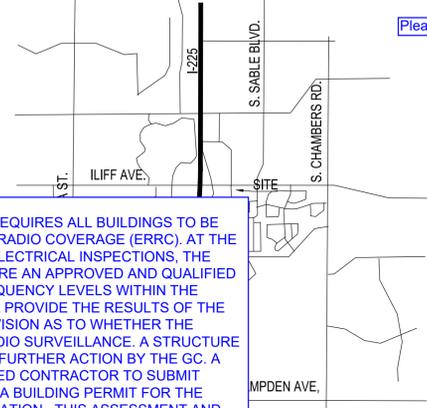


McDONALD'S AT BLACKHAWK POINT  
SITE PLAN AND CONDITIONAL USE

TRACT A, BLACKHAWK POINTE SUBDIVISION FILING NO. 1 & LOT 1, BLOCK 1, BLAKHAWK POINTE SUBDIVISION FILING NO. 2  
SITUATED IN THE SW 1/4 OF SECTION 30, T.4S., R.66W., OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
SE CORNER OF E. ILIFF AVE. & S. BLACKHAWK ST.



DATA BLOCK

Table with 2 columns: PROPERTY AREA, GROSS FLOOR AREA, NUMBER OF BUILDINGS, BUILDING HEIGHT, TOTAL BUILDING COVERAGE, HARD SURFACE AREA, LANDSCAPE AREA, etc. Values include 29,491 S.F., 4,060 S.Q. FT., (1) ONE, 21'-9-1/2", 13.3% (3,915 SQ. FT.), 69.1% (20,401 SQ. FT.), 17.6% (5,175 SQ. FT.), 179 SQ. FT., etc.

BUILDING CODES:  
2015 INTERNATIONAL PLUMBING CODE  
2015 INTERNATIONAL MECHANICAL CODE  
2015 INTERNATIONAL FIRE CODE  
2020 NATIONAL ELECTRIC CODE  
2015 INTERNATIONAL ENERGY CONSERVATION CODE

NOTES ADDED

Architectural features (i.e. bay windows, fireplaces, roof overhang, gutters, eaves, foundations, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire line.

Reword to "MU-OI within Iliff Station Area Plan"

REVISED

Replace Handicap with Accessible.

REVISED

Reword to "MU-OI within Iliff Station Area Plan"

REVISED

NOTES ADDED: \* THE 2015 INTERNATIONAL FIRE CODE, SECTION 510, REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC) AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS...

RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY...

Table with 2 columns: 14 OF 15, 15 OF 15. Row 1: SITE DETAILS. Row 2: SITE DETAILS.

REMOVED

Remove handicap.

REMOVED

Please remove this note, it is a duplicate.

NOTES ADDED

Add the following notes: In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement...

PROJECT CONTACTS

ARCHITECT: CORE STATES, 3401 CENTERLAKE DRIVE, SUITE 430, ONTARIO, CA 91764... OWNER/DEVELOPER: MCDONALD'S USA, LLC, 4643 A. ULSTER STREET, SUITE 1300, DENVER, CO. 80237... SITE ENGINEER: STRATEGIC LAND SOLUTIONS, INC., 2595 PONDEROSA ROAD, FRANKTOWN, CO 80116...

Vern Adam

720-859-4324

NOTE REVISED

The site plan will not be approved by public works until the preliminary drainage letter/report is approved

- 7. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY...
- 8. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- 9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
- 10. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL...
- 11. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT...
- 12. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- 13. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING...
- 14. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD...
- 15. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- 16. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC. ARE NOT ALLOWED TO ENCRUCH INTO ANY EASEMENT OR FIRE LANE.
- 17. A CONDITIONAL USE FOR A DRIVE THRU IS BEING REQUESTED WITH THIS DEVELOPMENT.

LEGAL DESCRIPTION: A LEASEHOLD ESTATE AS CREATED BY THAT CERTAIN LEASE AGREEMENT EXECUTED BY GPAI ILIFF STATION LLC, A LIMITED LIABILITY COMPANY, LANDLORD, AND MCDONALD'S USA LLC, A DELAWARE LIMITED LIABILITY COMPANY, TENANT, AS REFERENCED IN THE DOCUMENT ENTITLED \_\_\_\_\_ WHICH WAS RECORDED \_\_\_\_\_ AT RECEPTION NO. \_\_\_\_\_ FOR THE TERM AND UPON AND SUBJECT TO ALL THE PROVISIONS CONTAINED IN SAID DOCUMENT, AND IN SAID LEASE, AS TO THE FOLLOWING DESCRIBED PROPERTY: PARCEL A: LOT 1, BLOCK 1, BLACKHAWK POINTE SUBDIVISION FILING NO. 2, EXCEPT THAT PORTION OF SAID LOT 1 CONVEYED TO CITY OF AURORA, A MUNICIPAL CORPORATION, IN WARRANTY DEED RECORDED AUGUST 11, 1999 AT RECEPTION NO. A9130823, COUNTY OF ARAPAHOE, STATE OF COLORADO. PARCEL B: THE BENEFITS OF NON-EXCLUSIVE EASEMENTS ACROSS LOTS 2 AND 3, BLOCK 1, BLACKHAWK POINTE SUBDIVISION FILING NO. 1, AS DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED MARCH 17, 1995, IN BOOK 7891 AT PAGE 476, FIRST AMENDMENT TO DECLARATIONS OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED FEBRUARY 24, 2006 AT RECEPTION NO. B6024793, AND SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED JUNE 12, 2020 AT RECEPTION NO. E0070180, COUNTY OF ARAPAHOE, STATE OF COLORADO. PARCEL C: TRACT A, BLACKHAWK POINTE SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO. PARCEL D: THE BENEFITS OF NON-EXCLUSIVE EASEMENTS ACROSS LOTS 2, BLOCK 1, BLACKHAWK POINTE SUBDIVISION FILING NO. 1, AS DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED NOVEMBER 8, 1996 AT RECEPTION NO. A6143681, FIRST AMENDMENT TO DECLARATIONS OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED FEBRUARY 24, 2006 AT RECEPTION NO. B6024793, AND SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED JUNE 12, 2020 AT RECEPTION NO. E0070180, COUNTY OF ARAPAHOE, STATE OF COLORADO. SIGNATURE BLOCKS: THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

Strategic Land Solutions, Inc. 2595 PONDEROSA ROAD FRANKTOWN, CO 80116 720.384.7661 rpalmer@strategic.net Robert J. Palmer, PE President

McDonald's logo and address: 4643 S. ULSTER STREET, SUITE 1300, DENVER, COLORADO 80237

ILIFF AND 225 AURORA COLORADO ARAPAHOE 50765 39450

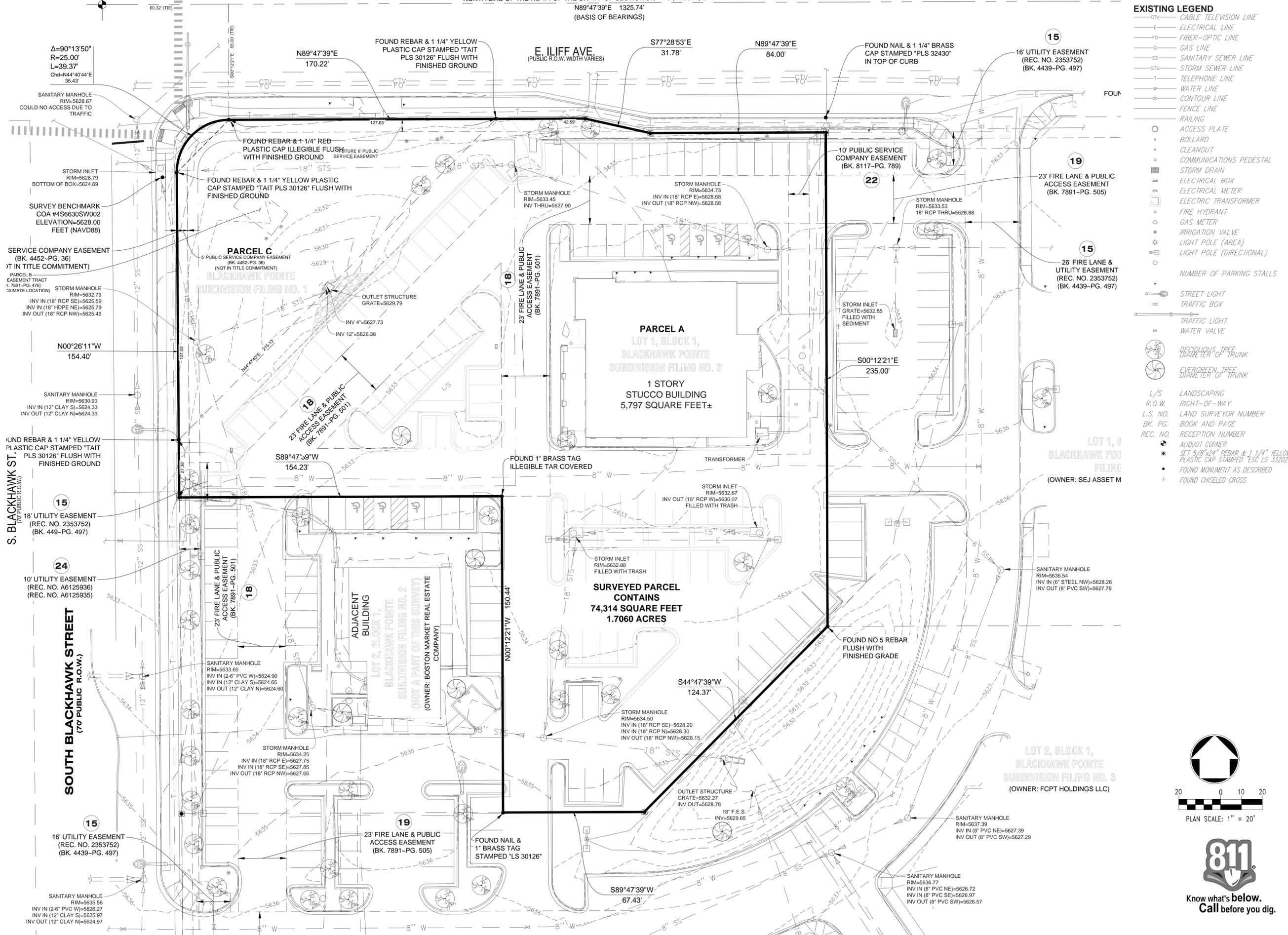
AS NOTED 04/30/2021 MCD P/CM RJP RJP RJP RJP BOWAN PROPHET CURRENT.DWG

TITLE SHEET

1 OF 15

T.4S., R.66W., OF THE 6TH P.M.  
(FOUND 3 1/4" ALUMINUM CAP  
STAMPED "LS 13156" IN RANGE BOX)

**EAST ILLIFF AVENUE**  
(PUBLIC R.O.W. WIDTH VARIES)  
NORTH LINE OF THE NE 1/4 OF THE SW 1/4 OF SECTION 30, T.4S., R.66W., OF THE 6TH P.M.  
N89°47'39"E 1325.74'  
(BASIS OF BEARINGS)



- EXISTING LEGEND**
- CTV CABLE TELEVISION LINE
  - E ELECTRICAL LINE
  - FO FIBER-OPTIC LINE
  - G GAS LINE
  - SS SANITARY SEWER LINE
  - STS STORM SEWER LINE
  - T TELEPHONE LINE
  - W WATER LINE
  - C CONTOUR LINE
  - F FENCE LINE
  - R RAILING
  - ACCESS PLATE
  - BOLLARD
  - CLEANOUT
  - COMMUNICATIONS PEDESTAL
  - STORM DRAIN
  - ELECTRICAL BOX
  - ELECTRICAL METER
  - ELECTRIC TRANSFORMER
  - FIRE HYDRANT
  - GAS METER
  - IRRIGATION VALVE
  - LIGHT POLE (AREA)
  - LIGHT POLE (DIRECTIONAL)
  - NUMBER OF PARKING STALLS
  - STREET LIGHT
  - TRAFFIC BOX
  - TRAFFIC LIGHT
  - WATER VALVE
  - DECIDUOUS TREE (DIAMETER OF TRUNK)
  - EVERGREEN TREE (DIAMETER OF TRUNK)
  - L/S LANDSCAPING
  - R.O.W. RIGHT-OF-WAY
  - L.S. LAND SURVEYOR NUMBER
  - BK. PG. BOOK AND PAGE
  - REC. NO. RECEPTION NUMBER
  - ALICUT CORNER
  - SET 5/8"x24" REBAR & 1 1/4" YELLOW PLASTIC CAP STAMPED "ESC LS 33202"
  - FOUND MONUMENT AS DESCRIBED
  - FOUND CHISELED CROSS

NO.	DATE	REVISION	DESCRIPTION

CIVIL ENGINEERING CONSULTANT

**Strategic Land Solutions, Inc.**  
2595 PONDEROSA ROAD  
FRANKTOWN, CO 80116  
720.364.7661 Phone  
rpalmer@strategicls.net  
Robert J. Palmer, PE  
President

**McDonald's**

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

STREET ADDRESS: **ILLIFF AND 225**

CITY: **AURORA**

STATE: **COLORADO**

COUNTY: **ARAPAHOE**

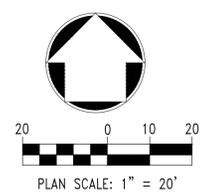
STATE STAKE I.D.A.: **50765**

PARCEL I.D.A.: **39450**

SCALE: <b>AS NOTED</b>	MD REF: <b>BOWAN</b>
DATE: <b>04/30/2021</b>	MD P/C/M: <b>PROPHET</b>
DESIGNED BY: <b>RJP</b>	FILE NAME: <b>CURRENT.DWG</b>
DRAWN BY: <b>RJP</b>	SLS NO. <b>18-001-111</b>
CHECKED BY: <b>RJP</b>	

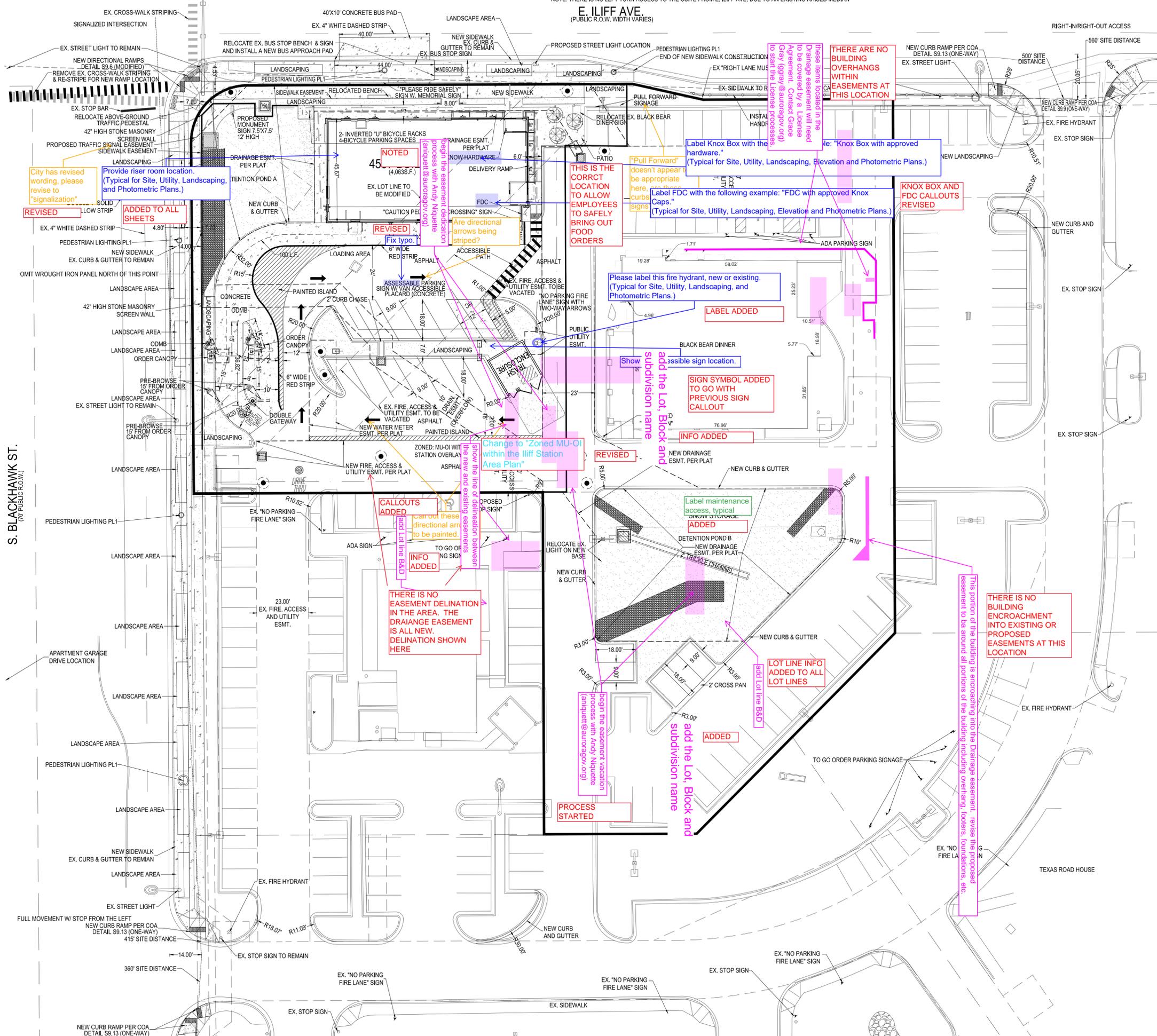
EXISTING CONDITIONS

SHEET NO. **2 OF 15**



NOTE: THERE IS NO LEFT TURN ACCESS TO THE SUITE FROM E. ILLIFF AVE. DUE TO AN EXISTING RAISED MEDIAN

E. ILLIFF AVE.  
(PUBLIC R.O.W. WIDTH VARIES)



**SIGN PLAN NOTES:**  
1. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.

**SITE PLAN LEGEND (PROPOSED)**

- SITE PROPERTY LINE (WITH METES & BOUNDS NOTED)
- - - ADA ACCESSIBLE ROUTE
- - - ADJACENT PARCEL PROPERTY LINE
- - - EXISTING CURBLINE
- - - PROPOSED 6" CURBLINE
- - - PROPOSED 6" CURBLINE W/1" CATCH PAN GUTTER, UNLESS OTHERWISE NOTED
- - - PROPOSED 6" CURBLINE W/1" SPILL PAN GUTTER, UNLESS OTHERWISE NOTED
- - - PROPOSED CONCRETE PAVEMENT (WITH THICKNESS NOTED)
- - - PROPOSED OVERHEAD ROOF/CANOPY LINE
- - - PROPOSED BUILDING LINE
- XX PARKING SPACES

**EXISTING LEGEND**

- CTV CABLE TELEVISION LINE
- E ELECTRICAL LINE
- FO FIBER-OPTIC LINE
- G GAS LINE
- SS SANITARY SEWER LINE
- STS STORM SEWER LINE
- T TELEPHONE LINE
- W WATER LINE
- CO CONTOUR LINE
- F FENCE LINE
- RA RAILING
- AP ACCESS PLATE
- B BOLLARD
- C CLEANOUT
- CP COMMUNICATIONS PEDESTAL
- SD STORM DRAIN
- EB ELECTRICAL BOX
- EM ELECTRICAL METER
- ET ELECTRIC TRANSFORMER
- FH FIRE HYDRANT
- GM GAS METER
- IV IRRIGATION VALVE
- LP LIGHT POLE (AREA)
- LD LIGHT POLE (DIRECTIONAL)
- NS NUMBER OF PARKING STALLS
- SL STREET LIGHT
- TB TRAFFIC BOX
- TL TRAFFIC LIGHT
- WV WATER VALVE
- DT DECIDUOUS TREE  
DIAMETER OF TRUNK
- ET EVERGREEN TREE  
DIAMETER OF TRUNK
- L/S LANDSCAPING
- R.O.W. RIGHT-OF-WAY
- L.S. NO. LAND SURVEYOR NUMBER
- BK. PG. BOOK AND PAGE
- REC. NO. RECEPTION NUMBER
- AC ALIQUOT CORNER  
SET 5/8"x24" REBAR & 1 1/4" YELLOW PLASTIC CAP STAMPED "ESC LS 33202"
- FM FOUND MONUMENT AS DESCRIBED
- FC FOUND CHISELED CROSS

NO. DATE REVISION DESCRIPTION

CIVIL ENGINEERING CONSULTANT

**Strategic Land Solutions, Inc.**  
2595 PONDEROSA ROAD  
FRANKTOWN, CO 80116  
720.304.7661 Phone  
rpalmer@strategicland.com  
Robert J. Palmer, PE  
President

**McDonald's**

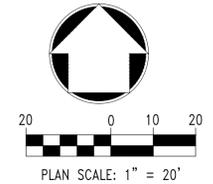
ROCKY MOUNTAIN REGION  
ADDRESS: 4643 S. ULLIFF STREET, SUITE 1300, DENVER, COLORADO 80237

STREET ADDRESS	ILIFF AND 225
CITY	AURORA
STATE	COLORADO
COUNTY	ARAPAHOE
STATE STAKE I.D.#	50765
MARSHAL I.D.#	39450

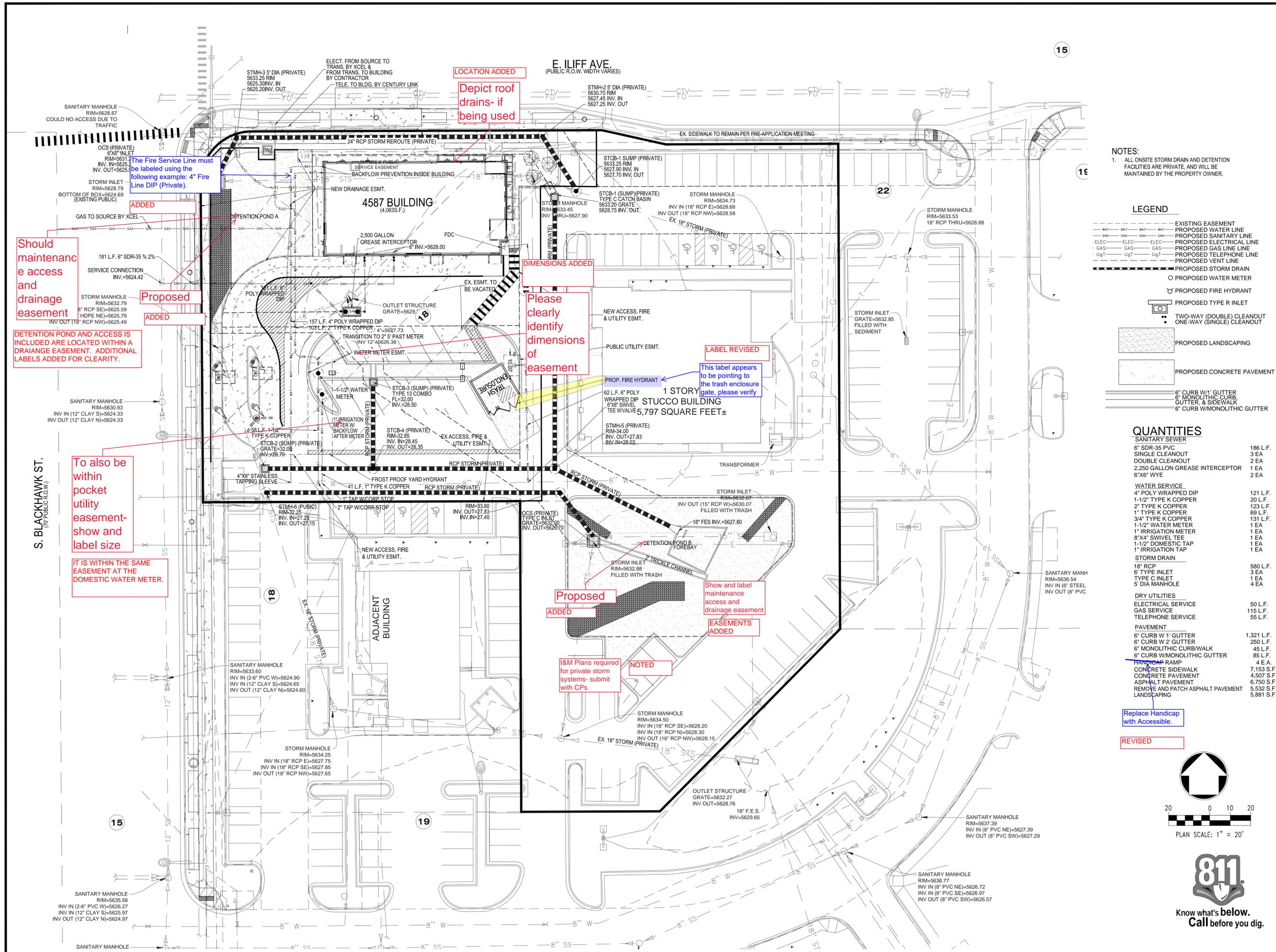
SCALE:	AS NOTED	MD REF:	BOWAN
DATE:	04/30/2021	MD P/CM:	PROPHET
DESIGNED BY:	RJP		
DRAWN BY:	RJP	FILE NAME:	CURRENT.DWG
CHECKED BY:	RJP	S/S NO. 18-001-111	

**SITE PLAN**

SHEET NO. **3 OF 15**







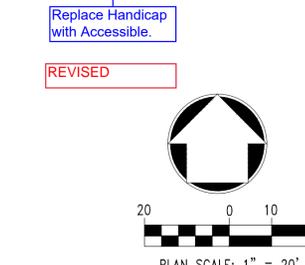
**NOTES:**  
 1. ALL ONSITE STORM DRAIN AND DETENTION FACILITIES ARE PRIVATE, AND WILL BE MAINTAINED BY THE PROPERTY OWNER.

**LEGEND**

---	EXISTING EASEMENT
---	PROPOSED WATER LINE
---	PROPOSED SANITARY LINE
---	PROPOSED ELECTRICAL LINE
---	PROPOSED GAS LINE LINE
---	PROPOSED TELEPHONE LINE
---	PROPOSED VENT LINE
---	PROPOSED STORM DRAIN
○	PROPOSED WATER METER
○	PROPOSED FIRE HYDRANT
○	PROPOSED TYPE R INLET
○	TWO-WAY (DOUBLE) CLEANOUT
○	ONE-WAY (SINGLE) CLEANOUT
---	PROPOSED LANDSCAPING
---	PROPOSED CONCRETE PAVEMENT
---	6" CURB W/1" GUTTER
---	6" MONOLITHIC CURB
---	GUTTER, & SIDEWALK
---	6" CURB W/MONOLITHIC GUTTER

**QUANTITIES**

<b>SANITARY SEWER</b>	
6" SDR-35 PVC	186 L.F.
SINGLE CLEANOUT	3 EA
DOUBLE CLEANOUT	2 EA
2,500 GALLON GREASE INTERCEPTOR	1 EA
6"x6" WYE	2 EA
<b>WATER SERVICE</b>	
4" POLY WRAPPED DIP	121 L.F.
1-1/2" TYPE K COPPER	20 L.F.
2" TYPE K COPPER	123 L.F.
1" TYPE K COPPER	69 L.F.
3/4" TYPE K COPPER	131 L.F.
1-1/2" WATER METER	1 EA
1" IRRIGATION METER	1 EA
8"x4" SWIVEL TEE	1 EA
1-1/2" DOMESTIC TAP	1 EA
1" IRRIGATION TAP	1 EA
<b>STORM DRAIN</b>	
18" RCP	580 L.F.
6" TYPE INLET	3 EA
TYPE C INLET	1 EA
5" DIA MANHOLE	4 EA
<b>DRY UTILITIES</b>	
ELECTRICAL SERVICE	50 L.F.
GAS SERVICE	115 L.F.
TELEPHONE SERVICE	55 L.F.
<b>PAVEMENT</b>	
6" CURB W 1" GUTTER	1,321 L.F.
6" CURB W 2" GUTTER	250 L.F.
45 L.F.	45 L.F.
6" MONOLITHIC CURB/WALK	85 L.F.
6" CURB W/MONOLITHIC GUTTER	4 EA
HANDICAP RAMP	4 E.A.
CONCRETE SIDEWALK	7,153 S.F.
CONCRETE PAVEMENT	4,507 S.F.
ASPHALT PAVEMENT	6,750 S.F.
REMOVE AND PATCH ASPHALT PAVEMENT	5,532 S.F.
LANDSCAPING	5,881 S.F.



NO. DATE REVISION DESCRIPTION

CIVIL ENGINEERING CONSULTANT

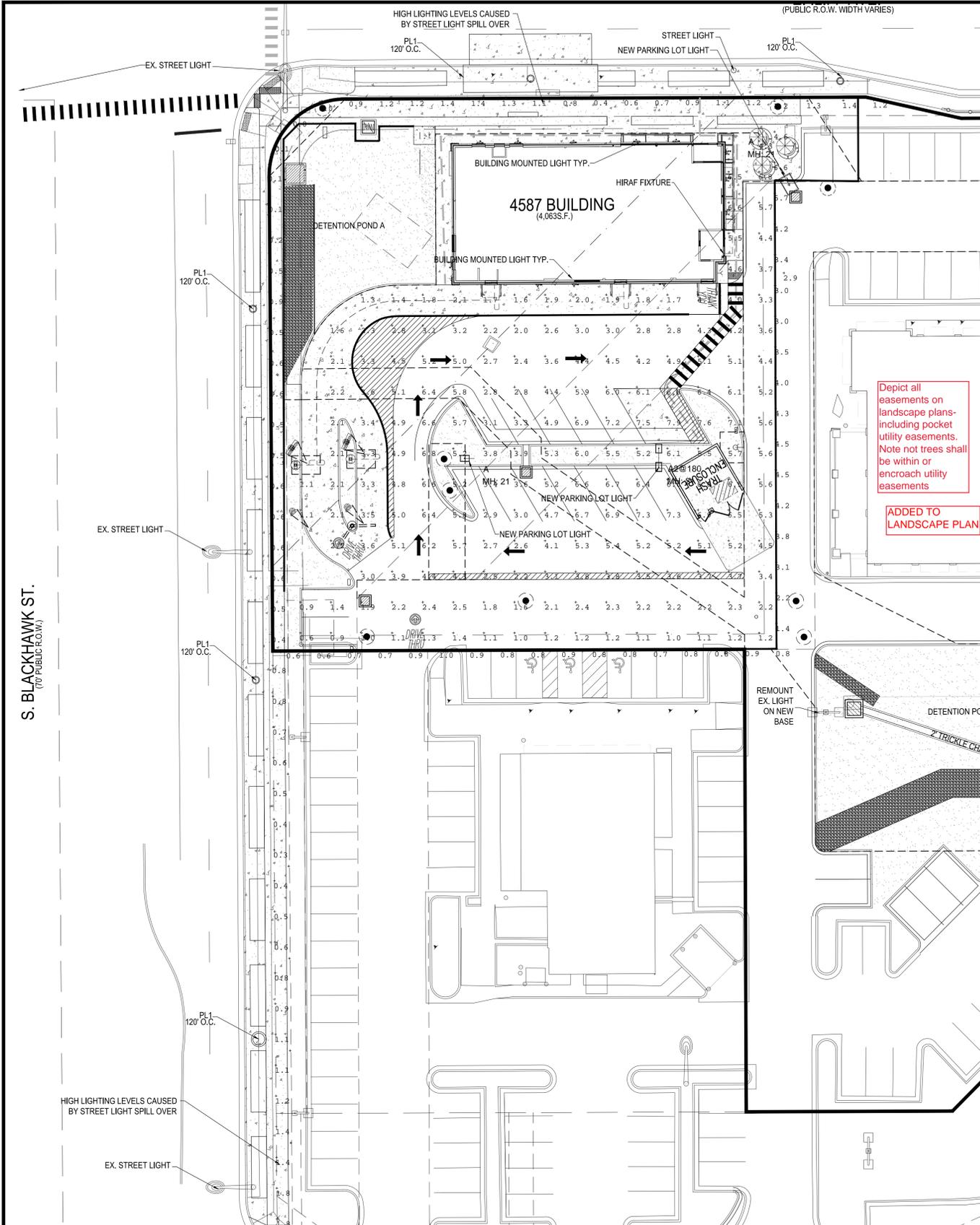
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ROCKY MOUNTAIN REGION  
 ADDRESS: 4643 S. ULLSTER STREET, SUITE 1300, DENVER, COLORADO 80237

SHEET ADDRESS	
ILIFF AND 225	CITY
AURORA	CITY
COLORADO	STATE
ARAPAHOE	COUNTY
50765	STATE STAKE I.D.#
39450	METRIC I.D.#

SCALE:	AS NOTED	MD RE:	BOWAN
DATE:	04/30/2021	MD P/CM:	PROPHET
DESIGNED BY:	RJP	FILE NAME:	CURRENT.DWG
DRAWN BY:	RJP	SLS IN: 18-001-111	
CHECKED BY:	RJP		
DRAWING TITLE:	UTILITY PLAN		
SHEET NO.:	5 OF 15		



Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PAVED SURFACE READINGS	Illuminance	Fc	3.91	7.9	0.6	6.52	13.17
PROPERTY LINE READINGS	Illuminance	Fc	1.36	6.6	0.0	N.A.	N.A.

Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	EPA	Mtg Height	Pole Type
A	2	A	SINGLE	0.900	RAR2-480L-240-5K7-4W	226.9	.55	21	SES-18-40-1-GL-TA-xx (4")
BACK	1	A2@180	BACK-BACK	0.900	RAR2-480L-240-5K7-4W	226.9	.55	21	SES-18-40-1-GL-TA-xx (4")
SH	11	SH1	SINGLE	0.900	RWSC-36L-3K-DO-U-PS	14.4	11	12'	SES-18-40-1-GL-TA-xx (4")
PL1	1	PL1	PED LIGHT	1.00	KIP-PT/86W LED/4000K/120-277V/60HZ	86	.55	12'	SES-18-40-1-GL-TA-xx (4")

### HUBBELL RATIO Series

ADVANTAGE LIGHTER

**FEATURES**

- Low profile LED emits lumens with a variety of beam distributions for lighting applications such as street, commercial and landscape lighting.
- Featuring Max. Size Optics which maximize light beam diameter with minimal loss at the fixture edge, reducing light spill.
- Visual comfort standard.
- Compact and lightweight design with low EPC.
- 30 year warranty for high pressure applications including bridges and tunnels.
- Control options including photo control, occupancy sensing, No Distributed Management and 100% dimmable controls.
- Meets all major code requirements.

**CONTROL TECHNOLOGY**

Site Specific **NX DISTRIBUTED INTELLIGENCE** **wISCAPE**

**SPECIFICATIONS**

**CONSTRUCTION**

- Receive from various the traditional construction from lighting fixture manufacturer and approved, used for street applications.
- The case housing with friction vertical heat sink is optional for heat dissipation while keeping a clean smooth finish.
- Construction with all metal components housing with powder coat paint finish.

**OPTICS**

- Professional optician consultation to create a light distribution that meets the application and a low glare appearance without sacrificing optical performance.
- 60, 90, 120 or 180 degree LED's
- 3000K, 4000K or 5000K CCT color CCT
- 3 year warranty or 50,000 hours
- Free installation costs

**INSTALLATION**

- 20' or greater mounting height, compatible with 2" diameter poles.
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option or necessary for retrofit and round poles.
- Available with 10' pole available for 2" or 3" diameter poles. 60" or 66" mounting height. Ready for 7-8' spacing.

**ELECTRICAL**

- 120V/277V VAC or 120/240V VAC input voltage. 60/50 Hz

### SES GALVANIZED POLES

SQUARE STEEL STRAIGHT POLES (SSP)

**Ordering Information**

Material	Height	Weight	Wind	Seismic	Notes
Galvanized Steel	10-20'	150-200 lbs	15 mph	ASCE 7-10	Standard
Aluminum	10-20'	100-150 lbs	15 mph	ASCE 7-10	Lightweight

**Stocked Poles**

Material	Height	Weight	Wind	Seismic
Galvanized Steel	10'	150 lbs	15 mph	ASCE 7-10
Galvanized Steel	12'	180 lbs	15 mph	ASCE 7-10
Galvanized Steel	15'	220 lbs	15 mph	ASCE 7-10
Galvanized Steel	20'	300 lbs	15 mph	ASCE 7-10

**Bolt Circle Diagram**

4" Square Pole (10" Bolt Circle) (Min. B.C. = 8") (Max. B.C. = 11")

5" Square Pole (13" Bolt Circle) (Min. B.C. = 10") (Max. B.C. = 13.5")

All listed SES poles use 2701349004 paper template. It's the contractor's responsibility to ensure that new poles will fit existing bases.

### HIRAF LINEAR LED FACADE FIXTURE (DOWN LIGHTING ONLY)

The HIRAF Linear Facade Lighting System is a holistic LED lighting solution designed from a clean slate to maximize the lighting effect for marketing your building as your brand while keeping energy usage and maintenance to an absolute minimum. Thanks to its intuitive plug and play mounting design with integral driver system, installation is quick and simple and requires that power be brought to one fixture in each continuous row. The long life LED source minimizes maintenance to only an occasional cleaning of outer lens surfaces. This system is truly a "set it and forget it" solution only from Security Lighting.

**ORDERING INFORMATION**

**HIRAF LED 96 DO 120 PS**

**SOURCE**

SIZE	LED	VOLTAGE
96	8-Foot	120
72	6-Foot	120
48	4-Foot	120

**Fixture Specifications**

**FEATURES**

- Extruded aluminum construction, finished in weatherproof powder-coat paint.
- Tempered glass lenses.
- Power feed required only at beginning of each continuous row.
- Subsequent fixtures plug together in SGLLETTES Fully integrated driver for completely self-contained lighting system.
- Aluminum mounting brackets are finished in powder-coat paint and each order ships with a formed drilling template for ease of installation.
- 70 CRI standard
- 5200K Color temperature standard. Consult factory for others.
- 50,000 hour long life LED illumination.
- Fixtures available in up and down light; down light only or up light only.

**Dimensions**

36" 48" 72" or 96"

### HUBBELL RATIO Series

ADVANTAGE LIGHTER

**ORDERING GUIDE**

Example: RAR2-480L-240-5K7-4W

**ORDERING INFORMATION**

Label	Qty	Label	Arrangement	LLF	Description	Lum. Watts	EPA	Mtg Height	Pole Type
A	2	A	SINGLE	0.900	RAR2-480L-240-5K7-4W	226.9	.55	21	SES-18-40-1-GL-TA-xx (4")
BACK	1	A2@180	BACK-BACK	0.900	RAR2-480L-240-5K7-4W	226.9	.55	21	SES-18-40-1-GL-TA-xx (4")
SH	11	SH1	SINGLE	0.900	RWSC-36L-3K-DO-U-PS	14.4	11	12'	SES-18-40-1-GL-TA-xx (4")
PL1	1	PL1	PED LIGHT	1.00	KIP-PT/86W LED/4000K/120-277V/60HZ	86	.55	12'	SES-18-40-1-GL-TA-xx (4")

### SECURITY LIGHTING RWSC LED RADIUS WALL SCONCE

The RWSC LED Radius Wall Sconce offers a combination of light distribution that uses the building facade and the radius wall to maximize available building architectural design elements in all commercial and residential applications.

The RWSC LED provides excellent illumination with a high efficiency LED light source and 70 or 90 degree LED's that deliver up to 2,400 lumens and up to 100 lumens per foot.

The RWSC LED fixture has become a building standard and is stocked as a quick ship item in many colors and distributions.

**Features**

- Cast aluminum housing.
- Integrated design eliminates high angle light fixtures.
- Compatible angled, flat horizontal glass lenses, US labeled for use in wet locations.
- DLC Overlight only, full cut-off.

**Operating Temperature**

- 30°C to 40°C

**Mounting**

RWSC features Intelligent Mounting Bracket which holds screw and nut by allowing only one screw to be easily installed. The smart mounting bracket is very easy to install and features an integrated level bubble on the bracket ensuring fixture installation will always be perfect.

**Certifications/Lists**

- UL Listed
- ETL Listed
- CE Marked

**Ordering Information** Ordering Example: RWSC-XX-XX-XX-U-XX-XX

Series	# of LED's	CCT	Classification	Voltage	Mount	Option
RWSC	100	3000K	UL Type II	120V/277V	Flat	PS
RWSC	100	4000K	UL Type II	120V/277V	Flat	PS
RWSC	100	5000K	UL Type II	120V/277V	Flat	PS

### HIRAF LINEAR LED FACADE FIXTURE (DOWN LIGHTING ONLY)

The HIRAF Linear Facade Lighting System is a holistic LED lighting solution designed from a clean slate to maximize the lighting effect for marketing your building as your brand while keeping energy usage and maintenance to an absolute minimum. Thanks to its intuitive plug and play mounting design with integral driver system, installation is quick and simple and requires that power be brought to one fixture in each continuous row. The long life LED source minimizes maintenance to only an occasional cleaning of outer lens surfaces. This system is truly a "set it and forget it" solution only from Security Lighting.

**ORDERING INFORMATION**

**HIRAF LED 96 DO 120 PS**

**SOURCE**

SIZE	LED	VOLTAGE
96	8-Foot	120
72	6-Foot	120
48	4-Foot	120

**Fixture Specifications**

**FEATURES**

- Extruded aluminum construction, finished in weatherproof powder-coat paint.
- Tempered glass lenses.
- Power feed required only at beginning of each continuous row.
- Subsequent fixtures plug together in SGLLETTES Fully integrated driver for completely self-contained lighting system.
- Aluminum mounting brackets are finished in powder-coat paint and each order ships with a formed drilling template for ease of installation.
- 70 CRI standard
- 5200K Color temperature standard. Consult factory for others.
- 50,000 hour long life LED illumination.
- Fixtures available in up and down light; down light only or up light only.

**Dimensions**

36" 48" 72" or 96"

NOTED, THE STREET PEDESTRIAN LIGHTS WILL BE ADDED TO THE PHOTOMETRIC PLAN WITH THE CIVIL SUBMITTAL.

ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION, SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL, THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY".

Know what's below. Call before you dig.

PLAN SCALE: 1" = 20'

NO. DATE DESCRIPTION

CIVIL ENGINEERING CONSULTANT

**Strategic Land Solutions, Inc.**  
2595 PONDEROSA ROAD  
FRANKTOWN, CO 80116  
720.304.7661 Phone  
rpalmer@strategicls.net  
Robert J. Palmer, PE  
President

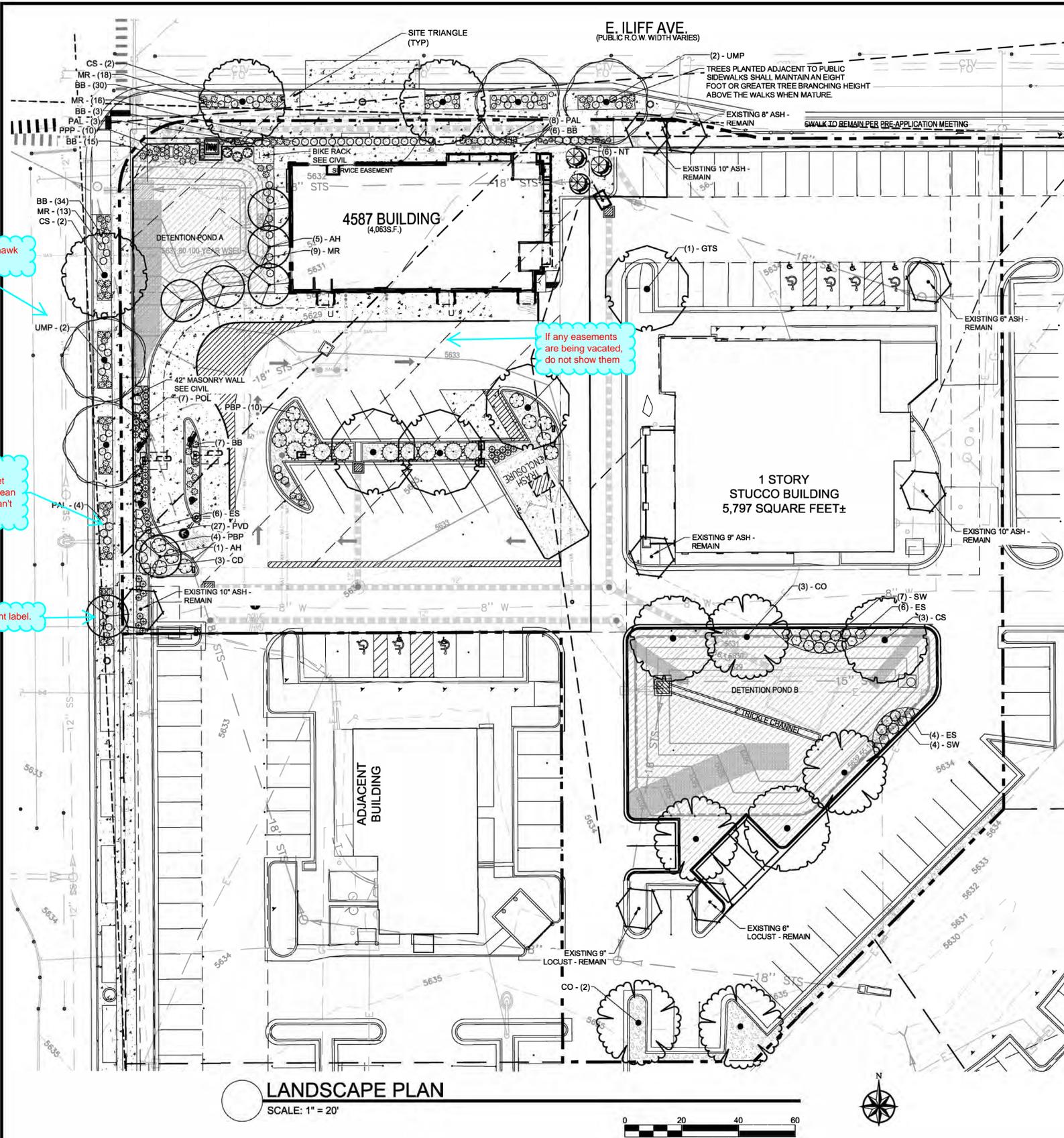
**McDonald's**

ILIFF AND 225  
CITY AURORA  
STATE COLORADO  
COUNTY ARAPAHOE  
ADDRESS 50765  
OFFICE ADDRESS 39450  
REGIONAL DWG. NO. 50765  
MATERIAL D/WG.

SCALE: AS NOTED MTD REF: BOWAN  
DATE: 04/30/2021 MTD P/CM: PROPHET  
DESIGNED BY: RJP FILE NAME:  
DRAWN BY: RJP CURRENT.DWG  
CHECKED BY: RJP SLS Job: 18-001-111

DRAWING TITLE: PHOTOMETRIC PLAN

SHEET NO: 6 OF 15



### PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	AH	7	ACER TATARICUM 'HOT WINGS' / HOT WINGS TATARIAN MAPLE	B & B	3" CAL
	CS	6	CATALPA SPECIOSA / NORTHERN CATALPA	B & B	2.5" CAL
	CO	5	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	3" CAL
	GTS	4	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'™ / SHADEMASTER LOCUST MITIGATION TREE	B & B	3" CAL
	EX-REM	8	REMOVE AS INDICATED / EXISTING TREE TO BE REMOVED RECOMMENDATION	EXISTING	
	EX-RET	8	TO REMAIN - PROTECT DURING CONSTRUCTION / EXISTING TREE TO REMAIN	EXISTING	
	UMP	4	ULMUS WILSONIANA 'PROSPECTOR' / PROSPECTOR ELM	B & B	2.5" CAL

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	CD	3	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / BLUE MIST SHRUB	5 GAL
	ES	16	ERICAMERIA NAUSEOSA SPECIOSA / DWARF BLUE RABBITBRUSH	5 GAL
	JS	8	JUNIPERUS SABINA 'BROADMOOR' / BROADMOOR JUNIPER 568A	5 GAL
	MR	50	MAHONIA REPENS / CREEPING MAHONIA	1 GAL
	PAL	18	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' / DWARF RUSSIAN SAGE	5 GAL
	POL	10	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' / DWARF PURPLE NINEBARK	5 GAL
	PBP	14	PRUNUS BESSEYI 'PAWNEE BUTTES' / SAND CHERRY	5 GAL

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	BB	74	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLUE GRAMA	1 GAL
	NT	15	NASSELLA TENUISSIMA / TEXAS NEEDLE GRASS	1 GAL
	PVD	36	PANICUM VIRGATUM 'DALLAS BLUES' / DALLAS BLUES SWITCH GRASS	1 GAL
	SW	11	SPOROBOLUS WRIGHTII / BIG SACATON	1 GAL

PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	AQ	12	AQUILEGIA CHRYSANTHA / GOLDEN COLUMBINE	1 GAL
	PPP	10	PENSTEMON PINIFOLIUS / THREADLEAF BEARDTONGUE	1 GAL

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	LGS	7,749 SF	EXISTING LANDSCAPE - SHRUB BED / OFF-SITE SHRUB BED PROTECT IN PLACE. REPLACE ANY DAMAGED PLANT MATERIAL	SEED

MULCHES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	RM	4,744 SF	ROCK MULCH / RIVER ROCK 1"-2" PER OWNER APPROVAL. PLACE TO A UNIFORM WEED BARRIER FABRIC.	CONT

### LANDSCAPE REQUIREMENTS

SITE AREA = 29,491

STREET RIGHT-OF-WAY	LANDSCAPE PROVIDED = 5,102 (ON-SITE) = 17% (15% REQUIRED)				
Street Name or Zone Boundary (elev.)	Classification	Linear Footage	No. of Trees Req./Prov. (1/35 ft)	No. of Grasses Req./Prov.	No. of Shrubs Req./Prov.
Iliff Ave	Minor Arterial	164	5 / 5 (1 ex)	-	-
Blackhawk St	Collector	178	5 / 5 (1 ex)	-	-

PARKING LOT LANDSCAPING					
Location	Frontage Length	Screening	Length Provided	Islands Provided	Trees Required Provided
West	98 lf	Min 3' Hedge + 42" wall	82 lf	5	5 / 5 (4 ex)

BUILDING PERIMETER LANDSCAPE					
Location	Line Footage	No. of Tree Equivalents (1/40 lf)	No. of Grasses Req./Prov.	No. of Shrubs Req./Prov.	Shrubs Required Provided
North	45	1.25	9 / 9	20 / 22*	30 / 30
West	45	0.625	6 / 6	10 / 10*	

DETENTION LANDSCAPING					
Detention A SF	Trees Required Provided	Shrubs Required Provided	Detention B SF	Trees Required Provided	Shrubs Required Provided
1840	1 / 1	5 / 5	5820	2 / 2	15 / 15

\*Shrubs used to satisfy tree requirement per landscape reference manual

**Tree Equivalents.** One tree equivalent shall be equal to:

- One 2½-inch caliper deciduous shade tree.
- One two-inch caliper ornamental tree. One six-foot tall evergreen tree.
- Twelve five-gallon deciduous and/or evergreen shrubs per one 2½-inch caliper tree.
- 10 five-gallon deciduous and/or evergreen shrubs per one two-inch caliper tree.

**Shrub Equivalents.** Shrub equivalents apply to either deciduous or evergreen species.

- One five-gallon shrub equivalent shall be equal to: Three one-gallon perennials.
- Three one-gallon ornamental grasses.
- Ten five-gallon shrubs are equal to one two-inch caliper tree equivalent.
- 12 five-gallon shrubs are equal to one 2½-inch caliper tree equivalent.

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 8235 COTTONGRASS COURT  
 CASTLE PINES, CO 80108  
 720.384.7861 Phone  
 rpalmer@strategic.net  
 Robert J. Palmer, PE  
 President

McDonald's

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

STREET ADDRESS	ILIFF AND 225	CITY	AURORA	STATE	COLORADO	ZIP	80016
COUNTY	ARAPAHOE	SECTION	50765	LOT	39450		

SCALE: AS NOTED  
 DATE: 04/30/2021  
 DESIGNED BY: JRO  
 DRAWN BY: JRO  
 CHECKED BY: NAM

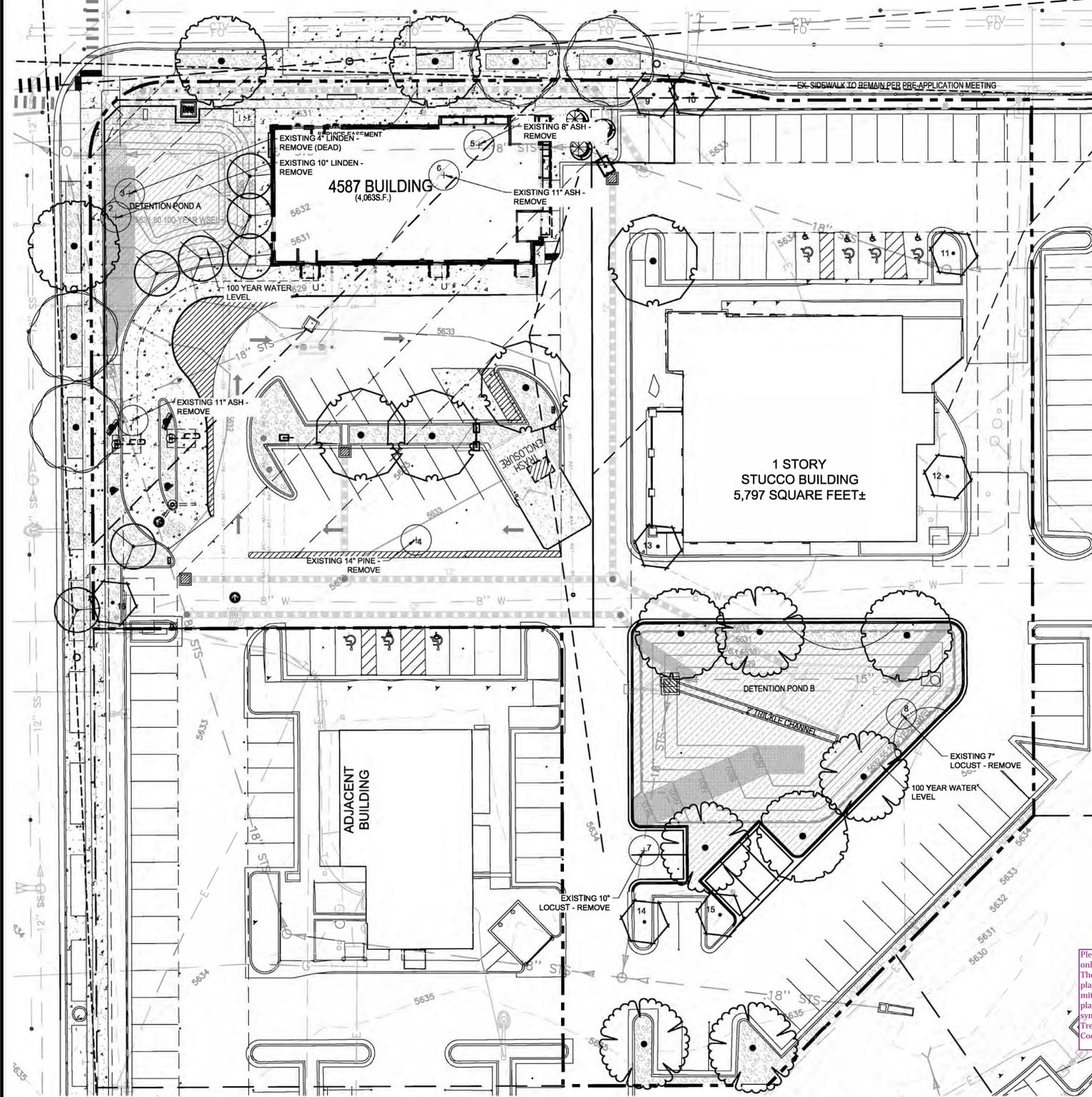
M.D. BOWMAN  
 M.D. PROPHET  
 FILE NAME: CURRENT.DWG  
 SLS No. 18-001-111

**NDS**  
 NATURAL DESIGN SOLUTIONS  
 Landscape Architecture  
 Land Planning - Irrigation/Desi gn  
 5539 Cole Drive, Longmont, CO 80503  
 (303) 443-0389 nrd@ndscolorado.com

7 of 15

NOT FOR CONSTRUCTION

E. ILLIFF AVE.  
(PUBLIC R.O.W. WIDTH VARIES)



**TREE MITIGATION PLAN**

SCALE: 1" = 20'

**PLANT SCHEDULE**

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	7	ACER TATARICUM 'HOT WINGS' / HOT WINGS TATARIAN MAPLE	B & B	3" CAL
	6	CATALPA SPECIOSA / NORTHERN CATALPA	B & B	2.5" CAL
	5	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	3" CAL
	4	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM / SHADEMASTER LOCUST MITIGATION TREE	B & B	3" CAL
	8	REMOVE AS INDICATED / EXISTING TREE TO BE REMOVED RECOMMENDATION	EXISTING	
	8	TO REMAIN- PROTECT DURING CONSTRUCTION / EXISTING TREE TO REMAIN	EXISTING	
	4	ULMUS WILSONIANA 'PROSPECTOR' / PROSPECTOR ELM	B & B	2.5" CAL

**TREE MITIGATION CHART**

TREE #	SPECIES	DIAMETER INCHES	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
1	Fraxinus	11		To be removed - will be mitigated by payment to tree planting fund	11
2	Tilia	10		To be removed - will be mitigated by payment to tree planting fund	10
3	Tilia	4		To be removed - will be mitigated by payment to tree planting fund - DEAD	0
4	Pinus	14		To be removed - will be mitigated by payment to tree planting fund	10
5	Fraxinus	8		To be removed - will be mitigated by payment to tree planting fund	8
6	Fraxinus	11		To be removed - will be mitigated by payment to tree planting fund	11
7	Gleditsia	10		To be removed - will be mitigated by payment to tree planting fund	10
8	Gleditsia	7		To be removed - will be mitigated by payment to tree planting fund	7
9	Fraxinus	10		To remain - protect during construction	0
10	Fraxinus	8		To remain - protect during construction	0
11	Fraxinus	6		To remain - protect during construction	0
12	Fraxinus	10		To remain - protect during construction	0
13	Fraxinus	9		To remain - protect during construction	0
14	Gleditsia	9		To remain - protect during construction	0
15	Gleditsia	6		To remain - protect during construction	0
16	Fraxinus	10		To remain - protect during construction	0
<b>Total</b>		<b>143</b>	<b>8</b>		<b>67</b>

Total fee to be paid into City mitigation Fund\*  
 \*(42) Inches/(14) Trees at 3" caliper, to be mitigated on site. The total fee for the remaining (\*) inches will be paid into the City mitigation fund.

Update Tree Mitigation chart use the one included in the comments section of this review.

This number is incorrect, please use the tree mitigation table included in the comments section.

Please indicate trees that will be used for mitigation. Only see 4, 3" Hackberry trees used towards mitigation. The landscape plan only shows 12" of mitigation to be planted back on site, but the comment in within the tree mitigation table states 42". Only 29" will be required to be planted on site to achieve mitigation. Please show a symbol indicating trees that are specific to tree mitigation. Tree mitigation is always above and beyond the Landscape Code requirements.

Please identify which trees on the landscape plan are being used to satisfy this requirement. Keep in mind that trees provided to meet the landscape code requirements may not be counted toward tree mitigation. At least one tree in one detention pond and 2 trees in the second detention pond are being used to satisfy landscape requirements, but appear to be also counted toward tree mitigation. Also, trees provided within parking lot islands are required per code and may not be counted toward tree mitigation.

NO. DATE REVISION DESCRIPTION  
 CHG. ENGINEER OR CONSULTANT

**Strategic Land Solutions, Inc.**  
 8235 COTTONGRASS COURT  
 CASTLE PINES, CO 80108  
 720.384.7861 Phone  
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 Robert J. Palmer, PE  
 President

**McDonald's**

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

STREET ADDRESS: ILLIFF AND 225  
 CITY: AURORA  
 STATE: COLORADO  
 COUNTY: ARAPAHOE  
 SITE NO: 50765  
 ADDRESS: 39450

SCALE: AS NOTED  
 DATE: 04/30/2021  
 DESIGNED BY: JRO  
 CHECKED BY: NAM  
 M.D. RE: BOWMAN  
 M.D. P/C: PROPHET  
 FILE NAME: CURRENT.DWG  
 SLS #: 18-001-111

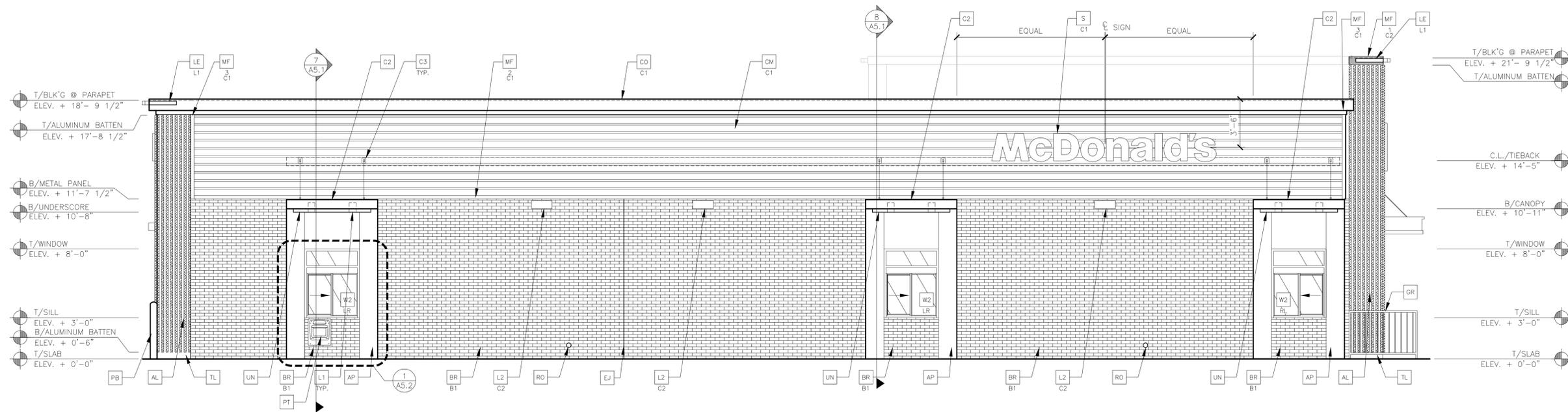
**TREE MITIGATION PLAN**



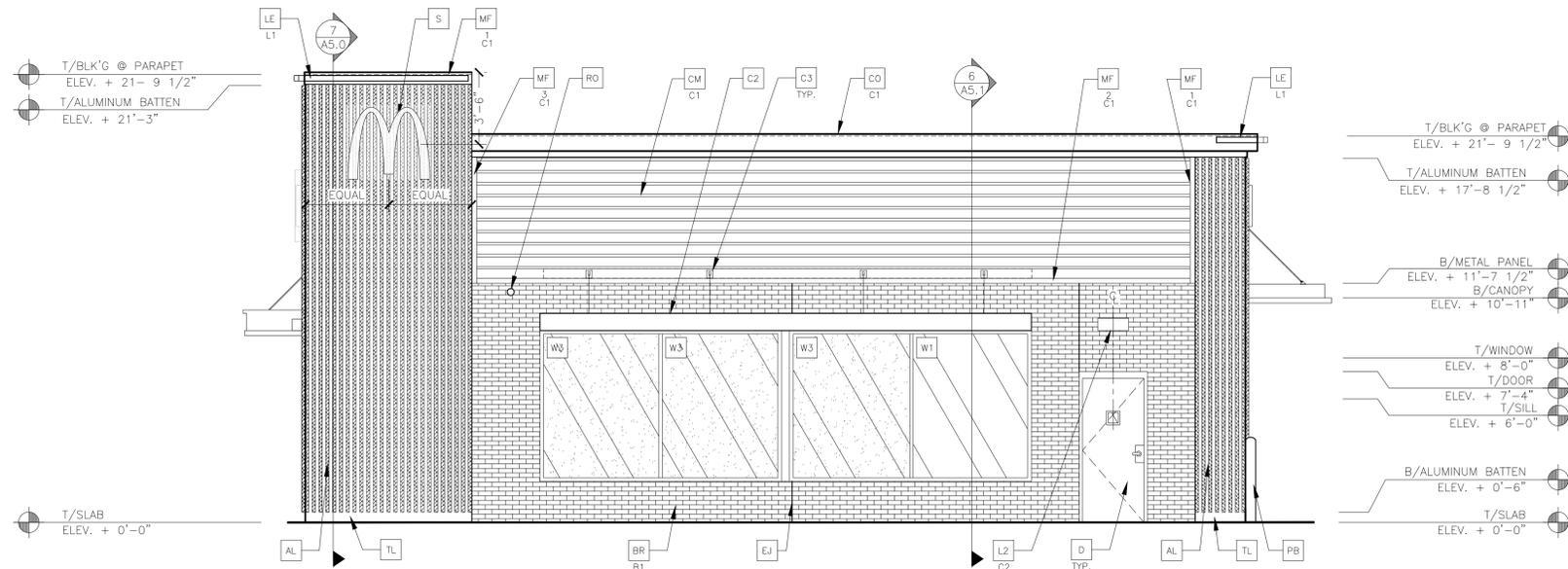
NOT FOR CONSTRUCTION







1 DRIVE THRU ELEVATION - SOUTH  
1/4" = 1'-0"



2 REAR ELEVATION - WEST  
1/4" = 1'-0"

**KEY NOTES:**

- AL ALUMINUM BATTEN SYSTEM  
MFR: B+N INDUSTRIES  
SIZE: 2"x2" PROFILE  
COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH  
SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APAP TRADEMARKED, COURSE GRIT SAND SURFACES PRIOR TO PRIMING, PRIME AN DPAINT BOTH SIDES AND ALL EDGES.  
SUBSTRATE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- AP ALPOLIC METAL PANEL (COLOR: RAL 7022)
- BR MODULAR FACE BRICK  
B1 - COLOR:  
B1 = "SLATE GRAY" VELOUR BY HEBRON BRICK COMPANY
- C1 ALUMINUM CANOPY SYSTEM W/FASCIA  
COLOR: WHITE
- C2 ALUMINUM CANOPY SYSTEM  
COLOR: RAL 7022
- C3 ALUMINUM CANOPY TIEBACK  
COLOR: RAL 7022  
GC TO PROVIDE CONTINUOUS BLOCKING ON WALL BEHIND TIEBACKS  
SEE DETAIL 3/A5.D
- CJ CONTROL JOINT  
1 - TYPE: 1 = EIFS
- CM 7" REVEAL METAL WALL PANEL SYSTEM BY METAL ERA  
C1 - COLOR:  
C1 = WEATHERED ZINC
- CO CORNICE  
C1 - COLOR: WEATHER ZINC
- D HOLLOW METAL DOOR  
PAINT: "GAUNTLET GREY" SW7019 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
- E EXTERIOR INSULATION FINISH SYSTEM (E.I.F.S.)  
C1 - COLOR:  
C1 = "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- EJ EXPANSION JOINT, SEE DETAIL 7/A4.1
- FB METAL FASCIA  
CO2 - CO2 = BULK CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00)  
BO = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18)
- GR GUARD RAIL -SEE SITE PLAN FOR EXACT LOCATION AND LENGTH  
PAINT: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- L1 RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL  
COLOR: GOLD

- L2 RADIAL SCENCE LIGHT FIXTURE - SEE ELECTRICAL  
C1 - COLOR:  
C1 = WHITE  
C2 = PLATINUM SILVER
- LE ACCENT LIGHTING - SEE ELECTRICAL  
L1 - LED LIGHT:  
L1 = SUN LED (DOWN ONLY)  
L2 = INTEGRAL CANOPY FIXTURE  
L3 = UP ONLY FLOOD FIXTURE
- MF METAL FASCIA  
1 - 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  
C2 = RAL 7022
- PB PIPE BOLLARD - PAINTED YELLOW
- PT (RMHC) COIN COLLECTOR  
MODEL: #WPT STD  
CALL 1-888-743-7435 TO ORDER
- RO ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
- TL TILE (@ BASE OF BATTEN SYSTEM)  
EUROWEST: DELUXE COLLECTION  
COLOR: ABSOLUTE BLACK; SIZE: 6"x24"  
WATERPROOFING SETTING MATERIAL AND GROUT: BY MAPEI  
GROUT COLOR: ULTRA COLOR PLUS - 47 CHARCOAL  
GROUT WIDTH: 1/8" TO 3/16"  
CONTACT: JAN DETER, (714) 937-7500
- UN METAL UNDERSCORE  
COLOR: GOLD
- W1 EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS  
COLOR: EXTRA DARK BRONZE
- W2 DRIVE-THRU WINDOW BY READY ACCESS  
MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL  
XX - OPEN; ELECTRONIC RELEASE  
COLOR: DEEP BRONZE  
SLIDE DIRECTION: RL = RIGHT TO LEFT  
LR = LEFT TO RIGHT
- W3 EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS -  
SPANDREL GLAZING - SEE ASSEMBLY NOTES  
COLOR: DARK BRONZE

NO. DATE REVISION DESCRIPTION

CIVIL ENGINEERING CONSULTANT:

**Strategic Land Solutions, Inc.**  
2595 PONDEROSA ROAD  
FRANKTOWN, CO 80116  
720.384.7661 Phone  
rpalmer@strategicls.net  
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ROCKY MOUNTAIN REGION  
ADDRESS: 4643 S. UJASTER STREET, SUITE 1300, DENVER, COLORADO 80237

STATE: COLORADO  
COUNTY: ARAPAHOE  
CITY: AURORA  
ADDRESS: ILIFF AND 225

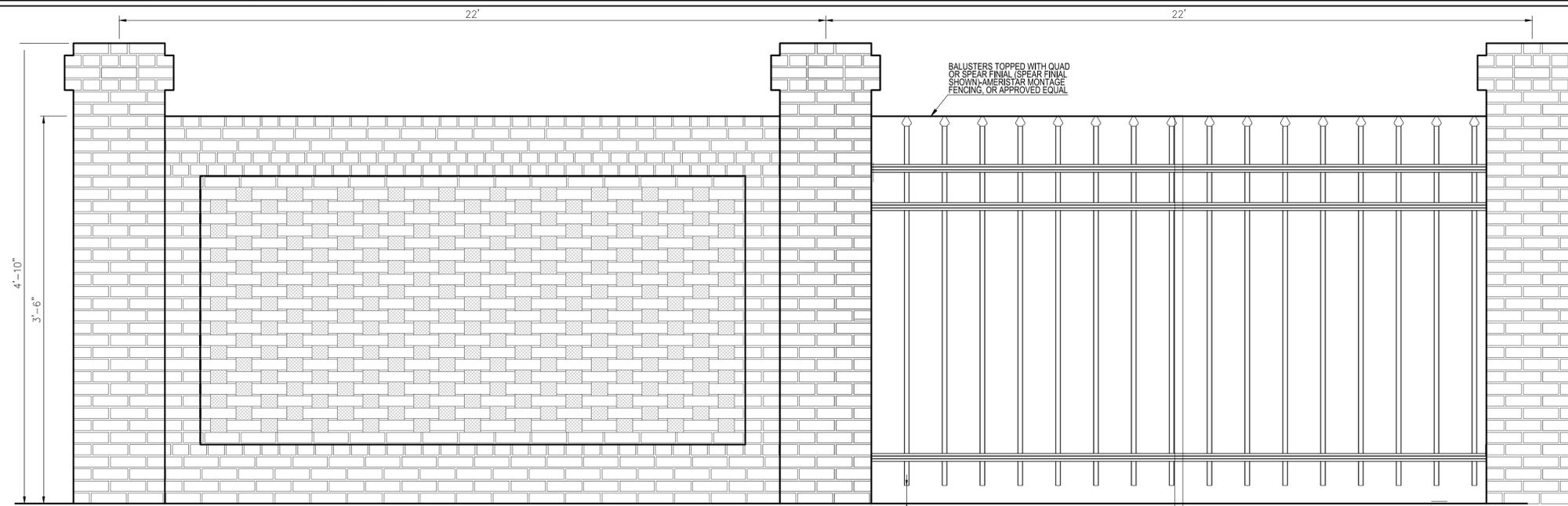
REGIONAL DWG. NO.: 50765  
DRAWING DWG. NO.: 39450

SCALE: AS NOTED  
DATE: 04/30/2021  
DESIGNED BY: RJP  
DRAWN BY: RJP  
CHECKED BY: RJP

MD RE: BOWAN  
MD P/CM: PROPHET  
FILE NAME: CURRENT.DWG  
SLS INV. 18-001-111

BUILDING ELEVATIONS

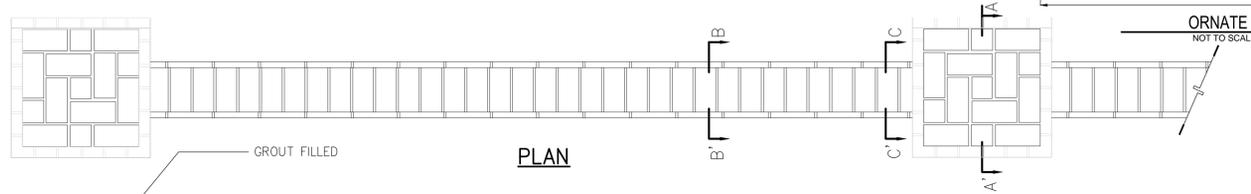
SHEET NO. 11 OF 15



WALL ELEVATION

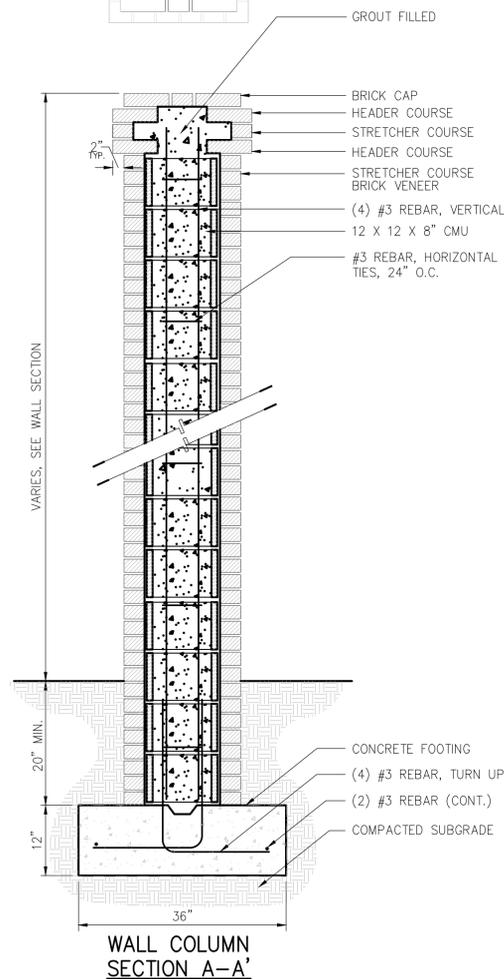
4"X4" SUPPORT COLUMNS SET IN CONCRETE

NOTE:  
BRICKS TYPE TBD BY OWNER  
MORTAR JOINT: CONCAVE  
MORTAR TYPE: "S"

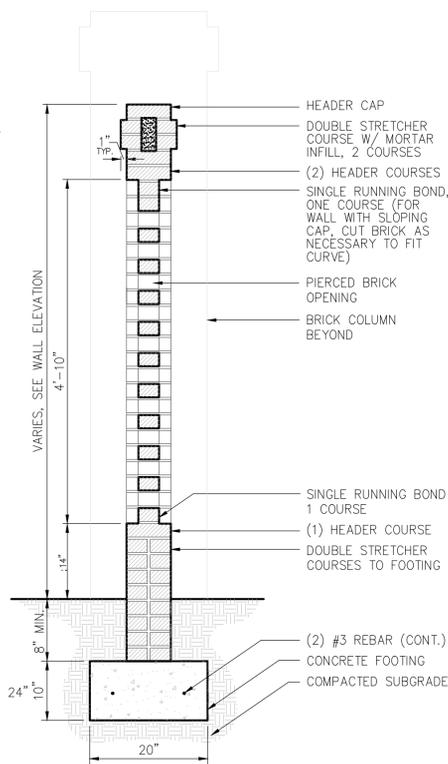


PLAN

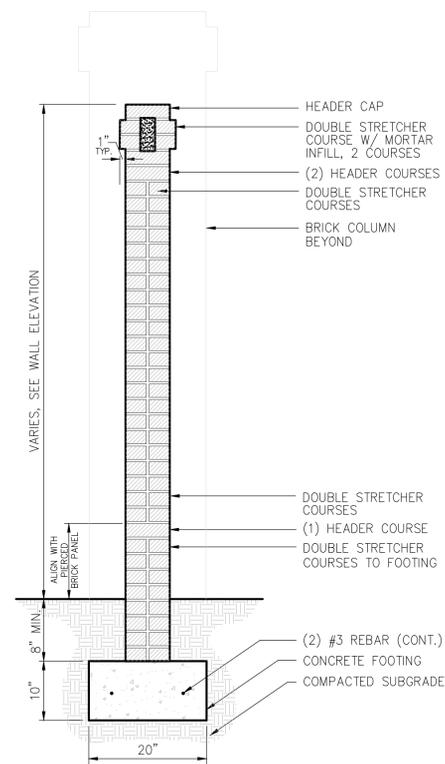
20' POST TO POST  
ORNATE METAL FENCE PANEL AT SCREEN WALL  
NOT TO SCALE



WALL COLUMN SECTION A-A'

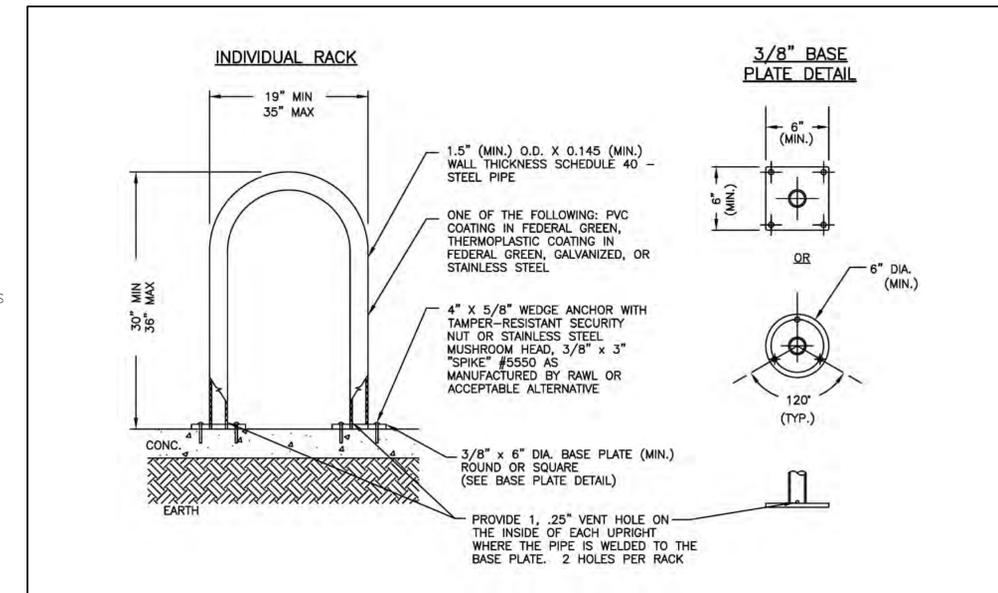


PIERCED WALL SECTION B-B'



STANDARD WALL SECTION C-C'

SCREEN WALL DETAIL



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):**

- 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 HEAD 3/8" X 3" "SPIKE" #5550 AS MANUFACTURED BY RAWL OR APPROVED EQUAL.
- RACK SHALL BE SET FIRM AND ALIGNED WITH A TOLERANCE PLUS OR MINUS 1/4" FROM PLUMB.
- STEEL SHIMS SHALL BE INSTALLED PRIOR TO ANCHORING IN PLACE WHEN NEEDED.

**MOUNTING (BRICK PAVERS):**

- REMOVE APPROPRIATE BRICK PAVERS AND PAVER BEDDING MATERIAL AS NECESSARY FOR INSTALLATION.
- CONSTRUCT CONCRETE SLAB (MINIMUM 4-INCH THICK) OR CONCRETE FOOTINGS (24-INCH DEEP, 12-INCH WIDE) BELOW THE BRICK PAVER BEDDING MATERIAL. CONCRETE SHALL BE CLASS A OR B.
- BASE PLATE SHALL BE MOUNTED TO CONCRETE VIA EXPANSION ANCHOR: TAPER-RESISTANT SECURITY NUT, OR STAINLESS STEEL MUSHROOM HEAD 3/8" X 3" "SPIKE" #5550 AS MANUFACTURED BY RAWL OR APPROVED EQUAL.
- RACK SHALL BE SET FIRM AND ALIGNED WITH A TOLERANCE PLUS OR MINUS 1/4" FROM PLUMB.
- STEEL SHIMS SHALL BE INSTALLED PRIOR TO ANCHORING IN PLACE WHEN NEEDED.
- PAVERS SHALL BE CUT TO FIT RACK POSTS. REPLACE BEDDING MATERIAL IN KIND AND REINSTALL PAVERS.

INVERTED "U" BICYCLE RACK

NO. DATE REVISION DESCRIPTION

CIVIL ENGINEERING CONSULTANT

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

**McDonald's**

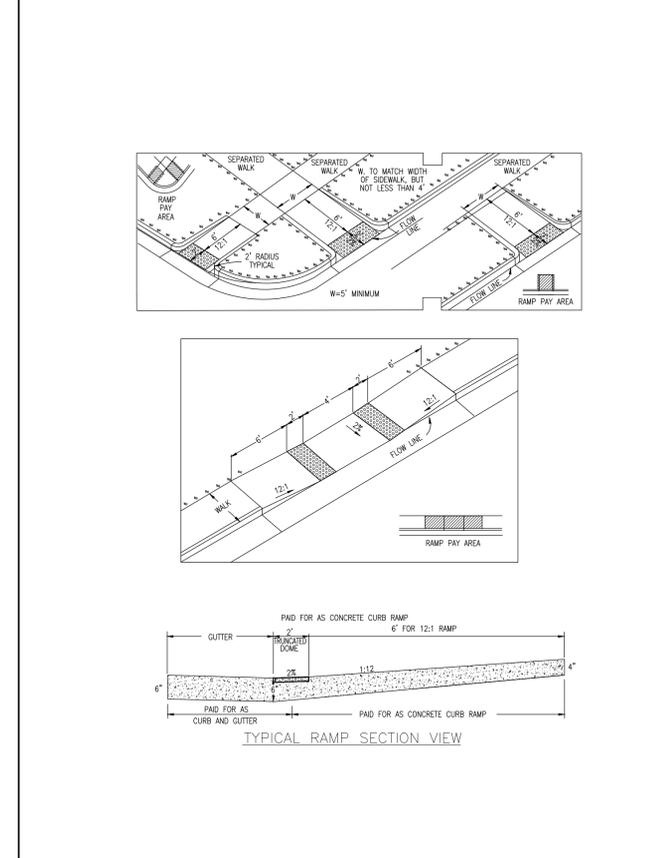
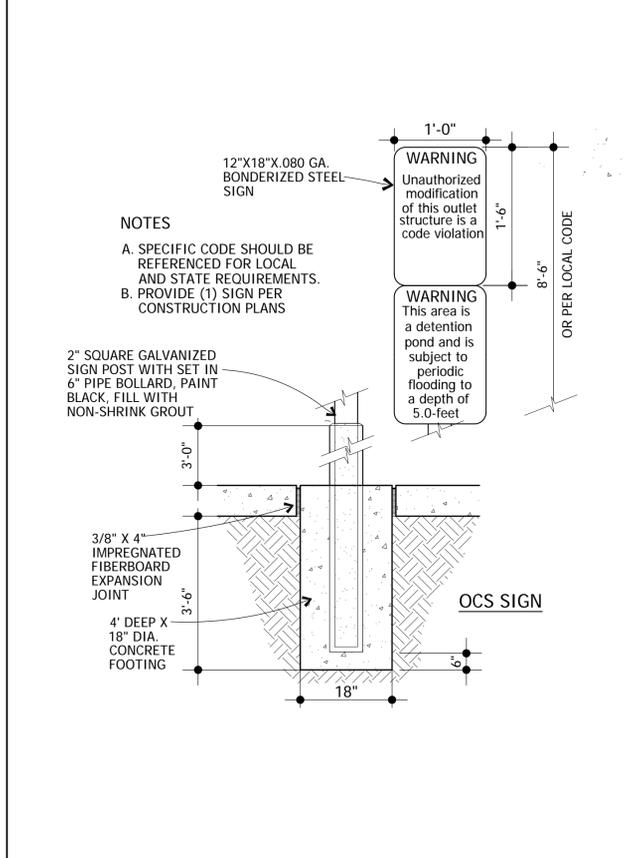
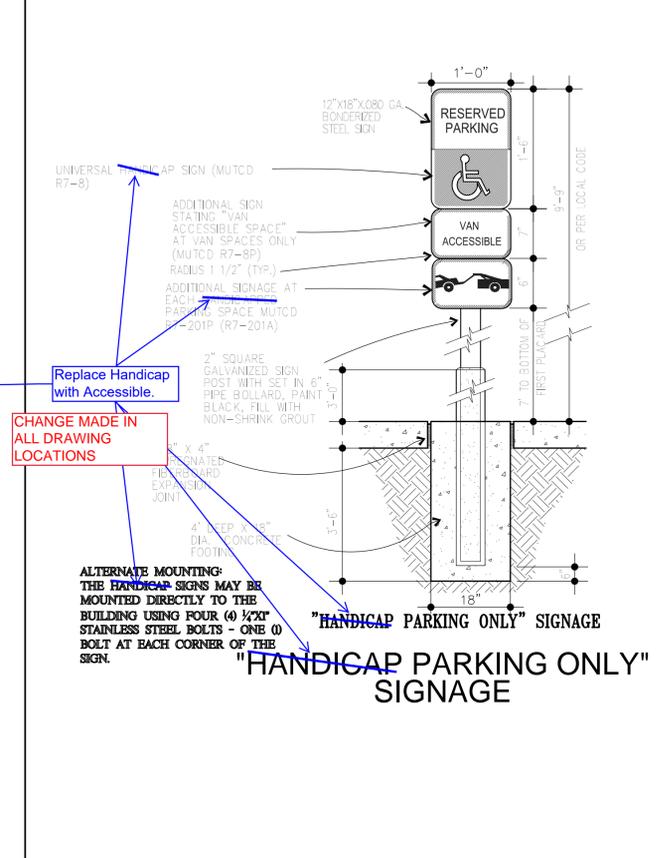
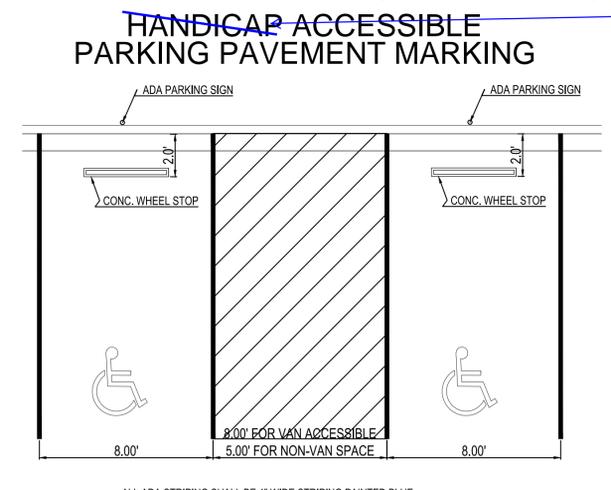
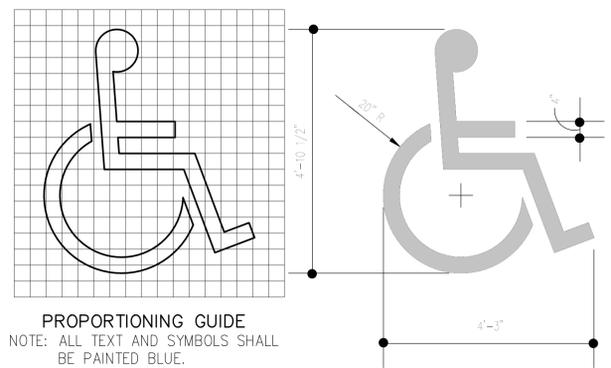
ROCKY MOUNTAIN REGION  
ADDRESS: 4643 S. ILLIF STREET, SUITE 1300, DENVER, COLORADO 80237

STREET ADDRESS: ILIFF AND 225  
CITY: AURORA  
STATE: COLORADO  
COUNTY: ARAPAHOE  
STATE STAKE ID#: 50765  
NATURAL ID#: 39450

SCALE: AS NOTED  
DATE: 04/30/2021  
DESIGNED BY: RJP  
DRAWN BY: RJP  
CHECKED BY: RJP

MD REF: BOWAN  
MD P/CM: PROPHET  
FILE NAME: CURRENT.DWG  
SLS JOB: 18-001-111

SITE PLAN DETAILS



ADA PARKING DETAIL

2.1

ADA PARKING SIGN DETAIL

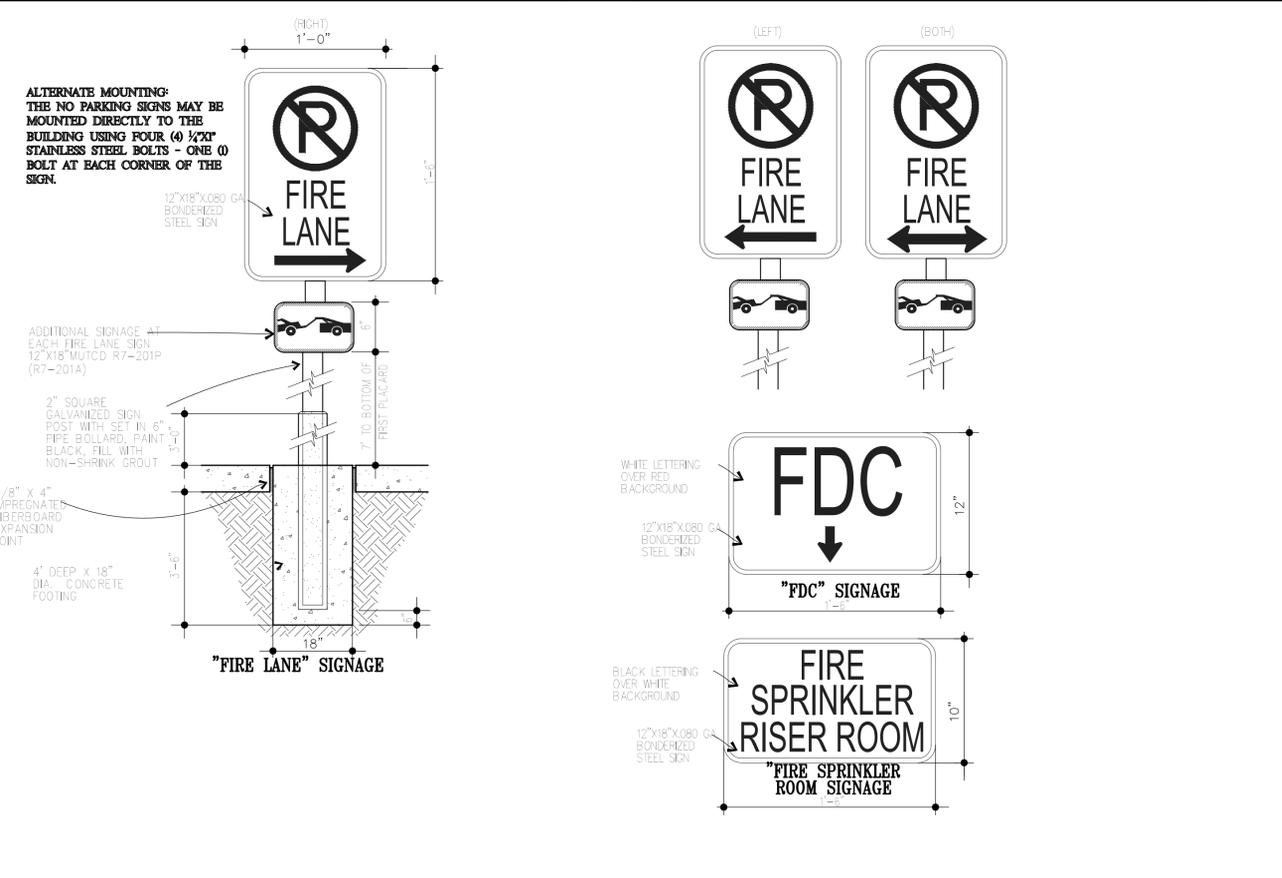
2.2

DETENTION POND SIGN

2.3

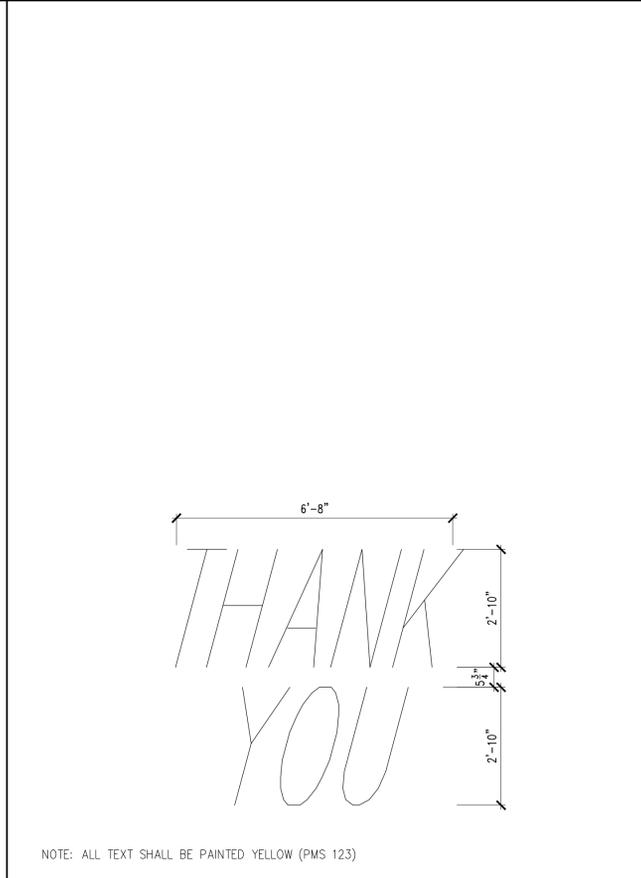
ONSITE CURB AND GUTTER

2.4



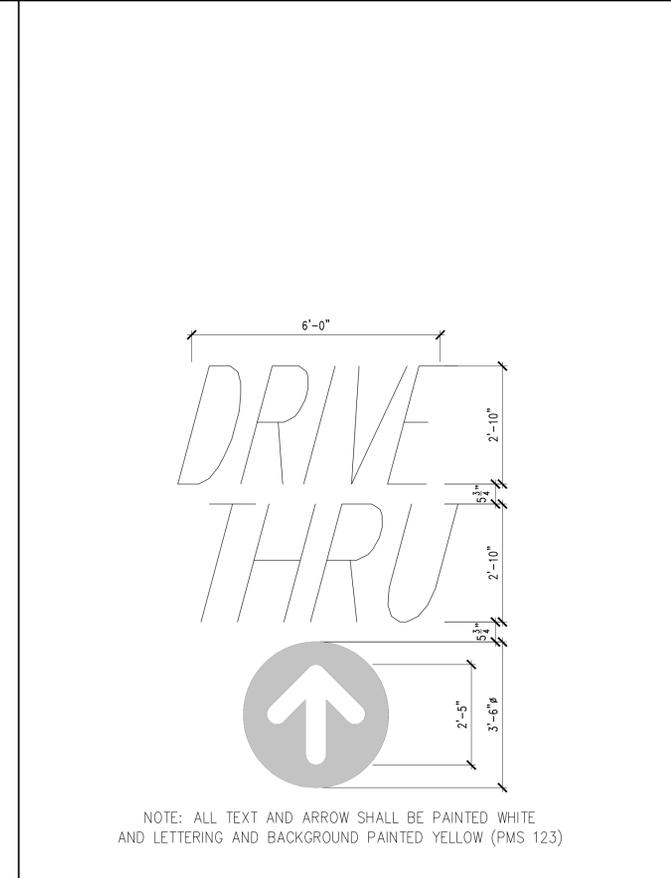
FIRE DEPARTMENT SIGNAGE

2.5



McDONALD'S STRIPING

1.7

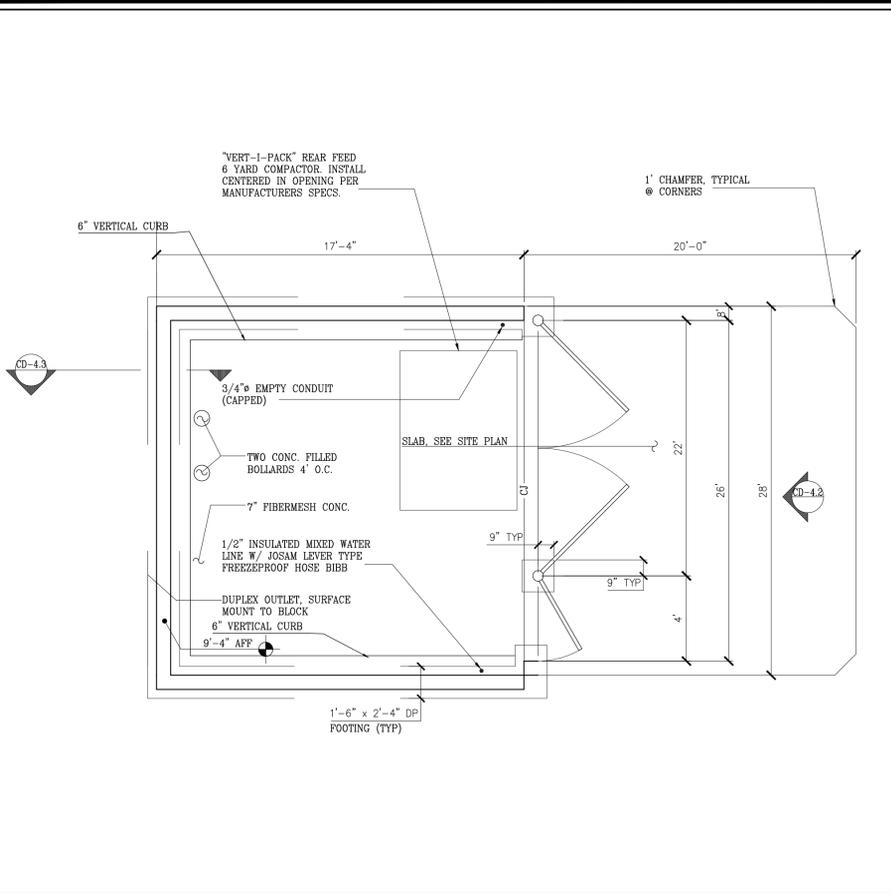


McDONALD'S STRIPING

1.8

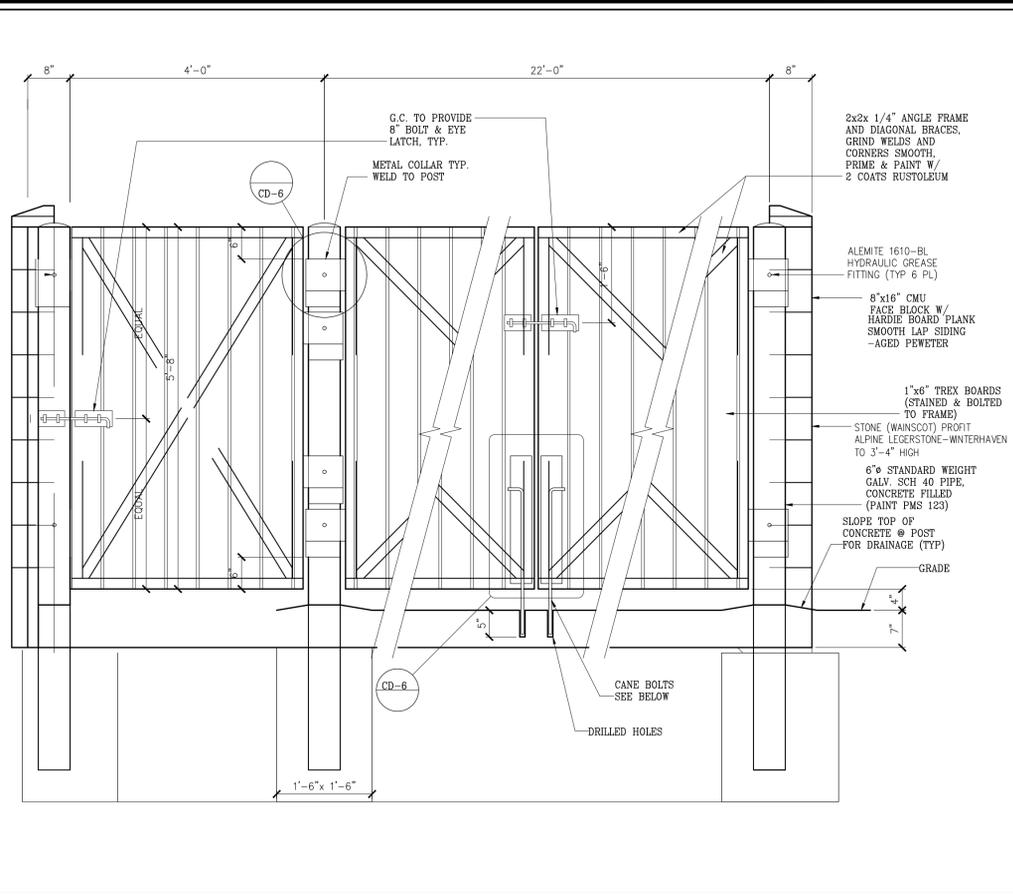
<p>2595 PONDEROSA ROAD FRANKTOWN, CO 80116 720.384.7661 Phone rpalmer@strategicls.net Robert J. Palmer, PE President</p>	
<p>STREET ADDRESS: ILIFF AND 225</p>	<p>CITY: AURORA</p>
<p>STATE: COLORADO</p>	<p>COUNTY: ARAPAHOE</p>
<p>50765</p>	<p>STATE STATE ID#</p>
<p>39450</p>	<p>MAY/NOV ID#</p>
<p>SCALE: AS NOTED</p>	<p>MD RE: BOWAN</p>
<p>DATE: 04/30/2021</p>	<p>MD P/CM: PROPHET</p>
<p>DESIGNED BY: RJP</p>	<p>FILE NAME: CURRENT.DWG</p>
<p>DRAWN BY: RJP</p>	<p>SLS IN: 18-001-111</p>
<p>CHECKED BY: RJP</p>	<p>DRAWING TITLE: SITE PLAN DETAILS</p>
<p>SHEET NO:</p>	<p>13 OF 15</p>





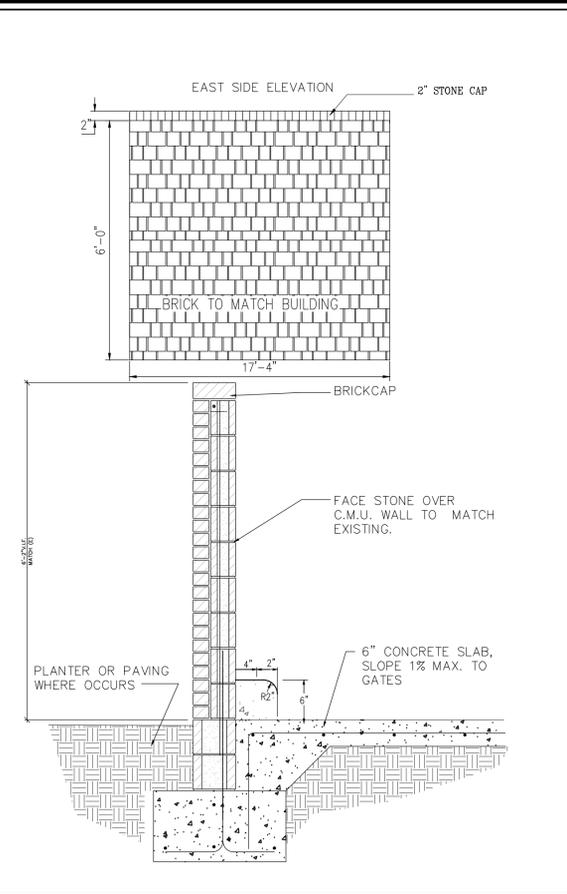
TRASH ENCLOSURE

4.1



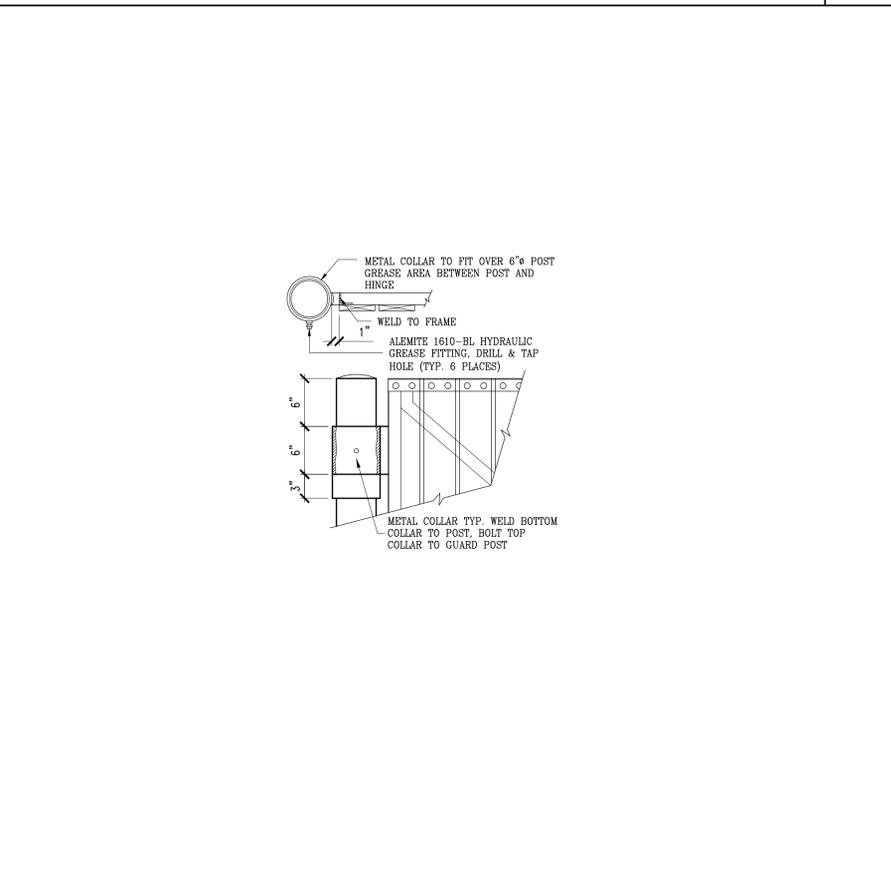
TRASH ENCLOSURE

4.2



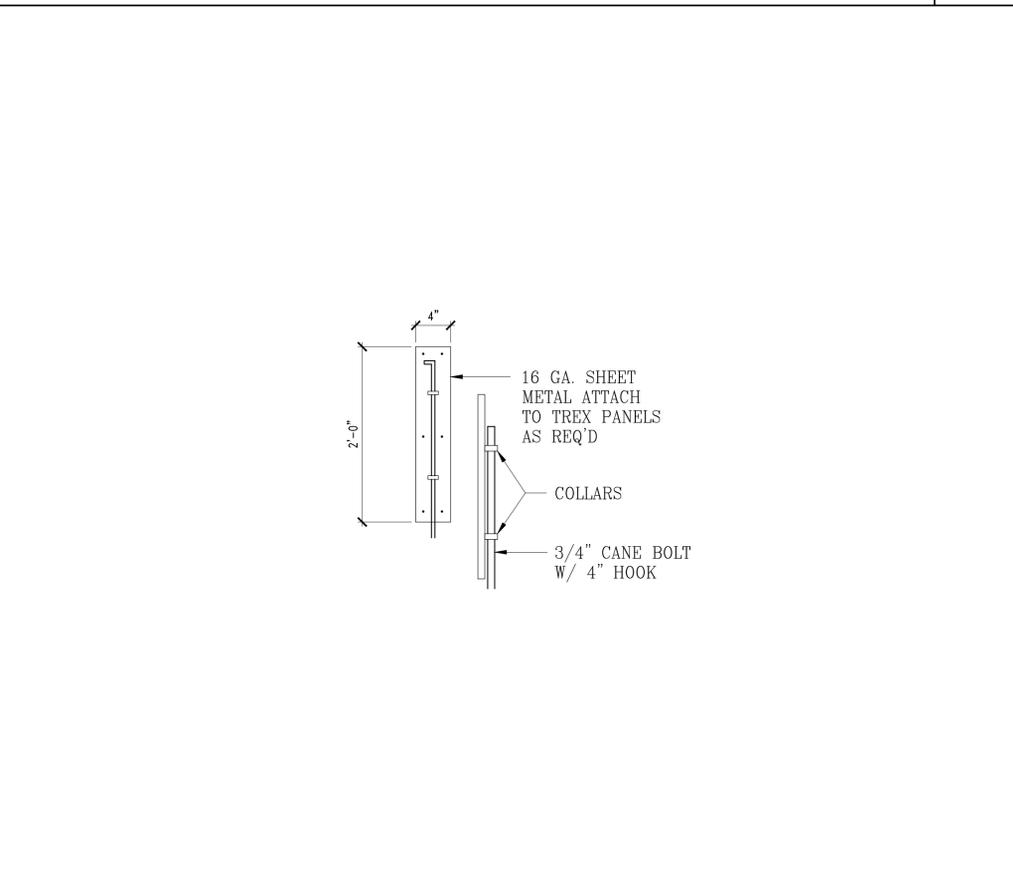
TYPICAL WALL SECTION

4.3



GATE HINGE

4.4



CANE BOLT

4.5



NOT USED

4.6

<p>NO. DATE REVISION DESCRIPTION</p>	
<p>CIVIL ENGINEERING CONSULTANT</p>	
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<p>REGIONAL DWG. NO.</p>	<p>STATE STONE D/W: <b>50765</b></p>
<p>SCALE: <b>AS NOTED</b></p>	<p>DATE: <b>04/30/2021</b></p>
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<p>CHECKED BY: <b>RJP</b></p>	<p>FILE NAME: <b>CURRENT.DWG</b></p>
<p>DRAWING TITLE: <b>SITE PLAN DETAILS</b></p>	
<p>SHEET NO: <b>15 OF 15</b></p>	