



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

July 12, 2023

Ms. Stacey Nerger, Senior Planner
Town of Parker
20120 East Mainstreet
Parker, CO 80138

**RE: SP22-119 Trails at Crowfoot Filing No. 9, 1st Amendment Lot 1 Site Plan
2nd Review Comment Responses**

Ms. Nerger,

Please accept the follow as itemized comment responses to the 2nd review comments from the Town of Parker and referral agencies for the Site Plan of the above referenced project.

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



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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 show correct figures on the Site Data Table

Comment Addressed: Yes No
Response:

Site Data Table figures have been updated.

2. Add setback information to the drawings for both the gas station and the canopy.

Comment Addressed: Yes No
Response:

Setback dimensions have been added per comment.

3. Remove the excess parking spaces on the east of the property to allow for lot 2 to be a viable lot.

Comment Addressed: Yes No
Response:

Per discussion with Town of Parker, parking to remain.



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4. Provide a colored cut sheet for all accessory structures such as the screen wall and light fixtures. Also show color of air machine, bollards and bike rack.

Comment Addressed: Yes No

Response:

Please see Photometrics plan for light fixtures.
Please see Innoplast Bollard Cover detail – Bollard color to be black.
Please see Bollard Bike Rack detail – bollard shall have an Onyx powder coat finish.
Screen wall has been revised to landscape shrub per code, refer to LA plans

5. Correct the information on the landscape tables.

Comment Addressed: Yes No

Response:

Updated Per Comment

6. Show the dimensions of each landscaped parking lot island or barrier so I can determine if it meets the Town's standards.

Comment Addressed: Yes No

Response:

Dimensions have been added to all landscape parking lot islands.

7. Show the lengths of each side of the property so that we can determine if you are meeting the Town's standards on site perimeter landscaping.

Comment Addressed: Yes No

Response:

Dimension added and on site plan property bearings and distances are shown.

8. Bring the masonry detail around the whole building to help break up large sections of the wood like sections of the building. Also use a form liner to make the masonry detail look like natural stone.

Comment Addressed: Yes No

Response:

Building Elevations updated per comment

9. Pursuant of the Town of Parker's Development Design Guide Section X(A)(2)(c)(i), any

façade that is considered a front of a building must have 40% transparency.

Comment Addressed: Yes No

Response:

Building Elevations updated per comment

- 10. Pursuant of the Town of Parker's Development Design Guide Section VIII(F)(2), the Town recommends longer sized canopies (larger than 100 feet in length) be broken down into two or more smaller sized canopies (no larger than 100 feet in length) with four (4) gas pumps per canopy.**

Comment Addressed: Yes No

Response:

Canopy has been revised with a raised are to show a architectural break with the longer canopy element

- 11. Pursuant of the Town of Parker's Land Development Ordinance 13.10.140 (c)(14), the maximum illuminance for any residential or nonresidential site is 12 foot candles – not including sites with a qualifying principal display.**

Comment Addressed: Yes No

Response:

Addressed per comment

- 12. Pursuant of the Town of Parker's Land Development Ordinance 13.10.140 (e)(5), photometric plans submitted in conjunction with a site plan for which a qualifying "Principal Display" area is proposed shall define two (2) areas of luminescent intent on site. The first area shall be called "Principal Display" and shall not exceed thirty percent (30%) of the total site or development area. The remaining area of the total site or development area shall be called "Inventory and General Parking." Each area shall independently conform to uniformity ratios.**

Show that you meet this standard.

Comment Addressed: Yes No

Response:

Addressed per comment

- 13. Pursuant of the Town of Parker's Land Development Ordinance 13.10.140 (c)(7), a maximum of one (1) foot-candle is allowed at the lot line of any site.**



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Also, make the property line less bold or transparent so that I can determine if you are in compliance with this standard.

Comment Addressed: Yes No

Response:

Addressed per comment. At areas with lot line is at shared access drive, lighting levels are required to be higher to illuminate the access drive. It is a safety issue if there are too low foot candles at the access drive.

14. Pursuant of the Town of Parker's Land Development Ordinance 13.10.140 (c)(14), the maximum illuminance for any residential or nonresidential site is 12 foot candles – not including sites with a qualifying principal display.

Comment Addressed: Yes No

Response:

Addressed per comment

OUTSIDE REFERRAL AGENCY COMMENTS

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

List all agencies with “revisions required” or “advisory comments” from TRAKiT

- Town of Parker – Building
- Town of Parker – Environmental (Construction Plans)
- Town of Parker – Civil (Construction Plans)
- Douglas County Planning Services
- Town of Parker – Civil (Drainage Report)
- Town of Parker – Fire Life and Safety
- Parker Water and Sanitation
- Town of Parker – Civil (Site Plan)
- Town of Parker – Civil (Plat)
- Town of Parker – Stormwater (Construction Plans)
- Town of Parker – Civil (Traffic Impact Study)

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

- Centurylink
- South Metro Fire

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.




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Comment(s) Addressed: Yes No
Response:

Comments have been addressed and response provided

Krysta Houtchens

Project Representative



6/XX/2023

Show just the site plan for Lot 1. This should include the parking space sizes, setbacks from all property lines to the building and the canopy.

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

VIEWPORT HAS BEEN ADJUSTED TO JUST SHOW LOT 1. OVERALL SITE PLAN HAS BEEN ADDED AS THE ACCESS LOCATIONS ARE IMPERATIVE TO THE SITE PLAN, BUT DETAILS LIMITED TO THE LOT 1. PARKING SPACE SIZES HAVE BEEN PROVIDED AND SETBACKS FROM ALL PROPERTY LINES TO BUILDING AND CANOPY INCLUDED.

SETBACK LINES HAVE BEEN ADDED. NOTE THE LINE SHOWN IN THE COMMENT IS NOT THE ROW LINE THAT IS A SECTION LINE.

Add setbacks to the Site Plan set showing the setbacks from all property lines.

AS COORDINATED WITH STACEY NERGER WITH THE PLAT SUBMITTAL LOT 2 DOES HAVE ADEQUATE BUILDABLE AREA AND MEETS ALL TOWN CODE. THEREFORE NO PARKING HAS BEEN REMOVED. IN KUM & GO EXPERIENCE WITH THEIR APPROXIMATELY 400 STORES. THIS PARKING IS AN ADEQUATE/REQUIRED AMOUNT FOR THIS SIZE OF STORE.

Remove parking and include this area onto Lot 2.

Provide a cut sheet in the Site Plan. Include colors and materials. MODIFIED TO LANDSCAPE HEDGE MEETING TOWN CODE. REFER TO LANDSCAPE PLAN FOR DETAILS

SCHEDULE UPDATED PER COMMENT
Not on legend

ACCESS DRIVE LOCATION HAS BEEN REVISED PER COMMENT

See replat for comments on the access road

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

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 1" WIDE X 4" TALL SCREEN WALL (134 LF).
- 10 4" CONCRETE 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 CROSSSPAN
- 20 STOP SIGN.
- 21 14'-8" X 24'-8" TRASH ENCLOSURE.
- 22 55'X25' MINIMUM GARBAGE TRUCK CLEAR SPACE.
- 23 UNDERGROUND FUEL STORAGE TANKS.
- 24 TANK OVERDIP LIMITS.
- 25 8' X 40' CONCRETE PAD FOR FUEL FILL LIDS.
- 26 BROOM FINISH CONCRETE PAVEMENT.
- 27 ELECTRICAL TRANSFORMER LOCATION.
- 28 PAINT CURB ALONG FRONT OF TANKS YELLOW.
- 29 DRIVEWAY ENTRANCE PAVEMENT MARKINGS.
- 30 2'X10' CROSSWALK STRIPES.
- 31 STORM INLET/MANHOLE.
- 32 APPROXIMATE LOCATION OF SITE LIGHTING. REFER TO PHOTOMETRIC PLAN FOR DETAILS.
- 33 EXISTING STORM SEWER MAIN / INLET / MANHOLE TO REMAIN.
- 34 EXISTING CURB AND GUTTER TO REMAIN.
- 35 EXISTING SIDEWALK TO REMAIN.
- 36 EXISTING ROAD PAVEMENT MARKINGS TO REMAIN.
- 37 8' CONCRETE PUBLIC SIDEWALK TO BE CONSTRUCTED WITH BAYOU GULCH EXPANSION.
- 38 FUTURE CURB & GUTTER TO BE CONSTRUCTED WITH BAYOU GULCH EXPANSION.
- 39 PROPOSED SIGHT TRIANGLE.
- 40 EXISTING FIRE HYDRANT TO REMAIN.
- 41 PROPOSED MOUNTABLE CURB ISLAND.
- 42 PROPOSED FIRE RISER ROOM ENTRY.

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 ALL SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE 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		

You are over parked, consider removing some parking

PARKING HAS NOT BEEN REMOVED.

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.

P:\KUM & GO\CO PARKER, 2293 - PINERY AND BAYOU GULCH\8 CAD\DP\2293-01 - DP SITE PLAN.DWG

SEE SHEET C4 FOR CONTINUATION



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
SITE PLAN

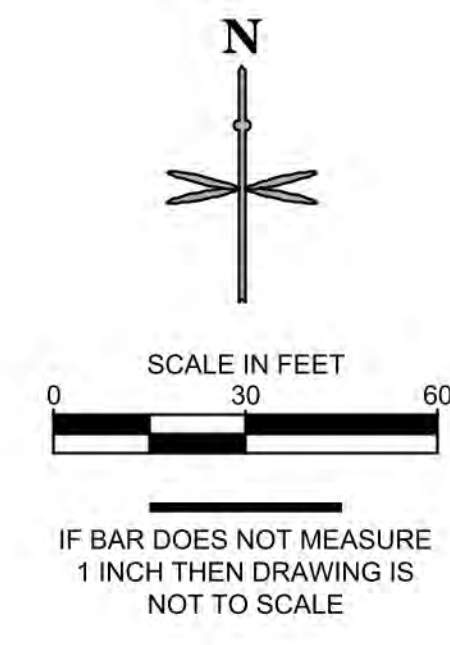
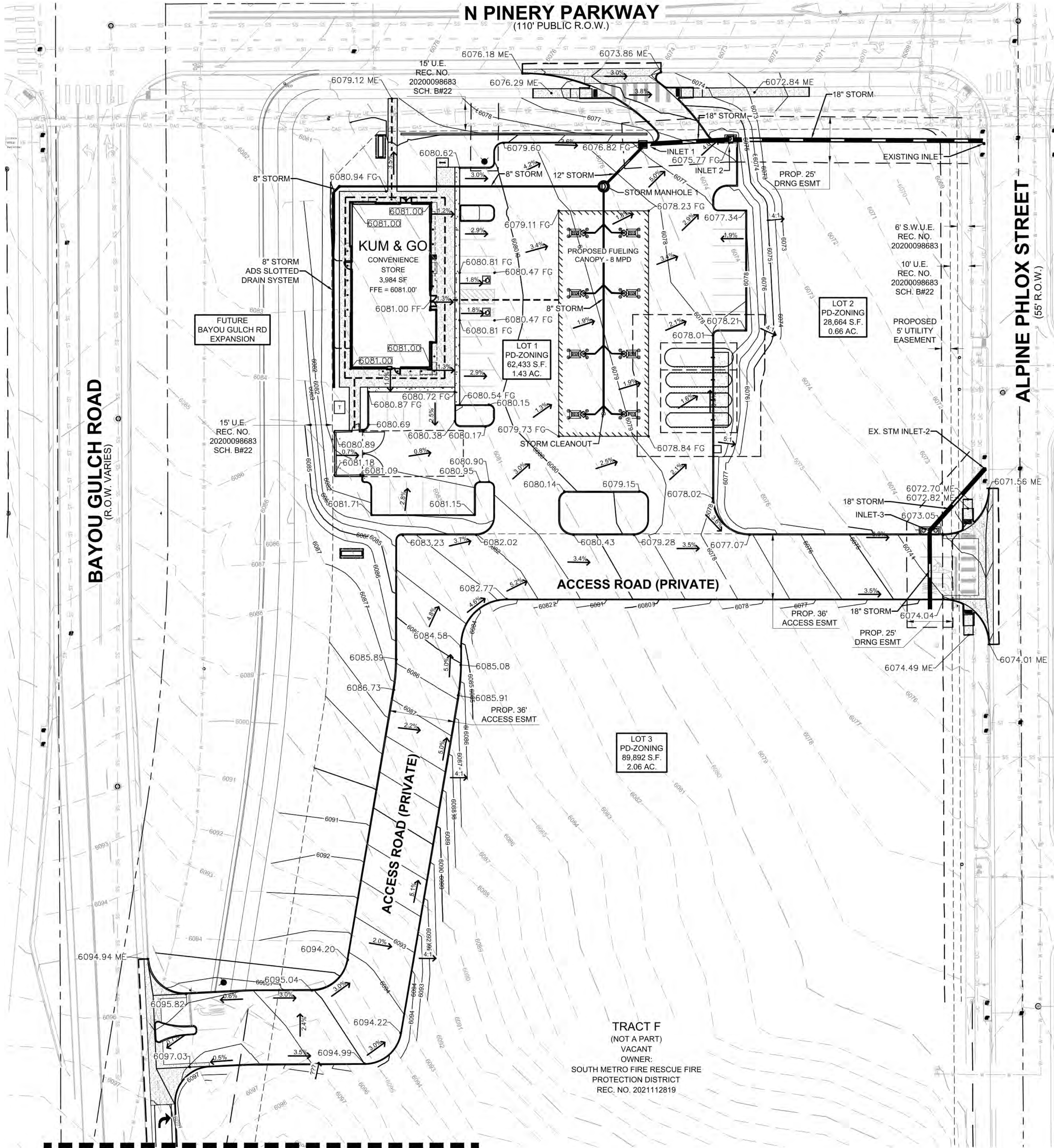
KG PROJECT TEAM: EES
RDM:
SDM:
CPM:

REVISION DESCRIPTION	DATE

DATE: 03-10-2023

SHEET NUMBER:
C2
2 OF 17

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
- - - EXISTING MAJOR CONTOUR
- - - 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

SEE SHEET C4 FOR CONTINUATION



PRELIMINARY
NOT FOR
CONSTRUCTION



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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:

REVISION DESCRIPTION	DATE

DATE: 03-10-2023

SHEET NUMBER:

C3
3 OF 17

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

SHEET REMOVED PER COMMENT.

This should be a part of the Replat, not the Site Plan.

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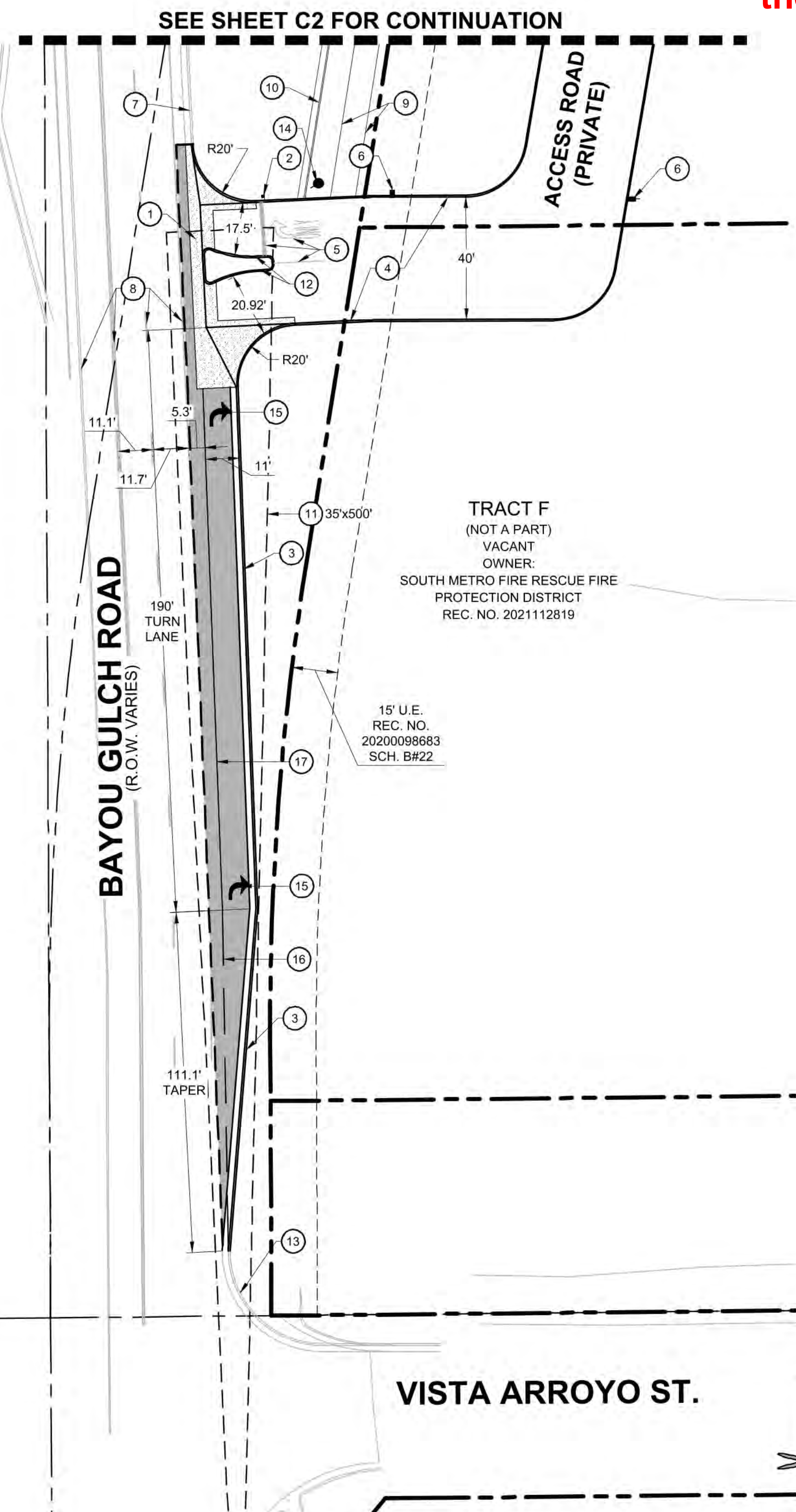
SITE PLAN
2293 - KUM AND GO - PARKER, CO
NEC OF BAYOU GULCH RD AND PINERY PKWY
OFFSITE ACCESS SITE & GRADING PLAN

KG PROJECT TEAM: EES
RDM:
SDM:
CPM:

REVISION DESCRIPTION	DATE

DATE: 03-10-2023

SHEET NUMBER:
C4
4 OF 17



OFFSITE SITE PLAN

SCALE IN FEET
0 20 40

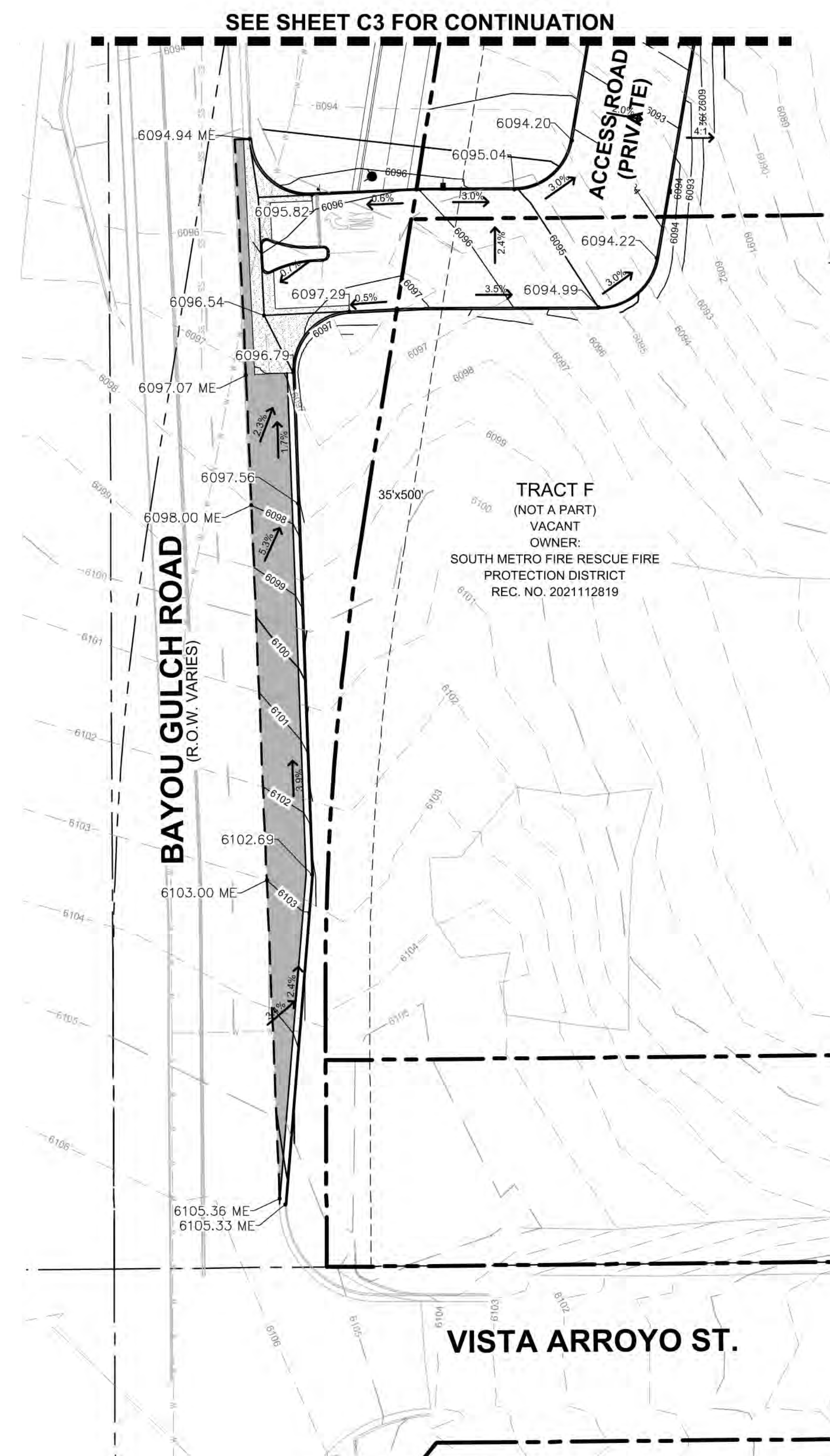
IF BAR DOES NOT MEASURE
1 INCH THEN DRAWING IS
NOT TO SCALE

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- EXISTING CURB & GUTTER
- PROPOSED VERTICAL CURB & GUTTER
- PROPOSED ASPHALT
- PROPOSED SITE LIGHT

SITE SCHEDULE:

- 1 8' CONCRETE CROSSSPAN
- 2 STOP SIGN.
- 3 VERTICAL CURB AND GUTTER PER TOWN OF PARKER STANDARD DETAILS.
- 4 INTEGRAL CONCRETE CURB.
- 5 DRIVEWAY ENTRANCE PAVEMENT MARKINGS.
- 6 APPROXIMATE LOCATION OF SITE LIGHTING. REFER TO PHOTOMETRIC PLAN FOR DETAILS.
- 7 EXISTING CURB AND GUTTER TO REMAIN.
- 8 EXISTING ROAD PAVEMENT MARKINGS TO REMAIN.
- 9 8' CONCRETE PUBLIC SIDEWALK TO BE CONSTRUCTED WITH BAYOU GULCH EXPANSION.
- 10 FUTURE CURB & GUTTER TO BE CONSTRUCTED WITH BAYOU GULCH EXPANSION.
- 11 PROPOSED SIGHT TRIANGLE.
- 12 PROPOSED MOUNTABLE CURB ISLAND.
- 13 EXISTING CURB & GUTTER PER DOUGLAS COUNTY IMPROVEMENTS.
- 14 PROPOSED FIRE HYDRANT.
- 15 PROPOSED DIRECTION OF TRAVEL ARROW PAVEMENT MARKING.
- 16 PROPOSED 8" SKIP WHITE LANE DROP STRIPING. 3 FOOT SEGMENTS WITH 9 FOOT GAPS.
- 17 PROPOSED 8" SOLID WHITE CHANNELIZING LANE STRIPING.



OFFSITE GRADING PLAN

SCALE IN FEET
0 20 40

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

LEGEND

- PROPERTY BOUNDARY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED ACCESSIBLE ROUTE
- PROPOSED FLOW LINE ELEVATION
- PROPOSED SIDEWALK ELEVATION
- PROPOSED GRADE TO MATCH EXISTING
- PROPOSED TOP BACK OF CURB ELEVATION
- PROPOSED FINISHED GRADE ELEVATION
- PROPOSED EXTERIOR GRADE AT FOUNDATION
- FLOW ARROW AND GRADE

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

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

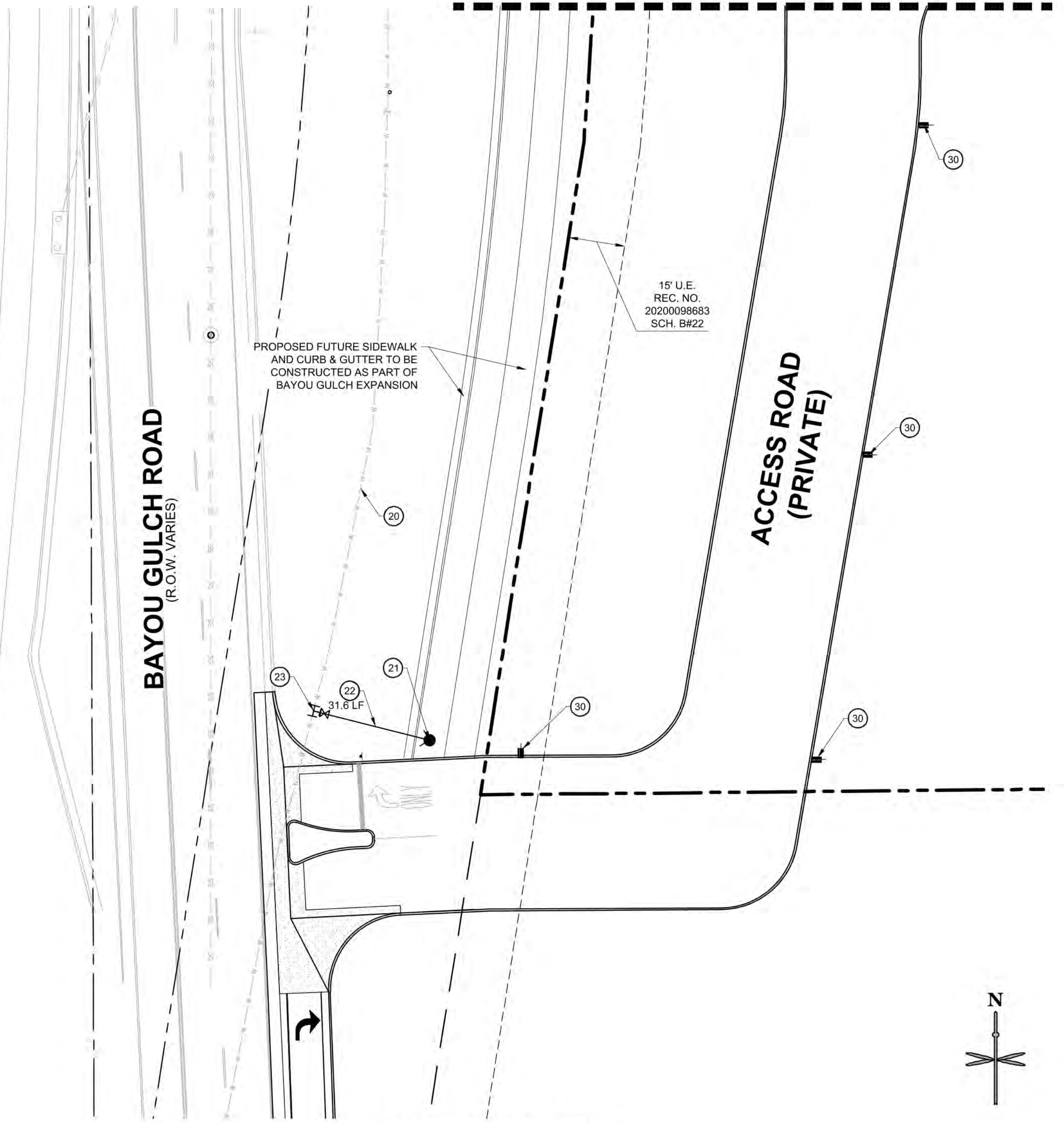
KG PROJECT TEAM: EES
RDM:
SDM:
CPM:

REVISION DESCRIPTION	DATE

DATE: 03-10-2023

SHEET NUMBER:
C6
6 OF 17

SEE SHEET C5 FOR CONTINUATION



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

WATER

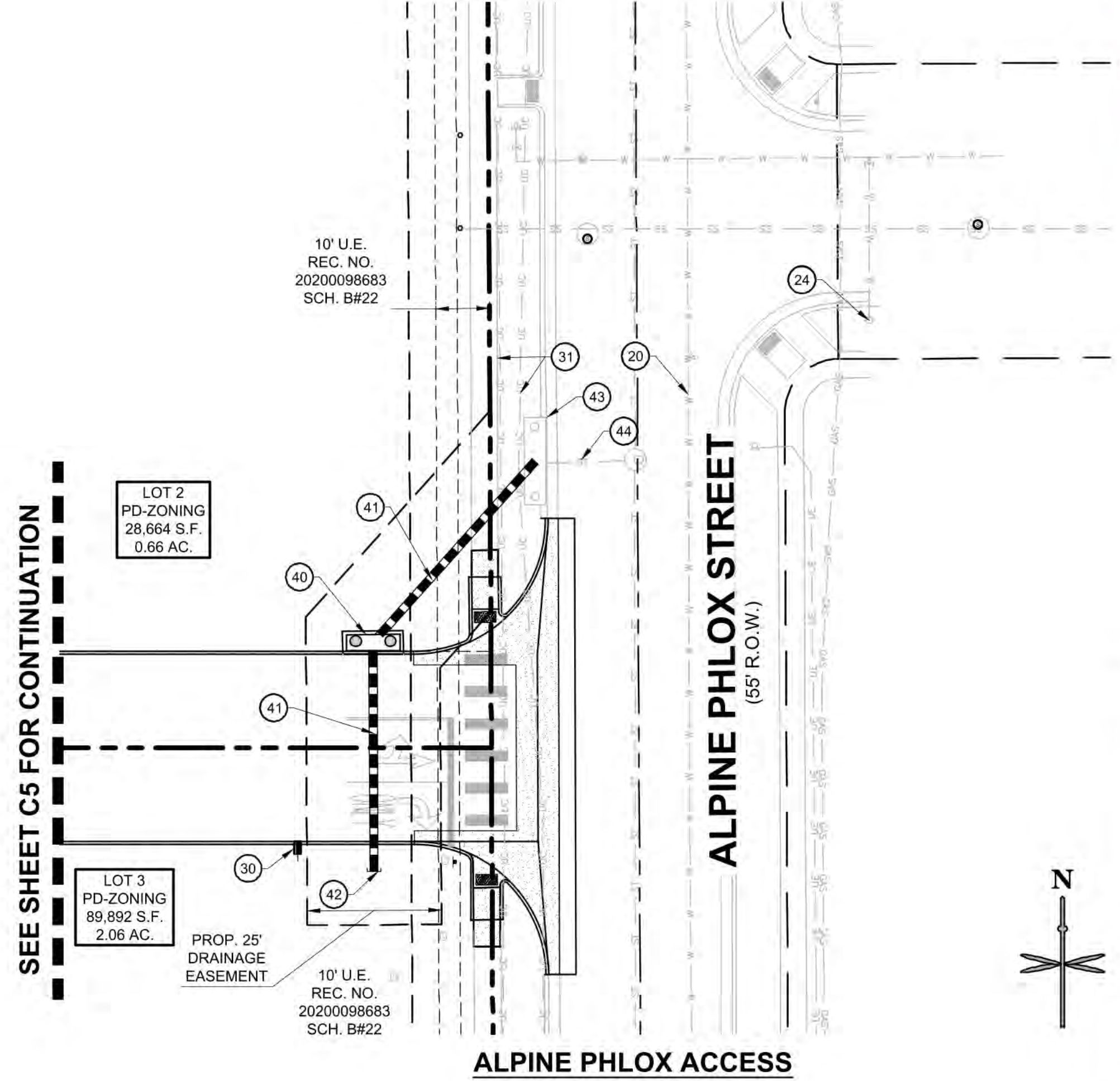
- (20) EXISTING WATER MAIN TO REMAIN.
- (21) PROPOSED FIRE HYDRANT.
- (22) PROPOSED 6" DIP FIRE HYDRANT LINE (PUBLIC).
- (23) PROPOSED 6" DIP FIRE HYDRANT SERVICE CONNECTION TO WATER MAIN. INSTALL 12"x6" TAPPING SLEEVE WITH 6" TAPPING VALVE.
- (24) EXISTING FIRE HYDRANT TO REMAIN

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) PROPOSED STORM SEWER INLET.
 - (41) PROPOSED 18" RCP STORM SEWER.
 - (42) PROPOSED 18" RCP STUB TO BE CAPPED FOR FUTURE CONNECTION.
 - (43) EXISTING STORM STRUCTURE TO REMAIN.
 - (44) EXISTING STORM SEWER TO REMAIN.



811
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.

Know what's below.
Call before you dig.



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CENTER OF COLORADO
1-800-922-1987 or 811

Know what's below.
Call before you dig.

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



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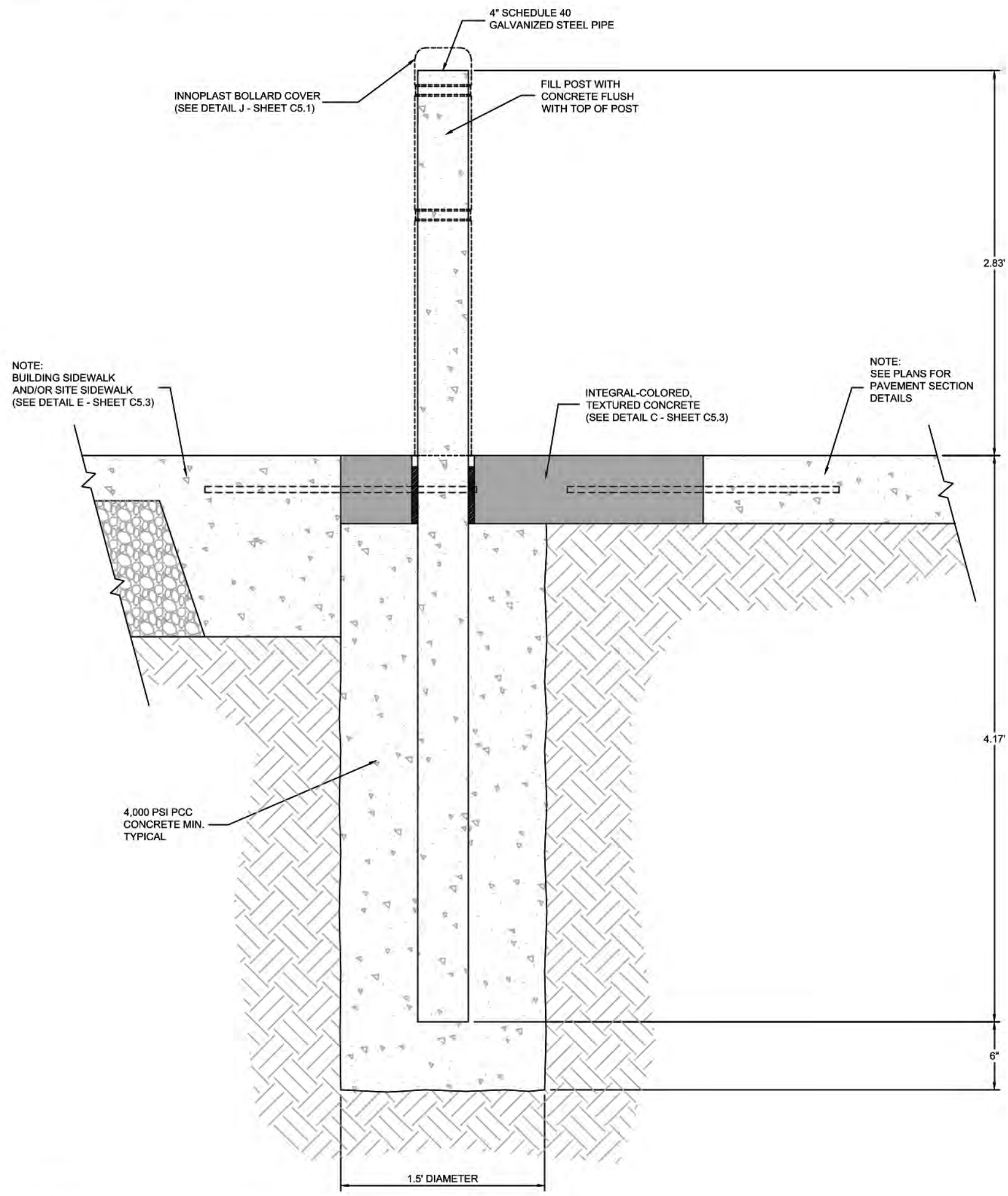
SITE PLAN
2293 - KUM AND GO - PARKER, CO
NEC OF BAYOU GULCH RD AND PINERY PKWY
CIVIL DETAILS

KG PROJECT TEAM: EES
RDM:
SDM:
CPM:

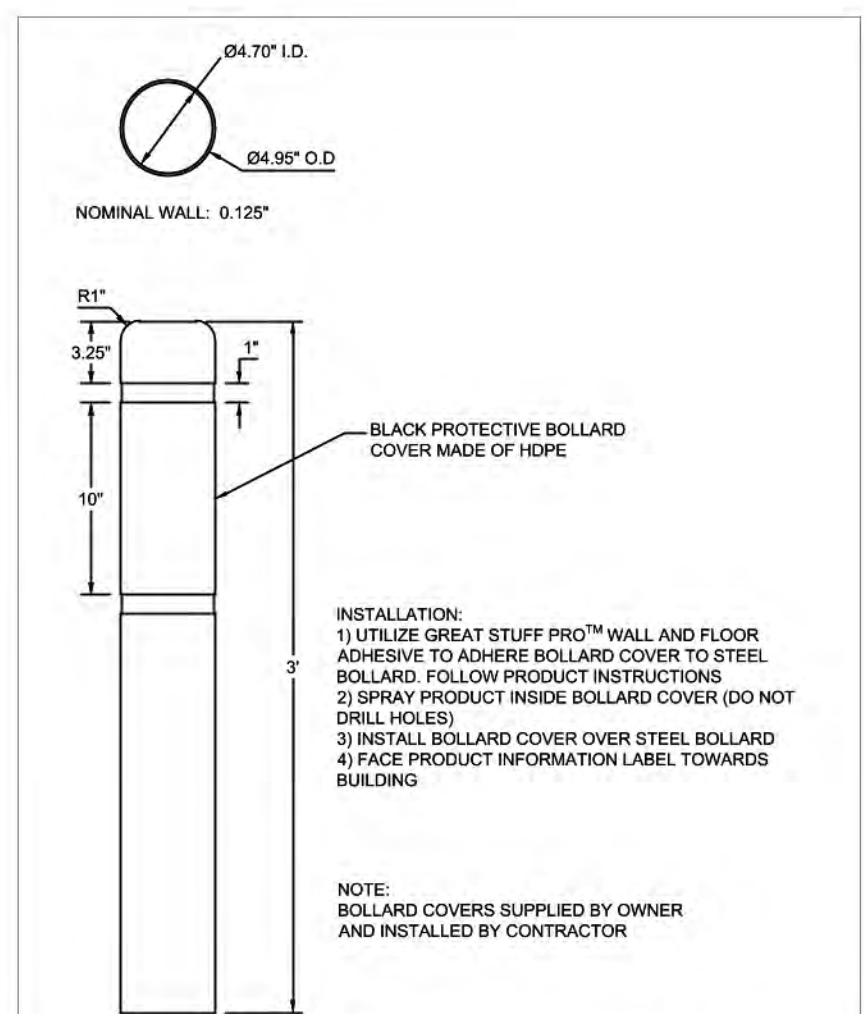
REVISION DESCRIPTION	DATE

DATE: 03-10-2023

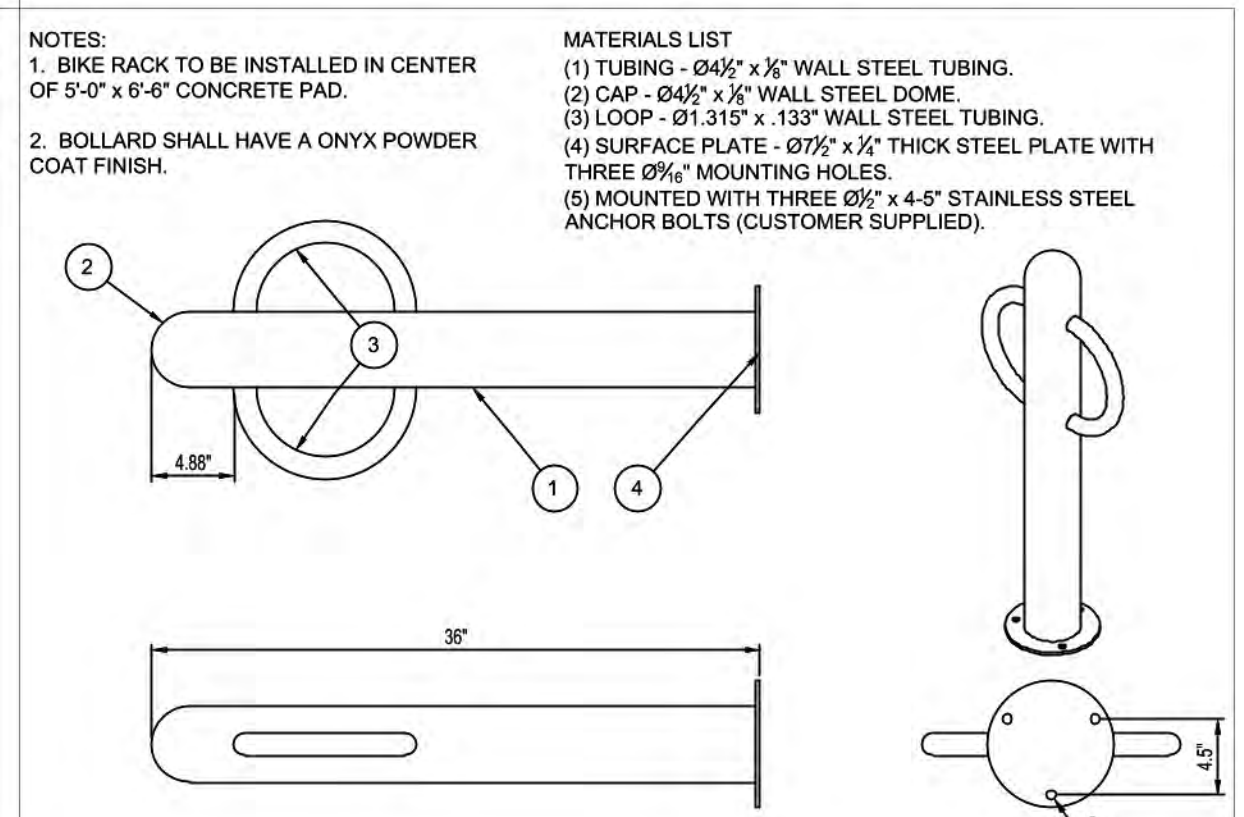
SHEET NUMBER:
C7
7 OF 17



1 BOLLARD DETAIL (TYP.)
NOT TO SCALE

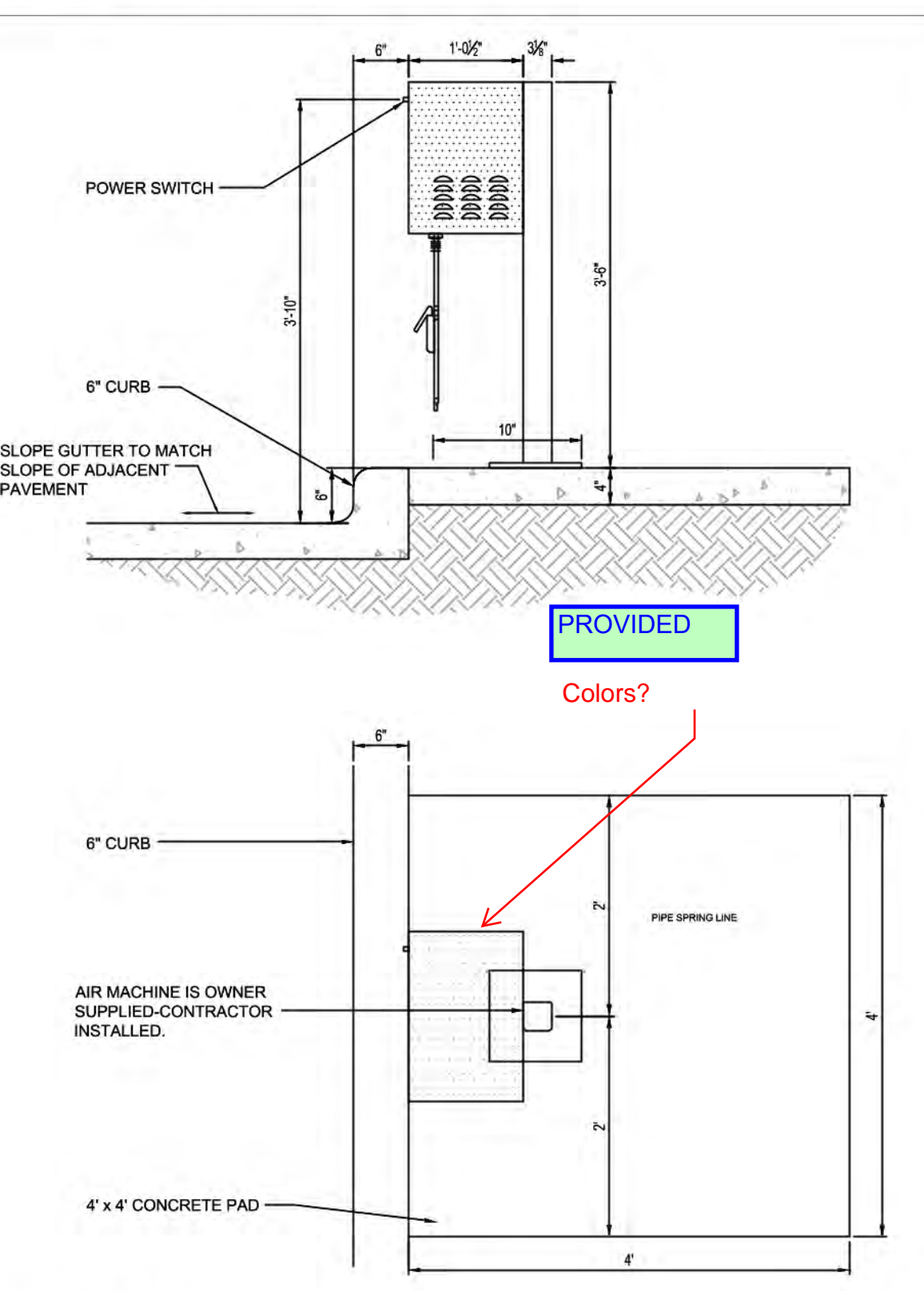


3 INNOPLAST BOLLARD COVER
NOT TO SCALE

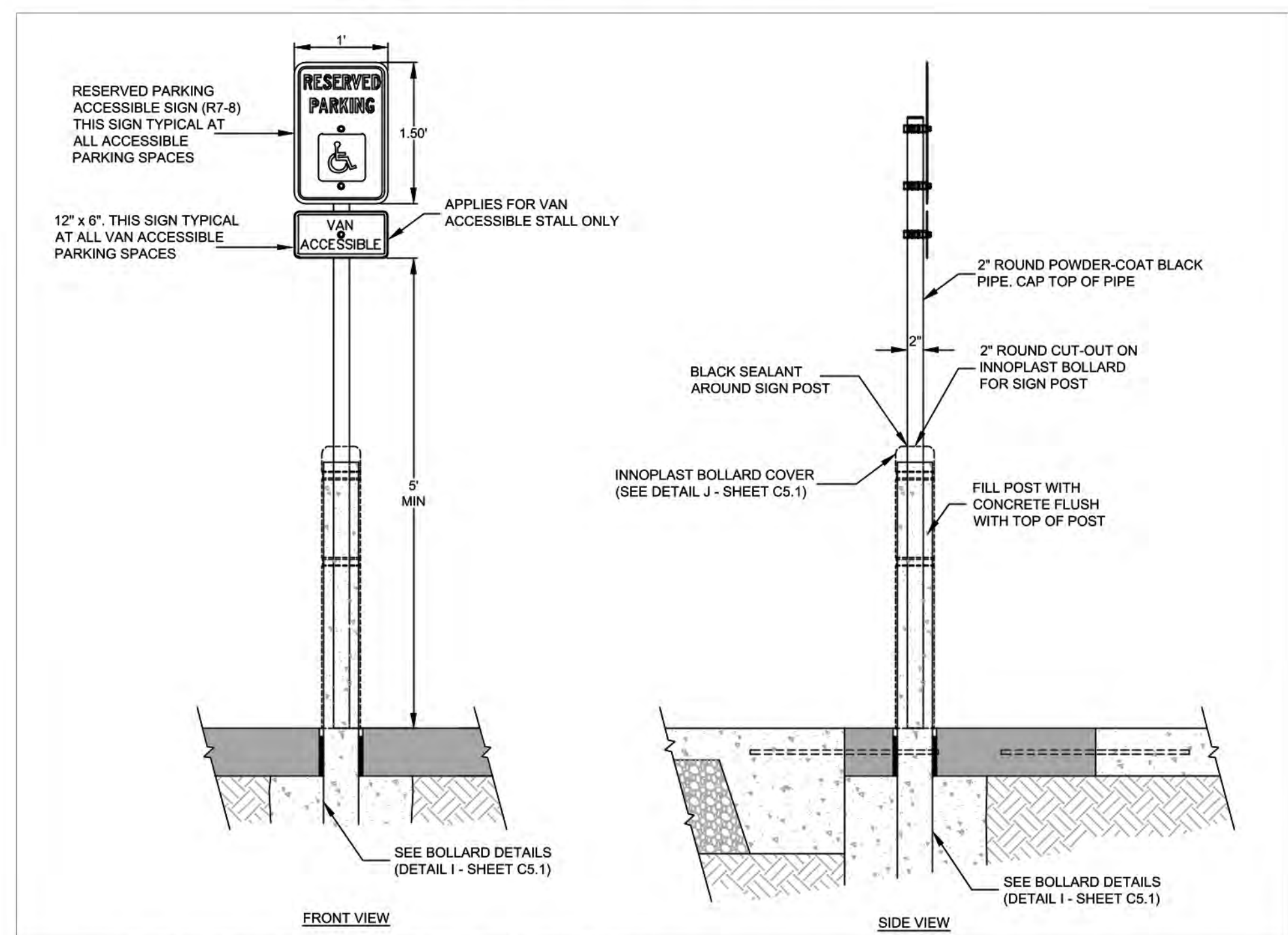


sitescapes PRODUCT NO. **BP4-02-SM-PF**
*Available in powder coat and DuraCoat finishes
NOTE: BIKE RACKS OWNER SUPPLIED-CONTRACTOR INSTALLED

4 BOLLARD BIKE RACK DETAIL
NOT TO SCALE



2 AIR MACHINE
NOT TO SCALE



5 BOLLARD-MOUNTED ADA SIGN
NOT TO SCALE



6 MERCHANDISING IMAGES
NOT TO SCALE



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

PRELIMINARY
NOT FOR
CONSTRUCTION



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

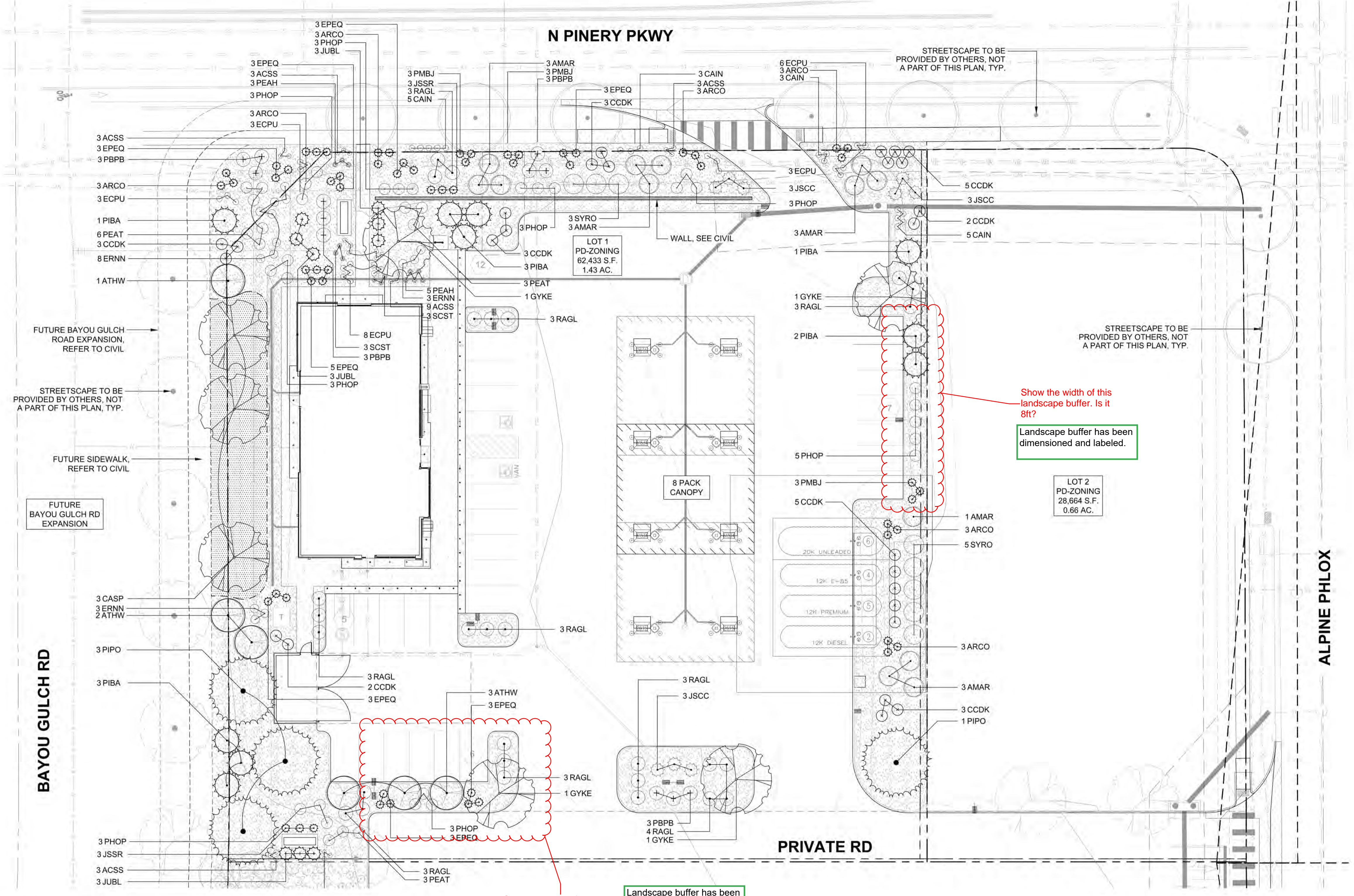
SITE PLAN
2293 - KUM AND GO - PARKER, CO
NEC OF BAYOU GULCH RD AND PINERY PKWY
LANDSCAPE PLAN

KG PROJECT TEAM: EES
RDM:
SDM:
CPM:

DATE	REVISION DESCRIPTION	PER COMMENTS
3/16/23		
1		

DATE: 09-23-2022

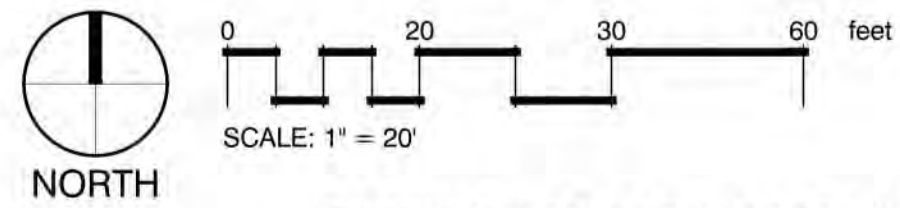
SHEET NUMBER:
L1
8 OF 17



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



INTERNAL LANDSCAPE

NET SITE AREA	LANDSCAPE AREA			% LIVE COVER		
	REQUIRED 15%	PROVIDED	SURPLUS/ DEFICIT	REQUIRED (75%)	PROVIDED	SURPLUS/ DEFICIT
62,434 SF	9,365 SF	19,633 SF	+10,268 SF	7,024 SF	15,903 SF	+8,879 SF

TYPICAL LANDSCAPE - OVERALL SITE

TREE REQUIREMENT 1/1500 SF			SHRUB REQUIREMENT 5/1500 SF		
REQUIRED	PROVIDED	SURPLUS/ DEFICIT	REQUIRED	PROVIDED	SURPLUS/ DEFICIT
6	27	+21	31	209	+178

TOTAL LANDSCAPE

	REQUIRED	PROVIDED
TOTAL TREES/TE'S	6	27
TOTAL SHRUBS	31	219
TOTAL GRASSES	NA	14
TOTAL PERENNIALS	NA	63

SITE PERIMETER LANDSCAPE

LOCATION	TREE REQ. (1/40 LF)			SHRUB REQ. (5/40 LF)		
	REQUIRED	PROVIDED	SURPLUS/ DEFICIT	REQUIRED	PROVIDED	SURPLUS/ DEFICIT
NORTH	6	4*	-2	30	63*	+33
EAST	7	6*	-1	35	63*	+28
SOUTH	7	8	+1	35	35	+0
WEST	6	6	+0	30	31	+1

* DUE TO UTILITIES, LIGHT POLES, AND THE GAS TANK LOCATION, THE REQUIRED NUMBER OF SITE PERIMETER TREES CANNOT BE MET ON THE NORTH AND EAST. EVERGREEN AND DECIDUOUS SHRUBS ARE PLANTED IN LIEU OF TREES TO MEET THESE REQUIREMENTS, WITH 10 SHRUBS EQUIVALENT TO 1 TREE.

PARKING LOT PERIMETER LANDSCAPE

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

TURF

MAXIMUM ALLOWED	2,945 SF - 15%
PROVIDED	2,150 SF - 11%

EVERGREEN TREE REQUIREMENT - OVERALL SITE

MINIMUM EVERGREEN REQ.	40%
MAXIMUM EVERGREEN REQ.	60%
% EVERGREEN PROVIDED	52%
NUMBER OF TREES	REQUIRED PROVIDED
27 TOTAL	11 14

NORTHWEST CORNER ENHANCED LANDSCAPE

TREE REQUIREMENT 1/1000 SF			SHRUB REQUIREMENT 5/1000 SF		
REQUIRED	PROVIDED	SURPLUS/ DEFICIT	REQUIRED	PROVIDED	SURPLUS/ DEFICIT
1	1	+0	5	18	+13

X:\DRP\03\VALERIAN\VALERIAN TEAM FOLDER\PROJECTS\2293\2293-04-L1.LANDSCAPE PLAN.DWG

The percentage of live cover is based off the provided landscaped area. Should be 14.725sqft
Revised

Should be 14
Revised

Show the width of this landscape buffer. Is it 10ft?
Landscape buffer has been dimensioned and labeled.

Show the width of this landscape buffer. Is it 8ft?
Landscape buffer has been dimensioned and labeled.

LOT 2 PD-ZONING 28,664 S.F. 0.66 AC.

LOT 1 PD-ZONING 62,433 S.F. 1.43 AC.

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	HT X SP
CASP	3	CATALPA SPECIOSA	WESTERN CATALPA	B & B	2.5" CAL	40' X 30'
GYSKE	4	GYMNOCADUS DIOICA	KENTUCKY COFFEETREE	B & B	2.5" CAL	60' X 40'
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT X SP
PIBA	10	PICEA PUNGENS 'BAKER'	BLUE SPRUCE	B & B	6" HT	30' X 15'
PIPO	4	PINUS PONDEROSA	PONDEROSA PINE	B & B	6" HT	60' X 30'
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT X SP
ATHW	6	ACER TATARICUM 'GARANN'	HOT WINGS TATARIAN MAPLE	B & B	2" CAL	20' X 20'
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT X SP
AMAR	13	AMELANCHIER ALNIFOLIA 'REGENT'	SASKATOON SERVICEBERRY	#5		8' X 8'
CCDK	26	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT BLUE MIST SPIREA	#5		4' X 4'
ERNN	14	ERICAMERIA NAUSEOSA NAUSEOSA	DWARF BLUE RABBITBRUSH	#5		3' X 3'
PEAT	12	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#5		4' X 4'
PHOP	26	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL'	DWARF NINEBARK	#5		4' X 4'
PBPB	12	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	#5		1.5' X 5'
RAGL	28	RHUS AROMATICA 'GRO-LOW'	GRO LOW SUMAC	#5		2' X 5'
SYRO	8	SYRINGA X PRESTONIAE 'ROYALTY'	ROYALTY PRESTON LILAC	#5		9' X 7'
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT X SP
ARCO	21	ARCTOSTAPHYLOS X COLORADENSIS	MOCK BEARBERRY MANZANITA	#5		1.5' X 5'
EPEQ	26	EPHEDRA EQUISSETINA	BLUESTEM JOINT FIR	#5		5' X 5'
JUBL	9	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	#5		1' X 6'
JSCC	9	JUNIPERUS SABINA 'CALGARY CARPET'	CALGARY CARPET JUNIPER	#5		1' X 5'
JSSR	6	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	#5		15' X 3'
PMBJ	9	PINUS MONOPHYLLA 'BLUE JAZZ'	BLUE JAZZ PINON PINE	#5		2' X 2'
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT X SP
PEAH	8	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	#1		2' X 2'
SCST	6	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	STANDING OVATION LITTLE BLUESTEM	#1		2' X 2'
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT X SP
ACSS	24	AGASTACHE CANA 'SONORAN SUNSET'	SONORAN SUNSET HYSOPO	#1		1.5' X 1.5'
CAIN	16	CALLIRHOE INVOLUCRATA	PURPLE POPPYMALLOW	#1		1' X 2'
ECPU	23	ECHINACEA PURPUREA	CONEFLOWER	#1		3' X 2'
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT @	CAL	HT X SP
	2,149 SF		NATURE'S PRAIRIE SOD	SOD		

GENERAL NOTES:

- 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.
- 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.
- 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.
- 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:

- 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.
- A COPY OF THE APPROVED PLANS MUST BE ON-SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY OTHER RELATED OR REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION.
- 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:

- ANY PLANTING AREA THAT DOES NOT MEET THE FOLLOWING SOIL PREPARATION REQUIREMENTS ARE SUBJECT TO REJECTION AT OWNER/OWNERS REPRESENTATIVES DISCRETION.
- 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.
- LANDSCAPE CONTRACTOR SHALL SUBMIT DELIVERY (TRIP) TICKETS TO OWNER/OWNERS REPRESENTATIVE FOR ALL ORGANIC SOIL AMENDMENTS WITHIN 24 HOURS AFTER DELIVERY.
- 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.
- ORGANIC SOIL AMENDMENT SHALL CONSIST OF DRY, WELL-ROTTED, PULVERIZED, AGED MINIMUM ONE YEAR ORGANIC COMPOST CLASS 1 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.
- 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.
- 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:

- 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.
- 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.
- LANDSCAPE CONTRACTOR SHALL PROVIDE PLANT PROTECTION AND MAINTENANCE THROUGHOUT INSTALLATION AND UNTIL FINAL ACCEPTANCE OF LANDSCAPE INSTALLATION AS FOLLOWS:
 - 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.
 - 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.
 - 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.
 - PLANTING MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, RESETTLING PLANTS TO PROPER GRADES OR POSITION, REESTABLISHING SETTLED GRADES. HERBICIDE IS NOT RECOMMENDED FOR ONE YEAR FOLLOWING LANDSCAPE INSTALLATION.
 - 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.
- CONTRACTOR SHALL VERIFY AND MAINTAIN ALL SETBACKS, CLEAR ZONES AND SIGHT TRIANGLES REQUIRED BY ALL LOCAL AND MUNICIPAL CODES WHERE APPLICABLE.
- 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.
- 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/D RIP TECHNIQUES. ALL TURF AREAS SHALL BE IRRIGATED USING POP-UP SPRAY OR ROTOR APPLICATION.

EDGING:

- 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.

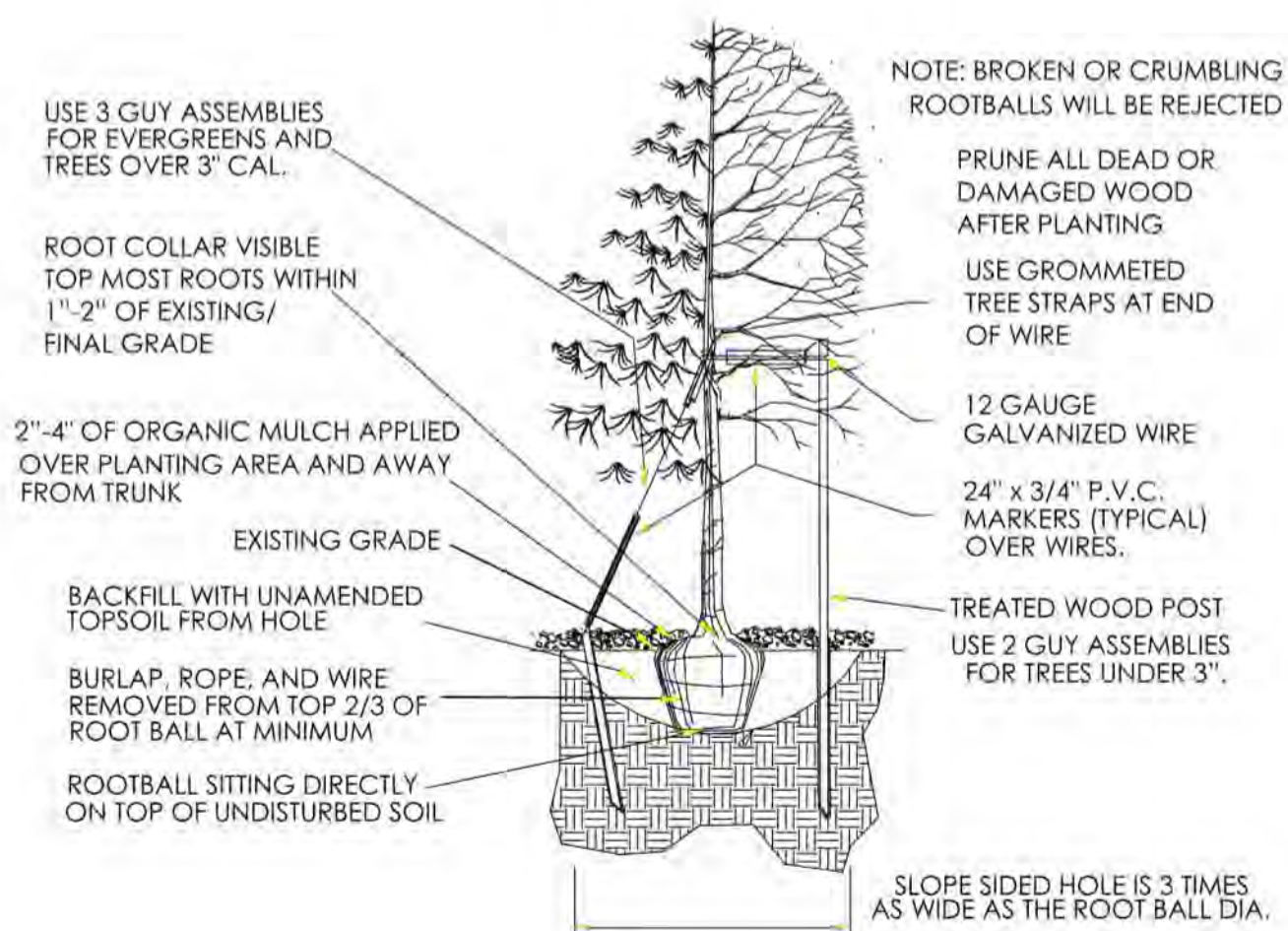
MULCH:

- 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.
- GEOTEXTILE FABRIC (FILTER FABRIC) UNDERLAYMENT SHALL BE MIRAFI, MIRASCAPE, DUPONT TYPAR 3301 OR APPROVED EQUAL (SUBMIT SAMPLE).

NATIVE SEED:

- 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.
- 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.
- NATIVE SEED MIX TO BE 'PBSI NATIVE PRAIRIE MIX' AS SUPPLIED BY PAWNEE BUTTES SEED INC. OR APPROVED EQUAL. SEEDING RATE: 10 LBS/ACRE.
 - SEED MIX TO BE AS FOLLOWS: BLUE GRAMA, BUFFALOGRASS, SIDEOATS GRAMA, WESTERN WHEATGRASS, GREEN NEEDLEGRASS, SAND DROPSSEED.

TOWN OF PARKER PLANTING STANDARDS

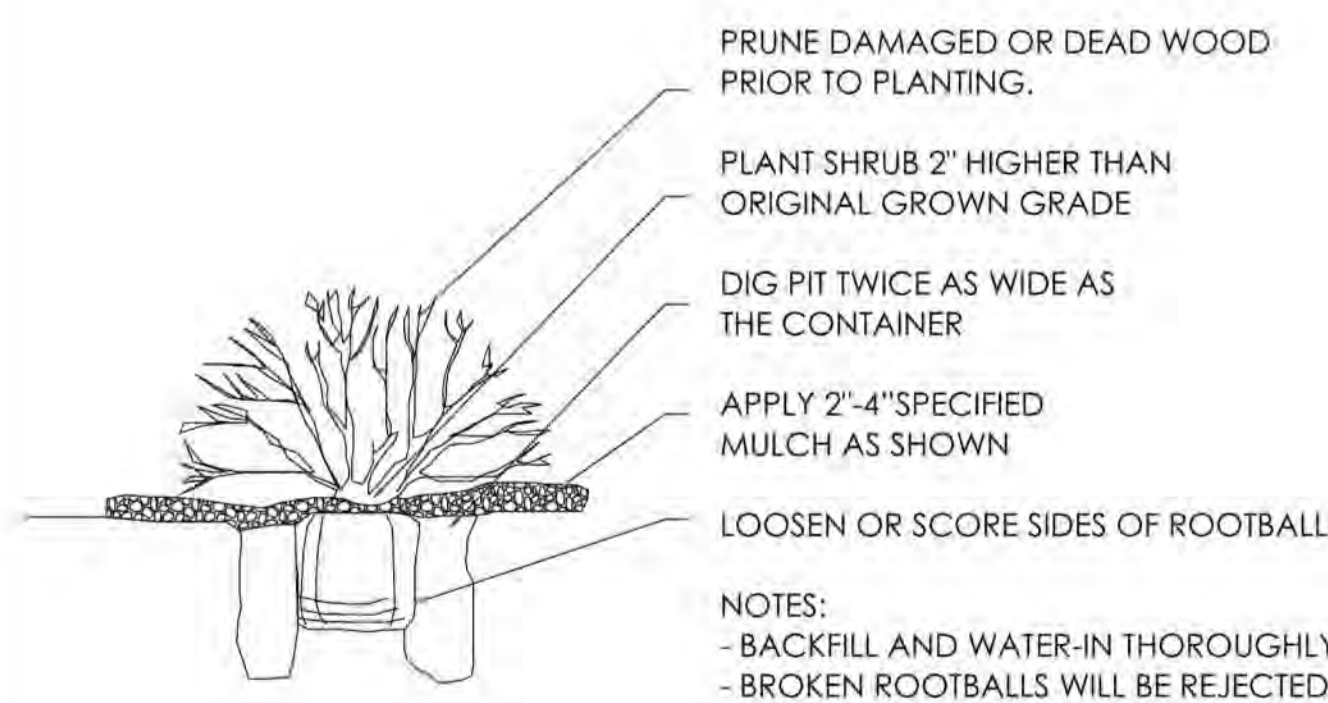


- Excavate planting holes with sloping sides. Make excavations at least three times as wide as the root ball diameter and no deeper than the distance from the top most roots in the root ball to the bottom of the root ball to allow for settling. Do not disturb soil at bottom of planting holes, but do 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 1/2 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 doing so will in no way compromise the root ball, and shall only be done with approval of the Town Arborist.

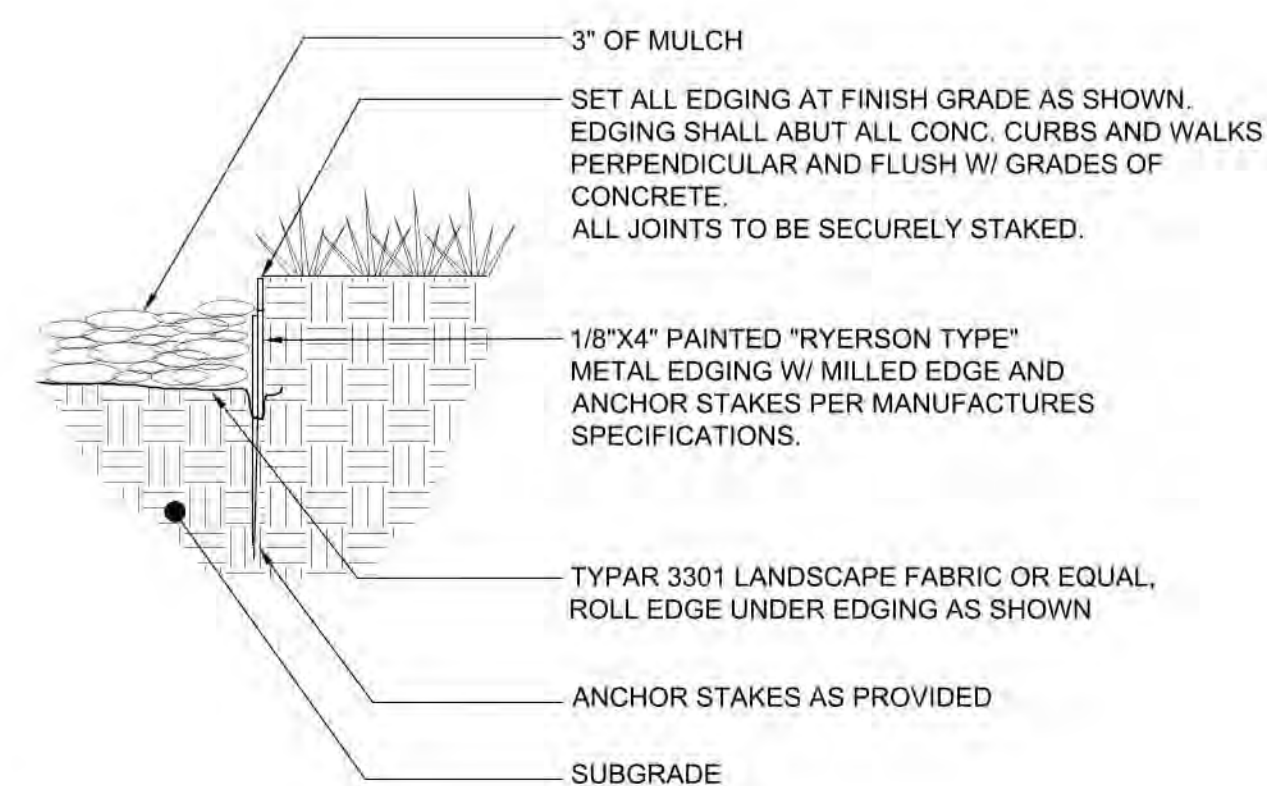
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TOWN OF PARKER PLANTING STANDARDS

TOWN OF PARKER PLANTING DETAIL - SHRUBS



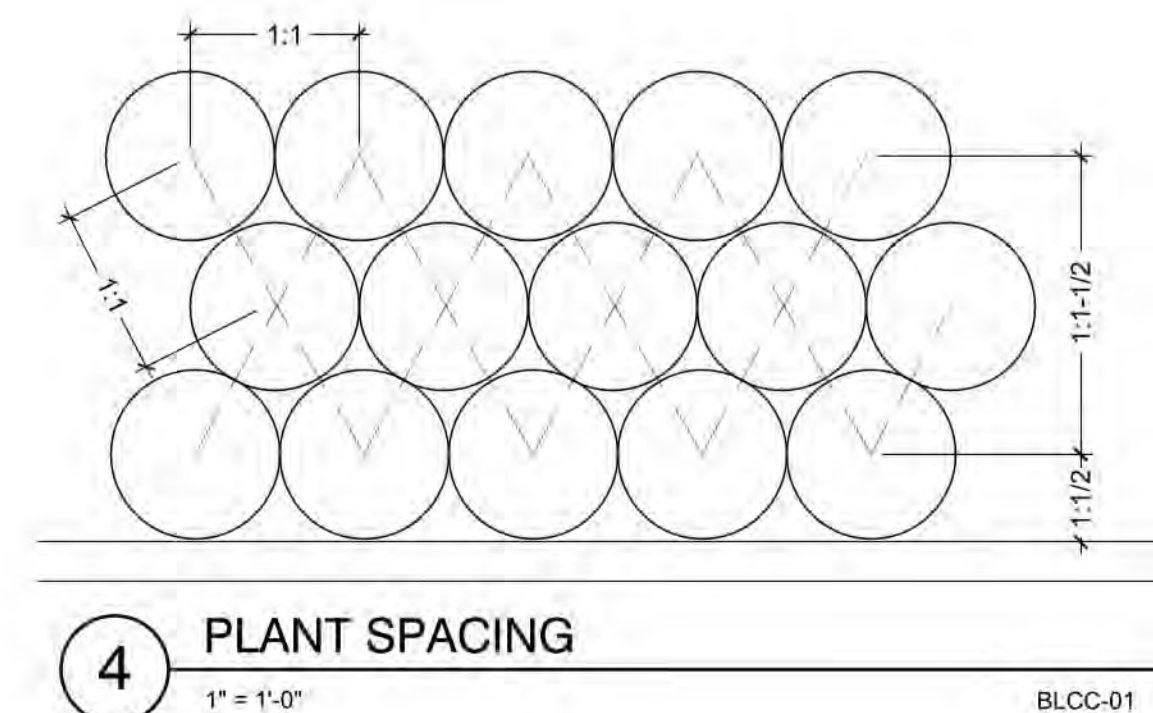
13



STEEL EDGING

1" = 1'-0"

BLCC-02



PLANT SPACING

1" = 1'-0"

BLCC-01



PRELIMINARY
NOT FOR
CONSTRUCTION



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

SITE PLAN
2293 - KUM AND GO - PARKER, CO
 N.E.C. OF BAYOU GULCH RD AND PINERY PKWY
 LANDSCAPE NOTES AND DETAILS

KG PROJECT TEAM: EES
RDM:
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CPM:

REVISION DESCRIPTION	PER COMMENTS
DATE	3/16/23
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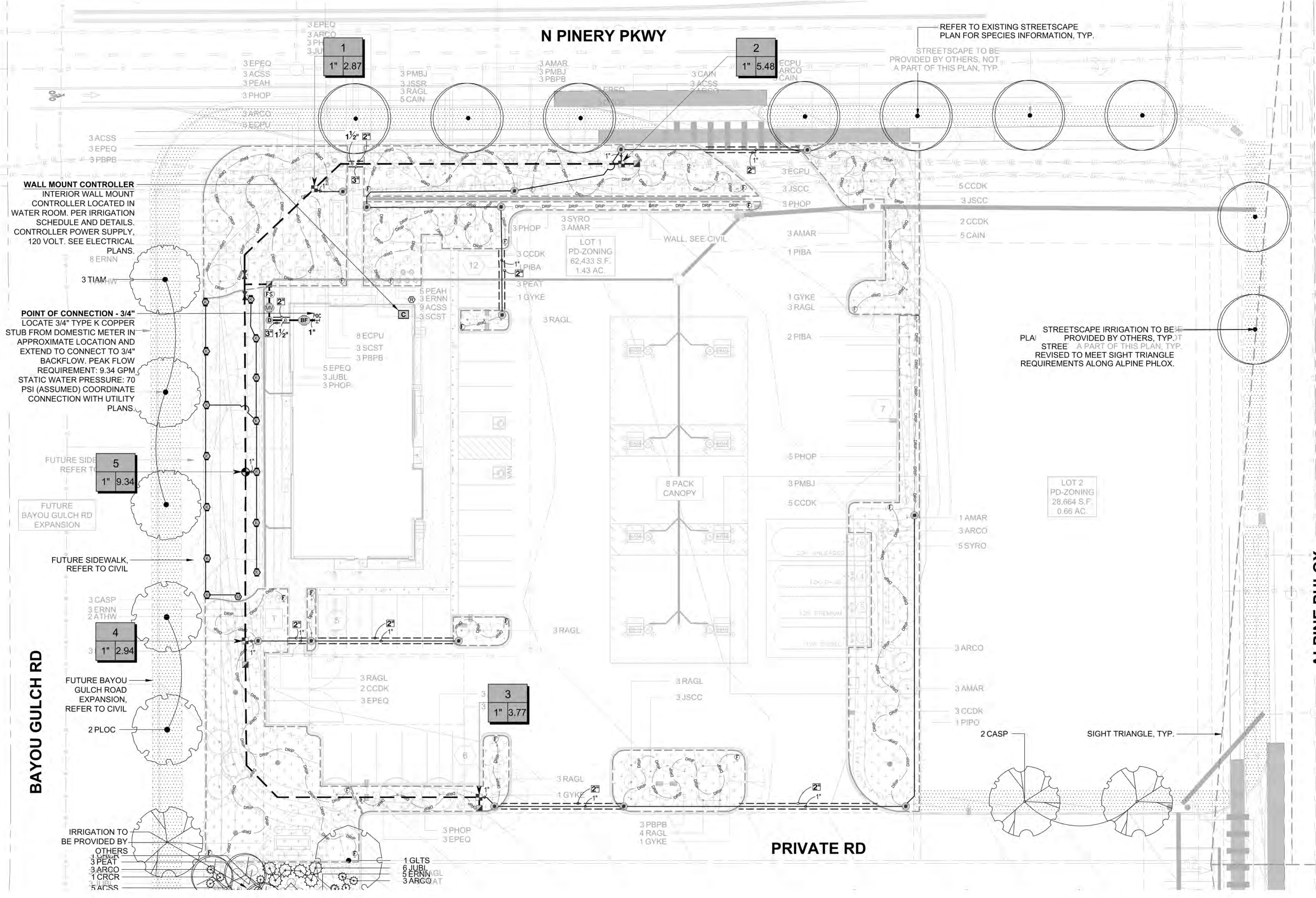
DATE: 09-23-2022

SHEET NUMBER: L2

9 OF 17

CRITERIA PLAN 04/2020

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

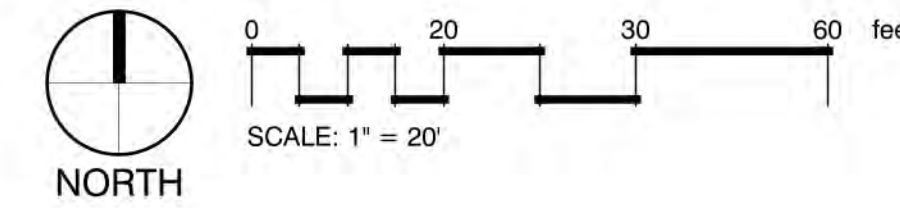


IRRIGATION SCHEDULE:

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
	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.	1	40	5/U4.2
	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.	14	40	5/U4.2
	DRIP CONTROL VALVE ASSEMBLY RAIN BIRD XCZ-100-PRB-COM - WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PRESS 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.	14		1/U4.2
	FLUSH VALVE 3/4" PVC BALL VALVE IN 10" VALVE BOX.	20		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)	15,802 S.F.		3/U4.2
	DRIP TUBING: 3/4" POLYETHYLENE TUBING.	1,535 LF		
	CONTROL VALVE HUNTER ICV-G PLASTIC ELECTRIC REMOTE CONTROL VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET.	1		
	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		
	MASTER VALVE - NORMALLY CLOSED 1" RAIN BIRD EFB-CP BRASS MASTER VALVE, THAT IS CONTAMINATION PROOF W/SELF-FLUSHING FILTER SCREEN AND FD-10 TURF DECODER. GLOBE CONFIGURATION, RECLAIMED WATER COMPATIBLE.	1		
	MANUAL DRAIN VALVE MUELLER ORISEAL #H-10283, WITH BRASS SWING JOINT ASSEMBLY. INSTALL PER INSTALLATION DETAIL.	1		
	BACKFLOW PREVENTER - INDOOR 3/4" FEBCO 860 REDUCED PRESSURE BACKFLOW PREVENTER	1		
	CONTROLLER RAIN BIRD ESP4ME3 WITH (2) ESP-SM3 - 10 STATION, HYBRID MODULAR CONTROLLER.	1		
	RAIN/FREEZE SENSOR RAIN BIRD WR2-RFC - WIRELESS RAIN AND FREEZE SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN/FREEZE SENSOR TRANSMITTER.	1		
	FLOW SENSOR - 1" RAINBIRD MJ100B - 1" FLOW SENSOR FOR USE WITH RAIN BIRD ESP-ME.	1		
	POINT OF CONNECTION 3/4"	1		
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21	847.1 L.F.		
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21	459.4 L.F.		
	IRRIGATION MAINLINE: TYPE K COPPER PIPE	4.6 L.F.		
	PIPE SLEEVE: PVC CLASS 160 SDR 26	209.9 L.F.		



1 IRRIGATION PLAN



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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:

REVISION DESCRIPTION	PER COMMENTS
DATE: 3/16/23	
1	

DATE: 09-15-2022

SHEET NUMBER:
IR1
10 OF 17

X:\DRP\BOX\VALERIAN\TEAM FOLDER\PROJECTS\22-044 EES_PINERY PKWY #2293-01-WORKING\2022-04-15 SUBMITTAL_2ND\22-044_L14_C1-IRRIGATION PLAN.DWG

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

GENERAL NOTES:

- 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.
- PRE-CONSTRUCTION CONFERENCE IS REQUIRED WITH PUBLIC WORKS PRIOR TO CONSTRUCTION.
- BACKFLOW PREVENTION TESTING IS REQUIRED BY BUILDING DEPARTMENT.
- CONTRACTOR IS RESPONSIBLE TO INSPECT AND CONFIRM SITE CONDITIONS PRIOR TO BEGINNING WORK.
- 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.
- ALL ACCESS TO SITE, USE OF UTILITIES, STORAGE, AND OTHER REQUIREMENTS SHALL BE COORDINATED PRIOR TO BEGINNING WORK.

IRRIGATION NOTES:

- THE CONTRACTOR IS TO INSTALL AN AUTOMATIC IRRIGATION SYSTEM THAT WILL PROVIDE COVERAGE FOR ALL LANDSCAPED AREAS AS SHOWN ON CONTRACT DRAWINGS.
- REFER TO DETAILS FOR INSTALLATION INSTRUCTIONS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND MUNICIPAL CODES FOR WORK NECESSARY IN IRRIGATION SYSTEM INSTALLATION.
- 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.
- CONTRACTOR IS TO PROVIDE ALL NECESSARY PIPE, VALVES, ETC. DOWNSTREAM FROM POINT OF CONNECTION NOT INSTALLED BY OTHER DISCIPLINES.
- 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.
- 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.
- 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.
- CONTRACTOR SHALL MAINTAIN THE MINIMUM DEPTHS DETAILED AND SPECIFIED FOR ALL IRRIGATION EQUIPMENT.
- CONTRACTOR IS TO VERIFY AVAILABLE PRESSURE AND FLOW AT POINT OF CONNECTION PRIOR TO INSTALLATION OF IRRIGATION SYSTEM EQUIPMENT.
- 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.
- 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.
- EACH MAINLINE SLEEVE REPRESENTED IN THE DRAWINGS SHALL CONSIST OF TWO SLEEVES: ONE FOR MAINLINE PIPING AND ONE FOR FIELD WIRING.
- CONTRACTOR IS TO PROVIDE ELECTRICAL POWER TO THE AUTOMATIC CONTROLLER, SEE ELECTRICAL DRAWINGS.
- 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.
- BACKFILLING SHALL BE DONE IN LIFTS AND COMPACTED.
- 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:

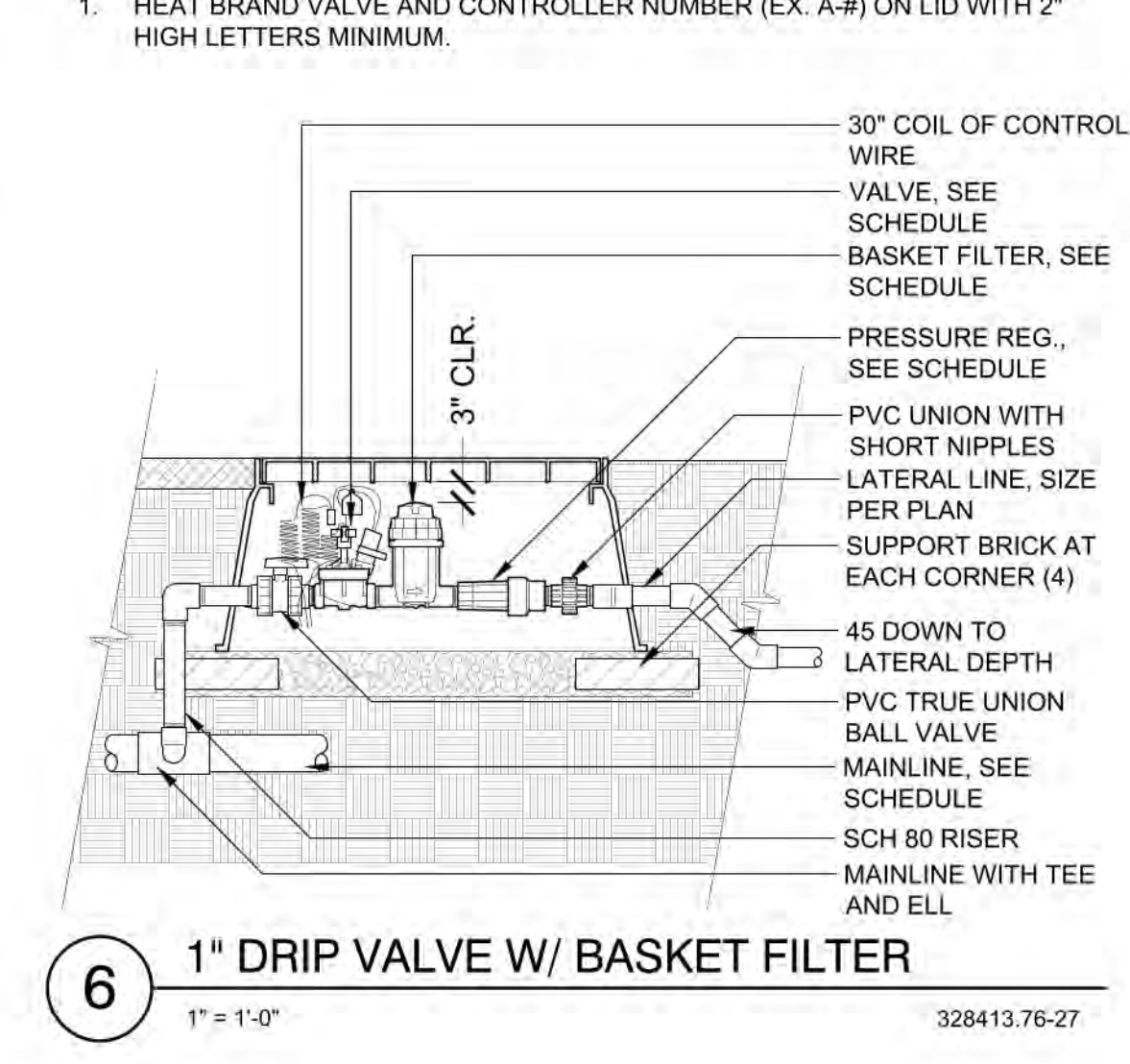
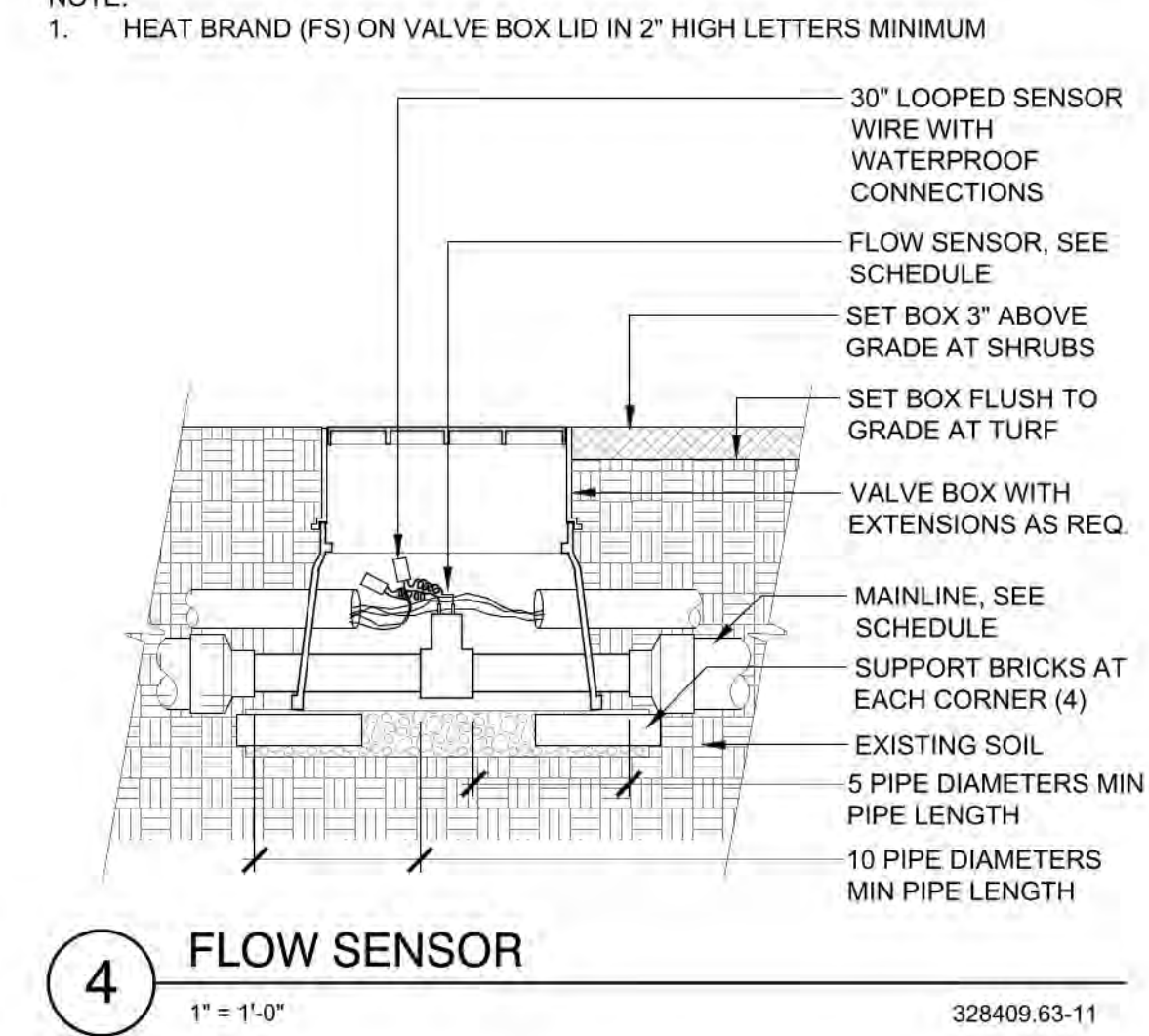
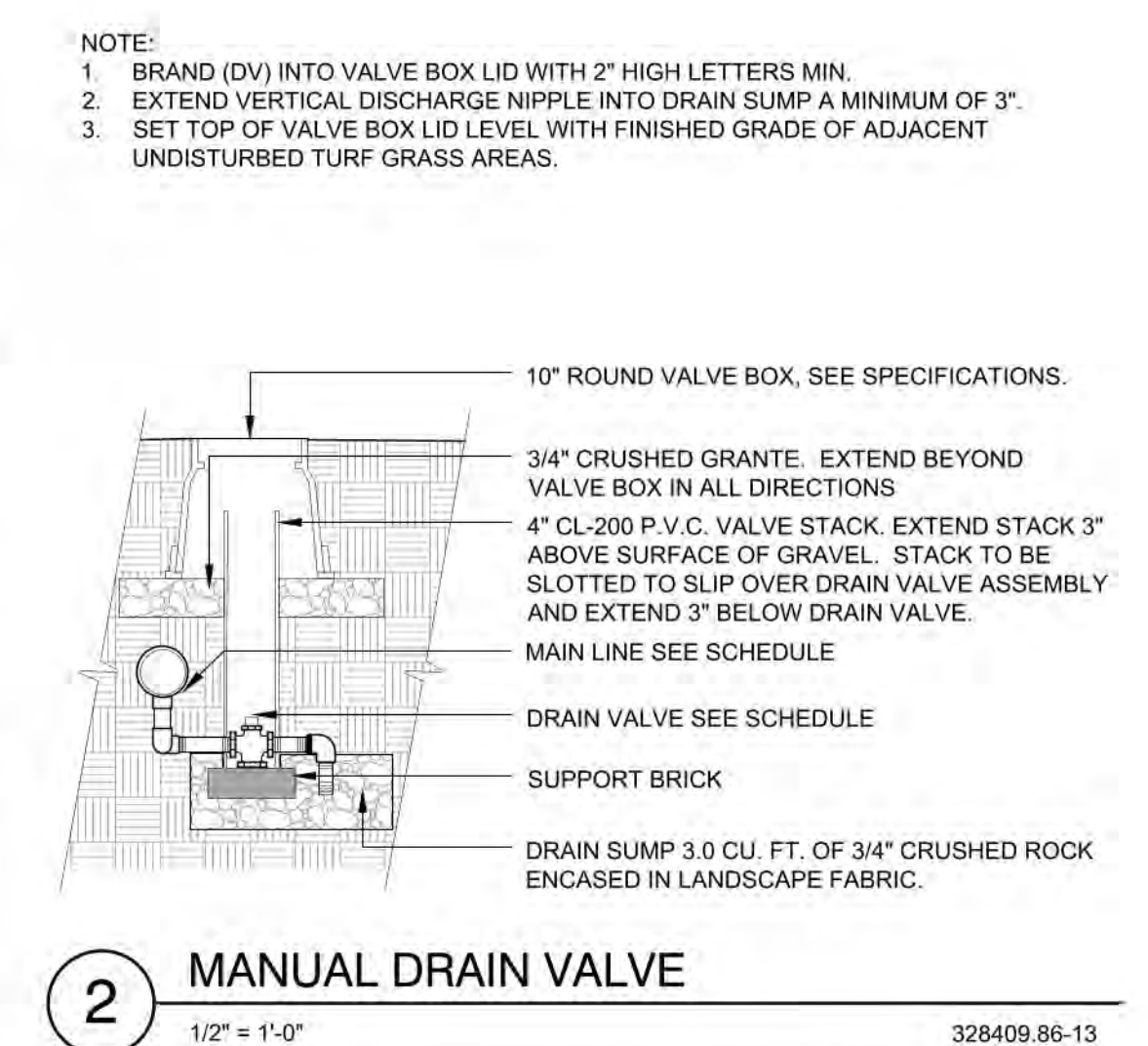
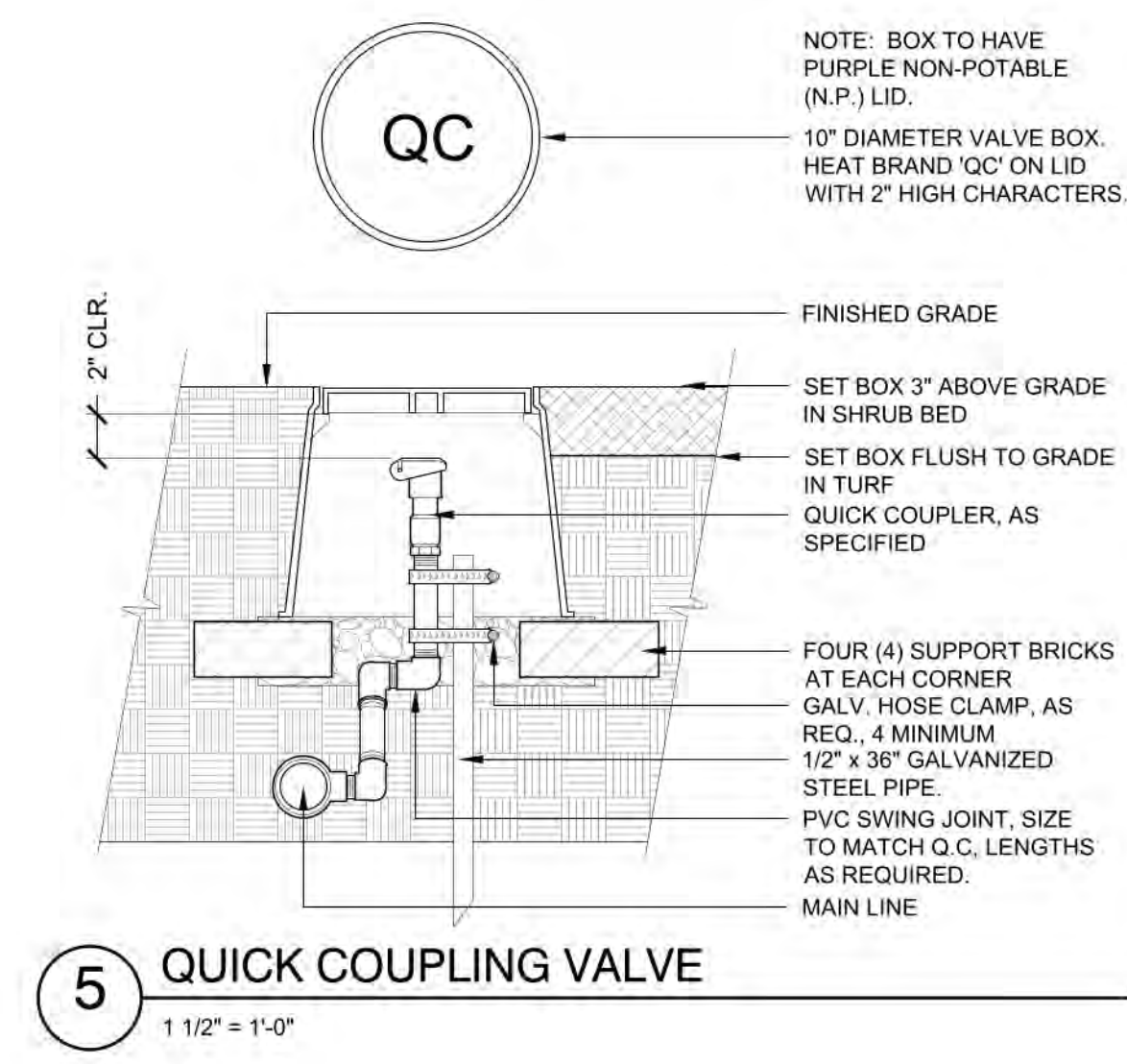
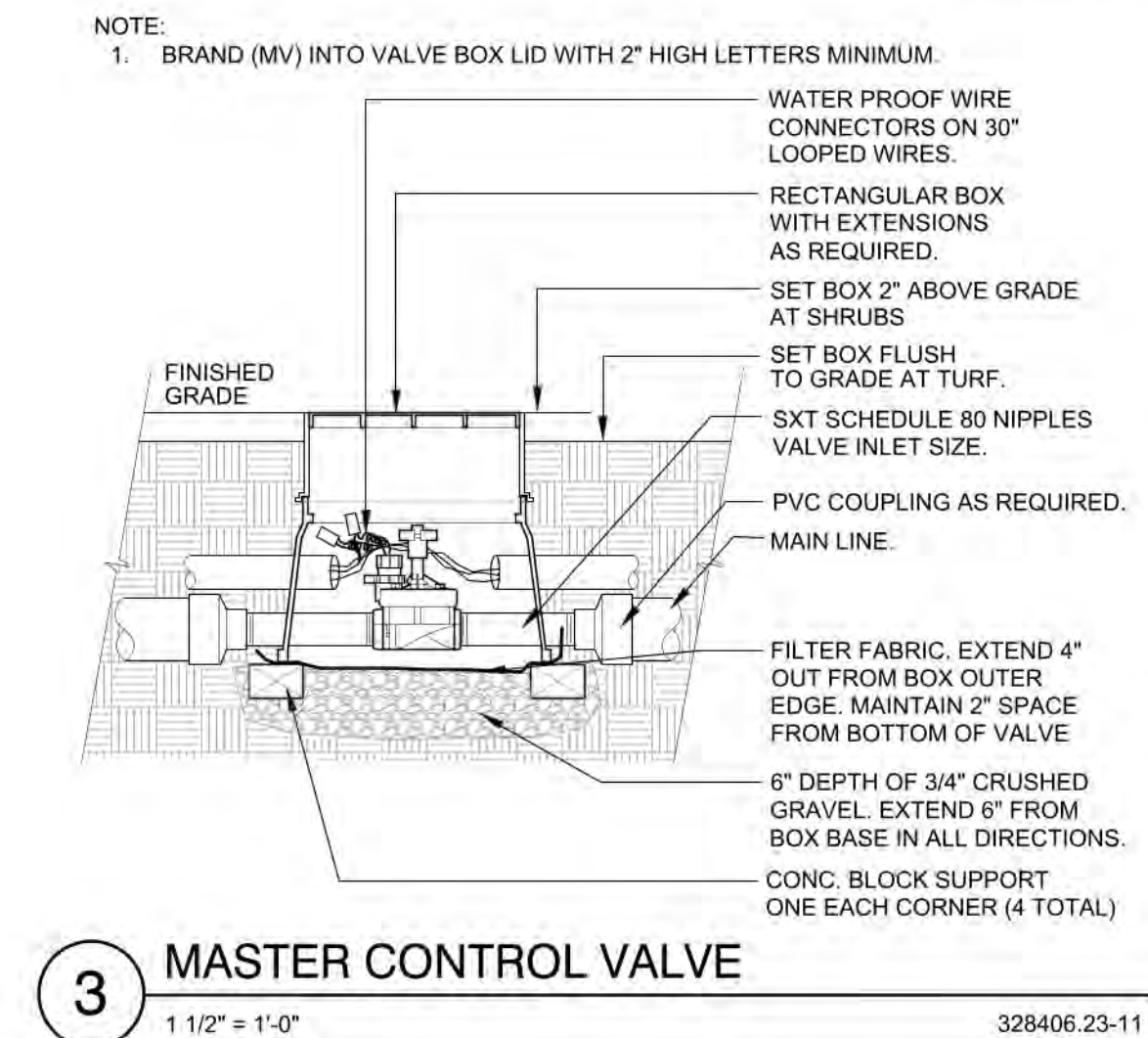
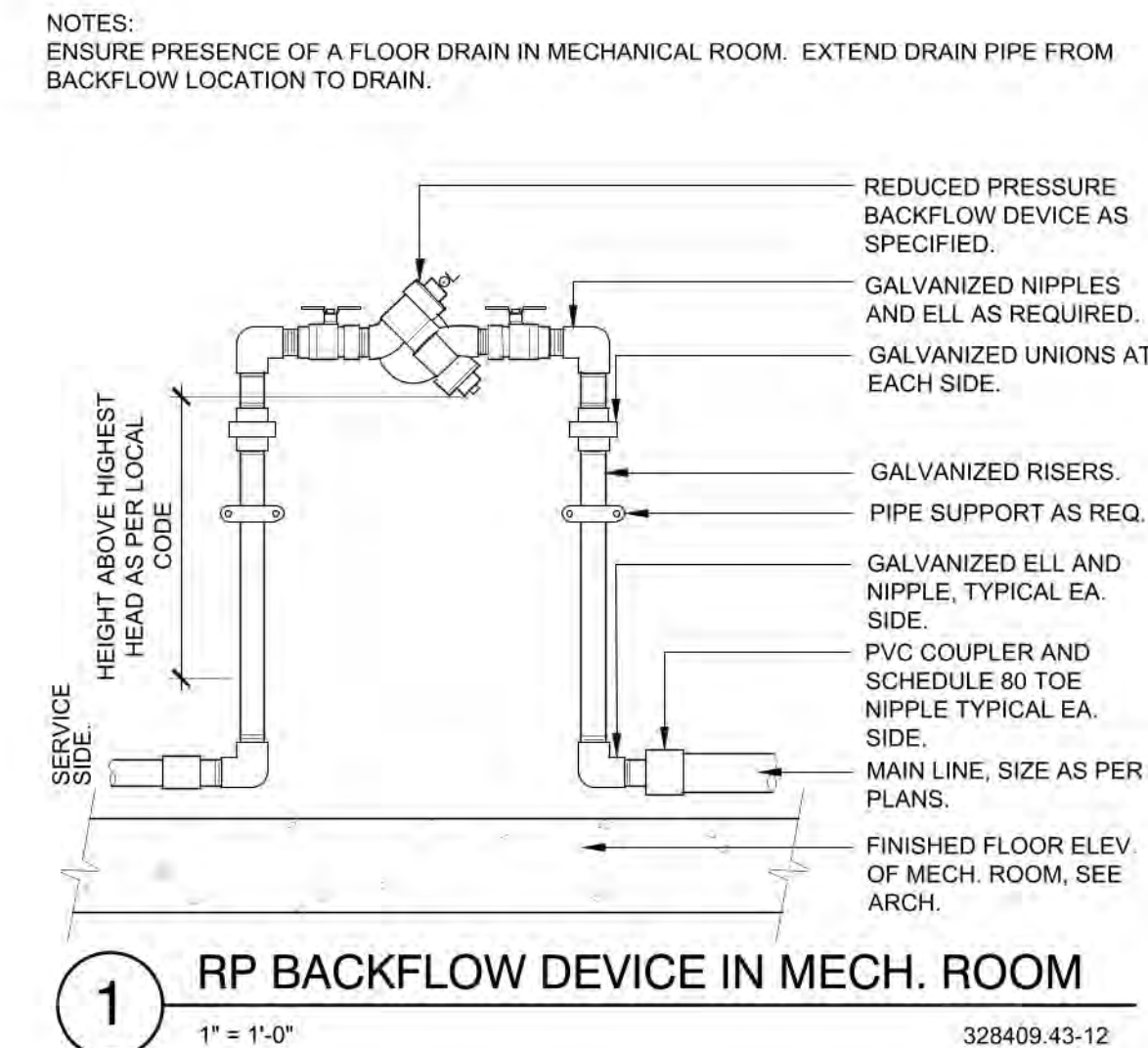
POC - 3/4" - CONNECT TO 3/4" STUB LOCATED IN THE MECHANICAL ROOM. EXTEND AND CONNECT 3/4" TYPE-K COPPER LINE TO 3/4" BACKFLOW DEVICE. REFER TO CIVIL PLANS FOR CONNECTION LOCATION.

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: **9.34 GPM MAX.** (SINGLE VALVE OPERATION)

- 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.
- CONTRACTOR TO INSTALL ALL REQUIRED EQUIPMENT IN ACCORDANCE WITH ALL LOCAL WATER PURVEYORS REQUIREMENTS.
- 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.
- 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.
- CONTRACTOR TO COORDINATE CONTROLLER LOCATIONS WITH OWNERS REPRESENTATIVE PRIOR TO INSTALLATION. INSTALL CONTROLLERS IN COMMON AREA IN LANDSCAPE BED.
- 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.
- 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.



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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:

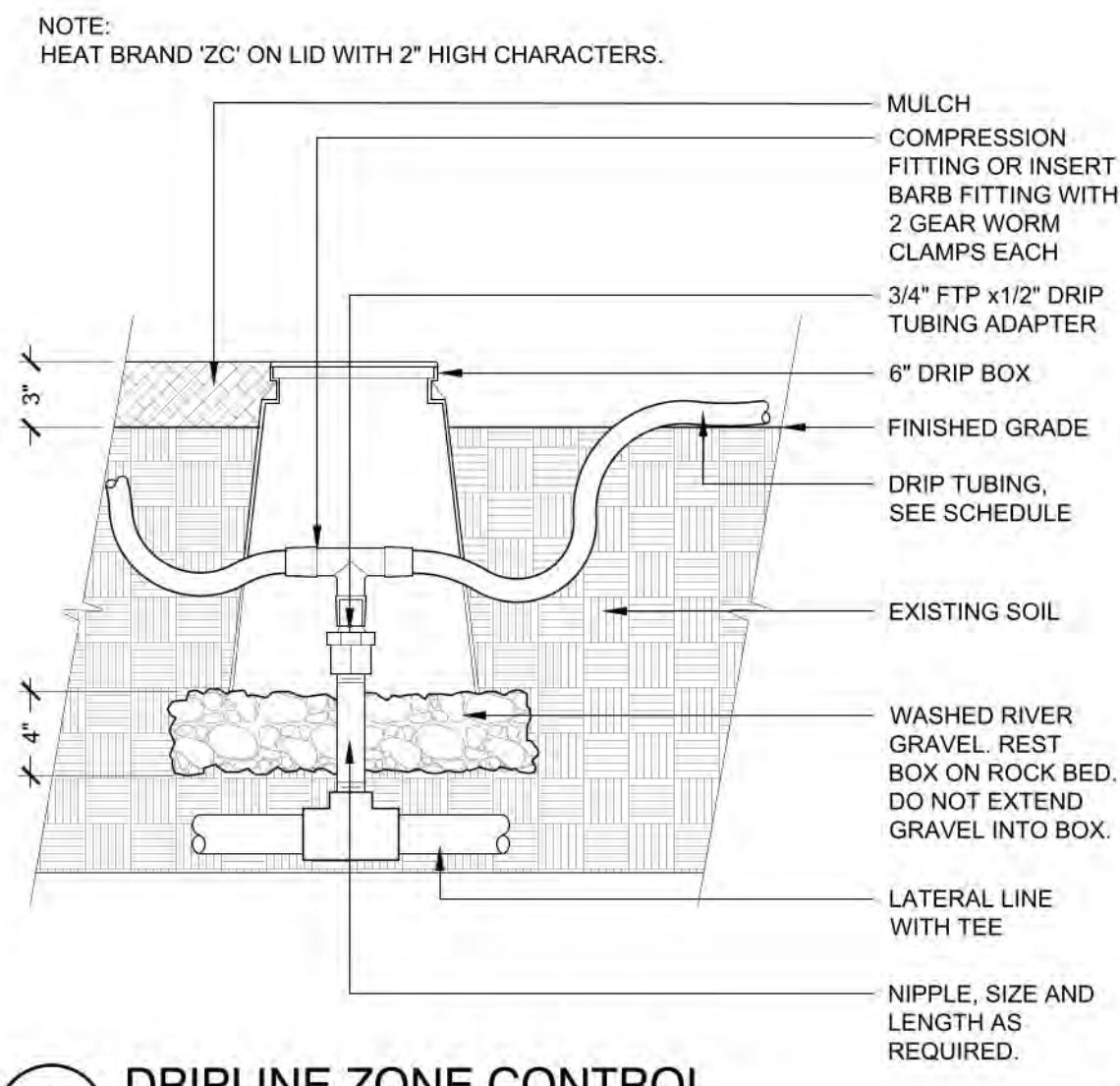
REVISION DESCRIPTION	PER COMMENTS
DATE: 3/16/23	
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DATE: 09-15-2022

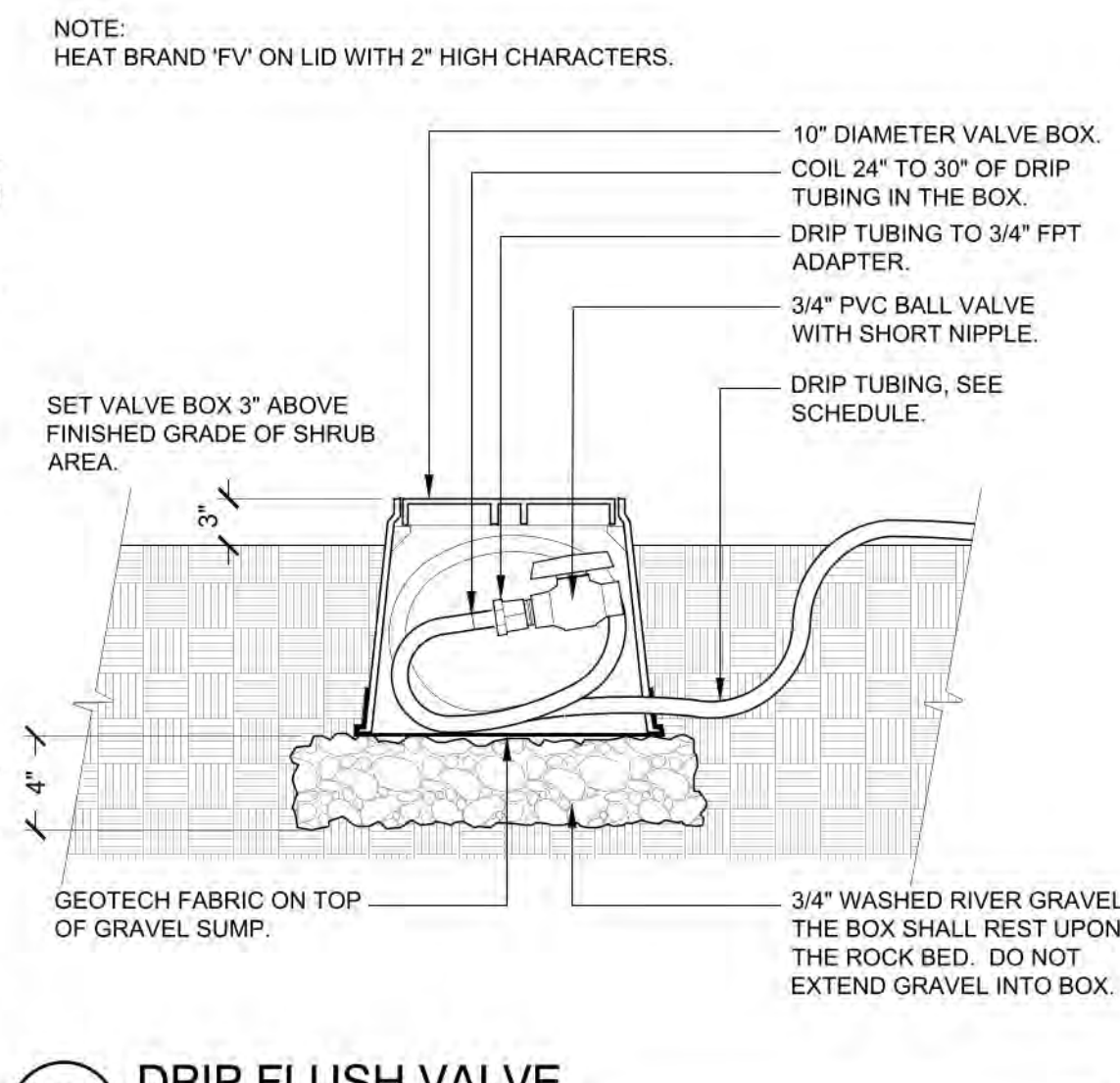
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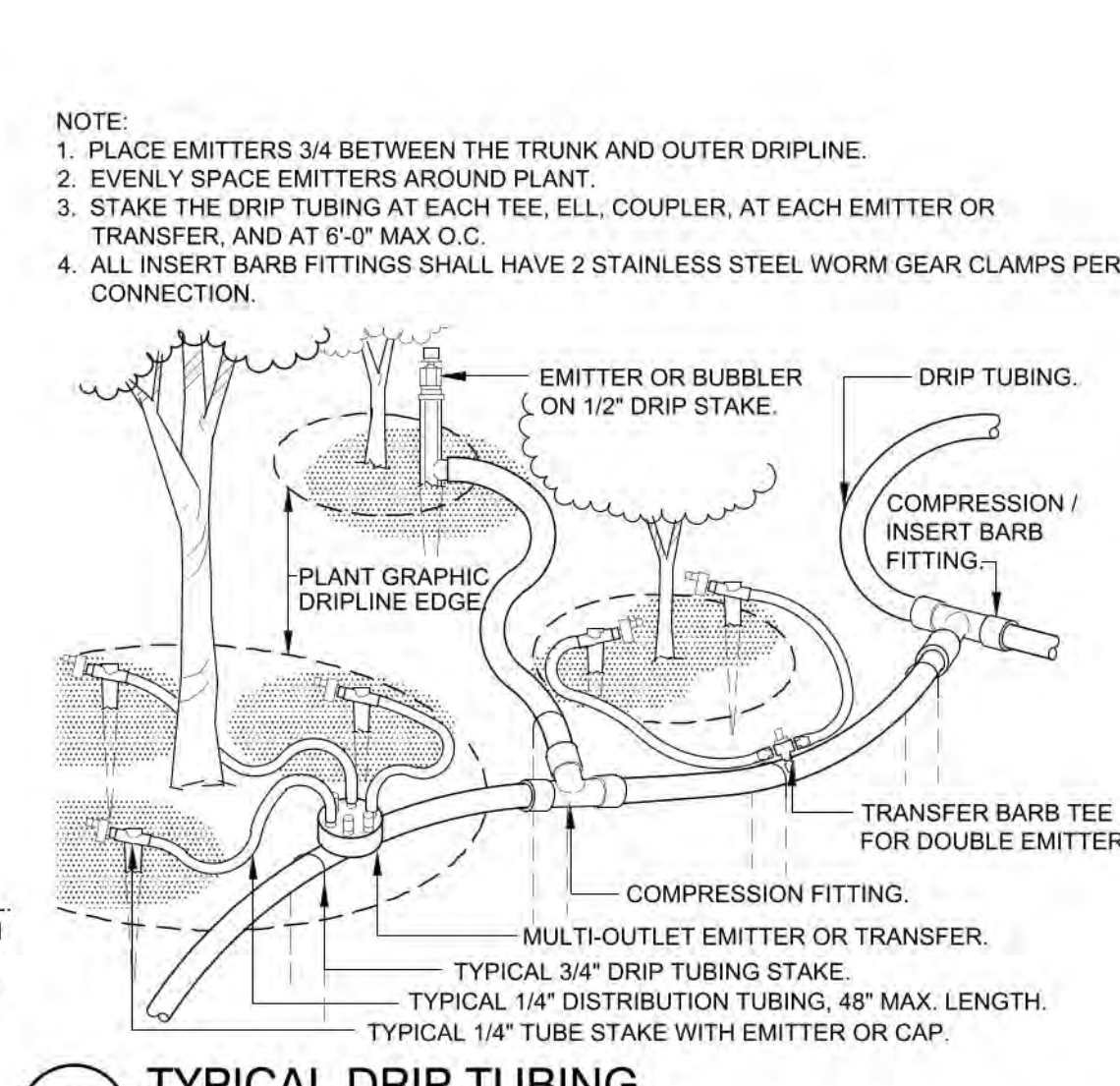
**TRAILS AT CROWFOOT FILING NO. 9, 1ST AMENDMENT LOT 1
KUM & GO #2293 GAS & C-STORE SITE PLAN**



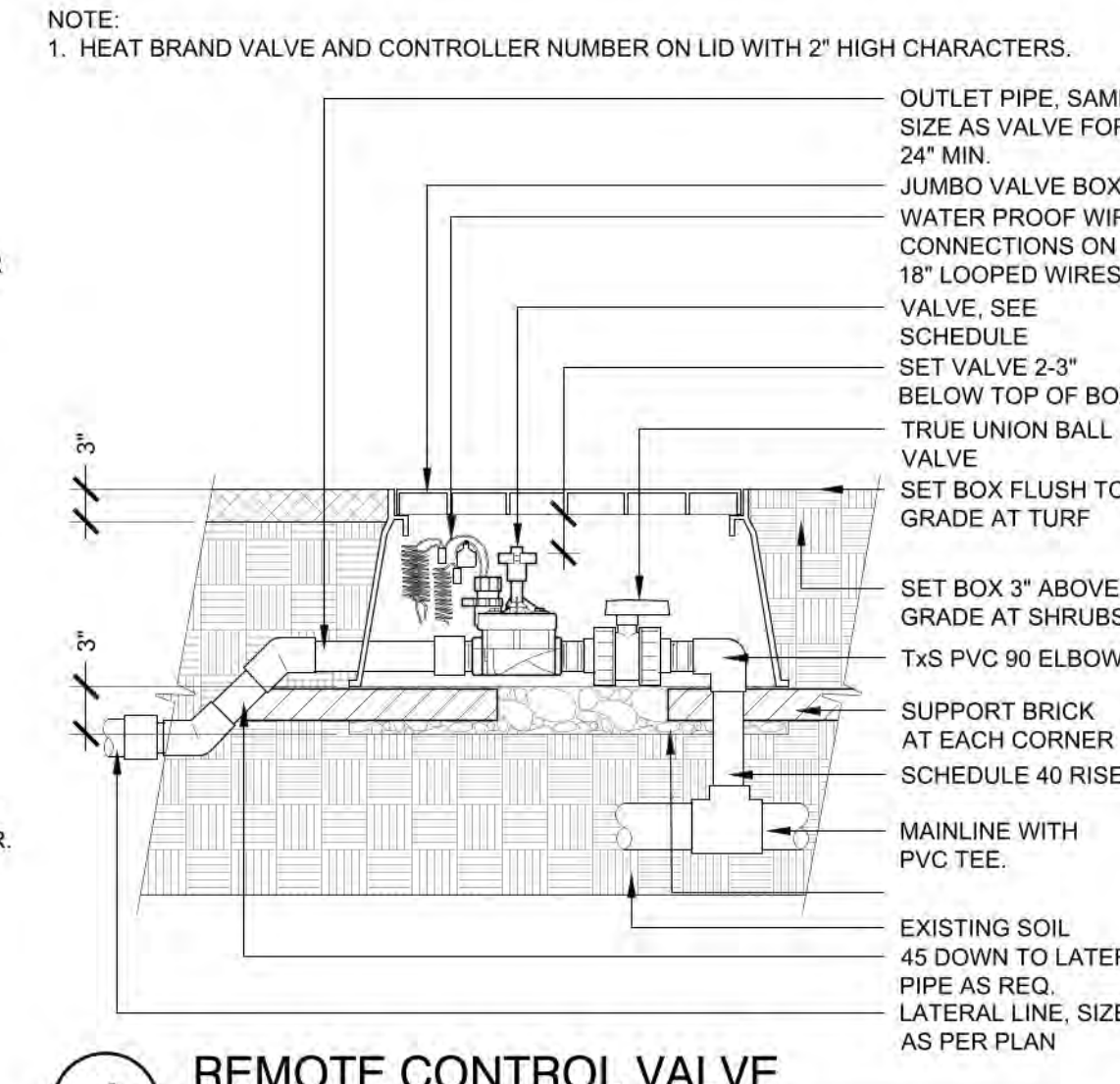
1 DRIPLINE ZONE CONTROL
1 1/2" = 1'-0"
328413.46-13



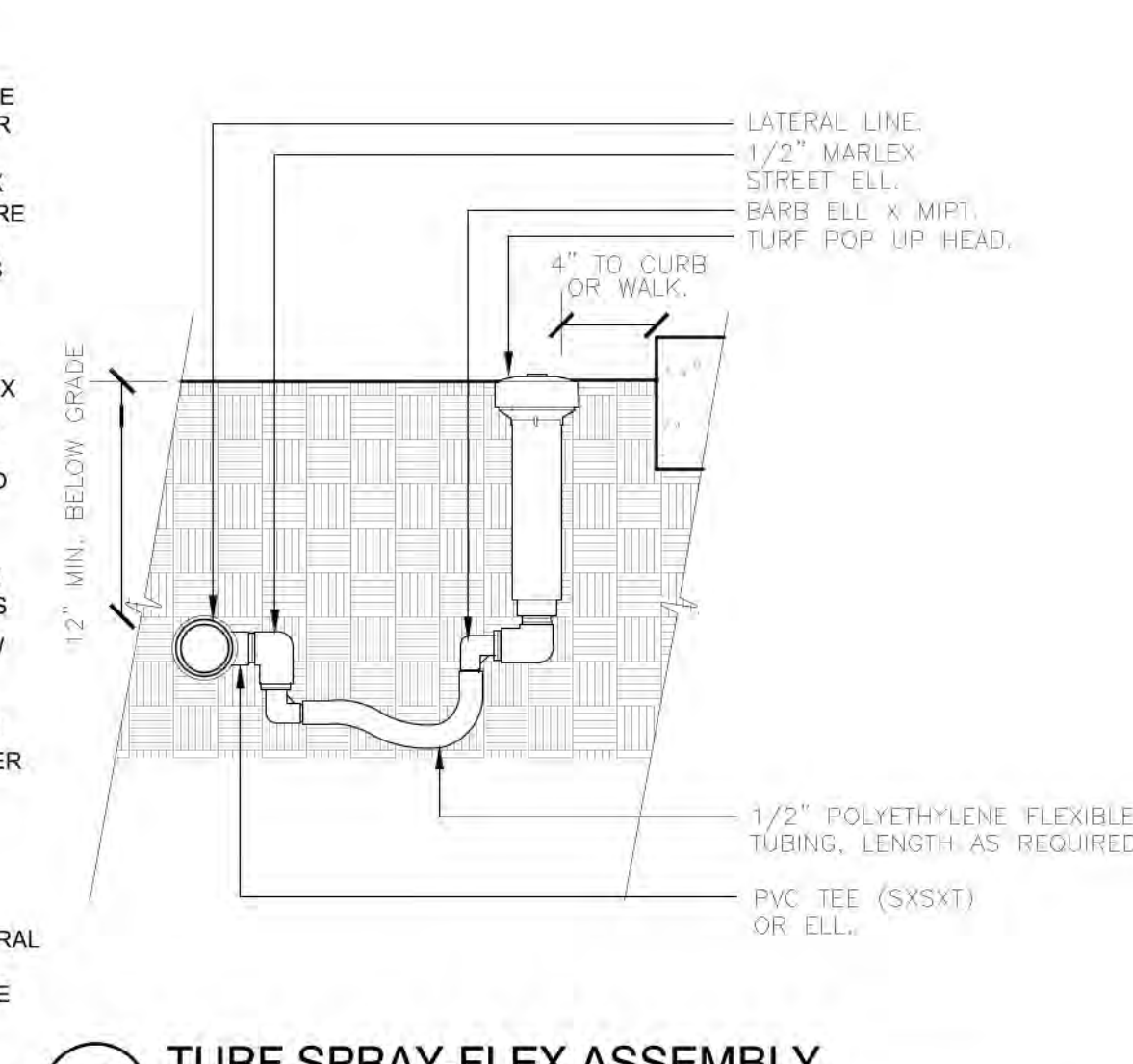
2 DRIP FLUSH VALVE
1 1/2" = 1'-0"
328413.49-98



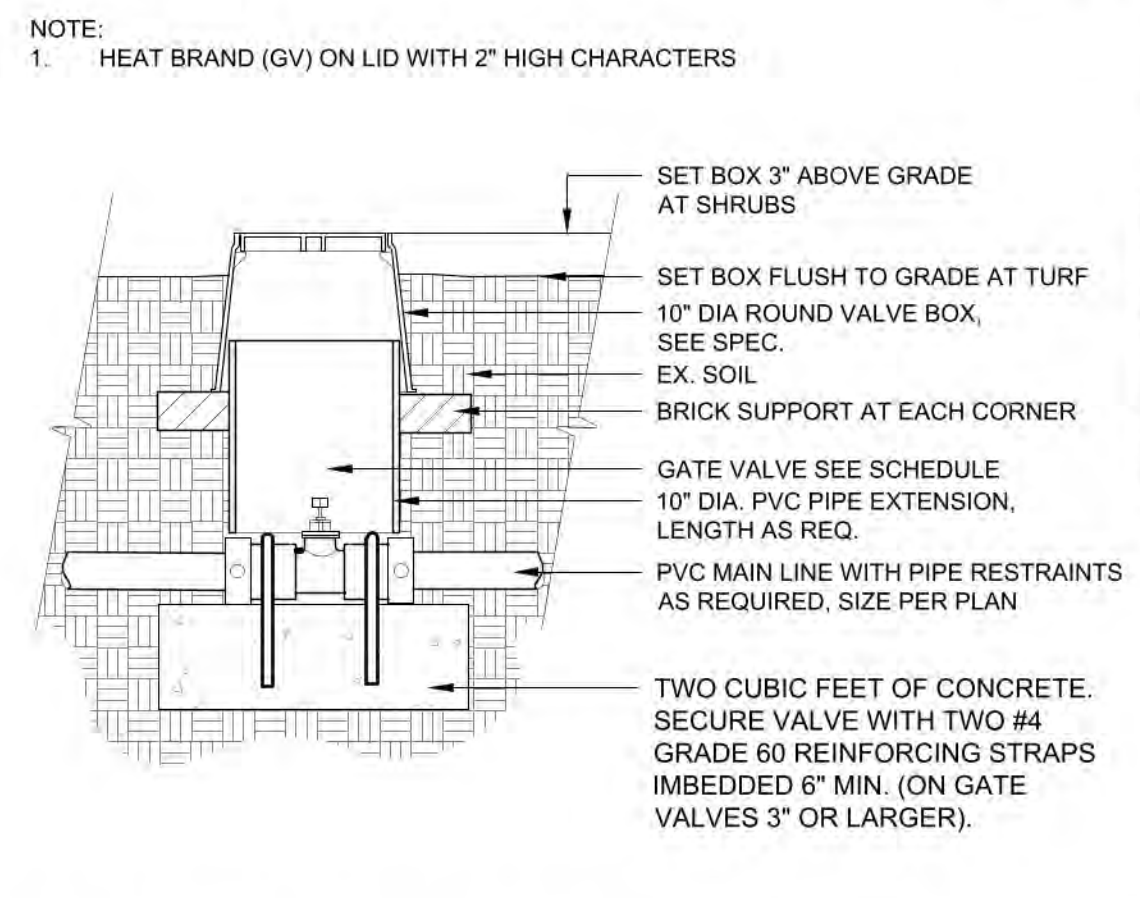
3 TYPICAL DRIP TUBING
1 1/2" = 1'-0"
328413.43-02



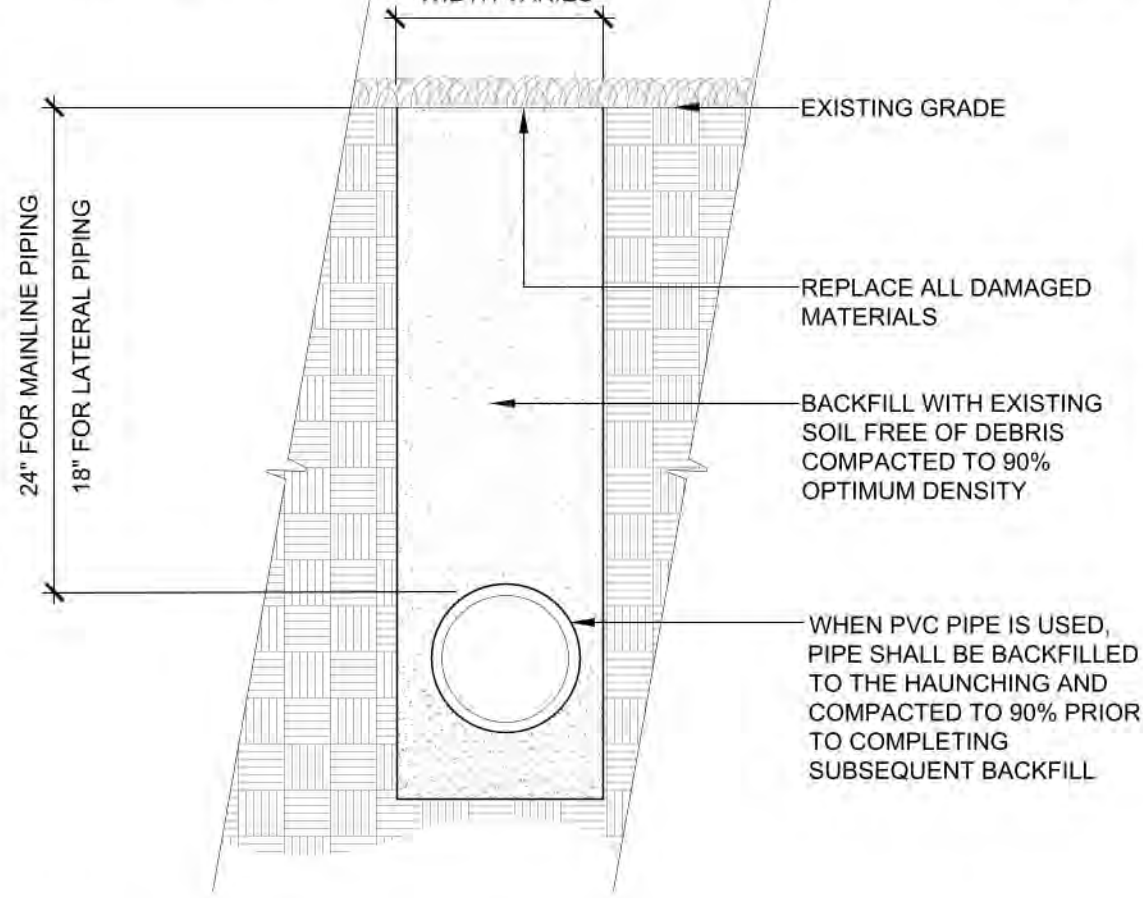
4 REMOTE CONTROL VALVE
1" = 1'-0"
328406.13-08



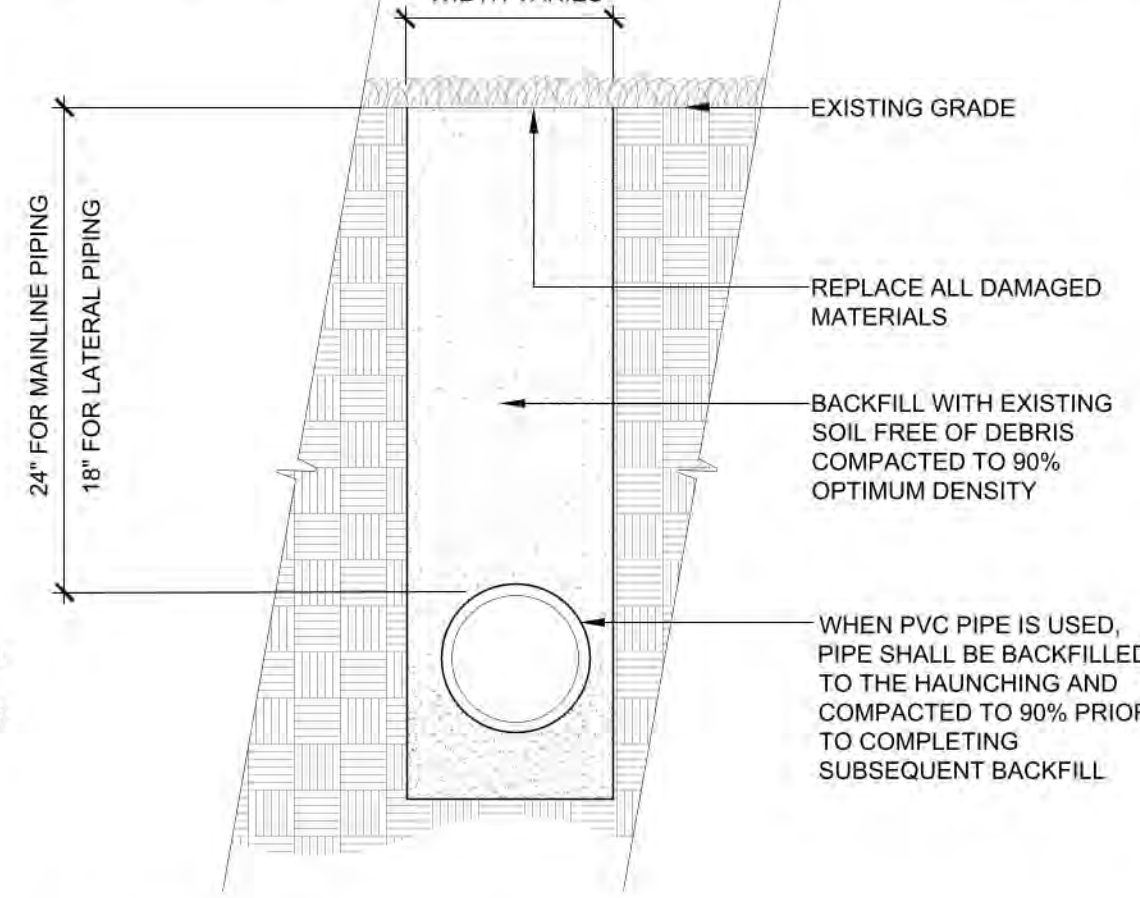
5 TURF SPRAY-FLEX ASSEMBLY
3" = 1'-0"
328403.13-03



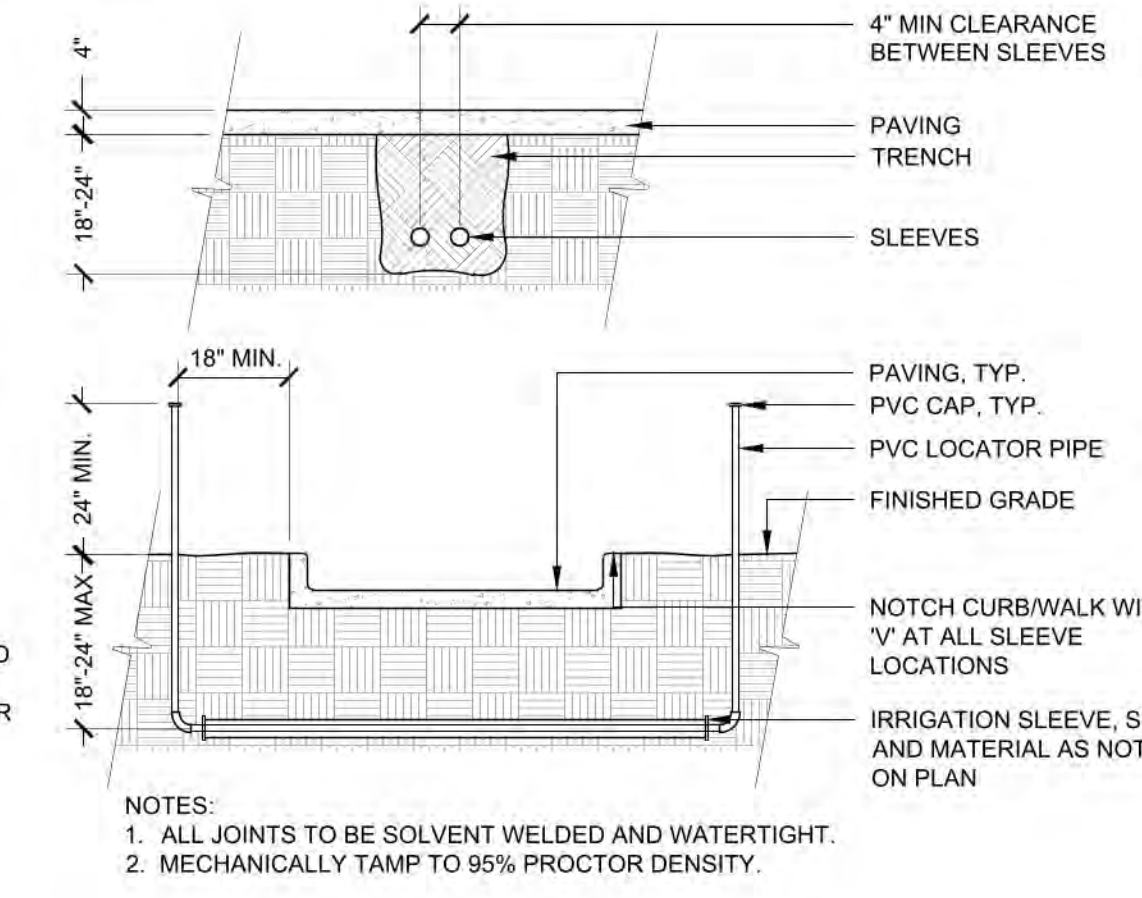
6 GATE VALVE UNDER 3"
1" = 1'-0"
328406.33-90



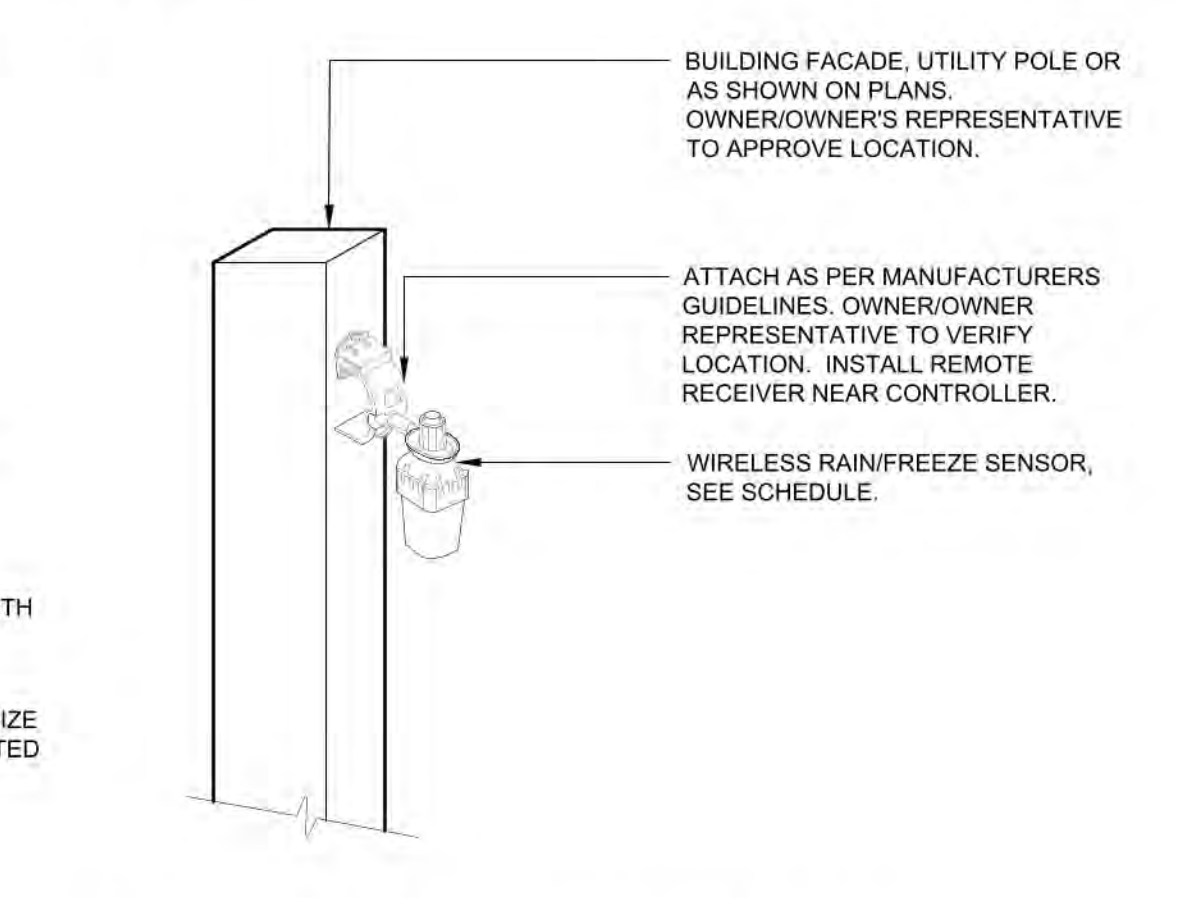
7 TRENCH DETAIL
1 1/2" = 1'-0"
328409.76-103



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



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

KG PROJECT TEAM: EES
RDM:
SDM:
CPM:

REVISION DESCRIPTION	DATE	PER COMMENTS
1	3/16/23	

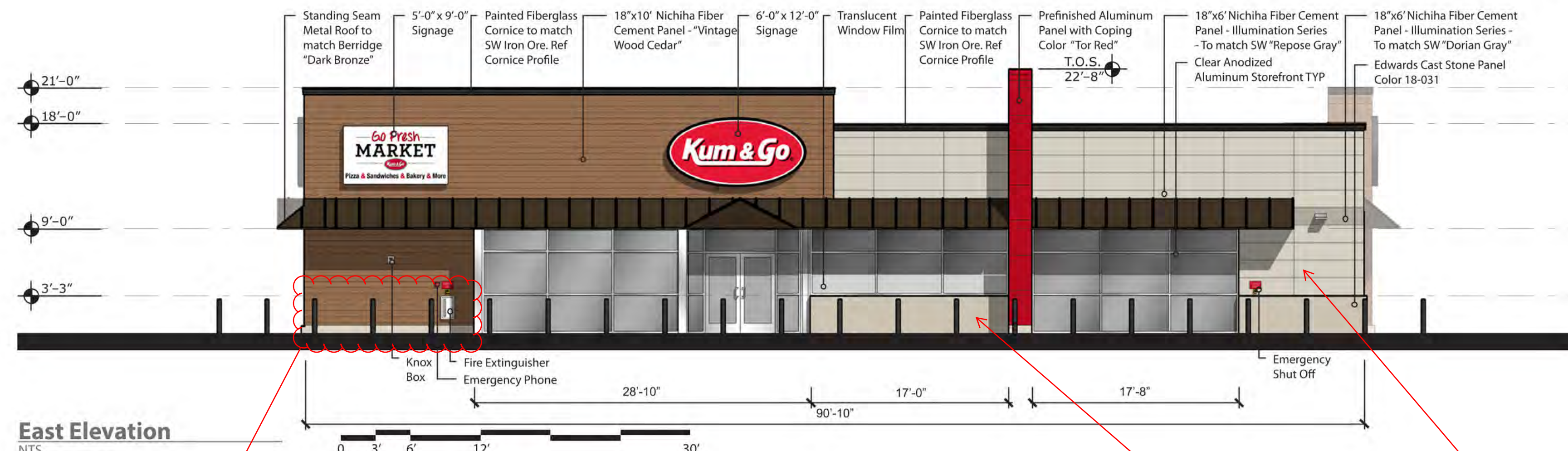
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SHEET NUMBER:
IR3
12 OF 17

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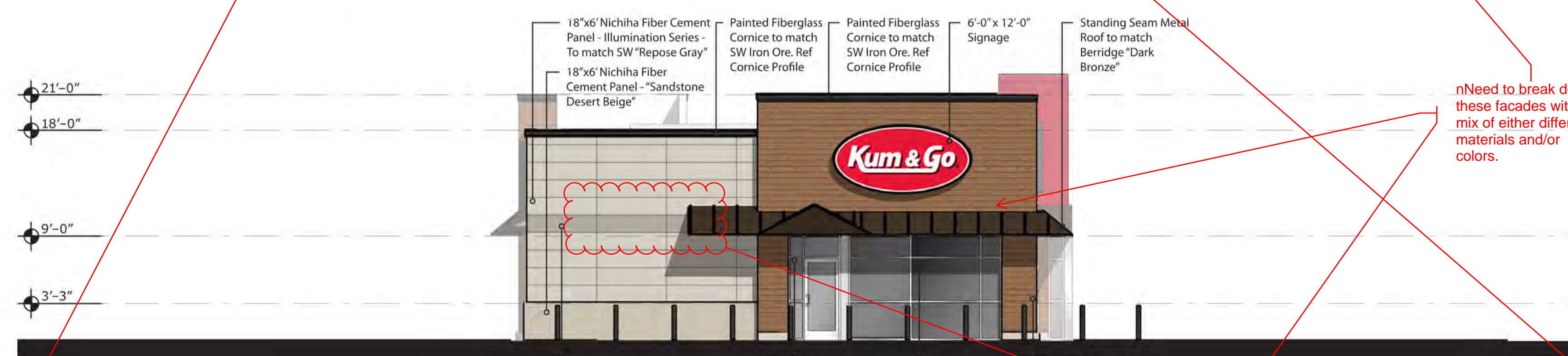
Proposed Building Signage

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



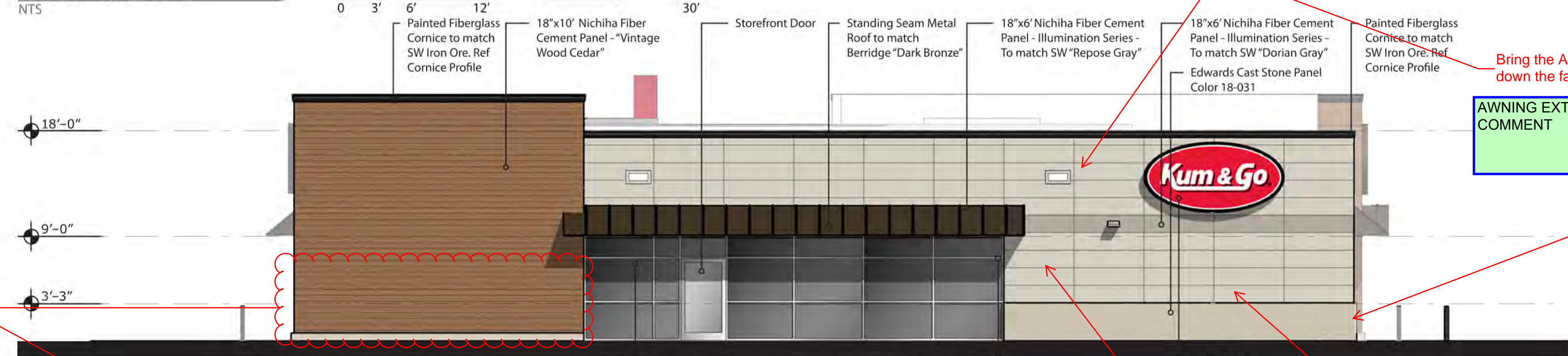
East Elevation
NTS

Note: 70% Glass Per Elevation Linear Dimension



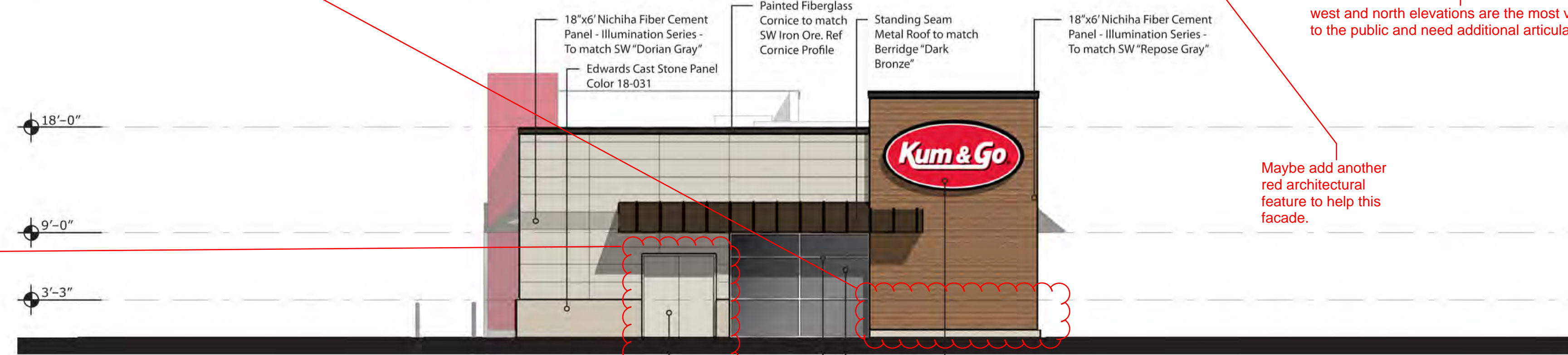
South Elevation
NTS

Note: 41% Glass Per Elevation Linear Dimension



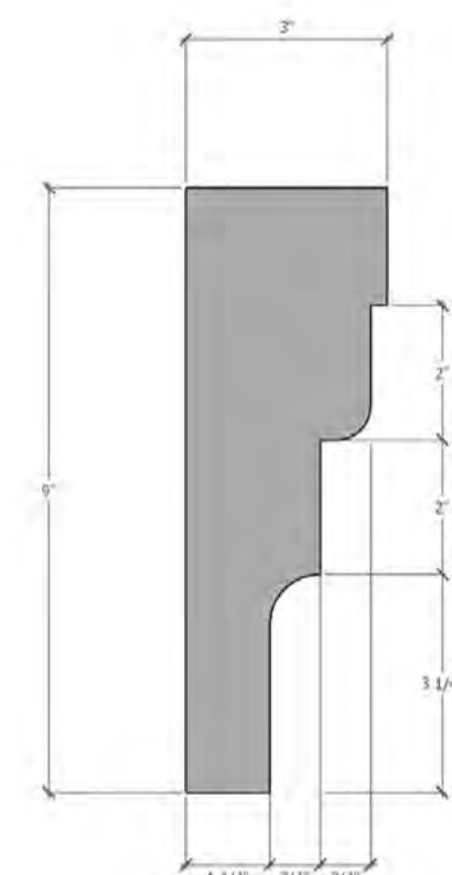
West Elevation
NTS

Note: 40% Glass Per Elevation Linear Dimension



North Elevation
NTS

Note: 27% Glass Per Elevation Linear Dimension



Cornice Profile
NTS

BUILDING ELEVATIONS UPDATED PER COMMENT

Is this a customer entrance? It is facing the hard corner and the pedestrian runs right to this entrance. This could also help with your 40% glazing for this facade.

Consider making this an entrance with glass doors.

Need to break down these facades with a mix of either different materials and/or colors.

BUILDING ELEVATIONS UPDATED PER COMMENT

Bring the Awning further down the facade.

AWNING EXTENDED PER COMMENT

Use a form liner to make this feature look more like natural stone

BUILDING ELEVATIONS UPDATED PER COMMENT

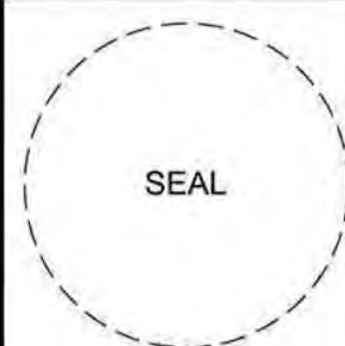
west and north elevations are the most visible to the public and need additional articulation.

BUILDING ELEVATIONS UPDATED PER COMMENT

Maybe add another red architectural feature to help this facade.

ELEVATION MODIFIED TO MEET GLAZING REQUIREMENTS

Street facing facades shall have 40% glazing



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

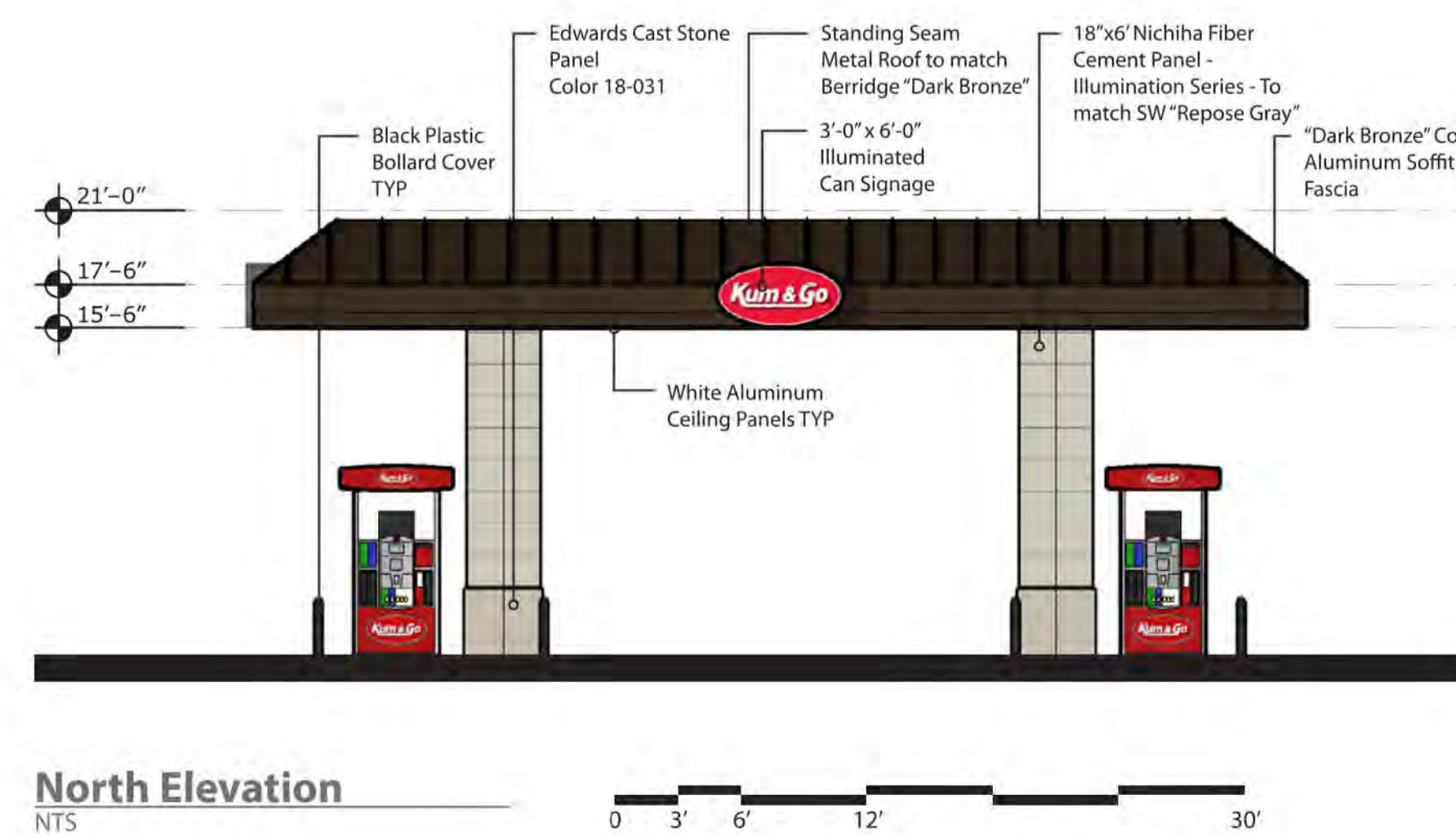
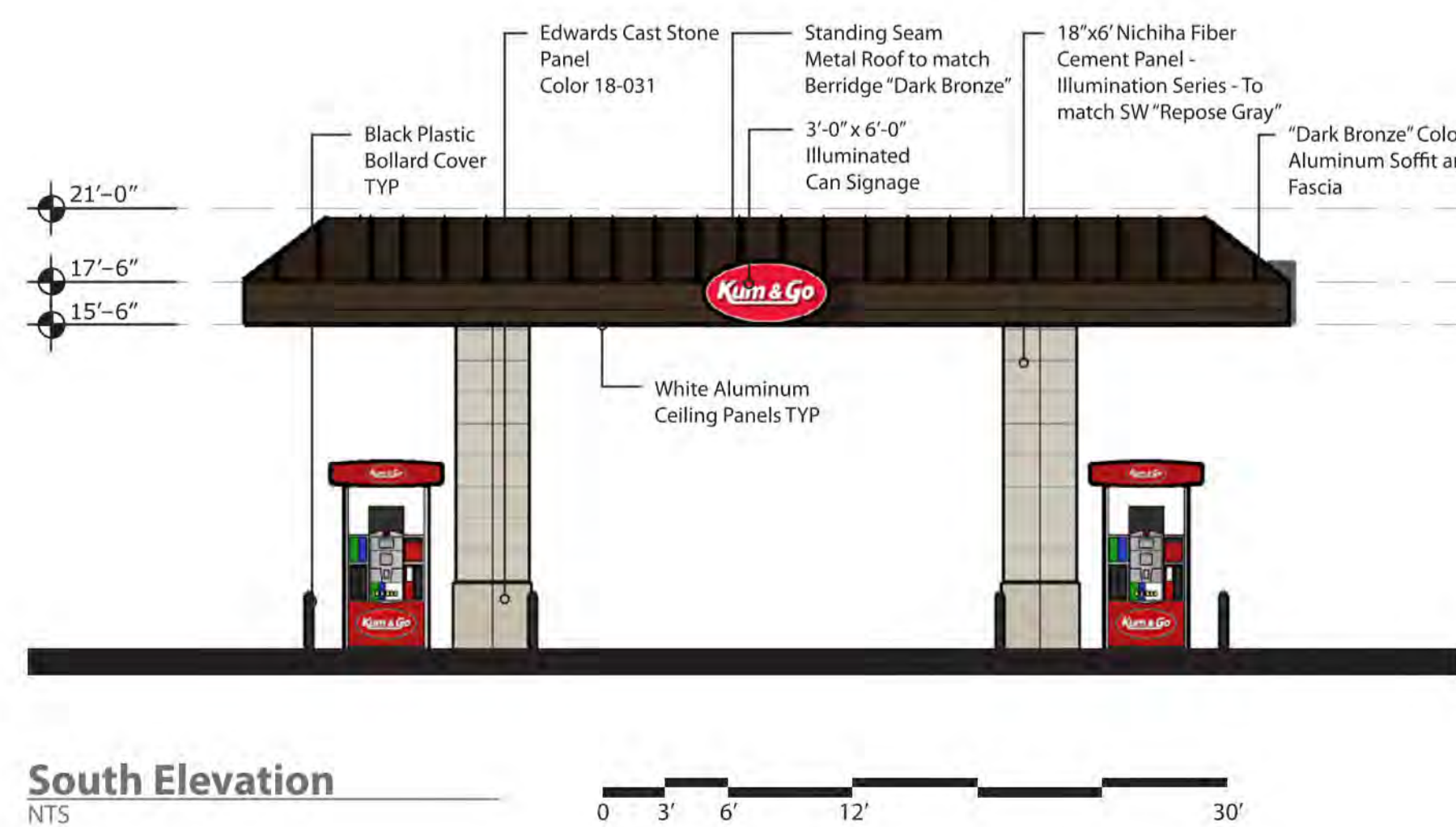
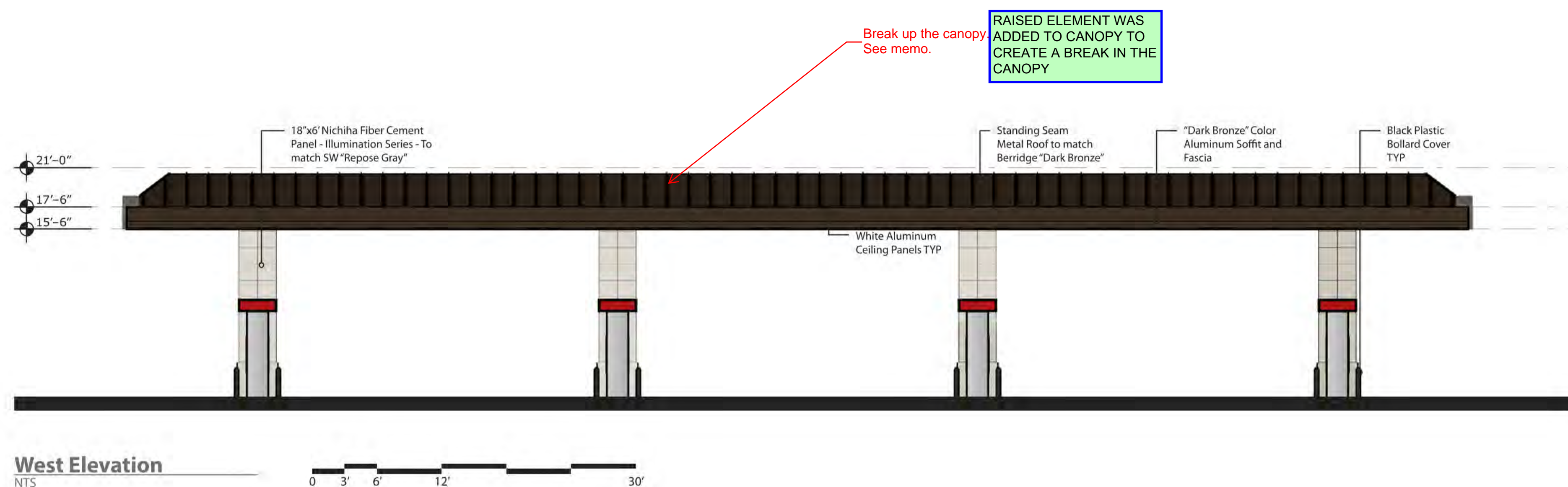
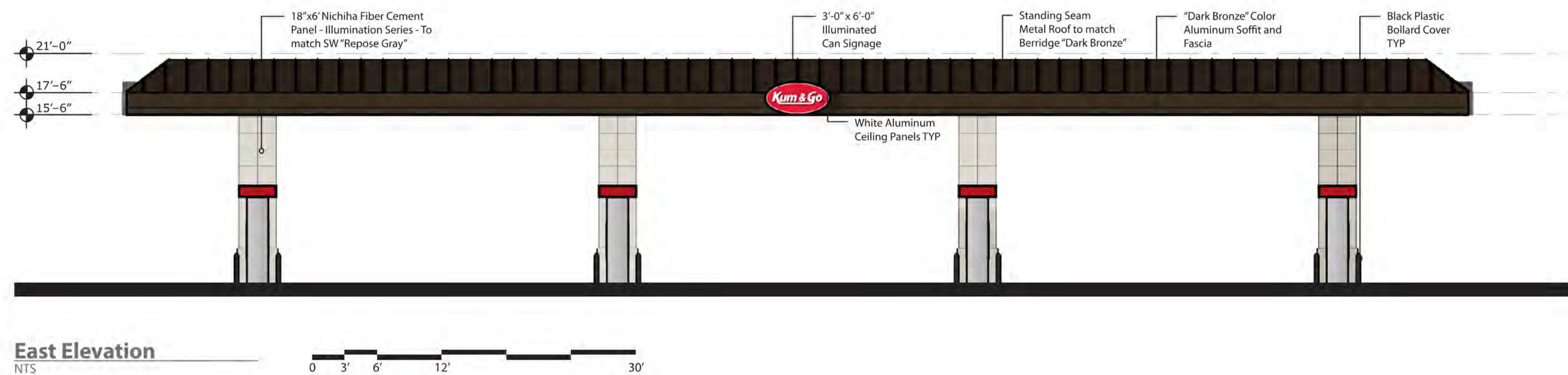
KG PROJECT TEAM:
RDM:
SDM:
CPM:

REVISION DESCRIPTION	DATE

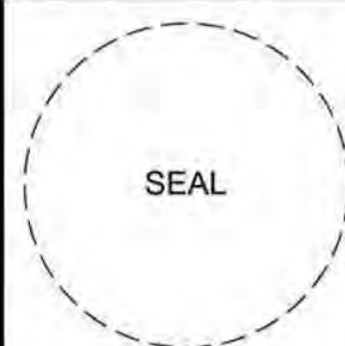
TRAILS AT CROWFOOT FILING NO. 9, 1ST AMENDMENT LOT 1 KUM & GO #2293 GAS & C-STORE SITE PLAN

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



brr
 ARCHITECT OF RECORD:
 BRR ARCHITECTURE, INC
 813 METCALF AVENUE
 SUITE 300
 OVERLAND PARK, KS 66204
 www.brrarch.com
 TEL: 913-262-9055
 FAX: 913-262-9044



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

KG PROJECT TEAM:
 RDM:
 SDM:
 CPM:

REVISION DESCRIPTION	DATE

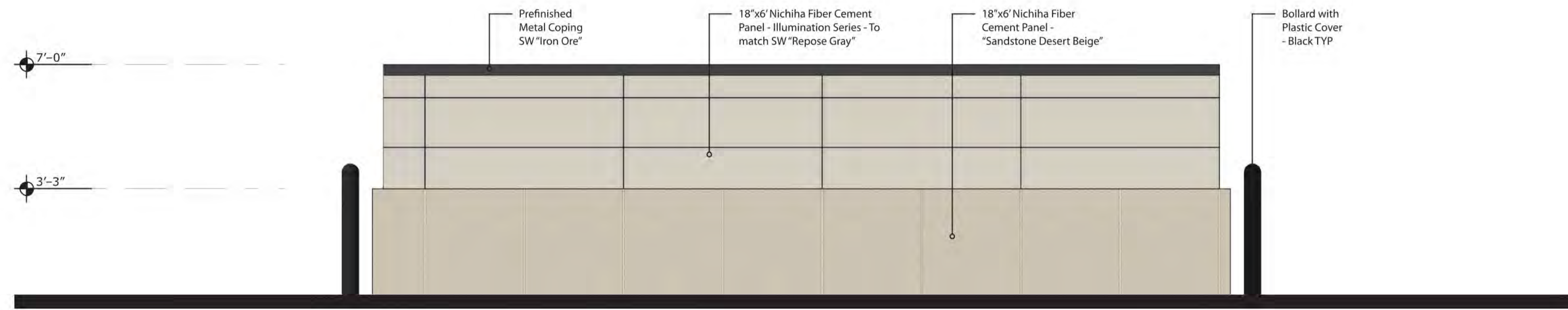
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SHEET NUMBER:
P2
 14 OF 17

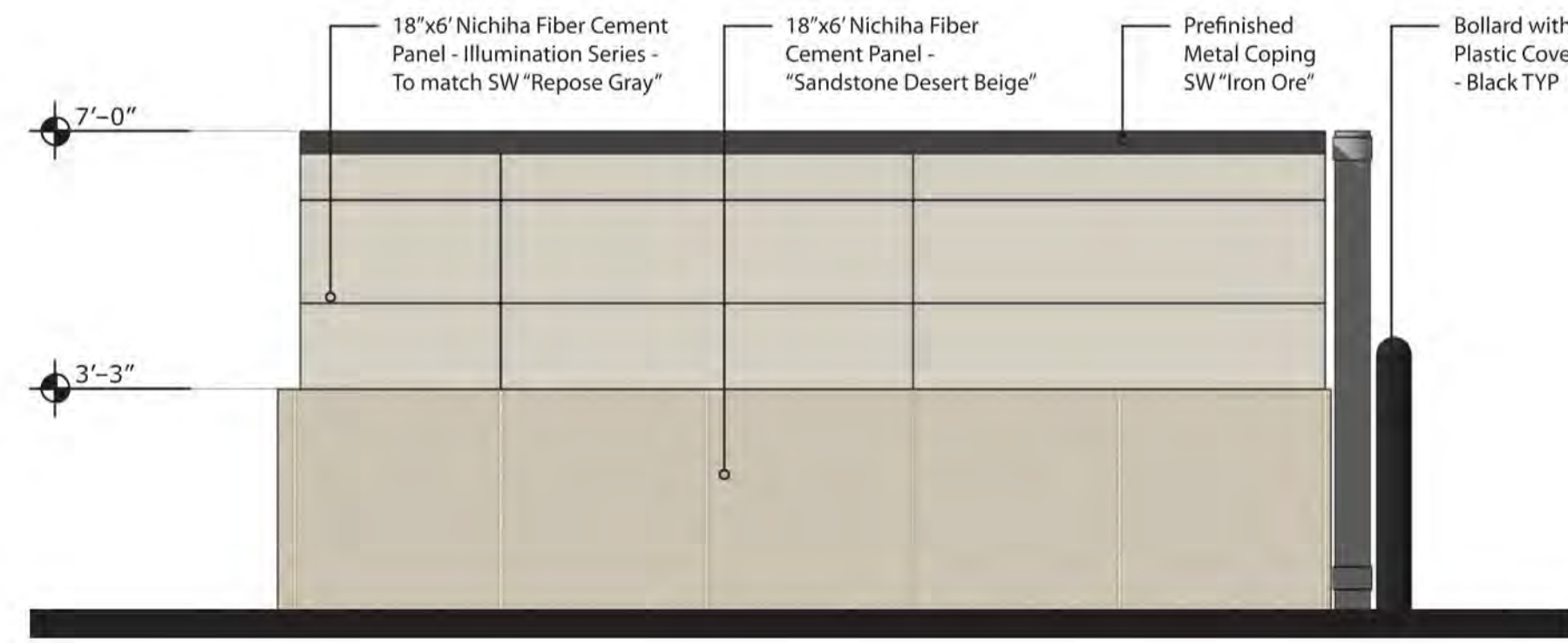
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KUM & GO #2293 GAS & C-STORE SITE PLAN**



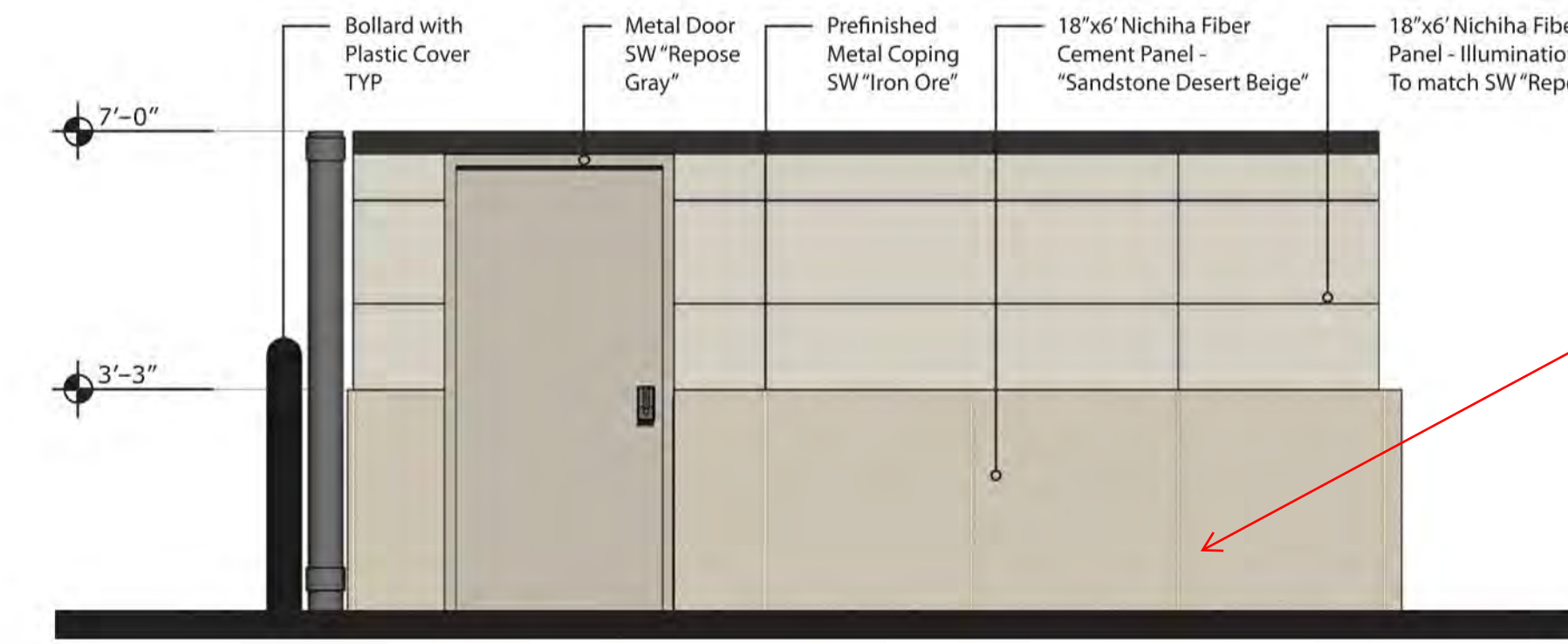
East Elevation
NTS



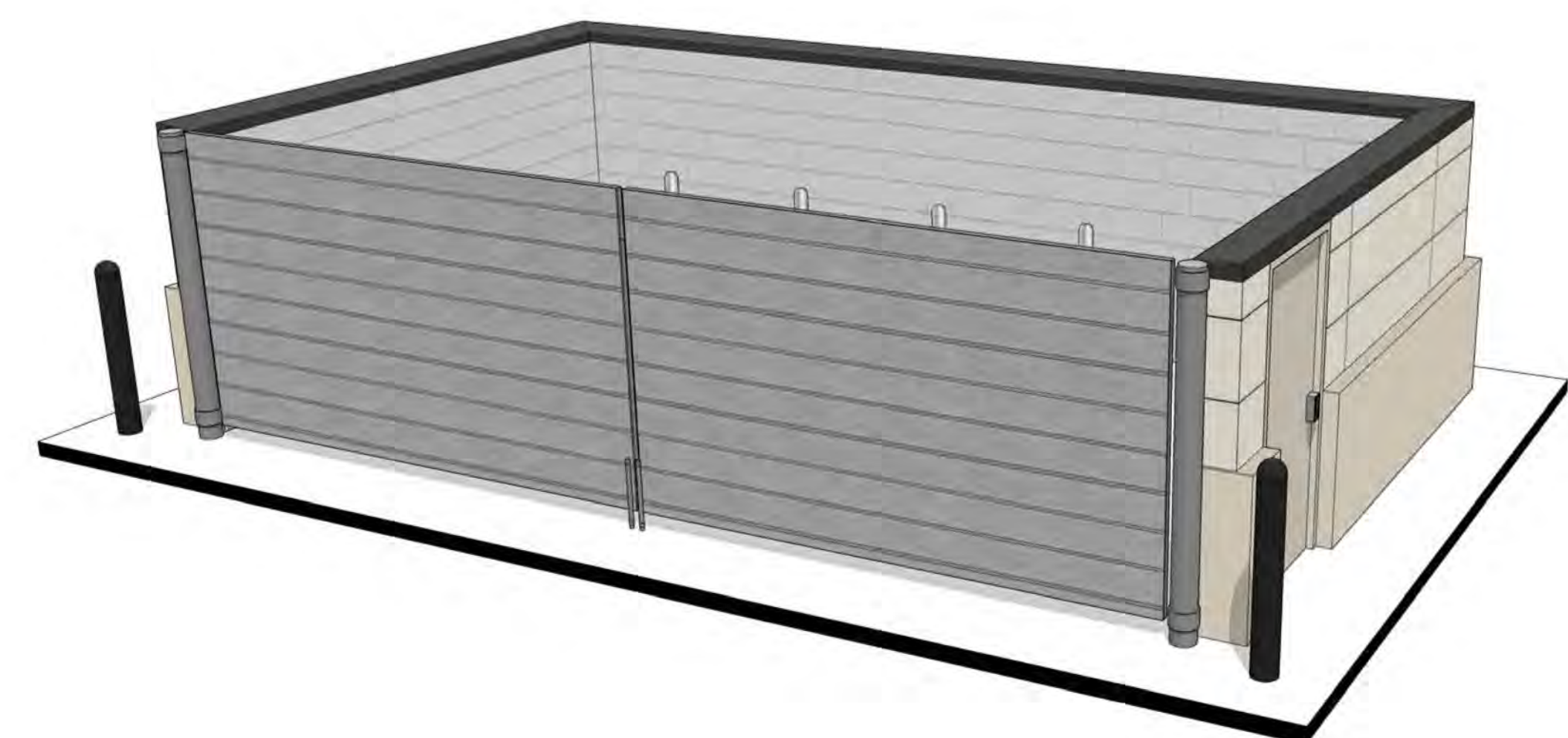
West Elevation
NTS



South Elevation
NTS



North Elevation
NTS



Perspective
NTS

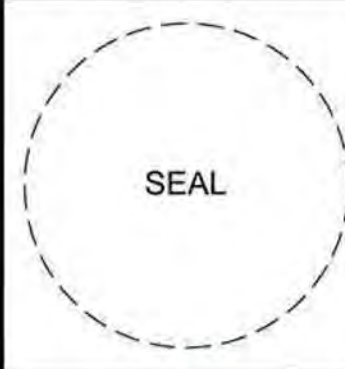
Also use form liner here as well

**BUILDING ELEVATIONS
UPDATED PER
COMMENT**

brr

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 BRR ARCHITECTURE, INC
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 SUITE 300
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2293 - PARKER, CO
 N PINERY PKWY AND BAYOU GULCH RD
TRASH ENCLOSURE ELEVATIONS

KG PROJECT TEAM:
 RDM:
 SDM:
 CPM:

REVISION DESCRIPTION	DATE	REVISIONS

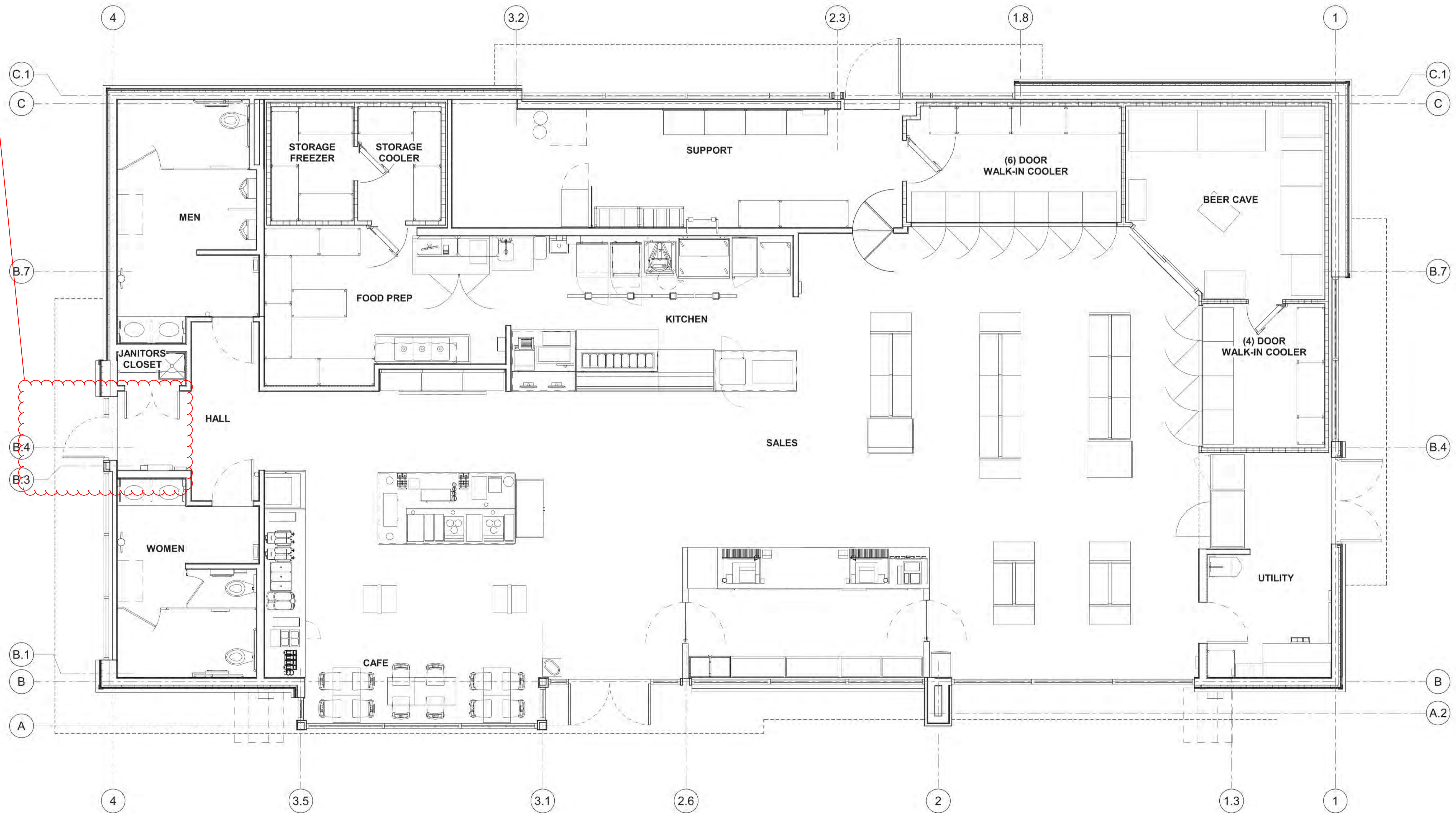
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SHEET NUMBER:
P3
 15 OF 17

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

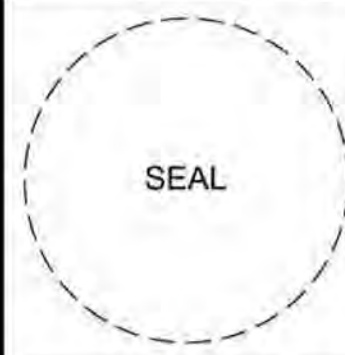
The elevations show a double door here. Please correct.

FLOORPLAN UPDATED PER COMMENT



brr

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



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Des Moines, Iowa
50309
P:515-457-6247

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

KG PROJECT TEAM:
RDM:
SDM:
CPM:

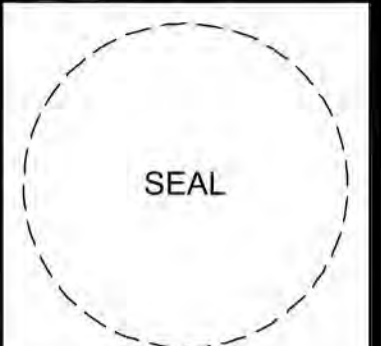
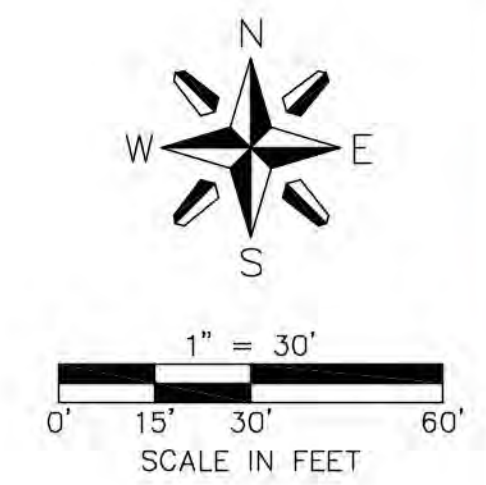
REVISION DESCRIPTION	DATE

DATE: 03/10/2023

SHEET NUMBER:
P4
16 OF 17

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

Provide a cut sheet for the lighting fixtures



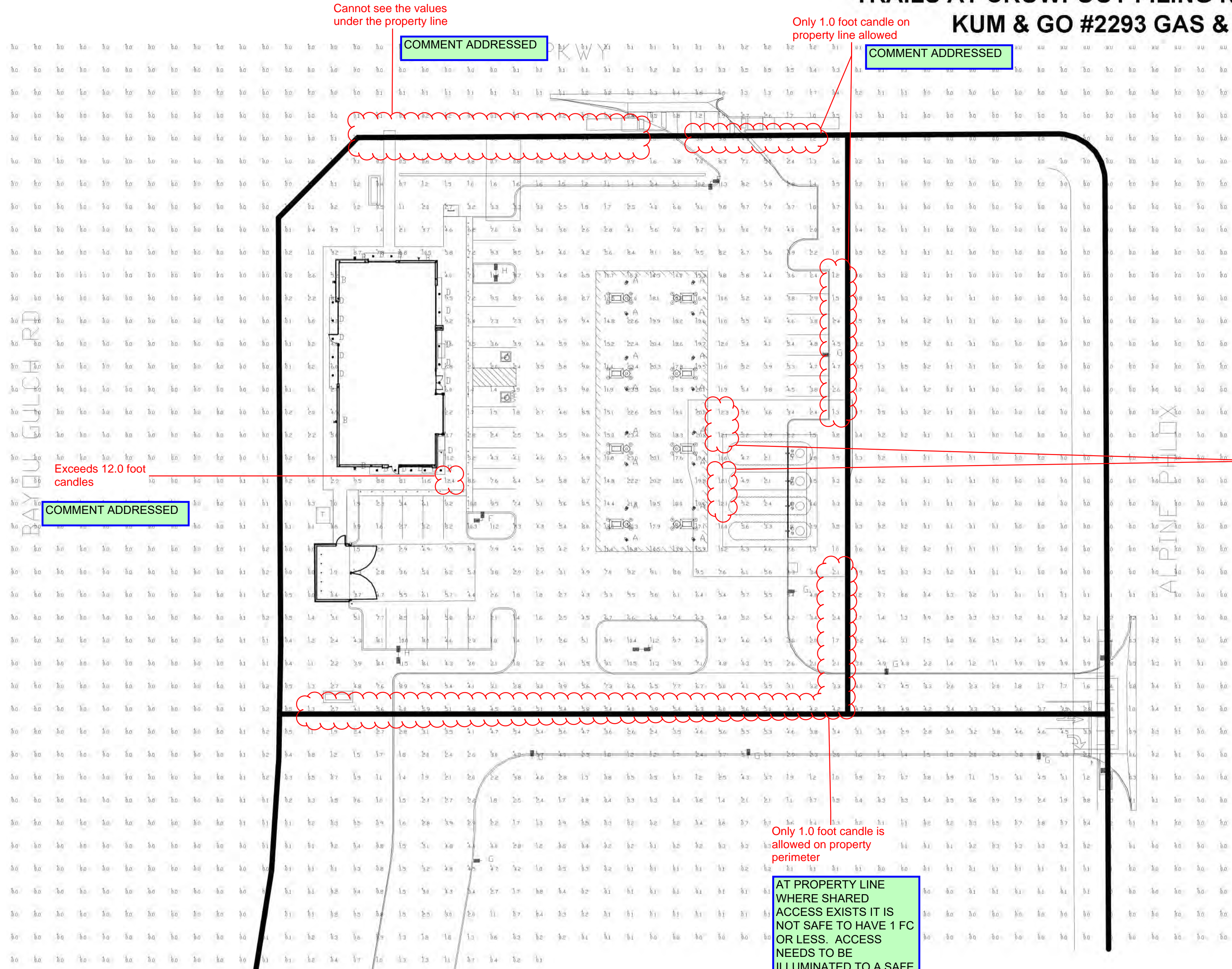
6400 Westown Parkway
West Des Moines, Iowa
50266
P: 515-226-0128
F: 515-223-9873

#2293 - PARKER, CO
PINERY & BAYOU GULCH
LO-156564-2
PHOTOMETRIC PLAN

KG PROJECT TEAM:
RDR:
SDM:
CPM:

DATE	REVISION DESCRIPTION

DATE: 02-24-23
SHEET NUMBER:
P5
17 OF 17



Cannot see the values under the property line

COMMENT ADDRESSED

Only 1.0 foot candle on property line allowed

COMMENT ADDRESSED

Exceeds 12.0 foot candles

COMMENT ADDRESSED

Foot candles should be 12.0 max

COMMENT ADDRESSED

Only 1.0 foot candle is allowed on property perimeter

AT PROPERTY LINE WHERE SHARED ACCESS EXISTS IT IS NOT SAFE TO HAVE 1 FC OR LESS. ACCESS NEEDS TO BE ILLUMINATED TO A SAFE LEVEL

COMMENT ADDRESSED

Need to include color of fixtures.

Need Parking Lot added for ratios as required by code.

COMMENT ADDRESSED

calculate ratios with 0.1 so that you get a real number

COMMENT ADDRESSED

Symbol	Dty	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' MT HGT	0.400	0.400	23101	188
▶	5	B	SINGLE	WST LED P2 40K VW MVOLT - FIXTURE BY LITHONIA LIGHTING DIMMED 50%	11'	0.500	0.500	3512	25
▶	18	D	SINGLE	DNR52609 LED6-40K - FIXTURE BY ATLANTIC LIGHTING DIMMED 80%	9'	0.200	0.200	1579	23.8
▶	2	F	2 @ 90 DEGREES	SLM-LED-18L-SIL-FT-50-70CRI-D90-BLK DIMMED 20%	16"POLE+2.5' BASE	0.800	0.800	37808	270
▶	10	G	SINGLE	SLM-LED-18L-SIL-FT-50-70CRI-SINGLE-BLK DIMMED 30%	16"POLE+2.5' BASE	0.700	0.700	18904	135
▶	3	H	D180	SLM-LED-18L-SIL-FT-50-70CRI-D180-BLK DIMMED 20%	16"POLE+2.5' BASE	0.800	0.800	37808	270

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS	ILLUMINANCE	Fc	1.75	23.5	0.0	N/A	N/A
CANDPY	ILLUMINANCE	Fc	17.91	23.5	0.0	1.67	2.20
INSIDE CURB	ILLUMINANCE	Fc	4.54	12.3	0.9	5.04	13.67

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 lamp/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.



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 2**

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
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Review Group: ALL

10/12/2022	10/13/2022	10/19/2022	COMPLETENESS REVIEW	Stacey Nerger	REVISIONS REQUIRED	
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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		
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Notes:

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

CDs and Drainage Report needed



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Project Reviews Town of Parker



Review Group: SP 1ST 20

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

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

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

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



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Project Reviews Town of Parker



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:						



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Project Reviews Town of Parker



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
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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
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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
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Notes:

4/3/2023		4/24/2023	COLORED BUILDING ELEVATIONS 15	Ashley Chasez		02 Review 15
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Notes:

4/3/2023		4/24/2023	COLORS AND MATERIAL BOARD 15	Ashley Chasez		02 Review 15
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Notes:

4/3/2023		4/24/2023	COMCAST 15	Butch Buster		02 Review 15
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Notes:



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Project Reviews Town of Parker



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
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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
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Notes:

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

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

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

See referral comment report.

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



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Project Reviews Town of Parker



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		4/24/2023	LANDSCAPE COST ESTIMATE 15	Ashley Chasez		02 Review 15
Notes:						
4/3/2023		4/24/2023	PHOTOMETRIC PLAN 15	Ashley Chasez		02 Review 15
Notes:						
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:						



PARKER
COLORADO

Project Reviews Town of Parker



4/3/2023	4/28/2023	4/24/2023	SITE PLAN - STORMWATER 15	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
Notes:						
4/3/2023		4/24/2023	SITE PLAN 15	Ashley Chasez		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: SUBMITTAL CHECKLIST						
10/13/2022	10/27/2022	10/27/2022	COMPLETENESS REVIEW	Stacey Nerger	COMPLETED	
Notes:						