PARKER
COLORADO

Development Review Division

Community Development Department: *Town Hall / 20120 East Mainstreet Parker, CO 80138* **Phone:** *303.841.2332* **Fax:** *303.841.3223*

M E M O R A N D U M

TO: **Krysta Houtchens, Entitlement and Engineering Solutions**

FROM: **Ashley Chasez, Planner I**

DATE: **August 11, 2023**

SUBJECT: **Trails at Crowfoot F9 AMD1 L1 - Gas Station – Site Plan Review Comments 03**

Listed below are the Planning Division's comments related to your land use application, which must be responded to. If you wish to discuss a comment, please contact your Case Planner. Upon resubmittal, please sign and return this memo. A follow-up meeting with the reviewing agencies can be scheduled to provide additional guidance by contacting the Case Planner.

TOWN OF PARKER PLANNING DEPARTMENT CASE PLANNER: Ashley Chasez
EMAIL: achasez@parkeronline.org
PHONE: 303.805.3331

GENERAL PROJECT COMMENTS:

1. The Planning Division references certain sections of the Parker 2035 Master Plan, the Land Development Ordinance (LDO) and the Development Design Standards. Copies of these documents are available at:
   Parker 2035 Master Plan
   Development Design Standards
   Land Development Ordinance

2. The Planning Division has made every effort to make this comment letter as comprehensive as possible. However, additional comments that have not been provided as part of this comment letter may be identified as part of future submittals, based on revisions to the project.

3. Please contact the referral agencies if you have questions regarding their review comment(s).

4. A redlined plan is included with this memorandum and is intended to supplement and clarify the review comments of this memorandum.

5. Final Plans submitted to the Building Department, Engineering Department and Parker Water and Sanitation District **must be exactly the same as the approved Site Plan set**.

6. The Town of Parker has implemented a naming convention for all applications. For all future documents that are uploaded to TRAKiT please ensure the submittal round is first, the name of the document is second and the name of the project is third. Staff will not refer the application out with this naming convention.
   Example: "02" or "Second Submittal"

7. **Prairie Dog Management:** The Town's current land development ordinance section 13.10.250 - Prairie Dog Management requires applicants/developers to make a good faith effort to have any prairie dogs on site relocated. Documentation of this effort will be a condition of the land use application approval/site development and a certificate of compliance will be required prior to issuance of the grading permit. If relocation of the prairie dogs is not available, humane extermination may be considered. Prairie Dog management should begin as early as possible during the review process. Please coordinate with staff.

8. **Utility transformers:** Pursuant to section 13.10.090- Utilities of the Town of Parker Land Development Ordinance all on-site utilities serving a single use shall be placed underground. On-site utilities for the provision of service to nonresidential use(s) such as pedestals, transformers or other equipment may be placed above ground in a rear-yard or side-yard utility easement only. Transformers and other utility equipment associated with the application shall be shown on the approved Site Plan. Please work with staff to determine the correct placement for this equipment.

Site Plan and Project Details

1. **Please see the attached redlines for additional information.**

   Comment Addressed: ☐ Yes ☐ No
   Response:

2. **Before addressing the comments regarding the landscape tables, please give me a call so that we can discuss. I believe that there has been some misunderstandings on what the Code requires and it will be easier to explain over the phone or Teams.**

   Comment Addressed: ☐ Yes ☐ No
   Response:

OUTSIDE REFERRAL AGENCY COMMENTS

Please address all outside referral agency comments with a written response. The following agencies have provided comments for review:

- Town of Parker - Building
- Town of Parker – Civil (Construction Plans)
- Town of Parker – Civil (Drainage Report)
- Town of Parker – Civil (Plat)
- Town of Parker – Stormwater (Site Plan)

Please keep an eye out in eTRAKiT for the comment to the following reviews:

- Town of Parker – Civil (Site Plan)

- Town of Parker – Civil (Traffic Impact Study)

Attached to the Planning comments is a printout of all review comments on the project. These comments include all comments from the first submittal to the most recent. They are organized from oldest to most recent. Therefore, the comments from this referral can be found at the end of the document.

Comment(s) Addressed: ☐ Yes ☐ No

Response:

_____ _____

Property Owner Date

_____ _____

Project Representative Date

TRAILS AT CROWFOOT FILING NO. 9, 1ST AMENDMENT LOT 1
KUM & GO #2293 GAS & C-STORE SITE PLAN

LOCATED IN THE NORTHEST 1/4 OF SECTION 9, TOWNSHIP 7 SOUTH,
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF PARKER, DOUGLAS COUNTY, STATE OF COLORADO

DEVELOPMENT PLAN NOTES:

LIGHTING NOTE: IN THE INTEREST OF COMPATIBILITY OF SURROUNDING LAND USES, ILLUMINATION OF ANY KIND ON PRIVATE PROPERTIES SHALL BE DIRECTED AND CONTROLLED IN SUCH A MANNER SO THAT THERE SHALL BE NO DIRECT RAYS OF LIGHT WHICH EXTEND BEYOND THE BOUNDARIES OF THE PROPERTY FROM WHICH IT ORIGINATES.

TRASH ENCLOSURE NOTE: TRASH ENCLOSURES SHALL BE CONSTRUCTED TO A MINIMUM HEIGHT OF SIX (6) FEET AND OF THE SAME MATERIAL AND COLOR AS THE MAIN BUILDING.

SCREENING NOTE: ROOF MOUNTED ELECTRICAL AND MECHANICAL EQUIPMENT SHALL BE PLACED OR SCREENED SUCH THAT THE EQUIPMENT IS NOT VISIBLE FROM ANY POINT. SUCH EQUIPMENT SHALL BE SCREENED WITH THE SAME MATERIALS AND COLORS AS THE MAIN BUILDING.

SIGNAGE NOTE: APPROVAL OF A SIGN PERMIT IS REQUIRED IN ADDITION TO DEVELOPMENT PLAN APPROVAL. SIGN LOCATIONS SHOWN ON THE DEVELOPMENT PLAN WILL BE REVIEWED FOR POSSIBLE CONFLICTS WITH SIGHT TRIANGLES AND EASEMENTS. THESE SIGNS WILL NOT BE APPROVED BY THE DEVELOPMENT PLAN REVIEW PROCESS. ALL SIGNS MUST CONFORM TO THE TOWN'S STANDARDS.

DOWNSPOUT NOTE: NO ROOF DOWNSPOUT OUTFALLS WILL BE ALLOWED TO DRAIN OVER SIDEWALKS, BIKE PATHS, OR ANY OTHER PEDESTRIAN ROUTES.

AMERICANS WITH DISABILITIES NOTE: THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT. APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE COMPLIANCE WITH THIS ACT.

CONSTRUCTION NOTE: THE APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS, AND BUILDING PLANS. THESE PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

UNDERGROUND UTILITY NOTE: ALL OVERHEAD UTILITIES SERVING THE SITE MUST BE PLACED UNDERGROUND PER THE LAND DEVELOPMENT CODE.

TOWN OF PARKER NOTES:

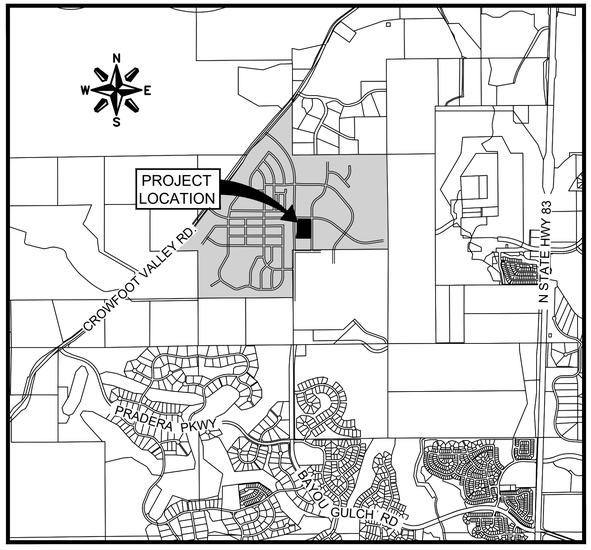
1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE LATEST EDITION OF THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AND THE TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL.
2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT. THE TOWN RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
3. A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. A PRE-CONSTRUCTION MEETING WILL NOT BE SCHEDULED UNTIL THE GRADING PERMIT AND ALL OTHER NECESSARY PERMITS HAVE BEEN OBTAINED.
4. THE TOWN INSPECTOR SHALL BE CONTACTED A MINIMUM OF 24 HOURS PRIOR TO A NECESSARY INSPECTION. IF A TOWN INSPECTOR IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE PERMITTEE MAY COMMENCE WORK IN THE TOWN INSPECTOR'S ABSENCE. HOWEVER, THE TOWN OF PARKER RESERVES THE RIGHT TO REJECT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.
5. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION IN ACCORDANCE WITH ALL STATE AND LOCAL LAWS. THE CONTRACTOR SHALL FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
6. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS, APPROVED BY THE TOWN OF PARKER DIRECTOR OF ENGINEERING/PUBLIC WORKS, AND ONE (1) COPY OF THE ROADWAY DESIGN AND CONSTRUCTION CRITERIA AT THE JOB SITE AT ALL TIMES.
7. A PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE SUBMITTED TO THE TOWN OF PARKER FOR ACCEPTANCE WITH THE RIGHT-OF-WAY USE PERMIT APPLICATION. A PERMIT WILL NOT BE ISSUED WITHOUT AN APPROVED TRAFFIC CONTROL PLAN FOR USE DURING CONSTRUCTION.
8. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF WORKERS PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION."
9. COMPACTION OF ALL TRENCHES MUST BE ATTAINED AND COMPACTION TEST RESULTS SUBMITTED TO THE DEVELOPMENT REVIEW ENGINEER IN PRELIMINARY FORM PRIOR TO PAVING AND IN FINAL FORM PRIOR TO PROBATIONARY ACCEPTANCE.
10. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION. THE PLAN MAY BE MODIFIED AS FIELD CONDITIONS WARRANT WITH APPROVAL FROM THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.
11. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN PROPER TRAFFIC CONTROL DEVICES UNTIL THE SITE IS OPEN TO TRAFFIC. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION.
12. PLANS ARE APPROVED FOR PERIOD OF 1 (ONE) YEAR FROM THE DATE SHOWN ON THE TOWN OF PARKER SIGNATURE BLOCK. PLANS SHALL BE RESUBMITTED TO THE TOWN FOR APPROVAL AFTER 1 YEAR. THE COST OF THE PLAN RE-REVIEW AND RE-ACCEPTANCE WILL BE CHARGED BACK TO THE DEVELOPER INCLUDING ALL TIME AND EXPENSES OF THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.
13. REPAIR OF ANY DAMAGE TO EXISTING IMPROVEMENTS OR LANDSCAPING IS THE RESPONSIBILITY OF THE CONTRACTOR. SUCH RESTORATION MAY BE REQUIRED TO BE COMPLETED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
14. ALL DAMAGED EXISTING CURB, GUTTER, AND SIDEWALK SHALL BE REPAIRED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
15. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR "STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY." FOR INFORMATION, PLEASE CONTACT COLORADO DEPARTMENT OF HEATH, WATER QUALITY CONTROL DIVISION, WQCD-PE-B2,4300 CHERRY DRIVE SOUTH, DENVER, COLORADO 80222-1530. ATTENTION: PERMITS AND ENFORCEMENT SECTION. PHONE (303) 692-3500.
16. IF DEWATERING IS REQUIRED, A STATE CONSTRUCTION DEWATERING DISCHARGE PERMIT IS REQUIRED FOR DISCHARGES TO A STORM SEWER, CHANNEL, IRRIGATION DITCH, ANY STREET THAT IS TRIBUTARY TO THE AFOREMENTIONED FACILITIES, OR ANY WATER OF THE UNITED STATES.
17. ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBER ARE PUBLIC DOCUMENTS ON FILE WITH THE COUNTY CLERK AND RECORDER'S OFFICE.

BENCHMARK:

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

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEING MONUMENTED AT THE NORTH QUARTER CORNER OF SECTION 9 BY A FOUND 1" PIPE WITH A 3.25" ALLOY CAP STAMPED "SURVEY MONUMENT-1986 - 1/4 - 4/9-CC-LS 6935 -ARCHER & ASSOC." AND AT THE CENTER OF SECTION 9 BY A SET NO.6 REBAR WITH A 3.25" ALLOY CAP STAMPED "T7S R66W- C 1/4 S9 - 2022 - PLS 38226" WITH THE LINE BETWEEN ASSUMED TO BEAR NORTH 00°16'46" WEST AS RECORDED ON THE PLAT OF TRAILS AT CROWFOOT FILING NO. 9, RECEPTION NO. 20200098683.



VICINITY MAP
SCALE: 1" = 2000'

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
C1	COVER SHEET
C2	OVERALL SITE PLAN
C3	SITE PLAN
C4	GRADING PLAN
C5	UTILITY PLAN
C6	OFFSITE UTILITY PLAN
C7	CIVIL DETAILS
L1	LANDSCAPE PLAN
L2	LANDSCAPE NOTES AND DETAILS
IR1	IRRIGATION PLAN
IR2	IRRIGATION DETAILS
IR3	IRRIGATION DETAILS
P1	EXTERIOR ELEVATIONS
P2	CANOPY ELEVATIONS
P3	TRASH ENCLOSURE ELEVATIONS
P4	FIXTURE PLAN
P5	PHOTOMETRIC PLAN
P6	PHOTOMETRIC CUT SHEET
P7	PHOTOMETRIC CUT SHEET

SITE DATA TABLE:

SITE AREA	LOT 1: 62,433 SF = 1.43 AC		
ZONING	PLANNED DEVELOPMENT - MIXED-USE PLANNING AREA		
BUILDING	SINGLE STORY - 3,984 SF		
F.A.R.	MAXIMUM: 0.60	PROPOSED: 0.06	
LANDSCAPING	15% MIN. VS. 16,930 / 62,433 S.F. X 100 = 27.1%		
*BUILDING SETBACK	REQUIRED	C-STORE	CANOPY
	EAST: NONE	177.1'	61.4'
	WEST: NONE	24.9'	139.2'
	NORTH: NONE	54.0'	59.4'
	SOUTH: NONE	108.2'	71.3'
MAX. BUILDING HT	*50' VS. PROPOSED 22'-8"	**PER HESS RANCH PD DEVELOPMENT GUIDE - FIRST AMENDMENT	
PARKING	PER SCHEDULE 13.06.050A: OFF-SITE PARKING REQUIREMENTS FOR CONVENIENCE SERVICE ESTABLISHMENTS BLDG SQ. FT / 250 = PARKING STALLS REQUIRED 3,984 / 250 = 16 PARKING STALLS 16 PARKING STALLS REQUIRED 31 PARKING STALLS PROVIDED 2 ADA PARKING STALLS REQUIRED 1 VAN ADA PARKING STALL REQUIRED 1 VAN ADA PARKING STALL PROVIDED AND 1 STANDARD ADA PARKING STALL PROVIDED		
BICYCLE PARKING	PER SCHEDULE 13.06.060A: 2 SPACE REQUIRED - (1) RACK 2 SPACE PROVIDED - (1) RACK		

Break down the number of parking spots of both widths. Provide count for 9ft and 10ft wide parking spots

PROJECT TEAM

APPLICANT
KUM & GO L.C.
1459 GRAND AVE
DES MOINES, IA 50309
CONTACT: DAN GARNEAU
PH: (515) 457-6392
E: DAN.GARNEAU@KUMANDGO.COM

OWNER
CMCE LLC
7353 S ALTON WAY STE A-100
CENTENNIAL, CO 80112-2329
CONTACT: MATT JANKE
PH: 303-770-9111
E: MJANKE@E5XMANAGEMENT.COM

ARCHITECT
BRR ARCHITECTURE
8131 METCALF AVE., SUITE 300
OVERLAND PARK, KS 66204
CONTACT: ASHLEY WEBER
PH: (913) 236-3325

ENGINEERING CONSULTANT
ENTITLEMENT & ENGINEERING SOLUTIONS, INC.
3801 E. FLORIDA AVE, SUITE 425
DENVER, CO 80210
CONTACT: KRYSTA HOUTCHENS, PE
PH: (970) 380-7054
E: KRYSTA.HOUTCHENS@EES.US.COM

LANDSCAPE ARCHITECT
VALERIAN LLC
907 YUMA ST, SUITE 130
DENVER, CO 80204
CONTACT: NATHANIEL RONEY
PH: (303) 347-1200
E: NATHANIEL@VALERIANLLC.COM

FIRE DEPARTMENT
SOUTH METRO FIRE AND RESCUE AUTHORITY
DISTRICT 45
16801 NORTHGATE DRIVE
PARKER, CO 80134
ATTN: RANDY CAPRA
P: (303) 805-3163

GAS SERVICE
PUBLIC SERVICE COMPANY OF COLORADO
1800 LARIMER ST., SUITE 1100
DENVER, CO 80202
P: (303) 571-7511

GEOTECHNICAL ENGINEER
OLSSON, INC.
3990 FOX STREET
DENVER, COLORADO, 80216
ATTN: PRESTON MILLS, PE
P: (303) 237-2072
GEOTECHNICAL EVALUATION REPORT, DATED 09/16/2022, OLSSON PROJECT NO. 022-03197

TRAFFIC ENGINEER
LSC TRANSPORTATION CONSULTANTS, INC.
1889 YORK STREET
DENVER, COLORADO 80206
ATTN: CHISTOPHER MCGRANAHAN, PE, PTOE
P: (303) 333-1105

ELECTRICAL SERVICE
IREA
DISTRICT 7
5496 N US HWY 85
SEDALIA, CO 80135
ATTN: JAMES ANEST
P: (800) 332 9540

TOWN OF PARKER
TOWN OF PARKER
20120 EAST MAIN STREET
PARKER, CO 8013847334
ATTN: CARSON BYERHOF
P: (303) 805-3331
No longer with the Town

TOWN OF PARKER PLAN REVIEW
20120 E. MAINSTREET
PARKER, CO 80138
ATTN: BRIEANNA SIMON
P: (303) 805-3838

SURVEYOR
No longer with the Town
FORESIGHT WEST SURVEYING INC.
1309 S. INCA STREET
DENVER, CO 80223
ATTN: RY P. RUSK
P: (303) 504-4440

TELEPHONE
CENTURYLINK
7759 S WHEELING CT.
ENGLEWOOD, CO 80112
ATTN: TRAVIS YOUNG
EMAIL: TRAVIS.YOUNG@LUMEN.COM

WATER / SANITARY SEWER
PARKER WATER AND SANITATION DISTRICT
18100 WOODMAN DRIVE
PARKER, CO 80134
ATTN: DRAYTON SANDERSON
P: (303) 841-4627
EMAIL: DSANDERSON@PWSD.ORG

FLOODPLAIN NOTE:

THE FLOOD ZONE CLASSIFICATION FOR THIS PROPERTY IS ZONE X WHICH IS DEFINED AS AREAS OF MINIMAL FLOOD HAZARD AS REFERENCED ON FLOOD INSURANCE RATE MAP NUMBER 08035C0183G REVISED MARCH 16, 2016: COMMUNITY-PARKER, TOWN OF
NUMBER- 080310, PANEL 0183

LEGAL DESCRIPTION:

LOT 1, TRAILS AT CROWFOOT FILING NO. 9, 1ST AMENDMENT, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

PROJECT STATEMENT:

THE PARCEL DESIGNATED FOR THE KUM AND GO GAS AND C-STORE IMPROVEMENTS IS INCLUDED WITH THE HESS RANCH PLANNED DEVELOPMENT

CAUTION - NOTICE TO CONTRACTOR:

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND ARE TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD 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.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL OBTAIN THE LATEST CAD FILE OF SITE IMPROVEMENTS FROM THE ENGINEER OF RECORD FOR HORIZONTAL AND VERTICAL SURVEY CONTROL PRIOR TO CONSTRUCTION. CONTRACTOR TO VERIFY WITH ENGINEER OF RECORD ANY DISCREPANCIES BETWEEN THE CAD FILES AND CONSTRUCTION PLANS PRIOR TO INSTALLATION OF PLAN IMPROVEMENTS.

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

EES ENTITLEMENT AND ENGINEERING SOLUTIONS, INC.
3801 E. Florida Avenue, Suite 425
Denver, CO 80210
303-572-7997 www.ees.us.com

PRELIMINARY
NOT FOR CONSTRUCTION

Kum & Go

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

SITE PLAN
2293 - KUM AND GO - PARKER, CO
NEC OF BAYOU GULCH RD AND PINERY PKWY
COVER SHEET

KG PROJECT TEAM: EES
RDM:
SDM:
CPM:

REVISIONS		
REVISION DESCRIPTION	DATE	△

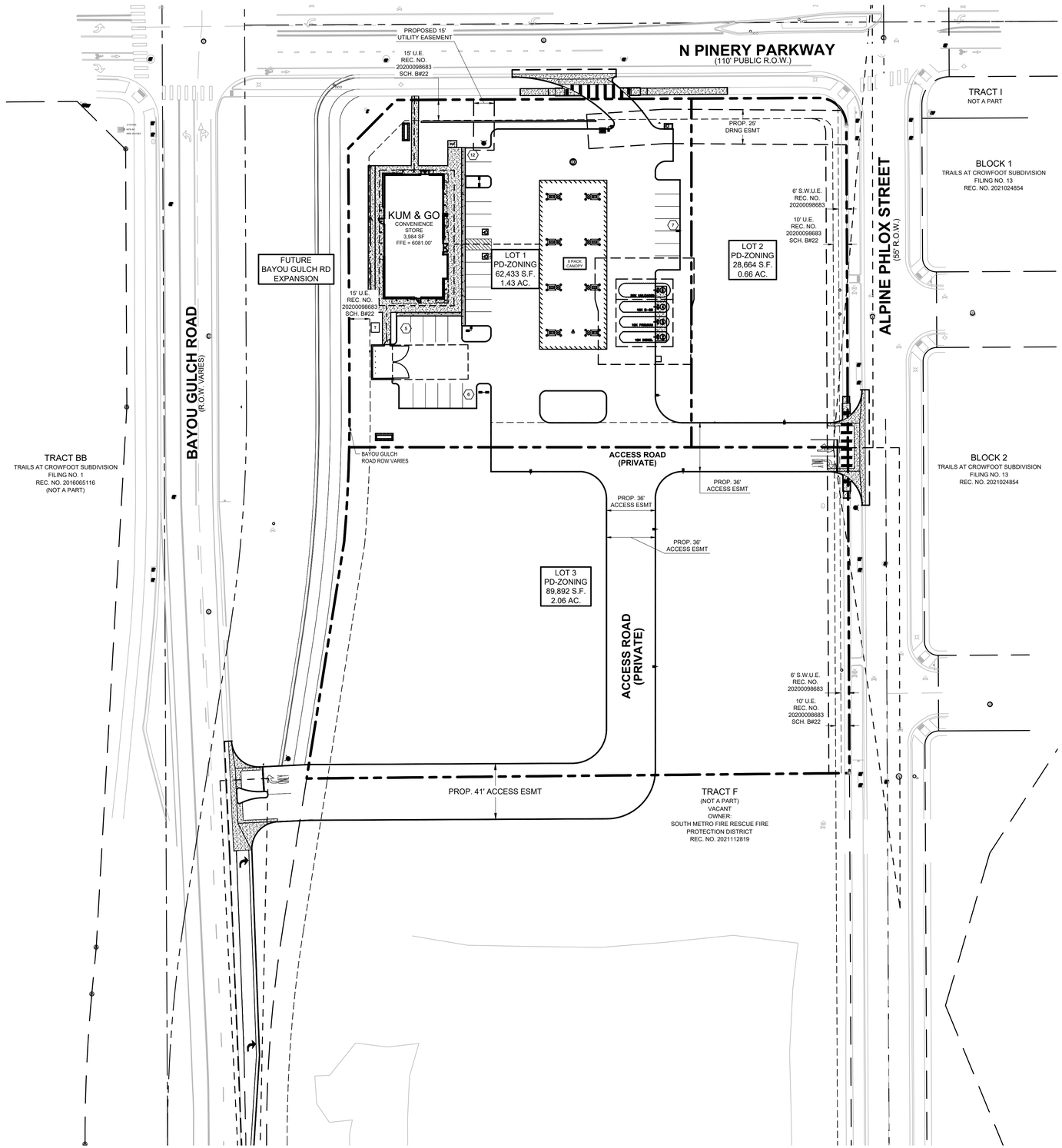
DATE: 07-12-2023

SHEET NUMBER: C1
1 OF 19

CRITERIA PLAN 04/2020

P:\KUM & GO\CO, PARKER_2293 - PINERY AND BAYOU GULCH\08 CAD\DP2293 - 01 - DP COVER SHEET.DWG

TRAILS AT CROWFOOT FILING NO. 9, 1ST AMENDMENT LOT 1
KUM & GO #2293 GAS & C-STORE SITE PLAN



N

SCALE IN FEET
0 30 60

IF BAR DOES NOT MEASURE 1 INCH THEN DRAWING IS NOT TO SCALE

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- EXISTING CURB & GUTTER
- PROPOSED INTEGRAL CURB
- PROPOSED BUILDING
- PROPOSED ACCESSIBLE ROUTE
- PROPOSED CONCRETE WALK
- PROPOSED COLORED CONCRETE
- EXISTING STORM SEWER MANHOLE/INLET
- PROPOSED STORM SEWER MANHOLE/INLET
- EXISTING STREET LIGHTING
- EXISTING FIRE HYDRANT
- EXISTING SIGNAGE
- PROPOSED SITE LIGHTING
- PROPOSED PARKING COUNT (13)

GENERAL NOTES:

1. ALL ITEMS IN SCHEDULE ARE FINAL UNLESS NOTED OTHERWISE.
2. ALL EXISTING UTILITIES TO REMAIN UNLESS NOTED OTHERWISE.
3. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD SPECIFICATIONS OF ALL GOVERNING JURISDICTIONS AS APPLICABLE.
4. EMERGENCY AND SERVICE TRUCKS WILL MANEUVER THROUGH DRIVE AISLES IN A ONE-WAY TRAFFIC MOVEMENT.
5. CARS/TRUCKS WILL MANEUVER AROUND BUILDING DRIVE AISLES IN A TWO-WAY TRAFFIC MOVEMENT UNLESS OTHERWISE NOTED FOR SPECIFIC DRIVES.
6. HANDICAP PARKING AREAS PROVIDED PER TOWN STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED UNIFORM BUILDING CODE.
7. MECHANICAL UNITS, DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE TOWN LAND DEVELOPMENT ORDINANCE.
8. ALL SIGNAGE SHALL BE BY SEPARATE PERMIT THROUGH THE TOWN. ALL SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE LAND DEVELOPMENT ORDINANCE.
9. SIDEWALKS SHALL NOT EXCEED 2% CROSS SLOPE.
10. ALL DIMENSIONS ARE FLOWLINE TO FLOWLINE UNLESS OTHERWISE NOTED.
11. ALL PARKING LOT STRIPING SHALL BE WHITE.
12. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.

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

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987 or 811
CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

EES ENTITLEMENT AND ENGINEERING SOLUTIONS, INC.
3801 E. Florida Avenue, Suite 425
Denver, CO 80210
303-572-7997 www.ees.us.com

PRELIMINARY NOT FOR CONSTRUCTION

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

SITE PLAN
2293 - KUM AND GO - PARKER, CO
NEC OF BAYOU GULCH RD AND PINERY PKWY
OVERALL SITE PLAN

KG PROJECT TEAM: EES
RDM:
SDM:
CPM:

REVISIONS

	DATE	REVISION DESCRIPTION

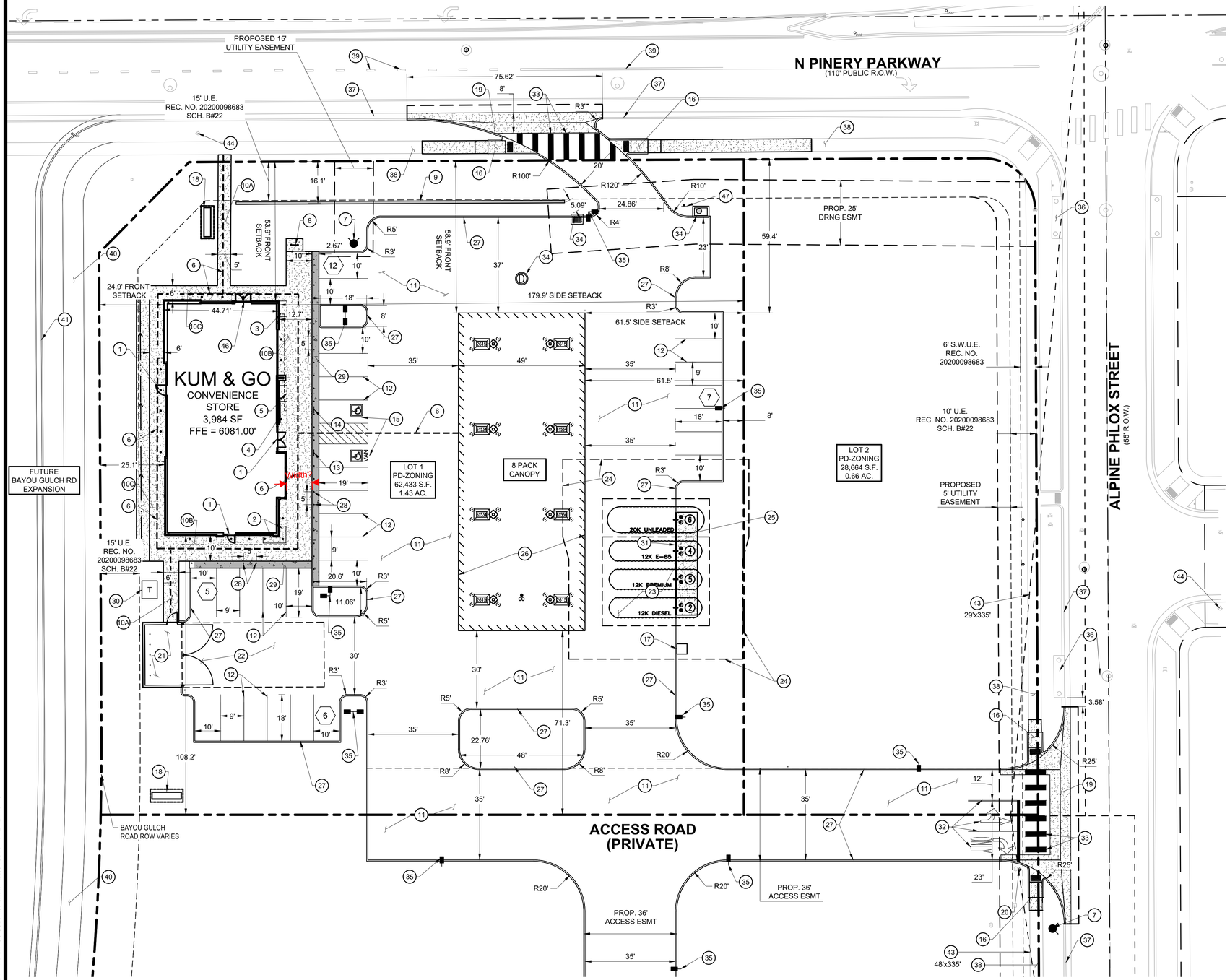
DATE: 07-12-2023

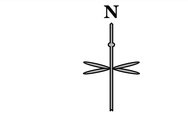
SHEET NUMBER: C2
2 OF 19

P:\KUM & GO\CO, PARKER_2293 - PINERY AND BAYOU GULCH\08 CAD\DP\2293 - 02 - DP SITE PLAN.DWG

CRITERIA PLAN 04/2020

TRAILS AT CROWFOOT FILING NO. 9, 1ST AMENDMENT LOT 1
KUM & GO #2293 GAS & C-STORE SITE PLAN





SITE PLAN LEGEND

- PROPERTY BOUNDARY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- EXISTING CURB & GUTTER
- PROPOSED INTEGRAL CURB
- PROPOSED BUILDING
- PROPOSED ACCESSIBLE ROUTE
- PROPOSED CONCRETE WALK
- PROPOSED COLORED CONCRETE
- EXISTING STORM SEWER MANHOLE/INLET
- PROPOSED STORM SEWER MANHOLE/INLET
- EXISTING STREET LIGHTING
- EXISTING FIRE HYDRANT
- EXISTING SIGNAGE
- PROPOSED SITE LIGHTING
- (13) PROPOSED PARKING COUNT

SITE SCHEDULE:

1. BUILDING ENTRY.
2. PROPANE CAGE.
3. MISCELLANEOUS MERCHANDISE.
4. FIREWOOD.
5. ICE MERCHANDISER.
6. ADA ROUTE.
7. FIRE HYDRANT.
8. BOLLARD SHAPED BIKE RACK.
9. SCREENING LANDSCAPE HEDGE. REFER TO LANDSCAPE PLAN (128 LF).
10A. 4" CONCRETE SITE SIDEWALK, 1.5% MAX. CROSS SLOPE.
10B. BUILDING CONCRETE SIDEWALK, 1.5% MAX. CROSS SLOPE.
10C. BUILDING CONCRETE SIDEWALK ADJACENT TO LANDSCAPE, 1.5% MAX. CROSS SLOPE.
11. STANDARD DUTY CONCRETE PAVEMENT.
12. 4" WIDE WHITE PAVEMENT MARKING, TYP.
13. BOLLARD MOUNTED ADA VAN PARKING SIGN.
14. BOLLARD MOUNTED ADA PARKING SIGN.
15. ACCESSIBLE PARKING SPACE.
16. ADA CURB RAMP.
17. AIR MACHINE LOCATION.
18. 8' TALL MONUMENT SIGN.
19. 8' CONCRETE CROSSPAN
20. STOP SIGN (R1-1).
21. 14'-8" X 24'-8" TRASH ENCLOSURE.
22. 55'X25' MINIMUM GARBAGE TRUCK CLEAR SPACE.
23. UNDERGROUND FUEL STORAGE TANKS.
24. TANK OVERDIG LIMITS.
25. 8' X 40' CONCRETE PAD FOR FUEL FILL LIDS.
26. FUELING CANOPY.
27. INTEGRAL CONCRETE CURB.
28. 4" DIAMETER BOLLARDS @ 5' O.C.
29. BROOM FINISH CONCRETE PAVEMENT.
30. ELECTRICAL TRANSFORMER LOCATION.
31. PAINT CURB ALONG FRONT OF TANKS YELLOW.
32. DRIVEWAY ENTRANCE PAVEMENT MARKINGS.
33. 2'X10' CROSSWALK STRIPES.
34. STORM INLET/MANHOLE.
35. APPROXIMATE LOCATION OF SITE LIGHTING. REFER TO PHOTOMETRIC PLAN FOR DETAILS.
36. EXISTING STORM SEWER MAIN / INLET / MANHOLE TO REMAIN.
37. EXISTING CURB AND GUTTER TO REMAIN.
38. EXISTING SIDEWALK TO REMAIN.
39. EXISTING ROAD PAVEMENT MARKINGS TO REMAIN.
40. FUTURE SIDEWALK TO BE CONSTRUCTED WITH BAYOU GULCH EXPANSION.
41. 8' CONCRETE PUBLIC SIDEWALK TO BE CONSTRUCTED WITH BAYOU GULCH EXPANSION.
42. FUTURE CURB & GUTTER TO BE CONSTRUCTED WITH BAYOU GULCH EXPANSION.
43. PROPOSED SIGHT TRIANGLE.
44. EXISTING FIRE HYDRANT TO REMAIN.
45. PROPOSED MOUNTABLE CURB ISLAND.
46. PROPOSED FIRE RISER ROOM ENTRY.
47. DO NOT ENTER SIGN (R5-1).

GENERAL NOTES:

1. ALL ITEMS IN SCHEDULE ARE FINAL UNLESS NOTED OTHERWISE.
2. ALL EXISTING UTILITIES TO REMAIN UNLESS NOTED OTHERWISE.
3. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD SPECIFICATIONS OF ALL GOVERNING JURISDICTIONS AS APPLICABLE.
4. EMERGENCY AND SERVICE TRUCKS WILL MANEUVER THROUGH DRIVE AISLES IN A ONE-WAY TRAFFIC MOVEMENT.
5. CARS/TRUCKS WILL MANEUVER AROUND BUILDING DRIVE AISLES IN A TWO-WAY TRAFFIC MOVEMENT UNLESS OTHERWISE NOTED FOR SPECIFIC DRIVES.
6. HANDICAP PARKING AREAS PROVIDED PER TOWN STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED UNIFORM BUILDING CODE.
7. MECHANICAL UNITS, DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE TOWN LAND DEVELOPMENT ORDINANCE.
8. ALL SIGNAGE SHALL BE BY SEPARATE PERMIT THROUGH THE TOWN. ALL SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE LAND DEVELOPMENT ORDINANCE.
9. SIDEWALKS SHALL NOT EXCEED 2% CROSS SLOPE.
10. ALL DIMENSIONS ARE FLOWLINE TO FLOWLINE UNLESS OTHERWISE NOTED.
11. ALL PARKING LOT STRIPING SHALL BE WHITE.
12. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.

PARKING COUNT			
PARKING SPACE TYPE	COUNT	WIDTH	LENGTH
ADA SPACE	2	9'-0"	19'-0"
ON-SITE	18	9'-0"	19'-0" FACING BUILDING 18'-0" FACING LANDSCAPE
ON-SITE ADJACENT TO LANDSCAPE	10	10'-0"	19'-0" FACING BUILDING 18'-0" FACING LANDSCAPE
TOTAL	31		

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

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987 or 811
CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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3801 E. Florida Avenue, Suite 425
Denver, CO 80210
303-572-7997 www.ees.us.com

PRELIMINARY NOT FOR CONSTRUCTION

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

SITE PLAN
2293 - KUM AND GO - PARKER, CO
NEC OF BAYOU GULCH RD AND PINERY PKWY
SITE PLAN

KG PROJECT TEAM: EES
RDM:
SDM:
CPM:

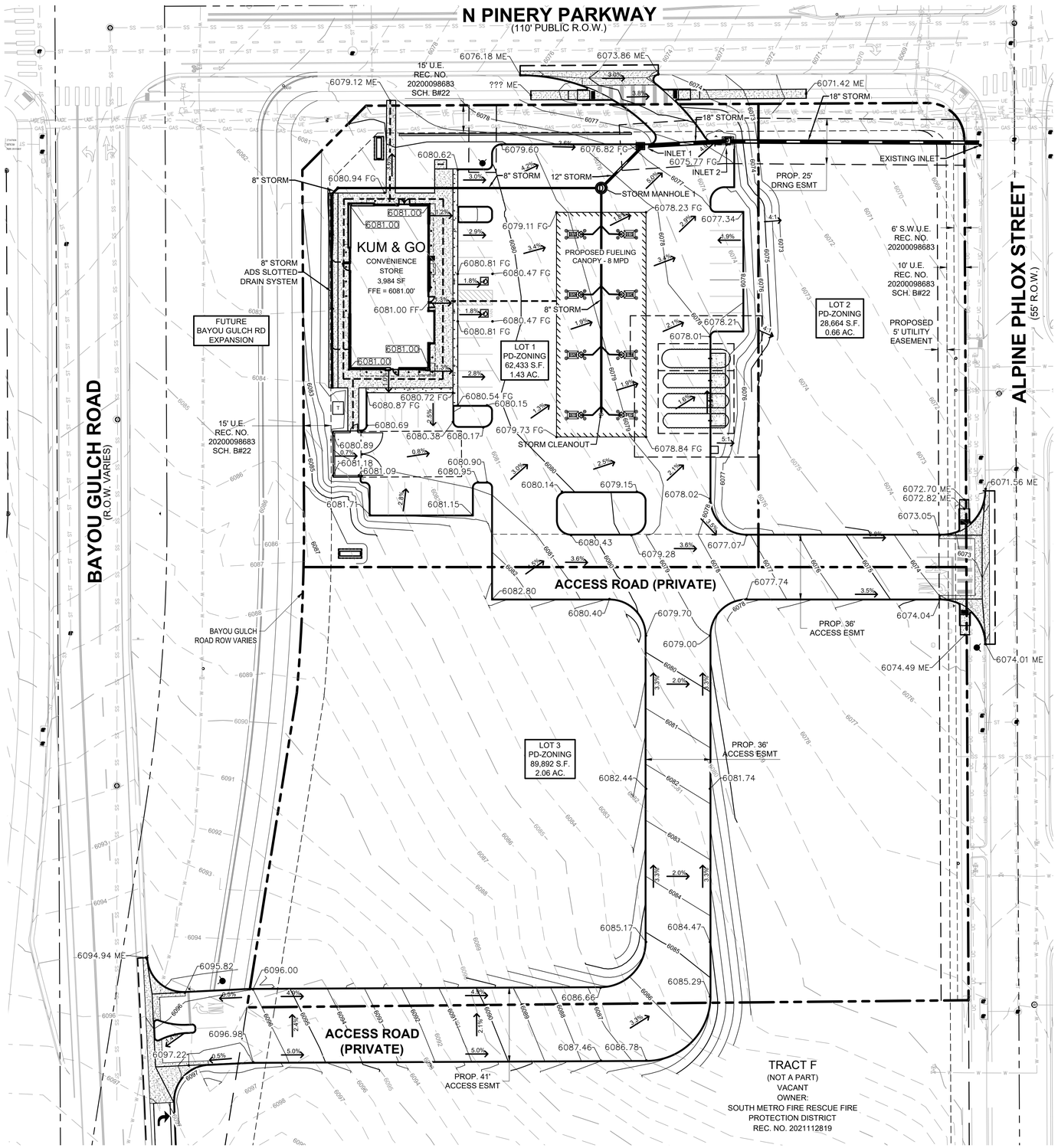
REVISIONS		
△	DATE	REVISION DESCRIPTION

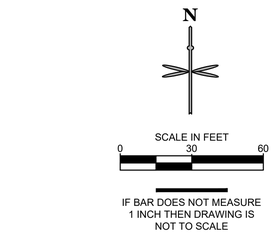
DATE: 07-12-2023

SHEET NUMBER: C3
3 OF 19

P:\KUM & GO\CO_PARKER_2293 - PINERY AND BAYOU GULCH\08 CAD\DP\2293 - 02 - DP SITE PLAN.DWG

TRAILS AT CROWFOOT FILING NO. 9, 1ST AMENDMENT LOT 1
KUM & GO #2293 GAS & C-STORE SITE PLAN





LEGEND

- PROPERTY BOUNDARY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- 6080 — PROPOSED MAJOR CONTOUR
- 6081 — PROPOSED MINOR CONTOUR
- 6080 — EXISTING MAJOR CONTOUR
- 6081 — EXISTING MINOR CONTOUR
- PROPOSED ACCESSIBLE ROUTE
- 5836.21 — PROPOSED FLOW LINE ELEVATION
- 5836.21 SW — PROPOSED SIDEWALK ELEVATION
- 5836.21 ME — PROPOSED GRADE TO MATCH EXISTING
- 5836.21 TBC — PROPOSED TOP BACK OF CURB ELEVATION
- 5836.21 FG — PROPOSED FINISHED GRADE ELEVATION
- 5836.21 — PROPOSED EXTERIOR GRADE AT FOUNDATION
- 3.1% — FLOW ARROW AND GRADE

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

SITE PLAN

2293 - KUM AND GO - PARKER, CO

NEC OF BAYOU GULCH RD AND PINERY PKWY

GRADING PLAN

KG PROJECT TEAM: EES
RDM:
SDM:
CPM:

REVISIONS

	DATE	REVISION DESCRIPTION

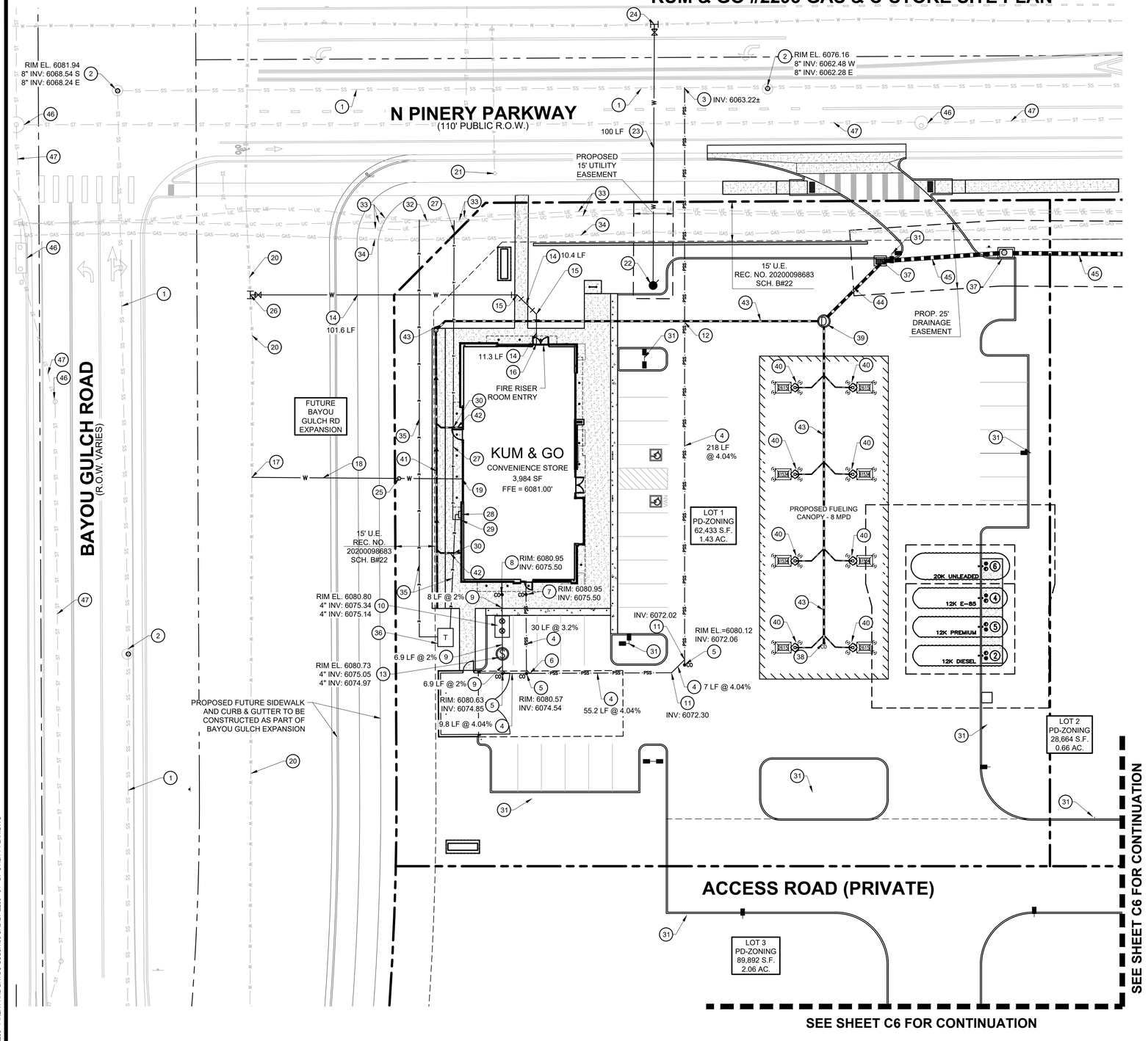
DATE: 07-12-2023

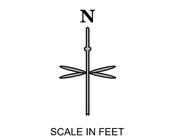
SHEET NUMBER: C4
4 OF 19

CRITERIA PLAN 04/2020

P:\KUM & GO\CO, PARKER_2293 - PINERY AND BAYOU GULCH\08 CAD\DP\2293 - 03 - DP GRADING PLAN.DWG

TRAILS AT CROWFOOT FILING NO. 9, 1ST AMENDMENT LOT 1
KUM & GO #2293 GAS & C-STORE SITE PLAN





UTILITY LEGEND

- PROPERTY BOUNDARY
- EXISTING EASEMENT
- EXISTING SANITARY SEWER
- EXISTING WATER
- EXISTING STORM SEWER
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND COMMUNICATION
- EXISTING GAS
- PROPOSED SANITARY SEWER
- PROPOSED WATER
- PROPOSED STORM SEWER
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED COMMUNICATION LINE
- PROPOSED STORM INLET AND MANHOLE
- PROPOSED DRAINAGE FLOW ARROWS
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- PROPOSED SITE LIGHT

SANITARY SEWER

1. EXISTING 8" SANITARY SEWER MAIN TO REMAIN.
2. EXISTING SANITARY SEWER MANHOLE TO REMAIN.
3. PROPOSED WYE CONNECTION AT EXISTING 8" SANITARY SEWER MAIN.
4. PROPOSED 4" PVC SANITARY SERVICE. SEE PLAN FOR PIPE SLOPE AND LENGTH.
5. PROPOSED 4" SANITARY SEWER CLEANOUT. SEE PLAN FOR INVERT ELEVATION.
6. PROPOSED WYE CONNECTION. SEE PLAN FOR INVERT ELEVATION.
7. PROPOSED 4" SANITARY SEWER SERVICE CONNECTION 5' FROM BUILDING.
8. PROPOSED 4" GREASE INTERCEPTOR SERVICE CONNECTION 5' FROM BUILDING.
9. PROPOSED 4" PVC GREASE INTERCEPTOR SERVICE LINE. SEE PLAN FOR PIPE SLOPE AND LENGTH.
10. PROPOSED 1,000 GALLON GREASE INTERCEPTOR WITH SAMPLE PORT. SEE PLAN FOR PIPE CONNECTION INVERT ELEVATIONS AND RIM ELEVATIONS.
11. PROPOSED 4" 45° BEND. SEE PLAN FOR INVERT ELEVATION.
12. PROPOSED 4" SEWER SERVICE LINE CROSSING WITH PROPOSED 8" STORM SEWER.
    4" SS INV: 6066.81
    8"SD INV: 6075.45
13. PROPOSED SANITARY SAMPLING MANHOLE.

WATER

14. PROPOSED 6" DIP FIRE LINE (PRIVATE).
15. PROPOSED 45° - 6" DIP BENDS WITH THRUST BLOCKS.
16. PROPOSED 6" DIP FIRE SERVICE LINE (PRIVATE) CONNECTION TO BUILDING. PROVIDE 5.5-FT OF COVER.
17. PROPOSED 2" DOMESTIC WATER SERVICE TAP.
18. PROPOSED 81 LF OF 2" TYPE K COPPER DOMESTIC WATER SERVICE LINE.
19. PROPOSED 2" TYPE K COPPER DOMESTIC WATER CONNECTION TO BUILDING AND WATER METER INSET BUILDING. PROVIDE 5.5-FT OF COVER. STUB 5' OFF OF BUILDING.
20. EXISTING WATER MAIN TO REMAIN.
21. EXISTING FIRE HYDRANT TO REMAIN.
22. PROPOSED FIRE HYDRANT.
23. PROPOSED 6" DIP FIRE HYDRANT LINE (PUBLIC).
24. PROPOSED 6" DIP FIRE HYDRANT SERVICE CONNECTION TO WATER MAIN. INSTALL 12"X6" TAPPING SLEEVE WITH 6" TAPPING VALVE.
25. PROPOSED 2" CURB STOP.
26. PROPOSED 6" DIP FIRE LINE SERVICE CONNECTION TO WATER MAIN. INSTALL 12"X6" TAPPING SLEEVE WITH 6" TAPPING VALVE.

DRY UTILITIES

27. APPROXIMATE LOCATION OF PROPOSED TELECOMMUNICATION SERVICE LINE.
28. PROPOSED ELECTRICAL BUILDING CONNECTION. CORE EUSREC CABINET (30"W x 30"H x 11"D)
29. PROPOSED TELECOMMUNICATION BUILDING CONNECTION.
30. ELECTRICAL AND TELECOMMUNICATION LINES UNDER PROPOSED ROOF DRAIN AT CROSSING.
31. APPROXIMATE LOCATION OF PROPOSED SITE LIGHT.
32. EXISTING TEL-PED TO REMAIN.
33. EXISTING UNDERGROUND TELECOMMUNICATIONS AND ELECTRIC TO REMAIN.
34. EXISTING GAS MAIN TO REMAIN.
35. APPROXIMATE LOCATION OF PROPOSED UNDERGROUND ELECTRICAL SERVICE LINE.
36. PROPOSED ELECTRIC TRANSFORMER PAD.

STORM SEWER

NOTE: REFERENCE KUM & GO GAS AND C-STORE CONSTRUCTION DOCUMENTS FOR STORM SEWER DESIGN INFORMATION.

37. PROPOSED STORM SEWER INLET.
38. PROPOSED STORM SEWER CLEANOUT.
39. PROPOSED STORM SEWER MANHOLE.
40. PROPOSED 4" PVC CANOPY DRAIN PIPE CONNECTION.
41. PROPOSED 8" STORM ADS SLOTTED DRAIN.
42. PROPOSED 6" ROOF DOWNSPOUT WITH DRAIN LINE CONNECTION TO 8" ADS SLOTTED DRAIN.
43. PROPOSED 8" STORM SEWER, SDR 35 PVC SOLID OR DUEL WALL HDPE W/ WATER TIGHT FITTINGS.
44. PROPOSED 12" STORM SEWER, SDR 35 PVC SOLID OR DUEL WALL HDPE W/ WATER TIGHT FITTINGS.
45. PROPOSED 18" RCP STORM SEWER.
46. EXISTING STORM STRUCTURE TO REMAIN.
47. EXISTING STORM SEWER TO REMAIN.

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

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1-800-922-1987 or 811
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P:\KUM & GO\CO, PARKER, 2293 - PINERY AND BAYOU (GULCH)\08 CAD\DP\2293 - 04 - DP UTILITY PLAN.DWG

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Denver, CO 80210
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PRELIMINARY NOT FOR CONSTRUCTION

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

SITE PLAN
2293 - KUM AND GO - PARKER, CO
NEC OF BAYOU GULCH RD AND PINERY PKWY
UTILITY PLAN

KG PROJECT TEAM: EES
RDM:
SDM:
CPM:

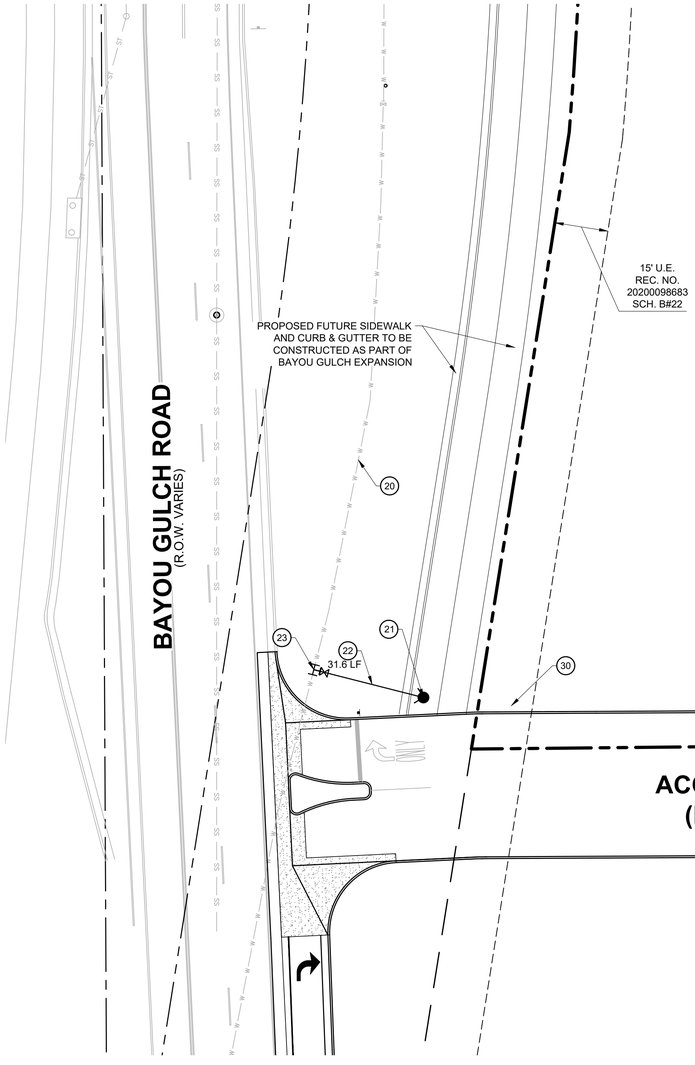
REVISIONS

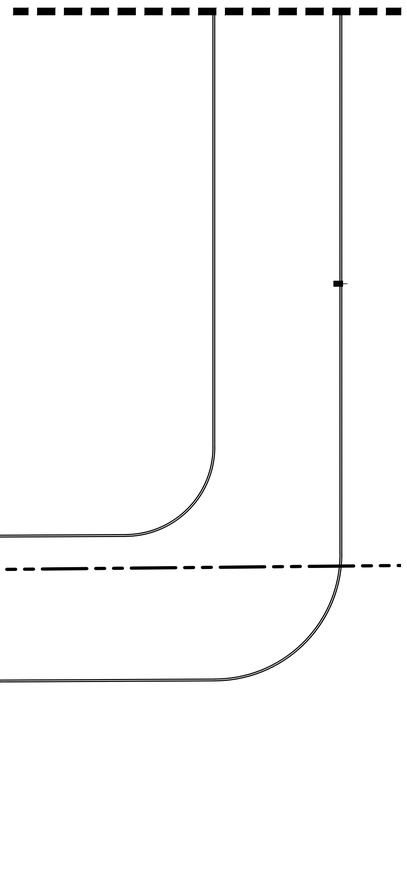
	DATE	REVISION DESCRIPTION

DATE: 07-12-2023

SHEET NUMBER: C5
5 OF 19

TRAILS AT CROWFOOT FILING NO. 9, 1ST AMENDMENT LOT 1
KUM & GO #2293 GAS & C-STORE SITE PLAN





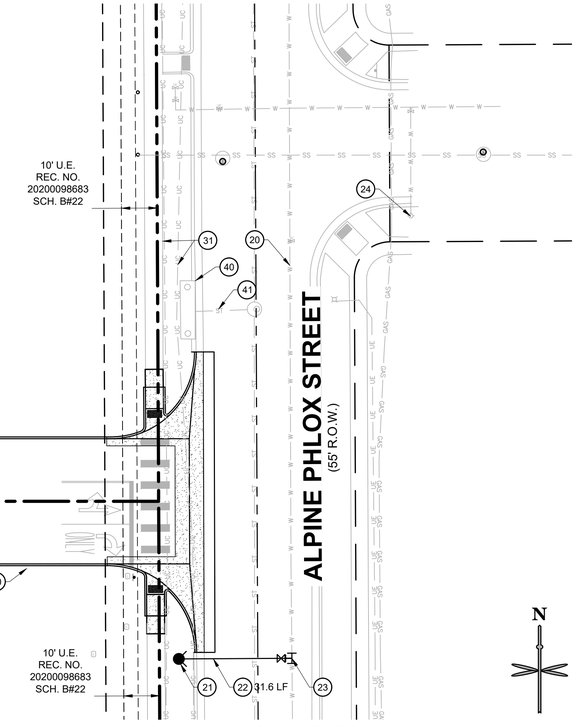
BAYOU GULCH ACCESS

SCALE IN FEET
0 20 40

IF BAR DOES NOT MEASURE
1 INCH THEN DRAWING IS
NOT TO SCALE

UTILITY LEGEND

- PROPERTY BOUNDARY
- EXISTING EASEMENT
- EXISTING SANITARY SEWER
- EXISTING WATER
- EXISTING STORM SEWER
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND COMMUNICATION
- EXISTING GAS
- PROPOSED SANITARY SEWER
- PROPOSED WATER
- PROPOSED STORM SEWER
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED COMMUNICATION LINE
- PROPOSED STORM INLET AND MANHOLE
- PROPOSED DRAINAGE FLOW ARROWS
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- PROPOSED SITE LIGHT



ALPINE PHLOX ACCESS

SCALE IN FEET
0 20 40

IF BAR DOES NOT MEASURE
1 INCH THEN DRAWING IS
NOT TO SCALE

WATER

(20) EXISTING WATER MAIN TO REMAIN.

(21) PROPOSED FIRE HYDRANT.

(22) PROPOSED 6" DIP FIRE HYDRANT LINE (PUBLIC).

(23) PROPOSED 6" DIP FIRE HYDRANT SERVICE CONNECTION TO WATER MAIN. INSTALL 12"X6" TAPPING SLEEVE WITH 6" TAPPING VALVE.

(24) EXISTING FIRE HYDRANT TO REMAIN

DRY UTILITIES

(30) APPROXIMATE LOCATION OF PROPOSED SITE LIGHT.

(31) EXISTING UNDERGROUND TELECOMMUNICATIONS AND ELECTRIC TO REMAIN.

STORM SEWER

NOTE: REFERENCE KUM & GO GAS AND C-STORE CONSTRUCTION DOCUMENTS FOR STORM SEWER DESIGN INFORMATION.

(40) EXISTING STORM STRUCTURE TO REMAIN.

(41) EXISTING STORM SEWER TO REMAIN.

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

SITE PLAN
2293 - KUM AND GO - PARKER, CO
NEC OF BAYOU GULCH RD AND PINERY PKWY
OFFSITE UTILITY PLAN

KG PROJECT TEAM: EES
RDM:
SDM:
CPM:

REVISIONS

	DATE	REVISION DESCRIPTION
△		

DATE: 07-12-2023

SHEET NUMBER: C6
6 OF 19

P:\KUM & GO\CO. PARKER_2293 - PINERY AND BAYOU GULCH\08 CAD\DP\2293 - 05 - DP OFFSITE UTILITY PLAN.DWG

CRITERIA PLAN 04/2020

CALL UTILITY NOTIFICATION CENTER OF COLORADO
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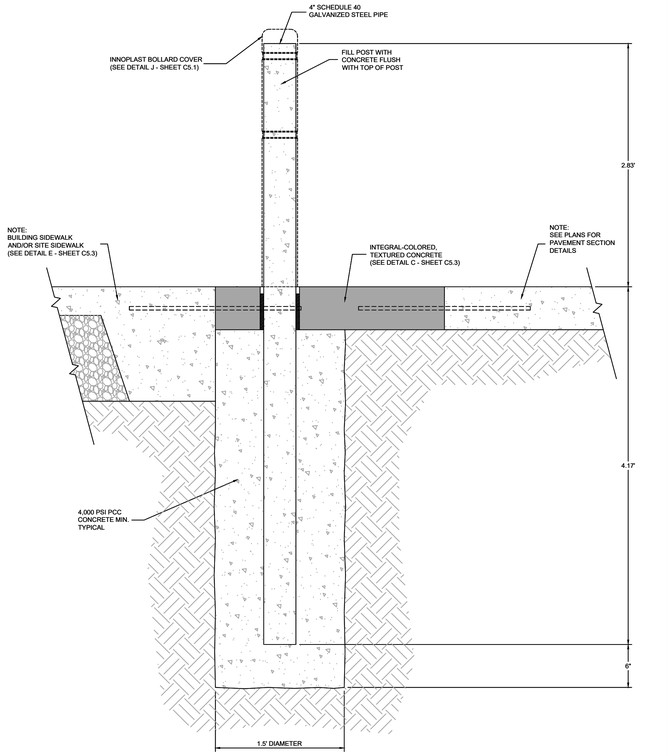
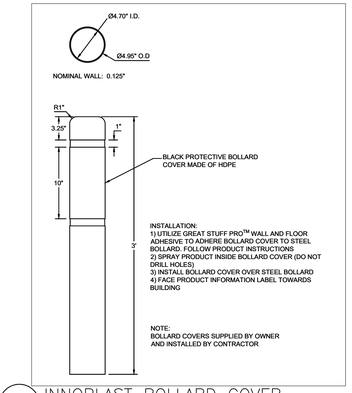
Know what's below. Call before you dig.

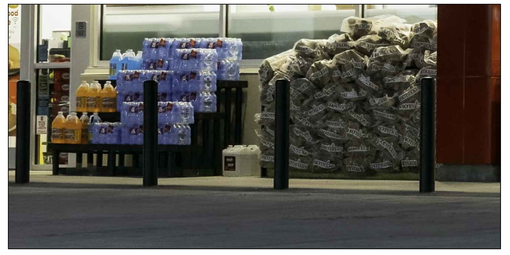
TRAILS AT CROWFOOT FILING NO. 9, 1ST AMENDMENT LOT 1
KUM & GO #2293 GAS & C-STORE SITE PLAN

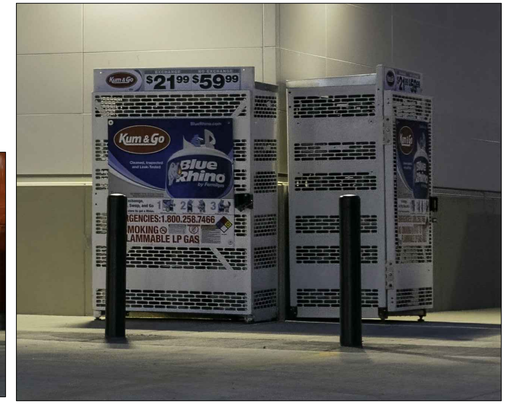


1 BOLLARD DETAIL (TYP.)
NOT TO SCALE

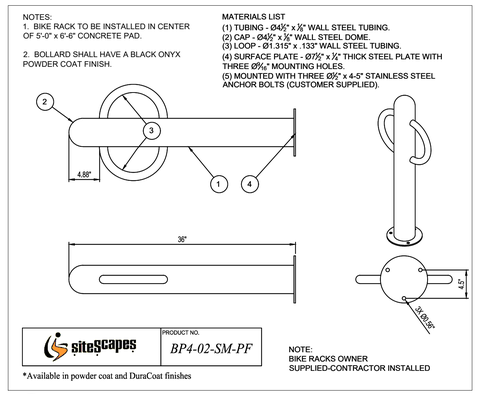


3 INNOPLAST BOLLARD COVER
NOT TO SCALE

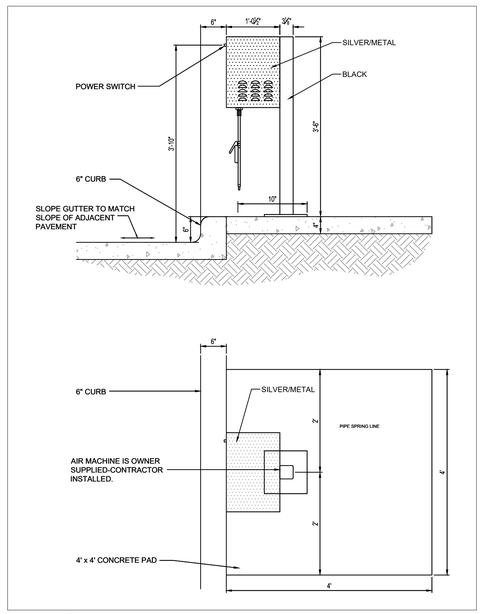




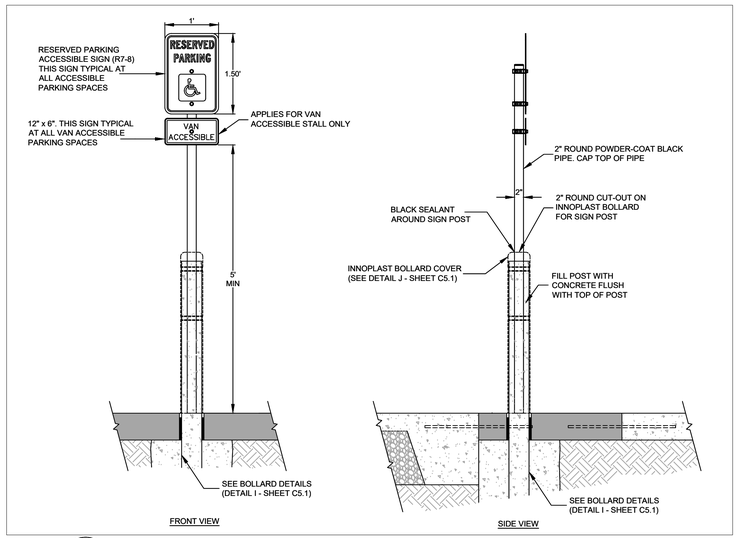
6 MERCHANDISING IMAGES
NOT TO SCALE



4 BOLLARD BIKE RACK DETAIL
NOT TO SCALE



2 AIR MACHINE
NOT TO SCALE



5 BOLLARD-MOUNTED ADA SIGN
NOT TO SCALE

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PRELIMINARY
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P: 888-458-6646

SITE PLAN
2293 - KUM AND GO - PARKER, CO
NEC OF BAYOU GULCH RD AND PINERY PKWY
CIVIL DETAILS

KG PROJECT TEAM: EES
RDM:
SDM:
CPM:

REVISIONS

	DATE	REVISION DESCRIPTION
1		

DATE: 07-12-2023

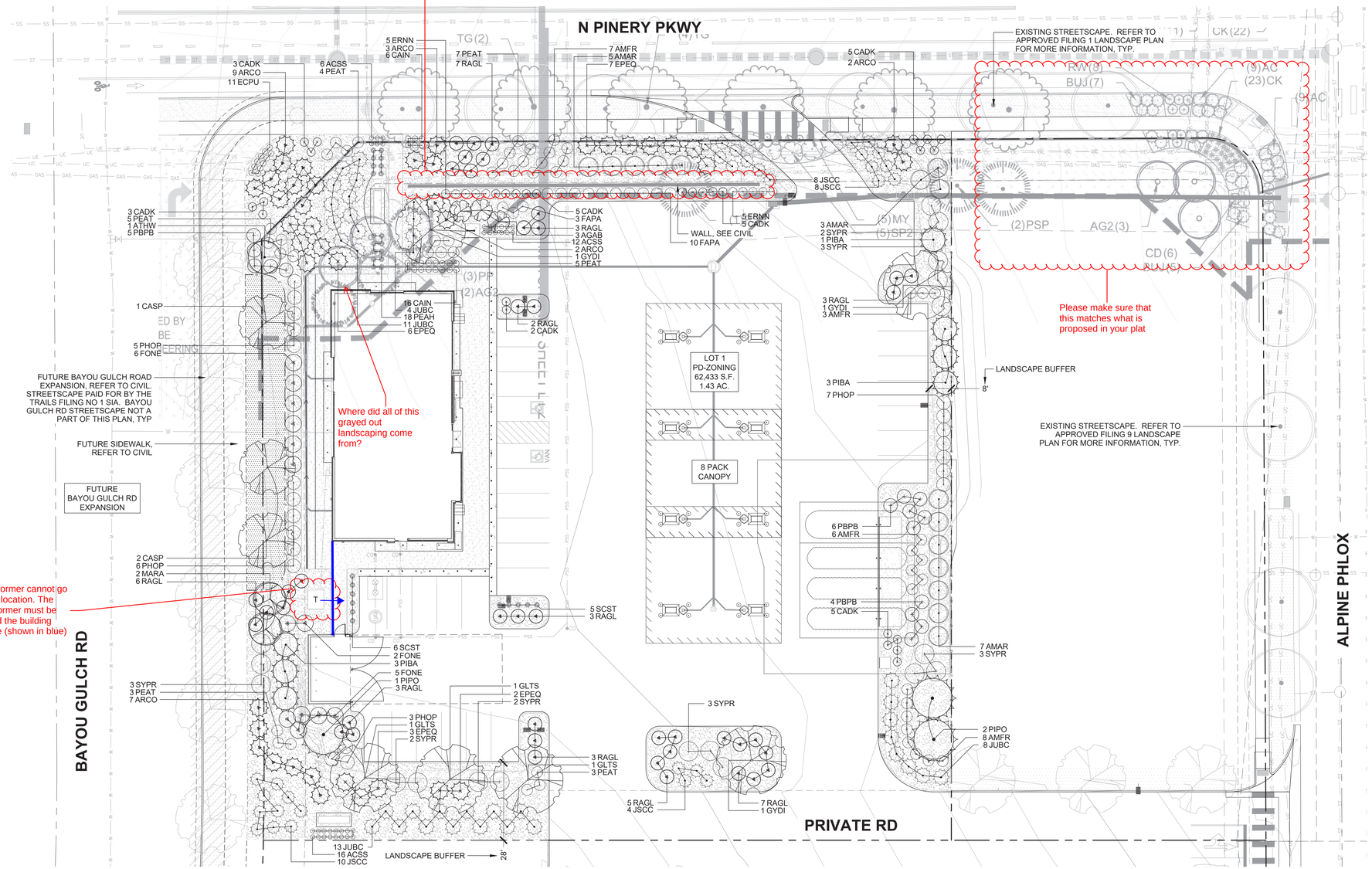
SHEET NUMBER: C7
7 OF 19

CRITERIA PLAN 04/2020

P:\KUM & GO\CO, PARKER_2293 - PINERY AND BAYOU GULCH\08 CAD\DP\2293 - 06 - DP CIVIL DETAILS.DWG

TRAILS AT CROWFOOT FILING NO. 9, 1ST AMENDMENT LOT 1
KUM & GO #2293 GAS & C-STORE SITE PLAN

Show a colored elevation of the wall in the Site Plan.



LEGEND

- DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASS
- PERENNIALS
- NATIVE SEED MIX
- 2"-6" ROCK MULCH
- LANDSCAPE EDGER
- SIGHT TRIANGLE

1 LANDSCAPE PLAN

NORTH

0 20 30 60 feet

SCALE: 1" = 20'

INTERNAL LANDSCAPE

	LANDSCAPE AREA			% LIVE COVER		
NET SITE AREA	REQUIRED 15%	**PROVIDED**	SURPLUS/ DEFICIT	REQUIRED (75%)	**PROVIDED**	SURPLUS/ DEFICIT
62,434 SF	9,365 SF	**20,915 SF**	+11,550 SF	15,686 SF	**17,150 SF**	+1,464 SF

TYPICAL LANDSCAPE - OVERALL SITE

TREE REQUIREMENT 1/1500 SF			SHRUB REQUIREMENT 5/1500 SF		
REQUIRED	**PROVIDED**	SURPLUS/ DEFICIT	REQUIRED	**PROVIDED**	SURPLUS/ DEFICIT
14	**3**	-11	70	**148 SHRUBS + 96 GRASSES /PERENNIALS (32 SHRUB EQUIVALENTS)**	+110

In this project, this number should include all trees on the site.

SITE PERIMETER LANDSCAPE

	TREE REQ. (1/40 LF)			SHRUB REQ. (5/40 LF)		
LOCATION	REQUIRED	**PROVIDED**	SURPLUS/ DEFICIT	REQUIRED	**PROVIDED**	SURPLUS/ DEFICIT
NORTH	6	**3**	-3	30	**60**	+30
EAST	7	**7**	0	35	**35**	0
SOUTH	7	**6**	-1	35	**45**	+10
WEST	6	**6**	0	30	**30**	0

*WHERE TREE DEFICITS EXIST, SHRUBS HAVE BEEN PLANTED IN LIEU OF TREES TO MEET THESE REQUIREMENTS, WITH 10 SHRUBS EQUIVALENT TO 1 TREE (AS DEPICTED IN THE SURPLUS COLUMN).

NORTHWEST CORNER ENHANCED LANDSCAPE

TREE REQUIREMENT 1/1000 SF			SHRUB REQUIREMENT 5/1000 SF		
REQUIRED	**PROVIDED**	SURPLUS/ DEFICIT	REQUIRED	**PROVIDED**	SURPLUS/ DEFICIT
1	**0**	-1	5	**15**	+10

Please remove

TOTAL LANDSCAPE

	REQUIRED	**PROVIDED**
TOTAL TREES/TE'S	41	**25**
TOTAL SHRUBS	205	**333**
TOTAL GRASSES	NA	**29**
TOTAL PERENNIALS	NA	**67**

EVERGREEN TREE REQUIREMENT - OVERALL SITE

MINIMUM EVERGREEN REQ.	40%	
MAXIMUM EVERGREEN REQ.	60%	
% EVERGREEN PROVIDED	**40%**	
NUMBER OF TREES	REQUIRED	**PROVIDED**
25 TOTAL	10	**10**

TURF

MAXIMUM ALLOWED	3,137 SF - 15%
PROVIDED	**1,586 SF - 7.6%**

PARKING LOT PERIMETER LANDSCAPE

	BUFFER REQUIREMENT	
LOCATION	REQUIRED	**PROVIDED**
EAST	8'	**8'**
SOUTH	10'	**10'**

This is now 28 ft

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

PRELIMINARY NOT FOR CONSTRUCTION

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

SITE PLAN
2293 - KUM AND GO - PARKER, CO
NEC OF BAYOU GULCH RD AND PINERY PKWY
LANDSCAPE PLAN

KG PROJECT TEAM: EES
RDM:
SDM:
CPM:

REVISIONS

	DATE	REVISION DESCRIPTION
1	3/16/23	PER COMMENTS
2	7/13/23	PER COMMENTS

DATE: 09-23-2022

SHEET NUMBER: L1
8 OF19

CRITERIA PLAN 04/2020

X:\DROPBOX (VALERIAN)\VALERIAN TEAM FOLDER\PROJECTS\22-044_EES_PINERY PKWY K&G 2293\2-WORKING\2023-07-13_SUBMITTAL_3RD\22-044_L1_LANDSCAPE PLAN.DWG

TRAILS AT CROWFOOT FILING NO. 9, 1ST AMENDMENT LOT 1
KUM & GO #2293 GAS & C-STORE SITE PLAN

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	H' X W'
CASP	3	CATALPA SPECIOSA	WESTERN CATALPA	B & B	2.5"CAL	45' X 30'
GLTS	3	GLEDITSIA TRIACANTHOS INERMIS `SHADEMASTER`	`SHADEMASTER` HONEYLOCUST	B & B	2.5"CAL	60' X 30'
GYDI	3	GYMNOCLADUS DIOICA `ESPRESSO`	KENTUCKY COFFEETREE	B & B	2.5"CAL	50' X 35'

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	H' X W'
PIBA	7	PICEA PUNGENS `BAKERI`	BLUE SPRUCE	B & B	6` HT	30' X 15'
PIPO	3	PINUS PONDEROSA	PONDEROSA PINE	B & B	6` HT	50' X 25'

ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	H' X W'
ATHW	1	ACER TATARICUM `GARANN`	HOT WINGS TATARIAN MAPLE	B & B	2"CAL	20' X 20'
AGAB	3	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE`	AUTUMN BRILLIANCE` SERVICEBERRY	B & B	2"CAL	15' X 10'
MARA	2	MALUS X `RADIANT`	RADIANT CRAB APPLE	B & B	2"CAL	20' X 20'

DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	
AMAR	15	AMELANCHIER ALNIFOLIA `REGENT`	SASKATOON SERVICEBERRY	#5	8' X 8'
AMFR	24	AMORPHA FRUTICOSA	LEADPLANT	#5	4' X 4'
CADK	28	CARYOPTERIS X CLANDONENSIS `DARK KNIGHT`	DARK KNIGHT BLUE MIST SPIREA	#5	3' X 3'
ERNN	10	ERICAMERIA NAUSEOSA NAUSEOSA	DWARF BLUE RABBITBRUSH	#5	3' X 3'
FAPA	13	FALLUGIA PARADOXA	APACHE PLUME	#5	4' X 4'
FONE	13	FORESTIERA NEOMEXICANA	NEW MEXICO PRIVET	#5	8' X 6'
PEAT	27	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#5	4' X 4'
PHOP	21	PHYSOCARPUS OPULIFOLIUS `MONLO`	DIABLO NINEBARK	#5	9' X 5'
PBPB	15	PRUNUS BESSEYI `PAWNEE BUTTES`	PAWNEE BUTTES SAND CHERRY	#5	1.5' X 5'
RAGL	42	RHUS AROMATICA `GRO-LOW`	GRO LOW SUMAC	#5	2' X 5'
SYPR	18	SYRINGA X PRESTONIAE `ROYALTY`	ROYALTY PRESTON LILAC	#5	9' X 7'

EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	
ARCO	23	ARCTOSTAPHYLOS X COLORADENSIS	CHEIFTAN MANZANITA	#5	1.5' X 7'
EPEQ	18	EPHEDRA EQUISETINA	BLUESTEM JOINT FIR	#5	4' X 7'
JUBC	36	JUNIPERUS HORIZONTALIS `BLUE CHIP`	BLUE CHIP JUNIPER	#5	1' X 6'
JSCC	30	JUNIPERUS SABINA `CALGARY CARPET`	CALGARY CARPET JUNIPER	#5	1' X 5'

ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT	
PEAH	18	PENNISETUM ALOPECUROIDES `HAMELN`	HAMELN DWARF FOUNTAIN GRASS	#1	2' X 2'
SCST	11	SCHIZACHYRIUM SCOPARIUM `STANDING OVATION`	STANDING OVATION LITTLE BLUESTEM	#1	3' X 2'

PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT	
ACSS	34	AGASTACHE CANA `SONORAN SUNSET`	SONORAN SUNSET HYSSOP	#1	1.5' X 1.5'
CAIN	22	CALLIRHOE INVOLUCRATA	PURPLE POPPYMALLOW	#1	1' X 2'
ECPU	11	ECHINACEA PURPUREA	CONEFLOWER	#1	3' X 2'

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT @
	1,586 SF	NATURE'S PRAIRIE SOD	SOD	SOD

GENERAL NOTES:

1. VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK. BE AWARE OF ANY UNDERGROUND UTILITIES. PROTECT ALL EXISTING SITE FEATURES TO REMAIN FROM POTENTIAL DAMAGE BY SITE CONSTRUCTION OPERATIONS. AVOID ANY WORK BEYOND SCOPE OF PROJECT AREA.
2. COORDINATE ALL DISCIPLINES AND SITE CONSTRUCTION THAT WILL BE NEEDED TO COMPLETE THE PROJECT IN THE TIME FRAME GIVEN AND WITHIN BUDGET. ALL ACCESS TO SITE, USE OF UTILITIES, STORAGE, AND OTHER REQUIREMENTS SHALL BE COORDINATED PRIOR TO BEGINNING WORK.
3. CONTRACTOR IS RESPONSIBLE TO INSPECT AND CONFIRM SITE CONDITIONS PRIOR TO BEGINNING WORK. COMMENCEMENT OF WORK SHALL SIGNIFY ALL CONDITIONS ARE ACCEPTABLE AND NO ALLOWANCE WILL BE MADE FOR UNRECOGNIZED CONDITIONS AFTER START OF WORK.
4. NOTIFY OWNER/LANDSCAPE ARCHITECT IMMEDIATELY UPON DISCOVERY OF UNFORESEEN SITE CONDITIONS OR PLAN DISCREPANCIES. NO CHANGE TO SPECIFIED WORK SHALL BE COMPLETED WITHOUT VERIFICATION OF EXISTING CONDITIONS AND WRITTEN APPROVAL OF MODIFICATION BY THE LANDSCAPE ARCHITECT.

CLEARING & GRADING:

1. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL CODES AND DEVELOPMENT STANDARDS; UNIFORM BUILDING CODES; PERMIT CONDITIONS; AND ALL OTHER APPLICABLE CODES, ORDINANCES, STANDARDS, AND POLICIES.
2. A COPY OF THE APPROVED PLANS MUST BE ON-SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY OTHER RELATED OR REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION.
4. ALL LOCATIONS OF EXISTING UTILITIES HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD, THEREFORE, BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR (1) TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS AND (2) TO DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.

SOIL SPECIFICATIONS:

1. ANY PLANTING AREA THAT DOES NOT MEET THE FOLLOWING SOIL PREPARATION REQUIREMENTS ARE SUBJECT TO REJECTION AT OWNER/OWNERS REPRESENTATIVES DISCRETION.
2. LANDSCAPE CONTRACTOR IS REQUIRED TO NOTIFY OWNER/OWNERS REPRESENTATIVE A MINIMUM OF 24 HOURS PRIOR TO BEGINNING SOIL PREP WORK. SOIL PREP NOT INSPECTED BY OWNER/OWNERS REPRESENTATIVE IS SUBJECT TO REJECTION AT ANYTIME PRIOR TO INITIAL ACCEPTANCE.
3. LANDSCAPE CONTRACTOR SHALL SUBMIT DELIVERY (TRIP) TICKETS TO OWNER/OWNERS REPRESENTATIVE FOR ALL ORGANIC SOIL AMENDMENTS WITHIN 24 HOURS AFTER DELIVERY
4. IMPORTED TOPSOIL SHALL BE FERTILE, FRIABLE, SANDY LOAM FROM THE 'A' HORIZON AND SHALL BE FREE OF STONES OVER .75" IN DIAMETER, REFUSE, PLANTS OR THEIR ROOTS, STICKS, NOXIOUS WEEDS, SALTS, SOIL STERILANTS, OR OTHER MATERIAL WHICH WOULD BE DETRIMENTAL TO PLANT GROWTH.
5. ORGANIC SOIL AMENDMENT SHALL CONSIST OF DRY, WELL-ROTTED, PULVERIZED, AGED MINIMUM ONE YEAR ORGANIC COMPOST CLASS I TYPE SUCH AS AVAILABLE FROM A-1 COMPOST, JENSEN SALES. PULVERIZED HORSE, SHEEP OR DAIRY COW MANURE ***NOT ACCEPTABLE***. SUBMIT DATED RECENT MATERIAL ANALYSIS TO OWNER/OWNERS REPRESENTATIVE TO GUARANTEE PRODUCT CONDITION AND PROOF NO LIVE WEED SEEDS AND CHEMICAL ADDITIVES ARE PRESENT.
6. SOIL PREPARATION FOR AREAS TO BE SODDED SHALL INCLUDE TOPSOIL AND ORGANIC MATTER ADDED AT A RATE OF FIVE CUBIC YARDS PER ONE THOUSAND SQUARE FEET AND TILLED EIGHT (8) INCHES INTO THE SOIL.
7. PREPARED BACKFILL FOR TREE/SHRUB PLANTING SHALL BE A MIX OF 2/3 IMPORTED/ SALVAGED TOPSOIL AND 1/3 ORGANIC SOIL AMENDMENT. WHERE TREES AND SHRUBS ARE LOCATED IN LARGE BEDS PROVIDE SOIL AMENDMENT AT A RATE OF FIVE CUBIC YARDS PER ONE THOUSAND SQUARE FEET AND TILL EIGHT INCHES INTO THE SOIL THROUGHOUT THE ENTIRE PLANTING BED, NOT JUST IN EXCAVATED PLANTING HOLES.

PLANTING NOTES:

1. LANDSCAPE CONTRACTOR SHALL LOCATE ALL TREES, SHRUBS AND PLANTING BEDS ACCORDING TO LOCATIONS SHOWN ON DRAWINGS. ALL PLANTING LOCATIONS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO THE START OF PLANTING OPERATIONS. LANDSCAPE CONTRACTOR SHALL MAKE MODIFICATIONS IN LOCATIONS AS DIRECTED BY LANDSCAPE ARCHITECT.
2. THE PLANT SCHEDULE IS FOR CONTRACTOR'S CONVENIENCE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS AND REPORTING IN WRITING TO THE LANDSCAPE ARCHITECT ANY CONFLICTS RELATIVE TO IMPLEMENTATION OF THE LANDSCAPE CONSTRUCTION DOCUMENTS. VALERIAN LLC. SHALL NOT ASSUME ANY ERRORS OR OMISSIONS IN THE PLANT SCHEDULE LISTED HEREIN. THE PLANT SYMBOLS SHOWN ON THE LANDSCAPE PLAN SHALL PREVAIL SHOULD THERE BE ANY DISCREPANCIES IN QUANTITIES BETWEEN THE PLAN AND PLANT SCHEDULE.
3. LANDSCAPE CONTRACTOR SHALL PROVIDE PLANT PROTECTION AND MAINTENANCE THROUGHOUT INSTALLATION AND UNTIL FINAL ACCEPTANCE OF LANDSCAPE INSTALLATION AS FOLLOWS:
   A) ALL PLANT MATERIAL SHALL BE PROTECTED, FROM TIME OF DIGGING TO TIME OF FINAL ACCEPTANCE, FROM INJURY, EXCESSIVE DRYING FROM WINDS, IMPROPER VENTILATION, OVER-WATERING, FREEZING, HIGH TEMPERATURES, OR ANY OTHER CONDITION DAMAGING TO PLANTS.
   B) PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY IF POSSIBLE. ALL PLANTS NOT PLANTED ON THE DAY OF DELIVERY SHALL BE PLACED IN A TEMPORARY NURSERY AND KEPT MOIST, SHADED, AND PROTECTED FROM THE SUN AND WIND. EACH ROOTBALL SHALL BE COVERED ENTIRELY WITH MULCH. ALL PLANT MATERIALS SHALL BE INSTALLED PER THE PLAN DRAWINGS AND SPECIFICATIONS.
   C) LANDSCAPE CONTRACTOR SHALL PROVIDE PLANT MATERIALS THAT COMPLY WITH THE REQUIREMENTS OF THE MOST RECENT ANSI Z 60.1 "STANDARDS FOR NURSERY STOCK" UNLESS OTHERWISE SPECIFIED. CALIPER OF B&B TREES SHALL BE TAKEN 6 INCHES ABOVE THE GROUND UP TO AND INCLUDING 4 INCH CALIPER SIZE, AND 12 INCHES ABOVE THE GROUND FOR LARGER SIZES.
   D) PLANTING MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, RESETTING PLANTS TO PROPER GRADES OR POSITION, REESTABLISHING SETTLED GRADES. HERBICIDE IS NOT RECOMMENDED FOR ONE YEAR FOLLOWING LANDSCAPE INSTALLATION.
   E) PLANT MAINTENANCE SHALL INCLUDE THOSE OPERATIONS NECESSARY TO PROPER GROWTH AND SURVIVAL OF ALL PLANT MATERIALS. CONTRACTOR SHALL PROVIDE THIS WORK IN ADDITION TO SPECIFIC WARRANTY/GUARANTEES.
4. CONTRACTOR SHALL VERIFY AND MAINTAIN ALL SETBACKS, CLEAR ZONES AND SIGHT TRIANGLES REQUIRED BY ALL LOCAL AND MUNICIPAL CODES WHERE APPLICABLE.
5. LANDSCAPE CONTRACTOR SHALL ENSURE THAT THE LANDSCAPE INSTALLATION IS COORDINATED WITH THE PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE OR OTHER PROPOSED CONSTRUCTION DOES NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNATED ON THIS PLAN.
6. ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THE SYSTEM SHALL BE PROPERLY ZONED TO SEPARATE PLANT MATERIAL BY WATER REQUIREMENT. ALL SHRUB BEDS AND TREES IN NATIVE SEED AREAS SHALL BE IRRIGATED BY USING LOW WATER/DRIP TECHNIQUES. ALL TURF AREAS SHALL BE IRRIGATED USING POP-UP SPRAY OR ROTOR APPLICATION.

EDGING:

1. ALL LANDSCAPE EDGING TO BE 1/8"X4" 14 GAUGE GALVANIZED STEEL AS PER THE TOWN OF PARKER CONSTRUCTION SPECIFICATIONS AND DESIGN CONSIDERATIONS FOR PARKS, TRAILS, AND STREETSCAPES.

MULCH:

1. PLANTING BEDS (AS SPECIFIED) SHALL CONTAIN 2"-6" COBBLE ROCK MULCH AT A MINIMUM DEPTH OF 3" WITH A DOUBLE SHREDDED CEDAR MULCH RING AROUND EACH TREE, SHRUB, GRASS, AND PERENNIAL. WOOD MULCH RING SHALL BE 1.5X THE CONTAINER SIZE OF THE SHRUB, GRASS OR PERENNIAL. DEPRESS MULCH 2 " BELOW SURROUNDING CURBS AND WALKS, PLACE WITH TIGHT JOINTS. TREE MULCH RING SHALL BE GREEN INDUSTRY STANDARD SIZE.
2. GEOTEXTILE FABRIC (FILTER FABRIC) UNDERLAYMENT SHALL BE MIRAFI, MIRASCAPE, DUPONT TYPAR 3301 OR APPROVED EQUAL (SUBMIT SAMPLE).

NATIVE SEED:

1. PREPARE NATIVE SEED AREAS BY INCORPORATING ORGANIC COMPOST AT A RATE OF THREE (3) CUBIC YARDS COMPOST AMENDMENT PER 1000 S.F.. RIP AMENDMENTS AND AMENDMENTS TO A MINIMUM DEPTH OF EIGHT (8) INCHES.
2. FINE GRADE SEED AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING. SEED AREAS BY MEANS OF APPROVED BROADCAST OR HYDRAULIC-TYPE SPREADERS. DO NOT SEED DURING WINDY WEATHER. MULCH SEEDED AREAS WITH GOOD CELLULOSE FIBER MULCH WITHIN 24 HOURS OF SEEDING. APPLY MULCH TACKIFIER AT RATE RECOMMENDED BY MANUFACTURER'S RECOMMENDATIONS.
3. NATIVE SEED MIX TO BE 'PBSI NATIVE PRAIRIE MIX' AS SUPPLIED BY PAWNEE BUTTES SEED INC. OR APPROVED EQUAL. SEEDING RATE: 10 LBS/ACRE
   3.1. SEED MIX TO BE AS FOLLOWS: BLUE GRAMA , BUFFALOGRASS, SIDEOATS GRAMA, WESTERN WHEATGRASS , GREEN NEEDLEGRASS, SAND DROPSEED.

TOWN OF PARKER PLANTING STANDARDS

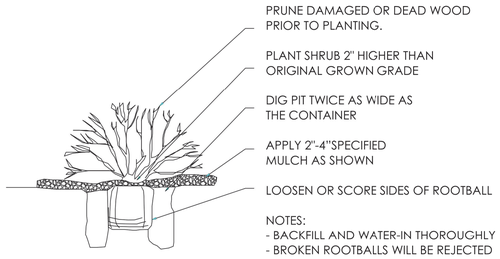
- Excavate planting holes with sloping sides. Make excavations at least three times as wide as the root ball diameter and no deeper than the distance from the top most roots in the root ball to the bottom of the root ball to allow for settling. Do not disturb soil at bottom of planting holes, but do score the sides of the planting hole. The planting area shall be loosened and aerated at least three times the diameter of the root ball. Backfill shall consist of existing on site topsoil – no amendments shall be used unless otherwise specified.
- 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 slope 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, twine, 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 1 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.
- Resetting of improperly planted trees will only be allowed if it is determined that doirg so will in no way compromise the root ball, and shall only be done with approval of the Town Arborist.

1 DECIDUOUS TREE PLANTING - TOWN OF PARKER

N.T.S.

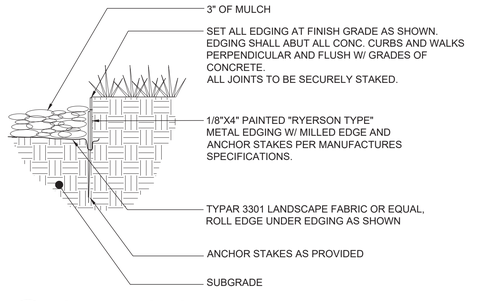
TOWN OF PARKER PLANTING STANDARDS

TOWN OF PARKER PLANTING DETAIL – SHRJBS



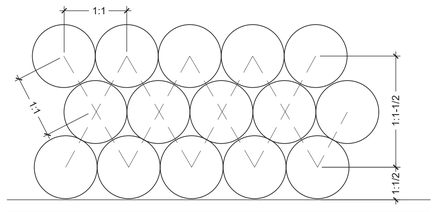
2 SHRUB PLANTING - TOWN OF PARKER

N.T.S.



3 STEEL EDGING

1" = 1'-0" BLCC-02



4 PLANT SPACING

1" = 1'-0" BLCC-01

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SITE PLAN
2293 - KUM AND GO - PARKER, CO
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LANDSCAPE NOTES AND DETAILS

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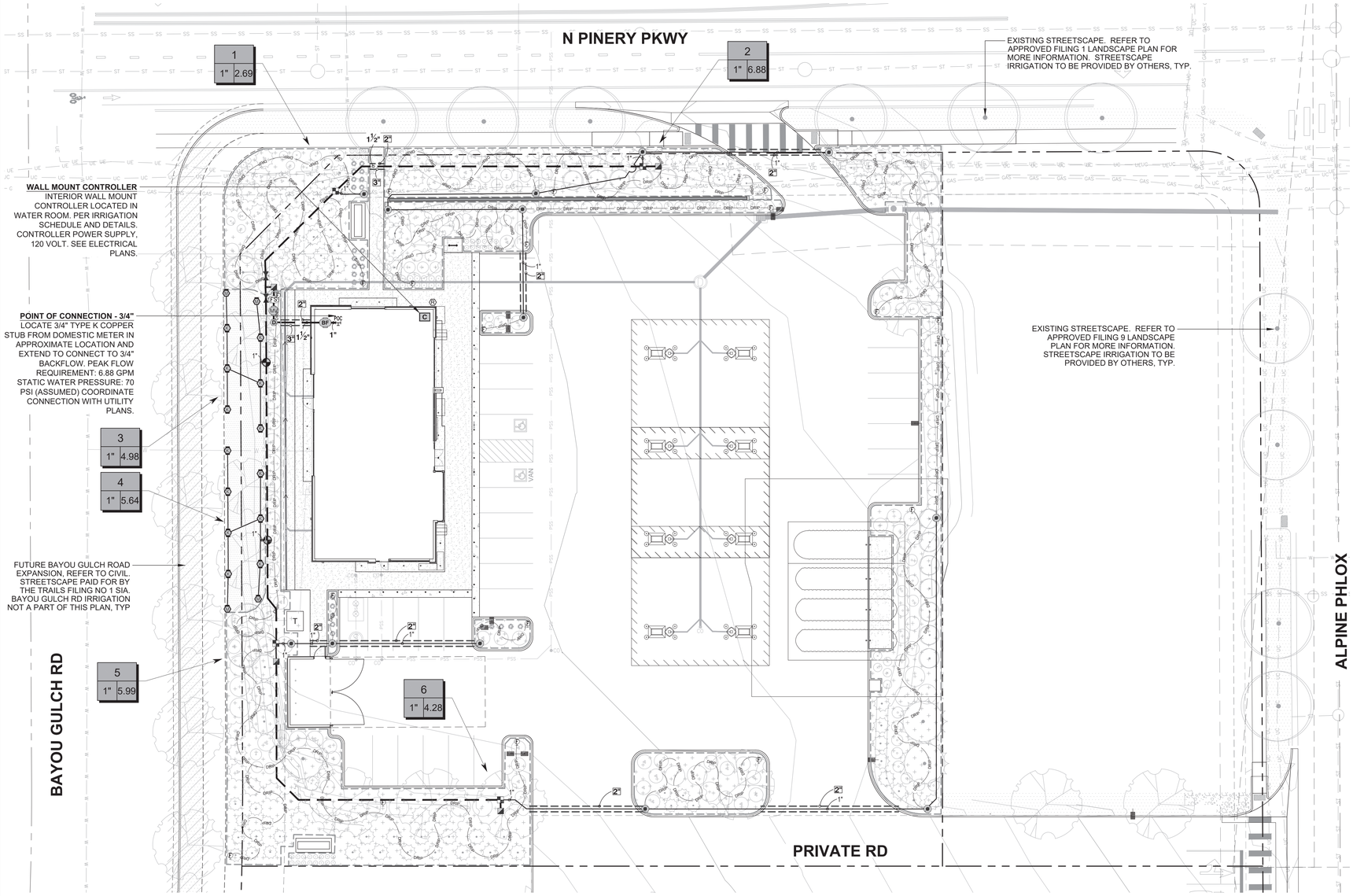
9 OF19

X:\DROPBOX (VALERIAN)\VALERIAN TEAM FOLDER\PROJECTS\22-044_EES_PINERY PKWY K&G 22932-WORKING\2023-07-13_SUBMITTAL_3RD\22-044_L2_LANDSCAPE NOTES AND DETAILS.DWG

TRAILS AT CROWFOOT FILING NO. 9, 1ST AMENDMENT LOT 1
KUM & GO #2293 GAS & C-STORE SITE PLAN



1 IRRIGATION PLAN

NORTH

0 20 30 60 feet

SCALE: 1" = 20'

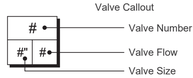
IRRIGATION SCHEDULE:

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
M O	TURF ROTARY - 1000 HUNTER MP1000 PROS-06-PRS40-CV 6" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	4	40	5/U4.2
K G R	TURF ROTARY - 2000 HUNTER MP2000 PROS-06-PRS40-CV 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	13	40	5/U4.2

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	DRIP CONTROL VALVE ASSEMBLY RAIN BIRD XCZ-100-PRB-COM - WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3 GPM-20 GPM	4	
	PIPE TRANSITION POINT PIPE TRANSITION FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6" DRIP BOX.	13	1/U4.2
F	FLUSH VALVE 3/4" PVC BALL VALVE IN 10" VALVE BOX.	18	2/U4.2
	AREA TO RECEIVE DRIP EMITTERS AREA FOR DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5GPH=BLUE, 1.0GPH=BLACK, AND 2.0GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET. Emitter Notes: 0.5 GPH emitters (2 assigned to each #1 plant) 1.0 GPH emitters (2 assigned to each #5 plant) 2.0 GPH emitters (6 assigned to each B & B, 2"Cal plant) 2.0 GPH emitters (6 assigned to each B & B, 6` HT plant) 2.0 GPH emitters (6 assigned to each B & B, 2.5"Cal plant)	17,078 S.F.	3/U4.2
DRIP / Drip	DRIP TUBING: 3/4" POLYETHYLENE TUBING.	1,701 LF	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	CONTROL VALVE HUNTER ICV-G PLASTIC ELECTRIC REMOTE CONTROL VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET.	2
	QUICK COUPLER VALVE RAIN BIRD 44-RC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.	4
	GATE VALVE - 2-1/2" AND SMALLER MATCO-NORCA 514T BRASS GATE VALVE, FULL PORT, WITH SOLID WEDGE. IPS. WHEEL HANDLE. SAME SIZE AS MAINLINE PIPE.	2
MV	MASTER VALVE - NORMALLY CLOSED 1" RAIN BIRD EFB-CP BRASS MASTER VALVE, THAT IS CONTAMINATION PROOF W/SELF-FLUSHING FILTER SCREEN AND FD-101TURF DECODER. GLOBE CONFIGURATION, RECLAIMED WATER COMPATIBLE.	1
D	MANUAL DRAIN VALVE MUELLER ORISEAL #H-10283, WITH BRASS SWING JOINT ASSEMBLY. INSTALL PER INSTALLATION DETAIL.	1
BF	BACKFLOW PREVENTER - INDOOR 3/4" FEBCO 860 REDUCED PRESSURE BACKFLOW PREVENTER	1
C	CONTROLLER RAIN BIRD ESP4ME3 WITH (2) ESP-SM3 - 10 STATION, HYBRID MODULAR CONTROLLER.	1
R	RAIN/FREEZE SENSOR RAIN BIRD WR2-RFC - WIRELESS RAIN AND FREEZE SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN/FREEZE SENSOR TRANSMITTER.	1
FS	FLOW SENSOR -1" RAINBIRD MJ100B - 1" FLOW SENSOR FOR USE WITH RAIN BIRD ESP-ME.	1
POC 1"	POINT OF CONNECTION 3/4"	1
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21	823.6 L.F.
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21	458.8 L.F.
	IRRIGATION MAINLINE: TYPE K COPPER PIPE	4.6 L.F.
	PIPE SLEEVE: PVC CLASS 160 SDR 26	212.3 L.F.

Valve Callout



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PARKER WATER AND SANITATION DISTRICT
2293 - KUM AND GO - PARKER, CO
NEC OF BAYOU GULCH RD AND PINERY PKWY

IRRIGATION PLAN

KG PROJECT TEAM: EES
RDM:
SDM:
CPM:

REVISIONS

	DATE	REVISION DESCRIPTION
1	3/16/23	PER COMMENTS
2	7/13/23	PER COMMENTS

DATE: 09-15-2022

SHEET NUMBER: IR1
10 OF 19

CRITERIA PLAN 04/2020

X:\DROPBOX (VALERAN)\VALERAN TEAM FOLDER\PROJECTS\22-044_EES_PINERY PKWY K&G 2293\2-WORKING\230523-07-XX_SUBMITTAL_3RD\22-044_LI4.0_IRRIGATION PLAN.DWG

TRAILS AT CROWFOOT FILING NO. 9, 1ST AMENDMENT LOT 1
KUM & GO #2293 GAS & C-STORE SITE PLAN

GENERAL NOTES:

1. PRIOR TO BEGINNING WORK VERIFY THE CONTRACT DRAWINGS AGAINST ALL APPLICABLE EXISTING CONDITIONS, NOTIFY THE DESIGNER IMMEDIATELY UPON DISCOVERY OF UNFORESEEN SITE CONDITIONS OR PLAN DISCREPANCIES.
2. PRE-CONSTRUCTION CONFERENCE IS REQUIRED WITH PUBLIC WORKS PRIOR TO CONSTRUCTION.
3. BACKFLOW PREVENTION TESTING IS REQUIRED BY BUILDING DEPARTMENT.
4. CONTRACTOR IS RESPONSIBLE TO INSPECT AND CONFIRM SITE CONDITIONS PRIOR TO BEGINNING WORK.
5. VERIFY LOCATION OF ALL ABOVE AND BELOW GRADE MECHANICAL, PLUMBING, ELECTRICAL/UTILITY LINES AND EQUIPMENT AND ADHERE TO ALL FEDERAL, MUNICIPAL, UTILITY PURVEYOR REQUIRED EASEMENTS, MINIMUM OFFSETS AND SETBACKS.
6. ALL ACCESS TO SITE, USE OF UTILITIES, STORAGE, AND OTHER REQUIREMENTS SHALL BE COORDINATED PRIOR TO BEGINNING WORK.

IRRIGATION NOTES:

1. THE CONTRACTOR IS TO INSTALL AN AUTOMATIC IRRIGATION SYSTEM THAT WILL PROVIDE COVERAGE FOR ALL LANDSCAPED AREAS AS SHOWN ON CONTRACT DRAWINGS.
2. REFER TO DETAILS FOR INSTALLATION INSTRUCTIONS.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND MUNICIPAL CODES FOR WORK NECESSARY IN IRRIGATION SYSTEM INSTALLATION.
4. POINT OF CONNECTION SHOWN ON THE IRRIGATION PLANS ARE PER THE CIVIL DOCUMENTS. REPORT ANY DISCREPANCIES IN THE LOCATION TO THE DESIGNER FOR CLARIFICATION OR REVISION.
5. CONTRACTOR IS TO PROVIDE ALL NECESSARY PIPE, VALVES, ETC. DOWNSTREAM FROM POINT OF CONNECTION NOT INSTALLED BY OTHER DISCIPLINES.
6. WORK SHALL BE DONE IN FULL ACCORDANCE WITH THE RULES AND REGULATIONS OF THE 2009 INTERNATIONAL PLUMBING CODE (IPC) AND ALL OTHER STATE OR LOCAL MUNICIPAL REGULATIONS CURRENT UPON THE SIGNING OF THIS CONTRACT.
7. CONTRACT DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED IN LANDSCAPED AREAS WHEREVER POSSIBLE AND WITHIN THE PROPERTY LIMITS. ANY EQUIPMENT SHOWN OUTSIDE OF THESE LIMITS IS SHOWN IN THAT LOCATION FOR GRAPHICAL CLARITY ONLY.
8. LATERAL AND MAINLINE PIPE, CONTROL WIRES AND SLEEVES ARE SHOWN ON CONTRACT DRAWINGS SPACED HORIZONTALLY ON PLAN FOR GRAPHIC CLARITY ONLY. CONTRACTOR SHALL CONSOLIDATE IRRIGATION LATERALS, MAINLINES AND COMPONENTS WHEREVER POSSIBLE. IRRIGATION PIPING SHALL BE INSTALLED WITH A MINIMUM OF 4 INCHES CLEAR ON ALL SIDES.
9. CONTRACTOR SHALL MAINTAIN THE MINIMUM DEPTHS DETAILED AND SPECIFIED FOR ALL IRRIGATION EQUIPMENT.
10. CONTRACTOR IS TO VERIFY AVAILABLE PRESSURE AND FLOW AT POINT OF CONNECTION PRIOR TO INSTALLATION OF IRRIGATION SYSTEM EQUIPMENT.
11. CONTRACTOR TO COORDINATE INSTALLATION OF SLEEVING WITH OVERALL SITE CONSTRUCTION AND INSTALLATION OF PAVING AND SIDEWALKS. ALL SLEEVING UNDER PAVED SURFACES SHOWN ON CONTRACT DRAWINGS IS BY CONTRACTOR UNLESS OTHERWISE NOTED. ALL MAINLINES, LATERAL LINES, DRIP LINES AND CONTROL WIRES UNDER PAVED SURFACES ARE TO BE INSTALLED IN SLEEVING. INSTALL SLEEVING AS PER DETAIL, NOTES, SCHEDULES AND SPECIFICATIONS.
12. ALL PIPING, PVC ELECTRICAL SLEEVES, ETC. UNDER PAVING SHALL BE INSTALLED PRIOR TO PAVING WORK. NO TEES, ELLS OR OTHER TURNS IN PIPING SHALL BE LOCATED UNDER PAVING. CAP ALL ENDS HAND TIGHT PRIOR TO BACKFILL.
13. EACH MAINLINE SLEEVE REPRESENTED IN THE DRAWINGS SHALL CONSIST OF TWO SLEEVES: ONE FOR MAINLINE PIPING AND ONE FOR FIELD WIRING.
14. CONTRACTOR IS TO PROVIDE ELECTRICAL POWER TO THE AUTOMATIC CONTROLLER, SEE ELECTRICAL DRAWINGS.
15. INSTALL ALL MATERIALS AND EQUIPMENT AS SHOWN IN DETAILS. USE TEFLON TAPE OR TEFLON PIPE DOPE ON ALL MALE PIPE THREADS ON ALL IRRIGATION SWING JOINT AND VALVE ASSEMBLIES.
16. BACKFILLING SHALL BE DONE IN LIFTS AND COMPACTED.
17. MAINTENANCE AND OPERATION REQUIREMENTS: A SEASONAL MAINTENANCE SCHEDULE BEGINNING ON APRIL 1 THROUGH OCTOBER 1 SHALL ESTABLISH PROCEDURES FOR OPTIMUM IRRIGATION EFFICIENCY AND PREVENTIVE MAINTENANCE PRACTICES THAT WILL CONSERVE WATER RESOURCES. THE MAINTENANCE SCHEDULE SHOULD INCLUDE THE FOLLOWING ITEMS:
    - VERIFY COVERAGE OF HEADS (BI-MONTHLY)*
    - CHECK FOR BROKEN HEADS OR LEAKAGE (BI-MONTHLY)*
    - REPROGRAM CONTROLLERS ACCORDING TO THE SEASONAL NEEDS (MONTHLY)*
    - VERIFY WATER SUPPLY AND PRESSURE (UPON SYSTEM STARTUP, THEN TWO ADDITIONAL TIMES)
    - INSPECT THE BACKFLOW PREVENTER DEVICE (UPON SYSTEM STARTUP)
    - VERIFY SENSOR FUNCTIONALITY (BI-MONTHLY)*

    *ALL ITEMS SHALL BE PERFORMED UPON SYSTEM START UP AND THEN AT A MINIMUM OF THE PERIOD STATED, INSPECTIONS SHALL BE PERFORMED MORE FREQUENTLY AS REQUIRED.

POINT OF CONNECTION (POC) NOTES:

POC - ' 3/4" ' - CONNECT TO 3/4" STUB LOCATED IN THE MECHANICAL ROOM. EXTEND AND CONNECT 3/4" TYPE-K COPPER LINE TO 3/4" BACKFLOW DEVICE. REFER TO CIVIL PLANS FOR CONNECTION LOCATION.

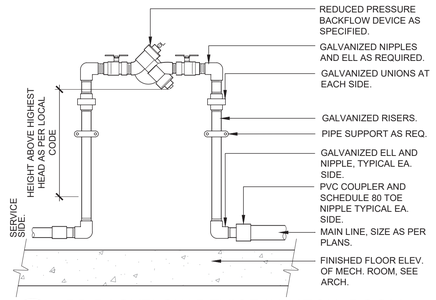
AVAILABLE WATER PRESSURE: THE ASSUMED AVAILABLE PSI AT THE POINT OF CONNECTION IS - **70 PSI**. CONTRACTOR SHALL TEST PRIOR TO INSTALLATION**.**

DESIGN PRESSURE: **70 PSI** (ASSUMED)

DESIGN FLOW : **6.88 GPM MAX**, (SINGLE VALVE OPERATION)

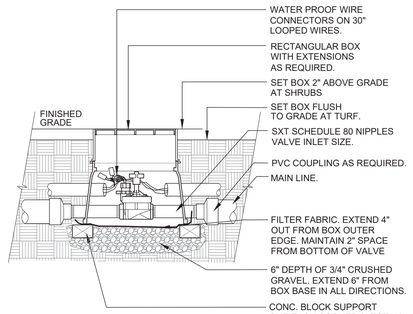
1. THE IRRIGATION SYSTEMS ARE DESIGNED WITHIN A WATER WINDOW AND SIZED TO ACCOMMODATE SINGLE VALVE STARTS NOT TO EXCEED DESIGN FLOW LISTED. CONTRACTOR TO PROGRAM CONTROLLER ACCORDINGLY.
2. CONTRACTOR TO INSTALL ALL REQUIRED EQUIPMENT IN ACCORDANCE WITH ALL LOCAL WATER PURVEYORS REQUIREMENTS.
3. CONTRACTOR TO FIELD LOCATE REQUIRED IRRIGATION EQUIPMENT DOWNSTREAM FROM METER FOR APPROVAL PRIOR TO INSTALLATION. ALL ATTEMPTS SHALL BE MADE TO INSTALL EQUIPMENT IN LANDSCAPE BEDS.
4. ALL ENCLOSURES SHALL BE SECURELY MOUNTED AND LOCKABLE TO PREVENT VANDALISM, DAMAGE AND/OR THEFT. TURN KEYS OVER TO OWNERS REPRESENTATIVE AT COMPLETION OF WORK AS PER SPECIFICATIONS.
5. CONTRACTOR TO COORDINATE CONTROLLER LOCATIONS WITH OWNERS REPRESENTATIVE PRIOR TO INSTALLATION. INSTALL CONTROLLERS IN COMMON AREA IN LANDSCAPE BED.
6. RAIN SENSOR, MOUNT WIRELESS RAIN SENSOR WITHIN OPTIMAL RANGE FROM CONTROLLER, PER MANUFACTURERS RECOMMENDATIONS. INSTALL SENSOR ON LIGHT/UTILITY POLE A MINIMUM OF 10' ABOVE GRADE TO MINIMIZE DAMAGE/VANDALISM, CLEARLY NOTE LOCATION AND PROVIDE INFORMATION TO OWNERS REPRESENTATIVE.
7. IRRIGATION ZONES HAVE BEEN CREATED TO PROPERLY HYDROZONE THE SITE BASED ON SITE CONDITIONS AND MICROCLIMATES. IF FIELD ADJUSTMENTS ARE TO BE MADE IRRIGATION EQUIPMENT IRRIGATING A NORTH AND EAST EXPOSURE SHOULD NOT BE INSTALLED ON THE SAME ZONE AS IRRIGATION EQUIPMENT ON THE SOUTH AND WEST EXPOSURES TO ALLOW FOR MICROCLIMATE ADJUSTMENTS IN THE CONTROLLER PROGRAMMING.

NOTES:
ENSURE PRESENCE OF A FLOOR DRAIN IN MECHANICAL ROOM. EXTEND DRAIN PIPE FROM BACKFLOW LOCATION TO DRAIN.

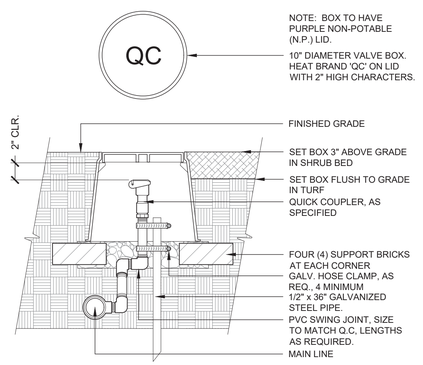


1 RP BACKFLOW DEVICE IN MECH. ROOM
1" = 1'-0" 328409.43-12

NOTE:
1. BRAND (MV) INTO VALVE BOX LID WITH 2" HIGH LETTERS MINIMUM.

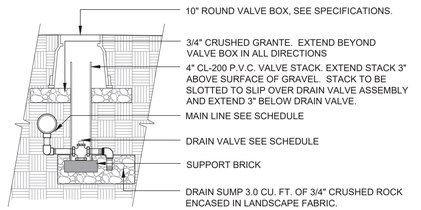


3 MASTER CONTROL VALVE
1 1/2" = 1'-0" 328406.23-11



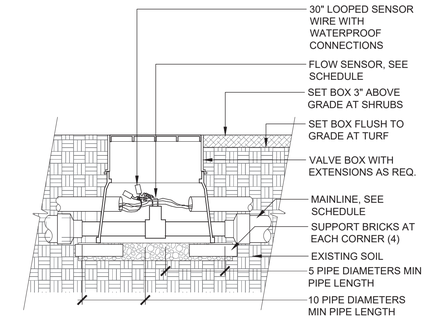
5 QUICK COUPLING VALVE
1 1/2" = 1'-0"

NOTE:
1. BRAND (DV) INTO VALVE BOX LID WITH 2" HIGH LETTERS MIN.
2. EXTEND VERTICAL DISCHARGE NIPPLE INTO DRAIN SUMP A MINIMUM OF 3".
3. SET TOP OF VALVE BOX LID LEVEL WITH FINISHED GRADE OF ADJACENT UNDISTURBED TURF GRASS AREAS.



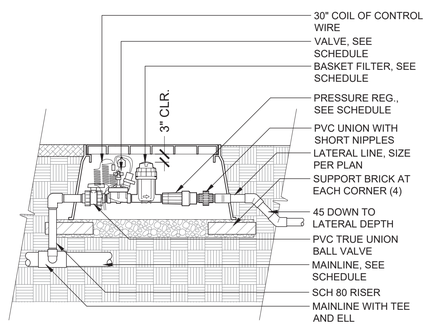
2 MANUAL DRAIN VALVE
1/2" = 1'-0" 328409.86-13

NOTE:
1. HEAT BRAND (FS) ON VALVE BOX LID IN 2" HIGH LETTERS MINIMUM



4 FLOW SENSOR
1" = 1'-0" 328409.63-11

NOTE:
1. HEAT BRAND VALVE AND CONTROLLER NUMBER (EX. A-#) ON LID WITH 2" HIGH LETTERS MINIMUM.



6 1" DRIP VALVE W/ BASKET FILTER
1" = 1'-0" 328413.76-27

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PARKER WATER AND SANITATION DISTRICT
2293 - KUM AND GO - PARKER, CO
NEC OF BAYOU GULCH RD AND PINERY PKWY

IRRIGATION DETAILS

KG PROJECT TEAM: EES
RDM:
SDM:
CPM:

REVISIONS

	DATE	REVISION DESCRIPTION
1	3/16/23	PER COMMENTS
2	7/13/23	PER COMMENTS

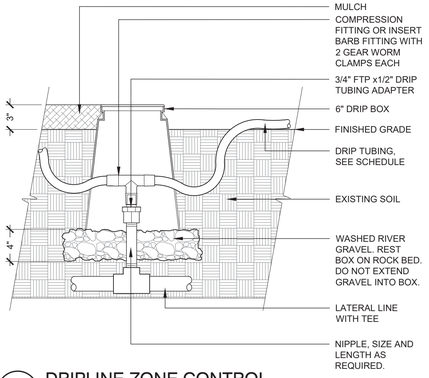
DATE: 09-15-2022

SHEET NUMBER: IR2
11 OF 19

X:\DROPBOX (VALERAN)\VALERAN TEAM FOLDER\PROJECTS\22\044_EES_PINERY PKWY KK\3 2293\3-WORKING\2023-07-XX_SUBMITTAL_3RD\22-044_U4.1_IRRIGATION DETAILS.DWG

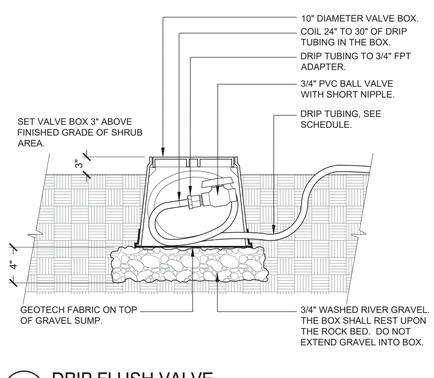
TRAILS AT CROWFOOT FILING NO. 9, 1ST AMENDMENT LOT 1
KUM & GO #2293 GAS & C-STORE SITE PLAN

NOTE:
HEAT BRAND 'ZC' ON LID WITH 2" HIGH CHARACTERS.



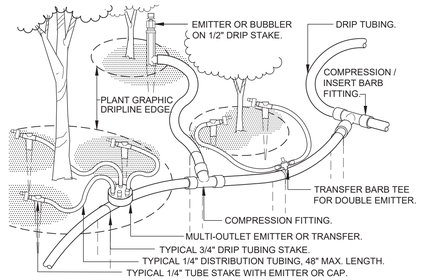
1 DRIPLINE ZONE CONTROL
1 1/2" = 1'-0" 328413.46-13

NOTE:
HEAT BRAND 'FV' ON LID WITH 2" HIGH CHARACTERS.



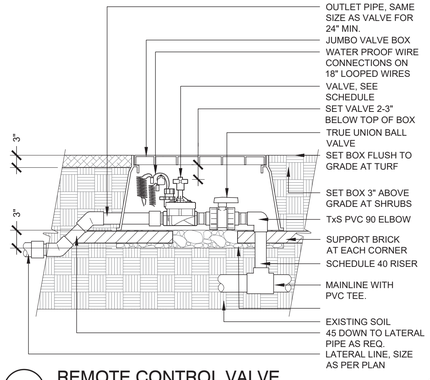
2 DRIP FLUSH VALVE
1 1/2" = 1'-0" 328413.49-98

NOTE:
1. PLACE EMITTERS 3/4 BETWEEN THE TRUNK AND OUTER DRIPLINE.
2. EVENLY SPACE EMITTERS AROUND PLANT.
3. STAKE THE DRIP TUBING AT EACH TEE, ELL, COUPLER, AT EACH EMITTER OR TRANSFER, AND AT 6'-0" MAX O.C.
4. ALL INSERT BARB FITTINGS SHALL HAVE 2 STAINLESS STEEL WORM GEAR CLAMPS PER CONNECTION.

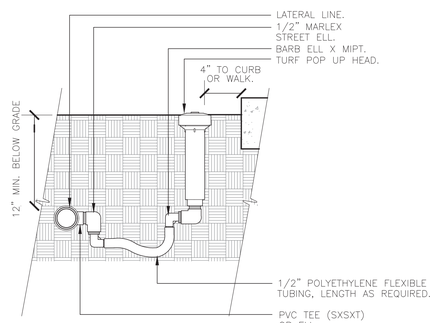


3 TYPICAL DRIP TUBING
1 1/2" = 1'-0" 328413.43-02

NOTE:
1. HEAT BRAND VALVE AND CONTROLLER NUMBER ON LID WITH 2" HIGH CHARACTERS.



4 REMOTE CONTROL VALVE
1" = 1'-0" 328406.13-08



5 TURF SPRAY-FLEX ASSEMBLY
3" = 1'-0" 328403.13-03

NOTE:
1. HEAT BRAND (GV) ON LID WITH 2" HIGH CHARACTERS

6 GATE VALVE UNDER 3"
1" = 1'-0" DPR 328406.33-90

7 TRENCH DETAIL
1 1/2" = 1'-0" 328409.76-103

8 TRENCH DETAIL
1 1/2" = 1'-0" 328409.76-103

NOTES:
1. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
2. MECHANICALLY TAMP TO 95% PROCTOR DENSITY.

9 SLEEVING
3/8" = 1'-0" 328409.66-13

11 WIRELESS RAIN/FREEZE SENSOR
3/4" = 1'-0" 328409.66-13

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PARKER WATER AND SANITATION DISTRICT
2293 - KUM AND GO - PARKER, CO
NEC OF BAYOU GULCH RD AND PINERY PKWY

IRRIGATION DETAILS

KG PROJECT TEAM: EES
RDM:
SDM:
CPM:

REVISIONS

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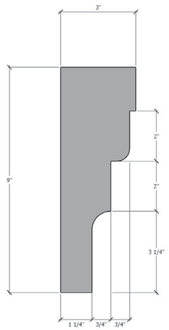
SHEET NUMBER: IR3
12 OF 19

X:\DROPBOX (VALERIAN)\VALERIAN TEAM FOLDER\PROJECTS\22-044_EES_PINERY PKWY K&G 2293\2-WORKING\2023-07-XX_SUBMITTAL_3RD\22-044_U42_IRRIGATION DETAILS.DWG

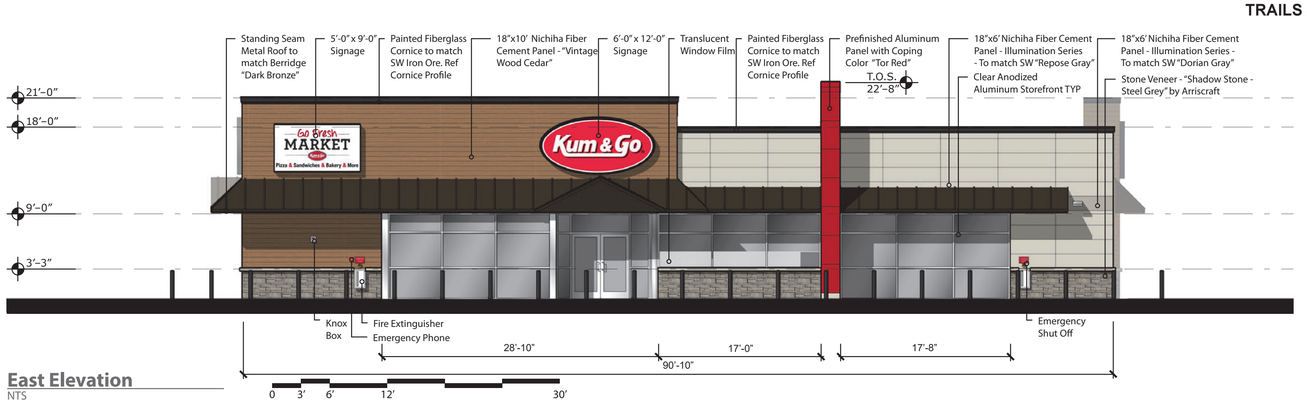
CRITERIA PLAN 04/2020

Proposed Building Signage

Location	Sign	Size	Area
East Elevation	**"Kum & Go" Sign**	6'x 12'	72 SF
	"Go Fresh Market" Sign	5'x 9'	45 SF
South Elevation	**"Kum & Go" Sign**	6'x 12'	72 SF
West Elevation	**"Kum & Go" Sign**	6'x 12'	72 SF
North Elevation	**"Kum & Go" Sign**	6'x 12'	72 SF
	Total		333 SF

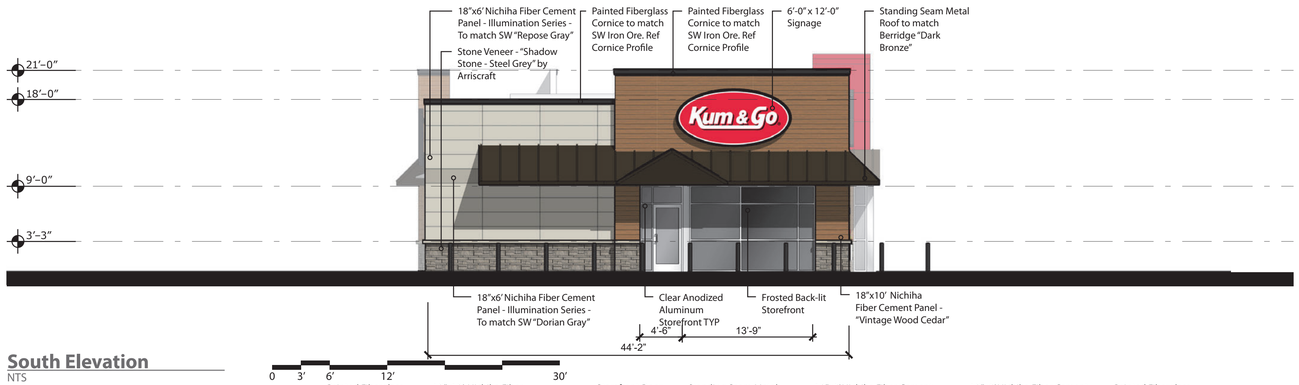


Cornice Profile
NTS



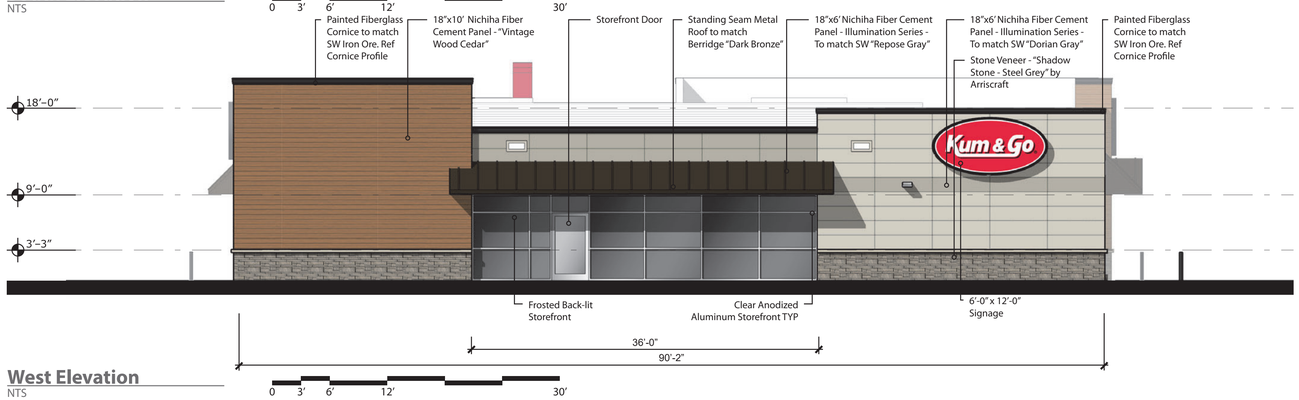
East Elevation
NTS

Note: 70% Glass Per Elevation Linear Dimension



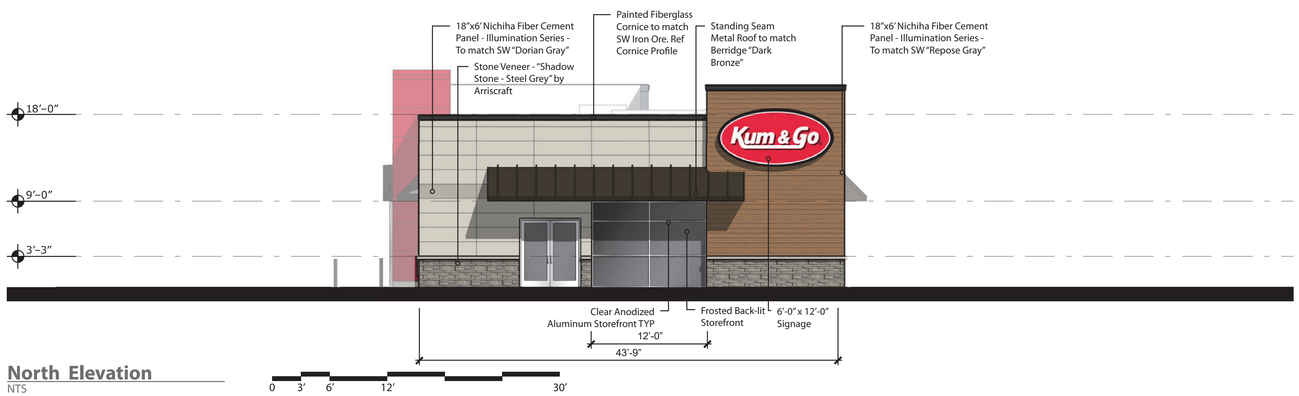
South Elevation
NTS

Note: 41% Glass Per Elevation Linear Dimension



West Elevation
NTS

Note: 40% Glass Per Elevation Linear Dimension



North Elevation
NTS

Note: 40% Glass Per Elevation Linear Dimension

TRAILS AT CROWFOOT FILING NO. 9, 1ST AMENDMENT LOT 1
KUM & GO #2293 GAS & C-STORE SITE PLAN

brr

ARCHITECT OF RECORD:
BRR ARCHITECTURE, INC
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SUITE 300
OVERLAND PARK, KS 66204

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SEAL

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2293 - PARKER, CO
N PINERY PKWY AND BAYOU GULCH RD

EXTERIOR ELEVATIONS

KG PROJECT TEAM:
RDM:
SDM:
CPM:

REVISIONS

	DATE	REVISION DESCRIPTION
1		

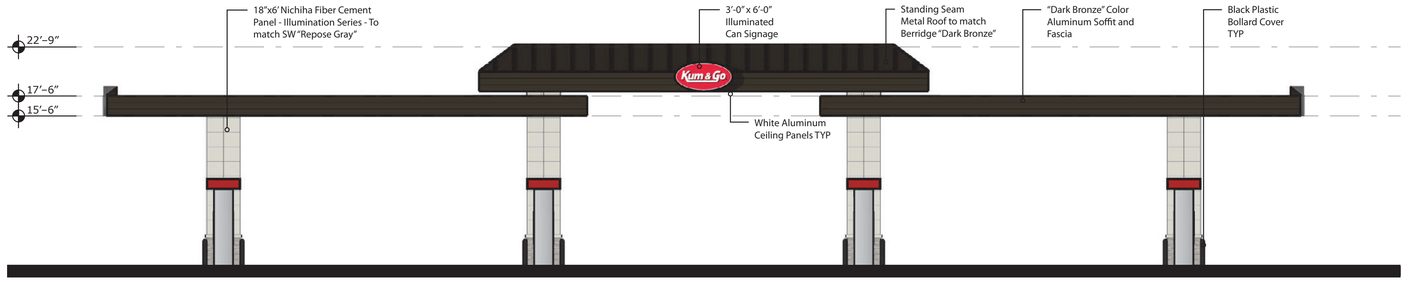
DATE: 07/05/2023

SHEET NUMBER:
P1
13 OF19

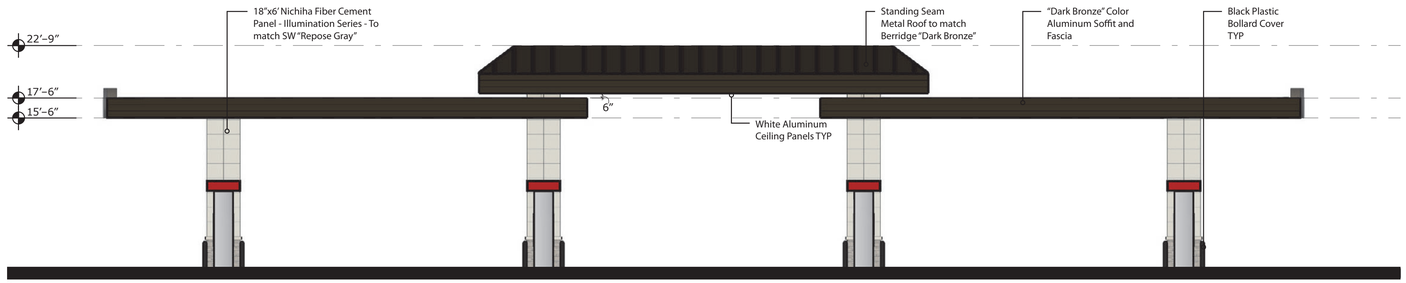
TRAILS AT CROWFOOT FILING NO. 9, 1ST AMENDMENT LOT 1
KUM & GO #2293 GAS & C-STORE SITE PLAN

Proposed Canopy Signage

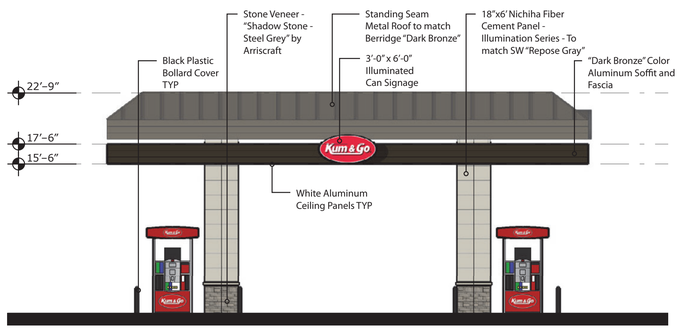
Location	Sign	Size	Area
East Elevation	"Kum & Go" Sign	3'x 6'	18 SF
West Elevation	No Signage	---	0 SF
South Elevation	"Kum & Go" Sign	3'x 6'	18 SF
North Elevation	"Kum & Go" Sign	3'x 6'	18 SF
	Total		54 SF



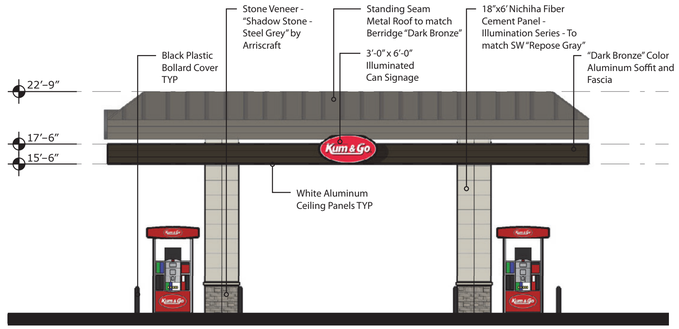
East Elevation
NTS
0 3' 6' 12' 30'



West Elevation
NTS
0 3' 6' 12' 30'



South Elevation
NTS
0 3' 6' 12' 30'



North Elevation
NTS
0 3' 6' 12' 30'

brr

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SUITE 300
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FAX: 913-262-9044

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50309
P:515-457-6247

2293 - PARKER, CO
N PINERY PKWY AND BAYOU GULCH RD

CANOPY ELEVATIONS

KG PROJECT TEAM:
RDM:
SDM:
CPM:

REVISIONS

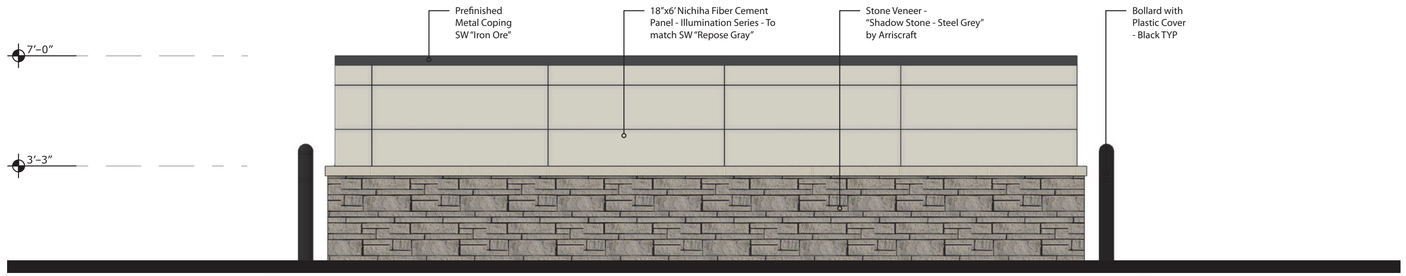
	DATE	REVISION DESCRIPTION
1		

DATE: 07/05/2023

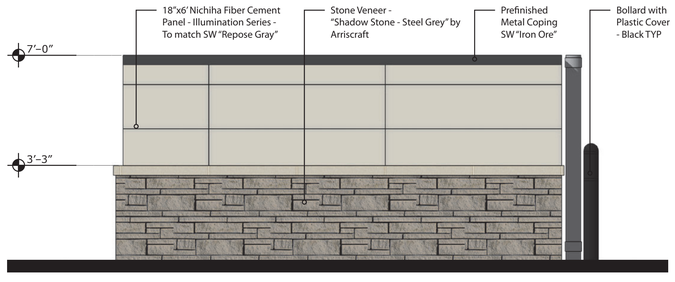
SHEET NUMBER:
P2
14 OF19

TRAILS AT CROWFOOT FILING NO. 9, 1ST AMENDMENT LOT 1
KUM & GO #2293 GAS & C-STORE SITE PLAN

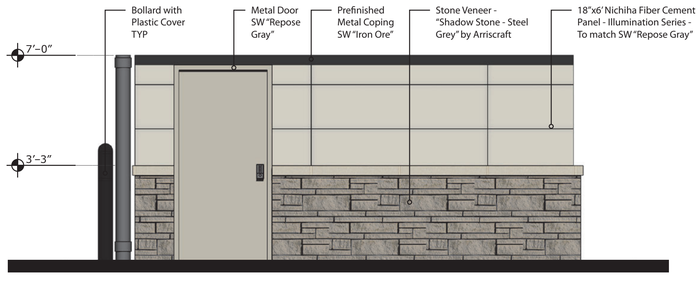
East Elevation
NTS
0 3' 6' 12'



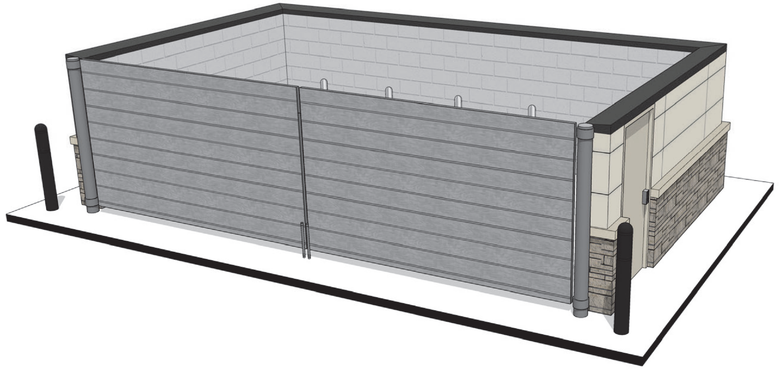
West Elevation
NTS
0 3' 6' 12'



South Elevation
NTS
0 3' 6' 12'



North Elevation
NTS
0 3' 6' 12'



Perspective
NTS

brr

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TRASH ENCLOSURE ELEVATIONS

KG PROJECT TEAM:
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CPM:

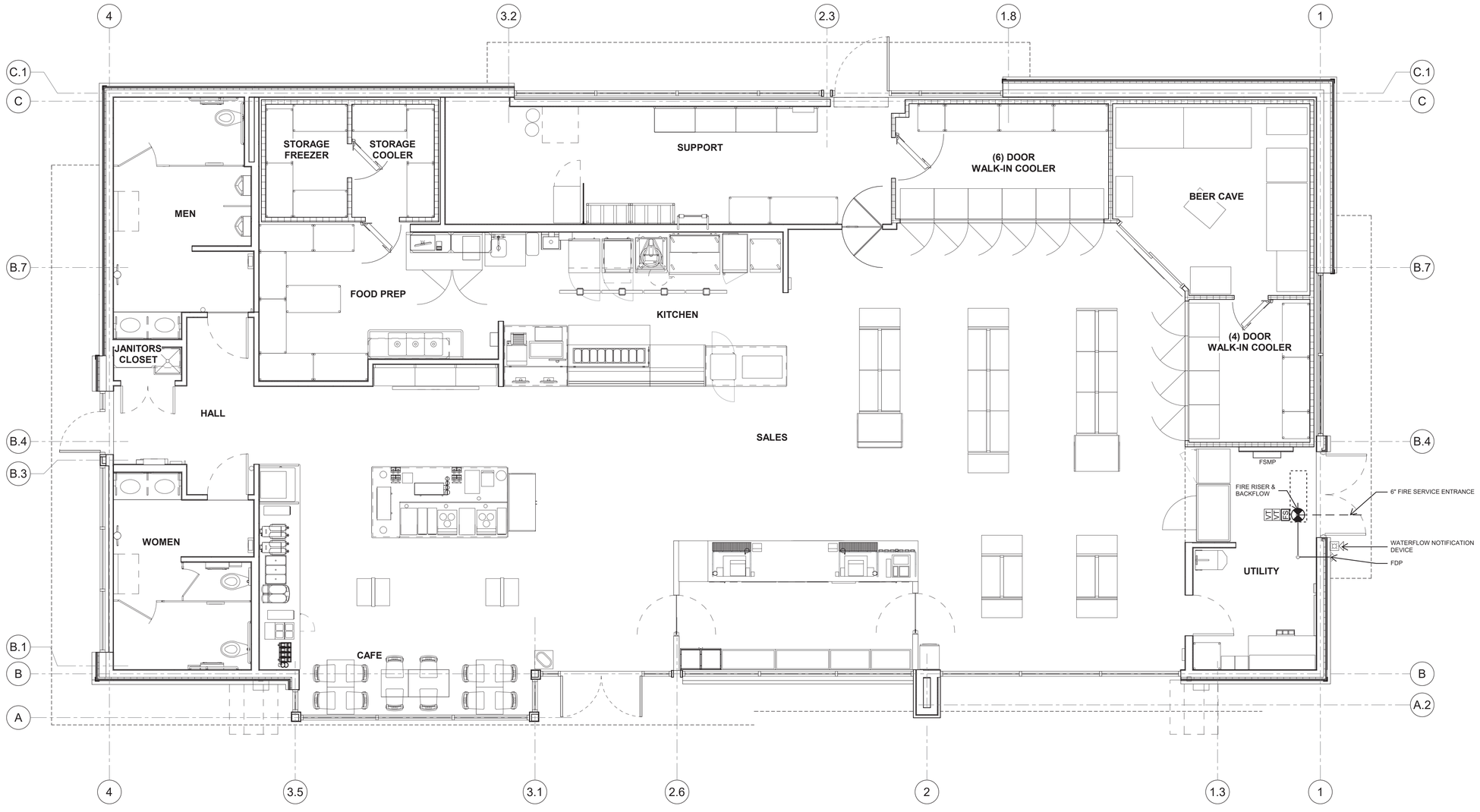
REVISIONS

	DATE	REVISION DESCRIPTION
△		

DATE: 07/05/2023

SHEET NUMBER:
P3
15 OF19

TRAILS AT CROWFOOT FILING NO. 9, 1ST AMENDMENT LOT 1
KUM & GO #2293 GAS & C-STORE SITE PLAN



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FIXTURE PLAN

KG PROJECT TEAM:
RDM:
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	DATE	REVISION DESCRIPTION
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DATE: 07/05/2023

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P4
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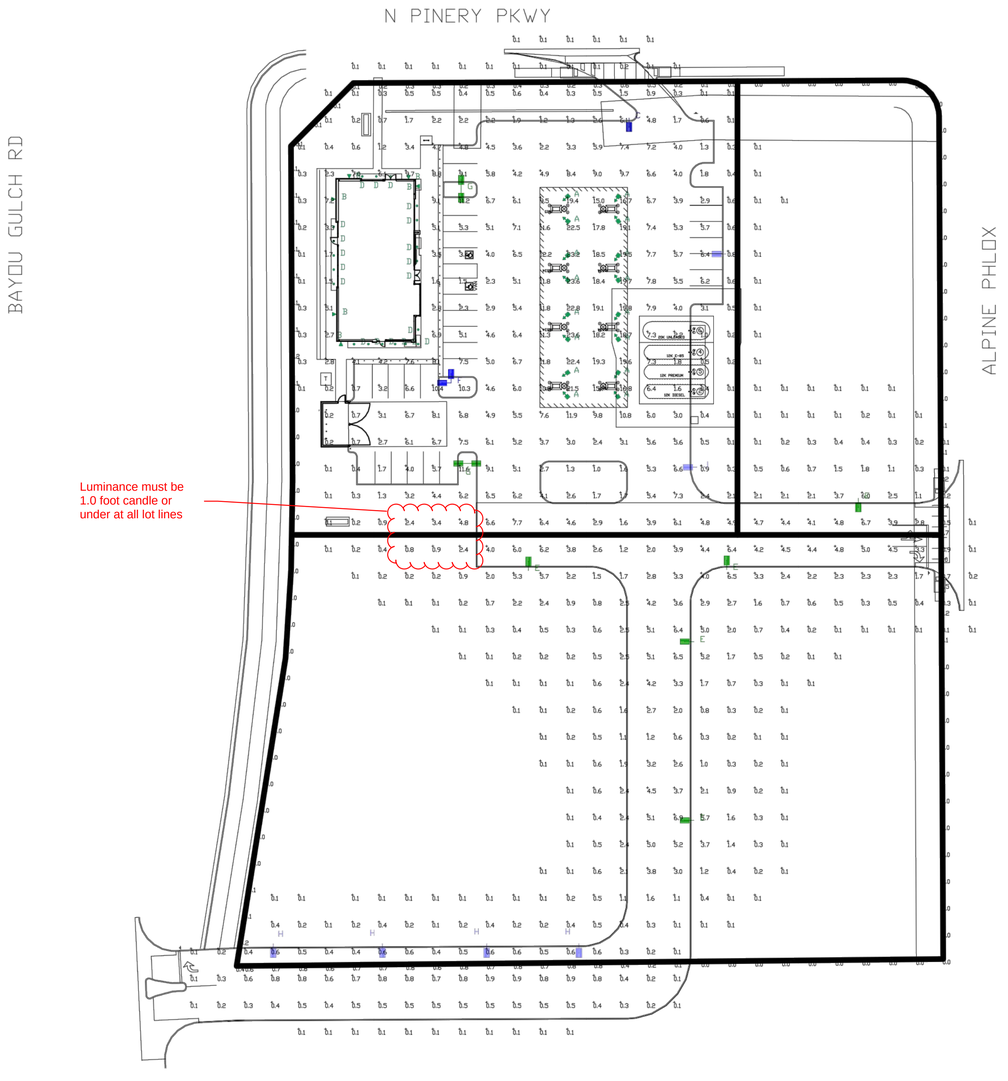
TRAILS AT CROWFOOT FILING NO. 9, 1ST AMENDMENT LOT 1
KUM & GO #2293 GAS & C-STORE SITE PLAN



Photometric data for fixture types "B & D" are based upon another manufacturer's test data and as a result can not be verified by LSI Industries for this calculation.

The canopy is the principal display area. What are these numbers referring to?

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	
ALL CALC POINTS	Illuminance	Fc	2.90	23.6	0.1	29.00	236.00
PROPERTY LINE @ GRADE	Illuminance	Fc	0.18	1.0	0.0	N.A.	N.A.
CANOPY	Illuminance	Fc	17.53	23.6	9.5	1.85	2.48
INVENTORY & GENERAL PARKING	Illuminance	Fc	4.31	11.9	0.1	43.10	119.00
PRINCIPAL DISPLAY	Illuminance	Fc	5.68	11.2	1.5	3.79	7.47

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLD	LLF	Arr. Lum. Lumens	Arr. Watts
	16	A	SINGLE	SCV-LED-23L-SCFT-50-WHT DIMMED 60%	15.5'	0.400	0.400	23101	188
	6	B	SINGLE	WST LED P2 40K VW MVOLT - LITHONIA LIGHTING DIMMED 50%	11'	0.500	0.500	3512	25
	1	C	SINGLE	SLM-LED-18L-SIL-FT-50-70CRI-IH-SINGLE-BLK	16'POLE+2,5'BASE	1.000	1.000	15331	187.91
	20	D	SINGLE	DNR52609 LED6-40K - ATLANTIC LIGHTING DIMMED80%	9'	0.200	0.200	1579	23.8
	5	E	SINGLE	SLM-LED-18L-SIL-FT-50-70CRI-SINGLE-BLK DIMMED 30%	16'POLE+2.5'BASE	1.000	1.000	19664	148.5
	1	F	2 @ 90 degrees	SLM-LED-18L-SIL-FT-50-70CRI-D90-BLK DIMMED 20%	16'POLE+2.5'BASE	0.800	0.800	39328	297
	2	G	D180°	SLM-LED-18L-SIL-FT-50-70CRI-D180 -BLK DIMMED 20'	16'POLE+2.5'BASE	0.800	0.800	39328	297
	4	H	Single	SLM-LED-09L-SIL-3-50-70CRI-SINGLE-BLK DIMMED 80%	16'POLE+2.5' BASE	0.200	0.200	9743	63
	2	J	Single	SLM-LED-18L-SIL-FT-50-70CRI-IL	16'POLE+2.5' BASE	1.000	1.000	12043	135

Total Project Watts
Total Watts = 5977.411

LIGHTING PROPOSAL LO-156564-4

KUM & GO #2293
PINERY & BAYOU GULCH
PARKER,CO

BYMWE	DATE09-01-22	REV07-13-23	SHEET 1 OF 1

SCALE: 1"=40' 0 40

PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

P:\KUM & GO\CO - PARKER_2293 - PINERY AND BAYOU GULCH\08 CAD\DP\2293 - 01 - DP COVER SHEET.DWG

EES ENTITLEMENT AND ENGINEERING SOLUTIONS, INC.
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Denver, CO 80210
303-572-7997 www.ees.us.com

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SITE PLAN
2293 - KUM AND GO - PARKER, CO
NEC OF BAYOU GULCH RD AND PINERY PKWY

PHOTOMETRIC CUT SHEET

KG PROJECT TEAM: EES
RDM:
SDM:
CPM:

REVISIONS

DATE	REVISION DESCRIPTION

DATE: 07-12-2023

SHEET NUMBER:
P5
17 OF 19

TRAILS AT CROWFOOT FILING NO. 9, 1ST AMENDMENT LOT 1
KUM & GO #2293 GAS & C-STORE SITE PLAN

Catalog # : _____ Project : _____ Type : _____

Prepared By : _____ Date : _____

Scottsdale Vertex™ (SCV)
Petroleum Canopy Light

IP66

OVERVIEW	
Lumen Package (lm)	9,000 – 23,000
Wattage Range (W)	67 – 188
Efficacy Range (LPW)	109 – 154
Weight lbs (kg)	18.5 (8.4)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction
- Rugged low-profile die-cast aluminum housing, optical unit, and driver cover.
- Below canopy access to optical chamber and driver housing for serviceability.
- IP66 rated luminaire protects integral components from dust and water.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.
- Four fasteners secure the door frame to housing. Door frame also provides quick and easy access to the electrical compartment for servicing.
- Shipping weight: 18.5 lbs in carton.

Optical System
- Symmetrical distribution utilizes a clear tempered flat glass lens to uniformly illuminate the area under the gas canopy.
- Combination Forward Throw distribution uses clear tempered flat glass and optical grade PMMA acrylic lens to create an industry leading unique distribution pattern to illuminate the area under the gas canopy and the area between the gas canopy and convenience store eliminating the need for extra floodlights.
- Available in 5000K, 4000K and 3000K color temperatures.
- Minimum CRI of 80.

Electrical
- High-performance factory programmable driver; features include over-voltage, undervoltage, short circuit and over temperature protection.
- Integral 6kV surge protection that meets IEEE C62.41.2 and ANSI C82.77-5 Location Category C Low standards.
- Additional field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance on Page 2).
- Total harmonic distortion: <20%.
- Operating temperature: -40°C to +50°C. (-40°F to +122°F) when mounted to Steel/ Aluminum surfaces for 10L, 13L, & 15L Lumen Packages, +45°C for 20L Lumen Package, and +35°C for 23L Lumen Package. If mounted to a non-metallic surface, reduce ambient by 5°C.
- Power factor: >0.90.
- High-efficacy LEDs are mounted to (4) circuit boards to maximize heat dissipation.
- Driver components are fully encased in potting material for moisture resistance. Driver complies with FCC standards.

Hazardous Location
- Designed for lighter than air fuel applications. Product is suitable for Class 1 Division 2 with all lumen packages and distributions only when properly installed per LSI installation instructions. Models with optional controls are not approved for Class 1, Division 2 applications.
  - Gas Groups A, B, C, and D – Group A: Acetylene / Group B: Hydrogen / Group C: Propane and Ethylene / Group D: Benzene, Butane, Methane & Propane.

Installation (Standard)
- Installs in a 12" or 16" deck pan.
- Four fasteners are provided for use in single deck steel canopies. Other suitable fasteners may be required and provided by others.
- Unit is designed to quickly retrofit into existing Scottsdale (4") hole.
- Aluminum locking collar and gasket are included and recuired for complete seal and support of canopy deck.
- Retrofit panels are available for existing Encores, Richmond, 2x2 Universal, and more.
- Direct mount to surface or recessed J box with hardware bracket kit ordered separately as an accessory.

Installation (REDiMount)
- Patent pending 3 piece quick mounting system; components include collar, capsule and connector.
- Designed to reduce canopy penetrations and increase installation efficiency.
- Installs in 12" or 16" deck pan.

Warranty
- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings
- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- State of California Title 24 Compliant with IMSBT option.
- DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- IDA compliant with 3000K or lower color temperature.

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Scottsdale Vertex™ (SCV) Petroleum Canopy Light

Type : _____

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ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: SCV LED 13L SC UNV DIM 50 WHT IMSBT2 REDI

Prefix	Light Source	Lumen Package	Distribution	Voltage	Driver	Color Temperature	Finish	Options	Mounting
SCV - Petroleum Canopy Luminaire	**LED**	**10L** - 10,000 Lumens **13L** - 13,000 Lumens **15L** - 15,000 Lumens **20L** - 20,000 Lumens **23L** - 23,000 Lumens **Custom Lumen Package**[1] **23L** - 23,000 Lumens	**SC** - Standard Symmetric **SCFT** - Combination Standard Symmetric and Forward Throw[2]	**UNV** - Universal Voltage (120-277VAC) **HV** - 347-480V[3]	**DIM** - 0-10V Dimming[4]	**30** - 3000K **40** - 4000K **50** - 5000K	**WHT** - White **BLK** - Black **BRZ** - Bronze	**Blank** - None **ALBCS1** - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' mounting height) **ALBCS2** - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40' mounting height) **IMSBT1L** - Integral Bluetooth® Motion and Photocell Sensor (8 - 24' mounting height)[5] **IMSBT2L** - Integral Bluetooth® Motion and Photocell Sensor (25 - 40' mounting height)[5] **HL** - Hazardous Location Class 1 Div 2[6]	**Blank** - None **REDI** - REDiMount integrated junction box system[7]

Need more information? click here for our glossary.

Have additional questions? Call us at (800) 436-7800

ACCESSORY ORDERING INFORMATION

Part Number	Description
673425R2	Retrofit Panel Kit - EC / ECTA / SCF to SCV, for 16" Deck Panel with larger openings[1]
676011R2	Retrofit Panel Kit - EC / ECTA / SCF to SCV, for 12" Deck Panel[1]
673426R2	Retrofit Panel Kit - RECU Richmond to SCV
673427R2	Retrofit Panel Kit - UNV Universal 2x2 to SCV
357282	Retrofit 2x2 Cover Panel Blank (no holes)
354702	Retrofit RIC Cover Panel Blank (no holes)
557185WHT	26" X 26" Beauty Plate Kit (with 4" Center hole)
564160WHT	26" X 32" Beauty Plate Kit (with 4" Center hole)

Part Number	Description
687461	Junction Box
1320540	Kit - Hole Plugs and Sealant (enough for 25 retrofits)
678291R2WHT	Rectangular Top Plate Kit (includes top plate and sealant)
673453R2	Surface Mount Box
687462R2	Retrofit Kit - CRU/CRUL to SCV
744333	Retrofit Kit for SCM/SCV to upgrade SC/SCF/EC/ECTA White
752372R2	Bracket SCM/SCV Direct Mount with Hardware

1 Custom lumen and wattage packages available consult factory. Values are within industry standard tolerances but not DLC listed.
2 HV not available with RESMount.
3 0-10 low voltage wired dimming not available with RESMount.
4 IMSBT is field configurable via the LSI app that can be downloaded from your smartphone's native app store.
5 HL not compatible with AirLink, IMSBT, 5000K, or REDIMount.
6 Light fixture engine ships with REDIMount attached.
7 Ideal for 9" to 12" openings.
8 Ideal for 9" openings.

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Scottsdale Vertex™ (SCV) Petroleum Canopy Light

Type : _____

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PERFORMANCE

Back to Quick Links

Delivered Lumens*

Lumen Package	3000K CCT			4000K CCT			5000K CCT			Wattage
	Delivered Lumens	Efficiency	BUG Ratings	Delivered Lumens	Efficiency	BUG Ratings	Delivered Lumens	Efficiency	BUG Ratings	
10L	9,652	144	B3-U0-G1	9,928	148	B3-U0-G1	10,317	154	B3-U0-G1	67
13L	12,567	140	B3-U0-G1	12,927	144	B3-U0-G1	13,443	149	B3-U0-G1	90
15L	13,999	137	B3-U0-G1	14,399	141	B3-U0-G1	14,963	147	B3-U0-G1	102
20L	18,755	141	B4-U0-G1	19,598	147	B4-U0-G1	20,254	152	B4-U0-G1	133
23L	21,783	141	B4-U0-G2	22,406	145	B4-U0-G2	23,284	150	B4-U0-G2	155
23L (SCFT)	20,886	111	B3-U0-G3	23,187	123	B4-U0-G3	23,101	123	B3-U0-G3	188

*LEDs are frequently updated therefore values are nominal.

Recommended Lumen Maintenance - SCV 15L SC[1]

Ambient Temperature °C	Lumen Multiplier				
	Initial[2]	25k hr[3]	50k hr[3]	75k hr[3]	100k hr[3]
25	102%	97%	92%	88%	84%
30	102%	97%	92%	88%	84%
35	102%	97%	92%	88%	84%
40	102%	97%	92%	88%	84%
45	101%	95%	91%	86%	81%
50	101%	95%	90%	85%	80%

Recommended Lumen Maintenance - SCV 23 SCFT[1]

Ambient Temperature °C	Lumen Multiplier				
	Initial[2]	25k hr[3]	50k hr[3]	75k hr[3]	100k hr[3]
25	105%	88%	73%	61%	51%
30	105%	80%	61%	47%	36%
35	105%	70%	47%	32%	21%

Recommended Lumen Maintenance - SCV 23 SC[1]

Ambient emperature °C	Lumen Multiplier				
	Initial[2]	25k hr[3]	50k hr[3]	75k hr[3]	100k hr[3]
25	102%	97%	92%	88%	84%
30	102%	97%	92%	88%	84%
35	102%	97%	92%	88%	84%
40	101%	96%	91%	86%	82%

Electrical Data - Current draw in AMPS*

Lumen Package	Wattage	120V	208V	240V	277V	347V	480V
10L	67	0.56	0.32	0.28	0.24	0.19	0.14
13L	90	0.75	0.43	0.37	0.32	0.26	0.19
15L	102	0.85	0.49	0.42	0.37	0.29	0.21
20L	133	1.1	0.64	0.55	0.48	0.38	0.28
23L (SC)	155	1.29	0.75	0.65	0.56	0.45	0.32
23L (SCFT)	188	1.57	0.9	0.78	0.68	0.54	0.39

*Electrical data at 25°C (77F). Actual wattage may differ by +/-10%.

1 Lumen maintenance values at 25 °C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing.
2 In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip.
3 In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip.

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Scottsdale Vertex™ (SCV) Petroleum Canopy Light

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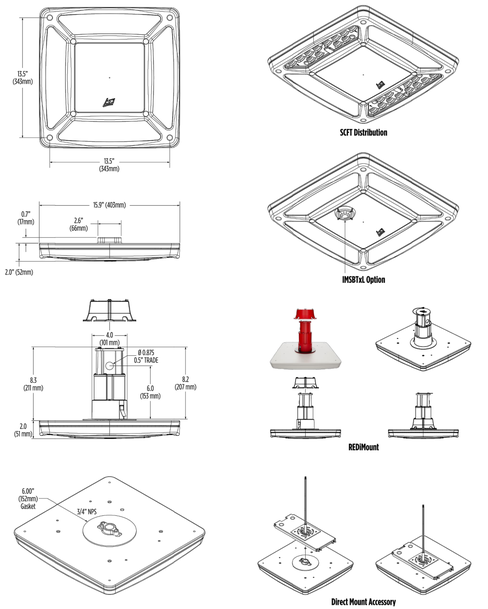
PRODUCT DIMENSIONS

Back to Quick Links



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WST LED
Architectural Wall Sconce

DLC PREMIUM | ENERGY STAR MOST EFFICIENT

Catalog Number _____

Notes _____

Type _____

Hit the Tab key or mouse over the page to see all interactive elements.

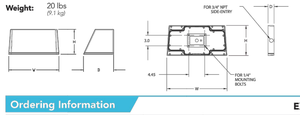
Specifications

Luminaire

Height: 8-1/2" (21.59 cm)
Width: 17" (43.18 cm)
Depth: 10-3/16" (25.9 cm)
Weight: 20 lbs (9.1 kg)

Optional Back Box (BBW)

Height: 4" (10.2 cm)
Width: 5-1/2" (14.0 cm)
Depth: 1-1/2" (3.8 cm)



Introduction

The WST LED is designed with the specifier in mind. The traditional, trapezoidal shape offers a soft, non-pixilated light source for end-user visual comfort. For emergency egress lighting, the WST LED offers six battery options, including remote. For additional code compliance and energy savings, there is also a BI-level motion sensor option. With so many standard and optional features, three lumen packages, and high LPW, the WST LED is your "go to" luminaire for most any application.

Ordering Information

EXAMPLE: WST LED P1 40K VF MVOLT DDBTXD

WST LED							
Series	**Performance Package**	**Color temperature**	**Distribution**	**Voltage**		**Mounting**
WST LED	P1 1,500 Lumen package P2 3,000 Lumen package P3 6,000 Lumen package	27K 2700 K 30K 3000 K 40K 4000 K 50K 5000 K	VF Visual comfort forward throw VW Visual comfort wide	MVOLT[1] 120[2] 208[2] 240[2]	277[2] 347 480	**Shipped included** (blank) Surface mounting bracket **Shipped separately** BBW Surface-mounted back box[3] PBBW Premium surface-mounted back box[3,12]

Options			Finish (required)
PE	Photoelectric cell, button type	E7WC Emergency battery backup (cold, 7W)[8,9]	DDBXD Dark bronze
PER	NEMA twist-lock receptacle only	E7WHR Remote emergency battery backup (remote 7W)[8,10]	DBLXD Black
PERS	Five-wire receptacle only	E20WH Emergency battery backup (20W)[8,11]	DNAXD Natural aluminum
PERT	Seven-wire receptacle only	E20WC Emergency battery backup (cold, 20W)[8,9,11]	DWHXD White
DMG	0-10V dimming extend out back of housing for external control (no control)[4]	E23WHR Remote emergency battery backup (remote 20W)[8,10]	DSSXD Sandstone
PIR	Motion/Ambient Light Sensor, 8-15' mounting height[5]	LCE Left side conduit entry[12]	DDBTXD Textured dark bronze
PIR1FC3V	Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[5]	RCE Right side conduit entry[12]	DBLBXD Textured black
PIRH	180° motion/ambient light sensor, 15-30' mounting height[5]	**Shipped separately**	DNATXD Textured natural aluminum
PIRH1FC3V	Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[5]	RBPW Retrofit back plate[3]	DWHGXD Textured white
SF	Single fuse (120, 277, 347V)[6]	VG Vandal guard[13]	DSSTXD Textured sandstone
DF	Double fuse (208, 240, 480V)[6]	WG Wire guard[13]	
DS	Dual switching[7]		
E7WH	Emergency battery backup (7W)[8]		

Accessories
Ordered and shipped separately

WSTXPBBW DDBTXD U Premium Surface - mounted back box
WSBBW DDBTXD U Surface - mounted back box
RBPW DDBXD U Retrofit back plate

NOTES
1 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only. when ordering 7W emergency with photocell (PE), sensor (PIR, PIRH), or dual switching (DS).
2 Also available as a separate accessory; see accessories information.
3 Top conduit entry standard.
4 Not available with E7WH, E7WC, E7WHR, E20WC, E20WH, or E23WHR. Not available with PERS & PERT.
5 Not available with PE, PER, PERS, PER7, VG or WG.
6 Not available with MVOLT option. Button photocell (PE) can be ordered with any voltage option. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
7 Not available with E7WH, E7WC, E7WHR, E20WC, E20WH, or E23WHR. Used with inverter system. Not available with 347/480V. Not available with PE, PER, PERS & PERT.
8 Not available with 347/480V.
9 Battery pack rated for -20° to 40°C.
10 Comes with PBBW.
11 Warranty period is 3-years.
12 Not available with BBW.
13 Must order with fixture; not an accessory.

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Emergency Battery Operation

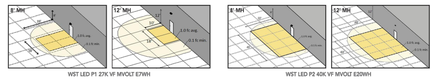
The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

All emergency backup configurations include an independent secondary driver with an integral relay to immediately detect AC power loss, meeting interpretations of NFPA 70/NEC 2008 - 700.16

The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per International Building Code Section 1006 and NFPA 101 Life Safety Code Section 7.9, provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.

The examples below show illuminance of 1 fc average and 0.1 fc minimum of the P1 power package and VF distribution product in emergency mode.

10' x 10' Gridlines
8' and 12' Mounting Height



WST LED P1 27K VF MVOLT E7WH

WST LED P2 40K VF MVOLT E20WH

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts.

Performance Package	System Watts (MVOLT)	Dist. Type	27K (2700K, 70 CRI)					30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	12W	VF	1,494	0	0	0	125	1,529	0	0	0	127	1,639	0	0	0	137	1,639	0	0	0	137
		VW	1,513	0	0	0	126	1,548	0	0	0	129	1,660	0	0	0	138	1,660	0	0	0	138
P2	25W	VF	3,162	1	0	1	126	3,236	1	0	1	129	3,468	1	0	1	139	3,468	1	0	1	139
		VW	3,202	1	0	0	128	3,277	1	0	0	131	3,512	1	0	0	140	3,512	1	0	0	140
P3	50W	VF	6,023	1	0	1	120	6,164	1	0	1	123	6,607	1	0	1	132	6,607	1	0	1	132
		VW	6,100	1	0	1	122	6,242	1	0	1	125	6,691	1	0	1	134	6,691	1	0	1	134

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
40°C	104°F	0.98

Projected LED Lumen Maintenance

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.95	>0.92	>0.87

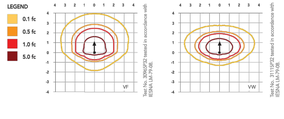
Electrical Load

Performance package	System Watts	Current (A)					
		120	208	240	277	347	480
P1	11	0.1	0.06	0.05	0.04	—	—
	14	—	—	—	—	0.04	0.03
P1 DS	14	0.12	0.07	0.06	0.06	—	—
P2	25	0.21	0.13	0.11	0.1	—	—
	30	—	—	—	—	0.09	0.06
P2 DS	25	0.21	0.13	0.11	0.1	—	—
P3	50	0.42	0.24	0.21	0.19	—	—
	56	—	—	—	—	0.16	0.12
P3 DS	52	0.43	0.26	0.23	0.21	—	—

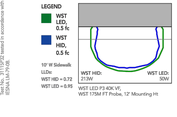
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's WST LED homepage.

Isofootcandle plots for the WST LED P3 40K VF and VW. Distances are in units of mounting height (11').



Distribution overlay comparison to 175W metal halide.



FEATURES & SPECIFICATIONS

INTENDED USE
The classic architectural shape of the WST LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION
The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS
Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WST LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine(s) consist of 98 high-efficacy LEDs mounted to a metal core circuit board and integral aluminum heat sinks to maximize heat dissipation and promote long life (100,000 hrs at 40°C, L87). Class 2 electronic driver has a power factor >90%, THD <20%. Easily-serviceable surge protection device meets a minimum Category B (per ANSI/IEEE C62.41.2).

INSTALLATION
A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections.

LISTINGS
CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. PIR and back box options are rated for wet location. Rated for -30°C to 40°C ambient.

DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY
5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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EES ENTITLEMENT AND ENGINEERING SOLUTIONS, INC.
3801 E. Florida Avenue, Suite 425
Denver, CO 80210
303-572-7997 www.ees-us.com

PRELIMINARY NOT FOR CONSTRUCTION

Kum & Go

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

SITE PLAN
2293 - KUM AND GO - PARKER, CO
NEC OF BAYOU GULCH RD AND PINERY PKWY
PHOTOMETRIC CUT SHEET

KG PROJECT TEAM: EES
RDM:
SDM:
CPM:

REVISIONS		
△	DATE	REVISION DESCRIPTION

DATE: 07-12-2023

SHEET NUMBER: P6
18 OF 19

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

P:\KUM & GO\CO_PARKER_2293 - PINERY AND BAYOU GULCH\08 CAD\P2293 - 01 - DP COVER SHEET.DWG

CRITERIA PLAN 04/2020

TRAILS AT CROWFOOT FILING NO. 9, 1ST AMENDMENT LOT 1
KUM & GO #2293 GAS & C-STORE SITE PLAN

Catalog # : _____ Project : _____ Type : _____

Prepared By : _____ Date : _____

Slice Medium (SLM)

Outdoor LED Area Light

IP66 IK08

OVERVIEW	
Lumen Package (lm)	9,000 - 55,000
Wattage Range (W)	62 - 436
Efficacy Range (LPW)	114 - 162
Weight lbs (kg)	27 (12.2)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 33 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3, 5W, FT, FTA and AM.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377. Also available in phosphor converted amber with peak intensity at 610nm.
- Minimum CRI of 70
- Integral louver (IL) and integral half louver (IH) options available for enhanced backlight control.

Electrical

- High-performance driver features overvoltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance chart)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L and 48L lumen packages rated to +40°C. 55L lumen package rate to +35°C.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applicationsapplicationsare qualified.
- IK08 rated luminaire per IEC 66262 mechanical impact code.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL, to confirm which versions are qualified.
- Patented Silicone Optics (US Patent NO. 10,816,165 B2)

Installation

- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional B3 drill pattern. (See drawing in poles section)

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applicationsapplicationsare qualified.
- IK08 rated luminaire per IEC 66262 mechanical impact code.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL, to confirm which versions are qualified.
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Slice Medium Outdoor LED Area Light

Type : _____

Have questions? Call us at (800) 436-7800

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: **SLM LED 3GL SIL FTA UNV DIM 50 70CRI ALSCS04 BRZ IL**

Prefix	Light Source	Lumen Package	Lens	Distribution	Orientation[2]	Voltage
SLM - Slice Medium	**LED**	**5L** - 9,000 lms **12L** - 12,000 lms **18L** - 18,000 lms **24L** - 24,000 lms **30L** - 30,000 lms **36L** - 36,000 lms **42L** - 42,000 lms **48L** - 48,000 lms **55L** - 55,000 lms **Custom Lumen Package[1]**	**SIL** - Silicone	**2** - Type 2 **3** - Type 3 **5W** - Type 5 Wide **FT** - Forward Throw **FTA** - Forward Throw Automotive **AM** - Automotive Merchandise	**(blank)** - standard (no rotation) **L** - Optics rotated left 90° **R** - Optics rotated right 90°	**UNV** - Universal Voltage (120-277V) **HV** - High Voltage (347-480V)

Driver	Color Temperature	Color Rendering	Controls	Finish	Options
DIM - 0-10v Dimming (10-100%)	**50** - 5,000 CCT **40** - 4,000 CCT **30** - 3,000 CCT **AMB** - Phosphor Converted Amber[3]	**70CRI** - 70 CRI	**(Blank)** - None **Wireless Controls System** **ALSC** - AirLink Synapse Control System **ALSCS02** - AirLink Synapse Control System with 12-20' Motion Sensor **ALSCS04** - AirLink Synapse Control System with 20-40' Motion Sensor **ALBCS1** - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' mounting height)[4] **ALBCS2** - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40' mounting height)[4] **Stand-Alone Controls** **EXT** - 0-10V Dimming leads extended to housing exterior **CR7P** - 7 Pin Control Receptacle ANSI C136.41[5] **IMSBTL1** - Integral Bluetooth™ Motion and Photocell Sensor (8-24' MH)[6] **IMSBTL2** - Integral Bluetooth™ Motion and Photocell Sensor (25-40' MH)[6] **Button Type Photocells** **PC1120** - 120V **PC208-277** - 208-277V **PC347** - 347V	**BLK** - Black **BRZ** - Dark Bronze **GMG** - Gun Metal Gray **GFY** - Graphite **MSV** - Metallic Silver **PLP** - Platinum Plus **SVG** - Satin Verde Green **WHT** - White	**(Blank)** - None **IH** - Integral Half Louver (Moderate Spill Light Cutoff)[7] **IL** - Integral Louver (Sharp Spill Light Cutoff)[7]

Need more information? Click here for our glossary.

Have additional questions? Call us at (800) 436-7800

Accessory Ordering Information[8]

CONTROLS ACCESSORIES	
Description	**Order Number**
Twist Lock Photocell (120V) for use with CR7P	**122514**
Twist Lock Photocell (208-277) for use with CR7P	**122515**
Twist Lock Photocell (347V) for use with CR7P	**122516**
Twist Lock Photocell (480V) for use with CR7P	**122518D**
AirLink 5 Pin Twist Lock Controller	**614419**
AirLink 7 Pin Twist Lock Controller	**661410**
Shorting Cap for use with CR7P	**14952**

FUSING OPTIONS[9]	
Single Fusing (120V)	See Fusing Accessory Guide
Single Fusing (277V)	
Double Fusing (208V, 240V)	
Double Fusing (480V)	
Double Fusing (347V)	

SHIELDING OPTIONS	
Mirada Small	See Shielding Guide
Mirada Medium	
Mirada Large	
Zone Medium	
Zone Large	
Slice Medium	

MOUNTING ACCESSORIES[9]	
Description	**Order Number**
Round Pole Adapter (3" Round/Tapered Poles)	**408273CLR**
Round Pole Adapter (4" Round Poles)	**379967CLR**
Round Pole Adapter (5" Round Poles)	**379968CLR**
B5 to B3 Adapter	**800686BLR**

1. Custom lumen and wattage packages available; consult factory. Values are within industry standard tolerances but not DLC listed.
2. Not available on "Type 5W" distribution.
3. Consult factory for availability.
4. Motion sensors are field configurable via an app that can be downloaded from your smartphone's native app store. See controls section for more details.
5. Control device or shorting cap must be ordered separately. See Accessory Ordering Information.
6. Accessories are shipped separately and field installed.
7. Fusing must be located in hand hole of pole.
8. "CLR" denotes finish. See finish options.
9. Only available with ALSCA2CR control options.
10. Fusing must be located in hand hole of pole. See Fusing Accessory Guide for compatability.
11. Only available in 5K and 5Z Lumen Packages. Consult factory for lead time and availability.

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Slice Medium Outdoor LED Area Light

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ACCESSORIES

MOUNTING ACCESSORIES

Side Arm

Universal Mounting Bracket
Mounts to an 3" square or round (tapered/straight) poles with (2) mounting hole spaces between 3.5" to 5"

Part Number: DKA UMB CLR

Quick Mount Plate
True one person installation to existing/new contruction poles with hole spaces between 2.4 to 4.6"

Part Number: DKS PUM BSS XX CLR

11" Tilt Quick Mount Plate
True one person installation to existing/new contruction poles with hole spaces between 2.4 to 4.6"

Part Number: DKS PUS BSS XX CLR

Tenon / Slipfitter

Adjustable Slipfitter
Mounts onto a 2" (5mm) I.P.3.375" (60mm) O.D. tenon and provides 180° of tilt (max 45° above horizontal)

Part Number: DKA ASF CLR

Square Tenon Top
Mounts onto a 2" (5mm) I.P.3.375" (60mm) O.D. tenon and allows for mounting up to 4 luminaires

Part Number: DKA SNM *

Square Internal Slipfitter
Mounts inside 4" or 5" square pole and allows for mounting up to 4 luminaires

Part Number: DKA I_SQ* CLR

Wall Mount/ Wood Pole

Wall Mount Bracket
Mounts onto vertical wall surface (hardware/anchors not included)

Part Number: DKS BBO WM CLR

Wood Pole Bracket
Mounts onto wooden poles (6" minimum OD, hardware/anchors not included)

Part Number: DKS BBO WP CLR

SHIELDING, POLES & MISC. ACCESSORIES

Shielding

Integral Louver
Field Install Integral Louver provides maximum backlight control by shielding each individual row of LEDS

Part Number: 614412

Integral Half Louver
Field Install Integral Half Louver provides great backlight control without impacting front side distribution.

Part Number: 343414

External Shield
External shield blocks view of light source from anyside of luminaire, additional shielding configurations available

Part Number: 767647BLK (7") / 776538BLK (5")

Poles

Square Poles
14 - 39' steel and aluminum poles in 4", 5" and 6" sizes for retrofit and new construction

Part Number: 458/550/660

Round Poles
10 - 30' steel and aluminum poles in 4" and 5" sizes for retrofit and new construction

Part Number: 489/589

Tapered Poles
20' - 39' steel and aluminum poles for retrofit and new construction

Part Number: 879

Misc.

Blrd Spikes
10" Linear Bird Spike Kit, 4' recommended per luminaire, includes silcone adhesive and application tool

Part Number: 776795

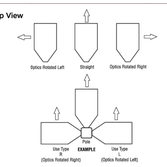
Replace CLR with paint finish description

Replace B3 with S2 for square pole or B2 for round pole (≥7" OD)

Replace * with S (Single), D90 (Double @180°), D90 (Double @90°), T90 (Triple), Q90 (Quad)

Replace _ with 4 (4" square pole) or 5 (5" square pole)

OPTICS ROTATION



ACCESSORIES/OPTIONS

Integral Louver (IL) and House-Side Shield (IH)

Integral louver (IL) and half louver (IH) accessory shields available for improved backlight control without sacrificing street side performance. LSI's Integral Louver (IL) and Integral House-Side Shield (IH) options deliver backlight control that significantly reduces spill light behind the poles for applications with pole locations close to adjacent properties. The design maximizes forward reflected light while reducing glare, maintaining the optical distribution selected, and most importantly eliminating light trespass. Both options rotate with the optical distribution.

Luminaire Shown with Integral Louver (IL)

Luminaire Shown with IMSBT Option

7 Pin Photoelectric Control

7-pin ANSI C136.41-2013 control receptacle option available for twist lock photocontrols or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring).

Luminaire Shown with CR7P

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Slice Medium Outdoor LED Area Light

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PERFORMANCE

Back to Quick Links

DELIVERED LUMENS*

Lumen Package	Distribution	CRI	3000K CCT			4000K CCT			5000K CCT			Wattage
			Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
9L	2	70	9411	149	B2-U0-G2	9603	152	B2-U0-G2	9605	152	B2-U0-G2	65
	3		9548	152	B2-U0-G2	9743	155	B2-U0-G2	9745	155	B2-U0-G2	
	5W		9261	147	B3-U0-G2	9450	150	B3-U0-G2	9450	150	B3-U0-G2	
	FT		9464	150	B2-U0-G2	9657	153	B2-U0-G2	9657	153	B2-U0-G2	
	FTA		9531	151	B2-U0-G2	9725	154	B2-U0-G2	9725	154	B2-U0-G2	
	AM		9649	153	B2-U0-G1	9845	156	B2-U0-G1	9845	156	B2-U0-G1	
12L	2	70	12533	147	B3-U0-G2	12788	150	B3-U0-G2	12788	150	B3-U0-G2	85
	3		12714	150	B2-U0-G2	12974	153	B2-U0-G2	12974	153	B2-U0-G2	
	5W		12333	145	B4-U0-G2	12584	148	B4-U0-G2	12584	148	B4-U0-G2	
	FT		12605	148	B2-U0-G2	12861	151	B2-U0-G2	12861	151	B2-U0-G2	
	FTA		12692	149	B3-U0-G2	12950	152	B3-U0-G2	12950	152	B3-U0-G2	
	AM		12848	151	B3-U0-G1	13111	154	B3-U0-G2	13111	154	B3-U0-G2	
18L	2	70	18421	136	B3-U0-G3	18797	139	B3-U0-G3	18797	139	B3-U0-G3	135
	3		18691	138	B3-U0-G3	19072	141	B3-U0-G3	19072	141	B3-U0-G3	
	5W		18128	134	B4-U0-G2	18498	137	B4-U0-G2	18498	137	B4-U0-G2	
	FT		18526	137	B3-U0-G3	18904	140	B3-U0-G3	18904	140	B3-U0-G3	
	FTA		18656	138	B3-U0-G3	19037	141	B3-U0-G3	19037	141	B3-U0-G3	
	AM		18886	140	B3-U0-G2	19271	143	B3-U0-G2	19271	143	B3-U0-G2	
24L	2	70	23361	145	B4-U0-G3	24506	152	B4-U0-G3	24414	152	B4-U0-G3	161
	3		23998	149	B4-U0-G3	25174	156	B3-U0-G3	25079	156	B3-U0-G3	
	5W		23788	148	B5-U0-G3	24953	155	B5-U0-G3	24859	154	B5-U0-G3	
	FT		24059	149	B4-U0-G3	25258	157	B3-U0-G3	25145	156	B3-U0-G3	
	FTA		23879	141	B3-U0-G3	24210	150	B4-U0-G3	24119	150	B4-U0-G3	
	AM		24051	149	B3-U0-G2	25229	157	B3-U0-G2	25114	156	B3-U0-G2	
30L	2	70	29464	138	B4-U0-G3	30908	145	B4-U0-G3	30791	145	B4-U0-G3	213
	3		30268	142	B5-U0-G4	31753	149	B5-U0-G4	31631	149	B5-U0-G4	
	5W		30002	141	B5-U0-G3	31472	148	B5-U0-G3	31355	147	B5-U0-G3	
	FT		30345	142	B4-U0-G4	31852	149	B4-U0-G4	31712	149	B4-U0-G4	
	FTA		29209	137	B4-U0-G4	30655	143	B4-U0-G4	30420	143	B4-U0-G4	
	AM		30354	142	B4-U0-G3	31820	149	B4-U0-G3	31700	149	B4-U0-G3	
36L	2	70	34125	134	B4-U0-G3	35795	140	B4-U0-G3	35660	140	B4-U0-G3	255
	3		35053	137	B4-U0-G4	36771	144	B4-U0-G4	36632	144	B4-U0-G4	
	5W		34745	136	B5-U0-G4	36448	143	B5-U0-G4	36311	142	B5-U0-G4	
	FT		35142	138	B4-U0-G4	36864	145	B4-U0-G4	36725	144	B4-U0-G4	
	FTA		33711	132	B3-U0-G3	35363	139	B4-U0-G4	35230	138	B4-U0-G4	
	AM		35130	138	B4-U0-G3	36852	145	B4-U0-G3	36712	144	B4-U0-G3	
42L	2	70	39966	127	B5-U0-G4	41805	134	B5-U0-G4	41767	133	B5-U0-G4	314
	3		41056	131	B4-U0-G4	43068	137	B4-U0-G5	42905	137	B4-U0-G5	
	5W		40696	130	B5-U0-G4	42690	136	B5-U0-G4	42529	135	B5-U0-G4	
	FT		41161	131	B4-U0-G4	43178	138	B4-U0-G4	43015	137	B4-U0-G4	
	FTA		39484	126	B4-U0-G4	41413	132	B5-U0-G4	41263	131	B5-U0-G4	
	AM		41146	131	B4-U0-G3	43162	137	B4-U0-G3	43000	137	B4-U0-G3	
48L	2	70	44390	121	B5-U0-G4	46565	127	B5-U0-G4	46589	126	B5-U0-G4	367
	3		45325	124	B4-U0-G5	47547	130	B4-U0-G5	47567	129	B4-U0-G5	
	5W		45002	123	B5-U0-G4	47455	129	B5-U0-G4	47302	129	B5-U0-G4	
	FT		44799	122	B4-U0-G5	46994	128	B4-U0-G5	46817	128	B4-U0-G5	
	FTA		44590	121	B5-U0-G4	46775	127	B5-U0-G4	46599	128	B5-U0-G4	
	AM		46153	126	B4-U0-G3	48579	132	B4-U0-G3	48396	132	B4-U0-G3	
55L	2	70	49583	114	B5-U0-G4	52052	119	B5-U0-G4	51816	119	B5-U0-G4	436
	3		50934	117	B4-U0-G5	53458	123	B4-U0-G5	53229	122	B4-U0-G5	
	5W		50487	116	B5-U0-G4	52961	121	B5-U0-G4	52761	121	B5-U0-G4	
	FT		51064	117	B4-U0-G5	53566	123	B4-U0-G5	53384	122	B4-U0-G5	
	FTA		48984	112	B5-U0-G4	51384	118	B5-U0-G4	51191	117	B5-U0-G4	
	AM		51045	117	B4-U0-G3	53546	123	B4-U0-G3	53344	122	B4-U0-G3	

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Slice Medium Outdoor LED Area Light

Type : _____

Have questions? Call us at (800) 436-7800

PERFORMANCE (CONT.)

Back to Quick Links

ELECTRICAL DATA (AMPS) - 3000K/4000K/5000K*

Lumens	120V	208V	240V	277V	347V	480V
9L	0.52	0.30	0.26	0.22	0.18	0.13
12L	0.71	0.41	0.35	0.31	0.24	0.18
18L	1.13	0.65	0.56	0.49	0.39	0.28
24L	1.34	0.77	0.67	0.58	0.46	0.34
30L	1.78	1.02	0.89	0.77	0.61	0.44
36L	2.13	1.23	1.06	0.92	0.73	0.53
42L	2.62	1.51	1.31	1.13	0.90	0.65
48L	3.06	1.76	1.53	1.32	1.06	0.76
55L	3.63	2.10	1.82	1.57	1.26	0.91

RECOMMENDED LUMEN MAINTENANCE[1] (0-25°C)

Ambient	Initial[2]	25k[3]	50k[3]	75k[3]	100k[3]
9L - 18L	100%	97%	93%	90%	86%
24L - 48L	100%	95%	89%	84%	79%
55L	100%	91%	82%	74%	67%

RECOMMENDED LUMEN MAINTENANCE[1] (40°C)

Ambient	Initial[2]	25k[3]	50k[3]	75k[3]	100k[3]
7L - 18L	100%	97%	92%	88%	84%
24L - 48L	100%	94%	87%	80%	74%

RECOMMENDED LUMEN MAINTENANCE[1] (50°C)

Ambient	Initial[2]	25k[3]	50k[3]	75k[3]	100k[3]
7L - 18L	100%	96%	91%	87%	83%

DELIVERED LUMENS*

Lumen Package	Distribution	Phosphor Converted Amber (Peak 610nm)			Wattage
		Delivered Lumens	Efficacy	BUG Rating	
9L	2	5848	80	B2-U0-G2	74
	3	6018	82	B1-U0-G2	
	5W	5471	74	B3-U0-G1	
	FT	5801	79	B1-U0-G2	
	FTA	5924	81	B1-U0-G1	
	AM	5995	81	B1-U0-G1	
12L	2	7530	74	B2-U0-G2	102
	3	7749	76	B1-U0-G2	
	5W	7045	69	B1-U0-G2	
	FT	7470	73	B2-U0-G2	
	FTA	7628	75	B2-U0-G2	
	AM	7720	76	B1-U0-G1	
18L	2	9511	69	B2-U0-G2	135
	3	9582	71	B2-U0-G2	
	5W	8712	65	B3-U0-G2	
	FT	9237	68	B2-U0-G2	
	FTA	9433	70	B2-U0-G2	
	AM	9546	71	B2-U0-G2	
24L	2	10955	65	B2-U0-G2	175
	3	11273	64	B2-U0-G2	
	5W	10249	59	B3-U0-G2	
	FT	10867	62	B2-U0-G2	
	FTA	11097	63	B2-U0-G2	
	AM	11230	64	B2-U0-G2	

ELECTRICAL DATA - Phosbor Converted Amber (AMPS)*

Lumens	120V	208V	240V	277V	347V	480V
9L	0.62	0.36	0.31	0.27	0.21	0.15
12L	0.85	0.50	0.43	0.38	0.30	0.22
18L	1.13	0.65	0.56	0.49	0.39	0.28
24L	1.47	0.85	0.73	0.64	0.51	0.37

*Electrical data at 25°C (77°F). Actual wattage may differ by +/-10%

*LEDs are frequently updated therefore values are nominal.

1. Lumen maintenance values at 25C are calculated per TM-21 based on LM-80 data and in-situ testing.
2. In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times the IESNA LM-80-08 total test duration for the device under testing.
3. In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times the IESNA LM-80-08 total test duration for the device under testing.

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Slice Medium Outdoor LED Area Light

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PRODUCT DIMENSIONS

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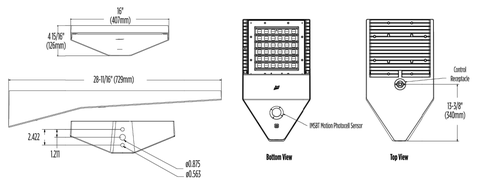

LUMINAIRE EPA CHART - SLM

Tilt Degree	0°	30°	45°
Single	0.5	2.1	2.6
D180°	1.1	2.1	2.6
D90°	0.9	2.5	3.1

Tilt Degree	0°	30°	45°
T90°	1.2	2.9	3.6
TNS20°	1.3	4.4	5.4
Q90°	1.2	2.9	3.6

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CONTROLS

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Integral Bluetooth™ Motion and Photocell Sensor (IMSBTxL)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is IP66 rated for cold and wet locations (-40°F to 167°F). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

Click here to learn more details about IMSBT

LEVITON App | Apple | Android

AirLink Blue (ALBCSx)

Wireless Bluetooth Mesh Outdoor Lighting Control System that provides energy savings, code compliance and enhanced safety/security for parking lots and parking garages. Three key components; Bluetooth wireless radio/sensor controller, Time Keeper and an iOS App. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into Area/ Site, Wall Mounted, Parking Garage and Canopy luminaires.

Click here to learn more details about AirLink Blue

AirLink Blue App | Apple

Sensor Sequence of Operations

Standard Programming	On Event	Off Event	On Light Level	Dim Light Level	Daylight Harvesting	Delay To Off	Sensitivity
OMSBTxL/IMSBTxL	Motion	No Motion	100%	N/A	On; Auto Calibration	20 minutes	High
OMS	Motion	No Motion	N/A	N/A	N/A	30 seconds	Auto

Operation	Description
On Event	Trigger that activates lights to turn on; either automatic via motion detected or manually activated via push of button.
Off Event	Trigger that activates lights to turn off; either automatic via no motion detected or manually activated via push of button.
On Light Level	The light level that the fixtures will turn on to when ON EVENT occurs.
Dim Light Level	The light level that the fixtures will dim down to when no motion is detected.
Delay to Dim	The amount of time after which no motion is detected that the fixtures will be triggered to dim down. This sequence is optional, and sensor can be programmed to only trigger the fixture to turn off by entering 100% in this field.
Delay to Off	The amount of time after which no motion is detected that the fixtures will be triggered to turn off. If delay to dim is part of the programmed functionality, this is the amount of time after which no motion is detected after the fixture have already dimmed down.
Sensitivity	The sensitivity can be set to high, medium, low, or auto where applicable. High will detect smaller, simple motions. Low will only detect larger more complex motions. Auto temperature calibration adjusts the PIR sensitivity as ambient temperature rises to increase detection of heat movement through the field of view.

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

EES ENTITLEMENT AND ENGINEERING SOLUTIONS, INC.
3801 E. Florida Avenue, Suite 425
Denver, CO 80210
303.572.7997 www.ees-us.com

PRELIMINARY NOT FOR CONSTRUCTION

Kum & Go

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

SITE PLAN
2293 - KUM AND GO - PARKER, CO
NEC OF BAYOU GULCH RD AND PINERY PKWY
PHOTOMETRIC CUT SHEET

KG PROJECT TEAM: EES
RDM:
SDM:
CPM:

REVISIONS		
	DATE	REVISION DESCRIPTION
1		

DATE: 07-12-2023

SHEET NUMBER: P7
19

Project Number: SP22-119

Description: **Trails at Crowfoot F9 AMD1 L1 - Gas Station**

Applied: **9/28/2022**

Approved:

Site Address:

Closed:

Expired:

City, State Zip Code: **PARKER, CO**

Status: **UNDER REVIEW 3**

Applicant: **Entitlement and Engineering Solutions, Inc**

Parent Project: **SUB22-048**

Owner: **Matt Janke (CMCE LLC)**

Contractor: **Entitlement and Engineering Solutions, Inc**

Details:

The applicant, Entitlement and Engineering Solutions, is requesting a Site Plan for a gas and c-store. The site is located at the southeast corner of Bayou Gulch Road and North Pinery Parkway.

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
10/12/2022	10/13/2022	10/19/2022	COMPLETENESS REVIEW	Stacey Nerger	REVISIONS REQUIRED	

Notes:

Krysta,

I have been assigned as the Case Planner for the above-mentioned application. I have finished the completeness review and below are items still outstanding:

1. Application Fees ($3,405.00 – an addition $85.13 will apply if paid by credit card)
2. Chargeback Agreement – Attached (the one attached is on an old form from the Town)
3. Physical Materials Board – This is required prior to the 2nd referral.
4. Public Notice Sign – A sign is required to be posted on the property prior to the 2nd referral. I will send a subsequent email to FastSigns regarding the required signage. Please follow up with FastSigns to get the sign(s) installed.

Once we have the above-mentioned items, the case file can be deemed complete and sent out for referral. Please let me know if you have any questions.

Thank you,
Stacey

Review Group: AUTO						
9/28/2022			ENGINEERING ADMINISTRATIVE	Tom Williams		

Notes:

9/28/2022	9/29/2022	10/12/2022	LAND USE COMPLETENESS REVIEW	Alex Mestdagh	REVISIONS REQUIRED	See Notes

Notes:

CDs and Drainage Report needed

Review Group: SP 1ST 20

10/27/2022	11/10/2022	11/30/2022	BUILDING 20	Randy Capra	ADVISORY COMMENTS	See Notes

Notes:

Buildings

We highly encourage a Building pre-application meeting before applying for the permit to discuss construction type, occupancy, allowable areas, MEP's, energy, structural, fire, etc.… Please visit our website for all plan submittal requires: Plan Review | Town of Parker - Official Website (parkeronline.org), and our most current code adoptions.
Building and/or Fire Life Safety permit application will not be accepted/reviewed until the associated site plan is approved or otherwise discussed. All plans submitted for Building's review must meet the 2021 I-Codes, the 2020 NEC, and the referenced NFPA editions noted in the applicable codes (i.e. 2021 IFC references the 2019 edition of NFPA 72) if received by December 31, 2021. NFRC certificates, interior/exterior lighting along with the mechanical and envelope compliance path must be included with the original submittal. All Fire Permit applications and inspections will be handled through the Parker Building Division. All land use applications and the associated Grading Permit must be approved/issued per Planning and Public Works prior to the Building Permit being approved/issued.
Retaining walls greater than 4' from base of footing or bottom course requires separate building permits and plans must be stamped by qualified professional. Tiered/staggered/stepped back retaining walls all require permits no matter the height of individual wall.

10/27/2022	11/30/2022	11/30/2022	CENTURYLINK COMMUNICATIONS 20	CenturyLink		

Notes:

10/27/2022	11/10/2022	11/30/2022	CHERRY CREEK BASIN WATER QUALITY AUTHORITY 20	Rich Borchardt	ADVISORY COMMENTS	See Comments

Notes:

1.The Authority''s Control Regulation 72 requires construction and post-construction Best Management Practices (BMPs).
2. No exceptions taken with the proposed post construction or construction BMPs.
3. No further referrals to the authority on this project are required.

10/27/2022		11/30/2022	COMCAST 20	Butch Buster		

Notes:

10/27/2022	12/1/2022	11/30/2022	CONST PLANS - ENVIRONMENTAL	Robert Seacat	REVISIONS REQUIRED	See Engineering Memo

Notes:

Refer to Stormwater Engineering Memo from Michael Walton.

10/27/2022	12/8/2022	11/30/2022	CONSTRUCTION PLANS - CIVIL	Michael Walton	REVISIONS REQUIRED	See Engineering Memo

Notes:

10/27/2022	12/8/2022	11/30/2022	DRAINAGE REPORT - CIVIL	Michael Walton	REVISIONS REQUIRED	See Engineering Memo

Notes:

10/27/2022	10/27/2022	11/30/2022	ECONOMIC DEVELOPMENT 20	Weldy Feazell	NO COMMENT	
Notes:						
10/27/2022	11/10/2022	11/30/2022	FIRE LIFE SAFETY 20	Randy Capra	REVISIONS REQUIRED	See Notes
Notes: See response named "SP22-119 Trails at Crowfoot F9 AMD 1 Fueling and Conv Store [1] Fire Life Safety Response Ltr 111022"; address all comments (including providing a response to the letter) when resubmitting.						
10/27/2022	11/29/2022	11/30/2022	IREA 20	Brooks Kaufman	REVISIONS REQUIRED	
Notes: The applicant will be required to show the required additional utility easement on the site plan. Relocate private drainage from 15-foot utility easement. Add the EUSERC Cabinet on the site plan and revise landscape plan to meet clearance with transformer.						
10/27/2022	11/29/2022	11/30/2022	PUBLIC SERVICE COMPANY OF COLORADO 20	Donna George	ADVISORY COMMENTS	please see attached
Notes: please see attached; no resubmittals necessary						
10/27/2022	12/8/2022	11/30/2022	SITE PLAN - CIVIL	Alex Mestdagh	REVISIONS REQUIRED	See Engineering Memo
Notes:						
10/27/2022	12/8/2022	11/30/2022	SITE PLAN - STORMWATER	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
Notes:						
10/27/2022	12/15/2022	11/30/2022	SITE PLAN 20	Stacey Nerger	REVISIONS REQUIRED	
Notes: Please see Planning Comments 1st Referral within the attachments.						
10/27/2022		11/30/2022	SOUTH METRO FIRE 20	South Metro Fire		
Notes:						
12/8/2022	12/8/2022	12/8/2022	TRAFFIC IMPACT STUDY - CIVIL	Alex Mestdagh	REVISIONS REQUIRED	See Engineering Memo
Notes:						

Review Group: SP 1ST 20 ADD						
10/27/2022	11/22/2022	11/30/2022	PARKER WATER AND SANITATION DISTRICT 20	Drayton Sanderson	REVISIONS REQUIRED	See notes
Notes: Please refer to PWSD comment letter for revisions required prior to plan approval.						
Review Group: SP 2ND 15						
4/3/2023	4/7/2023	4/24/2023	BUILDING 15	Randy Capra	ADVISORY COMMENTS	02 Review 15
Notes: We highly encourage a Building pre-application meeting before applying for the permit to discuss construction type, occupancy, allowable areas, MEP's, energy, structural, fire, etc.… Please visit our website for all plan submittal requires: Plan Review | Town of Parker - Official Website (parkeronline.org), and our most current code adoptions. Building and/or Fire Life Safety permit application will not be accepted/reviewed until the associated site plan is approved or otherwise discussed. All plans submitted for Building's review must meet the 2021 I-Codes, the 2020 NEC, and the referenced NFPA editions noted in the applicable codes (i.e. 2021 IFC references the 2019 edition of NFPA 72) if received by December 31, 2021. NFRC certificates, interior/exterior lighting along with the mechanical and envelope compliance path must be included with the original submittal. All Fire Permit applications and inspections will be handled through the Parker Building Division. All land use applications and the associated Grading Permit must be approved/issued per Planning and Public Works prior to the Building Permit being approved/issued. Retaining walls greater than 4' from base of footing or bottom course requires separate building permits and plans must be stamped by qualified professional. Tiered/staggered/stepped back retaining walls all require permits no matter the height of individual wall.						
4/3/2023		4/24/2023	CENTURYLINK COMMUNICATIONS 15	CenturyLink		02 Review 15
Notes:						
4/3/2023	5/17/2023	4/24/2023	COLORED BUILDING ELEVATIONS 15	Ashley Chasez	REVISIONS REQUIRED	02 Review 15
Notes: See planning memo packet						
4/3/2023	5/17/2023	4/24/2023	COLORS AND MATERIAL BOARD 15	Ashley Chasez	DENIED	02 Review 15
Notes: Please send in a colors and materials board						
4/3/2023		4/24/2023	COMCAST 15	Butch Buster		02 Review 15
Notes:						

4/3/2023	4/20/2023	4/24/2023	CONST PLANS - ENVIRONMENTAL 15	Robert Seacat	REVISIONS REQUIRED	02 Review 15 See Engineering Memo and Notes

Notes:

SP22-119 TRAILS AT CROWFOOT F9 AMD 1 L1 KUM AND GO CONSTRUCTION PLANS – ENVIRONMENTAL REVIEW 2ND 4-20-23

GENERAL COMMENTS

Please note that the CBMP Estimate will be required and reviewed with the Grading Permit after all CBMP comments have been addressed and the final site plan is near approval.

1. Please add a note to ALL Erosion Control plan sheets stating: “ANY ONSITE BULK FUEL STORAGE REQUIRES A FIRE LIFE SAFETY PERMIT FROM THE TOWN OF PARKER PRIOR TO INSTALLATION”. Contact Randy Capra at rcapra@parkeronline.org or 303-805-3163 for FLS Permit questions.

2. Please provide the Town of Parker’s legend of keys and symbols to correspond to the Town’s 31 CBMP Notes & Details on the initial and interim/final Erosion Control plan sheets.

INTERIM/FINAL CBMP PLANS

3. Sediment Control Log (SCL) is required at back of curb and back of sidewalk immediately after installation of asphalt in roadways and parking areas. This includes landscape islands and all pedestrian walks. Please provide and identify (SCL) on the plans where needed. Note: if tree lawn/landscape areas are graded to final grade, Erosion Control Blanket (ECB) may be used to cover the entire tree lawn/landscape area instead of using SCL at back of sidewalk/curb.

4/3/2023	4/28/2023	4/24/2023	CONSTRUCTION PLANS - CIVIL 15	Michael Walton	REVISIONS REQUIRED	See Engineering Memo

Notes:

4/3/2023	4/10/2023	4/24/2023	DOUGLAS COUNTY ASSESSORS OFFICE 15	Marian Woodward	NO COMMENT	02 Review 15

Notes:

4/3/2023		4/24/2023	DOUGLAS COUNTY ENGINEERING DIVISION 15	DC Referrals		02 Review 15

Notes:

4/3/2023	4/10/2023	4/24/2023	DOUGLAS COUNTY PLANNING SERVICES DIVISION 15	DC Referrals	ADVISORY COMMENTS	02 Review 15

Notes:

See referral comment report.

4/3/2023		4/24/2023	DOUGLAS COUNTY SCHOOL DISTRICT RE1 15	Shavon Caldwell		02 Review 15

Notes:

4/3/2023	4/28/2023	4/24/2023	DRAINAGE REPORT - CIVIL 15	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
Notes:						
4/3/2023	4/7/2023	4/24/2023	FIRE LIFE SAFETY 15	Randy Capra	REVISIONS REQUIRED	See Notes
Notes: While the applicant has addressed most of the requirements, several comments were not addressed as required... see response named "SP22-119 Trails at Crowfoot F9 AMD 1 Fueling and Conv Store [2] Fire Life Safety Response Ltr 040723" and address all comments as required.						
4/3/2023	4/28/2023	4/24/2023	FLOODPLAIN DEVELOPMENT PLAN 15	Michael Walton	NOT APPLICABLE	02 Review 15
Notes:						
4/3/2023	4/18/2023	4/24/2023	IREA 15	Brooks Kaufman	APPROVED	02 Review 15
Notes:						
4/3/2023	5/17/2023	4/24/2023	LANDSCAPE COST ESTIMATE 15	Ashley Chasez	NOT APPLICABLE	02 Review 15
Notes:						
4/3/2023	5/17/2023	4/24/2023	PHOTOMETRIC PLAN 15	Ashley Chasez	REVISIONS REQUIRED	02 Review 15
Notes: See Planning memo packet						
4/3/2023	4/28/2023	4/24/2023	PLAT - CIVIL 15	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
Notes:						
4/3/2023		4/24/2023	POLICE 15	Greg Epp		02 Review 15
Notes:						
4/3/2023		4/24/2023	PSCO RESIDENTIAL SUBDIVISIONS 15	Xcel Energy		02 Review 15
Notes:						
4/3/2023	4/28/2023	4/24/2023	SITE PLAN - CIVIL 15	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
Notes:						

4/3/2023	4/28/2023	4/24/2023	SITE PLAN - STORMWATER 15	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
Notes:						
4/3/2023	5/17/2023	4/24/2023	SITE PLAN 15	Ashley Chasez	REVISIONS REQUIRED	02 Review 15
Notes:						
4/3/2023		4/24/2023	SOUTH METRO FIRE 15	South Metro Fire		02 Review 15
Notes:						
4/3/2023	4/28/2023	4/24/2023	TRAFFIC IMPACT STUDY - CIVIL 15	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
Notes:						
4/3/2023	4/7/2023	4/24/2023	URBAN DRAINAGE AND FLOOD CONTROL 15	UDFCD	NO COMMENT	02 Review 15
Notes: We have no comments on the referenced project but appreciate the opportunity to work on this referral with you.						
Review Group: SP 2ND 15 ADD						
4/3/2023	4/25/2023	4/24/2023	PARKER WATER AND SANITATION DISTRICT 15	Robert Ramsey	REVISIONS REQUIRED	02 Review 15
Notes: See uploaded comment letter and invoice for tap fees.						
Review Group: SP GRP 10						
7/18/2023	7/19/2023	8/2/2023	BUILDING 10	Randy Capra	ADVISORY COMMENTS	See Notes
Notes: We highly encourage a Building pre-application meeting before applying for the permit to discuss construction type, occupancy, allowable areas, MEP's, energy, structural, fire, etc.… Please visit our website for all plan submittal requires: Plan Review | Town of Parker - Official Website (parkeronline.org), and our most current code adoptions. Building and/or Fire Life Safety permit application will not be accepted/reviewed until the associated site plan is approved or otherwise discussed. All plans submitted for Building's review must meet the 2021 I-Codes, the 2020 NEC, and the referenced NFPA editions noted in the applicable codes (i.e. 2021 IFC references the 2019 edition of NFPA 72) if received by December 31, 2021. NFRC certificates, interior/exterior lighting along with the mechanical and envelope compliance path must be included with the original submittal. All Fire Permit applications and inspections will be handled through the Parker Building Division. All land use applications and the associated Grading Permit must be approved/issued per Planning and Public Works prior to the Building Permit being approved/issued. Retaining walls greater than 4' from base of footing or bottom course requires separate building permits and plans must be stamped by qualified professional. Tiered/staggered/stepped back retaining walls all require permits no matter the height of individual wall.						

7/18/2023	8/3/2023	8/2/2023	CONST PLANS - ENVIRONMENTAL 10	Robert Seacat	APPROVED	10 Review 03
Notes:						
7/18/2023	8/7/2023	8/2/2023	CONSTRUCTION PLANS - CIVIL 10	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
Notes:						
7/18/2023	8/7/2023	8/2/2023	DOUGLAS COUNTY PLANNING SERVICES DIVISION 10	DC Referrals	ADVISORY COMMENTS	10 Review 03
Notes: Addressing Comments: The proposed address is 14201 ALPINE PHLOX STREET. This address is not to be used for any purpose other than for plan review until after this project is approved. Proposed addresses are subject to changes as necessary for 911 dispatch and life safety purposes. Addresses are recorded by Douglas County following all necessary approvals. Send confirmation of project approval to this office by email. Contact DCAddressing@douglas.co.us or 303.660.7411 with questions.						
7/18/2023	8/7/2023	8/2/2023	DRAINAGE REPORT - CIVIL 10	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
Notes:						
7/18/2023	7/19/2023	8/2/2023	FIRE LIFE SAFETY 10	Randy Capra	APPROVED	
Notes:						
7/18/2023	8/2/2023	8/2/2023	IREA 10	Brooks Kaufman	APPROVED	10 Review 03
Notes:						
7/18/2023	8/7/2023	8/2/2023	PLAT - CIVIL 10	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
Notes:						
7/18/2023		8/2/2023	SITE PLAN - CIVIL 10	Alex Mestdagh		10 Review 03
Notes:						
7/18/2023	8/7/2023	8/2/2023	SITE PLAN - STORMWATER 10	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
Notes:						

7/18/2023		8/2/2023	SITE PLAN 10	Ashley Chasez		10 Review 03
Notes:						
7/18/2023		8/2/2023	TRAFFIC IMPACT STUDY - CIVIL 10	Alex Mestdagh		10 Review 03
Notes:						
Review Group: SP GRP 10 ADD						
7/18/2023	8/2/2023	8/2/2023	PARKER WATER AND SANITATION DISTRICT 10	Robert Ramsey	ADVISORY COMMENTS	10 Review 03
Notes: Third review of this project will not be completed until all invoices are paid in full.						
Review Group: SUBMITTAL CHECKLIST						
10/13/2022	10/27/2022	10/27/2022	COMPLETENESS REVIEW	Stacey Nerger	COMPLETED	
Notes:						