



## Development Review Division

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

### MEMORANDUM

**TO:** Jessica McCallum, Kevin Roth, Kimley-Horn  
**FROM:** Amber Wood Hicken, Planner I  
**DATE:** 8/8/24  
**SUBJECT:** Parker Pointe F1 Lot 2A, McDonald's – Site Plan, SP23-070  
Review Comments 03

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.**

Staff Comments 03  
SP23-070; McDonald's  
Site Plan  
4/8/24

6. The Town of Parker has implemented a naming convention for all applications. For all future documents that are uploaded to TRAKiT please ensure the submittal round is first, the name of the document is second and the name of the project is third. Staff will not refer the application out with this naming convention.

Example: "02" or "Second Submittal"

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

### Site Plan and Project Details

1. Please see the attached redlines for all comments.

Comment Addressed:  Yes  No

Response:

All comments have been addressed and responses provided. Please see attached.

### OUTSIDE REFERRAL AGENCY COMMENTS

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

- CORE (IREA)

Keep an eye out in eTRAKiT for the following reviews:



- Construction plans – civil
- Parker Water and Sanitation
- Traffic impact study

These comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed:  Yes  No

Response:

All comments have been addressed and responses provided. Please see attached.

 <small>DocuSign Envelope ID: D339A0D7-4D94BF...</small>	5/15/2024
Property Owner	Date
	05/15/24
Project Representative	Date

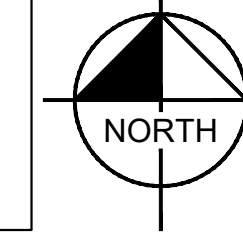
# PARKER POINTE SUBDIVISION FILING NO. 1, LOT 2A

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

## SITE PLAN



VICINITY MAP  
N.T.S.



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

### CONTACTS:

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

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

**ENGINEER:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
2 NEVADA NORTH AVE., SUITE 900  
COLORADO SPRINGS, CO 80903  
TEL: (719) 453-0180  
CONTACT: JESSICA MCCALLUM, P.E.

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

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

### BENCHMARK

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

### BASIS OF BEARINGS

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

### FLOODPLAIN NOTE

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

### LEGAL DESCRIPTION

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

### SITE DATA

PROPERTY ACREAGE	1.48 ACRES (64,609 SF)
PERVIOUS AREA	0.32 ACRES
IMPERVIOUS AREA	1.16 ACRES
MAXIMUM IMPERVIOUS AREA	1.26 ACRES, 85% OF TOTAL LAND AREA
BUILDING DENSITY	4,795 SF (BLDG) = 7.42%
	64,609 SF (LOT)
MAX BUILDING DENSITY	NONE
PARKING AREA	47,535 SF
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

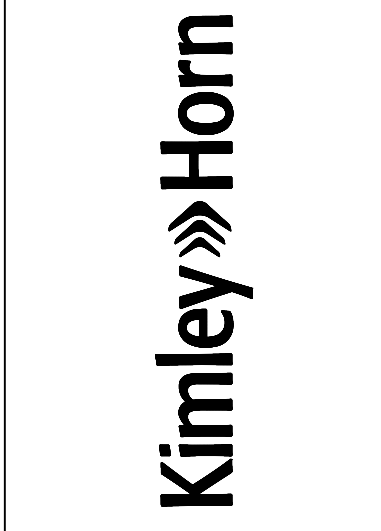
### DEVELOPMENT STANDARDS

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'

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



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

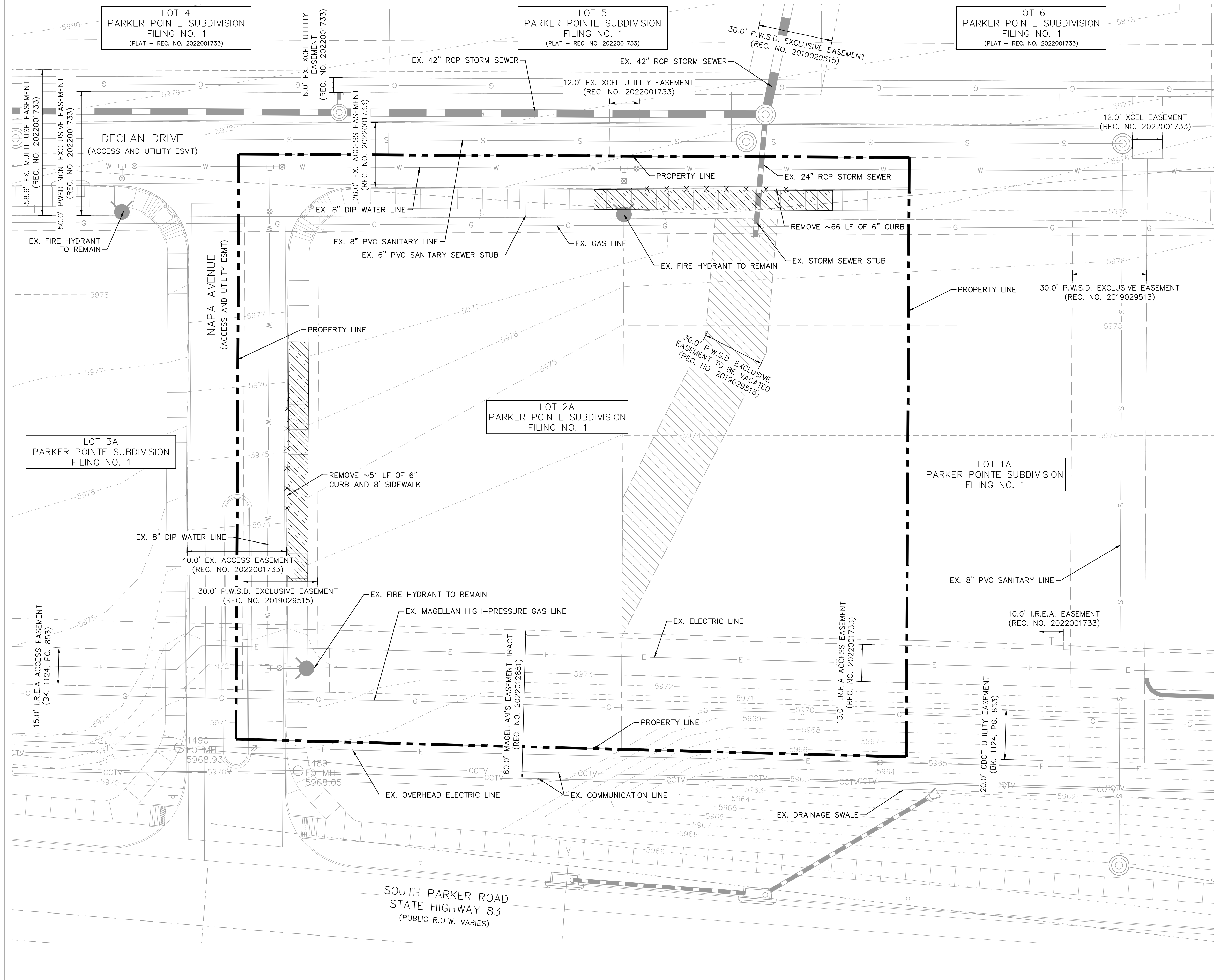
PREPARED FOR:  
**McDonald's USA, LLC**  
These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared by Kimley-Horn and Associates, Inc. in accordance with the contract documents for reference or example on another project requires the contract documents for reuse on another project is not authorized.

DRAWN BY	MCS
STD ISSUE DATE	
REVIEWED BY	JJM
DATE ISSUED	03/22/2024



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

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

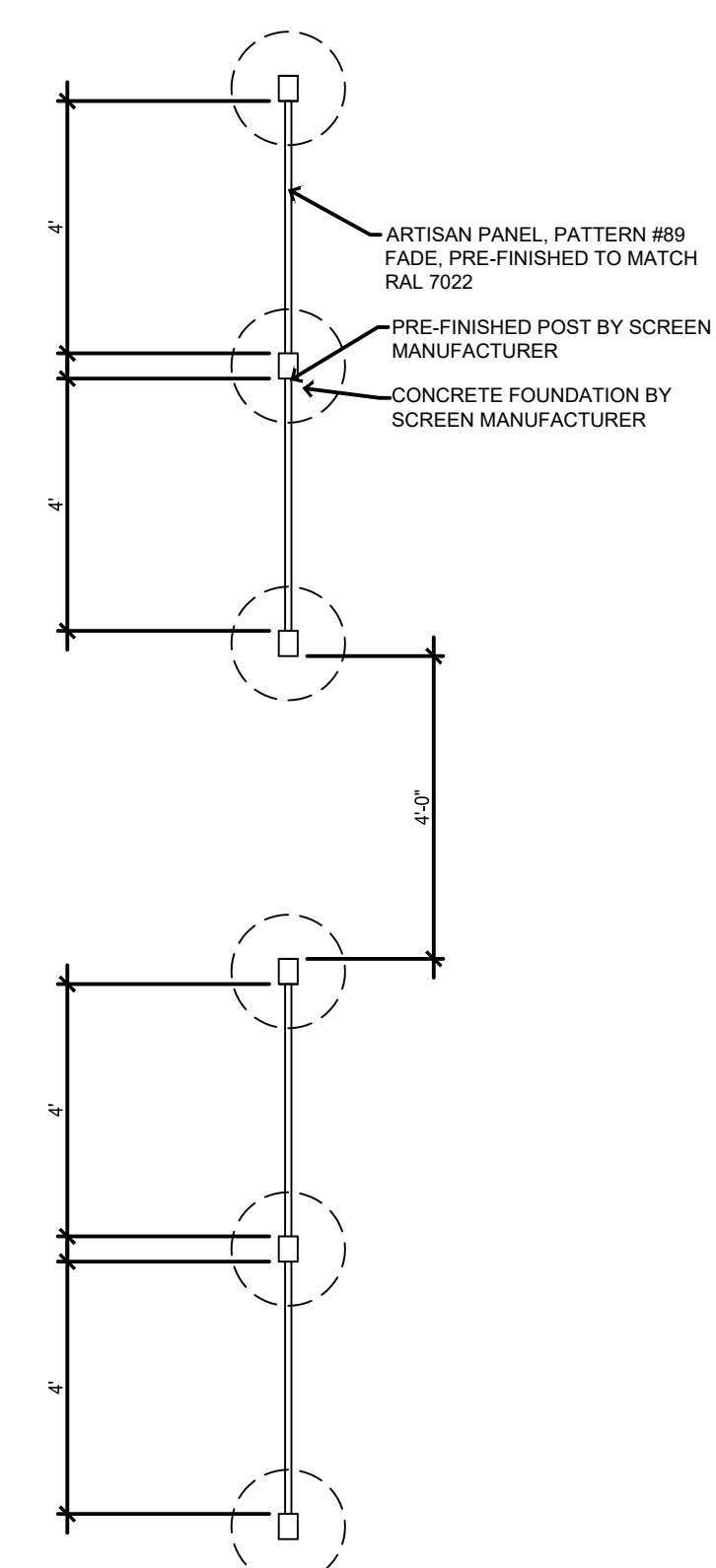
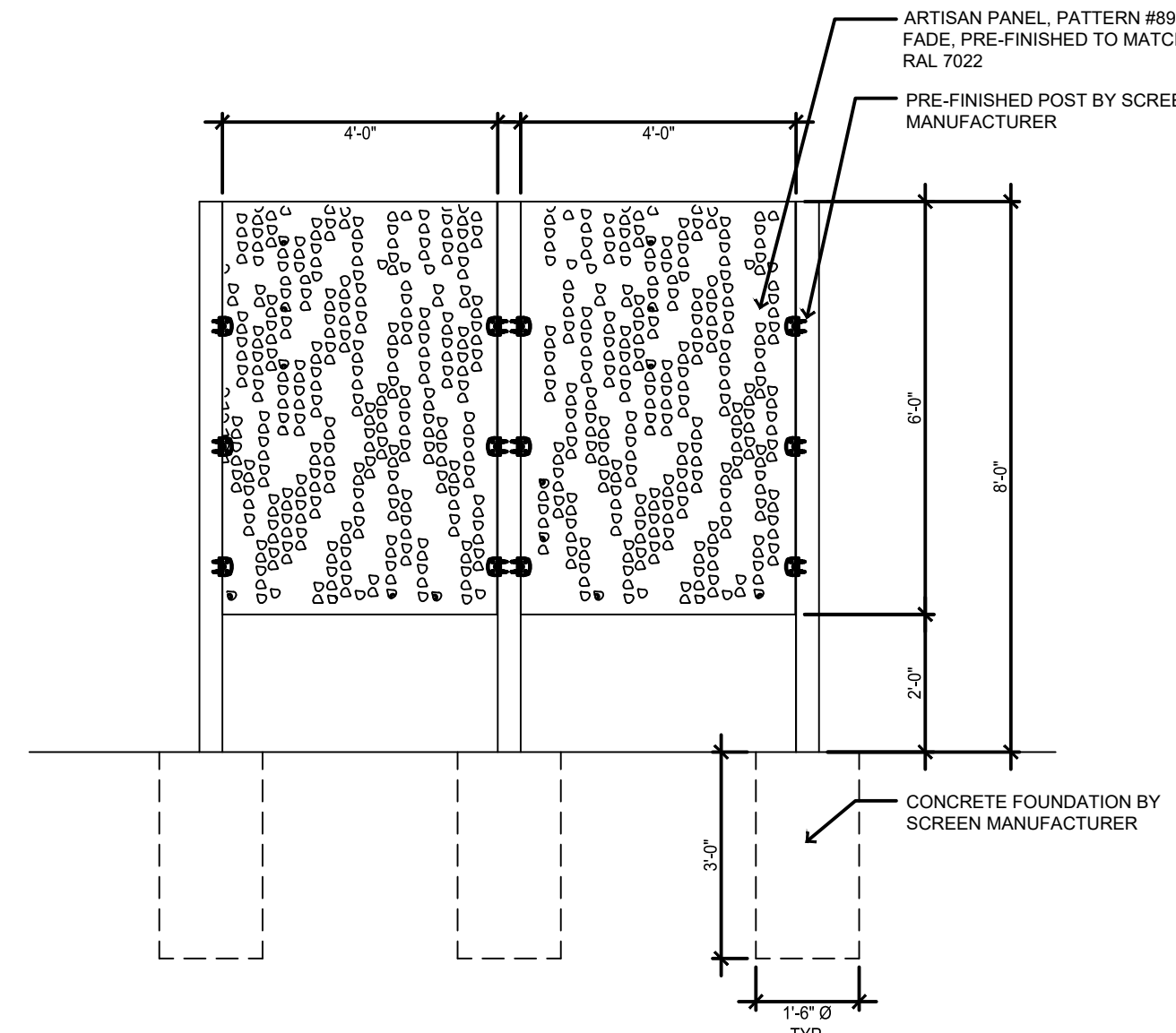
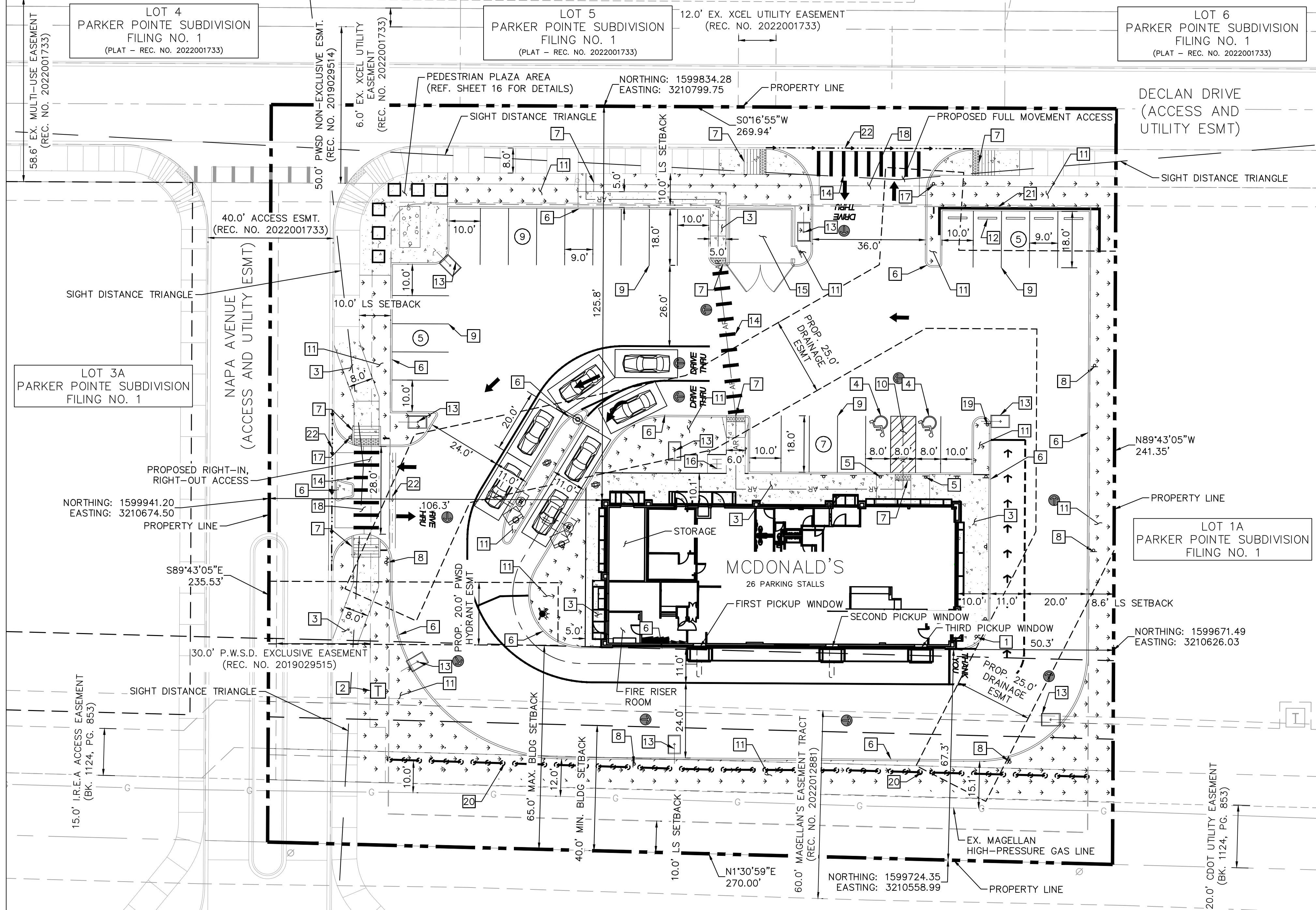
1. ALL EXISTING UTILITIES ARE TO REMAIN UNLESS OTHERWISE NOTED.
2. ALL EXISTING IMPROVEMENTS TO BE PROTECTED IN PLACE, UNLESS SPECIFICALLY CALLED OUT AS "TO BE REMOVED".

TITLE	SITE PLAN		DRAWN BY MCS	STD ISSUE DATE	REVIEWED BY JIM	DATE ISSUED 03/22/2024	SITE ADDRESS NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO	REV	DATE	DESCRIPTION
	EXISTING CONDITIONS AND DEMOLITION PLAN									
<p>PREPARED BY: <b>McDonald's USA, LLC</b></p> <p>FOR REVIEW ONLY NOT FOR CONSTRUCTION</p> <p><b>Kimley»Horn</b> Kimley-Horn and Associates, Inc.</p> <p>These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared not suitable for use on a different site or at a later time. Use of these drawings for reference or example on another project requires the the contract documents for reuse on another project is not authorized.</p>										
<p>811 Know what's below. Call before you dig.</p>										
<p>2</p>										

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

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

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



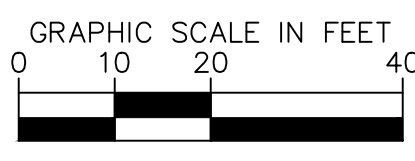
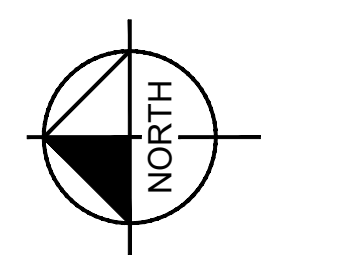
- LEGEND**
- PROPERTY LINE
  - SETBACK
  - - - EX. EASEMENT
  - AR ACCESSIBLE ROUTE
  - SCREEN WALL
  - PROP. RETAINING WALL
  - LANDSCAPE
  - CONCRETE SIDEWALK
  - CONCRETE PAVING
  - # PARKING STALL COUNT
  - SIGHT DISTANCE TRIANGLE

- KEY NOTES**
- 1 PROPOSED "NO PARKING ANY TIME" SIGN
  - 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 CONCRETE 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 WHEEL STOP
  - 13 PROPOSED SITE LIGHT (REF. PHOTOMETRIC PLANS FOR DETAILS)
  - 14 PROPOSED CROSSWALK
  - 15 PROPOSED TRASH ENCLOSURE

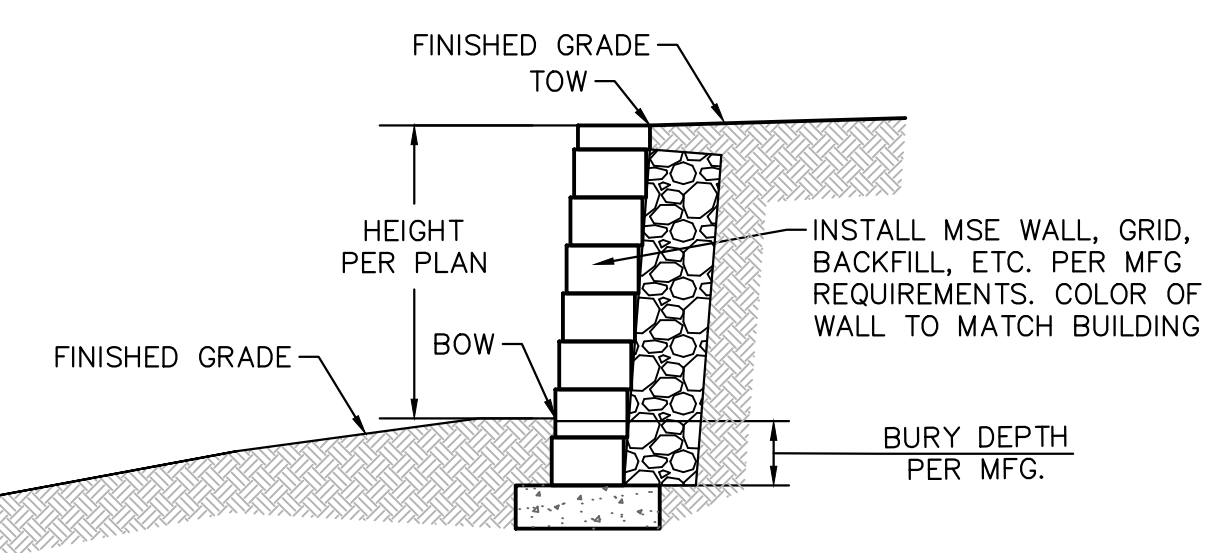
- 16 PROPOSED BIKE PARKING (3 SPACES)
- 17 PROPOSED STOP SIGN
- 18 PROPOSED DRIVEWAY ACCESS
- 19 PROPOSED 'DO NOT ENTER' SIGN
- 20 PROPOSED 8' SCREEN WALL (REF. DETAIL THIS SHEET)
- 21 PROPOSED RETAINING WALL, SPLIT FACE MSE BLOCK WALL WITH COLOR TO MATCH BUILDING, AVERAGE HEIGHT = 1.2' (REF. DETAIL THIS SHEET)
- 22 PROPOSED 2' CONCRETE GUTTER PAN

gray? please note color  
KH Response: The wall will match the gray of the building. Legend has been updated to reflect this.

please provide maximum height  
KH Response: The maximum height of the wall is 2.58', and the legend has been updated to reflect this.



**SCREEN WALL DETAIL**  
NOT TO SCALE



**MSE BLOCK RETAINING WALL DETAIL**  
NOT TO SCALE

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

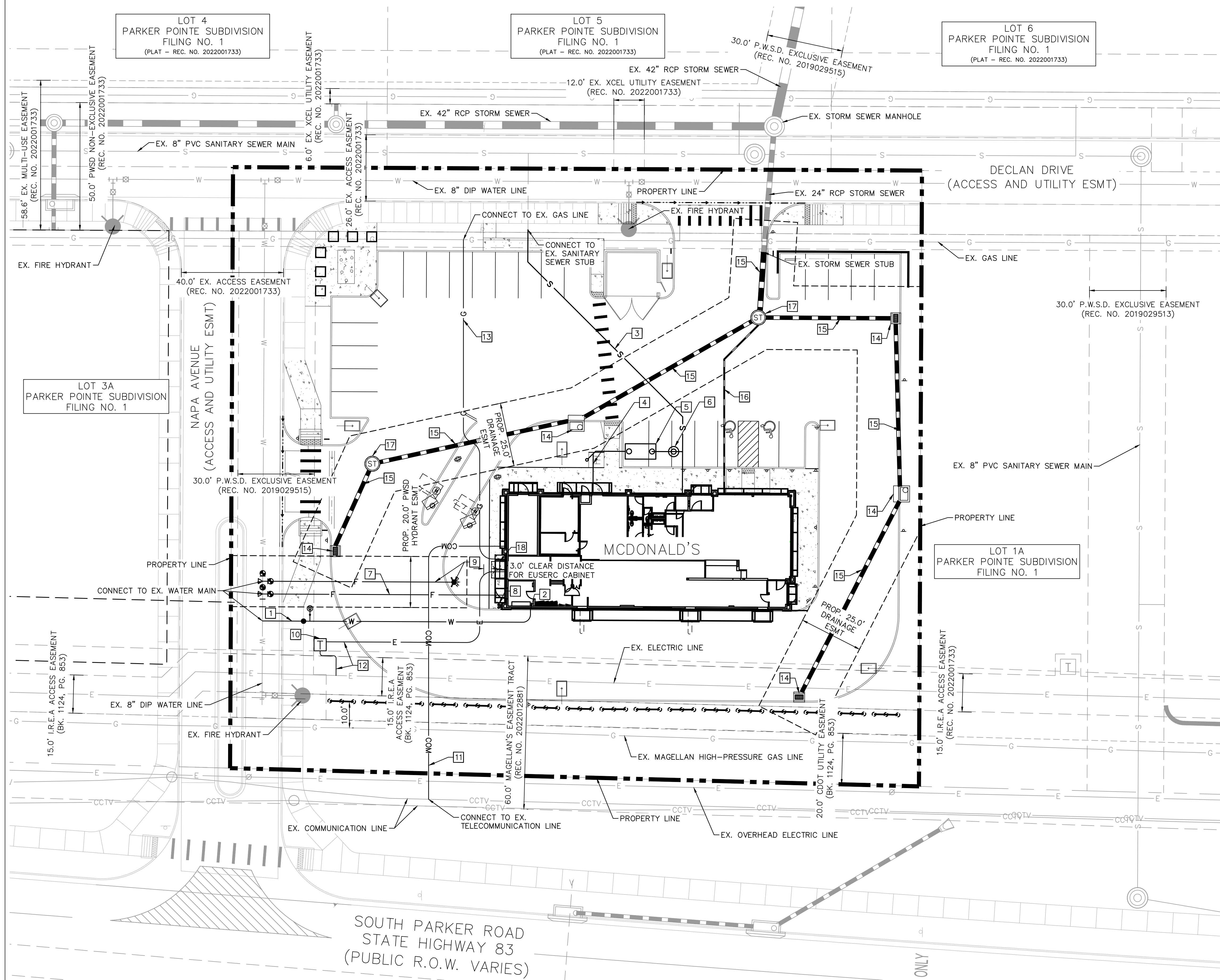
**McDonald's USA, LLC**  
These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared by McDonald's USA, LLC and shall not be used on a different site or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

**Kimley»Horn**  
Kimley-Horn and Associates, Inc.



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

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

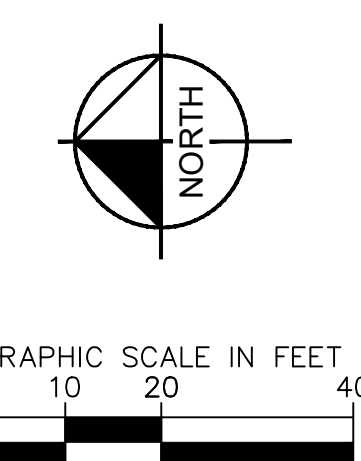


## LEGEND

	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
- 18 PROPOSED EUSERC CABINET



TITLE	SITE PLAN		DRAWN BY MCS	STD ISSUE DATE	REVIEWED BY JM	DATE ISSUED 03/22/2024	SITE ADDRESS NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO	DESCRIPTION PRELIMINARY UTILITY PLAN	REV	DATE	BY

**Kimley»Horn**

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

PREPARED FOR:  
**McDonald's USA, LLC**

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

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

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

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

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

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

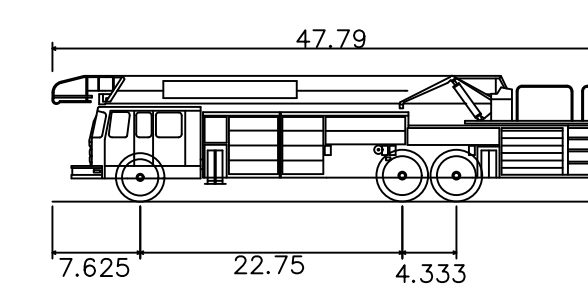
LOT 6  
PARKER POINTE SUBDIVISION  
FILING NO. 1  
(PLAT - REC. NO. 2022001733)

LOT 3A  
PARKER POINTE SUBDIVISION  
FILING NO. 1

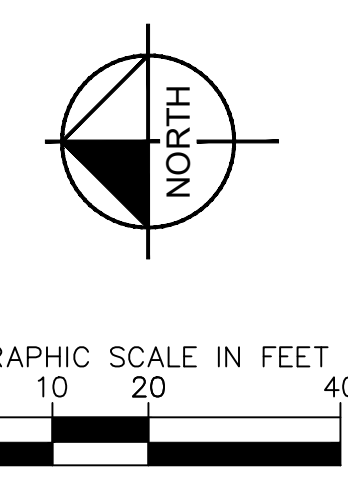
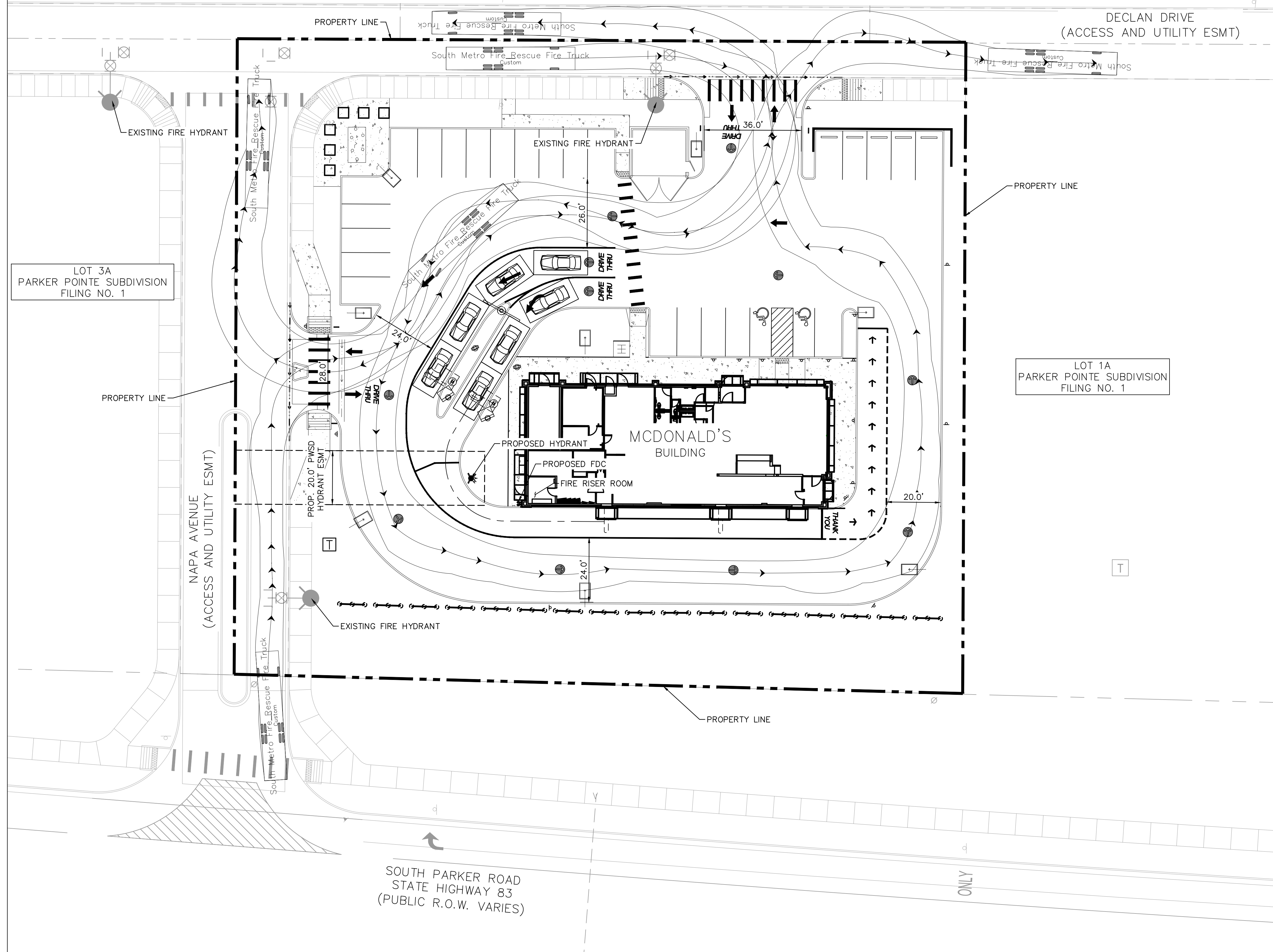
LOT 1A  
PARKER POINTE SUBDIVISION  
FILING NO. 1

### LEGEND

--- PROPERTY LINE



**SOUTH METRO FIRE RESCUE FIRE TRUCK**  
Overall Length 47.790ft  
Overall Width 7.625ft  
Overall Body Height 22.750ft  
Min Body Ground Clearance 4.333ft  
Track Width  
Lock-to-lock time  
Wall to Wall Turning Radius 46.667ft



TITLE	DESCRIPTION	SITE ID	DATE	REV	DATE	DESCRIPTION	BY
SITE PLAN	FIRE TRUCK ACCESS PLAN	51032	03/22/2024				

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

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

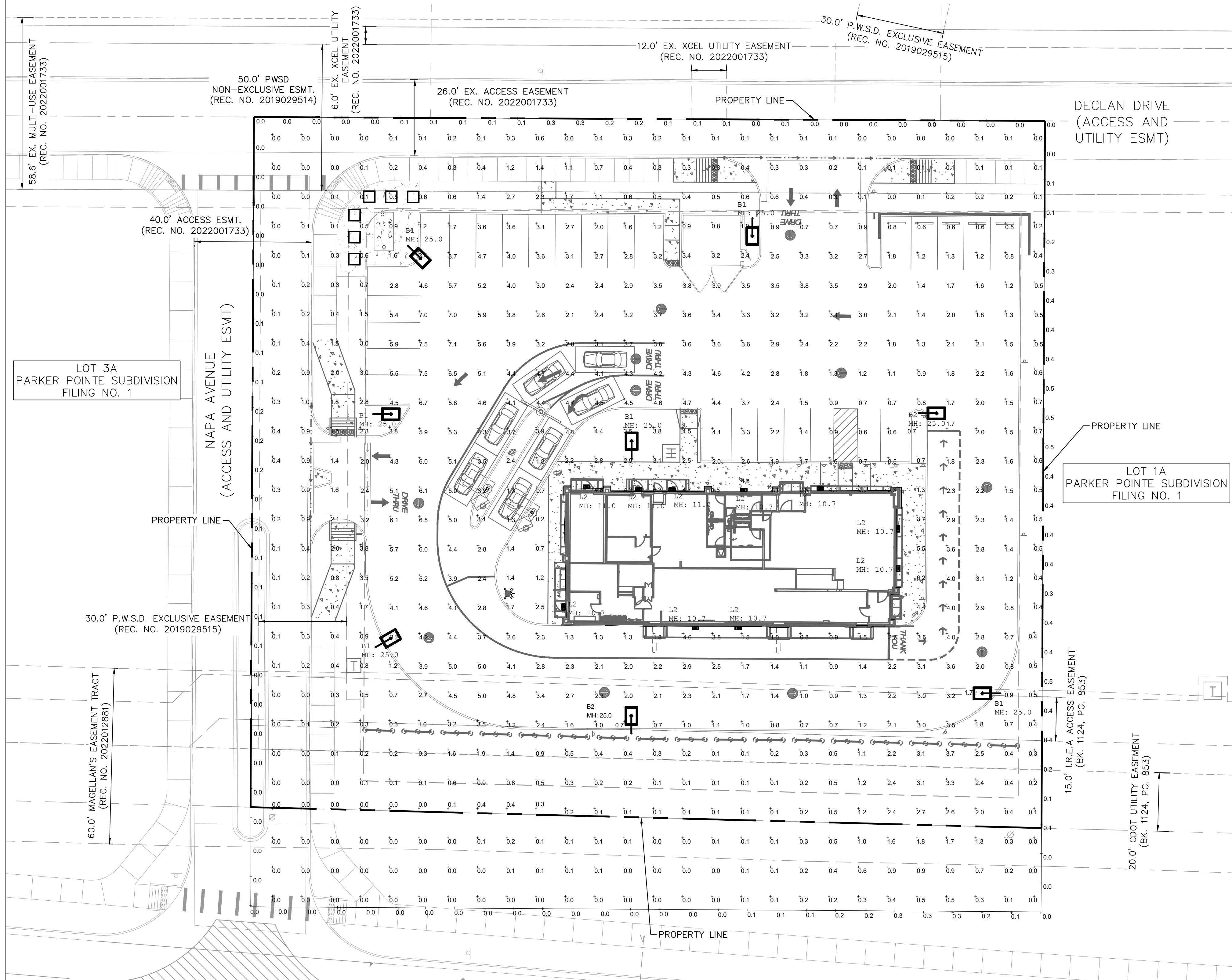
**Kimley»Horn**



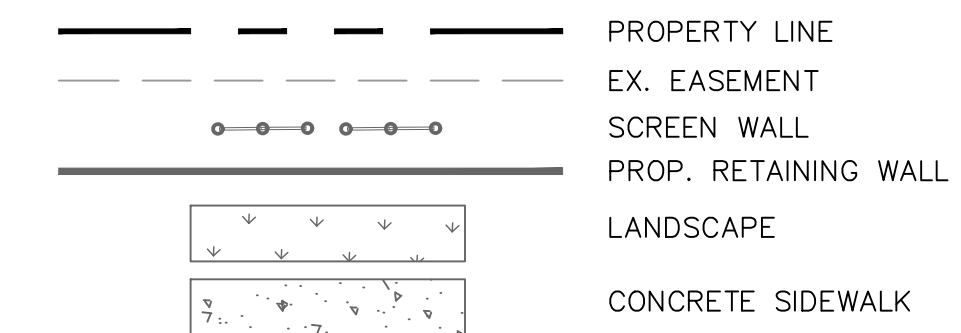
# PARKER POINTE SUBDIVISION FILING NO. 1, LOT 2A

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

## SITE PLAN



### LEGEND

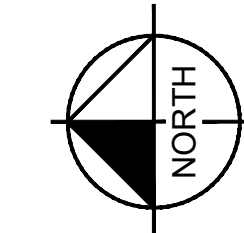
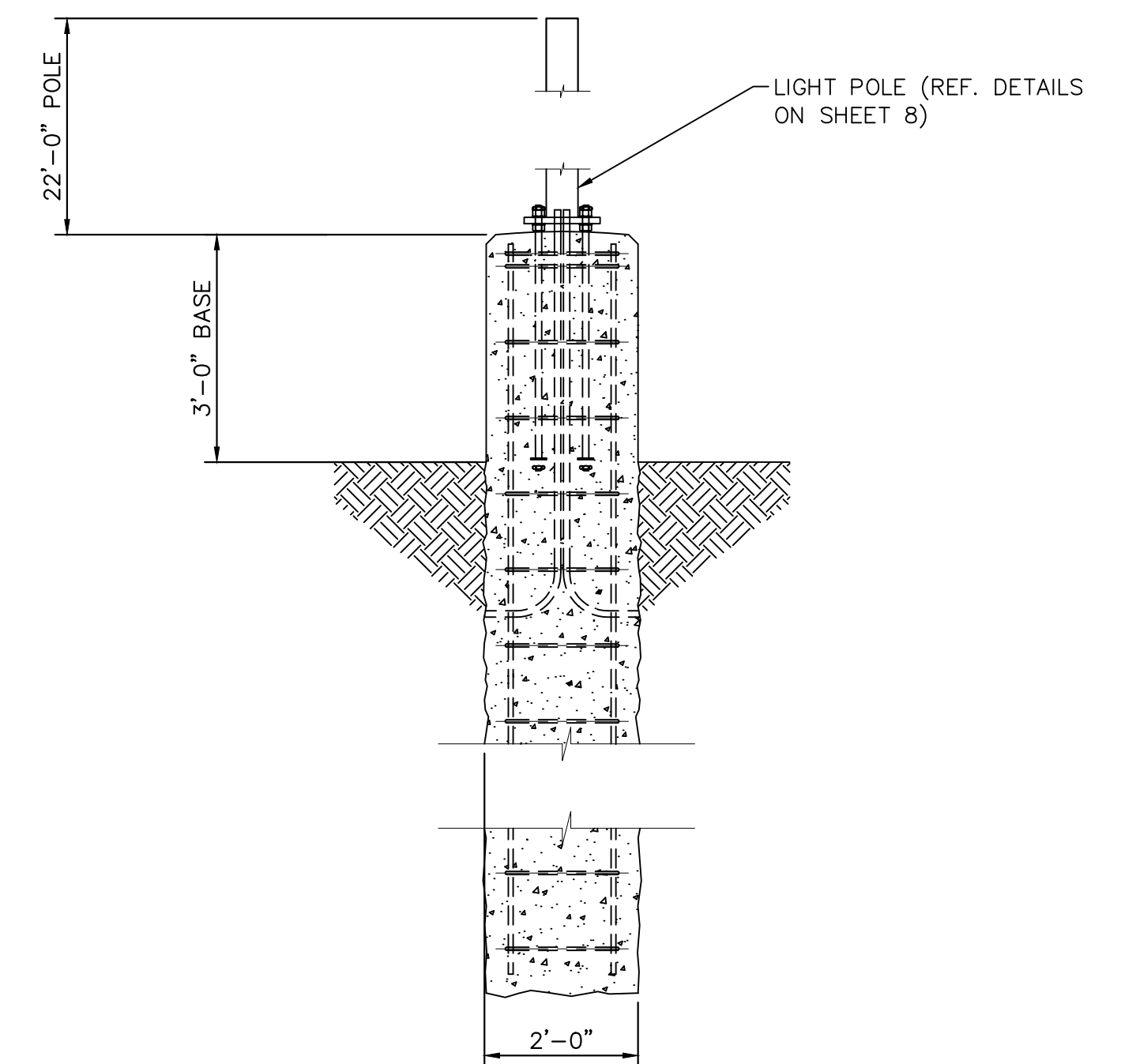


### NOTES:

DISTANCE BETWEEN READINGS IS 10'  
LIGHT POLE SHALL BE PLACED AT LEAST 18" FROM BACK OF CURB ADJACENT TO HEAD IN PARKING STALLS.

### DETAILS:

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



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

BY: \_\_\_\_\_

REV: \_\_\_\_\_ DATE: \_\_\_\_\_

**Kimley»Horn**

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

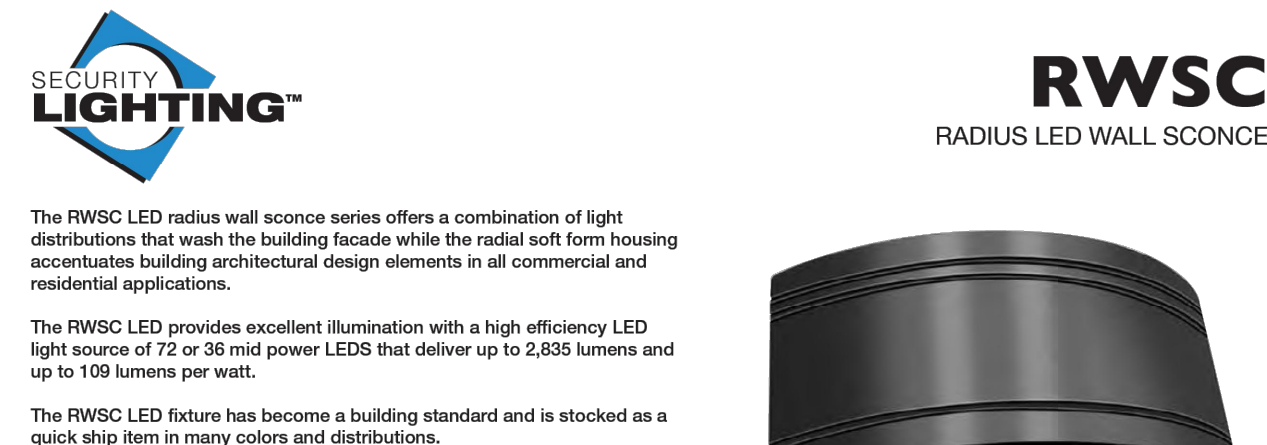
**McDonald's USA, LLC**  
These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared not suitable for use on a different site or at a later time. Use of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

DRAWN BY: MCS	STD ISSUE DATE:	REVIEWED BY: JIM	DATE ISSUED: 03/22/2024
TITLE: <b>SITE PLAN</b>			
DESCRIPTION: <b>PHOTOMETRIC PLAN</b>			
SITE ADDRESS: NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO 80132			



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

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



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 2,850 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.

**Certifications/Listings**

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

Series	# of LED's	Color	Distribution	Voltage	Finish	Options
RWSC	36	3K	3K	3000K	DO	PC
	72	3K	3K	3000K	DO	PC

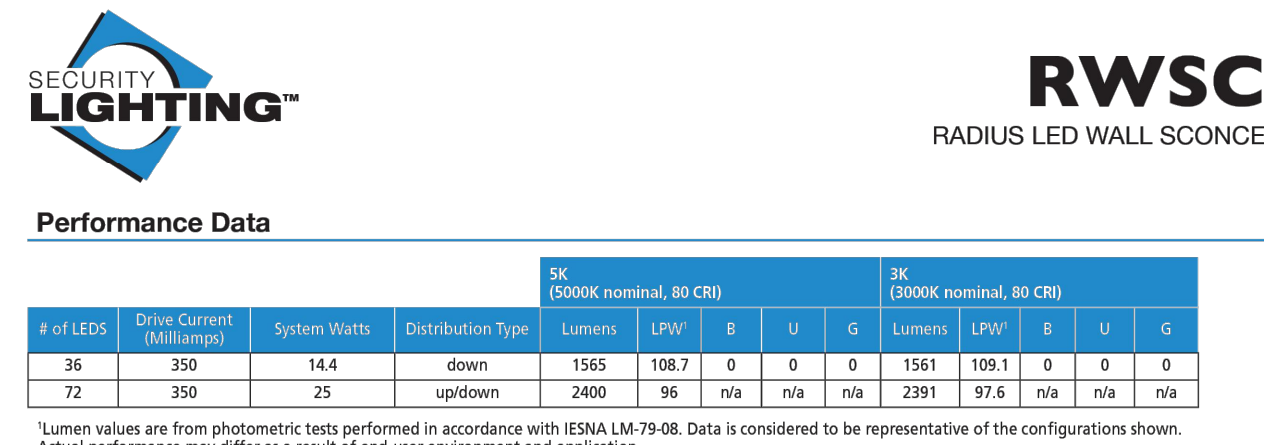
**Quick Ship**

- RWSC36L6K00WK
- RWSC36L6K00WB
- RWSC36L6K00PS
- RWSC36L6K00BK
- RWSC36L6K00SL
- RWSC36L6K00CC
- RWSC36L6K00PS
- RWSC36L6K00BK
- RWSC36L6K00SL
- RWSC36L6K00CC

**Accessories**

- LG125T Remote Emergency Inverter (light mount only)
- LG125S Remote Emergency Inverter (surface mount only)

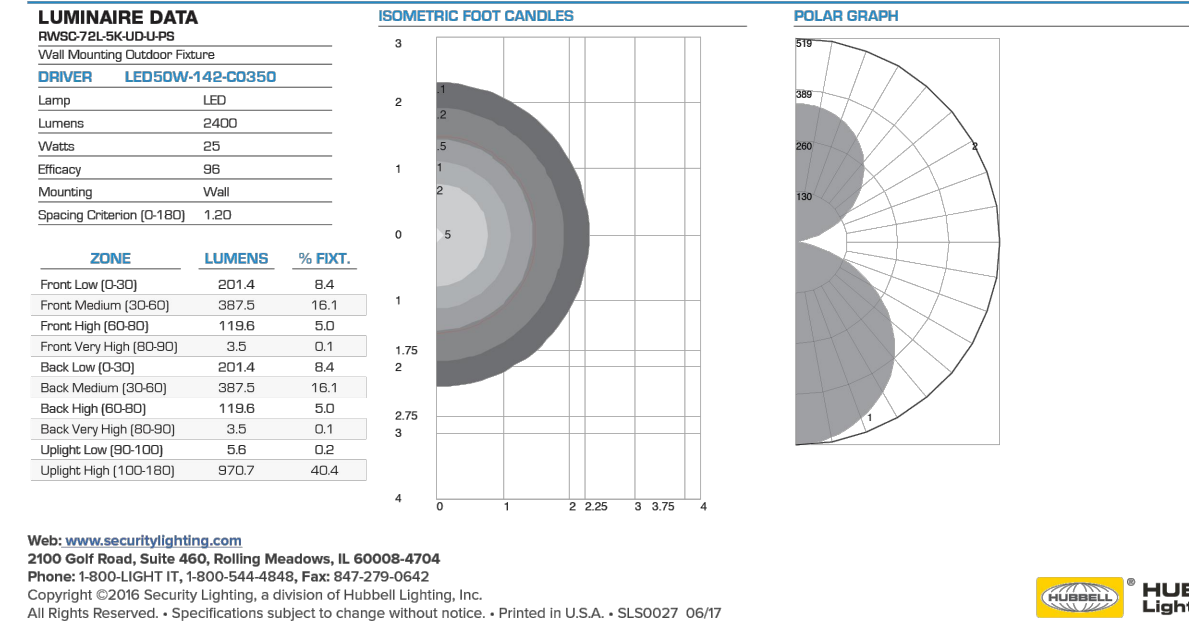
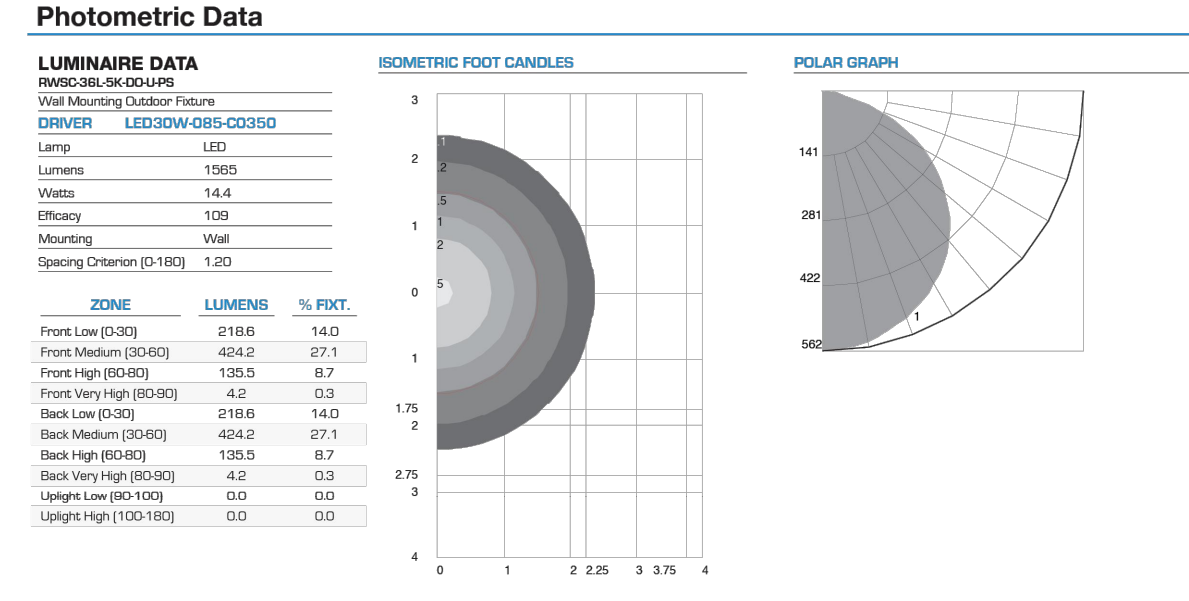
Web: www.securitylighting.com  
2000 Golf Road, Suite 400, Rolling Meadows, IL 60008-4704  
Phone: 1-800-LIGHT-IT, 1-800-544-4948, Fax: 847-279-0642  
Copyright © 2018 Security Lighting, a division of Hubbell Lighting, Inc.  
All Rights Reserved. - Specifications subject to change without notice. - Printed in U.S.A. - SL50027 06/17



**Performance Data**

# of LED's	Beam Spread (Milliamps)	System Watts	Distribution Type	lumens	LPW	B	U	G	lumens	LPW	B	U	G
36	350	14.4	down	1565	108.7	0	0	0	1561	109.1	0	0	0
72	350	28.8	up/down	3130	95	100	100	100	3121	97.6	100	100	100

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.



**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 (3) 3/16-18 set screws (G) using a 3/16 Allen wrench to approximately 12 ft-lbs.

**Arm Adjustment:**

1. Determine the desired vertical arm angle before attempting adjustments.
2. Notice that there are tick marks 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 arm.**
5. Aim the fixture to the desired angle.
6. Once the arm 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**

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 starting 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 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.

**ACCESS TO 1/2-13 HEX HEAD BOLT LOOSEN TO ADJUST ANGLE TIGHTEN TO 35 FT.LBS**

**AIM ARROW INDICATOR**

**ADJUSTMENT SLOT**

**ADJUSTMENT SCREWS**

**PHOTOCONTROL RECEPTACLE LOCATION**

701 Millennium Boulevard Greenville, SC 29607 (864) 678-1000 [www.hubbelloutdoor.com](http://www.hubbelloutdoor.com)

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

**SAUVEGARDEZ CES INSTRUCTIONS**

### INSTRUCTIONS D'INSTALLATION RATIO AREA

**A LIRE ATTENTIVEMENT AVANT D'INSTALLER**

**AVERTISSEMENT!** Les appareils d'éclairage 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 SECOURS 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 services à la reproduction. Bien se laver les mains après 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 avertissements 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 poussière.

Un chiffon doux et propre est normalement suffisant pour dépolir le produit. Si vous ne comprenez pas les présentes instructions, communiquez avec votre distributeur de produits Hubbell Lighting, ou avec [techsupport@hubbell-itg.com](mailto:techsupport@hubbell-itg.com) ou (864) 678-1000 au téléphone.

Remettez 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 phase 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

3909924 Rev. A  
701 Millennium Boulevard Greenville, SC 29607 (864) 678-1000 [www.hubbelloutdoor.com](http://www.hubbelloutdoor.com)

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

**SAUVEGARDEZ CES INSTRUCTIONS**

### INSTRUCTIONS D'INSTALLATION D'APPAREIL RATIO AREA

**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'échecrou (B) à l'intérieur du poteau (A) aux emplacements des trous préparés.
3. Insérez la tige fileté 5/16-18 (C) dans le trou 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 fileté dans le trou supérieur du gabarit de perçage et insérez-le dans le trou supérieur de la plaque à échecrou (B). Serrez l'écrou (D) à 10 lb-ft.
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 remplacez 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. Achetez le câblage connecté dans le bras et l'intérieur du pylône.
2. Fixez le luminaire en glissant le montage 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 bolier au bras en serrant (4) les vis de réglage 3/8-16 (G) à l'aide d'une clé hexagonale de 3/16. Coupez à 12 lb-ft.
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.

701 Millennium Boulevard Greenville, SC 29607 (864) 678-1000 [www.hubbelloutdoor.com](http://www.hubbelloutdoor.com)

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

**SAUVEGARDEZ CES INSTRUCTIONS**

### INSTRUCTIONS D'INSTALLATION D'APPAREIL RATIO AREA

**Ratio Area Knuckle Mount**

**Installation du luminaire:**

1. Établissez les connexions électriques entre le câblage de l'appareil et les câbles d'alimentation. Achetez le câblage connecté à l'intérieur du poteau à travers le tenon.
2. Fixez le jarett à la perche (E) en faisant glisser le jarett sur le tenon. Serréz chaque écrou à l'aide de réglage 3/16-18 (G) à l'aide d'une clé Allen de 3/16 à environ 12 lb-ft.

**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 poignée permettra en fait des ajustements plus fins à 4° par pas.
3. Retirez le couvercle du moyeu central (H).
4. Notez que le gros bouton 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 bouton de pivotement à tête hexagonale 1/2-13 à 35 lb-ft.
8. Remplacez le couvercle (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 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.

**ACCESS AU BOULON À TÊTE DE DOUILLE 1/2-13 LOOSEN POUR RÉGLER L'ANGLE SERRER À 35 PILBS**

**INDICATEUR DE FLÈCHE D'AIM**

**FENTE D'AJUSTEMENT**

**VIS DE RÉGLAGE**

**PHOTOCONTROL RECEPTACLE EMPLACEMENT**

701 Millennium Boulevard Greenville, SC 29607 (864) 678-1000 [www.hubbelloutdoor.com](http://www.hubbelloutdoor.com)

**INSTALLATION INSTRUCTIONS - RATIO AREA SHEET 1 OF 3**

**SAVE THESE INSTRUCTIONS**

### 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-itg.com](mailto:techsupport@hubbell-itg.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 temperatures 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 luminaires. 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

**OPTIONNEL ADAPTATEUR DE PÔLE ROND DIAMÈTRE MULTIPLE TAILLES DISPONIBLES**

**ARM MOUNT**

**WIRING CONNECTIONS**

**MAST ARM FITTER**

**SET SCREWS**

**WIRING CONNECTIONS**

**POWER IN FROM POLE**

**INSTALLATION INSTRUCTIONS - RATIO AREA SHEET 2 OF 3**

**SAVE THESE INSTRUCTIONS**

### INSTALLATION INSTRUCTIONS RATIO AREA

**Ratio Area Arm Mount**

**Fixture Installation:**

1. Open the driver compartment (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), dose 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.

701 Millennium Boulevard Greenville, SC 29607 (864) 678-1000 [www.hubbelloutdoor.com](http://www.hubbelloutdoor.com)

TITLE	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
SITE PLAN					
PHOTOMETRIC DETAILS					
SITE ADDRESS					
NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO					

**McDonald's USA, LLC**

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

**PRELIMINARY**

FOR REVIEW ONLY NOT FOR CONSTRUCTION

Kimley»Horn  
Kimley-Horn and Associates, Inc.

7



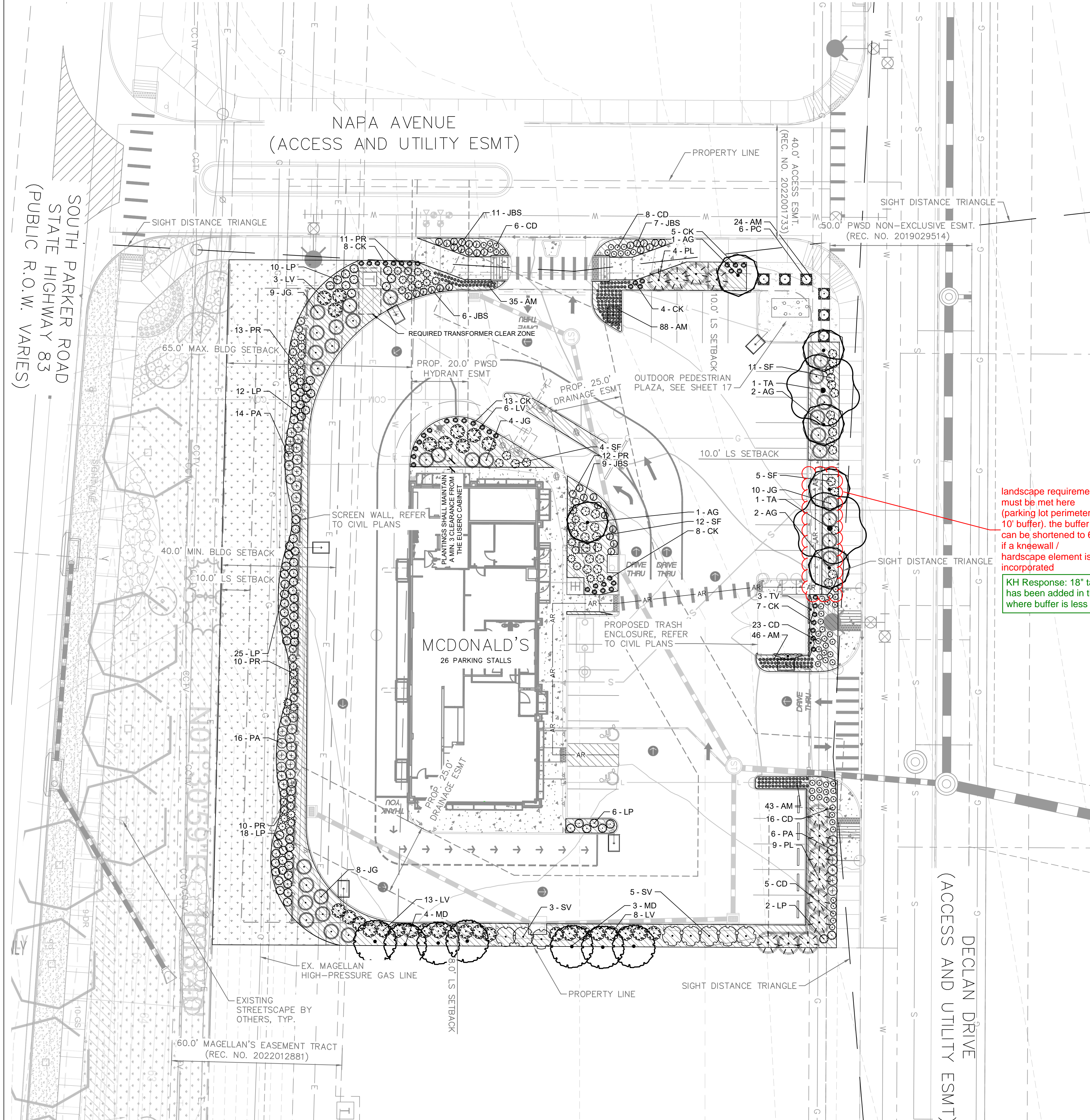




# PARKER POINTE SUBDIVISION FILING NO. 1, LOT 2A

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

## LANDSCAPE PLAN



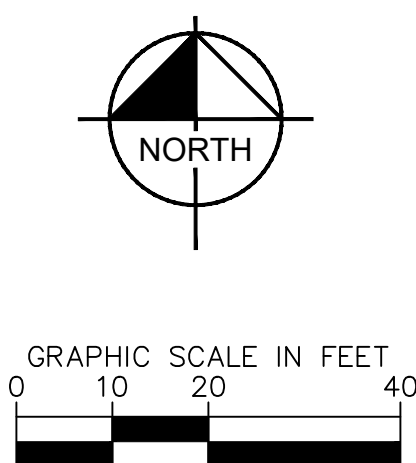
### PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL	WIDTH	HEIGHT
<b>DECIDUOUS TREES</b>							
	TA	2	TILIA AMERICANA / AMERICAN LINDEN	B & B	2" CAL MIN	30'-40'	40'-50'
<b>EVERGREEN TREES</b>							
	PL	13	PINUS LEUCODERMIS 'SAELIT' / MINT TRUFFLE BOSNIAN PINE	B & B	6" HGT.	8'-10'	15'-20'
<b>ORNAMENTAL TREES</b>							
	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'
<b>SYMBOL CODE QTY BOTANICAL / COMMON NAME CONT. SIZE SPACING WIDTH HEIGHT</b>							
<b>DECIDUOUS SHRUBS</b>							
	LP	73	AMORPHA CANESCENS / LEADPLANT	5 GAL.	SEE PLAN	2'-4'	2'-4'
	LV	30	LIGUSTRUM VULGARE 'CHEYENNE' / CHEYENNE PRIVET	5 GAL.	SEE PLAN	4'-6'	6'-8'
	PA	36	PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE	5 GAL.	SEE PLAN	3'-5'	3'-5'
	SF	32	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'
<b>DECIDUOUS VINE</b>							
	TV	3	CAMPISIS RADICAN / TRUMPET VINE	1 GAL.	SEE PLAN	5'-10'	VINE
<b>EVERGREEN SHRUBS</b>							
	JBS	33	JUNIPERUS SQUAMATA 'BLUE STAR' / BLUE STAR JUNIPER	5 GAL.	SEE PLAN	2'-3'	12'-18"
	JG	31	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 'ROUNDBOUT' / ROUNDBOUT COLORADO SPRUCE	5 GAL.	SEE PLAN	2'-3'	2'-3"
<b>GRASSES</b>							
	CK	45	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	5 GAL.	SEE PLAN	18"-24"	4'-5"
<b>PERENNIALS</b>							
	AM	236	ALYSSUM MONTANUM / MADWORT	F15(4" POTS)	SEE PLAN	12"-18"	6"-12"
	CD	58	CENTAUREA DEALBATA / PERSIAN CORNFLOWER	1 GAL.	SEE PLAN	18"-24"	18"-24"
<b>SYMBOL CODE QTY BOTANICAL / COMMON NAME TYPE INSTALL RATE WEED FABRIC MFR</b>							
<b>GROUND COVERS</b>							
	ROCK1	8,506 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

landscape requirement must be met here (parking lot perimeter - 10' buffer), the buffer can be shortened to 6' if a kneewall / hardscape element is incorporated

KH Response: 18" tall knee wall has been added in this area where buffer is less than 10' wide.

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



PREPARED BY: **Kimley»Horn**

McDonald's USA, LLC  
These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared by Kimley-Horn and Associates, Inc. and shall remain their property. Use of these drawings for reference or example on another project requires the written permission of Kimley-Horn and Associates, Inc. Use of the contract documents for reuse on another project is not authorized.

TITLE	SITE PLAN	DRAWN BY	AKK
DESCRIPTION	LANDSCAPE PLAN	STD ISSUE DATE	
SITE ID	51032	REVIEWED BY	JCP
		DATE ISSUED	03/22/2024
		SITE ADDRESS	NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO

BY: \_\_\_\_\_

REV: \_\_\_\_\_ DATE: \_\_\_\_\_

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

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

## LANDSCAPE PLAN

### GENERAL LANDSCAPE SPECIFICATIONS

- A. SCOPE OF WORK
- THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.
  - WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.
- B. PROTECTION OF EXISTING STRUCTURES
- ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF TRAFFIC (MOT) THAT MAY BE REQUIRED FOR THE PROJECT.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR: REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE 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
- 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 UNSAVELY AND/OR BE REPLACED AT THE COST OF THE CONTRACTOR AT THE RATE OF FOUR HUNDRED DOLLARS (\$400) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL. FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL. FOR TREES OVER FOUR (4) INCHES IN CALIPER.
  - SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.
- D. MATERIALS
- 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)
  - PLANT MATERIALS
    - FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE SHOWN ON DRAWINGS AND COMPLYING WITH THE COLORADO NURSERY ACT, AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPANTING OR ROOT PRUNING, PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
    - TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE.
    - 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.
    - 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.
    - 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.
    - TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK ("INCLUDED BARK"); CROSSING TRUNKS, CUT-OFF LIMBS MORE THAN 1/2 INCH (19 MM) IN DIAMETER, OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.
    - 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.
    - 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.
    - IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF PLANTS IS SHOWN ON DRAWINGS, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING.
- E. SOIL MIXTURE
- CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW.
  - SOIL MIXTURE SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.
    - TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT OPENINGS SHALL BE FERTILE, FRABLE, AND OF A LOAMY CHARACTER, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER, FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEIOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER, HAVE A PH BETWEEN 5.5 AND 8.0, AND SOLUBLE SALTS LESS THAN 3.0 MMHOS/CM. SUBMIT SOIL SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
    - SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.
  - TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.
- F. WATER
- WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC... IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.
- \* WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.
- G. FERTILIZER
- CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO

- SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.
- \* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.
- H. MULCH
- MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES CLEAR MULCH FROM EACH PLANT'S CROWN (BASE) OR AS SHOWN IN PLANTING DETAILS. MULCH SHALL BE DOUBLE SHREDDED HARDWOOD MULCH. DYED MULCH IS NOT ACCEPTABLE. SUBMIT SAMPLES TO PROJECT LANDSCAPE ARCHITECT FOR APPROVAL. MULCH SHALL BE PROVIDED OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE RING (6" MINIMUM) PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN ON PLANS.
- I. DIGGING AND HANDLING
- ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT.
  - PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTI-TRANSPIRANT PRODUCT ("WILT-TRUP" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
  - B&B AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL, OF SURFACE SIZE TO MATCH TO THE 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
- ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
  - AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBER ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
  - ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.
- K. MATERIALS LIST
- QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE PLANS SHALL GOVERN. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.
- L. FINE GRADING
- FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.
  - THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH.
  - ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.
- M. PLANTING PROCEDURES
- THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, BUILDING MATERIALS, AND TOXIC MATERIAL SHALL BE COMPLETELY REMOVED FROM PLANTING AREAS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS IN PLANTING AREAS WHICH WILL ADVERSELY AFFECT THE PLANT GROWTH, THE CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
  - VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL COLORADO (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
  - CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMESTONE AND LIMESTONE SUB-BASE FROM ALL PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMESTONE OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.
  - FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
  - COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK UPON ARRIVAL AT THE SITE. PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS AND CUSTOMARY IN ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE SHALL BE EXERCISED.
  - WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
  - ALL PLANTING OPENINGS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 AMERICAN STANDARD FOR NURSERY STOCK.
  - TEST ALL TREE OPENINGS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALL OWANDE WILL BE MADE FOR MOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL.
  - TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.
  - PRIOR TO EXCAVATION OF TREE OPENINGS, AN AREA EQUAL TO TWO TIMES THE DIAMETER OF THE ROOT BALL SHALL BE ROTO-TILLED TO A DEPTH EQUAL TO THE DEPTH OF THE ROOT BALL.
  - EXCAVATION OF TREE OPENINGS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.
  - IN CONTINUOUS SHRUB AND GROUND COVER BEDS, THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF ONE FOOT BEYOND THE DIAMETER OF A SINGLE ROOT BALL. THE BED SHALL BE TILLED TO A DEPTH EQUAL TO THE ROOT BALL DEPTH PLUS 6".
  - TREE OPENINGS FOR WELL DRAINED SOILS SHALL BE DUG SO THAT THE BOTTOM OF THE ROOT BALL WILL REST ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL WILL BE FLUSH WITH FINISH GRADE. IN POORLY DRAINED SOILS THE TREE OPENING SHALL BE DUG SO THAT THE ROOT BALL RESTS ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL IS 1" ABOVE FINISH GRADE. PLANT PIT WALLS SHALL BE SCARIFIED PRIOR TO PLANT INSTALLATION.
  - TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
  - SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 'E'.
  - TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
  - AMEND PINE AND OAK PLANT OPENINGS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT OPENINGS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.
  - FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE

- WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE.
- ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
  - TREES SHALL BE PRUNED, IN ACCORDANCE WITH ANSI A-300, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST.
  - SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE 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.
  - 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.
  - 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
- THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
  - ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
  - PREPARE LOOSE BED FOUR (4) INCHES DEEP. HANK RADE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
  - SODDING
    - THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
    - SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A 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.
  - 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.
  - LAWN MAINTENANCE
    - 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.
    - 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
- CONTRACTOR SHALL INSTALL 4"x2" ROLLED TOP STEEL EDGING BETWEEN ALL SOD/SEED AREAS AND PLANTING BEDS.
- P. CLEANUP
- UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM CONTRACTORS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.
- Q. PLANT MATERIAL MAINTENANCE
- ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, PRUNING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
- R. FINAL INSPECTION AND ACCEPTANCE OF WORK
- FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.
- S. WARRANTY
- THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
  - ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.
  - IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.

- NOTES:
- LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER, AND/OR THEIR ASSIGNS.
  - ALL STREET TREES AND STREETSCAPE IMPROVEMENTS LOCATED IN THE ROW WILL BE MAINTAINED BY THE ADJUTING PROPERTY OWNER.

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 / 52
COMMERCIAL (SOUTH PROPERTY LINE)	242'	6 (3-4 EVERGREEN TREES) / 11 (4 EVERGREEN TREES)	30 / 37
COMMERCIAL (EAST PROPERTY LINE)	270'	7 (3-4 EVERGREEN TREES) / 10 (5 EVERGREEN TREES)	35 / 35
COMMERCIAL (WEST PROPERTY LINE)	270'	7 (3-4 EVERGREEN TREES) SUB.10 SHRUBS PER 1 TREE / 70 SHRUBS	55 / 56 (126 TOTAL INCLUDING TREE SUBS.)

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

NOTES:

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

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

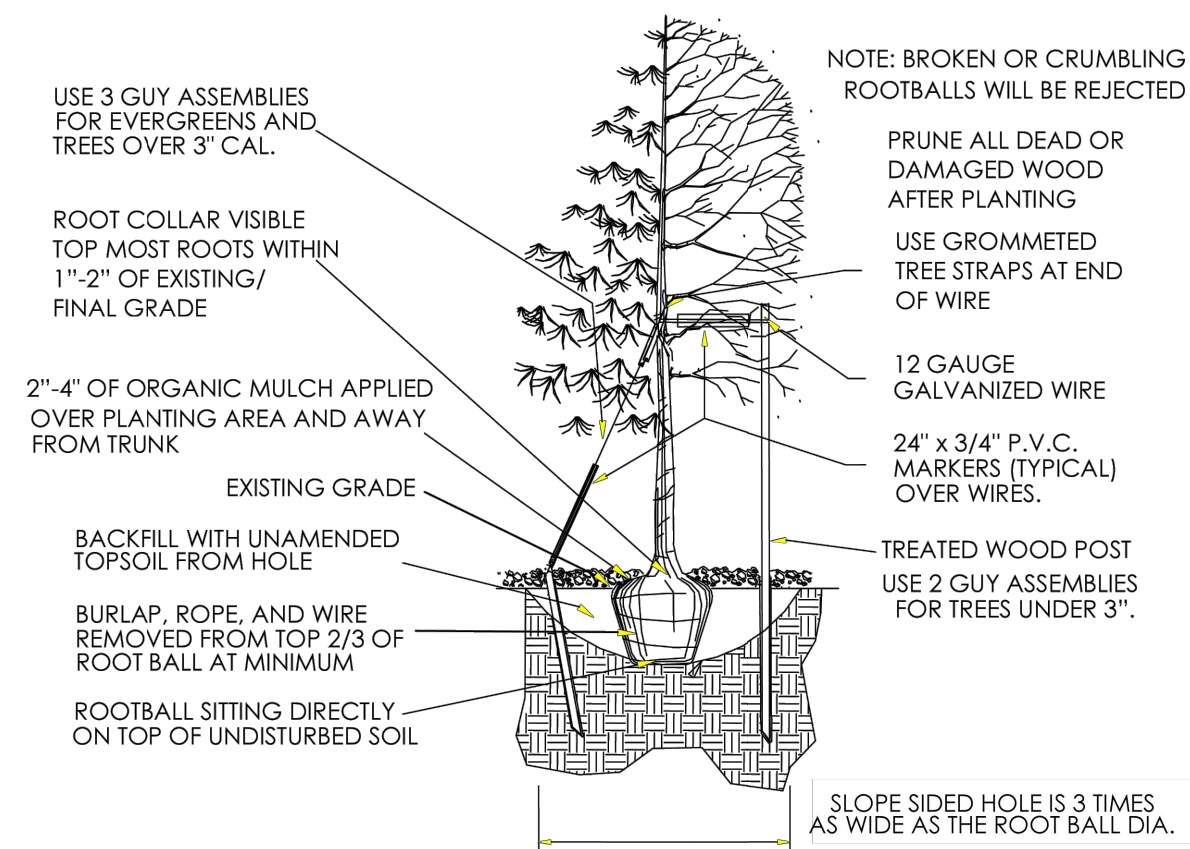
\* THE BUFFER DEPTH IS LESS THAN 10' IN LIMITED AREAS WITH ADA ROUTES AND PEDESTRIAN RAMPS

TITLE	DATE	DESCRIPTION	BY
SITE PLAN			
DESCRIPTION			
LANDSCAPE NOTES			
SITE ID	DATE	REV.	DATE
51032			
NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO			
<p>These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared in accordance with the contract documents in effect at the time these drawings for reference or example on another project requires the contract documents for reuse on another project is not authorized.</p>			
PREPARED BY:			
DRAWN BY:			
ISSUE DATE			
REVIEWED BY:			
JCP			
DATE ISSUED			
03/22/2024			
<p>Know what's below. Call before you dig.</p>			11

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

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

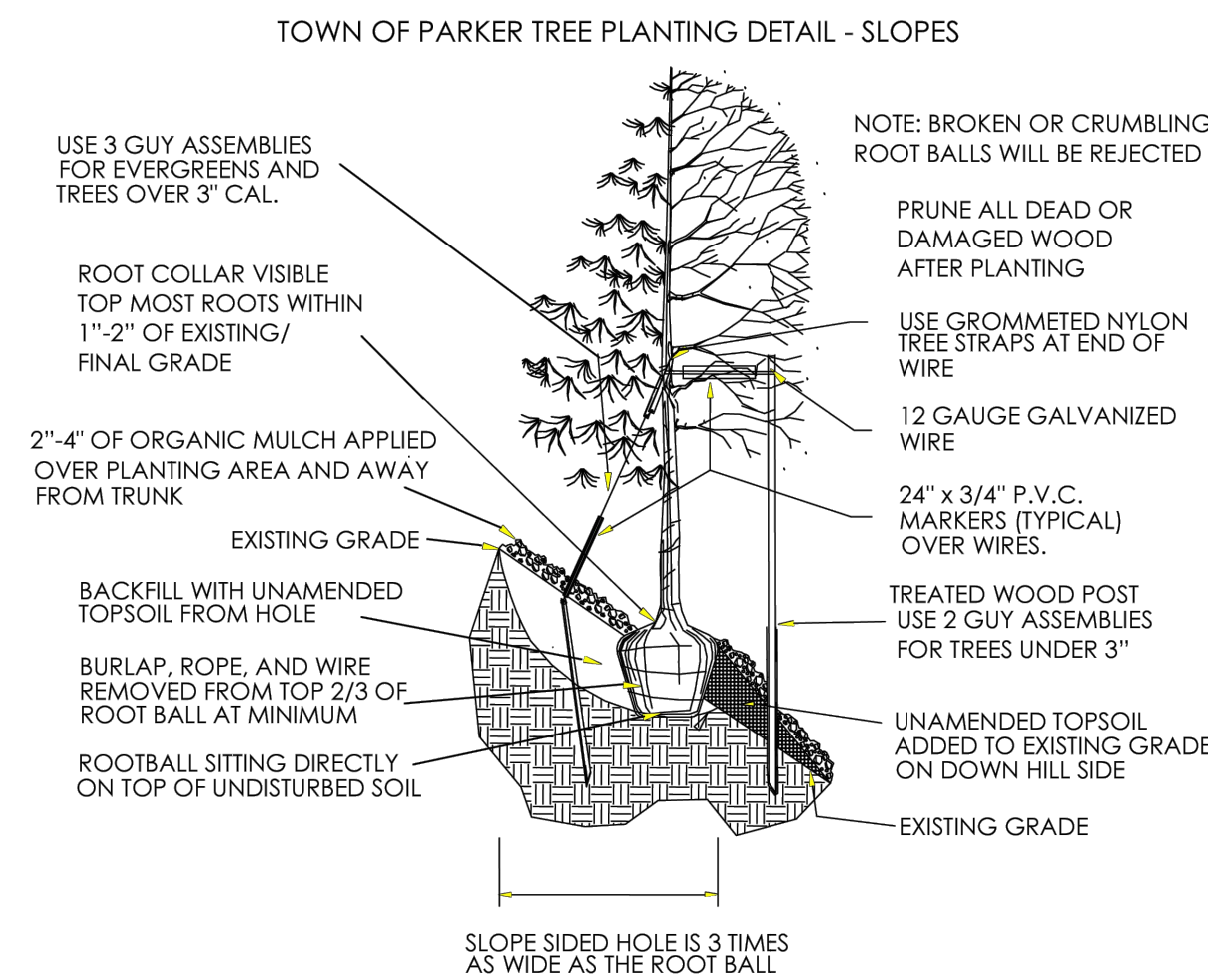
TOWN OF PARKER PLANTING STANDARDS



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

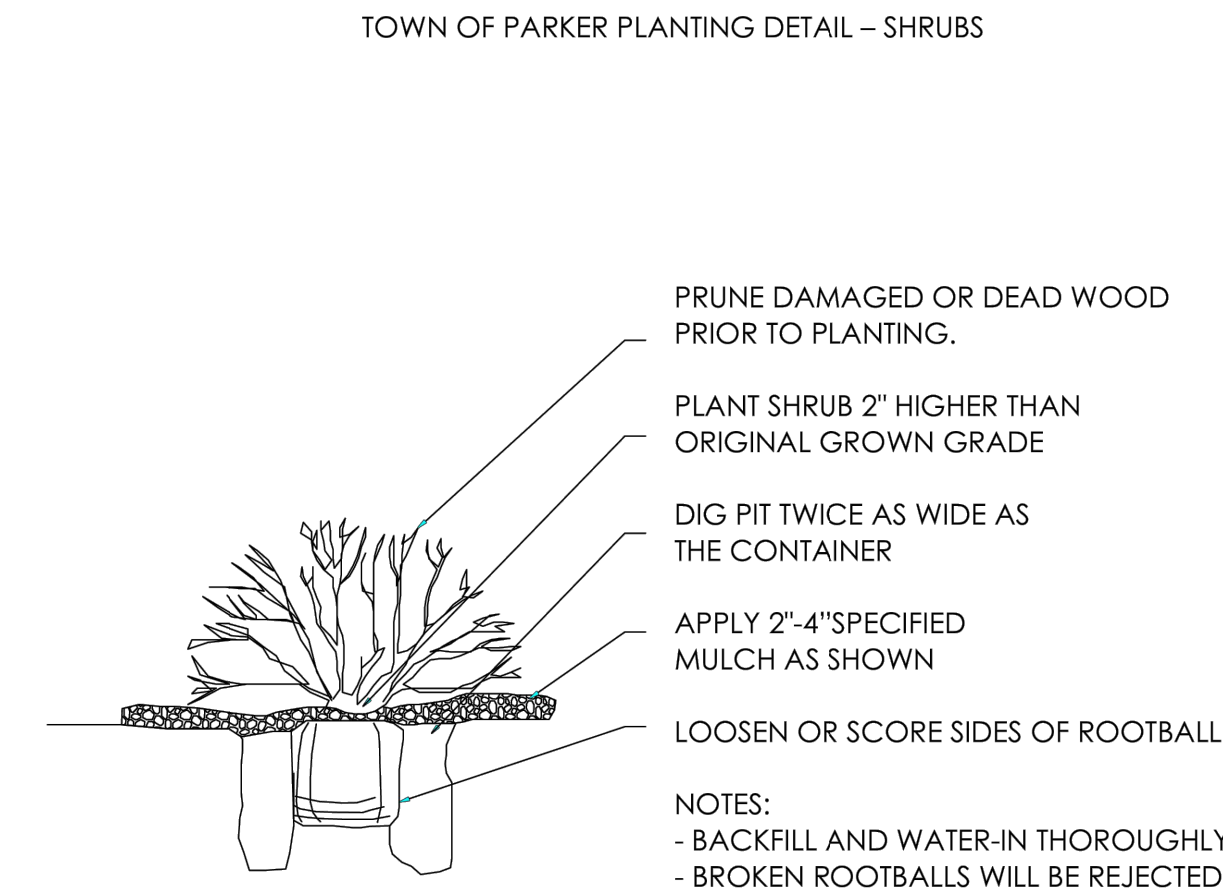
11

TOWN OF PARKER PLANTING STANDARDS

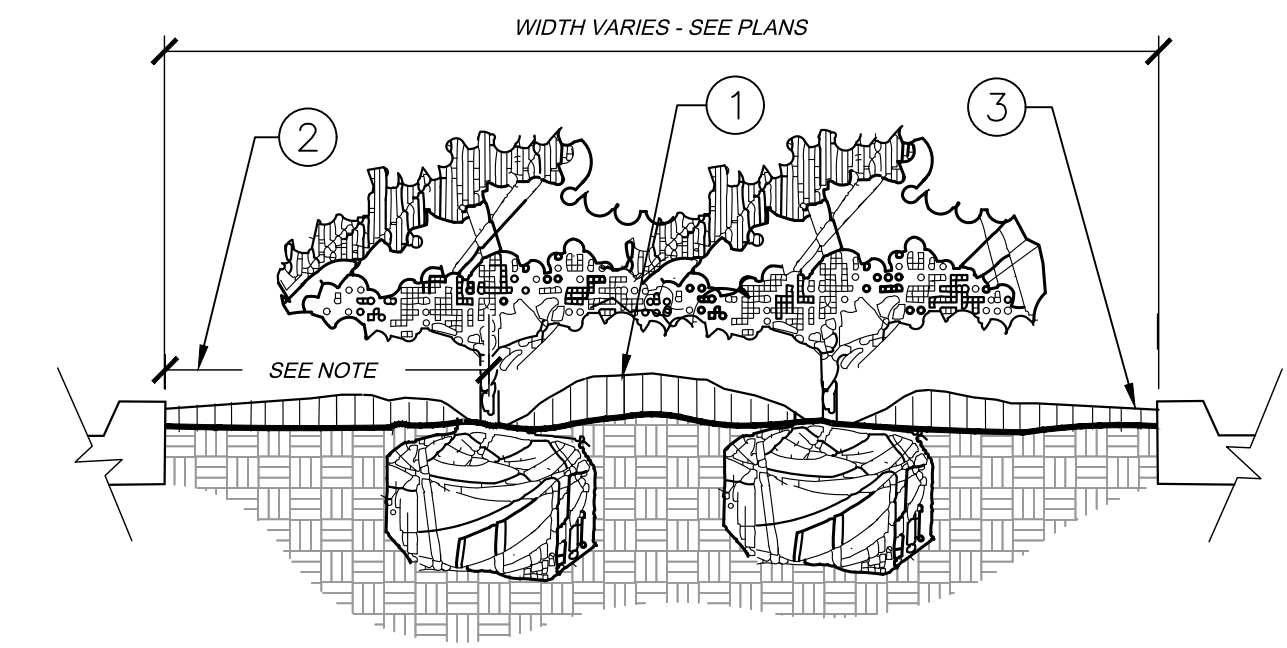


12

TOWN OF PARKER PLANTING STANDARDS



13



1 PLANTED PARKING LOT ISLANDS/MEDIANS SECTION NTS

PREPARED BY:

Kimley»Horn

McDonald's USA, LLC

DRAWN BY: ANK

STD ISSUE DATE

REVIEWED BY: JCP

DATE ISSUED: 03/22/2024

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

TITLE: SITE PLAN

DESCRIPTION

LANDSCAPE DETAILS

SITE ID: 511032

REV. DATE

DESCRIPTION

BY

## CU STRUCTURAL SOIL

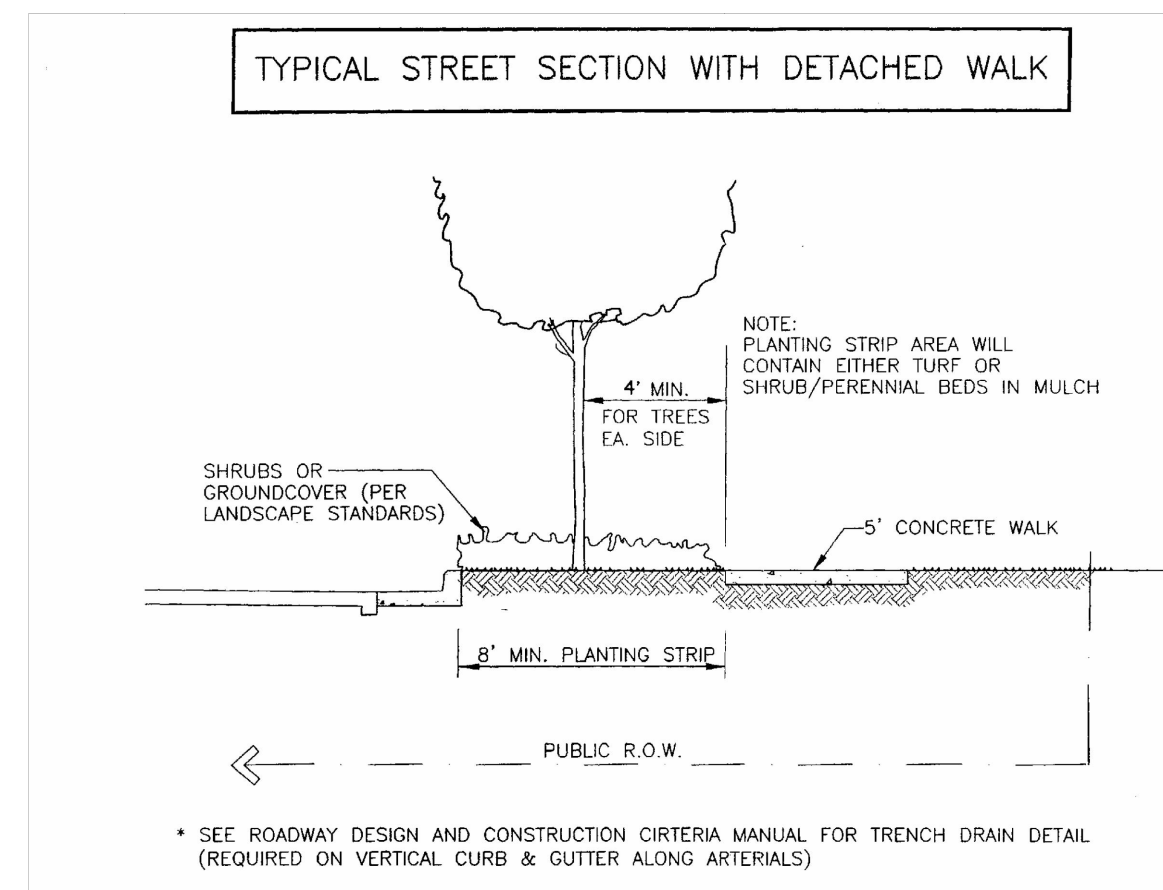
CU Structural Soil is a designed medium which can meet or exceed pavement design and installation requirements while remaining root penetrable and supportive for tree growth. It consists of gap-graded gravels which are made up of crushed stone, clay loam, and a hydrogel stabilizing agent. The materials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

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

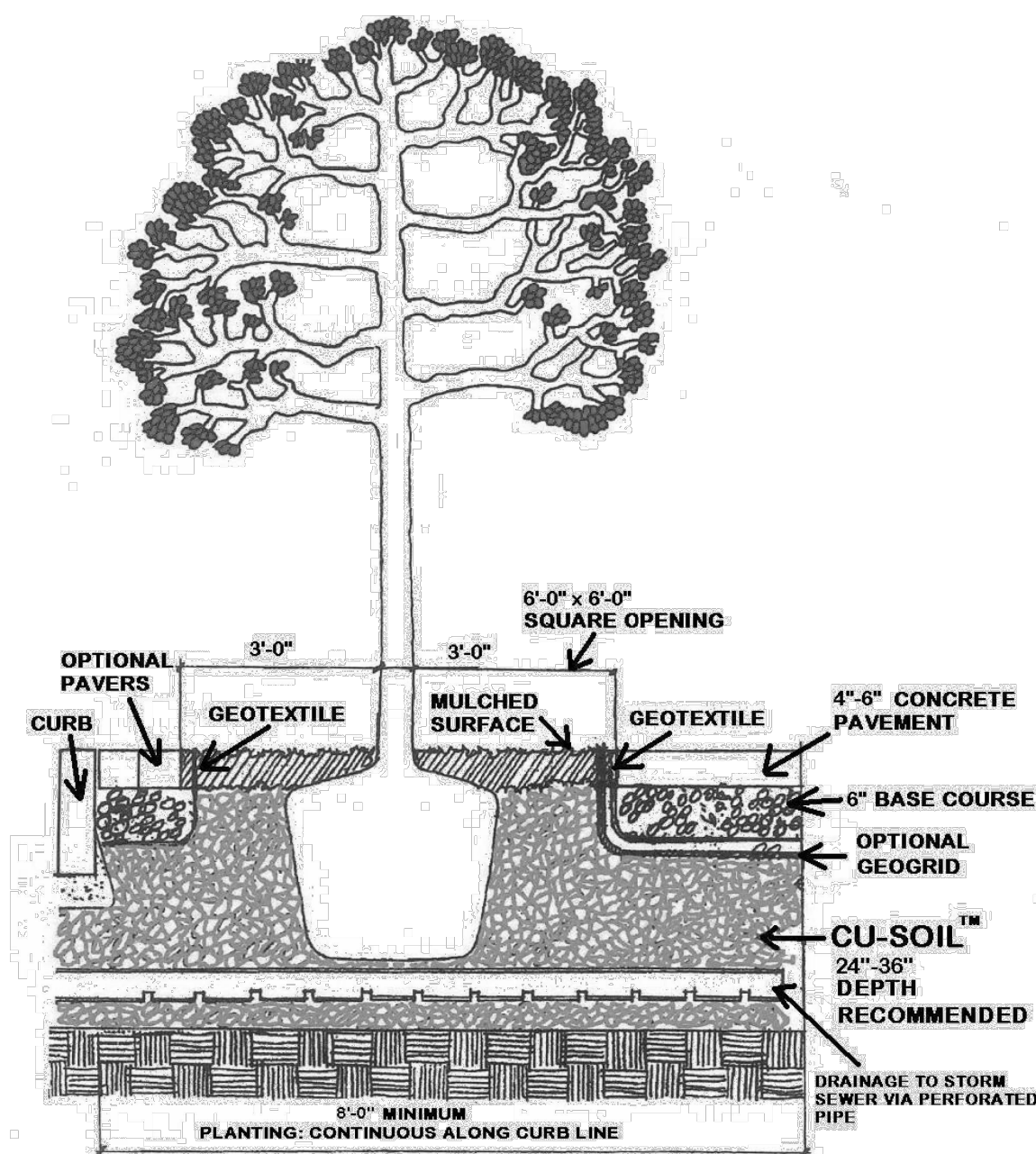
The three components of the Structural Soil are mixed in the following proportions by weight:

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

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



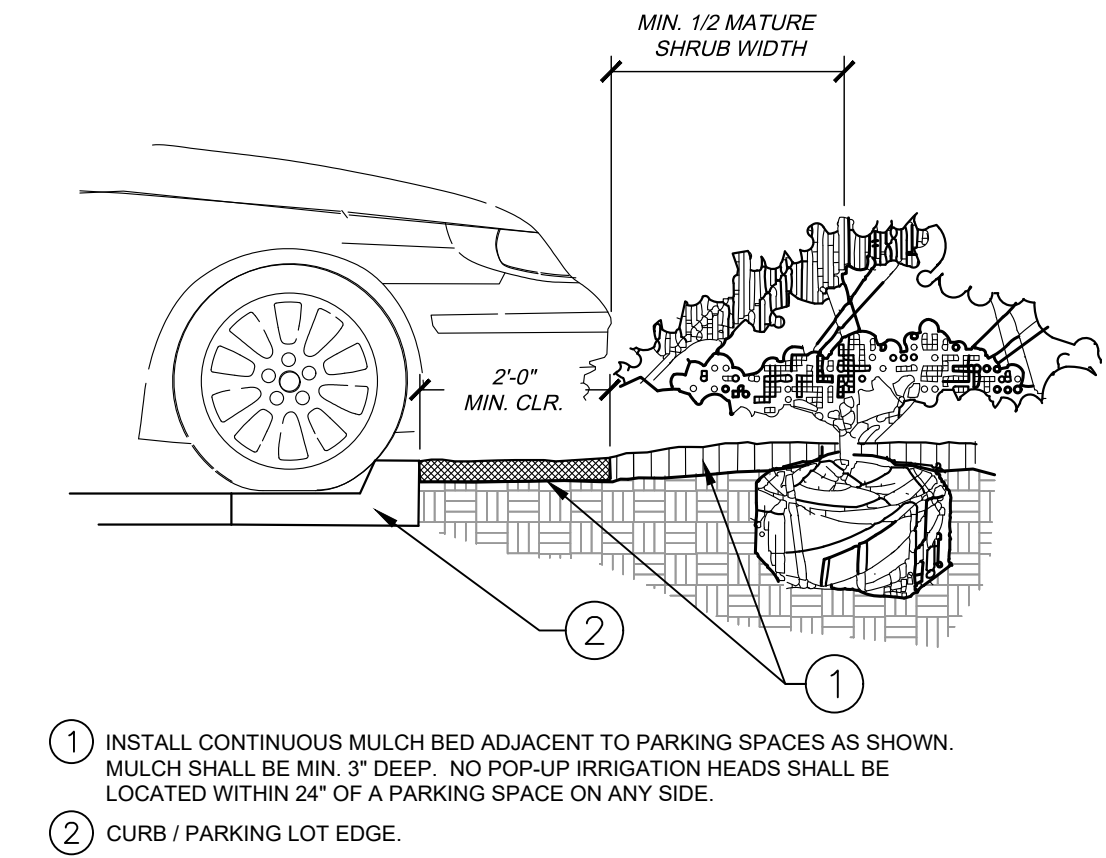
24



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

15

2 PARKING SPACE/CURB PLANTING SECTION NTS

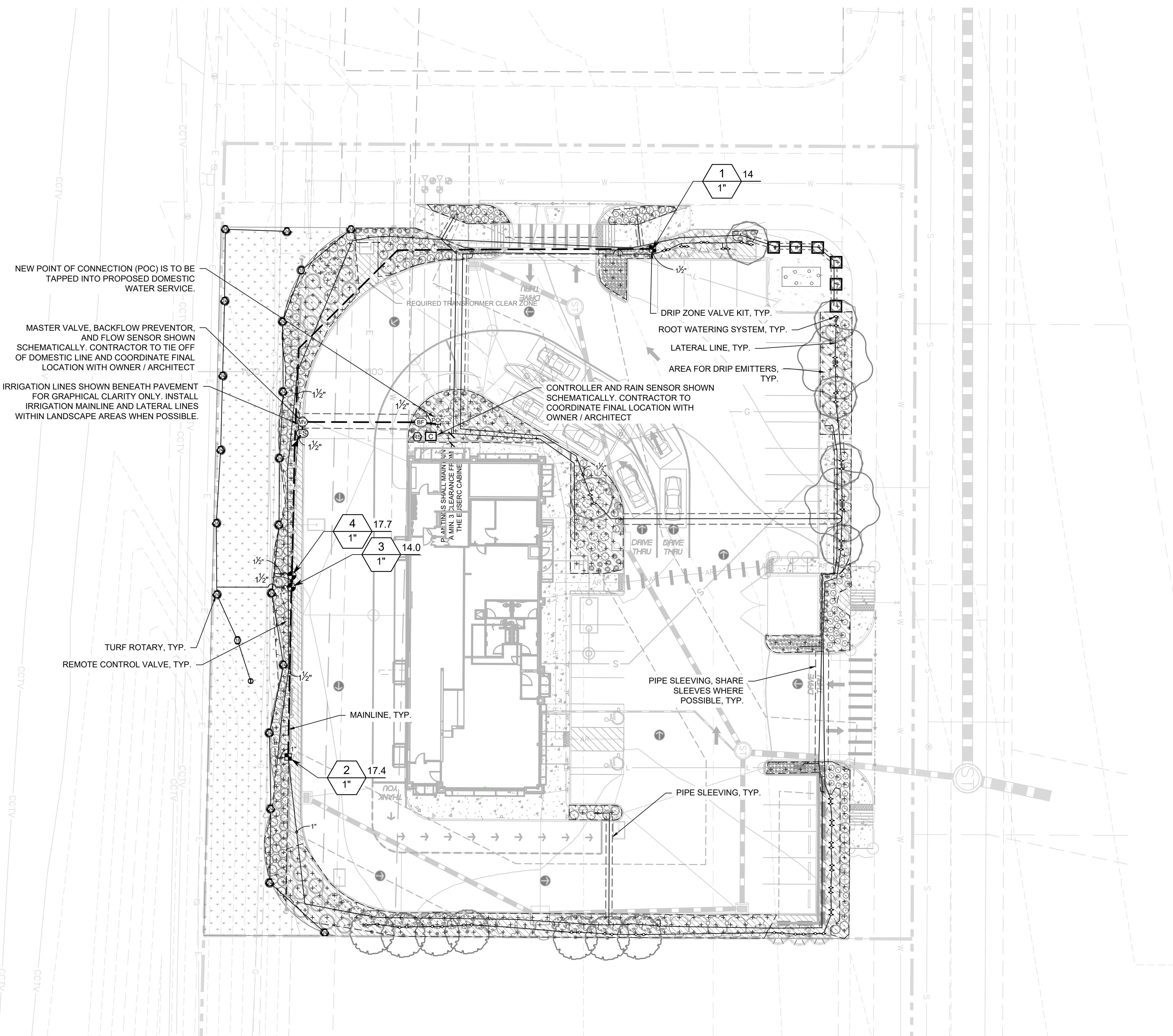
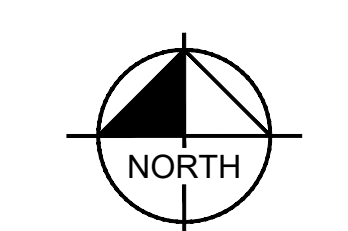
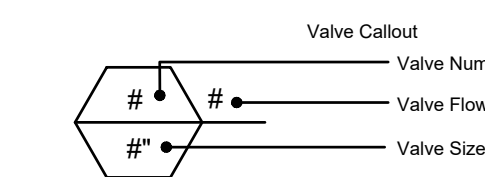


# PARKER POINTE SUBDIVISION FILING NO. 1, LOT 2A

A PORTION OF THE NORTHEAST 1/4 OF THE SECTION 3,  
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
**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" PRESSURE 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)	6,744 S.F.	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
⊙	RAIN BIRD PEB 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	2	
■	RAIN BIRD 44-LRC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.	1	
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-LXVM(P)   LXMM2(P)   ME3, OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND OFFSET.	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.	2,160 L.F.	
---	IRRIGATION MAINLINE: PVC SCHEDULE 40	327.8 L.F.	
---	PIPE SLEEVE: PVC SCHEDULE 40	317.0 L.F.	



TITLE	SITE PLAN	DATE	03/22/2024
DESCRIPTION	IRRIGATION PLAN	ISSUED	03/22/2024
SITE ID	51032	REVIEWED BY	JCP
SITE ADDRESS	NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO	DRAWN BY	AKK
PREPARED BY:	McDonald's USA, LLC	STD	DATE
BY	Kimley»Horn	REV	DATE
DESCRIPTION			

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

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

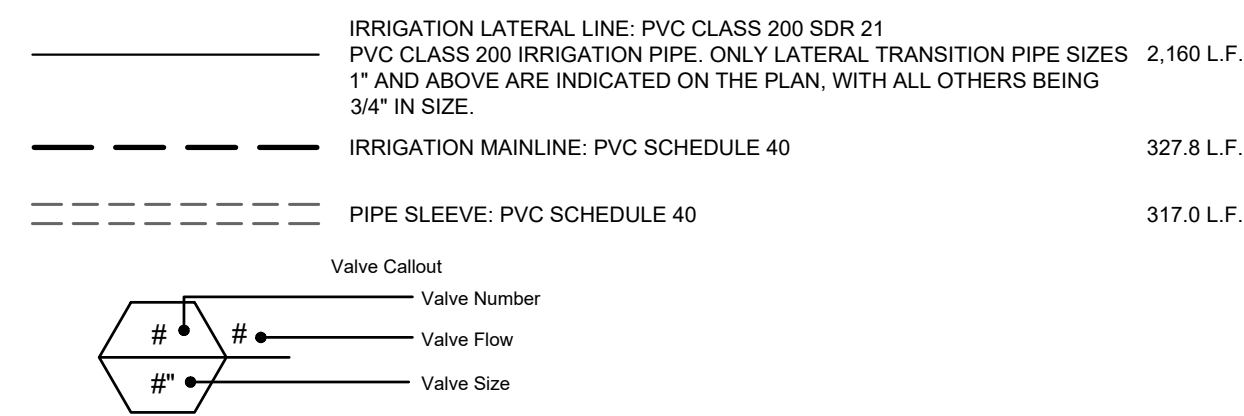
## GENERAL IRRIGATION SPECIFICATIONS AND NOTES

- THE SYSTEM SHALL BE DESIGNED TO PROVIDE 100% COVERAGE. ANY CHANGES MADE IN THE LAYOUT DUE TO FIELD CONDITIONS SHALL BE IN ACCORDANCE WITH THESE STANDARDS. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK. THIS PLAN IS SCHEMATIC AND DUE TO THE NATURE OF CONSTRUCTION SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT PLAN.
- THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
- ALL CONSTRUCTION SHALL CONFORM TO TOWN, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
- VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. ALL UTILITIES AND STRUCTURES MAY NOT BE SHOWN ON THESE PLANS-CONTRACTOR SHALL FIELD VERIFY.
- CONTRACTOR TO VERIFY ACTUAL AVAILABLE WATER PRESSURE BEFORE BEGINNING INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE WATER PRESSURE EXCEEDS 5 PSI HIGHER OR LOWER THAN AVAILABLE WATER PRESSURE. REFER TO CRITICAL ANALYSIS FOR ASSUMED STATIC PRESSURE.
- CONTRACTOR TO FIELD VERIFY ALL POINT OF CONNECTION SOURCE INFORMATION INCLUDING PSI AND GPM PRIOR TO CONSTRUCTION.
- IRRIGATION DESIGN IS SCHEMATIC ONLY. FULL AND COMPLETE SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW BY THE OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL COORDINATE WITH THE PLANTING PLAN FOR PLANTER BED AND TREE LOCATIONS TO ENSURE ALL PLANT MATERIAL IS COVERED BY 100% HEAD-TO-HEAD IRRIGATION.
- CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT.
- IRRIGATION CONTRACTOR TO COORDINATE POWER SUPPLY TO ELECTRIC CONTROLLERS WITH ELECTRICAL CONTRACTOR.
- IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR. WORK IN THE R.O.W. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF LOCAL AND/OR STATE JURISDICTION.
- IRRIGATION LATERAL LINES, MAIN LINES AND EQUIPMENT MAY BE SHOWN OUTSIDE PROPERTY LINES ON THIS PLAN. ALL IRRIGATION LINES AND EQUIPMENT ARE TO BE WITHIN AND INSTALLED WITHIN THE LIMITS OF THE PROPERTY LINE.
- LOCATE ALL IRRIGATION LINES WITHIN LANDSCAPED AREAS WHENEVER POSSIBLE. ALL LINES UNDER PAVEMENT MUST BE SLEEVED. ALL VALVES SHALL BE LOCATED WITHIN LANDSCAPED AREAS, AS SPECIFIED.
- IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED.
- SUPPLY LINE AND METER TO BE PROVIDED BY GENERAL CONTRACTOR. BACKFLOW PREVENTER TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN AFTER THE IRRIGATION WATER METER.
- INSTALL ALL BACKFLOW PREVENTION DEVICES AND ALL PIPING BETWEEN THE POINT OF CONNECTION AND THE BACKFLOW PREVENTER AS PER LOCAL CODES. FINAL LOCATION SHALL BE DETERMINED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- CONTRACTOR TO COORDINATE LOCATION OF ALL METERS AND BACKFLOW ASSEMBLIES WITH PROJECT OWNER.
- THE IRRIGATION CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR SLEEVING AND DIRECTIONAL BORES.
- EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
- ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR WHETHER INSTALLED BY HIM OR NOT, SHALL BE LOCATED ON THE "AS-BUILT" DRAWINGS. THE DEPTH BELOW FINISH GRADE, TO THE NEAREST FOOT OF EACH END OF THE SLEEVE SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE "AS-BUILT" DRAWINGS. ALL SLEEVES ON PLAN FOR WALL PENETRATIONS AND UNDER SIDEWALKS SHALL BE SIZED TWO PIPE SIZES GREATER THAN THE PIPE IT CARRIES. ALL IRRIGATION 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.
- ALL PRESSURIZED MAINLINES AND LATERALS UNDER PAVEMENT SHALL BE WITHIN SLEEVES AS NOTED. WHERE ELECTRIC OR HYDRAULIC VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES THEY SHALL BE CONTAINED WITHIN A SEPARATE, SMALLER CONDUIT.
- SLEEVES UNDER EXISTING PAVEMENT MUST BE DIRECTIONAL BORE. OPEN CUT IS NOT AN OPTION.
- NUMBER THE TOP OF ALL VALVE BOX LIDS WITH MINIMUM 1" HEIGHT BLACK LETTERS TO CORRESPOND TO AUTOMATIC AND GATE VALVE DESIGNATIONS. ALL HOSE BIBB VALVE BOXES SHALL BE LABELED IN A SIMILAR MANNER WITH THE DESIGNATION "H8". LETTER OUTSIDE OF TIME CLOCK CABINETS TO CORRESPOND WITH IRRIGATION CLOCK PROGRAM DESIGNATION.
- THE IRRIGATION CONTRACTOR SHALL INSTALL A COLOR CODED METAL DETECTABLE MARKING TAPE WHICH CLEARLY NOTES "CAUTION: IRRIGATION LINE BURIED BELOW". THE TAPE SHALL BE INSTALLED THE FULL LENGTH OF THE IRRIGATION MAINLINE.
- ALL VALVES, SPLICES WITHIN CONTROL LINES, AND QUICK COUPLERS SHALL BE LOCATED WITHIN VALVE BOXES.
- ALL UNSIZED PIPE SHALL BE 3/4" UNLESS OTHERWISE NOTED ON PLAN. SEE LATERAL PIPE SIZING REQUIREMENTS.
- LOCATE ALL VALVES IN PLANTING BEDS WITH A MINIMUM OF 3'-0" FROM BACK OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. PIPE SIZES ON EITHER SIDE OF SECTION VALVES CONNECTING MAINLINE TO SECTION LATERAL SHALL BE ONE (1) PIPE SIZE LARGER THAN VALVE SIZE. WHERE MAINLINES RUN PARALLEL TO PAVEMENT OR CURBING, THE MAINLINE SHALL BE OFFSET 2'-0" FROM THE EDGE OF PAVEMENT OR CURB.
- IRRIGATION ZONES SHALL BE SEPARATED FOR HIGH AND LOW WATER USE REQUIREMENTS AND OPERATED ON DIFFERENT WATERING CYCLES. BUBBLERS, DRIPLINE, AND SPRAY HEADS SHALL BE SEPARATED ON DIFFERENT VALVES. AT NO TIME SHALL MULTIPLE IRRIGATION HEAD TYPES BE LOCATED ON THE SAME VALVE.
- ALL DRIP ZONES SHALL BE INSTALLED WITH A FLUSH VALVE AND DRIP INDICATOR.
- IRRIGATION CONTRACTOR TO COORDINATE WITH OWNER FOR FINAL CONTROLLER AND RAIN SENSOR LOCATIONS. THE CONTROLLER SHALL BE PLACED IN A LOCKING CABINET APPROPRIATE FOR ITS LOCATION. (INDOOR VS. OUTDOOR USE).
- IRRIGATION CONTRACTOR SHALL REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNERS REPRESENTATIVE.
- LOCATE THE AUTOMATIC RAIN / FREEZE SENSOR SHUTOFF DEVICE IN AN AREA THAT IS UNOBSTRUCTED BY TREES, ROOF OVERHANGS, OR ANY OTHER OVERHEAD OBJECT. THE SENSOR SHALL NOT BE PLACED WITHIN THE SPRAY ZONE OF ANY SPRINKLER HEAD, INCLUDING OFF-SITE IRRIGATION. CONTRACTOR SHALL LOCATE SENSOR WITHIN CLOSE PROXIMITY TO THE IRRIGATION CONTROLLER.
- CONTRACTOR SHALL PERFORM HYDRO-TESTING OF MAIN LINES.  
HYDRO-TESTING TO BE PERFORMED AS LISTED:  
THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FORTY-EIGHT (48) HOURS IN ADVANCE OF TESTING. PRIOR TO BACKFILLING, CONTRACTOR SHALL FILL PIPING WITH WATER, IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE, TAKING CARE TO PURGE THE AIR FROM IT. A SMALL, HIGH PRESSURE PUMP OR OTHER MEANS OF MAINTAINING A CONTINUOUS WATER SUPPLY SHALL BE CONNECTED TO THE PIPING AND SET SO AS TO MAINTAIN 125 PSI FOR TWO (2) HOURS WITHOUT INTERRUPTION. CONTRACTOR SHALL MAKE ANY NECESSARY CORRECTIONS AND RETEST THE SYSTEM UNTIL THE OWNER'S REPRESENTATIVE IS SATISFIED THAT THE SYSTEM IS REASONABLY SOUND.
- ALL WIRING FOR CONNECTION OF THE VALVES TO THE CONTROLLER SHALL FOLLOW MANUFACTURERS SPECIFICATIONS.
- ALL CONTROL WIRE SHALL BE INSTALLED IN A 1 1/2" ELECTRICAL CONDUIT.
- CONTRACTOR TO MINIMIZE IRRIGATION OVERTHROW TO IMPERVIOUS AND NATURAL AREAS THROUGH FIELD ADJUSTMENTS TO INDIVIDUAL HEADS.
- ALL UNIMPROVED AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION BY THE CONTRACTOR.
- ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.

## IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	RAIN BIRD R-VAN14 1806-SAM-P45 TURF ROTARY, 8FT.-14FT. 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET.	1	45
	RAIN BIRD R-VAN18 1806-SAM-P45 TURF ROTARY, 13FT.-18FT. 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET.	2	45
	RAIN BIRD R-VAN24 1806-SAM-P45 TURF ROTARY, 17FT.-24FT. 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET.	18	45
	RAIN BIRD RWS-MB-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 MB-C SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5 GPH-BLUE, 1.0 GPH-BLACK, AND 2.0 GPH-RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET. Emitter Note: 0.5 GPH emitters (2 assigned to each 1 gal. plant) 0.5 GPH emitters (1 assigned to each F15(4" pots) plant) 1.0 GPH emitters (2 assigned to each 5 gal. plant)	6,744 S.F.
	RAIN BIRD PEB 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	2
	RAIN BIRD 44-LRC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.	1
	RAIN BIRD PEB 1" 1", 1-1/2", 2" PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	1
	WATTS LF909 1" LEAD FREE REDUCED PRESSURE BACKFLOW PREVENTER.	1
	RAIN BIRD ESP-LXME2-LXMM 12 STATION TRADITIONALLY-WIRED, COMMERCIAL CONTROLLER. INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE. INSTALL IN LXMM POWDER COATED, METAL WALL-MOUNTED CABINET.	1
	RAIN BIRD WR2-RFS WIRELESS RAIN/FREEZE SENSOR.	1
	RAIN BIRD FS-100-B 1" FLOW SENSOR, BRASS MODEL. SUGGESTED OPERATING RANGE 2.0 GPM TO 40.0 GPM. SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE. RAIN BIRD COMPATIBLE CONTROLLERS: ESP-LXIV(M(P))   LXI   LXME2(P)   ME3. OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND OFFSET. INSTALL IN RAIN BIRD VALVE BOX.	1
	POINT OF CONNECTION 1"	1



## 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	72	1,253	
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:					501	8,008	2,252

## CRITICAL ANALYSIS

Generated: 2024-03-08 15:53

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: 2  
Design Pressure: 30 PSI  
Friction Loss: 2.42 PSI  
Fittings Loss: 0.24 PSI  
Elevation Loss: 0 PSI  
Loss through Valve: 21.8 PSI  
Pressure Req. at Critical Station: 54.5 PSI  
Loss for Fittings: 0.14 PSI  
Loss for Main Line: 1.42 PSI  
Loss for POC to Valve Elevation: 0 PSI  
Loss for Backflow: 14.3 PSI  
Loss for Master Valve: 2.61 PSI  
Critical Station Pressure at POC: 72.9 PSI  
Pressure Available: 80 PSI  
Residual Pressure Available: 7.1 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	51.8	70.1	1.15 in/h
2	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIP EMITTERS	17.4	165.6	54.5	72.9	0.56 in/h
3	RAIN BIRD PEB	1"	TURF ROTARY	14.02	107.7	48.8	66.3	0.31 in/h
4	RAIN BIRD PEB	1"	TURF ROTARY	17.73	103.8	48.2	66.1	0.3 in/h
				Common Wire		327.8		

**Kimley»Horn**

PREPARED FOR: **McDonald's USA, LLC**

PREPARED BY: **AKK**

DATE: **03/22/2024**

REVIEWED BY: **JCP**

DATE ISSUED: **03/22/2024**

TITLE: **SITE PLAN**

DESCRIPTION: **IRRIGATION NOTES**

SITE ADDRESS: **NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO 81032**

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

REV: \_\_\_\_\_

DESCRIPTION: \_\_\_\_\_

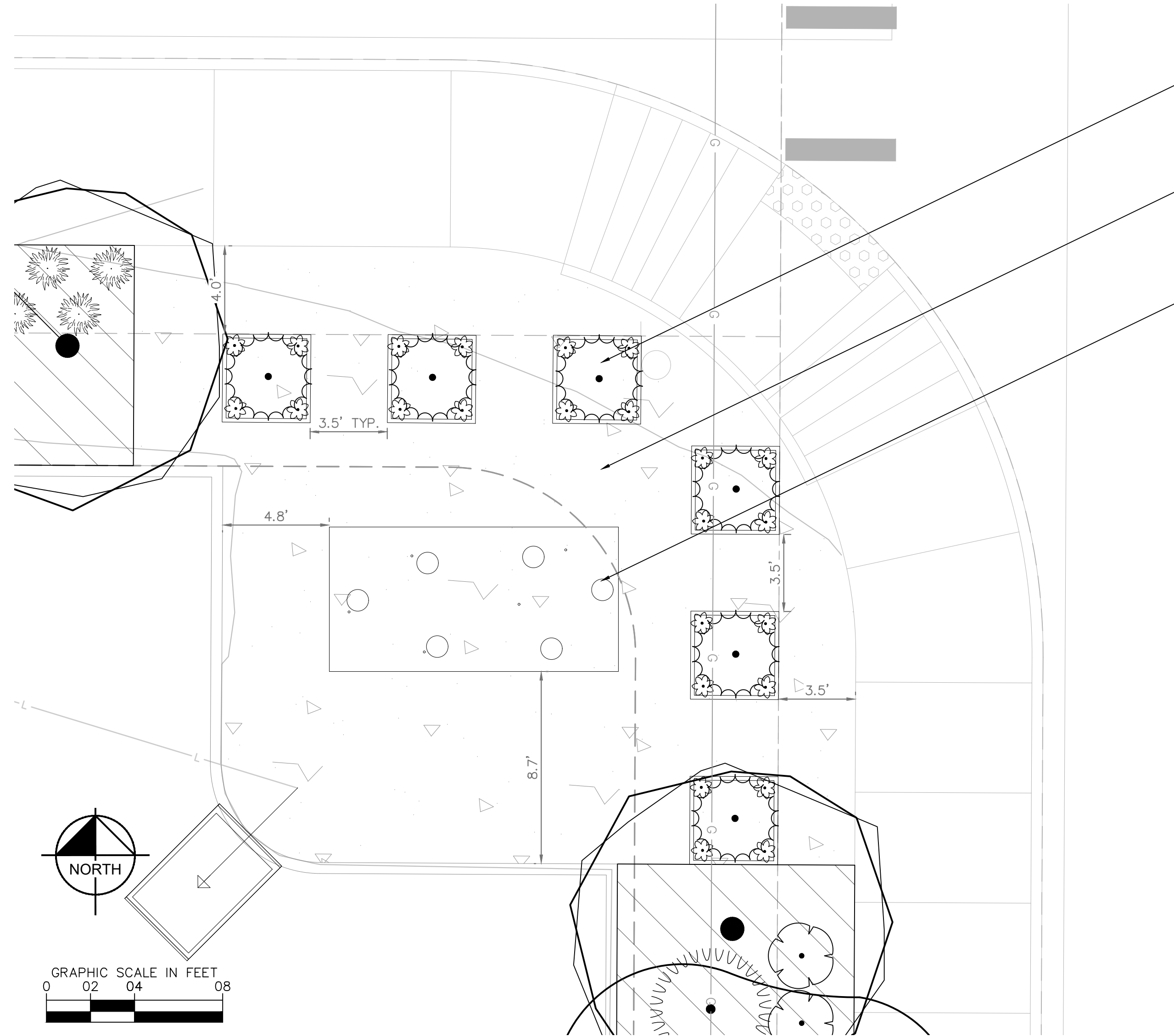




# PARKER POINTE SUBDIVISION FILING NO. 1, LOT 2A

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

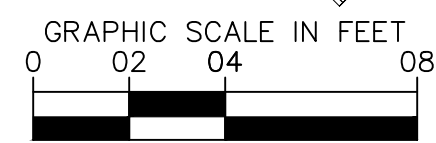
## LANDSCAPE PLAN



- PLANTER, SEE DETAIL THIS SHEET  
SEE LANDSCAPE SHEETS FOR PLANTINGS
- CONCRETE PLAZA,  
SEE CIVIL PLANS
- BENCH STRUCTURE, SEE DETAIL THIS SHEET

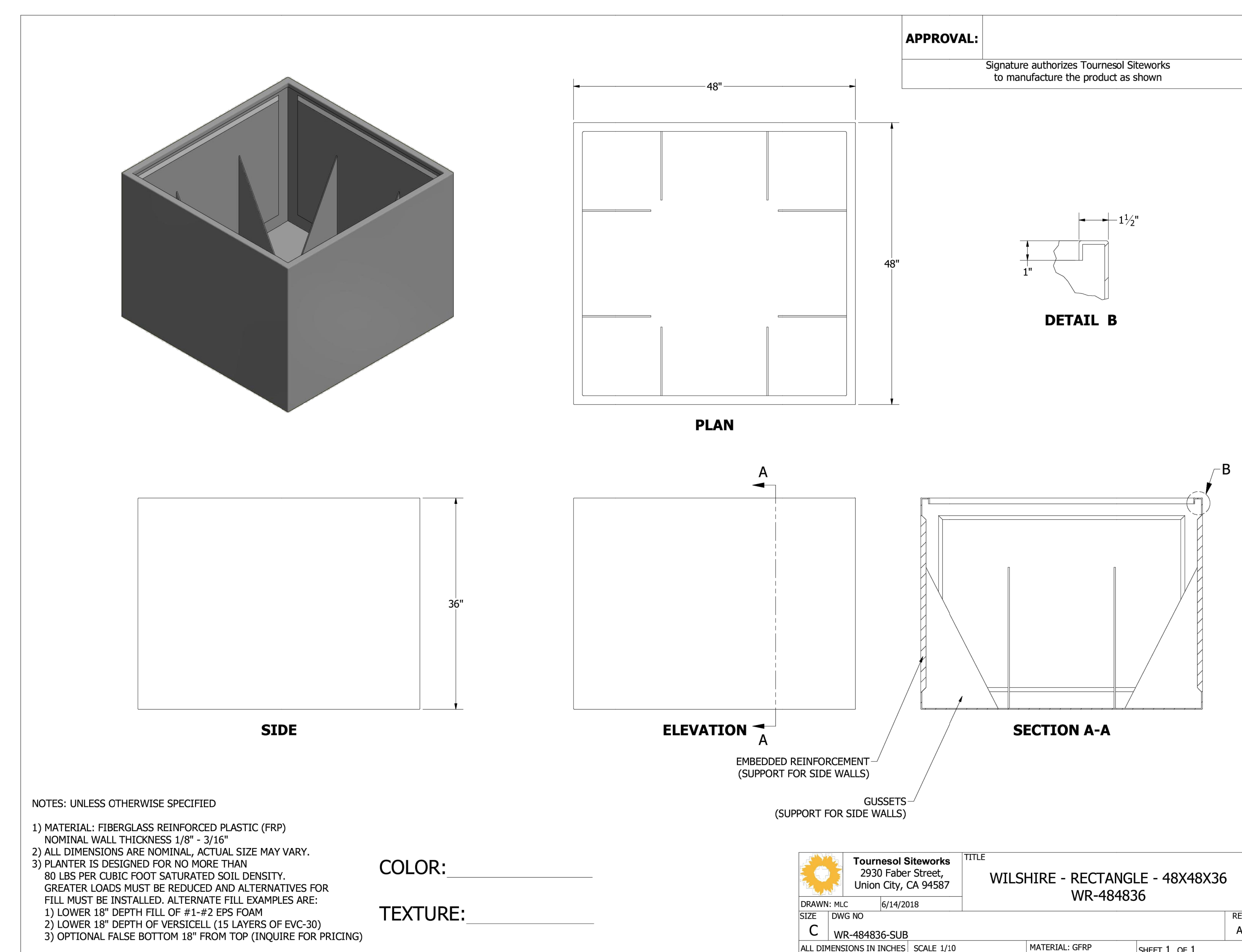
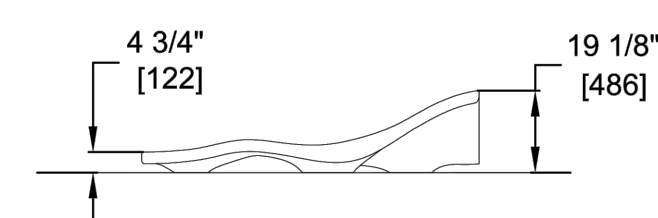
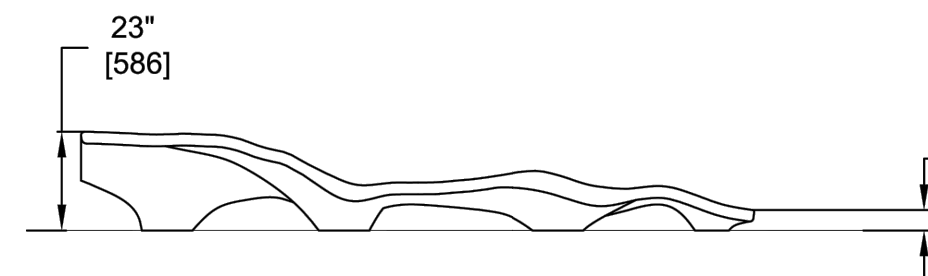
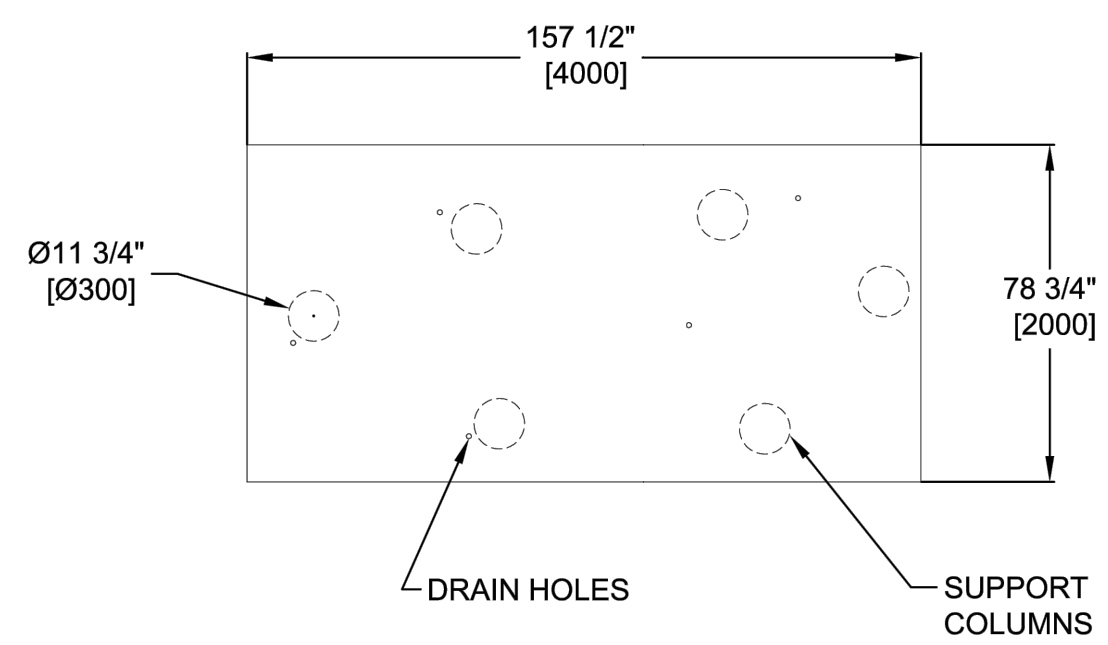
**NOTES:**

- 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  
Ph: 800.521.2546  
www.landscapeforms.com



**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.  
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: \_\_\_\_\_

<b>Tournesol Siteworks</b> 2930 Faber Street, Union City, CA 94587	TITLE	WILSHIRE - RECTANGLE - 48X48X36
	DRAWN: MLC SIZE: DWG NO C WR-484836-SUB	DATE ISSUED 6/14/2018
ALL DIMENSIONS IN INCHES SCALE 1/30		MATERIAL: GFRP SHEET 1 OF 1

**APPROVAL:**  
Signature authorizes Tournesol Siteworks to manufacture the product as shown

01 BENCH STRUCTURE  
17 DETAIL

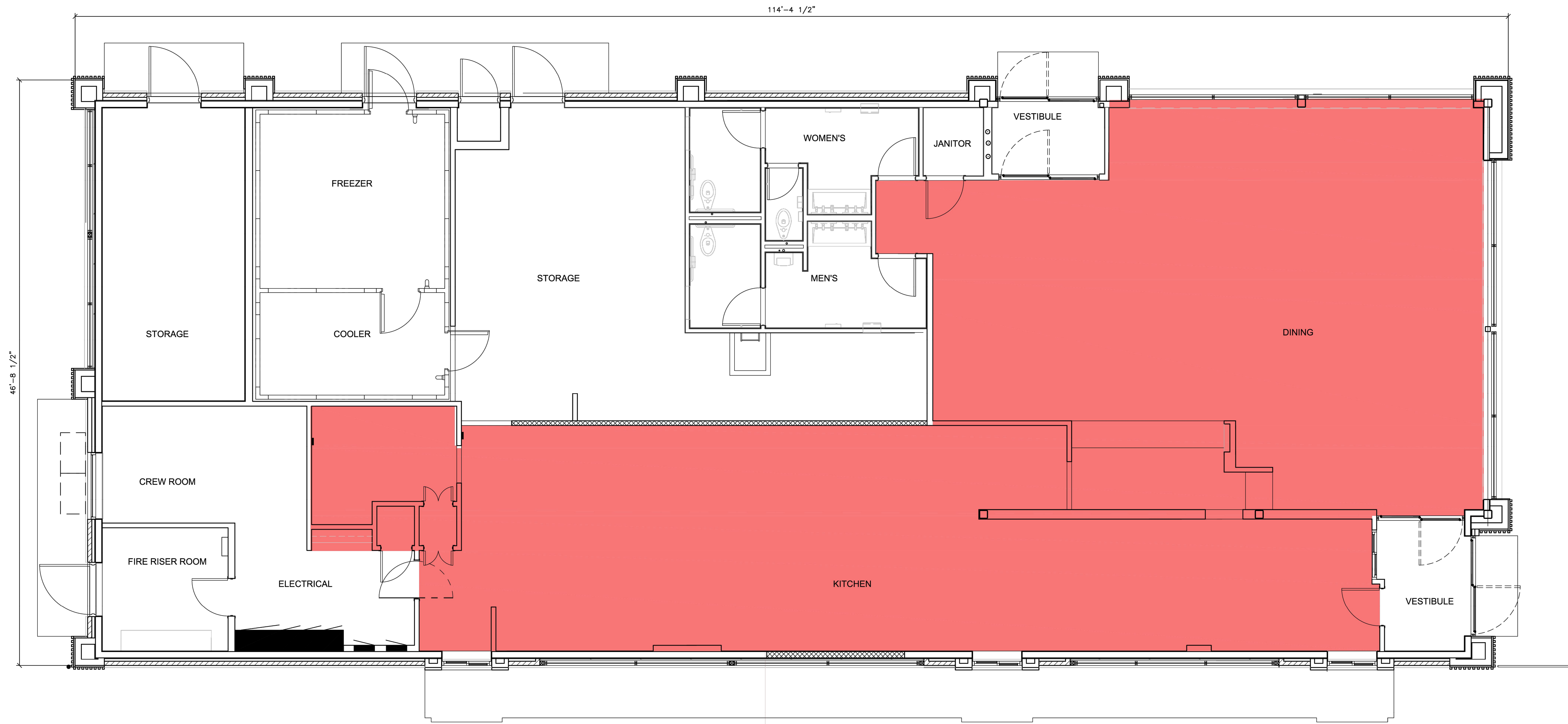
CONFIDENTIAL DRAWING INFORMATION CONTAINED HEREIN IS THE PROPERTY OF LANDSCAPE FORMS, INC. INTENDED USE IS LIMITED TO DESIGN PROFESSIONALS SPECIFYING LANDSCAPE FORMS, INC. PRODUCTS AND THEIR DIRECT CLIENTS. DRAWING IS NOT TO BE COPIED OR DISCLOSED TO OTHERS WITHOUT THE CONSENT OF LANDSCAPE FORMS, INC.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

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

TITLE	SITE PLAN	DATE	03/22/2024
DESCRIPTION	PEDESTRIAN PLAZA DETAILS	BY	
SITE ADDRESS	NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO	REV	
SHEET NO	17	DATE	
PREPARED BY	Kimley»Horn	DESCRIPTION	

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

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



2626 SF

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

TITLE	DESCRIPTION	NET LEASABLE AREA	SITE ID	PREPARED FOR:	PREPARED BY:	DATE	REV	DATE	DESCRIPTION	BY
SITE PLAN	NET LEASABLE AREA	2,626 S.F.	51032	McDonald's USA, LLC	Kimley»Horn	03/22/2024				

PREPARED FOR:  
**McDonald's USA, LLC**  
These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared by Kimley»Horn and Associates, Inc. in accordance with the contract documents for reference or example on another project requires the contract documents for reuse on another project is not authorized.

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

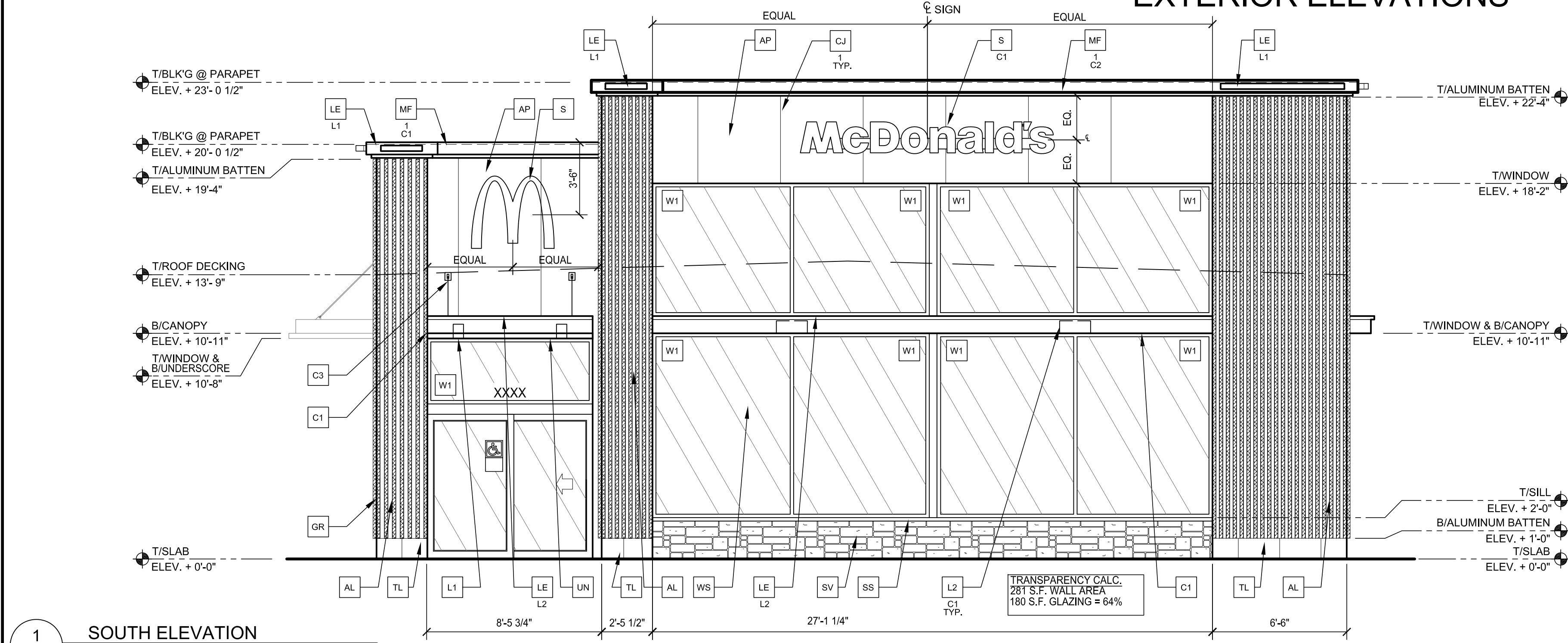
**Kimley»Horn**



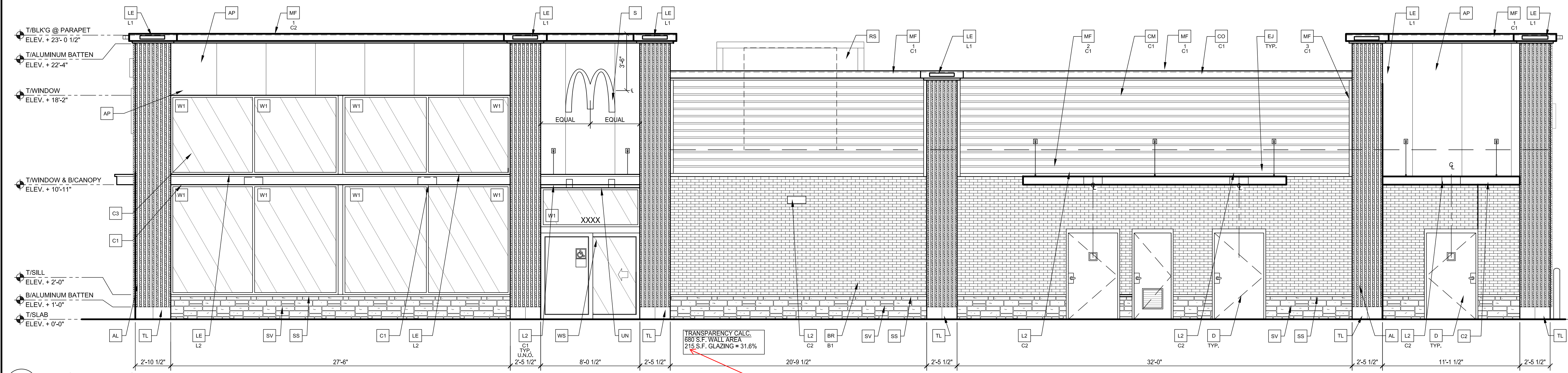
# PARKER POINTE SUBDIVISION FILING NO. 1, LOT 2A

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

## EXTERIOR ELEVATIONS



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



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

- KEY NOTES:**
- AL ALUMINUM BATTEN SYSTEM  
SIZE: 2"x2" PROFILE  
COLOR: WOOD GRAIN, BACKRACK UNFINISHED, ENDCAP PAINTED TO MATCH  
SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO  
BOTH FACES, APA TRADEMARKED.  
COURSE GRIT SAND SURFACES PRIOR TO PRIMING, PRIME AND PAINT BOTH SIDES AND ALL EDGES.  
SUBSTRATE COLOR: "IRON ORE" 7069 BY SHERWIN WILLIAMS
  - AP ALPOLIC METAL PANEL (COLOR: RAL 7022)
  - BM BRANE METAL PANEL  
COLOR: PAINT "HARVEST MOON" #232-5 BY VALSPAR
  - BR MODULAR FACE BRICK
  - B1 COLOR:  
B1 = "ONYX" SMOOTH, BY SUMMIT BRICK
  - C1 ALUMINUM CANOPY SYSTEM 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 PAINT: "GAUNTLET GRAY" SW-7017 BY SHERWIN WILLIAMS
  - DE DECAL BY GRAPHICS SUPPLIER  
SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.  
SUPPLIERS:  
VOMELA (865) 330-7337, ann.boven@vomela.com  
GFX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfxi.com
  - EJ EXPANSION JOINT, SEE DETAIL 7/4.1
  - 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:  
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 DIETER, (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  
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

glazing percentage increased, but elevation drawing looks exactly the same as 12/22 submittal, please update drawing

transparency is measured between 2' and 8' above the ground  
KH Response: This has been resolved by the architect.

PREPARED BY:	ARRIS ARCHITECTURE
PREPARED FOR:	McDonald's USA, LLC
DRAWN BY:	B.ABBALLA
STD ISSUE DATE:	
REVIEWED BY:	
DATE ISSUED:	7/19/2022
TITLE:	EXTERIOR ELEVATIONS
DESCRIPTION:	
SHEET NO.:	A2.0
BY:	
REV:	
DATE:	
DESCRIPTION:	

ARRIS ARCHITECTURE  
3436 New Castle Dr.  
Loveland, CO 80538

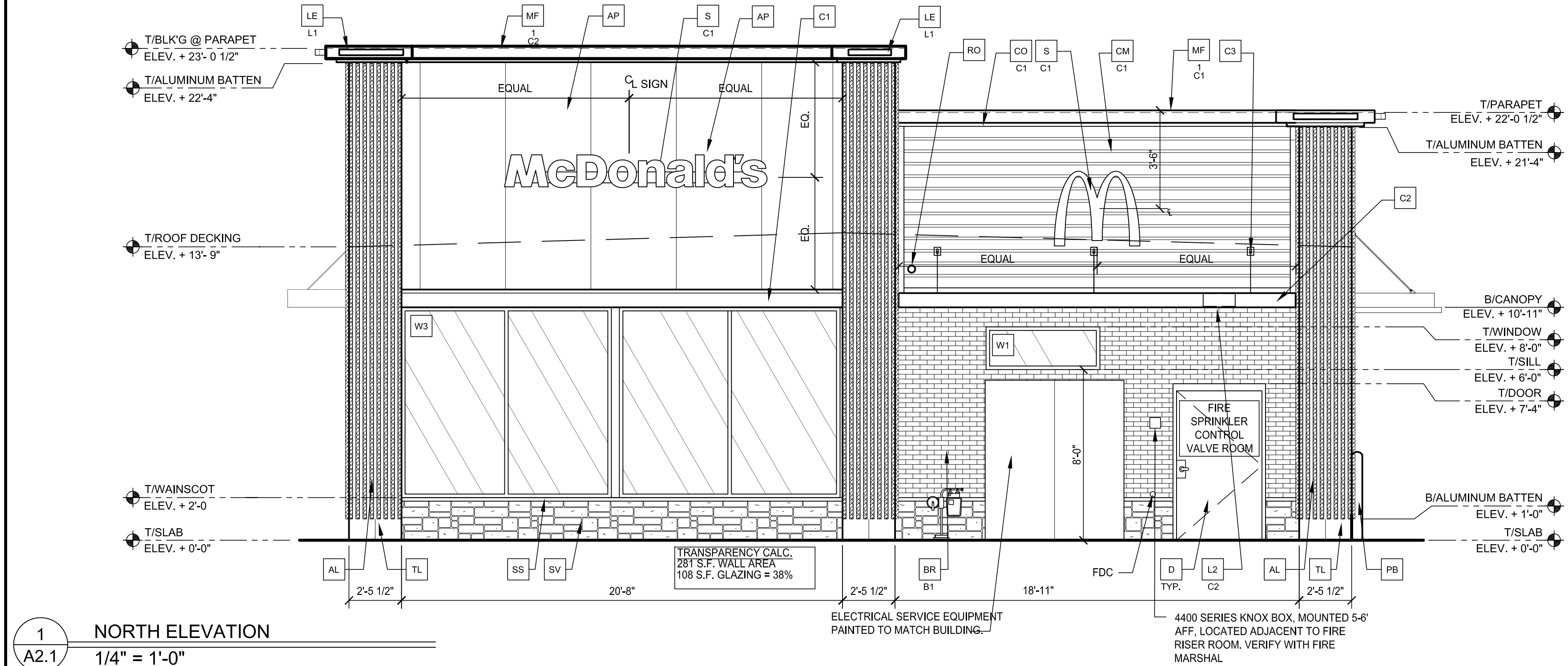
McDonald's USA, LLC  
These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared not suitable for use on a different site or at a later time. Use of these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

McDonald's USA, LLC  
3436 New Castle Dr.  
Loveland, CO 80538

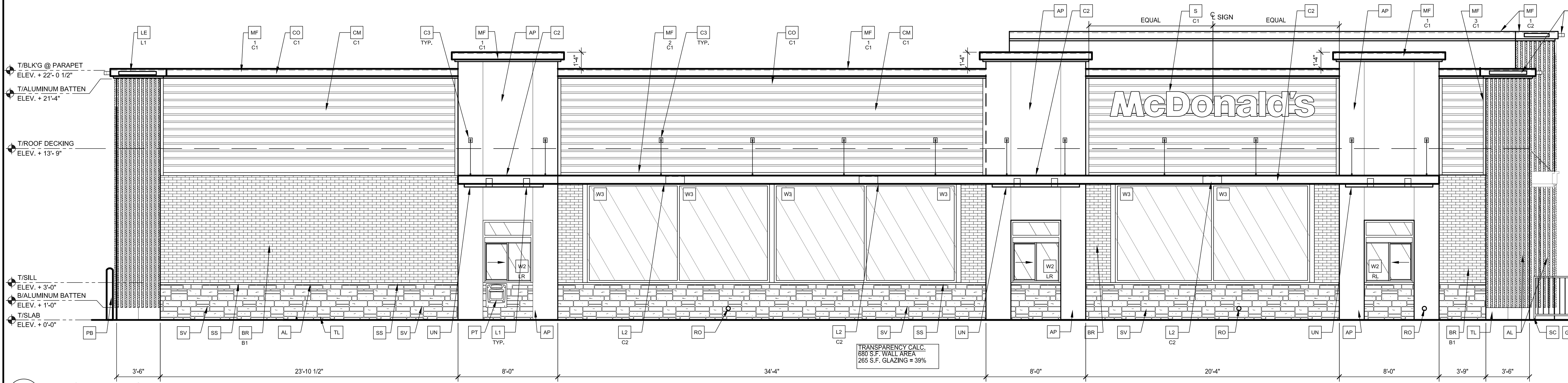
# PARKER POINTE SUBDIVISION FILING NO. 1, LOT 2A

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

## EXTERIOR ELEVATIONS



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



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

**KEY NOTES:**

- AL** ALUMINUM BATTEN SYSTEM  
SIZE: 2"x2" PROFILE  
COLOR: WOOD GRAIN, BACK RAIL UNFINISHED, END CAP PAINTED TO MATCH  
SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO  
BOTH FACES, APA TRADEMARKED.  
COURSE GRIT SAND SURFACES PRIOR TO PRIMING, PRIME AND PAINT BOTH SIDES AND ALL EDGES.  
SUBSTRATE COLOR: "IRON ORE" 7069 BY SHERWIN WILLIAMS
- AP** ALPOLIC METAL PANEL (COLOR: RAL 7022)
- BM** BRANE METAL PANEL  
COLOR: PAINT "HARVEST MOON" #232-5 BY VALSPAR
- BR** MODULAR FACE BRICK
- 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" SW1-7017 BY SHERWIN WILLIAMS
- DE** DECAL BY GRAPHICS SUPPLIER  
SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.  
SUPPLIERS:  
VOMELA (865) 330-7337, ann.bowen@vomela.com  
GFX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfxintl.com
- EJ** EXPANSION JOINT, SEE DETAIL 7/44.1
- 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 = 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
- UN** METAL UNDERSCORE  
COLOR: GOLD
- W1** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS  
COLOR: DARK BRONZE
- W2** DRIVE-THRU WINDOW BY READY ACCESS  
MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN, ELECTRONIC RELEASE  
COLOR: DEEP BRONZE  
SLIDE DIRECTION: RL = RIGHT TO LEFT  
LR = LEFT TO RIGHT
- W3** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS  
COLOR: DARK BRONZE  
BACK LIT GLAZING
- 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

REV	DATE	DESCRIPTION

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

McDonald's USA, LLC  
These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared and issued in accordance with the contract documents for use on a different site or at a later time. Use of these drawings for reference or example on another project requires the contractor to obtain the necessary permissions from McDonald's USA, LLC. The contract documents for use on another project is not authorized.

DATE ISSUED	REVIEWED BY	DATE ISSUED	REVIEWED BY
7/19/2022			

EXTERIOR ELEVATIONS  
SITE ADDRESS: NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO  
005-1032

A2.1



# Project Reviews Town of Parker

**Project Number: SP23-070**

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

Applied: **8/28/2023**

Approved:

Site Address:

Closed:

Expired:

City, State Zip Code: ,

Status: **UNDER REVIEW 3**

Applicant: **Kimley-Horn**

Parent Project: **SUB23-016**

Owner: **Parker & Stroh LLC**

Contractor: **<NONE>**

Details:

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

## LIST OF REVIEWS

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



**PARKER**  
COLORADO

# Project Reviews Town of Parker



Review Group: SP 1ST 20

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

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](http://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@ccbwwqa.org](mailto:LandUseReferral@ccbwwqa.org). The review may include consultation with the Authority's Technical Manager to address specific questions or to conduct a more detailed Land Use Review, if warranted.

10/11/2023		11/8/2023	COMCAST 20	Butch Buster		
------------	--	-----------	------------	--------------	--	--

Notes:



**PARKER**  
COLORADO

# Project Reviews Town of Parker



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

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:



**PARKER**  
COLORADO

# Project Reviews Town of Parker



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

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:



**PARKER**  
COLORADO

# Project Reviews Town of Parker



10/11/2023	11/7/2023	11/8/2023	IREA 20	Brooks Kaufman	DENIED	Provide EUSERC Cabinet location
Notes: CORE does not approve transformer location and site lights. The applicant will be required to meet CORE transformer and EUSERC cabinet location/clearance requirements.						
10/11/2023		11/8/2023	LANDSCAPE COST ESTIMATE 20			
Notes:						
10/11/2023		11/8/2023	PHOTOMETRIC PLAN 20			
Notes:						
10/11/2023	11/1/2023	11/8/2023	PUBLIC SERVICE COMPANY OF COLORADO 20	Donna George	COMPLETED	please see attached
Notes: please see attached						
10/11/2023	11/9/2023	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	4/8/2024	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						



**PARKER**  
COLORADO

# Project Reviews Town of Parker



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	1/24/2024	1/23/2024	CONSTRUCTION PLANS - CIVIL 15	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
----------	-----------	-----------	-------------------------------	----------------	--------------------	----------------------

Notes:

1/2/2024	1/23/2024	1/23/2024	DOUGLAS COUNTY ASSESSORS OFFICE 15	Marian Woodward	NO COMMENT	
----------	-----------	-----------	------------------------------------	-----------------	------------	--

Notes:

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

Notes:

1/2/2024	1/24/2024	1/23/2024	DRAINAGE REPORT - CIVIL 15	Michael Walton	APPROVED	
----------	-----------	-----------	----------------------------	----------------	----------	--

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	1/24/2024	1/23/2024	SITE PLAN - CIVIL 15	Michael Walton	APPROVED	
----------	-----------	-----------	----------------------	----------------	----------	--

Notes:



**PARKER**  
COLORADO

# Project Reviews Town of Parker



1/2/2024	1/24/2024	1/23/2024	SITE PLAN 15	Amber Wood Hicken	REVISIONS REQUIRED	
Notes:						
1/2/2024	1/24/2024	1/23/2024	TRAFFIC IMPACT STUDY - CIVIL 15	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
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.						
Review Group: SP GRP 10						
3/25/2024	3/26/2024	4/8/2024	CONST PLANS - ENVIRONMENTAL 10	Robert Seacat	APPROVED	See COMMENT
Notes: Note: "ALL NATIVE SEEDED SLOPES 4:1 AND STEEPER MUST HAVE ECB INSTALLED for FINAL STABILAZATION".						
3/25/2024		4/8/2024	CONSTRUCTION PLANS - CIVIL 10	Alex Mestdagh		
Notes:						
3/25/2024	4/7/2024	4/8/2024	IREA 10	Brooks Kaufman	REVISIONS REQUIRED	Additional clearance requirement EUSERC
Notes: The applicant will be required to provide a clear level surface beyond end of the door when door is fully open. See attached CORE handbook specifically page 15.						
3/25/2024		4/8/2024	SITE PLAN 10	Amber Wood Hicken		
Notes:						
3/25/2024		4/8/2024	TRAFFIC IMPACT STUDY - CIVIL 10	Alex Mestdagh		
Notes:						
Review Group: SP GRP 10 ADD						
3/25/2024		4/8/2024	PARKER WATER AND SANITATION DISTRICT 10	Robert Ramsey		
Notes:						

April 10, 2024

Re: McDonalds, Parker Pointe, Filing 2, Lot 2A

T.O.P. Project: #SP23-070

PWSD Project: #2023-353

To Whom It May Concern,

Thank you for submitting your plans for the above-mentioned project. After a 2nd review of the documents submitted, the Parker Water & Sanitation District has the following comments:

1. Please provide address for building and irrigation, once addresses are received, we can invoice you for Domestic Water and Sewer and Irrigation tap fees. Please note all fees must be paid prior to plan final approval. The invoice for tap fees will be sent once the address has been given to PWSD.
2. Your plans do call for a 1.5" Domestic Water & Sewer line. Once the address has been determined please notify PWSD immediately for a tap fee invoice to be issued. Also verify the water credits you will be using.
3. Please review PWSD specification manual to assure that the documents are complete.
4. Please complete all required documents, SIA, EPOC (Wet stamped by Engineer), LOC, IPP Form, Easement Documents (30', 50', 20' Fire Hydrant Easements).
5. All documents must be submitted and all fees must be paid prior to final plan approval by PWSD.
6. Please call out grease interceptor size.
7. Please be aware that PWSD will not approve the plans until the Town of Parker, Life Safety has approved the plans.
8. Please submit Landscape Irrigation Plans for this project.
9. An Engineers Probable Cost shall be included with a 20% contingency which will be held in escrow for the two-year warranty period once your project has received probationary acceptance you will receive 100% of the funds returned.
10. A Letter of Credit or Cash In Lieu will be required based off of the EPOC that is submitted.
11. Please note that the overall site (infrastructure) does not have probationary acceptance at this time, lot plans will not be approved until site has received probationary acceptance.

Please let us know if you have any questions on the above comments. We look forward to further submittals of this project.

Sincerely,  
Parker Water & Sanitation District

*Robert Ramsey*

Robert Ramsey  
Sr. Construction Inspector

May 15, 2024

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

**RE: Parker Pointe F1 Lot 2A – McDonald's Site Plan SP23-070  
Review Comments 03 Comment Response Letter**

Dear Ms. Hicken,

Thank you for the comments on April 8, 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 DEPARTMENT**

**Amber Hicken / 303-805-3338 / [ahicken@parkeronline.org](mailto: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.

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. APPROVED - "ALL NATIVE SEEDED SLOPES 4:1 AND STEEPER MUST HAVE ECB INSTALLED for FINAL STABILAZATION"

- *Response: Noted. Thank you. ECB has been added to applicable areas.*

## **CORE (IREA)**

**Brooks Kaufman**

1. The applicant will be required to provide a clear level surface beyond end of the door when door is fully open. See attached CORE handbook specifically page 15.

*Response: Sidewalk has been extended in front of EUSERC cabinet to provide a minimum of 3' clear level surface beyond end of doors.*

## **PARKER WATER AND SANITATION DISTRICT**

**Robert Ramsey**

1. Please provide address for building and irrigation, once addresses are received, we can invoice you for Domestic Water and Sewer and Irrigation tap fees. Please note all fees must be paid prior to plan final approval. The invoice for tap fees will be sent once the address has been given to PWSD.

- *Response: Addresses will be provided upon plat approval.*

2. Your plans do call for a 1.5" Domestic Water & Sewer line. Once the address has been determined please notify PWSD immediately for a tap fee invoice to be issued. Also verify the water credits you will be using.

- *Response: Noted. Thank you.*

3. Please review PWSD specification manual to assure that the documents are complete.

- *Response: Noted. Thank you.*

4. Please complete all required documents, SIA, EPOC (Wet stamped by Engineer), LOC, IPP Form, Easement Documents (30', 50', 20' Fire Hydrant Easements).
  - *Response: Noted. Thank you. We understand that these documents are outstanding, and we will provide them once McDonald's closes on the property for official approval.*
5. All documents must be submitted and all fees must be paid prior to final plan approval by PWSD.
  - *Response: Noted. Thank you.*
6. Please call out grease interceptor size.
  - *Response: Grease interceptor size has been added to plans. Grease interceptor used will be 500 gallon capacity Schier GB-500.*
7. Please be aware that PWSD will not approve the plans until the Town of Parker, Life Safety has approved the plans.
  - *Response: Noted. Thank you. Fire and Life Safety has no further comments.*
8. Please submit Landscape Irrigation Plans for this project.
  - *Response: A landscape irrigation plan has been included with this submittal within the 'Site Plan' sheets.*
9. An Engineers Probable Cost shall be included with a 20% contingency which will be held in escrow for the two-year warranty period once your project has received probationary acceptance you will receive 100% of the funds returned.
  - *Response: Noted. Thank you.*
10. A Letter of Credit or Cash In Lieu will be required based off of the EPOC that is submitted.
  - *Response: Noted. Thank you.*
11. Please note that the overall site (infrastructure) does not have probationary acceptance at this time, lot plans will not be approved until site has received probationary acceptance.
  - *Response: Noted. Thank you.*

## ENGINEERING

1. Label all structures in Storm Sewer Profile B. Note that custom bases may be necessary to accommodate the proposed penetrations into the side of the Type 13 combo inlets. Please add the following note to the plans to address this: Field verify adequate space is provided for any proposed penetration into a structure. Should modified inlet bases be required to accommodate any proposed penetration, provide shop drawings to the Town of Parker for review prior to installation on site.  
Ensure that drainage easements are provided on the proposed replat as stated. The latest version of replat did not show these.
  - *Response: This note has been added to the storm plan and profile sheets. All structures are labeled. Drainage easements should be included on the next replat submittal. This has been coordinated with the master developer.*

We appreciate your review and approval of these plans. Please contact me at 719-284-7275 or [Jessica.McCallum@kimley-horn.com](mailto:Jessica.McCallum@kimley-horn.com) should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Jessica McCallum, PE  
Project Manager