



Development Review Division

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

MEMORANDUM

TO: Sofia Herrandez, Land Development Consultants
FROM: Amber Wood Hicken, Planner I
DATE: 6/24/24
SUBJECT: Auburn Hills Centre L4 – Circle K, Site Plan
Review Comments 05

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

TOWN OF PARKER PLANNING DEPARTMENT CASE PLANNER: Amber Wood Hicken

EMAIL: ahicken@parkeronline.org

PHONE: 303.805.3338

GENERAL PROJECT COMMENTS:

1. The Planning Division references certain sections of the Parker 2035 Master Plan, the Land Development Ordinance (LDO) and the Development Design Standards. Copies of these documents are available at:
[Parker 2035 Master Plan](#)
[Development Design Standards](#)
[Land Development Ordinance](#)
2. The Planning Division has made every effort to make this comment letter as comprehensive as possible. However, additional comments that have not been provided as part of this comment letter may be identified as part of future submittals, based on revisions to the project.
3. Please contact the referral agencies if you have questions regarding their review comment(s).
4. A redlined plan is included with this memorandum and is intended to supplement and clarify the review comments of this memorandum.
5. Final Plans submitted to the Building Department, Engineering Department and Parker Water and Sanitation District **must be exactly the same as the approved Site Plan set.**

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

Example: "02" or "Second Submittal"

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

Site Plan and Project Details

1. **Landscape requirements on the north and south boundaries are not met for both trees and shrubs.**

Comment Addressed: Yes No

Response:

OUTSIDE REFERRAL AGENCY COMMENTS

The following reviews in eTRAKiT have "Advisory Comments" or "Revisions Required:"

- Fire Life Safety
- Parker water and sanitation

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

- N/A

These comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed: Yes No

Response:

Property Owner

Date

Project Representative

Date



Know what's below.
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Matrix
Excellence by Design

2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208



LAND DEVELOPMENT
CONSULTANTS, LLC

950 S. CHERRY STREET, SUITE 512
DENVER, CO 80246

OWNER/DEVELOPER:



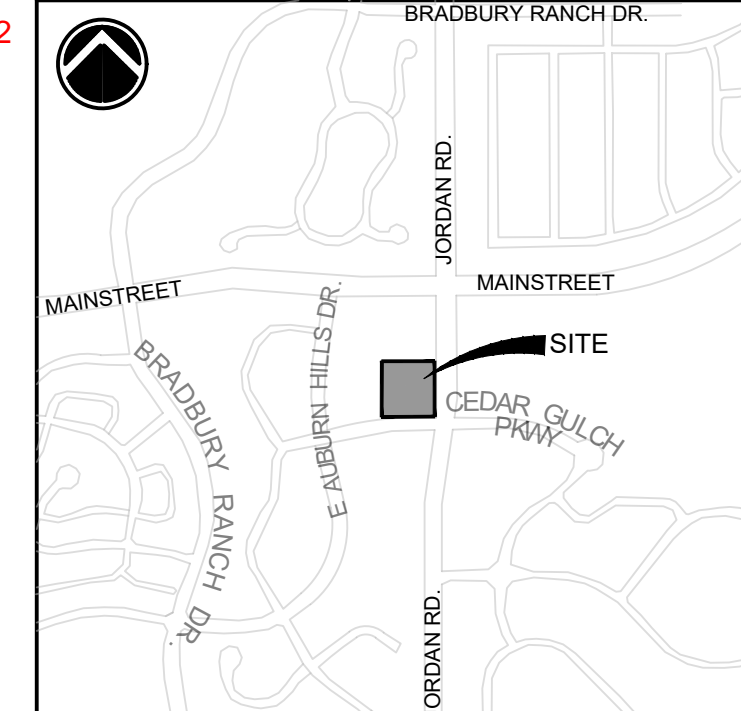
ROCKY MOUNTAINS DIVISION
5500 S QUEBEC STREET, SUITE 100
GREENWOOD VILLAGE, CO 80111

SEAL



FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE
MOST RECENT PROJECT CONSTRUCTION DOCUMENTS.
MATRIX DESIGN GROUP IS NOT RESPONSIBLE FOR
CHANGES, ALTERATIONS, OR USE OF CONSTRUCTION
DOCUMENTS PRIOR TO JURISDICTIONAL APPROVAL.

VICINITY MAP: SCALE: NTS



PROJECT:

CIRCLE K STORES INC.

**AUBURN HILLS CENTRE L4
SITE DEVELOPMENT PLAN
MAINSTREET & JORDAN
TOWN OF PARKER, CO**

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
##	##	##	##
##	##	##	##
##	##	##	##
##	##	##	##
##	##	##	##

DRAWING INFORMATION:

PROJECT NO: 21.1207.030

DRAWN BY: KMM

CHECKED BY: JRA

DESIGNED BY: KMM

SHEET TITLE:

LANDSCAPE PLAN

LS01

SHEET 3 OF 10

DATE: OCTOBER 2022

CIRCLE K SDP

LANDSCAPE REQUIREMENTS

SITE DATA:

AREA OF PARCEL: 69,547 SF
 APPLICABLE INTERNAL AREA: 60,801
 (SANS BLDG (5,200 SF) AND REQ PRK (3,546))
 EAST BOUNDARY: 267 LF
 SOUTH BOUNDARY: 235 LF
 NORTH BOUNDARY: 242 LF
 WEST BOUNDARY: 292 LF
 CEDAR GULCH STREETSCAPE: 295 LF
 JORDAN STREETSCAPE: 425 LF
 PARKING: 23 SPACES

cover sheet shows
19,981sf

LANDSCAPE AREA	REQ.	PROV.
LANDSCAPE AREA (15% SITE AREA)	10,432 SF	20,125 SF (28.93%)

REQUIRED TREES	REQ.	PROV.
SITE PERIMETER:		
EAST BOUNDARY (1 PER 40 LF)-JR	7	7
SOUTH BOUNDARY (1 PER 40 LF)-CG	6	4*
NORTH BOUNDARY (1 PER 40 LF)-NB	7	5*
WEST BOUNDARY (1 PER 40 LF)-WB	8	8
ADDITIONAL TO MEET MIN. (1 PER 1,500 SF)-IN	13	13
STREETSCAPE:		
CEDAR GULCH (1 PER 40 LF)	8	8 (BY OTHERS)
JORDAN RD (1 PER 40 LF)	11	11 (BY OTHERS)
TOTAL TREES	41	37** + 19 BY OTHERS

REQUIRED EVERGREEN TREES	REQ.	PROV.
SITE PERIMETER:		
EAST BOUNDARY (40-60%)-JR	3-4	3
SOUTH BOUNDARY (40-60%)-CG	3	2**
NORTH BOUNDARY (40-60%)-NB	3-4	4
WEST BOUNDARY (40-60%)-WB	4-5	4
TOTAL (25-50%)-IN	9-18	13

REQUIRED SHRUBS	REQ.	PROV.
SITE PERIMETER:		
EAST BOUNDARY (1 PER 40 LF)	34	67
SOUTH BOUNDARY (1 PER 40 LF)	30	30
NORTH BOUNDARY (1 PER 40 LF)	31	41
WEST BOUNDARY (1 PER 40 LF)	37	37
ADDITIONAL TO MEET MIN. (5 PER 1,500 SF)	71	71
SHRUB SUBSTITUTION (10 PER TREE)	40	40
TOTAL SHRUBS	243	286

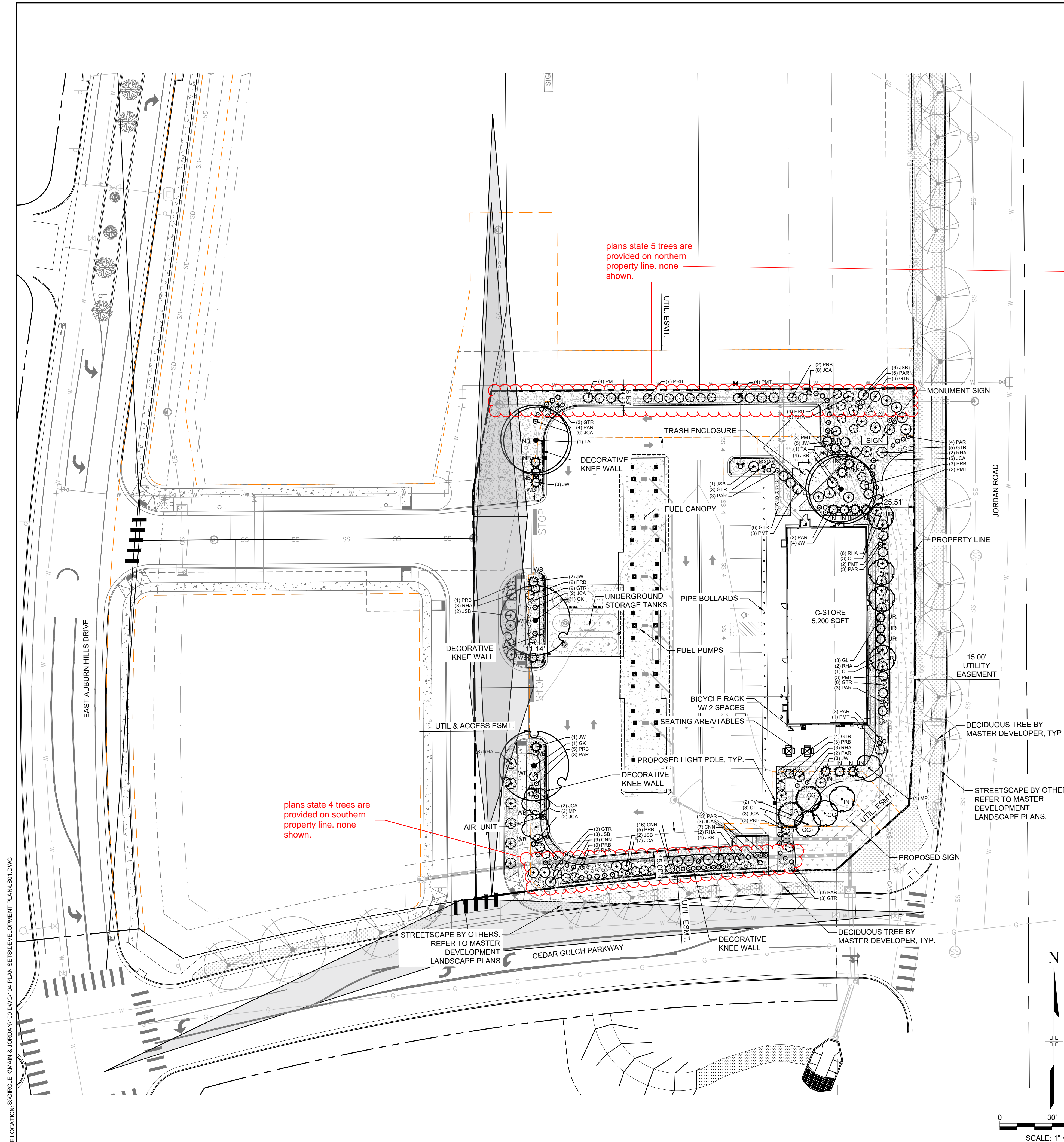
substitution not met (2
trees short = extra 20
shrubs needed)

substitution not met (2
trees short = extra 20
shrubs needed)

** REQUIREMENT PROVIDED OUTSIDE OF UTILITY EASEMENT OR SUBSTITUTED WITH SHRUBS (10 SHRUBS PER 1 TREE)

LEGEND

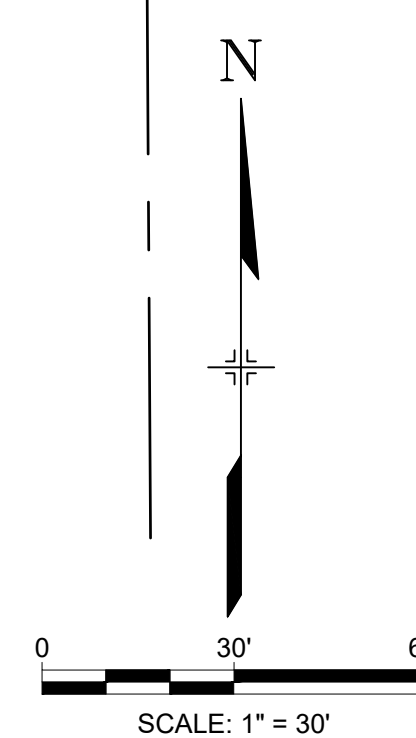
- NATIVE SEED-LOW
MIX NAME: TOWN OF PARKER SEED MIX 2
5,181 SF
- 3/4" ROCK
TYPE:
3/4" CHEYENNE GREY
SUPPLIER: PIONEER
DEPTH: 3" MINIMUM
OR APPROVED EQUAL
12,380 SF
- 2-4" COBBLE
TYPE:
2-4" HORIZON COBBLESTONE
SUPPLIER: PIONEER
DEPTH: 3-4" MINIMUM
OR APPROVED EQUAL
2,566 SF
- AASHTO DEPARTURE SIGHT TRIANGLE



plans state 5 trees are
provided on northern
property line. none
shown.

plans state 4 trees are
provided on southern
property line. none
shown.

FILE LOCATION: S:\CIRCLE K\AUBURN & JORDAN\100 DWG\104 PLAN SET\DEVELOPMENT PLAN\LS01.DWG



APPROVAL STAMP:



30 Executive Park, Suite 100
Irvine, CA 92614
t. 949 296 0450

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ISSUE/REVISION RECORD

DATE	DESCRIPTION
07/18/22	SDP SUBMITTAL
09/30/22	SDP RESUBMITTAL
07/26/23	SDP RESUBMITTAL
09/08/23	SDP RESUBMITTAL

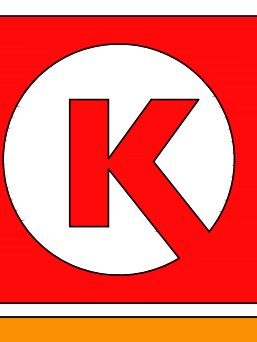
PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
DOUG COOPER
PROJECT MANAGER
AAB
QUALITY CONTROL
AAB
DRAWN BY
AAB

PROJECT NAME
CIRCLE K STORES INC.
PARKER
MAIN ST. & JORDAN RD.
PARKER ,CO



LAND DEVELOPMENT CONSULTANTS, LLC
950 S. CHERRY ST., STE #512
DENVER, CO 80246



CIRCLE K STORES INC.

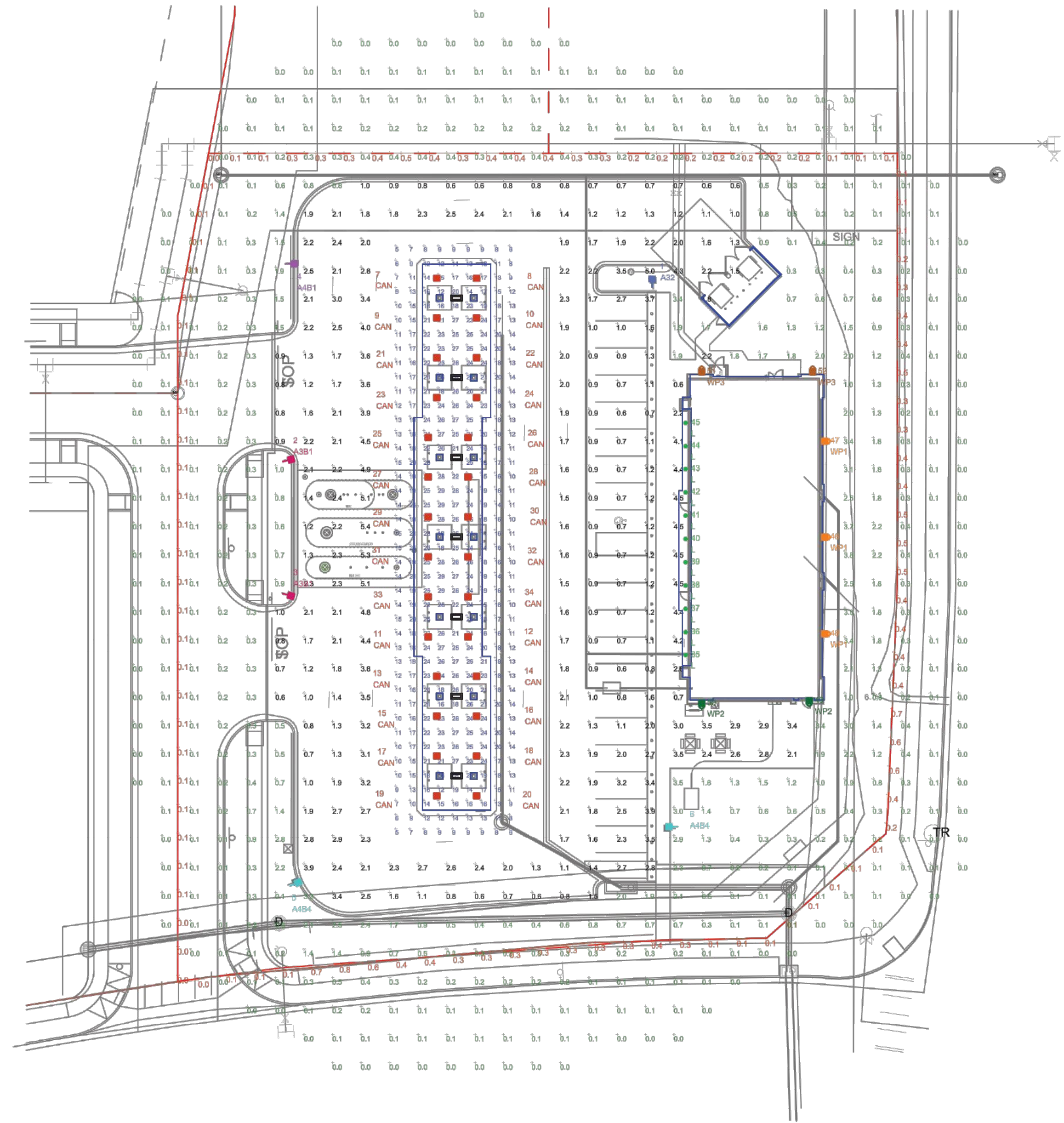
PROJECT NUMBER
20210744.0

SHEET TITLE

PHOTOMETRIC PLAN

SHEET NUMBER

7 of 10



ILLUMINATION LEVELS ARE THE RESULT OF CONDITIONS OR REQUESTS BY OTHERS
RED LEONARD ASSOCIATES IS NOT RESPONSIBLE
FOR INCIDENTS CAUSED BY INSUFFICIENT LIGHTING
AND DOES NOT RECOMMEND THESE LEVELS FOR
SECURITY AND SAFETY REASONS

THIS SITE IS LOCATED IN A REGION WHERE LIGHTING IS
REGULATED BY LOCAL ORDINANCES

NOTE:
- ALL AREA LIGHTS ON NEW 15 FT. POLE MOUNTED ON 3 FT. CONCRETE BASE
- ALL LUMINAIRES HAVE ZERO LUMENS ABOVE 90 DEGREES

FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES

LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PAVED AREA	1.97	5.4	0.6	3.28	9.00
PROPERTY LINE	0.24	0.8	0.0	N.A.	N.A.
UNDEFINED	0.43	3.8	0.0	N.A.	N.A.
UNDER CANOPY	17.85	29	5	3.57	5.80

LUMINAIRE LOCATION SUMMARY

LUM. NO.	LABEL	MTG. HT.
1	A32	18
2	A3B1	18
3	A3B1	18
4	A4B1	18
5	A4B4	18
6	A4B4	18
7	CAN	17.5
8	CAN	17.5
9	CAN	17.5
10	CAN	17.5
11	CAN	17.5
12	CAN	17.5
13	CAN	17.5
14	CAN	17.5
15	CAN	17.5
16	CAN	17.5
17	CAN	17.5
18	CAN	17.5
19	CAN	17.5
20	CAN	17.5
21	CAN	17.5
22	CAN	17.5
23	CAN	17.5
24	CAN	17.5
25	CAN	17.5
26	CAN	17.5
27	CAN	17.5
28	CAN	17.5
29	CAN	17.5
30	CAN	17.5
31	CAN	17.5
32	CAN	17.5
33	CAN	17.5
34	CAN	17.5
35	L	12
36	L	12
37	L	12
38	L	12
39	L	12
40	L	12
41	L	12
42	L	12
43	L	12
44	L	12
45	L	12
46	WP1	14.5
47	WP1	14.5
48	WP1	14.5
49	WP2	14.5
50	WP2	14.5
51	WP3	14.5
52	WP3	14.5

luminaire pole color needed

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	CCT	ARRANGEMENT	LUMENS	LATF	DIMMING LUMEN MULTIPLIER	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	CATALOG LOGIC
	1	A32	5700K	SINGLE	7275	1.040	1.000	1.040	B1-U0-G2	44	44	Cree Lighting	OSQ-ML-B-XX-XX + OSQM-B-11L-57K7-3M-UL-NM-XX-Q2
	2	A3B1	5700K	SINGLE	1930	1.040	1.000	1.040	B0-U0-G1	16	32	Cree Inc	OSQ-ML-B-XX-XX + OSQM-B-4L-57K7-3M-UL-NM-XX-Q1 + OSQ-BLSMF
	1	A4B1	5700K	SINGLE	4720	1.040	1.000	1.040	B1-U0-G1	37	37	Cree Inc	OSQ-ML-B-XX-XX + OSQM-B-11L-57K7-4M-UL-NM-XX-Q1 + OSQ-BLSMF
	2	A4B4	5700K	SINGLE	6849	1.040	1.000	1.040	B1-U0-G2	54	108	Cree Inc	OSQ-ML-B-XX-XX + OSQM-B-11L-57K7-4M-UL-NM-XX-Q4 + OSQ-BLSMF
	28	CAN	5700K	SINGLE	10847	1.040	0.700	0.728	B3-U0-G1	63.36	1774.08	BETALED, A DIVISION OF RUUD LIGHTING	CAN-228-SL-RM-06-E-UL-XX-525-57K (SET DIAL @ 4)
	11	L	4000K	SINGLE	650	1.040	1.000	1.040	B1-U0-G0	7.5	82.5	Cree Lighting	LR6X-7L-40K-120V
	3	WP1	4000K	SINGLE	2490	1.040	1.000	1.040	B1-U0-G1	19	57	Cree Inc	XSPW-B-WM-2ME-2L-40K-UL-XX
	2	WP2	4000K	SINGLE	4270	1.040	1.000	1.040	B1-U0-G1	31	62	Cree Inc	XSPW-B-WM-4ME-4L-40K-UL-XX
	2	WP3	4000K	SINGLE	2490	1.040	1.000	1.040	B1-U0-G1	19	38	Cree Inc	XSPW-B-WM-4ME-2L-40K-UL-XX

REDLEONARD ASSOCIATES
1340 Kemper Meadow Dr, Forest Park, OH 45240
513-574-9500 | redleonard.com

REV.	BY	DATE	DESCRIPTION
R1	FNE	5/26/22	REVISED PER UPDATED SITE PLAN
R2	FNW	11/4/22	REVISED PER UPDATED SITE PLAN
R3	JSG	9/7/23	ADD CCT COLUMN TO LUMINAIRE SCHEDULE

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PROJECT NAME:
CIRCLE K
MAIN & JORDAN
DRAWING NUMBER:
RL-7627-S1-R3

SCALE: 1" = 30'
LAYOUT BY: FNE
DATE: 8/25/21
DWG SIZE: D

