



June 11, 2021

Town of Parker
Land Development

Re: ***McDonald's Chambers Site Plan Letter of Intent
Near NEC of Chambers Road and Hess Road, Parker, Colorado***

To Whom It May Concern,
Kimley-Horn and Associates, Inc. is pleased to submit the Site Plan Package for the above-referenced project on behalf of McDonald's USA, LLC (the "Site Developer").

The following documents have been provided for your review, distribution, and comment:

- Site Plan Application
- Exhibit A – Project Legal Description
- Exhibit B – Title Commitment
- Exhibit C – Authorization Letter
- Exhibit D – Phase I ESA
- Exhibit E – Vicinity Map
- Site Plan Set
- Traffic Compliance Letter
- Construction Documents
- PWSD Construction Documents

General project information and anticipated scope of work related to the site improvements is further summarized below.

GENERAL PROJECT INFORMATION

The project is located near the northeast corner of Chambers Road and Hess Rod located in the Town of Parker, Colorado. More specifically, the project is located on Lot 3 of Douglas 234, Filing No. 6 (the "Site"). The Site is bounded by Lot 2 of Douglas 234, Filing No. 6 to the north, Lot 1 of Dogulas 234, Filing No. 6 to the south, Chambers Roads to the west and future Sliceroo Drive to the east. The Site totals approximately 1.204 acres.

The Site is zoned as Planned Development based on the latest published Zoning Map for the City. Fast food restaurants with drive-thru are an allowed use within this zoning district. No rezoning is anticipated.

SITE IMPROVEMENTS

The Project is anticipated to consist of a new single-story McDonald's fast food restaurant with dual drive-thru and associated one-way drive aisles looping the building, parking on the east and south side of the Site, landscaping, and associated utility improvements. Roadway infrastructure proposed

within the overall development adjacent to the Project will provide access from the Project to adjacent right-of-way and access roadways. Project access will be obtained from the proposed access points on Sliceroo Drive. The proposed building will be oriented from east to west with a main entrance facing Chambers Road and south internal into the Site. Drive aisles are proposed to loop around the building to provide internal traffic circulation as well as emergency access throughout the Project.

Landscaping and irrigation will be proposed along the property boundary and throughout the Project meeting the Town of Parker minimum requirements.

Signage for the Project will be provided per the Town of Parker Code. Allowable signage for the Site will be coordinated with the Town.

PROJECT PROCESSES

The Project will be processed through the Town of Parker and Parker Water & Sanitary District, and South Metro Fire District for entitlement, construction document, and building permit reviews. We understand that this Project will undergo a Full Site Plan process through the Town of Parker in addition to the Civil Construction Documents and Building Permit drawings that will be submitted and processed in support of the Project.

If you have any questions or comments during your review, please do not hesitate to contact me at 719-284-7275.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.



Jessica McCallum, PE