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BENCHMARK

BENCHMARK: NGS DESIGNATION C 355 (PID:KK0205): STANDARD NGS BM LOCATED 2 MI SE FROM SEDALIA. 2.0 MILES SOUTHEAST ALONG THE DENVER AND RIO GRANDE WESTERN RAILROAD FROM THE STATION AT SEDALIA, 0.5 MILE NORTHWEST OF MILEPOST 27, 32 FEET NORTH OF THE NORTH RAIL, 53 FEET SOUTH OF THE CENTER LINE OF U.S. HIGHWAY 85, 2 FEET WEST OF A WITNESS POST, SET IN THE TOP OF A CONCRETE POST WHICH PROJECTS 0.4 FOOT ABOVE THE GROUND.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SE 1/4 OF SECTION 29, T.6S., R.66W., OF THE 6TH P.M. BEARING S89°35'27"W AND BOUNDED BY A 3 1/4" ALUMINUM CAP AT THE S 1/4 CORNER OF SECTION 29 AND A 3 1/4" ALUMINUM CAP AT THE SE CORNER OF SECTION 29. THE MONUMENTS ARE STAMPED AS SHOWN HEREON.

FLOODPLAIN NOTE

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08035C0181G AND DATED MARCH 16, 2016 - SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.

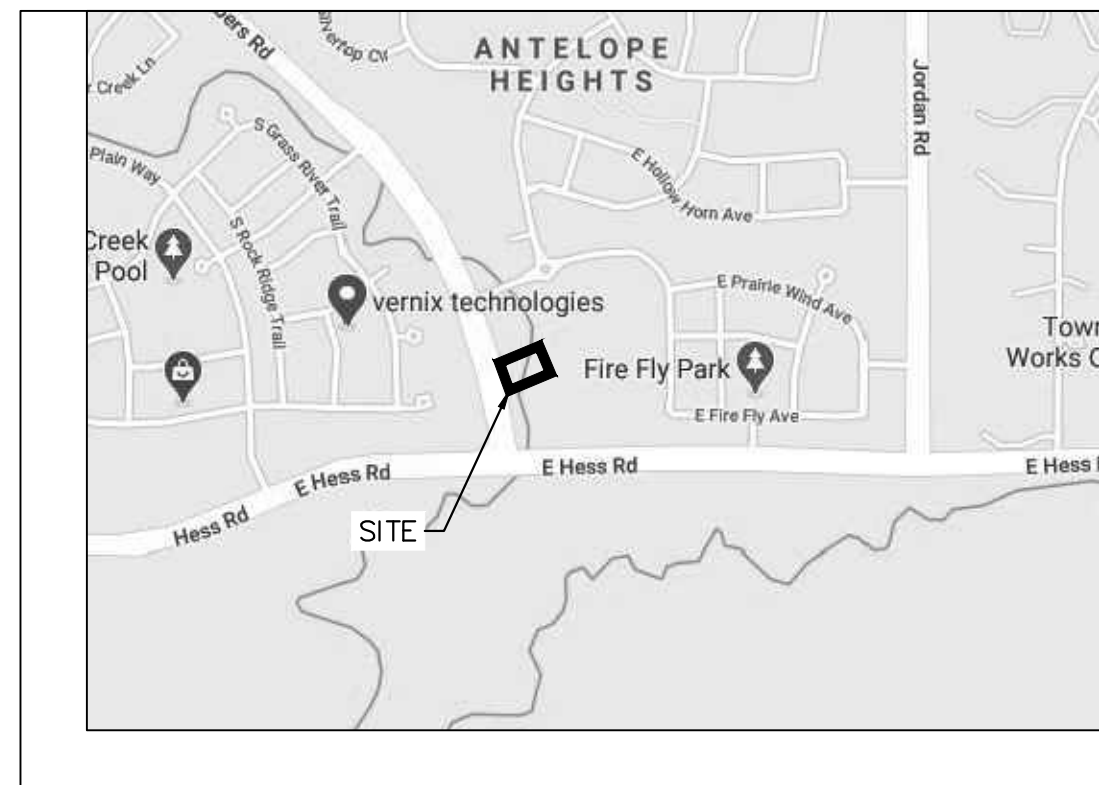
LEGAL DESCRIPTION

LOT 3, DOUGLAS 234, FILING NO. 6

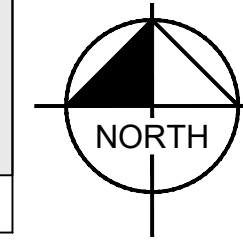
DOUGLAS 234 FILING NO. 6, LOT 3

A PORTION OF THE SOUTHEAST 1/4 OF THE SECTION 29,
 TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE PLAN



VICINITY MAP



SHEET INDEX	
SHEET NUMBER	SHEET TITLE
SITE PLAN	
1	COVER SHEET
2	EXISTING CONDITIONS AND DEMOLITION PLAN
3	SITE PLAN
4	PRELIMINARY UTILITY PLAN
5	FIRE TRUCK ACCESS PLAN
6	PHOTOMETRIC PLAN
7	PHOTOMETRIC DETAILS
8	PHOTOMETRIC DETAILS
9	PHOTOMETRIC DETAILS
10	LANDSCAPE PLAN
11	LANDSCAPE NOTES
12	LANDSCAPE DETAILS
13	NET LEASABLE AREA
14	IRRIGATION PLAN
15	IRRIGATION NOTES
16	IRRIGATION DETAILS
A2.0	BUILDING ELEVATIONS
A2.1	BUILDING ELEVATIONS
A2.2	TRASH ENCLOSURE ELEVATIONS

SITE DATA

PROPERTY ACREAGE	1.204 ACRES (52,450 SF)
PERVIOUS AREA	0.25 ACRES
IMPERVIOUS AREA	0.95 ACRES
MAXIMUM IMPERVIOUS AREA	1.02 ACRES, 85% OF TOTAL LAND AREA
BUILDING DENSITY	5,328 SF (BLDG) = 10.14%
	52,540 SF (LOT)
MAX BUILDING DENSITY	NONE
PARKING AREA	35,963 SF

PARKING REQUIRED	34 (1 PER 100 NLA)
PARKING PROVIDED	40 ON-SITE SPACES (2 ADA SPACES)
BICYCLE PARKING REQUIRED	2 (2 PER 10,000 SF)
BICYCLE PARKING PROVIDED	3

LAND USE DATA

EXISTING ZONING	PLANNED DEVELOPMENT
GROSS SITE AREA	1,204 ACRES
NUMBER OF BUILDINGS	1 BUILDING
BUILDING GROSS FLOOR AREA	5,328 SF
NET LEASABLE AREA	3,421 SF

DEVELOPMENT STANDARDS

COMMERCIAL DEVELOPMENT STANDARDS	TOWN OF PARKER LAND DEVELOPMENT CODE REQ.	PROVIDED
MINIMUM LANDSCAPE AREA	0.18 AC (15%)	0.25 AC (20.8%)
MAXIMUM BUILDING HEIGHT	35 FEET	1 STORY/ 22'-1 1/2"
MINIMUM OFF-STREET PARKING	34 (PER NLA)	40 ONSITE SPACES (2 ADA STALLS)
MAXIMUM FLOOR AREA RATIO (FAR)	0.35	0.10

SETBACKS

COMMERCIAL DEVELOPMENT STANDARDS	REQUIRED SETBACK	PROVIDED SETBACK
FRONT	10'	79'
SIDE	8'	44'/88'
REAR	0'	109'



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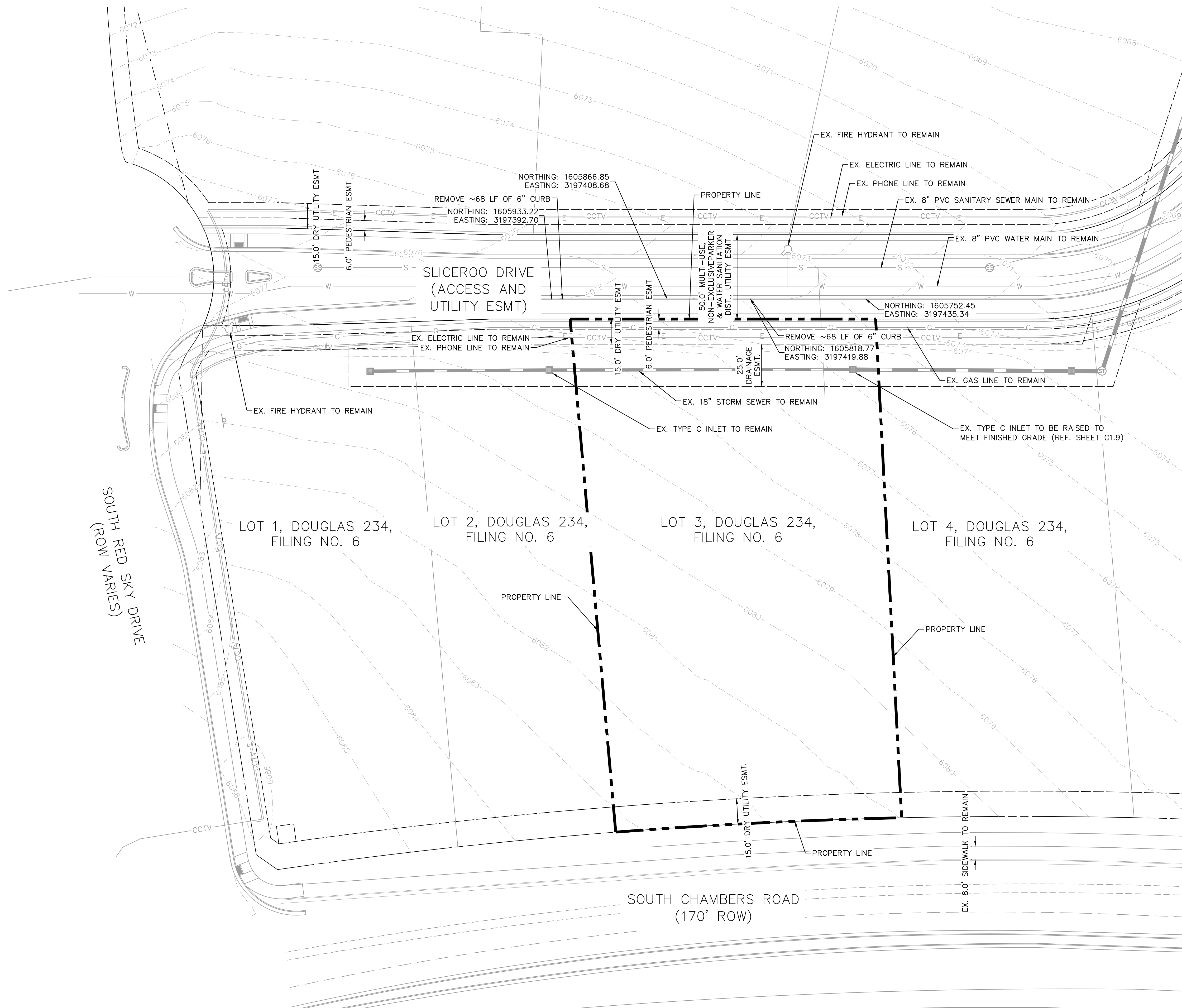
APPROVED DATE: 05/06/2022

Planning Approval By: B. Simon

JUN	JUN	JUN	JUN	JUN	JUN	JUN	BY
REVISION 5	REVISION 4	REVISION 3	REVISION 2	REVISION 1	REVISION 1	REVISION 1	DESCRIPTION
4/8/22	3/9/22	11/22/21	9/27/21	6/11/21	6/11/21	6/11/21	DATE
5	4	3	2	1	REV	REV	DATE
Kimley»Horn							
PREPARED FOR: McDonald's USA, LLC These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared for the use of the project described herein and are not suitable for use on a different site or at a later time. Use of these drawings for reference or example on another project requires the approval of Kimley-Horn and Associates, Inc. Use of the contract documents for reuse on another project is not authorized.							
DRAWN BY	JUN	STD	ISSUE DATE	REVIEWED BY	DATE ISSUED		
JUN	7/1/21	JRH	9/3/2021				
TITLE	SITE PLAN						
DESCRIPTION	COVER SHEET						
SITE ID	0050785						
SITE ADDRESS	LOT 3, DOUGLAS 234 FILING NO. 6						
1							

DOUGLAS 234 FILING NO. 6, LOT 3

A PORTION OF THE SOUTHEAST 1/4 OF THE SECTION 29,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SITE PLAN



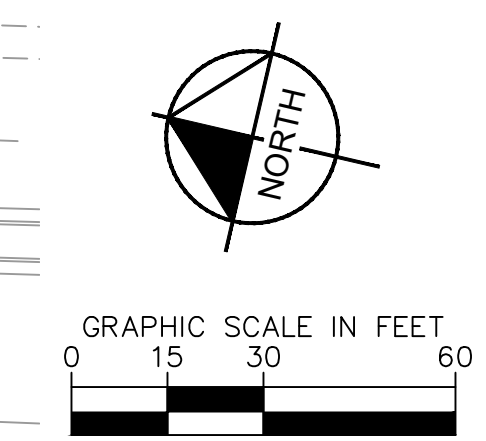
LEGEND

	PROPERTY LINE
	PARCEL LINE
	EASEMENT
	EX. WATER LINE
	EX. SANITARY LINE
	EX. STORM SEWER
	EX. PHONE LINE
	EX. ELECTRIC LINE
	EX. GAS LINE

NOTES:

1. ALL EXISTING UTILITIES ARE TO REMAIN UNLESS OTHERWISE NOTED.
2. ALL EXISTING IMPROVEMENTS TO BE PROTECTED IN PLACE, UNLESS SPECIFICALLY CALLED OUT AS "TO BE REMOVED".

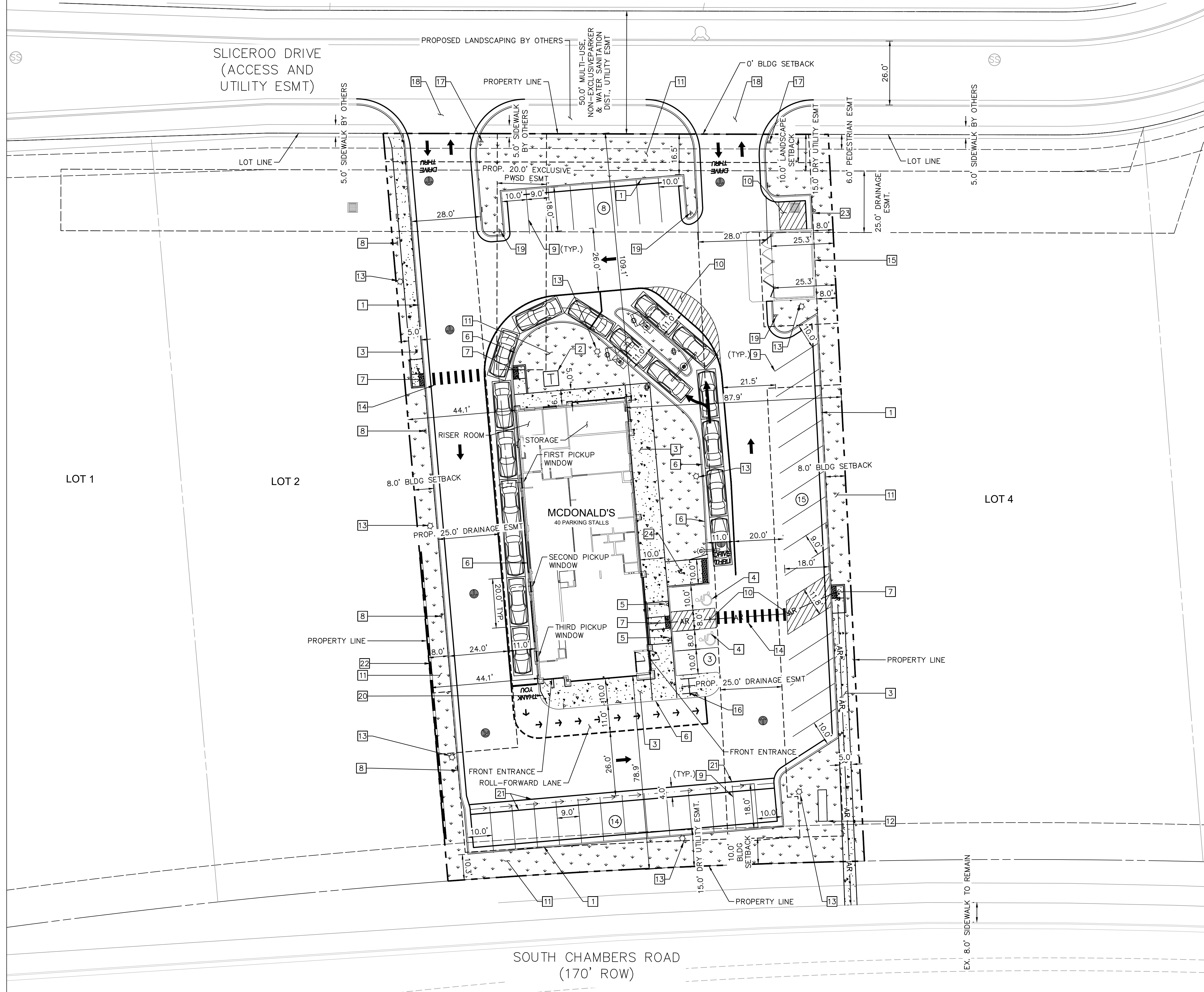
McDonald's USA, LLC <small>These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared by Kimley-Horn and Associates, Inc. in Denver, Colorado. Use of these drawings for reference or example on another project requires the approval of Kimley-Horn and Associates, Inc. Use of these drawings for the contract documents for reuse on another project is not authorized.</small>	DRAWN BY JMM STD ISSUE DATE 7/1/21 REVIEWED BY JRH DATE ISSUED 9/3/2021	PREPARED FOR: McDonald's USA, LLC	PREPARED BY: Kimley»Horn
	SITE PLAN	REVISION 5 4/8/22	REVISION 5 JMM
	EXISTING CONDITIONS AND DEMOLITION PLAN	REVISION 4 3/9/22	REVISION 4 JMM
	TITLE SITE ID 0050785	REVISION 3 11/22/21	REVISION 3 JMM
	DESCRIPTION SITE ADDRESS LOT 3, DOUGLAS 234 FILING NO. 6	REVISION 2 9/27/21	REVISION 2 JMM
DATE 05/06/2022	REVISION 1 6/11/21	REVISION 1 JMM	
APPROVED DATE: 05/06/2022 Planning Approval By: B. Simon	DATE 05/06/2022	DATE 05/06/2022	DESCRIPTION BY



DOUGLAS 234 FILING NO. 6, LOT 3

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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE PLAN

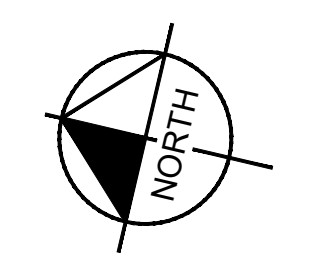


LEGEND

- PROPERTY LINE
- SETBACK
- EASEMENT
- ACCESSIBLE ROUTE
- RETAINING WALL
- LANDSCAPE
- CONCRETE SIDEWALK
- PARKING STALL COUNT

KEY NOTES

- 1 PROPOSED CURB AND GUTTER
- 2 PROPOSED TRANSFORMER LOCATION
- 3 PROPOSED CONCRETE SIDEWALK (DIMENSION PER PLAN)
- 4 PROPOSED ADA SYMBOL
- 5 PROPOSED ADA SIGN
- 6 PROPOSED 6" WIDE X 6" TALL CURB HEAD
- 7 PROPOSED ADA RAMP
- 8 PROPOSED "NO PARKING FIRE LANE" SIGN
- 9 PROPOSED 4" WIDE PARKING STRIPE
- 10 PROPOSED 4" WIDE DIAGONAL PAVEMENT MARKINGS AT 36" ON CENTER
- 11 PROPOSED LANDSCAPING (REF. LANDSCAPING PLANS)
- 12 PROPOSED MONUMENT SIGN (ALL SIGNS ARE REVIEWED UNDER SEPARATE PERMIT)
- 13 PROPOSED SITE LIGHT (REF. PHOTOMETRIC PLANS FOR DETAILS)
- 14 PROPOSED CROSSWALK
- 15 PROPOSED TRASH ENCLOSURE
- 16 PROPOSED BIKE PARKING (3 SPACES)
- 17 PROPOSED STOP SIGN
- 18 PROPOSED DRIVEWAY ACCESS
- 19 PROPOSED 'DO NOT ENTER' SIGN
- 20 PROPOSED GUARD RAIL
- 21 PROPOSED 4" CONCRETE GUTTER PAN
- 22 PROPOSED RETAINING WALL
- 23 PROPOSED NO PARKING SIGN
- 24 PROPOSED DELIVERY RAMP





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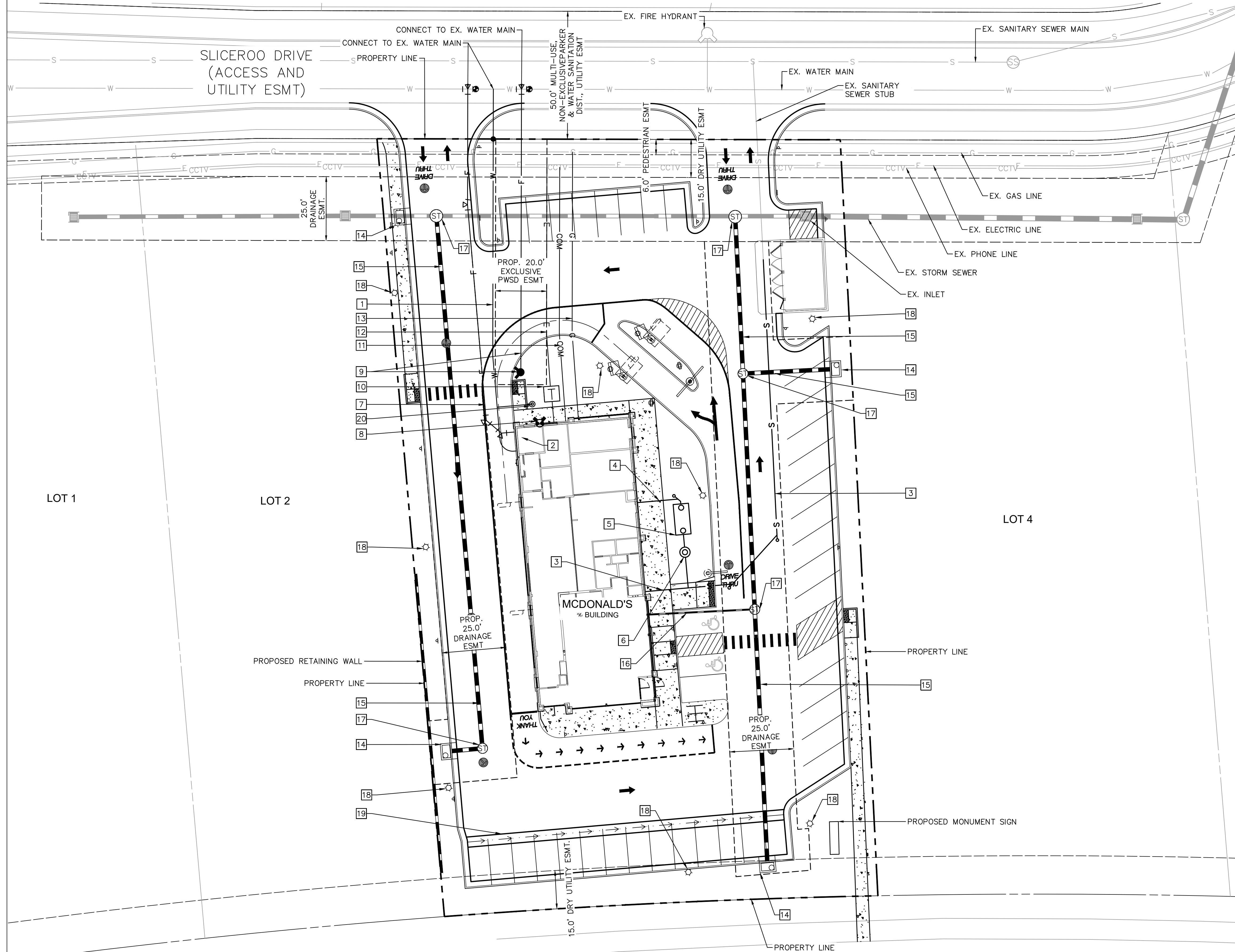


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DRAWN BY	JMM	STD ISSUE DATE	7/1/21	REVIEWED BY	JRH	DATE ISSUED	9/3/2021
PREPARED BY:	 McDonald's USA, LLC <small>These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared by Kimley-Horn and Associates, Inc. in accordance with the contract documents for reference or example on another project requires the contract documents for reuse on another project is not authorized.</small>						
PREPARED BY:	 Kimley-Horn						
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TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE PLAN




LEGEND

	PROPERTY LINE
	EASEMENT
	RETAINING WALL
	EX. WATER LINE
	EX. SANITARY LINE
	EX. STORM SEWER
	EX. PHONE LINE
	EX. ELECTRIC LINE
	EX. GAS LINE
	PROP. WATER LINE
	PROP. SANITARY LINE
	PROP. STORM SEWER
	PROP. PHONE LINE
	PROP. ELECTRIC LINE
	PROP. GAS LINE
	CONCRETE

KEY NOTES

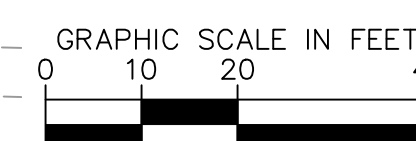
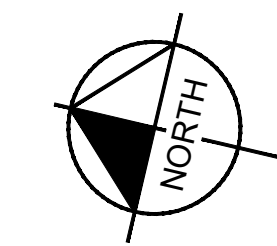
- 1 PROPOSED DOMESTIC WATER SERVICE LINE
- 2 PROPOSED WATER METER LOCATED INSIDE BUILDING.
- 3 PROPOSED SANITARY SEWER SERVICE LINE
- 4 PROPOSED GREASE INTERCEPTOR SERVICE LINE
- 5 PROPOSED GREASE TRAP WITH TRAFFIC RATED LIDS
- 6 PROPOSED SAMPLING MANHOLE
- 7 PROPOSED FIRE SERVICE LINE
- 8 PROPOSED FDC
- 9 PROPOSED FIRE HYDRANT AND FIRE HYDRANT LATERAL
- 10 PROPOSED TRANSFORMER
- 11 PROPOSED TELECOMMUNICATIONS SERVICE LINE
- 12 PROPOSED ELECTRIC SERVICE LINE
- 13 PROPOSED GAS SERVICE LINE
- 14 PROPOSED STORM INLET
- 15 PROPOSED STORM SEWER
- 16 PROPOSED ROOF DRAIN
- 17 PROPOSED STORM MANHOLE
- 18 PROPOSED SITE LIGHT
- 19 PROPOSED 4" CONCRETE GUTTER PAN
- 20 PROPOSED 3/4" IRRIGATION METER PIT



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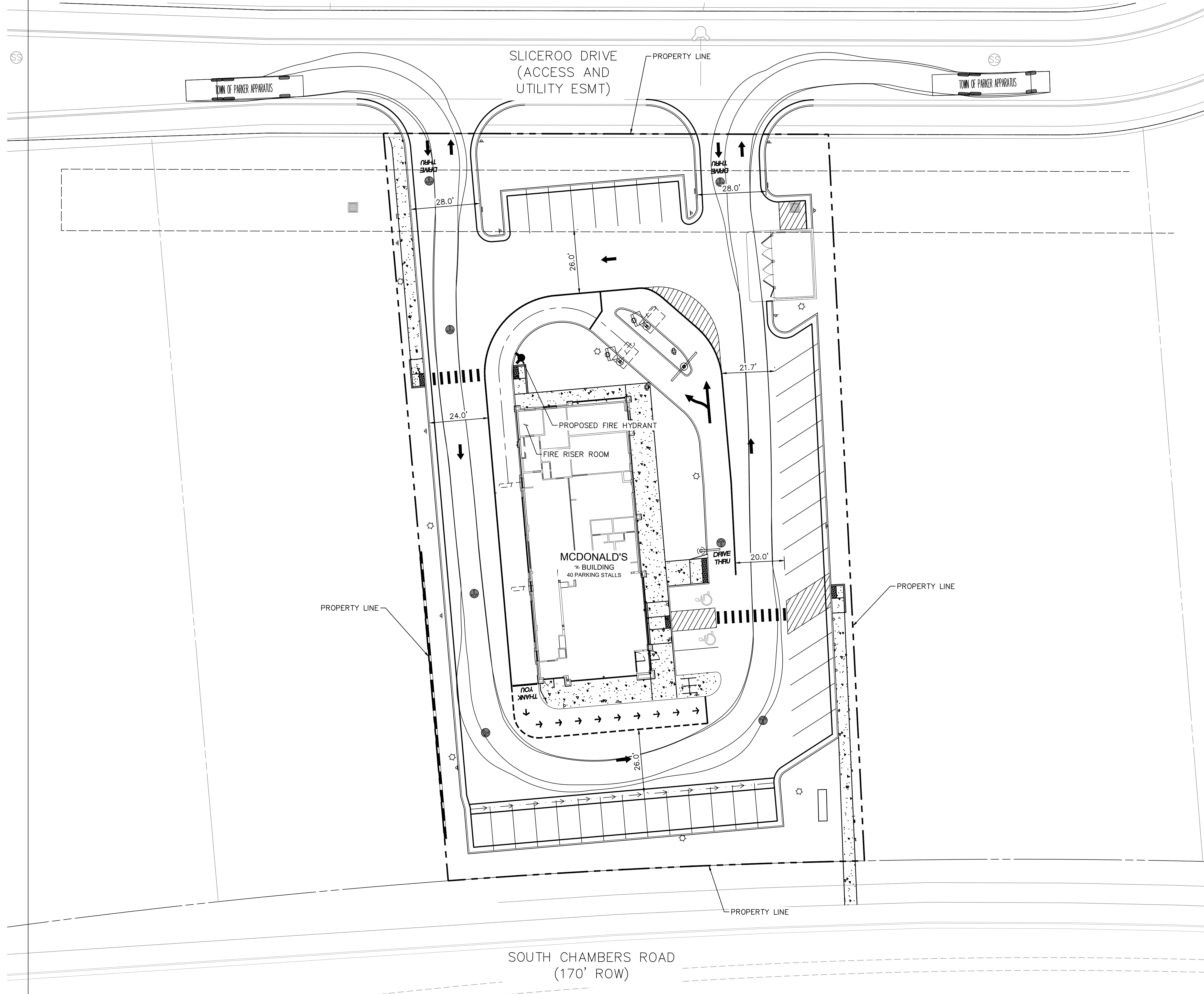


Kimley»Horn	PREPARED BY:	McDonald's USA, LLC	DRAWN BY:	JMM	JMM	JMM	JMM	JMM	JMM	JMM	BY
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5	4	3	2	1	4/8/22	5	3/9/22	3	11/22/21	2	9/27/21
5	4	3	2	1	4/8/22	5	3/9/22	3	11/22/21	2	9/27/21
5	4	3	2	1	4/8/22	5	3/9/22	3	11/22/21	2	9/27/21
5	4	3	2	1	4/8/22	5	3/9/22	3	11/22/21	2	9/27/21
5	4	3	2	1	4/8/22	5	3/9/22	3	11/22/21	2	9/27/21
5	4	3	2	1	4/8/22	5	3/9/22	3	11/22/21	2	9/27/21
5	4	3	2	1	4/8/22	5	3/9/22	3	11/22/21	2	9/27/21
5	4	3	2	1	4/8/22	5	3/9/22	3	11/22/21	2	9/27/21
5	4	3	2	1	4/8/22	5	3/9/22	3	11/22/21	2	9/27/21
5	4	3	2	1	4/8/22	5	3/9/22	3	11/22/21	2	9/27/21
5	4	3	2	1	4/8/22	5	3/9/22	3	11/22/21	2	9/27/21
5	4	3	2	1	4/8/22	5	3/9/22	3	11/22/21	2	9/27/21
5	4	3	2	1	4/8/22	5	3/9/22	3	11/22/21	2	9/27/21
5	4	3	2	1	4/8/22	5	3/9/22	3	11/22/21	2	9/27/21
5	4	3	2	1	4/8/22	5	3/9/22	3	11/22/21	2	9/27/21
5	4	3	2	1	4/8/22	5	3/9/22	3	11/22/21	2	9/27/21
5	4	3	2	1	4/8/22	5	3/9/22	3	11/22/21	2	9/27/21
5	4	3	2	1	4/8/22						

DOUGLAS 234 FILING NO. 6, LOT 3

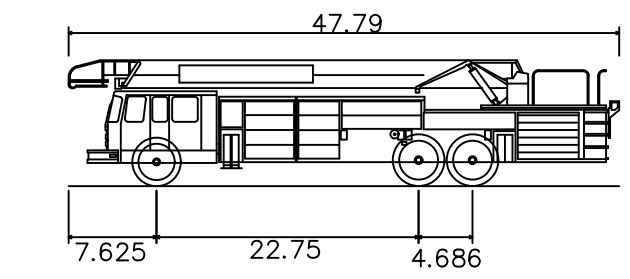
A PORTION OF THE SOUTHEAST 1/4 OF THE SECTION 29,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE PLAN



LEGEND

--- PROPERTY LINE



TOWN OF PARKER APPARATUS
Overall Length 47.790ft
Overall Width 7.625ft
Overall Body Height 22.75ft
Min Body Ground Clearance 4.686ft
Track Width
Lock-to-lock time
Wall to Wall Turning Radius

PARKER
COLORADO

Final Document
Subject To Conditions In Approval Letter

APPROVED DATE: 05/06/2022

Planning Approval By: B. Simon

TITLE	SITE PLAN	DRAWN BY	JJM	STD ISSUE DATE	7/1/21	REVIEWED BY	JRH	DATE ISSUED	9/3/2021	PREPARED FOR:	McDonald's USA, LLC	PREPARED BY:	Kimley»Horn
DESCRIPTION	FIRE TRUCK ACCESS PLAN									<p>These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared in reliance on the information provided in these drawings. Use of these drawings for reference or example on another project requires the approval of the engineer of record. Use of these drawings on any other project without the contract documents for reuse on another project is not authorized.</p>	<p>5</p> <p>4/8/22</p> <p>4</p> <p>3/9/22</p> <p>3</p> <p>11/22/21</p> <p>2</p> <p>9/27/21</p> <p>1</p> <p>6/11/21</p>	<p>REVISION 5</p> <p>REVISION 4</p> <p>REVISION 3</p> <p>REVISION 2</p> <p>REVISION 1</p>	
SITE ID	0050785	SITE ADDRESS	LOT 3, DOUGLAS 234 FILING NO. 6							REV	DATE	DESCRIPTION	



DOUGLAS 234 FILING NO. 6, LOT 3

A PORTION OF THE SOUTHEAST 1/4 OF THE SECTION 29,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE PLAN

NOTE
LIGHTING SPECS ON THIS SHEET CORRESPOND TO
LIGHT LABELS B, BB, BH270, AND C ON SHEET 6.

TITLE	SITE PLAN	DATE	4/8/22	BY	BY
DESCRIPTION	PHOTOMETRIC DETAILS	REVISION	5	4/8/22	BY
		REVISION	4	3/9/22	BY
		REVISION	3	11/22/21	BY
		REVISION	2	9/27/21	BY
		REVISION	1	6/11/21	BY
		REV			DATE

PREPARED BY:
Kimley»Horn

PREPARED FOR:
McDonald's USA, LLC

DRAWN BY: JRM
STD ISSUE DATE: 7/1/21
REVIEWED BY: JRM
DATE ISSUED: 9/3/2021
SITE ADDRESS: LOT 3, DOUGLAS 234 FILING NO. 6

BEACON
VIPER L
LARGE VIPER LUMINAIRE

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

DELIVERED LUMENS

# of LEDs	DRIVE CURRENT (mA)	SYSTEM WATTS	DISTRIBUTION TYPE	5K (5000K nominal, 70 CR)			4K (4000K nominal, 70 CR)			3K (3000K nominal, 70 CR)		
				LUMENS	LPW*	B U G	LUMENS	LPW*	B U G	LUMENS	LPW*	B U G
2	1225mA	396W	1A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	2A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	3A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	4A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	5A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	6A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	7A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	8A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	9A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	10A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	11A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	12A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	13A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	14A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	15A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	16A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	17A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	18A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	19A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	20A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	21A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	22A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	23A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	24A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	25A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	26A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	27A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	28A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	29A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	30A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	31A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	32A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	33A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	34A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	35A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	36A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	37A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	38A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	39A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	40A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	41A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	42A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	43A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	44A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	45A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	46A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	47A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	48A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	49A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	50A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	51A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	52A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	53A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	54A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	55A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	56A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	57A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	58A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	59A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	60A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	61A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	62A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	63A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	64A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	65A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	66A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	67A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	68A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	69A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	70A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	71A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	72A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	73A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	74A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	75A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	76A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	77A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	78A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	79A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	80A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	81A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	82A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	83A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	84A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	85A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	86A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	87A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	88A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	89A	19250	152	2	19250	152	2	19250	152	2
2	1225mA	396W	90A	19250	152	2	19250	152	2	19250	152	2

DOUGLAS 234 FILING NO. 6, LOT 3

A PORTION OF THE SOUTHEAST 1/4 OF THE SECTION 29,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE PLAN

NOTE
LIGHTING SPECS ON THIS SHEET CORRESPOND TO
LIGHT LABELS B, BB, BH270, AND C ON SHEET 6.

TITLE	SITE PLAN	DATE	7/1/21	REVISION	5	DATE	4/8/22	DESCRIPTION
DESCRIPTION	PHOTOMETRIC DETAILS	DATE ISSUED	9/3/2021	REVISION	4	DATE	3/9/22	
SITE ID	0050785	DATE ISSUED	9/3/2021	REVISION	3	DATE	11/22/21	
SITE ADDRESS	LOT 3, DOUGLAS 234 FILING NO. 6	DATE ISSUED	9/3/2021	REVISION	2	DATE	9/27/21	
		DATE ISSUED	9/3/2021	REVISION	1	DATE	6/11/21	
		DATE ISSUED	9/3/2021	REVISION	0	DATE	1/1/21	

PREPARED BY:
Kimley»Horn

PREPARED FOR:
McDonald's USA, LLC
These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared not suitable for use on a different site or at a later time. Use of these drawings for reference or example on another project requires the approval of the engineer. The contract documents for this project are not authorized.

DRAWN BY: JUM
STD ISSUE DATE: 7/1/21
REVIEWED BY: JUM
DATE ISSUED: 9/3/2021
PHOTOMETRIC DETAILS

SECURITY LIGHTING™ SES GALVANIZED POLES

SQUARE STEEL STRAIGHT POLES (SSP)

Specifications

The Square Steel Straight Pole has been successfully installed in projects of all types for over 30 years and has become the most popular and economical pole option for all site lighting applications including retail, commercial, industrial and residential projects.

The SES GL series of galvanized poles are stocked for immediate shipping in multiple shaft heights and colors, all with a 2 3/8" OD tenon to enable any mounting configuration required with the full offering of available tenon top adaptors.

- Square Steel Straight Shaft
- One piece construction
- 2 3/8" OD Tenon
- Steel Base Plate
- Fully hot dipped galvanized steel pole
- Finished in weatherproof powder coat
- 3 site options for anchor bolts. All anchor bolts fully galvanized with 2 nuts and washers (bolts ordered as separate line item and paper template included as component of pole)
- Square base cover available (ordered as separate line item)
- Pole finished in weather proof powder coat paint in a standard color
- 5" x 5" Gasketed hand hole standard

Dimensions

Ordering Information Ordering Example: SES-18-40-1-TA-GL-PS

Series	Shaft	Height	Size	Design	Mounting	Coating	Color
SES	Square Steel Straight Pole	18 Feet	40 4"x4" Shaft	1 11 Gauge, 119" Thick	TA 2 3/8" OD Tenon	GL Galvanized	PS Silver
		22 Feet	50 5"x4" Shaft	07 7 Gauge, 179" Thick			WH White
		28 Feet					BL Black
							PS Platinum Silver

1. All non stock galvanized poles have a 6 to 8 week lead time.
2. Available in 7 page only.

Hubbell Lighting

SECURITY LIGHTING™ SES GALVANIZED POLES

SQUARE STEEL STRAIGHT POLES (SSP)

Ordering Information

Catalog Number	Pole Ht. (ft.)	Shaft Dia. (in.)	Wall Thk. (in.)	Base Dia. (in.)	Base Ht. (in.)	Base Dia. (in.)	Base Ht. (in.)	Base Dia. (in.)	Base Ht. (in.)
SEP-18-40-1	18	4.0	0.106	11.9	11.9	11.9	11.9	11.9	11.9
SEP-22-50-1	22	5.0	0.106	17.9	17.9	17.9	17.9	17.9	17.9
SEP-28-60-1	28	6.0	0.106	23.9	23.9	23.9	23.9	23.9	23.9

Stocked Poles

Catalog Number	Description
SES18401MGLB	POLE SES-18ftx40-119A-TENON GALVANIZED-DARK BRONZE
SES18401MGLR	POLE SES-18ftx40-119A-TENON GALVANIZED-BLACK
SES18401MGLP	POLE SES-18ftx40-119A-TENON GALVANIZED-PLATINUM SILVER
SES18401MGLS	POLE SES-18ftx40-119A-TENON GALVANIZED-SHINY BRONZE
SES18401MGLT	POLE SES-18ftx40-119A-TENON GALVANIZED-TITANIUM SILVER
SES18401MGLV	POLE SES-18ftx40-119A-TENON GALVANIZED-VAN BRONZE
SES18401MGLW	POLE SES-18ftx40-119A-TENON GALVANIZED-WHITE
SES18401MGLX	POLE SES-18ftx40-119A-TENON GALVANIZED-YELLOW
SES18401MGLY	POLE SES-18ftx40-119A-TENON GALVANIZED-ZINC BRONZE
SES18401MGLZ	POLE SES-18ftx40-119A-TENON GALVANIZED-ZINC SILVER

Bolt Circle Diagram

All listed SES poles use 27701349904 paper template
It's the contractor's responsibility to ensure that new poles will fit existing bases

Hubbell Lighting

SECURITY LIGHTING™ SES GALVANIZED POLES

SQUARE STEEL STRAIGHT POLES (SSP)

Accessories

Pole Cap
4" POLE CAP (202228970)
5" POLE CAP (202228982)
6" POLE CAP (202228992)

Tenon
2 3/8" OD Tenon

Hand Hole Cover
Hand Hole Cover (202228992)

Base Cover
Base Cover (202228992)

Order as a separate line item

Ordering Information

Accessories	Part Number	Description
4" Pole Cap	202228970	4" Pole Cap for 4" Pole
5" Pole Cap	202228982	5" Pole Cap for 5" Pole
6" Pole Cap	202228992	6" Pole Cap for 6" Pole

Anchorage | Order as a separate line item

3/4" x 3/8" x 3" Anchor Bolt T8B-30918 eye 4
1" x 3/4" x 4" Anchor Bolt T8B-30918 eye 4
1" x 1/2" x 4" Anchor Bolt T8B-30918 eye 4

Base Detail

Replacement Base/Flange Kit

Part Number	Description
800224992	3/4" x 3/8" x 3" Anchor Bolt
800224992	1" x 3/4" x 4" Anchor Bolt
800224992	1" x 1/2" x 4" Anchor Bolt

Hubbell Lighting

SECURITY LIGHTING™ SES GALVANIZED POLES

SQUARE STEEL STRAIGHT POLES (SSP)

Mounting Brackets | Order As accessories

Side Mounting Locations

Bracket	Description	EPA	Height
TT2-XX-XX	4" Square pole top tenon adaptor	2.40*	20ft.
TT2-XX-XX	2 3/8" OD adaptor for max. four fixtures (90°)	2.40*	20ft.
TT2-XX-XX	4" Square pole top tenon adaptor	2.40*	20ft.
TT2-XX-XX	2 3/8" OD adaptor for max. four fixtures (90°)	2.40*	20ft.
TT2-XX-XX	4" Square pole top tenon adaptor	2.40*	20ft.
TT2-XX-XX	2 3/8" OD adaptor for max. four fixtures (90°)	2.40*	20ft.

Tenon Insert for single fixture mounting or tenon adaptors

TT1A-XX
TT1A-XX-XX
TT1A-XX-XX

Two Fixture Mounting Bracket

TT2A-XX

Three Fixture Mounting Bracket

TT3A-XX

Hubbell Lighting

SECURITY LIGHTING™ SES GALVANIZED POLES

SQUARE STEEL STRAIGHT POLES (SSP)

Mounting Brackets | Order As accessories

Four Fixture Mounting Bracket

TT4A-XX

Four Fixture Mounting Bracket (90°)

TT4X-XX (90°)

Ordering Information

Bracket	Description
TT4A-XX	Four Fixture Mounting Bracket
TT4X-XX (90°)	Four Fixture Mounting Bracket (90°)

Hubbell Lighting

PARKER COLORADO

Final Document
Subject To Conditions In Approval Letter

APPROVED DATE: 05/06/2022

Planning Approval By: B. Simon

SECURITY LIGHTING™ SES GALVANIZED POLES

SQUARE STEEL STRAIGHT POLES (SSP)

Mid Pole Bracket Options | Order As accessories

FLB-12/24
FLB-24/36

4041

5-302

4024C

TTWM

Hubbell Lighting

SECURITY LIGHTING™ SES GALVANIZED POLES

SQUARE STEEL STRAIGHT POLES (SSP)

Pole Introduction | Pole Selection Guide

Pole Selection Procedure

- Determine the site location and steady wind velocity by referring to the appropriate Isotach map, and maximum weight. If a step-by-step procedure can be followed to select the proper pole for your particular requirements.
- Total the EPA for the required luminaires and brackets.
- Total the weight of the luminaires and brackets.
- Compare steps 2 and 3 with the maximum allowable EPA and weight tables shown for the style, material, and height pole required. The maximum allowable must be equal to or exceed the totals from steps 2 and 3.

POLE SELECTION CONCERNS

Caution: These selection methods are guidelines only. Hubbell Lighting assumes no responsibility for selection and recommends you consult qualified professionals for verification of overall system design, site suitability, foundation considerations and applicable code and regulatory conformances.

Maintenance: The facility owner's/manager's regular scheduled maintenance program must include initial and regular follow-up inspections for structural damage, broken welds, tampering, nut loosening, missing wire covers, dangling electrical wiring, internal or external corrosion, foundation settlement, excessive shaft deflection and vibration for all lighting poles. Immediate repair or replacement may be necessary.

Overloading: Do not overload poles by attaching flags, banners, or any items that can add excessive wind or mechanical load to designed pole assemblies.

Observation: Installation and local area conditions can dramatically affect lighting pole performance. Excessive vibration may result from some wind and mounting conditions. Only individuals with local knowledge, who have observed or inspected the site can effectively evaluate site specific issues. Consult the factory for information on vibration dampers, special corrosion, foundation settlement, excessive shaft deflection and vibration for all lighting poles. Immediate repair or replacement may be necessary.

Hubbell Lighting

SECURITY LIGHTING™ SES GALVANIZED POLES

SQUARE STEEL STRAIGHT POLES (SSP)

Wind Speed

POLE SELECTION PROCEDURE

- Determine the site location and steady wind velocity by referring to the appropriate Isotach map, and maximum weight. If a step-by-step procedure can be followed to select the proper pole for your particular requirements.
- Total the EPA for the required luminaires and brackets.
- Total the weight of the luminaires and brackets.
- Compare steps 2 and 3 with the maximum allowable EPA and weight tables shown for the style, material, and height pole required. The maximum allowable must be equal to or exceed the totals from steps 2 and 3.

POLE SELECTION CONCERNS

Caution: These selection methods are guidelines only. Hubbell Lighting assumes no responsibility for selection and recommends you consult qualified professionals for verification of overall system design, site suitability, foundation considerations and applicable code and regulatory conformances.

Maintenance: The facility owner's/manager's regular scheduled maintenance program must include initial and regular follow-up inspections for structural damage, broken welds, tampering, nut loosening, missing wire covers, dangling electrical wiring, internal or external corrosion, foundation settlement, excessive shaft deflection and vibration for all lighting poles. Immediate repair or replacement may be necessary.

Overloading: Do not overload poles by attaching flags, banners, or any items that can add excessive wind or mechanical load to designed pole assemblies.

Observation: Installation and local area conditions can dramatically affect lighting pole performance. Excessive vibration may result from some wind and mounting conditions. Only individuals with local knowledge, who have observed or inspected the site can effectively evaluate site specific issues. Consult the factory for information on vibration dampers, special corrosion, foundation settlement, excessive shaft deflection and vibration for all lighting poles. Immediate repair or replacement may be necessary.

Hubbell Lighting




DOUGLAS 234 FILING NO. 6, LOT 3

A PORTION OF THE SOUTHEAST 1/4 OF THE SECTION 29,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE PLAN

NOTE
LIGHTING SPECS ON THIS SHEET CORRESPOND TO
LIGHT LABEL L2 ON SHEET 6.



RWSC

RADIUS LED WALL SCONCE

The RWSC LED radius wall sconce series offers a combination of light distributions that wash the building facade while the radial soft form housing accentuates building architectural design elements in all commercial and residential applications.

The RWSC LED provides excellent illumination with a high efficiency LED light source of 72 or 36 mid power LEDs that deliver up to 2,885 lumens and up to 109 lumens per watt.

The RWSC LED fixture has become a building standard and is stocked as a quick ship item in many colors and distributions.

Features

- Durable cast aluminum housing
- Available in various lighting distributions for maximum versatility
- Integrated design eliminates high angle brightness
- Luminaire finished in weatherproof powder-coat paint
- Completely sealed, flat tempered glass lenses, UL listed for use in wet locations
- DLC, Downlight only, full cut-off
- Dark Sky compliant, Downlight only

Operating Temperature


- 30°C to 40°C

Electrical:


- Dimming is an option (consult factory)

Mounting

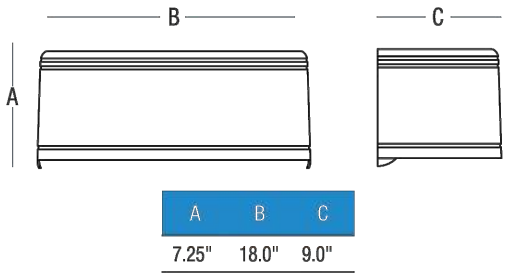
RWSC features Intelligent Mounting Bracket which helps save time and money by allowing only one person to easily install. The small mounting bracket is very user friendly and features an integrated level bubble on the bracket ensuring fixture installation will always be perfect.

Certifications/Listings 

Ordering Information Ordering Example: RWSC - XXL - XK - XX - U - XX - XX



Dimensions



A: 7.25" B: 18.0" C: 9.0"

RWSC

Series	# of LEDs	OCT	Distribution	Voltage	Finish	Options
RWSC Radius Wall Sconce	36L ¹ 36 Mid-Power LED's 72L ² 72 Mid-Power LED's	3K 3000K 5K 5000K	DD Down only UD Up/Down	U Universal 120/277V	DB Dark Bronze WH White BK Black PS Platinum Silver RA RAL Color ³ CC Custom Color ⁴	PC Photocentral


Quick Ship:


- RWSC36LUSK0BK
- RWSC36LUSK0WH
- RWSC36LUSK0DB
- RWSC36LUSK0PS
- RWSC72L5K0DWH
- RWSC72L5K0DBK
- RWSC72L5K0DDB
- RWSC72L5K0DPS

Accessories:

- LG125T Remote Emergency Inverter (grid mount only)
- LG125S Remote Emergency Inverter (surface mount only)

Web: www.securitylighting.com
2100 Golf Road, Suite 450, Rolling Meadows, IL 60008-4704
Phone: 1-800-LIGHT IT, 1-800-544-4848, Fax: 847-279-0642
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RWSC

RADIUS LED WALL SCONCE

Performance Data

# of LEDs	Drive Current (Milliamps)	System Watts	Distribution Type	3K (3000K nominal, 80 CRI)				5K (5000K nominal, 80 CRI)					
				Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
36	350	14.4	down	1565	108.7	0	0	0	1561	109.1	0	0	0
72	350	25	up/down	2400	96	n/a	n/a	n/a	2391	97.6	n/a	n/a	n/a

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.

Photometric Data

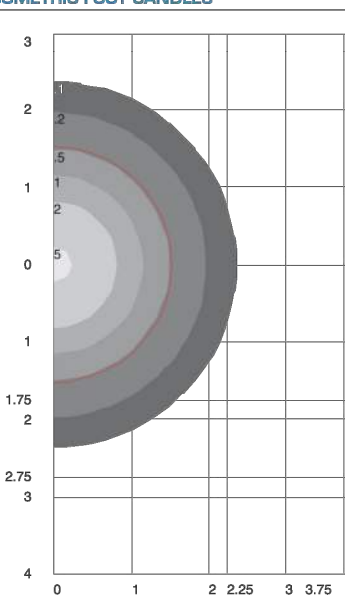
LUMINAIRE DATA
RWSC36LUSK0BK

Wall Mounting Outdoor Fixture
DRIVER LEDSDOW-048-000350

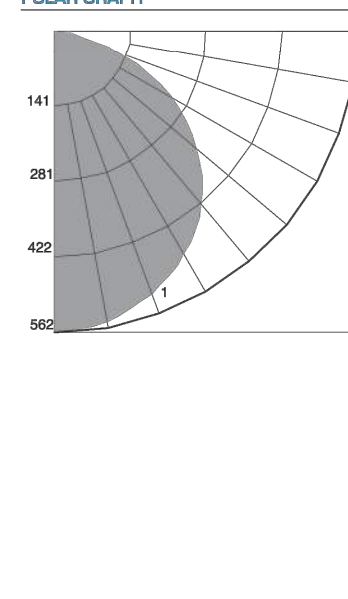
Lens LED
Lumens 1565
Watts 14.4
Efficiency 109
Mounting Wall
Spacing Criterion (0-180) 1.50

ZONE	LUMENS	% FIXT.
Front-Low (0-30)	218.8	14.0
Front-Medium (30-60)	404.2	27.1
Front-High (60-90)	126.5	8.7
Front-Very High (90-120)	4.2	0.3
Back-Low (0-30)	218.8	14.0
Back-Medium (30-60)	404.2	27.1
Back-High (60-90)	126.5	8.7
Back-Very High (90-120)	4.2	0.3
Uplight-Low (90-120)	0.0	0.0
Uplight-High (120-180)	0.0	0.0

ISOMETRIC FOOT CANDLES



POLAR GRAPH



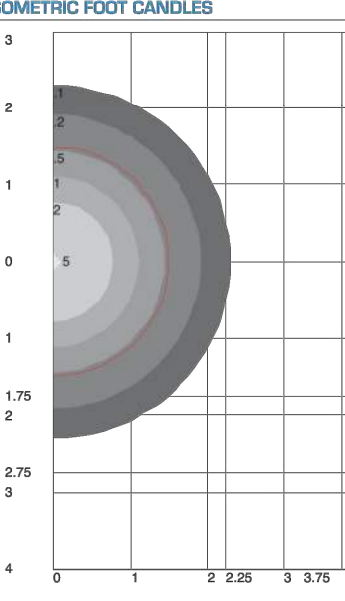
LUMINAIRE DATA
RWSC72L5K0DB

Wall Mounting Outdoor Fixture
DRIVER LEDSDOW-148-000350

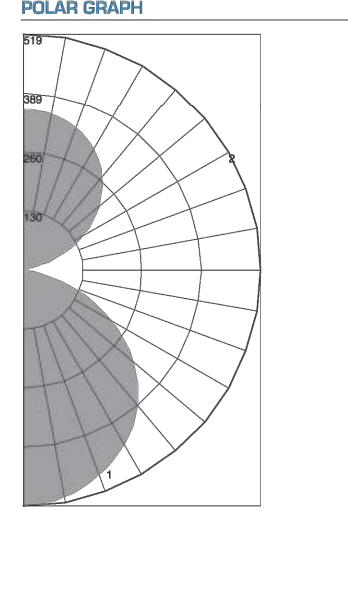
Lens LED
Lumens 2400
Watts 25
Efficiency 96
Mounting Wall
Spacing Criterion (0-180) 1.50

ZONE	LUMENS	% FIXT.
Front-Low (0-30)	201.4	8.4
Front-Medium (30-60)	387.5	16.1
Front-High (60-90)	119.8	5.0
Front-Very High (90-120)	3.5	0.1
Back-Low (0-30)	201.4	8.4
Back-Medium (30-60)	387.5	16.1
Back-High (60-90)	119.8	5.0
Back-Very High (90-120)	3.5	0.1
Uplight-Low (90-120)	0.0	0.0
Uplight-High (120-180)	0.0	0.0


ISOMETRIC FOOT CANDLES



POLAR GRAPH



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JUN	JUN	JUN	JUN	JUN	JUN	JUN	BY
5	4/8/22	REVISION 5					
4	3/9/22	REVISION 4					
3	11/22/21	REVISION 3					
2	9/27/21	REVISION 2					
1	6/11/21	REVISION 1					
REV	DATE	DESCRIPTION					
Kimley»Horn							
PREPARED FOR: McDonald's USA, LLC							
These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared by Kimley-Horn and Associates, Inc. in accordance with the contract documents for use on a different site or at a later time. Use of these drawings for reference or example on another project requires the written approval of Kimley-Horn and Associates, Inc. Use of the contract documents for reuse on another project is not authorized.							
DRAWN BY	JUN	DATE	7/1/21	REVIEWED BY	JRH	DATE ISSUED	9/3/2021
TITLE	SITE PLAN						
DESCRIPTION	PHOTOMETRIC DETAILS						
SITE ID	0050785	SITE ADDRESS	LOT 3, DOUGLAS 234 FILING NO. 6				


Final Document
Subject To Conditions In Approval Letter
APPROVED DATE: 05/06/2022
Planning Approval By: B. Simon

DOUGLAS 234 FILING NO. 6, LOT 3

A PORTION OF THE SOUTHEAST 1/4 OF THE SECTION 29,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SITE PLAN

GENERAL LANDSCAPE SPECIFICATIONS

- A. SCOPE OF WORK
- THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.
 - WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.
- B. PROTECTION OF EXISTING STRUCTURES
- ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATORY AGENCYS STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF TRAFFIC (MOT) THAT MAY BE REQUIRED FOR THE PROJECT.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- C. PROTECTION OF EXISTING PLANT MATERIALS
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC.. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRAIN-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRAIN-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSHAPED AT THE TIME SHALL BE REPLACED AT THE CONTRACTOR'S COST TO THE CONTRACTOR. HUNDRED DOLLARS (\$400) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL, FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL, FOR TREES OVER FOUR (4) INCHES IN CALIPER.
 - SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.
- D. MATERIALS
1. GENERAL
- MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.
- | MATERIAL | SAMPLE SIZE |
|-------------|--|
| MULCH | ONE (1) CUBIC FOOT |
| TOPSOIL MIX | ONE (1) CUBIC FOOT |
| PLANTS | ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY) |
2. PLANT MATERIALS
- FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE SHOWN ON DRAWINGS AND COMPLYING WITH ANSI Z60.1 AND THE COLORADO NURSERY ACT, AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING; PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
 - TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE.
 - NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE PROJECT LANDSCAPE ARCHITECT. ANY ROW TREES MUST BE APPROVED BY OFFICE OF THE CITY FORESTER.
 - PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1 AND COLORADO NURSERY ACT FOR TYPES AND FORM OF PLANTS REQUIRED. PLANTS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO PROJECT LANDSCAPE ARCHITECT WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.
 - PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER. FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.
 - TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK ("INCLUDED BARK"); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN 1/4 INCH (19 MM) IN DIAMETER; OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.
 - FURNISH TREES AND SHRUBS WITH ROOTS BALLS MEASURED FROM TOP OF ROOT BALL, WHICH SHALL BEGIN AT ROOT FLARE ACCORDING TO ANSI Z60.1 AND COLORADO NURSERY ACT. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.
 - LABEL AT LEAST ONE PLANT OF EACH VARIETY, SIZE, AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF COMMON NAME AND FULL SCIENTIFIC NAME, INCLUDING GENUS AND SPECIES, INCLUDE NOMENCLATURE FOR HYBRID, VARIETY, OR CULTIVAR, IF APPLICABLE FOR THE PLANT AS SHOWN ON DRAWINGS.
 - IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF PLANTS IS SHOWN ON DRAWINGS, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING.
- E. SOIL MIXTURE
- CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW.
 - SOIL MIXTURE SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL, PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.
 - TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT OPENINGS SHALL BE FERTILE, FRABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER, FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION; AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER, HAVE A PH BETWEEN 5.5 AND 8.0, AND SOLUBLE SALTS LESS THAN 3.0 MMHOS/CM. SUBMIT SOIL SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
 - SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND. - TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.
- F. WATER
- WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

* WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

- G. FERTILIZER
- CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

- H. MULCH
- MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES CLEAR MULCH FROM EACH PLANTS CROWN (BASE) OR AS SHOWN IN PLANTING DETAILS. MULCH SHALL BE DOUBLE SHREDDED HARDWOOD MULCH, DYED MULCH IS NOT ACCEPTABLE. SUBMIT SAMPLES TO PROJECT LANDSCAPE ARCHITECT FOR APPROVAL. MULCH SHALL BE PROVIDED OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE RING (6" MINIMUM) PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN ON PLANS.

- I. DIGGING AND HANDLING
- ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT.

- PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILT-PROF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS. ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- B&B AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE PLANTED AND FEEDING ROOTS OF THE PLANTS, NO PLANTS MOVED WITH A ROOT BALL SHALL BE FIBROUS IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

- J. CONTAINER GROWN STOCK
- ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
 - AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
 - ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.

- K. MATERIALS LIST
- QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE PLANS SHALL GOVERN. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

- L. FINE GRADING
- FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.

- THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH.

- ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS, REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

- M. PLANTING PROCEDURES
- THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, BUILDING MATERIALS, AND TOXIC MATERIAL SHALL BE COMPLETELY REMOVED FROM PLANTING AREAS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS IN PLANTING AREAS WHICH WILL ADVERSELY AFFECT THE PLANT GROWTH, THE CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
 - VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL COLORADO (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ORIGINAL FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.

- FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN, INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

- COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEATED IN FOR A PERIOD EXCEEDING TWENTY FOUR (24) HOURS, AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE SHALL BE EXERCISED.

- WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
- ALL PLANTING OPENINGS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 AMERICAN STANDARD FOR NURSERY STOCK.

- TEST ALL TREE OPENINGS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL.

- TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.

- PRIOR TO EXCAVATION OF TREE OPENINGS, AN AREA EQUAL TO TWO TIMES THE DIAMETER OF THE ROOT BALL SHALL BE ROTO-TILLED TO A DEPTH EQUAL TO THE DEPTH OF THE ROOT BALL.

- EXCAVATION OF TREE OPENINGS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.

- TREE OPENINGS FOR WELL DRAINED SOILS SHALL BE DUG SO THAT THE BOTTOM OF THE ROOT BALL WILL REST ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL WILL BE FLUSH WITH FINISH GRADE. IN POORLY DRAINED SOILS THE TREE OPENING SHALL BE DUG SO THAT THE ROOT BALL RESTS ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL IS 1" ABOVE FINISH GRADE. PLANT PIT WALLS SHALL BE SCRAPPED PRIOR TO PLANT INSTALLATION.

- TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

- SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 'E'.

- TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL,

AND SETTLED BY WATER (AFTER TAMPING).

- AMEND PINE AND OAK PLANT OPENINGS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT OPENINGS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.

- FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET, ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE.

- ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

- TREES SHALL BE PRUNED, IN ACCORDANCE WITH ANSI A-300, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST.

- SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOWN ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

- TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER AGREE TO GUY AND BRACE THE TREE UNTIL PLANTING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

- ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S RECOMMENDATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

N. LAWN SODDING

- THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

- ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH, DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

- PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
- SODDING

- THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

- SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS, ADJACENT TO BUILDINGS. A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED, IMMEDIATELY FOLLOWING SOD LAYING. THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

- DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

- LAWN MAINTENANCE

- WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"x12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK, INCLUDING REGRAIDDING IF NECESSARY.

- CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE AND MAINTAIN ALL WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

O. EDGING

- CONTRACTOR SHALL INSTALL 4"x8" ROLLED TOP STEEL EDGING BETWEEN ALL SOD/SEED AREAS AND PLANTING BEDS.

P. CLEANUP

- UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM CONSTRUCTION WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

- ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, PRUNING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

Q. FINAL INSPECTION AND ACCEPTANCE OF WORK

- FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

S. WARRANTY

- THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL, INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

- ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.

- IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.

SITE PERIMETER REQUIREMENTS			
ADJACENT LAND USE	PERIMETER LENGTH	REQUIRED / PROVIDED TREES (1 TREE / 40 LINEAR FEET (40-60% EVERGREEN)	REQUIRED / PROVIDED SHRUBS (5 SHRUBS / 40 LINEAR FEET)
COMMERCIAL (NORTH PROPERTY LINE)	305'	8 / 8 (4 EVERGREEN TREES)	39 / 39
COMMERCIAL (SOUTH PROPERTY LINE)	294'	8 / 8 (5 EVERGREEN TREES)	37 / 43
SLICEROD DRIVE (EAST PROPERTY LINE)	180'	5 / 6 (2 EVERGREEN TREES)	23 / 43
ADJACENT LAND USE	PERIMETER LENGTH	REQUIRED / PROVIDED TREES (1 TREE / 25 LINEAR FEET (40-60% EVERGREEN)	REQUIRED / PROVIDED SHRUBS (5 SHRUBS / 25 LINEAR FEET)
RESIDENTIAL / CHAMBERS ROAD (WEST PROPERTY LINE)	170'	7 / 10 (2 EVERGREEN TREES)	34 / 84

LANDSCAPE REQUIREMENTS						
TOTAL DEVELOPED AREA 52,450 SF	SITE LANDSCAPE REQUIREMENTS	SITE TREES 1 TREE / 1,500 SF (% EVERGREEN)	SITE SHRUBS 5 SHRUBS / 1,500 SF	GRASSES 3 GRASSES / 1 SHRUB	SOD (AREA)	
REQUIRED	15% LANDSCAPE AREA 75% LIVE GROUNDCOVER	8 TREES (25-50%)	38 SHRUBS	N/A	15% MAX	
PROVIDED	TOTAL LANDSCAPE AREA PROVIDED LIVE GROUNDCOVER AREA PROVIDED	11,380 SF / 52,450 SF (21.7%) 8,554 SF / 11,380 SF (75.2%)	35 TREES (14 EVERGREEN)	262 SHRUBS	80 GRASSES	11.8% (1,342 SF)

NOTES:

- THE 1,698 SF OF SOD LOCATED WITHIN THE CHAMBERS ROAD RIGHT-OF-WAY IS NOT REFLECTED IN TOTAL LANDSCAPE AREA PROVIDED, LIVE GROUNDCOVER AREA PROVIDED, OR SOD AREA PROVIDED.
- THE SITE CONTAINS LESS THAN 80 PARKING STALLS; PARKING LOT INTERIOR LANDSCAPING SHALL NOT BE APPLIED.

STREET TREE REQUIREMENTS		
STREET NAME	STREET FRONTAGE LENGTH	REQUIRED/PROVIDED TREES (1 TREE / 40 LINEAR FEET)
SOUTH CHAMBERS ROAD	170'	BY MASTER DEVELOPER. SEE DOUGLAS 234, FILING NO. 6
SLICEROD DRIVE	180'	BY MASTER DEVELOPER. SEE DOUGLAS 234, FILING NO. 6

TITLE	DATE	DESCRIPTION
REVISION 5	4/8/22	
REVISION 4	3/9/22	
REVISION 3	11/22/21	
REVISION 2	9/27/21	
REVISION 1	6/11/21	
REV	DATE	DESCRIPTION

PREPARED BY: **Kimley»Horn**

- THE 1,698 SF OF SOD LOCATED WITHIN THE CHAMBERS ROAD RIGHT-OF-WAY IS NOT REFLECTED IN TOTAL LANDSCAPE AREA PROVIDED, LIVE GROUNDCOVER AREA PROVIDED, OR SOD AREA PROVIDED.
- THE SITE CONTAINS LESS THAN 80 PARKING STALLS; PARKING LOT INTERIOR LANDSCAPING SHALL NOT BE APPLIED.

PREPARED FOR: **McDonald's USA, LLC**

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DRAWN BY: JUM
STD ISSUE DATE: 7/1/21
REVIEWED BY: JRH
DATE ISSUED: 9/3/2021

SITE PLAN

DESCRIPTION: **LANDSCAPE NOTES**

SITE ID: 0050785
LOT 3, DOUGLAS 234 FILING NO. 6



Final Document
Subject To Conditions In Approval Letter

APPROVED DATE: 05/06/2022

Planning Approval By: B. Simon

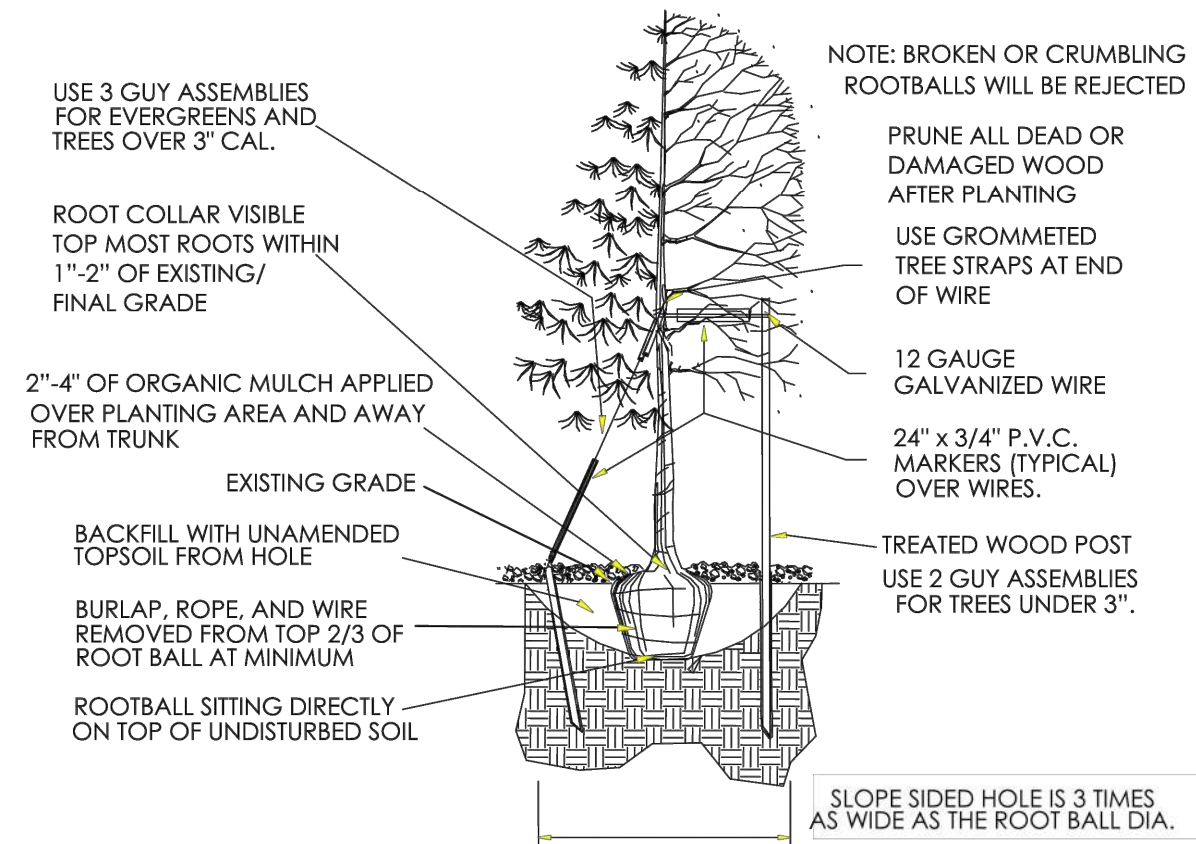


DOUGLAS 234 FILING NO. 6, LOT 3

A PORTION OF THE SOUTHEAST 1/4 OF THE SECTION 29,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE PLAN

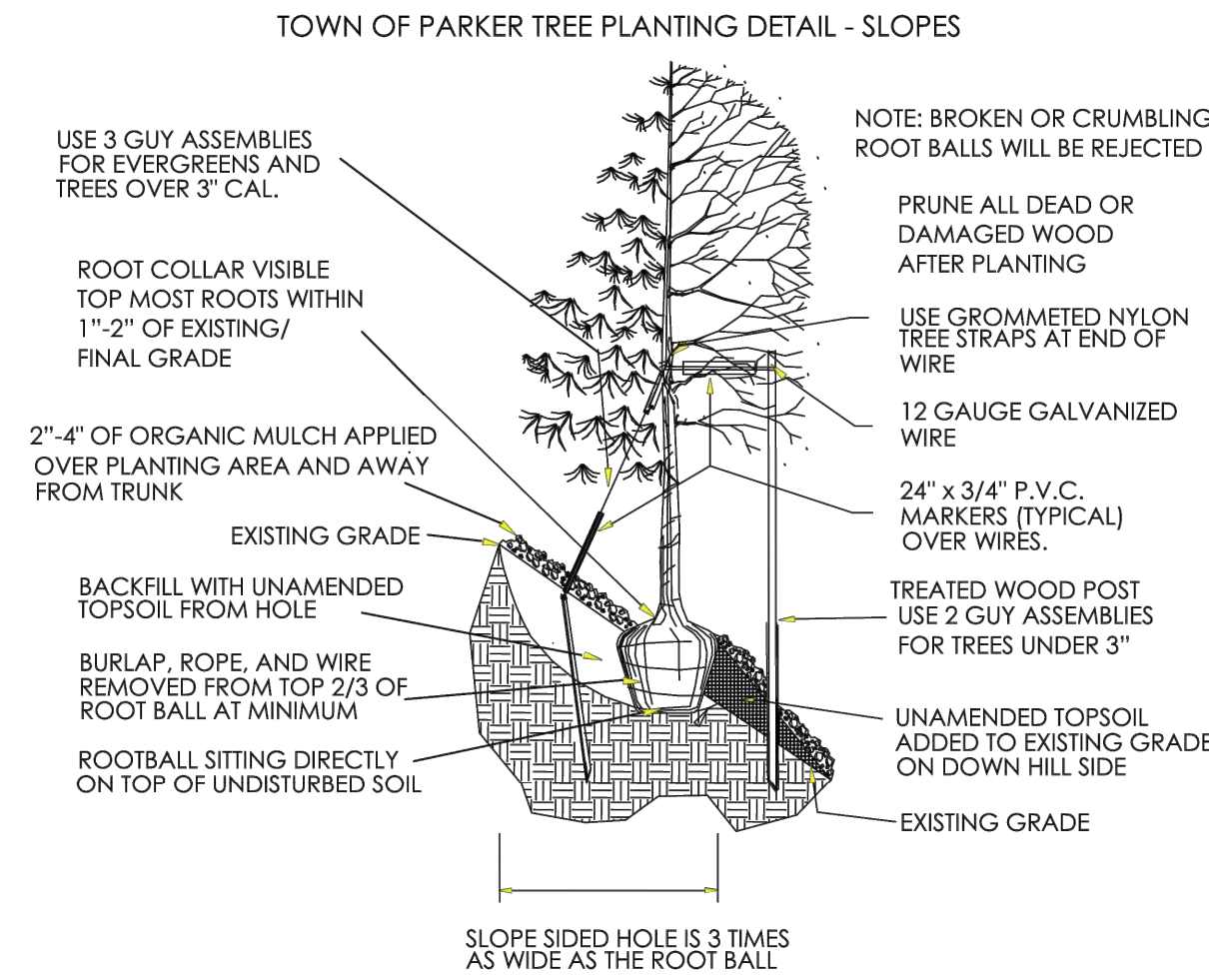
TOWN OF PARKER PLANTING STANDARDS



- Excavate planting holes with sloping sides. Make excavations at least three times as wide as the root ball diameter and no deeper than the distance from the top most roots in the root ball to the bottom of the root ball to allow for settling. Do not disturb soil at bottom of planting holes, but do score the sides of the planting hole. The planting area shall be loosened and aerated at least three times the diameter of the root ball. Backfill shall consist of existing on site topsoil - no amendments shall be used unless otherwise specified.
- Trees shall be planted with the root collar/flare visible above grade AND two or more structural roots located within the top 1" to 2" of the root ball/finished grade measured 3" to 4" from trunk. This includes trees that are set on slopes (see slope planting detail). Trees that do not have a visible root collar shall be rejected. Do not cover the root ball with soil.
- When root ball will remain intact, cut off bottom 1/4 of wire basket before placing tree in hole, cut off remainder of basket AFTER tree is set in hole, remove basket completely. At a minimum, the top 2/3 of the burlap and basket shall be removed from the root ball on all trees. Remove all nylon ties, twine, rope and burlap. Remove unnecessary packing material.
- Form soil into a 3" to 5" tall watering ring (saucer) around planting area. This is not necessary in irrigated turf areas. Apply 2" to 4" depth of specified mulch over planting area and inside saucers, away from trunk.
- Staking and guying of trees is optional in most planting situations. In areas of extreme winds, or on steep slopes, staking may be required to stabilize trees. Staking and guying must be removed within 1 year of planting date.
- Tree wrap is *not* to be used on any new plantings, except in late fall planting situations, and only then after consultation with the Town Arborist.
- Resetting of improperly planted trees will only be allowed if it is determined that doing so will in no way compromise the root ball, and shall only be done with approval of the Town Arborist.

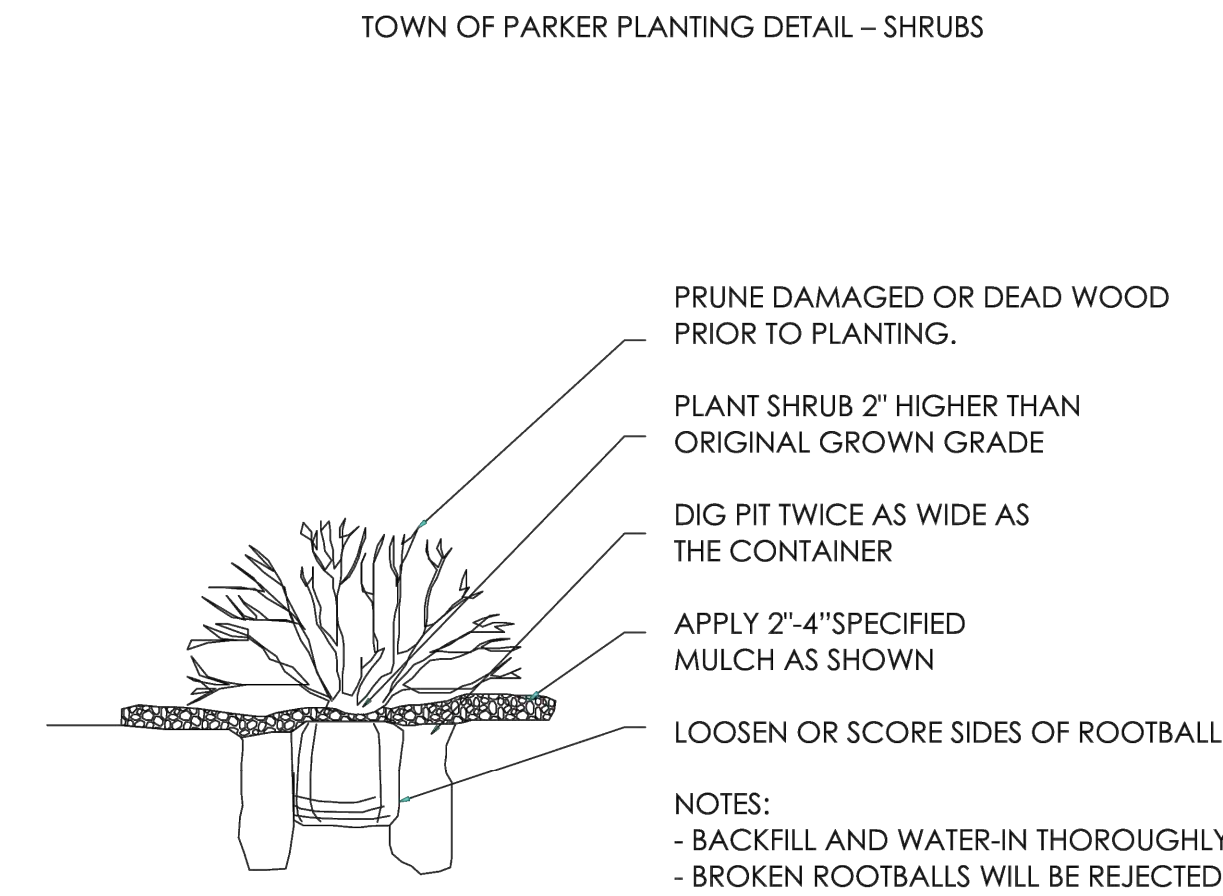
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TOWN OF PARKER PLANTING STANDARDS

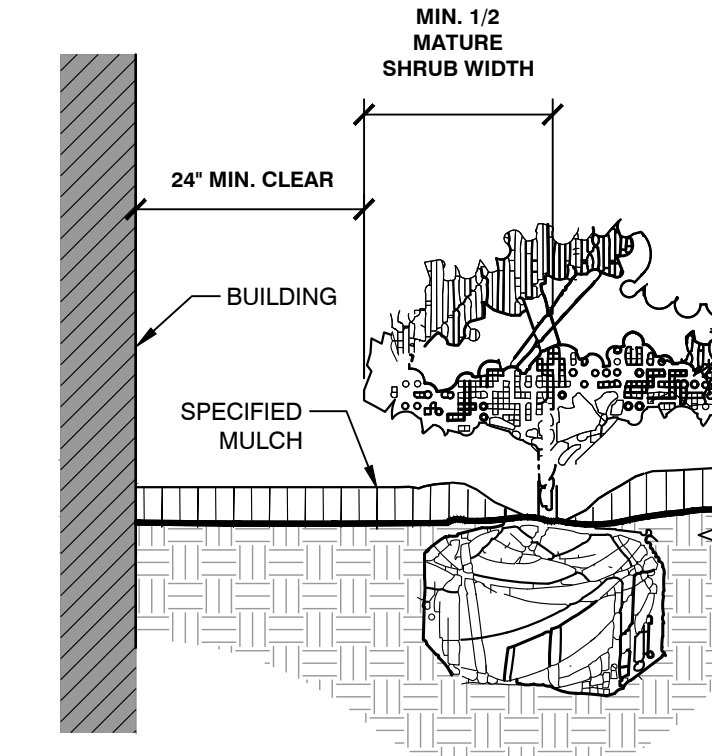


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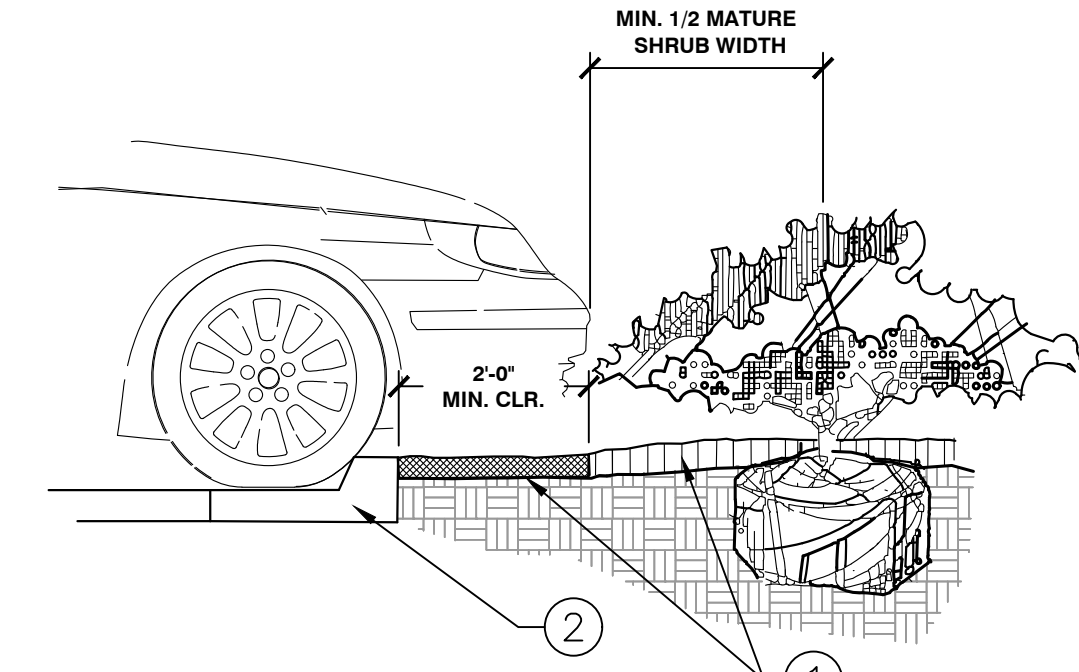
TOWN OF PARKER PLANTING STANDARDS



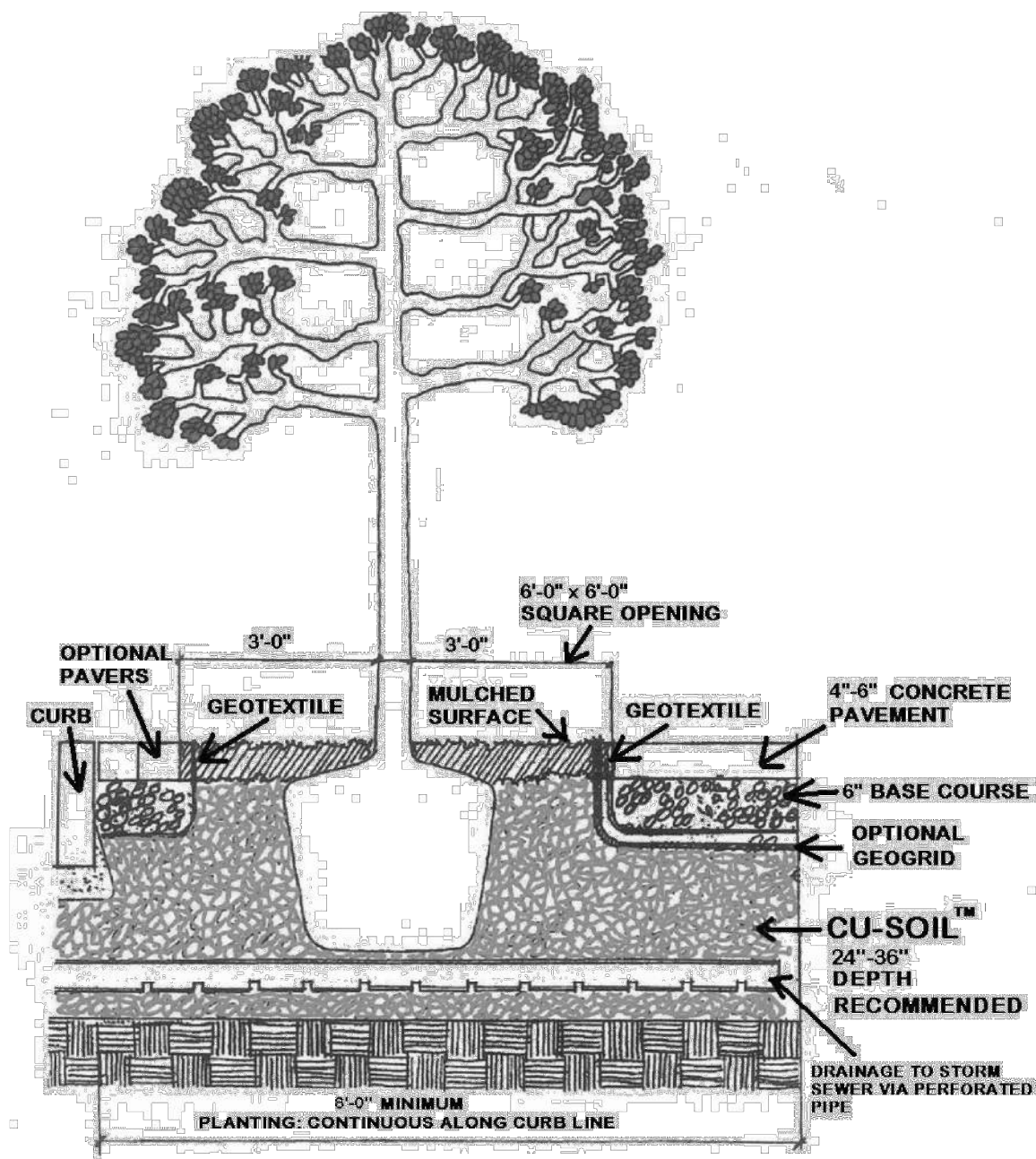
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1 PLANTINGS ADJACENT TO BUILDINGS SECTION NTS



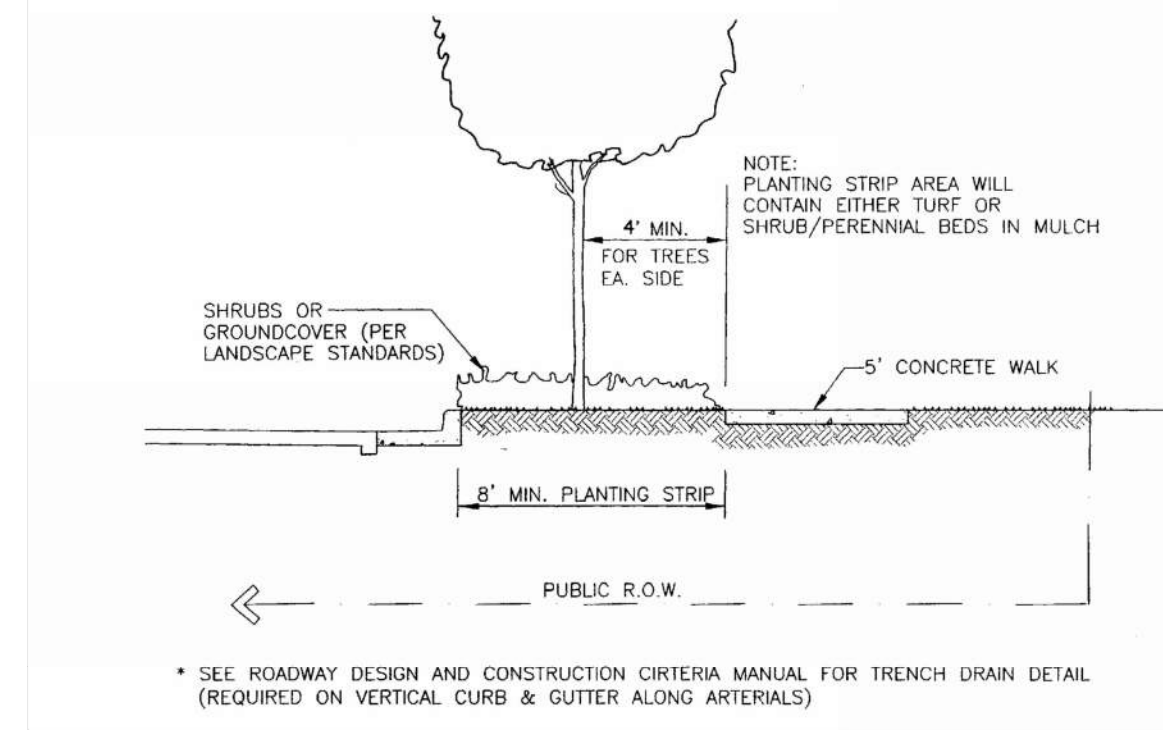
2 PARKING SPACE/CURB PLANTING SECTION NTS



There will be a need to ensure moisture recharge and free gas exchange throughout the root zone which is not the entire subbase. The challenge is met by the installation of a three dimensional geo-composite (a geo-grid wrapped in textile one inch thick by eight inches wide) which could be laid above the subbase as spokes radiating from the trunk flare opening. This form of passive irrigation is currently in the testing stage. Other previous surface treatments could also provide additional moisture recharge, as could traditional irrigation.

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TYPICAL STREET SECTION WITH DETACHED WALK



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CU STRUCTURAL SOIL

CU Structural Soil is a designed medium which can meet or exceed pavement design and installation requirements while remaining root penetrable and supportive for tree growth. It consists of gap-graded gravels which are made up of crushed stone, clay loam, and a hydrogel stabilizing agent. The materials can be compacted to meet all relevant pavement design requirements yet allow for sustainable root growth. This system essentially forms a rigid, load-bearing stone lattice and partially fills the lattice voids with soil. Structural soil provides a continuous base course under pavements while providing material for tree root growth, shifting design away from individual tree pits, to a designed, root penetrable, high strength, pavement system. An added advantage of using this material is its ability to allow roots to grow away from the wearing surface, thus reducing the potential for sidewalk heaving as well as providing for healthier, long-lived trees.


This system consists of a four to six inch rigid pavement surface, with a pavement opening large enough to accommodate a 40 year or older tree. The opening could be concentric rings of pavers designed for removal as the buttress roots lift them. Below that a six inch base course could be installed and compacted with the material meeting normal regional pavement specifications for the traffic they are expected to experience. The base acts as a root exclusion zone from the pavements surface. A geotextile (weed barrier) segregates the base course from the subbase and extends as an apron emerging around the edges of the concrete. A gap-graded, structural soil material demonstrated to allow root penetration when compacted would be the subbase and area for subsequent tree root growth. This material would be compacted to not less than 95% Proctor density (AASHTO T-99) and possess a California Bearing Ratio greater than 40. The subbase thickness would depend on the depth of sub grade or to a proposed target of 36 inches. This is negotiable, but a 24 inch minimum would be encouraged for the root zone. The sub grade should be excavated to parallel the final grade. Under-drainage must be provided under the structural soil material conforming to approved engineering standard for that region.

The three components of the Structural Soil are mixed in the following proportions by weight:

- Crushed Stone (granite or limestone, graded 3/4 to 1 1/2", highly angular, with no fines) - 100
- Clay Loam - 20
- Hydrogel - 0.03

In a typical street tree installation of such a structural soil, the potential rooting zone could extend from the building face to curb, running the entire length of the street. This would ensure an adequate volume of soil to meet the long term needs of the tree. Where this entire excavation is not feasible, a trench, running parallel to the curb, eight feet wide and three feet deep would be minimally adequate. Since this profile has adapted the standard surface and base specifications generally in use, less hesitation for engineering approval may result.

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Final Document
Subject To Conditions In Approval Letter

APPROVED DATE: 05/06/2022

Planning Approval By: B. Simon

TITLE	SITE PLAN	DATE	4/8/22	REVISION	5	BY	JJM
DESCRIPTION	LANDSCAPE DETAILS	DATE	3/9/22	REVISION	4	BY	JJM
SITE ID	0050785	DATE	11/22/21	REVISION	3	BY	JJM
SITE ADDRESS	LOT 3, DOUGLAS 234 FILING NO. 6	DATE	6/27/21	REVISION	2	BY	JJM
		DATE	9/11/21	REVISION	1	BY	JJM
		DATE		REVISION		DESCRIPTION	

Kimley»Horn

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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
14ADJ 1EF	RAIN BIRD R-VAN14 1806-SAM-P45 TURF ROTARY, 8'-14' 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.	61	45
18ADJ 1EF	RAIN BIRD R-VAN18 1806-SAM-P45 TURF ROTARY, 13'-18' 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.	6	45
24ADJ 2EF	RAIN BIRD R-VAN24 1806-SAM-P45 TURF ROTARY, 17'-24' 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.	1	45
1401 1402	RAIN BIRD RWS-AB-C-SOCK 1401 MINI ROOT WATERING SYSTEM WITH 4.0" DIAMETER X 18.0" LONG WITH LOCKING GRATE. SEMI-RIGID MESH TUBE AND RAIN BIRD 1401 0.25 GPM OR 1402 0.5 GPM BUBBLER AS INDICATED. WITH CHECK VALVE, AND SAND SOCK FOR SANDY SOIL.	52	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
[Symbol]	RAIN BIRD XCZ-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3GPM TO 20GPM.	2	
[Symbol]	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5 GPH-BLUE, 1.0 GPH-BLACK, AND 2.0 GPH-RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET.	6,464 S.F.	
	Emitter Notes: 1.0 GPH emitters (1 assigned to each 1 gal. plant)	17	
	1.0 GPH emitters (2 assigned to each 5 gal. plant)	632	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
[Symbol]	RAIN BIRD PEB 1" 1/2" 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	4	
[Symbol]	RAIN BIRD 44-LRC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.	1	
[Symbol]	RAIN BIRD PEB 1" 1" 1/2" 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	1	
[Symbol]	WATTS LF909 1" LEAD FREE REDUCED PRESSURE BACKFLOW PREVENTER.	1	
[Symbol]	RAIN BIRD ESP12LXMEF-LXMSS 12 STATION COMMERCIAL CONTROLLER. STAINLESS STEEL METAL CABINET. FLOW SENSING	1	
[Symbol]	RAIN BIRD WR2-RFS WIRELESS RAINFREEZE SENSOR.	1	
[Symbol]	RAIN BIRD FS-100-B 1" FLOW SENSOR FOR USE WITH RAIN BIRD MAXICOM, SITECONTROL, AND ESP-LXD CENTRAL CONTROL SYSTEMS. BRASS MODEL. SUGGESTED OPERATING RANGE OF 3.0 GPM TO 40.0 GPM. SENSORS SHOULD BE SIZED FOR FLOW RATHER THAN PIPE SIZE.	1	
[Symbol]	WATER METER 1"	1	
---	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	2,773 L.F.	
---	IRRIGATION MAINLINE: PVC SCHEDULE 40	784.1 L.F.	

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	RAIN BIRD PEB	1"	TURF ROTARY	3.22	46.6	48.09	61.44	0.53 in/h
2	RAIN BIRD PEB	1"	TURF ROTARY	16.39	127.8	54.36	74.42	1.58 in/h
3	RAIN BIRD XCZ-100-PRB-COM	1"	BUBBLER	12.50	386.3	44.67	66.74	0.97 in/h
4	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIP EMITTERS	13.67	393.1	47.71	70.76	0.42 in/h
5	RAIN BIRD PEB	1"	TURF ROTARY	8.17	401.4	49.83	68.22	0.41 in/h
6	RAIN BIRD PEB	1"	TURF ROTARY	10.45	408.8	49.69	70.47	0.59 in/h
	Common Wire				785.5			

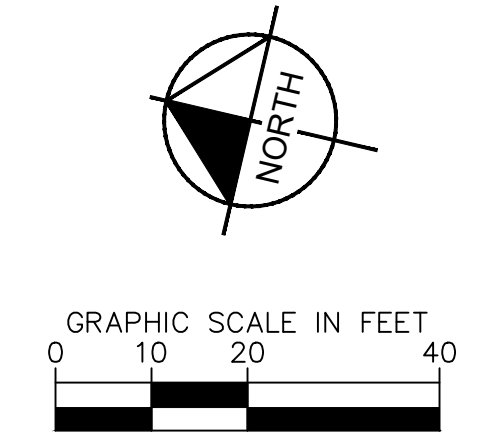
CRITICAL ANALYSIS

Generated: 2022-02-04 09:25

P.O.C NUMBER: 01
Water Source Information:
Flow Available: 19.62 GPM

DESIGN ANALYSIS
Maximum Station Flow: 16.39 GPM
Flow Available at POC: 19.62 GPM
Residual Flow Available: 3.23 GPM

Critical Station: 2
Design Pressure: 45 PSI
Friction Loss: 6.24 PSI
Fittings Loss: 0.62 PSI
Elevation Loss: 0 PSI
Loss through Valve: 2.5 PSI
Pressure Req. at Critical Station: 54.36 PSI
Loss for Fittings: 0.16 PSI
Loss for Main Line: 1.96 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 14.36 PSI
Loss for Master Valve: 2.5 PSI
Loss for Water Meter: 1.48 PSI
Critical Station Pressure at POC: 74.42 PSI
Pressure Available: 76 PSI
Residual Pressure Available: 1.58 PSI



PARKER
COLORADO

Final Document
Subject To Conditions In Approval Letter

APPROVED DATE: 05/06/2022

Planning Approval By: B. Simon

PREPARED BY: **Kimley»Horn**

PREPARED FOR: **McDonald's USA, LLC**

DRAWN BY: JMM
STD ISSUE DATE: 07/1/21
REVIEWED BY: JRH
DATE ISSUED: 07/1/21

TITLE: **CONSTRUCTION DOCUMENTS**
DESCRIPTION: **IRRIGATION PLAN**
SITE ID: 0050785
SITE ADDRESS: 12201 SLICEROO DRIVE, PARKER, CO

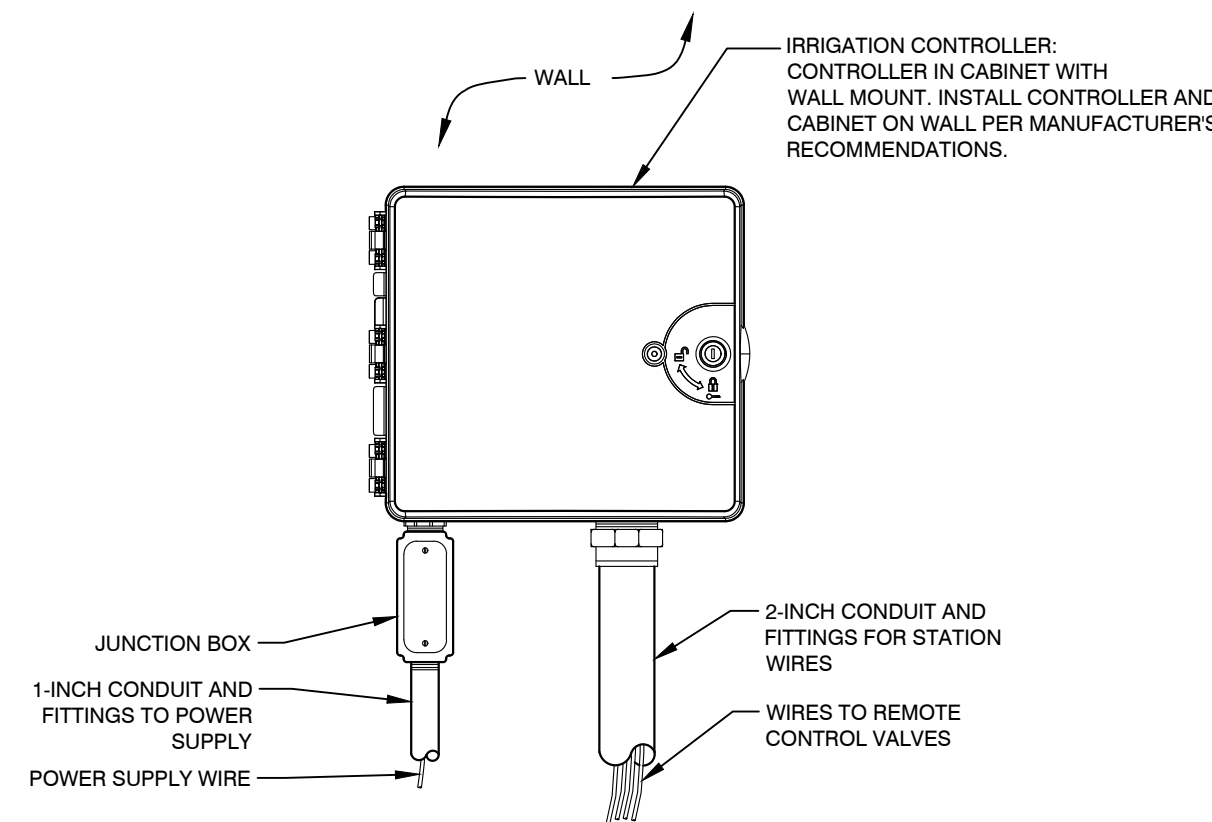
REVISION #4	4/8/22
REVISION #3	3/9/22
REVISION #2	11/22/21
REVISION #1	9/27/21
REV	DATE
BY	DESCRIPTION

14



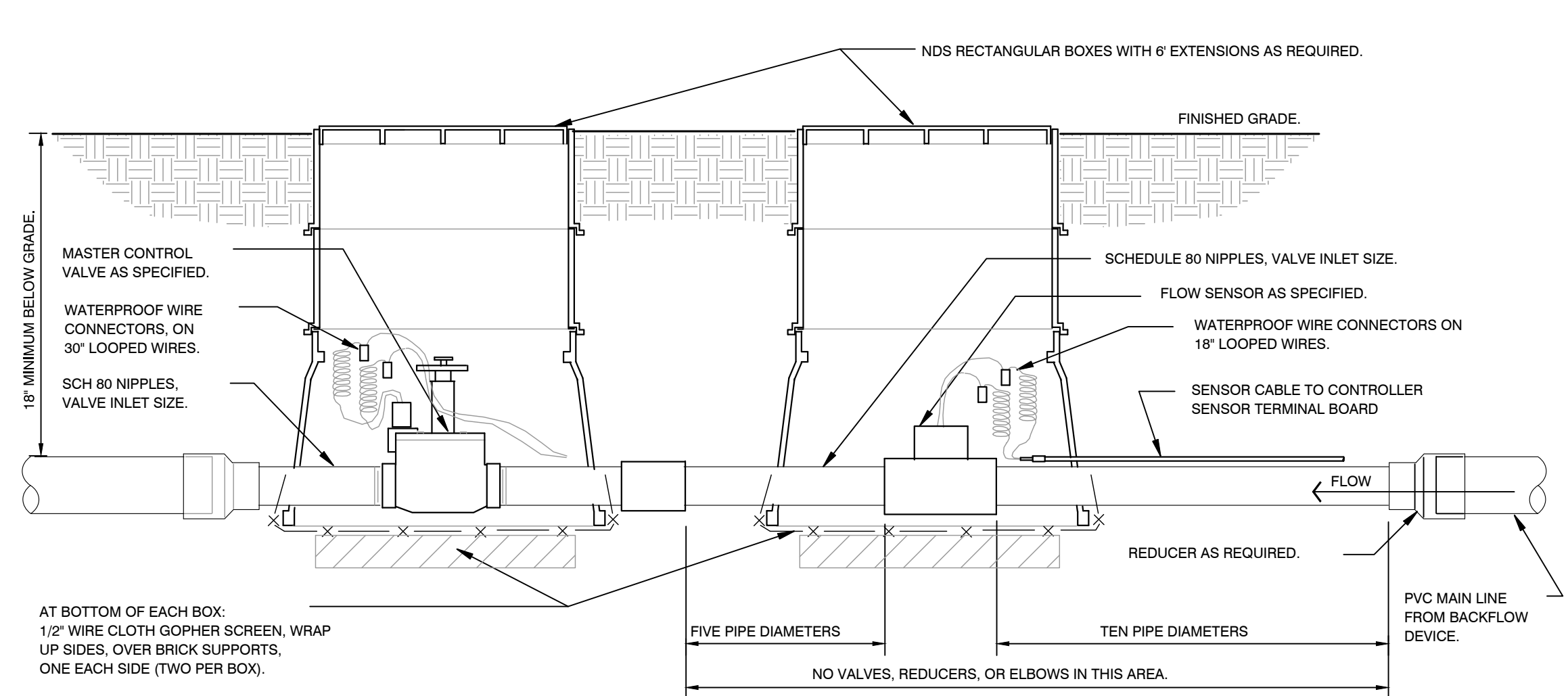
GENERAL IRRIGATION SPECIFICATIONS AND NOTES

- THE SYSTEM SHALL BE DESIGNED TO PROVIDE 100% COVERAGE. ANY CHANGES MADE IN THE LAYOUT DUE TO FIELD CONDITIONS SHALL BE IN ACCORDANCE WITH THESE STANDARDS. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK. THIS PLAN IS SCHEMATIC AND DUE TO THE NATURE OF CONSTRUCTION SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT PLAN.
- THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
- ALL CONSTRUCTION SHALL CONFORM TO TOWN, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
- VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. ALL UTILITIES AND STRUCTURES MAY NOT BE SHOWN ON THESE PLANS-CONTRACTOR SHALL FIELD VERIFY.
- CONTRACTOR TO VERIFY ACTUAL AVAILABLE WATER PRESSURE BEFORE BEGINNING INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE WATER PRESSURE EXCEEDS 5 PSI HIGHER OR LOWER THAN AVAILABLE WATER PRESSURE. REFER TO CRITICAL ANALYSIS FOR ASSUMED STATIC PRESSURE.
- CONTRACTOR TO FIELD VERIFY ALL POINT OF CONNECTION SOURCE INFORMATION INCLUDING PSI AND GPM PRIOR TO CONSTRUCTION.
- IRRIGATION DESIGN IS SCHEMATIC ONLY. FULL AND COMPLETE SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW BY THE OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL COORDINATE WITH THE PLANTING PLAN FOR PLANTER BED AND TREE LOCATIONS TO ENSURE ALL PLANT MATERIAL IS COVERED BY 100% HEAD-TO-HEAD IRRIGATION.
- CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT.
- IRRIGATION CONTRACTOR TO COORDINATE POWER SUPPLY TO ELECTRIC CONTROLLERS WITH ELECTRICAL CONTRACTOR.
- IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR. WORK IN THE R.O.W. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF LOCAL AND/OR STATE JURISDICTION.
- IRRIGATION LATERAL LINES, MAIN LINES AND EQUIPMENT MAY BE SHOWN OUTSIDE PROPERTY LINES ON THIS PLAN. ALL IRRIGATION LINES AND EQUIPMENT ARE TO BE WITHIN AND INSTALLED WITHIN THE LIMITS OF THE PROPERTY LINE.
- LOCATE ALL IRRIGATION LINES WITHIN LANDSCAPED AREAS WHENEVER POSSIBLE. ALL LINES UNDER PAVEMENT MUST BE SLEEVED. ALL VALVES SHALL BE LOCATED WITHIN LANDSCAPED AREAS, AS SPECIFIED.
- IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN AFTER THE IRRIGATION WATER METER.
- SUPPLY LINE AND METER TO BE PROVIDED BY GENERAL CONTRACTOR. BACKFLOW PREVENTER TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN AFTER THE IRRIGATION WATER METER.
- INSTALL ALL BACKFLOW PREVENTION DEVICES AND ALL PIPING BETWEEN THE POINT OF CONNECTION AND THE BACKFLOW PREVENTER AS PER LOCAL CODES. FINAL LOCATION SHALL BE DETERMINED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- CONTRACTOR TO COORDINATE LOCATION OF ALL METERS AND BACKFLOW ASSEMBLIES WITH PROJECT OWNER.
- THE IRRIGATION CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR SLEEVEING AND DIRECTIONAL BORES.
- EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
- ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR WHETHER INSTALLED BY HIM OR NOT, SHALL BE LOCATED ON THE "AS-BUILT" DRAWINGS. THE DEPTH BELOW FINISH GRADE, TO THE NEAREST FOOT OF EACH END OF THE SLEEVE SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE "AS-BUILT" DRAWINGS. ALL SLEEVES ON PLAN FOR WALL PENETRATIONS AND UNDER SIDEWALKS SHALL BE SIZED TWO PIPE SIZES GREATER THAN THE PIPE IT CARRIES. ALL IRRIGATION SLEEVEING TO BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES. SEE SLEEVEING DETAIL.
- ALL PRESSURIZED MAINLINES AND LATERALS UNDER PAVEMENT SHALL BE WITHIN SLEEVES AS NOTED. WHERE ELECTRIC OR HYDRAULIC VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES THEY SHALL BE CONTAINED WITHIN A SEPARATE, SMALLER CONDUIT.
- SLEEVES UNDER EXISTING PAVEMENT MUST BE DIRECTIONAL BORE. OPEN CUT IS NOT AN OPTION.
- NUMBER THE TOP OF ALL VALVE BOX LIDS WITH MINIMUM 1" HEIGHT BLACK LETTERS TO CORRESPOND TO AUTOMATIC AND GATE VALVE DESIGNATIONS. ALL HOSE BIBB VALVE BOXES SHALL BE LABELED IN A SIMILAR MANNER WITH THE DESIGNATION "HB". LETTER OUTSIDE OF TIME CLOCK CABINETS TO CORRESPOND WITH IRRIGATION CLOCK PROGRAM DESIGNATION.
- THE IRRIGATION CONTRACTOR SHALL INSTALL A COLOR CODED METAL DETECTABLE MARKING TAPE WHICH CLEARLY NOTES: "CAUTION: IRRIGATION LINE BURIED BELOW." THE TAPE SHALL BE INSTALLED THE FULL LENGTH OF THE IRRIGATION MAINLINE.
- ALL VALVES, SPLICES WITHIN CONTROL LINES, AND QUICK COUPLERS SHALL BE LOCATED WITHIN VALVE BOXES.
- ALL UNSIZED PIPE SHALL BE 3/4" UNLESS OTHERWISE NOTED ON PLAN. SEE LATERAL PIPE SIZING REQUIREMENTS.
- LOCATE ALL VALVES IN PLANTING BEDS WITH A MINIMUM OF 3" FROM BACK OF CURB OR EDGE OF PAVEMENT. UNLESS OTHERWISE NOTED, PIPE SIZES ON EITHER SIDE OF SECTION VALVES CONNECTING MAINLINE TO SECTION LATERAL SHALL BE ONE (1) PIPE SIZE LARGER THAN VALVE SIZE. WHERE MAINLINES RUN PARALLEL TO PAVEMENT OR CURBING, THE MAINLINE SHALL BE OFFSET 2'-0" FROM THE EDGE OF PAVEMENT OR CURB.
- IRRIGATION ZONES SHALL BE SEPARATED FOR HIGH AND LOW WATER USE REQUIREMENTS AND OPERATED ON DIFFERENT WATERING CYCLES. BUBBLERS, DRILINE, AND SPRAY HEADS SHALL BE SEPARATED ON DIFFERENT VALVES. AT NO TIME SHALL MULTIPLE IRRIGATION HEAD TYPES BE LOCATED ON THE SAME VALVE.
- ALL DRIP ZONES SHALL BE INSTALLED WITH A FLUSH VALVE AND DRIP INDICATOR.
- CONTRACTOR TO COORDINATE WITH OWNER FOR FINAL CONTROLLER AND RAIN SENSOR LOCATIONS. THE CONTROLLER SHALL BE PLACED IN A LOCKING CABINET APPROPRIATE FOR ITS LOCATION. (INDOOR VS. OUTDOOR USE)
- IRRIGATION CONTRACTOR SHALL REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNERS REPRESENTATIVE.
- LOCATE THE AUTOMATIC RAIN / FREEZE SENSOR SHUTOFF DEVICE IN AN AREA THAT IS UNOBSTRUCTED BY TREES, ROOF OVERHANGS, OR ANY OTHER OVERHEAD OBJECT. THE SENSOR SHALL NOT BE PLACED WITHIN THE SPRAY ZONE OF ANY SPRINKLER HEAD, INCLUDING OFF-SITE IRRIGATION. CONTRACTOR SHALL LOCATE SENSOR WITHIN CLOSE PROXIMITY TO THE IRRIGATION CONTROLLER.
- CONTRACTOR SHALL PERFORM HYDRO-TESTING OF MAIN LINES.
HYDRO-TESTING TO BE PERFORMED AS LISTED:
THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FORTY-EIGHT (48) HOURS IN ADVANCE OF TESTING. PRIOR TO BACKFILLING, CONTRACTOR SHALL FILL PIPING WITH WATER. IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE, TAKING CARE TO PURGE THE AIR FROM IT. A SMALL, HIGH PRESSURE PUMP OR OTHER MEANS OF MAINTAINING A CONTINUOUS WATER SUPPLY SHALL BE CONNECTED TO THE PIPING AND SET SO AS TO MAINTAIN 125 PSI FOR TWO (2) HOURS WITHOUT INTERRUPTION. CONTRACTOR SHALL MAKE ANY NECESSARY CORRECTIONS AND RETEST THE SYSTEM UNTIL THE OWNER'S REPRESENTATIVE IS SATISFIED THAT THE SYSTEM IS REASONABLY SOUND.
- ALL WIRING FOR CONNECTION OF THE VALVES TO THE CONTROLLER SHALL FOLLOW MANUFACTURERS SPECIFICATIONS.
- ALL CONTROL WIRE SHALL BE INSTALLED IN A 1 1/2" ELECTRICAL CONDUIT.
- CONTRACTOR TO MINIMIZE IRRIGATION OVERTHROW TO IMPERVIOUS AND NATURAL AREAS THROUGH FIELD ADJUSTMENTS TO INDIVIDUAL HEADS.
- ALL UNIMPROVED AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION BY THE CONTRACTOR.
- ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.

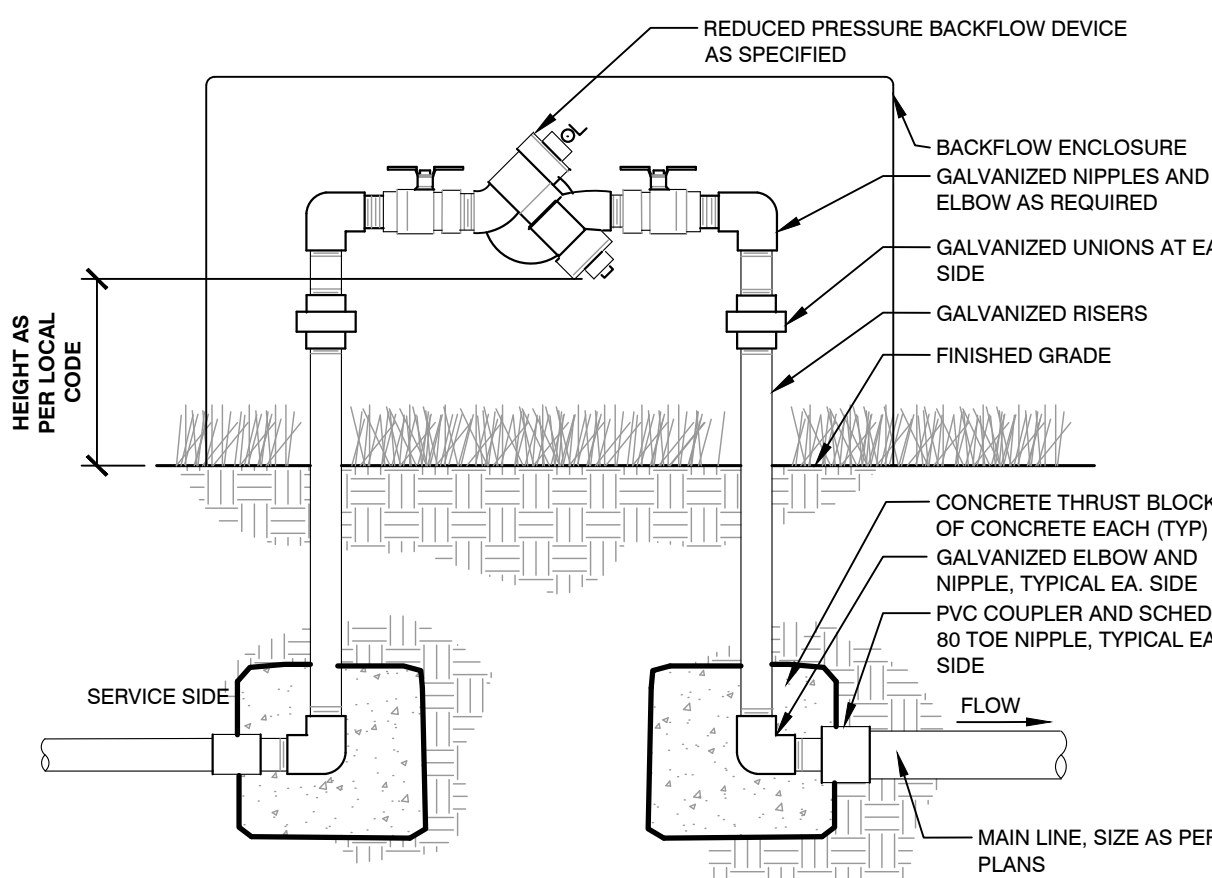


NOTES:
 1. FOR EASE OF INSTALLATION INTO A CONTROLLER WITH MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF CONTROLLER AND TRANSITION LARGER VALVE AND COMMON WIRES FROM FIELD TO 18 AWG MULTI CONDUCTOR WIRE TO BE USED IN CONTROLLER.
 2. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
 3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

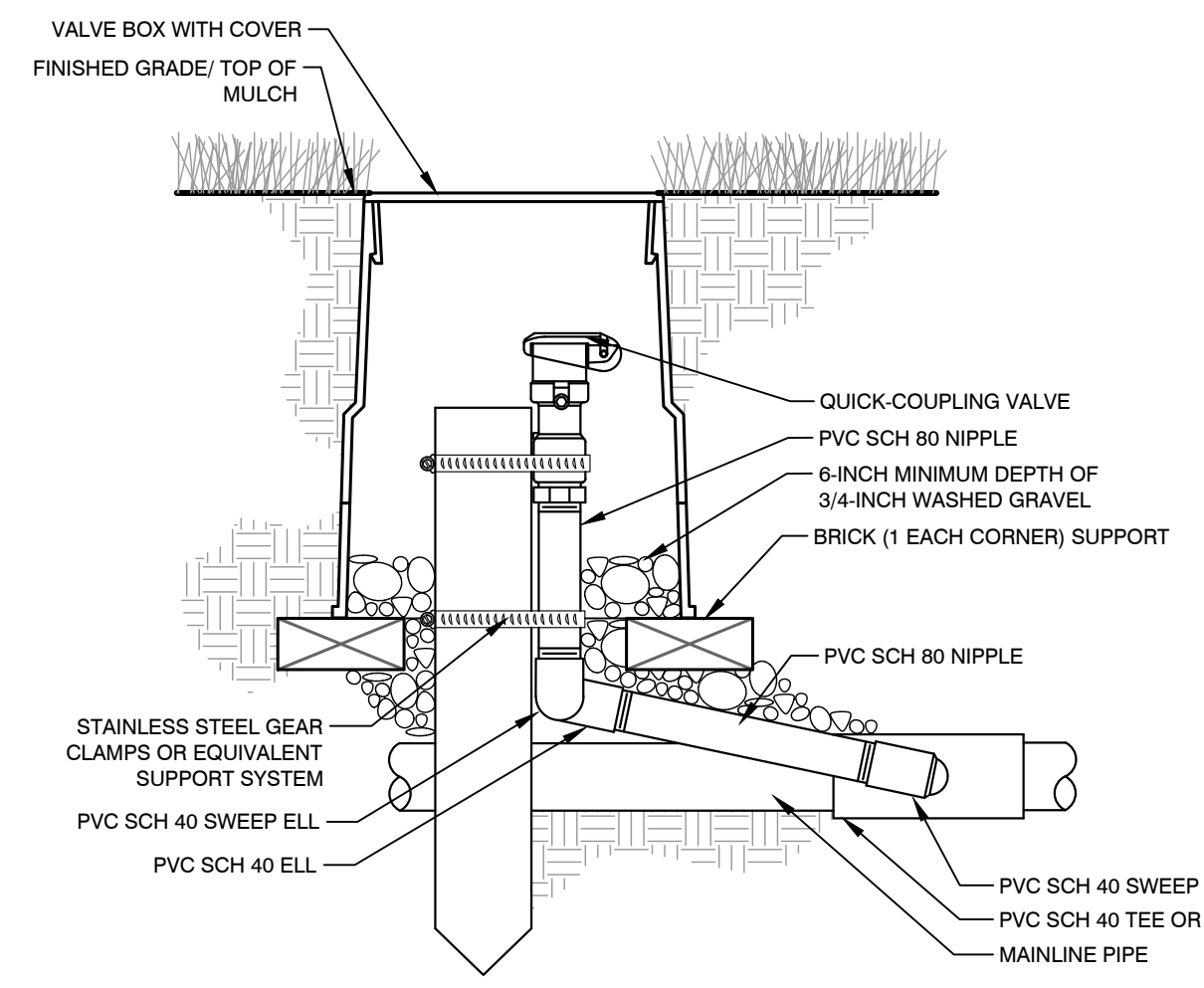
1 IRRIGATION CONTROLLER - WALL MOUNT
8 ELEVATION NTS



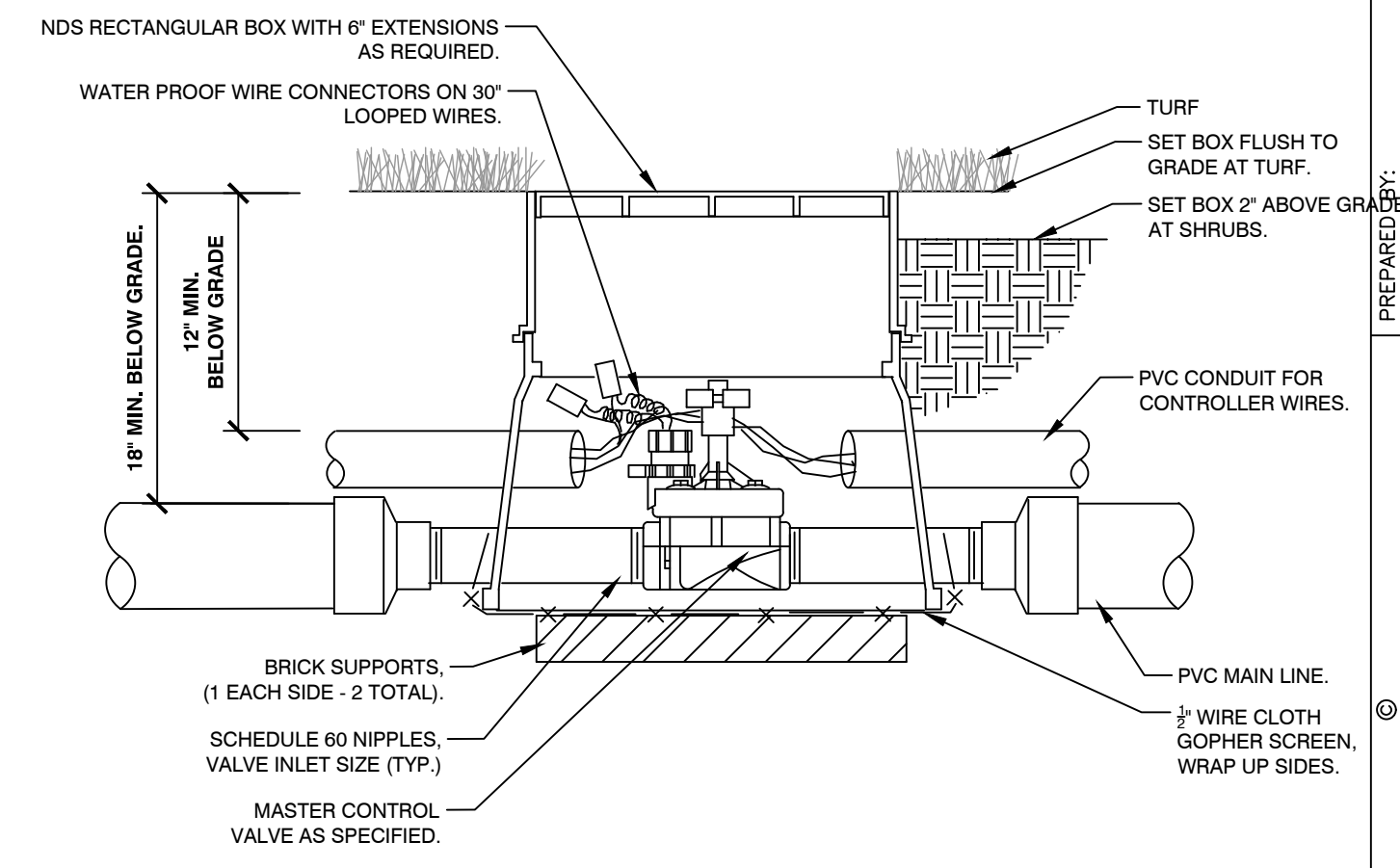
2 MASTER CONTROL VALVE / FLOW SENSOR ASSEMBLY
8 SECTION NTS



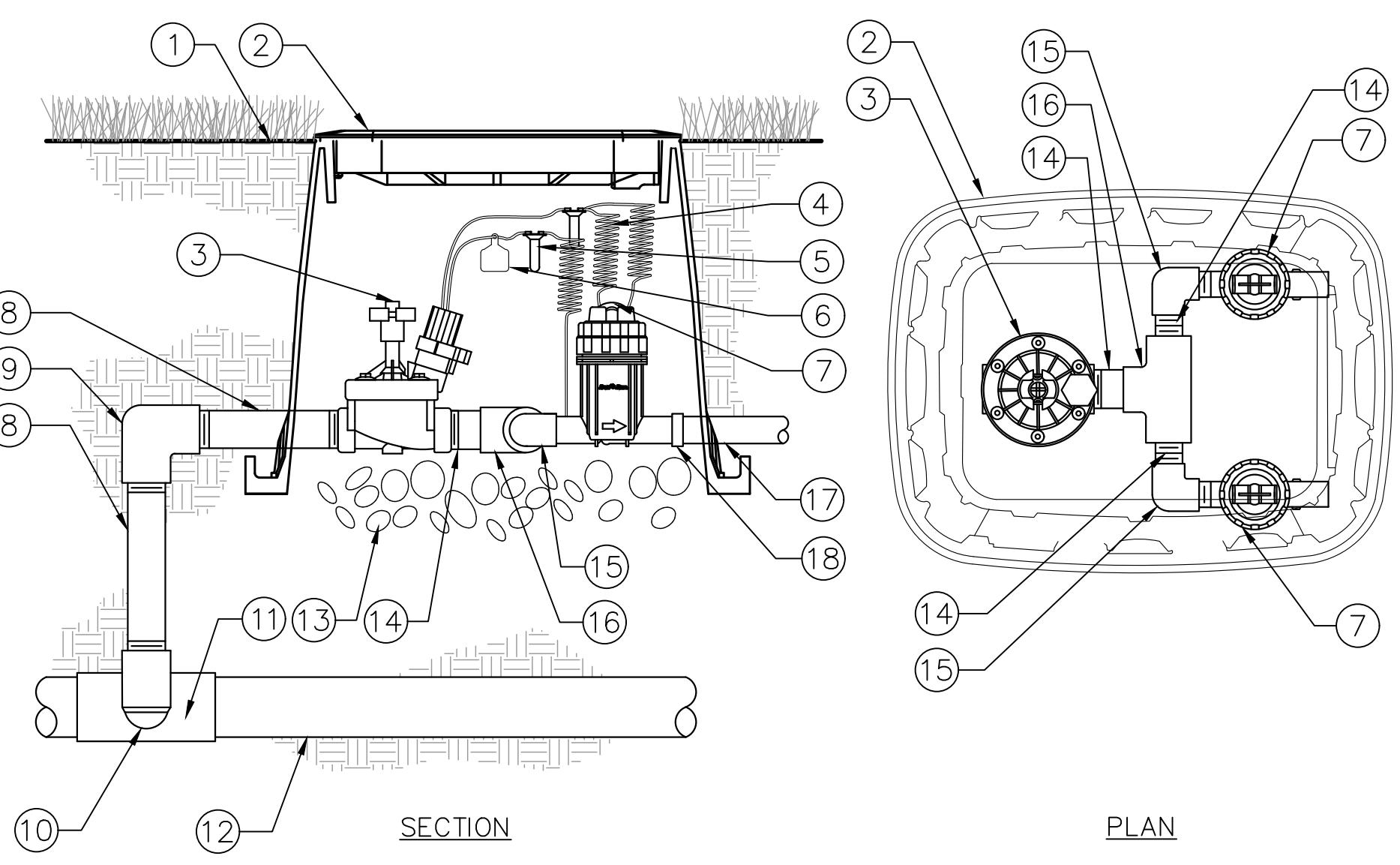
3 BACKFLOW PREVENTER
8 SECTION NTS



4 TYPICAL QUICK COUPLER
8 SECTION NTS



5 MASTER CONTROL VALVE
8 SECTION NTS



6 DRIP ZONE VALVE KIT
8 SECTION / PLAN NTS

JUN	JUN	JUN	JUN
REVISION #4	REVISION #3	REVISION #2	REVISION #1
4/8/22	3/9/22	11/22/21	9/27/21
DATE	DATE	DATE	DATE
REV	REV	REV	REV
DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION

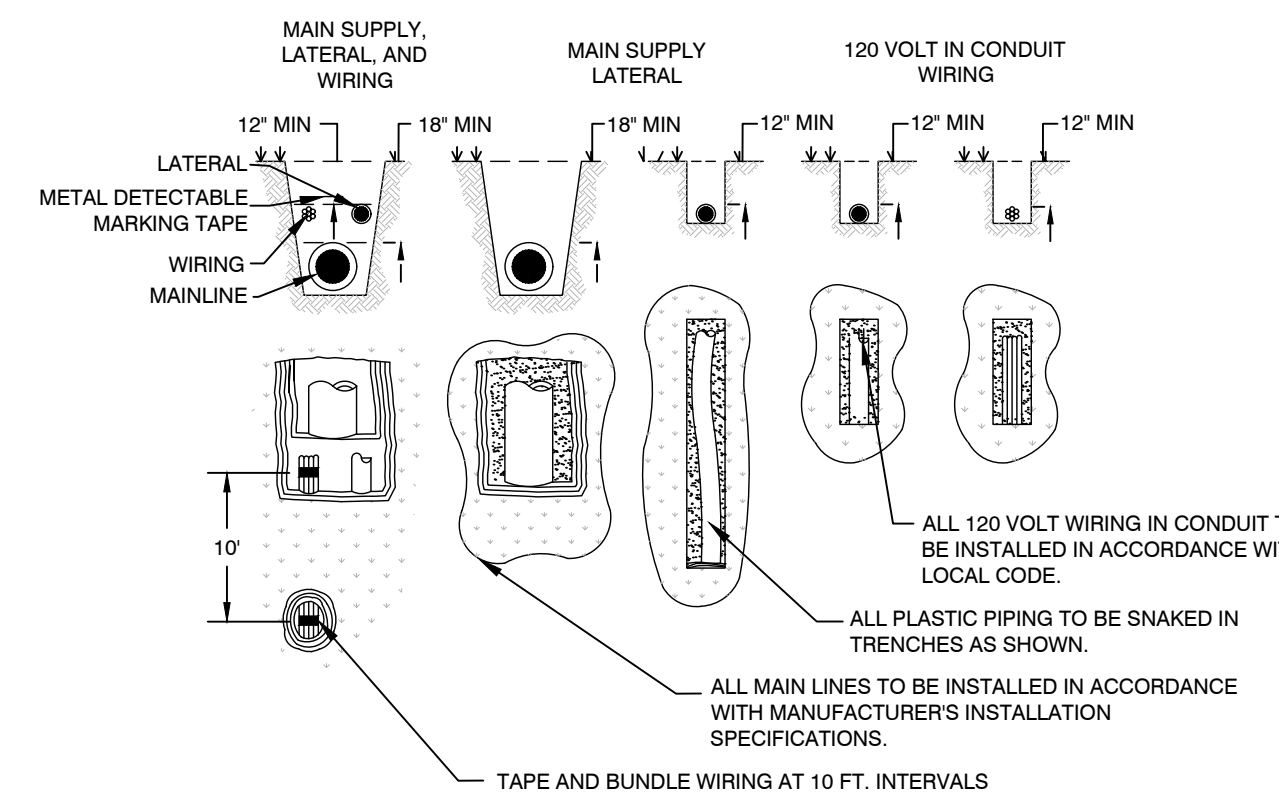
Kimley»Horn

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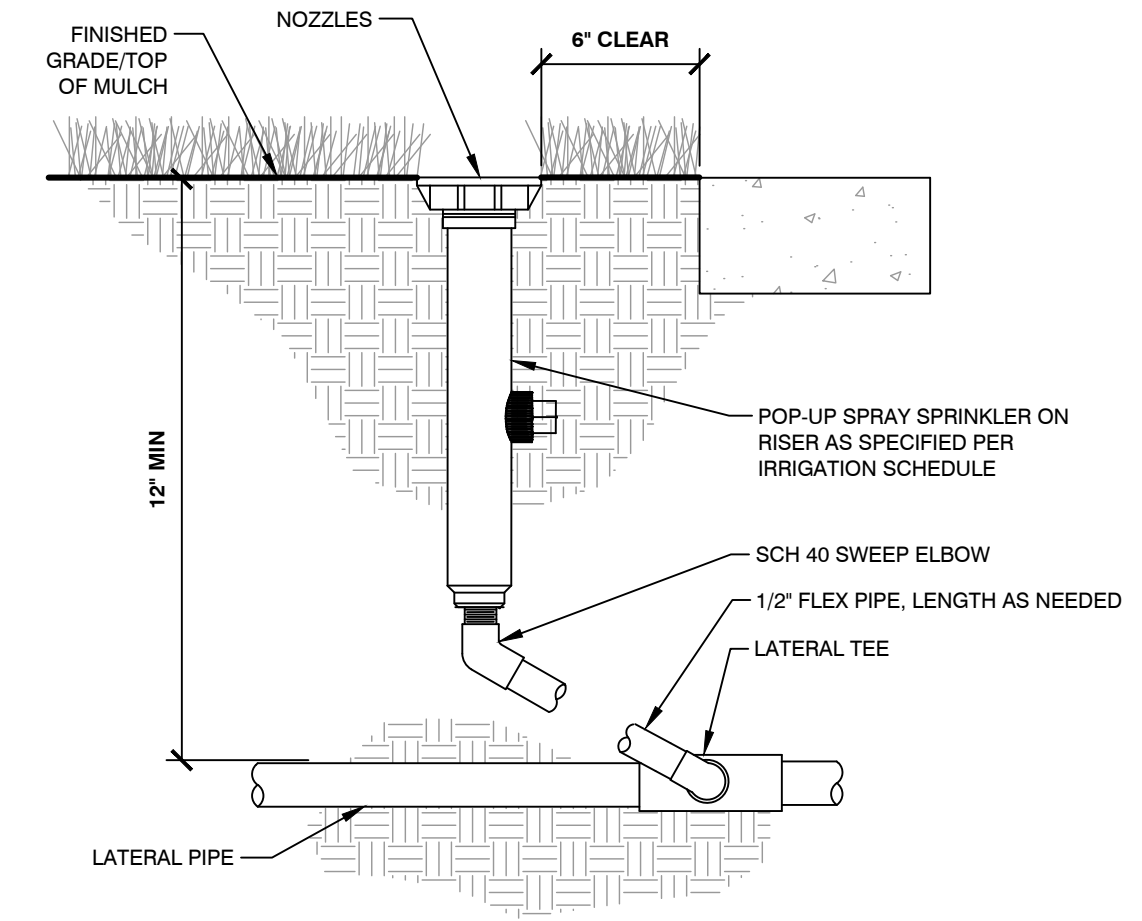
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DRAWN BY:	JUN
STD ISSUE DATE:	07/1/21
REVIEWED BY:	JRH
DATE ISSUED:	07/1/21
TITLE:	CONSTRUCTION DOCUMENTS
DESCRIPTION:	IRRIGATION NOTES
SITE ID:	0050785
SITE ADDRESS:	12201 SUCEROO DRIVE, PARKER, CO

PARKER COLORADO
 Final Document
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 APPROVED DATE: 05/06/2022
 Planning Approval By: B. Simon

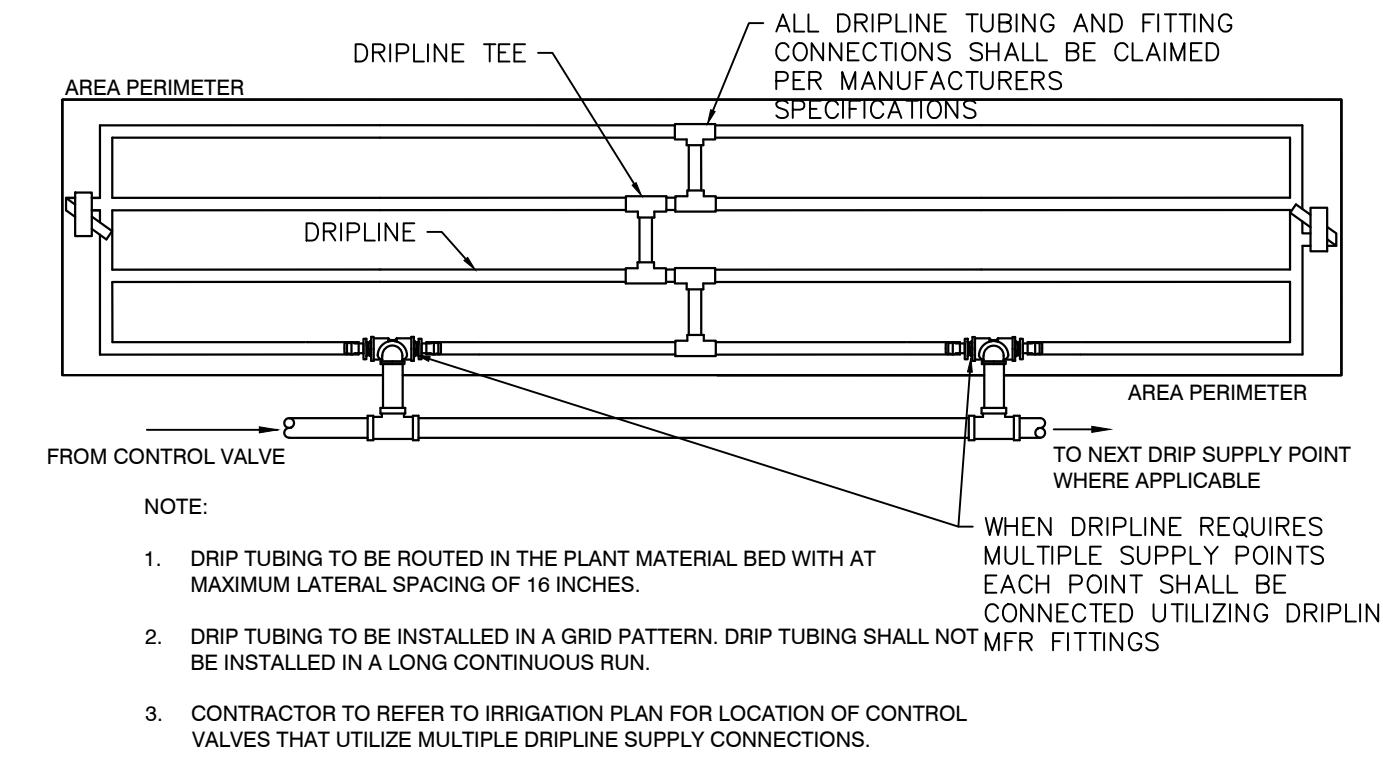




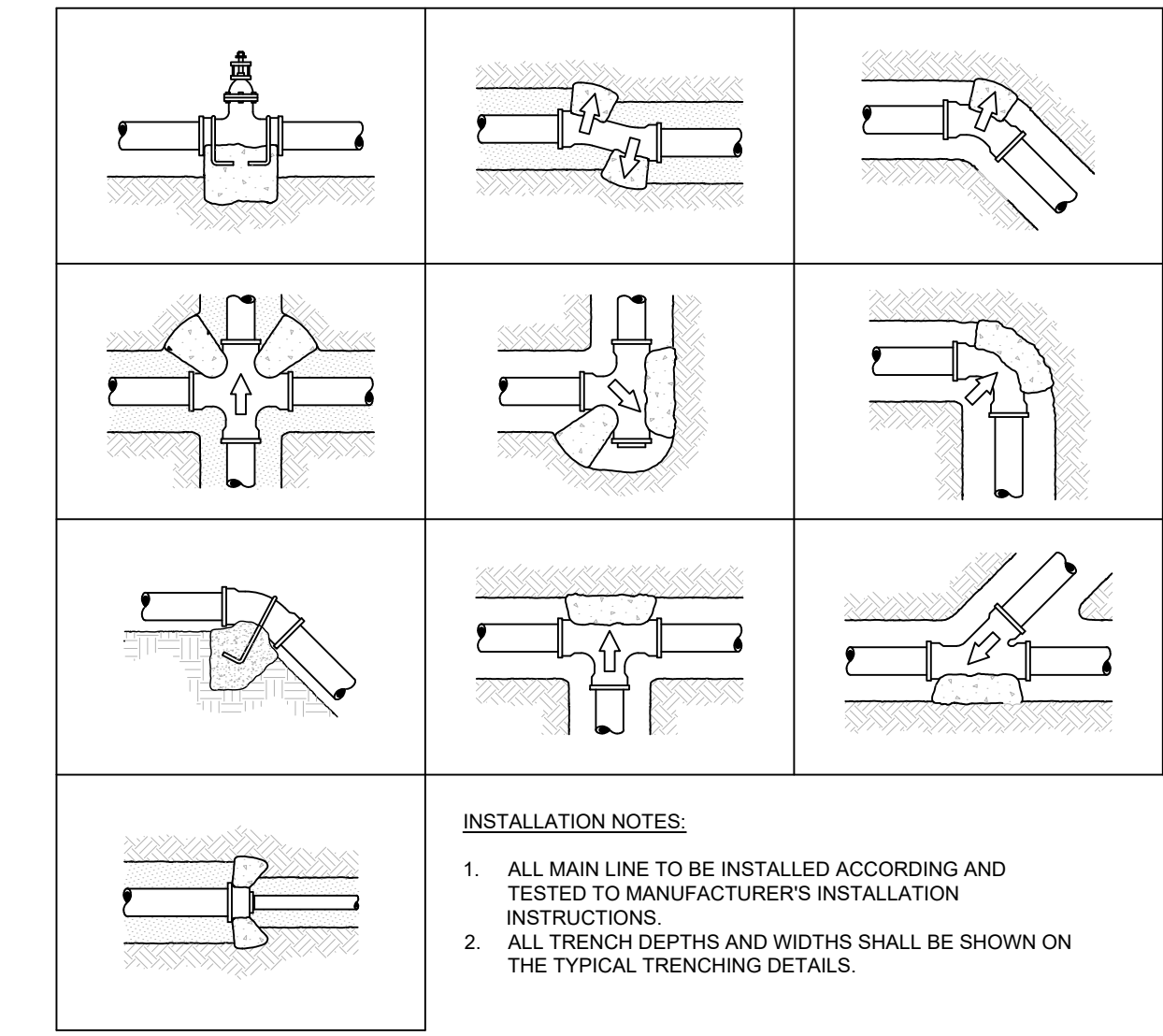
1 TYPICAL TRENCHING SECTION
C1.24



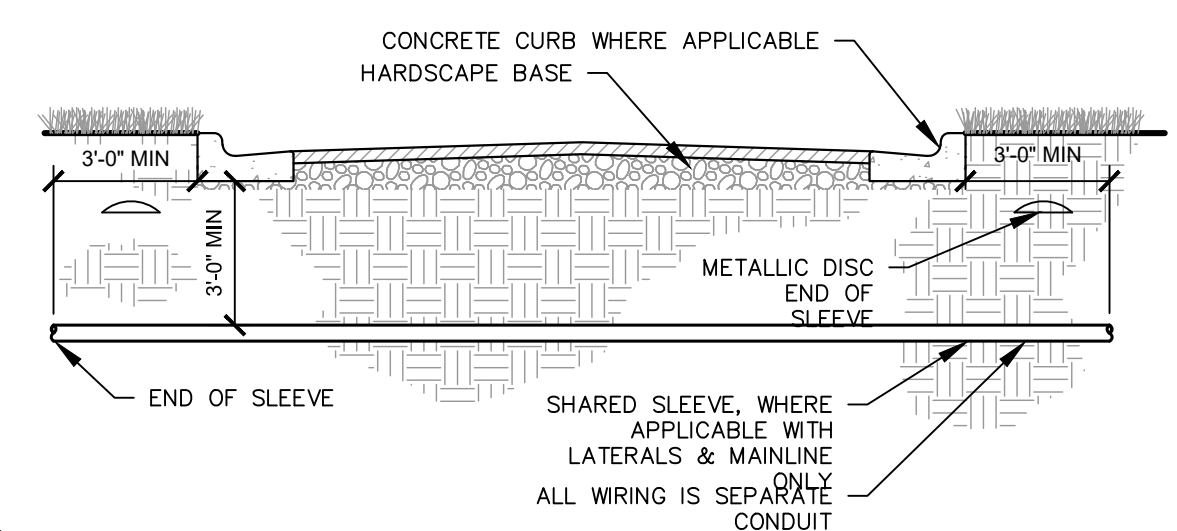
2 TYPICAL SPRAY / ROTAR HEAD SECTION
C1.24



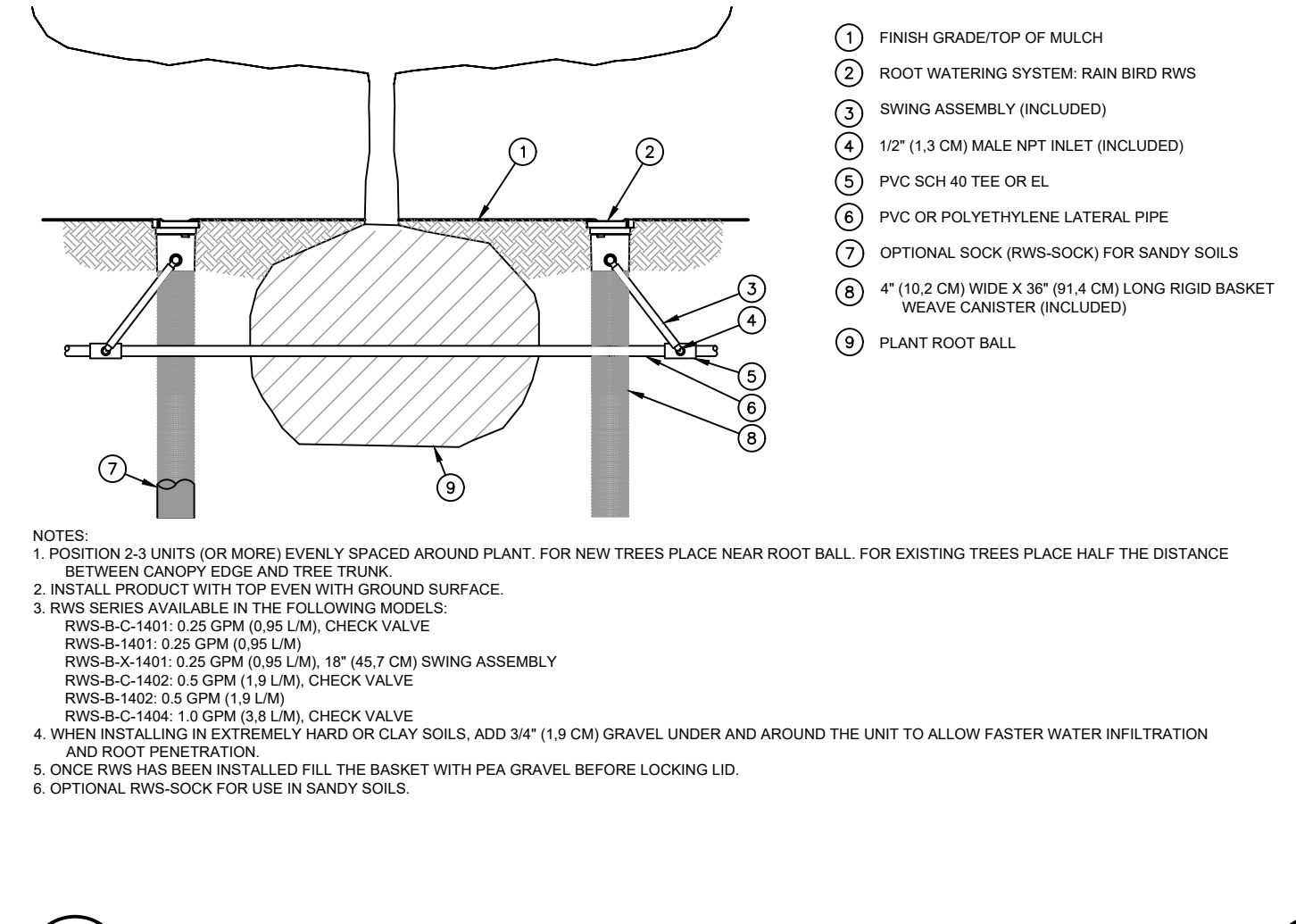
3 TYPICAL DRIPLINE PLAN
C1.24



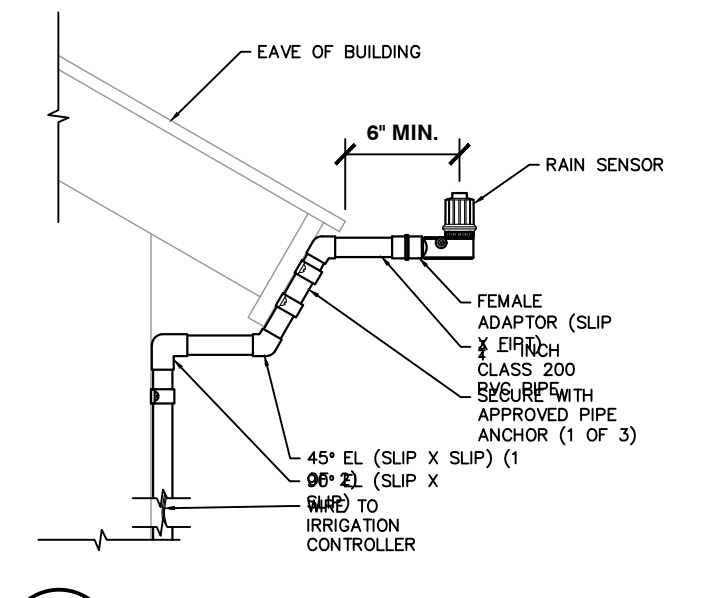
4 TYPICAL THRUST BLOCK SECTION
C1.24



5 TYPICAL SLEEVING SECTION
C1.24



6 ROOT WATERING SYSTEM
C1.24



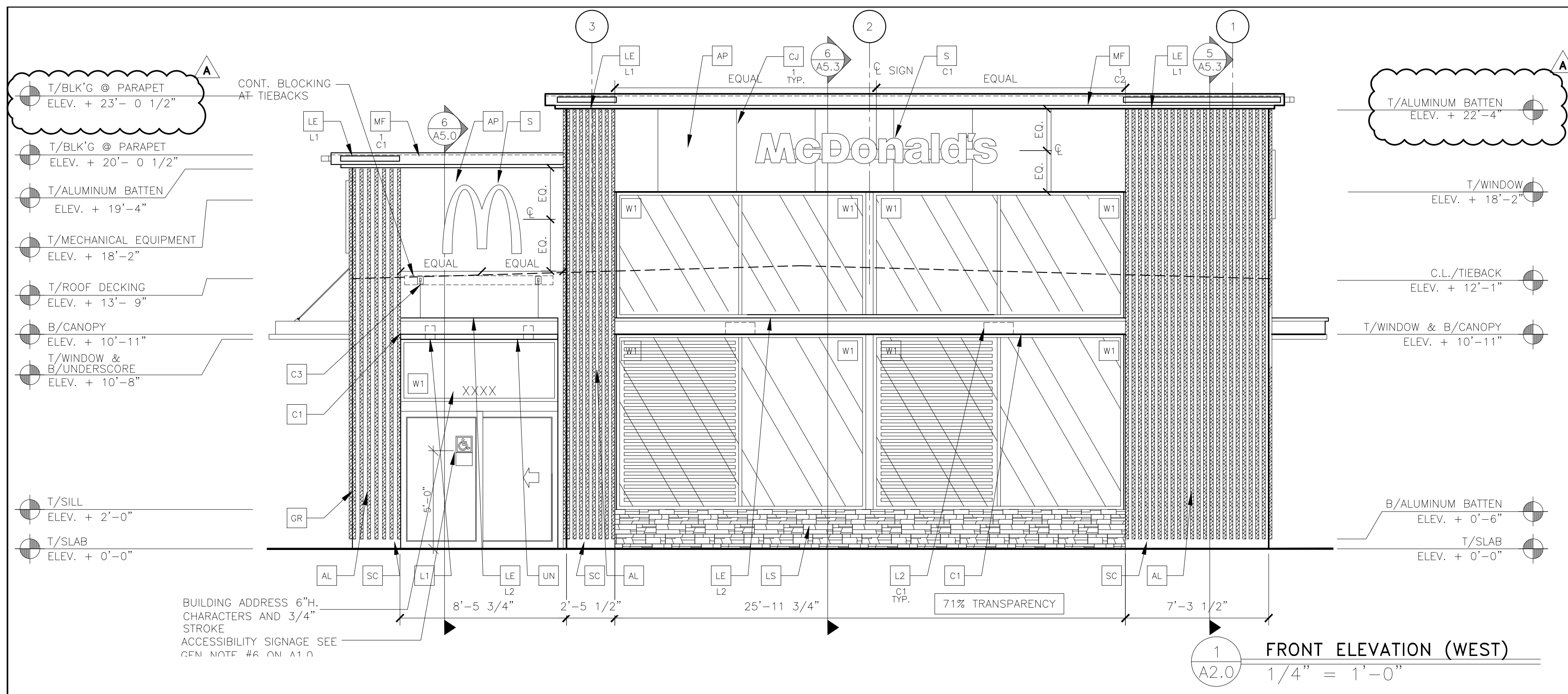
7 RAIN SENSOR - BUILDING MOUNT SECTION
C1.24

TITLE	CONSTRUCTION DOCUMENTS	DATE	07/1/21
DESCRIPTION	IRRIGATION DETAILS	DATE ISSUED	07/1/21
SITE ID	0050785	SITE ADDRESS	12201 SUCEROO DRIVE, PARKER, CO
REVISION #	4	DATE	4/8/22
REVISION #	3	DATE	3/9/22
REVISION #	2	DATE	11/22/21
REVISION #	1	DATE	9/27/21
BY	REV	DATE	

Kimley»Horn

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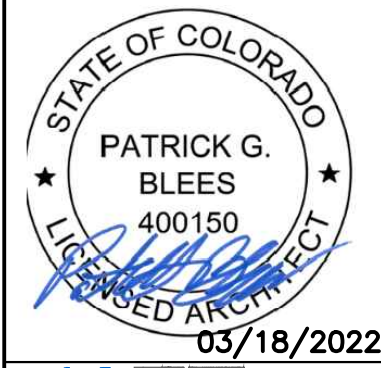
1 FRONT ELEVATION (WEST)
1/4" = 1'-0"

PARKER
COLORADO

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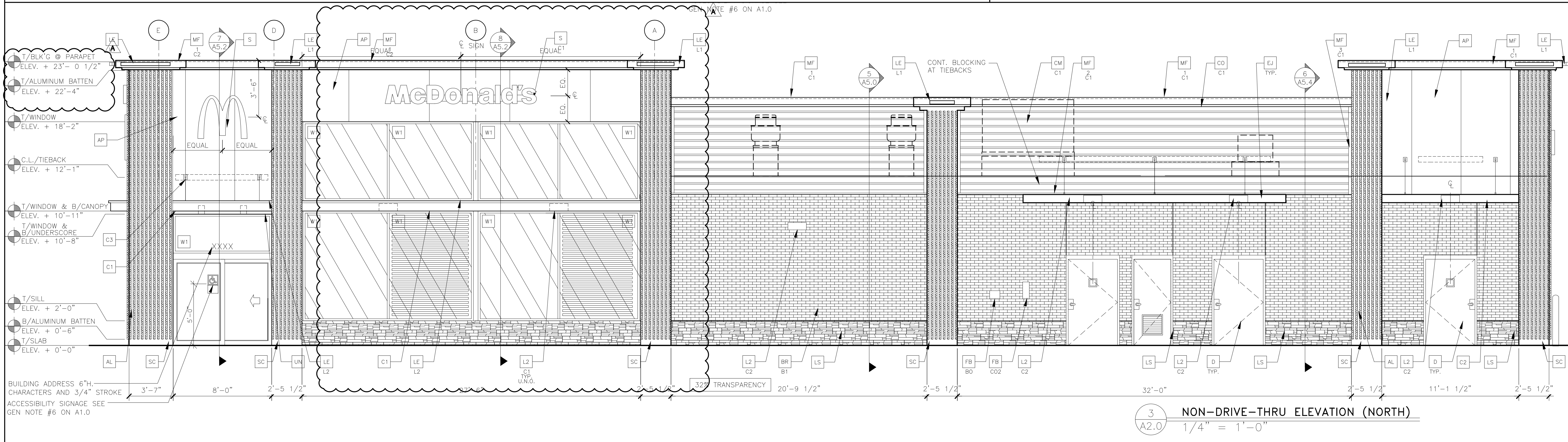
APPROVED DATE: 05/06/2022

Planning Approval By: B. Simon



03/18/2022

CORE STATES
GROUP



3 NON-DRIVE-THRU ELEVATION (NORTH)
1/4" = 1'-0"

KEY NOTES:

- AL ALUMINUM BATTEN SYSTEM
SIZE: 2"x2" PROFILE
COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH SUBSTRATE; 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APA TRADEMARKED, COURSE GRIT SAND SURFACES PRIOR TO PRIMING. PRIME AND PAINT BOTH SIDES AND ALL EDGES.
SUBSTRATE COLOR: "IRON ORE" 7069 BY SHERWIN WILLIAMS
- AP ALPOLIC METAL PANEL (COLOR: RAL 7022)
- BM BRAKE METAL PANEL
COLOR: PAINT "HARVEST MOON" #232-5 BY VALSPAR
- BR MODULAR FACE BRICK
- B1-COLOR: S
S "ONYX" SMOOTH, BY SUMMIT BRICK
- C1 ALUMINUM CANOPY SYSTEM W/FASCIA
COLOR: WHITE
- C2 ALUMINUM CANOPY SYSTEM
COLOR: RAL 7022
- C3 ALUMINUM CANOPY TIEBACK
COLOR: RAL 7022
GC TO PROVIDE CONTINUOUS BLOCKING ON WALL BEHIND TIEBACKS
- CJ CONTROL JOINT
1-TYPE: 1 = ALPOLIC
- CM 7" REVEAL METAL WALL PANEL SYSTEM BY METAL ERA
C1-COLOR: C1 = WEATHERED ZINC
- CO CORNICE
C1-COLOR: WEATHER ZINC
- D HOLLOW METAL DOOR
PAINT: "GAUNTLET GRAY" SW-7017 BY SHERWIN WILLIAMS
- DE DECAL BY GRAPHICS SUPPLIER
SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
SUPPLIERS:
VOMELA (865) 330-7337, ann.bowen@vomela.com
GEX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfxi.com
- EJ EXPANSION JOINT, SEE DETAIL 7/A4.1
- FB CO2 = BULK CO2 FILL BOX (EGPM SCHEDULE ITEM 49.00)
BO = BULK OIL FILL BOX (EGPM SCHEDULE ITEM 700.18)
- GR GUARD RAIL -SEE CIVIL SITE PLAN FOR EXACT LOCATION AND LENGTH
PAINT: "IRON ORE" 7069 BY SHERWIN WILLIAMS
- L1 RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL
COLOR: GOLD
- L2 RADIAL SCONCE LIGHT FIXTURE - SEE ELECTRICAL
C1-COLOR: C1 = WHITE
C2 = PLATINUM SILVER
- LE ACCENT LIGHTING - SEE ELECTRICAL
L1-LED LIGHT:
L1 = SLIM LED (DOWN ONLY)
L2 = INTEGRAL CANOPY FIXTURE
L3 = UP ONLY FLOOD FIXTURE
- LS HERITAGE THIN STONE BY TELLURIDE
COLOR: BILTMORE
(TO BE VERIFIED WITH McDONALDS ACM)
- MF METAL FASCIA
-TYPE:
C1 = PRE-FAB ANCHOR-TITE FASCIA
C2 = BOTTOM TRIM AT METAL REVEAL PANEL
C3 = VERTICAL TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES
-COLOR:
C1 = WEATHERED ZINC (FLAT FACTORY FINISHED)
C2 = RAL 7022 (FLAT FACTORY FINISHED)
- PB PIPE BOLLARD - PAINTED YELLOW
- PT (RWMC) COIN COLLECTOR
MODEL: #WPT STD CALL 1-888-743-7435 TO ORDER
- RO ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
C1-COLOR: C1 = WEATHERED ZINC RACEWAY
C2 = RAL 7022 RACEWAY
- SC STUCCO
C1-PAINT TO MATCH HARDIE PLANK SIDING OR GAUNTLET GRAY SW7019 BY SHERWIN WILLIAMS
- SP SPANDREL GLASS
- UN METAL UNDERSCORE
COLOR: GOLD
- W1 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
- W3 EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
COLOR: DARK BRONZE
BACK LIT GLAZING

PREPARED FOR: McDonald's USA, LLC

PREPARED BY: CORE STATES GROUP

DATE: 02/09/22

REVISION: 4597

REVIEWED BY: MARC PELINI

DATE ISSUED: 12/17/21

SHEET NO: 005-0785.00.0

TITLE: 2017 STANDARD BUILDING - BB20

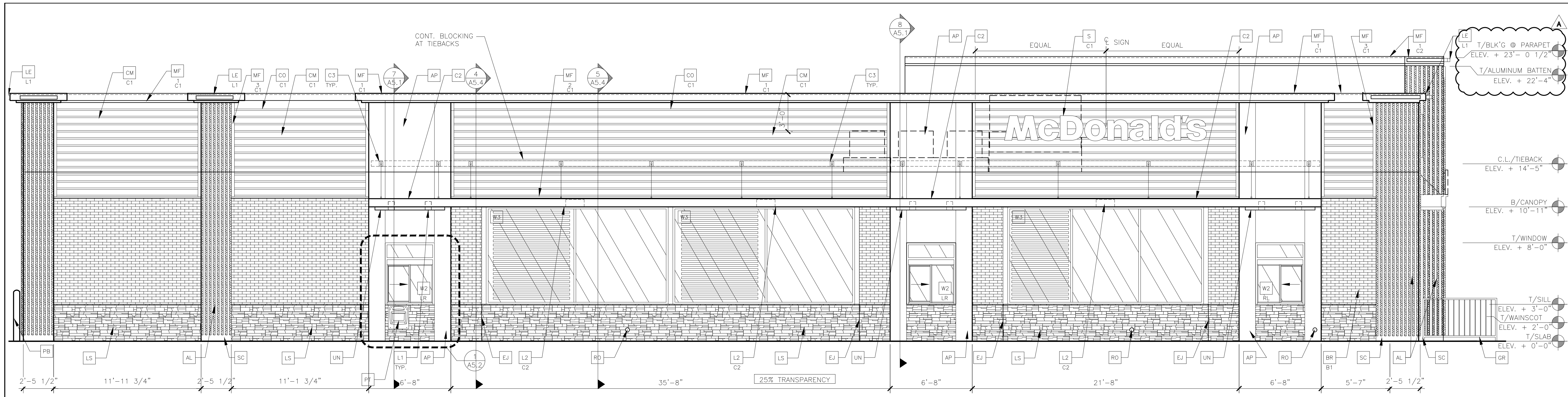
DESCRIPTION: WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & CI WOOD TRUSS ROOF FRAMING

ELF.S./BATTEN/METAL PANEL/BRICK EXTERIOR FINISH

12201 SUCEROO DRIVE PARKER, CO

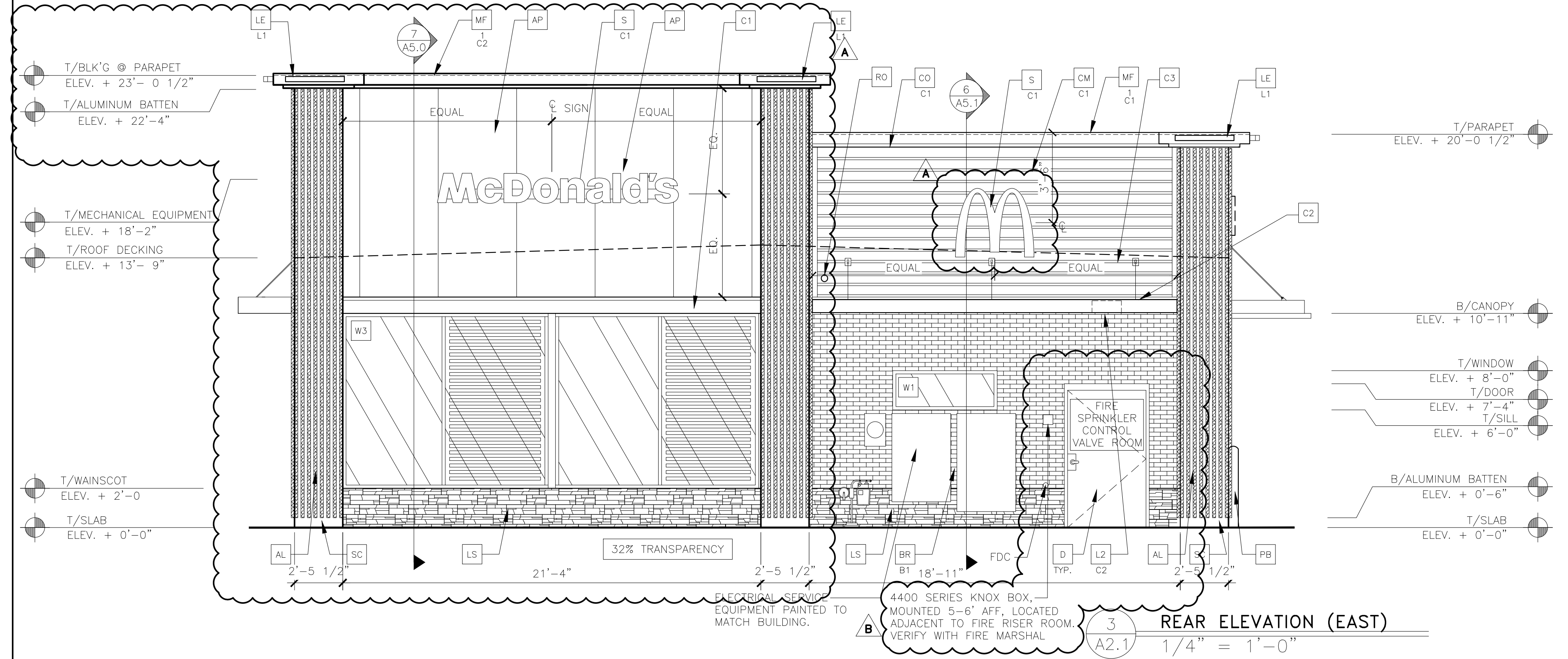
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A2.0
ELEVATIONS



1 DRIVE THRU ELEVATION (SOUTH)
A2.1 1/4" = 1'-0"

NOTE: WINDOWS NOTED TO BE BACKLIT WILL HAVE A CONCEALED LED STRIP LIGHT AT THE HEADER BETWEEN THE WINDOW AND THE DRYWALL BACKING.



3 REAR ELEVATION (EAST)
A2.1 1/4" = 1'-0"

PARKER COLORADO
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Planning Approval By: B. Simon

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COLOR: PAINT "HARVEST MOON" #232-S BY VALSPAR
- BR MODULAR FACE BRICK
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COLOR: RAL 7022
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PAINT: "GAUNTLET GRAY" SW-7017 BY SHERWIN WILLIAMS
- DE DECAL BY GRAPHICS SUPPLIER
SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
SUPPLIERS:
VOMELA (865) 330-7337, ann.bowen@vomela.com
GFX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfxi.com
- EJ EXPANSION JOINT, SEE DETAIL 7/A4.1
- FB CO2 = BULK CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00)
BO = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18)
- GR GUARD RAIL-SEE CIVIL SITE PLAN FOR EXACT LOCATION AND LENGTH
PAINT: "IRON ORE" 7069 BY SHERWIN WILLIAMS
- L1 RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL
COLOR: GOLD
- L2 RADIAL SCONCE LIGHT FIXTURE - SEE ELECTRICAL
C1-COLOR:
C1= WHITE
C2= PLATINUM SILVER
- LE ACCENT LIGHTING - SEE ELECTRICAL
L1-LED LIGHT:
L1 = SUM LED (DOWN ONLY)
L2 = INTEGRAL CANOPY FIXTURE
L3 = UP ONLY FLOOD FIXTURE
- LS HERITAGE THIN STONE BY TELLURIDE
COLOR: BILTMORE
(TO BE VERIFIED WITH McDONALDS ACM)
- MF METAL FASCIA
1-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)
- PB PIPE BOLLARD - PAINTED YELLOW
- PT (RMHC) COIN COLLECTOR
MODEL: #WPT STD CALL 1-888-743-7435 TO ORDER
- RO ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
C1-COLOR:
C1 = WEATHERED ZINC RACEWAY
C2 = RAL 7022 RACEWAY
- SC STUCCO
C1-PAINT TO MATCH HARDIE PLANK SIDING OR GAUNTLET GRAY SW7019 BY SHERWIN WILLIAMS
- SP SPANDREL GLASS
- UN METAL UNDERSCORE
COLOR: GOLD
- W1 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
- W3 EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
COLOR: DARK BRONZE
BACK LIT GLAZING

STATE OF COLORADO
PATRICK G. BLEES
400150
LICENSED ARCHITECT
03/18/2022

CORE STATES GROUP
CONSULTING INC.
111 Park Ave
Suite 400
Denver, CO 80202

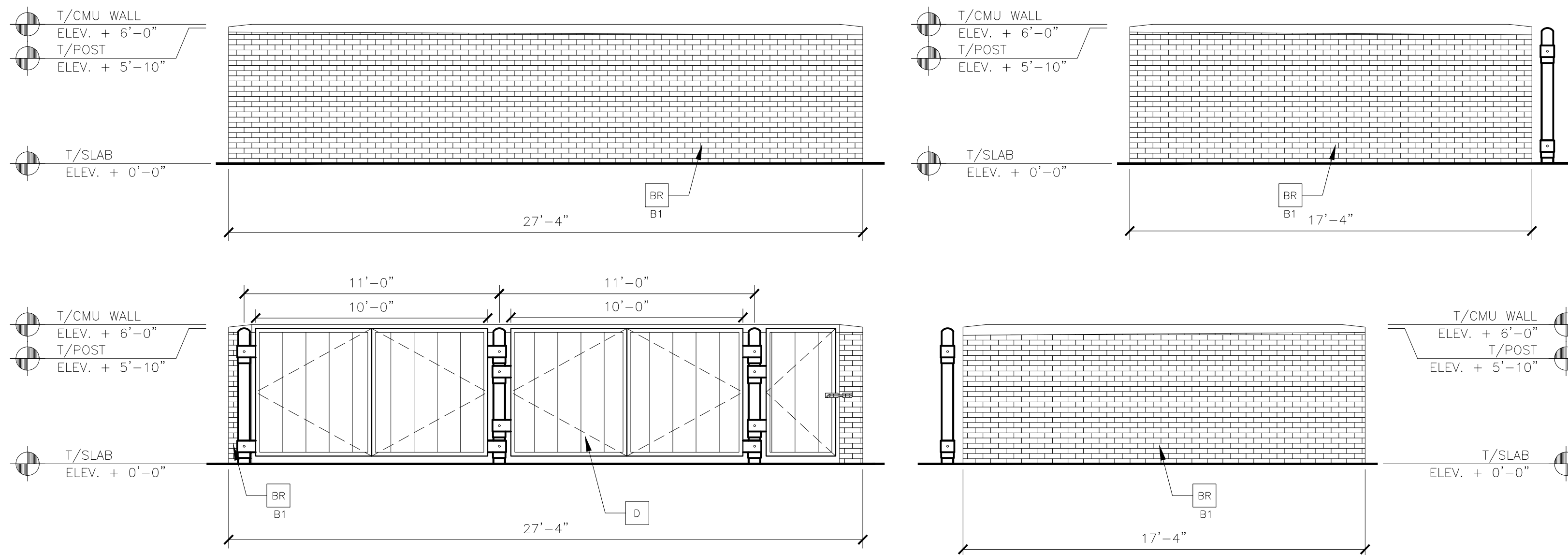
PREPARED FOR: McDonald's USA, LLC
McDonald's USA, LLC
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PREPARED BY: B. ARDALLA
STD ISSUE DATE: 2021_05
REVIEWED BY: MARC PELINI
DATE ISSUED: 12/17/21
C.S.G. PROJECT # MCD_32406

TITLE: 2017 STANDARD BUILDING - BB20
4597 - WOOD/WOOD
DESCRIPTION: WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & GI WOOD TRUSS ROOF FRAMING
E.L.F.S./BATTEN/METAL PANEL/BRICK EXTERIOR FINISH
SITE ADDRESS: 12201 SUCEROO DRIVE
PARKER, CO
005-0785

005-0785.00.0
A2.1
ELEVATIONS

REV	DATE	DESCRIPTION
A	02/09/22	PLANNING/OPERATOR UPDATES
B	3/15/22	PLAN REVIEW RESPONSE



1 TRASH ENCLOSURE
 A2.2 1/4" = 1'-0"

KEY NOTES:

- AL** ALUMINUM BATTEN SYSTEM
 SIZE: 2"x2" PROFILE
 COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH SUBSTRATE; 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APA TRADEMARKED, COURSE GRIT SAND SURFACES PRIOR TO PRIMING, PRIME AND PAINT BOTH SIDES AND ALL EDGES.
 SUBSTRATE COLOR: "IRON ORE" 7069 BY SHERWIN WILLIAMS
- AP** ALPOLIC METAL PANEL (COLOR: RAL 7022)
- BM** BRAKE METAL PANEL
 COLOR: PAINT "HARVEST MOON" #232-5 BY VALSPAR
- BR** MODULAR FACE BRICK
 BT—COLOR:
 BT1 = "SLATE GRAY" SMOOTH, MODULAR BY HEBON BRICK COMPANY
- C1** ALUMINUM CANOPY SYSTEM W/FASCIA
 COLOR: WHITE
- C2** ALUMINUM CANOPY SYSTEM
 COLOR: RAL 7022
- C3** ALUMINUM CANOPY TIEBACK
 COLOR: RAL 7022
 GC TO PROVIDE CONTINUOUS BLOCKING ON WALL BEHIND TIEBACKS
- CJ** CONTROL JOINT
 1—TYPE: 1 = ALPOLIC
- CM** 7" REVEAL METAL WALL PANEL SYSTEM BY METAL ERA
 C1—COLOR:
 C1 = WEATHERED ZINC
- CO** CORNICE
 C1—COLOR: WEATHER ZINC
- D** HOLLOW METAL DOOR
 PAINT: "GAUNTLET GRAY" SW-7017 BY SHERWIN WILLIAMS
- DE** DECAL BY GRAPHICS SUPPLIER
 SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
 SUPPLIERS:
 VOMELA (865) 330-7337, ann.bowen@vomela.com
 GFI INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfi.com
- EJ** EXPANSION JOINT, SEE DETAIL 7/A4.1
- FB** CO2 = BULK CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00)
 B0 = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18)
- GR** GUARD RAIL—SEE CIVIL SITE PLAN FOR EXACT LOCATION AND LENGTH
 PAINT: "IRON ORE" 7069 BY SHERWIN WILLIAMS
- L1** RECESSED DOWN LIGHT FIXTURE — SEE ELECTRICAL
 COLOR: GOLD
- L2** RADIAL SCONCE LIGHT FIXTURE — SEE ELECTRICAL
 C1—COLOR:
 C1 = WHITE
 C2 = PLATINUM SILVER
- LE** ACCENT LIGHTING — SEE ELECTRICAL
 L1—LED LIGHT:
 L1 = SUM LED (DOWN ONLY)
 L2 = INTEGRAL CANOPY FIXTURE
 L3 = UP ONLY FLOOD FIXTURE
- LS** HERITAGE THIN STONE BY TELLURIDE
 COLOR: BILTMORE
 (TO BE VERIFIED WITH McDONALDS ACM)
- 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
 C2 = RAL 7022
- PB** PIPE BOLLARD — PAINTED YELLOW
- PT** (RMHC) COIN COLLECTOR
 MODEL: #WPT STD CALL 1-888-743-7435 TO ORDER
- RO** ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- S** McDONALD'S SIGNAGE BY OTHERS — UNDER SEPARATE PERMIT.
 C1—COLOR:
 C1 = WEATHERED ZINC RACEWAY
 C2 = RAL 7022 RACEWAY
- SC** STUCCO
 C1—PAINT TO MATCH HARDIE PLANK SIDING OR GAUNTLET GRAY SW7019 BY SHERWIN WILLIAMS
- SP** SPANDREL GLASS
- UN** METAL UNDERSCORE
 COLOR: GOLD
- W1** 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
- W3** EXTERIOR WINDOW ASSEMBLY — TEMPERED GLASS
 COLOR: DARK BRONZE
 BACK LIT GLAZING
- W4** EXTERIOR WINDOW ASSEMBLY — TEMPERED GLASS — SPANDREL — SEE ASSEMBLY NOTES
 COLOR: DARK BRONZE

PARKER
 COLORADO

Final Document
 Subject To Conditions In Approval Letter

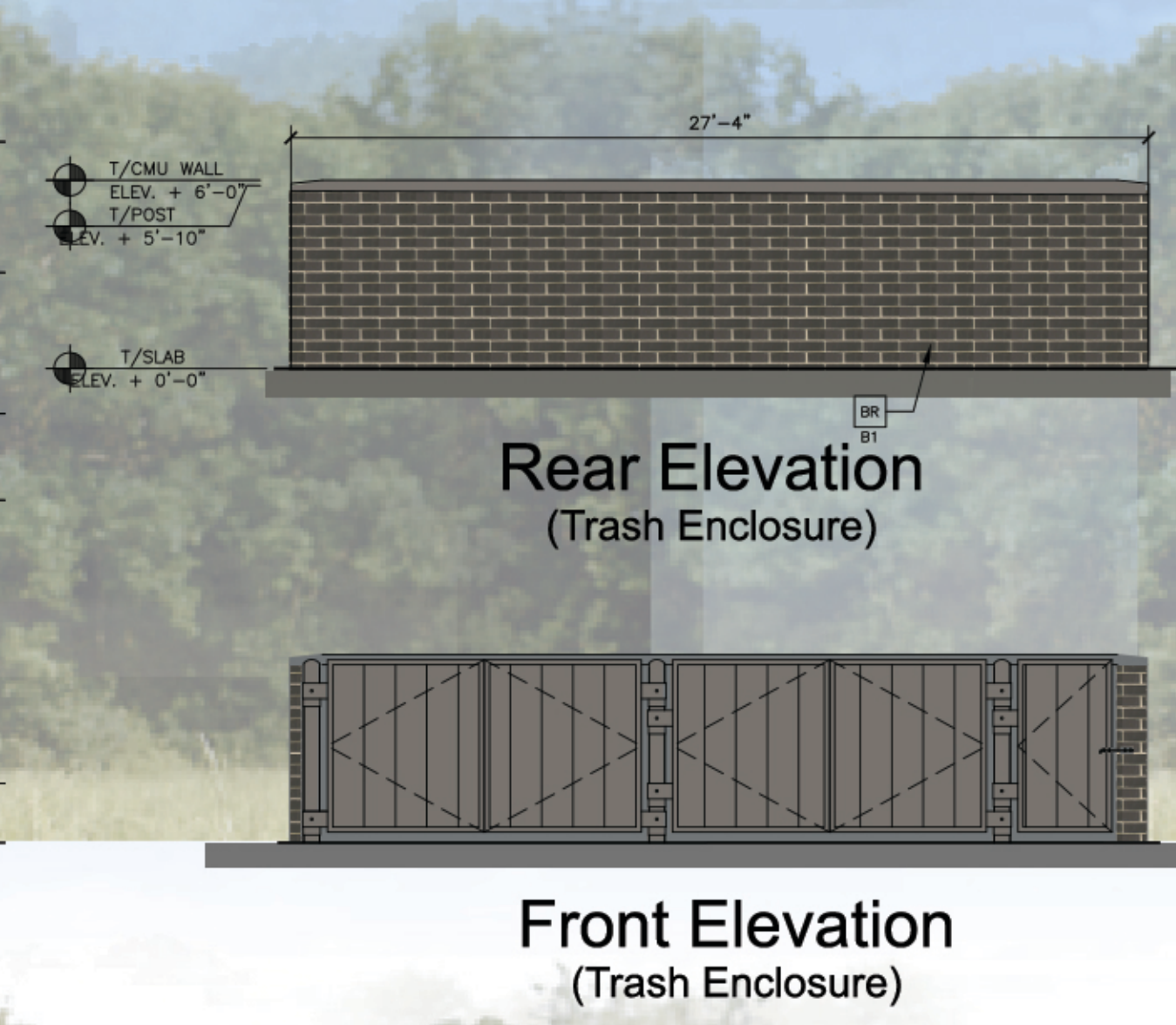
APPROVED DATE: 05/06/2022

Planning Approval By: B. Simon

DRAWN BY: B.ABDALLA STD ISSUE DATE: 2021_05 REVIEWED BY: MARC PELINI DATE ISSUED: 12/17/21 C.S.G. PROJECT #: MCD_32406	PREPARED FOR: McDonald's USA, LLC <small>These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared not suitable for use on a different site or at a later time. Use of these drawings for reference or example on another project requires the the contract documents for reuse on another project is not authorized.</small>	PREPARED BY: CORE STATES <small>GROUP</small> <small>111 Park Ave Suite 400 #1247330 www.corestates.com</small>	TITLE: 2017 STANDARD BUILDING — BB20 4597 — WOOD/WOOD DESCRIPTION: WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & CI WOOD TRUSS ROOF FRAMING E.I.F.S./BATTEN/METAL PANEL/BRICK EXTERIOR FINISH SITE ADDRESS: 12201 SLICEROO DRIVE PARKER, CO 005-0785	SHEET NO: A2.2 ELEVATIONS	REV. DATE DESCRIPTION BY
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Front Elevation (West)



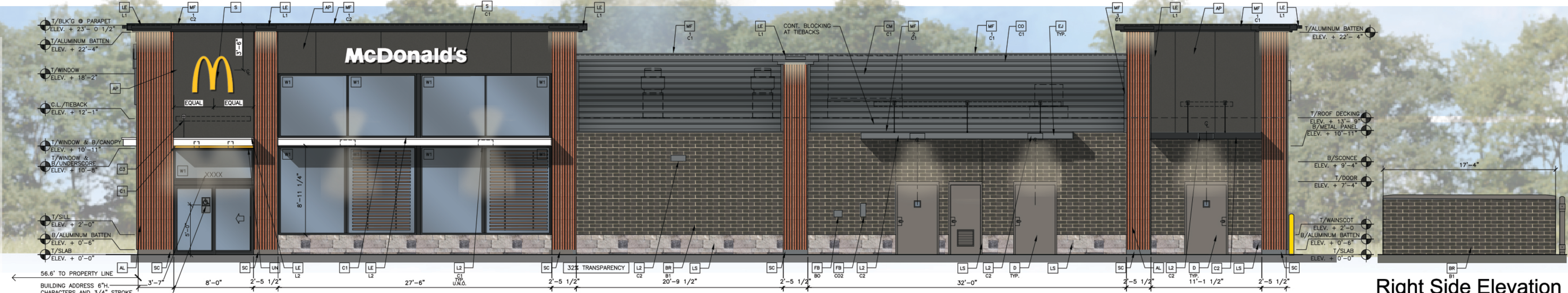
Rear Elevation (Trash Enclosure)

Front Elevation (Trash Enclosure)



Rear Elevation (East)

- ### Materials Legend
- AL Aluminum Battens
Color: Wood Grain
 - AP Alpolic Metal Panel
RAL 7022 by Metal-Era
 - BR BT Modular Face Brick
"Onyx" Smooth by Summit Brick
 - C1 Aluminum Canopy (Prefinished Metal)
"White"
 - C2 Aluminum Canopy (Prefinished Metal)
"RAL 7022"
 - C3 Aluminum Canopy Tieback
"RAL 7022"
 - CM C1 Metal Wall Panel System
"Weathered Zinc" by Metal-Era
 - CO C1 Cornice
"Weathered Zinc"
 - D Hollow Metal Door
"Gauntlet Gray" by Sherwin Williams
 - GR Guard Rail
"Iron Ore" by Sherwin Williams
 - LS Heritage Thin Stone
"Biltmore" by Telluride
 - MF C1 Metal Fascia
"Weathered Zinc"
 - MF C2 Metal Fascia
"RAL 7022"
 - PB Pipe Bollard
"Yellow"
 - PT RMHC Coin Collector
Model: #WPT STD
 - SC Stucco
"Gauntlet Gray" by Sherwin Williams
 - UN Metal Underscore
"Gold" by Metal-Era
 - W1 Exterior Window Assembly
Tempered Glass
 - W2 Drive-Thru Window by Ready Access
Model: 600 Series, 36" Service Height W/
Transom, Manual Open; Electronic Release
 - W3 Exterior Window Assembly
Tempered Glass; Back Lit Glazing



Non-Drive-Thru Side Elevation (North)

Right Side Elevation (Trash Enclosure)



Drive-Thru Side Elevation (South)

Left Side Elevation (Trash Enclosure)

KEY NOTES:

- AL ALUMINUM BATTEN SYSTEM
SIZE: 2"x2" PROFILE
COLOR: WOOD GRAIN, BACKRILL UNFINISHED, ENDCAP PAINTED TO MATCH SUBSTRATE; 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1; HDO BOTH FACES, APA TRADEMARKED.
COURSE GRIT SAND SURFACES PRIOR TO PRIMING. PRIME AND PAINT BOTH SIDES AND ALL EDGES.
SUBSTRATE COLOR: "IRON ORE" 7069 BY SHERWIN WILLIAMS
- AP ALPOLIC METAL PANEL (COLOR: RAL 7022)
- BR BT MODULAR FACE BRICK
BT - COLOR:
BT1 - "ONYX" SMOOTH, 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
C2 TO PROVIDE CONTINUOUS BLOCKING ON WALL BEHIND TIEBACKS
- C4 CONTROL JOINT
T - TYPE:
1 = ALPOLIC
- CM 7" REVEAL METAL WALL PANEL SYSTEM BY METAL ERA
C1 - COLOR:
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- CO CORNICE
C1 - COLOR: WEATHER ZINC
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PAINT: "IRON ORE" 7069 BY SHERWIN WILLIAMS
- L1 RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL
COLOR: GOLD
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C1 - COLOR:
C1 = WHITE
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COLOR: BILTMORE
(TO BE VERIFIED WITH McDONALD'S ACM)
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1 = PRE-FAB ANCHOR-TITE FASCIA
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COLOR: DARK BRONZE
BACK LIT GLAZING

PARKER
COLORADO

Final Document
Subject To Conditions In Approval Letter

APPROVED DATE: 05/06/2022

Planning Approval By: B. Simon