

SITE DEVELOPMENT PLAN

8035 MERIDIAN PARK DRIVE

SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
TOWN OF PEYTON, COUNTY OF EL PASO, STATE OF COLORADO

DUNKIN BENT GRASS

BENCHMARK

PROJECT BENCHMARK IS A DOUGLAS COUNTY CONTROL POINT LOCATED ON THE SOUTH SIDE OF HWY 86 JUST EAST OF PROJECT SITE.

NORTHING: 22842.29, EASTING: 19721.79

BENCHMARK IS 11.215" ALUMINUM DISC SET FLUSH TO THE GROUND. THE ELEVATION IS 1994.64 M (6544.09 US SURVEY FEET) BASED ON THE NAVD 88 DATUM.

BASIS OF BEARINGS

A PORTION OF THE SOUTH LINE OF THE NORTHEAST QUARTER SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO BEING MONUMENTED AT THE WEST END BY THE CENTER QUARTER CORNER OF SAID SECTION 1 BY A 2 1/2" ALUMINUM SURVEYORS CAP WITH APPROPRIATE MARKING PLS 28651 AND AT THE EAST END, AT THE NORTHWESTERLY CORNER OF LOT 1 FALCON RANCHETTES RECORDED IN PLAT BOOK V-2 AT PAGE 15, RECORDS OF EL PASO COUNTY, COLORADO. BY A YELLOW PLASTIC SURVEYORS CAP STAMPED "PLS 2372" AND IS ASSUMED TO BEAR S89°49'43", A DISTANCE OF 2,285.20 FEET.

LEGAL DESCRIPTION

PARCEL A:
LOT 1A, BENT GRASS EAST COMMERCIAL FILING NO 2A, COUNTY OF EL PASO, STATE OF COLORADO (RECEPTION NO. 214713554).

PARCEL B:
THOSE EASEMENT RIGHT CREATED BY RECIPROCAL ACCESS EASEMENT AND TEMPORARY CONSTRUCTION AND MAINTENANCE EASEMENT AGREEMENT RECORDED JUNE 04, 2013 UNDER RECEPTION NO. 213072561 AND FIRST AMENDMENT TO RECIPROCAL ACCESS EASEMENT AND TEMPORARY CONSTRUCTION AND MAINTENANCE EASEMENT AGREEMENT RECORDED JULY 07, 2013 UNDER RECEPTION NO. 213098588.

CONSTRUCTION TIMELINE

APPROXIMATE CONSTRUCTION START DATE: SEPTEMBER 2022

PROJECT DESCRIPTION

THE PROPOSED PROJECT INCLUDES THE DEVELOPMENT OF A NEW FAST FOOD RESTAURANT BUILDING, DRIVE-THRU, AND PARKING LOT. PROPOSED WORK INCLUDES DEMOLITION, GRADING, CONCRETE AND ASPHALT INSTALLATION, SANITARY SEWER INSTALLATION, WATER LATERAL INSTALLATION, FINAL GRADING, FINAL STABILIZATION, AND REMOVAL OF TEMPORARY CONTROL MEASURES.

ZONE DISTRICT INFORMATION

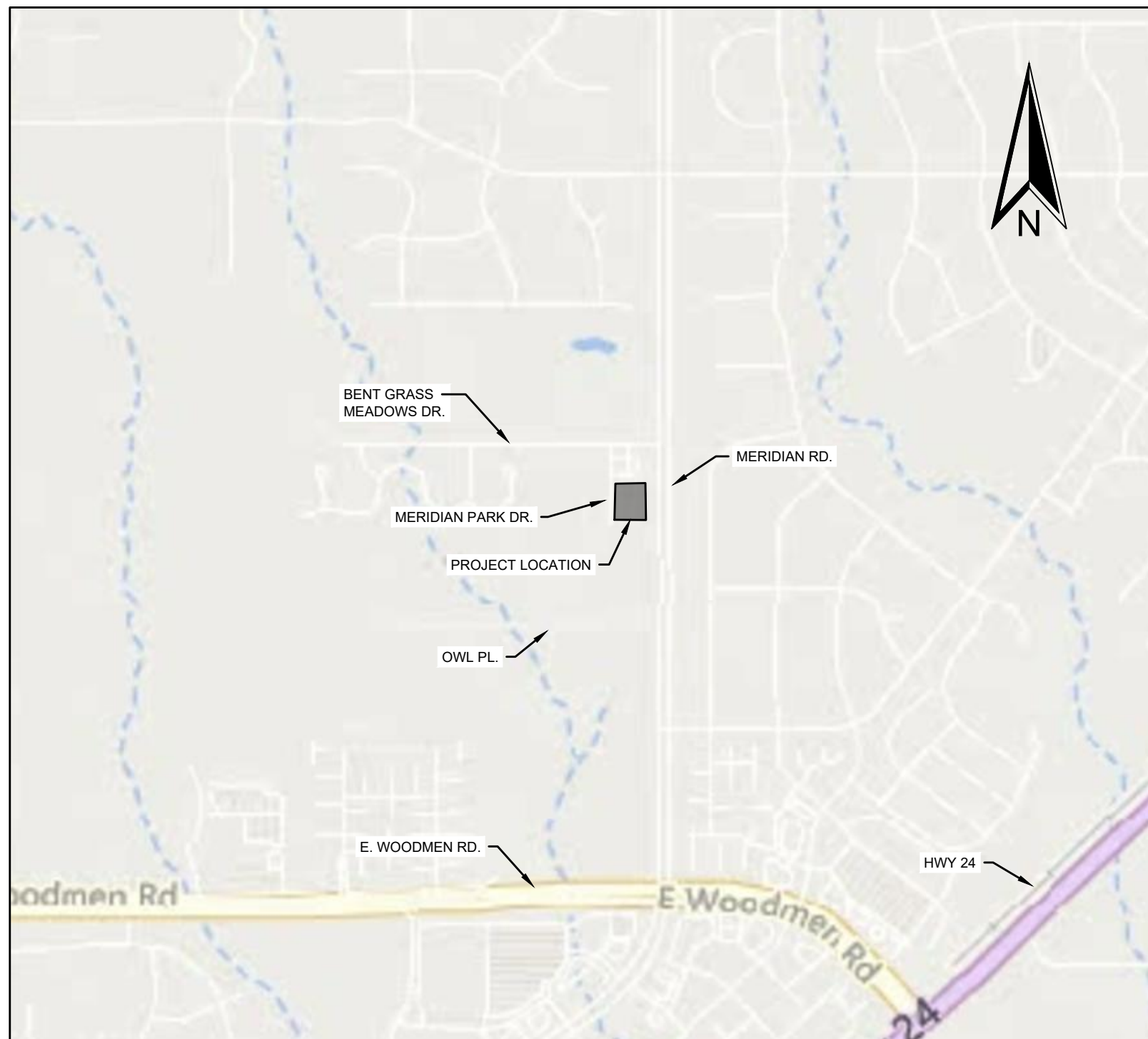
PROJECT ZONING: COMMERCIAL SERVICES (CS)

PROPERTY TAX SCHEDULE NUMBER

TAX SCHEDULE NUMBER: 5301104002

ZONING COMPARISON TABLE		
TYPE	REQUIRED	PROVIDED
USE	COMMERCIAL SERVICES (CS)	COMMERCIAL SERVICES (CS)
LOT SIZE	63,480 SF	63,480 SF
BUILDING SETBACK	25 FT	17 FT
MINIMUM PARKING	20 SPACES	16 SPACES

SITE UTILIZATION TABLE		
COVERAGE	EXISTING	PROPOSED
TOTAL LOT SIZE	63,480 SF	63,480 SF
BUILDING	0 SF	1,998 SF
PAVEMENT	0 SF	14,625 SF
% IMPERVIOUS	0%	26.2%



VICINITY MAP
NOT TO SCALE

<p>PROPERTY OWNER FIRST CUP LLC 106 S. KYRENE RD. CHANDLER, AZ 85226 ATTN: BERT HAYENGA</p>	<p>PROJECT TEAM</p> <table border="0"> <tr> <td>CIVIL ENGINEER WC CIVIL, INC. 7220 W JEFFERSON AVE., STE. 204 LAKEWOOD, CO 80235 303-390-0172 ATTN: ERIC MCKNIGHT, P.E.</td> <td>ARCHITECT ETHOS ARCHITECTURE GROUP 8025 W 25TH PL. LAKEWOOD, CO 80214 303-815-0161 ATTN: JOHN SPONSELLER, NCARB</td> </tr> </table>	CIVIL ENGINEER WC CIVIL, INC. 7220 W JEFFERSON AVE., STE. 204 LAKEWOOD, CO 80235 303-390-0172 ATTN: ERIC MCKNIGHT, P.E.	ARCHITECT ETHOS ARCHITECTURE GROUP 8025 W 25TH PL. LAKEWOOD, CO 80214 303-815-0161 ATTN: JOHN SPONSELLER, NCARB
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<p>SURVEYOR CLASSIC CONSULTING 619 N. CASCADE AVENUE COLORADO SPRINGS, CO 80903 719-785-0790 ATTN: DOUGLAS REINELT, PLS</p>	<p>LANDSCAPE ARCHITECT STACKLOT 5639 SOUTH CURTICE ST. LITTLETON, CO 80120 303-883-2735 ATTN: JUSTIN HAY</p>		
	<p>PHOTOMETRIC DESIGN RG ENGINEERING CONSULTANTS 8811 HAMPDEN AVE., STE. 208 DENVER, CO 80231 303-355-5534 ATTN: SOPHIA GISIN</p>		

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ABBREVIATIONS:

AC	ASPHALT CONCRETE
CS	COMMERCIAL SERVICES
DWG	DRAWING
(E)	EXISTING
E	EAST
EG	EXISTING GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FG	FINISHED GRADE
FS	FINISHED SURFACE
FT	FEET
HP	HIGHT POINT
INV	INVERT
LIP	LIP OF GUTTER
ME	MATCH EXISTING
MAX	MAXIMUM
MIN	MINIMUM
(N)	NEW
N	NORTH
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
SF	SQUARE FEET
STD	STANDARD
TC	TOP OF CURB
TYP	TYPICAL

LEGEND

PROPOSED	
	PARKING / WALKWAY STRIPING
	AC PAVEMENT
	SIDEWALK
	LANDSCAPING
EXISTING	
	CURB AND GUTTER
	ADA ACCESSIBLE PATHWAY
	SEWER LATERAL
	WATER LATERAL
	GAS SERVICE LATERAL
	ELECTRICAL SERVICE LATERAL
	COMMUNICATIONS SERVICE LATERAL
	GRADE BREAK
	SILT FENCE
	GRADING LIMITS
	MAJOR CONTOUR
	MINOR CONTOUR
	RIGHT-OF-WAY
	PROPERTY LINE
	ELECTRICAL LINE
	TELEPHONE LINE
	GAS LINE
	WATER LINE
	SEWER LINE
	STORM DRAIN
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	SEWER MANHOLE
	STORM MANHOLE
	ELECTRICAL POLE
	ELECTRICAL BOX
	ELECTRICAL METER
	COMMUNITY ANTENNA TELEVISION
	SIGN POST

FIRE FLOW DATA (UPDATE):

CODE USED FOR ANALYSIS: 2018 IFC WITH 2019 AMENDMENTS
OCCUPANCY GROUP(S): B
CONSTRUCTION TYPE(S): V-B
FIRE FLOW CALCULATION AREA: 2,000 SF

THIS BUILDING IS NOT PROTECTED WITH AN AUTOMATIC SPRINKLER SYSTEM.

PER IFC TABLE B105.1(2):
TOTAL REQUIRED FIRE FLOW = 1,500 GPM @ 20 PSI RESIDUAL PRESSURE
DURATION = 2 HOURS

PER IFC TABLE C102.1:
MINIMUM NUMBER OF HYDRANTS = 1 HYDRANT
AVERAGE SPACING BETWEEN HYDRANTS = 500 FEET
MAXIMUM DISTANCE FROM STREET FRONTAGE = 250 FEET

WC CIVIL
 W.C. CIVIL
 7220 W. JEFFERSON AVE
 STE. 204
 LAKEWOOD, CO 80235
 PHONE: (303) 390-0172

COVER SHEET
 DUNKIN BENT GRASS
 SITE DEVELOPMENT PLAN
 LOT 1A, BENT GRASS EAST COMMERCIAL FILING NO. 2A,
 LOCATED IN TOWN OF PEYTON,
 COUNTY OF EL PASO, STATE OF COLORADO

W.C. Civil Team: TS, LP
 Date: 2022/03/04
 Engineering No.: AS NOTED
 Sheet No.: 1

PERMIT NO.: _____