



# Strategic Land Solutions, Inc.

Civil Engineering • Land Planning • Entitlements

Thursday – October 9, 2025

Sent Via:  1<sup>st</sup> Class  FedEx  Courier  Hand Deliver  
 Facsimile to:  **UPLOAD ETRACKIT**

## TOWN OF PARKER COLORADO

Planning  
20120 E. Mainstreet  
Parker, CO

Attention: Ms. Ashley Chasez

Dear Ms. Chasez:

Re: **MCDONALD'S RESTAURANT NARRATIVE**  
10950 S. Parker Road  
Parker, CO  
*SLS JN: 20-0001-99*

McDonald's is pleased to resubmit the site plan packager for the McDonald's remodel at 10950 S. Parker Road. We have addressed your team's comments as follows:

### Planning

1. The redline comments have been addressed per the redline drawing responses attached hereon.

### Core

1. The CORE landscape comments are noted, and the attached landscape plans meet their requirements.
2. The new transformer and easement are shown per our coordination meeting with CORE.

### Construction-Civil

1. The cut/fill volume has been added to the coversheet.
2. The vicinity map is revised to the necessary scale and area.
3. The standard construction notes have been updated.
4. The existing and easement callouts are added to the plans.
5. The construction details are updated to the current Parker details.
6. Detail drawings have been added for the accessible parking areas and curb ramps.
7. Overlapping text has been corrected.
8. Drive callouts have been added throughout the drawings.
9. The landscape work in R.O.W. work note has been added.
10. Detail callouts have been added to the drawings.

### Site Plan-Civil

1. The vicinity map scale and area have been updated.
2. The site distance triangles are shown on the landscape plan.
3. The trees are placed a minimum of 7-feet from storm pipes and inlets

### Traffic Impact Study-Civil

1. A traffic conformance letter is included. Note that the proposed project is not expected to increase sales. This project is being completed to ease existing drive-thru congestion by constructing a more efficient drive-thru and a more efficient kitchen.
2. Noted, the conformance letter is stamped by an engineer.

### Storm Water

1. The VTC note has been added.
2. The details and key legend are included to include all of the current Town of Parker details.

### Construction Plans-Stormwater

1. The drainage report and drainage plan are revised to show runoff from Basin A reaching the existing inlet on McDonald's property.
2. The existing inlet near the north property line is shown.
3. The redline comments are addressed per the attached responses.

**2595 Ponderosa Rd – Franktown, CO 80116**

Robert Palmer: 720.384.7661 phone • rpalmer@strategiclcs.net • WEBSITE: <http://www.strategiclcs.net>

file: c:\s\projects\2020-projects\01-mcdonalds\main street (parker, co)\docs\2025-10-08-comment response.doc

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#### Fire Life Safety

4. A riser room detail has been added to the building floor plans.
9. The old fire signature block has been removed from the utility plans.
10. The FDC callout has been removed from the plans.

If you have questions regarding what is proposed, please feel free to call me. Thank you!

Sincerely,

**STRATEGIC LAND SOLUTIONS, INC.**

A handwritten signature in black ink that reads "Robert J. Palmer". The signature is fluid and cursive, with a long horizontal stroke at the end.

**Robert J. Palmer, PE** (CO, NM, AZ, WY, MT)  
President for SLS, Inc. A Colorado Corporation

Attachments: As noted above.

cc: Mr. Robert Yagusesky, McDonald's via: [robert.yagusesky@us.mcd.com](mailto:robert.yagusesky@us.mcd.com)