

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.

TO1.0

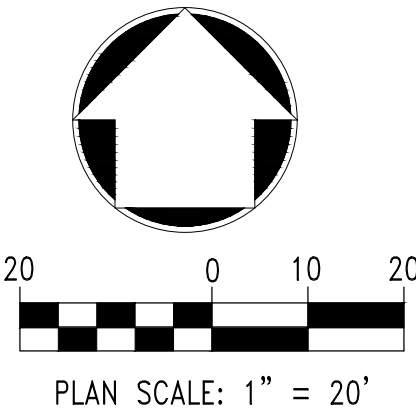
SITE DEVELOPMENT PLAN
MCDONALDS REMODEL AT PARKER CENTRAL AREA
FILING NO. 5, BLOCK 1, LOT 2

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



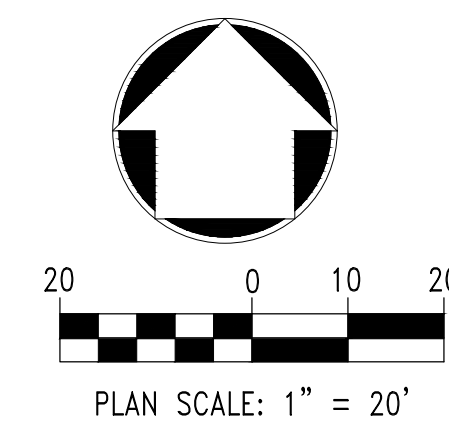
NOTES CORRESPONDING TO SCHEDULE B - SECTION 2 OF TITLE COMMITMENT:

- 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. 9682769.
(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: 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.			
SHEET ADDRESS		OFFICE	
10950 S. PARKER ROAD		ROCKY MOUNTAIN REGION	
CITY		ADDRESS	
PARKER		4643 S. UJSTER STREET, SUITE 1300, DENVER, COLORADO 80237	
STATE		COUNTY	
COLORADO		DOUGLAS	
REGIONAL DING. NO.		STATE DING. NO.	
		50162	
REGIONAL DING. NO.		NATIONAL DING. NO.	
		7462	
SCALE: 1"=20'		M&D REF: BOWAN	
DATE: 03/13/2025		M&D P/C/M: MANN	
DESIGNED BY: RJP		FILE NAME:	
DRAWN BY: RJP		CURRENT.DWG	
CHECKED BY: RJP		SUS. IN. 14-001-47	
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]

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,
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CORE WILL REQUIRE AN EASEMENT BY
SEPARATE DOCUMENT PRIOR TO APPROVAL OF
SITE PLAN.

TRANSFORMER MAY NOT OPEN INTO DRIVE
CORE WILL REQUIRE 10-FOOT IN FRONT OF
DOORS TO BACK OF CURB.
REQUIRE TOWN OF PARKER VARIANCE TO ALLOW
THE TRANSFORMER TO BE INSTALLED ALONG
FRONTAGE.

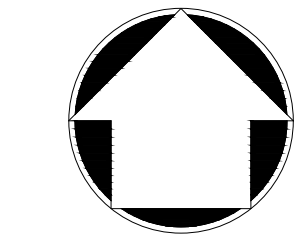


Size: 55" x 1" x 72"H
Weight: 45 Lbs.
Material: Powder coated steel
Parts: Hardware kit
(4) 3/8"-16 x 1" stainless steel screws
(8) 3/8" stainless steel flat washers
(4) 3/8" stainless steel locking nuts

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

6' SCREEN FENCE

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



20 0 10 20
PLAN SCALE: 1" = 20'

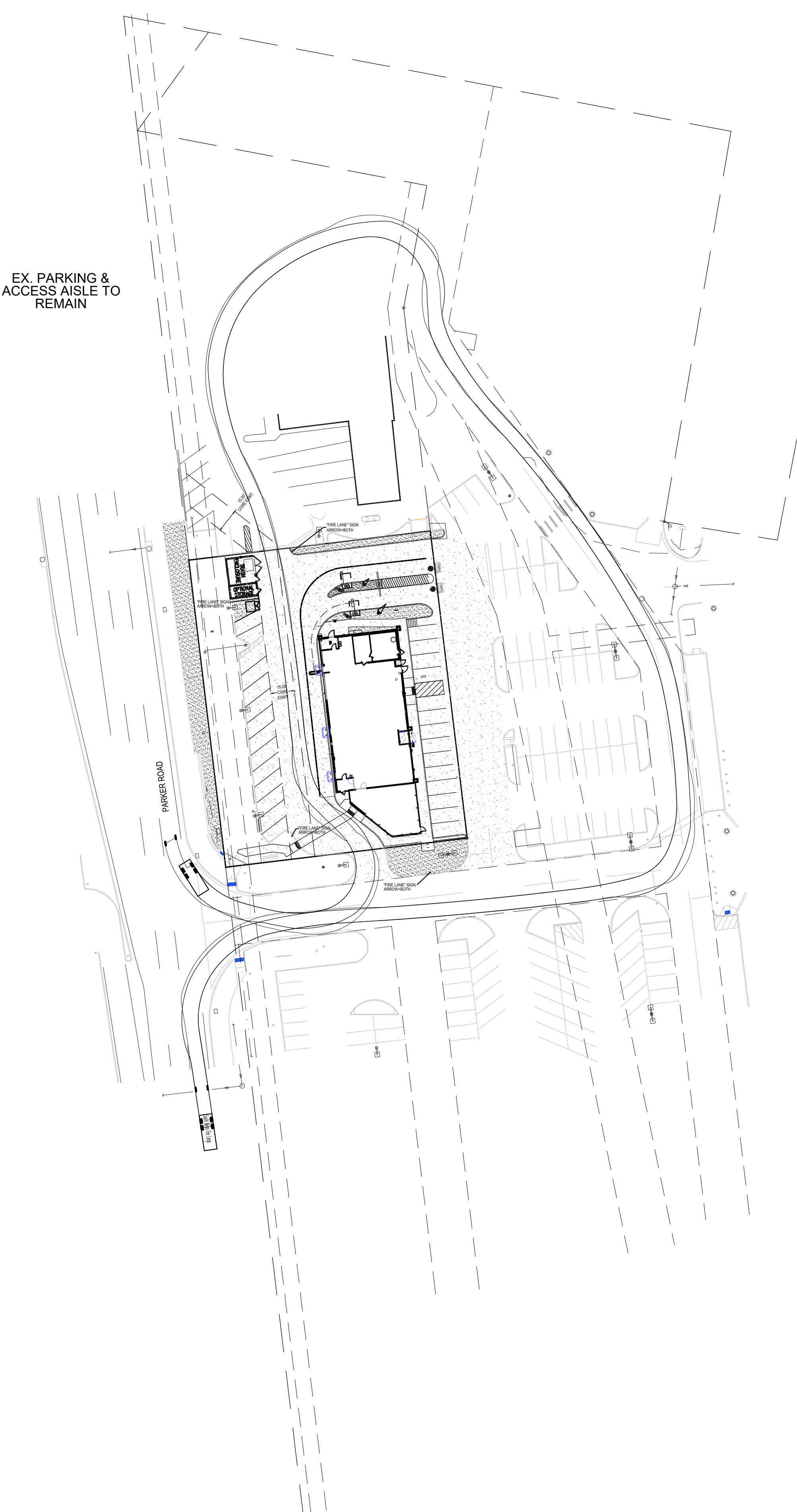


Know what's below.
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NO.		DATE		REVISION DESCRIPTION	
CIVIL ENGINEERING CONSULTANT:					
 2595 PONDEROSA ROAD FRANKTOWN, CO 80116 720.384.7661 Phone rpalmer@strategicsl.net Robert J. Palmer, PE President					
PREPARED UNDER THE DIRECT SUPERVISION OF:					
SEAL:					
BY Robert J. Palmer, PE Licensed Professional Engineer (CO PE #36320), AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC.					
STREET ADDRESS		CITY		COUNTY	
10950 S. PARKER ROAD		PARKER		DOUGLAS	
STATE		CITY		COUNTY	
COLORADO		PARKER		DOUGLAS	
REGIONAL DWG. NO.		STATE DWG. I.D.A.		NATIONAL I.D.A.	
50162		7462			
SCALE: 1"=20'		M&D REF: BOWAN			
DATE: 03/13/2025		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:					
SITE PLAN					
SHEET NO:					
C1.0					

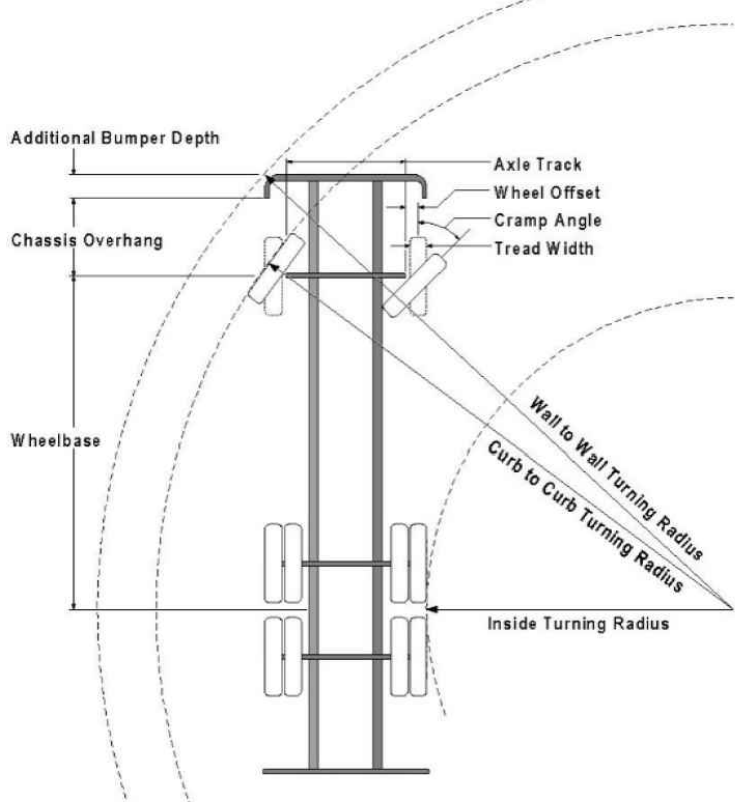
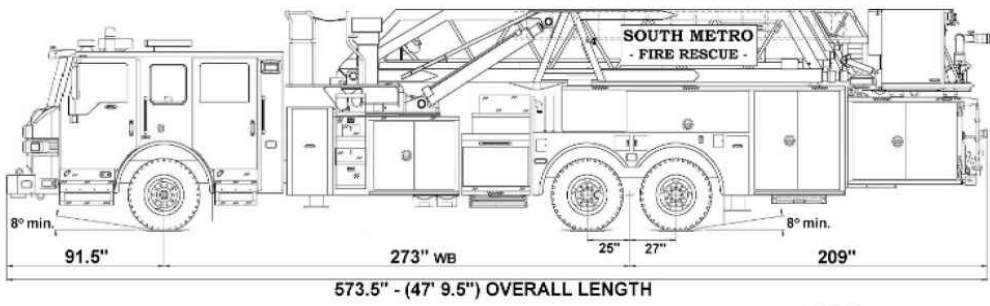
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FILING NO. 5, BLOCK 1, LOT 2

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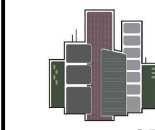
FIRE ACCESS ROAD DESIGN CRITERIA

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.



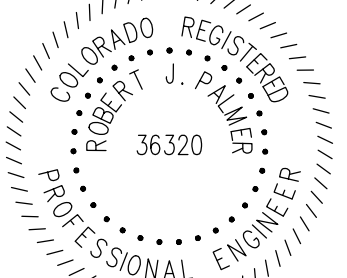
NO.	DATE	REVISION DESCRIPTION
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CIVIL ENGINEERING CONSULTANT:



Strategic Land Solutions, Inc.
Civil Engineering • Land Planning • Architecture
2595 PONDEROSA ROAD
FRANKTOWN, CO 80116
720.384.7661 Phone
rpalmer@strategicsl.com
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
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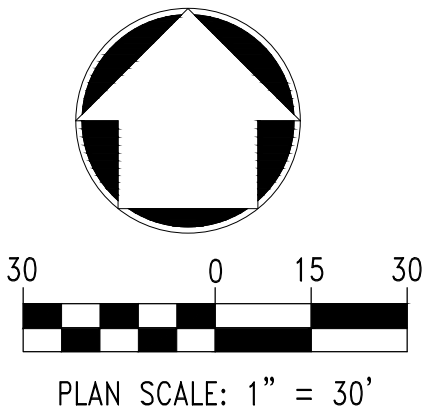
OFFICE: ROCKY MOUNTAIN REGION
ADDRESS: 4643 S. USTER STREET, SUITE 1300, DENVER, COLORADO 80237

STREET ADDRESS		10950 S. PARKER ROAD	
CITY	PARKER	STATE	COLORADO
COUNTY		DOUGLAS	
REGIONAL DWG. NO.		STATE DWG. #	50162
		NATIONAL #	7462

SCALE: 1"=20'	M&D REF: BOWAN
DATE: 03/13/2025	M&D P/C/M: MANN
DESIGNED BY: RJP	
DRAWN BY: RJP	FILE NAME: CURRENT.DWG
CHECKED BY: RJP	SL/S, INC. 14-001-47

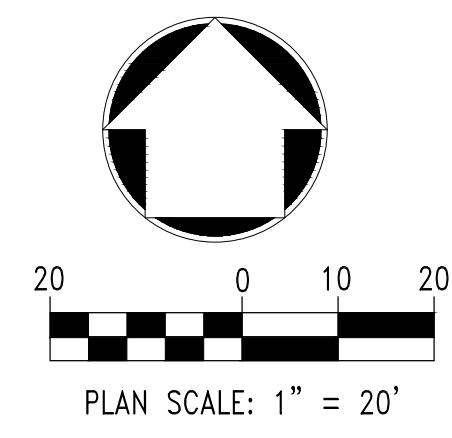
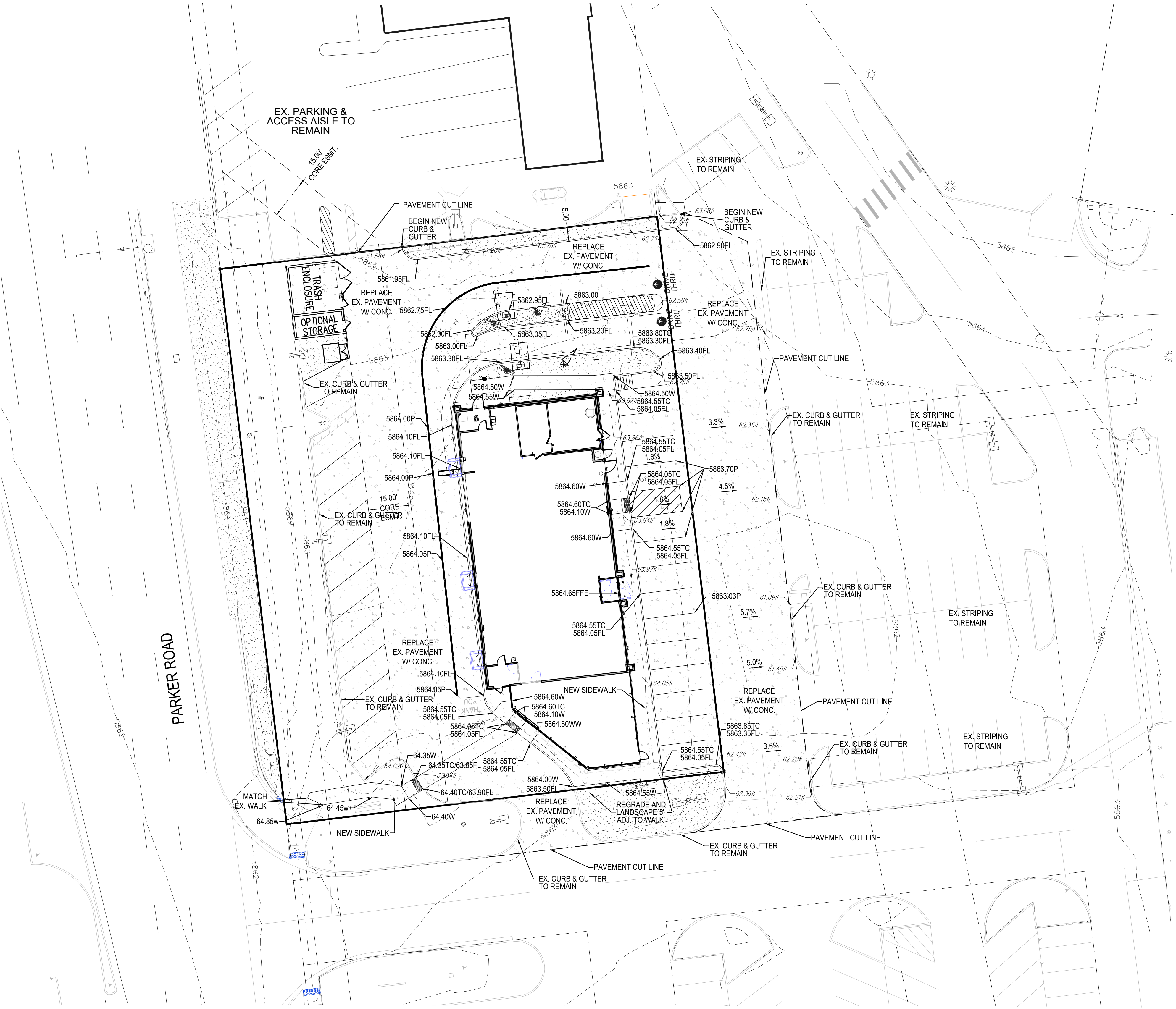
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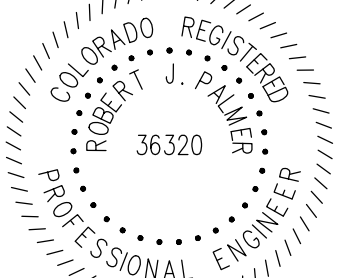
SHEET NO.:
C1.1



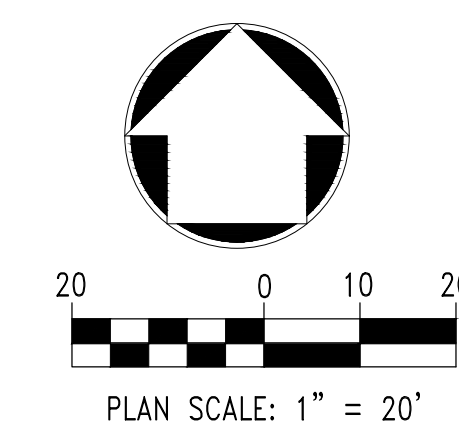
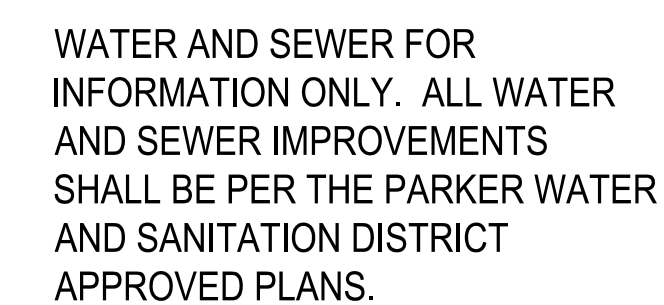
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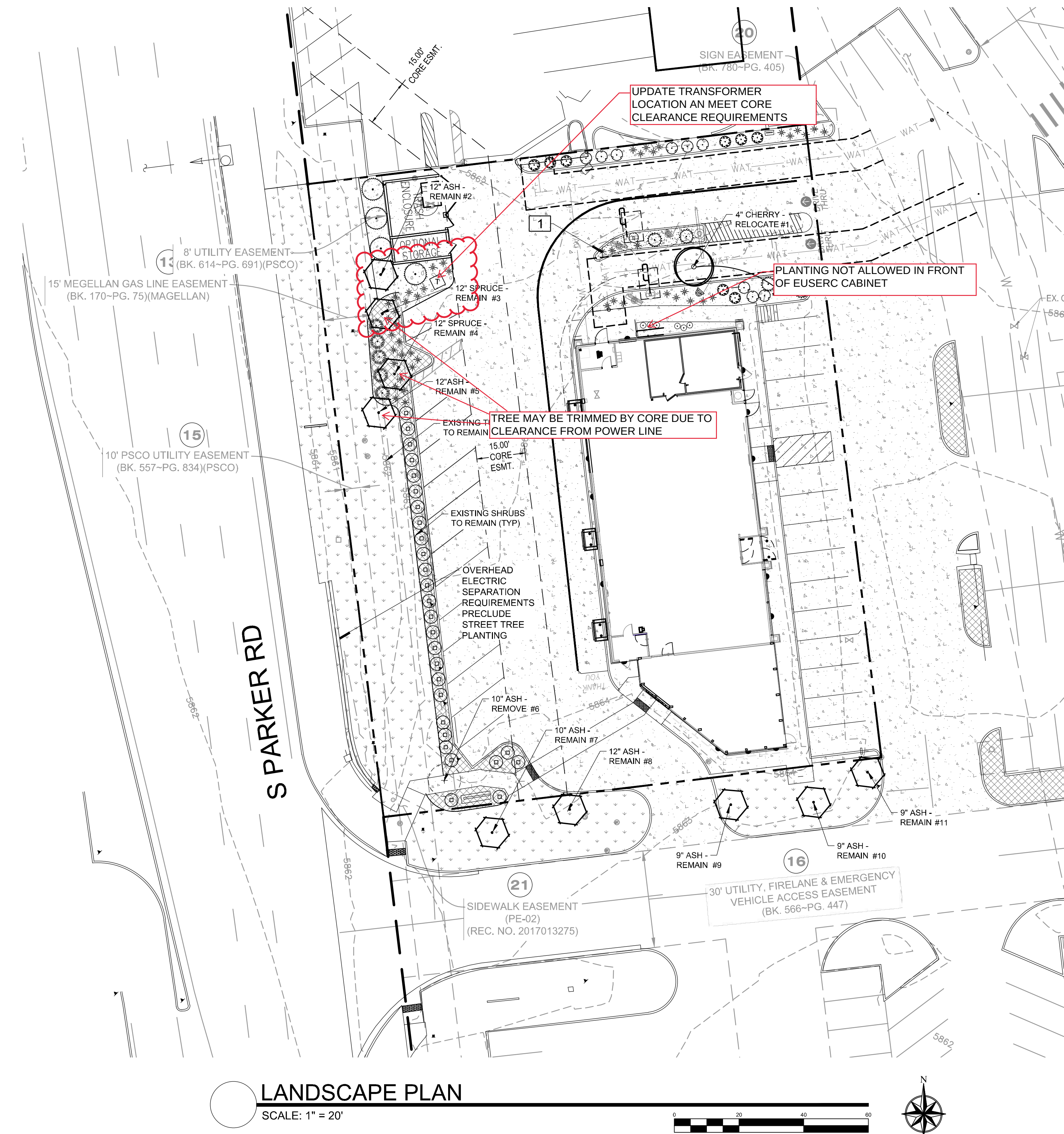
NO.		DATE		REVISION DESCRIPTION	
CIVIL ENGINEERING CONSULTANT:					
 Strategic Land Solutions, Inc. Civil Engineering & Land Planning/Development 2595 PONDEROSA ROAD FRANKTOWN, CO 80116 720.384.7661 Phone rpalmer@strategicsl.net Robert J. Palmer, PE President					
PREPARED UNDER THE DIRECT SUPERVISION OF:					
SEAL: 					
BY Robert J. Palmer, PE Licensed Professional Engineer (CO PE #36320), AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC.					
		McDonald's 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		CITY: PARKER		STATE: COLORADO	
COUNTY: DOUGLAS		CITY: PARKER		STATE: COLORADO	
REGIONAL DWG. NO. 50162		REGIONAL DWG. NO. 50162		REGIONAL DWG. NO. 50162	
OFFICE: ROCKY MOUNTAIN REGION		ADDRESS: 4643 S. ULLSTER STREET, SUITE 1300, DENVER, COLORADO 80237		ADDRESS: 4643 S. ULLSTER STREET, SUITE 1300, DENVER, COLORADO 80237	
SCALE: 1"=20'		M&D REF: BOWAN			
DATE: 03/13/2025		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: GRADING PLAN					
SHEET NO.: C2.0					

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



Know what's **below**.
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[illegible]



LANDSCAPE PLAN

SCALE: 1" = 20'

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
TREES				
	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				
	JC	5	JUNIPERUS CHINENSIS 'PFITZERIANA COMPACTA' / COMPACTA PFITZER JUNIPER	5 GAL
	JHH	5	JUNIPERUS HORIZONTALIS 'HUGHES' / CREEPING JUNIPER	5 GAL
	JSC	4	JUNIPERUS SCOPULORUM 'GREY GLEAM' / MOONGLOW JUNIPER	5 GAL
	POL	8	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				
	CAC	48	CALAMAGROSTIS X ACUTIFLORA / FEATHER REED GRASS	1 GAL
PERENNIALS				
	AQ	6	AQUILEGIA CHRYSANTHA / GOLDEN COLUMBINE	1 GAL
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
GROUND COVERS				
	EX-RS	3,739 SF	EX LANDSCAPE - SHRUB BED / TO REMAIN	EXISTING
	EX-RES	7,858 SF	EX TURF TO REMAIN / EXISTING IRRIGATED TURF	EXISTING
MULCHES				
	RM	1,745 SF	ROCK MULCH / RIVER ROCK 2"	MULCH

ANY EXISTING TREES TO REMAIN THAT EXPERIENCE MORTALITY DUE TO CONSTRUCTION SHALL BE REPLACED WITH SIMILAR SIZE AND SPECIES

NOTE:
ANY PLANTS THAT ARE NOT MAINTAINED SHALL BE REPLACED

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
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). WOOD MULCH NOT REQUIRED AROUND BASE OF PLANTS LOCATED IN PEA GRAVEL.	

EXTEND IRRIGATION FROM EXISTING SYSTEM TO NEW PLANTINGS. VERIFY FUNCTIONALITY OF SYSTEM AND REPAIR/REPLACE ANY DAMAGED OR MALFUNCTIONING COMPONENTS. TREES TO RECEIVE TWO 2.0 GPM EMITTERS; SHRUBS TO RECEIVE TWO 1.0 GPH EMITTERS, PERENNIALS AND GRASSES TO RECEIVE ONE 1.0 GPH EMITTER.

SITE CATEGORY REQUIREMENTS

OVERALL LANDSCAPE		Site Area = 30,535 SF 4,580 SF Required			
Total Landscape Area Required (15%) 30,535 sf	Total Landscape Area Provided - On-Site 11836 (39%)	Trees Provided 7 + 10 existing	Shrubs Provided 30 + 27 existing	Evergreen Lsp (Min 25, max 50%) 45% 14 eg / 31 total = .45	Plant Coverage Req / Prov 75% / 85%
PARKING AREA LANDSCAPING					
Parking Spaces Provided / Area 26	Parking Island Tree Provided 0 (utility conflict)	Parking Island Shrub Required / Provided 20 / 20	Parking Island Area Req / Prov 340 / 410	Parking Lot Perimeter Width Provided 10'	Parking Lot Perimeter Screening Provided Mixed Shrub Bed
RIGHT OF WAY LANDSCAPING					
Frontage S Parker Rd	Length (LF) 210	Trees Req / Prov 7 / 0*			
*OVERHEAD ELECTRIC SEPARATION REQUIREMENTS PRECLUDE STREET TREE PLANTING					
SITE PERIMETER LANDSCAPE					
Frontage S Parker Rd	Length (LF) 210	Shrubs Req / Prov 28 / 28	Trees Req / Prov 6 / 6 (4 existing)	Evergreen Trees (Min 25%) 2 - existing (33%)	

ALL TREES SHALL BE PLACED A MINIMUM 10 FEET AWAY FROM WATER, SANITARY AND STORM SEWERS AND ALL SHRUBS SHALL BE PLACED A MINIMUM OF 5 FEET AWAY FROM WATER, SANITARY, AND STORM SEWERS. NO MATERIAL WITHIN 3' OF A FIRE HYDRANT

NO.		DATE		REVISION DESCRIPTION	
CIVIL 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		COUNTY		COUNTY	
DOUGLAS		DOUGLAS		DOUGLAS	
SITE STORE #		SITE STORE #		SITE STORE #	
500162		500162		500162	
NATIONAL #		NATIONAL #		NATIONAL #	
tbd		tbd		tbd	
SCALE: 1"=20'		M&P RE: BOWAN			
DATE: 09/05/2022		M&P P/C: PEDIGO			
DESIGNED BY: JRO		FILE NAME: CURRENT.DWG			
DRAWN BY: JRO		SLS IN: 14-001-67			
CHECKED BY: JRO					
DRAWING TITLE:					
LANDSCAPE PLAN					
SHEET NO: LS1.0					

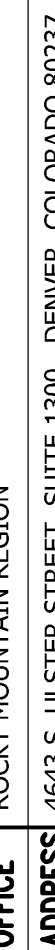


<u>SYMBOL</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>
TREES		
	1	RELOCATE AS INDICATED / EXISTING TREE TO BE RELOCATED
	1	REMOVE AS INDICATED / EXISTING TREE TO BE REMOVED
	9	TO REMAIN- PROTECT DURING CONSTRUCTION / EXISTING TREE TO REMAIN

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

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

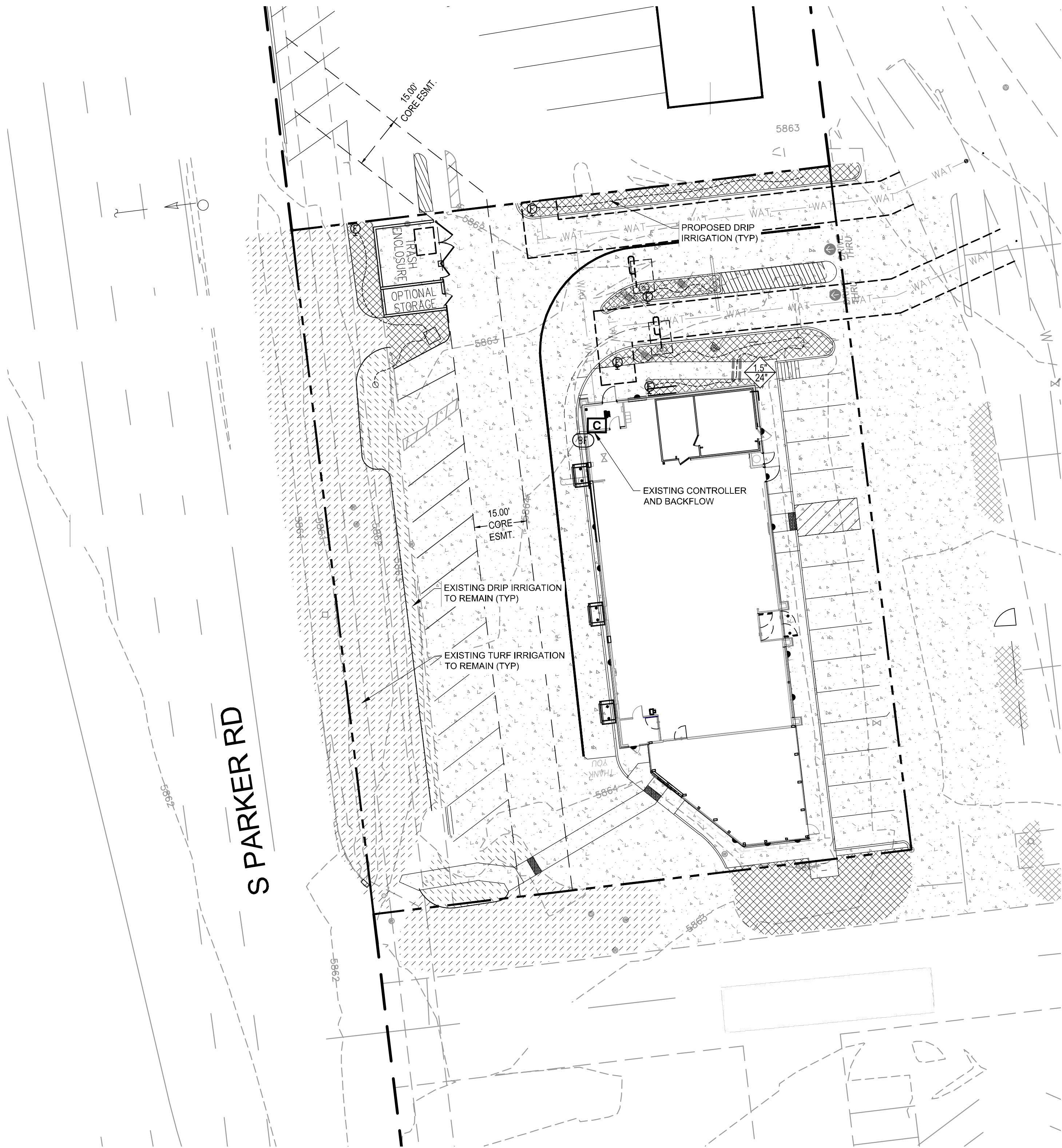
2595 PONDEROSA ROAD
FRANKTOWN, CO 80116
720.384.7661 Phone
rpalmer@strategicls.net
Robert J. Palmer, PE
President



SCALE:	1"=20'	Mod RE:	BOWAN
DATE:	09/05/2022	Mod P/Ck:	PEDIGO
DESIGNED BY:	JRO		
DRAWN BY:	JRO	FILE NAME:	
CHECKED BY:	JRO		CURRENT.DWG
			SLS JN: 14-001-4

LS1.1



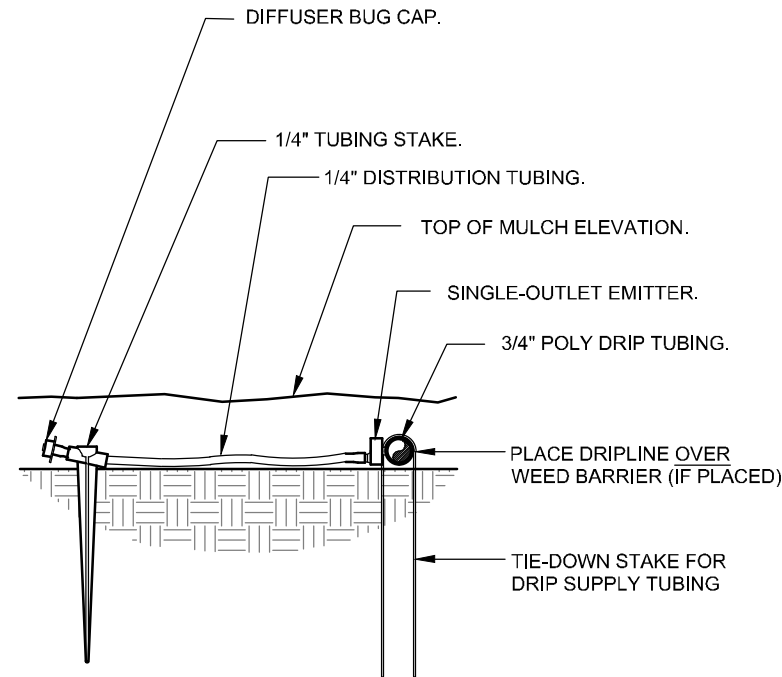
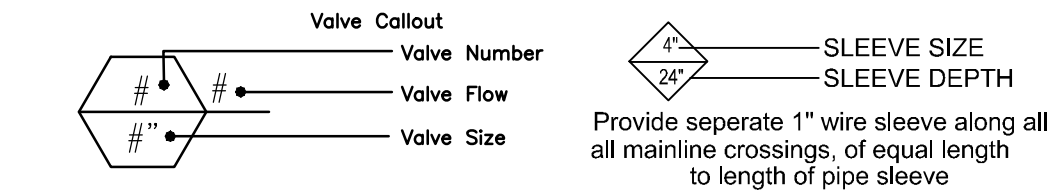


IRRIGATION PLAN
SCALE: 1" = 20'

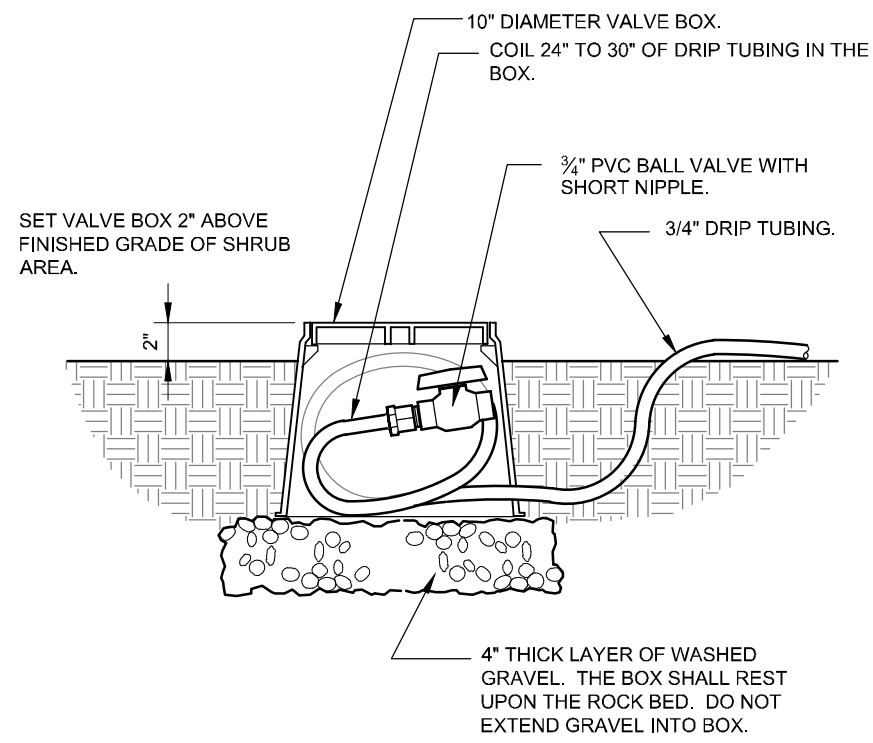
IRRIGATION SCHEDULE

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

NO.	DATE	REVISION DESCRIPTION
CML ENGINEERING CONSULTING		
 2595 PONDEROSA ROAD FRANKTOWN, CO 80116 720.384.7861 Phone rpalmer@strategicds.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 ADDRESS: ROCKY MOUNTAIN REGION
4643 S. JUSTER STREET, SUITE 1300, DENVER, COLORADO 80237

STREET ADDRESS	10950 S. PARKER ROAD	CITY	PARKER	COUNTY	DOUGLAS	STATE	COLORADO
REGIONAL DWG. NO.		STATE STORE D#	500162	NATIONAL D#	tbd		

SCALE:	1"=20'	MOD. REF.	BOWAN
DATE:	09/05/2022	MOD. P/C#	PEDIGO
DESIGNED BY:	JRO	FILE NAME:	CURRENT.DWG
DRAWN BY:	JRO	SLS IN: 14-001-67	
CHECKED BY:	JRO		

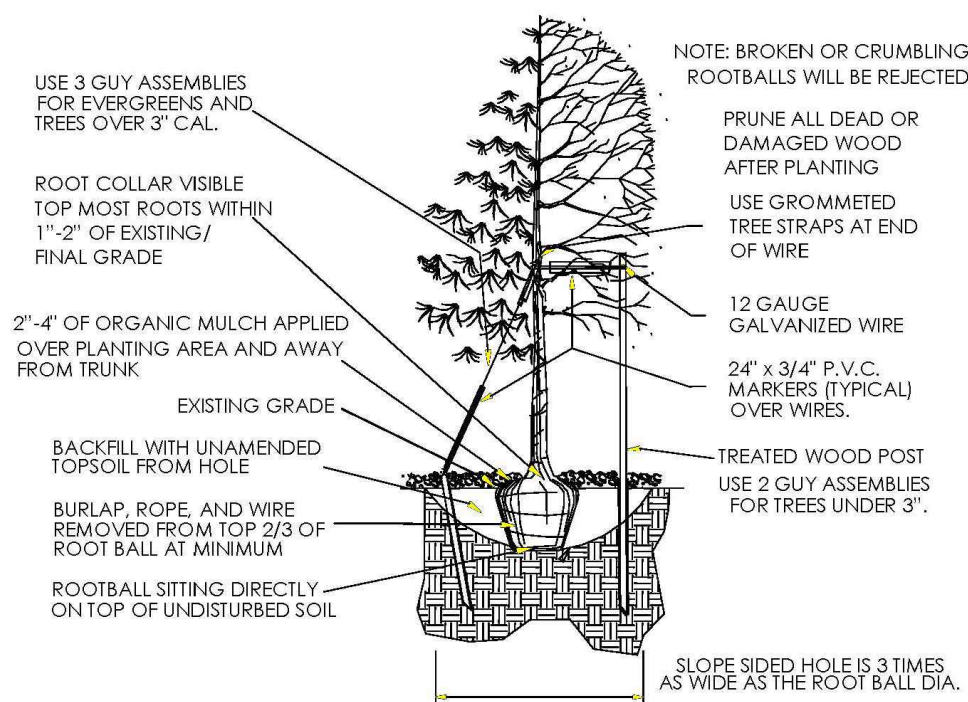
DRIVING TITLE:
IRRIGATION PLAN

SHEET NO:
IRR1.0

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

- 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.

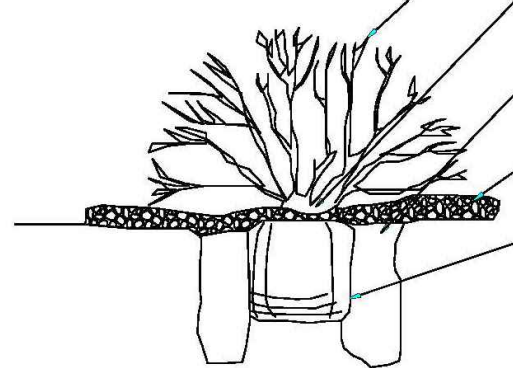
TOWN OF PARKER PLANTING STANDARDS



- Excavate planting holes with sloping sides. Make excavations at least three times as wide as the root ball diameter and no deeper than the distance from the top most roots to the bottom of the root ball to allow for settling. Do not disturb soil on either side of planting holes, but do score the sides of the planting hole. The planting area shall be loosened and aerated at least three times the diameter of the root ball. Backfill shall consist of existing on-site topsoil – no amendments shall be compressed into the bottom of planting holes.
- Trees shall be planted with the root collar/trace visible above grade AND two or more structural roots located within the top 1" to 2" of the root ball/finished grade measured 3" to 6" from trunk. This includes trees that are set on slopes (see sloping planting diagram). If a tree is planted on a slope, the root collar/trace shall be visible above grade and the root ball shall be backfilled.
- When root ball will remain intact, cut off between 1/4 of wire basket before planting the tree; use off remainder of basket AFTER tree is set in hole, remove basket completely. At a minimum, the top 2-3" of the burlap and basket shall be removed from the root ball on all trees. Remove all nylon ties, twine, rope and burlap. Remove unnecessary packing material.
- Form soil into a 3" to 5" tall watering ring (sucer) around planting area. This is not necessary in irrigated turf areas. Apply 2" to 4" depth of specified mulch over planting area and inside suucers, away from trunk.
- Staking and guying of trees is optional in most planting situations. In areas of extreme winds, or on steep slopes, staking may be required to stabilize trees. Staking and guying must be removed within 1 year of planting date.
- Tree wrap is not to be used on any new plantings, except in late fall planting situations, and only then after consultation with the Town Arborist.
- Resetting of improperly planted trees will only be allowed if it is determined that doing so will in no way compromise the root ball, and shall only be done with approval of the Town Arborist.

10. SEED MIX INSTALLATION: CONTRACTOR TO DRILL SEED WITH BRILLION TYPE APPLICATOR AND APPLY "SOIL GUARD" BONDED FIBER MATRIX (BFM), WHERE INDICATED PER PLAN AND SCHEDULES. APPLY SEED IN TWO DIRECTIONS (PERPENDICULAR OF THE OTHER) ADD SOIL GUARD 5M FOR DRILL SEEDS WHERE NOTED PER PLAN AND ON ALL SLOPES 3:1 TO 5:1. FOR AREAS WITH 3:1 SLOPES OR GREATER, CONTRACTOR TO USE SOIL GUARD APPLICATOR ONLY (IN LIEU OF HYDROMULCH). CONTRACTOR TO SPOT SEED NON-GERMINATING AREAS (3) MONTHS AFTER INITIAL SEED APPLICATION. CONTRACTOR TO RE-SEED ALL BARE AREAS (6"x6") AND GREATER AFTER (6) MONTHS FROM SEED GERMINATION OR AT THE BEGINNING OF THE FOLLOWING GROWING SEASON. PRIOR TO THE 11-MONTH WARRANTY INSPECTION RE-APPLY SOIL GUARD AND SEED MIX TO ALL BARE AREAS (6"x6" OR GREATER) AND TO ALL BARE AREAS (4"x4" OR GREATER) ON ALL SLOPES 3:1 AND GREATER.
 11. REMOVED DEAD TWIGS AND BRANCHES FROM ALL NEW AND EXISTING PLANT MATERIAL IN A MANNER THAT DOES NOT CHANGE THE NATURAL HABIT OF THE PLANT MATERIAL. SCORES OF 1" OR MORE SHALL BE PAINTED WITH ORGANIC TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED AT ANY TIME. NEWLY PLANTED TREES WITHOUT CENTRAL LEADERS WILL BE REJECTED.
 12. CONTRACTOR TO APPLY FERTILIZER IN SPRING & LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.
- ALL SEEDED AND SODDED AREAS TO HAVE RECOMMEND FERTILIZER APPLICATIONS ADDED ONCE IN MID TO LATE JUNE AND ONCE IN LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.
- ALL PLANT MATERIALS AND UTILITIES ARE SHOWN AT AN APPROXIMATE LOCATIONS. THE CONTRACTOR MAY NEED TO ADJUST LOCATIONS OF PLANT MATERIAL TO ADHERE TO SPECIFIC ON-SITE CONDITIONS AND CODE REQUIREMENTS. ALL TREES AND SHRUBS TO BE PLACES AT 2" MINIMUM BACK OF CURB. CONTRACTOR TO CALL FOR UTILITY LOCATES BEFORE PLANTING (TYP.) 1-800-922-1987, OR CALL 611 BEFORE YOU DIG!
14. STEEL EDGING TO BE USED TO SEPARATE ALL TURF AND/OR SEEDED AREAS FROM DRIVING BEDS. USE PERFORATED EDGING SEGMENTS TO OBTAIN POSITIVE DRAINAGE FOR ALL DRAINAGE SWALES OR AREAS OF STANDING WATER.
 15. CONTRACTOR TO PROVIDE COBBLE & UNDERLAYMENT FOR BUILDING DRAINS AND SWALES THROUGH LANDSCAPED AREAS.
 16. ALL REQUIRED LANDSCAPING TO BE INSTALLED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
 17. ALL NURSERY STOCK TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI z60.1) AND THE COLORADO NURSERY ACT.
 18. CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE AT LEAST 48 HOURS NOTICE OF SCHEDULED INSPECTIONS. REQUIRED INSPECTIONS INCLUDE A LANDSCAPE LAYOUT AND PLANT MATERIAL VERIFICATION AND PLACEMENT INSPECTION, IRRIGATION MAIN LINE INSPECTION, LANDSCAPE AND IRRIGATION PUNCH LIST INSPECTION, AND A LANDSCAPE AND IRRIGATION FINAL INSPECTION.

TOWN OF PARKER PLANTING DETAIL – SHRUBS



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

19. CONTRACTOR IS TO PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIAL, TURF, IRRIGATION COMPONENTS, AND WORKMANSHIP. REPLACEMENT PLANT MATERIALS SHALL BE OF THE SAME SPECIES AND SIZE AS THE DECAYED OR DEAD PLANT MATERIAL. WARRANTY IS VOID IF PLANT MATERIAL ARE UNDER OR OVER-WATERED/FERTILIZED, DAMAGED BY VANDALISM OR NEGLECTED BY OWNER AFTER FINAL MAINTENANCE PERIOD AND FINAL ACCEPTANCE IS PROVIDED.
- REMOVE ALL TREE STAKING MATERIALS AT END OF WARRANTY, PRIOR TO FINAL ACCEPTANCE
20. MAINTENANCE: THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION MAINTENANCE OF THIS SITE AND ANY RIGHT OF WAY AREAS BETWEEN THE CURB AND PROPERTY LINES OF THIS SITE. MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZATION, WOOD MULCH AND ROCK COVER REPLACEMENT, PRUNING, AND PLANT MATERIAL REPLACEMENT (INCLUDING ANNUAL BEDS). ALL MAINTENANCE SHOULD BE IN ACCORDANCE WITH STANDARDS SPECIFIED WITHIN THE "ALCC SPECIFICATIONS HANDBOOK" REVISED EDITION- 1996. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION MAINTENANCE OF THIS SITE.

NO GRADING TO OCCUR WITHIN THE CRITICAL ROOT ZONE / DRIP LINE
OF EXISTING TREES. ALL GRADING AROUND EXISTING TREES TO REMAIN
SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.

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.

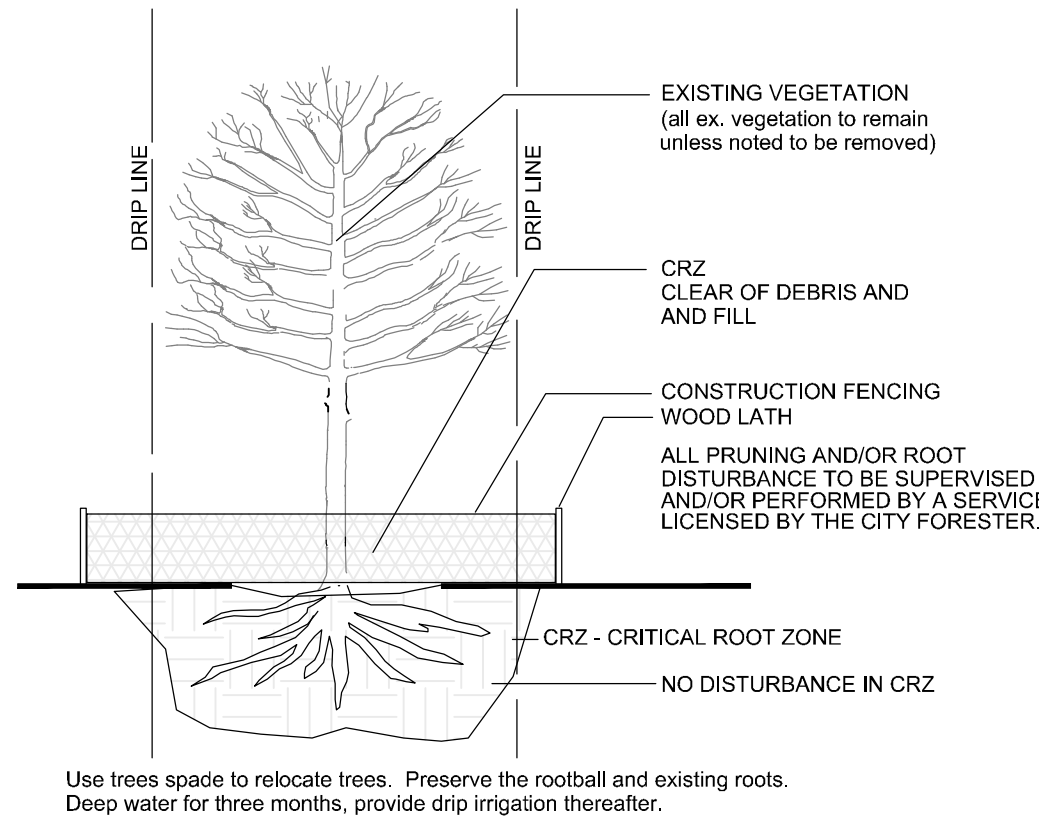
PROTECTIVE FENCING:

FOUR FEET HEIGHT PROTECTIVE FENCING IS TO BE INSTALLED AROUND THE EXISTING TREES TO REMAIN PRIOR TO CONSTRUCTION ON THIS SITE. CONTRACTOR IS TO TAKE PRECAUTIONS TO ENSURE THAT EXISTING ROOTS AND LIMBS ARE NOT DAMAGED DURING EXCAVATION ADJACENT TO TREES. FENCING IS TO BE INSTALLED BELOW THE EDGE OF THE CANOPY OF THE EXISTING TREES TO REMAIN. FENCING IS TO REMAIN IN PLACE FOR THE DURATION OF CONSTRUCTION.

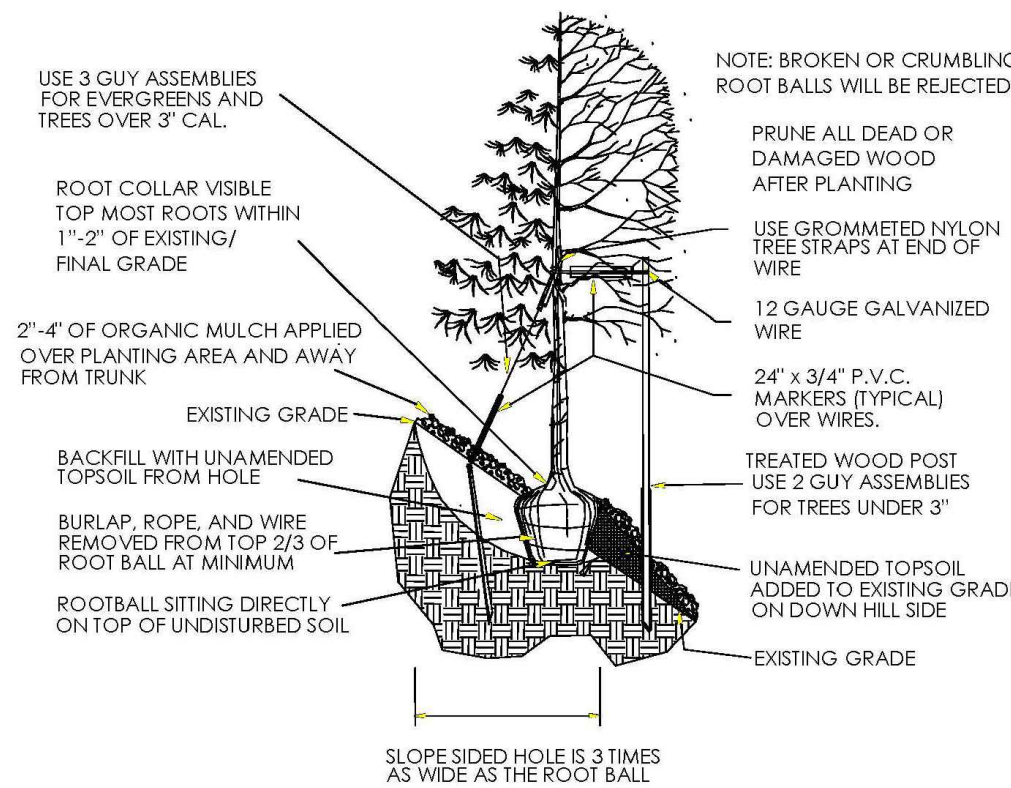
IF ROOT PRUNING IS NECESSARY FOR GRADING, EXCAVATING, OR INSTALLATION OF IRRIGATION SYSTEM, ALL ROOT PRUNING IS TO TAKE PLACE OUTSIDE OF THE PROTECTIVE FENCING AROUND EACH TREE. CONTRACTOR IS TO TRENCH 12" AWAY FROM PROTECTIVE FENCING. ANY ROOTS LARGER THAN 2" ARE TO BE SAW CUT. CONTRACTOR IS TO HAND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

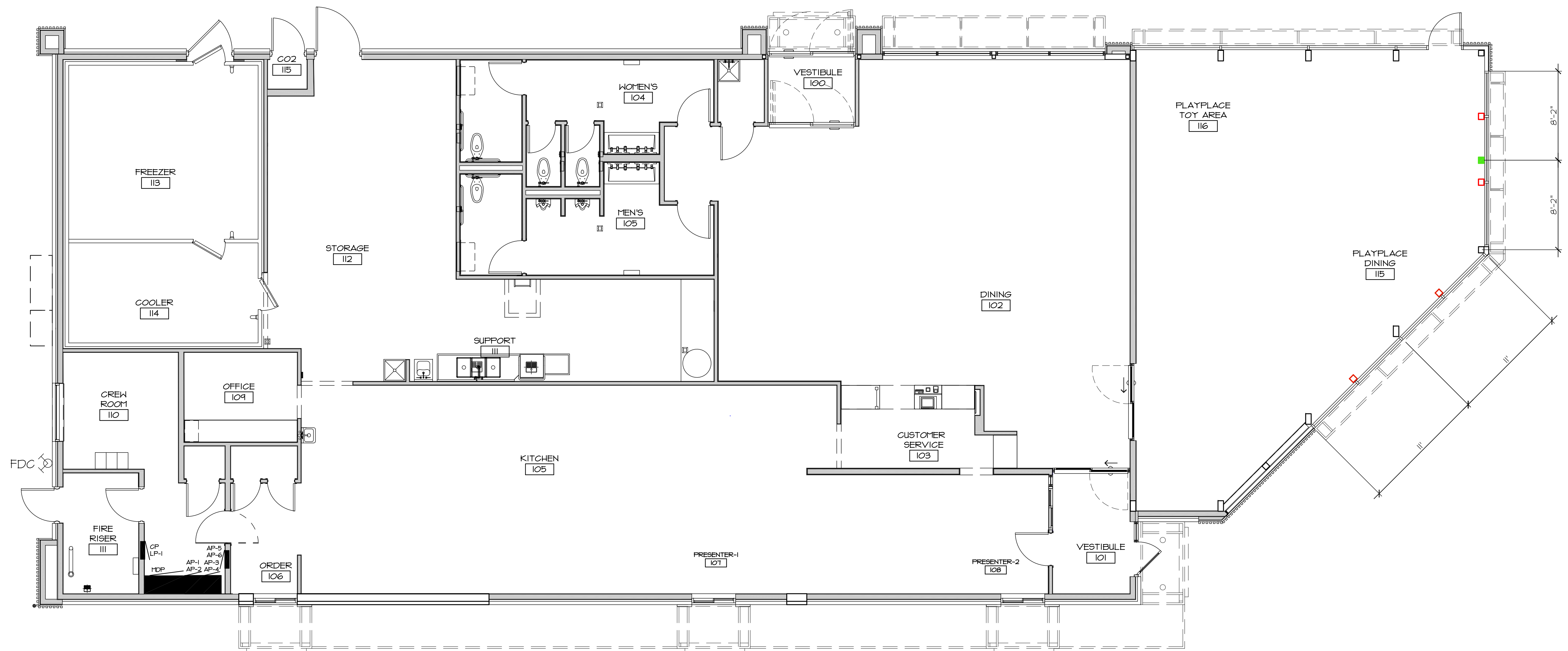
WATERING, MULCHING, AND FERTILIZATION:

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).

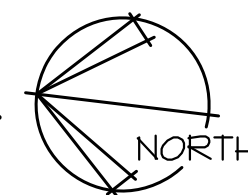


EXISTING TREE PROTECTION DETAIL





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

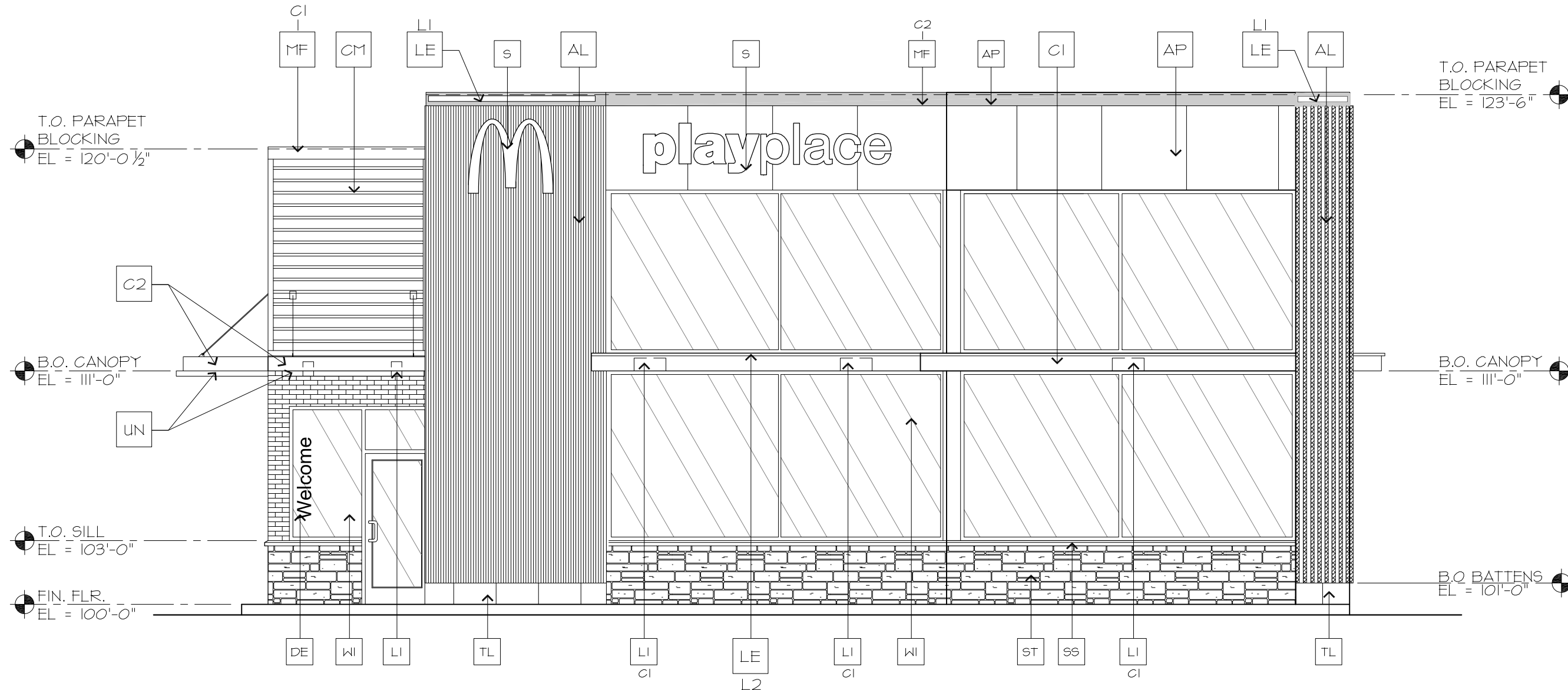
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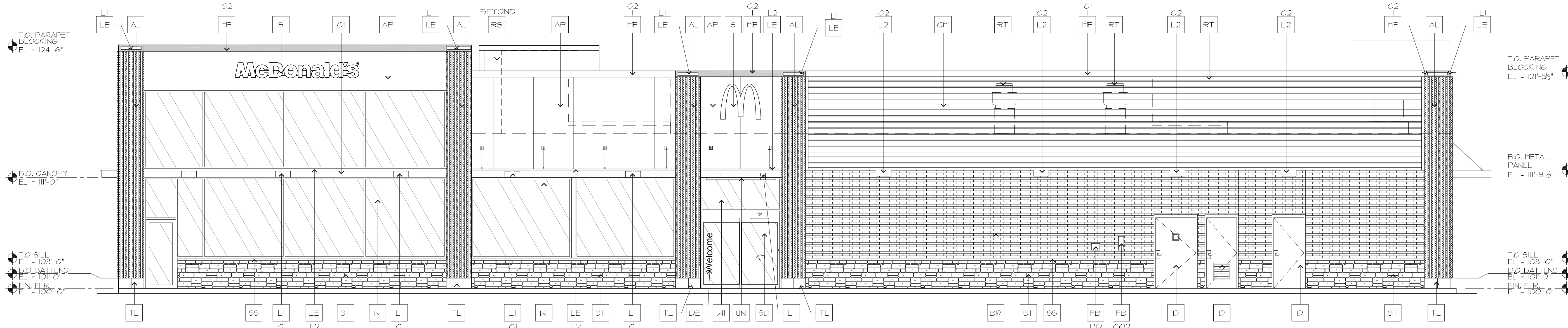
SHEET TITLE:
FLOOR PLAN

DRAWING NO:

A2.01



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



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

KEY NOTES:

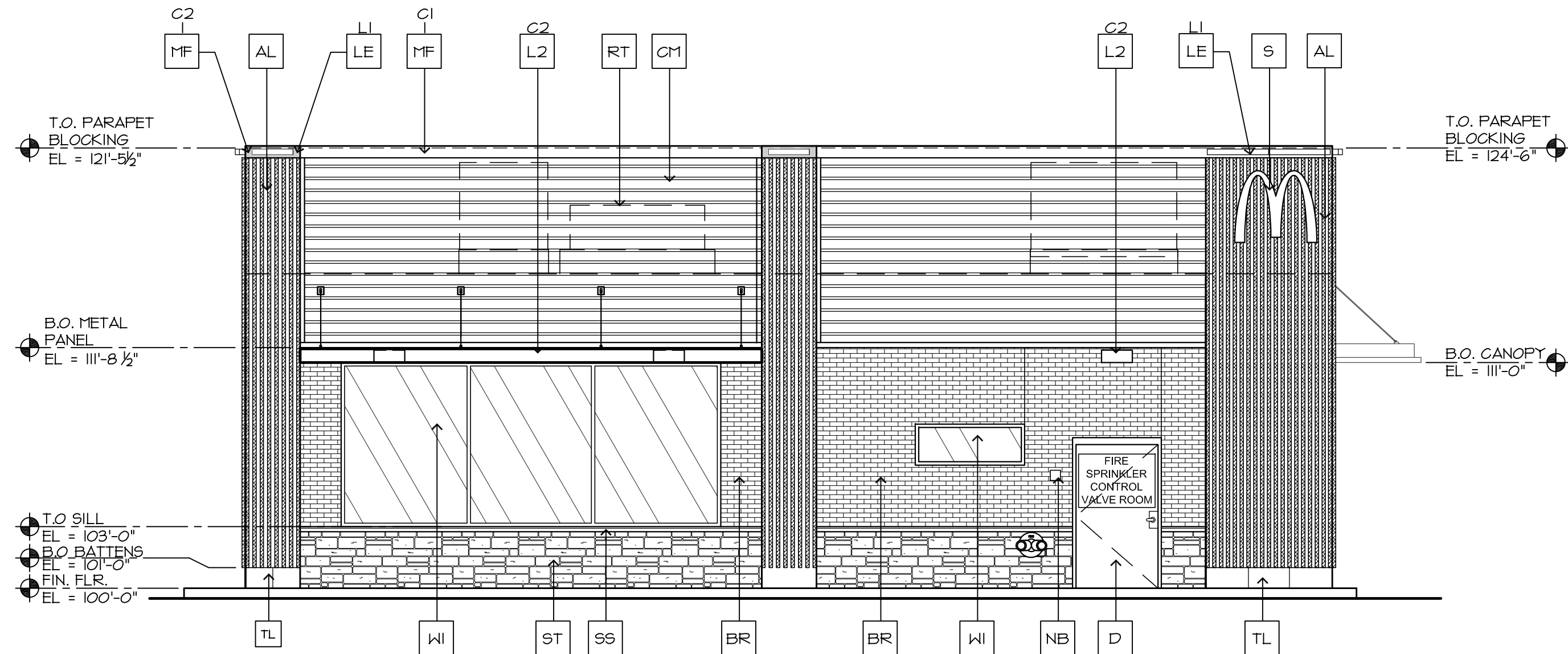
- AL ALUMINUM BATTEN SYSTEM
SIZE: 2"x2" PROFILE
COLOR: WOOD GRAIN, BACKRILL UNFINISHED, ENDCAP PAINTED TO MATCH
SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APA TRADEMARKED, COURSE GRIT SAND SURFACES PRIOR TO PRIMING, PRIME AND PAINT BOTH SIDES AND ALL EDGES.
SUBSTRATE COLOR: "IRON ORE" T069 BY SHERWIN WILLIAMS
- AP ALPOLIC METAL PANEL (COLOR: RAL T022)
- BR BRAKE METAL PANEL
COLOR: PAINT "HARVEST MOON" #232-5 BY VALSPAR
- BI MODULAR FACE BRICK
BI - COLOR:
BI = "ONTX" 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
- CH 7" REVEAL METAL WALL PANEL SYSTEM BY METAL ERA
CI - COLOR:
CI = 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) 330-7337, 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 700.18)
- 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

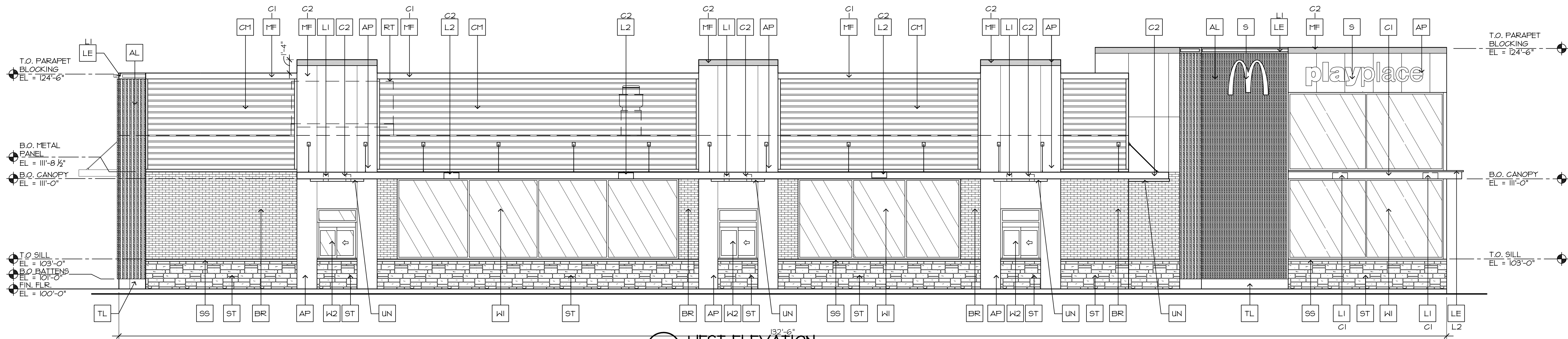
- L2 RADIAL SCENCE LIGHT FIXTURE - SEE ELECTRICAL
CI - COLOR:
C1 = WHITE
C2 = MATCH RAL T022
- LE ACCENT LIGHTING - SEE ELECTRICAL
LI - LED LIGHT:
L1 = SLIM LED (DOWN ONLY)
L2 = INTEGRAL CANOPY FIXTURE
L3 = UP ONLY FLOOD FIXTURE
- MF METAL FASCIA
CI - TYPE:
1 = PRE-FAB ANCHOR-TITE FASCIA
2 = BOTTOM TRIM AT METAL REVEAL PANEL
3 = VERTICAL TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES
COLOR:
C1 = WEATHERED ZINC (FLAT FACTORY FINISHED)
C2 = RAL 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) GAIN COLLECTOR
MODEL: #MPT 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 T022
- RT ROOF-TOP EQUIPMENT
- S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
CI - 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
CI - CI = EUROHEST ABSOLUTE BLACK 6"x24", GROUT: MAPEI 47 GARGOAL
- WI 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
XX - SLIDE DIRECTION: RL = RIGHT TO LEFT
LR = LEFT TO RIGHT
- UN METAL UNDERSCORE
COLOR: GOLD



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

- PT (RTHC) COIN COLLECTOR
MODEL: #APT 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 7022
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LR = LEFT TO RIGHT
- UN METAL UNDERSCORE
COLOR: GOLD

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



CD.1



CD.2



CD.3



CD.4



CD.5



CD.6

[illegible]