# 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

## PROJECT TEAM:

**OWNER/APPLICANT:**
KG STORE 943, L.L.C.
6400 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
CONTACT: RYAN HALDER
PH: 515.457.6232

**ENGINEER:**
OLSSON ASSOCIATES
4690 TABLE MOUNTAIN DRIVE, SUITE 200
GOLDEN, CO 80403
CONTACT: JOSH ERRAMOUSPE
PH: 303.237.2072

**GEOTECHNICAL ENGINEER:**
OLSSON ASSOCIATES
8720 SOUTH 114TH ST, SUITE 107
LA VISTA, NE 68128
CONTACT: ED SCHNACKENBERG
PH: 402.827.7220

**LANDSCAPE ARCHITECT:**
OLSSON ASSOCIATES
11035 AURORA AVENUE
URBANDALE, IA 50322
CONTACT: JOE STOBERL
PH: 515.331.6517

**SURVEYOR:**
OLSSON ASSOCIATES
4690 TABLE MOUNTAIN DRIVE, SUITE 200
GOLDEN, CO 80403
CONTACT: DANA SPERLING
PH: 303.237.2072

**WATER:**
BOULDER PUBLIC WORKS
1739 BROADWAY
BOULDER, COLORADO 80302
CONTACT: MATT ENGLISH
PH: 303.441.1880

**SANITARY SEWER:**
BOULDER PUBLIC WORKS
1739 BROADWAY
BOULDER, COLORADO 80302
CONTACT: N/A
PH: 303.441.1880

**STORM SEWER:**
BOULDER PUBLIC WORKS
1739 BROADWAY
BOULDER, COLORADO 80302
CONTACT: N/A
PH: 303.441.1880

**ELECTRIC/GAS:**
XCEL
2655 63RD STREET
BOULDER, COLORADO 80301
CONTACT: JOSE COMPOS
PH: 303.245.2349

**TELEPHONE:**
CENTURYLINK
1860 SOUTH FLATIRON COURT
BOULDER, COLORADO 80301
CONTACT: CATHY DUNBAR
PH: 303.441.7113

## 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.

VICINITY MAP
NOT TO SCALE

N
W E
S

| 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"<br>TOP OF MASONRY: 9'-2"<br>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 |

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

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


OLSSON ASSOCIATES
4690 Table Mountain Drive
Suite 200
Golden, CO 80403
TEL 303.237.2072
FAX 303.237.2659
OA # 012-1417
www.olssonassociates.com


PRELIMINARY NOT FOR CONSTRUCTION

Kum & Go


6400 Westown Parkway
West Des Moines, Iowa
50266
P: 515-226-0128
F: 515-223-9873


#943 - BOULDER, COLORADO
3365 DIAGONAL HWY.
COVER SHEET

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

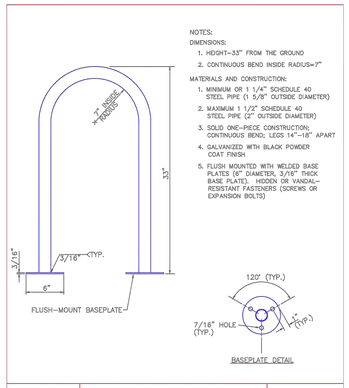
| △ | DATE | REVISION DESCRIPTION |
|---|---|---|
| | | |

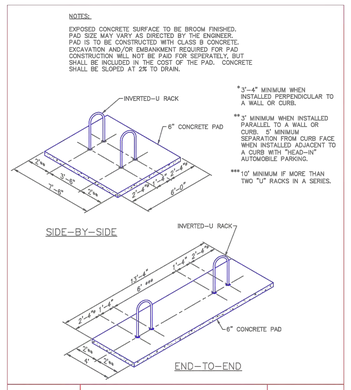
REVISIONS

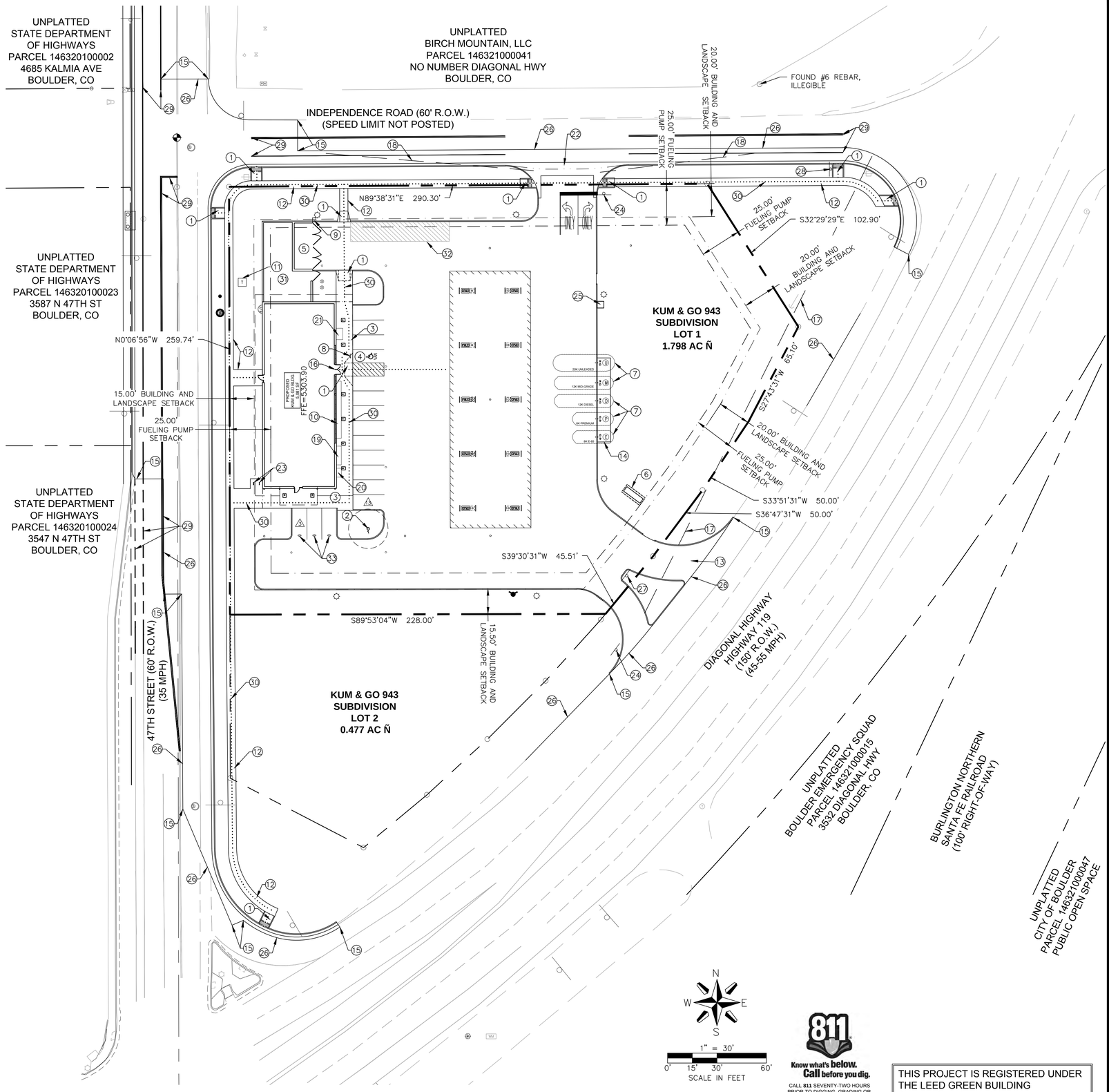
DATE: 06-20-2014

SHEET NUMBER: C0.0


DWG: F:\Projects\012-1417__LDVP\Development Plans\121417_COV.dwg USER: sbower
DATE: Jun 27, 2014 3:50pm XREFS: 121417_TBLK_DP




## FLAG NOTES:

1. PROPOSED ADA CURB RAMP
2. PROPOSED 20' FLAGPOLE
3. PROPOSED BUILDING CONCRETE SIDEWALK, 1% MAX. CROSS SLOPE
4. PROPOSED ACCESSIBLE PARKING SPACE
5. PROPOSED 12' X 30' TRASH ENCLOSURE
6. PROPOSED MONUMENT SIGN
7. PROPOSED UNDERGROUND FUEL STORAGE TANKS
8. PROPOSED POLE MOUNTED ADA PARKING SIGN
9. PROPOSED 2' X 2' DESIGNATED SMOKING AREA
10. PROPOSED MISCELLANEOUS MERCHANDISE
11. PROPOSED TRANSFORMER LOCATION, COORDINATE WITH UTILITY PROVIDER
12. PROPOSED SIDEWALK
13. PROPOSED RIGHT-IN RIGHT-OUT ACCESS
14. PROPOSED CONCRETE PAD
15. TIE INTO EXISTING ASPHALT
16. FRONT ENTRY
17. CDOT SIGHT TRIANGLE
18. CITY OF BOULDER SIGHT TRIANGLE
19. PROPOSED REDBOX
20. PROPOSED ICE MACHINE
21. PROPOSED PROPANE STORAGE
22. PROPOSED FULL MOVEMENT ACCESS
23. PROPOSED INVERTED "U" BIKE RACK SIDE-BY-SIDE (FOUR SPACES PROVIDED), SEE DETAIL THIS SHEET
24. PROPOSED STOP SIGN
25. PROPOSED AIR MACHINE
26. SAWCUT EXISTING ASPHALT
27. PROPOSED NO LEFT TURN SIGN
28. RELOCATED STOP SIGN
29. PROPOSED PAVEMENT MARKING
30. PROPOSED ADA ROUTE
31. PROPOSED CONDENSER UNIT ENCLOSURE
32. PROPOSED 12' X 60' LOADING ZONE
33. PROPOSED DESIGNATED EMPLOYEE PARKING

## LEGEND

- PROPERTY LINE
- PROPOSED BOUNDARY LINE
- SECTION LINE
- PROPOSED SETBACK LINE
- ADA ACCESSIBLE ROUTE
- EXISTING EDGE OF ASPHALT
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE CURB AND GUTTER
- FOUND YELLOW PLASTIC CAP, MKD "LS 27601" 0.2'W & 0.4'S
- PIN AND CAP PLS 38012
- SECTION CORNER
- LIGHT POLE
- TRANSFORMER
- ELECTRIC VAULT
- SIGN
- BOLLARD
- BENCHMARK/CONTROL POINT
- POWER POLE
- GUY WIRE
- TELEPHONE PEDESTAL
- TELEPHONE RISER
- TELEPHONE MANHOLE
- TRAFFIC SIGNAL BOX
- STORM SEWER MANHOLE
- EXISTING CURB INLET
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- CLEANOUT
- GREASE INTERCEPTOR LID
- STALL QUANTITY
- SANITARY SEWER MANHOLE

Know what's below. Call before you dig.

CALL 811 SEVENTY-TWO HOURS PRIOR TO DIGGING, GRADING OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

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

OLSSON ASSOCIATES
4690 Table Mountain Drive
Suite 200
Golden, CO 80403
TEL 303.237.2072
FAX 303.237.2659
OA # 012-1417
www.olssonassociates.com

PRELIMINARY NOT FOR CONSTRUCTION

Kum & Go

6400 Westown Parkway
West Des Moines, Iowa
50266
P: 515-226-0128
F: 515-223-9873

# #943 - BOULDER, COLORADO
3365 DIAGONAL HWY.

SITE PLAN

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

| | DATE | REVISION DESCRIPTION |
|---|---|---|
| | | |

REVISIONS

DATE: 06-20-2014

SHEET NUMBER: C1.1

DWG: F:\Projects\012-1417_LDVP\Development Plans\121417_SIT.dwg USER: sbower
DATE: Jun 27, 2014 3:50pm XREFS: 121417_TBLK_DP 121417_XBASE 121417_PBASE
DOCUMENT REVISION DATE: AUGUST 2012

## GRADING NOTES:

1. THE PROPOSED CONTOURS REPRESENT TOP OF SLAB IN PAVEMENT & BUILDING. IN ALL OTHER AREAS, THEY REPRESENT THE FINISHED GROUND SURFACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE PAVEMENT CROSS-SECTION DEPTH AND SHALL ADJUST THE SUBGRADE ELEVATION AND QUANTITIES ACCORDINGLY PRIOR TO BEGINNING GRADING OPERATIONS.
2. ALL HERBACEOUS VEGETATION SHALL BE REMOVED FROM WITHIN THE LIMITS OF THE GRADING AND REDISTRIBUTED WITH THE TOPSOIL.
3. FOR PROPER COMPACTION OF FILL MATERIAL, BUILDING PAD PREPARATION, AND PAVING SUBGRADE, SEE GEOTECHNICAL REPORT PREPARED BY OLSSON ASSOCIATES.
4. ALL ADA ACCESSIBLE STALLS/ROUTES TO BE CONSTRUCTED PER ADA STANDARDS.

## BENCHMARKS:

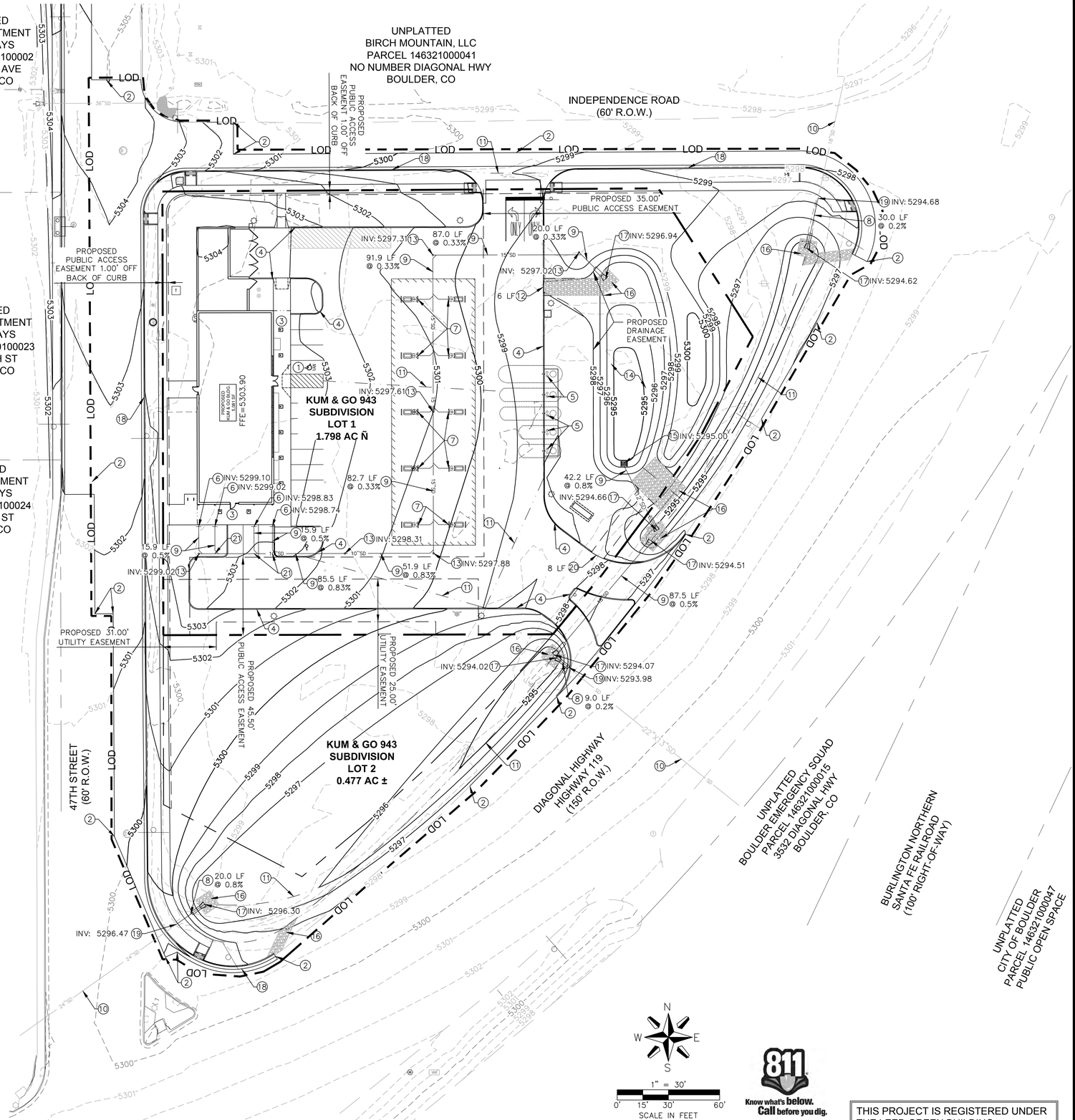
1. PROJECT BENCHMARK: THE PUBLISHED VALUES OF BOULDER COUNTY PRIMARY MONUMENT CONTROL STATION "B 322 RESET". EL=5508.90' (NAVD88)
2. SITE BENCHMARK: 3" ALUMINUM CAP LOCATED IN THE INTERSECTION OF 47TH STREET AND INDEPENDENCE ROAD. EL=5304.38' (NAVD88)

## 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.

## FLAG NOTES:

1. ADA ACCESSIBLE STALL (DO NOT EXCEED 2% GRADE)
2. MATCH EXISTING GRADE (CONTRACTOR TO VERIFY)
3. PROPOSED 6" CURB/SIDEWALK
4. PROPOSED 6" CURB AND GUTTER
5. ALL FILL LIDS FOR UNDERGROUND TANKS TO BE 1" ABOVE FINISHED GRADE
6. PROPOSED ROOF DRAIN
7. PROPOSED CANOPY DRAIN
8. PROPOSED STORM SEWER PIPE EXTENSION
9. PROPOSED STORM SEWER PIPE
10. EXISTING STORM SEWER PIPE
11. GRADE BREAK
12. PROPOSED CURB CUT
13. PROPOSED STORM SEWER CLEANOUT
14. PROPOSED DETENTION AND WATER QUALITY POND
15. OUTLET STRUCTURE
16. PROPOSED RIPRAP PROTECTION
17. PROPOSED FLARED END SECTION
18. PROPOSED CITY OF BOULDER STANDARD 6" CURB AND GUTTER
19. END OF EXISTING STORM SEWER PIPE
20. PROPOSED CURB CUT FOR DRAINAGE POND MAINTENANCE ACCESS
21. PROPOSED STORM SEWER WYE




## LEGEND

| | |
|---|---|
| LOD | LIMITS OF DISTURBANCE |
| | BOUNDARY LINE |
| | KUM & GO BOUNDARY LINE |
| | SECTION LINE |
| | PROPOSED EASEMENT LINE |
| | PROPOSED GRADE BREAK |
| | EXISTING EDGE OF ASPHALT |
| | PROPOSED CONCRETE CURB AND GUTTER |
| OP | EXISTING OVERHEAD POWER |
| 24"SD | EXISTING STORM SEWER |
| SD | PROPOSED STORM SEWER |
| | SECTION CORNER |
| | LIGHT POLE |
| T | TRANSFORMER |
| EV | ELECTRIC VAULT |
| | SIGN |
| | BOLLARD |
| | BENCHMARK/CONTROL POINT |
| | POWER POLE |
| | GUY WIRE |
| T | TELEPHONE PEDESTAL |
| TR | TELEPHONE RISER |
| T | TELEPHONE MANHOLE |
| TB | TRAFFIC SIGNAL BOX |
| | TRAFFIC SIGNAL POLE |
| | STORM SEWER MANHOLE |
| | EXISTING CURB INLET |
| | FIRE HYDRANT |
| | WATER VALVE |
| | WATER METER |
| | EXISTING DECIDUOUS TREE |
| | CLEANOUT |
| | GREASE INTERCEPTOR LID |
| | SANITARY SEWER MANHOLE |
| | FLARED END SECTION |
| | RIPRAP |

Know what's below. Call before you dig.

CALL 811 SEVENTY-TWO HOURS PRIOR TO DIGGING, GRADING OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

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


OLSSON ASSOCIATES
4690 Table Mountain Drive
Suite 200
Golden, CO 80403
TEL 303.237.2072
FAX 303.237.2659
OA # 012-1417
www.olssonassociates.com


PRELIMINARY NOT FOR CONSTRUCTION

Kum & Go

6400 Westown Parkway
West Des Moines, Iowa
50266
P: 515-226-0128
F: 515-223-9873

# #943 - BOULDER, COLORADO
3365 DIAGONAL HWY.

## GRADING AND DRAINAGE PLAN

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

| | DATE | REVISION DESCRIPTION |
|---|---|---|
| | | |

REVISIONS

DATE: 06-20-2014

SHEET NUMBER: C2.1


DWG: F:\Projects\012-1417_LDVP\Development Plans\121417_GRD.dwg USER: sbower
DATE: Jun 27, 2014 3:51pm XREFS: '121417_XBASE 121417_PBASE 121417_TBLK_DP

## BENCHMARKS:

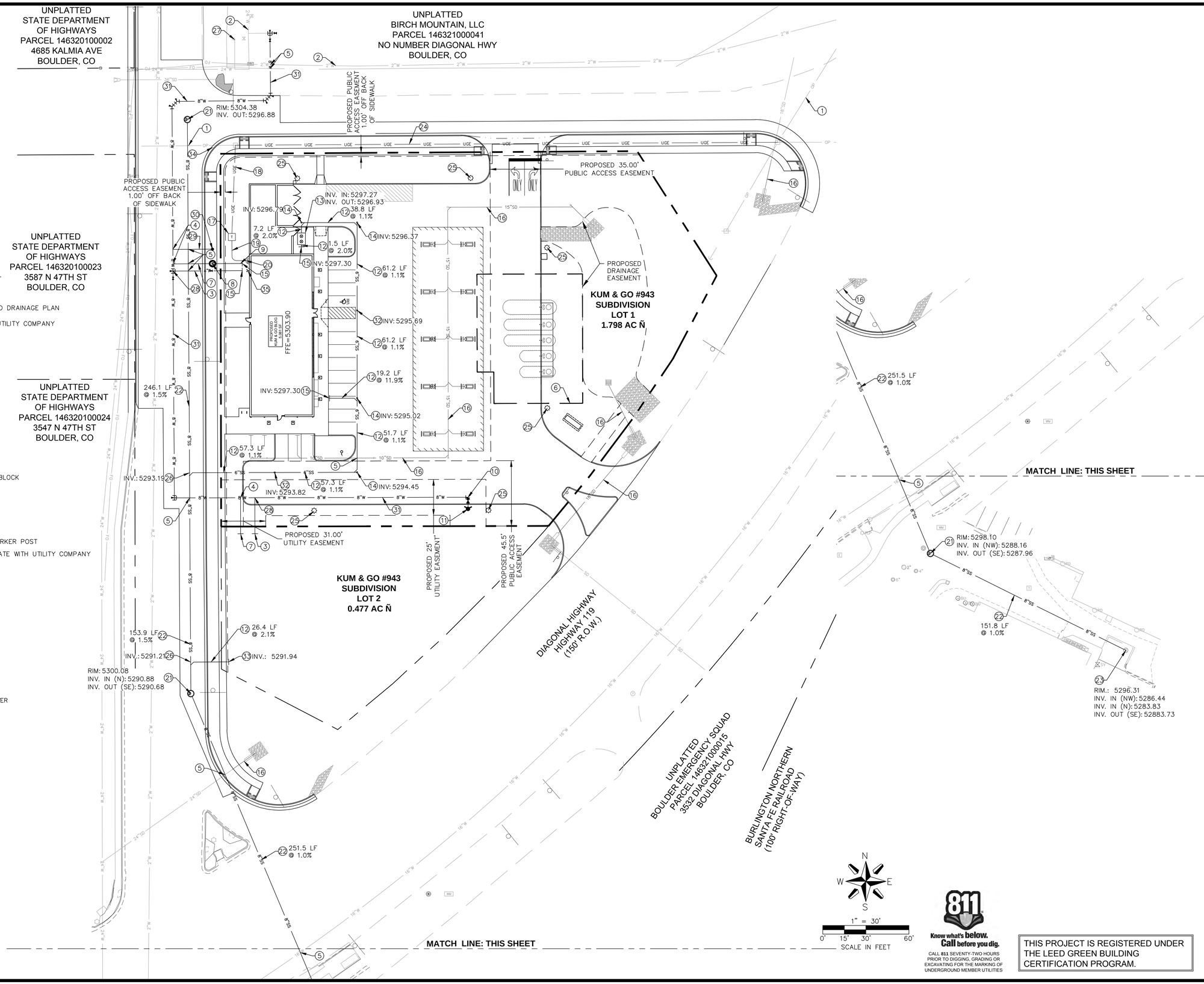
1. PROJECT BENCHMARK: THE PUBLISHED VALUES "HURST CONTROL POINT" OF REBAR ON TOP OF HILL NEXT TO WELL AND 3RD GREEN EL=5142.37' (NAVD 29)
2. SITE BENCHMARK: FOUND REBAR ON THE SOUTHWEST CORNER OF THE SITE STAMPED LS NO. 28258 ELEV=5167.88' (NAVD 29)

## FLAG NOTES:

1. EXISTING OVERHEAD POWER
2. EXISTING WATER MAIN
3. PROPOSED 4" FIRE LINE
4. PROPOSED CONNECTION TO WATER MAIN WITH TAPPING SADDLE
5. PROPOSED UTILITY CROSSING
6. PROPOSED TANK OVERDIG LIMITS
7. PROPOSED 1.5" COMMERCIAL WATER SERVICE LINE
8. PROPOSED 1.5" METER AND METER PIT
9. PROPOSED 2" SERVICE LINE
10. PROPOSED FIRE HYDRANT TEE WITH THRUST BLOCK
11. PROPOSED FIRE HYDRANT
12. PROPOSED SANITARY SEWER SERVICE
13. PROPOSED 1,000 GALLON GREASE INTERCEPTOR WITH SAMPLE PORT AND WATER TIGHT LIDS, PER LOCAL STANDARDS AND SPECIFICATIONS
14. PROPOSED 6" SANITARY SEWER WYE WITH CLEANOUT
15. CONNECT TO BUILDING SERVICES, COORDINATE WITH MEP PLANS
16. PROPOSED STORM SEWER SYSTEM, SEE GRADING AND DRAINAGE PLAN
17. TRANSFORMER PAD AND VAULT, COORDINATE WITH UTILITY COMPANY
18. PROPOSED PRIMARY ELECTRIC SERVICE, COORDINATE WITH UTILITY COMPANY
19. PROPOSED SECONDARY ELECTRIC SERVICE
20. PROPOSED DRY UTILITY ENTRY LOCATION, COORDINATE WITH LOCAL UTILITY PROVIDER
21. PROPOSED SANITARY SEWER MANHOLE
22. PROPOSED SANITARY SEWER MAIN
23. EXISTING SANITARY SEWER MANHOLE
24. UNDERGROUND EXISTING OVERHEAD POWER, COORDINATE WITH UTILITY COMPANY
25. PROPOSED LIGHT POLE LOCATION
26. PROPOSED SANITARY SEWER SERVICE CONNECTION
27. EXISTING FIRE HYDRANT
28. PROPOSED 4" FIRE LINE CONNECTION WITH THRUST BLOCK
29. PROPOSED 1" IRRIGATION SERVICE LINE
30. PROPOSED 1" IRRIGATION METER AND METER PIT
31. PROPOSED 8" WATER MAIN
32. PROPOSED SANITARY SEWER CLEANOUT
33. PROPOSED SANITARY SEWER SERVICE STUB WITH MARKER POST
34. RELOCATE EXISTING TELEPHONE PEDESTAL, COORDINATE WITH UTILITY COMPANY
35. PROPOSED FIRE DEPARTMENT CONNECTION

## LEGEND

- PROPERTY LINE
- KUM & GO BOUNDARY LINE
- PROPOSED EASEMENT LINE
- PROPOSED SETBACK LINE
- EXISTING EDGE OF ASPHALT
- PROPOSED CONCRETE CURB AND GUTTER
- EXISTING OVERHEAD POWER
- STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED UNDERGROUND POWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING FIBER OPTIC LINE
- LIGHT POLE
- TRANSFORMER
- ELECTRIC VAULT
- SIGN
- BOLLARD
- BENCHMARK/CONTROL POINT
- POWER POLE
- GUY WIRE
- TELEPHONE PEDESTAL
- TELEPHONE RISER
- TELEPHONE MANHOLE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POLE
- STORM SEWER MANHOLE
- EXISTING CURB INLET
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- EXISTING DECIDUOUS TREE
- CLEANOUT
- GREASE INTERCEPTOR LID
- SANITARY SEWER MANHOLE
- FLARED END SECTION
- RIPRAP




Know what's below. Call before you dig.

CALL 811 SEVENTY-TWO HOURS PRIOR TO DIGGING, GRADING OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

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


OLSSON ASSOCIATES
4690 Table Mountain Drive
Suite 200
Golden, CO 80403
TEL 303.237.2072
FAX 303.237.2659
OA # 012-1417
www.olssonassociates.com


PRELIMINARY NOT FOR CONSTRUCTION

Kum & Go

6400 Westown Parkway
West Des Moines, Iowa
50266
P: 515-226-0128
F: 515-223-9873

# #943 - BOULDER, COLORADO
3365 DIAGONAL HWY.

## UTILITY PLAN

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

| | DATE | REVISION DESCRIPTION |
|---|---|---|
| △ | | |

REVISIONS

DATE: 06-20-2014

SHEET NUMBER: C3.1


DWG: F:\Projects\012-1417_LDVP\Development Plans\121417_UTIL.dwg USER: sbower
DATE: Jun 27, 2014 3:51pm XREFS: 121417_TBLK_DP 121417_XBASE 121417_PBASE

DOCUMENT REVISION DATE: AUGUST 2012

## FLAG NOTES:

1. PROPOSED 4" SOLID WHITE STRIPE
2. PROPOSED 4" DASHED WHITE STRIPE
3. PROPOSED 4" DOUBLE YELLOW STRIPE
4. PROPOSED PAVEMENT MARKING SYMBOL
5. PROPOSED BIKE LANE
6. PROPOSED CURB AND GUTTER PER CITY OF BOULDER STANDARDS
7. PROPOSED 5' WIDE SIDEWALK
8. PROPOSED "LEFT LANE MUST TURN LEFT AT INDEPENDENCE ROAD" SIGN
9. MATCH EXISTING CURB/GUTTER, SIDEWALK, AND STRIPING

## LEGEND

- PROPERTY LINE
- BOUNDARY LINE
- EXISTING EDGE OF ASPHALT
- PROPOSED CONCRETE CURB AND GUTTER
- FOUND YELLOW PLASTIC CAP
- PIN AND CAP PLS 38012
- SECTION CORNER
- LIGHT POLE
- TRANSFORMER
- ELECTRIC VAULT
- SIGN
- BOLLARD
- BENCHMARK/CONTROL POINT
- POWER POLE
- GUY WIRE
- TELEPHONE PEDESTAL
- TELEPHONE RISER
- TELEPHONE MANHOLE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POLE
- STORM SEWER MANHOLE
- EXISTING CURB INLET
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- EXISTING DECIDUOUS TREE
- CLEANOUT
- GREASE INTERCEPTOR LID
- FLARED END SECTION
- RIPRAP

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

CALL 811 SEVENTY-TWO HOURS PRIOR TO DIGGING, GRADING OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

N W E S

1" = 30'
0' 15' 30' 60'
SCALE IN FEET

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

OLSSON ASSOCIATES
4690 Table Mountain Drive
Suite 200
Golden, CO 80403
TEL 303.237.2072
FAX 303.237.2659
OA # 012-1417
www.olssonassociates.com

PRELIMINARY NOT FOR CONSTRUCTION

Kum & Go

6400 Westown Parkway
West Des Moines, Iowa
50266
P: 515-226-0128
F: 515-223-9873

# #943 - BOULDER, COLORADO
3365 DIAGONAL HWY.

## OFFSITE ROADWAY IMPROVEMENTS

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

| | DATE | REVISION DESCRIPTION |
|---|---|---|
| | | |

REVISIONS

DATE: 06-20-2014

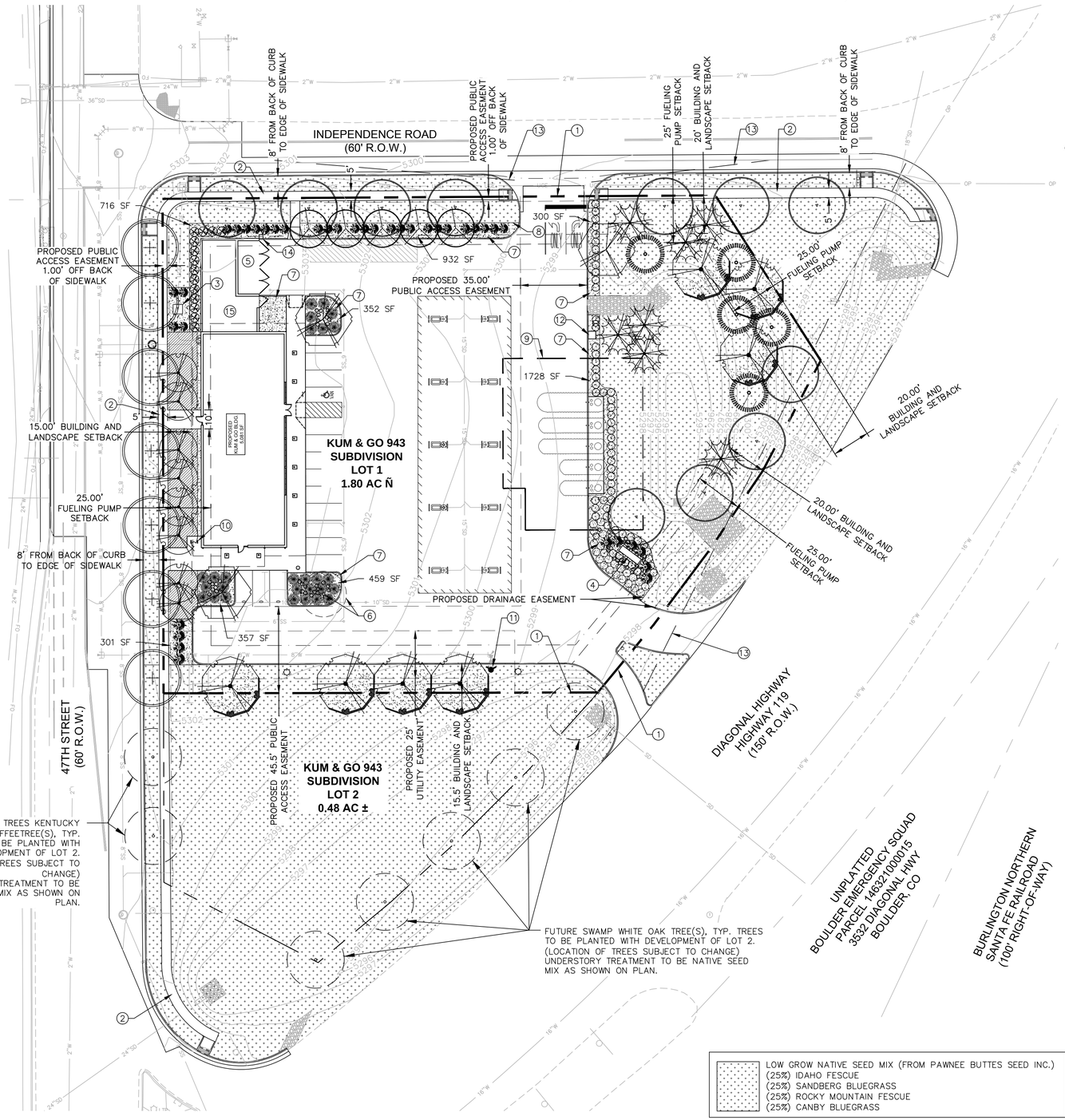
SHEET NUMBER: C4.1

DWG: F:\Projects\012-1417_LDVP\Development Plans\121417_ROWY.dwg USER: sbower
DATE: Jun 27, 2014 3:51pm XREFS: 121417_TBLK_DP 121417_XBASE 121417_PBASE 121417_AERIAL

# 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




## PLANT LIST

| QTY. | SYMBOL | COMMON/SCIENTIFIC NAME | SIZE | NOTES |
|---|---|---|---|---|
| SHADE TREES | | | | |
| 7 | | KENTUCKY COFFEETREE<br>GYMNOCLADUS DIOCA | 2" CAL. | NURSERY GROWN B&B |
| 11 | | SWAMP WHITE OAK<br>QUERCUS BICOLOR | 2" CAL. | NURSERY GROWN B&B |
| 7 | | TURKISH FILBERT<br>CORYLUS COLURNA | 2" CAL. | NURSERY GROWN B&B |
| 3 | | SHADEMASTER HONEYLOCUST<br>GLEDITSIA TRIACANTHOS VAR. INERMIS 'SHADEMASTER' | 2" CAL. | NURSERY GROWN B&B |
| EVERGREEN TREES | | | | |
| 7 | | COLORADO SPRUCE<br>PICEA PUNGENS | 6–8' HT | NURSERY GROWN B&B |
| 5 | | PONDEROSA PINE<br>PINUS PONDEROSA | 6–8' HT | NURSERY GROWN B&B |
| ORNAMENTAL TREES | | | | |
| 9 | | GINNALA MAPLE<br>ACER TATARICUM SSP. GINNALA | 8' CLUMP | NURSERY GROWN B&B |
| 5 | | WASATCH MAPLE<br>ACER GRANDIDENTATUM | 1 1/2" CAL. | NURSERY GROWN TREE FORM |
| DECIDUOUS SHRUBS | | | | |
| 27 | | GRO–LOW FRAGRANT SUMAC<br>RHUS AROMATICA 'GRO–LOW' | 5 GAL | CONTAINER GROWN |
| 14 | | ROCKY MTN. SMOOTH SUMAC<br>RHUS GLABRA VAR. CISMONTANA | 5 GAL | CONTAINER GROWN |
| 58 | | THREE–LEAF SUMAC<br>RHUS TRILOBATA | 5 GAL | CONTAINER GROWN |
| EVERGREEN SHRUBS | | | | |
| 38 | | ARMSTRONG JUNIPER<br>JUNIPERUS CHINENSIS 'ARMSTRONGII' | 5 GAL | CONTAINER GROWN |
| 23 | | BLUE CHIP JUNIPER<br>JUNIPERUS HORIZONTALIS 'BLUE CHIP' | 5 GAL | CONTAINER GROWN |
| GROUNDCOVER / NATIVE GRASSES | | | | |
| 888 | | CREEPING MAHONIA<br>MAHONIA REPENS | #1 CONT | CONTAINER GROWN 18" SPACING |
| 52 | | LITTLE BLUESTEM<br>SCHIZACHYRIUM SCOPARIUM | 1 GAL | CONTAINER GROWN SEE PLAN |

## FLAG NOTES:

1. PROPERTY LINE
2. SIDEWALK
3. TRANSFORMER
4. MONUMENT SIGN
5. TRASH ENCLOSURE
6. FLAGPOLE, FLAG SWING LIMITS
7. FIBER MULCH, TYPICAL
8. STEEL EDGING, TYPICAL
9. TANK OVERDIG LIMITS
10. BIKE RACK
11. FIRE HYDRANT
12. AIR COMPRESSOR
13. SIGHT TRIANGLE
14. SMOKING AREA
15. PROPOSED CONDENSER UNIT ENCLOSURE

## LANDSCAPE CALCULATIONS

| | | | |
|---|---|---|---|
| Total Lot Size | | 78,310 SF | |
| Total Parking Lot Size | | 34,436 SF | |
| Total Building Size | | 5,081 SF | |
| Total Area Not Covered by Building/Parking Lot | | 38,793 SF | |
| | | Requirement | Required | Provided |
| MINIMUM OVERALL SITE LANDSCAPING REQUIREMENT: One tree and five shrubs per 1,500 SF of lot area not covered by building or parking. | | Trees | 26 | 26 |
| | | Shrubs | 130 | 146 |
| Total # of Parking Stalls | | | 16 | 16 |
| Total Interior Parking Lot Landscaped Area | | 5% | 1,722 SF | 1,168 SF |
| Landscaped % of Total Parking Lot Area* | | | 5.0% | 3.0% |
| Interior Parking Lot Landscape Trees | | 1 per 200 s.f. | 10 | 10 |
| Total Perimeter Parking Lot Landscaped Area | | | | 3,977 SF |
| Total # of Street Trees | Length (LF) | | | |
| 47th Street | 359 | 1 per 40' | 9 | 7 |
| Diagonal Highway | 359 | 1 per 40' | 9 | 4 |
| Independence Road | 252 | 1 per 40' | 7 | 7 |
| NE Diagonal | 103 | 1 per 40' | 3 | 3 |
| Total Quantity of Plant Material on site | | Trees | 64 | 57** |
| | | Shrubs | 130 | 146 |

*NOTE – INTERIOR PARKING LANDSCAPE REQUIREMENT IS DEFICIENT DUE TO PHYSICAL LAYOUT OF PARKING LOT FROM VEHICULAR CIRCULATION REQUIREMENTS. ADDITIONAL SHRUBS AND PERENNIALS HAVE BEEN PLACED ON SITE TO ACCOMMODATE THIS DEFICIENCY.

**NOTE – SEVEN (7) STREET TREES TO BE PROVIDED WITH FUTURE DEVELOPMENT

## GROUNDCOVER LEGEND:

- LOW GROW NATIVE SEED MIX 68,570 SF
- CREEPING MAHONIA 2,020 SF

- LOW GROW NATIVE SEED MIX (FROM PAWNEE BUTTES SEED INC.)
  (25%) IDAHO FESCUE
  (25%) SANDBERG BLUEGRASS
  (25%) ROCKY MOUNTAIN FESCUE
  (25%) CANBY BLUEGRASS

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

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


OLSSON ASSOCIATES
4690 Table Mountain Drive
Suite 200
Golden, CO 80403
TEL 303.237.2072
FAX 303.237.2659
OA # 012-1417
www.olssonassociates.com


PRELIMINARY NOT FOR CONSTRUCTION


6400 Westown Parkway
West Des Moines, Iowa
50266
P: 515-226-0128
F: 515-223-9873


#943 - BOULDER, COLORADO
3365 DIAGONAL HWY.

LANDSCAPE PLAN

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

| △ | DATE | REVISION DESCRIPTION |
|---|---|---|
| | | |

REVISIONS

DATE: 06-20-2014

SHEET NUMBER: L1.1

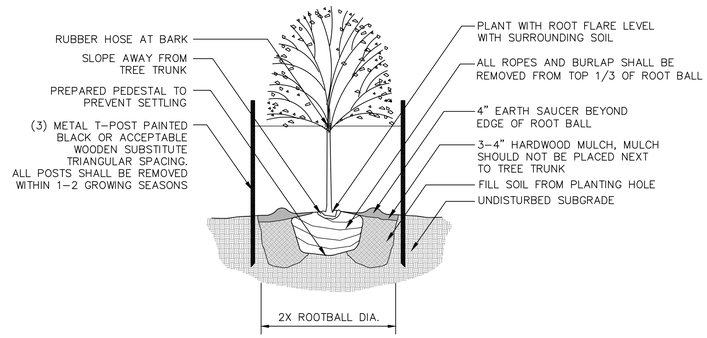

DWG: F:\Projects\012-1417_LDVP\Development Plans\121417_LSC.dwg USER: sbower
DATE: Jun 27, 2014 3:52pm XREFS: 121417_PBASE 121417_XBASE 121417_TBLK_DP

## GENERAL NOTES

1. ALL WORK SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES.
2. LOCATE AND FLAG ALL UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL PROTECT EXISTING OVERHEAD AND UNDERGROUND UTILITIES. ANY DAMAGE TO SUCH SHALL BE REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
3. PLANTS AND OTHER MATERIALS ARE QUANTIFIED AND SUMMARIZED FOR THE CONVENIENCE OF THE CITY AND LOCAL GOVERNING BODIES. CONFIRM AND INSTALL SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS DRAWN.
4. PLAN IS SUBJECT TO CHANGES BASED ON PLANT SIZE AND MATERIAL AVAILABILITY. ALL CHANGES OR SUBSTITUTIONS MUST BE APPROVED BY THE CITY OF BOULDER, COLORADO AND THE LANDSCAPE ARCHITECT.
5. ALL PLANT MATERIAL SHALL BE NURSERY GROWN TO MEET MINIMUM SIZE AS SPECIFIED IN THE AMERICAN STANDARD FOR NURSERY STOCK ESTABLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (ANLA). THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
6. PLANTING OF TREES, SHRUBS, SODDED AND SEEDED TURFGRASS SHALL BE COMMENCED DURING EITHER THE SPRING (MARCH 15–JUNE 15) OR FALL (SEPTEMBER 1 – OCTOBER 15) PLANTING SEASON AND WITH WATER AVAILABLE FOR IRRIGATION PURPOSES.
7. THE LANDSCAPE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
8. BACKFILL ALL PLANTING BEDS TO A MINIMUM 12–INCH DEPTH WITH PLANTING SOIL MIX. PLANTING SOIL MIX SHALL CONSIST OF ONE (1) ORGANIC FERTILIZER, ONE (1) PART PEAT MOSS, AND TWO (2) PARTS CLEAN LOAM PULVERIZED TOPSOIL. THOROUGHLY MIX PLANTING SOIL COMPONENTS PRIOR TO PLACEMENT.
9. ALL PLANTING AREAS SHALL CONTAIN FIBER MULCH.
10. ALL PERENNIAL BEDS SHALL BE MULCHED WITH SHREDDED HARDWOOD MULCH TO A DEPTH OF 4".
11. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH A HIGH–EFFICIENCY, AUTOMATIC IRRIGATION SYSTEM ACHIEVING 100% EVEN COVERAGE OF ALL LANDSCAPE AREAS. IRRIGATION SYSTEM SHALL BE DESIGN–BUILD TO MEET ALL CITY REQUIREMENTS. DRIP IRRIGATION SHALL BE USED IN ALL LANDSCAPE BEDS AND SPRAY HEADS SHALL BE USED ON ALL SODDED AREAS.
12. STEEL LANDSCAPE EDGING IS TO BE USED ON ALL LANDSCAPE BEDS ABUTTING SODDED AREAS AS NOTED ON LANDSCAPE PLANS.
13. LANDSCAPE CONTRACTOR IS TO BE RESPONSIBLE FOR WATERING ALL PLANT MATERIALS UNTIL THE TIME THE PERMANENT IRRIGATION SYSTEM IS FULLY FUNCTIONAL AND ACCEPTANCE OF THE PROJECT HAS TAKEN PLACE. ANY MATERIAL WHICH DIES, OR DEFOLIATES (PRIOR TO ACCEPTANCE OF THE WORK) WILL BE PROMPTLY REMOVED AND REPLACED.
14. THE CONTRACTOR WILL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE, OR STORE OPENING, WHICHEVER IS GREATER. CONTRACTOR WILL MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).
15. 17. NO PLANT MATERIAL WITH MATURE GROWTH GREATER THAN 3' IN HEIGHT SHALL BE PLANTED WITHIN POTABLE WATER, SANITARY SEWER, OR NON–POTABLE IRRIGATION EASEMENTS.
16. NO SHRUBS SHALL BE PLANTED WITHIN FIVE FEET OR TREES WITHIN TEN FEET OF POTABLE AND NON–POTABLE WATER METERS, FIRE HYDRANTS, SANITARY SEWER MANHOLES, OR POTABLE WATER, SANITARY SEWER, AND NON–POTABLE IRRIGATIONS MAINS AND SERVICES.

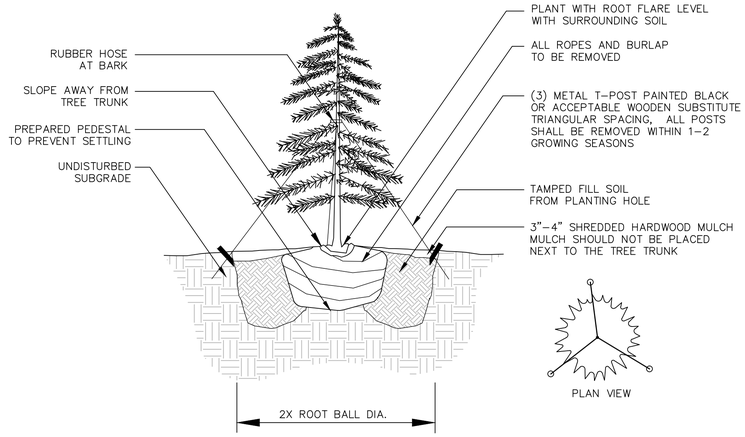
## SODDING NOTES

1. ALL DISTURBED AREAS SHALL BE SODDED WITH A LOW WATER DEMAND TURF–TYPE TALL FESCUE SOD WITH A MINIMUM OF 3 CULTIVARS. CULTIVARS SHOULD INCLUDE THE FOLLOWING AT A MINIMUM:
   20% HARD FESCUE
   20% CHEWINGS FESCUE
   20% CREEPING RED FESCUE
2. ALL LAWN AREAS SHALL RECEIVE A MINIMUM 6–INCH DEPTH OF TOPSOIL COMPACTED TO 85% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.
3. THE ENTIRE SURFACE TO BE SODDED SHALL BE REASONABLY SMOOTH AND FREE FROM STONES, ROOTS, OR OTHER DEBRIS.
4. SOD SHALL BE MACHINE STRIPPED AT A UNIFORM SOIL THICKNESS OF APPROXIMATELY ONE INCH (PLUS OR MINUS 1/4–INCH). THE MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH, AND SHALL BE DETERMINED AT THE TIME OF CUTTING IN THE FIELD. PRECAUTIONS SHALL BE TAKEN TO PREVENT DRYING AND HEATING. SOD DAMAGED BY HEAT AND DRY CONDITIONS, AND SOD CUT MORE THAN 18 HOURS BEFORE BEING INCORPORATED INTO THE WORK SHALL NOT BE USED.
5. HANDLING OF SOD SHALL BE DONE IN A MANNER THAT WILL PREVENT TEARING, BREAKING, DRYING AND OTHER DAMAGE. PROTECT EXPOSED ROOTS FROM DEHYDRATION. DO NOT DELIVER MORE SOD THAN CAN BE LAID WITHIN 24 HOURS.
6. MOISTEN PREPARED SURFACE IMMEDIATELY PRIOR TO LAYING SOD. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE INSTALLING SOD. FERTILIZE, HARROW OR RAKE FERTILIZER IN THE TOP 1–1/2–INCHES OF TOPSOIL, AT A UNIFORM RATE OF 18.5 POUNDS PER ACRE.
7. SOD SHALL BE CAREFULLY PLACED IN THE DIRECTION PARALLEL WITH THE SLOPE OF THE AREA TO BE SODDED. SOD STRIPS SHALL BE BUTTED TOGETHER BUT NOT OVERLAPPED WITH THE SEAMS STAGGERED ON EACH ROW.
8. FERTILIZER TO BE RECOMMENDED BY SOILS ANALYSIS. COMMERCIAL FERTILIZER OF THE GRADE, TYPE, AND FORM SPECIFIED AND SHALL COMPLY WITH THE RULES OF THE STATE OF COLORADO DEPT. OF AGRICULTURE. FERTILIZER SHALL BE IDENTIFIED ACCORDING TO THE PERCENT N, P, K, IN THAT ORDER.
9. ALL SOD ON SLOPES GREATER THAN 5:1 SHALL BE STAKED.
10. SATURATE SOD WITH FINE WATER SPRAY WITHIN TWO HOURS OF PLANTING. DURING FIRST WEEK AFTER PLANTING, WATER DAILY OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A MINIMUM DEPTH OF FOUR INCHES BELOW SOD.
11. CONTRACTOR SHALL PROVIDE FULL MAINTENANCE FOR SODDED TURF GRASS FOR A PERIOD OF 30 DAYS AFTER THE DATE OF FINAL ACCEPTANCE OR STORE OPENING, WHICHEVER IS GREATER. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, WELL–ROOTED, EVEN–COLORED, VIABLE TURF MUST BE ESTABLISHED. THE TURF GRASS SHALL BE FREE OF WEEDS, OPEN JOINTS, BARE AREAS, AND SURFACE IRREGULARITIES.



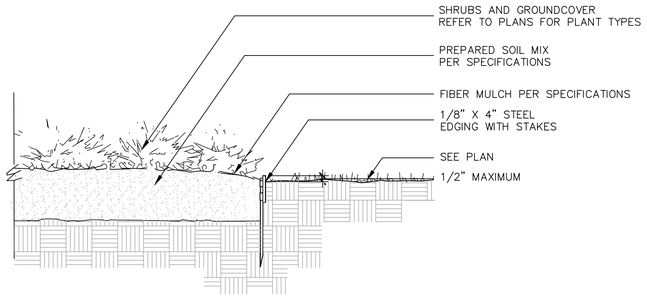

NOTES:
1. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING
2. IN AREAS OF TURF, SURROUND BED WITH 6' DIAMETER OF MULCH

1 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

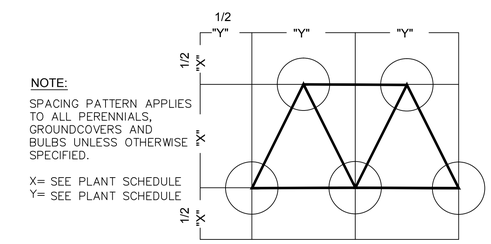



NOTES:
1. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
2. IN AREAS OF TURF, SURROUND BED WITH 6' DIAMETER OF HARDWOOD MULCH.

4 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



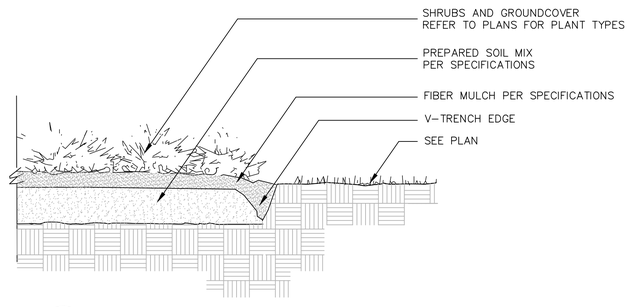

2 STEEL LANDSCAPE EDGING DETAIL
NOT TO SCALE



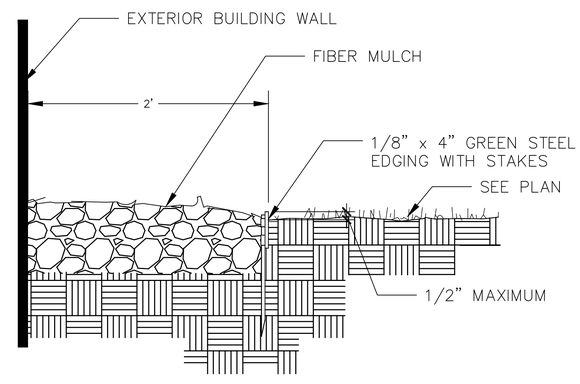

NOTE:
SPACING PATTERN APPLIES TO ALL PERENNIALS, GROUNDCOVERS AND BULBS UNLESS OTHERWISE SPECIFIED.

X= SEE PLANT SCHEDULE
Y= SEE PLANT SCHEDULE

5 GROUNDCOVER LAYOUT DETAIL
NOT TO SCALE




3 V-TRENCH EDGING DETAIL
NOT TO SCALE




6 MOW STRIP DETAIL
NOT TO SCALE

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

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


OLSSON ASSOCIATES
4690 Table Mountain Drive Suite 200 Golden, CO 80403
TEL 303.237.2072 FAX 303.237.2659
OA # 012-1417 www.olssonassociates.com


PRELIMINARY NOT FOR CONSTRUCTION

Kum & Go
6400 Westown Parkway
West Des Moines, Iowa
50266
P: 515-226-0128
F: 515-223-9873

#943 - BOULDER, COLORADO
3365 DIAGONAL HWY.
PLANT SCHEDULE AND SPECIFICATIONS

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

| △ | DATE | REVISION DESCRIPTION |
|---|---|---|
| | | |

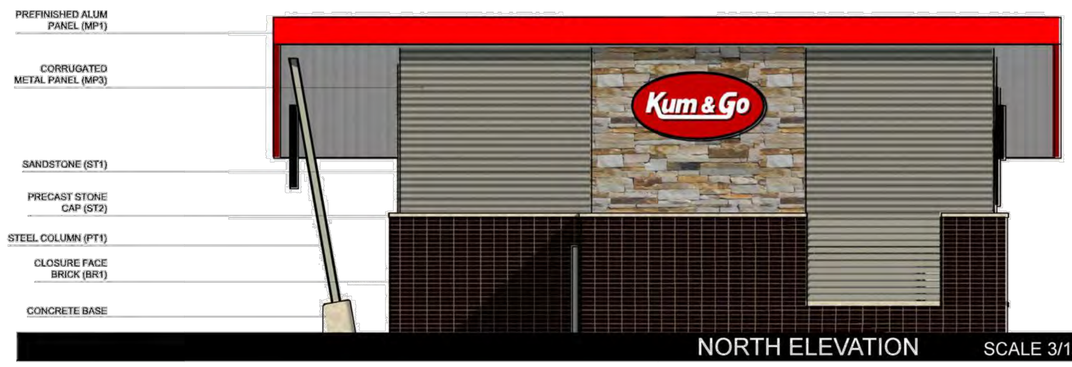
REVISIONS

DATE: 06-20-2014

SHEET NUMBER: L1.2


DWG: F:\Projects\012-1417_LDVP\Development Plans\121417_LSC.dwg USER: shower
DATE: Jun 27, 2014 3:52pm XREFS: 121417_PBASE 121417_XBASE 121417_TBLK_DP

EAST ELEVATION SCALE 3/16" = 1'-




NORTH ELEVATION SCALE 3/16" = 1'-0"

SOUTH ELEVATION SCALE 3/16" = 1'-0"

WEST ELEVATION SCALE 3/16" = 1'-0"

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

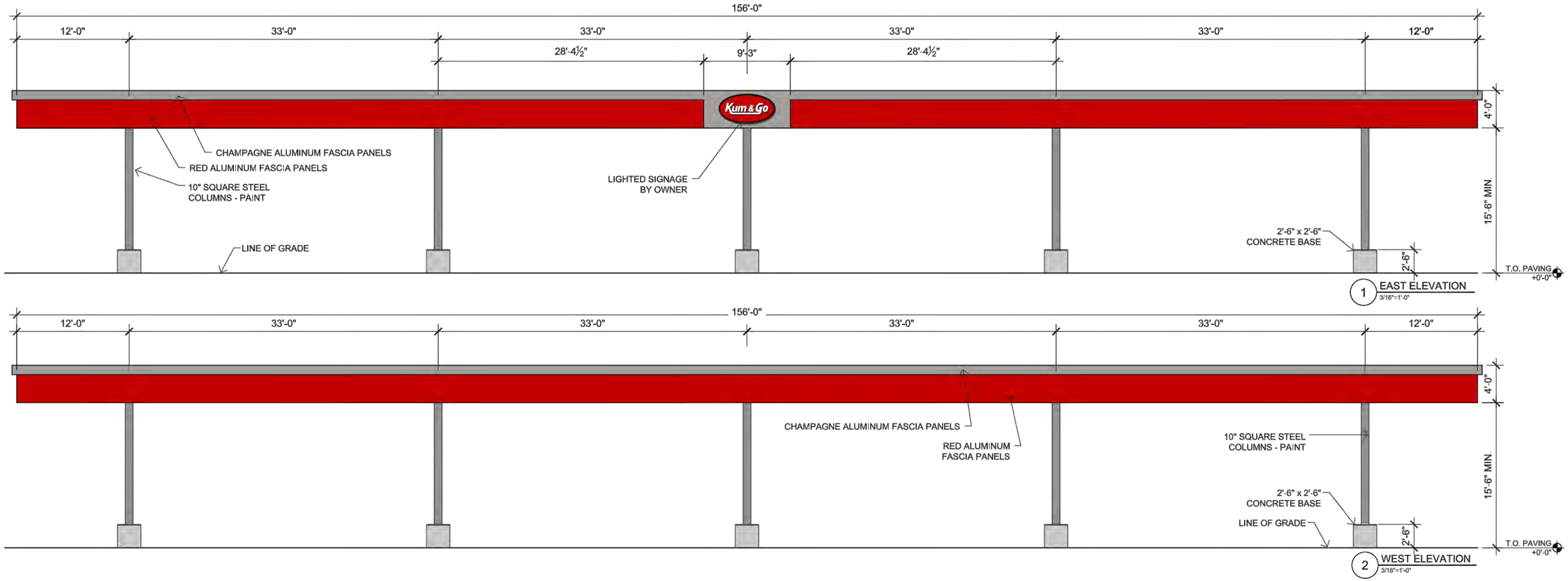
SHIFFLER ASSOCIATES ARCHITECTS

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

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

DATE: 06-20-2014

SHEET NUMBER: A1.2

## STANDARD OVAL2 1/2" = 1'0"

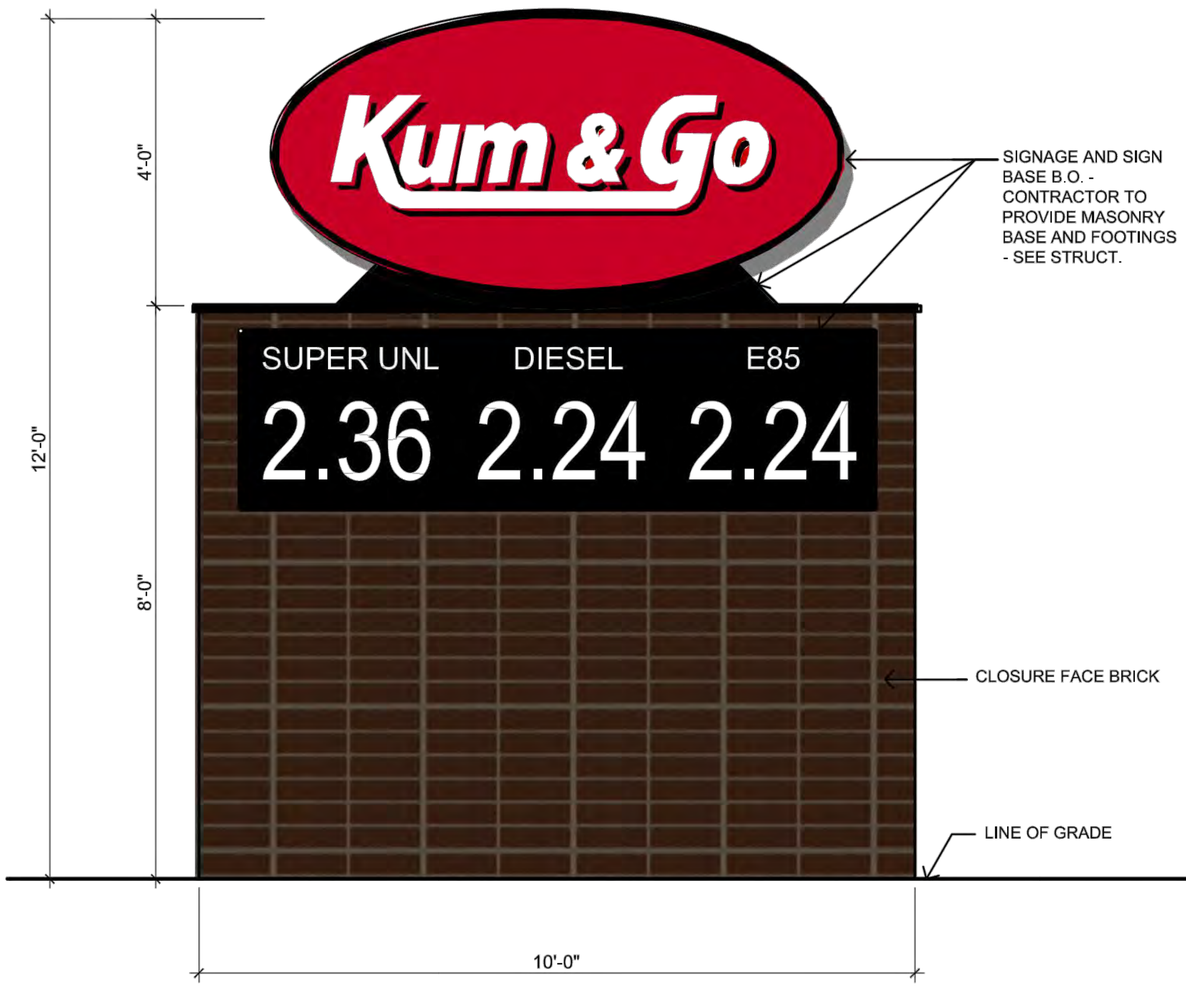
Convert to inches: 3.14 X ½ Height X ½ Width / 144
3.14 X ½ (48) X ½ (96) / 144 = 25.12 sq ft.

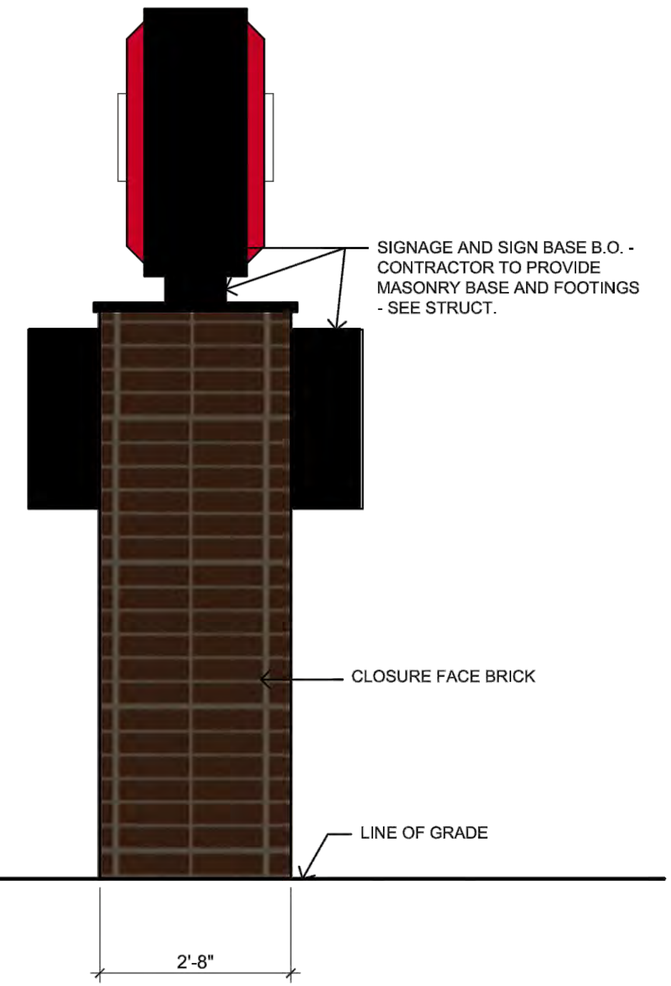
■ 4' x 8' OVAL

## STANDARD OVAL 1/2" = 1'0"

Convert to inches: 3.14 X ½ Height X ½ Width / 144
3.14 X ½ (60) X ½ (120) / 144 = 39.25 sq ft.

■ 5' x 10' OVAL



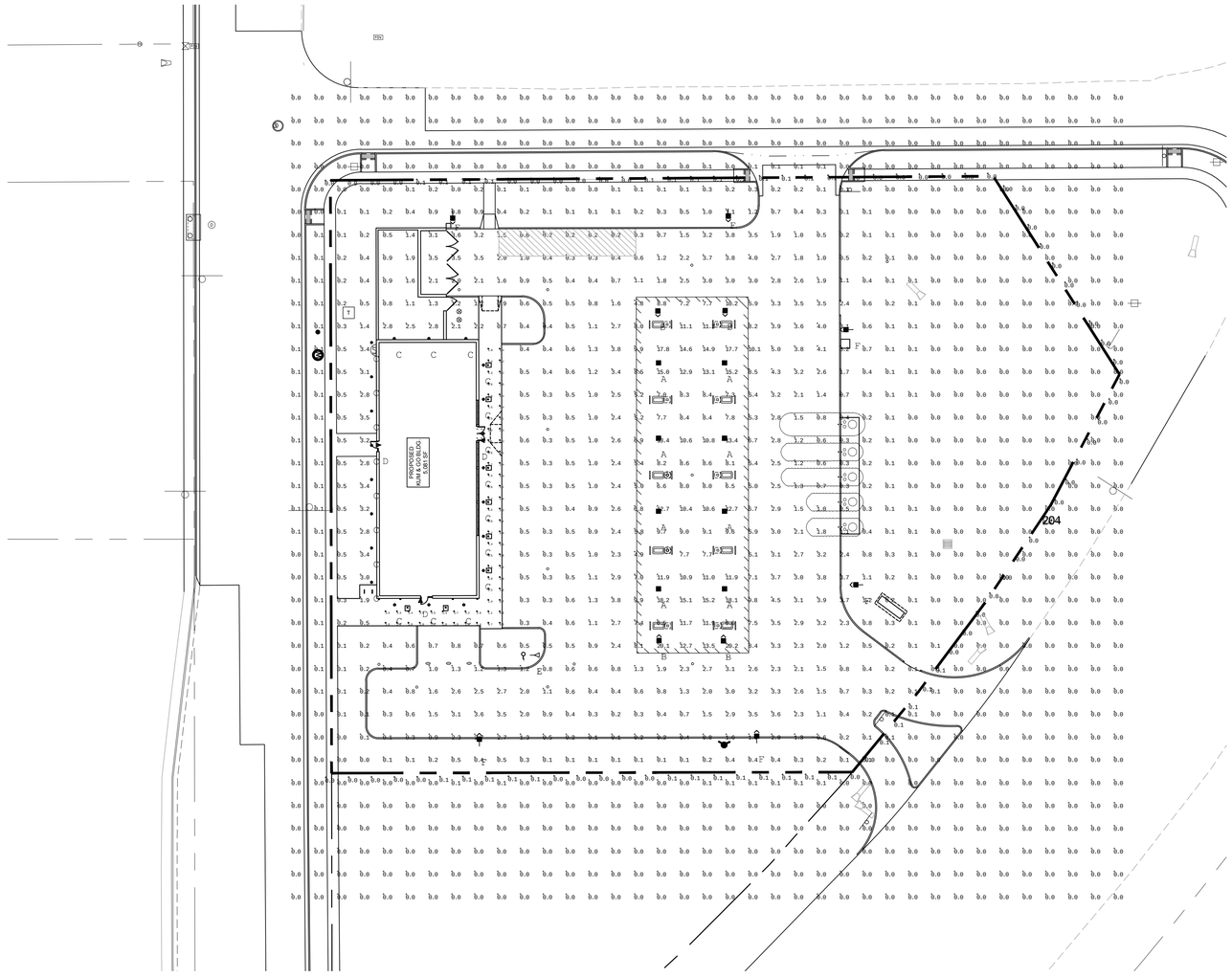

4'X8' OVAL - 25 SQ. FT
2'-6" X 8'-10 1/2" - 22.19 SQ. FT
12" LED GAS PRICE NUMBER

SCALE: 1"=1'-0"

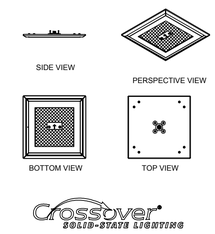
THIS PROJECT IS REGISTERED UNDER THE LEED GREEN BUILDING CERTIFICATION PROGRAM.

DATE: 06-20-2014

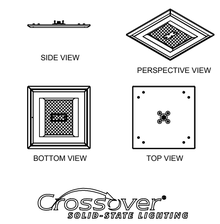
SHEET NUMBER: A1.3



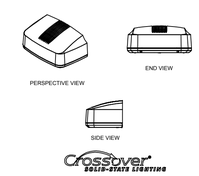

## CRS-AC-LED-64
LED Crossover Gold Asymmetric Canopy Light



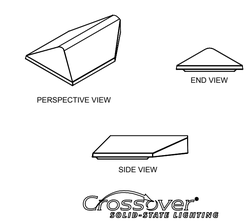

## CRS-SC-LED-64
LED Crossover Gold Symmetric Canopy Light



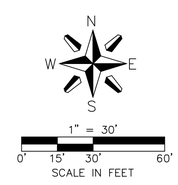

## XPWS3
LED Crossover Wall Mount Light




## XASU
LED Crossover Area Light




## XSL2-S-50
LED Crossover Soffit




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.

Calculation Summary

| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
|---|---|---|---|---|---|---|---|
| BUILDING ENTRANCES | Illuminance | Fc | 4.32 | 4.7 | 4.0 | 1.08 | 1.18 |
| CalcPts | Illuminance | Fc | 1.17 | 20.2 | 0.0 | N.A. | N.A. |
| DISPENSER VERTICAL READINGS_4_ | Illuminance | Fc | 13.48 | 26.7 | 6.2 | 2.17 | 4.31 |
| PEDESTRIAN WALKWAYS | Illuminance | Fc | 2.80 | 4.7 | 0.5 | 5.60 | 9.40 |
| PL READINGS | Illuminance | Fc | 0.04 | 0.1 | 0.0 | N.A. | N.A. |
| PARKING SUMMARY | Illuminance | Fc | 0.50 | 1.3 | 0.3 | 1.67 | 4.33 |
| UNDER CANOPY SUMMARY | Illuminance | Fc | 9.66 | 20.2 | 4.8 | 2.01 | 4.21 |

Luminaire Schedule

| Symbol | Qty | Label | Arrangement | Description | LLF | Arr. Lum. Lumens | Arr. Watts | CRI |
|---|---|---|---|---|---|---|---|---|
| | 6 | F | SINGLE | XASU-FT-LED-64-HO-CW-HSS SINGLE ON 16' POLE + 2.5' BASE | 1.000 | 6001 | 88 | 70 |
| | 1 | E | SINGLE | OFM2 WB 400 PSMU F | 1.000 | 17947 | 458 | 65 |
| | 3 | D | SINGLE | CS N DB CT - BATTERY BACK-UP LIGHTING | 1.000 | 1 | 84 | |
| | 21 | C | SINGLE | PDL6K-LED-HO-MW-120-SD | 1.000 | 1041 | 13 | 70 |
| | 8 | A | SINGLE | CRS-SC-LED-64-SS-CW-UE | 1.000 | 8202 | 75 | 70 |
| | 4 | B | SINGLE | CRS-AC-LED-64-SS-CW-UE | 1.000 | 7925 | 75 | 70 |

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

CALL 811 SEVENTY-TWO HOURS PRIOR TO DIGGING, GRADING OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

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

OLSSON ASSOCIATES
4690 Table Mountain Drive
Suite 200
Golden, CO 80403
TEL 303.237.2072
FAX 303.237.2659
OA # 012-1417
www.olssonassociates.com

PRELIMINARY NOT FOR CONSTRUCTION

Kum & Go

6400 Westown Parkway
West Des Moines, Iowa
50266
P: 515-226-0128
F: 515-223-9873

# #943 - BOULDER, COLORADO
3365 DIAGONAL HWY.

PHOTOMETRIC PLAN

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

| | DATE | REVISION DESCRIPTION |
|---|---|---|
| | | |

REVISIONS

DATE: 06-20-2014

SHEET NUMBER: SE1.1

DWG: F:\Projects\012-1417_LDVP\Development Plans\121417_PHOT.dwg USER: sbower
DATE: Jun 27, 2014 3:53pm XREFS: 121417_TBLK_DP 121417_PHOTO 121417_PBASE 121417_XBASE
DOCUMENT REVISION DATE: AUGUST 2013