

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

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.

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.

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.



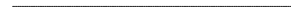
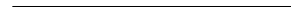
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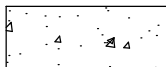
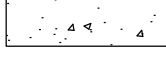
ADDRESS:	10950 S. PARKER ROAD
DEVELOPER/OWNER:	MCDONALD'S CORPORATION
ZONING:	DOWNTOWN EAST
LOT SIZE:	30,535 S.F. (0.70 ACRE)
EX. LAND USE:	FAST FOOD RESTAURANT
PROP. LAND USE:	FAST FOOD RESTAURANT
LANDSCAPING REQUIRED/PROPOSED:	10% REQUIRED (3,054 S.F.) / 21% PROPOSED (6,412 S.F.)
GROSS FLOOR AREA EXISTING:	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 300 S.F. NLA):	21-SPACES
PROVIDED PARKING:	28-SPACES
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

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
LI1.1	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
TE1.0	TRASH ENCLOSURE
TE1.1	TRASH ENCLOSURE
TE1.2	TRASH ENCLOSURE

GAS
XCEL ENERGY
DENVER, CO 80202
PHONE:800.895.2999

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 |



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

[illegible]

NO.	DATE	REVISION DESCRIPTION
001	01/15/2010	PRELIMINARY CONSULTANT



Strategic Land Solutions, Inc.
Civil Engineering • Land Planning • Entitlements

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: COLORADO REGISTERED
ROBERT J. PALMER
36320
PROFESSIONAL ENGINEER

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

10950 S. PARKER ROAD	STREET ADDRESS	
PARKER	CITY	STATE
	COLORADO	
	COUNTY	
	DOUGLAS	
REGIONAL D.M.C. NO	STATE STAFF I.D.#:	50162
•	NATIONAL I.D.#:	
	OFFICE	ROCKY MOUNTAIN REGION
	ADDRESS	4643 S. ULSTER STREET, SUITE 1300, DENVER, COLORADO 80237

SCALE: 1"=20'	Mod RE: BOWAN
DATE: 03/20/2026	Mod P/CM: MANN
DESIGNED BY: RJP	FILE NAME: CURRENT.DWG SLS JN: 14-001-47
DRAWN BY: RJP	
CHECKED BY: RJP	

DRAWING TITLE:

TITLE SHEET

SHEET NO.

TO1.0

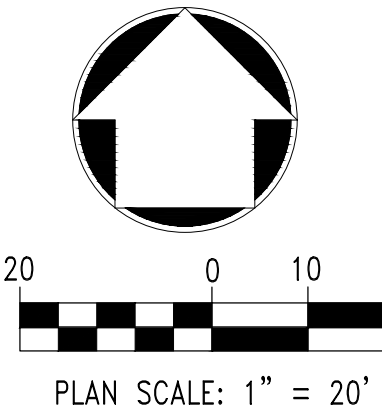
SITE DEVELOPMENT PLAN
MCDONALDS REMODEL AT PARKER CENTRAL AREA
FILING NO. 5, BLOCK 1, LOT 2

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



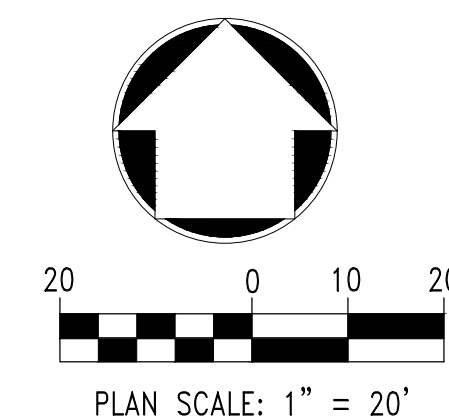
NOTES CORRESPONDING TO SCHEDULE B - SECTION 2 OF TITLE COMMITMENT:

- 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 29, 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 PLAT.
(APPLIES TO SUBJECT PROPERTY, PLOTTABLE ITEMS ARE SHOWN HEREON.)
- 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.)



NO.		DATE	REVISION	DESCRIPTION
DIV. ENGINEERING CONSULTANT:				
 2595 PONDEROSA ROAD FRANKTOWN, CO 80116 720.394.7661 Phone rpalmer@strategicsl.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.				
10950 S. PARKER ROAD		CITY	PARKER	STATE
COLORADO		COUNTY	DOUGLAS	ZIP
50162		7462		
SCALE: 1"=20'		M&D REF: BOWAN		
DATE: 03/20/2026		M&D P/C/M: MANN		
DESIGNED BY: RJP		FILE NAME: CURRENT.DWG		
DRAWN BY: RJP		SUS IN: 14-001-47		
CHECKED BY: RJP		DRAWING TITLE: EXISTING CONDITIONS		
SHEET NO:		EX1.0		

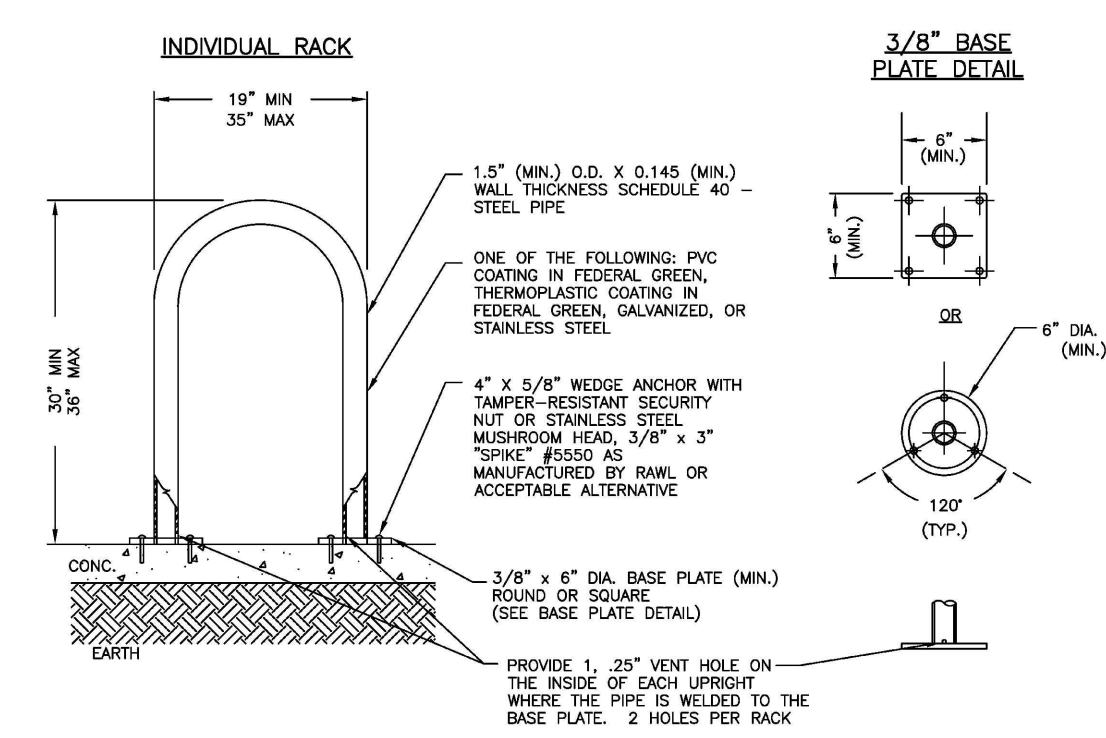
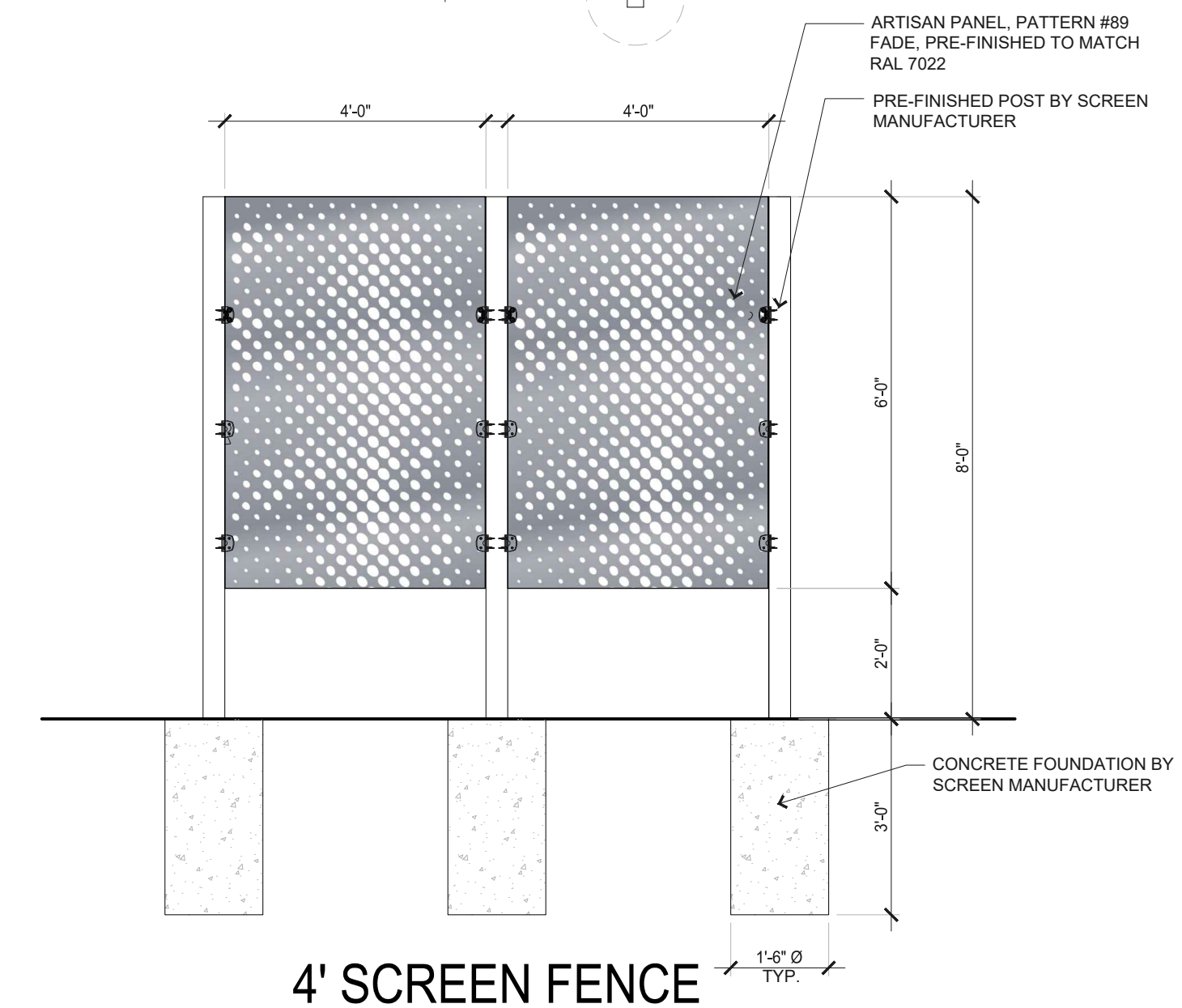
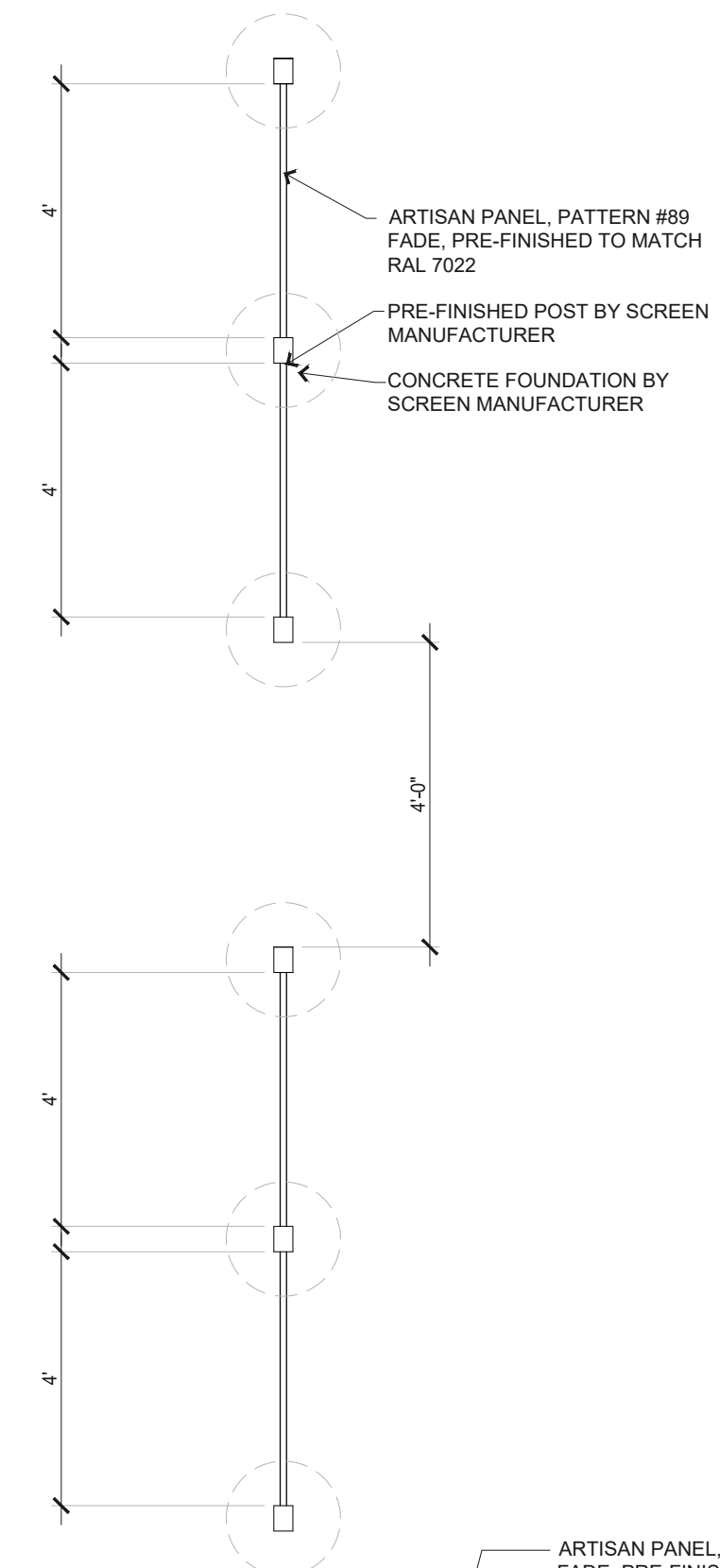
PARKER CENTRAL AREA FILING NO. 5, BLOCK 1, LOT 2, TOWN OF PARKER,
COUNTY OF DOUGLAS, STATE OF COLORADO.
ADDRESS: 10950 S. PARKER ROAD

[illegible]

Technical drawing of a Guard Rail Detail showing a cross-section of a steel tube guardrail mounted on concrete piers. The drawing includes dimensions and material specifications:

- Dimensions:**
 - Overall height: 3'-6"
 - Height from base to top of rail: 1'-6"
 - Base width: 4"
 - Top width: SEE SITE PLAN
 - Base offset: 1'-6"
 - Base width: 4"
- Material and Construction:**
 - GRIND SMOOTH ALL WELDS
 - 1 1/2" SQ. A53 GRADE B STEEL TUBE
 - GUARDRAIL SET INTO CONC. PIER - VERTICAL SPACED AT 3'-4" O.C. MAX. - SEE SITE PLAN FOR GUARD RAIL LENGTH
 - INTERMEDIATE RAILS - 1/2" SQ. STL. BARS @ 4" O.C. MAX.
 - 8" DIA. X 18" DEEP CONC. PIER
- Callouts:**
 - EXTERIOR FACE OF BUILDING
- Scale:** 1/4" = 1'-0"
- Sheet Information:** 8 A6.0

PARKER CENTRAL AREA FILING NO. 5, BLOCK 1, LOT 2, TOWN OF PARKER,
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NOTES:

1. RACK SHALL NOT BE WELDED IN SECTIONS.
2. BASE PLATE SHALL BE WELDED TO STEEL PIPE.
3. RACK DIMENSIONS MAY VARY BY MANUFACTURER.

MOUNTING (CONCRETE):

1. BASE PLATE SHALL BE MOUNTED TO CONCRETE VIA EXPANSION ANCHOR:
4" x 5/8" WEDGE ANCHOR WITH TAMPER-RESISTANT SECURITY NUT, OR STAINLESS STEEL MUSHROOM
3/8" x 3" SPIKE #5550 AS MANUFACTURED BY RAWL OR APPROVED EQUAL
2. RACK SHALL BE SET FIRM AND ALIGNED WITH A TOLERANCE PLUS OR MINUS 1/4" FROM PLUMB.
3. STEEL SHIMS SHALL BE INSTALLED PRIOR TO ANCHORING IN PLACE WHEN NEEDED.

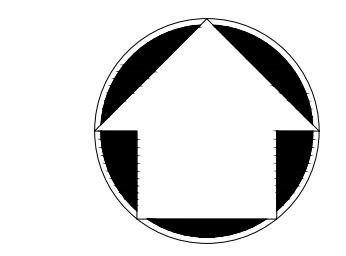
3. STEEL SHIMS SHALL BE INSTALLED PRIOR TO ANCHORING IN PLACE WHEN NEEDED.

MOULTING (BRICK PAVERS):

1. REMOVE APPROPRIATE BRICK PAVERS AND PAVEMENT BEDDING MATERIAL AS NECESSARY FOR INSTALLATION.
2. REMOVE EXISTING CONCRETE TO A MINIMUM 4-INCH (100MM) DEPTH. REMOVE ROUTINES (24-INCH DEEP, 12-INCH WIDE) BELOW THE BRICK PAVEMENT BEDDING MATERIAL. CONCRETE SHALL BE CLASS A OR B.
3. BASE PLATE SHALL BE MOUNTED TO CONCRETE VIA EXPANSION ANCHORS.
4. WEAR-RESISTANT SECURITY MAT.
5. STAINLESS STEEL, MUSHROOM HEAD.
6. 1/2" X 3" SPRING RODS AS MANUFACTURED BY RAWL OR APPROVED ALIKE.
7. RACK SHALL BE SET FIRM AND ALIGNED WITH A TOLERANCE PLUS OR MINUS 1/4" FROM PLUMBERS.
8. BRICK SHIMS SHALL BE INSTALLED PRIOR TO BRICK PAVERS.
9. PAVERS SHALL BE CUT TO FIT RACK ROOSTS. REPLACE BEDDING MATERIAL IN GUTS AND KIN REINSTATE PAVERS.

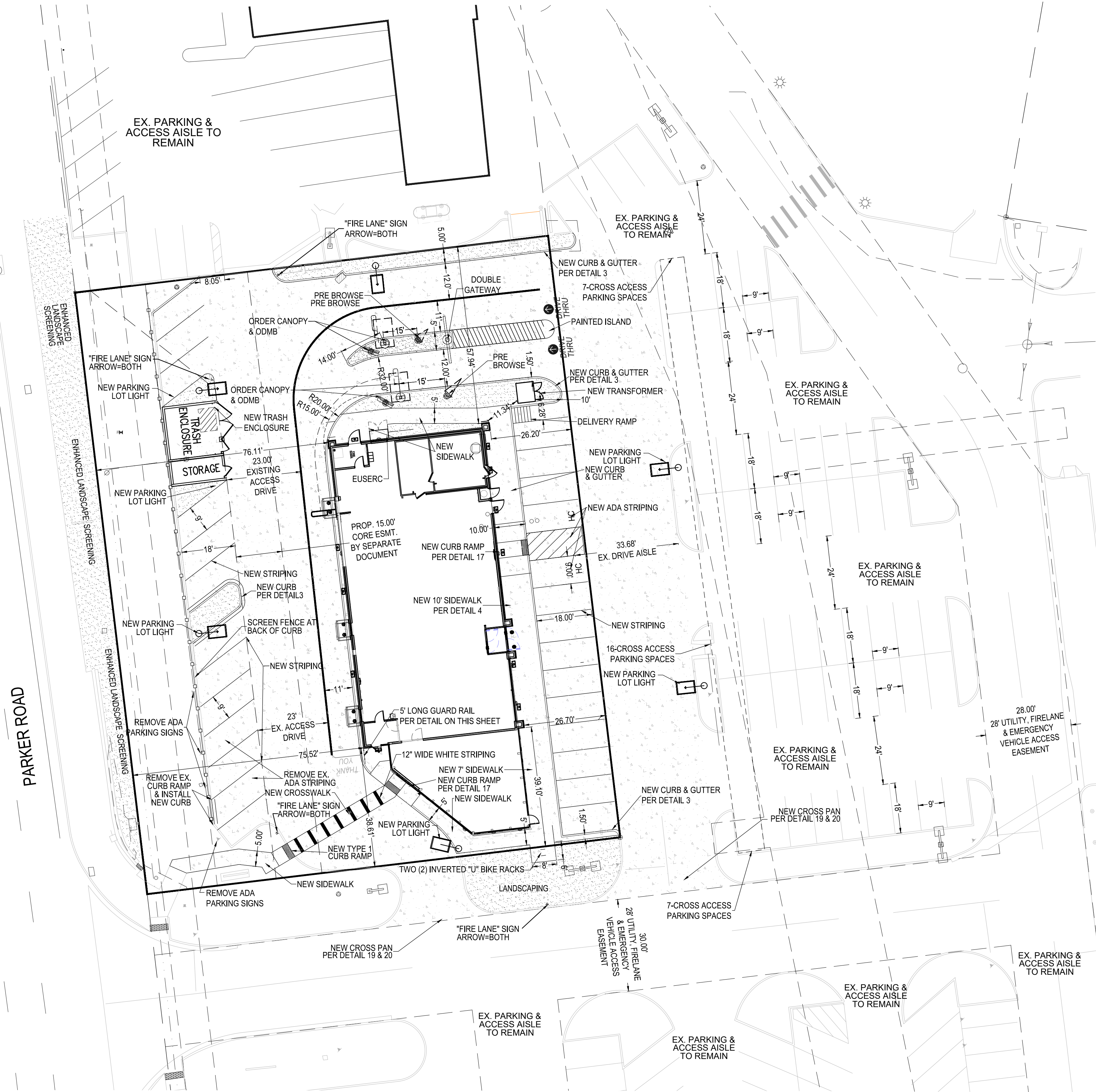


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20 0 10 20

INVERTED "U" BIKE RACK (STAINLESS STEEL-NOT PAINTED)



NO.	DATE	REVISION DESCRIPTION
<u>CIVIL ENGINEERING CONSULTANT:</u>		



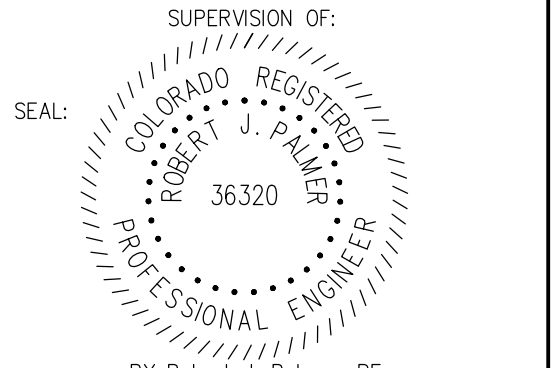
Strategic Land Solutions, Inc.
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FRANKTOWN, CO 80116

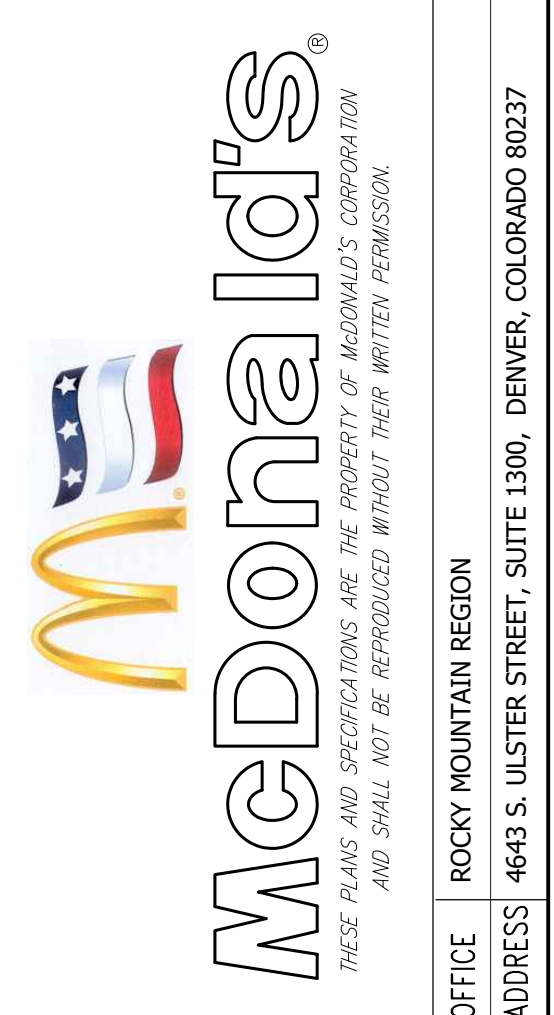
720.384.7661 Phone
rpalmer@strategicls.net

Robert J. Palmer, PE
President

PREPARED UNDER THE DIRECT



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



<i>STREET ADDRESS</i>	10950 S. PARKER ROAD
<i>CITY</i>	PARKER
<i>STATE</i>	COLORADO
<i>COUNTY</i>	Douglas
<i>REGISTRATION NO.</i>	50182
<i>NATIONAL ID#</i>	7462

SCALE:	1"=20'	Mod RE:	BOWAN
DATE:	03/20/2026	Mod P/CM:	MANN
DESIGNED BY:	RJP	FILE NAME:	CURRENT.DWG
DRAWN BY:	RJP		
CHECKED BY:	RJP		
DRAWING TITLE:			
		SLS JUN: 14-001-47	

SEE PLAN

SITE PLAN

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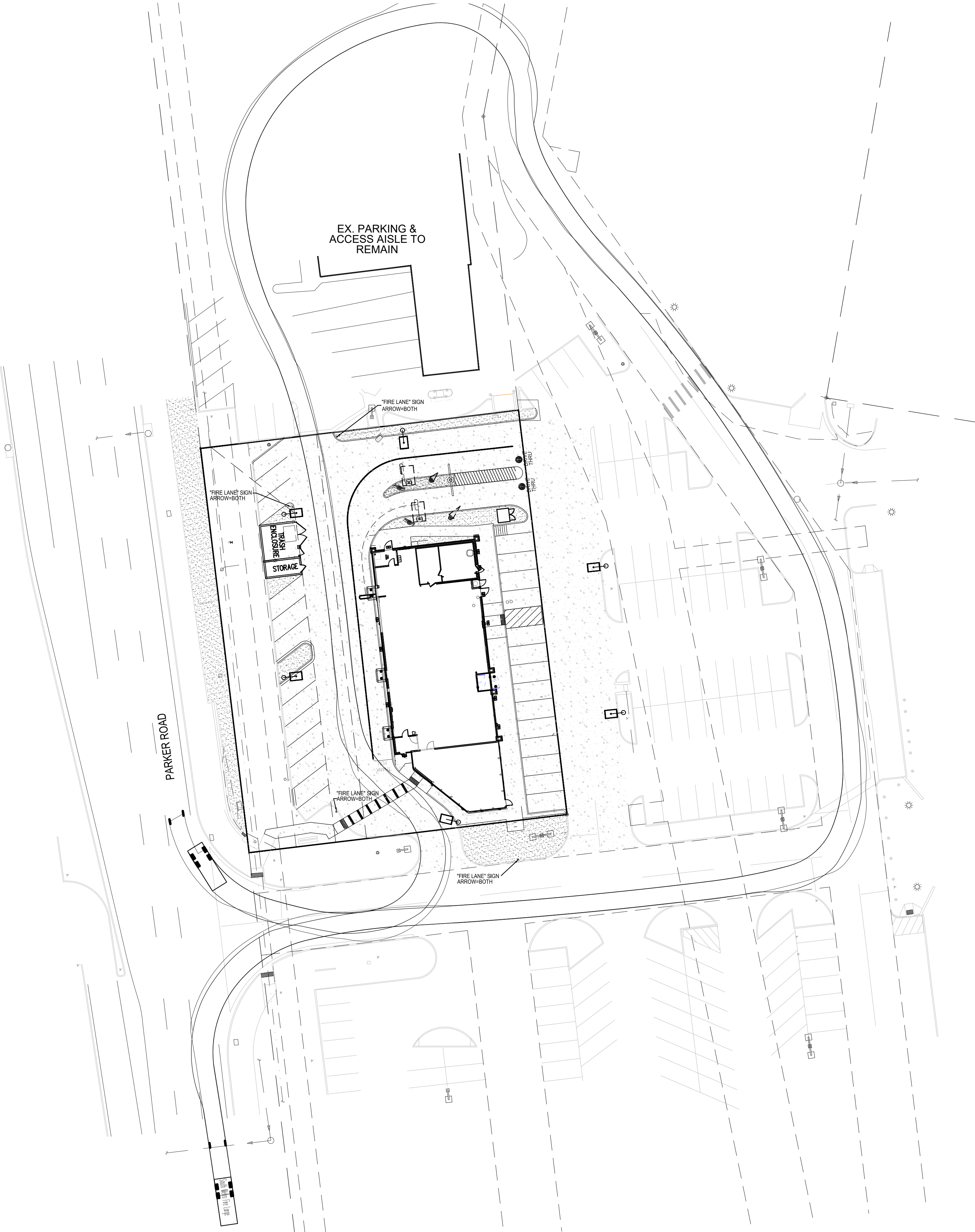
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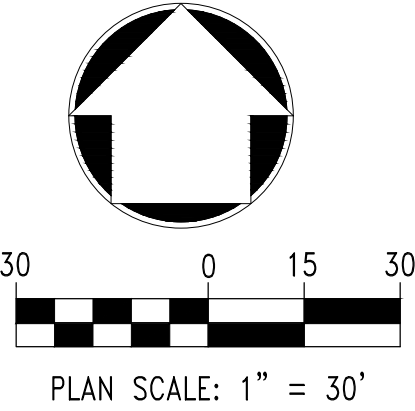
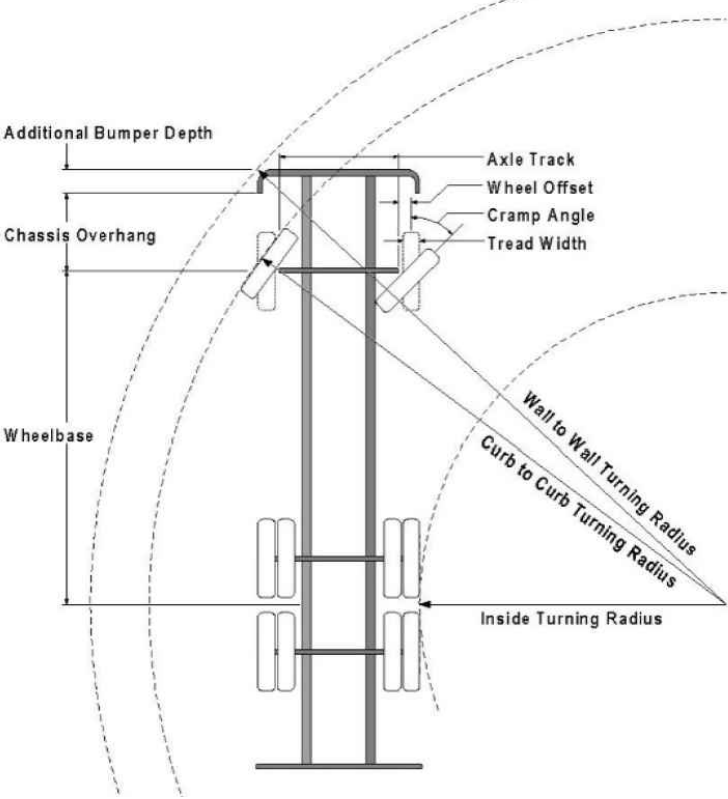
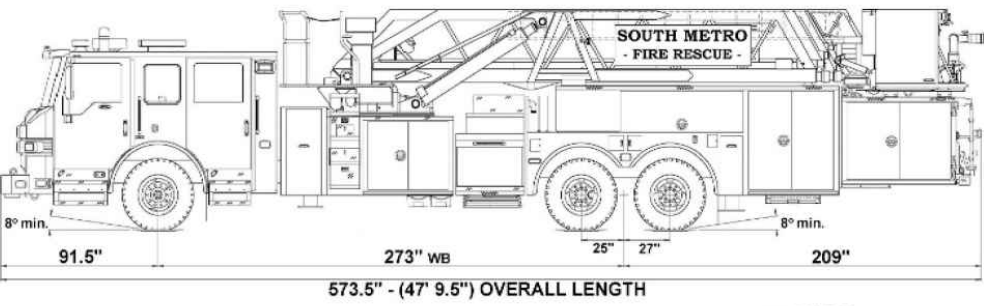
SITE DEVELOPMENT PLAN
MCDONALDS REMODEL AT PARKER CENTRAL AREA
FILING NO. 5, BLOCK 1, LOT 2

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



FIRE ACCESS ROAD DESIGN CRITERIA

VEHICLE SPECIFICATIONS are provided for the largest apparatus in use by South Metro Fire Rescue. Fire Apparatus Access Roads shall be capable of accommodating this apparatus.



NO.	DATE	REVISION DESCRIPTION
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CIVIL ENGINEERING CONSULTANT:

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

PREPARED UNDER THE DIRECT SUPERVISION OF:

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

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

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

10950 S. PARKER ROAD		STATE	
PARKER		COLORADO	
COUNTY		DOUGLAS	
REGIONAL DWG. NO.		STATE DWG. NO.	50162
		NATIONAL DWG.	7462

SCALE: 1"=20'	M&D REF: BOWAN
DATE: 03/20/2026	M&D P/C/M: MANN
DESIGNED BY: RJP	
DRAWN BY: RJP	FILE NAME: CURRENT.DWG
CHECKED BY: RJP	SLS INC. 14-001-47

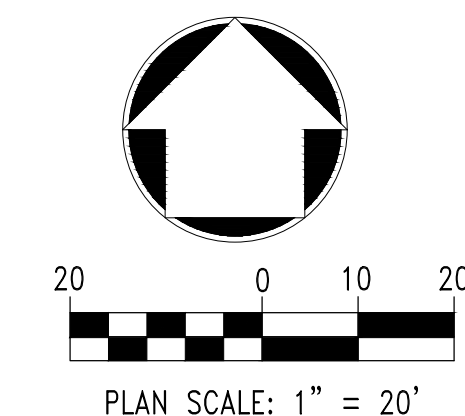
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FIRE ACCESS PLAN

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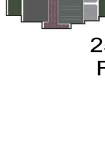
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PARKER CENTRAL AREA FILING NO. 5, BLOCK 1, LOT 2, TOWN OF PARKER,
COUNTY OF DOUGLAS, STATE OF COLORADO.
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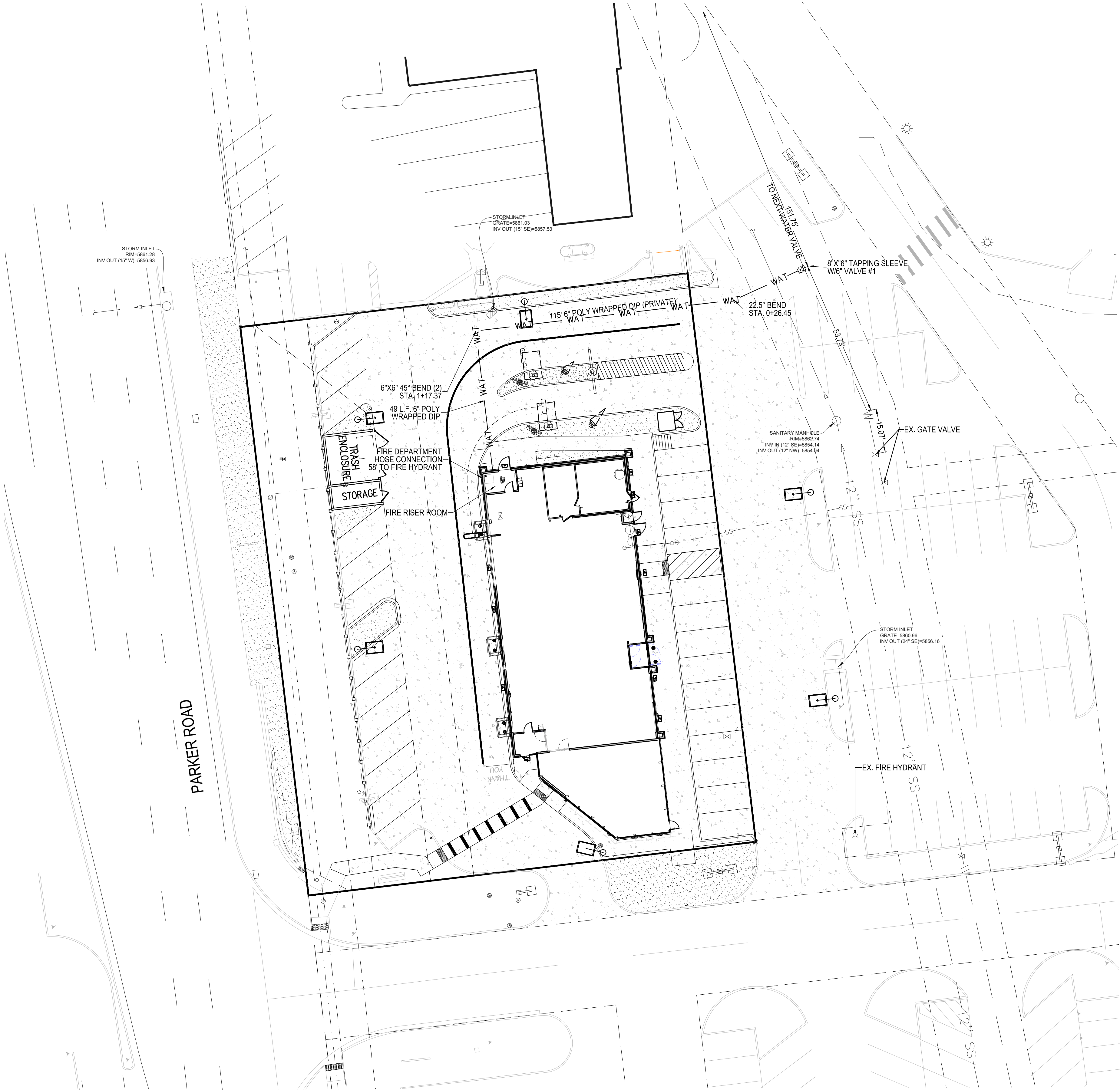
Know what's **below**.
Call before you dig.

C2.0

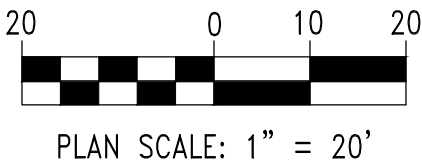
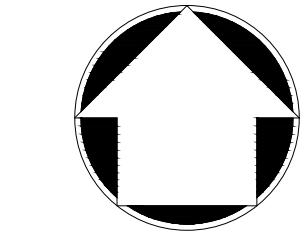
NO.		DATE		REVISION DESCRIPTION	
CIVIL ENGINEERING CONSULTANT					
 Strategic Land Solutions, Inc. INCORPORATED IN THE STATE OF COLORADO 2595 PONDEROSA ROAD FRANKTOWN, CO 80116 720.384.7661 Phone palmer@strategicsolutions.net Robert J. Palmer, PE President					
PREPARED UNDER THE DIRECT SUPERVISION OF: SEAL:  REGISTERED ROBERT J. PALMER, PE 36320 PROFESSIONAL ENGINEER					
BY Robert J. Palmer, PE Licensed Professional Engineer (CO PE #36320), AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC.					
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STREET ADDRESS 10950 S. PARKER ROAD		STATE COLORADO		COUNTY DOUGLAS	
		CITY PARKER			
REGIONAL DMC NO •		STATE STORE ID#: 50162		NATIONAL ID#: 7462	
SCALE: 1"=20'		MCD REF: BOWAN			
DATE: 03/20/2026		MCD P/C# MANN			
DESIGNED BY: RJP		FILE NAME: CURRENT.DWG SLS JUN 14--001--47			
DRAWN BY: RJP					
CHECKED BY: RJP					
DRAWING TITLE: GRADING PLAN					

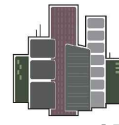
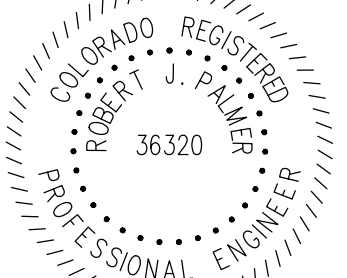
SITE DEVELOPMENT PLAN
MCDONALDS REMODEL AT PARKER CENTRAL AREA
FILING NO. 5, BLOCK 1, LOT 2

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

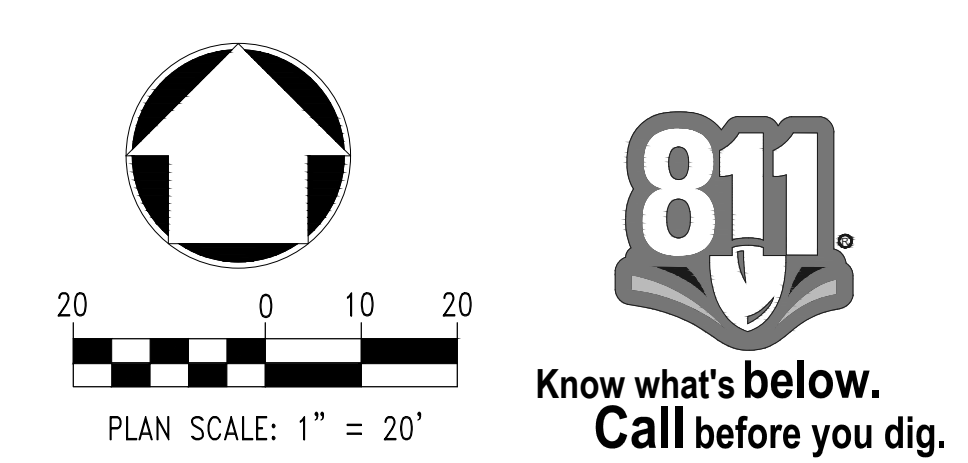


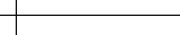
WATER AND SEWER FOR
INFORMATION ONLY. ALL WATER
AND SEWER IMPROVEMENTS
SHALL BE PER THE PARKER WATER
AND SANITATION DISTRICT
APPROVED PLANS.



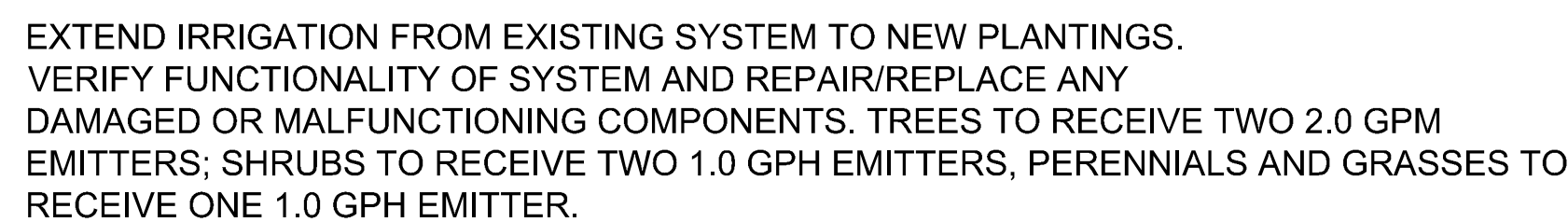
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Strategic Land Solutions, Inc. Civil Engineering • Land Planning • Easements 2595 PONDEROSA ROAD FRANKTOWN, CO 80116 720.384.7661 Phone rpalmer@strategicsl.com Robert J. Palmer, PE President					
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SEAL: 					
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STREET ADDRESS 10950 S. PARKER ROAD		CITY PARKER		STATE COLORADO	
COUNTY DOUGLAS		CITY PARKER		STATE COLORADO	
REGIONAL DWG. NO. .		STATE DWG. NO. 50162		NATIONAL DWG. NO. 7462	
SCALE: 1"=20'		M&D RE: BOWAN			
DATE: 03/20/2026		M&D P/C/M: MANN			
DESIGNED BY: RJP		FILE NAME: CURRENT.DWG			
DRAWN BY: RJP		SLS INJ. 14-001-47			
CHECKED BY: RJP					
DRAWING TITLE: UTILITY PLAN					
SHEET NO: C3.0					

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



Luminaire Schedule													
Symbol	Qty	Label	Arrangement	CCT	Color	LLF	Description	Lum. Watts	EPA	Mtg Height	Pole Type	Luminaire Lumens	Manufacturer
	1	DB	Single	5,000 K	Dark Bronze	0.850	RAR-1-160L-100-5K7-2-BC-DB	90	0.607	21	SES-18-40-1-TA-GL-DB (4")	6944	Security Light Ratio 1
	5	AB	Single	5,000 K	Dark Bronze	0.850	RAR-2-480L-240-5K7-4W-BC-DB	226.9	0.607	21	SES-18-40-1-TA-GL-DB (4")	17668	Security Light Ratio 2
	8	F12G	Single	5,000 K	White	0.850	8542-5CCT-5000K	12.45		10.9		1029	Security Light Canopy
	4	L2	SINGLE	5,000 K	White	0.850	RWSC-36L-5K-DO-U-PS	14.4		10.9		1565	Security Light Radial Wall Sconce
	7	L2W	SINGLE	5,000 K	White	0.850	RWSC-36L-5K-DO-U-WH	14.4		10.9		1565	Security Light Radial Wall Sconce

[illegible]



SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
TREES				
	AG	1	ACER GRANDIDENTATUM / BIGTOOTH MAPLE	2" B&B
	MS	1	MALUS X 'SPRING SNOW' / SPRING SNOW CRAB APPLE	1.5" B&B MULTISTEM
	EXR	1	RELOCATE AS INDICATED / EXISTING TREE TO BE RELOCATED	EX
	EX-REM	1	REMOVE AS INDICATED / EXISTING TREE TO BE REMOVED	EXISTING
	EX-RET	9	TO REMAIN- PROTECT DURING CONSTRUCTION / EXISTING TREE TO REMAIN	EXISTING
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
SHRUBS				
	AC	16	ARCTOSTAPHYLOS X COLORADOENSIS 'CHIEFTAIN' / MANZANITA	5 GAL
	AMI	11	ARONIA MELANOCARPA 'IROQUIS BEAUTY' / DWARF CHOKEBERRY	5 GAL
	CMF	10	CHAMAEBATIARIA MILLEFOLIUM 'FERNBUSH' / FERNBUSH	5 GAL
	JC	5	JUNIPERUS CHINENSIS 'PFITZERIANA COMPACTA' / COMPACTA PFITZER JUNIPER	5 GAL
	JHH	2	JUNIPERUS HORIZONTALIS 'HUGHES' / CREEPING JUNIPER	5 GAL
	JMG	4	JUNIPERUS SCOPULORUM 'MOONGLOW' / UPRIGHT JUNIPER	10 GAL
	POL	14	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' / DWARF PURPLE NINEBARK	5 GAL
	POF	9	POTENTILLA FRUTICOSA 'ABBOTSWOOD' / POTENTILLA	5 GAL
	ESTR	28	TO REMAIN / EXISTING SHRUB	EX
GRASSES				
	BB	10	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLUE GRAMA	1 GAL
	CAC	50	CALAMAGROSTIS X ACUTIFLORA / FEATHER REED GRASS	1 GAL
	SW	12	SPOROBOLUS WRIGHTII / BIG SACATON	1 GAL
PERENNIALS				
	AQ	6	AQUILEGIA CHRYSANTHA / GOLDEN COLUMBINE	1 GAL
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
GROUND COVERS				
	EX-RS	3,692 SF	EX LANDSCAPE - SHRUB BED / TO REMAIN	EXISTING
	EX-RES	5,509 SF	EX TURF TO REMAIN / EXISTING IRRIGATED TURF	EXISTING
MULCHES				
	RM	4,204 SF	ROCK MULCH / RIVER ROCK 1"-2"	MULCH

<u>CODE</u>	<u>DESCRIPTION</u>	<u>QTY</u>
1	PLACE SHREDDED CEDAR MULCH AROUND BASE OF ALL PERENNIALS AND GRASSES IN LARGE COBBLE AREAS. MASSED PERENNIALS TO RECEIVE LARGE RING AROUND ENTIRE GROUP (TYP).	
2	PLACE PLANTS TO PROVIDE MIN. 2' CLEARANCE FROM BACK OF CURB AT MATURE SPREAD.	

NOTE:
ANY PLANTS THAT ARE NOT MAINTAINED SHALL BE
REPLACED

32-01 14 G ROLL TOP STEEL EDGING, STAKED 30" OC MAX. 365 LF

SITE CATEGORY REQUIREMENTS						
OVERALL LANDSCAPE		Site Area = 30,635 SF				
4,580 SF Required						
Total Landscape Area Required (15%)	Total Landscape Area Provided - On-Site	Trees Req / Provided (1,500 sf req)	Shrubs Req / Provided (6,000 sf req)	Evergreen Lsp (Min 25, max 50%)	Plant Coverage Req / Prov	
4,580 sf	8996 (29%)	18 / 18	91	37%	75% / 79%	
		8 + 10 existing		62 + 28 existing	33 eg / 31 total = .45 6747 / 7125	
PARKING LOT PERIMETER						
Parking Spaces Provided / Area	Parking Island Tree Provided	Parking Island Shrub Required / Provided	Parking Island Area Req / Prov			
28	1 / 1	20 / 20	340 / 361			
PARKING LOT INTERIOR						
Parking Spaces Provided / Area	Parking Lot Perimeter Width Provided	Parking Lot Perimeter Screening Provided	Parking Lot Perimeter Shrubs + Grasses			
26	10'	Mixed Shrub Bed	Mixed Shrub Bed			
RIGHT OF WAY LANDSCAPING		Enhanced landscape area: 1,800 sf; 35 large shrubs, 10 large grasses, no trees (utility conflict) 210 If = 35 shrubs enhanced / provided			Enhanced Landscaping Trees + Shrubs	
Frontage	Length (LF)	Trees Req / Prov	Enhanced Landscaping		Trees + Shrubs	
S Parker Rd	210	7 / 0*	1800 sf		Trees = 0 (OHE Conflict)	
*OVERHEAD ELECTRIC SEPARATION REQUIREMENTS PRECLUDE STREET TREE PLANTING					35 shrubs + 10 Grasses	
SITE PERIMETER LANDSCAPE						
Frontage	Length (LF)	Shrubs Req / Prov	Trees Req / Prov	Evergreen Trees (Min 25%)		
S Parker Rd	210	28 / 28	6 / 6 (4 existing)	2 - existing (33%)		

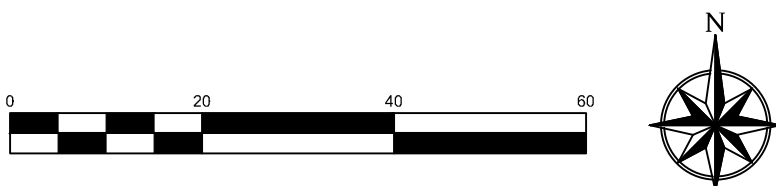


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[illegible]



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

NDS

NATURAL DESIGN SOLUTIONS

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5539 Colt Drive, Longmont, CO 80503

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NO.

DATE

REVISION DESCRIPTION

CML ENGINEERING CONSULTING

Strategic Land Solutions, Inc.

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

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OFFICE

ADDRESS

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

STREET ADDRESS

10950 S. PARKER ROAD

CITY

PARKER

STATE

COLORADO

COUNTY

DOUGLAS

REGIONAL DMC NO.

.

SITE STORE #

50162

NATIONAL #

7462

SCALE:

1"=20'

DATE:

03/20/2026

DESIGNED BY:

JRO

DRAWN BY:

JRO

CHECKED BY:

NAM

DRWING TITLE:

TREE CONSERVATION PLAN

MOD RE:

BOWAN

MOD P/C:

MANN

FILE NAME:

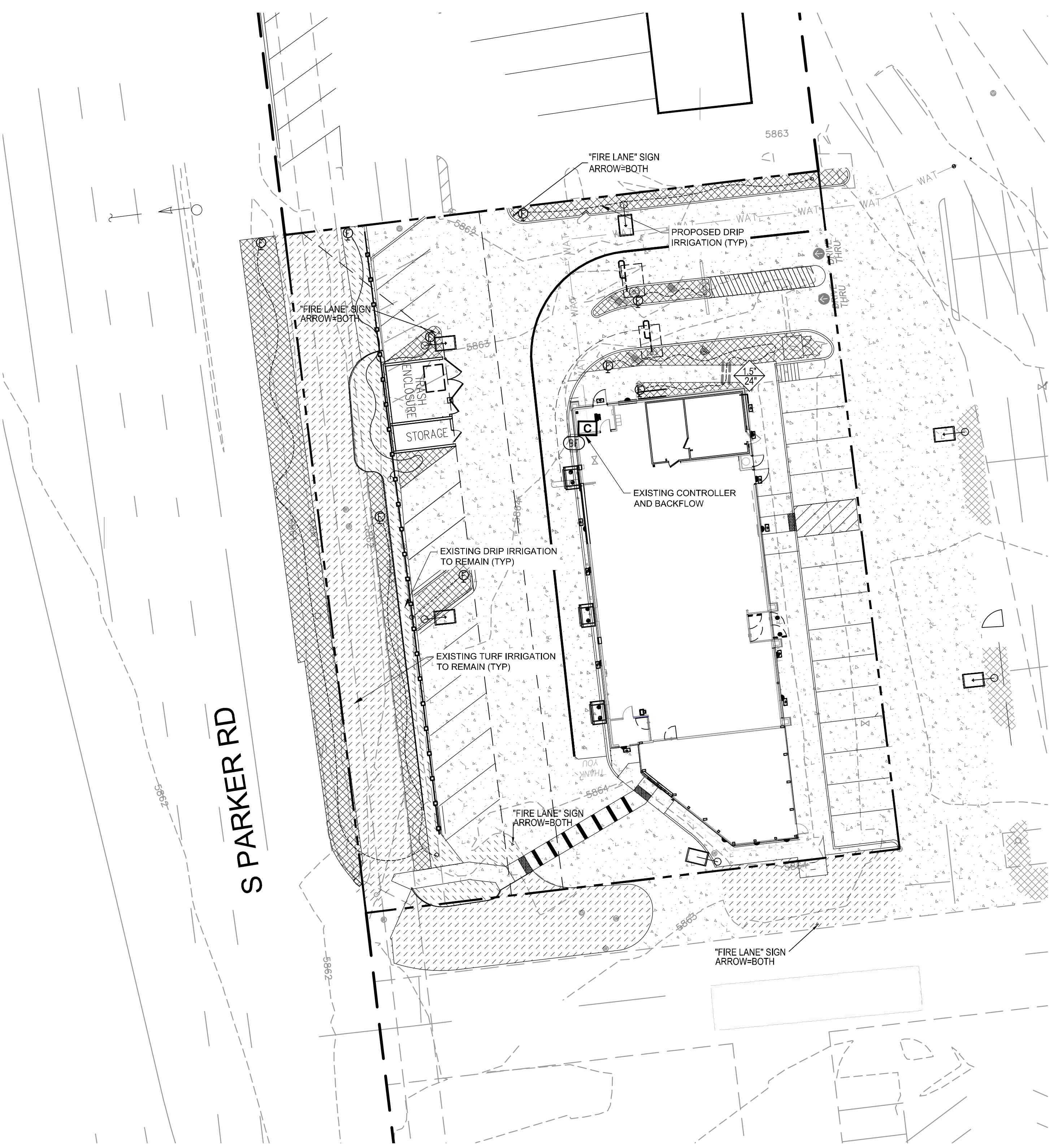
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SLS IN:

14-001-67

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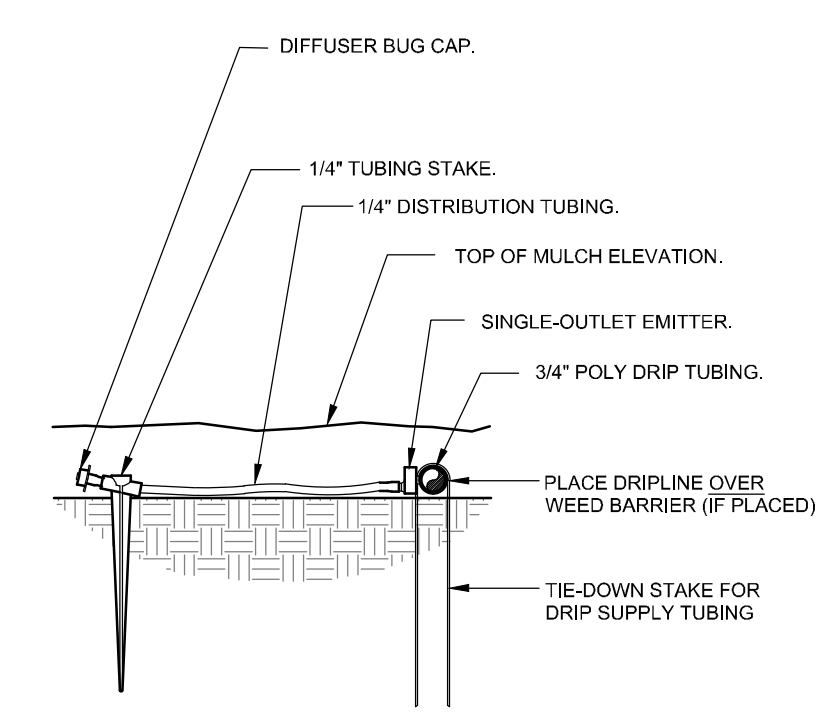
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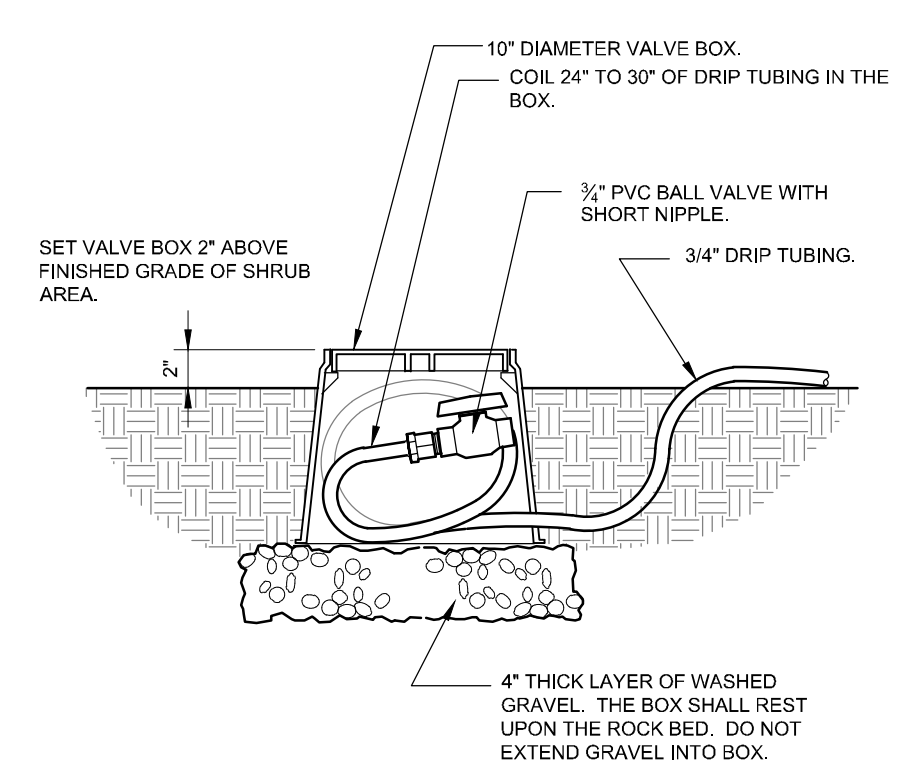
IRRIGATION PLAN
SCALE: 1" = 20'

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.	
	MANUFACTURER/MODEL/DESCRIPTION	
	FLUSH VALVE 3/4" PVC BALL VALVE IN 10" VALVE BOX.	8
	MANUFACTURER/MODEL/DESCRIPTION	
	FEBCO 825YA 3/4" REDUCED PRESSURE BACKFLOW PREVENTER	1
	MANUFACTURER/MODEL/DESCRIPTION	
	RAIN BIRD ESP4-SMTEI WITH (1) ESP-SM3 7 STATION INDOOR SMART MODULAR CONTROL SYSTEM FOR RESIDENTIAL AND LIGHT COMMERCIAL USE. WALL MOUNT. TIPPING BUCKET RAIN SENSOR THAT MEASURES RAINFALL.	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.	6.0 LF
	Valve Callout Valve Number Valve Flow Valve Size	
	SLEEVE SIZE SLEEVE DEPTH	
	Provide separate 1" wire sleeve along all all mainline crossings, of equal length to length of pipe sleeve	



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



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

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

NO.		DATE		REVISION DESCRIPTION	
CML ENGINEERING CONSULTING					
 2595 PONDEROSA ROAD FRANKTOWN, CO 80116 720.384.7861 Phone rpalmer@strategicls.net Robert J. Palmer, PE President					
 THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.					
STREET ADDRESS		CITY		STATE	
10950 S. PARKER ROAD		PARKER		COLORADO	
COUNTY		CITY		STATE	
DOUGLAS		PARKER		COLORADO	
REGIONAL DMC NO.		SITE STORE D#		NATIONAL D#	
.		50162		7462	
SCALE: 1"=20'		MCD RE:		BOWAN	
DATE: 03/20/2026		MCD P/C#		MANN	
DESIGNED BY: JRO		FILE NAME:		CURRENT.DWG	
DRAWN BY: JRO		SLS IN: 14-001-67			
CHECKED BY: NAM					
DRAWING TITLE:					
IRRIGATION PLAN					
SHEET NO:					
IRR1.0					

(Note: All references to "Contractor" are specific to "Landscape Contractor" unless notified as "General or other type of Contractor")

- ALL AREAS THAT CALL FOR COBBLE/ROCK MULCH TO RECEIVE MIN. 3" DEPTH, UNLESS NOTED OTHERWISE.
- TREES IN COBBLE/ROCK MULCH, SOD AND SEEDED AREAS TO RECEIVE 4" DIAMETER OF WOOD MULCH RING, 3" DEEP. SHRUBS AND GROUNDCOVERS IN COBBLE/ROCK MULCH SOD AND SEEDED AREAS TO RECEIVE A WOOD MULCH RING AT 2X DIAMETER OF ROOT BALL, 3" DEPTH NO FABRIC UNDERLAYMENT IN WOOD MULCH RINGS.

Diagram illustrating the components and specifications for a tree in a root ball:

- USE 3 GUY ASSEMBLIES FOR 6-INCHES AND TREES OVER 3" CAL.**
- ROOT COLLAR VISIBLE TOP MOST ROOTS WITHIN 1"-2" OF EXISTING/ FINAL GRADE**
- 2"-4" OF ORGANIC MULCH APPLIED OVER PLANTING AREA AND AWAY FROM TRUNK**
- EXISTING GRADE**
- BACKFILL WITH UNAMENDED TOPSOIL FROM HOLE**
- BURLAP, ROPE, AND WIRE REMOVED FROM TOP 2/3 OF ROOT BALL AT MINIMUM**
- ROOTBALL SITTING DIRECTLY ON TOP OF UNDISTURBED SOIL**
- NOTE: BROKEN OR CRUMBLING ROOTBALLS WILL BE REJECTED**
- PRUNE ALL DEAD OR DAMAGED WOOD AFTER PLANTING**
- USE GROMMETTED TREE STRAPS AT END OF WIRE**
- 12 GAUGE GALVANIZED WIRE**
- 24" x 3/4" P.V.C. MAKERS (TYPICAL) OVER WIRES**
- TREATED WOOD POST USE 2 GUY ASSEMBLIES FOR TREES UNDER 3".**
- SLOPE SIDE HOLE IS 3 TIMES AS WIDE AS THE ROOT BALL DIA.**

- 11

- TOWN OF PARKER PLANTING DETAIL – SHRUBS



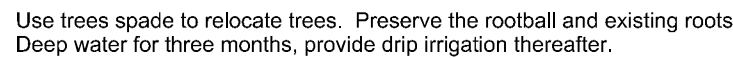
- AVOID CUTTING SURFACE ROOTS WHEREVER POSSIBLE. SIDEWALKS AND PAVING LEVELS SHOULD BE CONTOURED SUFFICIENTLY TO AVOID SUCH. ROOT CUTS FROM EXCAVATION SHOULD BE DONE RAPIDLY. SMOOTH FLUSH CUTS SHOULD BE MADE. BACKFILL BEFORE ROOTS HAVE A CHANCE TO DRY OUT, AND THOROUGHLY WATER THE TREE IMMEDIATELY.

PROTECTIVE FENCING:

IF ROOT PRUNING IS NECESSARY FOR GRADING, EXCAVATING, OR INSTALLATION OF IRRIGATION SYSTEM, ALL ROOT PRUNING IS TO TAKE PLACE OUTSIDE OF THE PROTECTIVE FENCING AROUND EACH TREE. CONTRACTOR IS TO TRENCH 12" AWAY FROM PROTECTIVE FENCING. ANY ROOTS LARGER THAN 2" ARE TO BE SAW CUT. CONTRACTOR IS TO HAND DIG ANY TRENCHES AND SAW CUT ANY INTERFERING ROOTS INSIDE THE PROTECTIVE FENCE AREAS.

WATERING, MULCHING, AND FERTILIZATION:

PRIOR TO CONSTRUCTION CONTRACTOR IS TO PLACE A 4" DEPTH OF WOOD CHIPS OR MULCH INSIDE THE PROTECTIVE FENCING OF EXISTING TREES TO REMAIN. CONTRACTOR IS TO PROVIDE REGULAR DEEP WATERING TO ALL EXISTING TREES TO REMAIN THROUGHOUT CONSTRUCTION. DURING CONSTRUCTION A SLOW-RELEASE NITROGEN FERTILIZER IS TO BE APPLIED AROUND THE BASE OF EACH TREE AT A RATE OF 2 LBS. PER 1000 S.F. (USE DRIP LINE OF TREE TO CALCULATE SQUARE FOOTAGE).



EXISTING TREE PROTECTION DETAIL

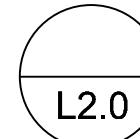


Diagram illustrating the 3 Guy Assembly for Evergreens and Trees over 3" Cal.

Labels and Instructions:

- USE 3 GUY ASSEMBLIES FOR EVERGREENS AND TREES OVER 3" CAL.
- ROOT COLLAR VISIBLE TOP MOST ROOTS WITHIN 1"-2" OF EXISTING/FINAL GRADE
- 2"-4" OF ORGANIC MULCH APPLIED OVER PLANTING AREA AND AWAY FROM TRUNK
- EXISTING GRADE
- BACKFILL WITH UNAMENDED TOPSOIL FROM HOLE
- BURLAP, ROPE, AND WIRE REMOVED FROM TOP 2/3 OF ROOT BALL AT MINIMUM
- ROOTBALL SITTING DIRECTLY ON TOP OF UNDISTURBED SOIL
- PRUNE ALL DEAD OR DAMAGED WOOD AFTER PLANTING
- USE GROMMETTED NYLON TREE STRAPS AT END OF WIRE
- 12 GAUGE GALVANIZED WIRE
- 24" x 3/4" P.V.C. MARKERS (TYPICAL) OVER WIRES.
- TREATED WOOD POST USE 3 GUY ASSEMBLIES FOR TREES UNDER 3"
- UNAMENDED TOPSOIL ADDED TO EXISTING GRADE ON DOWN HILL SIDE
- EXISTING GRADE
- SLOPE SIDED HOLE IS 3 TIMES AS WIDE AS THE ROOT BALL

NOTE: BROKEN OR CRUMBLING ROOT BALLS WILL BE REJECTED

The property herein is subject to all applicable requirements of Lone Tree Municipal Code, except as may otherwise be addressed in an approved Planned Development or Sub-Area plan, Site Improvement Plan, Preliminary Plan, Final Plat, or other improvements and/or maintenance agreements as applicable.

The applicant assumes responsibility to ensure the project is completed in accordance with the approved Landscape and/or Irrigation Plan and further assumes the risk associated with any changes or omissions made without prior City approval. Modifications to the landscape plan may require a landscape plan amendment as determined by the Director. Unauthorized changes or omissions may result in corrective actions, delay of permits, or citations for zoning violations with associated fines and legal measures.

The City of Lone Tree requires that maintenance access be provided to all storm drainage facilities to ensure the continuous operational capabilities of the system. The property owner shall be responsible for the maintenance of all drainage facilities, including inlets, pipes, culverts, channels, ditches, hydraulic structures and detention basins located on their land, unless modified by an improvements agreement. Should the owner fail to adequately maintain said facilities, the City of Lone Tree shall have the right to enter said land for the purposes of operations and maintenance. All such maintenance costs will be assessed to the property owner.

It shall be the responsibility of the owner (or responsible association or district, as may be identified by maintenance agreements) to maintain all improvements on the property in a state of good repair, to ensure all irrigation is functional, and to ensure all plantings are alive, consistent with the approved landscape and irrigation plan and Lone Tree Municipal Code.

Within sight triangles and sight easements, as shown, limited landscaping shall be allowed with no solid structures permitted, as stated in the City of Lone Tree's Landscape Design Guidelines and Standards. Landscaping within the sight triangle shall be maintained by the property owner or responsible association or district, as may be identified by maintenance agreements.

[illegible]

NO.	DATE	REVISION DESCRIPTION
<u>CIVIL ENGINEERING CONSULTANT:</u>		



2595 PONDEROSA ROAD
FRANKTOWN, CO 80116
720.384.7661 Phone
rpalmer@strategiccls.net
Robert J. Palmer, PE
President

	McDonald's® THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.	OFFICE	ROCKY MOUNTAIN REGION	ADDRESS	4643 S. ULSTER STREET, SUITE 1300, DENVER, COLORADO 80237
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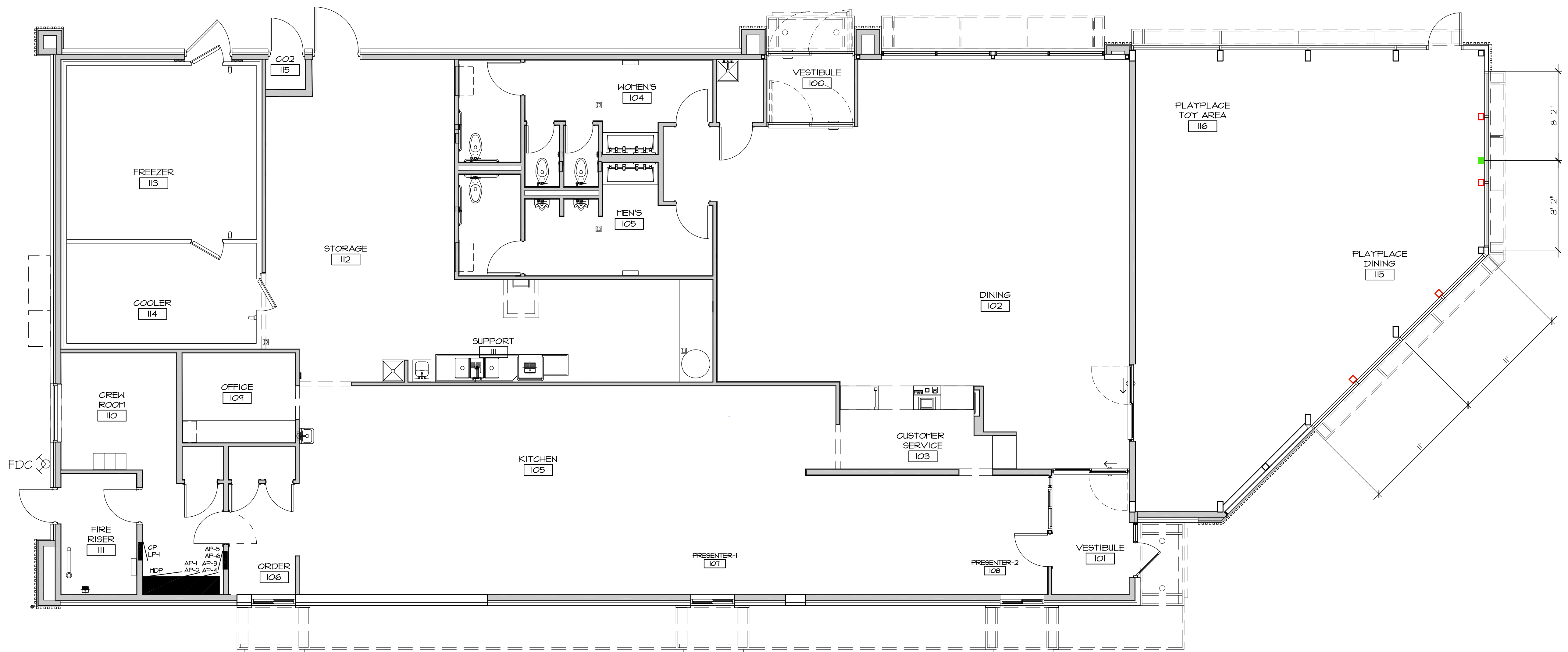
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CITY	STATE	ZIP	
PARKER	COLORADO	80132	
COUNTY			
DOUGLAS			
PERSONAL TRAC NO	STATE TRUCK ID#	VEHICLE ID#	
		7462	

SCALE: 1"=20'	MOD RE: BOWAN
DATE: 03/20/2026	MOD P/CN: MANN
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DRAWN BY: JRO	
CHECKED BY: NAM	

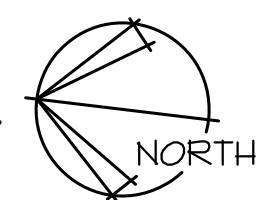
SHEET NO



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



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



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

970.988.6302
corey.stinar@arrisinc.net

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PREPARED FOR:
McDonalds
STORE #005-0162
10950 S. PARKER ROAD
PARKER, COLORADO

McDonalds Corporation
4643 S. Ulster Street
Suite 1300
Denver, CO 80111

ISSUE DATE

PROJECT #: 0626

DRAWN BY: CS

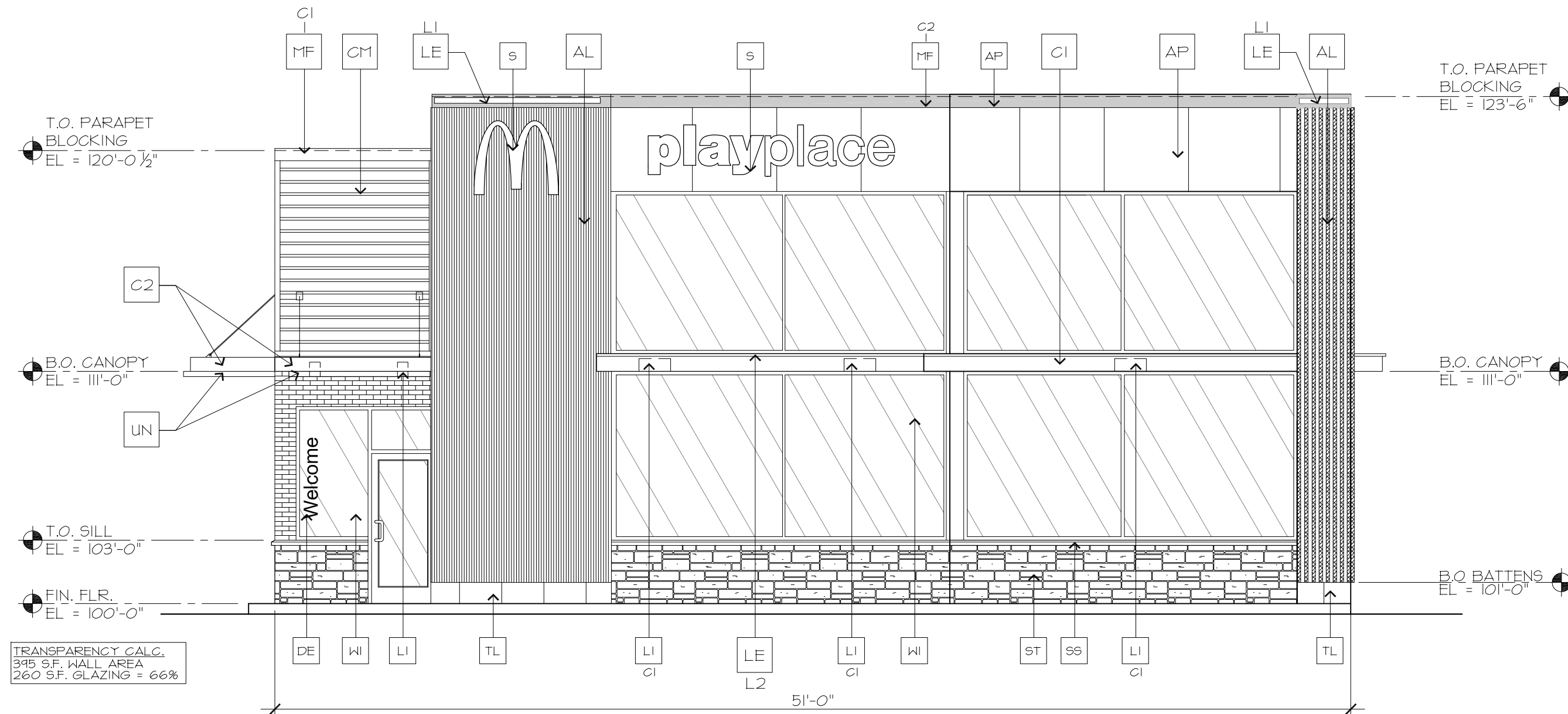
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FLOOR PLAN

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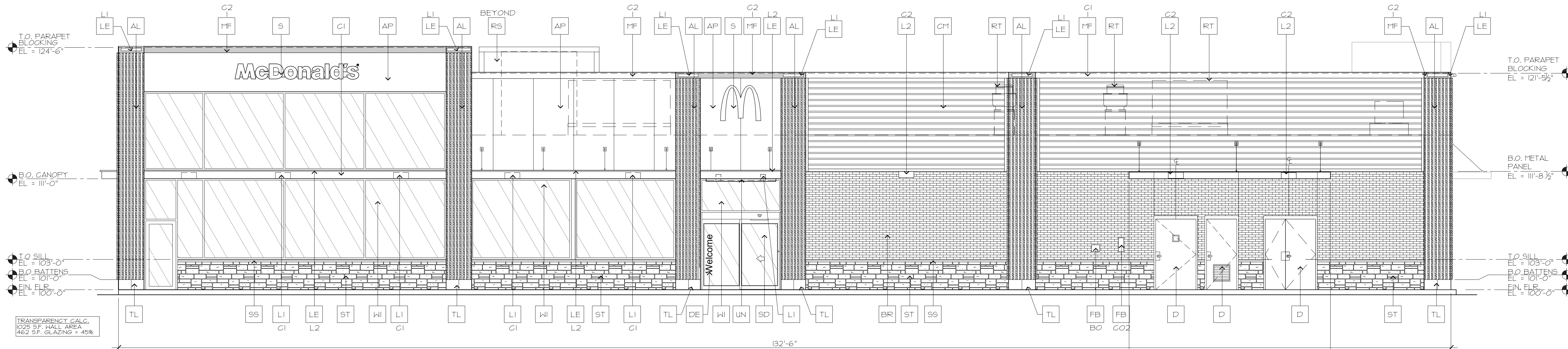
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NOTE:
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PERMIT REVIEW / APPROVAL

FINISH MATERIAL CALCULATIONS	
SOUTH ELEVATION TOTAL WALL AREA = 1200 S.F.	
STONE	= 115 S.F. (9.5%)
BRICK	= 20 S.F. (1.5%)
STOREFRONT	= 561 S.F. (46.7%)
WOOD BATTENS	= 305 S.F. (25.4%)
METAL ACCENTS	= 199 S.F. (16.9%)
EAST ELEVATION TOTAL WALL AREA = 2840 S.F.	
STONE	= 282 S.F. (9.9%)
BRICK	= 465 S.F. (15.8%)
STOREFRONT	= 697 S.F. (23.7%)
WOOD BATTENS	= 320 S.F. (10.8%)
METAL ACCENTS	= 1176 S.F. (40.2%)

1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



2 EAST ELEVATION
SCALE: 3/16" = 1'-0"

KEY NOTES:

- AL ALUMINUM BATTEN SYSTEM
SIZE: 2"x2" PROFILE
COLOR: WOOD GRAIN, BACKRILL UNFINISHED, ENDCAP PAINTED TO MATCH
SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APA TRADEMARKED, COURSE GRIT SAND SURFACES PRIOR TO PRIMING, PRIME AND PAINT BOTH SIDES AND ALL EDGES.
SUBSTRATE COLOR: "IRON ORE" T069 BY SHERWIN WILLIAMS
ALPOLIC METAL PANEL (COLOR: RAL T022)
- AP ALPOLIC METAL PANEL (COLOR: RAL T022)
- BM BRAKE METAL PANEL
COLOR: PAINT "HARVEST MOON" #232-5 BY VALSPAR
- BR MODULAR FACE BRICK
BI = COLOR:
BI = "ONYX" GRAIN, BY SUMMIT BRICK
- C1 ALUMINUM CANOPY SYSTEM W/FASCIA
COLOR: WHITE
- C2 ALUMINUM CANOPY SYSTEM
COLOR: RAL T022
- C3 ALUMINUM CANOPY TIEBACK
COLOR: RAL T022
GC TO PROVIDE CONTINUOUS BLOCKING ON WALL BEHIND TIEBACKS

- CJ CONTROL JOINT
I = TYPE: I = ALPOLIC
- CM 7" REVEAL METAL WALL PANEL SYSTEM BY METAL ERA
C1 = COLOR:
C1 = WEATHERED ZINC
- D HOLLOW METAL DOOR
PAINT: "GAUNTLET GRAY" SW-T01T BY SHERWIN WILLIAMS
- DE DECAL BY GRAPHICS SUPPLIER
SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
SUPPLIERS:
VOMELA (865) 330-1331, ann.bowen@vomela.com
GFX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfxi.com
- EJ EXPANSION JOINT
- FB FILL BOX
C02 = C02 = BULK C02 FILL BOX (EQPM SCHEDULE ITEM 49.00)
BO = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 100.18)
- GR GUARD RAIL -SEE CIVIL SITE PLAN FOR EXACT LOCATION AND LENGTH
PAINT: "IRON ORE" T069 BY SHERWIN WILLIAMS
- LI RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL
COLOR: GOLD

- L2 RADIAL SCORCE LIGHT FIXTURE - SEE ELECTRICAL
C1 = COLOR:
C1 = WHITE
C2 = MATCH RAL T022
- 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
I = TYPE:
C1 = 1 = PRE-FAB ANCHOR-TITE FASCIA
2 = BOTTOM TRIM AT METAL REVEAL PANEL
3 = VERTICAL TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES
COLOR:
C1 = WEATHERED ZINC (FLAT FACTORY FINISHED)
C2 = RAL T022 (FLAT FACTORY FINISHED)

- NB 4400 SERIES KNOX BOX, MOUNTED 5'-6" AFF, LOCATED ADJACENT TO FIRE RISER ROOM. VERIFY WITH FIRE MARSHAL

- PT (R/MC) GIN COLLECTOR
MODEL: #MPT STD CALL 1-888-143-1435 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 T022
- RT ROOF-TOP EQUIPMENT
- S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
- C1 = COLOR:
C1 = WEATHERED ZINC RACEWAY
C2 = RAL T022 RACEWAY
- SD NEW SLIDING DOOR - STANLEY DURA-GLIDE SERIES 3000

- SS STONE SILL, TELLURIDE STONE OKLAHOMA BLUE SILL, 2.5-3"x2.5-3"x24"
- ST STONE VENEER, TELLURIDE STONE SAWN THIN VENEER, HERITAGE BILTMORE DIMENSIONAL

- TL TILE OVER 1/2" CEMENT BOARD
C1 = C1 = EUROHEST ABSOLUTE BLACK 6"x24", GROUT: MAPEI 4T CHARCOAL
- W1 EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
FRAME 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 CLEAR GLASS & METAL PANEL MOUNTED AT INTERIOR
SHEATHING
FRAME COLOR: DARK BRONZE
- UN METAL UNDERSCORE
COLOR: GOLD

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

McDonald's Corporation
110 N. Carpenter St.
Chicago, IL 60607

ISSUE DATE

PROJECT # 0826

DRAWN BY: CS

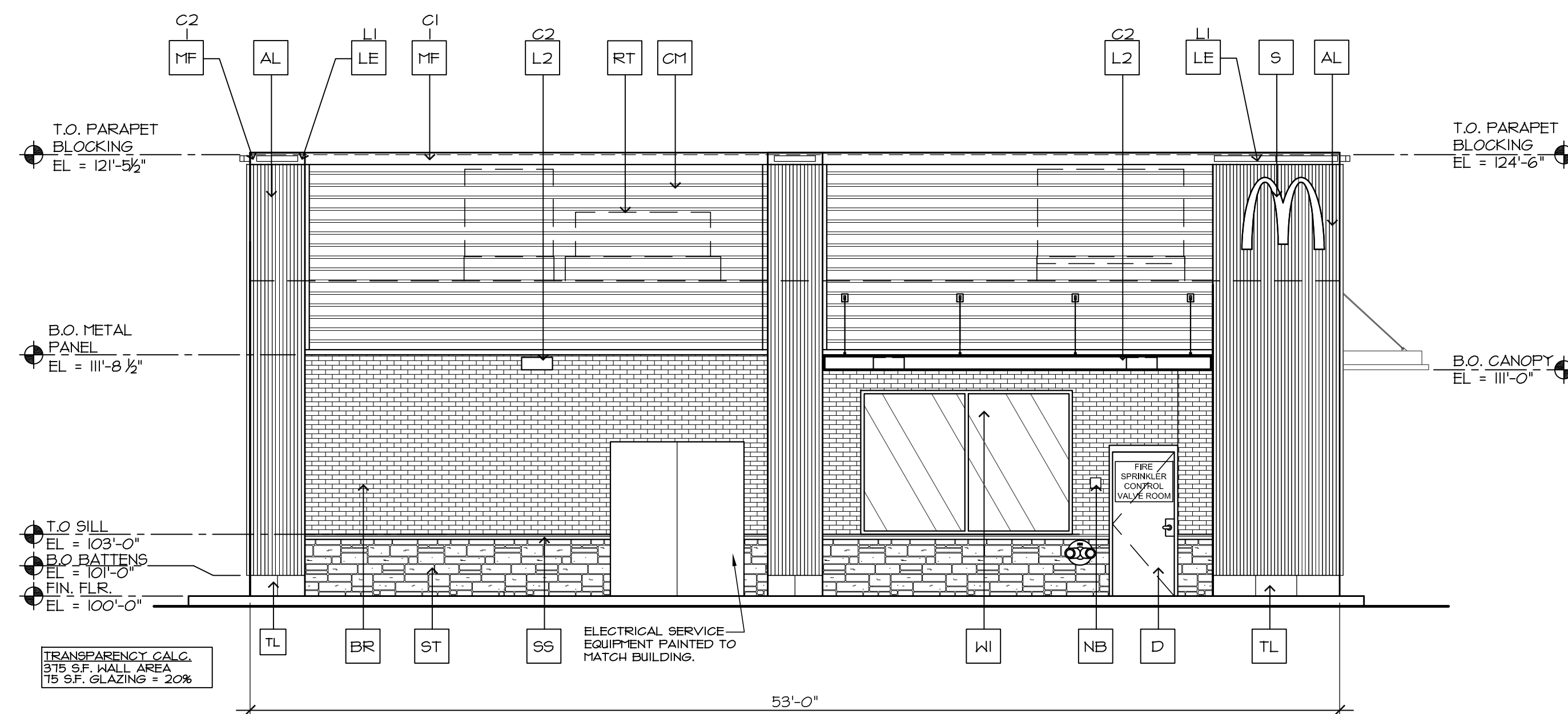
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EXTERIOR
ELEVATIONS

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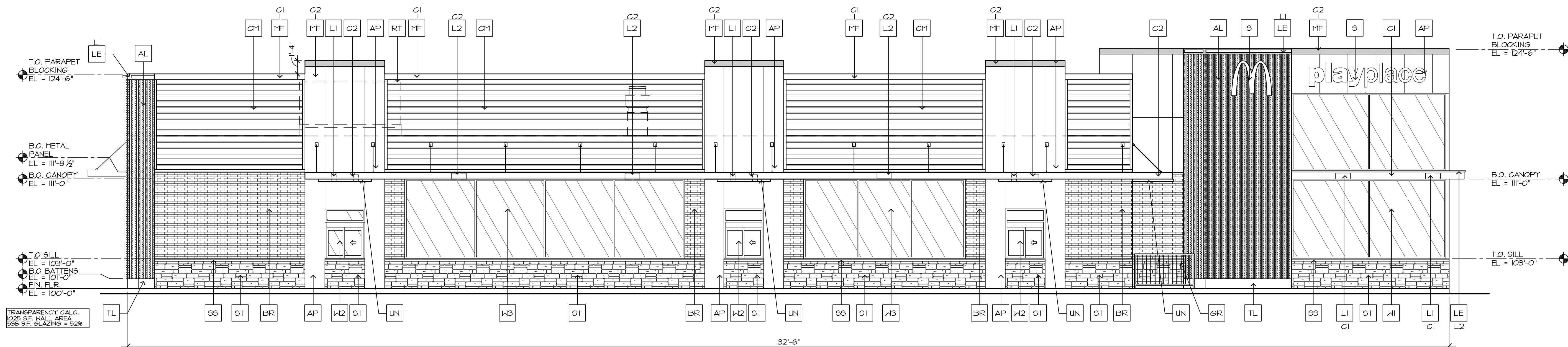
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NOTE:
SIGNAGE SHOWN IS FOR ILLUSTRATION
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PERMIT REVIEW / APPROVAL

FINISH MATERIAL CALCULATIONS	
NORTH ELEVATION TOTAL WALL AREA = 1140 S.F.	
STONE	130 S.F. (11.4%)
BRICK	360 S.F. (31.6%)
STOREFRONT	75 S.F. (6.6%)
WOOD BATTENS	230 S.F. (20.1%)
METAL ACCENTS	345 S.F. (30.3%)
WEST ELEVATION TOTAL WALL AREA = 2980 S.F.	
STONE	326 S.F. (11%)
BRICK VENEER	293 S.F. (10%)
STOREFRONT	250 S.F. (8.4%)
WOOD BATTENS	320 S.F. (10.7%)
METAL ACCENTS	1791 S.F. (60%)

1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

KEY NOTES:

- AL** ALUMINUM BATTEN SYSTEM
SIZE: 2"x2" PROFILE
COLOR: WOOD GRAIN, BACKRILL UNFINISHED, ENDCAP PAINTED TO MATCH
SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APA TRADEMARKED. COURSE GRIT SAND SURFACES PRIOR TO PRIMING. PRIME AND PAINT BOTH SIDES AND ALL EDGES.
SUBSTRATE COLOR: "IRON ORE" 1069 BY SHERWIN WILLIAMS
- AP** ALPOLIC METAL PANEL (COLOR: RAL 1022)
- BR** BRAKE METAL PANEL
COLOR: PAINT "HARVEST MOON" #232-5 BY VALSPAR
- BI** COLOR:
BI = "ONTX" GRAIN, BY SUMMIT BRICK
- C1** ALUMINUM CANOPY SYSTEM W/FASCIA
COLOR: WHITE
- C2** ALUMINUM CANOPY SYSTEM
COLOR: RAL 1022
- C3** ALUMINUM CANOPY TIEBACK
COLOR: RAL 1022
GC TO PROVIDE CONTINUOUS BLOCKING ON WALL BEHIND TIEBACKS

- CJ** CONTROL JOINT
1 - TYPE: 1 = ALPOLIC
- CH** 7" REVEAL METAL WALL PANEL SYSTEM BY METAL ERA
C1 - COLOR:
C1 = WEATHERED ZINC
- D** HOLLOW METAL DOOR
PAINT: "GAUNTLET GRAY" SW-1011 BY SHERWIN WILLIAMS
- DE** DECAL BY GRAPHICS SUPPLIER
SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
SUPPLIERS:
VOMELA (865) 330-1331, ann.bowen@vomela.com
GFX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfxi.com
- EJ** EXPANSION JOINT
- FB** FILL BOX
C02 - C02 = BULK C02 FILL BOX (EQPM SCHEDULE ITEM 49.00)
BO = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 100.18)
- GR** GUARD RAIL - SEE CIVIL SITE PLAN FOR EXACT LOCATION AND LENGTH
PAINT: "IRON ORE" 1069 BY SHERWIN WILLIAMS
- LI** RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL
COLOR: GOLD

- L2** RADIAL SCONCE LIGHT FIXTURE - SEE ELECTRICAL
C1 - COLOR:
C1 = WHITE
C2 = MATCH RAL 1022
- 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 1022 (FLAT FACTORY FINISHED)
- NB** 4400 SERIES KNOX BOX, MOUNTED 5'-6" AFF, LOCATED ADJACENT TO FIRE RISER ROOM. VERIFY WITH FIRE MARSHAL

- PT** (RTHC) COIN COLLECTOR
MODEL: #MPT STD CALL 1-888-143-1435 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 1022
- RT** ROOF-TOP EQUIPMENT
- S** McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
C1 - COLOR:
C1 = WEATHERED ZINC RACEWAY
C2 = RAL 1022 RACEWAY
- SD** NEW SLIDING DOOR - STANLEY DURA-GLIDE SERIES 3000
- SS** STONE SILL, TELLURIDE STONE OKLAHOMA BLUE SILL, 2.5-3"x2.5-3"x24"
- ST** STONE VENEER, TELLURIDE STONE SAWN THIN VENEER, HERITAGE BILTMORE DIMENSIONAL

- TL** TILE OVER 1/2" CEMENT BOARD
C1 - C1 = EUROHEST ABSOLUTE BLACK 6"x24", GROUT: MAPEI 41 CHARCOAL
- WI** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
FRAME 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 CLEAR GLASS & METAL PANEL MOUNTED AT INTERIOR
SHEATHING
FRAME COLOR: DARK BRONZE
- UN** METAL UNDERSCORE
COLOR: GOLD

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McDonald's
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PARKER, COLORADO

McDonald's Corporation
110 N. Carpenter St.
Chicago, IL 60607

ISSUE DATE

PROJECT # 0826

DRAWN BY: CS

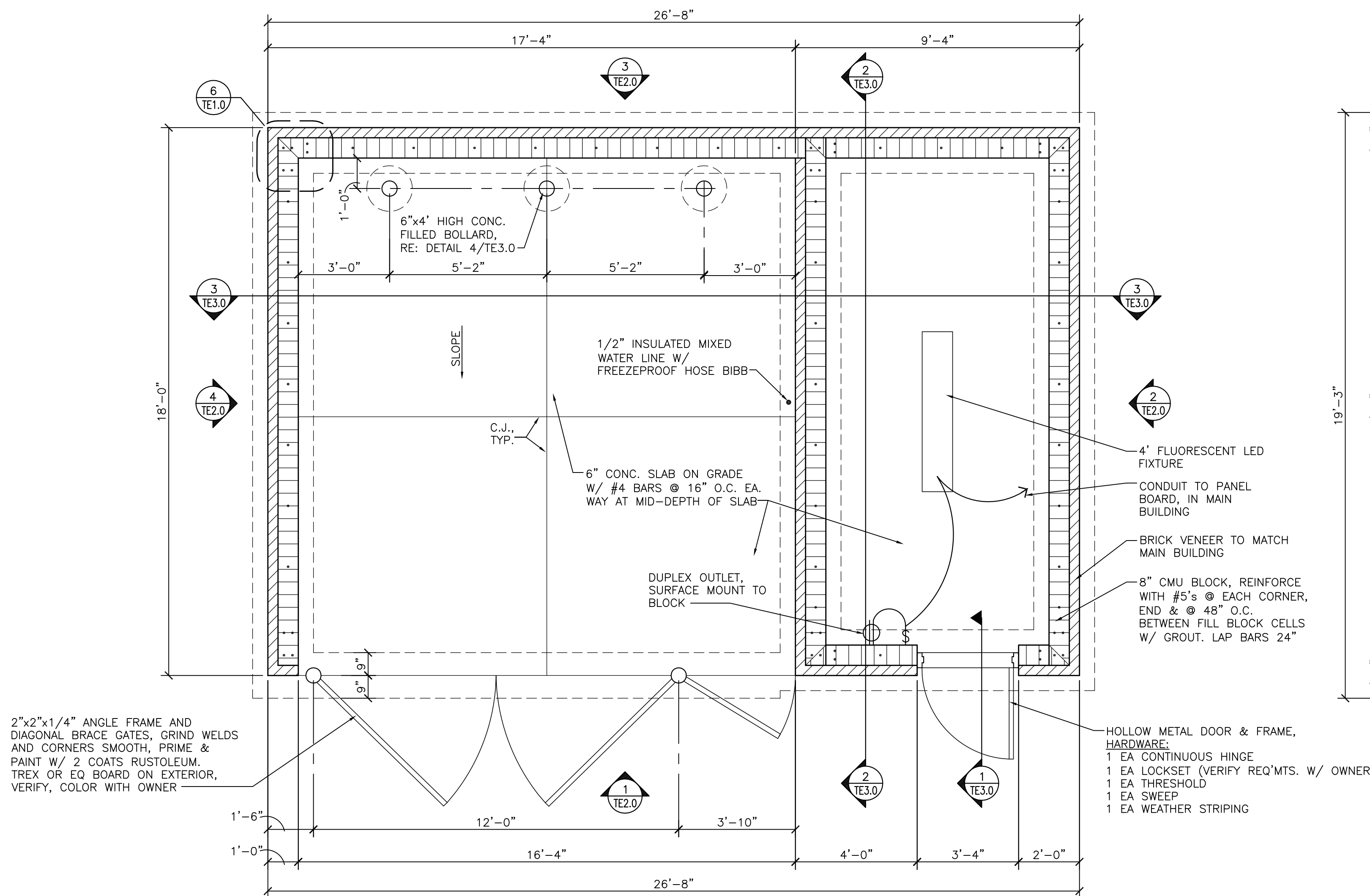
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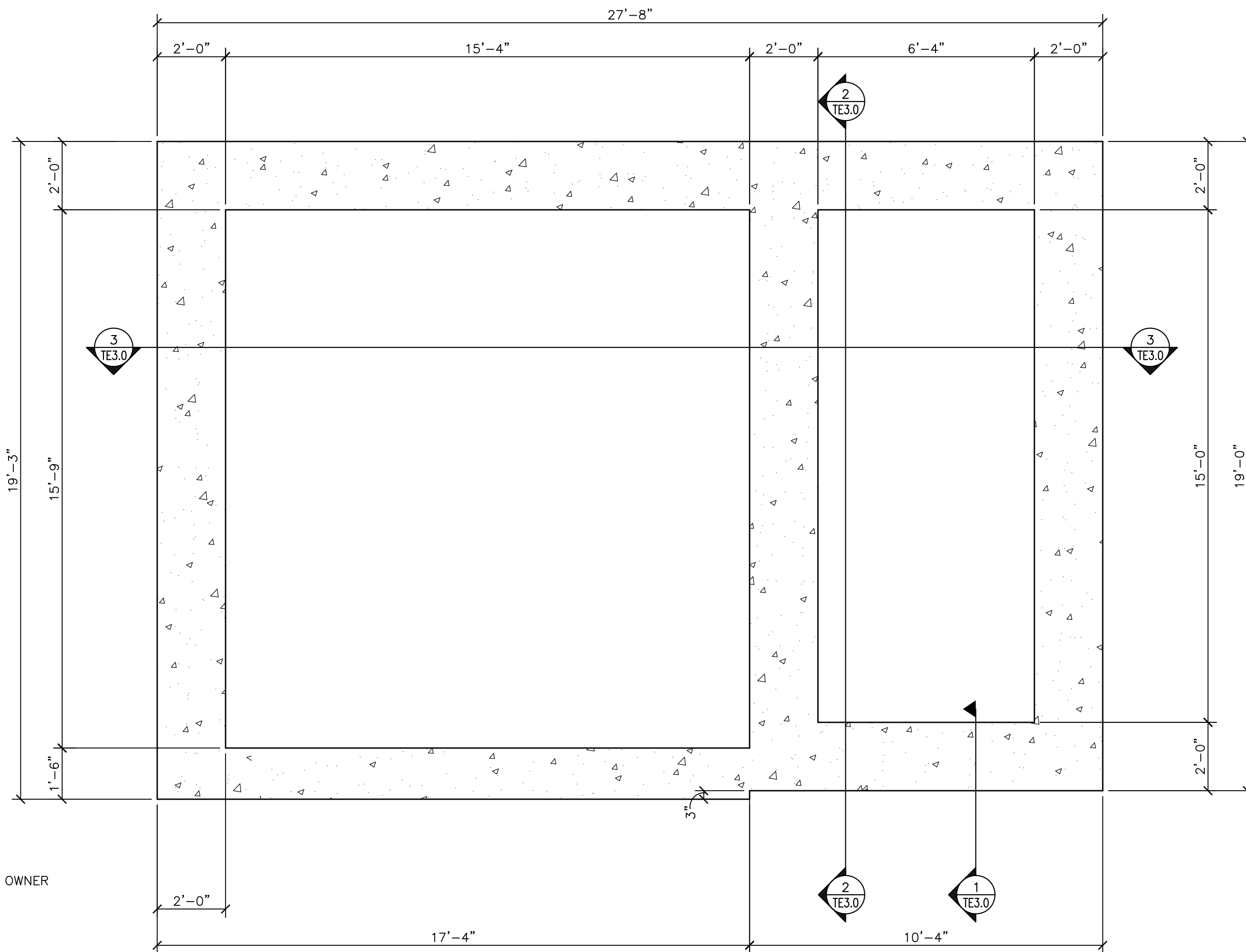
EXTERIOR
ELEVATIONS

DRAWING NO:

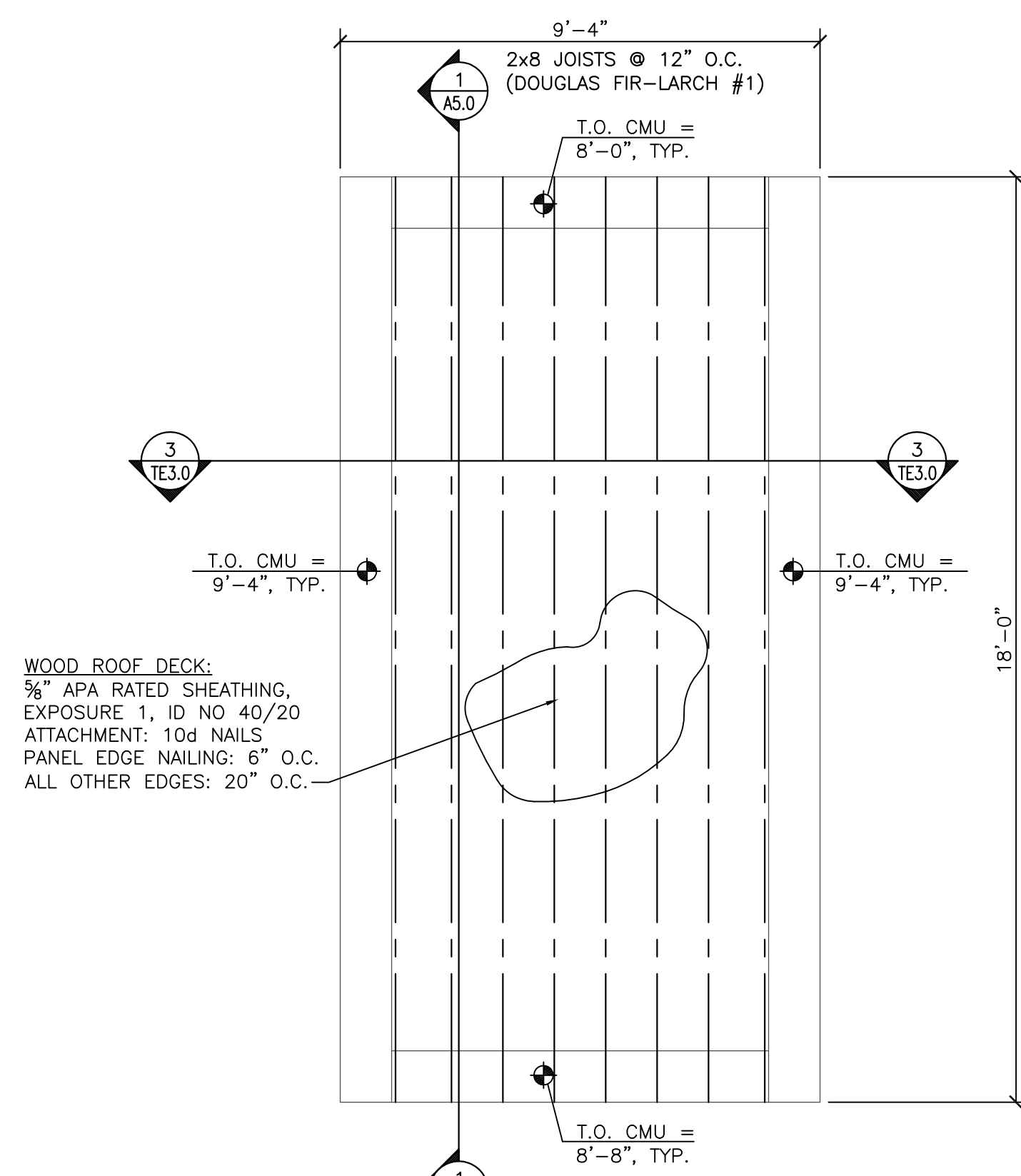
A3.02



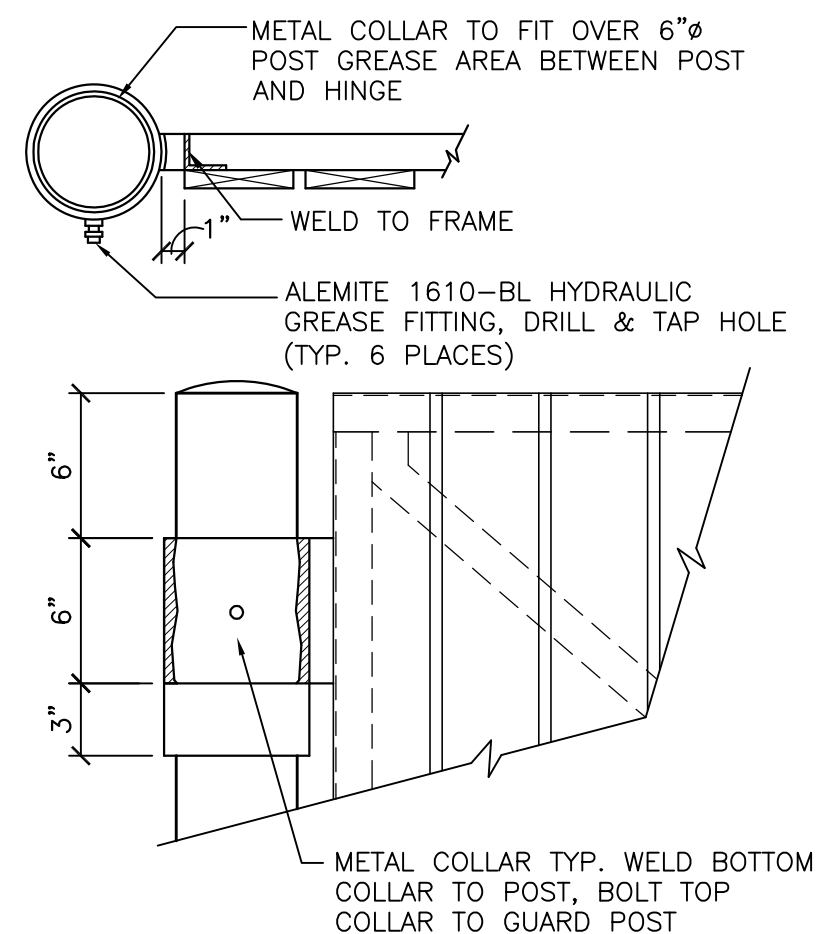
1 TRASH ENCLOSURE PLAN
 SCALE: 3/8"=1'-0"



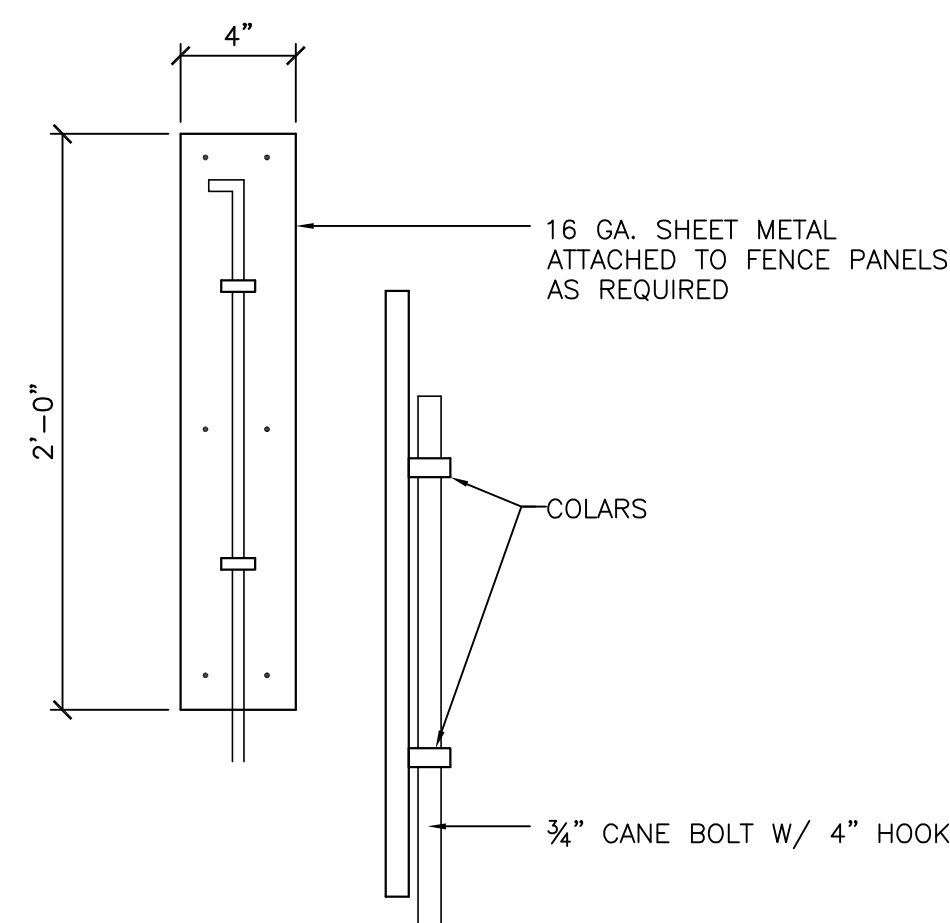
2 FOUNDATION PLAN
 SCALE: 3/8"=1'-0"



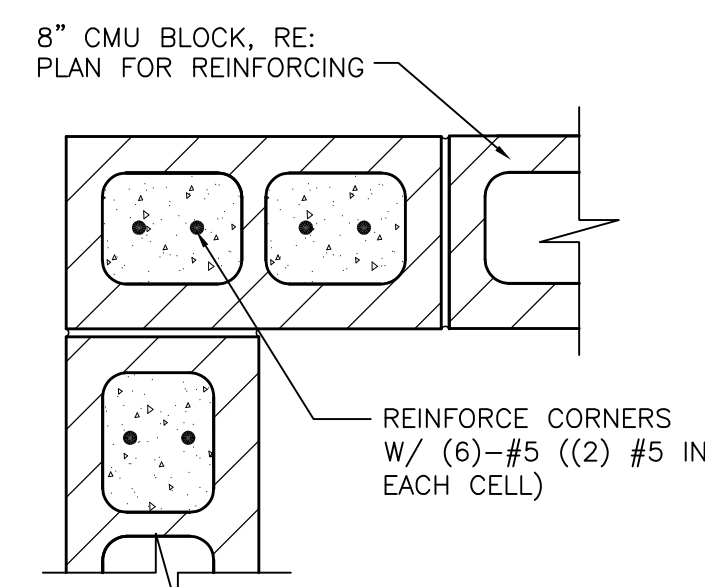
3 STORAGE AREA ROOF FRAMING PLAN
 SCALE: 3/8"=1'-0"



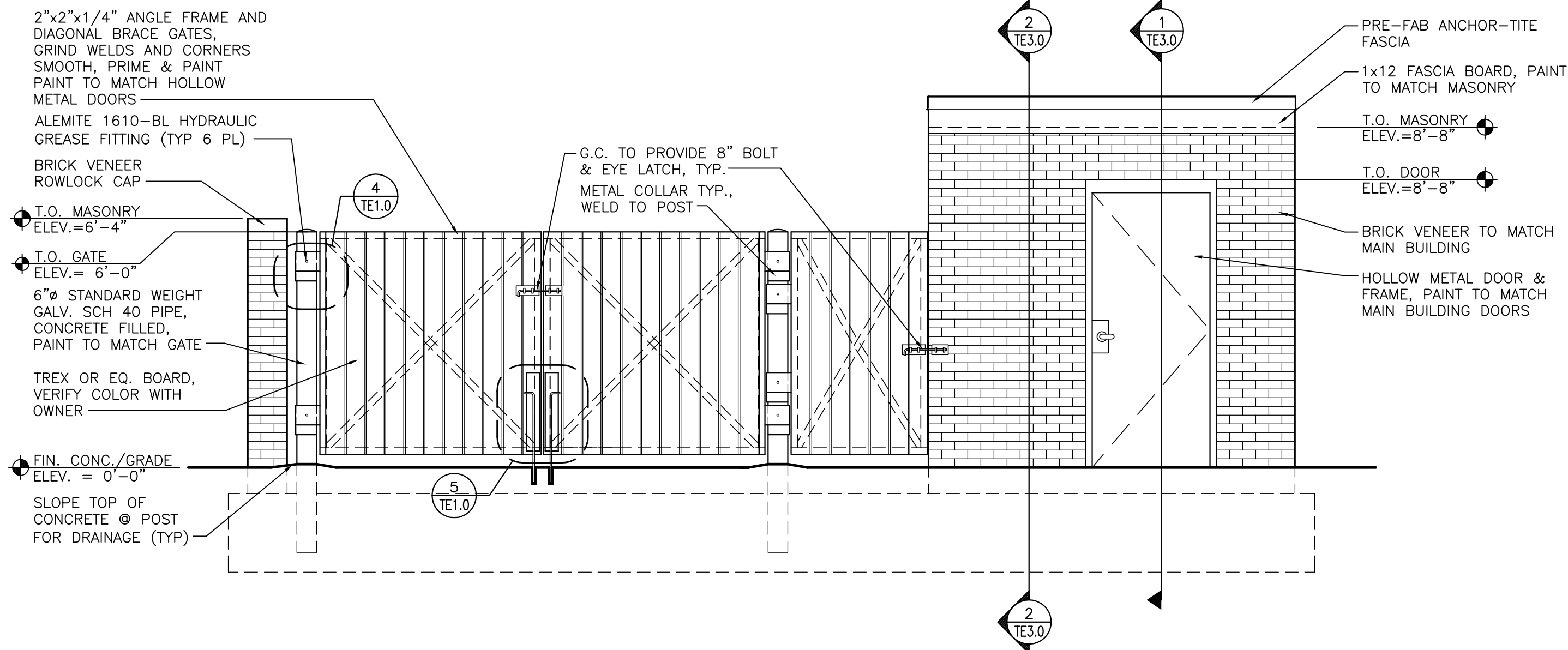
4 GATE HINGE DETAIL
 SCALE: 1 1/2" = 1'-0"



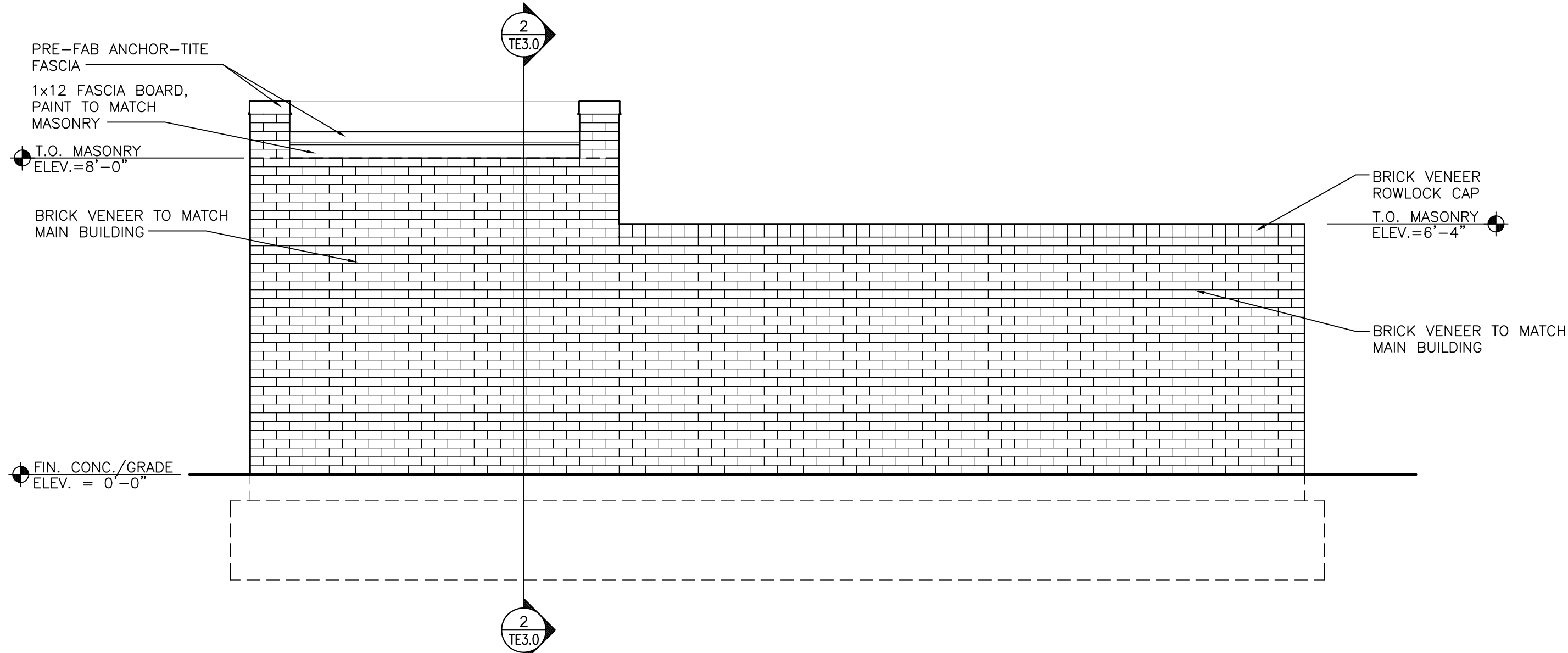
5 CAN BOLT DETAIL
 SCALE: 1 1/2" = 1'-0"



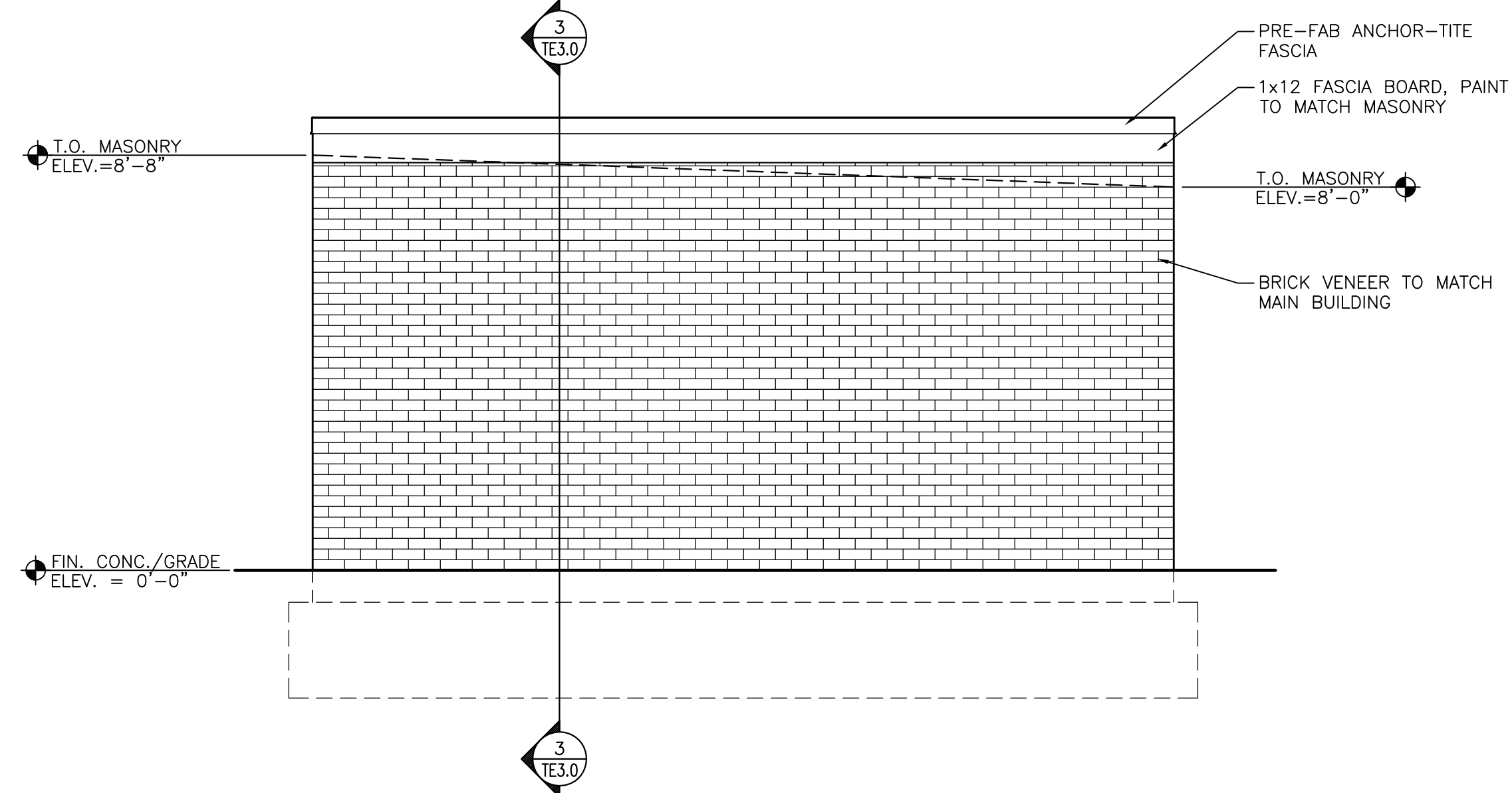
6 CMU CORNER DETAIL
 SCALE: 1 1/2" = 1'-0"



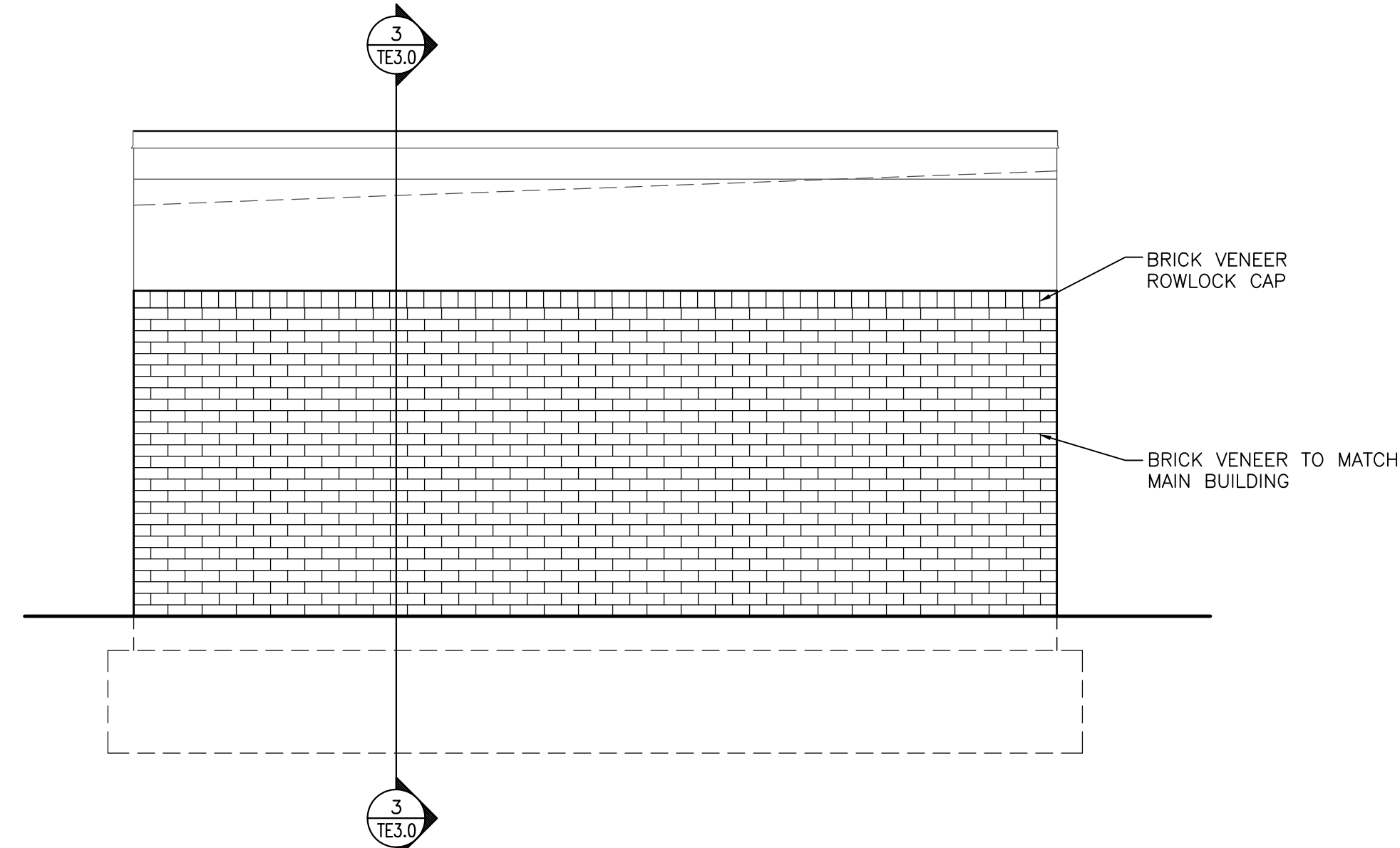
1 TRASH ENCLOSURE ELEVATION
SCALE: 3/8"=1'-0"



3 TRASH ENCLOSURE ELEVATION
SCALE: 3/8"=1'-0"



2 TRASH ENCLOSURE ELEVATION
SCALE: 3/8"=1'-0"



4 TRASH ENCLOSURE ELEVATION
SCALE: 3/8"=1'-0"



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Chicago, IL 60607

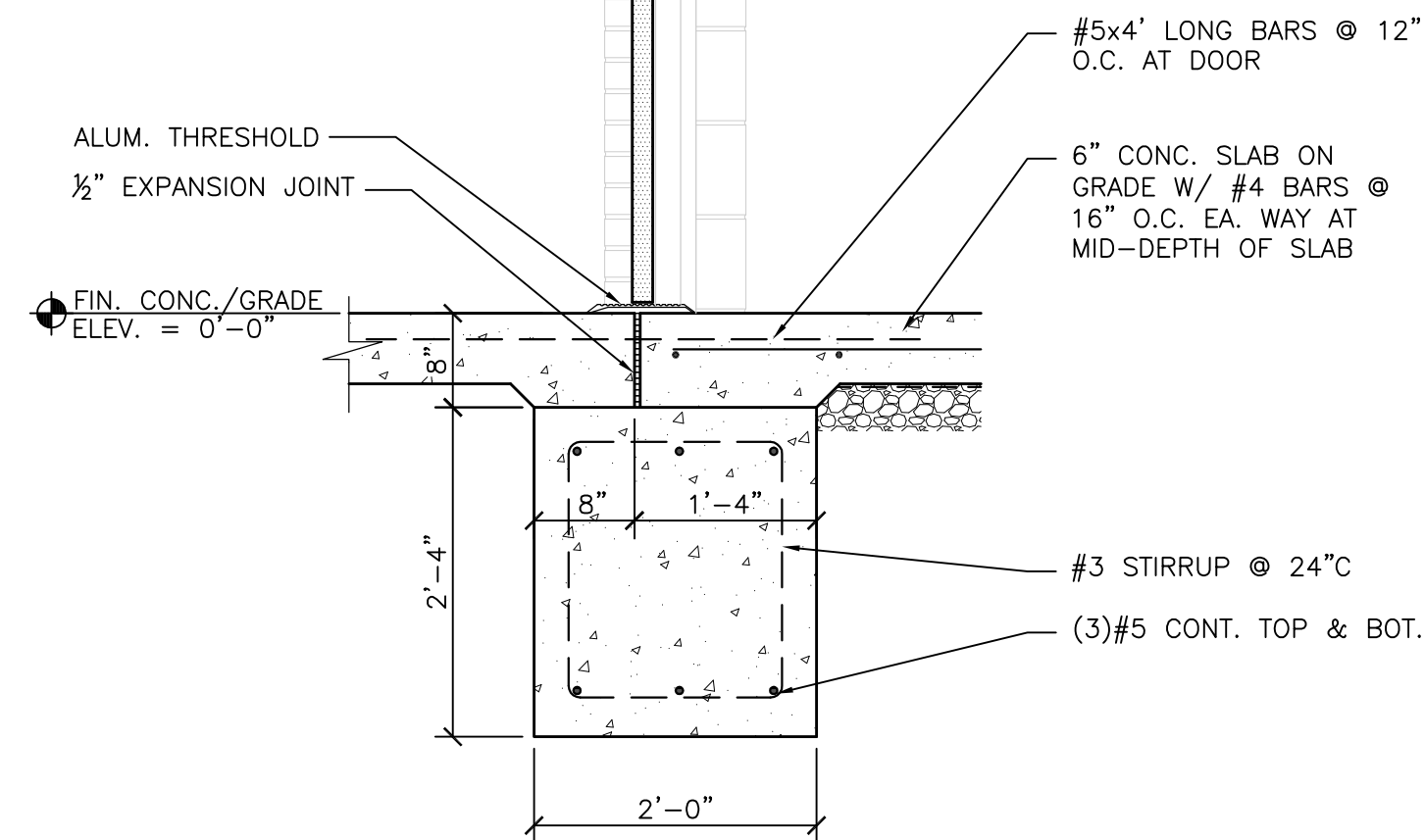
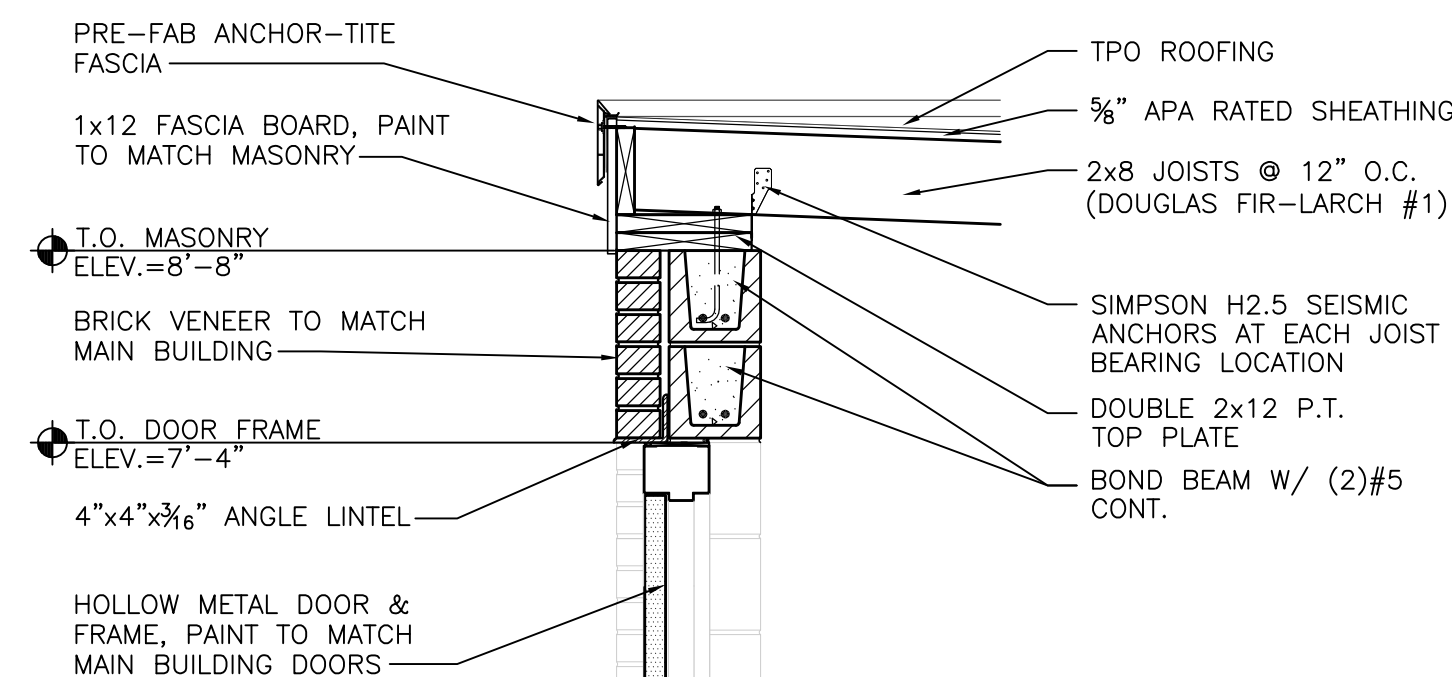
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- -

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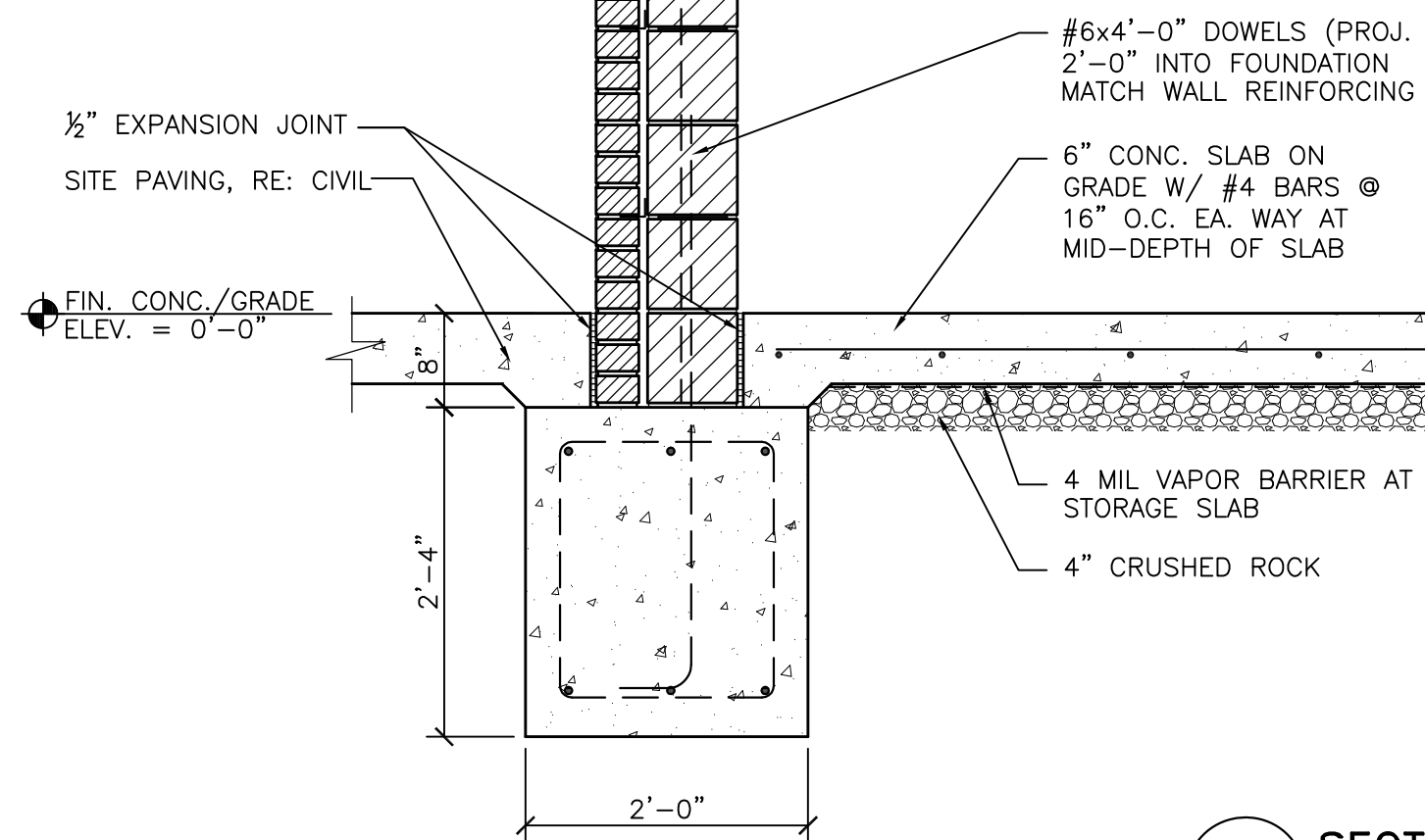
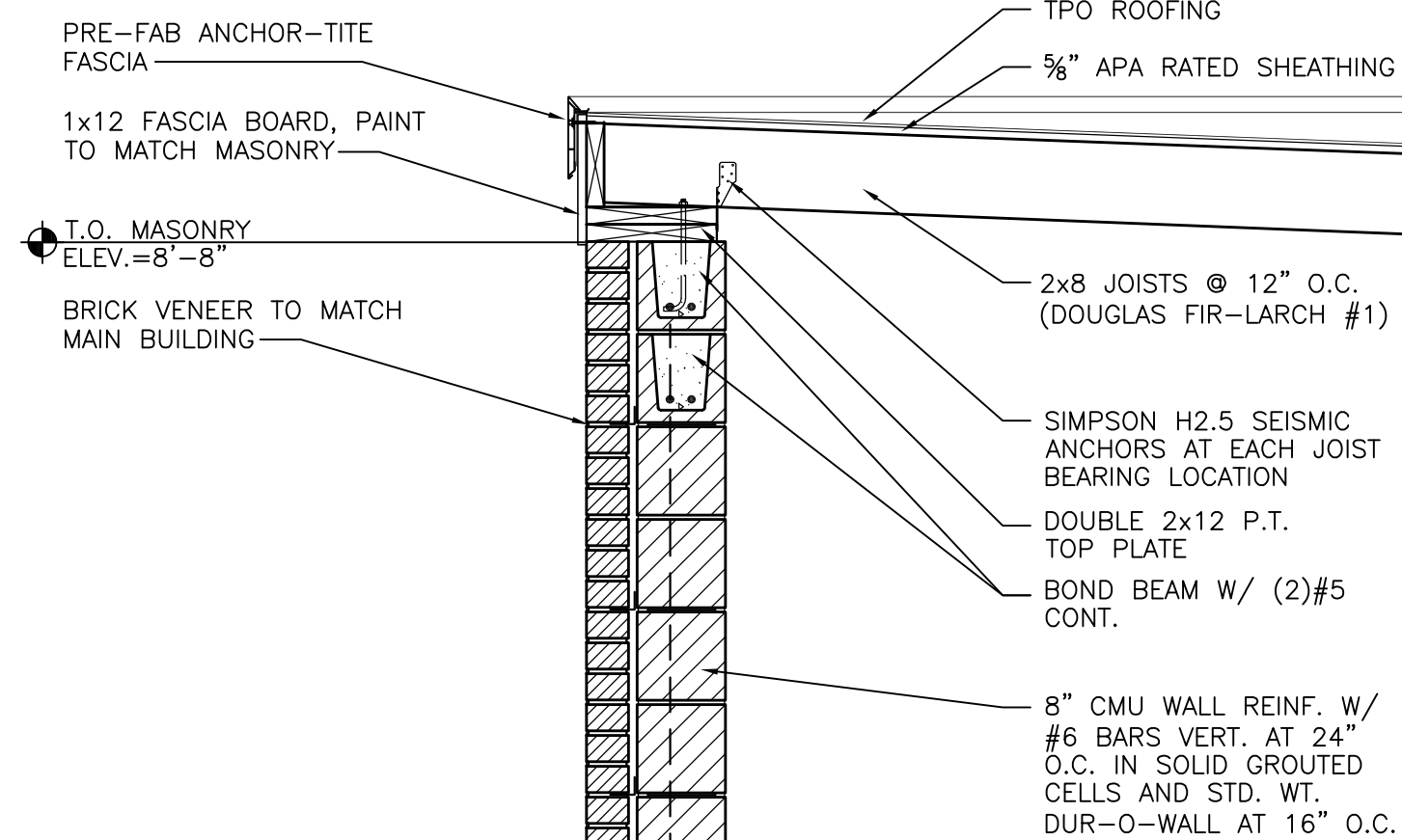
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ENCLOSURE
ELEVATIONS

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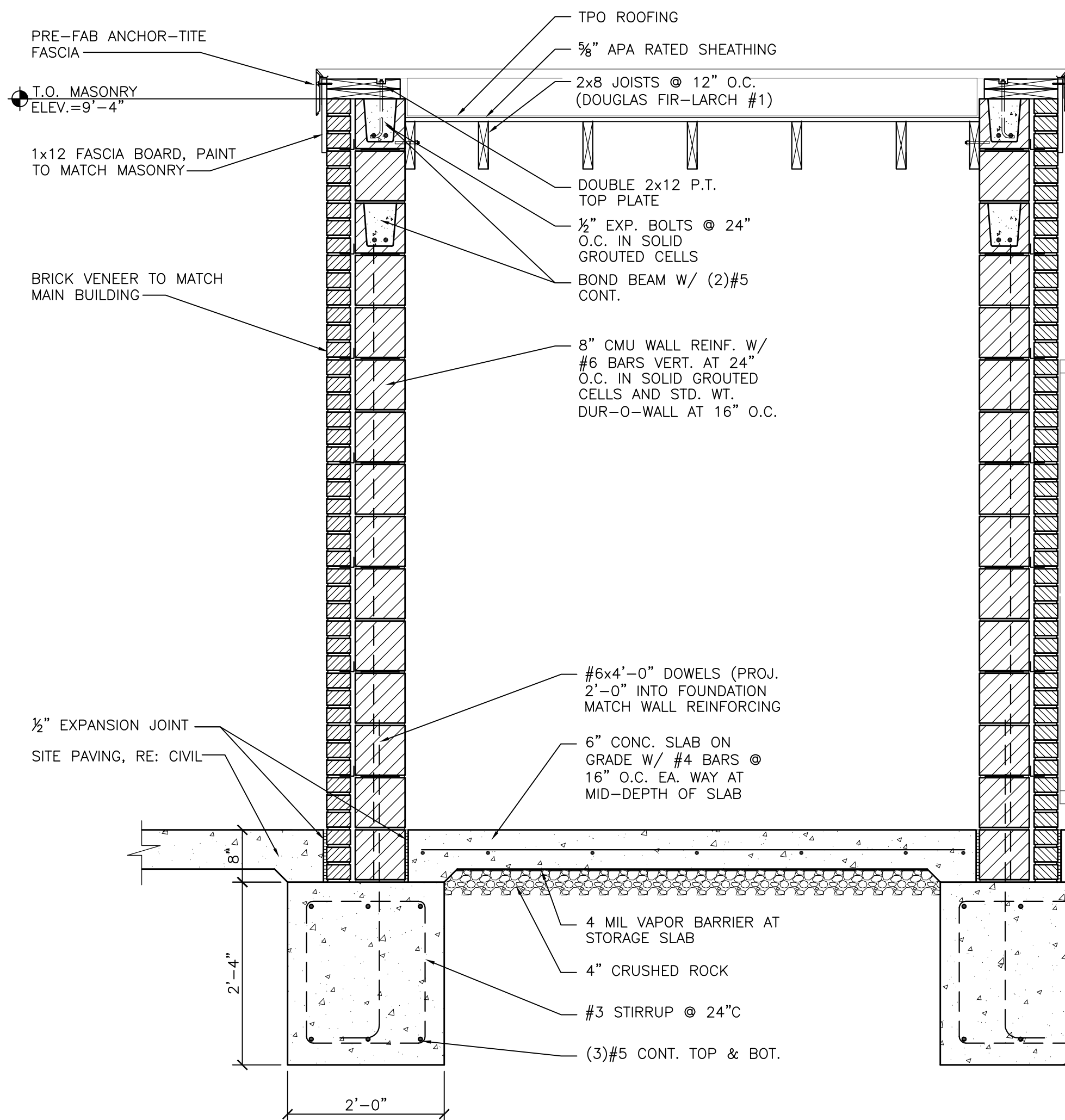
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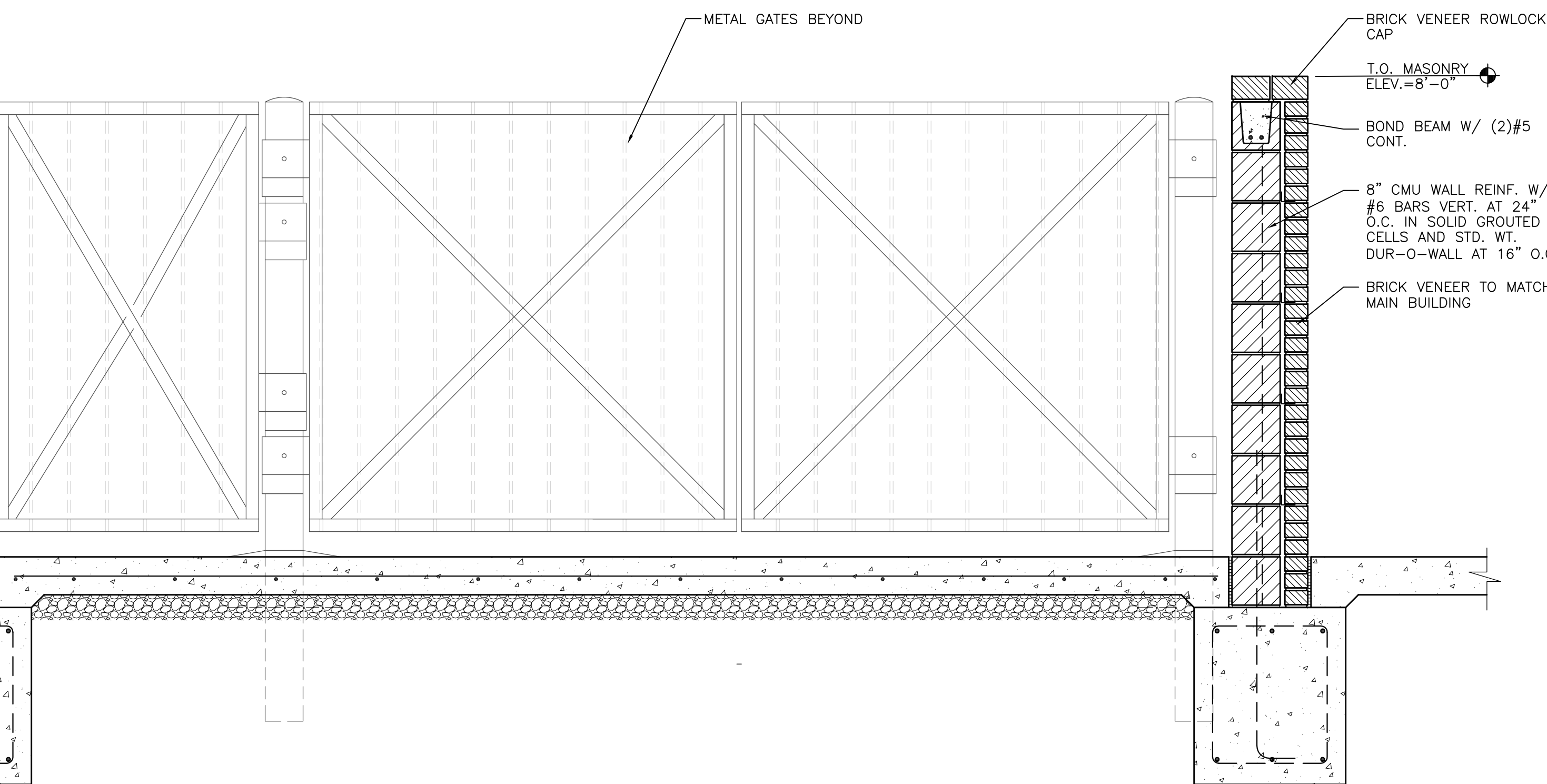
1 SECTION
SCALE: 3/4"=1'-0"



2 SECTION
SCALE: 3/4"=1'-0"



3 SECTION
SCALE: 3/4"=1'-0"



4 BOLLARD DETAIL
SCALE: 3/4"=1'-0"