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CONSULTANTS:

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:

CIRCLE K

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

SEAL

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC
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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:	KMZ
CHECKED BY:	NMS
DESIGNED BY:	KMZ

SHEET TITLE:
SITE PLAN

SP01
SHEET 2 OF 10

DATE: OCTOBER 2022

SITE NOTES

- 01 LANDSCAPE AREA (PER LANDSCAPE PLANS)
- 02 TRANSFORMER PAD (PER ELEC CO AND / OR ARCH PLANS)
- 03 TRASH ENCLOSURE (PER ARCH PLANS)
- 04 FUEL CANOPY 192' x 24' SG-7 (TYP PER ARCH PLANS)
- 05 FUEL PUMPS (PER ARCH PLANS)
- 06 PROPERTY MONUMENT SIGN (BY OTHERS)
- 07 PROPOSED SIGN (PER ARCH PLANS)
- 08 UNDERGROUND FUEL TANKS (PER ARCH PLANS)
- 09 AIR UNIT (PER ARCH PLANS)
- 10 VAN ACCESSIBLE PARKING STALL, ISA SYMBOL AND SIGNAGE (PER ARCH PLANS)
- 11 PIPE BOLLARDS (PER ARCH PLANS)
- 12 CONVENIENCE STORE (5,200 SF)(SEE ARCHITECTURAL PLANS)
- 13 PROPOSED LIGHT POLE (PER ARCH PLANS)
- 14 ADA ACCESSIBLE RAMP (BY OTHERS)
- 15 BIKE RACK WITH 2 SPACES (PER ARCH PLANS)
- 16 CO2 ENCLOSURE (PER ARCH PLANS)
- 17 DIRECTIONAL ARROW PAVEMENT MARKING
- 18 2' CONCRETE GUTTER PAN
- 19 TABLES (PER ARCH PLANS)
- 20 VENT PIPES (PER ARCH PLANS)
- 21 METERED DOMESTIC WATER SERVICE ENTRY (PER ARCH PLANS)
- 22 SANITARY SERVICE ENTRY (PER ARCH PLANS)
- 23 GREASE INTERCEPTOR (PER ARCH PLANS)
- 24 CONNECT TO EXISTING WATER MAIN
- 25 CONNECT TO EXISTING SANITARY MAIN
- 26 FIRE SPRINKLER CONTROL VALVE ROOM
- 27 CONNECT UNDERGROUND FIRE LINE TO EXISTING WATER MAIN
- 28 DECORATIVE KNEE WALL (2.5'-3' HEIGHT) (PER ARCH PLANS)
- 29 PROPOSED FIRE HYDRANT W/ VALVE

Need notes stating that these signs are not approved by this site plan

Note added to the cover sheet

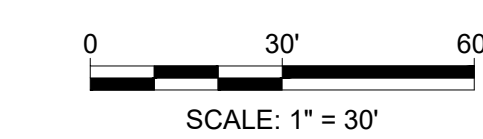
602' PRINCIPAL DOOR TO CLOSEST DOOR OF NEAREST LIQUOR STORE

LEGEND

- PROPERTY LINE
- ==== CATCH CONCRETE CURB & GUTTER
- ==== SPILL CONCRETE CURB & GUTTER
- ==== EXISTING CURB & GUTTER
- ▲ AASHTO DEPARTURE SIGHT TRIANGLE
- ◆ # PARKING COUNT

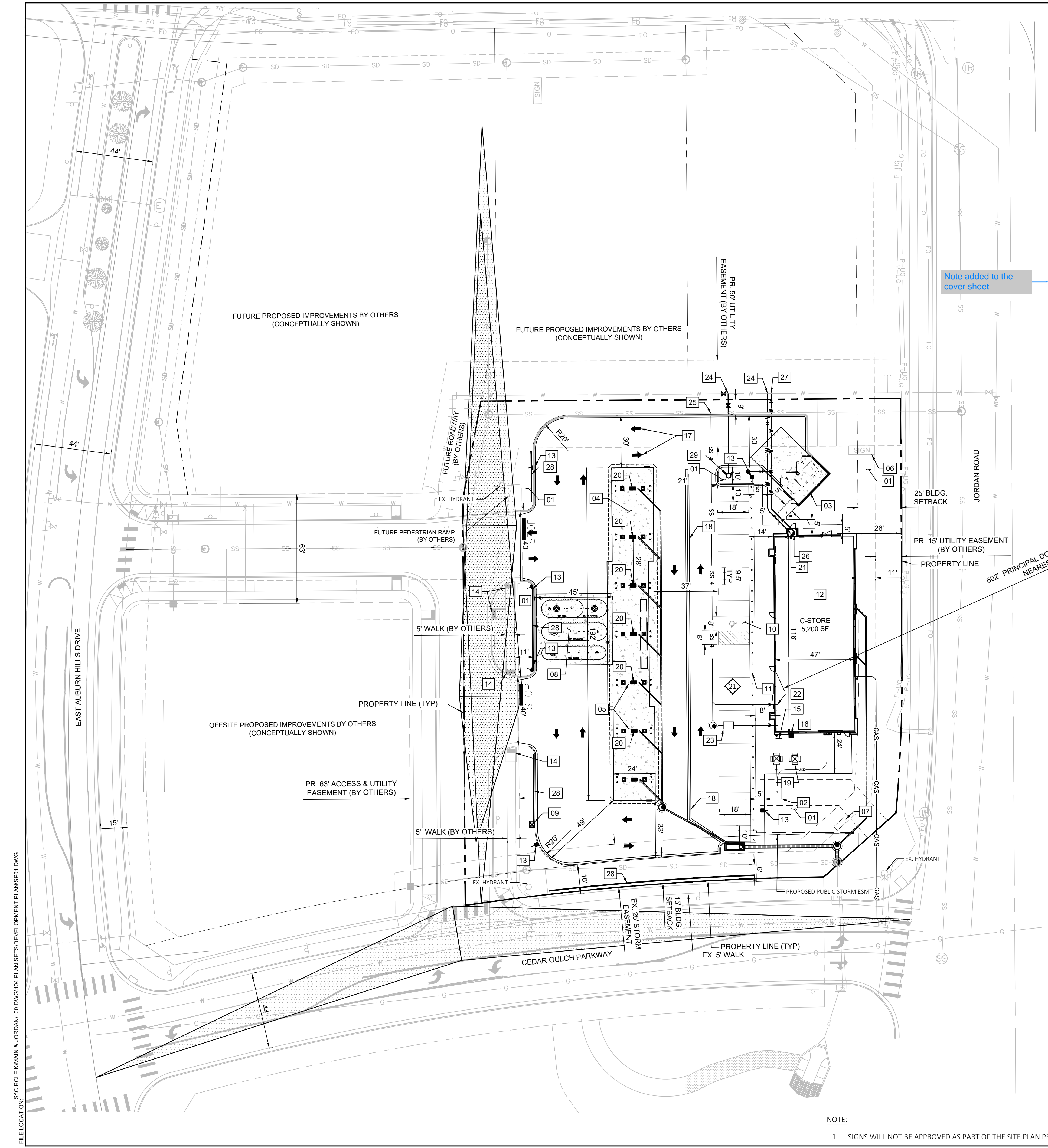
SITE TRIANGLE NOTES:

- CORNER SIGHT DISTANCE MEASURED FROM A POINT ON THE MINOR STREET AT "D" OF 15 FEET BACK FROM THE EDGE OF THE MAJOR STREET PAVEMENT (FLOWLINE) AND MEASURED FROM HEIGHT OF EYE AT 3.5' ON THE MINOR STREET TO A HEIGHT OF OBJECT AT 3.5' ON THE MAJOR STREET.
- AT LOCAL-LOCAL STREET INTERSECTIONS ONLY, THE "D" DISTANCE SHALL BE 10'.
- INTERSECTION SIGHT DISTANCE ANALYSIS SHALL ACCOUNT FOR COMBINED HORIZONTAL AND VERTICAL ALIGNMENTS.
- WITHIN THE INTERSECTION SIGHT DISTANCE TRIANGLE, LIMITED LANDSCAPING SHALL BE ALLOWED BUT NO SOLID STRUCTURES. SOLID STRUCTURES SHALL INCLUDE, BUT NOT BE LIMITED TO, FENCES, UTILITY BOXES AND TREE TRUNKS. SHRUBS AND PLANTING WILL BE NO TALLER THAN 2 FEET AND TREE CANOPIES WILL BE NO LOWER THAN 8 FEET. LANDSCAPING WITHIN THIS AREA WILL BE MAINTAINED BY THE LANDOWNER OR HOMEOWNERS ASSOCIATION.



APPROVAL STAMP:

NOTE:
1. SIGNS WILL NOT BE APPROVED AS PART OF THE SITE PLAN PROCESS



FILE LOCATION: S:\CIRCLE K\MAIN & JORDAN\100 DWG\104 PLAN SET\DEVELOPMENT PLANS\01.DWG



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LAND DEVELOPMENT
CONSULTANTS, LLC

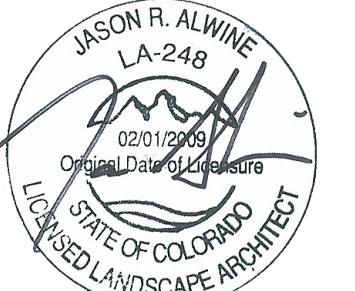
950 S. CHERRY STREET, SUITE 512
DENVER, CO 80246

OWNER/DEVELOPER:



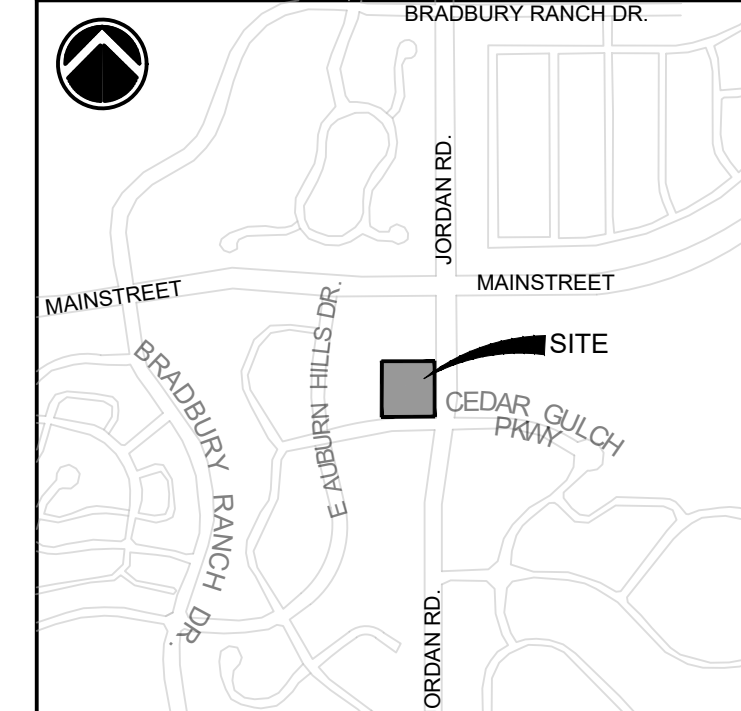
ROCKY MOUNTAINS DIVISION
5500 S QUEBEC STREET, SUITE 100
GREENWOOD VILLAGE, CO 80111

SEAL



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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 has been updated

coversheet lists 20,139sf provided

LANDSCAPE AREA (15% SITE AREA) REQ. 10,432 SF PROV. 19,981 SF (28.73%)

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

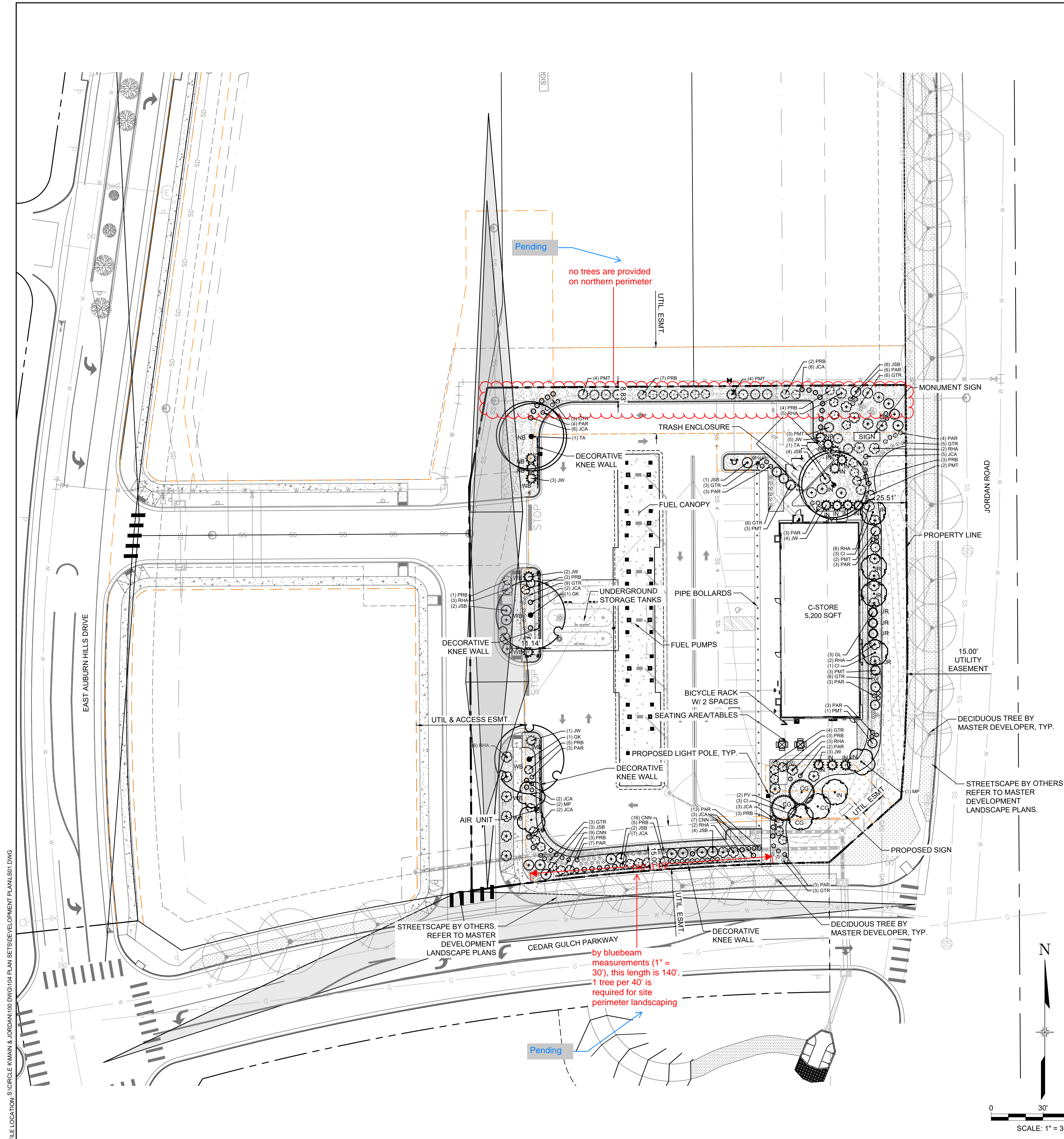
REQUIRED EVERGREEN TREES	REQ.	PROV.
SITE PERIMETER:		
EAST BOUNDARY (40-60%)-JR	3-4	3
SOUTH BOUNDARY (40-60%)-CG	3	2**
NORTH BOUNDARY (40-60%)-NB	3-4	4
WEST BOUNDARY (40-60%)-WB	4-5	4
TOTAL (25-50%)-IN	9-18	13

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

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

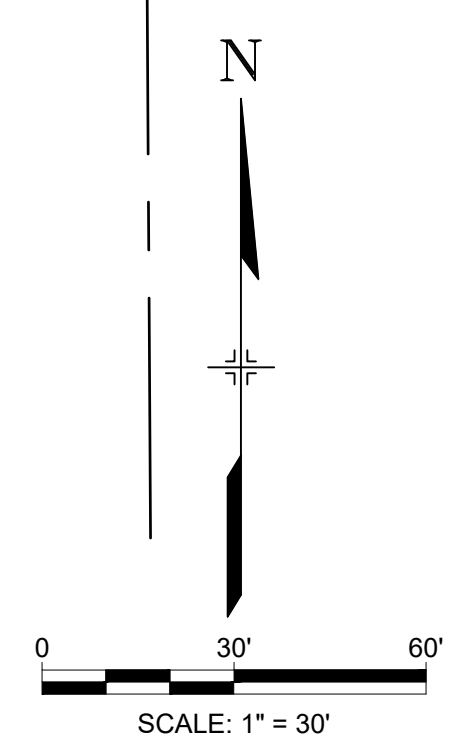
LEGEND

- 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 11,405 SF
- 2-4" COBBLE TYPE: 2-4" HORIZON COBBLESTONE SUPPLIER: PIONEER DEPTH: 3-4" MINIMUM OR APPROVED EQUAL 2,410 SF
- AASHTO DEPARTURE SIGHT TRIANGLE



Pending
no trees are provided on northern perimeter

Pending
by bluebeam measurements (1" = 30'), this length is 140'. 1 tree per 40' is required for site perimeter landscaping



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



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

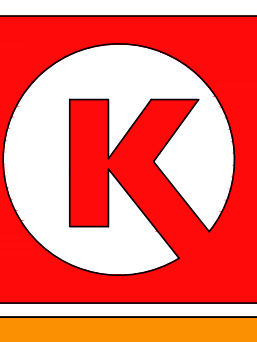
PROFESSIONAL SEAL

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.

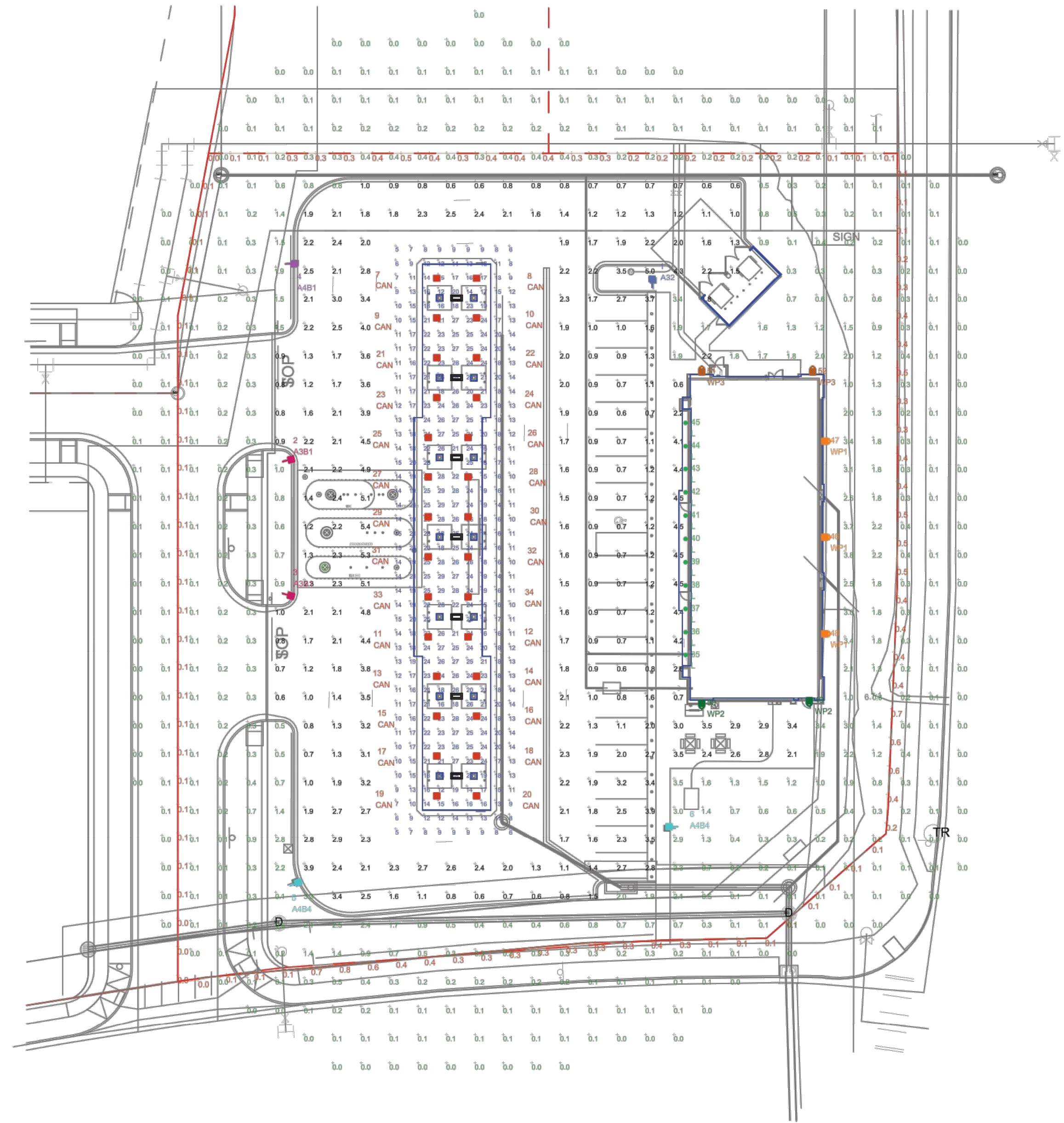
PROJECT NUMBER
20210744.0

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
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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 color must be provided in this table or highlighted on the next sheet

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	CCT	ARRANGEMENT	LUMENS	LATF	DIMMING LUMEN MULTIPLIER	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	CATALOG LOGIC
[Symbol]	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
[Symbol]	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
[Symbol]	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
[Symbol]	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
[Symbol]	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)
[Symbol]	11	L	4000K	SINGLE	650	1.040	1.000	1.040	B1-U0-G0	7.5	82.5	Cree Lighting	LR6X-7L-40K-120V
[Symbol]	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
[Symbol]	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
[Symbol]	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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SCALE: 1" = 30'
FNE
DWG SIZE: D
DATE: 8/25/21

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

