



## Development Review Division

Community Development Department: *Town Hall / 20120 East Mainstreet Parker, CO 80138* Phone: 303.841.2332 Fax: 303.841.3223

### MEMORANDUM

**TO:** Jessica McCallum, Kimley-Horn  
**FROM:** Amber Wood Hicken, Planner I  
**DATE:** 8/6/24  
**SUBJECT:** Parker Pointe F1 Lot 2A, McDonald's – Site Plan, SP23-070  
Review Comments 04

Listed below are the Planning Division's comments related to your land use application, which must be responded to. If you wish to discuss a comment, please contact your Case Planner. Upon resubmittal, please sign and return this memo. A follow-up meeting with the reviewing agencies can be scheduled to provide additional guidance by contacting the Case Planner.

**TOWN OF PARKER PLANNING DEPARTMENT CASE PLANNER:** Amber Wood Hicken

**EMAIL:** ahicken@parkeronline.org

**PHONE:** 303.805.3338

#### 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](#)
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.
3. Please contact the referral agencies if you have questions regarding their review comment(s).
4. A redlined plan is included with this memorandum and is intended to supplement and clarify the review comments of this memorandum.
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.**

- 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"
  
- 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.

**Site Plan and Project Details**

- 1. **Include in next submittal: image of the MSE block walls (knee wall, retaining wall), color elevations, trash enclosure elevations, and bike rack spec (color, materials) for final planning stamp.**
- 2. **Please coordinate with Parker Water and Sanitation regarding their review of the landscape irrigation plans for this site plan and to address all other comments from PWSD.**

**OUTSIDE REFERRAL AGENCY COMMENTS**

The following agencies have "Advisory Comments" or "Revisions Required" listed in eTRAKiT:

- Parker Water and Sanitation

These comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed:       Yes       No

Response:

\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Project Representative

\_\_\_\_\_  
Date



# Project Reviews Town of Parker

**Project Number: SP23-070**

**Description: Parker Pointe F1 AMD 1 L2A - McDonald's**

Applied: **8/28/2023**

Approved:

Site Address:

Closed:

Expired:

City, State Zip Code: ,

Status: **UNDER REVIEW 4+**

Applicant: **Kimley-Horn**

Parent Project: **SUB23-016**

Owner: **Parker & Stroh LLC**

Contractor: **<NONE>**

Details:

The applicant, McDonald's USA, LLC, is proposing a Site Plan for the construction of a 4,795 square foot McDonald's restaurant. The site is located at the southeast corner of Parker Road and Stroh Road.

LIST OF REVIEWS						
SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
8/29/2023	9/13/2023	9/6/2023	COMPLETENESS REVIEW	Amber Wood Hicken	REVISIONS REQUIRED	chargeback, exhibit D, fees
Notes:						
Review Group: AUTO						
8/28/2023			ENGINEERING ADMINISTRATIVE	Tom Williams		
Notes:						
8/28/2023	9/13/2023	9/12/2023	LAND USE COMPLETENESS REVIEW	Alex Mestdagh	COMPLETED	
Notes:						



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# Project Reviews Town of Parker



Review Group: SP 1ST 20

10/11/2023	10/19/2023	11/8/2023	BUILDING 20	Randy Sale	APPROVED	See general notes
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Notes:

We highly encourage a Building pre-application meeting before applying for the permit to discuss access requirements during construction, construction type, occupancy, allowable areas, MEP's, energy, structural, fire, etc... Please visit our website for all plan submittal requirements: Plan Review | Town of Parker - Official Website ([parkeronline.org](http://parkeronline.org)), and our most current code adoptions.

Please know the Town's Charge Back Agreement may be required for this project, specific to the building permit application. The form will be emailed to the applicant prior to the Building Pre-App meeting or upon receiving the permit application submittal. Once all required documents have been accepted and the charge back agreement form has been returned signed to the Building Division, then the full plan review process will begin.

General Comments to be aware of:

Building and/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 2021 I-Codes, ICC A117.1-2017 for accessibility, the 2020 NEC, and the referenced NFPA editions noted in the applicable codes (i.e., 2021 IFC references the 2019 edition of NFPA 72) if received by December 31, 2024. 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 a qualified professional. Tiered, staggered, stepped back retaining walls all require permits no matter the height of individual wall.

10/11/2023		11/8/2023	CENTURYLINK COMMUNICATIONS 20	CenturyLink		
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Notes:

10/11/2023	10/12/2023	11/8/2023	CHERRY CREEK BASIN WATER QUALITY AUTHORITY 20	Val Endyk	ADVISORY COMMENTS	See Notes
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Notes:

The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from the Town of Parker that the proposed development plans for SP23-070, Parker Pointe F1 AMD 1 L2A - McDonald's have been or will be reviewed by the Town of Parker for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority's current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to the Town of Parker's review and ultimate determination that the proposed development plans comply with Regulation 72.

If a technical review of the proposed development plan is needed, please contact [LandUseReferral@ccbwwqa.org](mailto:LandUseReferral@ccbwwqa.org). The review may include consultation with the Authority's Technical Manager to address specific questions or to conduct a more detailed Land Use Review, if warranted.

10/11/2023		11/8/2023	COMCAST 20	Butch Buster		
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Notes:



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10/11/2023	10/31/2023	11/8/2023	CONST PLANS - ENVIRONMENTAL	Robert Seacat	REVISIONS REQUIRED	See Engineering Memo and Commnets
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Notes:  
 SP23-070 – Parker Pointe F1 AMD 1 L2A - McDonald's - 1st Environmental Review, 10-23-23

GENERAL COMMENTS (Initial and Interim/Final CBMP Plan Sheets)

Please note that a CBMP Estimate will be required and reviewed with the Grading Permit after all CBMP comments have been addressed and the final site plan is near approval.

1. Key Map is incorrect, site is located south of Stroh Road, please correct.
2. Please add a note stating – “THE VTC PAD FOR A CWA DOES NOT NEED TO CONFORM TO THE FORMAL VTC DETAIL”.
3. Please add a note stating – “THE TRUE LOCATION OF THE CWA MAY BE DETERMINED BY THE TOWN AND THE ECS”.
4. Add the following note to the Initial and Interim/Final CBMP plan sheets: “LOT PROTECTION (LP) IS REQUIRED ON COMMERCIAL LOTS WHEN COMPLETION OF LANDSCAPING IS NOT POSSIBLE and PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.”
5. Please add a note stating – “THE TRUE LOCATION OF THE PORTABLE TOILET PROTECTION (PTP) MAY BE DETERMINED BY THE TOWN AND THE ECS”.
6. Please add a note stating – “MASONRY WORK PROTECTION IS REQUIRED FOR CONSTRUCTION OF BUILDINGS”.
7. Please add a note stating – “ANY ONSITE BULK FUEL STORAGE REQUIRES A FIRE LIFE SAFETY PERMIT FROM THE TOWN OF PARKER PRIOR TO INSTALLATION”. Contact Randy Capra at 303-805-3136 or rcapra@parkeronline.org for FLS Permit questions.
8. Please consider connecting the Stabilized Staging Area (SSA) to the Vehicle Tracking Control (VTC) as shown in the Town’s standard detail. This configuration helps limit the amount of necessary traffic across disturbed areas, further limiting tracking from the site.
9. Please show multiple Portable Toilet Protections (PTP), a site this size must have at least 2 at initial phase. Addition PTPs may be needed in the interim and final phases.
10. Please provide a legend of keys/symbols to correspond to the Town’s 31 CBMP Notes & Details on Erosion Control plan sheets.
11. Include Silt Fence (SF) perimeter controls for the entire LOC. SF is required at existing back of curb/sidewalk and edge of asphalt for all areas surrounding the site.
12. Add a callout/label on all properties adjacent to the project stating: “NO WORK SHALL OCCUR IN THIS AREA”. These areas must be shaded for easy identification.
13. Note: Building Permit will be required for the Job Site Trailer.

INITIAL CBMP PLAN SHEET

14. Please show jersey barriers or construction fence along the sides of the VTC to assure use of the entire 50-foot pad.

INTERIM/FINAL CBMP PLAN SHEETS

15. Sediment Control Log (SCL) is required at back of curb and back of sidewalk immediately after installation of asphalt in roadways and parking areas. This includes landscape islands and all pedestrian walks. Please provide and identify SCL on the plans where needed. Note: if tree lawn/landscape areas are graded to final grade, Erosion Control Blanket (ECB) may be used to cover the entire tree lawn/landscape area instead of using SCL at back of sidewalk/curb.
16. Please provide arrows to indicate the direction of stormwater flow.
17. Remove the roadway striping arrows and cars from the plan sheets to avoid confusion with the stormwater flow arrows.
18. Please provide a minimum of one callout of both Seeding Mulching and Crimping (SMC) and Surface Roughening (SR) in all tracts proposed to be left landscaped in the final condition. Alternatively provide one label for each within each viewport and provide a hatch to define the overall extents.
19. Place note on interim/final plans: “ALL NATIVE SEEDED SLOPES 4:1 AND STEEPER MUST HAVE ECB INSTALLED”.

10/11/2023	11/9/2023	11/8/2023	CONSTRUCTION PLANS - CIVIL	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
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Notes:



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10/11/2023	11/7/2023	11/8/2023	DOUGLAS COUNTY ASSESSORS OFFICE 20	Marian Woodward	REVISIONS REQUIRED	
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Notes:  
11/7/2023 Please be aware of the following comments and concerns:  
1. The vicinity map is incorrect, the site is located south of Stroh Rd.  
Regards,  
Jeremy Hirsch

10/11/2023		11/8/2023	DOUGLAS COUNTY ENGINEERING DIVISION 20	DC Referrals		
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Notes:

10/11/2023	10/30/2023	11/8/2023	DOUGLAS COUNTY PLANNING SERVICES DIVISION 20	DC Referrals	ADVISORY COMMENTS	
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Notes:  
Addressing Comments:  
Please provide the reception number for plat establishing Lot 2A. The plat should be recorded prior to approval of the site plan.  
An address for the proposed McDonalds may be requested by email. Contact DCAddressing@douglas.co.us or 303.660.7411 with questions.  
Planner Comments:  
Vicinity Map on Sheet 1 shows the incorrect location... correct location is south and east of Stroh and Parker Rd.  
The lots are misidentified on all sheets. There is no lot 2A in Parker Pointe and the current Lot 2 does not abut Parker Rd. Is Lot 12 the correct lot as mentioned in the narrative?  
The site layout, from a traffic flow perspective is confusing, especially the turning movements from the proposed Napa Ave. into the site. Will CDOT allow a RI/RO in the right turn lane on NB Parker Rd?

10/11/2023	11/9/2023	11/8/2023	DRAINAGE REPORT - CIVIL	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
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Notes:

10/11/2023	10/11/2023	11/8/2023	ECONOMIC DEVELOPMENT 20	Weldy Feazell	NO COMMENT	
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Notes:

10/11/2023	10/23/2023	11/8/2023	FIRE LIFE SAFETY 20	Randy Capra	REVISIONS REQUIRED	See response ltr
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Notes:



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# Project Reviews Town of Parker



10/11/2023	11/7/2023	11/8/2023	IREA 20	Brooks Kaufman	DENIED	Provide EUSERC Cabinet location
Notes: CORE does not approve transformer location and site lights. The applicant will be required to meet CORE transformer and EUSERC cabinet location/clearance requirements.						
10/11/2023	11/1/2023	11/8/2023	PUBLIC SERVICE COMPANY OF COLORADO 20	Donna George	COMPLETED	please see attached
Notes: please see attached						
10/11/2023	11/9/2023	11/8/2023	SITE PLAN - CIVIL	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
Notes:						
10/11/2023	11/9/2023	11/8/2023	SITE PLAN 20	Amber Wood Hicken	REVISIONS REQUIRED	
Notes:						
10/11/2023	4/8/2024	11/8/2023	SOUTH METRO FIRE 20	South Metro Fire		
Notes:						
10/11/2023	11/9/2023	11/8/2023	TRAFFIC IMPACT STUDY - CIVIL	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
Notes:						
Review Group: SP 1ST 20 ADD						
10/11/2023	11/8/2023	11/8/2023	PARKER WATER AND SANITATION DISTRICT 20	Robert Ramsey	REVISIONS REQUIRED	See Notes
Notes: Please see uploaded documents and comment letter						



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# Project Reviews Town of Parker



Review Group: SP 2ND 15

1/2/2024	1/12/2024	1/23/2024	CONST PLANS - ENVIRONMENTAL 15	Robert Seacat	REVISIONS REQUIRED	See Engineering Memo and Comments
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Notes:

SP23-070 – Parker Pointe F1 AMD 1 L2A - McDonald's – 2nd Environmental Review, 1-12-24

GENERAL COMMENTS (Initial and Interim/Final CBMP Plan Sheets)

Please note that a CBMP Estimate will be required and reviewed with the Grading Permit after all CBMP comments have been addressed and the final site plan is near approval.

INTERIM/FINAL CBMP PLAN SHEETS

1. The Town of Parker does not allow any permanent slopes steeper than 3:1, please adjust the plans to meet this requirement. Please label and identify the ratio of all slopes that are 4:1 or steeper. Specifically, the west and south sides of the site.

1/2/2024	1/24/2024	1/23/2024	CONSTRUCTION PLANS - CIVIL 15	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
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Notes:

1/2/2024	1/23/2024	1/23/2024	DOUGLAS COUNTY ASSESSORS OFFICE 15	Marian Woodward	NO COMMENT	
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Notes:

1/2/2024	1/3/2024	1/23/2024	DOUGLAS COUNTY PLANNING SERVICES DIVISION 15	DC Referrals	NO COMMENT	
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Notes:

1/2/2024	1/24/2024	1/23/2024	DRAINAGE REPORT - CIVIL 15	Michael Walton	APPROVED	
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Notes:

1/2/2024	1/9/2024	1/23/2024	FIRE LIFE SAFETY 15	Randy Capra	APPROVED	
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Notes:

1/2/2024	1/23/2024	1/23/2024	IREA 15	Brooks Kaufman	REVISIONS REQUIRED	Provide EUSERC Cabinet location
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Notes:

The applicant will be required identify the EUSERC Cabinet, meet CORE's clearance requirements and location requirements.

1/2/2024	1/24/2024	1/23/2024	SITE PLAN - CIVIL 15	Michael Walton	APPROVED	
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Notes:



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1/2/2024	1/24/2024	1/23/2024	SITE PLAN 15	Amber Wood Hicken	REVISIONS REQUIRED	
Notes:						
1/2/2024	1/24/2024	1/23/2024	TRAFFIC IMPACT STUDY - CIVIL 15	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
Notes:						
Review Group: SP 2ND 15 ADD						
1/2/2024	1/23/2024	1/23/2024	PARKER WATER AND SANITATION DISTRICT 15	Robert Ramsey	REVISIONS REQUIRED	See Notes
Notes: Please note I am working with the Engineer on this plan set for items needed. Please see the uploaded Easement agreement and Improvement agreement.						
Review Group: SP GRP 10						
3/25/2024	3/26/2024	4/8/2024	CONST PLANS - ENVIRONMENTAL 10	Robert Seacat	APPROVED	See COMMENT
Notes: Note: "ALL NATIVE SEEDED SLOPES 4:1 AND STEEPER MUST HAVE ECB INSTALLED for FINAL STABILAZATION".						
3/25/2024	4/19/2024	4/8/2024	CONSTRUCTION PLANS - CIVIL 10	Alex Mestdagh	REVISIONS REQUIRED	Minor Comments
Notes: Label all structures in Storm Sewer Profile B.  Note that custom bases may be necessary to accomodate the proposed penetrations into the side of the Type 13 combo inlets. Please add the following note to the plans to address this: "Field verify adeqaute space is provided for any proposed penetration into a structure. Should modified inlet bases be required to accommodate any proposed penetration, provide shop drawings to the Town of Parker for review prior to installation on site."  Ensure that drainage easements are provided on the proposed replat as stated. The latest version of replat did not show these.						
3/25/2024	4/7/2024	4/8/2024	IREA 10	Brooks Kaufman	REVISIONS REQUIRED	Additional clearance requirement EUSERC
Notes: The applicant will be required to provide a clear level surface beyond end of the door when door is fully open. See attached CORE handbook specifically page 15.						
3/25/2024	4/8/2024	4/8/2024	SITE PLAN 10	Amber Wood Hicken	REVISIONS REQUIRED	see planning comments 03
Notes:						
3/25/2024	4/19/2024	4/8/2024	TRAFFIC IMPACT STUDY - CIVIL 10	Alex Mestdagh	NO COMMENT	
Notes:						



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# Project Reviews Town of Parker



5/16/2024	6/28/2024	6/3/2024	CONSTRUCTION PLANS - CIVIL 10	Alex Mestdagh	APPROVED	
Notes:						
5/16/2024	6/3/2024	6/3/2024	IREA 10	Brooks Kaufman	APPROVED	
Notes:						
5/16/2024	6/3/2024	6/3/2024	SITE PLAN 10	Amber Wood Hicken	ADVISORY COMMENTS	
Notes: Pending approval from engineering, water. Pending recordation of plat (SUB23-016).						
7/22/2024	8/6/2024	8/6/2024	IREA 10	Brooks Kaufman	APPROVED	
Notes:						
7/22/2024		8/6/2024	SITE PLAN 10	Amber Wood Hicken		
Notes:						
Review Group: SP GRP 10 ADD						
3/25/2024	4/10/2024	4/8/2024	PARKER WATER AND SANITATION DISTRICT 10	Robert Ramsey	REVISIONS REQUIRED	See Notes
Notes: Please see uploaded review letter.						
5/16/2024	6/3/2024	6/3/2024	PARKER WATER AND SANITATION DISTRICT 10	Robert Ramsey	REVISIONS REQUIRED	See Notes
Notes: Please see thew uploaded documents. PWSD will need original documents returned to PWSD. Please stamp the EPOC and date it. Please try to clean up callouts on the plans PWSD does not need all the items listed on them. Please feel free to reach out with any questions you may have.						
7/22/2024	8/6/2024	8/6/2024	PARKER WATER AND SANITATION DISTRICT 10	Robert Ramsey	REVISIONS REQUIRED	See Notes
Notes: Please see uploaded review letter and invoice for domestic tap fee"s						