

March 9, 2022

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 and Civil Plan – 3rd Review

Dear Ms. Simon,

Thank you for the comments within December 2021 and January 2022 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 REVIEW COMMENTS

Traffic Study

1. The Town has reviewed and provided comments to the master developer on the revised traffic impact study. The applicant will still be required to provide a conformance letter per that new study. Please work with the master developer to ensure you have the most recent document to work off and ensure the previously requested queuing analysis is included in the McDonalds letter.
 - *Response: Noted. Thank you. We received the updated traffic compliance letter produced by Rick Engineering for the master development which included the McDonald's property. The traffic compliance letter was uploaded for your reference.*

STORMWATER REVIEW COMMENTS

Construction Plans – General Comments

1. Provide a minimum of 7-feet from the drip line of any existing or proposed tree and any storm sewer infrastructure. One Malus 'Dolgo' (MD) tree still noted too close to the farthest upstream inlet in Storm Sewer A (STA 2+31.37). Please revise layout to provide adequate clearance.
 - *Response: Trees in this area have been shifted accordingly to get clearance from the storm sewer inlet.*

SEDIMENT AND EROSION CONTROL

GENERAL COMMENTS

1. Please relabel CBMP plan sheets as "Initial CBMP Plan" and "Interim/Final CBMP Plan" to match Town standard nomenclature.
 - *Response: Plan titles were updated.*

PARKER WATER AND SANITATION DISTRICT

Drayton Sanderson / 303-841-4627

1. PWSD has no further design comments. Please submit the following documents and fees Prior to PWSD Plan approval, engineering review fees, domestic Tap fees, easement documents, SIA, letter of credit or cash in lieu and utility plans signed by Randy Capra (Parker Life Safety).
 - *Response: Noted. Thank you. Please note that the layout of the domestic water line was shifted to the north side of the building to align with the water entry room of the building which*

was a comment from fire to locate in this area. We are working on the other documents to submit to PWSD.

TOWN OF PARKER COMMUNITY DEVELOPMENT DEPARTMENT – FIRE LIFE AND SAFETY

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

1. A sidewalk/patio/landscaping bed must be provided for the area where the parking is to be eliminated from the site in order to eliminate anyone from parking in this area... striping alone will not stop people from parking in this area. See response letter named "RFCC SP21-067 Douglas 234 F6 AMD 1 L3 - McDonalds [3] Fire Life Safety Response Ltr 120121" for comments and redlines.
 - *Response: Landscaping and a 10' walkway with a ramp were provided in this area.*

General Project Comments

1. 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: The prairie dog affidavit was submitted with this resubmittal.*

ENGINEERING

1. Per previous discussion with the applicant, please provide the legal description and exhibit(s) for the proposed drainage easements.
 - *Response: Easement legal descriptions and exhibits were uploaded to the ETrakIt platform. The storm sewer on the south side of the Site had to shift due to the Seller providing a stub location for the sanitary sewer main that was previously not provided. In order to maintain 10' from the sanitary service line and storm sewer, the storm sewer had to shift north a couple of feet which led to an update in the easement extents. A new legal description and exhibit was provided for this shift.*

SITE PLAN REDLINES

Sheet 3

1. Bring landscaping to edge of the enclosure and provide enhanced landscaping.
 - *Response: The striping adjacent to the trash enclosure remained per Teams meeting with the Town, McDonald's, Kimley-Horn, and CoreStates on 1/11/22. Kimley-Horn explained the request to keep this area as striped since it was previously a parking stall, but Town Engineering stated no car could be parked on the grate inlet and therefore the striping was added in this area. We would like to keep the existing grate inlet and utilize it for the runoff on site and therefore not have to remove it and propose additional storm sewer infrastructure to capture these flows in this area. BrieAnna agreed to this approach and therefore the striping was kept in place.*
2. Please add the landscaped island back onto the plan in order to delineate this area.
 - *Response: It was agreed to by the Town that this area could be provided as striped to show delineation.*

3. As discussed on the last phone call, this area needs to be delineated in order to ensure parking does not occur in this area. Staff suggests landscaping in this area or extended sidewalk with an outdoor seating area. This area needs to be amenitized with a curb line.
 - *Response: Landscaping and a 10' walkway with a ramp were provided in this area.*
4. Please add the building setback on all four sides onto the site plan. Please show the exact distance the building is located from the property line at the shortest point for each side. Please do this for all structures on this site (i.e. trash enclosure).
 - *Response: The building distances from shortest point at each corner to property line were provided for the building and trash enclosure.*

Sheet 6

1. Please add distance for all luminaires from the property lines.
 - *Response: Distance for all luminaires added to the property line from the shortest distance from luminaire to property line.*
2. 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. Per Section 13.10.140 for pedestrian safety and orientation, medium activity lots the maximum Uniformity Ratio (average to minimum) is 3:1. Per Section 13.10.140 for pedestrian safety and orientation, medium activity lots the maximum Uniformity Ratio (maximum to minimum) is 10:1.
 - *Response: The Min value of 0.0 was updated 0.1 so there is no longer the N/A labels and there are values provided.*
3. Please clearly label which lights are which in the cut sheets that follow.
 - *Response: Notes added to the lighting spec sheets which clarify which labels go to which cut sheets.*
4. Please add finish for each fixture to the Luminaire Schedule.
 - *Response: Finish was added.*

Sheet 9

1. What is being installed/provided in this area?
 - *Response: Groundcover treatment has been extended to fill in the area between the property line and the public sidewalk.*
2. The landscape plans cannot be approved until all of the landscape requirements outlined in Section 13.06.070 have been met. Tables showing these requirements have been met must be included in the site plan. Please add the tables back in and review the comments from the previous set of plans. Please note, a full review of the landscape plans was unable to be completed with this referral.
 - *Response: Tables are provided with this submittal, please review and let us know if the updated tables are satisfactory.*

Sheet 12

1. Per Page 54 of the Development Design Standards, buildings over 100 feet in length shall require a vertical massing break at a distance of 25 to 50 feet on front and sides. Stepbacks shall be increased based on the massing or architecture of the building and shall be a minimum of 24 inches in horizontal distance. Please adjust accordingly.
 - *Response: Please reference architectural comment response letter.*
2. Please provide all measurements on all sides of the building so staff can determine if the massing break requirements have been met.
 - *Response: Please reference architectural comment response letter.*

Sheet A2.0

1. Show the entire elevation in one section.
 - *Response: Please reference architectural comment response letter.*

Sheet A2.1

1. Show the entire elevation in one section.
 - *Response: Please reference architectural comment response letter.*
2. Painted what color?
 - *Response: Please reference architectural comment response letter.*

Sheet A2.2

1. Show exact dimension. The approval of the site plan is the final plan. Changes cannot be made following the site plan approval without an additional planning review. Please remove this note.
 - *Response: Please reference architectural comment response letter.*
2. 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.*

Rendering

1. Materials need to be brought all the way to the ground. Please show and be sure all materials are brought to the base of the building.
 - *Response: Please reference architectural comment response letter.*
2. Show all side of the trash enclosure on the colored elevations as well.
 - *Response: Please reference architectural comment response letter.*
3. To meet the corner element, please increase this to be a difference of 3-3.5 feet.
 - *Response: Please reference architectural comment response letter.*
4. Per page 69 of the Development Design Standards, all exterior elements of the building that are metal, such as flues, and flashings shall be painted a flat color that is compatible with the building and not to be left nor allowed to become bare metal. The proposed material needs to be flat, not shiny or bare metal. Please update plans with a new material and provide a new material sample to staff.
 - *Response: Please reference architectural comment response letter.*
5. Please add labels used on the drawings next to the appropriate material.
 - *Response: Please reference architectural comment response letter.*
6. The proposed mural behind the windows would count as signage. Please adjust accordingly. All murals need to be approved through the site plan process. Please provide additional information on what mural is being proposed.
 - *Response: Please reference architectural comment response letter.*

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.

A handwritten signature in blue ink that reads "Jessica McCallum".

Jessica McCallum, P.E.
Project Manager