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CHICAGO, IL 60607
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KIMLEY-HORN AND ASSOCIATES, INC.
2 NEVADA NORTH AVE., SUITE 900
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KIMLEY-HORN AND ASSOCIATES, INC.
2 NEVADA NORTH AVE., SUITE 900
COLORADO SPRINGS, CO 80903
TEL: (719) 453-0180
CONTACT: JEREMY POWELL, P.L.A.

BENCHMARK: DOUGLAS COUNTY GIS CONTROL MONUMENT 1060032
3-1/4" ALUMINUM CAP DCGIS MONUMENT LOCATED AT THE STROH RANCH SOCCER PARK IN THE SOUTHEAST
CORNER OF THE PARKING LOT.
ELEVATION: 5903.11 FEET (NAVD 1988 DATUM).

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN WITH A RECORD BEARING OF S89°59'29"W MONUMENTED BY 3-1/4" ALUMINUM CAP ON A #6 REBAR WITH APPROPRIATE MARKINGS AND STAMPED "AZTEC, 2018, PLS 22561" FOUND IN A RANGE BOX AT THE NORTHEAST CORNER OF SAID SECTION 3 AND A 3-1/4" ALUMINUM CAP ON A #6 REBAR WITH APPROPRIATE MARKINGS AND STAMPED "2006, PLS 29761" FOUND IN A RANGE BOX AT THE NORTH 1/4 CORNER OF SAID SECTION 3, WITH BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

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.

LOT 2A, PARKER POINTE SUBDIVISION FILING NO. 1, AMENDMENT NO. 1, COUNTY OF DOUGLAS, STATE OF COLORADO.

A map showing the location of the site. The site is marked with a hatched square and the word "SITE". The site is located at the intersection of Stroth Rd and S. Parker Rd. Stroth Rd runs horizontally across the top of the map, and S. Parker Rd runs vertically down the center. To the left of S. Parker Rd, there is a road labeled "J. Morgan Blvd." and a residential area with several lots. To the right of S. Parker Rd, there is a large, irregularly shaped area, possibly a field or undeveloped land, with some winding lines suggesting a path or boundary.

VICINITY MAP
N.T.S.

Sheet List Table	
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	IRRIGATION PLAN
14	IRRIGATION NOTES
15	IRRIGATION DETAILS
16	PEDESTRIAN PLAZA DETAILS
17	NET LEASABLE AREA
A2.0	BUILDING ELEVATIONS
A2.1	BUILDING ELEVATIONS
A2.2	COLOR BUILDING ELEVATIONS
A2.3	COLOR BUILDING & TRASH ENCLOSURE ELEVATIONS

SITE DATA	
PROPERTY ACREAGE	1.48 ACRES (64,609 SF)
PERVIOUS AREA	0.32 ACRES
IMPERVIOUS AREA	1.16 ACRES
MAXIMUM IMPERVIOUS AREA	1.26 ACRES, 85% OF TOTAL LAND AREA
BUILDING DENSITY	<u>4,795 SF (BLDG)</u> = 7.42%
	64,609 SF (LOT)
MAX BUILDING DENSITY	NONE
PARKING AREA	47,535 SF
NET LEASABLE AREA	2,626 SF
PARKING REQUIRED	26 (1 PER 100 NLA)
PARKING PROVIDED	26 ON-SITE SPACES (2 ADA SPACES)
BICYCLE PARKING REQUIRED	2 (2 PER 10,000 SF)
BICYCLE PARKING PROVIDED	3

EXISTING ZONING	PLANNED DEVELOPMENT
GROSS SITE AREA	1.4776 ACRES
NUMBER OF BUILDINGS	1 BUILDING
BUILDING GROSS FLOOR AREA	5,273 SF
NET LEASABLE AREA	2,626 SF

COMMERCIAL DEVELOPMENT STANDARDS	TOWN OF PARKER LAND DEVELOPMENT CODE REQ.	PROVIDED
MINIMUM LANDSCAPE AREA	9583 SF (15%)	13939 SF (22%)
MAXIMUM BUILDING HEIGHT	35 FEET	1 STORY/ 23'-0" $\frac{1}{2}$ "
MINIMUM OFF-STREET PARKING	26 (PER NLA)	26 ONSITE SPACES (2 ADA STALLS)
MAXIMUM FLOOR AREA RATIO (FAR)	0.35	0.075

COMMERCIAL DEVELOPMENT STANDARDS	REQUIRED SETBACK	PROVIDED SETBACK
FRONT	10'	59'
SIDE	8'	66' / 98'
REAR	0'	127'

[illegible]

A PORTION OF THE NORTHEAST 1/4 OF THE SECTION 3,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

LOT 4
PARKER POINTE SUBDIVISION
FILING NO. 1
(PLAT - REC. NO. 2022001733)

LOT 5
PARKER POINTE SUBDIVISION
FILING NO. 1
(PLAT - REC. NO. 2022001733)

LOT 6
PARKER POINTE SUBDIVISION
FILING NO. 1
(PLAT - REC. NO. 2022001733)

LOT 3A
PARKER POINTE SUBDIVISION
FILING NO. 1,
AMENDMENT NO. 1

LOT 2A
PARKER POINTE SUBDIVISION
FILING NO. 1,
AMENDMENT NO. 1

LOT 1A
PARKER POINTE SUBDIVISION
FILING NO. 1,
AMENDMENT NO. 1

DECLAN DRIVE
(ACCESS AND UTILITY ESMT)

NAPA AVENUE
(ACCESS AND UTILITY ESMT)

SOUTH PARKER ROAD
STATE HIGHWAY 83
(PUBLIC R.O.W. VARIES)

EX. 42" RCP STORM SEWER

EX. 42" RCP STORM SEWER

EX. 24" RCP STORM SEWER

EX. 8" DIP WATER LINE

EX. 8" PVC SANITARY LINE

EX. 6" PVC SANITARY SEWER STUB

EX. GAS LINE

EX. FIRE HYDRANT TO REMAIN

EX. STORM SEWER STUB

EX. 8" DIP WATER LINE

EX. FIRE HYDRANT TO REMAIN

EX. ELECTRIC CONDUIT BOX

EX. MAGELLAN HIGH-PRESSURE GAS LINE

EX. OVERHEAD ELECTRIC LINE

EX. COMMUNICATION LINE

EX. DRAINAGE SWALE

EX. COMMUNICATIONS BOXES TO BE RELOCATED BY CORE ELECTRIC

EX. ELECTRIC VAULT TO BE RAISED BY CORE ELECTRIC

EX. COMMUNICATIONS BOXES TO BE RELOCATED BY CORE ELECTRIC

EX. ELECTRIC LINE

EX. 8" PVC SANITARY LINE

EX. 10.0' I.R.E.A. EASEMENT (REC. NO. 2022001733)

EX. 20.0' CDOT UTILITY EASEMENT (BK. 1124, PG. 853)

EX. 15.0' I.R.E.A. ACCESS EASEMENT (REC. NO. 2022001733)

EX. 30.0' P.W.S.D. EXCLUSIVE EASEMENT (REC. NO. 2019029515)

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EX. 6.0' EX. XCEL UTILITY EASEMENT (REC. NO. 2022001733)

EX. 26.0' EX. ACCESS EASEMENT (REC. NO. 2022001733)

EX. 58.6' EX. MULTI-USE EASEMENT (REC. NO. 2022001733)

EX. 50.0' P.W.S.D. NON-EXCLUSIVE EASEMENT (REC. NO. 2022001733)

EX. 60.0' MAGELLAN'S EASEMENT TRACT (REC. NO. 2022012881)

EX. 40.0' EX. ACCESS EASEMENT (REC. NO. 2022001733)

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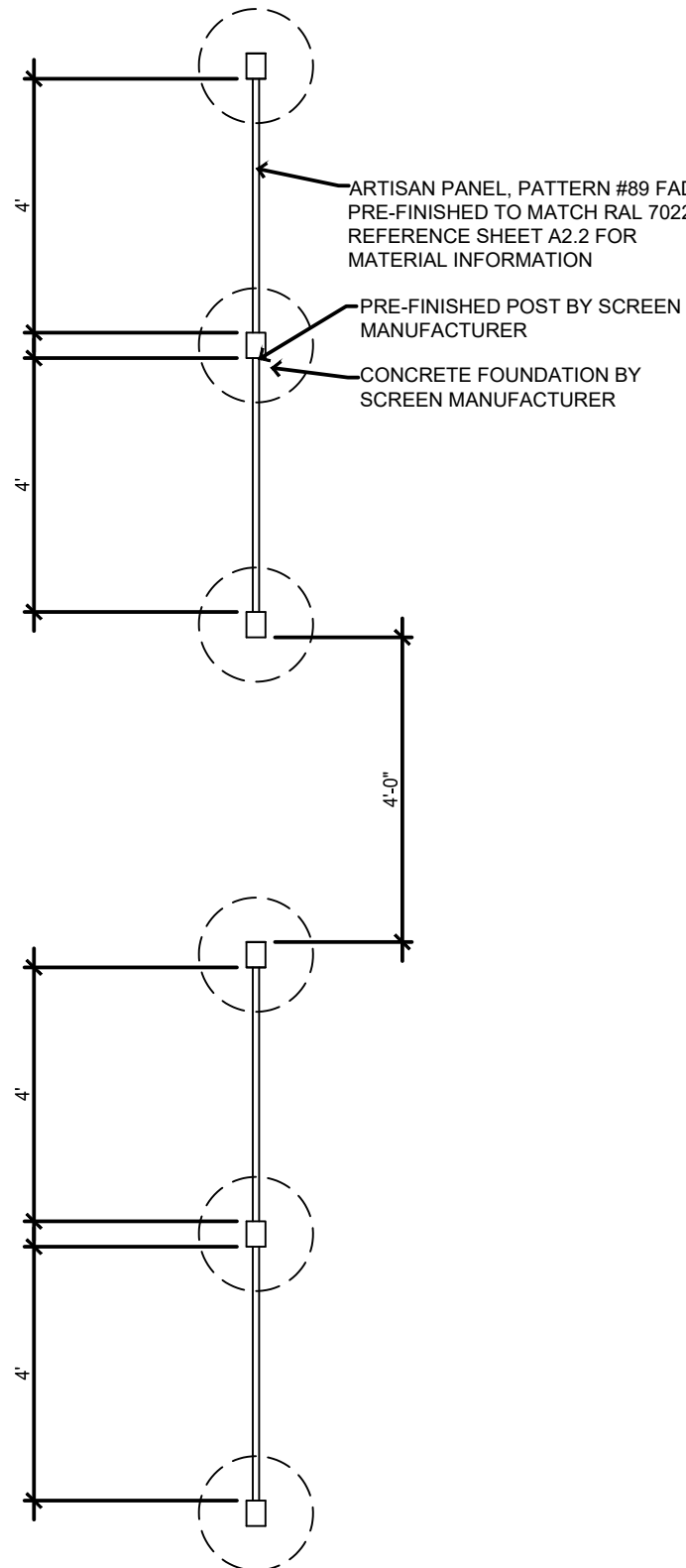
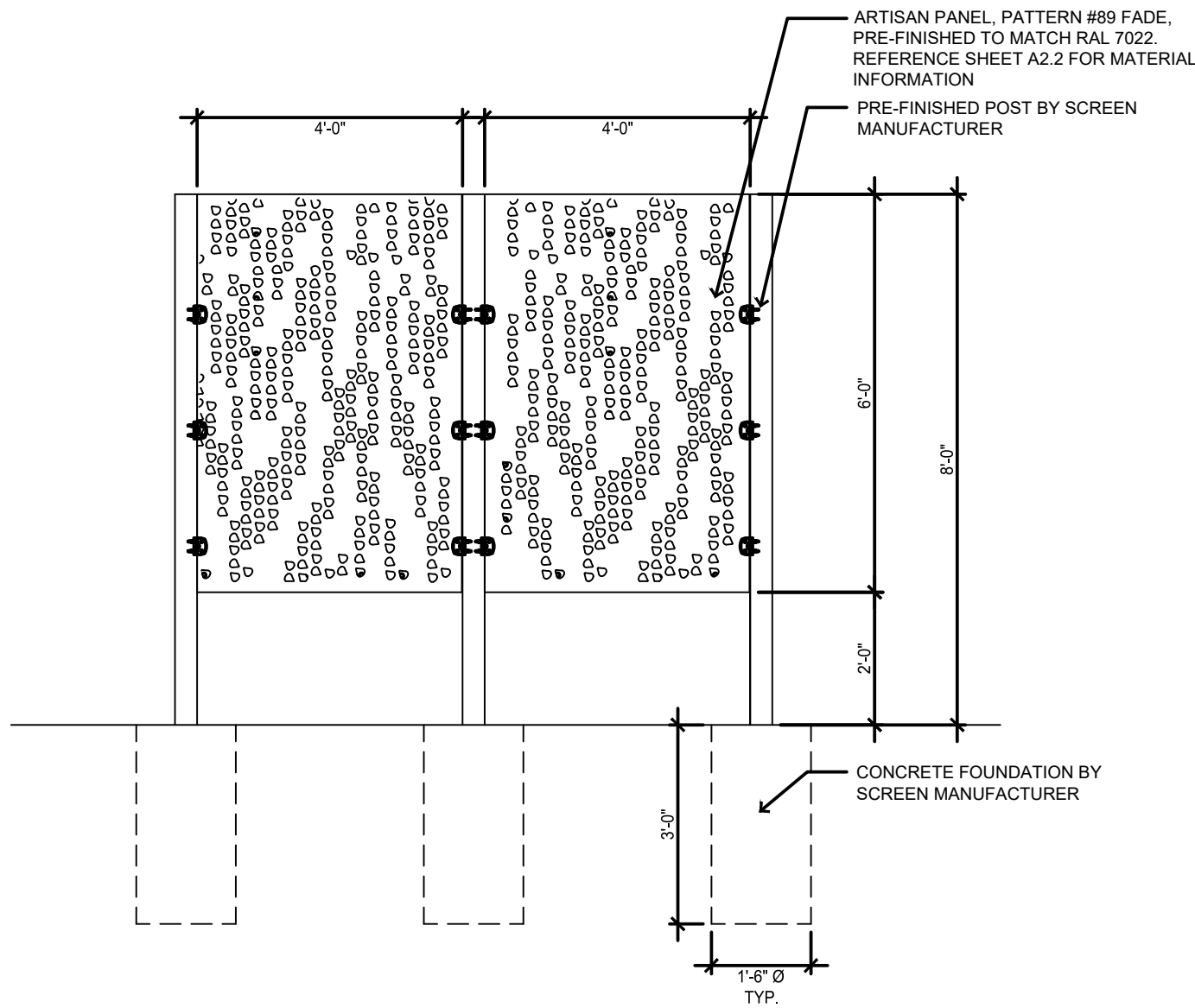
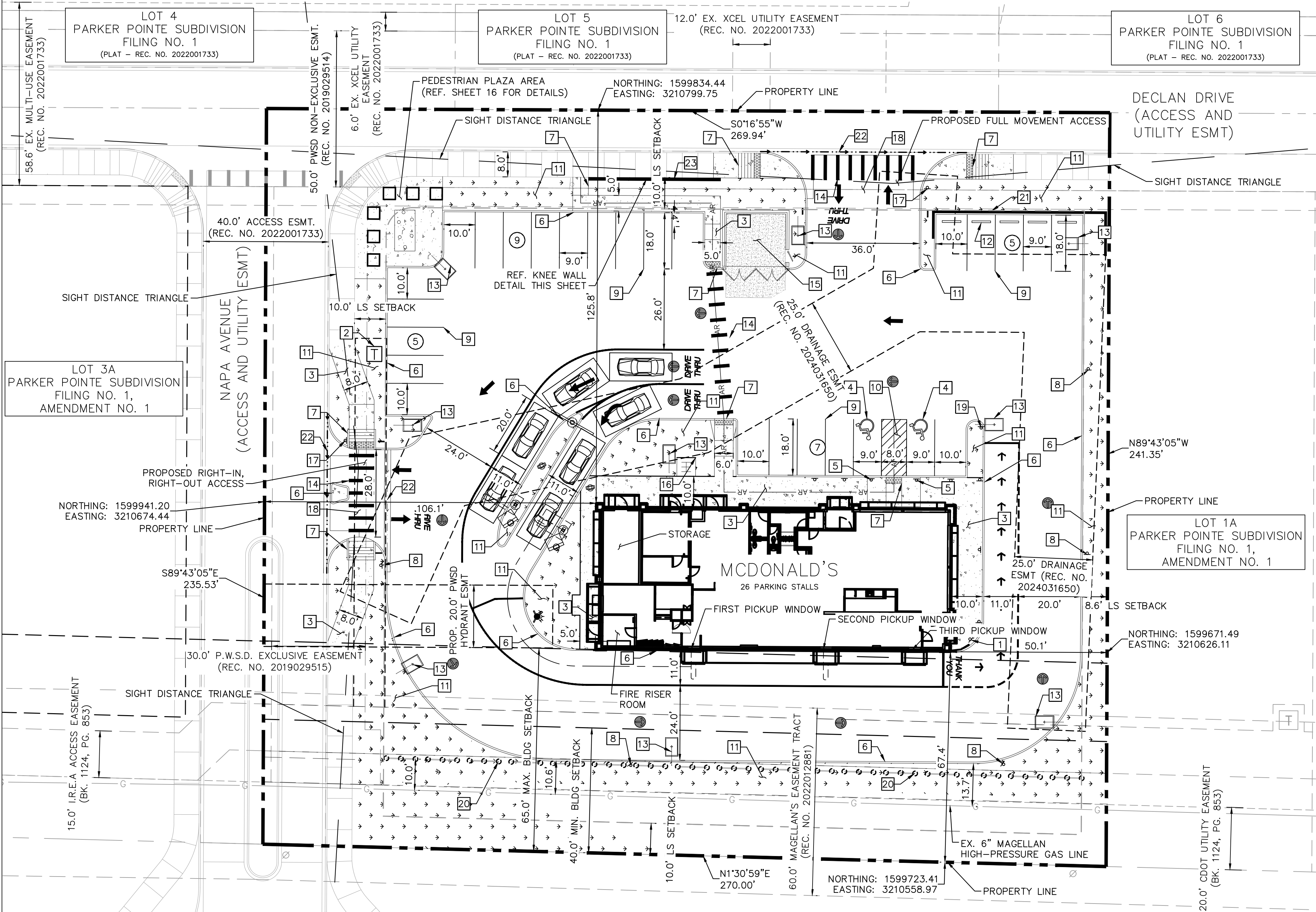
EX. 30.0

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".

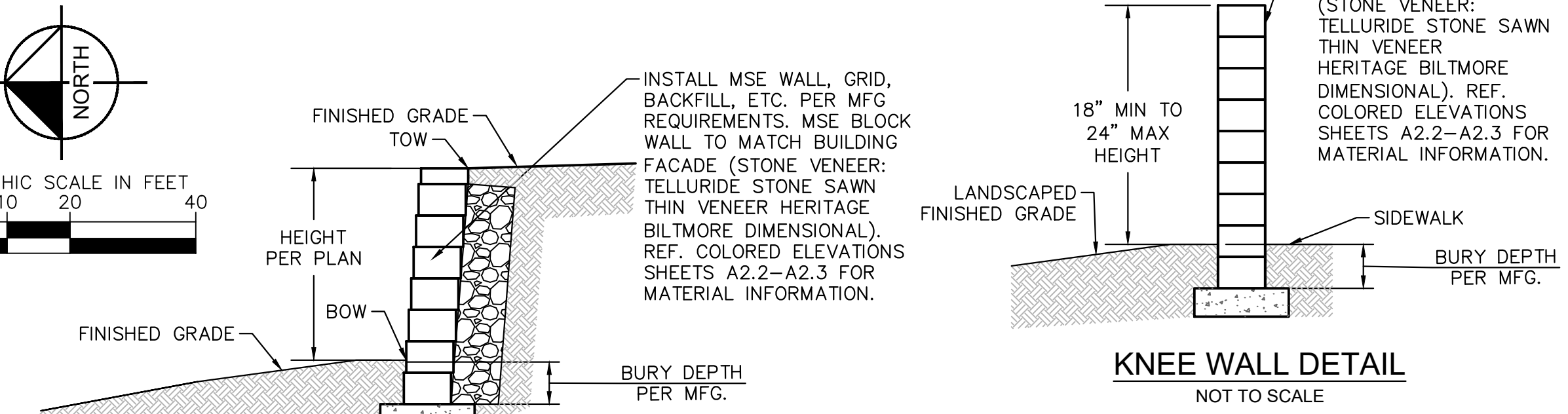
2	SITE PLAN DESCRIPTION EXISTING CONDITIONS AND DEMOLITION PLAN		MCS REVIEWED BY JMW DATE ISSUED 09/26/2024	 McDonald's USA, LLC These drawings and specifications are the confidential and proprietary information of McDonald's USA, LLC. They are to be used only for the project and site for which they were prepared without written authorization. The contract documents were prepared for use on this specific site, in conjunction with its issue date, and are not to be used for any other project. No part of these drawings or the contract documents for reference on another project requires the services of properly licensed architects and engineers. Reproduction of these drawings or the contract documents for reuse on another project is not authorized.	Kimley»»Horn	RCV DATE BY
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PARKER POINTE SUBDIVISION FILING NO. 1,
AMENDMENT NO. 1, LOT 2A
A PORTION OF THE NORTHEAST 1/4 OF THE SECTION 3,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SITE PLAN

WARNING
HIGH-PRESSURE PIPELINE(S)
EXCAVATION AND/OR CONSTRUCTION PROHIBITED WITHOUT COMPLIANCE
WITH STATE ONE-CALL, AND WITHOUT WRITTEN PERMISSION FROM
MAGELLAN PIPELINE COMPANY, L.P.



SCREEN WALL DETAIL
NOT TO SCALE



MSE BLOCK WALL DETAIL
NOT TO SCALE

KNEE WALL DETAIL
NOT TO SCALE

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

- LEGEND**
- PROPERTY LINE
 - SETBACK
 - EX. EASEMENT
 - ACCESSIBLE ROUTE
 - SCREEN WALL
 - PROP. RETAINING WALL
 - LANDSCAPE
 - CONCRETE SIDEWALK
 - CONCRETE PAVING
 - HEAVY DUTY CONCRETE
 - PARKING STALL COUNT
 - SIGHT DISTANCE TRIANGLE

- KEY NOTES**
- PROPOSED "NO PARKING ANY TIME" SIGN
 - PROPOSED TRANSFORMER LOCATION
 - PROPOSED CONCRETE SIDEWALK (DIMENSION PER PLAN)
 - PROPOSED ADA SYMBOL
 - PROPOSED ADA SIGN
 - PROPOSED 6" WIDE X 6" TALL CONCRETE CURB HEAD
 - PROPOSED ADA RAMP
 - PROPOSED "NO PARKING FIRE LANE" SIGN
 - PROPOSED 4" WIDE PARKING STRIPE
 - PROPOSED 4" WIDE DIAGONAL PAVEMENT MARKINGS AT 36" ON CENTER
 - PROPOSED LANDSCAPING (REF. LANDSCAPING PLANS)
 - PROPOSED WHEEL STOP
 - PROPOSED SITE LIGHT (REF. PHOTOMETRIC PLANS FOR DETAILS)

- PROPOSED CROSSWALK
- PROPOSED TRASH ENCLOSURE
- PROPOSED STAINLESS STEEL TUBING BIKE PARKING (3 SPACES)
- PROPOSED STOP SIGN
- PROPOSED DRIVEWAY ACCESS
- PROPOSED 'DO NOT ENTER' SIGN
- PROPOSED 8' SCREEN WALL (REF. DETAIL THIS SHEET)
- PROPOSED RETAINING WALL, SPLIT FACE MSE BLOCK WALL WITH COLOR TO MATCH BUILDING (GRAY, 'RAL 7022'), MAXIMUM HEIGHT = 2.58', AVERAGE HEIGHT = 1.2' (REF. DETAIL THIS SHEET)
- PROPOSED 2' CONCRETE GUTTER PAN
- PROPOSED MSE BLOCK KNEE WALL WITH COLOR TO MATCH BUILDING (GRAY, 'RAL 7022'), 18" TALL MINIMUM, 24" TALL MAXIMUM (REF. DETAIL THIS SHEET)

DRAWN BY MCS		STD ISSUE DATE	REVIEWED BY JMM	DATE ISSUED 09/26/2024	TITLE SITE PLAN	DESCRIPTION NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO	SITE ID 51032	BY				
PREPARED FOR: McDonald's USA, LLC		PREPARED BY: Kimley»Horn										
DRAWN BY MCS		STD ISSUE DATE	REVIEWED BY JMM	DATE ISSUED 09/26/2024								
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REVIEWED BY JMM		DATE ISSUED 09/26/2024	DESCRIPTION NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO		SITE ID 51032		BY					
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REVIEWED BY JMM		DATE ISSUED 09/26/2024	DESCRIPTION NEAR SEC PARKER ROAD AND STROH ROAD, PARKER									

A PORTION OF THE NORTHEAST 1/4 OF THE SECTION 3,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

This is a detailed site plan for a McDonald's restaurant located on the corner of Napa Avenue and South Parker Road. The plan includes the following information:

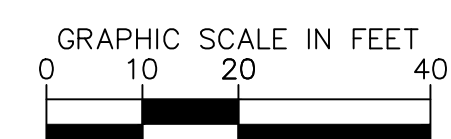
- Property and Subdivisions:** The site is bounded by Napa Avenue to the west, South Parker Road to the south, and Declan Drive to the east. It is situated within Parker Pointe Subdivision Filing No. 1, Amendment No. 1. Specific lots shown include Lot 4, Lot 5, Lot 6, Lot 3A, and Lot 1A.
- Building and Site Features:** The McDonald's building footprint is shown with internal room layouts. Key features include a "3.0' CLEAR, LEVEL SURFACE FOR EUSERC CABINET" and a "PROP. 20.0' PWS HYDRANT ESMT".
- Utilities and Easements:**
 - Water:** Includes an "EX. 8\" DIP WATER LINE", "EX. FIRE HYDRANT", and "CONNECT TO EX. WATER MAIN".
 - Sewer:** Includes an "EX. 8\" PVC SANITARY SEWER MAIN", "EX. 42\" RCP STORM SEWER", "EX. 24\" RCP STORM SEWER", and "EX. STORM SEWER MANHOLE".
 - Gas:** Includes an "EX. GAS LINE", "EX. FIRE HYDRANT", and "EX. MACELLAN HIGH-PRESSURE GAS LINE".
 - Electric:** Includes an "EX. ELECTRIC LINE" and "EX. OVERHEAD ELECTRIC LINE".
 - Other:** Includes "EX. COMMUNICATION LINE", "EX. XCEL UTILITY EASEMENT", and "EX. MULTI-USE EASEMENT".
- Easements:** Various easements are shown, including "30.0' P.W.S.D. EXCLUSIVE EASEMENT", "60.0' MAGELLAN'S EASEMENT TRACT", "15.0' I.R.E.A. ACCESS EASEMENT", and "25.0' DRAINAGE ESMT".
- Access and Driveway:** A "40.0' EX. ACCESS EASEMENT" is shown on Napa Avenue, and a "25.0' DRIVEWAY ESMT" is shown on the east side.
- Other Labels:** "CCTV" labels are placed along the bottom boundary. "ONLY" is written vertically at the bottom right corner.

- 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 (SEE MEP AND ARCHITECT PLANS FOR ROOF DRAIN SIZING AND BUILDING P.O.C.)
- 17 PROPOSED STORM MANHOLE
- 18 PROPOSED EUSERC CABINET

[illegible]

A PORTION OF THE NORTHEAST 1/4 OF THE SECTION 3,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

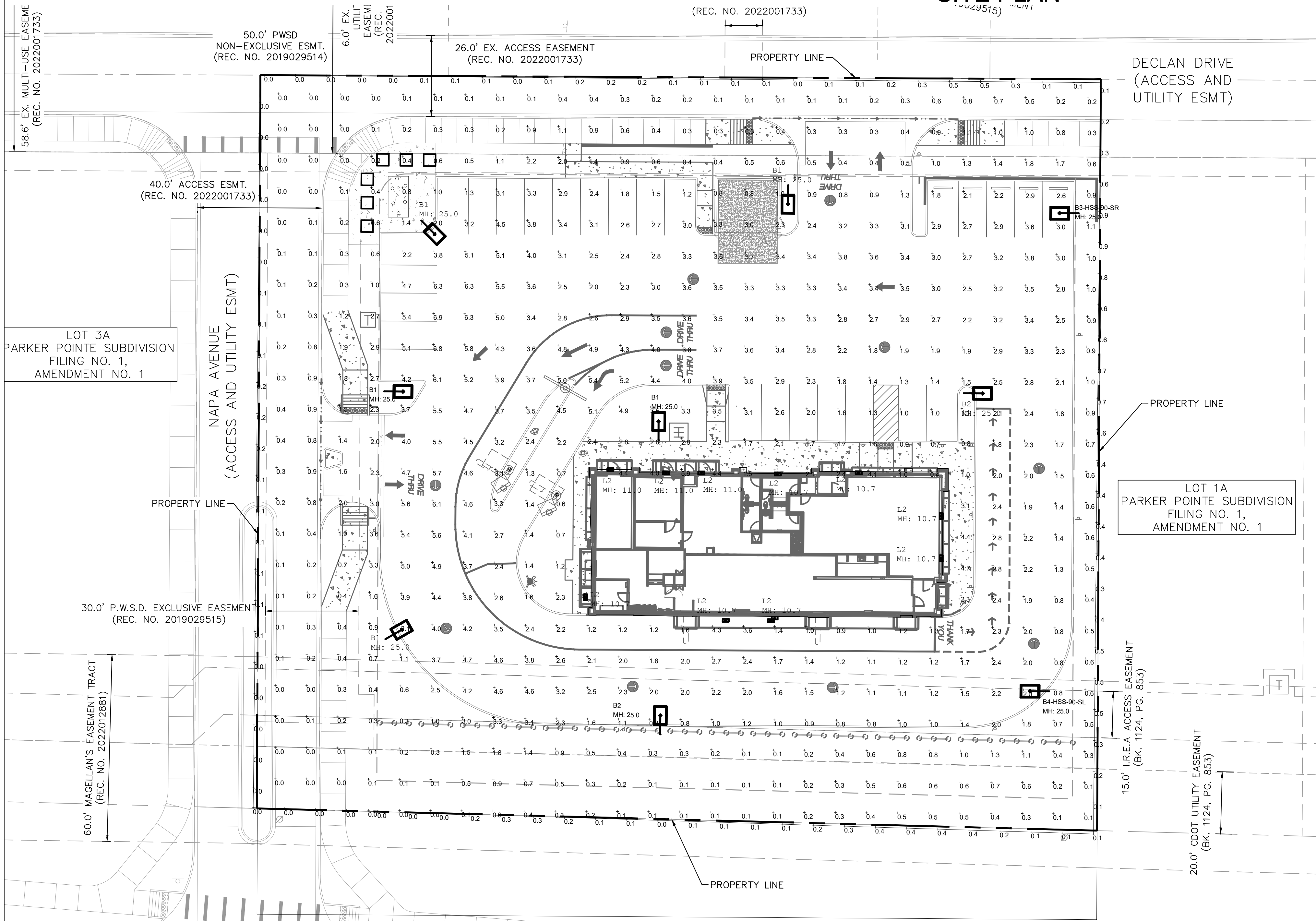
SITE PLAN

[illegible]

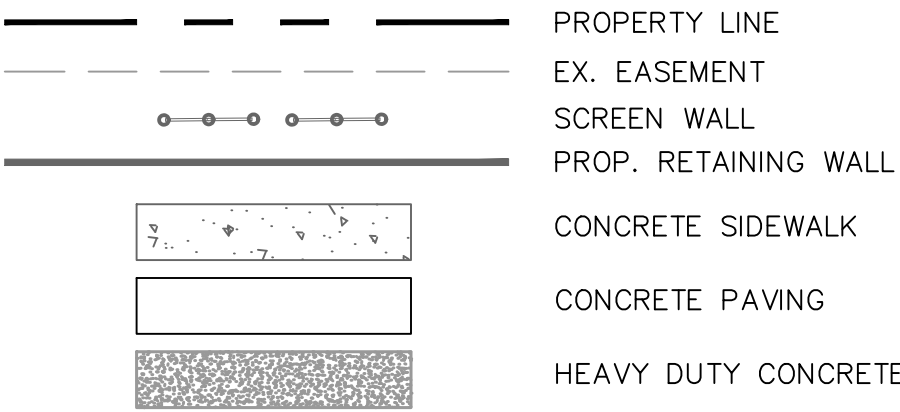
PARKER POINTE SUBDIVISION FILING NO. 1,
AMENDMENT NO. 1, LOT 2A

A PORTION OF THE NORTHEAST 1/4 OF THE SECTION 3,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE PLAN



LEGEND



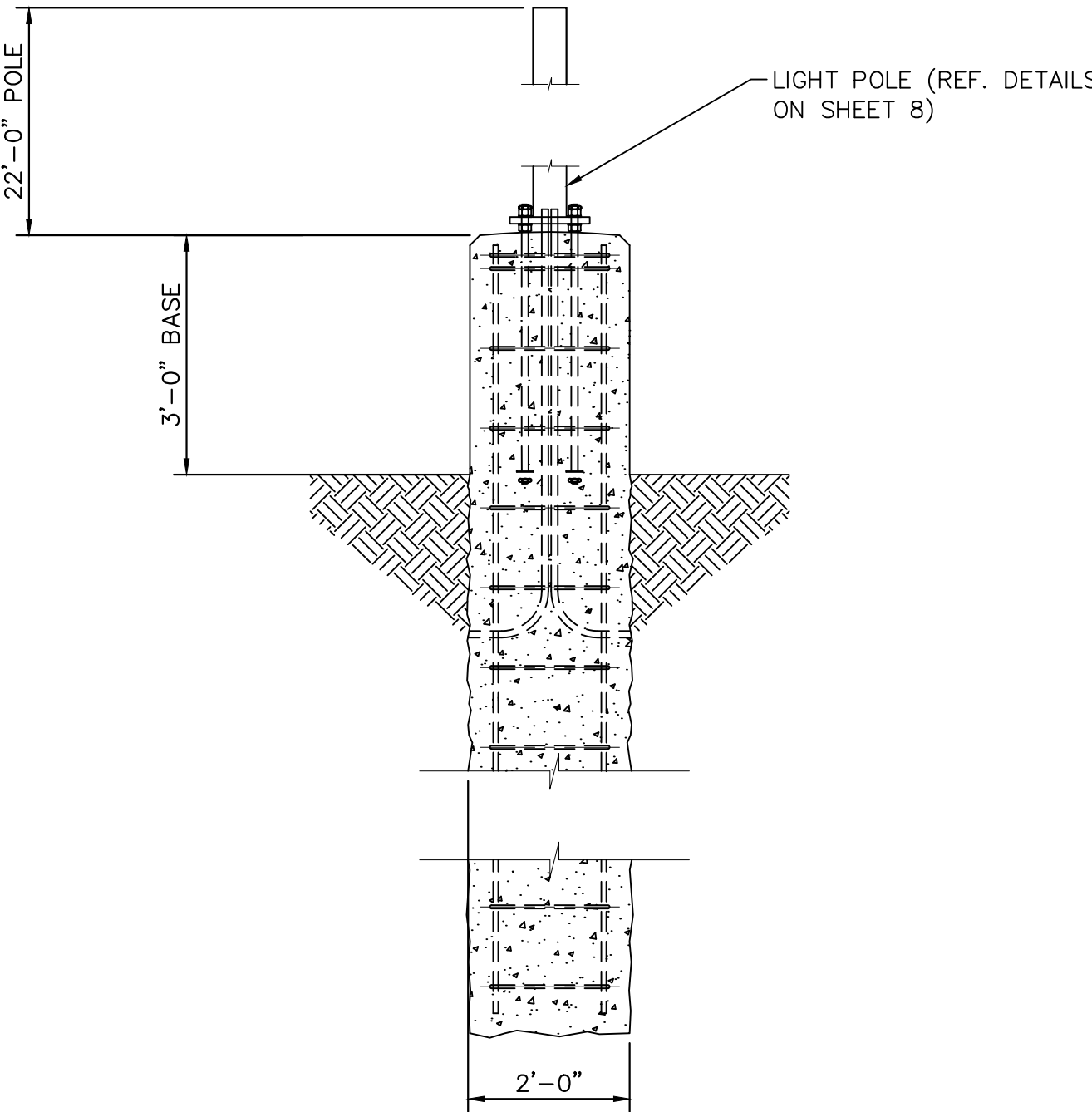
NOTES:

DISTANCE BETWEEN READINGS IS 10'

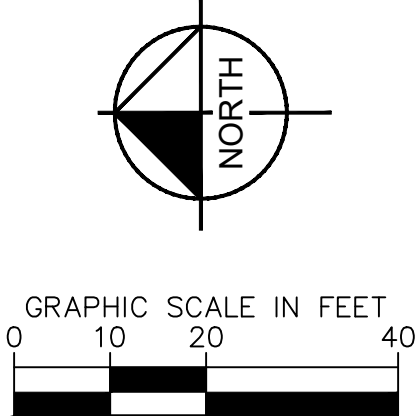
LIGHT POLE SHALL BE PLACED AT LEAST 18" FROM BACK OF CURB ADJACENT TO HEAD IN PARKING STALLS.

DETAILS:

MOUNTING HEIGHT = 25' (22' POLE + 3' BASE)
MOUNTING HEIGHT = 9' (WALL)
MOUNTING HEIGHT MEASURED FROM TOP OF FIXTURE TO FINISHED GRADE
TILT = 0
LIGHTS ARE CUTOFF WITH FLAT GLASS LENS
CALCULATION GRIDS ARE AT GRADE (Z=0)



LIGHT POLE DETAIL



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PAVED SURFACE READINGS	Illuminance	Fc	2.82	6.9	0.7	4.03	9.86
Propertyline	Illuminance	Fc	0.20	0.9	0.0	N.A.	N.A.
UNPAVED SURFACE READINGS	Illuminance	Fc	0.88	5.9	0.0	N.A.	N.A.

Luminaire Schedule											
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	EPA	Mtg Height	Pole Type	UserField4	UserField5
	1	B3-HSS-90-SR	Single	0.850	VP-1-160L-100-5K7-4W-HSS-90-SR	92	0.607	25	SES-22-50-07-TA-GL-xx (5")	POLE	DARK BRONZE
	1	B4-HSS-90-SL	Single	0.850	VP-1-160L-100-5K7-4W-HSS-90-SL	92	0.607	25	SES-22-50-07-TA-GL-xx (5")	POLE	DARK BRONZE
	2	B2	Single	0.850	VP-1-160L-100-5K7-3-BC	97.2	0.607	25	SES-22-50-07-TA-GL-xx (5")	POLE	DARK BRONZE
	5	B1	Single	0.850	VP-2-320L-235-5K7-4W-BC	235	0.607	25	SES-22-50-07-TA-GL-xx (5")	POLE	DARK BRONZE
	10	L2	SINGLE	0.850	RWSC-36L-5K-DO-U-PS	14.4		as noted		WALL	CHARCOAL

TITLE

SITE PLAN

DESCRIPTION

PHOTOMETRIC PLAN

SITE ID

51032

PREPARED FOR:

McDonald's USA, LLC

PREPARED BY:

MCS

STD ISSUE DATE

REVIEWED BY:

JJM

DATE ISSUED

09/26/2024

NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO

DESCRIPTION

PHOTOMETRIC PLAN

DATE

09/26/2024

REV

DATE

BY

Kimley»Horn

Web: www.securitylighting.com
2100 Golf Road, Suite 460, Rolling Meadows, IL 60008-4704
Phone: 1-800-LIGHT IT, 1-800-544-4848, Fax: 847-279-0642
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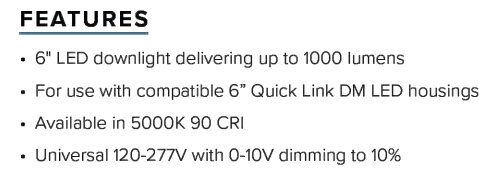
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811 Know what's below

A PORTION OF THE NORTHEAST 1/4 OF THE SECTION 3,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE PLAN



- Remodel, IC or Non-IC applications
- Galvanized steel shallow housing ideal for 2 x 6 joist construction
- Pre-wired J-box with snap-on covers
- Quick Link mating connectors to meet high efficacy energy codes

OPTICS/REFLECTOR
 from aluminum and

- Regressed optical grade diffuse acrylic lens
- Flood distribution for general illumination
- 5000K, 90 CRI

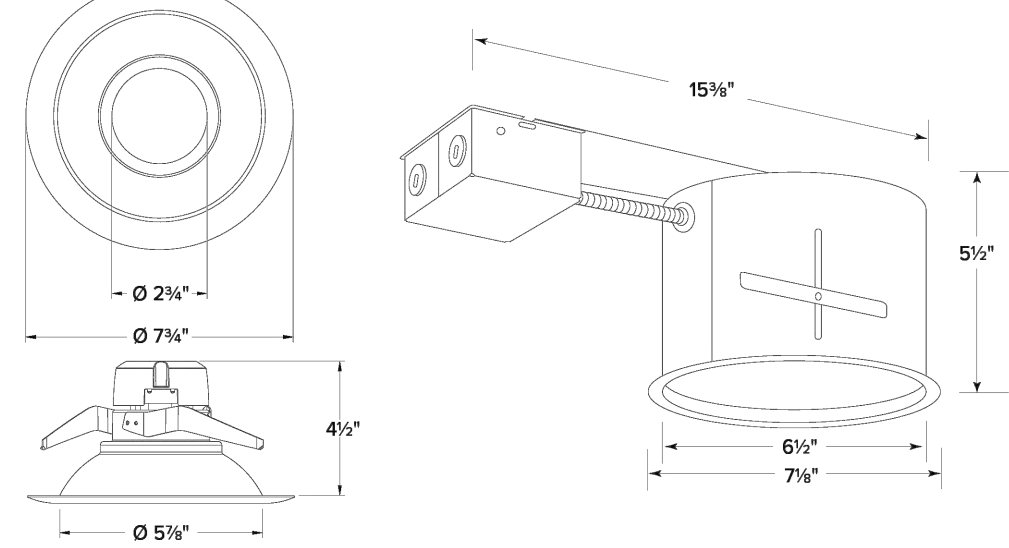
ORDERING GUIDE

Example: LBBA-TOLDMSCK9GD-RMNICS-QLDM

KEY DATA	
Lumen Range	1000
Wattage	12
Reported Life (Hours)	L70 / 55,000



Trim

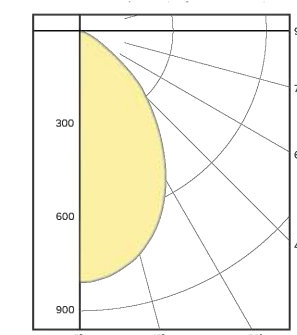


PERFORMANCE SUMMARY

System Watts	Lumens	Lumens Per Watt
12.1	1072	103.2

PHOTOMETRY

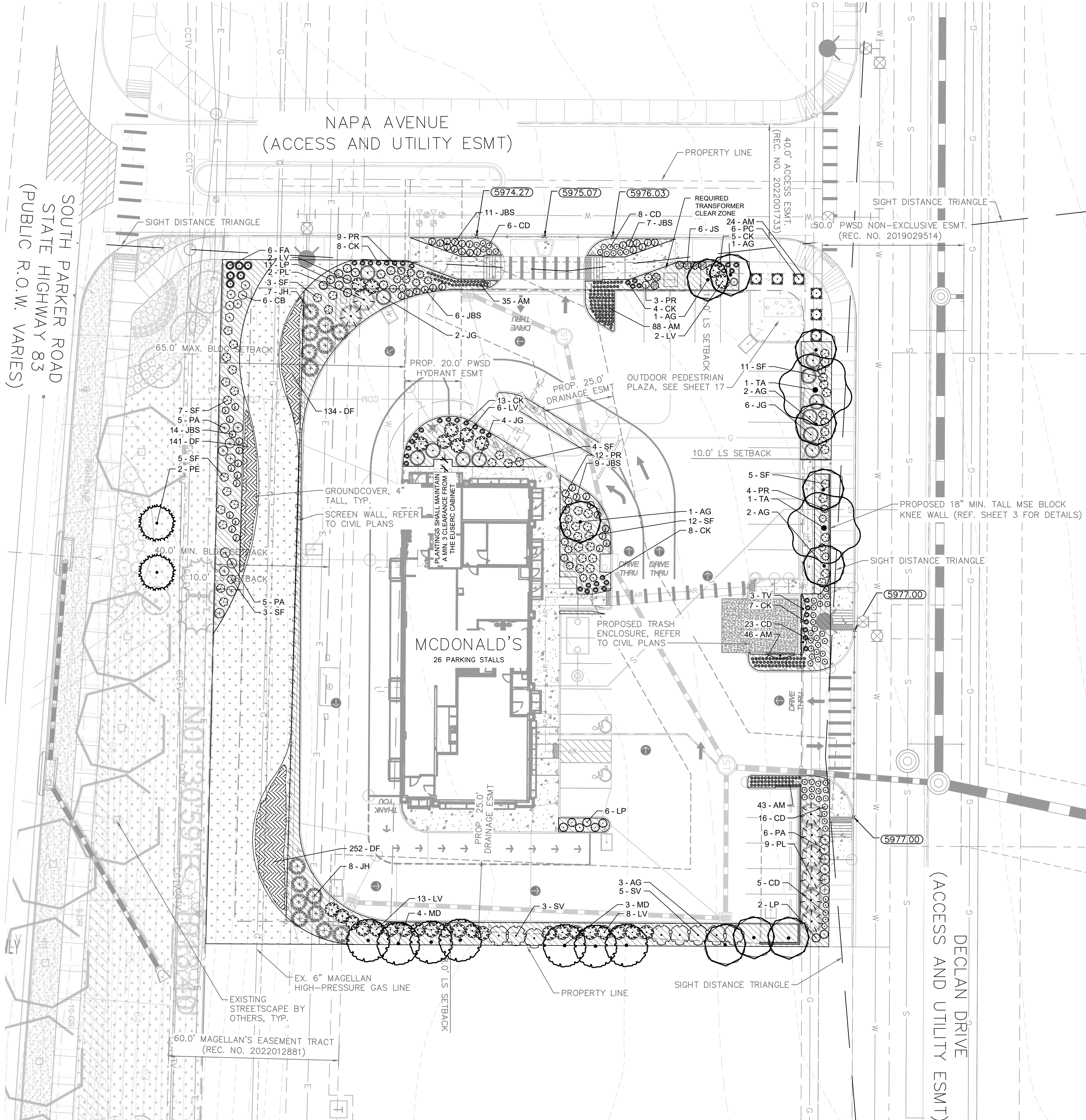
POLAR GRAPH



PARKER POINTE SUBDIVISION FILING NO. 1, AMENDMENT NO. 1, LOT 2A

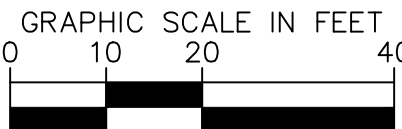
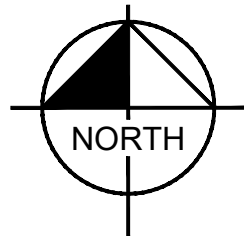
A PORTION OF THE NORTHEAST 1/4 OF THE SECTION 3,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

LANDSCAPE PLAN



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE / CAL	WIDTH	HEIGHT
DECIDUOUS TREES							
	TA	2	TILIA AMERICANA / AMERICAN LINDEN	B & B	2" CAL MIN	30'-40'	40'-50'
EVERGREEN TREES							
	PE	2	PINUS EDULIS / PINON PINE	B & B	6" HGT.	10'-15'	20'-30'
	PL	8	PINUS LEUCODERMIS 'SATELIT' / MINT TRUFFLE BOSNIAN PINE	B & B	6" HGT.	8'-10'	15'-20'
ORNAMENTAL TREES							
	AG	10	ACER GINNALA / AMUR MAPLE	B & B	2" CAL MIN	15'-20'	15'-20'
	MD	7	MALUS 'DOLGO' / DOLGO CRABAPPLE	B & B	2" CAL MIN	15'-20'	15'-20'
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE/WTR USE	SPACING	WIDTH	HEIGHT
DECIDUOUS SHRUBS							
	LP	19	AMORPHA CANESCENS / LEADPLANT	5 GAL.	SEE PLAN	2'-3'	2'-3'
	CB	6	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' / BLUE MIST BLUEBEARD	5 GAL.	SEE PLAN	2'-3'	2'-3'
	LV	31	LIGUSTRUM VULGARE 'CHEYENNE' / CHEYENNE PRIVET	5 GAL.	SEE PLAN	4'-6'	6'-8'
	PA	16	PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE	5 GAL.	SEE PLAN	2'-3'	2'-3'
	SF	50	SPIRAEA JAPONICA 'NEON FLASH' / NEON FLASH SPIREA	5 GAL.	SEE PLAN	2'-3'	2'-3'
	SV	8	SYRINGA VULGARIS 'WEDGWOOD BLUE' / WEDGWOOD BLUE LILAC	5 GAL.	SEE PLAN	6'-8'	6'-8'
DECIDUOUS VINE							
	TV	3	CAMPSIS RADICAN / TRUMPET VINE	1 GAL.	SEE PLAN	5'-10'	VINE
EVERGREEN SHRUBS							
	JH	15	JUNIPERUS CHINENSIS 'HOLBERT' / HOLBERT JUNIPER	5 GAL.	SEE PLAN	6'-8'	2'-3'
	JS	6	JUNIPERUS SCOPULORUM 'SKYROCKET' / SKYROCKET JUNIPER	5 GAL.	SEE PLAN	2'-3'	10'-12'
	JBS	47	JUNIPERUS SQUAMATA 'BLUE STAR' / BLUE STAR JUNIPER	5 GAL.	SEE PLAN	2'-3'	12'-18"
	JG	12	JUNIPERUS X MEDIA 'SEA GREEN' / SEA GREEN JUNIPER	5 GAL.	SEE PLAN	6'-8'	5'-6'
	PC	6	PICEA GLAUCA 'CONICA' / DWARF WHITE SPRUCE	5 GAL.	SEE PLAN	4'-5'	10'-12'
	PR	28	PICEA PUNGENS 'ROUNDAOUT' / ROUNDAOUT COLORADO SPRUCE	5 GAL.	SEE PLAN	2'-3'	2'-3'
GRASSES							
	CK	45	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	5 GAL.	SEE PLAN	18"-24"	4'-5'
	FA	6	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN FOUNTAIN GRASS	1 GAL.	SEE PLAN	1'-2'	1'-2'
PERENNIALS							
	AM	236	ALYSSUM MONTANUM / MADWORT	F15(4" POTS)	SEE PLAN	12"-18"	6"-12"
	CD	58	CENTAUREA DEALBATA / PERSIAN CORNFLOWER	1 GAL.	SEE PLAN	18"-24"	18"-24"
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	WIDTH	HEIGHT
SHRUB AREAS							
	DF	527	DELOSPERMA FLORIBUNDUM 'STARBURST' / STARBURST ICE PLANT	PLUG	15" OC	15"	4"
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	TYPE	INSTALL RATE	WEED FABRIC	MFR.
GROUND COVERS							
	ROCK1	8,239 SF	2" - 6" COLORADO ROSE ROCK MULCH	ROCK MULCH	3" DEPTH	YES	PIONEER SAND
	SEED	4,861 SF	PBSI NATIVE LAWN MIX	SEED			PAWNEE BUTTES SEED



WARNING
HIGH-PRESSURE PIPELINE(S)
EXCAVATION AND/OR CONSTRUCTION PROHIBITED WITHOUT COMPLIANCE
WITH STATE ONE-CALL, AND WITHOUT WRITTEN PERMISSION FROM
MAGELLAN PIPELINE COMPANY, L.P.

TITLE

SITE PLAN

DESCRIPTION

LANDSCAPE PLAN

SITE ID

51032

PREPARED FOR:

McDonald's USA, LLC

PREPARED BY:

Kimley»Horn

DRAWN BY:

AKK

STD ISSUE DATE

09/26/2024

REVIEWED BY:

JCP

DATE ISSUED

09/26/2024

SITE ADDRESS

NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO

BY

DATE

REV

DESCRIPTION

PARKER POINTE SUBDIVISION FILING NO. 1, AMENDMENT NO. 1, LOT 2A

A PORTION OF THE NORTHEAST 1/4 OF THE SECTION 3
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
N OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

LANDSCAPE PLAN

GENERAL LANDSCAPE SPECIFICATIONS

SCOPE OF WORK	SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.								
1. 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. 2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.	FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.								
B. PROTECTION OF EXISTING STRUCTURES 1. ALL EXISTING BUILDINGS, WALLS, WALKS, 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. 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES. 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF TRAFFIC (MOT) THAT MAY BE REQUIRED FOR THE PROJECT. 4. 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 SHALL 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.	H. MULCH 1. 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 SHREDED 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 (IF MINIMUM PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN ON PLANS). I. DIGGING AND HANDLING 1. ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT. 2. 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 ("WILTRUP" OR EQUIVALENT) TO MINIMIZE TRANSPIRATIONAL WATER LOSS. 3. B&B, AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUBSTANTIAL SIZE (20" MINIMUM) TO PROTECT FIRMS AND ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS. CONTAINER GROWN STOCK 1. 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. 2. 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. 3. ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.								
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 DRIPLINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIPLINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE UNRECOVERABLE AND MUST BE REPLACED AT THE COST TO THE CONTRACTOR OF FOUR 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 MEASURABLE ABOVE GROUND LEVEL. 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. 2. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.	J. MATERIALS LIST 1. 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.								
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. <table border="1" data-bbox="265 901 769 977"> <thead> <tr> <th>MATERIAL</th><th>SAMPLE SIZE</th></tr> </thead> <tbody> <tr> <td>MULCH</td><td>ONE (1) CUBIC FOOT</td></tr> <tr> <td>TOPSOIL MIX</td><td>ONE (1) CUBIC FOOT</td></tr> <tr> <td>PLANTS</td><td>ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)</td></tr> </tbody> </table> 2. PLANT MATERIALS	MATERIAL	SAMPLE SIZE	MULCH	ONE (1) CUBIC FOOT	TOPSOIL MIX	ONE (1) CUBIC FOOT	PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)	L. FINE GRADING 1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION. 2. 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. 3. 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.
MATERIAL	SAMPLE SIZE								
MULCH	ONE (1) CUBIC FOOT								
TOPSOIL MIX	ONE (1) CUBIC FOOT								
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)								
a. 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. b. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. c. 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. d. 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. e. 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. f. TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS, TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK ("INCLINED BARK"), CROSSING TRUNKS, CUT-OFF LIMBS MORE THAN 1/4 INCH (6 MM) IN DIAMETER, OR WITH STEM GIRDLING ROOTS WILL BE REJECTED. g. FURNISH TREES AND SHRUBS WITH ROOT 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. h. 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. i. IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF PLANTS IS SHOWN ON DRAWINGS, SELECT SIZE FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING.	M. PLANTING PROCEDURES 1. 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. THE 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. 2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS LINES AS WELL AS WATER, SANITARY SEWER, FORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL COLORADO (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. 3. CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMBEROCK AND LIMBEROCK 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 ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMBEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTING AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CANNOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL. 4. 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. 5. 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 BE UNPLANTED OR APPROVED WITHIN THE PLANTING AREA. PLANTS SHALL BE PLANTED AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE SHALL BE EXERCISED. 6. WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE ADEQUATE WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS. 7. ALL PLANTING OPENINGS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 AMERICAN STANDARD FOR NURSERY STOCK. 8. 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. 9. TREES SHALL BE SET PLUMB AND HOLD UNTIL AFTER 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								

- WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET THE SOIL THOROUGHLY WET. POA LIGHTLY WITH FEET, AND MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE.
19. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
20. 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.
21. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE PLANT SPECIFICATIONS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOWN ON PLANTS, 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.
22. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANT SPECIFICATIONS. STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, 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.
23. 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 PREVENTATIVE HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (IF ALLOWED BY JURISDICTIONAL AUTHORITY)

SITE PERIMETER REQUIREMENTS			
ADJACENT LAND USE	PERIMETER LENGTH	REQUIRED / PROVIDED TREES 1 TREE / 40 LINEAR FEET (40-60% EVERGREEN)	REQUIRED / PROVIDED SHRUBS (6 SHRUBS / 40 LINEAR FEET)
COMMERCIAL (NORTH PROPERTY LINE)	236'	6 (3-4 EVERGREEN TREES) SUB.10 SHRUBS PER 1 TREE / 4 (2 EVERGREEN TREES) *20 SHRUBS	30 / 62
COMMERCIAL (SOUTH PROPERTY LINE)	242'	6 (3-4 EVERGREEN TREES) / 10 (3 EVERGREEN TREES)	30 / 30
COMMERCIAL (EAST PROPERTY LINE)	270'	7 (3-4 EVERGREEN TREES) / 12 (6 EVERGREEN TREES)	35 / 35
COMMERCIAL (WEST PROPERTY LINE)	270'	7 (3-4 EVERGREEN TREES) *13 (4 EVERGREEN TREES)	55 / 55

NOTES:

1. MASTER DEVELOPER TREES WITHIN ROW ARE BEING COUNTED TOWARDS THE WEST PROPERTY LINE REQUIRED TREES.

LANDSCAPE REQUIREMENTS					
TOTAL DEVELOPED AREA 64,609 SF		SITE LANDSCAPE REQUIREMENTS	SITE TREES 1 TREE / 1,500 SF (% EVERGREEN)	SITE SHRUBS 5 SHRUBS / 1,500 SF	SOD (AREA)
REQUIRED		15% LANDSCAPE AREA 75% LIVE GROUND COVER	9 TREES (25-50%)	48 SHRUBS	15% MAX
PROVIDED	TOTAL LANDSCAPE AREA REQ/PROVIDED	9,691 SF (15%) / 14,235 SF (22%)	28 TREES (13 EVERGREEN)	305 SHRUBS	0% (0 SF)
	LIVE GROUND COVER AREA REQ/PROVIDED	7,268 SF (75%) / 10,676 SF (75%)			

NOTES

1. THE SITE CONTAINS LESS THAN 80 PARKING STALLS; PARKING LOT INTERIOR LANDSCAPING SHALL NOT BE APPLIED.

PARKING LOT PERIMETER REQUIREMENTS			
ADJACENT LAND USE	LENGTH OF PARKING STALLS FACING BOUNDARY	BUFFER DEPTH REQUIRED / PROVIDED	LENGTH OF SCREENING PLANTS PROVIDED
PRIVATE ROAD (NORTH PROPERTY LINE)	45'	10' / 10"	45'
PRIVATE ROAD (EAST PROPERTY LINE)	149'	10' / 10"	149'

- * THE BUFFER DEPTH IS LESS THAN 10' IN LIMITED AREAS WITH ADA ROUTES AND PEDESTRIAN RAMPS

EDGING

a. CONTRACTOR SHALL INSTALL 4"x6" ROLLED TOP STEEL EDGING BETWEEN ALL SOD/SEED AREAS AND PLANTING BEDS.

CLEANUP

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

PLANT MATERIAL MAINTENANCE

1. 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 RE-PLANTING) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE LANDSCAPE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

FINAL INSPECTION AND ACCEPTANCE OF WORK

1. 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.

WARRANTY

1

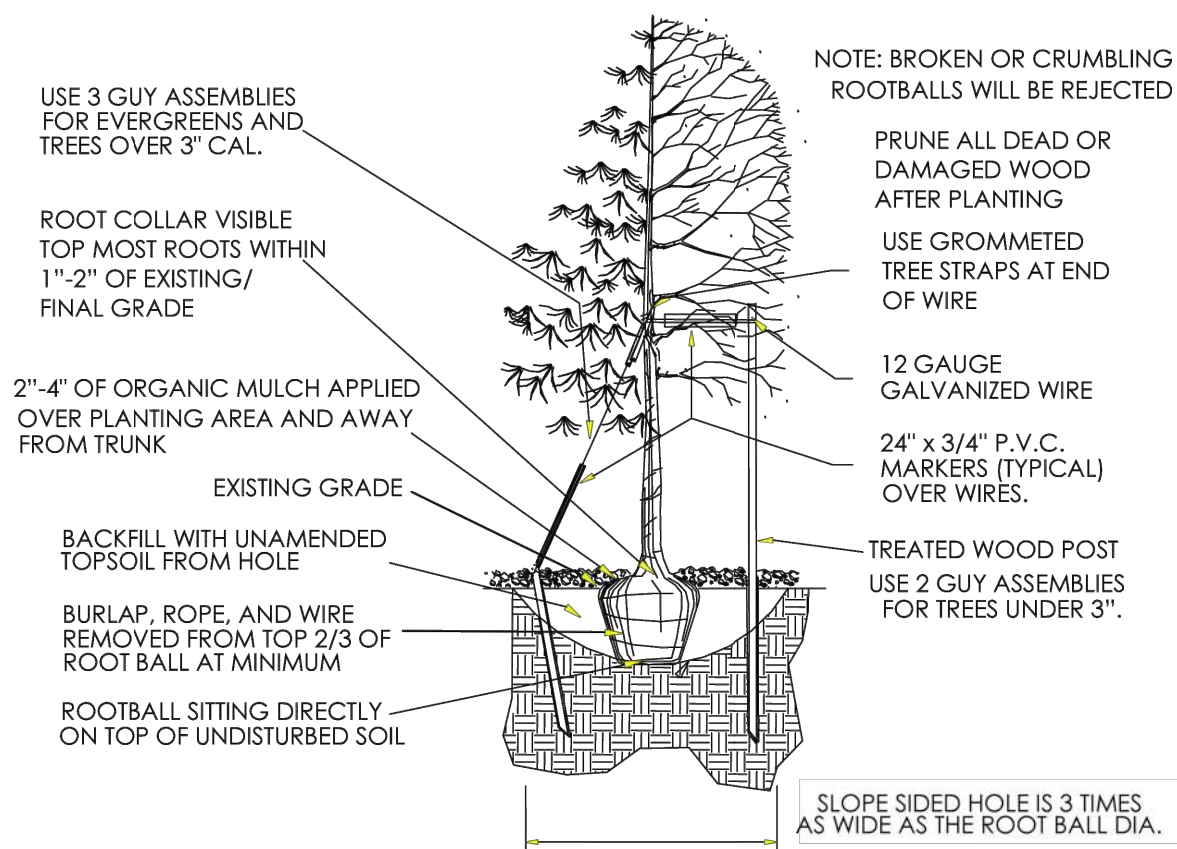
- THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER REPRESENTATIVE.
2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE 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.
3. 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.
- TES:
1. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER, AND/OR THEIR ASSIGNS.
2. ALL STREET TREES AND STREETSCAPE IMPROVEMENTS LOCATED IN THE ROW WILL BE MAINTAINED BY THE ADJUTING, PROPERTY OWNER.

[illegible]

PARKER POINTE SUBDIVISION FILING NO. 1, AMENDMENT NO. 1, LOT 2A

A PORTION OF THE NORTHEAST 1/4 OF THE SECTION 3,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
LANDSCAPE PLAN

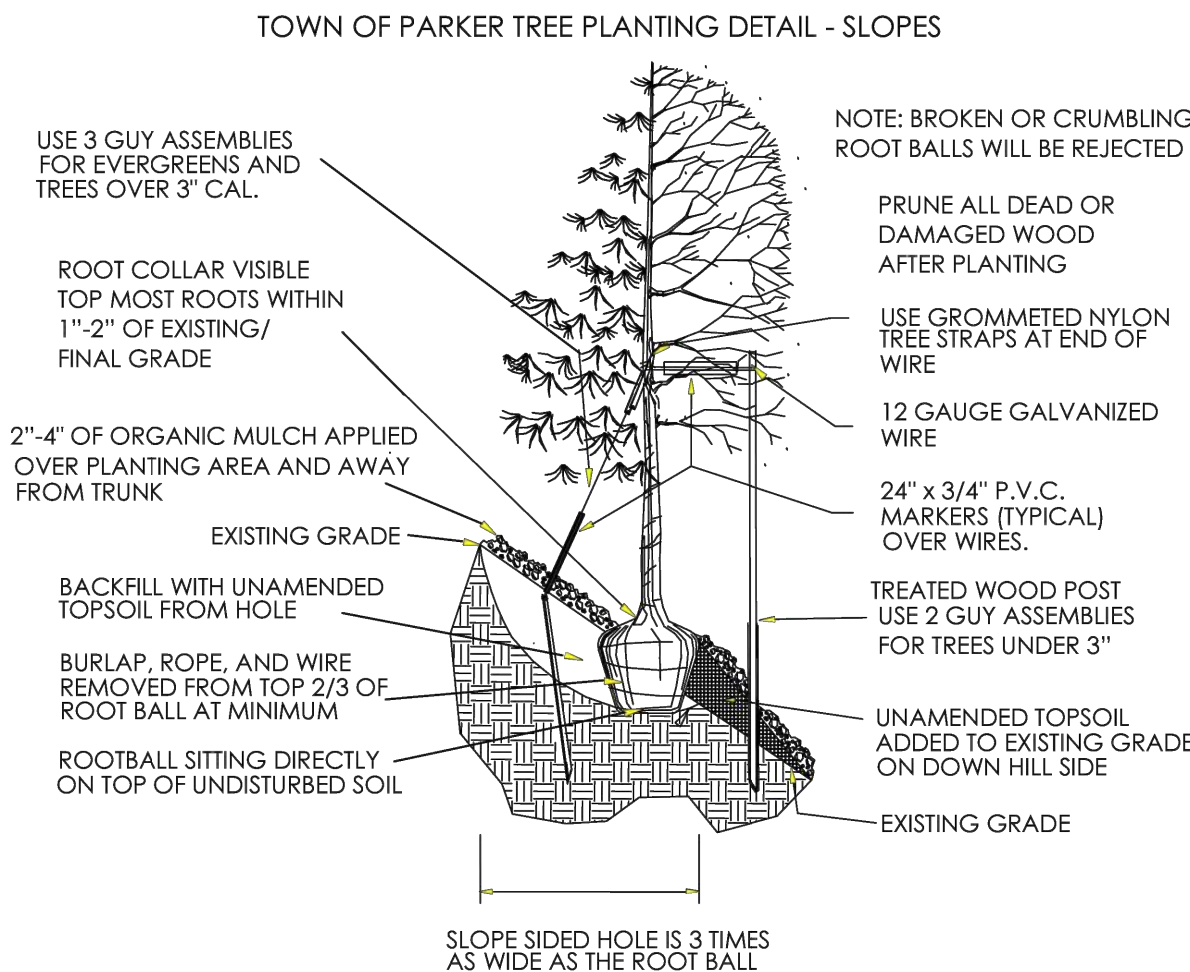
TOWN OF PARKER PLANTING STANDARDS



- 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/lane 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.

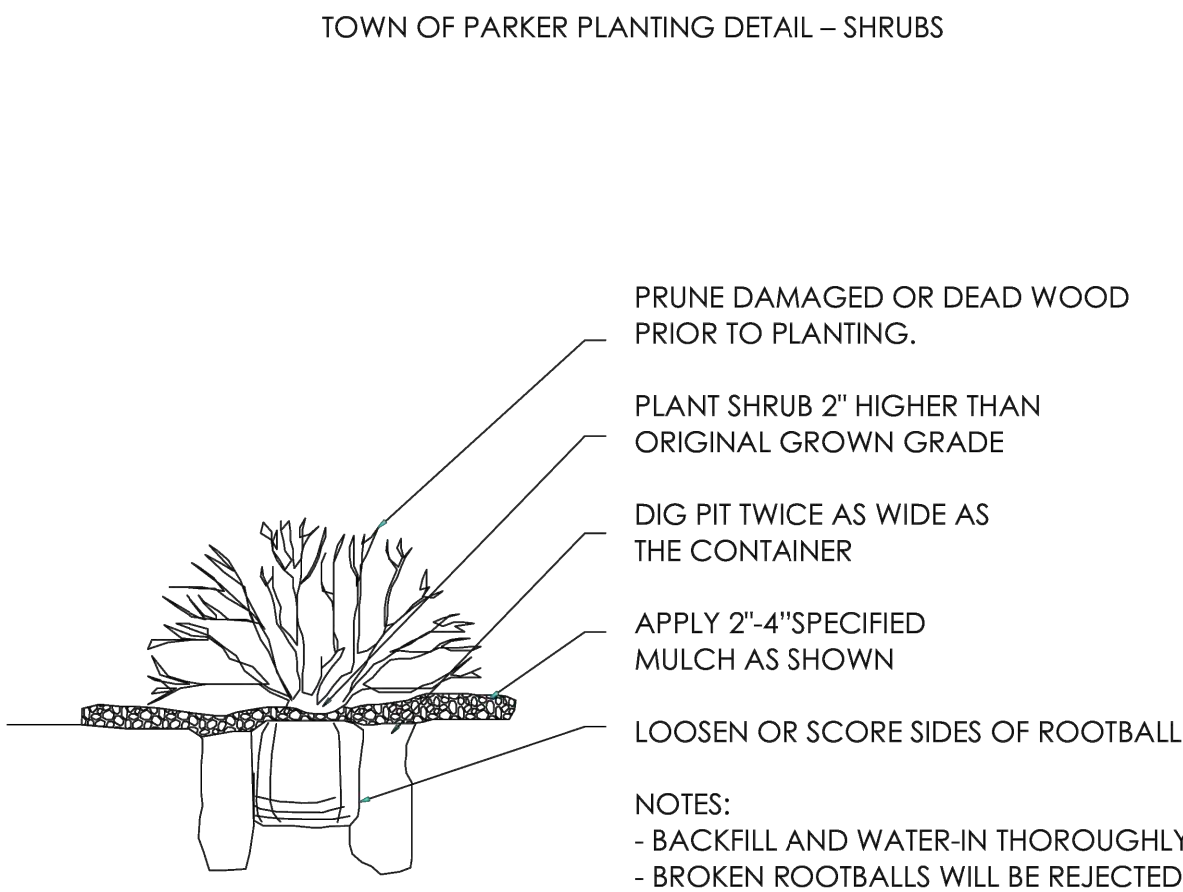
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TOWN OF PARKER PLANTING STANDARDS

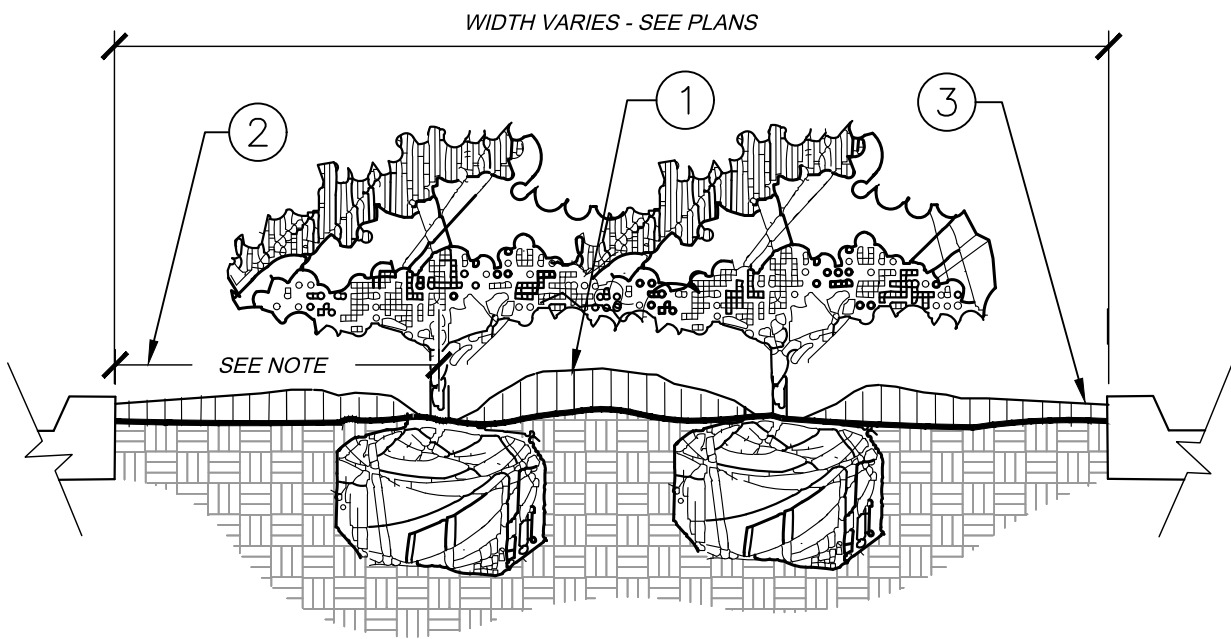


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TOWN OF PARKER PLANTING STANDARDS



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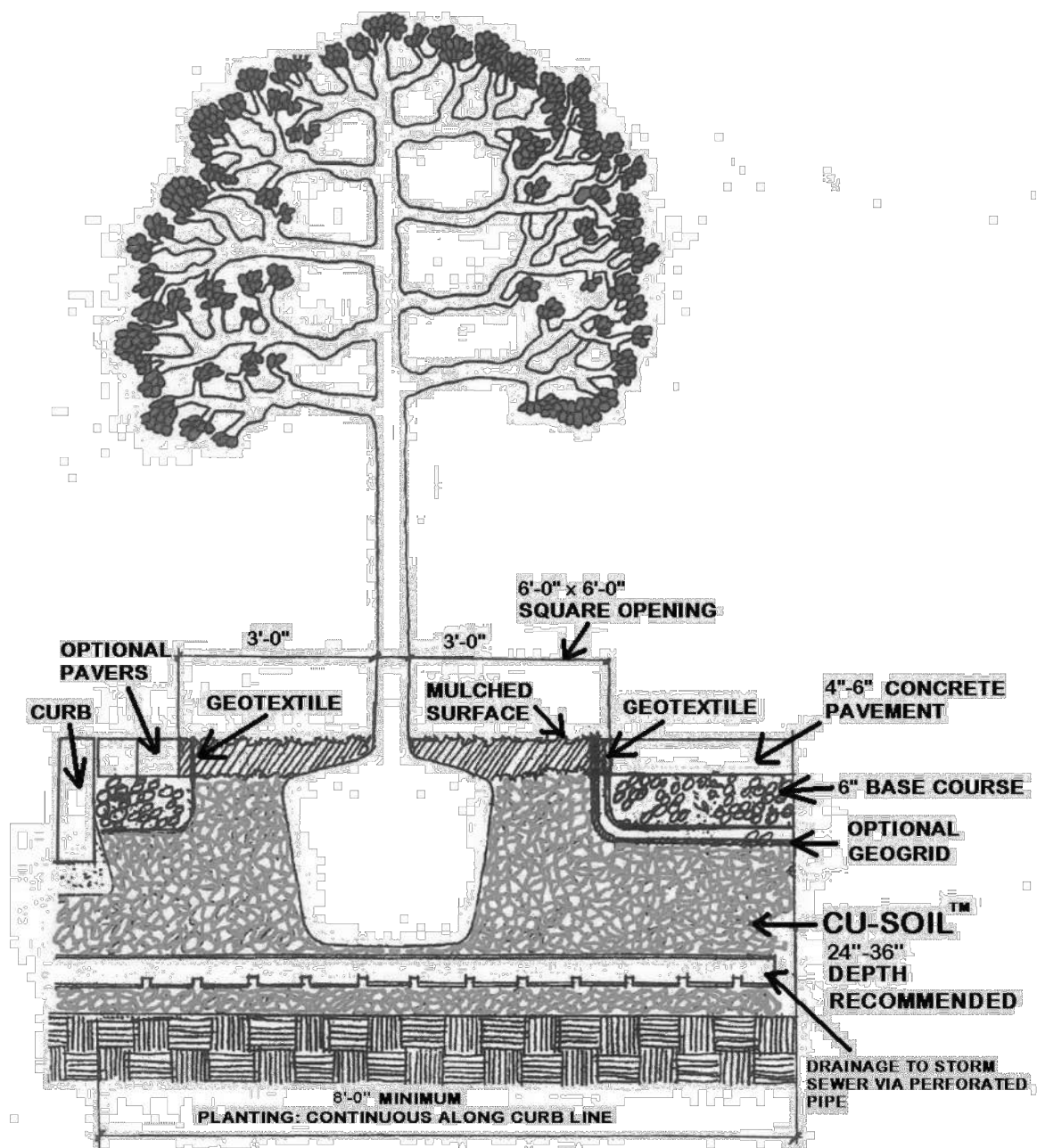
- CROWN ISLANDS @ 5:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).
- CLEAR ZONE: 36" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 3" CONTINUOUS MULCH OR TURF. SEE PLANS.
- 2" MIN VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH.

NOTES:

- EXCAVATE A CONTINUOUS 24" DEEP PIT (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING MIX.
- PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP).
- ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR LESS.

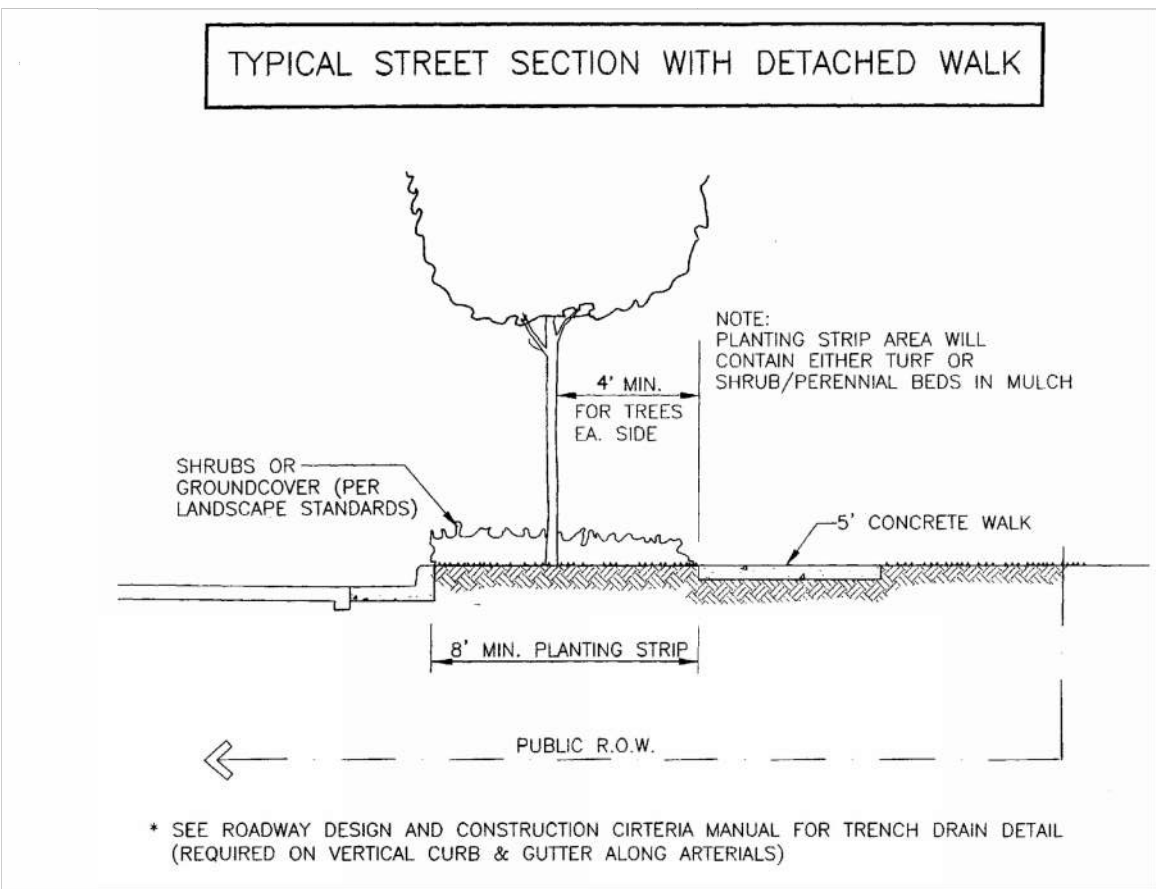
1 PLANTED PARKING LOT ISLANDS/MEDIANS

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 flair 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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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.

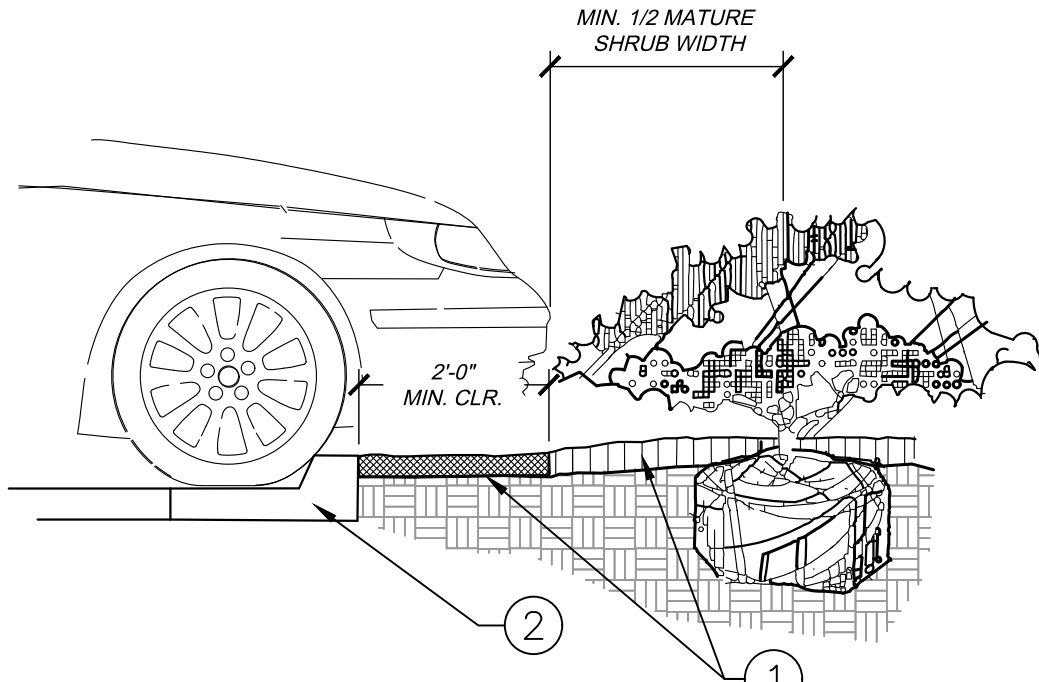
This system consists of a four to six inch rigid pavement surface, with a pavement opening large enough to accommodate a 40 year or older tree. The opening could be concentric rings of pavers designed for removal as the buttress roots lift them. Below that a six inch base course could be installed and 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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- INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP. NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE.
- CURB / PARKING LOT EDGE.

2 PARKING SPACE/CURB PLANTING

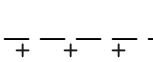
NTS

TITLE	SITE PLAN	PREPARED FOR:	McDonald's USA, LLC	PREPARED BY:	Kimley»Horn
DESCRIPTION	LANDSCAPE DETAILS	DRAWN BY:	AKK	STD ISSUE DATE	
REVIEWED BY:	JCP	DATE ISSUED	09/26/2024	DATE	
SITE ID	51032	SITE ADDRESS	NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO	REV	
BY		DATE		DESCRIPTION	

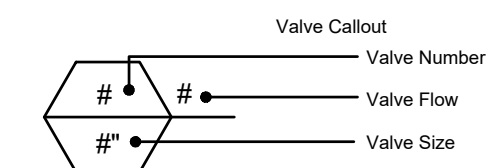
A PORTION OF THE NORTHEAST 1/4 OF THE SECTION 3,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
LANDSCAPE PLAN



SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
 14 ADJ 14 F	RAIN BIRD R-VAN14 1806-SAM-P45 TURB ROTARY, 3RT, -14FT, 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TUR SPRAY BODY ON 6IN. POP. W/ CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET.	1	40
 18 ADJ 18 F	RAIN BIRD R-VAN18 1806-SAM-P45 TURB ROTARY, 13FT, -18FT, 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TUR SPRAY BODY ON 6IN. POP. W/ CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET.	4	45
 24 ADJ 24 F	RAIN BIRD R-VAN24 1806-SAM-P45 TURB ROTARY, 17FT, -24FT, 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TUR SPRAY BODY ON 6IN. POP. W/ CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET.	15	45
 1401 1402	RAIN BIRD RWS-M-B-C W/ RWS-SOCK 1401 MINI ROOT WATERING SYSTEM WITH 4" DIAMETER X 18" LONG WITH LOCKING GRATE. SEMI-RIGID MESH TUBE AND RAIN BIRD 1401 0.25 GPM OR 1402 0.5 GPM BUBBLER INDICATED. WITH CHECK VALVE, AND SAND SOCK FOR SAND-SOIL.	54	30

<u>SYMBOL</u>	<u>MANUFACTURER/MODEL/DESCRIPTION</u>	<u>QTY</u>
	RAIN BIRD XZC-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PRESS-LOCK AND 1" PRESSURE REGULATING 40PSI CHECK-CHUCK BASKET FILTER. 0.3 GPM-20 GPM	2
	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-BAR OUTLET. Emitter Notes: 0.5 GPH emitters (2 assigned to each 1 gal. plant) 0.5 GPH emitters (1 assigned to each F15(4" pots) plant) 1.0 GPH emitters (2 assigned to each 5 gal. plant)	6,867 S.F. 134 134 578

	<u>SYMBOL</u>	<u>MANUFACTURER/MODEL DESCRIPTION</u>	<u>QTY</u>
		RAIN BIRD PEB 1/4" - 1/2", 2/4" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	2
		RAIN BIRD 44-LRC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.	1
		RAIN BIRD PEB 1" 1" - 1 1/2" 2" PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	1
		WATTS LF009 1" LEAD FREE REDUCED PRESSURE BACKFLOW PREVENTER.	1
		RAIN BIRD ESPLXME2-LXMM 12 STATION TRADITIONALLY-WIRED, COMMERCIAL CONTROLLER. INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE. INSTALL IN LXMM POWDER COATED, METAL WALL-MOUNTED CABINET.	1
		RAIN BIRD WR2-RFS WIRELESS RAIN-REFS SENSOR.	1
		RAIN BIRD FS-100-B 1" FLOW SENSOR, BRASS MODEL. SUGGESTED OPERATING RANGE 2.0 GPM TO 40.0 GPM. SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE. RAIN BIRD COMPATIBLE CONTROLLERS: ESP-LX(M)P(1) LX1 LX(M)E2(P) IME3, OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND OFFSET. INSTALL IN RAIN BIRD VALVE BOX.	1
		WATER METER 1"	1
		IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 PVC CLASS 200 IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 1" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 3/4" IN SIZE.	1,946 L.F.
		IRRIGATION MAINLINE: PVC SCHEDULE 40	256.8 L.F.
		PIPE SLEEVE: PVC SCHEDULE 40	281.4 L.F.



HIGH-PRESSURE PIPELINE(S)
EXCAVATION AND/OR CONSTRUCTION PROHIBITED WITHOUT COMPLIANCE
WITH STATE ONE-CALL, AND WITHOUT WRITTEN PERMISSION FROM
MAGELLAN PIPELINE COMPANY, L.P.

[illegible]

PARKER POINTE SUBDIVISION FILING NO. 1, AMENDMENT NO. 1, LOT 2A

A PORTION OF THE NORTHEAST 1/4 OF THE SECTION 3,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
LANDSCAPE PLAN

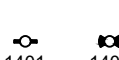
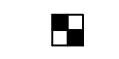
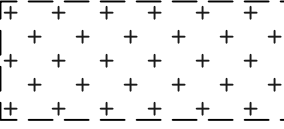
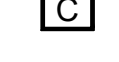
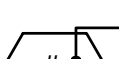
GENERAL IRRIGATION SPECIFICATIONS AND NOTES

1. 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.
2. THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
3. 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.
4. 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.
5. 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.
6. CONTRACTOR TO FIELD VERIFY ALL POINT OF CONNECTION SOURCE INFORMATION INCLUDING PSI AND GPM PRIOR TO CONSTRUCTION.
7. IRRIGATION DESIGN IS SCHEMATIC ONLY. FULL AND COMPLETE SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW BY THE OWNER'S REPRESENTATIVE.
8. 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.
9. CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT.
10. IRRIGATION CONTRACTOR TO COORDINATE POWER SUPPLY TO ELECTRIC CONTROLLERS WITH ELECTRICAL CONTRACTOR.
11. 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.
12. 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.
13. 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.
12. IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED.
13. 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.
14. 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.
15. CONTRACTOR TO COORDINATE LOCATION OF ALL METERS AND BACKFLOW ASSEMBLIES WITH PROJECT OWNER.
16. THE IRRIGATION CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR SLEEVING AND DIRECTIONAL BORES.
17. EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
18. 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 SLEEVING TO BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES. SEE SLEEVING DETAIL.
19. 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.
20. SLEEVES UNDER EXISTING PAVEMENT MUST BE DIRECTIONAL BORE. OPEN CUT IS NOT AN OPTION.
21. 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.
22. 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.
23. ALL VALVES, SPLICES WITHIN CONTROL LINES, AND QUICK COUPLERS SHALL BE LOCATED WITHIN VALVE BOXES.
24. ALL UNSIZED PIPE SHALL BE 3/4" UNLESS OTHERWISE NOTED ON PLAN. SEE LATERAL PIPE SIZING REQUIREMENTS.
25. LOCATE ALL VALVES IN PLANTING BEDS WITH A MINIMUM OF 3'-0" 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.
26. IRRIGATION ZONES SHALL BE SEPARATED FOR HIGH AND LOW WATER USE REQUIREMENTS AND OPERATED ON DIFFERENT WATERING CYCLES. BUBBLERS, DRIPLINE, AND SPRAY HEADS SHALL BE SEPARATED ON DIFFERENT VALVES. AT NO TIME SHALL MULTIPLE IRRIGATION HEAD TYPES BE LOCATED ON THE SAME VALVE.
27. ALL DRIP ZONES SHALL BE INSTALLED WITH A FLUSH VALVE AND DRIP INDICATOR.
28. IRRIGATION 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).
29. IRRIGATION CONTRACTOR SHALL REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNERS REPRESENTATIVE.
30. 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.
31. 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.
32. ALL WIRING FOR CONNECTION OF THE VALVES TO THE CONTROLLER SHALL FOLLOW MANUFACTURERS SPECIFICATIONS.
33. ALL CONTROL WIRE SHALL BE INSTALLED IN A 1 1/2" ELECTRICAL CONDUIT.
34. CONTRACTOR TO MINIMIZE IRRIGATION OVERTHROW TO IMPERVIOUS AND NATURAL AREAS THROUGH FIELD ADJUSTMENTS TO INDIVIDUAL HEADS.
35. ALL UNIMPROVED AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION BY THE CONTRACTOR.
36. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	RAIN BIRD R-VAN14 1806-SAM-P45 TURF ROTARY, 8FT.-14FT. 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET.	1	45
	RAIN BIRD R-VAN18 1806-SAM-P45 TURF ROTARY, 13FT.-18FT. 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET.	4	45
	RAIN BIRD R-VAN24 1806-SAM-P45 TURF ROTARY, 17FT.-24FT. 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET.	15	45
	RAIN BIRD RWS-M-B-C W/ RWS-SOCK 1401 MINI ROOT WATERING SYSTEM WITH 4" DIAMETER X 18" 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.	54	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	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. 0.3 GPM-20 GPM	2	
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB-P-C 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. Emitter Notes: 0.5 GPH emitters (2 assigned to each 1 gal. plant) 0.5 GPH emitters (1 assigned to each F15(4" pots) plant) 1.0 GPH emitters (2 assigned to each 5 gal. plant)	6,867 S.F.	
	RAIN BIRD PEB 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	2	
	RAIN BIRD 44-LRC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.	1	
	RAIN BIRD PEB 1" 1", 1-1/2", 2" PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	1	
	WATTS LF909 1" LEAD FREE REDUCED PRESSURE BACKFLOW PREVENTER.	1	
	RAIN BIRD ESP-LXME2-LXMM 12 STATION TRADITIONALLY-WIRED, COMMERCIAL CONTROLLER. INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE. INSTALL IN LXMM POWDER COATED, METAL WALL-MOUNTED CABINET.	1	
	RAIN BIRD WR2-RFS WIRELESS RAIN/FREEZE SENSOR.	1	
	RAIN BIRD FS-100-B 1" FLOW SENSOR, BRASS MODEL. SUGGESTED OPERATING RANGE 2.0 GPM TO 40.0 GPM. SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE. RAIN BIRD COMPATIBLE CONTROLLERS: ESP-LXIV(P) LXI LXME2(P) ME3, OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND OFFSET.	1	
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WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN/WEEK	MIN/WEEK	GAL/WEEK	GAL/DAY
1	RAIN BIRD XCZ-100-PRB-COM	BUBBLER	1.13 in/h	0.67	36	486	162
2	RAIN BIRD PEB	TURF ROTARY	0.31 in/h	1	196	2,514	838
3	RAIN BIRD PEB	TURF ROTARY	0.29 in/h	1	206	3,330	1,110
4	RAIN BIRD XCZ-100-PRB-COM	AREA FOR DRIP EMITTERS	0.54 in/h	0.67	76	1,092	
TOTALS:					514	7,422	2,110

CRITICAL ANALYSIS

Generated: 2024-10-22 09:49

P.O.C. NUMBER: 01
Water Source Information:

FLOW AVAILABLE
Point of Connection Size: 1"
Flow Available: 18.2 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 80 PSI
Pressure Available: 80 PSI

DESIGN ANALYSIS
Maximum Station Flow: 16.16 GPM
Flow Available at POC: 18.2 GPM
Residual Flow Available: 2.04 GPM

Critical Station: 1
Design Pressure: 30 PSI
Friction Loss: 5.27 PSI
Fittings Loss: 0.53 PSI
Elevation Loss: 0 PSI
Loss through Valve: 52.8 PSI
Pressure Req. at Critical Station: 17 PSI
Loss for Fittings: 0.11 PSI
Loss for Main Line: 1.11 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 14.7 PSI
Loss for Master Valve: 2.19 PSI
Critical Station Pressure at POC: 70.9 PSI
Pressure Available: 80 PSI
Residual Pressure Available: 9.14 PSI

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	RAIN BIRD XCZ-100-PRB-COM	1"	BUBBLER	13.5	278.3	52.8		1.12 in/h
2	RAIN BIRD PEB	1"	TURF ROTARY	12.83	152.9	48.3		0.31 in/h
3	RAIN BIRD PEB	1"	TURF ROTARY	16.16	146.6	48.2		0.29 in/h
4	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIP EMITTERS	15.08	193.4	50.9		0.53 in/h
Common Wire					256.8			

TITLE

SITE PLAN

DESCRIPTION

IRRIGATION NOTES

SITE ID

51032

NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO

PREPARED BY:

McDonald's USA, LLC

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DRAWN BY

AKK

STD

ISSUE

DATE

REVIEWED BY

JCP

DATE ISSUED

09/26/2024

BY

DESCRIPTION

REV

DATE

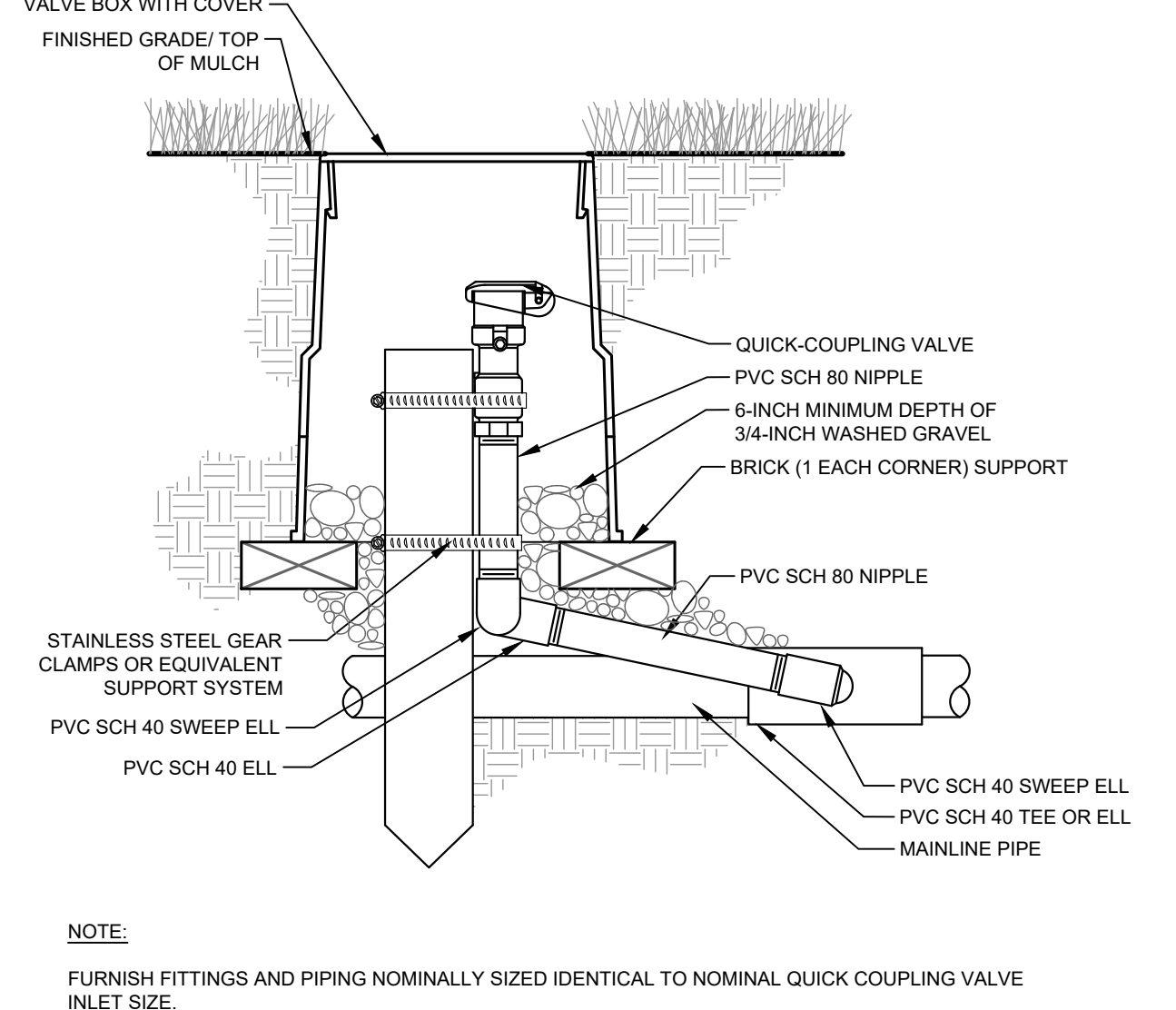
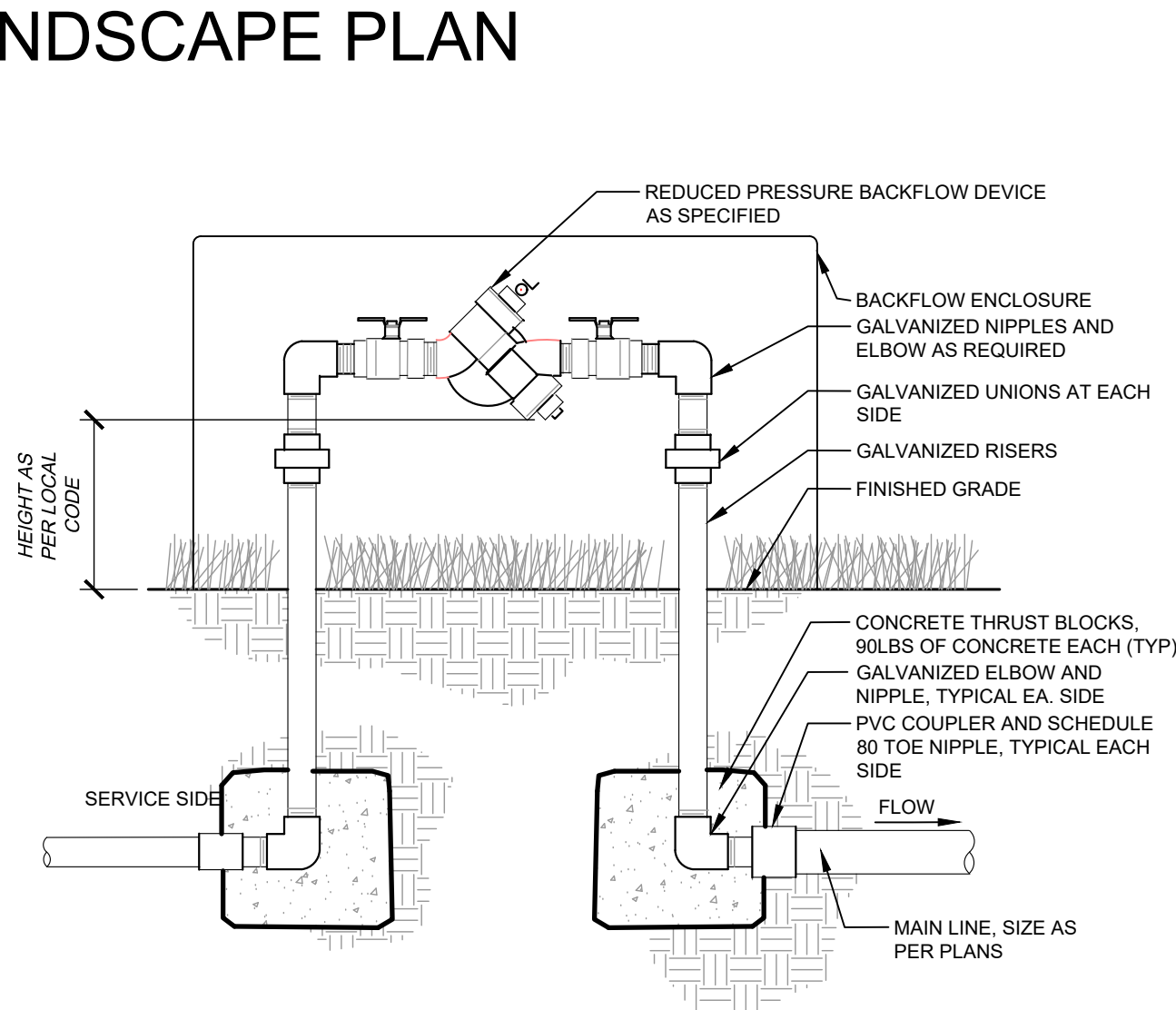
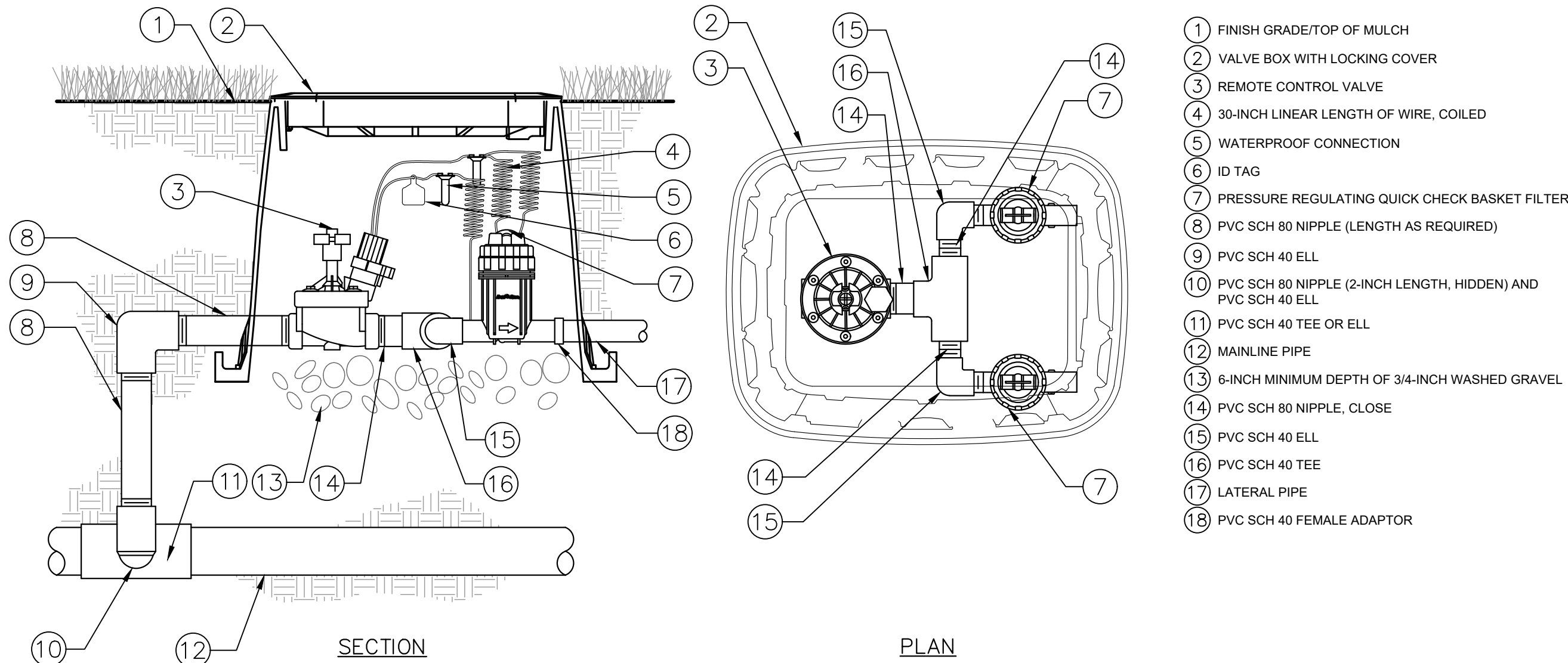
811

Know what's below. Call before you dig.

14

PARKER POINTE SUBDIVISION FILING NO. 1, AMENDMENT NO. 1, LOT 2A

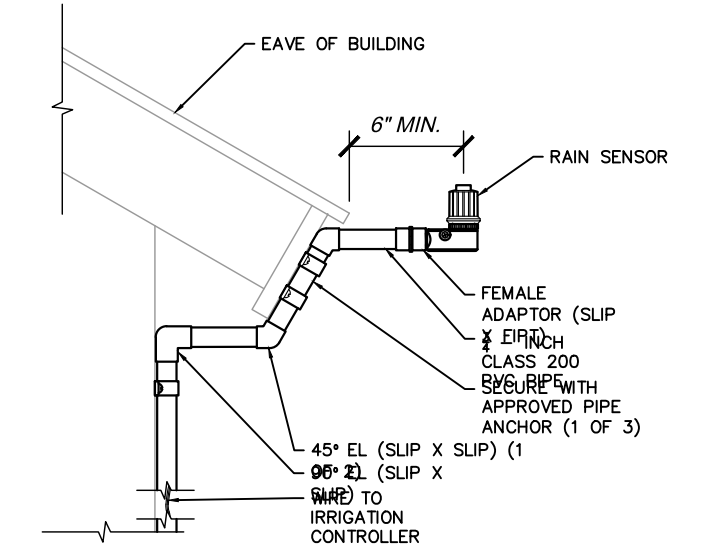
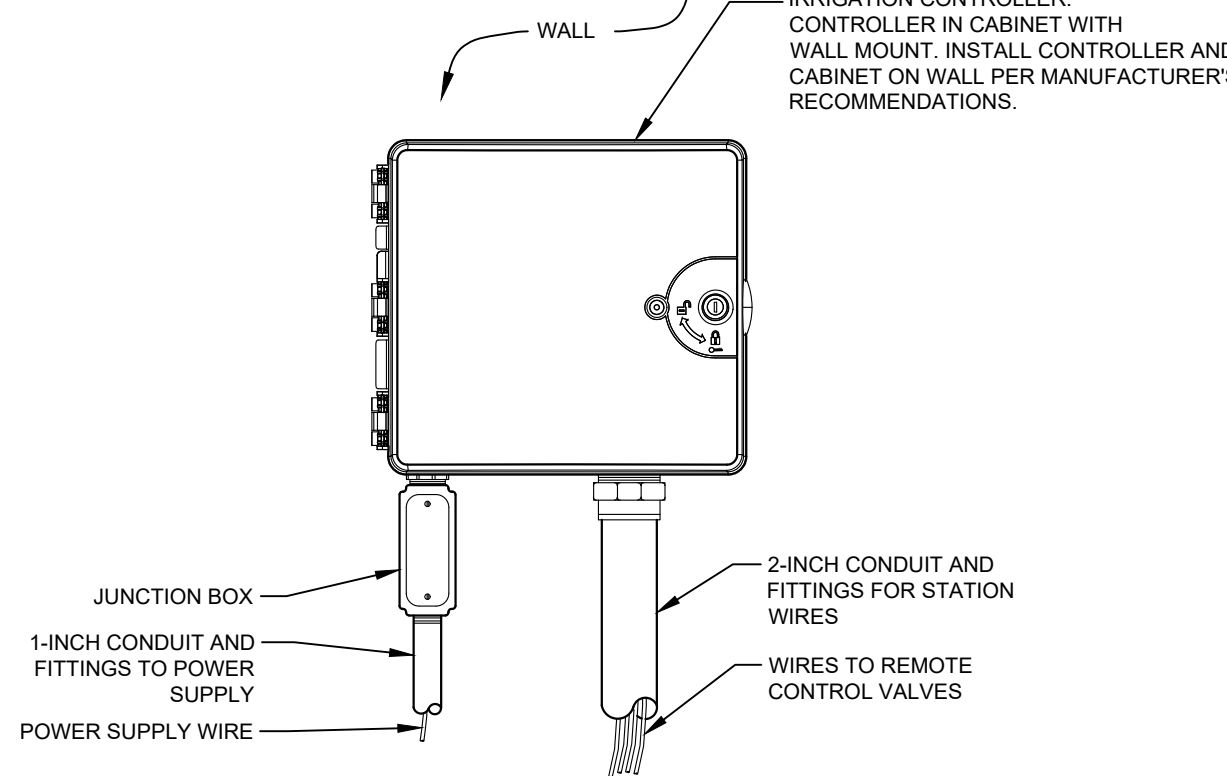
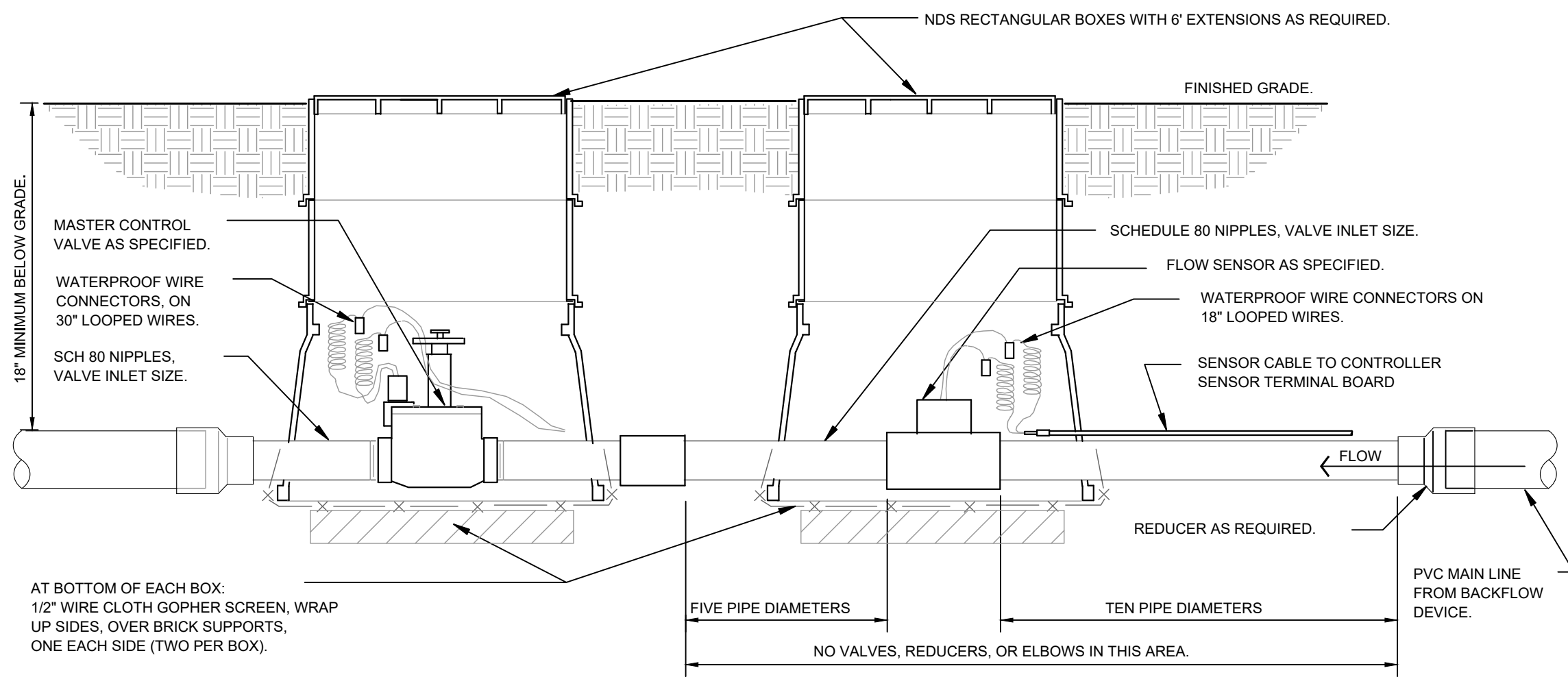
A PORTION OF THE NORTHEAST 1/4 OF THE SECTION 3,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
LANDSCAPE PLAN



1 Drip Zone Valve Kit
xx SECTION / PLAN

2 BACKFLOW PREVENTER
xx SECTION

3 TYPICAL QUICK COUPLER
xx SECTION

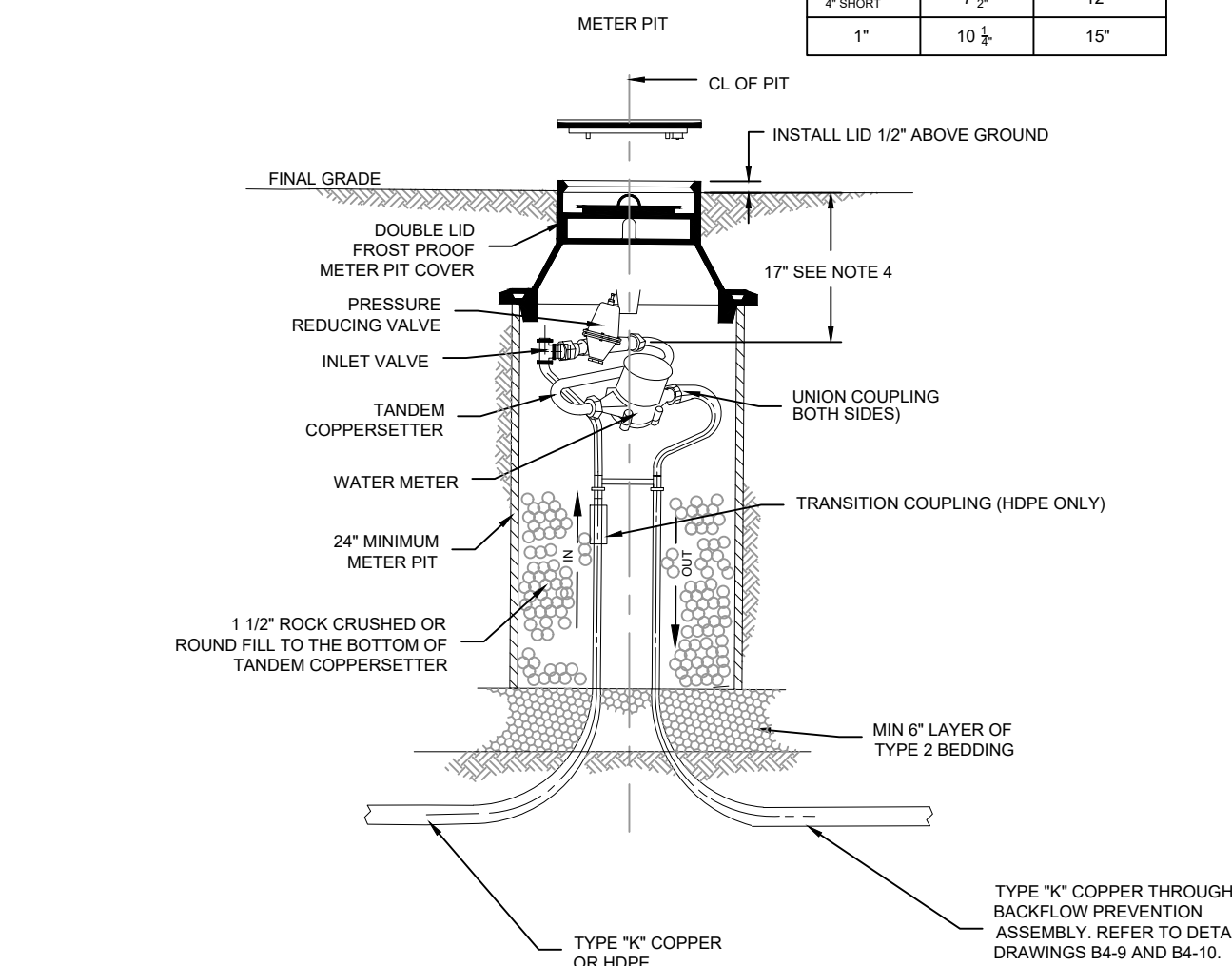
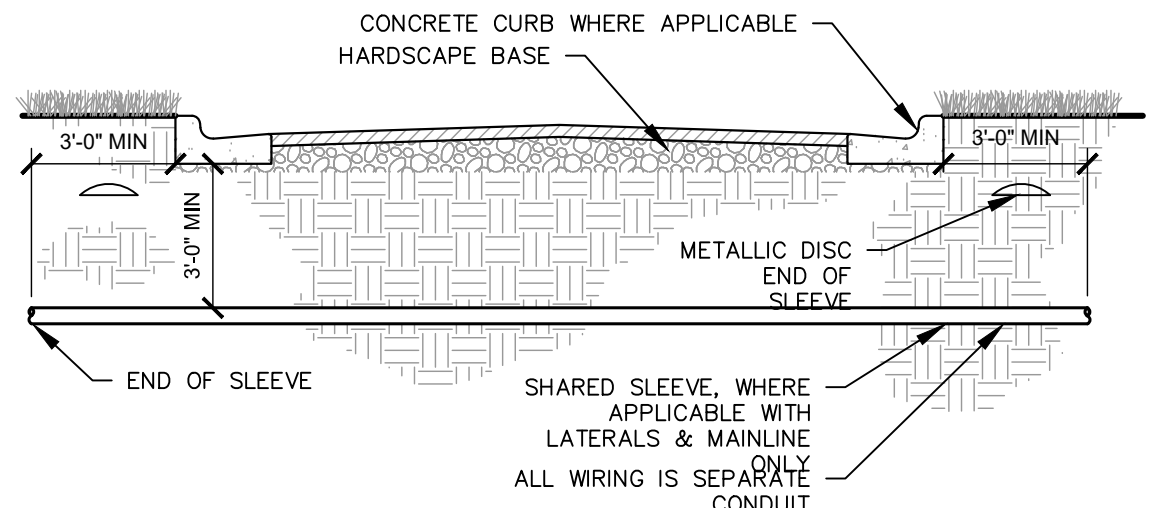
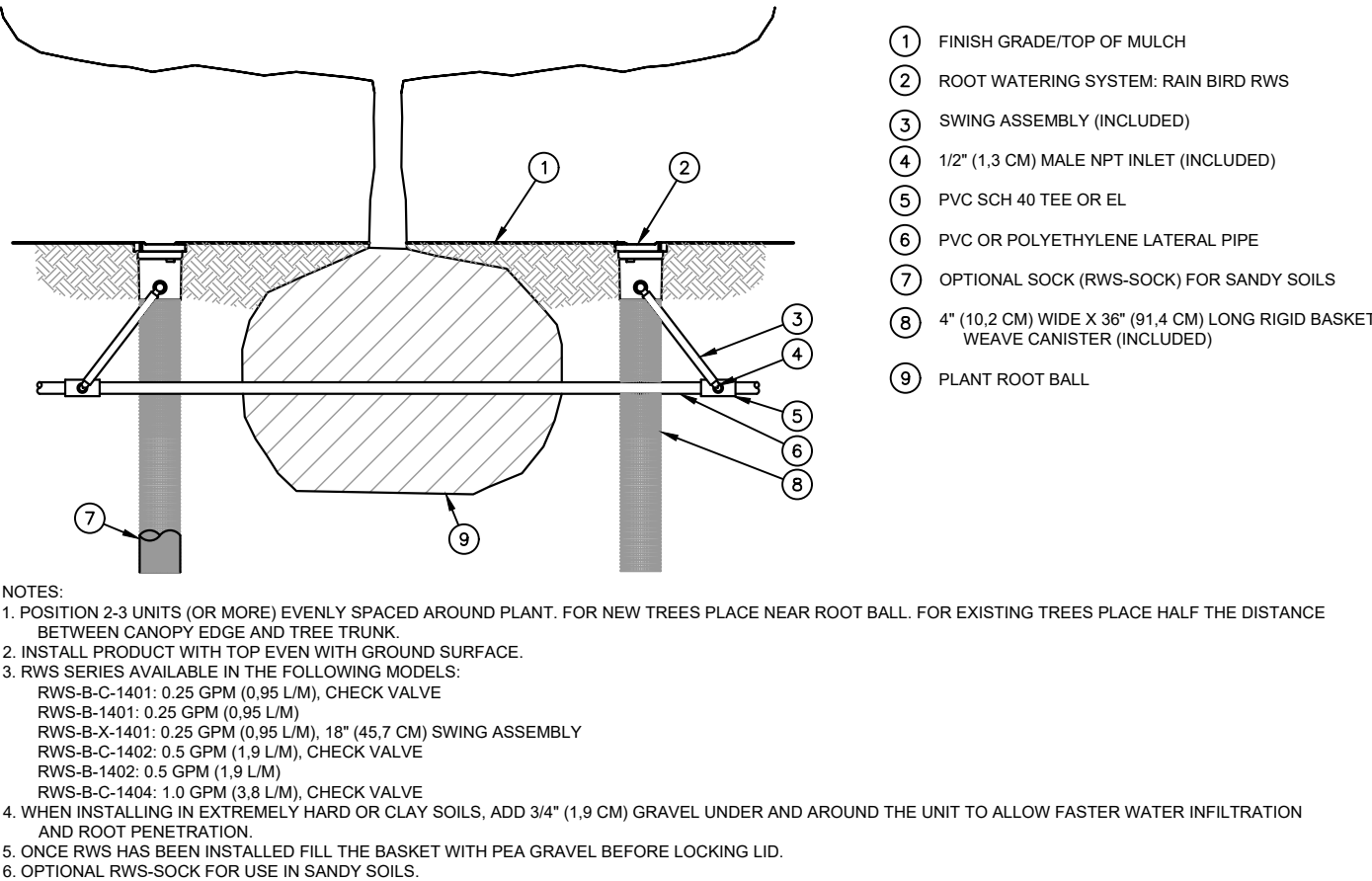
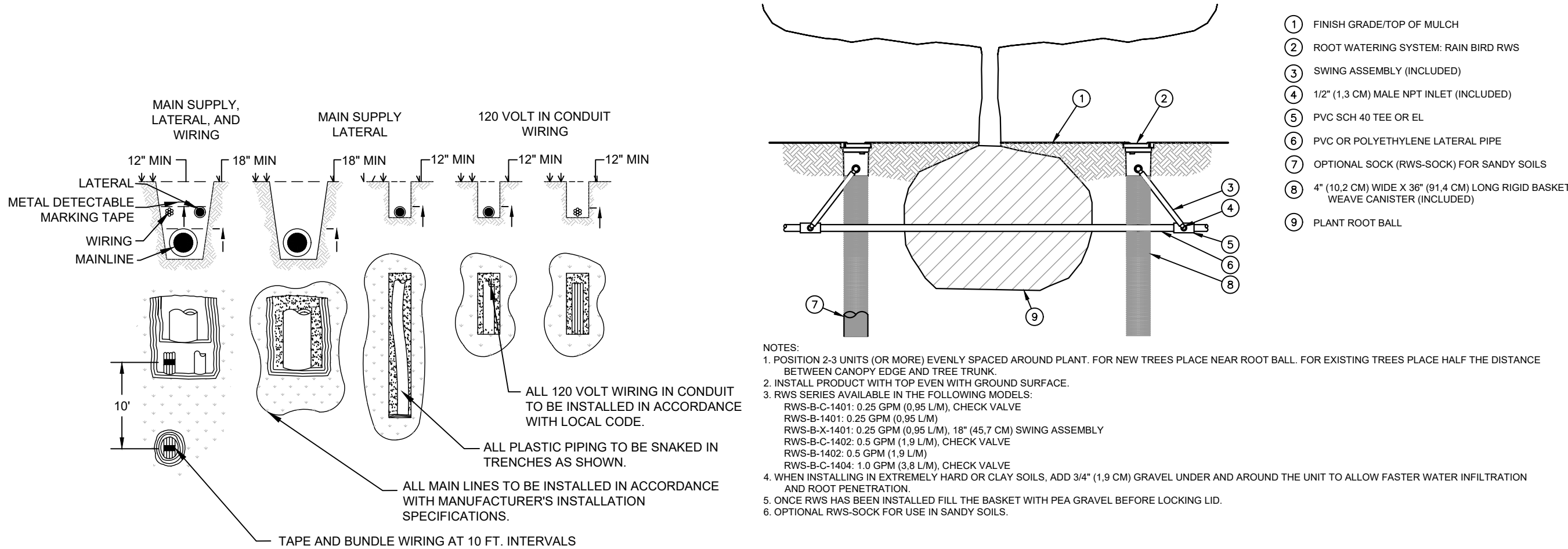


4 MASTER CONTROL VALVE / FLOW SENSOR ASSEMBLY
xx SECTION

5 IRRIGATION CONTROLLER - WALL MOUNT
xx ELEVATION

6 RAIN SENSOR - BUILDING MOUNT
xx SECTION

METER SIZE	METER LENGTH	LAY LENGTH W/ TAILPIECES
1/2"	7 1/2"	12"
3/4"	10 1/2"	18"



7 TYPICAL TRENCHING
xx SECTION

8 ROOT WATERING SYSTEM
xx SECTION

9 TYPICAL SLEEVING
xx SECTION

10 3/4\"/>

Kimley»Horn

McDonald's USA, LLC

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

PREPARED BY:

PREPARED FOR:

DRAWN BY:

DATE:

REVIEWED BY:

DATE ISSUED:

SITE ADDRESS:

SITE ID:

TITLE

SITE PLAN

DESCRIPTION

IRRIGATION DETAILS

DATE:

09/26/2024

NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO

BY:

DATE:

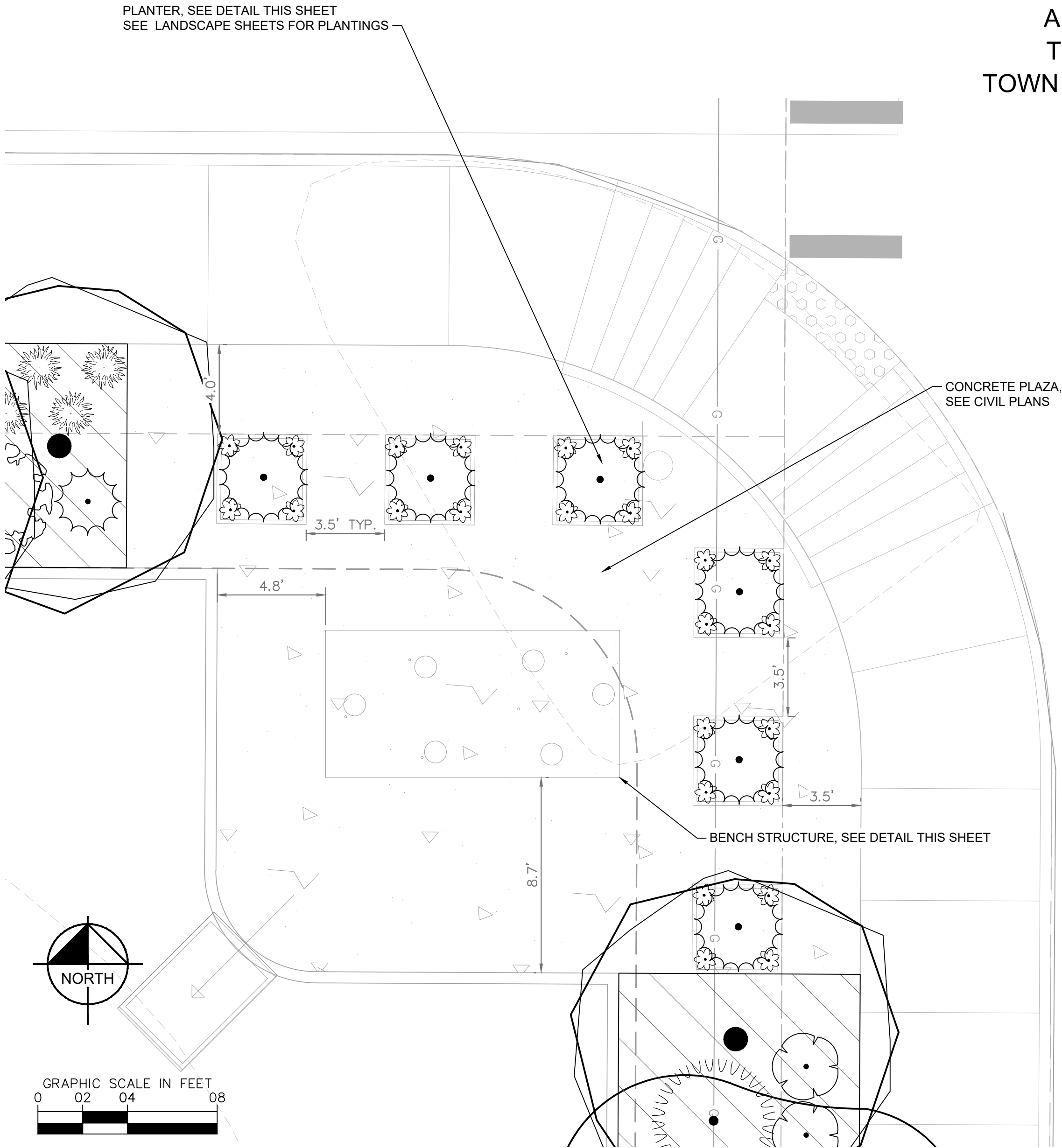
REV:

DESCRIPTION:

PARKER POINTE SUBDIVISION FILING NO. 1, AMENDMENT NO. 1, LOT 2A

A PORTION OF THE NORTHEAST 1/4 OF THE SECTION 3,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

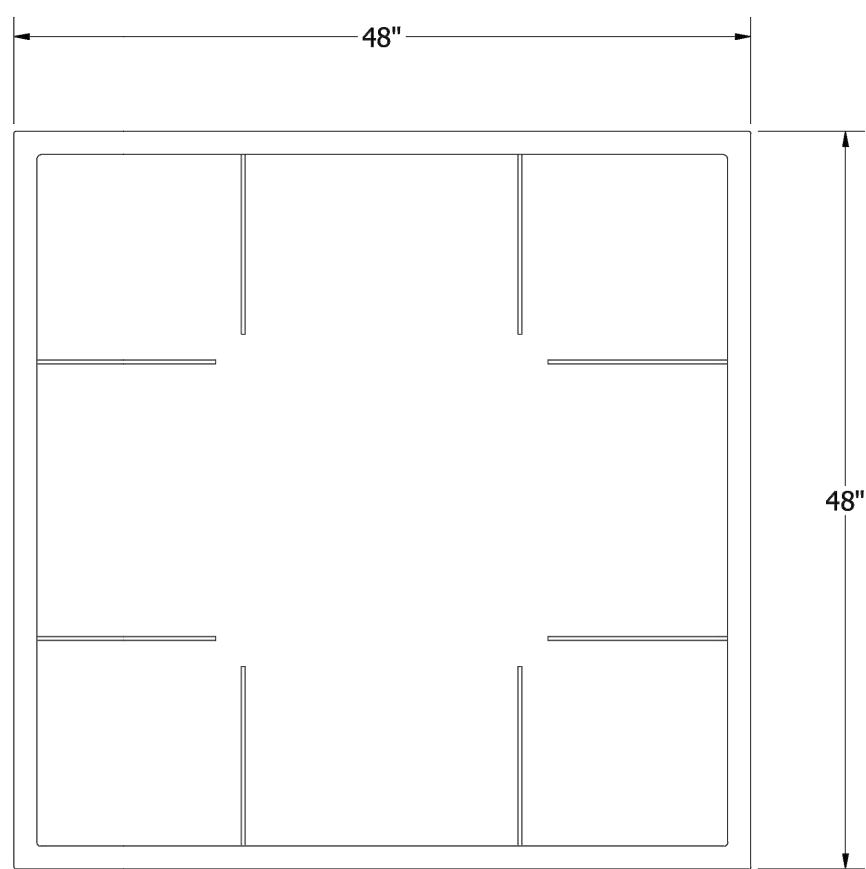
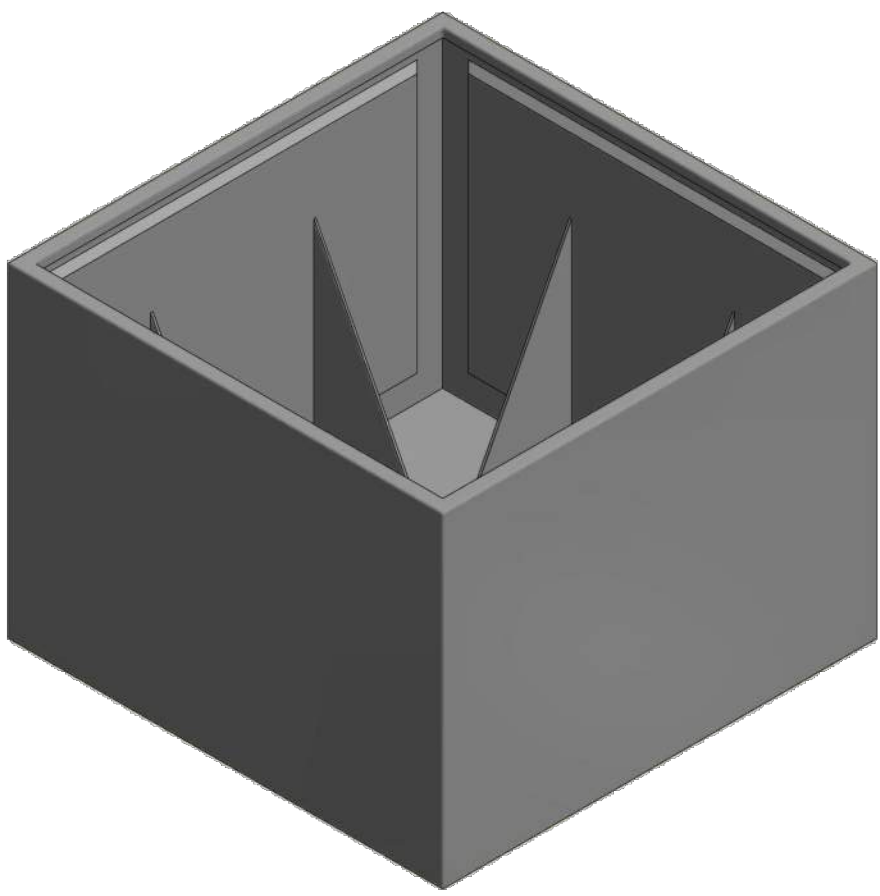
LANDSCAPE PLAN



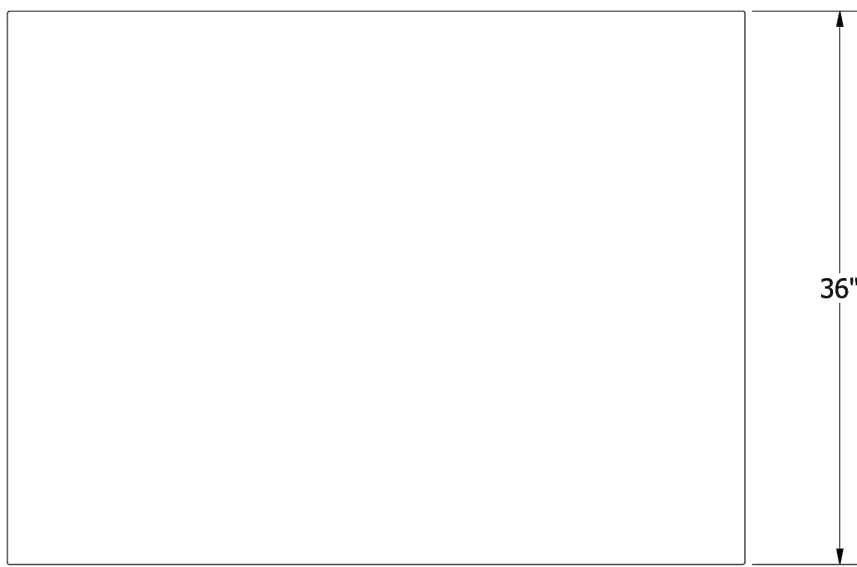
escofet Lungo Mare Bench, Module A
Product Drawing

www.landscapiforms.com

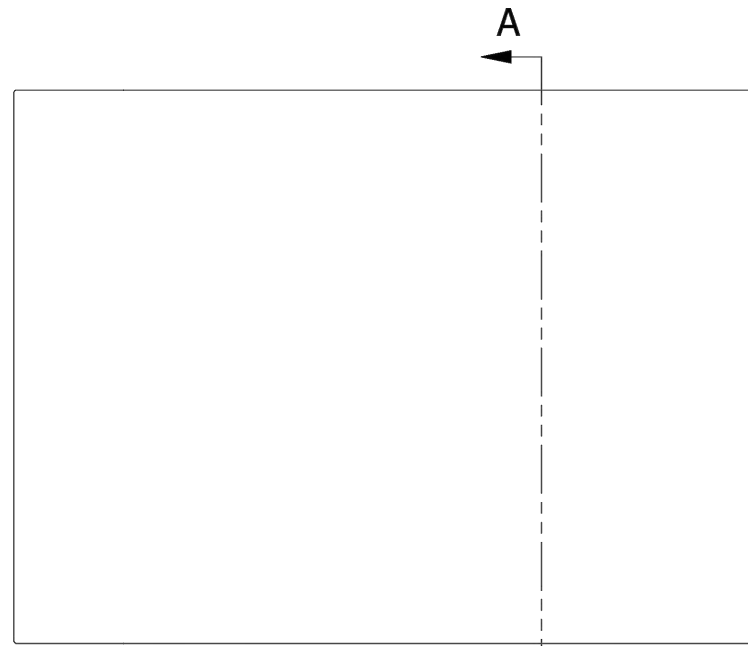
Date: 4/14/2015
Ph: 800.521.2546



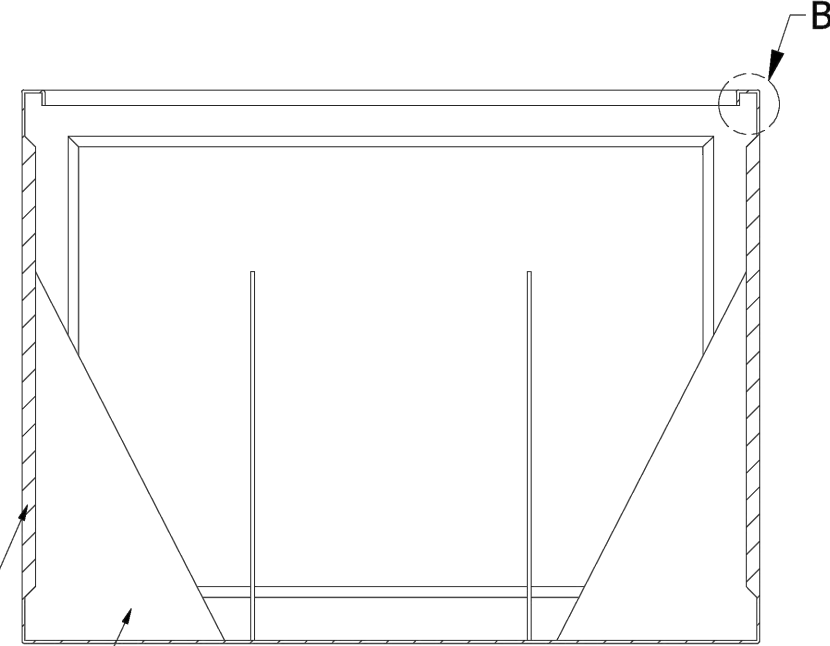
PLAN



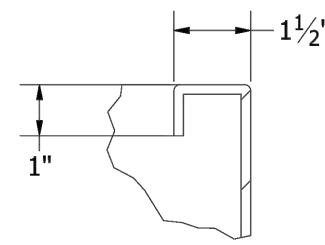
SIDE



ELEVATION



SECTION A-A



DETAIL B

APPROVAL:

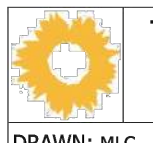
Signature authorizes Tournesol Siteworks
to manufacture the product as shown

NOTES: UNLESS OTHERWISE SPECIFIED

- 1) MATERIAL: FIBERGLASS REINFORCED PLASTIC (FRP)
NOMINAL WALL THICKNESS 1/8" - 3/16"
- 2) ALL DIMENSIONS ARE NOMINAL, ACTUAL SIZE MAY VARY.
- 3) PLANTER IS DESIGNED FOR NO MORE THAN
80 LBS PER CUBIC FOOT SATURATED SOIL DENSITY.
GREATER LOADS MUST BE REDUCED AND ALTERNATIVES FOR
FILL MUST BE INSTALLED. ALTERNATE FILL EXAMPLES ARE:
1) LOWER 18" DEPTH FILL OF #1-#2 EPS FOAM
2) LOWER 18" DEPTH OF VERSICELL (15 LAYERS OF EVC-30)
3) OPTIONAL FALSE BOTTOM 18" FROM TOP (INQUIRE FOR PRICING)

COLOR: _____

TEXTURE: _____



Tournesol Siteworks
2930 Faber Street,
Union City, CA 94587

TITLE

WILSHIRE - RECTANGLE - 48X48X36
WR-484836

DRAWN: MLC
SIZE: C
DWG NO: 6/14/2018

WR-484836-SUB

SCALE 1/10

MATERIAL: GFRP

SHEET 1 OF 1

REV A

02 PLANTER
17 DETAIL



Lungo Mare

Material / Colors

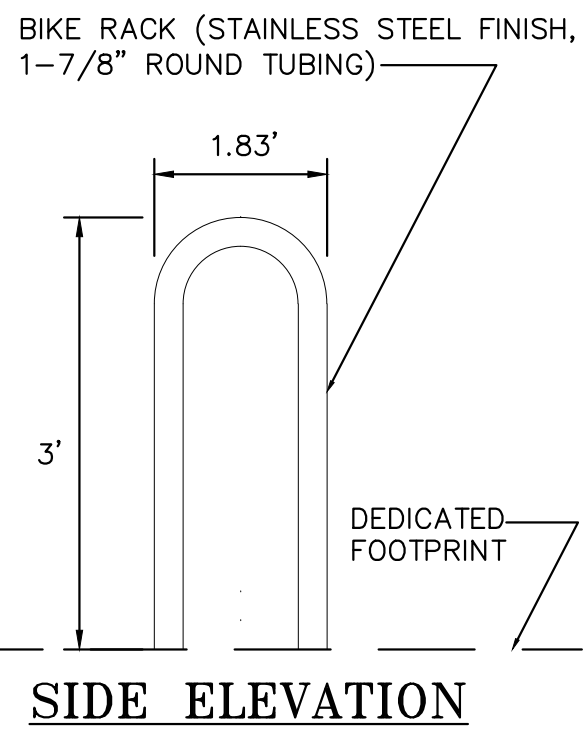
Cast Stone Acid-Etched Finish



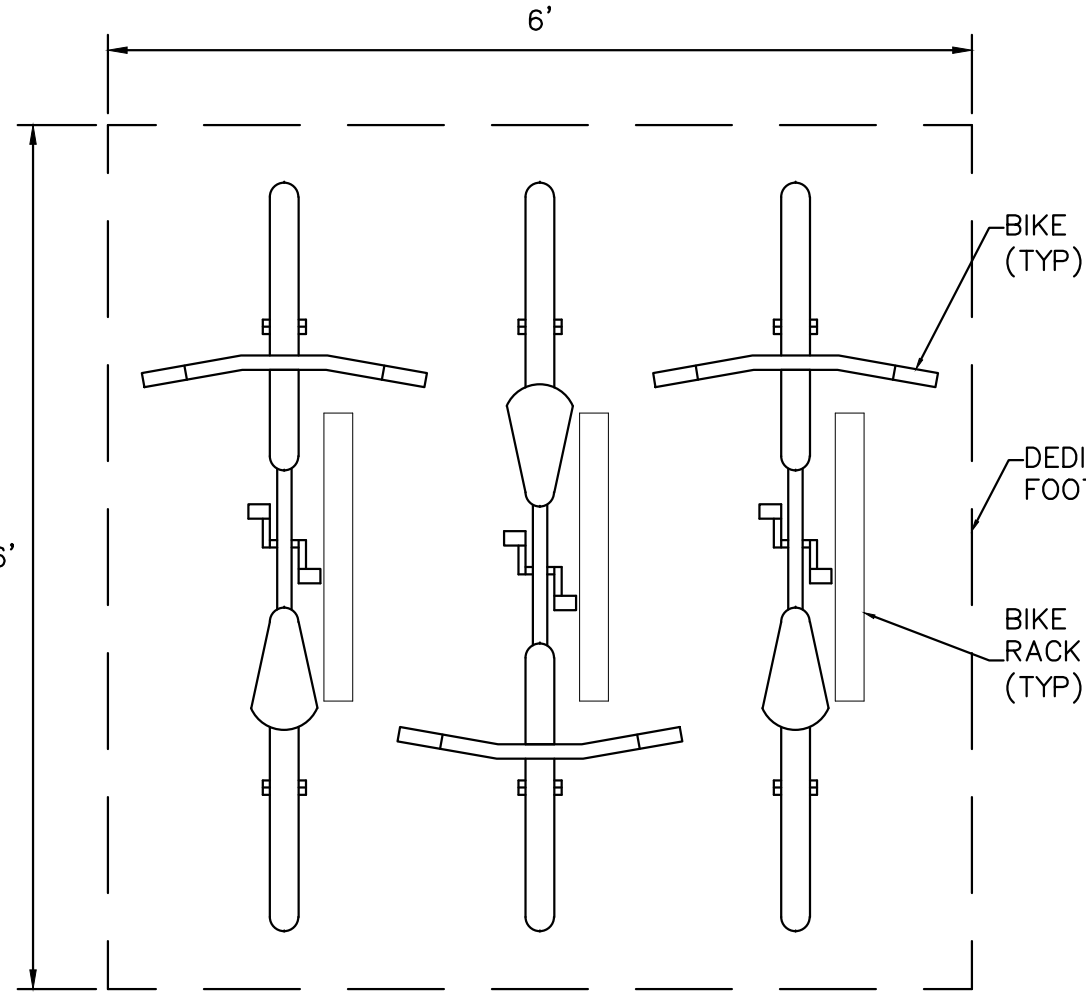
Beige

Gray

White



SIDE ELEVATION



PLAN VIEW

DEDICATED FOOTPRINT FOR 3 BIKE RACK

NOT TO SCALE



Know what's below.
Call before you dig.

01 BENCH STRUCTURE
17 DETAIL

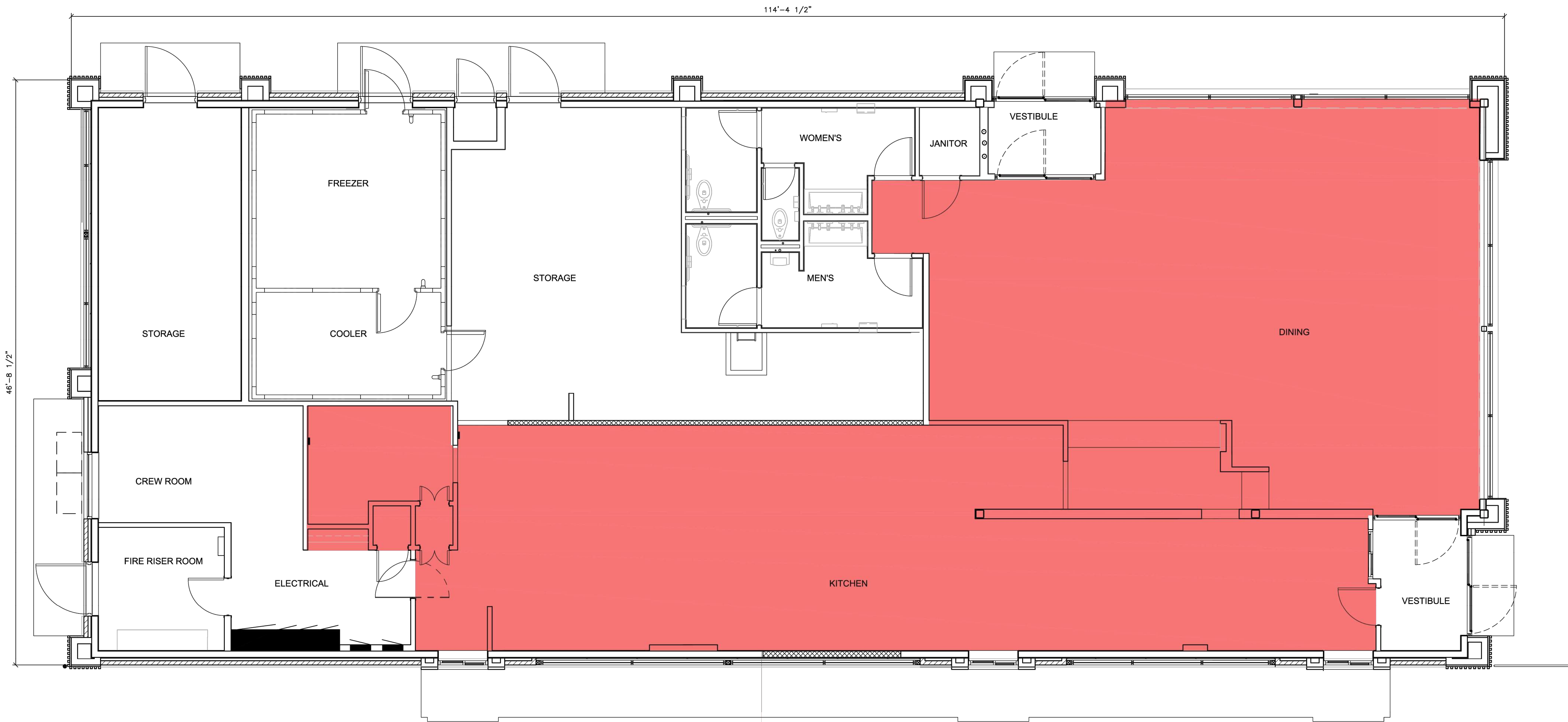
landscapiforms Drawing: ESJ01-01
Dimensions are in inches (mm)

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INTENDED USE IS LIMITED TO DESIGN PROFESSIONALS SPECIFYING LANDSCAPE FORMS, INC. PRODUCTS AND
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03 BENCH MATERIALS
17 DETAIL

TITLE	SITE PLAN	DESCRIPTION	PEDESTRIAN PLAZA DETAILS	SITE ADDRESS	NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO	SITE ID	51032	PREPARED BY:	McDonald's USA, LLC	PREPARED BY:	Kimley»Horn	REV	DATE	DESCRIPTION	BY

PARKER POINTE SUBDIVISION FILING NO. 1,
AMENDMENT NO. 1, LOT 2A
A PORTION OF THE NORTHEAST 1/4 OF THE SECTION 3,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SITE PLAN



2626 SF

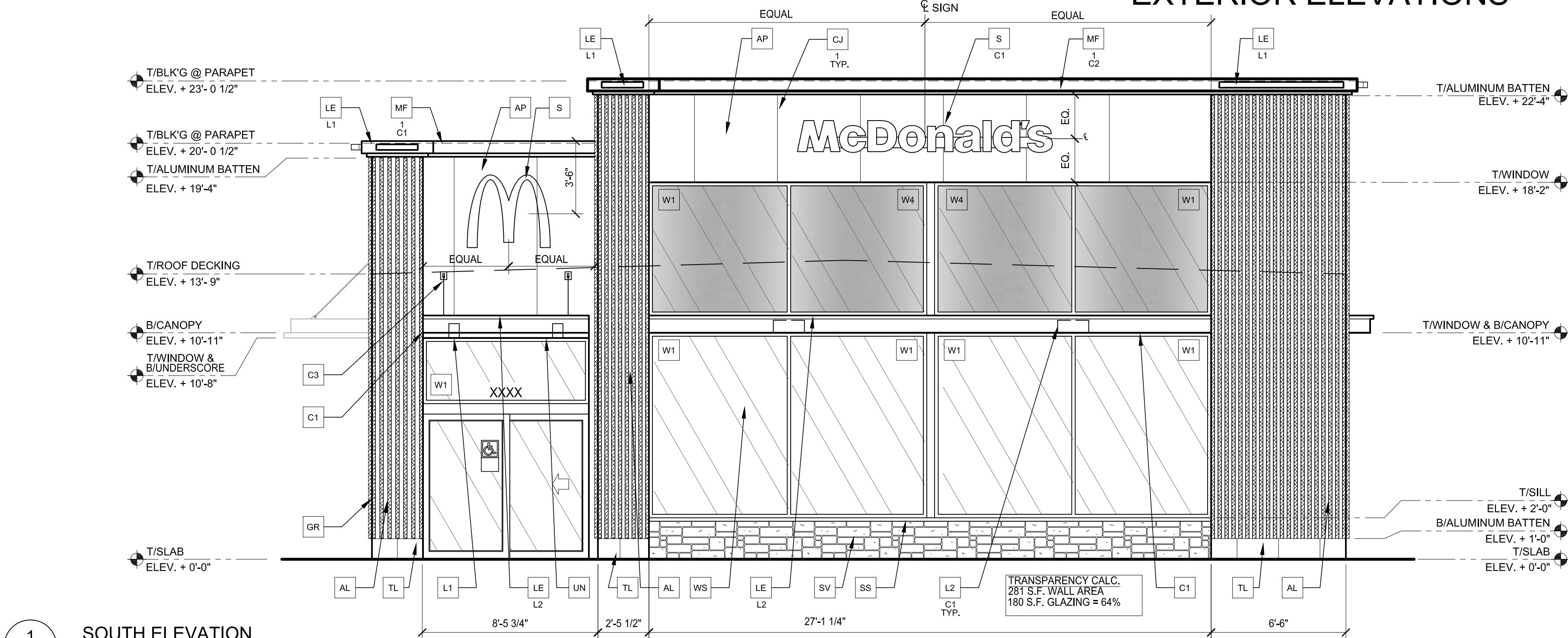
4,760 S.F. TOTAL FLOOR AREA
2,626 S.F. LEASE AREA

TITLE		DRAWN BY MCS		PREPARED FOR:		PREPARED BY:															
SITE PLAN		STD DATE		McDonald's USA, LLC		Kimley»Horn															
DESCRIPTION		REVIEWED BY JMM		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 McDonald's USA, LLC and shall not be used for any other project. Use of these drawings for reference or example on another project requires the written consent of McDonald's USA, LLC. Use of these drawings on another project without the written consent of McDonald's USA, LLC is not authorized.																	
NET LEASABLE AREA		DATE ISSUED 09/26/2024																			
SITE ID		SITE ADDRESS																			
51032		NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO																			

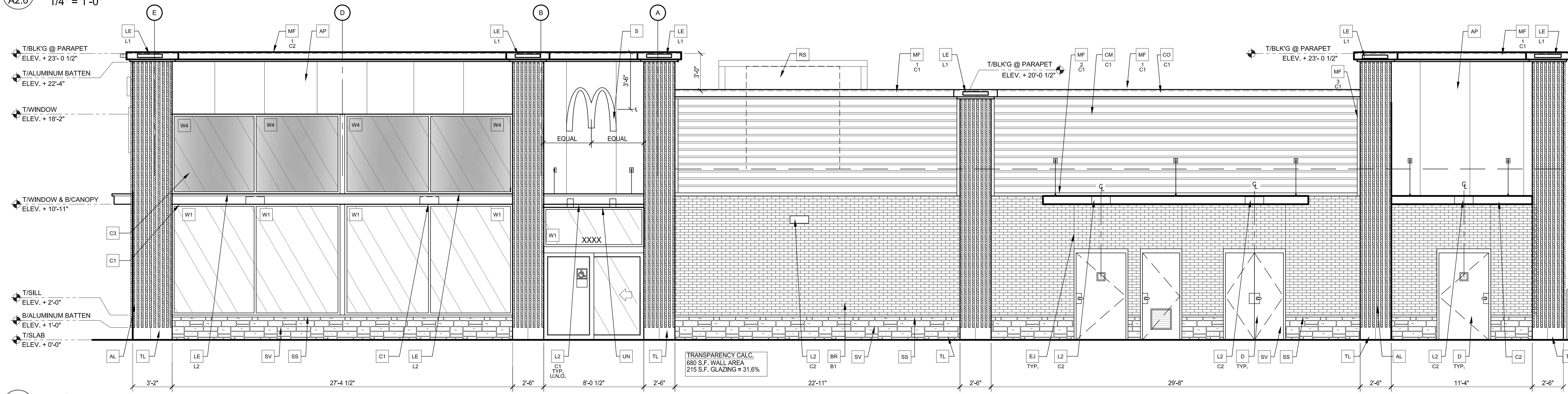
PARKER POINTE SUBDIVISION FILING NO. 1, LOT 2A

A PORTION OF THE NORTHEAST 1/4 OF THE SECTION 3,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

EXTERIOR ELEVATIONS



1 SOUTH ELEVATION
1/4" = 1'-0"



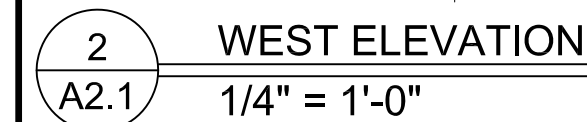
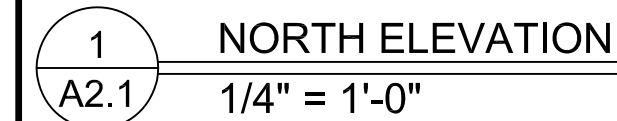
2 EAST ELEVATION
1/4" = 1'-0"

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 BRANE METAL PANEL
COLOR: PAINT "HARVEST MOON" #232-5 BY VALSPAR
- BR MODULAR FACE BRICK
- B1 COLOR:
B1 = "ONYX" SMOOTH, BY SUMMIT BRICK
- C1 ALUMINUM CANOPY SYSTEM WIFASCIA
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
GFX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfxi.com
- EJ EXPANSION JOINT, SEE DETAIL 7/4A.1
- 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= MATCH RAL 7022
- LE ACCENT LIGHTING - SEE ELECTRICAL
L1 LED LIGHT:
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)
- 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
- RS ROOF-TOP EQUIPMENT SCREEN (BEYOND), COLOR TO MATCH ALPOLIC METAL
PANEL COLOR RAL 7022
- S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
C1 COLOR:
C1 = WEATHERED ZINC RACEWAY
C2 = RAL 7022 RACEWAY
COLOR: DEEP BRONZE
- SS STONE SILL, TELLURIDE STONE OKLAHOMA BLUE SILL
2'-5"-3"x2'-5"-3"x24"
- SV STONE VENEER, TELLURIDE STONE SAWN THIN VENEER,
HERITAGE BILTMORE DIMENSIONAL
- TL TILE (@ BASE OF BATTEN SYSTEM)
EUROWEST: DELUXE COLLECTION
COLOR: ABSOLUTE 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 UNDERSOCCRE
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 SPANDREL GLASS
SPANDREL GLAZING 41+0016 CHARCOAL - 8MM PPG CLEAR
OPACH-COAT-300 (ICD HIGH PERFORMANCE COATINGS) OR EQUAL
FRAME COLOR: DARK BRONZE

PREPARED BY:		REVIEWED BY:		DATE:		BY:	
DRAWN BY:		STD ISSUE DATE:		DATE ISSUED:		SITE ADDRESS:	
B. ARSALLA				7/19/2022		005-1032 NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO	
McDonald's USA, LLC		EXTERIOR ELEVATIONS		A2.0			
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Arris Architecture, LLC		3436 New Castle Dr.		Loveland, CO 80538			

A PORTION OF THE NORTHEAST 1/4 OF THE SECTION 3,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



AL	ALUMINUM BATTEN SYSTEM SIZE: 2X2" 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 COLORS GRIT SAND SURFACES PRIOR TO PRIMING, PRIME AND PAINT BOTH SIDES AND ALL EDGES. SUBSTRATE COLOR: "IRON ORE" 7069 BY SHERWIN WILLIAMS	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
AP	ALPOLIC METAL PANEL (COLOR: RAL 7022)	CM	7" REVEAL METAL WALL PANEL SYSTEM BY METAL ERA
BM	BRAKE METAL PANEL COLOR: PAINT "HARVEST MOON" #232-S BY VALSPAR	C1	COLOR: C1 = WEATHERED ZINC
BR	MODULAR FACE BRICK	CO	CORNICE
B1	COLOR: B1 = "OWYX" SMOOTH, BY SUMMIT BRICK	C1	COLOR: WEATHER ZINC
C1	ALUMINUM CANOPY SYSTEM WIFASCIA COLOR: WHITE	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 (663) 330-7337, ann.bowen@vomela.com
GFX INTERNATIONAL (847) 543-4600, mcdonalds@decor@gfxl.com |
| EJ | EXPANSION JOINT, SEE DETAIL 7/4-1. |
| GR | GUARD RAIL--SEE CIVIL SITE PLAN FOR EXACT LOCATION AND LENGTH
PATTERN: IRON ROE 7089 BY SHERWIN WILLIAMS |
| L1 | RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL
COLOR: GOLD |
| L2 | RADIAL, SCONCE LIGHT FIXTURE - SEE ELECTRICAL |
| C1 | COLOR:
C1= WHITE
C2= MATCH RAL 7022 |

- | | |
|----|---|
| LE | ACCENT LIGHTING - SEE ELECTRICAL |
| L1 | LED LIGHT:
1 = SUM LED (DOWN ONLY)
2 = INTEGRAL CANOPY FIXTURE
L3 = UP ONLY FLOOD FIXTURE |
| MF | METAL FASCIA |
| C1 | TYPE:
1 = PRE-FAB ANCHOR-TITE FASCIA
2 = BOTTOM TRIM AT METAL REVEAL PANEL
3 = VERTICAL TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES |
| | COLOR:
C1 = WEATHERED ZINC (FLAT FACTORY FINISHED)
C2= RAL 7022 (FLAT FACTORY FINISHED) |
| PB | PIPE BOLLARD - PAINTED YELLOW |
| PT | (RMHC) COIN COLLECTOR
MODEL: HWPT STD CALL 1-888-743-7435 TO ORDER |
| RO | ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL |

- | | |
|-----|---|
| RS | ROOF-TOP EQUIPMENT SCREEN (BEYOND). COLOR TO MATCH ALPOLIC METAL PANEL COLOR RAL 7022 |
| S | MCDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT. |
| C1- | COLOR
C1 = WEATHERED ZINC RACEWAY
C2 = RAL 7022 RACEWAY |
| SS | STONE SILL, TELLURIDE STONE OKLAHOMA BLUE SILL
2.5'-3"X5'-3"X24" |
| SV | STONE VENEER, TELLURIDE STONE SAWN THIN VENEER,
HERITAGE BILTMORE DIMENSIONAL |
| TL | TILE (@ BASE OF BATTEN SYSTEM)
EUROWEST-DELUXE COLLECTION
COLOR: ABSOLUTE 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"
CONTACT: JIM DETER, (714) 937-7500 |

- | | |
|----|---|
| 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 |
| XX | 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 SPANDREL GLASS
SPANDREL GLAZING: 41-101616 CHARCOAL - 6MM PPG CLEAR
OPFAC-CT40-330 (ICD HIGH PERFORMANCE COATINGS) OR EQUAL
FRAME COLOR: CLEAR |

ARRIS
ARCHITECTURE

Arris Architecture, LLC
3436 New Castle Dr.
Loveland, CO 80538



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EXTERIOR ELEVATIONS

DESCRIPTION

SITE ID	SITE ADDRESS
---------	--------------

005-1032
NEAR SEC PARK

A2.1

A PORTION OF THE NORTHEAST 1/4 OF THE SECTION 3,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



BRICK:
"ONYX" GRAIN, BY SUMMIT BRICK

STONE:
TELLURIDE STONE SAWN THIN VENEER,
HERITAGE BILTMORE DIMENSIONAL

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

ALPOLIC METAL PANEL:
COLOR: RAL 7022

ALUMINUM CANOPY COLOR:
WHITE

GOLD UNDERSCORE

EXTERIOR WINDOW ASSEMBLY
COLOR: EXTRA DARK BRONZE

HOLLOW METAL DOORS:
PAINT: "GAUINLET GRAY"
SW-7017 BY SHERWIN
WILLIAMS

ARRIS
ARCHITECTURE

Arris Architecture, LLC
3436 New Castle Dr.
Loveland, CO 80538

 **McDonald's USA, LLC**

 **McDonald's USA, LLC**

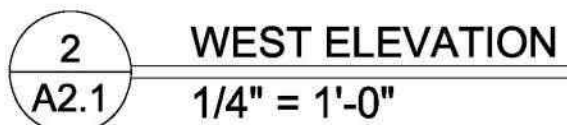
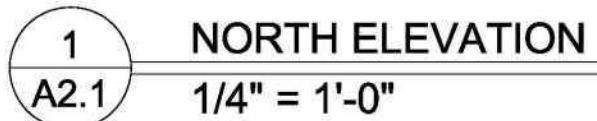
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B. ABUSALLA	STD ISSUE DATE	DATE ISSUED
	REVIEWED BY	7/19/2022

EXTERIOR ELEVATIONS	
DESCRIPTION	
SITE ID	SITE ADDRESS
009-1032	NEAR SEC PARKER ROAD AND SIOGH ROAD, PARKER CO

A2.2

A PORTION OF THE NORTHEAST 1/4 OF THE SECTION 3,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



3 TRASH ENCLOSURE ELEVATIONS

A2.3	EXTERIOR ELEVATIONS		 McDonald's USA, LLC		 Appris Architecture Aris Architecture, LLC 3436 New Castle Dr. Loveland, CO 80538	PREPARED BY:
	TITLE	UNIFORM SHEET NO.	DATE ISSUED	DATE REVISED		BY:
	DESCRIPTION	REVIEWED BY	DATE ISSUED	DATE	DESCRIPTION	
			7/19/2022			
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	SITE ID	SITE ADDRESS	REV	DATE		
	005-1032	NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO				