Development Review Division

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

M E M O R A N D U M

TO: **Jessica McCallum, Kevin Roth, Kimley-Horn**

FROM: **Amber Wood Hicken, Planner I**

DATE: **1/24/24**

SUBJECT: **Parker Pointe F1 Lot 2A, McDonald's – Site Plan, SP23-070**
Review Comments 02

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"

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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: [X] Yes [ ] No

Response:

Please see attached for responses to plan markups and for comment response letter.

OUTSIDE REFERRAL AGENCY COMMENTS

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

- Construction plans – environmental
- 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
- Douglas County Assessor's Office
- Drainage report
- Site plan – civil
- Traffic impact study

These comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed: [X] Yes [ ] No

Response:

Please see attached for responses to plan markups and for comment response letter.

DocuSigned by:
Kortney Pedigo
7FA316A4B576455...

3/20/2024

Property Owner — Date

Jessica McCallum

03/19/24

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

Filing No. 1

KH Response: This has been updated to Filing No. 1.

please provide parking counts for a dine-in restaurant as well (can be in an email, 1 space per 3 persons rated capacity) so staff can analyze both options

KH Response: 1 space per 3 persons of rated capacity, and there is a 60 person capacity. 20 parking spaces are required using the dine-in restaurant metric.

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

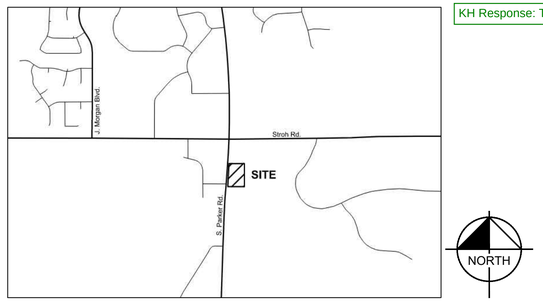
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN WITH A RECORD BEARING OF S89°59'29"W MONUMENTED BY 3-1/4" ALUMINUM CAP ON A #6 REBAR WITH APPROPRIATE MARKINGS AND STAMPED "AZTEC, 2018, PLS 22561" FOUND IN A RANGE BOX 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. 2, COUNTY OF DOUGLAS, STATE OF COLORADO.



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
10	LANDSCAPE PLAN
11	LANDSCAPE NOTES
12	LANDSCAPE DETAILS
13	NET LEASABLE AREA
14	IRRIGATION PLAN
15	IRRIGATION NOTES
16	IRRIGATION DETAILS
17	PEDESTRIAN PLAZA DETAILS
A2.0	BUILDING ELEVATIONS
A2.1	BUILDING ELEVATIONS

SITE DATA

PROPERTY ACREAGE	1.48 ACRES (64,609 SF)
PERVIOUS AREA	0.32 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	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'

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BY	DESCRIPTION	DATE	REV

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Kimley-Horn and Associates, Inc.

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PREPARED FOR: McDonald's USA, LLC ©

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DRAWN BY: MCS
STD ISSUE DATE

REVIEWED BY: JJM
DATE ISSUED: 12/22/2023

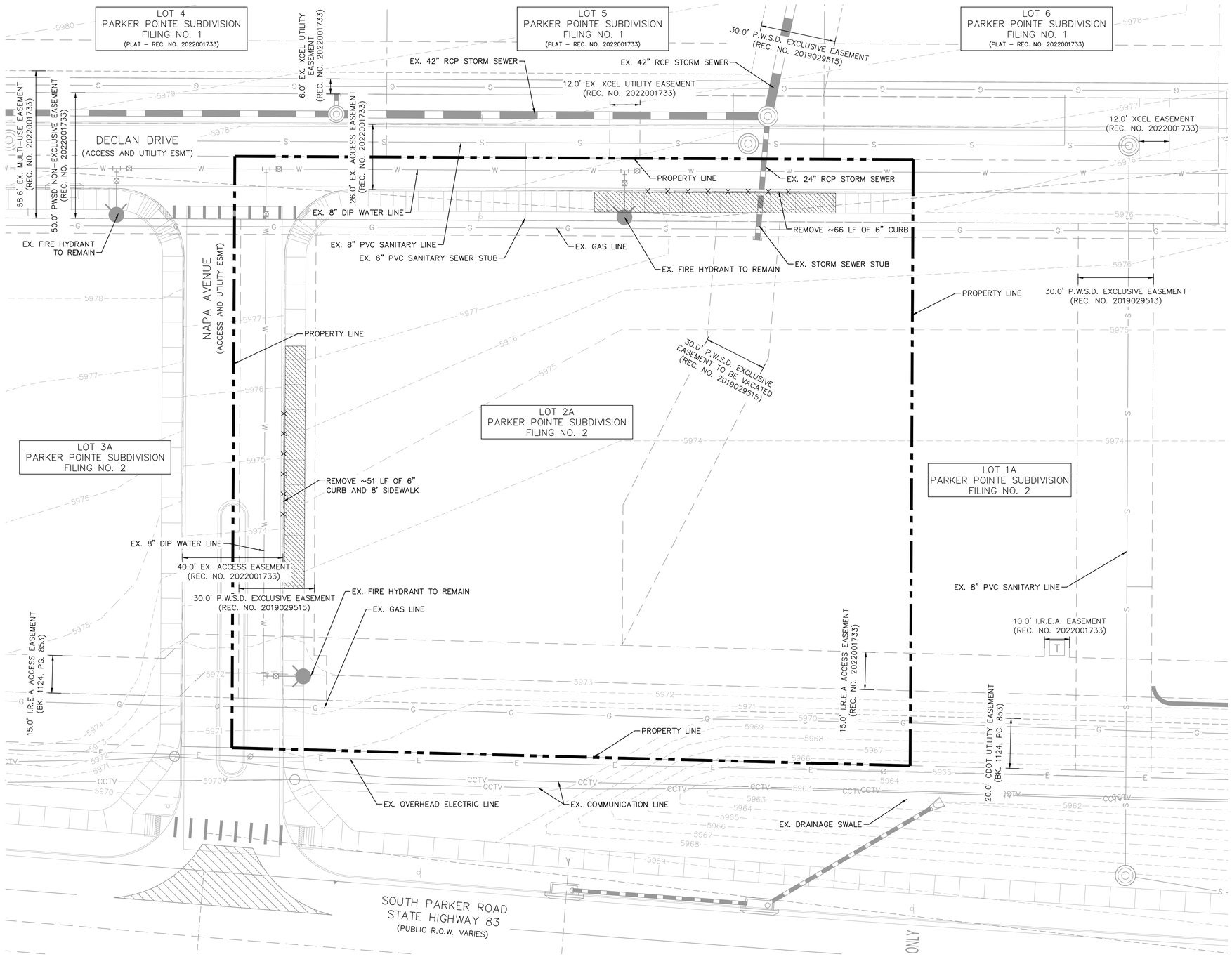
TITLE: SITE PLAN
DESCRIPTION: COVER SHEET
SITE ID: 51032
SITE ADDRESS: NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO

1

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

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".

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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BY	DESCRIPTION	DATE	REV

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PREPARED FOR: McDonald's USA, LLC

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DRAWN BY	MGS
STD ISSUE DATE	
REVIEWED BY:	JJM
DATE ISSUED	12/22/2023

TITLE: **SITE PLAN**

DESCRIPTION: **EXISTING CONDITIONS AND DEMOLITION PLAN**

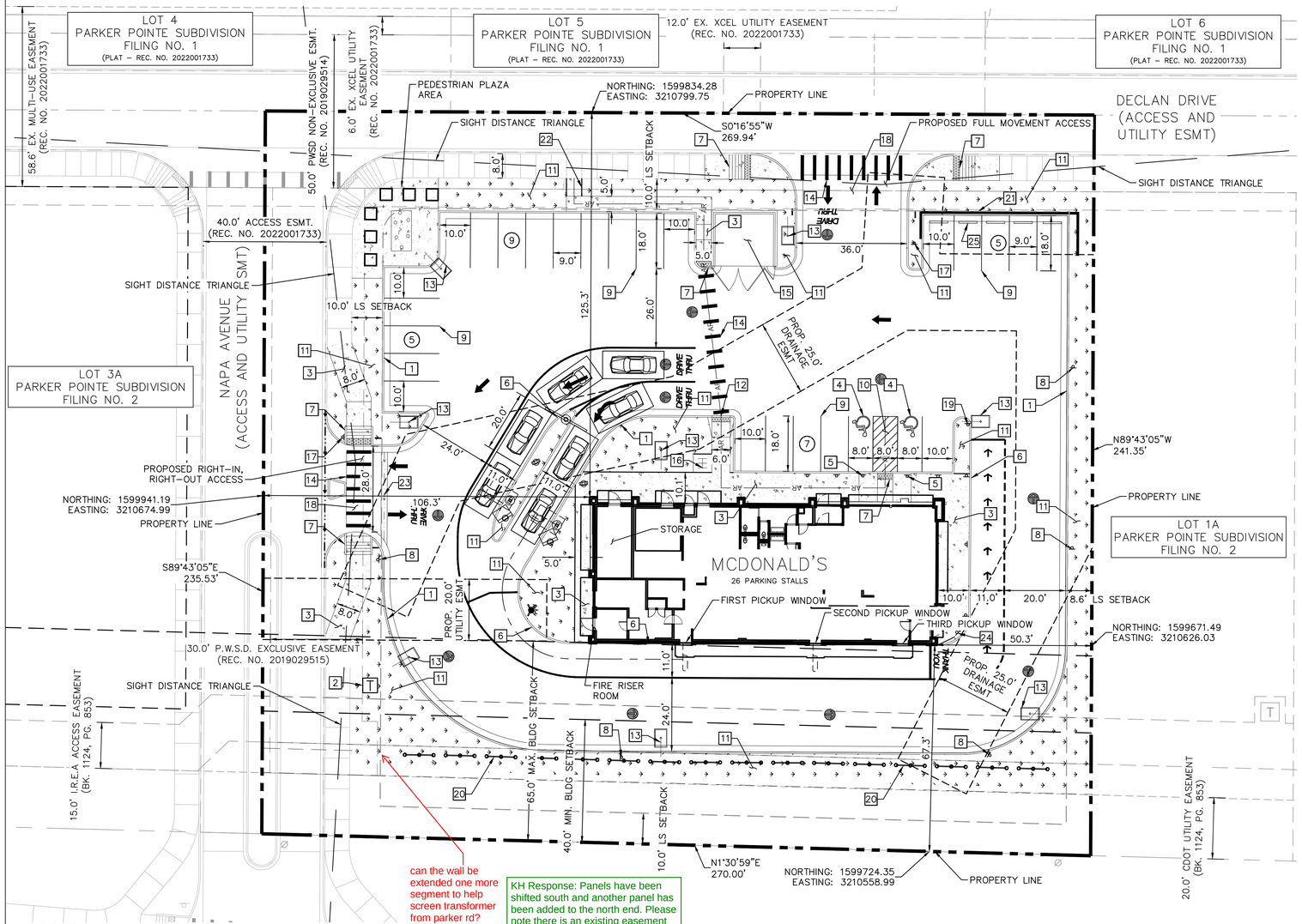
SITE ID: 51032

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
- SETBACK
- EX. EASEMENT
- AR — ACCESSIBLE ROUTE
- SCREEN WALL
- PROP. RETAINING WALL
- LANDSCAPE
- CONCRETE SIDEWALK
- CONCRETE PAVING
- (#) PARKING STALL COUNT
- SIGHT DISTANCE TRIANGLE

KEY NOTES

1. PROPOSED CURB AND GUTTER
2. PROPOSED TRANSFORMER LOCATION
3. PROPOSED CONCRETE SIDEWALK (DIMENSION PER PLAN)
4. PROPOSED ADA SYMBOL
5. PROPOSED ADA SIGN
6. PROPOSED 6" WIDE X 6" TALL CURB HEAD
7. PROPOSED ADA RAMP
8. PROPOSED "NO PARKING FIRE LANE" SIGN
9. PROPOSED 4" WIDE PARKING STRIPE
10. PROPOSED 4" WIDE DIAGONAL PAVEMENT MARKINGS AT 36" ON CENTER
11. PROPOSED LANDSCAPING (REF. LANDSCAPING PLANS)
12. PROPOSED DELIVERY RAMP
13. PROPOSED SITE LIGHT (REF. PHOTOMETRIC PLANS FOR DETAILS)
14. PROPOSED CROSSWALK
15. PROPOSED TRASH ENCLOSURE
16. PROPOSED BIKE PARKING (3 SPACES)
17. PROPOSED STOP SIGN
18. PROPOSED DRIVEWAY ACCESS
19. PROPOSED 'DO NOT ENTER' SIGN
20. PROPOSED 8' SCREEN WALL (REF. DETAIL THIS SHEET)
21. PROPOSED RETAINING WALL, SPLIT FACE MSE BLOCK WALL WITH COLOR TO MATCH BUILDING, AVERAGE HEIGHT = 1.2' (REF. DETAIL THIS SHEET)
22. PROPOSED ADA RAMP WITH HANDRAILS
23. PROPOSED 2' CONCRETE GUTTER PAN
24. PROPOSED "NO PARKING ANY TIME" SIGN
25. PROPOSED WHEEL STOP

NORTH

GRAPHIC SCALE IN FEET
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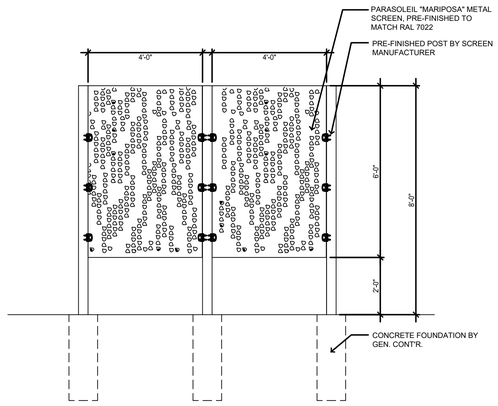
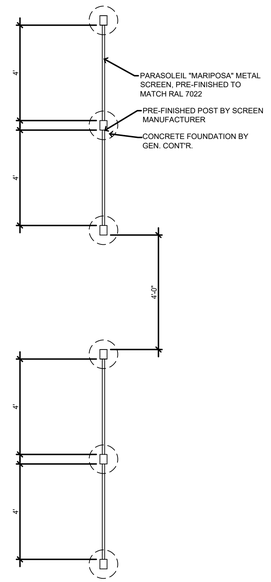
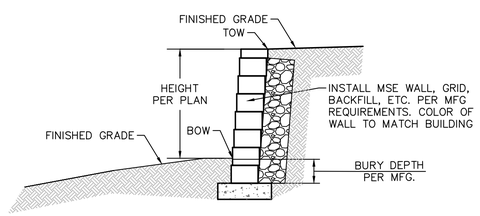




SCREEN WALL DETAIL

NOT TO SCALE



MSE BLOCK RETAINING WALL DETAIL

NOT TO SCALE

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BY | DESCRIPTION | DATE | REV

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PREPARED FOR: McDonald's USA, LLC

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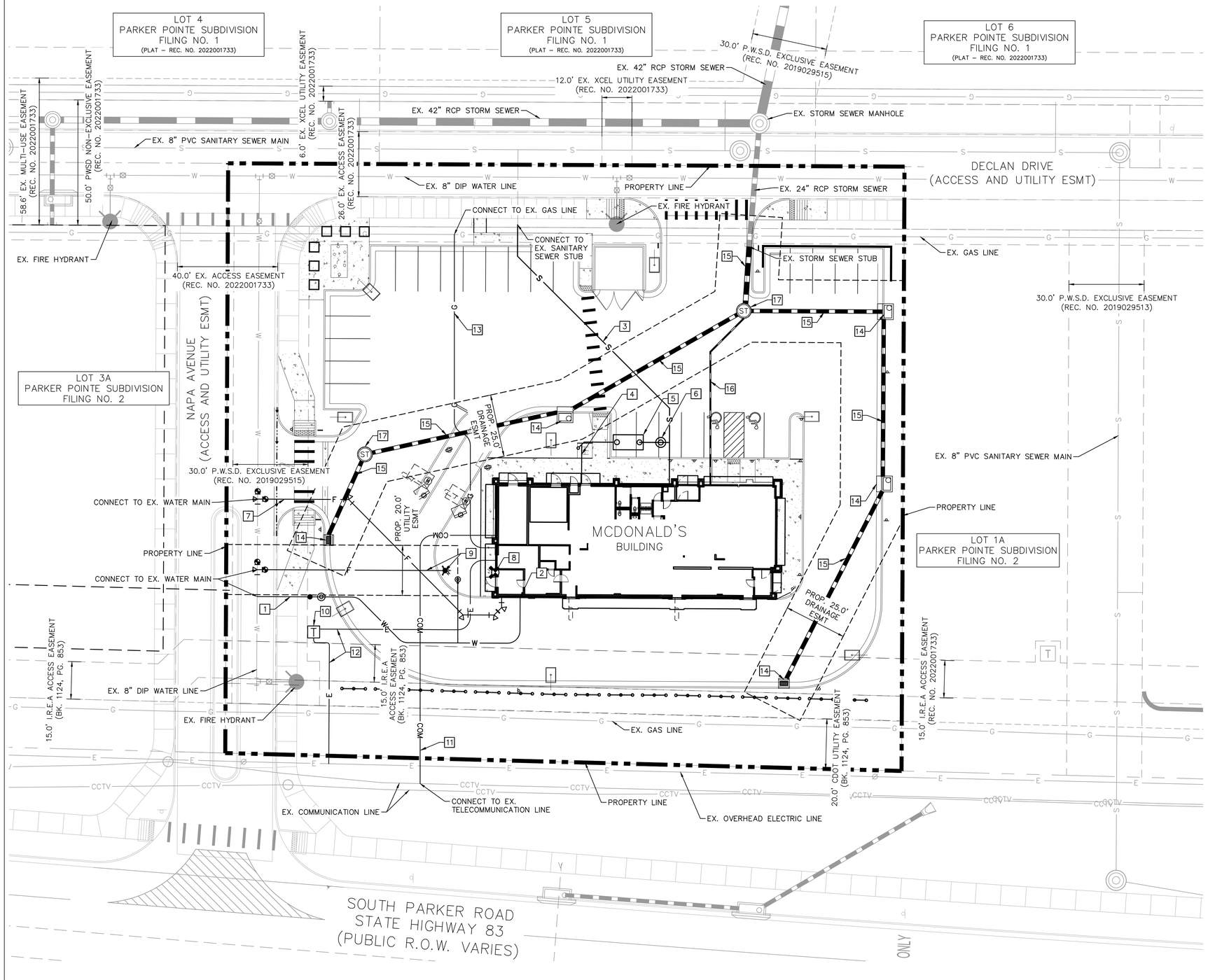
DRAWN BY: MGS | STD ISSUE DATE:
REVIEWED BY: JJM | DATE ISSUED: 12/22/2023

TITLE: SITE PLAN
DESCRIPTION: SITE PLAN
SITE ADDRESS: NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO
SITE ID: 51032

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. 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

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

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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PREPARED BY:

PREPARED FOR: McDonald's USA, LLC

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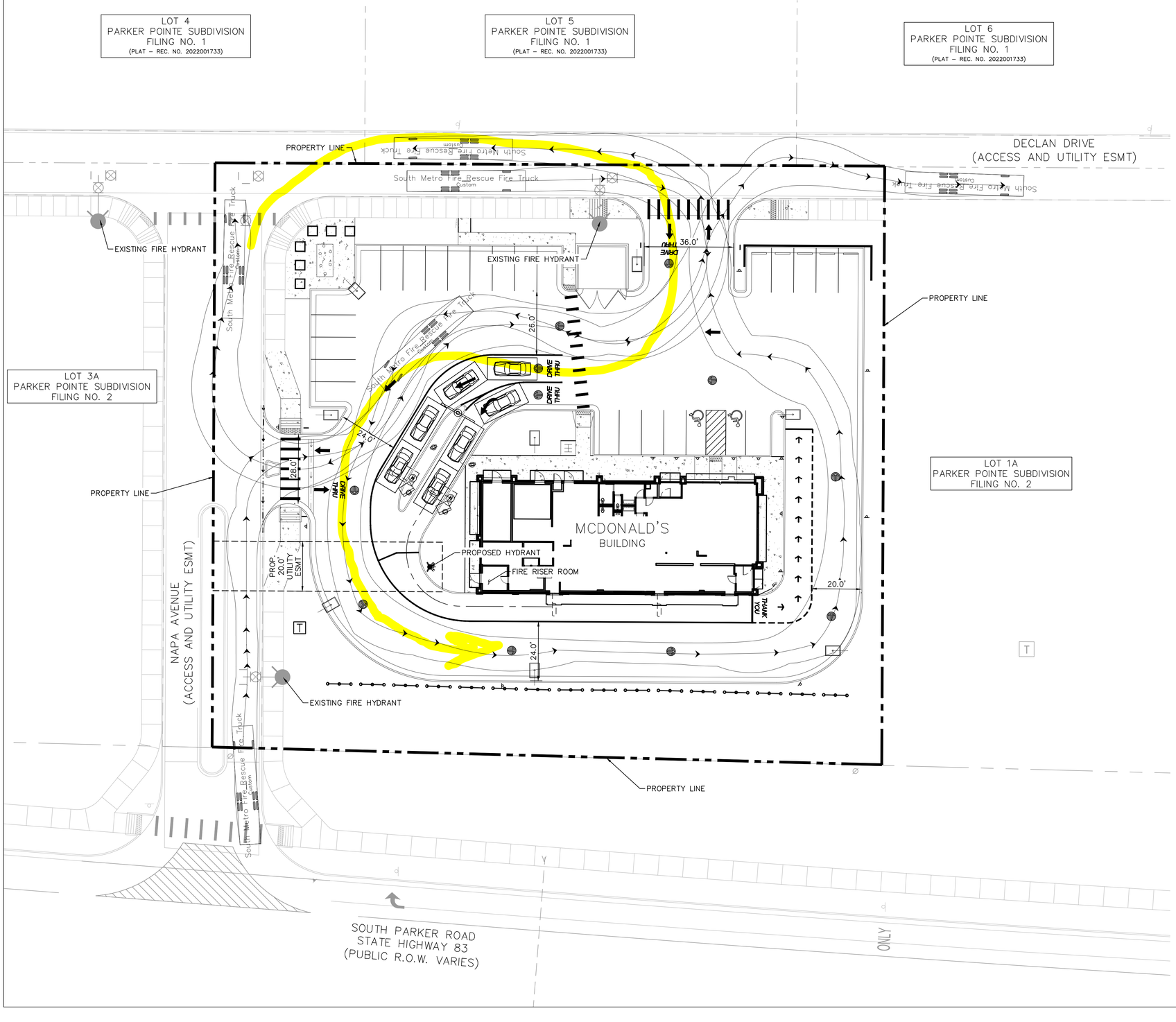
DRAWN BY	REVIEWED BY	DATE ISSUED
MGS	JJM	12/22/2023
STD ISSUE DATE		

TITLE: **SITE PLAN**
DESCRIPTION: **PRELIMINARY UTILITY PLAN**
SITE ID: 51032
SITE ADDRESS: NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO

PARKER POINTE SUBDIVISION FILING NO. 2, LOT 2A

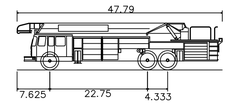
A PORTION OF THE NORTHEAST 1/4 OF THE SECTION 3,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE PLAN



LEGEND

PROPERTY LINE



SOUTH METRO FIRE RESCUE FIRE TRUCK

Overall Length	47.790ft
Overall Width	10.083ft
Overall Body Height	10.750ft
Min Body Ground Clearance	1.550ft
Track Width	9.417ft
Lock-to-lock time	5.00s
Wall to Wall Turning Radius	46.667ft

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0 10 20 40

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PREPARED BY:

PREPARED FOR:
McDonald's USA, LLC

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DRAWN BY	REVIEWED BY	DATE ISSUED
MGS	JJM	12/22/2023
STD ISSUE DATE		

TITLE: **SITE PLAN**

DESCRIPTION: **FIRE TRUCK ACCESS PLAN**

SITE ID: 51032

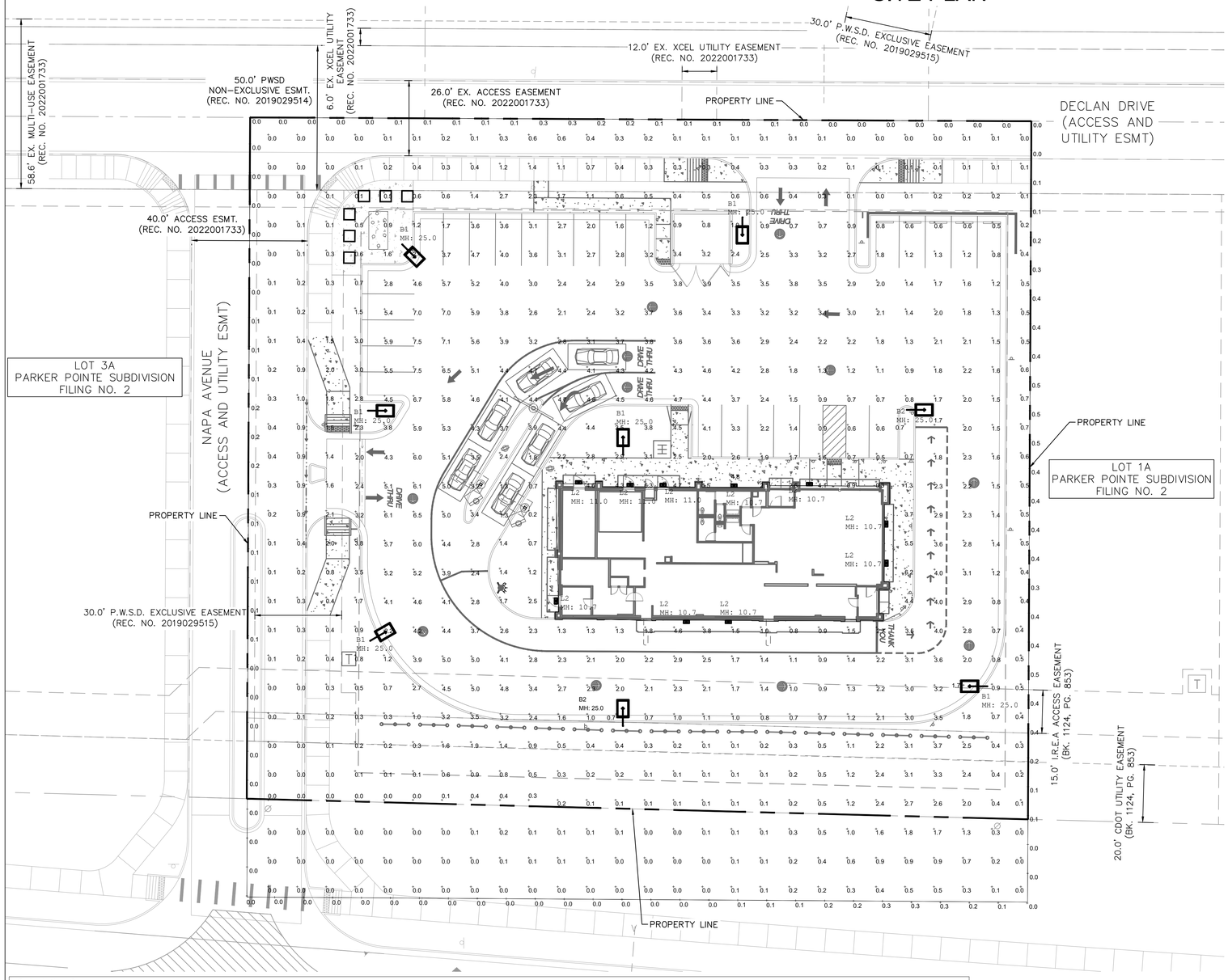
SITE ADDRESS: NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO

5

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
- SCREEN WALL
- PROP. RETAINING WALL
- LANDSCAPE
- CONCRETE SIDEWALK

NOTES:

DISTANCE BETWEEN READINGS IS 10'

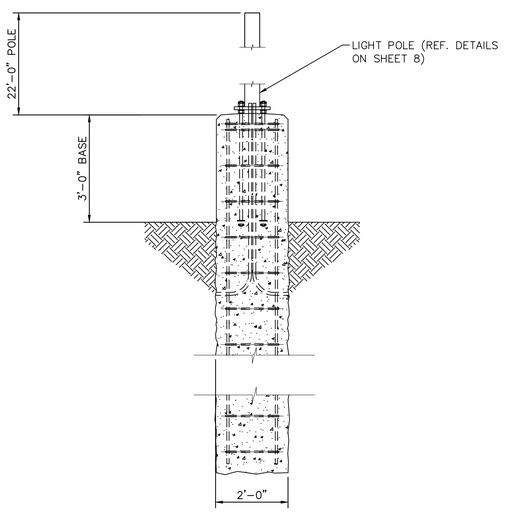
LIGHT POLE SHALL BE PLACED AT LEAST 18" FROM BACK OF CURB ADJACENT TO HEAD IN PARKING STALLS.

DETAILS:

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

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40



LIGHT POLE DETAIL

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PAVED SURFACE READINGS	Illuminance	Fc	2.84	7.5	0.5	5.68	15.00
PROPERTY LINE READINGS	Illuminance	Fc	0.12	0.5	0.0	N.A.	N.A.
UNPAVED SURFACE READINGS	Illuminance	Fc	0.80	6.3	0.0	N.A.	N.A.

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

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BY	DESCRIPTION	DATE	REV

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

PREPARED BY:

PREPARED FOR:
McDonald's USA, LLC

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DRAWN BY: MGS — STD ISSUE DATE
REVIEWED BY: JJM — DATE ISSUED: 12/22/2023

TITLE: SITE PLAN
DESCRIPTION: PHOTOMETRIC PLAN
SITE ID: 51032
SITE ADDRESS: NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO

6

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

SECURITY LIGHTING™

RWSC

RADIUS LED WALL SCONCE

The RWSC LED radius wall sconce series offers a combination of light distributions that wash the building facade while the radial soft form housing accentuates building architectural design elements in all commercial and residential applications.

The RWSC LED provides excellent illumination with a high efficiency LED light source of 72 or 36 mid power LEDS that deliver up to 2,835 lumens and up to 109 lumens per watt.

The RWSC LED fixture has become a building standard and is stocked as a quick ship item in many colors and distributions.

Features

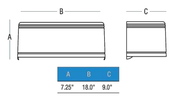
- Durable cast aluminum housing
- Available in various lighting distributions for maximum versatility
- Integrated design eliminates high angle brightness
- Luminaire finished in weatherproof powder-coat paint
- Completely sealed, flat tempered glass lenses, UL listed for use in wet locations
- DLC, Downlight only, full cut-off
- Dark Sky compliant, Downlight only

Operating Temperature
- -30°C to 40°C

Electrical:
- Dimming is an option (consult factory)

Mounting
RWSC features Intelligent Mounting Bracket which helps save time and money by allowing only one person to easily install. The small mounting bracket is very user friendly and features an integrated level bubble on the bracket ensuring fixture installation will always be perfect.

Dimensions



A	B	C
7.25"	18.0"	9.0"

Certifications/Listings

Ordering Information

Ordering Example: RWSC - XXL - XX - XX - U - XX - XX

RWSC

Series	# of LED's	CCT	Distribution	Voltage	Finish	Options
RWSC Radius Wall Sconce	36L[1] 36 Mid-Power LED's 72L[1] 72 Mid-Power LED's	3K 3000K 5K 5000K	DO Down only UD Up/Down	U Universal 120/277V	DB Dark Bronze WH White BK Black PS Platinum Silver RA RAL Color* CC Custom Color*	PC Photocontrol

[1] 36L Only available in DO distribution
[2] 72L Only available in UD distribution
[3] One remote inverter required to operate every 8 down only or 5 up/down fixtures requiring EM operation
* Must provide RAL color at time of ordering
* Must provide color sample at time of ordering

Quick Ship
- RWSC36LU5KODBK
- RWSC36LU5KODWH
- RWSC36LU5KDDB
- RWSC36LU5KDDPS
- RWSC72LSKUDUWH
- RWSC72LU5KUDBK
- RWSC72LU5KUDDB
- RWSC72LU5KUDPS

Accessories
- LG125T Remote Emergency Inverter (grid mount only)*
- LG125S Remote Emergency Inverter (surface mount only)*

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

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HUBBELL Lighting

SECURITY LIGHTING™

RWSC

RADIUS LED WALL SCONCE

Performance Data

# of LEDS	Drive Current (Milliamps)	System Watts	Distribution Type	5K (5000K nominal, 80 CRI) Lumens	LPW[1]	B	U	G	3K (3000K nominal, 80 CRI) Lumens	LPW[1]	B	U	G
36	350	14.4	down	1565	108.7	0	0	0	1561	109.1	0	0	0
72	350	25	up/down	2400	96	n/a	n/a	n/a	2391	97.6	n/a	n/a	n/a

[1]Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.

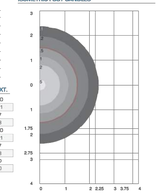
Photometric Data

LUMINAIRE DATA
RWSC-36L-5K-DO-U-PS
Wall Mounting Outdoor Fixture
DRIVER LED30W-DBS-CO350

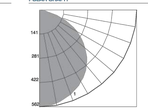
Lamp	LED
Lumens	1565
Watts	14.4
Efficacy	109
Mounting	Wall
Spacing Criterion (0-180)	1.20

ZONE	LUMENS	% FIXT.
Front Low (0-30)	218.8	14.0
Front Medium (30-60)	424.2	27.1
Front High (60-80)	135.5	8.7
Front Very High (80-90)	4.2	0.3
Back Low (0-30)	218.8	14.0
Back Medium (30-60)	424.2	27.1
Back High (60-80)	135.5	8.7
Back Very High (80-90)	4.2	0.3
Uplight Low (90-100)	0.0	0.0
Uplight High (100-180)	0.0	0.0

ISOMETRIC FOOT CANDLES



POLAR GRAPH

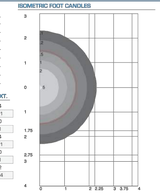


LUMINAIRE DATA
RWSC-72L-5K-UD-U-PS
Wall Mounting Outdoor Fixture
DRIVER LED50W-142-CO350

Lamp	LED
Lumens	2400
Watts	25
Efficacy	96
Mounting	Wall
Spacing Criterion (0-180)	1.20

ZONE	LUMENS	% FIXT.
Front Low (0-30)	201.4	8.4
Front Medium (30-60)	387.5	16.1
Front High (60-80)	119.6	5.0
Front Very High (80-90)	3.5	0.1
Back Low (0-30)	201.4	8.4
Back Medium (30-60)	387.5	16.1
Back High (60-80)	119.6	5.0
Back Very High (80-90)	3.5	0.1
Uplight Low (90-100)	5.8	0.2
Uplight High (100-180)	970.7	40.4

ISOMETRIC FOOT CANDLES



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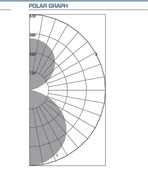

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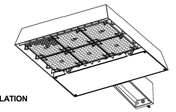
HUBBELL Lighting

INSTALLATION INSTRUCTIONS - RATIO AREA — SHEET 1 OF 3

SAVE THESE INSTRUCTIONS

HUBBELL Outdoor Lighting

INSTALLATION INSTRUCTIONS RATIO AREA



READ THOROUGHLY BEFORE INSTALLATION

WARNING! Fixtures must be grounded and installed in accordance with the National Electrical Code and all local codes. Failure to do so may increase the **RISK OF PERSONAL INJURY, PROPERTY DAMAGE, FIRE AND DEATH.** Install and use so fixture failures do not cause a hazard and use only in environments for which the product is specifically marked.

WARNING! This product contains chemicals known to the State of California to cause cancer, birth defects, and/or other reproductive harm. Thoroughly wash hands after installing, handling, cleaning, or otherwise touching this product.

CAUTION! Follow ALL luminaire recommendations, product markings, instructions, restrictions and warnings regarding luminaire operation and burning position. Luminaire label shows electrical and environmental requirements and restrictions.

All electrical work must be done by a qualified electrician.

Turn off electric power to all affected circuits and allow to cool before servicing.

A regularly scheduled maintenance program should be established to retain optimum light output and reduce heat retention. Dusting with a soft, clean, dry cloth is normally sufficient for the optical system. Any accumulation of dust or dirt should be removed regularly.

Carefully read these instructions before installing product. If you do not understand these instructions, before starting any work, contact your Hubbell Lighting distributor or techsupport@hubbell-ltg.com or (864) 678-1000

Give instructions to facility owner/manager for future reference.

NOTE:
This luminaire is designed for outdoor lighting applications with ambient tempertures not exceeding 40°C

WARNINGS:
Dangerous voltage exist within the unit and all precautions usually observed in handling high voltage equipment should be observed when replacing light engine or otherwise servicing luminares. Disregarding this warning could result in electrical shock and possible injury to the individual installing or servicing this equipment. Installation and servicing should be done by qualified personnel.

Tools Required: (check tools required to install specific mount type)
- Hex (Allen) Wrench - 3/16
- Hex Socket - 1/2 & 3/4
- Torx Driver - T-20
- Screwdriver - Flat Blade & Phillips

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INSTALLATION INSTRUCTIONS - RATIO AREA — SHEET 2 OF 3

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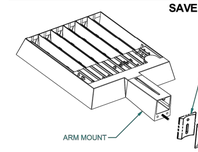
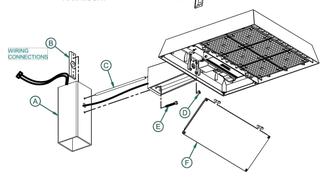
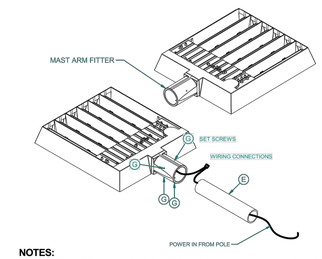


Ratio Area Arm Mount

Fixture Installation:

1. Open the driver compartment door (F) by removing (4) 8-32 T-20 Torx fasteners.
2. Remove pole cap (not shown) and position nut plate (B) inside pole (A) at pre-drilled hole locations.
3. Insert 5/16-18 threaded rod (C) through the arm and fasten on the interior of the housing with a 5/16-18 nut, washer, and lockwasher.
4. Insert the opposite end of the threaded rod into the top hole of the pole drill pattern and thread into the top hole of the nut plate (B). Torque nut (D) to 10 ft-lbs.
5. Route fixture wire from the arm through the wireway hole into the interior of the pole, and then out the top of the pole.
6. Insert 5/16-18 hex bolt, washer, and lockwasher set (E) through the center hole located in the bottom surface of the arm, through the lower hole of the pole drill pattern and into the nut block (B).
7. Reinstall (if removed) the driver compartment door (F), close and secure (4) 8-32 fasteners.
8. Make power connections at the top of the pole and replace pole cap.
9. Ensure power is supplied to LEDs.





Ratio Area Mast Arm Mount

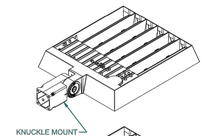
Fixture Installation:

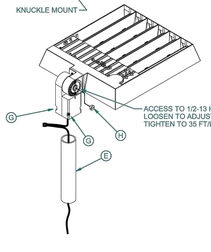
1. Make power connections from the fixture wiring to the power feed wires. Route connected wiring into the pole mast arm and pole interior.
2. Attach fixture by sliding the mast arm fitter over the pole mast arm (E). Ensure wiring is not pinched between the Mast Arm Fitter and the pole mast arm.
3. Secure housing to arm by tightening (4) 3/8-16 set screws (G) using a 3/16 Allen Wrench. Torque to 12 ft-lbs.
4. Ensure power is supplied to LEDs.

NOTES:
For replacement LED Assemblies and Drivers please contact Hubbell Lighting for any replacement parts.
Contact your local distributor or agent to confirm parts availability prior to ordering replacement parts.

INSTALLATION INSTRUCTIONS - RATIO AREA — SHEET 3 OF 3

SAVE THESE INSTRUCTIONS





Ratio Area Knuckle Mount

Fixture Installation:

1. Make power connections from the fixture wiring to the power feed wires. Route the connected wiring into the interior of the pole through the tenon.
2. Attach the Knuckle to pole (E) by sliding the Knuckle onto the tenon. Tighten each of the (8) 3/8-16 set screws (G) using a 3/16 Allen wrench to approximately 12 ft-lbs.

Aim Adjustment:

1. Determine the desired vertical aim angle before attempting adjustments.
2. Notice that there are tick marks are at 15° intervals, plus long tick marks at 0°, 45° and 90°. The knuckle will actually allow finer adjustments to 4° per step.
3. Remove the center hub cover (H)
4. Notice the large 1/2-13 hex head bolt in the center of the hub acts as a pivot and should be loosened slightly for adjustment, but never removed.
   CAUTION: secure housing assembly or obtain help holding and positioning the fixture while adjusting the aim.
5. Aim the fixture to the desired angle.
6. Once the aim angle has been completed, tighten the 1/2-13 Hex Head pivot bolt to 35 ft-lbs.
7. Replace the Knuckle cover (H).

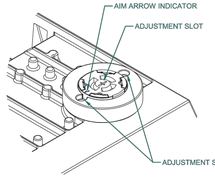
Photocontrol Orientation

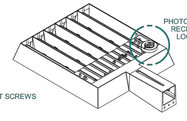
NOTE: A photocontrol is not included with this fixture.

This orientation procedure is only necessary if adjustment is required to aim the photocontrol in a certain direction. Otherwise, the photocontrol will function properly with no adjustment required to the photocontrol receptacle.

Angle Adjustment:

1. Remove shorting cap or photocontrol if installed.
2. Slightly loosen the two screws to allow rotation of the center section of the receptacle.
3. Insert a screwdriver tip into the adjustment slot located in the center of the the receptacle and rotate so that the arrow indicator points in the desired direction (usually north)
4. Sufficiently tighten two screws.
5. Install photocontrol into receptacle, twist and lock into position. Check to ensure photocontrol is pointing in the desired direction.



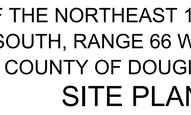


INSTRUCTIONS D'INSTALLATION - RATIO AREA — FEUILLE 1 DE 3

SAUVEGARDEZ CES INSTRUCTIONS

HUBBELL Outdoor Lighting

INSTRUCTIONS D'INSTALLATION RATIO AREA



À LIRE ATTENTIVEMENT AVANT D'INSTALLER

AVERTISSEMENT! Les appareils d'éclairages doivent être mis à la terre et installés selon le Code canadien de l'électricité et tous les codes locaux. Ne pas se conformer à ces codes pourrait conduire à **DES SECOUSSES ÉLECTRIQUES ET UN DANGER DE MORT OU D'INCENDIE**. Installez l'appareil d'éclairage seulement dans les environnements pour lesquels il est marqué, et de façon qu'un défaut ne puisse devenir un danger.

AVERTISSEMENT! Ce produit contient des produits chimiques reconnus par l'état de la Californie causer le cancer, des malformations congénitales et d'autres sévices à la reproduction. Bien se laver les mains après l'installation, le nettoyage ou après avoir touché le produit (particulièrement s'il est brisé).

ATTENTION! Suivre toutes les indications, marquages, instructions, restrictions et recommandations concernant l'utilisation du luminaire ainsi que les dégagements requis et les précautions pour ne pas vous brûler. L'étiquette apposée sur le luminaire indique les exigences électriques et environnementales ainsi que les restrictions applicables.

Tous les raccordements électriques doivent être faits par un électricien certifié.

Avant de faire l'entretien, coupez la source de courant et laissez se refroidir le luminaire.

Un programme d'entretien régulier devrait être établi pour conserver la luminosité optimale et réduire l'accumulation de chaleur.
Un chiffon doux et propre est normalement suffisant pour dépoussiérer le système optique. Toute accumulation de poussière ou saleté doit être retirée de façon régulière.

Lire attentivement les présentes instructions avant d'installer le produit. Si vous ne comprenez pas les présentes instructions, communiquez avec votre distributeur de produits Hubbell Lighting, ou avec techsupport@hubbell-ltg.com ou (864) 678-1000 au téléphone

Remettre les présentes instructions au propriétaire ou gestionnaire des installations pour référence ultérieure.

REMARQUE :
Ce luminaire est conçu pour les applications d'éclairage extérieur avec des températures ambiantes ne dépassant pas 40°C

AVERTISSEMENTS :
Il existe une tension dangereuse dans l'unité et toutes les précautions habituellement observées lors de la manipulation d'équipements à haute tension doivent être observées lors du remplacement du moteur de phare ou de tout autre entretien des luminaires. Ignorer cet avertissement pourrait entraîner un choc électrique et éventuellement causer des blessures aux personnes installant ou entretenant cet équipement. L'installation et l'entretien doivent être effectués par du personnel qualifié.

Outils requis :
- Clé hexagonale (Allen) - 3/16
- Douille Hexagonale - 1/2 & 3/4
- Pilote Torx - T-20
- Tournevis - lame plate et Phillips

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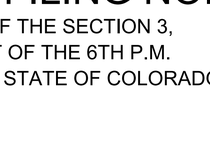
INSTRUCTIONS D'INSTALLATION D'APPAREIL — FEUILLE 2 DE 3

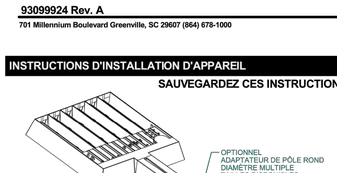
SAUVEGARDEZ CES INSTRUCTIONS

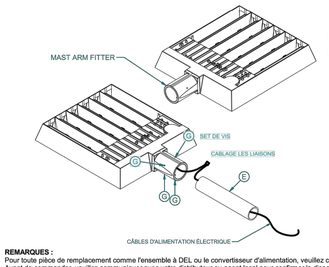


Ratio Area Arm Mount

Installation du luminaire:

1. Ouvrez la porte du compartiment du conducteur (F) en retirant (4) les attaches 8-32 T-20 Torx.
2. Retirez le capuchon de poteau (non illustré) et positionnez la plaque d'écrou (B) à l'intérieur du poteau (A) aux emplacements des trous prépercés.
3. Insérez la tige filetée 5/16-18 (C) dans le bras et fixez-la à l'intérieur du boîtier avec un écrou, une rondelle et une rondelle d'arrêt 5/16-18.
4. Insérez l'extrémité opposée de la tige filetée dans le trou supérieur du gabarit de perçage et insérez-le dans le trou supérieur de la plaque à écrou (B). Serrer l'écrou (D) à 10 lb-pi.
5. Faites passer le fil de fixation du bras par le trou du chemin de câbles à l'intérieur du poteau, puis sortez par le haut.
6. Insérez le boulon hexagonal 5/16-18, la rondelle et la rondelle frein (E) dans le trou central situé dans la surface inférieure du bras, dans le trou inférieur du gabarit de perçage et dans le bloc écrou (B).
7. Réinstallez (le cas échéant) la porte du compartiment du conducteur (F), fermez et fixez (4) les fixations 8-32.
8. Établissez les connexions électriques en haut du poteau et replacez le capuchon.
9. Assurez-vous que les voyants sont alimentés.





Ratio Area Mast Arm Mount

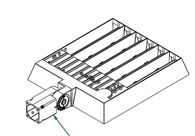
Installation du luminaire:

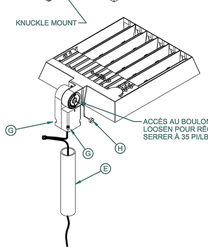
1. Établissez les connexions électriques entre le câblage de l'appareil et les câbles d'alimentation. Acheminez le câblage connecté dans le bras et l'intérieur du pylône.
2. Fixez le luminaire en glissant le monteur de bras de mât sur le bras de mât (E). Assurez-vous que le câblage n'est pas pincé entre l'ajusteur de bras de mât et le bras de pylône.
3. Fixez le boîtier au bras en serrant (4) les vis de réglage 3/8-16 (G) à l'aide d'une clé hexagonale de 3/16. Couple à 12 lb-pi.
4. Assurez-vous que les voyants sont alimentés.

REMARQUES :
Pour toute pièce de remplacement comme l'ensemble à DEL ou le convertisseur d'alimentation, veuillez communiquer avec Hubbell Lighting.
Avant de commander, veuillez communiquer avec votre distributeur ou agent local pour confirmer la disponibilité des pièces.

INSTRUCTIONS D'INSTALLATION D'APPAREIL — FEUILLE 3 DE 3

SAUVEGARDEZ CES INSTRUCTIONS





Ratio Area Knuckle Mount

Installation du luminaire:

1. Établissez les connexions électriques entre le câblage de l'appareil et les câbles d'alimentation. Acheminez le câblage connecté dans le bras et l'intérieur du pylône.
2. Fixez le jarret à la perche (E) en faisant glisser le jarret sur le tenon. Serrez chacune des (8) vis de réglage 3 / 8-16 (G) à l'aide d'une clé Allen de 3/16 à environ 12 lb-pi.

Réglage de la visée:

1. Déterminez l'angle de visée vertical souhaité avant de tenter des réglages.
2. Notez qu'il y a des graduations à 15°, plus de longues graduations à 0°, 45° et 90°. La jointure permettra en fait des ajustements plus fins à 4° par pas.
3. Retirez le couvercle du moyeu central (H).
4. Notez que le gros boulon à tête hexagonale 1/2-13 situé au centre du moyeu fait office de pivot et doit être légèrement desserré pour le réglage, mais jamais retiré.
5. ATTENTION: Fixez le boîtier ou demandez de l'aide pour maintenir et positionner le dispositif lors du réglage de la visée.
6. Orientez le luminaire à l'angle désiré.
7. Une fois l'angle de visée terminé, serrez le boulon de pivotement à tête hexagonale 1/2-13 à 35 lb-pi.
8. Replacez le couvre-joint (H).

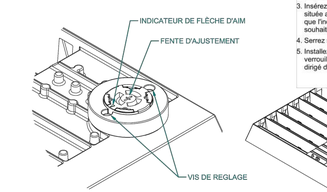
Photocontrôle Orientation

REMARQUE: Un photocontrôle n'est pas inclus avec cet appareil.

Cette procédure d'orientation n'est nécessaire que si un réglage est nécessaire pour orienter le photocontrôle dans une certaine direction. Sinon, le photocontrôle fonctionnera correctement sans aucun ajustement du réceptacle du photocontrôle.

Réglage de l'angle:

1. Retirez le capuchon de court-circuit ou le photocontrôle, le cas échéant.
2. Desserrer légèrement les deux vis pour permettre la rotation de la section centrale du réceptacle.
3. Insérez une pointe de tournevis dans la fente de réglage située au centre de la prise et faites-la pivoter de sorte que l'indicateur de flèche pointe dans la direction souhaitée (généralement vers le nord).
4. Serrez suffisamment les deux vis.
5. Installez le photocontrôle dans le réceptacle, tournez-le et verrouillez-le en place. Vérifiez que le photocontrôle est dirigé dans la direction souhaitée.



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BY	DESCRIPTION	DATE	REV

Kimley»Horn

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Kimley»Horn
Kimley-Horn and Associates, Inc.

PREPARED BY:

PREPARED FOR: McDonald's USA, LLC

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DRAWN BY	STD	ISSUE	DATE
MGS			

REVIEWED BY	DATE ISSUED
JJM	12/22/2023

TITLE: SITE PLAN

DESCRIPTION: PHOTOMETRIC DETAILS

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

SITE ID: 51032

7

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

SECURITY LIGHTING™

SES GALVANIZED POLES

SQUARE STEEL STRAIGHT POLES (SSP)

Ordering Information

Catalog Number	Pole Ht.		Nominal Shaft Dim.	Wind Load Rating[1] 70 MPH	80 MPH	90 MPH	100 MPH	120 MPH	Wall Thick.	Bolt Circle (Dia.)	Bolt Circle	Bolt Sq.	Base Plate (sq.)	Anchor Bolt Size	Bolt Proj.	Pole Wt. (lbs.)
	ft	m														
SSP-4118-5A-GL-XX	18		4"	14.0	12.2	9.2	7.0	5.3	.125"	10.5"	8-11"	5.6-7.8"	10.25x0.75"	3/4x30x0"	4"	150
SSP-5722-5A-GL-XX	22		5"	25.0	25.0	20.2	15.9	12.5	.188"	10.5"	10-13.5"	7.1-9.5"	12x1"	1x36x4"	4"	300
SSP-5728-5A-GL-XX	28		5"	19.0	16.4	12.1	8.8	6.2	.188"	10.5"	10-13.5"	7.1-9.5"	12x1"	1x36x4"	4"	400

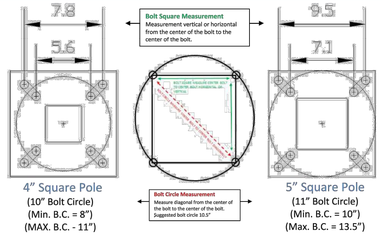
1. Allowable EPA with 1.3 gust factor. To determine max. pole loading weight, multiply allowable EPA by 30 lbs. Published allowable EPA values based upon calculations of Spaulding Lighting Allowable EPA values for project requiring AASHTO methodology are available upon request.

Notes: Factory supplied template must be used when setting anchor bolts; Hubbell Lighting will deny any claim for incorrect anchorage placement resulting from failure to use factory supplied template& anchor bolts.

Stocked Poles

Catalog Number	Description
SS518405TAGLDB	POLE-SES-18ftx4inSQ-11GA-TENON-GALVANIZED-DARK BRONZE
SS518405TAGLBL	POLE-SES-18ftx4inSQ-11GA-TENON-GALVANIZED-BLACK
SS518405TAGLPS	POLE-SES-18ftx4inSQ-11GA-TENON-GALVANIZED-PLATINUM SILVER
SS518505TAGLDB	POLE-SES-18ftx5inSQ-11GA-TENON-GALVANIZED-DARK BRONZE
SS518505TAGLPS	POLE-SES-18ftx5inSQ-11GA-TENON-GALVANIZED-PLATINUM SILVER
SS525707TAGLDB	POLE-SES-27ftx5INSQ-7GA-TENON-GALVANIZED-DARK BRONZE
SS525707TAGLPS	POLE-SES-27ftx5INSQ-7GA-TENON-GALVANIZED-PLATINUM SILVER
SS528507TAGLDB	POLE-SES-28.6ftx5inSQ-7GA-TENON-GALVANIZED-DARK BRONZE
SS528507TAGLPS	POLE-SES-28.6ftx5inSQ-7GA-TENON-GALVANIZED-PLATINUM SILVER

Bolt Circle Diagram



All listed SES poles use 27701349904 paper template

It's the contractors' responsibilty to ensure that new poles will fit existing bases

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HUBBELL Lighting

SECURITY LIGHTING™

SES GALVANIZED POLES

SQUARE STEEL STRAIGHT POLES (SSP)

Accessories

Pole Cap

4" POLE CAP 2010389702
5" POLE CAP 2010389802
6" POLE CAP 2010389902

Tenon TA (2 3/8" OD)

Note: TA Tenons are factory installed. For installation into open top poles, use TTSA tenon top adapter

Hand Hole Cover

Note: Hand hole cover included with all new poles. Replacement parts: 2210406501TP = (2)(2610568990) + (1)(2610604690)2(¼"x6")

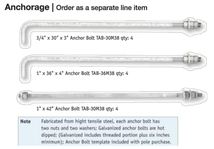
Base Cover

Order as a separate line item

Catalog Number	Description
	Pole Base Covers for Square Poles
SBC-4s-XX[1]	10 1/2" Sq x 5" Deep (use on 4" sq poles)
SBC-4L-XX[1]	12 1/4" Sq x 5" Deep (use on 4" sq poles)
SBC-5-XX[1]	12 1/4" Sq x 5" Deep (use on 5" sq poles)
SBC-6-XX[1]	12 1/4" Sq x 5" Deep (use on 6" sq poles)

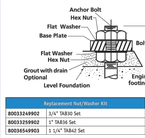
1. Replace XX with two letter color designation

Anchorage | Order as a separate line item



Note: Fabricated from hight tensile steel, each anchor bolt has two nuts and two washers; Galvanized anchor bolts are hot dipped; Galvanized includes threaded portion plus six inches minimum); Anchor Bolt template included with pole purchase.

Base Detail



Replacement Nut/Washer Kit	
80033349902	3/4" TABSt Set
80033599902	1" TABSt Set
80036549903	1 1/4" TABst2 Set

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SES GALVANIZED POLES

SQUARE STEEL STRAIGHT POLES (SSP)

Mounting Brackets | Order As accessories

Four Fixture Mounting Bracket

Decorative steel floodlight brackets 4" square tubing with 2 1/2" O.D. fixture tenons. Square 4" bottom with 2 1/2" I.D. Internet adapter for standard round tenons. Available in multiple finishes as shown. Use with SES series poles

Description	Maximum Weight Per Tenon		EPA		Weight	
	lbs.	(kg)	Ft²	(m²)	lbs.	(kg)
Quad 180°	60	(27.2)	3.4	(0.3)	64	(29)

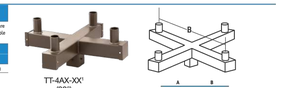
1 Replace XX with two letter color designation

Four Fixture Mounting Bracket (90°)

Decorative steel floodlight brackets 4" square tubing with 2 1/2" O.D. fixture tenons, Square 4" bottom with 2 1/2" I.D. internet adapter for standard round tenons. Available in multiple finishes as shown. Use with SES series poles

Description	Maximum Weight Per Tenon		EPA		Weight	
	lbs.	(kg)	Ft²	(m²)	lbs.	(kg)
Quad 180°	60	(27.2)	2.8	(0.3)	44	(20.0)

1 Replace XX with two letter color designation



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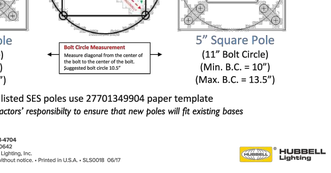
SES GALVANIZED POLES

SQUARE STEEL STRAIGHT POLES (SSP)

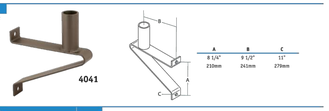
Mid Pole Bracket Options | Order As accessories

Catalog Number	Description
FLB-12-XX[1,2]	12" floodlight bracket for pole mounting (bracket requires internal pole access)
FLB-24-XX[1,2]	24" floodlight bracket for pole mounting (bracket requires internal pole access)

1 Replace XX with two letter color designation
2 Mounting Hardware by others

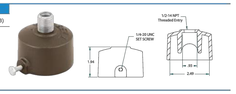


Catalog Number	Description
4041	Heavy-duty steel wall/pole bracket 2" pipe (2 3/8" OD) tenon fitting for use with slipfitter units or 4024C: In dark bronze finish Mounting Hardware by Others

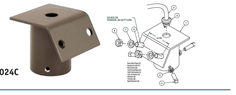


Catalog Number	Description	
S-302-XX[1]	Slipfits 1 1/2" or 2" pipe (1.9" OD or 2 3/8" OD) with 1/2" N.P.S.M. hub; Bronze	.(65.3)

1 Replace XX with two letter color designation

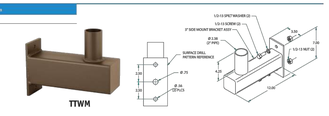


Catalog Number	Description
4024C	Steel Slipfitter for 2" pipe, 2 3/8" OD pole mount, bronze finish
4024CM53	Steel Slipfitter for 2" pipe, 2 3/8" OD pole mount, gray finish
4024CM38	Steel Slipfitter for 2" pipe, 2 3/8" OD pole mount, galvanized finish



Catalog Number	Description
TTWM-XX[1]	Wall Mount Bracket with 2 3/8" OD Tenon

1 Replace XX with two letter color designation
2 Mounting hardware by others



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HUBBELL Lighting

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SES GALVANIZED POLES

SQUARE STEEL STRAIGHT POLES (SSP)

Pole Introduction | Pole Selection Guide

Poles should initially be selected, according to lighting application needs, and second, but equally important, according to the structural requirements imposed on the pole by the lighting fixtures, brackettry and wind. Before attempting to make this selection, it would be helpful to have an understanding of the terminology, such as steady or sustained wind velocity, gust velocity, EPA, special wind region, and maximum weight. Then a step-by-step procedure can be followed to select the proper pole for your particular requirements.

STEADY WIND OR SUSTAINED WIND VELOCITY

This is the maximum steady wind velocity expressed in MPH likely to occur in a specific location. Refer to isotach wind map on the next page for the wind velocity in your location. Isotach maps are provided for reference only. **Consult local authorities to determine the maximum velocities in your area.**

GUST VELOCITY

Our isotach maps represent two different methods of addressing wind speed gusts. We have used the 'fastest-mile' wind speeds for years. These have a 1.3 gust factor in the calculations to account for gusting. As technology has improved the ability to accurately measure wind speeds for short durations, the gusts associated to a sustained wind speed have lessened. We are now moving toward '3-second-gust' wind speed maps. The results are typically higher steady/sustained wind speeds with lower factors for gusts. The gust factors are different depending on the wind speed map selected.

EFFECTIVE PROJECTED AREA

Effective Projected Area (EPA) is the exposed surface area of a fixture and bracket multiplied by a shape factor which varies depending on the shape of the fixture and bracket. For example, a large rectangular fixture will present more resistance to the wind than will a round or cylindrical shape.

SPECIAL WIND REGIONS

Many locations such as mountainous areas, coastal areas and areas surrounding the Great Lakes exhibit wind velocities considerably higher than the surrounding areas. **Consult local authorities to determine maximum wind velocities and select equipment accordingly.**

MAXIMUM WEIGHT

This is the maximum allowable weight based on EPA loads. The weight is based on 30 pounds per square foot of EPA. Weight exceeding the 30 pound per foot of EPA may reduce the allowable EPA rating of the pole.

POLE SELECTION PROCEDURE

With an understanding of the parameters for pole selection, you can follow this simple step-by-step procedure and, with confidence, select a pole to meet your particular requirements.

1. Determine the site location and steady wind velocity by referring to the appropriate isotach map. If the steady wind exceeds those listed, consult factory. The isotach maps are provided for reference only. **Consult local authorities to determine the maximum velocities in your area.**
2. Total the **EPA** for the required luminaires and brackettry.
3. Total the **weight** of the luminaires and brackettry.
4. Compare steps 2 and 3 with the maximum allowable EPA and weight tables shown for the style, material, and height pole required. The maximum allowable must be equal to or exceed the totals from steps 2 and 3.

POLE SELECTION CONCERNS

Caution: These selection methods are guidelines only. Hubbell Lighting assumes no responsibility for selection and recommends you consult qualified professionals for verification of overall system design, site suitability, foundation considerations and applicable code and regulatory conformances.

Maintenance: The facility owner's/manager's regular scheduled maintenance program must include initial and regular follow-up inspections for structural damage, broken welds, tampering, nut loosening, missing wire covers, dangling electrical wiring, internal or external corrosion, foundation settlement, excessive shaft deflection and vibration for all lighting poles. Immediate repair or replacement may be necessary.

Overloading: Do not overload poles by attaching flags, banners, or any items that can add excessive wind or mechanical load to designed pole assemblies.

Observation: Installation and local area conditions can dramatically affect lighting pole performance. Excessive vibration may result from some wind and mounting conditions. Only individuals with local knowledge, who have observed or inspected the site can effectively evaluate site specific issues. Consult the factory for information on vibration dampers, special corrosion, foundation settlement, excessive shaft deflection and vibration for all lighting poles. Immediate repair or replacement may be necessary.

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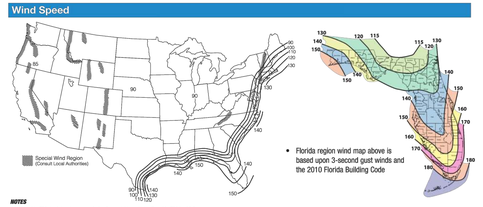
SES GALVANIZED POLES

SQUARE STEEL STRAIGHT POLES (SSP)

Wind Speed



- Florida region wind map above is based upon 3-second gust winds and the 2010 Florida Building Code

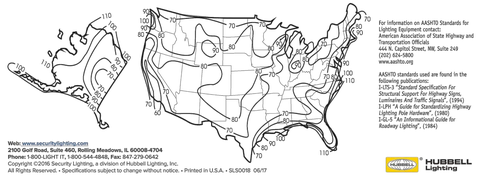
NOTES

- Allowable EPA, to determine max pole loading weight, multiply allowable EPA by 30 lbs.
- The tables for allowable pole EPA are based on the ASCE 7-05 Wind Map or the Florida Region Wind Map for the 2010 Florida Building Code. The Wind Maps are intended only as a general guide and cannot be used in conjunction with other maps. Always consult local authorities to determine maximum wind velocities, gusting and unique wind conditions for each specific application
- Allowable pole EPA for jobsite wind conditions must be equal to or greater than the total EPA for fixtures, arms, and accessories to be assembled to the pole. Responsibility lies with the specifier for correct pole selection. Installation of poles without luminaires or attachment of any unauthorized accessories to poles is discouraged and shall void the manufacturer's warranty
- Wind speeds and listed EPAs are for ground mounted installations. Poles mounted on structures (such as bridges and buildings) must consider vibration and coefficient of height factors beyond this general guide. Consult local and federal standards
- Wind Induced Vibration brought on by steady, unidirectional winds and other unpredictable aerodynamic forces are not included in wind velocity ratings. Consult Hubbell Lighting's Pole Vibration Application Guide for environmental risk factors and design considerations. https://cdn.hubbelloutdoor.com/content/products/literature/Literature_BlastPole_Wind_Induced_Flyer_SLL050122.pdf
- Extreme Wind Events like, Hurricanes, Typhoons, Cyclones, or Tornadoes may expose poles to flying debris, wind shear or other detrimental effects not included in wind velocity ratings

STEADY/SUSTAINED WIND VELOCITY (Miles Per Hour, for KM/hr - multiply values by 1.61)

- Hawaii has an 80 MPH wind velocity
- Puerto Rico has a 95 MPH wind velocity
- Use caution in determining wind velocities in special wind areas such as mountainous areas, coastal areas and areas surrounding the Great Lakes
- Isotach map is provided for reference only. **Consult local authorities to determine the maximum velocities in your area**

Note The maximum allowable EPA and weights are listed for each pole; The EPA and weights are listed in this Selection Guide for each luminaire and bracket



For information on AASHTO Standards for Lighting Equipment contact:
American Association of State Highway and Transportation Officials
444 N. Capitol Street, NW, Suite 249
(202) 624-5800
www.aashto.org

AASHTO standards used are found in the following publications:
1-LTS-5 *"Standard Specification For Structural Support For Highway Signs, Luminaires And Traffic Signals"*, (1994)
1-LPH *"A Guide for Standardizing Highway Lighting Pole Hardware"*, (1982)
1-AL-5 *"An Informational Guide for Roadway Lighting"*, (1984)

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BY	DESCRIPTION	DATE	REV

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PREPARED BY:

PREPARED FOR: McDonald's USA, LLC

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DRAWN BY	REVIEWED BY
MGS	JJM
STD. ISSUE DATE	DATE ISSUED
	12/22/2023

TITLE: SITE PLAN

DESCRIPTION: PHOTOMETRIC DETAILS

SITE ID: 51032

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

8

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

SECURITY LIGHTING

LB6A-10LDM GD

6" LED DOWNLIGHT (FOR EXTERIOR USE ONLY)

DATE: | LOCATION:
TYPE: F12G | PROJECT:
CATALOG #:

FEATURES

- 6" LED downlight delivering up to 1000 lumens
- For use with compatible 6" Quick Link DM LED housings
- Available in 5000K 90 CRI
- Universal 120-277V with 0-10V dimming to 10%

SPECIFICATIONS

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

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

ELECTRICAL
- Long Life LED array: L70 / 55,000 hours (TM-21)
- Universal 120/277V, 60Hz integral driver
- Standard 0-10V dimming to 10%

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

CERTIFICATIONS
- cULus listed to UL1598
- Suitable for wet locations under covered ceiling
- Housing: Approved for 90°C, 2 IN / 2 OUT through branch wiring
- ENERGY STAR® certified

WARRANTY
- 5 year warranty
- See HLI Standard Warranty for additional information

ORDERING GUIDE

Example: LB6A-10LDM50K9GD-RMNICS-QLDM

CATALOG #

LB6A-10LDM		50K		9			GD		RMNICS-QLDM	
Trim		LED Color		CRI		Trim Type	Trim Color		Housing	
LB6A-10LDM	6"LED Trim, 1000 lumen, 120-277V with 0-10V dimming to 10%	50K	5000 Kelvin	9	90 CRI	Gimbaled Downlight	GD	Gold	RMNICS-QLDM	6"LED Quicklink Remodel Housing Shallow, IC Rated, DM
							WH	White		

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

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2100 Gulf Road, Suite 460 • Rolling Meadows, IL 60008-4704 / Tel 1.800.LIGHT IT, 1.800.544.4848
Fax 847.279.0642 Website www.securitylighting.com

HUBBELL Lighting

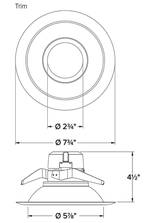
SECURITY LIGHTING

LB6A-10LDM GD

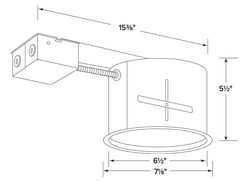
6" LED DOWNLIGHT (FOR EXTERIOR USE ONLY)

DIMENSIONS

Trim



Housing

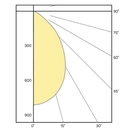


PERFORMANCE SUMMARY

System Watts	Lumens	Lumens Per Watt
12.1	1072	103.2

PHOTOMETRY

POLAR GRAPH



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HUBBELL Lighting

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BY	DESCRIPTION	DATE	REV

Kimley»Horn

PREPARED BY:

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

PREPARED FOR: McDonald's USA, LLC ©

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DRAWN BY	CHECKED BY
MGS	
STD ISSUE DATE	
REVIEWED BY	
JJM	
DATE ISSUED	
12/22/2023	

TITLE: SITE PLAN

DESCRIPTION: PHOTOMETRIC DETAILS

SITE ID: 51032

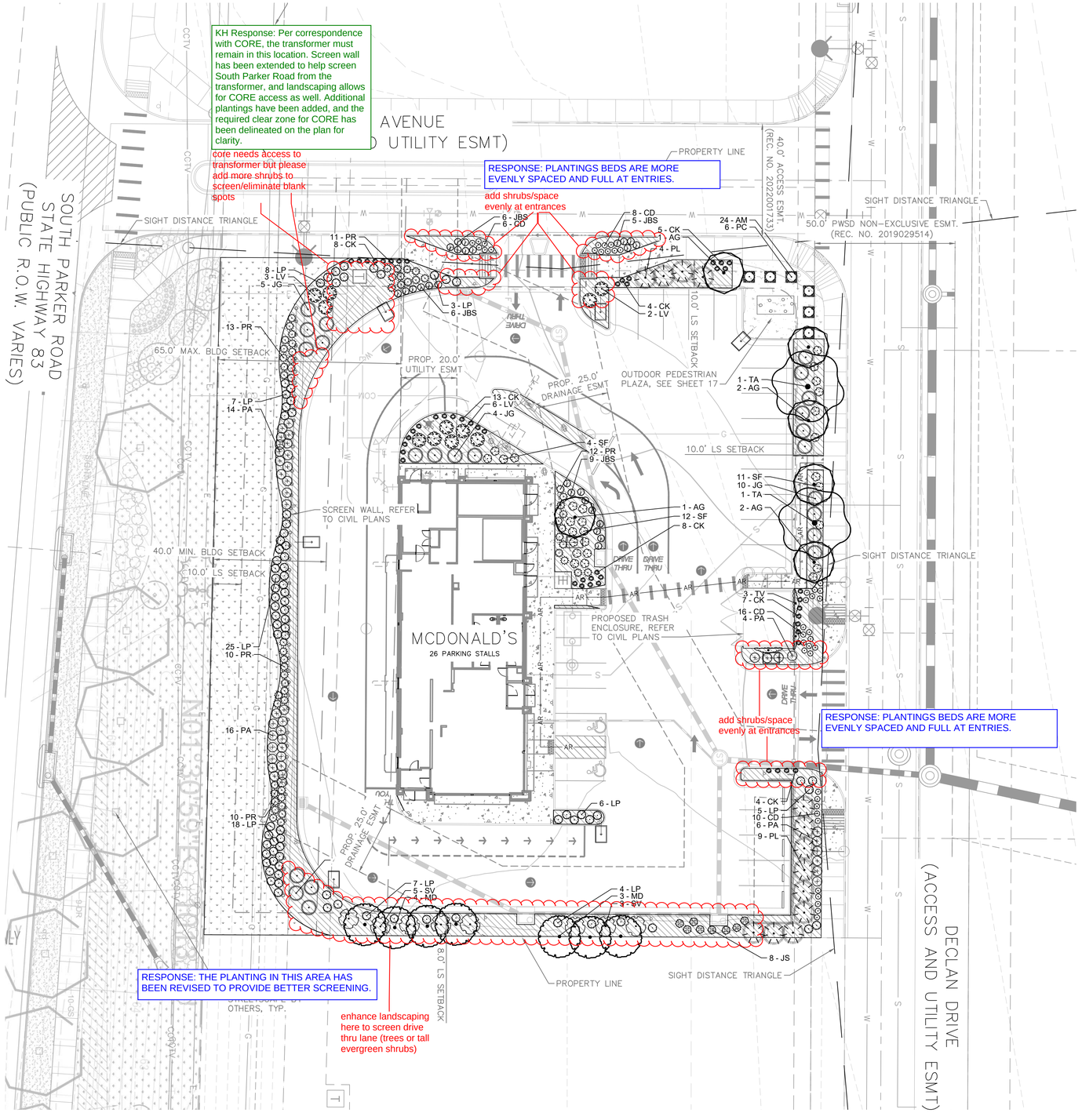
SITE ADDRESS: NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO

9

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

LANDSCAPE PLAN

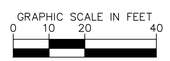


PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL.	WIDTH	HEIGHT
DECIDUOUS TREES							
	TA	2	TILIA AMERICANA / AMERICAN LINDEN	B & B	2" CAL MIN	30`-40`	40`-50`
EVERGREEN TREES							
	PL	13	PINUS LEUCODERMIS 'SATELIT' / MINT TRUFFLE BOSNIAN PINE	B & B	6` HGT.	8`-10`	15`-20`
ORNAMENTAL TREES							
	AG	6	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	CONT. SIZE	SPACING	WIDTH	HEIGHT
DECIDUOUS SHRUBS							
	LP	83	AMORPHA CANESCENS / LEADPLANT	5 GAL.	SEE PLAN	2`-4`	2`-4`
	LV	11	LIGUSTRUM VULGARE 'CHEYENNE' / CHEYENNE PRIVET	5 GAL.	SEE PLAN	4`-6`	6`-8`
	PA	40	PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE	5 GAL.	SEE PLAN	3`-5`	3`-5`
	SF	27	SPIRAEA JAPONICA `NEON FLASH` / NEON FLASH SPIREA	5 GAL.	SEE PLAN	2`-4`	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							
	JS	8	JUNIPERUS SCOPULORUM 'SKYROCKET' / SKYROCKET JUNIPER	5 GAL.	SEE PLAN	2`-3`	10`-12`
	JBS	26	JUNIPERUS SQUAMATA 'BLUE STAR' / BLUE STAR JUNIPER	5 GAL.	SEE PLAN	2`-3`	12"-18"
	JG	23	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	56	PICEA PUNGENS `ROUNDABOUT` / ROUNDABOUT COLORADO SPRUCE	5 GAL.	SEE PLAN	2`-3`	2`-3`
GRASSES							
	CK	49	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS	5 GAL.	SEE PLAN	18"-24"	4`-5`
PERENNIALS							
	AM	24	ALYSSUM MONTANUM / MADWORT	1 GAL.	SEE PLAN	12"-18"	6"-12"
	CD	40	CENTAUREA DEALBATA / PERSIAN CORNFLOWER	1 GAL.	SEE PLAN	18"-24"	18"-24"

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	TYPE	INSTALL RATE	WEED FABRIC	MFR.
GROUND COVERS							
	ROCK1	8,482 SF	2" - 6" COLORADO ROSE ROCK MULCH	ROCK MULCH	3" DEPTH	YES	PIONEER SAND
	SEED	5,721 SF	PBSI NATIVE LAWN MIX	SEED			PAWNEE BUTTES SEED



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BY	DESCRIPTION	DATE	REV

Kimley»Horn

PREPARED BY:

PREPARED FOR: McDonald's USA, LLC

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DRAWN BY: AKK — STD ISSUE DATE
REVIEWED BY: JCP — DATE ISSUED: 12/22/2023

TITLE: **SITE PLAN**
DESCRIPTION: **LANDSCAPE PLAN**
SITE ID: 51032
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

LANDSCAPE PLAN

GENERAL LANDSCAPE SPECIFICATIONS

A. 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, 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.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF TRAFFIC (MOT) THAT MAY BE REQUIRED FOR THE PROJECT.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR; REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL 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

1. 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 MISSHAPEN AND/OR UNSIGHTLY 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 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 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 ("INCLUDED BARK"); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN ¾ 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

1. 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, 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 EXTRANEOUS 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.

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 WHICH POINT THE CONTRACTOR SHALL CONTACT 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 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

1. ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT.

2. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) 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 ENCOMPASS THE FIBROUS AND FEEDING 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.

J. 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.

K. 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 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.

2. 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.

3. CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK 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 LIMEROCK 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.

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 PROTECTED UNTIL PLANTED. PLANTS STORED ONSITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED 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.

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 FOREMEN.

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 HARDSCAPE 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 PIT 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 ENDOMYCORRHIZAL 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 SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET, ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE.

19. ALL BURLAP, ROPE, WIRES, BASKETS, ETC.., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

20. TREES SHALL BE PRUNED, IN ACCORDANCE WITH ANSI A-300, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST.

21. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOWN ON PLANS, 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 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.

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 PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

N. LAWN SODDING

1. 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.

2. 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.

3. PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

a. 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.

b. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE 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. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

6. LAWN MAINTENANCE

a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK, INCLUDING REGRADING IF NECESSARY.

b. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

O. EDGING

a. CONTRACTOR SHALL INSTALL 4"X¼" ROLLED TOP STEEL EDGING BETWEEN ALL SOD/SEED AREAS AND PLANTING BEDS.

P. 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.

Q. 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 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

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.

S. WARRANTY

1. 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.

2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.

3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.

NOTES:

1. LANDSCAPE IMPROVMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER, AND/ OR THEIR ASSIGNS.

2. ALL STREET TREES AND STREETSCAPE IMPROVEMENTS LOCATED IN THE ROW WILL BE MAINTAINED BY THE ABUTTING. PROPERTY OWNER.

new table needed for parking lot perimeter landscape requirements. applies to portion of north and all of east property lines (north should be in both tables)

RESPONSE: TABLE FOR PARKING LOT PERIMETER ADDED TO THE PLAN.

SITE PERIMETER REQUIREMENTS

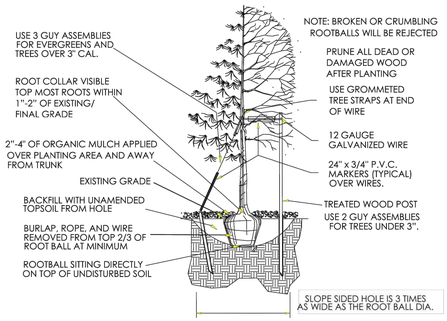
ADJACENT LAND USE	PERIMETER LENGTH	REQUIRED / PROVIDED TREES 1 TREE / 40 LINEAR FEET (40-60% EVERGREEN)	REQUIRED / PROVIDED SHRUBS (5 SHRUBS / 40 LINEAR FEET)
COMMERCIAL (NORTH PROPERTY LINE)	236'	6 (3-4 EVERGREEN TREES) / 6 (4 EVERGREEN TREES)	30 / 30
COMMERCIAL (SOUTH PROPERTY LINE)	242'	6 (3-4 EVERGREEN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

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

LANDSCAPE PLAN

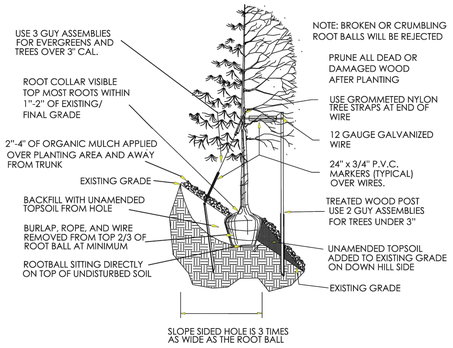
TOWN OF PARKER PLANTING STANDARDS



- 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.

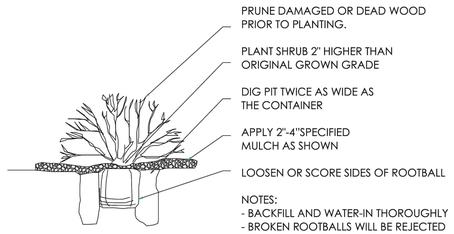
TOWN OF PARKER PLANTING STANDARDS

TOWN OF PARKER TREE PLANTING DETAIL - SLOPES

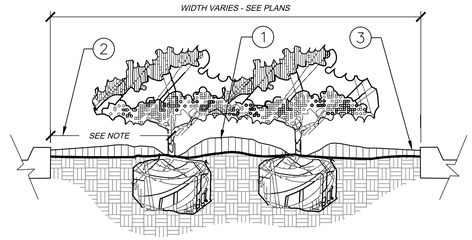


TOWN OF PARKER PLANTING STANDARDS

TOWN OF PARKER PLANTING DETAIL – SHRUBS



NOTES:
- BACKFILL AND WATER-IN THOROUGHLY
- BROKEN ROOTBALLS WILL BE REJECTED



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

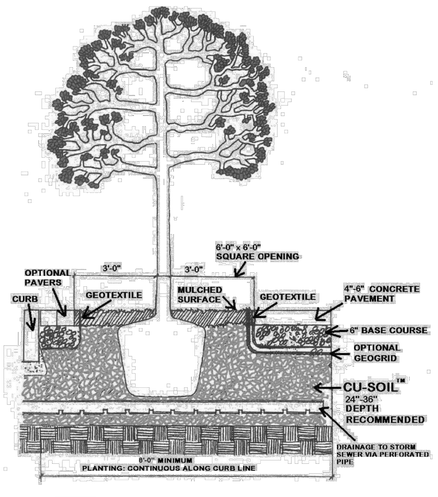
NOTES:

A. EXCAVATE A CONTINUOUS 24" DEEP PIT (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING MIX.

B. PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP).

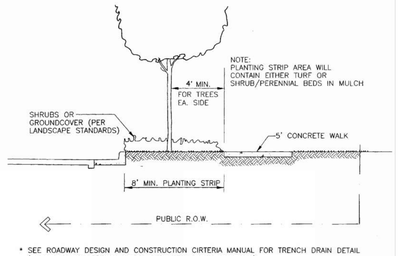
C. ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR LESS.

1 / xx PLANTED PARKING LOT ISLANDS/MEDIANS
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 flair opening. This form of passive irrigation is currently in the testing stage. Other previous surface treatments could also provide additional moisture recharge, as could traditional irrigation.

TYPICAL STREET SECTION WITH DETACHED WALK



* SEE ROADWAY DESIGN AND CONSTRUCTION CIRTERIA MANUAL FOR TRENCH DRAIN DETAIL (REQUIRED ON VERTICAL CURB & GUTTER ALONG ARTERIALS)

CU STRUCTURAL SOIL

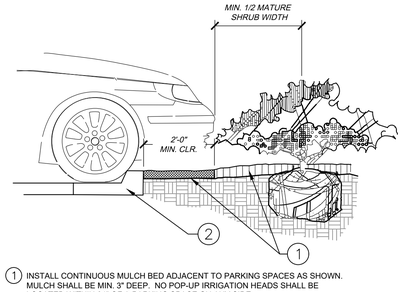
CU Structural Soil is a designed medium which can meet or exceed pavement design and installation requirements while remaining root penetrable and supportive for tree growth. It consists of gap-graded gravels which are made up of crushed stone, clay loam, and a hydrogel stabilizing agent. The materials 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 ¾ to 1 ½", 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.



1. INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP. NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE.
2. CURB / PARKING LOT EDGE.

2 / xx PARKING SPACE/CURB PLANTING
SECTION NTS

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

BY	DESCRIPTION	DATE	REV

Kimley»Horn

PREPARED BY:

PREPARED FOR: McDonald's USA, LLC

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DRAWN BY	DATE ISSUED
AKK	STD ISSUE DATE
REVIEWED BY	DATE ISSUED
JCP	12/22/2023

TITLE: **SITE PLAN**

DESCRIPTION: **LANDSCAPE DETAILS**

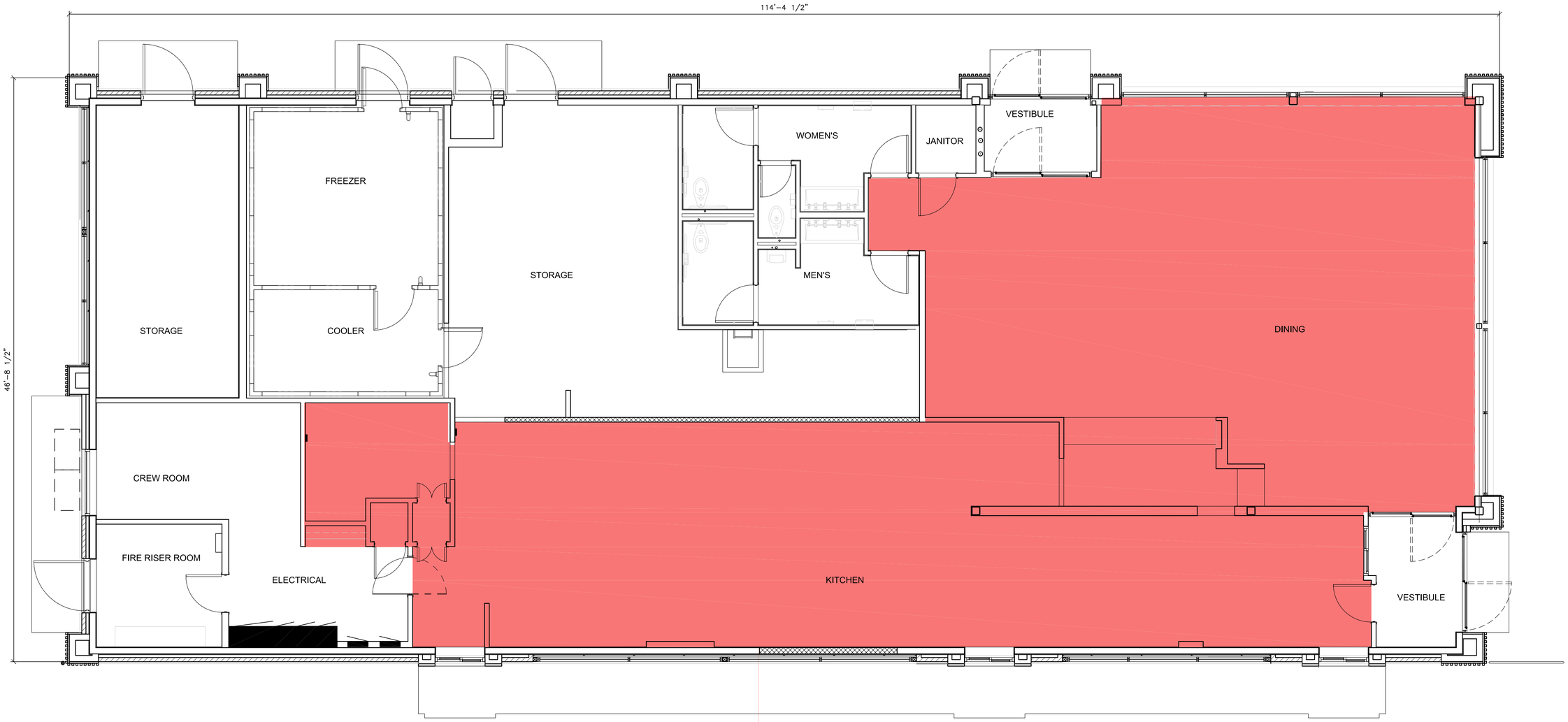
SITE ADDRESS: NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO

SITE ID: 51032

12

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



2626 SF

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

REV	DATE	DESCRIPTION	BY

PREPARED BY:
ARRIS ARCHITECTURE
Arris Architecture, LLC
3436 New Castle Dr.
Loveland, CO 80538
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PREPARED FOR:
McDonald's USA, LLC

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DRAWN BY	STD ISSUE DATE	ARRIS PROJECT #
		0876-22

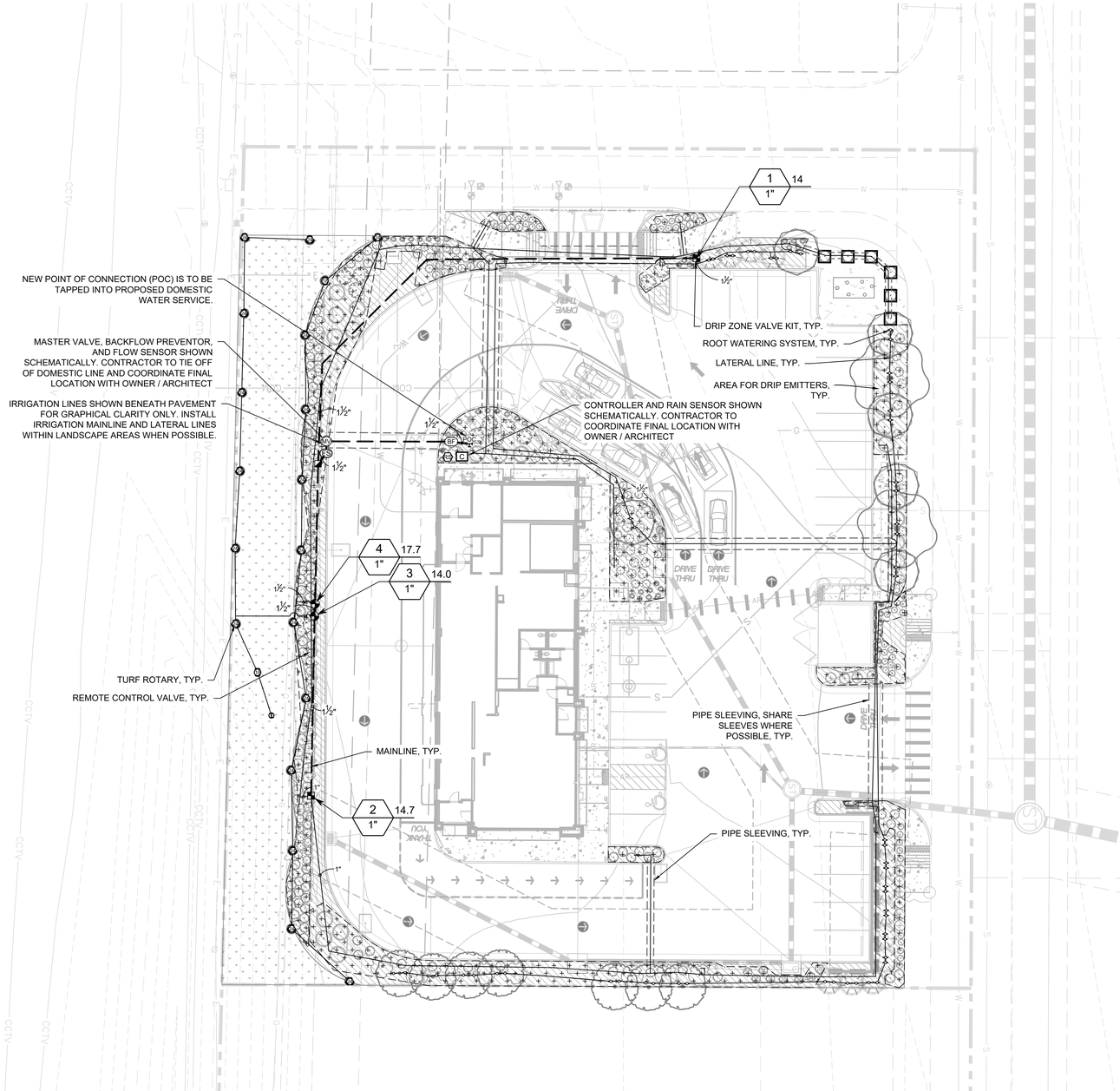
REVIEWED BY	DATE ISSUED	SITE ADDRESS
		6940 STROH ROAD PARKER, CO 80134

SHEET NO.	TITLE	DESCRIPTION	SITE ID
13	LEASE AREA PLAN		005-1004

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

LANDSCAPE PLAN



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
14 ADJ 14 F	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
18 ADJ 18 F	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.	2	45
24 ADJ 24 F	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.	18	45
1401 1402	RAIN BIRD RWS-M-B-C W/ RWS-SOCK 1401 MINI ROOT WATERING SYSTEM WITH 4" DIAMETER X 18" LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE AND RAIN BIRD 1401 0.25 GPM OR 1402 0.5 GPM BUBBLER AS INDICATED. WITH CHECK VALVE, AND SAND SOCK FOR SANDY SOIL.	56	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-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5 GPH=BLUE, 1.0 GPH=BLACK, AND 2.0 GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET. Emitter Notes: 0.5 GPH emitters (2 assigned to each 1 gal. plant) 1.0 GPH emitters (2 assigned to each 5 gal. plant)	6,309 S.F. 86 672

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
MV	RAIN BIRD PEB 1" 1", 1-1/2", 2" PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	1
BF	WATTS LF909 1" LEAD FREE REDUCED PRESSURE BACKFLOW PREVENTER.	1
C	RAIN BIRD ESPLXME2-LXMM 12 STATION TRADITIONALLY-WIRED, COMMERCIAL CONTROLLER. INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE. INSTALL IN LXMM POWDER COATED, METAL WALL-MOUNTED CABINET.	1
RS	RAIN BIRD WR2-RFS WIRELESS RAIN/FREEZE SENSOR.	1
FS	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-LXIVM(P) | LXD | LXME2(P) | ME3, OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND OFFSET. INSTALL IN RAIN BIRD VALVE BOX.	1
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.	2,155 L.F.
	IRRIGATION MAINLINE: PVC SCHEDULE 40	327.8 L.F.
	PIPE SLEEVE: PVC SCHEDULE 40	317.0 L.F.

Valve Callout
- # — Valve Number
- # — Valve Flow
- #" — Valve Size

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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

BY	DESCRIPTION	DATE	REV

Kimley»Horn

PREPARED BY:

PREPARED FOR: McDonald's USA, LLC

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DRAWN BY	REVIEWED BY	DATE ISSUED
AKK	JDP	12/22/2023
STD ISSUE DATE		

TITLE: SITE PLAN

DESCRIPTION: IRRIGATION PLAN

SITE ID: 51032

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

14

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

LANDSCAPE PLAN

GENERAL IRRIGATION SPECIFICATIONS AND NOTES

1. THE SYSTEM SHALL BE DESIGNED TO PROVIDE 100% COVERAGE. ANY CHANGES MADE IN THE LAYOUT DUE TO FIELD CONDITIONS SHALL BE IN ACCORDANCE WITH THESE STANDARDS. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK. THIS PLAN IS SCHEMATIC AND DUE TO THE NATURE OF CONSTRUCTION SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT PLAN.
2. THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
3. ALL CONSTRUCTION SHALL CONFORM TO TOWN, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
4. VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. ALL UTILITIES AND STRUCTURES MAY NOT BE SHOWN ON THESE PLANS-CONTRACTOR SHALL FIELD VERIFY.
5. CONTRACTOR TO VERIFY ACTUAL AVAILABLE WATER PRESSURE BEFORE BEGINNING INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE WATER PRESSURE EXCEEDS 5 PSI HIGHER OR LOWER THAN AVAILABLE WATER PRESSURE. REFER TO CRITICAL ANALYSIS FOR ASSUMED STATIC PRESSURE.
6. CONTRACTOR TO FIELD VERIFY ALL POINT OF CONNECTION SOURCE INFORMATION INCLUDING PSI AND GPM PRIOR TO CONSTRUCTION.
7. IRRIGATION DESIGN IS SCHEMATIC ONLY. FULL AND COMPLETE SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW BY THE OWNER'S REPRESENTATIVE.
8. CONTRACTOR SHALL COORDINATE WITH THE PLANTING PLAN FOR PLANTER BED AND TREE LOCATIONS TO ENSURE ALL PLANT MATERIAL IS COVERED BY 100% HEAD-TO-HEAD IRRIGATION.
9. CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT.
10. IRRIGATION CONTRACTOR TO COORDINATE POWER SUPPLY TO ELECTRIC CONTROLLERS WITH ELECTRICAL CONTRACTOR.
11. IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR. WORK IN THE R.O.W. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF LOCAL AND/OR STATE JURISDICTION.
12. IRRIGATION LATERAL LINES, MAIN LINES AND EQUIPMENT MAY BE SHOWN OUTSIDE PROPERTY LINES ON THIS PLAN, ALL IRRIGATION LINES AND EQUIPMENT ARE TO BE WITHIN AND INSTALLED WITHIN THE LIMITS OF THE PROPERTY LINE.
13. LOCATE ALL IRRIGATION LINES WITHIN LANDSCAPED AREAS WHENEVER POSSIBLE. ALL LINES UNDER PAVEMENT MUST BE SLEEVED. ALL VALVES SHALL BE LOCATED WITHIN LANDSCAPED AREAS, AS SPECIFIED.
12. IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED.
13. SUPPLY LINE AND METER TO BE PROVIDED BY GENERAL CONTRACTOR. BACKFLOW PREVENTER TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN AFTER THE IRRIGATION WATER METER.
14. INSTALL ALL BACKFLOW PREVENTION DEVICES AND ALL PIPING BETWEEN THE POINT OF CONNECTION AND THE BACKFLOW PREVENTER AS PER LOCAL CODES. FINAL LOCATION SHALL BE DETERMINED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
15. CONTRACTOR TO COORDINATE LOCATION OF ALL METERS AND BACKFLOW ASSEMBLIES WITH PROJECT OWNER.
16. THE IRRIGATION CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR SLEEVING AND DIRECTIONAL BORES.
17. EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
18. ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR WHETHER INSTALLED BY HIM OR NOT, SHALL BE LOCATED ON THE "AS-BUILT" DRAWINGS. THE DEPTH BELOW FINISH GRADE, TO THE NEAREST FOOT OF EACH END OF THE SLEEVE SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE "AS-BUILT" DRAWINGS. ALL SLEEVES ON PLAN FOR WALL PENETRATIONS AND UNDER SIDEWALKS SHALL BE SIZED TWO PIPE SIZES GREATER THAN THE PIPE IT CARRIES. ALL IRRIGATION SLEEVING TO BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES. SEE SLEEVING DETAIL.
19. ALL PRESSURIZED MAINLINES AND LATERALS UNDER PAVEMENT SHALL BE WITHIN SLEEVES AS NOTED. WHERE ELECTRIC OR HYDRAULIC VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES THEY SHALL BE CONTAINED WITHIN A SEPARATE, SMALLER CONDUIT.
20. SLEEVES UNDER EXISTING PAVEMENT MUST BE DIRECTIONAL BORE. OPEN CUT IS NOT AN OPTION.
21. NUMBER THE TOP OF ALL VALVE BOX LIDS WITH MINIMUM 1" HEIGHT BLACK LETTERS TO CORRESPOND TO AUTOMATIC AND GATE VALVE DESIGNATIONS. ALL HOSE BIBB VALVE BOXES SHALL BE LABELED IN A SIMILAR MANNER WITH THE DESIGNATION "HB". LETTER OUTSIDE OF TIME CLOCK CABINETS TO CORRESPOND WITH IRRIGATION CLOCK PROGRAM DESIGNATION.
22. THE IRRIGATION CONTRACTOR SHALL INSTALL A COLOR CODED METAL DETECTABLE MARKING TAPE WHICH CLEARLY NOTES: "CAUTION: IRRIGATION LINE BURIED BELOW." THE TAPE SHALL BE INSTALLED THE FULL LENGTH OF THE IRRIGATION MAINLINE.
23. ALL VALVES, SPLICES WITHIN CONTROL LINES, AND QUICK COUPLERS SHALL BE LOCATED WITHIN VALVE BOXES.
24. ALL UNSIZED PIPE SHALL BE 3/4" UNLESS OTHERWISE NOTED ON PLAN. SEE LATERAL PIPE SIZING REQUIREMENTS.
25. LOCATE ALL VALVES IN PLANTING BEDS WITH A MINIMUM OF 3'-0" FROM BACK OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. PIPE SIZES ON EITHER SIDE OF SECTION VALVES CONNECTING MAINLINE TO SECTION LATERAL SHALL BE ONE (1) PIPE SIZE LARGER THAN VALVE SIZE. WHERE MAINLINES RUN PARALLEL TO PAVEMENT OR CURBING, THE MAINLINE SHALL BE OFFSET 2'-0" FROM THE EDGE OF PAVEMENT OR CURB.
26. IRRIGATION ZONES SHALL BE SEPARATED FOR HIGH AND LOW WATER USE REQUIREMENTS AND OPERATED ON DIFFERENT WATERING CYCLES. BUBBLERS, DRIPLINE, AND SPRAY HEADS SHALL BE SEPARATED ON DIFFERENT VALVES. AT NO TIME SHALL MULTIPLE IRRIGATION HEAD TYPES BE LOCATED ON THE SAME VALVE.
27. ALL DRIP ZONES SHALL BE INSTALLED WITH A FLUSH VALVE AND DRIP INDICATOR.
28. IRRIGATION CONTRACTOR TO COORDINATE WITH OWNER FOR FINAL CONTROLLER AND RAIN SENSOR LOCATIONS. THE CONTROLLER SHALL BE PLACED IN A LOCKING CABINET APPROPRIATE FOR ITS LOCATION. (INDOOR VS. OUTDOOR USE)
29. IRRIGATION CONTRACTOR SHALL REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNERS REPRESENTATIVE.
30. LOCATE THE AUTOMATIC RAIN / FREEZE SENSOR SHUTOFF DEVICE IN AN AREA THAT IS UNOBSTRUCTED BY TREES, ROOF OVERHANGS, OR ANY OTHER OVERHEAD OBJECT. THE SENSOR SHALL NOT BE PLACED WITHIN THE SPRAY ZONE OF ANY SPRINKLER HEAD, INCLUDING OFF-SITE IRRIGATION. CONTRACTOR SHALL LOCATE SENSOR WITHIN CLOSE PROXIMITY TO THE IRRIGATION CONTROLLER.
31. CONTRACTOR SHALL PERFORM HYDRO-TESTING OF MAIN LINES.

HYDRO-TESTING TO BE PERFORMED AS LISTED:

THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FORTY-EIGHT (48) HOURS IN ADVANCE OF TESTING. PRIOR TO BACKFILLING, CONTRACTOR SHALL FILL PIPING WITH WATER, IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE, TAKING CARE TO PURGE THE AIR FROM IT. A SMALL, HIGH PRESSURE PUMP OR OTHER MEANS OF MAINTAINING A CONTINUOUS WATER SUPPLY SHALL BE CONNECTED TO THE PIPING AND SET SO AS TO MAINTAIN 125 PSI FOR TWO (2) HOURS WITHOUT INTERRUPTION. CONTRACTOR SHALL MAKE ANY NECESSARY CORRECTIONS AND RETEST THE SYSTEM UNTIL THE OWNER'S REPRESENTATIVE IS SATISFIED THAT THE SYSTEM IS REASONABLY SOUND.

32. ALL WIRING FOR CONNECTION OF THE VALVES TO THE CONTROLLER SHALL FOLLOW MANUFACTURERS SPECIFICATIONS.
33. ALL CONTROL WIRE SHALL BE INSTALLED IN A 1 2" ELECTRICAL CONDUIT.
34. CONTRACTOR TO MINIMIZE IRRIGATION OVERTHROW TO IMPERVIOUS AND NATURAL AREAS THROUGH FIELD ADJUSTMENTS TO INDIVIDUAL HEADS.
35. ALL UNIMPROVED AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION BY THE CONTRACTOR.
36. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
14 ADJ 14 F	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
18 ADJ 18 F	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.	2	45
24 ADJ 24 F	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.	18	45
1401 1402	RAIN BIRD RWS-M-B-C W/ RWS-SOCK 1401 MINI ROOT WATERING SYSTEM WITH 4" DIAMETER X 18" LONG WITH LOCKING GRATE. SEMI-RIGID MESH TUBE AND RAIN BIRD 1401 0.25 GPM OR 1402 0.5 GPM BUBBLER AS INDICATED. WITH CHECK VALVE, AND SAND SOCK FOR SANDY SOIL.	56	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-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5 GPH=BLUE, 1.0 GPH=BLACK, AND 2.0 GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET. Emitter Notes: 0.5 GPH emitters (2 assigned to each 1 gal. plant)	6,309 S.F. 86
	1.0 GPH emitters (2 assigned to each 5 gal. plant)	672

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
MV	RAIN BIRD PEB 1" 1", 1-1/2", 2" PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	1
BF	WATTS LF909 1" LEAD FREE REDUCED PRESSURE BACKFLOW PREVENTER.	1
C	RAIN BIRD ESPLXME2-LXMM 12 STATION TRADITIONALLY-WIRED, COMMERCIAL CONTROLLER. INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE. INSTALL IN LXMM POWDER COATED, METAL WALL-MOUNTED CABINET.	1
RS	RAIN BIRD WR2-RFS WIRELESS RAIN/FREEZE SENSOR.	1
FS	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-LXIVM(P) | LXD | LXME2(P) | ME3, OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND OFFSET. INSTALL IN RAIN BIRD VALVE BOX.	1
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.	2,155 L.F.
	IRRIGATION MAINLINE: PVC SCHEDULE 40	327.8 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	1.15 in/h	0.67	36	504	168
2	RAIN BIRD XCZ-100-PRB-COM	AREA FOR DRIP EMITTERS	0.56 in/h	0.67	73	1,072	
3	RAIN BIRD PEB	TURF ROTARY	0.31 in/h	1	193	2,706	902
4	RAIN BIRD PEB	TURF ROTARY	0.3 in/h	1	200	3,546	1,182
		TOTALS:			502	7,828	2,252

CRITICAL ANALYSIS

Generated: 2023-12-19 10:42

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: 17.73 GPM
Flow Available at POC: 18.2 GPM
Residual Flow Available: 0.47 GPM

Critical Station: 3
Design Pressure: 45 PSI
Friction Loss: 1.4 PSI
Fittings Loss: 0.14 PSI
Elevation Loss: 0 PSI
Loss through Valve: 2.24 PSI
Pressure Req. at Critical Station: 48.8 PSI
Loss for Fittings: 0.06 PSI
Loss for Main Line: 0.61 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 14.6 PSI
Loss for Master Valve: 2.24 PSI
Critical Station Pressure at POC: 66.3 PSI
Pressure Available: 80 PSI
Residual Pressure Available: 13.7 PSI

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	RAIN BIRD XCZ-100-PRB-COM	1"	BUBBLER	14	225.3	45.7		1.15 in/h
2	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIP EMITTERS	14.69	165.6	44.6		0.56 in/h
3	RAIN BIRD PEB	1"	TURF ROTARY	14.02	107.7	48.8		0.31 in/h
4	RAIN BIRD PEB	1"	TURF ROTARY	17.73	103.8	48.2		0.3 in/h
	Common Wire				327.8			

Know what's below. Call before you dig.

BY	DESCRIPTION	DATE	REV

Kimley»Horn

PREPARED BY:

PREPARED FOR: McDonald's USA, LLC

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DRAWN BY AKK
STD ISSUE DATE

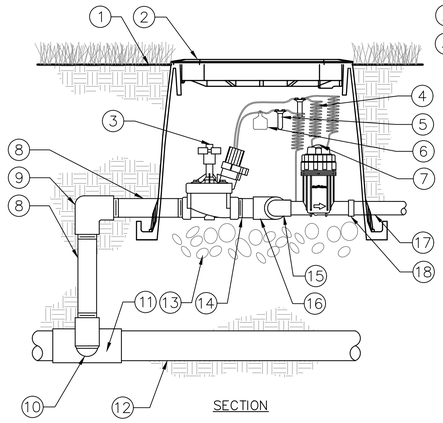
REVIEWED BY JCP
DATE ISSUED 12/22/2023

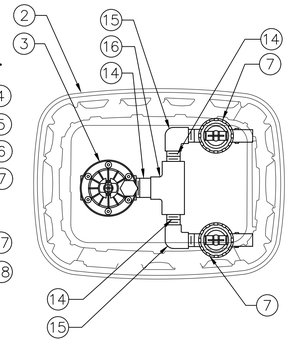
TITLE: SITE PLAN
DESCRIPTION: IRRIGATION NOTES
SITE ADDRESS: NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO
SITE ID 51032

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

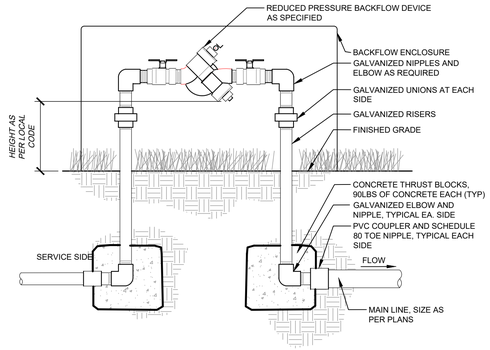
LANDSCAPE PLAN



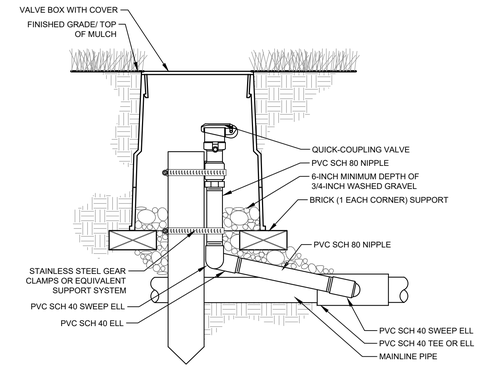


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH LOCKING COVER
3. REMOTE CONTROL VALVE
4. 30-INCH LINEAR LENGTH OF WIRE, COILED
5. WATERPROOF CONNECTION
6. ID TAG
7. PRESSURE REGULATING QUICK CHECK BASKET FILTER
8. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
9. PVC SCH 40 ELL
10. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
11. PVC SCH 40 TEE OR ELL
12. MAINLINE PIPE
13. 6-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
14. PVC SCH 80 NIPPLE, CLOSE
15. PVC SCH 40 ELL
16. PVC SCH 40 TEE
17. LATERAL PIPE
18. PVC SCH 40 FEMALE ADAPTOR

1 / xx — DRIP ZONE VALVE KIT
SECTION / PLAN — NTS



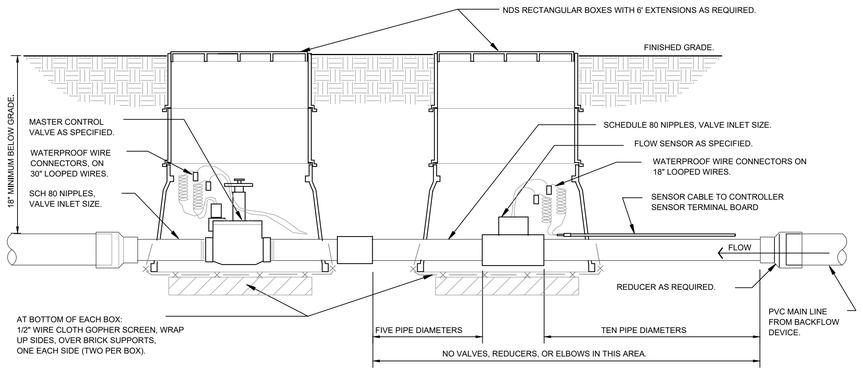
2 / xx — BACKFLOW PREVENTER
SECTION — NTS



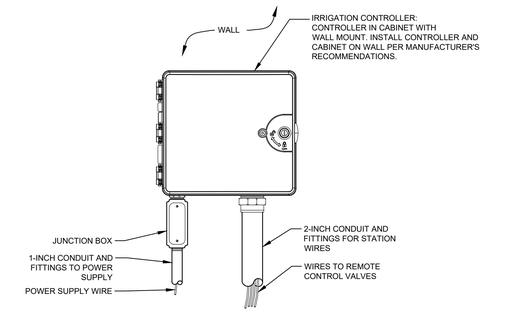
NOTE:

FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

3 / xx — TYPICAL QUICK COUPLER
SECTION — NTS

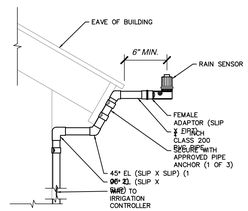


4 / xx — MASTER CONTROL VALVE / FLOW SENSOR ASSEMBLY
SECTION — NTS

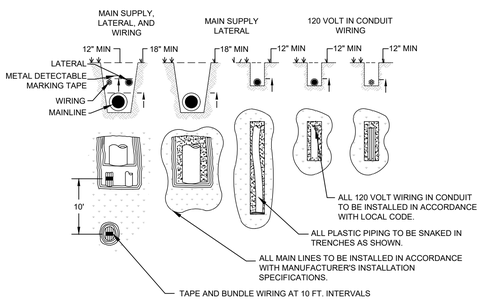


NOTES:
1. FOR EASE OF INSTALLATION INTO A CONTROLLER WITH MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF CONTROLLER AND TRANSITION LARGER VALVE AND COMMON WIRES FROM FIELD TO 18 AWG MULTI CONDUCTOR WIRE TO BE USED IN CONTROLLER.
2. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

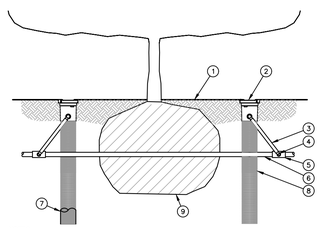
5 / xx — IRRIGATION CONTROLLER – WALL MOUNT
ELEVATION — NTS



6 / xx — RAIN SENSOR – BUILDING MOUNT
SECTION — NTS



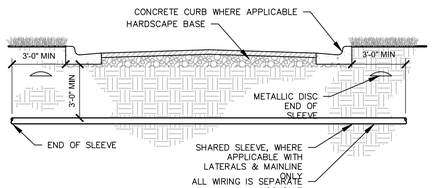
7 / xx — TYPICAL TRENCHING
SECTION — NTS



1. FINISH GRADE/TOP OF MULCH
2. ROOT WATERING SYSTEM: RAIN BIRD RWS
3. SWING ASSEMBLY (INCLUDED)
4. 1/2" (1.3 CM) MALE NPT INLET (INCLUDED)
5. PVC SCH 40 TEE OR EL
6. PVC OR POLYETHYLENE LATERAL PIPE
7. OPTIONAL SOCK (RWS-SOCK) FOR SANDY SOILS
8. 4" (10.2 CM) WIDE X 36" (91.4 CM) LONG RIGID BASKET WEAVE CANISTER (INCLUDED)
9. PLANT ROOT BALL

NOTES:
1. POSITION 2-3 UNITS (OR MORE) EVENLY SPACED AROUND PLANT. FOR NEW TREES PLACE NEAR ROOT BALL. FOR EXISTING TREES PLACE HALF THE DISTANCE BETWEEN CANOPY EDGE AND TREE TRUNK.
2. INSTALL PRODUCT WITH TOP EVEN WITH GROUND SURFACE.
3. RWS SERIES AVAILABLE IN THE FOLLOWING MODELS:
   RWS-B-C-1401: 0.25 GPM (0.95 LM), CHECK VALVE
   RWS-B-1401: 0.25 GPM (0.95 LM)
   RWS-B-X-1401: 0.25 GPM (0.95 LM), 18" (45.7 CM) SWING ASSEMBLY
   RWS-B-C-1402: 0.5 GPM (1.9 LM), CHECK VALVE
   RWS-B-1402: 0.5 GPM (1.9 LM)
   RWS-B-C-1404: 1.0 GPM (3.8 LM), CHECK VALVE
4. WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 3/4" (1.9 CM) GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.
5. ONCE RWS HAS BEEN INSTALLED FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING LID.
6. OPTIONAL RWS-SOCK FOR USE IN SANDY SOILS.

8 / xx — ROOT WATERING SYSTEM
NTS



9 / xx — TYPICAL SLEEVING
SECTION — NTS

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

BY	DESCRIPTION	DATE	REV

Kimley»Horn

PREPARED BY:

PREPARED FOR: McDonald's USA, LLC

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DRAWN BY: AKK
STD ISSUE DATE

REVIEWED BY: JDP
DATE ISSUED: 12/22/2023

TITLE: SITE PLAN

DESCRIPTION: IRRIGATION DETAILS

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

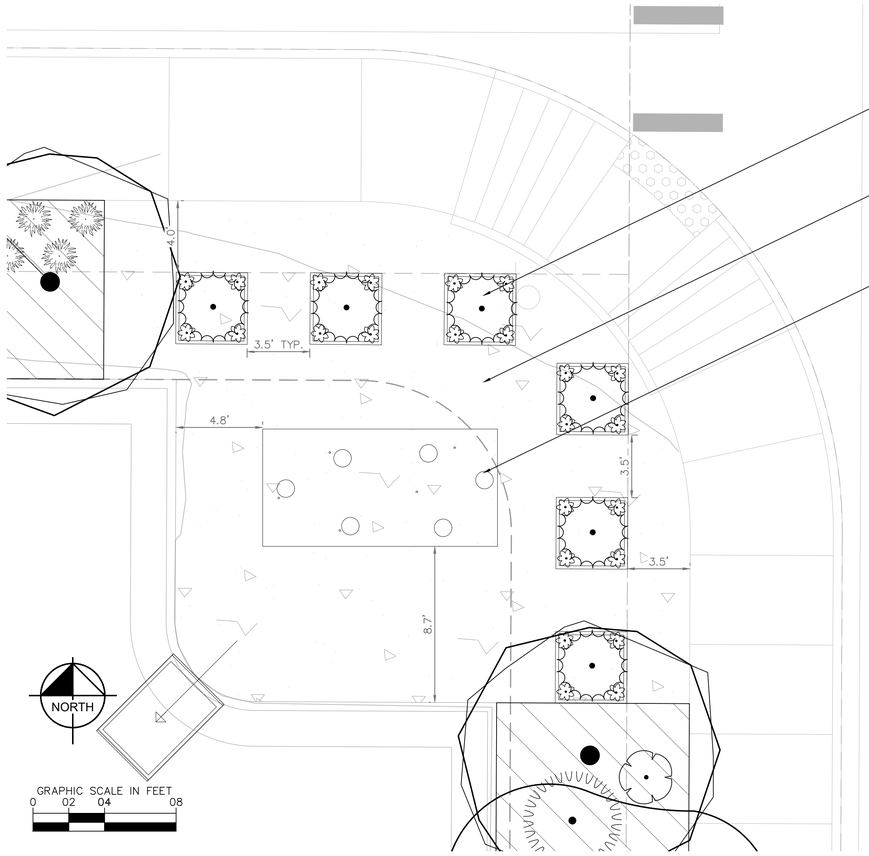
SITE ID: 51032

096-806.-018-24

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

LANDSCAPE PLAN

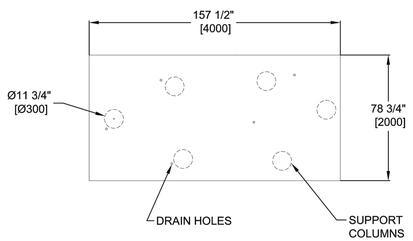


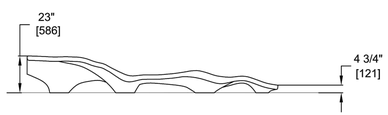
NOTES:

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

Escofet. Lungo Mare Bench, Module A
Product Drawing

Date: 4/14/2015
www.landscapeforms.com Ph: 800.521.2546





landscapeforms Drawing: ESJ01-01
Dimensions are in inches [mm]

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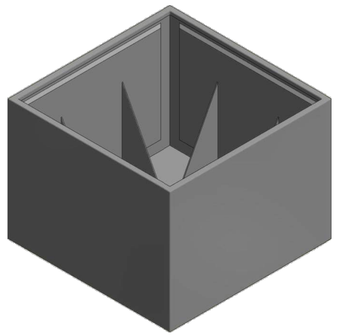
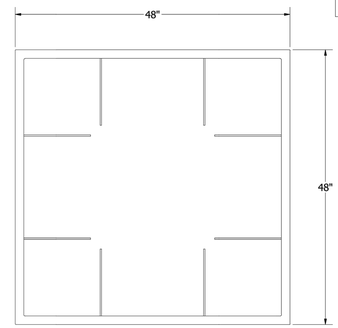
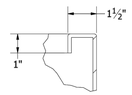
01 / 17 BENCH STRUCTURE DETAIL

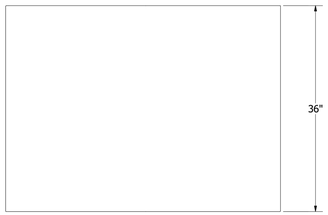




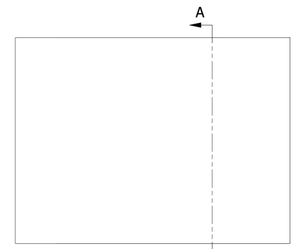
PLAN



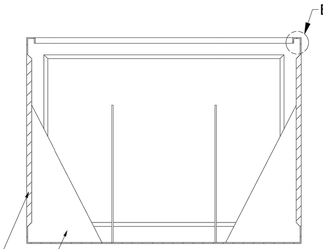
DETAIL B



SIDE



ELEVATION



SECTION A-A

EMBEDDED REINFORCEMENT
(SUPPORT FOR SIDE WALLS)

GUSSETS
(SUPPORT FOR SIDE WALLS)

NOTES: UNLESS OTHERWISE SPECIFIED

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

COLOR: _____

TEXTURE: _____

APPROVAL:

Signature authorizes Tournesol Siteworks
to manufacture the product as shown

Tournesol Siteworks 2930 Faber Street, Union City, CA 94587	TITLE: WILSHIRE - RECTANGLE - 48X48X36 WR-484836
DRAWN: MLC 6/14/2018	
SIZE: C DWG NO: WR-484836-SUB	REV: A
ALL DIMENSIONS IN INCHES SCALE 1/10	MATERIAL: GFRP SHEET 1 OF 1

02 / 17 PLANTER DETAIL

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

REV	DATE	DESCRIPTION	BY

Kimley»Horn

PREPARED BY:

PREPARED FOR: McDonald's USA, LLC

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DRAWN BY	STD ISSUE DATE
AKK	
REVIEWED BY	DATE ISSUED
JCP	12/22/2023

TITLE: SITE PLAN

DESCRIPTION: PEDESTRIAN PLAZA DETAILS

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

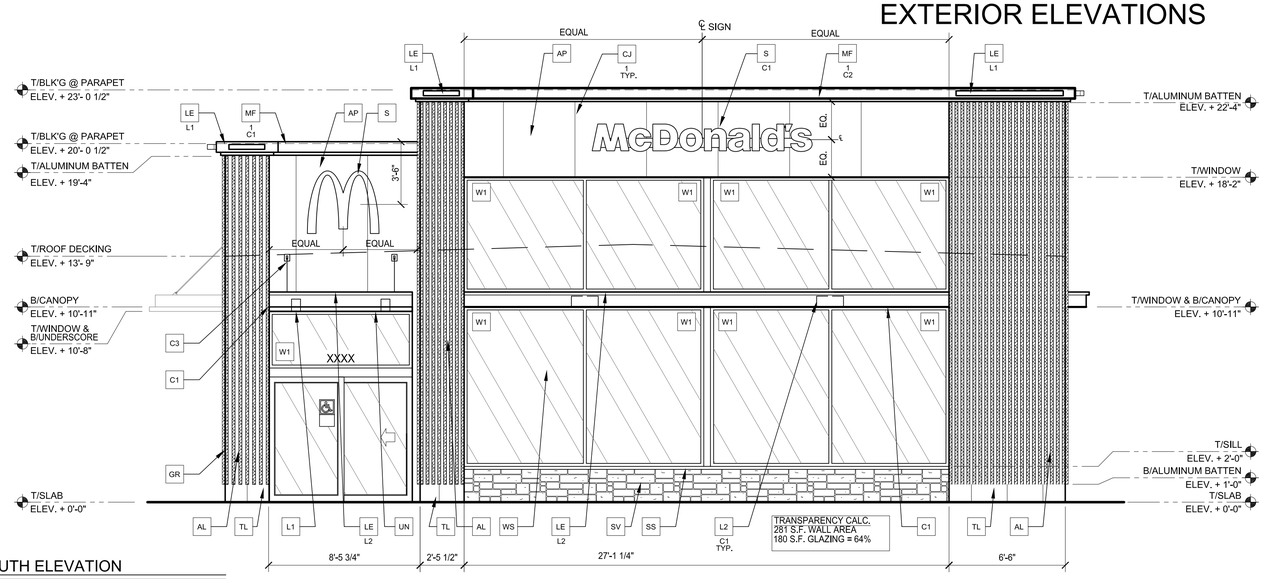
SITE ID: 510J2

17

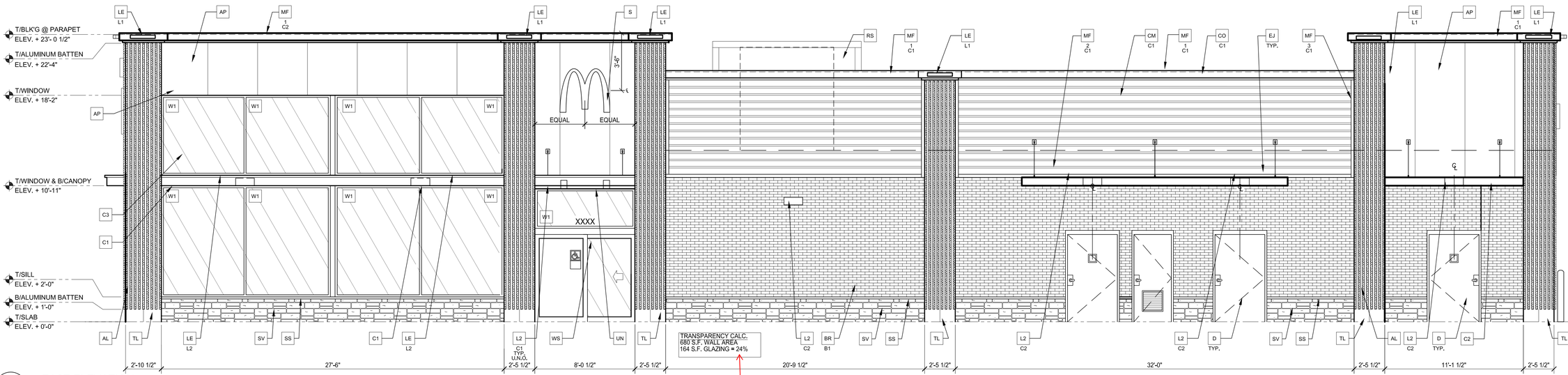
PARKER POINTE SUBDIVISION FILING NO. 2, LOT 2A

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

EXTERIOR ELEVATIONS



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



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

building front requires 30% transparency

KH Response: Building front has been updated to 31% transparency.

KEY NOTES:

- AL — ALUMINUM BATTEN SYSTEM
  SIZE: 2"X2" PROFILE
  COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH
  SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APA TRADEMARKED.
  COURSE GRIT SAND SURFACES PRIOR TO PRIMING, PRIME AND PAINT BOTH SIDES AND ALL EDGES.
  SUBSTRATE COLOR: "IRON ORE" 7069 BY SHERWIN WILLIAMS
- AP — ALPOLIC METAL PANEL (COLOR: RAL 7022)
- BM — BRAKE METAL PANEL
  COLOR: PAINT "HARVEST MOON" #232-5 BY VALSPAR
- BR — MODULAR FACE BRICK
  - B1 — COLOR:
    B1 = "ONYX" SMOOTH, BY SUMMIT BRICK
- C1 — ALUMINUM CANOPY SYSTEM W/FASCIA
  COLOR: WHITE
- C2 — ALUMINUM CANOPY SYSTEM
  COLOR: RAL 7022
- C3 — ALUMINUM CANOPY TIEBACK
  COLOR: RAL 7022
  GC TO PROVIDE CONTINUOUS BLOCKING ON WALL BEHIND TIEBACKS
- CJ — CONTROL JOINT
  1 — TYPE: 1 = ALPOLIC
- CM — 7" REVEAL METAL WALL PANEL SYSTEM BY METAL ERA
  C1 — COLOR:
  C1 = WEATHERED ZINC
- CO — CORNICE
  C1 — COLOR: WEATHER ZINC
- D — HOLLOW METAL DOOR
  PAINT: "GAUNTLET GRAY" SW-7017 BY SHERWIN WILLIAMS
- DE — DECAL BY GRAPHICS SUPPLIER
  SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
  SUPPLIERS:
  VOMELA (866) 330-7337, ann.bowen@vomela.com
  GFX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfxi.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 SCONCE LIGHT FIXTURE - SEE ELECTRICAL
  C1 — COLOR:
  C1= WHITE
  C2= MATCH RAL 7022
- LE — ACCENT LIGHTING - SEE ELECTRICAL
  L1 — LED LIGHT:
  L1 = SLIM LED (DOWN ONLY)
  L2 = INTEGRAL CANOPY FIXTURE
  L3 = UP ONLY FLOOD FIXTURE
- MF — METAL FASCIA
  1 — TYPE:
  C1 — 1 = PRE-FAB ANCHOR-TITE FASCIA
  2 = BOTTOM TRIM AT METAL REVEAL PANEL
  3 = VERTICAL TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES
  COLOR:
  C1= WEATHERED ZINC (FLAT FACTORY FINISHED)
  C2= RAL 7022 (FLAT FACTORY FINISHED)
- PB — PIPE BOLLARD - PAINTED YELLOW
- PT — (RMHC) COIN COLLECTOR
  MODEL: #WPT STD CALL 1-888-743-7435 TO ORDER
- RO — ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- RS — ROOF-TOP EQUIPMENT SCREEN (BEYOND), COLOR TO MATCH ALPOLIC METAL PANEL COLOR RAL 7022
- S — McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
  C1 — COLOR:
  C1 = WEATHERED ZINC RACEWAY
  C2 = RAL 7022 RACEWAY
- SS — STONE SILL, TELLURIDE STONE OKLAHOMA BLUE SILL
  2.5"-3"x2.5"-3"x24"
- SV — STONE VENEER, TELLURIDE STONE SAWN THIN VENEER,
  HERITAGE BILTMORE DIMENSIONAL
- TL — TILE (@ BASE OF BATTEN SYSTEM)
  EUROWEST: DELUXE COLLECTION
  COLOR: ABSOLUTE BLACK, SIZE: 6"X24"
  WATERPROOFING SETTING MATERIAL AND GROUT: BY MAPEI
  GROUT COLOR: ULTRA COLOR PLUS - 47 CHARCOAL
  GROUT WIDTH: 1/8" TO 3/16"
  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 RELEASE
  XX — COLOR: DEEP BRONZE
  SLIDE DIRECTION: RL = RIGHT TO LEFT
  LR = LEFT TO RIGHT
- W3 — EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
  COLOR: DARK BRONZE
  BACK LIT GLAZING

BY	DESCRIPTION	DATE	REV

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

PREPARED FOR:
McDonald's USA, LLC

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DRAWN BY: B.ARRIS
STD ISSUE DATE
REVIEWED BY
DATE ISSUED: 7/19/2022

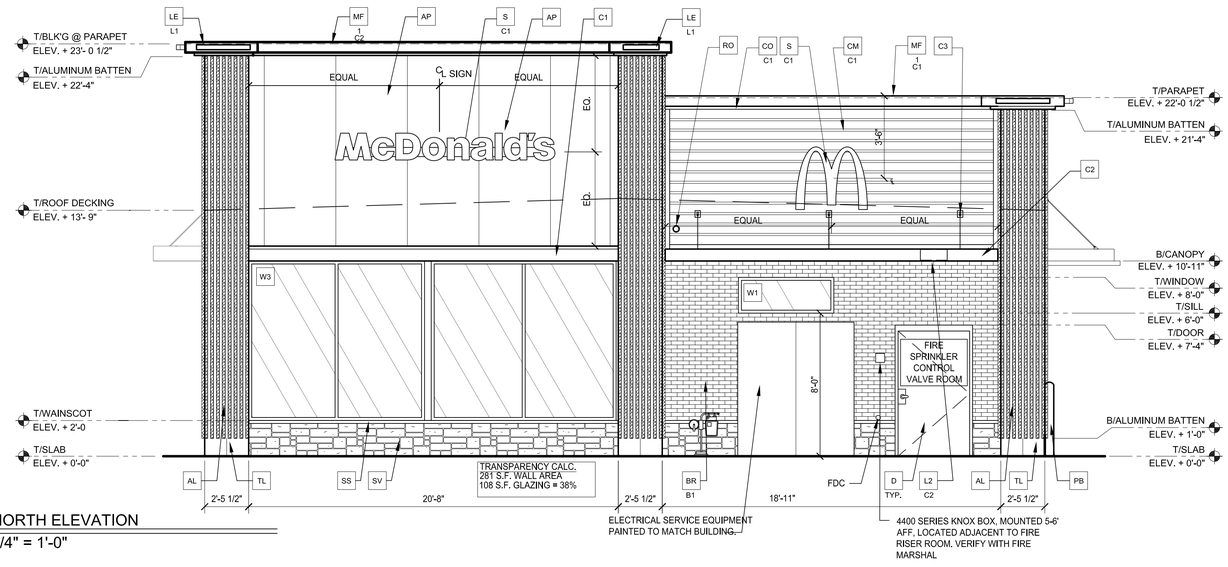
TITLE: EXTERIOR ELEVATIONS
DESCRIPTION
SITE ADDRESS: NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO
SITE ID: 51004

SHEET NO. A2.0

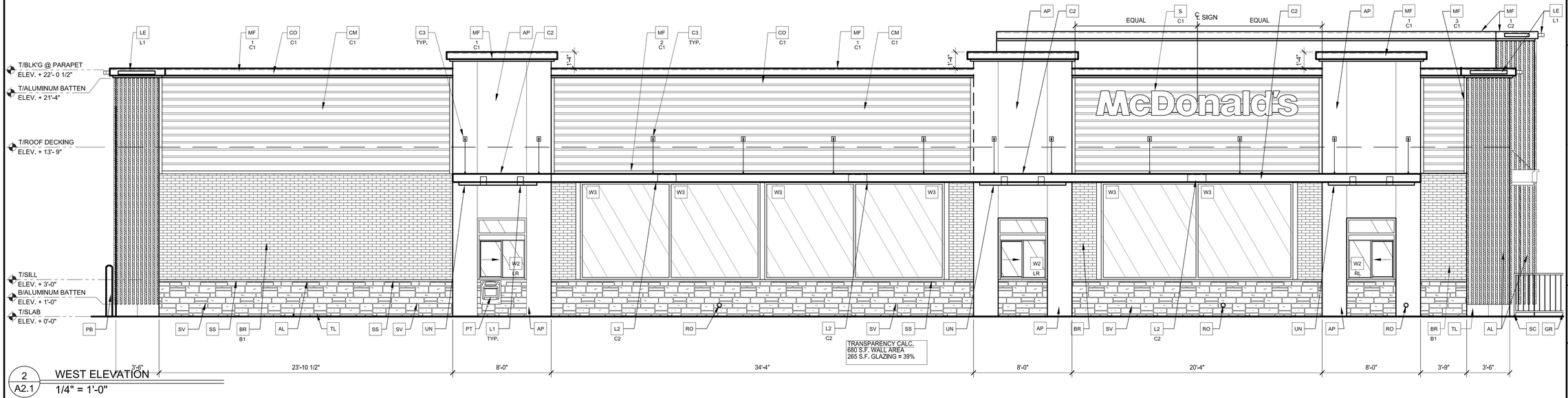
PARKER POINTE SUBDIVISION FILING NO. 2, LOT 2A

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

EXTERIOR ELEVATIONS



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



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

KEY NOTES:

- AL — ALUMINUM BATTEN SYSTEM
  SIZE: 2"X2" PROFILE
  COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH
  SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APA TRADEMARKED.
  COURSE GRIT SAND SURFACES PRIOR TO PRIMING. PRIME AND PAINT BOTH SIDES AND ALL EDGES.
  SUBSTRATE COLOR: "IRON ORE" 7069 BY SHERWIN WILLIAMS
- AP — ALPOLIC METAL PANEL (COLOR: RAL 7022)
- BM — BRAKE METAL PANEL
  COLOR: PAINT "HARVEST MOON" #232-5 BY VALSPAR
- BR — MODULAR FACE BRICK
  - B1 — COLOR:
    B1 = "ONYX" SMOOTH, BY SUMMIT BRICK
- C1 — ALUMINUM CANOPY SYSTEM W/FASCIA
  COLOR: WHITE
- C2 — ALUMINUM CANOPY SYSTEM
  COLOR: RAL 7022
- C3 — ALUMINUM CANOPY TIEBACK
  COLOR: RAL 7022
  GC TO PROVIDE CONTINUOUS BLOCKING ON WALL BEHIND TIEBACKS
- CJ — CONTROL JOINT
  1 — TYPE: 1 = ALPOLIC
- CM — 7" REVEAL METAL WALL PANEL SYSTEM BY METAL ERA
  C1 — COLOR:
  C1 = WEATHERED ZINC
- CO — CORNICE
  C1 — COLOR: WEATHER ZINC
- D — HOLLOW METAL DOOR
  PAINT: "GAUNTLET GRAY" SW-7017 BY SHERWIN WILLIAMS
- DE — DECAL BY GRAPHICS SUPPLIER
  SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
  SUPPLIERS:
  VOMELA (866) 330-7337, ann.bowen@vomela.com
  GFX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfxi.com
- EJ — EXPANSION JOINT, SEE DETAIL 7/A4.1
- GR — GUARD RAIL -SEE CIVIL SITE PLAN FOR EXACT LOCATION AND LENGTH
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  COLOR: GOLD
- L2 — RADIAL SCONCE LIGHT FIXTURE - SEE ELECTRICAL
  C1 — COLOR:
  C1= WHITE
  C2= MATCH RAL 7022
- LE — ACCENT LIGHTING - SEE ELECTRICAL
  L1 — LED LIGHT:
  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
- S — McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
  C1 — COLOR:
  C1 = WEATHERED ZINC RACEWAY
  C2 = RAL 7022 RACEWAY
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  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
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  COLOR: GOLD
- W1 — EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
  COLOR: DARK BRONZE
- W2 — DRIVE-THRU WINDOW BY READY ACCESS
  MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN; ELECTRONIC RELEASE
  XX — COLOR: DEEP BRONZE
  SLIDE DIRECTION: RL = RIGHT TO LEFT, LR = LEFT TO RIGHT
- W3 — EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
  COLOR: DARK BRONZE
  BACK LIT GLAZING

REV	DATE	DESCRIPTION	BY

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

PREPARED FOR:
McDonald's USA, LLC

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DRAWN BY: CSS
STD ISSUE DATE
REVIEWED BY
DATE ISSUED: 7/19/2022

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

A2.1

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 2**

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:						

Review Group: SP 1ST 20

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

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		

Notes:

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

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@ccbwqa.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		

Notes:

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

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	11/9/2023	11/8/2023	CONSTRUCTION PLANS - CIVIL	Michael Walton	REVISIONS REQUIRED	See Engineering Memo

Notes:

10/11/2023	11/7/2023	11/8/2023	DOUGLAS COUNTY ASSESSORS OFFICE 20	Marian Woodward	REVISIONS REQUIRED	

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		

Notes:

10/11/2023	10/30/2023	11/8/2023	DOUGLAS COUNTY PLANNING SERVICES DIVISION 20	DC Referrals	ADVISORY COMMENTS	

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	11/9/2023	11/8/2023	DRAINAGE REPORT - CIVIL	Michael Walton	REVISIONS REQUIRED	See Engineering Memo

Notes:

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

Notes:

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

Notes:

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	11/9/2023	11/8/2023	SITE PLAN - CIVIL	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
Notes:						
10/11/2023	11/9/2023	11/8/2023	SITE PLAN 20	Amber Wood Hicken	REVISIONS REQUIRED	
Notes:						
10/11/2023		11/8/2023	SOUTH METRO FIRE 20	South Metro Fire		
Notes:						
10/11/2023	11/9/2023	11/8/2023	TRAFFIC IMPACT STUDY - CIVIL	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
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						

Review Group: SP 2ND 15						
1/2/2024	1/12/2024	1/23/2024	CONST PLANS - ENVIRONMENTAL 15	Robert Seacat	REVISIONS REQUIRED	See Engineering Memo and Comments

Notes:

SP23-070 – Parker Pointe F1 AMD 1 L2A - McDonald's – 2nd Environmental Review, 1-12-24

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.

INTERIM/FINAL CBMP PLAN SHEETS

1. The Town of Parker does not allow any permanent slopes steeper than 3:1, please adjust the plans to meet this requirement. Please label and identify the ratio of all slopes that are 4:1 or steeper. Specifically, the west and south sides of the site.

1/2/2024		1/23/2024	CONSTRUCTION PLANS - CIVIL 15	Michael Walton		

Notes:

1/2/2024		1/23/2024	DOUGLAS COUNTY ASSESSORS OFFICE 15	Marian Woodward		

Notes:

1/2/2024	1/3/2024	1/23/2024	DOUGLAS COUNTY PLANNING SERVICES DIVISION 15	DC Referrals	NO COMMENT	

Notes:

1/2/2024		1/23/2024	DRAINAGE REPORT - CIVIL 15	Michael Walton		

Notes:

1/2/2024	1/9/2024	1/23/2024	FIRE LIFE SAFETY 15	Randy Capra	APPROVED	

Notes:

1/2/2024	1/23/2024	1/23/2024	IREA 15	Brooks Kaufman	REVISIONS REQUIRED	Provide EUSERC Cabinet location

Notes:

The applicant will be required identify the EUSERC Cabinet, meet CORE''s clearance requirements and location requirements.

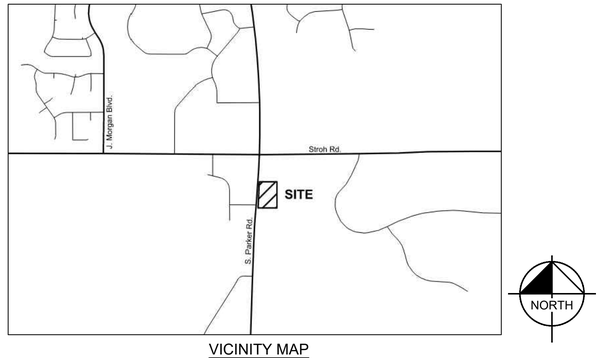
1/2/2024		1/23/2024	SITE PLAN - CIVIL 15	Michael Walton		

Notes:

1/2/2024		1/23/2024	SITE PLAN 15	Amber Wood Hicken		
Notes:						
1/2/2024		1/23/2024	TRAFFIC IMPACT STUDY - CIVIL 15	Michael Walton		
Notes:						
Review Group: SP 2ND 15 ADD						
1/2/2024	1/23/2024	1/23/2024	PARKER WATER AND SANITATION DISTRICT 15	Robert Ramsey	REVISIONS REQUIRED	See Notes
Notes: Please note I am working with the Engineer on this plan set for items needed. Please see the uploaded Easement agreement and Improvement agreement.						

UTILITY PLANS
MCDONALD'S PARKER STROH
PARKER POINTE SUBDIVISION FILING NO. 2, LOT 2A
NEAR SEC PARKER ROAD AND STROH ROAD
PARKER, CO

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
PWSD	
C2.0	COVER SHEET
C2.1	UTILITY NOTES
C2.2	UTILITY PLAN
C2.3	PWSD DETAILS
C2.4	PWSD DETAILS



VICINITY MAP
N.T.S.

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

LOTS 2A, PARKER POINTE SUBDIVISION FILING NO. 2, COUNTY OF DOUGLAS, STATE OF COLORADO.

DISTRICT ACCEPTANCE NOTE

1. UPON COMPLETION OF SANITARY AND WATER CONSTRUCTION AND TESTING, THE DEVELOPER OR CONTRACTOR SHALL CONTACT THE DISTRICT FOR PROBATIONARY ACCEPTANCE INSPECTION. A PUNCHLIST WILL BE PROVIDED FOR THE DEVELOPER AND CONTRACTOR UPON COMPLETION OF THE INITIAL WALK-THRU AND PROBATIONARY ACCEPTANCE WILL BE ISSUED FOLLOWING COMPLETION AND ACCEPTANCE OF THE WORK OUTLINED IN THE PUNCHLIST.
2. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE PROPER FUNCTIONING OF THE LINES FOR UP TO TWO (2) YEARS FROM THE DATE OF PROBATIONARY ACCEPTANCE OF THE LINES BY THE DISTRICT. ANY MALFUNCTION DURING THIS PERIOD OF GUARANTEE SHALL BE REMEDIED BY THE CONTRACTOR TO THE SATISFACTION OF THE DISTRICT ENGINEER AT NO EXPENSE TO THE DISTRICT.
3. THE DATE OF FINAL ACCEPTANCE WILL BE INDICATED IN THE CONDITION OF THE RESPONSIBLE FOR CONTACTING THE DISTRICT FOR FINAL INSPECTION AND FINAL ACCEPTANCE.

PROJECT SCHEDULE

PROJECT START: SUMMER 2023
PROJECT END: FALL 2023

MATERIAL LIST

DESCRIPTION	QTY.	UNIT
1" TYPE K CU	26	LF
1.5" TYPE K CU	129	LF
6" PVC	197	LF
1.5" DOMESTIC WATER METER	1	EA
1" IRRIGATION WATER METER	1	EA
6" 45° BEND	8	EA
4" 45° BEND	3	EA
1" CURB STOP	1	EA
1.5" CURB STOP	1	EA
8" GATE VALVE	2	EA
FIRE HYDRANT	1	EA
4" PVC	158	LF
4" CLEANOUT	1	EA
GREASE INTERCEPTOR	1	EA
SAMPLING MANHOLE	1	EA
6" GATE VALVE	2	EA

CONTACTS:

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

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.

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.

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

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

MUNICIPAL CONTACT LIST:

TOWN OF PARKER

PLANNING AND INSPECTIONS DEPARTMENT – PLANNING DIVISION
20120 E MAINSTREET
PARKER, CO 80138
TEL: (303) 805-3338
CONTACT: BRIEANNA SIMON

CAPITAL IMPROVEMENT PROJECTS/ ENGINEERING DEPARTMENT
20120 E MAINSTREET
PARKER, CO 80138
TEL: (303) 940-9546
CONTACT: TYLER SANDT

CITY FIRE DEPARTMENT
20120 E MAINSTREET
PARKER, CO 80138
TEL: (303) 805-3169
CONTACT: RANDY CAPRA

GAS COMPANY
XCEL ENERGY
1800 LARIMER STREET
DENVER, CO 80202
TEL: (800) 895-1999
CONTACT: RON JOHNSON

PLANNING AND INSPECTIONS DEPARTMENT-INSPECTIONS DIVISION
20120 E MAINSTREET
PARKER, CO 80138
TEL: TBD
CONTACT: TBD

TRANSPORTATION DEPARTMENT
COLORADO DEPARTMENT OF TRANSPORTATION
TEL: (303) 757-9356
CONTACT: RICK SOLOMON

PARKER WATER AND SANITATION DISTRICT
18100 E WOODMAN DRIVE
PARKER, CO 80134
TEL: (303) 841-4627
CONTACT: DRAYTON SANDERSON

ELECTRIC COMPANY
IREA
5496 US HWY 85
SEDALIA, CO 80135
TEL: (720) 733-5493
CONTACT: BROOKS KAUFMAN

TELEPHONE COMPANY
CENTURY LINK
1801 CALIFORNIA STREET, SUITE 240
DENVER, CO 80202
TEL: (855) 891-4083
CONTACT: IZZY MILLER

FIRE CODE REVIEW BLOCK:

ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO WATER UTILITY STANDARDS. THE NUMBER AND LOCATIONS OF THE FIRE HYDRANTS AS SHOWN ON THE OVERALL UTILITY PLAN ARE CORRECT AS SPECIFIED BY THE TOWN OF PARKER, COMMUNITY DEVELOPMENT DEPARTMENT.

FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE DATE

(NOTE – UNDERGROUND FIRE LINE (UFL) SUBMITTAL DOCUMENTS MUCH MEET THE REQUIREMENTS OF NFPA 24 WHEN SUBMITTING FOR REVIEW.)

THE DISTRICT INSPECTOR MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO START OF CONSTRUCTION. CALL PARKER WATER AND SANITATION DISTRICT AT 303-841-4627. THE DISTRICT WILL PROVIDE PERIODIC INSPECTIONS OF THE WORK. 24 HOUR NOTICE TO THE INSPECTOR IS REQUIRED FOR SCHEDULING INSPECTIONS.
ANY WORK ACCOMPLISHED WITHOUT THE APPROVAL OF THE INSPECTOR WILL BE SUBJECT TO REJECTION.

REVIEWED FOR CONFORMANCE TO PARKER WATER AND SANITATION DISTRICT STANDARDS.

BY: _____ (DISTRICT REPRESENTATIVE)

DATE: _____

APPROVED FOR CONSTRUCTION:
PARKER WATER AD SANITATION DISTRICT

BY: _____ (DISTRICT ENGINEER)

DATE:

Know what's below. Call before you dig.

NO.	DESCRIPTION	DATE	BY

Kimley»Horn

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

PREPARED BY:

PREPARED FOR: McDonald's USA, LLC

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DRAWN BY	CHECKED BY
JJM	STD
ISSUE DATE	
REVIEWED BY	JRH
DATE ISSUED	12/22/2023

TITLE: UTILITY PLANS
DESCRIPTION: COVER SHEET
SITE ID: 51032
SITE ADDRESS: NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO

C2.0

PARKER WATER AND SANITATION GENERAL NOTES

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE PWSD ENGINEERING STANDARDS AND SPECIFICATIONS, LATEST VERSION.
2. THE CONTRACTOR SHALL CONTACT ALL APPROPRIATE UTILITY COMPANIES AND THE TOWN OF PARKER, DOUGLAS COUNTY AND OTHER NEIGHBORING CITIES AND TOWNS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. CONTRACTOR SHAL BE RESPONSIBLE FOR LOCATING AND EXISTING UTILITY (INCLUDING DEPTHS) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION. ALL EXISTING UTILITIES SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. DAMAGED UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.
3. ALL ITEMS SHOWN ON THE PLANS AS EXISTING ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE ACTUAL LOCATIONS MAY VARY FROM THE PLANS, ESPECIALLY IN THE CASE OF UNDERGROUND UTILITIES. WHENEVER THE CONTRACTOR DISCOVERS A DISCREPANCY IN THE LOCATIONS CONTACT THE PWSD IMMEDIATELY.
4. PWSD ENGINEER AND OTHER APPROVING AGENCIES ARE TO BE NOTIFIED 48 HOURS PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS NECESSARY TO PERFORM THE PROPOSED WORK.
6. ALL CONCRETE SHALL BE A MINIMUM OF CLASS A, 6 SACK, TYPE II, 3000-POUND COMPRESSION STRENGTH.
7. THE DESIGN ENGINEER SHALL SUBMIT ONE (1) SET OF AS-BUILT DRAWINGS AND ELECTRONIC FILES TO THE DISTRICT ENGINEER FOR APPROVAL BY DISTRICT. AFTER APPROVAL HAS BEEN GRANTED BY THE DISTRICT ENGINEER, FULL SIZE PRINTS SHALL BE TRANSMITTED TO THE PWSD OFFICE.
8. NO WORK SHALL BE BACKFILLED UNTIL THE CONSTRUCTION HAS BEEN INSPECTED AND APPROVED FOR BACKFILLING BY THE DISTRICT ENGINEER OR REPRESENTATIVE OF THE DISTRICT ENGINEER. ALL BACKFILL MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY. COMPACTION TESTS MUST BE SUBMITTED TO DISTRICT ENGINEER PRIOR TO PROBATIONARY ACCEPTANCE.
9. TRENCHES SHALL BE EXCAVATED AND THE PIPE EXPOSED FOR THE INSPECTION AT ANY LOCATION ON THE PROJECT IF SO ORDERED BY THE INSPECTOR.
10. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE PROPER FUNCTIONING OF LINES (WATER AND SEWER) FOR UP TO TWO (2) YEARS FROM THE DATE OF PROBATIONARY ACCEPTANCE OF THE LINES BY THE DISTRICT. ANY MALFUNCTION DURING THIS PERIOD OF GUARANTEE SHALL BE REMEDIED BY THE CONTRACTOR TO THE SATISFACTION OF THE DISTRICT ENGINEER AT NO EXPENSE TO THE DISTRICT.
11. SURFACE GRADES ARE TO BE WITHIN PLUS OR MINUS ONE FOOT OF FINISHED GRADE AND VERIFICATION OF COMPACTION RESULTS OBTAINED PRIOR TO THE INSTALLATION OF WATER AND SEWER LINES. RESULTS MUST BE SUBMITTED TO THE DISTRICT ENGINEER.
12. ALL SERVICES WILL BE PERMANENTLY MARKED ON CURB FACE AS FOLLOWS:
    "X" FOR SANITARY SEWER SERVICES
    "V" FOR WATER SERVICES
13. NO TREES ALLOWED IN EASEMENT OR WITHIN 8' OF WATER OR SANITARY MAINS IN RIGHT OF WAY.
14. THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES ONE (1) SIGNED COPY OF THE PLANS WHICH HAVE BEEN APPROVED BY THE PWSD AND THE DISTRICT ENGINEER AND ONE (1) COPY OF THE LATEST PWSD SPECIFICATION MANUAL.

WATER SYSTEM NOTES

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE PWSD ENGINEERING STANDARDS AND SPECIFICATIONS, LATEST VERSION.
2. ALL WATER MAINS SHALL BE PER PWSD MATERIALS SPECIFICATIONS. ALL MATERIALS IN CONTACT WITH POTABLE WATER SHALL BE SUITABLE FOR CHLORINATED AND CHLORAMINATED WATER.
3. ALL BENDS, PLUGS, REDUCERS, AND FIRE HYDRANTS TO BE RODDED OR MEGA-LUGGED. ALL FITTINGS SHALL BE WRAPPED PER PWSD MATERIALS SPECIFICATIONS.
4. THERE SHALL BE A MINIMUM OF 4.5 FEET OVER ALL WATER MAINS.
5. FIRE HYDRANTS SHALL CONFORM TO AWWA C-502 "DRY BARREL FIRE HYDRANTS" PIPE HYDRANT ASSEMBLIES PER PWSD SPECIFICATIONS.
6. ALL BENDS, TEES, FIRE HYDRANTS, BLOW OFFS, AND PLUGS AT DEAD-END MAINS SHALL BE PROTECTED FROM THRUST WITH CONCRETE THRUST BLOCKS.
7. PRECAUTIONS SHALL BE TAKEN TO PROTECT THE INTERIOR OF PIPES, FITTINGS, AND VALVES AGAINST CONTAMINATION. ALL OPENINGS IN THE PIPELINE SHALL BE CLOSED WITH WATERTIGHT PLUGS WHEN PIPE LAYING IS STOPPED AT THE CLOSE OF THE DAY'S WORK OR FOR OTHER REASONS, SUCH AS REST BREAKS OR MEAL PERIODS.
8. VALVES IN STREETS ARE TO BE LOCATED AT PROPERTY LINE EXTENSIONS EXCEPT FOR TAPPING FEES; WHERE AN ADDITIONAL VALVE SHALL BE PLACED ON THE TAPPING TEE. OTHER LOCATIONS SHOWN ON THE PLANS.
9. WHEN NECESSARY TO LOWER OR RAISE WATER LINES AT STORM DRAINS AND OTHER UTILITY CROSSINGS, A MINIMUM CLEARANCE OF 1.5 FEET SHALL BE MAINTAINED BETWEEN OUTSIDE OF PIPES.
10. THE CONTRACTOR SHALL NOTIFY THE PWSD AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION. IF WORK IS SUSPENDED FOR ANY PERIOD OF TIME AFTER INITIAL START-UP, THE CONTRACTOR MUST NOTIFY THE DISTRICT ENGINEER 48 HOURS PRIOR TO RE-START.
11. PIPE BEDDING SHALL BE CLEAN, WELL-GRADED SAND OR SQUEEGEE SAND IN ACCORDANCE WITH PWSD STANDARDS AND SPECIFICATIONS, LATEST REVISION.
12. THE CONTRACTOR SHALL NOTIFY THE PUBLIC UTILITY COMPANIES AND DETERMINE THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO PROCEEDING WITH EXCAVATION. ALL WORK PERFORMED IN THE AREA OF THE PUBLIC UTILITIES SHALL BE PERFORMED ACCORDING TO THE REQUIREMENTS OF THESE AGENCIES.
13. COMPACTION OF ALL TRENCHES MUST BE ATTAINED IN ACCORDANCE WITH THE SOILS REPORTS AND COMPACTION TEST RESULTS SUBMITTED TO THE DISTRICT ENGINEER PRIOR TO PROBATIONARY ACCEPTANCE.
14. AT LEAST FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION, A PRE-CONSTRUCTION MEETING WILL BE HELD AT THE OFFICE OF THE DISTRICT ENGINEER AND ATTENDED BY THE CONTRACTOR, DESIGN ENGINEER, AND REPRESENTATIVE OF OTHER APPROVING AGENCIES.
15. CHLORINATION AND FLUSHING: ALL WATER MAINS SHALL BE INSTALLED AND CHLORINATED PER PWSD SPECIFICATIONS. CHLORINATION OF FINISHED PIPELINE COMPLETED BEFORE HYDROSTATIC TESTING.
16. HYDROSTATIC TESTING: ALL WATER MAINS SHALL BE TESTED PER THE REQUIREMENTS OF THE PWSD SPECIFICATIONS UP TO MINIMUM OF 150 PSI IN THE PRESENCE OF A PWSD INSPECTOR/ENGINEER.

SEWER SYSTEM NOTES

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE PWSD ENGINEERING STANDARDS AND SPECIFICATIONS, LATEST VERSION.
2. ALL SEWER MAINS SHALL BE PVC, ASTM D-3034, SDR 35 OR APPROVED EQUAL. ALL SEWER MAIN SIZE IS 8" IN DIAMETER UNLESS OTHERWISE NOTED.
3. SEWER LINES SHALL BE INSTALLED 5.0 FEET SOUTH OR WEST OF STREET CENTERLINE, UNLESS OTHERWISE SHOWN ON PLANS. SEWER LINES SHALL BE 10.00 FEET FROM WATER LINES EXCEPT WHEN CROSSING EACH OTHER. SEWER LINES WHICH CROSS LESS THAN 1.50 FEET VERTICALLY FROM THE WATER MAIN SHALL BE ENCASED IN CONCRETE AS PER PWSD SPECIFICATIONS. USE RUBBER GASKETS FOR PVC ENCASEMENT.
4. SEWER RIM ELEVATIONS SHOWN ARE APPROPRIATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. RING AND COVER SHALL BE SET IN CENTERED CONCRETE RINGS WITH RAM-NECK FOR ADJUSTMENT TO MATCH FINAL PAVEMENT ELEVATIONS.
5. THE CONTRACTOR AND SURVEY CREW SHALL VERIFY ELEVATIONS OF EXISTING SEWER LINES AND MANHOLES TO BE TIED TO PRIOR TO CONSTRUCTION OR STAKING OF SANITARY SEWER.
6. NO UNDERDRAIN SYSTEM WILL BE ALLOWED TO BE PLACED IN MAINLINE OR SEWER SERVICE TRENCHES.
7. SEWER SERVICE TEES FOR EACH UNTIL SHALL BE STAKED BY A SURVEY CREW AND FURNISHED AND INSTALLED BY THE CONTRACTOR. THE CONTRACTOR SHALL FURNISH TO THE ENGINEER "AS CONSTRUCTED" LOCATION OF TEES. SEWER WYES SHALL BE USED RATHER THAN TEES.
8. ALL MANHOLES SHALL BE 48-INCHES IN DIAMETER WITH 24-INCH RING AND COVER, ECCENTRIC CONE UNLESS OTHERWISE SPECIFIED. ALL MANHOLES SHALL HAVE SHAPED INVERTS.
9. PIPE BEDDING SHALL BE CLASS "B" AND SHALL CONFORM TO ASTM C-33 OR D-448 GRADATION NO. 6 OR NO. 67.
10. AT LEAST FIVE (5) DAYS PRIOR TO START OF CONSTRUCTION, A PRE-CONSTRUCTION MEETING WILL BE HELD AT THE OFFICE OF THE DISTRICT ENGINEER AND ATTENDED BY THE CONTRACTOR AND REPRESENTATIVES OF THE OTHER APPROVING AGENCIES. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE DISTRICT ENGINEER TO SCHEDULE THIS MEETING.
11. THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES ONE (1) SIGNED COPY OF THE PLANS WHICH HAVE BEEN APPROVED BY THE PWSD AND THE DISTRICT ENGINEER AND ONE (1) COPY OF THE LATEST PWSD SPECIFICATION MANUAL.
12. ALL SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH THE PWSD STANDARDS AND SPECIFICATIONS PRIOR TO ACCEPTANCE OR ANY CONNECTION TO AN EXISTING SEWER LINE.
13. PRIOR TO STARTING WORK WHERE SEWER MAIN IS TO BE CONNECTED TO EXISTING PWSD SEWER SYSTEMS. THE NEAREST MANHOLE TO THE POINT OF TIE-IN SHALL BE PLUGGED WITH A PLUMBER'S PLUG ON THE INLET SIDE BY THE CONTRACTOR. THIS PLUG SHALL REMAIN IN PLACE UNTIL FINAL PROBATIONARY ACCEPTANCE BY PWSD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PUMPING AND CLEANING THESE MANHOLES AND REMOVING THE PLUG WHEN INSTRUCTED BY THE DISTRICT.
14. PRIOR TO PROBATIONARY ACCEPTANCE WALK-THROUGH, THE CONTRACTOR SHALL JET CLEAN THE ENTIRE SANITARY SEWER SYSTEM AND PUMP OUT AT THE PLUGGED MANHOLE.

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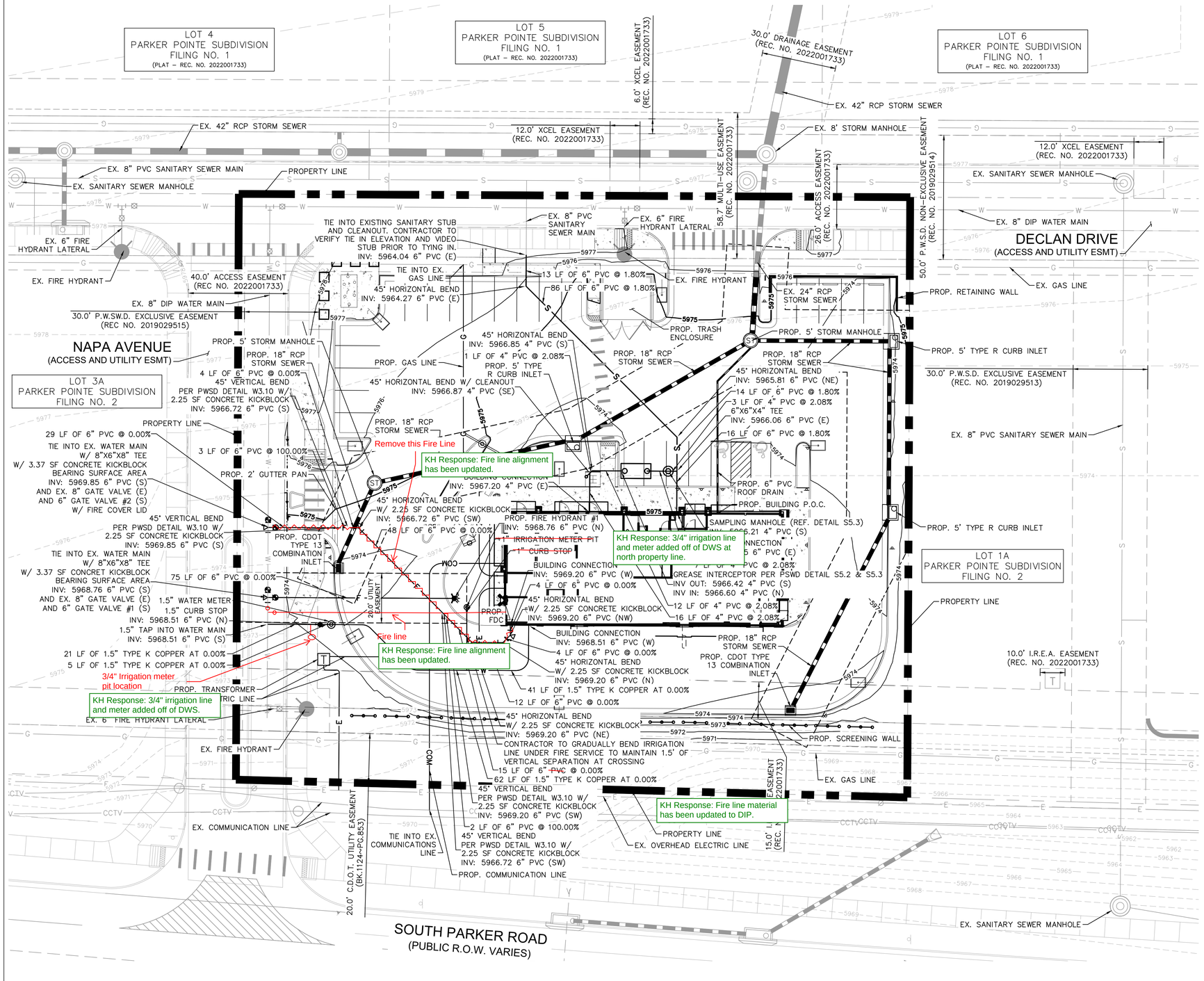
TITLE	UTILITY PLANS
DESCRIPTION	UTILITY NOTES
SITE ID	51032
SITE ADDRESS	NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO
DRAWN BY	JJM
STD ISSUE DATE	
REVIEWED BY	JRH
DATE ISSUED	12/22/2023

C2.1



LEGEND:

- PROPERTY LINE
- PROP. EASEMENT LINE
- EX. EASEMENT LINE
- W — EX. WATER LINE
- S — EX. SANITARY LINE
- EX. STORM SEWER
- CCTV — EX. COMMUNICATION LINE
- E — EX. ELECTRIC LINE
- G — EX. GAS LINE
- W — PROP. WATER LINE
- S — PROP. SANITARY LINE
- PROP. STORM SEWER
- COM — PROP. COMMUNICATIONS LINE
- E — PROP. ELECTRIC LINE
- G — PROP. GAS LINE
- PROP. RETAINING WALL
- PROP. SITE LIGHT

GENERAL NOTES:

1. ALL EXISTING UTILITIES ARE TO REMAIN UNLESS OTHERWISE NOTED.
2. LIGHT POLES SHALL BE SETBACK AT LEAST 18" FROM TOP BACK OF CURB ADJACENT TO HEAD IN PARKING STALLS.
3. CONTRACTOR VIDEO EXISTING SANITARY SEWER FROM END OF EXISTING STUB TO EXISTING MAIN TO VERIFY CONDITION PRIOR TO CONNECTION.

CAUTION NOTES:

1. CONTRACTOR TO VERIFY TIE IN LOCATIONS TO EXISTING UTILITIES.
2. CONTRACTOR TO MAINTAIN AT LEAST 18" OF VERTICAL SEPARATION BETWEEN UTILITIES.

ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO WATER UTILITY STANDARDS. THE NUMBER AND LOCATIONS OF THE FIRE HYDRANTS AS SHOWN ON THE OVERALL UTILITY PLAN ARE CORRECT AS SPECIFIED BY THE TOWN OF PARKER, COMMUNITY DEVELOPMENT DEPARTMENT.

FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE DATE

(NOTE – UNDERGROUND FIRE LINE (UFL) SUBMITTAL DOCUMENTS MUST MEET THE REQUIREMENTS OF NFPA 24 WHEN SUBMITTING FOR REVIEW.)

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGNED, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF ENGINEERING CALCULATIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT.

THIS REVIEW DOES NOT CONSTITUTE APPROVAL OF ANY PRIVATE ON-SITE IMPROVEMENTS WHICH MAY BE SHOWN. CONSTRUCTION CANNOT COMMENCE UNTIL ALL REQUIRED DRAINAGE/TRAFFIC REPORT(S), FINAL DEVELOPMENT PLAN(S), SPECIAL REVIEW(S), GRADING PERMIT, AND/OR OTHER PERMITS ARE COMPLETE, APPROVED AND ON FILE WITH THE TOWN OF PARKER.

TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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PREPARED BY:

PREPARED FOR: McDonald's USA, LLC

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DRAWN BY	REVIEWED BY	DATE ISSUED
JJM	JRH	12/22/2023
STD	ISSUE DATE	

TITLE: UTILITY PLANS
DESCRIPTION: UTILITY PLAN
SITE ID: 51032
SITE ADDRESS: NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO

C2.2

INSPECTION POLICY:

1. ALL SERVICE INSPECTIONS MUST BE SCHEDULED AT LEAST 24 HOURS IN ADVANCE OF THE REQUESTED INSPECTION.
2. SERVICE INSPECTIONS WILL OCCUR BETWEEN 1:00 P.M. AND 3:00 P.M. SPECIFIC INSPECTION TIMES ARE NOT AVAILABLE.
3. IF THE CONTRACTOR IS NOT READY FOR INSPECTION WHEN THE INSPECTOR ARRIVES AT THE SITE OR SERVICE FAILS, A RE-INSPECTION WILL HAVE TO BE SCHEDULED IN ACCORDANCE WITH NOTES 1 AND 2 ABOVE AND A RE-INSPECTION FEE CHARGED.
4. SHOULD THE SERVICE LINES BE DAMAGED BY LATER CONSTRUCTION, AN INSPECTION OF THE REPAIR WILL BE REQUIRED IN ACCORDANCE WITH NOTES 1 AND 2 ABOVE.
5. THE CONTRACTOR SHALL LEAVE ALL PIPE AND FITTINGS EXPOSED FOR THE INSPECTOR TO OBSERVE. INSPECTORS WILL NOT ENTER ANY EXCAVATIONS TO CHECK MATERIALS. THE TOP LAYER OF BEDDING CAN BE ADDED AFTER THE INSPECTION HAS BEEN COMPLETED.
6. ALL EXCAVATIONS SHALL BE IN ACCORDANCE WITH OSHA STANDARDS.
7. LOTS WITHOUT BUILDING ADDRESSES BEFORE DISTRICT INSPECTION OR METER SET WILL FAIL AUTOMATICALLY.
8. CONTRACTOR MUST BE PRESENT AT TIME OF INSPECTION. UNLESS COORDINATED WITH DISTRICT INSPECTOR.

INSTALLATION NOTES:

WATER

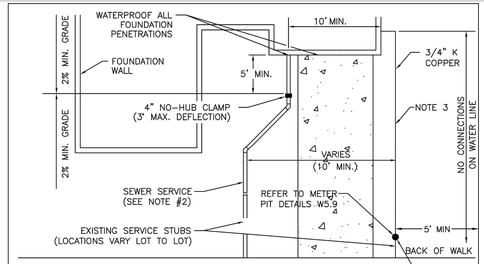
1. ACCEPTABLE PIPE MATERIALS SHALL BE K-COPPER TUBING. (3/4" MIN.)
2. APPROVED BEDDING TO BE SQUEEGEE.
3. ONLY ONE COUPLING WILL BE ALLOWED BETWEEN THE STUB-IN AND BUILDING. COMPRESSION COUPLINGS WILL NOT BE ALLOWED ON NEW CONSTRUCTION. SILVER SOLDERED JOINTS MUST BE USED ON SERVICES LARGER THAN 3/4". SILVER SOLDERED JOINTS MUST BE INSPECTED BY PWSD PRIOR TO BURIAL. FLARED COUPLINGS WILL BE ALLOWED ON ALL SERVICES 3/4" AND SMALLER.
4. A WATER SERVICE WHICH CROSSES A SEWER SERVICE CAN DO SO ONLY AT A 45-90° ANGLE. WATER SERVICES SHALL BE LOCATED A MINIMUM OF 18" ABOVE SEWER SERVICE.
5. WATER SERVICE FOUNDATION PENETRATIONS SHALL BE WATERPROOFED USING MASTIC OR OTHER APPROVED METHOD, CRAWL SPACE REQUIRES CONTINOUS COPPER WITH A 1' BURY.
6. CURB STOP MUST BE PLUMB AND CENTERED OVER THE NUT. IT SHOULD BE STRAPPED TO THE METER PIT (RESIDENTIAL INSTALLATIONS) OR CENTERED OVER THE EASEMENT LINE (COMMERCIAL INSTALLATIONS). THE ASSEMBLY MUST BE AT OR SLIGHTLY ABOVE FINISHED GRADE.
7. MOVED CURB BOXES MUST BE INSPECTED BY PWSD PRIOR TO BURIAL.
8. WATERLINE MUST BE ATTACHED TO A SUPPORT BOARD THAT IS MOUNTED TO THE WALL.
9. NO VOIDS ALLOWED UNDER WATERLINES FROM STOP BOX TO FOUNDATION.
10. CURBSTOP BOXES AND METER PITS CANNOT BE IN DRIVEWAYS.
11. ONLY 3/4" (JUMPER) PIPES (RESIDENCES) ARE ALLOWED. (JUMPER) PIPES WILL BE REMOVED PRIOR TO METER SET DATE.
12. ALL SERVICES WILL BE PERMANENTLY MARKED ON CURB FACE AS FOLLOWS:
    "X" FOR SANITARY SEWER SERVICE
    "V" FOR WATER SERVICES
13. NO SPLICES OR FLARED COUPLINGS ALLOWED ON SERVICES LARGER THAN 3/4". SILVER SOLDERED JOINTS MUST BE USED IN MOVING STOPBOXES ON SERVICES LARGER THAN 3/4". SILVER SOLDIERED JOINTS MUST BE INSPECTED BY PWSD PRIOR TO BURIAL. FLARED COUPLINGS WILL BE ALLOWED ON ALL SERVICES 3/4" AND SMALLER.

PARKER WATER & SANITATION DISTRICT

DISTRICT POLICIES & INSTALLATION NOTES FOR WATER SERVICES

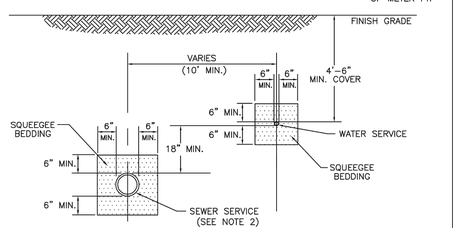
SCALE: NONE	DATE: 2/96
APPROVED: PVR, DIRECTOR OF ENGINEERING	1/04, 1/16, 10/16

2016 REVISION — SHEET W1.1



TYPICAL SERVICES PLAN VIEW

NTS



TYPICAL SERVICES SECTION

NTS

NOTE

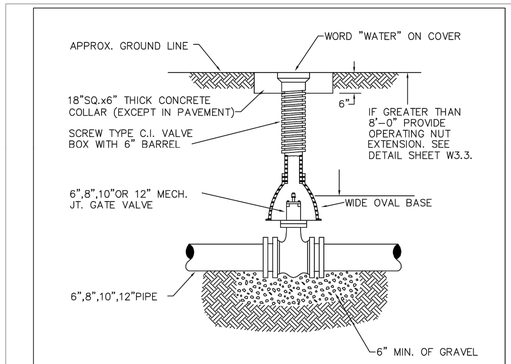
1. SEE SHEET W1.1 FOR DISTRICT POLICIES AND INSTALLATION NOTES.
2. REFER TO SEWER SERVICES DETAIL SHEET S1.2.
3. 4" PVC SLEEVES REQUIRED FOR SERVICE LINES UNDER CONCRETE SURFACE.

PARKER WATER & SANITATION DISTRICT

TYPICAL WATER SERVICES

SCALE: NONE	DATE: 2/96
APPROVED: PVR, DIRECTOR OF ENGINEERING	1/04, 10/16, 06/05, 12/07, 1/16

2016 REVISION — SHEET W1.2



6-INCH VALVE BOXES

CHECK MATERIAL SPECIFICATIONS

NOTES:

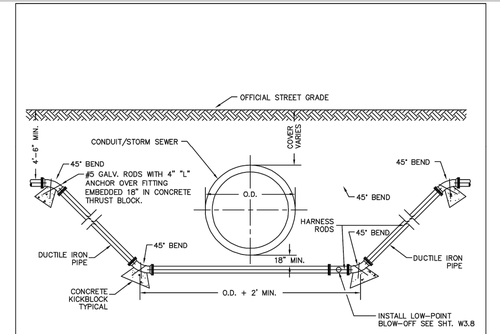
1. ALL C.I. SHALL BE WRAPPED WITH 8 MIL. MIN. THICKNESS POLYETHYLENE.
2. VALVE NUT SHALL BE CENTERED.
3. VALVE BOX SHALL BE PLUMB.
4. SEE MATERIAL SPECIFICATIONS FOR VALVE BOX WITH GREATER THAN BURIED DEPTH OF 4.5 FT.

PARKER WATER & SANITATION DISTRICT

VALVE BOX DETAIL

SCALE: NONE	DATE: 2/96
APPROVED: PVR, DIRECTOR OF ENGINEERING	5/98, 10/16, 9/99, 12/07, 1/16

2016 REVISION — SHEET W3.10



NOTES:

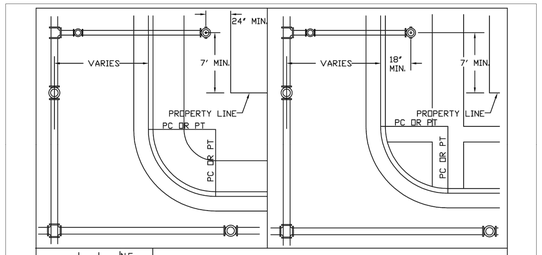
1. LENGTH OF EXTENSION OF PIPE AND HARNESS RODS SHALL BE IN ACCORDANCE WITH THESE ENGINEERING STANDARDS.
2. ALL WATER MAINS TWELVE (12") INCHES OR SMALLER, WHICH CROSS UNDER CONDUITS/STORM SEWER SHALL BE DUCTILE IRON OR PVC PER SPECIFICATIONS.
3. A BORED CROSSING MAY BE REQUIRED BY THE ENGINEER.
4. CONCRETE KICKBLOCKS PER SHEET W3.18.

PARKER WATER & SANITATION DISTRICT

CONDUIT OR STORM SEWER CROSSING

SCALE: NONE	DATE: 2/96
APPROVED: PVR, DIRECTOR OF ENGINEERING	5/98, 10/16, 2/00, 12/07, 1/16

2016 REVISION — SHEET W4.6



NOTES:

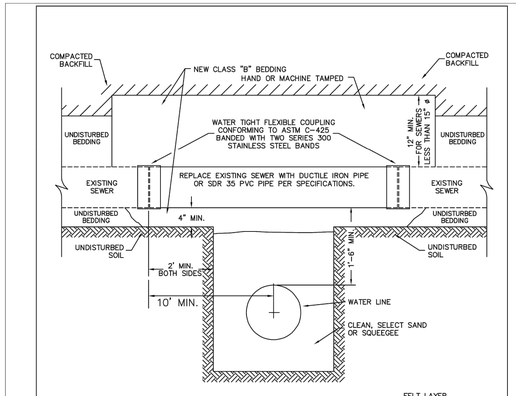
1. ALTERNATE TO THE ABOVE: FASTEN M.J. VALVE DIRECTLY TO A M.J. ANCHOR TEE (ALSO CALLED SWIVEL TEE)
2. NO HORIZONTAL OR VERTICAL BENDS ARE ALLOWED IN FIRE HYDRANT BRANCH
4. NO PORTION OF FIRE HYDRANT MAY [illegible] WALK AREA.
5. FIRE HYDRANT EXTENSIONS MAY NOT BE MORE THAN SIX

PARKER WATER & SANITATION DISTRICT

FIRE HYDRANTS LOCATION & INSTALLATION

SCALE: NONE	DATE: 2/96
APPROVED: PVR, DIRECTOR OF ENGINEERING	4/01, 01/02, 12/07, 1/16, 10/16

2016 REVISION — SHEET W2.5



SEWER CROSSING UNDER LESS THAN 18" BETWEEN PIPES

1. PIPE SHALL BE WRAPPED WITH FELT LAYER BEFORE ENCASING.

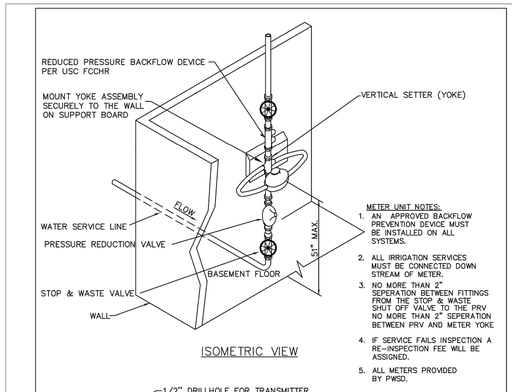
SECTION A-A

PARKER WATER & SANITATION DISTRICT

CROSSING STORM & SANITARY SEWERS

SCALE: NONE	DATE: 2/96
APPROVED: PVR, DIRECTOR OF ENGINEERING	1/16, 10/16

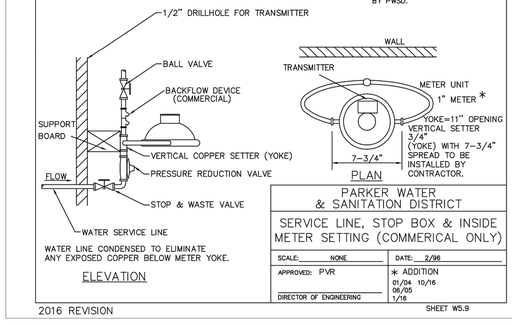
2016 REVISION — SHEET W4.7



ISOMETRIC VIEW

METER UNIT NOTES:

1. AN APPROVED BACKFLOW PREVENTION DEVICE MUST BE INSTALLED ON ALL SYSTEMS.
2. ALL IRRIGATION SERVICES MUST BE CONNECTED DOWN STREAM OF METER.
3. NO MORE THAN 2" SEPERATION BETWEEN FITTINGS FROM THE STOP & WASTE SHUT OFF VALVE TO THE PRV NO MORE THAN 2" SEPERATION BETWEEN PRV AND METER YOKE
4. IF SERVICE FAILS INSPECTION A RE-INSPECTION FEE WILL BE ASSIGNED.
5. ALL METERS PROVIDED BY PWSD.



WATER LINE CONDENSED TO ELIMINATE ANY EXPOSED COPPER BELOW METER YOKE.

ELEVATION

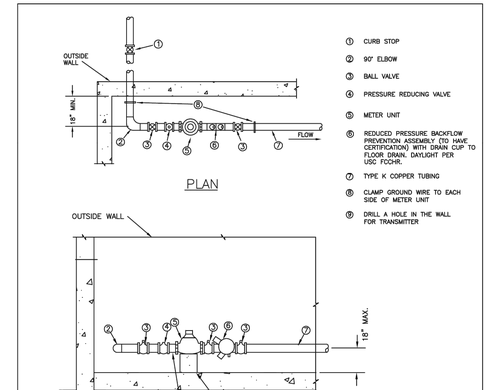
PLAN

PARKER WATER & SANITATION DISTRICT

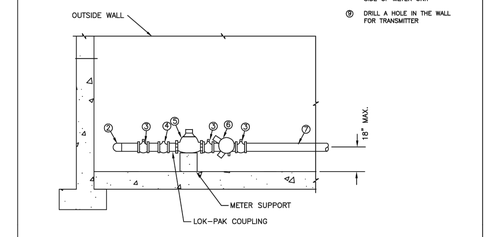
SERVICE LINE, STOP BOX & INSIDE METER SETTING (COMMERICAL ONLY)

SCALE: NONE	DATE: 2/96
APPROVED: PVR, DIRECTOR OF ENGINEERING	* ADDITION 01/04, 10/16, 06/05, 1/16

2016 REVISION — SHEET W5.9



PLAN



ELEVATION

NOTES

1 - PIPE JOINT SHALL BE THREADED OR SOLDERED WITH SILVER SOLDER.
2 - INSTALLATION MUST ALLOW ACCESS FOR MAINTENANCE AND BE PROTECTED FROM FREEZING.
3 - SEE WATER SYSTEM SPECIFICATIONS FOR GENERAL METER NOTES.
4 - COMPANION FLANGES SHALL BE BRASS.
5 - METER SUPPORT SHALL BE EITHER CONCRETE OR ADJ. STEEL PIPE (SEE SHEET W3.10)
6 - 1.0' MINIMUM CLEARANCE AROUND BACKFLOW DEVICE
7 - FLOOR DRAIN TO BE 2X PIPE SIZE
8 - FOR IRRIGATION USES, ADD RAIN SENSOR AND SMART E.T. CONTROLLER

METER	YOKE DISTANCE
1.5"	13.25" WITH ADJUSTABLE FLANGE FOR GASKET
2"	17.25" WITH ADJUSTABLE FLANGE FOR GASKET

PARKER WATER & SANITATION DISTRICT

INSIDE SETTING FOR 1 1/2" & 2" METER

SCALE: NONE	DATE: 2/96
APPROVED: PVR, DIRECTOR OF ENGINEERING	8/99, 01/02, 01/16, 2/00, 06/05, 10/16, 4/01, 07/06

2016 REVISION — SHEET W5.14

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PREPARED BY:

PREPARED FOR: McDonald's USA, LLC

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DRAWN BY	REVIEWED BY	DATE ISSUED
JJM	JRH	12/22/2023
STD ISSUE DATE		

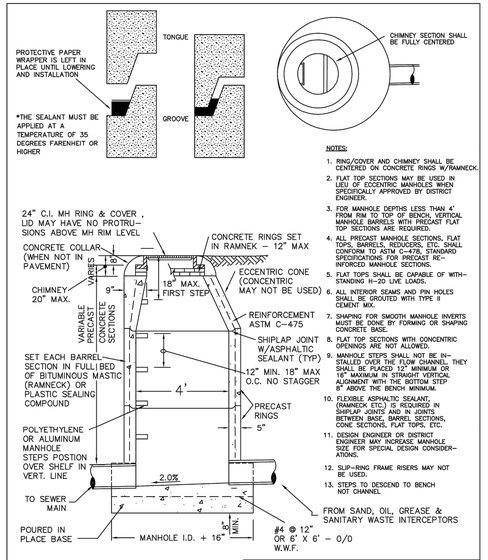
TITLE: UTILITY PLANS

DESCRIPTION: PWSD DETAILS

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

SITE ID: 51032

C2.3



NOTES:

1. RING/COVER AND CHIMNEY SHALL BE CENTERED ON CONCRETE RINGS W/RAMNECK.
2. FLAT TOP SECTIONS MAY BE USED IN LIEU OF ECCENTRIC MANHOLES WHEN SPECIFICALLY APPROVED BY DISTRICT ENGINEER.
3. FOR MANHOLE DEPTHS LESS THAN 4' FROM RIM TO TOP OF BENCH, VERTICAL MANHOLE BARRELS WITH PRECAST FLAT TOP SECTIONS ARE REQUIRED.
4. ALL PRECAST MANHOLE SECTIONS, FLAT TOPS, BARRELS, REDUCERS, ETC. SHALL CONFORM TO ASTM C-478, STANDARD SPECIFICATIONS FOR PRECAST RE-INFORCED MANHOLE SECTIONS.
5. FLAT TOPS SHALL BE CAPABLE OF WITH-STANDING H-20 LIVE LOADS.
6. ALL INTERIOR SEAMS AND PIN HOLES SHALL BE GROUTED WITH TYPE II CEMENT MIX.
7. SHAPING FOR SMOOTH MANHOLE INVERTS MUST BE DONE BY FORMING OR SHAPING CONCRETE BASE.
8. FLAT TOP SECTIONS WITH CONCENTRIC OPENINGS ARE NOT ALLOWED.
9. MANHOLE STEPS SHALL NOT BE IN-STALLED OVER THE FLOW CHANNEL. THEY SHALL BE PLACED 12" MINIMUM OR 16" MAXIMUM IN STRAIGHT VERTICAL ALIGNMENT WITH THE BOTTOM STEP 8" ABOVE THE BENCH MINIMUM.
10. FLEXIBLE ASPHALTIC SEALANT, (RAMNECK, ETC.) IS REQUIRED IN SHIPLAP JOINTS AND IN JOINTS BETWEEN BASE, BARREL SECTIONS, CONE SECTIONS, FLAT TOPS, ETC.
11. DESIGN ENGINEER OR DISTRICT ENGINEER MAY INCREASE MANHOLE SIZE FOR SPECIAL DESIGN CONSIDER-ATIONS.
12. SLIP-RING FRAME RISERS MAY NOT BE USED.
13. STEPS TO DESCEND TO BENCH NOT CHANNEL

NOTE;
SEAL INSIDE WITH MORTAR (TYP. ALL INTERIOR SEAMS)

PARKER WATER & SANITATION DISTRICT

SAMPLING MANHOLE

SCALE: NONE	DATE: 2/99
APPROVED: PVR	2/00 10/16
DIRECTOR OF ENGINEERING	4/01 1/08 1/16

2016 REVISION — SHEET S5.3

INSPECTION POLICY:

1. ALL SERVICE INSPECTIONS MUST BE SCHEDULED WITH THE DISTRICT OFFICE AT LEAST 24 HOURS IN ADVANCE OF THE REQUESTED INSPECTION.
2. IF THE CONTRACTOR IS NOT READY FOR INSPECTION WHEN THE INSPECTOR ARRIVES AT THE SITE, A RE-INSPECTION WILL HAVE TO BE SCHEDULED IN ACCORDANCE WITH NOTE 1 ABOVE AND A RE-INSPECTION FEE CHARGED.
3. SHOULD THE SERVICE LINES BE DAMAGED BY LATER CONSTRUCTION, AN INSPECTION OF THE REPAIR WILL BE REQUIRED IN ACCORDANCE WITH NOTES 1 AND 2 ABOVE.
4. THE CONTRACTOR SHALL LEAVE ALL PIPE AND FITTINGS EXPOSED FOR THE INSPECTOR TO OBSERVE. INSPECTORS WILL NOT ENTER ANY EXCAVATIONS TO CHECK MATERIALS. THE TOP LAYER OF BEDDING CAN BE ADDED AFTER THE INSPECTION HAS BEEN COMPLETED.
5. ALL EXCAVATIONS SHALL BE IN ACCORDANCE WITH OSHA STANDARDS.
6. LOTS WITHOUT BULDING ADDRESSES OR LOT AND BLOCK NUMBERS BEFORE DISTRICT INSPECTION OR METER SET WILL FAIL AUTOMATICALLY.
7. CONTRACTOR MUST BE PRESSENT AT TIME OF INSPECTION UNLESS COORDINATED WITH DISTRICT INSPECTOR.

INSTALLATION NOTES:

SEWER

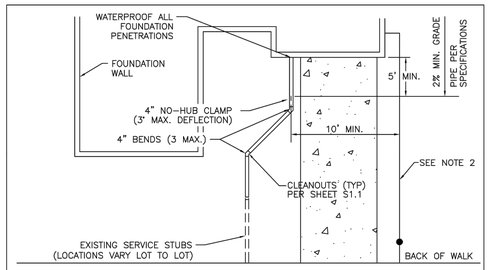
1. ACCEPTABLE PIPE MATERIALS ARE TO BE SDR 35 PVC PIPE, ABS PIPE AND PVC SCHD 40 PIPE. APPROVED BEDDING IS TO BE SQUEEGEE.
2. NO-HUB CLAMPS SHALL BE USED TO JOIN 2 MALE PIPE ENDS WITH A MAXIMUM DEFLECTION OF 3°.
3. MINIMUM GRADE SHALL BE 2%.
4. INSTALLATION SHALL INCLUDE NO MORE THAN 3 BENDS. 90° BENDS ARE NOT ALLOWED. SOLVENT WELDED PIPE WILL NOT BE ALLOWED.
5. CLEAN-OUTS SHALL BE INSTALLED AT 100' INTERVALS AND EVERY CHANGE IN DIRECTION. CLEAN-OUTS ARE NOT REQUIRED FOR SERVICES LESS THAN 100' UNLESS THERE ARE CHANGES IN DIRECTION. PROVIDE DUAL CLEAN-OUT WITHIN 5 FEET OF FOUNDATION.
6. STRESSING OF THE PIPE BETWEEN FITTINGS WILL NOT BE ALLOWED.
7. SEWER SERVICE LINE SHALL NOT BE LOCATED UNDER CONCRETE SURFACE.
8. ALL SERVICES WILL BE PERMANANTELY MARKED ON CURB FACE AS FOLLOWS:
   "S" FOR SANITARY SEWER SERVICE
   "V" FOR WATER SERVICES

PARKER WATER & SANITATION DISTRICT

DISTRICT POLICIES & INSTALLATION NOTES FOR SEWER SERVICES

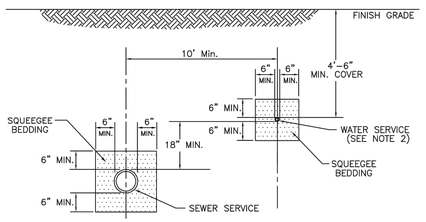
SCALE: NONE	DATE: 2/96
APPROVED: PVR	01/02 10/16 1/08 1/16
DIRECTOR OF ENGINEERING	

2016 REVISION — SHEET S1.1



TYPICAL SERVICES PLAN VIEW

NTS



TYPICAL SERVICES SECTION

NTS

NOTE

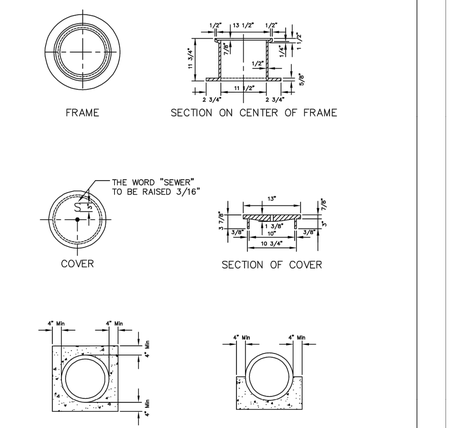
1. SEE SHEET S1.1 FOR DISTRICT POLICIES AND INSTALLATION NOTES.
2. TYPICAL WATER SERVICES SHOWN ON SHEET W1.2 IN WATER DETAILS.

PARKER WATER & SANITATION DISTRICT

TYPICAL SEWER SERVICES

SCALE: NONE	DATE: 2/96
APPROVED: PVR	2/00 01/02 01/16 10/16
DIRECTOR OF ENGINEERING	

2016 REVISION — SHEET S1.2

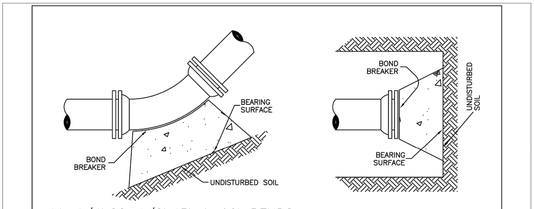


PARKER WATER & SANITATION DISTRICT

IN-LINE CLEANOUT SECTIONS

SCALE: NONE	DATE: 2/96
APPROVED: PVR	2/00 1/08 1/16 10/16
DIRECTOR OF ENGINEERING	

2016 REVISION — SHEET S4.12



MINIMUM BEARING SURFACE AREA (IN SQUARE FEET)

SIZE OF PIPE	BENDS				TEE OR DEAD END
	11-1/4°	22-1/2°	45°	90°	
4"	1.00	1.00	1.00	1.80	1.50
6"	1.00	1.25	2.25	4.00	3.00
8"	1.00	2.00	4.00	7.50	5.25
12"	2.00	4.25	8.25	15.25	11.00
16"	3.50	6.50	12.50	23.00	16.50
20"	5.00	10.00	19.50	35.50	25.00
24"	6.50	13.00	26.00	47.00	33.00

NOTES:

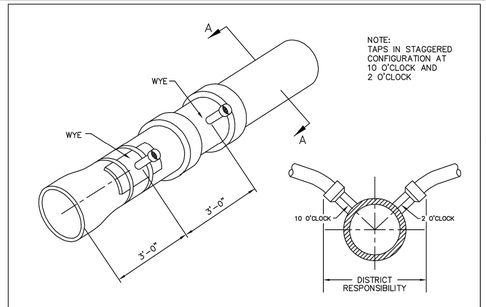
1. ALL VALVES, TEES, BENDS AND PLUGS SHALL BE RESTRAINED AND KICKBLOCKED.
2. BEARING SURFACES SHOWN IN CHART ARE MINIMUM.
3. BASED ON 150 PSI PIPE PRESSURE PLUS WATER HAMMER:
   4", 6" AND 8" WATER HAMMER = 120 PSI.
   12" WATER HAMMER = 110 PSI
   16", 20" AND 24" WATER HAMMER = 70 PSI.
4. SOIL BEARING CAPACITY = 3,000 LBS./SQ. FT.

PARKER WATER & SANITATION DISTRICT

CONCRETE KICKBLOCKS
BEARING SURFACES AND INSTALLATION

SCALE: NONE	DATE: 2/96
APPROVED: PVR	4/01 1/16 10/16
DIRECTOR OF ENGINEERING	

2016 REVISION — SHEET W3.18



Sewer service connections shall be positioned at either the 2 o'clock or the 10 o'clock postion on the circumference of the sewer main. On new installations, a saddle connection and approved coring method shall be used. The minimum distance between service connections made along the pipe shall be 3 feet. The minimum distance from either the bell or spigot end of a pipe shall be 3 feet. The minimum distance from the center of a manhole to a service connection shall be either 7 feet or the transition point from the manhole trench to the normal pipe trench, whichever is greater. A maximum of 4 sewer service connections shall be allowed per 20 foot length of pipe. In all cases, a specific soils investigation should be conducted to assure that the external loading will be within allowable limits regardless of the number of taps involved.

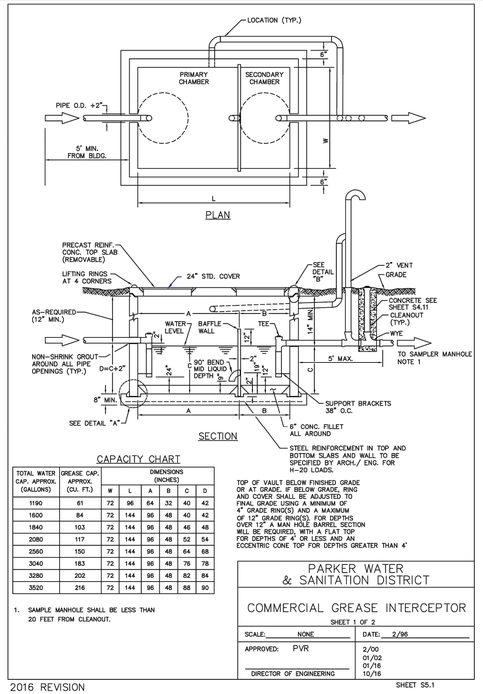
DOMESTIC SEWER TAPPING DETAIL

PARKER WATER & SANITATION DISTRICT

DOMESTIC SEWER TAPPING DETAIL

SCALE: NONE	DATE: 2/96
APPROVED: PVR	4/01 1/08 1/16 10/16
DIRECTOR OF ENGINEERING	

2016 REVISION — SHEET S4.13



CAPACITY CHART

TOTAL WATER CAP. APPROX. (GALLONS)	GREASE CAP. APPROX. (CU. FT.)	DIMENSIONS (INCHES)					
		W	L	A	B	C	D
1190	61	72	96	64	32	40	42
1600	84	72	144	96	48	40	42
1840	103	72	144	96	48	46	48
2080	117	72	144	96	48	52	54
2560	150	72	144	96	48	64	68
3040	183	72	144	96	48	78	78
3280	202	72	144	96	48	82	84
3520	216	72	144	96	48	88	90

1. SAMPLE MANHOLE SHALL BE LESS THAN 20 FEET FROM CLEANOUT.

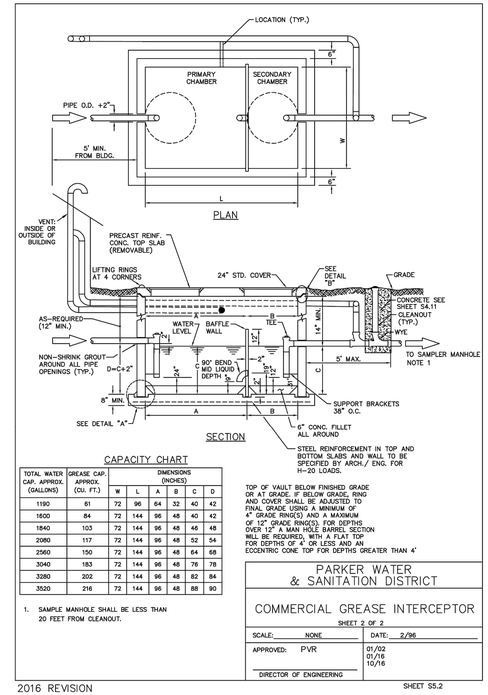
TOP OF VAULT BELOW FINISHED GRADE OR AT GRADE. IF BELOW GRADE, RING AND COVER SHALL BE ADJUSTED TO FINAL GRADE USING A MINIMUM OF 4" GRADE RING(S) AND A MAXIMUM OF 12" GRADE RING(S). FOR DEPTHS OVER 12" A MAN HOLE BARREL SECTION WILL BE REQUIRED, WITH A FLAT TOP FOR DEPTHS OF 4' OR LESS AND AN ECCENTRIC CONE TOP FOR DEPTHS GREATER THAN 4'

PARKER WATER & SANITATION DISTRICT

COMMERCIAL GREASE INTERCEPTOR
SHEET 1 OF 2

SCALE: NONE	DATE: 2/96
APPROVED: PVR	2/00 01/02 01/16 10/16
DIRECTOR OF ENGINEERING	

2016 REVISION — SHEET S5.1



CAPACITY CHART

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1. SAMPLE MANHOLE SHALL BE LESS THAN 20 FEET FROM CLEANOUT.

TOP OF VAULT BELOW FINISHED GRADE OR AT GRADE. IF BELOW GRADE, RING AND COVER SHALL BE ADJUSTED TO FINAL GRADE USING A MINIMUM OF 4" GRADE RING(S) AND A MAXIMUM OF 12" GRADE RING(S). FOR DEPTHS OVER 12" A MAN HOLE BARREL SECTION WILL BE REQUIRED, WITH A FLAT TOP FOR DEPTHS OF 4' OR LESS AND AN ECCENTRIC CONE TOP FOR DEPTHS GREATER THAN 4'

PARKER WATER & SANITATION DISTRICT

COMMERCIAL GREASE INTERCEPTOR
SHEET 2 OF 2

SCALE: NONE	DATE: 2/96
APPROVED: PVR	01/02 01/16 10/16
DIRECTOR OF ENGINEERING	

2016 REVISION — SHEET S5.2

Know what's below. Call before you dig.

BY	DESCRIPTION	DATE	REV

Kimley»Horn

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

PREPARED BY:

PREPARED FOR: McDonald's USA, LLC

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DRAWN BY	CHECKED BY
JJM	
STD ISSUE DATE	
REVIEWED BY:	
JRH	
DATE ISSUED	
12/22/2023	

TITLE: UTILITY PLANS

DESCRIPTION: PWSD DETAILS

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

SITE ID: 51032

C2.4

PARKER COLORADO

Your kind of place.

Memorandum

To: Amber Wood Hicken, Planner I

Date: January 24, 2024

From: Michael Walton, P.E., Senior Development Review Engineer

Cc: Alex Mestdagh, P.E., Engineering Services Manager
Tom Williams, P.E., Director of Engineering/Public Works

Subject: SP23-070 Parker Pointe F1 AMD 1 L2A - McDonald's– Engineering 1st Review

The Engineering Department has reviewed the documents submitted with this application. The submittal consisted of the following documents:

Document	Dated
Construction Plan	December 2023
Site Plan	December 2023
Drainage Report	December 2023
Traffic Impact Study	December 2023

Thank you for the opportunity to review this application. Based on our review we have the following comments:

Traffic and Roadway Review Comments

The following comments concern traffic, access, roadway design, and construction standard issues for the subject property. They are based upon our review of the submittal documents in accordance with the criteria presented in the Town of Parker's *Roadway Design and Construction Criteria Manual* (RDCCM), as revised, November 2020. Additional regulatory and planning documents may have been utilized in the review and are referenced in the comments where appropriate.

TRAFFIC IMPACT STUDY – CIVIL

1. Due to the poor selection of uses in comparison to the proposed uses for the site, a revised master study is being produced and is currently under review. Please note that the traffic generation letter will need to reference and conform to the revised study once complete. Town Staff will forestall any further review of the conformance letter until the master study revisions have been completed. Please also compile the queueing study/exhibit with the conformance letter when submitted.

January 24, 2024

Stormwater Review Comments

The following comments concern drainage, erosion and sediment control, and non-point source pollution control issues for the subject property. They are based upon our review of the submittal documents against the criteria presented in the Town of Parker's, *Storm Drainage and Environmental Criteria Manual* (SDECM), as revised, February 2014. Additional regulatory and planning documents were utilized in the review and are referenced in the comments where appropriate.

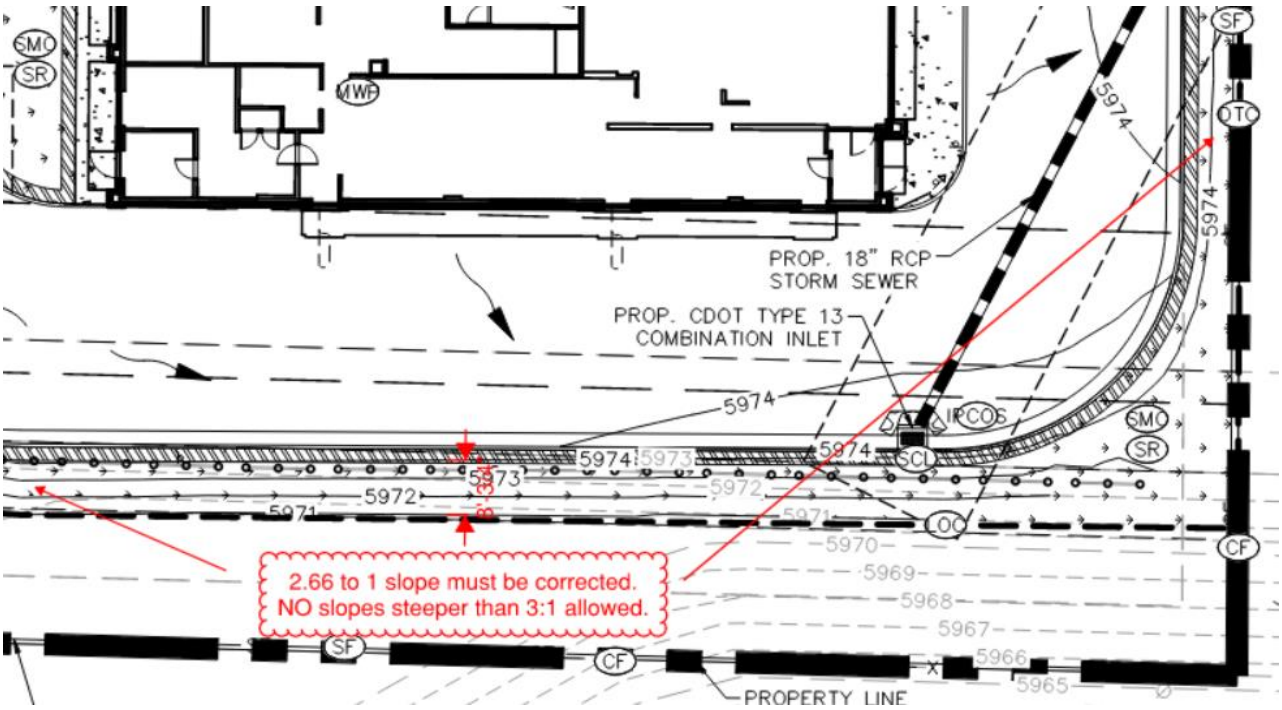
CONSTRUCTION PLANS – ENVIRONMENTAL

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.

INTERIM/FINAL CBMP PLAN SHEETS

1. The Town of Parker **does not allow** any permanent slopes steeper than 3:1, please adjust the plans to meet this requirement. Please label and identify the ratio of all slopes that are 4:1 or steeper. Specifically, the west and south sides of the site.



January 24, 2024

CONSTRUCTION PLANS – STORMWATER

1. Provide an exhibit and description for the proposed drainage easements.
2. Provide a minimum of a 0.2-foot drop between any invert in and the invert out of a structure. Additionally, when changing pipe sizes across structures, please consider having the soffit of the smaller pipe match the soffit of the larger pipe for improved hydraulics. Response regarding cover constraints noted, but please note that only 12-inches of cover is required from the bottom of the proposed pavement section to the top of the storm sewer. Based on the profiles provided, it would appear adequate additional cover exists to accommodate the revisions above. Please coordinate further with Town Staff if the pavement section is thicker than assumed by review staff.

The submittal is not in general conformance with the Town of Parker's *Roadway Design and Construction Criteria Manual* and *Storm Drainage and Environmental Criteria Manual*. The submittal must be revised and re-submitted for review.

An attempt has been made to identify all of the items that do not meet the Town of Parker's design criteria; however, it remains the developer's responsibility to ensure that all criteria are met.

If you have any questions regarding the comments, please do not hesitate to contact the Engineering Department at (303) 840-9546.

March 22, 2024

Amber Wood Hicken
Town of Parker Planning Department
20120 East Mainstreet
Parker, CO 80138

RE: Parker Pointe F1 Lot 2A, McDonald's – Site Plan
SP23-070

Dear Ms. Hicken,

Thank you for the comments on January 24th, 2024 for the above-mentioned project. In an effort to address your comments concisely and simplify your review of the site plan, we have summarized your comments and our responses below.

PLANNING
Amber Wood Hicken / 303-805-3338 / ahicken@parkeronline.org
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
   - *Response: Noted. Thank you.*

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.
   - *Response: Noted. Thank you.*

3. Please contact the referral agencies if you have questions regarding their review comment(s).
   - *Response: Noted. Thank you.*

4. A redlined plan is included with this memorandum and is intended to supplement and clarify the review comments of this memorandum.
   - *Response: Noted. Thank you.*

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.
   - *Response: Noted. Thank you.*

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.
   A. Example: "02" or "Second Submittal"
   - *Response: Noted. Thank you.*

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.
    - *Response: Documentation from the Seller filed for their grading permit has been included with this submittal.*

CONSTRUCTION PLANS – ENVIRONMENTAL
Robert Seacat
General Comments

1. (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.
    - *Response: Noted. Thank you.*

2. (Interim/Final CBMP Plan Sheets) The Town of Parker does not allow any permanent slopes steeper than 3:1, please adjust the plans to meet this requirement. Please label and identify the ratio of all slopes that are 4:1 or steeper. Specifically, the west and south sides of the site.
    - *Response: Grading has been updated to have maximum slopes of 3:1. Labels have been added to plan sheets in steep areas.*

CORE (IREA)
Brooks Kaufman

1. The applicant will be required identify the EUSERC Cabinet, meet CORE''s clearance requirements and location requirements.
    - *Response: EUSERC cabinet (on north end of building) has been labeled on applicable sheets. 3' minimum clearances are met and labeled.*

PARKER WATER AND SANITATION DISTRICT
Robert Ramsey

1. Please note I am working with the Engineer on this plan set for items needed.
   Please see the uploaded Easement agreement and Improvement agreement.
    - *Response: Noted. Thank you. Discussed comments have been addressed.*

ENGINEERING DEPARTMENT
Michael Walton / 303-840-9546
Traffic and Roadway

The following comments concern traffic, access, roadway design, and construction standard issues or the subject property. They are based upon our review of the submittal documents in accordance with the criteria presented in the Town of Parker's Roadway Design and Construction Criteria Manual (RDCCM),

as revised, November 2020. Additional regulatory and planning documents may have been utilized in the review and are referenced in the comments where appropriate.

1. **Traffic Impact Study -** Due to the poor selection of uses in comparison to the proposed uses for the site, a revised master study is being produced and is currently under review. Please note that the traffic generation letter will need to reference and conform to the revised study once complete. Town Staff will forestall any further review of the conformance letter until the master study revisions have been completed. Please also compile the queueing study/exhibit with the conformance letter when submitted.
    - *Response*: *Noted. Thank you. McDonald's is being assumed within the updated master traffic study in lieu of providing a separate conformance letter. Queuing analysis has been included again as a separate attachment.*

Stormwater Review Comments

The following comments concern drainage, erosion and sediment control, and non-point source pollution control issues for the subject property. They are based upon our review of the submittal documents against the criteria presented in the Town of Parker's, Storm Drainage and Environmental Criteria Manual (SDECM), as revised, February 2014. Additional regulatory and planning documents were utilized in the review and are referenced in the comments where appropriate.

1. **General** - 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.
    - *Response: Noted. Thank you. This has been included with this submittal and will be included with Grading Permit submittal as well.*

2. **Interim/Final CBMP Plan Sheets** - The Town of Parker does not allow any permanent slopes steeper than 3:1, please adjust the plans to meet this requirement. Please label and identify the ratio of all slopes that are 4:1 or steeper. Specifically, the west and south sides of the site.
    - *Response: Grading has been updated to have maximum slopes of 3:1. Labels have been added to plan sheets in areas 4:1 or steeper.*

Construction Plans – Stormwater

1. Provide an exhibit and description for the proposed drainage easements.
    - *Response: Drainage easements will be included with the final plat.*

2. Provide a minimum of a 0.2-foot drop between any invert in and the invert out of a structure. Additionally, when changing pipe sizes across structures, please consider having the soffit of the smaller pipe match the soffit of the larger pipe for improved hydraulics. Response regarding cover constraints noted, but please note that only 12-inches of cover is required from the bottom of the proposed pavement section to the top of the storm sewer. Based on the profiles provided, it would appear adequate additional cover exists to accommodate the revisions above. Please coordinate further with Town Staff if the pavement section is thicker than assumed by review staff.
    - *Response: At least a 0.2' drop is provided across all structures. Crowns were not matched at changes in pipe size due to minimum cover restrictions at several points along the run. StormCAD and inlet calculations have been updated to reflect the change in inverts.*

We appreciate your review and approval of these plans. Please contact me at 719-284-7275 or jessica.mccallum@kimley-horn.com should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Jessica McCallum, PE
Project Manager