

CONTACT LIST

DEVELOPER

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ETHOS ARCHITECTURE GROUP
8025 W. 25TH PLACE
LAKEWOOD, CO 80214
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CONTACT: JOHN SPONSELLER

ENGINEER

RICK ENGINEERING COMPANY
8678 CONCORD CENTER DR, UNIT 200
ENGLEWOOD, CO 80112
PHONE: 303.537.8020
CONTACT: TROY BALES

SURVEYOR

RICK ENGINEERING COMPANY
5690 WEBSTER ST.
ARVADA, CO 80002
PHONE: 303.403.2433
CONTACT: ROBERT HENNESSY

PARKER PUBLIC WORKS

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PARKER, CO. 80138
PHONE: 303.840.9546
STREETS - MIKE WAUGH
STORM WATER - JACOB JAMES

TOWN OF PARKER POLICE DEPARTMENT

19600 E. PARKER SQUARE DR.
PARKER, CO. 80134
PHONE: 303.841.9800

PARKER WATER AND SANITATION DISTRICT

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PARKER, CO. 80134
PHONE: 303.841.4627

FIRE & LIFE SAFETY

20120 E. MAINSTREET
PARKER, CO 80138
PHONE: 303.205.3169
CONTACT: RANDALL CAPRA

UTILITY NOTIFICATION COMPANY OF COLORADO

2801 SOUTH YOUNGFIELD ST, SUITE 301
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PHONE: 800.922.1987
LOCAL CALLS: (811)

XCEL ENERGY

5909 E. 38TH AVE.
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CONTACT: MICHELLE O'NAN

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6850 S. TUCSON WAY
ENGLEWOOD, CO 80112
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CONTACT: KEVIN YOUNG

LUMEN

9750 E. COSTILLA AVE.
ENGLEWOOD, CO 80220
PHONE: 303.792.6069
CONTACT: WILLIAM BENSON

COLORADO DEPARTMENT OF HEALTH

4210 E. 11TH AVE.
DENVER, CO
PHONE: 303.320.8333

INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION

5496 NORTH US HWY 85
P.O. BOX DRAWER A
SEDALIA, CO 80135
PHONE: 303.688.3100
CONTACT: JASON JENKS

MILE HIGH FLOOD CONTROL DISTRICT (MHFCD)

2480 W. 26TH AVE.
SUITE 156-B
DENVER, CO 80211
PHONE: 303.455.6277
CONTACT: MIKE SARMENTO

SITE BENCHMARK & BASIS OF BEARINGS

THE PRIMARY BENCHMARK USED TO DETERMINE THE BASIS OF ELEVATIONS FOR THIS MAP IS BY GPS OBSERVATION NAVD88. A SITE BENCHMARK HAS BEEN SET AT THE NORTHWEST CORNER OF A DRAIN INLET ON CHAMBERS ROAD, APPROXIMATELY 200'± NORTH OF HESS ROAD. ELEVATION = 6075.31

THE BASIS OF BEARINGS IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 29 TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, BEARING SOUTH 89°15'13" WEST AS SHOWN ON FINAL PLAT DOUGLAS 234 FILING NO. 1.

SHEET INDEX	
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1	COVER SHEET
2	EXISTING CONDITIONS & DEMOLITION PLAN
3	SITE PLAN
4	PRELIMINARY UTILITY PLAN
5	FIRE TRUCK ACCESS PLAN
6	LANDSCAPE PLAN & DETAILS
7	LANDSCAPE PLAN & DETAILS
8	LANDSCAPE IRRIGATION & DETAILS
9	LANDSCAPE IRRIGATION & DETAILS
10	LANDSCAPE IRRIGATION & DETAILS
11	LANDSCAPE IRRIGATION & DETAILS
12	PHOTOMETRIC PLAN
13	PHOTOMETRIC DETAILS
14	BUILDING ELEVATIONS
15	BUILDING ELEVATIONS

SETBACKS		
COMMERCIAL DEVELOPMENT STANDARDS	REQUIRED SETBACKS	PROVIDED SETBACK
FRONT	10'	143.91'
SIDE	8'	47.59'/62.32'
REAR	0'	64.40'

DEVELOPMENT STANDARDS		
COMMERCIAL DEVELOPMENT STANDARDS	TOWN OF PARKER LAND DEVELOPMENT CODE REQ.	PROVIDED
MINIMUM LANDSCAPE AREA	0.14 AC (15%)	0.305 ACRES (34%)
MAXIMUM BUILDING HEIGHT	35 FEET	1 STORY/ 22'-10"
MINIMUM OFF-STREET PARKING	18 (PER NLA)	18 ON-SITE SPACES (2 ADA SPACES)
MAXIMUM FLOOR AREA RATIO (FAR)	0.35	0.05

FLOOD PLAIN NOTE

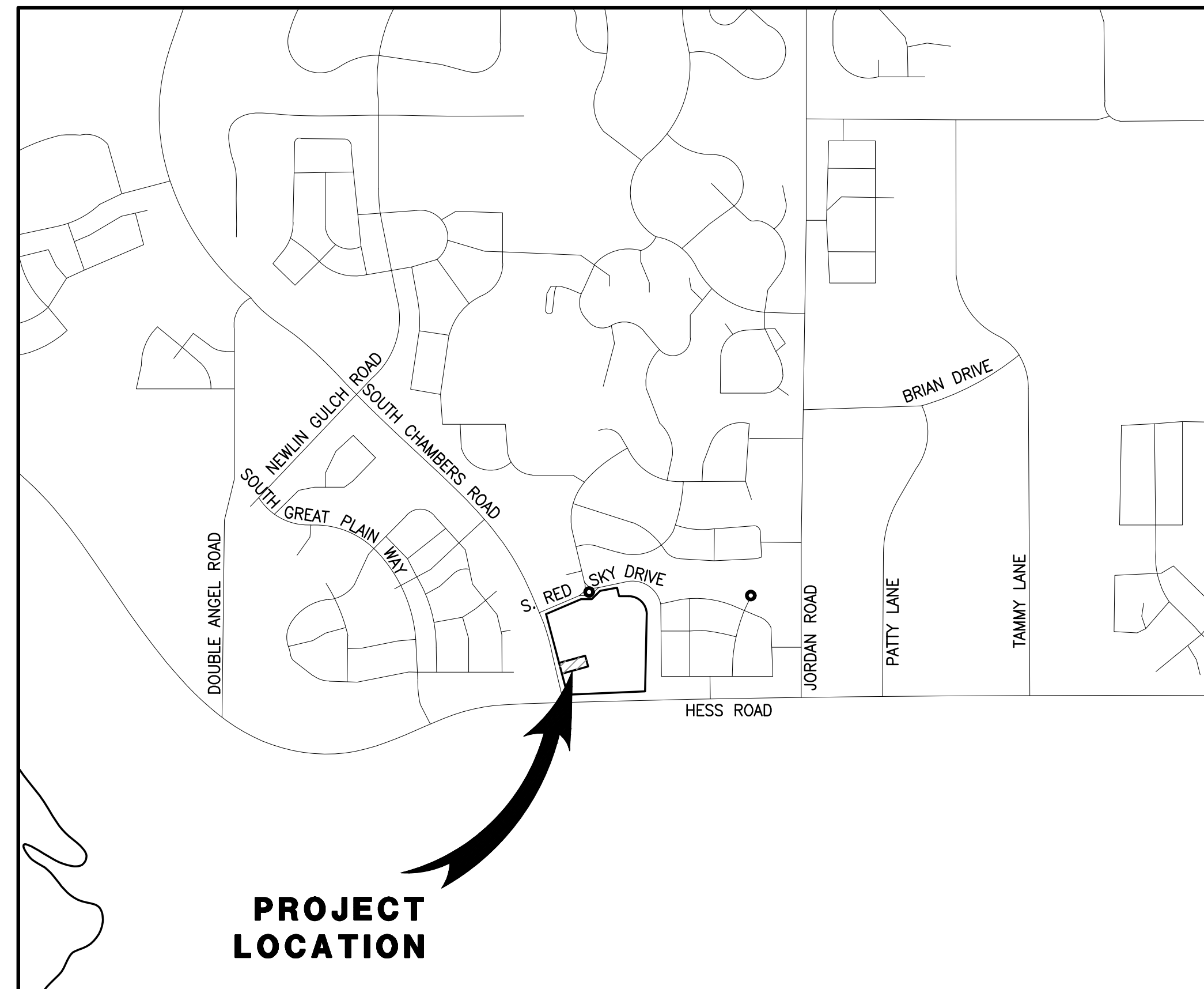
BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08035C0181G AND DATED MARCH 16, 2016 - SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LEGAL DESCRIPTION

LOT 4, DOUGLAS 234, FILING NO. 6, AMENDMENT 1

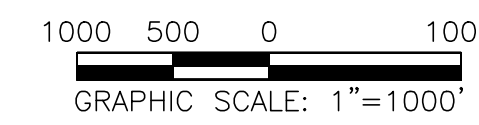
**SITE PLAN FOR
DUNKIN' DONUTS
DOUGLAS 234, FILING NO. 6,
AMENDMENT 1, LOT 4**

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
0.901 ACRES, 1 COMMERCIAL LOT



VICINITY MAP

SCALE 1" = 1000'



LEGEND

	EXISTING	PROPOSED
PROPERTY BOUNDARY	---	---
PROPERTY LINE	---	---
RIGHT-OF-WAY	---	---
CENTERLINE	---	---
CURB	---	---
CURB & GUTTER	---	---
EASEMENT	---	---
CONTOURS	---	---
WATER LINE	W	W
SANITARY SEWER LINE	S	S
STORM DRAIN LINE	---	---
GAS LINE	G	G
ELECTRIC LINE	E	E
TYPICAL LATERALS	---	---
SANITARY SEWER MANHOLE	(S)	(S)
STORM DRAIN MANHOLE	(D)	(D)
STORM DRAIN INLET	---	---
FIRE HYDRANT	---	---
AC PAVING	---	---
CONCRETE	---	---
LANDSCAPE	---	---

ABBREVIATIONS

BLDG	BUILDING
CL	CENTERLINE
DIA.	DIAMETER
DIST.	DISTRICT
E	EASTING
EG	EXISTING GRADE
ESMT	EASEMENT
EX.	EXISTING
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
INV	INVERT
MIN.	MINIMUM
N	NORTHING
NLA	NET LEASABLE AREA
NO.	NUMBER
PL	PROPERTY LINE
PROP.	PROPOSED
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
R.O.W.	RIGHT OF WAY
REC.	RECEPTION
REQ.	REQUIRED
SAN	SANITARY SEWER
SF	SQUARE FOOT
STD	STANDARD

SITE DATA

PROPERTY ACREAGE	0.901 ACRES (39,244 SF)
PERVIOUS AREA	0.305 ACRES
IMPERVIOUS AREA	0.596 ACRES
MAXIMUM IMPERVIOUS AREA	0.766 ACRES, 85% OF TOTAL LAND AREA
BUILDING DENSITY	1,959 SF (BLDG) = 4.99% 39,244 SF (LOT)
MAX BUILDING DENSITY	NONE
PARKING AREA	3,083 SF
PARKING REQUIRED	18 SPACES/12 SPACES (1 PER 100 NLA/1 PER EACH 3 PERSONS OF RATED CAPACITY)
PARKING PROVIDED	18 ON-SITE SPACES (2 ADA SPACES)
BICYCLE PARKING REQUIRED	4
BICYCLE PARKING PROVIDED	4

LAND USE DATA

EXISTING ZONING	PLANNED DEVELOPMENT
GROSS SITE AREA	0.901 ACRES
NUMBER OF BUILDINGS	1 BUILDING
BUILDING GROSS FLOOR AREA	1,959 SF
NET LEASABLE AREA	1,811 SF
BUILDING OCCUPANCY	35 PEOPLE

REC Response - 11/10/23
Troy Bales - 619-540-6848

SEAL:

8678 CONCORD CENTER DR, UNIT 200
ENGLEWOOD, CO 80112
rickengineering.com
303.537.8020

ENGINEERING COMPANY
San Diego - Riverside - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver

PROJECT NO: 2243 | DRAWN/DESIGNED BY: KA/JS
DATE: 8/28/2023 | CHECKED BY: JS

DOUGLAS COUNTY, COLORADO

DOUGLAS 234, FILING NO. 6,
AMENDMENT 1, LOT 4

COVER SHEET

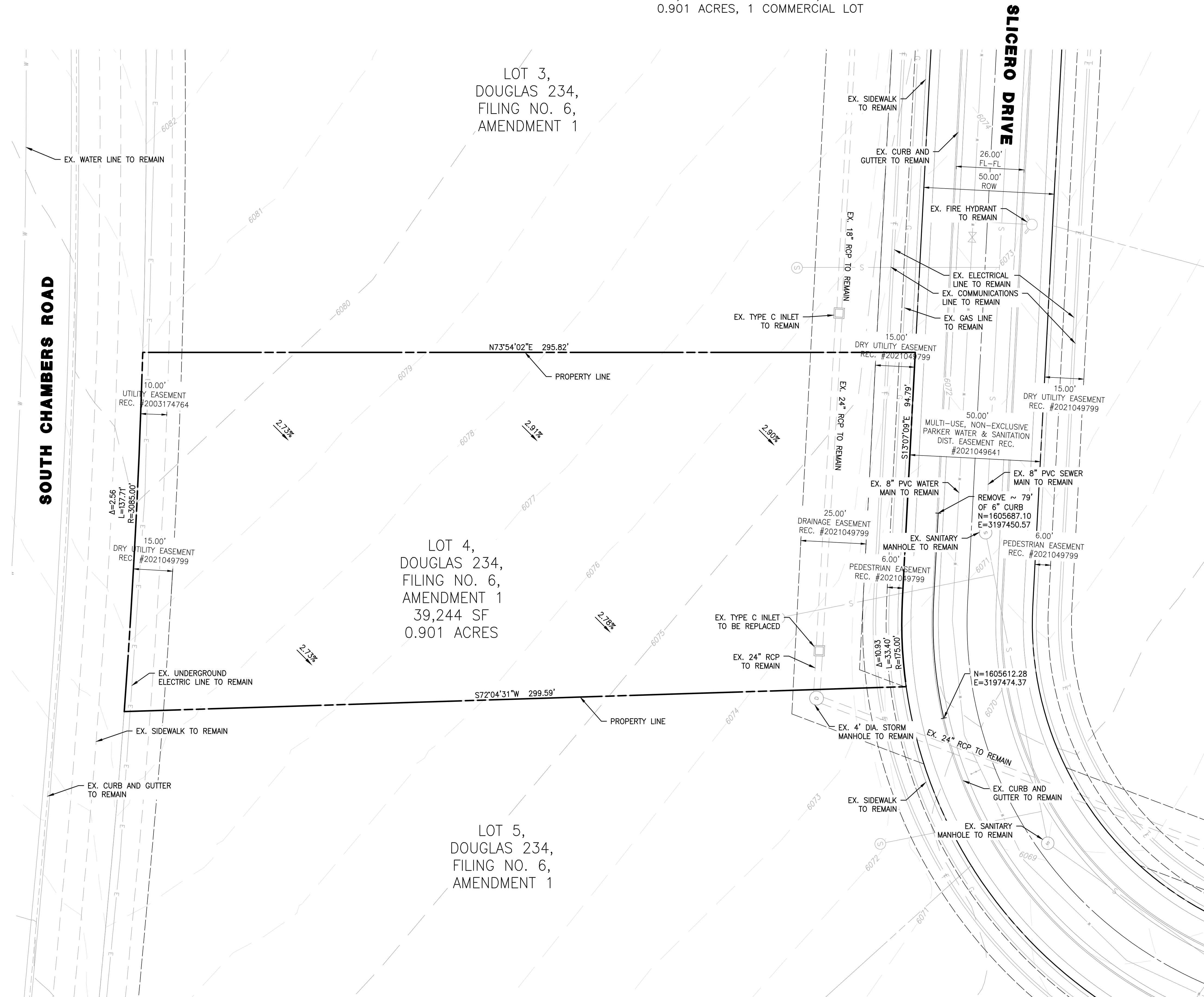
811
Know what's below.
Call before you dig.

DRAWING NO. 1

2ND SUBMITTAL

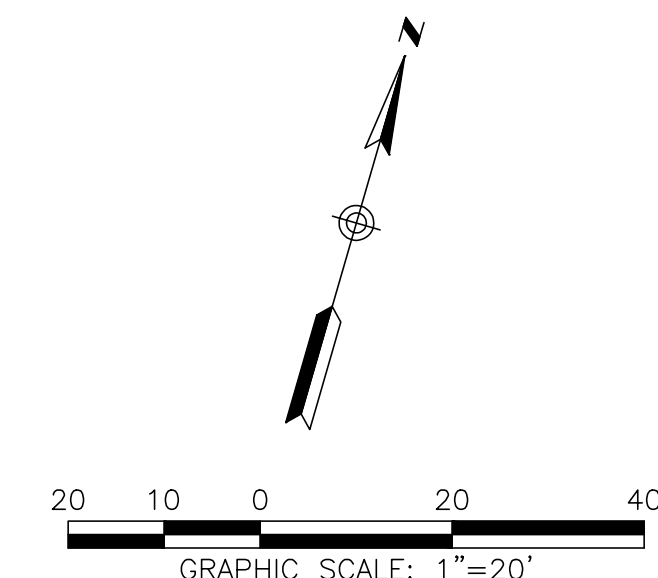
SITE PLAN FOR DUNKIN' DONUTS DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
0.901 ACRES, 1 COMMERCIAL LOT



NOTES

1. ALL EXISTING UTILITIES ARE TO REMAIN UNLESS OTHERWISE NOTED.
2. ALL EXISTING IMPROVEMENTS TO BE PROTECTED IN PLACE, UNLESS SPECIFICALLY CALLED AS "TO BE REMOVED".



NO.	BY	DATE	NO.	BY	DATE	NO.	REVISION

<p>SEAL:</p> <div style="text-align: center;"> <p>RICK ENGINEERING COMPANY</p> <p>8678 CONCORD CENTER DR, UNIT 200 ENGLEWOOD, CO 80112 303.537.8020 rickengineering.com</p> <p>San Diego - Riverside - Sacramento - Orange - Turson - Phoenix - Las Vegas - Denver</p> </div>	<p>PROJECT NO: 2243 DRAWN/DESIGNED BY: KA/JS DATE: 8/24/2023 CHECKED BY: JS</p>
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<p>SITE PLAN PREPARED FOR: DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4 DOUGLAS COUNTY, COLORADO</p>	<p>EXISTING CONDITIONS & DEMOLITION PLAN</p>
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<p>Know what's below. Call before you dig.</p>	<p>DRAWING NO. 2</p>
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C:\RICK\Projects\022000\2243_DunkinDonuts\Civil\Plans\Site Plan\2243-C-DEM001.dwg - plotted by: kalazard on 2023-08-24 @ 08:32 - c:\birec_ncs.ctb - © 2022 Rick Engineering Company

2ND SUBMITTAL

