

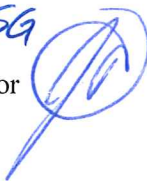




**Community Development Department Memorandum
Development Review Division**

To: Members, Town of Parker Planning Commission

From: Patrick Mulready, Senior Planner 
Steve Greer, Development Review Manager 

Through: John Fussa, Community Development Director 

Date: January 9, 2014

Regarding: Public Meeting:
Site Plan Amendment: Kneader's Bakery at Lot 1, Parker Central Area Filing 11
19190 E. Mainstreet
[Application AMD 13-055]

**Section I.
Subject & Proposal:**

Location: South side of Mainstreet, approximately 250 feet west of Parker Road (formerly the location of CrossWalk Christian Store & Café).

Owner: Aaron Smith, The Four Foods Group

Applicants: Tim Nelson, Galloway & Company

Proposal: The applicant desires to engage in a redevelopment project for this site in which the existing building would be razed and replaced with a 3,669 square foot restaurant with a drive-thru lane.

**Section II.
Background:**

History: The existing 6,315 square foot structure on site was constructed in 1993 and has been the location of a number of businesses. In 2003, it was rezoned to become part of the Greater Downtown District (GDD), Town Center Sub-District. Centered around the intersection of Parker Road and Mainstreet, the Town Center Sub-district was established "to accommodate a broad mix of development types that encourage alternative transportation, especially walking and transit use."

Site Data: The subject property is a 0.417 acre parcel currently occupied by a 6,315 square foot commercial retail building. The site is accessed from an internal driveway and parking lot shared with the neighboring Hobby Lobby & Big Lots building.

Land Use Summary Data:

Total Area: 18,164.5 square feet (0.417 acres).
Zoning: Greater Downtown District: Town Center Sub-district
Existing Use: Developed and improved with an existing 6,315 square foot retail building which is currently vacant.

Development Standards:

	Required/Minimum	Proposed
Building Height:	60 feet (Maximum Height)	22 feet, 8 inches
Setbacks:		
Front:	Determined as part of site plan	27 feet (to Parker Road Street ROW)
Sides:	Determined as part of site plan	15 feet (to eastern lot line) 52 feet (to western lot line)
Rear:	Determined as part of site plan	27 feet (to southern lot line)
Parking:	No minimum	19 spaces (1 Accessible Space) (9 spaces on site, 10 spaces under agreement from the lot west of subject property)

Surrounding Zoning & Land Use:

<i>North:</i>	GDD: Town Center Sub-district, in the Town. Colorado State Bank & Trust.
<i>East:</i>	GDD: Town Center Sub-district, in the Town. Conoco Gas Station.
<i>South:</i>	GDD: Town Center Sub-district, in the Town. Parking Lot for Hobby Lobby & Big Lots retail stores.
<i>West:</i>	GDD: Town Center Sub-district, in the Town. Hobby Lobby & Big Lots retail stores.

**Section III.
Analysis:**

Site Plan:

Conformance with Land Development Code:

Parking: Within the Town Center Sub-district, there is no minimum parking requirement. The applicant has proposed 19 spaces (1 accessible space) to serve a 3,669 square foot restaurant. Nine of those spaces (including the accessible space) are on site. The remaining ten are reserved for the applicant's use via a recorded parking agreement with the neighboring property to the west.

Landscaping: With the Town Center Sub-district, there are four types of landscape areas specified:

- Streetscape Landscaping: defined as an amenity zone between the building entrance and the curb/flow-line of the public street which is generally focused on hardscape/plaza elements;
- Parking Lot Perimeter Landscaping: defined as a minimum five-foot width measured from the edge of the parking area;
- Parking Lot Interior Landscaping: only required if a parking lot has more than 49 spaces; and
- Additional Areas: located between dissimilar uses, open space, parks or to break up the massing of long blank walls.

The parking lot interior landscaping does not apply since the site has less than 49 spaces. Additionally, the site does not border a dissimilar use, park or open space area so the additional landscape requirement does not apply. Rather than engaging in streetscape landscaping, the applicant has sought to install a drive-thru lane on site which aligns itself between the north elevation of the building and the Mainstreet right-of-way (this was permitted by approval of a Use by Special Review before Council on December 2, 2013).

In terms of parking lot perimeter landscaping, all of the landscape areas on site are a minimum 10 feet in width. The applicant has proposed a total of 2,892 square feet of landscaped area, which is 16% of the site. The Town's normal landscape materials requirement is 1 tree and 5 shrubs for each 1,500 square feet of landscaped area, which would equate to a minimum requirement of 2 trees and 10 shrubs for the site. What the applicant has proposed is summarized below:

- 3 Deciduous Trees
- 4 Coniferous Trees (a total of 7 trees for the site)
- 80 Deciduous Shrubs
- 43 Coniferous Shrubs (a total of 123 shrubs for the site)
- 54 Ornamental Grasses

Access & Circulation:

There is one right in/right out vehicular access point to the site from a shared private driveway extending south of Mainstreet between the subject property and the neighboring Big Lots/Hobby Lobby lot to the west. However, approximately 250 feet to the west is another private access drive which intersects Mainstreet at a light shared (to the north) with Stage Run. This internal access proposal has been evaluated by Public Works and has been found acceptable.

Pedestrian connectivity has an increased role in this site given that ten parking spaces are proposed via a parking agreement with the neighboring property owner to the west. The applicant is proposing to improve these spaces by adding an eight foot wide sidewalk on the north side of these spaces. This sidewalk would wrap around the landscape island and connect to the crosswalk at the private drive where it intersects Mainstreet. There is also an on-site sidewalk that connects pedestrians at the northwest corner of the property.

Design Guidelines:

Building Colors, Materials & Massing on Site:

The proposed structure is a single story building employing parapet sections to create a varied roof line. The bulk of the building face makes use of a "Country Manner" brick on the facades, but accents this with a soldier course line of the darker red "Clifton" brick. There are two colors of EIFS used on the main façade: one is above the window glazing and the other is on the rear façade above the service entrance. Both EIFS colors are named "Chocolate Mousse," but one of the shades is 200% darker than the other. The lighter shade is used in elevation fields and the darker shade is employed as an accent in the cornice along the parapets.

The fenestration on the east, west and north elevations all maintain a rhythm of two squares above a large rectangle. Soldier course details are provided on the window sills and the cap above the windows will use a contrasting "Oro Chiaro" stone. The design also includes an exterior pergola on the west side of the

building to accommodate outside seating. The pergola itself will be composed of wood planks, stained and finished in "Rich Cordoba." The proposal also includes a series of steel awnings over the windows and doors. These awnings will be painted in a dark "Yellow Olive" color.

In December, 2013, a Use by Special Review (UbsR) for a drive-thru lane was approved for this site. This was the condition of approval which came with this UbsR:

"Increased buffering and screening, including but not limited to landscaping or an architectural component, of any proposed drive-thru lane in the landscape island adjacent to Mainstreet will be required to more effectively screen the proposed drive-thru from view of Mainstreet."

The applicant has proposed a three foot concrete wall within a landscape area adjacent to the Mainstreet right-of-way. Given the grades on site, this wall will sit higher than Mainstreet and thus more effectively conceal headlights on vehicles in the drive-thru lane.

There are only two issues related to materials and colors which staff believes may require additional scrutiny: the first issue is the prominence of the door on the north (Mainstreet) elevation so as to activate this elevation when viewed from Mainstreet. The second issue involves the materials to be applied to the three-foot concrete wall to architecturally link it to the building. A condition of approval has been added to this report to address both issues.

Lighting:

The applicant proposes to use three Lithonia Lighting KVS1 250-watt metal halide fixtures as freestanding lights on site. One of the freestanding poles will be a single arm fixture and the other will be a double armed fixture. These freestanding fixtures will be mounted at either end of the row of parking adjacent to the building. All lighting will be fully cut-off shielded, ground-directed and meet code-defined height limits.

The applicant also proposes to install 18 wall-mounted Ligman Lighting U30754 sconce type fixtures around the building. These are fully cut-off shielded and mounted at a consistent height of ten feet, six inches above ground. They are selected as "bronze" in color so as to be consistent with the earth-tone colors in the building itself.

The proposed fixtures, as well as the photometric plan itself, are consistent with the Town's lighting requirements.

Drainage, Grading & Erosion Control:

Grading on site occurred with the original construction of the property in 1994. The applicant is not proposing to change the existing grades on site or propose a different drainage solution to the site. This proposal will result in construction of a building approximately 1,500 square feet smaller than what currently exists and provides a drive-thru lane around this building. Therefore, the quantities of impervious surface on site remain largely unchanged. Public Works has indicated they find the applicant's drainage conformance report acceptable.

Signage: All signage indicated on the elevations is for illustrative purposes only. Signage will require approval of a separately issued Sign Permit.

Section IV.

Referral Agency Comments:

Below are the condensed versions of referral responses received from affected agencies:

Town of Parker Public Works Dept.:

In a memo dated December 11, 2013, Public Works has some corrections to the Construction Plan set to be made prior to issuance of a building permit.

Town of Parker Police Department:

No comments received to date.

Town of Parker Building Department:

Will require revised exterior lighting compliance certificates at the time of building plan submittal.

South Metro Fire & Rescue Authority:

A Demolition Permit will be required from SMF&RA prior to commencement of any work on site to remove the existing building.

Parker Water & Sanitation District:

In a letter dated November 27, 2013, PWSD has a list of corrections to the Construction Plans and one correction to the Irrigation Plans, which will be addressed before issuance of a building permit.

Cherry Creek Basin Water Quality Authority:

Takes no exception to the proposed building (standard form letter).

Urban Drainage & Flood Control District:

No comments received to date.

Xcel Energy:

Reminds the applicant to contact their offices before commencing construction (standard form letter).

IREA:

Has a series of easements as well as underground facilities on the subject property. Applicant must maintain appropriate clear zones to existing IREA facilities.

CenturyLink Communications:

No comments received to date.

Section V.

Recommendation:

Staff recommends that the Planning Commission approve of the Site Plan Amendment request for the Kneader's Bakery & Café restaurant at Lot 1, Parker Central Area Filing 11, (also referred to as 19190 East Mainstreet) subject to the Parker Municipal Code and the following conditions:

1. The site plan exhibits submitted to the Community Development Department on November 15, 2013, and reviewed by the Planning Commission on January 9, 2014, shall be the approved plans. **ANY ALTERATION, MODIFICATION, SUBSTITUTION, OR REVISION INCLUDING (BUT NOT LIMITED TO) COLORS, MATERIALS, OR PLACEMENT SHALL BE AT THE DISCRETION OF THE COMMUNITY DEVELOPMENT DIRECTOR, WHO RESERVES THE RIGHT TO REQUIRE SAID PROPOSED CHANGES TO BE REVIEWED AND APPROVED BY THE PLANNING COMMISSION.**
2. **THIS APPROVAL SHALL EXPIRE SIX (6) MONTHS AFTER THE DATE OF APPROVAL UNLESS A GRADING PERMIT OR BUILDING PERMIT HAS BEEN APPLIED FOR.** The Community Development Director, upon written request, may grant a ninety (90) day extension.
3. All Mechanical Equipment shall be fully screened with permanent material and painted to match the

building color. All rooftop vents and other appurtenances shall be painted to match the roof or building color to minimize their visual impact. Any rooftop mechanical, vents or appurtenances, which are not shown on the approved plans may be subject to review by the Planning Commission and may require additional conditions for screening. Freestanding lighting fixtures on site may not exceed the height of the principle building.

4. This approval **DOES NOT** include signage. A separate sign permit is required from the Community Development Department. The applicant shall also contact the Building Division regarding sign permit requirements.
5. Prior to the release of any Grading or Building Permit for the subject property, the applicant must revise the Construction Plan Set to address the comments of the Town of Parker Public Works Department, from a memo dated December 11, 2013; the comments of the Parker Water & Sanitation District, from a memo dated November 27, 2013; and the comments of the Town of Parker Building Division, from a memo dated November 21, 2013.
6. Prior to the issuance of a building permit, the design of the north (Mainstreet) elevation and the materials applied to the three-foot concrete wall concealing the drive-thru lane will be addressed and subject to approval by the Community Development Director.

Section VI.

Attachments:

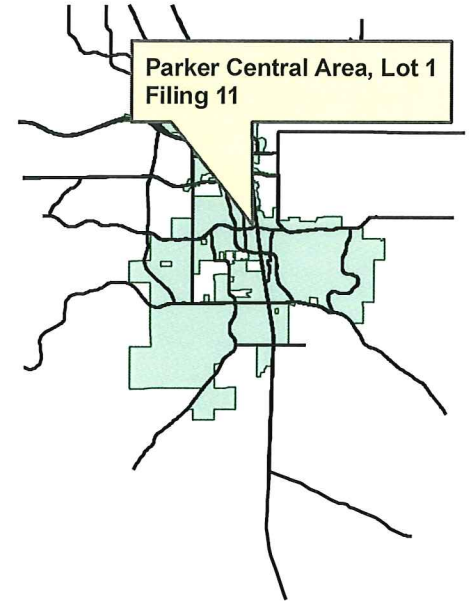
1. Vicinity Map
2. Referral Agency Comments
3. Site Plan Amendment Exhibit

Section VII.

Proposed Motion(s):

"I move the Planning Commission approve the Site Plan Amendment request for the Kneader's Bakery & Café restaurant at Lot 1, Parker Central Area Filing 11, subject to the six (6) conditions listed in staff's report."

Parker Central Area Lot 1, Filing 11
Site Plan Amendment
Kneaders Bakery & Cafe



Legend

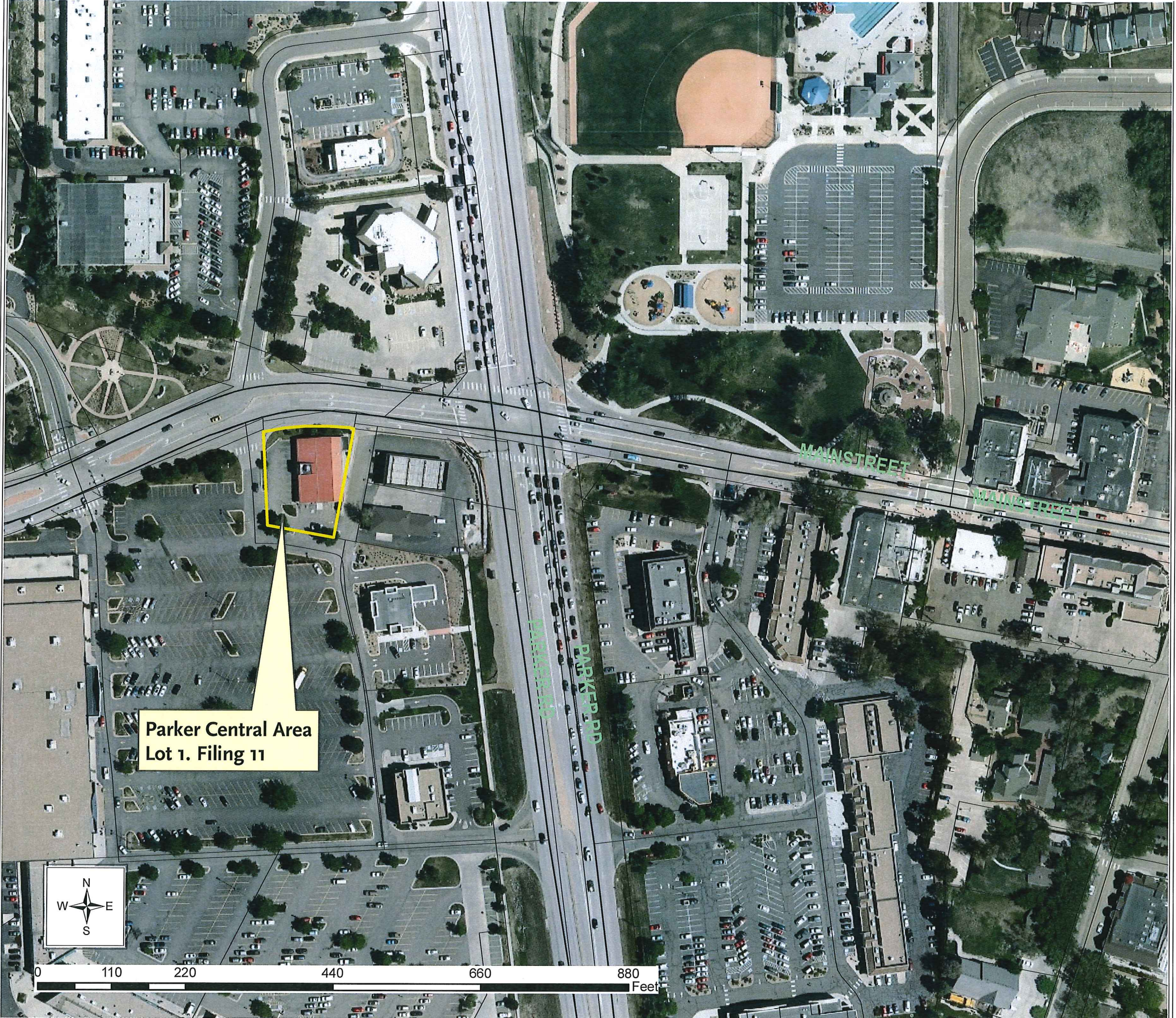
- Town Boundary
- Site
- Roads

Narrative:
On a .0417 acre lot located 250 feet west of the Parker Road/Mainstreet intersection, applicant is proposing a re-development project which would involve the construction of a 3,669 square foot restaurant and associated drive-thru lane.

Planner: Patrick Mulready
Hearing Schedules:

Planning Commission:
January 09, 2014

Town Council:
N/A





Memorandum

To: Patrick Mulready, Senior Planner

From: Alex Mestdagh, P.E., Senior Development Review Engineer
Adam Nelson, Environmental Program Manager *AN*

Date: December 11, 2013

Cc: Tom Williams, P.E., Manager of Engineering and Stormwater File

Re: **Parker Central Area Filing 11 Lot 1 (Kneaders) - Site Plan
2nd Public Works Review**

The Public Works Department has reviewed the documents submitted for this project. The submittal consisted of the following documents:

<u>Document</u>	<u>Dated</u>
Construction Plans	November 2013
Trip Generation and Site Access Analysis	November 2013
Drainage Conformance Letter	November 2013

The site is at the southwest corner of Parker Road and Mainstreet. Based on our review we have the following comments:

Construction Plans

1. Remove the PWSD general notes from the cover sheet of the Town's construction set.
2. The proposed widening of the sidewalk along Mainstreet would leave an undesirable joint in the middle of the section and would likely become a tripping hazard in time. Please show replacement of the existing sidewalk with a uniform slab at the appropriate width.
3. Show pavement in the small area between the sidewalk and curb ramp entering the site (pavement extending straight back from ramp all the way to sidewalk).
4. Consider revising the north curb return entering the site to provide a smoother transition. The current elevations will require significant warping in the panels around the midpoint.

Demolition Plan

1. Please show debris control (DC) in various areas on and around the site. Please also include the CBMP Legend on this sheet.
2. Please add a note stating that during the demolition of the existing building, all dirt, debris, trash, demolished building materials, etc., must be thoroughly cleaned-up throughout each day.
3. Please show (IPAP) on the two existing inlets at the southwest corner of the site.
4. Please add a note stating that weighted wattles may be necessary around the perimeter of the demolition if debris control and inlet protection proves to be inadequate as determined by the Town's inspector.
5. Please let the applicant know that a grading permit is necessary for this project and that it must be issued before any demolition can begin. The revised demolition plan along with the applicable CBMP notes and details will suffice in place of the civil constructions plans. The applicant may contact Adam Nelson (303-840-9546) with the Town of Parker for more information.
6. Please include the following other CBMPs on the demolition plan: General Notes, and PTP.

Initial CBMP Plan

1. Please label the erosion control plan as "Initial CBMP Plan."
2. Please add a note stating that the exact placement of the silt fence may ultimately be up to the Town's inspector.
3. Please remove the curb step (CS) from the plan as it is not necessary.
4. Please show debris control (DC) in various areas on and around the site.
5. Please add a note stating that weighted wattles may be necessary around the perimeter of the building in areas where silt fence is not practical.

Interim/Final CBMP Plan

1. Please move the PTP and CWA to a pervious area of the site.
2. Please label the erosion control plan as "Interim/Final CBMP Plan."
3. Please add a note stating that sediment control logs (SCL) or another equivalent BMP (as approved by the Town's inspector) will be required behind the back of

curbs, sidewalks, planters and other such areas where the exposed dirt is at or above this grade.

The submittal is in general conformance with the Town of Parker's *Roadway Design and Construction Criteria Manual* and *Storm Drainage and Environmental Criteria Manual*. The site plan can be advanced for approval, with the condition that these comments are addressed and an updated set provided to Public Works prior to final approval.

An attempt has been made to identify all of the items that do not meet the Town of Parker's design criteria; however, it remains the developer's responsibility to ensure that all criteria are met.

If you have any questions regarding the comments please do not hesitate to call Alex Mestdagh or Adam Nelson at (303) 840-9546.

Development Review Division:

Town Hall / 20120 East Mainstreet Parker, CO 80138

Phone: 303/841.2332

Fax: 303/841.3223

Referral Agency Response Request

Date: November 18, 2013
To: Mr. Gil Rossmiller, Chief Building Official
Agency: Town of Parker Building Department
From: Patrick Mulready
Application Type: Amendments
Status: Second Referral
Application Name: PARKER CENTRAL AREA F11 L1 SP AMD1
Case/Hansen No.: AMD 13-055/8519
Preamble: Portion, Section , Lot , Block , Filing
Application Location: West Of Parker Road And South Of Mainstreet

Dear Mr. Rossmiller:

This application has been forwarded to you as part of the requirements of §13.04, 13.06 & 13.07, et. al., of the Town of Parker Land Development Code. Town of Parker Building Department has been identified as an agency which may be impacted by the proposed development. The Town asks that you review the proposal, and forward your comments to us by **December 10, 2013**. If no comments are received by this date, it will be assumed Town of Parker Building Department has no comment.

Your input on this proposal is critical to ensuring the best possible development. Please also accept the Town's invitation to attend the hearing, when scheduled, to express your specific comments and/or concerns regarding this project. On behalf of the Town of Parker, thank you for your time in reviewing this material and we look forward to receiving your comments. Please feel free to contact me with questions at 303.841.2332.

Project Specific Information:

demolition of existing building and constructing a new 3,669 sf restaurant; drive thru lane; drive aisles, parking, and pedestrian sidewalks for Kneaders Bakery & Cafe

Please log onto www.parkeronline.org to view the PDF referral documents associated with this project. The Development Referral link is located on the right side of the Town's home page and will connect you to the list of referrals currently under review by the Town. Click on the application name above and a brief description of the project will appear and include maps, reports and drawings at the bottom of the form.

Comments Attached

No Comments

Signature

Date

Enclosures

Jonathan W. [Signature] 11-21-13



Date: 11/21/13

Reviewed By: Jon Nelson

PROJECT NAME: Kneaders Bakery + Cafe

A/P TYPE: Remodel

PROJECT TYPE: Exterior Lighting Compliance

PROJECT ADDRESS: 19190 East Mainstreet

APPLICABLE CODES

2012 International Energy Conservation Code (IECC) and Amendments

Energy Comment

- E-1 Refer to the Lighting /Photometric Plan and Detail sheets:
- 1.) The light fixtures listed on the exterior lighting fixture schedule are different from the light fixtures indicated on the photometric lighting detail.(ie: The triple 4-pin 42-watt florescent fixtures are shown as 70-watt metal halide) ***Please provide revised exterior lighting compliance certificate at building plan submittal***

Development Review Division:

Town Hall / 20120 East Mainstreet Parker, CO 80138
Phone: 303/841.2332 Fax: 303/841.3223

R 2016648
Bin 39

Referral Agency Response Request

Date: October 02, 2013
To: Mr. Randy Capra, Fire Prevention Specialist
Agency: South Metro Fire Rescue Authority
From: Patrick Mulready
Application Type: Amendments
Status: First Referral
Application Name: PARKER CENTRAL AREA F11 L1
Case/Hansen No.: AMD 13-055/8519
Preamble: W22, 6S, 66W
Application Location: West Of Parker Road And South Of Mainstreet

Dear Randy Capra:

This application has been forwarded to you as part of the requirements of §13.04, 13.06 & 13.07, et. al., of the Town of Parker Land Development Code. South Metro Fire Rescue Authority has been identified as an agency which may be impacted by the proposed development. The Town asks that you review the proposal, and forward your comments to us by **October 30, 2013**. If no comments are received by this date, it will be assumed South Metro Fire Rescue Authority has no comment.

Your input on this proposal is critical to ensuring the best possible development. Please also accept the Town's invitation to attend the hearing, when scheduled, to express your specific comments and/or concerns regarding this project. On behalf of the Town of Parker, thank you for your time in reviewing this material and we look forward to receiving your comments. Please feel free to contact me with questions at 303.841.2332.

Project Specific Information:

demolition of existing building and constructing a new 3,669 sf restaurant; drive thru lane; drive aisles, parking, and pedestrian sidewalks for Kneaders Bakery & Cafe

Please log onto www.parkeronline.org to view the PDF referral documents associated with this project. The Development Referral link is located on the right side of the Town's home page and will connect you to the list of referrals currently under review by the Town. Click on the application name above and a brief description of the project will appear and include maps, reports and drawings at the bottom of the form.

Comments Attached

No Comments - NOTE; A DEMO PERMIT IS REQUIRED FOR DEMOLITION OF BLDG THROUGH SMFRH

Signature

Date

Enclosures

Parker Water & Sanitation District

November 26, 2013

Mr. Patrick Mulready
Town of Parker
20120 E Mainstreet
Parker CO 80138

Re: Kneaders Bakery & Café
Parker Central Area F11 L1 AMD 13-055/8519

Dear Mr. Mulready:

Thank you for your submittal for the above referenced project. After a review of the documents, the Parker Water and Sanitation District has the following comments:

- On Sheet C2.3, show existing water service line on plans and add the following note: "existing 3/4-inch water service line must be removed to the corporation stop and threads made unusable".
- On Sheet C2.3 show existing sanitary sewer service line on plans and add the following note: "existing sanitary sewer service line must be removed and capped at the main".
- Parker Water & Sanitation District's utility maps do not show an existing water main that runs north between Kneaders Bakery & Café and the neighboring Gas Station. Please field verify water main location.
- PWSD will not approve a Landscape/Irrigation Plan until such plan is approved in writing/signed by the Town of Parker.
- ET based Smart Irrigation Controllers with rain sensors are required on all projects. The controller you have selected is not an approved Smart Controller. Choose a controller from the District's approved ET Controller list and specify the manufacturer and model number on the irrigation worksheet.
www.pwsd.org/pdf/Conservation/AvailableSmartIrrigationControlTechnologies.pdf
- Prior to installation of irrigation meter, a copy of the as-built irrigation design must be provided to the District. The actual square footage of irrigated area for each tap must also be submitted after the system has been installed.

- The following note must be shown on the Irrigation plan set "The irrigation design must comply with the approved PWSD irrigation work sheet. Irrigation systems must be designed and installed to provide water to the landscapes as specified on the work sheet".
- Regarding the Point of Connection Note on Sheet C2.8 – each water meter will need its own service line connecting directly to the main.
- Tap fees, Engineering Plan Review/Inspection fees, and Irrigation Plan Review/Inspection fees will be invoiced upon the next submittal.

Please do not hesitate to contact us should you have any questions.

Sincerely,
Parker Water & Sanitation District


Drayton Sanderson
Engineering Technician

PWSD



Cherry Creek Basin Water Quality Authority
8390 East Crescent Parkway, Suite 500
Greenwood Village, Colorado 80111
(P) 303.779.4525 (F) 303.773.2050

October 30, 2013

Mr. Patrick Mulready
Town of Parker
20120 East Mainstreet
Parker, Colorado 80138

Subject: Parker Central Area F11 L1, Site Plan Amendment (Case Number: AMD13-055/8519)

Dear Mr. Mulready:

The Cherry Creek Basin Water Quality Authority (Authority) has reviewed the subject project for point and non-point source pollutant impacts and water quality considerations in the Cherry Creek watershed. The Authority reviews land disturbance referrals for compliance with Control Regulation No. 72¹ and the Authority's CR-72.7 Guidance Document².

Project Description

The Parker Central Area F11 L1 Site Plan Amendment is for the demolition of an existing building and constructing a new 3,669 square foot restaurant, drive thru lane, drive aisles, parking, and pedestrian sidewalks for Kneaders Bakery & Café. The site currently contains an unoccupied building with associated parking, drive aisles, sidewalks, and utility services. The Project is located west of Parker Road and south of Mainstreet at 19190 East Mainstreet.

Considerations

The proposed project warrants review by the Authority because of its location within the Cherry Creek basin and the proposed change in land use that can impact runoff quantity and quality. Control Regulation No. 72 requires that all new development and redevelopment provide construction Best Management Practices (BMPs). Post-construction BMPs are also required depending on the level of new or increased impervious area. Post-construction BMPs that are designed based on providing water quality capture volume (WQCV) are required for projects with imperviousness increases by 5,000 square feet or more.

The proposed improvements will tie into the existing site storm drainage systems and utilize the regional detention southwest of the existing shopping center. No further information was found on

¹ Colorado Department of Public Health and Environment, Water Quality Control Commission November 30, 2012. *Cherry Creek Reservoir Control Regulation 5 CCR 1002-72.*

² Cherry Creek Basin Water Quality Authority. April 27, 2011. *Control Regulation 5 CCR 1002-72 Stormwater Permit Requirements Guidance Document.*

post-construction BMPs in the documents provided or whether the existing detention pond provides WQCV. No information was found on construction BMPs in the documents provided.

Review Comments

The Authority takes no exception to the project, provided construction and post-construction BMPs are implemented in accordance with Control Regulation No. 72, and are approved by the Town of Parker. The Authority reserves the right to comment on future project referrals. If you have any questions please contact me at (303) 455-9589.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Katie J. Fendel".

Katie Fendel, PE

For the Cherry Creek Basin Water Quality Authority

cc: Chuck Reid, Manager, CCBWQA



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.571.3306
Facsimile: 303. 571.3660
donna.l.george@xcelenergy.com

October 28, 2013

Town of Parker
Town Hall
20120 East Mainstreet
Parker, Colorado 80138

Attn: Patrick Mulready

Re: Parker Central Area F11 L1, Case # AMD13-055/8519

Public Service Company of Colorado (PSCo) has reviewed the plans for **Parker Central Area F11 L1** and has **no apparent conflict**. The property owner/developer/contractor must contact the **Builder's Call Line at 1-800-628-2121** and complete the application process for any new gas service, or modification to existing facilities. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center at 1-800-922-1987** to have all utilities located prior to any construction.

If you have any questions about this referral response, please contact me at (303) 571-3306.

Sincerely,

Donna George
Contract Right of Way Referral Processor
Public Service Company of Colorado



*Brooks Kaufman
Director of Lands and Rights of Way*

October 30, 2013

Patrick Mulready
Town of Parker
Community Development Dept.
20120 E. Mainstreet
Parker, Colorado 80138

Re: PARKER CENTRAL AREA F 11
Case No.: AMD 13-055/8519

Dear Mr. Mulready:

The Association has reviewed the contents in the above-referenced referral response packet. We reviewed the project for maintaining our existing facilities, utility easements, electric loading, and service requirements. We are advising you of the following concerns and comments:

The Association has existing underground electric facilities on the subject property. The Association will maintain these existing utility easements and facilities unless otherwise requested by the applicant to modify them under the Association's current extension policies.

The Association will require that all structures and landscaping maintain adequate clearances to the underground transformer and allow for the Association to access for maintenance purposes. The Association has strong concern in regards to a potential screening of the electrical equipment. The clearances around the underground transformer are ten feet in front, three feet in the rear and two feet on the sides.

Sincerely,

A handwritten signature in black ink, appearing to read "Brooks Kaufman", with a long horizontal flourish extending to the right.

Brooks Kaufman
Director of Lands and Rights-of-Way

INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION

5496 N. U.S. Highway 85, P.O. Drawer A / Sedalia, Colorado 80135

Telephone (720)733-5493

bkaufman@irea.coop

SITE PLAN
 LOT 1 PARKER CENTRAL AREA, FILING NO. 11
 SITUATED IN THE NE 1/4 OF SECTION 22, T6S, R66W, OF THE 6TH P.M.
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
 SWC EAST MAIN STREET AND SOUTH PARKER ROAD

CURRENT OWNER

BURNING BUSHES, LLC
 10445 N TOWNHARBOR RD
 PARKER, CO 80138
 TEL: (801) 642-3800
 ATTN: AARON SMITH

APPLICANT / DEVELOPER

THE FOUR FOOD GROUP
 871 SOUTH AUTO WALK DRIVE
 AMERICAN FORK, UT 84003
 TEL: (801) 642-3800
 ATTN: AARON SMITH

ARCHITECT

PONTIS ARCHITECTURAL GROUP
 PO BOX 242
 SPRENGVILLE, UT 84663
 TEL: (801) 704-9351
 ATTN:

PLANNING CONSULTANT

GALLOWAY AND COMPANY, INC.
 5300 DTC PARKWAY, SUITE 100
 GREENWOOD VILLAGE, CO 80111
 TEL: (303) 770-8084
 FAX: (303) 770-3636
 ATTN: RANDY SMITH, P.E.

ENGINEERING

EXCEL ENGINEERING, INC.
 12 WEST 100 NORTH, #201
 AMERICAN FORK, UT 84003
 TEL: (801) 756-4204
 FAX: (801) 756-4511
 ATTN: DAVID PEDERSON, P.E.

LANDSCAPE ARCHITECT

GALLOWAY AND COMPANY, INC.
 5300 DTC PARKWAY, SUITE 100
 GREENWOOD VILLAGE, CO 80111
 TEL: (303) 770-8084
 FAX: (303) 770-3636
 ATTN: TIM NELSON

SURVEYOR

ENGINEERING SERVICE COMPANY
 1300 S POTOMAC STREET
 SUITE 125
 AURORA, COLORADO 80012
 TEL: (303) 337-1393
 FAX: (303) 337-7481
 ATTN: CHARLES BECKSTROM, P.L.S.

FIRE DEPARTMENT

SOUTH METRO FIRE RESCUE AUTHORITY
 9193 E. MINERAL AVE.
 CENTENNIAL, CO 80112
 TEL: (720) 885-2244
 ATTN: RANDY CAPRA

WATER & SEWER

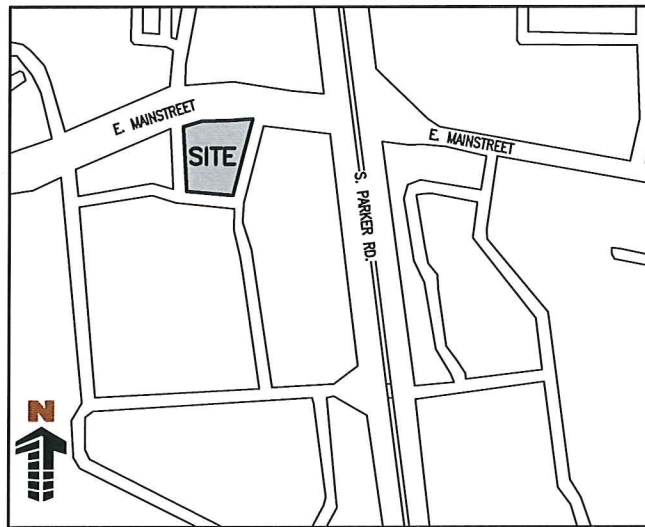
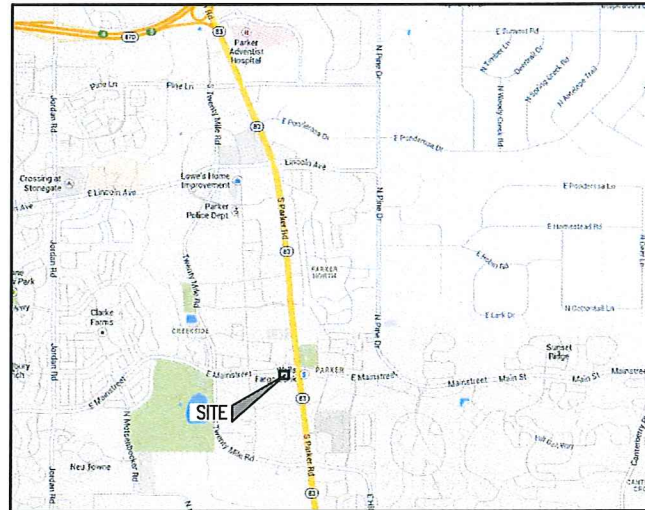
PARKER WATER & SANITATION DISTRICT
 18001 EAST MAIN STREET
 PARKER, CO 80138
 TEL: (303) 841-2056 EXT. 365
 FAX: (303) 805-1384

STORM SEWER

TOWN OF PARKER - PUBLIC WORKS
 20120 EAST MAIN STREET
 PARKER, CO 80138
 TEL: (303) 840-8548
 FAX: (303) 840-8541
 ATTN: JIMMIE BROGGER

ELECTRIC

INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION (IREA)
 5495 NORTH HO, U.S. HIGHWAY 85
 SEDALIA, COLORADO 80135
 TEL: (303) 858-3100
 FAX: (303) 860-8906



SITE MAP
 SCALE: 1"=200'

SHEET INDEX

SHEET	DESCRIPTION
1	COVER SHEET
2	ALTA SURVEY
3	SITE PLAN
4	GRADING PLAN
5	LIGHTING / PHOTOMETRIC PLAN
6	LIGHTING DETAILS
7	LANDSCAPE PLAN
8	LANDSCAPE DETAILS
9	BUILDING ELEVATIONS
10	BUILDING ELEVATIONS
11	SITE DETAILS

BASIS OF BEARING

BEARINGS ARE BASED ON THE EAST LINE OF THE NW 1/4 OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING S00°13'08"E AS REFERENCED AND BOUNDED BY THE MONUMENTS SHOWN HEREON.

BENCHMARK

BENCHMARK: DOUGLAS COUNTY 1.090035
 LATITUDE: 39°31'16.72986"N; LONGITUDE: 104°45'57.03712"W
 ELEVATION: 5883.72 FEET (NAVD 1988 DATUM)

LEGAL DESCRIPTION

PARCEL 1:
 LOT 1, PARKER CENTRAL AREA, FILING NO. 11, ACCORDING TO THE PLAT THEREOF RECORDED JULY 22, 1993 AT RECEPTION NO. 9333092, COUNTY OF DOUGLAS, STATE OF COLORADO.
 PARCEL 2:
 A NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ACROSS THAT PORTION OF LOT 1, PARKER CENTRAL AREA FILING NO. 9 MORE PARTICULARLY DESCRIBED IN ACCESS EASEMENT RECORDED JANUARY 27, 1999 IN BOOK 1244 AT PAGE 812 AND AMENDMENT TO AND CONFIRMATION THEREOF RECORDED JANUARY 26, 2004 AT RECEPTION NO. 200409811, COUNTY OF DOUGLAS, STATE OF COLORADO.

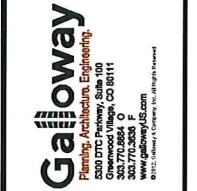
SITE DATA

ZONING: GREATER DOWNTOWN - TOWN CENTER REGION
 LOT AREA: 0.417 ACRES (18,162 SF.)
 NUMBER OF BUILDINGS: 1 BUILDING
 BUILDING GROSS FLOOR AREA: 3,669 SF.
 PROPOSED USE: RESTAURANT

DEVELOPMENT STANDARDS

GREATER DOWNTOWN - TOWN CENTER REGION		
COMMERCIAL DEVELOPMENT STANDARDS	REQUIRED BY TOWN OF PARKER LAND DEVELOPMENT CODE	PROVIDED
MINIMUM LANDSCAPE AREA	N/A	2,892 S.F. (16.0%)
MAXIMUM BUILDING HEIGHT	4 STORES / 60 FEET	1 STORY / 22'-6"
MINIMUM OFF-STREET PARKING	N/A	9 ON-SITE SPACES (INCLUDING 1 ADA SPACE) 10 OFF-SITE SPACES (SHARED PARKING AGREEMENT) 19 TOTAL SPACES PROVIDED
BICYCLE PARKING	N/A	4 PROVIDED

REVISION	DES. BY	DATE
1	KRS	9/17/2013
2	KRS	11/13/2013
3	KRS	11/15/2013



SITE PLAN
KNEADERS
BAKERY + CAFE
 19190 EAST MAIN STREET
 PARKER, CO 80134

Project No: KRC000001.01
 Sheet Scale: N/A
 Designed By: KRS
 Drawn By: KRS
 Date: AUGUST 2013
 Disk File: Sht 1 - KRC01.01_Cover.dwg

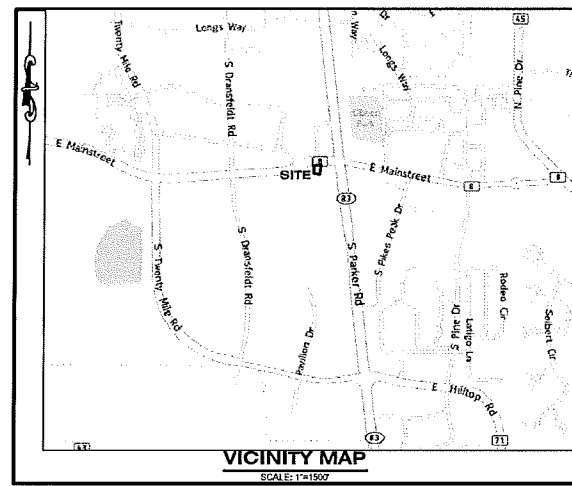
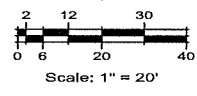
COVER SHEET

DATE OF PREPARATION

1ST SITE PLAN SUBMITTAL: 09/17/2013
 2ND SITE PLAN SUBMITTAL: _____
 FINAL APPROVAL BY TOWN OF PARKER PLANNING COMMISSION: _____

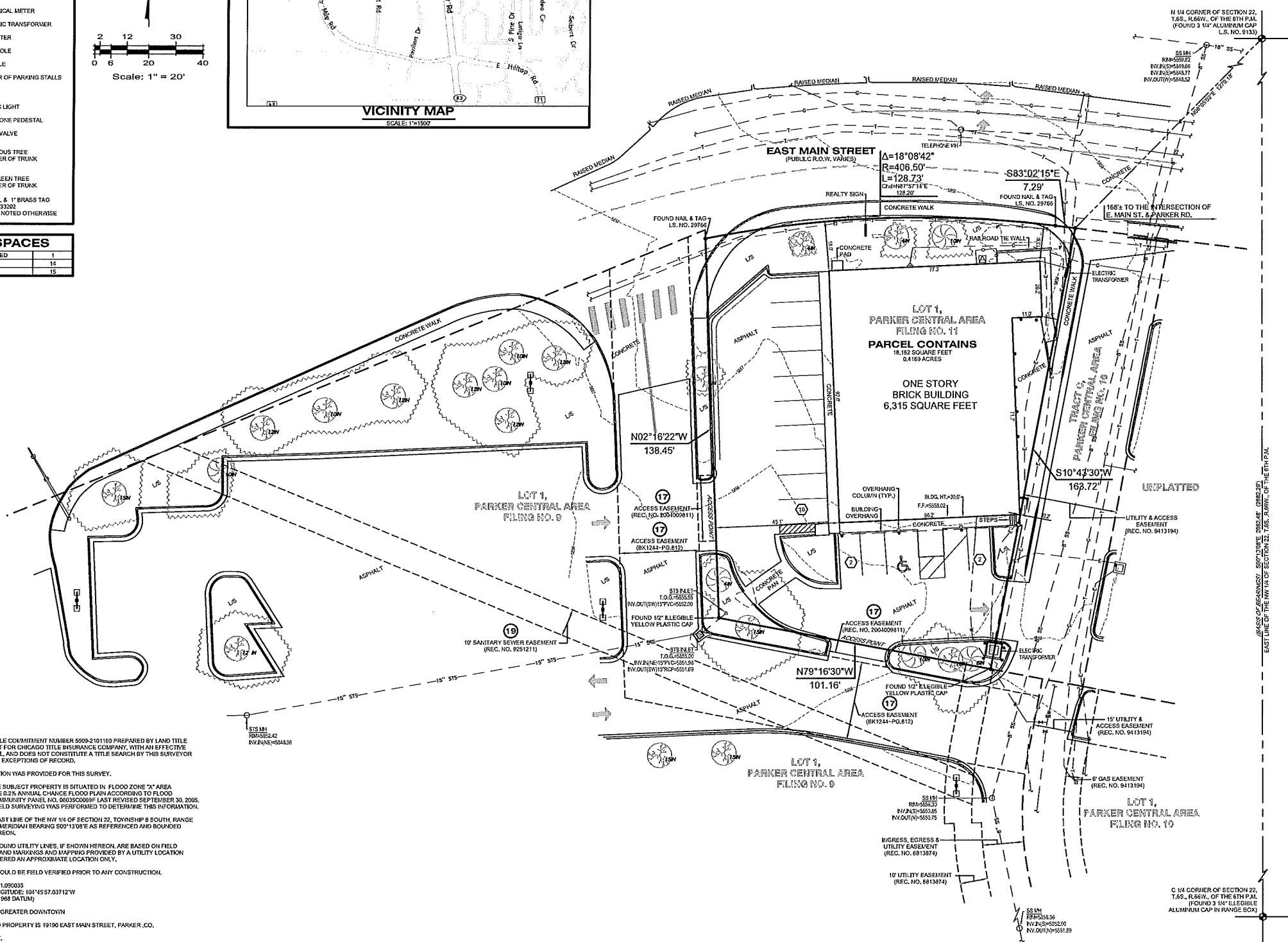
LEGEND

- E— ELECTRICAL LINE
- G— GAS LINE
- SS— SANITARY SEWER LINE
- STS— STORM SEWER LINE
- T— TELEPHONE LINE
- W— WATER LINE
- C— CONTOUR LINE
- F— FENCE LINE
- GR— GUARD RAIL
- DL— TREE DRIP LINE
- A/C UNIT
- BOLLARD
- ⊕ ELECTRICAL METER
- ⊕ ELECTRIC TRANSFORMER
- ⊕ GAS METER
- ⊕ LIGHT POLE
- ⊕ MANHOLE
- NUMBER OF PARKING SPACES
- SIGN
- TRAFFIC LIGHT
- TELEPHONE PEDESTAL
- WATER VALVE
- ⊕ DECIDUOUS TREE
DIAMETER OF TRUNK
- ⊕ EVERGREEN TREE
DIAMETER OF TRUNK
- SET NAIL & 1" BRASS TAG
L.S. NO. 33202
UNLESS NOTED OTHERWISE



PARKING SPACES

HANDICAPPED DESIGNATED	1
STANDARD SPACES	15
TOTAL	16



NOTES

THIS SURVEY WAS BASED ON TITLE COMMITMENT NUMBER 5599-2101169 PREPARED BY LAND TITLE GUARANTEE COMPANY AS AGENT FOR CHICAGO TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF MAY 15, 2013 AT 5:00 P.M., AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER EASEMENTS AND/OR EXCEPTIONS OF RECORD.

NO ADJACENT OWNER INFORMATION WAS PROVIDED FOR THIS SURVEY.

BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 800300001F LAST REVISED SEPTEMBER 30, 2006. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.

BEARINGS ARE BASED ON THE EAST LINE OF THE NW 1/4 OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING S00°13'08"E AS REFERENCED AND BOUNDED BY THE MONUMENTS SHOWN HEREON.

THE LOCATION OF ALL UNDERGROUND UTILITY LINES, IF SHOWN HEREON, ARE BASED ON FIELD LOCATION OF VISIBLE EVIDENCE AND MARKINGS AND MAPPING PROVIDED BY A UTILITY LOCATION SERVICE AND ARE TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY.

ALL UNDERGROUND UTILITIES SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

BENCHMARK: DOUGLAS COUNTY 1.020035
LATITUDE: 39°31'18.729697N LONGITUDE: 101°45'57.037127W
ELEVATION: 5883.72 FEET (NAVD 1988 DATUM)

THIS SITE IS CURRENTLY ZONED: GREATER DOWNTOWN

THE ADDRESS OF THE SURVEYED PROPERTY IS 1910 EAST MAIN STREET, PARKER, CO.

ALL UNITS ARE U.S. SURVEY FEET.

NOTES:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY CORNER CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.

LEGAL DESCRIPTION:

PARCEL 1:
LOT 1, PARKER CENTRAL AREA, FILING NO. 11, ACCORDING TO THE PLAT THEREOF RECORDED JULY 22, 1993 AT RECEPTION NO. 8333992, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL 2:
A NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ACROSS THAT PORTION OF LOT 1, PARKER CENTRAL AREA, FILING NO. 9, MORE PARTICULARLY DESCRIBED IN ACCESS EASEMENT RECORDED JANUARY 27, 1995 IN BOOK 1244 AT PAGE 812 AND AMENDMENT TO AND CONFIRMATION THEREOF RECORDED JANUARY 28, 2004 AT RECEPTION NO. 200400911, COUNTY OF DOUGLAS, STATE OF COLORADO.

STATEWORKS CERTIFICATION:

TO FFG DEVELOPMENT, LLC, BURNING BUSHES, LLC, GALLOWAY & CO. AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND HESB, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 7(A), 7(B), 7(C), 8, 9, AND 11(B) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 29, 2013.

CHARLES N. BECKSTROM
PROFESSIONAL L.S. NO. 33202
Email: cbeckstrom@engrlineingservices.com



- NOTES CORRESPONDING TO SCHEDULE B - SECTION 2 OF TITLE COMMITMENT:**
7. EASEMENT GRANTED TO COLORADO TELEPHONE COMPANY, FOR UTILITY LINES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED DECEMBER 19, 1995, IN BOOK 34 AT PAGE 234. NOTE: SAID EASEMENT WAS CONVEYED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY BY INSTRUMENT RECORDED JANUARY 31, 1911 IN BOOK 29 AT PAGE 547. (THIS ITEM APPLIES TO THE SUBJECT PROPERTY, HOWEVER, IT DOES NOT CONTAIN ANY PLOTTABLE ITEMS.)
 8. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN PARKER WATER AND SANITARY DISTRICT REAL PROPERTY INCLUSION AGREEMENT RECORDED MAY 23, 1985 IN BOOK 576 AT PAGE 412. (THIS ITEM APPLIES TO THE SUBJECT PROPERTY, HOWEVER, IT DOES NOT CONTAIN ANY PLOTTABLE ITEMS.)
 9. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AGREEMENT RECORDED MAY 29, 1985 IN BOOK 576 AT PAGE 478. (THIS ITEM APPLIES TO THE SUBJECT PROPERTY, HOWEVER, IT DOES NOT CONTAIN ANY PLOTTABLE ITEMS.)
 10. RESERVATIONS SET FORTH IN DEED RECORDED MAY 31, 1985 IN BOOK 576 AT PAGE 795. (THIS ITEM APPLIES TO THE SUBJECT PROPERTY, HOWEVER, IT DOES NOT CONTAIN ANY PLOTTABLE ITEMS.)
 11. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN NOTICE OF FENCIBLE COVENANTS RECORDED MAY 31, 1985 IN BOOK 576 AT PAGE 812. (THIS ITEM APPLIES TO THE SUBJECT PROPERTY, HOWEVER, IT DOES NOT CONTAIN ANY PLOTTABLE ITEMS.)
 12. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN DECLARATION OF JOINT EASEMENT RECORDED MAY 31, 1985 IN BOOK 576 AT PAGE 811. NOTE: PARTIAL RELEASE OF JOINT EASEMENT RECORDED JULY 15, 1988 IN BOOK 663 AT PAGE 517. (THIS ITEM APPLIES TO THE SUBJECT PROPERTY, HOWEVER, IT DOES NOT CONTAIN ANY PLOTTABLE ITEMS.)
 13. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DEEDS OF THE WATER COURT RECORDED JANUARY 10, 1989 IN BOOK 835 AT PAGE 1028 AND MARCH 19, 1990 IN BOOK 801 AT PAGE 810. (THIS ITEM APPLIES TO THE SUBJECT PROPERTY, HOWEVER, IT DOES NOT CONTAIN ANY PLOTTABLE ITEMS.)
 14. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AGREEMENT WITH RESPECT TO WATER SUPPLY RECORDED APRIL 2, 1992 IN BOOK 1040 AT PAGE 1091. (THIS ITEM APPLIES TO THE SUBJECT PROPERTY, HOWEVER, IT DOES NOT CONTAIN ANY PLOTTABLE ITEMS.)
 15. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ZONING ORDINANCE RECORDED JULY 19, 1993 IN BOOK 1137 AT PAGE 182. (THIS ITEM APPLIES TO THE SUBJECT PROPERTY, HOWEVER, IT DOES NOT CONTAIN ANY PLOTTABLE ITEMS.)
 16. NOTES AND EASEMENTS AS SHOWN ON THE PLAT OF PARKER CENTRAL AREA FILING NO. 11 RECORDED JULY 22, 1993 AT RECEPTION NO. 8333992. (THIS ITEM APPLIES TO THE SUBJECT PROPERTY, HOWEVER, IT DOES NOT CONTAIN ANY PLOTTABLE ITEMS.)
 17. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ACCESS EASEMENT RECORDED JANUARY 27, 1995 IN BOOK 1244 AT PAGE 812, AMENDMENT RECORDED JANUARY 28, 2004 AT RECEPTION NO. 200400911. NOTE: CONSENT AND SUBORDINATION OF AGREEMENT TO MORTGAGE RECORDED FEBRUARY 8, 2004 AT RECEPTION NO. 2004014610. (THIS ITEM APPLIES TO THE SUBJECT PROPERTY AND PLOTTABLE ITEMS ARE SHOWN HEREON.)
 18. DEED RESTRICTION RECORDED FEBRUARY 9, 2004 AT RECEPTION NO. 2004014611 AS FOLLOWS: THE USE OF PARCEL 1 DESCRIBED ON EXHIBIT A FOR THE RETAIL SALE OF PACKAGE LUNCHES IS HEREBY PROHIBITED, AND THIS RESTRICTION SHALL BE DEEMED TO RUN WITH THE LAND AND SHALL BE IN FULL FORCE AND EFFECT FOR SO LONG AS THE GRANITOR (OR THE GRANITOR'S AFFILIATES, SUCCESSORS OR ASSIGNS) OPERATES A RETAIL PACKAGE LUNCH STORE WITHIN ONE MILE OF PARCEL 1. THIS DEED RESTRICTION MAY BE ENFORCED BY THE GRANITOR, ITS AFFILIATES, SUCCESSORS AND/OR ASSIGNS, AND MAY BE ENFORCED BY SPECIFIC PERFORMANCE, INJUNCTIVE RELIEF, AND DAMAGES. IN THE EVENT OF A DISPUTE UNDER THE TERMS OF THIS DEED RESTRICTION, THE NON-PREVAILING PARTY AGREES TO PAY ALL REASONABLE ATTORNEY FEES AND COSTS INCURRED BY THE PREVAILING PARTY IN CONNECTION WITH SUCH DISPUTE. (THIS ITEM APPLIES TO THE SUBJECT PROPERTY, HOWEVER, IT DOES NOT CONTAIN ANY PLOTTABLE ITEMS.)
 19. NOTES AND EASEMENTS AS SHOWN ON THE PLAT OF PARKER CENTRAL AREA FILING NO. 9 RECORDED DECEMBER 30, 1992 AT RECEPTION NO. 8912111 (AFFECTS PARCEL 2). (THIS ITEM APPLIES TO THE SUBJECT PROPERTY AND PLOTTABLE ITEMS ARE SHOWN HEREON.)
 20. ANY TAX, LIEB, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE CHERRY CREEK BASIN AUTHORITY, AS EVIDENCED BY INSTRUMENT RECORDED MAY 6, 1965, IN BOOK 790 AT PAGE 716. (THIS ITEM APPLIES TO THE SUBJECT PROPERTY, HOWEVER, IT DOES NOT CONTAIN ANY PLOTTABLE ITEMS.)
 21. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN PARKER CENTRAL AREA DEVELOPMENT PLAN #12 RECORDED DECEMBER 30, 1992 AT RECEPTION NO. 341117. (AFFECTS PARCEL 2). (THIS ITEM APPLIES TO THE SUBJECT PROPERTY, HOWEVER, IT DOES NOT CONTAIN ANY PLOTTABLE ITEMS.)
 22. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DEVELOPMENT CONTRACTS RECORDED MARCH 2, 1993 IN BOOK 487 AT PAGE 23 AND APRIL 28, 1993 IN BOOK 481 AT PAGE 91. (AFFECTS PARCEL 2). (THIS ITEM APPLIES TO THE SUBJECT PROPERTY, HOWEVER, IT DOES NOT CONTAIN ANY PLOTTABLE ITEMS.)
 23. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SUBDIVISION AGREEMENT RECORDED DECEMBER 30, 1992 IN BOOK 1104 AT PAGE 2604 AND AMENDMENT THEREOF RECORDED MAY 4, 1994 IN BOOK 1198 AT PAGE 91. NOTE: ACKNOWLEDGEMENT AND RELEASE RECORDED JUNE 11, 2004 AT RECEPTION NO. 200401184. (AFFECTS PARCEL 2). (THIS ITEM APPLIES TO THE SUBJECT PROPERTY, HOWEVER, IT DOES NOT CONTAIN ANY PLOTTABLE ITEMS.)
 24. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND GRANT OF EASEMENTS RECORDED DECEMBER 30, 1992 IN BOOK 1104 AT PAGE 2599 AND AMENDMENT AND RESTATEMENT THEREOF RECORDED MARCH 16, 1994 IN BOOK 1166 AT PAGE 1031. (AFFECTS PARCEL 2). (THIS ITEM APPLIES TO THE SUBJECT PROPERTY, HOWEVER, IT DOES NOT CONTAIN ANY PLOTTABLE ITEMS.)
 25. LEASE BETWEEN OFF-PARKER INVESTMENTS A LIMITED PARTNERSHIP, A UTAH LIMITED PARTNERSHIP, LESSOR, AND MART CORPORATION, A MICHIGAN CORPORATION, LESSEE, AS SHOWN BY MEMORANDUM OF LEASE RECORDED DECEMBER 30, 1992, IN BOOK 1104 AT PAGE 1 AND FIRST AMENDMENT RECORDED MAY 19, 1994 IN BOOK 1166 AT PAGE 800. (AFFECTS PARCEL 2). (THIS ITEM APPLIES TO THE SUBJECT PROPERTY, HOWEVER, IT DOES NOT CONTAIN ANY PLOTTABLE ITEMS.)

ALTA/ACSM LAND TITLE SURVEY

SITUATED IN THE NW 1/4 OF SECTION 22, T.6S., R.66W., OF THE 6TH P.M., TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

1910 EAST MAIN STREET

Prepared For:

Galloway
Surveying, Architecture, Engineering

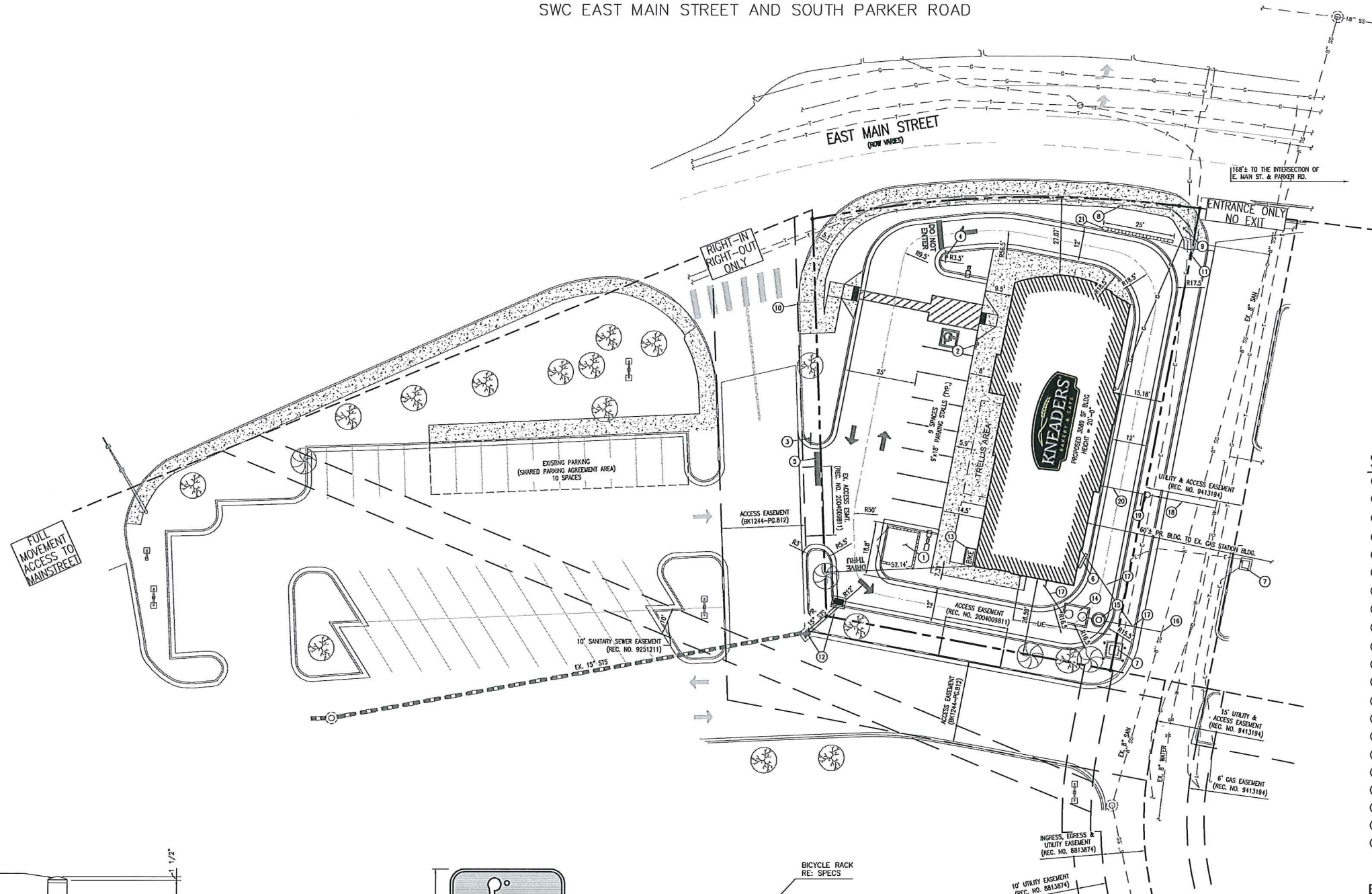
1300 South Polecat Street, Suite 100, Aurora, Colorado 80012
Office (303) 337-1391 Fax (303) 337-7481
www.gallowayinc.com

ENGINEERING SERVICE COMPANY
INCORPORATED - SURVEYORS - PLANNERS
Creative Solutions Since 1954
1300 South Polecat Street, Suite 100, Aurora, Colorado 80012
Office (303) 337-1391 Fax (303) 337-7481
www.ensurveying.com

Designed By:	CNB	Plot Book No.:		Date:	07/08/13
Drawn By:	SAM	Survey No.:	901	Scale:	None: 1"=20'
Checked By:	CNB	DRAWER No.:	13079-G	Sheet No.:	1 OF 1

SITE PLAN

LOT 1 PARKER CENTRAL AREA, FILING NO. 11
SITUATED IN THE NE 1/4 OF SECTION 22, T6S, R66W, OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SWC EAST MAIN STREET AND SOUTH PARKER ROAD



SITE SCHEDULE:

- 1 TRASH ENCLOSURE, SEE SHEET 11
- 2 PROPOSED HANDICAP PARKING SIGN
- 3 PROPOSED STOP SIGN
- 4 PROPOSED DO NOT ENTER SIGN
- 5 PROPOSED 12" STOP BAR
- 6 MENU / ORDERING SIGN
- 7 EXISTING TRANSFORMER TO REMAIN
- 8 EXISTING "RIGHT LANE MUST TURN RIGHT" SIGN TO REMAIN
- 9 EXISTING "DO NOT ENTER SIGN" TO REMAIN
- 10 EXISTING "STOP" SIGN TO REMAIN
- 11 EXISTING TELECOM BOX TO REMAIN
- 12 EXISTING INLET
- 13 PROPOSED 5' WIDE BIKE RACK (4 SPACES)
- 14 PROPOSED GREASE INTERCEPTOR
- 15 PROPOSED SAMPLING MANHOLE
- 16 CONNECT TO EXISTING SANITARY SEWER
- 17 PROPOSED 4" SANITARY SERVICE
- 18 PROPOSED 1" WATER SERVICE
- 19 PROPOSED WATER METER
- 20 PROPOSED 1.5" WATER SERVICE
- 21 PROPOSED 36" TALL SCREEN WALL (42" FROM FLOWLINE)

BASIS OF BEARING

BEARINGS ARE BASED ON THE EAST LINE OF THE NW 1/4 OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING S00°13'08"E AS REFERENCED AND BOUNDED BY THE MONUMENTS SHOWN HEREON.

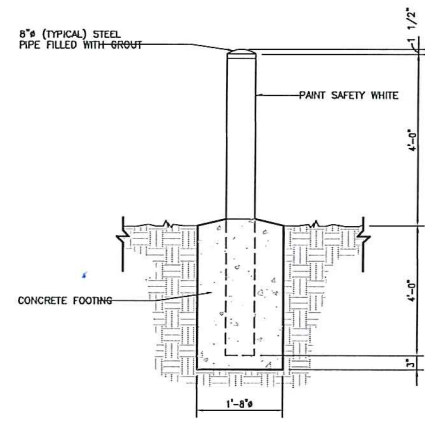
BENCHMARK

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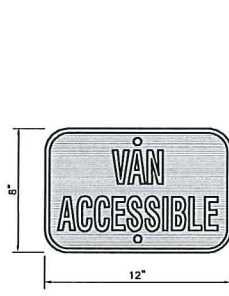
LEGAL DESCRIPTION

PARCEL 1:
LOT 1, PARKER CENTRAL AREA, FILING NO. 11, ACCORDING TO THE PLAT THEREOF RECORDED JULY 22, 1993 AT RECEPTION NO. 9333092, COUNTY OF DOUGLAS, STATE OF COLORADO.

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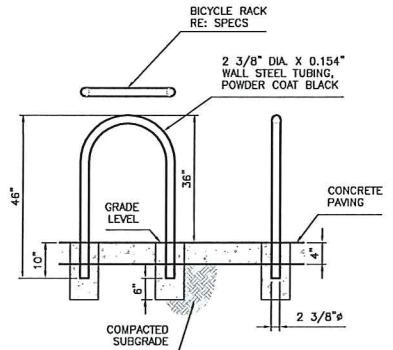
BOLLARD DETAIL
SCALE: NOT TO SCALE



'VAN ACCESSIBLE' SIGN DETAIL
SCALE: NOT TO SCALE



'PARKING ONLY' SIGN DETAIL
SCALE: NOT TO SCALE



APEX BICYCLE RACK MODEL #AP2-02-EM 2 3/8" O.D., EMBEDDED MOUNT AS MANUFACTURED BY SITESCAPES INC. OR APPROVED ALTERNATE.

BIKE RACK
SCALE: 1/2" = 1'-0"

PARKING TABLE

TYPE	#
ONSITE HANDICAP PARKING:	1
ONSITE STANDARD PARKING:	8
OFFSITE STANDARD PARKING (SHARED PARKING AGREEMENT):	10
TOTAL AVAILABLE PARKING:	19

REVISION	DATE
No. 1	9/17/2013
2	11/13/2013
3	11/15/2013



SITE PLAN
KNEADERS
BAKERY + CAFE
19190 EAST MAIN STREET
PARKER, CO 80134

Project No: K9C000001.01
Sheet Scale: N/A
Designed By: KRS
Drawn By: KRS
Date: AUGUST 2013
Disk File: 04-3-NB2013-01-Site Plan.dwg

SITE PLAN

SITE PLAN
 LOT 1 PARKER CENTRAL AREA, FILING NO. 11
 SITUATED IN THE NE 1/4 OF SECTION 22, T6S, R66W, OF THE 6TH P.M.
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
 SWC EAST MAIN STREET AND SOUTH PARKER ROAD

GRADING LEGEND

FFE	FINISHED FLOOR ELEV.
BOW	BACK OF WALK
GB	GRADE BREAK
TC	TOP OF CONCRETE
TBC	TOP BACK OF CURB
TA	TOP OF ASPHALT
EA	EDGE OF ASPHALT
RM	RM ELEVATION
FL	FLOWLINE
EG	EXIST GROUND
FG	FINISHED GRADE
TW	TOP OF WALL
BW	BOTTOM OF WALL
←	DIRECTION OF DRAINAGE
○	EXISTING ELEVATION
○	PROPOSED ELEVATION
⊗	CARRY CURB
⊕	EXISTING CONTOUR
⊖	PROPOSED CONTOUR

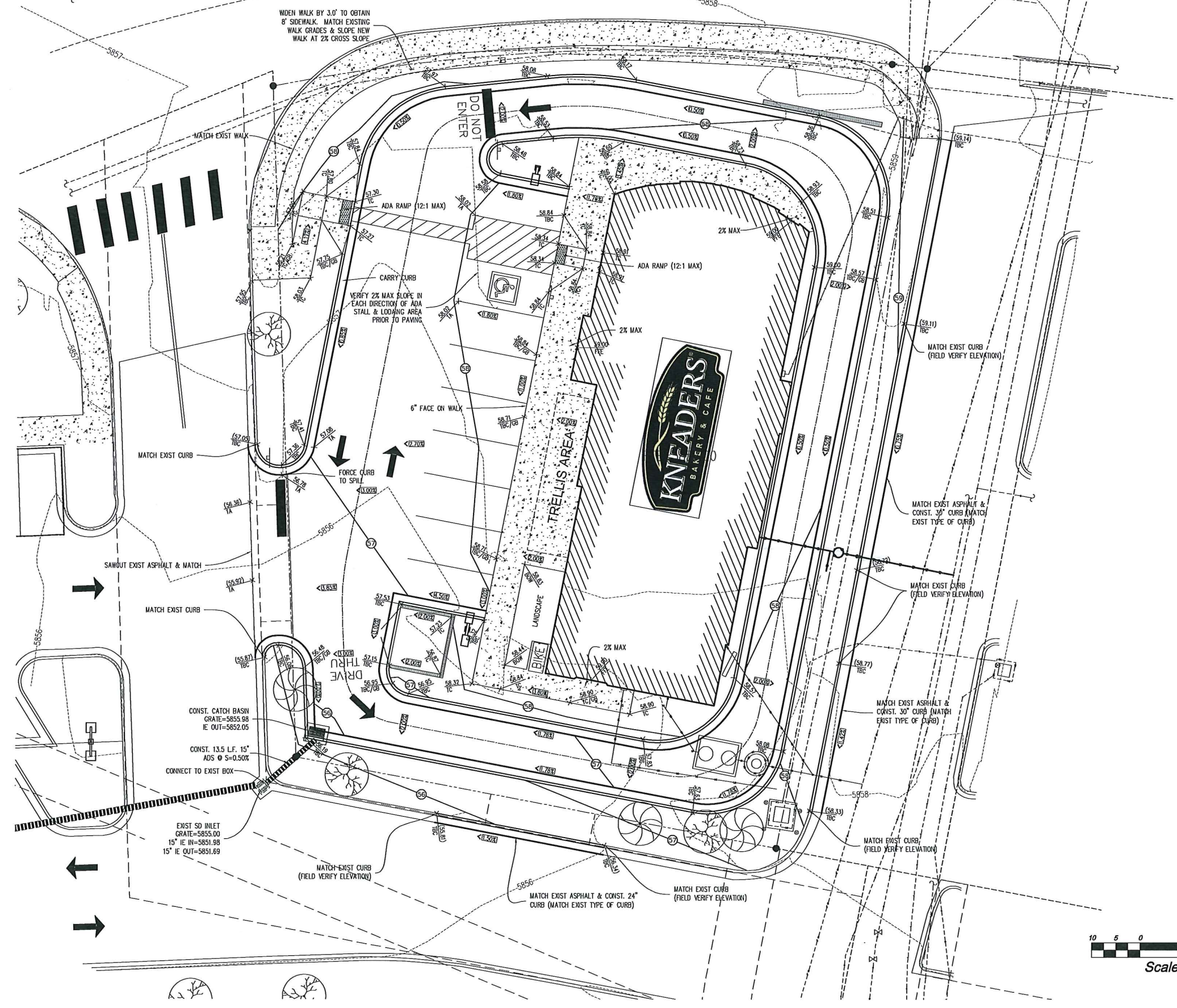
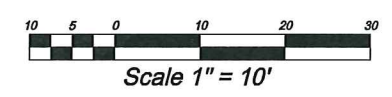
BENCHMARK:
 DOUGLAS COUNTY 1.090035
 LATITUDE: 39°31'16.72986"N; LONGITUDE: 104°45'57.03712"W
 ELEVATION: 5883.72 FEET (NAVD 1988 DATUM)

BASIS OF BEARING:
 BEARINGS ARE BASED ON THE EAST LINE OF THE NW 1/4 OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING S00°13'08"E AS REFERENCED AND BOUNDED BY THE MONUMENTS SHOWN HEREON.

LEGAL DESCRIPTION:
 PARCEL 1:
 LOT 1, PARKER CENTRAL AREA, FILING NO. 11, ACCORDING TO THE PLAT THEREOF RECORDED JULY 22, 1993 AT RECEPTION NO. 9333092, COUNTY OF DOUGLAS, STATE OF COLORADO.
 PARCEL 2:
 A NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ACROSS THAT PORTION OF LOT 1, PARKER CENTRAL AREA FILING NO. 9 MORE PARTICULARLY DESCRIBED IN ACCESS EASEMENT RECORDED JANUARY 27, 1995 IN BOOK 1244 AT PAGE 812 AND AMENDMENT TO AND CONFIRMATION THEREOF RECORDED JANUARY 26, 2004 AT RECEPTION NO. 2004008811, COUNTY OF DOUGLAS, STATE OF COLORADO.

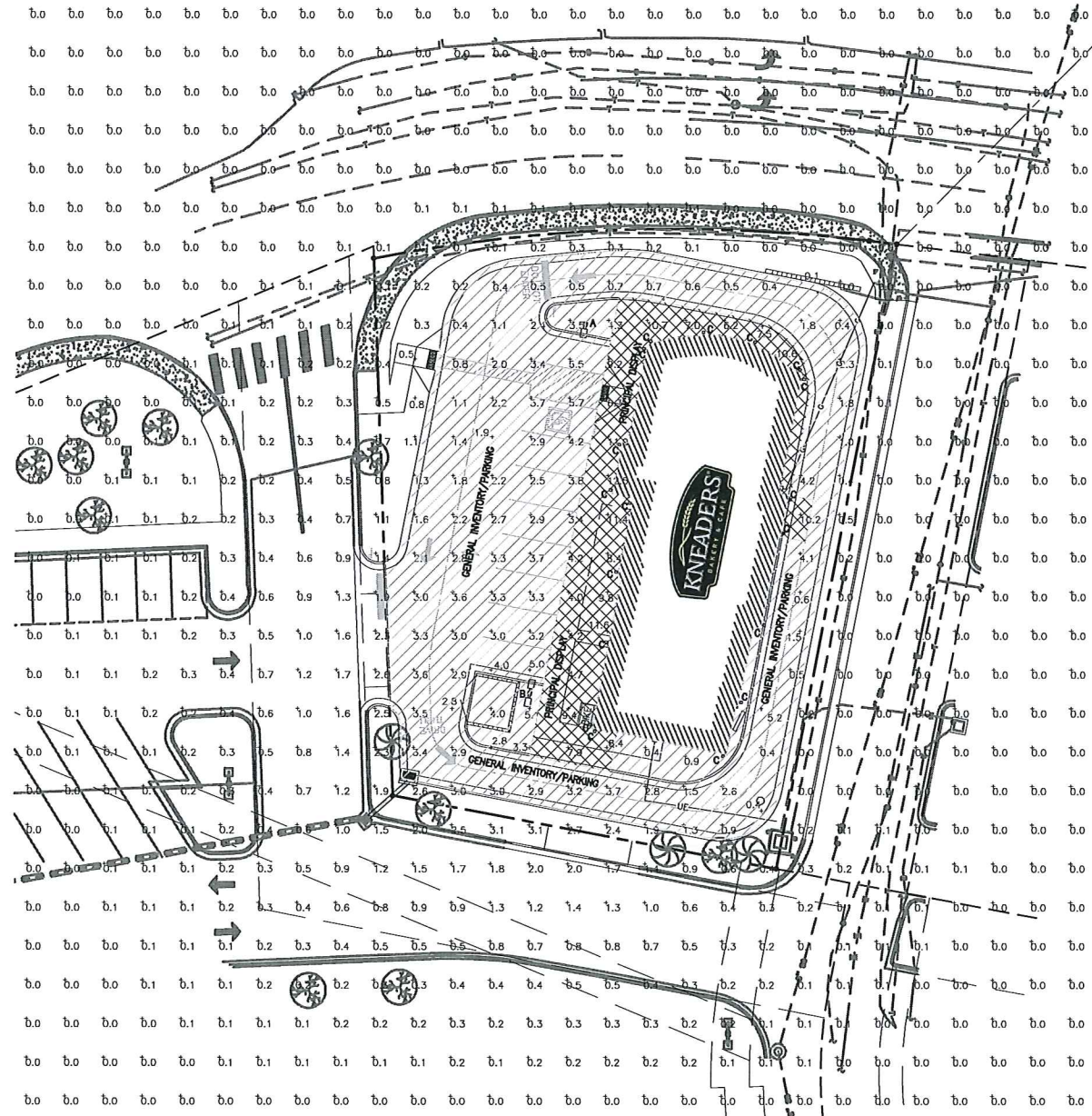
CAUTION - NOTICE TO CONTRACTOR:
 1. ALL UTILITY LOCATIONS SHOWN AREA BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE FILED LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

CALL UTILITY NOTIFICATION
 CENTER OF COLORADO
 1-800-922-1987
 CALL 2-BUSINESS DAYS IN ADVANCE BEFORE
 YOU DIG, GRADE, OR EXCAVATE OR THE
 MARKING OF UNDERGROUND MEMBER UTILITIES



DES. BY	KRS	DATE	9/17/2013
	KRS	DATE	11/13/2013
	KRS	DATE	11/15/2013
REVISION	1	SITE PLAN SUBMITTAL	
	2	DRY MEETING	
	3	2ND SITE PLAN SUBMITTAL	
<p>12 Nevada W. Peterson, P.E. 1330 American Fork, LUT 84003 P: (801) 756-5804; F: (801) 756-4511</p>			
<p align="center">SITE PLAN KNEADERS BAKERY + CAFE 19190 EAST MAIN STREET PARKER, CO 80134</p>			
Project No: KBC000001.01 Sheet Scale: 1"=10' Designed By: GJR Drawn By: GJR Date: AUGUST 2013 Disk File:			
<p align="center">GRADING PLAN</p>			
<p align="center">4</p>			

SITE PLAN
 LOT 1 PARKER CENTRAL AREA, FILING NO. 11
 SITUATED IN THE NE 1/4 OF SECTION 22, T6S, R66W, OF THE 6TH P.M.
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
 SWC EAST MAIN STREET AND SOUTH PARKER ROAD



1 PHOTOMETRIC SITE PLAN
 SCALE: 1"=20'-0"

CALCULATION SUMMARY

LABEL	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PRINCIPAL DISPLAY [XXXXXX]	FC	8.38	12.5	4.0	2.10	3.13
INVENTORY AND GENERAL PARKING [XXXXXX]	FC	2.48	6.5	0.4	6.20	16.25

PRINCIPAL DISPLAY AREA = 1960 S.F. OR 10.8% OF TOTAL SITE

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	ARRANGEMENT	MOUNTING	LUMENS	WATTS	LLF	MODEL NO.	DESCRIPTION
[Symbol]	1	A	SINGLE	POLE	22500	250	1.0	KVS1-250M-R4	LITHONIA LIGHTING, KVS SERIES, 250 WATT, METAL HALIDE, FULL CUTOFF AREA LIGHT
[Symbol]	1	B	D180°	POLE	23500	250	1.0	KVS1 250M R5	LITHONIA LIGHTING, KVS SERIES, 250 WATT, METAL HALIDE, FULL CUTOFF AREA LIGHT
[Symbol]	18	C	SINGLE	WALL	3800	70	1.0	U30754-T6CMH70-W-120-06 Bronze RAL 6014	LIGHTMAN LIGHTING, TANGO 14 SERIES, 70 WATT, SQUARE WALL DOWNLIGHT, FULL CUTOFF

A & B MOUNTING HEIGHT TO MATCH EXISTING AREA LIGHTS. NOT TO EXCEED 30'-0"
 C MOUNTING HEIGHT SEE ELEVATIONS. MODELED AT 10'-6"
 ALL FIXTURES TO HAVE FLAT LENSES. NO CONVEX LENSES ALLOWED PER CODE

REVISION	DATE
1 SITE PLAN SUBMITTAL	9/17/2013
2 DRT MEETING	11/13/2013
3 2nd PLANNING SUBMITTAL	11/15/2013

Galloway
 Planning & Architecture, Inc.
 6300 DTC Parkway, Suite 100
 Greenwood Village, CO 80111
 303.770.2833 P
 www.galloway13.com



SITE PLAN
KNEADERS
BAKERY + CAFE
 19190 EAST MAIN STREET
 PARKER, CO 80134

Project No: K9000001.01
 Sheet Scale: N/A
 Designed By: KRS
 Drawn By: KRS
 Date: AUGUST 2013
 Disk File: 9x 2-4 - K90121.PW & 04.dwg

**LIGHTING /
 PHOTOMETRICS
 PLAN**

SITE PLAN

LOT 1 PARKER CENTRAL AREA, FILING NO. 11
SITUATED IN THE NE 1/4 OF SECTION 22, T6S, R66W, OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SWC EAST MAIN STREET AND SOUTH PARKER ROAD



FEATURES & SPECIFICATIONS

INTENDED USE — Ideal for lighting shopping center or stadium parking lots.

CONSTRUCTION — Rugged, heavy-duty aluminum housing. Square continuously seam-welded for weather-tight integrity. EPDM closed-cell housing gasket. Extruded, aluminum hinged door frame. All exposed hardware is stainless steel.

Finish: Standard finish is dark bronze (DDB), polyester powder, with optional architectural colors available.

OPTICS — One-piece, hydroformed, anodized aluminum reflector. Four IES cutoff distributions available: Type II (roadway), Type III (symmetric), Type IV (forward throw) and vertically lamped Type V (symmetric). Reflector hinges out for easy removal during installation/maintenance. RS is vertically lamped; R2, R3 and R4 are horizontally lamped. Impact-resistant glass lens. Convex glass lens is standard on RS distribution.

ELECTRICAL — High pressure sodium ballasts are high-reactance, high power factor for 70-150W. Constant wattage autotransformer for 250W.

Metal halide 100-150W ballasts are high-reactance, high power factor and are standard with pulse-start ignitor technology. "SCWA" not required. Constant wattage autotransformer for 175M and 250M. Super CWA (pulse start ballast), 85% efficient and EISA legislation compliant, is required for 175-250W (SCWA option) for U.S. shipments only. CSA or BTL required for probe-start shipments outside the U.S. Pulse-start ballast (SCWA) required for 200M.

Removable, unlabeled power module and positive locking disconnect plugs (primary and secondary).

Ballasts are 100% factory-tested.

Socket is mogul-base, medium base for 100M and 150M, porcelain socket with copper alloy, nickel-plated screw shell and center contact. UL listed 1500W-600V, 4KV pulse-rated.

INSTALLATION — Extruded, 9" arm with integral splice compartment for pole or wall mounting. Optional mountings available.

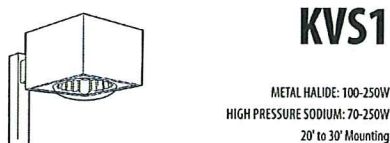
LISTING — UL listed for wet locations. Listed and labeled to comply with Canadian standards (see Options).

Note: Specifications subject to change without notice.

Catalog Number	
Notes	
Type	

Arm-Mounted Area Cutoff Lighting

KVS1



METAL HALIDE: 100-250W
HIGH PRESSURE SODIUM: 70-250W
20' to 30' Mounting

Specifications

EPK: 1.8 ft (1.7 m)
Square: 16-3/4 (42)
Depth: 16-1/2 (26)
Arm length: 9 (22)
Weight: 33 lbs (15 kg)
*Weight as configured in example below.

Mounting options

SP09, RPO9, DA12P 5
W509, DA12WB 6
W509 7

Drilling template

W509 6

All dimensions are inches (centimeters) unless otherwise specified.

LENS: IMPACT-RESISTANT FLAT GLASS IS STANDARD FOR KVS1, R2, R3 AND R4

Example: KVS1 250S R3 TB SP09 LPI

ORDERING INFORMATION For shortest lead times, configure product using bolded options.

Series	250M	R4-A R5-B	208	SP09
Wattage	100M ¹ 175M ² 200M ³ 150M 250M ⁴		120 347 208 ⁵ 480 ⁶ 240 ⁷ TB ⁸	
Distribution	R2 IES Type II roadway R3 IES Type III asymmetric R4 IES Type IV forward throw R5 IES Type V symmetric			
Ballast			(blank) Magnetic CWI Constant wattage isolated SCWA Super CWA pulse-start ballast <i>NOTE: For shipments to U.S. territories, SCWA must be specified to comply with EISA.</i>	
Mounting			SP09 Square pole RPO9 Round pole W509 Wall bracket W509 Wood pole or wall	Optional mounting DA12P Degree arm, pole DA12WB Degree arm, wall KMA Mast arm adapter ⁹ KTM8 Twin mounting bar
Options	Shipped installed in fixture FER NEMA twist lock receptacle only (no photocell) SF Single fuse (120, 277, 347V) n/a TB DF Double fuse (208, 240, 480V) n/a TB QPS Quartz restrike system ¹⁰ EC Emergency circuit ¹¹	HS House side shield (R3, R4) CSA Listed and labeled to comply with Canadian standards BTL Available for probe-start shipping outside the U.S. RESC California Title 20, effective 1/1/10 MED Medium base socket ¹²	Shipped separately ¹³ PE1 NEMA twist-lock PE (120, 208, 240V) PE3 NEMA twist-lock PE (347V) PE4 NEMA twist-lock PE (480V) PE7 NEMA twist-lock PE (277V) SC Shorting cap for FER option VG Vandal guard ¹⁴	Finish¹⁵ (blank) Dark bronze DWH White DBL Black DMB Medium bronze DIA Natural aluminum DSS Sandstone DGC Charcoal gray DTG Teal/green DBR Bright red DSB Steel blue CR Enhanced corrosion resistance

Notes

- Not available with SCWA.
- These wattages do not comply with California Title 20 regulations.
- These wattages require the 480V option to be chosen for shipments to California for Title 20 compliance. 250M RECI is not available in 347V or 480V.
- Must order with LPI.
- Must specify CWI for use in Canada.
- Optional multi-tap ballast (120, 208, 240, 277V); (120, 277, 347V) in Canada.
- General factory for available wattages.
- For use with 1" minimum 7-1/8 O.D. pipe.
- Maximum allowable wattage lamp included.
- For 705, 1005 and 1205 wattages only.
- May be ordered as an accessory.
- Provide with KVS1 when ordering as an accessory.
- See www.lithonia.com/tech for additional information.
- Must be specified.
- Order as separate line item. RPO9 or DA12P mounting arm must be ordered on the fixture.

Accessories: Tenon Mounting Slipfitter¹⁶

Tenon O.D.	One	Two @ 180°	Two @ 90°	Three @ 120°	Three @ 90°	Four @ 90°
3-3/8" (91)	T26-100	T26-200	T26-300	T26-320	T26-350	T26-400
3-7/8" (113)	T26-100	T26-200	T26-300	T26-320	T26-350	T26-400
4" (102)	T35-100	T35-200	T35-300	T35-320	T35-350	T35-400

MANUFACTURER SPECIFICATION SHEET FOR AREA/SITE FIXTURES 'A' & 'B'

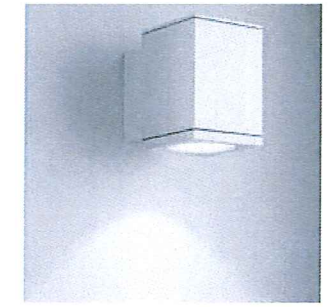
LUMINAIRE SPECIFICATION

LIGMAN LIGHTING USA PROJECT: _____ DATE: _____
LOCATION: _____
QUANTITY: _____ NOTE: _____

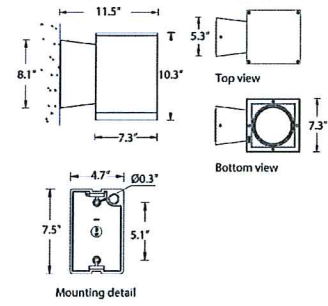
IP65 - Suitable for Wet Locations

U30754

Tango 14 square wall down light



For mounting in upward or downward lighting positions



Product Type
Wall luminaires with a selection of lamps and reflectors offering different beam distributions for various downward lighting requirements. Designed to illuminate the wall surface and for light accents on vertical surfaces. Low copper content die-cast aluminum housing and aluminum frame with integral anti-glare baffles. Stainless steel screws. Durable silicone rubber gasket and clear toughened glass. Single cable entry. Housing is treated with a chemical chromated protection before powder coating, ensuring high corrosion resistance. Integral electronic control gear. Anodized high purity aluminum reflector.

Physical Data
Diameter: 7.3"
Height: 10.3"
Weight: 15 lbs.

Lamp
 T6 CMH 70w (E9)
(For Most Lamp options please Consult the Catalogue, Website or Contact The Ligman Lighting Factory)

Beam Angle (Please Specify)
 VN - Very Narrow Beam : 6 Deg
 N - Narrow Beam : 12 Deg
 M - Medium Beam : 26 Deg
 W - Wide Beam : 35 Deg
 VW - Very Wide Beam : 60 Deg

Voltage (Please Specify)
 120V
 277V
 Other _____

Color (Please Specify)
 01-Black - RAL 9011
 03-White - RAL 9003
 05-Matt Silver - RAL 9006
 06-Bronze - RAL 6014
 02- Dark Grey - RAL 7043
 04 - Metallic Silver - RAL 9006
 07- Custom - RAL _____

Note
- Integral Electronic control gear.

Options
 F- Frosted Lens
 C- Clear Lens

LIGMAN LIGHTING USA

Head Office:
3302 Hwy 211th Terrace
Hillsboro,
Oregon
97125
USA

Tel: 503-645-0500
Fax: 503-645-8100
Email: info@ligman-lightingusa.com
Website: www.ligman-lightingusa.com

Ligman Lighting USA reserves the right to change specifications without prior notice.

MANUFACTURER SPECIFICATION SHEET FOR WALL FIXTURE 'C'

No.	REVISION	DATE
1	SITE PLAN SUBMITTAL	9/17/2013
2	DRT MEETING	11/15/2013
3	2nd PLANNING SUBMITTAL	11/15/2013

Galloway
Professional Architecture, Engineering
3000 ETC Greenwood Village, CO 80111
303.770.8888
www.gallowayusa.com

the four foods group

SITE PLAN
KNEADERS
BAKERY + CAFE
19190 EAST MAIN STREET
PARKER, CO 80134

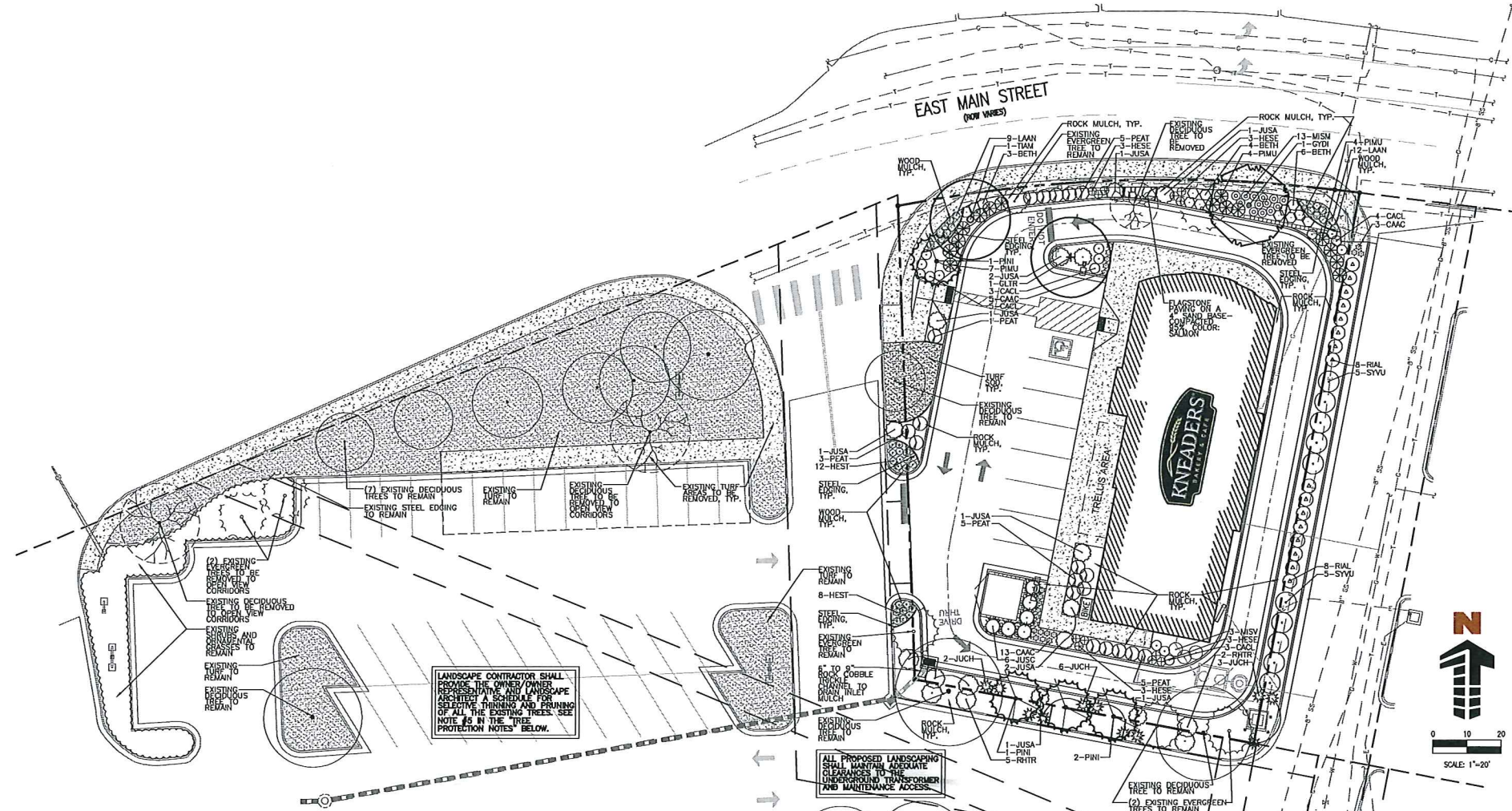
Project No: K9000001.01
Sheet Scale: N/A
Designed By: KRS
Drawn By: KRS
Date: AUGUST 2013
Disk File: 04 5-4 - H301.01_P1 & 04.dwg

LIGHTING / PHOTOMETRICS DETAILS

6

SITE PLAN

LOT 1 PARKER CENTRAL AREA, FILING NO. 11
SITUATED IN THE NE 1/4 OF SECTION 22, T6S, R66W, OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SWC EAST MAIN STREET AND SOUTH PARKER ROAD



PLANTING LEGEND (BASED ON 'PARKER'S' RECOMMENDED PLANT LIST MEETING THE MINIMUM REQUIREMENTS IN SEC. 13.06.070 OF PARKER'S COMMERCIAL DESIGN STANDARDS)

SYMBOL	QUANTITY	BOTANIC NAME	COMMON NAME	SIZE	WATER REQ.	HEIGHT X SPREAD
OVERSTORY DECIDUOUS TREES						
TIAM	1	TILIA AMERICANA	AMERICAN LINDEN	2.5" CAL-BAB	MODERATE	75'X50'
GLTR	1	CLEDITSA TRACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER LOCUST	2.5" CAL-BAB	LOW	50'X35'
GYDI	1	GYMNOCLEADUS DIOICA	KENTUCKY COFFEE TREE (POOLESS)	2.5" CAL-BAB	LOW	50'X40'
EVERGREEN TREES						
PIN	4	PINUS NIGRA	AUSTRIAN PINE	6"-8" HT. BAB	LOW/MODERATE	50'X25'
DECIDUOUS SHRUBS						
CACL	15	CARYOPTERIS CLAUDONENSIS	BLUE MIST SPIRAEA	5 GALLON	LOW	3'X3'
BETH	13	BERBERIS THUNBERGI 'ATROPURPUREA NANA'	CRIMSON PYGMY	5 GALLON	LOW	2'X3'
PEAT	19	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5 GALLON	LOW	4'X4'
RHTR	7	RHUS TRILOBATA	THREE LEAF SUMAC	5 GALLON	XERISCAPE	4'X6'
RIAL	16	RIBES ALPINUM	ALPINE CURRIANT	5 GALLON	LOW	4'X4'
SYVU	10	SYRINGA VULGARIS	COMMON LILAC	5 GALLON	LOW	8'X6'
EVERGREEN SHRUBS						
JUCH	11	JUNIPERUS CHINENSIS 'PITZERIANA'	PITZER JUNIPER	5 GALLON	XERISCAPE	4'X5'
JUSA	11	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	5 GALLON	XERISCAPE	1'X6'
JUSC	6	JUNIPERUS SCOPULORUM 'MEDORA'	MEDORA JUNIPER	10 GALLON	XERISCAPE	10'X5'
PIMU	15	PINUS MUGO 'MOPS'	MOPS MUGO PINE	5 GALLON	LOW	4'X5'
PERENNIALS/ORN. GRASSES						
LAAN	21	LAWANDULA ANGSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER	1 GALLON	LOW	1.5'X1.5'
CAAC	21	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GALLON	LOW	4'X2'
HESE	12	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GALLON	LOW	2.5'X3'
MISY	3	MISCANTHUS SINENSIS 'VARGATUS'	VARGATUS MISCANTHUS	1 GALLON	LOW	5'X4'
MISM	13	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT MISCANTHUS	1 GALLON	LOW	4.5'X3'
HEST	20	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DWAY	1 GALLON	LOW	2'X1'
SEED AND MULCH						
202 SF OUTSIDE LOT 1.11 SF		BUFFALO GRASS SOD, SEE SOD NOTES, THIS SHEET	BUFFALO SOD	SOD	LOW	---
130 SF OUTSIDE LOT 87 SF		DOUBLE SHREDDED CEDAR BARK MULCH	PLANT BEDS	MULCH	XERISCAPE	---
2,531 SF OUTSIDE LOT 1,530 SF		1" - 4" ROCK COBBLE MULCH W/ DOUBLE SHREDDED CEDAR BARK MULCH RING AROUND ALL PLANT MATERIAL, SEE THIS SHEET	PLANT BEDS	MULCH	XERISCAPE	---
90 LF		STEEL EDGING; SEE LANDSCAPE NOTES	PLANT BED EDGING	STEEL EDGING	---	---

LANDSCAPE DATA

AREAS OF REQUIRED LANDSCAPING	TOTAL QUANTITY REQUIRED	TOTAL QUANTITY PROVIDED
13.06.070(1)(A, B, & C) - IN ALL REQUIRED LANDSCAPING AREAS, EXCEPT WITHIN PUBLIC RIGHTS-OF-WAY, ONE (1) TREE AND FIVE (5) SHRUBS SHALL BE PLANTED FOR EACH ONE THOUSAND FIVE HUNDRED (1,500) SQUARE FEET OF LOT AREA NOT COVERED BY A BUILDING OR REQUIRED PARKING.	AREA: 2,892 SF TREES: 1.9 TREES REQUIRED SHRUBS: 10 SHRUBS REQUIRED	TREES: 14 TREES SHRUBS: 123 SHRUBS
13.06.070(2) - LANDSCAPING ISLANDS SHALL BE AT LEAST THE SIZE OF ONE (1) FULL-SIZED PARKING SPACE (ONE HUNDRED SIXTY-TWO (162) SQUARE FEET) AND HAVE NO DIMENSION FEWER THAN NINE (9) FEET. ONE (1) TREE AND FIVE (5) SHRUBS SHALL BE PLANTED FOR EACH INDIVIDUAL ONE HUNDRED SIXTY-TWO (162) SQUARE FEET. AN ADDITIONAL SHRUB SHALL BE PLANTED. ONE (1) TREE MAY BE SUBSTITUTED FOR TEN (10) SHRUBS WHEN APPROVED DURING THE SITE PLAN PROCESS.	PARKING ISLANDS: 2 PARKING ISLAND AREA: 325 SF TREES: 2 SHRUBS: 10 UPRIGHT JUNIPERS: 0 PERENNIALS/ORN GRASSES: 0 (TOTAL T.E.'S PROVIDED: 3.0)	PARKING ISLAND AREA: 292 SF (+ TRASH ENCLOSURE) TREES: 1 SHRUBS: 5 UPRIGHT JUNIPERS: 6 PERENNIALS/ORN GRASSES: 13 (TOTAL T.E.'S PROVIDED: 2.6)
13.06.070(3)(A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z) - SITE PERIMETER LANDSCAPING REQUIREMENTS, OF THE AMOUNT OF TREES REQUIRED BY SCHEDULE A, A MINIMUM OF FORTY PERCENT (40%) AND A MAXIMUM OF SIXTY PERCENT (60%) OF THE TREES SHALL BE PERENNIAL TO BE CONSISTENT WITH THE LOCAL ECOLOGY AND PROVIDE YEAR-ROUND COLOR. TREES MAY BE SPACED IRREGULARLY IN INFORMAL GROUPINGS OR BE UNIFORMLY SPACED, AS CONSISTENT WITH LARGER OVERALL PLANTING PATTERNS AND ORGANIZATIONAL INFORMATION GROUPS SHALL BE A MINIMUM OF FIVE (5) TREES FOR EACH GROUPING TO ACHIEVE MASSING IN A MANNER WHICH LIMITS OBSTRUCTION OF SIGNAGE, NEWS, FOR COMMERCIAL, PUBLIC, INSTITUTIONAL AND CIVIC ADJOINING EXISTING NONRESIDENTIAL USE. USE 1 TREE AND 5 SHRUBS FOR EACH 40 LINEAL FEET OF EDGE. FOR COMMERCIAL, PUBLIC, INSTITUTIONAL AND CIVIC ADJOINING EXISTING RESIDENTIAL USE, 1 TREE AND 5 SHRUBS FOR EACH 20 LINEAL FEET OF EDGE. SITE PERIMETER TREES SHALL BE IN COMPLIANCE WITH THE TOWN AND COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) APPROVED PLAN FOR OTHER ROADS, TRUCKS & SHRUBS PER 40 LINEAL FEET MAX.	NORTHERN PERIMETER REQ (ADJOINING EAST MAIN STREET) LINEAR FEET: 136 LF TREES: 3, 4 SHRUBS: 17 EASTERN PERIMETER REQ (ADJOINING PRIVATE ROAD/PARKING LOT) LINEAR FEET: 145 LF TREES: 1, 1 SHRUBS: 21 SOUTHERN PERIMETER REQ (ADJOINING PRIVATE ROAD/PARKING LOT) LINEAR FEET: 106 LF TREES: 1, 1 SHRUBS: 14 WESTERN PERIMETER REQ (ADJOINING PRIVATE ROAD/PARKING LOT) LINEAR FEET: 145 LF TREES: 1, 1 SHRUBS: 18	NORTHERN PERIMETER PROV. (ADJOINING EAST MAIN STREET) LINEAR FEET: 136 LF TREES: 2 SHRUBS: 30 EASTERN PERIMETER PROV. (ADJOINING PRIVATE ROAD/PARKING LOT) LINEAR FEET: 145 LF TREES: 1, 1 SHRUBS: 35 SOUTHERN PERIMETER PROV. (ADJOINING PRIVATE ROAD/PARKING LOT) LINEAR FEET: 106 LF TREES: 1, 1 SHRUBS: 11 WESTERN PERIMETER PROV. (ADJOINING PRIVATE ROAD/PARKING LOT) LINEAR FEET: 145 LF TREES: 1, 1 SHRUBS: 25
	OVERALL TOTAL TREES: 22 DECIDUOUS TREES: 14 EVERGREEN TREES: 8 MIN. PERCENTAGE OF EVERGREEN TREES/OVERALL TREES PROPOSED: 40.0%	TOTAL TREES: 22 DECIDUOUS TREES: 14 EVERGREEN TREES: 8 PERCENTAGE OF EVERGREEN TREES/OVERALL TREES PROPOSED: 40.0%

- NOTES**
- TEN (10) SHRUBS MAY BE SUBSTITUTED FOR ONE (1) TREE (EQUIVALENT-T.E.) WHEN APPROVED DURING THE SITE PLAN PROCESS. AN ADMINISTRATIVE FINDING THAT STRICT COMPLIANCE WITH THE TREE REQUIREMENT CANNOT BE REASONABLY ACCOMPLISHED ON SITE, AND IS NOT THE RESULT OF A SELF-IMPOSED HARSHNESS, WILL BE REQUIRED.
 - ONE (1) ORNAMENTAL GRASS IN A FIVE-GALLON CONTAINER OR THREE (3) ORNAMENTAL GRASSES IN ONE-GALLON CONTAINERS MAY BE SUBSTITUTED FOR ONE (1) SHRUB.
 - A MIX OF DECIDUOUS AND EVERGREEN TREES IS REQUIRED TO PROVIDE COLOR AND SCREENING IN WINTER MONTHS. A MINIMUM OF TWENTY-FIVE PERCENT (25%) AND A MAXIMUM OF FIFTY PERCENT (50%) SHALL BE EVERGREEN TREES.
 - DUE TO SITE CONSTRAINTS EXISTING UNDERGROUND WET AND DRY UTILITIES, UTILITY BOXES, ETC.), A TREE NUMBER MODIFICATION SHALL BE REQUESTED E. MAIN STREET AND EASTERN PROPERTY BOUNDARY.

EXISTING TREES CALCULATIONS

- EXISTING TREES TO BE REMOVED: DECIDUOUS TREES: 3 TREES
EVERGREEN TREES: 3 TREES
- EXISTING TREES TO REMAIN: DECIDUOUS TREES: 11 TREES
EVERGREEN TREES: 4 TREES

COUNTY MAINTENANCE STATEMENT

LANDSCAPING SHALL BE PLANTED AND MAINTAINED BY THE OWNER, SUCCESSOR, AND/OR ASSIGNS. SHOULD ANY PLANT MATERIAL DIE, IT SHALL BE REPLACED WITH SIMILAR PLANT MATERIAL WITHIN ONE PLANTING SEASON.

SOD NOTES

- ALL SOD IS AVAILABLE THROUGH (OR RECOMMENDED BY): ARKANSAS VALLEY SEED SOLUTIONS, 4625 COLORADO BLVD., DENVER, CO 80216 (303) 328-7500
- INSTALL AND MAINTAIN IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- BUFFALO SOD HAS BEEN APPROVED IN MANY JURISDICTIONS TO BE A LOW HYDROZONE PLANT MATERIAL.

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

NO.	REVISION	DATE	DRAWN BY	DATE
1	SITE PLAN SUBMITTAL	9/17/2013	KRS	KRS
2	DRT MEETING	11/13/2013	KRS	KRS
3	2nd PLANNING SUBMITTAL	11/15/2013	KRS	KRS

Galloway Engineering
3300 DTC Parkway, Suite 100
Greenwood Village, CO 80111
303.771.3800
www.galloway1.com

the four foods group

SITE PLAN
KNEADERS
BAKERY + CAFE

19190 EAST MAIN STREET
PARKER, CO 80134

Project No:	19000001.01
Sheet Scale:	1" = 20'
Designed By:	JLM/KRS
Drawn By:	JLM/KRS
Date:	AUGUST 2013
File:	KBC01.01_L10_Land_Plan.dwg

LANDSCAPE PLAN

7

SITE PLAN

LOT 1 PARKER CENTRAL AREA, FILING NO. 11
SITUATED IN THE NE 1/4 OF SECTION 22, T6S, R66W, OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SWC EAST MAIN STREET AND SOUTH PARKER ROAD

PLANTING NOTES

GENERAL

- CALL UNCO AT (303) 232-1991 PRIOR TO ANY EXCAVATION.
- ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
- LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND, THE PLAN QUANTITY AS SHOWN PRECEDES AND NOTICES THE LANDSCAPE ARCHITECT OF THESE DISCREPANCIES. MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR CITY CONSIDERATION AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF MATERIALS.
- THE CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES AND/OR ANY INJURY TO ANY PERSON.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBTSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
- THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS TO REMAIN. ANY SUCH PLANTS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH THE SAME SPECIES, SIZE, AND QUANTITY AT THE CONTRACTOR'S OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE PLANS (AS APPLICABLE).
- LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN AN APPROVAL WILL BE OBTAINED FROM THE CITY. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
- ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED UP PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
- FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN SEE PHOTOGRAPHIC PLAN FOR TREE STANDING LIGHTING INFORMATION.
- ALL LANDSCAPE NOTES SHALL BE COORDINATED WITH ALL APPLICABLE SPECIFICATION SECTIONS. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK.
- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
- WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
- ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE UTAH LANDSCAPE CONTRACTORS ASSOCIATION.
- LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.

FINISH GRADING AND SOIL PREPARATION

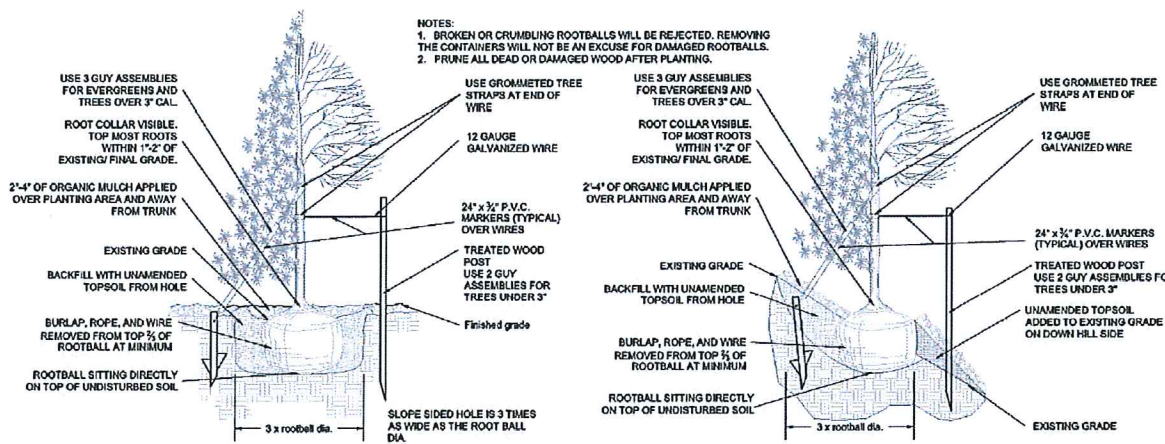
- CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL FLOODING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE FLOODING POTENTIAL SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
- AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LINE, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
- THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS, AND AFTER RECEIVING A CHANGE ORDER FROM THE OWNER. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT. REFER TO SPECIFICATIONS FOR SOIL PREPARATION METHODS (AS APPLICABLE).
- AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 5.0 CUBIC YARDS AND AMMONIUM PHOSPHATE 16-20-0 AT A RATE OF 15 POUNDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLAGE AFTER CROSS-RIPPING. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A RATE OF 8 CUBIC FEET PER THOUSAND SQUARE FEET OF NITROGEN STABILIZED ORGANIC AMENDMENT AND 10 LBS. OF 12-12-12 FERTILIZER PER CU. YD., ROTOTILLED TO A DEPTH OF 8". NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.

PLANTING

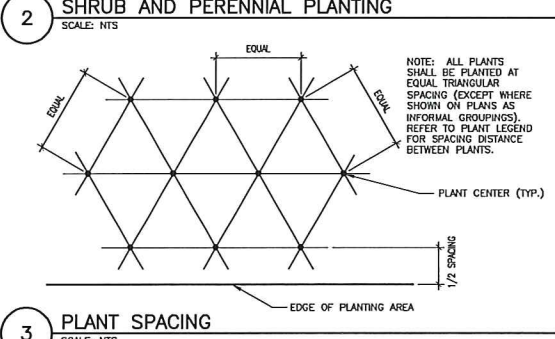
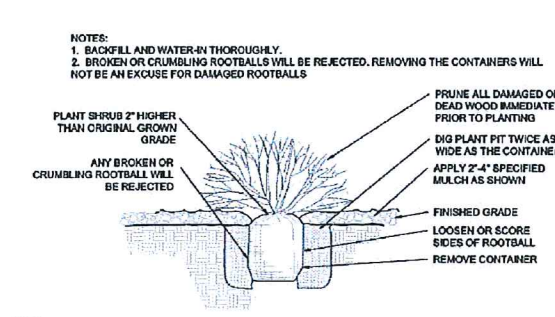
- ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS/ALL EVERGREENS SHALL BE UNSHARED AND FULL TO THE GROUND, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
- ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
- ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS. NO "T-STAKES" SHALL BE USED FOR TREES.
- ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK". FOLLOW GREENCO TREE PLANTING RECOMMENDATIONS FOR MINIMUM QUALITY REQUIREMENTS FOR TREES.
- ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD.
- ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
- ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: GREEN.
- THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR ALL LANDSCAPED AREAS. SEE LANDSCAPE GUARANTEE AND MAINTENANCE NOTE.
- A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
- LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPING MATERIALS TO THE LANDSCAPE ARCHITECTS AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, I.E. MULCH, EDGER, LANDSCAPE FABRIC, ETC.

MULCHING

- AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF DOUBLE SHREDDED CEDAR BARK MULCH AND A MINIMUM 4" THICK LAYER OF 1/2" TO 4" MULTI-COBBLE ROCK MULCH W/ DOUBLE SHREDDED CEDAR BARK MULCH RING AROUND ALL PLANT MATERIAL IN LANDSCAPE BED AREAS AS SHOWN ON PLANS.
- ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
- INSTALL DEWITT PRO-5 WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.
- ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
- ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH. TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER, OR AS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS AFTER MULCH HAS BEEN INSTALLED.
- ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE 10:1-12:1 AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.



- 1 TREE PLANTING DETAIL**
SCALE: NOT TO SCALE
- NOTES:**
- ALL WORK TO BE DONE AT THE TIME OF PLANTING.
 - PEEL BACK ONLY TOP OF BURLAP REQUIRED TO PERFORM WORK. REPEAL BURLAP BEFORE MOVING TRUNK INTO PLANTING PIT. DO NOT REMOVE BURLAP UNTIL INSIDE PLANTING PIT.
 - MEASURE NEW HEIGHT OF ROOTBALL AND DIG PLANTING PIT TO FINAL TOP ROOTBALL GRADE IS 3" ABOVE FINAL GRADE SURROUNDING BALL.
 - EXCAVATE PLANTING HOLES WITH SLOPING SIDES. MAKE EXCAVATIONS AT LEAST THREE TIMES AS DEEP AS THE ROOT BALL DIAMETER AND NO DEEPER THAN THE DISTANCE FROM THE TOP MOST ROOTS IN THE ROOT BALL TO THE BRUNING. THE TOP OF THE BURLAP AND BASKET SHALL BE SETTING. DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES. BUT DO SCORE THE SIDES OF THE PLANTING HOLE. THE PLANTING AREA SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLAGE AFTER CROSS-RIPPING. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A RATE OF 8 CUBIC FEET PER THOUSAND SQUARE FEET OF NITROGEN STABILIZED ORGANIC AMENDMENT AND 10 LBS. OF 12-12-12 FERTILIZER PER CU. YD., ROTOTILLED TO A DEPTH OF 8". NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.
 - TREES SHALL BE PLANTED WITH THE ROOT COLLAR/FLARE VISIBLE ABOVE GRADE AND TWO OR MORE STRUCTURAL ROOTS LOCATED WITHIN THE TOP 1" TO 2" OF THE ROOT BALL FINISHED GRADE MEASURED 3" TO 4" FROM TRUNK. THIS INCLUDES TREES THAT ARE SET ON SLOPES (SEE SOIL PLANTING DETAIL). TREES THAT DO NOT HAVE A VISIBLE ROOT COLLAR SHALL BE REJECTED. DO NOT COVER THE ROOT BALL WITH SOIL.
 - WHEN ROOT BALL WILL REMAIN INTACT, CUT OFF BOTTOM 1/4 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE BASKET COMPLETELY AT A MINIMUM. THE TOP 2/3 OF THE BURLAP AND BASKET SHALL BE REMOVED FROM THE ROOT BALL ON ALL TREES. REMOVE ALL NYLON TIES, TWIG, ROPE AND BURLAP. REMOVE UNNECESSARY PACKING MATERIAL.
 - FORM SOIL INTO A 3" TO 5" TALL WATERING RING (SAUCER) AROUND PLANTING AREA. THIS IS NOT NECESSARY IN IRRIGATED TURF AREAS. APPLY 2" TO 4" DEPTH OF SPECIFIED MULCH OVER PLANTING AREA AND INSIDE SAUCERS, AWAY FROM TRUNK.
 - STAKING AND GUYING OF TREES IS OPTIONAL IN MOST PLANTING SITUATIONS. IN AREAS OF EXTREME WINDS, OR ON STEEP SLOPES, STAKING MAY BE REQUIRED TO STABILIZE TREES. STAKING AND GUYING MUST BE REMOVED WITHIN A YEAR OF PLANTING DATE.
 - TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS, AND ONLY THEN AFTER CONSULTATION WITH THE TOWN ARBORIST.
 - RESTITUTION OF IMPROPERLY PLANTED TREES WILL ONLY BE ALLOWED IF IT IS DETERMINED THAT DOING SO WILL IN NO WAY COMPROMISE THE ROOT BALL, AND SHALL ONLY BE DONE WITH APPROVAL OF THE TOWN ARBORIST.



TREE PROTECTION NOTES

- "PROTECTED ZONE" FOR EXISTING TREES: BEFORE BEGINNING ANY DEMOLITION OR CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL INSTALL TEMPORARY FENCING AROUND ALL EXISTING TREES WITHIN THE PROTECTED ZONE THAT ARE TO BE SAVED. THE FENCE SHALL BE INSTALLED NO CLOSER TO THE TREE THAN THE EDGE OF THE TREE'S PROTECTED ZONE, GENERALLY DEFINED AS THE AREA BEGINNING FIVE FEET OUTSIDE OF THE TREE'S DRUPLINE AND EXTENDING TOWARDS THE TREE (OR AS FAR AWAY FROM THE TRUNK AS PRACTICABLE). THE FENCING SHALL BE A MINIMUM OF 4" IN HEIGHT AND A MATERIAL ACCEPTABLE TO THE LANDSCAPE ARCHITECT. ALL CONTRACTORS AND THEIR CREWS SHALL NOT BE ALLOWED INSIDE THIS "PROTECTED ZONE" NOR SHALL THEY BE ALLOWED TO STORE OR DUMP FOREIGN MATERIALS WITHIN THIS AREA UNLESS FOR INSTALLATION OF LANDSCAPE MATERIAL AND BURLAP. NO WORK OF ANY KIND INCLUDING TREESHEDING SHALL BE ALLOWED WITHIN THE PROTECTED ZONE EXCEPT AS DESCRIBED BELOW. THE FENCING SHALL REMAIN AROUND EACH TREE TO BE SAVED UNTIL THE COMPLETION OF CONSTRUCTION OPERATIONS.
- TEMPORARY MULCH: TO ALLEVIATE SOIL COMPACTION IN ANTICIPATED AREAS OF HIGH CONSTRUCTION TRAFFIC, AND ONLY WHERE FENCING CANNOT SET FIVE FEET FROM THE TREE, THE CONTRACTOR SHALL INSTALL A LAYER OF DOUBLE SHREDDED CEDAR BARK MULCH, 8"-12" THICK, OVER ALL EXPOSED EARTH FROM THE TREE TRUNK TO 5' OUTSIDE OF THE TREE'S DRUPLINE. MULCH SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. WHEN PLANTING OPERATIONS ARE COMPLETED, THE MULCH SHALL BE REDISTRIBUTED THROUGHOUT ALL PLANTING AREAS DESIGNATED FOR BARK MULCH IN A 3" THICK "PERMANENT" MULCH LAYER.
- NECESSARY WORK: WHEN IT BECOMES NECESSARY TO ENTER THE "PROTECTED ZONE", SUCH AS FOR TREE GRADING, IRRIGATION INSTALLATION, AND PLANTING OPERATIONS, THE CONTRACTOR SHALL STRICTLY ADHERE TO THE FOLLOWING RULES:
 - EVERY EFFORT SHALL BE MADE TO PRESERVE THE EXISTING GRADE AROUND PROTECTED TREES IN AS MUCH AN AREA AS POSSIBLE.
 - TRENCHING WITHIN THE PROTECTED ZONE OF EXISTING TREES SHALL BE PERFORMED BY HAND, AND WITH EXTREME CARE NOT TO SEVER ROOTS 1-1/2" IN DIAMETER AND LARGER. WHERE ROOTS 1-1/2" IN DIAMETER AND LARGER ARE ENCOUNTERED, THE CONTRACTOR SHALL TUNNEL UNDER SAID ROOTS. EXPOSED ROOTS THAT HAVE BEEN TUNNELED UNDER SHALL BE KEPT MOIST IN WET BURLAP AND KEPT MOIST WHILE THE TRENCH IS OPEN.
 - WHERE ROOTS 1-1/2" IN DIAMETER OR LARGER MUST BE CUT DUE TO EXTENSIVE GRADE CHANGES, THOSE ROOTS MUST BE EXPOSED BY HAND BEGGING AND CUT CLEANLY. RAGGED CUTS GENERALLY DO NOT HEAL PROPERLY, AND MAY LEAVE THE TREE OPEN TO PESTS AND PATHOGENS.
 - WHERE TRENCHING NEAR TREES HAS ALREADY OCCURRED FROM PREVIOUS CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL MAKE EVERY EFFORT TO CONFINE HIS TRENCHING OPERATIONS TO THE PREVIOUSLY-CREATED TRENCHES, WHILE ADHERING TO THE CONDITIONS SET FORTH IN 3B.
- POTENTIAL CONFLICTS: THE CONTRACTOR SHALL NOTIFY THE OWNER, LANDSCAPE ARCHITECT, AND CITY ARBORIST SHOULD ANY POTENTIAL CONFLICTS ARISE BETWEEN THESE SPECIFICATIONS AND/OR LARGE ROOTS ENCOUNTERED IN THE FIELD, AND CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL NOT TAKE ANY ACTION IN SUCH CONFLICTS WITHOUT THE ARBORIST'S WRITTEN APPROVAL. THE CITY ARBORIST SHALL HAVE FINAL AUTHORITY OVER ALL METHODS NECESSARY TO HELP ENSURE THE PROTECTION AND SURVIVAL OF THE CITY'S EXISTING TREES.
- PRUNING: PRUNE ONLY THE TREES THAT ARE INDICATED ON THE PLANS AS REQUIRING PRUNING. PRUNE TREES ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE / ANSI A300 STANDARDS:
 - REMOVE ALL DEAD WOOD.
 - PRUNE LIVE WOOD FOR HEALTH OR STRUCTURAL REASONS ONLY, INCLUDING THE NEED TO ELIMINATE DISEASED OR DAMAGED GROWTH, ELIMINATE STRUCTURALLY UNSOUND GROWTH, REDUCE THE POTENTIAL FOR WIND TOPPING OR WIND DAMAGE, OR TO MAINTAIN GROWTH WITHIN LIMITED SPACE. DO NOT REMOVE MORE THAN 25% OF ANY TREE'S LIVE FOLIAGE IN ANY ONE GROWING SEASON. PRUNING ONLY TO INTERFERE SOCIETY OF ARBORICULTURE / ANSI A300 STANDARDS, AND ONLY UNDER THE DIRECT SUPERVISION OF A CERTIFIED ARBORIST.
 - FINAL CUTS SHALL BE MADE JUST OUTSIDE THE SHOULDER RING AREA. EXTREMELY FLUSH CUTS WHICH PRODUCE LARGE WOUNDS SHALL NOT BE MADE.
 - ALL TRIMMING CUTS SHALL BE PERFORMED IN SUCH A MANNER AS TO PROMOTE THE NATURAL GROWTH AND SHAPE OF EACH TREE SPECIES.
 - IMPROPER PRUNING METHODS INCLUDING, BUT NOT LIMITED TO, "TOPPING", "TIPPING", "HEADING BACK", "DEHORNING", AND "LIONTAILING" WILL NOT BE ALLOWED. THE CONTRACTOR SHALL PAY FOR ALL WORK NECESSARY TO CORRECT SUCH PRUNING WHEN PERFORMED BY HIS CREWS OR SUBCONTRACTORS.
 - SHOULD THE CONTRACTOR REQUIRE MORE INFORMATION, THE

CONTRACTOR SHALL CONTACT THE ISA AT (217) 355-8411 FOR A COPY OF THE ANSI A300 PRUNING STANDARDS. THE CONTRACTOR SHALL ADHERE TO THE METHODS AND PRACTICES SET FORTH IN THIS DOCUMENT.

GENERAL NOTES:

- PROMOTE A SIGNIFICANT WATER SUPPLY TO EXISTING TREES FROM THE FIRST DAY OF CONSTRUCTION TO THE COMPLETION AND INSTALLATION OF A SITE IRRIGATION SYSTEM.
- SPRAY TREES WITH PESTICIDES BEFORE CONSTRUCTION AND BEFORE EACH GROWING SEASON DURING CONSTRUCTION.
- ROOT PRUNE DAMAGED ROOTS WITHIN ONE HOUR AFTER THE DAMAGE OCCURS.
- EXAMINE THE PRESERVED PLANT MATERIAL A MINIMUM OF ONCE A MONTH DURING THE GROWING SEASON TO VERIFY THE CONDITION. ADJUST WATERING FREQUENCY AND QUANTITY AS NECESSARY TO INSURE PLANT SURVIVAL.

LANDSCAPE GUARANTEE AND MAINTENANCE

- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOO, SEEDED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF 90 DAYS. THIS SHALL INCLUDE PROPER PRUNING, MOWING AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION. IF SITE OPEN DURING WINTER, TO AVOID FREEZE DAMAGE ON PLANTINGS, THE 90 DAYS SHOULD BEGIN AFTER ACCEPTANCE OF THE WORK.
- AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
- DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL LANDSCAPE AREAS AT THE MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT. LANDSCAPE AREAS WHICH SETTLE AND CREATE THE POTENTIAL FOR PONDING SHALL BE REPAIRED TO ELIMINATE PONDING POTENTIAL AND BLEND IN WITH THE SURROUNDING GRADES. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.

IRRIGATION CONCEPT

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
- ALL NON-TURF PLANTED AREAS WILL BE DRIP IRRIGATED. SOODED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT TOOK HEAD-TO-HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO THE MAXIMUM EXTENT POSSIBLE TO CONSERVE WATER BY USING THE FOLLOING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.
- IRRIGATION BACKFLOW PREVENTER SHALL BE SCREENED BY LANDSCAPING. IRRIGATION CONTROLLER SHALL BE SCREENED BY LANDSCAPING IN A VANDAL PROOF LOCKABLE CABINET OR LOCATED WITHIN THE BUILDING UTILITY CLOSET.

Parker Water & Sanitation District (PWSD)
Landscape/Irrigation Worksheet

Project Name: **Kneaders Bakery + Cafe**

Landscape/Irrigation Tap address (physical location of tap) **19190 E. Main Street, Parker, CO 80134**

Landscape Area	High Water TURF (6,000sf = 1 SFE)	Low Water Native Grass and Spray Shrubs & Perennials (10,000sf = 1 SFE)	Drip Irrigated area (20,000sf = 1 SFE)	Sub-Total of PWSd one	SFE Requirement (Sub-Total Calculation divided by 6000 = requirement)
Area #1	333 sf x 1 = 333	0 sf x .6 = 0	4307 sf x .3 = 1,292	0 sf x 0 = 0	1,625 sf 6,000 0.27 SFE's

Worksheet Completed by: **Joseph Wilson**
Company: **Galloway and Company**
Address: **5300 DTC Parkway, Suite 100**
Phone #: **303-770-8884**

Owner/Developer: **The Four Food Groups**
Att: **Andrew K. Smith**
Billing Address: **871 S. Auto Mall Drive, American Fork, UT 84003**
Phone #: **801-642-3800**

Manufacturer	Hunter I-Core w/ Rain Klik
Model number	IC-600-SS, Rain-Klik

ET Controller (with Rain Sensor)

Tap Size Requirements:
0 - 1 SFE's requires a 3/4-inch tap
1 - 2.0 SFE's requires a 1-inch tap
2.1 - 4.0 SFE's requires a 1 1/2-inch tap
4.1 - 8.0 SFE's requires a 2-inch tap
8.1 - 16.0 SFE's requires a 3-inch tap

PWSd LANDSCAPE/IRRIGATION WORKSHEET

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

the four food groups
 19190 EAST MAIN STREET
 PARKER, CO 80134

SITE PLAN
KNEADERS BAKERY + CAFE

DES. BY	DRAWN BY	DATE
KRS	KRS	9/17/2013
KRS	KRS	11/13/2013
KRS	KRS	11/15/2013

No.	REVISION	DATE
1	SITE PLAN SUBMITTAL	
2	DRT MEETING	
3	2nd PLANNING SUBMITTAL	

Galloway
 Planning, Architecture, Engineering
 5300 DTC Parkway, Suite 100
 Greenwood Village, CO 80111
 303.770.8884
 www.galloway.com

Project No: KBC000001.01
Sheet Scale: 1" = 20'
Designed By: JW
Drawn By: JW
Date: AUGUST 2013
File: KBC01.01_L10_Land Plan.dwg

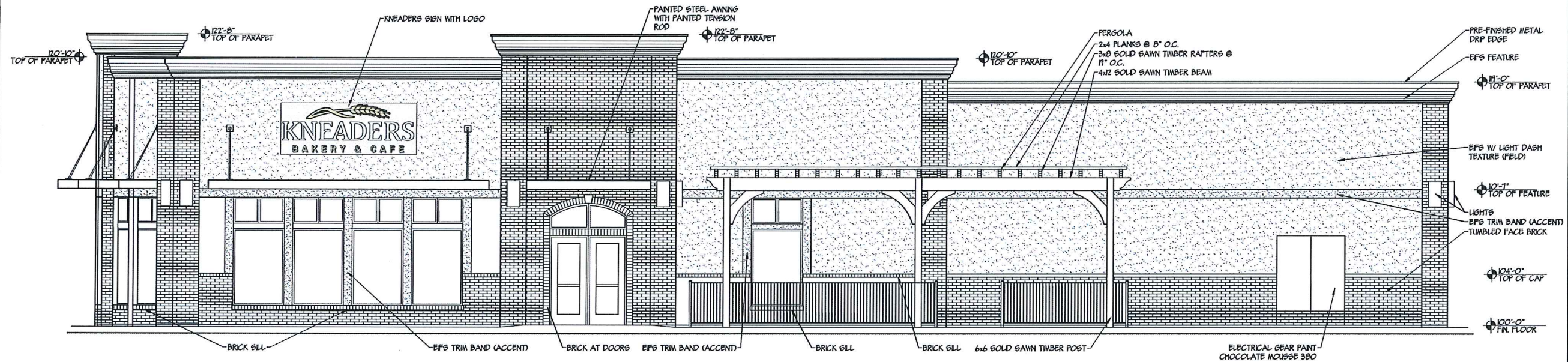
LANDSCAPE NOTES AND DETAILS

8

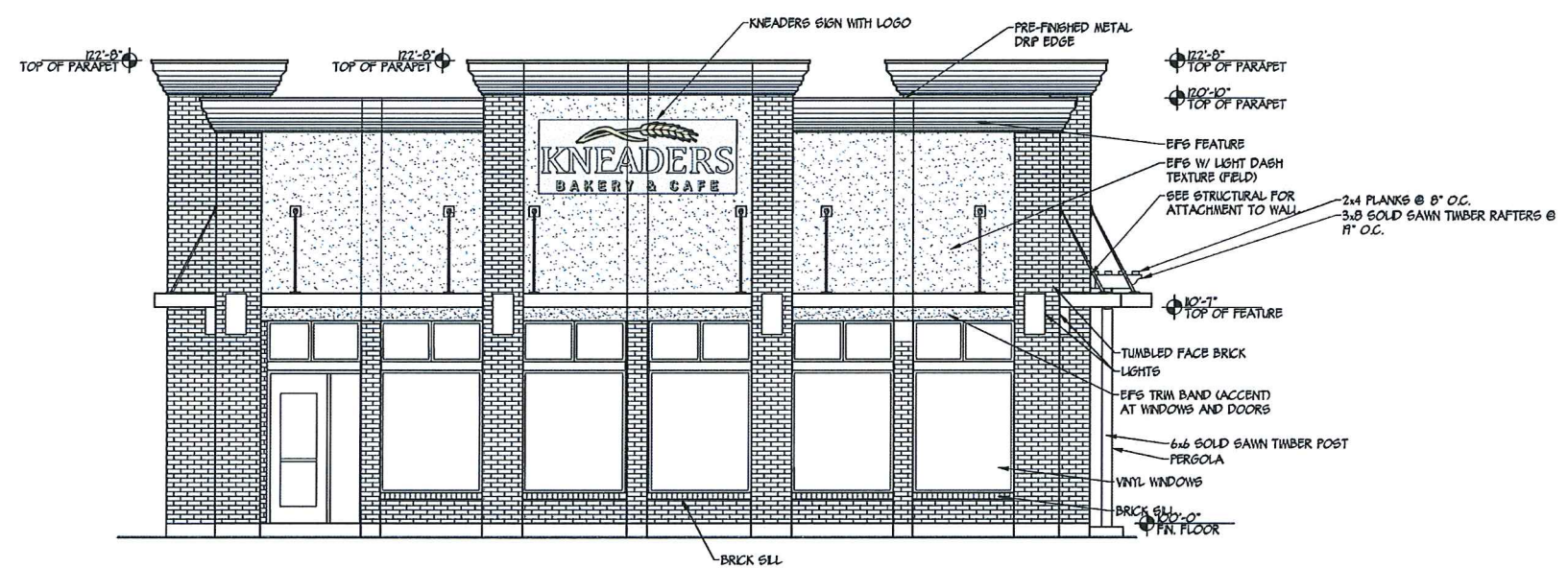
SITE PLAN
 LOT 1 PARKER CENTRAL AREA, FILING NO. 11
 SITUATED IN THE NE 1/4 OF SECTION 22, T6S, R66W, OF THE 6TH P.M.
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
 SWC EAST MAIN STREET AND SOUTH PARKER ROAD

EXTERIOR FINISHES	
BRICK COLOR	- COUNTRY MANNER - 85% - CLIFTON - 15%
GRAPE VINE GROUT JOINT-NATURAL COLOR (PARTIALLY TOOLED)	
EFS FIELD COLOR	- CHOCOLATE MOUSSE 380
EFS ACCENT COLOR - 200%	- CHOCOLATE MOUSSE 380
AWNING COLOR - RAL #6014	- YELLOW OLIVE
PERGOLA COLOR - RAL #6014	- YELLOW OLIVE

REV	DATE	BY	DESCRIPTION
1	9/17/2013	KRS	SITE PLAN SUBMITTAL
2	11/13/2013	KRS	DRT MEETING
3	11/15/2013	KRS	2nd PLANNING SUBMITTAL



SIDE EXTERIOR ELEVATIONS 2
 1/4" = 1'-0"



FRONT EXTERIOR ELEVATIONS 1
 1/4" = 1'-0"

PONTIS
 ARCHITECTURAL GROUP
 PO BOX 242
 SPRINGVILLE, UT 84603
 (801) 704-8851

the fourfoots group

SITE PLAN
KNEADERS BAKERY + CAFE
 19190 EAST MAIN STREET
 PARKER, CO 80134

Project No: KB000001.01
 Sheet Scale: N/A
 Designed By: KRS
 Drawn By: KRS
 Date: AUGUST 2013
 Disk File: 04 9-10 - KRS01.01_B03 Elev.dwg

BUILDING ELEVATIONS

SITE PLAN

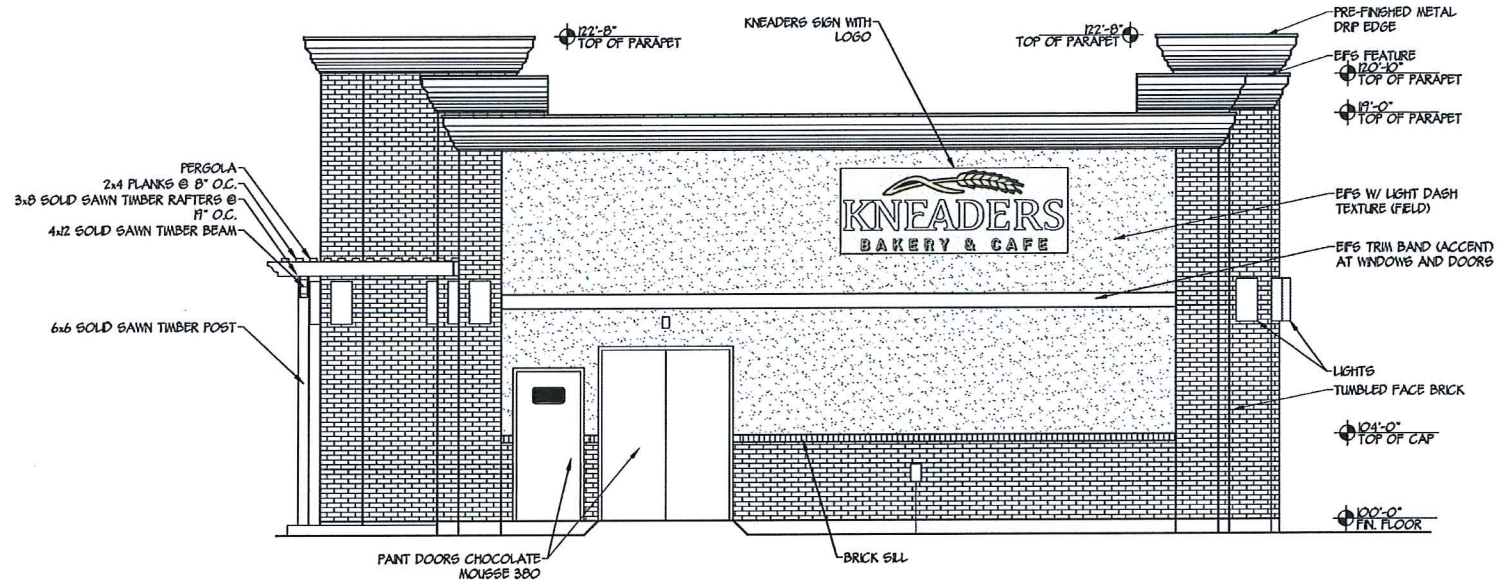
LOT 1 PARKER CENTRAL AREA, FILING NO. 11
 SITUATED IN THE NE 1/4 OF SECTION 22, T6S, R66W, OF THE 6TH P.M.
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
 SWC EAST MAIN STREET AND SOUTH PARKER ROAD

EXTERIOR FINISHES

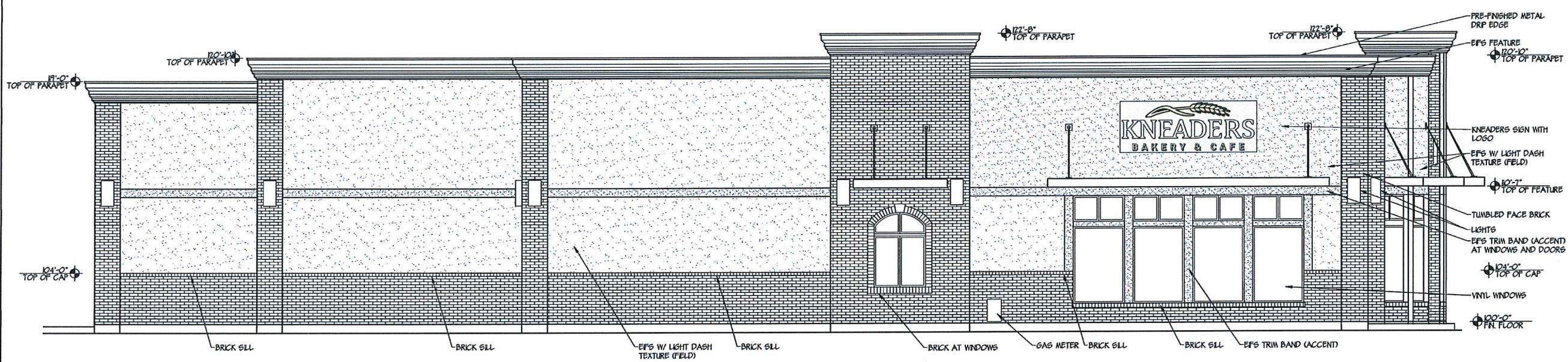
- BRICK COLOR
 - COUNTRY MANNER - 85%
 - CLIFTON - 15%
- GRAPE VINE GROUT JOINT-
 NATURAL COLOR (PARTIALLY
 TOOLED)
- EIFS FIELD COLOR-
 CHOCOLATE MOUSSE 380
- EIFS ACCENT COLOR - 200%
 CHOCOLATE MOUSSE 380
- AWNING COLOR - RAL #6014
 YELLOW OLIVE
- PERGOLA COLOR - RAL #6014
 YELLOW OLIVE

No.	REVISION	DATE
1	SITE PLAN SUBMITTAL	9/17/2013
2	DRT MEETING	11/13/2013
3	2nd PLANNING SUBMITTAL	11/15/2013

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 ARCHITECTURAL GROUP
 PO BOX 242
 SPRINGVILLE, UT 84603
 (801) 764-9551



BACK EXTERIOR ELEVATIONS 2
 1/4" = 1'-0"



SIDE EXTERIOR ELEVATIONS 1
 1/4" = 1'-0"

SITE PLAN
KNEADERS BAKERY + CAFE
 19190 EAST MAIN STREET
 PARKER, CO 80134

Project No: KB020001.01
 Sheet Scale: N/A
 Designed By:
 Drawn By:
 Date: AUGUST 2013
 Disk File: sht 9-10 - KB0201.01.dwg

BUILDING ELEVATIONS

SITE PLAN
 LOT 1 PARKER CENTRAL AREA, FILING NO. 11
 SITUATED IN THE NE 1/4 OF SECTION 22, T6S, R66W, OF THE 6TH P.M.
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
 SWC EAST MAIN STREET AND SOUTH PARKER ROAD

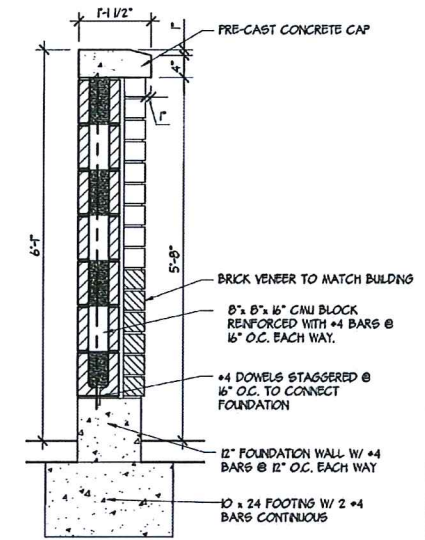
No.	REVISION	DES. BY	DRWN BY	DATE
1	SITE PLAN SUBMITTAL	KRS	KRS	9/17/2013
2	DRT MEETING	KRS	KRS	11/13/2013
3	2nd PLANNING SUBMITTAL	KRS	KRS	11/15/2013

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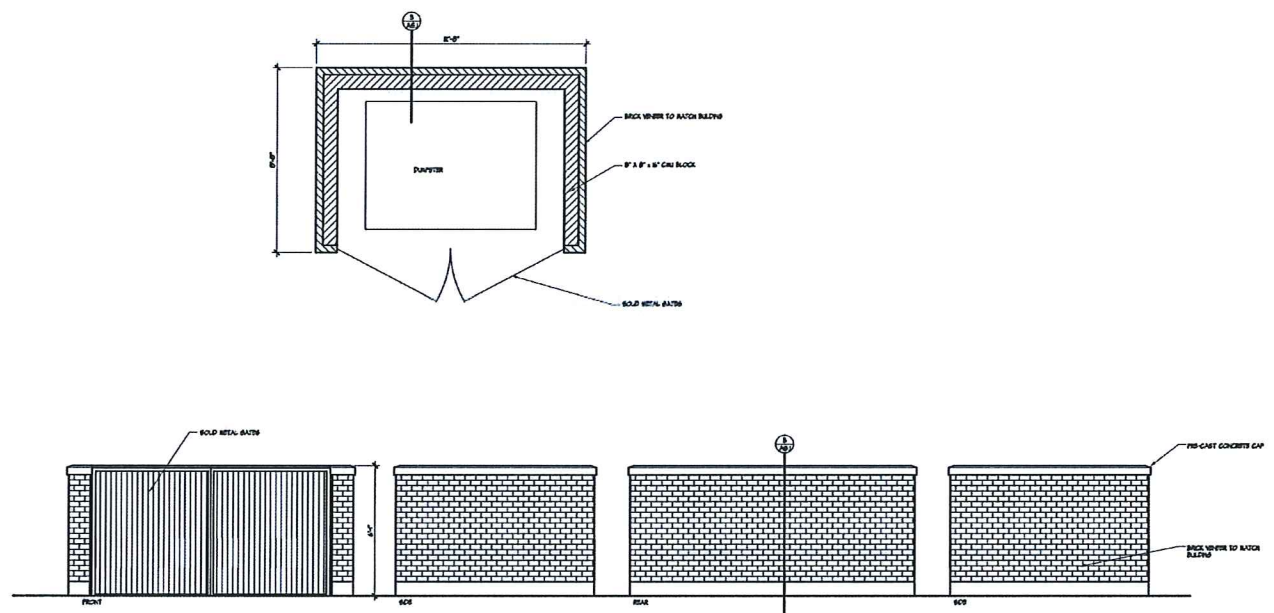
the fourfoots
 group

EXTERIOR FINISHES

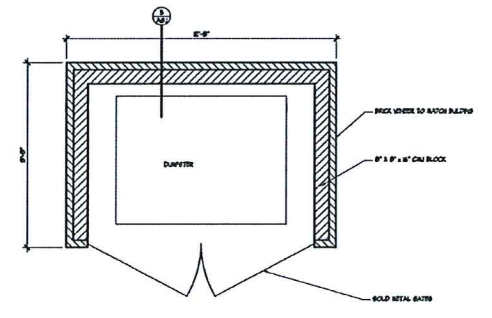
- BRICK COLOR- INTERSTATE
BRICK MADISON
- GRAPE VINE GROUT JOINT
(PARTIALLY TOOLED)
- EIFS FIELD COLOR- DRYVIT
MONASTERY BROWN 381
- EIFS ACCENT COLOR- DRYVIT
200% MONASTERY BROWN 381
- AWNING COLOR- BRONZE
- PERGOLA COLOR - BRONZE



DUMPSTER ENCLOSURE WALL SECTION 3
 3/4" = 1'-0"



DUMPSTER ELEVATIONS 2
 1/4" = 1'-0"



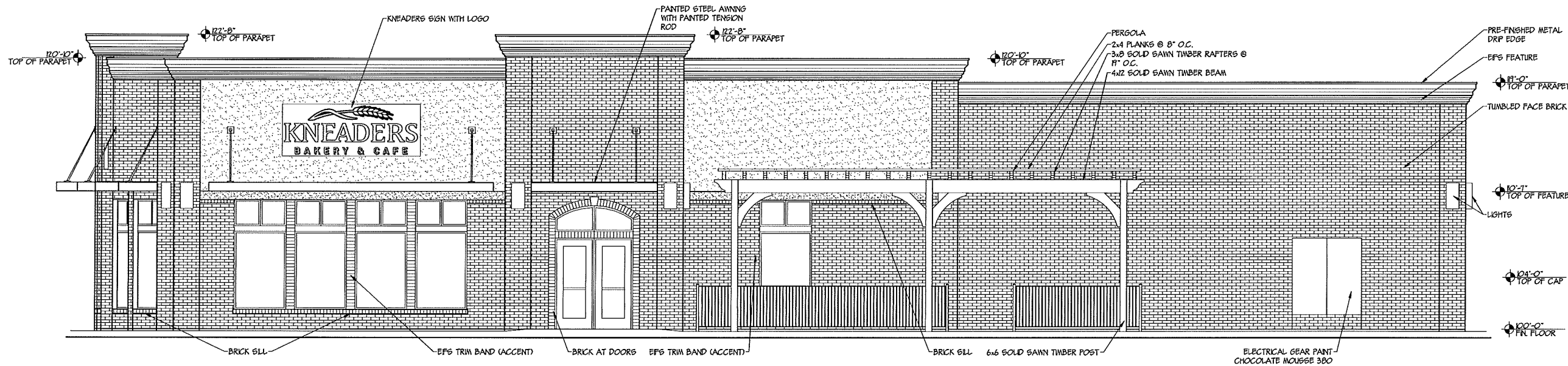
DUMPSTER PLAN 1
 1/4" = 1'-0"

SITE PLAN
KNEADERS
BAKERY + CAFE
 19190 EAST MAIN STREET
 PARKER, CO 80134

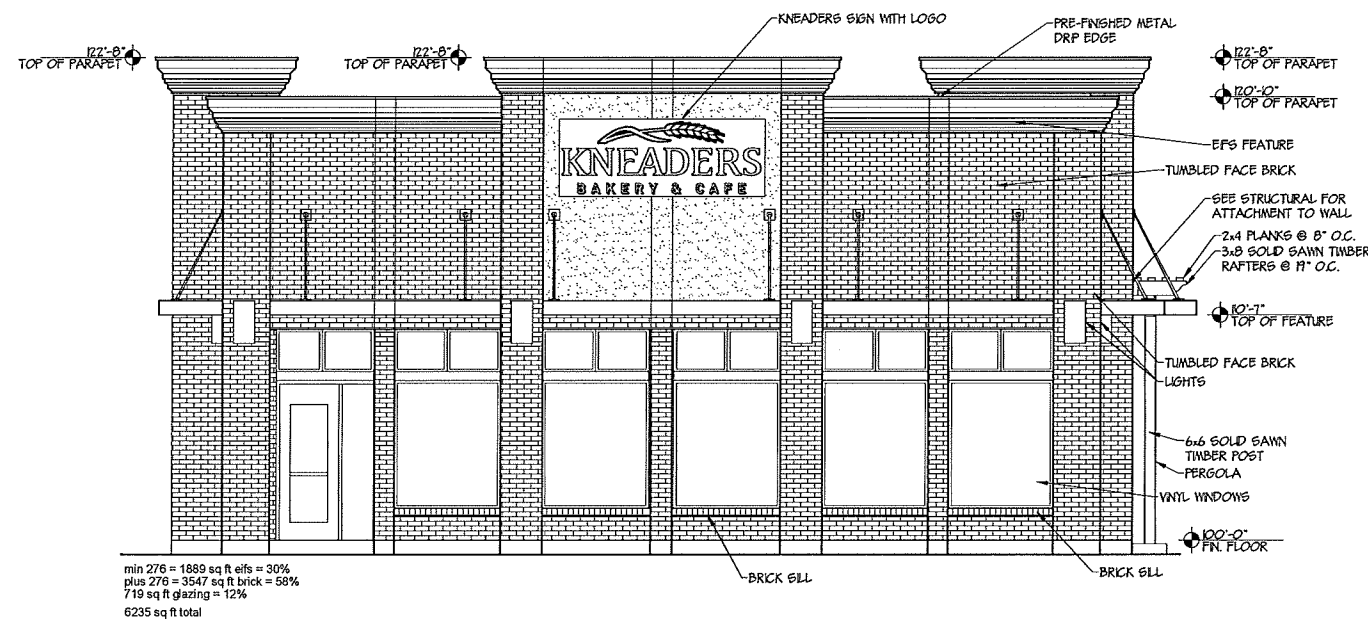
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 Designed By: KRS
 Drawn By: KRS
 Date: AUGUST 2013
 Disk File: SH 8-10 - KBC01.01_Rev.dwg

SITE DETAILS

EXTERIOR FINISHES	
BRICK COLOR	- COUNTRY MANNER - 85%
	- CLIFTON - 15%
GRAPE VINE GROUT JOINT-NATURAL COLOR (PARTIALLY TOOLED)	
EFS FIELD COLOR-	CHOCOLATE MOUSSE 380
EFS ACCENT COLOR - 200%	CHOCOLATE MOUSSE 380
AWNING COLOR - RAL #6014	YELLOW OLIVE
PERGOLA COLOR - #6209	RICH CORDOBA



SIDE EXTERIOR ELEVATIONS 2
1/4" = 1'-0"



min 276 = 1889 sq ft eifs = 30%
plus 276 = 3547 sq ft brick = 58%
719 sq ft glazing = 12%
6235 sq ft total

FRONT EXTERIOR ELEVATIONS 1
1/4" = 1'-0"

PONTIS
ARCHITECTURAL GROUP
PO BOX 242
SPRINGVILLE, UT 84663
(801) 704-9551

REVISION:	DATE:

CONSULTANT:

CONTRACTOR:

PROJECT NAME:
PARKER KNEADERS
19190 EAST MAIN STREET
PARKER, CO 80134

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DRAWING NAME:
EXTERIOR ELEVATIONS

DRAWN BY: RR
CHECKED BY: AS
DATE: DECEMBER 2013
PROJECT #: 1323

A5.1

EXTERIOR FINISHES

- BRICK COLOR
- COUNTRY MANNER - 85%
- CLIFTON - 15%
- GRAPE VINE GROUT JOINT-
NATURAL COLOR (PARTIALLY
TOOLED)
- EIFS FIELD COLOR-
CHOCOLATE MOUSSE 380
- EIFS ACCENT COLOR - 200%
CHOCOLATE MOUSSE 380
- AWNING COLOR - RAL #6014
YELLOW OLIVE
- PERGOLA COLOR - #6209
RICH CORDOBA

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(801) 704-9551

REVISION:	DATE:

CONSULTANT:

CONTRACTOR:

PROJECT NAME:
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KNEADERS**

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PARKER, CO 80134

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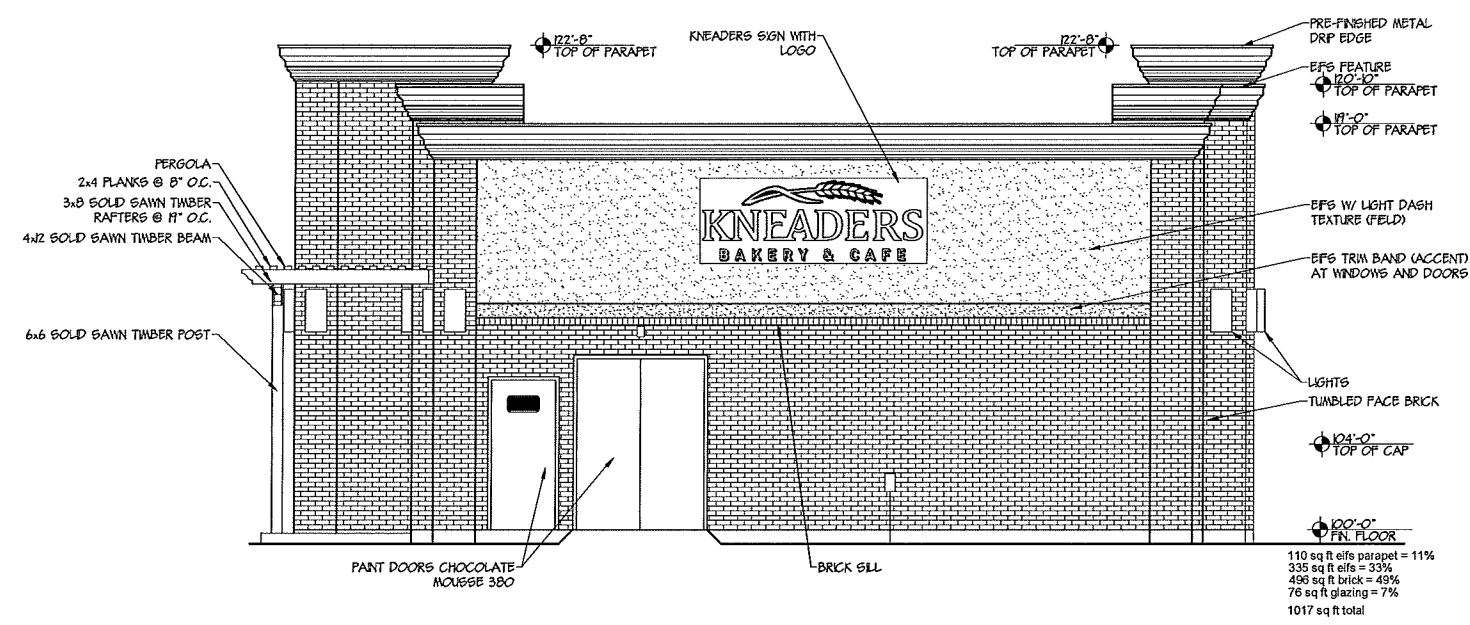
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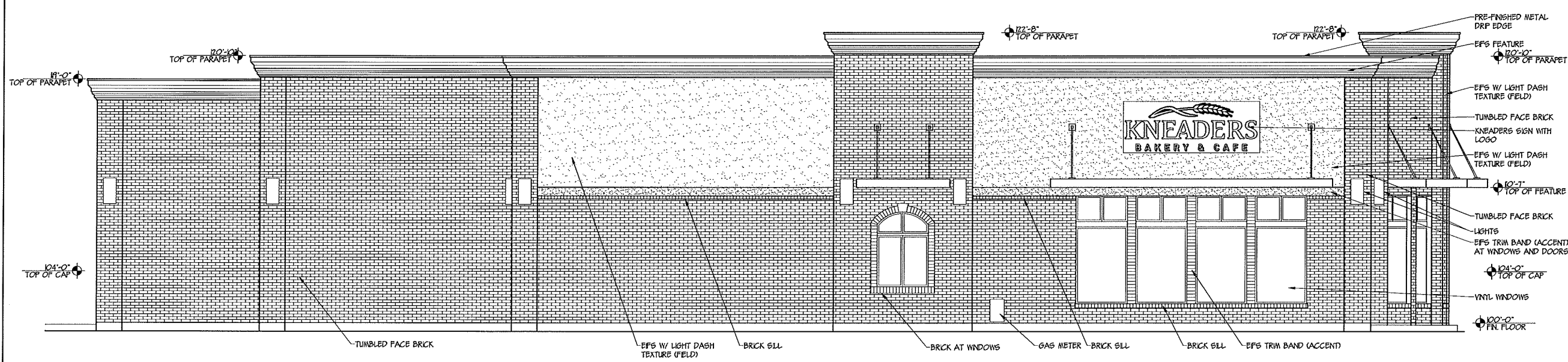
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**EXTERIOR
ELEVATIONS**

DRAWN BY: RR
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DATE: DECEMBER 2013
PROJECT #: 1323

A5.2



BACK EXTERIOR ELEVATIONS 2
1/4" = 1'-0"



SIDE EXTERIOR ELEVATIONS 1
1/4" = 1'-0"

EXTERIOR FINISHES

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ELEVATIONS**

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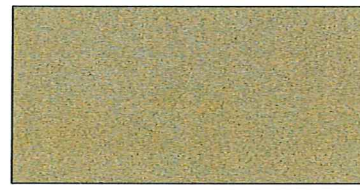
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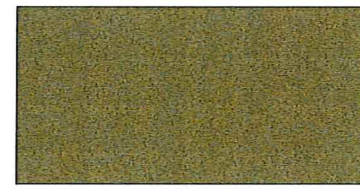
BRICK COLOR
- COUNTRY MANNER - 85%



BRICK COLOR
- CLIFTON - 15%



EIFS FIELD COLOR -
CHOCOLATE MOUSSE 380



EIFS ACCENT COLOR - 200%
CHOCOLATE MOUSSE 380



AWNING COLOR - RAL #6014
YELLOW OLIVE



PERGOLA COLOR - #6209
RICH CORDOBA

EXTERIOR FINISHES

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- EIFS ACCENT COLOR - 200%
CHOCOLATE MOUSSE 380
- AWNING COLOR - RAL #6014
YELLOW OLIVE
- PERGOLA COLOR - #6209
RICH CORDOBA



SIDE EXTERIOR ELEVATIONS 4
1/4" = 1'-0"



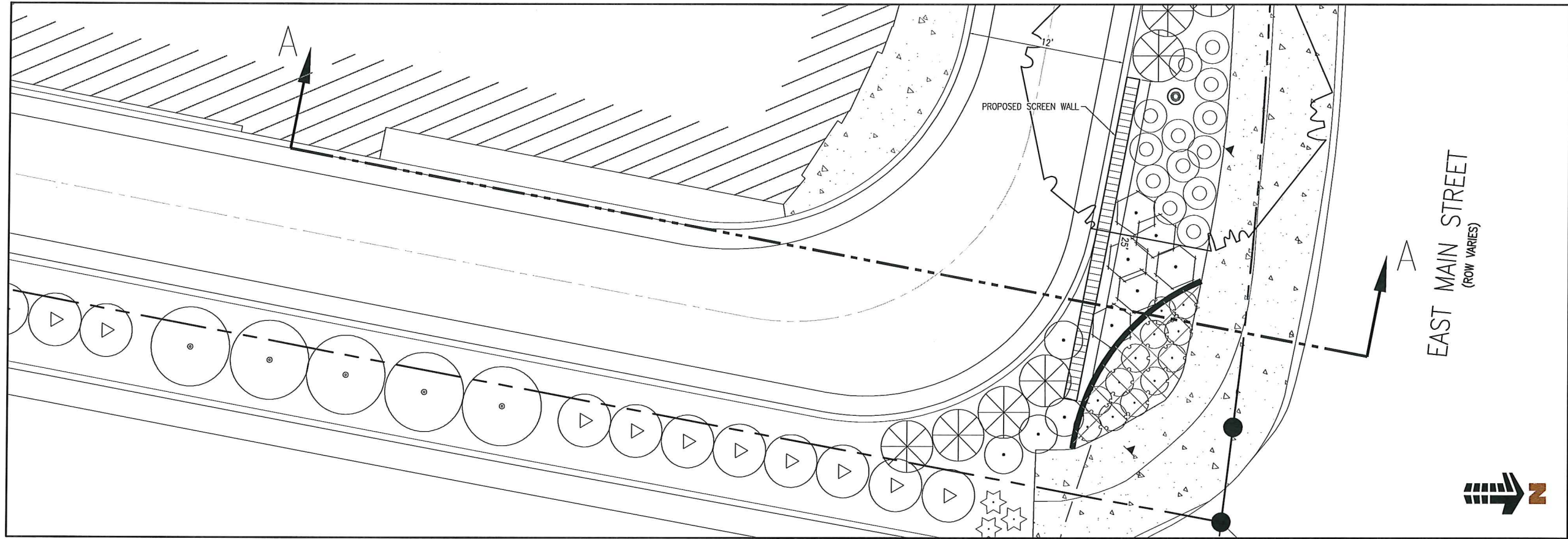
BACK EXTERIOR ELEVATIONS 3
1/4" = 1'-0"



SIDE EXTERIOR ELEVATIONS 2
1/4" = 1'-0"



FRONT EXTERIOR ELEVATIONS 1
1/4" = 1'-0"



A SECTION A-A
NOT TO SCALE

NO.	REVISION	DES. BY	DRAWN BY	DATE

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Planning, Architecture, Engineering,
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303.770.8844
www.galloway.us.com



**KNEADERS
BAKERY + CAFE**
19190 EAST MAIN STREET
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Project No: KRC000001.01
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