

September 27, 2021

Town of Parker
Engineering Department
BrieAnna Simon, Associate Planner
20120 E. Mainstreet
Parker, CO 80138

RE: Douglas 234 Filing 6 Lot 3 McDonalds Site Plan – Engineering 1st Review

Dear Ms. Simon,

Thank you for the comments on August 23, 2021 for the above-mentioned project. In an effort to address your comments concisely and simplify your review of the plans, we have summarized your comments and our responses below.

TRAFFIC AND ROADWAY

1. The following comments concern traffic, access, roadway design, and construction standard issues for the subject property. They are based upon our review of the submittal documents in accordance with the criteria presented in the Town of Parker's Roadway Design and Construction Criteria Manual (RDCCM), as revised, July 2015. Additional regulatory and planning documents may have been utilized in the review and are referenced in the comments where appropriate.
 - *Response: Noted.*

Construction Plans

2. Where possible, please investigate the possibility of shifting access points to the property lines in favor of shared access points. This would maximize the effective space of each lot as well as limit the number of curb cuts on Sliceroo.
 - *Response: The master development was designed to not have shared drives between the lots. A shared access is not practical with the layouts for the lots north and south of the McDonald's. Likewise, Sliceroo Drive is a private drive and the intent is to match the design of the master development access point locations.*
3. Please reconsider the location of the drive-through entrance as the current configuration only allows for 3 vehicles in each lane before the queue blocks the exit to the parking lot.
 - *Response: The drive-thru was updated to wrap the building and the entrance is now located facing west instead of south. The flow of traffic is one way around the Site so cars need to drive around the building to the entrance of the drive-thru and cannot enter the drive-thru directly from the southeast entrance anymore.*
4. Add the Town's engineering signature block to the overall utility plan in the PWSD set.
 - *Response: Added.*

Traffic Study

5. The traffic letter shows this site generating significantly more trips than what was initially assumed in the master study. The trips associated with this lot need to comply with the master study or the applicant will need to provide an amended master study that demonstrates this increase in trips will not affect adjacent roads.
 - *Response: The Master Developer's engineer, Rick Engineering, is preparing a supplemental traffic letter that will study the trip generation for the entire development and compare this to*

the Traffic Master Study previously prepared. The McDonald's use will be within this traffic letter and will show that in conjunction with the uses already proposed and constructed for the development that the included McDonald's trips are in compliance with the counts for the entire development. We are working with the Master Developer on timing for when this is to be complete. Therefore, the McDonald's traffic compliance letter will not be resubmitted and the traffic letter from Rick Engineering will replace this document.

6. Provide a queuing graphic on the conceptual site plan within the traffic letter. Note that the Town assumes 20-feet per vehicle.
 - *Response: The traffic letter was not resubmitted (per bullet point #5). However, a queuing graphic was submitted with this resubmittal for your reference.*
7. Consistent with all commercial developments in Town, the traffic letter must confirm that all stacking will be contained on site. Based on staff's observations, McDonalds typically stacks more than similar drive-through restaurants and the bulk of the queue is positioned behind the order boards. Further analysis may be necessary; discuss with Town staff prior to next submittal.
 - *Response: Noted. A call took place with Randy Capra and Kimley-Horn a couple of times to discuss the layout of the drive-thru and requirements for fire. A call also took place with the Town Planner, Town Engineer, McDonald's Architect and Engineer, and McDonald's representative to discuss the updated drive-thru layout as discussed with Randy. The updated layout, submitted with this resubmittal, addresses engineering and fire comments. Randy saw the updated layout prior to this resubmittal and provided his verbal signoff. The Town Engineer provided his verbal signoff. The Town Planner provided her verbal signoff with the tweaking of various items throughout the Site. We understand that there will likely be additional comments but the overall layout of the drive-thru was verbally approved by all parties.*

Site Plan

8. The Town requires 25-foot drainage easements be dedicated over all proposed storm sewer with the exception of roof and landscape drains. Once the storm sewer configuration is finalized provide the legal description and exhibits for these areas.
 - *Response: The storm sewer was reconfigured to provide the 25' drainage easements. The legal descriptions and exhibits will be prepared after we have confidence that there will no longer be significant comments that effect the layout of the Site.*

STORMWATER

1. The following comments concern drainage, erosion and sediment control, and non-point source pollution control issues for the subject property. They are based upon our review of the submittal documents against the criteria presented in the Town of Parker's, Storm Drainage and Environmental Criteria Manual (SDECM), as revised, February 2014. Additional regulatory and planning documents were utilized in the review and are referenced in the comments where appropriate.
 - *Response: Noted.*

Construction Plans – General Comments

2. Provide and identify all existing and proposed storm sewer infrastructure.
 - *Response: Provided.*
3. Label and identify the ratio of all slopes that are 4:1 or greater.
 - *Response: Slopes greater than 3:1 were listed with slope labels on the Grading Plan.*
4. Provide and identify unique blocks for each type of inlet protection used to avoid confusion in the field.

- *Response: Provided.*
- 5. Include within the plan set all of the town's 31 CBMP Notes & Details.
 - *Response: Added at the end of the EC Plans.*
- 6. Provide a legend of symbols to correspond to the Town's 31 CBMP Notes & Details.
 - *Response: Added to the detail sheets.*
- 7. Update Town of Parker review block to include a signature line.
 - *Response: Updated for all applicable sheets.*
- 8. Replace Street Sweeping (SS) with Debris and Trash Control (DTC) to match Town standard nomenclature and detail.
 - *Response: Replaced.*
- 9. Provide and identify Debris and Trash Control (DTC) in all existing and proposed paved driving areas.
 - *Response: Provided.*
- 10. Add a callout/label on all properties adjacent to the project stating that no work shall occur in these areas.
 - *Response: Added.*
- 11. Identify all proposed control measures in the legend. Specifically noted Portable Toilet Protection (PTP) and Masonry Work Protection (MWP) as missing.
 - *Response: Added to the legends on both Erosion Control Plan sheets.*
- 12. Remove note 9. All Initial CBMPs are required to be installed and inspected by the Town prior to any other construction activities occurring on site as part of the grading permit application process.
 - *Response: Removed.*
- 13. Remove note 13. The contractor will need to coordinate directly with the Town's erosion control inspector prior to making any control measure substitutions on site. This is covered with the contractor/developer during the Town's required preconstruction meeting.
 - *Response: Added.*
- 14. Add the following note to the initial and final CBMP plan sheets:
 "LOT PROTECTION (LP) IS REQUIRED ON COMMERCIAL LOTS WHEN LANDSCAPING IS NOT POSSIBLE."
 - *Response: Added.*

INITIAL CBMP PLANS

- 15. Provide a callout outside the perimeter controls along the public sidewalk(s) to be modified/replaced with the project that states the following:
 "ALL WORK WITHIN PUBLIC RIGHT-OF-WAY (ROW) WILL REQUIRE A TOWN ROW PERMIT. INITIAL AND INTERIM CBMPs FOR WORK WITHIN THE TOWN'S ROW SHALL BE COORDINATED WITH THE TOWN'S ENVIRONMENTAL INSPECTOR PRIOR TO THE BEGINNING OF ANY ROW WORK."
 - *Response: Added.*
- 16. Please consider showing the Stabilized Staging Area (SSA) as connected to the Vehicle Tracking Control (VTC). This helps cut down on vehicle tracking by providing a stabilized area for workers to park and unload deliveries without requiring them to cross the disturbed area of the site.
 - *Response: SSA was moved.*

INTERIM/FINAL CBMP PLANS

17. Provide and identify sediment control logs (SCL) along all paved areas adjacent landscape/pervious areas. This includes landscape islands and all pedestrian walks.
 - *Response: SCL's were provided, hatched, and called out.*
18. Provide and identify Seeding, Mulching, and Crimping (SMC) and Surface Roughening (SR) in all proposed landscaped areas.
 - *Response: Callouts added.*

Drainage Report

19. Identify design points from the drainage plan in the Proposed Runoff Conditions section of the narrative.
 - *Response: Design points were listed for each sub-basin in the report.*
20. Directly compare flow values not just impervious values in the Major Basin Description section of the narrative.
 - *Response: Flow values from the Master Report and the proposed Site were compared in the report.*
21. State whether this report complies with the Master Drainage Report in the Development Criteria Reference and Constraints section of the narrative.
 - *Response: Statement added that the proposed project is in general compliance with the Master Report.*
22. Directly state the rainfall intensity values used for the 5-year and 100-year storm events in the Hydrologic Criteria section of the narrative.
 - *Response: Intensity values provided. These are also listed in the hydrologic calculations appendix section.*
23. 29. Include a brief description of the proposed drainage patterns for the site in the General Concept section of the narrative.
 - *Response: Provided.*

Sediment and Erosion Control

24. All storm sewer systems collecting drainage from the proposed drive aisles and parking areas shall be considered public and must adhere to the standards and specifications outlined within Section 6.3.3 of the Town's SDECM, including the use of RCP and dedication of drainage easements. Landscape drains, roof drains, and leaders for these systems are considered private and may be constructed with plastic pipe and catch basins.
 - *Response: Noted.*
25. Private storm systems (ie roof drains, landscape drains...) must connect to the public storm sewer system at an inlet or manhole structure. Specifically noted the roof drain is shown tying directly into the proposed storm sewer pipe via insertatee.
 - *Response: A manhole was added for the roof drain connection.*
26. Provide a minimum of 7-feet from the drip line of any existing or proposed tree and any storm sewer infrastructure.
 - *Response: Provided.*
27. Storm sewer stationing should increase from downstream to upstream.
 - *Response: Stationing was updated.*
28. Provide CDOT standard details for all proposed storm sewer infrastructure. .

- *Response: Detail sheets were added at the end of the storm sewer plans which show the CDOT details.*

29. Provide Town of Parker Standard Manhole Cover Detail. Please reference RDCCM Appendix A for the most current version of the detail.

- *Response: Manhole cover detail was added to detail sheets.*

PARKER WATER AND SANITATION DISTRICT

Drayton Sanderson / 303-841-4627

1. Submit the plumbing plans for the building(s) for verification and calculation of tap size (include engineer's fixture count worksheet). The District uses the 2009 IPC for sizing water taps. Please include building address for billing purposes.

- *Response: Fixture counts were provided. The Plumbing Plans are not complete at this time but are in process.*

2. Add a materials list to the cover sheet of the PWSD Utility Plans.

- *Response: A materials list for the water and sanitary infrastructure was added to the cover sheet.*

3. Please add 1.5" curbstop valve to the water service line at the property line.

- *Response: A curbstop valve was shown and called out.*

4. Include all necessary details to the construction plans. Add 1.5" meter detail W5.14.

- *Response: Detail W5.14 was added.*

5. A sampling manhole will be required just downstream of the grease interceptor. Please add sampling manhole detail S5.3.

- *Response: A sampling manhole was shown and called out and the detail added to the sheet set.*

6. An Industrial Waste Permit application must be completed. Application is available at www.pwsd.org.

- *Response: This permit application is currently being routed internally with McDonald's to ensure the appropriate/correct information is provided. This will be submitted once complete.*

7. Show and call out irrigations taps and sizes on Water and Sanitary Sewer construction plans.

- *Response: The irrigation is to pigtail off of the domestic water meter and this was added to the inside water meter callout.*

8. Submit landscape/irrigation plans for verification and calculation of tap size(s) (include completed PWSD landscape worksheet-one worksheet per tap). PWSD Landscape/Irrigation worksheet is available online, at www.pwsd.org/developer.html. The approved worksheet must be shown on the approved landscaped plans.

- *Response: Irrigation worksheet has been provided with this submittal.*

9. Please note engineering review fees and domestic Tap fees are required to be paid to PWSD prior to plan approval.

- *Response: Noted. Thank you.*

TOWN OF PARKER COMMUNITY DEVELOPMENT DEPARTMENT – FIRE LIFE AND SAFETY

Randall L. Capra / 303-805-3169 / rcapra@parkeronline.org

1. The applicant shall be aware that no vertical construction on this site will be allowed until such time that curb gutter and first lift of asphalt are installed; a site inspection will be required to ensure that this requirement is made prior to allowing vertical construction to commence.

- *Response: Noted. Thank you.*

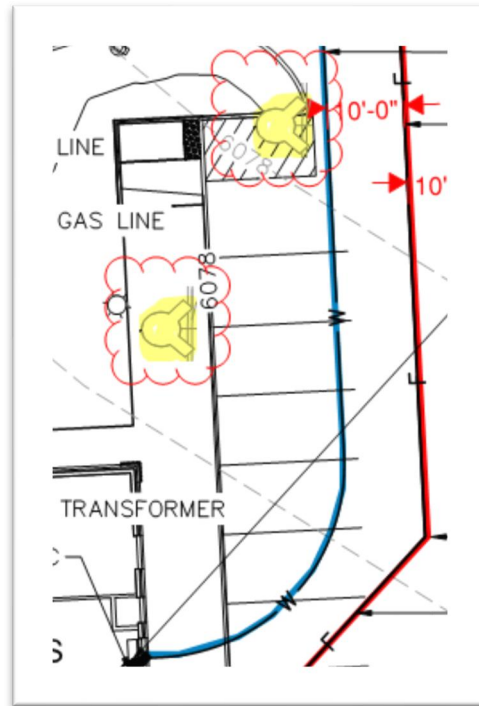
2. The applicant shall be aware that the access road hydrant distribution was not planned to address the suppression needs for all commercial properties within this subdivision; this site requires the addition of one hydrant (to be located at the s/w corner island of the building... as required per NFPA 24 Section 7.2.3... see the snap shot of the red-lined fire hydrant location shown under item 4 below:
 - *Response: A fire hydrant was provided.*

3. Per the requirements of [18 IFC Section 503.1.1 Buildings and Facilities] approved fire apparatus access roads shall be provided for every facility, building, portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility (i.e. a building is a 120 feet long and 45 feet wide and cannot meet the requirement as measured from the center line of the fire apparatus as measured by an approved route from any point that a fire engine might park when responding to a call at this building).

Note - This submittal does provide for this requirement of the code. Per the requirements of the code, the fire code official is allowed to increase the dimension of the 150 feet provided that the applicant meets Exception 1.1 of this section... "The building is equipped throughout with an approved automatic sprinkler suppression system installed in accordance with section 903.1.1, 903.1.2, or 903.3.1.3.

 - *Response: The building is sprinklered and we are meeting the above code. The fire apparatus can enter and wrap around the entire site.*

4. As discussed in the pre-application meeting, the applicant will need to provide a fire hydrant interior to this site (once was not provided as directed); the applicant shall provide a fire hydrant in the area just southeast of the southeast corner of the building... as required per NFPA 24, Section 7.2.3 (this section states that a fire hydrant shall be located not less than 40' from the building to be protected. See below for two acceptable locations and address this issue as required:



■ *Response: A hydrant was provided.*

5. The applicant shall, in addition to notating that the UFL is a 6" line, notate the length of the UFL as measured from the "T" in the street to the flange in the building. Address this issue when resubmitting.

■ *Response: The Utility Plan within the Parker Water and Sanitation District CD set and provided at the end of the thrust block letter and calculations calls out the length of the hydrant lateral line and the UFL line.*

6. With regard to the fire sprinkler control valve room, this room shall be sized to accommodate the following:

- A. Exterior access is required into the riser room with access into the building provided either adjacent to the riser room or through the riser room. **Provided.**
 - B. The FACP will be required to be located in the fire sprinkler control valve room; ensure that the riser room is sized to accommodate the FACP and the riser. A three-foot clearance is required in front of the FACP as well as the sprinkler riser (as well as the three foot 18" to center or FACP/riser... each side. **Provided.**
 - C. The underground fire line shall enter the building and turn up no further than 24 inches from foundation wall; three feet of clearance is required in front of the fire riser. **Noted.**
 - D. The FACP shall be located on an interior wall. **Noted.**
 - E. A 5'x5' pad is required in front of the FDC. **Provided.**
 - F. A sidewalk is required to both the FDC location and the riser room **Provided.**
- The riser room layout shall be provided in advance to assure that all requirements are met.

Noted.

■ *Response: Responses in red above.*

7. The applicant shall provide an auto turn analysis indicating that apparatus can navigate all portions of this site; NO PARKING – FIRE LANE signage is required for any portion of the access where the 20-foot clear width requirement cannot be met.
 - *Response: A fire truck turn is provided in the Development Plan set. The No Parking – Fire Lane signs are called out on the Site Plan sheet in the Development Plan set.*
8. The Town of Parker requires that fire apparatus access roads meet the clear-width and weight-bearing standards of the jurisdiction in which the project is located. Roadways shall be designed to support the imposed weight of fire apparatus, 30 two axle and 40 ton three axle vehicles. An unimpeded clear width of 24-feet shall be maintained at all times. As such, any location where parked vehicles would obstruct this clear width requirement will require “NO PARKING – FIRE LANE” signage. This signage shall be red on white. Update design criteria has been provided at the end of this document; ensure compliance when resubmitting.
 - *Response: Signage is provided and shown on the Site Plan sheet of the Development Plan set.*
9. The location of the “Drive Thru” is of concern; while the fire code does not address a “Drive Thru”, the lack of stacking with regard to the order boards is an issue. This issue was addressed in the pre-application meeting and does not appear to be addressed with this submittal. As evident at the McDonalds located at both the Lincoln and Jordan location and the Parker Road and Mainstreet location, the stacking in these lanes daily obstruct the access in the front (east for both buildings) as cars line up to place orders. This stacking will affect access into the site specific to emergency apparatus, access to the required fire hydrant, and access to the riser room. The stacking will also impact access for other types of emergency response including rescue units, command vehicles, etc. This issue must be addressed moving forward. Note – This issue will only be exacerbated when the proposed high school is constructed in Hess Ranch to the south of this area.
 - *Response: The drive-thru layout was updated per phone conversations.*

GENERAL COMMENTS (as applicable)

10. All engineering documents submitted to the Town of Parker shall bear the wet signature and seal of the engineer or architect in responsible charge of the design.
 - *Response: Noted.*
11. Water distribution and site access components shall be installed and in service prior to the construction of any portion of the structure, except by special permit issued by the Fire District.
 - *Response: Noted.*

Underground Fire Lines

12. When thrust blocks are used as part of the pipe restraint system, submitted plans for permit shall provide detailed documentation that the thrust blocks satisfy all requirements of 16 NFPA 24: 10.8.2, including specific thrust block dimensions and mathematical calculations for block dimensions per guidelines provided in Annex A.10.8.2.
 - *Response: A thrust block letter with calculations was submitted.*

UNDERGROUND FIRE LINE - SUBMITTAL REQUIREMENTS

13. Reference: 2016 NFPA 24 Installation of Private Fire Service Mains and Their Appurtenances.
 - *Response: Noted.*
14. A separate permit is required and will be issued pending review of a detailed submittal which must include the following: [18 IFC 901.2]
 - *Response: Noted.*

15. 4.1.1 Working plans shall be submitted for approval to the authority having jurisdiction before any equipment is installed or replaced.
 - *Response: Noted.*
16. 4.1.2 Deviation from approved plans shall require permission of the authority having jurisdiction.
 - *Response: Noted.*
17. 4.1.3 Working plans shall be drawn to an indicated scale on sheets of uniform size, with a plan of each floor as applicable, and shall include the following items that pertain to the design of the system: Not satisfied; applicant has stated that all issues are addressed... THRUST BLOCK CALCULATIONS specific to the site and soil conditions have not been provided... water district thrust block (generic tables) will not be allowed for the underground fire line submittal. Address this issue accurately when resubmitting.
 - A. (1) Name of owner
 - B. (2) Location, including street address
 - C. (3) Point of compass
 - D. (4) A graphic representation of the scale used on all plans
 - E. (5) Name and address of contractor
 - F. (6) Size and location of all water supplies
 - G. (7) The following items that pertain to private fire service mains:
 - i. (a) Size
 - ii. (b) Length
 - iii. (c) Location
 - iv. (d) Material (ductile-iron, PVC., etc.)
 - v. (e) Point of connection to city main
 - vi. (f) Sizes, types, and locations of valves, depth at which the top of the pipe is laid below grade
 - vii. (g) Method of restraint (Meg-a-Lug or similar)
 - *Response: A thrust block letter with calculations was submitted.*
18. 4.1.4 The working plan submittal shall include the manufacturer's installation instructions for any specially listed equipment, including descriptions, applications, and limitations for any devices, piping, or fittings. Submittals must include installation specifications for thrust blocks, corrosion protection, restraint system, bedding, detail of pipe under the building up to, and including, the flange. When it is intended that a different contractor will extend the fire line from a stopping point outside the building, to the inside flange, a second submittal and permit is required.
 - *Response: Noted.*
19. All tees, plugs, reducers, valves, and hydrant branches shall be restrained against movement by thrust blocks [10.8.2] or restrained joint systems [10.8.3]. When thrust blocks are used as part of the pipe restraint system, submitted plans shall provide detailed documentation that the thrust blocks satisfy all requirements of Section 10.8.2, including specific thrust block dimensions and mathematical calculations for block dimensions per guidelines provided in Annex A.10.8.2.
 - *Response: Noted.*
20. Any individual or company who physically works on or installs any part of a fire suppression system, including underground supply lines, from public water lines to system risers and backflow preventers, must be registered with the Colorado Division of Fire Safety. [Dept of Public Safety, Division of Fire Safety, Fire Suppression Program 8 CCR 1507-11:3.1.2] Documentation of valid annual registration may be required with plan submittal.
 - *Response: Noted.*

- 21. The following website for the Colorado Division of Fire Safety will provide registration instructions. <http://dfs.state.co.us/SuppAppsProclnsp.htm>
 - *Response: Noted.*

- 22. All submittals must display a wet stamp and original signature by a Colorado licensed professional engineer or NICET III, or higher, in fire suppression systems. [Dept. of Public Safety, Division of Fire Safety, Fire Suppression Program 8 CCR 1507]
 - *Response: Noted and will be provided on final submittal and when all comments are addressed from the Town.*

FIRE CODE REVIEW BLOCK

All fire hydrants shall be installed according to water utility standards. The number and locations of the fire hydrants as shown on the Overall Utility Plan are correct as specified by the Town of Parker, Community Development Department.

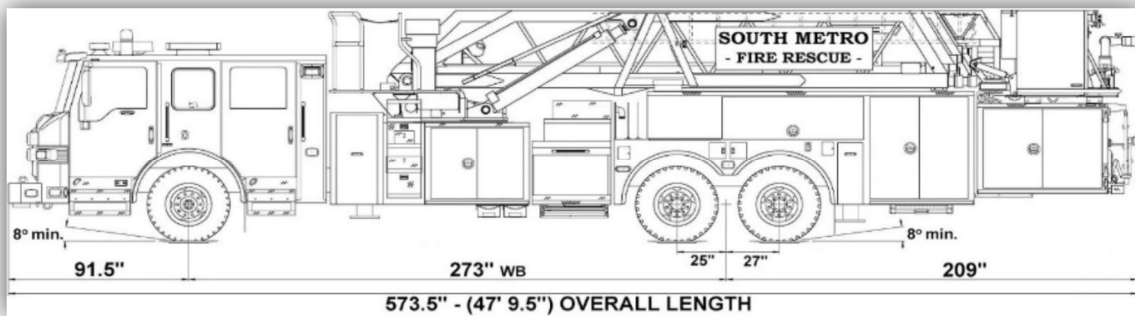
Fire Code Official or Designated Representative _____ Date _____

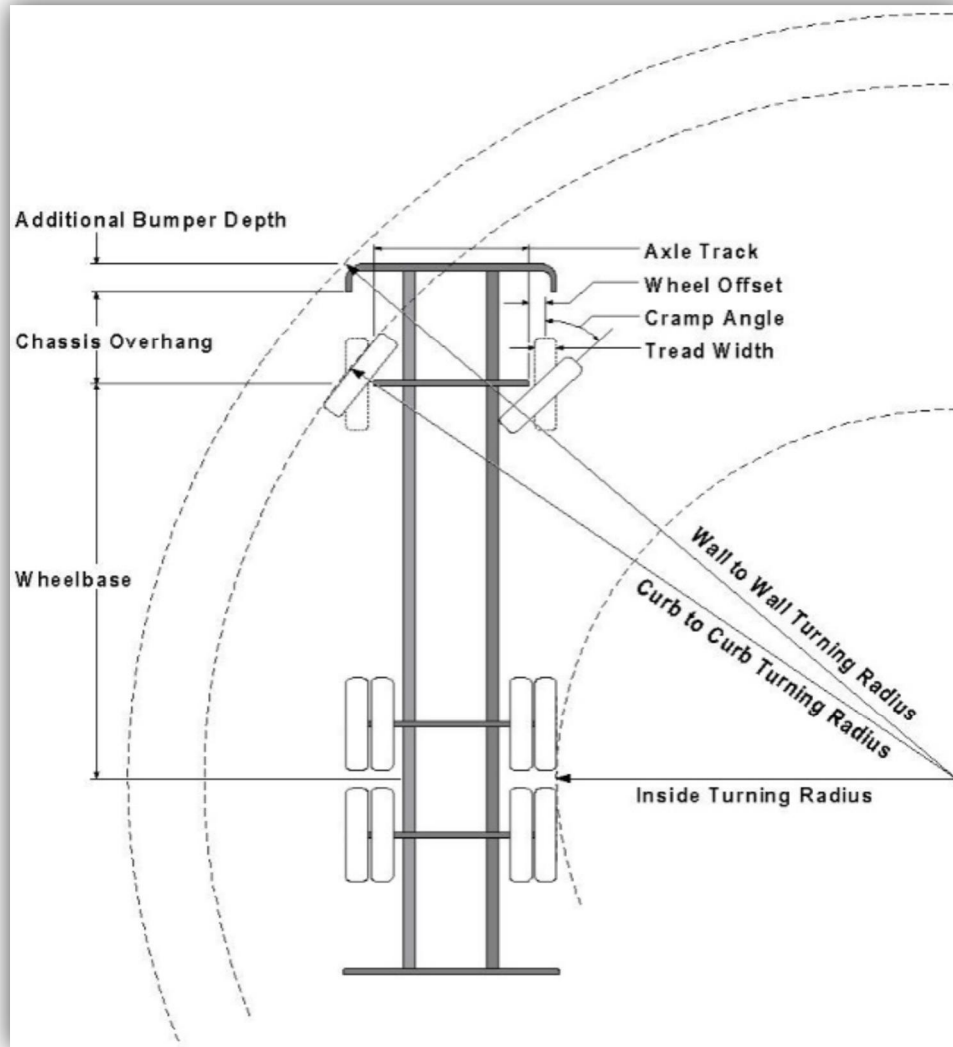
(NOTE - Underground Fire Line (UFL) submittal documents must meet the requirements of NFPA 24 when submitting for review.)

- *Response: Added to the Utility Plan.*

FIRE ACCESS ROAD DESIGN CRITERIA

- 1. VEHICLE SPECIFICATIONS are provided for the largest apparatus in use by South Metro Fire Rescue. Fire Apparatus Access Roads shall be capable of accommodating this apparatus.





- A. Vehicle Specifications
 - B. Length: 47' 9.5"
 - C. Width: 8' 5" - (10' 1" mirror to mirror)
 - D. Height: 10' 9"
 - E. Wheelbase: 273 in.
 - F. Design load: 80,000 pounds Inside Cramp Angle: 40° Axle Track: 83"
 - G. Wheel Offset: 5.3"
 - H. Tread Width: 13.5"
 - I. Turning Radii:
 - J. Inside Turn: 26 ft. 1 in. Curb to curb: 41 ft. 11 in. Wall to wall: 46 ft. 8 in.
- Response: Noted. This fire apparatus was used and is provided within the fire truck turn in the Development Plan set.

- 23. Where objects are present adjacent to the fire apparatus access road, particularly on turns and turn arounds which require backing, a reasonable safety margin shall be provided to prevent potential damage to the property and to the fire apparatus.
 - *Response: Noted.*
- 24. PRIVATE ROADS that provide access to more than two dwellings or one or more commercial buildings shall be constructed to meet the roadway standards approved by the South Metro Fire Rescue Authority for fire apparatus access. Private roads that do not meet the roadway standard may be accepted provided that alternative methods and materials are incorporated into the subdivision that addresses the fire and life safety of the citizens.
 - *Response: Noted.*
- 25. 8/13/2021 2:01:34 PM Building or Fire Life Safety permit application will not be accepted/reviewed until the associated site plan is approved or otherwise discussed. All plans submitted for Building’s review must meet the 2018 I-Codes, the 2017 NEC, and the referenced NFPA editions noted in the applicable codes (i.e. 2018 IFC references the 2016 edition of NFPA 72). If construction documents are received after December 31, 2021, please contact our office for current applicable codes. NFRC certificates, interior/exterior lighting along with the mechanical and envelope compliance path must be included with the original submittal. All Fire Permit applications and inspections will be handled through the Parker Building Division. All land use applications and the associated Grading Permit must be approved/issued per Planning and Public Works prior to the Building Permit being approved/issued. Retaining walls greater than 4’ from base of footing or bottom course requires separate building permits and plans must be stamped by qualified professional. Tiered/staggered/stepped back retaining walls all require permits no matter the height of individual wall.
 - *Response: Noted.*

PWSD
COMMENTS by DSANDERSON
Page C2.2

- 1. 1.5" Curbstop Valve
 - *Response: Valve was shown and called out.*
- 2. Need IRR plans and IRR tap location IPP Form
 - *Response: Irrigation plans and irrigation form have been provided with this submittal.*
- 3. Add sampling manhole
 - *Response: A sampling manhole was provided.*

IREA
COMMENTS by BKAUFMAN
Site Plan - Page 3

- 1. Site light may not encroach into 15' UE
 - *Response: Noted. Site light was moved.*
- 2. Location preferred by IREA
 - *Response: Transformer provided in preferred location.*

Site Plan - Page 4

- 3. The proposed electric line does not match IREA design for distribution
 - *Response: Can you please send a map of the service line as this was provided to us by our surveyor.*
- 4. Change transformer location to match sheet 3

- *Response: Transformer location updated.*
- 5. Change location of storm inlet (takes up most of 15' ue and conflicts with existing irea main feeder)
 - *Response: Inlet was moved.*
- 6. Site lite may not encroach into 15' UE
 - *Response: Site light was moved.*

Site Plan - Page 9

7. Transformer location to match sheet 3 (doors may not face drive thru)
 - *Response: Transformer location updated.*

CENTURYLINK

WILLIAM BENSON / PLATREVIEW@LUMEN.COM

1. I have reviewed this site plan for new McDonalds and have no objections or comments.
 - *Response: Noted. Thank you.*

DOUGLAS COUNTY

DCADDRESSING@DOUGLAS.CO.US / 303-660-7449

Addressing

1. The Douglas 234 replat must be recorded to establish Sliceroo Drive prior to the recordation of addresses.
 - *Response: Noted. The Master Developer is working on this process.*
2. The proposed address for this restaurant is 12201 SLICEROO DRIVE. This address is not to be used for any purpose other than for plan review until after this project is approved.
 - *Response: Noted. Thank you.*
3. Proposed addresses are subject to review and changes as necessary for 911 dispatch and life safety purposes. Addresses are recorded by Douglas County following all necessary approvals. Send confirmation of project approval to this office by email.
 - *Response: Noted. Thank you.*

CHERRY CREEK BASIN WATER QUALITY AUTHORITY

Rich Borchardt

1. The Authority's Control Regulation 72 requires construction and post-construction Best Management Practices (BMPs). 2. No exceptions taken with the proposed post construction and construction BMPs. 3. No further referrals to authority on this project are required.
 - *Response: Noted. Thank you.*

XCEL ENERGY

Donna George

1. The property owner/developer/contractor must complete the application process for any new natural gas service via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.
 - *Response: Noted. This process will be completed as the Project progresses.*

TOWN OF PARKER DEVELOPMENT REVIEW

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

- *Response: Noted.*

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.
 - *Response: Noted.*
3. Please contact the referral agencies if you have questions regarding their review comment(s).
 - *Response: Noted.*
4. A redlined plan is included with this memorandum and is intended to supplement and clarify the review comments of this memorandum.
 - *Response: Noted. Thank you.*
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.
 - *Response: Noted.*
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"
 - *Response: Noted. The names of the documents were updated to follow this format.*
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.
 - *Response: Noted. Thank you. Please inform on what the next steps are to determine if prairie dogs are even located on the Site. The master developer is constructing the roadways and utility mains and the overlot graded conditions. I would assume they were required to complete this process prior to starting construction and therefore, McDonald's will not be required to complete this process a second time. Please inform.*

Site Plan and Project Details

1. Please see the attached redlines for additional information.
 - *Response: Noted.*
2. Please let staff know how public comments from residents will be responded to.
 - *Response: Public comments were responded to in a letter format which was submitted with this resubmittal.*
3. Please note, the site plan cannot be approved until after the replat is recorded. If the property is closed on prior to the replat, the owner will be required to sign the replat.
 - *Response: Noted. Thank you.*

OUTSIDE REFERRAL AGENCY COMMENTS

Please address all outside referral agency comments with a written response. The following agencies have provided comments for review:

- Town of Parker – Building
- CenturyLink
- Cherry Creek Basin Water Quality Authority
- Town of Parker – Civil (Construction Plans)
- Town of Parker – Stormwater (Construction Plans)
- Town of Parker – Environmental (Construction Plans)
- Douglas County Planning
- Town of Parker – Stormwater (Drainage Report)
- Town of Parker – Civil (Drainage Report)
- Fire Life Safety
- IREA
- Public Service Company of Colorado
- Town of Parker – Civil (Site Plan)
- Town of Parker – Stormwater (Site Plan)
- Town of Parker – Civil (Traffic Impact Study)

These comments are available on eTRAKiT. Please address accordingly.

- *Response: Comments are addressed in this comment response letter.*

SITE PLAN REDLINES

Sheet 2

1. Please note, the site plan cannot be approved until after the replat is recorded. If the property is closed on prior to the replat, the owner will be required to sign the replat.
 - *Response: Noted. Thank you.*

Sheet 1

1. Cover sheet needs to be page one of plan set.
 - *Response: Cover Sheet is page one of the plan set.*
2. Please remove all "+/-". All values throughout the plan need to be exact.
 - *Response: Removed.*

Sheet 3

1. What is the dimension of the parking lot to the property line at the shortest distance?
 - *Response: Dimensions added.*
2. What is the distance from the parking lot to the lot line? Per Section 13.06.070(o): Provide a buffer a minimum of ten (10) feet in width measured from back of sidewalk or curb, whichever is greater.
 - *Response: The shortest dimension from the back of curb to the property line have been added for all 4 sides of the property. The parking lot area adjacent to public/private rdwy meets the min. code requirement of 10' (per Section 13.06.070(o.3)). The parking lot area adjacent to sites with similar uses (lots 2 and 4) meets the min. code requirement of 8' (per section 13.06.070(o.5)).*
3. What is the width of these parking spaces? Are all the spaces 10 feet wide?
 - *Response: All parking spots are 9'x18' unless otherwise noted. Spots adjacent to landscaping are 10'x18'. This has been clarified on the plan.*
4. Please show on the plans who pedestrians will access the front of the building from the sidewalk? Pedestrians should not have to walk through the drive lanes to access the front of the building.
 - *Response: Pedestrian connectivity has been added throughout the site to allow access from Sliceroo Drive to the McDonald's building.*
5. What is this measuring? What is this area?

- *Response: This measurement has been adjusted to properly show the width of the parking spot.*
- 6. Where is the ramp and what is going to?
 - *Response: The square key note #7 is denoted for a ramp. However, the circular # indicates parking count. Please reference legend for clarity.*
- 7. Please flip the trash enclosure so the brick facade is closest to the roadway.
 - *Response: The trash enclosure was updated to include just the enclosure and the storage is now provided on the east side of the building due to the requirement to provide the fire riser room as a bump out on this east side. McDonald's did not want just a single bump out for the fire riser room and wanted the building to look more uniform and this added storage as well to the east side.*
- 8. For all sign locations and shown signs on the site plan, a note must be added stating "all signs are reviewed under separate permit" or remove them from the site plan.
 - *Response: A note has been added to all sign call outs stating "all signs are reviewed under separate permit".*
- 9. Will the pavement marking be provided to the middle of the drive isle? Please adjust accordingly.
 - *Response: The pedestrian crosswalk to the only striping to go within the drive aisle. The line in question here is from the dimension, not the pavement marking. The plan has been adjusted for clarity.*
- 10. 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.
 - *Response: One-way traffic is proposed for the Site which is shown with lane striping arrows and provided "Do Not Enter" signage throughout the Site. The updated entrance of the drive-thru also helps with cars circulating the Site in a one-way pattern.*
- 11. 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. This needs to be a clear pathway. Please show dimensions from the bike rack to the building and adjust accordingly.
 - *Response: The bike rack was moved to be within the island and therefore maintain the 10' clear width in front of the building.*
- 12. What is this measuring?
 - *Response: This measurement has been adjusted to properly show the width of the parking spot.*
- 13. What is the dimension of the parking lot to the property line at the shortest distance? Per Section 13.06.070(o): Provide a buffer a minimum of ten (10) feet in width measured from back of sidewalk or curb, whichever is greater.
 - *Response: The shortest dimension from the back of curb to the property line have been added for all 4 sides of the property. The parking lot area adjacent to public/private rdwy meets the min. code requirement of 10' (per Section 13.06.070(o.3)). The parking lot area adjacent to sites with similar uses (lots 2 and 4) meets the min. code requirement of 8' (per section 13.06.070(o.5)).*

Sheet 6

1. Please provide a light pole detail and indicate how height is being measured.
 - *Response: The light pole details are provided with the specs on Sheet 8 in the Site Plan. The height measurement was added to the details section on the Photometric Plan (3' base, 22' pole for a total of 25').*
2. Foot candles need to be provided over the entire property. Please adjust accordingly. Staff will review foot candles on next referral as this plan is incomplete.
 - *Response: Foot candles were provided throughout the entire site area.*
3. There must be a numeric value associate with the Max/Min and Avg/Min ratio. If the ratios are zero please remove the zero values from the area and recalculate.
 - *Response: Values were updated.*
4. Please add finish, mounting type and scheduling for each fixture to the Luminaire Schedule.
 - *Response: This was added to the schedule.*

Sheet 9

1. Please organize all landscaping by type (i.e., deciduous, ornamental, etc.)Per Section 13.06.070(g): All plant materials must meet the following requirements:a.Deciduous shade trees: between 2-inch caliper and 2½-inch caliper (measured six [6] inches above the ground).b. Ornamental and flowering trees: between 1½-inch caliper and 2-inch caliper (measured six [6] inches above the ground).c. Evergreens: between six (6) feet tall and eight (8) feet tall (measured to mid-point of most recent year's growth).d. Shrubs: five-gallon container (two [2] to three [3] feet in height for deciduous, eighteen- to twenty-four-inch spread for junipers, or as provided by the American Standard for Nursery Stock ANSI Z60.1-2004, as amended).
 - *Response: Landscape schedule has been updated accordingly.*
2. Please provide an irrigation plan.
 - *Response: Irrigation provided with this submittal*
3. Show all symbols in the legend.
 - *Response: All plant symbols and groundcover are shown in the plant schedule.*
4. See comment above.
 - *Response: Noted, thank you.*
5. Per Section 13.06.070(i)(3) Rock or stone shall be two (2) to six (6) inches in size and a minimum depth of three (3) inches installed over a base of geotextile fabric. Please show compliance with this standard.
 - *Response: Rock sizes updated accordingly. Weed barrier fabric is specified in the schedule.*
6. No landscape tables have been provided. Staff is unable to evaluate the landscape plan on this referral. Please review Section 13.06.070 for required landscaping. Please ask staff if you have questions on what needs to be provided in the landscape evaluation tables.
 - *Response: Landscape code tables have been provided with this submittal.*
7. Please review the approved master landscape plan. The provided plans need to match the approved master landscape plan as approved with the Minor Development Plat.
 - *Response: Plans conform to the approved master plan as much as possible. Shrubs and trees along Sliceroo Drive have been adjusted due to access points differing from the master plan. Shrub and tree counts match what is adjacent to the site on the approved plan.*
8. Per Section 13.06.070, there are six (6) types of landscaping required for each developed parcel: (1) Streetscape landscaping;(2) Parking lot perimeter landscaping; (3) Parking lot interior landscaping;(4) Site perimeter landscaping; and (applies to all four sides of the property) (5)

Additional areas to be landscaped. Please provide tables showing all types of landscaping requirements have been met. This includes the required 15 percent landscaping as found in Section 13.06.070(l) and the 75% living requirement. If you have any questions on what is required and/or need examples please let staff know.

- *Response: Landscape code tables have been provided with this submittal.*

9. Please check all symbol locations. Native should not be located on a curb.

- *Response: Ground plane has been adjusted accordingly.*

10. Based on past experience, the Town has found landscaping not located within planter beds to irrigated turf areas, the trees tend to not survive. Please adjust accordingly. All landscaping must be irrigated and remain in good health. Any dead trees will result in a site plan violation and will need to be corrected.

- *Response: Noted, thank you. All trees have been provided with a root watering system on the irrigation plans, so they will receive water regardless of the ground plane they are planted in.*

Sheet 11

1. Landscaping details must be the Town of Parker details found in the Construction Specifications and Design Considerations for Parks, Trails and Streetscapes document. Please adjust accordingly.

- *Response: Landscape details have been updated.*

2. Please indicate what two elements have been included on each of the four facades for the required elements found on page 57 of the Development Design Standards. Additionally, please indicate how the entrance is articulated by the four elements found on page 58 of the Development Design Standards.

- *Response: Please reference Architectural Comment Response Letter provided with resubmittal.*

3. Per the Development Design Standards (Page 53) - Buildings less than 100 feet in length shall require a vertical massing break at a distance of 25 feet to front and side building facades. Stepbacks shall be increased based on the massing or architecture of the building and shall be a minimum of 12 inches in horizontal distance.

- *Response: Please reference Architectural Comment Response Letter provided with resubmittal.*

Sheet A2.1

1. Per page 59 of the Development Design Standards, The drive-through element of a commercial building (for example: drive-through canopies for banks, restaurants and pharmacies) shall have architecturally integrated drive-through canopies located over drive-through windows (see figure 85). Please see page 59 for more detail.

- *Response: Please reference Architectural Comment Response Letter provided with resubmittal.*

2. Please provide information to show the required stepbacks for all facades have been met. The north and south stepbacks are required to be 24 inches minimum (see page 54 of the Development Design Standards).

- *Response: Please reference Architectural Comment Response Letter provided with resubmittal.*

3. Where is this located? What are the dimensions? This is not shown on the site plan.

- *Response: This is a safety/guard rail to protect the entrance. This was shown on the site plan.*

4. Where will the electrical panels be located on the building? This will need to be painted to match the building and screened with landscaping.
 - *Response: Please reference Architectural Comment Response Letter provided with resubmittal.*
5. Page 55 of the Development Design standards discusses corner elements. Please show the corner elements have been addressed on both fronts of the building.
 - *Response: Please reference Architectural Comment Response Letter provided with resubmittal.*
6. All mechanical roof top mechanical equipment is required to be screened. Please provide information on how the equipment will be screened on all four sides.
 - *Response: Please reference Architectural Comment Response Letter provided with resubmittal.*
7. Per the Development Design Standards (Page 53) - Buildings less than 100 feet in length shall require a vertical massing break at a distance of 25 feet to front and side building facades. Stepbacks shall be increased based on the massing or architecture of the building and shall be a minimum of 12 inches in horizontal distance.
 - *Response: Please reference Architectural Comment Response Letter provided with resubmittal.*
8. Please provide additional information on the proposed windows and difference between the window types. Are these all transparent, glazed, back lit, etc.?
 - *Response: Please reference Architectural Comment Response Letter provided with resubmittal.*

“Page 12”

1. Please add all the dimensions and notes for the elevations on both the colored and black/white.
 - *Response: Please reference Architectural Comment Response Letter provided with resubmittal.*
2. Per page 68 of the Development Design Standards, field painted standard metal siding is a prohibited material. Please provide information showing the proposed material is an approved material.
 - *Response: The proposed Metal Era product is fabricated in the specified color.*

We appreciate your review and approval of these plans. Please contact me at 719-284-7275 or Jessica.McCallum@kimley-horn.com should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Jessica McCallum, P.E.
Project Manager