



## Development Review Division

Community Development Department: *Town Hall / 20120 East Mainstreet Parker, CO 80138* Phone: 303.841.2332 Fax: 303.841.3223

### MEMORANDUM

**TO:** Jessica McCallum, Kimley Horn  
**FROM:** BrieAnna Simon, Associate Planner  
**DATE:** April 1, 2022  
**SUBJECT:** Douglas 234 F6 AMD 1 L3 – McDonalds (SP21-067)  
Review Comments v4

Listed below are the Planning Division's comments related to your land use application, which must be responded to. If you wish to discuss a comment, please contact your Case Planner. Upon resubmittal, please sign and return this memo. A follow-up meeting with the reviewing agencies can be scheduled to provide additional guidance by contacting the Case Planner.

**TOWN OF PARKER PLANNING DEPARTMENT CASE PLANNER:** BrieAnna Simon

**EMAIL:** [bsimon@parkeronline.org](mailto:bsimon@parkeronline.org)

**PHONE:** 303.805.3338

#### GENERAL PROJECT COMMENTS:

1. The Planning Division references certain sections of the Parker 2035 Master Plan, the Land Development Ordinance (LDO) and the Development Design Standards. Copies of these documents are available at:  
[Parker 2035 Master Plan](#)  
[Development Design Standards](#)  
[Land Development Ordinance](#)
2. The Planning Division has made every effort to make this comment letter as comprehensive as possible. However, additional comments that have not been provided as part of this comment letter may be identified as part of future submittals, based on revisions to the project.
3. Please contact the referral agencies if you have questions regarding their review comment(s).
4. A redlined plan is included with this memorandum and is intended to supplement and clarify the review comments of this memorandum.
5. Final Plans submitted to the Building Department, Engineering Department and Parker Water and Sanitation District **must be exactly the same as the approved Site Plan set.**
6. The Town of Parker has implemented a naming convention for all applications. For all future documents that are uploaded to TRAKIT please ensure the submittal round is first, the name of the document is second and the name of the project is third. Staff will not refer the application out with this naming convention.  
Example: "02" or "Second Submittal"

7. **Prairie Dog Management:** The Town’s current land development ordinance section 13.10.250 - Prairie Dog Management requires applicants/developers to make a good faith effort to have any prairie dogs on site relocated. Documentation of this effort will be a condition of the land use application approval/site development and a certificate of compliance will be required prior to issuance of the grading permit. If relocation of the prairie dogs is not available, humane extermination may be considered. Prairie Dog management should begin as early as possible during the review process. Please coordinate with staff.

**Site Plan and Project Details**

1. Please see the attached redlines for additional information.

Comment Addressed:  Yes  No  
Response:

**OUTSIDE REFERRAL AGENCY COMMENTS**

Please address all outside referral agency comments with a written response.

Please keep an eye out for the following agencies have provided comments for review:

- Town of Parker – Civil (Site Plan)
- Town of Parker – Civil (Traffic Impact Study)

These comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed:  Yes  No  
Response:

\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Date

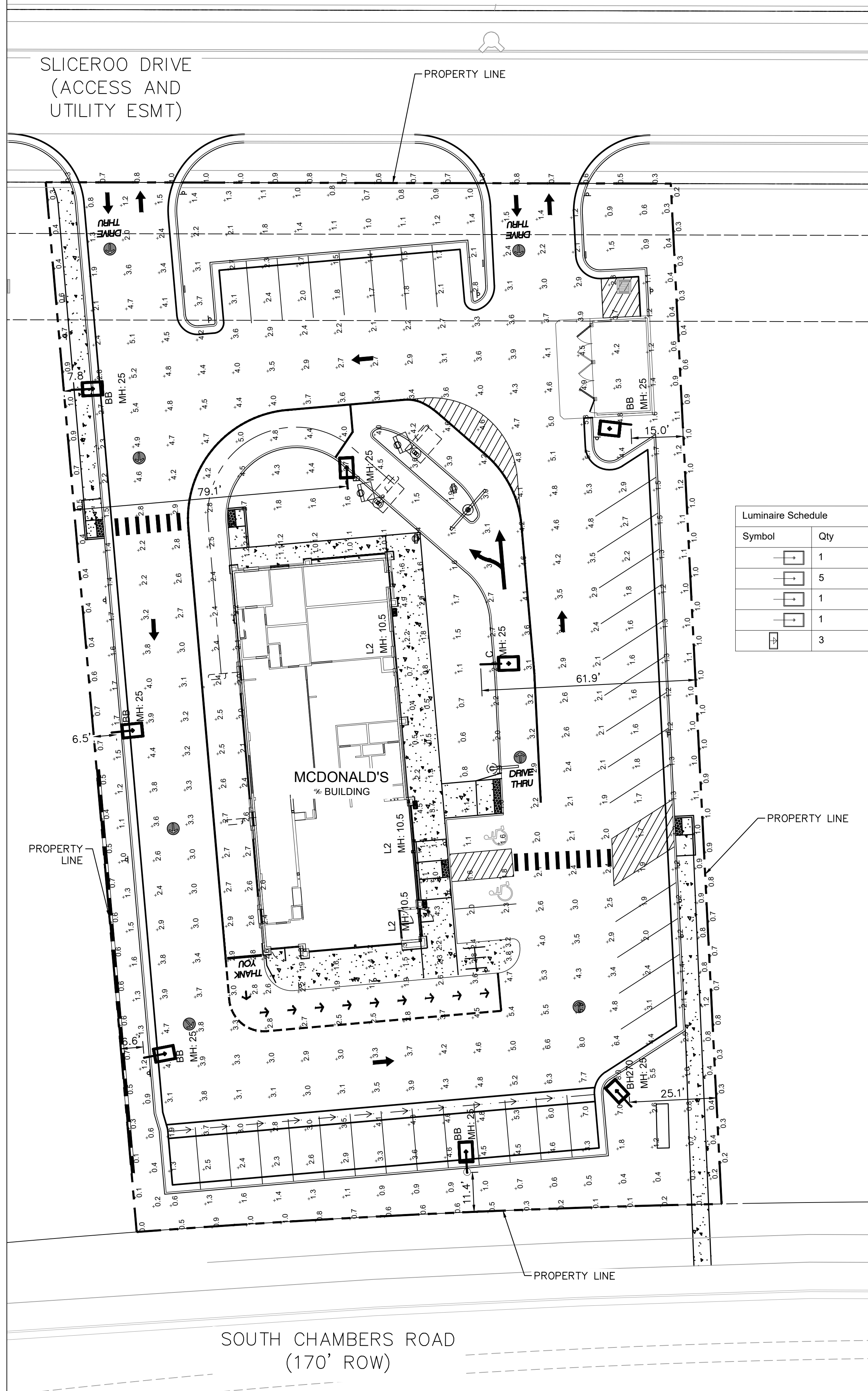
\_\_\_\_\_  
Project Representative

\_\_\_\_\_  
Date

# DOUGLAS 234 FILING NO. 6, LOT 3

A PORTION OF THE SOUTHEAST 1/4 OF THE SECTION 29,  
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

## SITE PLAN



### LEGEND

--- PROPERTY LINE

### NOTES:

DISTANCE BETWEEN READINGS IS 10'

LIGHT POLE SHALL BE PLACED AT LEAST 18" FROM BACK OF CURB ADJACENT TO HEAD IN PARKING STALLS.

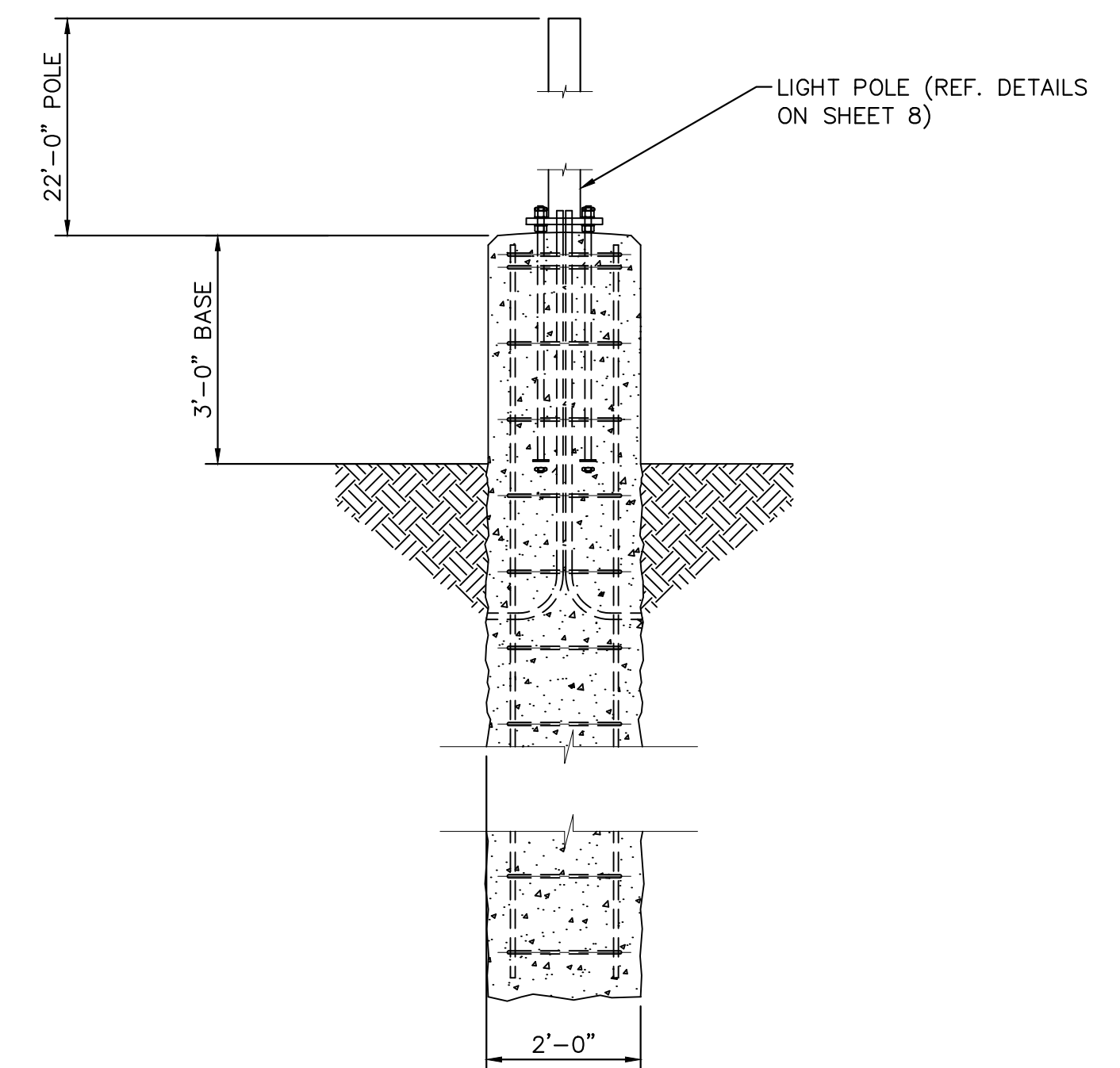
### DETAILS:

MOUNTING HEIGHT = 25' (22' POLE + 3' BASE)  
MOUNTING HEIGHT = 9' (WALL)  
MOUNTING HEIGHT MEASURED FROM TOP OF FIXTURE TO FINISHED GRADE  
TILT = 0  
LIGHTS ARE CUTOFF WITH FLAT GLASS LENS  
CALCULATION GRIDS ARE AT GRADE (Z=0)

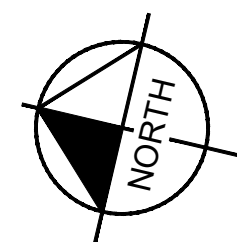
Per Section 13.10.140 for pedestrian safety and orientation, medium activity lots the maximum Uniformity Ratio (average to minimum) is 3:1.

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE READINGS	Illuminance	Fc	0.62	1.0	0.1	6.20	10.00
PAVED SURFACE READINGS	Illuminance	Fc	3.17	8.00	1.10	2.88	7.27

Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Lum. Lumens	EPA	Mtg Height	Pole Type	Mounting Type	Finish
[Symbol]	1	B	SINGLE	0.900	VP-L-96L-280-5K7-4W	280	27708	1.2	25	SES-22-40-1-GL-TA-DB (4")	POLE	FINISH
[Symbol]	5	BB	SINGLE	0.900	VP-L-96L-280-5K7-4W-BC	280	17716	1.2	25	SES-22-40-1-GL-TA-DB (4")	POLE	DARK BRONZE
[Symbol]	1	BH270	SINGLE	0.900	VP-L-96L-280-5K7-4-HSS-270-FB	280	19503	1.2	25	SES-22-40-1-GL-TA-DB (4")	POLE	DARK BRONZE
[Symbol]	1	C	SINGLE	0.900	VP-L-80L-235-5K7-4W	235	23090	1.2	25	SES-22-40-1-GL-TA-DB (4")	POLE	DARK BRONZE
[Symbol]	3	L2	SINGLE	0.900	RWSC-36L-5K-DO-U-DB	14.4	1565		10.5		WALL	DARK BRONZE



LIGHT POLE DETAIL



TITLE	SITE PLAN	DATE	7/1/21
DESCRIPTION	PHOTOMETRIC PLAN	REVIEWED BY	JRH
SITE ID	0050785	DATE ISSUED	9/3/2021
SITE ADDRESS	LOT 3, DOUGLAS 234 FILING NO. 6		

PREPARED FOR: **McDonald's USA, LLC**

FOR REVIEW ONLY NOT FOR CONSTRUCTION

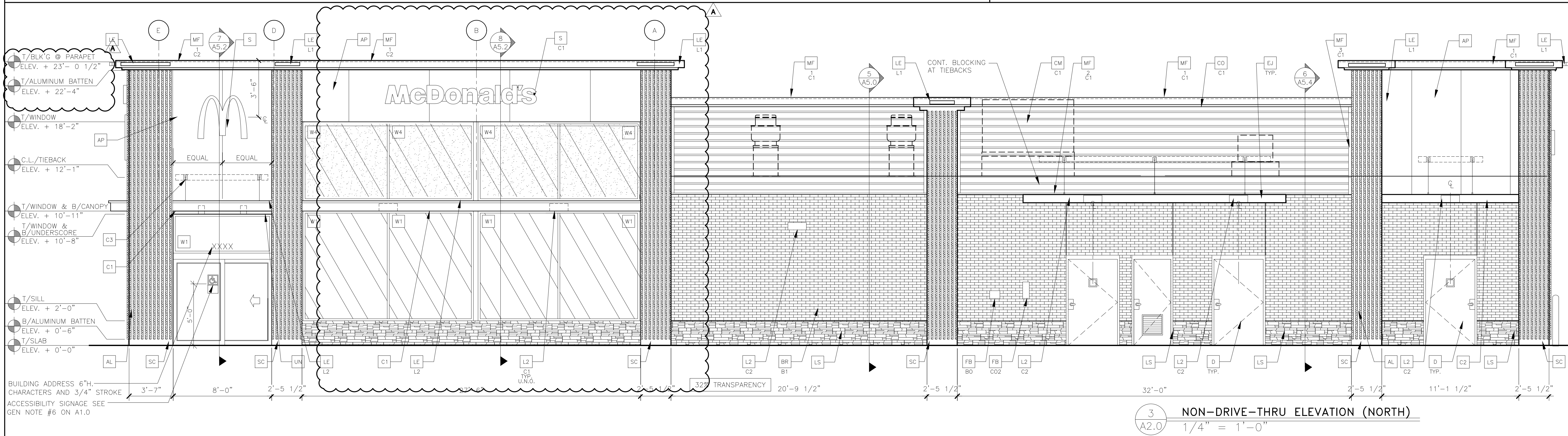
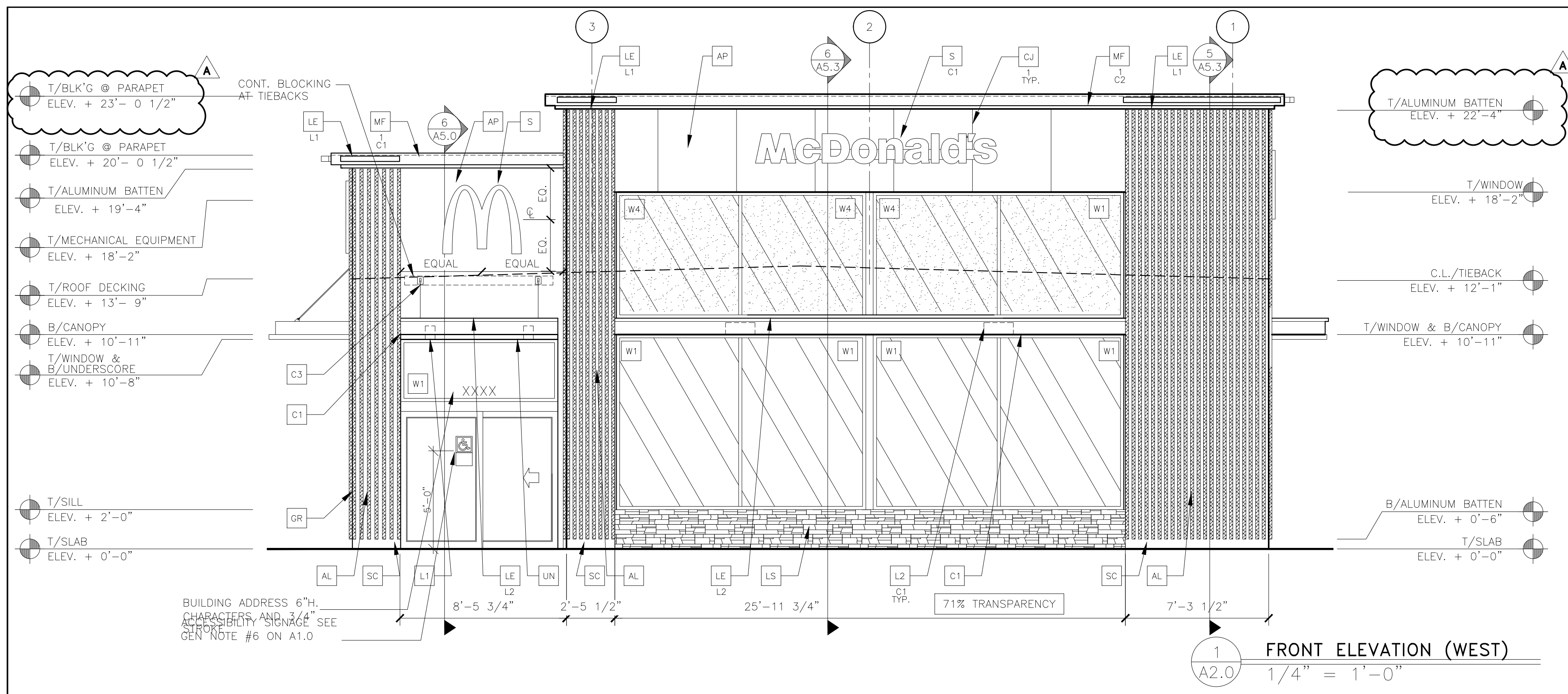
**Kimley»Horn**  
Kimley-Horn and Associates, Inc.

REV	DATE	DESCRIPTION
1	6/11/21	REVISION 1
2	9/27/21	REVISION 2
3	11/22/21	REVISION 3
4	3/9/22	REVISION 4

BY: JMM







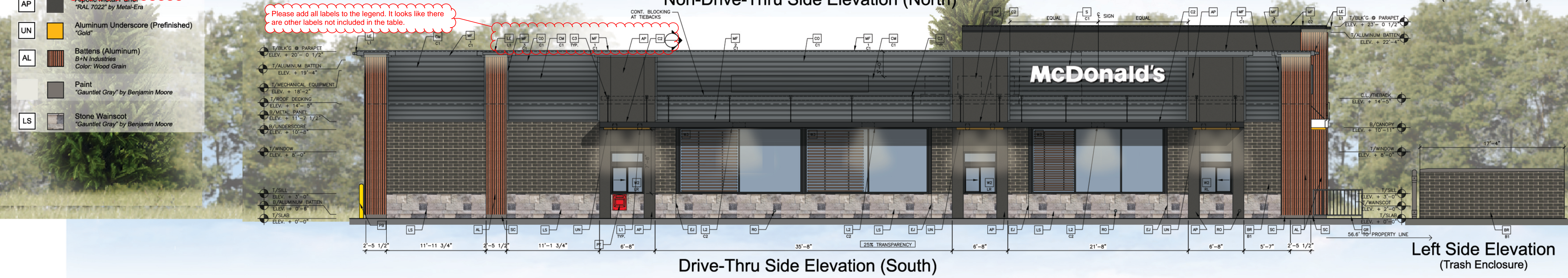
**KEY NOTES:**

<p><b>AL</b> ALUMINUM BATTEN SYSTEM SIZE: 2"x2" PROFILE COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APA TRADEMARKED. COURSE GRIT SAND SURFACES PRIOR TO PRIMING. PRIME AND PAINT BOTH SIDES AND ALL EDGES. SUBSTRATE COLOR: "IRON ORE" 7069 BY SHERWIN WILLIAMS</p> <p><b>AP</b> ALPOLIC METAL PANEL (COLOR: RAL 7022)</p> <p><b>BM</b> BRAKE METAL PANEL COLOR: PAINT "HARVEST MOON" #232-5 BY VALSPAR</p> <p><b>BR</b> MODULAR FACE BRICK B1 = "SLATE GRAY" SMOOTH, MODULAR BY HEBON BRICK COMPANY</p> <p><b>C1</b> ALUMINUM CANOPY SYSTEM W/FASCIA COLOR: WHITE</p>	<p><b>C2</b> ALUMINUM CANOPY SYSTEM COLOR: RAL 7022</p> <p><b>C3</b> ALUMINUM CANOPY TIEBACK COLOR: RAL 7022 GC TO PROVIDE CONTINUOUS BLOCKING ON WALL BEHIND TIEBACKS</p> <p><b>CJ</b> CONTROL JOINT 1-TYPE: 1 = ALPOLIC</p> <p><b>CM</b> 7" REVEAL METAL WALL PANEL SYSTEM BY METAL ERA C1-COLOR: C1 = WEATHERED ZINC</p> <p><b>CO</b> CORNICE C1-COLOR: WEATHER ZINC</p> <p><b>D</b> HOLLOW METAL DOOR PAINT: "GAUNTLET GRAY" SW-7017 BY SHERWIN WILLIAMS</p>	<p><b>DE</b> DECAL BY GRAPHICS SUPPLIER SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED. SUPPLIERS: VOMELA (865) 330-7337, ann.bowen@vomela.com GFX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfxi.com</p> <p><b>EJ</b> EXPANSION JOINT, SEE DETAIL 7/A4.1</p> <p><b>FB</b> CO2 = BULK CO2 FILL BOX (EGPM SCHEDULE ITEM 49.00) BO = BULK OIL FILL BOX (EGPM SCHEDULE ITEM 700.18)</p> <p><b>GR</b> GUARD RAIL -SEE CIVIL SITE PLAN FOR EXACT LOCATION AND LENGTH PAINT: "IRON ORE" 7069 BY SHERWIN WILLIAMS</p> <p><b>L1</b> RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL COLOR: GOLD</p> <p><b>L2</b> RADIAL SCONCE LIGHT FIXTURE - SEE ELECTRICAL C1-COLOR: C1 = WHITE C2 = PLATINUM SILVER</p>	<p><b>LE</b> ACCENT LIGHTING - SEE ELECTRICAL L1-LED LIGHT: L1 = SLIM LED (DOWN ONLY) L2 = INTEGRAL CANOPY FIXTURE L3 = UP ONLY FLOOD FIXTURE</p> <p><b>LS</b> HERITAGE THIN STONE BY TELLURIDE COLOR: BILTMORE (TO BE VERIFIED WITH McDONALDS ACM)</p> <p><b>MF</b> METAL FASCIA -TYPE: 1 = PRE-FAB ANCHOR-TITE FASCIA 2 = BOTTOM TRIM AT METAL REVEAL PANEL 3 = VERTICAL TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES -COLOR: C1 = WEATHERED ZINC C2 = RAL 7022</p> <p><b>PB</b> PIPE BOLLARD - PAINTED YELLOW</p>	<p><b>PT</b> (RWMC) COIN COLLECTOR MODEL: #WPT STD CALL 1-888-743-7435 TO ORDER</p> <p><b>RO</b> ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL</p> <p><b>S</b> McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT. C1-COLOR: C1 = WEATHERED ZINC RACEWAY C2 = RAL 7022 RACEWAY</p> <p><b>SC</b> STUCCO C1-PAINT TO MATCH HARDIE PLANK SIDING OR GAUNTLET GRAY SW7019 BY SHERWIN WILLIAMS</p> <p><b>SP</b> SPANDREL GLASS</p> <p><b>UN</b> METAL UNDERSCORE COLOR: GOLD</p>	<p><b>W1</b> EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS COLOR: DARK BRONZE</p> <p><b>W2</b> DRIVE-THRU WINDOW BY READY ACCESS MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN, ELECTRONIC RELEASE COLOR: DEEP BRONZE SLIDE DIRECTION: RL = RIGHT TO LEFT LR = LEFT TO RIGHT</p> <p><b>W3</b> EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS COLOR: DARK BRONZE</p> <p><b>W4</b> EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS - SPANDREL - SEE ASSEMBLY NOTES COLOR: DARK BRONZE</p>
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Per the Development Design Standards, spandrel glass is not a permitted material. Please put these back to W1 windows.

TITLE	2017 STANDARD BUILDING - BB20	DATE	02/09/22	REV	A	DATE	02/09/22	DESCRIPTION	PLANNING/OPERATOR UPDATES
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ELF.S./BATTEN/METAL PANEL/BRICK EXTERIOR FINISH		DATE ISSUED	12/17/21	REV	A	DATE	02/09/22	DESCRIPTION	PLANNING/OPERATOR UPDATES
SITE ID	12201 SLICEROO DRIVE	DATE ISSUED	12/17/21	REV	A	DATE	02/09/22	DESCRIPTION	PLANNING/OPERATOR UPDATES
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PREPARED FOR:	McDonald's USA, LLC	DATE ISSUED	12/17/21	REV	A	DATE	02/09/22	DESCRIPTION	PLANNING/OPERATOR UPDATES
PREPARED BY:	McDonald's USA, LLC	DATE ISSUED	12/17/21	REV	A	DATE	02/09/22	DESCRIPTION	PLANNING/OPERATOR UPDATES
DRAWN BY:	B.ARDALLA	DATE ISSUED	12/17/21	REV	A	DATE	02/09/22	DESCRIPTION	PLANNING/OPERATOR UPDATES
STD ISSUE DATE	2021_05	DATE ISSUED	12/17/21	REV	A	DATE	02/09/22	DESCRIPTION	PLANNING/OPERATOR UPDATES
REVIEWED BY:	MARC PELINI	DATE ISSUED	12/17/21	REV	A	DATE	02/09/22	DESCRIPTION	PLANNING/OPERATOR UPDATES
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PREPARED FOR:	McDonald								





See black and white elevations for comments on the windows.

Please show all material types in the legend.

Can you add "flat" to legend on both the colored and b/w elevations?

Please add all labels to the legend. It looks like there are other labels not included in the table.

**Materials Legend**

BR	Modular Face Brick (Main Building) "Onyx" Smooth; by Summit Brick
MF	Metal (Coping) & Aluminum Trellis "RAL 7022" by Metal-Era (LEGEND: MF1-C1)
C1	Aluminum Canopy (Prefinished Metal) White
W1	Glazing (Windows & Storefront) 1" Insulated Clear Glass (LEGEND: W1 TO W4)
MF	Metal (Coping) "Weathered Zinc" by Metal-Era Factory Finished (LEGEND: MF1-C2)
AP	Alpolic Metal Panel "RAL 7022" by Metal-Era
UN	Aluminum Underscore (Prefinished) "Gold"
AL	Battens (Aluminum) B+N Industries Color: Wood Grain
	Paint "Gauntlet Gray" by Benjamin Moore
LS	Stone Wainscot "Gauntlet Gray" by Benjamin Moore