

December 22, 2023

Amber Wood Hicken
City of Parker Development Review Division
20120 East Mainstreet
Parker, CO 80138

**RE: Parker Pointe F1 Lot 2A, McDonald's – Site Plan, SP23-070
Review Comments 01 Responses**

Dear Ms. Wood Hicken,

Thank you for the comments on November 9th, 2023 for the above-mentioned project. In an effort to address your comments concisely and simplify your review of the Site Plan and construction documents, we have summarized your comments and our responses below.

PLANNING

Amber Wood Hicken / ahicken@parkeronline.org / 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
 - *Response: Noted. Thank you.*
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. Thank you.*
3. Please contact the referral agencies if you have questions regarding their review comment(s).
 - *Response: Noted. Thank you.*
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. Thank you.*
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. Thank you.*

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. Per the Seller's engineer, there were prairie dogs on-site, but they were taken care per City requirements. They are working with the contractor to obtain documentation.*

Site Plan Redlines – Sheet 1

8. Is this facility drive-through only?
- *Response: No, there are seats located inside the building. We have used the drive-through only parking calculation at previous McDonald's locations in the Town of Parker.*
9. Filing No 1
- *Response: Text has been updated.*

Sheet 3

10. Provide setbacks from building to property line on all building sides
- *Response: Setback dimensions from each property line to the building have been added.*
11. Add crosswalk
- *Response: Crosswalk has been added.*
12. Add crosswalk
- *Response: Crosswalk has been added.*
13. also show vehicle stacking space length (min 20')
- *Response: Dimension showing 20' stacking space length has been added.*
14. show sidewalk width
- *Response: Sidewalk dimension has been added.*
15. bicycle parking must be located near building entrances
- *Response: Bicycle parking has been moved closer to east building entrances.*
16. why not connect this sidewalk straight to outer sidewalk?
- *Response: Due to steep grades, a tie in straight to the outer sidewalk is not possible.*
17. need wall height, color (call out exact color)
- *Response: The wall height is 8', and the material and color are called out in the detail. The wall panel will be Parasoleil 'Mariposa' metal screen, pre-finished to match the color RAL 7022. An image of the screen wall panel with a similar color to what will be used is included in this submittal package, and details are shown on the plans.*

18. details needed for retaining wall - materials, height, color
 - *Response: The proposed retaining wall will be a split face MSE block wall with color to match building. Average wall height is 1.2'. A detail has been added to the site plan.*
19. please provide height of existing
 - *Response: Retaining wall is no longer proposed by the master developer.*

Sheet 6

20. fix overlapping - unable to see foot candles
 - *Response: Overlapping foot candles have been updated.*
21. include parking lot specific readings
 - *Response: Parking lot specific readings are provided in the 'paved surface readings' row in the Calculation Summary table. There are no sidewalks included in this calculation.*

Sheet 10

22. more shrubs needed for parking lot screening - consider using evergreen shrubs instead for year-round screening
 - *Response: Larger and taller evergreen shrubs and trees added to parking lot planting beds.*
23. fill in landscaping
 - *Response: There is an existing fire hydrant in this location.*
24. enhanced landscaping (shrubs) needed for parking lot screening
 - *Response: Tall grasses and large shrubs and trees placed in planting bed to screen parking lot.*
25. show grayed back streetscape provided by developer
 - *Response: Streetscape landscape plan grayed back on landscape plan. The landscape company that did the streetscape is no longer a business, so we only have a pdf of the landscape which is shown on the landscape plan.*
26. site perimeter landscape requirements apply
 - *Response: Tree substitutes and screening wall added per our conversation about easements and tree planting area issues.*
27. rock must be 2"-6"
 - *Response: Rock mulch size updated to 2"-6".*

Sheet 11

28. see previous sheet for clouded areas

changes needed to this chart (show required / provided):
EASTERN property line - parking lot perimeter standards

WESTERN property line - site perimeter standards (include here)

NORTHERN property line - both parking lot perimeter (only north of parking lot) and site perimeter (rest of property line)

- *Response: Necessary trees added to all property lines to meet site perimeter standards for all sides.*
- 29. requirement not met
 - *Response: Necessary trees added to property line to meet site perimeter standards.*
- 30. how many evergreens along each property line, 3 or 4?
 - *Response: Evergreen tree counts along perimeter clarified in chart.*
- 31. should be a percentage of the total site area (64,364)
 - *Response: Calculations updated per our conversation.*
- 32. 1 tree / 1,500sf of lot area (64,364?) = 43 trees required

 plant schedule shows 20 trees provided
 - *Response: Tree counts have been updated accordingly per our phone call.*
- 33. shrub substitutions are not a code requirement, so this is confusing
 - *Response: Shrub substitutions removed for all sides except west side, required number of shrubs and trees met for all other sides.*
- 34. 5 shrubs / 1,500sf of lot area = 215 shrubs required

 plant schedule shows 252 provided
 - *Response: Shrub count has been updated accordingly per our phone call.*
- 35. cover sheet shows 64,609sf
 - *Response: Total developed area count updated to 64,609sf.*
- 36. requirements not met
 5 shrubs required / 40 linear feet - substitution requirements not met
 - *Response: No longer applicable.*
- 37. get rid of this table, include western property line in site perimeter requirements table above
 - *Response: Western perimeter requirements added to site perimeter requirements chart.*

Sheet A2.0

- 38. Colored elevations needed
 - *Response: Color elevations are provided in this submittal package.*
- 39. label with cardinal directions (n s e w)
 - *Response: Directions have been labeled.*
- 40. percentage of stucco / EIFS needed
 - *Response: There is no stucco or EIFS on the building, notes have been corrected*
- 41. where is this used? unable to find
 - *Response: There is no stucco or EIFS on the building, notes have been corrected*

Sheet A2.1

42. label with cardinal directions (n s e w)
 - *Response: Directions have been added.*
43. western facade is considered a building front (faces prominent public roadway) and requires 30% transparency
 - *Response: The glazing has been calculated using the 2' to 8' area of the building and the glazing percentage on this wall is 38%*
44. All front and side building facades that face a public roadway shall include a minimum of two (2) of the following building elements:
 - i. Awnings
 - ii. Canopies
 - iii. Arcades
 - iv. Galleries
 - v. Tower elements
 - vi. Prominent roof feature

Canopy provided. possible to add tower element?

 - *Response: per our email conversation on 12/14/24 the widened area of metal and raised parapet at each drive thru window meets the requirements.*

PARKER WATER AND SANITATION DISTRICT

Robert Ramsey

General Comments

1. Please provide address for building and irrigation, once addresses are received, we can invoice you for Domestic Water and Sewer and Irrigation tap fees.
 - *Response: Address will be provided once replat is recorded.*
2. Please review PWSD specification manual to assure that the documents are complete.
 - *Response: Documents that can be provided at this time were provided. Much of the documents will be provided at closing.*
3. Please complete all required documents, SIA, EOPC (Wet stamped by Engineer), LOC, IPP Form, Easement Documents (30', 50', 20' Fire Hydrant Easements).
 - *Response: The SIA is being reviewed by McDonald's but cannot be signed until they close on the property. The EOPC was provided. The LOC will be provided once it is determined that the EOPC is sufficient. The LOC is drafted but holding on signature until confirmation of EOPC. IPP Form was provided. The easement documents will be provided with next round when we can ensure that utilities are not changing locations.*
4. Attached is an invoice for Engineering Review Fees, which must be paid prior to any further action on your project.
 - *Response: Check was mailed and received 11/15.*
5. Please be aware that PWSD will not approve the plans until the Town of Parker, Life Safety has approved the plans.

- *Response: Noted. Thank you.*
- 6. Please submit Landscape Irrigation Plans for this project.
 - *Response: Irrigation plans completed and attached to this submittal.*
- 7. An Engineers Probable Cost shall be included with a 20% contingency which will be held in escrow for the two-year warranty period once your project has received probationary acceptance you will receive 100% of the funds returned.
 - *Response:*
- 8. A Letter of Credit or Cash In Lieu will be required based off of the EPOC that is submitted.
 - *Response: Noted. Thank you.*
- 9. Please note that the overall site does not have probationary acceptance at time, lot plans will not be approved until site has received probationary acceptance.
 - *Response: Noted. Thank you.*

Redlines - Sheet C2.2

- 10. Number all Gate Valves #1 #2
 - *Response: Proposed gate valves have been numbered.*
- 11. #1
 - *Response: Number has been added to fire hydrant label.*

XCEL ENERGY

Donna George / donna.l.george@xcelenergy.com / 303-571-3306

- 1. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan for Parker Pointe F1 AMD 1 L2A - McDonald's. Please be aware PSCo owns and operates existing natural gas distribution facilities along the east property line. The property owner/developer/contractor must complete the application process for any new natural gas service, or modification to existing facilities 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.

If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted by the Designer.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

- *Response: Noted. Thank you. The gas service has been updated to tie into the proposed 2" line along the east property line. The application process will be initiated after this submittal.*

TOWN OF PARKER FIRE/LIFE SAFETY

Randall Capra / rcapra@parkeronline.org / 303-805-3163

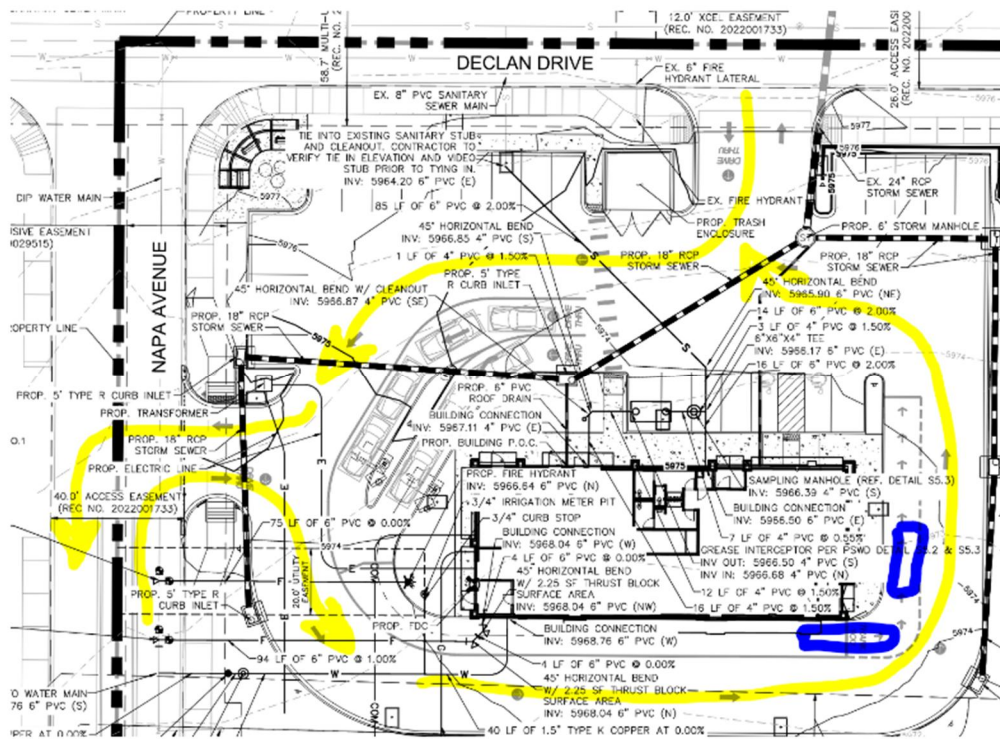
- 1. The applicant shall be aware that no vertical construction on this site will be allowed until such time that curb gutter and first lift of asphalt are installed; a site inspection will be required to ensure that this requirement is made prior to allowing vertical construction to commence.

- *Response: Noted. Thank you.*
 - 2. The riser room shall be sized to accommodate the following:
 - A. The underground fire line is not allowed to have domestic tapped off of it
 - *Response: Noted. Thank you.*
 - B. The sprinkler riser is allowed to enter no further than 24-inches into the building (and any less than 12-inches into the building).
 - *Response: Noted. Thank you.*
 - C. A three-foot clearance shall be provided in front of the riser (with 18" of clearance on either side of the riser).
 - *Response: Noted. Thank you.*
 - D. The fire alarm control panel (FACP) is required to be located on an interior wall.
 - *Response: Noted. Thank you.*
 - E. A three-foot clearance is required in front of the FACP.
 - *Response: Noted. Thank you.*
 - F. Exterior access is required to be provided into the riser room; this access shall be approved.
 - *Response: Noted. Thank you. Exterior access is provided.*
 - G. Access into the building shall be provided through the riser room or immediately adjacent to the riser room.
 - *Response: Noted. Thank you. Exterior access is provided.*
 - H. While domestic water can be located in the riser room, the domestic cannot be located in any way that conflicts with the access requirements for both the FACP and the sprinkler riser.
 - *Response: Noted. Thank you.*
 - I. A sidewalk is required to the riser room and a 5 x 5 pad is required in front of the FDC.
 - *Response: A sidewalk and minimum concrete area of 5'x5' is provided at the FDC.*

The applicant shall provide a floor plan of how the riser room is to be laid out to avoid conflicts with the site plan once the building review submittal has been made; this project will not be approved without this requirement having been met and approved.

- *Response: A floor plan is provided with this submittal.*

- 3. 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. In this case, the applicant has provided an auto turn analysis for a portion of the site; the applicant shall update the analysis to include the right in/right out entry on the south portion of the site; see below and address when resubmitting:



Note – the area identified with the two blue rectangles is of particular concern. People tend to not stay within the lines and the 20-foot drive aisle on the south end creates a potential for delays in response specific to staged or waiting vehicles in this area. Ensure that this issue is addressed adequately or provide signage that states NO PARKING OR STANDING – FIRE LANE in this area (area shown on west side of building... south end as well as the south side of the building).

- *Response: No parking signage has been added to the southwest corner of the drive-thru to prevent cars from parking on the curve. A fire truck turn exhibit has been included in the submittal, but the path from the north right-in, right-out access is not able to circle the building. Instead, a path showing a truck entering from the east full access is shown looping the building.*

4. The applicant shall provide NO PARKING – FIRE LANE signage for any portion of the access where the 24-foot clear width requirement cannot be met; areas that are required to have this signage are located on both the north and sides of the building. See below for areas highlighted in yellow:

Note - 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-ton, 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. Design criteria has been provided at the end of this document; ensure compliance when resubmitting.

- *Response: No parking fire lane signage has been added at even intervals, 2’ off the flow line along the north, west, and south drive aisles.*

5. 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. Thank you.*
6. 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. Thank you.*

ENGINEERING REVIEW

Michael Walton / 303-840-9546

Traffic and Roadway Review Comments – Construction Plans

1. Provide an overall utility plan sheet as part of the Town CD set.
 - *Response: An overall utility sheet has been added to the Civil CD set.*
2. Due to spacing requirements, the northern entrance must be a restricted movement. Provide a knuckle in the access to restrict movement.
 - *Response: Due to requested fire access to enter the site via the right-in, right-out, we cannot provide a knuckle in this access.*

Traffic and Roadway Review Comments – Site Plan

1. While not required along private roadways, it is highly recommended by Town staff to evaluate sight lines in accordance with Town standard detail 24 to ensure safe ingress and egress from the site.
 - *Response: Plants removed from sight triangle area and any nearby are 24" or less in height. Sight distance triangle is also included on the site plan.*
2. Provide a minimum of 7-feet between any existing or proposed storm sewer and any existing or proposed tree.
 - *Response: Proposed tree trunks placed 7 feet from storm sewers.*

Traffic Impact Study

1. Due to the poor selection of uses in comparison to the proposed uses for the site, a revised master study is being produced and is currently under review. Please note that the traffic generation letter will need to reference and conform to the revised study once complete. Town Staff will forestall any further review of the conformance letter until the master study revisions have been completed.
 - *Response: Noted. Thank you. We will update the letter once we receive this updated traffic study from the Seller's Engineer.*
2. Provide an exhibit alongside the queuing analysis showing the queued vehicles with anticipated stacking.
 - *Response: A queuing analysis of the drive-thru has been included with this submittal.*

STORMWATER REVIEW

Michael Walton / 303-840-9546

Environmental – Construction Plans

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.

- *Response: The vicinity map has been updated.*
- 2. Please add a note stating – “THE VTC PAD FOR A CWA DOES NOT NEED TO CONFORM TO THE FORMAL VTC DETAIL”.
 - *Response: This note is featured in plan view and has also been added to the ‘Notes’ section on the initial and interim-final plan sheets.*
- 3. Please add a note stating – “THE TRUE LOCATION OF THE CWA MAY BE DETERMINED BY THE TOWN AND THE ECS”.
 - *Response: This note is featured in plan view and has also been added to the ‘Notes’ section on the initial and interim-final plan sheets.*
- 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.”
 - *Response: The note has been added to the ‘Notes’ section on the initial and interim-final plan sheets.*
- 5. Please add a note stating – “THE TRUE LOCATION OF THE PORTABLE TOILET PROTECTION (PTP) MAY BE DETERMINED BY THE TOWN AND THE ECS”.
 - *Response: This note is featured in plan view and has also been added to the ‘Notes’ section on the initial and interim-final plan sheets.*
- 6. Please add a note stating – “MASONRY WORK PROTECTION IS REQUIRED FOR CONSTRUCTION OF BUILDINGS”.
 - *Response: The note has been added to the ‘Notes’ section on the initial and interim-final plan sheets.*
- 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.
 - *Response: The note has been added to the ‘Notes’ section on the initial and interim-final plan sheets.*
- 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.
 - *Response: The SSA has been connected to the VTC.*
- 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.
 - *Response: A second PTP has been added to the plan.*
- 10. Please provide a legend of keys/symbols to correspond to the Town’s 31 CBMP Notes & Details on Erosion Control plan sheets.
 - *Response: A legend is provided that corresponds to the Town’s CBMP abbreviations.*

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.
 - *Response: Silt fence has been added to site perimeter and adjacent to existing curb and sidewalk.*
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.
 - *Response: Adjacent property labels have been updated with the specified text.*
13. Note: Building Permit will be required for the Job Site Trailer.
 - *Response: Noted. Thank you.*

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.
 - *Response: Construction fence has been added to the sides of the VTC.*

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.
 - *Response: Sediment control logs have been added to plan behind proposed back of curb and sidewalk.*
16. Please provide arrows to indicate the direction of stormwater flow.
 - *Response: Flow arrows have been added to the plan.*
17. Remove the roadway striping arrows and cars from the plan sheets to avoid confusion with the stormwater flow arrows.
 - *Response: Roadway striping and cars have been removed.*
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.
 - *Response: SMC and SR labels have been added to all landscaped areas. The hatch has been added to the legend.*
19. Place note on interim/final plans: "ALL NATIVE SEEDED SLOPES 4:1 AND STEEPER MUST HAVE ECB INSTALLED".
 - *Response: Note has been added to "Notes" section.*

Construction Plans – Stormwater

1. All storm sewer systems collecting drainage from the proposed drive aisles and parking areas must adhere to the standards and specifications outlined within Section 6.3.3 of the Town's SDECM, including dedication of drainage easements. Provide drainage easements and identify them on the

storm sewer plan and profile sheets. Once the application nears approval, provide an exhibit and description for the approved easement location.

- *Response: 25' drainage easements have been added to the plans.*
2. Please note Type R inlets should be placed on a straight section of curb and gutter with adequate curb transition length per the CDOT standard detail provided. Adjust inlet locations as needed to accommodate this. Please also evaluate if any inlets can be upsized or sumps increased to decrease the overall number of structures proposed for decreased construction and maintenance costs.
 - *Response: Type R inlets have been adjusted to allow for 3' of transition curb between the edge of the structure and the start of a bend in a curb per CDOT's detail. The number of inlets cannot be reduced due to cross slope restraints and keeping direction of flow away from the building.*
 3. Provide and identify minor and major storm hydraulic grade lines on all storm sewer profiles.
 - *Response: Minor and major storm HGLs have been added to storm profiles.*
 4. Provide a minimum of a 0.2-foot drop between any invert in and the invert out of a structure.
 - *Response: Due to cover restraints, only 0.1' drops have been provided across structures. The storm will be privately maintained.*
 5. When changing pipe sizes across structures, please consider having the soffit of the smaller pipe match the soffit of the larger pipe for improved hydraulics.
 - *Response: Noted. Thank you. This is not possible for most changes in pipe size due to cover restraints.*

Drainage Report

1. Please note that flows discharged to the swale are then routed directly to the channel. Revise narrative to reflect this and provide additional narrative discussing whether the proposed delineation sends additional flows to the swale beyond what was assumed within the master study.
 - *Response: The narrative has been revised. An additional 0.08 acres of landscaped area from what was proposed in the master drainage study will be routed to the existing grass swale, but since it is landscaping, increased water quality capture volume is not required.*
2. Please note that any flows which cannot be captured and conveyed to a means of flood control require compensatory storage in accordance with SDECM section 7.2.4. Please evaluate the flows which will be discharged offsite and confirm within the narrative whether compensatory storage was already accounted for within the master study for these areas. If not, please coordinate with Town staff regarding the amount of additional flow to be discharged offsite to determine whether additional compensatory storage will be required.
 - *Response: The narrative has been revised to describe basins where additional uncaptured flow from the site is proposed. An additional 0.08 acres of landscaped area from what was proposed in the master drainage study will be routed to the existing grass swale, but since it is landscaping, increased water quality capture volume is not required.*
3. Provide storm sewer hydraulic calculations within the appendix.
 - *Response: Hydraulic calculations have been provided.*

**Building
Randy Sale**

1. 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), 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.
 - *Response: Noted. Thank you.*
2. 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.
 - *Response: Noted. Thank you.*

CORE

Brooks Kaufman

1. CORE does not approve transformer location and site lights. The applicant will be required to meet CORE transformer and EUSERC cabinet location/clearance requirements.
 - *Response: Noted. Thank you. The transformer has been relocated to the northwest corner of the site to provide required clear width. The site light poles have been moved away from the transformer and EUSERC cabinet. The EUSERC cabinet location is shown on the building elevations and 3' clearance is provided.*

Douglas County Assessors Office

Marion Woodward

1. The vicinity map is incorrect, the site is located south of Stroh Rd.
 - *Response: The vicinity map has been updated.*

Douglas County Planning Services Division

DC Referrals

Addressing Comments

1. Please provide the reception number for plat establishing Lot 2A. The plat should be recorded prior to approval of the site plan.
 - *Response: The plat has not yet been recorded. The reception number will be provided once available.*
2. An address for the proposed McDonalds may be requested by email. Contact DCAddressing@douglas.co.us or 303.660.7411 with questions.

- *Response: Noted. Thank you.*

Planner Comments

3. Vicinity Map on Sheet 1 shows the incorrect location... correct location is south and east of Stroh and Parker Rd.
 - *Response: The vicinity map has been updated.*
4. 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?
 - *Response: The lot is being replatted per Parker Pointe Subdivision Filing No. 2. With the replat, Lots 11 and 12 are vacated to form Lot 2A. This draft plat is attached, but it has not yet been recorded.*
5. 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?
 - *Response: This RI/RO is part of the master development, which has been approved.*

Cherry Creek Basin Water Quality Authority


Val Endyk

1. 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. 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.
 - *Response: Noted. Thank you.*

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, PE
Project Manager