

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

BENCHMARK:

ELEVATION: 5883.72 FEET (NAVD 1988 DATUM)

BASIS OF BEARINGS:

FLOODPLAIN:

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

This is a detailed street map of the Sulphur Gulch area. The map shows several main roads: Main Street running horizontally across the top; Parker Road running vertically through the center; Hill Top Road running diagonally from the bottom left towards the center; and S Twenty Mile Rd running along the left edge. Other streets include Spruce Peak Dr, S Pine Drive, and Dornseidt Road. Key locations are labeled, including a 'McDonald's Site' near the intersection of Main Street and Parker Road, a 'Playground' located between Spruce Peak Dr and S Pine Drive, and a large circular building complex on the right side of the map. A winding road labeled 'Sulphur Gulch' runs through the middle of the area. The map uses various line styles to represent different types of roads and boundaries.



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

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

LANDSCAPE ARCHITECT
NATURAL DESIGN SOLUTIONS, INC.
5539 COLT DRIVE
LONGMONT, CO 805027
PHONE: 303.443.0388
CONTACT: MR. NEIL MCLANE

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

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

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

INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION (RE)
5496 N. U.S. HIGHWAY 85
SEDALIA, CO 80135
CONTACT: REN OSTERWALD
PHONE:720.733.5582

XCEL ENERGY
DENVER, CO 80202
PHONE:800.895.2999

NO.	DATE	REVISION DESCRIPTION
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Strategic Land Solutions, Inc.
Civil Engineering • Land Planning • Entitlements

**2595 PONDEROSA ROAD
FRANKTOWN, CO 80116**

**720.384.7661 Phone
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**Robert J. Palmer, PE
President**

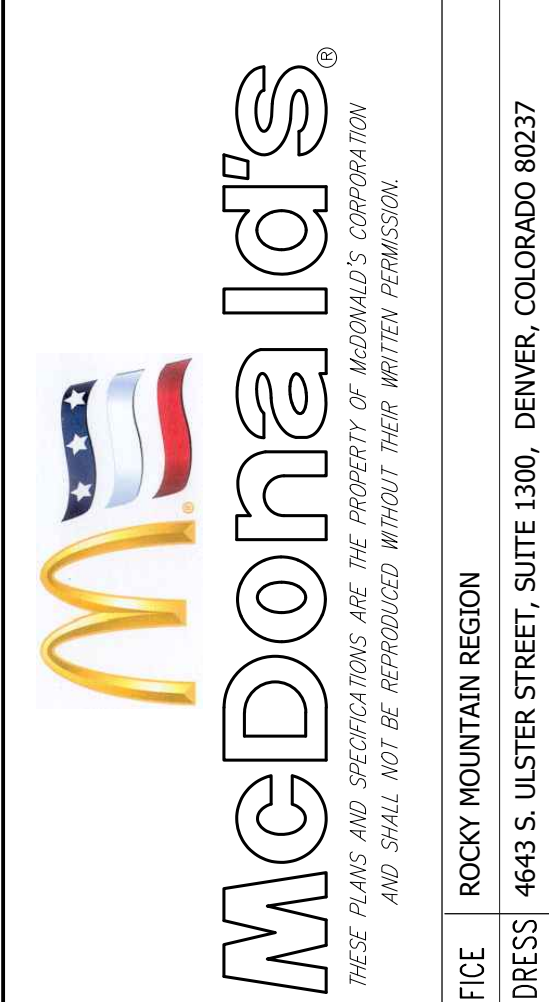
PREPARED UNDER THE DIRECT
SUPERVISION OF:

SEAL:



36320

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



SCALE: 1"=20'	McD RE: BOWAN
DATE: 10/08/2025	McD P/CM: MANN
DESIGNED BY: RJP	FILE NAME: CURRENT.DWG SLS JN: 14-001-47
DRAWN BY: RJP	
CHECKED BY: RJP	

SHEET NO.:

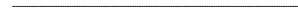
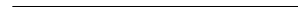
TO1.0

SITE INFORMATION:	
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

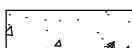
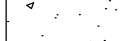
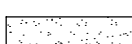
LIST OF DRAWINGS

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

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.

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

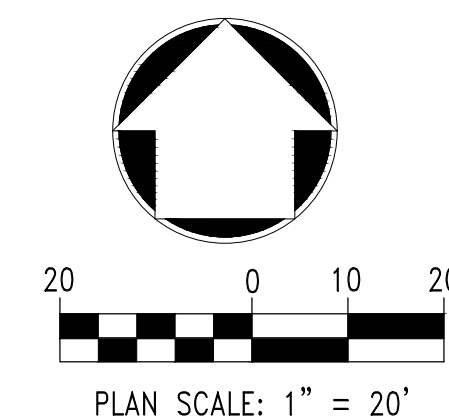
PLAN SCALE: 1" = 20' **Call before you dig.**

SHEET NO.

EX1.0

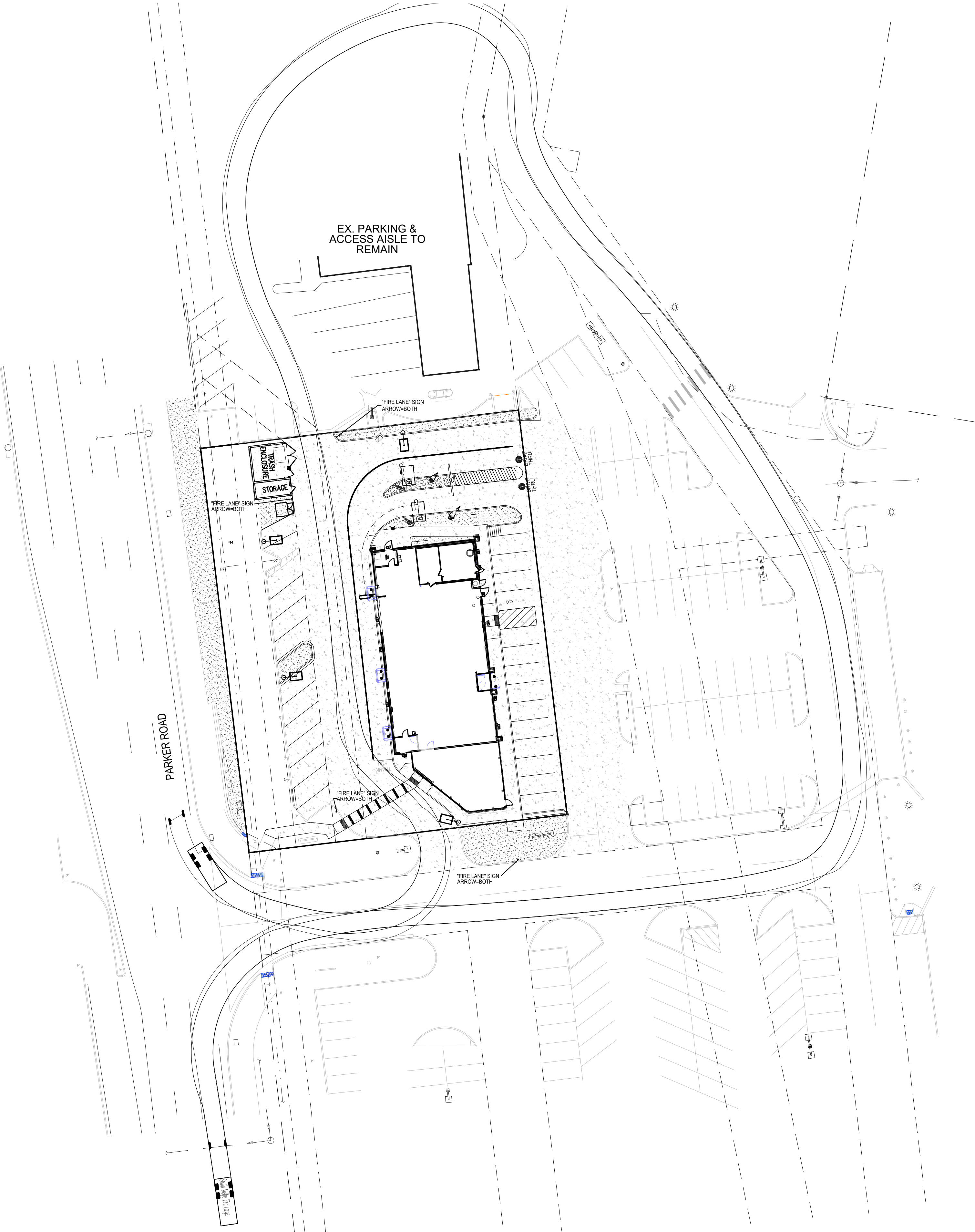


PARKER CENTRAL AREA FILING NO. 5, BLOCK 1, LOT 2, TOWN OF PARKER,
COUNTY OF DOUGLAS, STATE OF COLORADO.
ADDRESS: 10950 S. PARKER ROAD

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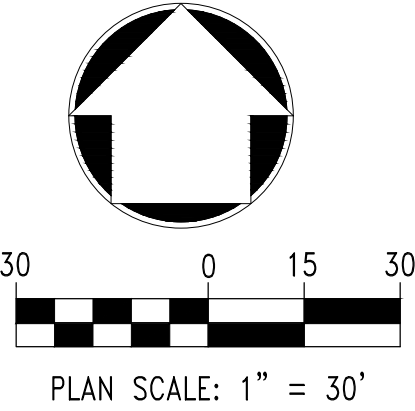
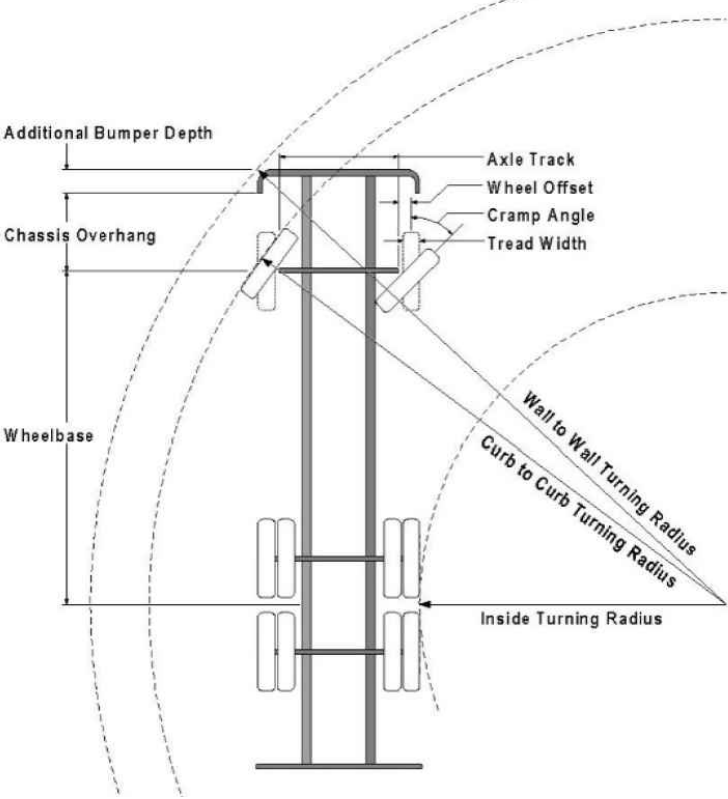
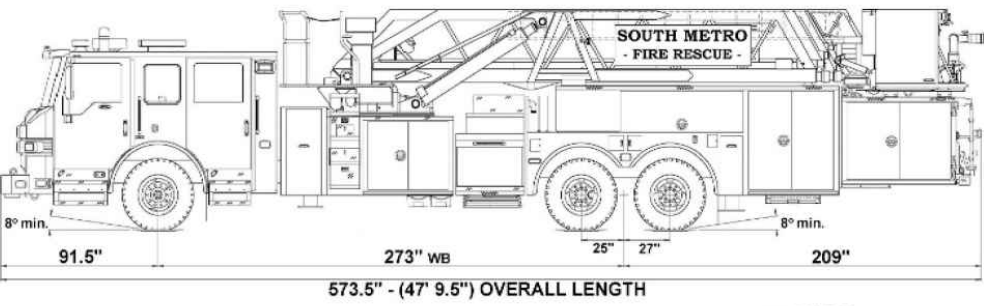
SITE DEVELOPMENT PLAN
MCDONALDS REMODEL AT PARKER CENTRAL AREA
FILING NO. 5, BLOCK 1, LOT 2

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:

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PREPARED UNDER THE DIRECT SUPERVISION OF:

SEAL:

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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. ULLSTER STREET, SUITE 1300, DENVER, COLORADO 80237

10950 S. PARKER ROAD	CITY	COLORADO	STATE
PARKER	CITY	DOUGLAS	COUNTY
	CITY		STATE
	CITY	50162	STATE
	CITY	7462	NATIONAL

SCALE: 1"=20'	MD RE: BOWAN
DATE: 10/08/2025	MD P/CM: MANN
DESIGNED BY: RJP	
DRAWN BY: RJP	FILE NAME: CURRENT.DWG
CHECKED BY: RJP	SLS INC. 14-001-47

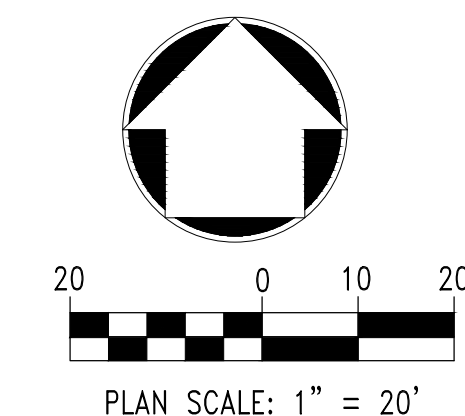
DRAWING TITLE:

FIRE ACCESS PLAN

SHEET NO:

C1.1

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**.
Call before you dig.

C2.0

NO.	DATE	REVISION DESCRIPTION
CIVIL ENGINEERING CONSULTANT:		

CIVIL ENGINEERING CONSULTANT:



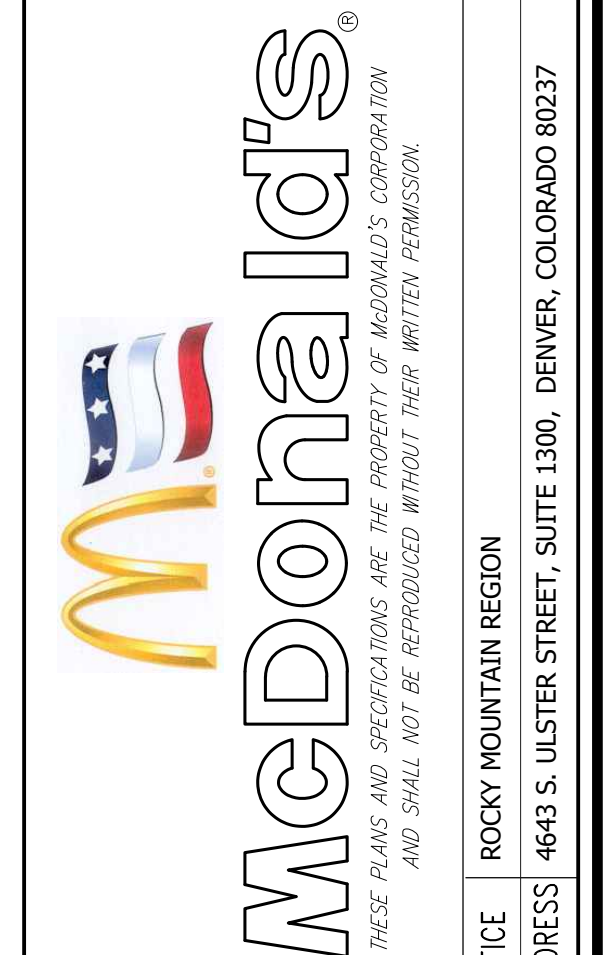
PREPARED UNDER THE DIRECT
SUPERVISION OF:

SEAL:



36320

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



STREET ADDRESS	10950 S. PARKER ROAD	
	CITY	COLORADO
COUNTY	DOUGLAS	
REGIONAL DMC, NO	STATE STORE OFF	50182
	NATIONAL OFF	7462

SCALE:	1"=20'	MOD RE:	BOWAN
DATE:	10/08/2025	MOD P/CM:	MANN
DESIGNED BY:	RJP		
DRAWN BY:	RJP	FILE NAME:	
CHECKED BY:	RJP		CURRENT.DWG
			SL5 JN: 14-001-47

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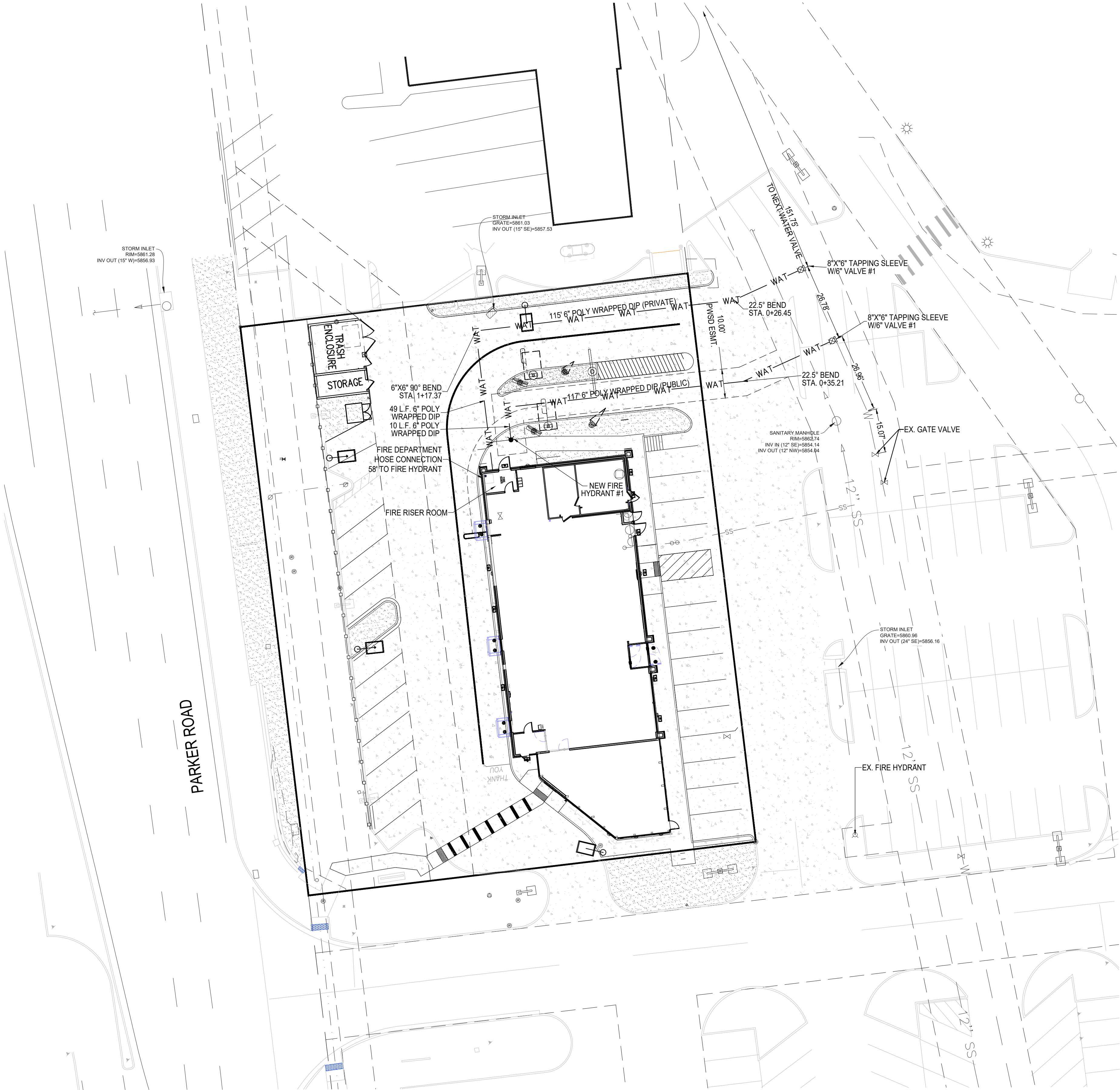
GRADING PLAN

SHEET NO:

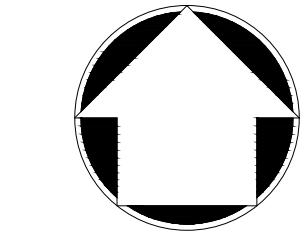
C2.0

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



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



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



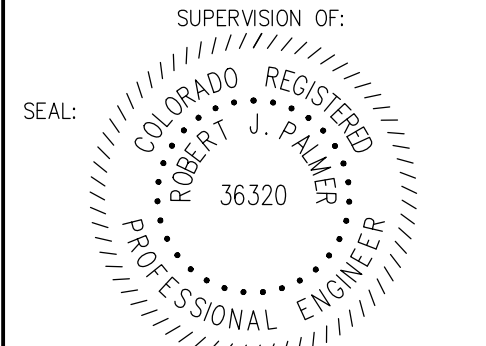
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CIVIL ENGINEERING CONSULTANT

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President

PREPARED UNDER THE DIRECT SUPERVISION OF:



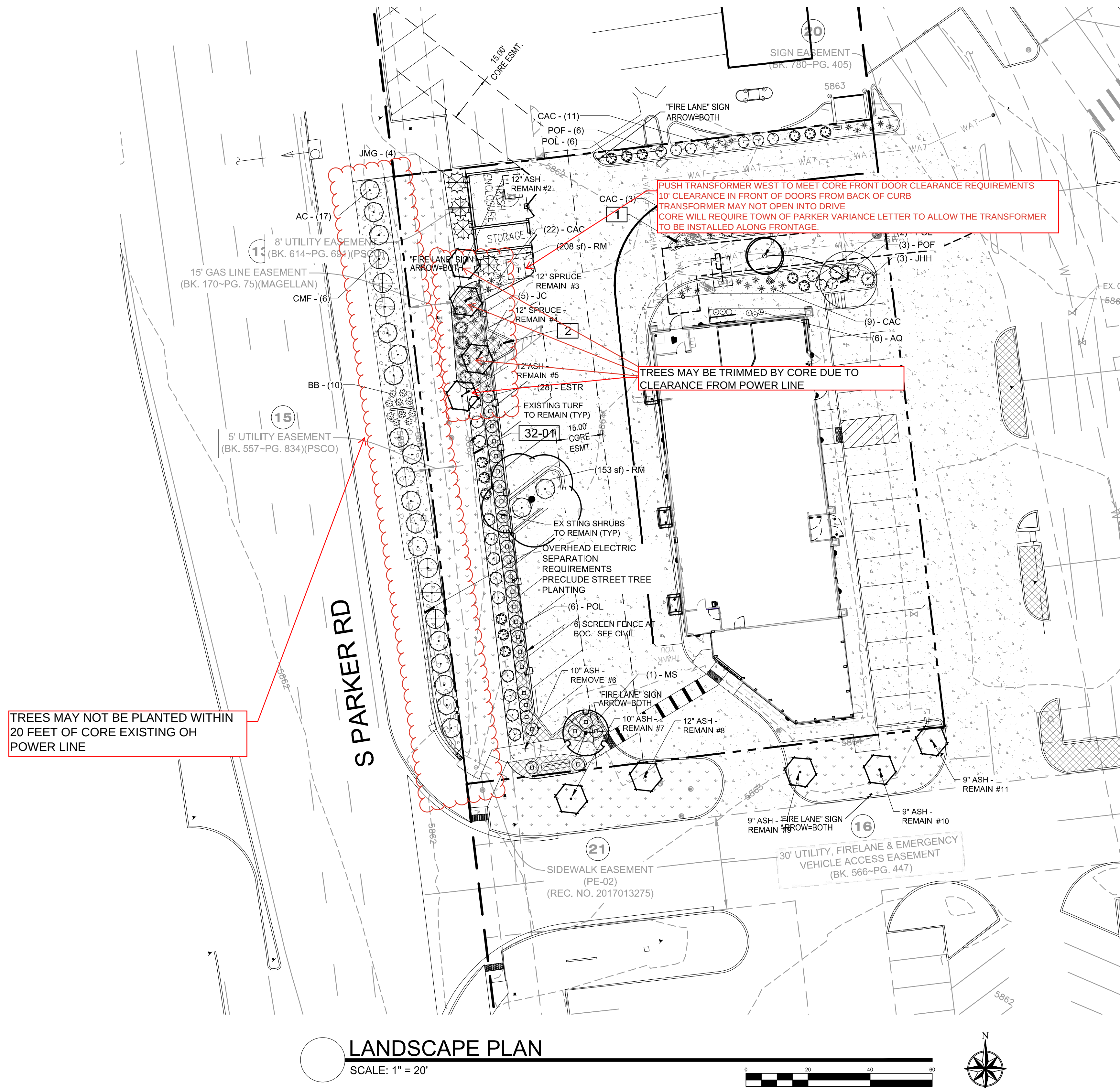
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ADDRESS: 4643 S. ULLSTER STREET, SUITE 1300, DENVER, COLORADO 80237

10950 S. PARKER ROAD	STATE	COLORADO
PARKER	CITY	DOUGLAS
REGIONAL DWG. NO.	STATE DWG. I.D.#	NATIONAL I.D.#
	50162	7462

SCALE: 1"=20'	M&D RE: BOWAN
DATE: 10/08/2025	M&D P/C/M: MANN
DESIGNED BY: RJP	FILE NAME: CURRENT.DWG
DRAWN BY: RJP	SL/S INJ. 14-001-47
CHECKED BY: RJP	

DRAWING TITLE:
UTILITY PLAN
SHEET NO.:
C3.0



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.

PLANT SCHEDULE

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
SHRUBS				
	AC	19	ARCTOSTAPHYLOS X COLORADOENSIS 'CHIEFTAIN' / MANZANITA	5 GAL
	CMF	6	CHAMAEBATIARIA MILLEFOLIUM 'FERNBUSH' / FERNBUSH	5 GAL
	JC	5	JUNIPERUS CHINENSIS 'PFITZERIANA COMPACTA' / COMPACTA PFITZER JUNIPER	5 GAL
	JHH	5	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	45	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
GROUND COVERS				
	EX-RS	3,739 SF	EX LANDSCAPE - SHRUB BED / TO REMAIN	EXISTING
	EX-RES	5,509 SF	EX TURF TO REMAIN / EXISTING IRRIGATED TURF	EXISTING
MULCHES				
	RM	4,248 SF	ROCK MULCH / RIVER ROCK 1"-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

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

32 LANDSCAPE IMPROVEMENTS

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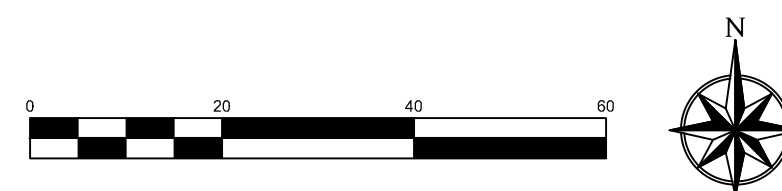
SITE CATEGORY REQUIREMENTS

OVERALL LANDSCAPE		Site Area = 30,535 SF			
		4,580 SF Required			
Total Landscape Area Required (15%)	4,580 sf	Total Landscape Area Provided - On-Site (1550 sf req)	8996 (29%)	Trees Req / Provided (Min 25, max 50%)	18 / 18
				Shrubs Req / Provided (Min 25, max 50%)	91
				Evergreen Lsp Req / Provided (Min 25, max 50%)	37%
				Plant Coverage Req / Provided	75% / 79%
				8 + 10 existing	62 + 28 existing
				33 eq / 31 total = .45	6747 / 7125
PARKING LOT PERIMETER					
Parking Spaces Provided / Area	28	Parking Island Tree Required / Provided	1 / 1	Parking Island Shrub Area Req / Prov	20 / 20
					340 / 361
PARKING LOT INTERIOR					
Parking Spaces Provided / Area	26	Parking Lot Perimeter Width Provided	10'	Parking Lot Perimeter Screening Provided	Mixed Shrub Bed
					Mixed Shrub Bed
RIGHT OF WAY LANDSCAPING					
Frontage	210	Length (LF)	7 / 0'	Trees Req / Prov	1800 sf
				Enhanced Landscaping	Trees + Shrubs
					Trees = 0 (OHE Conflict)
					23 Shrubs + 10 Grasses
SITE PERIMETER LANDSCAPE					
Frontage	210	Length (LF)	28 / 28	Shrubs Req / Prov	6 / 6 (4 existing)
				Trees Req / Prov	2 - existing (33%)
				Evergreen Trees	

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
CML ENGINEERING CONSULTING		
 2595 PONDEROSA ROAD FRANKTOWN, CO 80116 720.384.7861 Phone rpalmer@strategicls.net Robert J. Palmer, PE President		
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ROCKY MOUNTAIN REGION 4643 S. JUSTER STREET, SUITE 1300, DENVER, COLORADO 80237		
OFFICE ADDRESS		
10950 S. PARKER ROAD PARKER COLORADO DOUGLAS 50162 7462		
SCALE: 1"=20'		
DATE: 03/13/2025		
DESIGNED BY: JRO		
DRAWN BY: JRO		
CHECKED BY: NAM		
DRAWING TITLE: LANDSCAPE PLAN		
SHEET NO: LS1.0		



<u>SYMBOL</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>
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)

RELOCATE AS INDICATED / EXISTING TREE TO BE RELOCATED



2

REMOVE AS INDICATED / EXISTING TREE TO BE REMOVED

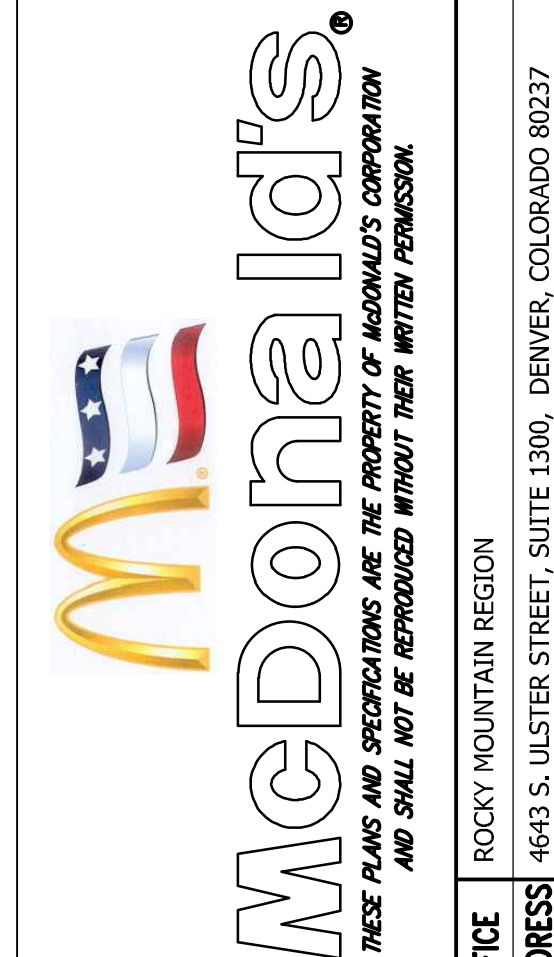
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TO REMAIN- PROTECT DURING CONSTRUCTION / EXISTING TREE TO REMAIN

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					

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

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



OFFICE	ROCKY MOUNTAIN REGION
ADDRESS	4643 S. ILLSTER STREET, SUITE 100

ADDRESS

STREET ADDRESS		10950 S. PARKER ROAD	
CITY	STATE	ZIP	
PARKER	COLORADO	50162	
COUNTY		DOUGLAS	
REGISTRATION NO.	STATE STAMP D/F		50162
REGISTRATION DWS. NO.		NATIONAL D/F	
.		7462	

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DESIGNED BY: JRO	
DRAWN BY: JRO	FILE NAME:
CHECKED BY: NAM	CURRENT.DWG SLS JN: 14-001-4

DRAWING TITLE:

TREE
CONSERVATION
PLAN

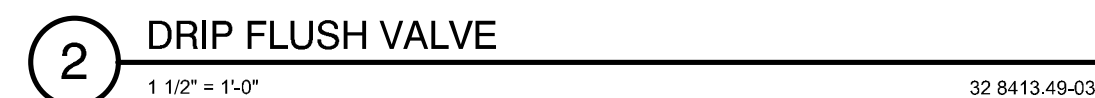
SHEET NO:

LS1.1





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.	
<u>SYMBOL</u>	<u>MANUFACTURER/MODEL/DESCRIPTION</u>	<u>QTY</u>
	FLUSH VALVE 3/4" PVC BALL VALVE IN 10" VALVE BOX.	8
<u>SYMBOL</u>	<u>MANUFACTURER/MODEL/DESCRIPTION</u>	<u>QTY</u>
	FEBCO 825YA 3/4" REDUCED PRESSURE BACKFLOW PREVENTER	1
	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



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



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

2595 PONDEROSA ROAD
FRANKTOWN, CO 80116

720.384.7661 Phone
palmer@strategicls.net

Robert J. Palmer, PE
President



SCALE: 1"=20'	MO'D RE: BOWAN
DATE: 03/13/2025	MO'D P/C: MANN
DESIGNED BY: JRO	
DRAWN BY: JRO	FILE NAME:
CHECKED BY: NAM	CURRENT.DWG
DRAWING TITLE:	SLS JN: 14-001-4

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.

USE 3 GUY ASSEMBLIES FOR 2" DB EXCESSIVE 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. MARKERS (TYPICAL) OVER WIRES.

TREATED WOOD POST USE 2 GU Y ASSEMBLIES FOR TREES UNDER 3"

SLOPE SIDE HOLE IS 3 TIMES AS WIDE AS THE ROOT BALL DIA.

- 11

-

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

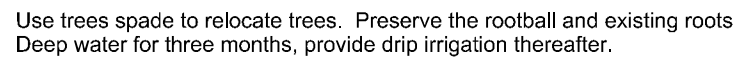
- AVOID CUTTING SURFACE ROOTS WHEREVER POSSIBLE. SIDEWALKS AND PAVING LEVELS SHOULD BE CONTOURED SUFFICIENTLY TO AVOID SUCH. ROOT CUTS FROM EXCAVATION SHOULD BE DONE RAPIDLY. SMOOTH FLUSH CUTS SHOULD BE MADE. BACKFILL BEFORE ROOTS HAVE A CHANCE TO DRY OUT, AND THOROUGHLY WATER THE TREE IMMEDIATELY.

PROTECTIVE FENCING:

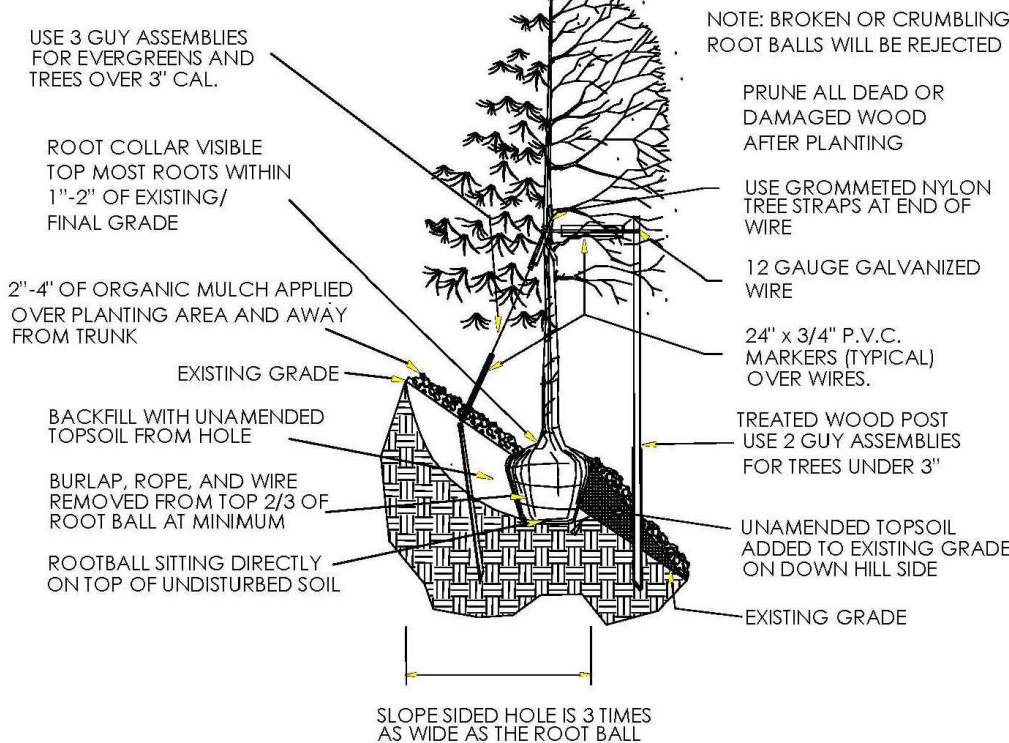
IF ROOT PRUNING IS NECESSARY FOR GRADING, EXCAVATING, OR INSTALLATION OF IRRIGATION SYSTEM, ALL ROOT PRUNING IS TO TAKE PLACE OUTSIDE OF THE PROTECTIVE FENCING AROUND EACH TREE. CONTRACTOR IS TO TRENCH 12" AWAY FROM PROTECTIVE FENCING. ANY ROOTS LARGER THAN 2" ARE TO BE SAW CUT. CONTRACTOR IS TO HAND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

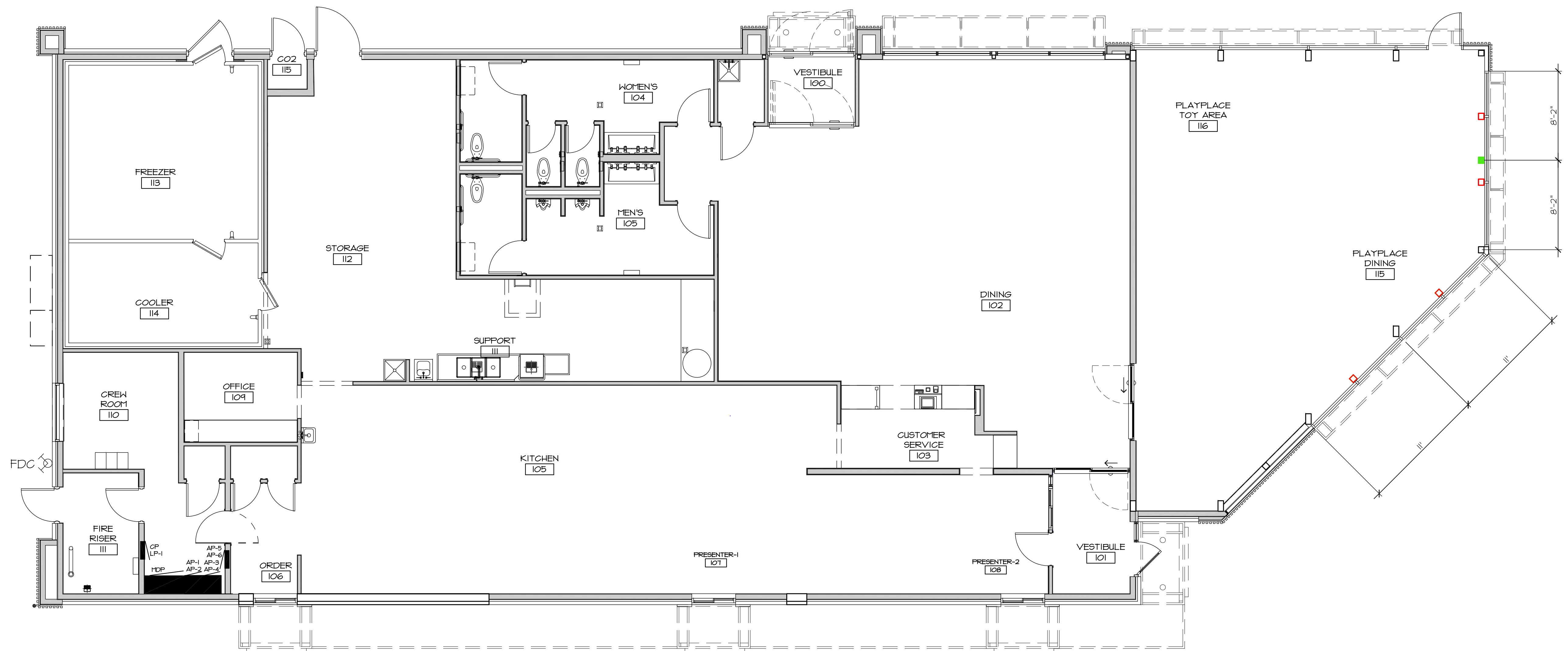
WATERING, MULCHING, AND FERTILIZATION:

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).

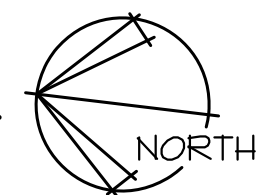


EXISTING TREE PROTECTION DETAIL





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

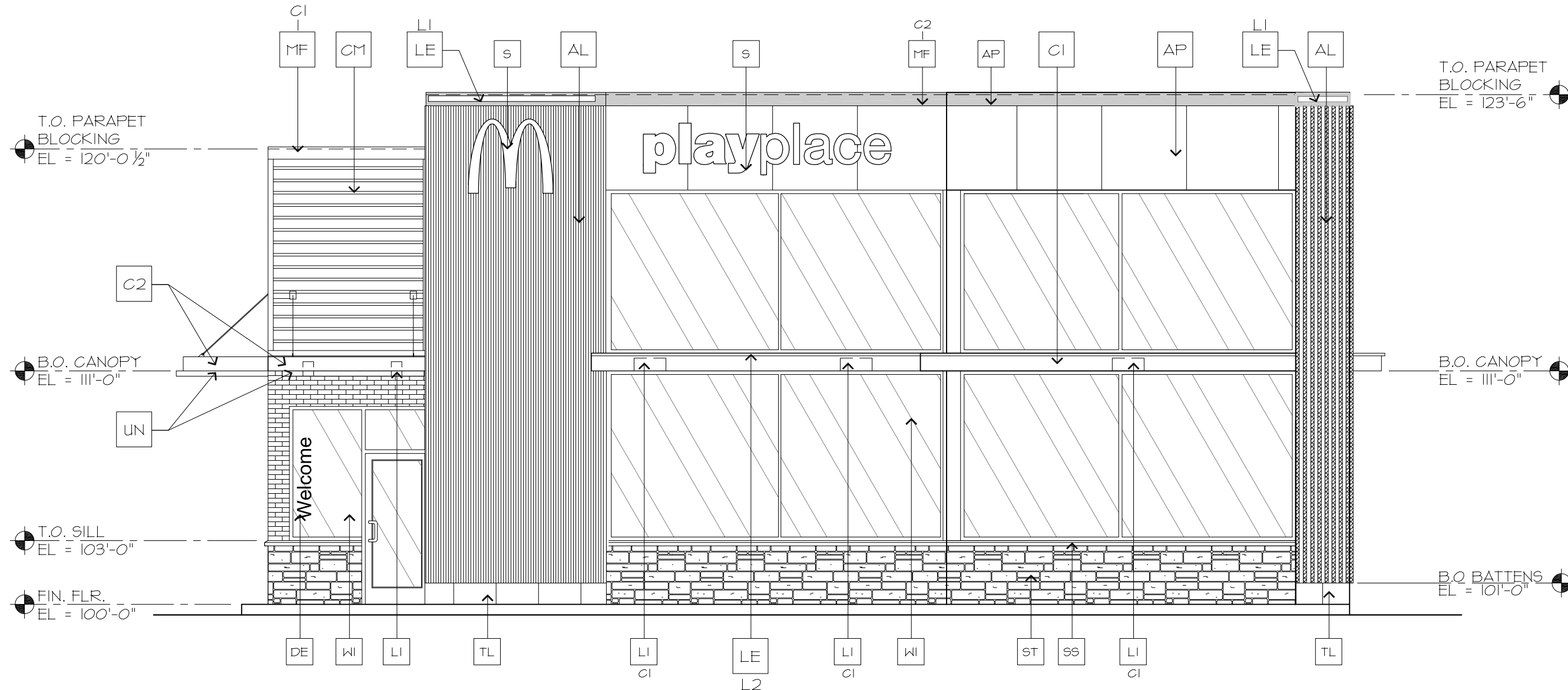
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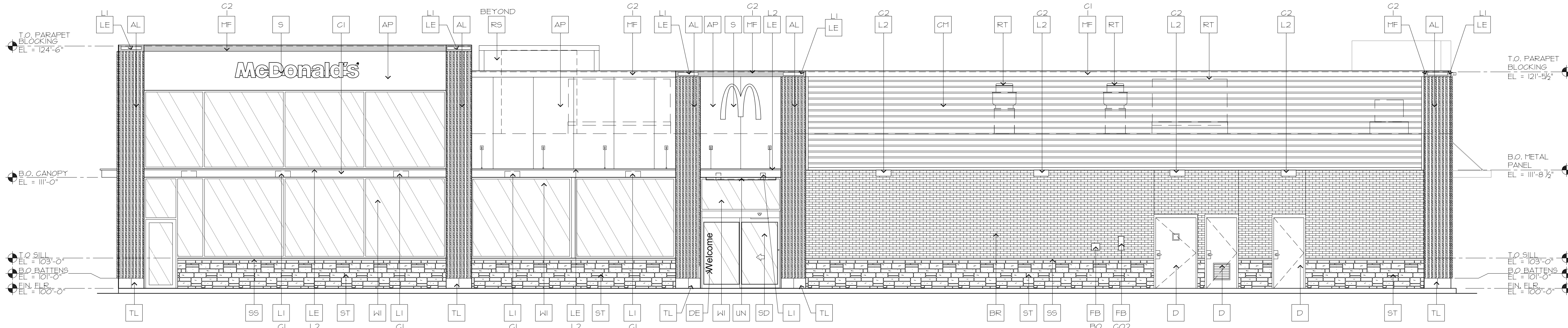
SHEET TITLE:
FLOOR PLAN

DRAWING NO:

A2.01



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



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

KEY NOTES:

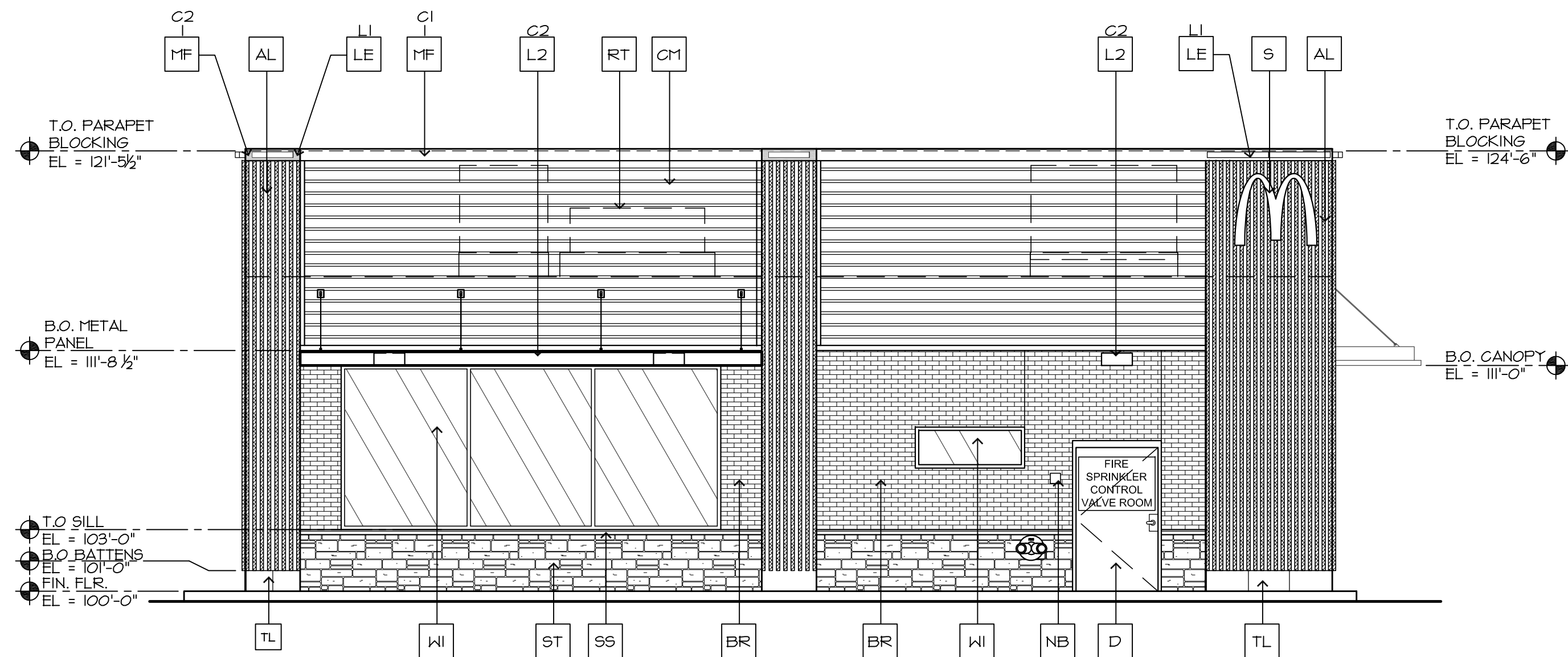
- AL ALUMINUM BATTEN SYSTEM
SIZE: 2"x2" PROFILE
COLOR: WOOD GRAIN, BACKRILL UNFINISHED, ENDCAP PAINTED TO MATCH
SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APA TRADEMARKED, COURSE GRIT SAND SURFACES PRIOR TO PRIMING, PRIME AND PAINT BOTH SIDES AND ALL EDGES.
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
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) 330-7337, 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
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

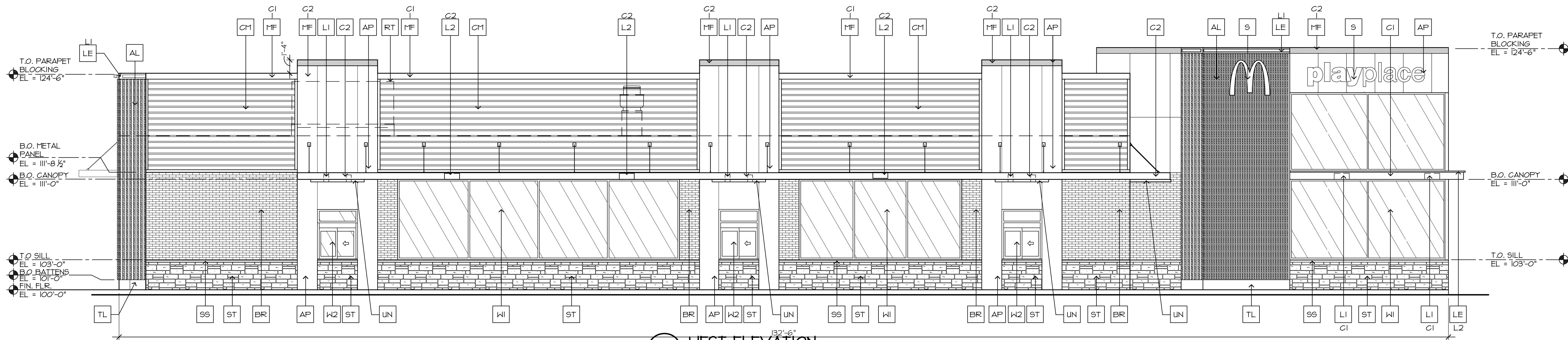
- PT (R/MC) GAIN COLLECTOR
MODEL: #MPT STD CALL 1-888-743-7435 TO ORDER
- RO ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- RS ROOF-TOP EQUIPMENT SCREEN (BEYOND). COLOR TO MATCH ALPOLIC METAL PANEL COLOR RAL T022
- RT ROOF-TOP EQUIPMENT
- S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
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 47 GARGOAL
- W1 EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
COLOR: DARK BRONZE
- W2 DRIVE-THRU WINDOW BY READY ACCESS
MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN, ELECTRONIC RELEASE
COLOR: DEEP BRONZE
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:

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COLOR: RAL 7022
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COLOR: GOLD

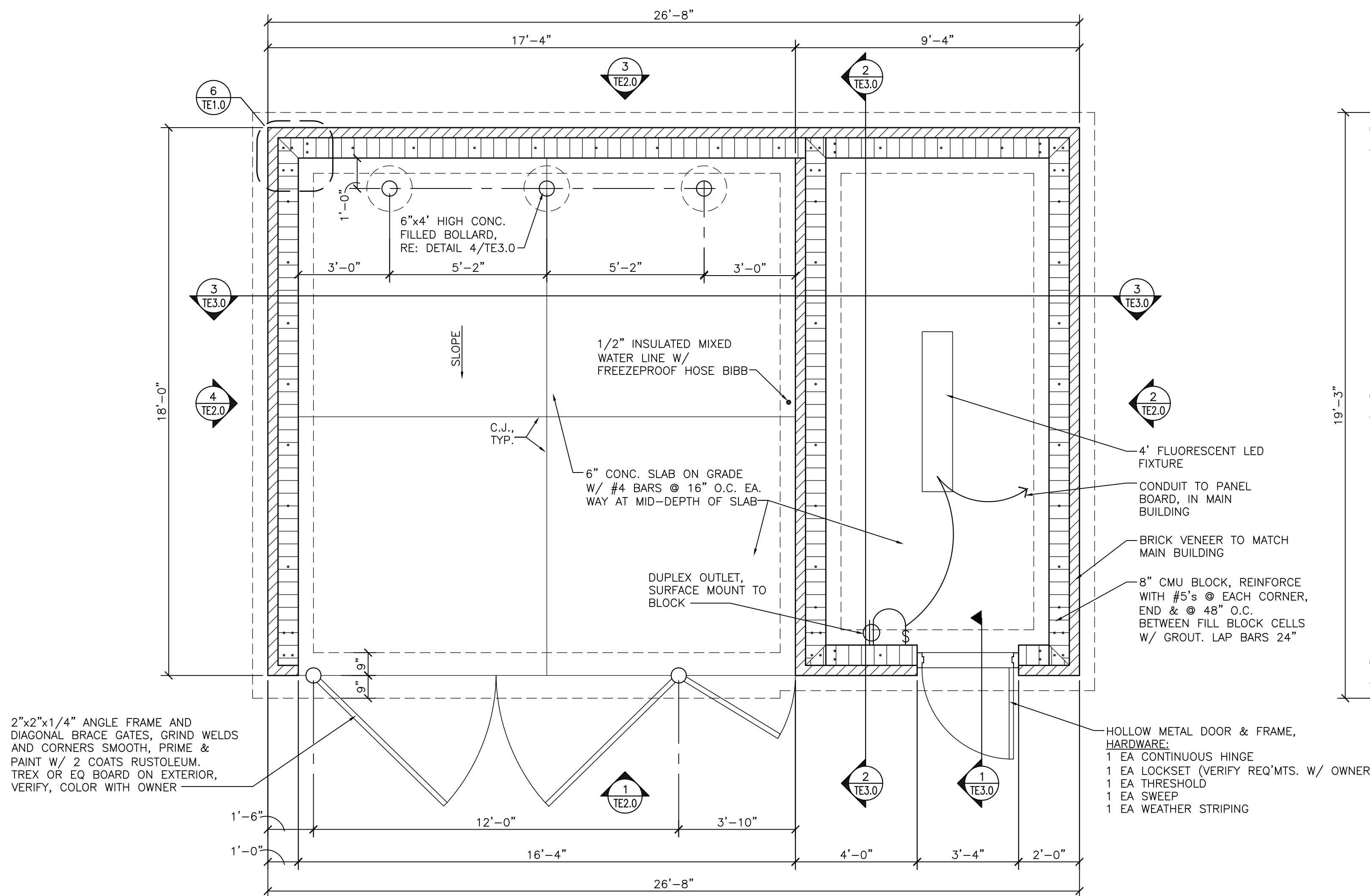
- L2 RADIAL SCONCE LIGHT FIXTURE - SEE ELECTRICAL
C1 - COLOR:
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C2 = MATCH RAL 7022
- LE ACCENT LIGHTING - SEE ELECTRICAL
L1 - LED LIGHT:
L1 = SLIM LED (DOWN ONLY)
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C2 = RAL 7022 (FLAT FACTORY FINISHED)

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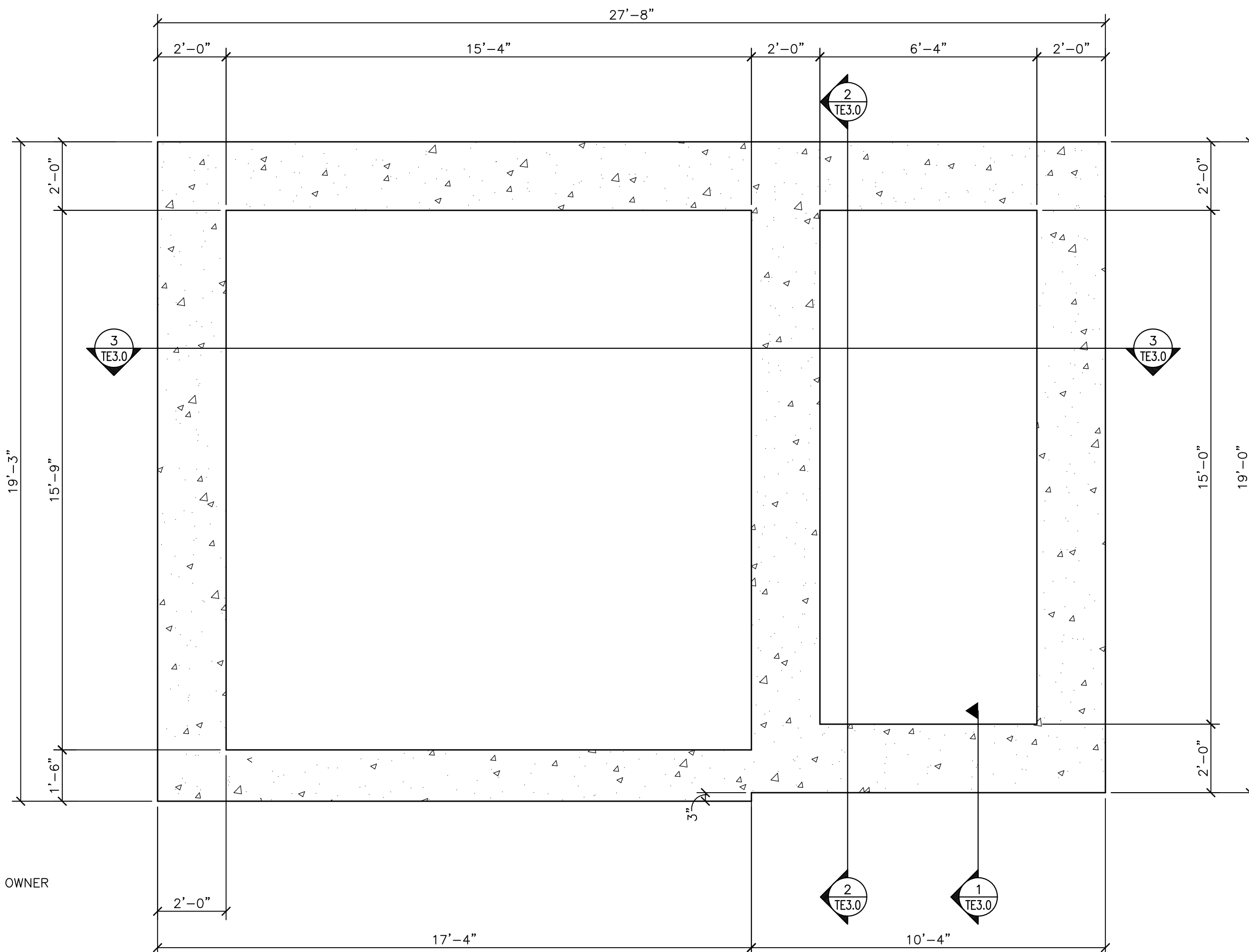
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MODEL: #APT STD CALL 1-888-143-1435 TO ORDER
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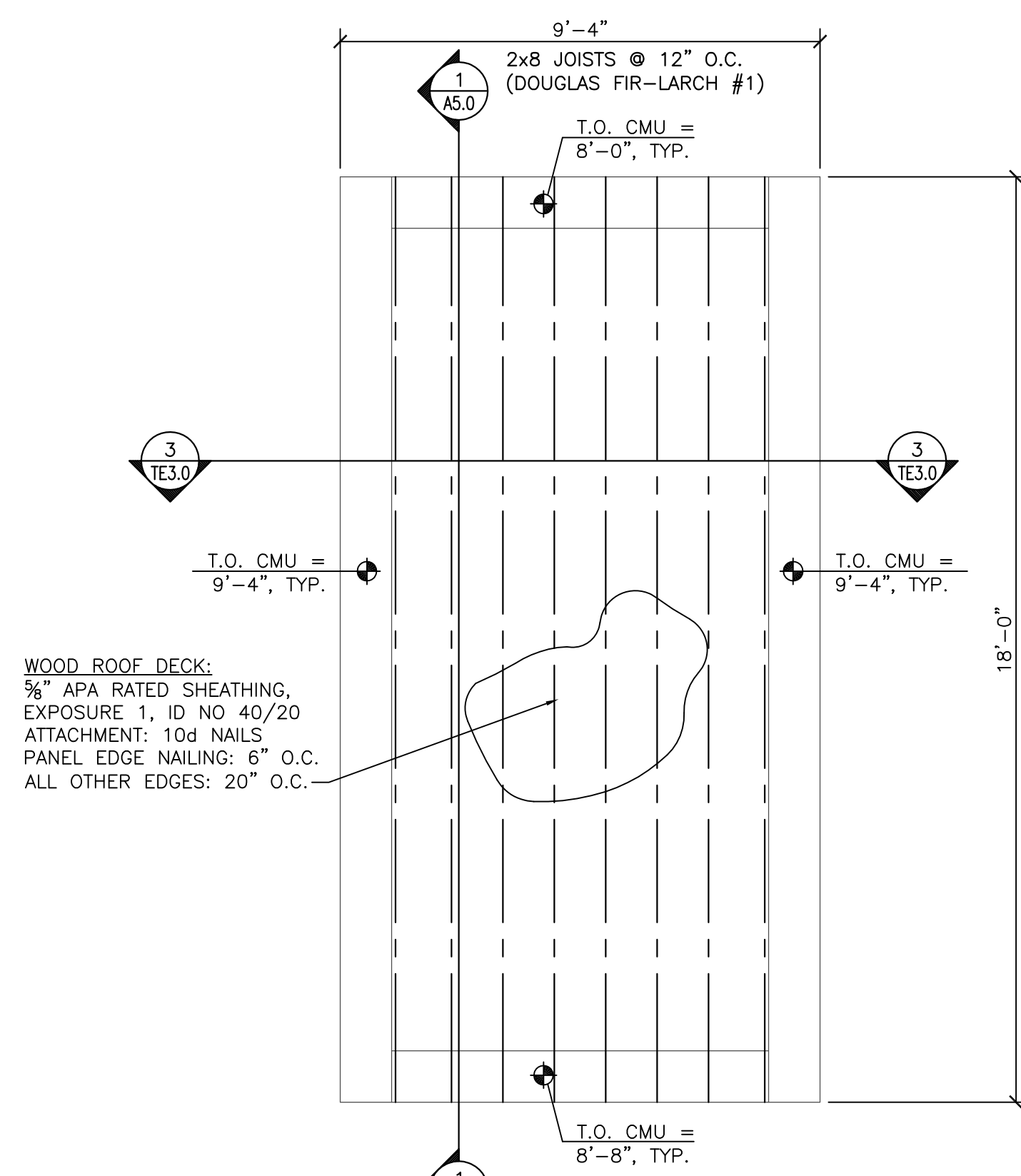
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COLOR: DEEP BRONZE
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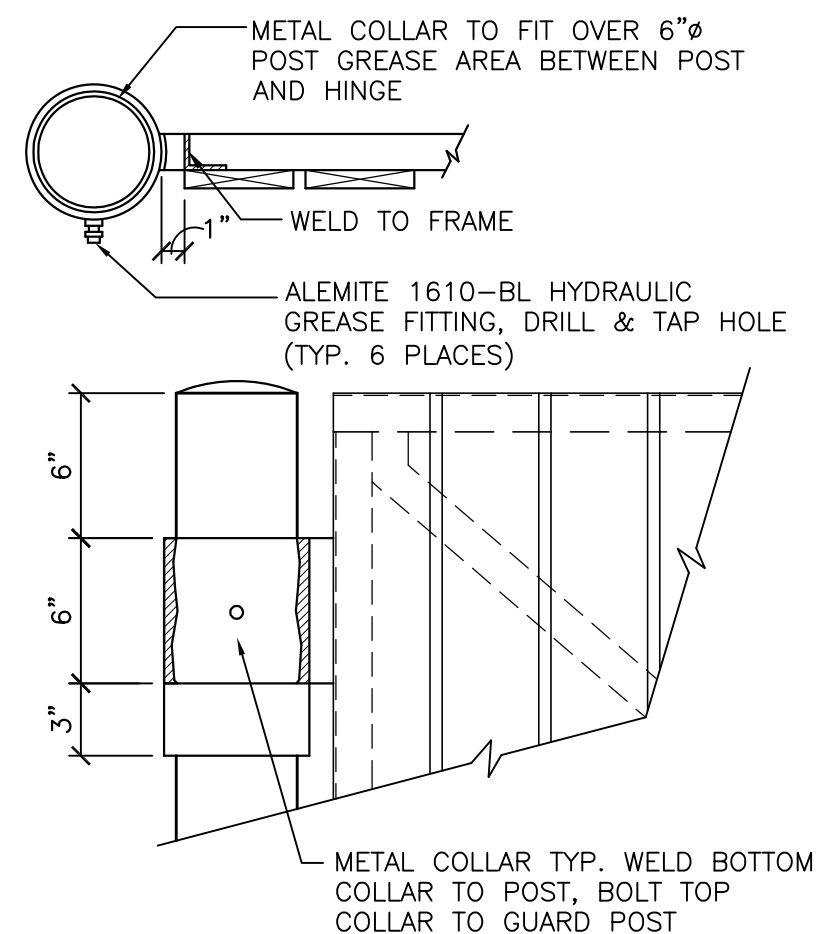
1 TRASH ENCLOSURE PLAN
 SCALE: 3/8"=1'-0"



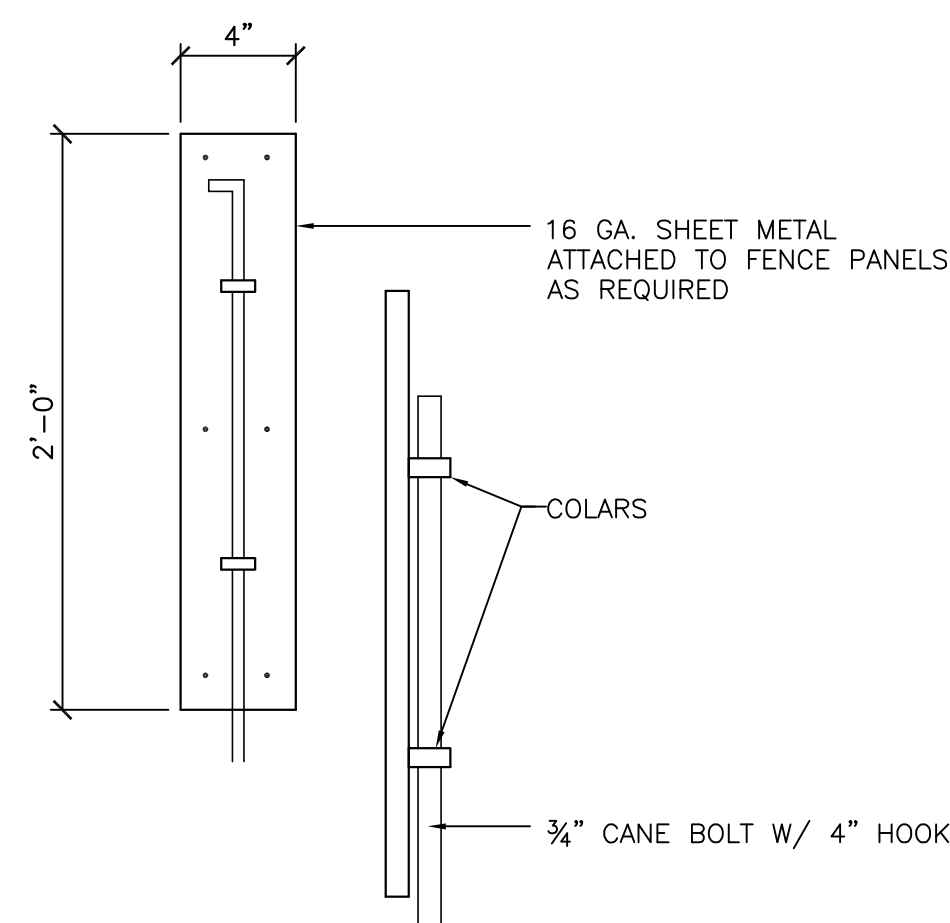
2 FOUNDATION PLAN
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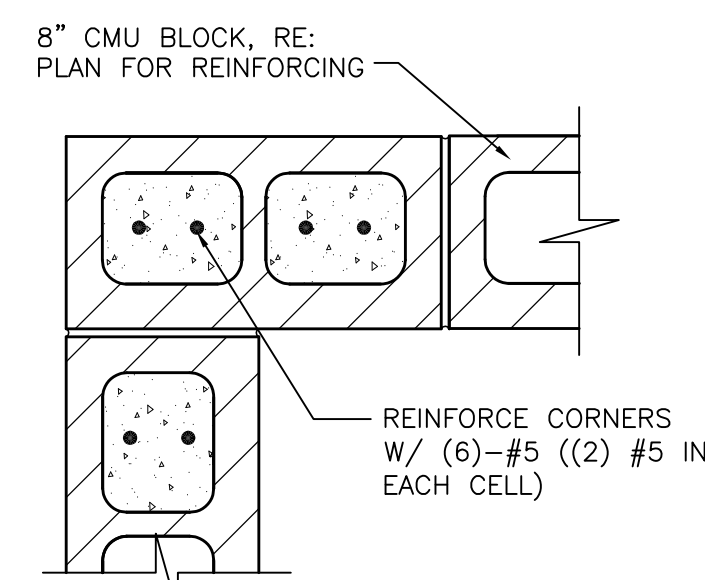
3 STORAGE AREA ROOF FRAMING PLAN
 SCALE: 3/8"=1'-0"



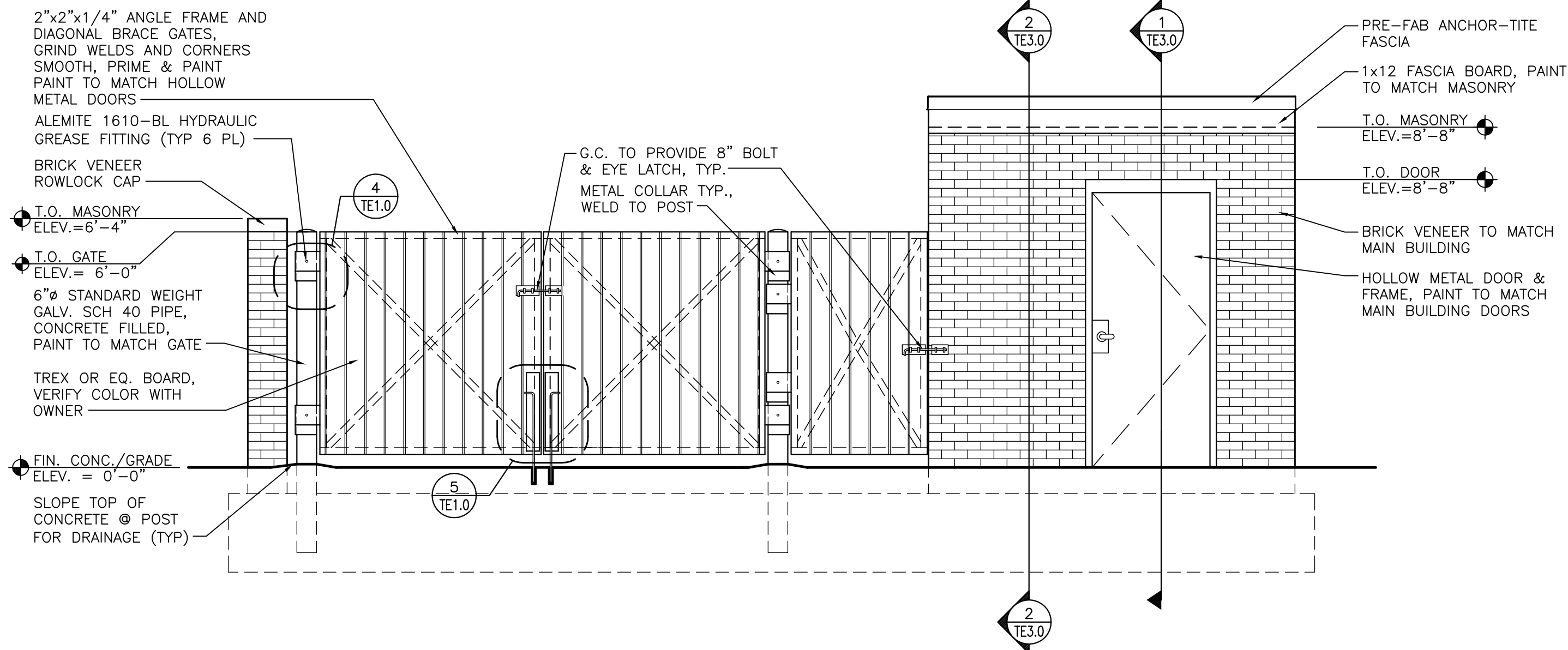
4 GATE HINGE DETAIL
 SCALE: 1 1/2" = 1'-0"



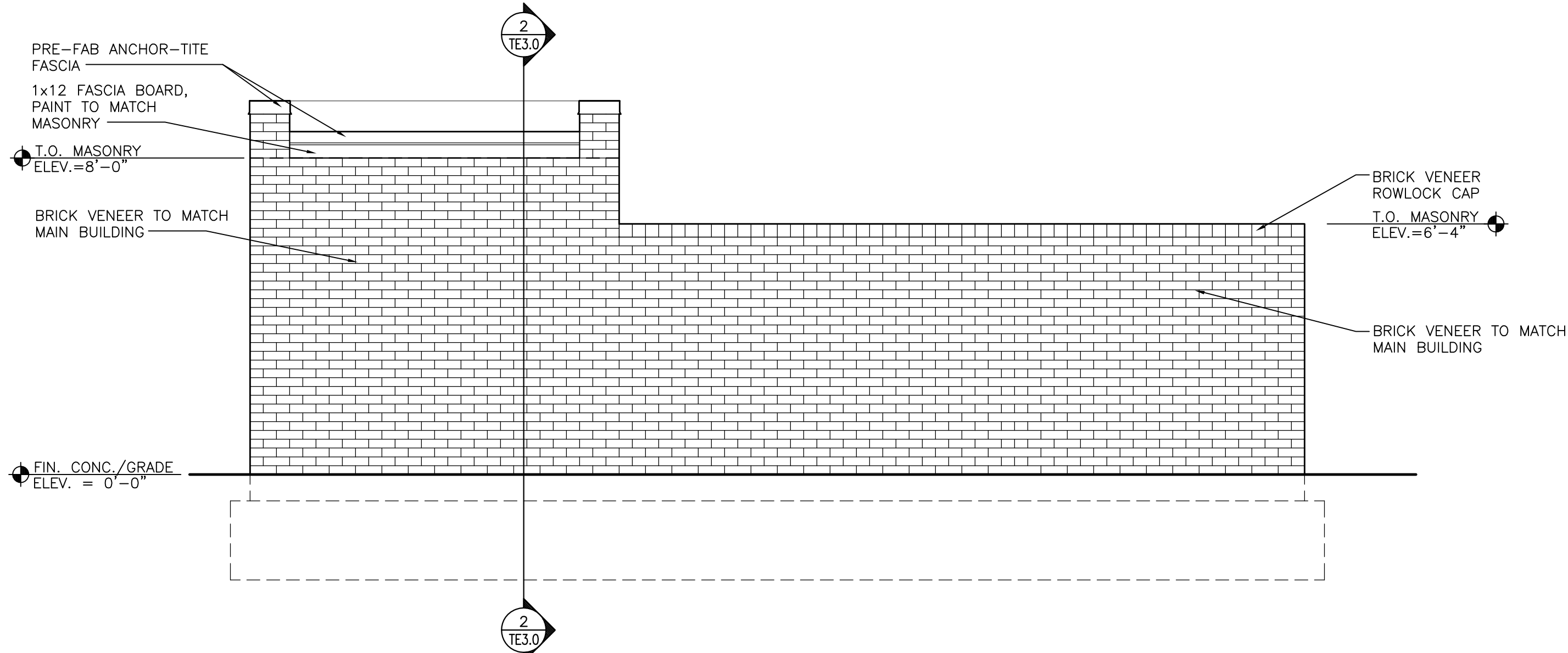
5 CAN BOLT DETAIL
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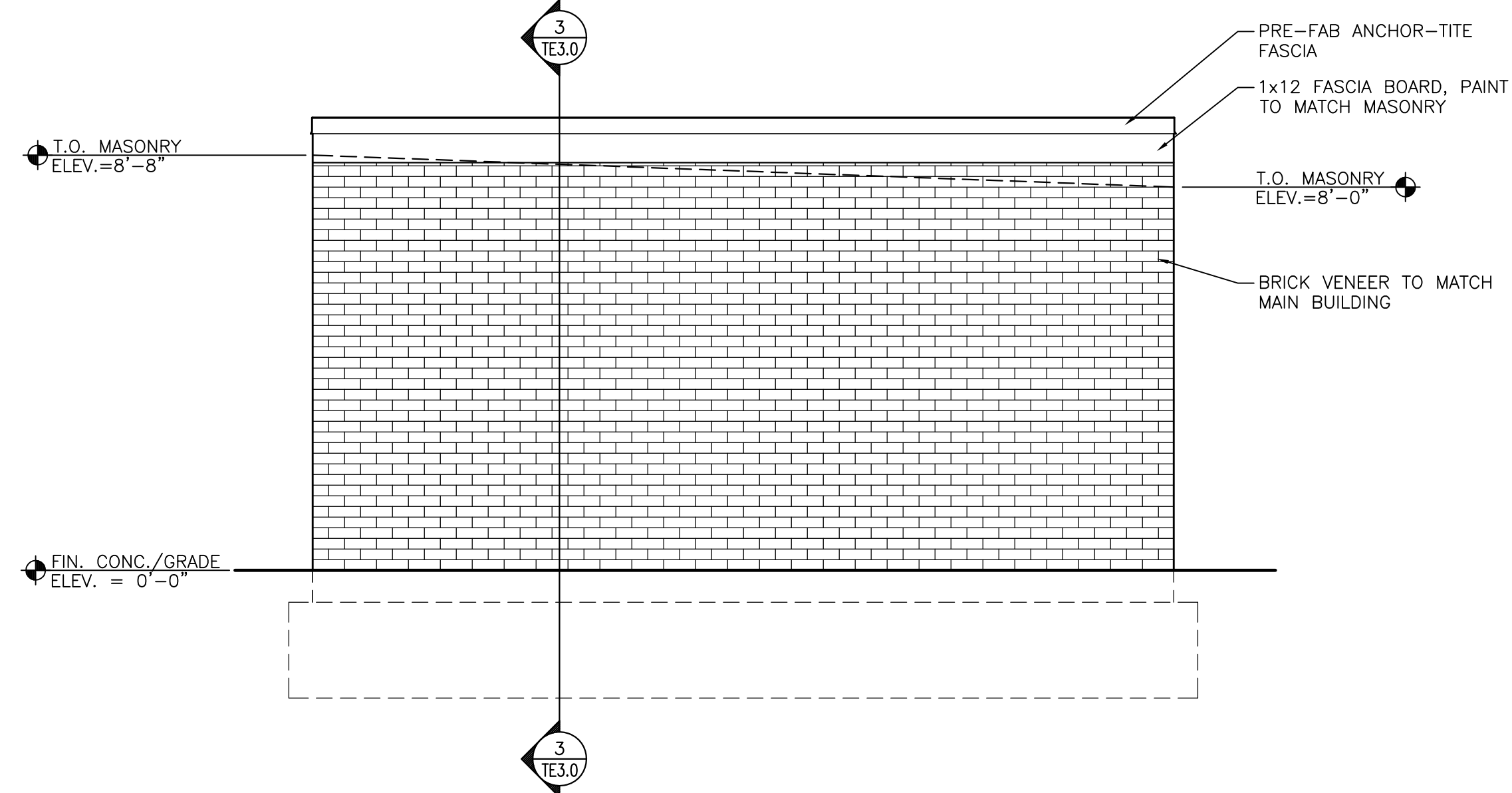
6 CMU CORNER DETAIL
 SCALE: 1 1/2" = 1'-0"



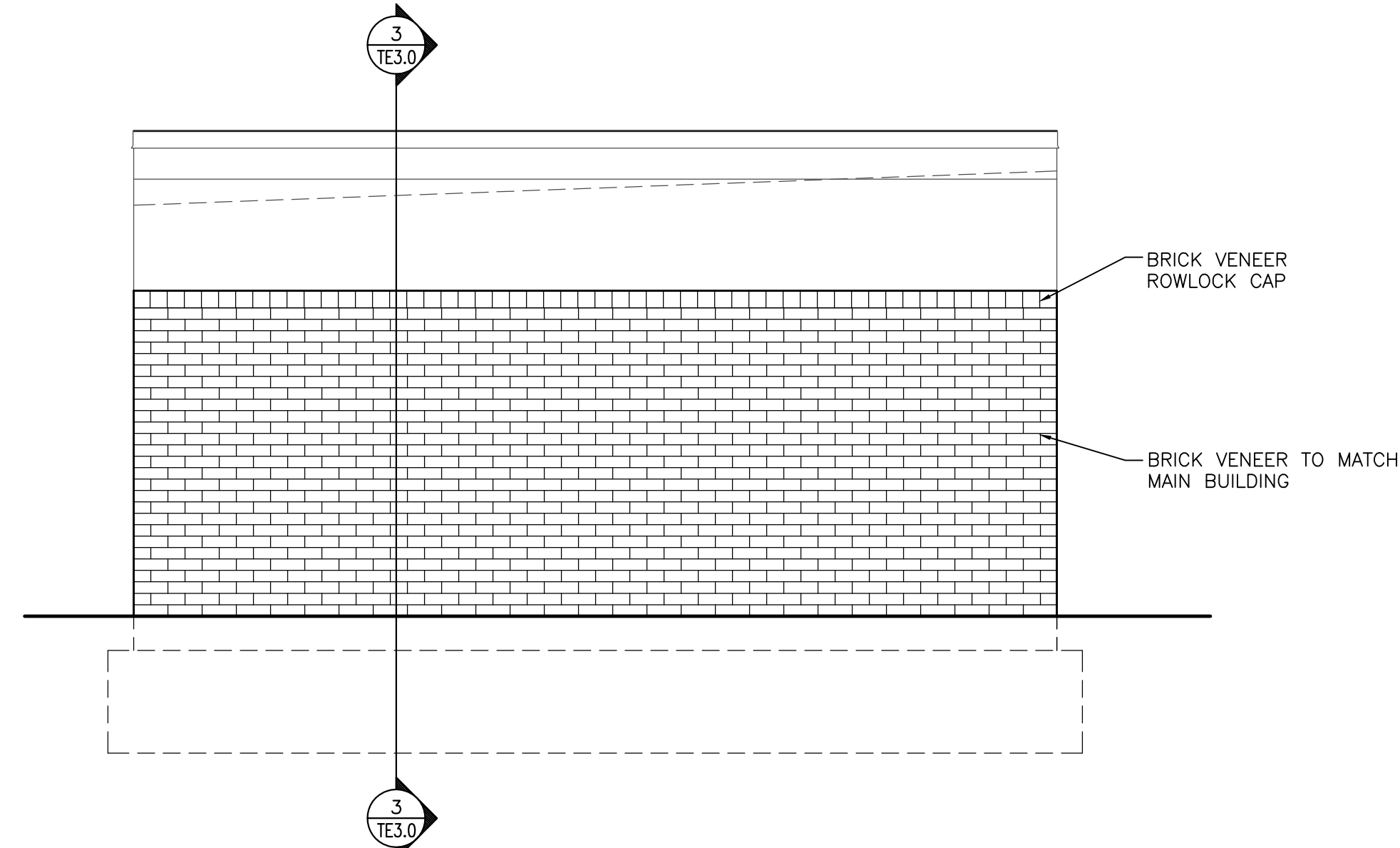
1 TRASH ENCLOSURE ELEVATION
SCALE: 3/8"=1'-0"



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"



Arris Architecture, LLC
285 Commander Dr.
Erie, CO 80516

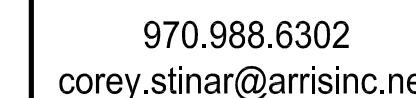
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PREPARED FOR:
McDonald's
STORE #005-0162
10950 S. PARKER ROAD
PARKER, COLORADO

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

ISSUE	DATE
-	-
PROJECT #:	0826
DRAWN BY:	CS
CHECK BY:	
SHEET TITLE:	TRASH ENCLOSURE ELEVATIONS
DRAWING NO:	
SHEET NO.	TE1.1



PREPARED FOR:

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

TRASH ENCLOSURE DETAILS

SHEET NO. **TE1.2**

