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MEMORANDUM

TO: Katie Kent, Community Development Director; Emma Heth, Planner II

FROM: Chris McGinnis, PE

DATE: September 22, 2025

RE: 960 N Ten Mile Drive (McDonald's) Engineering Review

The 1st submittal for 960 N Ten Mile Drive (McDonalds) was reviewed for general conformance with Town Code, standards, and general engineering principals on 8/28/25 and plan comments and a memo were sent to the applicant. Comments were addressed and updated submittals dated 9/05/25 were uploaded to CommunityCore on 9/11/25. The revised submittals were reviewed and updated comments are included below.

We have reviewed the submittals and approved for Major Site Plan. The comments below shall be addressed prior to building permit issuance.

Engineering review comments for 2nd submittal of a renovation of 960 N Ten Mile Drive to remodel existing building to a McDonald's:

1. The revised TIS added signage and striping recommendations for the double driveway/drive-through exit, if issues were noted after completion. Since the Town would have difficulty requiring changes after project completion, recommendations should be incorporated into the plan set.
2. A draft CDOT access permit was submitted. On review of the permit, it was written to describe the McDonald's driveway access. However, the permit application is for the intersection of SH 9 and Lakepoint Drive due to the greater than 20% increase at this access. Therefore, the permit application needs to be updated on several of the lines to describe the location and traffic volumes at the Lakepoint/SH 9 intersection and not the driveway intersection.
3. The revised plans show sight distance triangles. One proposed tree is in conflict with the sight distance and landscaping will need to be revised to avoid conflicts with the sight line.
4. Proposed easements are shown for the existing sidewalk and storm sewer line. The proposed 7.5' pedestrian easement shall be increased to 10' to accommodate maintenance and snow storage. Easements shall be sent to Town for review and recorded prior to building permits.
5. During building permit submittals, we will review for all previous comments sent on 8/28/25, as well as new comments due to any changes or new information which is presented.

Review and approval of these plans does not imply responsibility of the reviewing entity for the accuracy, completeness, or correctness of the design, nor does it relieve the design professional of responsibility of the plans.

The Town reserves the right to add or modify comments based on new or revised information provided by the Applicant(s).

Chris McGinnis, PE
SEH, Inc.

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 2000 S. Colorado Blvd., Suite 6000, Denver, CO 80222-7938

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From: [Christopher McGinnis](#)
To: [Heth, Emma](#)
Subject: Re: Frisco McDonald's
Date: Friday, October 3, 2025 7:48:23 AM
Attachments: [image001.png](#)
[image002.png](#)

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Hi Emma,

The ROW improvements can be tied to the building permit so we wouldn't need a separate agreement unless they try to CO before they are complete. I don't think I've discussed this project with Josh yet, but I can coordinate with him.

Thanks,

Chris McGinnis, PE (CO)
Sr. Engineer & Client Manager
Short Elliott Hendrickson Inc. (SEH®)
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From: Heth, Emma <emmah@townoffrisco.com>
Sent: Thursday, October 2, 2025 4:31 PM
To: Christopher McGinnis <cmcginnis@sehinc.com>
Subject: RE: Frisco McDonald's

Sounds good, thank you Chris! Just a couple of other questions for the improvements in the ROW:

- Do you need any agreement or anything for those? Or do you just hold up your final inspection until the sidewalk and intersection improvements are finished?
- Should I let Josh know about the improvements in the ROW or do you coordinate with him on those?

Thanks!

Emma

Emma Heth ([she/her](#)) | Planner II | Community Development



Email: EmmaH@TownofFrisco.com

Office: 970-668-4581

From: Christopher McGinnis <cmcginnis@sehinc.com>

Sent: Thursday, October 2, 2025 10:46 AM

To: Heth, Emma <emmah@townoffrisco.com>

Subject: Re: Frisco McDonald's

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Hi Emma,

See my comments below.

Thanks,

Chris McGinnis, PE (CO)
Sr. Engineer & Client Manager
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From: Heth, Emma <emmah@townoffrisco.com>

Sent: Wednesday, October 1, 2025 4:34 PM

To: Christopher McGinnis <cmcginnis@sehinc.com>

Subject: RE: Frisco McDonald's

Hi Chris,

I'm working on the staff report for McDonald's. Would you be able to confirm a few things about the engineering review so I can be sure I'm getting it right in the report?

- Do we still need an easement for the storm sewer going across the parking lot? I saw that in your 1st submittal comments and wasn't sure how it got addressed.
[An easement is needed - it is now shown on the plans but still needs to be dedicated and recorded. I am okay with conditioning the easement recording prior to building permit issuance.](#)
- For the improvements to sidewalks, curbs, and the 4-way stop, is the applicant

proposing to construct the improvements, with maintenance after that provided by the Town?

Correct, the applicant would construct and Town would maintain.

- Was the 4-way stop at Lakepoint/Ten Mile a recommendation from you/PW knowledge of the town's needs, the traffic study, or another engineering standard?

I think the recommendation was a combination of public comment and the applicant's engineer's recommendations. There is not a code or engineering standard requiring a four way stop and the intersection is functioning adequately. The argument that I see with changing to the four way stop is that 10 Mile Drive is the major road and not Lakepoint, but the stop control is on 10 Mile Drive, which can result in vehicles incorrectly thinking they have the right of way. A four-way stop can be beneficial for this, but is not required, so the Town could remove the stop signs in the future if they do not observe improvements from this change.

And, are you able to attend the Planning Commission for this project on October 16? I think joining online would be fine, but it would be good to have you there to speak to the traffic pieces especially.

Thanks,
Emma

Emma Heth ([she/her](#)) | Planner II | Community Development



Email: EmmaH@TownofFrisco.com
Office: 970-668-4581

From: Heth, Emma
Sent: Monday, September 22, 2025 1:59 PM
To: 'Christopher McGinnis' <cmcginnis@sehinc.com>
Subject: RE: Frisco McDonald's

That's great, thank you Chris! I see your memo and comments about the CDOT access permit.

Thanks,
Emma

Emma Heth ([she/her](#)) | Planner II | Community Development



Email: EmmaH@TownofFrisco.com
Office: 970-668-4581

From: Christopher McGinnis <cmcginnis@sehinc.com>
Sent: Monday, September 22, 2025 12:17 PM
To: Heth, Emma <emmah@townoffrisco.com>
Subject: Re: Frisco McDonald's

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Also, I added a comment in my memo, but the access permit does require a few modifications prior to being submitted to CDOT.

Thanks,

Chris McGinnis, PE (CO)
Sr. Engineer & Client Manager
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From: Christopher McGinnis <cmcginnis@sehinc.com>

Sent: Monday, September 22, 2025 12:15 PM

To: Heth, Emma <emmah@townoffrisco.com>

Subject: Re: Frisco McDonald's

I just signed off and uploaded a memo. Let me know if you need anything else from me.

Thanks,

Chris McGinnis, PE (CO)
Sr. Engineer & Client Manager
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From: Heth, Emma <emmah@townoffrisco.com>

Sent: Monday, September 22, 2025 9:29 AM

To: Christopher McGinnis <cmcginnis@sehinc.com>

Subject: RE: Frisco McDonald's

Sounds good, thanks Chris! Yes, I was able to get Ryan's comments and sign-off, so we are good there.

Thanks!

Emma

 [1st Submittal Review](#)

Thanks,

Chris McGinnis, PE (CO)

Sr. Engineer & Client Manager

Short Elliott Hendrickson Inc. (SEH®)

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From: Christopher McGinnis <cmcginnis@sehinc.com>

Sent: Wednesday, August 27, 2025 9:46 AM

To: Heth, Emma <emmah@townoffrisco.com>

Cc: Kent, Katie <katiek@townoffrisco.com>

Subject: Re: McDonald's Review - 960 N Ten Mile Dr.

Hi Emma,

Regarding the access permit, I would recommend requiring McDonald's to use a professional engineer (most likely to be their traffic engineer) to apply for the access permit on behalf of the Town. The only counterargument to that is that you are allowing a developer to represent the Town's interests, but this is the common approach I have seen as it takes the workload off the Town and then by requiring them to use a PE, along with reviews by us, helps protect the Town's interest. I would recommend requiring the access permit prior to issuance of a building permit. In theory, CDOT can either deny an access permit and shut down a development, or require significant intersection improvements of the developer. I wouldn't expect either from this, but for that reason, I have required access permits to be obtained prior to building permit issuance and beginning any work.

The Community Core login can be my email and then I can share it internally.

Thanks,

Chris McGinnis, PE (CO)

Sr. Engineer & Client Manager

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From: [McGinnis, Chris](#)
To: [Heth, Emma](#)
Cc: [Kent, Katie](#)
Subject: RE: Planning items
Date: Thursday, June 5, 2025 6:53:23 PM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)

I just looked more into this. For some reason, part of the traffic study mentions August and then another mentions October – I checked the data and it was collected in October. However, the methodology this study used of analyzing January (peak time) and October (non-peak time) is the correct method and is more likely to cause a development to be required to complete mitigation improvements. The reason is that traffic mitigation is not required by the LOS, but instead the **drop** in LOS. For example, if an adjacent road is already at a LOS F at peak time, the development is not required to mitigate per our code because the LOS is already failing. However, during a non-peak time, the LOS may be a LOS C and the development causes it to drop to a LOS D, which would necessitate mitigation. So analyzing a peak time and non-peak time gives a better analysis of multiple conditions and makes it more likely that a developer will need to mitigate. Overall, I will review this traffic study more closely and analyze details such as the stop sign configuration, but I believe the traffic study period is acceptable.

Thanks,

Chris McGinnis, PE | Public Works Director/Town Engineer



Mailing PO Box 4100, Frisco, CO 80443
Physical [102 School Road, Frisco, CO 80443](#)
Email ChrisM@TownofFrisco.com
Office [970-668-4579](tel:970-668-4579)
Cell [970-216-9659](tel:970-216-9659)
FriscoGov.com
TownofFrisco.com

From: Heth, Emma <emmah@townoffrisco.com>
Sent: Tuesday, May 27, 2025 9:39 AM
To: McGinnis, Chris <ChrisM@townoffrisco.com>
Cc: Kent, Katie <katiek@townoffrisco.com>
Subject: RE: Planning items

Hi Chris,

That is great, thank you!! I saw your comments for 20 E Main and the grading permit, thank you

From: [Killian - CDOT, Brian](#)
To: [Heth, Emma](#)
Cc: [Kandis Aggen - CDOT](#); [Karthik Vishwamitra - CDOT](#)
Subject: Re: FOR REVIEW: McDonald's at 960 N Ten Mile Dr MAJ-25-0003
Date: Thursday, July 24, 2025 1:59:03 PM
Attachments: [image001.png](#)

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Emma,

It looks like this development would increase traffic by nearly 100% (nearly doubling existing traffic) at the Lakepoint Dr intersection, so that will require a CDOT access permit. Neither of the signalized intersections (Dillon Dam Rd and Ten Mile Dr) are affected more than 20%, so no permits will be required there.

As for who the permittee will be, the developer or the Town can be the permittee. Since it's a Town street, the Town can be the permittee. Or, if the Town wants to delegate permitting authority to McDonalds, via a delegation letter, the developer can be the permittee.

Please let me know if you have any questions.

Thanks,

Brian Killian
Region 3 Access Program Manager
Traffic & Safety



P 970-683-6284 | C 970-210-1101 | F 970-683-6290
222 S. 6th St, Room 100 Grand Junction, CO 81501
brian.killian@state.co.us | www.codot.gov | www.cotrip.org

On Tue, Jul 22, 2025 at 11:20 AM Heth, Emma <emmah@townoffrisco.com> wrote:

Hi Brian,

Thanks for your quick response! This is the first time I've worked on a project that might require a CDOT access permit so I just have a couple of clarifying questions. The Town is also working on



SUMMIT FIRE & EMS

PO Box 4910
Frisco, CO 80443
(970) 262-5100
www.summitfire.org

Tuesday, August 12, 2025

RE: Major Site Plan # MAJ-25-0003 McDonalds

To

Thank you for the opportunity to review the site plan for McDonald's in Frisco. This review was conducted using the 2018 International Fire Code and policies and amendments of Summit Fire and EMS. Summit Fire has the following comments:

Hydrant access is acceptable.

Landscaping will need to meet requirements of State adopted WUI code. See AHJ for further details

If not already provided for, the structure will need sprinklers, alarms, kitchen hoods, mitigation, and other permits pending final review.

No additional comments

IF there are any questions, please let me know

Regards,

Scott Benson MS IAAI-CFI CFO
Fire Marshal Division Chief of Community Risk
Summit Fire and EMS
sbenson@summitfire.org
(970)262-5100 Ext. 523

From: [Thompson, Ryan](#)
To: [Heth, Emma](#)
Subject: 960 N. Ten Mile Drive
Date: Wednesday, September 17, 2025 5:41:15 PM
Attachments: [image001.png](#)

Emma,

Based on the seating chart that you have relayed to me, the 57-seat arrangement, the current 3.81 EQR (Tap Fee) attached to the property is sufficient to cover the required amount of 2.65 based on the following calculation;

- Current EQR count is 3.81
- Restaurant tap fee schedule: Restaurants, bars and lounges:
 - a) Business with a seating capacity of fewer than twenty-five (25): one and twenty-five hundredths (1.25).
 - b) Second twenty-five (25) seating capacity, or part thereof: eight tenths (0.8).
 - c) Each additional twenty-five (25) seating capacity, or part thereof: six- tenths (0.6)

Water service line modification

- The proposed upsizing of the water service connection needs to happen at the water main and the existing water service line does need to be properly abandoned at the water main.
- If the building is to be sprinkled, then a hydraulic analysis needs to determine the proper-sized water service line
- The current water meter in place is a 1-inch water meter. If the domestic plumbing is determined to be upsized to accommodate water demand, the meter size needs to match the pipe diameter.

Ryan Thompson | Water Superintendent | Frisco Public Works



Mailing: PO Box 4100 Frisco, CO 80443

Physical: 0102 School Rd Frisco, CO 80443

Office: 970-668-9156

Mobile: 970-418-5544

RyanT@TownofFrisco.com

FriscoWater.com

TownofFrisco.com

From: [Chandler Morehardt](#)
To: [Heth, Emma](#)
Subject: Re: FOR REVIEW: McDonald's at 960 N Ten Mile Dr MAJ-25-0003
Date: Tuesday, July 8, 2025 2:42:34 PM
Attachments: [image001.png](#)
[Outlook-newlogo.png](#)

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Hey Emma, no concerns from a GIS perspective. Since the same building will be used, the same physical address can continue to be used (960 N Ten Mile DR).

Chandler Morehardt

Information Systems Dept.

Summit County Government

GIS Analyst

chandler.morehardt@summitcountyco.gov

970.668.4219

0037 Peak One Drive

PO Box 5660

Frisco, CO 80443



From: Heth, Emma <emmah@townoffrisco.com>

Sent: Monday, July 7, 2025 4:24 PM

To: Amy Lagace <amy.lagace@xcelenergy.com>; Peter Kunz-DRC <Peter.H.Kunz@xcelenergy.com>; Suzanne Kenney <Suzanne.Kenney@summitcountyco.gov>; Sally Bickel <Sally.Bickel@summitcountyco.gov>; Chandler Morehardt <Chandler.Morehardt@summitcountyco.gov>; Scott Benson <sbenson@summitfire.org>; Matt Smith <msmith.fsd@gmail.com>; McGinnis, Chris <ChrisM@townoffrisco.com>; Thompson, Ryan <RyanT@townoffrisco.com>; John Schumacher <john@cbcscod.com>; Dan Hendershott <Dan.Hendershott@summitcountyco.gov>; Killian - CDOT, Brian <brian.killian@state.co.us>; Kandis Aggen - CDOT <kandis.aggen@state.co.us>

Subject: FOR REVIEW: McDonald's at 960 N Ten Mile Dr MAJ-25-0003

Caution: This is an external email and may be malicious. Please take care when clicking links or opening attachments.

Hello all,

Frisco Planning received the final submittal for the Major Site Plan for a proposed McDonald's, remodeling the existing First Bank building at 960 N. Ten Mile Dr. The plans are available under the [Planning Projects Under Review page](#) on our website, or on CommunityCore. If you are assigned a CommunityCore review, please review by **Monday, July 21** (file # MAJ-25-0003).

Let me know if you have any questions or concerns.

Thanks!

Emma

Emma Heth ([she/her](#)) | Planner II | Community Development



Mailing: PO Box 4100, Frisco, CO 80443

Physical: 1 Main Street, Frisco, CO 80443

Email: EmmaH@TownofFrisco.com

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FriscoGov.com

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