

Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012



February 23, 2021

Dan Garneau
Kum & Go
1459 Grand Avenue
Des Moines, IA 50309

Re: Third Submission Review – Kum & Go C-Store – Site Plan, Conditional Uses, & Replat
Application Number: **DA-1670-04**
Case Numbers: **2020-6053-00, 2020-6053-01, 2020-6053-02, 2020-3051-00**

Dear Mr. Garneau,

Thank you for third submission, which we started to process on February 3, 2021. We reviewed it and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Several important issues remain but we will not be requesting another submission until after your hearing with the Planning and Zoning Commission.

Your Planning Commission hearing date is set for Wednesday, March 10, 2021. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. Site notices will be available for pickup by Wednesday, February 24, 2021. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please call me at 303-739-7266 or send me an email at cdalby@auroragov.org.

Sincerely,

Claire Dalby, Planner II
City of Aurora Planning Department

cc: Michael Drago, Entitlement & Engineering Solutions, 501 Cherry St Ste 300 Glendale, CO 80246
Scott Campbell, Neighborhood Liaison
Jacob Cox, ODA
Filed: K:\SDA\1670-04ev3.rtf



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Review and address all formatting and correctness comments from all departments.
- Provide additional information on the new adjustment requests.
- Continue coordinating with all involved departments on their comments.

PLANNING DEPARTMENT COMMENTS

Claire Dalby / 303-739-7266 / cdalby@auroragov.org

1. Community Questions, Comments and Concerns

1A. Five registered neighborhood organizations and two adjacent property owners were notified of the Site Plan and Conditional Use applications. As of the date of this letter, no public comments have been received.

EES Response: Acknowledged.

2. Adjustment Requests

3A. For the two new adjustment requests, please update *both* the letter of intro and the adjustment block on the cover sheet to include the code section, the reason for the adjustment, efforts to minimize the adjustment, and design elements proposed to mitigate the standards proposed for reduction.

*Note: this item was requested under separate cover prior to the Planning Commission hearing.

EES Response: Acknowledged

3. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal) Sheet 5

3A. Why not just one tree call out of 11 ACRR

Response: Revised to one call out.

3B. Grasses may be used in the curbside landscape, but they have to be 5 gallon and they can not be more than 40% of the total plant count or 28 total at 5 gallon. 4C.

Response: Grasses revised to #5 and 24 count in the curbside landscape.

3D. 105 shrubs

Response: Revised

3E. Because this is being used in all landscape beds, do not use a hatch and just handle the mulch type with a note. The hatching makes the landscaping within the beds more difficult to see/read

Response: Hatch has been turned off and mulch call outs have been added.

3F. 83 shrubs

Response: Revised

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green) Sheet 1

4A. The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved.

EES Response: Acknowledged

5. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in orange)

5A. Third review comments from Traffic Engineering are forthcoming and will be sent under separate cover. Please reach out to Brianna Medema above.

EES Response: Awaiting traffic comments from Brianna. City confirmed plans could be submitted without traffic comments.

6. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

Site Plan

Sheet 2

6A. Verify that the fire lane & public access easement label match on site plan and plat.

EES Response: Fire Lane & Public Access easement now match on site plan and plat.

6B. Relocate the light pole and fire lane sign so they do not encroach into the fire lane easement.

EES Response: Light pole location has been adjusted.

6C. Adjust fire hydrant so outlets face the street.

EES Response: Fire hydrant has been removed per discussion with Mark Apodaca.

Sheet 5

6D. Verify that the fire hydrant has a 3' minimum clear space.

Response: Landscape has been adjusted to accommodate fire hydrant.

Sheet 7

6E. Show accessible routes on photometric sheet.

Response: Accessible routes shown on plans

7. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

7A. See the red line comments on the plat and site plan. Contact Andy Niquette (aniquett@auroragov.org) for the two Utility easement concerns. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record.

EES Response: Acknowledged.

Site Plan

7B. Please address all redline comments on the site plan.

EES Response: Redlines have been addressed.

8. Aurora Water (Nina Khanzadeh / 303-883-2060 / nkhanzad@auroragov.org / Comments in red)

Sheet 4

8A. Include required water meter size. Please follow format as listed in section 5 of Aurora Water specifications

EES Response: Meter size has been provided.

8B. Indicate size and type of material for water service line

EES Response: Material type and size have been provided.

8C. To be in drainage easement

EES Response: Per discussion with Nina Khanzadeh, this comment can be disregarded.

Sheet 5

8D. No trees or obstructions to be located within utility easement or within 8 ft of public utility (typical all public utility easements)

Response: Acknowledged. No trees are located in this area.

APPLICANT

KUM & GO
1459 GRAND AVENUE
DES MOINES, IOWA 50309
CONTACT: DAN GARNEAU
P: (515) 457-6392

ARCHITECT

BRR ARCHITECTURE
8131 METCALF AVE, SUITE 300
OVERLAND PARK, KS 66204

FIRE PROTECTION

CITY OF AURORA
DEVELOPMENT SERVICES DEPARTMENT
15151 E. ALAMEDA PARKWAY
AURORA, CO 80012
CONTACT: MIKE DEAN
P: (303) 739-7420
F: (303) 739-7412

WATER

AURORA WATER
AURORA MUNICIPAL CENTER
15151 E. ALAMEDA PARKWAY
AURORA, CO 80012
P: (303) 739-7370

ENGINEERING CONSULTANT

ENTITLEMENT AND ENGINEERING SOLUTIONS, INC.
501 S CHERRY STREET, SUITE 300
GLENDALE, CO 80246
CONTACT: MICHAEL DRAGO
P: (610) 547-2267

LANDSCAPE ARCHITECT

VALERIAN
970 YUMA STREET, SUITE 130
DENVER, CO 80204
CONTACT: NATHANAL RONEY
P: (303) 347-1200

SANITARY SEWER

AURORA WATER
AURORA MUNICIPAL CENTER
15151 E. ALAMEDA PARKWAY
AURORA, CO 80012
P: (303) 739-7370

STORM SEWER

AURORA WATER
AURORA MUNICIPAL CENTER
15151 E. ALAMEDA PARKWAY
AURORA, CO 80012
P: (303) 739-7370

ELECTRIC/NATURAL GAS

XCEL ENERGY
2070 S. VALENTIA ST.
DENVER, CO 80231
CONTACT: MICHELLE FORD
P: (303) 671-3928
LUKE GALLEGOS 303-416-2437

LEGAL DESCRIPTION

A PORTION OF LOT 1A, BLOCK 2 OF POMEROY SUBDIVISION FILING NO. 1 BEING PART OF THE SOUTH HALF OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO (REPLAT UNDERWAY)

PROJECT BENCHMARK

ELEVATIONS ARE BASED UPON CITY OF AURORA BENCH MARK 5S8517SW002. CITY DESCRIPTION: 3 INCH DIAMETER BRASS CAP IN CONCRETE IN FENCE LINE FOR NORTH-SOUTH AND EAST-WEST BARBED WIRE FENCE. SOUTH WEST CORNER OF C.O.A. OPEN SPACE. STAMPED CITY OF AURORA, T5S, R65W, 18|17 19|20 1981 LS 16419. CITY ELEVATION: 5954.427 (NAVD 1988).

PROJECT BASIS OF BEARING

BEARINGS ARE BASED UPON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 18, SAID LINE BEARING NORTH 89°16'14" EAST PER THE RECORDED PLAT OF POMEROY SUBDIVISION FILING NO. 1.

CONDITIONAL USE:

GAS STATION AND 24 HOUR OPERATIONS

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, _____ HAS CAUSED THESE
(CORPORATION, COMPANY, OR INDIVIDUAL)
PRESENTS TO BE EXECUTED THIS ____ DAY OF ____ AD. ____.

BY: _____ CORPORATE
(PRINCIPALS OR OWNERS) SEAL

STATE OF COLORADO)SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
____ DAY OF ____ AD, ____ BY

(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY
SEAL
(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

KUM & GO GAS AND C-STORE AT POMEROY SITE PLAN
WITH CONDITIONAL USE
A RESUBDIVISION OF OF LOT 1, BLOCK 2 OF POMEROY SUB. FLG. NO. 1 BEING
PART OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 66
WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF
COLORADO



VICINITY MAP

SCALE: 1" = 2000'

The site plan will not be approved by public works until the preliminary drainage letter/report is approved

EES Response:
Acknowledged



SIGNATURE BLOCK:

KUM AND GO GAS & C-STORE SITE PLAN AND CONDITIONAL USE

LEGAL DESCRIPTION: A RESUBDIVISION OF LOT 1, BLOCK 2 OF POMEROY SUBDIVISION FILING NO. 1 BEING PART OF THE SOUTH HALF OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, _____ HAS CAUSED THESE
(CORPORATION, COMPANY, OR INDIVIDUAL)

PRESENTS TO BE EXECUTED THIS ____ DAY OF ____ AD. ____.

BY: _____ CORPORATE SEAL

STATE OF COLORADO)SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF

____ AD, ____ BY _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____
(CHAIRPERSON)

CITY COUNCIL: _____ DATE: _____
(MAYOR)

ATTEST: _____ DATE: _____
(CITY CLERK)

DATABASE APPROVAL DATE _____

RECORDER'S CERTIFICATE:
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF

COLORADO AT ____ O'CLOCK ____ M, THIS ____ DAY OF ____ AD, ____.

CLERK AND RECORDER: _____ DEPUTY: _____

DATA BLOCK:

LAND AREA WITHIN PROPERTY LINES

GROSS FLOOR AREA

NUMBER OF BUILDINGS

MAXIMUM HEIGHT OF BUILDINGS

BUILDING AND CANOPY COVERAGE

HARD SURFACE AREA

LANDSCAPE AREA

PRESENT ZONING CLASSIFICATION

PERMITTED MAXIMUM SIGN AREA

PROPOSED TOTAL SIGN AREA

MAXIMUM NUMBER OF PERMITTED SIGNS

STANDARD PARKING SPACES REQUIRED

PARKING SPACES PROVIDED

HANDICAP SPACES REQUIRED

HANDICAP SPACES PROVIDED

IBC OCCUPANCY CLASSIFICATION

CONSTRUCTION TYPE

BUILDING SPRINKLER

89,469 / 2.06 SQ. FT. & ACRES
5,620 SQ. FT.
1
CANNOT EXCEED FOCAL POINT OR 100' - BUILDING HEIGHT: 22'-6"
9,556 / 10.7% SQ. FT. AND %
40,491 / 45.2% SQ. FT. AND %
39,422 / 44.1% SQ. FT. AND %
MU-R, SUBAREA C
200 SQ. FT.
331 SQ. FT.
5
17
22
2, 1 VAN
2, 1 VAN
GROUP M
TYPE V-B
NON-SPRINKLERED



REVISIONS

No.	Description

Date

By

DRAWN

MRD

CHECKED

MEK

DESIGNED

MRD

FILENAME

P.O.O COVER SHEET

KUM & GO GAS AND C-STORE AT POMEROY SITE PLAN WITH CONDITIONAL USE

POMEROY SUBDIVISION FILLING NO. 2

S. AURORA PARKWAY, AURORA, CO

COVER SHEET

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

JOB NO.

KUM 007.01

SCALE

AS SHOWN

DATE

OCTOBER 9, 2020

SHEETS

11

SHEET

1

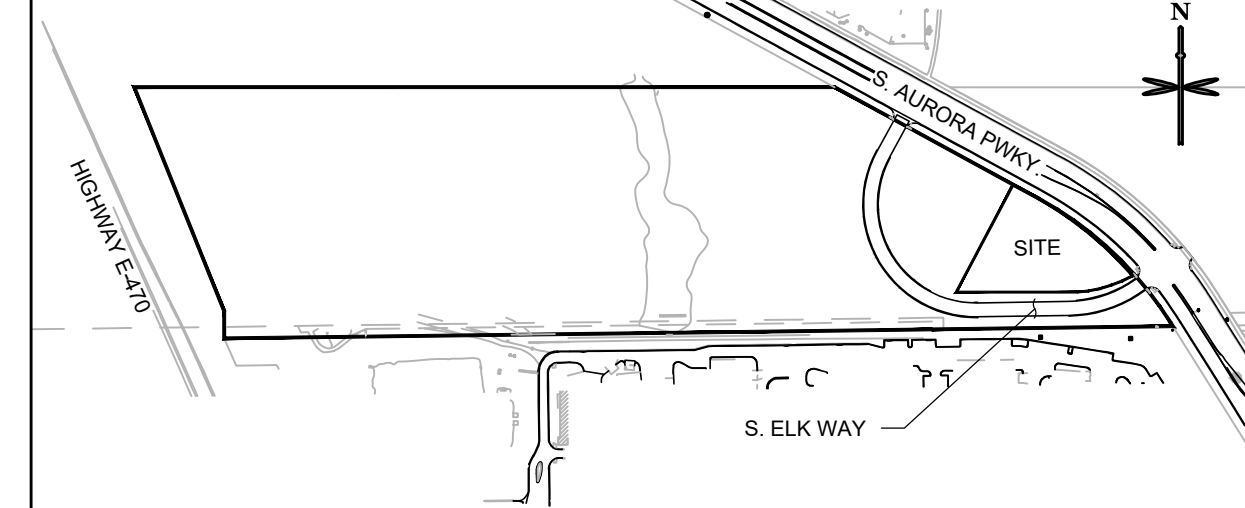
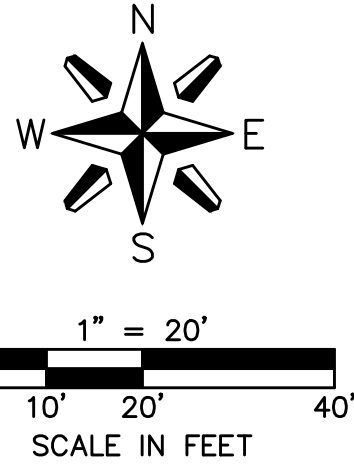
CASE NUMBER: SITE-DA-1670-04

GENERAL NOTES

1. ALL ITEMS IN SCHEDULE ARE PROPOSED UNLESS NOTED OTHERWISE.
2. ALL EXISTING UTILITIES AND SITE FEATURES TO REMAIN UNLESS NOTED OTHERWISE.
3. ADJACENT PUBLIC IMPROVEMENTS INCLUDING THE IMPROVEMENTS ON AURORA PARKWAY ARE REQUIRED TO BE COMPLETED AND ACCEPTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. THE INSTALLATION OF ANY PROPANE CAGE WILL REQUIRE A CITY OF AURORA LICENSED CONTRACTOR TO OBTAIN A BUILDING PERMIT THROUGH THE AURORA BUILDING DIVISION PRIOR TO THE START OF ANY WORK. THIS WOULD BE CONSIDERED A LIFE SAFETY REVIEW WITHIN THE BUILDING DIVISION THAT IS CONDUCTED ON BEHALF OF THE FIRE CHIEF. FOR ASSISTANCE PLEASE CALL 303-739-7420 AND ASK FOR A LIFE SAFETY PLANS EXAMINER.

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- EXISTING EASEMENT
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED BUILDING
- PROPOSED ACCESSIBLE ROUTE
- EXISTING STORM SEWER MANHOLE/INLET
- PROPOSED STORM SEWER MANHOLE/INLET
- EXISTING STREET LIGHTING
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING SIGNAGE
- PROPOSED SITE LIGHTING
- PROPOSED PARKING COUNT
- AASHTO SIGHT TRIANGLE



PARKING SUMMARY

PARKING REQUIRED = 17 SPACES TOTAL = 3 SPACES PER 1000 SF
16 STANDARD SPACES
1 VAN ACCESSIBLE HANDICAP SPACE
4 BIKE SPACES REQUIRED

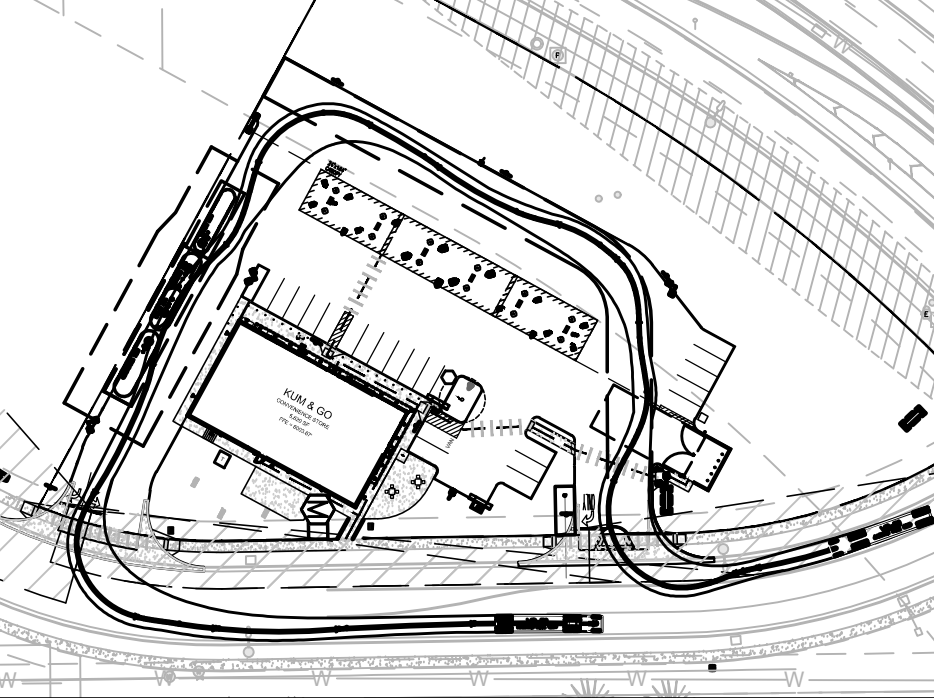
PARKING PROVIDED = 22 SPACES TOTAL
20 STANDARD SPACES
1 VAN ACCESSIBLE HANDICAP SPACE
1 STANDARD ACCESSIBLE HANDICAP SPACE
4 BIKE SPACES

LAND USE SUMMARY

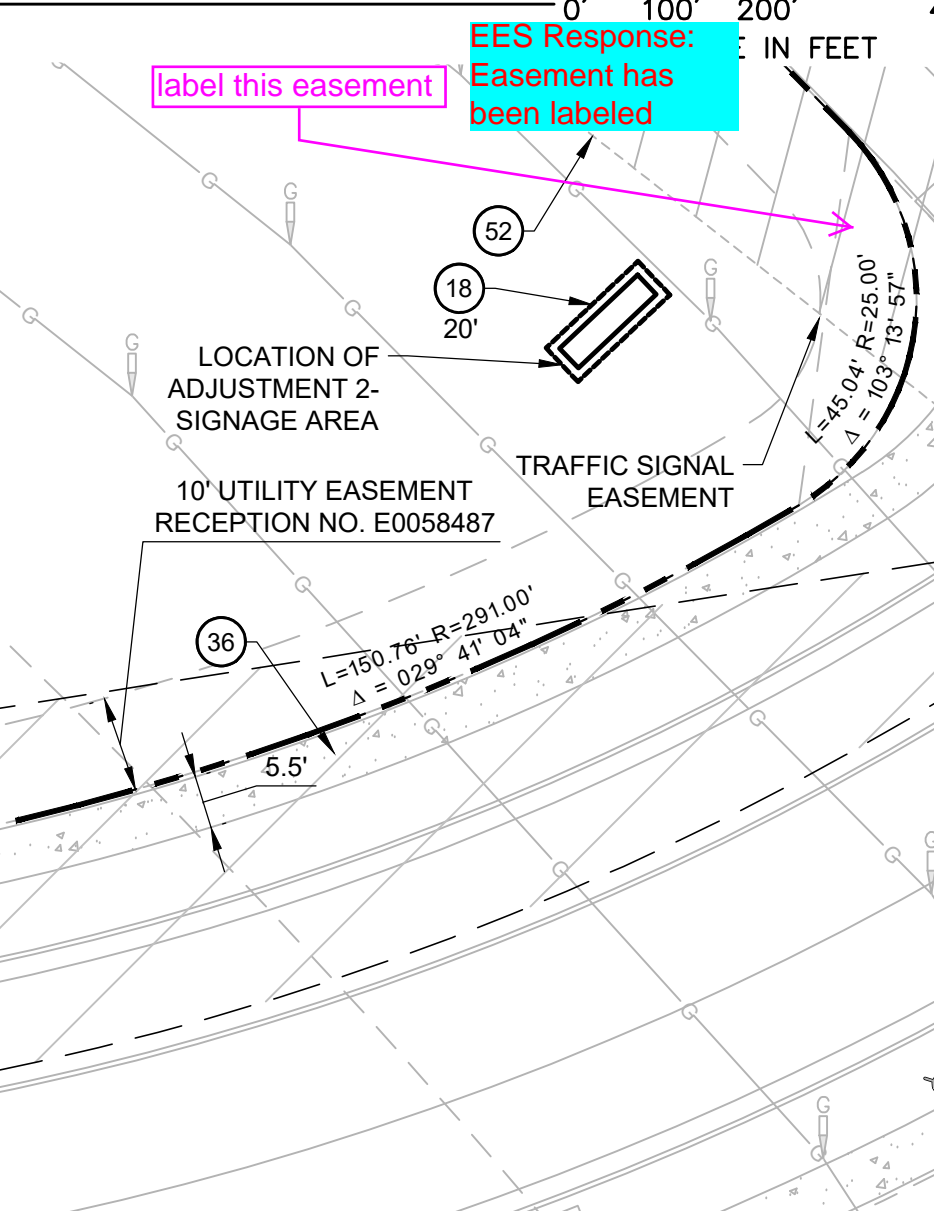
LAND USE: GAS STATION AND C-STORE

CONCRETE AND ASPHALT PAVING	20,017 SF (22.3%)
BUILDING AND CANOPY AREA	9,556 SF (10.7%)
LANDSCAPING/OPEN SPACE	59,923 SF (67.0%)
LOT TOTAL	89,496 SF / 2.06 AC (100.0%)

GROSS FLOOR AREA 5,620 SF



WB-50 FUELING ROUTE



SITE SCHEDULE: 1" = 500'

1. BUILDING ENTRY, REFER TO ARCHITECTURAL PLANS.
2. PROPANE CAGE - WITH BOLLARDS
3. MISCELLANEOUS MERCHANDISE.
4. FIREWOOD.
5. RED BOX(ES).
6. ICE MERCHANDISER.
7. 40' FLAGPOLE, MAINTAIN Ø24" CLEAR SPACE ABOVE GRADE.
8. BOLLARD BIKE RACK ON 5.0' X 6.5' X 4" THICK CONCRETE PAD.
9. BUILDING CANOPY OVERHANG.
10. 6' CONCRETE SITE SIDEWALK.
- 11A. CONCRETE PAVEMENT.
- 11B. ASPHALT PAVEMENT
12. PARKING STRIPE (TYP.)
13. POST MOUNTED ADA VAN PARKING SIGN.
14. POST MOUNTED ADA PARKING SIGN.
15. ACCESSIBLE PARKING SPACE.
16. ADA CURB RAMP.
17. AIR MACHINE LOCATION, 4'X4' CONCRETE PAD.
18. MONUMENT SIGN.
19. STOP SIGN.
20. 14'-8" X 24'-8" TRASH ENCLOSURE. SEE ARCHITECTURAL ELEVATIONS.
21. 55'X25' MINIMUM GARBAGE TRUCK CLEAR SPACE
22. UNDERGROUND FUEL STORAGE TANKS.
1 - 12K DIESEL, 1 - 12K PREMIUM, 1 - 12K E-85, 1 - 20K UNLEADED
23. TANK OVERDIG LIMITS OFFSITE GRADING REQUIRED.
24. CURB AND GUTTER.
25. 4" DIAMETER BOLLARDS @ 5' O.C.
26. BROOM FINISHED CONCRETE.
27. 1' CURB CUT.
28. PAINT CURB ALONG FRONT OF TANKS YELLOW.
29. DRIVEWAY ENTRANCE PAVEMENT MARKINGS.
30. FUELING CANOPY.
31. ADA ROUTE.
32. STORM INFRASTRUCTURE.
33. CROSSWALK STRIPING
34. SITE LIGHTING. SEE PHOTOMETRICS PLAN.
35. EXISTING CURB AND GUTTER.
36. EXISTING SIDEWALK.
37. EXISTING TELE VAULT.
38. EXISTING STREET LIGHT.
39. WATER METER.
40. EXISTING MANHOLE.
41. EXISTING SANITARY MANHOLE
42. CONCRETE STAIRS.
43. TRANSFORMER PAD.
44. OUTDOOR PATIO AREA - APPROXIMATELY 1,280 SF. REFER TO LANDSCAPE PLANS FOR ADDITIONAL DETAIL
45. FUTURE CROSS ACCESS ROAD
46. MOUNTABLE CENTER ISLAND - TO BE DESIGNED TO SUPPORT A MINIMUM IMPOSED LIVE LOAD OF 85,000LB.
47. EXISTING SIDEWALK TO BE REMOVED TO ACCOMMODATE ACCESS.
48. EXISTING CURB TO BE REMOVED TO ACCOMMODATE ACCESS.
49. FIRE LANE SIGNAGE.
50. PROPOSED FIRE HYDRANT
51. KNOX BOX LOCATION.
52. AASHTO SIGHT TRIANGLE
53. TRASH ENCLOSURE LATCH MECHANISM TO BE UNDER 44"
54. EMERGENCY DISCONNECT SWITCH.
55. HANDRAIL.

KUM & GO GAS AND C-STORE AT POMEROY SUBDIVISION FILLING NO. 2

S. AURORA PARKWAY, AURORA, CO

SITE PLAN



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

JOB NO. KUM 007.01

SCALE 1" = 20'

DATE OCTOBER 9, 2020

SHEETS 11

2



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

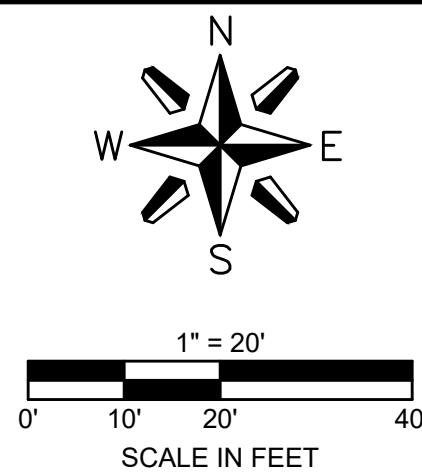
CASE NUMBER: SITE-DA-1670-04

P:\KUM & GO\CO. AURORA 2304-S. AURORA PKWY AND FRONGHORN VALLEY ROAD\08 CAD\SDP\P3.0 UTILITY PLANDWG

CASE NUMBER: SITE-DA-1670-04

GENERAL NOTES

1. ALL ITEMS IN SCHEDULE ARE PROPOSED UNLESS NOTED OTHERWISE.
2. ALL STORM INFRASTRUCTURE IS PRIVATE AND SHALL BE MAINTAINED BY OWNER.
3. ALL EXISTING UTILITIES AND SITE FEATURES TO REMAIN UNLESS NOTED OTHERWISE.
4. ALL ELEVATIONS ARE FLOWLINE TO FLOWLINE UNLESS OTHERWISE NOTED.



Water Fixture Meter Sizing Calculations					
Fixture	Occupancy (Public/Private)	Type of Supply (Tank or Valve)	Quantity of Fixtures	Fixture Units (F.U.)	Total F.U.
WATER CLOSET	PUBLIC	VALVE	5	10	50
LAVATORY	PUBLIC	TANK	4	1.40	5.6
URINAL	PUBLIC	VALVE	2	5	10
MOP SINK	PRIVATE	TANK	2	3	6
HOSE BIBB	PRIVATE	TANK	1	5	5
SINK (DUMP)	PRIVATE	TANK	1	2	2
SINK (HAND)	PRIVATE	TANK	4	2	8
ICE MACHINE	PRIVATE	TANK	2	1	2
TWC BEV. EQUIPMENT	PRIVATE	TANK	8	0.5	4
Total Fixture Unit Count				92.5	fixtures
Peak Demand Estimate (gpm)					gpm
Total Flow In (gpm)				68	gpm
					cfm

KEY MAP

1" = 500'

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

UTILITY SCHEDULE

- 1 PROPOSED 1" CURB CUT
- 2 PROPOSED 4" SANITARY LINE TO BE CONNECTED INTO STUB WITHIN PROPERTY - COVER: -4" MINIMUM
- 3 PROPOSED TRANSFORMER
- 4 PROPOSED ELECTRIC SERVICE
- 5 PROPOSED 2" DOMESTIC WATER LINE
- 6 PROPOSED 4" PVC CANOPY DRAIN PIPE CONNECTION.
- 7 PROPOSED 8" PVC STORM @ 1.0%.
- 8 TELEPHONE CONNECTION TO BE COORDINATED BY GC
- 9 ELECTRIC/TELEPHONE/INTERNET CONNECTION
- 10 15" PIPE.
- 11 12" PIPE.
- 12 FIRE LANE SIGNAGE
- 13 EXISTING GAS LINE
- 14 EXISTING 100' GAS EASEMENT
- 15 EXISTING 8" WATER LINE
- 16 EXISTING UNDERGROUND ELECTRIC LINE
- 17 EXISTING SANITARY SEWER MAIN
- 18 EXISTING SANITARY MANHOLE
- 19 EXISTING 10' DRAINAGE EASEMENT
- 20 EXISTING FIRE HYDRANT
- 21 PROPOSED 2" WATER METER.
- 22 PROPOSED AIR MACHINE.
- 23 CONNECT TO EXISTING 2" WATER STUB.
- 24 CONNECT TO EXISTING SANITARY SEWER STUB.
- 25 EXISTING 6" WATER STUB.
- 26 PROPOSED SANITARY CONNECTION AT BUILDING.
- 27 PROPOSED GREASE TRAP.
- 28 EXISTING 2" WATER STUB.
- 29 EXISTING 4" SANITARY STUB.
- 30 6" ROOF DOWNSPOUT - CONNECT UNDERGROUND WITH PVC PIPE AND OUTFALL TO DRAINAGE DITCH TO SOUTH.
- 31 KNOX BOX LOCATION.
- 32 EMERGENCY DISCONNECT SWITCH.
- 33 ROOF DRAIN TO DAYLIGHT TO SWALE.
- 34 ROOF DRAIN TO CONNECT TO UNDERGROUND STORM SEWER
- 35 RIPRAP

KUM & GO GAS AND C-STORE AT POMEROY SITE PLAN WITH CONDITIONAL USE

POMEROY SUBDIVISION FILLING NO. 2

S. AURORA PARKWAY, AURORA, CO

UTILITY PLAN



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

JOB NO. KUM 007.01

SCALE 1"=20'

DATE OCTOBER 9, 2020

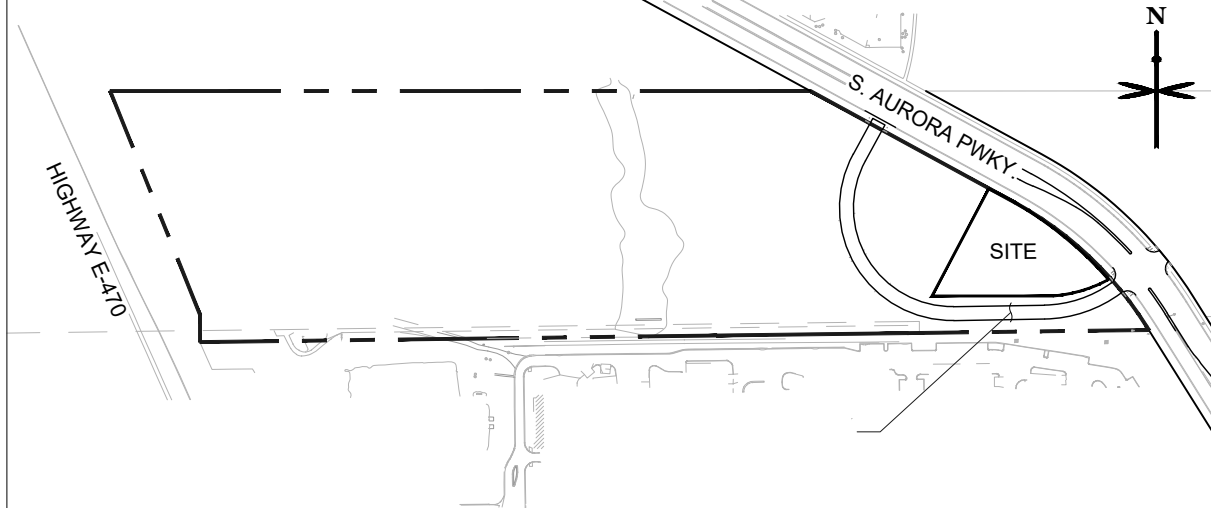
SHEETS SHEET

11

4




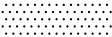
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1.800.922.1987
CALL 2- BUSINESS DAYS IN ADVANCE BEFORE YOU DIG,
GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.



KEY MA

PLANT SCHEDULE

<u>DECIDUOUS TREES</u>		<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>
ACRR	11		ACER RUBRUM 'REDPOINTE'	REDMOND MAPLE	B & B	2.5"CAL
ACFJ	2		ACER X FREEMANII 'JEFFSRED'	AUTUMN BLAZE MAPLE	B & B	2.5"CAL
GLTS	2		GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE THORNLLESS HONEY LOCUST	B & B	2.5"CAL
QURO	2		QUERCUS ROBUR	ENGLISH OAK	B & B	2.5"CAL
QUS	2		QUERCUS ROBUR 'SKYROCKET'	SKYROCKET ENGLISH OAK	B & B	2.5"CAL
QRMC	2		QUERCUS ROBUR X MACROCARPA 'CLEMONS'	HERITAGE OAK	B & B	2.5"CAL
TICO	2		TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	B & B	2.5"CAL
<u>EVERGREEN TREES</u>		<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>
JUCS	4		JUNIPERUS CHINENSIS 'SPEARMINT'	SPEARMINT JUNIPER	#10	
PIED	3		PINUS EDULIS	PINON PINE	B & B	6' HT
PINI	3		PINUS NIGRA	AUSTRIAN PINE	B & B	6' HT
<u>ORNAMENTAL TREES</u>		<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>
SYRE	1		SYRINGA RETICULATA	JAPANESE TREE LILAC	B & B	2"CAL
<u>DECIDUOUS SHRUBS</u>		<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	
CHNA	15		CHRYSOETHAMNUS NAUSEOSUS 'NAUSEOSUS'	RABBITBRUSH	#5	
CDCB	37		COTONEASTER DAMMERI 'CORAL BEAUTY'	CORAL BEAUTY COTONEASTER	#5	
ERSP	14		ERICARIMA NAUSEOSA SPECIOSA	DWARF BLUE RABBITBRUSH	#5	
PEAT	22		PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#5	
PHLC	7		PHILADELPHUS LEWISII 'CHEYENNE'	CHEYENNE MOCK ORANGE	#5	
PRBW	25		PRUNUS BESSEYI	WESTERN SAND CHERRY	#5	
PRBE	29		PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	#5	
VICA	27		VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	#5	
VILE	5		VIBURNUM LENTAGO	NANNYBERRY	#5	
<u>EVERGREEN SHRUBS</u>		<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	
JSCC	22		JUNIPERUS SABINA 'CALGARY CARPET'	CALGARY CARPET JUNIPER	#5	
<u>ORNAMENTAL GRASSES</u>		<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	
ACHY	56		ACHNATHERUM HYMENOIDES	INDIAN RICE GRASS	#1	
BGBA	13		BOUTELLOUA GRACILIS 'BLONDE AMBITION'	BLUE GRAMA	#1	
CAAC	44		CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#1	
MISG	5		MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN HAIR GRASS	#1	
PAVS	24		PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	#1	
<u>PERENNIALS</u>		<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	
CERU	7		CENTRANTHUS RUBER	RED JAZZ	#1	
ECAJ	20		ECHINACEA X 'ALL THAT JAZZ'	ALL THAT JAZZ CONEFLOWER	#1	

<u>GROUND COVERS</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>
	4,211 SF	NATURE'S PRAIRIE TURF
	30,894 SF	PBSI LOW GROW NATIVE SEED M

SITE DATA TABLE

SITE DATA	AREA IN SF	%
TOTAL SITE AREA WITHIN PROPERTY LINE	89,469 SF	100%
BUILDING & CANOPY COVERAGE	9,556 SF	10.7%
HARD SURFACE AREA	40,491 SF	45.2%
LANDSCAPE AREA	39,422 SF	44.1%
MAXIMUM % OF COOL SEASON GRASSES ALLOWED	29,525 SF	33%
% OF COOL SEASON GRASSES PROVIDED	0 SF	0.0%

STREET TREE REQUIREMENTS TABLE

DESCRIPTION (TURF IN TREE LAWN)	REQUIRED - 1 TREE/40 LF	PROVIDED
S. AURORA PARKWAY - 419 LF	10.4 TREES	11 TREES
DESCRIPTION (NO TURF IN TREE LAWN)	REQUIRED - 1 TREE/40 LF & 1 SHRUB/40 SF	PROVIDED
SOUTH ELK WAY - 332 LF & 2,843 SF	8.3 TREES & 71 SHRUBS	*6 TREES, 54 SHRUBS, 56 GRASS

Grasses may be used in the curbside landscape, but they have to be 5 gallon and they can not be more than 40% of the total plant count or 28 total at 5 gallon

Grasses revised to #5 and 24 count in the curbside landscape.

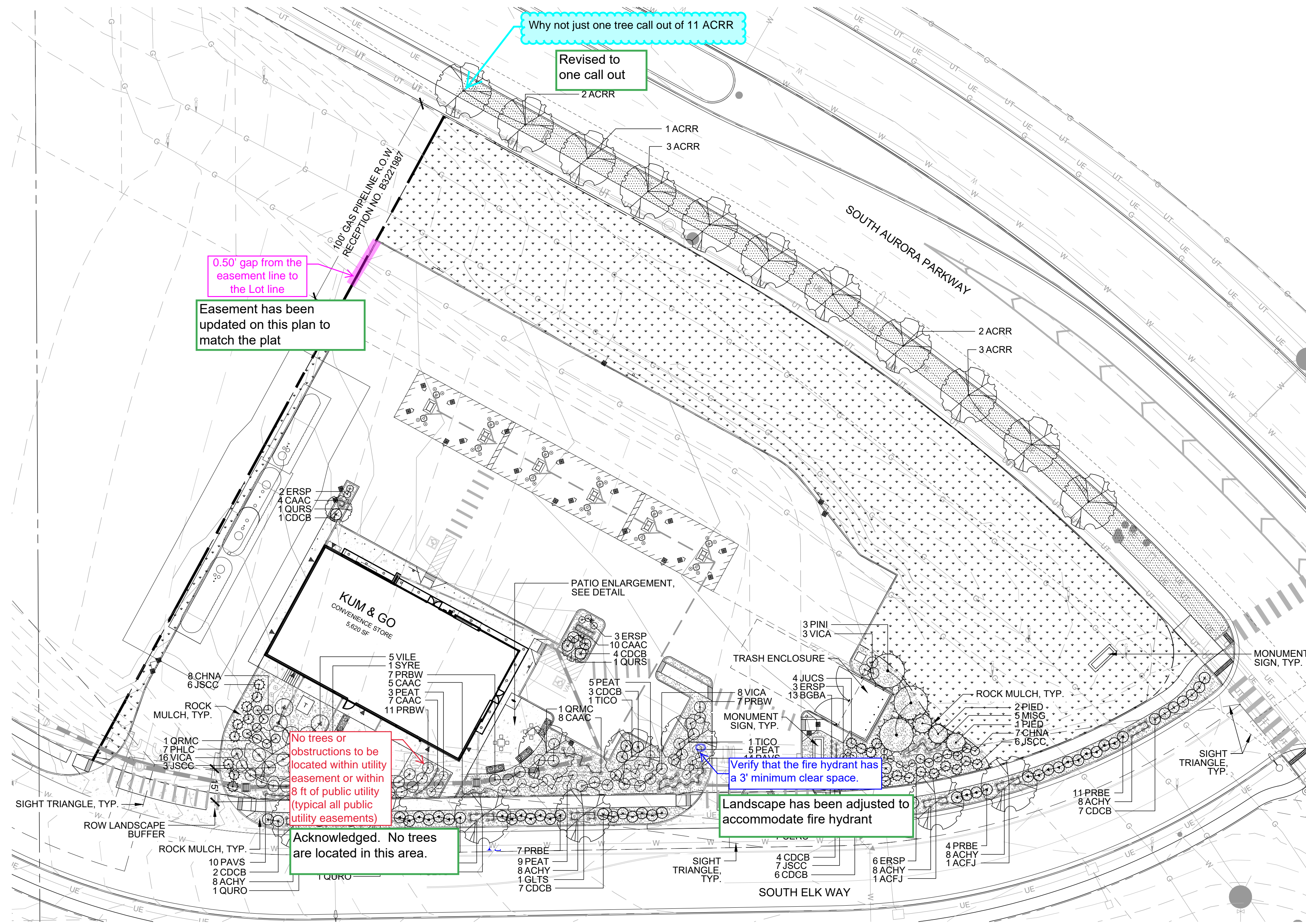
LANDSCAPE BUFF 105 shrubs

DESCRIPTION	BUFFER WIDTH / PLANT MATERIAL REQUIRED - 1 TREE & 10 SHRUBS / 40 LF	BUFFER WIDTH / PLANT MATERIAL PROVIDED
S. AURORA PARKWAY STREET FRONTAGE	20' 419 LF = 10.4 TREES & 52.3 SHRUBS = 15.7 TE'S	20' **0 TREES & 0 SHRUBS
SOUTH ELK WAY STREET FRONTAGE	20' (WITH LANDSCAPE HEDGE) 332 LF = 8.3 TREES & 46.3 SHRUBS = 12.5 TE'S	15' (WITH LANDSCAPE HEDGE) 8 TREES & 107 SHRUBS = 18.7 TE'S

**NO TREE OR SHRUB 83 shrubs WITH AURORA PARKWAY LANDSCAPE BUFFER DUE TO THE 10 REGIONAL GAS EASEMENT AND THE KINDER MORGAN DESIGN GUIDELINES.

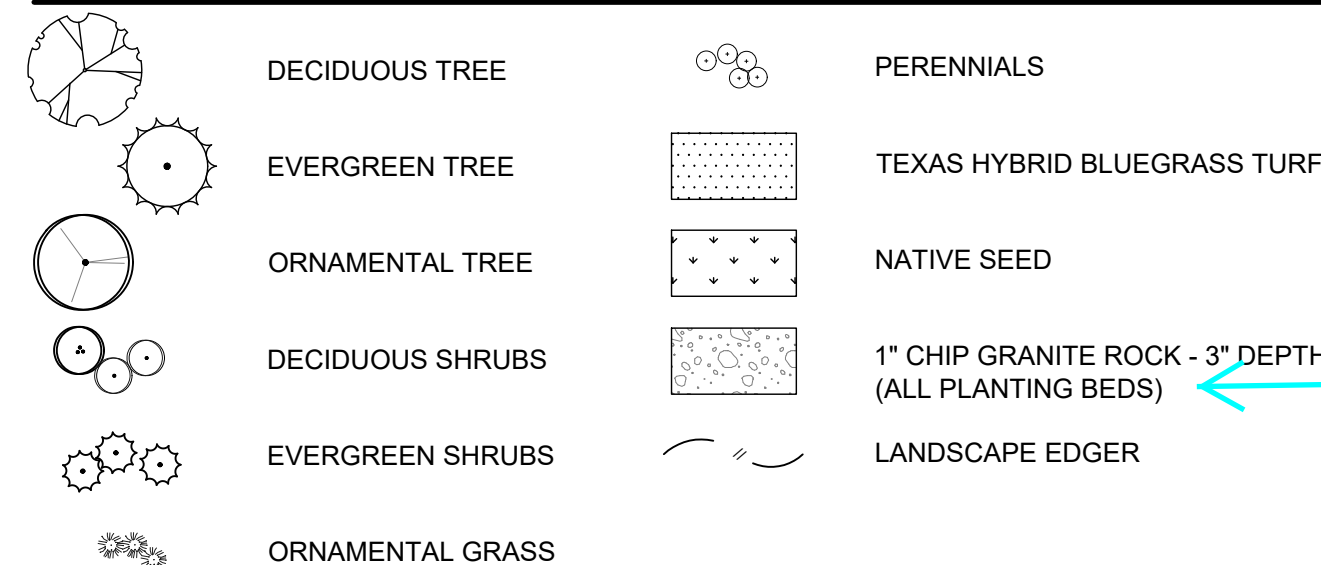
BUILDING PERMITS | Revised | LANDSCAPE REQUIREMENTS TABLE

DESCRIPTION	REQUIREMENTS	QTY. (LF or SF)	TE'S REQ.	TREES PROV.	SHRUBS PROV.	ORN. GRAS PROV.
NORTH FACE	1 TREE PER 40 LINEAR FEET	99 LF	2.5	2	1	14 (4.6 SHR. EQUIVALENCE)
SOUTH FACE	1 TREE PER 40 LINEAR FEET	99 LF	2.5	2	5	0
EAST FACE	1 TREE PER 40 LINEAR FEET	55 LF	1.4	1	4	0
	TOTAL TE		6.4		6.4	



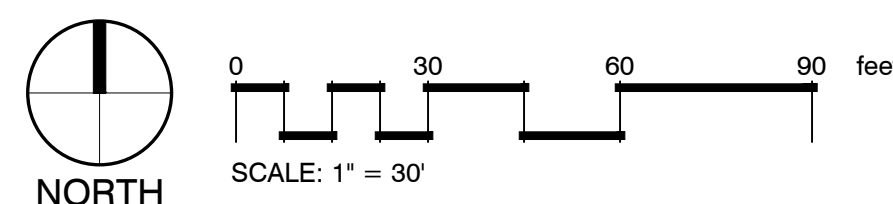
1 LANDSCAPE PLAN

LEGEND



Because this is being used in all landscape beds, do not use a hatch and just handle the mulch type with a note. The hatching makes the landscaping within the beds more difficult to see/read.

Hatch has been turned off and mulch call outs have been added



CASE NUMBER: SITE-DA-1670-04

KUM & GO GAS AND C-STORE AT POMEROY SITE PLAN WITH CONDITIONAL USE
POMEROY SUBDIVISION FILING NO. 2

LANDSCAPE PLAN



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

JOB NO. *KUM 007.01*

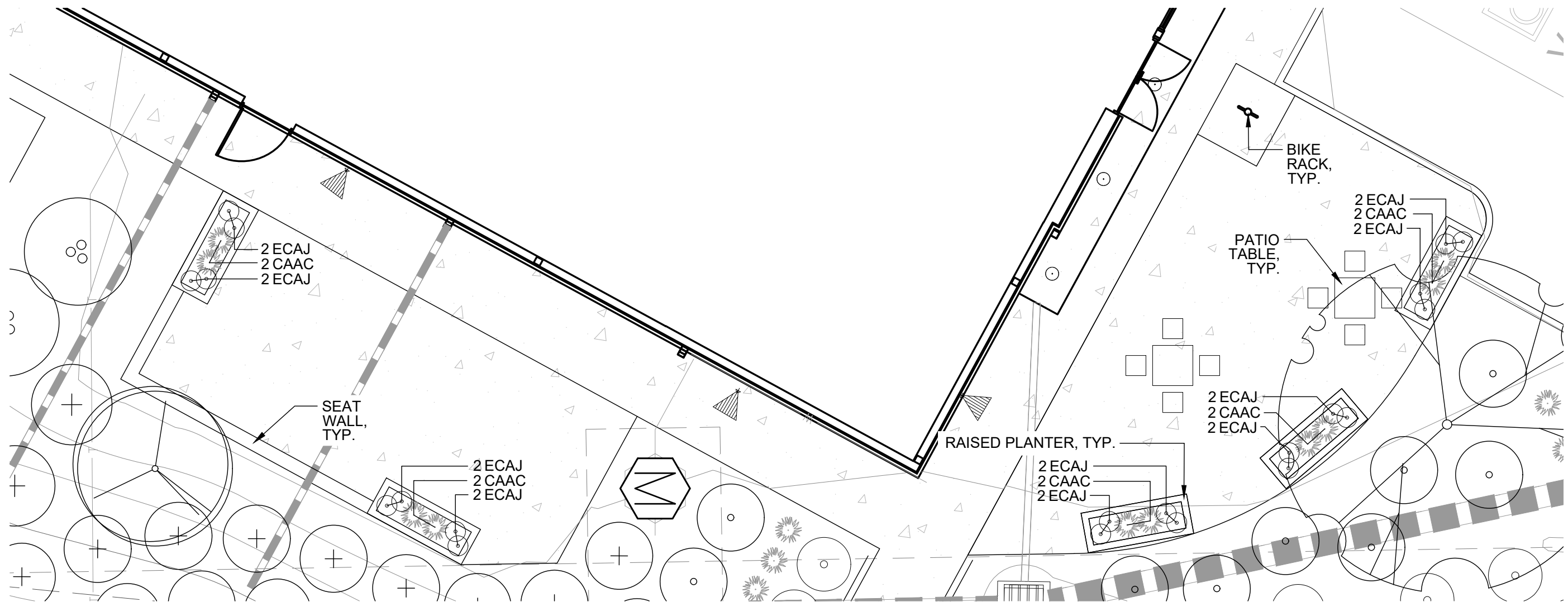
SCALE

DATE OCTOBER 9, 2020

SHEETS	SHEET
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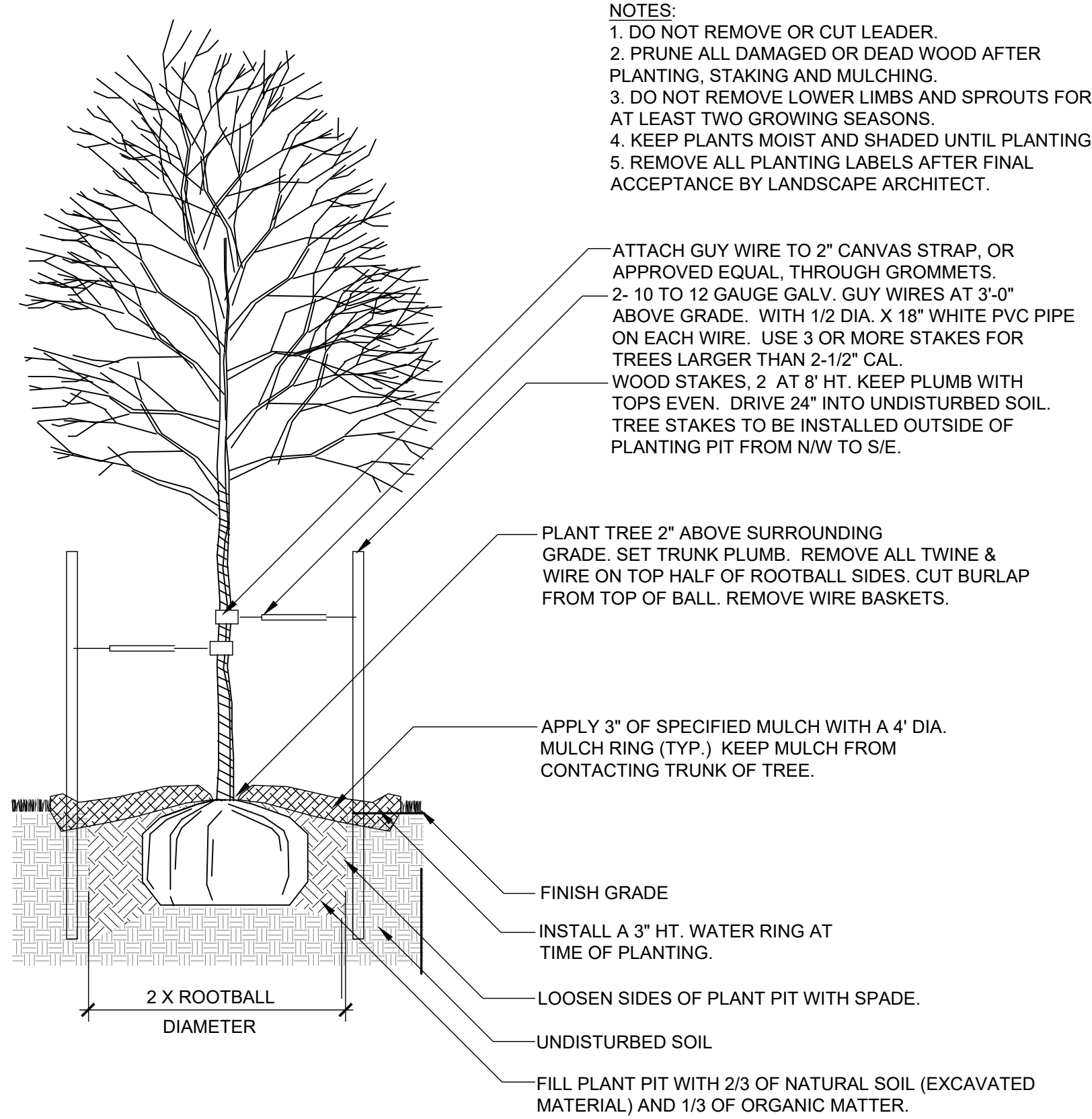
11 | 5

X:\DROPEX\VALERIAN\TEAM FOLDER\PROJECTS\20-067_EES_AURORA PARKWAY KUM & GO\2-WORKING\2021-01-22_LANDSCAPE SUBMITTAL 3RD\20-067_6_LANDSCAPE NOTES AND DETAILS.DWG



1 PATIO ENLARGEMENT

1" = 8'-0"

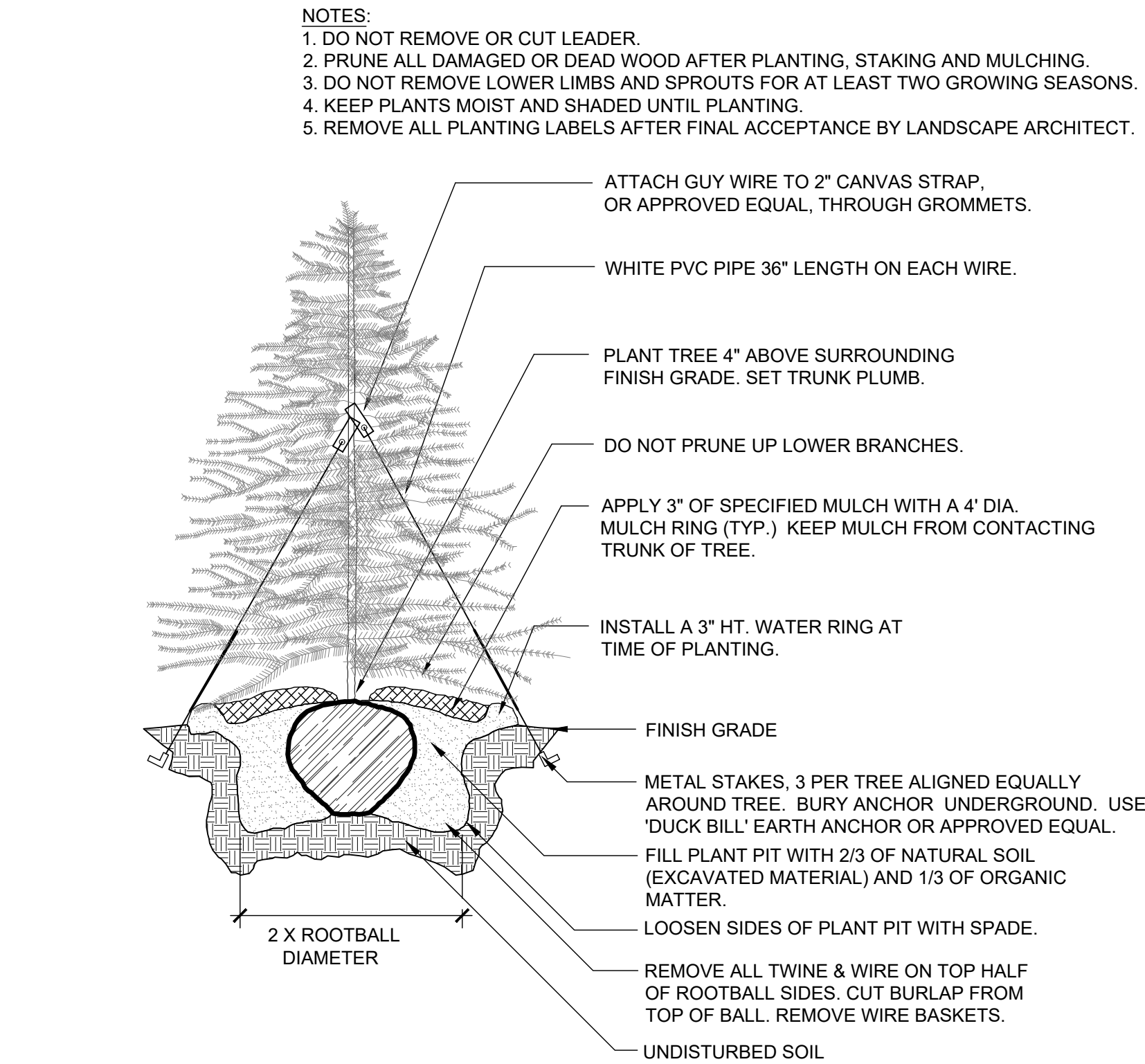


NOTE: ALL TREES LOCATED WITHIN SIGHT TRIANGLES, OR WITHIN 100' APPROACHING A STOP SIGN ARE TO BE LIMBED TO 8". AT ONSET OF WINTER FOR THE FIRST YEAR OF INSTALLATION, WRAP ENTIRE SURFACE OF TRUNK UP TO BRANCHES. SECURE AT TOP AND BOTTOM WITH DUCT TAPE. AT ONSET OF SPRING REMOVE ALL WRAPPING.

2 DECIDUOUS TREE PLANTING

1" = 1'-0"

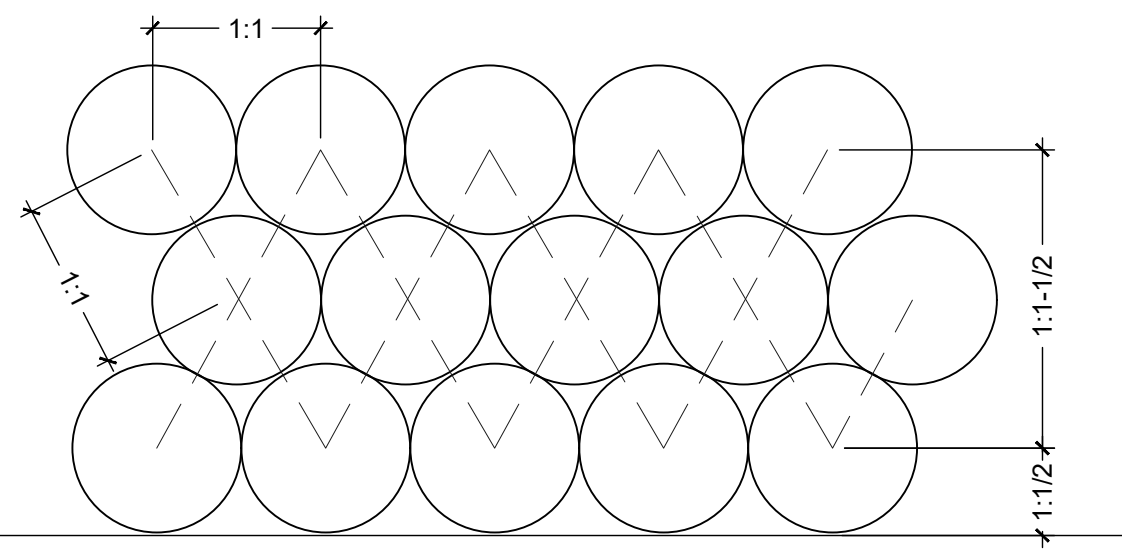
BLCC-03



3 EVERGREEN TREE PLANTING

1" = 1'-0"

BLCC-04



5 PLANT SPACING

1" = 1'-0"

BLCC-01

AURORA STANDARD NOTES:

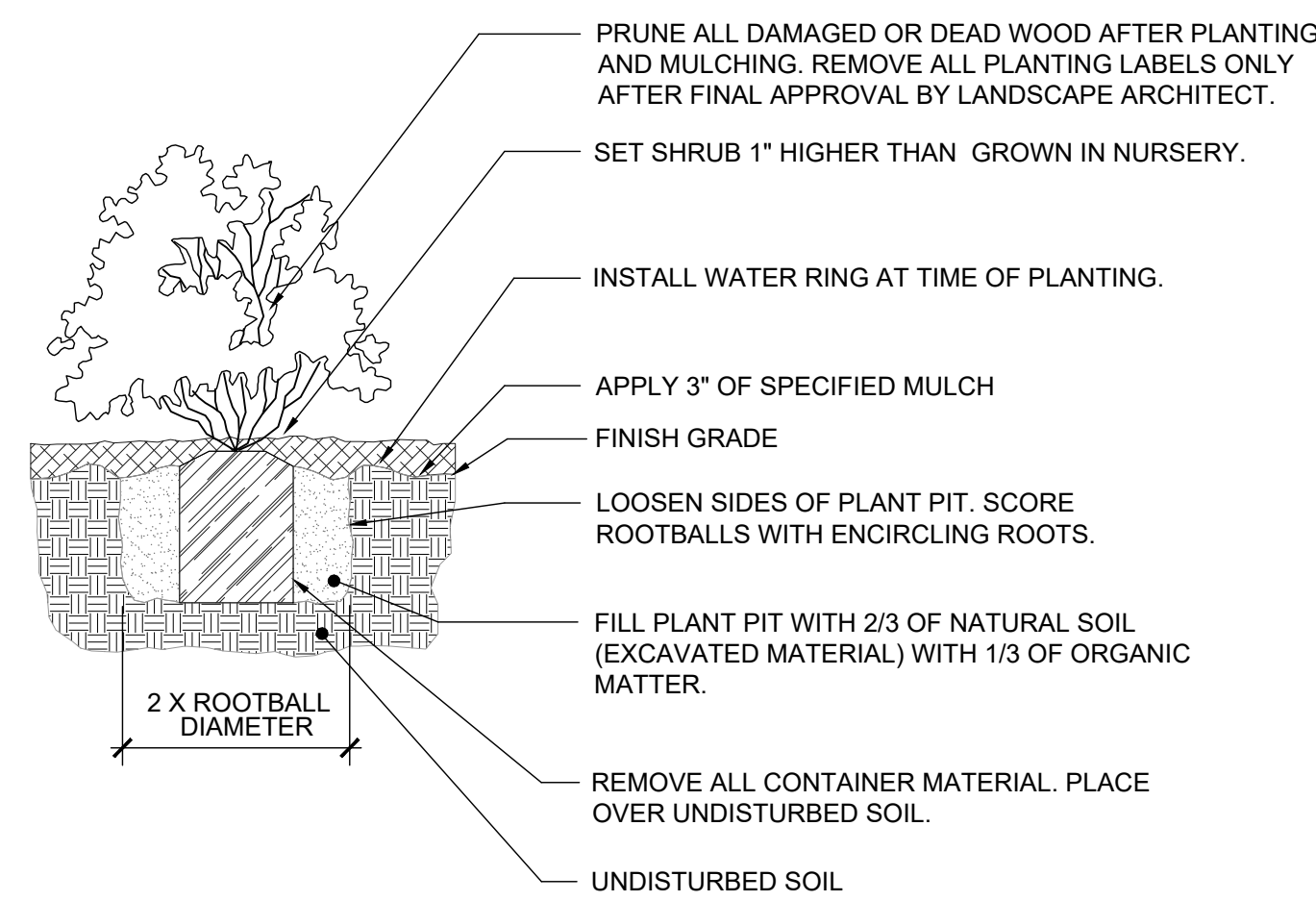
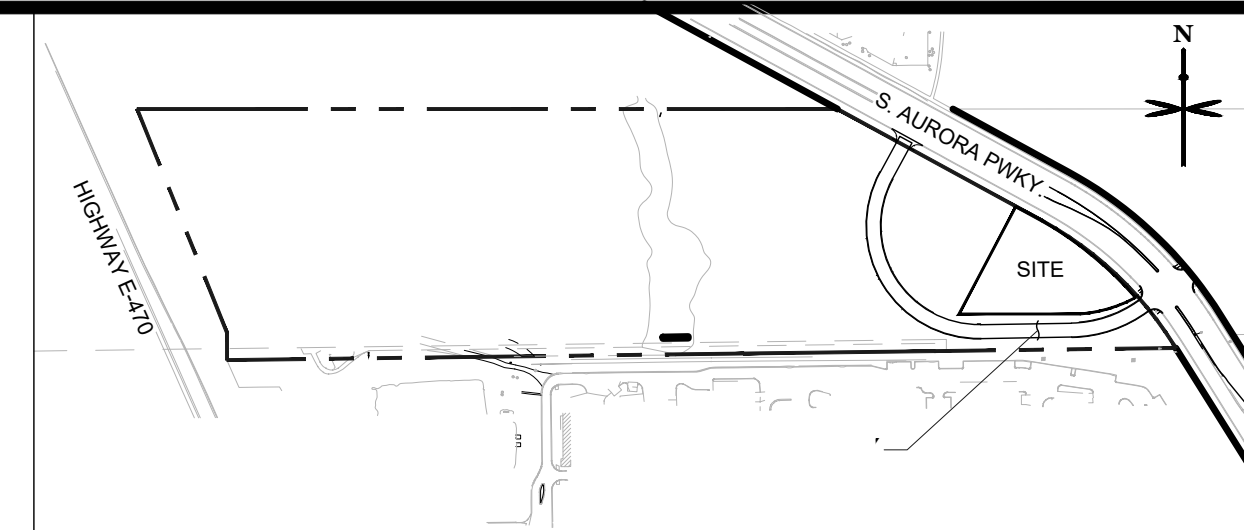
- ALL TURF GRASS SOD AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT FOUR (4) CUBIC YARDS PER 1,000 SQUARE FEET MINIMUM.
- PREPARED BACKFILL FOR TREE/SHRUB PLANTING SHALL BE A MIX OF 2/3 IMPORTED/ SALVAGED TOPSOIL AND 1/3 ORGANIC SOIL AMENDMENT. WHERE TREES AND SHRUBS ARE LOCATED IN LARGE BEDS PROVIDE 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.
- ALL NATIVE SEED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT THREE (3) CUBIC YARDS PER 1,000 SQUARE FEET OR AS DIRECTED IN A SOIL ANALYSIS REPORT.
- ALL LANDSCAPE AREAS AND PLANT MATERIAL, EXCLUDING NON-IRRIGATED NATIVE SEED SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THE PROVIDED IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL BE IN CONFORMANCE WITH THE CITY OF AURORA IRRIGATION ORDINANCE. FREE STANDING LIGHTS SHALL BE DOWNCAST AND HOUSE SIDE SHIELDED, INSTALLED IN LOCATIONS PER THESE PLANS AND COORDINATED WITH THE ELECTRICAL PLANS.
- SURFACE MATERIAL OF WALKS, VEHICULAR DRIVES AND PLAZA AREAS SHALL CONFORM TO ADA REQUIREMENTS AND BE MATERIALS AS NOTED IN THESE SITE AND LANDSCAPE PLANS.
- ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- A THREE (3) FOOT CLEAR ZONE SHALL BE PROVIDED AROUND ALL FIRE HYDRANTS.
- PROPOSED LANDSCAPE MATERIAL SHALL NOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED FIRE LANES.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

EDGING:

- ALL EDGING SHALL BE 1/8" X 4" GREEN PAINTED "RYERSON TYPE" METAL EDGING W/ MILLED EDGE AND ANCHOR STAKES PER MANUFACTURE'S SPECIFICATIONS OR EQUAL.

MULCH:

- ALL PLANTING BEDS TO BE MULCHED WITH 1" CHIPPED GRANITE ROCK MULCH, 3" DEPTH. DEPRESSED 2" BELOW SURROUNDING CURBS AND WALKS. PLACE WITH TIGHT JOINTS.

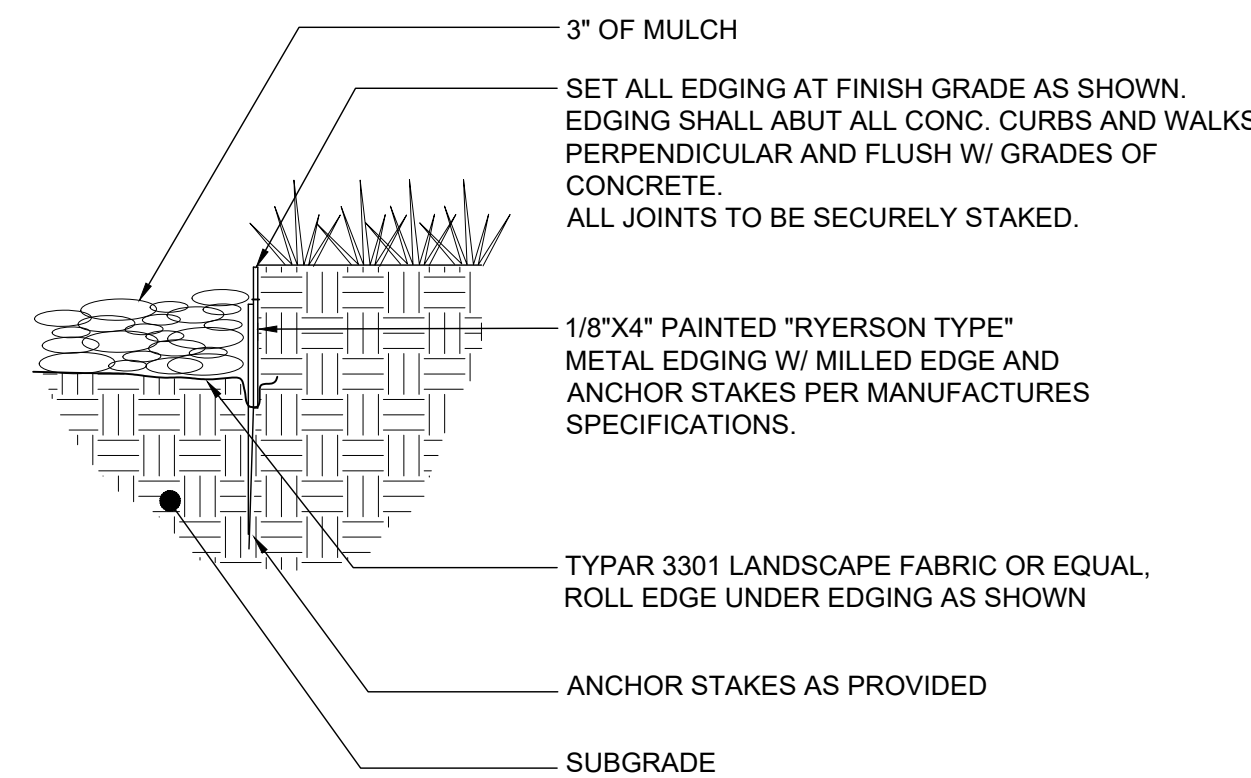


NOTE: ANY PLANT NOT IN ACCORDANCE WITH COLORADO NURSERY ACT REQUIREMENTS WILL BE REJECTED. HOLD MULCH GRADE 1" BELOW EDGE OF WALK, EDGING AND CURB. JUNIPER PLANTS SHALL BE PLANTED WITH TOP OF ROOTBALL AT FINISH GRADE OF MULCH LAYER.

4 SHRUB PLANTING

1" = 1'-0"

BLCC-05



6 STEEL EDGING

1" = 1'-0"

BLCC-02

CASE NUMBER: SITE-DA-1670-04

POMEROY SUBDIVISION FILLING NO. 2

KUM & GO GAS AND C-STORE AT POMEROY SITE PLAN WITH CONDITIONAL USE

S. AURORA PARKWAY, AURORA, CO



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

JOB NO. KUM 007.01

SCALE

DATE OCTOBER 9, 2020

SHEETS

11

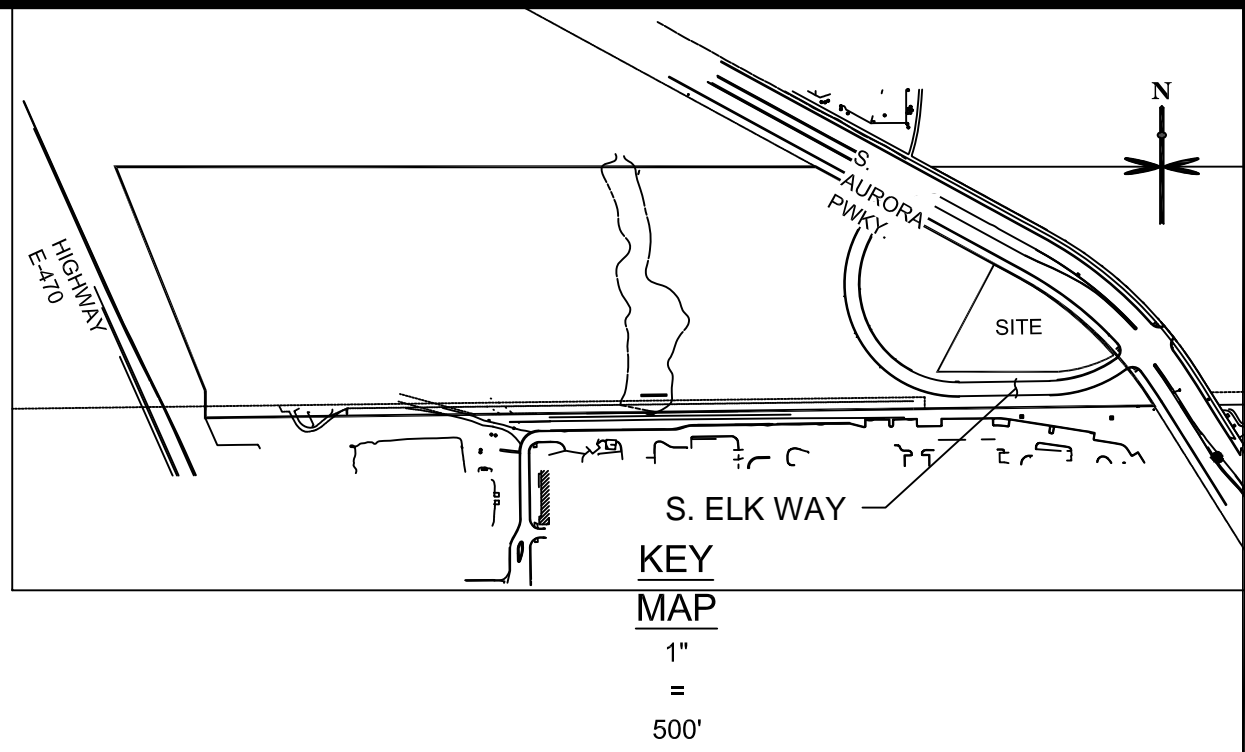
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LANDSCAPE NOTES AND DETAILS

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 lamp/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.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS	Illuminance	Fc	5.19	68.4	0.0	N.A.	N.A.
PUMP_FACE_Side_2	Illuminance	Fc	23.50	27.0	19.1	1.23	1.41
CANOPY	Illuminance	Fc	48.45	68.4	35.7	1.36	1.92
INSIDE CURB	Illuminance	Fc	10.14	56.3	0.4	25.35	140.75



Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLD	UDF	LLF	Arr. Lum. Lumens	Arr. Watts
	12	A	SINGLE	SCV-LED-23L-SCFT-50 - 15.5' MH	1.000	1.000	1.000	24361	191.5
	5	A1	SINGLE	SCV-LED-23L-SCFT-50 - 17.5' MH	1.000	1.000	1.000	24361	191.5
	7	B	SINGLE	WST LED P2 40K VW MVOLT - 11' MH - FIXTURE BY LITHONIA LIGHTING	1.000	1.000	1.000	3512	25
	1	C	SINGLE	TLFL-LED-20L- 4' MH	1.000	1.000	1.000	18768	187.91
	16	D	SINGLE	DNR52609 LED6-40K - 9' MH - FIXTURE BY ATLANTIC LIGHTING	1.000	1.000	1.000	1579	23.8
	1	E	SINGLE	SLM-LED-18L-SIL-FT-50-70CRI-IL-BLK-SINGLE-16'POLE+2.5'BASE	1.000	1.000	1.000	12568	148.5
	4	F	2 @ 90 DEGREES	SLM-LED-18L-SIL-FT-50-70CRI-BLK-D90-16' POLE+2.5'BASE	1.000	1.000	1.000	39328	297
	1	G	SINGLE	SLM-LED-18L-SIL-FT-50-70CRI-BLK-SINGLE-16' POLE+2.5'BASE	1.000	1.000	1.000	19664	148.5
	1	H	D180°	SLM-LED-18L-SIL-FT-50-70CRI-BLK-D180-16' POLE+2.5'BASE	1.000	1.000	1.000	39328	297

Total Project Watts
Total Watts = 5781.211

CASE NUMBER: SITE-DA-1670-04

POMEROY SUBDIVISION FILLING NO. 2



50266
P:
515-226-0128
F:
515-223-9873

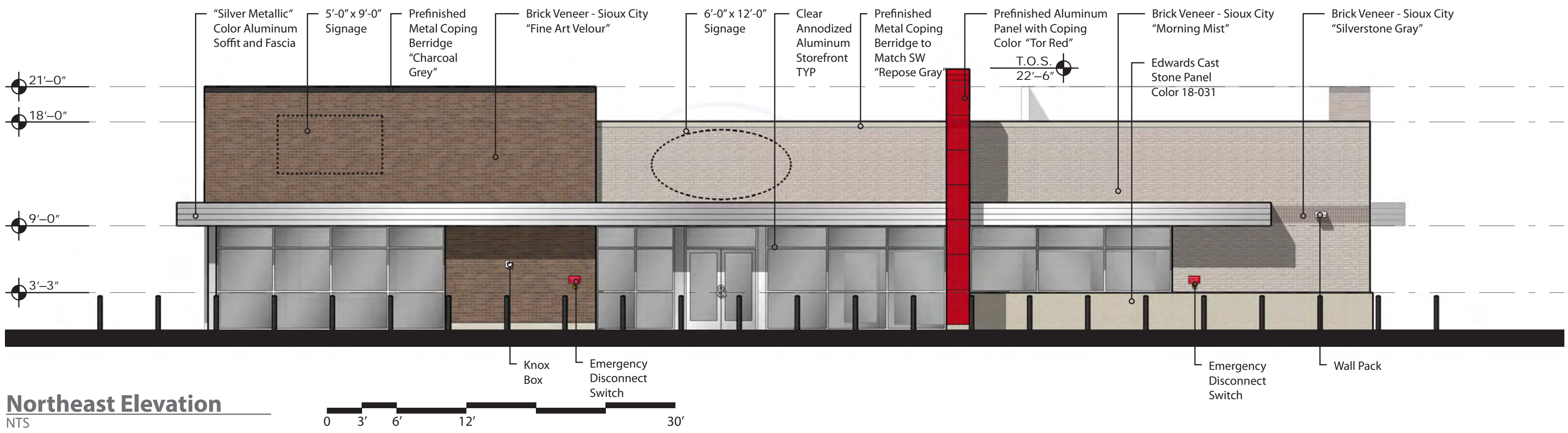
JOB NO. KUM 007.01

SCALE

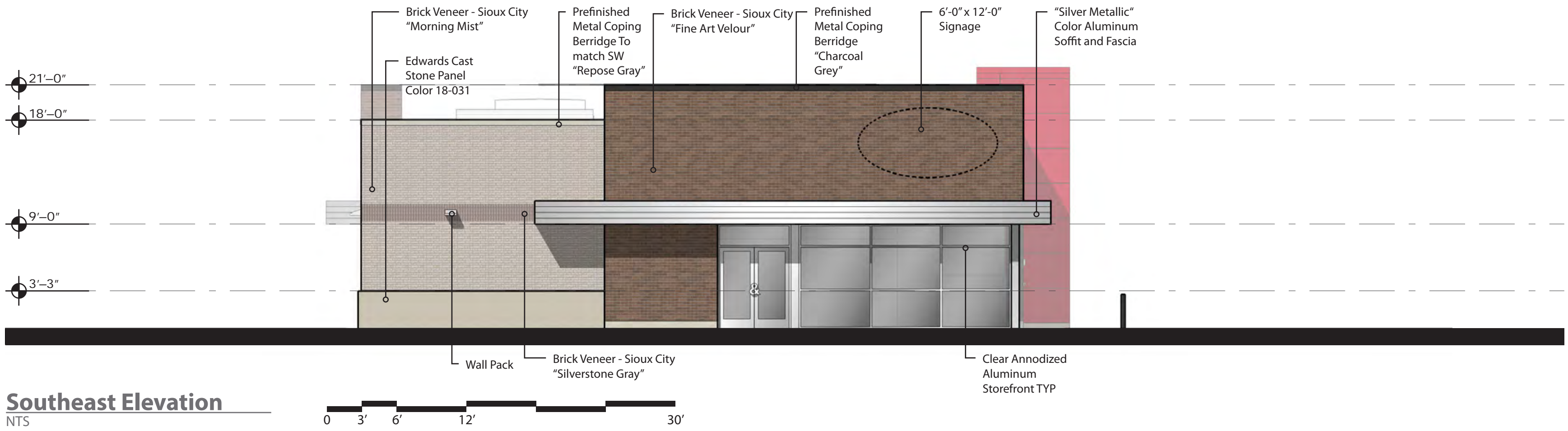
DATE January 13, 2021

SHEETS 11 SHEET 7

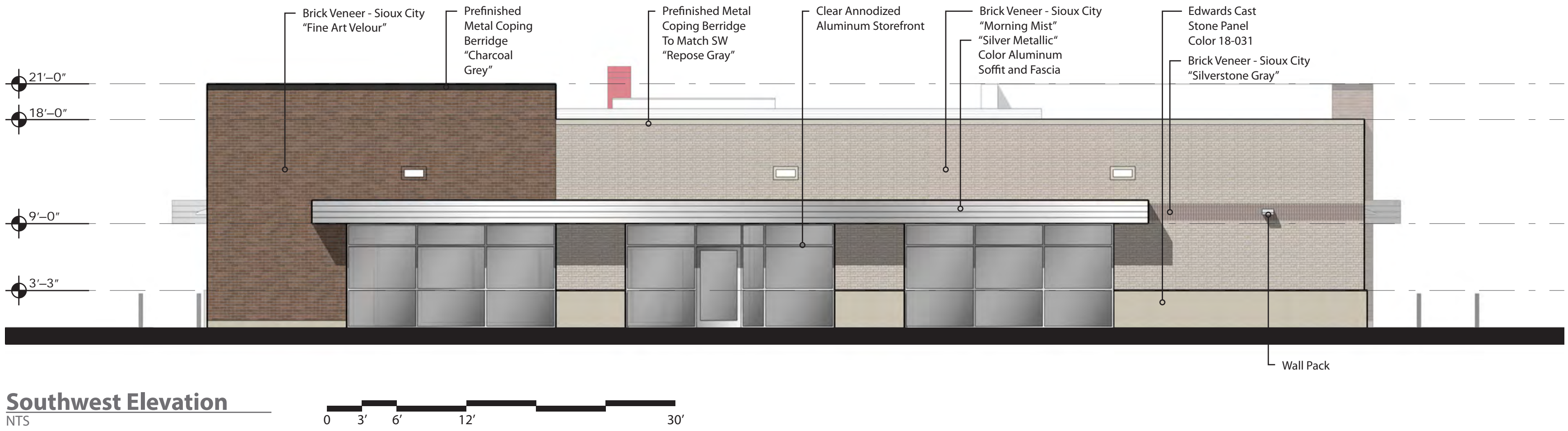
Proposed Building Signage			
Location	Sign	Size	Area
Northeast Elevation	"Kum & Go" Sign	6' x 12'	72 SF
	"Go Fresh Market" Sign	5' x 9'	45 SF
Southeast Elevation	"Kum & Go" Sign	6' x 12'	72 SF
Southwest Elevation	No Signage	---	0 SF
Northwest Elevation	No Signage	---	0 SF
Total			189 SF



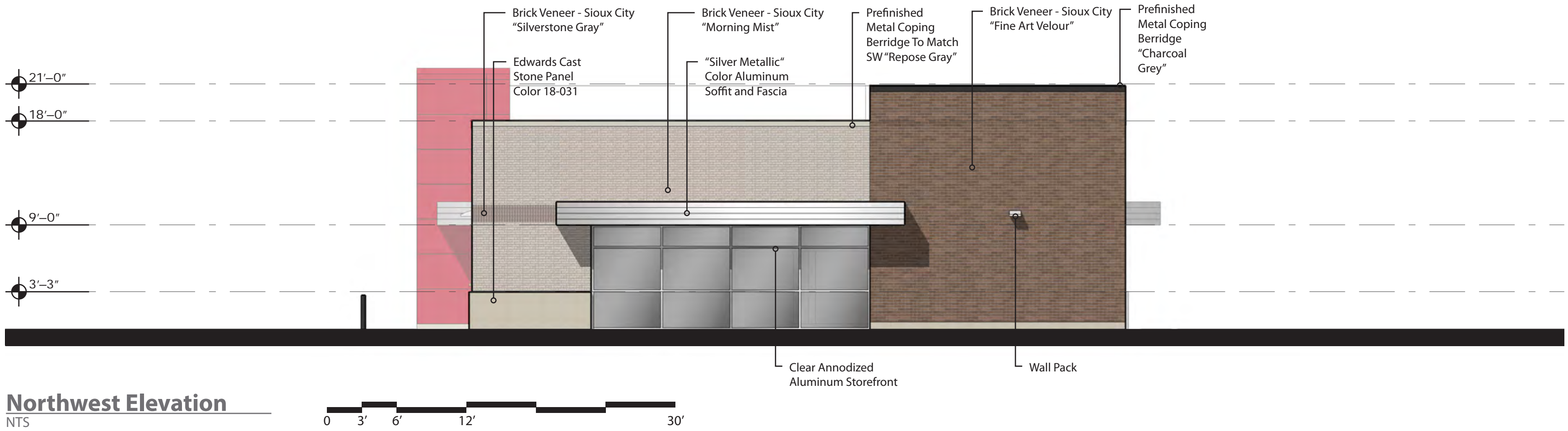
Northeast Elevation
NTS



Southeast Elevation
NTS



Southwest Elevation
NTS



Northwest Elevation
NTS

Material Calculations		
Material	Square Feet	% of Elevation
Brick	1000	52%
Edwards Cast Stone	123	6.3%
Red ACM	44	2.2%
Silver ACM	172	8.0%
Glazing	602	31%
Total	1941	

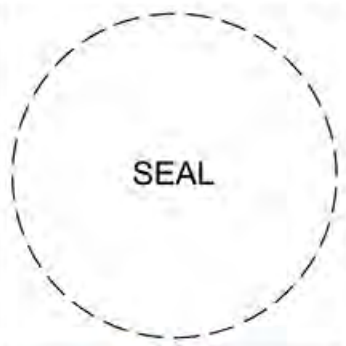
Material Calculations		
Material	Square Feet	% of Elevation
Brick	719	65%
Edwards Cast Stone	78	7%
Red ACM	--	--
Silver ACM	81	7%
Glazing	234	21%
Total	1112	

Material Calculations		
Material	Square Feet	% of Elevation
Brick	1138	61%
Edwards Cast Stone	113	6%
Red ACM	--	--
Silver ACM	135	7%
Glazing	486	26%
Total	1872	

Material Calculations		
Material	Square Feet	% of Elevation
Brick	768	72%
Edwards Cast Stone	35	3%
Red ACM	--	--
Silver ACM	55	5%
Glazing	216	20%
Total	1074	
Note: Does not include Red ACM or Silver ACM Beyond Total: 1210 SF With Red ACM & Silver ACM Beyond		



ARCHITECT OF RECORD:
BRR ARCHITECTURE, INC
8131 MITCHELL AVENUE
SUITE 300
OVERLAND PARK, KS 66204
www.brrarch.com
TEL: 913-262-9095
FAX: 913-262-9044



1459 Grand Avenue
Des Moines, Iowa
50309
P:515-457-6247

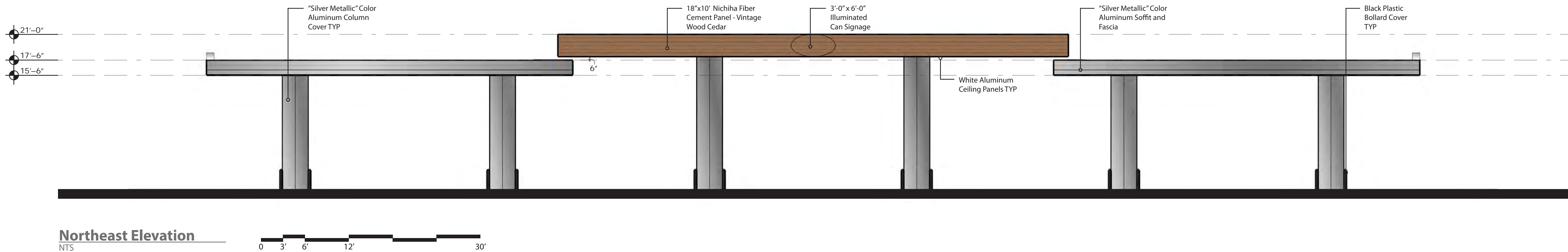
#2304 - AURORA, COLORADO

EXTERIOR ELEVATIONS

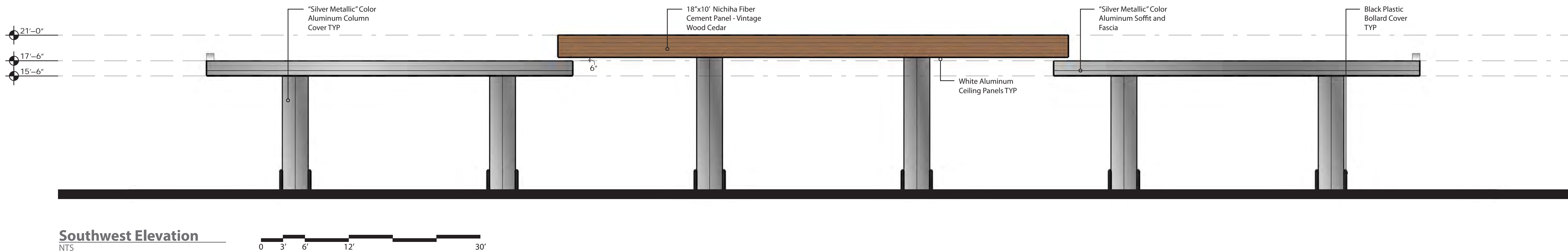
KG PROJECT TEAM:
RDM:
SDM:
CPM:

REVISION DESCRIPTION		DATE		DATE: 01/22/2021	SHEET NUMBER:
△					

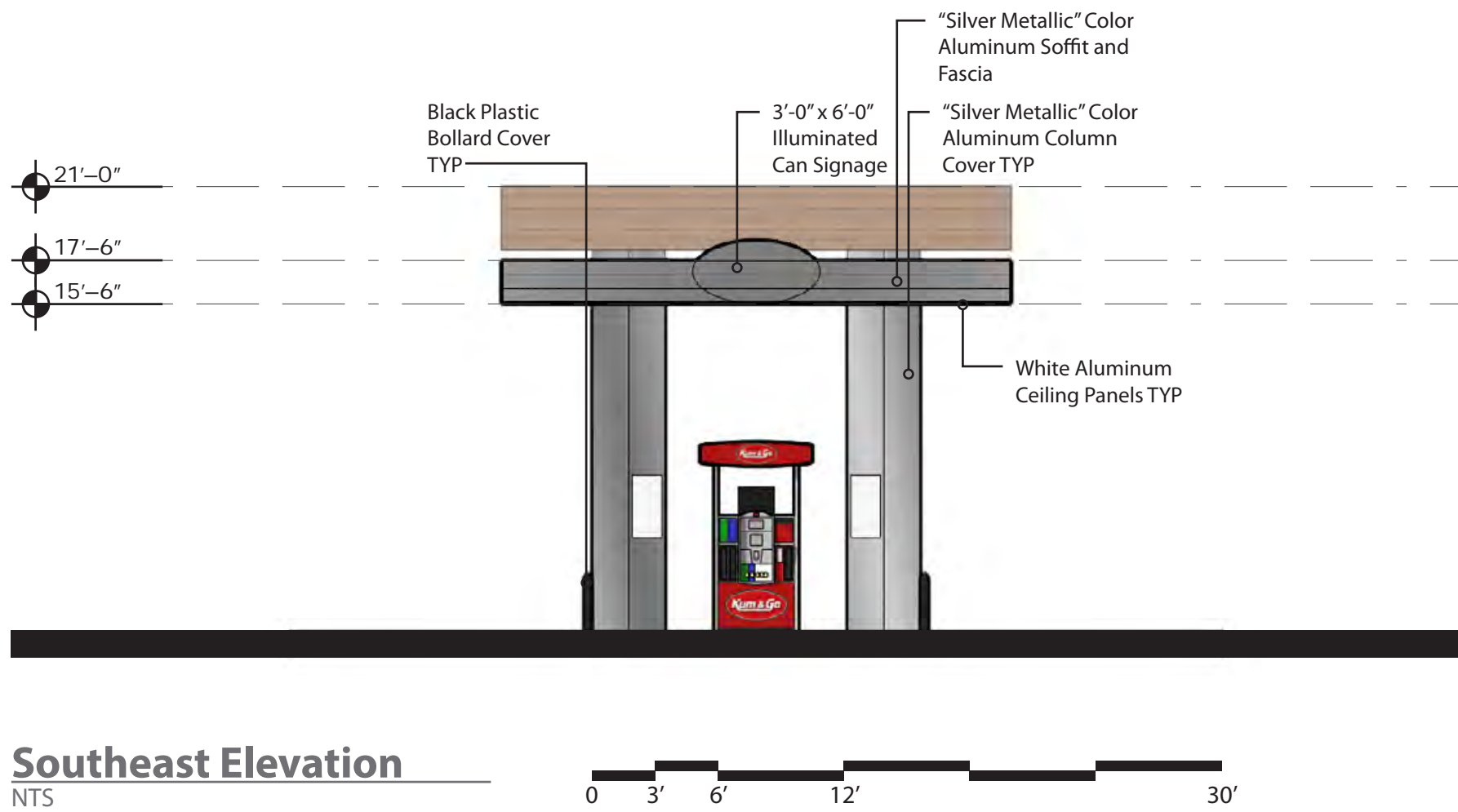
Proposed Canopy Signage			
Location	Sign	Size	Area
Northeast Elevation	"Kum & Go" Sign	3'x 6'	18 SF
Southwest Elevation	No Signage	---	0 SF
Southeast Elevation	"Kum & Go" Sign	3'x 6'	18 SF
Northwest Elevation	"Kum & Go" Sign	3'x 6'	18 SF
Total			54 SF



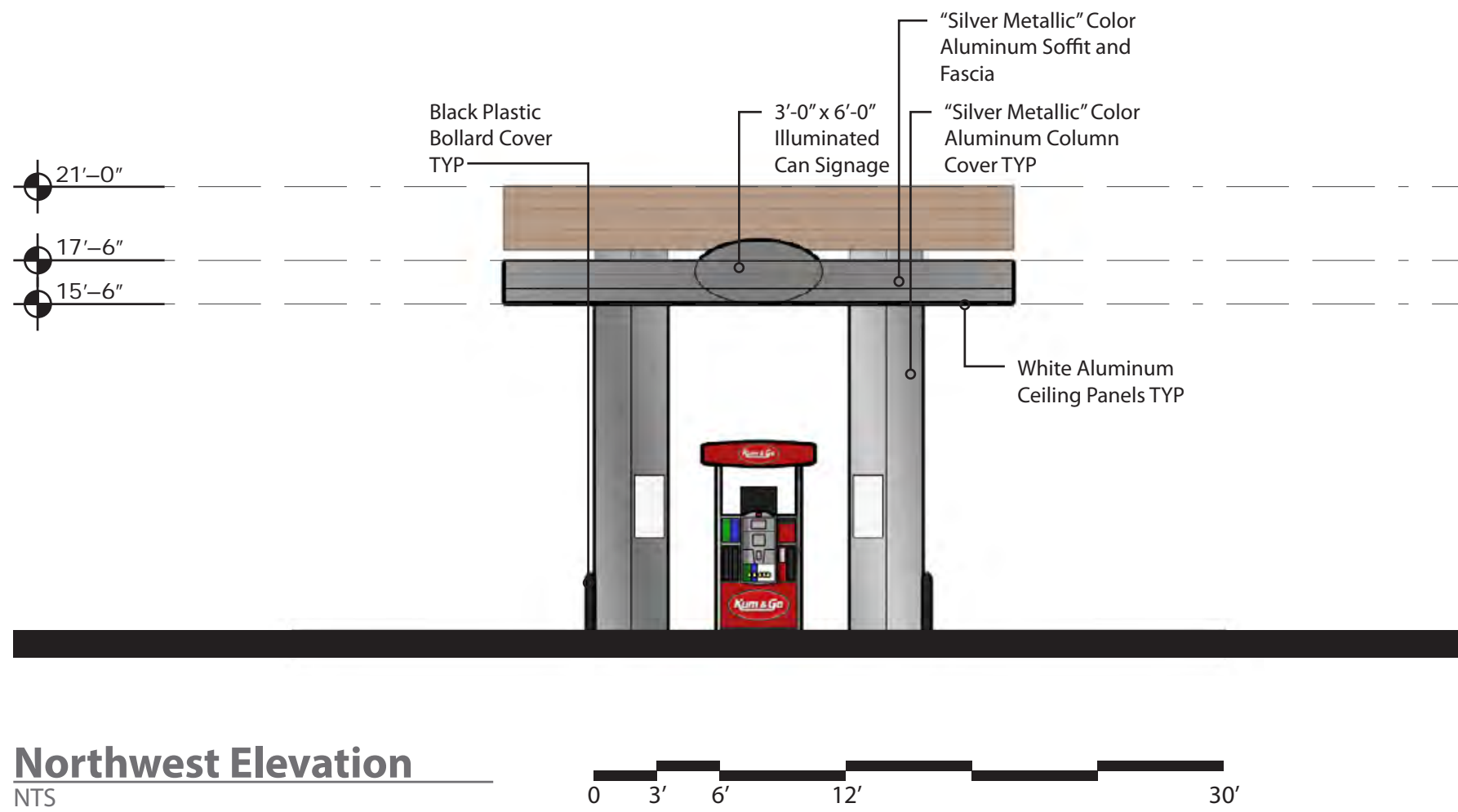
Northeast Elevation
NTS



Southwest Elevation
NTS



Southeast Elevation
NTS



Northwest Elevation
NTS



ARCHITECT OF RECORD:
BRR ARCHITECTURE, INC
8131 MITCHELL AVENUE
SUITE 300
OVERLAND PARK, KS 66204
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TEL: 913-262-9055
FAX: 913-262-9044



1459 Grand Avenue
Des Moines, Iowa
50309
P:515-457-6247

#2304 - AURORA, COLORADO

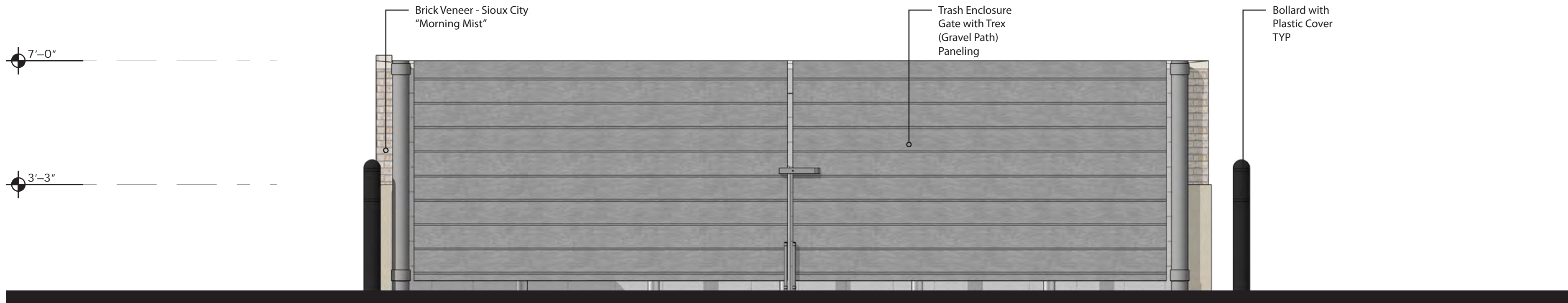
CANOPY ELEVATIONS

KG PROJECT TEAM:
RDM:
SDM:
CPM:

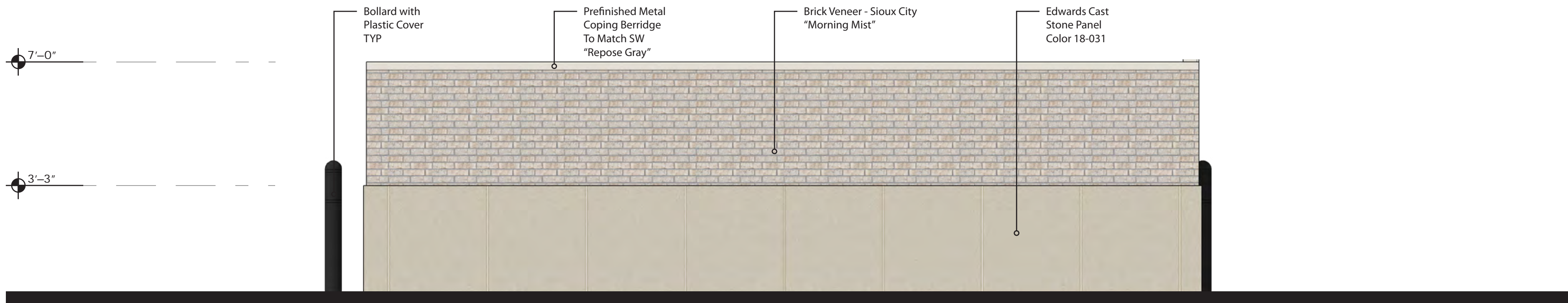
REVISION DESCRIPTION	DATE	BY	CHKD	APPD

DATE: 01/22/2021

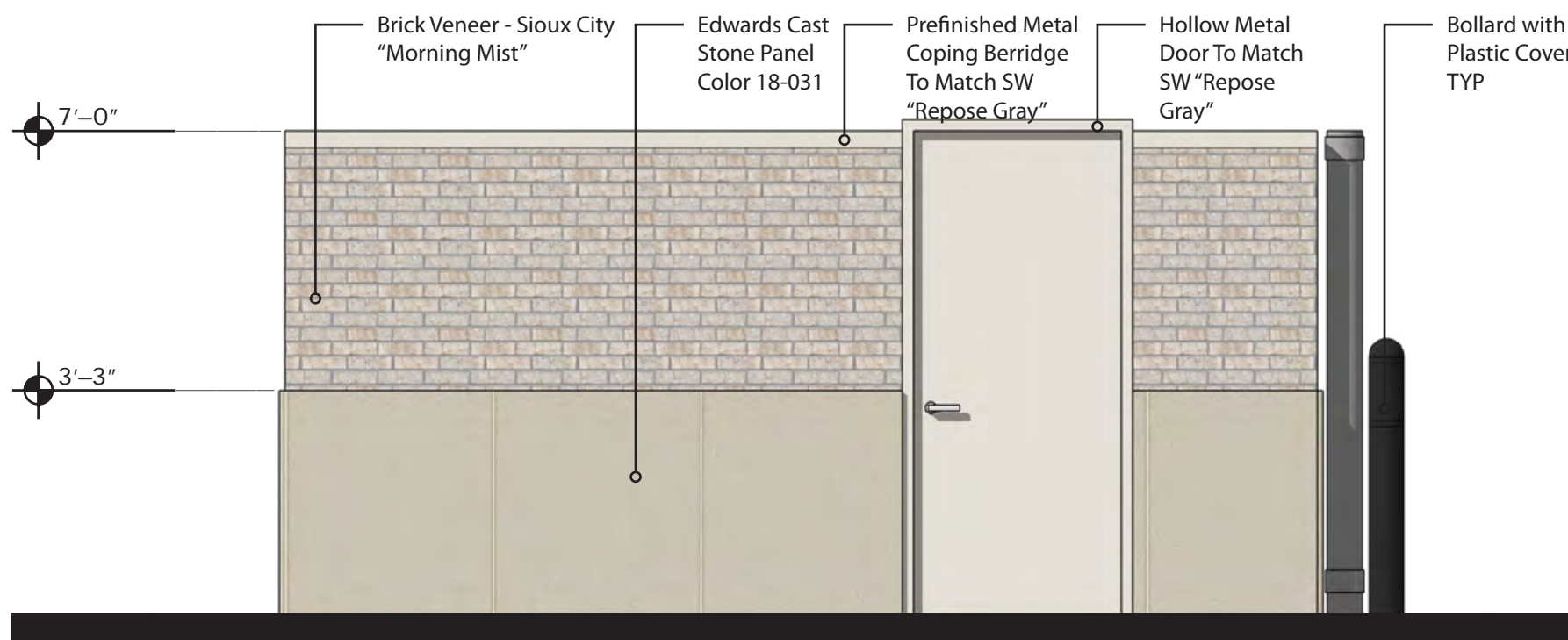
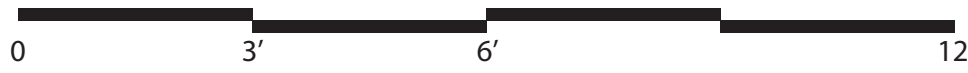
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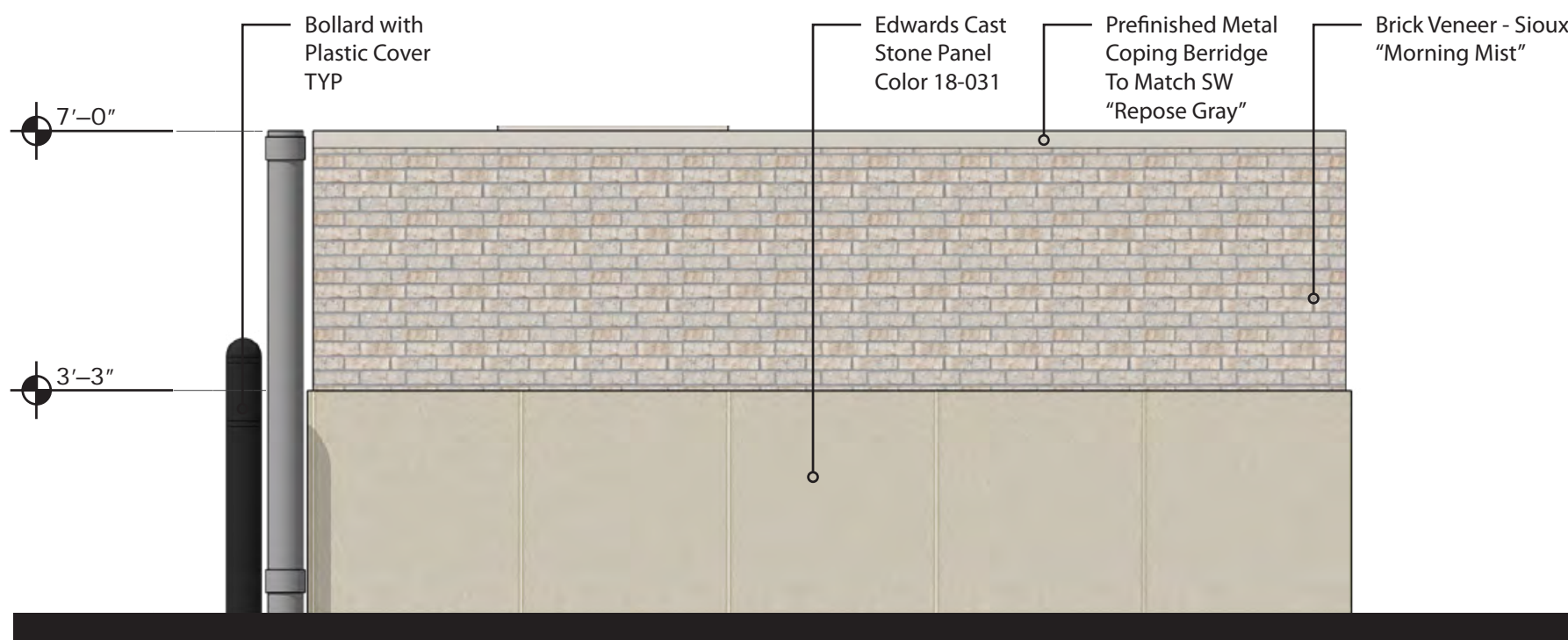
Northwest Elevation
NTS



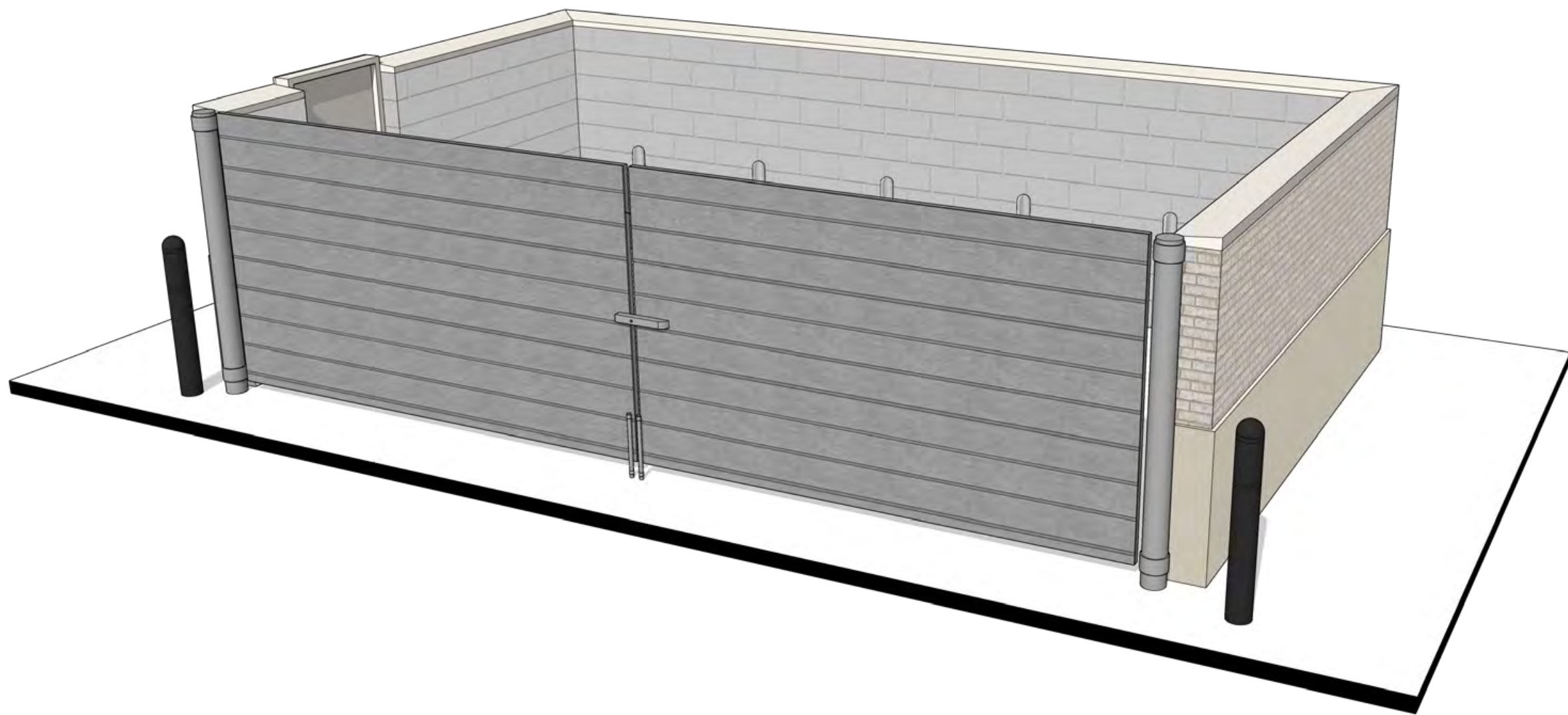
Southeast Elevation
NTS



Northeast Elevation
NTS



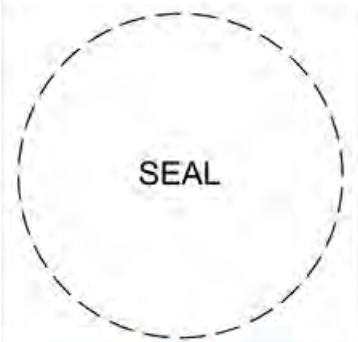
Southwest Elevation
NTS



Perspective
NTS

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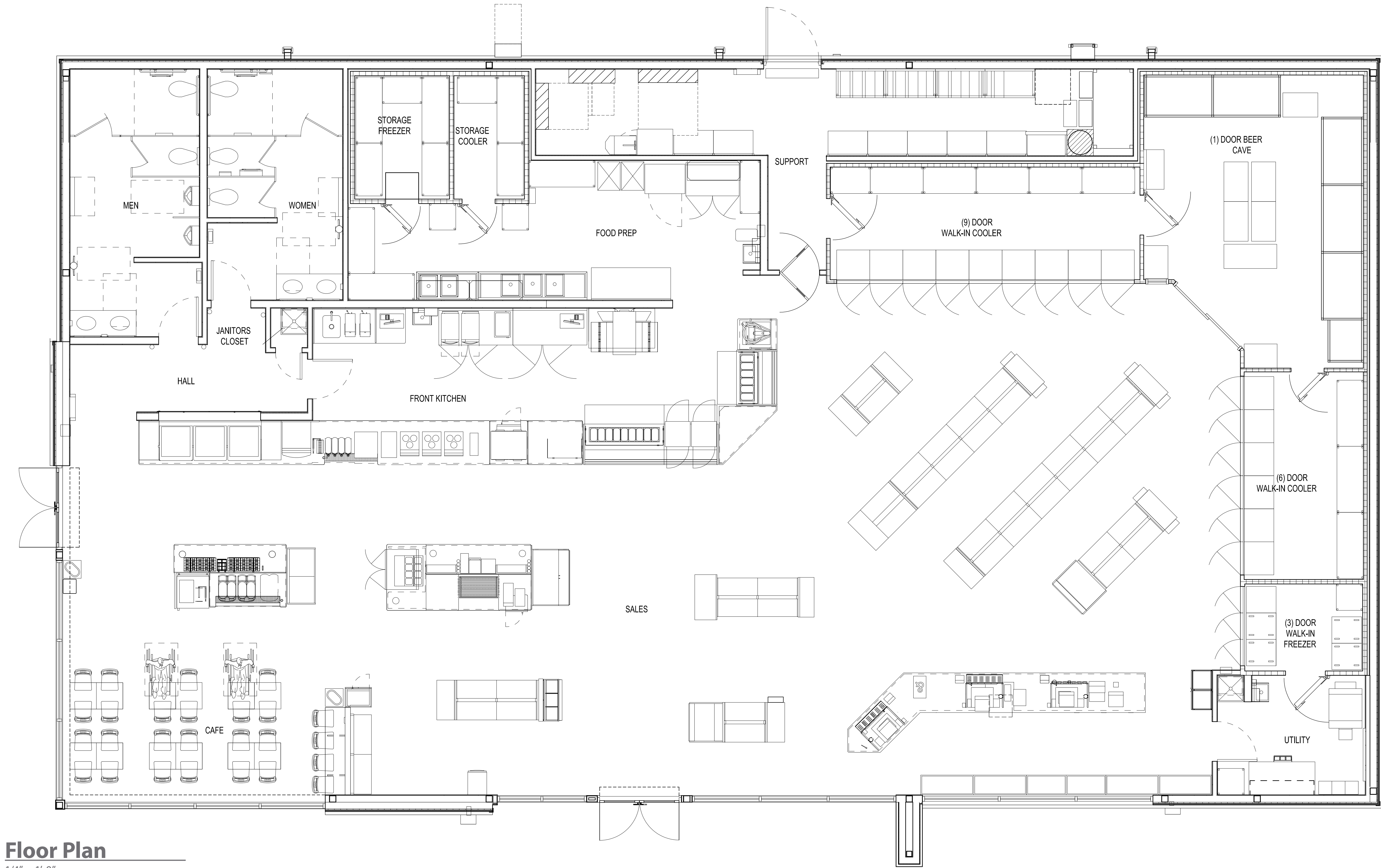


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TRASH ENCLOSURE ELEVATIONS

KG PROJECT TEAM:			
RDM:			
SDM:			
CPM:			
REVISION DESCRIPTION	DATE		
△			
DATE:			01/22/2021
SHEET NUMBER:			



Floor Plan

1/4" = 1'-0"



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FLOOR PLAN

KG PROJECT TEAM:
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REVISION DESCRIPTION	DATE

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REVISIONS

Location	Sign	Size	Area
Northeast Elevation	"Kum & Go" Sign	6' x 12'	72 SF
	"Go Fresh Market" Sign	5' x 9'	45 SF
Southeast Elevation	"Kum & Go" Sign	6' x 12'	72 SF
Southwest Elevation	No Signage	---	0 SF
Northwest Elevation	No Signage	---	0 SF
Total			189 SF

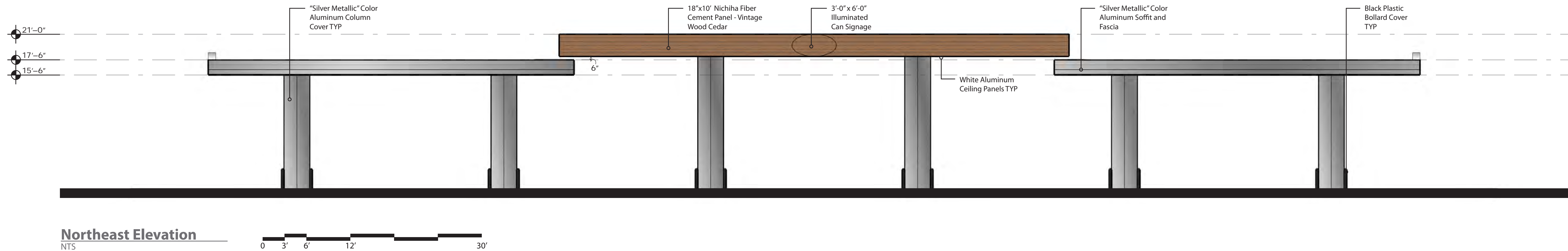


Material Calculations		
Material	Square Feet	% of Elevation
Brick	768	72%
Edwards Cast Stone	35	3%
Red ACM	--	--
Silver ACM	55	5%
Glazing	216	20%
Total	1074	

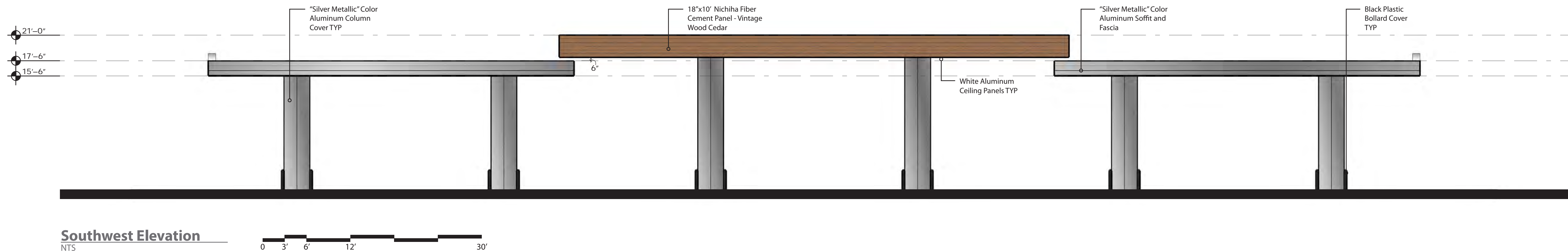
Note: Does not include Red ACM or Silver ACM Beyond Total: 1210 SF With Red ACM & Silver ACM Beyond

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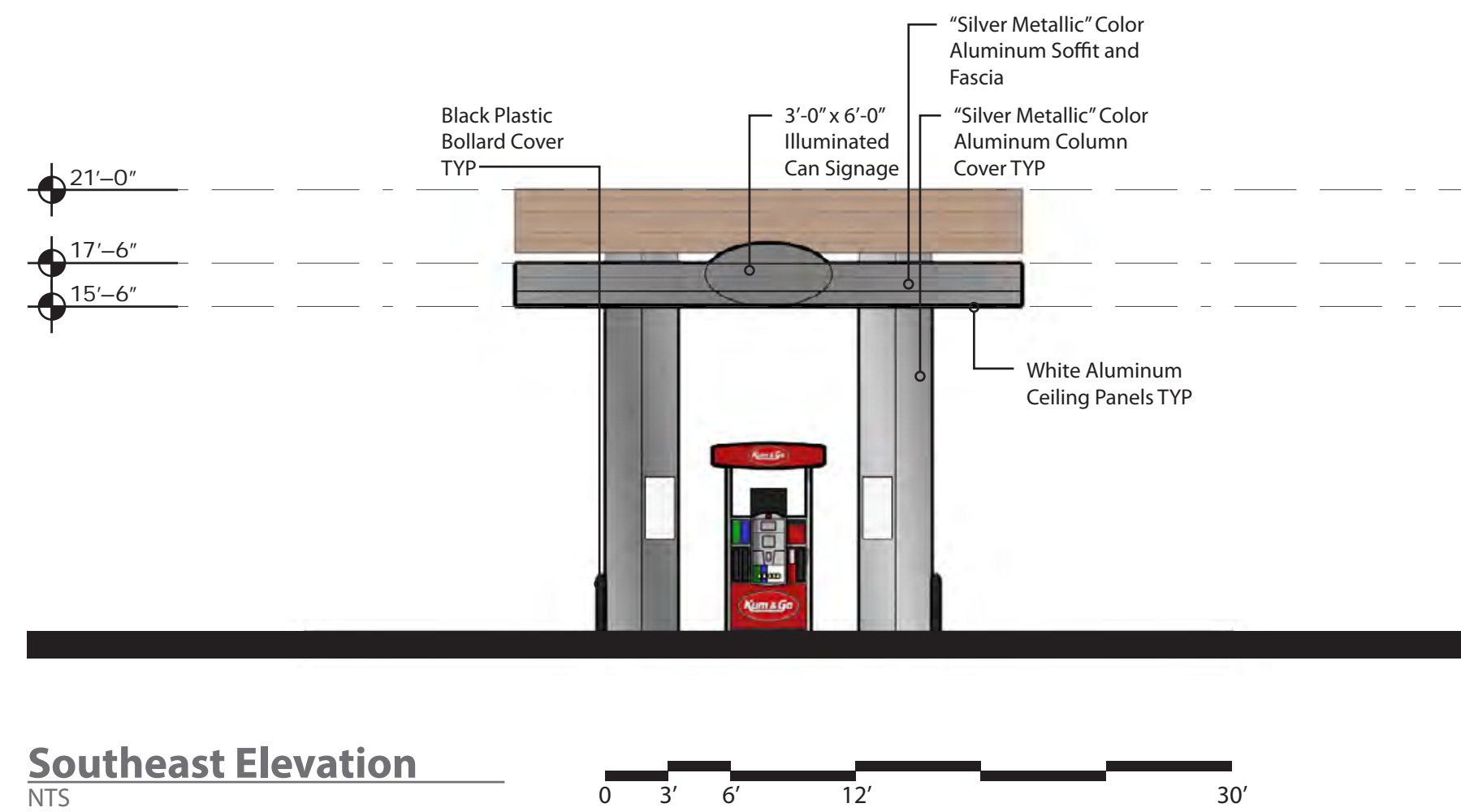
Proposed Canopy Signage			
Location	Sign	Size	Area
Northeast Elevation	"Kum & Go" Sign	3' x 6'	18 SF
Southwest Elevation	No Signage	---	0 SF
Southeast Elevation	"Kum & Go" Sign	3' x 6'	18 SF
Northwest Elevation	"Kum & Go" Sign	3' x 6'	18 SF
Total			54 SF



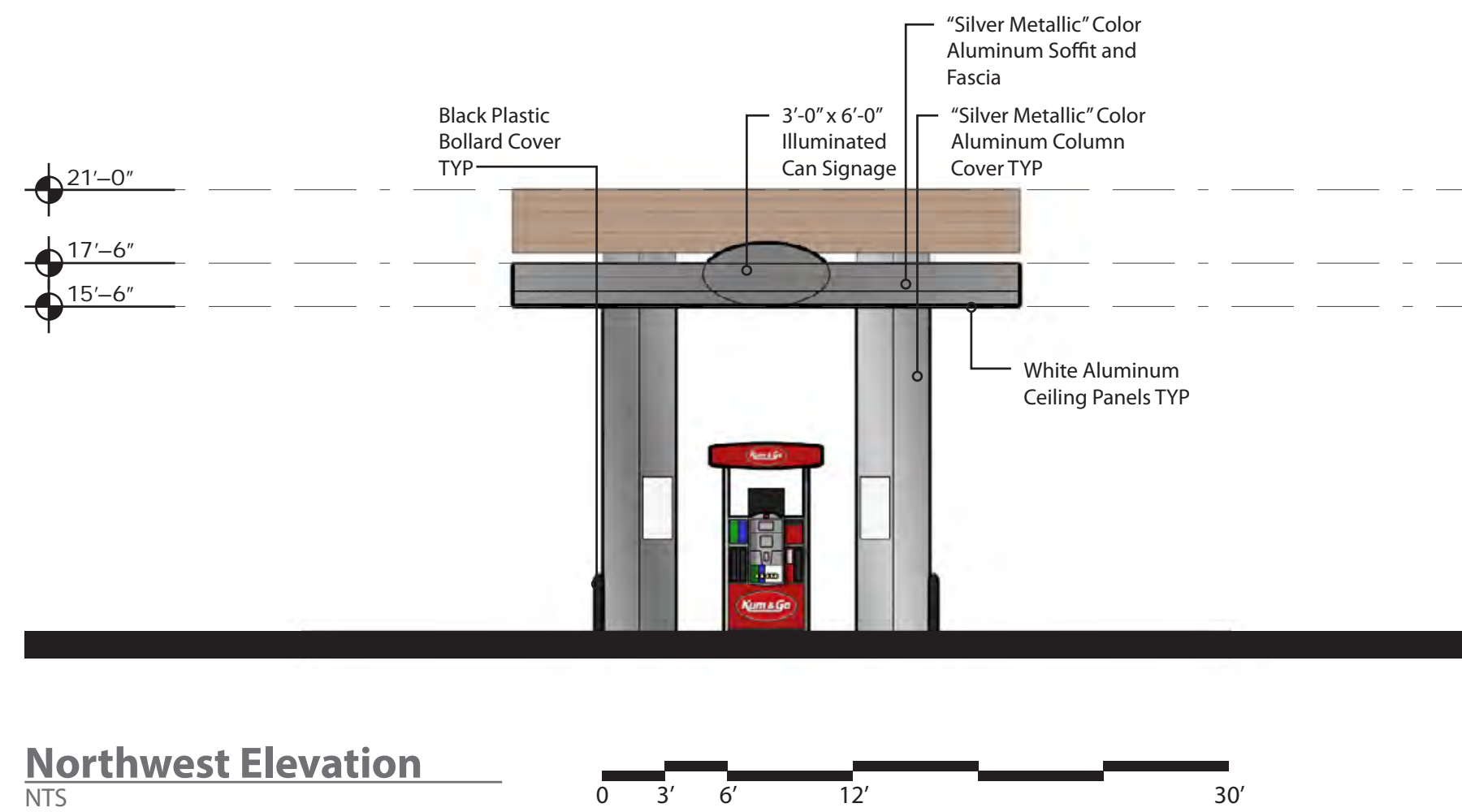
Northeast Elevation
NTS



Southwest Elevation
NTS



Southeast Elevation
NTS



Northwest Elevation
NTS

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SEAL

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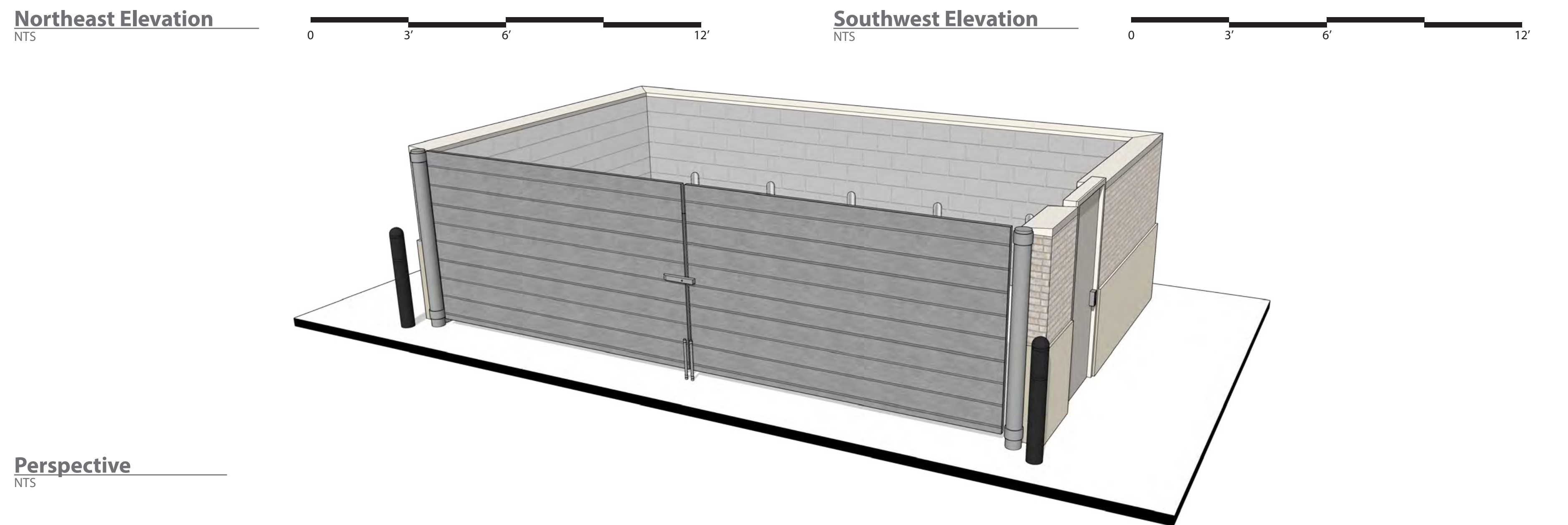
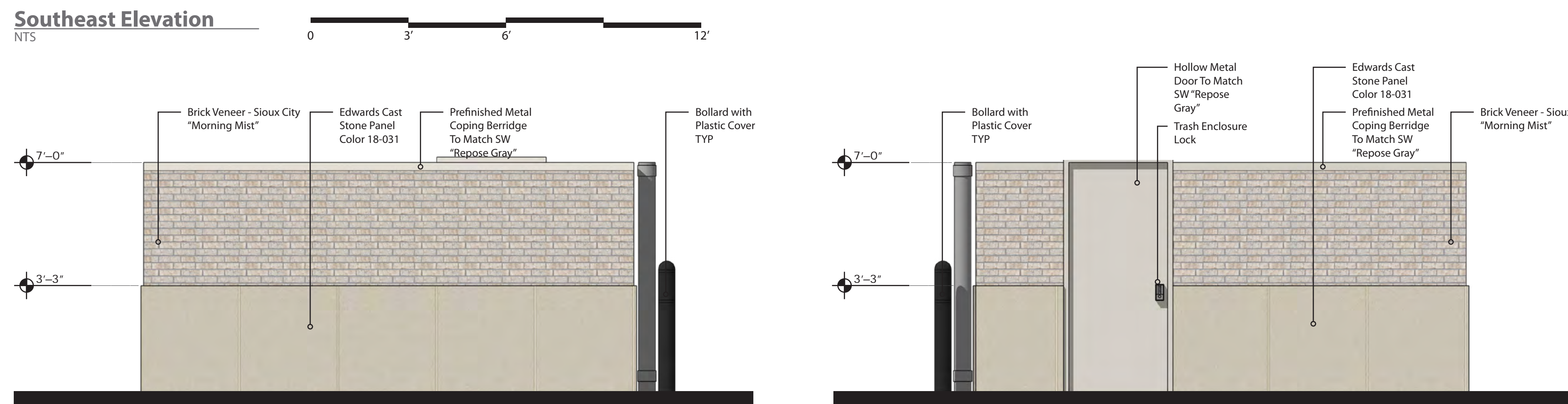
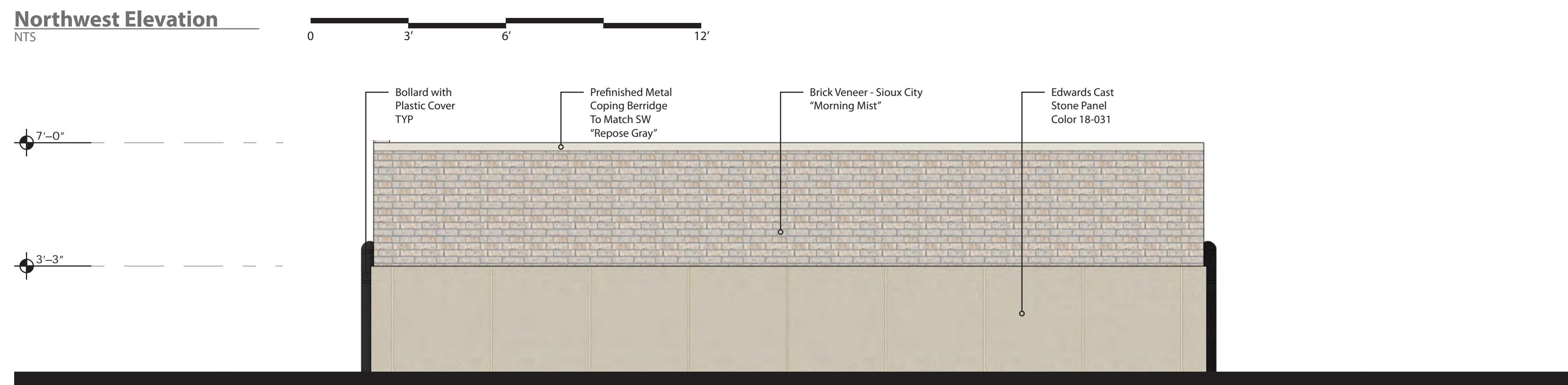
CANOPY ELEVATIONS

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REVISION DESCRIPTION	DATE				

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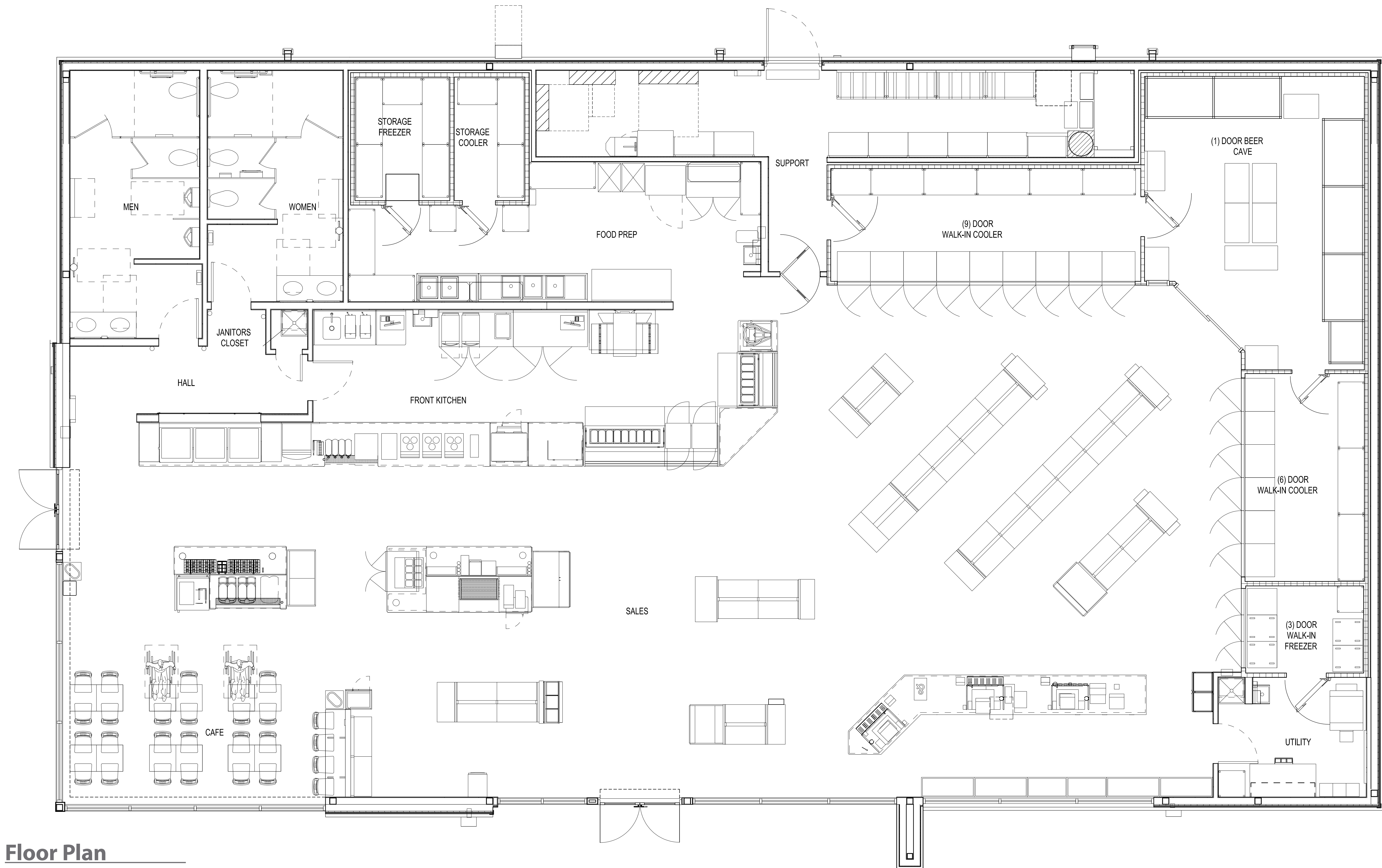
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REVISION DESCRIPTION	DATE				
DATE:			01/22/2021		
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10 OF 11					



Floor Plan

1/4" = 1'-0"

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FLOOR PLAN

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