


## Use by Special Review Staff Report

**DATE:** MAY 2, 2024  
**TO:** DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS  
**THROUGH:** DOUGLAS J. DEBORD, COUNTY MANAGER  
**FROM:** TERENCE T. QUINN, AICP, DIRECTOR OF COMMUNITY DEVELOPMENT   
**CC:** ERIC PAVLINEK, PRINCIPAL PLANNER  
JEANETTE BARE, AICP, PLANNING MANAGER  
STEVEN E. KOSTER, AICP, ASSISTANT DIRECTOR OF PLANNING SERVICES  
**SUBJECT:** **10595 NEWLIN GULCH BLVD., 5<sup>TH</sup> AMENDMENT – USE BY SPECIAL REVIEW AMENDMENT**

**PROJECT FILE:** US2023-008

**OWNER:**  
RIVERSIDE BAPTIST CHURCH SOUTH  
10595 NEWLIN GULCH BLVD.  
PARKER, CO 80134

**REPRESENTATIVE:**  
JERRY DAVIDSON, P.E.  
PERCEPTION DESIGN GROUP, INC.  
6901 SOUTH PIERCE ST, SUITE 315  
LITTLETON, CO 80128

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**PLANNING COMMISSION HEARING:**

**MAY 6, 2024 @ 6:00 PM**

**BOARD OF COUNTY COMMISSIONERS HEARING:**

**MAY 14, 2024 @ 2:30 PM**

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### I. EXECUTIVE SUMMARY

The applicant, Parker Bible Church, is requesting approval of a Use by Special Review (USR) Amendment for the expansion of their church facility located at 10595 Newlin Gulch Boulevard. The request is for a building addition for classroom and church related functions and a parking expansion. The USR request will also enlarge the seating capacity within the main worship area. The 9.65-acre site is located in the Agricultural One (A-1) zone district.

The public hearing before the Planning Commission is scheduled for May 6, 2024. Staff will provide an update to the Board regarding the Planning Commission's recommendation at the May 14 Board hearing.

## II. REQUEST

### A. Request

Approval of a USR Amendment for construction of a 7,800 square-foot building addition and parking expansion. The request will also increase the seating capacity of the main worship area from 400 seats to 586 seats.

### B. Process

An application for a new USR or a USR amendment is processed pursuant to Section 21 of the Douglas County Zoning Resolution (DCZR). Section 21 states the intent of the USR process is “to provide for uses in specific zone districts that shall require a public notice and hearing and the approval of the Board of County Commissioners subject to such conditions and safeguards as may be imposed by the Board.”

Per Section 2109.09 of the *DCZR*, the Board “shall evaluate the use by special review request, staff report, referral agency comments, applicant responses, the Planning Commission recommendation, and public comment and testimony, and shall approve, approve with conditions, continue, table for further study, remand to the Planning Commission, or deny the use by special review request. The Board’s action shall be based on the evidence presented, compliance with the adopted County standards, regulations, policies, and other guidelines.”

### C. Location

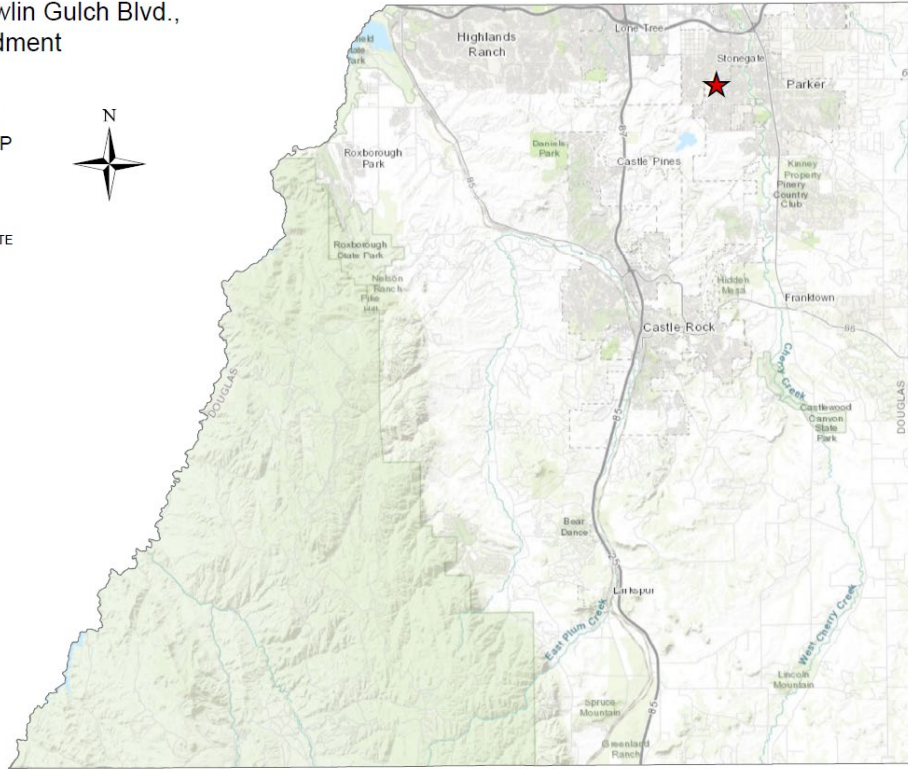
The church site is located in the northeast portion of the County and is completely surrounded by development within the Town of Parker. The following vicinity, zoning, and aerial maps highlight site location and existing conditions.

10595 Newlin Gulch Blvd.,  
5th Amendment

US2023-008  
VICINITY MAP

LEGEND

★ PROJECT SITE

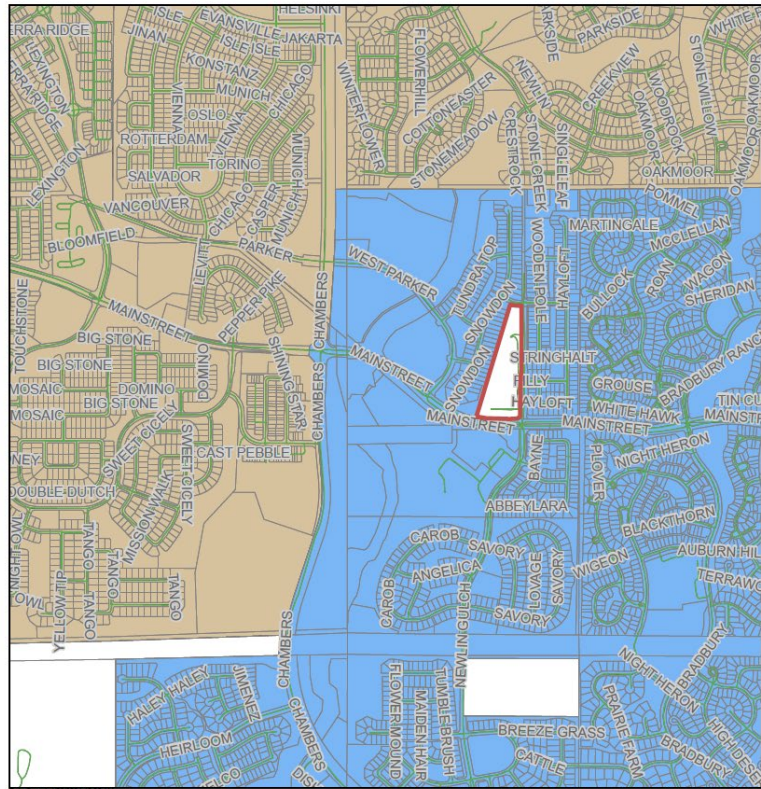


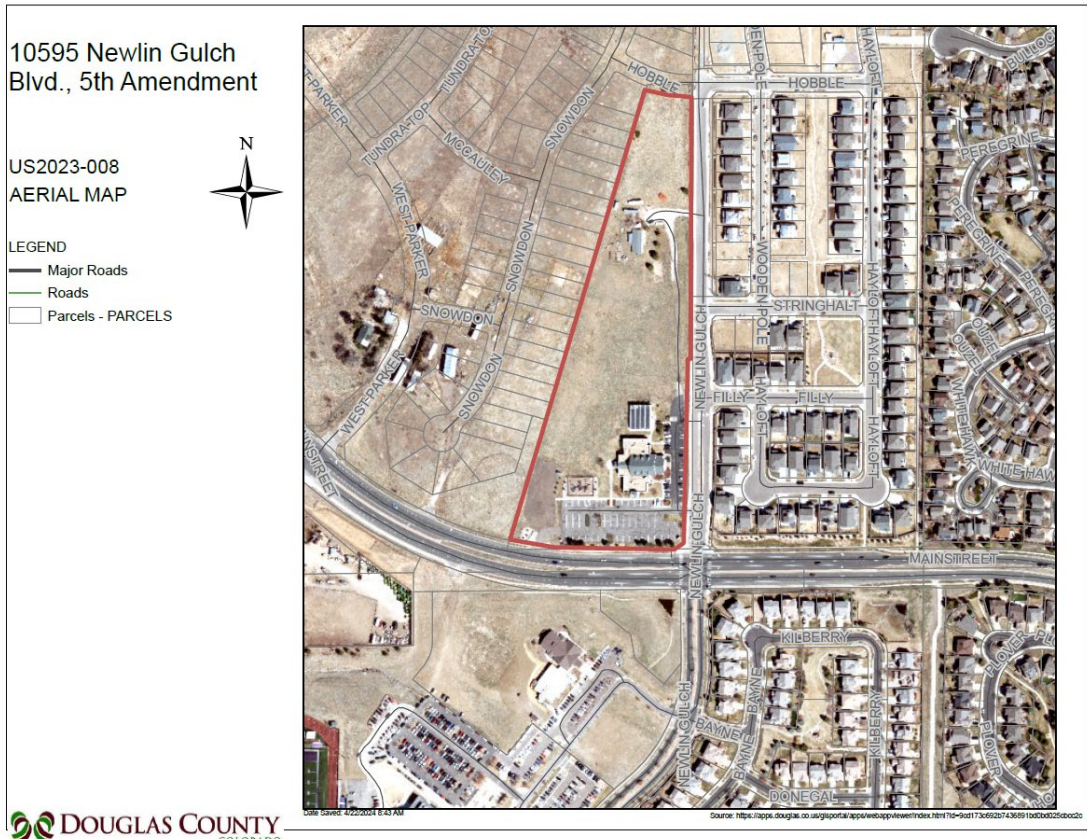
10595 Newlin Gulch Blvd.,  
5th Amendment

US2023-008  
ZONING MAP

LEGEND

- Major Roads
- Roads
- ▭ Parcels - PARCELS
- ▭ A1 - AGRICULTURAL ONE
- ▭ CTY
- ▭ PD - PLANNED DEVELOPMENT





**D. Project Description**

Parker Bible Church is requesting approval of a USR amendment to construct an additional church-related building on a 9.65-acre parcel. The proposed 7,800 square-foot building will be located in the central portion of the site and will be used primarily for Sunday school-related purposes. The request will also expand the seating capacity within the existing main worship area by 186 seats, for a total of 586 seats.

Public roads within the Town of Parker provide access to the property. Access to the site occurs from existing access points on E. Mainstreet and Newlin Gulch Blvd. The application does not include modifying or adding new access points. A total of 115 off-street parking spaces have been approved through the previous USR and amendment applications, and this USR proposes an additional 81 spaces for a total of 196 parking spaces onsite.

Additional landscaping is proposed around the new parking areas, including a 30-foot-wide landscape buffer on the west property line adjacent to residential development under way in the Town. A management plan is also required as part of the amended USR plan exhibit. The management plan addresses the hours of operation, number of employees, parking, water and sewer services, and fire protection. The management plan element of the USR is described in greater detail within Section III.C of the staff report.

### III. CONTEXT

#### A. Background

The original USR for Parker Bible Church was approved in 1999 and included 400 seats in the main worship area. Several administrative USR amendment applications have been approved for minor site changes since the original approval.

#### B. Adjacent Land Uses and Zoning

The site is surrounding by residential development in the Town of Parker.

	ZONING	LAND USE
<b>NORTH</b>	Town	Single-family residential
<b>SOUTH</b>	Town	Church; Single-family residential
<b>EAST</b>	Town	Single-family residential
<b>WEST</b>	Town	Platted for Single-family residential

#### C. Management Plan

Section 2112.02 of the *DCZR* requires a site-specific management plan for USR applications. The elements of the management plan are shown on Sheet 1 of the USR exhibit and are summarized as follows. The management plan is not substantially changing except for noting the increased seating and parking and addressing the use of the additional structure.

The management plan limits the maximum seating capacity to 586 seats within the main worship area. The classroom building will be used for Christian education classes, social gathering, and other ministry-related events. Church staffing shall be limited to no more than 7 employees working on-site. The management plan also notes various regulatory requirements related to central water and sewer and fire protection. Water and Sewer services will continue to be provided by Parker Water and Sanitation District. South Metro Fire Rescue (South Metro) provides fire protection to the project site. The new building will be equipped with fire sprinklers and an alarm system.

### IV. PHYSICAL SITE CHARACTERISTICS

#### A. Site Characteristics and Constraints

The 9.7-acre property currently has 2 buildings, parking areas, landscaping, and drainage facilities associated with previously approved plans. There are no physical constraints that would preclude development.

#### B. Access

The property currently has three existing access points. One full-movement access and one right-in/right-out access are provided onto Newlin Gulch Boulevard, and a

right-in/right-out access is provided onto Mainstreet. All roads providing access to the parcel are within the Town of Parker. According to the applicant's traffic letter, no negative impacts to the surrounding road network are expected. Engineering has accepted the traffic letter and had no comments regarding traffic.

**C. Soils and Geology**

No geologic or soil conditions preclude the proposed on-site activities.

**D. Drainage and Erosion**

The site generally slopes down to the north and northeast at approximately 2%. The existing detention pond is adequate to accommodate the additional parking and building expansion.

**E. Floodplain**

This property does not include any 100-year floodplain areas.

**V. PROVISION OF SERVICES**

**A. Schools**

The church expansion does not generate students. The classroom building is for Sunday school education only.

**B. Fire Protection**

South Metro Fire Rescue (South Metro) provides fire protection services to the property and surrounding area. South Metro reviewed the request and provided comments related to fire hydrants, drive aisles, and annexation to the Town of Parker.

**C. Sheriff Services**

The Douglas County Sheriff's Office (DCSO) provides police protection to the property. The DCSO and DCSO E911 provided no response to the referral request. Office of Emergency Management has no concerns regarding the application.

**D. Water and Sanitation**

The property is currently served and will continue to be served by Parker Water and Sanitation District. The District provided a will-serve letter for the expansion.

**E. Utilities**

Utility providers were provided a referral response request regarding the church expansion. There should be no conflicts with AT&T Long Line facilities. CenturyLink has no objection to the request. Core Electric Cooperative has no comment and Xcel Energy has no apparent conflict. Black Hills Energy did not comment on the application.

## VI. PUBLIC NOTICE AND INPUT

Mailed, published, and posted notices of the public hearings are required in compliance with Section 2118 of the DCZR. Referral response requests were sent to required referral agencies on October 20, 2023. All referral responses received have been included as an attachment to the staff report or are provided in the referral response report, also attached to the staff report.

Courtesy notices of an application in process were sent to adjacent property owners during the 21-day referral period. No comments were received from abutting property owners or members of the public.

## VII. PLANNING COMMISSION HEARING

The Planning Commission is scheduled to hear the proposal at its May 6, 2024, public hearing. Staff will provide an update on the Planning Commission hearing on the record at the Board of County Commissioners public hearing.

## VIII. STAFF ANALYSIS

### **USR Approval Criteria**

Per Section 2102 of the DCZR, a USR may be approved upon the finding by the Board of County Commissioners that the following standards have been met:

#### **2102.01: Complies with the minimum zoning requirements of the zone district in which the special use is to be located, as set forth in this Resolution.**

*Staff Comment: With regards to the DCZR and as noted earlier, the subject site is zoned A-1; however, since it is 9.65 acres in size, allowable uses are those defined in the LRR Zone District. The church expansion conforms to the required 100-foot street and 50-foot side and rear setbacks of the A-1 Zone District and does not exceed the maximum building height of 35-feet.*

#### **2102.02: Complies with the requirements of this Section 21.**

*Staff Comment: The application was processed in accordance with the procedural provisions in Section 21 – USR. Per Section 2017.08, the church expansion complies with the minimum setbacks of the A-1 Zone District. The plans depict the 30-foot landscape buffer required between the new parking area and residential development.*

#### **2102.03: Complies with the Douglas County Subdivision Resolution.**

*Staff Comment: The parcel is unplatted. Subdivision is not required for the proposed expansion.*

**2102.04: Will be in harmony and compatible with the character of the surrounding areas and neighborhood.**

Staff Comment: *The proposed building expansion mimics the architectural style and materials of the existing church. The height of the addition is consistent with the existing church and is in compliance with the maximum building height requirement of the A-1 Zone District.*

**2102.05: Will be consistent with the Douglas County Comprehensive Master Plan, as amended.**

Staff Comment: *Staff evaluated the application based on the policies and goals outlined in the Douglas County 2040 Comprehensive Master Plan (CMP). The CMP states that while approval criteria for land use applications requires a finding of compliance with the CMP, "...the competing values of the Plan must be balanced through the public review process to achieve the larger vision of the community." As such, the CMP acknowledges its own competing values and that implementation can only be achieved through the balancing of community values during the review process.*

*The property is located in the Parker Municipal Planning Area as designated in the CMP. Policy 2-6F.4 encourages landscaping to complement and soften nonresidential development, and provide buffering, screening, and shade. Existing and proposed landscaping will provide screening and buffering to the site. A 30-foot-wide landscape buffer is also provided adjacent to the west property line adjacent to future residential development in the Town. All proposed lighting will conform to the DCZR.*

**2102.06: Will not result in an over-intensive use of land.**

Staff Comment: *With the proposed expansion, the building footprints, parking, and sidewalks would account for approximately 28 percent of the 9.6-acre site. Approximately 72 percent of the site would include planted area and existing vegetation.*

*The applicant's traffic conformance letter indicates that the existing road network can accommodate the building expansion.*

**2102.07: Will provide roadway capacity necessary to maintain the adopted roadway level-of-service for the proposed development concurrently with the impacts of such development.**

Staff Comment: *Engineering reviewed the applicant's traffic conformance letter and found it acceptable for the proposed expansion. No roadway improvements are proposed as part of the request and the existing roadways can accommodate the expansion.*

**2102.08: Will provide public facilities and services necessary to accommodate the proposed development concurrently with the impacts of such development.**

Staff Comment: *All such services are available to the site. No entity expressed concern with not providing service to the project.*



**2102.09: Will not cause significant air, water, or noise pollution.**

*Staff Comment:* The proposed expansion is not anticipated to cause significant air, water, or noise pollution. All proposed light fixtures are classified as full cut-off and conform to the County's Lighting Standards.

**2102.10: Will be adequately landscaped, buffered, and screened.**

*Staff Comment:* The USR proposes an adequate amount of landscaping, buffering, and screening. Existing and proposed landscaping will provide adequate screening of the parking areas. A 30-foot-wide landscape buffer is proposed on the western property line adjacent to the future residential development in the Town. Overall, 72 percent of the site will be landscaped.

**2102.11 Complies with Section 18A, Water Supply Overlay District, of the Zoning Resolution:** Conformance with 18A was evaluated at the time of initial USR approval. The applicant provided an updated will serve letter from Parker Water and Sanitation District stating that they have capacity to serve the expansion.

**2102.12 Will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of the County.**

*Staff Comment:* The proposed use does not constitute a detriment to health, safety, or welfare. The site plan and management plan will ensure proper operational procedures are met. Annual inspections are required to ensure continued compliance with the approved USR Plan Exhibit.

**IX. STAFF ASSESSMENT**

Staff has evaluated the USR amendment request in accordance with Section 2102 of the DCZR. The applicant is required to adhere to the USR plan exhibit and operational limits of the management plan. Per Section 21, all approved USRs are subject to annual inspection to ensure compliance with the management plan.

Should the Board find that the approval standards for the USR are met, the following proposed conditions should be considered for inclusion in the motion to approve the application.

1. Prior to final approval of the record copy of the USR Plan Exhibit, any necessary technical corrections shall be made to the satisfaction of Douglas County.
2. All commitments and promises made by the applicant or the applicant's representative during the public hearing and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application; therefore, such approval is conditioned upon the applicant's full satisfaction of all such commitments and promises.

<b>ATTACHMENTS</b>	<b>PAGE</b>
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## LAND USE APPLICATION

*Please fill in this application form completely. An incomplete application will not be processed.*

Note: Neither the Planning Commission nor the Board of County Commissioners should be contacted regarding an open application.

<b>OFFICE USE ONLY</b>	
PROJECT NAME: <u>10595 Newlin Gulch Blvd, 5th Amendment</u>	PROJECT FILE #: <u>US2023-008</u>
PROJECT TYPE: <u>USR Amendment</u>	PLANNING FEES: _____
MARKETING NAME: <u>Parker Bible Church</u>	ENGINEERING FEES: _____
SITE ADDRESS: <u>10595 Newlin Gulch Blvd.</u>	TOTAL FEES: _____
OWNER(S):	RELATED PROJECTS: _____
Name(s): <u>Parker Bible Church</u>	_____
Address: <u>10595 Newlin Gulch Blvd., Parker, CO 80134</u>	_____
Phone: <u>720-320-1907</u>	_____
Email: <u>pastor@parkerbilbechurch.org</u>	_____
AUTHORIZED REPRESENTATIVE <i>(requires notarized letter of authorization if other than owner)</i>	_____
Name: <u>Perception Design Group, Inc. - Jerry Davidson</u>	_____
Address: <u>6901 S. Pierce St. Ste 315, Littleton, CO 80128</u>	_____
Phone: <u>303-232-8088</u>	_____
Email: <u>jdavidson@perceptiondesigngroup.com</u>	_____

**LEGAL DESCRIPTION:**

Subdivision Name: 10595 Newlin Gulch Blvd. (unplatted)

Filing #: \_\_\_\_\_ Lot #: \_\_\_\_\_ Block #: \_\_\_\_\_ Section #: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_

STATE PARCEL NUMBER(S): 2233-202-00-015

**ZONING:**

Present Zoning: A-1 Proposed Zoning: A-1 Gross Acreage: 9.65

Gross Site Density (DU per AC): \_\_\_\_\_ # of Lots or Units Proposed: \_\_\_\_\_

**SERVICE PROVIDERS:**

Fire District: South Metro Metro District: \_\_\_\_\_ Gas: XCEL

Water: Parker Water and Sanitation Sewer: Parker Water and Sanitation Electric: XCEL

Roads:  Public  Private (please explain): \_\_\_\_\_

To the best of my knowledge, the information contained on this application is true and correct. ***I have received the County's information sheet regarding the Preble's Meadow Jumping Mouse.***

\_\_\_\_\_  
*Applicant Signature*

August 21, 2023  
\_\_\_\_\_  
*Date*

**100 Third Street, Castle Rock, Colorado 80104 • 303.660.7460**

Revised 07.30.2018



October 2, 2023

Eric Pavlinek  
Douglas County Planning Division  
100 Third Street  
Castle Rock, Colorado 80104

Re: Written Narrative  
USR Amendment for Parker Bible Church – 10595 Newlin Gulch Blvd.

2111.05.1

Land Owner:  
Parker Bible Church  
10595 Newlin Gulch Blvd.  
Parker, CO 80134  
Attn: Pastor Kirk Youngblood  
pastor@parkerbiblechurch.org  
720-320-1907

Plan Preparer:  
Perception Design Group, Inc.  
6901 S. Pierce Street, Suite 315  
Littleton, CO 80128  
Attn: Jerry Davidson, P.E.  
303-232-8088

The USR proposes a 7,800-sf building classroom addition with additional parking lot for a total building square footage of 28,018 sf and an additional 197 seats in the main worship area for a total of 600 seats. The classroom building will be primarily used on Sunday mornings and Sunday evenings, although it will be used for smaller group meetings throughout the week. Most of these events will occur between the hours of 7:30 a.m. and 10:00 p.m. However, classroom facilities may be occasionally used at other times.

2111.05.2

Site Zoning A1  
Adjacent Uses and City of Parker Zoning:  
East – Newlin Gulch Blvd., Planned Development Single Family Detached  
South – Mainstreet, Planned Development Institutional, Planned Development Single Family Moderate  
West/North – Undeveloped Planned Development Single Family Detached

2111.05.3

The Parker Bible Church addition project has minimal impacts to adjacent properties. The USR Amendment is in conformance with the originally approved USR. The amendment follows the original drainage patterns to conform to drainage report and be in compliance with the approved detention pond with any undetained flows following historic patterns. Building architecture and colors will match with existing structures providing a cohesive overall look for the site.

2111.05.4

The proposed development complies with the Douglas County Comprehensive Master plan. The proposed development promotes a healthy community by providing more seats for worship and additional classrooms for learning while keeping with the general feel of the area. The development also keeps with the zoning of the area, it isn't disturbing any existing wildlife habitats or water features and provides additional space for gathering or activities in the neighborhood.

2111.05.5

The proposed development complies with all appropriate agency regulations and will obtain the ROW Use and Construction permits once approved.

2111.05.6

Water and Sanitation Provider  
Parker Water and Sanitation District  
18100 Woodman Dr.,  
Parker, CO 80134  
303-841-4627

2111.05.7

Water and Sanitation Provider  
Parker Water and Sanitation District  
18100 Woodman Dr.,  
Parker, CO 80134  
303-841-4627

2111.05.8

South Metro Fire Rescue provides fire protection for the proposed development. The proposed addition will be sprinkled to provide additional protection.

2111.05.9

The proposed development will have minimal impact on the existing wildlife and vegetation.

2111.05.10

The proposed development will have minimal impact on the air and water quality.

2111.05.11

The proposed development will have minimal impact on the peace and quiet of the neighborhood.

2111.05.12

The proposed development has a provision of buffering by adhering to all prescribed setbacks with additional landscaping added within those setbacks.

2111.05.13

No additional availability and adequacy of public services and facilities will be required with the proposed addition.

2111.05.14

Additional parking is part of the proposed USR Amendment for the additional square footage of the proposed classrooms and the additional seats in the main worship area. The parking requirements for the site are 1 space per three fixed seats in the main worship area or 1 space per 150 sq ft of gross floor area. The existing square feet of 20218 requires 134 spaces or 400 seats requiring 133 spaces. The proposed 7800 square feet requires 52 spaces for a total of 186 spaces and 5 accessible spaces. The total spaces provided is 189 with 6 being accessible.

2107.32.3.1

The quantity and quality of the deposit is minimum from the previous construction performed.

2107.32.3.2

The positive impact of the proposed addition will be to reduce parking congestion by increasing the parking space count.

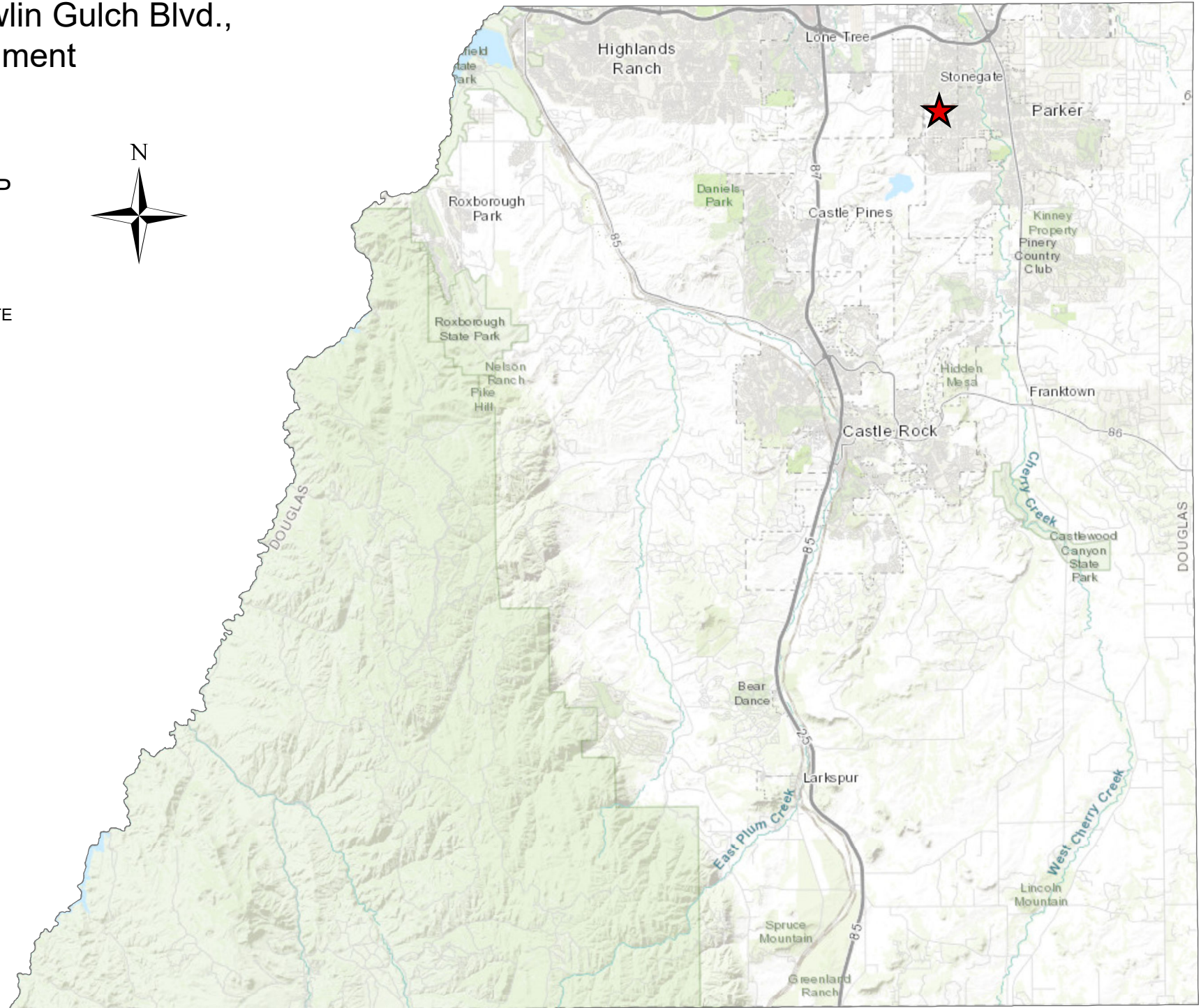
# 10595 Newlin Gulch Blvd., 5th Amendment

US2023-008  
VICINITY MAP



## LEGEND

 PROJECT SITE




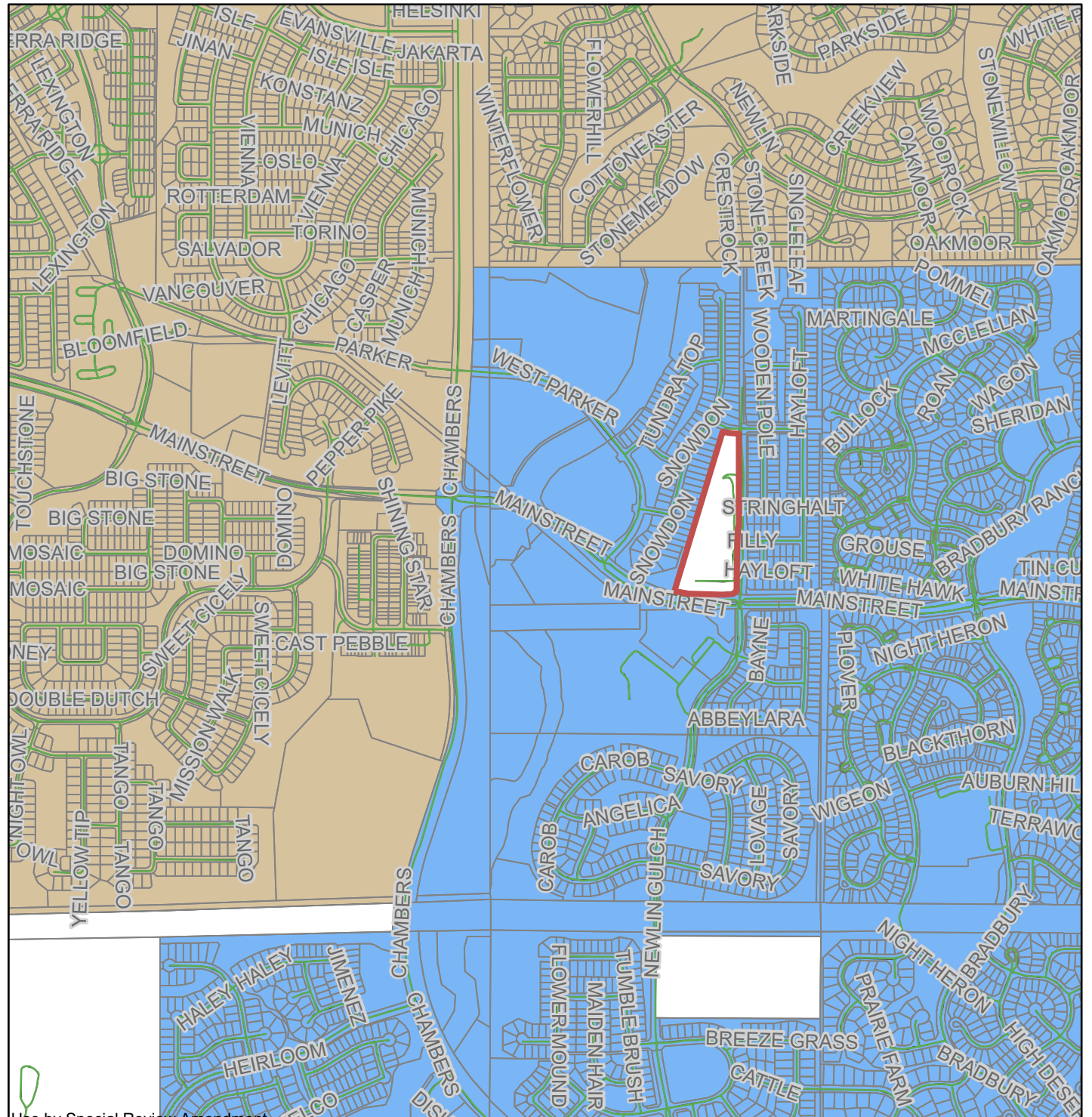
# 10595 Newlin Gulch Blvd., 5th Amendment

US2023-008  
ZONING MAP



## LEGEND

-  Major Roads
-  Roads
-  Parcels - PARCELS
-  A1 - AGRICULTURAL ONE
-  CTY
-  PD - PLANNED DEVELOPMENT





# 10595 Newlin Gulch Blvd., 5th Amendment

US2023-008  
AERIAL MAP



### LEGEND

- Major Roads
- Roads
- Parcels - PARCELS



**Referral Agency Response Report****Project Name:** 10595 Newlin Gulch Blvd, 5th Amendment**Project File #:** US2023-008**Date Sent:** 10/20/2023**Date Due:** 11/10/2023

<b>Agency</b>	<b>Date Received</b>	<b>Agency Response</b>	<b>Response Resolution</b>
Addressing Analyst	10/23/2023	<p>Verbatim Response: The proposed address for this facility is 10595C NEWLIN GULCH BLVD. This address is not to be used for any purpose other than for plan review until after this project is approved. Proposed addresses are subject to changes as necessary for 911 dispatch and life safety purposes.</p> <p>Addresses are recorded by Douglas County following all necessary approvals. Contact DCAddressing@douglas.co.us or 303.660.7411 with questions.</p>	No action required at this time.
AT&T Long Distance - ROW	10/24/2023	<p>Summary of Response: There should be no conflicts with AT&amp;T Long Line facilities.</p>	No action required.
Black Hills Energy		No Response Received.	
Building Services	11/03/2023	<p>Verbatim Response: Permit is required. Please visit Douglas County's web site for requirements and contact 303-660-7497 if you have any questions.</p>	The applicant will obtain necessary building and electrical permits.
CenturyLink	10/27/2023	<p>Summary of Response: CenturyLink has no objection to the request.</p>	No action required.
Cherry Creek Basin Water Quality Authority	10/24/2023	<p>Verbatim Response: The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from Douglas County that the proposed development plans for US2023-008, 10595 Newlin Gulch Blvd, 5th Amendment have been or will be reviewed by Douglas County for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority's current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to Douglas County's review and ultimate determination that the proposed development plans comply with Regulation 72.</p>	Public Works Engineering coordinates with the applicant to ensure compliance with Cherry Creek Basin requirements.

**Referral Agency Response Report**

**Project Name:** 10595 Newlin Gulch Blvd, 5th Amendment

**Project File #:** US2023-008

**Date Sent:** 10/20/2023

**Date Due:** 11/10/2023

Agency	Date Received	Agency Response	Response Resolution
		If a technical review of the proposed development plan is needed, please contact LandUseReferral@ccbwwa.org. The review may include consultation with the Authority’s Technical Manager to address specific questions or to conduct a more detailed Land Use Review, if warranted.	
Cherry Creek Highlands HOA		No Response Received.	
City of Lone Tree		No Response Received.	
Comcast		No Response Received.	
CORE Electric Cooperative	11/10/2023	No Comment.	No action required.
Douglas County Health Department	11/09/2023	Summary of Response: DCHD provided comments on construction within the Cherry Creek Basin. A favorable recommendation was provided based on the method of sewage disposal. See letter attached for detail.	Public Works Engineering coordinates with the applicant to ensure compliance with Cherry Creek Basin requirements.
Engineering Services	11/03/2023	Summary of Response: Engineering provided comments on the USR exhibit, Construction and GESC Plans, GESC Report, traffic letter, and Phase III Drainage Report. See letter attached for detail.	All Engineering comments have been addressed.
Office of Emergency Management	10/23/2023	Verbatim Response: OEM has no concerns with this project.	No action required.
Parker Water & Sanitation District		No Response Received.	
Sheriff's Office		No Response Received.	
Sheriff's Office E911		No Response Received.	
South Metro Fire Rescue	10/26/2023	Verbatim Response: South Metro Fire Rescue (SMFR) has reviewed the provided documents and has conditionally approved the plans based on the comments in the attached letter that must be resolved prior issuance of any construction permits. Applicants and Contractors are encouraged to contact SMFR regarding the	The applicant provided a turn-around adequate for South Metro. South Metro has no objections to the USR Amendment.

**Referral Agency Response Report****Project Name:** 10595 Newlin Gulch Blvd, 5th Amendment**Project File #:** US2023-008**Date Sent:** 10/20/2023**Date Due:** 11/10/2023

Agency	Date Received	Agency Response	Response Resolution
		applicable permit requirements for the proposed project.	
Stonegate Village Owners Association Inc		No Response Received.	
Town of Parker Development Review		No Response Received.	
Town of Parker Public Works	10/20/2023	No Comment.	No action required.
Town of Parker Public Works	11/07/2023	Verbatim Response: Please confirm that no additional developed flows from the new parking lot will be routed to Mainstreet. If additional flows will be routed to Mainstreet, analysis should be provided demonstrating that spread and ponding criteria are met, and that any water quality requirements are achieved.	The applicant confirmed that no additional flows have been routed to Mainstreet.
Xcel Energy-Right of Way & Permits	10/25/2023	Summary of Response: Xcel Energy has no apparent conflict. See letter attached for detail.	No action required.

## Eric Pavlinek

---

**From:** annb cwc64.com <annb@cwc64.com>  
**Sent:** Tuesday, October 24, 2023 1:54 PM  
**To:** Eric Pavlinek  
**Cc:** Pam Choy (pc2914@att.com); duanew cwc64.com; jt cwc64.com  
**Subject:** Newlin Gulch Blvd Parker, Colorado Douglas County eReferral #US2023-008  
**Attachments:** Newlin Gulch Blvd Parker, Colorado.jpg

Hi Eric,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near Newlin Gulch Blvd Parker, Colorado. The Earth map shows the project area in red and the buried AT&T Long Line Fiber Optics in yellow. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Line facilities.

Please feel free to contact us with any questions or concerns.

Ann Barnowski  
Clearwater Consulting Group Inc  
120 9th Avenue South  
Suite 140  
Nampa, ID 83651  
Annb@cwc64.com

The attached google earth maps are intended to show approximate locations of the buried AT&T long line fiber optic cable. The maps are provided for informational purposes only. In no way should the maps be used for anything other than general guidelines as to where the fiber is or is not and any other use of these maps is strictly prohibited.

-----Original Message-----

From: epavlinek@douglas.co.us <epavlinek@douglas.co.us>  
Sent: Friday, October 20, 2023 1:31 PM  
To: annb cwc64.com <annb@cwc64.com>  
Subject: Douglas County eReferral (US2023-008) Is Ready For Review

There is an eReferral for your review. Please use the following link to log on to your account:  
<https://apps.douglas.co.us/planning/projects/Login.aspx>

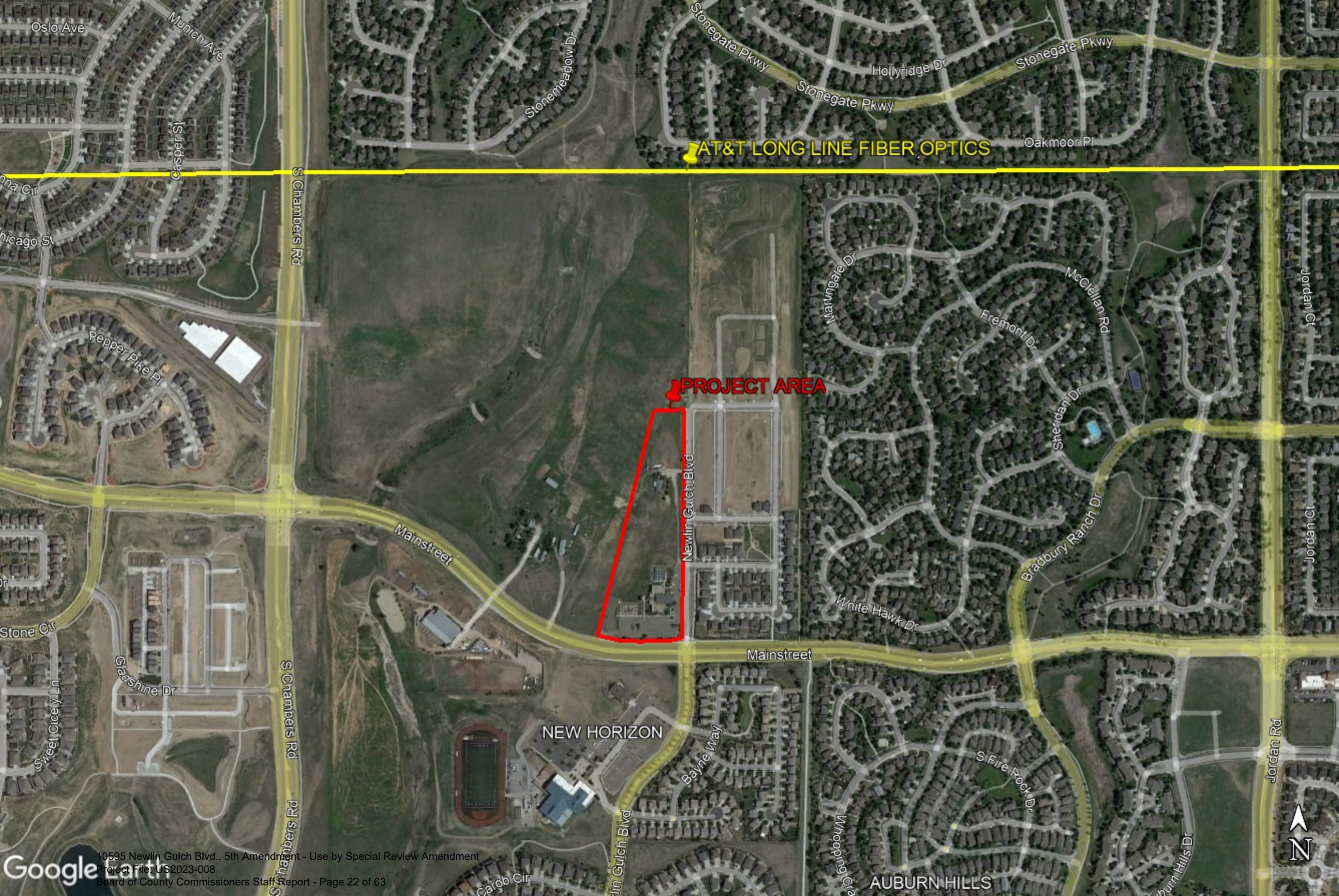
US2023-008, 10595 Newlin Gulch Blvd, 5th Amendment, Request for a 7800-sf building addition to the church for classroom space and additional parking.

This referral will close on Friday, November 10, 2023.

If you have any questions, please contact me.

Sincerely,

Eric Pavlinek  
Planning Services  
100 Third Street  
Castle Rock, CO 80104



AT&T LONG LINE FIBER OPTICS

PROJECT AREA

NEW HORIZON

AUBURN HILLS





10/27/2023

RIVERSIDE BAPTIST CHURCH SOUTH DBA PARKER BAPTIST CHURCH  
10595 NEWLIN GULCH BLVD  
PARKER, CO 80134

No Objection w/ Reservation

**SUBJECT:** Expansion for Classrooms and Parking Lot

10595 NEWLIN GULCH BLVD

Douglas County Parcel 2233-202-00-015

Section 20/ Township 6S/ Range 66W

Parker Baptist Church:

Qwest Corporation d/b/a CENTURYLINK, QC ("CenturyLink") has reviewed the request for the subject development and has determined there are no CenturyLink facilities within the area proposed for expansion as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference

It is the intent and understanding of CenturyLink that this development shall not reduce our rights to any easements or rights we have on this site or in the area.

This No objection response is submitted WITH THE STIPULATION that IF CenturyLink facilities are found and/or damaged within the easement area as described, the Applicant will bear the cost of relocation and /or repair of said facilities.

POC - VeShon Sheridan  
NIS| Right-of-Way Agent II | Contractor - Faulk & Foster  
804-234-6825 / [VeShon.Sheridan@Lumen.com](mailto:VeShon.Sheridan@Lumen.com)

Sincerely,

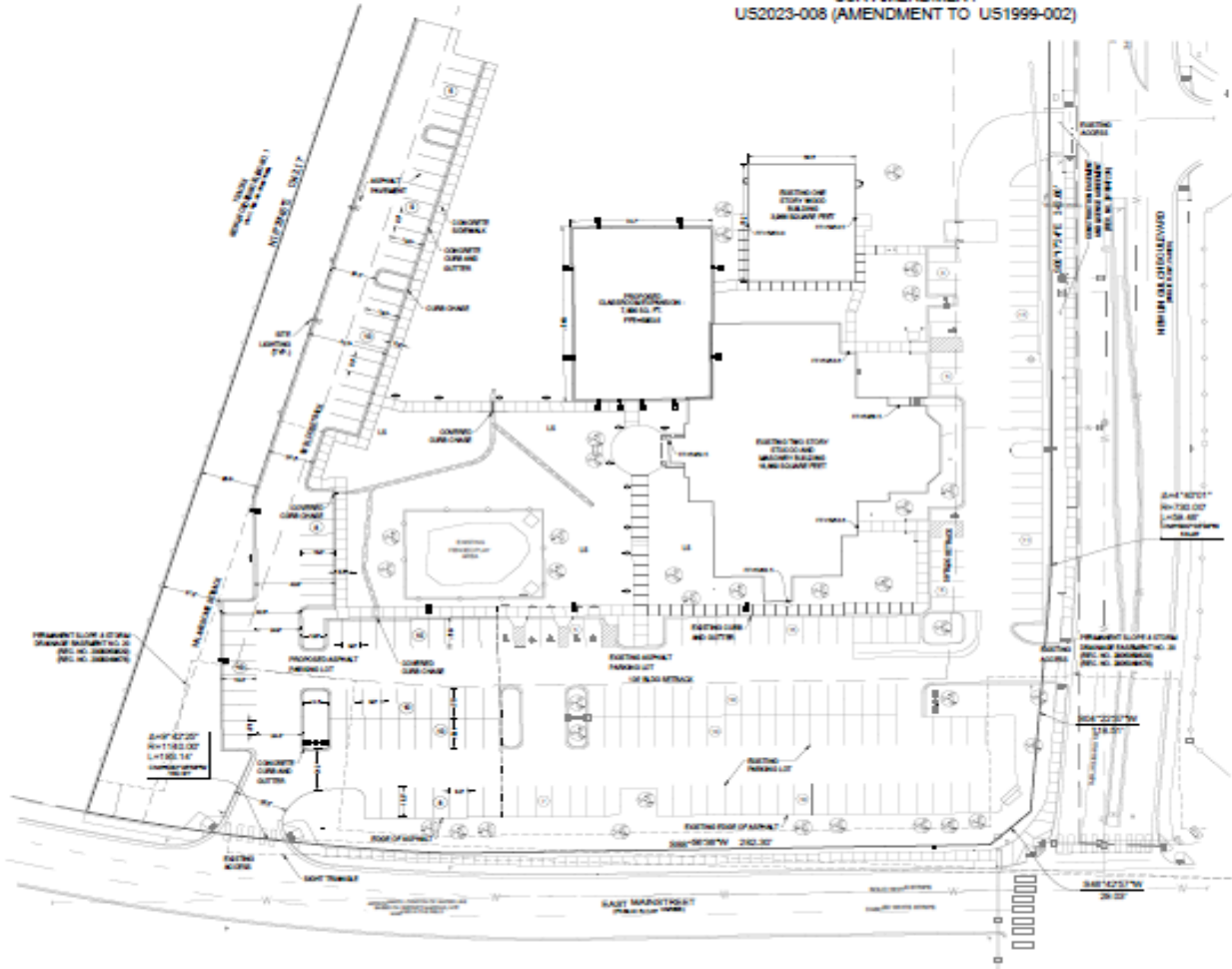
CenturyLink Right of Way Team  
Lumen  
P858461

# Exhibit A

## 10595 NEWLIN GULCH BLVD., 5TH AMENDMENT

NW 1/4 SECTION 20, TOWNSHIP 6 SOUTH, RANGE 66 WEST  
PERMIT AREA 2.30 ACRES - TOTAL AREA 9.65 ACRES

USR AMENDMENT  
US2023-008 (AMENDMENT TO US1999-002)





11/09/23

Eric Pavlinek  
Planning Services  
100 Third Street  
Castle Rock, CO 80104  
303-660-7460

RE: US2023-008

Dear Eric Pavlinek,

Thank you for the opportunity to review and comment on the request for a 7800-sf building addition to the church for classroom space and additional parking. Douglas County Health Department (DCHD) staff have reviewed the application for compliance with applicable environmental and public health regulations. After reviewing the application, DCHD has the following comments.

#### **Construction within the Cherry Creek Basin - Stormwater**

The Cherry Creek Basin Water Quality Authority (CCBWQA) is reviewing projects within the Cherry Creek Basin for stormwater quality. We recommend that the CCBWQA review the project, and that the developer incorporate stormwater quality features into the project, as recommended by the CCBWQA.

A Clean Discharge Permit System (CDPS) permit will be required for construction from the Colorado Department of Public Health and Environment. The permit will require that erosion control measures be implemented during construction. The applicant should contact the Colorado Department of Public Health and Environment, Permits Unit, at 692-3590, regarding this permit

#### **Water and Sewer Service**

A will-serve letter has been provided by the Parker Water and Sanitation District. Based on this letter, DCHD is providing a favorable recommendation regarding the proposed method of sewage disposal.

Please feel free to contact me at 720-916-4027 or [jdeitz@douglas.co.us](mailto:jdeitz@douglas.co.us) if you have any questions about our comments.

Sincerely,

Jacob Deitz

cc: Caitlin Gappa

# MEMORANDUM

To: Eric Pavlinek, Principal Planner

CC: Jerry Davidson, Perception Design Group

From: Jacob Gabel, Development Review Engineer

Date: 11/27/2023

**RE: Updated 10595 Newlin Gulch Blvd, 5th Amendment: DV2023-381**

Initial Submittal: 10-19-2023  
1st Engineering response letter: 11-27-2023

---

The Douglas County Department of Public Works Engineering has reviewed the Highlands Ranch Filing 112A, 3rd Amendment Project and has the following comments:

## USR

1. Sheets 1-3: Please amend Note #1 in the “General Notes” to remove the language of SIP Improvements in the ROW as no improvements appear to be in the ROW and would likely not be owned by Douglas County (DC).
2. Sheet 4: Please note that this sheet will need to be updated to match the grading plan shown in the GESC Plan portion of the Construction Plans once the review of the plans is complete.

## Construction and GESC Plans

3. Please amend the Acceptance Block to state, “These construction drawings have been reviewed by Douglas County for street and drainage, Grading, Erosion, and Sediment Control, and utility improvements only.”
4. Please be aware that the Plans will need to be stamped and signed at least by the final submittal.
5. Please amend the plans per the Fire Department’s comments.
6. Please amend the plans per the Phase III Drainage Report comments below.
7. Sheet 1: Please update the “General Notes” to state “County” Rather than “City.”
  - a. It appears that there is some missing information in Note #4 of the “General Notes.”
8. Sheet 2: Please update the “General Notes” to state “County” Rather than “City.”
  - a. Please amend Notes #11-12 to match the DC Standard Notes timeframe of 24 hours.
  - b. Please add the following note to the “General Notes,” “If conflicts arise during construction, the proposed dry utility may not be relocated in the field without a NOC to Douglas County. The proposed utility will not be allowed to be installed under the pavement section or curb and gutter.”
9. Sheet 5: It appears that there is a number callout near the trickle channel north of the island and west of the existing play area that may have been added erroneously or is two callouts combined, please amend.
  - a. Is Note #5 of the “Construction Notes” supposed to be trickle channel?

10. Sheet 8: It appears there is a typo in Note #5 of the “Grading, Erosion, and Sediment Control Notes,” please amend.
11. Sheets 9-11: Please add the BMP Legend.
12. Sheet 10: Please move the Seeding and Mulch (SM) BMP to the GESC Final Sheet.
  - a. Is the Sediment Trap (ST) necessary?
13. Sheet 11: Please add the percent slope arrows to the proposed grades.
  - a. Please be aware that the minimum grade around the building needs to be at least 10%.
  - b. Please be aware that the grade needs to be based on finished grade elevation, where the grade meets the foundation, and not the finished flood elevation.
  - c. Please add spot elevations to the corners of the proposed building.
  - d. Please show the BMP’s to be removed by the end of construction (i.e., Stabilized Staging Area (SSA), Vehicle Tracking Control (VTC), etc.)
14. Sheet 15: It does not appear that any proposed utilities are shown on the plan. How are the proposed lighting connected and where is the power pulled from to connect them?
15. Sheet 17: Please add a full detail of the outlet structure and please note that it must match the calculations and information from the MHFD Detention Spreadsheet.

### **GESC Report**

16. Please submit the GESC Report.

### **Opinion of Probable Cost (OPC)**

17. As part of the GESC Report, please be sure to include the OPC. Please see Appendix I of the DC GESC Manual for reference as to its format.

### **Traffic Letter**

18. No comments unless an additional analysis is requested by the Town of Parker.

### **Phase III Drainage Report**

19. Engineer’s and Developer’s Certifications: Please note that these will need to be stamped and/or signed at least by the final submittal.
20. Section IV: Drainage Design Criteria: Please discuss the design rainfall used (note that DC uses the rainfall design found in Section 6.1.1 of the DC Storm Drainage Design and Technical Criteria Manual (DCSDDTCM)).
  - a. Please discuss why a forebay, trickle channel, and mircopool will not be utilized as part of updating the detention pond.
21. Section VI: Stormwater Management Facility Design: Please make this section part of Section V.
  - a. The first paragraph talks about existing stormwater pipes being removed with the expansion, but it doesn’t appear that there were any stormwater pipes on the plans, please clarify or amend the plans/report.
  - b. Please amend this section per the comments below on the Calculations.
22. Section VII: Conclusions: Please make this Section VI.
23. Section VIII: References: Please make this Section VII.
24. Runoff Calculations: Sheet 10: How was the intensity calculated?
25. Detention Basin Stage-Storage Table Builder: Sheet 11: Why was the DC design rainfall (see Comment #19 above)?

- a. Where did the values in the Stage – Storage Table come from? Is there any as-built information to use? Please note that these need to include the elevations of the WQCV, EURV, and the 100-yr flow.
  - b. When mimicking the calculations provided in the MHFD Detention spreadsheet, I do not get the same values in the volume tabs (i.e. ft<sup>3</sup> and ac-ft), please double check.
26. Detention Basin Outlet Structure Design: Sheet 13: In the top portion of the spreadsheet, it appears that the 100-yr flow is to be conveyed by the rectangular orifice. It is to the County's understanding that the 100-yr is usually conveyed by the overflow weir, please clarify and amend.
- a. Why are the orifice spacing missing in the 2<sup>nd</sup> portion?
  - b. Why is the information for the overflow weir missing from the 5<sup>th</sup> portion?
  - c. With the update per this project is the Emergency Spillway the same?

With the next submittal, please enclose a written response to these comments. Please let me know if you have any questions.

# MEMORANDUM

To: Eric Pavlinek, Principal Planner

CC: Jerry Davidson, Perception Design Group

From: Jacob Gabel, Development Review Engineer

Date: 1/16/2023

**RE: Updated 10595 Newlin Gulch Blvd, 5th Amendment: DV2023-381**

Initial Submittal:	10-19-2023
1st Engineering response letter:	11-27-2023
1 <sup>st</sup> Resubmittal:	12-20-2023
2 <sup>nd</sup> Engineering response letter:	1-16-2024

---

The Douglas County Department of Public Works Engineering has reviewed the Highlands Ranch Filing 112A, 3rd Amendment Project and has the following comments:

\*= 11/27/2023 Comments

## USR

1. \*Sheets 1-3: Please amend Note #1 in the “General Notes” to remove the language of SIP Improvements in the ROW as no improvements appear to be in the ROW and would likely not be owned by Douglas County (DC). *Thank you for your response. It appears that this note has yet to be removed still or amended, please amend. This is important because there does not appear to be any improvements in the public ROW and none of the public ROW is owned/maintained by Douglas County, this is done by the Town of Parker.*

## Construction and GESC Plans

2. \*Please be aware that the Plans will need to be stamped and signed at least by the final submittal. *Thank you for your response. Please restamp and sign the plans at least by the final submittal to account for the comments in this letter.*
3. \*Sheet 1: It appears that there is some missing information in Note #4 of the “General Notes.” *Thank you for your response. Please either remove this note as the information is not available yet or update this note once the information is available.*
4. Sheets 4-7, and 15: Will this connect as a future road or parking lot?
  - a. Whether or not this connects as a future road or parking lot, please add Type III Barricades at the end of the proposed parking lot and turn around.
  - b. Is there a curb chase in the sidewalk just to the east of the proposed building? If not, what is that improvement.
5. Sheet 11: What is the difference between the Seed and Mulch (SM) and the LS? What is the LS? It is assumed that LS stands for landscaping and if this is the case, please clearly show the difference between the two so that the acreage of the two can be determined.

6. \*Sheet 16: Please add a full detail of the outlet structure and please note that it must match the calculations and information from the MHFD Detention Spreadsheet. *Thank you for your response. Due to the Detention Basin Outlet Structure sheet calling out a weir and pipe with a circular orifice plate, please show a detail for the circular orifice plate that will cover the outlet pipe per what is filled out in “Vertical Orifice (Circular or Rectangular)” section of the Detention Basin Outlet Structure sheet.*
  - a. It appears that the pond bottom elevation may be incorrect as this would mean that there is 259.62’ between top of the pond bottom and the bottom of the outlet structure.

### **GESC Report**

7. Page 2: Please have both parties sign the document at least by the final submittal.
8. General Location and Description: Please add the total area disturbed (in acres).
  - a. Please add a piece about the adjacent areas that may be affected by land disturbance.
9. Timing/Phasing Schedule: Please add a section regarding start times, completion times, construction sequence, timing of the BMP’s, and etc.
10. Final BMP’s: There appears to be three different final control measures: Seeding and Mulching (SM), Permanent Landscaping (PC), and LS. Please clarify between these and state which are being used and where and what the acreage of each is.

### **Opinion of Probable Cost (OPC)**

11. \*As part of the GESC Report, please be sure to include the OPC. Please see Appendix I of the DC GESC Manual for reference as to its format. *As stated in Comment 10 above, please clarify and show the actual amount of SM used.*

### **Phase III Drainage Report**

12. \*Engineer’s and Developer’s Certifications: Please note that these will need to be stamped and/or signed at least by the final submittal. *Please have both parties sign the document at least by the final submittal.*
13. \*Detention Basin Outlet Structure Design: Sheet 13: In the top portion of the spreadsheet, it appears that the 100-yr flow is to be conveyed by the rectangular orifice. It is to the County’s understanding that the 100-yr is usually conveyed by the overflow weir, please clarify and amend. *In holding to Comment #6 above, if a circular orifice plate is being used, please fill out the “Vertical Orifice (Circular or Rectangular)” section of the Detention Basin Outlet Structure sheet.*

With the next submittal, please enclose a written response to these comments. Please let me know if you have any questions.

## Eric Pavlinek

---

**Subject:** RE: 4th submittal of DV2023-381

---

**From:** Jacob Gabel <jgabel@douglas.co.us>

**Sent:** Wednesday, March 13, 2024 9:22 AM

**To:** Jerry Davidson <jdavidson@perceptiondesigngroup.com>; Eric Pavlinek <epavlinek@douglas.co.us>; Keith Zahller <kzahller@leearchitects.com>

**Cc:** Cheryl Nakayama <Cnakayama@perceptiondesigngroup.com>; Carol LeMaire <CLemaire@douglas.co.us>

**Subject:** RE: 4th submittal of DV2023-381

Good Morning!

All of Engineering's comments have been addressed. Please send a one stamped hard copy of the construction documents and stamped electronic copy of all the reports to Carol LeMaire and I. Please coordinate with Eric as to the hard copies that Planning will need and with scheduling for hearings.

Sincerely,

Jacob

**Jacob Gabel** | Development Review Engineer  
**Douglas County Department of Public Works Engineering  
Engineering Services**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Main** | 303-660-7490  
**Email** | [jgabel@douglas.co.us](mailto:jgabel@douglas.co.us)

---

**From:** Jerry Davidson <jdavidson@perceptiondesigngroup.com>

**Sent:** Monday, March 11, 2024 3:31 PM

**To:** Eric Pavlinek <epavlinek@douglas.co.us>; Keith Zahller <kzahller@leearchitects.com>

**Cc:** Jacob Gabel <jgabel@douglas.co.us>; Cheryl Nakayama <Cnakayama@perceptiondesigngroup.com>

**Subject:** RE: 4th submittal of DV2023-381

Jacob,

Here is revised report. I concur with your changes and have inserted a new MHFD Outlet printout into the report.

Regards,

**Jerry W. Davidson, P.E.**  
**Principal**



# SOUTH METRO FIRE RESCUE

## FIRE MARSHAL'S OFFICE



Eric Pavlinek, Principal Planner  
Douglas County Department of Community Development, Planning Services  
100 Third St  
Castle Rock Co 80104  
303.660.7460  
303.660.9550 Fax

Project Name: 10595 Newlin Gulch Blvd, 5th Amendment  
Project File #: **US2023-008**  
S Metro Review #: REFSI23-00212

Review date: October 26, 2023

Plan reviewer: Aaron Miller  
720.989.2246  
[aaron.miller@southmetro.org](mailto:aaron.miller@southmetro.org)

**Project Summary:** The applicant, Parker Bible Church, is requesting approval of a Use by Special Review (USR) for a 7800-sf building addition for classroom space and additional parking. The property is zoned Agricultural One (A1) and is 9.6 acres in size.

**Code Reference:** Douglas County Fire Code, 2018 International Fire Code, and 2021 International Building Code with amendments as adopted by Douglas County.

South Metro Fire Rescue (SMFR) has reviewed the provided documents and has conditionally approved the plans based on the following comments that must be resolved prior issuance of any permits. Applicants and Contractors are encouraged to contact SMFR regarding the applicable permit requirements for the proposed project.

### COMMENTS:

1. The proposed new western drive aisle and parking area creates an excessive dead end nearly 400ft long. The end of the dead end should have an approved turn around provided or should be extended to connect back to Newlin Gulch Blvd to eliminate the excessive dead end.
2. Additional fire hydrants may be required depending on the calculated fire flow for the expanded building. Fire flow analysis will be required to be approved by SMFR prior to issuance of construction permits.
3. Applicants are advised their property is now bordered on all sides by the Town of Parker and should consider annexing into the Town of Parker.



## Eric Pavlinek

---

**From:** Aaron Miller <aaron.miller@southmetro.org>  
**Sent:** Friday, December 22, 2023 2:53 PM  
**To:** Eric Pavlinek  
**Subject:** RE: US2023-008

No objections to proceeding with the USR based on their responses. The stated fire flow information is incorrect but we can verify that prior to construction permits as the correct values based on the building information will meet.

Thank you,



**SOUTH METRO FIRE RESCUE**  
Fire Marshal's Office

**Aaron Miller**  
Plan Reviewer  
  
T 720.989.2246  
C 720.498.4197  
E aaron.miller@southmetro.org



9195 East Mineral Avenue, Centennial, Colorado 80112

---

**From:** Eric Pavlinek <epavlinek@douglas.co.us>  
**Sent:** Wednesday, December 20, 2023 4:24 PM  
**To:** Aaron Miller <aaron.miller@southmetro.org>  
**Subject:** US2023-008

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon, Aaron,

The applicant resubmitted a revised USR exhibit and I wanted to send it over to you for your review.

Attached are the following documents:

- Applicant Response to your referral letter
- Revised USR Plan Exhibit

Please call me if you have any questions.

Thanks,

**Eric Pavlinek** | Principal Planner  
**Douglas County Department of Community Development**  
**Planning Services Division**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Direct** | 303.814.4377 **Main** | 303.660.7460  
**Email** [epavlinek@douglas.co.us](mailto:epavlinek@douglas.co.us)

Disclaimer: This email message and all attachments are for the sole use of the intended recipient(s) and may contain



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: 303.285.6612  
[violeta.ciocanu@xcelenergy.com](mailto:violeta.ciocanu@xcelenergy.com)

October 25, 2023

Douglas County Planning Services  
100 Third Street  
Castle Rock, CO 80104

Attn: Eric Pavlinek

**Re: 10595 Newlin Gulch Blvd, 5th Amendment, Case # US2023-008**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plan for **10595 Newlin Gulch Blvd, 5th Amendment** and has **no apparent conflict**. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities along east property lines.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](https://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Violeta Ciocanu (Chokanu)  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-285-6612 – Email: [violeta.ciocanu@xcelenergy.com](mailto:violeta.ciocanu@xcelenergy.com)

December 28, 2023

Mr. Eric Pavlinek  
Principal Planner  
Douglas County Department of Community Development  
Planning Services Division  
100 Third St  
Castle Rock, CO 80104

Re: Parker Bible Church Expansion, 10595 Newlin Gulch Blvd, 5<sup>th</sup> Amendment, US2023-008  
Referral Agency Responses

Dear Mr. Pavlinek:

I am the applicant for Parker Bible Church expansion located at 10595 Newlin Gulch Blvd, Parker, CO.

Each comment requiring response from the Referral Agency Response Report is listed in italics below, followed by my response.

#### Building Services

*Comment: Permit is required. Please visit Douglas County's web site for requirements and contact 303-660-7497 if you have any questions.*

Response: A permit will be applied for upon approval of the plans.

#### Cherry Creek Basin Water Quality Authority

*Comment: The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from Douglas County that the proposed development plans for US2023-008, 10595 Newlin Gulch Blvd, 5<sup>th</sup> Amendment have been or will be reviewed by Douglas County for compliance with the applicable Regulation 72 construction and postconstruction requirements. Based on the Authority's current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to Douglas County's review and ultimate determination that the proposed development plans comply with Regulation 72. If a technical review of the proposed development plan is needed, please contact LandUseReferral@ccbwwqa.org. The review may include consultation with the Authority's Technical Manager to address specific questions or to conduct a more detailed Land Use Review, if warranted.*

Response: We will address comments from the Authority's Technical Manager once received.

Douglas County Health Department

*Comment: Thank you for the opportunity to review and comment on the request for a 7800-sf building addition to the church for classroom space and additional parking. Douglas County Health Department (DCHD) staff have reviewed the application for compliance with applicable environmental and public health regulations. After reviewing the application, DCHD has the following comments.*

***Construction within the Cherry Creek Basin - Stormwater***

*The Cherry Creek Basin Water Quality Authority (CCBWQA) is reviewing projects within the Cherry Creek Basin for stormwater quality. We recommend that the CCBWQA review the project, and that the developer incorporate stormwater quality features into the project, as recommended by the CCBWQA.*

*A Clean Discharge Permit System (CDPS) permit will be required for construction from the Colorado Department of Public Health and Environment. The permit will require that erosion control measures be implemented during construction. The applicant should contact the Colorado Department of Public Health and Environment, Permits Unit, at 692-3590, regarding this permit*

***Water and Sewer Service***

*A will-serve letter has been provided by the Parker Water and Sanitation District. Based on this letter, DCHD is providing a favorable recommendation regarding the proposed method of sewage disposal.*

Response: See the response to the CCBWQA comments above.

Engineering Services

*Comment:*

***USR***

*1. Sheets 1-3: Please amend Note #1 in the "General Notes" to remove the language of SIP Improvements in the ROW as no improvements appear to be in the ROW and would likely not be owned by Douglas County.*

*2. Sheet 4: Please note that this sheet will need to be updated to match the grading plan shown in the GESC Plan portion of the Construction Plans once the review of the plans is complete.*

***Construction and GESC Plans***

*3. Comments for the Construction and GESC Plans are still incoming and will likely be sent out the week of 11/13/23.*

***GESC Report***

*4. Please submit the GESC Report.*

***Opinion of Probable Cost (OPC)***

5. As part of the GESC Report, please be sure to include the OPC. Please see Appendix I of the DC GESC Manual for reference as to its format.

**Traffic Letter**

6. Comments for the Traffic Letter are still incoming and will likely be sent out the week of 11/13/23. Staff was not anticipating the additional seating in the main building and will need to review the application in light of that.

**Phase III Drainage Report**

7. Comments for the Phase III Drainage Report are still incoming and will likely be sent out the week of 11/13/23.

Response: See the responses to above comments in the extended comment letter titled "Referral Responses\_DV2023-381a\_PDG Responses."

South Metro Fire Rescue:

*Comment: South Metro Fire Rescue (SMFR) has reviewed the provided documents and has conditionally approved the plans based on the comments in the attached letter that must be resolved prior issuance of any construction permits. Applicants and Contractors are encouraged to contact SMFR regarding the applicable permit requirements for the proposed project.*

Response: See the responses to above comments in the extended comment letter titled "US2023-008 - SMFR Review REFSI23-00212\_PDG Responses"

Town of Parker Public Works:

*Comment: Please confirm that no additional developed flows from the new parking lot will be routed to Mainstreet. If additional flows will be routed to Mainstreet, analysis should be provided demonstrating that spread and ponding criteria are met, and that any water quality requirements are achieved.*

Response: No additional flows have been routed to Mainstreet. The parking lot has been directed to the existing detention pond in the northeast corner of the site through covered curb chases installed throughout the adjacent sidewalks to the proposed parking lot.

Xcel Energy-Right of Way & Permits

*Comment: Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plan for **10595 Newlin Gulch Blvd, 5th Amendment** and has **no apparent conflict**. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities along east property lines. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](https://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities. As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.*



Response: The developer will complete the application process for the modification to existing facility and will call 811 prior to construction.

If you any questions please contact me at 303-232-8088 Ext 301 or [jdavidson@perceptiondesgingroup.com](mailto:jdavidson@perceptiondesgingroup.com).

Sincerely,

Jerry W. Davidson, P.E.  
For and on Behalf of  
Perception Design Group, Inc.

# MEMORANDUM

To: Eric Pavlinek, Principal Planner

CC: Jerry Davidson, Perception Design

Group From: Jacob Gabel, Development

Review Engineer Date: 11/27/2023

**RE: Updated 10595 Newlin Gulch Blvd, 5th Amendment: DV2023-381**

Initial Submittal: 10-19-2023  
1st Engineering response letter: 11-27-2023

---

The Douglas County Department of Public Works Engineering has reviewed the Highlands Ranch Filing 112A, 3rd Amendment Project and has the following comments:

## USR

1. Sheets 1-3: Please amend Note #1 in the “General Notes” to remove the language of SIP Improvements in the ROW as no improvements appear to be in the ROW and would likely not be owned by Douglas County (DC). **PDG Response: Text revised.**
2. Sheet 4: Please note that this sheet will need to be updated to match the grading plan shown in the GESC Plan portion of the Construction Plans once the review of the plans is complete. **PDG Response: Grading plan updated to match construction plan.**

## Construction and GESC Plans

3. Please amend the Acceptance Block to state, “These construction drawings have been reviewed by Douglas County for street and drainage, Grading, Erosion, and Sediment Control, and utility improvements only.” **PDG Response: The Acceptance block text revised to the above statement.**
4. Please be aware that the Plans will need to be stamped and signed at least by the final submittal.
5. Please amend the plans per the Fire Department’s comments. **PDG Response: See SMFR Pdf for responses.**
6. Please amend the plans per the Phase III Drainage Report comments below. **PDG Response: See below for responses.**
7. Sheet 1: Please update the “General Notes” to state “County” Rather than “City.” **PDG Response: City replaced with County.**
  - a. It appears that there is some missing information in Note #4 of the “General Notes.” **PDG Response: The missing information will be supplied when Geotech Report is received.**
8. Sheet 2: Please update the “General Notes” to state “County” Rather than “City.”
  - a. Please amend Notes #11-12 to match the DC Standard Notes timeframe of 24 hours. **PDG Response: Notes 11-12 updated from 48 hours to 24 hours.**
  - b. Please add the following note to the “General Notes,” “If conflicts arise during

construction, the proposed dry utility may not be relocated in the field without a NOC to Douglas County. The proposed utility will not be allowed to be installed under the pavement section or curb and gutter.” PDG Response: Note added to General Notes.

9. Sheet 5: It appears that there is a number callout near the trickle channel north of the island and west of the existing play area that may have been added erroneously or is two callouts combined, please amend. PDG Response: Overlapping text moved to be clear. The circle denotes the number of parking spaces. The hexagon is a callout for construction notes.
  - a. Is Note #5 of the “Construction Notes” supposed to be trickle channel? PDG Response: Callout revised to 8 to correspond with the trickle channel construction note number.
10. Sheet 8: It appears there is a typo in Note #5 of the “Grading, Erosion, and Sediment Control Notes,” please amend. PDG Response: Typo revised.
11. Sheets 9-11: Please add the BMP Legend. PDG Response: BMP legend added to sheets.
12. Sheet 10: Please move the Seeding and Mulch (SM) BMP to the GESC Final Sheet. PDG Response: SM moved to final sheet.
  - a. Is the Sediment Trap (ST) necessary? PDG Response: No, Sediment trap removed from GESC plans.
13. Sheet 11: Please add the percent slope arrows to the proposed grades. PDG Response: Percent slope arrows added to plan.
  - a. Please be aware that the minimum grade around the building needs to be at least 10%. PDG Response: Grading around building changed to 10% for 20 feet.
  - b. Please be aware that the grade needs to be based on finished grade elevation, where the grade meets the foundation, and not the finished flood elevation. PDG Response: The grade elevation at building starts at FG elevation of 5953.0.
  - c. Please add spot elevations to the corners of the proposed building. PDG Response: Spot elevations added.
  - d. Please show the BMP’s to be removed by the end of construction (i.e., Stabilized Staging Area (SSA), Vehicle Tracking Control (VTC), etc.) PDG Response: BMP shown with text removed added to final plan.
14. Sheet 15: It does not appear that any proposed utilities are shown on the plan. How are the proposed lighting connected and where is the power pulled from to connect them? PDG Response: The proposed lighting is connected to existing electrical lines powered by the existing transformer. See the building plans for exact connections.
15. Sheet 17: Please add a full detail of the outlet structure and please note that it must match the calculations and information from the MHFD Detention Spreadsheet. PDG Response: Full detail of existing outlet structure with proposed orifice plate and trash screen added with the calculations matching the MHFD Detention Spreadsheet.

### **GESC Report**

16. Please submit the GESC Report. PDG Response: GESC Report added to submittal.

### **Opinion of Probable Cost (OPC)**

17. As part of the GESC Report, please be sure to include the OPC. Please see Appendix I of the DC GESC Manual for reference as to its format. PDG Response: OPC added to GESC Report.

### **Traffic Letter**

18. No comments unless an additional analysis is requested by the Town of Parker.

### **Phase III Drainage Report**

19. Engineer’s and Developer’s Certifications: Please note that these will need to be stamped and/or signed at least by the final submittal. PDG Response: Will be stamped/signed for final submittal.



design found in Section 6.1.1 of the DC Storm Drainage Design and Technical Criteria Manual (DCSDDTCM)). **PDG Response: Rainfall values revised to match zone 1 from DCSDDTCM.**

- a. Please discuss why a forebay, trickle channel, and mircopool will not be utilized as part of updating the detention pond. **PDG Response: Text revised to include this as part of the report.**
21. Section VI: Stormwater Management Facility Design: Please make this section part of Section V. **PDG Response: This section revised to be part of Section V.**
  - a. The first paragraph talks about existing stormwater pipes being removed with the expansion, but it doesn't appear that there were any stormwater pipes on the plans, please clarify or amend the plans/report. **PDG Response: Text revised for better clarity. See demolition plan for existing pipes to be removed.**
  - b. Please amend this section per the comments below on the Calculations. **PDG Response: See responses below.**
22. Section VII: Conclusions: Please make this Section VI. **PDG Response: Title Revised to Section VI.**
23. Section VIII: References: Please make this Section VII. **PDG Response: Title Revised to Section VII.**
24. Runoff Calculations: Sheet 10: How was the intensity calculated? **PDG Response: The intensity was taken from Figure 6-2 in the DCSDDTCM.**
25. Detention Basin Stage-Storage Table Builder: Sheet 11: Why was the DC design rainfall (see Comment #19 above)? **PDG Response: DC design rainfall changed to match the DCSDDTCM.**
  - a. Where did the values in the Stage – Storage Table come from? Is there any as-built information to use? Please note that these need to include the elevations of the WQCV, EURV, and the 100-yr flow. **PDG Response: The drainage reports don't include a stage storage curve. The area values in the MHDF spreadsheet are taken from the surveyed contours.**
  - b. When mimicking the calculations provided in the MHFD Detention spreadsheet, I do not get the same values in the volume tabs (i.e. ft<sup>3</sup> and ac-ft), please double check. **PDG Response: The MHFD Detention Spreadsheet has been recreated to give the correct values in the volume tabs.**
26. Detention Basin Outlet Structure Design: Sheet 13: In the top portion of the spreadsheet, it appears that the 100-yr flow is to be conveyed by the rectangular orifice. It is to the County's understanding that the 100-yr is usually conveyed by the overflow weir, please clarify and amend.
  - a. Why are the orifice spacing missing in the 2<sup>nd</sup> portion? **PDG Response: Orifice spacing added to spreadsheet.**
  - b. Why is the information for the overflow weir missing from the 5<sup>th</sup> portion? **PDG Response: Overflow weir added to spreadsheet.**
  - c. With the update per this project is the Emergency Spillway the same? **PDG Response: Existing emergency spillway information added to spreadsheet and will remain the same.**

With the next submittal, please enclose a written response to these comments. Please let me know if you have any questions.

# MEMORANDUM

To: Eric Pavlinek, Principal Planner

CC: Jerry Davidson, Perception Design

Group From: Jacob Gabel, Development

Review Engineer Date: 1/16/2023

**RE: Updated 10595 Newlin Gulch Blvd, 5th Amendment: DV2023-381**

Initial Submittal:	10-19-2023
1st Engineering response letter:	11-27-2023
1 <sup>st</sup> Resubmittal:	12-20-2023
2 <sup>nd</sup> Engineering response letter:	1-16-2024

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The Douglas County Department of Public Works Engineering has reviewed the Highlands Ranch Filing 112A, 3rd Amendment Project and has the following comments:

\*= 11/27/2023 Comments

## USR

1. \*Sheets 1-3: Please amend Note #1 in the “General Notes” to remove the language of SIP Improvements in the ROW as no improvements appear to be in the ROW and would likely not be owned by Douglas County (DC). *Thank you for your response. It appears that this note has yet to be removed still or amended, please amend. This is important because there does not appear to be any improvements in the public ROW and none of the public ROW is owned/maintained by Douglas County, this is done by the Town of Parker.* **PDG Response: This note has been revised to remove the portion of text referring to the public ROW.**

## Construction and GESC Plans

2. \*Please be aware that the Plans will need to be stamped and signed at least by the final submittal. *Thank you for your response. Please restamp and sign the plans at least by the final submittal to account for the comments in this letter.* **PDG Response: Stamps have been added to the plans.**
3. \*Sheet 1: It appears that there is some missing information in Note #4 of the “General Notes.” *Thank you for your response. Please either remove this note as the information is not available yet or update this note once the information is available.* **PDG Response: Note #4 has been updated with the Geotech Report information.**
4. Sheets 4-7, and 15: Will this connect as a future road or parking lot? **PDG Response: There are no plans for the parking lots/road to connect in the future.**
  - a. Whether or not this connects as a future road or parking lot, please add Type III Barricades at the end of the proposed parking lot and turn around. **PDG Response: Type III Barricades added to site plan and detail added to sheet c9.10.**

is that improvement. **PDG Response: There is a curb chase in the sidewalk. This is for overflow of the inlet to the south of the sidewalk. A label for the curb chase has been added to the site plan and grading plan for clarity.**

5. Sheet 11: What is the difference between the Seed and Mulch (SM) and the LS? What is the LS? It is assumed that LS stands for landscaping and if this is the case, please clearly show the difference between the two so that the acreage of the two can be determined. **PDG Response: Text and drawings revised to use Permanent Landscaping as the same as Seeding and Mulching. All landscaped areas have been revised to be Seeding and Mulching with all instances of LS removed.**
6. \*Sheet 16: Please add a full detail of the outlet structure and please note that it must match the calculations and information from the MHFD Detention Spreadsheet. *Thank you for your response. Due to the Detention Basin Outlet Structure sheet calling out a weir and pipe with a circular orifice plate, please show a detail for the circular orifice plate that will cover the outlet pipe per what is filled out in “Vertical Orifice (Circular or Rectangular)” section of the Detention Basin Outlet Structure sheet.* **PDG Response: 100-yr Orifice Detail revised.**
  - a. It appears that the pond bottom elevation may be incorrect as this would mean that there is 259.62’ between top of the pond bottom and the bottom of the outlet structure. **PDG Response: The pond elevation has been updated.**

### **GESC Report**

7. Page 2: Please have both parties sign the document at least by the final submittal. **PDG Response: Signatures have been added to the GESC Report.**
8. General Location and Description: Please add the total area disturbed (in acres). **PDG Response: The total area disturbed has been added to the text.**
  - a. Please add a piece about the adjacent areas that may be affected by land disturbance.
9. Timing/Phasing Schedule: Please add a section regarding start times, completion times, construction sequence, timing of the BMP’s, and etc. **PDG Response: Section added for timing and construction sequence.**
10. Final BMP’s: There appears to be three different final control measures: Seeding and Mulching (SM), Permanent Landscaping (PC), and LS. Please clarify between these and state which are being used and where and what the acreage of each is. **PDG Response: Text and drawings revised to use Permanent Landscaping as the same as Seeding and Mulching. All landscaped areas have been revised to be Seeding and Mulching with all instances of LS removed.**

### **Opinion of Probable Cost (OPC)**

11. \*As part of the GESC Report, please be sure to include the OPC. Please see Appendix I of the DC GESC Manual for reference as to its format. *As stated in Comment 10 above, please clarify and show the actual amount of SM used.* **PDG Response: The amount has been updated to include all areas of SM shown.**

### **Phase III Drainage Report**

12. \*Engineer’s and Developer’s Certifications: Please note that these will need to be stamped and/or signed at least by the final submittal. *Please have both parties sign the document at least by the final submittal.* **PDG Response: Signatures have been added to the Drainage Report.**
13. \*Detention Basin Outlet Structure Design: Sheet 13: In the top portion of the spreadsheet, it appears that the 100-yr flow is to be conveyed by the rectangular orifice. It is to the County’s understanding that the 100-yr is usually conveyed by the overflow weir, please clarify and amend. *In holding to Comment #6 above, if a circular orifice plate is being used, please fill out the “Vertical Orifice (Circular or Rectangular)” section of the Detention Basin Outlet Structure sheet.* **PDG Response: The Vertical Orifice (circular or rectangular) section is not used. When the orifice plate is placed over the outfall pipe, the correct section is the outlet pipe/w flow restriction plate. The Vertical Orifice section would be used if**

the Orifice was higher up on the water quality plate. Also of note. We added a notch in the outlet structure to allow water to enter the 100 year side of the box at the top of the EURV elevation. As the box currently sits, the 100 year control plate would see little water before overflow would occur at the emergency overflow. The notch will allow water to properly enter the box at the correct elevation, thus fully utilizing the 100 year plate.

With the next submittal, please enclose a written response to these comments. Please let me know if you have any questions.

# SOUTH METRO FIRE RESCUE

## FIRE MARSHAL'S OFFICE



Eric Pavlinek, Principal Planner  
Douglas County Department of Community Development, Planning Services  
100 Third St  
Castle Rock Co 80104  
303.660.7460  
303.660.9550 Fax

Project Name: 10595 Newlin Gulch Blvd, 5th Amendment  
Project File #: **US2023-008**  
S Metro Review #: REFSI23-00212

Review date: October 26, 2023

Plan reviewer: Aaron Miller  
720.989.2246  
[aaron.miller@southmetro.org](mailto:aaron.miller@southmetro.org)

**Project Summary:** The applicant, Parker Bible Church, is requesting approval of a Use by Special Review (USR) for a 7800-sf building addition for classroom space and additional parking. The property is zoned Agricultural One (A1) and is 9.6 acres in size.

**Code Reference:** Douglas County Fire Code, 2018 International Fire Code, and 2021 International Building Code with amendments as adopted by Douglas County.

South Metro Fire Rescue (SMFR) has reviewed the provided documents and has conditionally approved the plans based on the following comments that must be resolved prior issuance of any permits. Applicants and Contractors are encouraged to contact SMFR regarding the applicable permit requirements for the proposed project.

### COMMENTS:

1. The proposed new western drive aisle and parking area creates an excessive dead end nearly 400ft long. The end of the dead end should have an approved turn around provided or should be extended to connect back to Newlin Gulch Blvd to eliminate the excessive dead end. Hammerhead provided.
2. Additional fire hydrants may be required depending on the calculated fire flow for the expanded building. Fire flow analysis will be required to be approved by SMFR prior to issuance of construction permits. Building type II-B, 22,470 sq ft fully sprinkled, a flow of 2250 gpm reduced to a minimum of 1500 gpm requiring 1 hydrant. 1 hydrant existing.
3. Applicants are advised their property is now bordered on all sides by the Town of Parker and should consider annexing into the Town of Parker. The applicant does not wish to annex to the Town of Parker.



August 17, 2023

Keith Zahller  
Lee Architects/Interiors Designers  
2525 S Wadsworth Blvd.  
Denver, CO 80227

**RE: Parker Bible Church / Traffic Generation Analysis  
Douglas County, Colorado**

Dear Keith,

SM ROCHA, LLC is pleased to provide traffic generation information for the development entitled Parker Bible Church. This development is located at the northwest corner of the intersection of Mainstreet with Newlin Gulch Boulevard in Douglas County, Colorado.

The intent of this analysis is to present traffic volumes likely generated by the proposed development addition, provide a traffic volume comparison to the existing land use, and consider potential impacts to the adjacent roadway network.

The following is a summary of analysis results.

### **Site Description and Access**

Land for the development is currently occupied by Parker Bible Church and is surrounded by a mix of residential, institutional, and open space land uses. The proposed development is understood to entail the new construction of an approximate 7,800-square foot addition to the existing church building.

Existing access to the development is provided at the following locations: one full-movement access onto Newlin Gulch Boulevard (referred to as Access A) towards the north end of the site, one right-in / right-out access onto Newlin Gulch Boulevard (referred to as Access B) towards the south end of the site, as well as one right-in / right-out access onto Mainstreet (referred to as Access C).

General site and access locations are shown on Figure 1.

A site plan, as prepared by Perception Design Group, Inc., is shown on Figure 2. This plan is provided for illustrative purposes only.

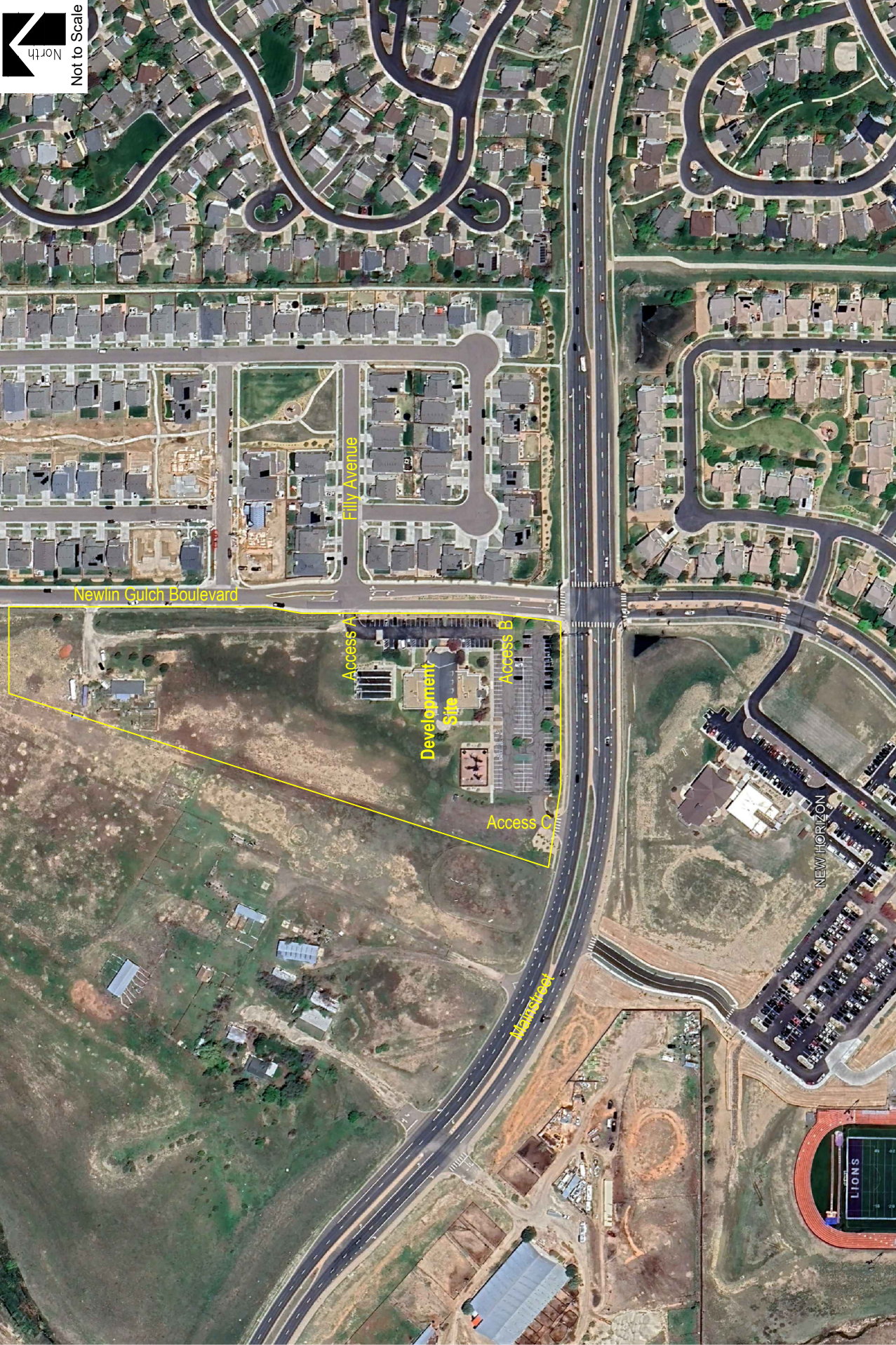
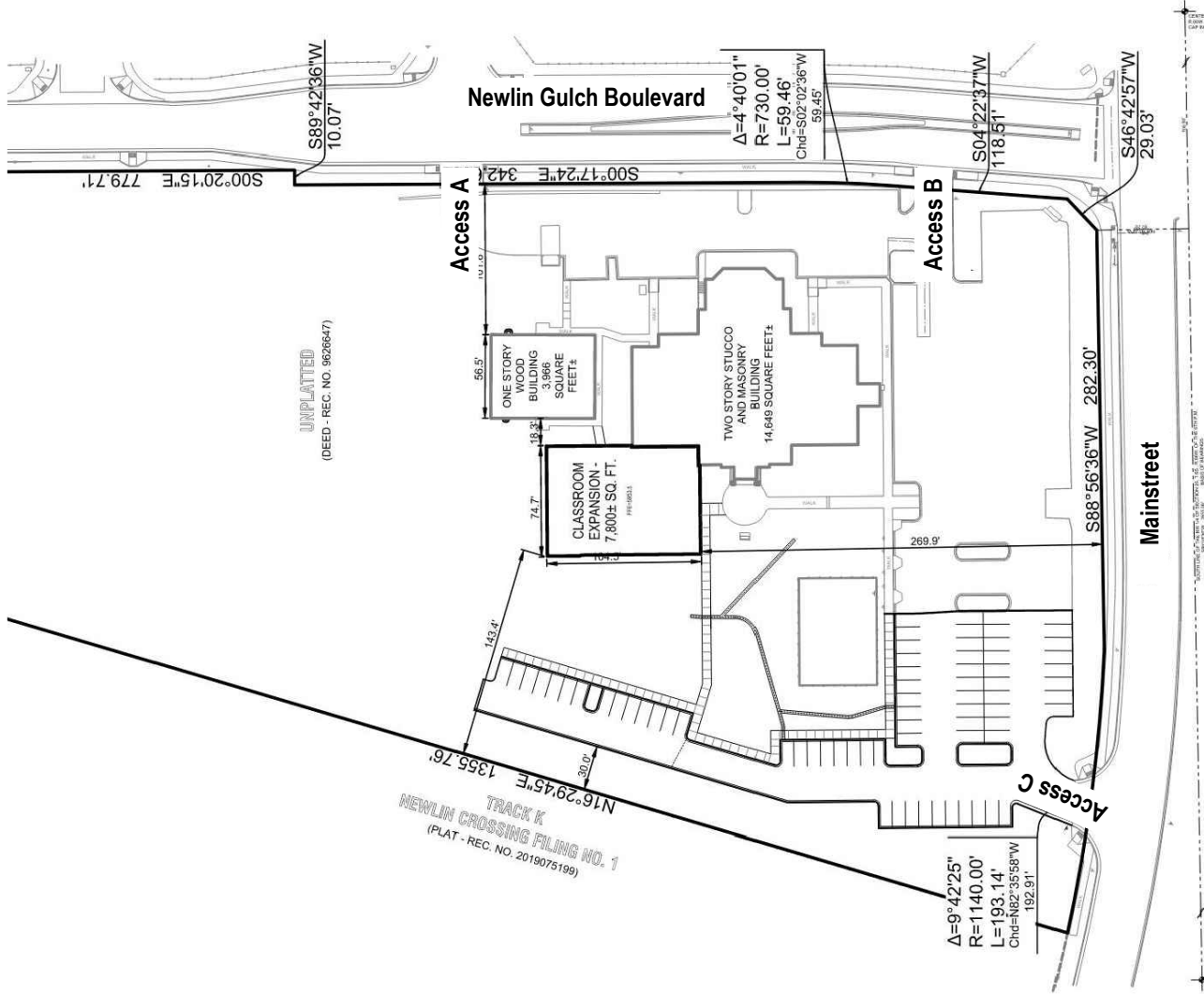


Figure 1  
SITE LOCATION  
August 2023  
Page 2

**PARKER BIBLE CHURCH**  
Traffic Generation Analysis

**SM ROCHA, LLC**  
Traffic and Transportation Consultants





**Figure 2**  
**SITE PLAN**  
August 2023  
Page 3

**PARKER BIBLE CHURCH**  
Traffic Generation Analysis

**SM ROCHA, LLC**  
Traffic and Transportation Consultants





## Vehicle Trip Generation

Standard traffic generation characteristics compiled by the Institute of Transportation Engineers (ITE) in their report entitled Trip Generation Manual, 11<sup>th</sup> Edition, were applied to the existing and proposed land uses in order to estimate the average daily traffic (ADT) and peak hour vehicle trips. A vehicle trip is defined as a one-way vehicle movement from point of origin to point of destination.

Table 1 presents average trip generation rates for the existing and proposed development areas. Use of average trip generation rates presents a conservative analysis. ITE land use code 560 (Church) was used for analysis because of its best fit to the existing and proposed land use.

**Table 1 – Trip Generation Rates**

ITE CODE	LAND USE	UNIT	TRIP GENERATION RATES			
			24 HOUR	SUNDAY PEAK HOUR		
				ENTER	EXIT	TOTAL
560	Church	KSF	31.46	4.97	5.39	10.36

Key: KSF = Thousand Square Feet Gross Floor Area.

Note: All data and calculations above are subject to being rounded to nearest value.

Table 2 summarizes the projected ADT and peak hour traffic volumes likely generated by the land use area proposed and provides comparison to traffic volume estimates for the existing land use.

**Table 2 – Trip Generation Summary**

ITE CODE	LAND USE	SIZE	TOTAL TRIPS GENERATED			
			24 HOUR	SUNDAY PEAK HOUR		
				ENTER	EXIT	TOTAL
<u>Site Development - Existing</u>						
560	Church	18.6 KSF	586	93	100	193
<i>Existing Total:</i>			586	93	100	193
<u>Site Development - Proposed Addition</u>						
560	Church	7.8 KSF	245	39	42	81
<i>Proposed Addition Total:</i>			245	39	42	81
<b><i>Build-Out Total:</i></b>			<b>831</b>	<b>131</b>	<b>142</b>	<b>274</b>

Key: KSF = Thousand Square Feet Gross Floor Area.

Note: All data and calculations above are subject to being rounded to nearest value.

As Table 2 shows, the additional development area has the potential to generate approximately 245 Sunday daily trips with 81 of those occurring during the Sunday peak hour.

### **Adjustments to Trip Generation Rates**

A development of this type is not likely to attract trips from within area land uses nor pass-by or diverted link trips from the adjacent roadway system, therefore no trip reduction was taken in this analysis.

### **Trip Generation Distribution and Assignment**

Overall directional distribution of site-generated traffic was determined based on existing area land uses, the site location within the County, and the available roadway network. Site-generated traffic is anticipated to be distributed through each existing access. Distribution along Mainstreet is general and assumed to be 40 percent to/from the east and 40 percent to/from the west. Distribution along Newlin Gulch Boulevard is assumed to be 5 percent to/from the north and 15 percent to/from the south.

Traffic assignment is how the site-generated and distributed trips are expected to be loaded on the roadway network. Applying assumed trip distribution patterns to site-generated traffic provides the peak hour trip volume assignments for existing accesses. These volumes are then divided further upon travel through adjacent roadways serving the overall development area. Table 3 below uses the additional trip generation volumes from Table 2 and denotes projected new traffic volumes at each existing access and adjacent intersections.

**Table 3 – Site Generated New Trip Assignment**

DEVELOPMENT ACCESS TURNING MOVEMENTS	SUNDAY PEAK HOUR	
	Inbound Volume	Outbound Volume
Access A / Newlin Gulch Boulevard		
Eastbound Left	-	2
Eastbound Right	-	6
Northbound Left	36	-
Southbound Right	1	-
Access B / Newlin Gulch Boulevard		
Eastbound Right	-	21
Northbound Through	36	-
Southbound Through	-	6
Southbound Right	0	-
Access C / Mainstreet		
Eastbound Through	16	-
Westbound Through	-	4
Westbound Right	2	-
Southbound Right	-	13
Newlin Gulch Boulevard / Mainstreet		
Eastbound Left	16	-
Westbound Through	2	-
Westbound Right	14	-
Northbound Through	6	-
Southbound Left	-	17
Southbound Through	-	6
Southbound Right	-	4

**Development Impacts**

As Tables 2 and 3 show, there is an increase in peak hour traffic volumes anticipated for the proposed development addition. However, these additional volumes are considered to be minor and are not likely to negatively impact operations of Newlin Gulch Boulevard or other adjacent roadways or intersections. It is further noted that projected volumes are expected to be limited to Sunday peak hours only due to the nature of the land use, with minimal to no additional volumes during weekday peak hours.

## Conclusion

This analysis assessed traffic generation for the Parker Bible Church development addition, provided a traffic volume comparison to the existing land use, and considered potential impacts to the adjacent roadway network.

It is our professional opinion that the proposed site-generated traffic resulting from the additional building area is expected to create no negative impact to traffic operations for the surrounding roadway network and existing site access, nor at the Mainstreet intersection with Newlin Gulch Boulevard. Analysis of site-generated traffic concludes that proposed development traffic volumes are minor.

We trust that our findings will assist in the planning and approval of the Parker Bible Church development addition. Please contact us should further assistance be needed.

Sincerely,

**SM ROCHA, LLC**  
*Traffic and Transportation Consultants*



Stephen Simon, EIT  
Traffic Engineer



Fred Lantz, PE  
Traffic Engineer

September 12, 2023

Ms. Cheryl Nakayama  
Precision Design Group, Inc.,  
6901 S. Pierce Street, Suite #315  
Littleton, Co 80128

RE: **Will Serve Letter**  
Colorado State Parcel 2233-202-00-015  
10595 Newlin Gulch Blvd, Parker, Co 80134  
Riverside Baptist Church South

Dear Ms. Nakayama.

The Parker Water and Sanitation District will provide domestic water & sanitation sewer service to the above-referenced parcel to serve as an addition to the existing building. See attached parcel identification as well as 2023 data for the address specified above.

Service will be provided and conditioned upon compliance with all District Rules and Regulations, Standards and Specifications, Tap Fees paid, and/or conditions specific to the property.

If you have any further questions in this regard, please call.

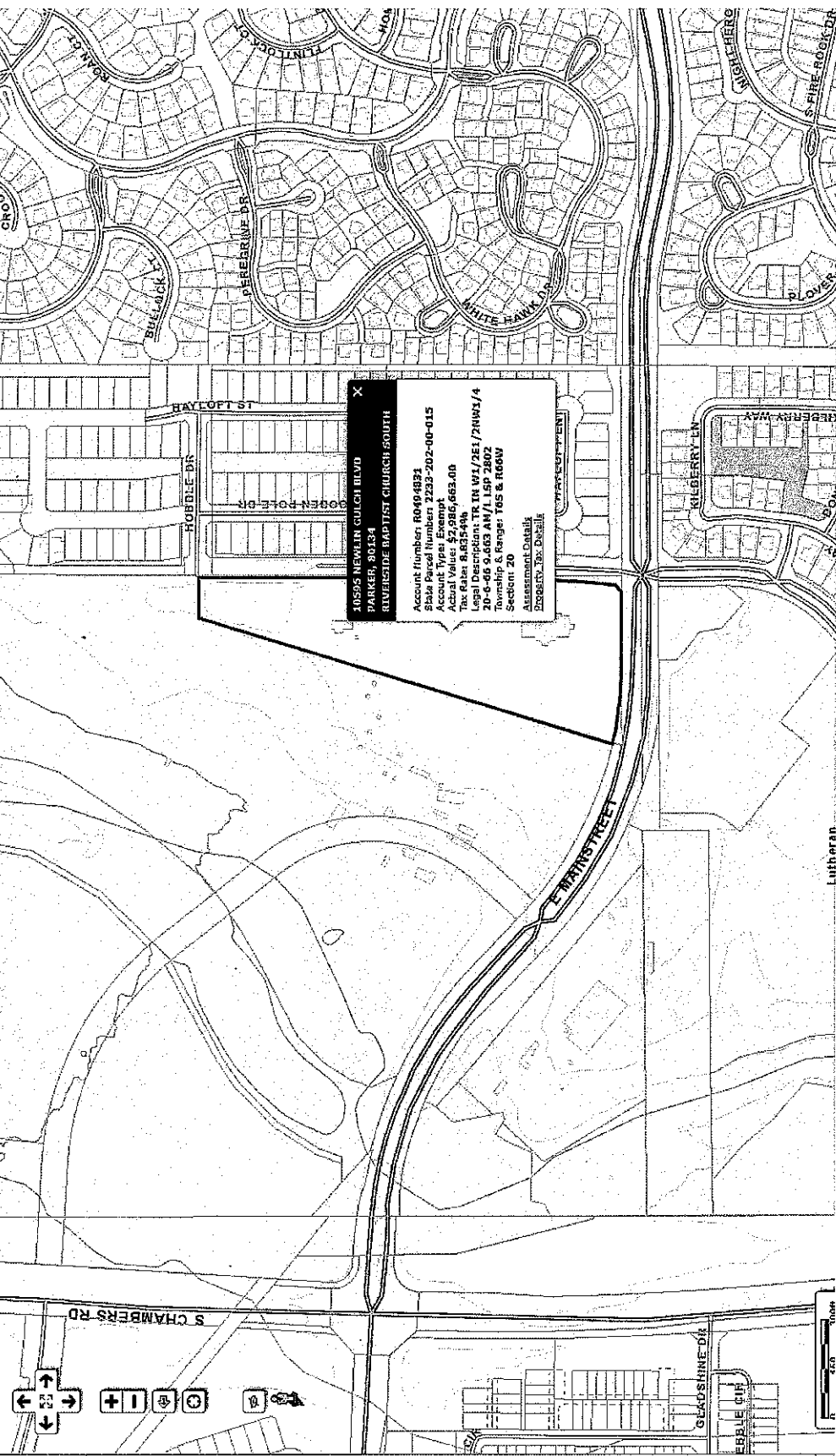
Sincerely,  
Parker Water and Sanitation District



Jarod Baylie  
Engineering Supervisor  
Parker Water & Sanitation District

Ls/Enclosure:

Riverside Baptist Church South State of Colorado Parcel Information



**X**  
**10595 NEWLIN GULCH BLVD**  
**PARKER, 80134**  
**ROVERIDE BAPTIST CHURCH SOUTH**  
 Account Number: 60494821  
 State Parcel Number: 2233-202-00-015  
 Account Type: exempt  
 Assessor's Parcel ID: 6083.00  
 The Rabin: 8435446  
 Legal Description: TR IN W1/2E1/2NW1/4  
 20-6-66 9.663 AM/L 15P 2802  
 Township & Range: T6S & R66W  
 Section: 20  
 Assessment Details  
 Property Tax Details

Search by: **Slate Parcel Number**

10595 NEWLIN GULCH BLVD  
 PARKER, 80134  
 ROVERIDE BAPTIST CHURCH SOUTH

10595 Newlin Gulch Blvd., 5th Amendment - Use by Special Review Amendment  
 Project: US2023-008  
 Board: County Commissioners Staff Report - Page 54 of 63

Tools

# 10595 NEWLIN GULCH BLVD., 5TH AMENDMENT

NW 1/4 SECTION 20, TOWNSHIP 6 SOUTH, RANGE 66 WEST  
 PERMIT AREA 2.30 ACRES - TOTAL AREA 9.65 ACRES

USR AMENDMENT  
 US2023-008 (AMENDMENT TO US1999-002)

## SITE DATA TABLE

GROSS SITE AREA	420,354 SF	100%
BUILDING FOOTPRINT TOTALS	28,018 SF	6.7%
PARKING/ROADS/SIDEWALK	88,805 SF	21.1%
HARDSCAPE TOTAL	116,823 SF	27.8%
PLANTED AREA	303,531 SF	72.2%
BUILDING SIZE: 1 STORY	7800 SF TOTAL	

## PARKING DATA TABLE

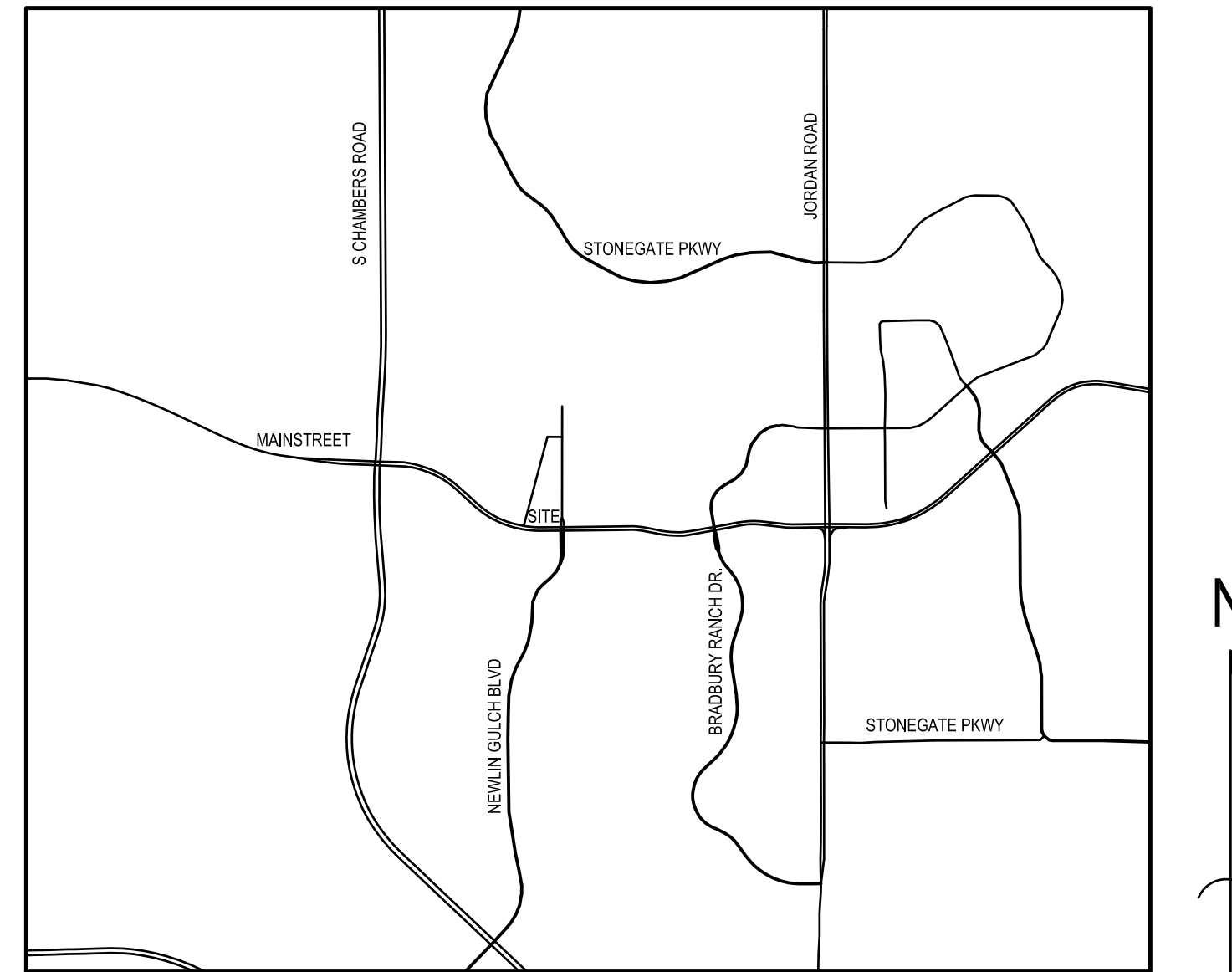
PARKING REQUIREMENTS	
REQUIRED	134/133 (EXISTING 20,218 SF/400 SEATS)
1 SPACE PER THREE FIXED SEATS IN MAIN WORSHIP AREA OR 1 SPACE PER 150 SQ FT OF GROSS FLOOR AREA	52/62 (PROPOSED 7,800 SF/186 SEATS)
TOTAL REQUIRED	196
ACCESSIBLE SPACES REQUIRED	6
TOTAL STANDARD SPACES PROVIDED	109/79 (EXISTING/PROPOSED SPACES)
TOTAL COMPACT SPACES PROVIDED	2 (PROVIDED SPACES)
TOTAL ACCESSIBLE SPACES PROVIDED	6 (EXISTING SPACES)
TOTAL SPACES PROVIDED	196

## MANAGEMENT PLAN:

- THIS USE BY SPECIAL REVIEW (USR) INCREASES THE SEATING WITHIN THE MAIN WORSHIP AREA BY 186 SEATS. THE MAXIMUM SEATING CAPACITY OF THE MAIN WORSHIP AREA IS 586 SEATS.
- THE CLASSROOM BUILDING WILL BE USED FOR CHRISTIAN EDUCATION CLASSES, SOCIAL GATHERING, AND OTHER MINISTRY-RELATED EVENTS. THE BUILDING WILL BE PRIMARILY USED ON SUNDAY MORNINGS AND EVENINGS, ALTHOUGH IT WILL BE USED FOR SMALLER GROUP MEETINGS THROUGHOUT THE WEEK. MOST OF THESE EVENTS WILL OCCUR BETWEEN THE HOURS OF 7:30 A.M. AND 10:00 P.M. HOWEVER, CLASSROOM FACILITIES MAY BE OCCASIONALLY USED AT OTHER TIMES.
- CHURCH STAFFING SHALL BE LIMITED TO NO MORE THAN 7 EMPLOYEES WORKING ON-SITE.
- PARKING IS PROVIDED AS SHOWN ON THE USR EXHIBIT.
- FIRE PROTECTION IS PROVIDED BY SOUTH METRO FIRE RESCUE. THE BUILDING WILL BE EQUIPPED WITH FIRE SPRINKLERS AND A FIRE ALARM SYSTEM.
- WATER AND SEWER SERVICE IS PROVIDED BY PARKER WATER AND SANITATION DISTRICT.

## GENERAL NOTES:

- THE MAINTENANCE OF CURB, GUTTER, SIDEWALK, CROSSPANS, AND PAVEMENT WITHIN THE ACCESS TO THE SITE SHALL BE BY THE DEVELOPER/OWNER.



VICINITY MAP  
 SCALE: 1" = 2000'

## LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE WEST 1/2 EAST 1/2 NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 6 SOUTH RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT, POINT OF BEGINNING, WHICH BEARS SOUTH 1292.0 FEET; THENCE WEST 660.0 FEET FROM THE NORTH 1/4 CORNER OF SECTION 20;  
 THENCE SOUTH 1320.00 FEET TO THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD; THENCE WEST 530.00 FEET ALONG SAID RIGHT OF WAY LINE;  
 THENCE NORTH 17 DEGREES 15 MINUTES EAST, 1385.00 FEET;  
 THENCE EAST 130.00 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

THE ABOVE LEGAL DESCRIPTION DESCRIBES ALL THAT LAND CONTAINED IN WARRANTY DEED RECORDED ON MAY 17, 1996 AT RECEPTION NUMBER 9626647 IN DOUGLAS COUNTY, COLORADO.

## BASIS OF BEARING

BEARINGS ARE BASED ON THE SOUTH LINE OF THE NW 1/4 OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN HAVING AN ASSUMED BEARING OF S88°58'36"W AND BOUNDED BY A 3-1/4" ALUMINUM CAP STAMPED \*2008, LS 10717" FOUND IN A RANGE BOX AT THE CENTER 1/4 CORNER OF SAID SECTION 20 AND A 3-1/4" ALUMINUM CAP STAMPED \*2008, LS 10717" FOUND AT THE WEST 1/4 CORNER OF SAID SECTION 20, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

## BENCHMARK

BENCHMARK: DOUGLAS COUNTY GIS MONUMENT 1091015 - 3.25" DOUGLAS COUNTY GIS ALUMINUM DISK, LOCATED AT THE SOUTHEAST CORNER OF STONEGATE PARKWAY AND CRESTCIRCLE IN PARKER, CO. ELEVATION: 5896.70 FEET (NAVD 1988 DATUM).

## DEVELOPER

PARKER BIBLE CHURCH  
 10595 NEWLIN GULCH BLVD.  
 PARKER, CO 80134

## APPROVAL CERTIFICATE

THE USE BY SPECIAL REVIEW AS DEPICTED HEREON WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS ON \_\_\_\_\_, 20\_\_\_\_.

Director of Community Development \_\_\_\_\_

- The use by special review is subject to yearly review, or as otherwise defined by the Board of County Commissioners as part of its approval of the use by special review, to ensure compliance with the approval standards and conditions of approval.
- Construction shall commence pursuant to the use by special review within 3 years from the date of approval, or within the extended effective approval period, or the use by special review shall terminate.
- The use by special review shall terminate when the use of the land changes or when the time period established by the Board of County Commissioners through the approval process expires. The owner shall notify the Zoning Division of a termination of the use. When the Zoning Division is notified of a termination of use or observes that the use has been terminated during the annual review, a written notice of termination shall be sent to the landowner.
- Acceptance of site construction drawings by Douglas County Engineering shall be required (as applicable) prior to issuance of building permits. Acceptance of site construction drawings expires three (3) years after the date of signature.
- Signs shown hereon are NOT approved. All signs require approval of a sign permit in accordance with the Sign Standards section of the Douglas County Zoning Resolution.

The undersigned as the owner or owner's representative of the lands described herein hereby agree on behalf of itself, its successors and assigns to develop and maintain the property described hereon in accordance and compliance with this approved Plan Exhibit and the Douglas County Zoning Resolution.

(for Corporate of LLC owner)

(print corporation/LLC name)

By: \_\_\_\_\_ (signature)  
 Title: \_\_\_\_\_  
 Date: \_\_\_\_\_

ATTEST: (if corp.)

Secretary/Treasurer

STATE OF COLORADO )  
 ) ss.  
 COUNTY OF \_\_\_\_\_ )

Acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ as \_\_\_\_\_ and \_\_\_\_\_ as \_\_\_\_\_ of \_\_\_\_\_, a \_\_\_\_\_ corporation/LLC.

## SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	EXPANDED SITE PLAN
SHEET 3	SITE PLAN
SHEET 4	GRADING PLAN
SHEET 5	LANDSCAPE PLAN
SHEET 6	LANDSCAPE NOTES AND DETAILS
SHEET 7	EXTERIOR ELEVATIONS
SHEET 8	SITE PHOTOMETRIC PLAN
SHEET 9	LIGHTING DETAILS

COVER SHEET  
 SHEET 1 OF 9  
 JANUARY 30, 2024



# 10595 NEWLIN GULCH BLVD., 5TH AMENDMENT

NW 1/4 SECTION 20, TOWNSHIP 6 SOUTH, RANGE 66 WEST

PERMIT AREA 2.30 ACRES - TOTAL AREA 9.65 ACRES

USR AMENDMENT

US2023-008 (AMENDMENT TO US1999-002)

## Approval Certificate

Planning \_\_\_\_\_

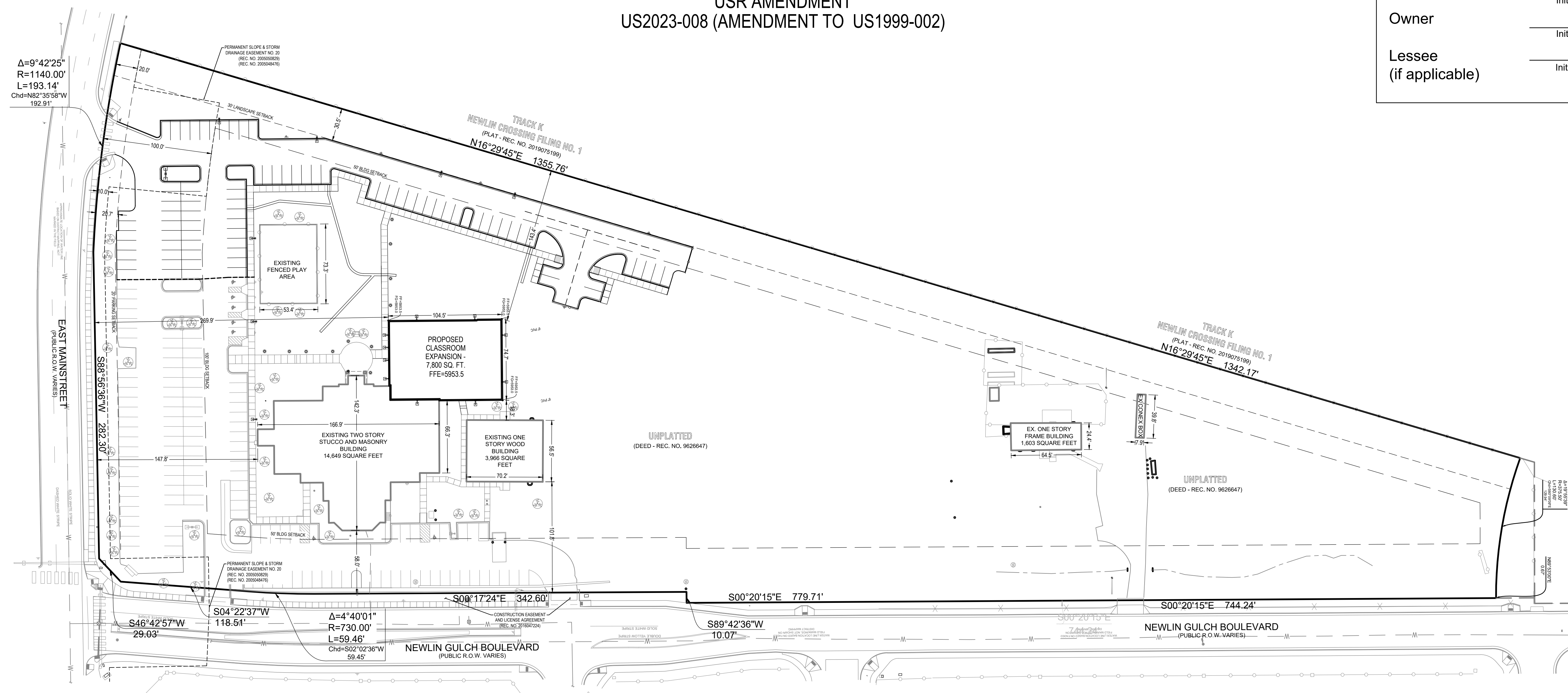
Initials/Date

Owner \_\_\_\_\_

Initials/Date

Lessee  
(if applicable) \_\_\_\_\_

Initials/Date

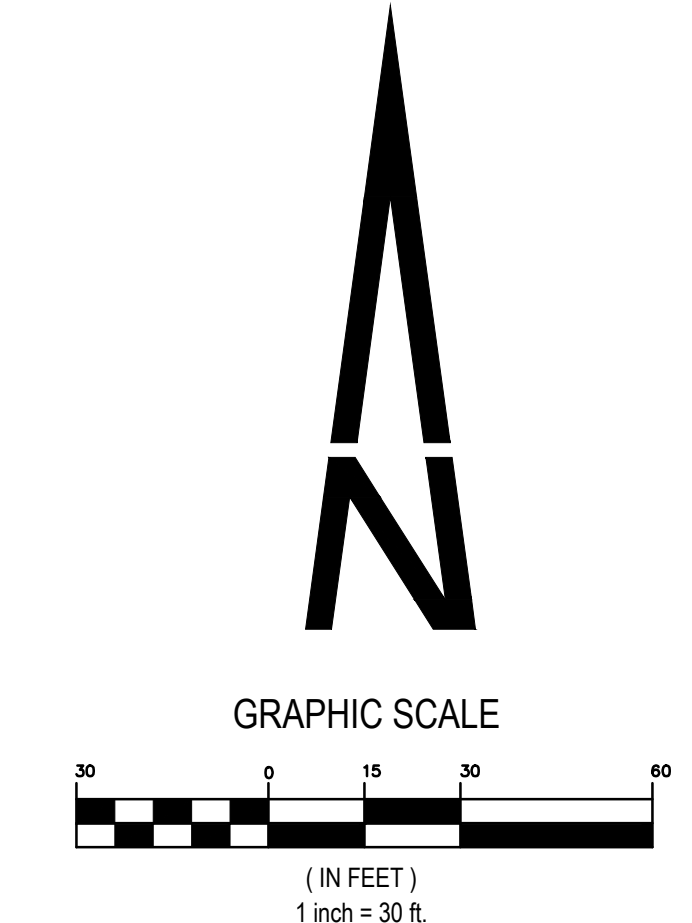


### LEGEND

	PROPERTY LINE		EXISTING CURB AND GUTTER
	PROPOSED HANDICAP PARKING STALL		PROPOSED CURB AND GUTTER
	PROPOSED PARKING COUNT PER ROW		EXISTING SITE LIGHTING
	PROPOSED LANDSCAPED AREA		PROPOSED SITE LIGHTING
	PROPOSED SIDEWALK		PHASE 3 IMPROVEMENT
	PROPOSED HANDICAP RAMP		PHASE LINE
	FIRE HYDRANT		
	PROPOSED SITE SIGNAGE		
	PROPOSED HEAVY-DUTY CONCRETE PAVEMENT		

### GENERAL NOTES:

- THE MAINTENANCE OF CURB, GUTTER, SIDEWALK, CROSSPANS, AND PAVEMENT WITHIN THE ACCESS TO THE SITE SHALL REMAIN WITH THE DEVELOPER/OWNER.
- NO BUILDING PERMIT WILL BE GRANTED FOR THIS USR UNTIL A GRADING PERMIT HAS BEEN ISSUED.
- REQUIRED BUILDING SETBACKS:
  - STREET SIDES 100' FEET
  - INTERIOR LOT LINES 50' FEET



EXPANDED SITE PLAN  
SHEET 2 OF 9  
JANUARY 30, 2024





# 10595 NEWLIN GULCH BLVD., 5TH AMENDMENT

NW 1/4 SECTION 20, TOWNSHIP 6 SOUTH, RANGE 66 WEST

PERMIT AREA 2.30 ACRES - TOTAL AREA 9.65 ACRES

USR AMENDMENT

US2023-008 (AMENDMENT TO US1999-002)

## Approval Certificate

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Owner \_\_\_\_\_  
 Initials/Date \_\_\_\_\_

Lessee  
 (if applicable) \_\_\_\_\_  
 Initials/Date \_\_\_\_\_

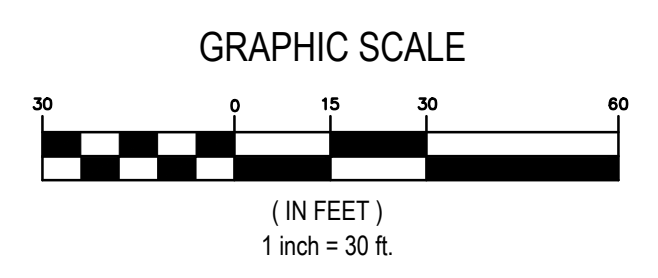
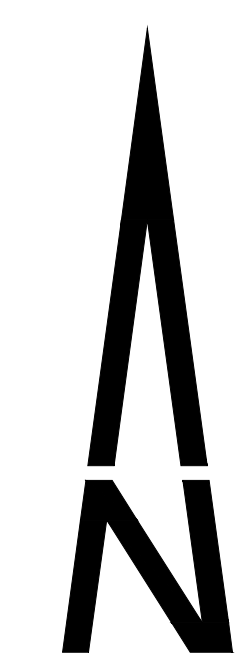
## LEGEND

	PROPERTY LINE		EXISTING CURB AND GUTTER
	PROPOSED HANDICAP PARKING STALL		PROPOSED CURB AND GUTTER
	PROPOSED PARKING COUNT PER ROW		EXISTING SITE LIGHTING
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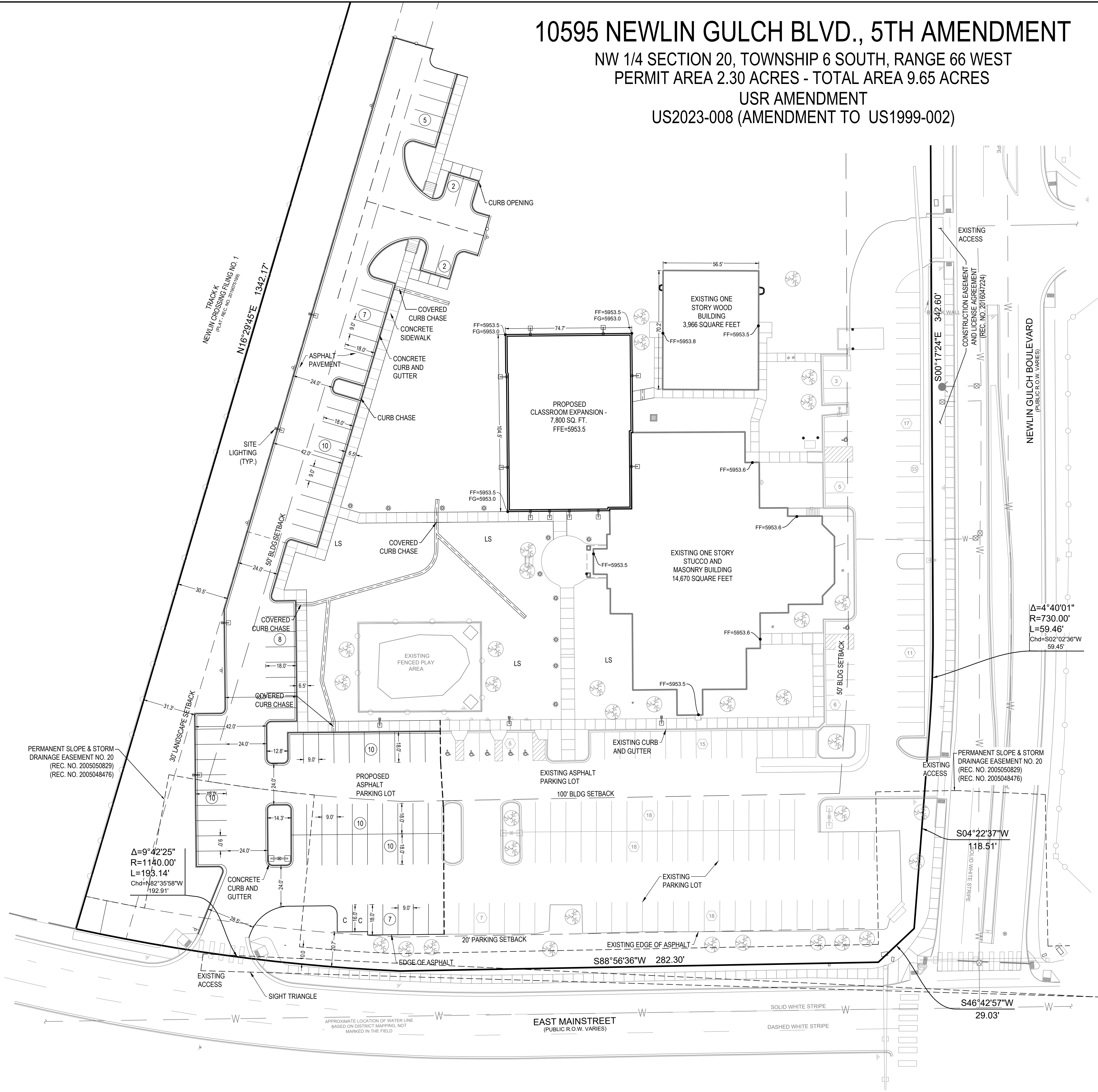
## GENERAL NOTES:

- THE MAINTENANCE OF CURB, GUTTER, SIDEWALK, CROSSPANS, AND PAVEMENT WITHIN THE ACCESS TO THE SITE SHALL REMAIN WITH THE DEVELOPER/OWNER.
- NO BUILDING PERMIT WILL BE GRANTED FOR THIS USR UNTIL A GRADING PERMIT HAS BEEN ISSUED.
- REQUIRED BUILDING SETBACKS:
 

STREET SIDES	100' FEET
INTERIOR LOT LINES	50' FEET



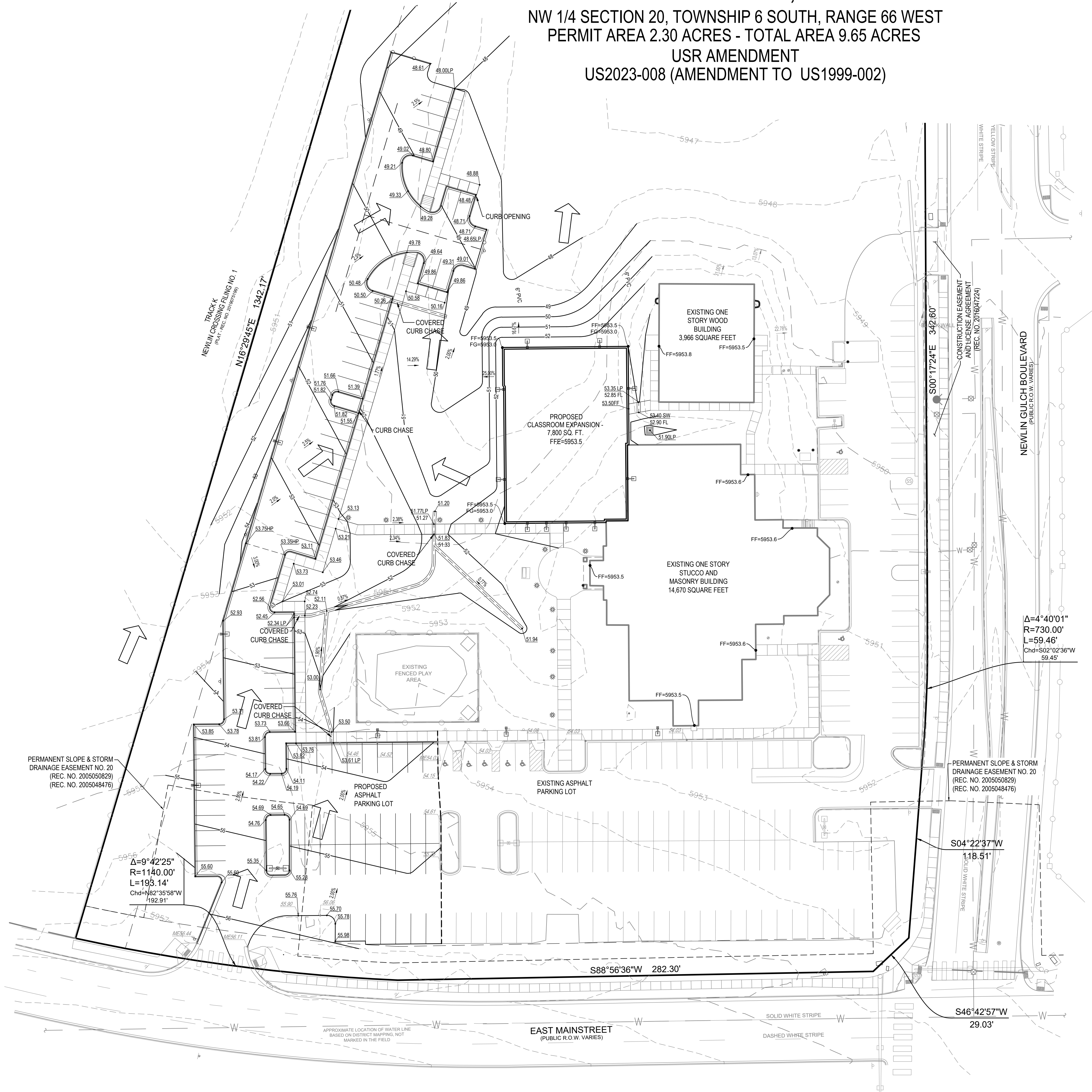
SITE PLAN  
 SHEET 3 OF 9  
 JANUARY 30, 2024



# 10595 NEWLIN GULCH BLVD., 5TH AMENDMENT

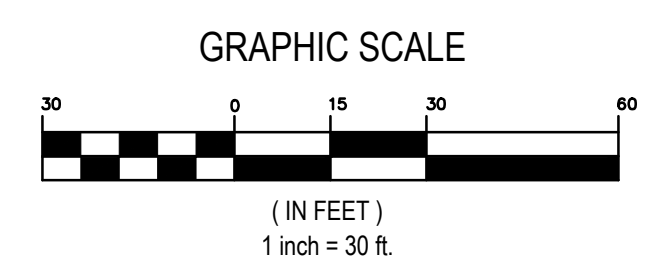
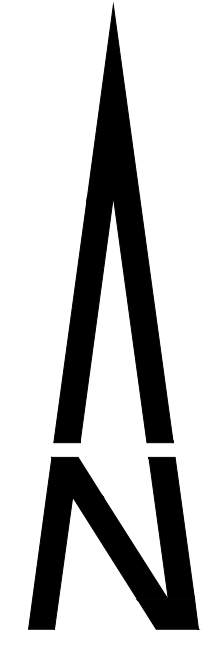
NW 1/4 SECTION 20, TOWNSHIP 6 SOUTH, RANGE 66 WEST  
 PERMIT AREA 2.30 ACRES - TOTAL AREA 9.65 ACRES  
 USR AMENDMENT  
 US2023-008 (AMENDMENT TO US1999-002)

Approval Certificate	
Planning	_____
	Initials/Date
Owner	_____
	Initials/Date
Lessee (if applicable)	_____
	Initials/Date



## LEGEND

- PROPERTY LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED SIDEWALK
- PROPOSED HANDICAP RAMP
- 5340 EXISTING CONTOUR
- 42 PROPOSED CONTOUR
- HP PROPOSED HIGH POINT
- LP PROPOSED LOW POINT
- 41.75 PROPOSED SPOT ELEVATION
- PROPOSED STORM SEWER AND INLET
- FLOW ARROW



GRADING AND DRAINAGE PLAN  
 SHEET 4 OF 9  
 JANUARY 30, 2024



**MATERIAL LEGEND:**

- TAN GRAVEL TO MATCH EXISTING. 16,475 S.F. PERMANENT DRIP IRRIGATION. NO WEED BARRIER FABRIC UNDERNEATH.
- DOUGLAS COUNTY PERMANENT SEED MIX & WESTERN WILDFLOWER MIX. 41,081 S.F. TEMPORARY OVER-HEAD SPRAY IRRIGATION UNTIL ESTABLISHMENT (APPOX. 3 YEARS).
- SHREDDED WOOD MULCH. 1,463 S.F. PERMANENT DRIP IRRIGATION. NO WEED BARRIER FABRIC UNDERNEATH.

# 10595 NEWLIN GULCH BLVD., 5TH AMENDMENT

NW 1/4 SECTION 20, TOWNSHIP 6 SOUTH, RANGE 66 WEST  
 PERMIT AREA 2.30 ACRES - TOTAL AREA 9.65 ACRES  
 USR AMENDMENT  
 US2023-008 (AMENDMENT TO US1999-002)

**DETAIL LEGEND:**

- 1 TREE PLANTING, RE: 1, SHEET 6
- 2 EXISTING TREE PROTECTION, RE: 2, SHEET 6
- 3 SHRUB PLANTING, RE: 3, SHEET 6
- 4 PERENNIAL & ORNAMENTAL GRASS PLANTING, RE: 4, SHEET 6
- 5 EDGE RESTRAINT, RE: 5, SHEET 6

**Approval Certificate**

Planning \_\_\_\_\_  
 Initials/Date \_\_\_\_\_

Owner \_\_\_\_\_  
 Initials/Date \_\_\_\_\_

Lessee  
 (if applicable) \_\_\_\_\_  
 Initials/Date \_\_\_\_\_

**PLANT LEGEND:**

SYMBOLS NOT TO SCALE:

ABB. BOTANIC	COMMON	SIZE	QTY	HYDROZONE
CAS	Catalpa speciosa	2' Cal.	4	3
CEO	Celtis occidentalis	2' Cal.	4	2
GTS	Gleditsia triacanthos inermis 'Shademaster'	2' Cal.	5	2
GYD	Gymnocladus dioica 'Espresso'	2' Cal.	5	2
QUM	Quercus muehlenbergii	2' Cal.	4	2

ABB. BOTANIC	COMMON	SIZE	QTY	HYDROZONE
PIM	Pinus monophylla	8'	6	1
PIP	Pinus ponderosa	8'	8	1
PNO	Pinus nigra	8'	6	2

SYMBOLS TO SCALE:

ABB. BOTANIC	COMMON	SIZE	QTY	HYDROZONE
ACG	Acer ginnala 'Flame'	8' clump	12	2
AMG	Amelanchier x grandiflora	8' clump	3	3
CRA	Crataegus ambigua	8' clump	9	2
PML	Pinus mugo 'La Cabana'	10 Gal.	4	2

ABB. BOTANIC	COMMON	SIZE	QTY	HYDROZONE
CAC	Caryopteris x clandonensis	5 Gal.	28	2
CAP	Caragana pygmaea	5 Gal.	23	2
CHM	Chamaebatiaria millefolium	5 Gal.	17	1
CNN	Chrysothamnus nauseosus var. nauseosus	5 Gal.	20	1
CSA	Cornus stolonifera 'Arctic Fire'	5 Gal.	12	3
DIR	Diervilla rivularis	5 Gal.	18	2
FON	Forestiera neomexicana	6' clump	12	1
PEA	Perovskia artemisiifolia	5 Gal.	6	1
PFT	Potentilla fruticosa 'Tangerine'	5 Gal.	23	2
PHO	Physocarpus opulifolius 'Little Devil'	5 Gal.	21	2
RAG	Rhus aromatica 'Grow-Low'	5 Gal.	24	1
VBM	Viburnum dentatum 'Christom'	5 Gal.	9	2

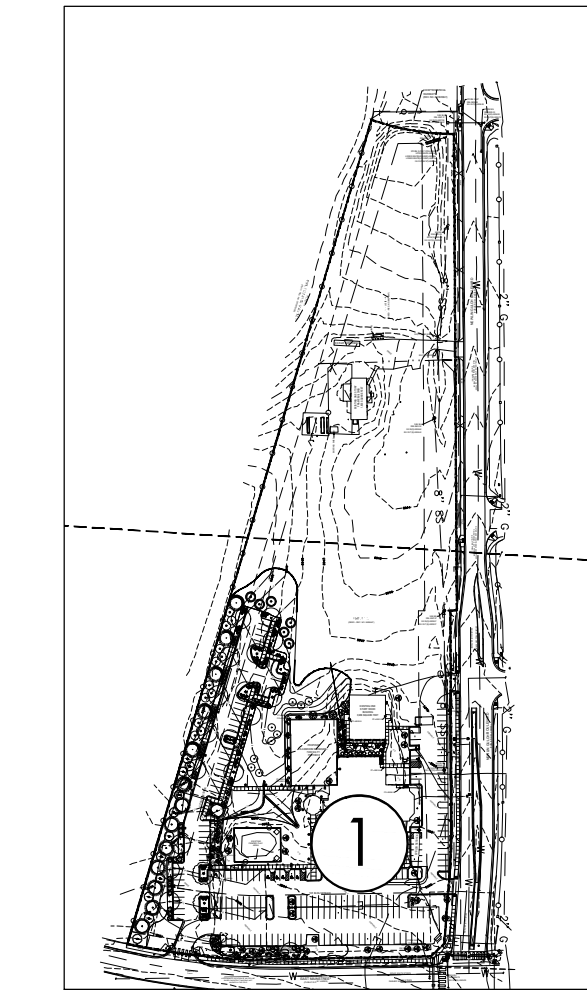
ABB. BOTANIC	COMMON	SIZE	QTY	HYDROZONE
COD	Cotoneaster divaricatus	5 Gal.	20	2
HEP	Hesperaloe parviflora	5 Gal.	21	1

ABB. BOTANIC	COMMON	SIZE	QTY	HYDROZONE
AGR	Agastache rupestris	1 Gal.	15	2
ISC	Iris siberica 'Caesar's Brother'	1 Gal.	6	2
LIS	Liatris spicata 'Kobold'	1 Gal.	34	2
PEP	Penstemon pinifolius 'Mersa Yellow'	1 Gal.	20	2
RFG	Rudbeckia fulgida 'Goldsturm'	1 Gal.	25	2

ABB. BOTANIC	COMMON	SIZE	QTY	HYDROZONE
BOG	Bouteloua gracilis 'Blonde Ambition'	1 Gal.	11	2

**HYDROZONE CLASSIFICATION:**

- HYDROZONE 1 IS VERY LOW WATERING REQUIREMENTS; PLANTS NEED LESS THAN 5" OF SUPPLEMENTAL WATER PER GROWING SEASON.
- HYDROZONE 2 IS LOW WATERING REQUIREMENTS; PLANTS NEED LESS THAN 10" OF SUPPLEMENTAL WATER PER GROWING SEASON.
- HYDROZONE 3 IS MODERATE WATERING REQUIREMENTS; PLANTS NEED LESS THAN 15" OF SUPPLEMENTAL WATER PER GROWING SEASON.
- HYDROZONE 4 (TURF GRASS) IS HIGH WATER REQUIREMENTS; PLANTS NEED MORE THAN 15" OR SUPPLEMENTAL WATER PER GROWING SEASON.



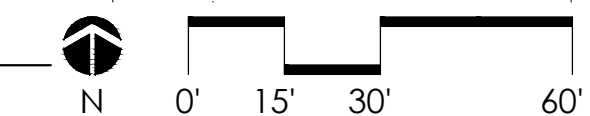
KEY MAP  
 SCALE: 1"=300'-0"

Nurture Design  
 LANDSCAPE ARCHITECTURE  
 KELLY HYZY, PLA  
 970.779.0799



LANDSCAPE PLAN  
 SHEET 5 OF 10  
 FEBRUARY 4, 2024

1 LANDSCAPE PLAN  
 SCALE: 1"=30'-0"



# 10595 NEWLIN GULCH BLVD., 5TH AMENDMENT

NW 1/4 SECTION 20, TOWNSHIP 6 SOUTH, RANGE 66 WEST  
PERMIT AREA 2.30 ACRES - TOTAL AREA 9.65 ACRES

USR AMENDMENT  
US2023-008 (AMENDMENT TO US1999-002)

## Approval Certificate

Planning \_\_\_\_\_  
Initials/Date \_\_\_\_\_  
Owner \_\_\_\_\_  
Initials/Date \_\_\_\_\_  
Lessee (if applicable) \_\_\_\_\_  
Initials/Date \_\_\_\_\_

### WATER USE CALCULATION:

IRRIGATION ZONE	PLANT TYPE	APPLICATION RATE IN./MO.	LANDSCAPE ZONE	S.F. IRRIGATED AREA PER ZONE (IA)	% IRRIGATED AREA	LANDSCAPE WATER USE RATING (LWUR)	S.F. TOTAL AREA (TA)	CLWUR IA x LWUR/TA
DRIP	TREE/SHRUB/PERENNIAL BEDS	2.0	LOW	17,938	29%	1.93	62,219	0.56
DRIP	TREES IN NATIVE SEED	2.0	LOW	3,200	5%	2.2	62,219	0.11
SPRAY ROTORS	DOUGLAS COUNTY SEED - TEMPORARY IRRIGATION FROM HYDRANT	2.0	LOW	41,081	66%	1.75	62,219	1.16
<b>TOTALS</b>				<b>62,219</b>	<b>100%</b>		<b>CLWUR</b>	<b>1.83</b>

### MAINTENANCE STATEMENT:

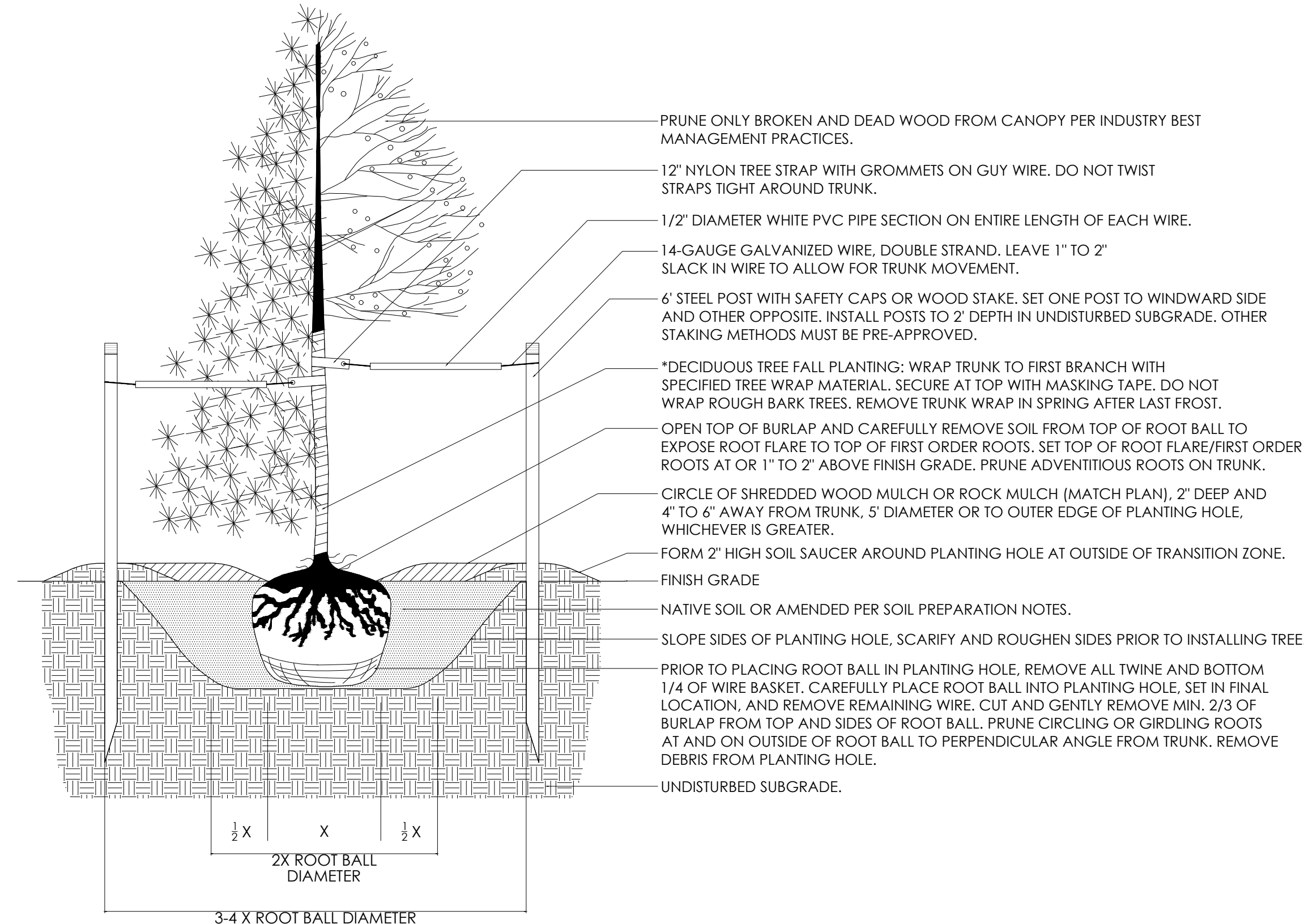
LANDSCAPING SHALL BE PLANTED AND MAINTAINED BY THE OWNER, SUCCESSOR, AND/OR ASSIGNS. SHOULD ANY PLANT MATERIAL DIE, IT SHALL BE REPLACED WITH SIMILAR PLANT MATERIAL WITHIN ONE PLANTING SEASON.

### SCREENING REQUIREMENTS:

IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, AND SIMILAR FEATURES ARE NOT SHOWN ON THE SIP, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DURING THE SITE INSPECTION PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, OR FINAL INSPECTION, AS APPLICABLE.

### IRRIGATION NOTES:

- SOURCE OF IRRIGATION IS POTABLE DOMESTIC WATER.
- ALL NON-TURF PLANTED AREAS WILL BE DRIP IRRIGATION.
- SEEDED AREAS SHALL BE IRRIGATED WITH ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- ALL PLANTS WITH SIMILAR HYDRO-ZONE CHARACTERS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDRO-ZONE.



### PLANTING NOTES:

- ANY BROKEN, CRUMBLING, OR OTHERWISE DAMAGED ROOTBALL SHALL NOT BE PLANTED. REMOVE ALL TAGS AND LABELS PRIOR TO PLANTING.
- PRIOR TO DIGGING, THE UTILITY NOTIFICATION CENTER OF COLORADO SHALL BE CONTACTED AT 811 TO LOCATE UNDERGROUND UTILITIES.
- TREE PLANTING SHALL NOT OCCUR WHEN DAYTIME TEMPERATURES REACH OR EXCEED 90-DEGREES FAHRENHEIT. IN GENERAL, ALL TREE PLANTING SHOULD BE PERFORMED AVOIDING THE HOTTEST PART OF THE DAY.
- TREES SHALL BE DEEP WATERED BY HAND OR WITH THE INSTALLED IRRIGATION SYSTEM IMMEDIATELY AFTER PLANING.
- TREES SHALL BE CENTERED IN TREE LAWNS AND/OR PLANTING AREAS.
- UNLESS AUTHORIZED, TREES SHALL BE LOCATED:
  - OUTSIDE STREET INTERSECTION SIGHT DISTANCE TRIANGLE, MEASURED 30 (THIRTY) FEET ALONG THE PUBLIC RIGHT OF WAY IN EACH DIRECTION FROM THE CORNER.
  - MIN. 10 (TEN) FEET FROM ALLEYS AND DRIVEWAYS
  - MIN. 20 (TWENTY) FEET FROM STOP SIGNS AND CURB RAMPS
  - MIN. 25 (TWENTY-FIVE) FEET FROM STREET LIGHTS
  - MIN. 10 (TEN) FEET FROM ELECTRIC/GAS/WATER LINES, WATER METERS/PITS, AND FIRE HYDRANTS
  - MIN. 15 (FIFTEEN) FEET FROM SMALL CELL TOWERS

### \*TRUNK-WRAP TAPE:

- TWO LAYERS OF CRINKLED PAPER CEMENTED TOGETHER WITH BITUMINOUS MATERIAL, 4 INCHES (102 MM) WIDE MIN.
- WRAP TREES WITH TRUNK-WRAP TAPE. START AT BASE OF TRUNK AND SPIRAL COVER TRUNK TO HEIGHT OF FIRST BRANCHES. OVERLAP WRAP, EXPOSING HALF THE WIDTH, AND SECURELY ATTACH WITHOUT CAUSING GIRDLING. DO NOT USE STAPLES. INSPECT TREE TRUNKS FOR INJURY, IMPROPER PRUNING, AND INSECT INFESTATION AND TAKE CORRECTIVE MEASURES REQUIRED BEFORE WRAPPING. DO NOT WRAP ROUGH BARK, POPULUS OR GLEDITSIA TREES. REMOVE WRAP IN SPRING.
  - NO TREE SHALL BE WRAPPED AFTER MAY 21 OR BEFORE NOVEMBER 1.
  - ALL DECIDUOUS TREES SHALL BE WRAPPED BY NOV. 15. REMOVE TREE WRAP BY MAY 15.
- CONTRACTOR SHALL BE RESPONSIBLE FOR WRAPPING AND UNWRAPPING TREES DURING THE WARRANTY PERIOD.

### 1 TREE PLANTING

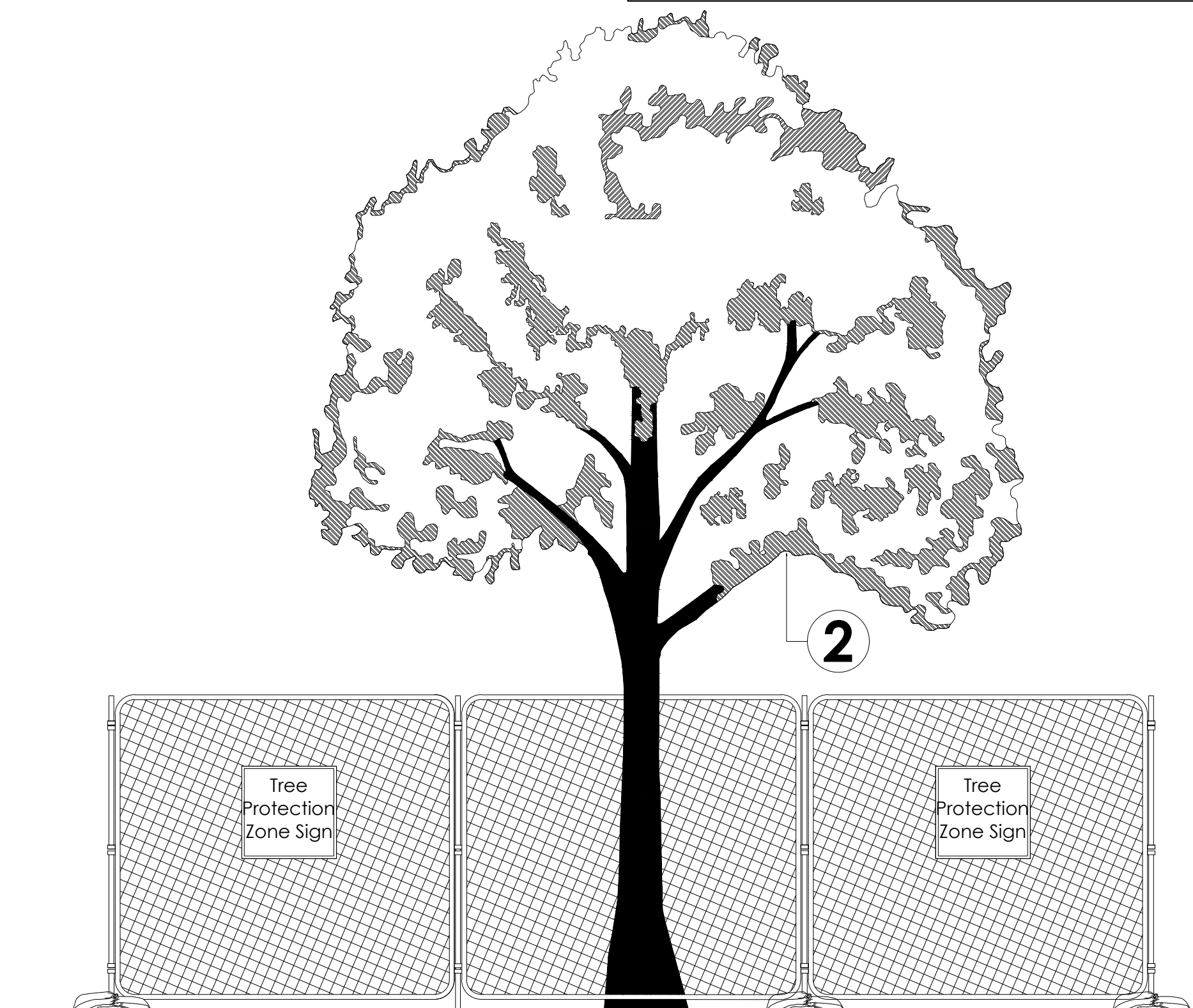
SCALE: N.T.S.

1

### 2 EXISTING TREE PROTECTION

SCALE: N.T.S.

2



### AREA 1: TREE PROTECTION ZONE (TPZ) AND CRITICAL ROOT ZONE PROTECTION

- ORANGE FENCING A MINIMUM OF FOUR FEET IN HEIGHT, SECURED WITH METAL T-POSTS, NO CLOSER THAN SIX FEET FROM THE TRUNK OR ONE FOOT FOR EVERY INCH OF DIAMETER WHICHEVER IS GREATER (FOR EXAMPLE, A TEN-INCH DIAMETER TREE WILL HAVE A FENCE NO CLOSER THAN TEN FEET FROM THE TRUNK).
  - ANCHOR T-POSTS TO GROUND OR WEIGHT WITH SANDBAGS TO HOLD PANELS IN PLACE.
- "TREE PROTECTION ZONE" SIGNS SHALL BE PLACED ONE (1) PER EACH TREE PROTECTION ZONE MINIMUM; MAINTAIN IN THE LOCATION AND CONDITION.

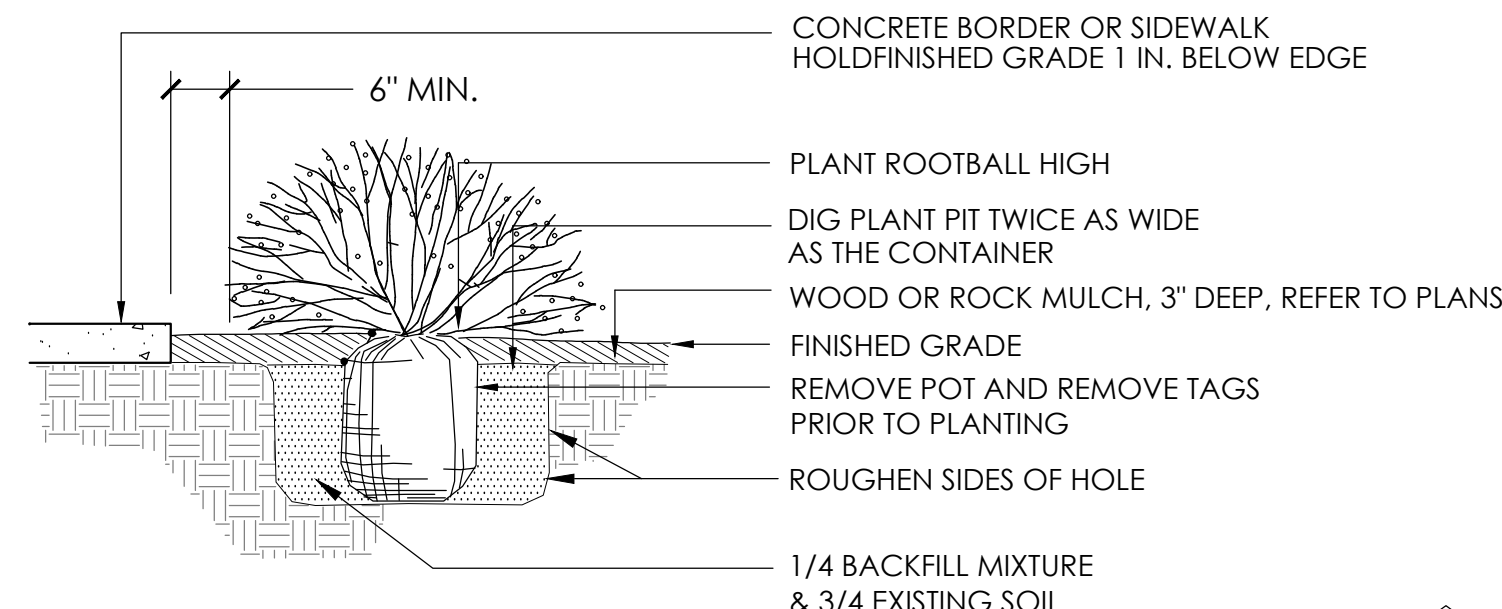
### AREA 2: CANOPY PROTECTION

CONTACT OWNER'S REP. OR LANDSCAPE ARCHITECT IF POTENTIAL FOR DAMAGE EXISTS AND/OR IF PRUNING IS NEEDED FOR ANY CLEARANCE ISSUES PRIOR TO PERFORMING WORK.

### NOTES

- AFTER TPZ IS ERCTED:
- TPZ SHALL NOT BE RESIZED, MODIFIED, REMOVED, OR ALTERED IN ANY MANNER THROUGHOUT DURATION OF WORK.
  - ENTRANCE/ACCESS TO THE TPZ IS NOT PERMITTED.
  - NO MATERIALS, DEBRIS, EQUIPMENT, OR SITE AMENITIES SHALL BE STORED WITHIN THE TPZ.
  - WHILE TPZ FENCING IS IN PLACE, TREES SHALL BE DEEP-ROOT WATERED AT AN INTERVAL OF ONCE EVERY TWO WEEKS WHEN TEMPERATURES ARE AT OR ABOVE 40 DEGREES F. TREES SHALL BE WATERED AT THE RATE OF TWENTY-FIVE (25) GALLONS PER INCH DBH.
  - THE INSTALLATION OF UTILITIES, IRRIGATION LINES OR ANY UNDERGROUND FIXTURE WITHIN THE FENCE TREE PROTECTION ZONE SHALL BE ACCOMPLISHED BY BORING UNDER THE ROOT SYSTEM OF PROTECTED EXISTING TREES AT A MINIMUM DEPTH OF 24 INCHES.

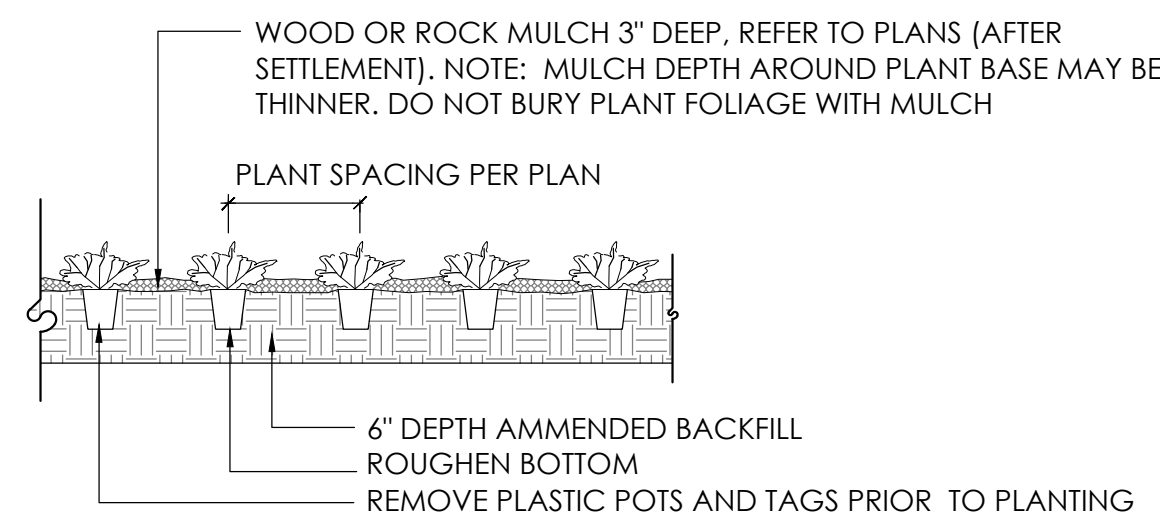
PRUNE ALL DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING



### 3 SHRUB PLANTING

SCALE: N.T.S.

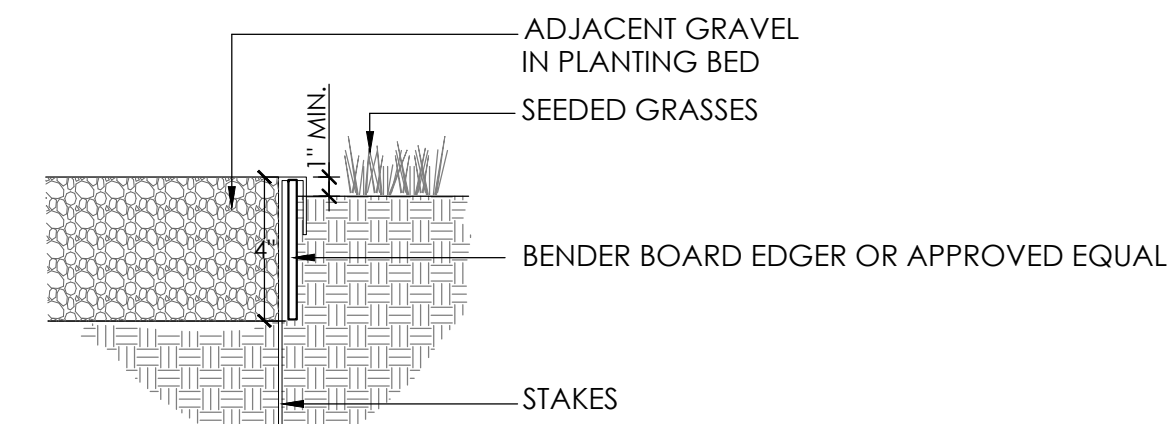
3



### 4 PERENNIAL & ORNAMENTAL GRASS PLANTING

SCALE: N.T.S.

4



### NOTES:

- CONTRACTOR TO SUBMIT SAMPLE PRIOR TO ORDERING MATERIAL OR DELIVERING TO SITE.
- NO EDGER REQUIRED WHEN CRUSHER FINES ADJACENT TO PAVEMENT, BORDER, OR WALLS.
- SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.
- EDGING SHALL BE INSTALLED AT ALL TRANSITIONS INCLUDING:
- GRAVEL MULCH NEXT TO NATIVE SEED.
- EDGING SHALL ABUT CONCRETE CURBS AND WALKS PERPENDICULAR, AND SHALL BE FLUSH WITH GRADES OF CONCRETE.
- ALL JOINTS TO BE SECURELY STAKED.
- CONTRACTOR SHALL CUT TOP EDGE(S) AS NEEDED TO BE PARALLEL WITH GRADE.

### 5 EDGE RESTRAINT

SCALE: N.T.S.

5

### LANDSCAPE NOTES AND DETAILS

SHEET 6 OF 9  
FEBRUARY 4, 2024

Nurture Design  
LANDSCAPE ARCHITECTURE  
KELLY HYZY, PLA  
970.779.0799

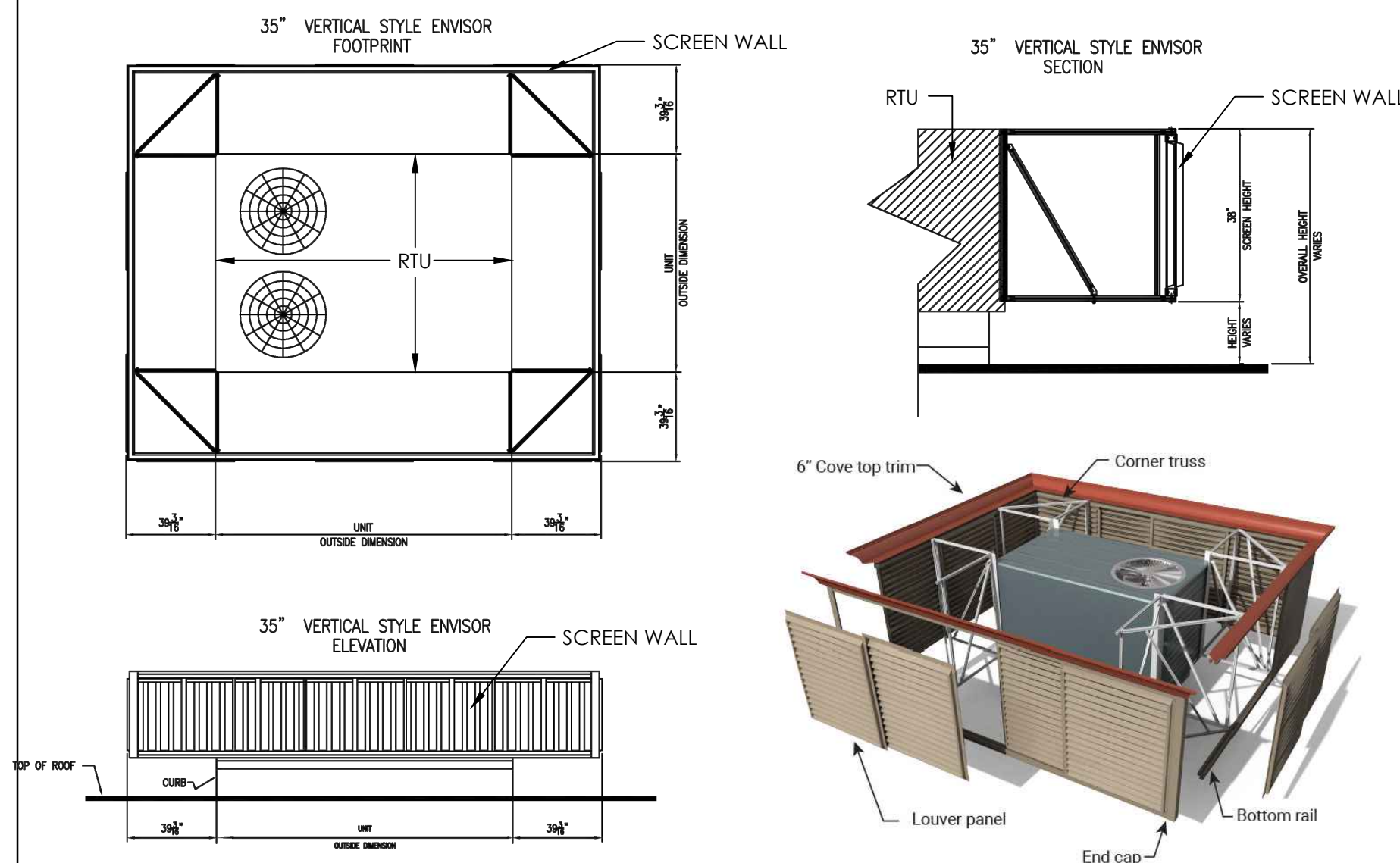
PERCEPTION  
DESIGN GROUP, INC.  
6901 SOUTH PIERCE STREET, SUITE 315, LITTLETON, CO 80128 303-232-8088  
WWW.PERCEPTIONDESIGNGROUP.COM

# 10595 NEWLIN GULCH BLVD., 5TH AMENDMENT

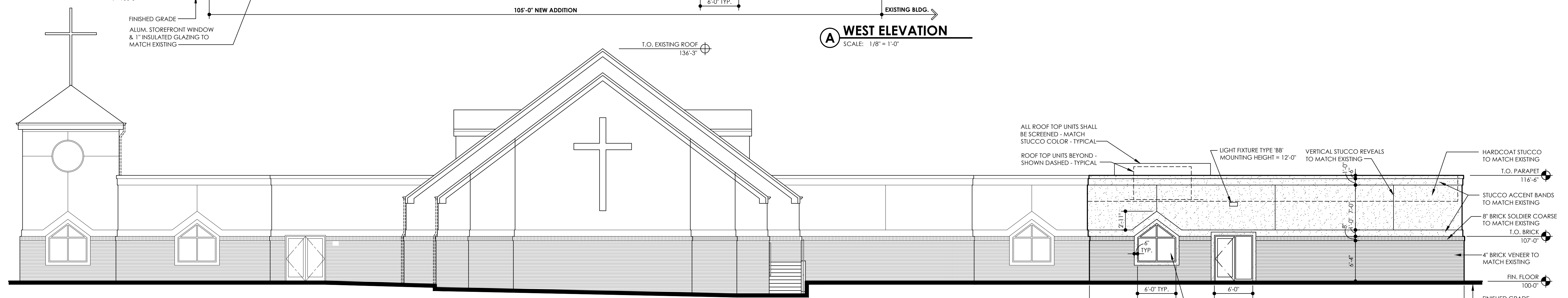
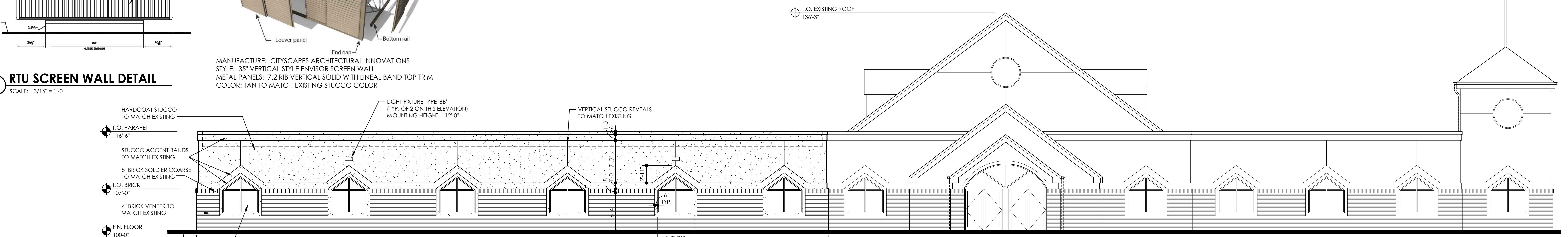
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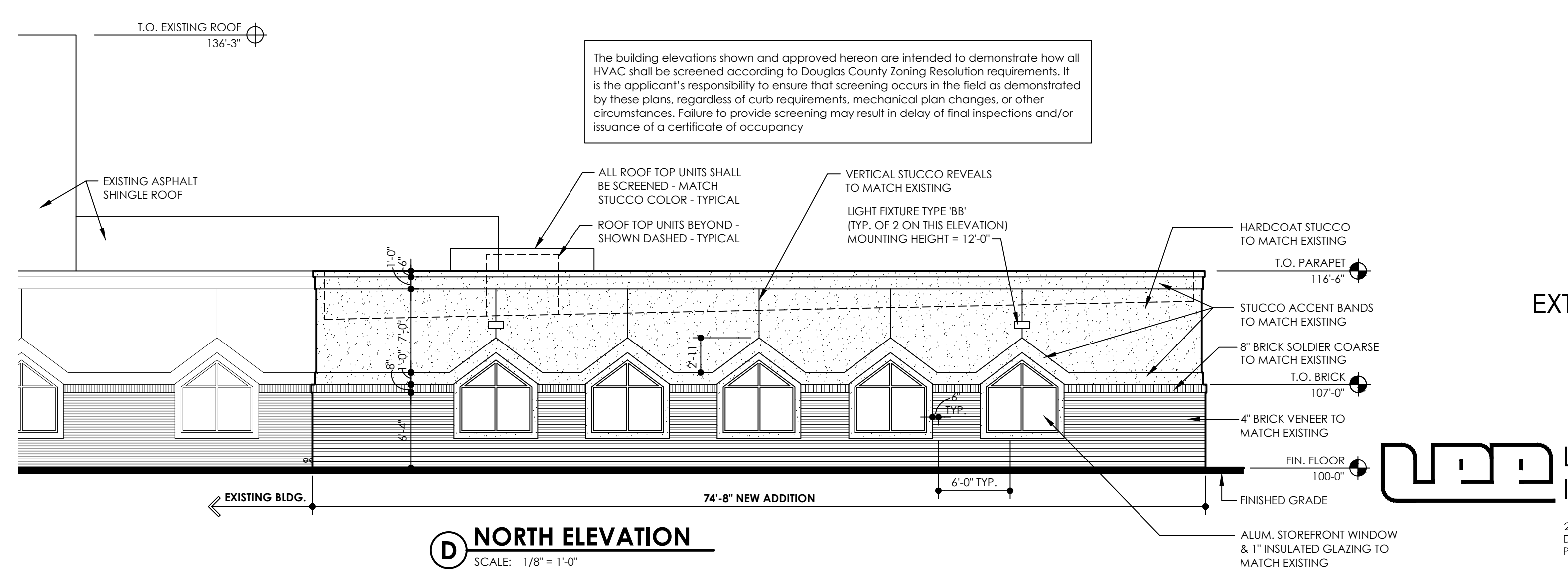
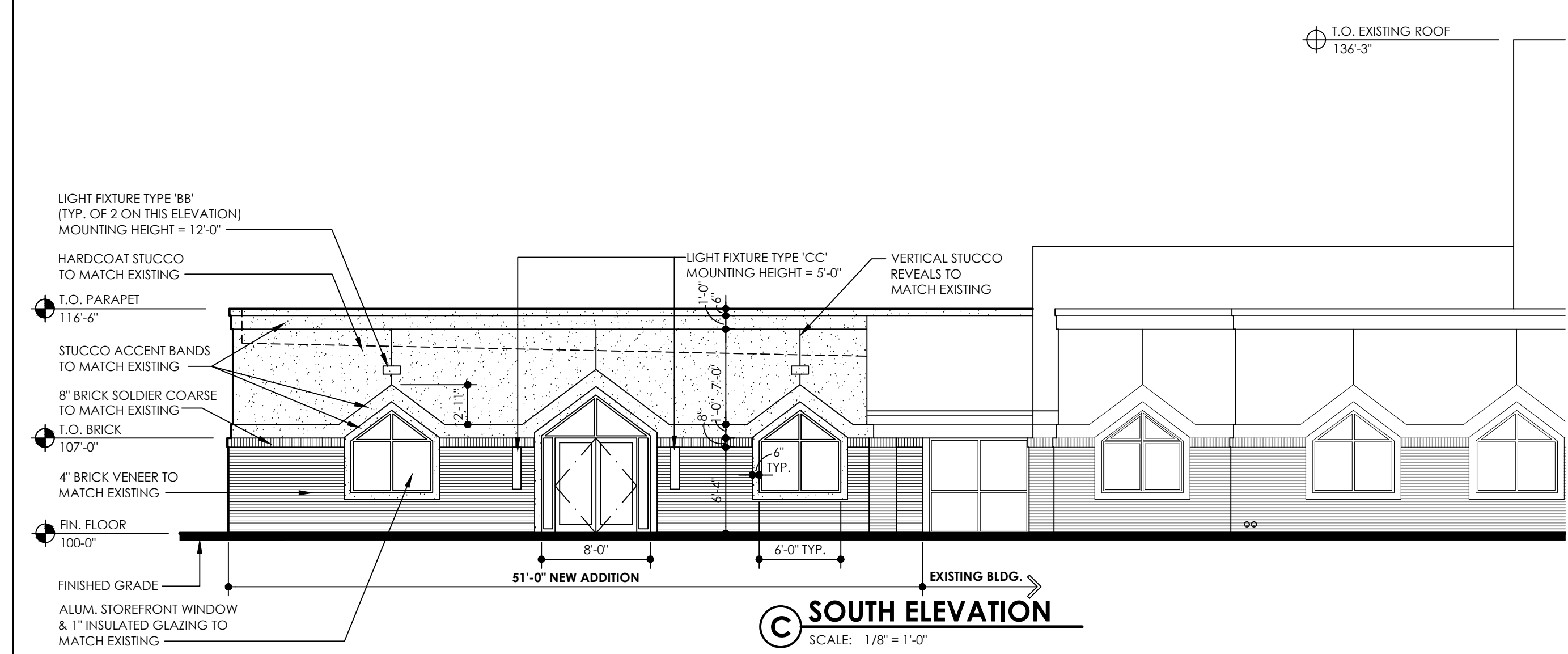
Planning \_\_\_\_\_  
 Initials/Date \_\_\_\_\_  
 Owner \_\_\_\_\_  
 Initials/Date \_\_\_\_\_  
 Lessee (if applicable) \_\_\_\_\_  
 Initials/Date \_\_\_\_\_



**1 RTU SCREEN WALL DETAIL**  
 SCALE: 3/16" = 1'-0"



The building elevations shown and approved herein are intended to demonstrate how all HVAC shall be screened according to Douglas County Zoning Resolution requirements. It is the applicant's responsibility to ensure that screening occurs in the field as demonstrated by these plans, regardless of curb requirements, mechanical plan changes, or other circumstances. Failure to provide screening may result in delay of final inspections and/or issuance of a certificate of occupancy.



EXTERIOR ELEVATIONS  
 SHEET 7 OF 9  
 DECEMBER 11, 2023



2525 S. WADSWORTH BLVD., SUITE #21  
 DENVER, COLORADO 80227  
 PHONE: 303/989-4500 FAX: 989-4511

# 10595 NEWLIN GULCH BLVD., 5TH AMENDMENT

NW 1/4 SECTION 20, TOWNSHIP 6 SOUTH, RANGE 66 WEST  
 PERMIT AREA 2.30 ACRES - TOTAL AREA 9.65 ACRES

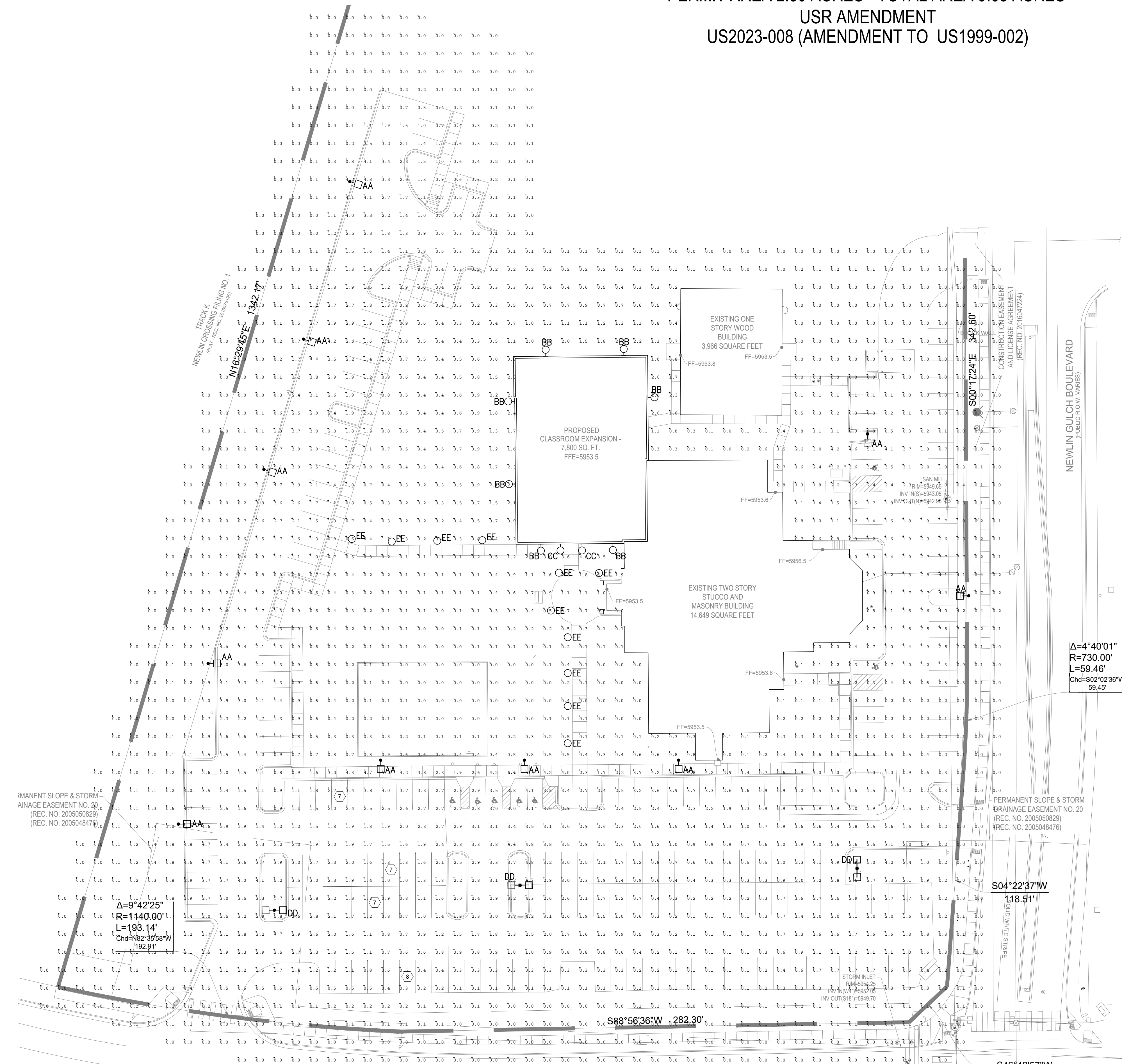
USR AMENDMENT  
 US2023-008 (AMENDMENT TO US1999-002)

**Approval Certificate**

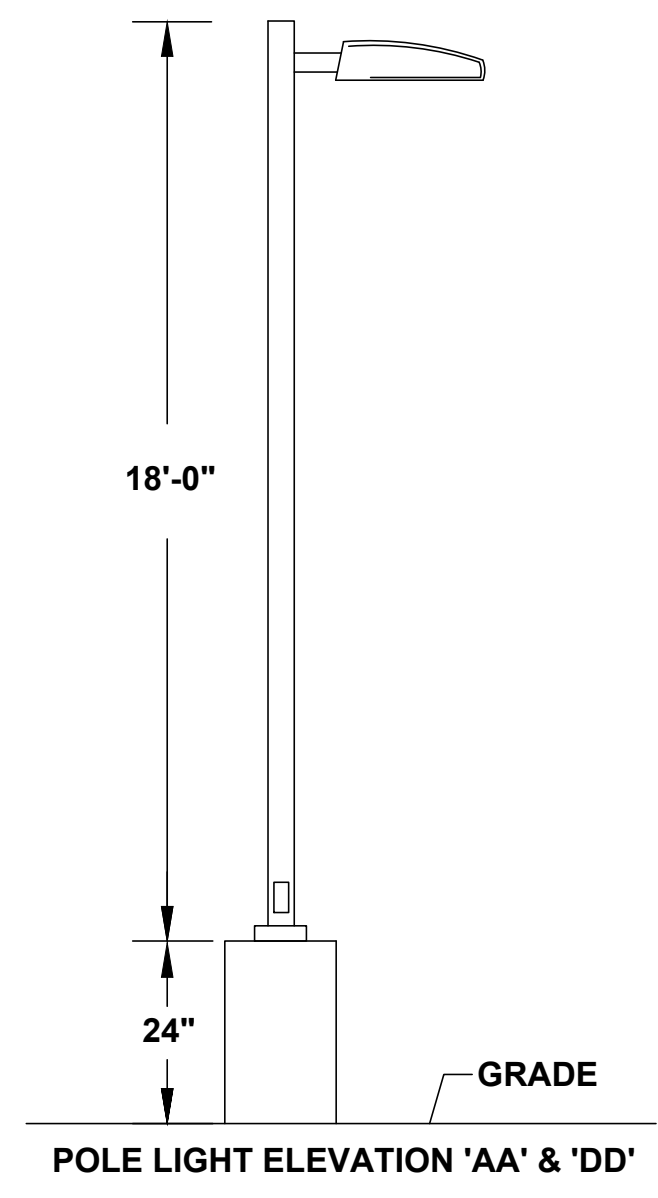
Planning \_\_\_\_\_  
Initials/Date

Owner \_\_\_\_\_  
Initials/Date

Lessee  
 (if applicable) \_\_\_\_\_  
Initials/Date



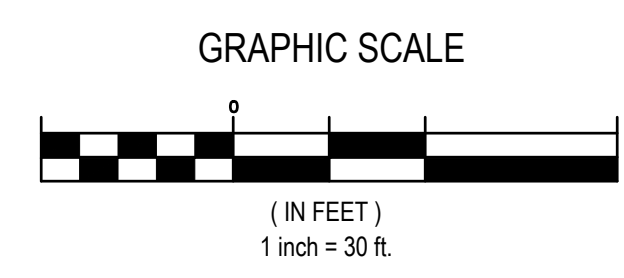
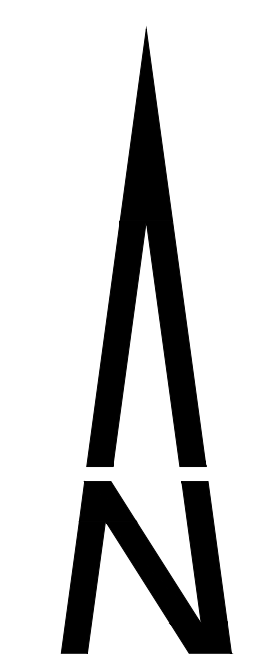
**SITE PHOTOMETRIC PLAN**  
 SCALE: 1" = 30'-0"



PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR CONDUCTING FINAL INSPECTIONS, DOUGLAS COUNTY SHALL CONDUCT AN EVENING SITE VISIT TO ENSURE: ILLUMINATION LEVELS GENERATED BY THE LIGHTING MEET ALL COUNTY CRITERIA AS WELL AS THOSE INDICATED ON THE APPROVED SITE IMPROVEMENT PLAN; DO NOT CREATE DISABILITY GLARE ON ADJACENT PROPERTIES; AND THAT ALL FIXTURES ARE FULL CUTOFF AS DEFINED BY THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA. IN THE EVENT LIGHTING LEVELS DO NOT MEET THESE REMEDIAL ACTION MAY INCLUDE RE-LAMPING WITH LOWER WATTAGE BULBS, RELOCATING FIXTURES, HIELDING FIXTURES, REMOVING FIXTURES, OR REPLACING FIXTURES. IT SHALL BE THE RESPONSIBILITY OF THE APPLICANT TO ENSURE ALL SITE LIGHTING COMPLIES WITH LIGHTING STANDARDS SECTION OF THE DOUGLAS COUNTY ZONING RESOLUTION PRIOR TO REQUESTING ISSUANCE OF A CERTIFICATE OF OCCUPANCY AND/OR FINAL INSPECTIONS.

Luminaire Schedule						
Symbol	Qty	Label	Lum. Watts	Lum. Lumens	LLF	M.H.
	10	AA	108	10181	1.000	20'-0"
	7	BB	36.8	4391	1.000	12'-0"
	2	CC	14.5	391	1.000	6'-0"
	3	DD	216	23258	1.000	20'-0"
	11	EE	7	115	1.000	3'-6"

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Fc	0.88	6.4	0.0	N.A.	N.A.



PHOTOMETRIC PLAN  
 SHEET 8 OF 9  
 OCTOBER 2, 2023



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Planning \_\_\_\_\_  
 Initials/Date \_\_\_\_\_

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Lessee  
 (if applicable) \_\_\_\_\_  
 Initials/Date \_\_\_\_\_

Project	Catalog #	Type
Prepared by	Notes	Date

### McGraw-Edison

#### GALN Galleon II

Area / Site Luminaire

Product Features

Product Certifications

Interactive Menu

- Ordering Information
- Mounting Details
- Optical Distributions
- Product Specifications
- Energy and Performance Data
- Control Options

Quick Facts

- Lumen packages range from 3,300 - 73,500 (33W - 552W)
- 16 optical distributions
- Efficacy up to 159 lumens per watt

Dimensional Details

Number of Light Squares	Width "A"	Housing Length "Y"	Weight with Standard or Old Arm	EPA with Standard or Old Arm
1-4	16"	22"	29 lb	0.95
5-6	22"	22"	39 lb	0.95
7-9	22"	28 1/8"	48 lb	1.1

Notes: For arm selection requirements and additional fee see, see Mounting Details section.

1 TYPE 'AA': COOPER GLAN-SA2C-740-U-SL4-HSS  
 10 NTS

Project	Catalog #	Type
Prepared by	Notes	Date

### McGraw-Edison

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4 TYPE 'DD': COOPER - GLAN-SA2C-740-U-T4FT-HSS  
 10 NTS

Project	Catalog #	Type
Prepared by	Notes	Date

### Invue

DESCRIPTION

The Invue LED luminaire features a classic and stylish design with the added benefits of solid state lighting technology, offering outstanding uniformity and energy savings. Using Cooper Lighting Solutions' proprietary LED LightSquare technology and AccuLED Optics™ system, the Invue LED luminaire offers designers vast versatility in system design, function and performance. Use Invue LED for wall mount architectural lighting applications and egress lighting requirements. UL/CUL listed for use in wet locations.

CONVERSION TABLE

Conversion Table

Specification Features

Construction

3000K Heavy duty, one-piece, die-cast aluminum construction for precise tolerance control and repeatability in manufacturing. Integral extruded aluminum heat sink provides superior thermal heat transfer in wet environments. FACELATE / DOOR: One-piece, die-cast aluminum construction. Capless, side hinged facelate swings open via release of one flush mount die-cast aluminum latch on housing side panel. GASKET: One-piece, molded silicone gasket mates perfectly between the door and housing for repeatable seal. LENS: Light lens is impact resistant, 3/32" thick tempered frosted glass sealed to housing with continuous bead silicone gasket. Downlight lens is an LED LightSquare with integral optics sealed for IP66 rating. HARDWARE: Stainless steel mounting screws and latch hardware allow access to electrical components for installation and servicing.

Optics

Choice of patented, high efficiency AccuLED Optics™. Distributions: Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent cut-offs with the scalability to meet customized application requirements. CRI and CCT offering includes 2000K, 2700K, 3000K, 3500K, 4000K, 5000K, and 5700K with minimum 7000K and 7700K and 2000K with minimum 3000K all within 5-step MacAdam ellipse.

Electrical

LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficiency, and prolonged life. Standard drivers feature electronic universal voltage: 120V-277V (50/60Hz). 84V (50/60Hz) 480V 60Hz operation. 480V is compatible for use with 480V WYE systems only. Greater than 0.9 power factor, less than 20% harmonic distortion, and is suitable for operation in -40°C to 40°C ambient environments and optional SOC construction available. All features are shipped standard with TUV/DA common - and differential - mode surge protection. LightSquare feature an IP66 enclosure rating and maintain greater than 90% lumen maintenance at 60,000 hours per IESNA TM-21 Emergency egress options for -20°C ambient environments, "WaveLix™", occupancy sensor, and dimming options available.

Mounting

CONDUIT BOX: Standard with zinc-plated, quick-mount junction box plate that mounts directly to 4" flow, LightSquare mounts facing downwards. Fixture slides over mounting plate and is secured with two stainless steel fasteners. Mounting plate features a one-piece EPDM gasket on back side of plate to firmly seal fixture to wall surface, forbidding entry of moisture and particulates. Optional mounting arrangements utilize a die-cast mounting adaptor box to allow for LED battery pack, surface conduit and rough branch wiring. The Invue LED luminaire is approved for mounting on combustible surfaces.

Finish

Housing is finished in five-stage super TGC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. LightSquare cover plates are standard white and may be specified to match finish of luminaire housing. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic.RAL and custom color matches available. Consult Outdoor Architectural Colors brochure for a complete selection.

Warranty

Five-year warranty.

ENC/ENT/ENV ENTRI LED

LightSquare Solid State LED

ARCHITECTURAL WALL LUMINAIRE

CERTIFICATION DATA

Design Light Concentration: Qualifier 1400 Lux  
 90-98%  
 IP66 LightSquare  
 (M7) / ILM0 Compliant

ENERGY DATA

Efficiency LED Driver  
 -102 Power Factor  
 -25% Total Harmonic Distortion  
 -30-277V/50-60Hz, 3W/100W, 400V/60Hz  
 -30°C Minimum Temperature  
 -40°C Ambient Temperature (Testing Optional)

SHIPPING DATA

Approximate Net Weight:  
 152 lb (69 kg) - Without backbox  
 167 lb (75 kg) - With backbox

2 TYPE 'BB': COOPER ENT-SA1A-740-U-T4FT-ULG  
 10 NTS

Project	Catalog #	Type
Prepared by	Notes	Date

### WAC

#### GATE LED BOLLARD/PATH 6651

LANDSCAPE LIGHTING

Product Description

Stack linear design blends seamlessly into pathways while providing soft, even illumination

Features

- Wet rated. Protected against powerful water jets
- Factory sealed water tight fixtures
- Corrosion resistant aluminum alloy
- Recommended spacing for installation: Residential: 7 to 9ft, Commercial: 5 to 7ft
- Mounting stake, 6 foot wire, and detachable back plate included
- UL & CUL 1838 Listed

Specifications

Input: 9-15VAC (Transformer is required)  
 Power: 7W/7.2VA  
 Brightness: Up to 115 lm  
 CCT: 90  
 Rated Life: 60,000 hours

Ordering Number

Color Temp	Finish
27 2700K Warm White	BZ Bronze on Aluminum
30 3000K Pure White	BK Black on Aluminum

6651-\_\_BK  
 Example 6651-30BK

wacighting.com  
 Phone (800) 526-2588  
 Fax (800) 526-2585

Headquarters/Eastern Distribution Center  
 44 Harbor Park Drive  
 Port Washington, NY 11050

Central Distribution Center  
 1600 Distribution Ct.  
 Little Springs, CA 91722

Western Distribution Center  
 1750 Archibald Avenue  
 Ontario, CA 91762

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program.

5 TYPE 'EE': WAC - 6651-9-15VAC 3000K 115-BK  
 10 NTS

Project	Catalog #	Type
Prepared by	Notes	Date

### PEAK WALL SCONCE

TECH LIGHTING

With its highly pitched roofline, the modern lighting design of the Peak outdoor wall sconce light is reminiscent of a clapboard shingle. The angular LED downlight gently grazes the surface of the extended back plate. Cleverly hidden hardware ensures a clean look. Offered with warm color dimming and available in two modern finishes.

Outstanding protection against the elements:

- Powder coat finishes
- Stainless Steel mounting hardware
- Impact-resistant, UV stabilized frosted acrylic lensing

Specifications

DELIVERED LUMENS	391.1
WATTS	14.5
VOLTAGE	120V
DIMMING	ELV
LIGHT DISTRIBUTION	Spot/beam
MOUNTING OPTIONS	Wall
CCT	Warm Color Dimming 1900K - 2200K
CRI	90
COLOR BINNING	3-Step
BUG RATING	N/A
DARK SKY	Compliant
WET LISTED	IP65
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Can be used to comply with CEC 2019 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	Yes
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Powder Coat
LED LIFETIME	L70: >60,000 hours
WARRANTY*	5 years
WEIGHT	3.5 lb.

\* Visit techlighting.com for specific warranty restrictions and details.

ORDERING INFORMATION

PRODUCT	FINISH	LAMP
700WSPEAKB	Z BRONZE	LEDW08-LEDW08-3000K-2200K-120V
	1 SILVER	

techlighting.com

3 TYPE 'CC': TECH - 700WSPEAKB-LEDW0  
 10 NTS



LIGHTING DETAILS  
 SHEET 9 OF 9  
 OCTOBER 2, 2023

