



Development Review Division

Community Development Department: *Town Hall / 20120 East Mainstreet Parker, CO 80138* Phone: 303.841.2332 Fax: 303.841.3223

MEMORANDUM

TO: Jessica McCallum, Kevin Roth, Kimley-Horn
FROM: Amber Wood Hicken, Planner I
DATE: 11/09/23
SUBJECT: Parker Pointe F1 Lot 2A, McDonald's – Site Plan, SP23-070
Review Comments 01

Listed below are the Planning Division's comments related to your land use application, which must be responded to. If you wish to discuss a comment, please contact your Case Planner. Upon resubmittal, please sign and return this memo. A follow-up meeting with the reviewing agencies can be scheduled to provide additional guidance by contacting the Case Planner.

TOWN OF PARKER PLANNING DEPARTMENT CASE PLANNER: Amber Wood Hicken

EMAIL: ahicken@parkeronline.org

PHONE: 303.805.3338

GENERAL PROJECT COMMENTS:

1. The Planning Division references certain sections of the Parker 2035 Master Plan, the Land Development Ordinance (LDO) and the Development Design Standards. Copies of these documents are available at:
[Parker 2035 Master Plan](#)
[Development Design Standards](#)
[Land Development Ordinance](#)
2. The Planning Division has made every effort to make this comment letter as comprehensive as possible. However, additional comments that have not been provided as part of this comment letter may be identified as part of future submittals, based on revisions to the project.
3. Please contact the referral agencies if you have questions regarding their review comment(s).
4. A redlined plan is included with this memorandum and is intended to supplement and clarify the review comments of this memorandum.
5. Final Plans submitted to the Building Department, Engineering Department and Parker Water and Sanitation District **must be exactly the same as the approved Site Plan set.**
6. The Town of Parker has implemented a naming convention for all applications. For all future documents that are uploaded to TRAKiT please ensure the submittal round is first, the name of the document is second and the name of the project is third. Staff will not refer the application out with this naming convention.
Example: "02" or "Second Submittal"

7. **Prairie Dog Management:** The Town's current land development ordinance section 13.10.250 - Prairie Dog Management requires applicants/developers to make a good faith effort to have any prairie dogs on site relocated. Documentation of this effort will be a condition of the land use application approval/site development and a certificate of compliance will be required prior to issuance of the grading permit. If relocation of the prairie dogs is not available, humane extermination may be considered. Prairie Dog management should begin as early as possible during the review process. Please coordinate with staff.

Site Plan and Project Details

1. Please see the attached redlines for all comments.

Comment Addressed: Yes No
Response:

OUTSIDE REFERRAL AGENCY COMMENTS

The following agencies have "Advisory Comments" or "Revisions Required" listed in eTRAKiT:

- Construction plans – environmental
- Douglas County Assessor's Office
- Douglas County Planning
- Fire Life Safety
- CORE (IREA)
- Parker Water and Sanitation

Keep an eye out in eTRAKiT for the following reviews:

- Construction plans – civil
- Drainage report
- Site plan – civil
- Traffic impact study

These comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed: Yes No
Response:

Property Owner

Date

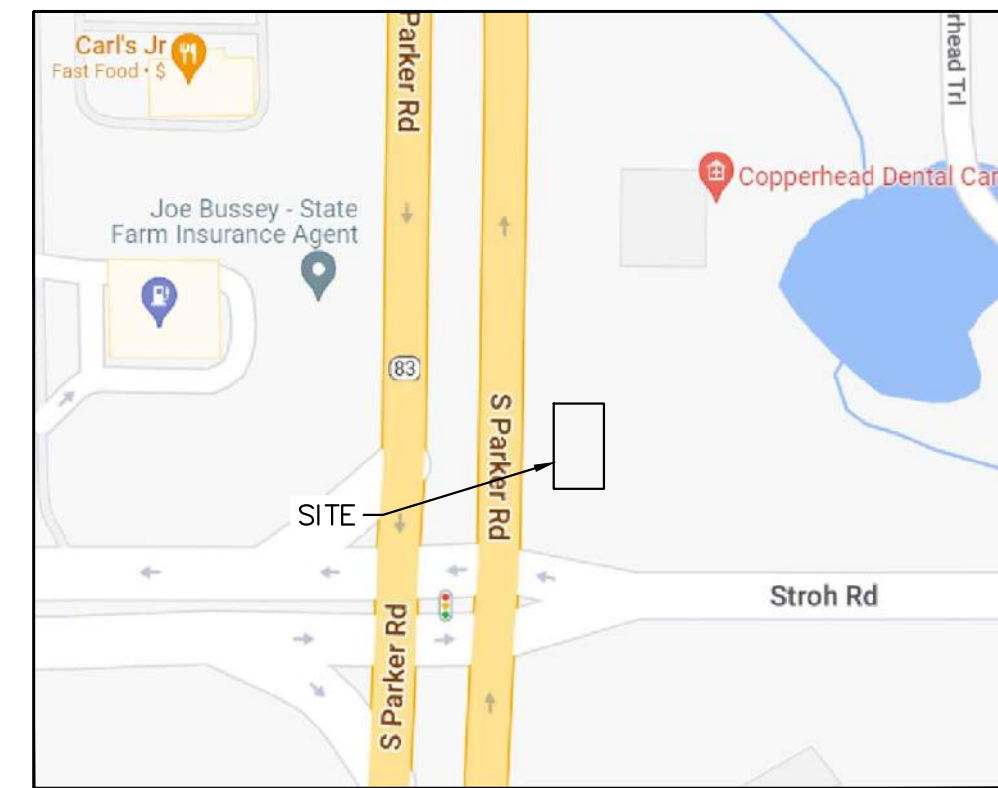
Project Representative

Date

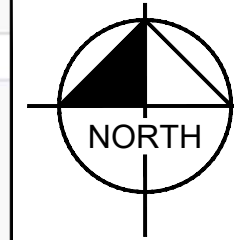
PARKER POINTE SUBDIVISION FILING NO. 2, LOT 2A

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
3	SITE PLAN
4	PRELIMINARY UTILITY PLAN
5	FIRE TRUCK ACCESS PLAN
6	PHOTOMETRIC PLAN
7	PHOTOMETRIC DETAILS
8	PHOTOMETRIC DETAILS
9	PHOTOMETRIC DETAILS
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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

CONTACTS:

DEVELOPER:
MCDONALD'S USA, LLC
110 N CARPENTER STREET
CHICAGO, IL 60607
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 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. 2, COUNTY OF DOUGLAS, STATE OF COLORADO.

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

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	4,795 SF
NET LEASABLE AREA	2,626 SF

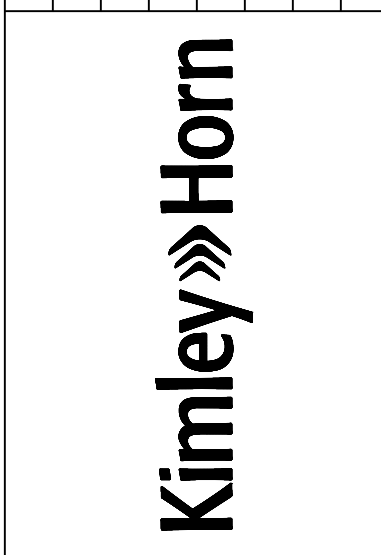
DEVELOPMENT STANDARDS

COMMERCIAL DEVELOPMENT STANDARDS	TOWN OF PARKER LAND DEVELOPMENT CODE REQ.	PROVIDED
MINIMUM LANDSCAPE AREA	0.22 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	DESCRIPTION	DATE	BY
SITE PLAN			
COVER SHEET			
SITE ID	NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO		
51004			



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NOT FOR CONSTRUCTION
Kimley-Horn and Associates, Inc.

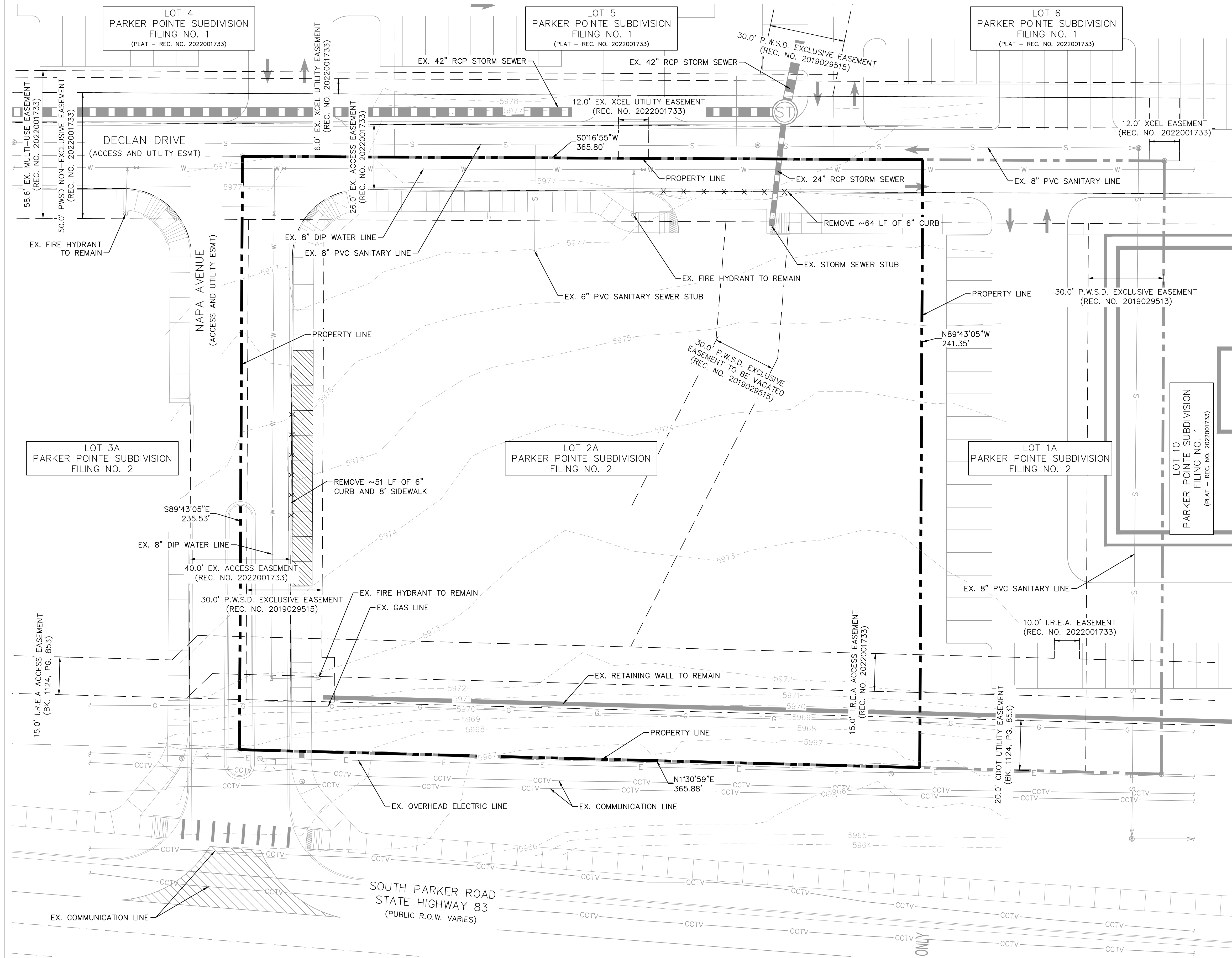
PREPARED FOR:
McDonald's USA, LLC
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DRAWN BY	MCS
STD	ISSUE DATE
REVIEWED BY	JJM
DATE ISSUED	8/28/2023



PARKER POINTE SUBDIVISION FILING NO. 2, 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
	PARCEL LINE
	EX. EASEMENT
	EX. WATER LINE
	EX. SANITARY LINE
	EX. STORM SEWER
	EX. PHONE LINE
	EX. ELECTRIC LINE
	EX. GAS LINE
	PROP. DEMO EXTENTS
	PROP. DEMO EXTENTS
	EX. WALL
	EX. ELECTRIC LINE

NOTES:

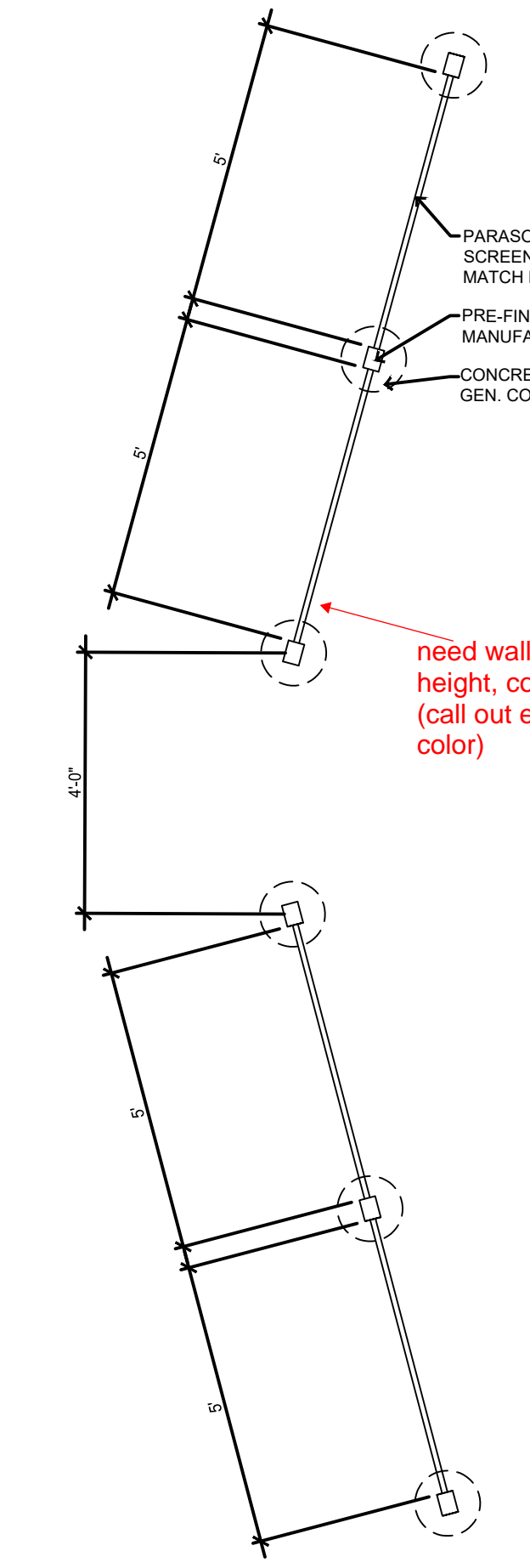
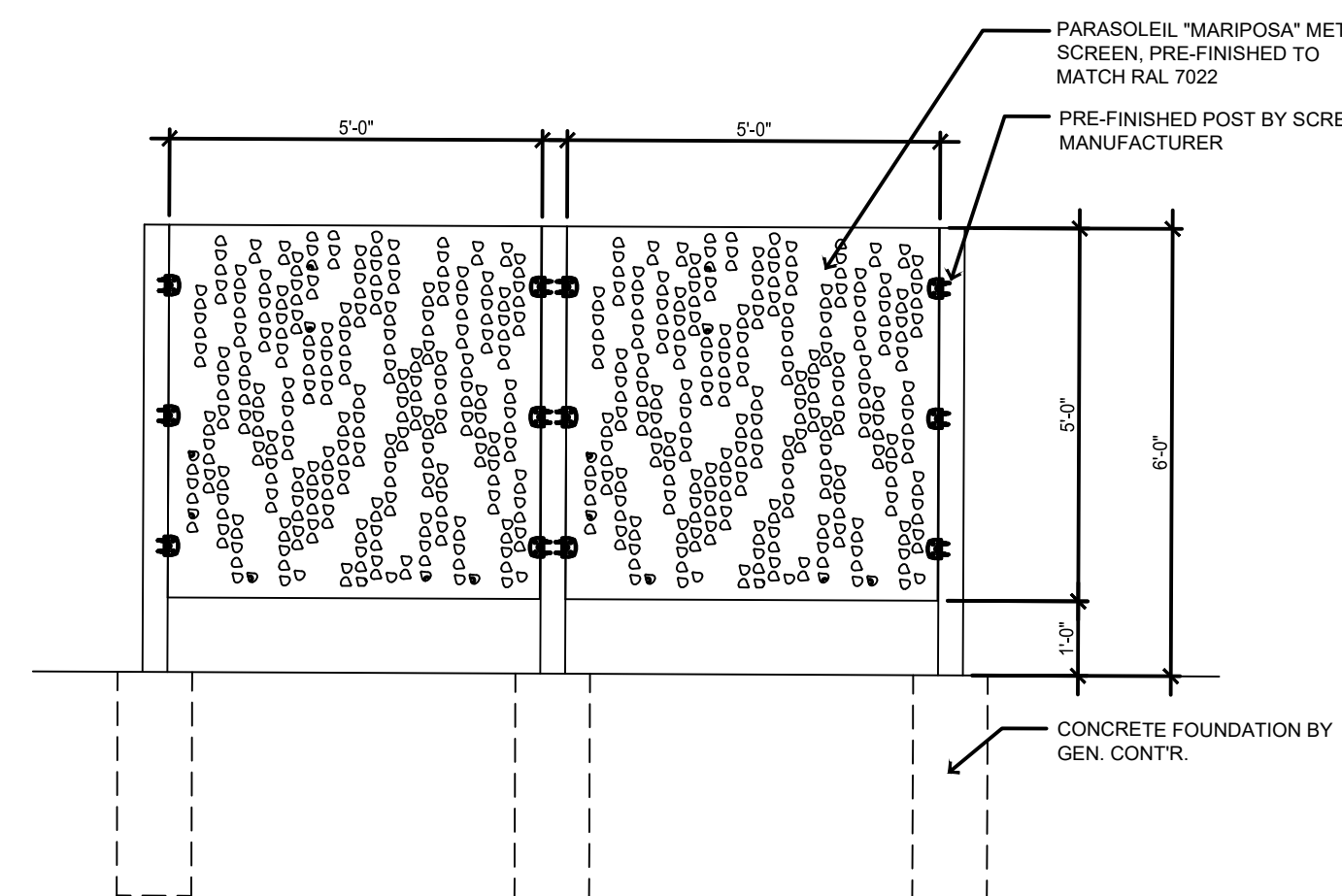
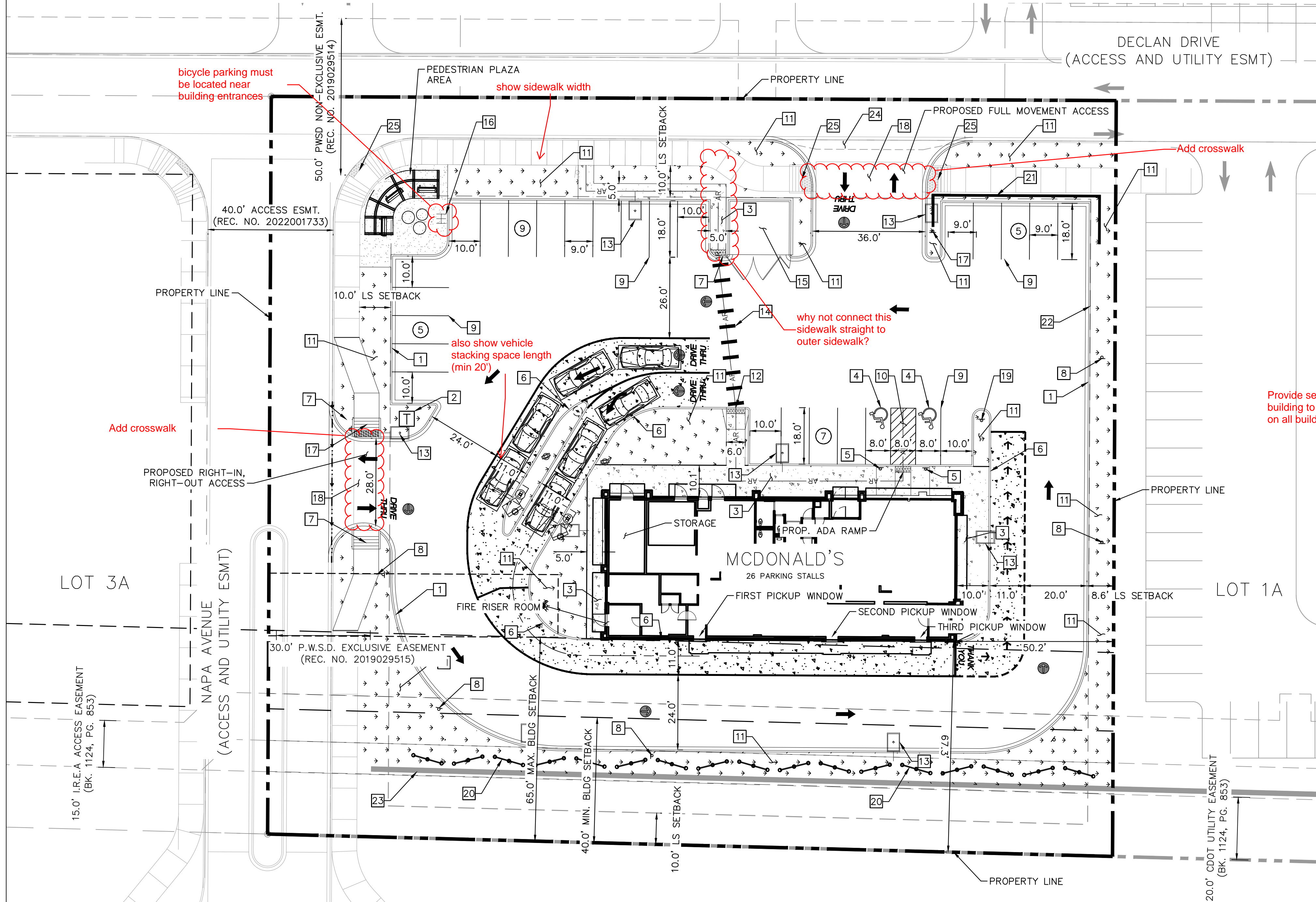
1. ALL EXISTING UTILITIES ARE TO REMAIN UNLESS OTHERWISE NOTED.
2. ALL EXISTING IMPROVEMENTS TO BE PROTECTED IN PLACE, UNLESS SPECIFICALLY CALLED OUT AS "TO BE REMOVED".

TITLE	SITE PLAN		DRAWN BY MCS	STD DATE	REVIEWED BY JIM	DATE ISSUED 8/28/2023	SITE ADDRESS NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO	DESCRIPTION EXISTING CONDITIONS AND DEMOLITION PLAN	REV	DATE	DESCRIPTION
	BY										
PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION 											
Kimley-Horn											

PARKER POINTE SUBDIVISION FILING NO. 1, LOT 12

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

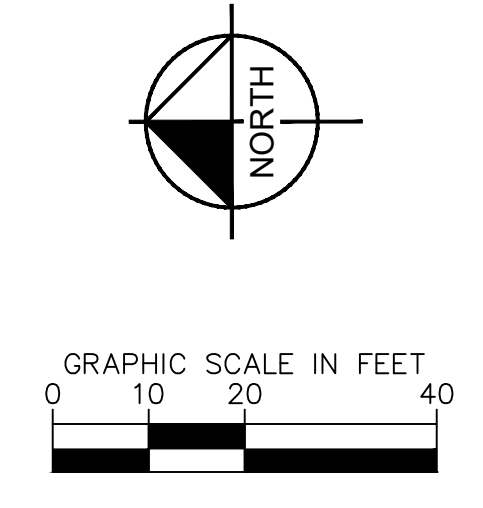


need wall height, color (call out exact color)
details needed for retaining wall - materials, height, color

LEGEND

	PROPERTY LINE
	SETBACK
	EX. EASEMENT
	ACCESSIBLE ROUTE
	SCREEN WALL
	PROP. RETAINING WALL
	EX. RETAINING WALL
	LANDSCAPE
	CONCRETE SIDEWALK
	PARKING STALL COUNT

- KEY NOTES**
- | | | | |
|----|--|----|---|
| 1 | PROPOSED CURB AND GUTTER | 16 | PROPOSED BIKE PARKING (3 SPACES) |
| 2 | PROPOSED TRANSFORMER LOCATION | 17 | PROPOSED STOP SIGN |
| 3 | PROPOSED CONCRETE SIDEWALK (DIMENSION PER PLAN) | 18 | PROPOSED DRIVEWAY ACCESS |
| 4 | PROPOSED ADA SYMBOL | 19 | PROPOSED 'DO NOT ENTER' SIGN |
| 5 | PROPOSED ADA SIGN | 20 | PROPOSED 6' SCREEN WALL (REF. DETAIL THIS SHEET) |
| 6 | PROPOSED 6" WIDE X 6" TALL CURB HEAD | 21 | PROPOSED RETAINING WALL |
| 7 | PROPOSED ADA RAMP | 22 | PROPOSED TEMPORARY CURB (TO BE REMOVED ONCE CROSS ACCESS IS NEEDED) |
| 8 | PROPOSED "NO PARKING FIRE LANE" SIGN | 23 | EX. RETAINING WALL ← please provide height of existing |
| 9 | PROPOSED 4" WIDE PARKING STRIPE | 24 | PROPOSED 4' CONCRETE GUTTER PAN |
| 10 | PROPOSED 4" WIDE DIAGONAL PAVEMENT MARKINGS AT 36" ON CENTER | 25 | EXISTING ADA RAMP |
| 11 | PROPOSED LANDSCAPING (REF. LANDSCAPING PLANS) | | |
| 12 | PROPOSED DELIVERY RAMP | | |
| 13 | PROPOSED SITE LIGHT (REF. PHOTOMETRIC PLANS FOR DETAILS) | | |
| 14 | PROPOSED CROSSWALK | | |
| 15 | PROPOSED TRASH ENCLOSURE | | |



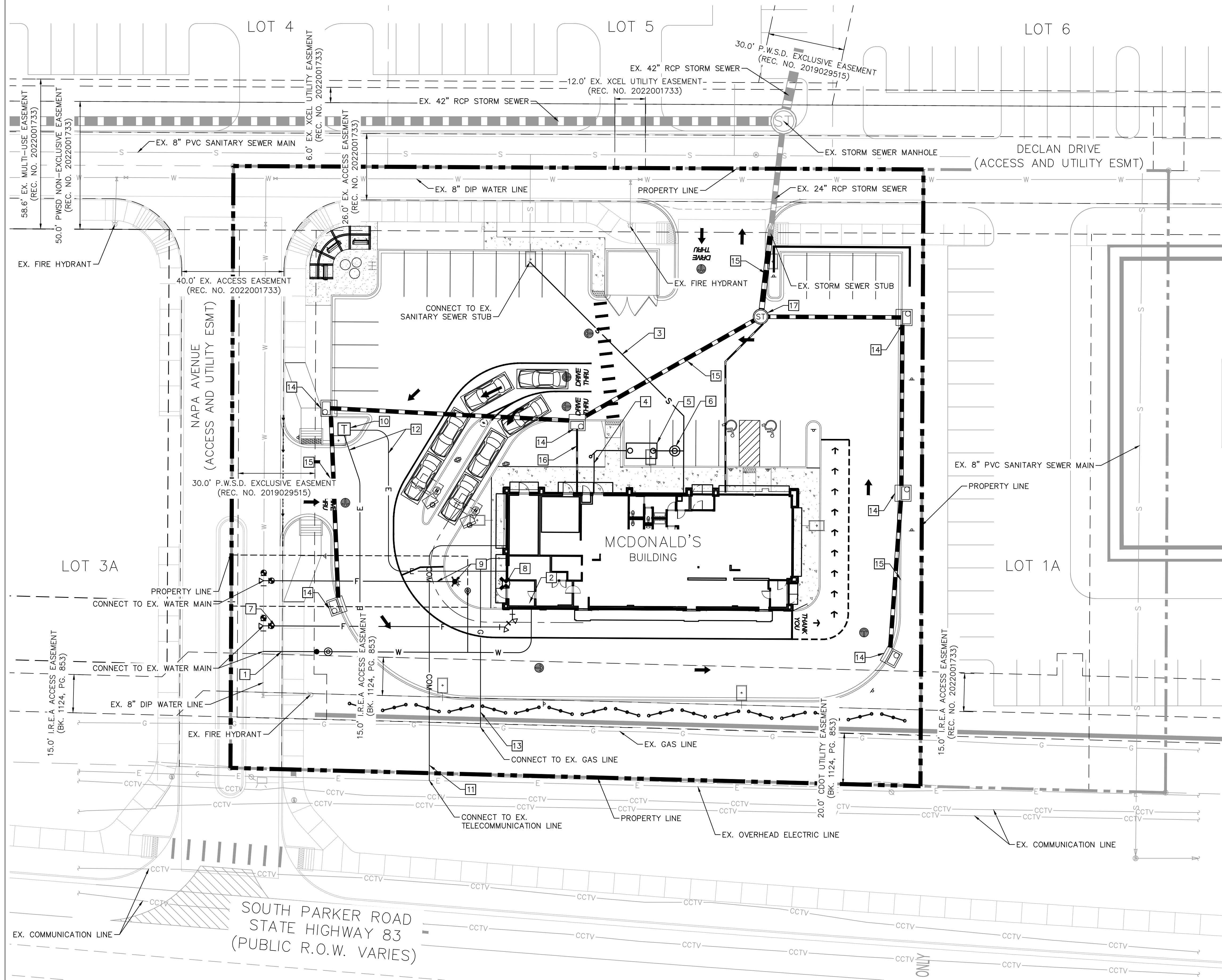
SCREEN WALL DETAIL

TITLE	DESCRIPTION	DATE	REV	DATE	DESCRIPTION	BY
SITE PLAN						
SITE PLAN		8/11/2023				
SITE ID	51004					
SITE ADDRESS	NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO					



PARKER POINTE SUBDIVISION FILING NO. 2, 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

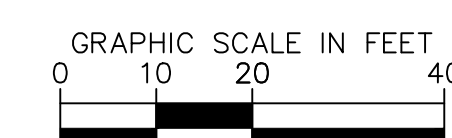
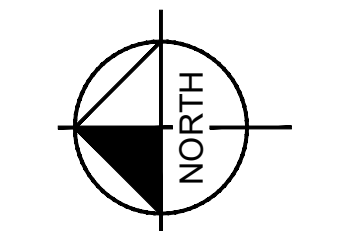


LEGEND

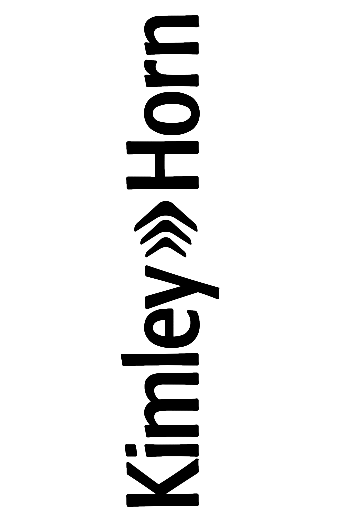
	PROPERTY LINE
	EX. EASEMENT
	PROP. RETAINING WALL
	EX. RETAINING WALL
	EX. WATER LINE
	EX. SANITARY LINE
	EX. STORM SEWER
	EX. PHONE LINE
	EX. ELECTRIC LINE
	EX. GAS LINE
	PROP. WATER LINE
	PROP. SANITARY LINE
	PROP. STORM SEWER
	PROP. PHONE LINE
	PROP. ELECTRIC LINE
	PROP. GAS LINE
	CONCRETE

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



TITLE	SITE PLAN	DATE	
DESCRIPTION	PRELIMINARY UTILITY PLAN	DATE ISSUED	8/28/2023
SITE ID	51004	SITE ADDRESS	NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO
PREPARED BY	McDonald's USA, LLC	REVIEWED BY	JJM
DRAWN BY	MCS	DATE	
STANDARD			
DATE			
REV		DATE	
BY			



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Kimley Horn
Kimley-Horn and Associates, Inc.

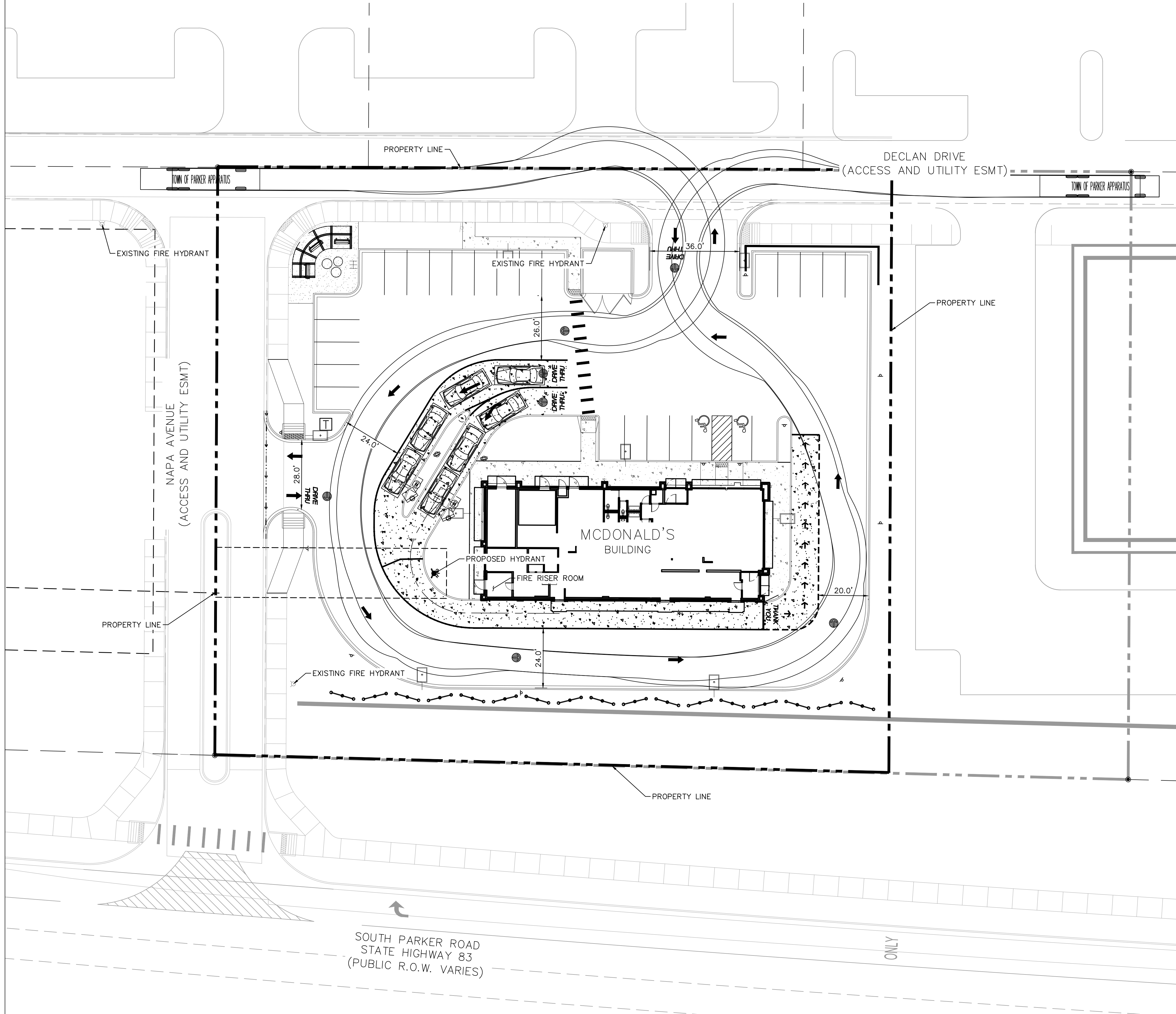
PREPARED FOR:
McDonald's USA, LLC
These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared for use on a different site or at a later time. Use of these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



PARKER POINTE SUBDIVISION FILING NO. 2, LOT 2A

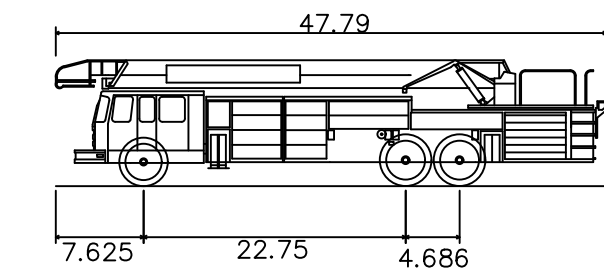
A PORTION OF THE NORTHEAST 1/4 OF THE SECTION 3,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE PLAN



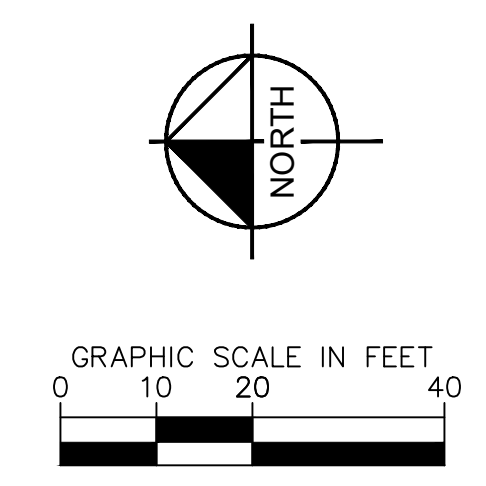
LEGEND

--- PROPERTY LINE



TOWN OF PARKER APPARATUS
Overall Length 47.790ft
Overall Width 7.625ft
Overall Body Height 22.75ft
Min. Body Ground Clearance 4.686ft
Track Width 1.550ft
Lock-to-lock time 5.00s
Wall to Wall Turning Radius 46.670ft

TITLE	DATE	REV	DATE	DESCRIPTION	BY
SITE PLAN					
DESCRIPTION					
FIRE TRUCK ACCESS PLAN					
SITE ID					
51004					
NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO					
<p>PREPARED FOR: McDonald's USA, LLC</p> <p>These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared in reliance on the information provided and are not intended to be used for any other project. Use of these drawings for reference or example on another project requires the contract documents for reuse on another project is not authorized.</p>					
<p>PREPARED BY: Kimley»Horn</p> <p>Kimley-Horn and Associates, Inc.</p>					
<p>PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION</p>					



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

LANDSCAPE PLAN

see previous sheet for clouded areas

changes needed to this chart (show required / provided):
EASTERN property line - parking lot perimeter standards

WESTERN property line - site perimeter standards (include here)

NORTHERN property line - both parking lot perimeter (only north of parking lot) and site perimeter (rest of property line)

GENERAL LANDSCAPE SPECIFICATIONS

- A. SCOPE OF WORK**
- THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.
 - WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.
- B. PROTECTION OF EXISTING STRUCTURES**
- ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF TRAFFIC (MOT) THAT MAY BE REQUIRED FOR THE PROJECT.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR: REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- C. PROTECTION OF EXISTING PLANT MATERIALS**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE UNUSABLE AND NOT TO 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 AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.
 - SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.
- D. MATERIALS**
- 1. GENERAL**
- MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.
- | MATERIAL | SAMPLE SIZE |
|-------------|--|
| MULCH | ONE (1) CUBIC FOOT |
| TOPSOIL MIX | ONE (1) CUBIC FOOT |
| PLANTS | ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY) |
- 2. PLANT MATERIALS**
- a. FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE SHOWN ON DRAWINGS AND COMPLYING WITH THE COLORADO NURSERY ACT, AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPANTING 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 ("INCLUDED BARK"); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN 1/2 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 FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING.
- E. SOIL MIXTURE**
- CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW.
 - SOIL MIXTURE SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.
 - TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT OPENINGS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER, FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEIOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER, HAVE A PH BETWEEN 5.5 AND 8.0, AND SOLUBLE SALTS LESS THAN 3.0 MMHOS/CM. SUBMIT SOIL SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
 - SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.
 - TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.
- F. WATER**
- WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC... IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.
- * WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.
- G. FERTILIZER**
- CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO

- SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.
- * FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.
- H. MULCH**
- MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES CLEAR MULCH FROM EACH PLANT'S CROWN (BASE) OR AS SHOWN IN PLANTING DETAILS. MULCH SHALL BE DOUBLE SHREDDED HARDWOOD MULCH DYED MULCH IS NOT ACCEPTABLE. SUBMIT SAMPLES TO PROJECT LANDSCAPE ARCHITECT FOR APPROVAL. MULCH SHALL BE PROVIDED OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE RING (6" MINIMUM) PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN ON PLANS.
- I. DIGGING AND HANDLING**
- ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT.
 - PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTI-TRANSPIRANT PRODUCT ("WILT TRUP" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
 - B&B AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL, OF SUITABLE SIZE TO FIT INTO THE CONTAINERS 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.
- J. CONTAINER GROWN STOCK**
- ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
 - AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
 - ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.
- K. MATERIALS LIST**
- QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE PLANS SHALL GOVERN. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.
- L. FINE GRADING**
- FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.
 - THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH.
 - ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADINGS, IF APPLICABLE.
- M. PLANTING PROCEDURES**
- THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, BUILDING MATERIALS, AND TOXIC MATERIAL SHALL BE COMPLETELY REMOVED FROM PLANTING AREAS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS IN PLANTING AREAS WHICH WILL ADVERSELY AFFECT THE PLANT GROWTH, THE CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
 - VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO, ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL COLORADO (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMESTONE AND LIMESTONE 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 LIMESTONE OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.
 - FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
 - COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK UPON ARRIVAL AT THE SITE. PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEATED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE SHALL BE EXERCISED.
 - WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
 - ALL PLANTING OPENINGS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 AMERICAN STANDARD FOR NURSERY STOCK.
 - TEST ALL TREE OPENINGS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR MOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL.
 - TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.
 - PRIOR TO EXCAVATION OF TREE OPENINGS, AN AREA EQUAL TO TWO TIMES THE DIAMETER OF THE ROOT BALL SHALL BE ROTO-TILLED TO A DEPTH EQUAL TO THE DEPTH OF THE ROOT BALL.
 - EXCAVATION OF TREE OPENINGS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.
 - 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 4".
 - TREE OPENINGS FOR WELL DRAINED SOILS SHALL BE DUG SO THAT THE BOTTOM OF THE ROOT BALL WILL REST ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL WILL BE FLUSH WITH FINISH GRADE. IN POORLY DRAINED SOILS THE TREE OPENING SHALL BE DUG SO THAT THE ROOT BALL RESTS ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL IS 1" ABOVE FINISH GRADE. PLANT PIT WALLS SHALL BE SCARIFIED PRIOR TO PLANT INSTALLATION.
 - TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
 - SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 'E'.
 - TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
 - AMEND PINE AND OAK PLANT OPENINGS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT OPENINGS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.
 - FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE
- N. LAWN SODDING**
- THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
 - ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
 - PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
- NOTES:**
- THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
 - SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOD DUGGED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED. IN CERTAIN AREAS, TOP-DRESSING SHALL BE ALLOWED BY THE JURISDICTIONAL AUTHORITY.
- O. EDGING**
- CONTRACTOR SHALL INSTALL 4"x2" ROLLED TOP STEEL EDGING BETWEEN ALL SOD/SEED AREAS AND PLANTING BEDS.
- P. CLEANUP**
- UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM 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.
- Q. PLANT MATERIAL MAINTENANCE**
- ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, PRUNING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
- R. FINAL INSPECTION AND ACCEPTANCE OF WORK**
- FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.
- S. WARRANTY**
- THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
 - ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.
 - IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.

- WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET, ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE.
- ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
 - TREES SHALL BE PRUNED, IN ACCORDANCE WITH ANSI A-300, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST.
 - SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE PLANS TO INSURE 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.
- ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S RECOMMENDATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER, (AS ALLOWED BY JURISDICTIONAL AUTHORITY).
- LANDSCAPE REQUIREMENTS**
- | ADJACENT LAND USE | PERIMETER LENGTH | REQUIRED / PROVIDED TREES
1 TREE / 40 LINEAR FEET
(40-60% EVERGREEN) | REQUIRED / PROVIDED SHRUBS
(5 SHRUBS / 40 LINEAR FEET) |
|----------------------------------|------------------|--|---|
| COMMERCIAL (NORTH PROPERTY LINE) | 236' | 6 / 6 (3-4 EVERGREEN TREES) | 30 / 30 |
| COMMERCIAL (SOUTH PROPERTY LINE) | 242' | 6 / 6 (3-4 EVERGREEN TREES) | 30 / 30 |
| COMMERCIAL (EAST PROPERTY LINE) | 270' | 7 / 5 (3-4 EVERGREEN TREES) | 55 / 60 |
- LANDSCAPE REQUIREMENTS**
- | TOTAL DEVELOPED AREA | SITE LANDSCAPE REQUIREMENTS | SITE TREES
1 TREE / 1,500 SF
(% EVERGREEN) | SITE SHRUB SUB
1 TREE = 10 SHRUBS | SITE SHRUBS
5 SHRUBS / 1,500 SF | GRASSES
3 GRASSES / 1 SHRUB | SOD (AREA) |
|----------------------|---|--|--------------------------------------|------------------------------------|--------------------------------|------------|
| 64,364 SF | 15% LANDSCAPE AREA
75% LIVE GROUND COVER | 7 TREES (25-50%) | 30 SHRUBS | 35 SHRUBS | N/A | 15% MAX |
| REQUIRED | 9,655 SF / 13,911 SF (144%) | 4 TREES
(2 EVERGREEN) | 30 SHRUBS | 35 SHRUBS | 131 GRASSES | 0% (0 SF) |
| PROVIDED | 7,241 SF / 8,215 SF (119%) | | | | | |
- STREET TREE REQUIREMENTS**
- | STREET NAME | STREET FRONTAGE LENGTH | REQUIRED/PROVIDED TREES
(1 TREE / 40 LINEAR FEET) | SHRUB SUBSTITUTES
REQUIRED/ PROVIDED
1 TREE = 10 SHRUBS |
|-------------------|------------------------|--|---|
| SOUTH PARKER ROAD | 271' | 7 / 0 | 70 / 70 |

SITE PERIMETER REQUIREMENTS

ADJACENT LAND USE	PERIMETER LENGTH	REQUIRED / PROVIDED TREES 1 TREE / 40 LINEAR FEET (40-60% EVERGREEN)	REQUIRED / PROVIDED SHRUBS (5 SHRUBS / 40 LINEAR FEET)
COMMERCIAL (NORTH PROPERTY LINE)	236'	6 / 6 (3-4 EVERGREEN TREES)	30 / 30
COMMERCIAL (SOUTH PROPERTY LINE)	242'	6 / 6 (3-4 EVERGREEN TREES)	30 / 30
COMMERCIAL (EAST PROPERTY LINE)	270'	7 / 5 (3-4 EVERGREEN TREES)	55 / 60

LANDSCAPE REQUIREMENTS

TOTAL DEVELOPED AREA	SITE LANDSCAPE REQUIREMENTS	SITE TREES 1 TREE / 1,500 SF (% EVERGREEN)	SITE SHRUB SUB 1 TREE = 10 SHRUBS	SITE SHRUBS 5 SHRUBS / 1,500 SF	GRASSES 3 GRASSES / 1 SHRUB	SOD (AREA)
64,364 SF	15% LANDSCAPE AREA 75% LIVE GROUND COVER	7 TREES (25-50%)	30 SHRUBS	35 SHRUBS	N/A	15% MAX
REQUIRED	9,655 SF / 13,911 SF (144%)	4 TREES (2 EVERGREEN)	30 SHRUBS	35 SHRUBS	131 GRASSES	0% (0 SF)
PROVIDED	7,241 SF / 8,215 SF (119%)					

- NOTES:**
- THE SITE CONTAINS LESS THAN 80 PARKING STALLS; PARKING LOT INTERIOR LANDSCAPING SHALL NOT BE APPLIED.

STREET TREE REQUIREMENTS

STREET NAME	STREET FRONTAGE LENGTH	REQUIRED/PROVIDED TREES (1 TREE / 40 LINEAR FEET)	SHRUB SUBSTITUTES REQUIRED/ PROVIDED 1 TREE = 10 SHRUBS
SOUTH PARKER ROAD	271'	7 / 0	70 / 70

- PREPARED FOR:** McDonald's USA, LLC
- DRAWN BY:** ANK
- ISSUE DATE:** STD
- REVIEWED BY:** JCP
- DATE ISSUED:** 7/19/2022
- DESCRIPTION:** LANDSCAPE NOTES
- SITE ID:** 51004
- SITE ADDRESS:** NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO
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get rid of this table, include western property line in site perimeter requirements table above

requirements not met 5 shrubs required / 40 linear feet - substitution requirements not met

1 tree / 1,500sf of lot area (64,364) = 43 trees required

5 shrubs / 1,500sf of lot area = 215 shrubs required

cover sheet shows 64,609sf

shrub substitutions are not a code requirement, so this is confusing

should be a percentage of the total site area (64,364)

plant schedule shows 20 trees provided

plant schedule shows 252 provided

Kimley»Horn

PREPARED FOR: McDonald's USA, LLC

DRAWN BY: ANK

ISSUE DATE: STD

REVIEWED BY: JCP

DATE ISSUED: 7/19/2022

DESCRIPTION: LANDSCAPE NOTES

SITE ID: 51004

SITE ADDRESS: NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO

TITLE: SITE PLAN

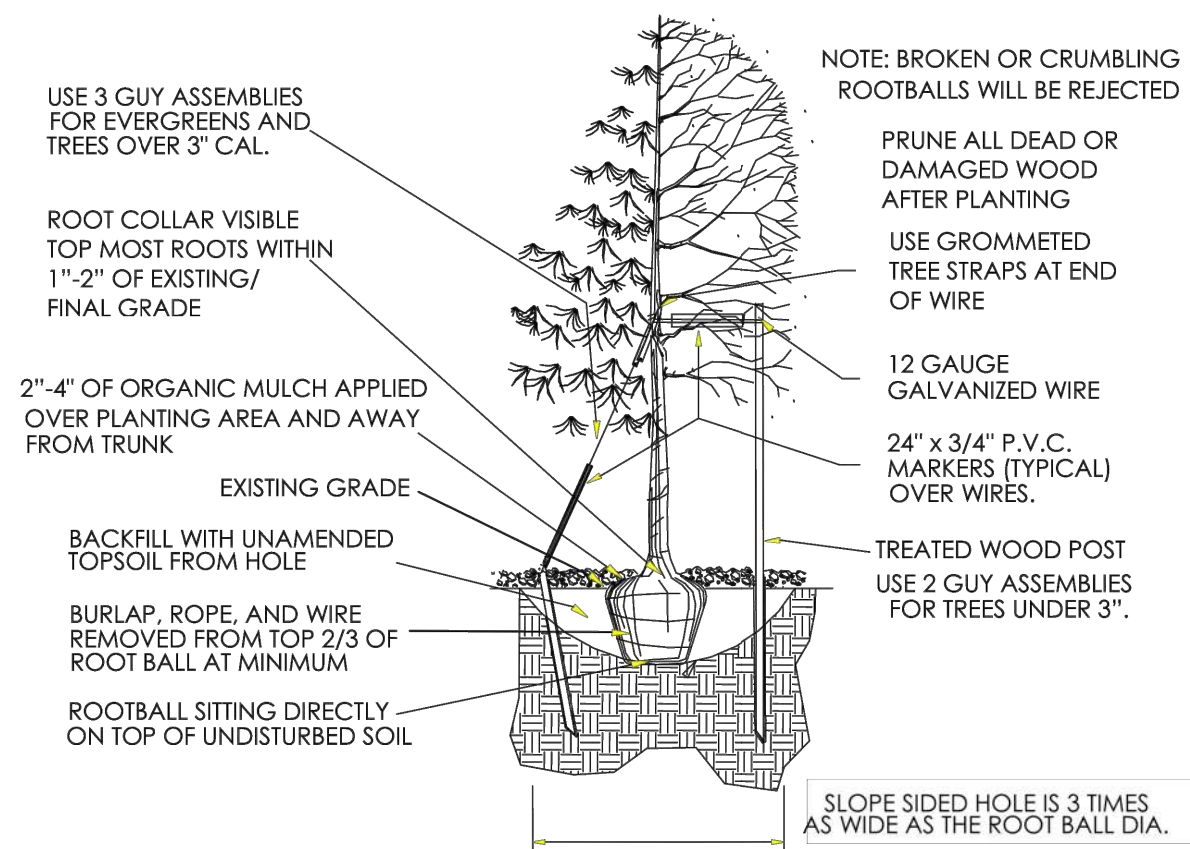
811 Know what's below. Call before you dig.

11

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
LANDSCAPE PLAN

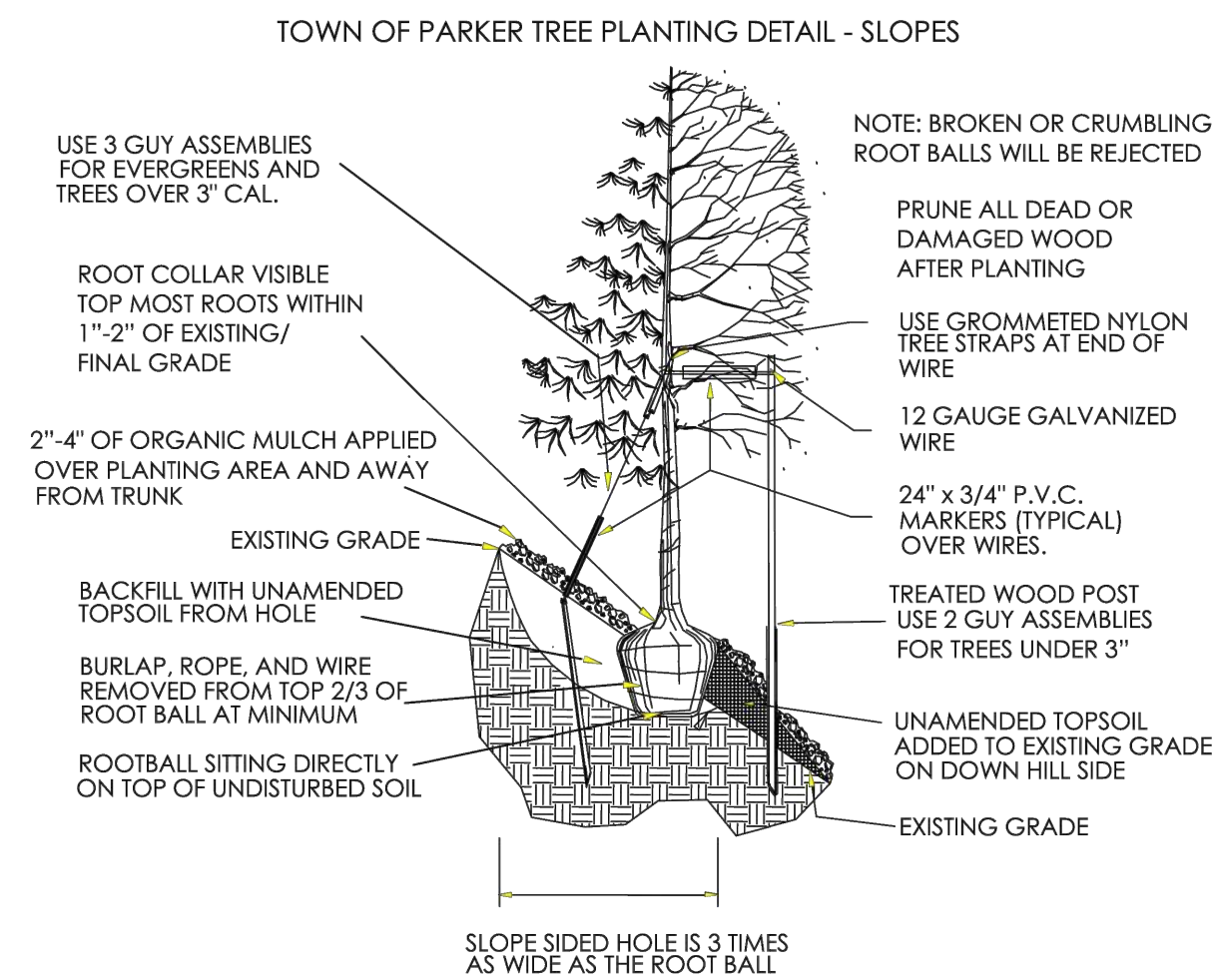
TOWN OF PARKER PLANTING STANDARDS



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

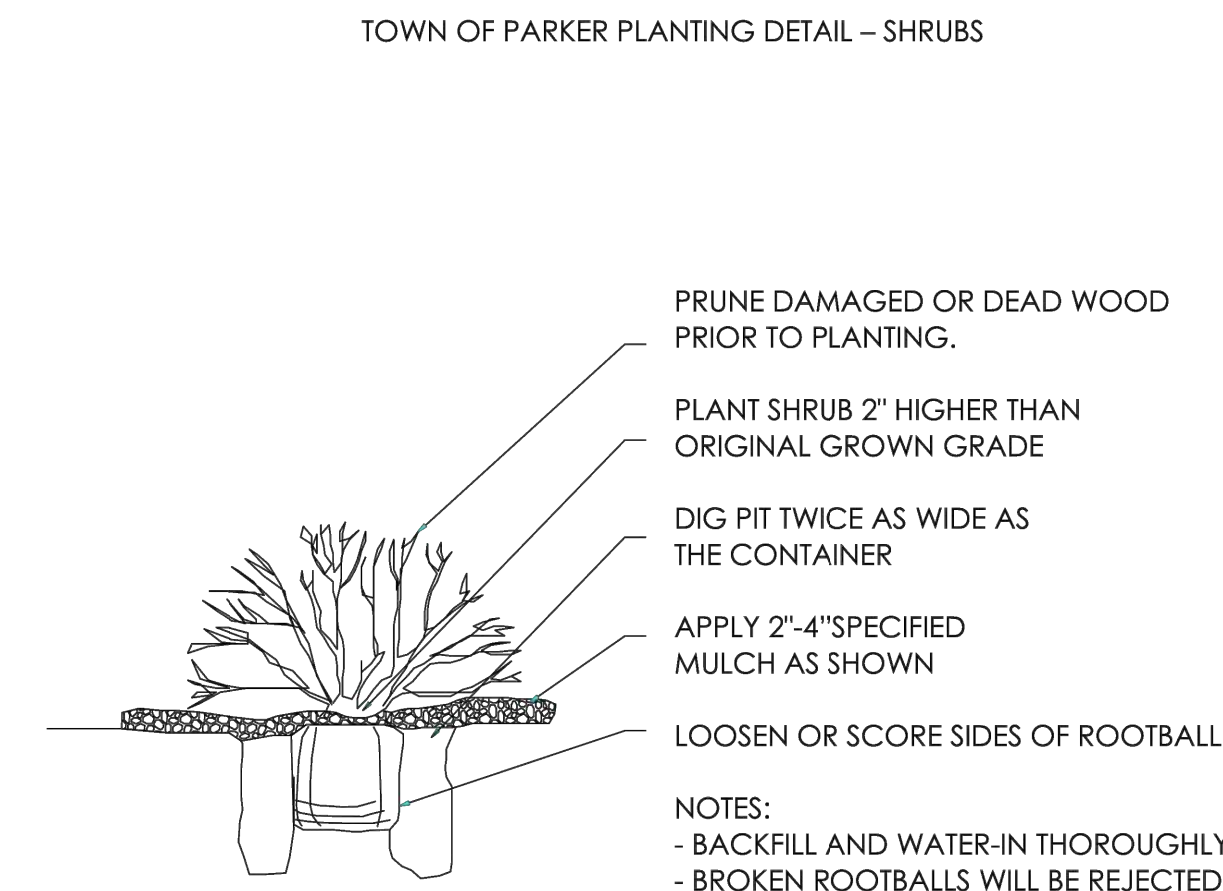
11

TOWN OF PARKER PLANTING STANDARDS



12

TOWN OF PARKER PLANTING STANDARDS



13

CU STRUCTURAL SOIL

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

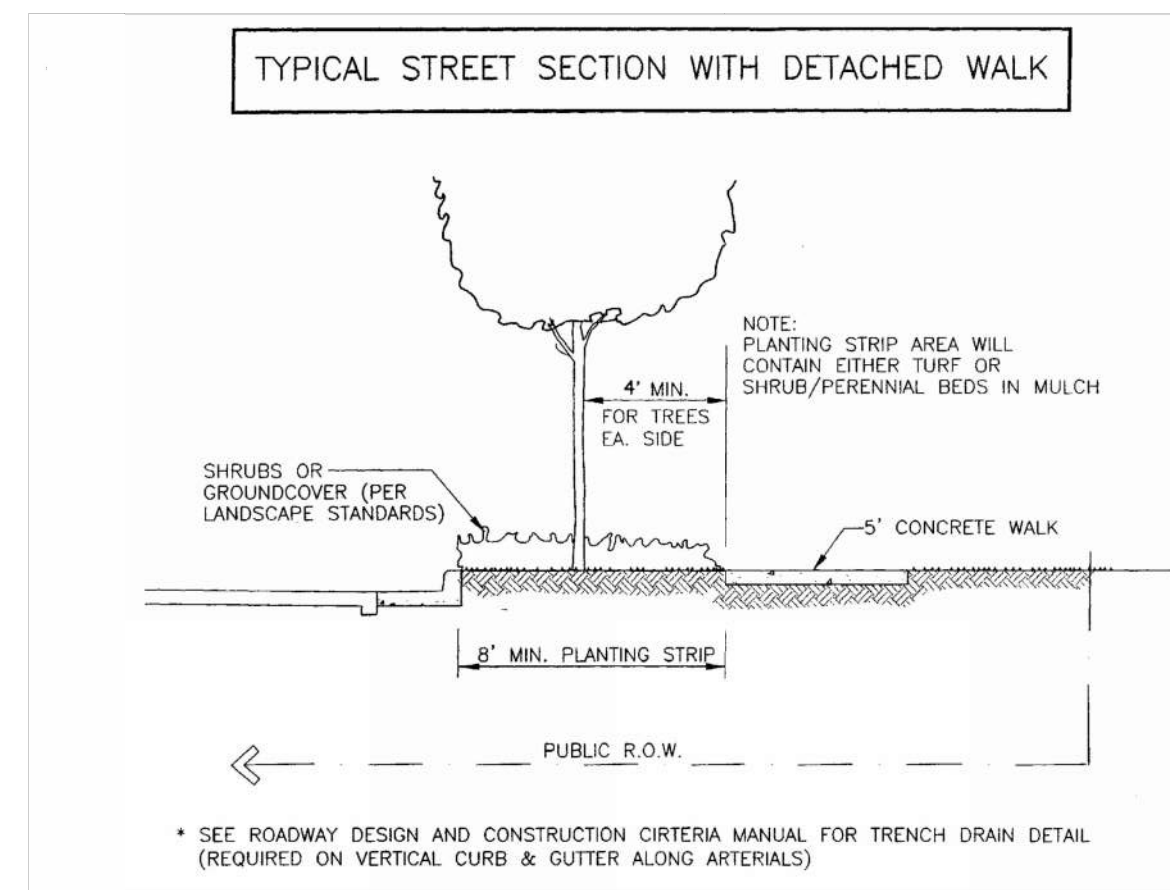
This system consists of a four to six inch rigid pavement surface, with a pavement opening large enough to accommodate a 40 year or older tree. The opening could be concentric rings of pavers designed for removal as the buttress roots lift them. Below that a six inch base course could be installed and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

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

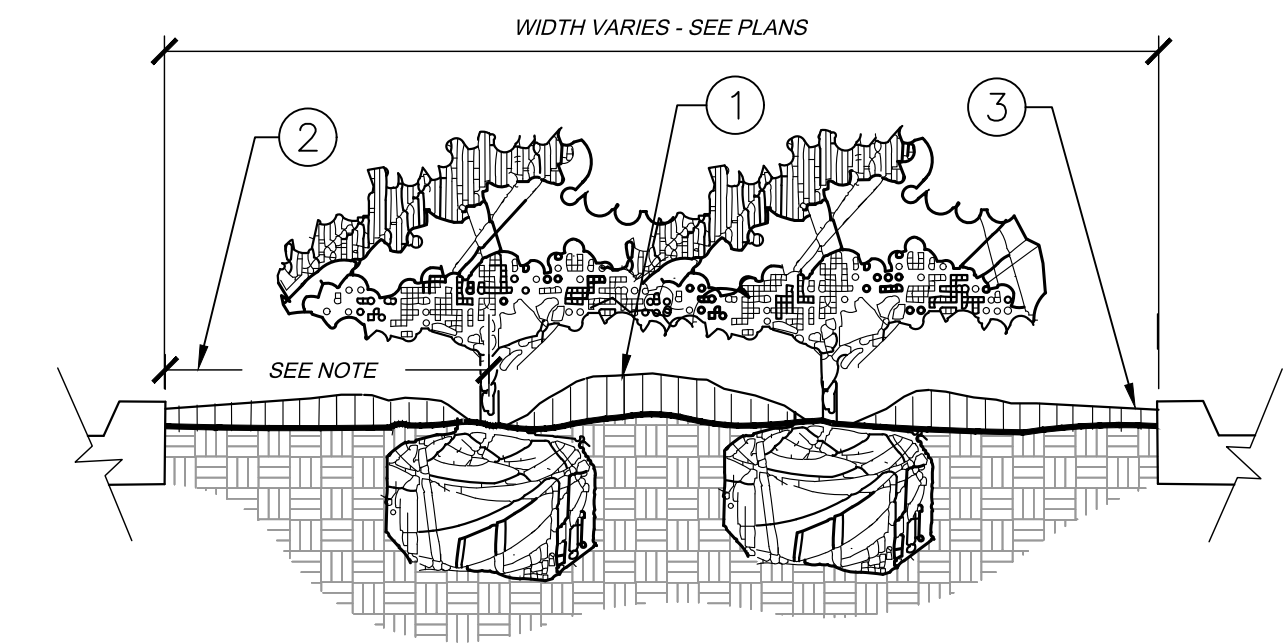
- Crushed Stone (granite or limestone, graded 3/4 to 1 1/2", highly angular, with no fines) - 100
- Clay Loam - 20
- Hydrogel - 0.03

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

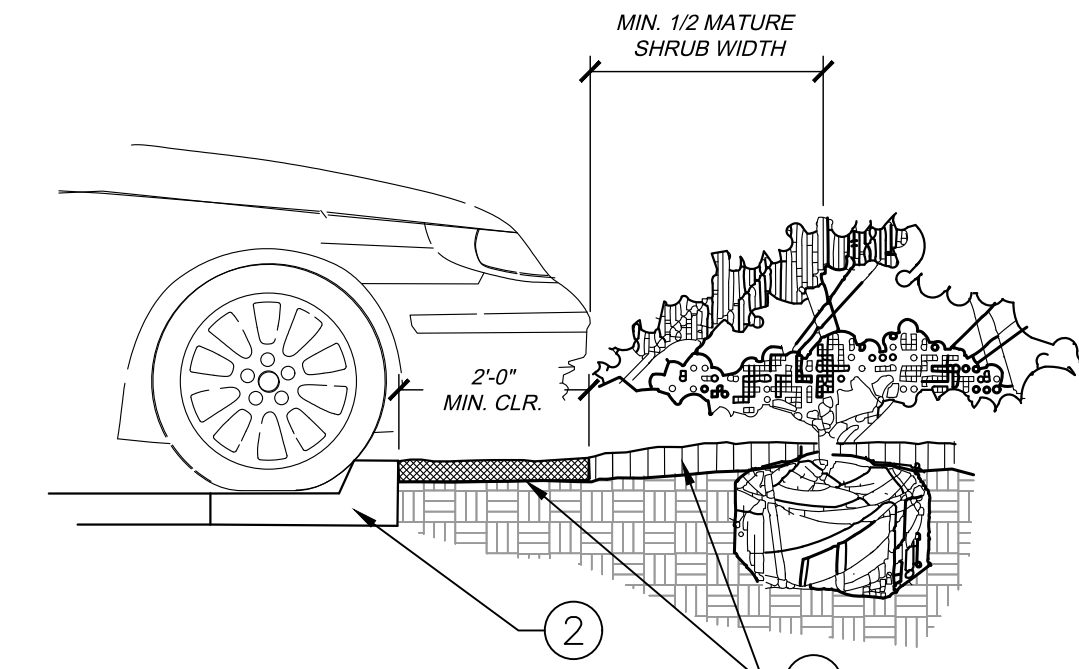
TYPICAL STREET SECTION WITH DETACHED WALK



24



1 PLANTED PARKING LOT ISLANDS/MEDIANS SECTION NTS



2 PARKING SPACE/CURB PLANTING SECTION NTS

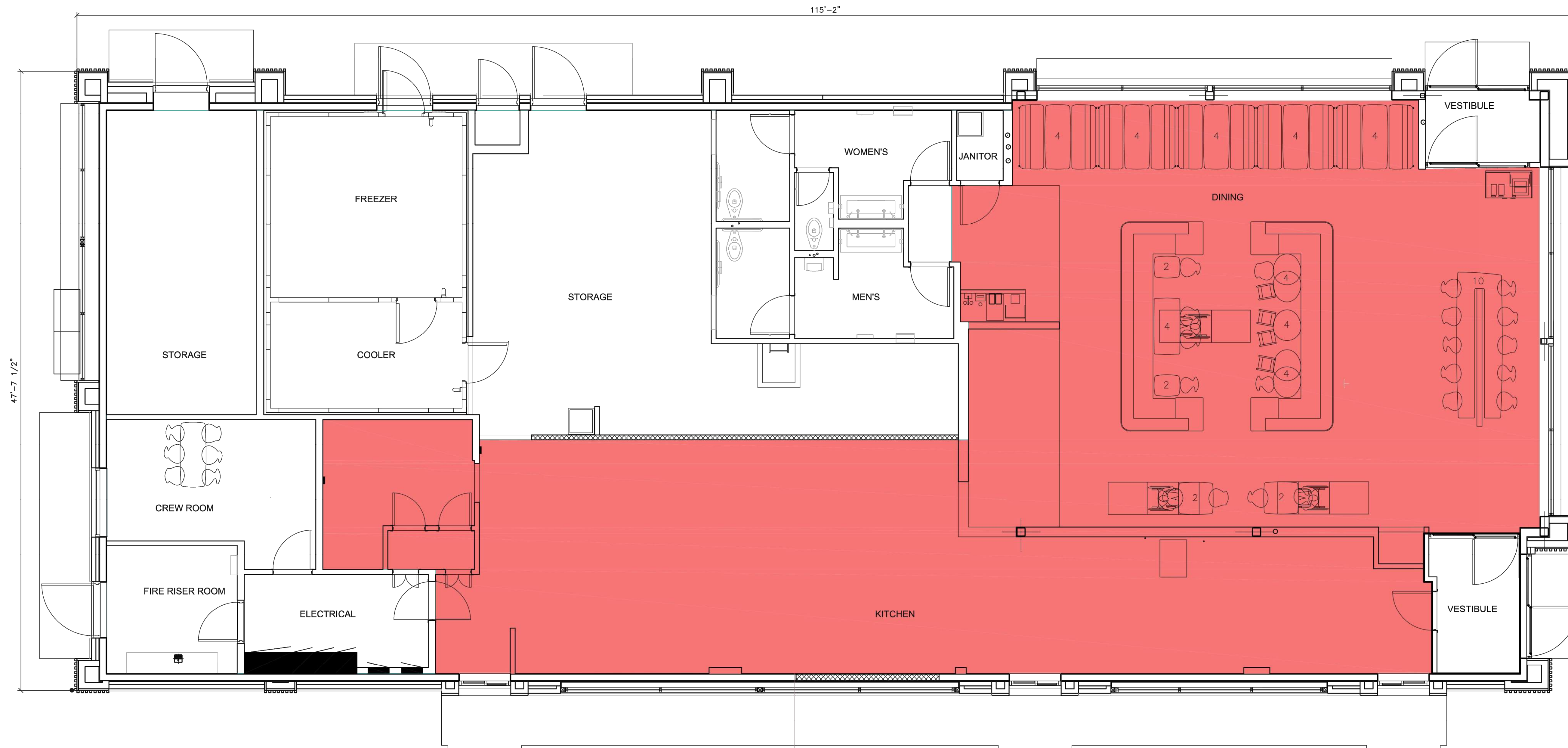
There will be a need to ensure moisture recharge and free gas exchange throughout the root zone which is not the entire subbase. The challenge is met by the installation of a three dimensional geo-composite (a geo-grid wrapped in textile one inch thick by eight inches wide) which could be laid above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

15

TITLE	SITE PLAN	DATE	7/19/2022
DESCRIPTION	LANDSCAPE DETAILS	DATE ISSUED	7/19/2022
SITE ID	51004	SITE ADDRESS	NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO
PREPARED BY:	McDonald's USA, LLC	DATE	
REVIEWED BY:	JCP	DATE	7/19/2022
DRAWN BY:	AKK	DATE	
STD		ISSUE	
DATE			
REV.		DATE	
DESCRIPTION			
BY			

PARKER POINTE SUBDIVISION FILING NO. 2, LOT 2A

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



2626 SF

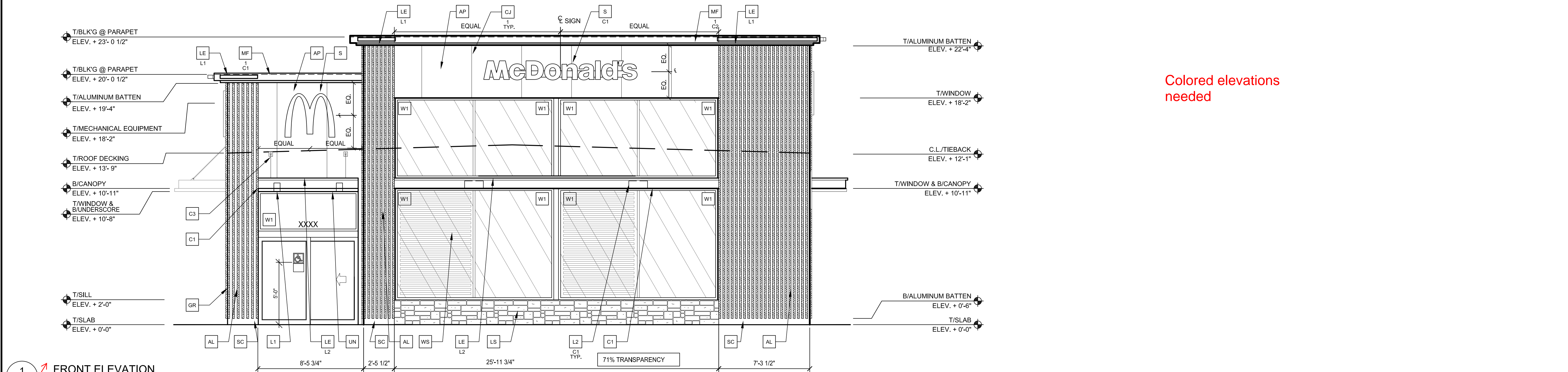
4,795 S.F. TOTAL FLOOR AREA
2,626 S.F. LEASE AREA

TITLE	DESCRIPTION	DATE	BY
SITE PLAN	NET LEASABLE AREA	8/28/2023	
SITE ADDRESS		NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO	
DRAWN BY		MCS	
STD ISSUE DATE			
REVIEWED BY		JJM	
DATE ISSUED		8/28/2023	
PREPARED FOR:		McDonald's USA, LLC	
PREPARED BY:		Kimley-Horn	
PRELIMINARY		FOR REVIEW ONLY	
NOT FOR CONSTRUCTION			
Kimley-Horn and Associates, Inc.			
REVISIONS		REV	DATE
DESCRIPTION			BY

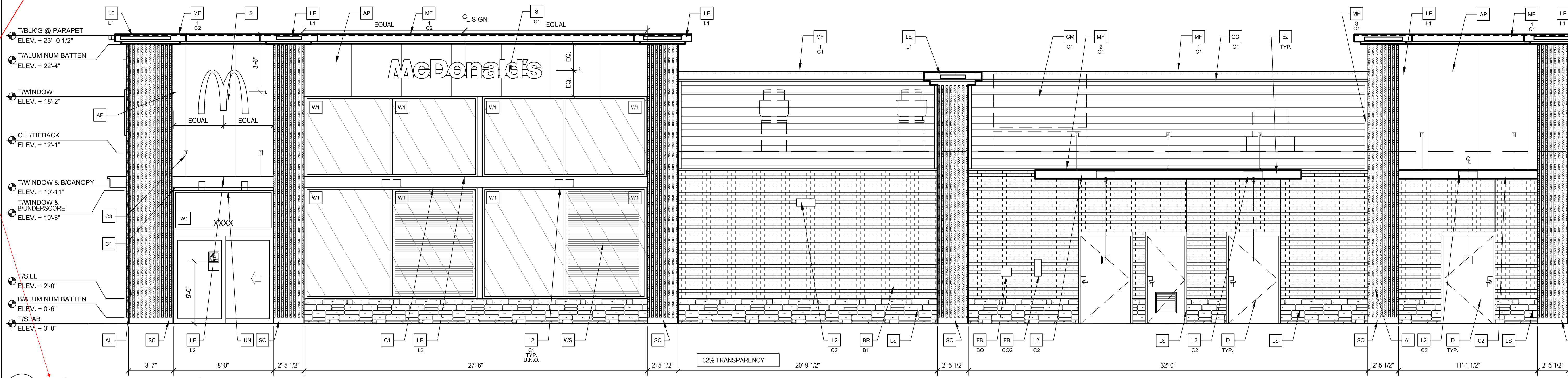


PARKER POINTE SUBDIVISION FILING NO. 1, LOT 7

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
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 ORE" 7069 BY SHERWIN WILLIAMS
 - AP** ALPOLIC METAL PANEL (COLOR: RAL 7022)
 - BM** BRANE METAL PANEL
COLOR: PAINT "HARVEST MOON" #232-5 BY VALSPAR
 - BR** MODULAR FACE BRICK
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-7019 BY SHERWIN WILLIAMS
 - DE** DECAL BY GRAPHICS SUPPLIER
SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
SUPPLIERS:
VOMELA (865) 330-7337, am.bowen@vomela.com
GFX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfxi.com
 - EJ** EXPANSION JOINT, SEE DETAIL 7/4.1
 - FB** BULK CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00)
BO = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18)
 - GR** GUARD RAIL - SEE CIVIL SITE PLAN FOR EXACT LOCATION AND LENGTH
PAINT: "IRON ORE" 7069 BY SHERWIN WILLIAMS
 - L1** RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL
COLOR: GOLD
 - L2** RADIAL SCONCE LIGHT FIXTURE - SEE ELECTRICAL
C1 = COLOR:
C1 = WHITE
C2 = PLATINUM SILVER
 - LE** ACCENT LIGHTING - SEE ELECTRICAL
L1 = LED LIGHT:
L1 = 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 = PRE-FAB ANCHOR-TITE FASCIA
2 = BOTTOM TRIM AT METAL REVEAL PANEL
3 = VERTICAL TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES
COLOR:
C1 = WEATHERED ZINC (FLAT FACTORY FINISHED)
C2 = RAL 7022 (FLAT FACTORY FINISHED)
 - PB** PIPE BOLLARD - PAINTED YELLOW
 - PT** (RMHC) COIN COLLECTOR
MODEL: #WPT STD CALL 1-888-743-7435 TO ORDER
 - RO** ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
 - S** McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
C1 = COLOR:
C1 = WEATHERED ZINC RACEWAY
C2 = RAL 7022 RACEWAY
 - SC** STUCCO
C1 = PAINT TO MATCH HARDIE PLANK SIDING OR GAUNTLET GRAY SW7019 BY SHERWIN WILLIAMS
 - SP** SPANDREL GLASS
 - UN** METAL UNDERSCORE
COLOR: GOLD
 - W1** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
COLOR: DARK BRONZE
 - W2** DRIVE-THRU WINDOW BY READY ACCESS
MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN, ELECTRONIC RELEASE
COLOR: DEEP BRONZE
SLIDE DIRECTION: RL = RIGHT TO LEFT
LR = LEFT TO RIGHT
 - W3** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
COLOR: DARK BRONZE
BACK LIT GLAZING
 - WS** INTERIOR WINDOW SHADE - BY DECOR

Colored elevations needed

label with cardinal directions (n s e w)

percentage of stucco / EIFS needed
where is this used?
unable to find

TITLE	EXTERIOR ELEVATIONS
DESCRIPTION	
SHEET NO.	A2.0
DATE	7/19/2022
REVISION	
BY	
DATE	
DESCRIPTION	

ARRIS ARCHITECTURE
3436 New Castle Dr.
Loveland, CO 80538

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 contractor to obtain the necessary permits and approvals from the contract documents for reuse on another project is not authorized.

DRAWN BY	B.ABBALLA
STD ISSUE DATE	
REVIEWED BY	
DATE ISSUED	7/19/2022
SITE ADDRESS	NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO



Project Reviews Town of Parker

Project Number: SP23-070

Description: **Parker Pointe F1 AMD 1 L2A - McDonald's**

Applied: **8/28/2023**

Approved:

Site Address:

Closed:

Expired:

City, State Zip Code: ,

Status: **UNDER REVIEW 1**

Applicant: **Kimley-Horn**

Parent Project: **SUB23-016**

Owner: **Parker & Stroh LLC**

Contractor: **<NONE>**

Details:

The applicant, McDonald's USA, LLC, is proposing a Site Plan for the construction of a 4,795 square foot McDonald's restaurant. The site is located at the southeast corner of Parker Road and Stroh Road.

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
8/29/2023	9/13/2023	9/6/2023	COMPLETENESS REVIEW	Amber Wood Hicken	REVISIONS REQUIRED	chargeback, exhibit D, fees
Notes:						
Review Group: AUTO						
8/28/2023			ENGINEERING ADMINISTRATIVE	Tom Williams		
Notes:						
8/28/2023	9/13/2023	9/12/2023	LAND USE COMPLETENESS REVIEW	Alex Mestdagh	COMPLETED	
Notes:						



PARKER
COLORADO

Project Reviews Town of Parker



Review Group: SP 1ST 20

10/11/2023	10/19/2023	11/8/2023	BUILDING 20	Randy Sale	APPROVED	See general notes
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Notes:

We highly encourage a Building pre-application meeting before applying for the permit to discuss access requirements during construction, construction type, occupancy, allowable areas, MEP's, energy, structural, fire, etc... Please visit our website for all plan submittal requirements: Plan Review | Town of Parker - Official Website (parkeronline.org), and our most current code adoptions.

Please know the Town's Charge Back Agreement may be required for this project, specific to the building permit application. The form will be emailed to the applicant prior to the Building Pre-App meeting or upon receiving the permit application submittal. Once all required documents have been accepted and the charge back agreement form has been returned signed to the Building Division, then the full plan review process will begin.

General Comments to be aware of:
 Building and/or Fire Life Safety permit application will not be accepted/reviewed until the associated site plan is approved or otherwise discussed. All plans submitted for Building's review must meet the 2021 I-Codes, ICC A117.1-2017 for accessibility, the 2020 NEC, and the referenced NFPA editions noted in the applicable codes (i.e., 2021 IFC references the 2019 edition of NFPA 72) if received by December 31, 2024. NFRC certificates, interior/exterior lighting along with the mechanical and envelope compliance path must be included with the original submittal. All Fire Permit applications and inspections will be handled through the Parker Building Division. All land use applications and the associated Grading Permit must be approved/issued per Planning and Public Works prior to the Building Permit being approved/issued.
 Retaining walls greater than 4' from base of footing or bottom course requires separate building permits and plans must be stamped by a qualified professional. Tiered, staggered, stepped back retaining walls all require permits no matter the height of individual wall.

10/11/2023		11/8/2023	CENTURYLINK COMMUNICATIONS 20	CenturyLink		
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Notes:

10/11/2023	10/12/2023	11/8/2023	CHERRY CREEK BASIN WATER QUALITY AUTHORITY 20	Val Endyk	ADVISORY COMMENTS	See Notes
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Notes:

The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from the Town of Parker that the proposed development plans for SP23-070, Parker Pointe F1 AMD 1 L2A - McDonald's have been or will be reviewed by the Town of Parker for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority's current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to the Town of Parker's review and ultimate determination that the proposed development plans comply with Regulation 72.

If a technical review of the proposed development plan is needed, please contact LandUseReferral@ccbwwqa.org. The review may include consultation with the Authority's Technical Manager to address specific questions or to conduct a more detailed Land Use Review, if warranted.

10/11/2023		11/8/2023	COMCAST 20	Butch Buster		
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Notes:



PARKER
COLORADO

Project Reviews Town of Parker



10/11/2023	10/31/2023	11/8/2023	CONST PLANS - ENVIRONMENTAL	Robert Seacat	REVISIONS REQUIRED	See Engineering Memo and Commnets
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Notes:

SP23-070 – Parker Pointe F1 AMD 1 L2A - McDonald's - 1st Environmental Review, 10-23-23

GENERAL COMMENTS (Initial and Interim/Final CBMP Plan Sheets)

Please note that a CBMP Estimate will be required and reviewed with the Grading Permit after all CBMP comments have been addressed and the final site plan is near approval.

1. Key Map is incorrect, site is located south of Stroh Road, please correct.
2. Please add a note stating – “THE VTC PAD FOR A CWA DOES NOT NEED TO CONFORM TO THE FORMAL VTC DETAIL”.
3. Please add a note stating – “THE TRUE LOCATION OF THE CWA MAY BE DETERMINED BY THE TOWN AND THE ECS”.
4. Add the following note to the Initial and Interim/Final CBMP plan sheets: “LOT PROTECTION (LP) IS REQUIRED ON COMMERCIAL LOTS WHEN COMPLETION OF LANDSCAPING IS NOT POSSIBLE and PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.”
5. Please add a note stating – “THE TRUE LOCATION OF THE PORTABLE TOILET PROTECTION (PTP) MAY BE DETERMINED BY THE TOWN AND THE ECS”.
6. Please add a note stating – “MASONRY WORK PROTECTION IS REQUIRED FOR CONSTRUCTION OF BUILDINGS”.
7. Please add a note stating – “ANY ONSITE BULK FUEL STORAGE REQUIRES A FIRE LIFE SAFETY PERMIT FROM THE TOWN OF PARKER PRIOR TO INSTALLATION”. Contact Randy Capra at 303-805-3136 or rcapra@parkeronline.org for FLS Permit questions.
8. Please consider connecting the Stabilized Staging Area (SSA) to the Vehicle Tracking Control (VTC) as shown in the Town’s standard detail. This configuration helps limit the amount of necessary traffic across disturbed areas, further limiting tracking from the site.
9. Please show multiple Portable Toilet Protections (PTP), a site this size must have at least 2 at initial phase. Addition PTPs may be needed in the interim and final phases.
10. Please provide a legend of keys/symbols to correspond to the Town’s 31 CBMP Notes & Details on Erosion Control plan sheets.
11. Include Silt Fence (SF) perimeter controls for the entire LOC. SF is required at existing back of curb/sidewalk and edge of asphalt for all areas surrounding the site.
12. Add a callout/label on all properties adjacent to the project stating: “NO WORK SHALL OCCUR IN THIS AREA”. These areas must be shaded for easy identification.
13. Note: Building Permit will be required for the Job Site Trailer.

INITIAL CBMP PLAN SHEET

14. Please show jersey barriers or construction fence along the sides of the VTC to assure use of the entire 50-foot pad.

INTERIM/FINAL CBMP PLAN SHEETS

15. Sediment Control Log (SCL) is required at back of curb and back of sidewalk immediately after installation of asphalt in roadways and parking areas. This includes landscape islands and all pedestrian walks. Please provide and identify SCL on the plans where needed. Note: if tree lawn/landscape areas are graded to final grade, Erosion Control Blanket (ECB) may be used to cover the entire tree lawn/landscape area instead of using SCL at back of sidewalk/curb.
16. Please provide arrows to indicate the direction of stormwater flow.
17. Remove the roadway striping arrows and cars from the plan sheets to avoid confusion with the stormwater flow arrows.
18. Please provide a minimum of one callout of both Seeding Mulching and Crimping (SMC) and Surface Roughening (SR) in all tracts proposed to be left landscaped in the final condition. Alternatively provide one label for each within each viewport and provide a hatch to define the overall extents.
19. Place note on interim/final plans: “ALL NATIVE SEEDED SLOPES 4:1 AND STEEPER MUST HAVE ECB INSTALLED”.

10/11/2023		11/8/2023	CONSTRUCTION PLANS - CIVIL	Michael Walton		
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Notes:



PARKER
COLORADO

Project Reviews Town of Parker



10/11/2023	11/7/2023	11/8/2023	DOUGLAS COUNTY ASSESSORS OFFICE 20	Marian Woodward	REVISIONS REQUIRED	
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Notes:
11/7/2023 Please be aware of the following comments and concerns:
1. The vicinity map is incorrect, the site is located south of Stroh Rd.
Regards,
Jeremy Hirsch

10/11/2023		11/8/2023	DOUGLAS COUNTY ENGINEERING DIVISION 20	DC Referrals		
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Notes:

10/11/2023	10/30/2023	11/8/2023	DOUGLAS COUNTY PLANNING SERVICES DIVISION 20	DC Referrals	ADVISORY COMMENTS	
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Notes:
Addressing Comments:
Please provide the reception number for plat establishing Lot 2A. The plat should be recorded prior to approval of the site plan.
An address for the proposed McDonalds may be requested by email. Contact DCAddressing@douglas.co.us or 303.660.7411 with questions.
Planner Comments:
Vicinity Map on Sheet 1 shows the incorrect location... correct location is south and east of Stroh and Parker Rd.
The lots are misidentified on all sheets. There is no lot 2A in Parker Pointe and the current Lot 2 does not abut Parker Rd. Is Lot 12 the correct lot as mentioned in the narrative?
The site layout, from a traffic flow perspective is confusing, especially the turning movements from the proposed Napa Ave. into the site. Will CDOT allow a RI/RO in the right turn lane on NB Parker Rd?

10/11/2023		11/8/2023	DRAINAGE REPORT - CIVIL	Michael Walton		
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Notes:

10/11/2023	10/11/2023	11/8/2023	ECONOMIC DEVELOPMENT 20	Weldy Feazell	NO COMMENT	
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Notes:

10/11/2023	10/23/2023	11/8/2023	FIRE LIFE SAFETY 20	Randy Capra	REVISIONS REQUIRED	See response ltr
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Notes:



PARKER
COLORADO

Project Reviews Town of Parker



10/11/2023	11/7/2023	11/8/2023	IREA 20	Brooks Kaufman	DENIED	Provide EUSERC Cabinet location
Notes: CORE does not approve transformer location and site lights. The applicant will be required to meet CORE transformer and EUSERC cabinet location/clearance requirements.						
10/11/2023		11/8/2023	LANDSCAPE COST ESTIMATE 20			
Notes:						
10/11/2023		11/8/2023	PHOTOMETRIC PLAN 20			
Notes:						
10/11/2023	11/1/2023	11/8/2023	PUBLIC SERVICE COMPANY OF COLORADO 20	Donna George	COMPLETED	please see attached
Notes: please see attached						
10/11/2023		11/8/2023	SITE PLAN - CIVIL	Michael Walton		
Notes:						
10/11/2023		11/8/2023	SITE PLAN 20	Amber Wood Hicken		
Notes:						
10/11/2023		11/8/2023	SOUTH METRO FIRE 20	South Metro Fire		
Notes:						
10/11/2023		11/8/2023	TRAFFIC IMPACT STUDY - CIVIL	Alex Mestdagh		
Notes:						
Review Group: SP 1ST 20 ADD						
10/11/2023	11/8/2023	11/8/2023	PARKER WATER AND SANITATION DISTRICT 20	Robert Ramsey	REVISIONS REQUIRED	See Notes
Notes: Please see uploaded documents and comment letter						