

LEGAL DESCRIPTION:

LOT 2, BLOCK 1, PARKER CENTRAL AREA FILING NO. 5, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF DOUGLAS, STATE OF COLORADO.

LOT 2, BLOCK 1, REPLAT OF PARKER CENTRAL AREA, FILING NO. 5 PER DOUGLAS COUNTY ASSESSORS OFFICE

BENCHMARK:

BENCHMARK: DOUGLAS COUNTY CONTROL MONUMENT 1090035 3.25" ALUMINUM CAP STAMPED "DOUGLAS COUNTY GIS" LOCATED ON THE WEST SIDE OF PARKER ROAD ACROSS FOR THE NORTHEAST CORNER OF 10841-B S. PARKER ROAD.

ELEVATION: 5883.72 FEET (NAVD 1988 DATUM).

THE CONTOURS SHOWN HEREON ARE AT ONE (1) FOOT INTERVALS.

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE WEST LINE OF THE NE 1/4 OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING N00°13'03"W BOUND BY THE MONUMENTS SHOWN HEREON.

FLOODPLAIN:

THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08035C0069F WITH AN EFFECTIVE DATE OF SEPTEMBER 30, 2005. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.

SITE DEVELOPMENT PLAN MCDONALDS REMODEL AT PARKER CENTRAL AREA FILING NO. 5, BLOCK 1, LOT 2

PARKER CENTRAL AREA FILING NO. 5, BLOCK 1, LOT 2, TOWN OF PARKER,
COUNTY OF DOUGLAS, STATE OF COLORADO.
ADDRESS: 10950 S. PARKER ROAD



VICINITY MAP
SCALE: 1"=1000'

PROJECT CONTACTS:

DEVELOPER
MCDONALD'S CORPORATION
2595 PONDEROSA ROAD
FRANKTOWN, CO 80116
PHONE: 206.234.4374
CONTACT: MR. ROBERT YAGUSESKY

APPLICANT
STRATEGIC LAND SOLUTIONS
2595 PONDEROSA ROAD
FRANKTOWN, CO 80116
PHONE: 720.384.7661
CONTACT: ROBERT PALMER, P.E.

CIVIL ENGINEER
STRATEGIC LAND SOLUTIONS
2595 PONDEROSA ROAD
FRANKTOWN, CO 80116
PHONE: 720.384.7661
CONTACT: ROBERT PALMER, P.E.

ARCHITECT
ARRIS ARCHITECTURE
3436 NEW CASTLE DR.
LOVELAND, CO 80538
PHONE: 970.988.8302

LANDSCAPE ARCHITECT
NATURAL DESIGN SOLUTIONS, INC.
5539 COLT DRIVE
LONGMONT, CO 80507
PHONE: 303.443.0388
CONTACT: MR. NEIL MCCLANE

REGULATORY CONTACTS
TOWN OF PARKER
COMMUNITY DEVELOPMENT DEPARTMENT
20120 E. MAIN STREET
PARKER, CO 80138
CONTACT: PATRICK MULREADY (SENIOR PLANNER)
PHONE: 303.841.2332

ENGINEERING DEPARTMENT
20120 E. MAIN STREET
PARKER, CO 80138
CONTACT: TOM WILLIAMS (MANAGER OF ENGINEERING AND STORMWATER)
PHONE: 303.805.3220

WATER/SANITARY SEWER
PARKER WATER AND SANITATION DISTRICT
18100 E WOODMAN DRIVE
PARKER, CO 80134
PHONE: 303-841-4627

FIRE/LIFE SAFETY
SOUTH METRO FIRE DEPARTMENT/TOWN OF PARKER
20120 E. MAIN STREET
PARKER, CO 80138
CONTACT: RANDY CAPRA
PHONE: 303.805.3163

ELECTRIC
INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION (REA)
5496 N. U.S. HIGHWAY 85
SEDALIA, CO 80135
CONTACT: REN OSTERWALD
PHONE: 303.733.5582

GAS
XCEL ENERGY
DENVER, CO 80202
PHONE: 800.895.2999

SITE INFORMATION:

| | |
|--|--|
| ADDRESS: | 10950 S. PARKER ROAD |
| DEVELOPER/OWNER: | MCDONALD'S CORPORATION |
| ZONING: | TOWN CENTER PLANNED DEVELOPMENT (PD) |
| LOT SIZE: | 30,535 S.F. (0.70 ACRE) |
| EX. LAND USE: | FAST FOOD RESTAURANT |
| PROP. LAND USE: | FAST FOOD RESTAURANT |
| LANDSCAPING REQUIRED/PROPOSED: | 10% REQUIRED / 21% PROPOSED |
| GROSS FLOOR AREA EXISTING: | GROSS FLOOR AREA: 6,088 S.F. |
| GROSS FLOOR AREA PROPOSED: | GROSS FLOOR AREA: 6,072 S.F. |
| PROPOSED BUILDING HEIGHT: | 23'-6" TO TOP OF PARAPET |
| REQUIRED PARKING (1 PER 150 S.F. NLA): | 41-SPACES |
| PROVIDED PARKING: | 41-SPACES (28 ONSITE AND 16 CROSS-ACCESS PER PD) |
| ACCESSIBLE SPACES REQUIRED/PROVIDED: | 2-REQUIRED / 2-PROVIDED |
| VAN ACCESSIBLE SPACES REQUIRED/PROVIDED: | 1-REQUIRED/2-PROVIDED |
| BICYCLE PARKING REQUIRED/PROVIDED: | 4-REQUIRED/4-PROVIDED |

LIST OF DRAWINGS

| | |
|--------|----------------------------|
| TO1.0 | TITLE SHEET |
| EX1.0 | EXISTING CONDITIONS |
| DM1.0 | DEMOLITION PLAN |
| C1.0 | SITE PLAN |
| C1.1 | FIRE DEPARTMENT ACCESS |
| C2.0 | GRADING PLAN |
| C3.0 | UTILITY PLAN |
| LI1.0 | PHOTOMETRIC PLAN |
| LS1.0 | LANDSCAPE PLANS |
| LS1.1 | TREE CONSERVATION PLAN |
| IRR1.0 | IRRIGATION PLAN |
| IRR2.0 | IRRIGATION DETAILS & NOTES |
| A2.01 | BUILDING FLOOR PLAN |
| A3.01 | EXTERIOR ELEVATIONS |
| A3.02 | EXTERIOR ELEVATIONS |
| CD.1 | TRASH ENCLOSURE |

LEGEND
NOT ALL SYMBOLS APPEAR ON SHEET

| | |
|--|---|
| | EXISTING CURB AND GUTTER TO REMAIN |
| | EXISTING CURB AND GUTTER TO BE REMOVED |
| | NEW CURB AND GUTTER. SEE SCHEDULE NOTE 3. |
| | NEW STRIPING (4" WHITE) |
| | EXISTING CONCRETE |
| | EXISTING PROPERTY LINE (APPROX.-NOT SURVEYED) |
| | EXISTING SANITARY SEWER |
| | EXISTING GAS |
| | EXISTING ELECTRICAL |
| | EXISTING WATER |
| | EXISTING TELEPHONE |
| | EXISTING STORM DRAIN |
| | EXISTING STRIPING TO BE REMOVED |
| | EXISTING BOLLARD |

| | |
|--|-------------------|
| | FL FLOW LINE |
| | GB GRADE BREAK |
| | HP HIGH POINT |
| | ME MATCH EXISTING |
| | P PAVEMENT |
| | TC TOP OF CURB |
| | W SIDEWALK |

| | |
|--|----------------------------|
| | PROPOSED 4000 PSI CONCRETE |
| | PROPOSED LANDSCAPING |
| | DEMOLITION AREA |

| NO. | DATE | REVISION DESCRIPTION |
|-----|------|----------------------|
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NO. ENGINEERING CONSULTANT

Strategic Land Solutions, Inc.
Civil Engineering & Land Planning Solutions
2595 PONDEROSA ROAD
FRANKTOWN, CO 80116
720.384.7661 Phone
rpalmer@strategicls.net
Robert J. Palmer, PE
President

PREPARED UNDER THE DIRECT SUPERVISION OF

SEAL:

BY Robert J. Palmer, PE
Licensed Professional Engineer (CO PE #36320),
AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC.

McDonald's
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

OFFICE ADDRESS: ROCKY MOUNTAIN REGION
4643 S. ULLSTER STREET, SUITE 1300, DENVER, COLORADO 80237

| | | | | | | | | | | |
|----------------------|------|--------|-------|----------|--------|---------|-------------------|-------|------|--------|
| 10950 S. PARKER ROAD | CITY | PARKER | STATE | COLORADO | COUNTY | DOUGLAS | REGIONAL DWG. NO. | 50162 | DATE | 7/4/22 |
| | | | | | | | | | | |

| | | | |
|--------------|------------|-------------------|-------------|
| SCALE: | 1"=20' | MD RE: | BOWAN |
| DATE: | 03/13/2025 | MD P/CM: | MANN |
| DESIGNED BY: | RJP | | |
| DRAWN BY: | RJP | FILE NAME: | CURRENT.DWG |
| CHECKED BY: | RJP | SLS No. 14-001-47 | |

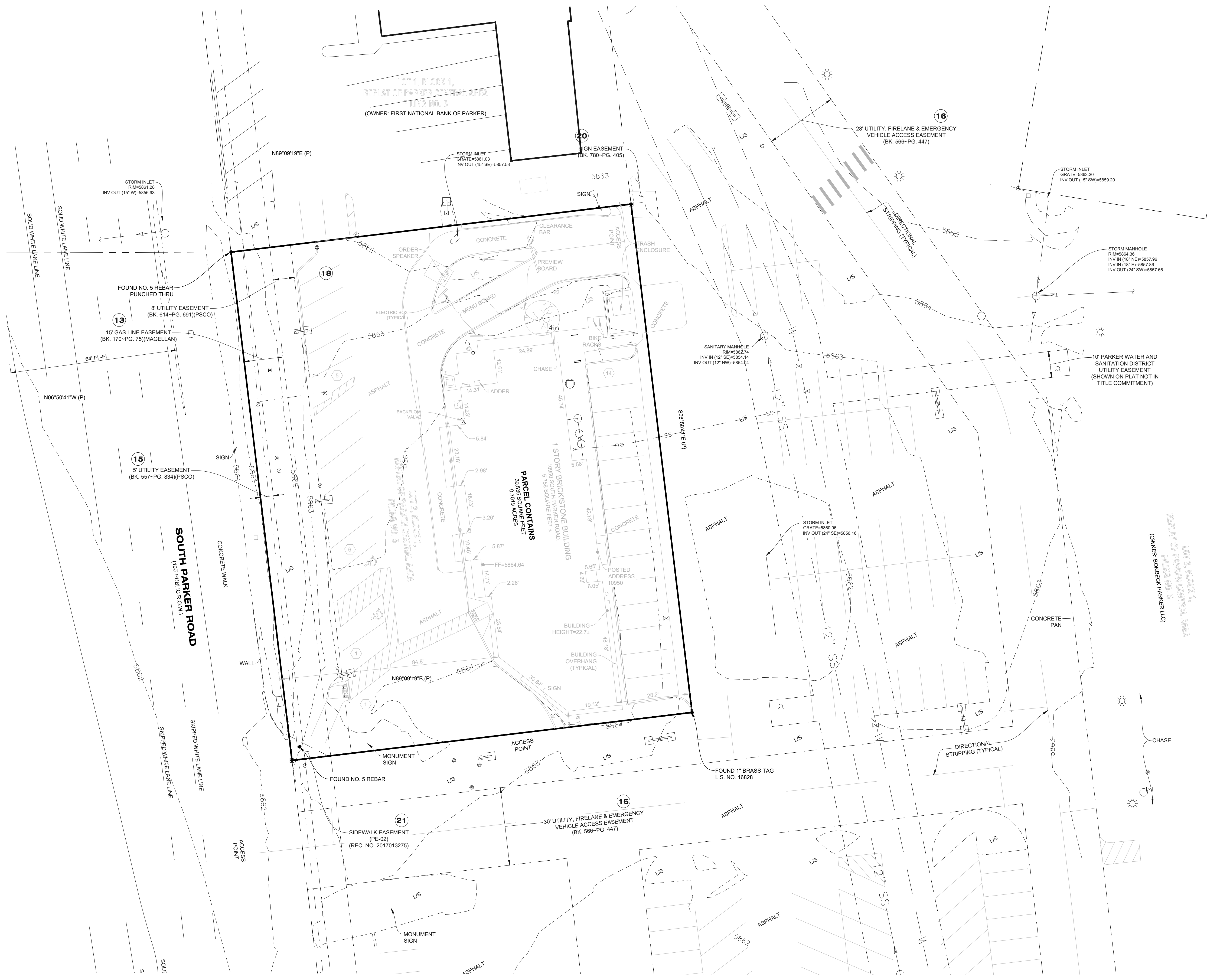
DRAWING TITLE
TITLE SHEET

SHEET NO.
TO1.0

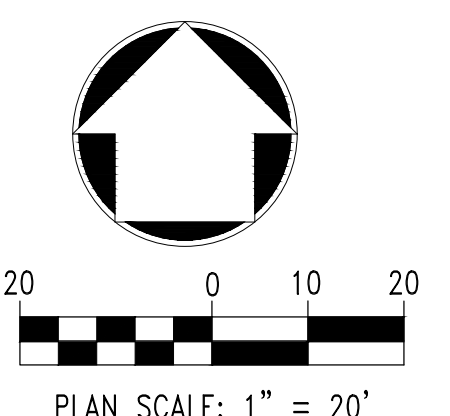


SITE DEVELOPMENT PLAN MCDONALD'S REMODEL AT PARKER CENTRAL AREA FILING NO. 5, BLOCK 1, LOT 2

PARKER CENTRAL AREA FILING NO. 5, BLOCK 1, LOT 2, TOWN OF PARKER,
COUNTY OF DOUGLAS, STATE OF COLORADO.
ADDRESS: 10950 S. PARKER ROAD



- NOTES CORRESPONDING TO SCHEDULE B - SECTION 2 OF TITLE COMMITMENT:**
- 8** ANY EXISTING LEASES OR TENANCIES, AND ANY AND ALL PARTIES CLAIMING BY, THROUGH OR UNDER SAID LESSEES. (NOT ADDRESSED.)
 - 9** RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT. RECORDED DATE: AUGUST 04, 1900; RECORDING NO.: BOOK 12, PAGE 149. (APPLIES TO SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
 - 10** THE EFFECT OF QUIT CLAIM DEED FROM PARKER CENTER ASSOCIATES, LTD., A COLORADO LIMITED PARTNERSHIP TO PARKER WATER AND SANITATION DISTRICT. RECORDED DATE: MARCH 15, 1984; RECORDING NO.: BOOK 512, PAGE 235. (APPLIES TO SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
 - 11** THE EFFECT OF QUIT CLAIM DEED FROM PARKER CENTER ASSOCIATES, LTD., A COLORADO LIMITED PARTNERSHIP TO PARKER WATER AND SANITATION DISTRICT. RECORDED DATE: MARCH 28, 1984; RECORDING NO.: BOOK 513, PAGE 938. (APPLIES TO SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
 - 12** EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: COLORADO TELEPHONE COMPANY; PURPOSE: UTILITY EASEMENT; RECORDED DATE: DECEMBER 19, 1905; RECORDING NO.: BOOK 34, PAGE 334 AND ASSIGNED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, RECORDING DATE: JULY 31, 1911; RECORDING NO.: BOOK 39, PAGE 547. (APPLIES TO SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
 - 13** RIGHT OF WAY TO WYCO PIPE LINE COMPANY, A DELAWARE CORPORATION, AS CONTAINED IN INSTRUMENT RECORDED MAY 20, 1966 IN BOOK 170, PAGE 75, PROVIDING AS FOLLOWS:
TO CONSTRUCT, MAINTAIN, INSPECT, OPERATE, PROTECT, REPAIR, REPLACE, CHANGE THE SIZE OF, OR REMOVE A PIPE LINE OR PILE LINES, FOR THE TRANSPORTATION OF OIL, GAS AND THE PRODUCTS THEREOF. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO AND FROM SAID LAND OR LINES OR ANY OF THEM, FOR THE PURPOSES AFORESAID. NOTE: SAID EASEMENT AFFECTS THE WESTERLY OR FRONT 15 FEET TO SUBJECT PROPERTY AS SHOWN ON THE RECORDED PLAN. (APPLIES TO SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
 - 15** NOTES, EASEMENTS AND RESTRICTIONS AS SHOWN ON PLAN UNIT DEVELOPMENT FOR PARKER PLANNED COMMUNITY DEVELOPMENT PLAN, RECORDING DATE: MAY 11, 1981; RECORDING NO.: RECEPTION NO. 268385. (APPLIES TO SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
 - 16** EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PUBLIC SERVICE COMPANY OF COLORADO; PURPOSE: UTILITY EASEMENT; RECORDING DATE: JANUARY 11, 1985; RECORDING NO.: BOOK 557, PAGE 834. (APPLIES TO SUBJECT PROPERTY, PLOTTABLE ITEMS ARE SHOWN HEREON.)
 - 17** RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE. RECORDING DATE: MARCH 21, 1985; RECORDING NO.: BOOK 566, PAGE 447. AGREEMENT AND ESTOPPEL CERTIFICATE AS RECORDED OCTOBER 18, 1994 AT RECEPTION NO. 9453456. (APPLIES TO SUBJECT PROPERTY, PLOTTABLE ITEMS ARE SHOWN HEREON.)
 - 18** TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SIGN EASEMENT AGREEMENT AS RECORDED NOVEMBER 18, 2009 AT RECEPTION NO. 2009087901. (DOES NOT APPLY TO SUBJECT PROPERTY.)
 - 19** UTILITY EASEMENT AS GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO IN INSTRUMENT RECORDED DECEMBER 18, 1985, IN BOOK 614 AT PAGE 691. (APPLIES TO SUBJECT PROPERTY, PLOTTABLE ITEMS ARE SHOWN HEREON.)
 - 20** TERMS, CONDITIONS, PROVISIONS, RESTRICTIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN USE RESTRICTION AS RECORDED JANUARY 14, 2004 AT RECEPTION NO. 2004005956. (APPLIES TO SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
 - 21** TERMS, CONDITIONS, PROVISIONS, BURDENS, RESTRICTIONS, EASEMENTS AND OBLIGATIONS AS CONTAINED IN EASEMENT AGREEMENT AS RECORDED MARCH 10, 1988 IN BOOK 780 AT PAGE 405. (APPLIES TO SUBJECT PROPERTY, PLOTTABLE ITEMS ARE SHOWN HEREON.)
 - 22** TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE PUBLIC SIDEWALK EASEMENT AGREEMENT AS SET FORTH BELOW:
RECORDING DATE: FEBRUARY 24, 2017; RECORDING NO.: RECEPTION NO. 2017013275. (APPLIES TO SUBJECT PROPERTY, PLOTTABLE ITEMS ARE SHOWN HEREON.)
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AUTOMATED TELECOM TECHNOLOGY INC. PAYPHONE LOCATION LEASE AGREEMENT AS RECORDED NOVEMBER 8, 1996 AT RECEPTION NO. 9662769. (APPLIES TO SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)

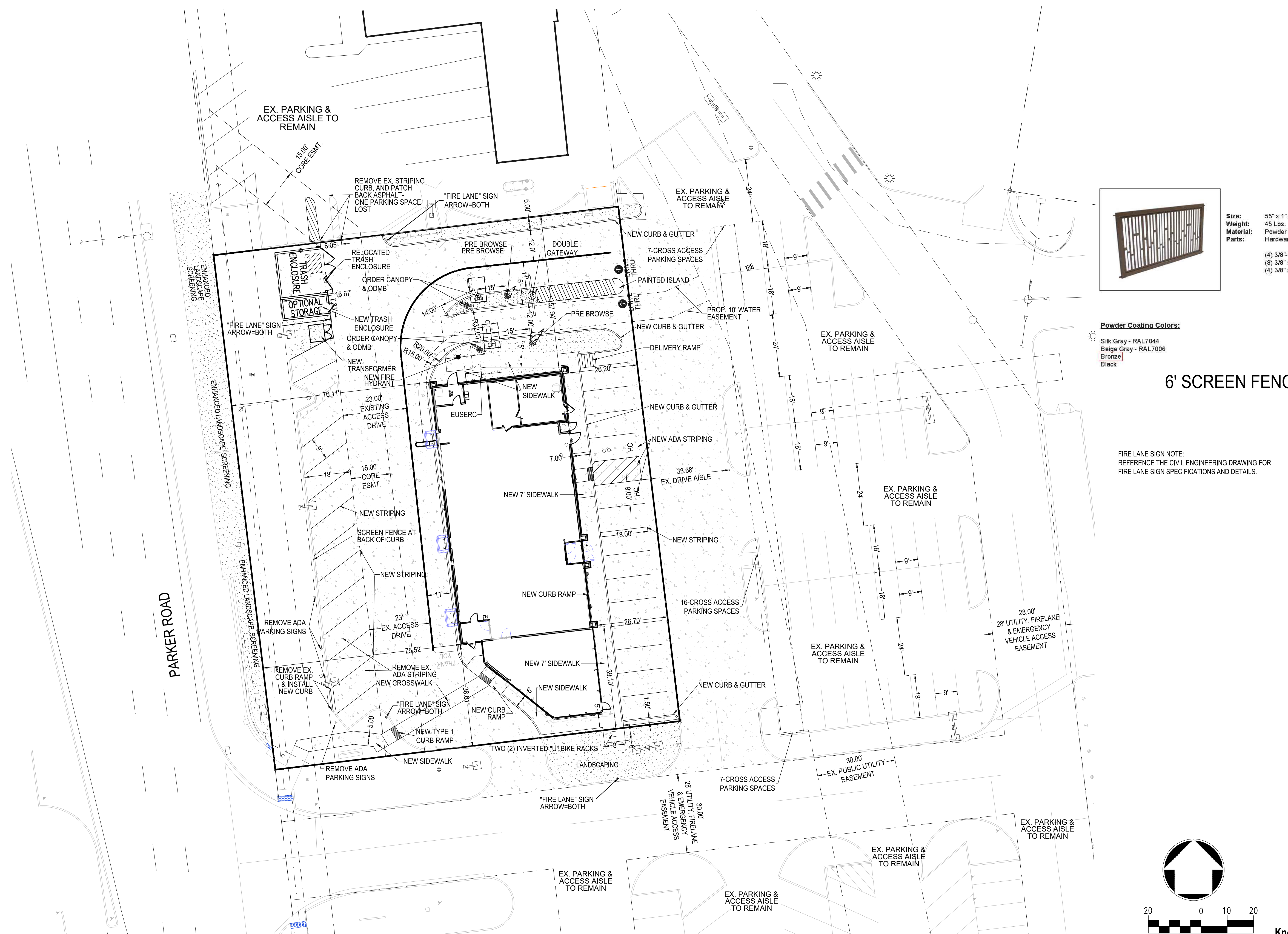


811
Know what's below.
Call before you dig.

| | | | | | |
|--|--------------------------|---|-------------------------------|------------------------|--|
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| | | | | | |
| PREPARED UNDER THE DIRECT SUPERVISION OF BY Robert J. Palmer, PE Licensed Professional Engineer (CO PE #36320), AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC. | | | | | |
| | | THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION. | | | |
| STREET ADDRESS 10950 S. PARKER ROAD | STATE COLORADO | COUNTY DOUGLAS | CITY PARKER | REGIONAL DING. NO. | OFFICE ADDRESS ROCKY MOUNTAIN REGION 4643 S. UJSTER STREET, SUITE 1300, DENVER, COLORADO 80237 |
| | | SCALE: 1"=20' | M&D REF: BOWAN | | |
| | | DATE: 03/13/2025 | M&D P/C# MANN | | |
| | | DESIGNED BY: RJP | | | |
| | | DRAWN BY: RJP | FILE NAME: CURRENT.DWG | | |
| | | CHECKED BY: RJP | SLS. IN. 14-001-47 | | |
| DRAWING TITLE: EXISTING CONDITIONS | | | | | |
| SHEET NO.: EX1.0 | | | | | |

SITE DEVELOPMENT PLAN MCDONALDS REMODEL AT PARKER CENTRAL AREA FILING NO. 5, BLOCK 1, LOT 2

PARKER CENTRAL AREA FILING NO. 5, BLOCK 1, LOT 2, TOWN OF PARKER,
COUNTY OF DOUGLAS, STATE OF COLORADO.
ADDRESS: 10950 S. PARKER ROAD

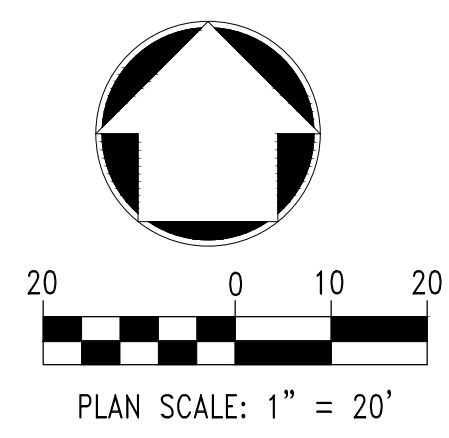


Size: 55" x 1" x 72"H
Weight: 45 Lbs.
Material: Powder coated steel
Parts: Hardware kit
(4) 3/8"-16 x 1" stainless steel screws
(8) 3/8" stainless steel flat washers
(4) 3/8" stainless steel locking nuts

Powder Coating Colors:
Silk Gray - RAL7044
Belge Gray - RAL7006
Bronze
Black

6' SCREEN FENCE

FIRE LANE SIGN NOTE:
REFERENCE THE CIVIL ENGINEERING DRAWING FOR
FIRE LANE SIGN SPECIFICATIONS AND DETAILS.



| NO. | DATE | REVISION DESCRIPTION |
|-----|------|----------------------|
| | | |

CIVIL ENGINEERING CONSULTANT:
Strategic Land Solutions, Inc.
2595 PONDEROSA ROAD
FRANKTOWN, CO 80116
720.384.7661 Phone
rpalmer@strategics.net
Robert J. Palmer, PE
President

PREPARED UNDER THE DIRECT SUPERVISION OF:
ROBERT J. PALMER
36320
PROFESSIONAL ENGINEER
BY Robert J. Palmer, PE
Licensed Professional Engineer (CO PE #36320),
AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC.

ROCKY MOUNTAIN REGION
ADDRESS: 4643 S. ULLSTER STREET, SUITE 1300, DENVER, COLORADO 80237

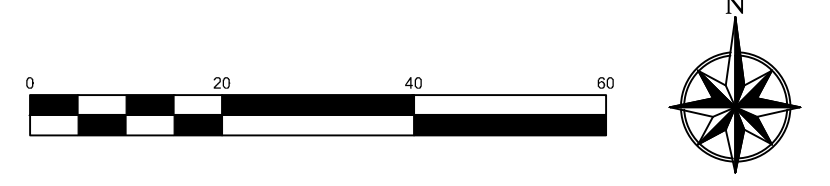
| | |
|--------------------|----------------------|
| STREET ADDRESS | 10950 S. PARKER ROAD |
| CITY | PARKER |
| STATE | COLORADO |
| COUNTY | DOUGLAS |
| STATE STOR. I.D.# | 50162 |
| REGIONAL DING. NO. | 7462 |
| NATIONAL I.D.# | |

| | | | |
|--------------|------------|----------------------|-------------|
| SCALE: | 1" = 20' | M&D REF: | BOWAN |
| DATE: | 03/13/2025 | M&D P/C#: | MANN |
| DESIGNED BY: | RJP | FILE NAME: | CURRENT.DWG |
| DRAWN BY: | RJP | S.I.S. NO. 14-001-47 | |
| CHECKED BY: | RJP | | |

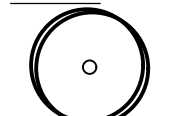
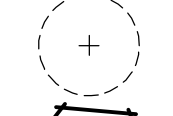
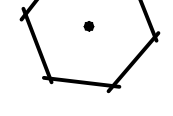
DRAWING TITLE:
SITE PLAN
SHEET NO:
C1.0



TREE CONSERVATION PLAN
SCALE: 1" = 20'



PLANT LEGEND

- SYMBOL QTY BOTANICAL / COMMON NAME
- TREES**
-  1 RELOCATE AS INDICATED / EXISTING TREE TO BE RELOCATED
 -  1 REMOVE AS INDICATED / EXISTING TREE TO BE REMOVED
 -  9 TO REMAIN- PROTECT DURING CONSTRUCTION / EXISTING TREE TO REMAIN

TREE MITIGATION CHART

| TREE # | SPECIES | DIAMETER INCHES | MITIGATION VALUE | COMMENTS | MITIGATION INCHES |
|--------------|----------|-----------------|------------------|----------|-------------------|
| 1 | Prunus | 4 | n/a | Relocate | - |
| 2 | Fraxinus | 12 | n/a | Preserve | - |
| 3 | Picea | 12 | n/a | Preserve | - |
| 4 | Picea | 12 | n/a | Preserve | - |
| 5 | Fraxinus | 12 | n/a | Preserve | - |
| 6 | Fraxinus | 10 | n/a | Remove | - |
| 7 | Fraxinus | 10 | n/a | Preserve | - |
| 8 | Fraxinus | 12 | n/a | Preserve | - |
| 9 | Fraxinus | 9 | n/a | Preserve | - |
| 10 | Fraxinus | 9 | n/a | Preserve | - |
| 11 | Fraxinus | 9 | n/a | Preserve | - |
| Total | | 111 | \$ - | | 0 |

MITIGATION CHART ONLY SHOWS ON-SITE TREES IMPACTED BY DEVELOPMENT PROPOSAL

NO. DATE REVISION DESCRIPTION

Strategic Land Solutions, Inc.
2595 PONDEROSA ROAD
FRANKTOWN, CO 80116
720.384.7861 Phone
rpalmer@strategicls.net
Robert J. Palmer, PE
President

McDonald's
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ROCKY MOUNTAIN REGION
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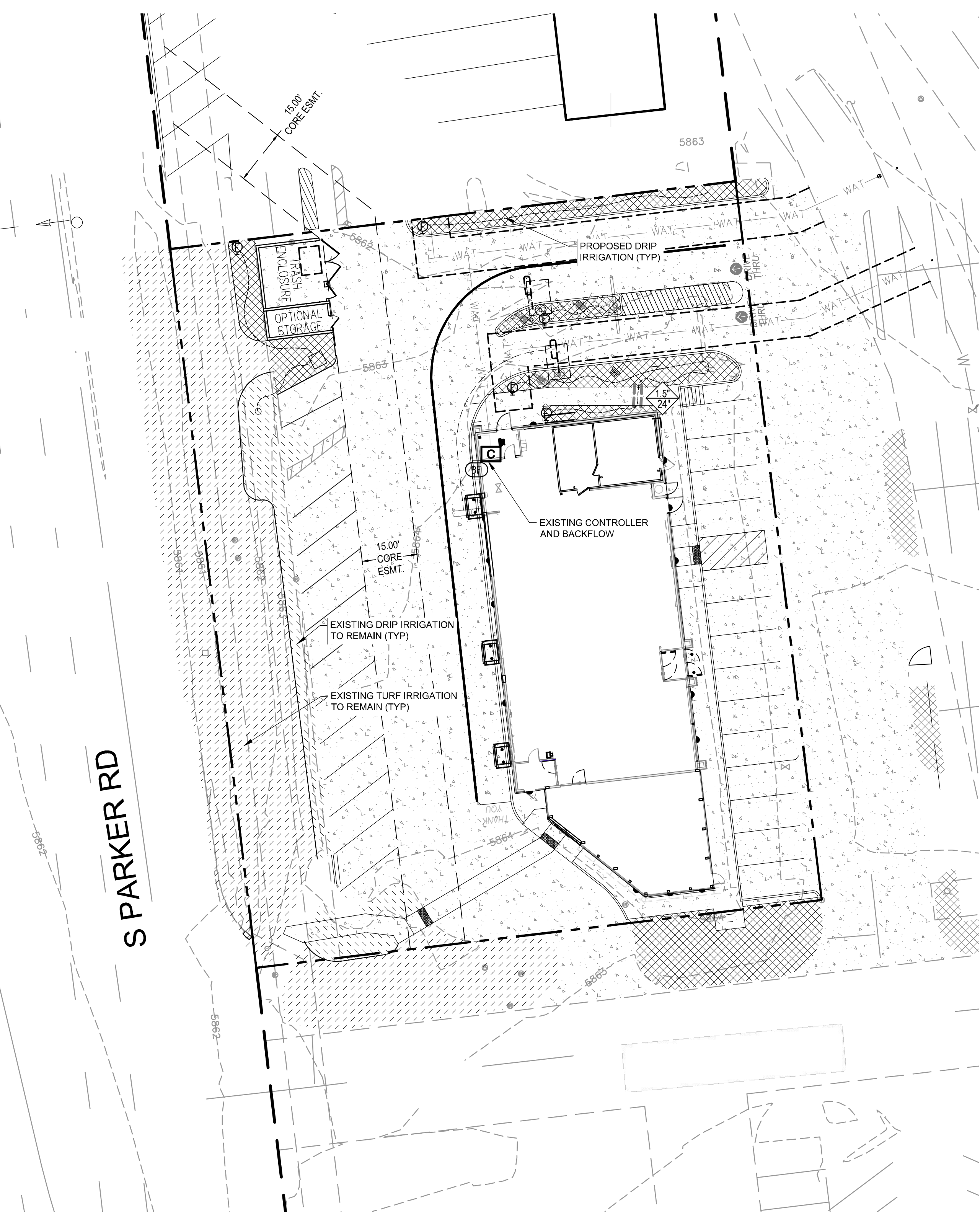
STREET ADDRESS: 10950 S. PARKER ROAD
CITY: PARKER
STATE: COLORADO
COUNTY: DOUGLAS
CITY: PARKER
REGIONAL ZONE NO.:
SITE STORE #/F: 500162
NATIONAL #/F: tbd

SCALE: 1"=20' MAP REF: BOWAN
DATE: 09/05/2022 MAP P/C# PEDIGO
DESIGNED BY: JRO
DRAWN BY: JRO FILE NAME: CURRENT.DWG
CHECKED BY: JRO SLS #N: 14-001-62

TREE CONSERVATION PLAN

SHEET NO: **LS1.1**

NDS
NATURAL DESIGN SOLUTIONS
Landscape Architecture
Land Planning · Irrigation Design
5539 Colt Drive, Longmont, CO 80503
(303) 443-0388 · neil@ndscolorado.com

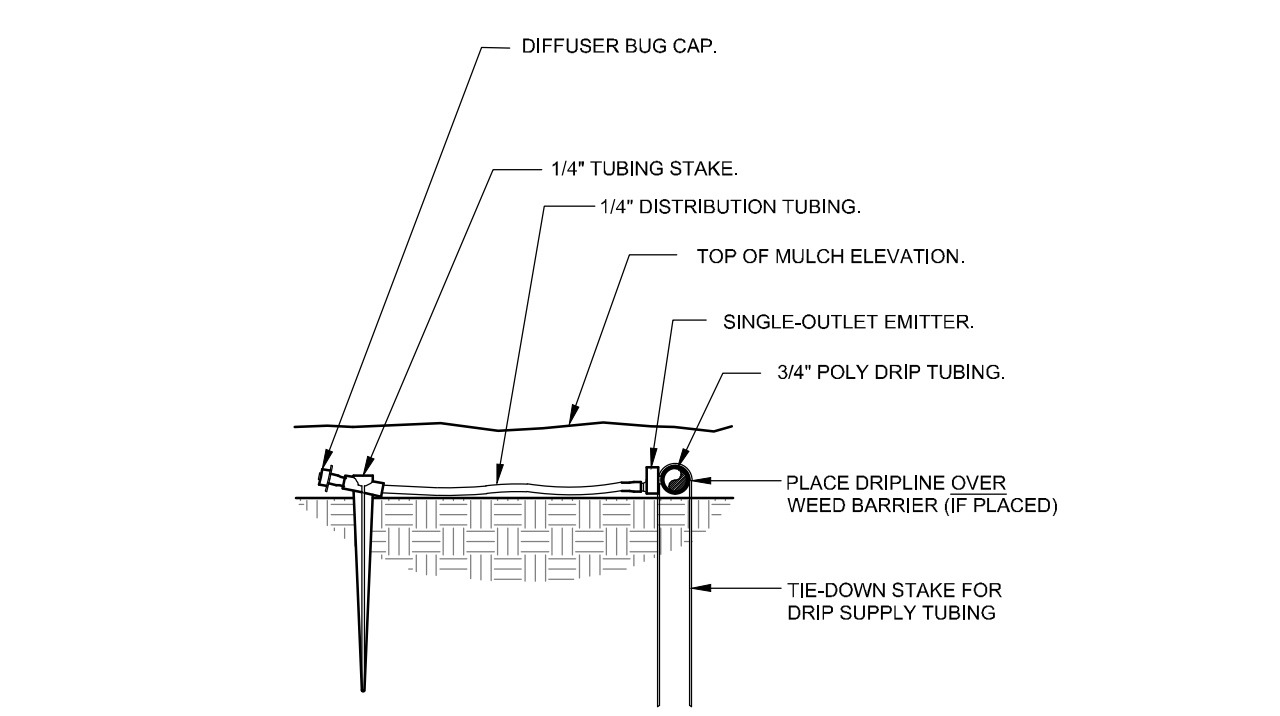
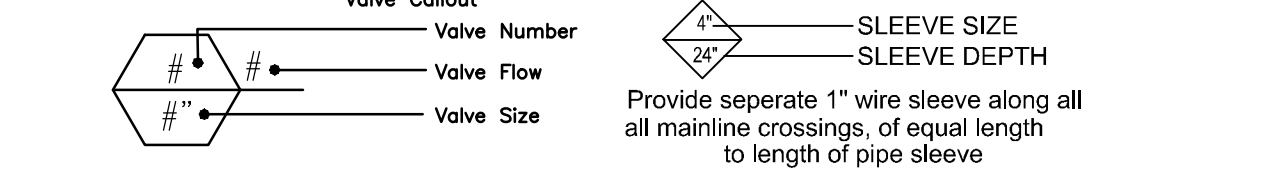


IRRIGATION PLAN
SCALE: 1" = 20'

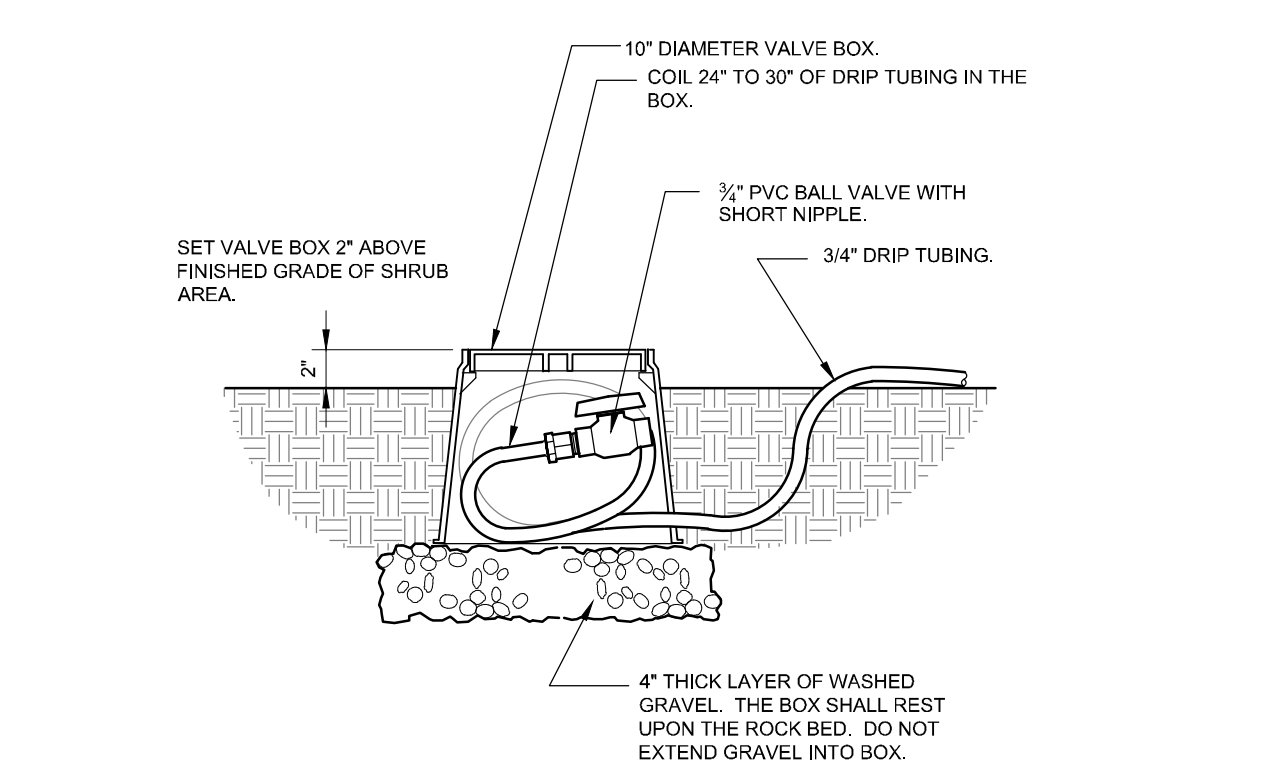
IRRIGATION SCHEDULE

| SYMBOL | DESCRIPTION | QTY |
|--------|--|-----|
| | EXISTING DRIP AREAS EXISTING DRIP IRRIGATION TO REMAIN. | |
| | EXISTING TURF SPRAY TO REMAIN - PROTECT IN PLACE. REPAIR OR REPLACE ANY DAMAGED OR MALFUNCTIONING COMPONENTS AND VERIFY PROPER COVERAGE. | |
| | PROPOSED DRIP AREAS EXTEND IRRIGATION FROM EXISTING DRIP ZONES. MODIFY LAYOUT AS NECESSITATED. VERIFY PROPER FUNCTIONALITY AND REPLACE ANY DAMAGED OR MALFUNCTIONING COMPONENTS. | |
| | FLUSH VALVE 3/4" PVC BALL VALVE IN 10" VALVE BOX. | 4 |
| | EXISTING BACKFLOW | 1 |
| | EXISTING CONTROLLER | 1 |

PIPE SLEEVE: PVC SCHEDULE 40
PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING
AND THEIR RELATED COUPLINGS TO EASILY SLIDE
THROUGH SLEEVING MATERIAL. SLEEVES TO BE MINIMUM
2X PIPE DIAMETER UNLESS OTHERWISE NOTED. EXTEND
SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR
CONSTRUCTION.



1 DRIP EMITTER DETAIL
3" = 1'-0" 32 8413.13-03



2 DRIP FLUSH VALVE
1 1/2" = 1'-0" 32 8413.49-03

Strategic Land Solutions, Inc.
2595 PONDEROSA ROAD
FRANKTOWN, CO 80116
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President

ROCKY MOUNTAIN REGION
OFFICE ADDRESS: 4643 S. JUSTER STREET, SUITE 1300, DENVER, COLORADO 80237

| | | | |
|----------------------|----------|--------|-----|
| 10950 S. PARKER ROAD | COLORADO | 500162 | tbd |
| PARKER | DOUGLAS | | |

| | |
|------------------|------------------------|
| SCALE: 1"=20' | MD RE: BOWAN |
| DATE: 09/05/2022 | MD P/C: PEDIGO |
| DESIGNED BY: JRO | FILE NAME: CURRENT.DWG |
| DRAWN BY: JRO | SLS IN: 14-001-62 |
| CHECKED BY: JRO | |

IRRIGATION PLAN
SHEET NO: **IRR1.0**

NDS
NATURAL DESIGN SOLUTIONS
Landscape Architecture
Land Planning · Irrigation Design
5539 Colt Drive, Longmont, CO 80503
(303) 443-0388 · neil@ndscolorado.com

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PREPARED FOR:
McDonald's
STORE #005-0162
10950 S. PARKER ROAD
PARKER, COLORADO

McDonald's Corporation
4643 S. Ulster Street
Suite 1300
Denver, CO 80111

ISSUE DATE

PROJECT #: 0826

DRAWN BY: CS

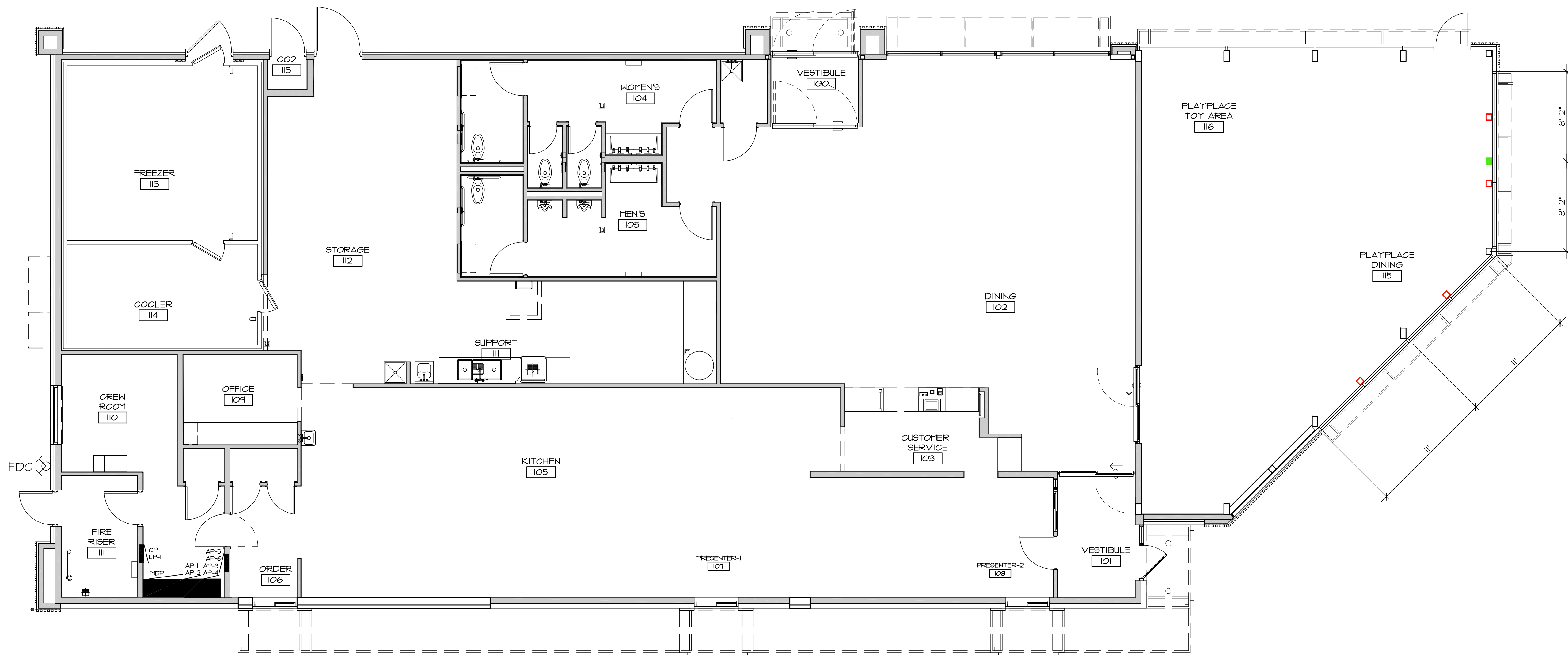
CHECK BY:

SHEET TITLE:

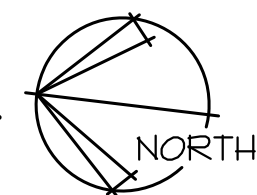
FLOOR PLAN

DRAWING NO.:

A2.01

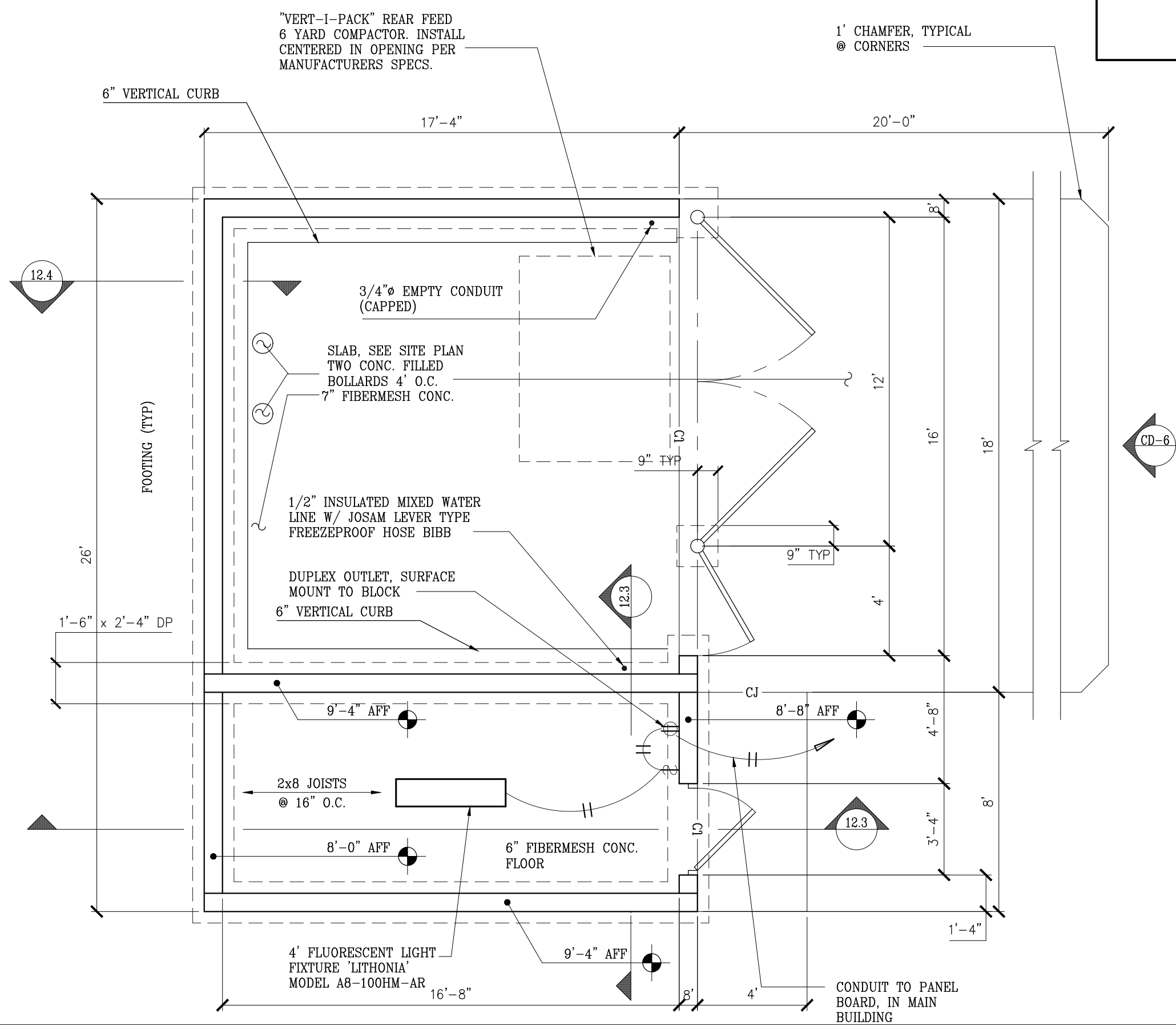


FLOOR PLAN
SCALE : 3/16" = 1'-0"



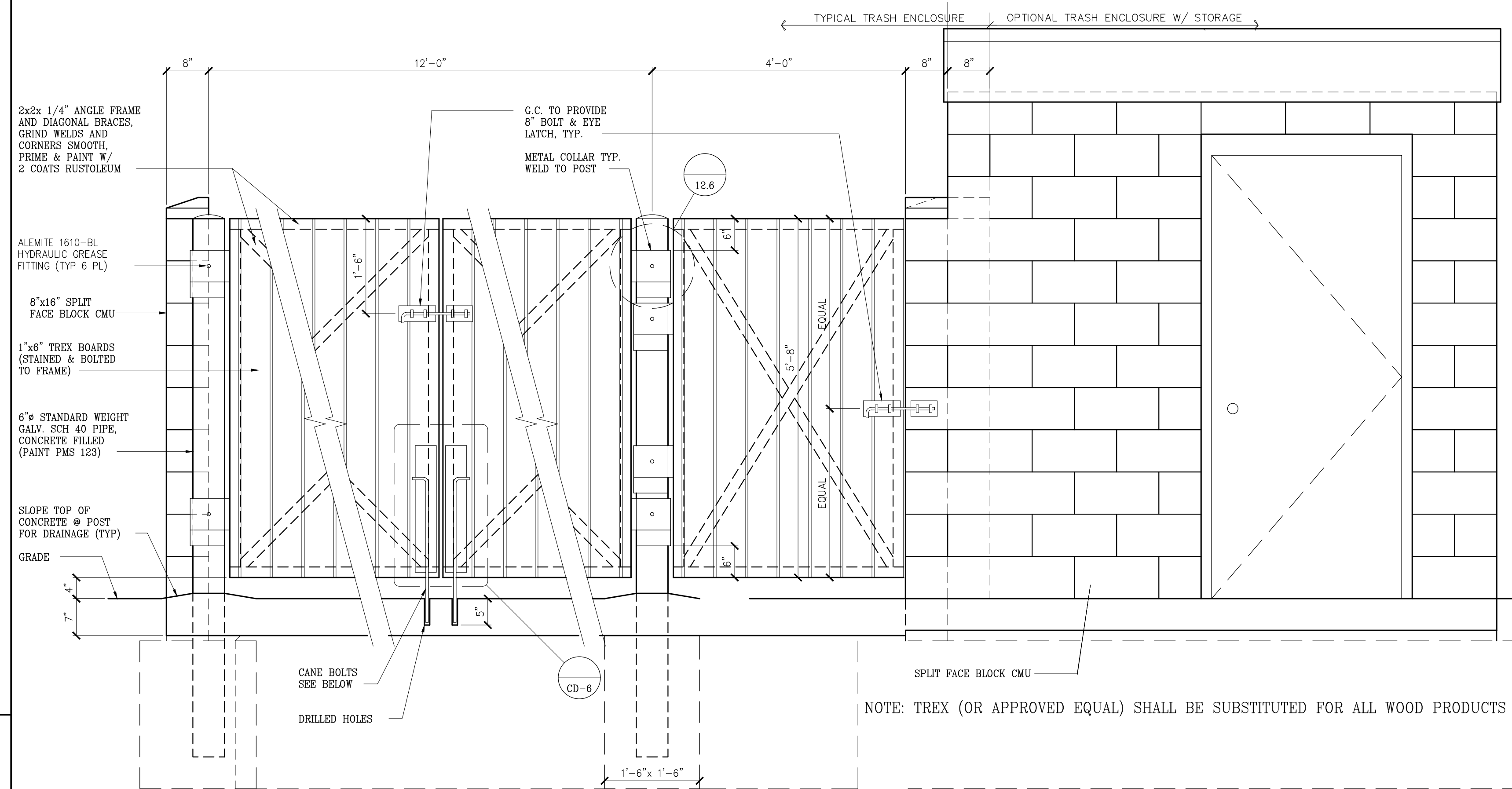
SITE DEVELOPMENT PLAN MCDONALDS REMODEL AT PARKER CENTRAL AREA FILING NO. 5, BLOCK 1, LOT 2

PARKER CENTRAL AREA FILING NO. 5, BLOCK 1, LOT 2, TOWN OF PARKER,
COUNTY OF DOUGLAS, STATE OF COLORADO.
ADDRESS: 10950 S. PARKER ROAD



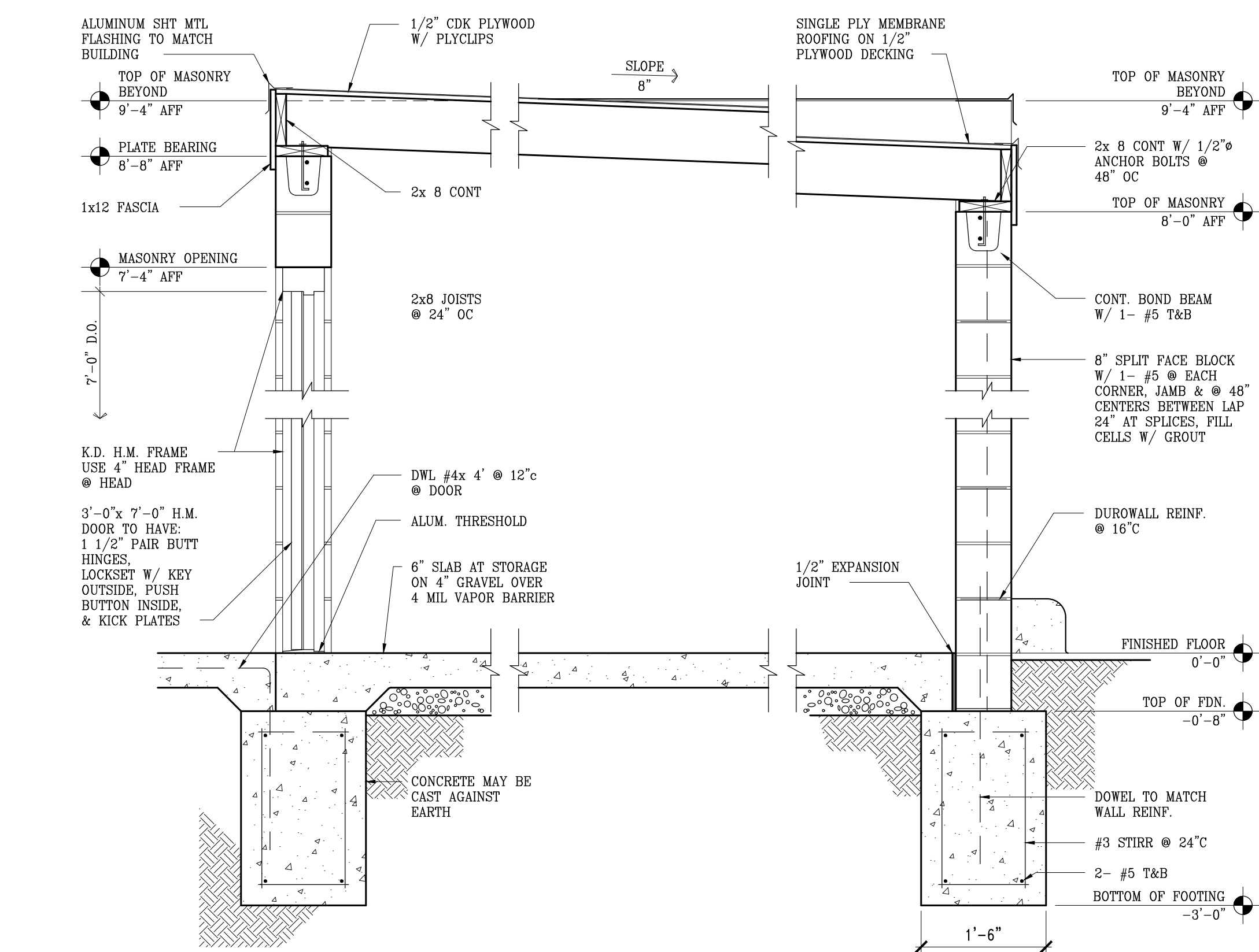
TRASH ENCLOSURE WITH LOCKABLE STORAGE

CD.1



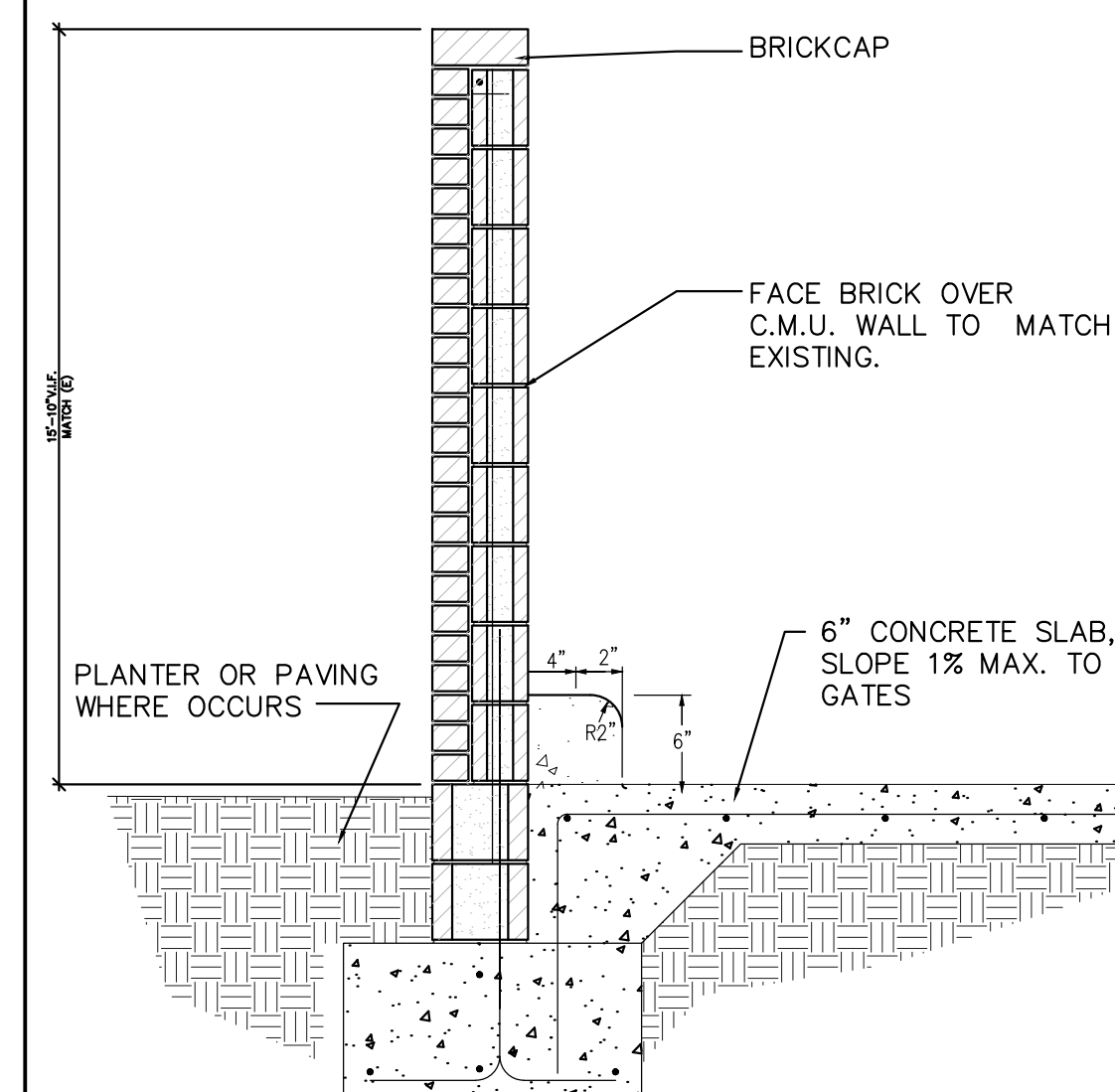
TRASH ENCLOSURE GATE AND MOUNTING DETAILS (WITH LOCKABLE STORAGE AREA)

CD.2



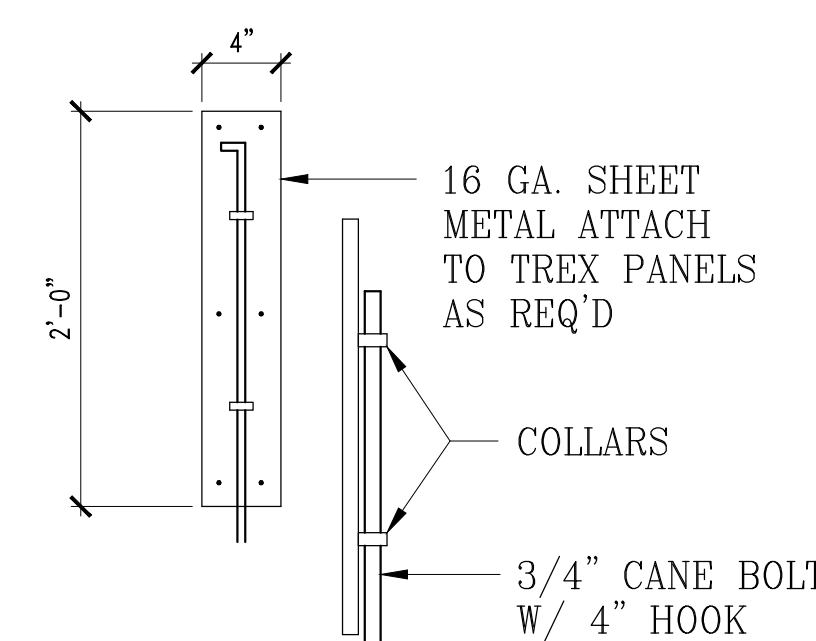
SECTION THROUGH STORAGE AREA

CD.3



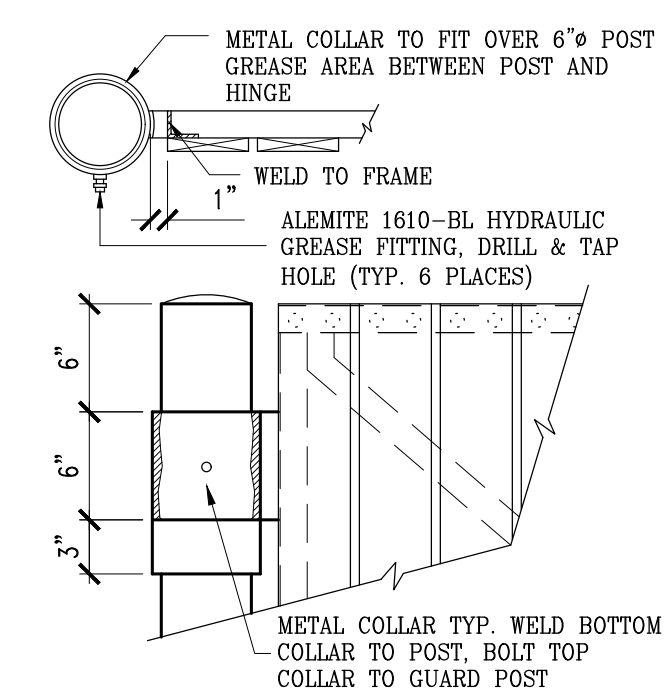
TYPICAL WALL SECTION

CD.4



CANE BOLT

CD.5



GATE HINGE

CD.6

| NO. | DATE | REVISION DESCRIPTION |
|-----|------|----------------------|
| | | |
| | | |

Strategic Land Solutions, Inc.
Civil Engineering Consultant

2595 PONDEROSA ROAD
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Robert J. Palmer, PE
President

PREPARED UNDER THE DIRECT SUPERVISION OF

SEAL: **ROBERT J. PALMER**
REGISTERED PROFESSIONAL ENGINEER
36320

BY Robert J. Palmer, PE
Licensed Professional Engineer (CO PE #36320),
AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC.

McDonald's
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ROCKY MOUNTAIN REGION
OFFICE ADDRESS: 4643 S. ULLSTER STREET, SUITE 1300, DENVER, COLORADO 80237

| | | | | |
|--|---------------------------|------------------------|---------------------------|---------------------|
| STREET ADDRESS: 10950 S. PARKER ROAD | STATE: COLORADO | CITY: PARKER | COUNTY: DOUGLAS | REGIONAL DING. NO.: |
| ZIP CODE: 80162 | | | MAP/LOCAL DING.: | |

| | |
|-------------------------|-------------------------------|
| SCALE: 1"=20' | MED. RE: BOWAN |
| DATE: 03/13/2025 | MED. P./CM: MANN |
| DESIGNED BY: RJP | FILE NAME: CURRENT.DWG |
| DRAWN BY: RJP | SLS. NO. 14-001-47 |
| CHECKED BY: RJP | |

TRASH ENCLOSURE

CD.1