



Development Review Division

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

M E M O R A N D U M

TO: Robert Palmer, Strategic Land Solutions
FROM: Ashley Chasez, Planner I
DATE: April 17, 2024
SUBJECT: Parker Central Area F5 L2 B1 - McDonalds
Review Comments 01

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: Ashley Chasez

EMAIL: achasez@parkeronline.org

PHONE: 303.805.3331

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.

- 8. **Utility transformers:** Pursuant to section 13.10.090- Utilities of the Town of Parker Land Development Ordinance all on-site utilities serving a single use shall be placed underground. On-site utilities for the provision of service to nonresidential use(s) such as pedestals, transformers or other equipment may be placed above ground in a rear-yard or side-yard utility easement only. Transformers and other utility equipment associated with the application shall be shown on the approved Site Plan. Please work with staff to determine the correct placement for this equipment.

Site Plan and Project Details

- 1. **Please see the attached redlines for additional information.**

Comment Addressed: Yes No

Response:

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 – Construction Plans (Environmental)
- Town of Parker – Fire, Life & Safety
- CORE

The following agencies have not provided comments for review. Please reach out to the following agencies to get comments.

- Town of Parker – Construction Plans (Civil)
- Town of Parker – Drainage Report (Civil)
- Town of Parker – Site Plan (Civil)
- Urban Drainage and Flood Control District
- Douglas County School District

Attached to the Planning comments is a printout of all review comments on the project. These comments include all comments from the first submittal to the most recent. They are organized from oldest to most recent. Therefore, the comments from this referral can be found at the end of the document.

Comment(s) Addressed: Yes No

Response:

Property Owner

Date

Project Representative

Date

LEGAL DESCRIPTION:

LOT 2, BLOCK 1, PARKER CENTRAL AREA FILING NO. 5, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF DOUGLAS, STATE OF COLORADO.

LOT 2, BLOCK 1, REPLAT OF PARKER CENTRAL AREA, FILING NO. 5 PER DOUGLAS COUNTY ASSESSORS OFFICE

BENCHMARK:

BENCHMARK: DOUGLAS COUNTY CONTROL MONUMENT 1090035 3.25" ALUMINUM CAP STAMPED "DOUGLAS COUNTY GIS" LOCATED ON THE WEST SIDE OF PARKER ROAD ACROSS FOR THE NORTHEAST CORNER OF 10841-B S. PARKER ROAD.

ELEVATION: 5883.72 FEET (NAVD 1988 DATUM).

THE CONTOURS SHOWN HEREON ARE AT ONE (1) FOOT INTERVALS.

BASIS OF BEARINGS:

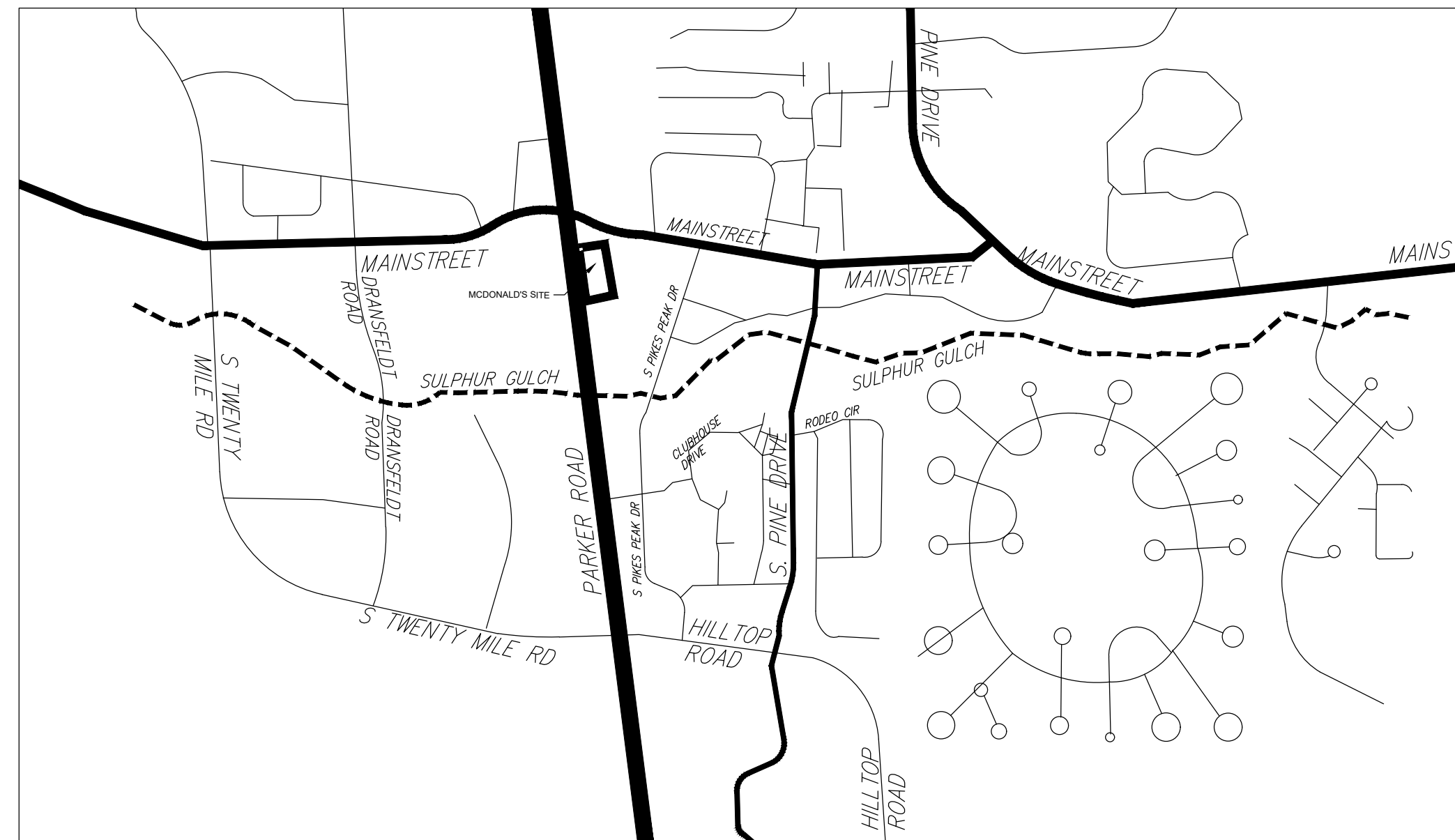
BEARINGS ARE BASED ON THE WEST LINE OF THE NE 1/4 OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING N00°13'03"W BOUND BY THE MONUMENTS SHOWN HEREON.

FLOODPLAIN:

THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08035C0069F WITH AN EFFECTIVE DATE OF SEPTEMBER 30, 2005. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.

SITE DEVELOPMENT PLAN MCDONALDS REMODEL AT PARKER CENTRAL AREA FILING NO. 5, BLOCK 1, LOT 2

PARKER CENTRAL AREA FILING NO. 5, BLOCK 1, LOT 2, TOWN OF PARKER,
COUNTY OF DOUGLAS, STATE OF COLORADO.
ADDRESS: 10950 S. PARKER ROAD



VICINITY MAP
SCALE: 1"=1000'

PROJECT CONTACTS:

DEVELOPER
MCDONALD'S CORPORATION
2595 PONDEROSA ROAD
FRANKTOWN, CO 80116
PHONE: 206.234.4374
CONTACT: MR. ROBERT YAGUSESKY

APPLICANT
STRATEGIC LAND SOLUTIONS
2595 PONDEROSA ROAD
FRANKTOWN, CO 80116
PHONE: 720.384.7661
CONTACT: ROBERT PALMER, P.E.

CIVIL ENGINEER
STRATEGIC LAND SOLUTIONS
2595 PONDEROSA ROAD
FRANKTOWN, CO 80116
PHONE: 720.384.7661
CONTACT: ROBERT PALMER, P.E.

ARCHITECT
ARRIS ARCHITECTURE
3436 NEW CASTLE DR.
LOVELAND, CO 80538
PHONE: 970.988.8302

LANDSCAPE ARCHITECT
NATURAL DESIGN SOLUTIONS, INC.
5539 COLT DRIVE
LONGMONT, CO 80507
PHONE: 303.443.0388
CONTACT: MR. NEIL MCLEANE

REGULATORY CONTACTS
TOWN OF PARKER
COMMUNITY DEVELOPMENT DEPARTMENT
20120 E. MAINSTREET
PARKER, CO 80138
CONTACT: PATRICK MULREADY (SENIOR PLANNER)
PHONE: 303.841.2332

ENGINEERING DEPARTMENT
20120 E. MAINSTREET
PARKER, CO 80138
CONTACT: TOM WILLIAMS (MANAGER OF ENGINEERING AND STORMWATER)
PHONE: 303.805.3220

WATER/SANITARY SEWER
PARKER WATER AND SANITATION DISTRICT
18100 E WOODMAN DRIVE
PARKER, CO 80134
PHONE: 303-841-4627

FIRE/LIFE SAFETY
SOUTH METRO FIRE DEPARTMENT/TOWN OF PARKER
20120 E. MAINSTREET
PARKER, CO 80138
CONTACT: RANDY CAPRA
PHONE: 303.805.3163

ELECTRIC
INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION (REA)
5496 N. U.S. HIGHWAY 85
SEDALIA, CO 80135
CONTACT: REN OSTERWALD
PHONE: 303.852.5582

GAS
XCEL ENERGY
DENVER, CO 80202
PHONE: 800.895.2999

SITE INFORMATION:

ADDRESS:	10950 S. PARKER ROAD
DEVELOPER/OWNER:	MCDONALD'S CORPORATION
ZONING:	TOWN CENTER PLANNED DEVELOPMENT (PD)
LOT SIZE:	30,535 S.F. (0.70 ACRE)
EX. LAND USE:	FAST FOOD RESTAURANT
PROP. LAND USE:	FAST FOOD RESTAURANT
LANDSCAPING REQUIRED/PROPOSED:	10% REQUIRED / 21% PROPOSED
GROSS FLOOR AREA EXISTING:	GROSS FLOOR AREA: 6,088 S.F.
GROSS FLOOR AREA PROPOSED:	GROSS FLOOR AREA: 6,072 S.F.
PROPOSED BUILDING HEIGHT:	23'-6" TO TOP OF PARAPET
REQUIRED PARKING (1 PER 150 S.F. NLA):	41-SPACES
PROVIDED PARKING:	41-SPACES (29 ONSITE AND 12 CROSS-ACCESS PER PD)
ACCESSIBLE SPACES REQUIRED/PROVIDED:	2-REQUIRED / 2-PROVIDED
VAN ACCESSIBLE SPACES REQUIRED/PROVIDED:	1-REQUIRED/2-PROVIDED
BICYCLE PARKING REQUIRED/PROVIDED:	4-REQUIRED/4-PROVIDED

LIST OF DRAWINGS

TO1.0	TITLE SHEET
EX1.0	EXISTING CONDITIONS
DM1.0	DEMOLITION PLAN
C1.0	SITE PLAN
C1.1	FIRE DEPARTMENT ACCESS
C2.0	GRADING PLAN
C3.0	UTILITY PLAN
LI1.0	PHOTOMETRIC PLAN
LS1.0	LANDSCAPE PLANS
LS1.1	TREE CONSERVATION PLAN
IRR1.0	IRRIGATION PLAN
IRR2.0	IRRIGATION DETAILS & NOTES
A2.01	BUILDING FLOOR PLAN
A3.01	EXTERIOR ELEVATIONS
A3.02	EXTERIOR ELEVATIONS
A3.03	EXTERIOR RENDERING
CD.1	TRASH ENCLOSURE

LEGEND
NOT ALL SYMBOLS APPEAR ON SHEET

	EXISTING CURB AND GUTTER TO REMAIN
	EXISTING CURB AND GUTTER TO BE REMOVED
	NEW CURB AND GUTTER. SEE SCHEDULE NOTE 3.
	NEW STRIPING (4" WHITE)
	EXISTING CONCRETE
	EXISTING PROPERTY LINE (APPROX.-NOT SURVEYED)
	EXISTING SANITARY SEWER
	EXISTING GAS
	EXISTING ELECTRICAL
	EXISTING WATER
	EXISTING TELEPHONE
	EXISTING STORM DRAIN
	EXISTING STRIPING TO BE REMOVED
	EXISTING BOLLARD

	FL FLOW LINE
	GB GRADE BREAK
	HP HIGH POINT
	ME MATCH EXISTING
	P PAVEMENT
	TC TOP OF CURB
	W SIDEWALK

	PROPOSED 4000 PSI CONCRETE
	PROPOSED LANDSCAPING
	DEMOLITION AREA

NO.	DATE	REVISION DESCRIPTION

CIVIL ENGINEERING CONSULTANT

Strategic Land Solutions, Inc.
2595 PONDEROSA ROAD
FRANKTOWN, CO 80116
720.384.7661 Phone
rpalmer@strategicls.net
Robert J. Palmer, PE
President

PREPARED UNDER THE DIRECT SUPERVISION OF:

SEAL: **ROBERT J. PALMER**
36320
PROFESSIONAL ENGINEER

BY Robert J. Palmer, PE
Licensed Professional Engineer (CO PE #36320),
AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC.

McDonald's
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

ROCKY MOUNTAIN REGION
ADDRESS: 4643 S. ULLSTER STREET, SUITE 1300, DENVER, COLORADO 80237

STREET ADDRESS	10950 S. PARKER ROAD
CITY	PARKER
STATE	COLORADO
COUNTY	DOUGLAS
REGIONAL DING. NO.	500162
MARKING DIA.	tbd

SCALE:	1"=20'	MD RE:	BOWAN
DATE:	09/05/2022	MD P/CM:	PEDIGO
DESIGNED BY:	RJP	FILE NAME:	CURRENT.DWG
DRAWN BY:	RJP	SLS. NO. 14-001-47	
CHECKED BY:	RJP		

DRAWING TITLE

TITLE SHEET

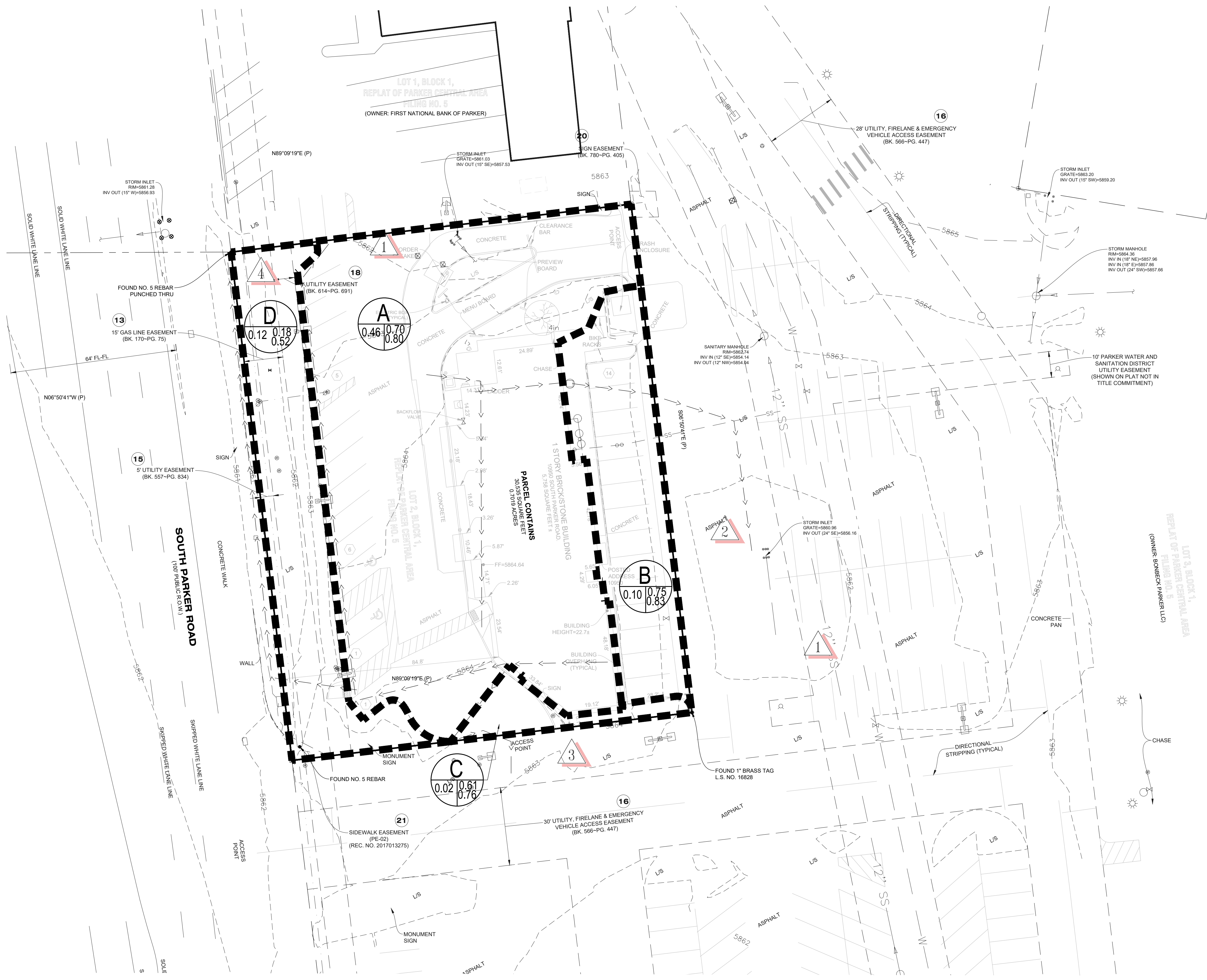
SHEET NO.

TO1.0

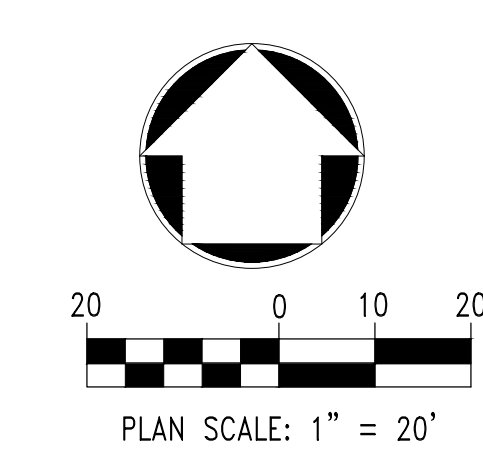


SITE DEVELOPMENT PLAN MCDONALDS REMODEL AT PARKER CENTRAL AREA FILING NO. 5, BLOCK 1, LOT 2

PARKER CENTRAL AREA FILING NO. 5, BLOCK 1, LOT 2, TOWN OF PARKER,
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ADDRESS: 10950 S. PARKER ROAD

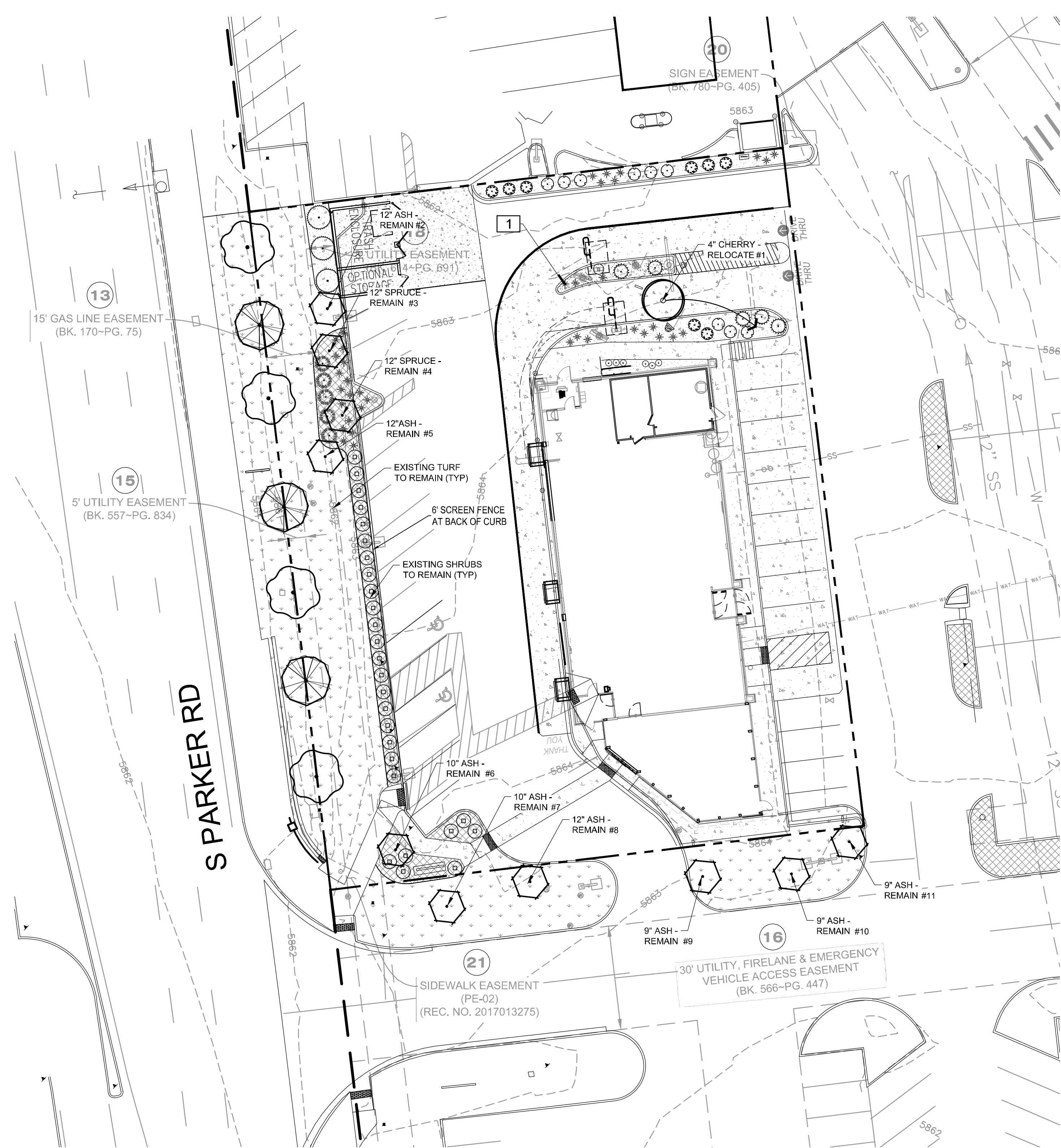


- NOTES CORRESPONDING TO SCHEDULE B - SECTION 2 OF TITLE COMMITMENT:
- 8 ANY EXISTING LEASES OR TENANCIES, AND ANY AND ALL PARTIES CLAIMING BY, THROUGH OR UNDER SAID LESSEES. (NOT ADDRESSED.)
 - 9 RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT. RECORDED DATE: AUGUST 04, 1900; RECORDING NO.: BOOK 12, PAGE 149. (APPLIES TO SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
 - 10 THE EFFECT OF QUIT CLAIM DEED FROM PARKER CENTER ASSOCIATES, LTD., A COLORADO LIMITED PARTNERSHIP TO PARKER WATER AND SANITATION DISTRICT. RECORDED DATE: MARCH 15, 1984; RECORDING NO.: BOOK 512, PAGE 235. (APPLIES TO SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
 - 11 THE EFFECT OF QUIT CLAIM DEED FROM PARKER CENTER ASSOCIATES, LTD., A COLORADO LIMITED PARTNERSHIP TO PARKER WATER AND SANITATION DISTRICT. RECORDED DATE: MARCH 28, 1984; RECORDING NO.: BOOK 513, PAGE 938. (APPLIES TO SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
 - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 - 12 GRANTED TO: COLORADO TELEPHONE COMPANY; PURPOSE: UTILITY EASEMENT; RECORDED DATE: DECEMBER 19, 1905; RECORDING NO.: BOOK 34, PAGE 334 AND ASSIGNED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, RECORDING DATE: JULY 31, 1911; RECORDING NO.: BOOK 39, PAGE 547. (APPLIES TO SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
 - 13 RIGHT OF WAY TO WYCO PIPE LINE COMPANY, A DELAWARE CORPORATION, AS CONTAINED IN INSTRUMENT RECORDED MAY 20, 1966 IN BOOK 170, PAGE 75, PROVIDING AS FOLLOWS: TO CONSTRUCT, MAINTAIN, INSPECT, OPERATE, PROTECT, REPAIR, REPLACE, CHANGE THE SIZE OF, OR REMOVE A PIPE LINE OR PILE LINES, FOR THE TRANSPORTATION OF OIL, GAS AND THE PRODUCTS THEREOF. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO AND FROM SAID LAND OR LINES OR ANY OF THEM, FOR THE PURPOSES AFORESAID. NOTE: SAID EASEMENT AFFECTS THE WESTERLY OR FRONT 15 FEET TO SUBJECT PROPERTY AS SHOWN ON THE RECORDED PLAN. (APPLIES TO SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
 - NOTES, EASEMENTS AND RESTRICTIONS AS SHOWN ON PLAN UNIT DEVELOPMENT FOR PARKER PLANNED COMMUNITY DEVELOPMENT PLAN, RECORDING DATE: MAY 11, 1981; RECORDING NO.: RECEPTION NO. 268385. (APPLIES TO SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
 - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 - 16 GRANTED TO: PUBLIC SERVICE COMPANY OF COLORADO; PURPOSE: UTILITY EASEMENT; RECORDING DATE: JANUARY 11, 1985; RECORDING NO.: BOOK 557, PAGE 834. (APPLIES TO SUBJECT PROPERTY, PLOTTABLE ITEMS ARE SHOWN HEREON.)
 - RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE. RECORDING DATE: MARCH 21, 1985; RECORDING NO.: BOOK 566, PAGE 447. AGREEMENT AND ESTOPPEL CERTIFICATE AS RECORDED OCTOBER 18, 1994 AT RECEPTION NO. 9453456. (APPLIES TO SUBJECT PROPERTY, PLOTTABLE ITEMS ARE SHOWN HEREON.)
 - TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SIGN EASEMENT AGREEMENT AS RECORDED NOVEMBER 18, 2009 AT RECEPTION NO. 2009087901. (DOES NOT APPLY TO SUBJECT PROPERTY.)
 - UTILITY EASEMENT AS GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO IN INSTRUMENT RECORDED DECEMBER 18, 1985, IN BOOK 614 AT PAGE 691. (APPLIES TO SUBJECT PROPERTY, PLOTTABLE ITEMS ARE SHOWN HEREON.)
 - TERMS, CONDITIONS, PROVISIONS, RESTRICTIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN USE RESTRICTION AS RECORDED JANUARY 14, 2004 AT RECEPTION NO. 2004005956. (APPLIES TO SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
 - TERMS, CONDITIONS, PROVISIONS, BURDENS, RESTRICTIONS, EASEMENTS AND OBLIGATIONS AS CONTAINED IN EASEMENT AGREEMENT AS RECORDED MARCH 10, 1988 IN BOOK 780 AT PAGE 405. (APPLIES TO SUBJECT PROPERTY, PLOTTABLE ITEMS ARE SHOWN HEREON.)
 - TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE PUBLIC SIDEWALK EASEMENT AGREEMENT AS SET FORTH BELOW: RECORDING DATE: FEBRUARY 24, 2017; RECORDING NO.: RECEPTION NO. 2017013275. (APPLIES TO SUBJECT PROPERTY, PLOTTABLE ITEMS ARE SHOWN HEREON.)
 - TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AUTOMATED TELECOM TECHNOLOGY INC. PAYPHONE LOCATION LEASE AGREEMENT AS RECORDED NOVEMBER 8, 1996 AT RECEPTION NO. 9662769. (APPLIES TO SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)

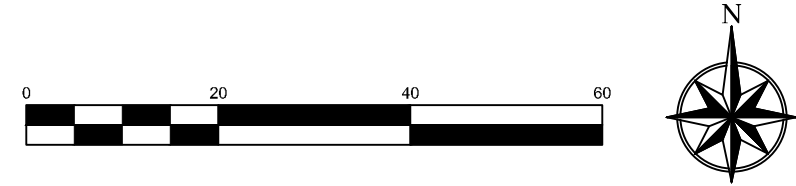


811
Know what's below.
Call before you dig.

 2595 PONDEROSA ROAD FRANKTOWN, CO 80116 720.384.7661 Phone rpalmer@strategicls.net Robert J. Palmer, PE President	
PREPARED UNDER THE DIRECT SUPERVISION OF: SEAL: ROBERT J. PALMER, PE 36320 PROFESSIONAL ENGINEER BY Robert J. Palmer, PE Licensed Professional Engineer (CO PE #36320), AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC.	
 THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.	
STREET ADDRESS: 10950 S. PARKER ROAD	OFFICE ADDRESS: ROCKY MOUNTAIN REGION 4643 S. UJSTER STREET, SUITE 1300, DENVER, COLORADO 80237
CITY: PARKER	COUNTY: DOUGLAS
STATE: COLORADO	ZIP CODE (A): 80016
REGIONAL DING. NO. (OPTIONAL)	ZIP CODE (B): 500162
SCALE: 1" = 20'	M&D REF: BOWAN
DATE: 09/05/2022	M&D P/C/M: PEDIGO
DESIGNED BY: RJP	FILE NAME: CURRENT.DWG
DRAWN BY: RJP	S.I.S. NO.: 14-001-47
CHECKED BY: RJP	DRAWING TITLE: EXISTING CONDITIONS
SHEET NO.: <h1 style="font-size: 2em;">EX1.0</h1>	



TREE CONSERVATION PLAN
SCALE: 1" = 20'



PLANT LEGEND

- 1 RELOCATE AS INDICATED / EXISTING TREE TO BE RELOCATED
ARROW POINT INDICATES NEW LOCATION
- 10 TO REMAIN- PROTECT DURING CONSTRUCTION / EXISTING TREE TO REMAIN

TREE MITIGATION CHART

TREE #	SPECIES	DIAMETER INCHES	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
1	Prunus	4	n/a	Relocate	-
2	Fraxinus	12	n/a	Preserve	-
3	Picea	12	n/a	Preserve	-
4	Picea	12	n/a	Preserve	-
5	Fraxinus	12	n/a	Preserve	-
6	Fraxinus	10	n/a	Preserve	-
7	Fraxinus	10	n/a	Preserve	-
8	Fraxinus	12	n/a	Preserve	-
9	Fraxinus	9	n/a	Preserve	-
10	Fraxinus	9	n/a	Preserve	-
11	Fraxinus	9	n/a	Preserve	-
Total		111	\$ -		0

MITIGATION CHART ONLY SHOWS ON-SITE TREES IMPACTED BY DEVELOPMENT PROPOSAL.

NO.	DATE	REVISION DESCRIPTION

Strategic Land Solutions, Inc.
2595 PONDEROSA ROAD
FRANKTOWN, CO 80116
720.384.7661 Phone
rpalmer@strategics.net
Robert J. Palmer, PE
President

ROCKY MOUNTAIN REGION
ADDRESS: 4643 S. JILSTER STREET, SUITE 1300, DENVER, COLORADO 80237

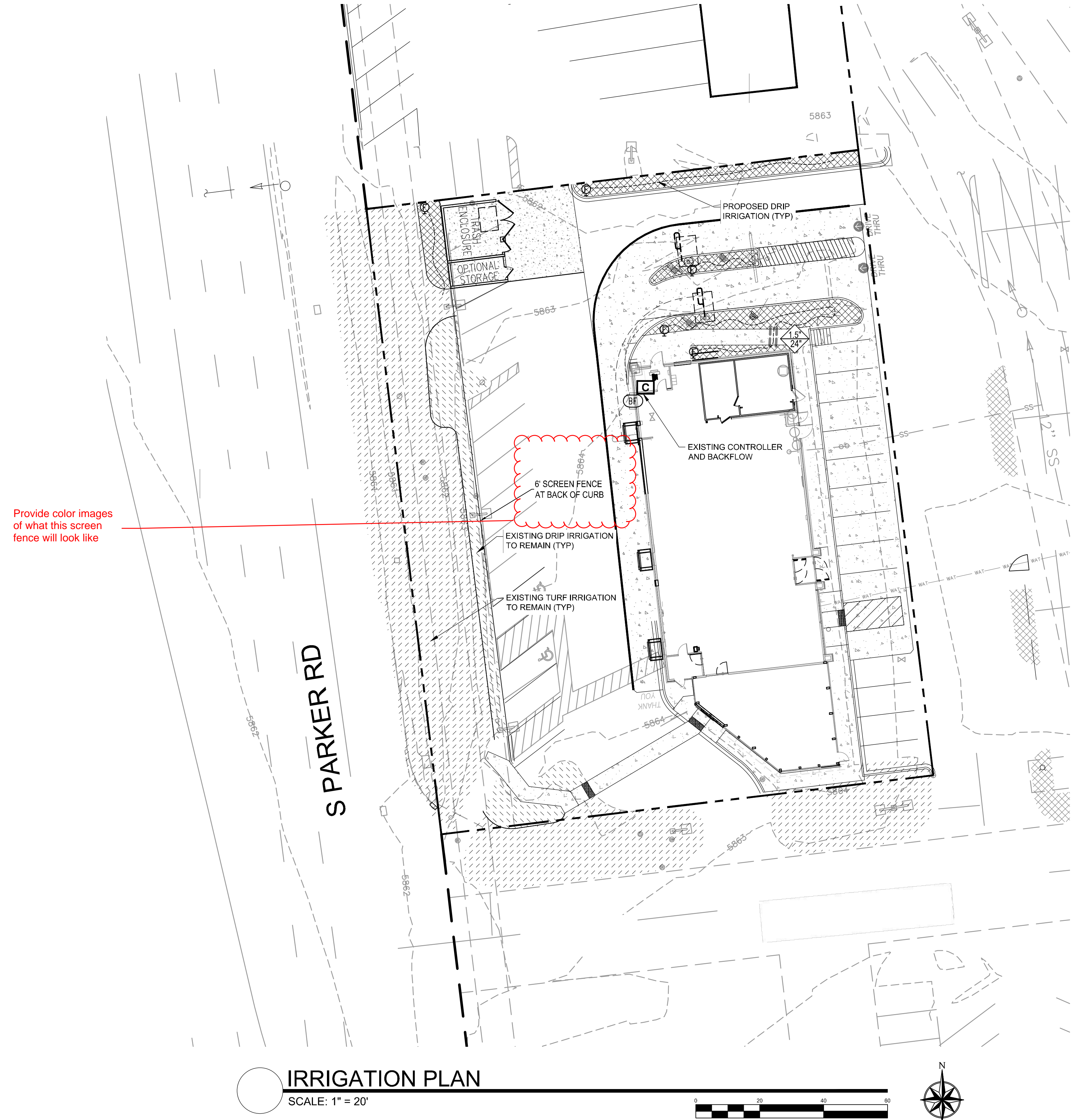
STREET ADDRESS	10950 S. PARKER ROAD	STATE	COLORADO
CITY	PARKER	COUNTY	DOUGLAS
REGIONAL ZONE NO.		STATE STORE #	500162
		NATIONAL #	tbd

SCALE:	1"=20'	MAP RE:	BOWAN
DATE:	09/05/2022	MAP P/C:	PEDIGO
DESIGNED BY:	JRO	FILE NAME:	CURRENT.DWG
DRAWN BY:	JRO	SLS IN: 14-001-62	

TREE CONSERVATION PLAN

SHEET NO: **LS1.1**

NDS
NATURAL DESIGN SOLUTIONS
Landscape Architecture
Land Planning · Irrigation Design
5539 Colt Drive, Longmont, CO 80503
(303) 443-0388 · neil@ndscolorado.com

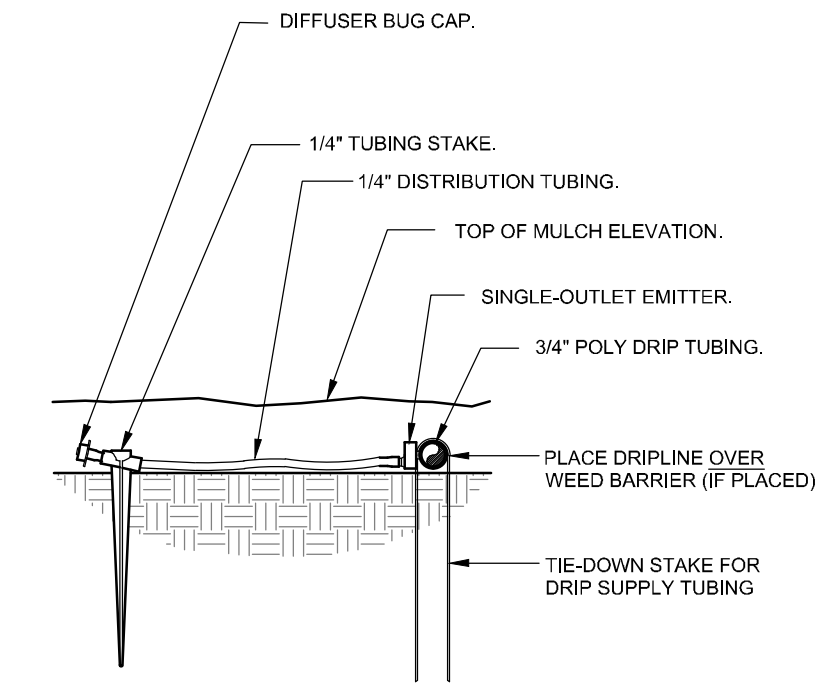
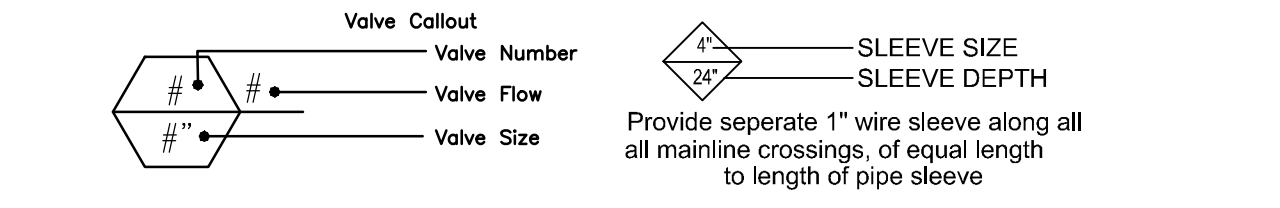


Provide color images of what this screen fence will look like

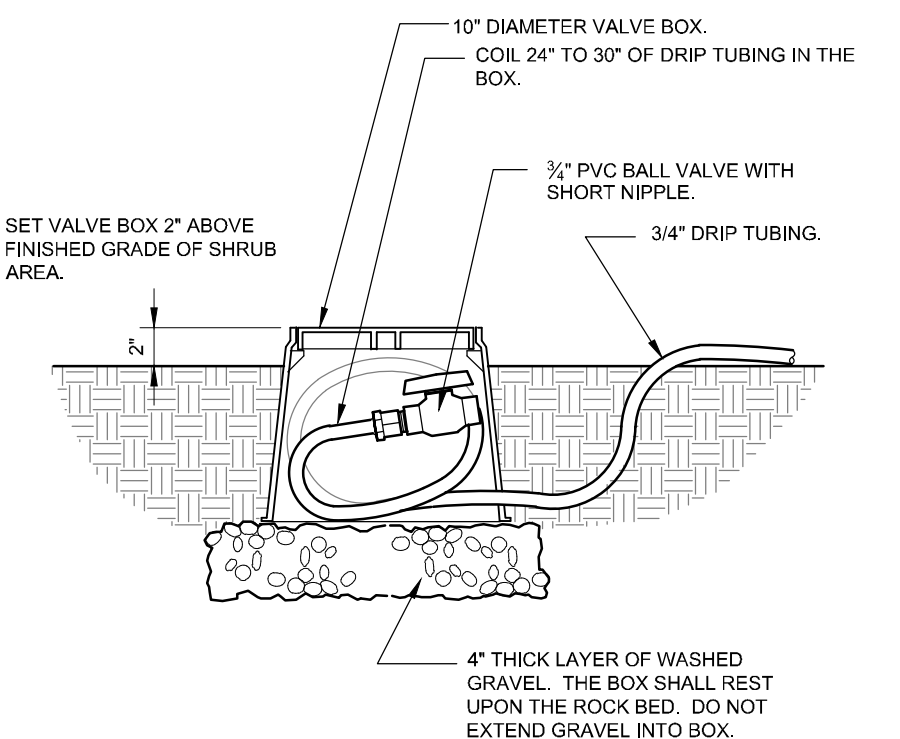
IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	QTY
	EXISTING DRIP AREAS EXISTING DRIP IRRIGATION TO REMAIN.	
	EXISTING TURF SPRAY TO REMAIN - PROTECT IN PLACE. REPAIR OR REPLACE ANY DAMAGED OR MALFUNCTIONING COMPONENTS AND VERIFY PROPER COVERAGE.	
	PROPOSED DRIP AREAS EXTEND IRRIGATION FROM EXISTING DRIP ZONES. MODIFY LAYOUT AS NECESSITATED. VERIFY PROPER FUNCTIONALITY AND REPLACE ANY DAMAGED OR MALFUNCTIONING COMPONENTS.	
	FLUSH VALVE 3/4" PVC BALL VALVE IN 10" VALVE BOX.	4
	EXISTING BACKFLOW	1
	EXISTING CONTROLLER	1

PIPE SLEEVE: PVC SCHEDULE 40
PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. SLEEVES TO BE MINIMUM 2X PIPE DIAMETER UNLESS OTHERWISE NOTED. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.



1 DRIP EMITTER DETAIL
3" = 1'-0" 32 8413.13-03



2 DRIP FLUSH VALVE
1 1/2" = 1'-0" 32 8413.49-03

NO. DATE REVISION DESCRIPTION

CML ENGINEERING CONSULTING

Strategic Land Solutions, Inc.
2595 PONDEROSA ROAD
FRANKTOWN, CO 80116
720.354.7661 Phone
rpalmer@strategicls.net
Robert J. Palmer, PE
President

McDonald's
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

OFFICE: ROCKY MOUNTAIN REGION
ADDRESS: 4643 S. JUSTER STREET, SUITE 1300, DENVER, COLORADO 80237

STREET ADDRESS	10950 S. PARKER ROAD	STATE	COLORADO
CITY	PARKER	COUNTY	DOUGLAS
REGIONAL ZONE NO.		STATE STORE #	500162
		NATIONAL #	tbd

SCALE:	1" = 20'	MD RE:	BOWAN
DATE:	09/05/2022	MD P/CHK:	PEDIGO
DESIGNED BY:	JRO	FILE NAME:	CURRENT.DWG
DRAWN BY:	JRO	SLS IN: 14-001-62	
CHECKED BY:	JRO		

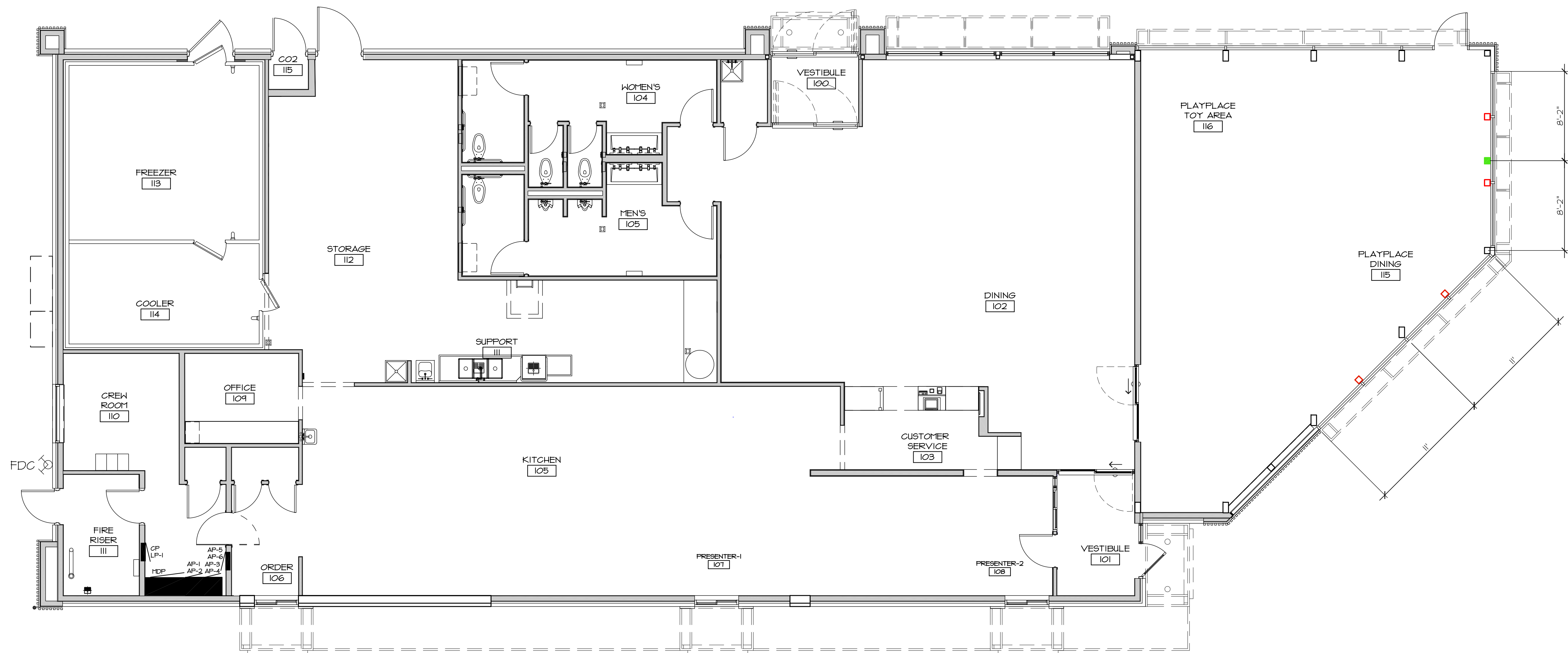
DRIVING TITLE

IRRIGATION PLAN

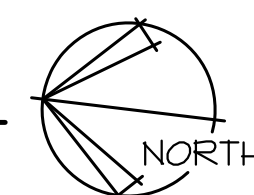
SHEET NO:

IRR1.0

NDS
NATURAL DESIGN SOLUTIONS
Landscape Architecture
Land Planning · Irrigation Design
5539 Colt Drive, Longmont, CO 80503
(303) 443-0388 · neil@ndscolorado.com



FLOOR PLAN
SCALE : 3/16" = 1'-0"



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PREPARED FOR:
McDonald's
STORE #005-0162
10950 S. PARKER ROAD
PARKER, COLORADO

McDonald's Corporation
4643 S. Ulster Street
Suite 1300
Denver, CO 80111

ISSUE DATE

PROJECT #: 0826

DRAWN BY: CS

CHECK BY:

SHEET TITLE:

FLOOR PLAN

DRAWING NO.:

A2.01

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McDonald's
STORE #005-0162
10950 S. PARKER ROAD
PARKER, COLORADO

McDonald's Corporation
4643 S. Ulster Street
Suite 1300
Denver, CO 80111

ISSUE DATE

PROJECT #: 0826

DRAWN BY: CS

CHECK BY:

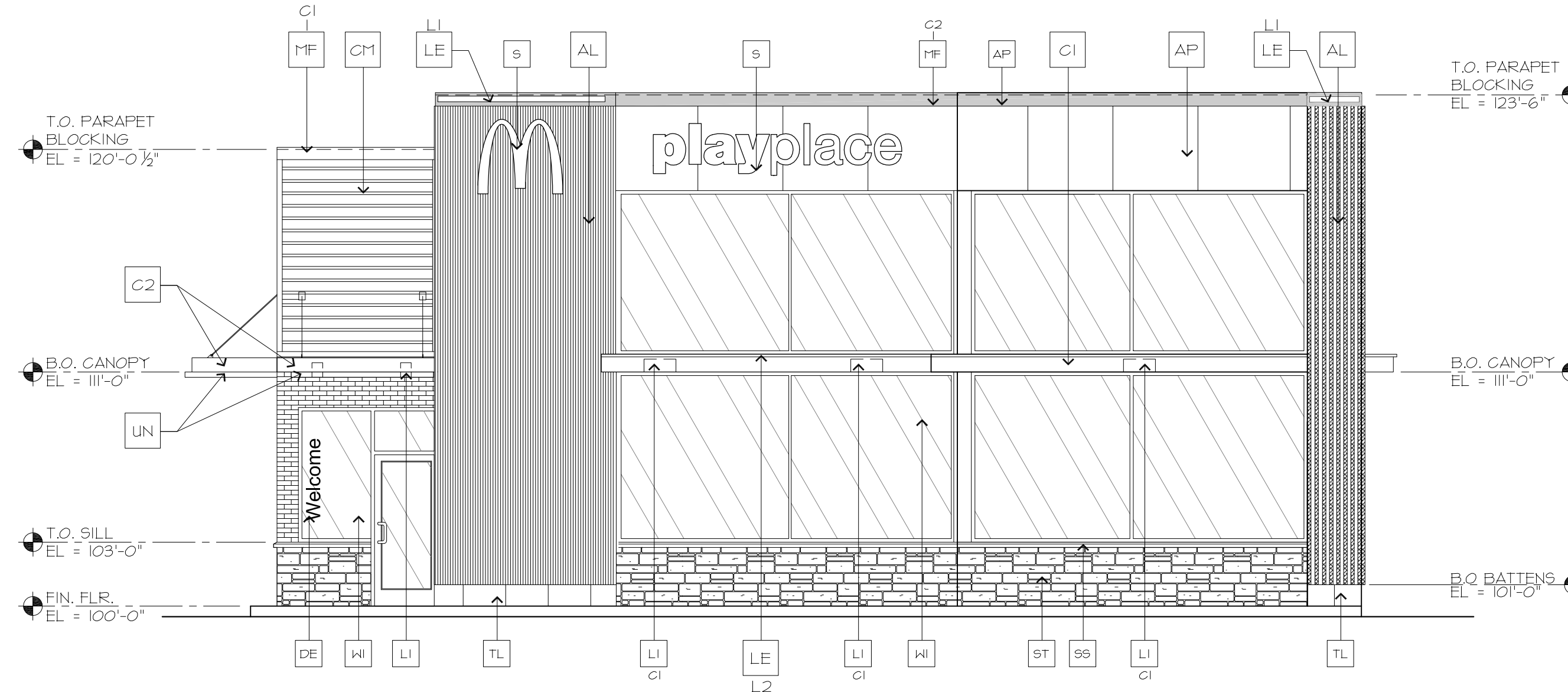
SHEET TITLE:

EXTERIOR ELEVATIONS

DRAWING NO:

A3.01

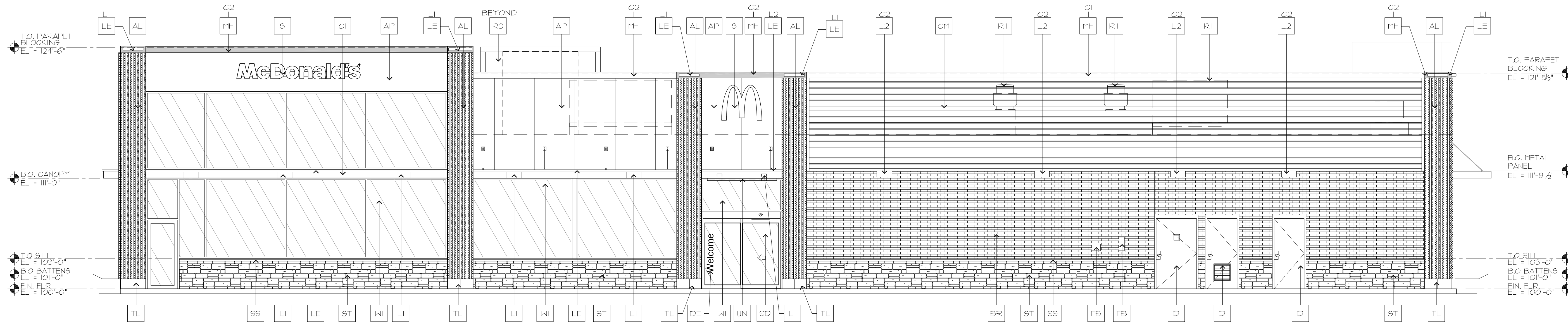
-Provide Color elevations, not just renderings.
-Include a table showing the transparency percentage for each facade.
-Show the length of each facade as that determine the percent of transparency needed.
-The building need horizontal articulation.



1 NORTH ELEVATION

SCALE: 3/16" = 1'-0"

South?



2 WEST ELEVATION

SCALE: 1/8" = 1'-0"

East?

KEY NOTES:

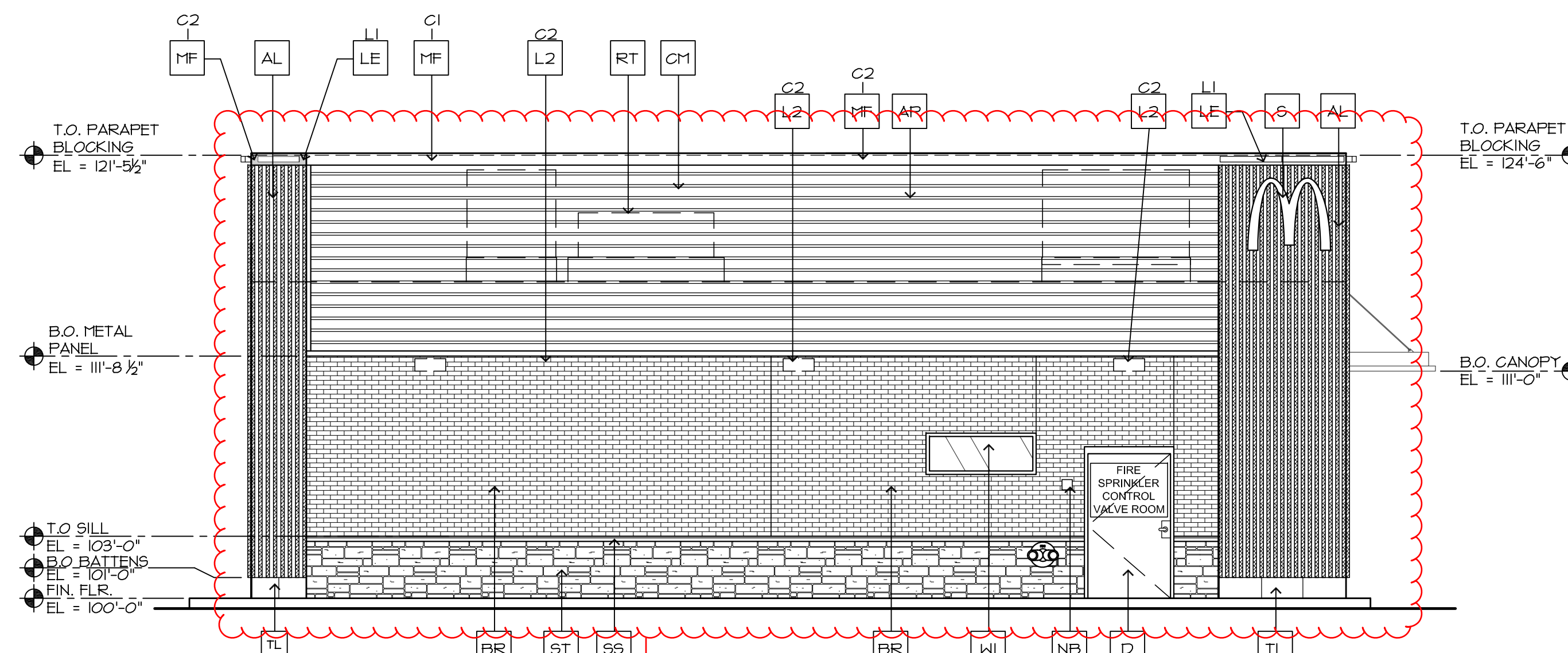
- AL** ALUMINUM BATTEN SYSTEM
SIZE: 2"x2" PROFILE
COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH
SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APA TRADEMARKED. COURSE GRIT SAND SURFACES PRIOR TO PRIMING. PRIME AND PAINT BOTH SIDES AND ALL EDGES.
SUBSTRATE COLOR: "IRON ORE" 1069 BY SHERWIN WILLIAMS
- AP** ALPOLIC METAL PANEL (COLOR: RAL 7022)
- BM** BRAKE METAL PANEL
COLOR: PAINT "HARVEST MOON" #232-5 BY VALSPAR
- BR** MODULAR FACE BRICK
- BI** COLOR:
BI = "ONTX" GRAIN, BY SUMMIT BRICK
- C1** ALUMINUM CANOPY SYSTEM W/FASCIA
COLOR: WHITE
- C2** ALUMINUM CANOPY SYSTEM
COLOR: RAL 7022
- C3** ALUMINUM CANOPY TIEBACK
COLOR: RAL 7022
GC TO PROVIDE CONTINUOUS BLOCKING ON WALL BEHIND TIEBACKS

- CJ** CONTROL JOINT
1 - TYPE: 1 = ALPOLIC
- CM** 1" REVEAL METAL WALL PANEL SYSTEM BY METAL ERA
COLOR:
C1 = WEATHERED ZINC
- D** HOLLOW METAL DOOR
PAINT: "GAUNTLET GRAY" SW-1017 BY SHERWIN WILLIAMS
- DE** DECAL BY GRAPHICS SUPPLIER
SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
SUPPLIERS:
VOMELA (865) 330-7337, ann.bowen@vomela.com
GFX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfx.com
- EJ** EXPANSION JOINT
- FB** FILL BOX
CO2 = BULK CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00)
BO = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18)
- GR** GUARD RAIL -SEE CIVIL SITE PLAN FOR EXACT LOCATION AND LENGTH
PAINT: "IRON ORE" 1069 BY SHERWIN WILLIAMS
- LI** RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL
COLOR: GOLD

- L2** RADIAL SCENCE LIGHT FIXTURE - SEE ELECTRICAL
C1-COLOR:
C1= WHITE
C2= MATCH RAL 7022
- LE** ACCENT LIGHTING - SEE ELECTRICAL
L1-LED LIGHT:
L1 = SLIM LED (DOWN ONLY)
L2 = INTEGRAL CANOPY FIXTURE
L3 = UP ONLY FLOOD FIXTURE
- MF** METAL FASCIA
1 - TYPE:
C1- 1 = PRE-FAB ANCHOR-TITE FASCIA
2 = BOTTOM TRIM AT METAL REVEAL PANEL
3 = VERTICAL TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES
COLOR:
C1= WEATHERED ZINC (FLAT FACTORY FINISHED)
C2= RAL 7022 (FLAT FACTORY FINISHED)
- NB** 4400 SERIES KNOX BOX, MOUNTED 5'-6" AFF, LOCATED ADJACENT TO FIRE RISER ROOM. VERIFY WITH FIRE MARSHAL

- PT** (R/M/C) COIN COLLECTOR
MODEL: #MPT STD CALL 1-888-143-1435 TO ORDER
- RO** ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- RS** ROOF-TOP EQUIPMENT SCREEN (BEYOND). COLOR TO MATCH ALPOLIC METAL PANEL COLOR RAL 7022
- RT** ROOF-TOP EQUIPMENT
- S** McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
C1-COLOR:
C1 = WEATHERED ZINC RACEWAY
C2 = RAL 7022 RACEWAY
- SD** NEW SLIDING DOOR - STANLEY DURA-GLIDE SERIES 3000
- SS** STONE SILL, TELLURIDE STONE OKLAHOMA BLUE SILL, 2.5-3"x2.5-3"x24"
- ST** STONE VENEER, TELLURIDE STONE SAHN THIN VENEER, HERITAGE BILTMORE DIMENSIONAL

- TL** TILE OVER 1/2" CEMENT BOARD
C1-C1-EUROWEST ABSOLUTE BLACK 6"x24", GROUT: MAPEI 41 GARGOAL
- WI** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
COLOR: DARK BRONZE
- W2** DRIVE-THRU WINDOW BY READY ACCESS
MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM,
MANUAL OPEN; ELECTRONIC RELEASE
COLOR: DEEP BRONZE
XX-
SLIDE DIRECTION: RL = RIGHT TO LEFT
LR = LEFT TO RIGHT
- UN** METAL UNDERSCORE
COLOR: GOLD

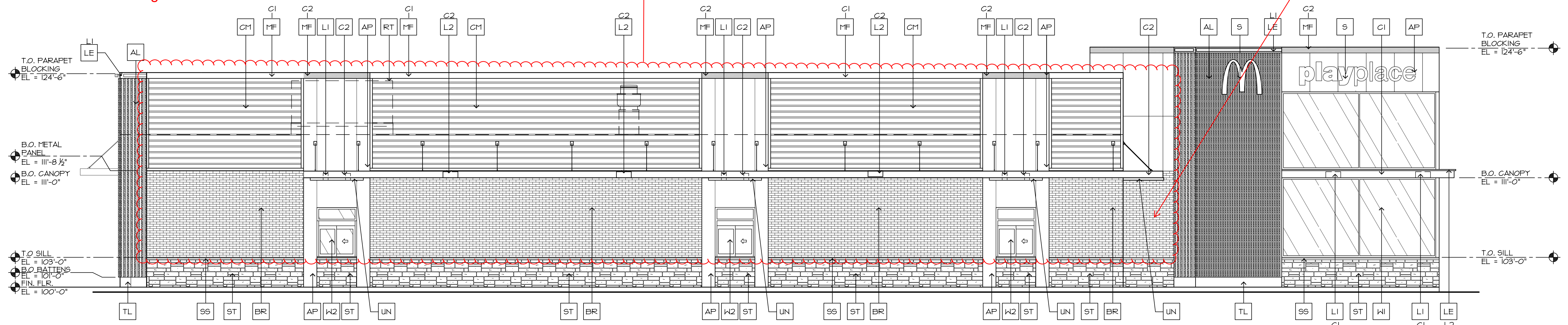


1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

This facade is very difficult to place windows, so put them where you can, like in this vestibule

These facades need something else if there cannot be windows since it is back of house. Mural or decorative metal panels? Show me some ideas.

Bring some of the vertical wood striping around to the facade below to help tie in the drive through section to the rest of the building.



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

KEY NOTES:

- AL** ALUMINUM BATTEN SYSTEM
SIZE: 2"x2" PROFILE
COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH
SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APA TRADEMARKED. COURSE GRIT SAND SURFACES PRIOR TO PRIMING. PRIME AND PAINT BOTH SIDES AND ALL EDGES.
SUBSTRATE COLOR: "IRON ORE" 1069 BY SHERWIN WILLIAMS
- AP** ALPOLIC METAL PANEL (COLOR: RAL 7022)
- BM** BRAKE METAL PANEL
COLOR: PAINT "HARVEST MOON" #232-5 BY VALSPAR
- BR** MODULAR FACE BRICK
BI - COLOR:
BI = "ONTX" GRAIN, BY SUMMIT BRICK
- C1** ALUMINUM CANOPY SYSTEM WFASCIA
COLOR: WHITE
- C2** ALUMINUM CANOPY SYSTEM
COLOR: RAL 7022
- C3** ALUMINUM CANOPY TIEBACK
COLOR: RAL 7022
GC TO PROVIDE CONTINUOUS BLOCKING ON WALL BEHIND TIEBACKS
- CJ** CONTROL JOINT
I - TYPE: I = ALPOLIC
- CH** 7" REVEAL METAL WALL PANEL SYSTEM BY METAL ERA
C1 - COLOR:
C1 = WEATHERED ZINC
- D** HOLLOW METAL DOOR
PAINT: "GAUNTLET GRAY" SW-TOIT BY SHERWIN WILLIAMS
- DE** DECAL BY GRAPHICS SUPPLIER
SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
SUPPLIERS:
VOMELA (865) 330-7337, ann.bowen@vomela.com
GFX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfx.com
- EJ** EXPANSION JOINT
- FB** FILL BOX
C02 - C02 = BULK C02 FILL BOX (EQPM SCHEDULE ITEM 49.00)
BO = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 100.08)
- GR** GUARD RAIL -SEE CIVIL SITE PLAN FOR EXACT LOCATION AND LENGTH
PAINT: "IRON ORE" 1069 BY SHERWIN WILLIAMS
- LI** RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL
COLOR: GOLD
- L2** RADIAL SCENCE LIGHT FIXTURE - SEE ELECTRICAL
C1 - COLOR:
C1 = WHITE
C2 = MATCH RAL 7022
- LE** ACCENT LIGHTING - SEE ELECTRICAL
L1 - LED LIGHT:
L1 = SLIM LED (DOWN ONLY)
L2 = INTEGRAL CANOPY FIXTURE
L3 = UP ONLY FLOOD FIXTURE
- MF** METAL FASCIA
I - TYPE:
1 = PRE-FAB ANCHOR-TITE FASCIA
2 = BOTTOM TRIM AT METAL REVEAL PANEL
3 = VERTICAL TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES
COLOR:
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- NB** 4400 SERIES KNOX BOX, MOUNTED 5'-6" AFF. LOCATED ADJACENT TO FIRE RISER ROOM. VERIFY WITH FIRE MARSHAL
- PT** (R/M/C) COIN COLLECTOR
MODEL: #MPT STD CALL 1-888-143-1435 TO ORDER
- RO** ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- RS** ROOF-TOP EQUIPMENT SCREEN (BEYOND). COLOR TO MATCH ALPOLIC METAL PANEL COLOR RAL 7022
- RT** ROOF-TOP EQUIPMENT
- S** McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
C1 - COLOR:
C1 = WEATHERED ZINC RACEWAY
C2 = RAL 7022 RACEWAY
- SD** NEW SLIDING DOOR - STANLEY DURA-GLIDE SERIES 3000
- SS** STONE SILL, TELLURIDE STONE OKLAHOMA BLUE SILL, 2.5-3"x2.5-3"x24"
- ST** STONE VENEER, TELLURIDE STONE SAHN THIN VENEER, HERITAGE BILTMORE DIMENSIONAL
- TL** TILE OVER 1/2" CEMENT BOARD
C1 - C1 = EURO-HEST ABSOLUTE BLACK 6"x24", GROUT: MAPEI 41 GARGOAL
- WI** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
COLOR: DARK BRONZE
- W2** DRIVE-THRU WINDOW BY READY ACCESS
MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM,
MANUAL OPEN; ELECTRONIC RELEASE
COLOR: DEEP BRONZE
XX - SLIDE DIRECTION: RL = RIGHT TO LEFT
LR = LEFT TO RIGHT
- UN** METAL UNDERSCORE
COLOR: GOLD

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McDonalds
STORE #005-0162
10950 S. PARKER ROAD
PARKER, COLORADO

McDonalds Corporation
4643 S. Ulster Street
Suite 1300
Denver, CO 80111

ISSUE	DATE

PROJECT #: 0826
DRAWN BY: CS
CHECK BY:

SHEET TITLE:
EXTERIOR ELEVATIONS

DRAWING NO:
A3.02



Arris Architecture, LLC
 3436 New Castle Dr.
 Loveland, CO 80538

970.988.6302
 corey.stinar@arrisinc.net

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PREPARED FOR:
McDonalds
 STORE #005-0162
 10950 S. PARKER ROAD
 PARKER, COLORADO

McDonalds Corporation
 4643 S. Ulster Street
 Suite 1300
 Denver, CO 80111

ISSUE	DATE

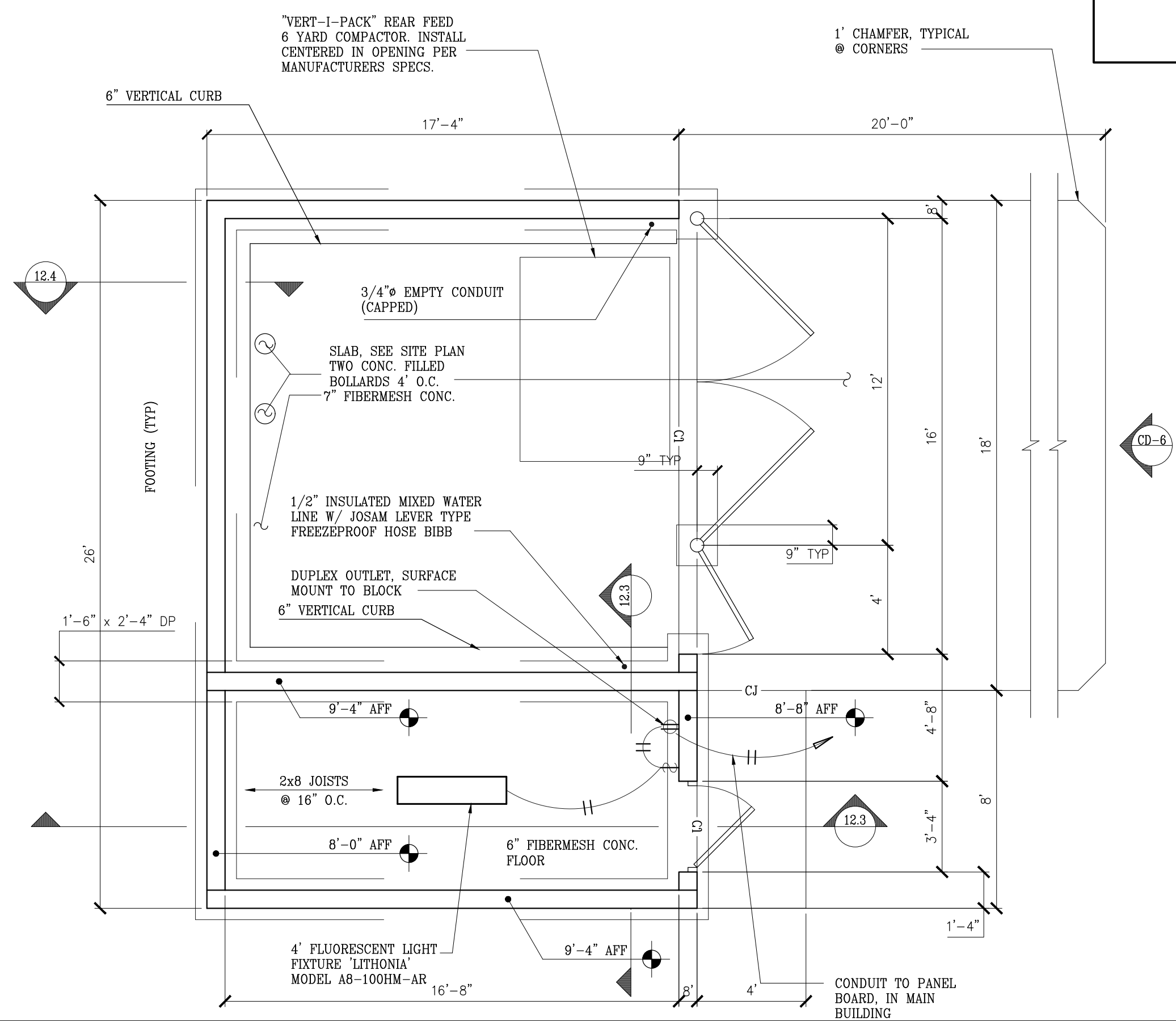
PROJECT #: 0826
 DRAWN BY: CS
 CHECK BY:
 SHEET TITLE:
EXTERIOR RENDERINGS

DRAWING NO:
A3.03

SITE DEVELOPMENT PLAN MCDONALDS REMODEL AT PARKER CENTRAL AREA FILING NO. 5, BLOCK 1, LOT 2

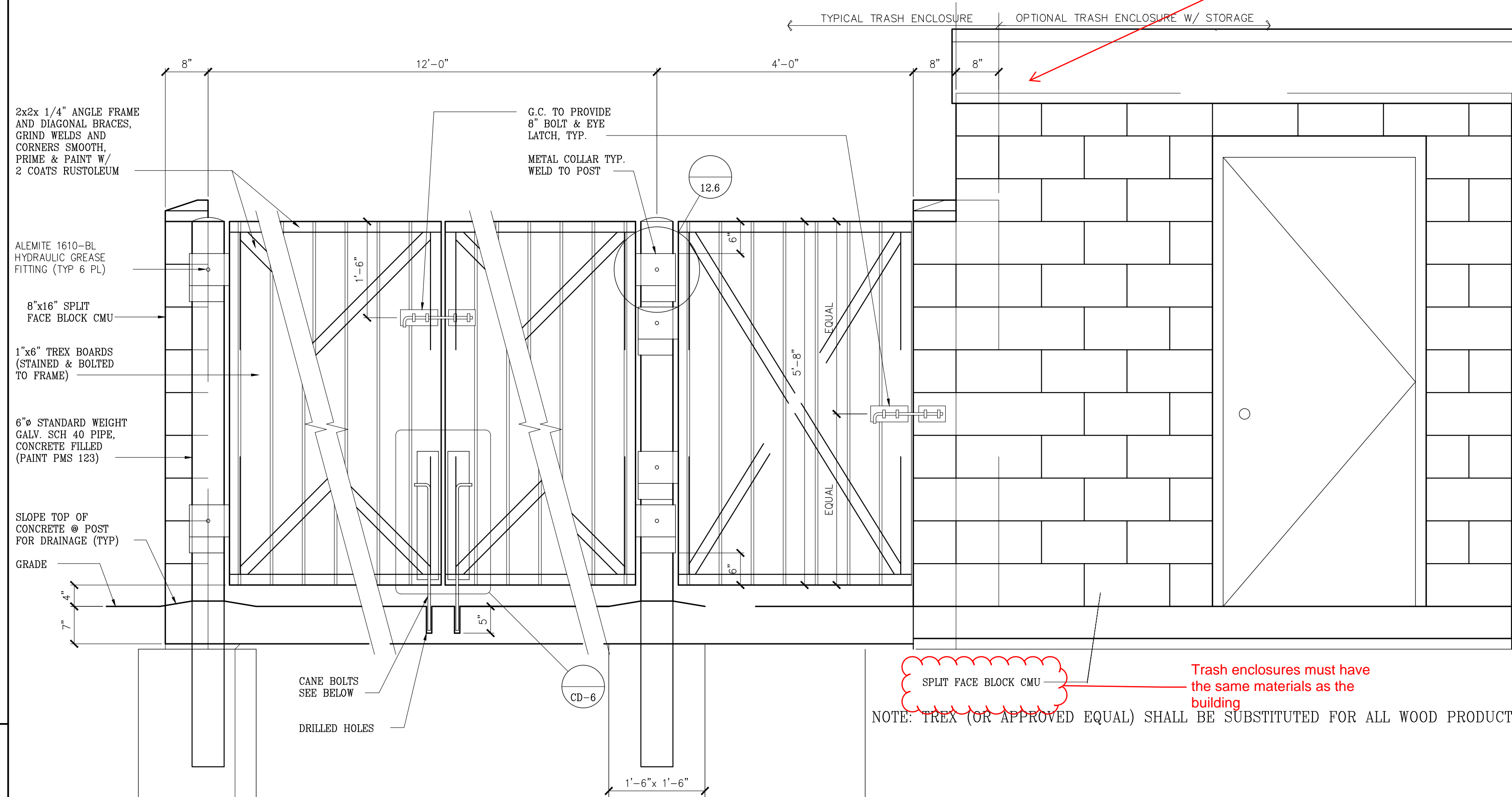
PARKER CENTRAL AREA FILING NO. 5, BLOCK 1, LOT 2, TOWN OF PARKER,
COUNTY OF DOUGLAS, STATE OF COLORADO.
ADDRESS: 10950 S. PARKER ROAD

Provide color elevations
for the trash enclosure



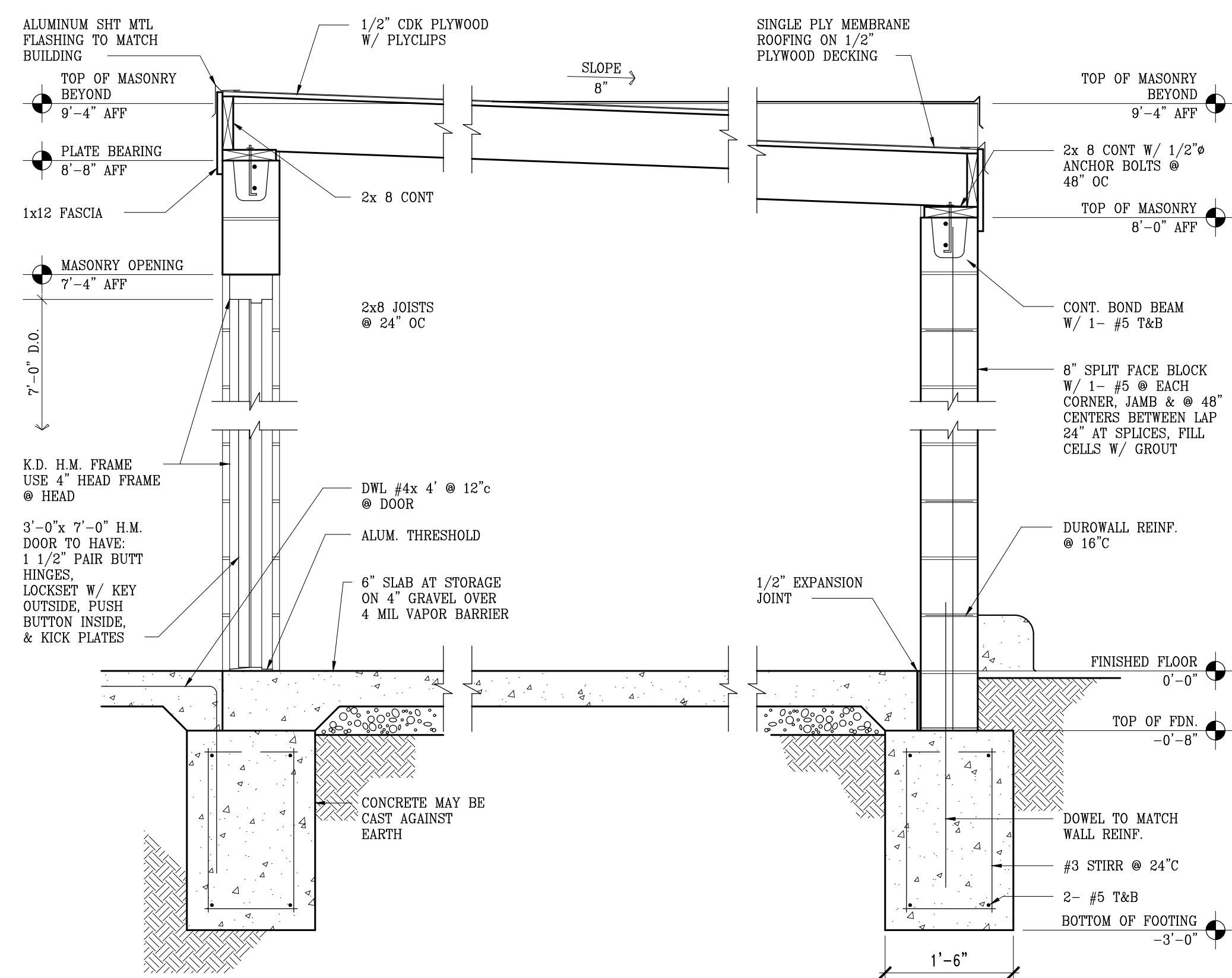
TRASH ENCLOSURE WITH LOCKABLE STORAGE

CD.1



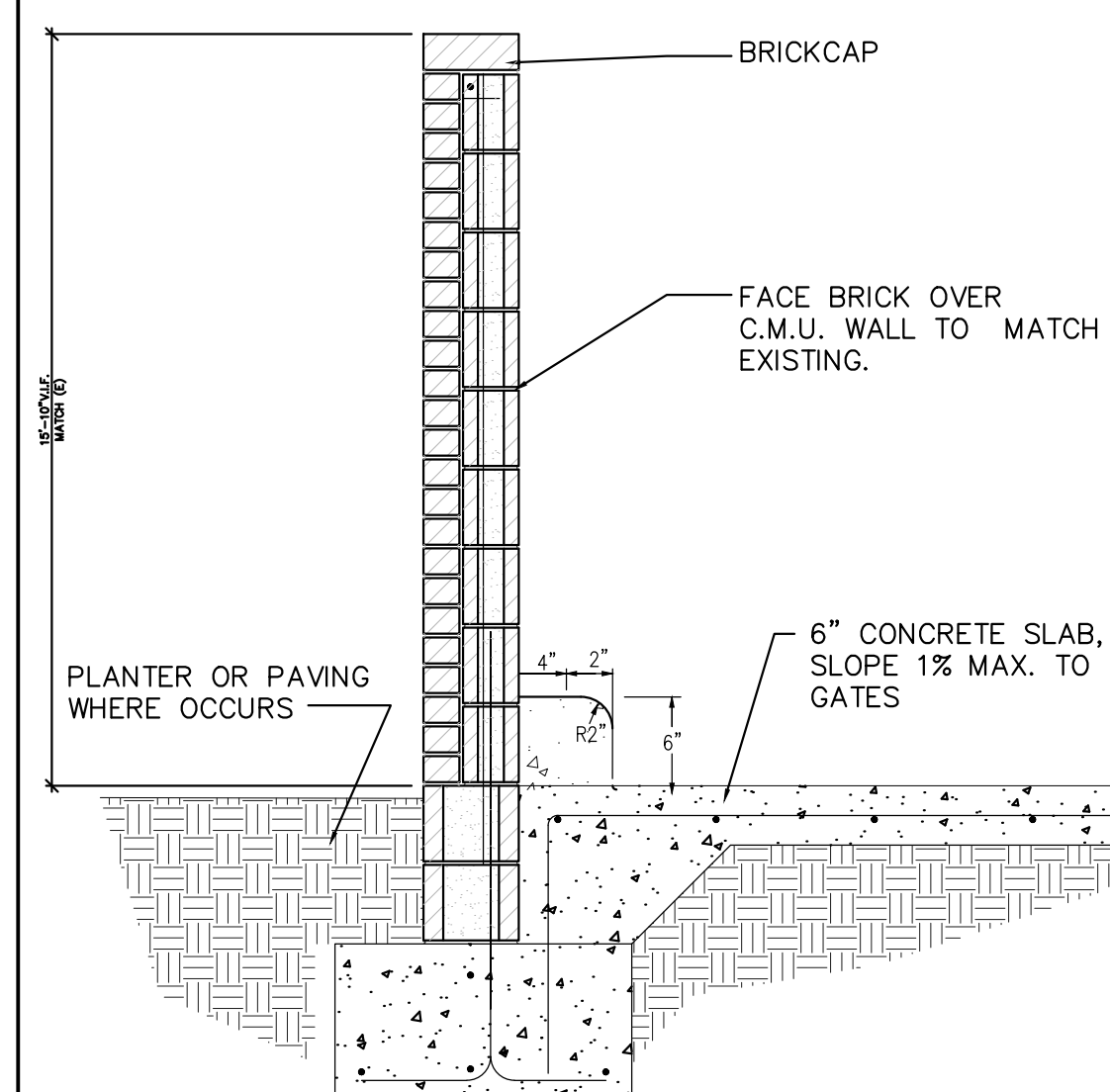
TRASH ENCLOSURE GATE AND MOUNTING DETAILS (WITH LOCKABLE STORAGE AREA)

CD.2



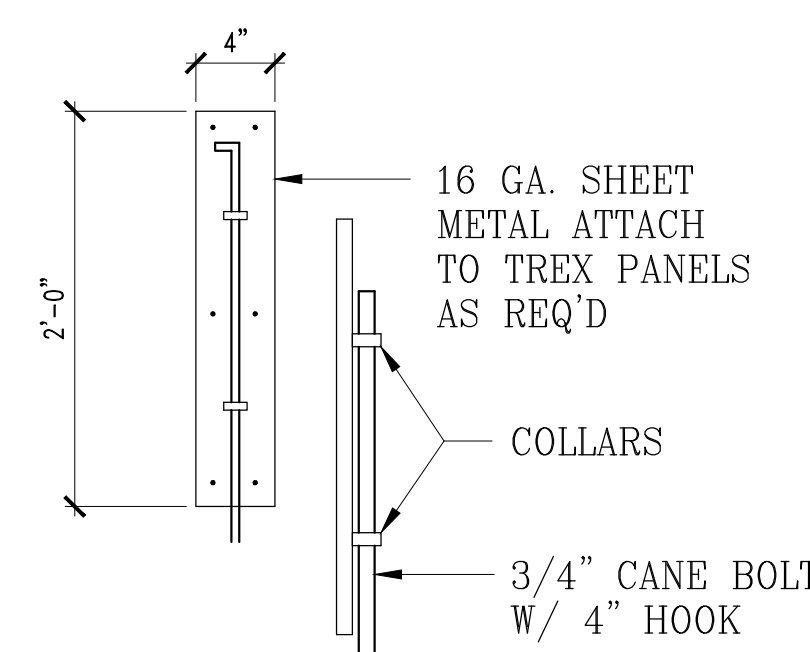
SECTION THROUGH STORAGE AREA

CD.3



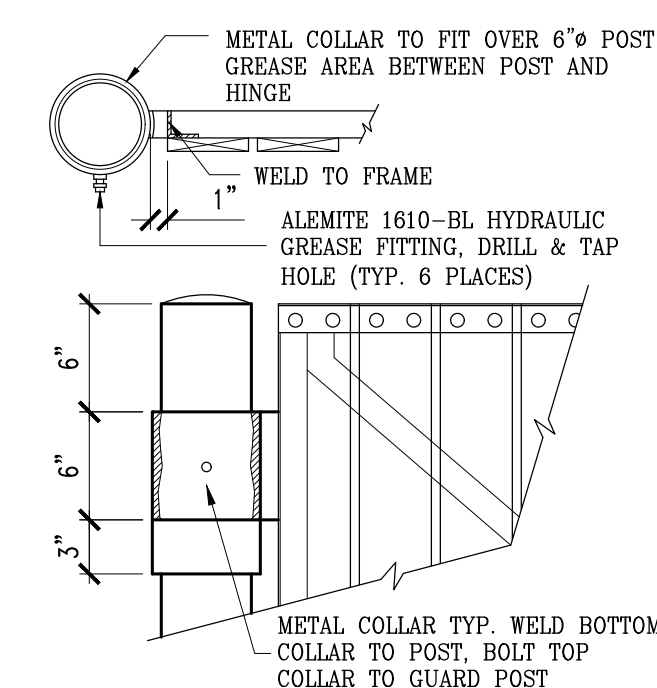
TYPICAL WALL SECTION

CD.4



CANE BOLT

CD.5



GATE HINGE

CD.6

NO.	DATE	REVISION DESCRIPTION

Strategic Land Solutions, Inc.
Civil Engineering Consultant

2595 PONDEROSA ROAD
FRANKTOWN, CO 80116
720.384.7661 Phone
rpalmer@strategicls.net
Robert J. Palmer, PE
President

PREPARED UNDER THE DIRECT SUPERVISION OF

SEAL: **ROBERT J. PALMER**
36320
PROFESSIONAL ENGINEER

BY Robert J. Palmer, PE
Licensed Professional Engineer (CO PE #36320),
AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC.

McDonald's
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ROCKY MOUNTAIN REGION
OFFICE: 4643 S. ULLSTER STREET, SUITE 1300, DENVER, COLORADO 80237

10950 S. PARKER ROAD
CITY: PARKER, STATE: COLORADO

COUNTY: DOUGLAS

STATE SITE ID#: 500162
NATURAL ID#: tbd

SCALE: 1"=20'

DATE: 09/05/2022

DESIGNED BY: RJP

DRAWN BY: RJP

CHECKED BY: RJP

MD RE: BOWAN

MD P/CM: PEDIGO

FILE NAME: CURRENT.DWG

SLS INJ. 14-001-47

TRASH ENCLOSURE

CD.1



Project Reviews Town of Parker

Project Number: SP24-012

Description: Parker Central Area F5 L2 B1 - McDonalds

Applied: **2/29/2024**

Approved:

Site Address: **10950 S PARKER RD**

Closed:

Expired:

City, State Zip Code: **PARKER, CO 80138**

Status: **UNDER REVIEW 1**

Applicant: **Strategic Land Solution**

Parent Project: **7981**

Owner: **MCDONALDS USA LLC**

Contractor: **Strategic Land Solution**

Details:

The applicant, Strategic Land Solution, is proposing site and building changes to an existing McDonalds including new materials, drive through reconfiguration and changes to vehicular circulation. The site is located on the east side of Parker Road south of Mainstreet.

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
3/4/2024	3/12/2024	3/11/2024	COMPLETENESS REVIEW	Ashley Chasez	REVISIONS REQUIRED	
Notes: Emailed applicant asking for more info. Good evening, I am conducting your completeness review for the Mainstreet McDonalds Remodel and found a few documents that are missing to complete your application. Please provide a project narrative, a vicinity map, and legal description of your project as well as pay any associated fees. Once these documents are uploaded and the fees paid, then I can deem your application complete. Please let me know if you have any questions.						
3/12/2024	3/18/2024	3/19/2024	COMPLETENESS REVIEW	Ashley Chasez	APPROVED	
Notes:						
Review Group: AUTO						
2/29/2024			ENGINEERING ADMINISTRATIVE	Tom Williams		
Notes:						
2/29/2024	3/7/2024	3/14/2024	LAND USE COMPLETENESS REVIEW	Alex Mestdagh	COMPLETED	
Notes:						



PARKER
COLORADO

Project Reviews Town of Parker



2/29/2024	3/7/2024	3/28/2024	DEVELOPMENT AGREEMENT	Michael Walton	NOT APPLICABLE	
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Notes:

Review Group: SP 1ST 20

3/18/2024	4/2/2024	4/15/2024	BUILDING 20	Randy Sale	COMPLETED	See general notes
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Notes:

Building Division pre-application meetings are available before applying for the building permit to discuss access requirements during construction, construction type, occupancy, allowable areas, MEP's, energy, structural, fire, etc...if needed. 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.

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.

Randy S

3/18/2024		4/15/2024	CENTURYLINK COMMUNICATIONS 20	CenturyLink		01 Review 20
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Notes:

3/18/2024	4/1/2024	4/15/2024	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 SP24-012, Parker Central Area F5 L2 B1 - McDonalds 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.

3/18/2024		4/15/2024	COLORED BUILDING ELEVATIONS 20	Ashley Chasez		01 Review 20
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Notes:

3/18/2024		4/15/2024	COLORS AND MATERIAL BOARD 20	Ashley Chasez		01 Review 20
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Notes:



PARKER
COLORADO

Project Reviews Town of Parker



3/18/2024		4/15/2024	COMCAST 20	Butch Buster		01 Review 20
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Notes:

3/18/2024	4/10/2024	4/15/2024	CONST PLANS - ENVIRONMENTAL	Robert Seacat	REVISIONS REQUIRED	01 Review 20 See ENGINEERING MEMO and COMMENTS
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Notes:

SP24-012 – McDonalds Remodel, Parker Central - 1st Environmental Review, 4-10-24

GENERAL COMMENTS (Initial and Interim Plan Sheets)

Please note that a CBMP Cost 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. Vehicle Tracking Control (VTC) may be required for the site if tracking becomes a problem. All dirt tracked off the site on to the adjacent private drives and parking areas must be swept up throughout the day and nightly, no exceptions. Please add a note to the plan sheets stating – “VTC PAD MAY BE REQUIRED IF TRACK OUT BECOMES A PROBLEM, ALL DIRT TRACKING MUST BE SWEEPED UP IMMEDIATELY, NO EXCEPTIONS”.
2. Please provide and identify a Concrete Washout (CWA) code/symbol on the plans. Add a note stating – “THE TRUE LOCATION OF THE CWA MAY BE DETERMINED BY THE TOWN AND THE ECS”.
3. Please provide and identify a Masonry Work Protection (MWP) code/symbol on the plans for renovation of the building. Add a note stating – “MASONRY WORK PROTECTION IS REQUIRED FOR CONSTRUCTION WORK ON THE BUILDING”.
4. Please show multiple Portable Toilet Protections (PTP), a site this size must have at least 2 portable toilets at the initial phase. Addition PTPs may be needed in the interim phase.
5. Please include within the plan set all 64 pages of the Town of Parker’s CBMP Details.
6. Please include Construction Fence (CF) perimeter controls for the entire site due to the high pedestrian traffic in the area. Is the McDonalds closing for this renovation, or are you trying to stay open?
7. 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.
8. Show Inlet Protection for the two existing inlets (drive thru area and southwest corner of site) on plans using the proper legend code/symbol (IPAP, IPAN).

CAD Drawings Link:

"\\townsan\group\engineering\Stormwater\Storm Drainage and Environmental Criteria Manual\2013 Final SDECM\Appendix C CBMP Standard Details"

Grading Permit Link:

Grading Permits | Town of Parker - Official Website (parkeronline.org)

3/18/2024		4/15/2024	CONSTRUCTION PLANS - CIVIL	Alex Mestdagh		01 Review 20
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Notes:

3/18/2024	4/11/2024	4/15/2024	DOUGLAS COUNTY ASSESSORS OFFICE 20	Marian Woodward	NO COMMENT	01 Review 20
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Notes:



PARKER
COLORADO

Project Reviews Town of Parker



3/18/2024	4/4/2024	4/15/2024	DOUGLAS COUNTY ENGINEERING DIVISION 20	DC Referrals	NO COMMENT	01 Review 20
Notes:						
3/18/2024	4/4/2024	4/15/2024	DOUGLAS COUNTY PLANNING SERVICES DIVISION 20	DC Referrals	NO COMMENT	01 Review 20
Notes:						
3/18/2024		4/15/2024	DOUGLAS COUNTY SCHOOL DISTRICT RE1 20	Shavon Caldwell		01 Review 20
Notes:						
3/18/2024		4/15/2024	DRAINAGE REPORT - CIVIL	Alex Mestdagh		01 Review 20
Notes:						
3/18/2024	3/21/2024	4/15/2024	ECONOMIC DEVELOPMENT 20	Weldy Feazell	NO COMMENT	01 Review 20
Notes:						
3/18/2024	3/19/2024	4/15/2024	FIRE LIFE SAFETY 20	Randy Capra	REVISIONS REQUIRED	See Notes
Notes: Some additional information is required as well as some "tweaking" to the north side of the building (UFL, fire hydrant and location, FDC location, signage, auto turn, etc. See response letter, address all comments and respond to the actual letter when resubmitting. Response is provided in both a pdf and word document (a word document so that the applicant can respond in the body of the document).						
3/18/2024	4/11/2024	4/15/2024	IREA 20	Brooks Kaufman	DENIED	01 Review 20
Notes: CORE will require the applicant to provide new transformer and EUSERC cabinet locations. The proposed tree plantings will not be allowed within 20 feet of CORE's existing overhead powerline. The Town of Parker and CORE are working together to underground the existing overhead powerline in the future; CORE will require a 15-foot utility easement for the future project. The future project will require the proposed Trash Enclosure and Storage to be relocated. Last item correctly labels all existing easements.						
3/18/2024	3/21/2024	4/15/2024	PARKER AUTHORITY FOR REINVESTMENT 20	Weldy Feazell	NO COMMENT	01 Review 20
Notes:						
3/18/2024		4/15/2024	PHOTOMETRIC PLAN 20	Ashley Chasez		01 Review 20
Notes:						



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Project Reviews Town of Parker



3/18/2024		4/15/2024	PLAT - CIVIL	Alex Mestdagh		01 Review 20
Notes:						
3/18/2024		4/15/2024	POLICE 20	Greg Epp		01 Review 20
Notes:						
3/18/2024		4/15/2024	PSCO RESIDENTIAL SUBDIVISIONS 20	Xcel Energy		01 Review 20
Notes:						
3/18/2024	4/12/2024	4/15/2024	PUBLIC SERVICE COMPANY OF COLORADO 20	Donna George	REVISIONS REQUIRED	please see attached
Notes: please see attached						
3/18/2024		4/15/2024	SITE PLAN - CIVIL	Alex Mestdagh		01 Review 20
Notes:						
3/18/2024		4/15/2024	SITE PLAN 20	Ashley Chasez		01 Review 20
Notes:						
3/18/2024		4/15/2024	SOUTH METRO FIRE 20	South Metro Fire		01 Review 20
Notes:						
3/18/2024	3/18/2024	4/15/2024	SUBDIVISION AGREEMENT 20	Ashley Chasez	NOT APPLICABLE	01 Review 20
Notes:						
3/18/2024		4/15/2024	TRAFFIC IMPACT STUDY - CIVIL	Alex Mestdagh		01 Review 20
Notes:						
3/18/2024		4/15/2024	URBAN DRAINAGE AND FLOOD CONTROL 20	UDFCD		01 Review 20
Notes:						



PARKER
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Project Reviews Town of Parker

Review Group: SP 1ST 20 ADD

3/18/2024	4/15/2024	4/15/2024	PARKER WATER AND SANITATION DISTRICT 20	Robert Ramsey	APPROVED	01 Review 20
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