

CONTACTS:

DEVELOPER:
 MCDONALD'S USA, LLC
 4643 S. ULSTER STREET, SUITE 1300
 DENVER, CO 80237
 TEL: (303) 519-4001
 CONTACT: KORTNEY PEDIGO

ARCHITECT:
 ARRIS ENGINEERING
 5501 N 17TH STREET
 OZARK, MO 65721
 TEL: (417) 581-5125
 CONTACT: COREY STINAR

ENGINEER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 2 NEVADA NORTH AVE., SUITE 300
 COLORADO SPRINGS, CO 80903
 TEL: (719) 453-0180
 CONTACT: JESSICA MCCALLUM, P.E.

SURVEYOR:
 ENGINEERING SERVICE CO.
 14190 EAST EVANS AVENUE
 AURORA CO, 80014
 TEL: (719) 582-1270
 CONTACT: CHIP BECKSTROM, P.L.S.

LANDSCAPE ARCHITECT:
 KIMLEY-HORN AND ASSOCIATES, INC.
 2 NEVADA NORTH AVE., SUITE 300
 COLORADO SPRINGS, CO 80903
 TEL: (719) 453-0180
 CONTACT: JEREMY POWELL, P.L.A.

BENCHMARK

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).

BASIS OF BEARINGS

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.

FLOODPLAIN NOTE

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

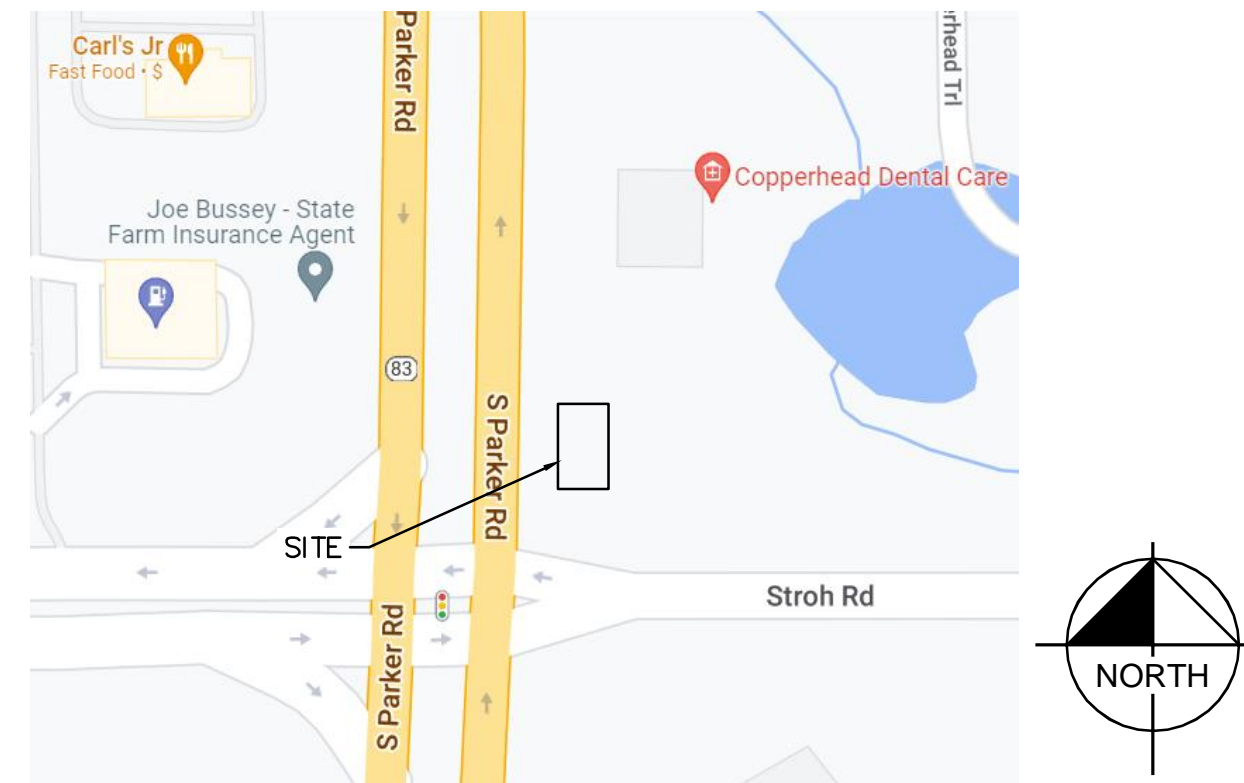
LEGAL DESCRIPTION

LOT 7, PARKER POINTE SUBDIVISION FILING NO. 1 RECORDED JANUARY 7, 2022
 AT RECEPTION NO. 2022001733, COUNTY OF DOUGLAS, STATE OF COLORADO

PARKER POINTE SUBDIVISION FILING NO. 1, LOT 7

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



VICINITY MAP

Sheet List Table	
Sheet Number	Sheet Title
SITE PLAN	
1	COVER SHEET
2	EXISTING CONDITIONS
3	SITE PLAN
4	PRELIMINARY UTILITY PLAN
5	FIRE TRUCK ACCESS PLAN
6	PHOTOMETRIC PLAN
7	PHOTOMETRIC DETAILS
8	PHOTOMETRIC DETAILS
9	PHOTOMETRIC DETAILS
10	LANDSCAPE PLAN
11	LANDSCAPE NOTES
12	LANDSCAPE DETAILS
13	NET LEASABLE AREA
14	IRRIGATION PLAN
15	IRRIGATION NOTES
16	IRRIGATION DETAILS
17	PEDESTRIAN PLAZA DETAILS
A2.0	BUILDING ELEVATIONS
A2.1	BUILDING ELEVATIONS

SITE DATA

PROPERTY ACREAGE	1.48 ACRES (64,609 SF)
PERVIOUS AREA	0.27 ACRES
IMPERVIOUS AREA	1.21 ACRES
MAXIMUM IMPERVIOUS AREA	1.26 ACRES, 85% OF TOTAL LAND AREA
BUILDING DENSITY	4,795 SF (BLDG) = 7.42%
	64,609 SF (LOT)
MAX BUILDING DENSITY	NONE
PARKING AREA	47,535 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

LAND USE DATA

EXISTING ZONING	PLANNED DEVELOPMENT
GROSS SITE AREA	1.48 ACRES
NUMBER OF BUILDINGS	1 BUILDING
BUILDING GROSS FLOOR AREA	4,795 SF
NET LEASABLE AREA	2,626 SF

DEVELOPMENT STANDARDS

COMMERCIAL DEVELOPMENT STANDARDS	TOWN OF PARKER LAND DEVELOPMENT CODE REQ.	PROVIDED
MINIMUM LANDSCAPE AREA	0.18 AC (15%)	0.27 AC (18%)
MAXIMUM BUILDING HEIGHT	35 FEET	1 STORY/ 22'-1 1/2"
MINIMUM OFF-STREET PARKING	26 (PER NLA)	26 ONSITE SPACES (2 ADA STALLS)
MAXIMUM FLOOR AREA RATIO (FAR)	0.35	0.10

SETBACKS

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

TITLE	DESCRIPTION	DATE	BY
SITE PLAN			
COVER SHEET			
SITE ID	NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO		
51004			

PREPARED BY:

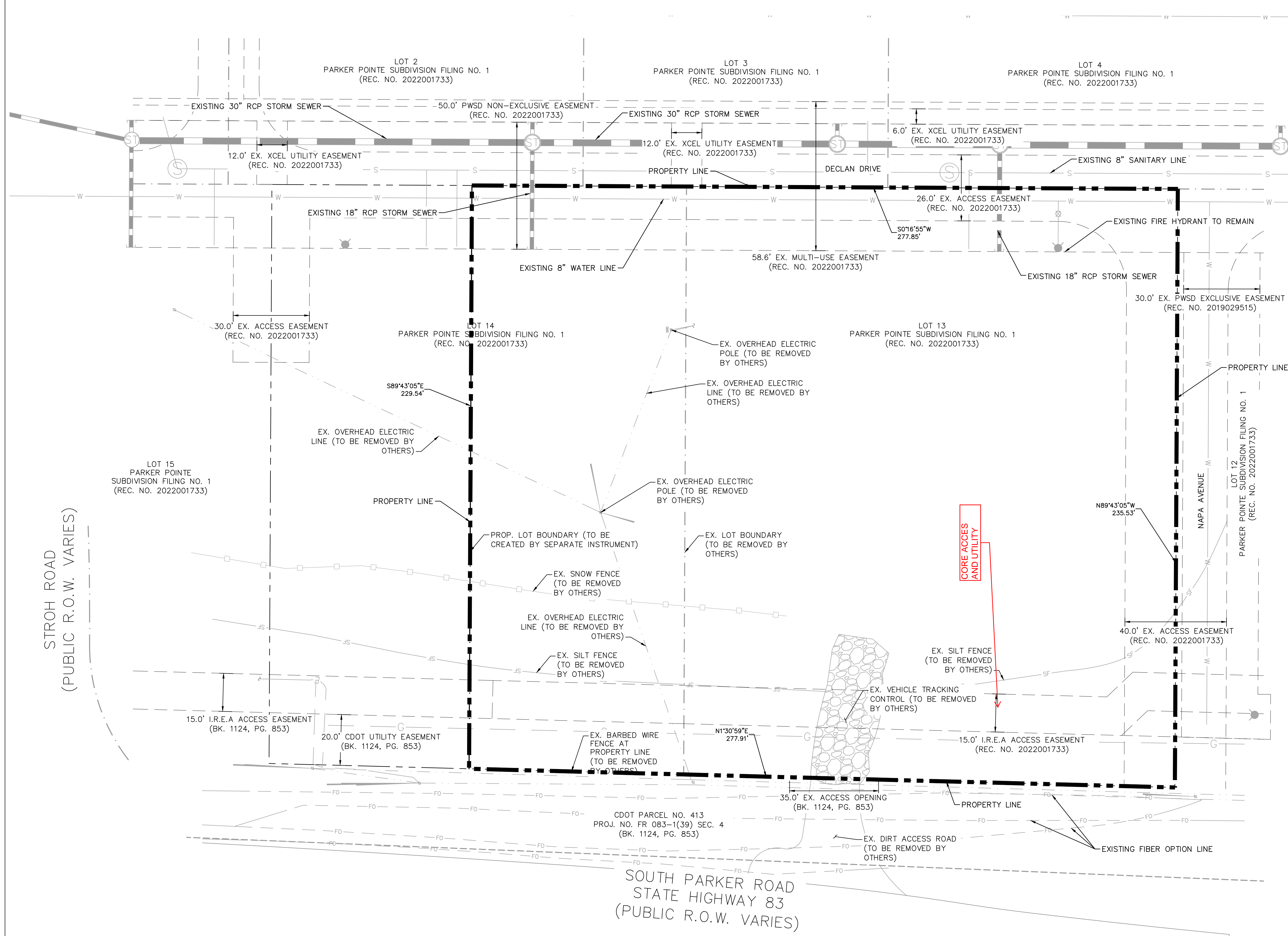
PREPARED FOR:

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DRAWN BY	DATE	REVIEWED BY	DATE ISSUED
MCS		JM	7/19/2022

PARKER POINTE SUBDIVISION FILING NO. 1, LOT 7

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

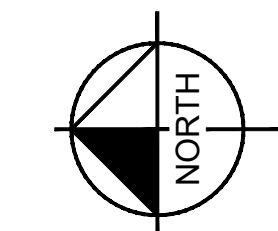
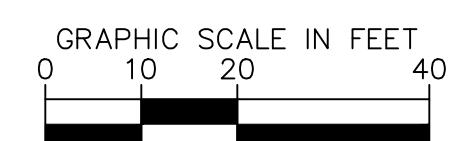
	PROPERTY LINE
	PARCEL LINE
	EASEMENT
	EX. WATER LINE
	EX. SANITARY LINE
	EX. STORM SEWER
	EX. PHONE LINE
	EX. ELECTRIC LINE
	EX. GAS LINE

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".

STROH ROAD
(PUBLIC R.O.W. VARIES)

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



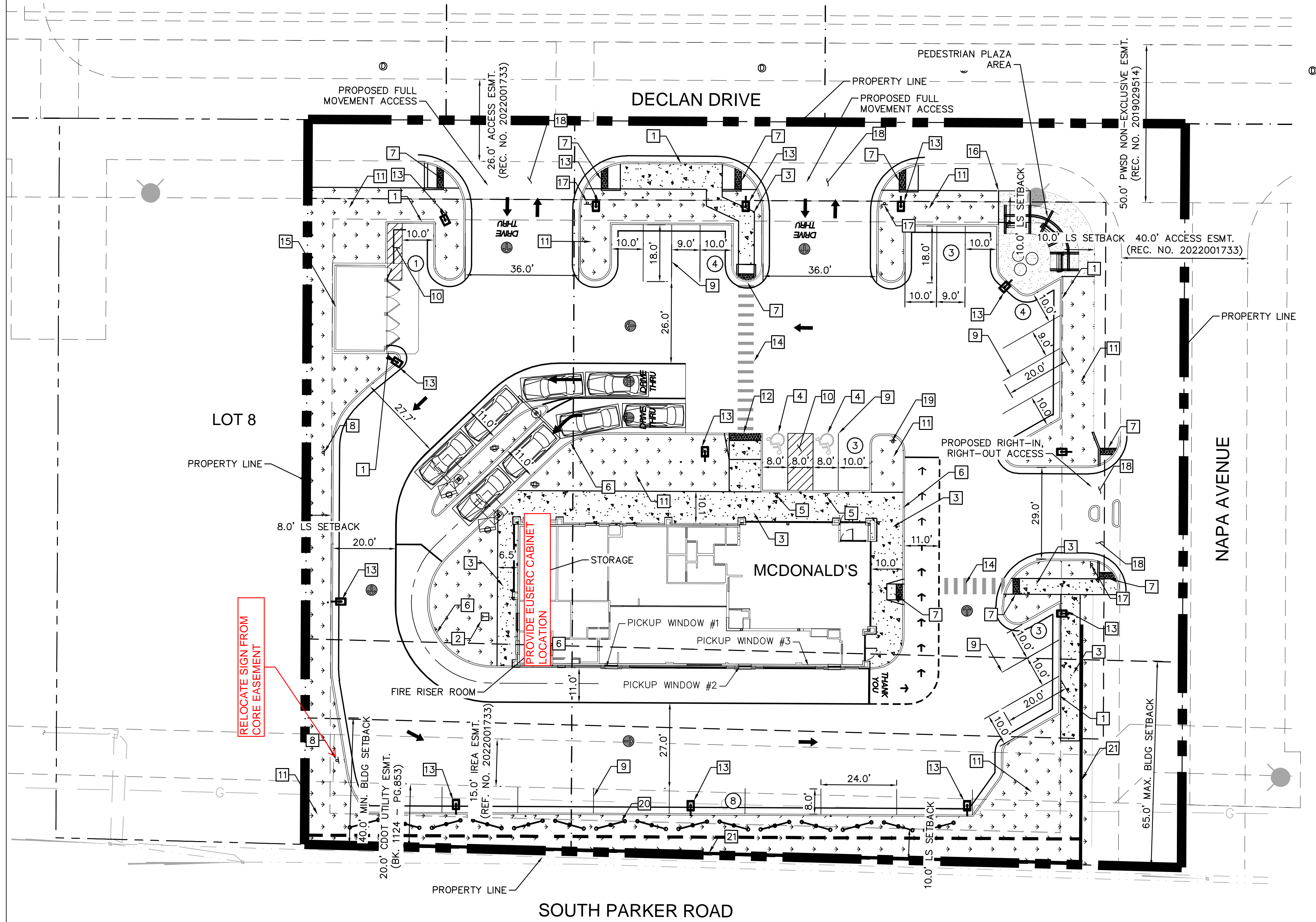
TITLE	SITE PLAN
DESCRIPTION	EXISTING CONDITIONS
SITE ID	51004
SITE ADDRESS	NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO
DRAWN BY	MCS
STD ISSUE DATE	
REVIEWED BY	JJM
DATE ISSUED	7/19/2022
PREPARED FOR:	McDonald's USA, LLC
PREPARED BY:	Kimley»Horn
REV	DATE
DESCRIPTION	BY



PARKER POINTE SUBDIVISION FILING NO. 1, LOT 7

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



RELOCATE SIGN FROM CORE EASEMENT

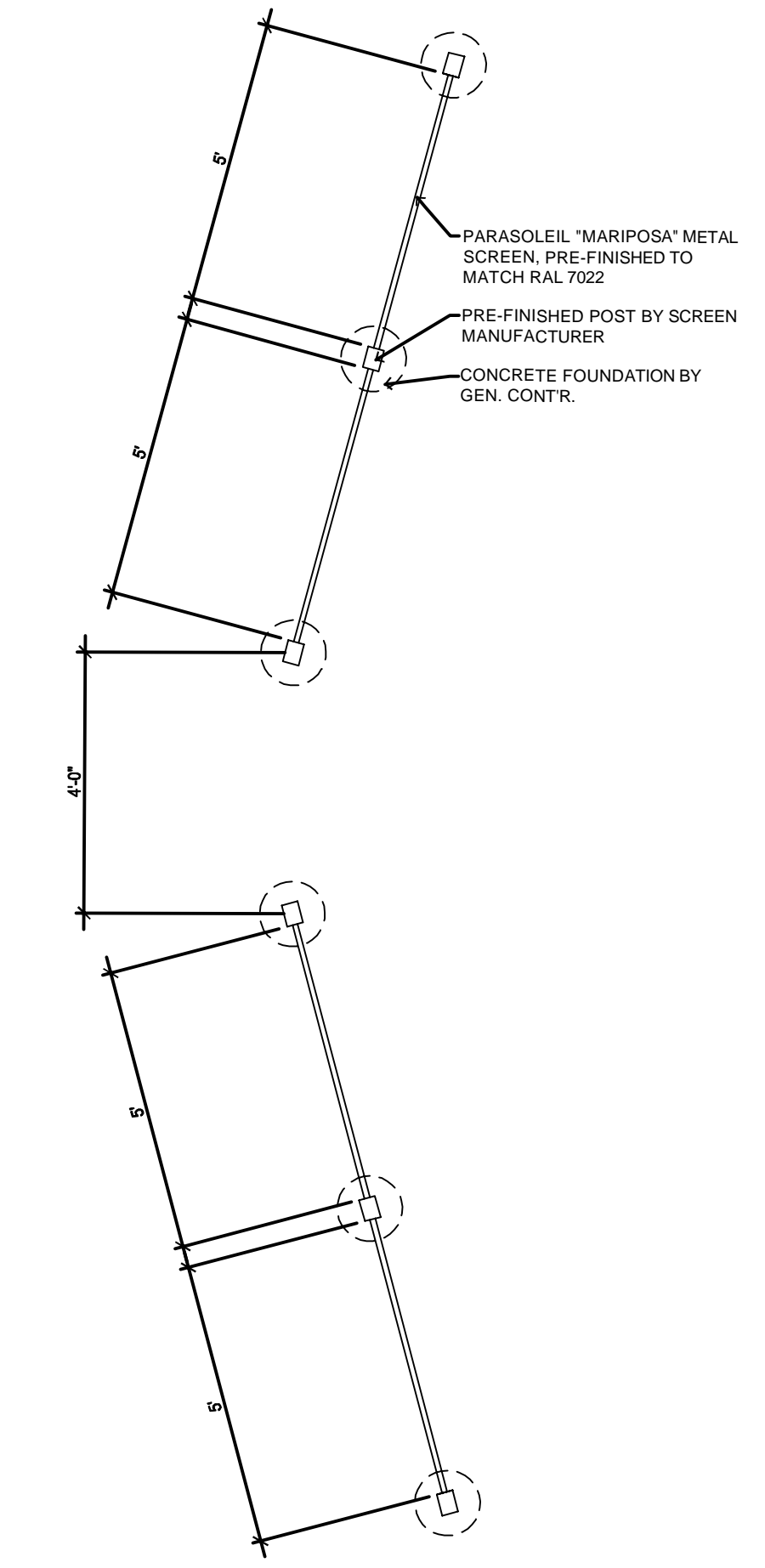
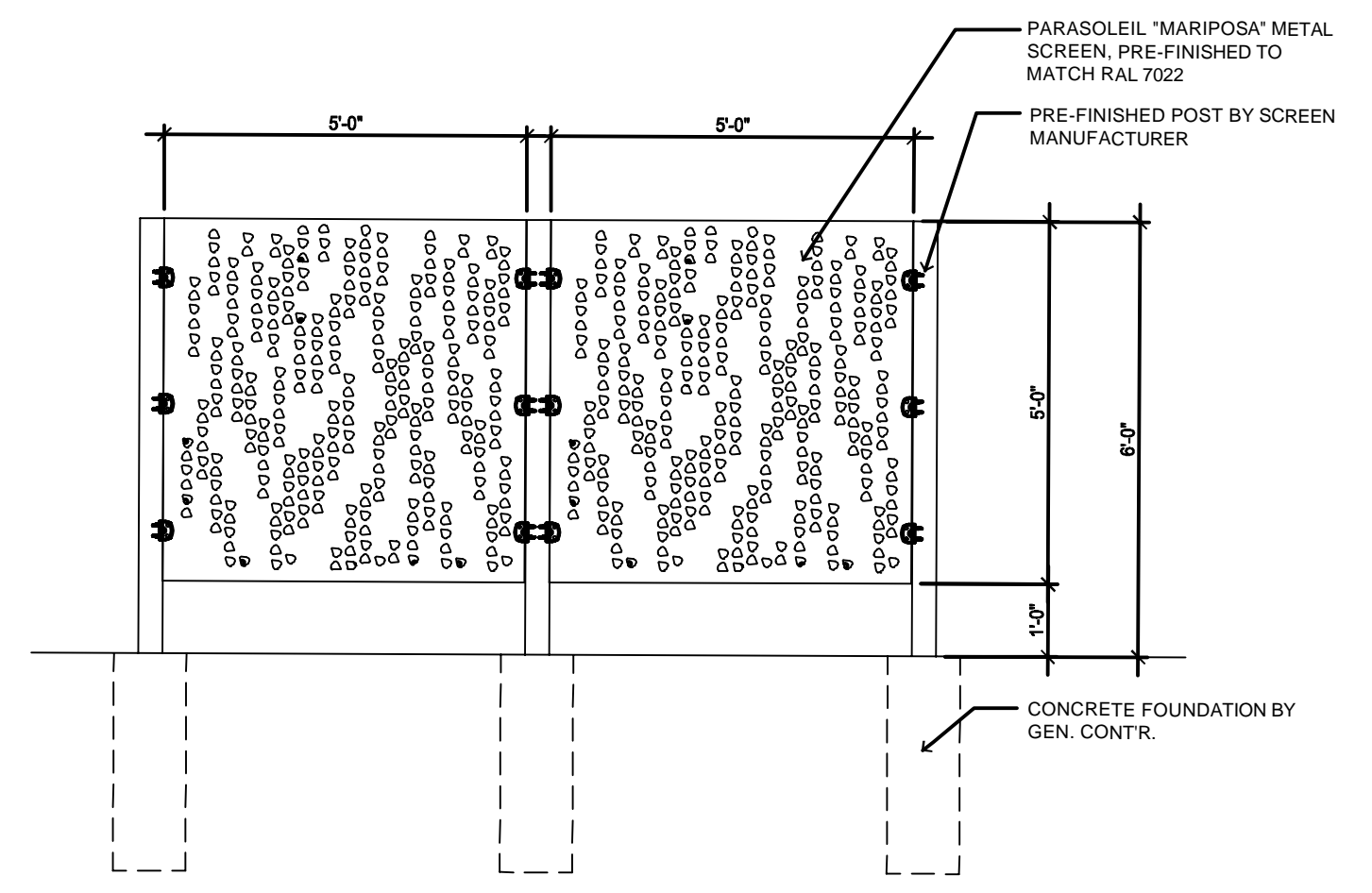
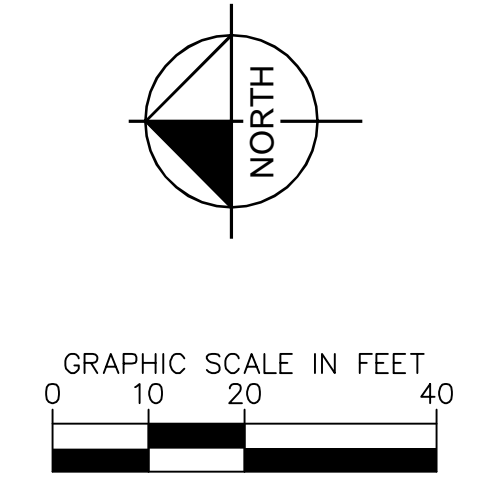
PROVIDE EUSERC CABINET LOCATION

LEGEND

---	PROPERTY LINE
- - -	SETBACK
- - - -	EASEMENT
AR	ACCESSIBLE ROUTE
▬▬▬	SCREEN WALL
▬▬▬	RETAINING WALL
▬▬▬	LANDSCAPE
▬▬▬	CONCRETE SIDEWALK
#	PARKING STALL COUNT

KEY NOTES

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

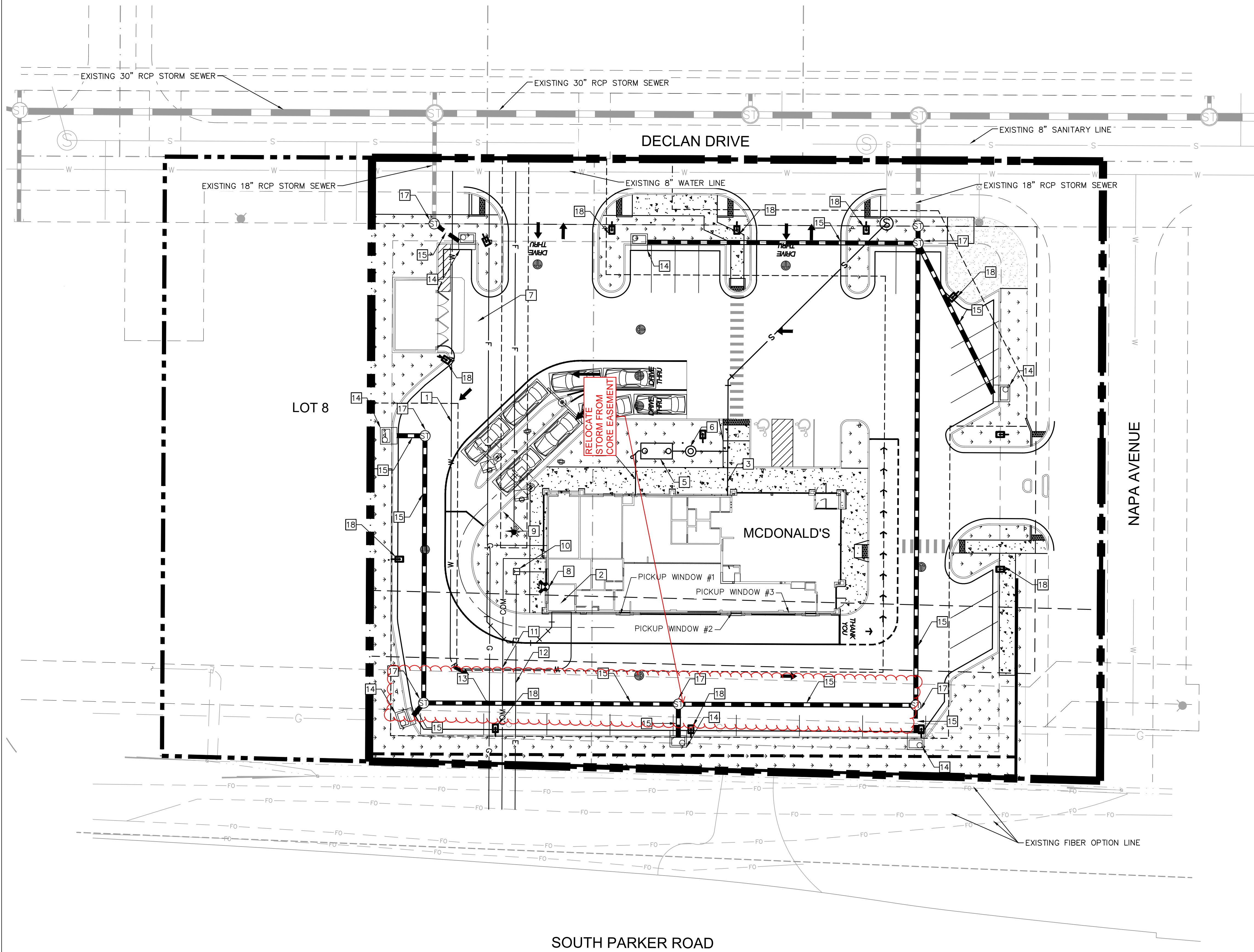


TITLE	SITE PLAN	DATE	7/19/2022	BY	
DESCRIPTION	These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared in reliance on information provided by the client. Use of these drawings for reference or example on another project requires the approval of the client. Use of these drawings for any other purpose without the client's approval is prohibited.				
SITE PLAN	DATE ISSUED	7/19/2022	REV	DATE	DESCRIPTION
SITE ID	51004	SITE ADDRESS	NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO		
McDonald's USA, LLC					
Kimley»Horn					



PARKER POINTE SUBDIVISION FILING NO. 1, LOT 7

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

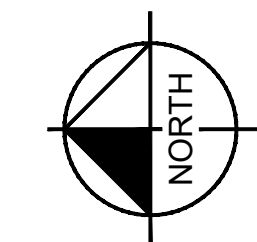


LEGEND

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

KEY NOTES

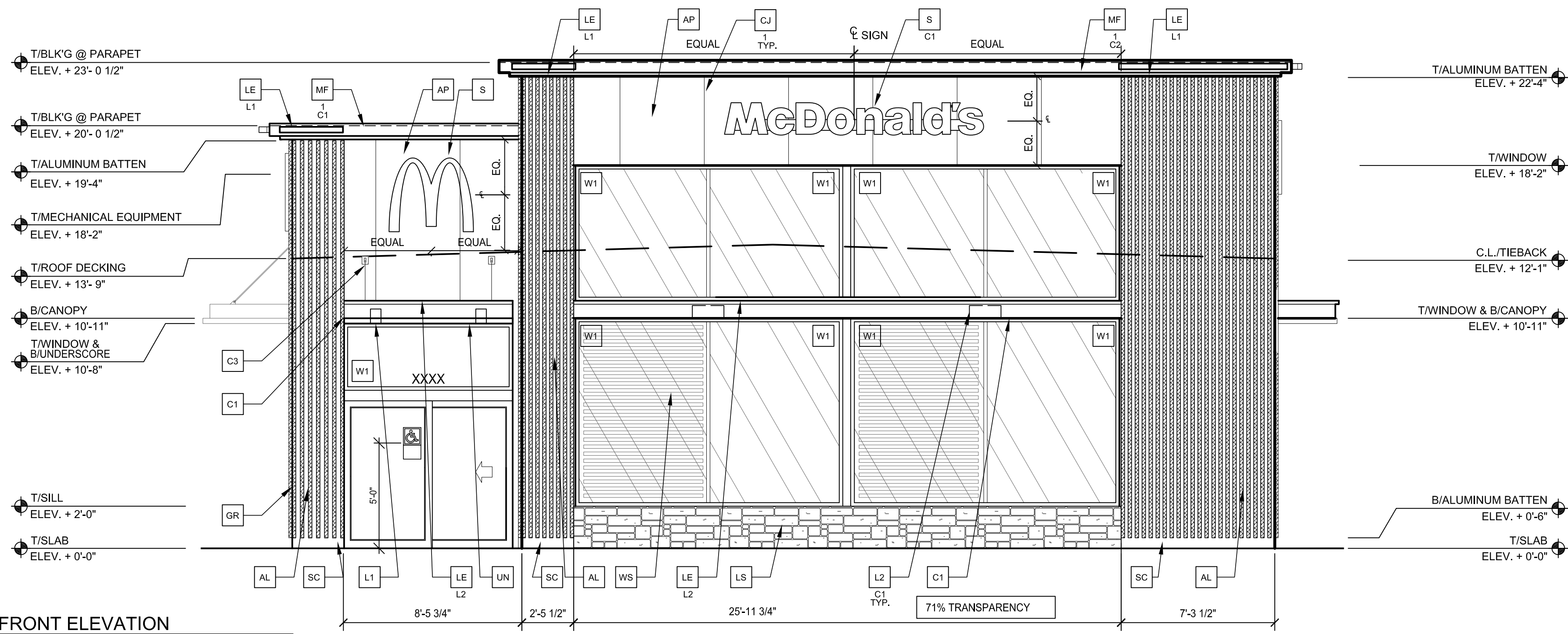
- 1 PROPOSED DOMESTIC WATER SERVICE LINE
- 2 PROPOSED WATER METER LOCATED INSIDE BUILDING.
- 3 PROPOSED SANITARY SEWER SERVICE LINE
- 4 PROPOSED GREASE INTERCEPTOR SERVICE LINE
- 5 PROPOSED GREASE TRAP WITH TRAFFIC RATED LIDS
- 6 PROPOSED SAMPLING MANHOLE
- 7 PROPOSED FIRE SERVICE LINE
- 8 PROPOSED FDC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



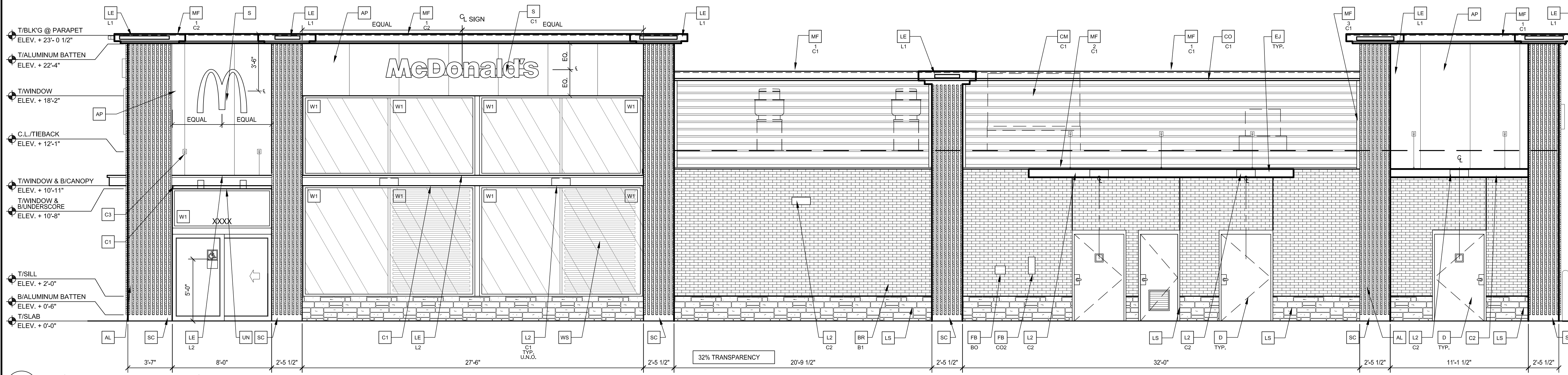
TITLE SITE PLAN	PREPARED BY: McDonald's USA, LLC	DATE	REV.	DATE	DESCRIPTION
	DRAWN BY: MGS STD ISSUE DATE: REVIEWED BY: JIM DATE ISSUED: 7/19/2022				
DESCRIPTION PRELIMINARY UTILITY PLAN	These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared in accordance with the contract documents for the project. Use of these drawings for reference or example on another project requires the approval of the project engineer. Use of these drawings for any other purpose without the approval of the project engineer is not authorized.				
SITE ID 51004	NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO				

PARKER POINTE SUBDIVISION FILING NO. 1, LOT 7

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
A2.0
FRONT ELEVATION
1/4" = 1'-0"



2
A2.0
NON-DRIVE-THRU ELEVATION
1/4" = 1'-0"

KEY NOTES:

- AL** ALUMINUM BATTEN SYSTEM
SIZE: 2X2" PROFILE
COLOR: WOOD GRAIN, BACKRACK UNFINISHED, END CAP 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 GRE" 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
COLOR:
B1 = "ONYX" SMOOTH, BY SUMMIT BRICK
- C1** ALUMINUM CANOPY SYSTEM W/FASCIA
COLOR: WHITE
- C2** ALUMINUM CANOPY SYSTEM
COLOR: RAL 7022
- C3** ALUMINUM CANOPY TIEBACK
COLOR: RAL 7022
GC TO PROVIDE CONTINUOUS BLOCKING ON WALL BEHIND TIEBACKS
- CJ** CONTROL JOINT
1 - TYPE: 1 = ALPOLIC
- CM** 7" REVEAL METAL WALL PANEL SYSTEM BY METAL ERA
C1 = COLOR:
C1 = WEATHERED ZINC
- CO** CORNICE
C1 = COLOR: WEATHER ZINC
- D** HOLLOW METAL DOOR
PAINT: "GAUNTLET GRAY" SW-7017 BY SHERWIN WILLIAMS

- DE** DECAL BY GRAPHICS SUPPLIER
SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
SUPPLIERS:
VOMELA (865) 330-7337, ann.bowen@vomela.com
GFX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfxi.com
- EJ** EXPANSION JOINT, SEE DETAIL 7/4.1
- FB** FB
CO2 = BULK CO2 FILL BOX (EOPM SCHEDULE ITEM 49.00)
BO = BULK OIL FILL BOX (EOPM SCHEDULE ITEM 700.18)
- GR** GUARD RAIL - SEE CIVIL SITE PLAN FOR EXACT LOCATION AND LENGTH
PAINT: "IRON GRE" 7069 BY SHERWIN WILLIAMS
- L1** RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL
COLOR: GOLD
- L2** RADIAL SCONCE LIGHT FIXTURE - SEE ELECTRICAL
C1 = COLOR:
C1 = WHITE
C2 = PLATINUM SILVER

- LE** ACCENT LIGHTING - SEE ELECTRICAL
L1 = LED LIGHT:
L1 = SLIM LED (DOWN ONLY)
L2 = INTEGRAL CANOPY FIXTURE
L3 = UP ONLY FLOOD FIXTURE
- LS** HERITAGE THIN STONE BY TELLURIDE
COLOR: BILTMORE
(TO BE VERIFIED WITH McDONALDS ACM)
- MF** METAL FASCIA
1 - TYPE:
1 = PRE-FAB ANCHOR-TITE FASCIA
2 = BOTTOM TRIM AT METAL REVEAL PANEL
3 = VERTICAL TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES
COLOR:
C1 = WEATHERED ZINC (FLAT FACTORY FINISHED)
C2 = RAL 7022 (FLAT FACTORY FINISHED)
- PB** PIPE BOLLARD - PAINTED YELLOW

- PT** (RMHC) COIN COLLECTOR
MODEL: #WPT STD CALL 1-888-743-7435 TO ORDER
- RO** ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- S** McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
C1 = COLOR:
C1 = WEATHERED ZINC RACEWAY
C2 = RAL 7022 RACEWAY
- SC** STUCCO
C1 = PAINT TO MATCH HARDIE PLANK SIDING OR GAUNTLET GRAY SW7019 BY SHERWIN WILLIAMS
- SP** SPANDREL GLASS
- UN** METAL UNDERSCORE
COLOR: GOLD

- W1** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
COLOR: DARK BRONZE
- W2** DRIVE-THRU WINDOW BY READY ACCESS
MODEL: 800 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
- WS** INTERIOR WINDOW SHADE - BY DECOR

EXTERIOR ELEVATIONS

A2.0

REV.	DATE	DESCRIPTION

PREPARED BY:
ARRIS ARCHITECTURE
ARRIS Architecture, LLC
3436 New Castle Dr.
Loveland, CO 80538

PREPARED FOR:
McDonald's USA, LLC
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DRAWN BY:
B.ABBALLA
STD ISSUE DATE
REVIEWED BY
DATE ISSUED
7/19/2022

TITLE
EXTERIOR ELEVATIONS
DESCRIPTION
SITE ADDRESS
NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO
SITE ID
51004

