



Development Review Division

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

MEMORANDUM

TO: Krysta Houtchens, Entitlement and Engineering Solutions
FROM: Stacey Nerger, Senior Planner
DATE: December 12, 2022
SUBJECT: SP22-119 Trails at Crowfoot Filing No. 9, 1st Amendment Lot 1 Site Plan

Listed below are the Planning Division's comments related to your applications, 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:

Stacey Nerger

EMAIL: snerger@parkeronline.org

PHONE: 303.805.3199

GENERAL PROJECT COMMENTS:

1. For your reference, any future approvals of this Site Plan are final. The Planning Division will use this plan set to determine compliance at the time of inspection for Certificate of Occupancy. Therefore, any changes to an approved Site Plan need to be reviewed and approved by the Planning Division through the appropriate process prior to inspection.
2. The Planning Division has referenced certain section of the Land Development Ordinance (LDO) and the Development Design Standards (DDS). A copy of these document are available at:
[LDO](#)
[DDS](#)
3. 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.
4. Signage was not reviewed, nor was it approved as part of this review. All signage will need to obtain a separate sign permit for all signage.
5. Prior to the approval of the replat, the applicant and the Town will need to have a signed Subdivision Improvement Agreement (SIA) in place. At the time of resubmittal, please provide the cost estimates so that staff may draft this agreement for your review.
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.
 - a. Example: "02 Site Plan"

General

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

Comment Addressed: Yes No

Response:

- 2. Please remove all signature blocks from the Site Plan set.**

Comment Addressed: Yes No

Response:

- 3. Please change the title on all pages of the Site Plan to be the legal description for the property. This means the title should be Trails at Crowfoot Filing No. 9, 1st Amendment Lot 1. The current title "Kum & Go Gas & C-Store Site Plan" can be placed on the second line.**

Comment Addressed: Yes No

Response:

- 4. Please add the setbacks from all property lines to the building and the canopy on page 2 of the Site Plan set. Also, please add the Finished Floor Elevation (FFE) of the convenience store to this page as well. The setbacks and FFE will be important to include on the building permit.**

Comment Addressed: Yes No

Response:

- 5. Please include an image of the knee wall along the north side of the property. This should include the materials and color. The materials and colors should be consistent with materials used on the building.**

Comment Addressed: Yes No

Response:

Parking

1. Pursuant to the LDO Section 13.06.050(f) Parking spaces adjacent to landscape islands shall be ten (10) feet in width or a concrete strip, at least eighteen (18) inches wide, shall be provided on the adjacent side of the island for pedestrians to step out of the car. Please make sure all parking spaces meet this minimum requirement. A parking space size table may be the easiest thing to add to the site plan to demonstrate compliance with the code. See example below: If you choose

PARKING COUNT			
PARKING SPACE TYPE	COUNT	WIDTH	LENGTH
ADA SPACES	8	9' - 0"	19' - 0"
ON-STREET	22	8' - 0"	20' - 0"
PARKING LOT	141	9' - 0"	19' - 0"

TOTAL SPACES: 171

If you choose to use something similar to the table above, please include either an additional row for parking spaces adjacent to landscape islands or add a note (*) that states you will be using the 18 inch concrete strip.

Comment Addressed: Yes No

Response:

2. Pursuant to the LDO Section 13.06.050(g) Internal drive widths “When two-way traffic is proposed, the drive shall be designed to be between twenty-four (24) and twenty-six (26) feet in width.” Please make sure all drive aisle widths meet this requirement. In addition, please label the width on the site plan. In addition, “No pedestrian crossing of an internal private drive may exceed twenty-six (26) feet, except where said drive intersects with a public street.” Please evaluate the drive aisle between the canopy and the convenience store to reduce the width of the drive lane.

Comment Addressed: Yes No

Response:

3. Based on the above comment, staff has historically allowed the drive aisle between the convenience store and the canopy to exceed the 26 feet, but this distance needs to be closer to 30 – 32 feet.

Comment Addressed: Yes No

Response:

4. Pursuant to the Development Design Standards “Parking aisle lengths shall not exceed 10 cars in length without being broken by an 8-foot wide minimum planting island”. Along the front façade of the building, a landscape island shall be added to break up this large expanse of parking.

Comment Addressed: Yes No

Response:

5. Pursuant to the requirements of the parking code and the table provided on the plans a total of 16 parking spaces are required to serve this proposed building. The site is proposing to include almost double the amount of required parking. Why so many parking spaces? Please consider removing parking.

Comment Addressed: Yes No

Response:

6. Pursuant to the LDO Section 13.06.060 (c) bicycle parking spaces are required for any building that requires site plan approval. A minimum of 2 bicycle spaces are required per 10,000 s.f. GFA each, not to exceed 10 total per retail tenant. Please include a minimum of 2 bicycle parking spaces on the property. In addition, please provide an image of what the bicycle rack will look like including the materials and colors.

Comment Addressed: Yes No

Response:

Landscape Plan

1. All streetscape landscaping is required to be provided and installed as part of the replat. Therefore, the streetscape proposed along N. Pinery Parkway, Bayou Gulch Road and the internal access road should be shown (and match the landscaping plans approved for that application) but grayed back with a note that states “Not a part of this plan” or “Existing Landscaping”.

Comment Addressed: Yes No

Response:

2. Pursuant to Section 13.06.070 (o) of the Town of Parker LDO parking lot perimeter landscaping shall be provided to visually buffer and screen auto grillwork from adjacent properties and uses. For parking lots adjacent to roads/streets a minimum of 10 feet of landscape buffer is required

that includes trees and shrubs to screen the parking lot from the street.

Comment Addressed: Yes No

Response:

- 3. Pursuant to Section 13.06.070 (o) of the Town of Parker LDO parking lot perimeter landscaping shall be provided to visually buffer and screen auto grillwork from adjacent properties and uses. For parking lots adjacent to similar uses a minimum of 8 feet of landscape buffer is required that includes trees and shrubs to screen the parking lot from the street.**

Comment Addressed: Yes No

Response:

- 4. Pursuant to the LDO Section 13.06.070 (q) site perimeter landscaping is required to establish minimum requirements for plantings around the perimeter of a site. When a commercial use is next to a commercial use a minimum of 1 tree and 5 shrubs is required for every 40 lineal feet of edge. All four property lines will require landscaping to meet this requirement. Please add this requirement and the proposed landscaping to the landscape table.**

Comment Addressed: Yes No

Response:

- 5. Pursuant the Development Design Standards III.1.C; Buildings located at intersections shall include a plaza, courtyard or similar public space to create attractive and active outdoor public spaces with enhanced landscaping. Dependent upon easement ability, landscaping at the intersections of Parker Road and the southeast corner of your property should be enhanced.**

Comment Addressed: Yes No

Response:

- 6. Please add a note to the landscape plans for the type of ground cover (rock, mulch) that will be added to the landscaped areas in the landscape islands, in front of the buildings, etc.**

Comment Addressed: Yes No

Response:

7. Please verify the numbers listed within the landscape requirement table to ensure the numbers listed as provided are correct.

Comment Addressed: Yes No

Response:

8. Please include an irrigation plan to be reviewed as part of this site plan. This irrigation plan will also require specific Parker Water and Sanitation District calculations for water taps.

Comment Addressed: Yes No

Response:

Lighting

1. Please include within the photometric table the color of each fixture.

Comment Addressed: Yes No

Response:

2. Per Section 13.10.140 of the Parker Land Development Ordinance the following lighting ratios are required:

Parking Lots with medium vehicular activity: Average to Minimum Luminance ration shall be 3:1 and the Maximum to Minimum Luminance Ratio shall be 10:1.

Please ensure that all ratios meet these ratios. To meet these ratios, the areas with 0 luminance may need to be removed from the calculations.

Comment Addressed: Yes No

Response:

3. Per Section 13.10.140 of the Parker Land Development Ordinance general parking areas shall not exceed 12.0 foot-candles, maximum installed illuminance. Please adjust the lights within these areas to ensure this maximum is not exceeded.

Comment Addressed: Yes No

Response:

4. Pursuant to Section 13.10.140 Principal display areas (which includes the canopy area) can have lighting greater than the 12-foot candles. For uses which propose a qualifying "Principal Display" area, the area designated on the photometric plan as "Principal Display" shall not exceed thirty-five point zero (35.0) foot-candles, maximum installed illuminance. The area designated as "Inventory and General Parking" shall not exceed twelve point zero (12.0) foot-candles, maximum installed illuminance. This means that once you get outside of the once the lighting leaves the canopy, the foot candles need to drop down to not exceed the 12-foot candle allowance.

Comment Addressed: Yes No

Response:

5. Pursuant to Section 13.10.140 (c) (9) A photometric site plan and cut sheets for all proposed exterior fixtures shall be included with the application requirements for a site plan. Please include the cut sheets for each luminaire proposed on the site.

Comment Addressed: Yes No

Response:

Development Design Standards

1. Pursuant to Development Design Standards Section X. A. 3. a.; exterior building mass shall be reduced through a variation in wall planes, wall surfaces, fenestration and height to achieve a pedestrian-scaled building design. Building mass can also be broken down vertically by creating regular intervals of vertical elements of the building composition. Breaking down the building vertically shall require three of the following:
- A change in recesses, protrusions, or changes in the plane of the façade to create a visual shadow line.
 - A significant break in the eave line of roof form
 - A change in façade material or color.
 - All sides of the building shall meet this requirement.

Based on the site plan the changes in plane are only created by material changes and are not recesses or protrusions. If these are recesses and protrusions, please update the overall site plan to show these. If these are not, please create greater protrusions in the wall form to meet this intent. In addition, these recesses and protrusions are required on all sides of the building.

Comment Addressed: Yes No

Response:

2. Pursuant the Development Design Standards Section X. A. 2. a.; to activate the street and create visual interest, arrange windows and other openings with transparent features to include clear glazing on each façade of the building. Faux windows and spandrel glass are not permitted. With this being said there are other options that we can evaluate with you which could include real windows that are blacked out, back lit windows (lighted from the inside, but without visibility into the building) as well as murals or other alternatives. Thank you for including the transparency along each façade. Please outlined in more detail if these are real windows.

Comment Addressed: Yes No

Response:

7. Pursuant to Development Design Standards X. A. 3. e.; the portions of a building located at a corner or intersection shall be designed with greater building massing, high quality architectural design using prominent building elements to frame the intersection in which the building in fronting. Building articulation shall wrap around the corner to create an architectural focal point. The northeast/southeast corners of the building need to include additional articulation to meet this standard. Relocating the building entrance to the east end and wrapping the tower element and windows can help meet this intent.

Comment Addressed: Yes No

Response:

8. Pursuant the Development Design Standards; all front and side building facades that face a public roadway shall include a minimum of two of the following building elements: awnings, canopies, arcades, galleries, tower elements, or prominent roof feature. Please ensure that two of these features are located on all sides of the building that face a public roadway.

Comment Addressed: Yes No

Response:

9. Pursuant to Development Design Standards; Masonry base is required. Durable, natural materials or modern composites that provide comparable or greater durability than natural materials to achieve a similar aesthetic are required. Please change the materials proposed to the base of the building to include a masonry component. The proposed Nichiha Fiber Cement Panel would not meet the intent of this section of code.

Comment Addressed: Yes No

Response:

- 10. Pursuant to Development Design Standards; Coordinated color themes shall consist of a minimum of three (3) different colors; a primary base color, and secondary accent colors to complement the base color. The requirement for three colors shall be applied to all sides of the building. Please amend the materials and colors used on the structure to ensure this requirement is satisfied on all sides.**

Comment Addressed: Yes No

Response:

- 11. Pursuant to Development Design Standards; white shall be limited to an accent color on buildings. Please amend the colors used on the structure to ensure this requirement is satisfied on all sides.**

Comment Addressed: Yes No

Response:

- 12. Pursuant the Development Design Standards; canopies shall be designed with consistent materials, colors, and details as the main building facade. Please ensure that any changes to the materials used on the building (masonry) is included on the canopy.**

Comment Addressed: Yes No

Response:

- 13. Pursuant the Development Design Standards; canopy roof forms shall match or compliment the same roof form as the main building. Acceptable roof forms include, gable, hip, mansard, butterfly roof shapes. A flat roof canopy is not permitted. Please change the roof form on the canopy to comply with this requirement.**

Comment Addressed: Yes No

Response:

- 14. Pursuant the Development Design Standards; utility equipment shall be located away from the**

public realm and shall be screen from view. Utilities attached to the building shall be painted to match the building façade and shall be inset into the wall to help screen from view. In addition, exterior roof ladders shall be located internal to the building. If necessary to be located on the exterior of the building, it shall not be visible from any roadway and shall be screened from view.

Comment Addressed: Yes No

Response:

15. Pursuant the Development Design Standards; utility equipment shall be located away from the public realm and shall be screen from view. Utilities attached to the building shall be painted to match the building façade and shall be inset into the wall to help screen from view.

Comment Addressed: Yes No

Response:

16. Please provide a physical sample of the materials board for staff to review.

Comment Addressed: Yes No

Response:

OUTSIDE REFERRAL AGENCY COMMENTS

Please address all outside referral agency comments with a written response. At the time this letter was drafted, the following agencies have provided comments for the applicant to address. **It is in the applicant’s best interest to continue to monitor the project in TRAKiT as additional comments may be posted after the release of this letter.**

- Fire Life Safety
- IREA
- Parker Water and Sanitation District
- Town of Parker Engineering - CD’s, Drainage Plan & Site Plan
- Town of Parker Stormwater – CD’s, Drainage Plan & Site Plan

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.

Staff Comments - 1
SP22-119; Trails at Crowfoot F9 AMD1 L1
December 12, 2022
Page 11 of 11

Comment(s) Addressed: Yes No

Response:

Property Owner

Date

Project Representative

Date



CALL UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-1987 or 811

Know what's below. Call before you dig.

Please include setbacks from all property lines to the building and canopy.

Minimum and maximum drive widths will apply. See Planning memo.



PRELIMINARY NOT FOR CONSTRUCTION



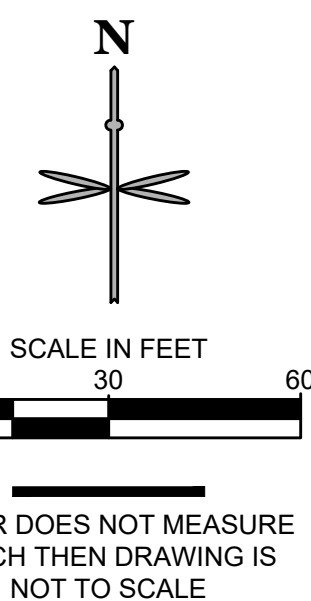
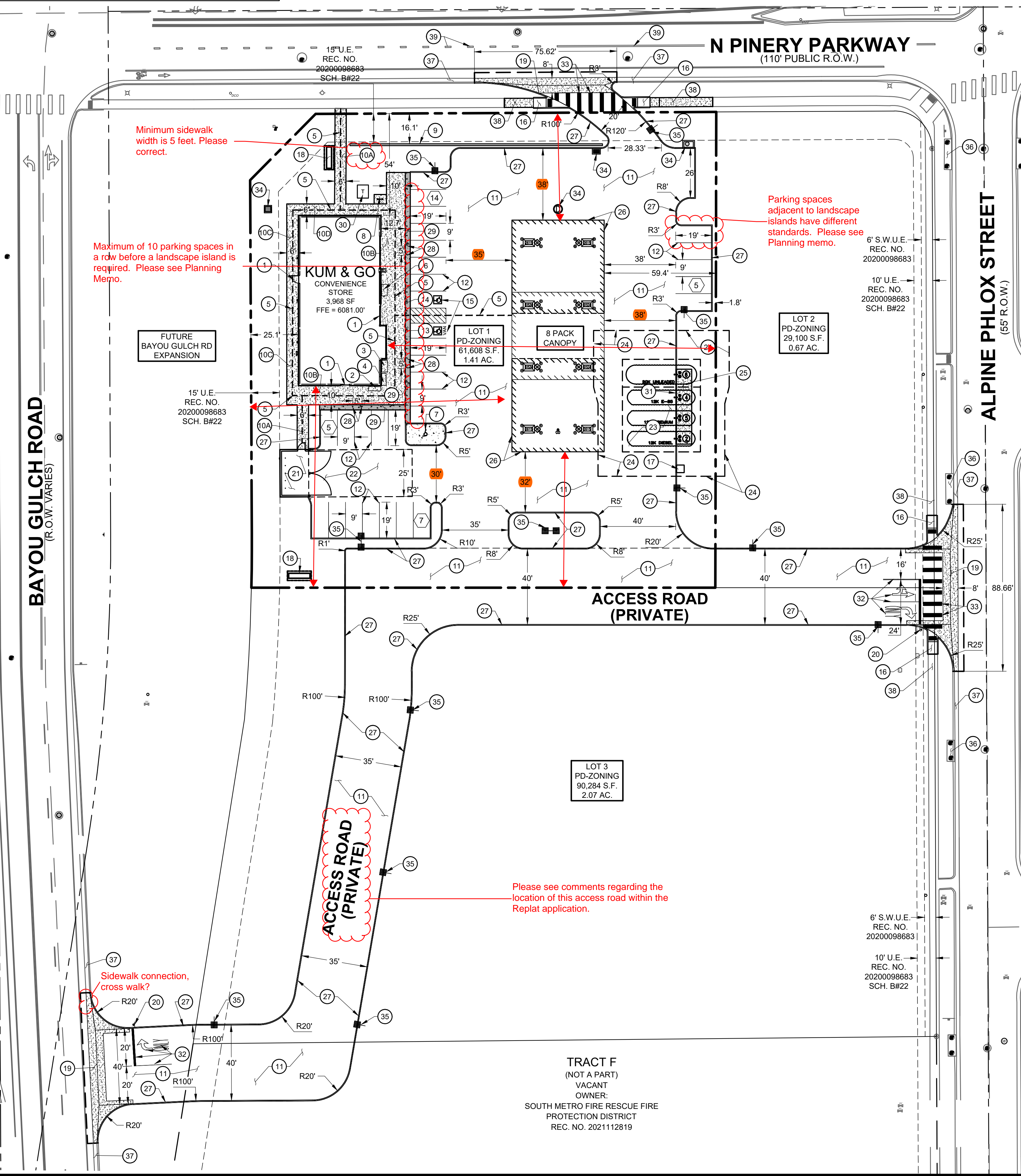
1459 Grand Ave Des Moines, IA 50309 P: 888-458-6646

2293 - KUM AND GO - PARKER, CO

KG PROJECT TEAM: EES

Table with 2 columns: REVISION DESCRIPTION, DATE

DATE: 09-23-2022 SHEET NUMBER: C2 2 OF 10



SITE PLAN LEGEND

Legend table with symbols for property boundary, easement, curb, building, route, concrete, and lighting.

SITE SCHEDULE:

- 1 BUILDING ENTRY. 2 PROPANE CAGE. 3 MISCELLANEOUS MERCHANDISE. 4 FIREWOOD. 5 ADA ROUTE. 6 ICE MERCHANDISER. 7 40' FLAGPOLE. 8 SINGLE WAVE/U-SHAPED BIKE RACK. 9 1" WIDE X 4' TALL SCREEN WALL (134 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 INTERSECTION CROSS PAN LAYOUT. 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 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. 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.

Please show the location and what these areas will look like on the site plan.

Please include an exhibit of what this looks like (color and materials).

Please include an exhibit of what this looks like (color and materials).

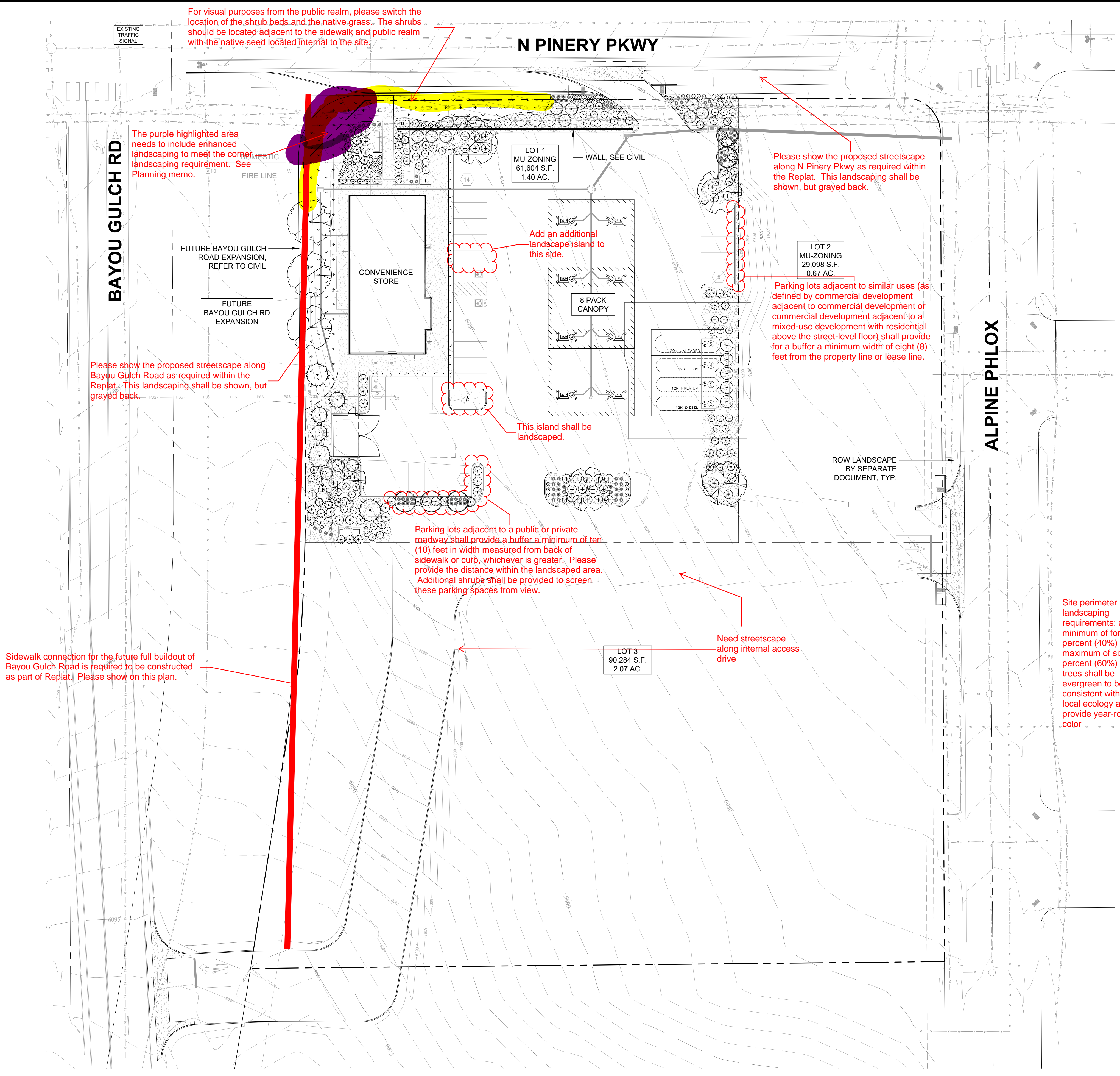
GENERAL NOTES:

- 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. CAR/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.

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGNED, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF ENGINEERING CALCULATIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT. THIS REVIEW DOES NOT CONSTITUTE APPROVAL OF ANY PRIVATE ON-SITE IMPROVEMENTS WHICH MAY BE SHOWN. CONSTRUCTION CANNOT COMMENCE UNTIL ALL REQUIRED DRAINAGE/TRAFFIC REPORT(S), FINAL DEVELOPMENT PLAN(S), SPECIAL REVIEW(S), GRADING PERMIT, AND/OR OTHER PERMITS ARE COMPLETE, APPROVED AND ON FILE WITH THE TOWN OF PARKER.

TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS

X:\DROPOX\VALERIAN\TEAM FOLDER\PROJECTS\2022\04 EES PINERY PKWY K&G 22832\WORKING\2022-09-23 SUBMITTAL - 151722-04_LANDSCAPE PLAN.DWG



LEGEND

- DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASS
- PERENNIALS
- NATIVE SEED MIX
- 1" CHIPPED GRANITE ROCK MULCH
- LANDSCAPE EDGER

Rock or stone shall be two (2) to six (6) inches in size

Please include irrigation plan and landscape cost estimate

INTERNAL LANDSCAPE

NET SITE AREA	LANDSCAPE AREA			% LIVE COVER		
	REQUIRED 15%	PROVIDED	SURPLUS/ DEFICIT	REQUIRED (75%)	PROVIDED	SURPLUS/ DEFICIT
61,608 SF	9,241 SF	15,315 SF	+6,074 SF	11,871 SF	12,451 SF	+580 SF

REQUIRED	PROVIDED	SURPLUS/ DEFICIT	TREE REQUIREMENT 1/1500 SF			SHRUB REQUIREMENT 5/1500 SF		
			REQUIRED	PROVIDED	SURPLUS/ DEFICIT	REQUIRED	PROVIDED	SURPLUS/ DEFICIT
6	9	+3	31	196	+165			

	REQUIRED	PROVIDED
TOTAL TREES/TE'S	6	9
TOTAL SHRUBS	31	196
TOTAL GRASSES	NA	88
TOTAL PERENNIALS	NA	68

1 tree and 5 shrubs are required per each 1,500 square feet of landscaping provided. Therefore, these should be calculated based on the provided landscaping, not the required.

EVERGREEN TREE REQUIREMENT - OVERALL SITE

MINIMUM EVERGREEN REQ.	25%	
NUMBER OF TREES	REQUIRED	PROVIDED
19 TOTAL	5	6

TURF

MAXIMUM ALLOWED	1,386 SF - 15%
PROVIDED	0 SF - 0%

PARKING LOT PERIMETER BUFFER

REQUIRED	10' BUFFER
PROVIDED	10'+ BUFFER

Break this up for the different areas adjacent to parking, i.e. south and east. In addition, shrubs sufficient to screen the view of headlights is required. Please see where additional shrubs shall be added.

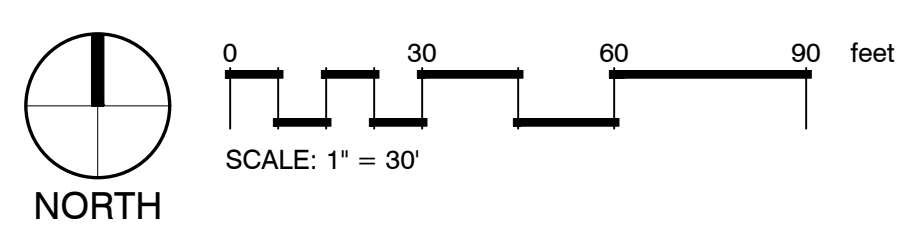
STREETSCAPE

LOCATION	LENGTH	TREE REQUIREMENT 1/40 LF		
		REQUIRED	PROVIDED	SURPLUS/ DEFICIT
BAYOU GULCH	255	7	10	+3

This is a requirement of the Replat. Streetscape will need to be located between the sidewalk and the curb or future curb. You can keep this table and update the numbers based on what is provided along Bayou Gulch, N Pinery Parkway and the internal access road along with a note that states that this will be provided by others.

Please include a table for the required and provided site perimeter landscaping. See Planning Memo for requirements.

1 LANDSCAPE PLAN



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:

REVISION DESCRIPTION	DATE

DATE: 09-23-2022

SHEET NUMBER:
L1
5 OF 10



PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	FHT X SP
CASP	3	CATALPA SPECIOSA	WESTERN CATALPA	B & B	2.5" CAL	40' X 30'
CEOC	2	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5" CAL	40' X 40'
GYKE	3	GYMNOCALADUS DIOICA	KENTUCKY HOCKEETREE	B & B	2.5" CAL	60' X 40'
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	FHT X SP
ABCO	3	ABIES CONCOLOR	WHITE FIR	B & B	6" HT	40' X 20'
FIBA	3	PICEA PUNGENS 'BAKERI'	BLUE SPRUCE	B & B	6" HT	30' X 15'
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	FHT X SP
ATHW	3	ACER TATARICUM 'GARANN'	HOT WINGS TATARIAN MAPLE	B & B	2" CAL	20' X 20'
MARA	2	MALUS X 'RADIANT'	RADIANT CRAB APPLE	B & B	2" CAL	20' X 20'
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SP	
AMAR	15	AMELANCHIER ALNIFOLIA 'REGENT'	SASKATOON SERVICEBERRY	#5	8' X 8'	
CCDK	28	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT BLUE MIST SPIREA	#5	4' X 4'	
PEAT	18	PEROVSKIA ATRIPLEXICIFOLIA	RUSSIAN SAGE	#5	4' X 4'	
PHOP	29	PHYSCARPUS OPULIFOLIUS 'LITTLE DEVIL'	DWARF NINEBARK	#5	4' X 4'	
PBPB	34	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	#5	1.5' X 5'	
RAGL	19	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	HT X SP	
JUBL	18	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	#5	1' X 6'	
JSCC	21	JUNIPERUS SABINA 'CALGARY CARPET'	CALGARY CARPET JUNIPER	#5	1' X 5'	
JSSR	6	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	#5	15' X 3'	
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SP	
FGEB	19	FESTUCA GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE	#1	1' X 1'	
PEAH	26	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	#1	2' X 2'	
SCST	43	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	STANDING OVATION LITTLE BLUESTEM	#1	2' X 2'	
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X SP	
CAIN	28	CALLIRHOE INVOLUCRATA	PURPLE POPPYMALLOW	#1	1' X 2'	
ECPU	40	ECHINACEA PURPUREA	CONEFLOWER	#1	3' X 2'	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT @		
	4,695 SF		NATIVE SEED MIX	SEED		

Please verify these numbers match the previous page with provided landscaping.

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, STICKY 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 PROVIDING 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 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, RESETTING 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 STREETS CAPES.

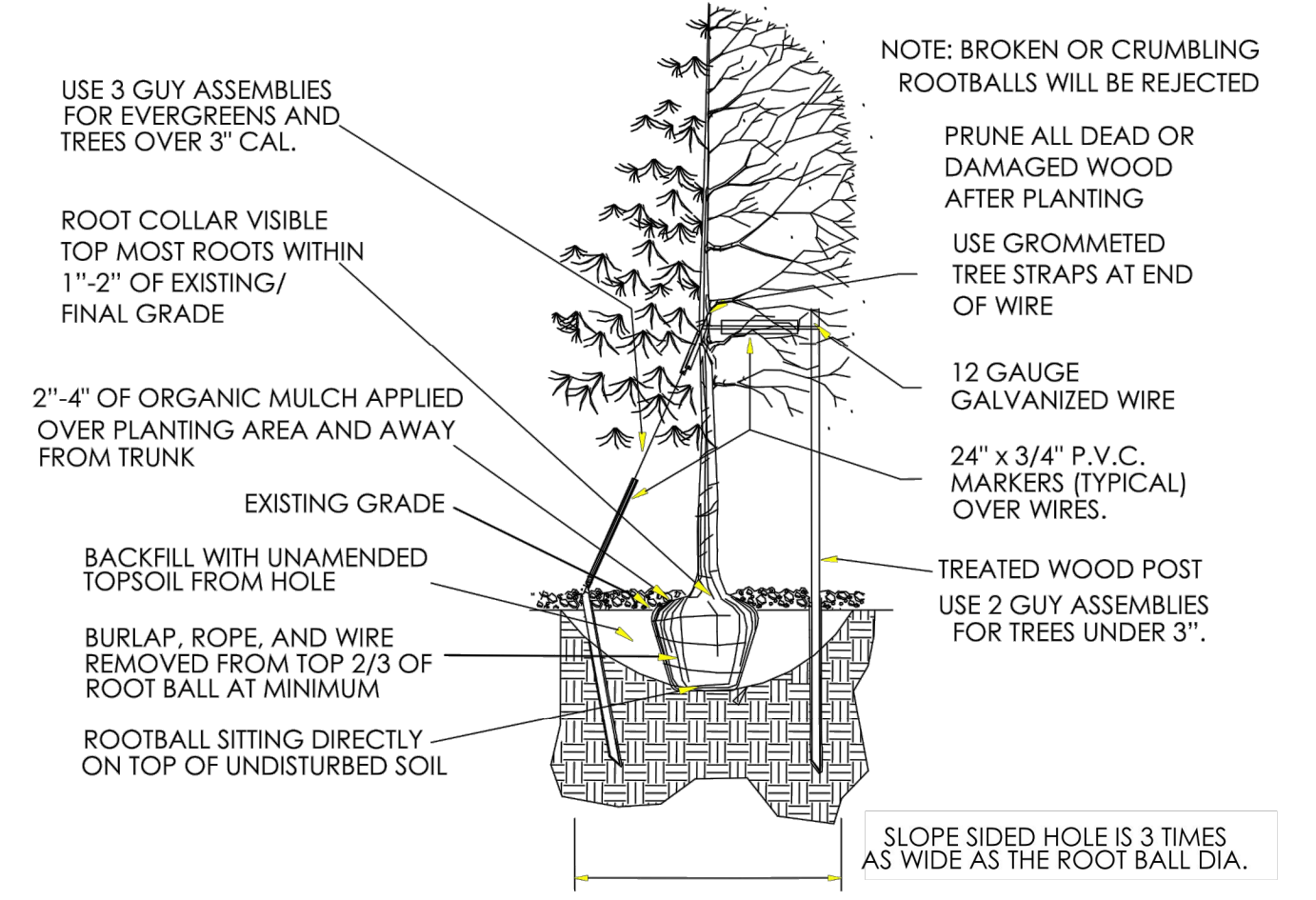
MULCH:

- PLANTING BEDS (AS SPECIFIED) SHALL CONTAIN 1" CHIPPED GRANITE 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, SIDEOTS GRAMA, WESTERN WHEATGRASS, GREEN NEEDLEGRASS, SAND DROPSSEED.

TOWN OF PARKER PLANTING STANDARDS

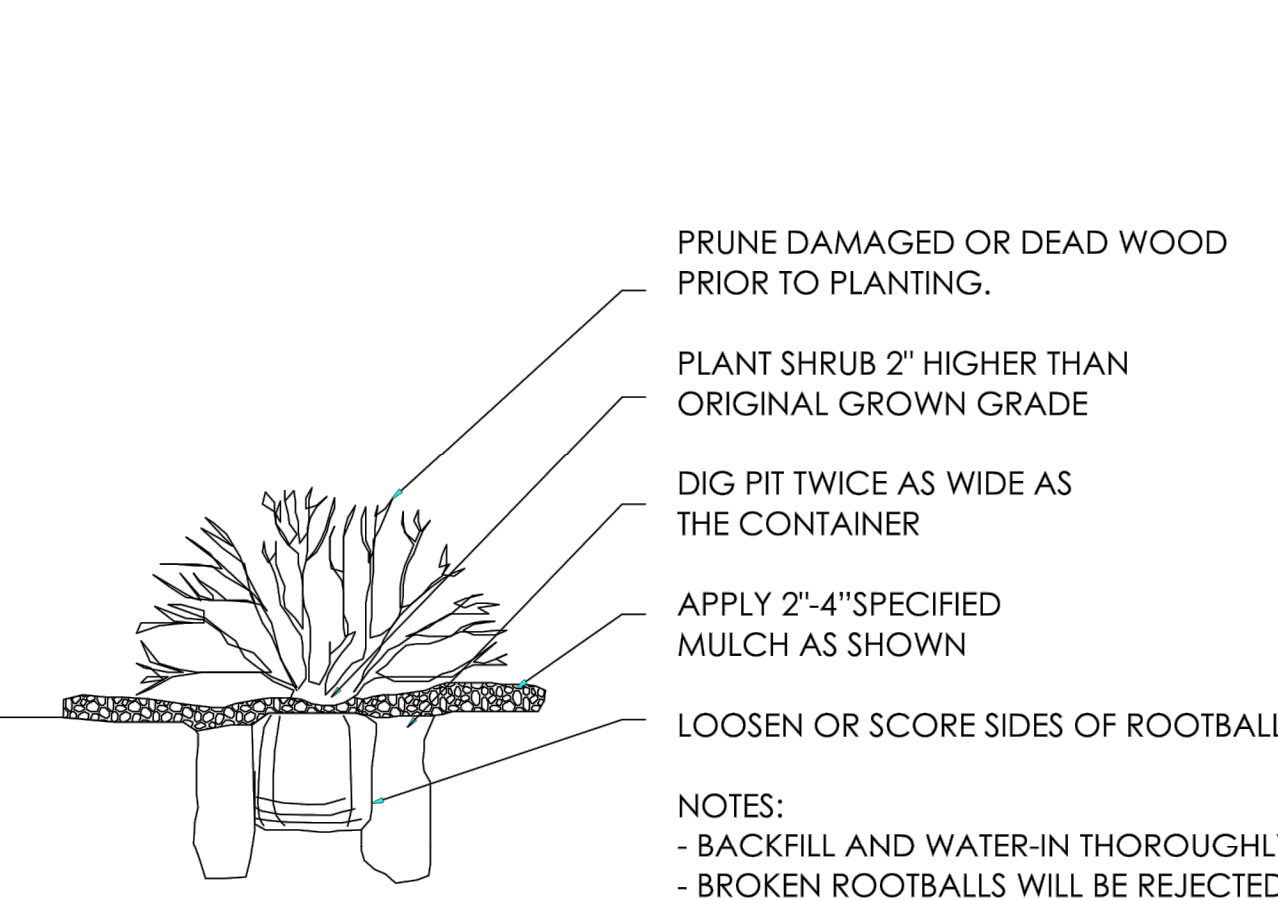


- Excavate planting holes with sloping sides. Make excavations at least three times as wide as the root ball diameter and no deeper than the distance from the top most roots in the root ball to the bottom of the root ball to allow for settling. Do not disturb soil at bottom of planting holes, but do 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 1/4 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 doing so will in no way compromise the root ball, and shall only be done with approval of the Town Arborist.

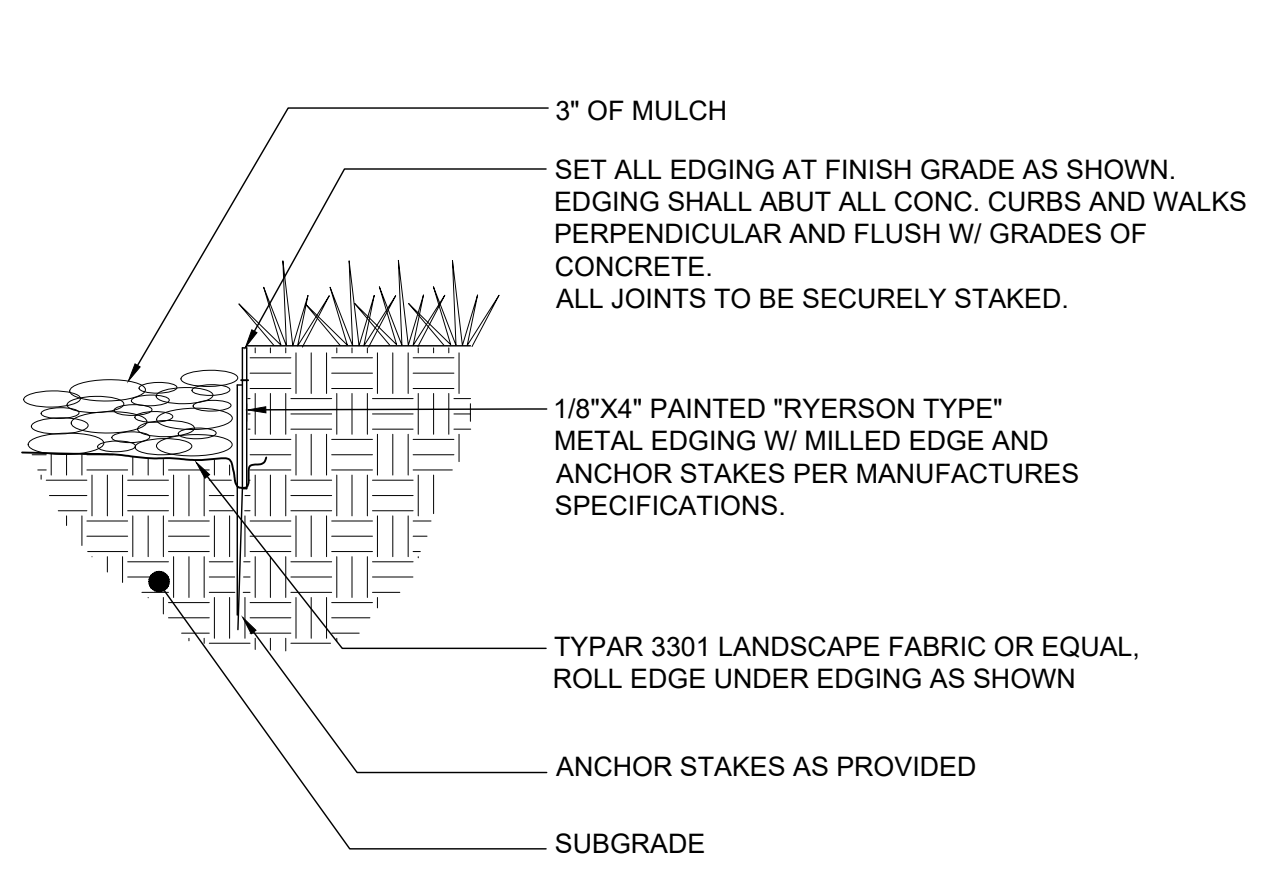
1 DECIDUOUS TREE PLANTING - TOWN OF PARKER
N.T.S.

TOWN OF PARKER PLANTING STANDARDS

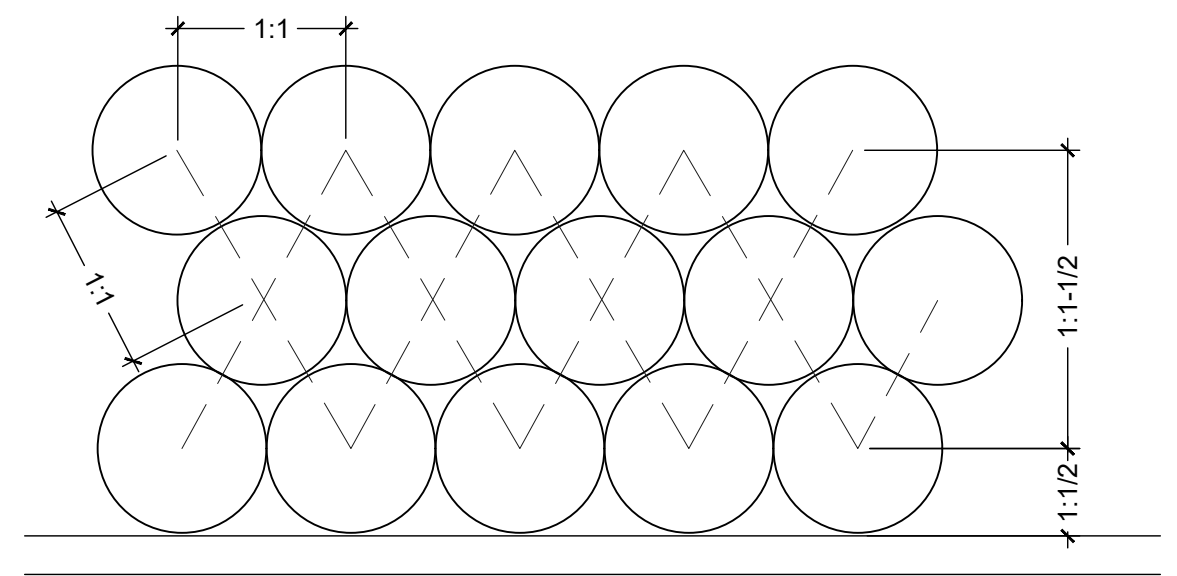
TOWN OF PARKER PLANTING DETAIL - SHRUBS



2 SHRUB PLANTING - TOWN OF PARKER
N.T.S.



3 STEEL EDGING
1" = 1'-0" BLC0-02



4 PLANT SPACING
1" = 1'-0" BLC0-01



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

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

KG PROJECT TEAM: EES
RDM:
SDM:
CPM:

REVISION DESCRIPTION	DATE

DATE: 09-23-2022

SHEET NUMBER:
L2
6 OF 10



X:\DROPOX\VALERIAN\TEAM FOLDER\PROJECTS\2022-09-23 SUBMITTAL - 151222-044_L2_LANDSCAPE NOTES AND DETAILS.DWG

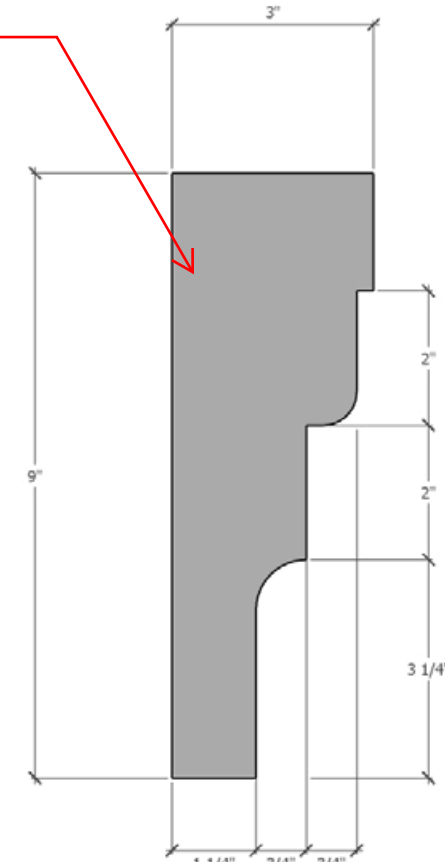
Proposed Building Signage

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

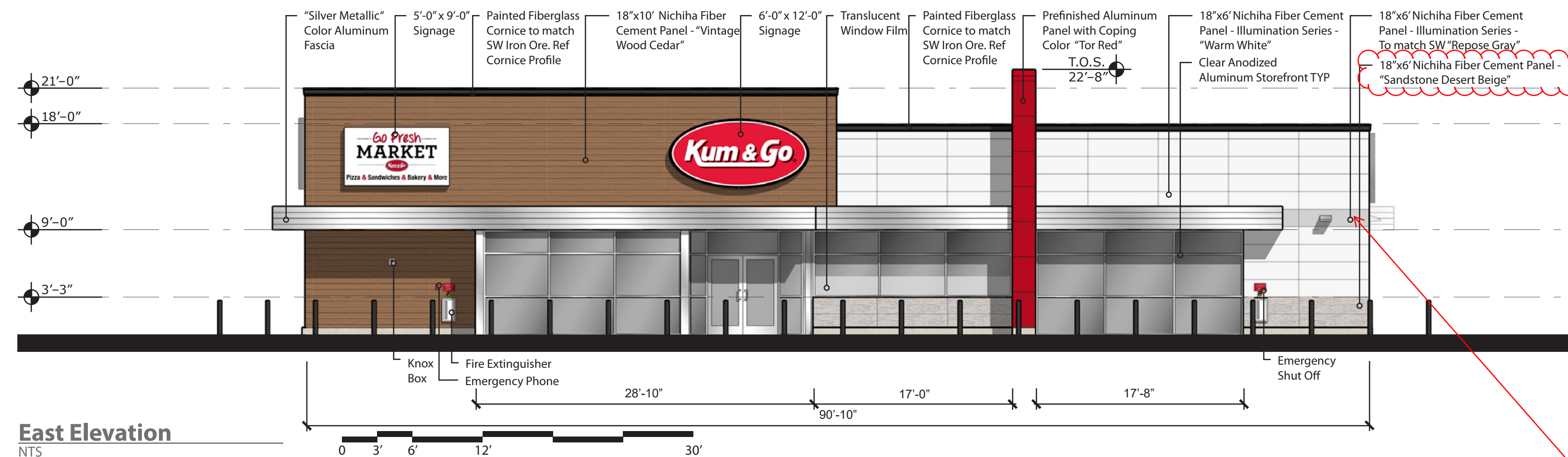
Please provide digital and physical materials boards

The site chosen for the location of the gas station is located on several roadways. Based on the Commercial Design Standards, this building will have multiple fronts and one side. Roof variation, building and material articulation, transparency, etc to meet the front and side requirements will be required.

All parapet walls/cornices shall be finished on back side, if visible from any property line or adjacent row.

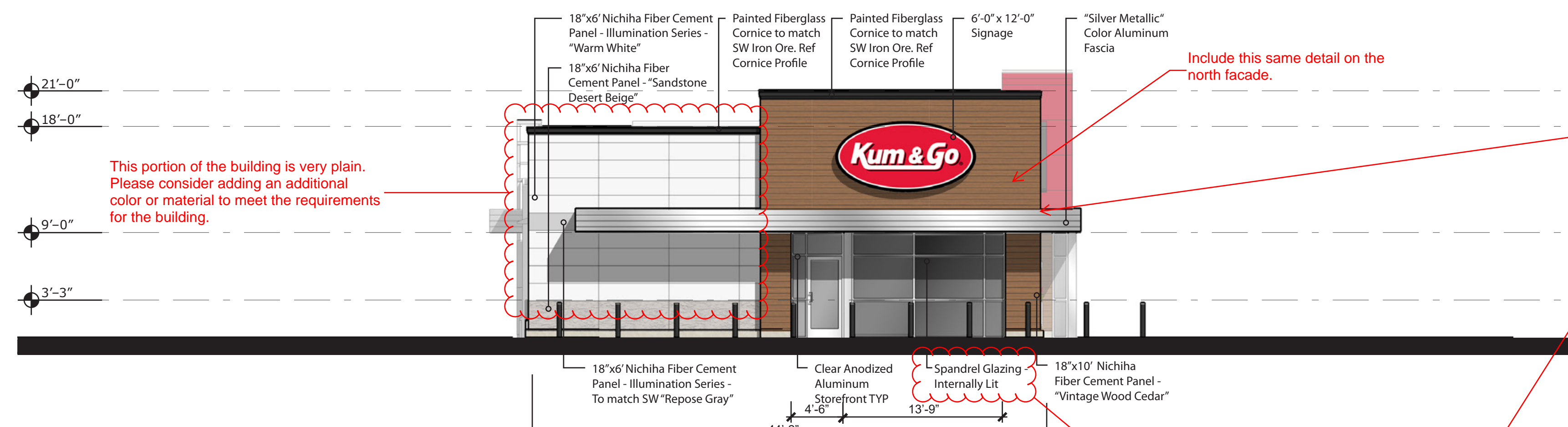


Cornice Profile
NTS



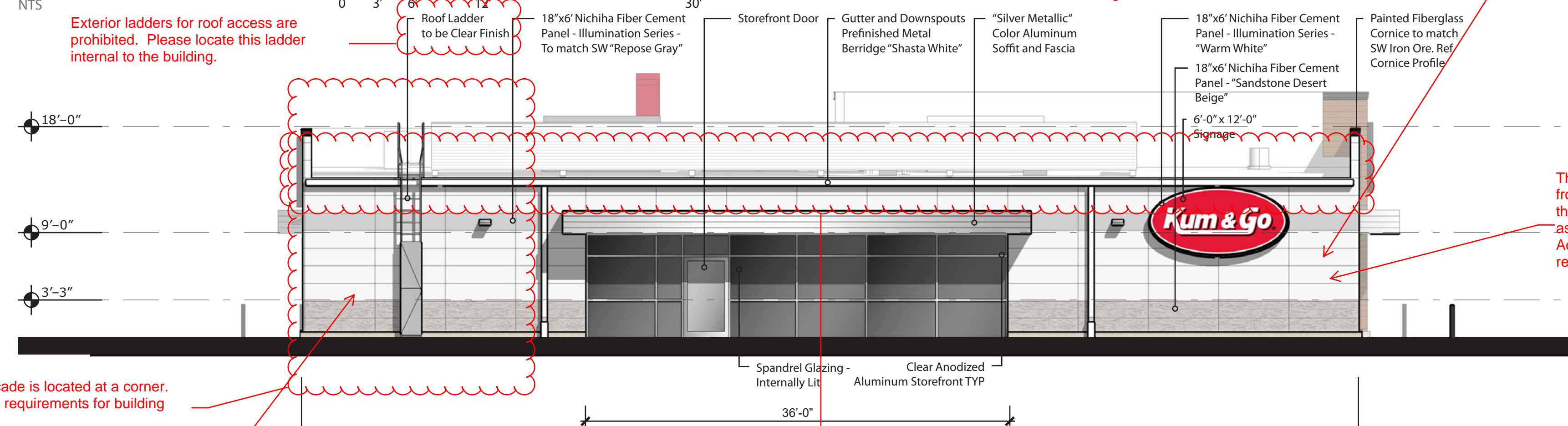
East Elevation
NTS

Note: 70% Glass Per Elevation Linear Dimension



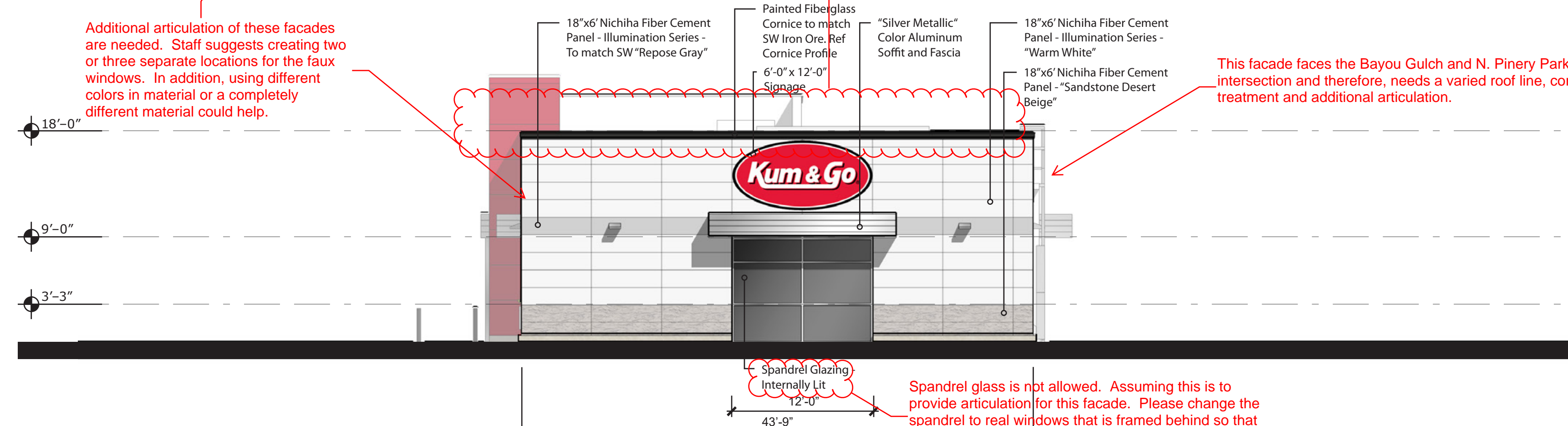
South Elevation
NTS

Note: 41% Glass Per Elevation Linear Dimension



West Elevation
NTS

Note: 40% Glass Per Elevation Linear Dimension



North Elevation
NTS

Note: 27% Glass Per Elevation Linear Dimension

Base materials shall include real stone or brick. See Planning memo for requirements. Please select a different material for the base.

Flat facades are not permitted. Please see the Planning memo for the requirement for recesses and protrusions to each facade of the building.

Include this same detail on the north facade.

See below spandrel glass restriction.

This facade is located at a prominent location and is highly visible from Chambers Road. Based on the Commercial Design Standards, this facade (although technically the rear of the building) is classified as a front and will need to meet the front building requirements. Additional roof line variation, building articulation, transparency will be required. See Planning Memo for specific code requirements.

This portion of this facade is located at a corner. Please see the corner requirements for building architecture.

Additional articulation of these facades are needed. Staff suggests creating two or three separate locations for the faux windows. In addition, using different colors in material or a completely different material could help.

Roof line articulation is needed along all four sides of the building.

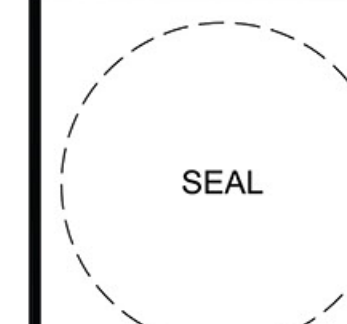
This facade faces the Bayou Gulch and N. Pinery Parkway intersection and therefore, needs a varied roof line, corner treatment and additional articulation.

Spandrel glass is not allowed. Assuming this is to provide articulation for this facade. Please change the spandrel to real windows that is framed behind so that you cannot see in. The lighting is encouraged.

Street-facing facades shall be glazed with a transparency of a minimum of 40% fenestration to reinforce the street edge



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



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

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

KG PROJECT TEAM:
RDM:
SDM:
CPM:

REVISION DESCRIPTION	DATE

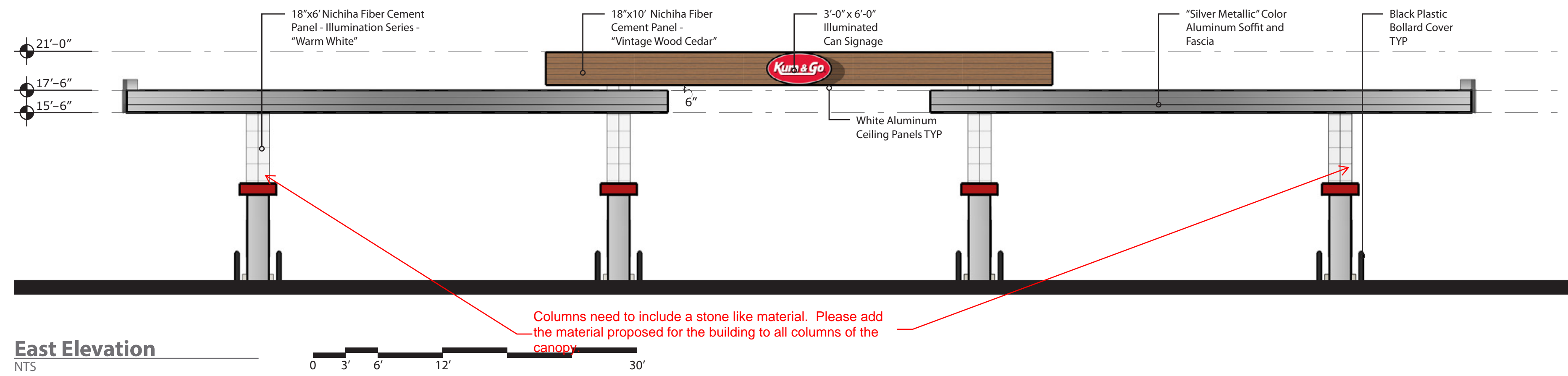
DATE: 09/30/2022

SHEET NUMBER:

P1
7 OF 10

Proposed Canopy Signage

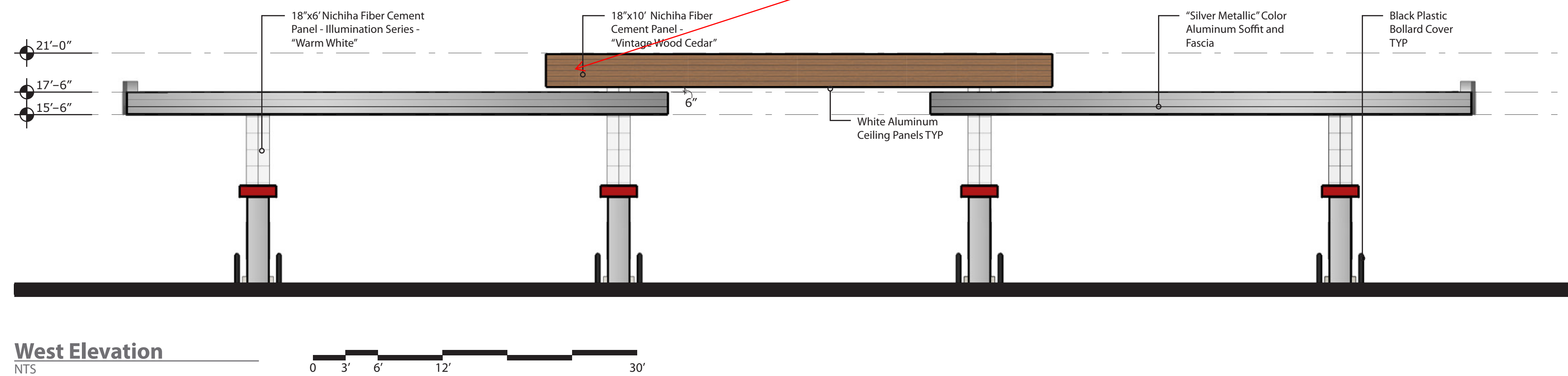
Location	Sign	Size	Area
East Elevation	"Kum & Go" Sign	3'x 6'	18 SF
West Elevation	No Signage	---	0 SF
South Elevation	"Kum & Go" Sign	3'x 6'	18 SF
North Elevation	"Kum & Go" Sign	3'x 6'	18 SF
Total			54 SF



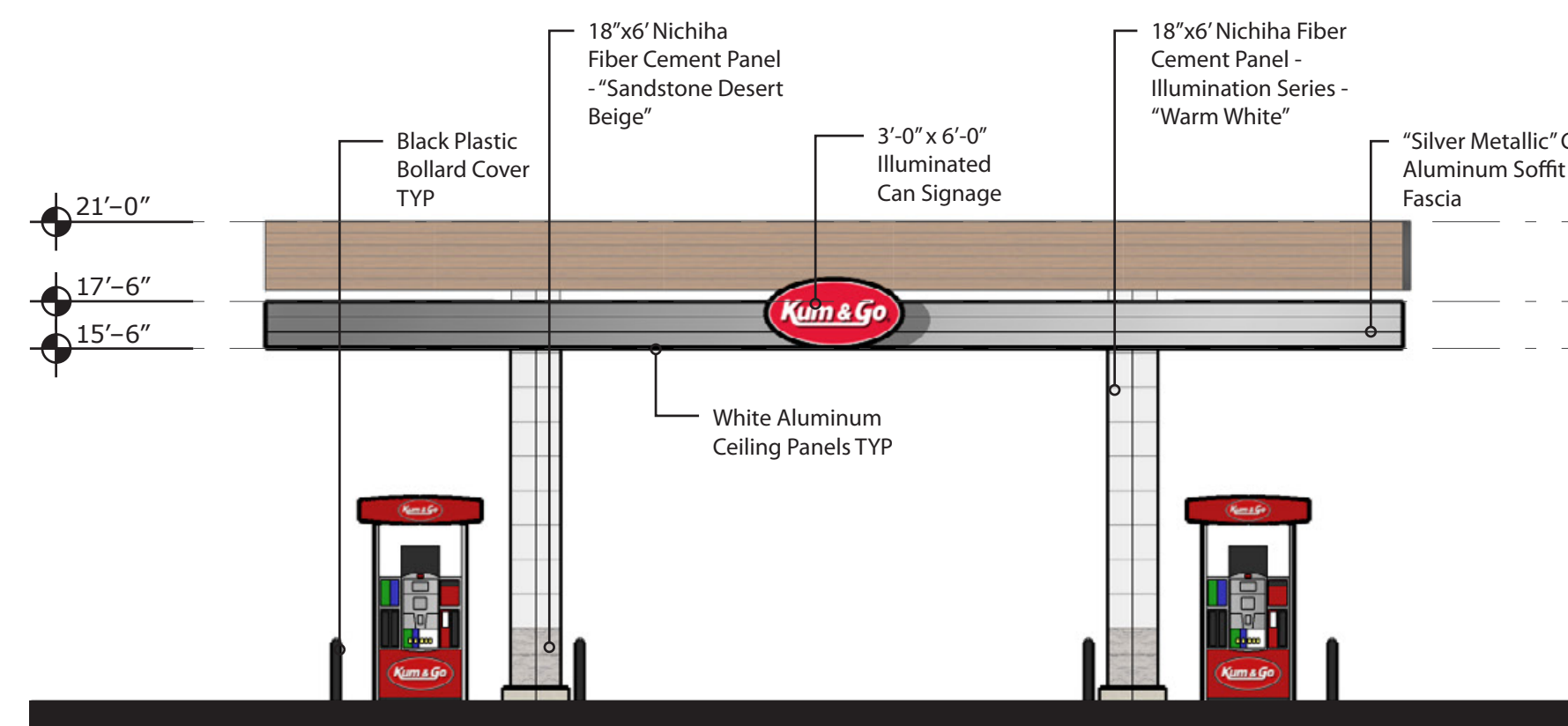
East Elevation
NTS



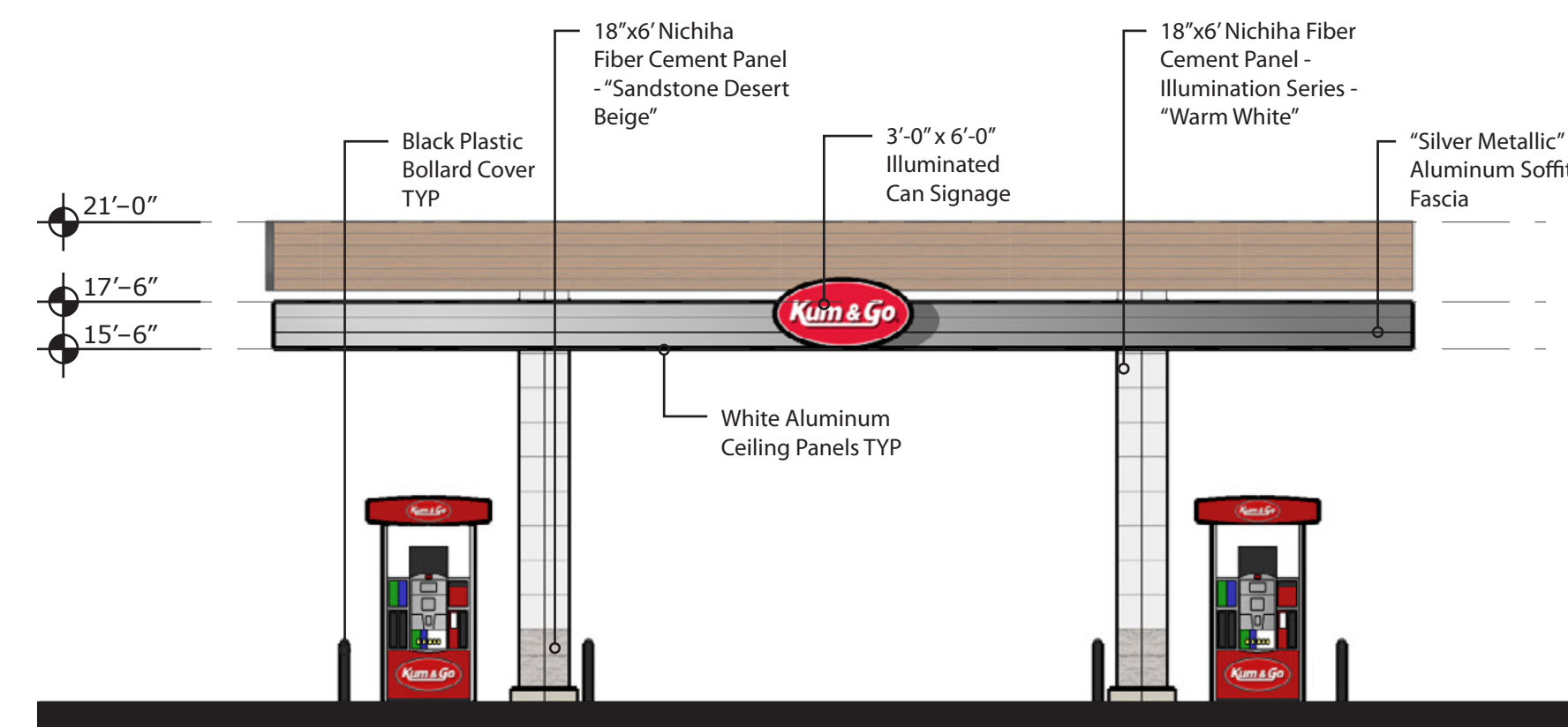
Flat roofs on canopies are not permitted. Please see the Planning Memo for required roof type for canopies.



West Elevation
NTS



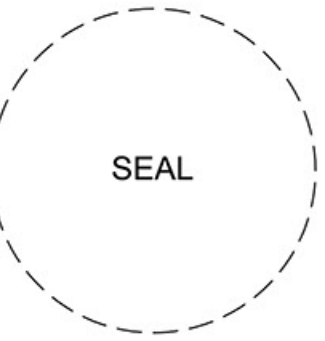
South Elevation
NTS



North Elevation
NTS

brr

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



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P:515-457-6247

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

KG PROJECT TEAM:
RDM:
SDM:
CPM:

REVISION DESCRIPTION	DATE

DATE: 09/30/2022

SHEET NUMBER:

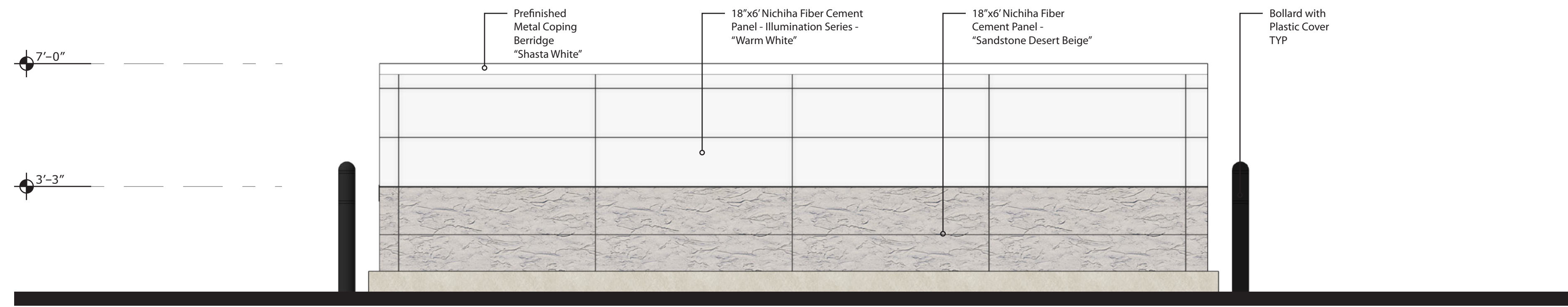
P2

8 OF 10

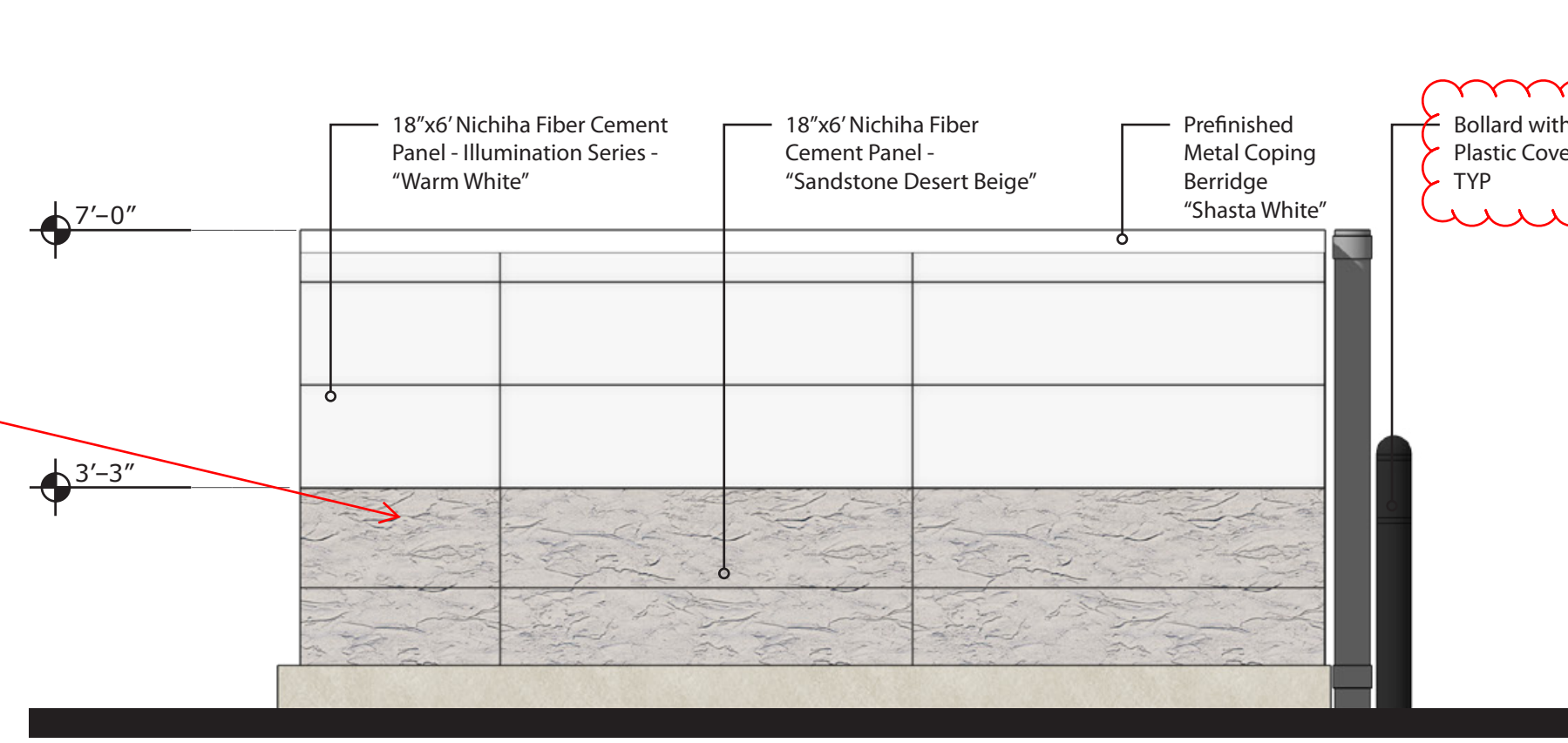
REVISIONS



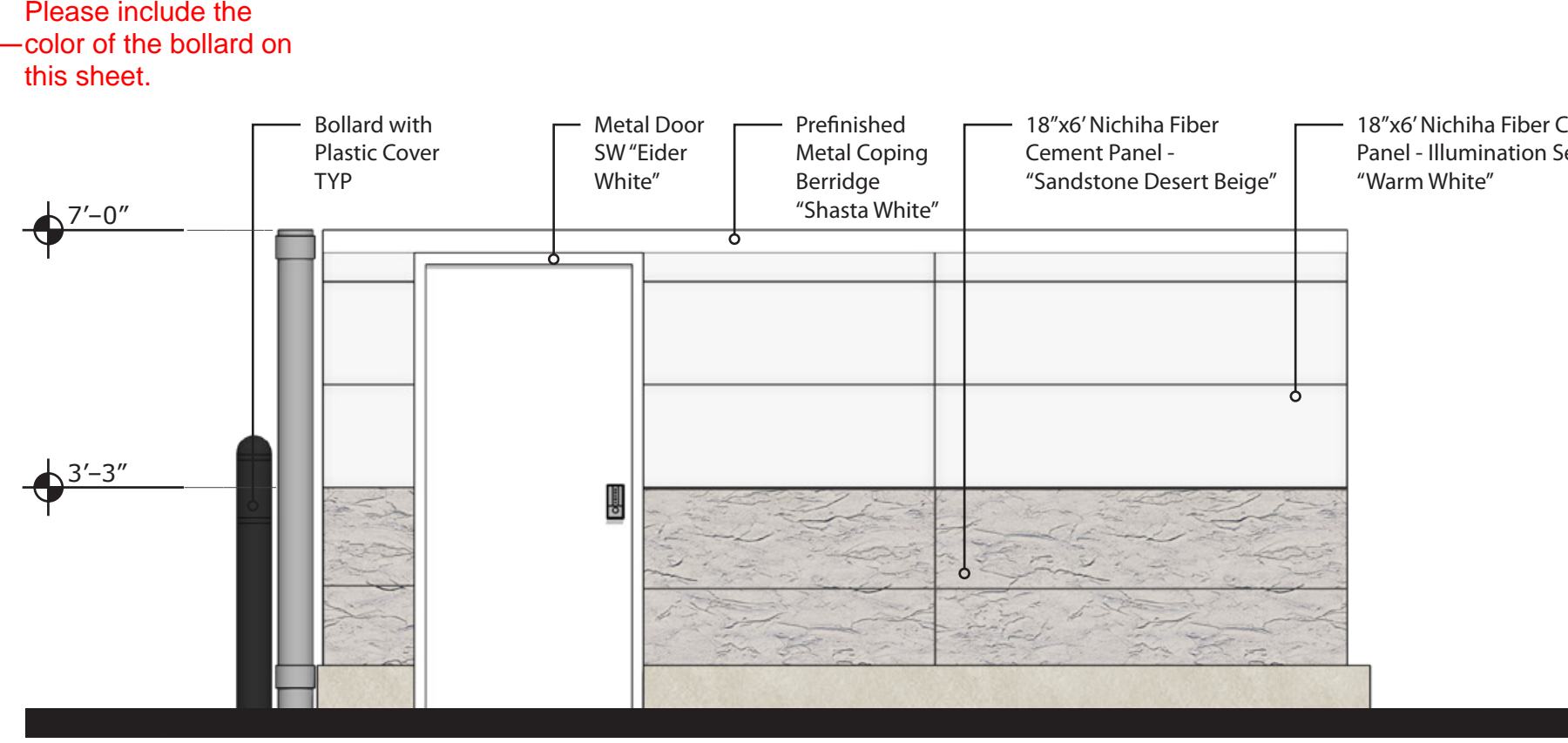
East Elevation
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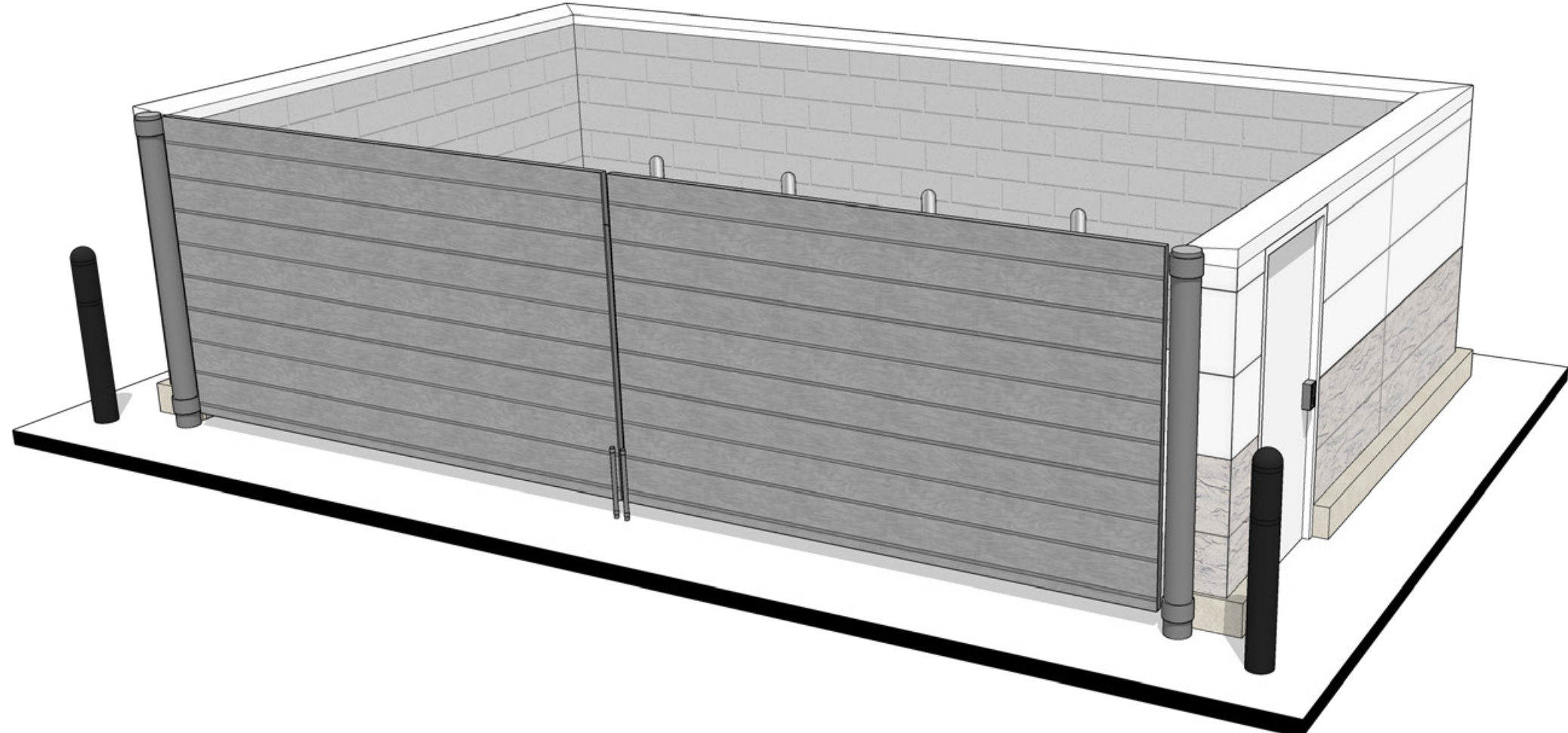
West Elevation
NTS



South Elevation
NTS

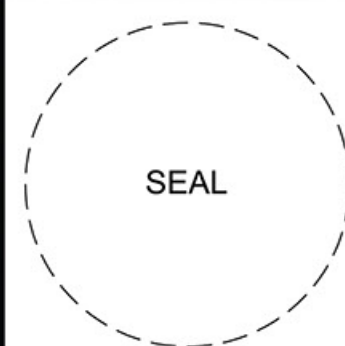


North Elevation
NTS



Perspective
NTS

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
TRASH ENCLOSURE ELEVATIONS

KG PROJECT TEAM:
RDM:
SDM:
CPM:

REVISION DESCRIPTION	DATE

DATE: 09/30/2022

SHEET NUMBER:
P3
09 OF 10



PARKER
COLORADO

Project Reviews Town of Parker



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 1**

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



PARKER
COLORADO

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, MEPs, 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	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		11/30/2022	SITE PLAN 20	Stacey Nerger		
Notes:						
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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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: SUBMITTAL CHECKLIST

10/13/2022	10/27/2022	10/27/2022	COMPLETENESS REVIEW	Stacey Nерger	COMPLETED	
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Notes: