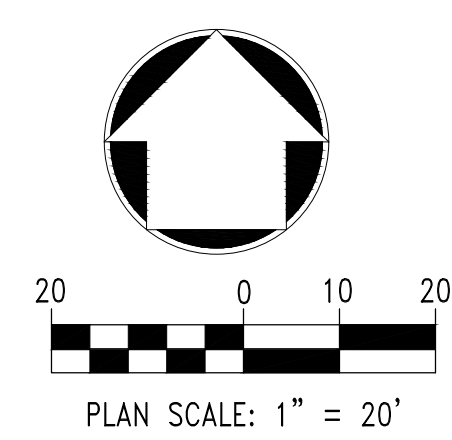

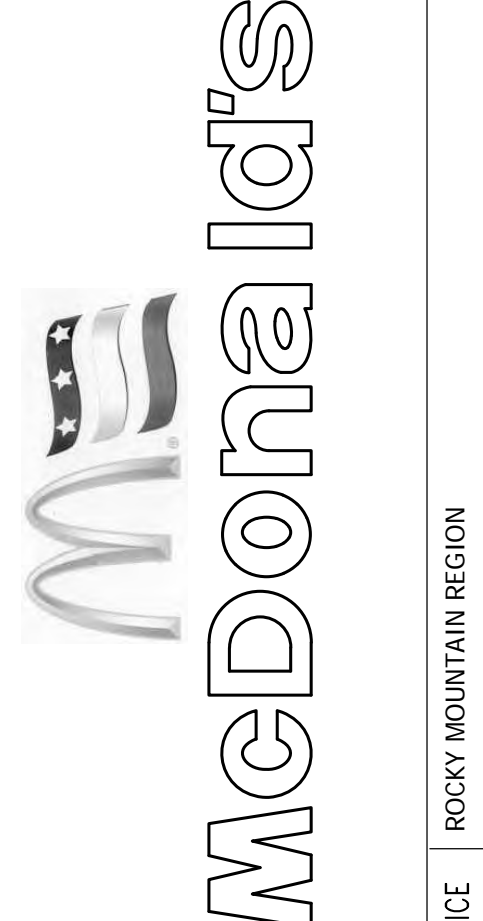
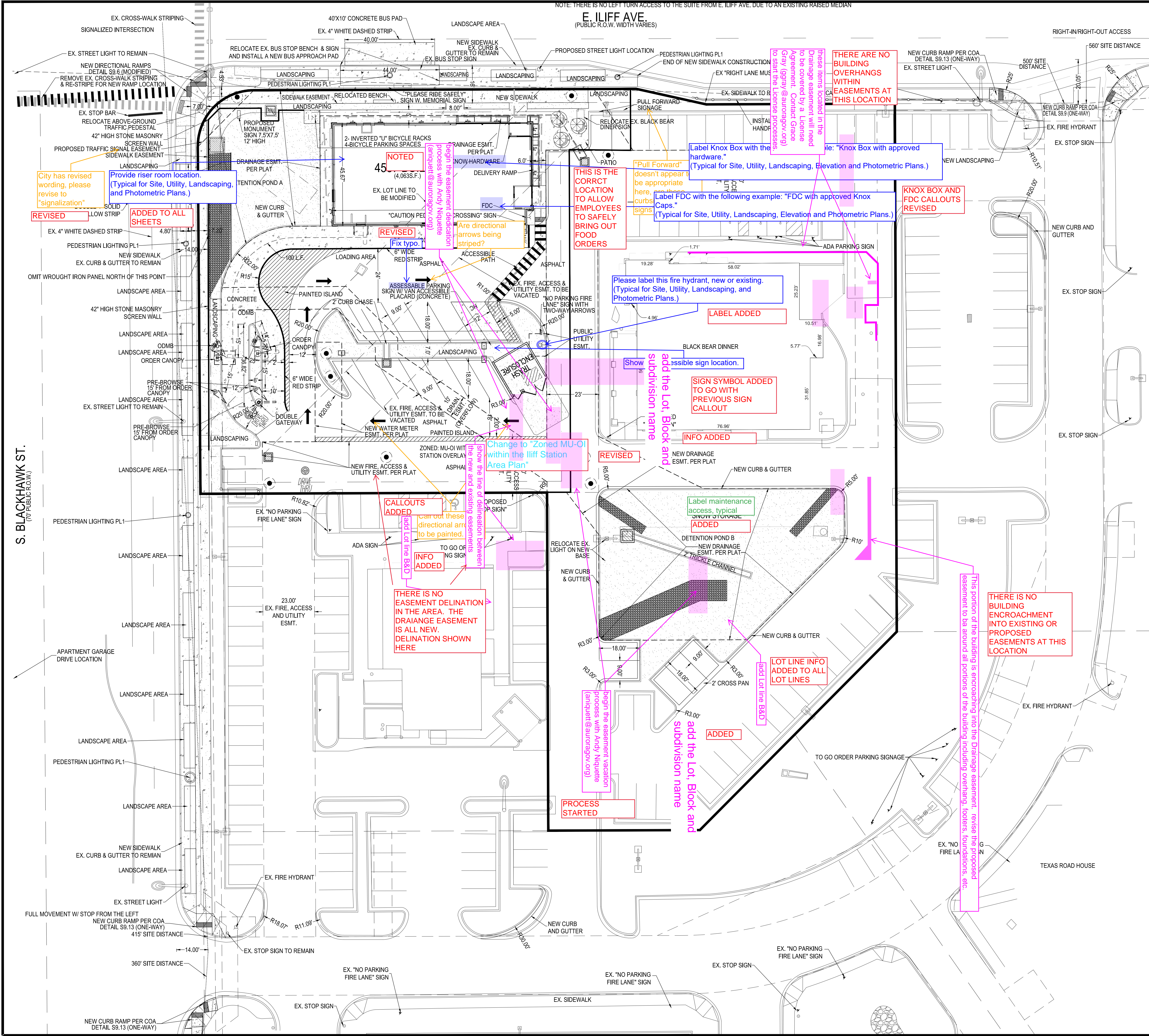


- EXISTING LEGEND**
- CTV CABLE TELEVISION LINE
  - E ELECTRICAL LINE
  - FO FIBER-OPTIC LINE
  - G GAS LINE
  - SS SANITARY SEWER LINE
  - STS STORM SEWER LINE
  - T TELEPHONE LINE
  - W WATER LINE
  - OO CONTOUR LINE
  - FENCE LINE
  - RAILING
  - ACCESS PLATE
  - BOLLARD
  - CLEANOUT
  - COMMUNICATIONS 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
  - EVERGREEN TREE
  - L/S LANDSCAPING
  - R.O.W. RIGHT-OF-WAY
  - L.S. NO. LAND SURVEYOR NUMBER
  - BK. PG. BOOK AND PAGE
  - REC. NO. RECEPTION NUMBER
  - ALLOT 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							
 2595 PONDEROSA ROAD FRANKTOWN, CO 80116 720.384.7661 Phone rpalmer@strategics.net Robert J. Palmer, PE President							
							
STREET ADDRESS		CITY		COUNTY		OFFICE ADDRESS	
ILIFF AND 225		AURORA		ARAPAHOE		ROCKY MOUNTAIN REGION 4643 S. ILLUSTRATION STREET, SUITE 1300, DENVER, COLORADO 80237	
STATE		COLORADO		ARAPAHOE		OFFICE ADDRESS	
50765		39450		50765		39450	
SCALE:		AS NOTED		M&D REF:		BOWAN	
DATE:		04/30/2021		M&D P/C/M:		PROPHET	
DESIGNED BY:		RJP		FILE NAME:		CURRENT.DWG	
DRAWN BY:		RJP		SLS INV. 18-001-111			
CHECKED BY:		RJP					
DRAWING TITLE							
EXISTING CONDITIONS							
SHEET NO.							
2 OF 15							

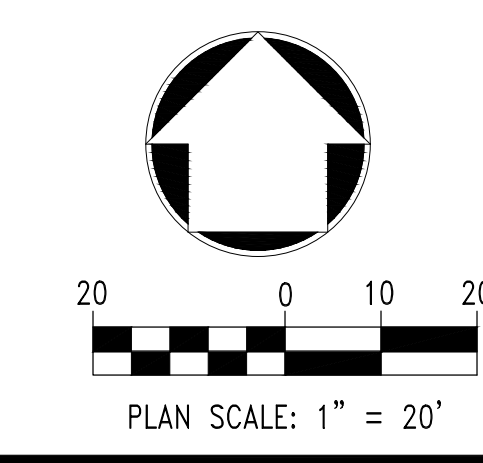



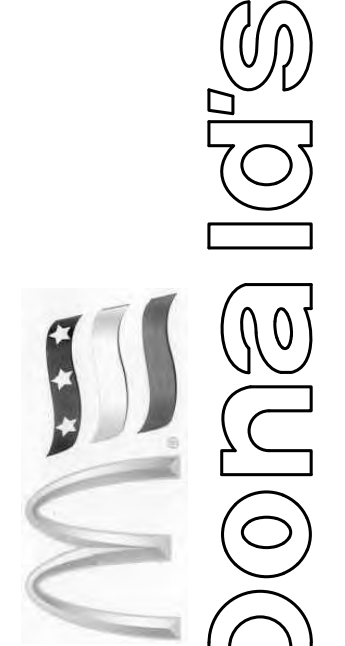


SITE PLAN NOTES:  
1. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED 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.

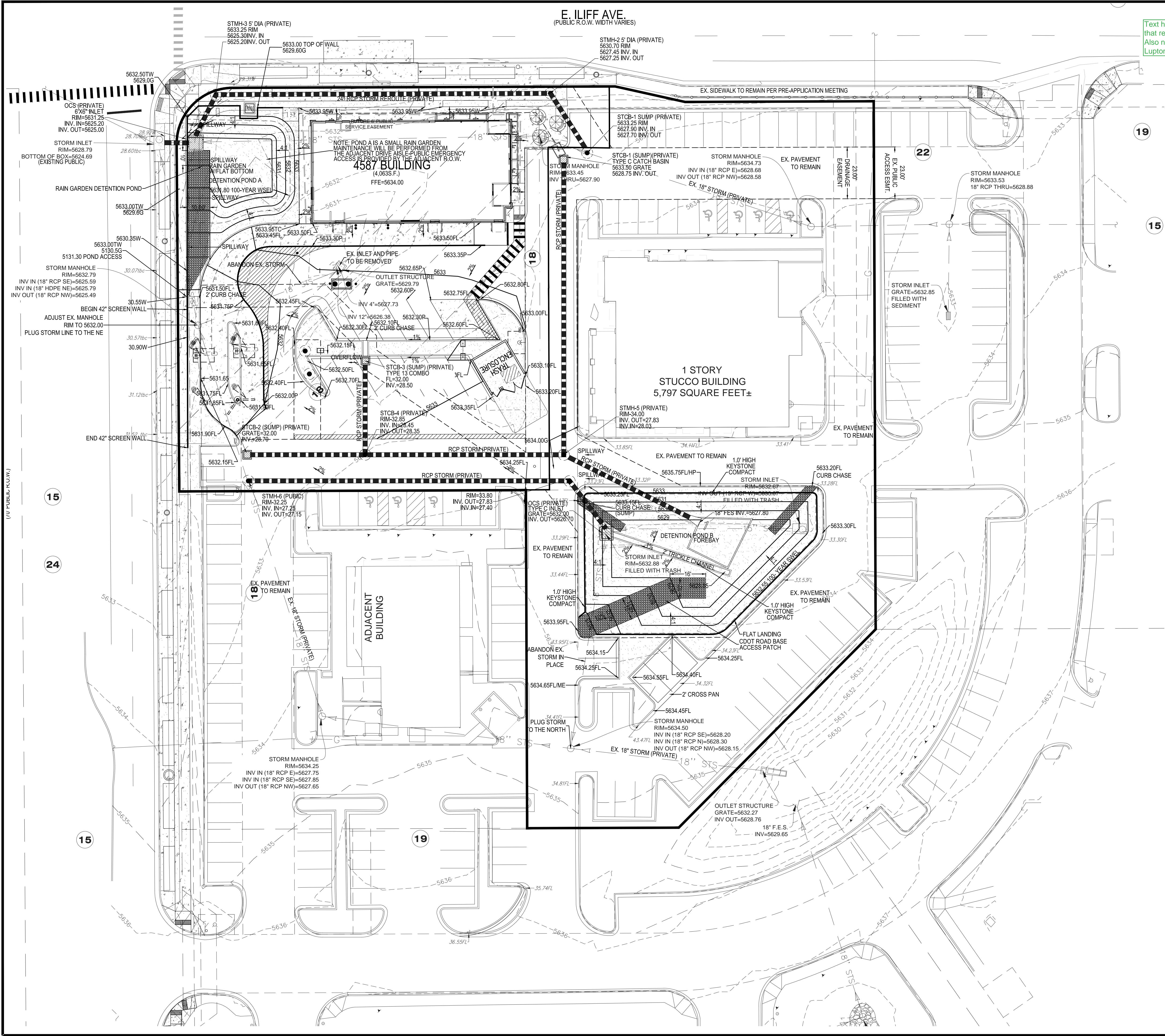
- SITE PLAN LEGEND (PROPOSED)**
- SITE PROPERTY LINE (WITH METES & BOUNDS NOTED)
  - ADA ACCESSABLE ROUTE
  - ADJACENT PARCEL PROPERTY LINE
  - EXISTING CURBLINE
  - PROPOSED 6" CURBLINE
  - PROPOSED 6" CURBLINE W/1" CATCH PAN GUTTER, UNLESS OTHERWISE NOTED
  - PROPOSED 6" CURBLINE W/1" SPILL PAN GUTTER, UNLESS OTHERWISE NOTED
  - PROPOSED CONCRETE PAVEMENT (WITH THICKNESS NOTED)
  - PROPOSED OVERHEAD ROOF/CANOPY LINE
  - PROPOSED BUILDING LINE
  - CONCRETE SCREEN WALL
  - 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
  - R 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				
 2595 PONDEROSA ROAD FRANKTOWN, CO 80116 720.384.7661 Phone rpalmer@strategicland.net Robert J. Palmer, PE President				
				
STREET ADDRESS		OFFICE		
ILIFF AND 225		ROCKY MOUNTAIN REGION		
CITY	STATE	COUNTY	CITY	ADDRESS
AURORA	COLORADO	ARAPAHOE	ILIFF AND 225	4643 S. ULLSTER STREET, SUITE 1300, DENVER, COLORADO 80237
STATE STAKE I.D.#		NATIONAL I.D.#		
50765		39450		
REGIONAL DWG. NO.		.		
SCALE:	AS NOTED	M&D REF:	BOWAN	
DATE:	04/30/2021	M&D P/C#	PROPHET	
DESIGNED BY:	RJP	FILE NAME:	CURRENT.DWG	
DRAWN BY:	RJP	CHECKED BY:	RJP	
DRAWING TITLE:				
SITE PLAN				
SHEET NO:				
3 OF 15				



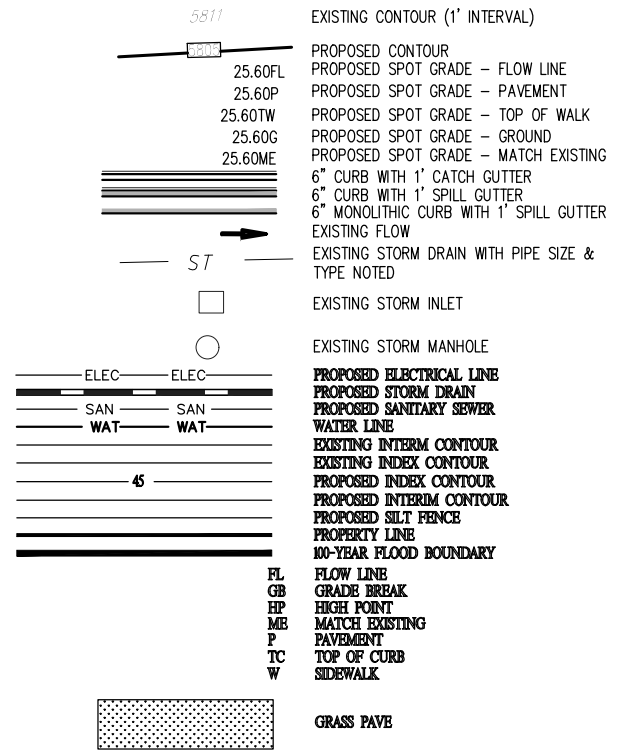


Text height is too small. Remove notes that refer to construction elements. Also notes reference City of Fort Lupton

RE NOTES

1. ALL ON-SITE STORM DRAIN AND DETENTION FACILITIES ARE PRIVATE AND WILL BE MAINTAINED BY THE PROPERTY OWNER.
2. THE PROPOSED DRAINAGE EASEMENT IS BEING DEDICATED FROM THE PROPOSED DRAINAGE FACILITIES TO THE EXISTING PUBLIC ACCESS, UTILITY, AND FIRE LANE EASEMENT AT THE PROPERTY LINE. THE EXISTING PUBLIC ACCESS, UTILITY, AND FIRE LANE LEADS TO A PUBLIC RIGHT-OF-WAY. NO ON-SITE DRAIN LINES LEAD TO A PUBLIC RIGHT-OF-WAY.
3. REFER TO LAYOUT & CONTROL PLAN FOR DIMENSIONS AND IDENTIFICATION OF PROPOSED IMPROVEMENTS. INFORMATION TAKEN FROM A SURVEY PREPARED BY ENGINEERING SERVICES COMPANY.
4. THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL EROSION AND PROTECTION OF THE PROJECT AREA. USE WHATEVER MEANS NECESSARY INCLUDING BUT NOT LIMITED TO STRAIN STRAIN GAUGES AND/OR SLOTTED FENCES. CONTROL SHALL COMMENCE WITH GRADING AND BE MAINTAINED THROUGHOUT THE PROJECT UNTIL ACCEPTANCE BY THE OWNER AND/OR THE CITY OF FORT LUPTON. THE CONTRACTOR'S RESPONSIBILITIES INCLUDE ALL DESIGN AND IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SOIL. THE OWNER AND/OR CITY OF FORT LUPTON MAY AT THEIR OWN OPTION DIRECT THE CONTRACTOR IN THESE METHODS. ANY DEPOSITING OF SOIL OR LOGS ON NEW EXISTING PAVEMENT OR DRIVEWAYS SHALL BE REMOVED AFTER EACH RAIN AND AFFECTED AREAS CLEANED.
5. ALL CURB AND GUTTER AREAS TO BE FINISHED UNLESS NOTED OTHERWISE. FINISHED WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT UNLESS NOTED OTHERWISE. FINISHED ELEVATIONS ARE SHOWN TO FINISHED PAVEMENT OR GRADE. LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 4" BELOW TOP OF WALKS AND CURBS. FINISH GRADING IS BY THE GENERAL CONTRACTOR.
6. ALL FILL AREAS SHALL BE SCARIFIED EIGHT-INCHES AND RECOMPACTED TO 95% OF STANDARD PROCTOR DENSITY WITH A MOISTURE CONTENT OF 2% FROM OPTIMUM. UNLESS OTHERWISE NOTED, THE THICKNESS OF EACH LAYER OF FILL MATERIAL SHALL NOT EXCEED EIGHT-INCHES. AREAS TO BE FINISHED SHALL BE SCARIFIED AND RECOMPACTED TO 95% OF STANDARD PROCTOR DENSITY WITH A MOISTURE CONTENT OF 2% FROM OPTIMUM UNLESS DIRECTED OTHERWISE BY THE GEOTECHNICAL ENGINEER. CONTRACTOR SHALL EMPLOY AN ORIGINAL SOILS ENGINEER TO TEST ALL EARTHWORK TO INSURE COMPLIANCE WITH SOILS TYPE NOTES.
7. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE CITY OF FORT LUPTON ENGINEERING DIVISION. THE CITY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER / OWNER'S REPRESENTATIVE OF ANY PROBLEMS IN CONFORMANCE TO THE APPROVED PLANS FOR ANY ELEMENT OF THE PROPOSED IMPROVEMENTS PRIOR TO ITS CONSTRUCTION.
9. ALL HANDICAP ACCESSIBLE RAMP ARE TO BE PROVIDED AT INTERSECTIONS AND DRIVE ACCESSES, AS SHOWN.
10. CURBS (HANDICAP ACCESSIBLE) RAMP ARE TO BE PROVIDED AT INTERSECTIONS AND DRIVE ACCESSES, AS SHOWN.
11. ALL HANDICAP RAMP AND DETECTABLE WARNING SHALL CONFORM TO THE CITY OF FORT LUPTON STANDARD DETAILS. 5' FOOT BY 5' FOOT LANDINGS WITH A MAXIMUM GRADE OF 2% PRESENT SHALL BE LOCATED AT THE TOP OF ALL HANDICAP RAMP.
12. ALL CONSTRUCTION WITHIN PUBLIC RIGHTS-OF-WAY SHALL BE STANDARD CONSTRUCTION SPECIFICATIONS.

GRADING & DRAINAGE LEGEND



NO.

DATE

REVISION DESCRIPTION

NO.

DATE

REVISION DESCRIPTION

Strategic Land Solutions, Inc.

2595 PONDEROSA ROAD  
FRANKTOWN, CO 80116  
720.394.7661 Phone  
rpalmer@strategicsl.com  
Robert J. Palmer, PE  
President

McDonald's

McDonald's

McDonald's

STREET ADDRESS

ILIFF AND 225

CITY

AURORA

STATE

COLORADO

COUNTY

ARAPAHOE

REGIONAL DING. NO.

OFFICE

ROCKY MOUNTAIN REGION

ADDRESS

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

SCALE:

AS NOTED

MED. REF:

BOWAN

DATE:

04/30/2021

MED. P/CM:

PROPHET

DESIGNED BY:

RJP

FILE NAME:

CURRENT.DWG

DRAWN BY:

RJP

SLS INV. 18-001-111

CHECKED BY:

RJP

DRAWING TITLE:

GRADING PLAN

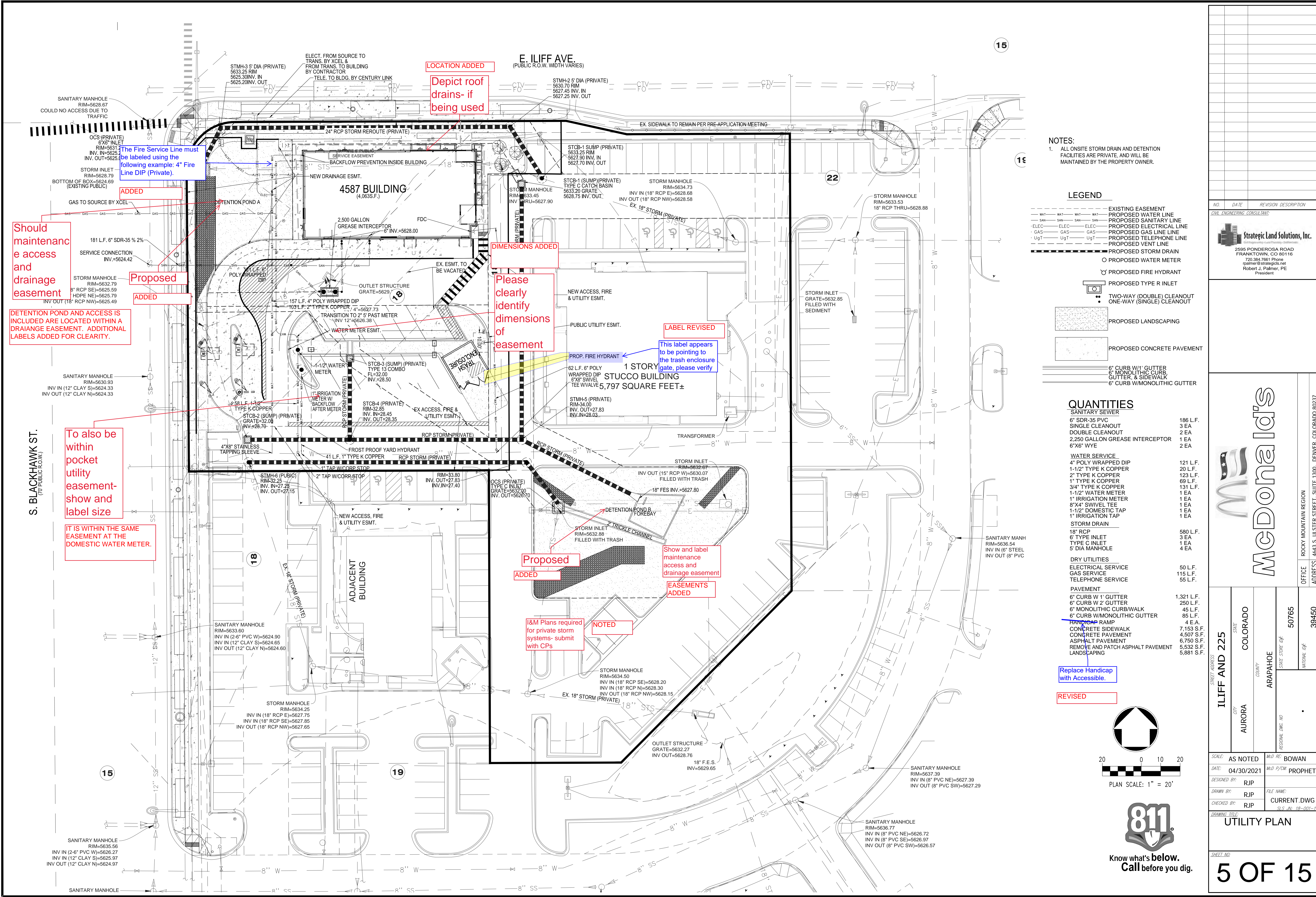
SHEET NO.

4 OF 15

811

Know what's below.  
Call before you dig.





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

**LEGEND**

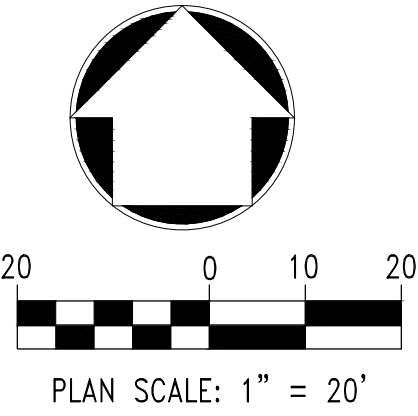
- EXISTING EASEMENT
- PROPOSED WATER LINE
- PROPOSED SANITARY LINE
- PROPOSED ELECTRICAL LINE
- PROPOSED GAS LINE LINE
- PROPOSED TELEPHONE LINE
- PROPOSED VENT LINE
- PROPOSED STORM DRAIN
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- PROPOSED TYPE R INLET
- TWO-WAY (DOUBLE) CLEANOUT
- ONE-WAY (SINGLE) 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
2,250 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.
6" MONOLITHIC CURB/WALK	45 L.F.
6" CURB W/MONOLITHIC GUTTER	85 L.F.
<b>LANDSCAPING</b>	
4" E.A.	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.

Replace Handicap with Accessible.

REVISED



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

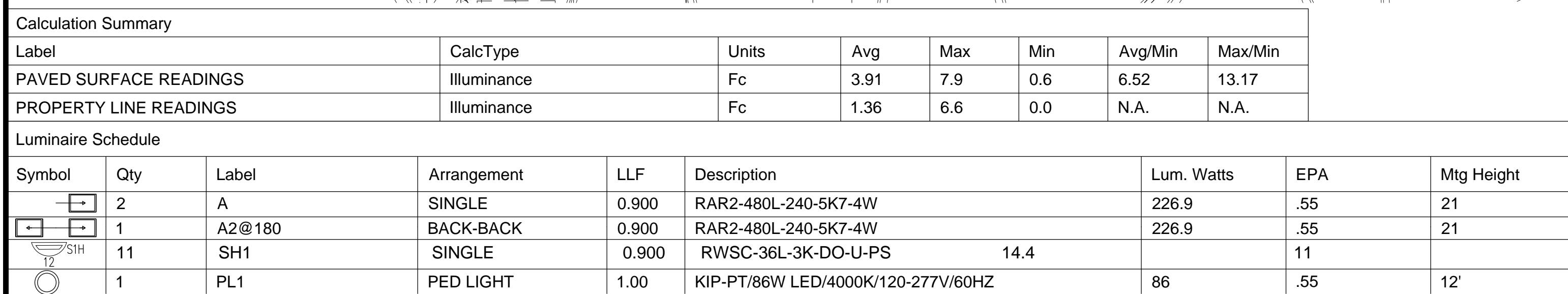
CITY	ILIFF AND 225
	AURORA
STATE	COLORADO
COUNTY	ARAPAHOE
STATE STAKE I.D.#	50765
NATIONAL I.D.#	39450

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

DRAWING TITLE: UTILITY PLAN

SHEET NO.



[illegible]

© 2014 RWSC Ltd. RWSC is a registered trademark of RWSC Ltd. All rights reserved.  
RWSC-2014-01-01

© 2014 RWSC Ltd. RWSC is a registered trademark of RWSC Ltd. All rights reserved.  
RWSC-2014-01-01

**HUBBELL**  
Lighting

**RWSC**  
LED RADIUS WALL SCENE

The RWSC LED radius wall scene offers a combination of light distribution that meets the building facade with the reflect spot beam housing accentuates building architecture design elements in all commercial and residential applications.

The RWSC LED provides standard illumination with a high efficiency LED light sources of 72 or 98 watt power (LED that deliver up to 3200 lumens and up to 1500 lumens per watt).

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

## Features

- Durable cast aluminum housing
- Integrated design eliminates high angle lightflicks
- Completely sealed, the tempered glass lenses, UL listed for use in wet locations
- 12L, Downtight only, 1x1 cut out

## Operating Temperature

- -30°C to 40°C

## Electrical

- Driving is an option (on/off) fixture

## Mounting

RWSC features high quality Mounting Bracket which helps save time and money by allowing only one person to easily install. The steel mounting bracket is very sturdy and features an integrated level bubble in the bracket ensuring fixture installation will always be perfect.

## Dimensions

Diagram showing the dimensions of the RWSC LED Radius Wall Scene fixture. The dimensions are labeled as follows:

- A: 7.32"
- B: 18.2"
- C: 6.2"

## Certifications/Listings

## Ordering Information Ordering Example: RWSC - XXL - XX - XX - X - XX - XX

## RWSC

Finish	Light Source	Power	Beam Angle	Mounting	Mounting	Mounting	Mounting	Mounting	Mounting
White	72W	98W	120°	180°	270°	360°	45°	90°	135°
Black	72W	98W	120°	180°	270°	360°	45°	90°	135°

## Color

RWSC-LED-0000

RWSC-LED-0001

RWSC-LED-0002

RWSC-LED-0003

RWSC-LED-0004

RWSC-LED-0005

RWSC-LED-0006

RWSC-LED-0007

RWSC-LED-0008

## Accessories

120° Beam Angle

180° Beam Angle

270° Beam Angle

360° Beam Angle

45° Beam Angle

90° Beam Angle

135° Beam Angle

180° Beam Angle

270° Beam Angle

360° Beam Angle

45° Beam Angle

90° Beam Angle

135° Beam Angle

180° Beam Angle

270° Beam Angle

360° Beam Angle

45° Beam Angle

90° Beam Angle

135° Beam Angle

180° Beam Angle

270° Beam Angle

360° Beam Angle

45° Beam Angle

90° Beam Angle

135° Beam Angle

180° Beam Angle

270° Beam Angle

360° Beam Angle

45° Beam Angle

90° Beam Angle

135° Beam Angle

180° Beam Angle

270° Beam Angle

360° Beam Angle

45° Beam Angle

90° Beam Angle

135° Beam Angle

180° Beam Angle

270° Beam Angle


360° Beam Angle

45° Beam Angle



90° Beam Angle

135° Beam Angle


180° Beam Angle



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

PLAN SCALE: 1" = 20'

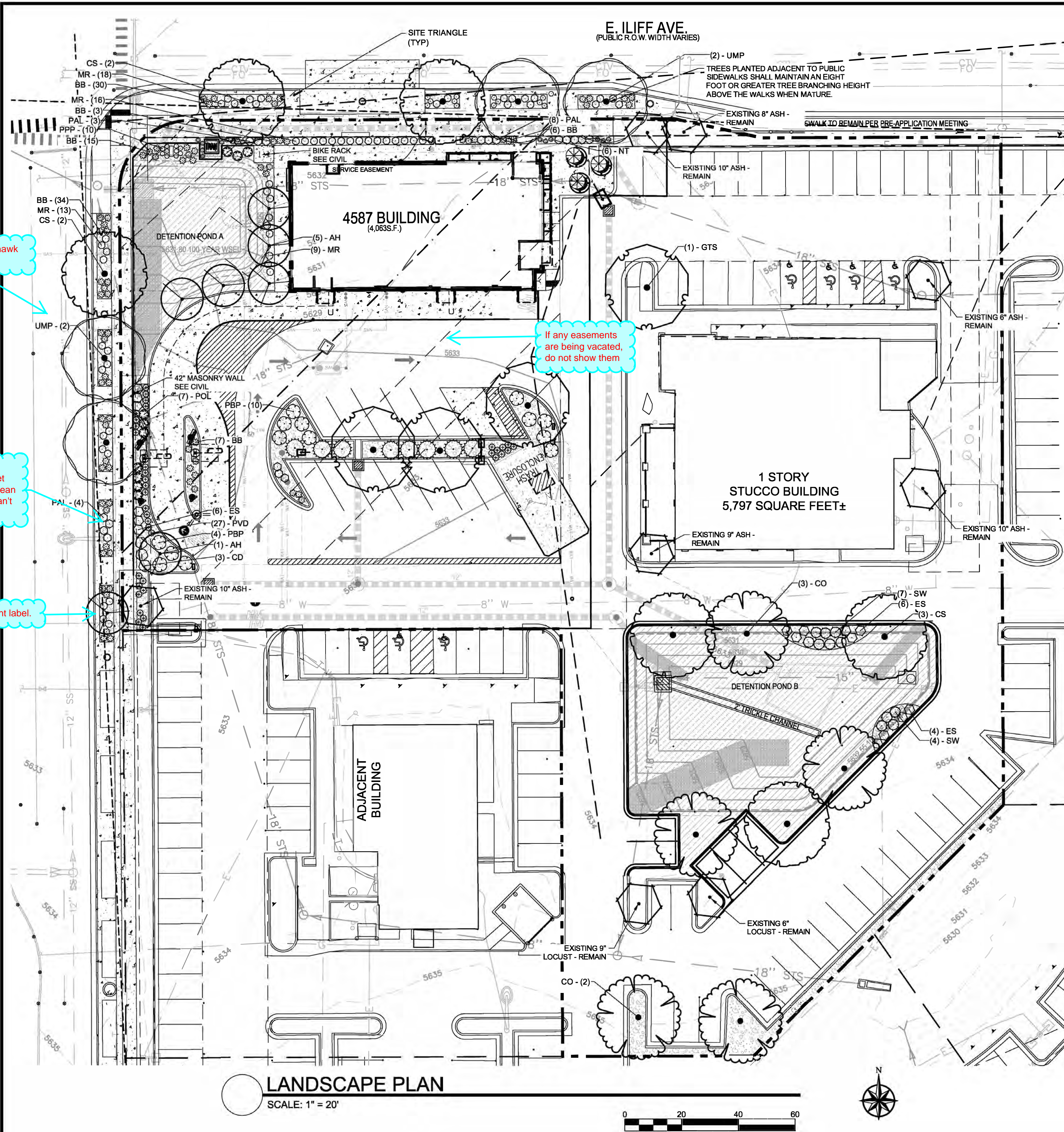


**Know what's below.  
Call before you dig.**

	<p>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".</p>
Type	
-18-40-1-GL-TA-xx (4")	
-18-40-1-GL-TA-xx (4")	
-18-40-1-GL-TA-xx (4")	

---





LANDSCAPE PLAN

SCALE: 1" = 20'

ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10

Low Grow Native Seed Mix

PBSI Native Low Grow Mix (25%) Idaho Fescue (25%) Sandberg Bluegrass (25%) Rocky Mountain Fescue (25%) Canby Bluegrass
Rate: 5 lbs/1000 sf (PLS)

ALL SEED MIXES AS SPECIFIED BY PAWNEE BUTTES SEED COMPANY

NOT FOR CONSTRUCTION

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	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER'™ / SHADEMASTER LOCUST MITIGATION TREE	B & B	3" CAL
	EX-REM	8	REMOVE AS INDICATED / EXISTING TREE TO BE REMOVED	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	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.		

LANDSCAPE REQUIREMENTS

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 LANDSCAPING					
Location	Line Footage	No. of Trees Req./Prov. (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	25	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.

Only 4 are provided and none appear to be existing. If the street tree requirement can not be met, provide an asterisk and an explanation below the table as to why.

Does this belong with the parking lot landscaping?



Strategic Land Solutions, Inc.

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

McDonald's

ILIFF AND 225  
AURORA  
COLORADO  
ARAPAHOE  
50765  
39450

SCALE: AS NOTED

DATE: 04/30/2021

DESIGNED BY: JRO

DRAWN BY: JRO

CHECKED BY: NAM

FILE NAME: CURRENT.DWG

SLS # 18-001-111

FINAL LANDSCAPE PLAN

SHEET NO:

7 of 15





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	GLEDTISIA 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


Please indicate trees that will be used for mitigation. I 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.

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.


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



**Strategic Land Solutions, Inc.**  
OFFICE OF LAND MANAGEMENT • COTTAGE GROVE, CA 95022

**8235 COTTINGRASS COURT  
 CASTLE PINES, CO 80108**

**720.384.7661 Phone  
 rpalm@strategicsl.com  
 Robert J. Palmer, PE  
 President**



STREET ADDRESS	ILIFF AND 225	CITY	AURORA	STATE	COLOrado	ZIP	60007
APARTMENT, SUITE, NO.				ARAPAHOE		STREET ADDRESS	50765
						APARTMENT, SUITE, NO.	39450

<b>SCALE:</b>	AS NOTED	<b>MOD RE:</b>	BOWAN
<b>DATE:</b>	04/30/2021	<b>MOD P/C:</b>	PROPHET
<b>DESIGNED BY:</b>	JRO	<b>FILE NAME:</b>  CURRENT.DWG  SLS JPL 16-001-111	
<b>DRAWN BY:</b>	JRO		
<b>CHECKED BY:</b>	NAM		
<b>DRAWING TITLE:</b>			

## TREE MITIGATION PLAN

**SHEET NO:**

8 of 15



**NDS**  
NATURAL DESIGN SOLUTIONS  
Landscape Architecture  
Land Planning • Irrigation Design  
5539 Colt Drive, Longmont, CO 80503  
(303) 443-0388 • [nell@ndscolorado.com](mailto:nell@ndscolorado.com)

NOT FOR CONSTRUCTION



1. EXISTING TOPSOIL IS TO BE STOCKPILED AND USED TO ESTABLISH FINAL GRADES WITHIN LANDSCAPE AREAS. ALL STOCKPILED SOIL MUST BE CLEAR OF WEEDS, ROCKS AND DEBRIS BEFORE REUSE. ALL BERMED PLANTING BEDS TO BE CREATED WITH IMPORTED TOPSOIL.
2. MULCHES: ALL PLANTING BEDS THAT CALL FOR WOOD/ORGANIC MULCH TO RECEIVE 4" ORGANIC SHREDDED BARK MULCH. SHREDDED MULCH IS TO BE OF FIBROUS MATERIAL, NOT CHIPS OR CHUNKS. NO FABRIC IS TO BE PLACED UNDER WOOD/ORGANIC MULCH. TREES IN TURF AND NATIVE GRASS AREAS TO RECEIVE 4" DIAMETER OF WOOD MULCH, 3" DEPTH. SHRUBS AND GROUNDCOVERS IN NATIVE GRASS AREAS TO RECEIVE WOOD MULCH RING MINIMUM 6" LARGER RADIUS THAN ROOT BALL OR CONTAINER SIZE 3" DEEP. ALL MULCHED BEDS ARE TO BE SPRAYED WITH WATER AFTER INSTALLATION TO HELP MULCH TO MAT DOWN.  
  
TREES IN COBBLE/ROCK MULCH TO RECEIVE 4" DIAMETER OF WOOD MULCH, 3" DEEP. SHRUBS AND GROUNDCOVERS IN COBBLE/ROCK MULCH AREAS TO RECEIVE WOOD MULCH RING MINIMUM 6" LARGER RADIUS THAN ROOT BALL OR CONTAINER SIZE, 3" DEEP. NO FABRIC UNDERLAYMENT IN WOOD MULCH AREAS.  
  
USE PERMEABLE FABRIC UNDERLAYMENT FOR ALL COBBLE/AGGREGATE AREAS WITH SLOPES 3:1 AND LESS. USE QUICK RELEASE ORGANIC PER-EMERGENT HERBICIDE FOR ALL MULCHED AND PERENNIAL/PLANTING BEDS (AND FOR COBBLE/AGGREGATE AREAS WITH SLOPES EXCEEDING 3:1 GRADE).
3. 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. SCARES 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.
4. STEEL EDGING TO BE USED TO SEPARATE ALL TURF AND/OR SEEDED AREAS FROM PLANTING BEDS. USE PERFORATED EDGING SEGMENTS TO OBTAIN POSITIVE DRAINAGE FOR ALL DRAINAGE SWALES OR AREAS OF STANDING WATER.
5. ALL REQUIRED LANDSCAPING TO BE INSTALLED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
6. ALL NURSERY STOCK TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) AND THE COLORADO NURSERY ACT.

1. THE LANDSCAPE PLAN WILL BE UTILIZED FOR CODE ENFORCEMENT AND LANDSCAPE INSPECTION PURPOSES.
2. SOIL IN LANDSCAPE AREAS CONTAINING PLANT MATERIALS SHALL BE AMENDED WITH A MINIMUM OF 4 CUBIC YARDS PER 1,000 SQ. FT. OF ORGANIC MATTER. SOIL AMENDMENT SHALL BE DISCED OR TILLED INTO THE SOIL TO A DEPTH OF 8 INCHES.
3. THE SURFACE MATERIAL OF WALKS WILL BE CONCRETE, AND VEHICULAR DRIVES, AND PARKING LOTS, WILL BE ASPHALT.
4. ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
5. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. ALL LANDSCAPE AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM, IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
7. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRER OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
8. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
9. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
10. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10

ALL TURF AREAS TO BE IRRIGATED WITH AN AUTOMATIC POP-UP SPRINKLER SYSTEM. ALL TREES TO BE IRRIGATED WITH AUTOMATIC DRIP IRRIGATION SYSTEM. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE NEEDS OF INDIVIDUAL PLANT MATERIAL.

DESIGN OF IRRIGATION SYSTEMS TO MEET OR EXCEED  
LOCAL REQUIREMENTS AND INDUSTRY STANDARDS.  
CONSTRUCTION DOCUMENTS SUITABLE FOR DEVELOPMENT  
COORDINATION TO BE PROVIDED.

ALL NATIVE SEED AND SHRUB AREAS TO BE TEMPORARILY  
SEEDED BY WATERING TRUCK, UNTIL ESTABLISHED.





Table 4.8-8  
Façade Character Elements for Four-Sided Building Design

	Section 2.5 City of Seattle			
	Mixed-Use and Multifamily Residential Districts			
BUILDING FACE	PRIMARY FAÇADE (NORTH)	SECONDARY FAÇADE (SOUTH)	MINOR FAÇADE (EAST)	(WEST)
Massing				
General	3	2	1	
Wall off-set (min. 3 ft.)		✓		
Wall/parapet height change (min. 3 ft.)	✓	✓	✓	
Roof form change				
Upper floor stepback				
Wall notch (min. 12 in.)		✓	✓	
Materials				
General	2	2	1	
Change in material	✓	✓	✓	✓
Change in color	✓	✓	✓	✓
Change in texture	✓	✓	✓	✓
Use of masonry (min. 40% of façade)		✓(46%)		✓(43%)
Use of panelized materials (min. 40% of façade)	✓(40%)		✓(45%)	✓(49%)
Variety of window sizes	✓		✓	
Transparency and glazing (min 70% transparent glass)				
Human Scale				
General	3	2	1	
Architectural detailing				
Display cases on ground floor (for mixed-use)				
Building-mounted lighting fixtures	✓	✓	✓	✓
Awnings or shutters	✓	✓		
Entry definition (pronounced massing/roof form, stoop, porch, etc.)	✓		✓	
Building corner enhancements	✓	✓	✓	
Wall art				
Balconies				
Landscape wall/decorative screen for vines				

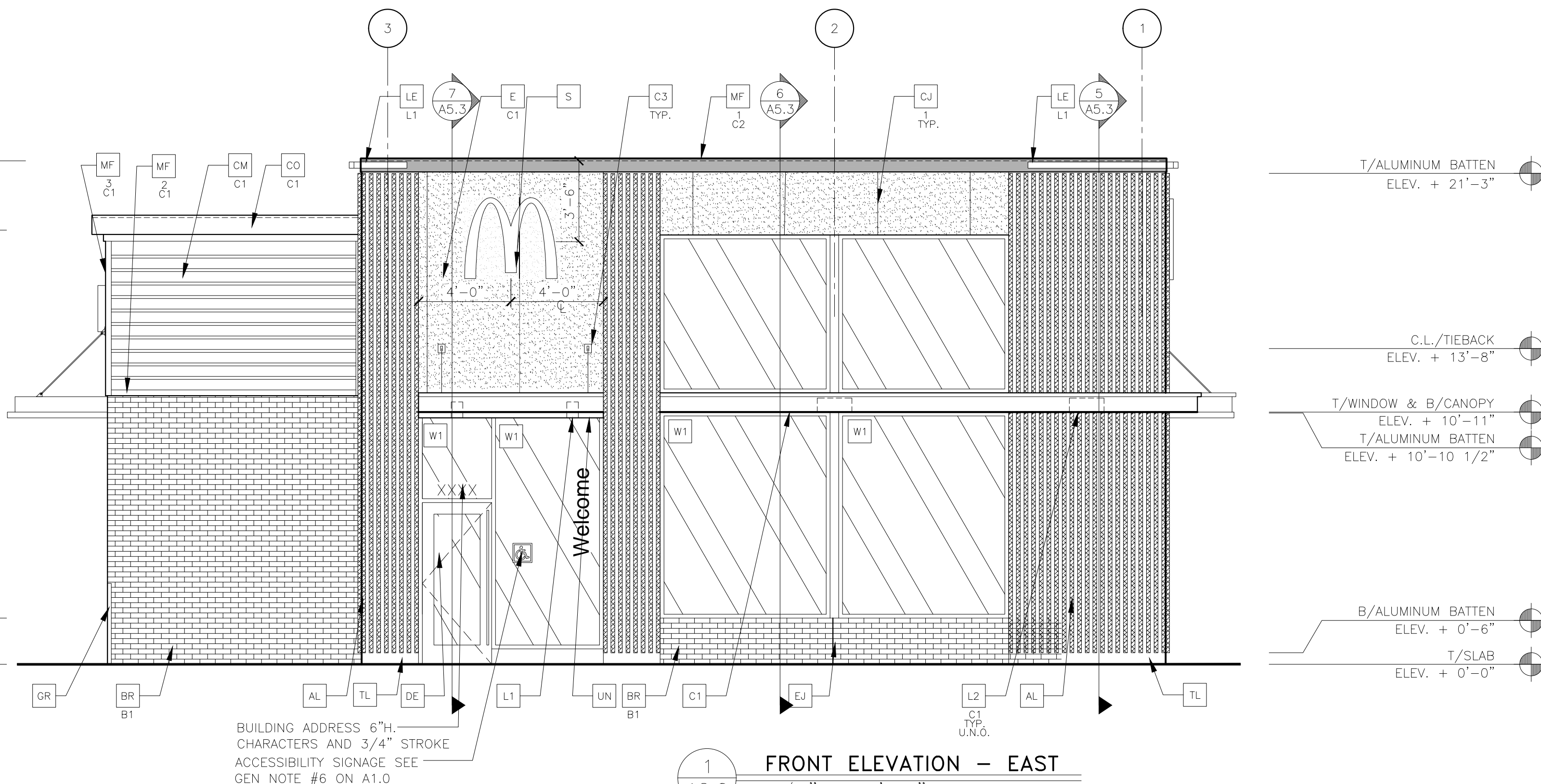
T/BLK'G @ PARAPET  
ELEV. + 21'-9 1/2"

T/BLK'G @ PARAPET  
ELEV. + 18'-9 1/2"

B/METAL PANEL  
ELEV. + 11'-7 1/2"

T/SILL  
ELEV. + 2'-0"

T/SLAB  
ELEV. + 0'-0"



1  
A2.0 FRONT ELEVATION - EAST  
1/4" = 1'-0"

Show the location of the FDC, Knox Boxes & Riser Room:  
- Show symbol and label for the FDC.  
- Show symbol and label for the Knox Box.  
- Show location of Riser Room exterior door.

T/BLK'G @ PARAPET  
ELEV. + 21'-9 1/2"

T/ALUMINUM BATTEN  
ELEV. + 21'-3"

C.L./TIEBACK  
ELEV. + 13'-8"

B/ALUMINUM BATTEN  
ELEV. + 11'-9"

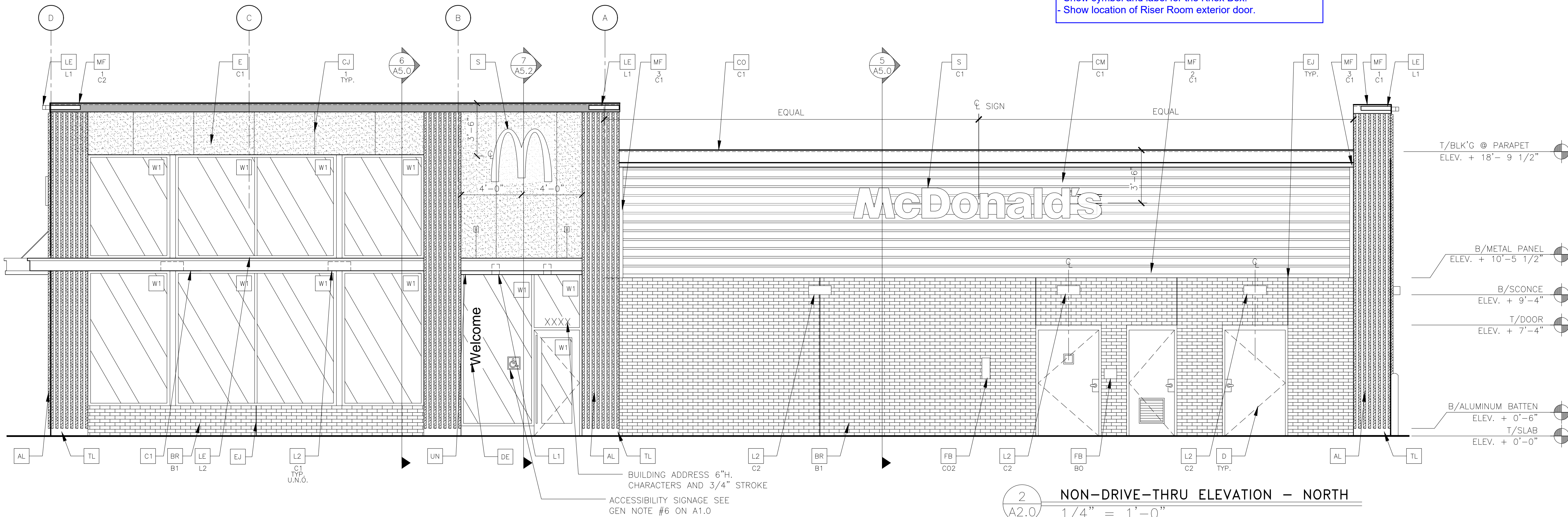
T/WINDOW & B/CANOPY  
ELEV. + 10'-11"

T/WINDOW & B/UNDERSCORE  
ELEV. + 10'-8"

T/SILL  
ELEV. + 2'-0"

B/ALUMINUM BATTEN  
ELEV. + 0'-6"

T/SLAB  
ELEV. + 0'-0"



2  
A2.0 NON-DRIVE-THRU ELEVATION - NORTH  
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. COARSE GRIT SAND SURFACES PRIOR TO PRIMING. PRIME AN DPAINT BOTH SIDES AND ALL EDGES. SUBSTRATE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS	C3	ALUMINUM CANOPY TIEBACK COLOR: RAL 7022 GC TO PROVIDE CONTINUOUS BLOCKING ON WALL BEHIND TIEBACKS SEE DETAIL 3/A5.0
AP	ALPOLIC METAL PANEL (COLOR: RAL 7022)	CJ	CONTROL JOINT 1-TYPE: 1 = EIFS
BR	MODULAR FACE BRICK B1-COLOR: B1 = "SLATE GRAY" VELOUR BY HEBRON BRICK COMPANY	CM	7" REVEAL METAL WALL PANEL SYSTEM BY METAL ERA C1-COLOR: C1 = WEATHERED ZINC
C1	ALUMINUM CANOPY SYSTEM W/FASCIA COLOR: WHITE	CD	CORNICE C1-COLOR: WEATHER ZINC
C2	ALUMINUM CANOPY SYSTEM COLOR: RAL 7022	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	EJ	EXPANSION JOINT, SEE DETAIL 7/A4.1
E	EXTERIOR INSULATION FINISH SYSTEM (E.I.F.S.) C1-COLOR: C1 = "IRON ORE" SW 7069 BY SHERWIN WILLIAMS	FB	CO2 = CO2 = BULK CO2 FILL BOX (ECPM SCHEDULE ITEM 49.00) BO = BULK OIL FILL BOX (ECPM 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

L2	RADIAL SCNCE LIGHT FIXTURE - SEE ELECTRICAL C1-COLOR: C1= WHITE C2= PLATINUM SILVER	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
LE	ACCENT LIGHTING - SEE ELECTRICAL L1-LED LIGHT: L1 = SLIM LED (DOWN ONLY) L2 = INTEGRAL CANOPY FIXTURE L3 = UP ONLY FLOOD FIXTURE	PT	(RMHC) COIN COLLECTOR MODEL: #WPT STD CALL 1-888-743-7435 TO ORDER

PB	PIPE BOLLARD - PAINTED YELLOW	RO	ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
TL	TILE (Ø 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	S	McDonald's SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.

UN	METAL UNDERSCORE COLOR: GOLD	W3	EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS - SPANDREL GLAZING - SEE ASSEMBLY NOTES COLOR: DARK BRONZE
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 OPEN; ELECTRONIC RELEASE COLOR: DEEP BRONZE SLIDE DIRECTION: RL = RIGHT TO LEFT LR = LEFT TO RIGHT		

NO.

DATE

REVISION DESCRIPTION

CIVIL ENGINEERING CONSULTANT

Strategic Land Solutions, Inc.

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

McDonald's

ILIFF AND 225  
AURORA  
COLORADO  
ARAPAHOE  
50765  
39450

SCALE: AS NOTED

DATE: 04/30/2021

DESIGNED BY: RJP

DRAWN BY: RJP

CHECKED BY: RJP

MCD RE: BOWAN

MCD P/C/M: PROPHET

FILE NAME: CURRENT.DWG

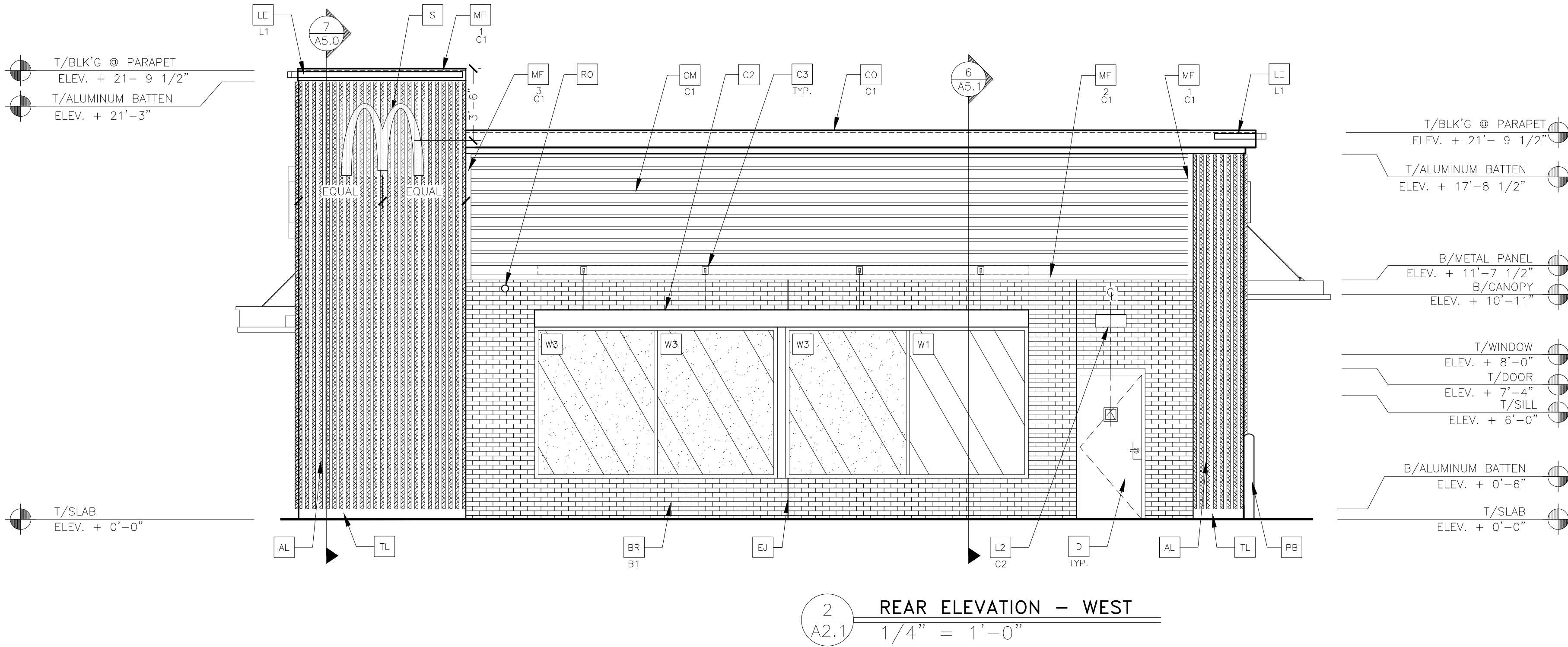
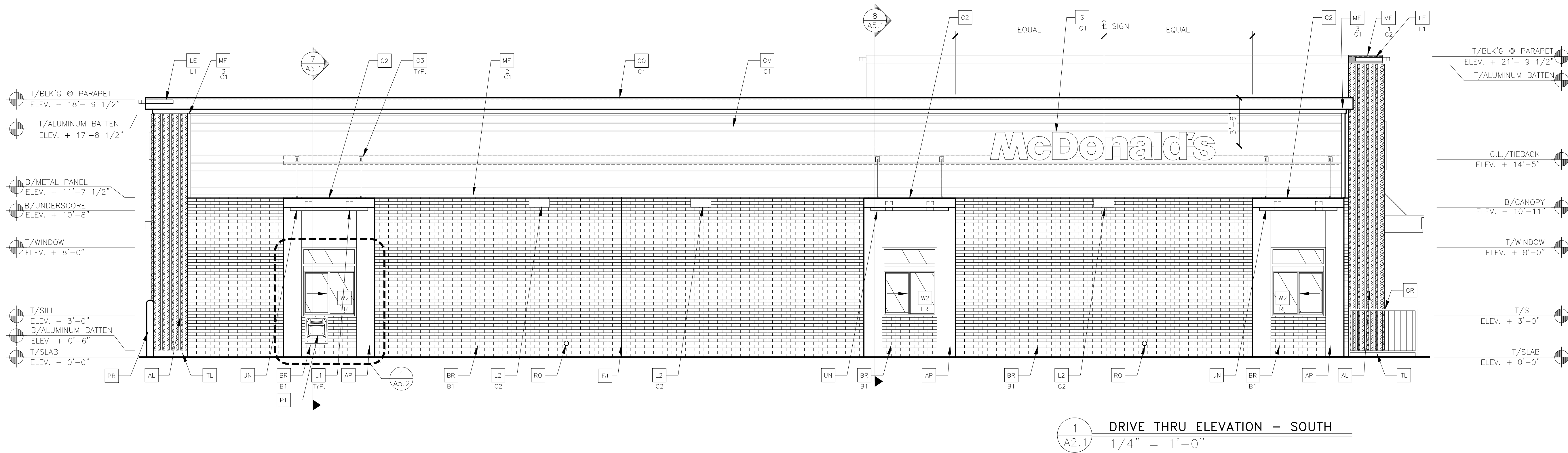
SLS INV. 18-001-111

BUILDING ELEVATIONS

SHEET NO:

10 OF 15





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/A5.0
- 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  
C2 = CO2 = BULK CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00)  
BO = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.1B)
- 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 SCONCE 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

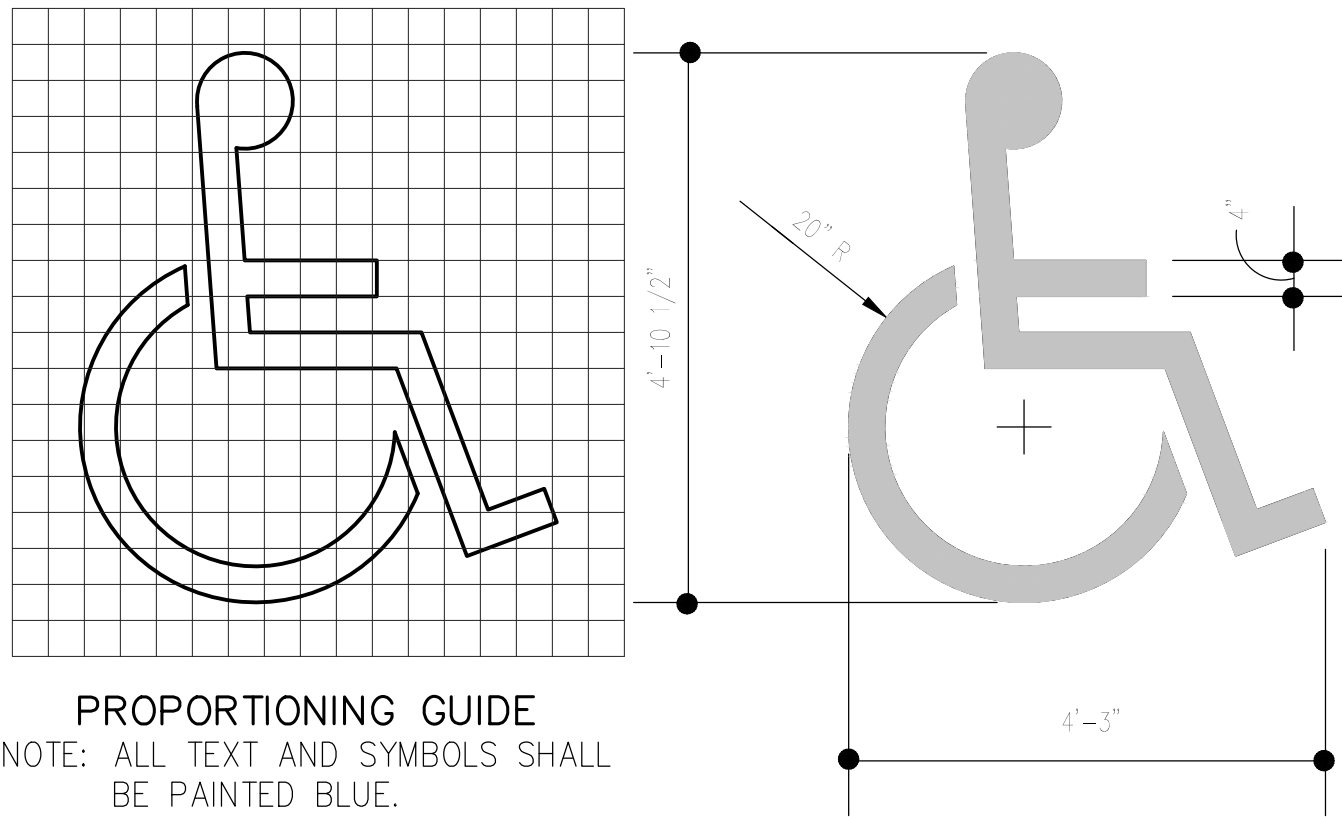
- UN** METAL UNDERSCORE  
COLOR: GOLD
- W1** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS  
COLOR: EXTRA DARK BRONZE
- W2** DRIVE-THRU WINDOW BY READY ACCESS  
MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL  
XX- OPEN; ELECTRONIC RELEASE  
COLOR: DEEP BRONZE  
SLIDE DIRECTION: RL = RIGHT TO 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					
 <b>Strategic Land Solutions, Inc.</b> <small>6000 Supercenter Road, Suite 100, Frisco, TX 75034</small> 2595 PONDEROSA ROAD FRANKTOWN, CO 80116 720.384.7661 Phone rpalmer@strategicsl.com Robert J. Palmer, PE President					
 <b>McDonald's</b>					
STREET ADDRESS		CITY		STATE	
ILIFF AND 225		AURORA		COLORADO	
COUNTY		CITY		STATE	
ARAPAHOE		AURORA		COLORADO	
REGIONAL DWG. NO.		OFFICE ADDRESS		REGIONAL DWG. NO.	
50765		4643 S. ULLSTER STREET, SUITE 1300, DENVER, COLORADO 80237		39450	
SCALE:		AS NOTED		M&D REF: BOWAN	
DATE:		04/30/2021		M&D P/C/M: PROPHET	
DESIGNED BY:		RJP		FILE NAME:	
DRAWN BY:		RJP		CURRENT.DWG	
CHECKED BY:		RJP		SLS INV. 18-001-111	
BUILDING ELEVATIONS					
SHEET NO.					
11 OF 15					

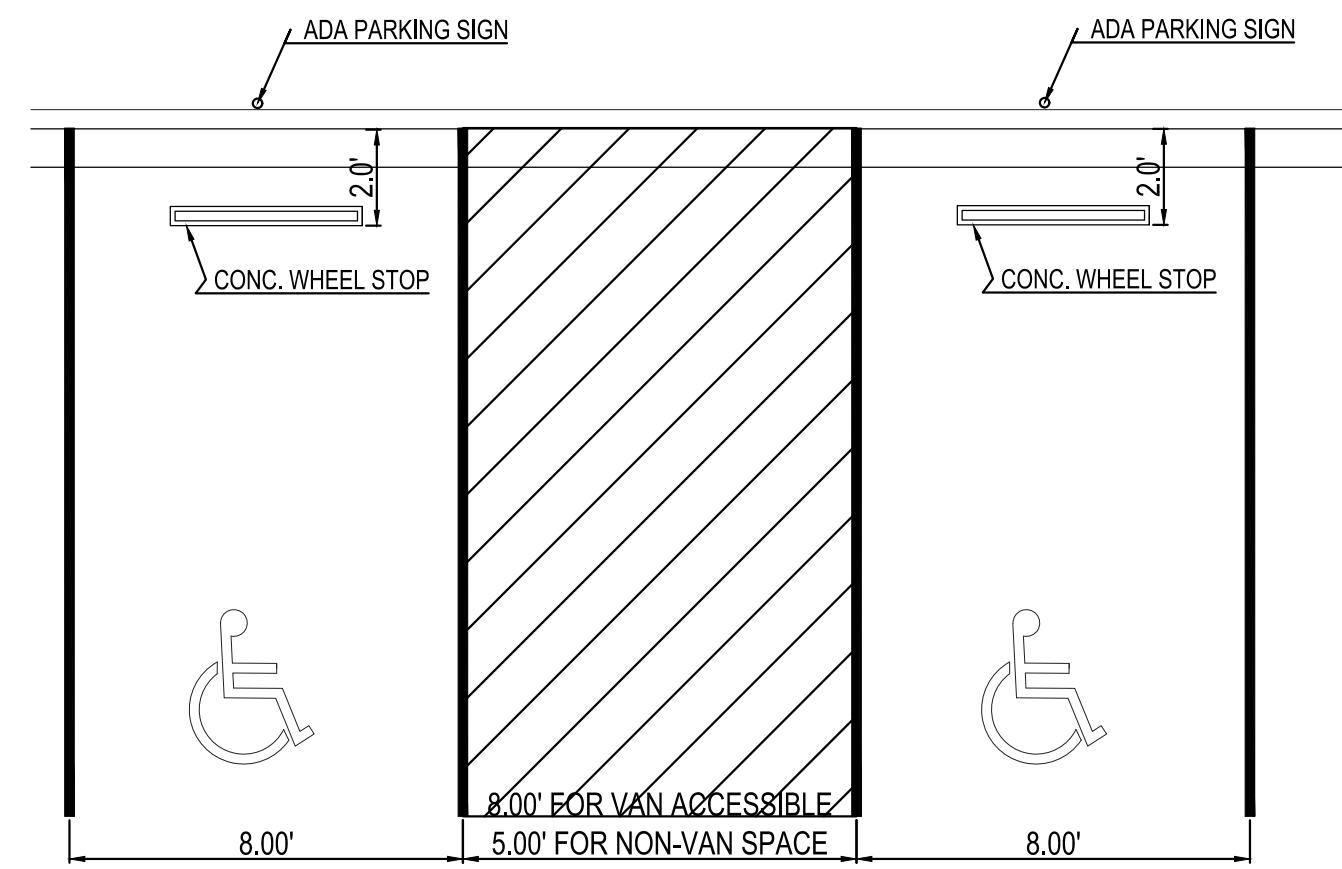






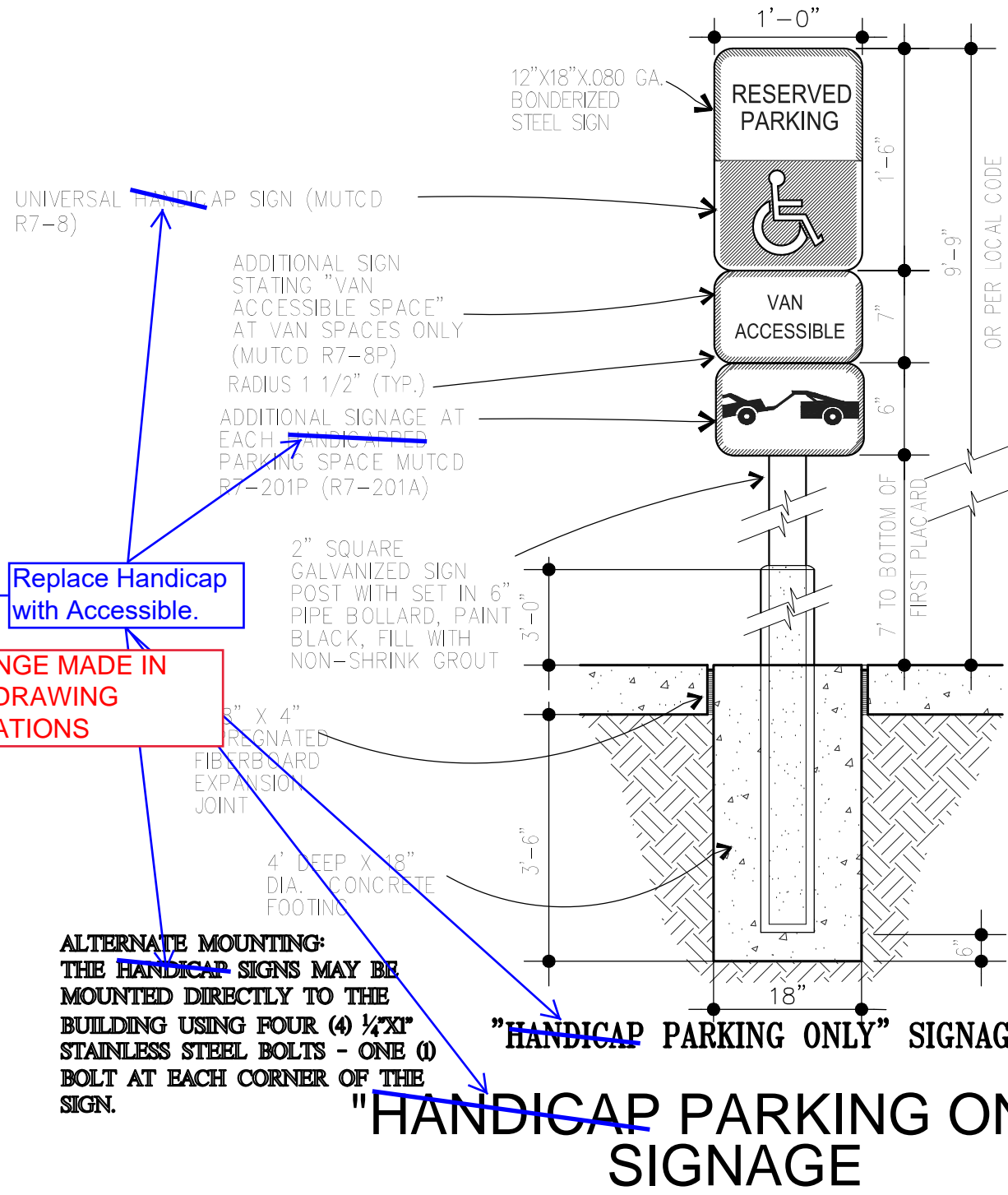


**HANDICAP ACCESSIBLE  
PARKING PAVEMENT MARKING**



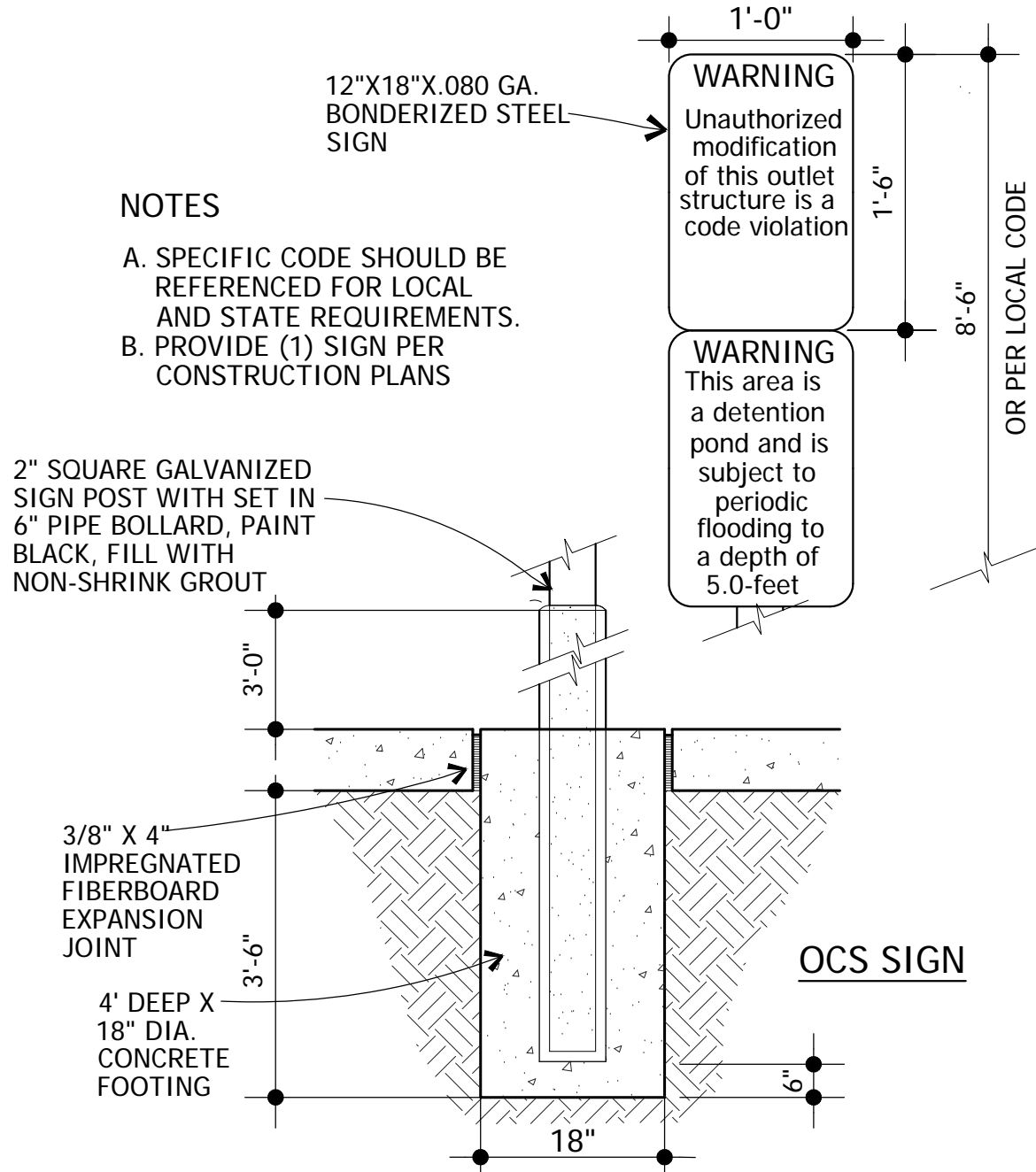
ADA PARKING DETAIL

2.1



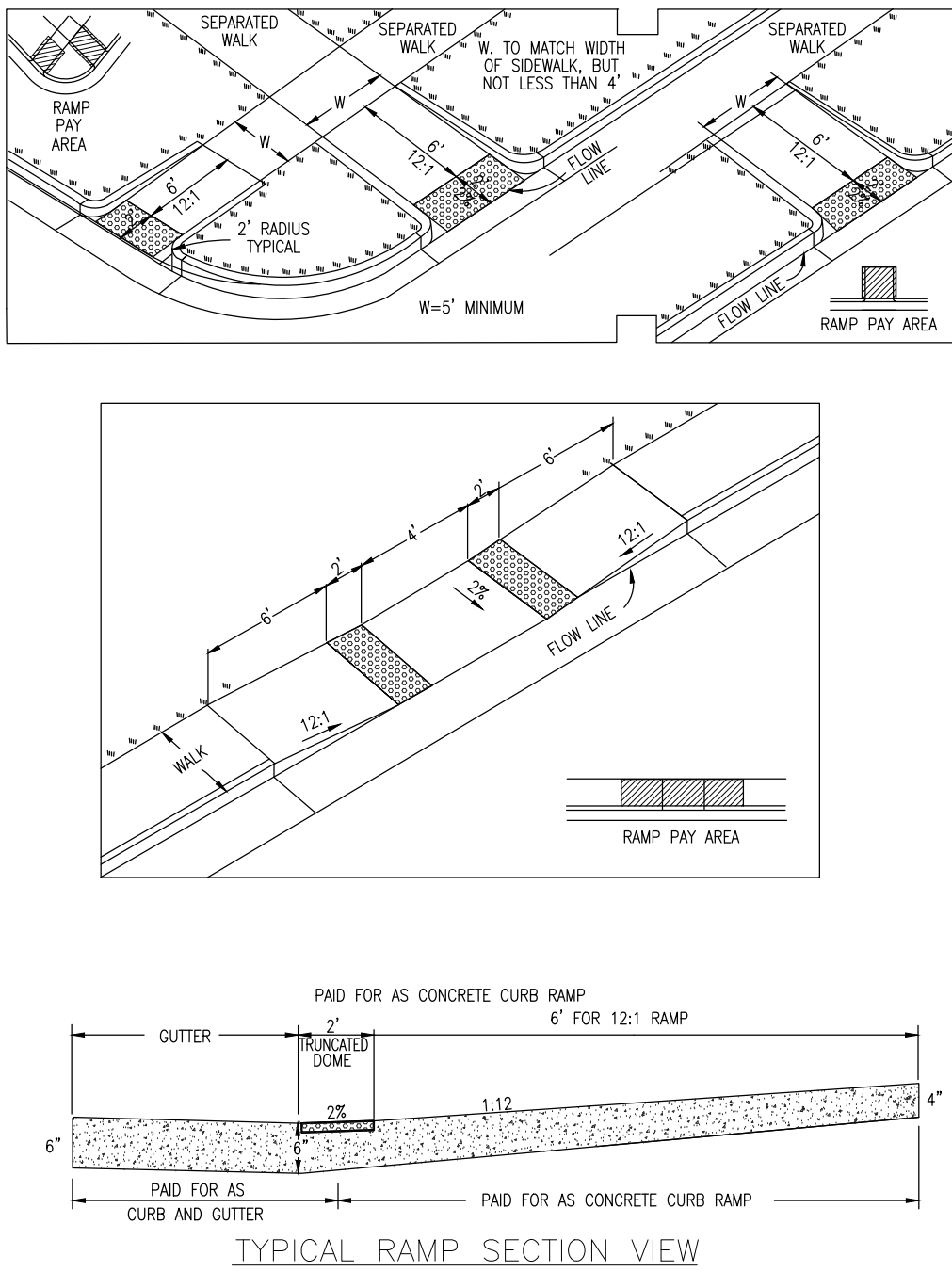
ADA PARKING SIGN DETAIL

2.2



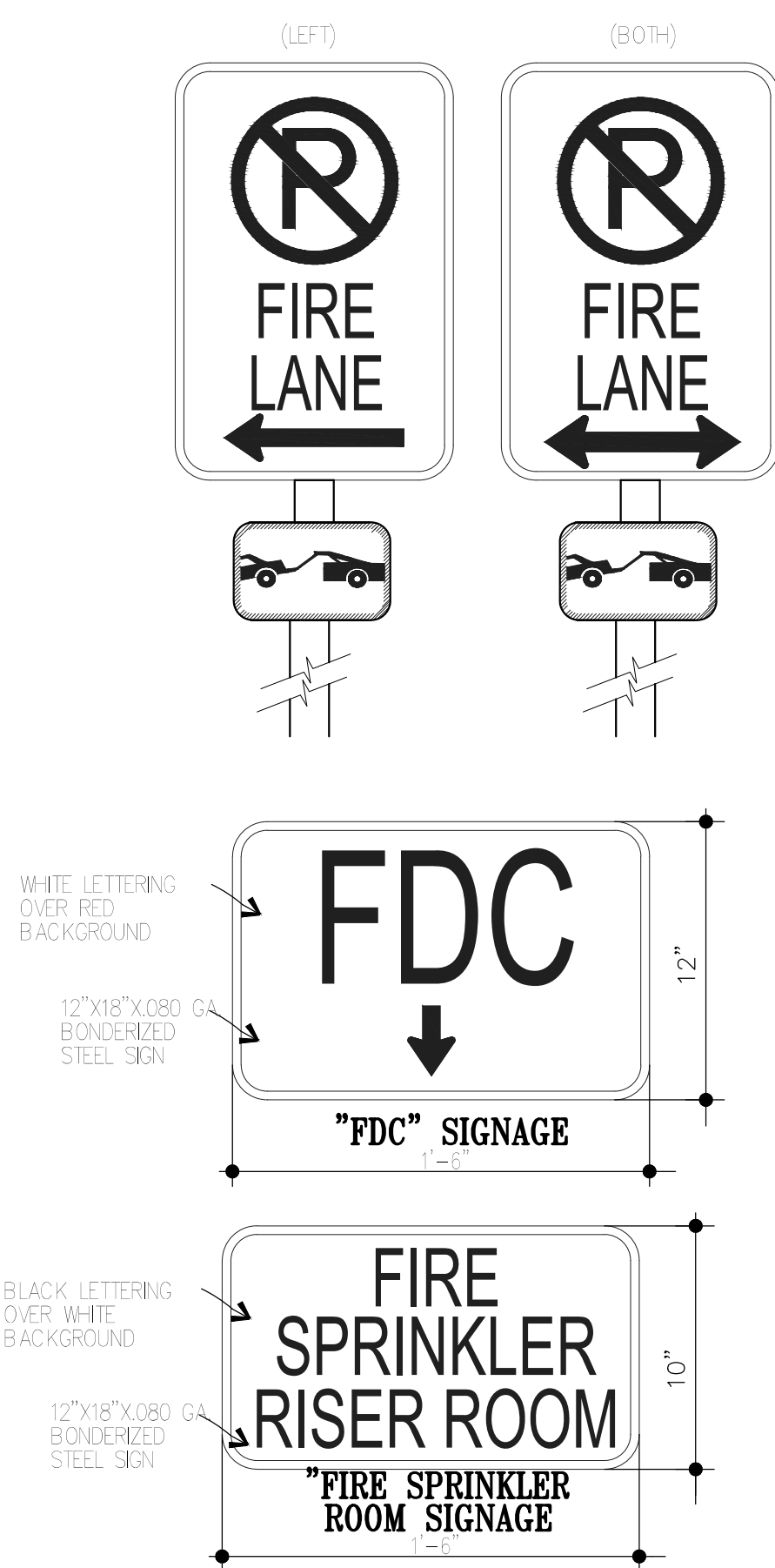
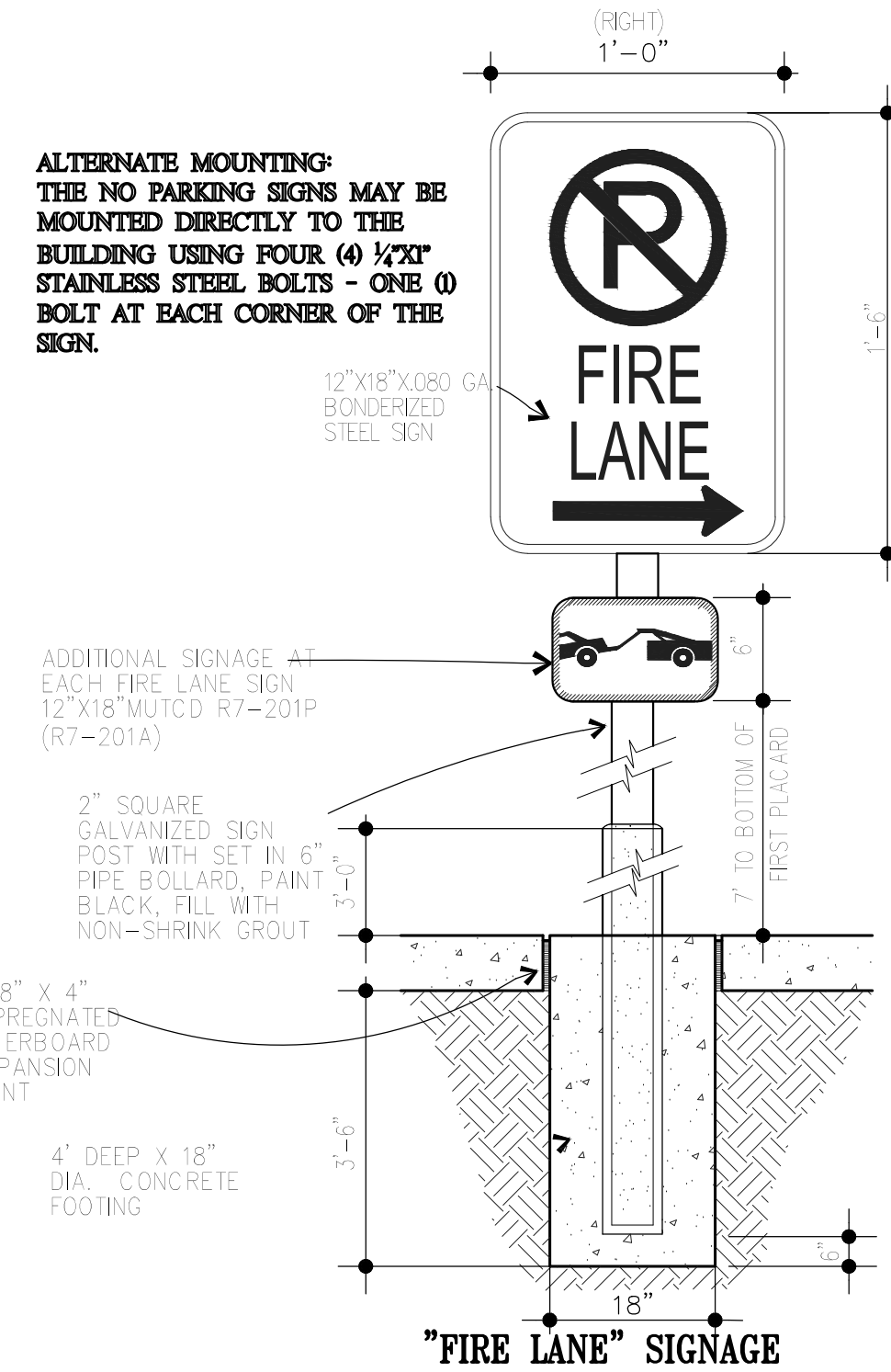
DETENTION POND SIGN

2.3



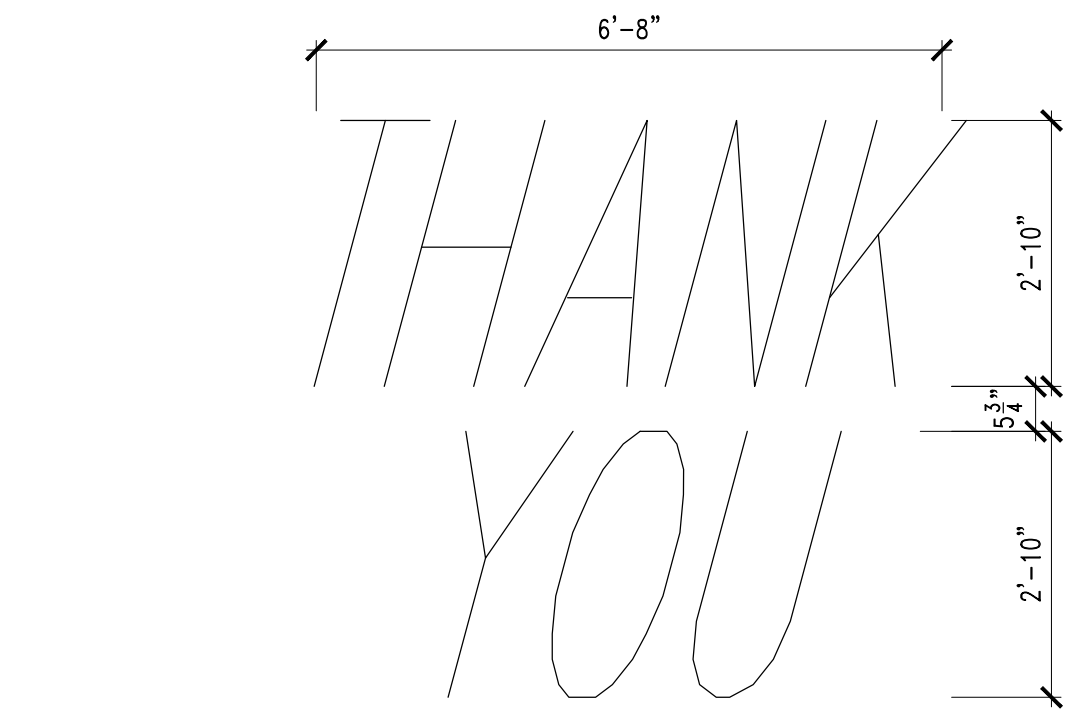
ONSITE CURB AND GUTTER

2.4



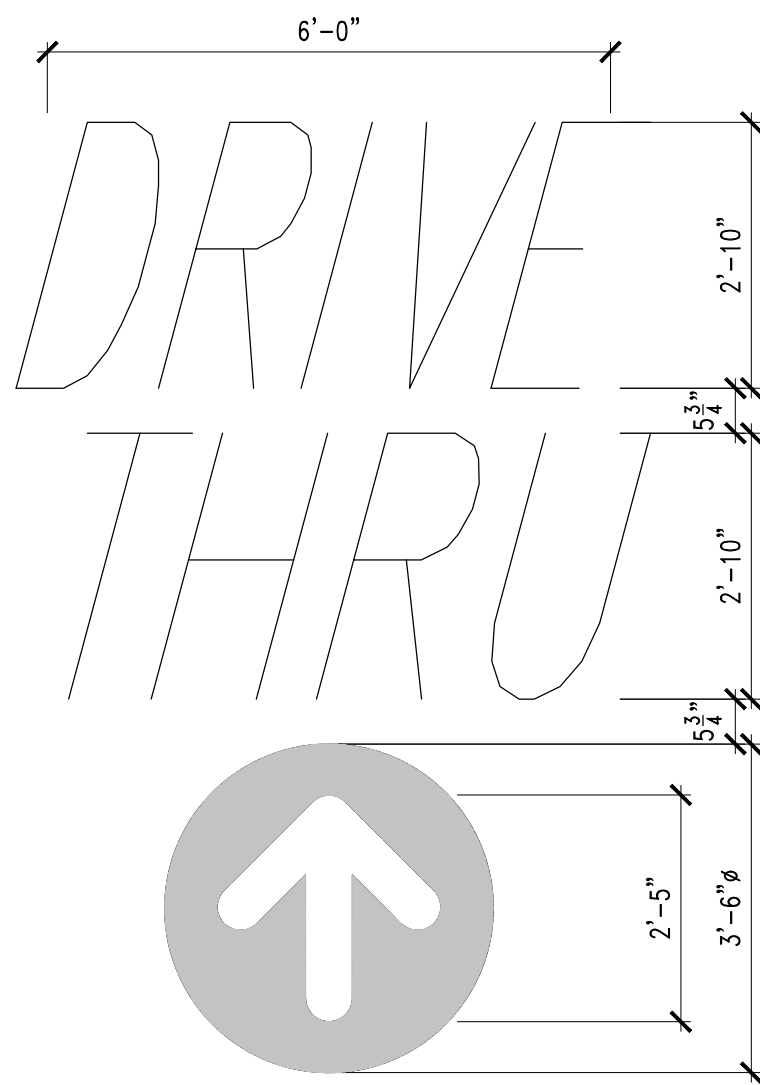
FIRE DEPARTMENT SIGNAGE

2.5





McDONALD'S STRIPING

1.7

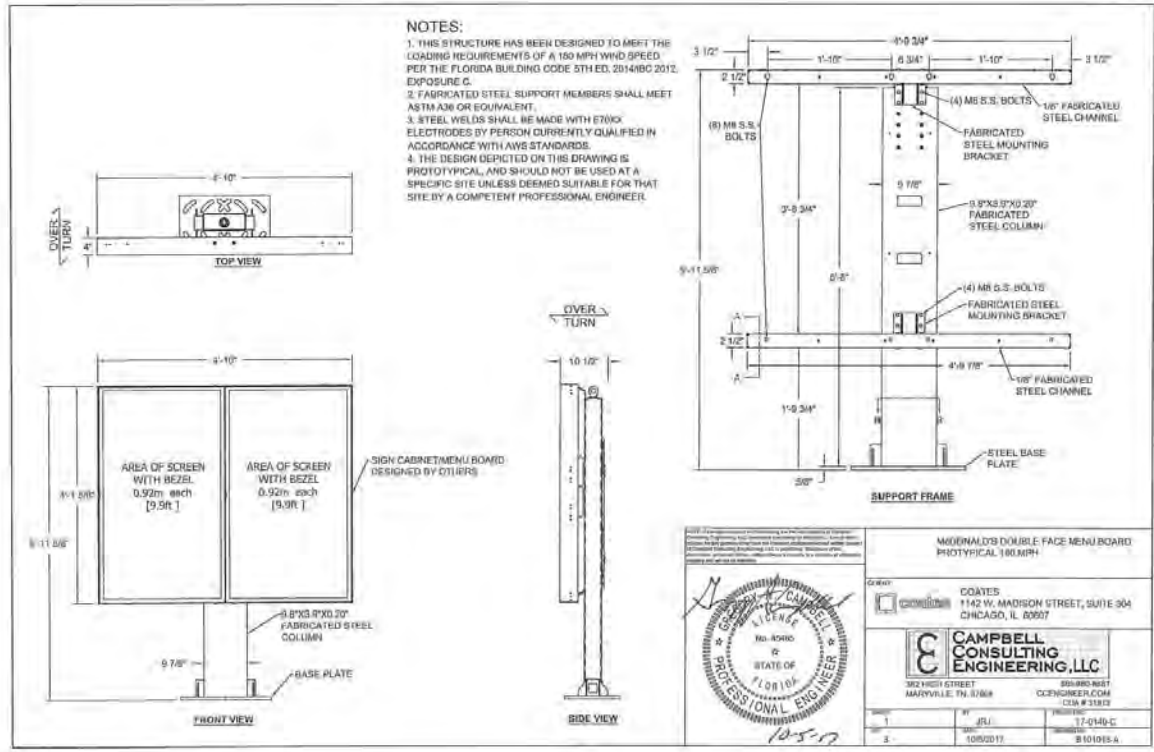


McDONALD'S STRIPING

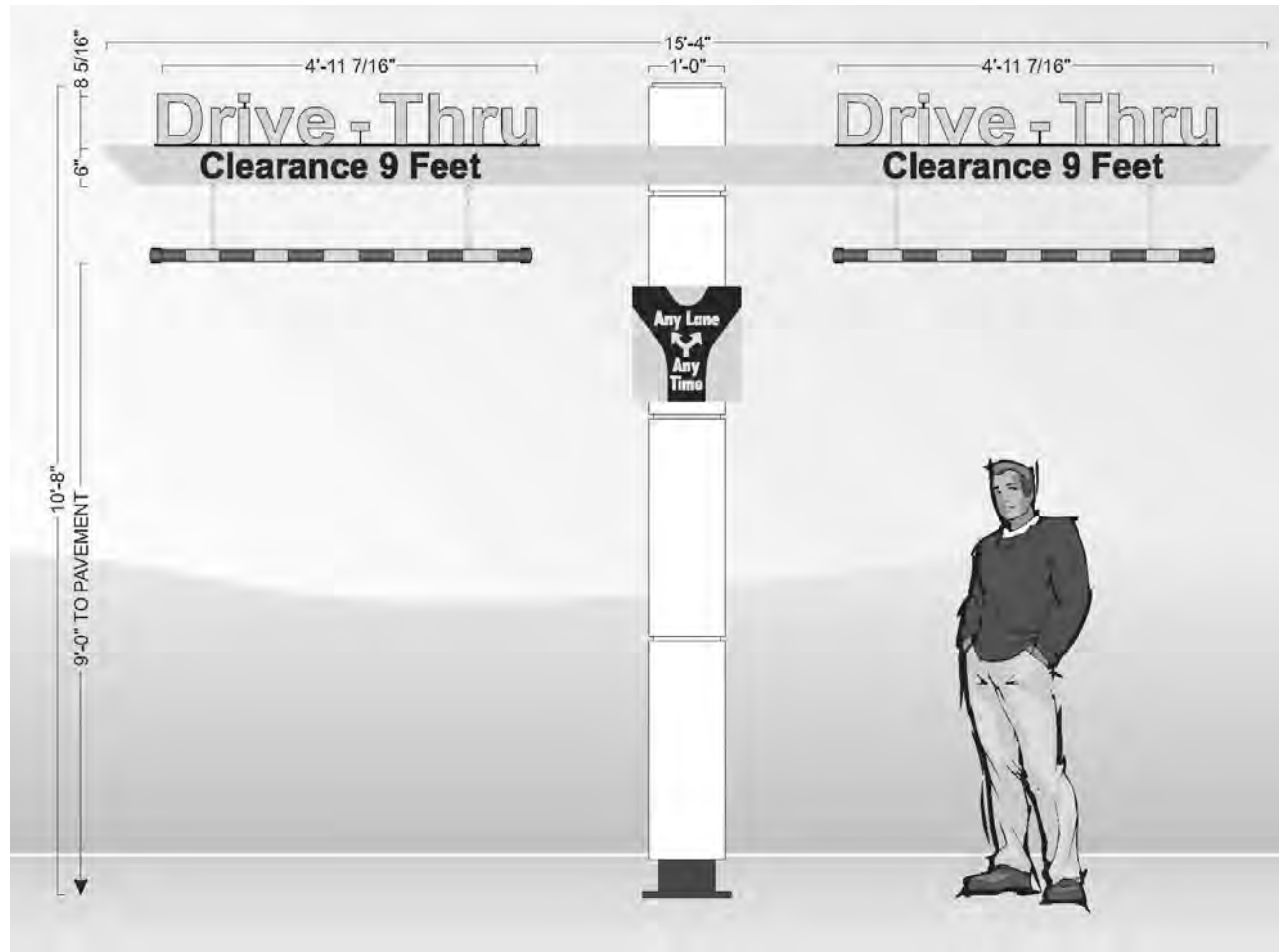
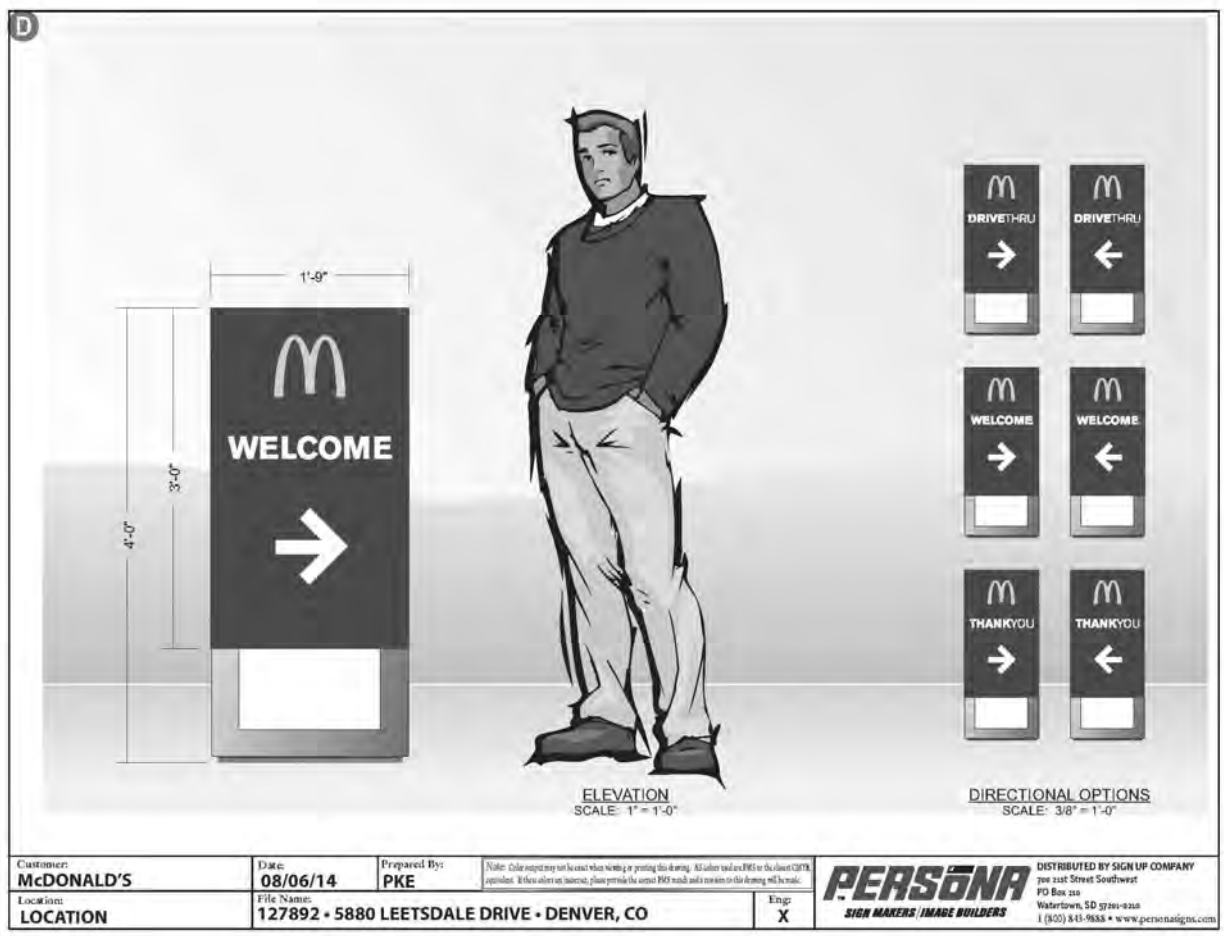
1.8

NO.		DATE		REVISION DESCRIPTION	
CIVIL ENGINEERING CONSULTANT					
 <b>Strategic Land Solutions, Inc.</b> <small>5000 Supercenter and Highway 66 Highway</small> 2595 PONDEROSA ROAD FRANKTOWN, CO 80116 720.384.7661 Phone rpalmer@strategics.net Robert J. Palmer, PE President					
 <b>McDonald's</b>					
SHEET ADDRESS		CITY		COUNTY	
ILIFF AND 225		AURORA		COLORADO	
STATE		CITY		COUNTY	
COLORADO		AURORA		COLORADO	
REGIONAL DING NO		STATE DING NO		NATIONAL DING	
50765		50765		39450	
SCALE:		AS NOTED		M&D REF: BOWAN	
DATE:		04/30/2021		M&D P/C/M: PROPHET	
DESIGNED BY:		RJP		FILE NAME:	
DRAWN BY:		RJP		CURRENT.DWG	
CHECKED BY:		RJP		SLS INV. 18-001-111	
DRAWING TITLE:					
SITE PLAN DETAILS					
SHEET NO:					
13 OF 15					



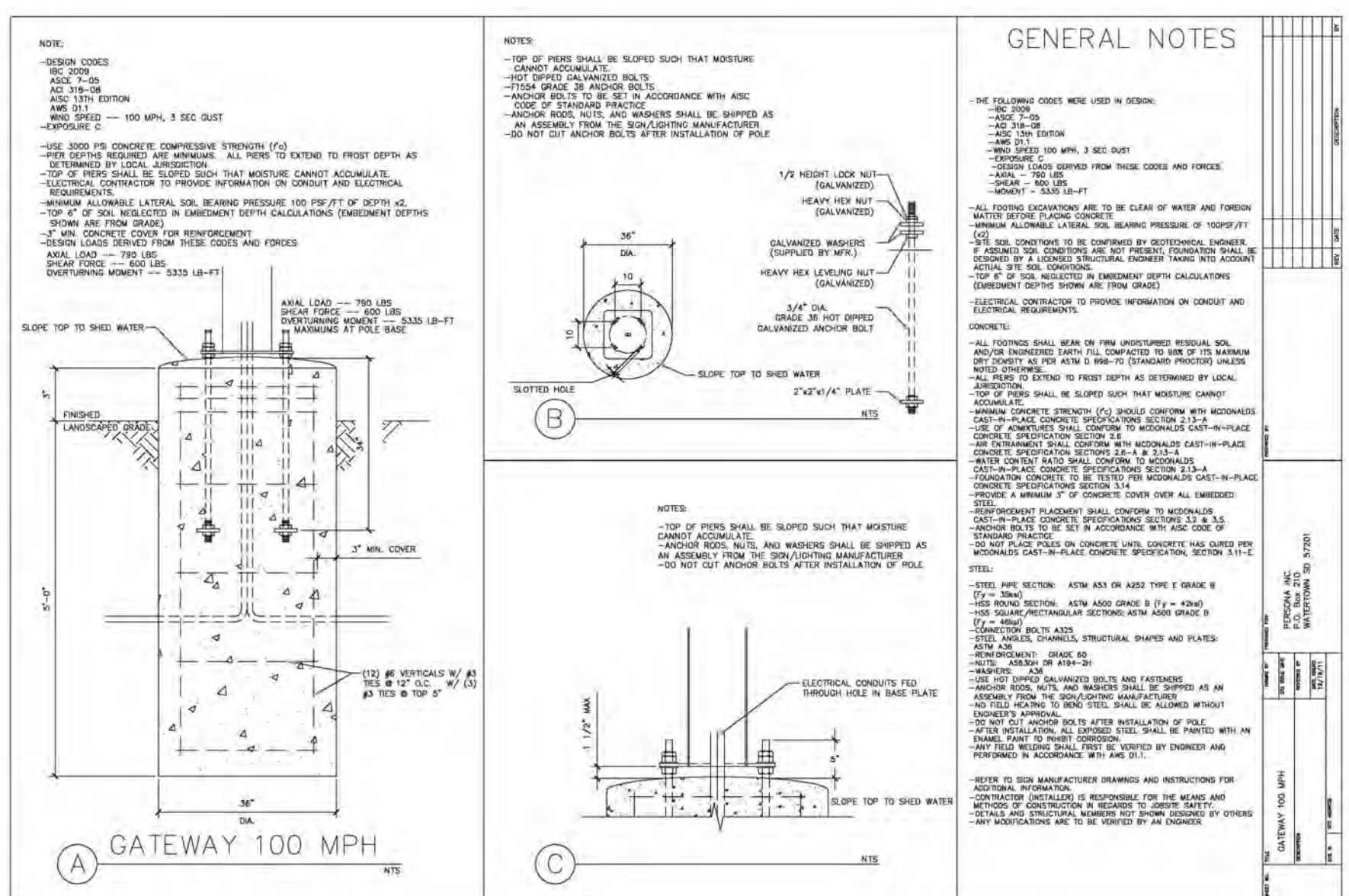
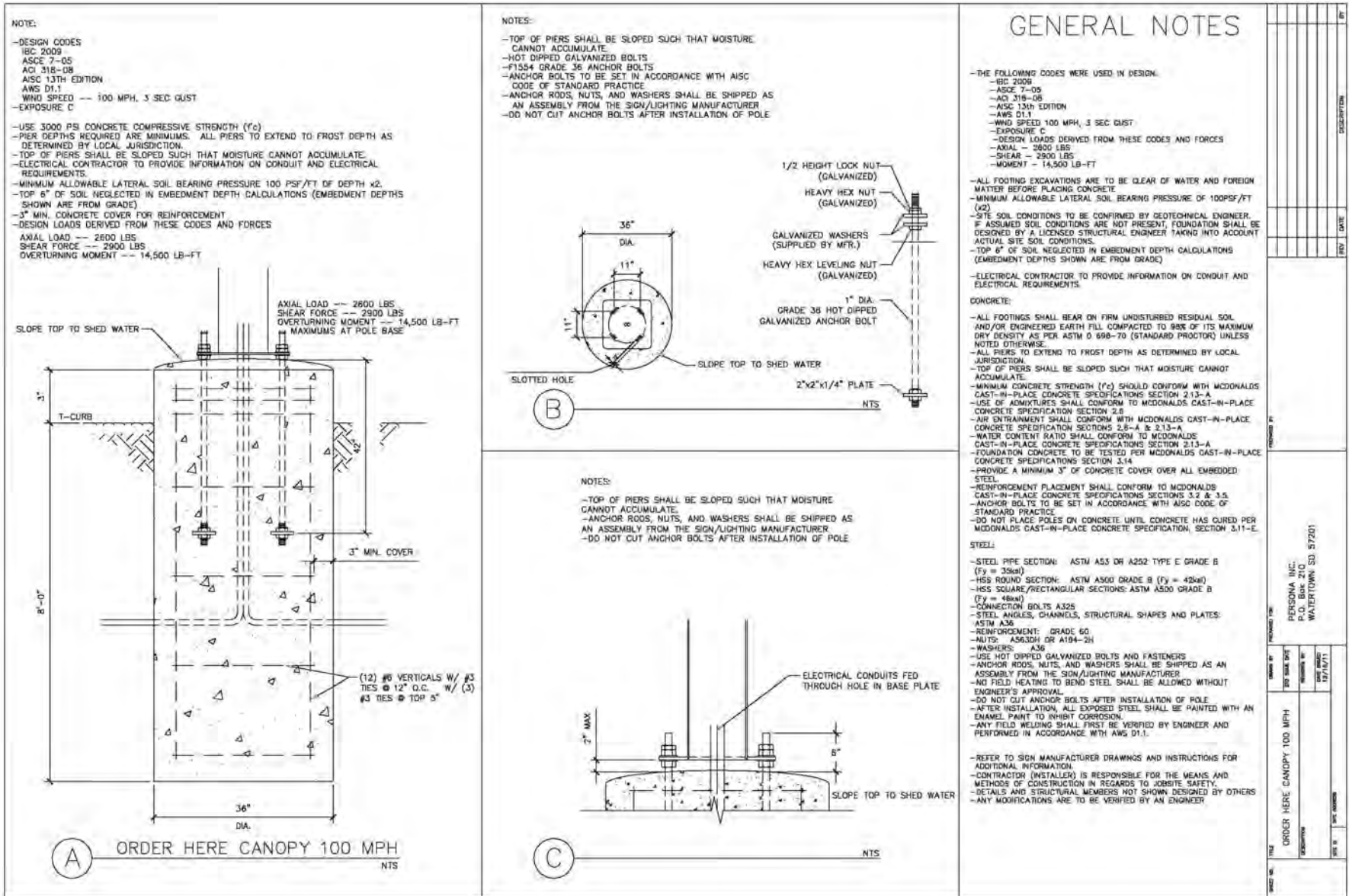
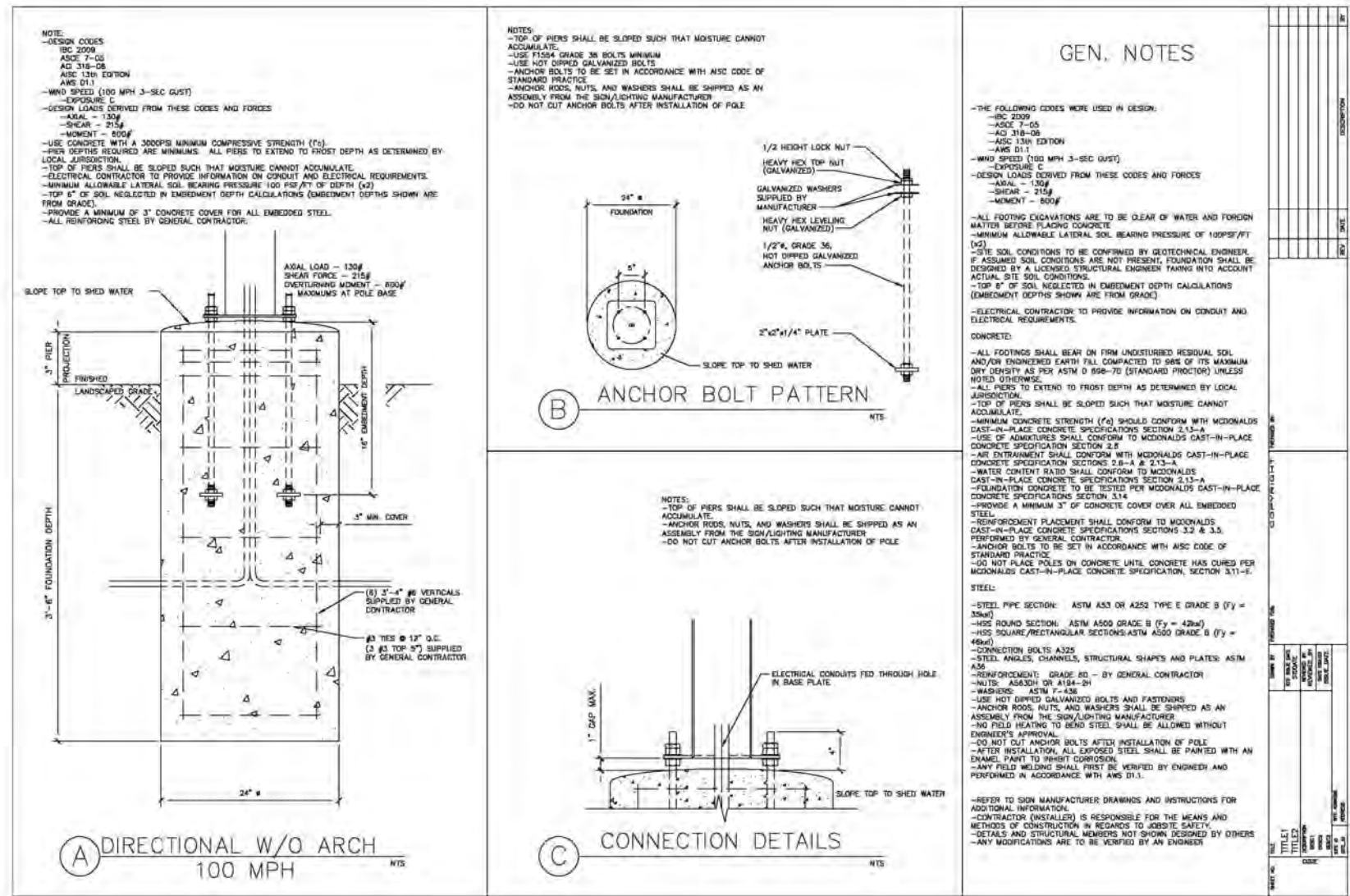


- NOTES:
- SIGNAGE DETAILS SHOWN HEREON ARE FOR INFORMATION ONLY. ACTUAL SIGNAGE WILL BE REVIEWED AND APPROVED UNDER A SEPARATE PERMIT. FINAL SIGNAGE DETAILS WILL REQUIRE ADDITIONAL ITEMS INCLUDING STONE COLUMNS OR WAINSCOT TO MATCH THE BUILDING.
  - NEW MENU AND OPO DETAILS WILL BE ISSUED BY MCDONALD'S PRIOR TO INSTALLATION AT THIS SITE. THE DETAILS WERE NOT AVAILABLE AT TIME OF THESE DRAWINGS.



### MCDONALD'S DIRECTIONAL SIGNAGE

3.1

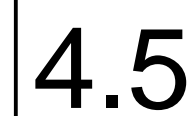
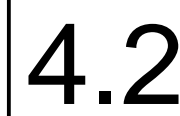


### MCDONALD'S MENU BOARD

3.2

NO.		DATE		REVISION DESCRIPTION	
<p>CIVIL ENGINEERING CONSULTANT</p> <p><b>Strategic Land Solutions, Inc.</b> 2595 PONDEROSA ROAD FRANKTOWN, CO 80116 720.304.7661 Phone rpalmer@strategics.net Robert J. Palmer, PE President</p>					
<p><b>McDonald's</b></p> <p>ROCKY MOUNTAIN REGION OFFICE ADDRESS: 4643 S. USTER STREET, SUITE 1300, DENVER, COLORADO 80237</p>					
SHEET ADDRESS		CITY		STATE	
ILIFF AND 225		AURORA		COLORADO	
COUNTY		ARAPAHOE		50765	
REGIONAL DING. NO.		39450		50765	
SCALE:		AS NOTED		MED REF: BOWAN	
DATE:		04/30/2021		MED P/C/M: PROPHET	
DESIGNED BY:		RJP		FILE NAME:	
DRAWN BY:		RJP		CURRENT.DWG	
CHECKED BY:		RJP		SLS J.V. 18-001-111	
DRAWING TITLE					
SITE PLAN DETAILS					
SHEET NO.					
14 OF 15					





## 4.6