



Development Review Division

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

MEMORANDUM

TO: Robert Palmer, Strategic Land Solution
FROM: Amber Wood Hicken, Planner I
DATE: 4/8/25
SUBJECT: Parker Central Area McDonald's, Site Plan Amendment Review Comments 02

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@parkerco.gov

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 send the application for referral without with this naming convention.
Example: "02" or "Second Submittal"

Site Plan and Project Details

1. Please see the attached redlines for all planning comments.

Comment Addressed: Yes No

Response:

OUTSIDE REFERRAL AGENCY COMMENTS

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

- Construction plans – environmental
- Construction plans – civil
- Fire life safety
- IREA (CORE)
- Site plan – civil
- Traffic impact study – civil

These comments are available on eTRAKiT. Please address accordingly.

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:

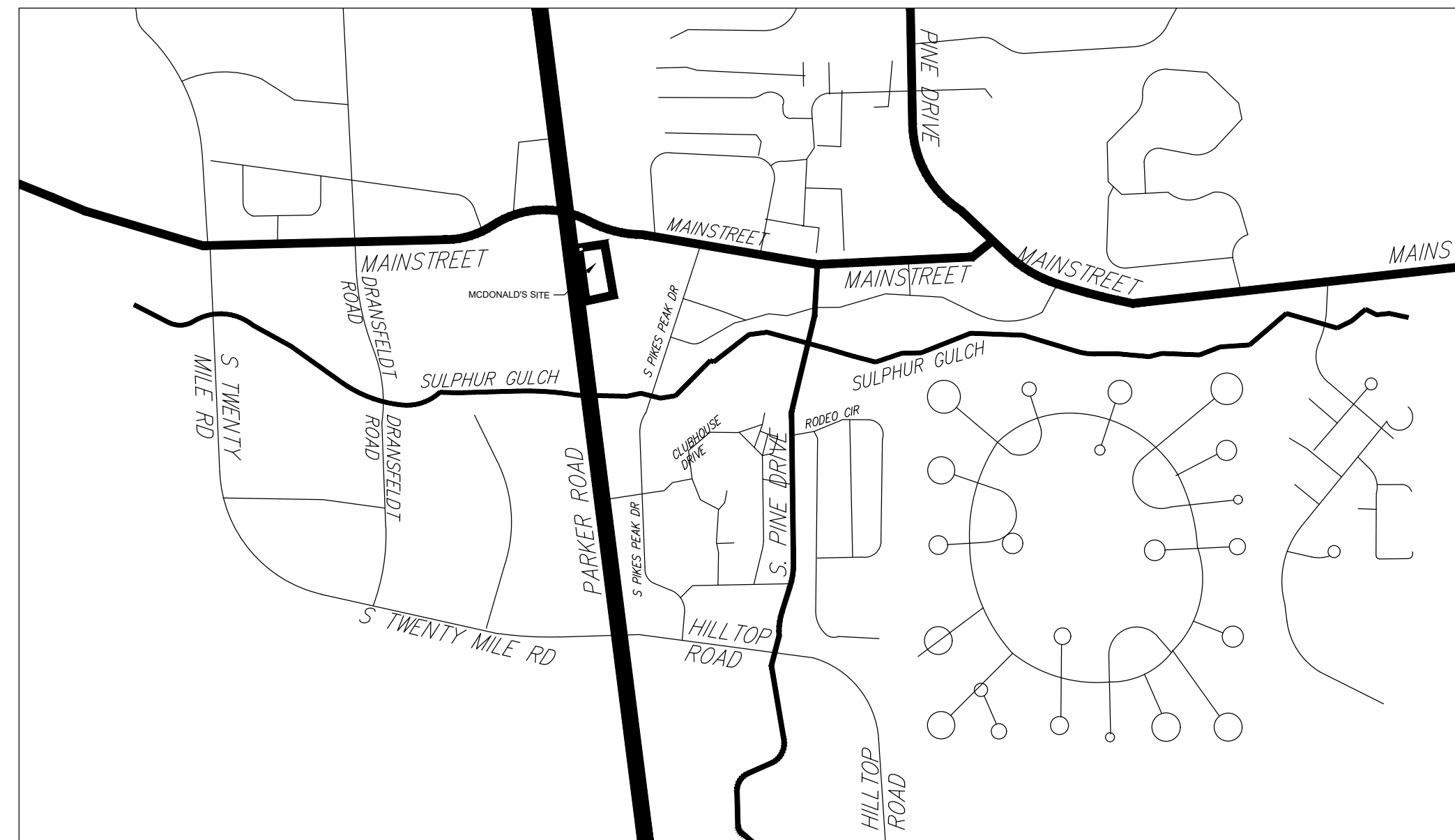
BEARINGS ARE BASED ON THE WEST LINE OF THE NE 1/4 OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING N00°13'03"W BOUND BY THE MONUMENTS SHOWN HEREON.

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 MCCLANE

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

ENGINEERING DEPARTMENT
20120 E. MAIN STREET
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. MAIN STREET
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: 303.733.5582

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 (28 ONSITE AND 16 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

not a PD. zoning is downtown east

provide square footage of req/provided

1 per 300sf NLA

area is not within a PD. shared parking agreement (executed by the Town) will be required if parking cannot be met onsite - signed by both property owners.

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
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
- MB MATCH EXISTING
- P PAVEMENT
- TC TOP OF CURB
- W SIDEWALK
- PROPOSED 4000 PSI CONCRETE
- PROPOSED LANDSCAPING
- DEMOLITION AREA

NO.	DATE	REVISION DESCRIPTION

NO. 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

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

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.	50162
MARKING D/A	7462

SCALE:	1"=20'	MD RE:	BOWAN
DATE:	03/13/2025	MD P/CM:	MANN
DESIGNED BY:	RJP	FILE NAME:	CURRENT.DWG
DRAWN BY:	RJP	SLS. NO. 14-001-47	
CHECKED BY:	RJP		

DRAWING TITLE

TITLE SHEET

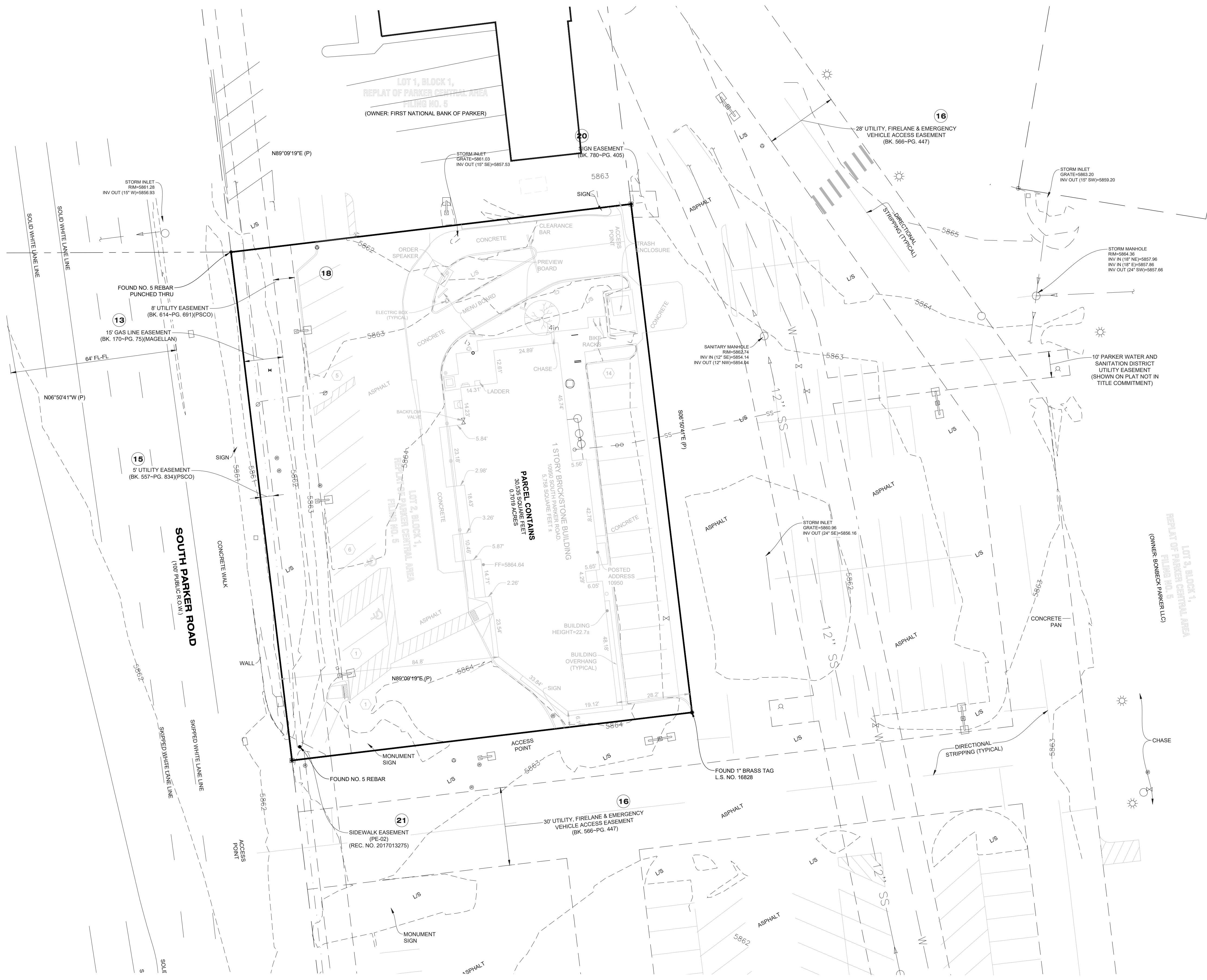
SHEET NO.

TO1.0

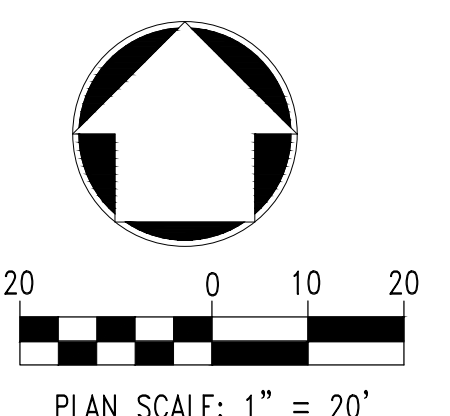


SITE DEVELOPMENT PLAN MCDONALDS REMODEL AT PARKER CENTRAL AREA FILING NO. 5, BLOCK 1, LOT 2

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ADDRESS: 10950 S. PARKER ROAD

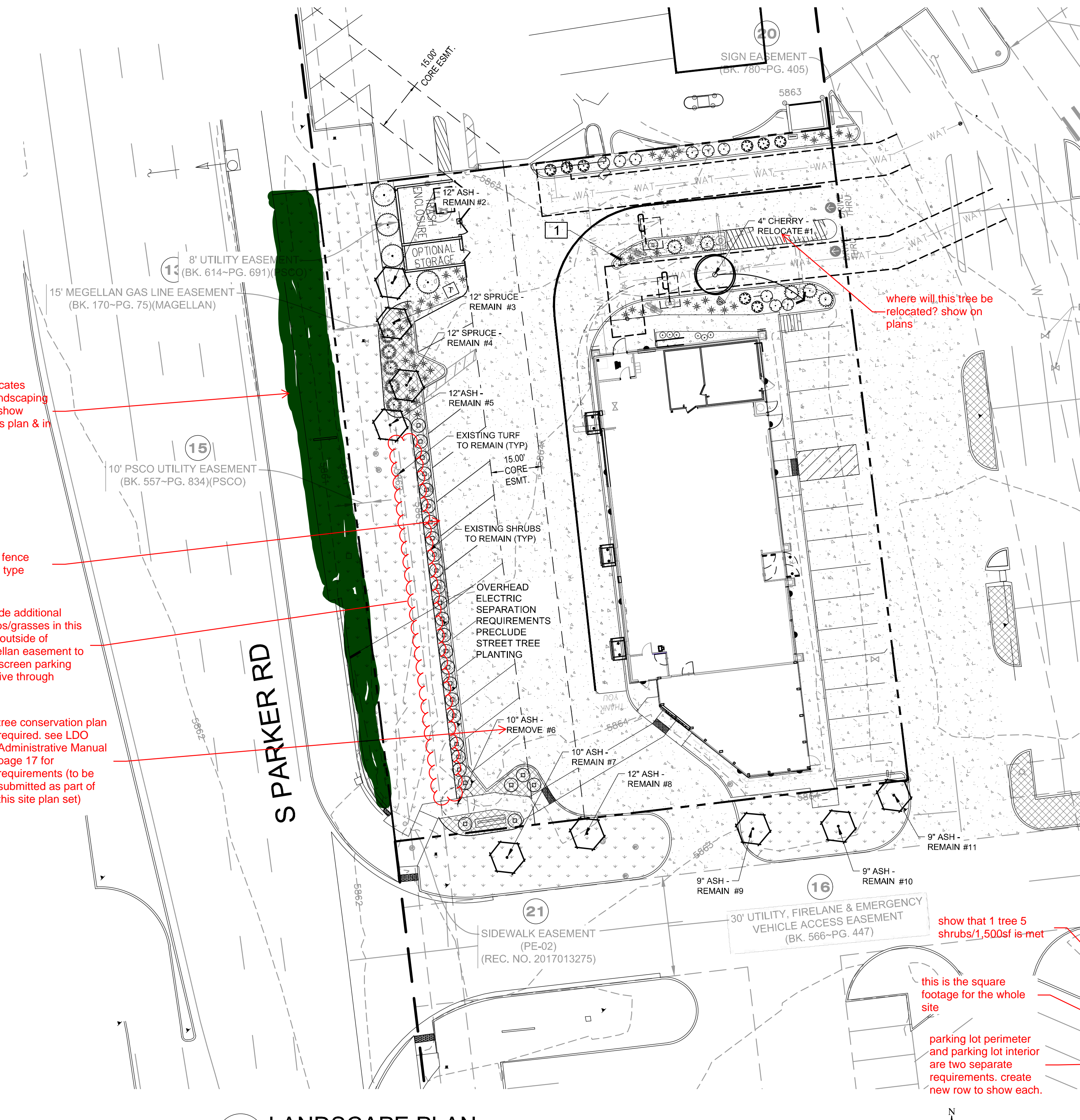


- NOTES CORRESPONDING TO SCHEDULE B - SECTION 2 OF TITLE COMMITMENT:**
- 8** ANY EXISTING LEASES OR TENANCIES, AND ANY AND ALL PARTIES CLAIMING BY, THROUGH OR UNDER SAID LESSEES. (NOT ADDRESSED.)
 - 9** RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN 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.)
 - 12** EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
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, PLOTTABLE ITEMS ARE SHOWN HEREON.)
 - 15** 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.)
 - 16** EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
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.)
 - 17** 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.)
 - 18** 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.)
 - 19** 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.)
 - 20** 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.)
 - 21** 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.)
 - 22** 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.)



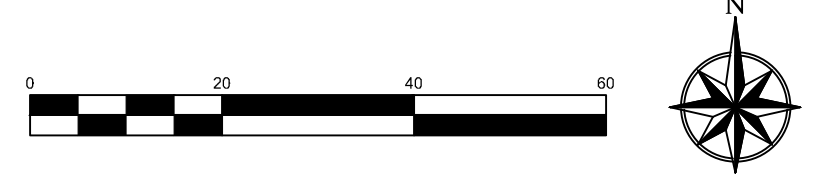
811
Know what's below.
Call before you dig.

 2595 PONDEROSA ROAD FRANKTOWN, CO 80116 720.384.7661 Phone rpalm@strategicls.net Robert J. Palmer, PE President	
PREPARED UNDER THE DIRECT SUPERVISION OF: 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): 50162
REGIONAL DING. NO. .	ZIP CODE (B): 7462
SCALE: 1"=20'	M&D REF: BOWAN
DATE: 03/13/2025	M&D P/C# MANN
DESIGNED BY: RJP	FILE NAME: CURRENT.DWG
DRAWN BY: RJP	SLS. 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

- SYMBOL QTY BOTANICAL / COMMON NAME
- TREES**
- 1 RELOCATE AS INDICATED / EXISTING TREE TO BE RELOCATED
 - 1 REMOVE AS INDICATED / EXISTING TREE TO BE REMOVED
 - 9 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	Remove	-
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
720.384.7861 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.

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

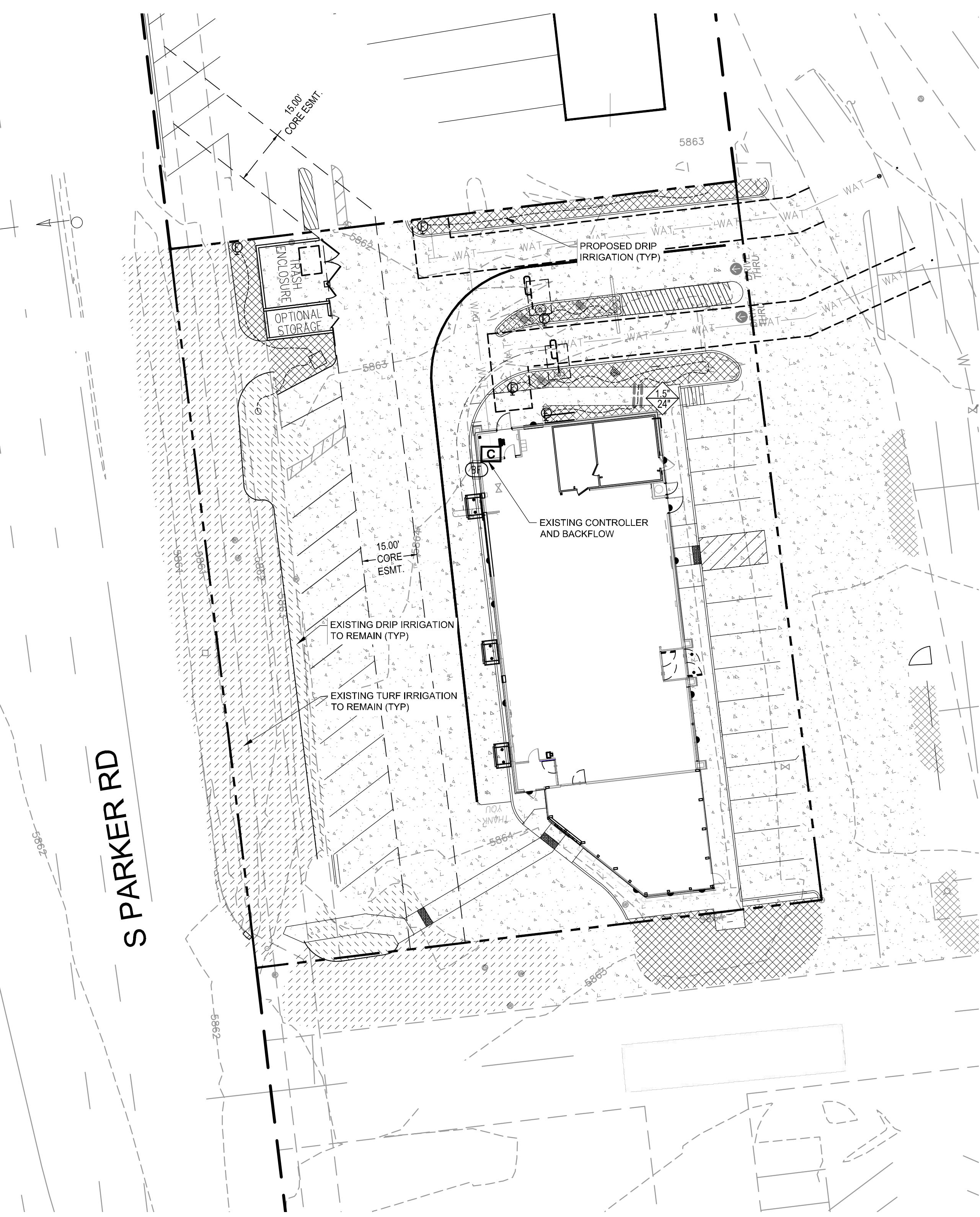
STREET ADDRESS: 10950 S. PARKER ROAD
CITY: PARKER
STATE: COLORADO
COUNTY: DOUGLAS
CITY: PARKER
REGIONAL ZONE NO.:
SITE STORE #/F: 500162
NATIONAL #/F: tbd

SCALE: 1"=20' MAP REF: BOWAN
DATE: 09/05/2022 MAP P/C# PEDIGO
DESIGNED BY: JRO
DRAWN BY: JRO FILE NAME: CURRENT.DWG
CHECKED BY: JRO SLS #N: 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

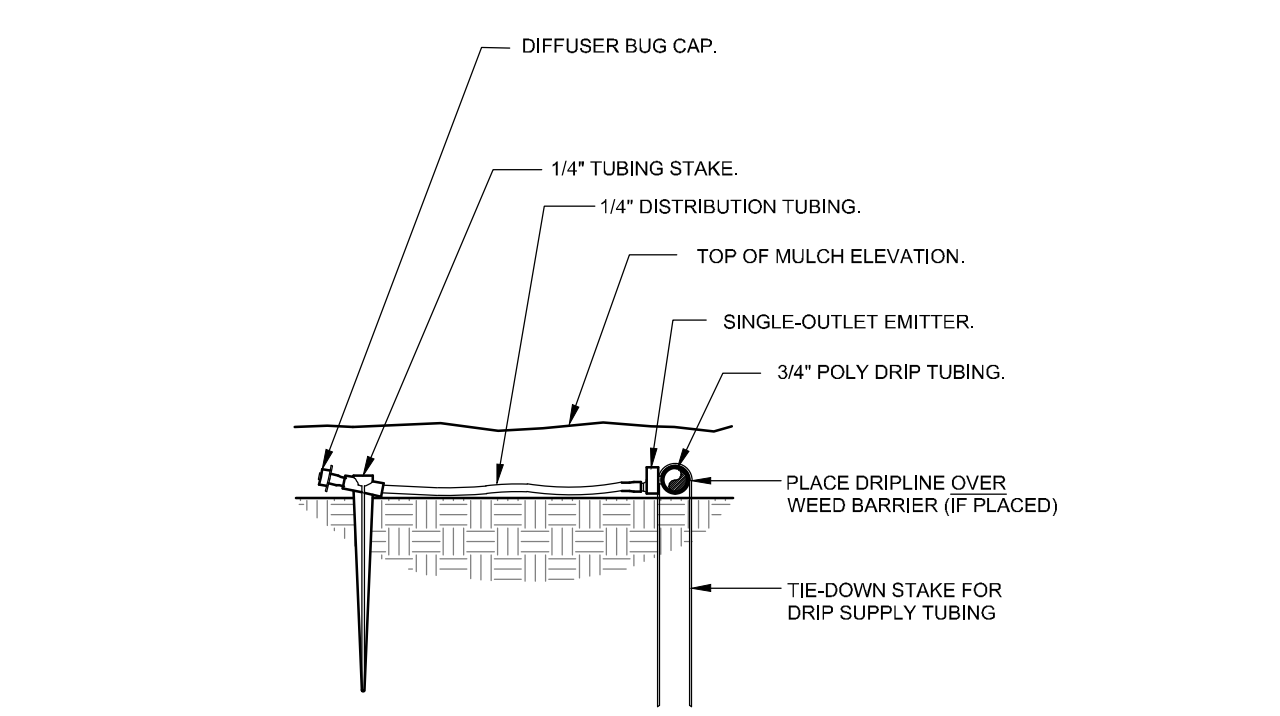
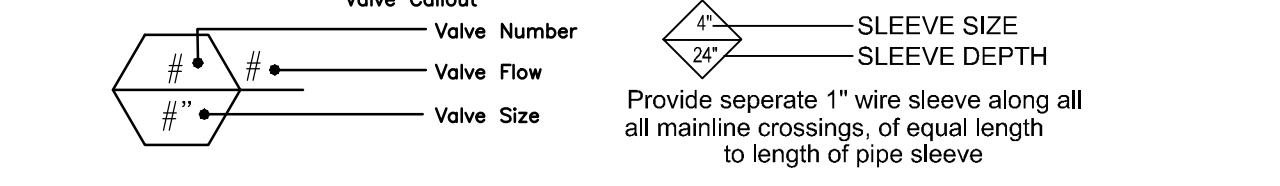


IRRIGATION PLAN
SCALE: 1" = 20'

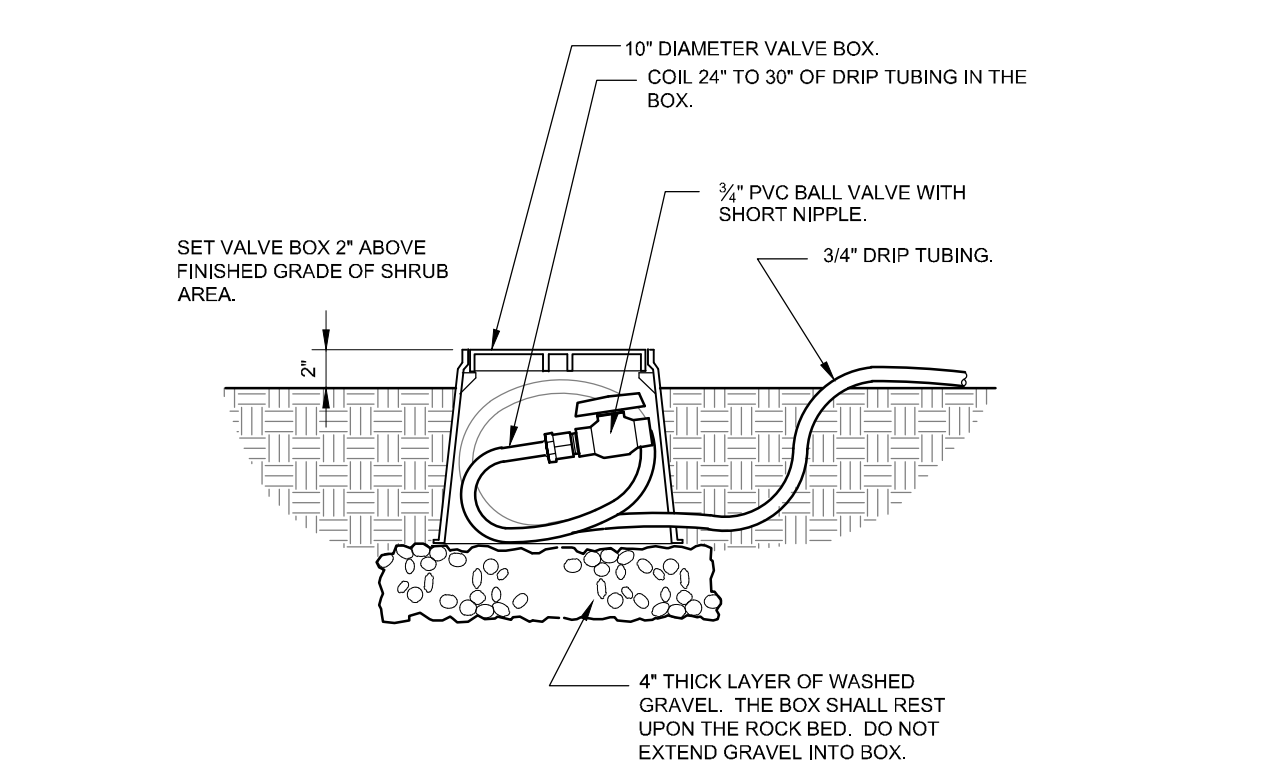
IRRIGATION SCHEDULE

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

Strategic Land Solutions, Inc.
2595 PONDEROSA ROAD
FRANKTOWN, CO 80116
720.384.7861 Phone
rpalmer@strategicls.net
Robert J. Palmer, PE
President

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

10950 S. PARKER ROAD	COLORADO	500162	tbd
PARKER	DOUGLAS		

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 No. 14-001-62
CHECKED BY: JRO	

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

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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

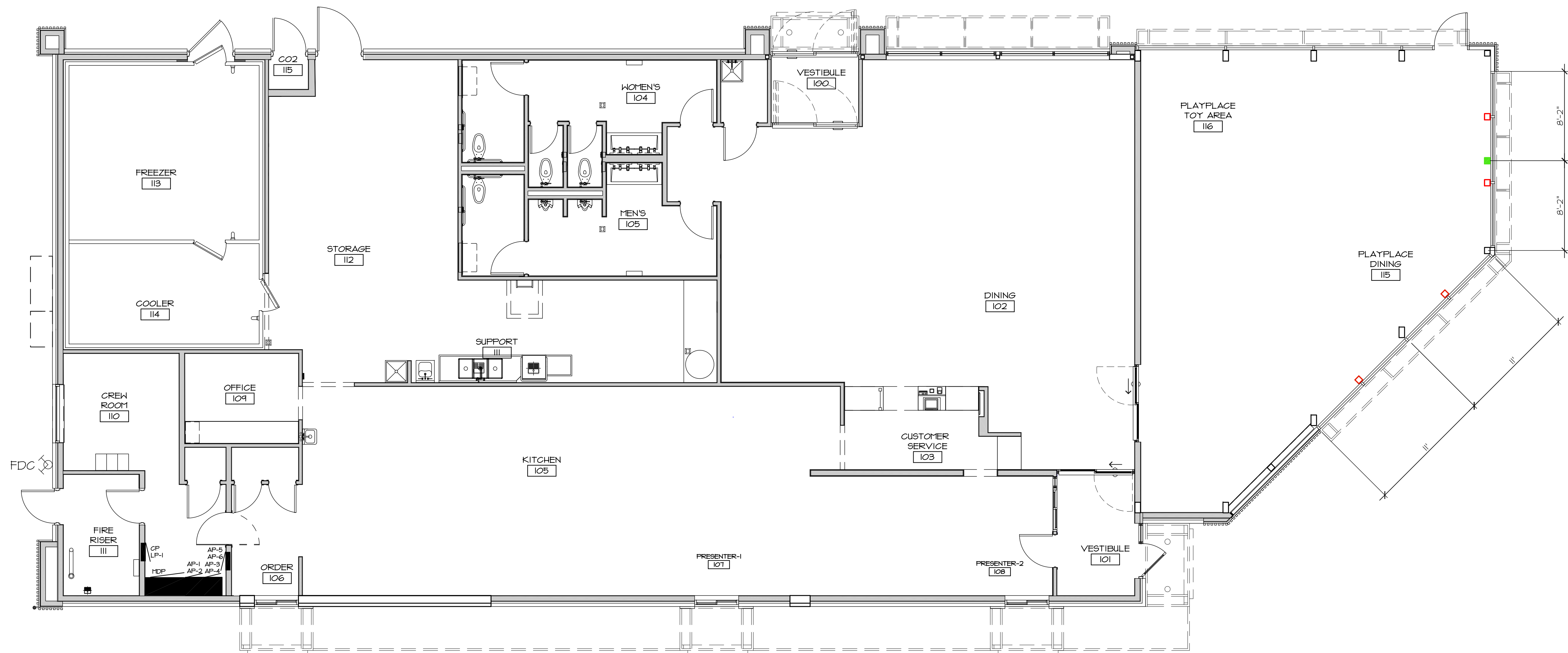
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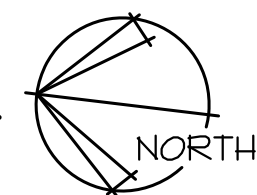
FLOOR PLAN

DRAWING NO.:

A2.01



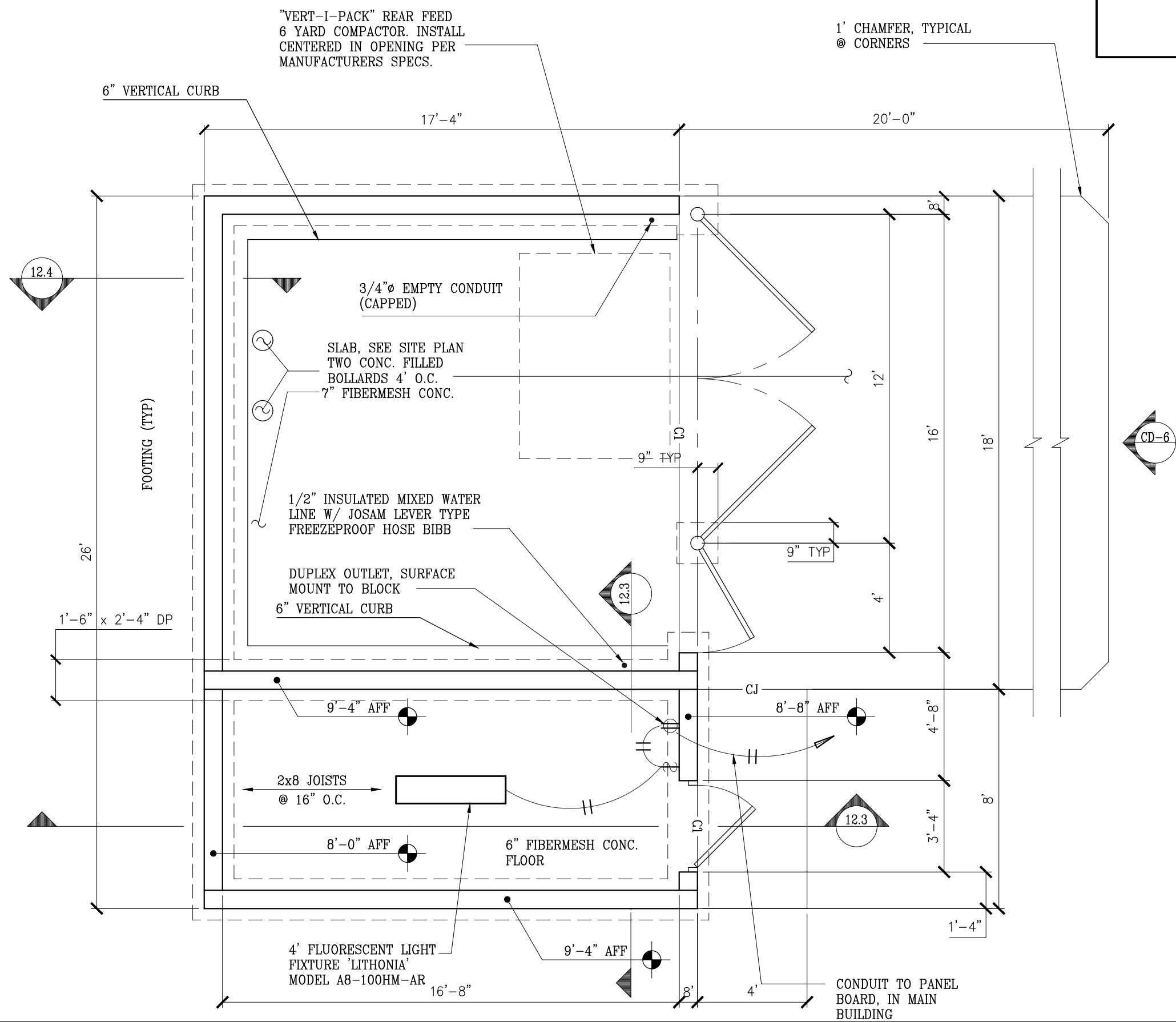
FLOOR PLAN
SCALE: 3/16" = 1'-0"



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

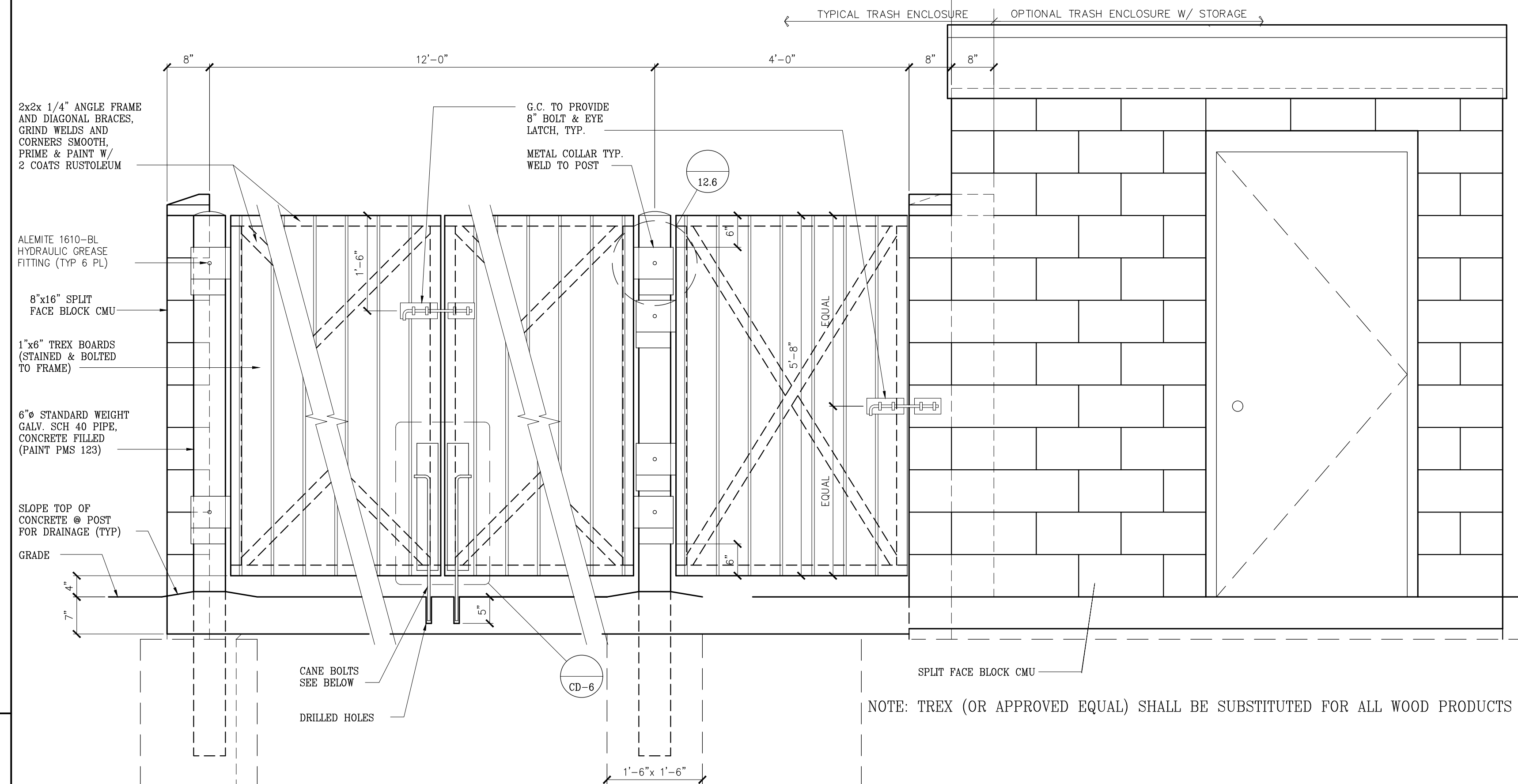
PARKER CENTRAL AREA FILING NO. 5, BLOCK 1, LOT 2, TOWN OF PARKER,
COUNTY OF DOUGLAS, STATE OF COLORADO.
ADDRESS: 10950 S. PARKER ROAD

color elevations (all sides) of
trash enclosure and storage
building needed, both
structures must use
materials used on the main
building.



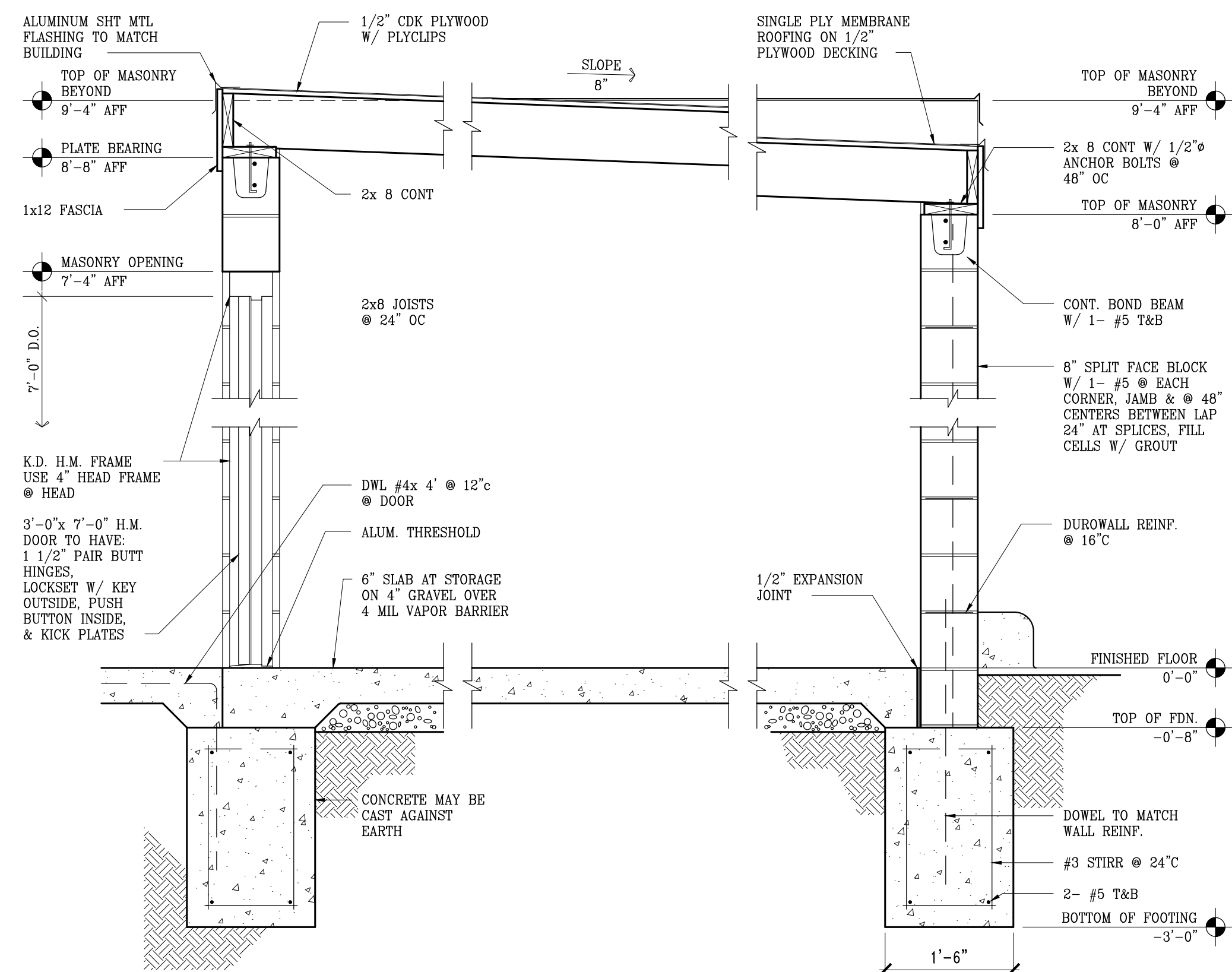
TRASH ENCLOSURE WITH LOCKABLE STORAGE

CD.1



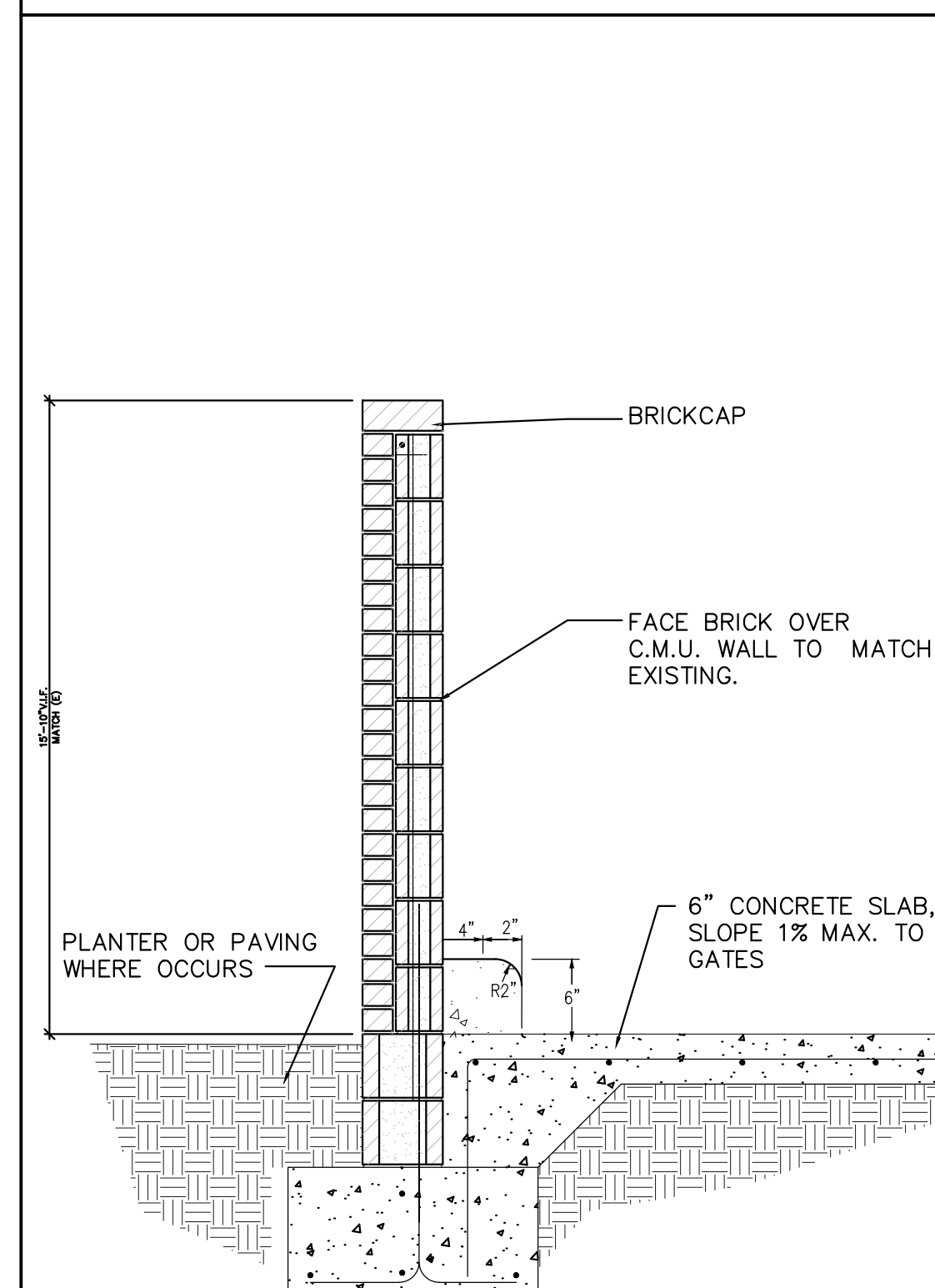
TRASH ENCLOSURE GATE AND MOUNTING DETAILS (WITH LOCKABLE STORAGE AREA)

CD.2



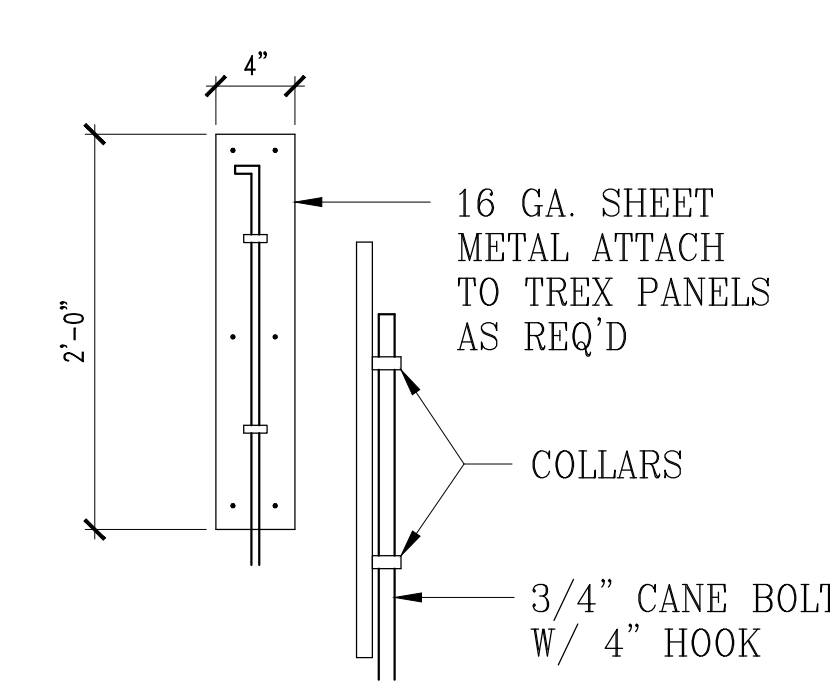
SECTION THROUGH STORAGE AREA

CD.3



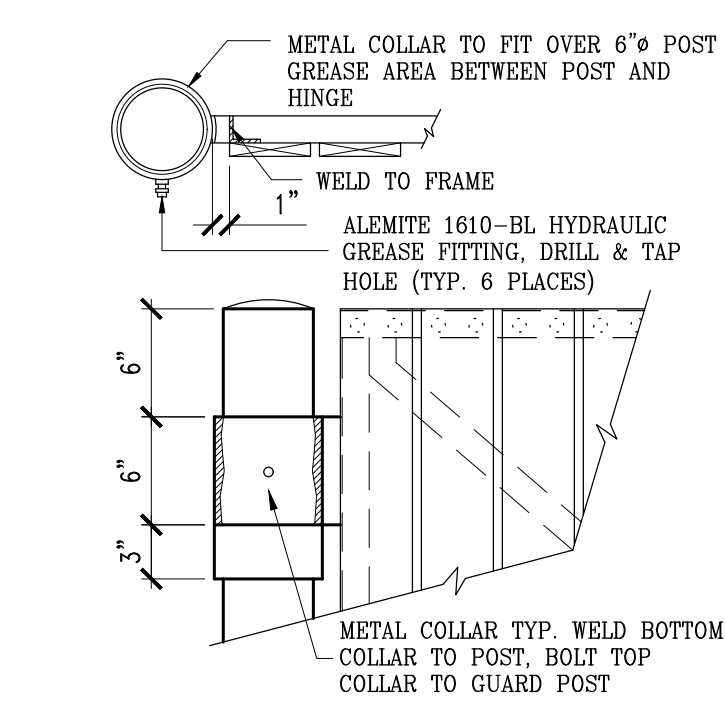
TYPICAL WALL SECTION

CD.4



CANE BOLT

CD.5



GATE HINGE

CD.6

NO.	DATE	REVISION DESCRIPTION

CIVIL ENGINEERING CONSULTANT

Strategic Land Solutions, Inc.
Civil Engineering & Land Planning Solutions
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**
PROFESSIONAL ENGINEER
No. 36320

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.

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

STREET ADDRESS	10950 S. PARKER ROAD
CITY	PARKER
STATE	COLORADO
COUNTY	DOUGLAS
STATE SOURCE I.D.#	50162
NATIONAL I.D.#	7462

SCALE:	1"=20'	MD RE:	BOWAN
DATE:	03/13/2025	MD P/CM:	MANN
DESIGNED BY:	RJP	FILE NAME:	CURRENT.DWG
DRAWN BY:	RJP	SLS INJ. 14-001-47	
CHECKED BY:	RJP		

TRASH ENCLOSURE

SHEET NO. **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 2**

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 you 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:						



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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	4/17/2024	4/15/2024	COLORED BUILDING ELEVATIONS 20	Ashley Chasez	REVISIONS REQUIRED	01 Review 20
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Notes:

See Planning Memo

3/18/2024	4/17/2024	4/15/2024	COLORS AND MATERIAL BOARD 20	Ashley Chasez	REVISIONS REQUIRED	01 Review 20
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Notes:

Please submit a physical materials board



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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:



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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	4/17/2024	4/15/2024	PHOTOMETRIC PLAN 20	Ashley Chasez	REVISIONS REQUIRED	01 Review 20
Notes: See Planning Memo						



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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	6/17/2024	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	4/17/2024	4/15/2024	SITE PLAN 20	Ashley Chasez	REVISIONS REQUIRED	01 Review 20
Notes: See Planning Memo						
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:						



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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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Notes:

Review Group: SP 2ND 15

3/17/2025	3/28/2025	4/7/2025	CONST PLANS - ENVIRONMENTAL 15	Robert Seacat	REVISIONS REQUIRED	See Engineering Memo and Comments
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Notes:

SP24-012 – McDonalds Remodel, Parker Central - 2nd Environmental Review, 3-28-25

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 Callout to the Initial and Interim Erosion Control Plan Sheets stating – "VTC PAD (FODS or COMPARABLE) MAY BE REQUIRED IF TRACK OUT BECOMES A PROBLEM, ALL DIRT TRACKING MUST BE SWEEPED UP IMMEDIATELY, NO EXCEPTIONS".
2. Please include within the plan set all 64 pages of the Town of Parker's COMPLETE List of Keys/Symbols (1st), General Notes (2nd), and Erosion Control Details in ALPHABETICAL Order (3rd), Immediately Following the Final Erosion Control Plan Sheet. Link to these plan sheets already drawn out below.

72-page layout of CBMP Legend, General Notes and Details
https://drive.google.com/file/d/1oE5TRyFktV-bdRygdUwIqhwaf3eQJxzs/view?usp=drive_link

3/17/2025	4/1/2025	4/7/2025	CONSTRUCTION PLANS - CIVIL 15	Charles Kudlauskas	REVISIONS REQUIRED	See uploaded Memo and Redlines.
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Notes:

3/17/2025	3/25/2025	4/7/2025	FIRE LIFE SAFETY 15	Randy Capra	REVISIONS REQUIRED	See Notes
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Notes:

Partial modifications have been provided along with conflicting information and information that the applicant has not provided (as required). See response letter and address ALL information when responding for the third submittal. Including the required riser room floor plan.

3/17/2025	4/7/2025	4/7/2025	IREA 15	Brooks Kaufman	REVISIONS REQUIRED	
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Notes:

The proposed transformer location does not meet CORE's requirements and the towns requirements. The transformer may not open into a drive or parking spot. The proposed landscaping does not meet CORE's clearance requirements for the transformer and EUSERC cabinet. Please refer to CORE's handbook and additional information provided via attachments.
 Last CORE will require an easement by separate document prior to Site Plan approval.

3/17/2025	4/1/2025	4/7/2025	SITE PLAN - CIVIL 15	Charles Kudlauskas	REVISIONS REQUIRED	See uploaded Memo.
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Notes:



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Project Reviews Town of Parker

3/17/2025		4/7/2025	SITE PLAN 15	Amber Wood Hicken		
Notes:						
3/17/2025	4/1/2025	4/7/2025	TRAFFIC IMPACT STUDY - CIVIL 15	Charles Kudlauskas	REVISIONS REQUIRED	See uploaded Memo.
Notes:						