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BENCHMARK

BASIS OF BEARINGS

FLOODPLAIN NOTE

LEGAL DESCRIPTION

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

VICINITY MAP
N.T.S.

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17	NET LEASABLE AREA
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A2.1	BUILDING ELEVATIONS

SITE DATA	
PROPERTY ACREAGE	1.48 ACRES (64,609 SF)
PERVIOUS AREA	0.32 ACRES
IMPERVIOUS AREA	1.16 ACRES
MAXIMUM IMPERVIOUS AREA	1.26 ACRES, 85% OF TOTAL LAND AREA
BUILDING DENSITY	4,795 SF (BLDG) = 7.42%
	64,609 SF (LOT)
MAX BUILDING DENSITY	NONE
PARKING AREA	47,535 SF
NET LEASABLE AREA	2,626 SF
PARKING REQUIRED	26 (1 PER 100 NLA)
PARKING PROVIDED	26 ON-SITE SPACES (2 ADA SPACES)
BICYCLE PARKING REQUIRED	2 (2 PER 10,000 SF)
BICYCLE PARKING PROVIDED	3

LAND USE DATA

EXISTING ZONING	PLANNED DEVELOPMENT
GROSS SITE AREA	1.4776 ACRES
NUMBER OF BUILDINGS	1 BUILDING
BUILDING GROSS FLOOR AREA	4,795 SF
NET LEASABLE AREA	2,626 SF

DEVELOPMENT STANDARDS

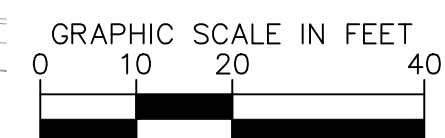
COMMERCIAL DEVELOPMENT STANDARDS	TOWN OF PARKER LAND DEVELOPMENT CODE REQ.	PROVIDED
MINIMUM LANDSCAPE AREA	0.22 AC (15%)	0.32 AC (22%)
MAXIMUM BUILDING HEIGHT	35 FEET	1 STORY/ 23'-0" $\frac{1}{2}$ "
MINIMUM OFF-STREET PARKING	26 (PER NLA)	26 ONSITE SPACES (2 ADA STALLS)
MAXIMUM FLOOR AREA RATIO (FAR)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

SETBACKS

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

1	TITLE		DRAWN BY MGS	PREPARED FOR:  McDonald's USA, LLC These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared for use on a different site or at a later time. Use of these contract documents on any other project without the express written consent of the architect and engineer is prohibited. The reproduction of these contract documents for use on another project is not authorized.	PREPARED BY:					
	SITE PLAN		STD ISSUE DATE							
	DESCRIPTION		REVIEWED BY JMM							
	COVER SHEET		DATE ISSUED 05/15/2024							
	SITE ID		SITE ADDRESS							
		NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO				REV	DATE	DESCRIPTION	BY	

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



	PROPERTY LINE
	PARCEL LINE
	EX. EASEMENT
 W	EX. WATER LINE
 S	EX. SANITARY LINE
	EX. STORM SEWER
 CCTV	EX. PHONE LINE
 E	EX. ELECTRIC LINE
 G	EX. GAS LINE
	PROP. DEMO EXTENTS
 · X · X · X · X · X · X · X ·	PROP. DEMO EXTENTS

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".

2

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

ARTISAN PANEL, PATTERN #89 FADE, PRE-FINISHED TO MATCH RAL 7022

PRE-FINISHED POST BY SCREEN MANUFACTURER

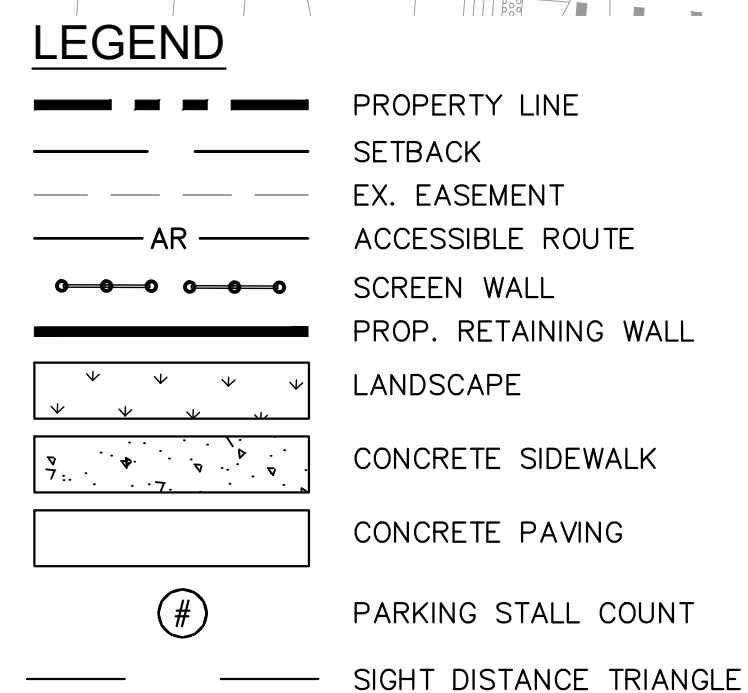
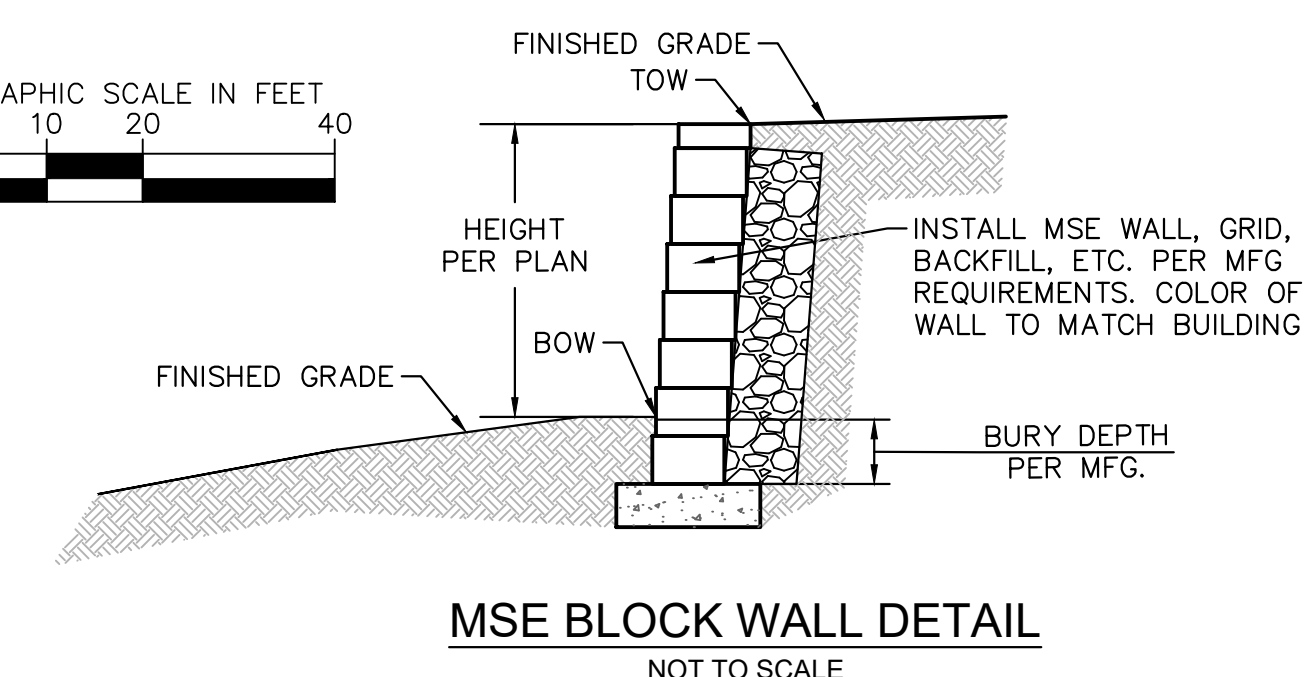
CONCRETE FOUNDATION BY SCREEN MANUFACTURER

8'-0"

4'-0"

2'-0"

1'-6" to 2'-0"



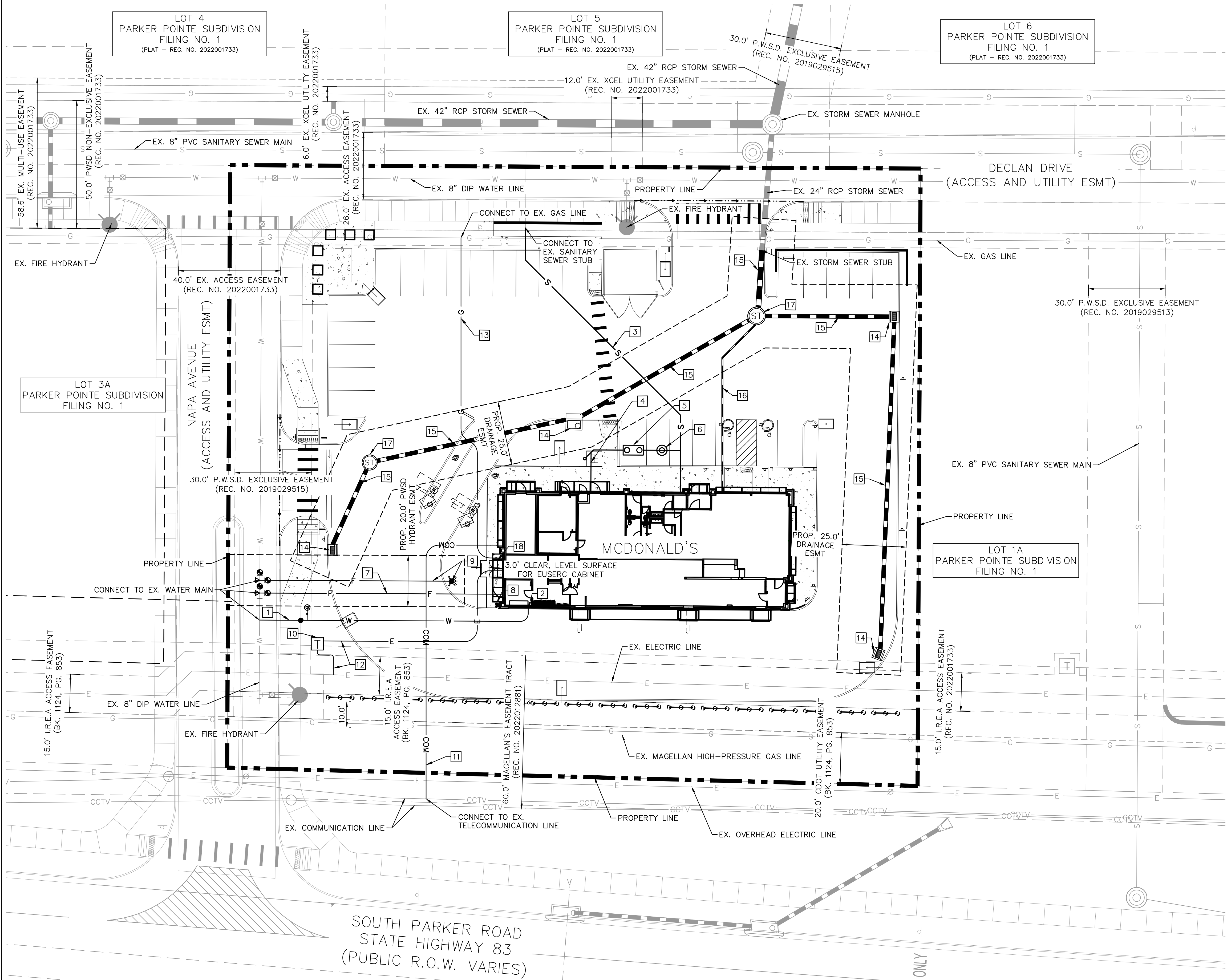
- 1 PROPOSED "NO PARKING ANY TIME" SIGN
- 2 PROPOSED TRANSFORMER LOCATION
- 3 PROPOSED CONCRETE SIDEWALK (DIMENSION PER PLAN)
- 4 PROPOSED ADA SYMBOL
- 5 PROPOSED ADA SIGN
- 6 PROPOSED 6" WIDE X 6" TALL CONCRETE CURB HEAD
- 7 PROPOSED ADA RAMP
- 8 PROPOSED "NO PARKING FIRE LANE" SIGN
- 9 PROPOSED 4" 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)
PROPOSED RETAINING WALL, SPLIT FACE MSE BLOCK WALL WITH COLOR TO
21 MATCH BUILDING (GRAY, 'RAL 7022'), MAXIMUM HEIGHT = 2.58',
AVERAGE HEIGHT = 1.2' (REF. DETAIL THIS SHEET)
- 22 PROPOSED 2' CONCRETE GUTTER PAN
PROPOSED MSE BLOCK KNEE WALL WITH COLOR TO MATCH BUILDING
23 (GRAY, 'RAL 7022'), 18" TALL MINIMUM, 24" TALL MAXIMUM (REF. DETAIL
THIS SHEET)

3	TITLE	DRAWN BY: MGS		PREPARED BY:						
	SITE PLAN	STD ISSUE DATE		 McDonald's USA, LLC These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without the express written consent of McDonald's USA, LLC. Use of the drawings on this specific site in conjunction with its issue date and are not suitable for use on a different site or at a later time. Use of the drawings on this specific site in conjunction with its issue date and are not suitable for use on a different site or at a later time. Use of the drawings on this specific site in conjunction with its issue date and are not suitable for use on a different site or at a later time. Use of the drawings on this specific site in conjunction with its issue date and are not suitable for use on a different site or at a later time.		 Kimley-Horn				
	DESCRIPTION	REVIEWED BY: JMM								
	SITE PLAN	DATE ISSUED 05/15/2024								
	SITE ID	SITE ADDRESS NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO								
						REV	DATE			BY

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

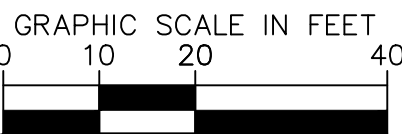
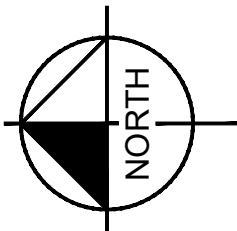


LEGEND

	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

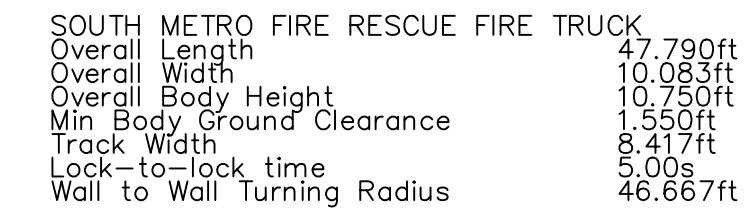
KEY NOTES

- 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	PREPARED FOR:	McDonald's USA, LLC	PREPARED BY:	Kimley»Horn
DESCRIPTION	PRELIMINARY UTILITY PLAN	DRAWN BY:	MCS	REVIEWED BY:	JJM
SITE ID	51032	DATE	05/15/2024	DATE	
SITE ADDRESS	NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO	DATE		DATE	
BY		DATE		DATE	

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

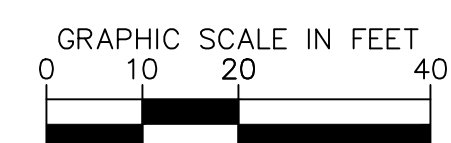
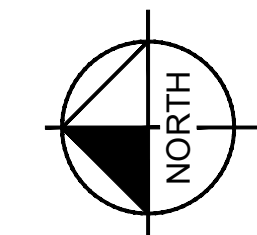


Kimley»»Horn



SITE PLAN		MCS
DESCRIPTION		
FIRE TRUCK ACCESS PLAN		
SITE ID	SITE ADDRESS	
51032	NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO	
REVIEWED BY		DATE ISSUED
JMM		05/13/2024
STD ISSUE DATE		

5



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

LEGEND



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

TILT = 0
LIGHTS ARE CUTOFF WITH FLAT GLASS LENS

CALCULATION GRIDS ARE AT GRADE (Z=0)

CALCULATION GRIDS ARE AT GRADE (Z=0)



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

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

SITE PLAN

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 lenon.
2. Attach the Knuckle to pole (E) by sliding the Knuckle onto the lenon. Tighten each of the (8) 3/8-16 set screws (G) using a 3/16 Allen wrench to approximately 12 ft-lbs.

Aim Adjustment:

1. Determine the desired vertical aim angle before attempting adjustments.
2. Notice that there are tick marks 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.
5. **CAUTION:** secure housing assembly or obtain help holding and positioning the fixture while adjusting aim.
6. Aim the fixture to the desired angle.
7. Once the aim angle has been completed, tighten the 1/2-13 Hex head pivot bolt to 30 ft-lbs.
8. Replace the Knuckle cover (H).

Photocontrol Orientation

NOTE: A photocontrol is not included with this fixture.

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

Angle Adjustment:

1. Remove shorting cap or photocontrol if installed.
2. Slightly loosen the two screws to allow rotation of the center section of the receptacle.
3. Insert a screwdriver tip into the adjustment slot located in the center of the receptacle and rotate so that 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.

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INSTRUCTIONS D'INSTALLATION - RATIO AREA

FEUILLE 1 DE 2

SAUVEGARDEZ CES INSTRUCTIONS

HUBBELL
Outdoor Lighting

INSTRUCTIONS D'INSTALLATION RATIO AREA

À LIRE ATTENTIVEMENT AVANT D'INSTALLER

AVERTISSEMENT! Les appareils d'éclairages doivent être mis à la terre et installés selon le Code canadien de l'électricité et tous les codes locaux. Ne pas se conformer à ces codes pourrait conduire à DES 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 sévices à la reproduction. Bien se laver les mains après l'installation, le nettoyage ou après avoir touché le produit (particulièrement s'il est brisé).

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

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

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

Un programme d'entretien régulier devrait être établi pour conserver la luminosité optimale et réduire l'accumulation de chaleur.

Un chiffon doux et propre est normalement suffisant pour dépoussiérer le système optique. Toute accumulation de poussière ou saleté doit être retirée de façon régulière.

Lire attentivement les présentes instructions avant d'installer le produit. Si vous ne comprenez pas les présentes instructions, communiquez avec votre distributeur de produits Hubbell Lighting, ou avec techsupport@hubbell-ltg.com ou (864) 788-1000 au téléphone

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

REMARQUE :

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

AVERTISSEMENTS :

Il existe une tension dangereuse dans l'unité et tous 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 :

- Cille hexagonale (Allen) - 3/16
- Douille Hexagonale - 1/2 & 3/4
- Pilete Torx - T-20
- Tournevis - lame plate et Phillips

93099924 Rev. A

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HUBBELL OUTDOOR

INSTRUCTIONS D'INSTALLATION D'APPAREIL

FEUILLE 2 DE 3

SAUVEGARDEZ CES INSTRUCTIONS

Ratio Area Arm Mount

Installation du luminaire:

- Ouvrez la porte du compartiment du conducteur (7) en retirant (4) les attaches 8-32 T-20 Torx.
- Retirez le capuchon de poteau (non illustré) et positionnez la plaque d'écrou (B) à l'intérieur du poteau (A) aux emplacements des trous préparés.
- Insérez la tige filetée 5/16-18 (C) dans le bras et fixez-la à l'intérieur du boîtier avec un écrou, une rondelle et une rondelle d'arrêt 5/16-18.
- Insérez l'extrémité opposée de la tige filetée dans le trou supérieur du gabarit et percez et insérez la tige dans le trou supérieur de la plaque à écrou (B). Serrez l'écrou (D) à 10 lb-pi.
- 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.
- Insérez le boulon hexagonal 5/16-18, la rondelle et la rondelle finit (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).
- Reinstallez (le cas échéant) la porte du compartiment du conducteur (7) fermez le capot du poteau et remplacez le capuchon.
- Établissez les connexions électriques en haut du poteau et remplacez le capuchon.
- Assurez-vous que les voyants sont alimentés.

Ratio Area Mast Arm Mount

Installation du luminaire:

- 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.
- 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.
- Fixez le boîtier au bras en serrant (4) les vis de réglage 3/8-16 (G) à l'aide d'une clé hexagonale de 3/16. Couple à 12 lb-pi.
- 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.

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HUBBELL OUTDOOR

INSTRUCTIONS D'INSTALLATION D'APPAREIL SAUVEGARDEZ CES INSTRUCTIONS FEUILLE 3 DE 3

SAUVEGARDEZ CES INSTRUCTIONS

Ratio Area Knuckle Mount

Installation du luminaires

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

Réglage de la visée

1. Déterminez l'angle de visée vertical souhaité avant de tenter des réglages.
2. Notez qu'il y a des graduations à 15°, pour de longues graduations à 30°, 45° et 90°. La peinture 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 3 lb-pi.
8. Remplacez le couvercle-pivot (H).

Photocontrôle Orientation

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

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

Réglage de l'angle

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

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HUBBELL OUTDOOR

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

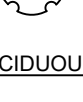
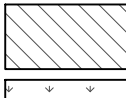
A PORTION OF THE NORTHEAST 1/4 OF THE SECTION 3,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE PLAN

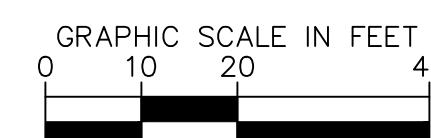


A PORTION OF THE NORTHEAST 1/4 OF THE SECTION 3,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
LANDSCAPE PLAN



SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL.	WIDTH	HEIGHT
<u>DECIDUOUS TREES</u>							
	TA	2	TILIA AMERICANA / AMERICAN LINDEN	B & B	2" CAL MIN	30'-40'	40'-50'
<u>EVERGREEN TREES</u>							
	PL	13	PINUS LEUCODERMIS 'SATELIT' / MINT TRUFFLE BOSNIAN PINE	B & B	6' HGT.	8'-10'	15'-20'
<u>ORNAMENTAL TREES</u>							
	AG	6	ACER GINNALA / AMUR MAPLE	B & B	2" CAL MIN	15'-20'	15'-20'
	MD	7	MALUS 'DOLGO' / DOLGO CRABAPPLE	B & B	2" CAL MIN	15'-20'	15'-20'
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT
<u>DECIDUOUS SHRUBS</u>							
	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'
<u>DECIDUOUS VINE</u>							
	TV	3	CAMPSIS RADICAN / TRUMPET VINE	1 GAL.	SEE PLAN	5'-10'	VINE
<u>EVERGREEN SHRUBS</u>							
	JBS	33	JUNIPERUS SQUAMATA 'BLUE STAR' / BLUE STAR JUNIPER	5 GAL.	SEE PLAN	2'-3'	12'-18"
	JG	27	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	60	PICEA PUNGENS 'ROUNABOUT' / ROUNABOUT COLORADO SPRUCE	5 GAL.	SEE PLAN	2'-3'	2'-3'
<u>GRASSES</u>							
	CK	45	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	5 GAL.	SEE PLAN	18"-24"	4'-5'
<u>PERENNIALS</u>							
	AM	236	ALYSSUM MONTANUM / MADWORT	F15(4" POTS)	SEE PLAN	12"-18"	6"-12"
	CD	58	CENTAUREA DEALBATA / PERSIAN CORNFLOWER	1 GAL.	SEE PLAN	18"-24"	18"-24"
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	TYPE	INSTALL RATE	WEED FABRIC	MFR.
<u>GROUND COVERS</u>							
	ROCK1	8,419 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

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



PARKER POINTE SUBDIVISION FILING NO. 1, LOT 2A

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

LANDSCAPE PLAN

GENERAL LANDSCAPE SPECIFICATIONS

A.	SCOPE OF WORK	1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.	2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.	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.
B.	PROTECTION OF EXISTING STRUCTURES	1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.	2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.	2. 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.	2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR: REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
C.	PROTECTION OF EXISTING PLANT MATERIALS	1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC.. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNUSABLE SHALL BE REPLACED AT THE COST OF THE CONTRACTOR OF FOUR HUNDRED DOLLARS (\$400) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.	2. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.	2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.	2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
D.	MATERIALS	1. GENERAL MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.	2. PLANT MATERIALS	2. FINE GRADING	2. FINE GRADING
E.	SOIL MIXTURE	1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:	2. SOIL MIXTURE SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.	2. CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, BUILDING MATERIALS, AND TOXIC MATERIAL SHALL BE COMPLETELY REMOVED FROM PLANTING AREAS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS IN PLANTING AREAS WHICH WILL ADVERSELY AFFECT THE PLANT GROWTH, THE CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.	2. 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.
F.	WATER	1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC... IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.	2. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.	2. 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.	2. 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.
G.	FERTILIZER	1. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO			

10. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
20. TREES SHALL BE PRUNED, IN ACCORDANCE WITH ANSI A-300, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST.
21. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOWN ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6". REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
22. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.
23. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S RECOMMENDATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
3. PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
4. SODDING

a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
b. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.
6. LAWN MAINTENANCE
a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK, INCLUDING REGRAIDING IF NECESSARY.
b. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

O. EDGING
a. CONTRACTOR SHALL INSTALL 4"x2" ROLLED TOP STEEL EDGING BETWEEN ALL SOD/SEED AREAS AND PLANTING BEDS.

P. CLEANUP
1. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM CONTRACTORS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

Q. PLANT MATERIAL MAINTENANCE
1. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, PRUNING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

R. FINAL INSPECTION AND ACCEPTANCE OF WORK
1. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

S. WARRANTY
1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.
3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.

NOTES:
1. LANDSCAPE IMPROVMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER, AND/ OR THEIR ASSIGNS.
2. ALL STREET TREES AND STREETScape IMPROVEMENTS LOCATED IN THE ROW WILL BE MAINTAINED BY THE ABUTTING PROPERTY OWNER.
3. 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.
4. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE

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
REQUIRED		15% LANDSCAPE AREA 75% LIVE GROUND COVER	9 TREES (25-50%)	48 SHRUBS
PROVIDED	TOTAL LANDSCAPE AREA REQ/PROVIDED	9,691 SF (15%) / 14,235 SF (22%)	28 TREES (13 EVERGREEN)	305 SHRUBS
	LIVE GROUND COVER AREA REQ/PROVIDED	7,268 SF (75%) / 10,676 SF (75%)		

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

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

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

TITLE

SITE PLAN

DESCRIPTION

LANDSCAPE NOTES

SITE ID

51032

NEAR SEC PARKER ROAD AND STROCH ROAD, PARKER CO

PREPARED FOR:

McDonald's USA, LLC

PREPARED BY:

Kimley»Horn

DRAWN BY

AKK

STD

ISSUE DATE

REVIEWED BY

JCP

DATE ISSUED

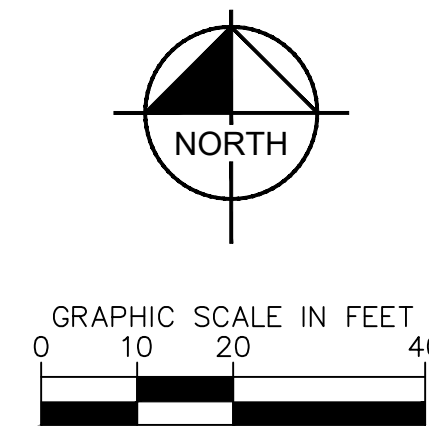
03/22/2024

811

Know what's below.
Call before you dig.

11

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



SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	RAIN BIRD R-1VAN14 1906-SAM-P45 TURF ROTARY, 8FT., 1-1/4FT., 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON BIN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR, 1/2IN. NPT FEMALE THREADED INLET.	1	45
	RAIN BIRD R-1VAN16 1906-SAM-P45 TURF ROTARY, 13FT., 1-1/2FT., 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON BIN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR, 1/2IN. NPT FEMALE THREADED INLET.	2	45
	RAIN BIRD R-1VAN24 1906-SAM-P45 TURF ROTARY, 17FT., 2-1/4FT., 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON BIN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR, 1/2IN. NPT FEMALE THREADED INLET.	18	45
	RAIN BIRD RWS-M-B-C W/ RWS-SOCK 1401 MINI ROTL WATERING SYSTEM WITH 3/4\" DIAMETER X 18\" LONG WITH LOCKING GATE, 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 RCX2-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1\" BALL VALVE WITH 1\" PRESS VALVE AND 1\" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER, 0.3 GPM-20 GPM	2	
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD RXB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5 GPM/HOUR, 1.0 GPM/HOUR, 1.5 GPM/HOUR AND 2.0 GPM/HOUR. COMES WITH A SELF-PIERCING BARE INLET X BARB OUTLET Emitter Notes: 0.5 GPH emitters (2 assigned to each 1 gal. plant) 0.5 GPH emitters (1 assigned to each F15(4\" pots) plant) 1.0 GPH emitters (2 assigned to each 5 gal. plant)	6,744	S.F.
		122	
		220	
		700	
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-LIRC 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 TRADITIONAL W/ WIRE, 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, 1\" RAIN BIRD COMPATIBLE CONTROLLERS: ESP-LXVM(P) / LXD / LXME2(P) / ME3, OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND OFFSET. INSTALL IN RAIN BIRD VALVE BOX.	1	
	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.
Valve Callout			
	Valve Number Valve Flow Valve Size		

13	TITLE	DRAWN BY AKK	PREPARED BY:				
	SITE PLAN	STD ISSUE DATE	 McDonald's USA, LLC These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared under the authority of McDonald's USA, LLC and the drawings and specifications are not suitable for use on a different site or at a later time. Use of these drawings for reference on another project requires the written approval of McDonald's USA, LLC. The drawings and specifications are not contract documents for reuse on another project is not authorized.				
	DESCRIPTION	REVIEWED BY JCP					
	IRRIGATION PLAN	DATE ISSUED 03/22/2024					
	SITE ID	SITE ADDRESS	REV	DATE	BY	DESCRIPTION	
51032	NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO						

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

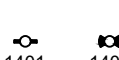
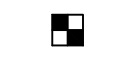
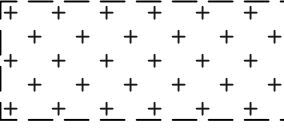
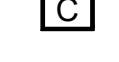
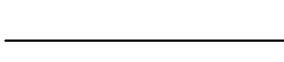
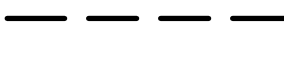
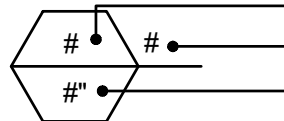
GENERAL IRRIGATION SPECIFICATIONS AND NOTES

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

HYDRO-TESTING TO BE PERFORMED AS LISTED:

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

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	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-M-B-C W/ RWS-SOCK 1401 MINI ROOT WATERING SYSTEM WITH 4" DIAMETER X 18" LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE AND RAIN BIRD 1401 0.25 GPM OR 1402 0.5 GPM BUBBLER AS INDICATED. WITH CHECK VALVE, AND SAND SOCK FOR SANDY SOIL.	56	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	RAIN BIRD XCZ-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3 GPM-20 GPM	2	
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5 GPH-BLUE, 1.0 GPH-BLACK, AND 2.0 GPH-RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET. Emitter Notes: 0.5 GPH emitters (2 assigned to each 1 gal. plant) 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.	
		122	
		220	
		700	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	RAIN BIRD PEB 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	2	
	RAIN BIRD 44-LRC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.	1	
	RAIN BIRD PEB 1" 1", 1-1/2", 2" PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	1	
	WATTS LF909 1" LEAD FREE REDUCED PRESSURE BACKFLOW PREVENTER.	1	
	RAIN BIRD ESP-LXME2-LXMM 12 STATION TRADITIONALLY-WIRED, COMMERCIAL CONTROLLER. INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE. INSTALL IN LXMM POWDER COATED, METAL WALL-MOUNTED CABINET.	1	
	RAIN BIRD WR2-RFS WIRELESS RAIN/FREEZE SENSOR.	1	
	RAIN BIRD FS-100-B 1" FLOW SENSOR, BRASS MODEL. SUGGESTED OPERATING RANGE 2.0 GPM TO 40.0 GPM. SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE. RAIN BIRD COMPATIBLE CONTROLLERS: ESP-LXIV(P) LXJ LXME2(P) ME3, OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND OFFSET.	1	
	POINT OF CONNECTION 1"	1	
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 PVC CLASS 200 IRRIGATION PIPE, ONLY LATERAL TRANSITION PIPE SIZES 3/4" IN SIZE.	2,160 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40	327.8 L.F.	
	PIPE SLEEVE: PVC SCHEDULE 40	317.0 L.F.	
	Valve Callout Valve Number Valve Flow Valve Size		

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN/WEEK	MIN/WEEK	GAL/WEEK	GAL/DAY
1	RAIN BIRD XCZ-100-PRB-COM	BUBBLER	1.15 in/h	0.67	36	504	168
2	RAIN BIRD XCZ-100-PRB-COM	AREA FOR DRIP EMITTERS	0.56 in/h	0.67	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:
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	48.9	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				

TITLE

SITE PLAN

DESCRIPTION

IRRIGATION NOTES

SITE ID

51032

NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO

PREPARED BY:

McDonald's USA, LLC

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DRAWN BY

AKK

STD

ISSUE

DATE

REVIEWED BY

JCP

DATE ISSUED

03/22/2024

BY

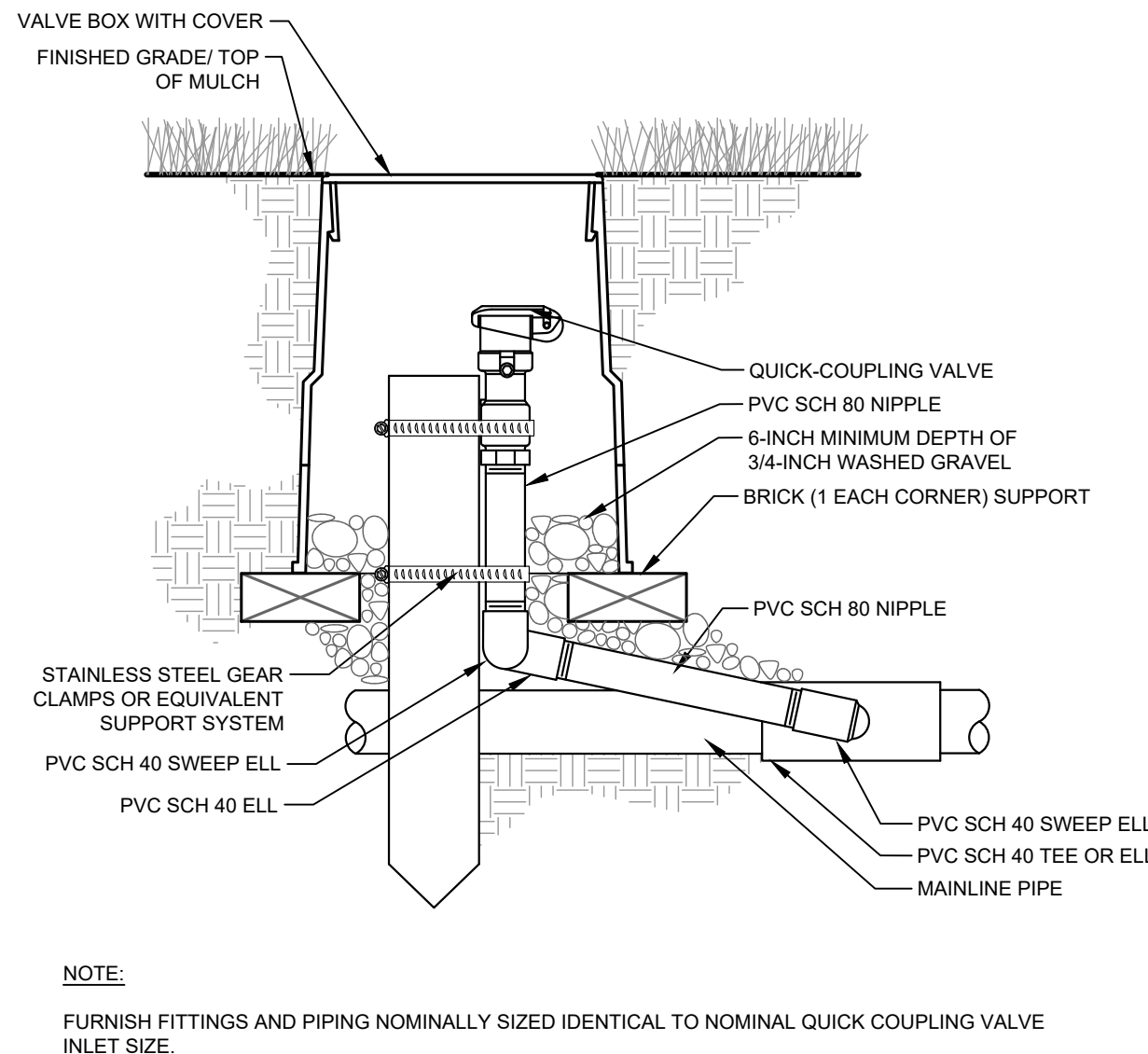
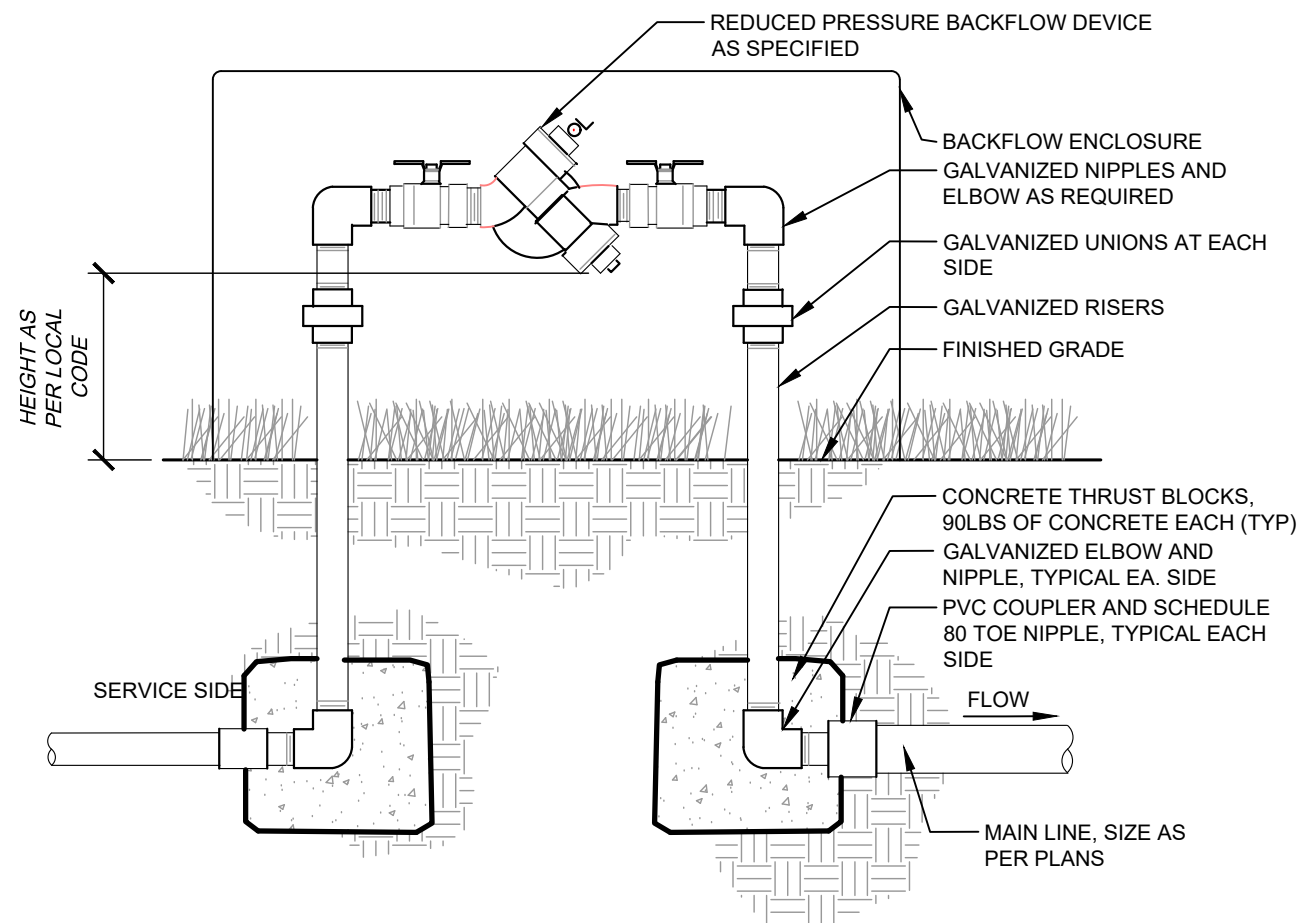
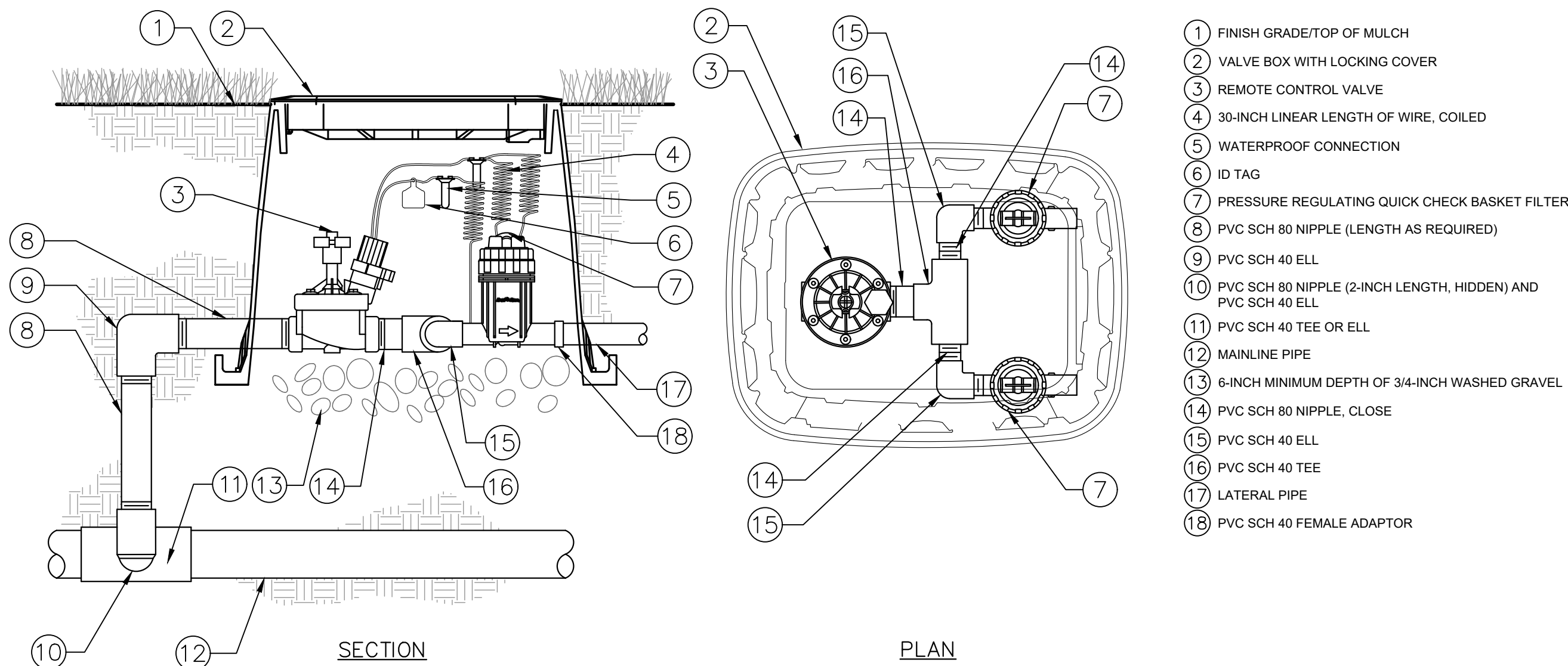
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PARKER POINTE SUBDIVISION FILING NO. 1, LOT 2A

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



1 DRIP ZONE VALVE KIT
xx SECTION / PLAN

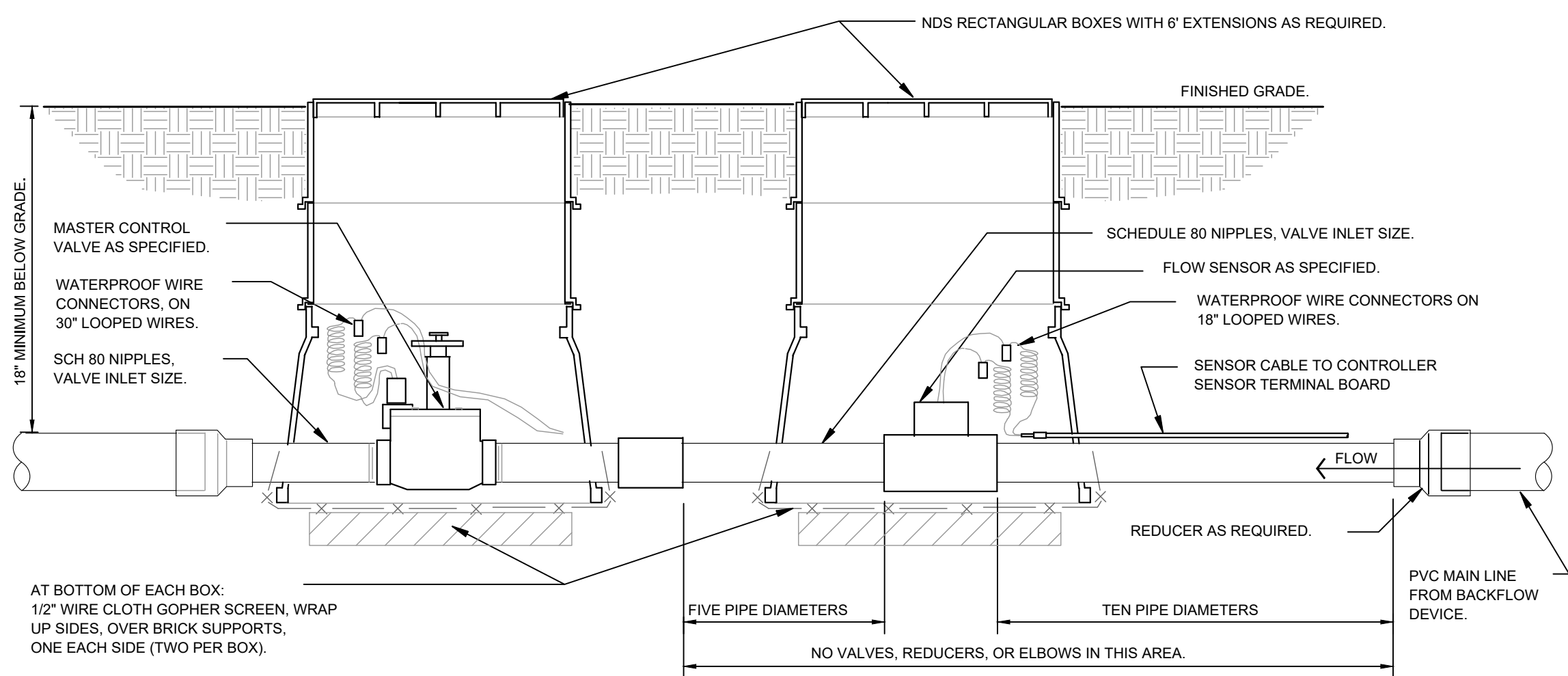
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2 BACKFLOW PREVENTER
xx SECTION

NTS

3 TYPICAL QUICK COUPLER
xx SECTION

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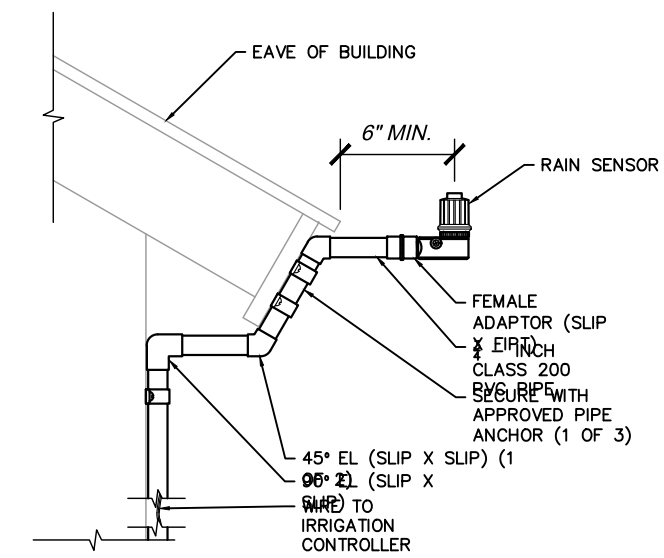


4 MASTER CONTROL VALVE / FLOW SENSOR ASSEMBLY
xx SECTION

NTS

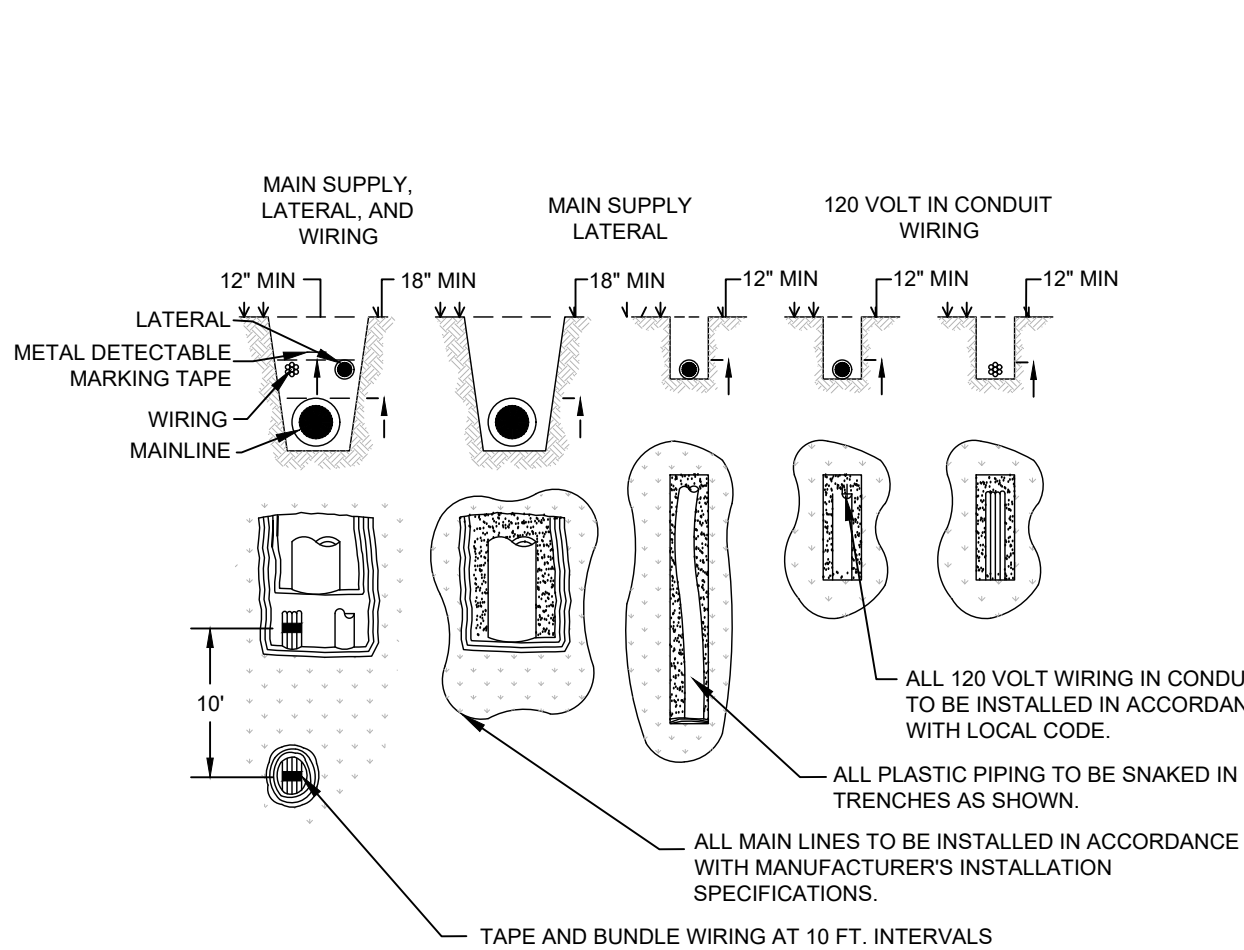
5 IRRIGATION CONTROLLER - WALL MOUNT
xx ELEVATION

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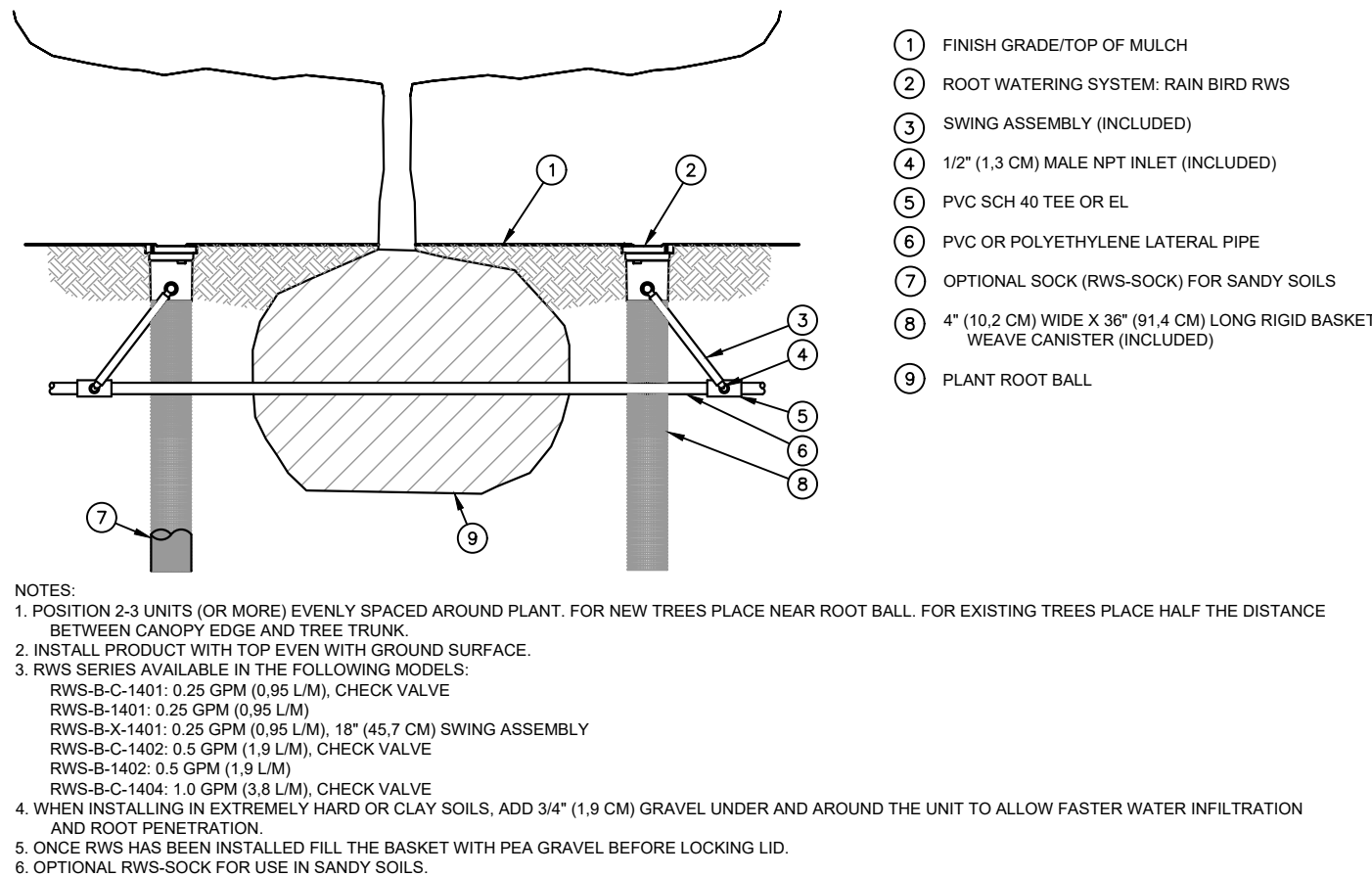
6 RAIN SENSOR - BUILDING MOUNT
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7 TYPICAL TRENCHING
xx SECTION

NTS

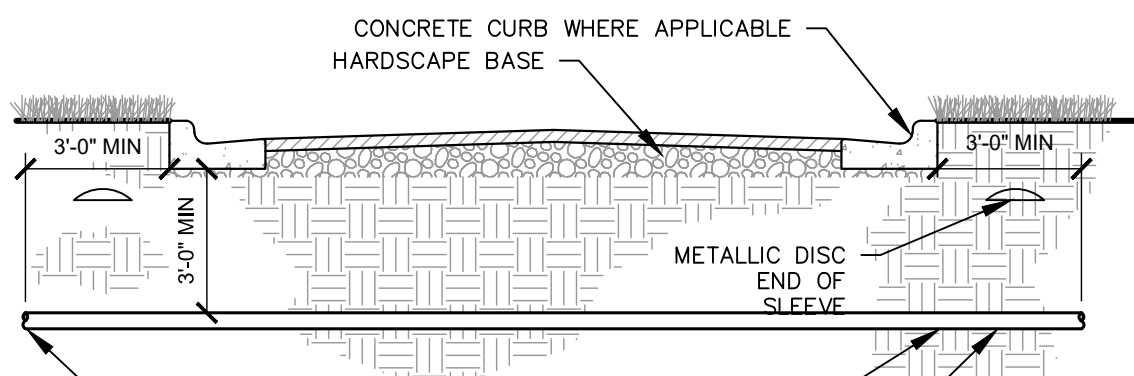


8 ROOT WATERING SYSTEM
xx SECTION

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9 TYPICAL SLEEVING
xx SECTION

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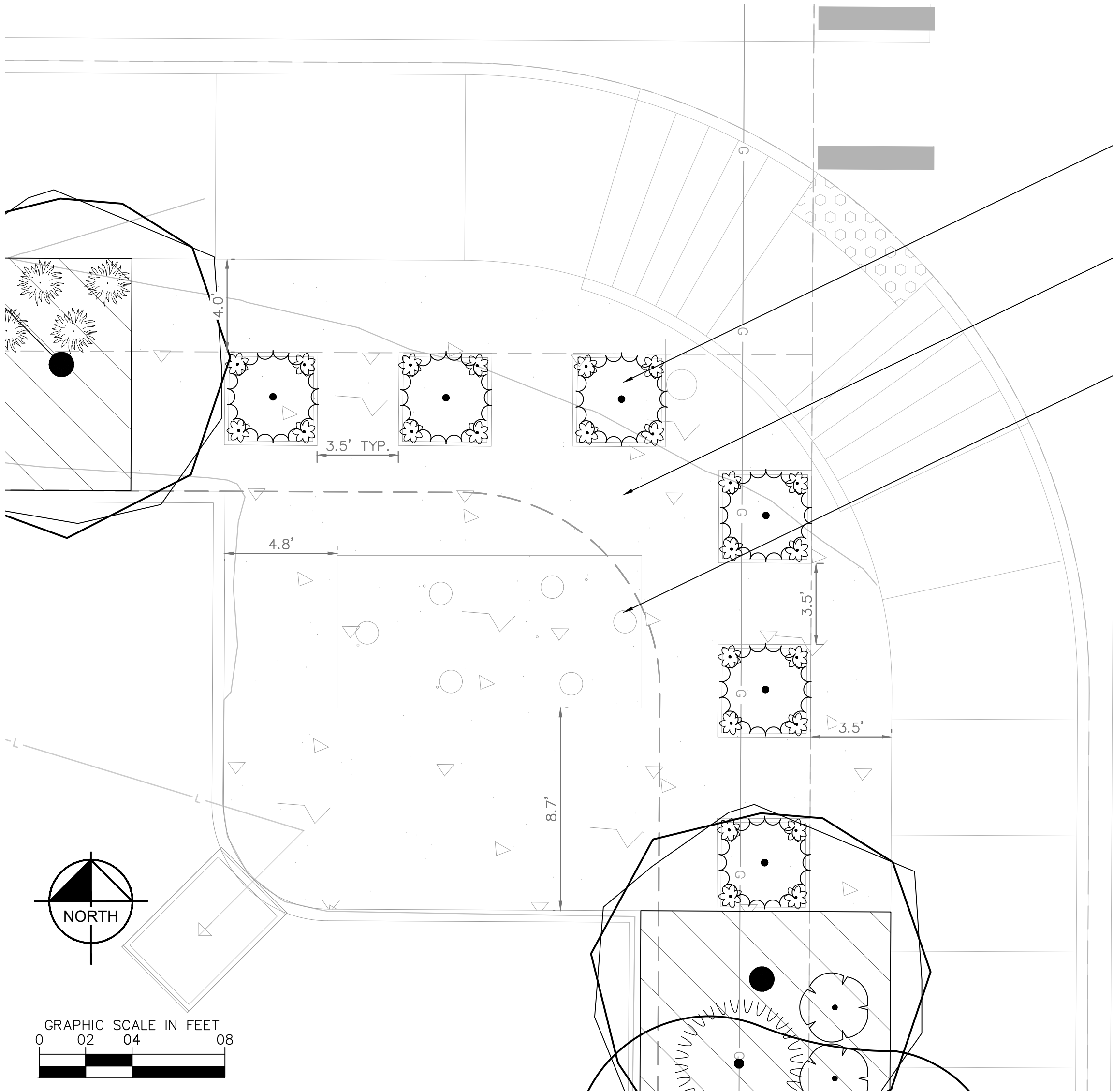


15	TITLE		DRAWN BY AKK	PREPARED FOR:			PREPARED BY:					
	SITE PLAN		STD ISSUE DATE	McDonald's USA, LLC								
	DESCRIPTION		REVIEWED BY JCP	These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared by McDonald's USA, LLC and shall govern the project. Use of these drawings for reference or example on another project requires the written consent of McDonald's USA, LLC. Use of these drawings on another project without the written consent of McDonald's USA, LLC is prohibited.								
	IRRIGATION DETAILS		DATE ISSUED 03/22/2024									
	SITE ID		SITE ADDRESS									
		NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO						REV	DATE		DESCRIPTION	BY

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

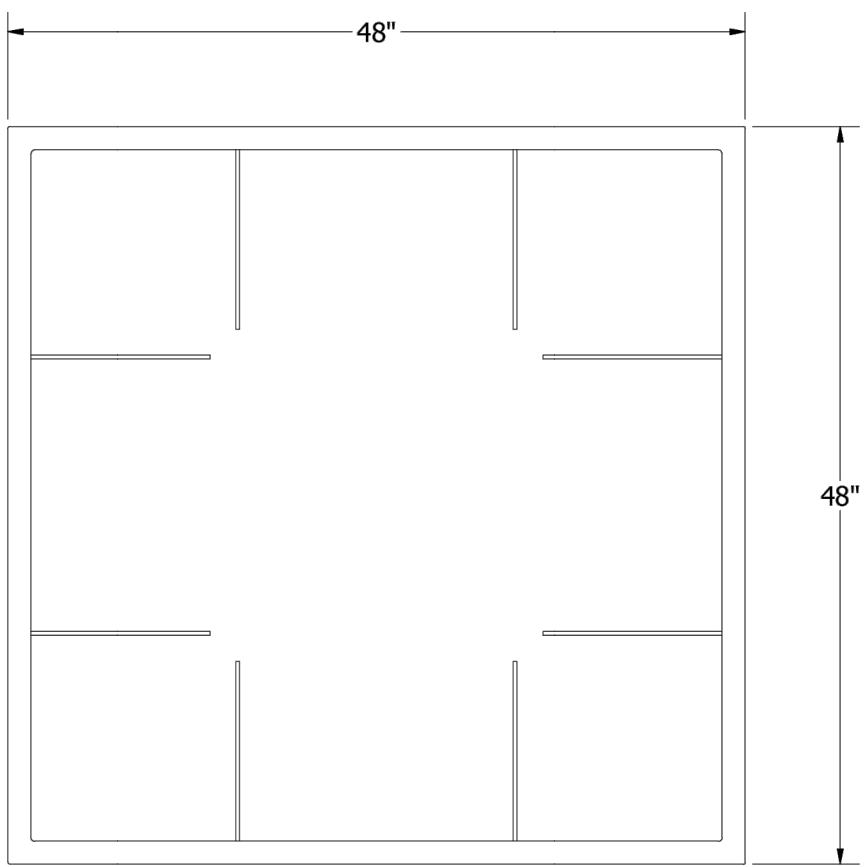
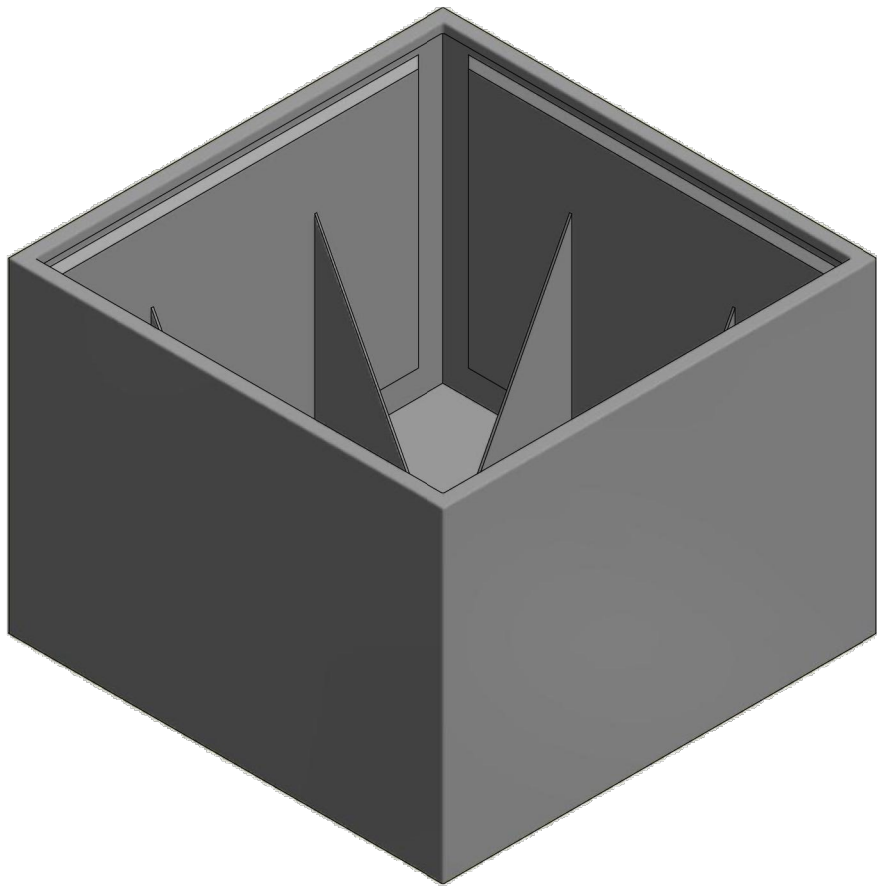
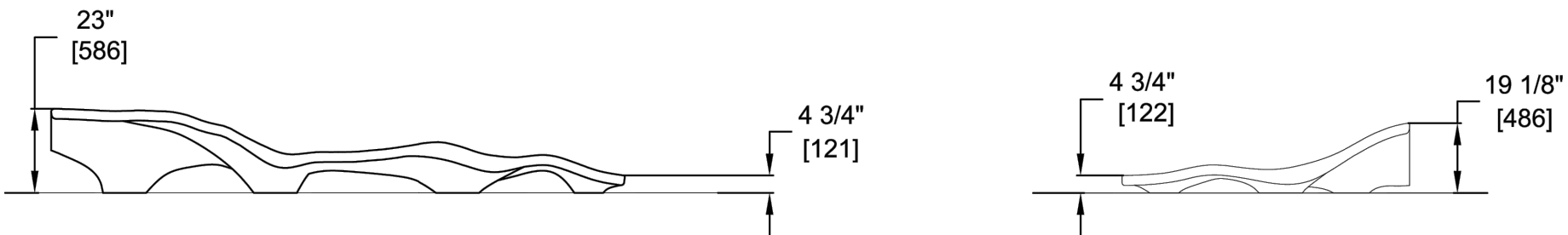
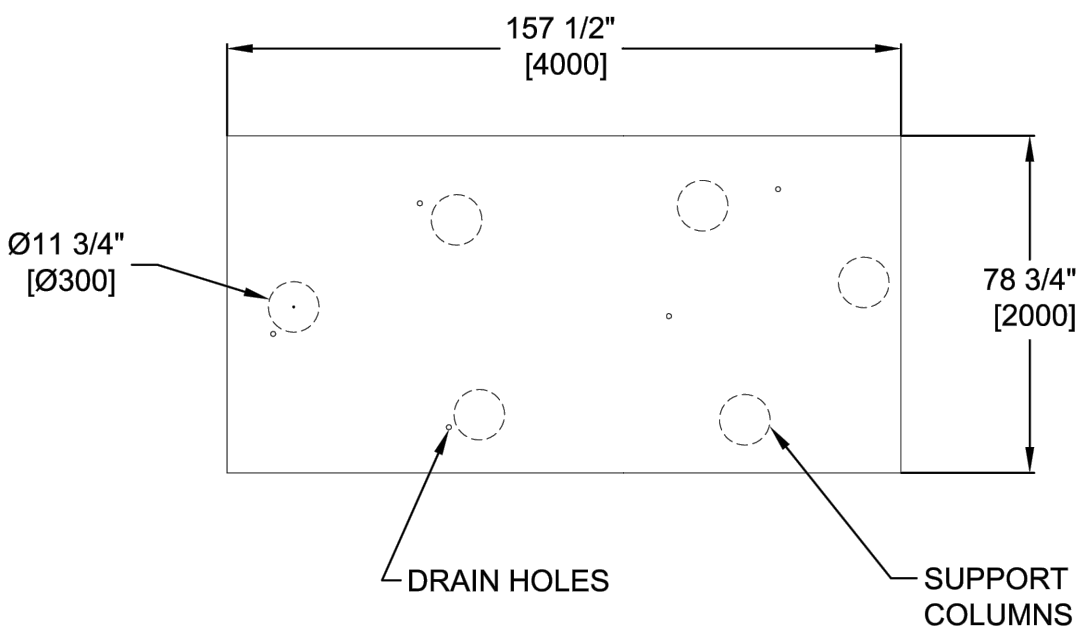
NOTES:

- 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

www.landscapeforms.com

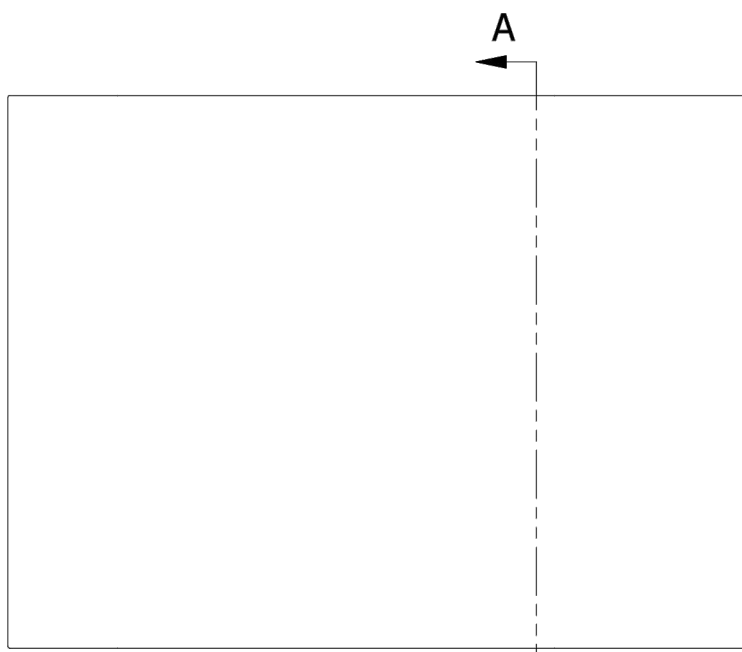
Date: 4/14/2015
Ph: 800.521.2546



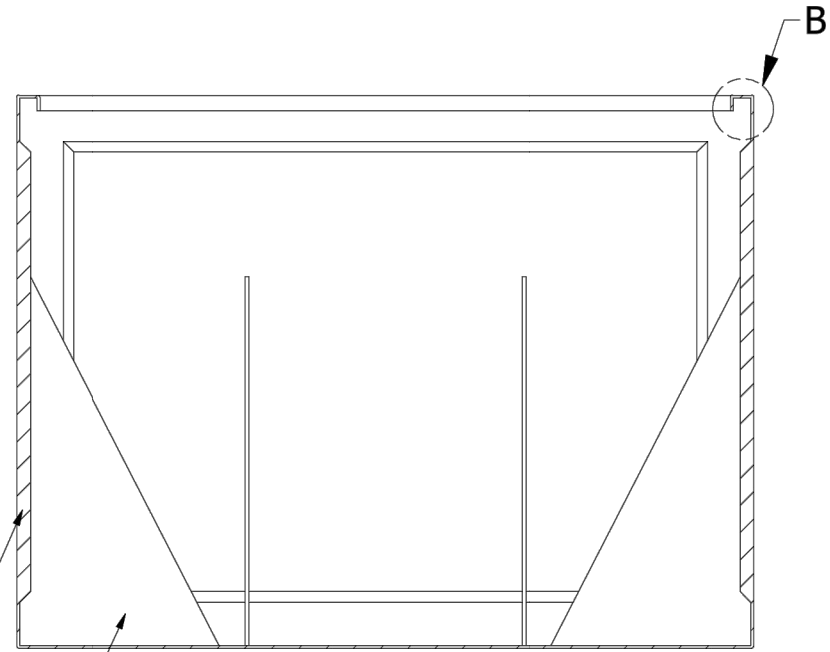
PLAN



SIDE



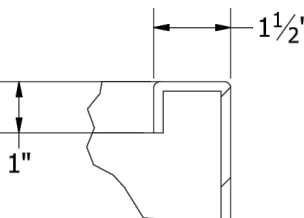
ELEVATION



SECTION A-A

APPROVAL:

Signature authorizes Tournesol Siteworks
to manufacture the product as shown



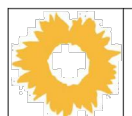
DETAIL B

NOTES: UNLESS OTHERWISE SPECIFIED

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

COLOR: _____

TEXTURE: _____



Tournesol Siteworks
2930 Faber Street,
Union City, CA 94587

TITLE

WILSHIRE - RECTANGLE - 48X48X36
WR-484836

DRAWN: MLC
SIZE: C
DWG NO: WR-484836-SUB
DATE ISSUED: 6/14/2018
SCALE: 1/10

MATERIAL: GFRP

SHEET 1 OF 1

REV

A

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

01 BENCH STRUCTURE
17 DETAIL

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

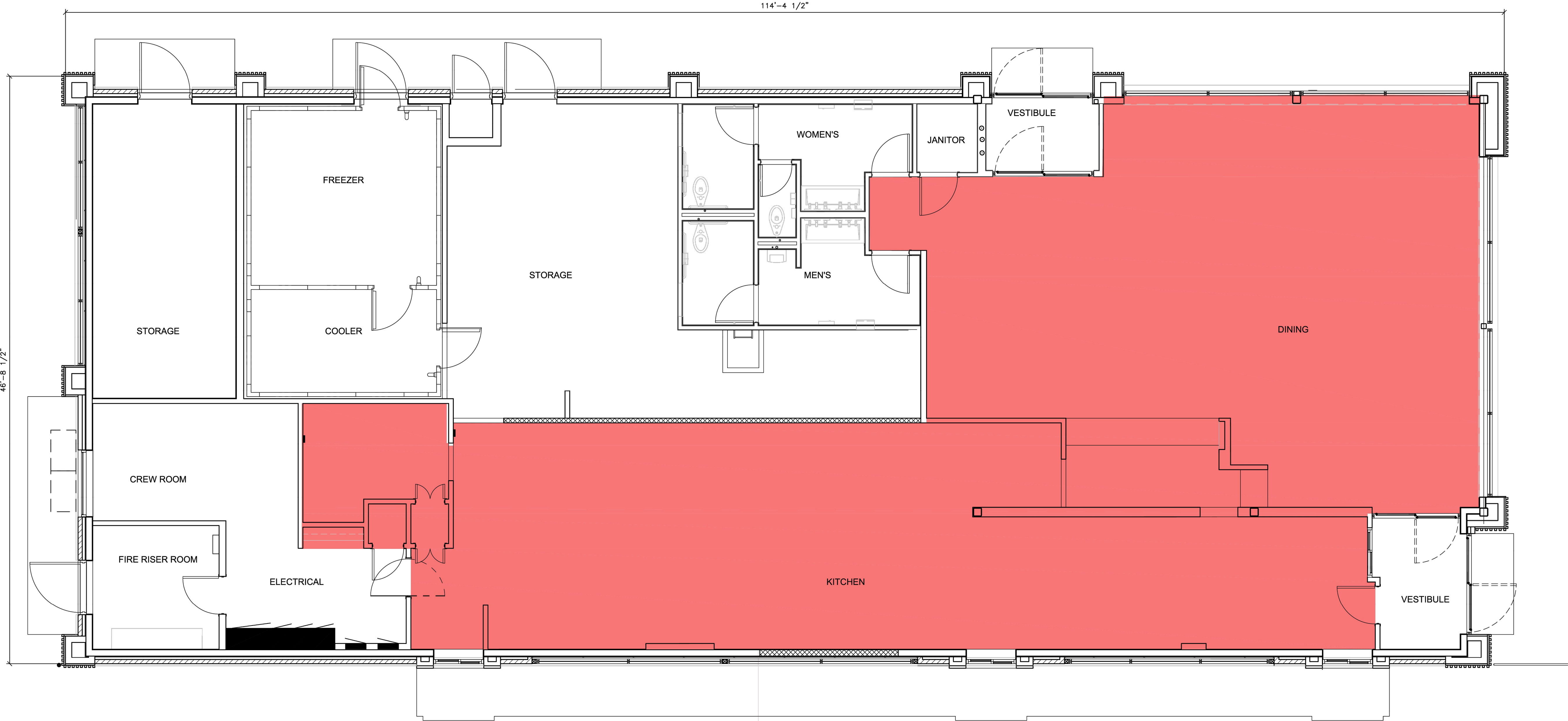
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Know what's below.
Call before you dig.

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



2626 SF

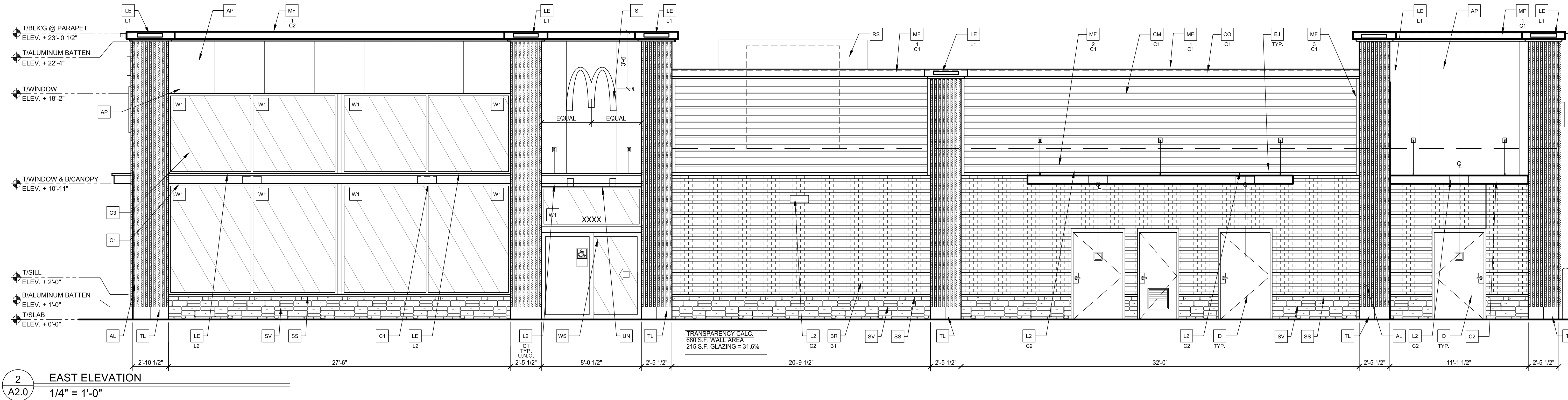
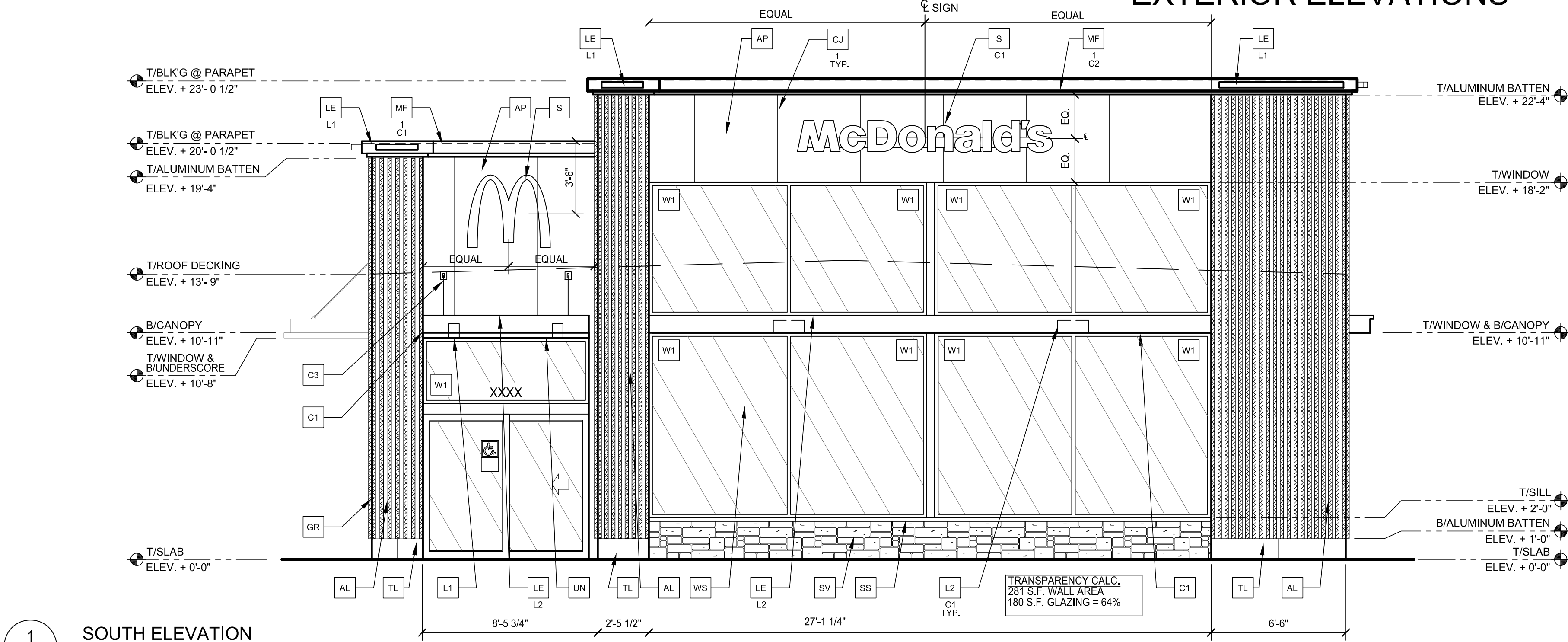
4,760 S.F. TOTAL FLOOR AREA
2,626 S.F. LEASE AREA

TITLE	SITE PLAN	DRAWN BY MCS	STD DATE	REVIEWED BY JMM	DATE ISSUED 05/15/2024	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 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 for any other purpose without the contract documents for reuse on another project is not authorized.	PREPARED BY:					
DESCRIPTION		Kimley»Horn										
NET LEASABLE AREA												
SITE ID	SITE ADDRESS											
51032	NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO											
		REV DATE DESCRIPTION										
		BY										

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



KEY NOTES:

- AL ALUMINUM BATTEN SYSTEM
SIZE: 2"x2" PROFILE
COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, END CAP PAINTED TO MATCH
SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO
BOTH FACES, APA TRADEMARKED.
COURSE GRIT SAND SURFACES PRIOR TO PRIMING, PRIME AND PAINT BOTH SIDES AND ALL EDGES.
SUBSTRATE COLOR: "IRON ORE" 7069 BY SHERWIN WILLIAMS
- AP ALPOLIC METAL PANEL (COLOR: RAL 7022)
- BM BRANE METAL PANEL
COLOR: PAINT "HARVEST MOON" #232-5 BY VALSPAR
- BR MODULAR FACE BRICK
COLOR:
B1 = "ONYX" SMOOTH, BY SUMMIT BRICK
- C1 ALUMINUM CANOPY SYSTEM W/ FASCIA
COLOR: WHITE
- C2 ALUMINUM CANOPY SYSTEM
COLOR: RAL 7022
- C3 ALUMINUM CANOPY TIEBACK
COLOR: RAL 7022
GC TO PROVIDE CONTINUOUS BLOCKING ON WALL BEHIND TIEBACKS
- CJ CONTROL JOINT
1 - TYPE: 1 = ALPOLIC
- CM 7" REVEAL METAL WALL PANEL SYSTEM BY METAL ERA
C1 - COLOR:
C1 = WEATHERED ZINC
- CO CORNICE
C1 - COLOR: WEATHER ZINC
- D HOLLOW METAL DOOR
PAINT: "GAUNTLET GRAY" SW-7017 BY SHERWIN WILLIAMS
- DE DECAL BY GRAPHICS SUPPLIER
SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
SUPPLIERS:
VOMELA (865) 330-7337, ann.bowen@vomela.com
GFX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfxi.com
- EJ EXPANSION JOINT, SEE DETAIL 7/4.1
- 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
C1 - TYPE:
1 = PRE-FAB ANCHOR, TITE FASCIA
2 = BOTTOM TRIM AT METAL REVEAL PANEL
3 = VERTICAL TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES
COLOR:
C1 = WEATHERED ZINC (FLAT FACTORY FINISHED)
C2 = RAL 7022 (FLAT FACTORY FINISHED)
- PB PIPE BOLLARD - PAINTED YELLOW
- PT (RMHC) COIN COLLECTOR
MODEL: #WPT STD CALL 1-888-743-7435 TO ORDER
- RO ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL

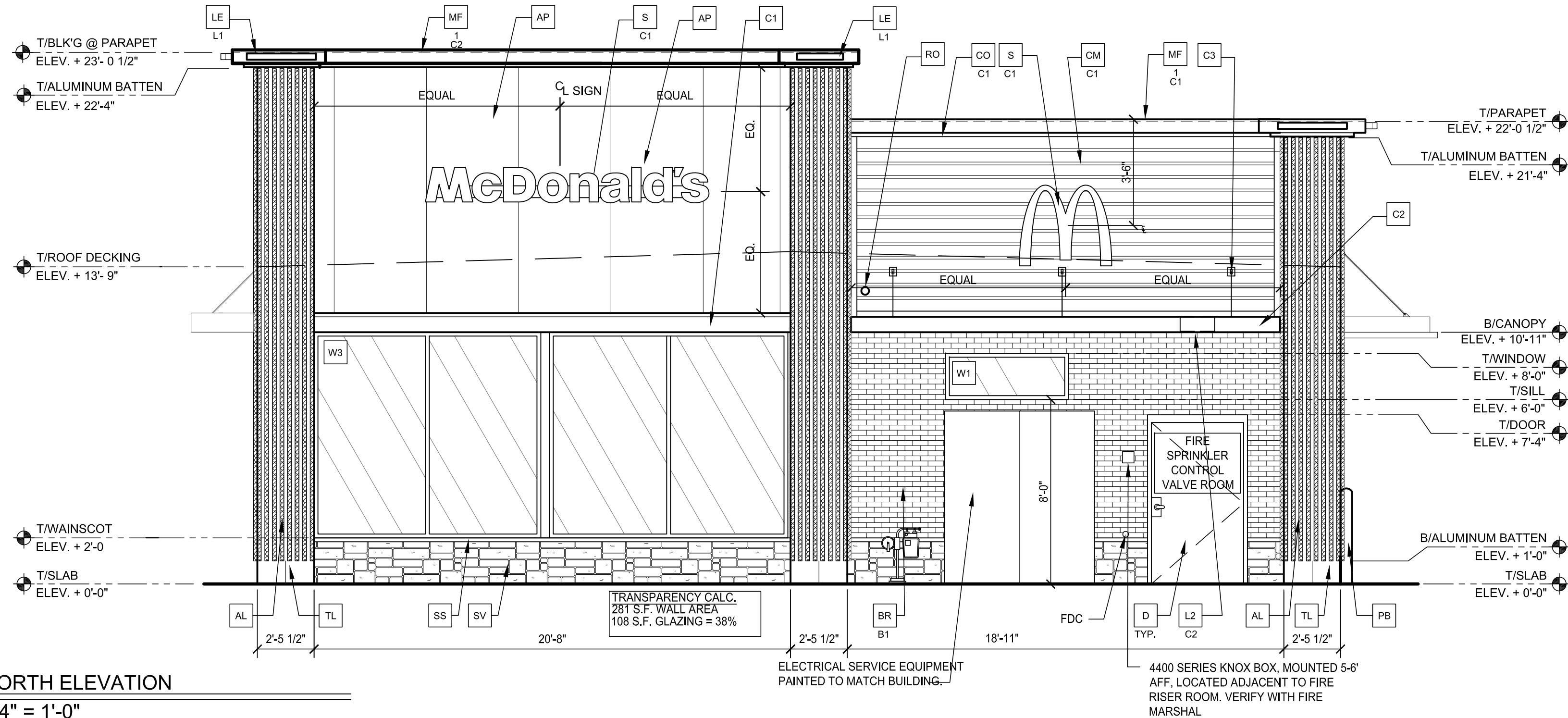
- RS ROOF-TOP EQUIPMENT SCREEN (BEYOND), COLOR TO MATCH ALPOLIC METAL
PANEL COLOR RAL 7022
- S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
C1 - COLOR:
C1 = WEATHERED ZINC RACEWAY
C2 = RAL 7022 RACEWAY
- SS STONE SILL, TELLURIDE STONE OKLAHOMA BLUE SILL
2.5'-3"x2.5'-3"x24"
- SV STONE VENEER, TELLURIDE STONE SAWN THIN VENEER,
HERITAGE BILTMORE DIMENSIONAL
- TL TILE (@ BASE OF BATTEN SYSTEM)
EUROWEST: DELUXE COLLECTION
COLOR: ABSOLUTE BLACK, SIZE: 6"x24"
WATERPROOFING SETTING MATERIAL AND GROUT: BY MAPEI
GROUT COLOR: ULTRA COLOR PLUS - 47 CHARCOAL
GROUT WIDTH: 1/8" TO 3/16"
CONTACT: JAN DETER, (714) 937-7500

- UN METAL UNDERSOCCRE
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

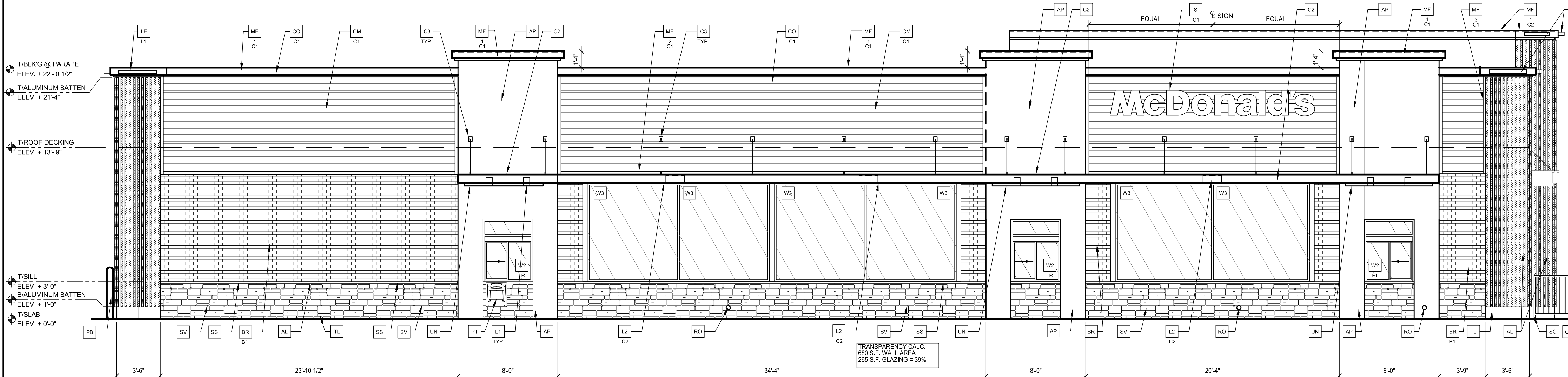
SHEET NO.		TITLE		DESCRIPTION		SITE ID		SITE ADDRESS		BY	
A2.0		EXTERIOR ELEVATIONS				005-1032		NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO			
DRAWN BY		B. ARSALLA		REVIEWED BY		DATE ISSUED		DATE		BY	
STD ISSUE DATE				DATE		7/19/2022					
PREPARED FOR:		McDonald's USA, LLC		PREPARED BY:		ARRIS ARCHITECTURE		REV		DATE	
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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"

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COLOR: DARK BRONZE
BACK LIT GLAZING

EXTERIOR ELEVATIONS

DESCRIPTION

A2.1

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

PREPARED FOR:
McDonald's USA, LLC

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

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