



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, Inc.
FROM: Cynthia Thye, Planner I
DATE: November 6, 2025
SUBJECT: SP24-012: Parker Central Area F5 L2 B1 - McDonalds– Site Plan Amendment Review Comments 03

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: Cynthia Thye

EMAIL: cthye@parkeronline.org

PHONE: 303.805.3334

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 Comments:

1. **Please refer to the redlines for additional comments/clarification.**

Comment Addressed: ☒ Yes ☐ No

Response:

Redlines address per comment responses on drawing sheets.

2. **Sidewalk needs to be 10 feet Per DDS VIII.B.1. "Pedestrian-friendly sidewalks located on any building side with a public entrance shall be a minimum width of 10 feet and shall span the entire length of the building. "Drive aisle is wide enough to all increase in sidewalk width.**

Comment Addressed: ☒ Yes ☐ No

Response:

Sidewalk expanded to 10'

3. **Transformer needs to be moved per LDO 13.08.120(c)(4)b - On site utilities and equipment, including service line to lot, for the provision of service to nonresidential use(s) shall meet the following requirements: On site utilities and equipment may be placed above ground in a rear yard or side yard only.**

Comment Addressed: ☒ Yes ☐ No

Response:

Transformer relocated per coordination with CORE.

4. Provide a cut sheet for image of bike racks, color, and materials.

Comment Addressed: ☒ Yes ☐ No

Response:

Cut sheet included and additional information added to plan detail.

Photometric Plan Comments:

- 1. Update table. Per LDO Administrative Manual Section B.2.(f). Photometric Plan needs to include a table with the following information: light fixture, name, label, height, fixture color, total lumens, lighting type - CCT. CCT shall be below 5001 Kelvin.**

Comment Addressed: ☒ Yes ☐ No

Response:

Table added.

Landscape Plan Comments:

- 1. Per LDO Administrative Manual, use this section to show "enhanced landscaping" as noted on site plan.**

Comment Addressed: ☒ Yes ☐ No

Response:

Additional landscaping added as shown on attached plans.

Elevation/Design Comments:

- 1. Everything Community Development is reviewing needs to be on these plans. Show guard rail on elevations and this site plan.**

Comment Addressed: ☒ Yes ☐ No

Response:

Guard rail shown on elevations and site plan. Detail added to site plan.

- 2. Per DDS X.A.2.c.i. 1-2, show transparency calculations for all facades.**

Comment Addressed: ☒ Yes ☐ No

Response:

Information added.

3. Show wall-mounted electrical equipment, add note that it will be painted to match adjacent wall.

Comment Addressed: ☒ Yes ☐ No

Response:

Information added.

4. Signage - Remove or note that not part of this Site Plan and will be approved under a separate CD application.

Comment Addressed: ☒ Yes ☐ No

Response:

Note Added

5. Label material on elevations.

Comment Addressed: ☒ Yes ☐ No

Response:

Information added.

6. Provide a material board to the Planning Division Office.

Comment Addressed: ☒ Yes ☐ No

Response:

A material board is already on file in Parker planning.

7. Note percent of materials on material legend.

Comment Addressed: ☒ Yes ☐ No

Response:

Information added.

- 8. Need vertical massing break(s). Per DDS X.A.3.b.iii.3). Buildings over 100 feet in length shall require a vertical massing break at a distance of 25 to 50 feet. See McDonalds SP21-067 at Chambers Road and Hess.**

Comment Addressed: ☒ Yes ☐ No

Response:

Revised to address comment.

OUTSIDE REFERRAL AGENCY COMMENTS

Please address all outside referral agency comments with a written response. The following agencies have responded – revisions required or denied:

- Town of Parker – Construction Plans, Environmental
- Town of Parker – Construction Plans, Civil
- FLS – South Metro Fire and Rescue
- IREA
- Public Service Company of Colorado
- Traffic Impact Study

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:

All external comments have been addressed and coordinated.



Property Owner

03/20/2026

Date



Project Representative

03/20/2026

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:

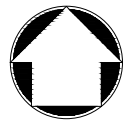
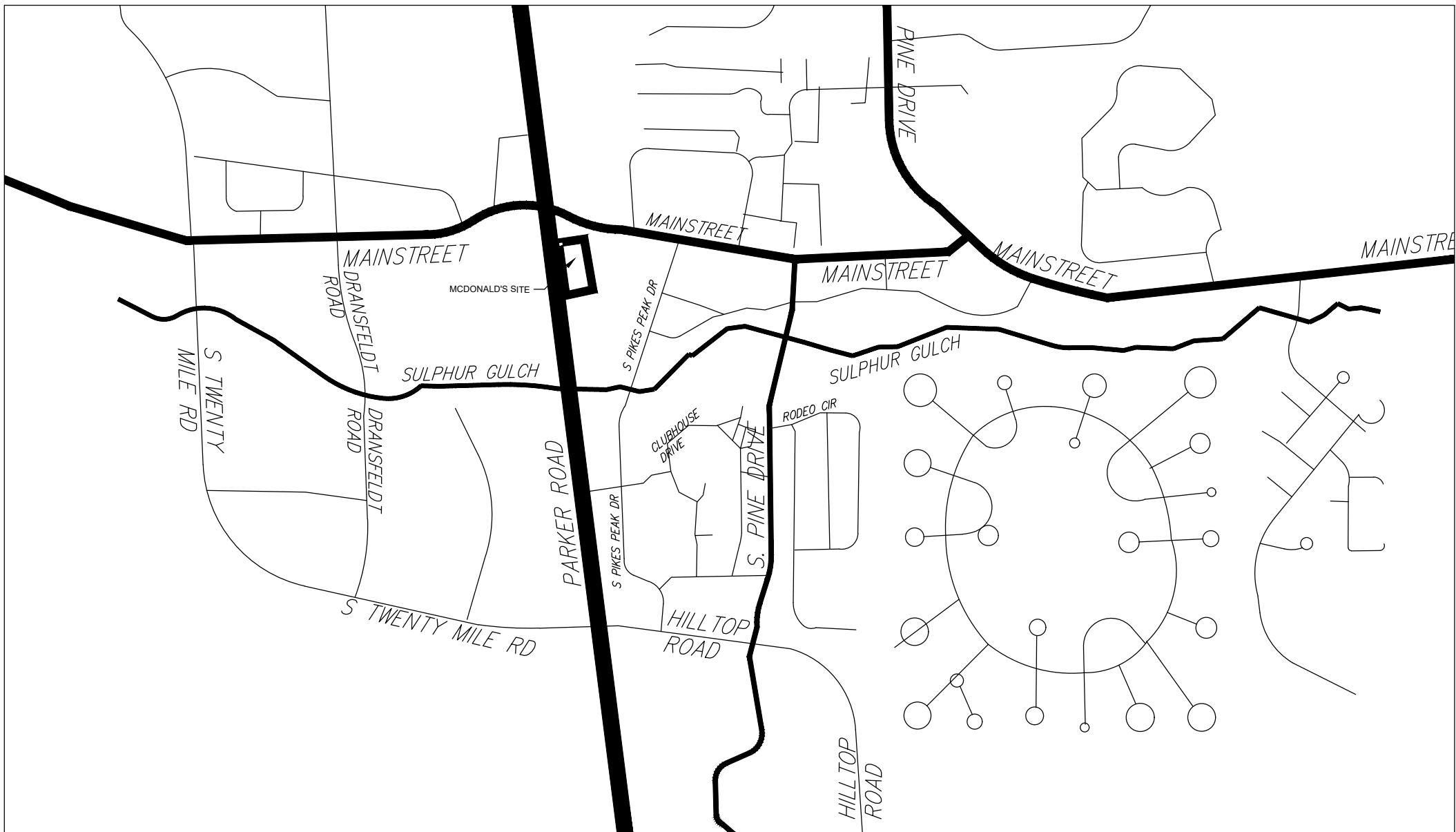
BEARINGS ARE BASED ON THE WEST LINE OF THE NE 1/4 OF SECTION
22, TOWNSHIP 6 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL
MERIDIAN BEARING N00°13'03"W BOUND BY THE MONUMENTS SHOWN
HEREON.

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'

SITE INFORMATION:

ADDRESS:	10950 S. PARKER ROAD
DEVELOPER/OWNER:	MCDONALD'S CORPORATION
ZONING:	DOWNTOWN EAST
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 (3,054 S.F.) / 21% PROPOSED (6,412 S.F.)
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 300 S.F. NLA):	21-SPACES
PROVIDED PARKING:	28-SPACES
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
TE1.0	TRASH ENCLOSURE
TE1.1	TRASH ENCLOSURE
TE1.2	TRASH ENCLOSURE

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 805027
PHONE: 303.443.0388
CONTACT: MR. NEIL MCLEANE

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)
SUPERVISION OF:
5496 N. U.S. HIGHWAY 85
SEDALIA, CO 80135
CONTACT: REN OSTERWALD
PHONE: 303.733.5582

GAS

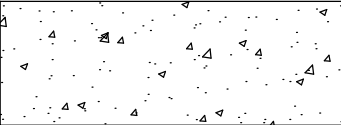
XCEL ENERGY
DENVER, CO 80202
PHONE: 800.895.2999

LEGEND

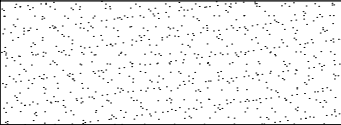
NOT ALL SYMBOLS APPEAR ON SHEET

	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



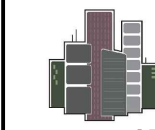
PROPOSED LANDSCAPING



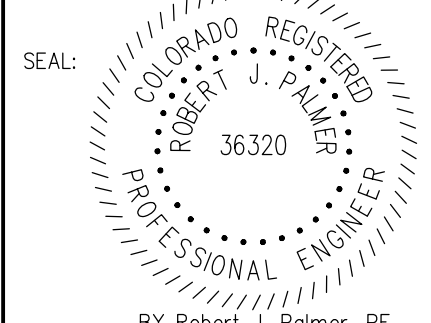
DEMOLITION AREA

NO.	DATE	REVISION	DESCRIPTION
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CIVIL ENGINEERING CONSULTANT



Strategic Land Solutions, Inc.
Civil Engineering & Land Planning Solutions
2595 PONDEROSA ROAD
FRANKTOWN, CO 80116
720.384.7661 Phone
rpalmer@strategicsl.net
Robert J. Palmer, PE
President

PREPARED UNDER THE DIRECT
SUPERVISION OF:
SEAL: 
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

10950 S. PARKER ROAD	CITY PARKER	STATE COLORADO	COUNTY DOUGLAS	REGIONAL DWG. NO.	50162	7462

SCALE: 1"=20'	M&D RE: BOWAN
DATE: 10/08/2025	M&D P/C/M: MANN
DESIGNED BY: RJP	
DRAWN BY: RJP	FILE NAME: CURRENT.DWG
CHECKED BY: RJP	SLS INC. 14-001-47

DRAWING TITLE:

TITLE SHEET

SHEET NO:

TO1.0



Know what's below.
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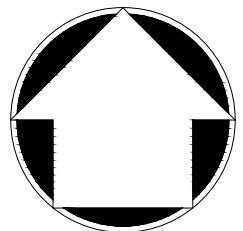
SITE DEVELOPMENT PLAN
MCDONALDS REMODEL AT PARKER CENTRAL AREA
FILING NO. 5, BLOCK 1, LOT 2

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



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 29, 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 PLAT.
(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, 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.)



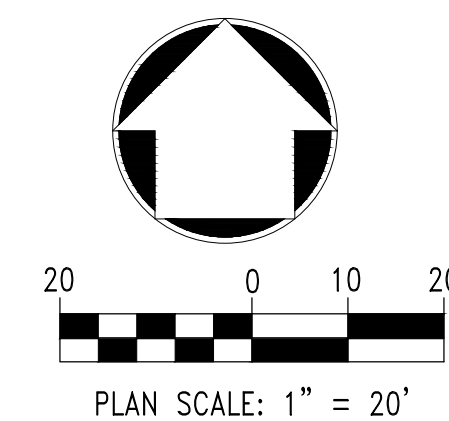
20 0 10 20
PLAN SCALE: 1" = 20'



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NO.		DATE	REVISION	DESCRIPTION
CIVIL ENGINEERING CONSULTANT:				
 2595 PONDEROSA ROAD FRANKTOWN, CO 80116 720.394.7661 Phone rpalmer@strategicsl.net Robert J. Palmer, PE President				
PREPARED UNDER THE DIRECT SUPERVISION OF:				
SEAL:				
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	STATE	COUNTY	CITY	
PARKER	COLORADO	DOUGLAS	PARKER	
REGIONAL DING. NO.	STATE SOME IGA	50162	7462	
SCALE: 1"=20'		MCD RE: BOWAN		
DATE: 10/08/2025		MCD P/CM: MANN		
DESIGNED BY: RJP		FILE NAME: CURRENT.DWG		
DRAWN BY: RJP		SUS IN: 14-001-47		
CHECKED BY: RJP				
DRAWING TITLE:				
EXISTING CONDITIONS				
SHEET NO:				
EX1.0				

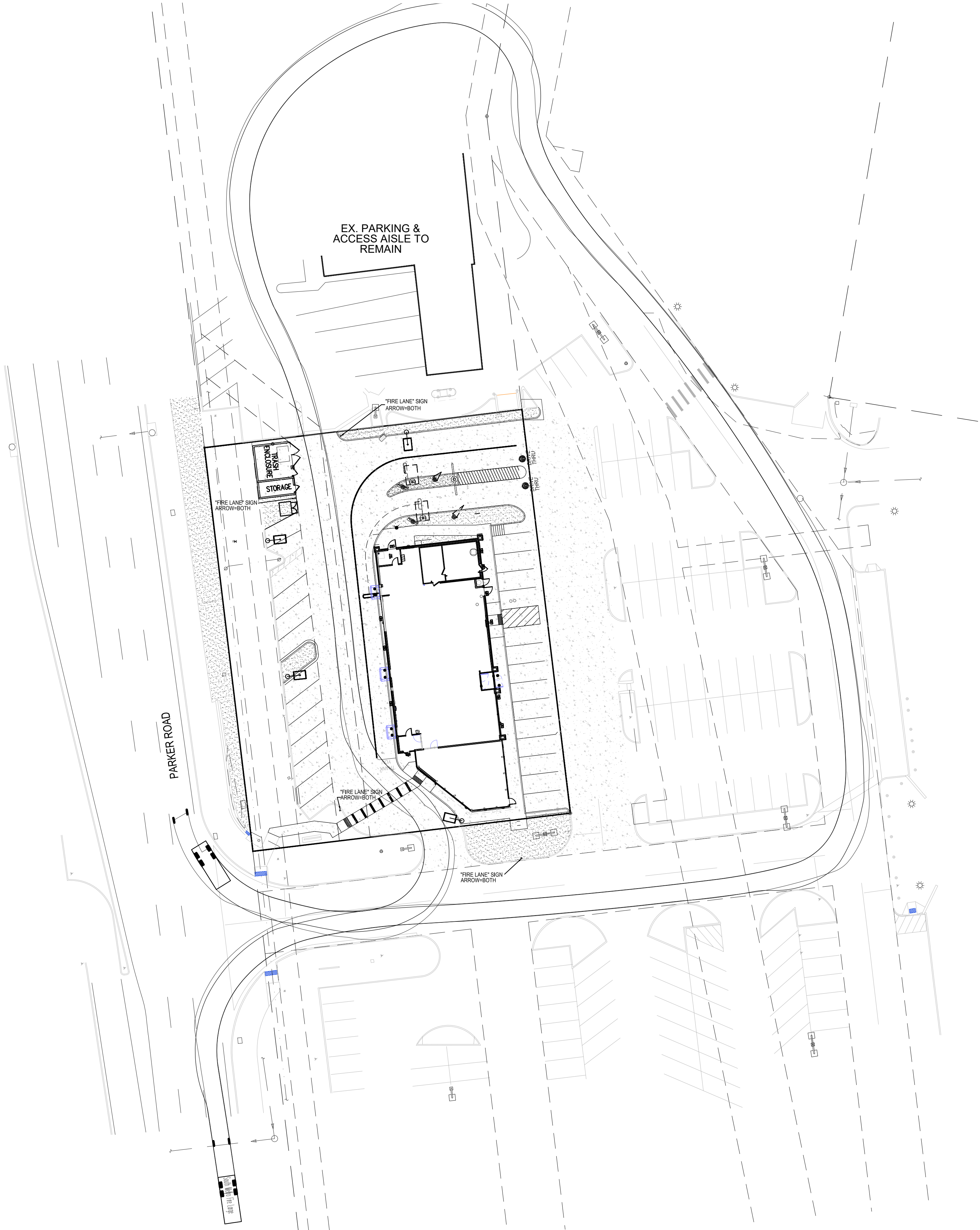
PARKER CENTRAL AREA FILING NO. 5, BLOCK 1, LOT 2, TOWN OF PARKER,
COUNTY OF DOUGLAS, STATE OF COLORADO.
ADDRESS: 10950 S. PARKER ROAD

[illegible]

[illegible]

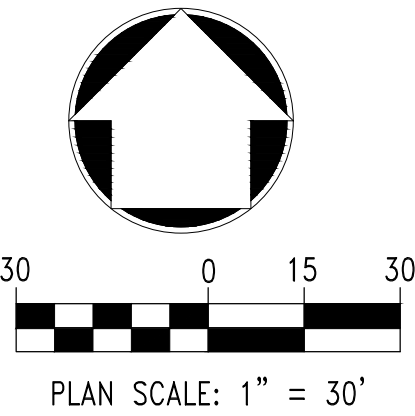
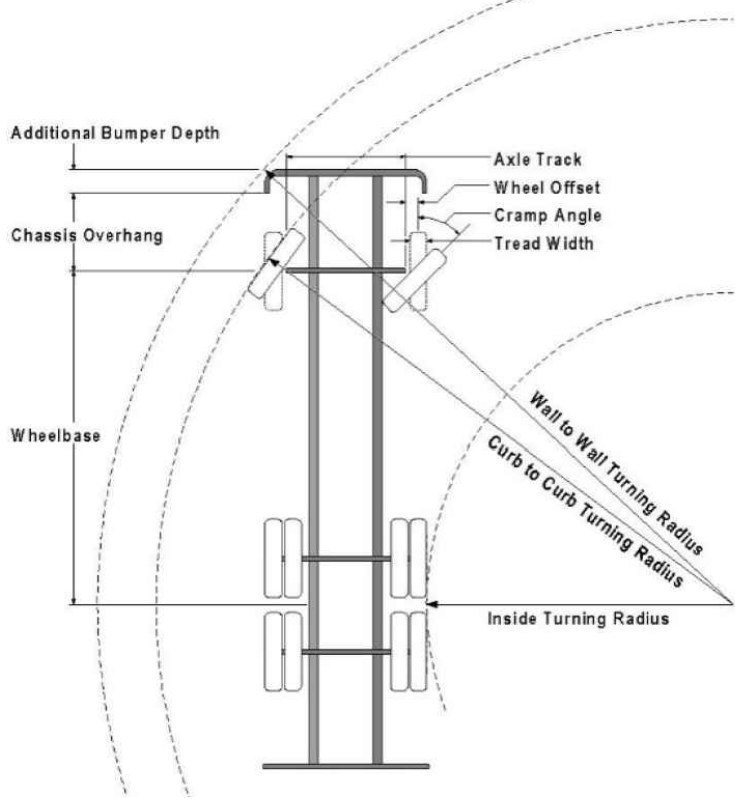
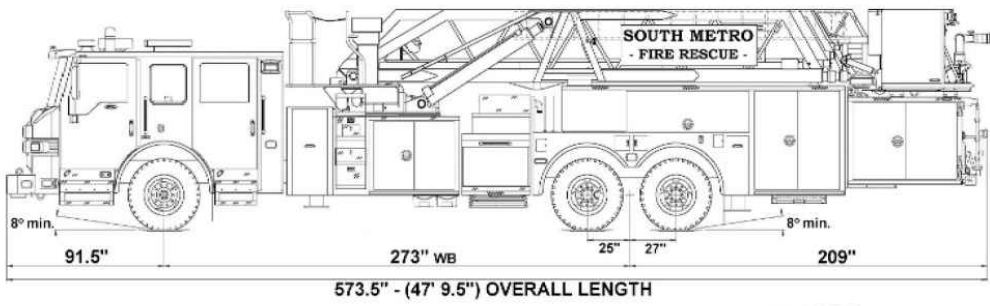
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ADDRESS: 10950 S. PARKER ROAD



FIRE ACCESS ROAD DESIGN CRITERIA

VEHICLE SPECIFICATIONS are provided for the largest apparatus in use by South Metro Fire Rescue. Fire Apparatus Access Roads shall be capable of accommodating this apparatus.

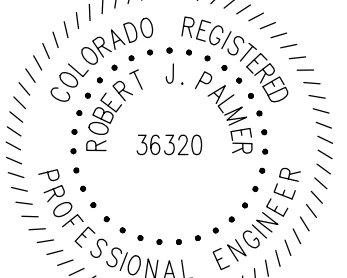


NO.	DATE	REVISION DESCRIPTION
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CIVIL ENGINEERING CONSULTANT:



Strategic Land Solutions, Inc.
Civil Engineering & Land Planning & Architecture
2595 PONDEROSA ROAD
FRANKTOWN, CO 80116
720.394.7661 Phone
rpalmer@strategicsl.net
Robert J. Palmer, PE
President

PREPARED UNDER THE DIRECT SUPERVISION OF:
SEAL: 
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. ULLSTER STREET, SUITE 1300, DENVER, COLORADO 80237

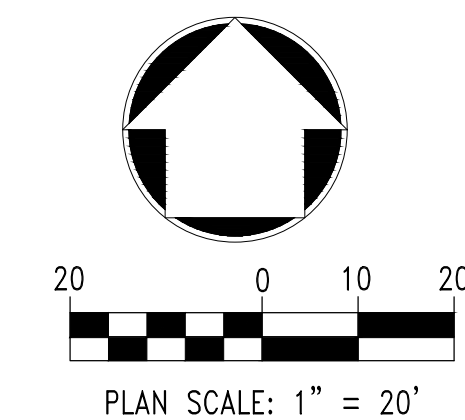
10950 S. PARKER ROAD		STATE	
PARKER		COLORADO	
COUNTY		DOUGLAS	
REGIONAL DWG. NO.		STATE DWG. NO.	50162
.		NATIONAL DWG.	7462

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DATE: 10/08/2025	M&D P/C: MANN
DESIGNED BY: RJP	
DRAWN BY: RJP	FILE NAME: CURRENT.DWG
CHECKED BY: RJP	SLS INC. 14-001-47

DRAWING TITLE:
FIRE ACCESS PLAN

SHEET NO.:
C1.1

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



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

C2.0

NO.	DATE	REVISION DESCRIPTION
CIVIL ENGINEERING CONSULTANT:		

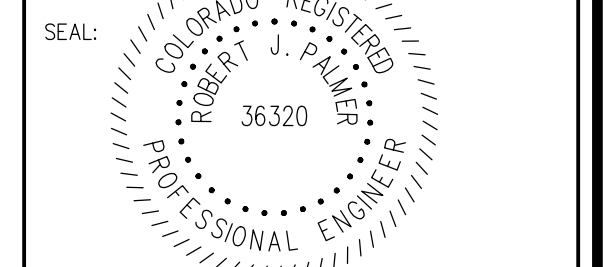
CIVIL ENGINEERING CONSULTANT:



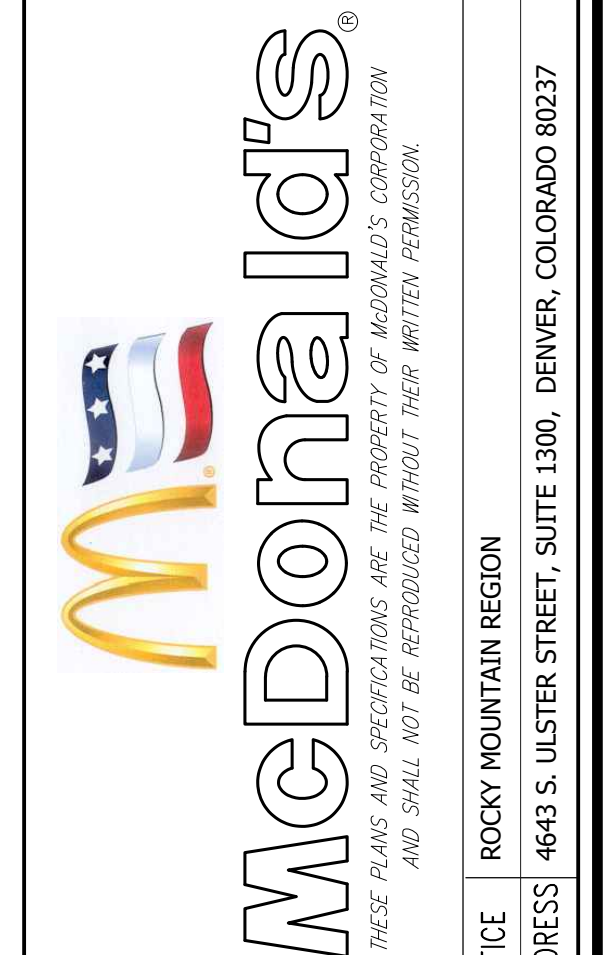
PREPARED UNDER THE DIRECT

SUPERVISION OF:

DO. BSC



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



STREET ADDRESS	10950 S. PARKER ROAD	
	CITY	COLORADO
COUNTY		
REGIONAL DMC, NO	DOUGLAS	
	STATE STORE OFF	50182
	NATIONAL OFF	7462

SCALE:	1"=20'	MOD RE:	BOWAN
DATE:	10/08/2025	MOD P/CM:	MANN
DESIGNED BY:	RJP		
DRAWN BY:	RJP	FILE NAME:	
CHECKED BY:	RJP		CURRENT.DWG
			SL5 JN: 14-001-47

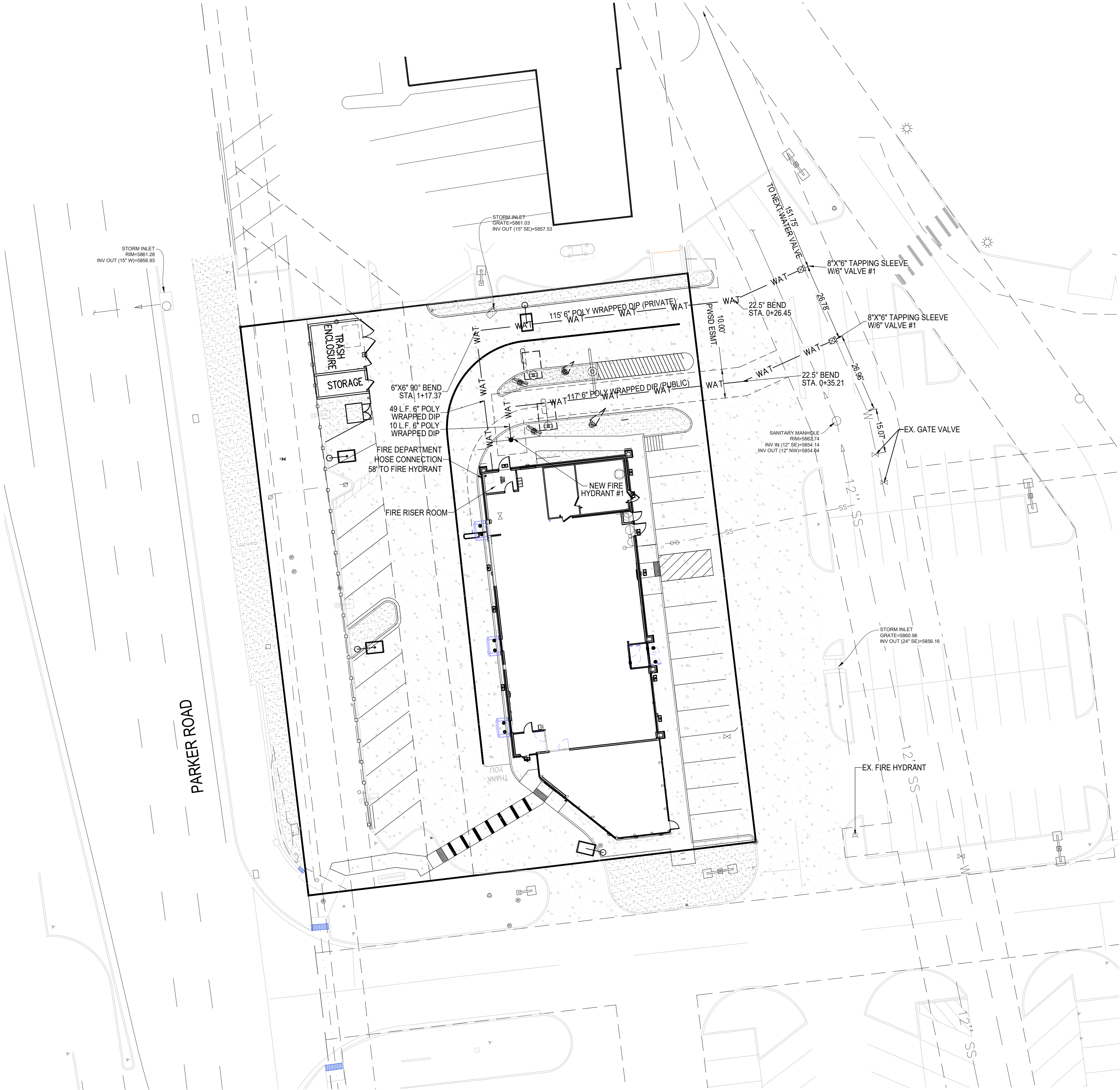
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GRADING PLAN

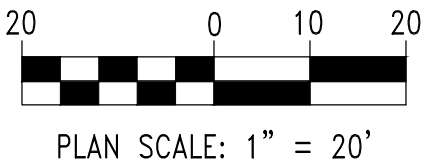
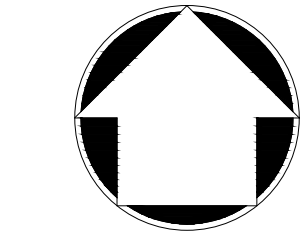
SHEET NO:

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

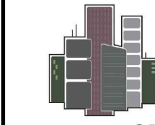


WATER AND SEWER FOR
INFORMATION ONLY. ALL WATER
AND SEWER IMPROVEMENTS
SHALL BE PER THE PARKER WATER
AND SANITATION DISTRICT
APPROVED PLANS.



NO.	DATE	REVISION DESCRIPTION
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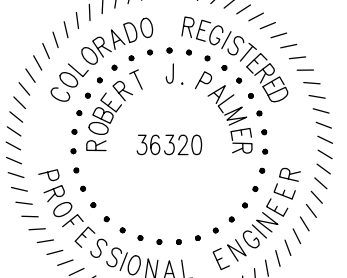
CIVIL ENGINEERING CONSULTANT:



Strategic Land Solutions, Inc.
Civil Engineering • Land Planning • Easements
2595 PONDEROSA ROAD
FRANKTOWN, CO 80116
720.394.7661 Phone
rpalmer@strategicsl.net
Robert J. Palmer, PE
President

PREPARED UNDER THE DIRECT
SUPERVISION OF:

SEAL:



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



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

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

SCALE: 1"=20'	M&D RE: BOWAN
DATE: 10/08/2025	M&D P/C/M: MANN
DESIGNED BY: RJP	
DRAWN BY: RJP	FILE NAME: CURRENT.DWG
CHECKED BY: RJP	SLS INJ. 14-001-47

DRAWING TITLE:
UTILITY PLAN

SHEET NO:
C3.0



EXTEND IRRIGATION FROM EXISTING SYSTEM TO NEW PLANTINGS.
VERIFY FUNCTIONALITY OF SYSTEM AND REPAIR/REPLACE ANY
DAMAGED OR MALFUNCTIONING COMPONENTS. TREES TO RECEIVE TWO 2.0 GPM
EMITTERS; SHRUBS TO RECEIVE TWO 1.0 GPH EMITTERS, PERENNIALS AND GRASSES TO
RECEIVE ONE 1.0 GPH EMITTER.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
TREES				
	AG	1	ACER GRANDIDENTATUM / BIGTOOTH MAPLE	2" B&B
	MS	1	MALUS X 'SPRING SNOW' / SPRING SNOW CRAB APPLE	1.5" B&B MULTISTEM
	EXR	1	RELOCATE AS INDICATED / EXISTING TREE TO BE RELOCATED	EX
	EX-REM	1	REMOVE AS INDICATED / EXISTING TREE TO BE REMOVED	EXISTING
	EX-RET	9	TO REMAIN- PROTECT DURING CONSTRUCTION / EXISTING TREE TO REMAIN	EXISTING
SHRUBS				
	AC	19	ARCTOSTAPHYLOS X COLORADOENSIS 'CHIEFTAIN' / MANZANITA	5 GAL
	CMF	6	CHAMAEBATIARIA MILLEFOLIUM 'FERNBUSH' / FERNBUSH	5 GAL
	JC	5	JUNIPERUS CHINENSIS 'PFITZERIANA COMPACTA' / COMPACTA PFITZER JUNIPER	5 GAL
	JHH	5	JUNIPERUS HORIZONTALIS 'HUGHES' / CREEPING JUNIPER	5 GAL
	JMG	4	JUNIPERUS SCOPULORUM 'MOONGLOW' / UPRIGHT JUNIPER	10 GAL
	POL	14	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' / DWARF PURPLE NINEBARK	5 GAL
	POF	9	POTENTILLA FRUTICOSA 'ABBOTSWOOD' / POTENTILLA	5 GAL
	ESTR	28	TO REMAIN / EXISTING SHRUB	EX
GRASSES				
	BB	10	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLUE GRAMA	1 GAL
	CAC	45	CALAMAGROSTIS X ACUTIFLORA / FEATHER REED GRASS	1 GAL
	SW	12	SPOROBOLUS WRIGHTII / BIG SACATON	1 GAL
PERENNIALS				
	AQ	6	AQUILEGIA CHRYSANTHA / GOLDEN COLUMBINE	1 GAL
GROUND COVERS				
	EX-RS	3,739 SF	EX LANDSCAPE - SHRUB BED / TO REMAIN	EXISTING
	EX-RES	5,509 SF	EX TURF TO REMAIN / EXISTING IRRIGATED TURF	EXISTING
MULCHES				
	RM	4,248 SF	ROCK MULCH / RIVER ROCK 1"-2"	MULCH

ANY EXISTING TREES TO REMAIN THAT EXPERIENCE MORTALITY DUE TO CONSTRUCTION SHALL
BE REPLACED WITH SIMILAR SIZE AND SPECIES

NOTE:
ANY PLANTS THAT ARE NOT MAINTAINED SHALL BE REPLACED

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	QTY
1	PLACE SHREDDED CEDAR MULCH AROUND BASE OF ALL PERENNIALS AND GRASSES IN LARGE COBBLE AREAS. MASSSED PERENNIALS TO RECEIVE LARGE RING AROUND ENTIRE GROUP (TYP).	
2	PLACE PLANTS TO PROVIDE MIN. 2' CLEARANCE FROM BACK OF CURB AT MATURE SPREAD.	

32 LANDSCAPE IMPROVEMENTS	
32-01	14 G ROLL TOP STEEL EDGING, STAKED 30" OC MAX. 365 LF

SITE CATEGORY REQUIREMENTS						
OVERALL LANDSCAPE		Site Area = 30,535 SF 4,580 Sf Required				
Total Landscape Area Required (15%)	Total Landscape Area Provided - On-Site	Trees Req / Provided (11500 sf req)	Shrubs Req / Provided (3500 sf req)	Evergreen Lsp (Min 25, max 50%)	Plant Coverage Req / Prov	
4,580 sf	8996 (29%)	18 / 18	91	37%	75% / 79%	
		8 + 10 existing 62 + 28 existing		33 eq / 31 total = .45		6747 / 7125
PARKING LOT PERIMETER						
Parking Spaces Provided / Area	Parking Island Tree Required / Provided	Parking Island Shrub Area Req / Prov	Parking Island Screening Provided			
28	1 / 1	20 / 20	340 / 361			
PARKING LOT INTERIOR						
Parking Spaces Provided / Area	Parking Lot Perimeter Width Provided	Parking Lot Perimeter Screening Provided	Parking Lot Perimeter Mixed Shrub Bed	Parking Lot Perimeter Mixed Shrub Bed		
26	10'					
RIGHT OF WAY LANDSCAPING						
Frontage	Length (LF)	Trees Req / Prov	Enhanced Landscaping	Enhanced Landscaping Trees + Shrubs		
S Parker Rd	210	7 / 0*	1800 sf	Trees = 0 (OHE Conflict)		
*OVERHEAD ELECTRIC SEPARATION REQUIREMENTS PRECLUDE STREET TREE PLANTING				23 Shrubs + 10 Grasses		
SITE PERIMETER LANDSCAPE						
Frontage	Length (LF)	Shrubs Req / Prov	Trees Req / Prov	Evergreen Trees (Min 25%)		
S Parker Rd	210	28 / 28	6 / 6 (4 existing)	2 - existing (33%)		

ALL TREES SHALL BE PLACED A MINIMUM 10 FEET AWAY FROM WATER,
SANITARY AND STORM SEWERS AND ALL SHRUBS SHALL BE PLACED A
MINIMUM OF 5 FEET AWAY FROM WATER, SANITARY, AND STORM
SEWERS. NO MATERIAL WITHIN 3' OF A FIRE HYDRANT

NDS

NATURAL DESIGN SOLUTIONS

Landscape Architecture

Land Planning · Irrigation Design

5539 Colt Drive, Longmont, CO 80503

(303) 443-0388 · neil@ndscolorado.com

NO.

DATE

REVISION DESCRIPTION

Civil Engineering Consulting

Strategic Land Solutions, Inc.

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

10950 S. PARKER ROAD

STATE

COLORADO

CITY

PARKER

COUNTY

DOUGLAS

RECORDING NO.

50162

NATIONAL D.F.

7462

SCALE: 1"=20'

DATE: 03/13/2025

DESIGNED BY: JRO

DRAWN BY: JRO

CHECKED BY: NAM

DRAWING TITLE: LANDSCAPE PLAN

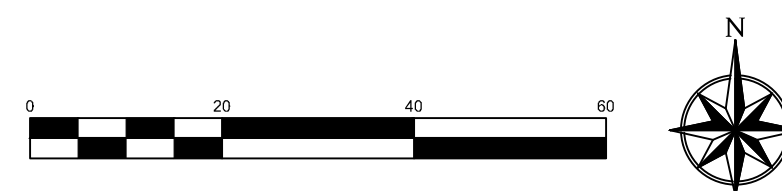
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MAP REF: BOWAN

MAP P/C: MANN

FILE NAME: CURRENT.DWG

SLS No: 14-001-67



<u>SYMBOL</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>
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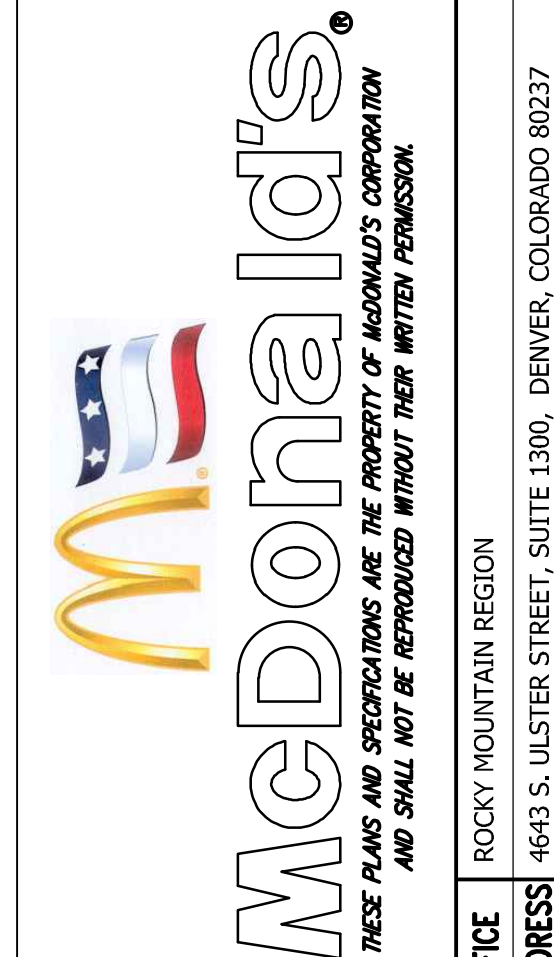
1	RELOCATE AS INDICATED / EXISTING TREE TO BE RELOCATED
1	REMOVE AS INDICATED / EXISTING TREE TO BE REMOVED
9	TO REMAIN- PROTECT DURING CONSTRUCTION / EXISTING TREE TO REMAIN

TREE #	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	\$ -		
MITIGATION CHART ONLY SHOWS ON-SITE TREES IMPACTED BY DEVELOPMENT PROPOSAL					

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

[illegible]

NO.	DATE	REVISION DESCRIPTION
<u>CIVIL ENGINEERING CONSULTANT:</u>		



STREET ADDRESS	
10950 S. PARKER ROAD	
CITY	STATE
PARKER	COLORADO
COUNTY	
DOUGLAS	
REGIONAL DWS. NO.	STATE STOR. D#
	50162
	NATIONAL D#
	7462

SCALE: 1"=20'	MOD RE: BOWAN
DATE: 03/13/2025	MOD P/CN: MANN
DESIGNED BY: JRO	
DRAWN BY: JRO	FILE NAME:
CHECKED BY: NAM	CURRENT.DWG
	SLS JN: 14-001-4

DRAWING TITLE:

TREE
CONSERVATION
PLAN

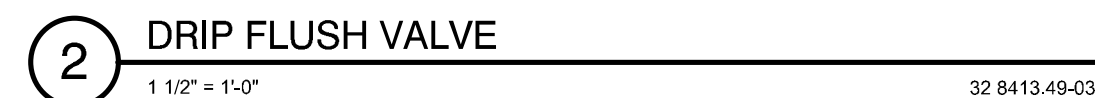
SHEET NO:

LS1.1





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.	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	FLUSH VALVE 3/4" PVC BALL VALVE IN 10" VALVE BOX.	8
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	FEBCO 825YA 3/4" REDUCED PRESSURE BACKFLOW PREVENTER	1
	RAIN BIRD ESP4-SMTE1 WITH (1) ESP-SM3 7 STATION INDOOR SMART MODULAR CONTROL SYSTEM FOR RESIDENTIAL AND LIGHT COMMERCIAL USE. WALL MOUNT, TIPPING BUCKET RAIN SENSOR THAT MEASURES RAINFALL.	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.	6.0 LF



Strategic Land Solutions, Inc.
Civil Engineering • Land Planning • Entitlements

2595 PONDEROSA ROAD
FRANKTOWN, CO 80116

720.384.7661 Phone
palmer@strategicsls.net

Robert J. Palmer, PE
President



SCALE: 1"=20'	MOB RE: BOWAN
DATE: 03/13/2025	MOB P/C: MANN
DESIGNED BY: JRO	
DRAWN BY: JRO	FILE NAME:
CHECKED BY: NAM	CURRENT.DWG
DRAWING TITLE:	SLS JN: 14-001-4

SHEET NO:
IRR1.0



(Note: All references to "Contractor" are specific to "Landscape Contractor" unless notified as "General or other type of Contractor")

- ALL AREAS THAT CALL FOR COBBLE/ROCK MULCH TO RECEIVE MIN. 3" DEPTH, UNLESS NOTED OTHERWISE.
- TREES IN COBBLE/ROCK MULCH, SOD AND SEEDED AREAS TO RECEIVE 4" DIAMETER OF WOOD MULCH RING, 3" DEEP. SHRUBS AND GROUNDCOVERS IN COBBLE/ROCK MULCH SOD AND SEEDED AREAS TO RECEIVE A WOOD MULCH RING AT 2X DIAMETER OF ROOT BALL, 3" DEPTH NO FABRIC UNDERLAYMENT IN WOOD MULCH RINGS.

- ALL SEEDED AND SODDED AREAS TO HAVE RECOMMEND FERTILIZER APPLICATIONS ADDED ONCE IN MID TO LATE JUNE AND ONCE IN LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.
13. ALL PLANT MATERIALS AND UTILITIES ARE SHOWN AT AN APPROXIMATE LOCATIONS. THE CONTRACTOR MAY NEED TO ADJUST LOCATIONS OF PLANT MATERIAL TO ADHERE TO SPECIFIC ON-SITE CONDITIONS AND CODE REQUIREMENTS. ALL TREES AND SHRUBS TO BE PLACES AT 2' TO 4' FROM EACH CURB. CONTRACTOR TO CALL FOR UTILITY LOCATES BEFORE PLANTING (TYP.) 1-800-922-1987, OR CALL 811 BEFORE YOU DIG!
14. STEEL EDGING TO BE USED TO SEPARATE ALL TURF AND/OR SEEDED AREAS FROM PLANTING BEDS. USE PERFORATED EDGING SEGMENTS TO OBTAIN POSITIVE DRAINAGE FOR ALL DRAINAGE SWALES OR AREAS OF STANDING WATER.

- EXISTING TREES
EXISTING TREES DESIGNATED ON PLANS AS "TO REMAIN", OR MARKED
FOR PROTECTION AND PRESERVATION IN THE FIELD, SHALL NOT BE
REMOVED OR DAMAGED.

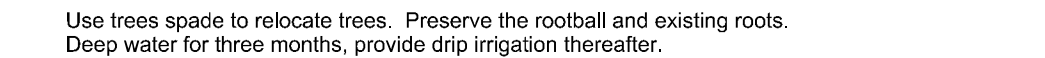
PRIOR TO CONSTRUCTION, ALL PROTECTED TREES SHALL HAVE ORANGE PROTECTION BARRIER FENCING ERRECTED AT A HEIGHT OF 3' OR GREATER. FENCING TO BE SUPPORTED BY STURDY STOCK, CAPABLE OF SUPPORTING FENCING UNTIL ALL CONSTRUCTION OPERATIONS ARE COMPLETED. PLACE NO CLOSER THAN 6' FROM TRUNK, OR ONE HALF (1/2) OF THE DRIP LINE, WHICHEVER IS GREATER. WITHIN THE PROTECTED ZONE THERE SHALL BE NO MOVEMENT OF EQUIPMENT OR STORAGE OF EQUIPMENT, MATERIALS, WASTE, DEBRIS, OR FILL, UNLESS APPROVED BY THE LANDSCAPE ARCHITECT.

EXISTING TREE PROTECTION DIRECTIONS:

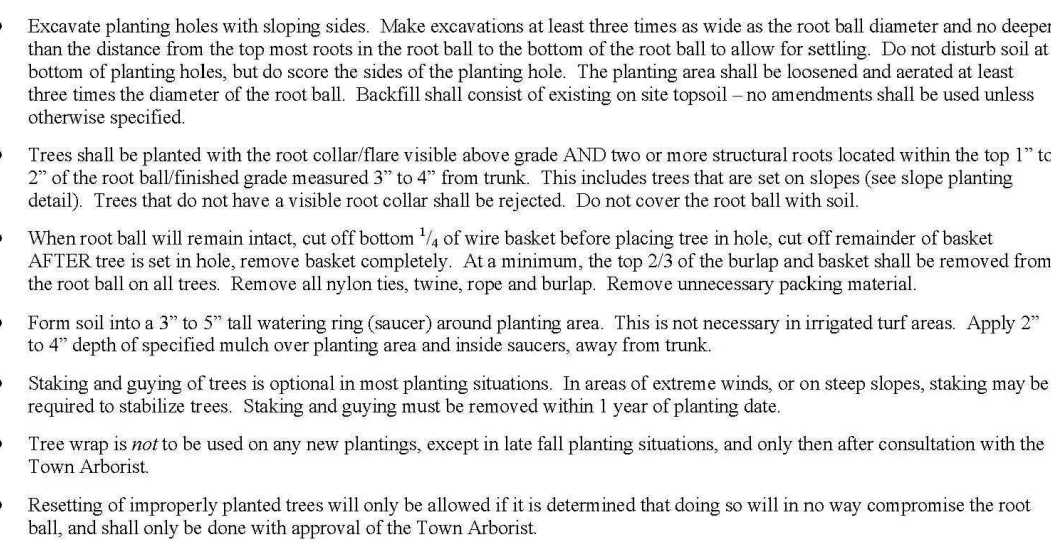
FOUR FEET HEIGHT PROTECTIVE FENCING IS TO BE INSTALLED AROUND THE EXISTING TREES TO REMAIN PRIOR TO CONSTRUCTION ON THIS SITE. CONTRACTOR IS TO TAKE PRECAUTIONS TO ENSURE THAT EXISTING ROOTS AND LIMBS ARE NOT DAMAGED DURING EXCAVATION ADJACENT TO TREES. FENCING IS TO BE INSTALLED BELOW THE EDGE OF THE CANOPY OF THE EXISTING TREES TO REMAIN. FENCING IS TO REMAIN IN PLACE FOR THE DURATION OF CONSTRUCTION.

WATERING, MULCHING, AND FERTILIZATION:

PRIOR TO CONSTRUCTION CONTRACTOR IS TO PLACE A 4" DEPTH OF WOOD CHIPS OR MULCH INSIDE THE PROTECTIVE FENCING OF EXISTING TREES TO REMAIN. CONTRACTOR IS TO PROVIDE REGULAR DEEP WATERING TO ALL EXISTING TREES TO REMAIN THROUGHOUT CONSTRUCTION. DURING CONSTRUCTION A SLOW-RELEASE NITROGEN FERTILIZER IS TO BE APPLIED AROUND THE BASE OF EACH TREE AT A RATE OF 2 LBS. PER 1000 S.F. (USE DRIP LINE OF TREE TO CALCULATE SQUARE FOOTAGE).



L2.0



NOTES:
- BACKFILL AND WATER-IN THOROUGHLY
- BROKEN ROOTBALLS WILL BE REJECTED

Diagram illustrating the components and instructions for a tree planting hole:

- USE 3 GUY ASSEMBLIES FOR EVERGREENS AND TREES OVER 3" CAL.
- ROOT COLLAR VISIBLE TOP MOST ROOTS WITHIN 1"-2" OF EXISTING/ FINAL GRADE
- 2"-4" OF ORGANIC MULCH APPLIED OVER PLANTING AREA AND AWAY FROM TRUNK
- EXISTING GRADE
- BACKFILL WITH UNAMENDED TOPSOIL FROM HOLE
- BURLAP ROPE, AND WIRE REMOVED FROM TOP 2/3 OF ROOT BALL AT MINIMUM
- ROOTBALL SITTING DIRECTLY ON TOP OF UNDISTURBED SOIL
- PRUNE ALL DEAD OR DAMAGED WOOD AFTER PLANTING
- USE GROMMETTED NYLON TIE STRAPS AT END OF WIRE
- 12 GAUGE GALVANIZED WIRE
- 24" x 3/4" P.V.C. MARKERS (TYPICAL) OVER WIRES.
- TREATED WOOD POST USE 3 GUY ASSEMBLIES FOR TREES UNDER 3"
- UNAMENDED TOPSOIL ADDED TO EXISTING GRADE ON DOWN HILL SIDE
- EXISTING GRADE
- SLOPE SLOPED HOLE IS 3 TIMES AS WIDE AS THE ROOT BALL
- NOTE: BROKEN OR CRUMBLY ROOT BALLS WILL BE REJECTED

The property herein is subject to all applicable requirements of Lone Tree Municipal Code, except as may otherwise be addressed in an approved Planned Development or Sub-Area plan, Site Improvement Plan, Preliminary Plan, Final Plat, or other improvements and/or maintenance agreements, as applicable.

Access

The City of Lone Tree requires that maintenance access be provided to all storm drainage facilities to ensure the continuous operational capabilities of the system. The property owner shall be responsible for the maintenance of all drainage facilities, including inlets, pipes, culverts, channels, ditches, hydraulic structures and detention basins located on their land, unless modified by an improvements agreement. Should the owner fail to adequately maintain said facilities, the City of Lone Tree shall have the right to enter said land for the purposes of operations and maintenance. All such maintenance costs will be assessed to the property owner.

It shall be the responsibility of the owner (or responsible association or district, as may be identified by maintenance agreements) to maintain all improvements on the property in a state of good repair, to ensure all irrigation is functional, and to ensure all plantings are alive, consistent with the approved landscape and irrigation plan and Lone Tree Municipal Code.

Within sight triangles and sight easements, as shown, limited landscaping shall be allowed with no solid structures permitted, as stated in the City of Lone Tree's Landscape Design Guidelines and Standards. Landscaping within the sight triangle shall be maintained by the property owner or responsible association or district, as may be identified by maintenance agreements.

NO.	DATE	REVISION
<u>CIVIL ENGINEERING CONSULTANT:</u>		



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OFFICE
ROCKY MOUNTAIN REGION

ADDRESS

STREET ADDRESS	10950 S. PARKER ROAD	
CITY	PARKER	STATE
COUNTY	COLORADO	
REGISTRATION NO.	DOUGLAS	STREET STATE ZIP
		50162
		ANTHONY ZIP
		7462

SCALE: 1"=20'	M/D RE: BOWAN
DATE: 03/13/2025	M/D P/C: MANN
DESIGNED BY: JRO	
DRAWN BY: JRO	FILE NAME:
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	SLS JN: 14-001-47

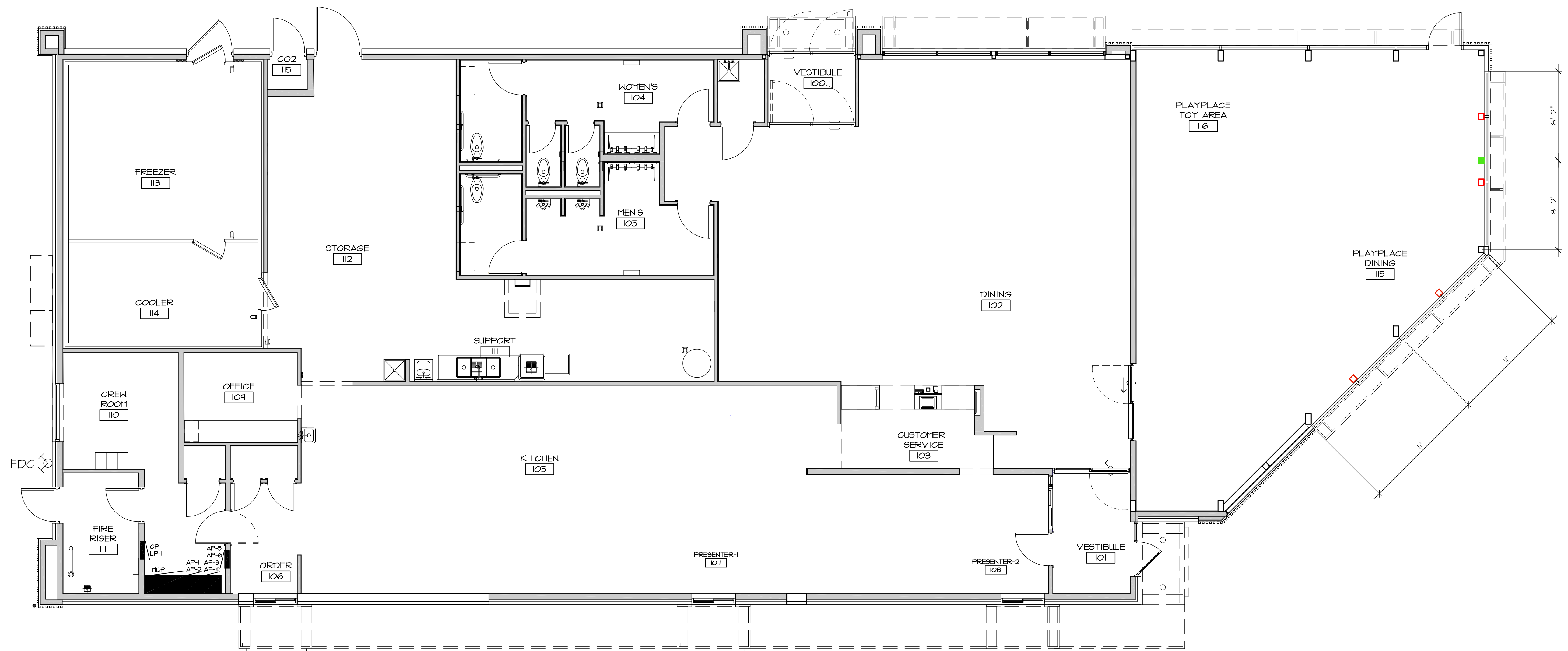
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LANDSCAPE
DETAILS &
NOTES

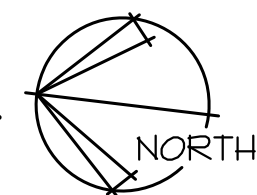
SHEET NO

LS2.0





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



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 #: 0626
DRAWN BY: CS
CHECK BY:

SHEET TITLE:
FLOOR PLAN

DRAWING NO:
A2.01



Arris Architecture, LLC
285 Commander Dr.
Erie, CO 80516

970.988.6302
corey.stinar@arrisinc.net

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

McDonald's Corporation
110 N. Carpenter St.
Chicago, IL 60607

ISSUE DATE

PROJECT #: 0826

DRAWN BY: CS

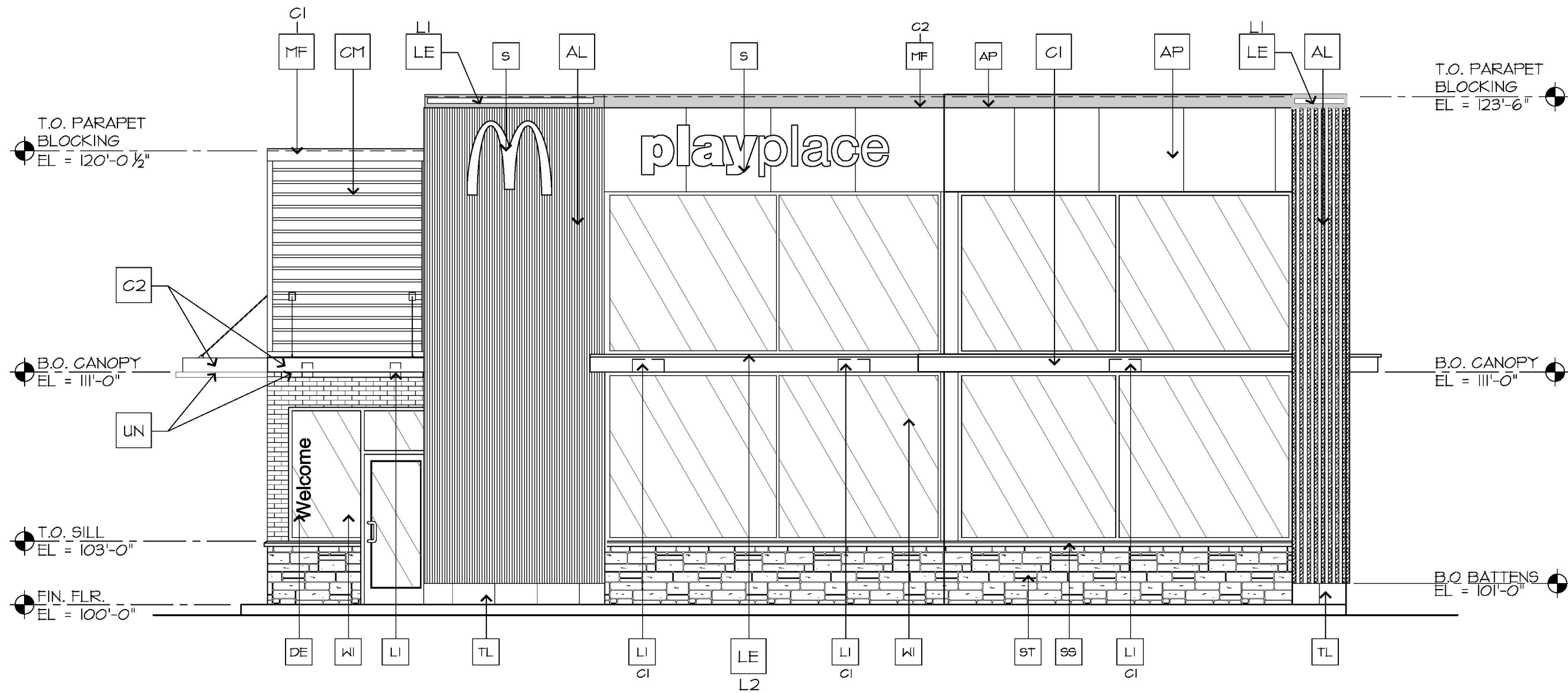
CHECK BY:

SHEET TITLE:

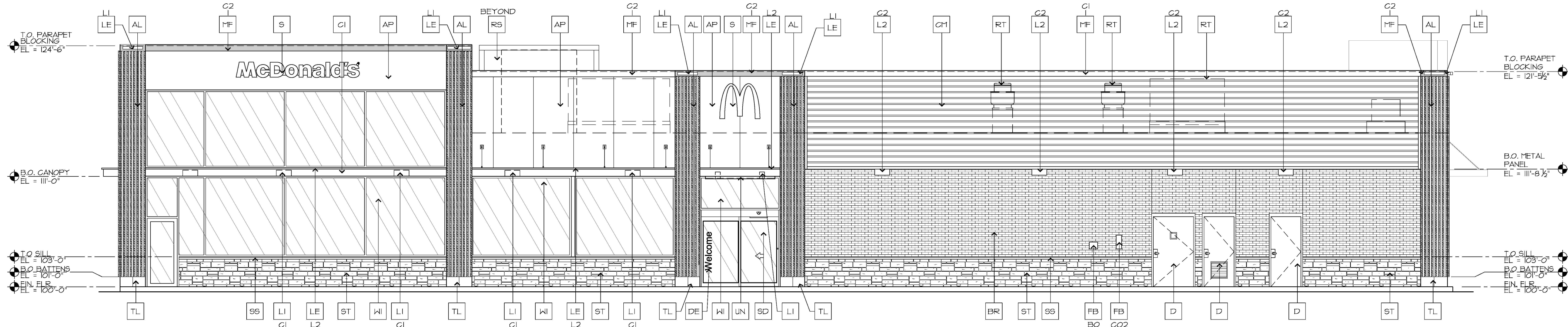
EXTERIOR
ELEVATIONS

DRAWING NO:

A3.01



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



2 EAST ELEVATION
SCALE: 3/16" = 1'-0"

Everything Community Development is reviewing needs to be on these plans. Show guard rail on elevations and this site plan.

RESPONSE: GUARD RAIL ADDED TO WEST ELEVATION

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 TRADE-MARKED. COARSE 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 1022)
- BR BRAKE METAL PANEL
COLOR: PAINT "HARVEST MOON" #232-5 BY VALSPAR
- BI 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 1022
- C3 ALUMINUM CANOPY TIEBACK
COLOR: RAL 1022
GC TO PROVIDE CONTINUOUS BLOCKING ON WALL BEHIND TIEBACKS

- CJ CONTROL JOINT
I - TYPE: I = ALPOLIC
- CH 1" REVEAL METAL WALL PANEL SYSTEM BY METAL ERA
C1 - COLOR:
C1 = WEATHERED ZINC
- D HOLLOW METAL DOOR
PAINT: "GAUNTLET GRAY" SW-1011 BY SHERWIN WILLIAMS
- DE DECAL BY GRAPHICS SUPPLIER
SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
SUPPLIERS:
VONELA (865) 330-7337, ann.bowen@vonela.com
GFX INTERNATIONAL (847) 543-4600, rcdonaldsdecor@gfxl.com
- EJ EXPANSION JOINT
- FB FILL BOX
C02 - C02 = BULK C02 FILL BOX (EQPM SCHEDULE ITEM 49.00)
C02 - BULK C02 FILL BOX (EQPM SCHEDULE ITEM 49.00)
- GR GUARD RAIL - SEE CIVIL SITE PLAN FOR EXACT LOCATION AND LENGTH
PAINT: "IRON ORE" 1069 BY SHERWIN WILLIAMS
RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL
- LI LI - TYPE:
LI = SLIM LED (DOWN ONLY)
LI = INTEGRAL CANOPY FIXTURE
LI = UP ONLY FLOOD FIXTURE

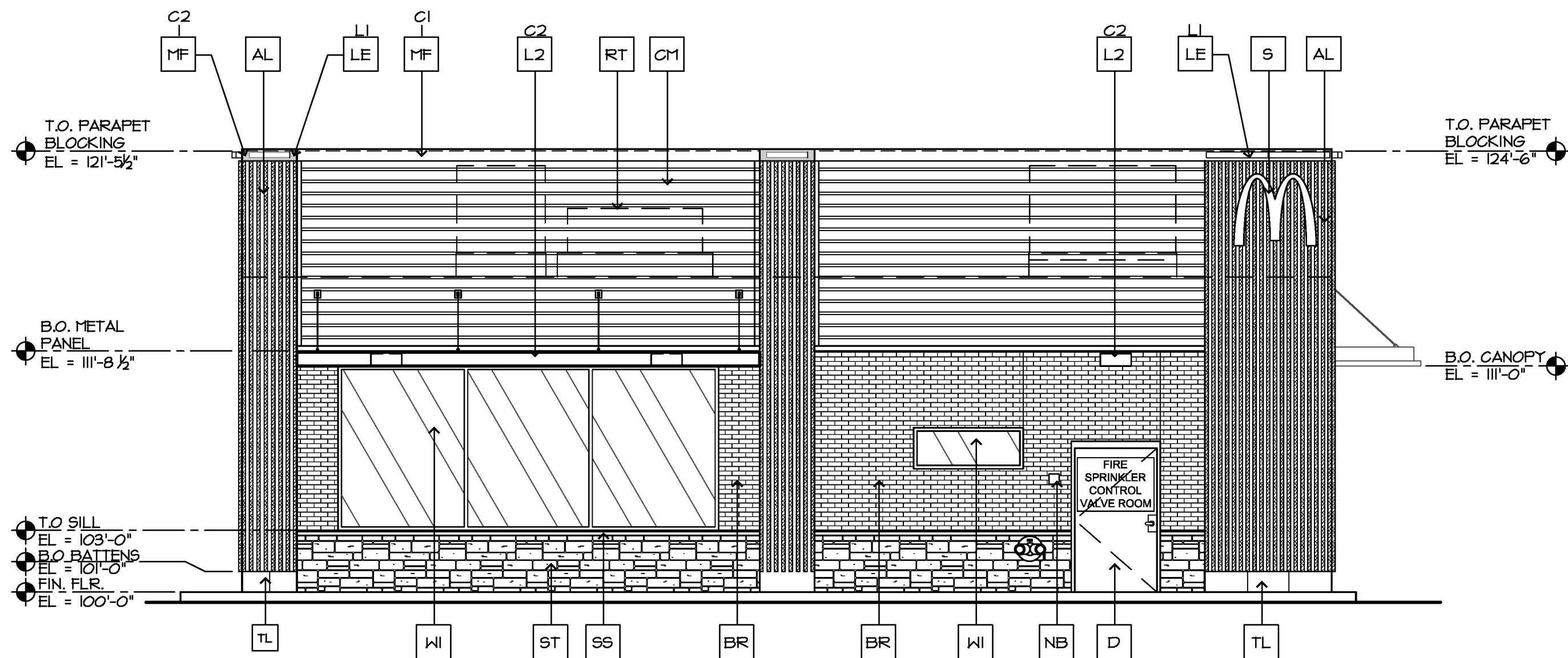
- L2 RADIAL SCORCE LIGHT FIXTURE - SEE ELECTRICAL
C1 - COLOR:
C1 = WHITE
C2 = MATCH RAL 1022
- LE ACCENT LIGHTING - SEE ELECTRICAL
LI - LED LIGHT:
LI = SLIM LED (DOWN ONLY)
LI = INTEGRAL CANOPY FIXTURE
LI = UP ONLY FLOOD FIXTURE
- MF METAL FASCIA
I - TYPE:
C1 - 1 = PRE-FAB ANCHOR-TITE FASCIA
C1 - 2 = BOTTOM TRIM AT METAL REVEAL PANEL
C1 - 3 = VERTICAL TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES
COLOR:
C1 = WEATHERED ZINC (FLAT FACTORY FINISHED)
C2 = RAL 1022 (FLAT FACTORY FINISHED)
- NB 4400 SERIES KNOX BOX, MOUNTED 5'-6" AFF, LOCATED ADJACENT TO FIRE RISER ROOM. VERIFY WITH FIRE MARSHAL

- PT (RMHC) COIN COLLECTOR
MODEL: *KAPT STD CALL 1-888-743-7435 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 1022
- RT ROOF-TOP EQUIPMENT
- S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
C1 - COLOR:
C1 = WEATHERED ZINC RACEWAY
C2 = RAL 1022 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 SAWN THIN VENEER, HERITAGE BILTMORE DIMENSIONAL

- TL TILE OVER 1/2" CEMENT BOARD
C1 - C1 = EUROWEST ABSOLUTE BLACK 6"x24", GROUT: MAPEI 47 CHARCOAL
- 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
SLIDE DIRECTION: RL = RIGHT TO LEFT
LR = LEFT TO RIGHT
- UN METAL UNDERSCORE
COLOR: GOLD

Per DDS X.A.2.c.i. 1-2, show transparency
calculations for all facades.

RESPONSE: TRANSPARENCY CALC. ADDED

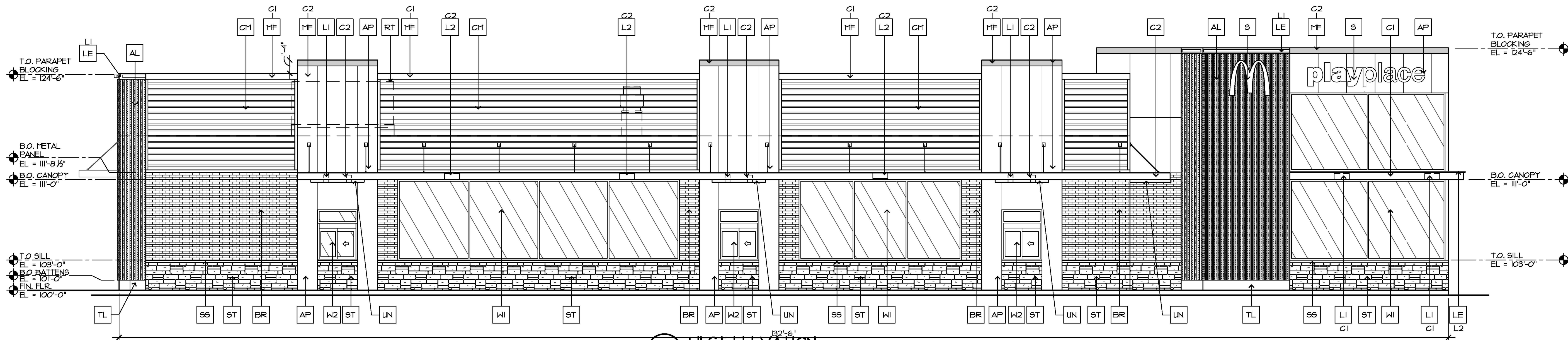


1 NORTH ELEVATION

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

Show wall-mounted electrical equipment,
add note that it will be painted to match
adjacent wall.

RESPONSE: WALL-MOUNTED
ELEC. EQUIP. ADDED AND NOTE
TO PAINT TO MATCH



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 TRADE-MARKED.
COURSE GRIT SAND SURFACES PRIOR TO PRIMING. PRIME AND PAINT BOTH SIDES AND ALL EDGES.
SUBSTRATE COLOR: "IRON ORE" T069 BY SHERWIN WILLIAMS
- AP ALPOLIC METAL PANEL (COLOR: RAL 7022)
- BR BRAKE METAL PANEL
COLOR: PAINT "HARVEST MOON" #232-5 BY VALSPAR
- BI MODULAR FACE BRICK
BI = COLOR:
BI = "ONYX" 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
- CH 1" REVEAL METAL WALL PANEL SYSTEM BY METAL ERA
C1 = COLOR:
C1 = WEATHERED ZINC
- D HOLLOW METAL DOOR
PAINT: "GAUNTLET GRAY" SW-7011 BY SHERWIN WILLIAMS
- DE DECAL BY GRAPHICS SUPPLIER
SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
SUPPLIERS:
VOMELA (865) 330-1331, ann.bowen@vomela.com
GEX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfxl.com
- EJ EXPANSION JOINT
- FB FILL BOX
C02 = BULK C02 FILL BOX (EQPM SCHEDULE ITEM 149.00)
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" T069 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
C1 = TYPE:
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 (RTHC) COIN COLLECTOR
MODEL: #MPT STD CALL 1-888-743-7435 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 SAWN THIN VENEER, HERITAGE BILTMORE DIMENSIONAL

- TL TILE OVER 1/2" CEMENT BOARD
C1 = C1 = EUROWEST ABSOLUTE BLACK 6"x24", GROUT: MAPEI 47 CHARCOAL
- 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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McDonald's
STORE #005-0162
10950 S. PARKER ROAD
PARKER, COLORADO

McDonald's Corporation
110 N. Carpenter St.
Chicago, IL 60607

ISSUE DATE
PROJECT #: 0826
DRAWN BY: CS
CHECK BY:
SHEET TITLE:
EXTERIOR ELEVATIONS

DRAWING NO:
A3.02



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

RESPONSE: NOT ADDED ABOUT
SIGNAGE BEING SEPERATE APPROVAL

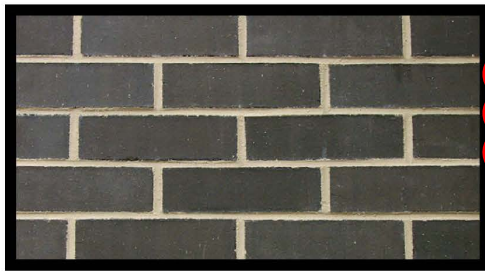
RESPONSE: PER OUR EMAIL D
DISCUSSION, THE COLOR ELEV
ARE JUST FOR PRESENTATION
AND NOTES WILL ONLY BE ON B/W
ELEVATIONS

Label material on elevations.

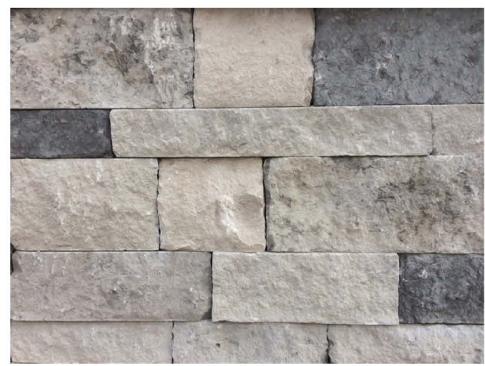
Provide a material board to the
Planning Division Office.

RESPONSE: THE TOWN SHOULD HAVE THE
PHYSICAL SAMPLE BOARD FROM THE LAST
2 STORES WE BUILT IN PARKER, SAME MATERIALS
ARE USED ON THIS STORE. I WOULD BE GLAD TO PROVIDE
A DIGITAL MATERIAL BOARD IF NEEDED

MATERIAL LEGEND



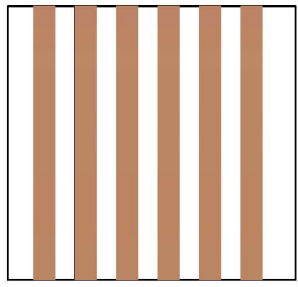
BRICK:
"ONYX" GRAY, BY SUMMIT BRICK



Note percent of
material.

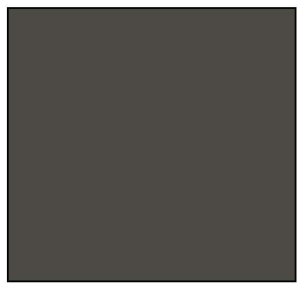
STONE:
TELLURIDE STONE SAHN THIN
VENEER, HERITAGE BILTMORE
DIMENSIONAL

Note percent of
material.

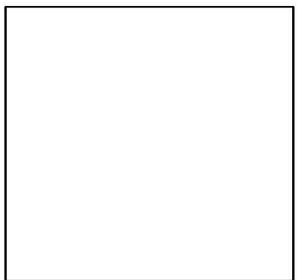


ALUMINUM BATTEN SYSTEM:
HFR, BHN INDUSTRIES
SIZE: 2'X2" PROFILE
COLOR: WOOD GRAIN

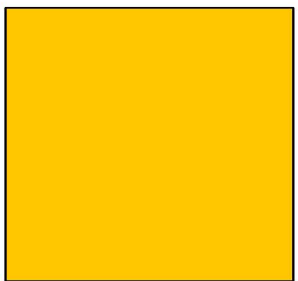
RESPONSE: MATERIAL PERCENT
BOX WAS ADDED TO THE
B/W ELEVATIONS



ALPOLC METAL
PANEL: COLOR: RAL
7022



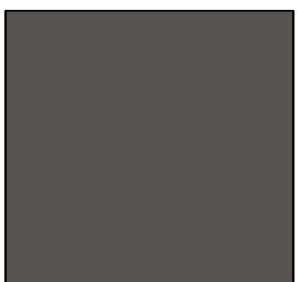
ALUMINUM CANOPY
COLOR: WHITE



GOLD UNDERSCORE



EXTERIOR WINDOW ASSEMBLY
COLOR: EXTRA DARK BRONZE



HOLLOW METAL
DOORS:
PAINT: 'GAUNTLET
GRAY' SH-TOIT BY
SHERWIN WILLIAMS

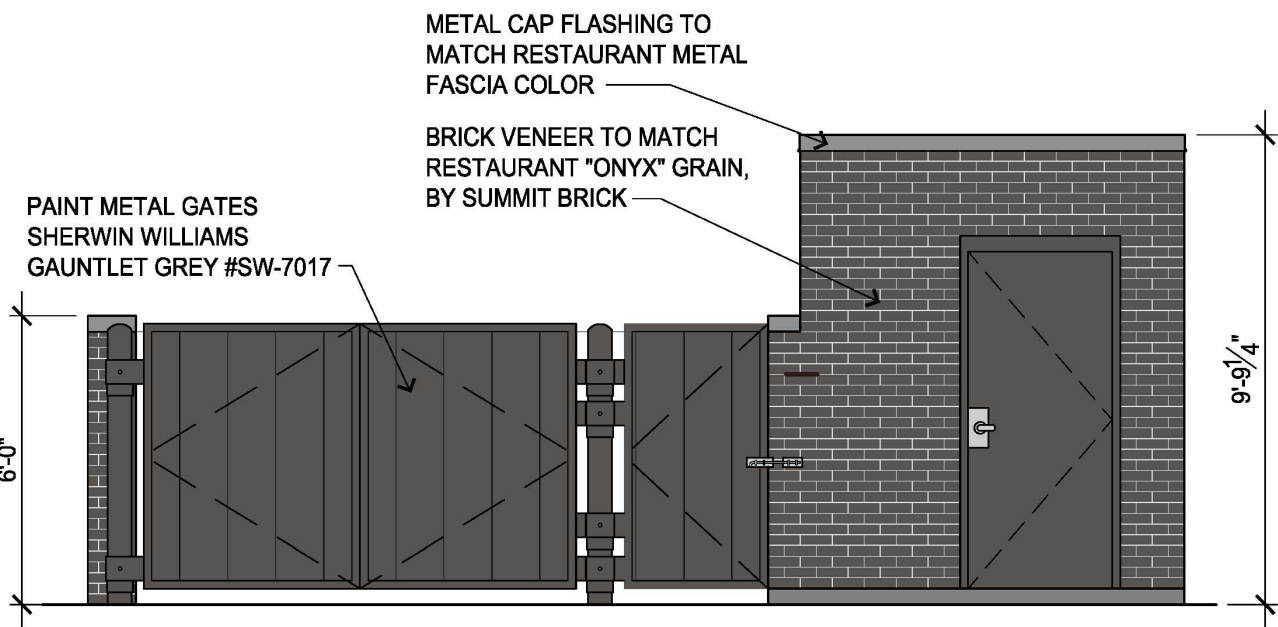


2 EAST ELEVATION
SCALE : 3/16" = 1'-0"

Need vertical massing break(s). Per
DDS X.A.3 b.iii.3). Buildings over 100
feet in length shall require a vertical
massing break at a distance of 25 to
50 feet.

See McDonalds SP21-067 Chambers
Rd and Hess.

RESPONSE: AN ADDITIONAL VERTICAL WOOD
BATTEN WAS ADDED ON THIS WALL AND A
CANOPY WAS ADDED OVER THE DOORS



3 TRASH ENCLOSURE ELEVATIONS
SCALE : 1/4" = 1'-0"



Arris Architecture, LLC
285 Commander Dr.
Erie, CO 80516

970.988.6302
corey.stinar@arrisinc.net

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

McDonald's Corporation
110 N. Carpenter St.
Chicago, IL 60607

ISSUE DATE

PROJECT #: 0826

DRAWN BY: CS

CHECK BY:

SHEET TITLE:
**EXTERIOR
ELEVATIONS**

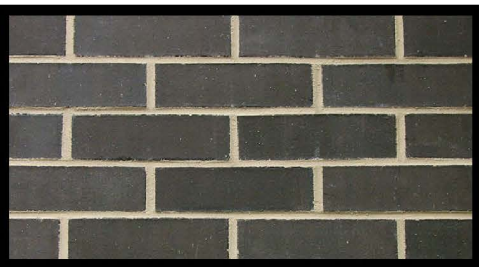
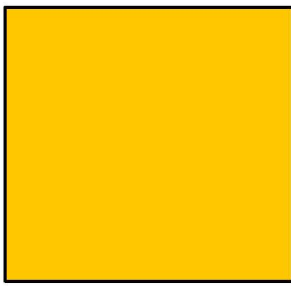
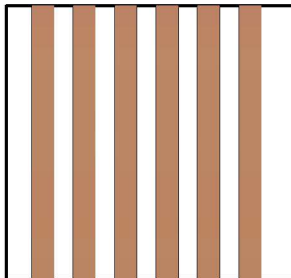
DRAWING NO:

A3.01



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

MATERIAL LEGEND

	BRICK: "ONTX" GRAIN, BY SUMMIT BRICK		ALUMINUM CANOPY COLOR: WHITE
	STONE: TELLURIDE STONE SAHN THIN VENEER, HERITAGE BILTHORE DIMENSIONAL		GOLD UNDERSCORE
	ALUMINUM BATTEN SYSTEM: FER: B+N INDUSTRIES SIZE: 2"x2" PROFILE COLOR: WOOD GRAIN		EXTERIOR WINDOW ASSEMBLY COLOR: EXTRA DARK BRONZE
	ALPOLIG METAL PANEL: COLOR: RAL 1022		HOLLOW METAL DOORS: PAINT: "GAUNTLET GRAY" SK-TOTT BY SHERWIN WILLIAMS



2 WEST ELEVATION
SCALE : 3/16" = 1'-0"



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ISSUE DATE

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- -

PROJECT #: 0826

DRAWN BY: CS

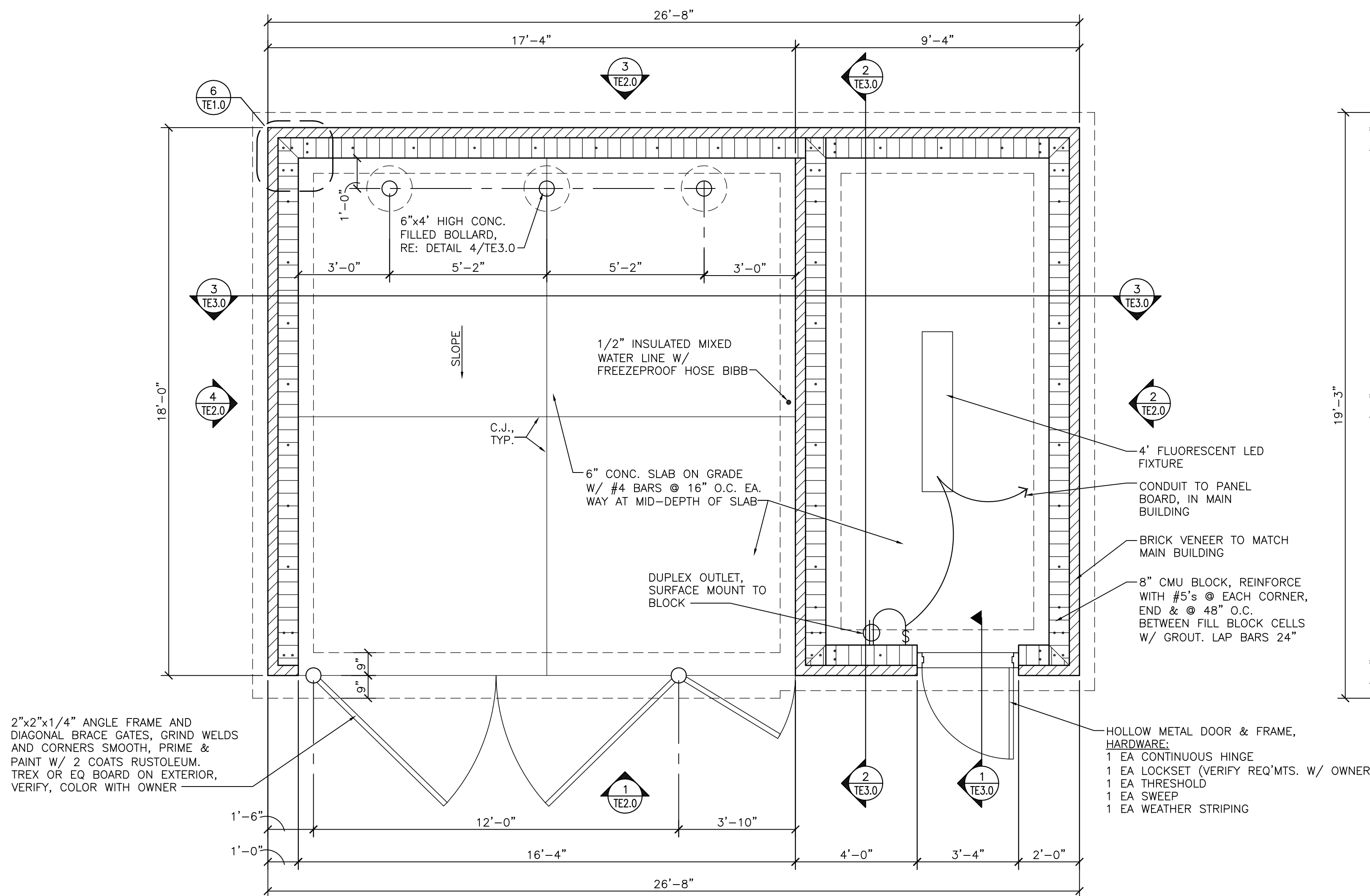
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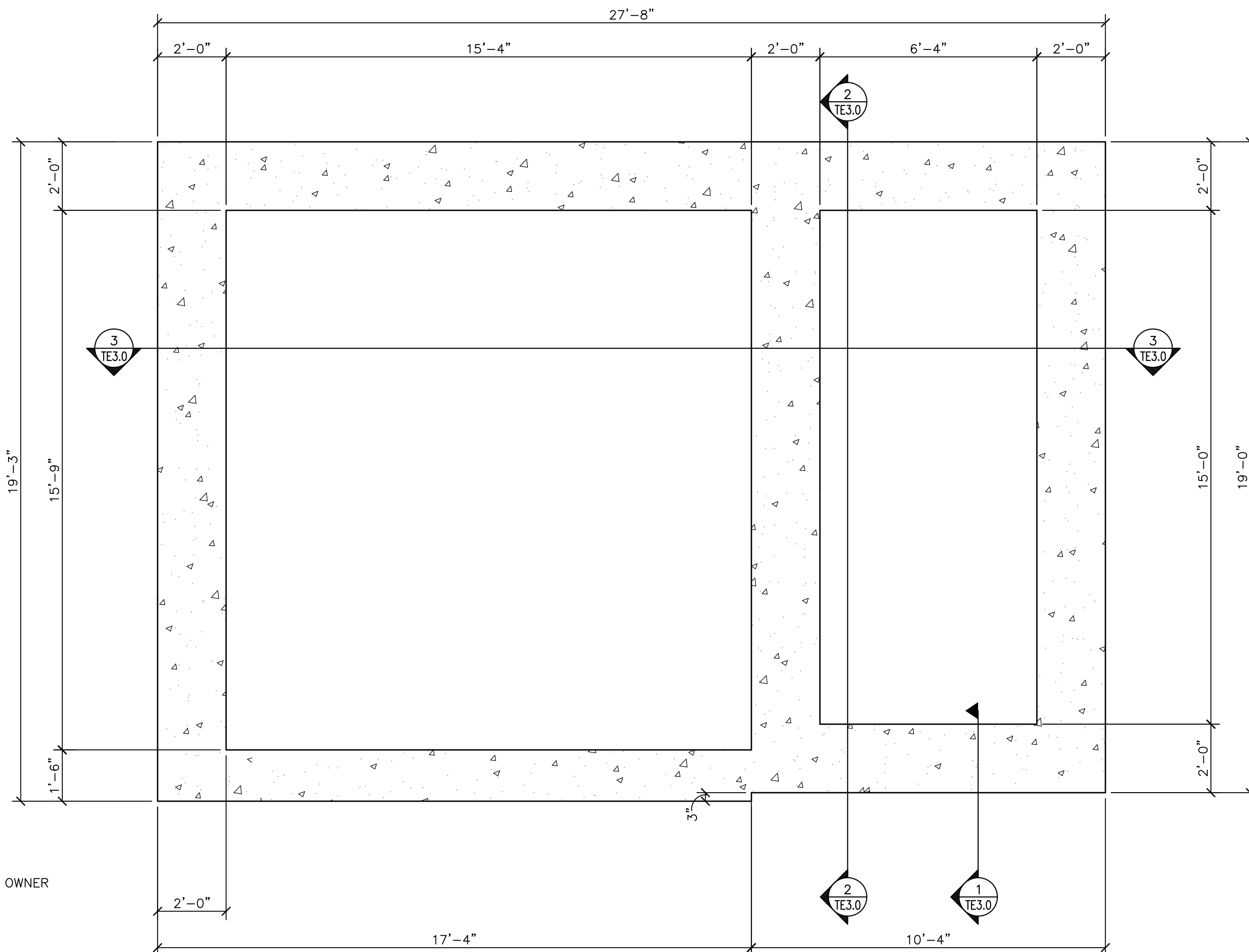
EXTERIOR
ELEVATIONS

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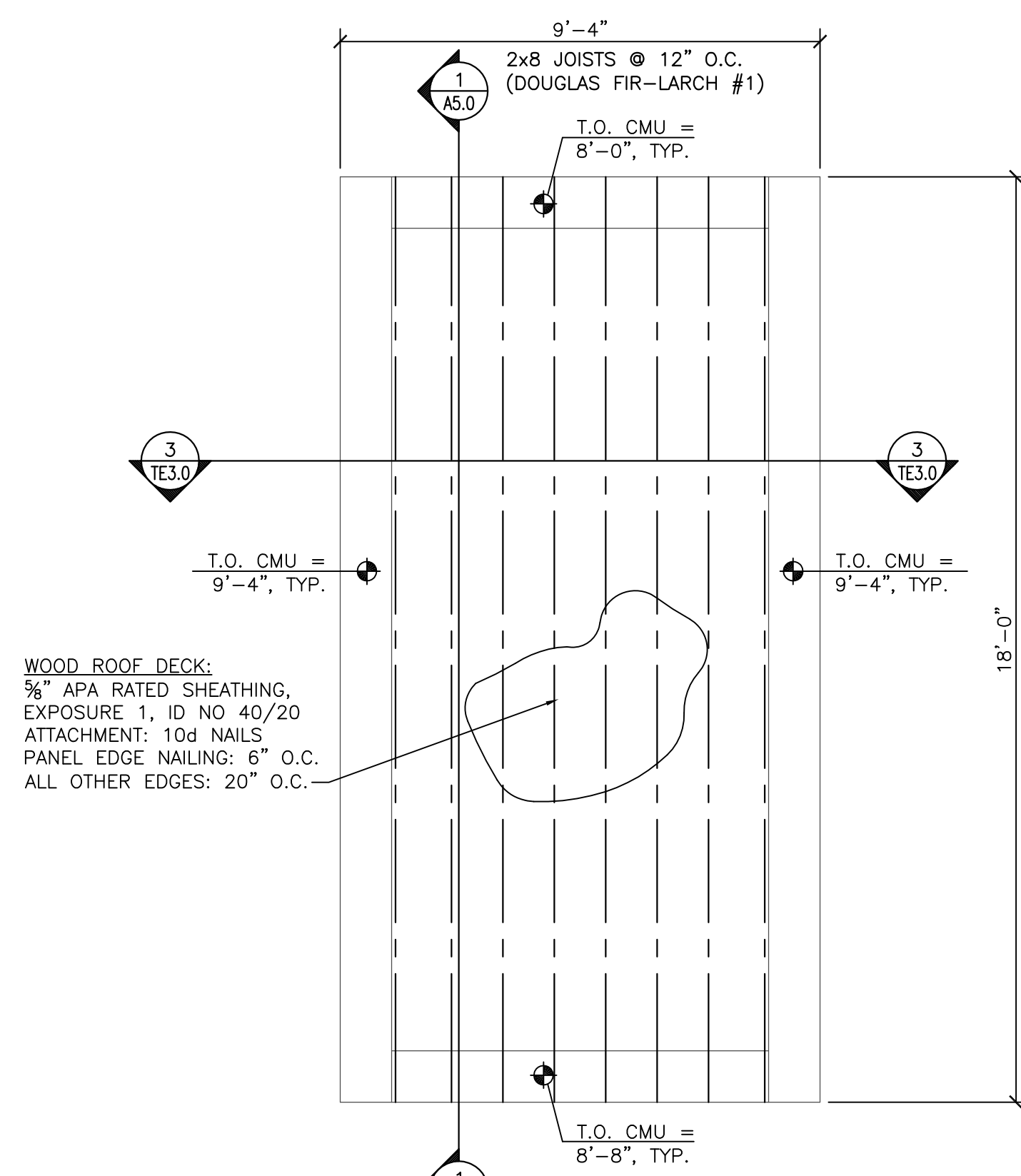
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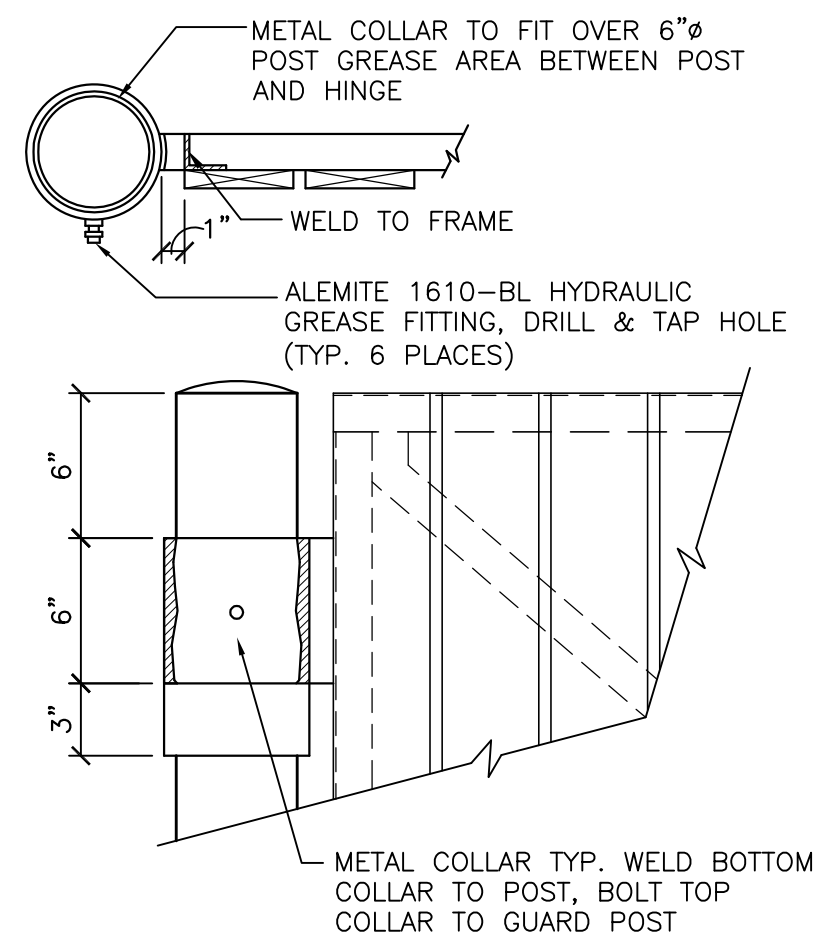
1 TRASH ENCLOSURE PLAN
 SCALE: 3/8"=1'-0"



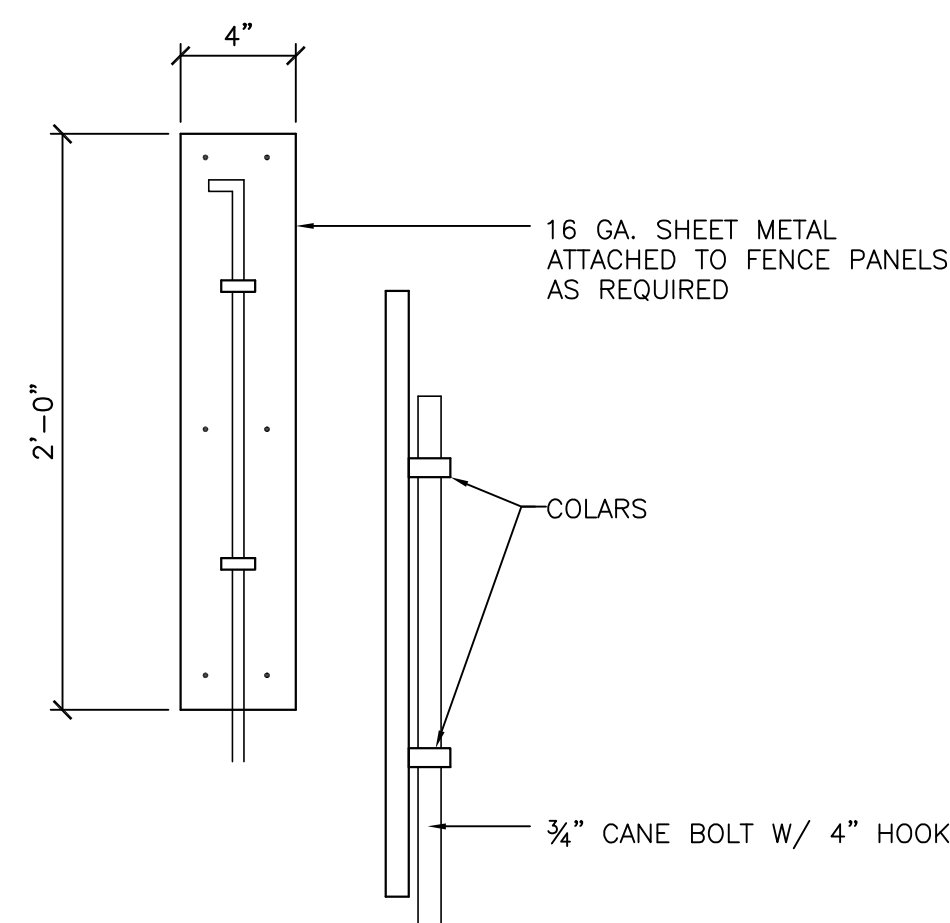
2 FOUNDATION PLAN
 SCALE: 3/8"=1'-0"



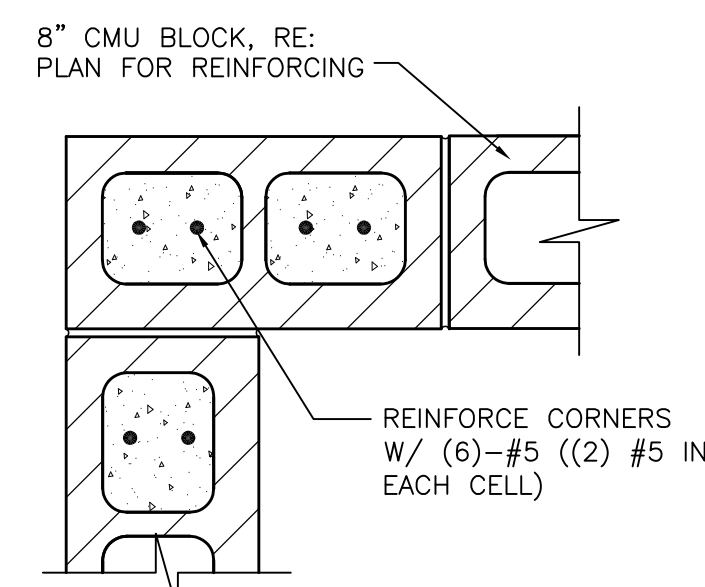
3 STORAGE AREA ROOF FRAMING PLAN
 SCALE: 3/8"=1'-0"



4 GATE HINGE DETAIL
 SCALE: 1 1/2" = 1'-0"



5 CAN BOLT DETAIL
 SCALE: 1 1/2" = 1'-0"



6 CMU CORNER DETAIL
 SCALE: 1 1/2" = 1'-0"



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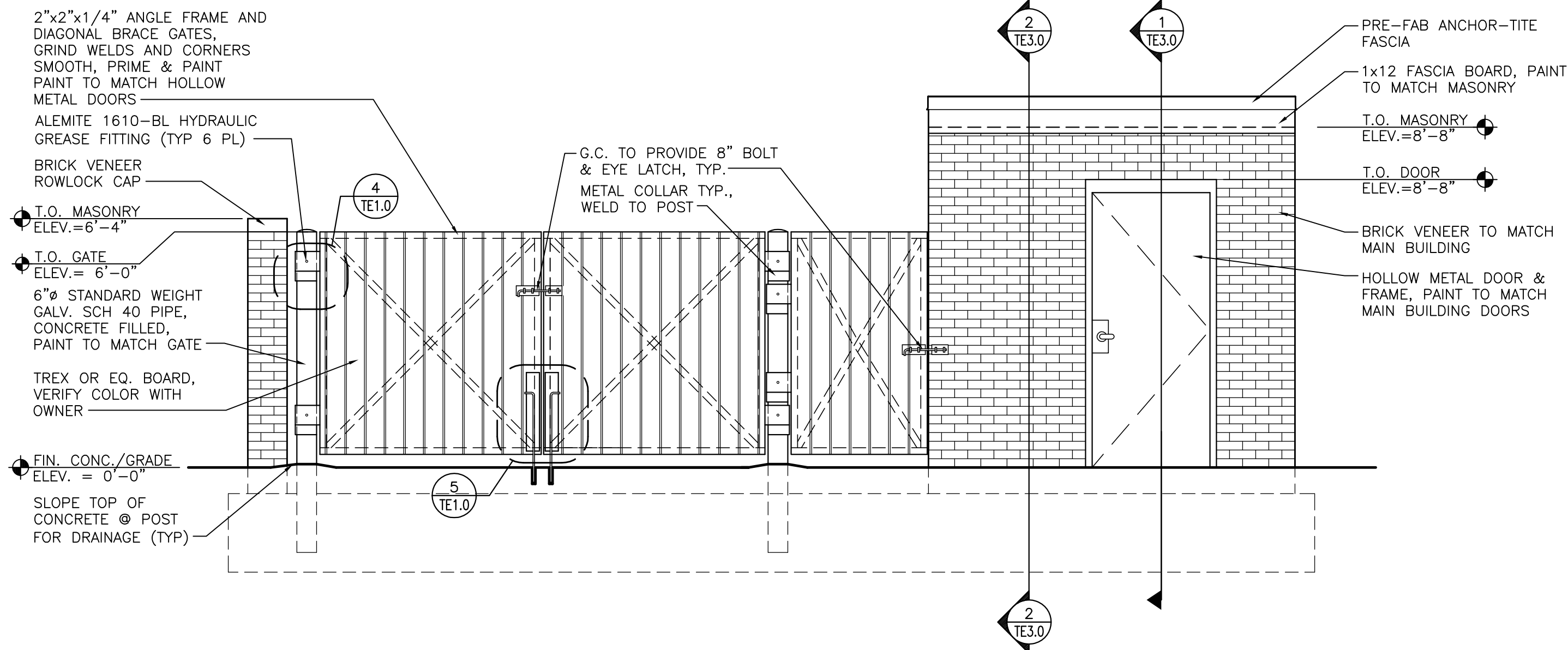
ISSUE DATE
- -

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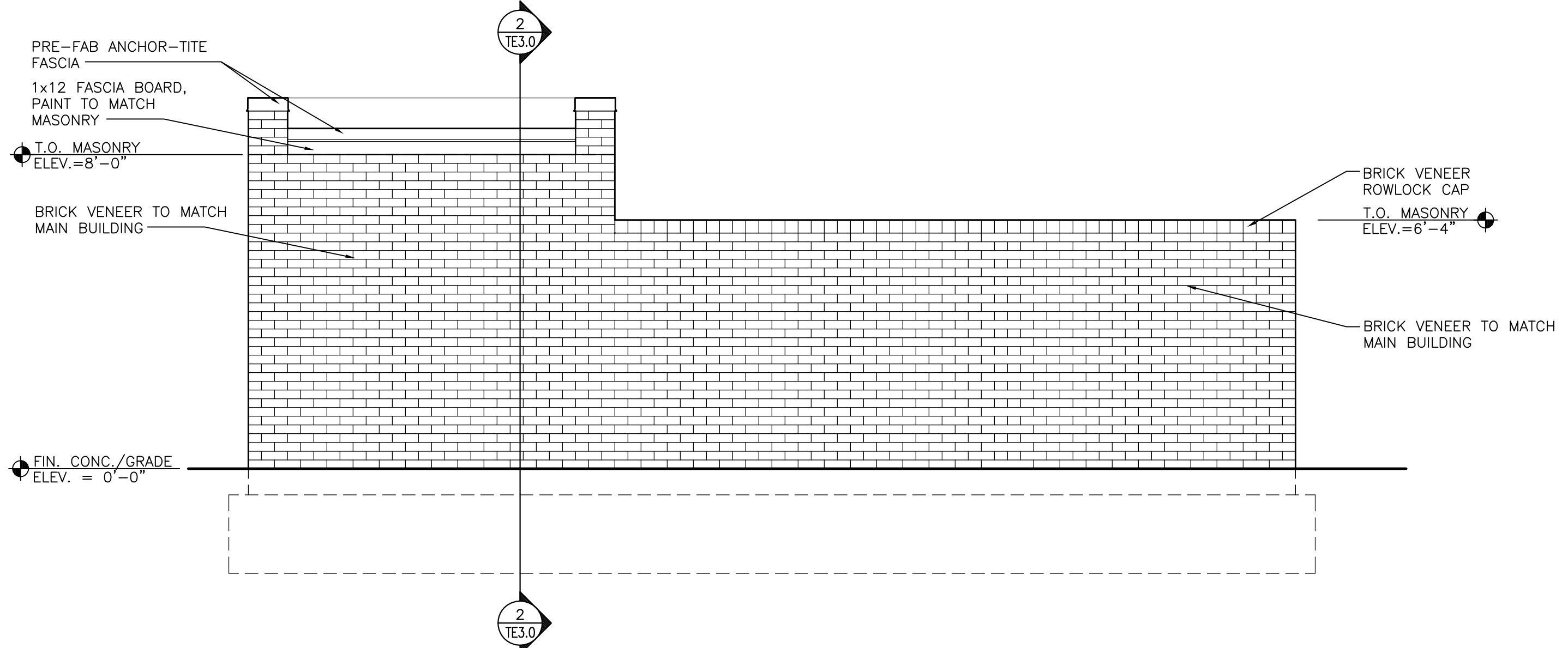
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**TRASH
ENCLOSURE
ELEVATIONS**

DRAWING NO:

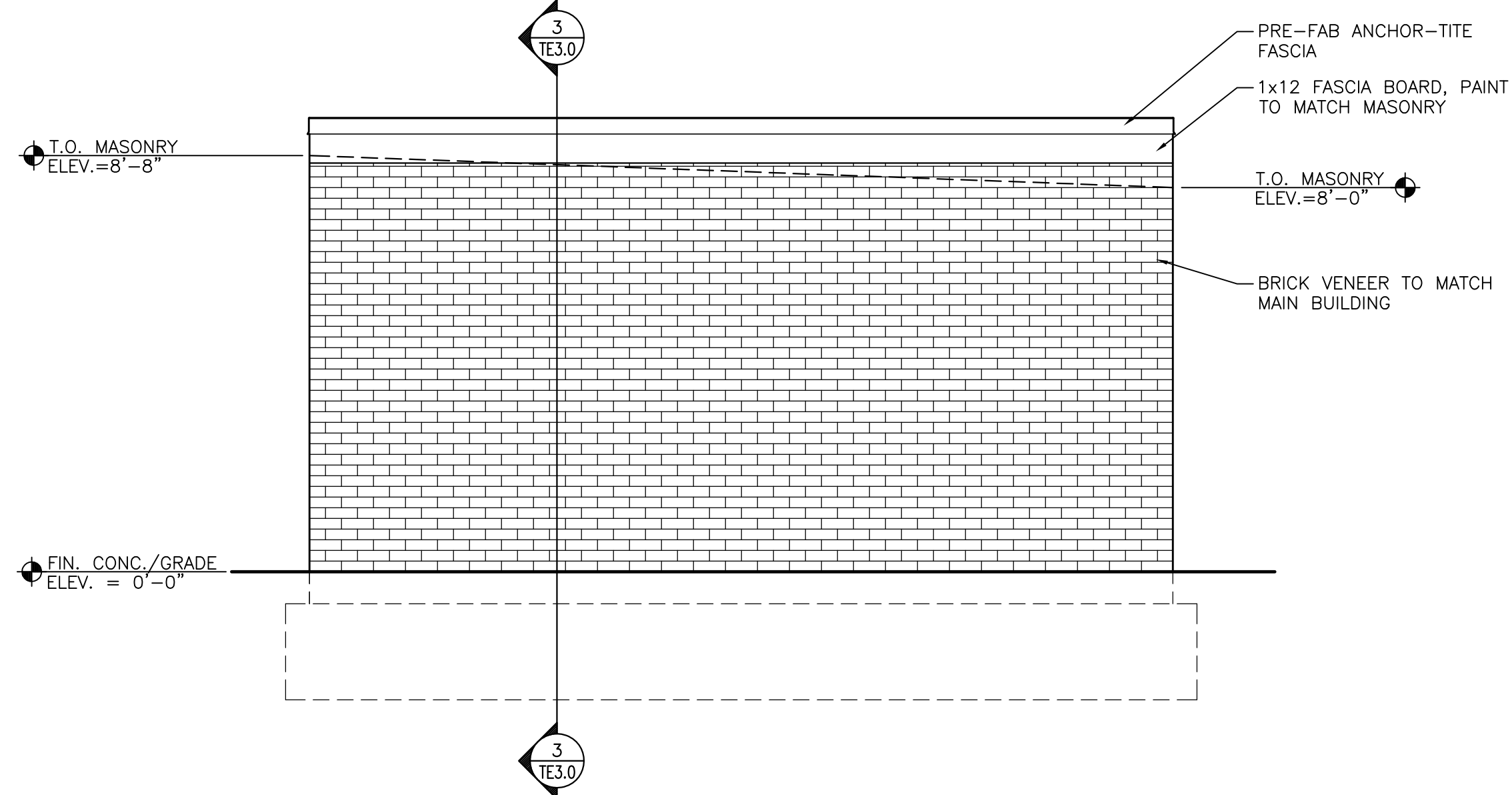
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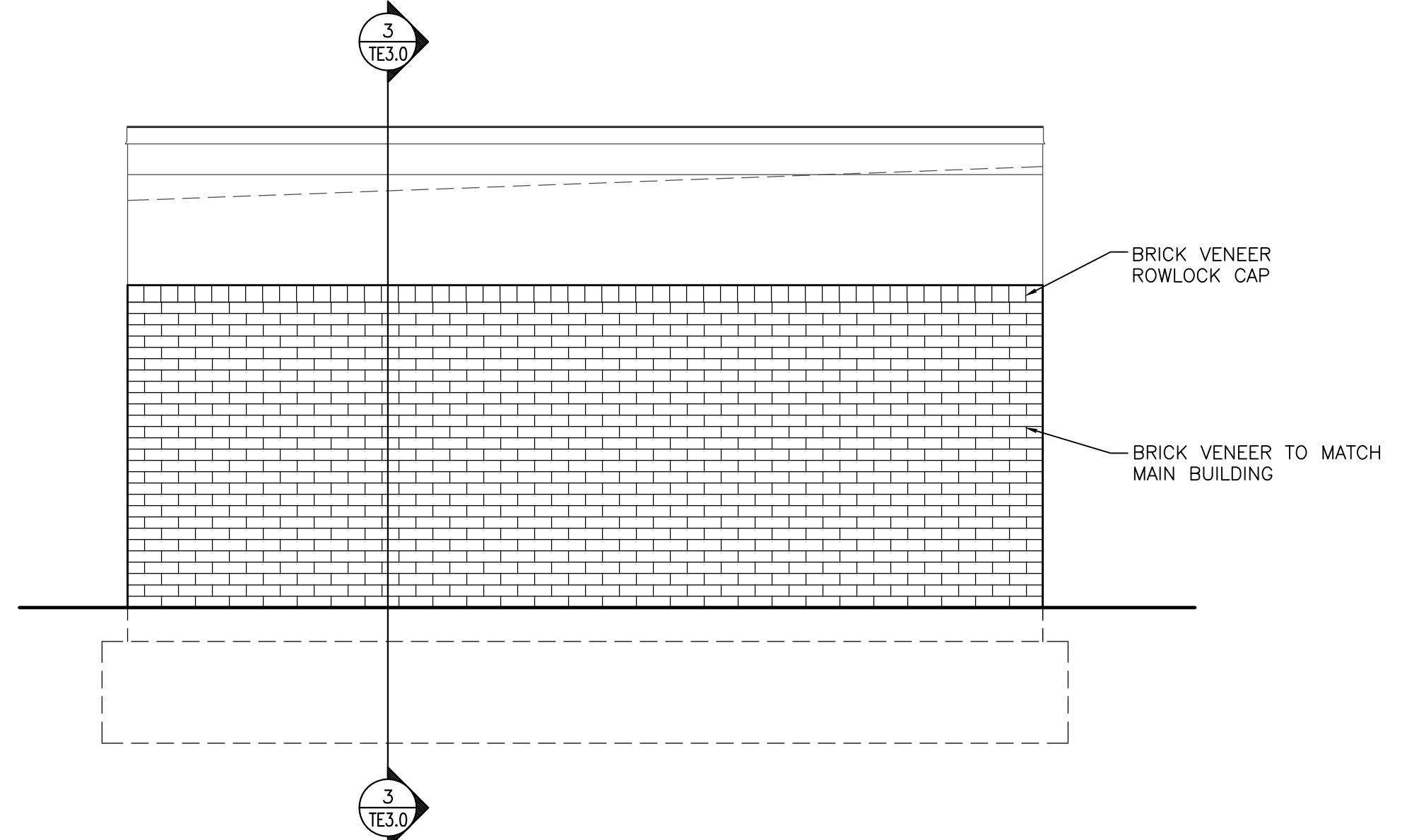
1 TRASH ENCLOSURE ELEVATION
SCALE: 3/8"=1'-0"



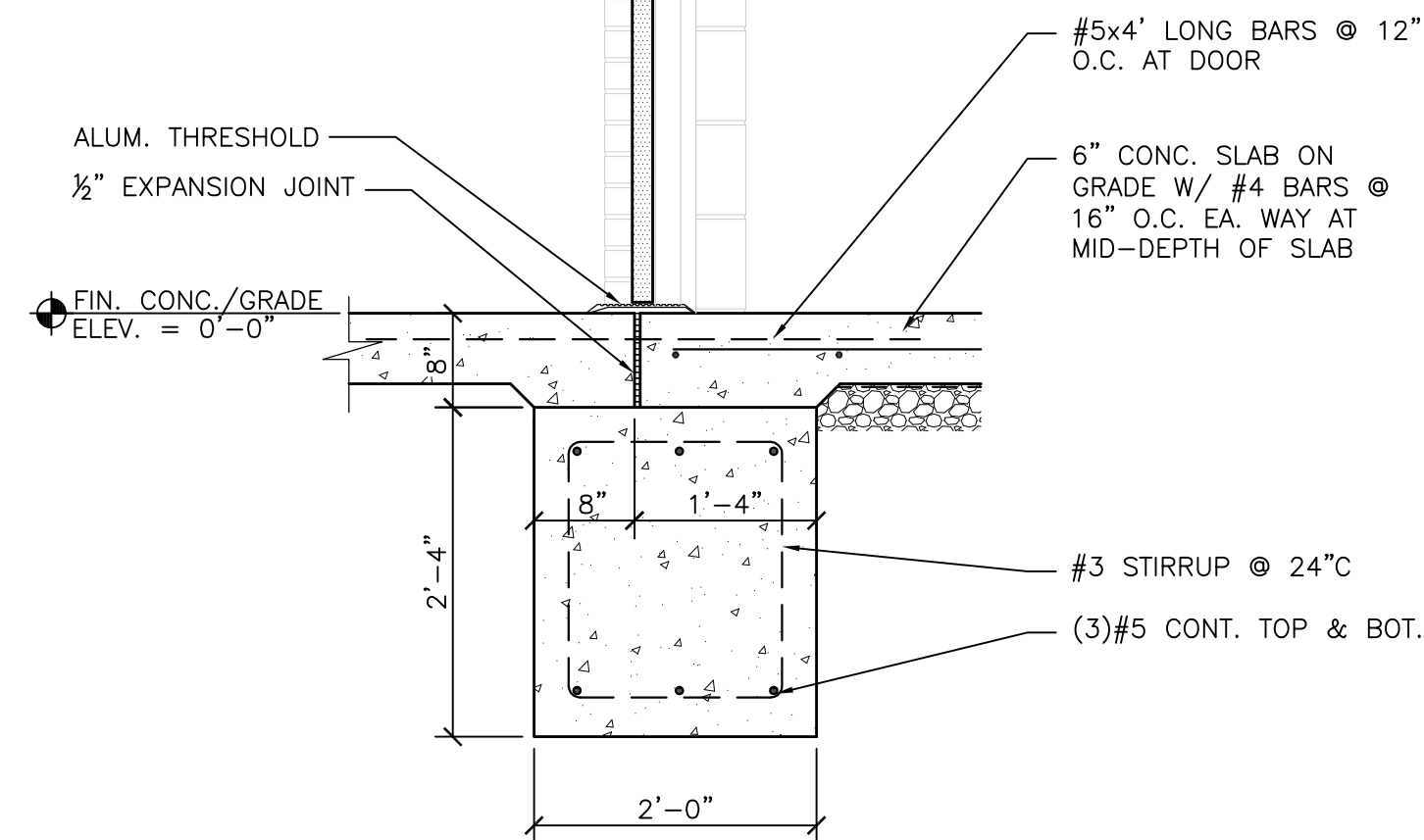
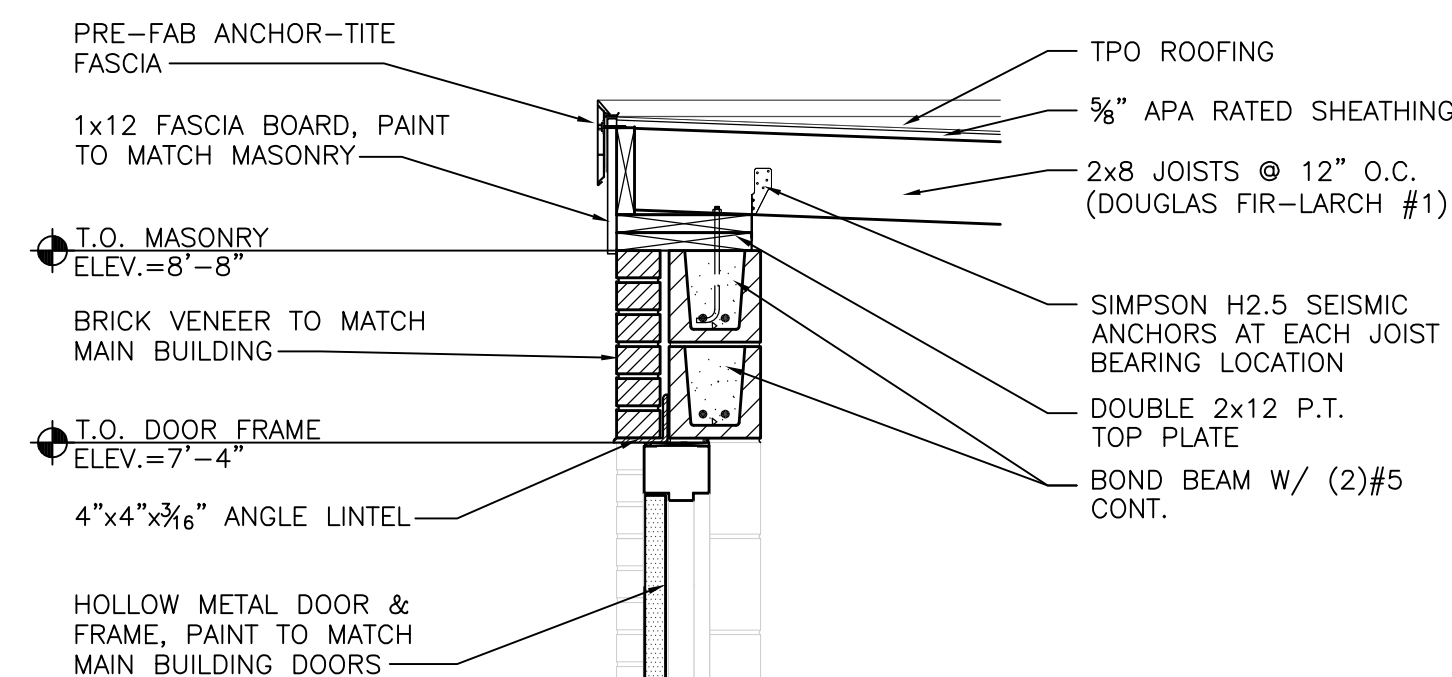
2 TRASH ENCLOSURE ELEVATION
SCALE: 3/8"=1'-0"



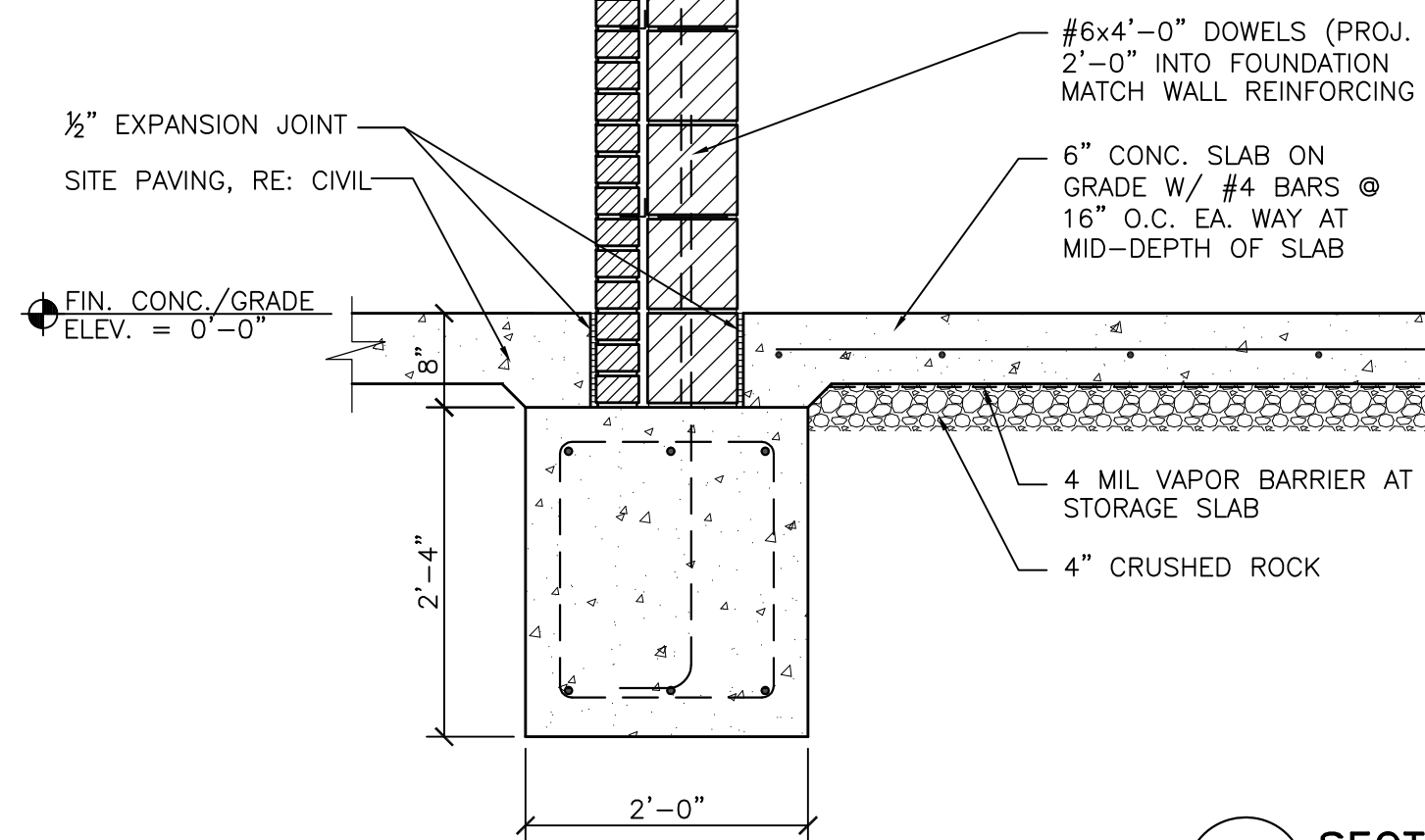
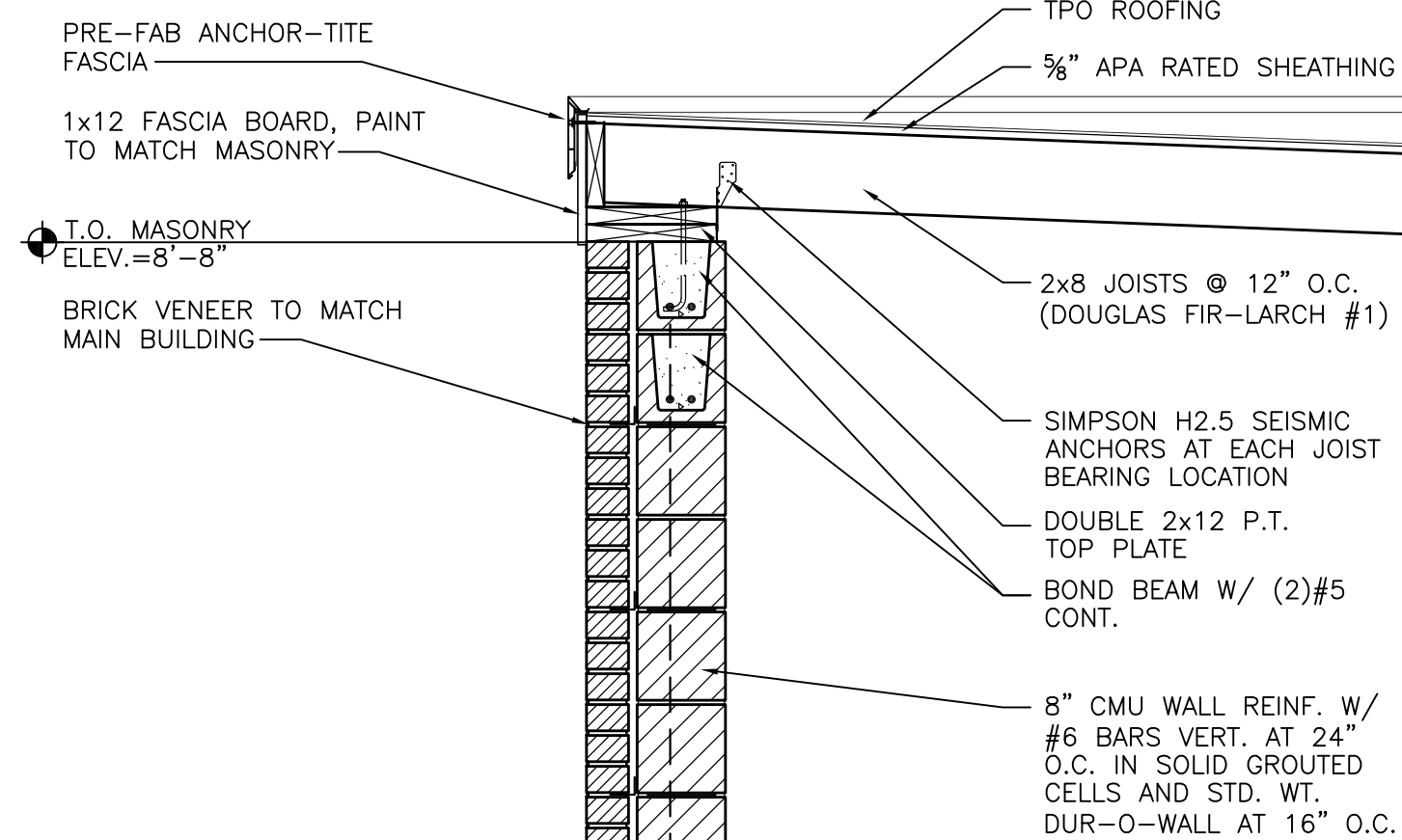
3 TRASH ENCLOSURE ELEVATION
SCALE: 3/8"=1'-0"



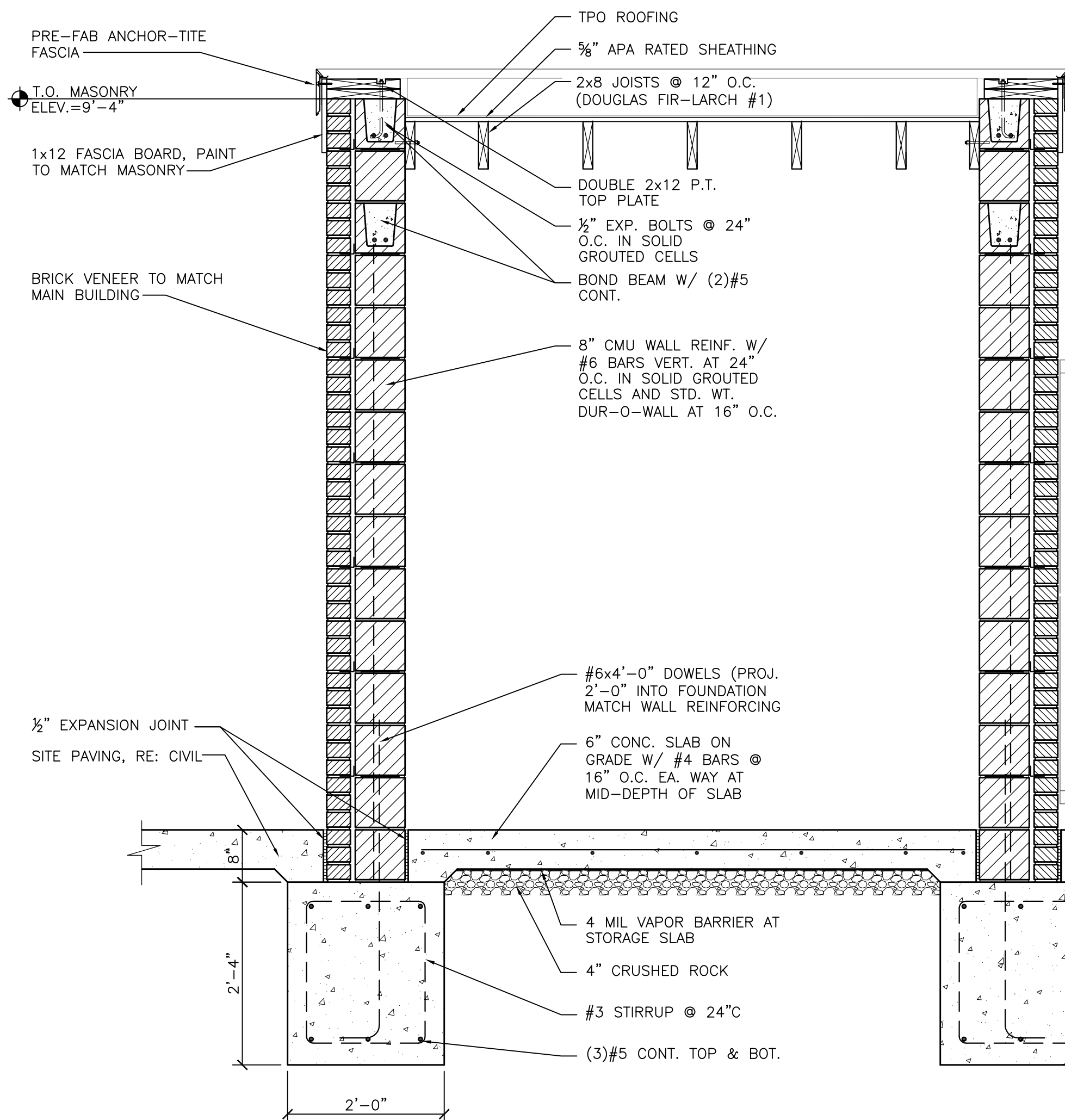
4 TRASH ENCLOSURE ELEVATION
SCALE: 3/8"=1'-0"



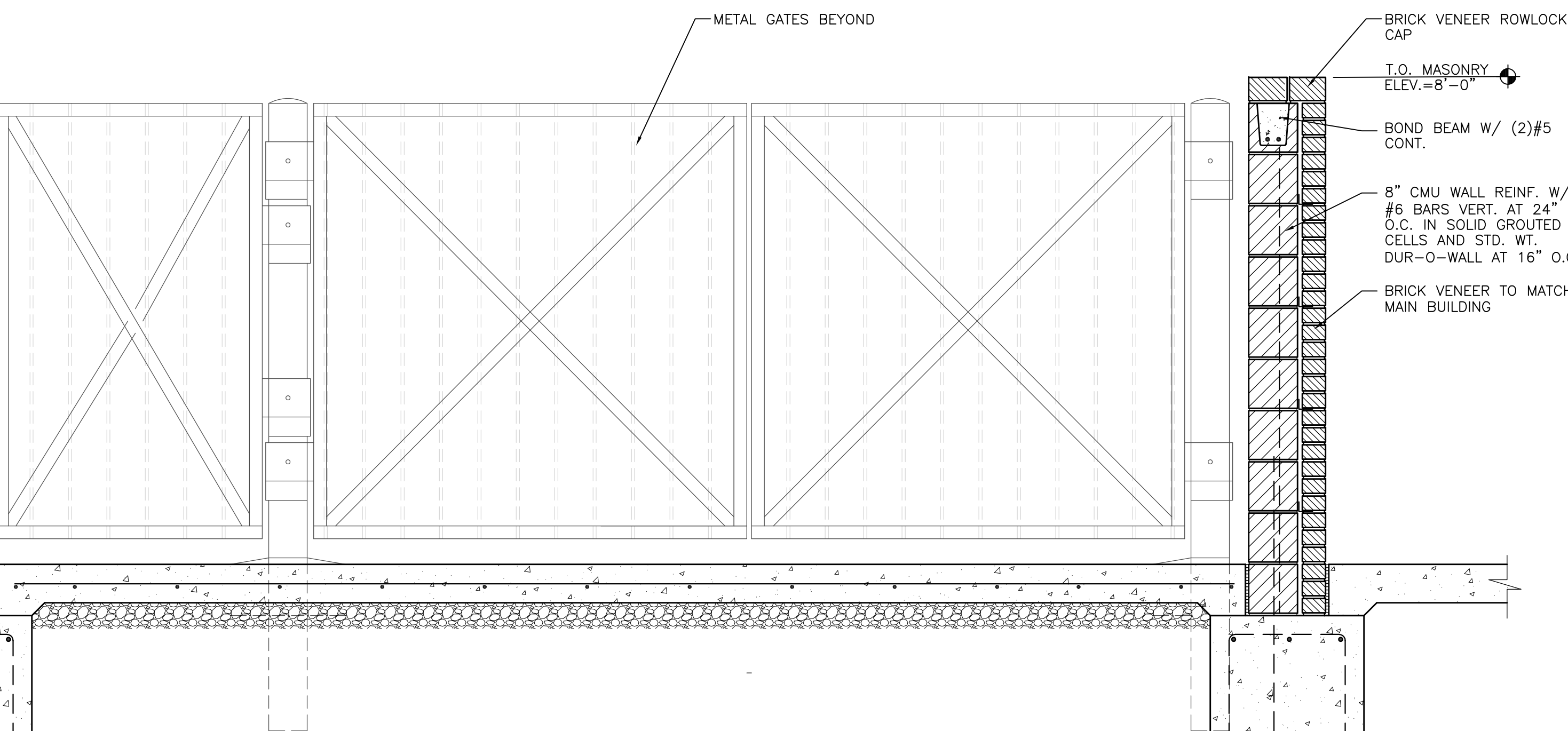
1 SECTION
SCALE: 3/4"=1'-0"



2 SECTION
SCALE: 3/4"=1'-0"



3 SECTION
SCALE: 3/4"=1'-0"



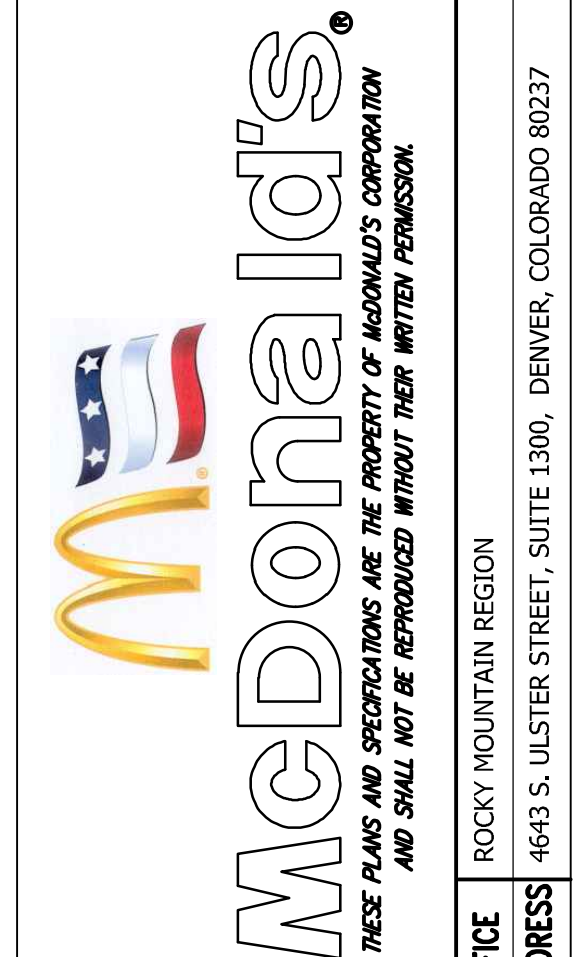
4 BOLLARD DETAIL
SCALE: 3/4"=1'-0"



<u>SYMBOL</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>
<u>TREES</u>		
	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

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

NO.	DATE	REVISION DESCRIPTION
<u>CIVIL ENGINEERING CONSULTANT:</u>		



STREET ADDRESS	10950 S. PARKER ROAD
CITY	PARKER
STATE	COLORADO
COUNTY	DOUGLAS
REGIONAL INVC. NO.	5156 STONE DfA
	500162
	MINIMUM DfA
	tbd

SCALE: 1"=20'	Mod RE: BOWAN
DATE: 09/05/2022	Mod P/Ck: PEDIGO
DESIGNED BY: JRO	
DRAWN BY: JRO	FILE NAME:
CHECKED BY: JRO	CURRENT.DWG
	SLS JN: 14-001-47

DRAWING TITLE:

TREE
CONSERVATION
PLAN

SHEET NO:

LS1.1

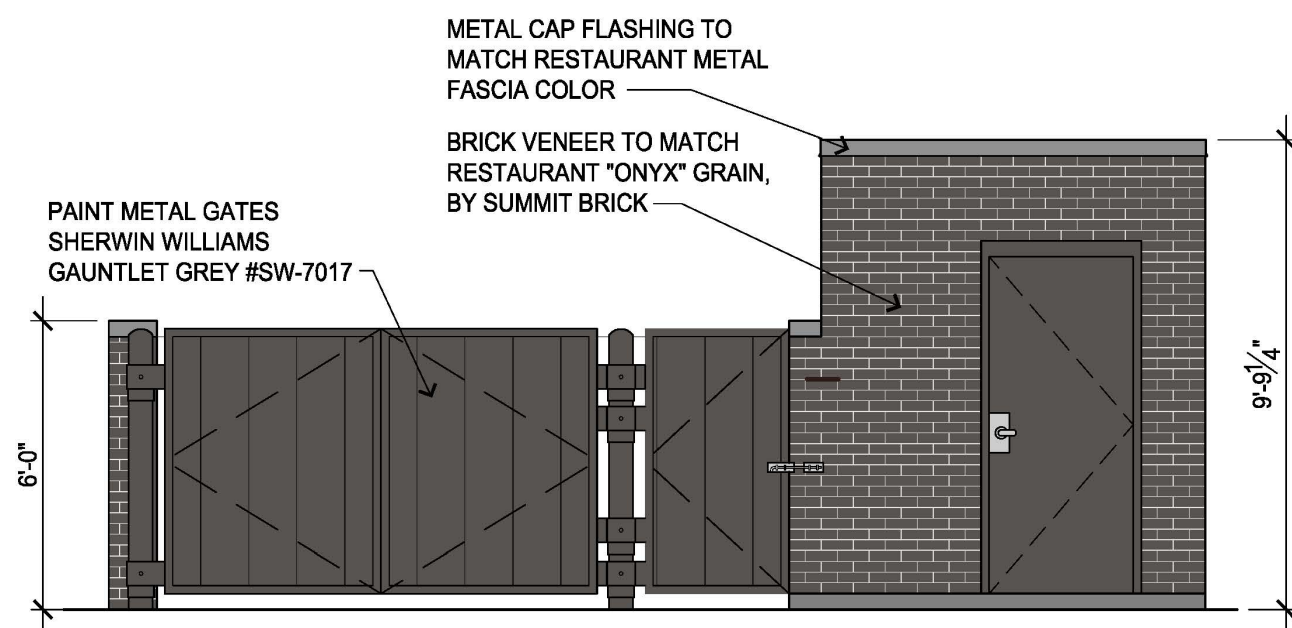




1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

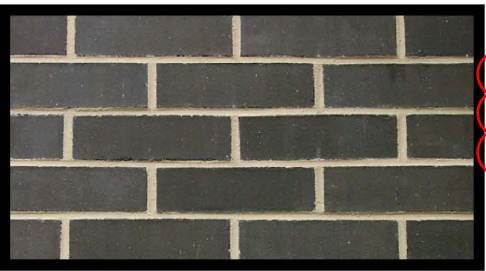


2 EAST ELEVATION
SCALE: 3/16" = 1'-0"



3 TRASH ENCLOSURE ELEVATIONS
SCALE: 1/4" = 1'-0"

MATERIAL LEGEND

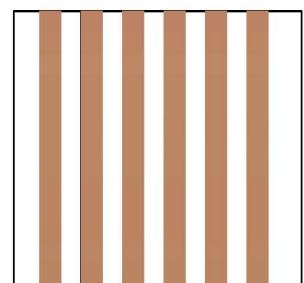


BRICK: "ONYX" GRAIN, BY SUMMIT BRICK

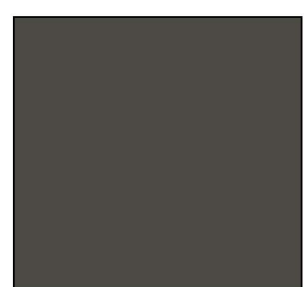


Note percent of material.

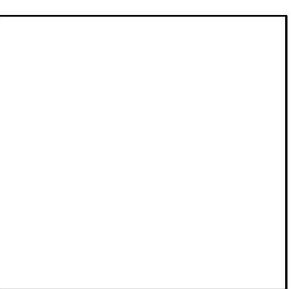
STONE: TELLURIDE STONE SAHN THIN VENEER, HERITAGE BILTMORE DIMENSIONAL



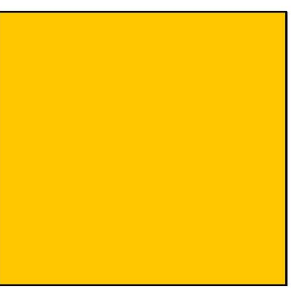
ALUMINUM BATTEN SYSTEM: HFR, B+N INDUSTRIES SIZE: 2"x2" PROFILE COLOR: WOOD GRAIN



ALPOLC METAL PANEL: COLOR: RAL 7022



ALUMINUM CANOPY COLOR: WHITE



GOLD UNDERSCORE



EXTERIOR WINDOW ASSEMBLY COLOR: EXTRA DARK BRONZE

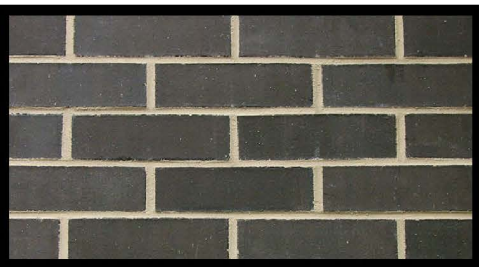


HOLLOW METAL DOORS: PAINT: GAUNTLET GRAY" SH-TOIT BY SHERWIN WILLIAMS



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

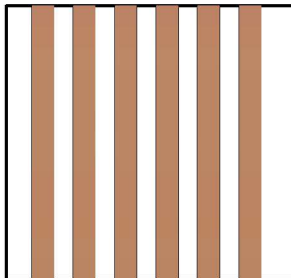
MATERIAL LEGEND



BRICK:
"ONTX" GRAIN, BY SUMMIT BRICK



STONE:
TELLURIDE STONE SAHN THIN
VENEER, HERITAGE BILTHORE
DIMENSIONAL



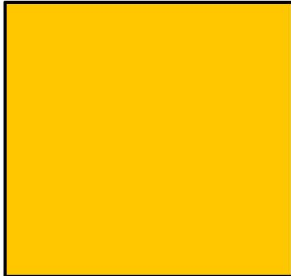
ALUMINUM BATTEN SYSTEM:
1FR: B+N INDUSTRIES
SIZE: 2"x2" PROFILE
COLOR: WOOD GRAIN



ALPOLIG METAL
PANEL: COLOR: RAL
7022



ALUMINUM CANOPY
COLOR: WHITE



GOLD UNDERSCORE



EXTERIOR WINDOW ASSEMBLY
COLOR: EXTRA DARK BRONZE



HOLLOW METAL
DOORS:
PAINT: "GAUNTLET
GRAY" SK-T01T BY
SHERWIN WILLIAMS



2 WEST ELEVATION
SCALE : 3/16" = 1'-0"



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: REVISIONS REQD 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 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:						
10/20/2025		11/3/2025	ONEOK 20	Clara Lucero		
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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2/29/2024	3/7/2024	3/28/2024	DEVELOPMENT AGREEMENT	Michael Walton	NOT APPLICABLE	
Notes:						
Review Group: SP 1ST 20						
3/18/2024	4/2/2024	4/15/2024	BUILDING 20	Randy Sale	COMPLETED	See general notes
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
Notes:						
3/18/2024	4/1/2024	4/15/2024	CHERRY CREEK BASIN WATER QUALITY AUTHORITY 20	Val Endyk	ADVISORY COMMENTS	See Notes
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@ccbwwa.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
Notes: See Planning Memo						
3/18/2024		4/15/2024	COMCAST 20	Butch Buster		01 Review 20
Notes:						



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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:

3/18/2024	4/4/2024	4/15/2024	DOUGLAS COUNTY ENGINEERING DIVISION 20	DC Referrals	NO COMMENT	01 Review 20
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Notes:



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



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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:						
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
Notes:						



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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-bdRygdwlqhwaf3eQJxzs/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:

3/17/2025	4/8/2025	4/7/2025	SITE PLAN 15	Amber Wood Hicken	REVISIONS REQUIRED	
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Notes:

See planning comments 02

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