

**Project Narrative
For
2293 - KUM AND GO, PARKER CO
LOT 1 OF TRAILS AT CROWFOOT
FILING NO. 9
AMENDMENT NO. 1**

**SEC OF N BAYOU GULCH ROAD
AND N PINERY PARKWAY,
PARKER, COLORADO**

09/23/2022

Prepared For Developer:

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Entitlement and Engineering Solutions has prepared the attached Major Commercial Site Development Plan submittal on behalf of Kum and Go LC. The development is proposed on Lot 1 of the Trails at Crowfoot Filing No. 9 Amendment No. 1 and contains approximately 1.414 acres (61,608 sf), Parker, Colorado 80134. The property is zoned Commercial-Planned Development and currently is a vacant commercial lot. The plan proposes for the development of a 3,968 SF Kum and Go Convenience Store Building with 6 MDP fueling canopy with its associated parking, landscaping, and drive isles. The site is located at the southeast corner of N Bayou Gulch Road and N Pinery Parkway Intersection and aims to provide convenience store services with fueling capability for the surrounding neighborhoods.

Per the Town of Parker Land Development Ordinance, the parking requirement for the Gasoline Station/Convenience uses is 1 space per every 250 s.f. of convenience store building total square feet. Based on this requirement the required parking is 16 parking stalls. The proposed development provides a total of 31 stalls with 29 standard, 1 ADA Accessible parking stall and 1 ADA Van Accessible parking stall.

The proposed site improvements comply with the existing master drainage studies and water quality. Detention and treatment for this site will take place at Pond D, a regional stormwater facility located at the Southeast corner of the Trails at Crowfoot Overall Development. Stormwater will exit the proposed Kum and Go site by new pipe connection to an existing inlet located on the southwest corner of the N Pinery Parkway and Alpine Phlox Street Intersection. From this connection the stormwater will be piped down to Pond D.

Landscaping is proposed in conformance with the Town's LDO and is comprised of a mixture of native and naturalized evergreen and deciduous plantings. An automatic irrigation system will also be provided with efficient spray heads for the seeded areas and drip lines for the shrub and perennial areas.

New utilities services are required for the proposed structure including a **2" domestic water service**, communications service, electric service, and a 4" sanitary service with 1,000-gallon grease interceptor.

This project shall conform to all applicable standards and shall be compatible with the surrounding properties.

Please contact us if there are any additional questions.

Sincerely,
Entitlement & Engineering Solutions, Inc.