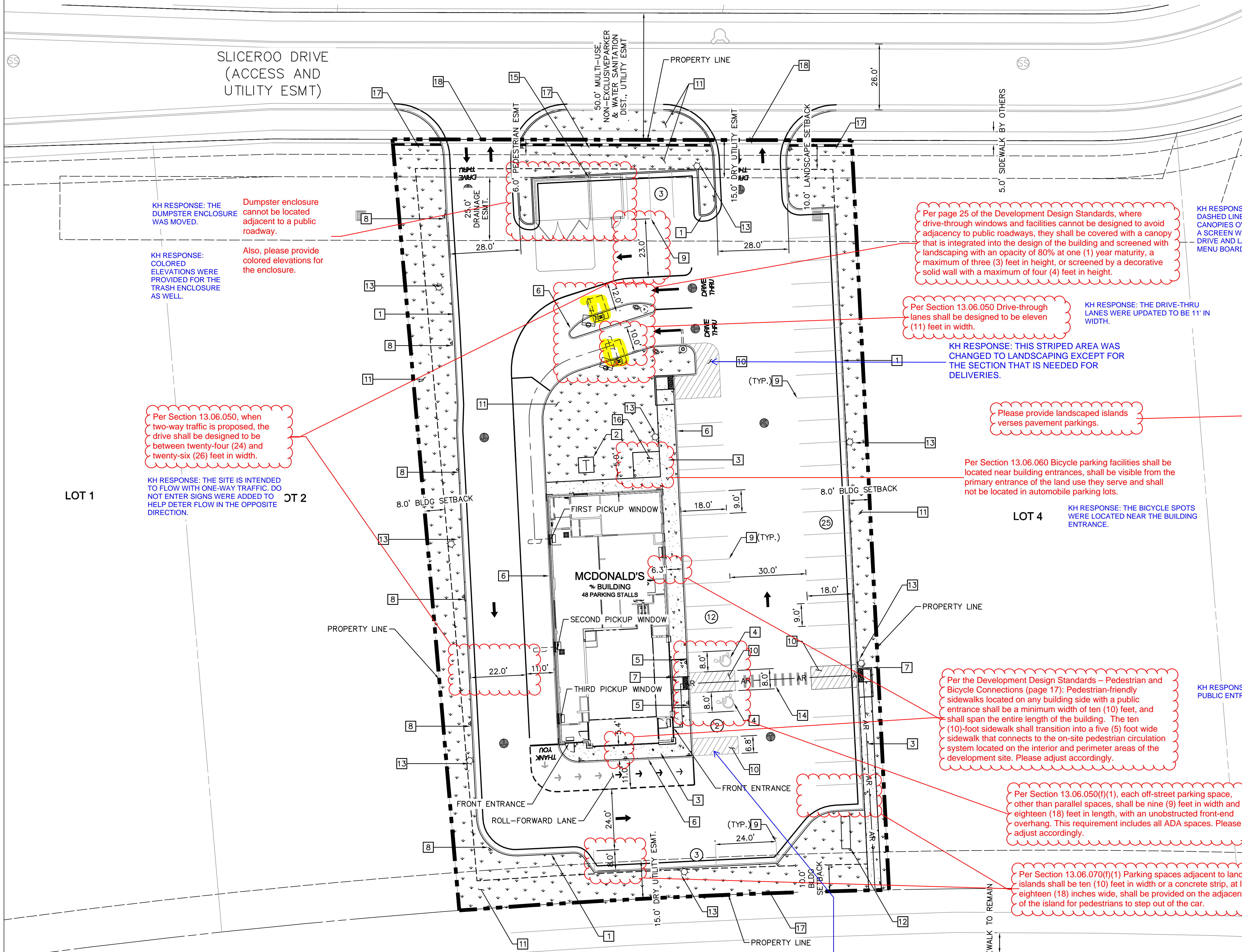


# DOUGLAS 234 FILING NO. 6, LOT 3

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
	SETBACK
	EASEMENT
	ACCESSIBLE ROUTE
	SCREEN WALL
	LANDSCAPE
	CONCRETE
	PARKING STALL COUNT



KH RESPONSE: THE DUMPSTER ENCLOSURE WAS MOVED. Dumpster enclosure cannot be located adjacent to a public roadway.

KH RESPONSE: COLORED ELEVATIONS WERE PROVIDED FOR THE TRASH ENCLOSURE AS WELL. Also, please provide colored elevations for the enclosure.

Per Section 13.06.050, when two-way traffic is proposed, the drive shall be designed to be between twenty-four (24) and twenty-six (26) feet in width.

KH RESPONSE: THE SITE IS INTENDED TO FLOW WITH ONE-WAY TRAFFIC. DO NOT ENTER SIGNS WERE ADDED TO HELP DETER FLOW IN THE OPPOSITE DIRECTION.

Per page 25 of the Development Design Standards, where drive-through windows and facilities cannot be designed to avoid adjacency to public roadways, they shall be covered with a canopy that is integrated into the design of the building and screened with landscaping with an opacity of 80% at one (1) year maturity, a maximum of three (3) feet in height, or screened by a decorative solid wall with a maximum of four (4) feet in height.

Per Section 13.06.050 Drive-through lanes shall be designed to be eleven (11) feet in width.

KH RESPONSE: THE DRIVE-THRU LANES WERE UPDATED TO BE 11' IN WIDTH. KH RESPONSE: THIS STRIPED AREA WAS CHANGED TO LANDSCAPING EXCEPT FOR THE SECTION THAT IS NEEDED FOR DELIVERIES.

Please provide landscaped islands versus pavement parkings.

Per Section 13.06.060 Bicycle parking facilities shall be located near building entrances, shall be visible from the primary entrance of the land use they serve and shall not be located in automobile parking lots.

KH RESPONSE: THE BICYCLE SPOTS WERE LOCATED NEAR THE BUILDING ENTRANCE.

Per the Development Design Standards – Pedestrian and Bicycle Connections (page 17): Pedestrian-friendly sidewalks located on any building side with a public entrance shall be a minimum width of ten (10) feet, and shall span the entire length of the building. The ten (10)-foot sidewalk shall transition into a five (5) foot wide sidewalk that connects to the on-site pedestrian circulation system located on the interior and perimeter areas of the development site. Please adjust accordingly.

KH RESPONSE: THE SIDEWALKS ADJACENT TO THE PUBLIC ENTRANCES WERE UPDATED TO BE 10' WIDE.

Per Section 13.06.050(f)(1), each off-street parking space, other than parallel spaces, shall be nine (9) feet in width and eighteen (18) feet in length, with an unobstructed front-end overhang. This requirement includes all ADA spaces. Please adjust accordingly.

KH RESPONSE: ALL PARKING STALLS ARE NOW AT LEAST 9' WIDE AND 18' DEEP.

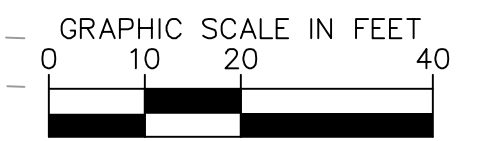
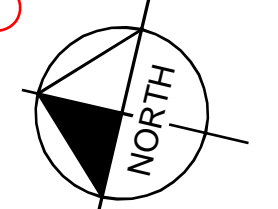
Per Section 13.06.070(f)(1) Parking spaces adjacent to landscape islands shall be ten (10) feet in width or a concrete strip, at least eighteen (18) inches wide, shall be provided on the adjacent side of the island for pedestrians to step out of the car.

KH RESPONSE: THE PARKING STALLS WERE INCREASED TO BE 10' WIDE.

KH RESPONSE: MCDONALD'S WOULD PREFER TO LEAVE THIS LOCATION AS STRIPED FOR EASIER MANUEVERABILITY OF THE DELIVERY TRUCK AND ALSO THE FIRE TRUCK.

KH RESPONSE: THE YELLOW HIGHLIGHTED DASHED LINES IN THE DRIVE-THRU ARE CANOPIES OVER THE MENU BOARDS. THERE IS A SCREEN WALL PROVIDED ALONG SLICEROO DRIVE AND LANDSCAPING IS PROVIDED IN THE MENU BOARD ISLAND AS WELL.

- AND GUTTER
- PROPOSED TRANSFORMER LOCATION
  - PROPOSED CONCRETE SIDEWALK (DIMENSION PER PLAN)
  - PROPOSED ADA SYMBOL
  - PROPOSED ADA SIGN
  - PROPOSED 6" WIDE X 6" TALL CURB HEAD
  - PROPOSED ADA RAMP
  - PROPOSED "NO PARKING FIRE LANE" SIGN
  - PROPOSED 4" WIDE PARKING STRIPE
  - PROPOSED 4" WIDE DIAGONAL PAVEMENT MARKINGS AT 36" ON CENTER
  - PROPOSED LANDSCAPING (REF. LANDSCAPING PLANS)
  - PROPOSED MONUMENT SIGN
  - PROPOSED SITE LIGHT (REF. PHOTOMETRIC PLANS FOR DETAILS)
  - PROPOSED CROSSWALK
  - PROPOSED TRASH ENCLOSURE AND SHED
  - PROPOSED BIKE PARKING (3 SPACES)
  - PROPOSED SCREEN WALL
  - PROPOSED DRIVEWAY ACCESS



DRAWN BY: LJM		DATE: 6/11/21	
SITE: 0050785		DATE: 6/11/21	
REVIEWED BY: JMH		DATE: 6/11/21	
TITLE: SITE PLAN		DATE: 6/11/21	
DESCRIPTION: SITE PLAN		DATE: 6/11/21	
SITE ID: 0050785		DATE: 6/11/21	
SITE ADDRESS: LOT 3, DOUGLAS 234 FILING NO. 6		DATE: 6/11/21	
TITLE: SITE PLAN		DATE: 6/11/21	
DESCRIPTION: SITE PLAN		DATE: 6/11/21	
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