

Julie Kirkpatrick
Town of Castle Rock Development Services
100 N Wilcox Street
Castle Rock, CO 80104

January 19, 2024

**RE: Project Narrative for Dunkin Founders
Founders Parkway Lot 5
Founders Marketplace Filing No. 1 Amendment No. 2, Castle Rock, CO**

Ms. Kirkpatrick,

Dunkin Founders (Project) is a proposed development located at the northeast corner of Founders Parkway and Highway 86 in Castle Rock, Colorado. The project is comprised of a 1,798 SF single story retail building, which will house a Dunkin Donuts store, along with a drive thru aisle, parking lot, as well as associated utilities and landscaping. The Project will benefit the existing neighborhood and surrounding communities by a providing high quality retail destination for coffee, beverages, and food with the convenience of drive thru service. Care has been taken to incorporate input from project neighbors and accommodate their concerns to the highest extent possible within the parameters of Dunkin Donuts operational standards and Town of Castle Rock regulations.

Dunkin Founders has been designed to be in compliance with Vision 2030, the 2030 comprehensive master plan, as well as all zoning codes, general design principles, and technical criteria manuals for the Town of Castle Rock. Additionally, Dunkin Founders has received approval on its Site Development Plan (1-SDP22-0019) from the Town of Castle Rock Planning Commission and Town Council (receiving unanimous board approval at each public hearing) and no deviations are proposed from the approved SDP plans.

Please find in the attached plans, reports, calculations, and associated submittal documents demonstration of adequacy in accordance with all applicable local, state, and federal standards (including the Town of Castle Rock Transportation and Drainage Criteria Manuals as well as the Mile High Flood District Drainage Criteria Manual).

Sincerely,

Eric McKnight, P.E.
Project Manager, WC Civil