

January 23, 2023

**Town of Parker**  
**Planning Department**  
20120 E. Mainstreet  
Parker, CO 80138

**Subject:***McDonald's Parker – Douglas 234 Field Change Narrative 2*

This memorandum provides a summary of the field change required for the proposed McDonald's under construction at 12201 Sliceroo Drive near the intersection of Chambers Road and Hess Road in the Douglas 234 commercial development.

### **Location**

The 1.204-acre Project is located on Lot 3 of the Douglas 234 Filing No. 6 commercial development located at the northeast corner of South Chambers Road and Hess Road in Parker, Colorado (the "Site"). The proposed Project consists of a new single-story McDonald's fast-food restaurant with dual drive-thru lanes, drive aisles, parking on the south, east, and west side of the building, landscaping, and associated utility improvements (the "Project").

### **Field Change Information**

A retaining wall on the west side of the property is now required due to the existing CORE electric line on the west side of the property requiring at least 4' of cover. The original grading plan had the landscaping on the west side of the property sloping down to the parking stalls. This approach would have reduced the cover over the electric line to approximately 30". Therefore, a retaining wall along the parking stalls is proposed. This retaining wall will be a concrete cast in place wall with a finish of the same stone material utilized for the building.

### **Conclusion**

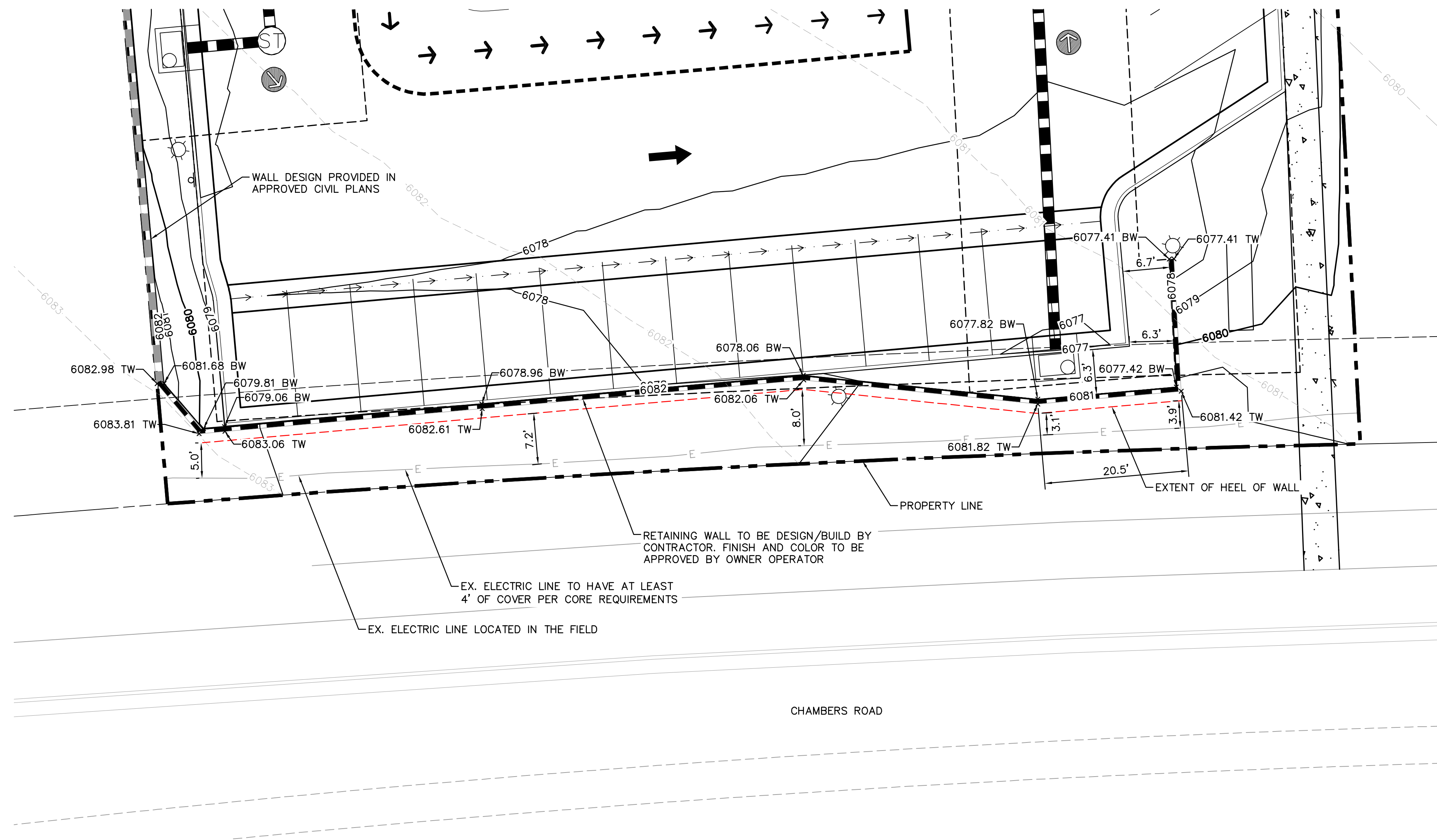
We hereby request that the field change information shown in this memorandum be approved by the Town of Parker.

Sincerely,

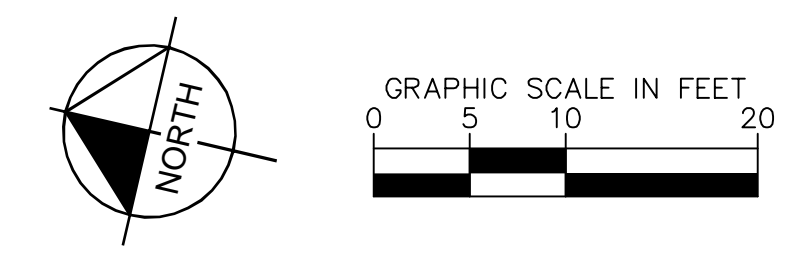
KIMLEY-HORN AND ASSOCIATES, INC.

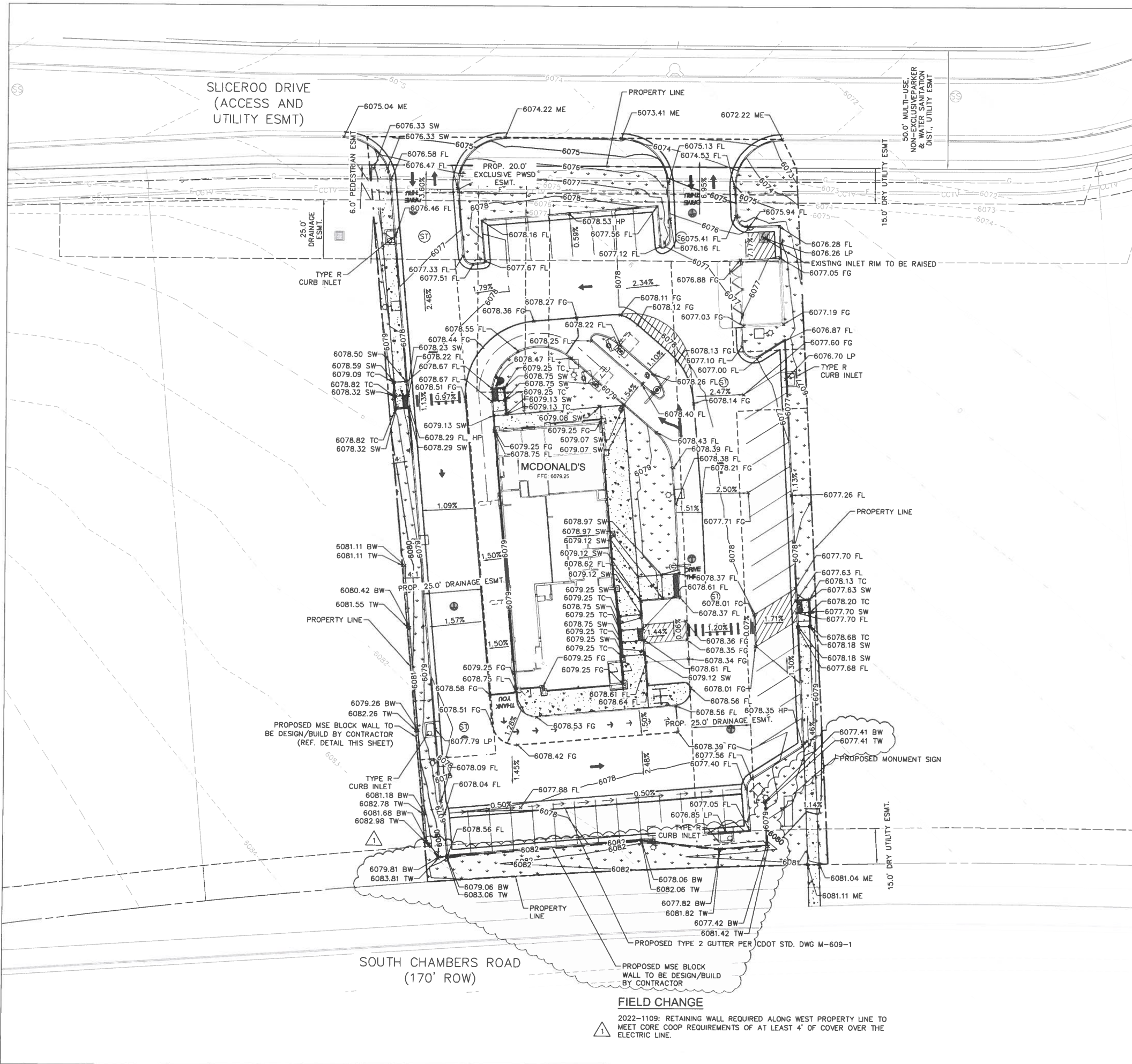


Jessica McCallum, P.E.



LEGEND  
 TW TOP OF WALL AT FINISHED GRADE  
 BW BOTTOM OF WALL AT FINISHED GRADE



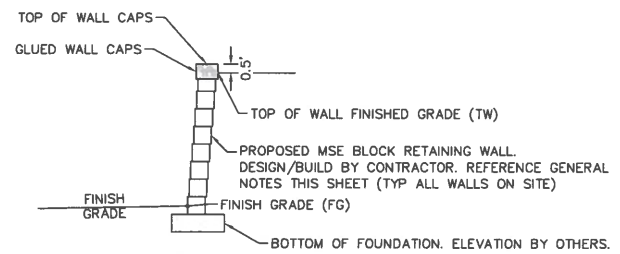


**LEGEND**

- PROPERTY LINE
- - - LIMITS OF GRADING/DISTURBANCE
- - - EASEMENT
- ===== RETAINING WALL
- AR — ACCESSIBLE ROUTE
- - - 5430 - EXISTING MAJOR CONTOUR
- - - 5431 - EXISTING MINOR CONTOUR
- ===== 5430 - PROPOSED MAJOR CONTOUR
- ===== 5431 - PROPOSED MINOR CONTOUR
- [Pattern] LANDSCAPE
- [Pattern] CONCRETE SIDEWALK
- FL FLOWLINE
- FG FINISHED GRADE
- FFE FINISH FLOOR ELEVATION
- SW SIDEWALK
- ME MATCH EXISTING
- LP LOW POINT
- HP HIGH POINT

**RETAINING WALL NOTES**

- 1.1 FOR GEOTECHNICAL RECOMMENDATIONS, SEE "GEOTECHNICAL ENGINEERING REPORT," PREPARED BY TERRACON CONSULTANTS, INC., DATED APRIL 9, 2021.
- 1.2 WALL BACKFILL MATERIAL, PLACEMENT AND COMPACTION SHOULD COMPLY IN FULL WITH THE PROJECT SPECIFICATIONS. COMPACTION OF EACH LIFT ADJACENT TO WALLS SHALL BE ACCOMPLISHED WITH HAND OPERATED TAMPERS OR OTHER LIGHTWEIGHT COMPACTORS. FLOODING OR JETTING IS PROHIBITED. USE LOW EXPANSION POTENTIAL MATERIALS.
- 1.3 WALLS ARE TO BE SUITABLY BRACED DURING BACKFILLING TO PREVENT DAMAGE AND EXCESSIVE FLECTION. CONTRACTOR SHALL TAKE ADEQUATE PRECAUTIONS AGAINST HEAVY CONSTRUCTION EQUIPMENT IN THE VICINITY OF RETAINING WALLS.
- 1.4 SEE PROJECT PLANS FOR WALL LAYOUT AND FINISHED GRADE ELEVATIONS.
- 1.5 WALL FOOTINGS TO BE PLACED ON MATERIAL PREPARED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT.
- 1.6 ALL WORK (MASONRY, CONCRETE, STEEL) AND MATERIALS TO CONFORM IN FULL WITH PROJECT SPECIFICATIONS.
- 1.7 SITE MSE BLOCK WALLS SHALL BE DESIGN/BUILD BY CONTRACTOR. WALLS SHALL BE COLORED TO MATCH THE BUILDING ARCHITECTURE. WALL DESIGN SHALL BE SUBMITTED TO THE ENGINEER OF RECORD AND ARCHITECT OF RECORD BY CONTRACTOR FOR REVIEW.



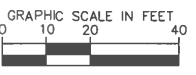
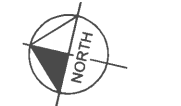
**TYPICAL CROSS SECTION/BLOCK WALL DETAILS**

N.T.S.  
NOTE: CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF PROPOSED SITE MSE BLOCK WALL TO ENGINEER OF RECORD FOR APPROVAL PRIOR TO CONSTRUCTION.

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGNED, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF ENGINEERING CALCULATIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT.

THIS REVIEW DOES NOT CONSTITUTE APPROVAL OF ANY PRIVATE ON-SITE IMPROVEMENTS WHICH MAY BE SHOWN. CONSTRUCTION CANNOT COMMENCE UNTIL ALL REQUIRED DRAINAGE/TRAFFIC REPORT(S), FINAL DEVELOPMENT PLAN(S), SPECIAL REVIEW(S), GRADING PERMIT, AND/OR OTHER PERMITS ARE COMPLETE, APPROVED AND ON FILE WITH THE TOWN OF PARKER.

*[Signature]* for TW 11/19/22  
TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE



DATE	BY	DESCRIPTION
4/18/22	JJM	REVISION #4
3/19/22	JJM	REVISION #3
11/22/21	JJM	REVISION #2
9/27/21	JJM	REVISION #1
REV	DATE	DESCRIPTION
1	9/27/21	
2	11/22/21	
3	3/19/22	
4	4/18/22	

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

CONSTRUCTION DOCUMENTS

GRADING PLAN

SITE ADDRESS: 12201 SLICEROO DRIVE, PARKER, CO

TITLE: **CONSTRUCTION DOCUMENTS**

DESCRIPTION: **GRADING PLAN**

C1.9