

CONTACTS:

DEVELOPER:
MCDONALD'S USA, LLC
110 N CARPENTER STREET
CHICAGO, IL 60607
TEL: (312) 599-2876
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 900
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 900
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.

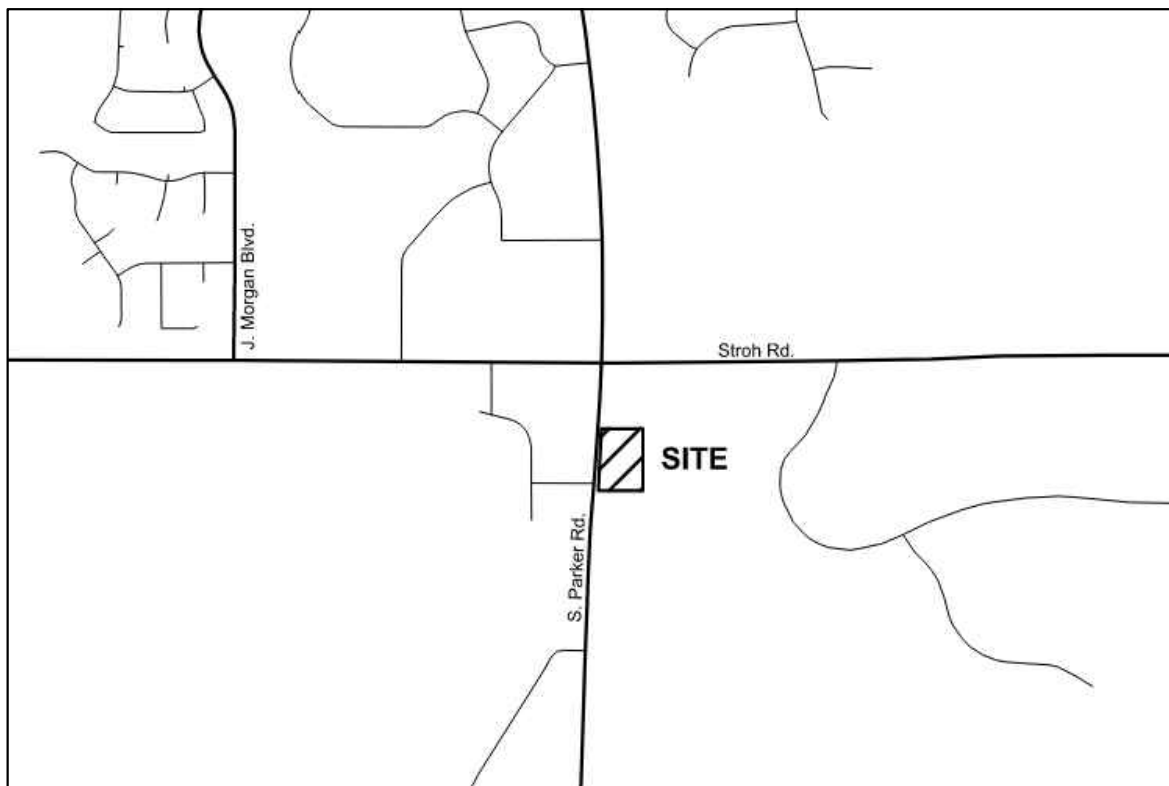
LEGAL DESCRIPTION

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

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



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	4,795 SF (BLDG) = 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

LAND USE DATA

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

DEVELOPMENT STANDARDS

COMMERCIAL DEVELOPMENT STANDARDS	TOWN OF PARKER LAND DEVELOPMENT CODE REQ.	PROVIDED
MINIMUM LANDSCAPE AREA	0.22 AC (15%)	0.32 AC (22%)
MAXIMUM BUILDING HEIGHT	35 FEET	1 STORY/ 23'-0 1/2"
MINIMUM OFF-STREET PARKING	26 (PER NLA)	26 ONSITE SPACES (2 ADA STALLS)
MAXIMUM FLOOR AREA RATIO (FAR)	0.35	0.075

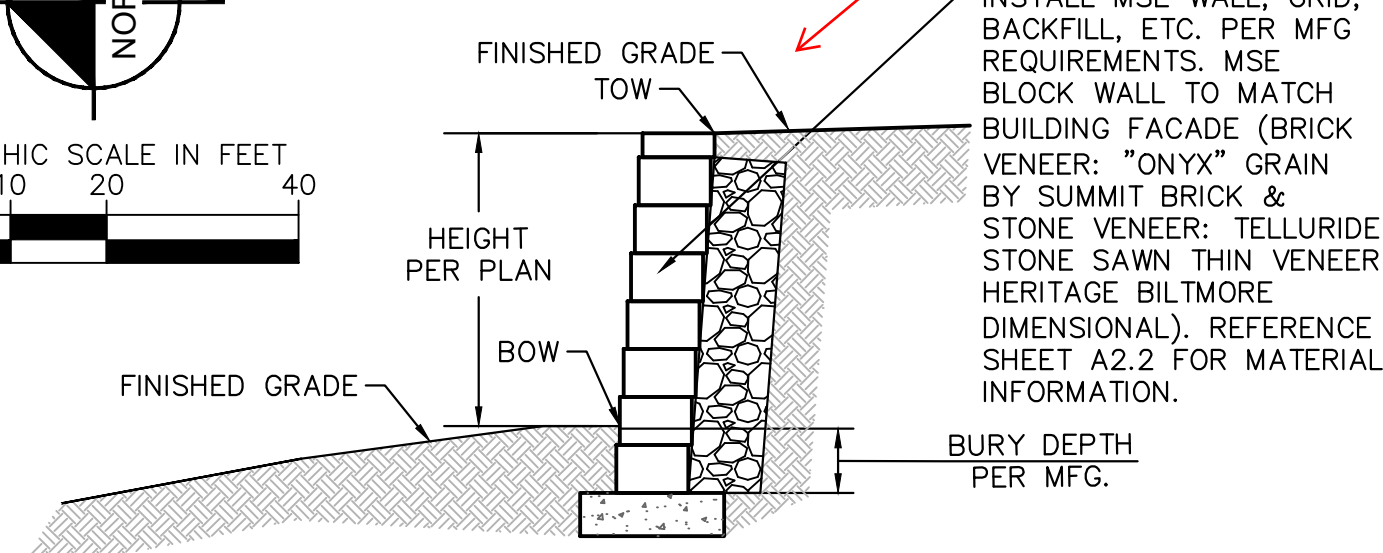
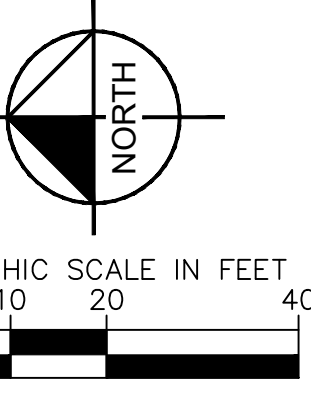
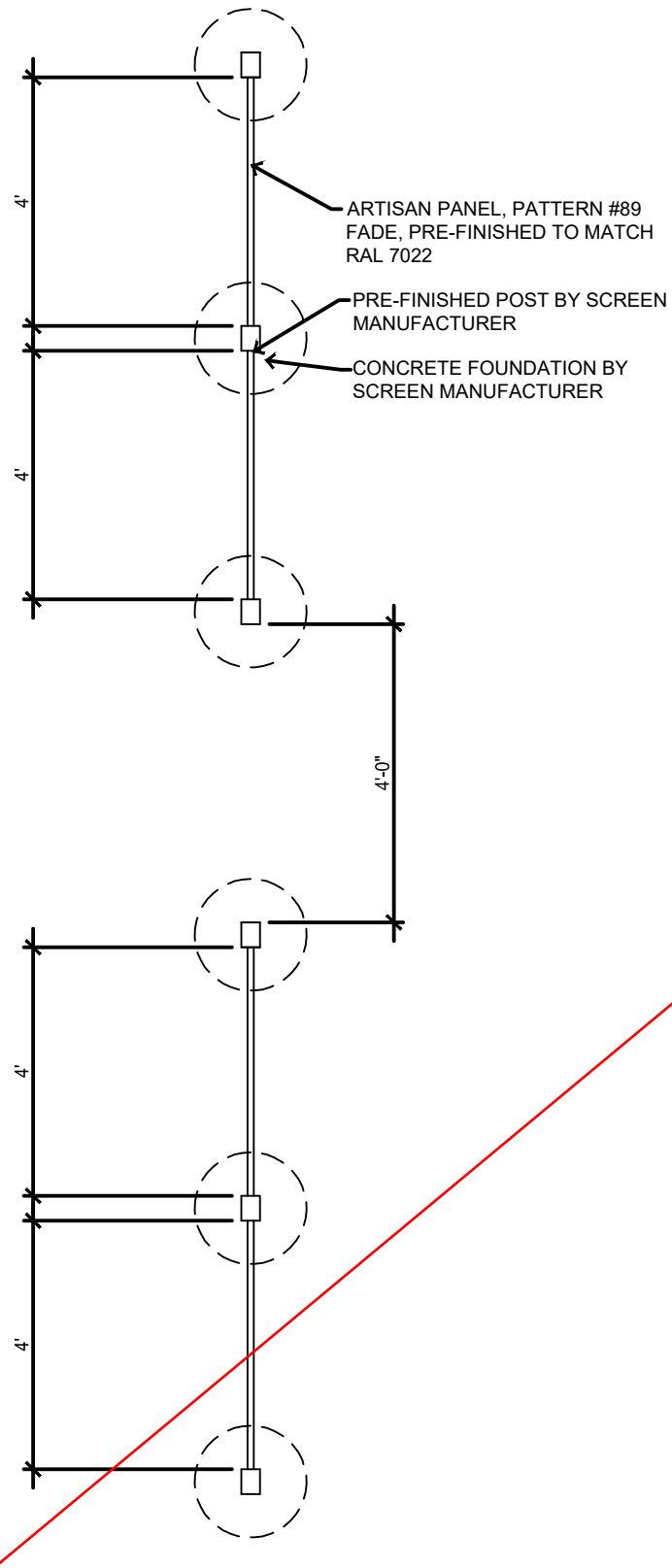
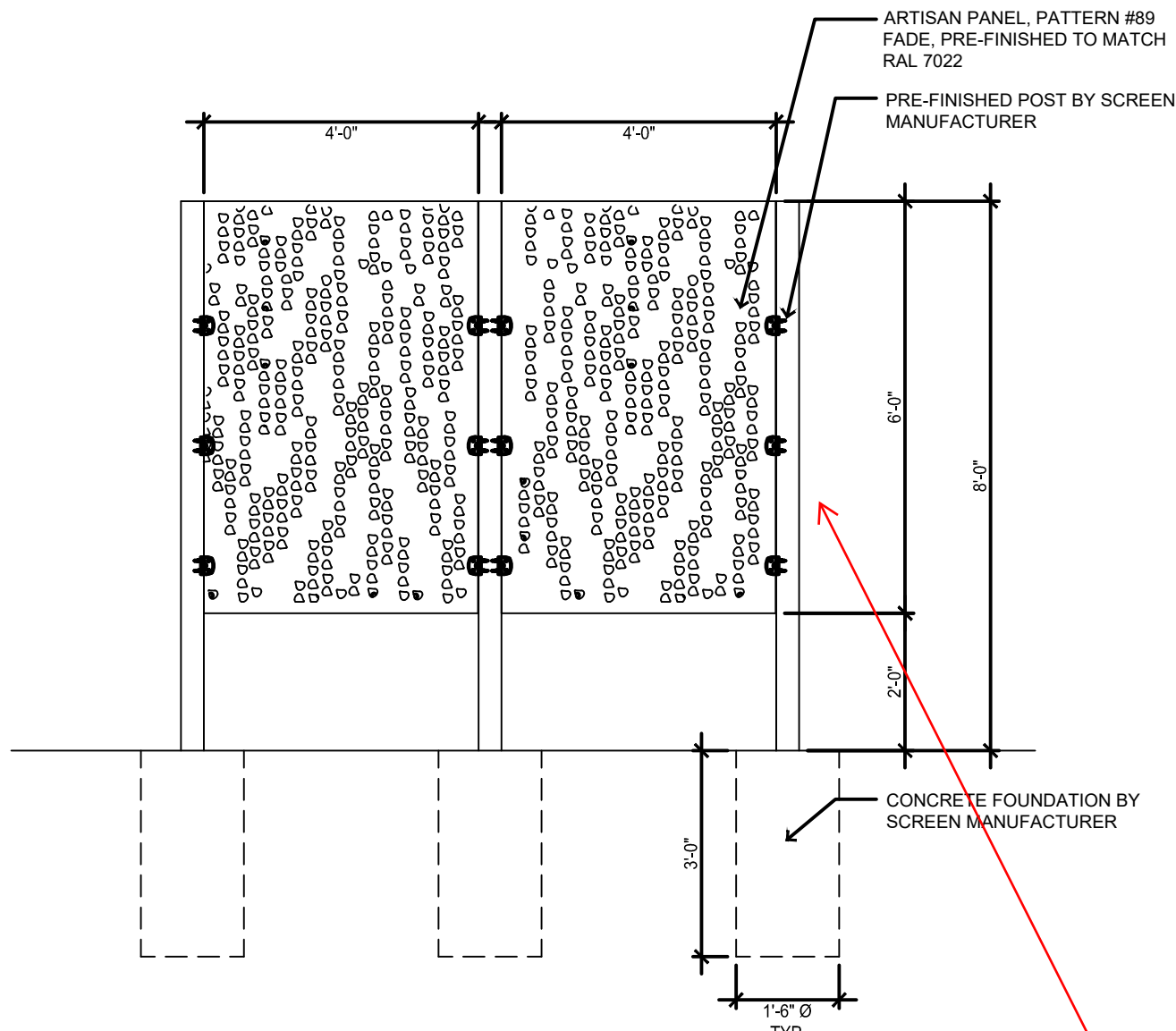
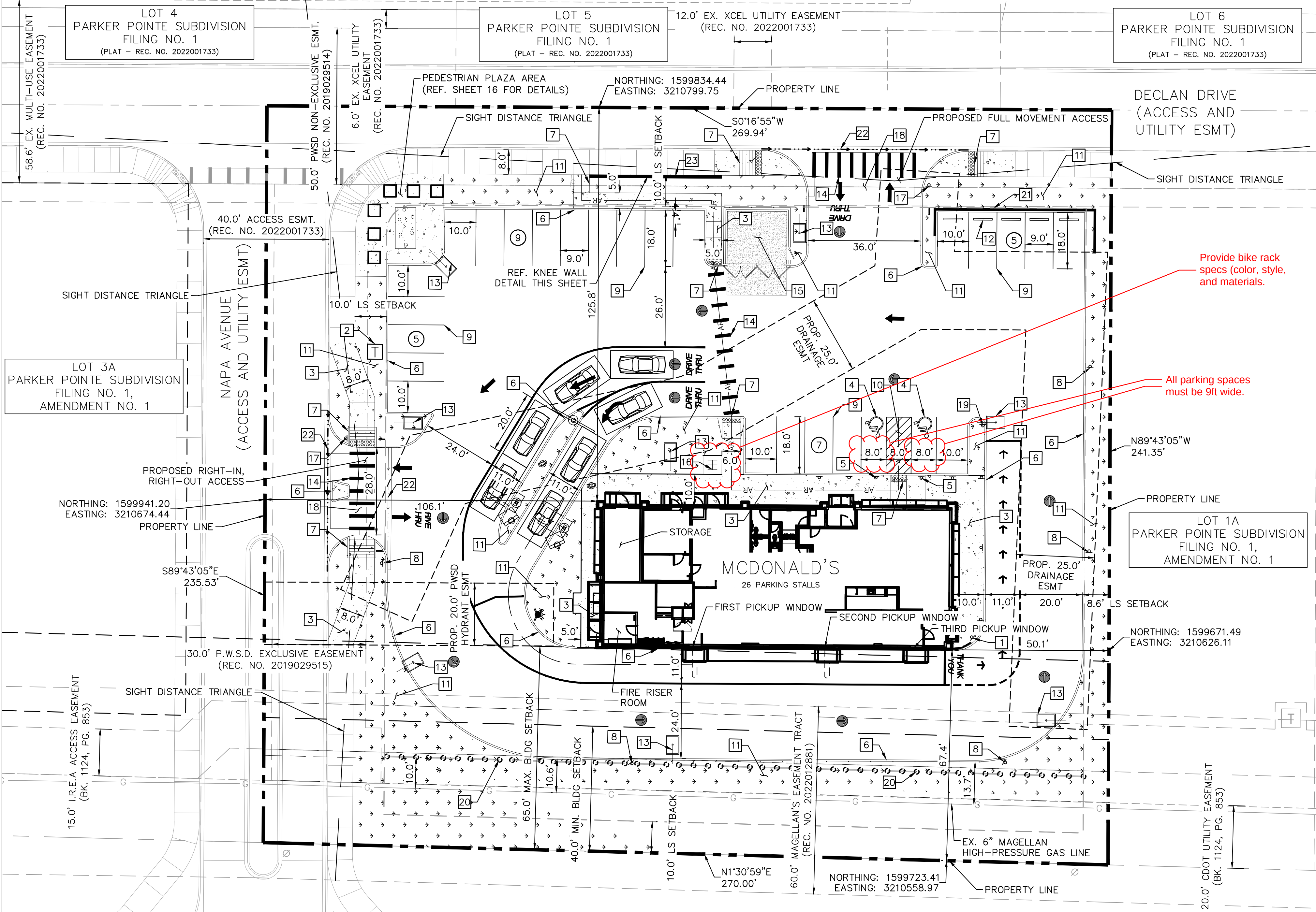
SETBACKS

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

TITLE	DRAWN BY	PREPARED FOR:	Kimley»Horn	BY
SITE PLAN	MCS	McDonald's USA, LLC These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents prepared by McDonald's USA, LLC are the property of McDonald's USA, LLC and shall not be used for any other project without the written consent of McDonald's USA, LLC. Use of these drawings for reference or example on another project requires the written consent of McDonald's USA, LLC. Use of these drawings for reference or example on another project requires the written consent of McDonald's USA, LLC.		
DESCRIPTION	STD ISSUE DATE	REVIEWED BY		REV
COVER SHEET	JJM	DATE ISSUED		DATE
SITE ID	SITE ADDRESS			
51032	NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO			
1				

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.



- 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)

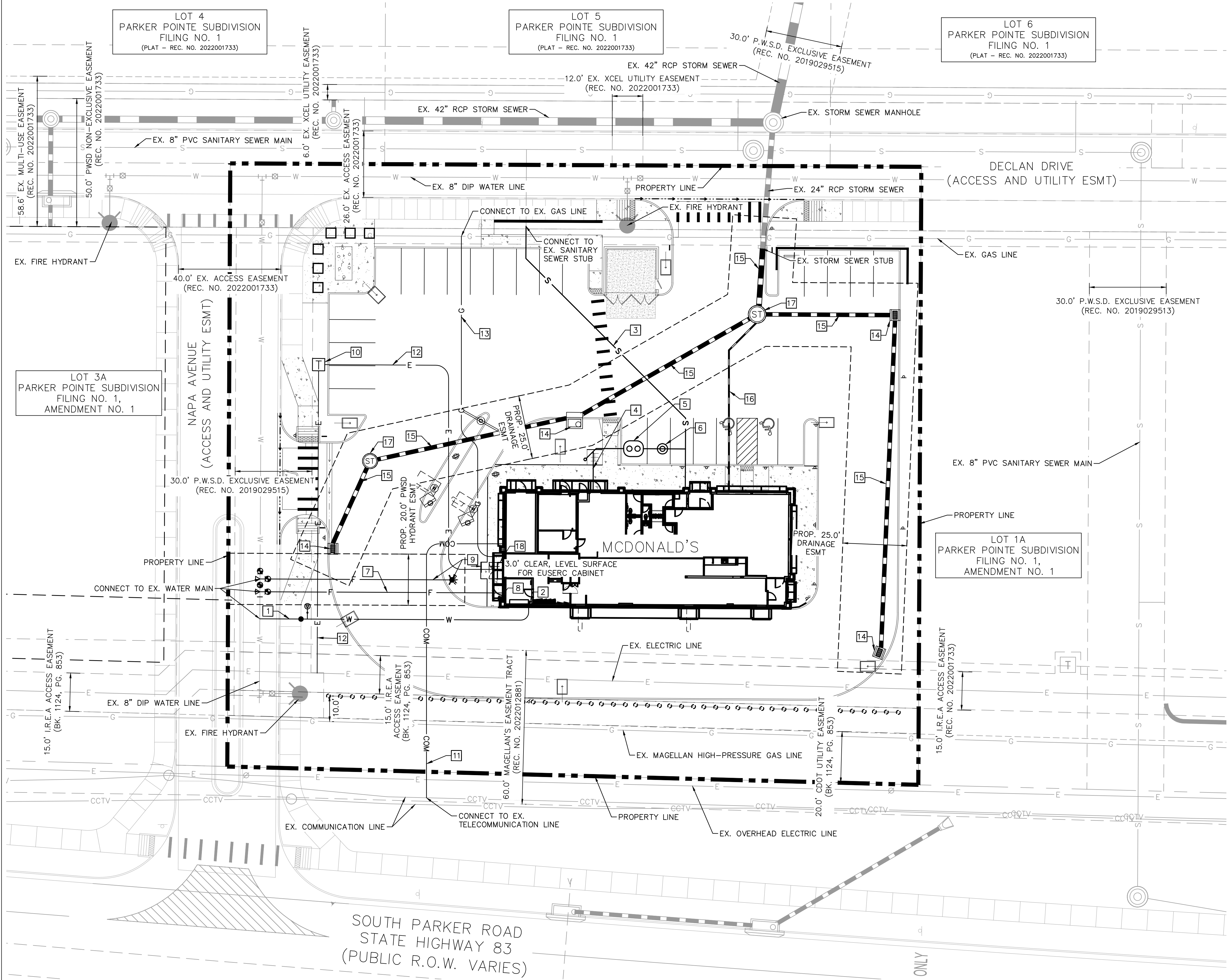
- PROPOSED CROSSWALK
- PROPOSED TRASH ENCLOSURE
- PROPOSED BIKE PARKING (3 SPACES)
- PROPOSED STOP SIGN
- PROPOSED DRIVEWAY ACCESS
- PROPOSED 'DO NOT ENTER' SIGN
- PROPOSED 8' SCREEN WALL (REF. DETAIL THIS SHEET)
- PROPOSED RETAINING WALL, SPLIT FACE MSE BLOCK WALL WITH COLOR TO MATCH BUILDING (GRAY, '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)

TITLE		SITE PLAN		DESCRIPTION		SITE PLAN		SITE ID		SITE ADDRESS		NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO	
DRAWN BY		MCS		STD ISSUE DATE		REVIEWED BY		DATE ISSUED		09/26/2024			
PREPARED BY		McDonald's USA, LLC		These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared by 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 approval of McDonald's USA, LLC. The contract documents for the project are the contract documents for use on another project is not authorized.		COLORADO LICENSED PROFESSIONAL ENGINEER		59054		09/26/2024			
KIMLEY-HORN		KIMLEY-HORN		KIMLEY-HORN		KIMLEY-HORN		KIMLEY-HORN		KIMLEY-HORN		KIMLEY-HORN	
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

SITE PLAN

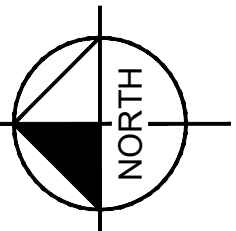


LEGEND

---	PROPERTY LINE
- - -	EX. EASEMENT
---	PROP. 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. COMMUNICATIONS LINE
---	PROP. ELECTRIC LINE
---	PROP. GAS LINE
---	CONCRETE SIDEWALK
---	CONCRETE PAVING
---	HEAVY DUTY CONCRETE

KEY NOTES

- PROPOSED DOMESTIC WATER SERVICE LINE
- PROPOSED WATER METER LOCATED INSIDE BUILDING
- PROPOSED SANITARY SEWER SERVICE LINE
- PROPOSED GREASE INTERCEPTOR SERVICE LINE
- PROPOSED GREASE TRAP WITH TRAFFIC RATED LIDS
- PROPOSED SAMPLING MANHOLE
- PROPOSED FIRE SERVICE LINE
- PROPOSED FDC
- PROPOSED FIRE HYDRANT AND FIRE HYDRANT LATERAL
- PROPOSED TRANSFORMER
- PROPOSED TELECOMMUNICATIONS SERVICE LINE
- PROPOSED ELECTRIC SERVICE LINE
- PROPOSED GAS SERVICE LINE
- PROPOSED STORM INLET
- PROPOSED STORM SEWER
- PROPOSED ROOF DRAIN (SEE MEP AND ARCHITECT PLANS FOR ROOF DRAIN SIZING AND BUILDING P.O.C.)
- PROPOSED STORM MANHOLE
- PROPOSED EUSERC CABINET



4	TITLE		DRAWN BY MCS	PREPARED FOR:	 Kimley»Horn						
	SITE PLAN		STD ISSUE DATE	McDonald's USA, LLC							
	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 for the use of McDonald's USA, LLC and are not suitable for use on a different site or at a later time. Use of these drawings for reference or example on another project requires the approval of McDonald's USA, LLC. The contract documents for reuse on another project is not authorized.							
	PRELIMINARY UTILITY PLAN		DATE ISSUED 09/26/2024								
	SITE ID		SITE ADDRESS								
	51032		NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO								
						REV	DATE			DESCRIPTION	BY

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



Technical drawing of a truck chassis showing dimensions in meters. The total length is 47.79. The wheelbase is 22.75. The front overhang is 7.625 and the rear overhang is 4.333.

GRAPHIC SCALE IN FEET

A horizontal line with vertical tick marks at 0, 10, 20, and 40. The segments between 0 and 10, 10 and 20, and 20 and 40 are shaded black. The segment between 0 and 10 is the widest, followed by 10 and 20, and then 20 and 40.



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

[illegible]

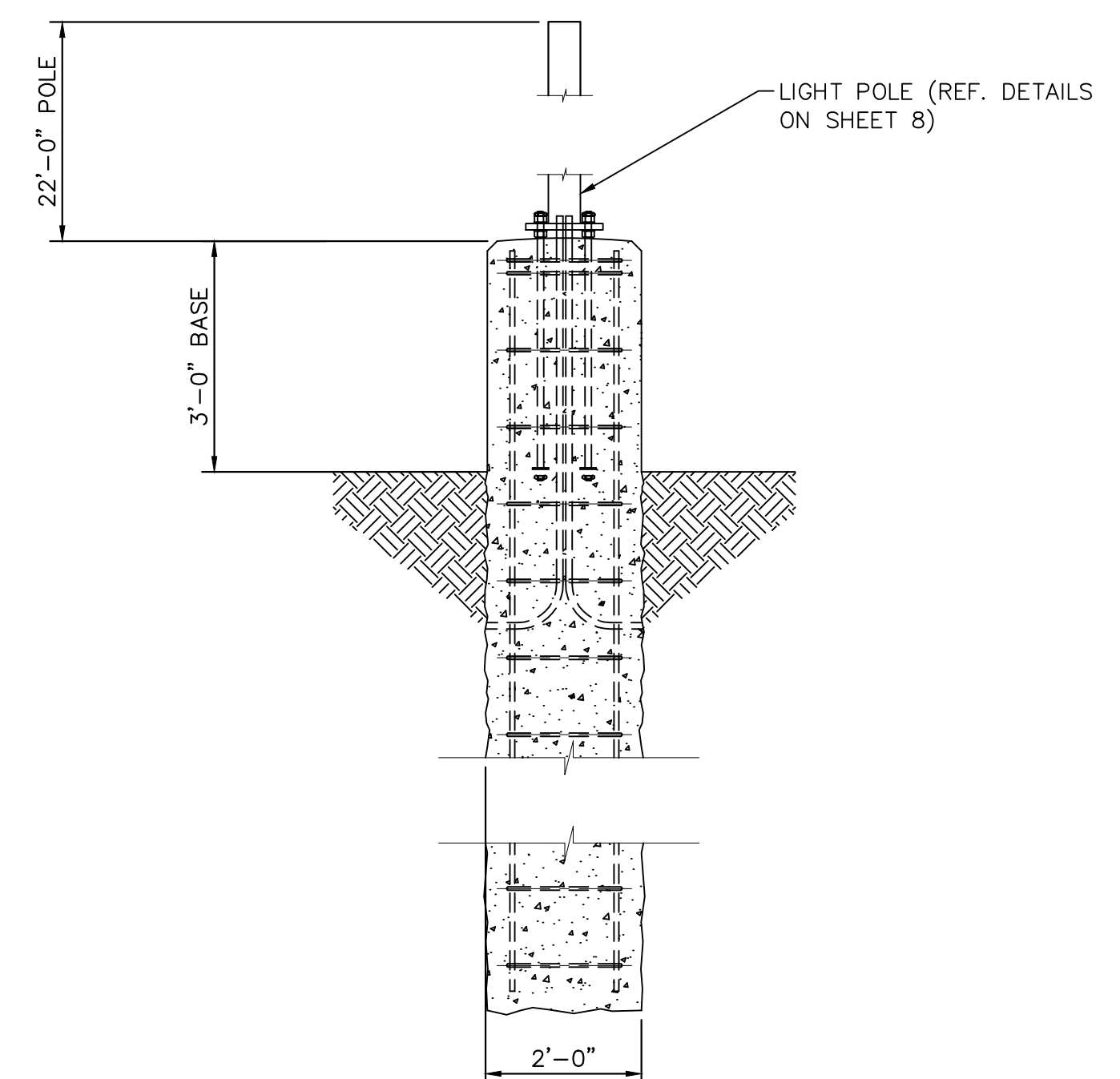
A PORTION OF THE NORTHEAST 1/4 OF THE SECTION 3,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

	PROPERTY LINE
	EX. EASEMENT
	SCREEN WALL
	PROP. RETAINING WALL
	CONCRETE SIDEWALK
	CONCRETE PAVING
	HEAVY DUTY CONCRETE

DISTANCE BETWEEN READINGS IS 10'

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

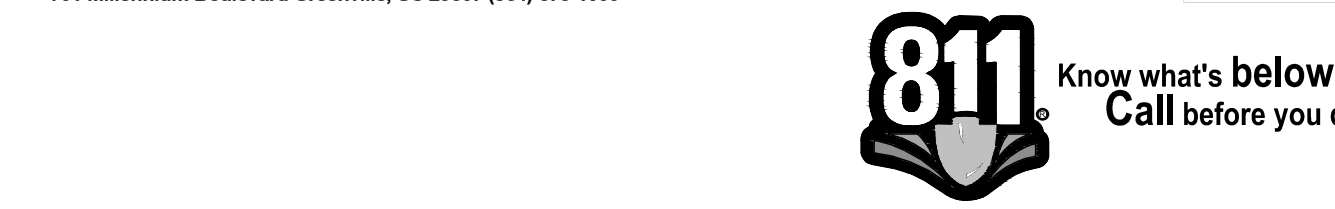
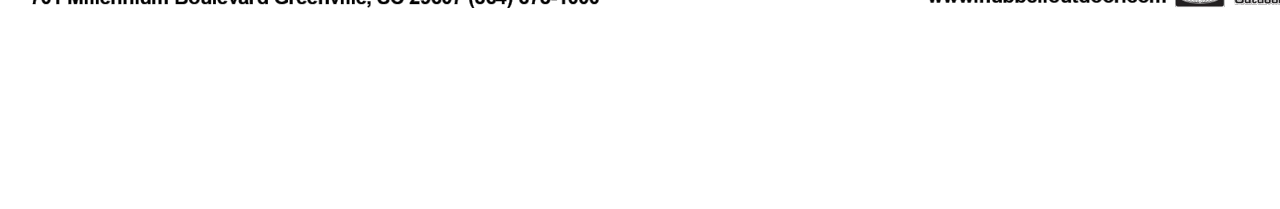
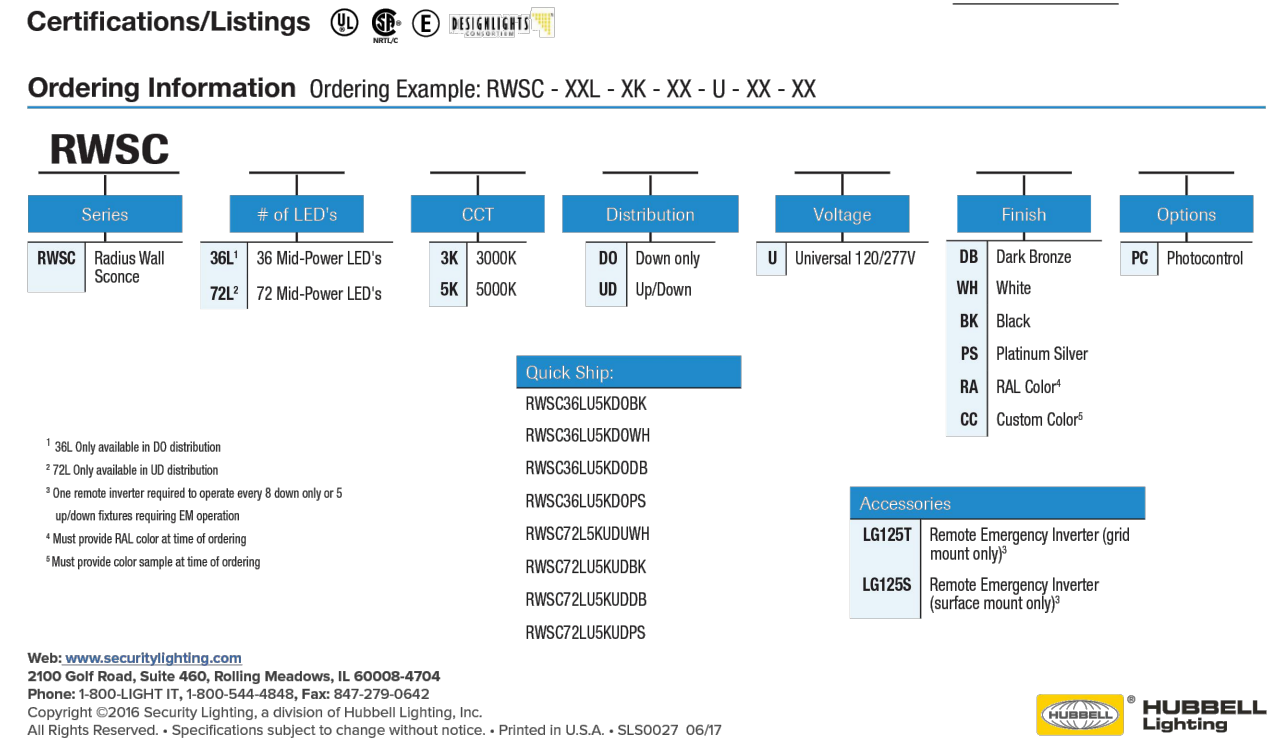
MOUNTING HEIGHT = 25' (22' POLE + 3' BASE)
 MOUNTING HEIGHT = 9' (WALL)
 MOUNTING HEIGHT MEASURED FROM TOP OF FIXTURE TO FINISHED GRADE
 TILT = 0
 LIGHTS ARE CUTOFF WITH FLAT GLASS LENS
 CALCULATION GRIDS ARE AT GRADE (Z=0)



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

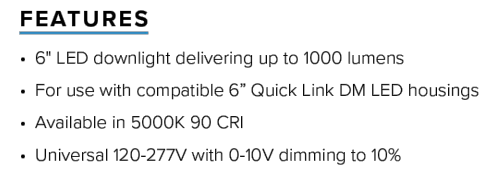
Luminaire Schedule											
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	EPA	Mtg Height	Pole Type	UserField4	UserField5
	2	B2	Single	0.900	VP-1-160L-100-5K7-3-BC	97.2	0.607	25	SES-22-50-07-TA-GL-xx (5")	POLE	DARK BRONZE
	6	B1	Single	0.900	VP-2-320L-235-5K7-4W-BC	235	0.607	25	SES-22-50-07-TA-GL-xx (5")	POLE	DARK BRONZE
	10	L2	SINGLE	0.900	RWSC-36L-5K-DO-U-PS	14.4		as noted		WALL	DARK BRONZE

6	TITLE	DRAWN BY JMS STD ISSUE DATE	PREPARED FOR			 McDonald's USA, LLC These drawings and specifications are the confidential and proprietary information of McDonald's USA, LLC. They are not to be reproduced or used for any other project 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. If these drawings are used for any other project, the user assumes all responsibility for the accuracy of the contract documents for use on another project. It is not authorized.	 Kimley»»Horn	PREPARED BY						
	DESCRIPTION													
	PHOTOMETRIC PLAN													
	SITE ID													
	SITE ADDRESS													
	SITE ADDRESS								REV	DATE				
														DESCRIPTION
														BY



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



- Spun aluminum reflector painted Gold
- Regressed optical grade diffuse acrylic lens
- Flood distribution for general illumination
- 5000K, 90 CRI

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

- #### INSTALLATION
- Housing accommodates ½" to 1" ceiling thickness
 - Adjustable slide bars lock housing secure to the ceiling
 - LED Trim easily installs with (3) pre-install spring brackets

- Housing accommodates 1/2" to 1" ceiling thickness
- Adjustable slide bars lock housing securely to the ceiling
- LED Trim easily installs with (3) pre-installed spring brackets

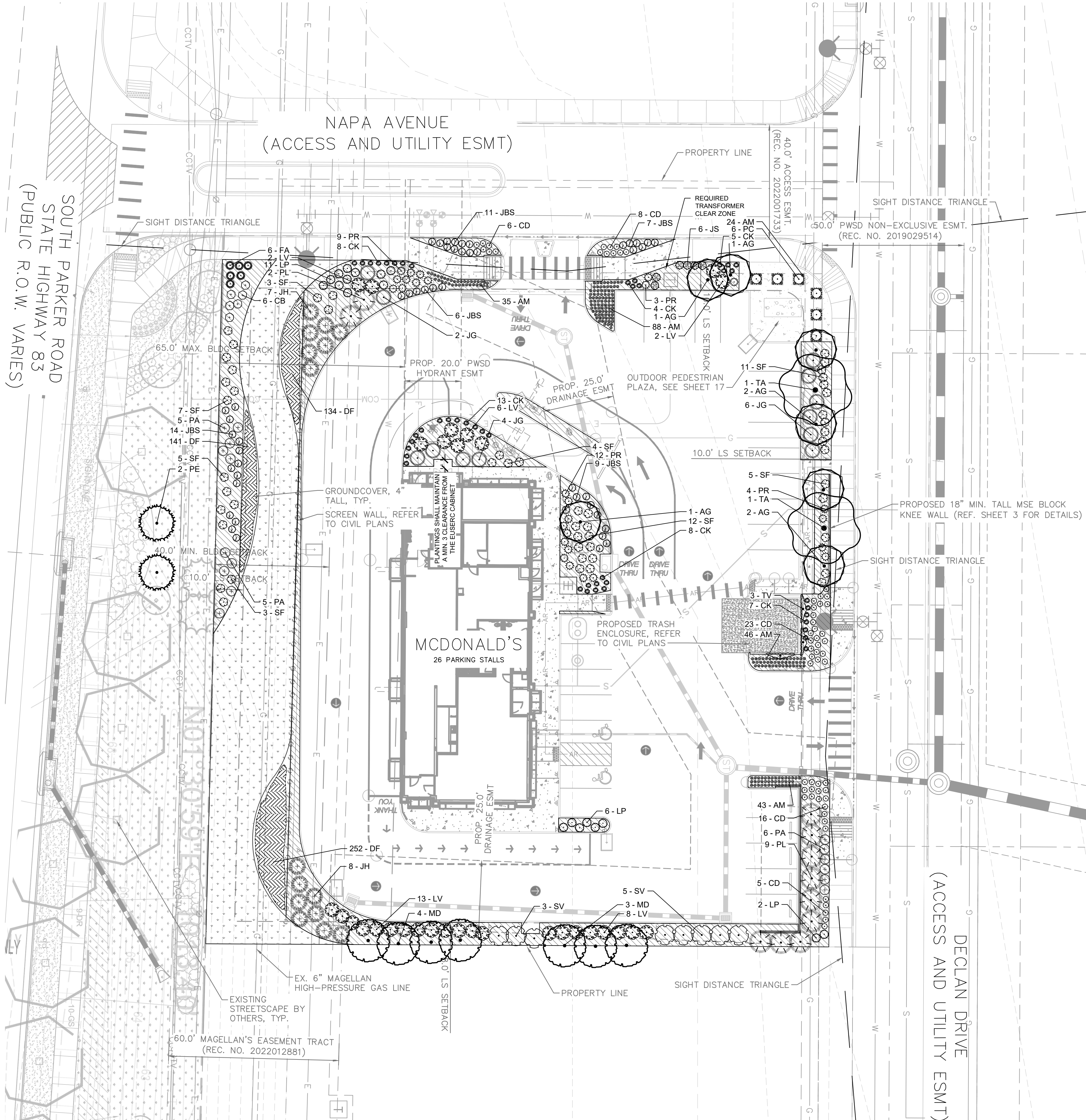
- WARRANTY**
- 5 year warranty
 - See [HLI Standard Warranty](#) for additional information

- See [HLI Standard Warranty](#) for additional information



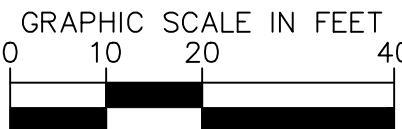
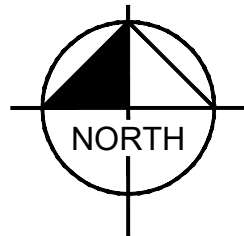
PARKER POINTE SUBDIVISION FILING NO. 1, AMENDMENT NO. 1, LOT 2A

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	11	PINUS LEUCODERMIS 'SATELIT' / MINT TRUFFLE BOSNIAN PINE	B & B	6" HGT.	8'-10'	15'-20'
ORNAMENTAL TREES							
	AG	7	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	8,241 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

SITE ADDRESS

NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO

PREPARED FOR:

McDonald's USA, LLC

PREPARED BY:

Kimley»Horn

DATE

09/26/2024

REVIEWED BY:

JCP

DATE ISSUED

09/26/2024

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

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.

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 THROUGHOUT 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 J. 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

C. PROTECTION OF EXISTING PLANT MATERIALS

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE CAUSED BY CARELESS 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 NON-RECOVERABLE SHALL 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 MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO K. 48 INCHES, 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.

D. MATERIALS

1. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER, UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL

SAMPLE SIZE

MULCH

ONE (1) CUBIC FOOT

TOPSOIL MIX

ONE (1) CUBIC FOOT

PLANTS

ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

2. PLANT MATERIALS

a. FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE AS 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 (19 MM) IN DIAMETER, OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.

g. FURNISH TREES AND SHRUBS WITH ROOTS BALLS MEASURED FROM TOP OF ROOT BALL, WHICH SHALL BEGIN AT ROOT FLARE ACCORDING TO ANSI Z60.1 AND COLORADO NURSERY ACT. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.

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 STOCK TO CONFORM UNIFORM HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING.

E. SOIL MIXTURE

1. THE CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:

2. SOIL MIXTURE SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

a. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT OPENINGS SHALL BE FERTILE, FRAMBLE, AND OF LOAMY CHARACTER. REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATERIAL HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER, HAVE A PH BETWEEN 5.5 AND 8.0, AND SOLUBLE SALTS LESS THAN 3.0 MMHOS/CM. SUBMIT SOIL SAMPLE AND PH TESTING RESULTS FOR APPROVAL.

b. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.

3. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE. AT THE OPTION OF THE CONTRACTOR, THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

F. WATER

1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS, WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC., IF SUCH WATER IS NOT AVAILABLE AT THE SITE. THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

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

G. FERTILIZER

1. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO

SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

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

H. MULCH

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 SHREDDED HARDWOOD MULCH, DYED MULCH IS NOT ACCEPTABLE. SUBMIT SAMPLES TO PROJECT LANDSCAPE ARCHITECT FOR APPROVAL. MULCH SHALL BE PROVIDED OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE RING (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 (BB&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 SUFFICIENT SIZE TO EXPOSE ALL OF THE FIBROUS AND CROWN 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.

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.

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.

M. PLANTING PROCEDURES

1. THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL PLANTS, CEMENT, BUILDING MATERIALS, AND TOXIC MATERIAL SHALL BE COMPLETELY REMOVED FROM PLANTING AREAS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS IN PLANTING AREAS WHICH WILL ADVERSELY AFFECT THE PLANT GROWTH, THE CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS LINES AND TANKS, WATER, SANITARY SEWER, FORMWORK 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 CAN NOT 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 PLANTING AREAS AFTER TWENTY-FOUR (24) HOURS. 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 AVAILABILITY OF 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 HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.

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

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

12. IN CONTINUOUS SHRUB AND GROUND COVER BEDS, THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF ONE FOOT BEYOND THE DIAMETER OF A SINGLE ROOT BALL. THE BED SHALL BE TILLED TO A DEPTH EQUAL TO THE ROOT BALL DEPTH PLUS 6".

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

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

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

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

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

18. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE

- WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET 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 SOTT 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 AND AS 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. (R 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 REPAIRING GUYS) 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

4. **THEORY**

- THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
 - ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.
 - IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.
- ARTICLE 10. LANDSCAPE IMPROVEMENTS AND MAINTENANCE
- LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER, AND/OR THEIR AGENTS.
 - ALL STREET TREES AND STREETScape IMPROVEMENTS LOCATED IN THE ROW WILL BE MAINTAINED BY THE ABUTTING PROPERTY OWNER.

TITLE	DRAWN BY AKK	PREPARED BY:		REV	DATE	DESCRIPTION	BY
SITE PLAN	STD ISSUE DATE	McDonald's USA, LLC These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared for the use of McDonald's USA, LLC and are not to be used for any other purpose not suitable for use on a different site or at a later time. Use of these drawings, specifications, or references to McDonald's USA, LLC shall constitute an acknowledgment and reproduction of the contract documents for reuse on another project is not authorized.	Kimley»»Horn				
DESCRIPTION	REVIEWED BY JOP						
LANDSCAPE NOTES	DATE ISSUED 09/26/2024						
SITE ID	SITE ADDRESS						
51032	NEAR SEC PARKER ROAD AND STROM ROAD, PARKER CO						

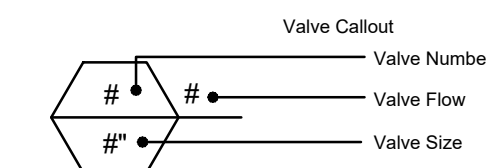
A PORTION OF THE NORTHEAST 1/4 OF THE SECTION 3,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
LANDSCAPE PLAN



<u>SYMBOL</u>	<u>MANUFACTURER/MODEL/DESCRIPTION</u>	<u>QTY</u>	<u>PSI</u>
 	RAIN BIRD R-VAN14 1806-SAM-P45 TURF ROTARY, 18FT -14FT, 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON PIN. 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 PIN. 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 PIN. 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 INDICATED. WITH CHECK VALVE, AND SAND SOCK FOR SANDY SOIL.	58	30

<u>SYMBOL</u>	<u>MANUFACTURER/MODEL/DESCRIPTION</u>	<u>QTY</u>
	RAIN BIRD XCB-100-PRB-COM WIDE FLOW DRIIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PRESSURE REGULATOR AND 1" PRESSURE REGULATING 40PSI QUICK-CLICK BASKET FILTER. 0.3 GPM/20 GPM	2
	AREA TO RECEIVE DRIIP EMITTERS RAIN BIRD XBP-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIIP EMITTERS. FLOW RATES OF 0.5 GPH-BLUE, 1 GPH-BLACK, AND 2.0 GPH-RED. COMES WITH A SELF-PERFORING BARE INLET X BARB OUTLET	6,354 S.F.
	Emitter Notes: 0.5 GPH emitters (2 assigned to each 1 gal. plant)	134
	0.5 GPH emitters (1 assigned to each F15(4" pots) plant)	234
	1.0 GPH emitters (2 assigned to each 5 gal. plant)	516

	<u>MANUFACTURER/MODEL/DESCRIPTION</u>	<u>QTY</u>
	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 ESPLXME2-LXM 12 STATION TRADITIONALLY-WIRED, COMMERCIAL CONTROLLER. INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE. INSTALL IN LXMW 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-LX(MW(P)) LX(D) LX(ME2(P)) ME3, OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND OFFSET.	1
	RAIN BIRD POC POINT OF CONNECTION 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.	2,093 L.F.
_____	IRRIGATION MAINLINE: PVC SCHEDULE 40	258.2 L.F.
=====	PIPE SLEEVE: PVC SCHEDULE 40	317.0 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.



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

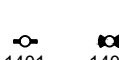
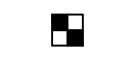
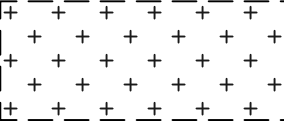
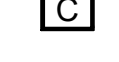
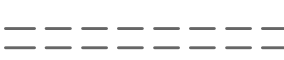
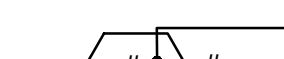
GENERAL IRRIGATION SPECIFICATIONS AND NOTES

- THE SYSTEM SHALL BE DESIGNED TO PROVIDE 100% COVERAGE. ANY CHANGES MADE IN THE LAYOUT DUE TO FIELD CONDITIONS SHALL BE IN ACCORDANCE WITH THESE STANDARDS. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK. THIS PLAN IS SCHEMATIC AND DUE TO THE NATURE OF CONSTRUCTION SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT PLAN.
- THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
- ALL CONSTRUCTION SHALL CONFORM TO TOWN, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
- VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. ALL UTILITIES AND STRUCTURES MAY NOT BE SHOWN ON THESE PLANS-CONTRACTOR SHALL FIELD VERIFY.
- CONTRACTOR TO VERIFY ACTUAL AVAILABLE WATER PRESSURE BEFORE BEGINNING INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE WATER PRESSURE EXCEEDS 5 PSI HIGHER OR LOWER THAN AVAILABLE WATER PRESSURE. REFER TO CRITICAL ANALYSIS FOR ASSUMED STATIC PRESSURE.
- CONTRACTOR TO FIELD VERIFY ALL POINT OF CONNECTION SOURCE INFORMATION INCLUDING PSI AND GPM PRIOR TO CONSTRUCTION.
- IRRIGATION DESIGN IS SCHEMATIC ONLY. FULL AND COMPLETE SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW BY THE OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL COORDINATE WITH THE PLANTING PLAN FOR PLANTER BED AND TREE LOCATIONS TO ENSURE ALL PLANT MATERIAL IS COVERED BY 100% HEAD-TO-HEAD IRRIGATION.
- CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT.
- IRRIGATION CONTRACTOR TO COORDINATE POWER SUPPLY TO ELECTRIC CONTROLLERS WITH ELECTRICAL CONTRACTOR.
- IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR. WORK IN THE R.O.W. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF LOCAL AND/OR STATE JURISDICTION.
- IRRIGATION LATERAL LINES, MAIN LINES AND EQUIPMENT MAY BE SHOWN OUTSIDE PROPERTY LINES ON THIS PLAN. ALL IRRIGATION LINES AND EQUIPMENT ARE TO BE WITHIN AND INSTALLED WITHIN THE LIMITS OF THE PROPERTY LINE.
- LOCATE ALL IRRIGATION LINES WITHIN LANDSCAPED AREAS WHENEVER POSSIBLE. ALL LINES UNDER PAVEMENT MUST BE SLEEVED. ALL VALVES SHALL BE LOCATED WITHIN LANDSCAPED AREAS, AS SPECIFIED.
- IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED.
- SUPPLY LINE AND METER TO BE PROVIDED BY GENERAL CONTRACTOR. BACKFLOW PREVENTER TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN AFTER THE IRRIGATION WATER METER.
- INSTALL ALL BACKFLOW PREVENTION DEVICES AND ALL PIPING BETWEEN THE POINT OF CONNECTION AND THE BACKFLOW PREVENTER AS PER LOCAL CODES. FINAL LOCATION SHALL BE DETERMINED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- CONTRACTOR TO COORDINATE LOCATION OF ALL METERS AND BACKFLOW ASSEMBLIES WITH PROJECT OWNER.
- THE IRRIGATION CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR SLEEVEING AND DIRECTIONAL BORES.
- EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
- ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR WHETHER INSTALLED BY HIM OR NOT, SHALL BE LOCATED ON THE "AS-BUILT" DRAWINGS. THE DEPTH BELOW FINISH GRADE, TO THE NEAREST FOOT OF EACH END OF THE SLEEVE SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE "AS-BUILT" DRAWINGS. ALL SLEEVES ON PLAN FOR WALL PENETRATIONS AND UNDER SIDEWALKS SHALL BE SIZED TWO PIPE SIZES GREATER THAN THE PIPE IT CARRIES. ALL IRRIGATION SLEEVEING TO BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES. SEE SLEEVEING DETAIL.
- ALL PRESSURIZED MAINLINES AND LATERALS UNDER PAVEMENT SHALL BE WITHIN SLEEVES AS NOTED. WHERE ELECTRIC OR HYDRAULIC VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES THEY SHALL BE CONTAINED WITHIN A SEPARATE, SMALLER CONDUIT.
- SLEEVES UNDER EXISTING PAVEMENT MUST BE DIRECTIONAL BORE. OPEN CUT IS NOT AN OPTION.
- NUMBER THE TOP OF ALL VALVE BOX LIDS WITH MINIMUM 1" HEIGHT BLACK LETTERS TO CORRESPOND TO AUTOMATIC AND GATE VALVE DESIGNATIONS. ALL HOSE BIBB VALVE BOXES SHALL BE LABELED IN A SIMILAR MANNER WITH THE DESIGNATION "HB". LETTER OUTSIDE OF TIME CLOCK CABINETS TO CORRESPOND WITH IRRIGATION CLOCK PROGRAM DESIGNATION.
- THE IRRIGATION CONTRACTOR SHALL INSTALL A COLOR CODED METAL DETECTABLE MARKING TAPE WHICH CLEARLY NOTES: "CAUTION: IRRIGATION LINE BURIED BELOW." THE TAPE SHALL BE INSTALLED THE FULL LENGTH OF THE IRRIGATION MAINLINE.
- ALL VALVES, SPLICES WITHIN CONTROL LINES, AND QUICK COUPLERS SHALL BE LOCATED WITHIN VALVE BOXES.
- ALL UNSIZED PIPE SHALL BE 3/4" UNLESS OTHERWISE NOTED ON PLAN. SEE LATERAL PIPE SIZING REQUIREMENTS.
- LOCATE ALL VALVES IN PLANTING BEDS WITH A MINIMUM OF 3'-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.
- 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.
- ALL DRIP ZONES SHALL BE INSTALLED WITH A FLUSH VALVE AND DRIP INDICATOR.
- 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).
- IRRIGATION CONTRACTOR SHALL REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNERS REPRESENTATIVE.
- LOCATE THE AUTOMATIC RAIN / FREEZE SENSOR SHUTOFF DEVICE IN AN AREA THAT IS UNOBSTRUCTED BY TREES, ROOF OVERHANGS, OR ANY OTHER OVERHEAD OBJECT. THE SENSOR SHALL NOT BE PLACED WITHIN THE SPRAY ZONE OF ANY SPRINKLER HEAD. INCLUDING OFF-SITE IRRIGATION. CONTRACTOR SHALL LOCATE SENSOR WITHIN CLOSE PROXIMITY TO THE IRRIGATION CONTROLLER.
- CONTRACTOR SHALL PERFORM HYDRO-TESTING OF MAIN LINES.

HYDRO-TESTING TO BE PERFORMED AS LISTED:

THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FORTY-EIGHT (48) HOURS IN ADVANCE OF TESTING. PRIOR TO BACKFILLING, CONTRACTOR SHALL FILL PIPING WITH WATER, IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE, TAKING CARE TO PURGE THE AIR FROM IT. A SMALL, HIGH PRESSURE PUMP OR OTHER MEANS OF MAINTAINING A CONTINUOUS WATER SUPPLY SHALL BE CONNECTED TO THE PIPING AND SET SO AS TO MAINTAIN 125 PSI FOR TWO (2) HOURS WITHOUT INTERRUPTION. CONTRACTOR SHALL MAKE ANY NECESSARY CORRECTIONS AND RETEST THE SYSTEM UNTIL THE OWNER'S REPRESENTATIVE IS SATISFIED THAT THE SYSTEM IS REASONABLY SOUND.
- ALL WIRING FOR CONNECTION OF THE VALVES TO THE CONTROLLER SHALL FOLLOW MANUFACTURERS SPECIFICATIONS.
- ALL CONTROL WIRE SHALL BE INSTALLED IN A 1 1/2" ELECTRICAL CONDUIT.
- CONTRACTOR TO MINIMIZE IRRIGATION OVERTHROW TO IMPERVIOUS AND NATURAL AREAS THROUGH FIELD ADJUSTMENTS TO INDIVIDUAL HEADS.
- ALL UNIMPROVED AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION BY THE CONTRACTOR.
- ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.

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.	58	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)	6,354 S.F.	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	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(M) LXI LXME2(P) ME3, OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND OFFSET.	1	
	INSTALL IN RAIN BIRD VALVE BOX.		
	POINT OF CONNECTION 1"	1	
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 PVC CLASS 200 IRRIGATION PIPE, ONLY LATERAL TRANSITION PIPE SIZES 3/4" IN SIZE.	2,093 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40	258.2 L.F.	
	PIPE SLEEVE: PVC SCHEDULE 40	317.0 L.F.	
	Valve Callout: Valve Number Valve Flow Valve Size		

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN/WEEK	MIN/WEEK	GAL/WEEK	GAL/DAY
1	RAIN BIRD XCZ-100-PRB-COM	BUBBLER	1.14 in/h	0.67	36	522	174
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	0.52 in/h	0.67	79	1,075	
TOTALS:					516	7,441	2,122

CRITICAL ANALYSIS

Generated: 2024-08-22 15:42

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: 5.29 PSI
Fittings Loss: 0.53 PSI
Elevation Loss: 0 PSI
Loss through Valve: 18.5 PSI
Pressure Req. at Critical Station: 54.3 PSI
Loss for Fittings: 0.13 PSI
Loss for Main Line: 1.27 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 14.6 PSI
Loss for Master Valve: 2.3 PSI
Critical Station Pressure at POC: 72.6 PSI
Pressure Available: 80 PSI
Residual Pressure Available: 7.44 PSI

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	RAIN BIRD XCZ-100-PRB-COM	1"	BUBBLER	14.5	207.5	54.3	72.6	1.14 in/h
2	RAIN BIRD PEB	1"	TURF ROTARY	12.83	106.3	48.3	65.9	0.31 in/h
3	RAIN BIRD PEB	1"	TURF ROTARY	16.16	101.9	48.2	65.8	0.29 in/h
4	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIP EMITTERS	13.79	122.7	49.4	67.0	0.52 in/h
Common Wire					258.2			

TITLE

SITE PLAN

DESCRIPTION

IRRIGATION NOTES

SITE ID

51032

NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO

PREPARED FOR:

McDonald's USA, LLC

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

DRAWN BY

AKK

STD

ISSUE

DATE

REVIEWED BY

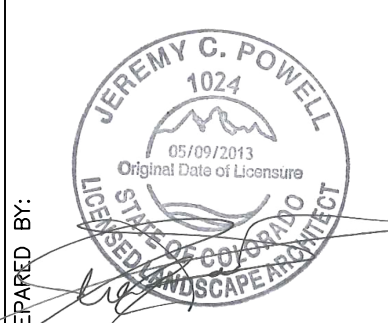
JCP

DATE ISSUED

09/26/2024

PREPARED BY:



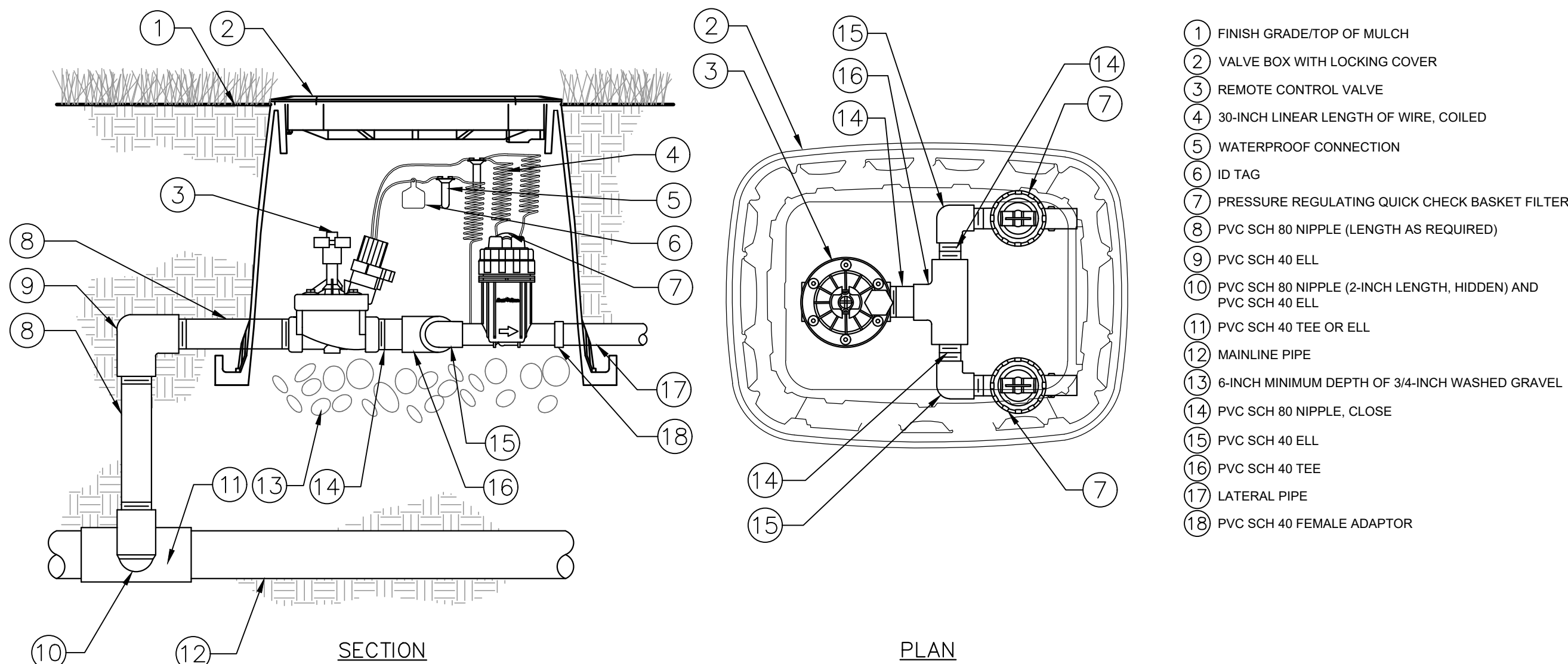


BY

DESCRIPTION

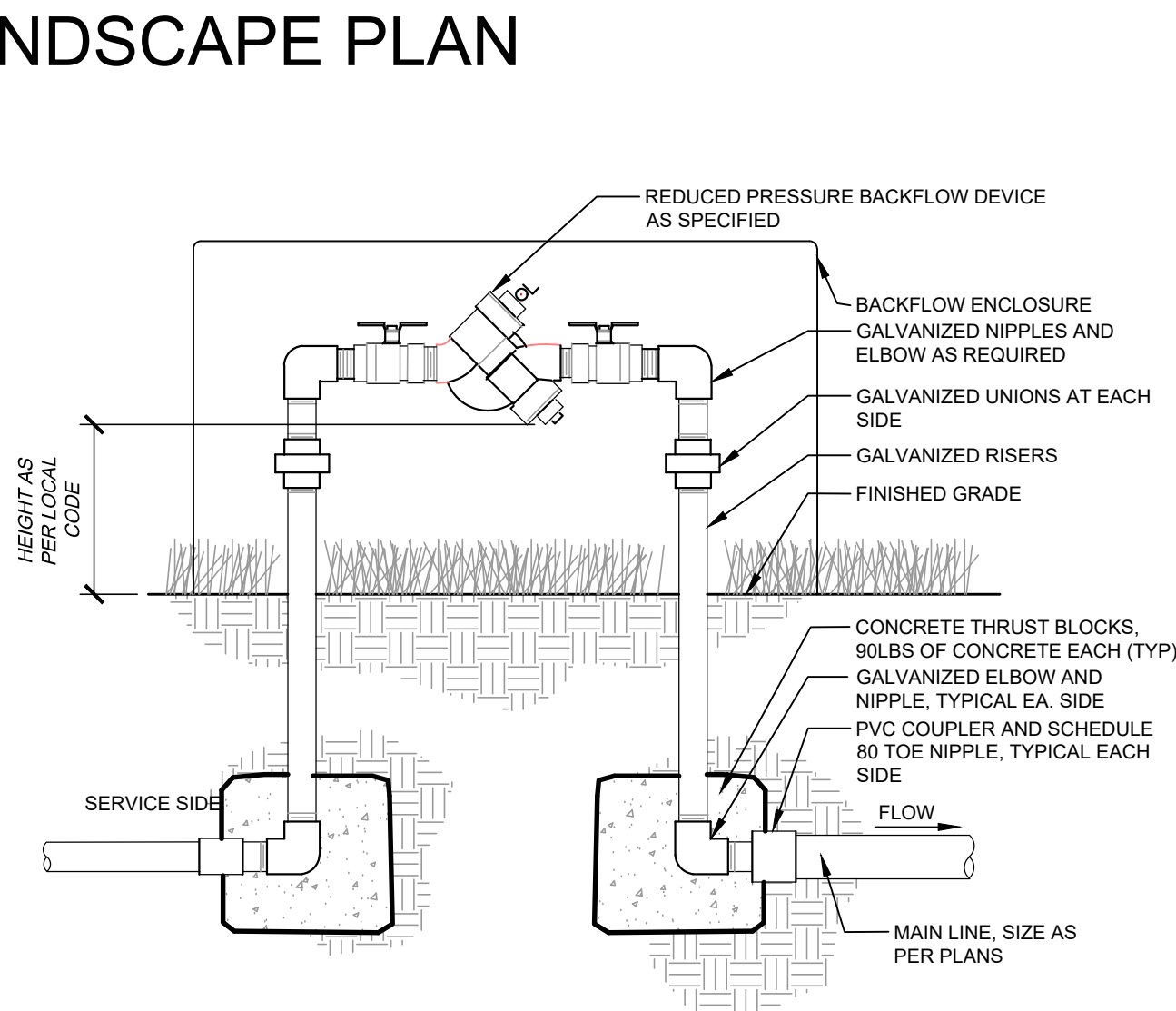
PARKER POINTE SUBDIVISION FILING NO. 1, AMENDMENT NO. 1, LOT 2A

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



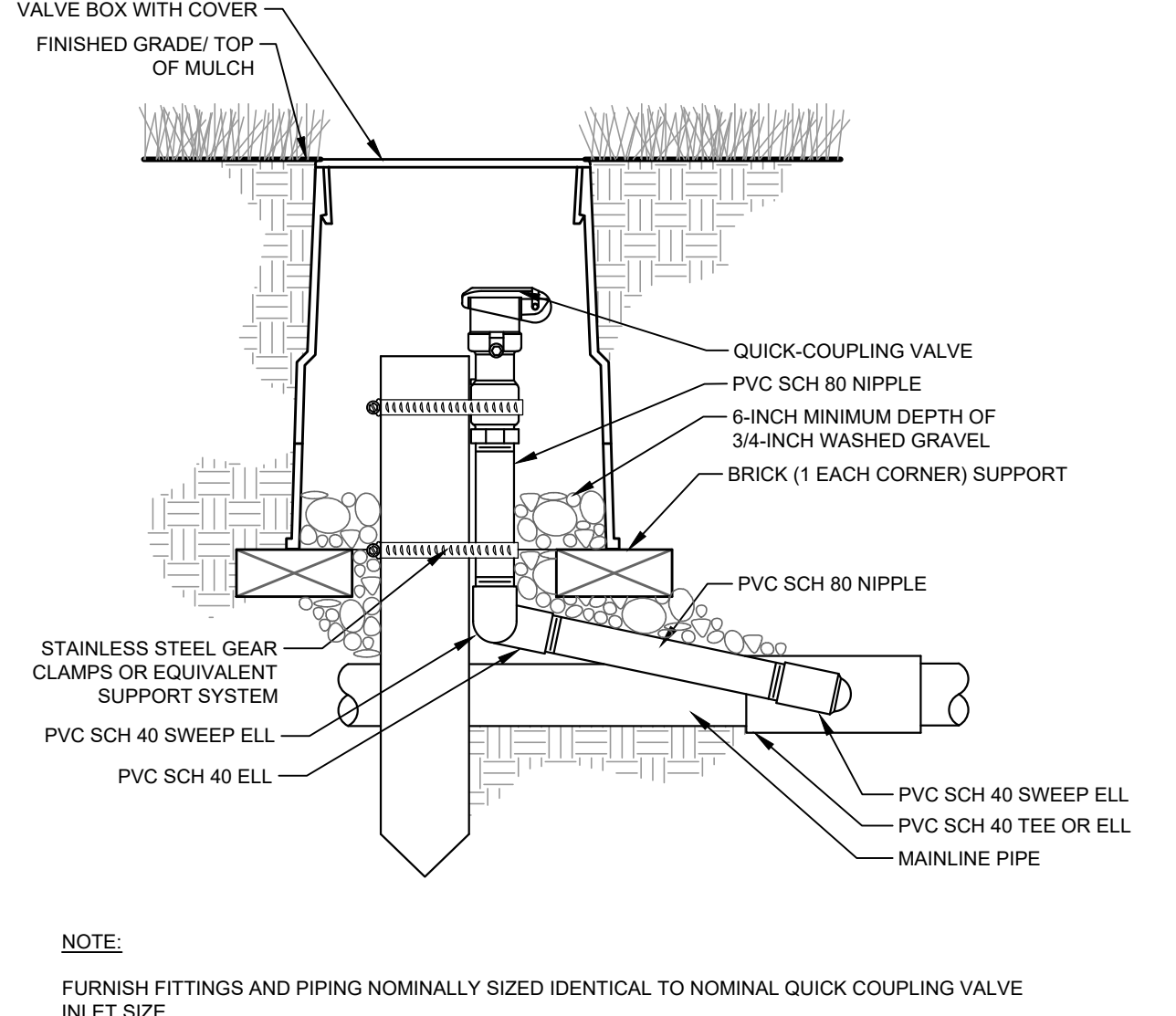
1 Drip Zone Valve Kit
xx SECTION / PLAN

NTS



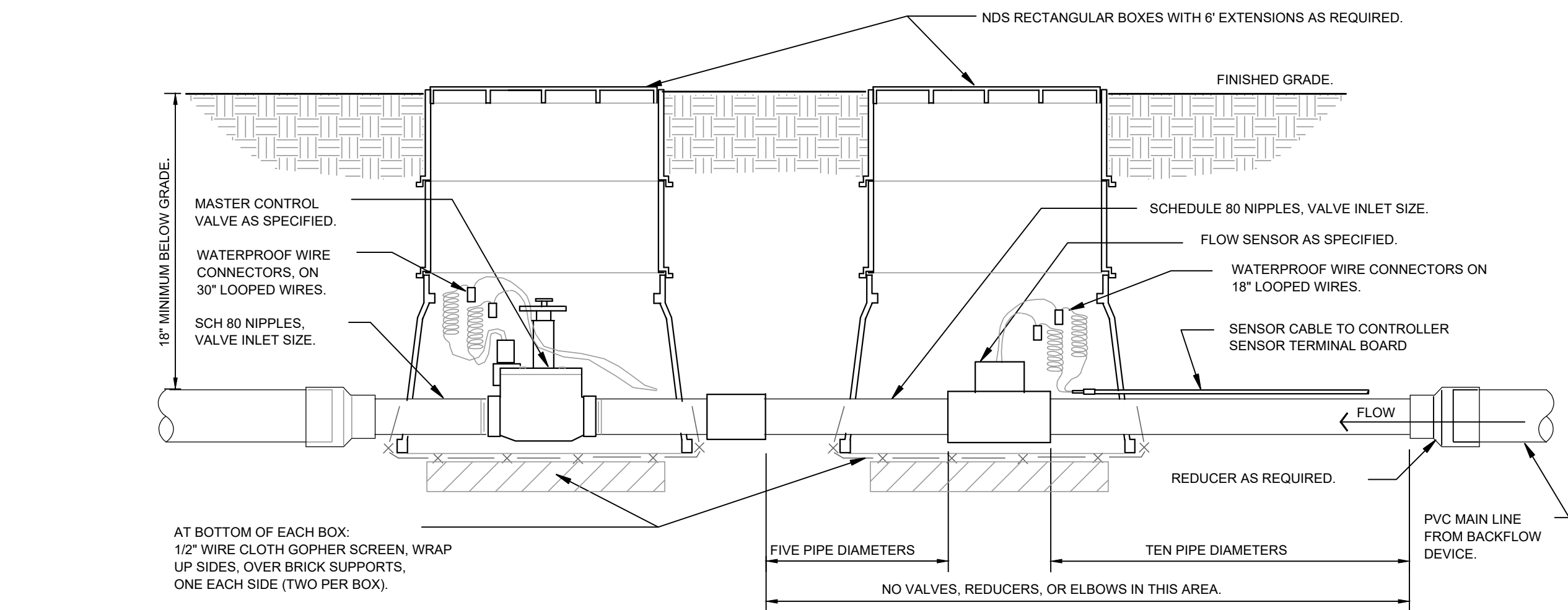
2 BACKFLOW PREVENTER
xx SECTION

NTS



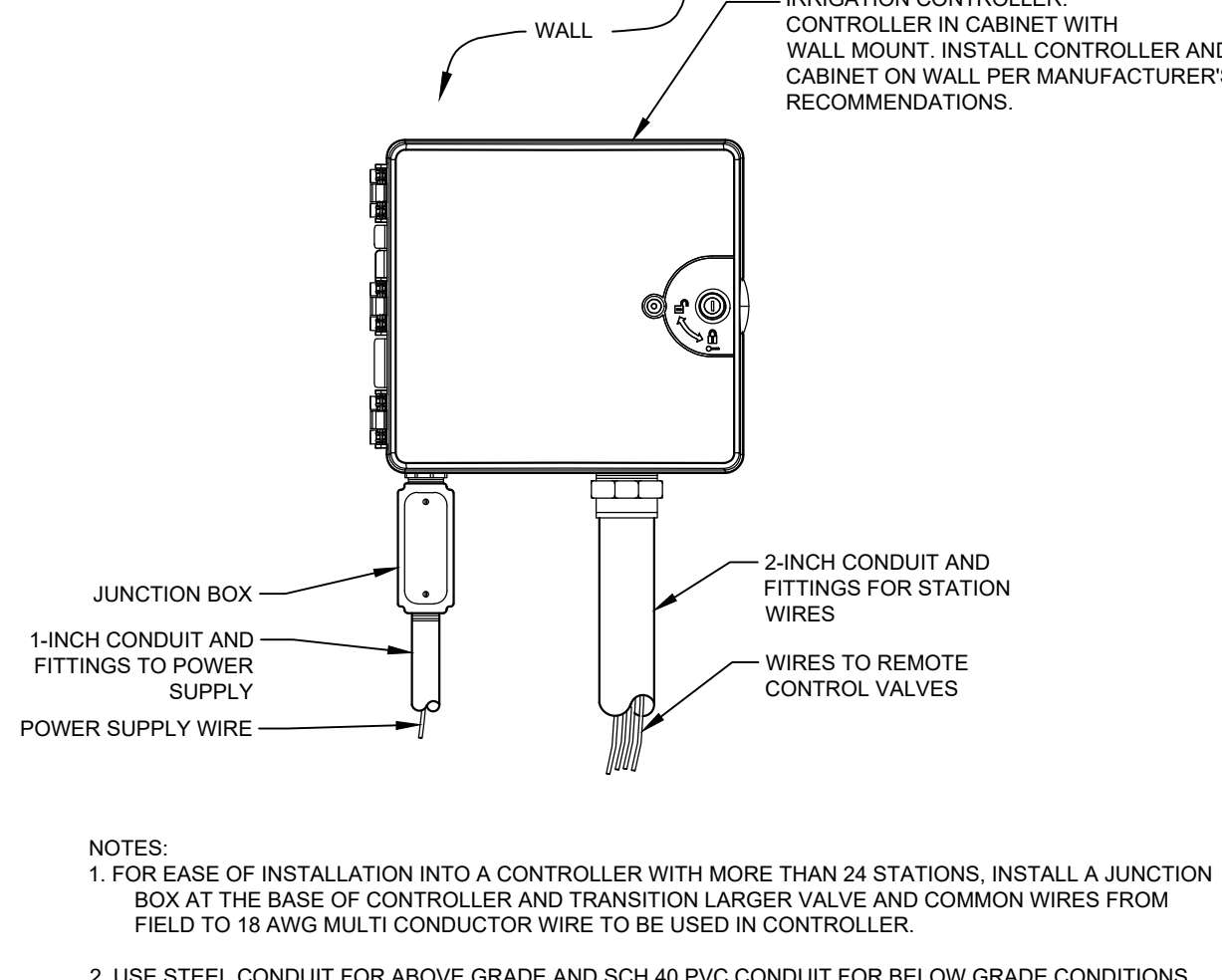
3 TYPICAL QUICK COUPLER
xx SECTION

NTS



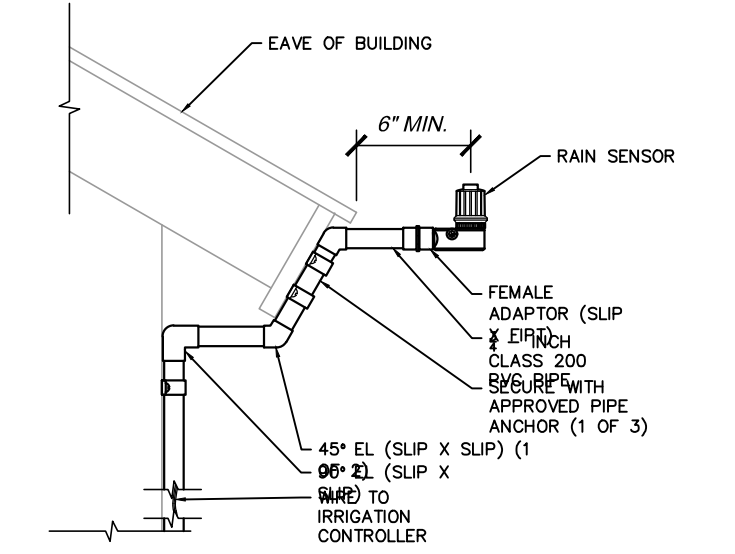
4 MASTER CONTROL VALVE / FLOW SENSOR ASSEMBLY
xx SECTION

NTS



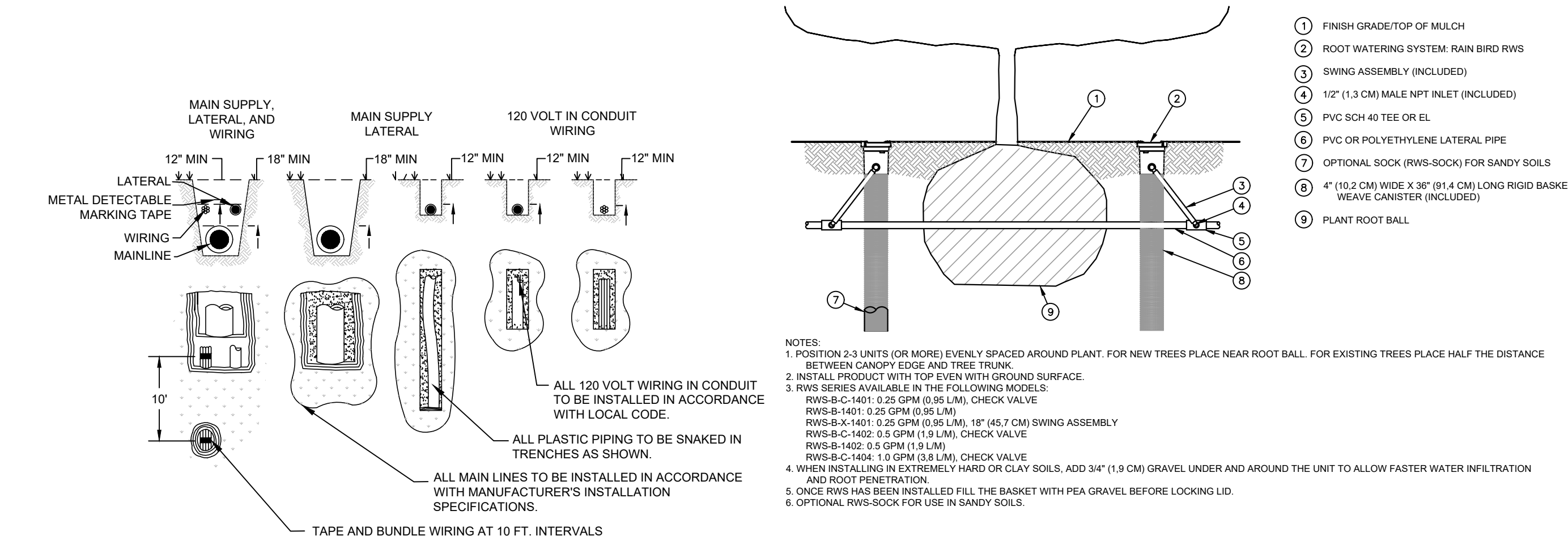
5 IRRIGATION CONTROLLER - WALL MOUNT
xx ELEVATION

NTS



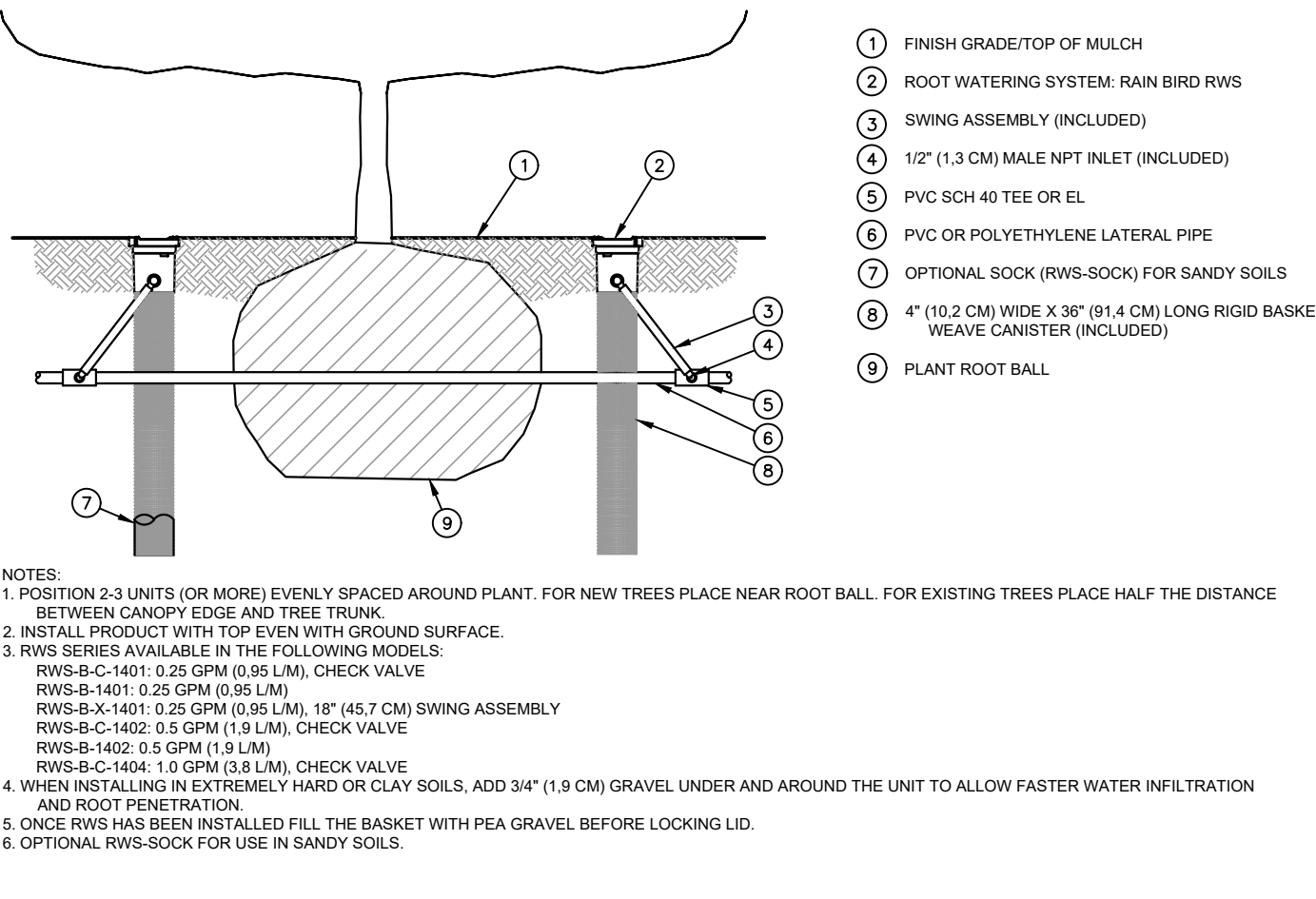
6 RAIN SENSOR - BUILDING MOUNT
xx SECTION

NTS



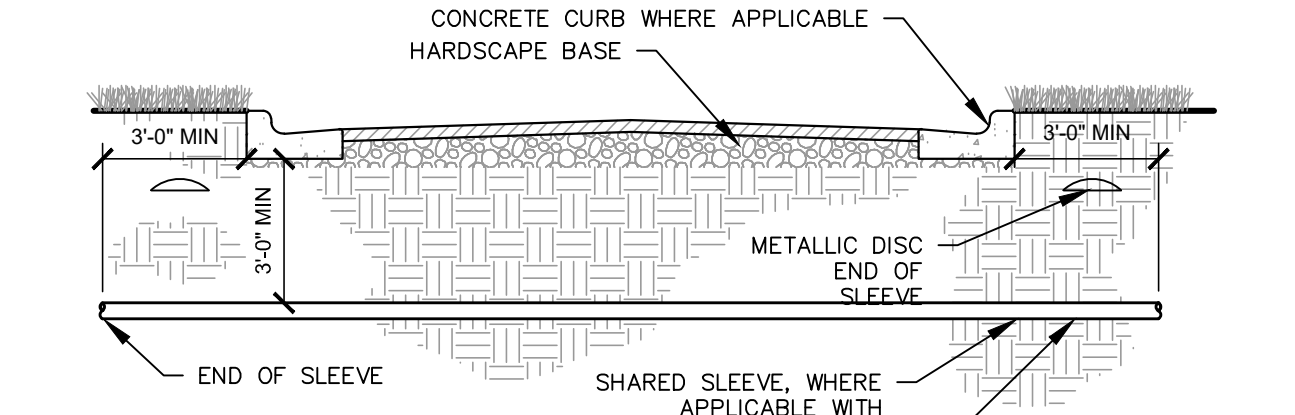
7 TYPICAL TRENCHING
xx SECTION

NTS



8 ROOT WATERING SYSTEM
xx SECTION

NTS

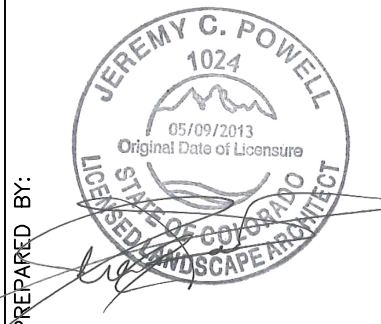


9 TYPICAL SLEEVE
xx SECTION

NTS

TITLE	SITE PLAN	DRAWN BY AKK	STD	ISSUE DATE	REVIEWED BY JCP	DATE ISSUED 09/26/2024	SITE ADDRESS NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO	REV	DATE	DESCRIPTION	BY

Kimley»Horn



McDonald's USA, LLC

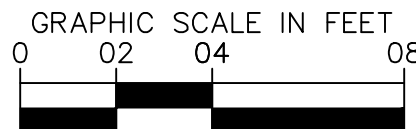
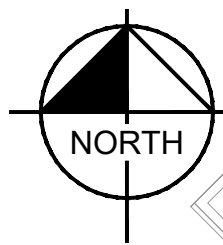
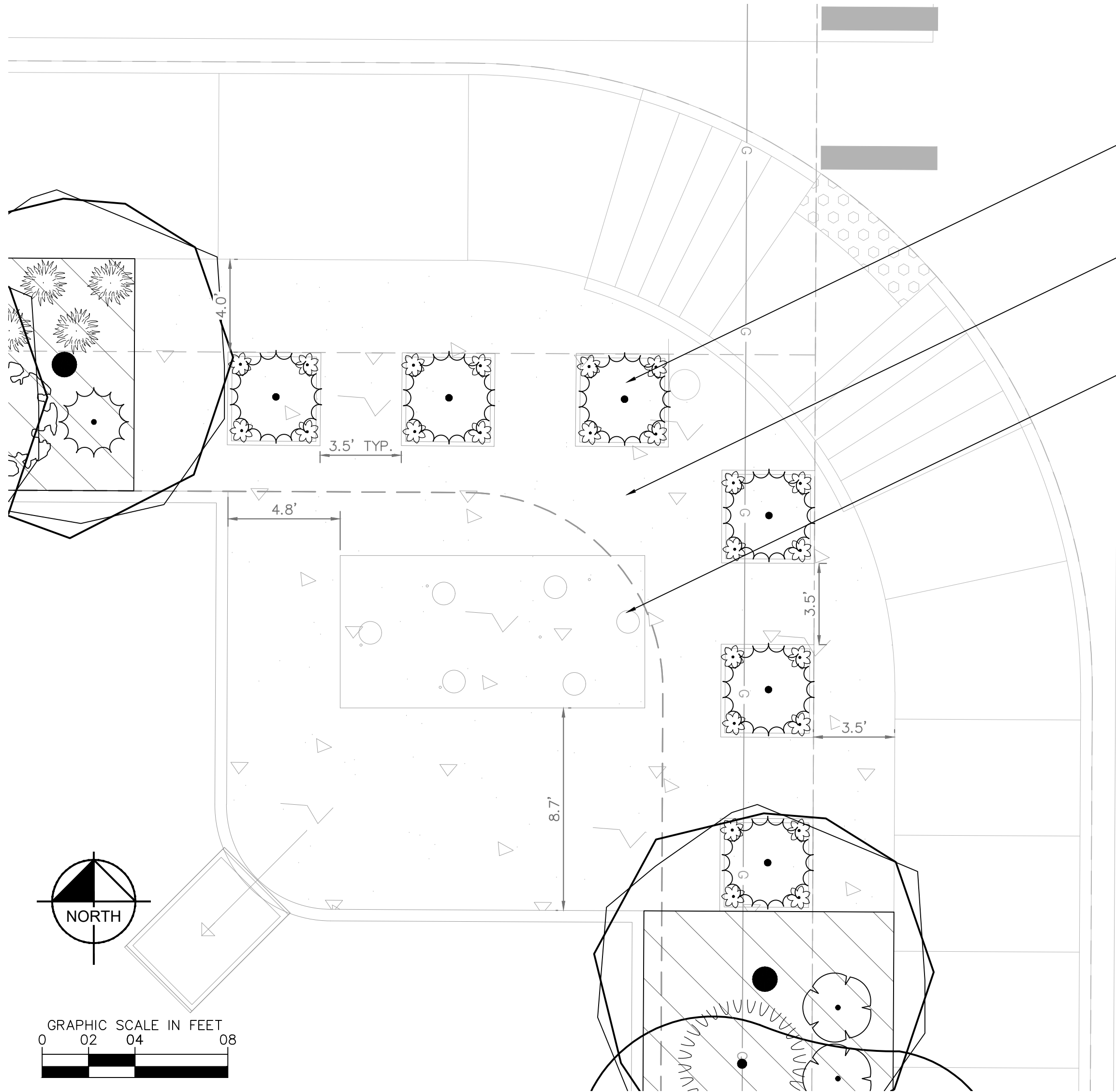
These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared by McDonald's USA, LLC and shall remain the property of McDonald's USA, LLC. Use of these drawings for reference or example on another project requires the written consent of McDonald's USA, LLC. The contract documents for the project are not to be used for any other project without the written consent of McDonald's USA, LLC.



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

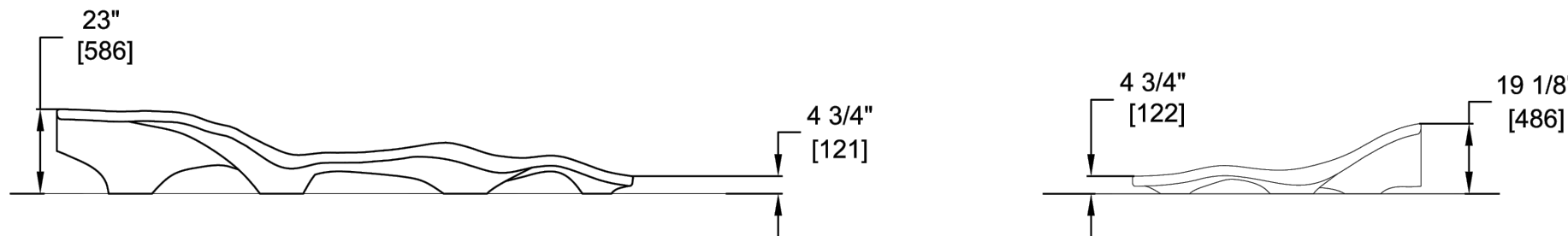
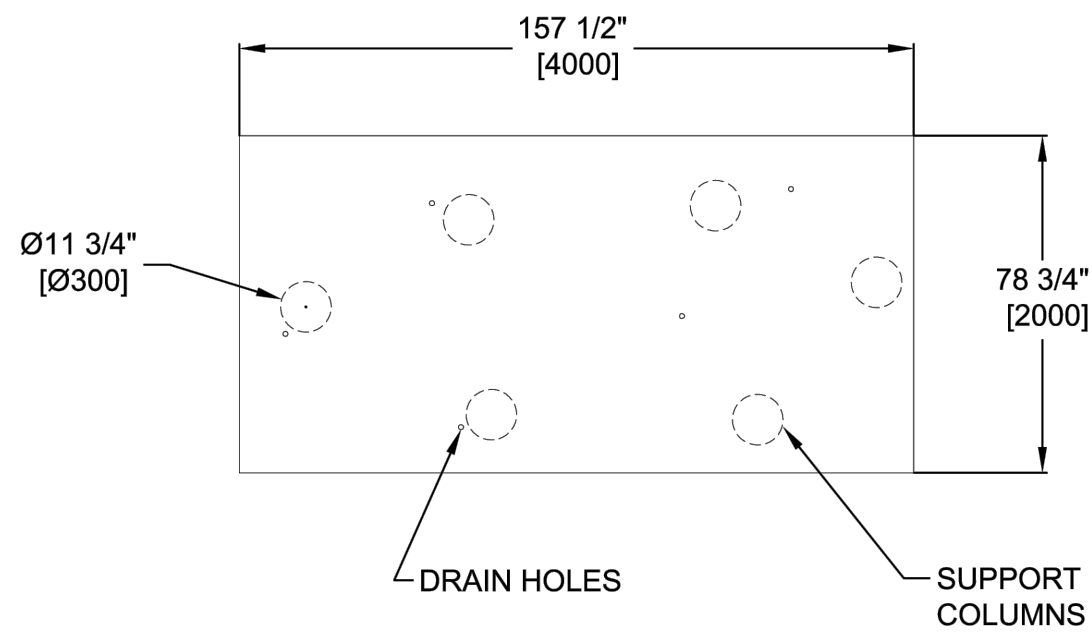
LANDSCAPE PLAN



escofet Lungo Mare Bench, Module A
Product Drawing

www.landscapeforms.com

Date: 4/14/2015
Ph: 800.521.2546



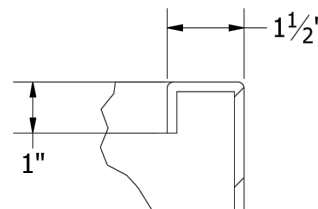
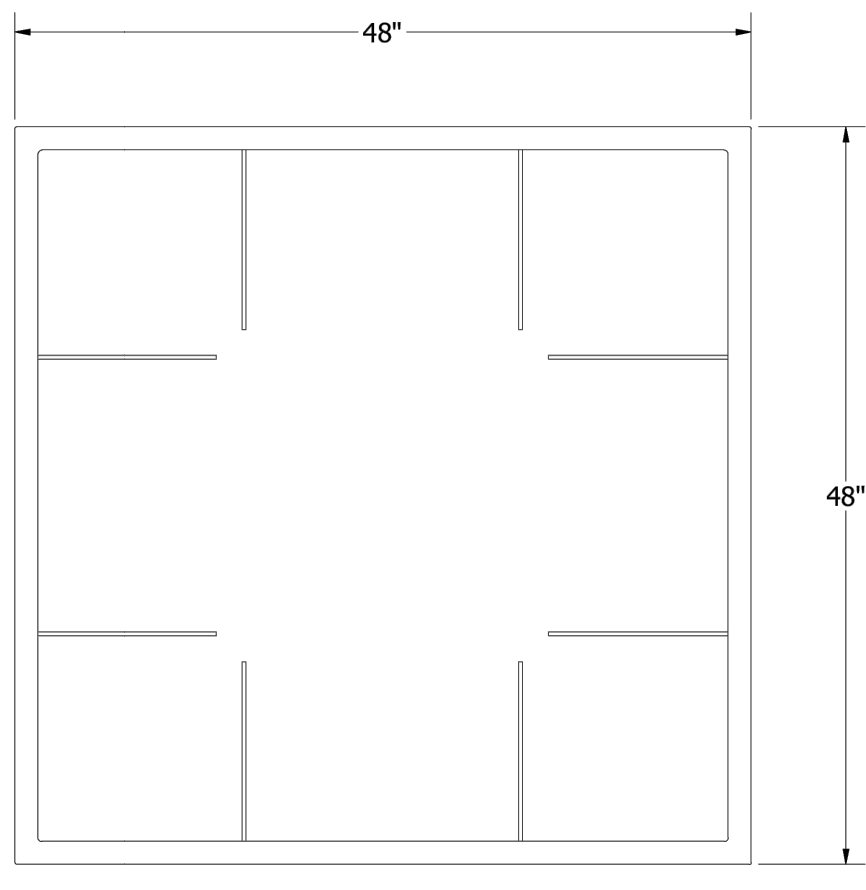
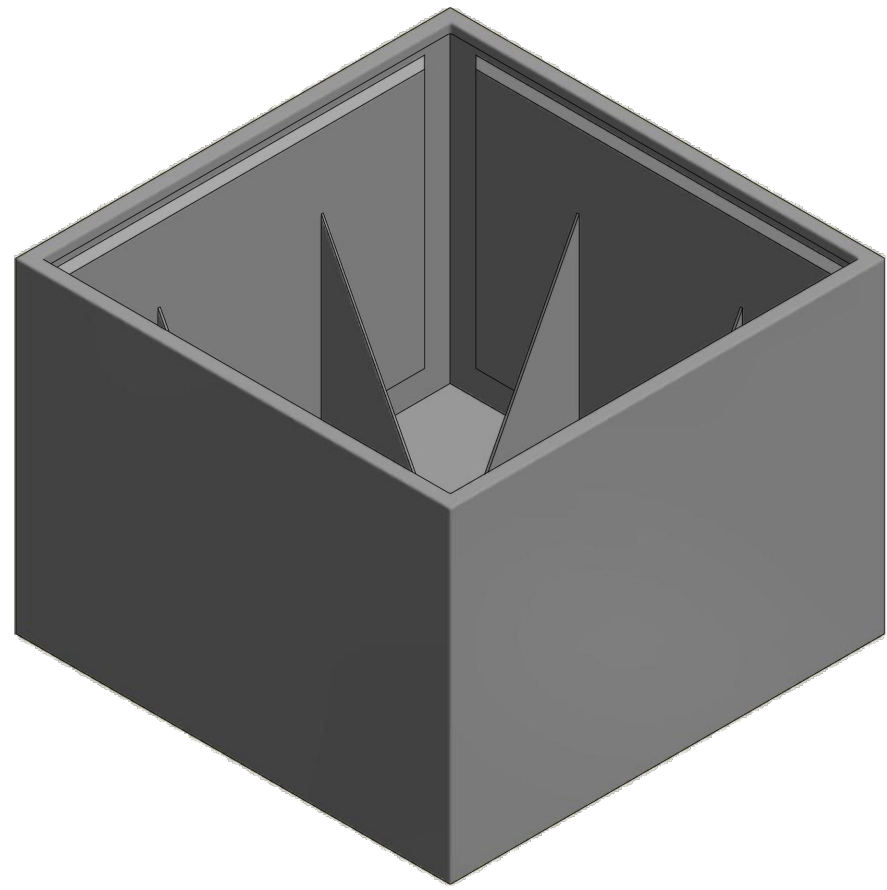
01 BENCH STRUCTURE
17 DETAIL

CONFIDENTIAL DRAWING INFORMATION CONTAINED HEREIN IS THE PROPERTY OF LANDSCAPE FORMS, INC. INTENDED USE IS LIMITED TO DESIGN PROFESSIONALS SPECIFYING LANDSCAPE FORMS, INC. PRODUCTS AND THEIR DIRECT CLIENTS. DRAWING IS NOT TO BE COPIED OR DISCLOSED TO OTHERS WITHOUT THE CONSENT OF LANDSCAPE FORMS, INC. © 2013 LANDSCAPE FORMS, INC. ALL RIGHTS RESERVED.

NOTES:

- BENCH TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS WITH PROPER FOOTINGS AND ATTACHMENTS FOR STABLE AND SAFE USE. COLOR TO BE BLACK.
- PLANTERS TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS. MATERIAL TO BE FIBERGLASS, COLOR TO BE DESIGNER COLOR - IRON.
- IRRIGATION SLEEVES TO BE INSTALLED TO EACH PLANTER LOCATION PRIOR TO CONCRETE BEING POURED.

Show bench specs
(color, style,
materials)



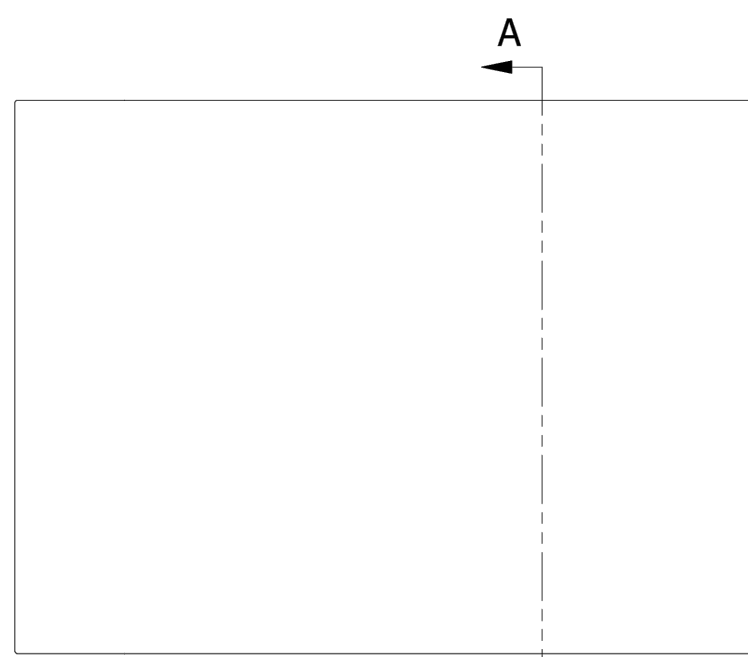
PLAN

APPROVAL:

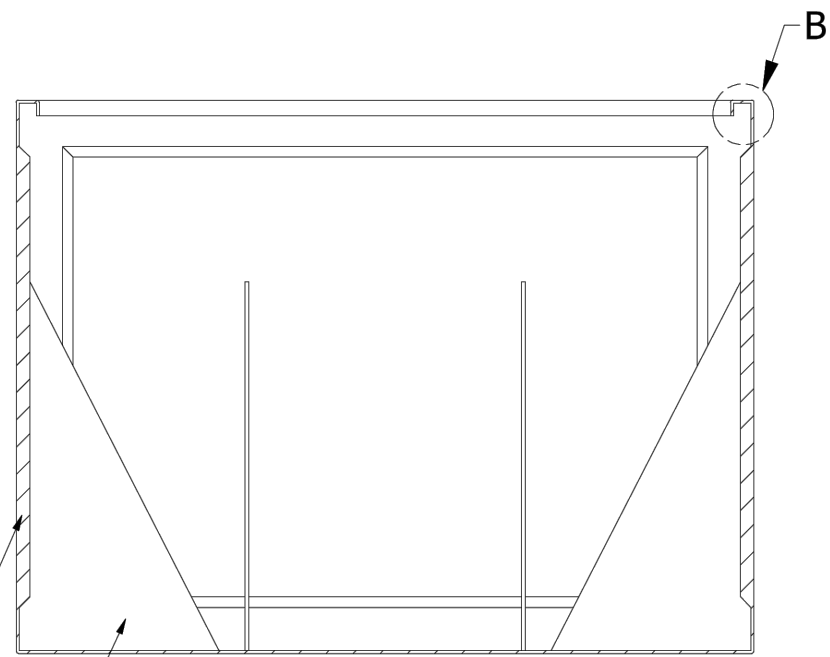
Signature authorizes Tournesol Siteworks to manufacture the product as shown



SIDE



ELEVATION



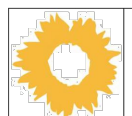
SECTION A-A

NOTES: UNLESS OTHERWISE SPECIFIED

- MATERIAL: FIBERGLASS REINFORCED PLASTIC (FRP)
NOMINAL WALL THICKNESS 1/8" - 3/16"
- ALL DIMENSIONS ARE NOMINAL, ACTUAL SIZE MAY VARY.
- 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

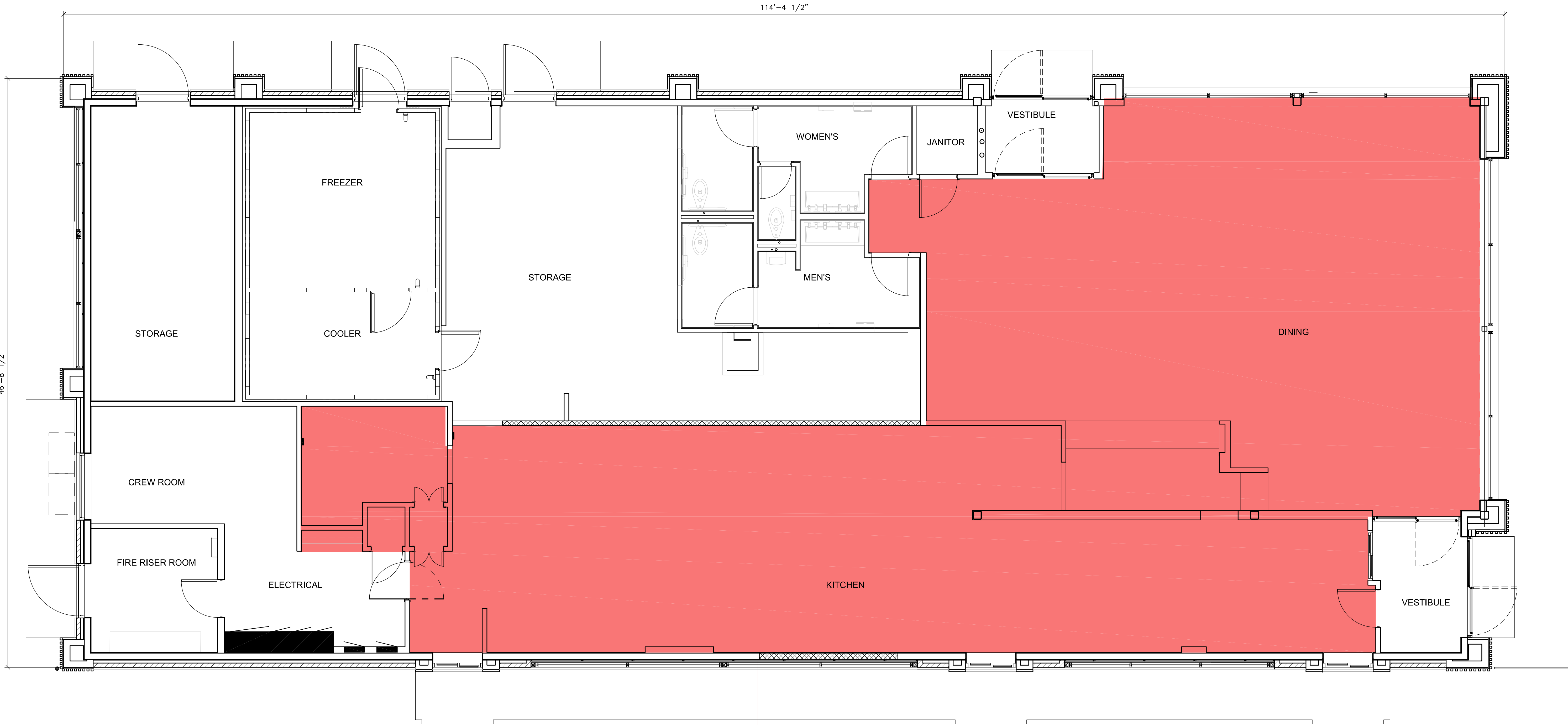
MATERIAL: GFRP
SHEET 1 OF 1

02 PLANTER
17 DETAIL

TITLE		DRAWN BY ANK		PREPARED FOR:		PREPARED BY:													
SITE PLAN		STD ISSUE DATE		McDonald's USA, LLC		JEREMY C. POWELL 1024 LUCAS JCP		Kimley»Horn											
DESCRIPTION		REVIEWED BY JCP		These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared for use on a different site or at a later time. Use of these drawings for reference on another project requires the approval of Kimley-Horn and not the project engineer. The contract documents for reuse on another project is not authorized.		Original Date of Issuance 09/26/2024													
SITE ID		DATE ISSUED 09/26/2024				LUCAS JCP													
SITE ADDRESS						LUCAS JCP													
NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO						LUCAS JCP													
REV						LUCAS JCP													
DATE						LUCAS JCP													
BY						LUCAS JCP													

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



2626 SF

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

TITLE		DRAWN BY CSS		PREPARED FOR:  McDonald's USA, LLC		PREPARED BY:  APPIS ARCHITECTURE			
EXTERIOR ELEVATIONS		STD ISSUE DATE		REVIEWED BY		DATE ISSUED			
DESCRIPTION						7/19/2022			
LEASE AREA PLAN									
17									
SITE ID		SITE ADDRESS							
005-1032		NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO							
								</	

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

McDonald's

TRANSPARENCY CALC.
281 S.F. WALL AREA
180 S.F. GLAZING = 64%

Left Elevation Markers:
 T/BLK'G @ PARAPET ELEV. + 23'-0 1/2"
 T/BLK'G @ PARAPET ELEV. + 20'-0 1/2"
 T/ALUMINUM BATTEN ELEV. + 19'-4"
 T/ROOF DECKING ELEV. + 13'-9"
 B/CANOPY ELEV. + 10'-11"
 T/WINDOW & B/UNDERSORE ELEV. + 10'-8"
 T/SLAB ELEV. + 0'-0"

Right Elevation Markers:
 T/ALUMINUM BATTEN ELEV. + 22'-4"
 T/WINDOW ELEV. + 18'-2"
 T/WINDOW & B/CANOPY ELEV. + 10'-11"
 T/SILL ELEV. + 2'-0"
 B/ALUMINUM BATTEN ELEV. + 1'-0"
 T/SLAB ELEV. + 0'-0"

Labels and Dimensions:
 LE, MF, AP, S, EQ, W1, W4, C1, C2, L1, C3, GR, AL, TL, L2, UN, WS, SV, SS, L2, C1 TYP., C1
 8'-5 3/4", 2'-5 1/2", 27'-1 1/4", 6'-6"

This architectural section drawing illustrates a building facade with various window and door types. Key features include:

- Windows:** Labeled W1, W4, and W5. W1 is a large double-hung window, W4 is a smaller double-hung window, and W5 is a transom window above a door.
- Doors:** Labeled D1, D2, and D3. D1 is a single door, D2 is a double door, and D3 is a transom door above a window.
- Structural Details:** Labels include LE (Landing), MF (Mechanical), AP (Air Plenum), C1 (Ceiling), C2 (Ceiling), C3 (Ceiling), C4 (Ceiling), C5 (Ceiling), C6 (Ceiling), C7 (Ceiling), C8 (Ceiling), C9 (Ceiling), C10 (Ceiling), C11 (Ceiling), C12 (Ceiling), C13 (Ceiling), C14 (Ceiling), C15 (Ceiling), C16 (Ceiling), C17 (Ceiling), C18 (Ceiling), C19 (Ceiling), C20 (Ceiling), C21 (Ceiling), C22 (Ceiling), C23 (Ceiling), C24 (Ceiling), C25 (Ceiling), C26 (Ceiling), C27 (Ceiling), C28 (Ceiling), C29 (Ceiling), C30 (Ceiling), C31 (Ceiling), C32 (Ceiling), C33 (Ceiling), C34 (Ceiling), C35 (Ceiling), C36 (Ceiling), C37 (Ceiling), C38 (Ceiling), C39 (Ceiling), C40 (Ceiling), C41 (Ceiling), C42 (Ceiling), C43 (Ceiling), C44 (Ceiling), C45 (Ceiling), C46 (Ceiling), C47 (Ceiling), C48 (Ceiling), C49 (Ceiling), C50 (Ceiling), C51 (Ceiling), C52 (Ceiling), C53 (Ceiling), C54 (Ceiling), C55 (Ceiling), C56 (Ceiling), C57 (Ceiling), C58 (Ceiling), C59 (Ceiling), C60 (Ceiling), C61 (Ceiling), C62 (Ceiling), C63 (Ceiling), C64 (Ceiling), C65 (Ceiling), C66 (Ceiling), C67 (Ceiling), C68 (Ceiling), C69 (Ceiling), C70 (Ceiling), C71 (Ceiling), C72 (Ceiling), C73 (Ceiling), C74 (Ceiling), C75 (Ceiling), C76 (Ceiling), C77 (Ceiling), C78 (Ceiling), C79 (Ceiling), C80 (Ceiling), C81 (Ceiling), C82 (Ceiling), C83 (Ceiling), C84 (Ceiling), C85 (Ceiling), C86 (Ceiling), C87 (Ceiling), C88 (Ceiling), C89 (Ceiling), C90 (Ceiling), C91 (Ceiling), C92 (Ceiling), C93 (Ceiling), C94 (Ceiling), C95 (Ceiling), C96 (Ceiling), C97 (Ceiling), C98 (Ceiling), C99 (Ceiling), C100 (Ceiling).
- Dimensions:** 2'-10 1/2", 27'-6", 8'-0 1/2", 2'-5 1/2", 20'-9 1/2", 2'-5 1/2", 32'-0", 11'-1 1/2", 2'-5 1/2".
- Notes:** T/BLK'G @ PARAPET ELEV. + 23'-0 1/2", T/ALUMINUM BATTEN ELEV. + 22'-4", T/WINDOW ELEV. + 18'-2", T/WINDOW & B/CANOPY ELEV. + 10'-11", T/SILL ELEV. + 2'-0", B/ALUMINUM BATTEN ELEV. + 1'-0", T/SLAB ELEV. + 0'-0".
- Transparency Calc.:** 680 S.F. WALL AREA, 215 S.F. GLAZING = 31.6%.

AL	ALUMINUM BATTEN SYSTEM SIZE: 2X2" PROFILE COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH SUBSTRATE; 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) FLYWOOD, BB, GROUP 1, HDO BOTH FACES, ALPHA TRADEMARKED. COURSE GRIT SAND SURFACES PRIOR TO PRIMING. PRIME AND PAINT BOTH SIDES AND ALL EDGES. SUBSTRATE COLOR: "IRON ORE" T069 BY SHERWIN WILLIAMS	C2	ALUMINUM CANOPY SYSTEM COLOR: RAL 7022
		C3	ALUMINUM CANOPY TIEBACK COLOR: RAL 7022 GO TO PROVIDE CONTINUOUS LOCKING 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" #232-5 BY VALSPAR	C1	-COLOR: C1 = WEATHERED ZINC
BR	MODULAR FACE BRICK	CO	CORNICE
B1	-COLOR: B1 = "ONYX" 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 (865) 330-7337, ann.bowen@vomela.com
GFX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfxl.com

EJ EXPANSION JOINT, SEE DETAIL 7/A4.1

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 SCONE LIGHT FIXTURE - SEE ELECTRICAL

C1— COLOR:
C1= WHITE
C2= MATCH RAL 7022

LE ACCENT LIGHTING - SEE ELECTRICAL

L1 = SLIM LED (DOWN ONLY)
L2 = INTEGRAL CANOPY FIXTURE
L3 = UP ONLY FLOOD FIXTURE

MF METAL FASCIA

1
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: #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

§ McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT

C1— COLOR:
C1 = WEATHERED ZINC RACEWAY
C2 = RAL 7022 RACEWAY

SS STONE SILL, TELLURIDE STONE OK
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"
CONTACT: JAN 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
XX- RELEASE
COLOR: DEEP BRONZE

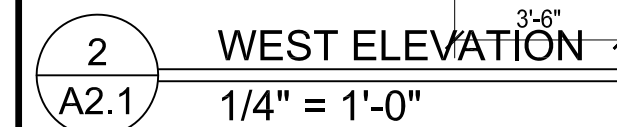
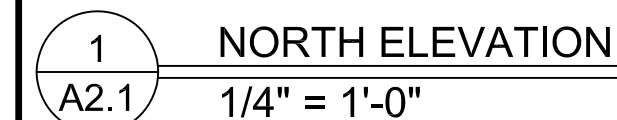
W3 EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
COLOR: DARK BRONZE
BACK LIT GLAZING

W4 EXTERIOR WINDOW ASSEMBLY - TEMPERED SPANDREL GLASS
SPANDREL GLAZING -#1-0016 CHARCOAL - 6MM PPG CLEAR
OPACI-COAT-300 (ICD HIGH PERFORMANCE COATINGS) OR EQUAL
FRAME COLOR: DARK BRONZE

SHEET NO.	TITLE	DRAWN BY B.ABBALLA	PREPARED FOR: McDonald's USA, LLC These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without the written consent of McDonald's USA, LLC. These drawings are for use on this specific site in conjunction with its issue date and are not suitable for use on a different site or at a later time. Use of these drawings for reference or example on another project requires the written consent of McDonald's USA, LLC. McDonald's USA, LLC does not warrant the contract documents for reuse on another project is not authorized.	PREPARED BY: Ariris Architecture, LLC 3436 New Castle Dr. Loveland, CO 80538	REV	DATE	BY
	EXTERIOR ELEVATIONS	STD ISSUE DATE	REVIEWED BY				
	DESCRIPTION	DATE ISSUED 7/19/2022					
	SITE ID	SITE ADDRESS					
	005-1032	NEAR SEC PARKER ROAD AND STROM ROAD, PARKER CO					

A2.0

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

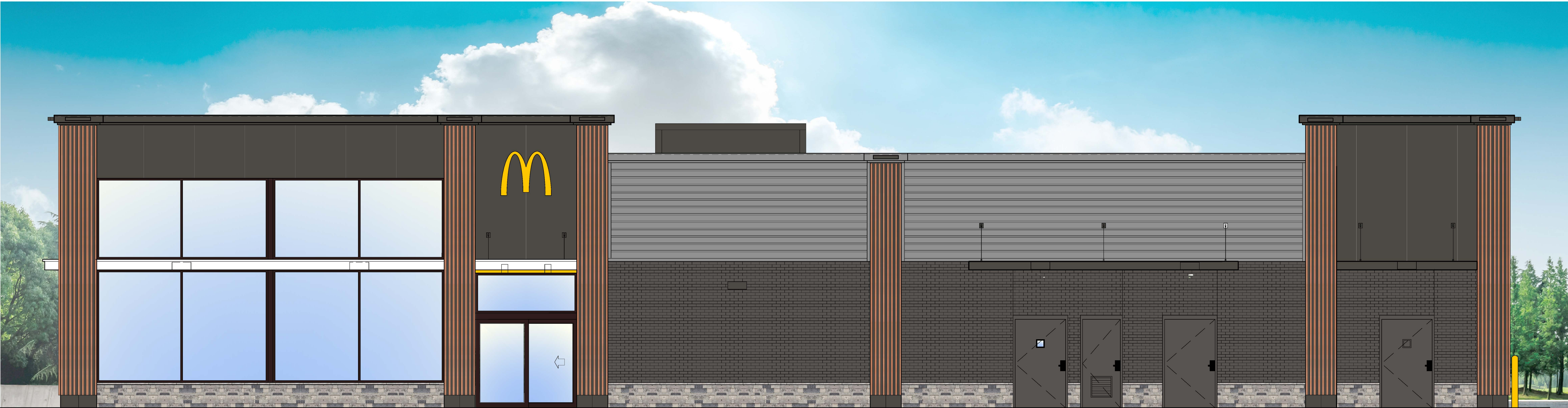
[illegible]

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



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



2 EAST ELEVATION
A2.0 1/4" = 1'-0"

MATERIAL LEGEND

Take the word veneer out of the entire site plan. Material is still good, just remove veneer

BRICK VENEER:
"ONTYX" GRAIN, BY SUMMIT BRICK

STONE VENEER:
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

SHEET NO.	TITLE	DRAWN BY B. JABALLA	STD 7/19/2022	REVIEWED BY	DATE 7/19/2022	REV	DATE	BY	
EXTERIOR ELEVATIONS		DESCRIPTION		SITE ADDRESS		DESCRIPTION		BY	
A2.2		NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO		005-1032		LOVELAND, CO 80538			
McDonald's USA, LLC		PREPARED FOR		ARRIS ARCHITECTURE		ARRIS ARCHITECTURE, LLC			
These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared by McDonald's USA, LLC and shall not be used for any other project without the written consent of McDonald's USA, LLC. Use of these drawings for reference or example on another project requires the written consent of McDonald's USA, LLC. Use of these drawings for reuse on another project is not authorized.		3436 New Castle Dr.		3436 New Castle Dr.		3436 New Castle Dr.			

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

[illegible]