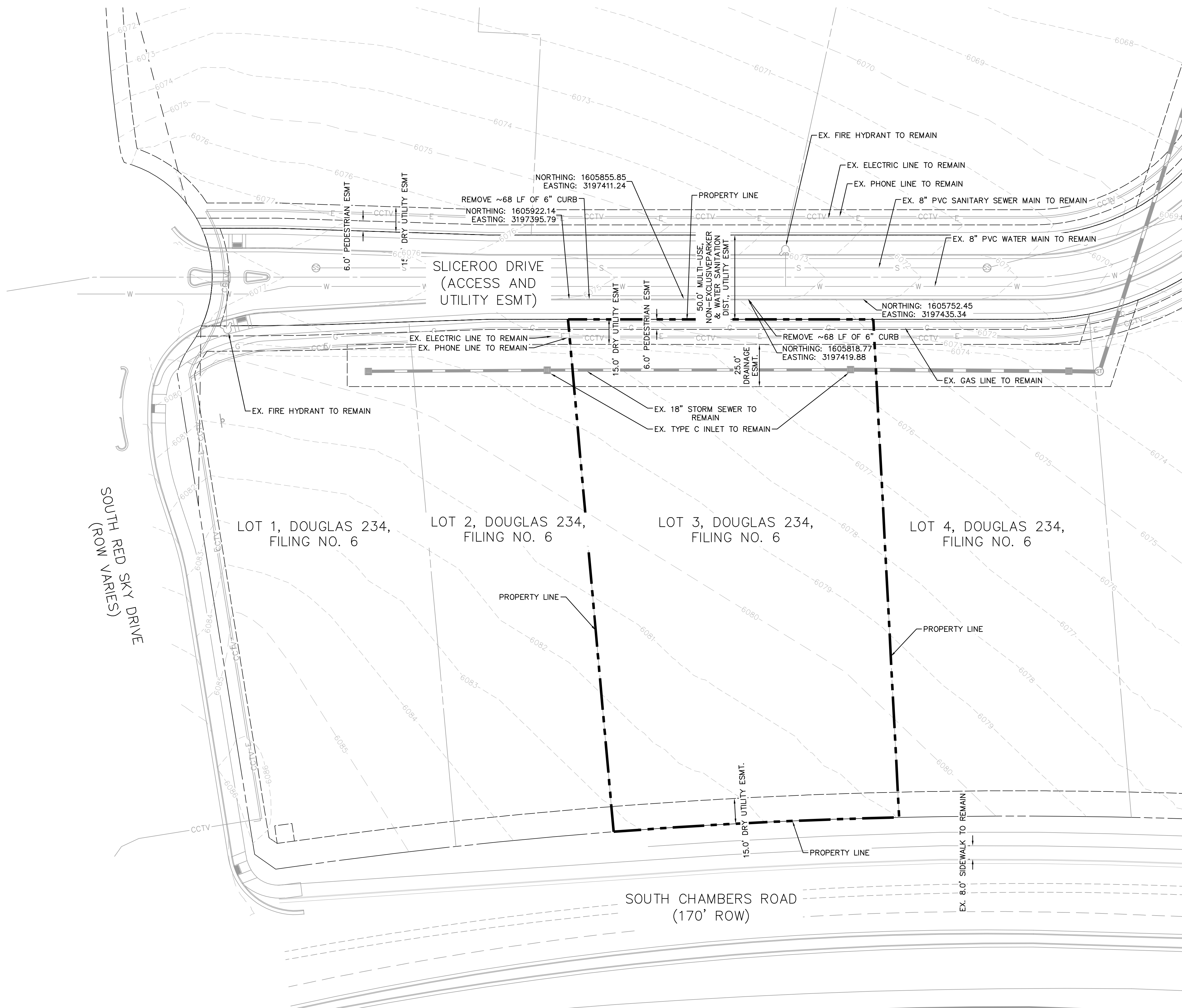


DOUGLAS 234 FILING NO. 6, LOT 3

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

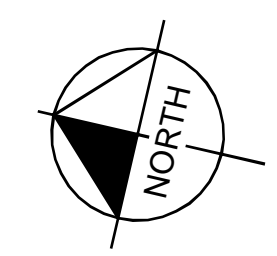
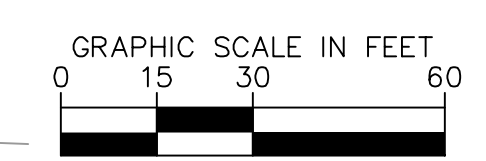
NOTES:

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".

TITLE SITE PLAN	DRAWN BY LJM	DATE 7/1/21	PREPARED FOR: McDonald's USA, LLC <small>These drawings and specifications are the confidential and proprietary information of McDonald's USA, LLC. They are to be used only for the project and site specifically identified. The contract documents for use on this specific site in conjunction with its issue date and are not suitable for use on a different site or at a later time. Use of the services of properly licensed architects and engineers, reproduction of the contract documents for reuse on another project is not authorized.</small>	BY
	REVIEWED BY JRH	DATE ISSUED 7/1/21		
DESCRIPTION EXISTING CONDITIONS AND DEMOLITION PLAN	SITE ADDRESS LOT 3, DOUGLAS 234 FILING NO. 6			DATE
SITE ID 0050785				REV
				DATE
				DESCRIPTION
				BY

Kimley»Horn

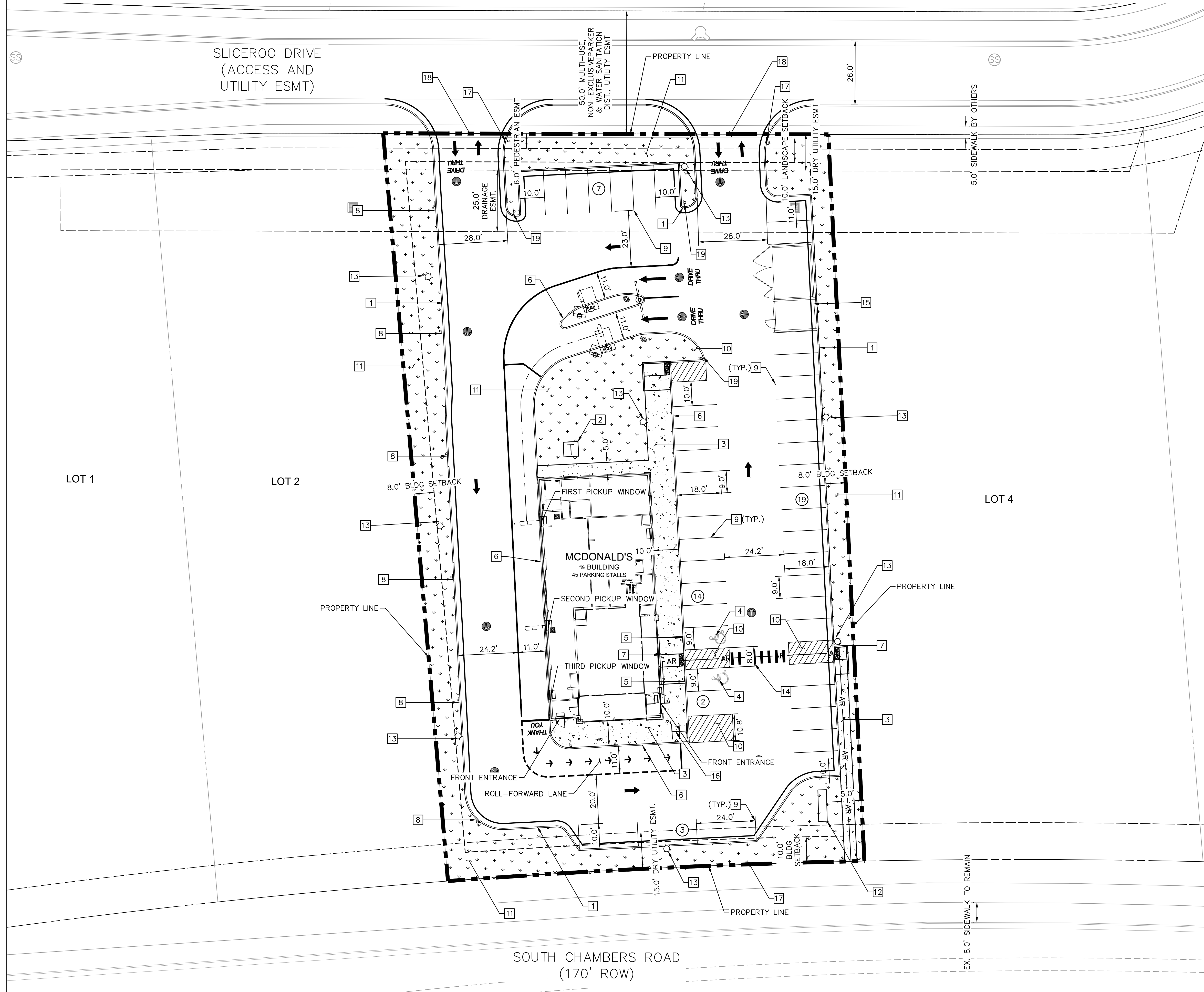
PRELIMINARY
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.



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
- SETBACK
- EASEMENT
- ACCESSIBLE ROUTE
- SCREEN WALL
- LANDSCAPE
- CONCRETE SIDEWALK
- PARKING STALL COUNT

KEY NOTES

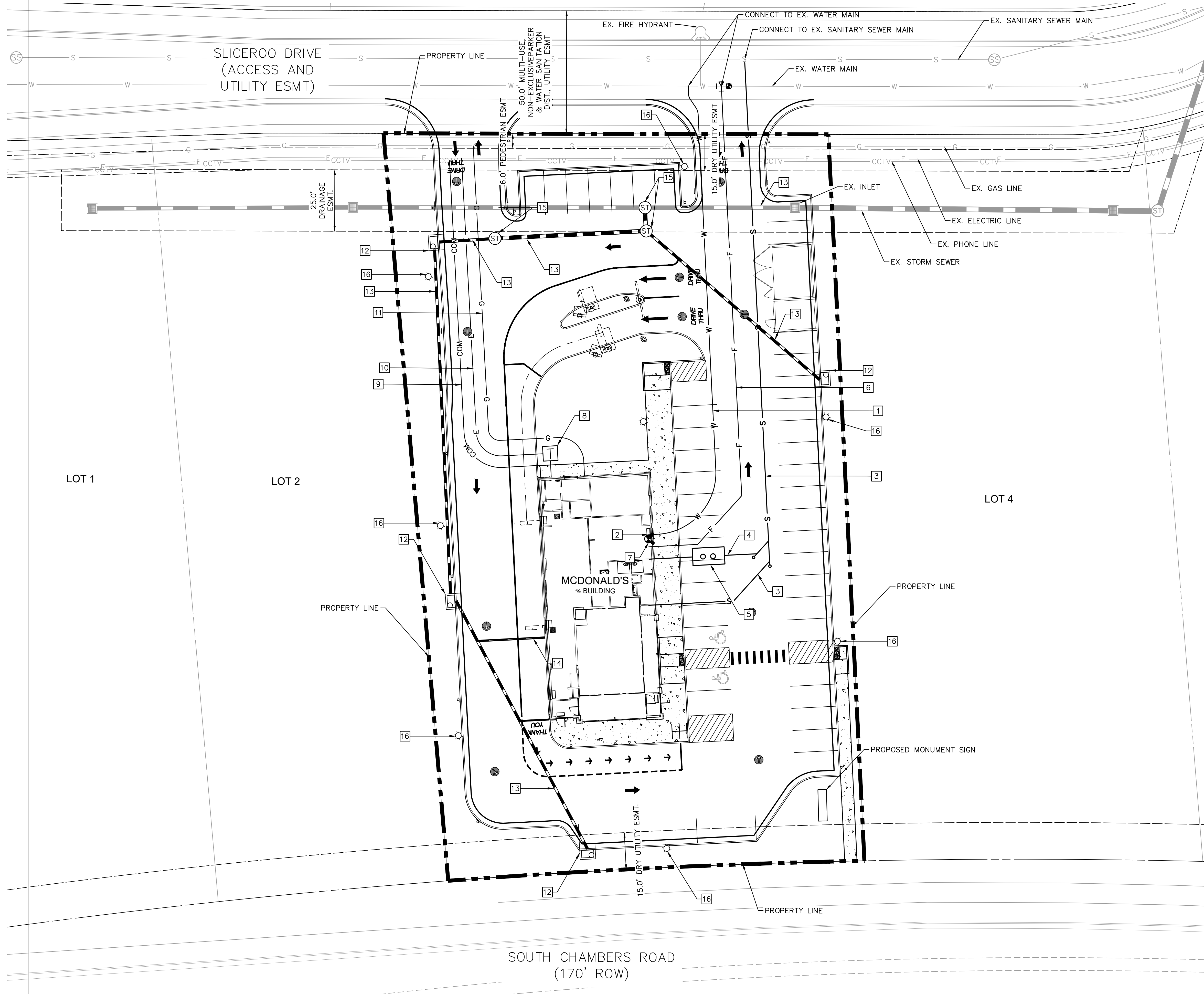
- 1 PROPOSED CURB AND GUTTER
- 2 PROPOSED TRANSFORMER LOCATION
- 3 PROPOSED CONCRETE SIDEWALK (DIMENSION PER PLAN)
- 4 PROPOSED ADA SYMBOL
- 5 PROPOSED ADA SIGN
- 6 PROPOSED 6" WIDE X 6" TALL CURB HEAD
- 7 PROPOSED ADA RAMP
- 8 PROPOSED "NO PARKING FIRE LANE" SIGN
- 9 PROPOSED 4" WIDE PARKING STRIPE
- 10 PROPOSED 4" WIDE DIAGONAL PAVEMENT MARKINGS AT 36" ON CENTER
- 11 PROPOSED LANDSCAPING (REF. LANDSCAPING PLANS)
- 12 PROPOSED MONUMENT SIGN
- 13 PROPOSED SITE LIGHT (REF. PHOTOMETRIC PLANS FOR DETAILS)
- 14 PROPOSED CROSSWALK
- 15 PROPOSED TRASH ENCLOSURE AND SHED
- 16 PROPOSED BIKE PARKING (3 SPACES)
- 17 PROPOSED STOP SIGN
- 18 PROPOSED DRIVEWAY ACCESS
- 19 PROPOSED DO NOT ENTER SIGN

TITLE	SITE PLAN	DATE	7/1/21	BY	
DESCRIPTION	SITE PLAN	ISSUED	7/1/21	REV	DATE
SITE ID	0050785	SITE ADDRESS	LOT 3, DOUGLAS 234 FILING NO. 6	DESCRIPTION	
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 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. Use of the contract documents for reuse on another project is not authorized.		PREPARED BY: Kimley-Horn and Associates, Inc.		Horn	
811 Know what's below. Call before you dig.					
3					

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

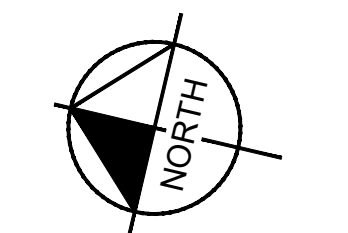


LEGEND

	PROPERTY LINE
	EASEMENT
	SCREEN 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 FIRE SERVICE LINE
- 7 PROPOSED FDC
- 8 PROPOSED TRANSFORMER
- 9 PROPOSED TELECOMMUNICATIONS SERVICE LINE
- 10 PROPOSED ELECTRIC SERVICE LINE
- 11 PROPOSED GAS SERVICE LINE
- 12 PROPOSED STORM INLET
- 13 PROPOSED STORM SEWER
- 14 PROPOSED ROOF DRAIN
- 15 PROPOSED STORM MANHOLE
- 16 PROPOSED SITE LIGHT



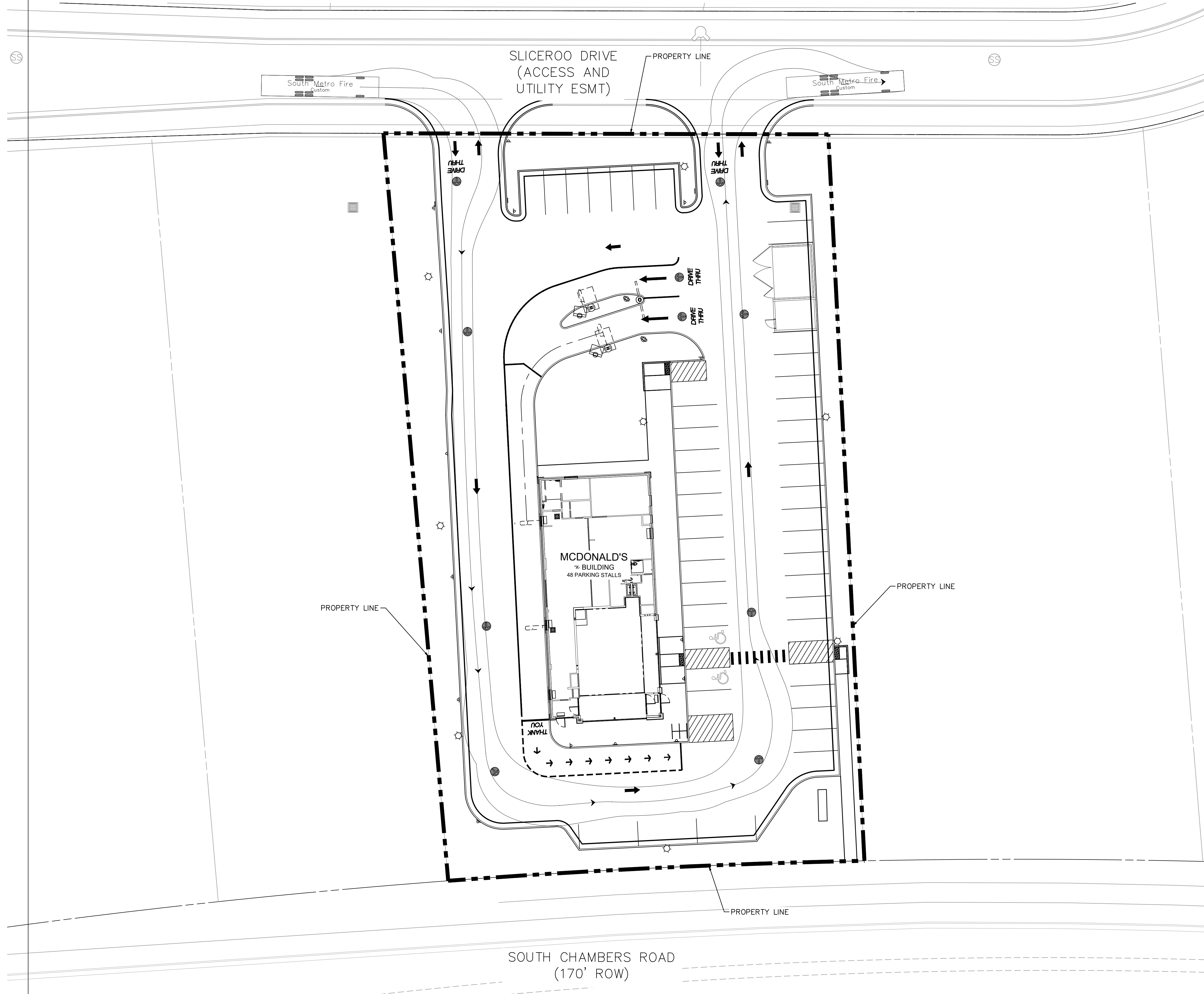
TITLE	SITE PLAN	DATE	7/1/21	BY	
DESCRIPTION	PRELIMINARY UTILITY PLAN	REVIEWED BY	JRH	DATE ISSUED	7/1/21
SITE ID	0050785	SITE ADDRESS	LOT 3, DOUGLAS 234 FILING NO. 6		
PREPARED FOR:	<p>These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared for use on a different site or at a later time. Use of these drawings for reference or example on another project requires the contract documents for reuse on another project is not authorized.</p>				
PREPARED BY:	<p>FOR REVIEW ONLY NOT FOR CONSTRUCTION</p>				
REV.		DATE		DESCRIPTION	



DOUGLAS 234 FILING NO. 6, LOT 3

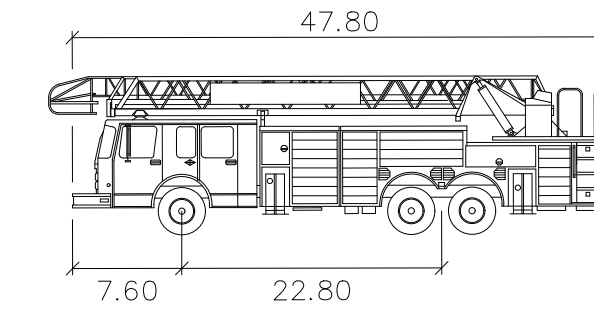
A PORTION OF THE SOUTHEAST 1/4 OF THE SECTION 29,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE PLAN



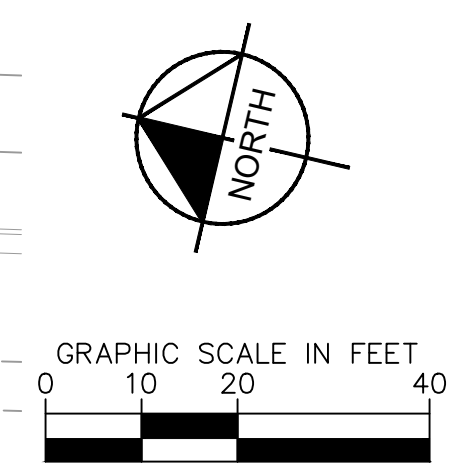
LEGEND

--- PROPERTY LINE



South Metro Fire
feet
Width : 8.40
Track : 8.20
Lock to Lock Time : 5.0
Steering Angle : 40.0

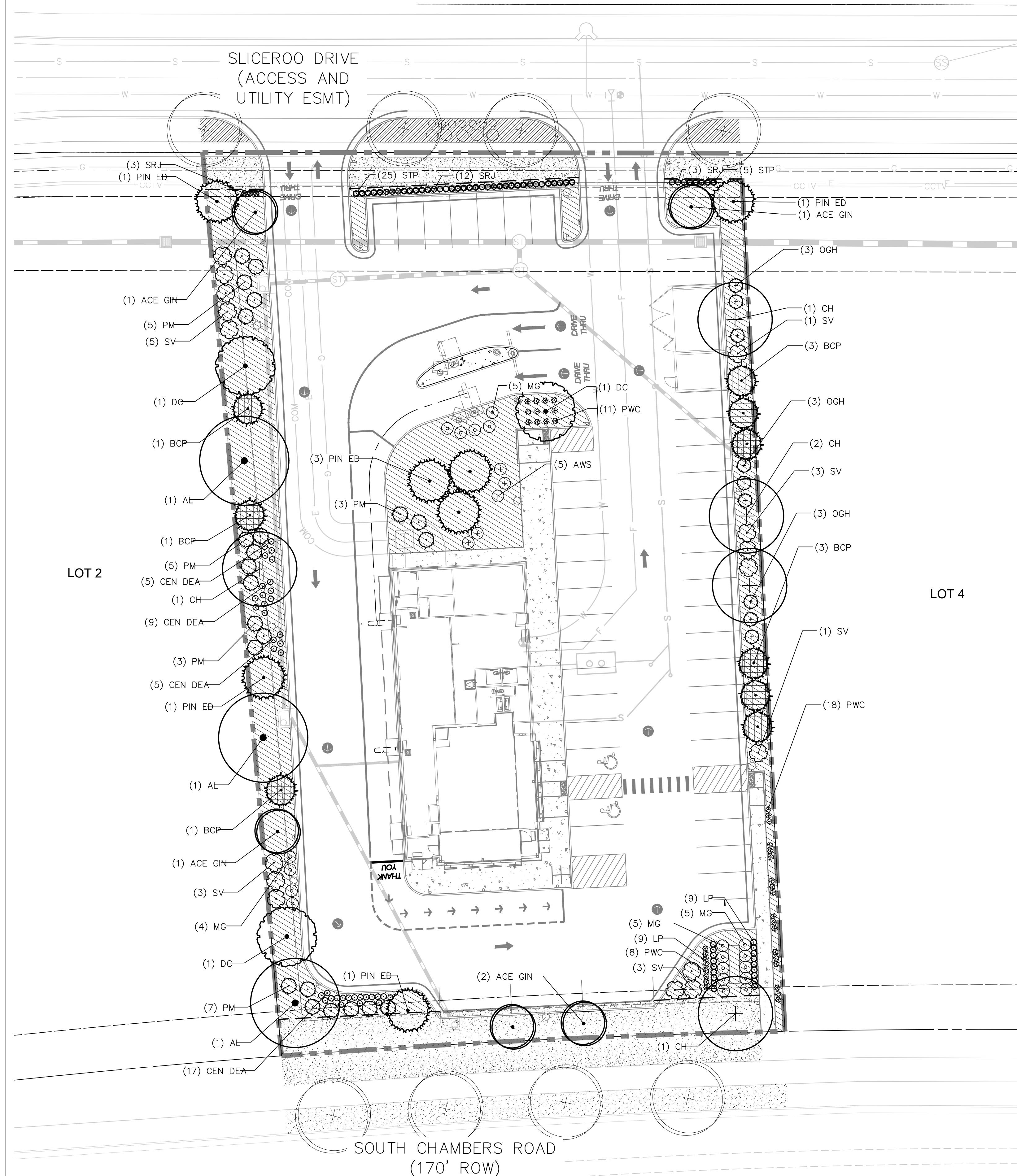
TITLE	DESCRIPTION	SITE ID	PREPARED FOR:	PREPARED BY:	DATE	REV	DATE	DESCRIPTION	BY
SITE PLAN	FIRE TRUCK ACCESS PLAN	0050785	McDonald's USA, LLC	Kimley»Horn					
<p>These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared in accordance with the contract documents for this project 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 the contract documents for reuse on another project is not authorized.</p>									
<p>FOR REVIEW ONLY NOT FOR CONSTRUCTION</p>									



DOUGLAS 234 FILING NO. 6, LOT 3

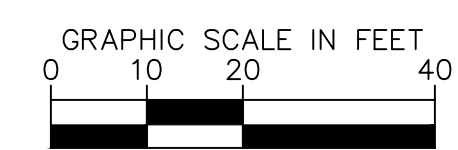
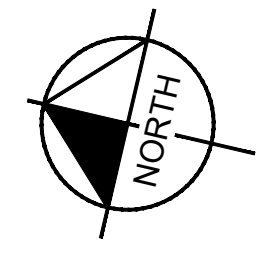
A PORTION OF THE SOUTHEAST 1/4 OF THE SECTION 29,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE PLAN



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER		
	ACE GIN	5	Acer ginnala	Amur Maple	2" Cal.	B&B		
	CH	5	Celtis occidentalis	Common Hackberry	B & B	2.5' Cal.		
	DC	3	Malus 'Dolgo'	Dolgo Crabapple	2" Cal.	B&B		
	BCP	9	pinus aristata	Bristlecone Pine	6.0'	B&B		
	PIN ED	7	Pinus edulis	Pinyon Pine	20' Ht.	B&B		
	AL	3	Tilia americana	American Linden	2.5" Cal.	B&B		
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	MAX WIDTH	MAX HEIGHT
	LP	18	Amorpha canescens	Leadplant	5 gal.	Cont.	2'-4'	2'-4'
	SRJ	18	Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper	5 gal.	Cont.	2'-3'	10'-12'
	STP	30	Ligustrum vulgare 'Swift' TM	Straight Talk Privet	5 gal.	Cont.	2'-3'	10'-12'
	OGH	9	Mahonia aquifolium	Oregon Grape Holly	5 gal.	Cont.	4'-6'	4'-6'
	PM	23	Pinus mugo 'Slowmound'	Mugo Pine	5 GAL	SEE PLAN	5'-6'	3'-5'
	AWS	5	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Bumald Spiraea	3 GAL	SEE PLAN	2'-4'	2'-3'
	SV	16	Syringa vulgaris 'Wedgwood Blue'	Wedgwood Blue Lilac	5 gal.	SEE PLAN	6'-8'	6'-8'
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	MAX WIDTH	MAX HEIGHT
	MG	19	Miscanthus sinensis 'Gracillimus'	Maiden Grass	1 gal.	Cont.	3'-5'	4'-5'
PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	MAX WIDTH	MAX HEIGHT
	PWC	37	Callirhoe involucrata	Prairie Winecups	1 gal.	Cont.	2'-3'	6'-12"
	CEN DEA	36	Centaurea dealbata	Persian Cornflower	1 gal.	Cont.	18"-24"	18"-24"
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER		
	SEED	4,575 sf	Native Seed		SEED			
	COBL	9,463 sf	White Quartz Rock Mulch	By Pioneer Sand & Gravel	mulch			



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

FOR REVIEW ONLY NOT FOR CONSTRUCTION

Kimley»Horn
Kimley-Horn and Associates, Inc.

PREPARED BY: **Kimley»Horn**

DRAWN BY: JMM
STD ISSUE DATE: 7/1/21
REVIEWED BY: JRH
DATE ISSUED: 7/1/21

TITLE: **SITE PLAN**
DESCRIPTION: **LANDSCAPE PLAN**
SITE ID: 0050785
SITE ADDRESS: LOT 3, DOUGLAS 234 FILING NO. 6

REV. DATE DESCRIPTION BY

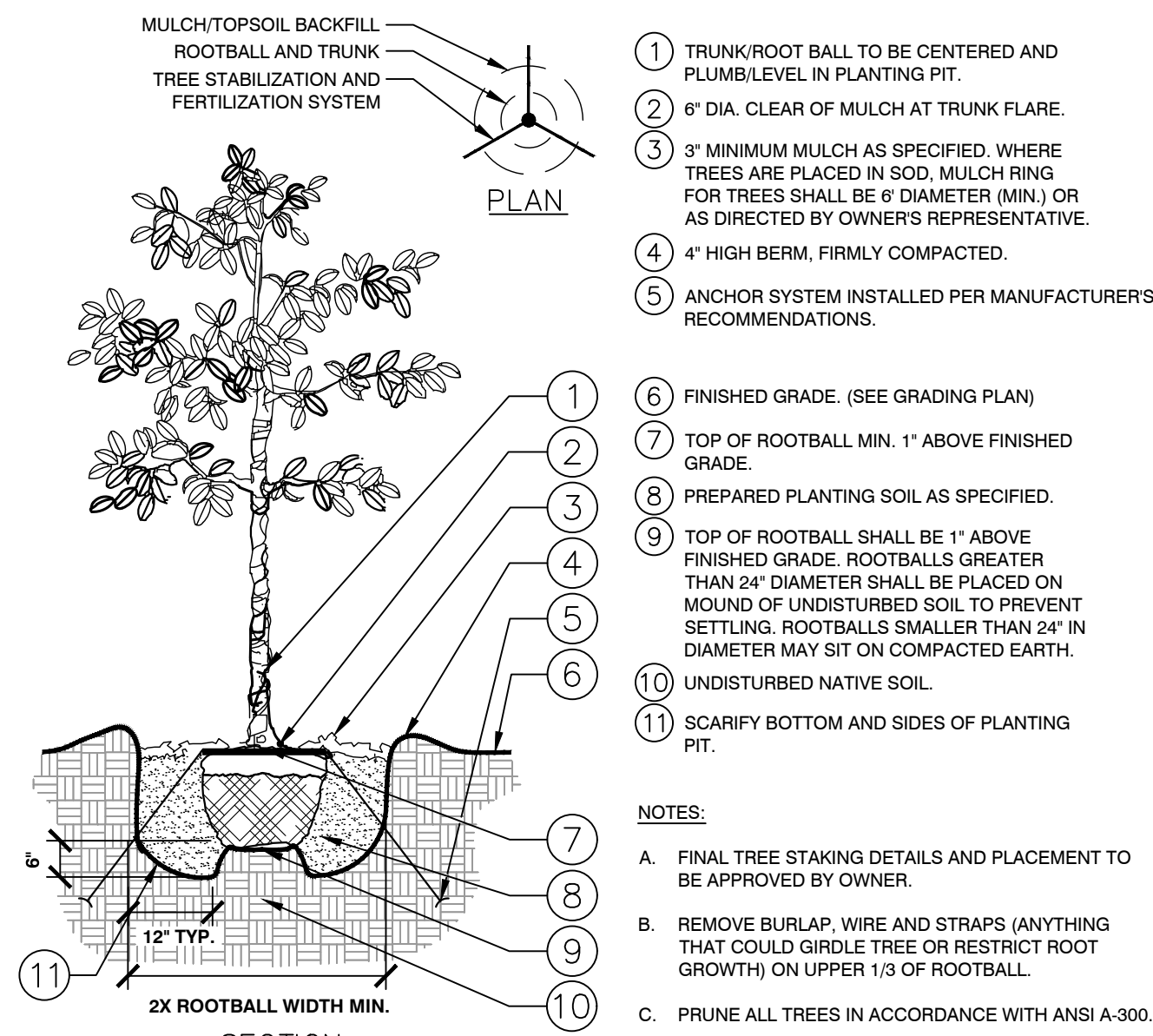
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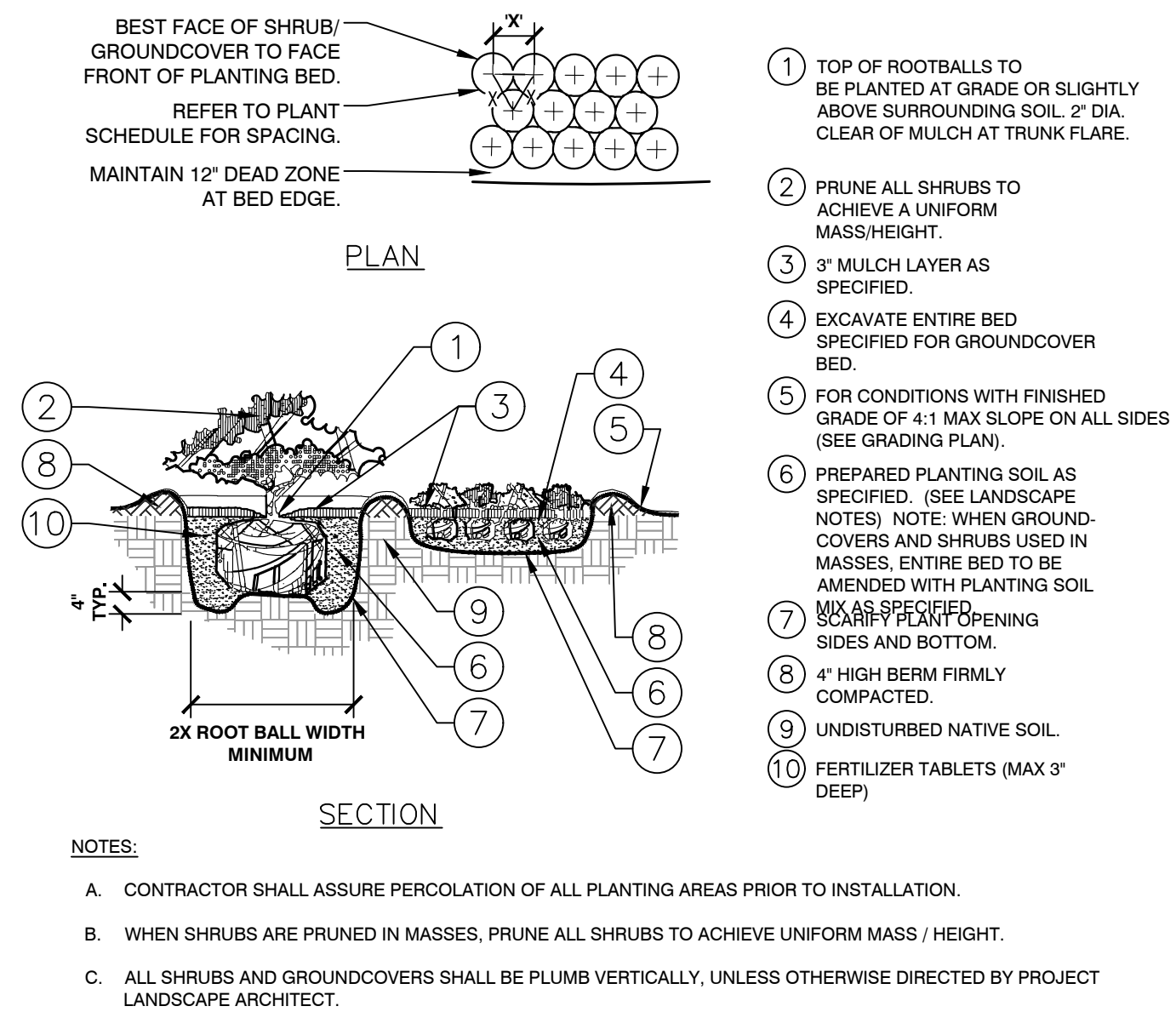
DOUGLAS 234 FILING NO. 6, LOT 3

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

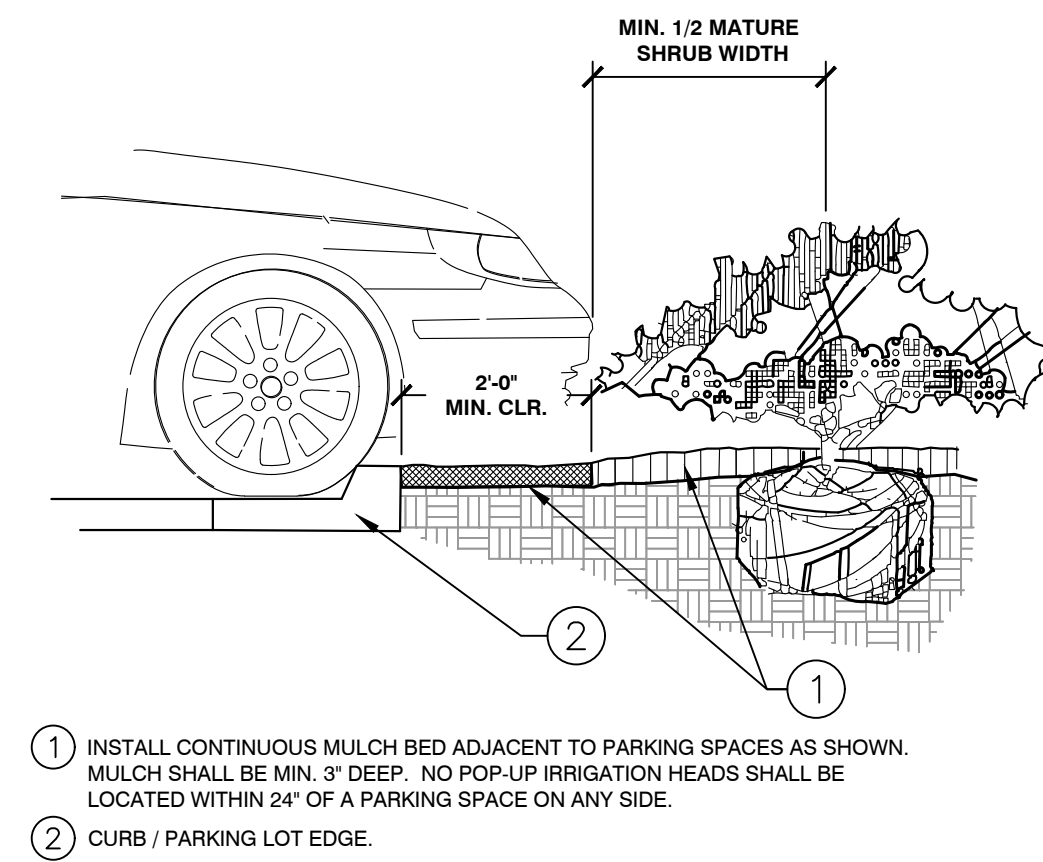
SITE PLAN



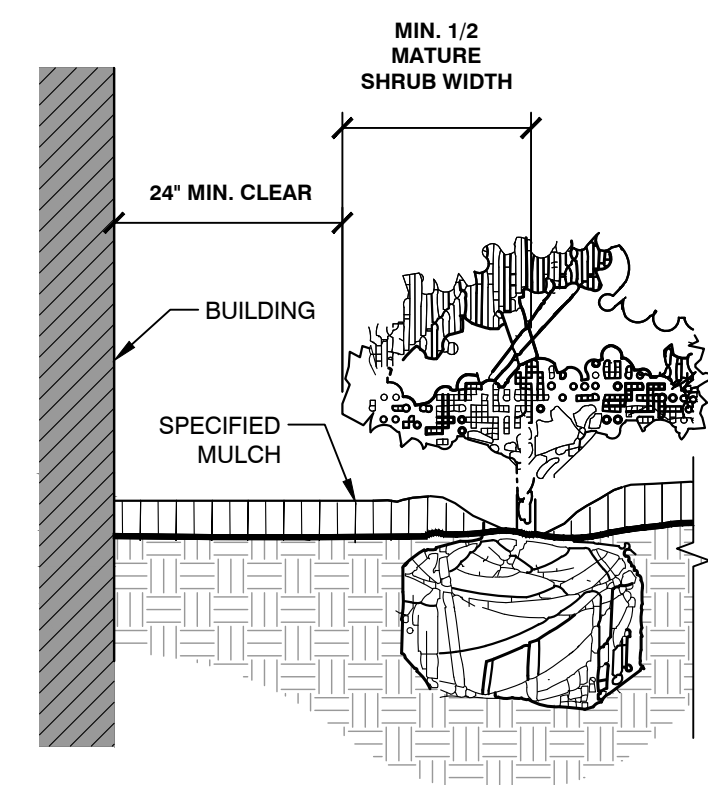
1 TREE PLANTING
SECTION / PLAN NTS



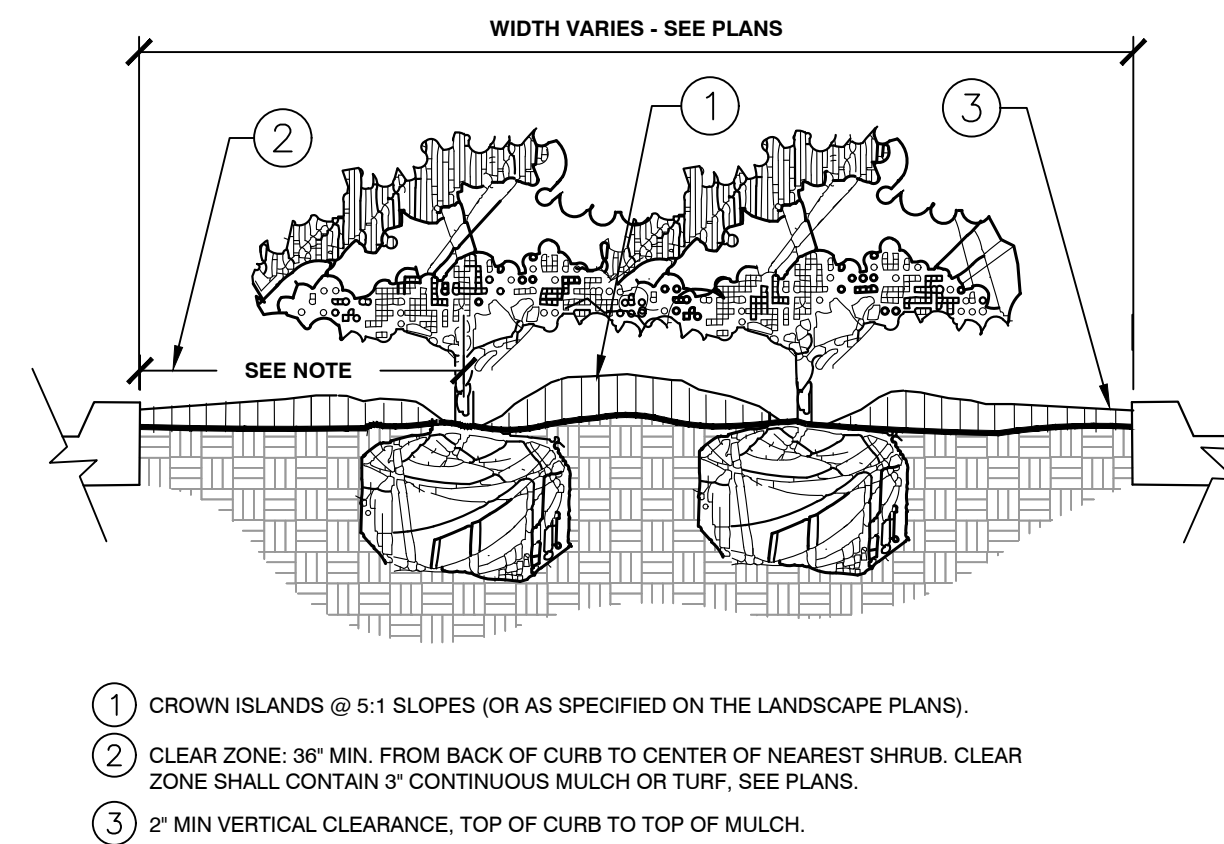
2 SHRUB/GROUNDCOVER PLANTING
SECTION / PLAN NTS



3 PARKING SPACE/CURB PLANTING
SECTION NTS



4 PLANTINGS ADJACENT TO BUILDINGS
SECTION NTS



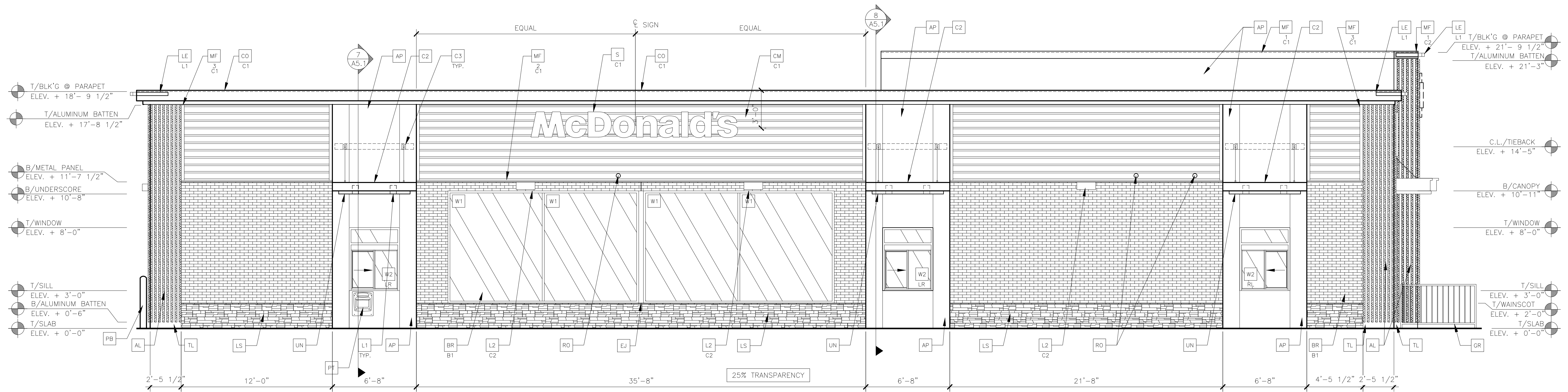
5 PLANTED PARKING LOT ISLANDS/MEDIANS
SECTION NTS

TITLE	DATE	BY	DESCRIPTION
SITE PLAN			
LANDSCAPE DETAILS			
SITE ID	0050785		LOT 3, DOUGLAS 234 FILING NO. 6

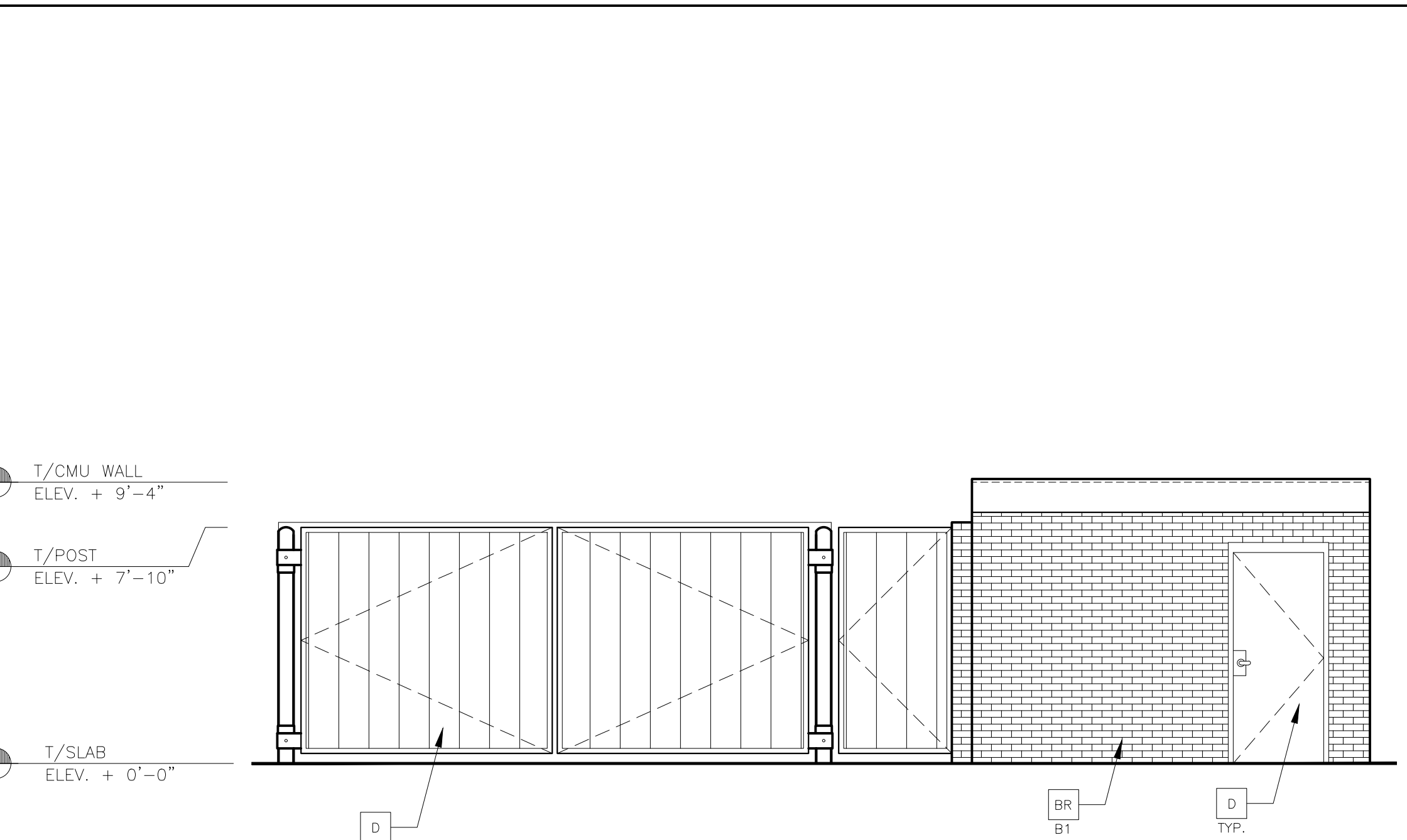
PREPARED BY:
McDonald's USA, LLC
FOR REVIEW ONLY
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CONSTRUCTION
Kimley-Horn and Associates, Inc.

PREPARED FOR:
McDonald's USA, LLC
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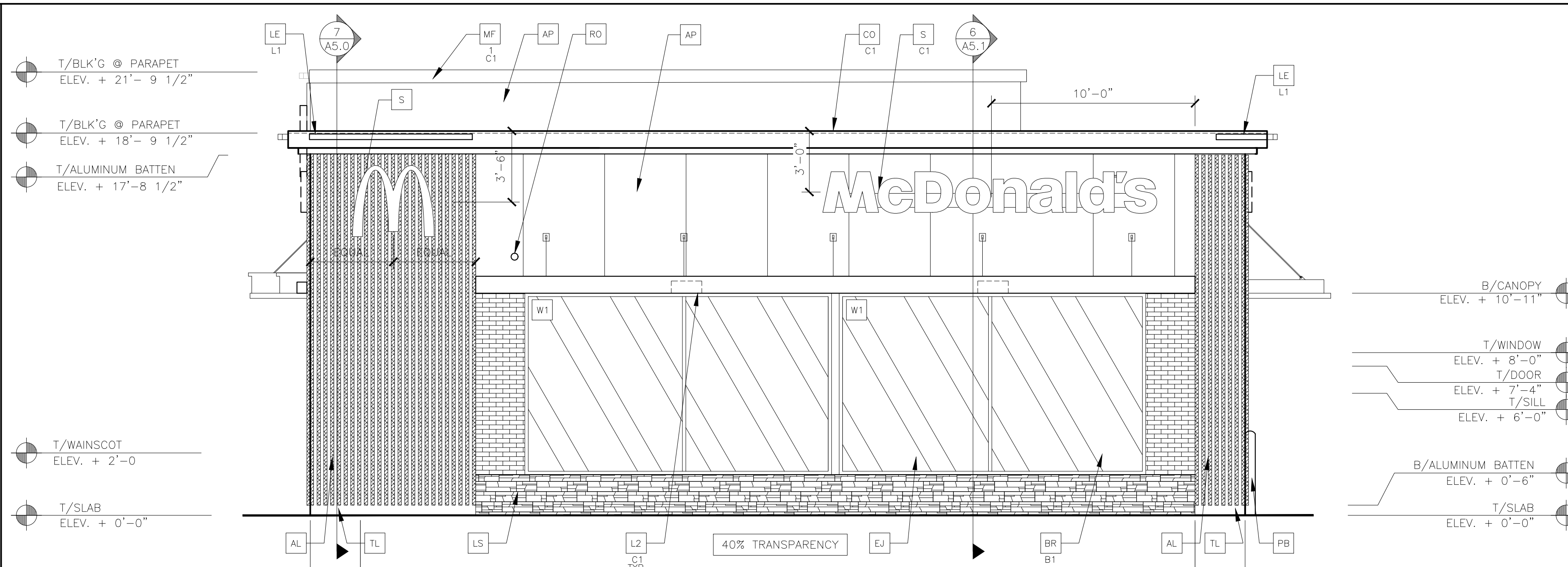
DRAWN BY	DATE	ISSUED	REVIEWED BY	DATE
JJM	7/1/21		JRH	7/1/21



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



3 TRASH ENCLOSURE
1/4" = 1'-0"



2 REAR ELEVATION (EAST)
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 ALPOVIC METAL PANEL (COLOR: RAL 7022)
 - BR -COLOR:
B1 = "SILVERADO" 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
C1 = WEATHERED ZINC
D HOLLOW METAL DOOR
PAINT: "FAIRVIEW TAUPE" HC-85 BY BENJAMIN MOORE
 - 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 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 CULTURED STONE BY BORAL
HEWN STONE, COLOR: FOUNDATION
(TO BE VERIFIED WITH MCDONALDS ACM)
CONTACT: KEVEN REIDY, (717) 377-2746
 - 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
 - SP SPANDREL GLASS
 - TL TILE (@ BASE OF BATTEN SYSTEM)
EUROWEST: E-WOOD COLLECTION; COLOR: R9 BLACK; SIZE:6"x24"
WATERPROOFING SETTING MATERIAL AND GROUT: BY MAPEI
GROUT COLOR: ULTRA COLOR PLUS - 47 CHARCOAL
GROUT WIDTH: 1/8" TO 3/16"
 - 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
XX-SLIDE DIRECTION: RL = RIGHT TO LEFT
LR = LEFT TO RIGHT

TITLE	DATE	BY	DESCRIPTION
2017 STANDARD BUILDING - BB20	2021_05		
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			
16098 E TALL TIMBER LANE			
PARKER, CO			
C.S.G. PROJECT #			
MCD.26562			
005-0785			
005-0785.00.0			
A2.1			
ELEVATIONS			

PREPARED BY:
CORE STATES
GROUP
CONSULTANTS

10709 Market Road
June 17, 2020
314.977.0000

PREPARED FOR:
McDonald's USA, LLC

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