUBLISHED VALUES OF BOULDER COUNTY PRIMARY MONUMENT CONTROL STATION "B 322 RESET". EL=5508.90' (NAVD88)
2. SITE BENCHMARK: 3" ALUMINUM CAP LOCATED IN THE INTERSECTION OF 47TH STREET AND INDEPENDENCE ROAD. EL=5304.38' (NAVD88)

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE WEST LINE OF THE NW1/4 OF SECTION 21 AS HAVING A BEARING OF N00°06'56"W FROM THE W1/4 CORNER BEING MONUMENTED WITH A 3" ALUMINUM CAP TO THE W-N1/16 CORNER BEING ALSO MONUMENTED WITH A 3" ALUMINUM CAP AS SHOWN HEREON.

FLOOD ZONE:

THE SUBJECT PROPERTY FALLS WITHIN ZONE "X" DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN; ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 08013C0415F WITH AN EFFECTIVE DATE OF JUNE 2, 1995.

KUM & GO #943

SITE DEVELOPMENT PLAN

SITUATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO



VICINITY MAP
NOT TO SCALE



SHEET INDEX		
1	COVER SHEET	C0.0
2	SITE PLAN	C1.1
3	GRADING AND DRAINAGE PLAN	C2.1
4	UTILITY PLAN	C3.1
5	OFFSITE ROADWAY IMPROVEMENTS	C4.1
6	LANDSCAPE PLAN	L1.1
7	PLANT SCHEDULE AND SPECIFICATIONS	L1.2
8	BUILDING ELEVATIONS	A1.1
9	CANOPY ELEVATIONS	A1.2
10	SIGNAGE	A1.3
11	PHOTOMETRICS	SE1.1

REQUESTED VARIANCES:

1. SECTION 9-9-5, "SITE ACCESS CONTROL," TO ALLOW TWO SITE ACCESS POINTS.
2. SECTION 9-9-12, "LANDSCAPING AND SCREENING STANDARDS," FOR MODIFICATIONS TO STREET TREE REQUIREMENTS.
3. SECTION 9-9-14, "PARKING LOT LANDSCAPING STANDARDS," FOR MODIFICATIONS TO INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS.
4. SECTION 9-7-2, "SETBACK STANDARDS," FOR A REAR YARD SETBACK REDUCTION.

SITE DATA	
PROPOSED LOT SIZE (LOT 1)	±78,311 SF ±1.798 ACRES
KUM & GO BUILDING	5,081 SF (6.5%)
REQUIRED PARKING	STANDARD 15 STALLS
	ADA 1 STALL
	TOTAL 16 STALLS
PARKING RATIO = 1 CAR/300 SF	
PROPOSED PARKING	STANDARD 15 STALLS
	ADA 1 STALL
	TOTAL 16 STALLS
PARKING RATIO = 1 CAR/300 SF	
TYPE OF USE	CONVENIENCE STORE WITH FUEL
HEIGHT	BUILDING: 24'-2.5" TOP OF MASONRY: 9'-2" CANOPY: 19'-6" MIN.
GROSS CANOPY AREA	7,644 SF
FAR (INCLUDING CANOPY)	0.16
LANDSCAPE COVERAGE	30,193 SF (38.6%)
PAVING/HARDSCAPE COVERAGE	43,037 SF (54.9%)
ZONING INFORMATION	
TRANSITIONAL BUSINESS (BT-1)	
MINIMUM LOT AREA (SQUARE FEET)	0
MINIMUM LOT WIDTH (FEET)	NO MINIMUM
SITE AREA PER UNIT (SQUARE FEET)	NO MINIMUM
FRONT YARD SETBACK - BUILDING AND LANDSCAPE (DIAGONAL HIGHWAY)	20 FT
FRONT YARD SETBACK - FUELING PUMP (DIAGONAL HIGHWAY)	25 FT
SIDE YARD SETBACK - BUILDING AND LANDSCAPE (INDEPENDENCE ROAD)	20 FT
SIDE YARD SETBACK - FUELING PUMP (INDEPENDENCE ROAD)	25 FT
REAR YARD SETBACK - BUILDING AND LANDSCAPE (47TH STREET)	15 FT
REAR YARD SETBACK - FUELING PUMP (47TH STREET)	25 FT
MAXIMUM HEIGHT (FEET)	35 FT
MAXIMUM BUILDING COVERAGE	NO MAXIMUM
MAXIMUM IMPERVIOUS COVERAGE	90 %
MAXIMUM FLOOR AREA	NONE SPECIFIED



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#943 - BOULDER, COLORADO
3365 DIAGONAL HWY.

COVER SHEET

KG PROJECT TEAM:
RDR: JXH
SDM: RJH
GPM: TLK

REVISION DESCRIPTION	DATE	REVISIONS

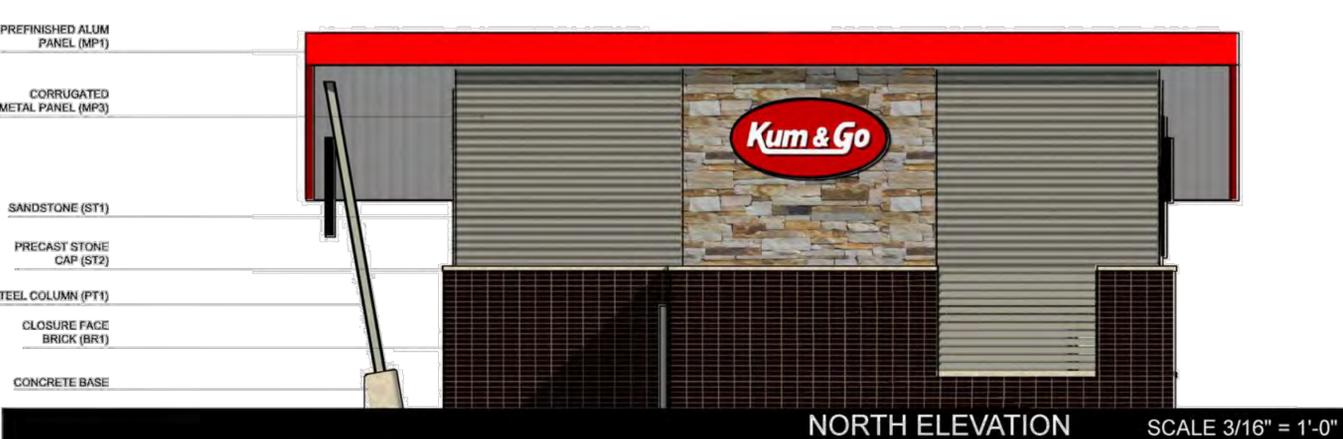
DATE: 06-20-2014

SHEET NUMBER:

C0.0



THIS PROJECT IS REGISTERED UNDER THE LEED GREEN BUILDING CERTIFICATION PROGRAM.

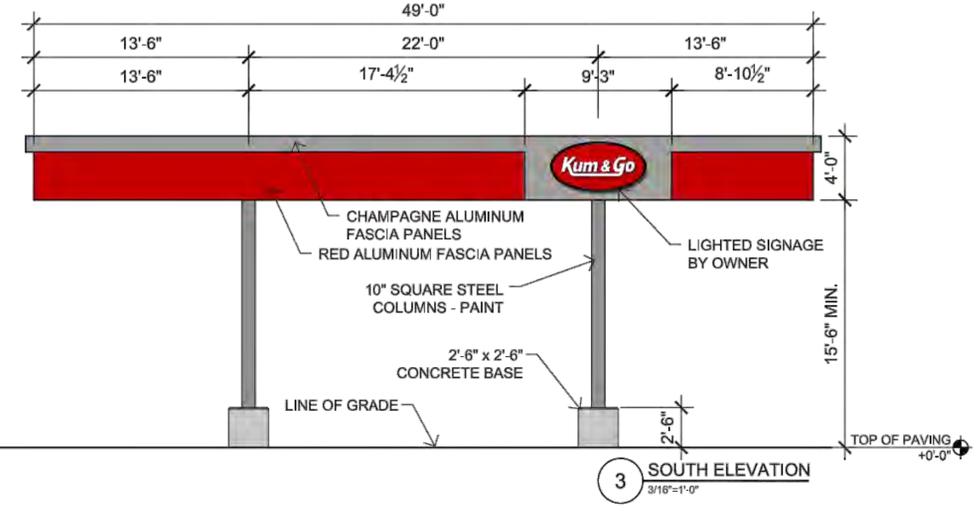
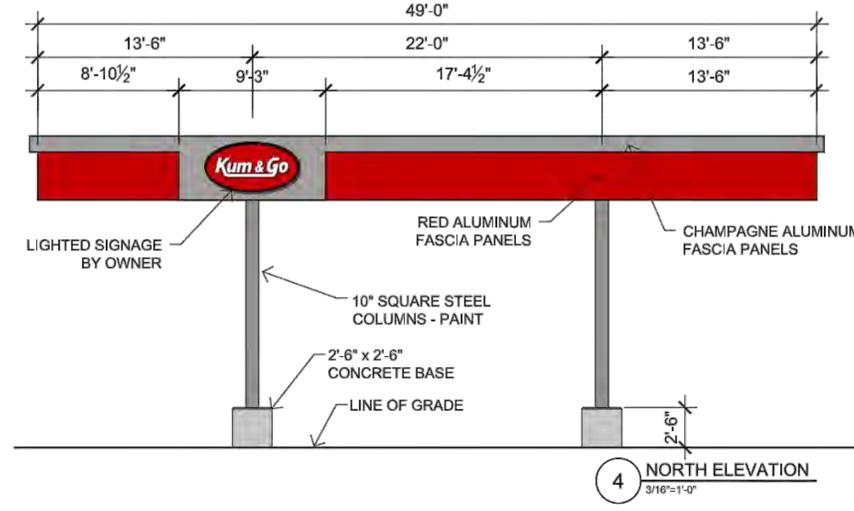
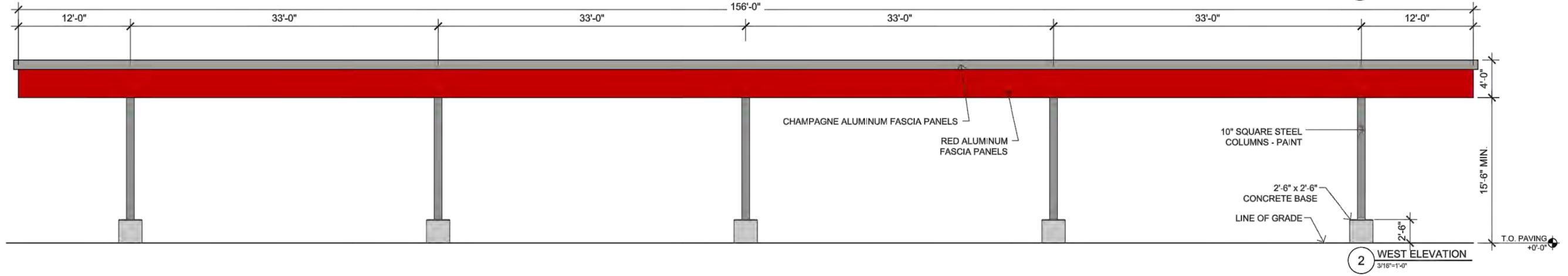
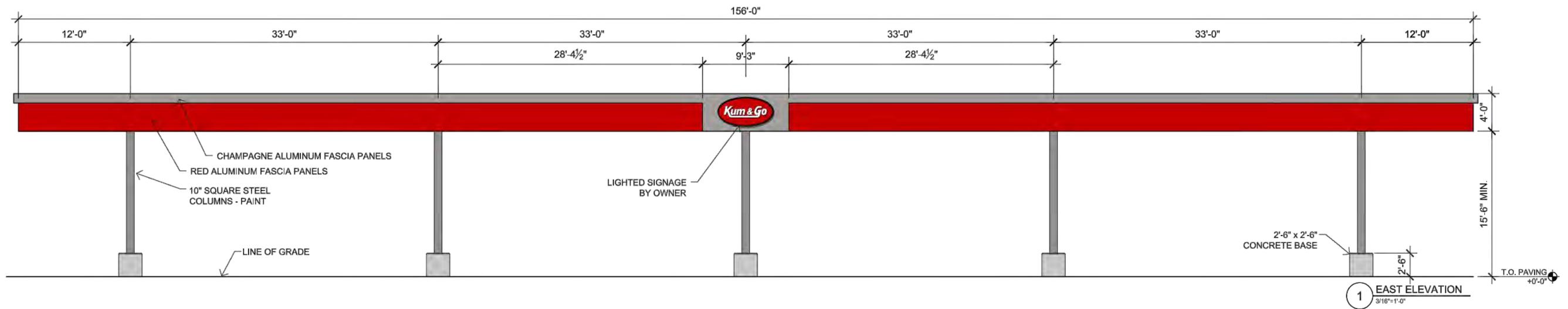


- MP1 - ALPOLIC: RED
- MP2 - ALPOLIC: DARK BRONZE
- MP3 - BERRIDGE HR-16: CHAMPAGNE
- ST1 - COLORADO BUFF : STRIP STONE
- ST2 - EDWARDS CAST STONE: BUFF
- BR1 - SIOUX CITY BRICK: EBONITE SATIN
- PT1 - SHERWIN WILLIAMS: SW7052 GRAY AREA
- ALUM - CHAMPAGNE
- TRX - TREX : WINCHESTER GRAY

KUM & GO #943 BOULDER, COLORADO
 SHIFFLER ASSOCIATES ARCHITECTS
 JUNE 20, 2014

THIS PROJECT IS REGISTERED UNDER THE LEED GREEN BUILDING CERTIFICATION PROGRAM.

DATE: 06-20-2014
SHEET NUMBER: A1.1



KUM & GO #943
BOULDER, COLORADO
SHIFFLER ASSOCIATES ARCHITECTS
JUNE 20, 2014

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DATE: 06-20-2014
SHEET NUMBER: A1.2

STANDARD OVAL2 1/2"=1'0"



Convert to inches: 3.14 X 1/2 Height X 1/2 Width / 144
3.14 X 1/2 (48) X 1/2 (96) / 144 = 25.12 sq ft.

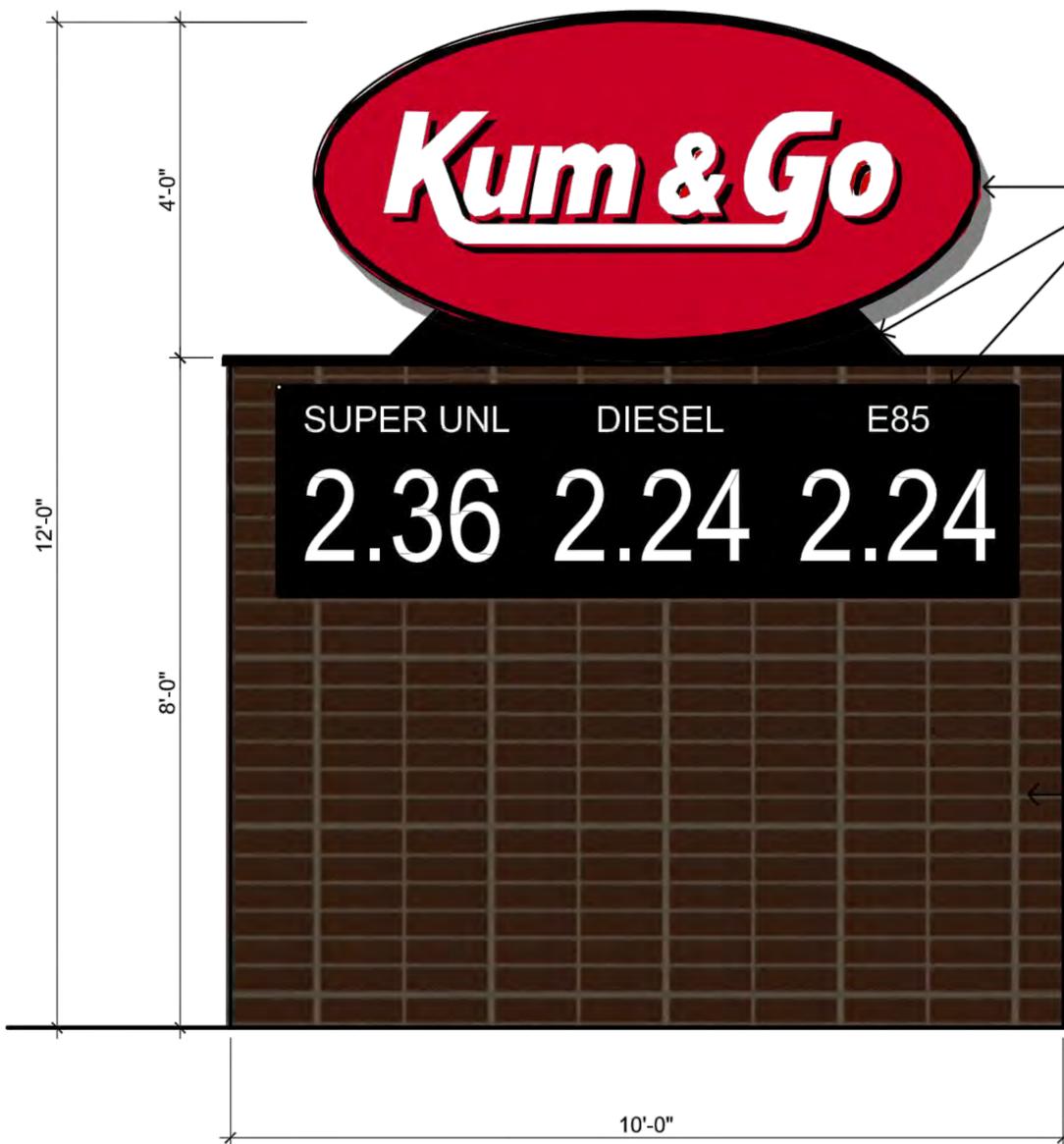
STANDARD OVAL 1/2"=1'0"



Convert to inches: 3.14 X 1/2 Height X 1/2 Width / 144
3.14 X 1/2 (60) X 1/2 (120) / 144 = 39.25 sq ft.

4' x 8' OVAL

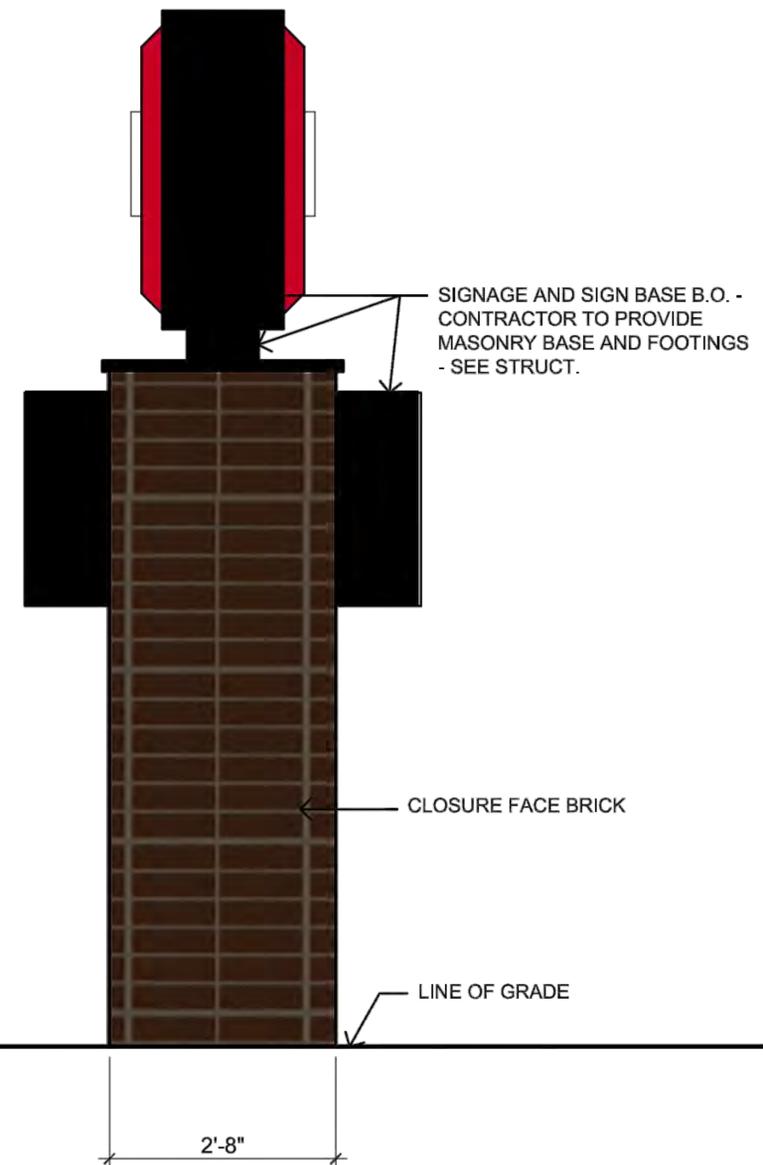
5' x 10' OVAL



SIGNAGE AND SIGN
BASE B.O. -
CONTRACTOR TO
PROVIDE MASONRY
BASE AND FOOTINGS
- SEE STRUCT.

CLOSURE FACE BRICK

LINE OF GRADE



SIGNAGE AND SIGN BASE B.O. -
CONTRACTOR TO PROVIDE
MASONRY BASE AND FOOTINGS
- SEE STRUCT.

CLOSURE FACE BRICK

LINE OF GRADE

4'X8' OVAL - 25 SQ. FT
2'-6" X 8'-10 1/2" - 22.19 SQ. FT
12" LED GAS PRICE NUMBER

SCALE: 1"=1'-0"

THIS PROJECT IS REGISTERED UNDER
THE LEED GREEN BUILDING
CERTIFICATION PROGRAM.

DATE: 06-20-2014

SHEET NUMBER:

A1.3