

MCDONALDS PUD AMENDMENT #4
LOT 4, CENTENNIAL VALLEY, PARCEL "O" FILING NO. 3,
CIVIL ENGINEERING PLAN
STORE #50-0294
939 W. DILLON ROAD
LOUISVILLE, COLORADO

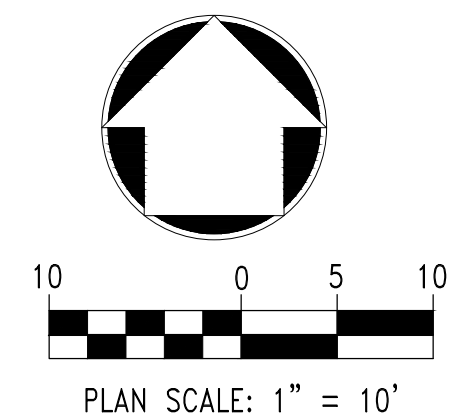
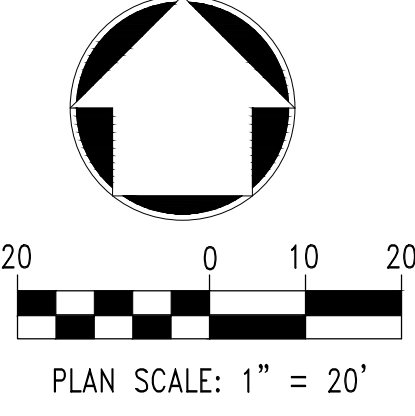
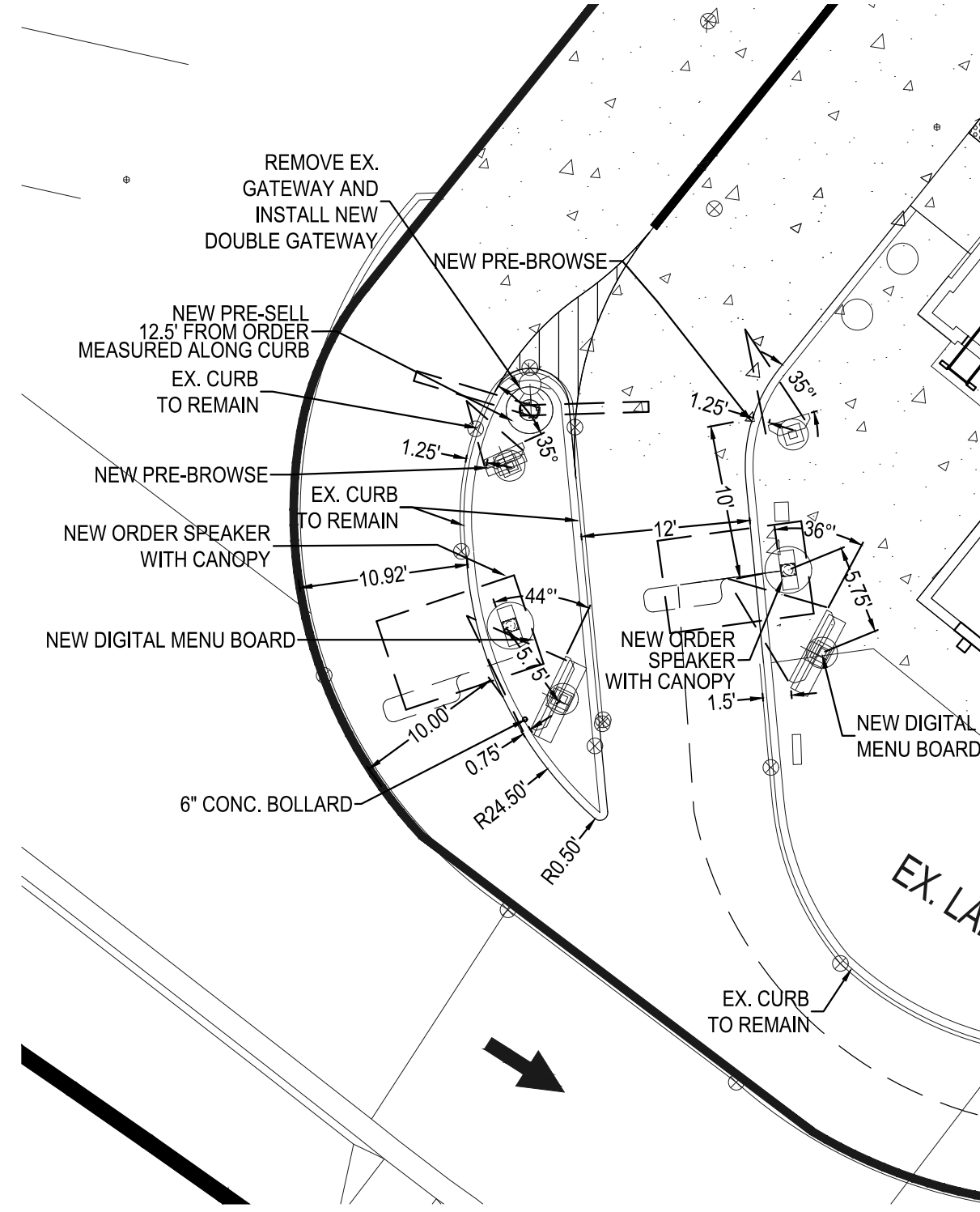
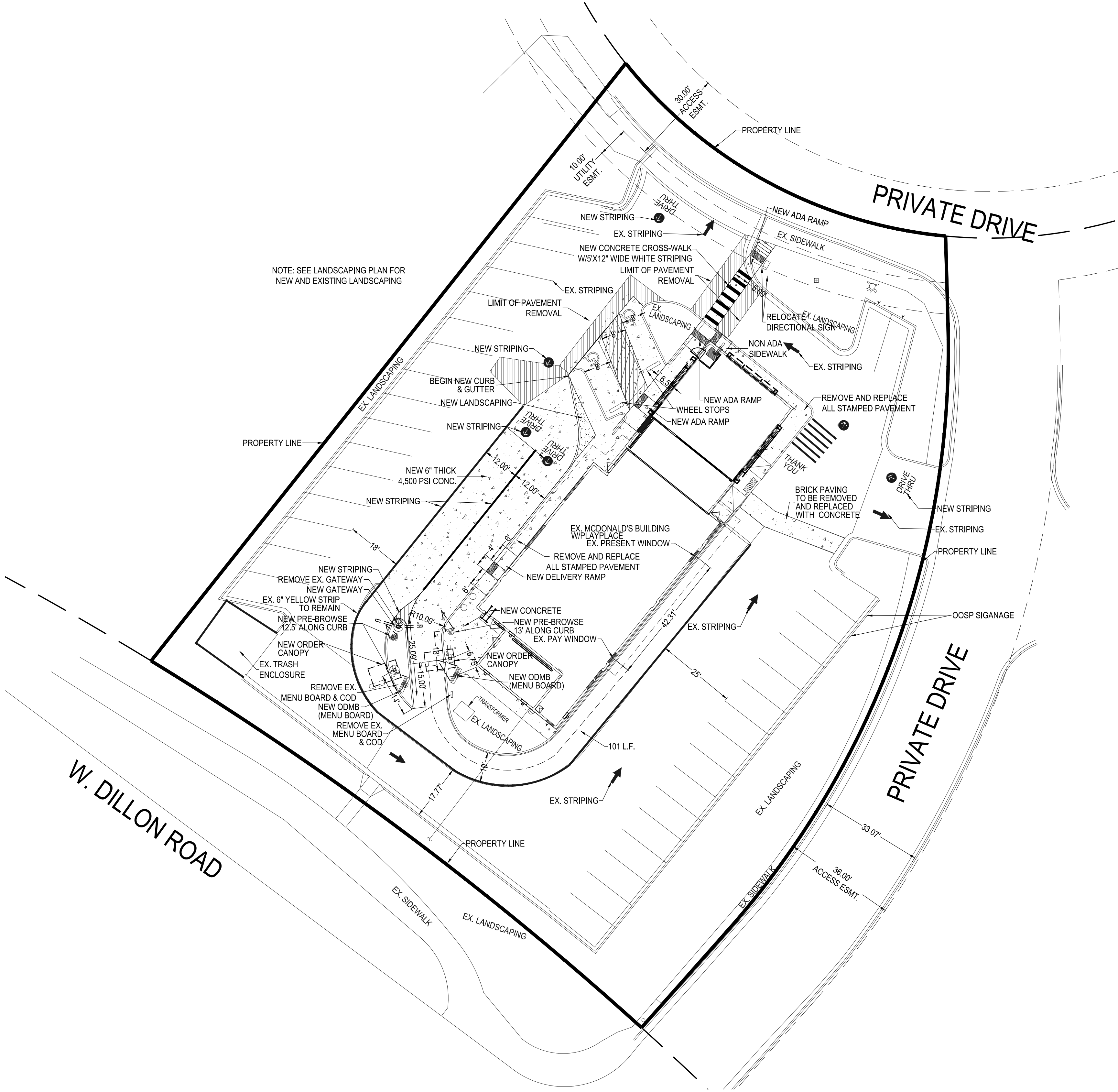
SITE PLAN LEGEND

- SITE PROPERTY LINE (WITH METES & BOUNDS NOTED)
- ADJACENT PARCEL PROPERTY LINE
- EXISTING CURBLINE
- PROPOSED MONILITHIC 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
- PROPOSED OVERHEAD ROOF/CANOPY LINE
- PROPOSED BUILDING LINE

SITE PLAN NOTES

- ALL DIMENSIONS AND RADII ARE TO THE FACE (FOR 6" REVEAL CURB) OR FLOWLINE (FOR CURB & GUTTER) UNLESS OTHERWISE NOTED.
- PARKING SPACE STRIPING TO BE WHITE, 4" WIDE, UNLESS OTHERWISE NOTED.
- LOT LINE AND EXISTING TOPOGRAPHIC INFORMATION TAKEN FROM THE SURVEY PREPARED BY ENGINEERING SERVICES COMPANY, INC.
- CONCRETE PAVEMENT, SIDEWALK, CURB & GUTTER TO BE REMOVED (IF APPLICABLE) SHALL BE SAWCUT. CONTRACTOR SHALL REMOVE TO NEXT JOINT IF SAWCUT IS WITHIN 5 FOOT OF A JOINT.
- THE PARKING AREAS AND ACCESS DRIVES SHALL CONSIST OF A FLEXIBLE COMPOSITE PAVEMENT SECTION OF SIX-INCHES OF ASPHALT OVER FOUR-INCHES OF AGGREGATE BASE COURSE (REFERENCE: SOILS REPORT). AT A MINIMUM, THE PAVEMENT SHALL BE DESIGNED TO SUPPORT THE WEIGHT IMPOSED BY FIRE APARATUS (24 TON, 2 AXLES, 34 TON, 3 AXLES).
- THE DRIVE THRU, LOADING AREA, AND TRASH DUMPSTER AREA SHALL CONSIST OF A PORTLAND CEMENT CONCRETE PAVEMENT WITH A MINIMUM THICKNESS OF EIGHT (8) INCHES (UNLESS OTHERWISE NOTED) WITH A 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI, REINFORCED WITH #3 BARS, 16" O.C.B.W. IN CENTER OF SLAB. USE 3/2" CHAIRS AT 48" O.C.B.W.
- ALL HANDICAP RAMPS TO INCLUDE DETECTABLE WARNING PANELS.
- PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY THAT WILL INVOLVE ANY EXISTING OR PROPOSED STREET SIGNS OR TRAFFIC CONTROL DEVICES WITHIN THE PUBLIC RIGHT-OF-WAY (ROW), THE CONTRACTOR SHALL CONTACT THE CITY ENGINEERING AT (303) 335-4609 TO COORDINATE THE REMOVAL, RELOCATION, INSTALLATION, AND/OR PROPER STORING OF THE SIGN(S) OR TRAFFIC CONTROL DEVICE(S) AND OBTAIN A ROW WORK PERMIT FROM THE CITY PUBLIC WORKS ENGINEERING DIVISION TO DO SUCH WORK. HOWEVER, IF THE CONTRACTOR REMOVES OR RELOCATES ANY EXISTING STREET SIGN(S) OR TRAFFIC CONTROL DEVICES(S) WITHIN THE PUBLIC ROW WITHOUT FIRST OBTAINING A ROW WORK PERMIT FROM THE CITY PUBLIC WORKS DIVISION, THEN THE CONTRACTOR WILL BE CHARGED FOR THE LABOR, MATERIALS, AND EQUIPMENT TO REINSTALL THE SIGN(S) OR TRAFFIC CONTROL DEVICES(S) AS DEEMED NECESSARY BY THE CITY. THE CONTRACTOR WILL ALSO BE CHARGED TO REPLACE ANY EXISTING STREET SIGNS OR TRAFFIC CONTROL DEVICES THAT WERE DAMAGED OR BLEMISHED DURING ANY CONSTRUCTION ACTIVITY AS DEEMED NECESSARY THE BY THE CITY. THE CONTRACTOR MAY ALSO BE SUBJECT TO ADDITIONAL FINES AS PER THE LOUISVILLE MUNICIPAL CODE. ADDITIONALLY, ANY WORK WITHIN THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) ROW WILL ALSO NEED TO OBTAIN A ROW WORK PERMIT FROM CDOT.

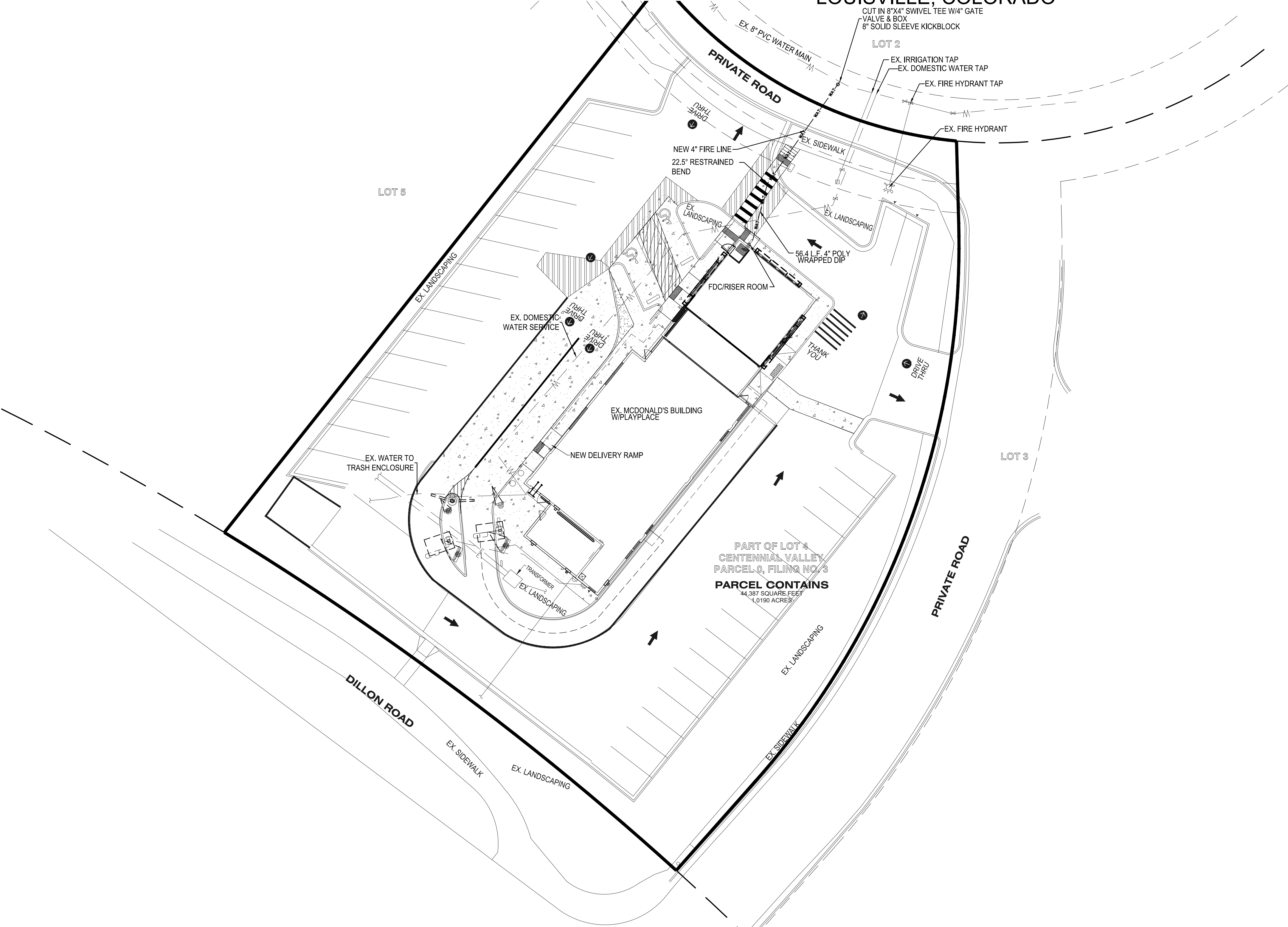
NOTE: THIS SITE PLAN REQUIRES THE LOSS OF 4 PARKING SPACES, AND ALLOWS FOR A 107 SEAT RESTAURANT



NO. DATE REVISION DESCRIPTION			
CIVIL ENGINEERING CONSULTANT			
 2585 PONDOSA ROAD FRANKTOWN, CO 80116 720.384.7661 Phone rpalmer@strategics.net Robert J. Palmer, PE President			
PREPARED UNDER THE DIRECT SUPERVISION OF:			
SEAL:			
By Robert J. Palmer, PE Licensed Professional Engineer (CO PE #36320) AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC.			
 THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.		OFFICE: ROCKY MOUNTAIN REGION ADDRESS: 4643 S. ULSTER STREET, SUITE 1300, DENVER, COLORADO 80237	
SHEET ADDRESS: 939 W. DILLON ROAD		SITE: COLORADO	
CITY: LOUISVILLE		COUNTY: BOULDER	
REGIONAL PWC NO.		STATE STORE ID# 50294	
NATIONAL ID#		XXXXX	
SCALE: as noted		M&D RES: BOWMAN	
DATE: 09/13/2021		M&D P/CW: PEDIGO	
DESIGNED BY: RJP		FILE NAME: CURRENT.DWG	
DRAWN BY: RJP		SLS JOB: 14-001-47	
CHECKED BY: RJP			
DRAWING TITLE: SITE PLAN			
SHEET NO: 2 OF 10			

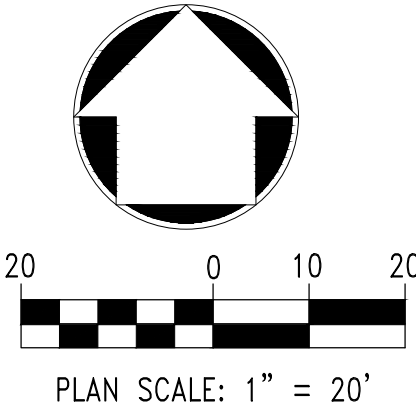
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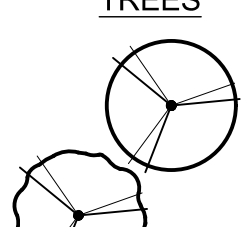
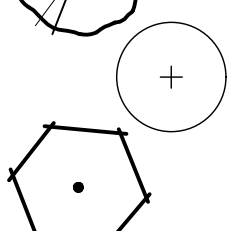
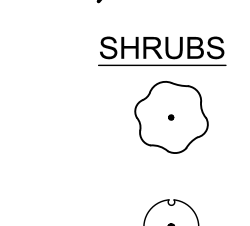
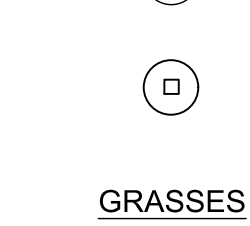
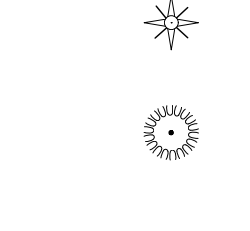
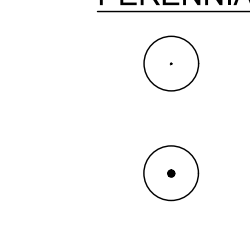
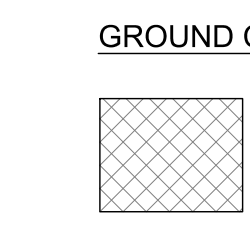
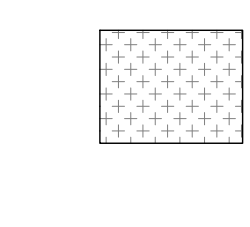
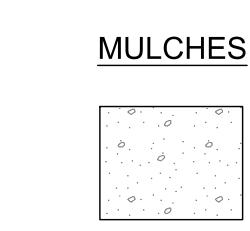
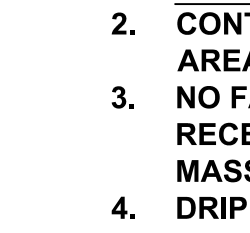
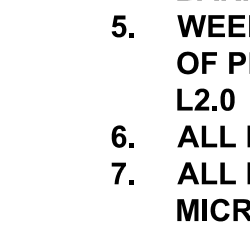
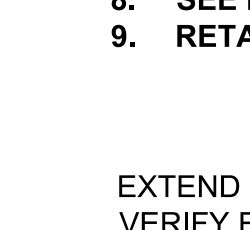
- UTILITY PLAN LEGEND
- SITE PROPERTY LINE (WITH METES & BOUNDS NOTED)
 - ADJACENT PARCEL PROPERTY LINE
 - 8" PVC SAN EXISTING SANITARY SEWER W/SIZE & TYPE NOTED
 - 12" WAT EXISTING WATER MAIN W/SIZE & TYPE NOTED
 - 6" PVC SDR 35 SAN PROPOSED SEWER SERVICE W/SIZE, TYPE & SLOPE NOTED
 - 1" TYPE "K" COPPER WAT PROPOSED WATER SERVICE W/SIZE & TYPE NOTED
 - ELEC PROPOSED ELECTRIC SERVICE
 - GAS PROPOSED GAS SERVICE
 - PROPOSED SANITARY SEWER MANHOLE
 - PROPOSED GREASE TRAP
 - PROPOSED SANITARY SERVICE CLEANOUT
 - PROPOSED OVERHEAD ROOF/CANOPY LINE
 - PROPOSED BUILDING LINE

- UTILITY NOTES:
- PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE FROM INFORMATION PROVIDED BY UTILITY COMPANIES AND MUST BE CONSIDERED APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION PRIOR TO COMMENCING WORK. PROTECT UTILITIES FROM DAMAGE DURING CONSTRUCTION.
 - OWNER WILL OBTAIN ALL PERMITS FOR UTILITY HOOKUPS. CONTRACTOR WILL COORDINATE ACTUAL HOOKUPS WITH UTILITY COMPANIES IMPACTED.
 - REFER TO SITE LAYOUT PLAN FOR DIMENSIONS AND IDENTIFICATION OF PROPOSED IMPROVEMENTS.
 - EXISTING UTILITY INFORMATION TAKEN FROM THE SURVEY PREPARED BY ENGINEERING SERVICES COMPANY, INC.
 - ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE CITY OF LOUISVILLE INSPECTORS. THE CITY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
 - THE CONTRACTOR SHALL NOTIFY THE CITY OF LOUISVILLE ENGINEERING DIVISION INSPECTION SECTION, A MINIMUM OF 48 HOURS AND A MAXIMUM OF 106 HOURS PRIOR TO STARTING CONSTRUCTION.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER / OWNER'S REPRESENTATIVE OF ANY PROBLEM(S) IN CONFORMING TO THE APPROVED PLANS FOR ANY ELEMENT OF THE PROPOSED IMPROVEMENTS PRIOR TO ITS CONSTRUCTION. UTILITY TRENCHES ARE TO BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKMEN AND THE PROTECTION OF OTHER UTILITIES IN COMPLIANCE WITH APPLICABLE STATE AND FEDERAL REQUIREMENTS. PIPE ZONE (BEDDING) COMPACTION SHALL BE 90% STANDARD PROCTOR DENSITY OR EQUIVALENT RELATIVE DENSITY. TRENCH ZONE COMPACTION SHALL BE 95% STANDARD OR MODIFIED PROCTOR DENSITY OR EQUIVALENT RELATIVE DENSITY INSIDE STREET RIGHTS-OF-WAY, AND 90% STANDARD OR MODIFIED PROCTOR DENSITY OR EQUIVALENT RELATIVE DENSITY OUTSIDE STREET RIGHTS-OF-WAY UNLESS SPECIFIED OTHERWISE.
 - PRIVATE STORM SEWERS WILL BE RCP CLASS III, OR OTHER MATERIAL APPROVED BY THE CITY OF LOUISVILLE ENGINEERING DEPARTMENT.
 - SANITARY SEWER PIPE SHALL BE POLYVINYL CHLORIDE (PVC) PIPE SHALL CONFORM TO ASTM D-3034 TYPE PSM WITH A MINIMUM SDR OF 35. JOINTS SHALL BE ELASTOMERIC GASKET TYPE MEETING THE REQUIREMENTS OF ASTM D-3212.
 - THE CONTRACTOR SHALL VIDEO INSPECT THE SANITARY SEWER FROM THE CONNECTION POINT TO THE MAIN PRIOR TO THE START OF CONSTRUCTION, OR PRIOR TO DEMOLITION ON RAZE AND REBUILD SITES.
 - DOMESTIC WATER SERVICE LINES SHALL BE TYPE "K" COPPER.
 - COORDINATE LOCATION OF ELECTRIC METER AND TRANSFORMER, AND GAS METER WITH MECHANICAL DRAWINGS. CONTRACTOR TO COORDINATE SERVICE CONNECTIONS WITH CITY.
 - THE CONTRACTOR SHALL NOTIFY THE IMPACTED BUSINESSES PRIOR TO A WATER



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DATE: 09/13/2021		M=O P/CW: PEDIGO	
DESIGNED BY: RJP		FILE NAME:	
DRAWN BY: RJP		CURRENT.DWG	
CHECKED BY: RJP		SLS JOB: 14-001-47	
DRAWING TITLE: UTILITY PLAN			
SHEET NO: 4 OF 10			

PLANT SCHEDULE

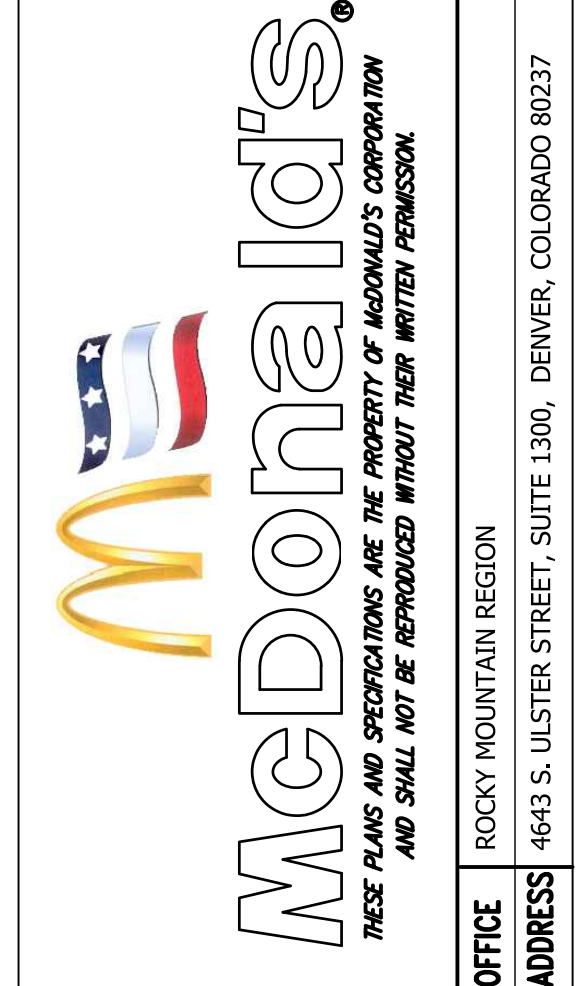
TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL
	AH	2	HOT WINGS TATARIAN MAPLE / ACER TATARICUM 'HOT WINGS'	B & B	1.5" CAL
	MS	4	SPRING SNOW CRAB APPLE / MALUS X 'SPRING SNOW'	B & B	1.5" CAL
	EX-REM	5	EXISTING TREE TO BE REMOVED / REMOVE AS INDICATED RECOMMENDATION	EX	
	EX-RET	23	EXISTING TREE TO REMAIN / TO REMAIN- PROTECT DURING CONSTRUCTION	EX	
SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	
	POD	5	DIABLO NINEBARK / PHYSOCARPUS OPULIFOLIUS 'DIABLO'	5 GAL	
	PF	23	GOLDFINGER POTENTILLA / POTENTILLA FRUTICOSA 'GOLDFINGER'	5 GAL	
	ESTR	66	EXISTING SHRUB / TO REMAIN PROTECT IN PLACE. REPLACE ANY DAMAGED OR DEAD MATERIALS.	EX	
GRASSES	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	
	CAF	47	FEATHER REED GRASS / CALAMAGROSTIS X ACUTIFLORA	1 GAL	
	EGR	8	TO REMAIN / EXISTING GRASS	EX	
PERENNIALS	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	
	EPR	31	TO REMAIN / EXISTING PERENNIAL	EXISTING	
	NFW	7	DWARF CATMINT / NEPETA X FAASSENII 'LITTLE TRUDY'	1 GAL	
GROUND COVERS	CODE	QTY	COMMON / BOTANICAL NAME	CONT	
	EX-RS	5,367 SF	TO REMAIN / EX LANDSCAPE - SHRUB BED ADJUST FOR NEW LAYOUT. REPLACE ANY DEAD/DAMAGED MATERIALS AND PROTECT DURING CONSTRUCTION.	EX	
	EX-RE	7,969 SF	ON-SITE, EXISTING TURF / EX TURF TO REMAIN PROTECT IN PLACE, REPAIR/REPLACE ANY DAMAGED MATERIALS. TURF ON SEPARATE, EXISTING IRRIGATION SYSTEM FOR OVERALL DEVELOPMENT. ADJUST FOR NEW LAYOUT.	EX	
MULCHES	CODE	QTY	COMMON / BOTANICAL NAME	CONT	
	RM	638 SF	RIVER ROCK 1"-2" / ROCK MULCH PER OWNER APPROVAL. PLACE TO A UNIFORM DEPTH OF 4" OVER PERMEABLE WEED BARRIER FABRIC.	MULCH	

PLAN NOTES:

1. **NO SUBSTITUTIONS WITHOUT PREVIOUS APPROVAL OF LANDSCAPE ARCHITECT. UNAPPROVED DEVIATIONS FROM THIS PLAN WILL BE RECTIFIED AT CONTRACTORS EXPENSE.**
2. **CONTRACTOR TO PROVIDE ANALYSIS OF ANY AMENDMENTS PROPOSED FOR PLANTING AREAS PRIOR TO INSTALLATION OF SUCH MATERIALS.**
3. **NO FABRIC UNDER WOOD MULCH IN ANY AREAS. ALL PLANTS IN ROCK MULCH AREAS TO RECEIVE SHREDDED CEDAR MULCH RINGS EQUAL TO THE ROOTBALL OF THE PLANT. MASSING SHALL HAVE CONTINUOUS SHREDDED MULCH BANDS. SEE DETAILS SHEET L2.0.**
4. **DIPLINE TO BE PLACED OVER WEED BARRIER FABRIC AND STAKED ON TOP OF WEED BARRIER.**
5. **WEED BARRIER CUTOUTS FOR PLANTS IN ROCK AREAS SHALL ACCOUNT FOR MATURE SIZE OF PLANTS, AND EQUAL AT LEAST THE DIAMETER OF THE ROOTBALL. SEE DETAILS SHEET L2.0**
6. **ALL EMITTERS PER IRRIGATION PLAN.**
7. **ALL EMITTERS TO BE PLACED AT THE APPROPRIATE LOCATIONS. ALL EMITTERS TO USE MICRO TUBING, STAKES, AND BUG CAPS.**
8. **SEE LANDSCAPE DETAILS SHEET FOR ADDITIONAL NOTES AND DETAILS.'**
9. **RETAIN 10% OF ALL PLANT TAGS PER SPECIES FOR DURATION OF WARRANTY PERIOD.**

EXTEND IRRIGATION FROM EXISTING SYSTEM TO NEW PLANTINGS.
VERIFY FUNCTIONALITY OF SYSTEM AND REPAIR/REPLACE ANY
DAMAGED OR MALFUNCTIONING COMPONENTS.

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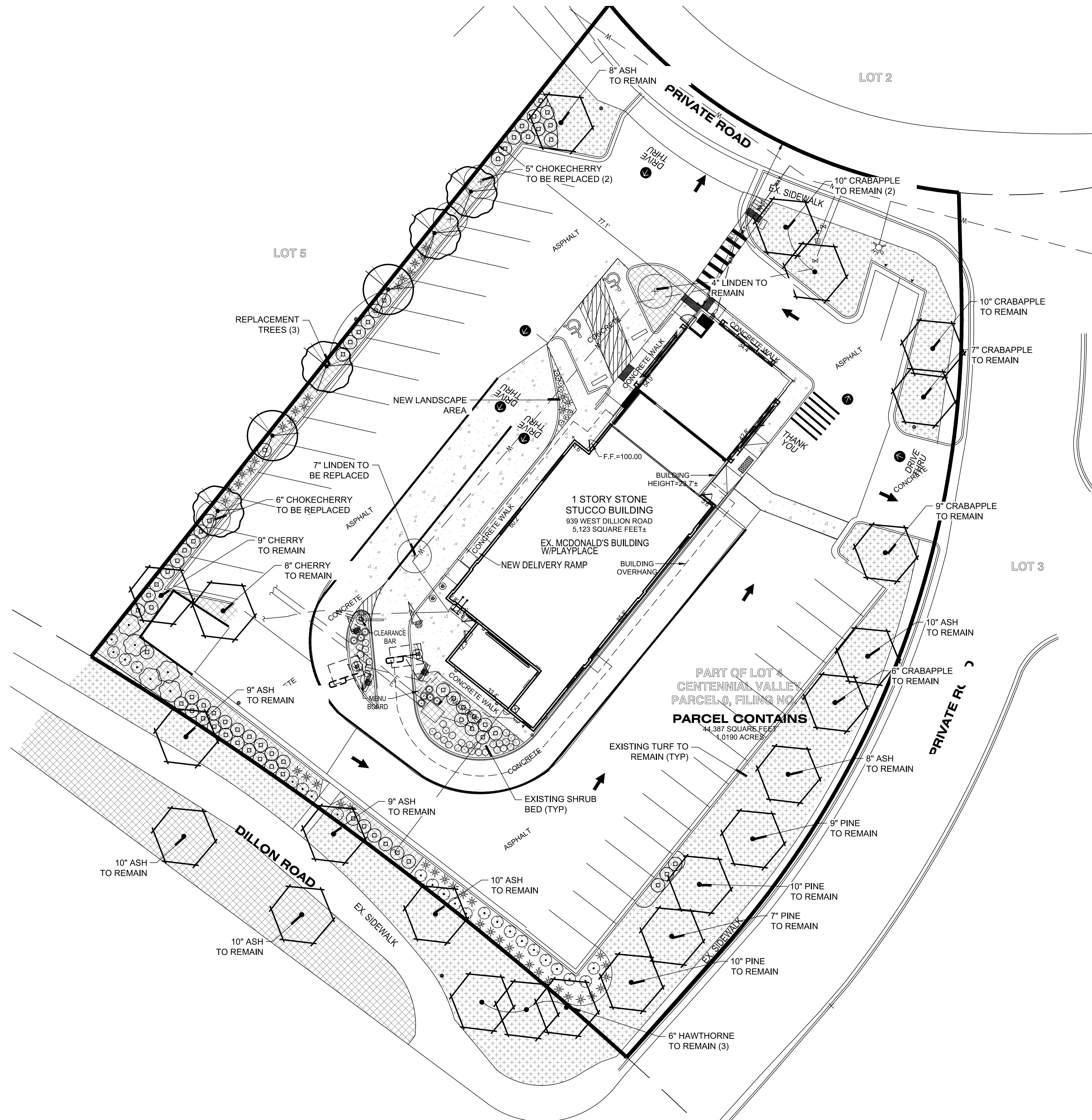
STREET ADDRESS	939 W. DILLON ROAD
CITY	LOUISVILLE
COUNTY	BOULDER
REGIONAL DMC NO	STATE STONE D#
	50294
	NATIONAL D#
	XXXXX

SCALE:	as noted	MOD RE:	BOWAN
DATE:	06/22/2021	MOD P/CMT:	PEDIGO
DESIGNED BY:	JRO		
DRAWN BY:	JRO	FILE NAME:	CURRENT.DWG
CHECKED BY:	NAM		SLC JN: 14-001-47

LANDSCAPE PLAN

SHEET NO:

5 of 10



LANDSCAPE PLAN

SCALE: 1" = 20'



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

- LANDSCAPE CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS
NECESSARY TO FURNISH SCOPE OF WORK AS SHOWN PER PLAN.

6. AMEND ALL PLANTING BEDS WITH CLASS 1 COMPOST. APPLY AT RATE OF 3 CYDS. PER 1000 SQUARE FEET TO ALL PLANTING BEDS AND MANICURED LAWN AREAS, AND 2 CYDS. PER 1000 SQUARE FEET FOR SEEDED AREAS. TILL, MIXING THOROUGHLY, INTO THE UPPER 8" OF SOIL. PROVIDE RECEIPT(S) TO LANDSCAPE ARCHITECT FOR ALL SOIL AMENDMENTS INSTALLED ON PROJECT.

8. CONTRACTOR IS TO PROVIDE VERIFICATION THAT ALL SOD IS OF THE SPECIES SHOWN ON THIS PLAN. NO SUBSTITUTIONS WILL BE ALLOWED. SOD TO BE LAID WITH TIGHT STAGGERED EDGES AND BE ROLLED AFTER INSTALLATION. SEEDED AREAS CANNOT BE SUBSTITUTED WITH SOD.

- ALL AGGREGATE/COBBLE AREAS TO RECEIVE MINIMUM 3" UNIFORM DEPTH.
USE QUICK RELEASE ORGANIC PRE-EMERGENT HERBICIDE FOR ALL
MULCHED AND PERENNIAL/PLANTING BEDS (AND FOR
COBBLE/AGGREGATE AREAS WITH SLOPES EXCEEDING 3:1 GRADE.

10. **SEED MIX INSTALLATION:** CONTRACTOR TO DRILL SEED WITH BRILLIANT TYPE APPLICATOR AND APPLY: SOIL GUARD® BONDED FIBER MATRIX (BFM), WHERE INDICATED PER PLAN AND SCHEDULES. APPLY SEED IN TWO DIRECTIONS (PERPENDICULAR OF THE OTHER) ADD SOIL GUARD BFM FOR ALL AREAS, INCLUDING WHERE THE SLOPE IS 1 TO 3, ALL SLOPES 5:1 TO 3:1. FOR AREAS WITH 3:1 SLOPES OR GREATER CONTRACTOR TO USE SOIL GUARD APPLICATION ONLY (IN LIEU OF HYDROMULCH). CONTRACTOR TO SPOT SEED NON-GERMINATING AREAS (3) MONTHS AFTER INITIAL SEED APPLICATION. CONTRACTOR TO RE-SEED ALL BARE AREAS (6"x6" AND GREATER) AFTER (6) MONTHS FROM SEED GERMINATION OR AT THE DISCRETION OF THE ENGINEER. THE RE-SEEDING SHALL BE PROVIDED WITHIN 11-MONTH WARRANTY INSPECTION RE-APPLY SOIL GUARD AND SEED MIX TO ALL BARE AREAS (6"x6" OR GREATER) AND TO ALL BARE AREAS (4"x4" OR GREATER) ON ALL SLOPES 3:1 AND GREATER.

12. CONTRACTOR TO APPLY FERTILIZER IN SPRING & LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.

ALL SEEDED AND SODDED AREAS TO HAVE RECOMMEND FERTILIZER APPLICATIONS ADDED 2 TO 3 WEEKS AFTER SEEDLING EMERGENCE. AND ONCE IN MID TO LATE JUNE, IN EARLY TO MID AUGUST, AND ONCE IN LATE SEPTEMBER. SEEDED AND SODDED AREAS ARE ALSO TO RECEIVE .5 LB. OF ELEMENTAL SULFUR (OR EQUIVALENT MATERIAL) PER 1,000 S.F. APPLIED IN LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.

- 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.

16. ALL REQUIRED LANDSCAPING TO BE INSTALLED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

18. CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE AT LEAST 48 HOURS NOTICE TO SCHEDULE AN INSPECTION. REQUIRED INSPECTIONS INCLUDE A LANDSCAPE LAYOUT AND PLANT MATERIAL VERIFICATION AND PLACEMENT INSPECTION, IRRIGATION MAIN LINE INSPECTION, LANDSCAPE AND IRRIGATION PUNCH LIST INSPECTION, AND A LANDSCAPE AND IRRIGATION FINAL INSPECTION.

20. CONTRACTOR IS TO PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIAL, TURF, IRRIGATION COMPONENTS, AND WORKMANSHIP. REPLACEMENT PLANT MATERIALS SHALL BE OF THE SAME SPECIES AND SIZE AS THE DECAYED OR DEAD PLANT MATERIAL. WARRANTY IS VOID IF PLANT MATERIAL ARE UNDER OR OVER-WATERED/FERTILIZED, DAMAGED BY VANDALISM OR NEGLECTED BY OWNER AFTER FINAL MAINTENANCE PERIOD AND FINAL ACCEPTANCE IS PROVIDED.

REMOVE ALL TREE STAKING MATERIALS AT END OF WARRANTY, PRIOR TO FINAL ACCEPTANCE

- EXISTING TREES
EXISTING TREES DESIGNATED ON PLANS AS "TO REMAIN", OR MARKED FOR PROTECTION AND PRESERVATION IN THE FIELD, SHALL NOT BE REMOVED OR DAMAGED.

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

PRIOR TO CONSTRUCTION, ALL PROTECTED TREES ON PRIVATE LOT AREAS SHALL HAVE ORANGE PROTECTION BARRIER FENCING ERRECTED AT A HEIGHT OF 3' OR GREATER. FENCING TO BE SUPPORTED BY STURD STOCK, CAPABLE OF SUPPORTING FENCING UNTIL ALL CONSTRUCTION OPERATIONS ARE COMPLETED. PLACE NO CLOSER THAN 6' FROM TRUNK OR ONE HALF (1/2) OF THE DRIP LINE, WHICHEVER IS GREATER. WITHIN THE PROTECTED ZONE THERE SHALL BE NO MOVEMENT OF EQUIPMENT OR STORAGE OF EQUIPMENT, MATERIALS, WAIST, DEBRIS, OR FILL, UNLESS APPROVED BY THE LANDSCAPE ARCHITECT.

ROW TREES ARE TO BE PROTECTED BY 6' CHAIN LINK FENCE AS STATED ON OCF TREE PROTECTION DETAIL.

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

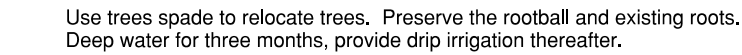
PROTECTIVE FENCING:

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

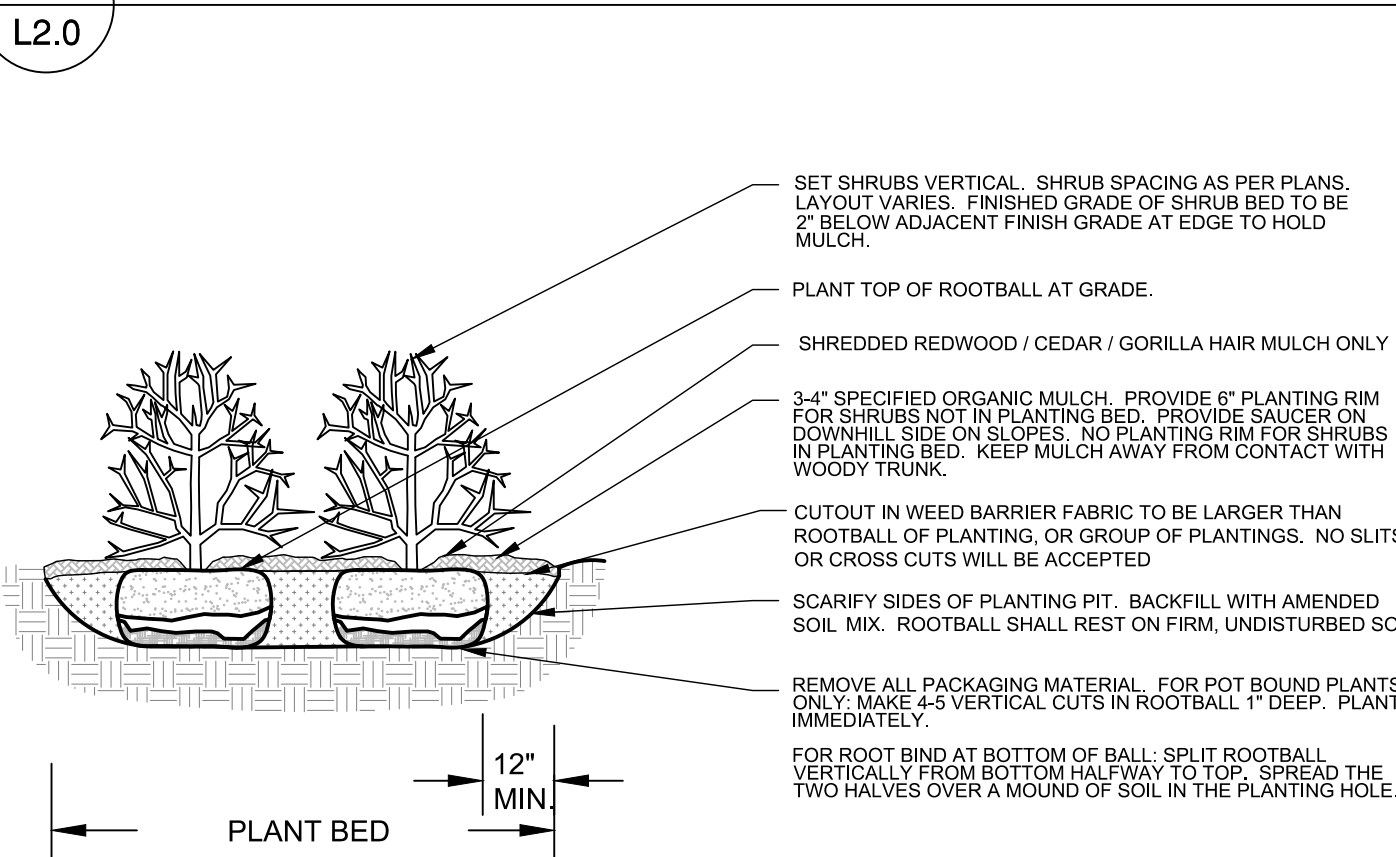
IF ROOT PRUNING IS NECESSARY FOR GRADING, EXCAVATING, OR INSTALLATION OF IRRIGATION SYSTEM, ALL ROOT PRUNING IS TO TAKE PLACE OUTSIDE OF THE PROTECTIVE FENCING AROUND EACH TREE. CONTRACTOR IS TO TRENCH 12' AWAY FROM PROTECTIVE FENCING. ANY ROOTS LARGER THAN 2" ARE TO BE SAW CUT. CONTRACTOR IS TO HAND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

WATERING, MULCHING, AND FERTILIZATION:

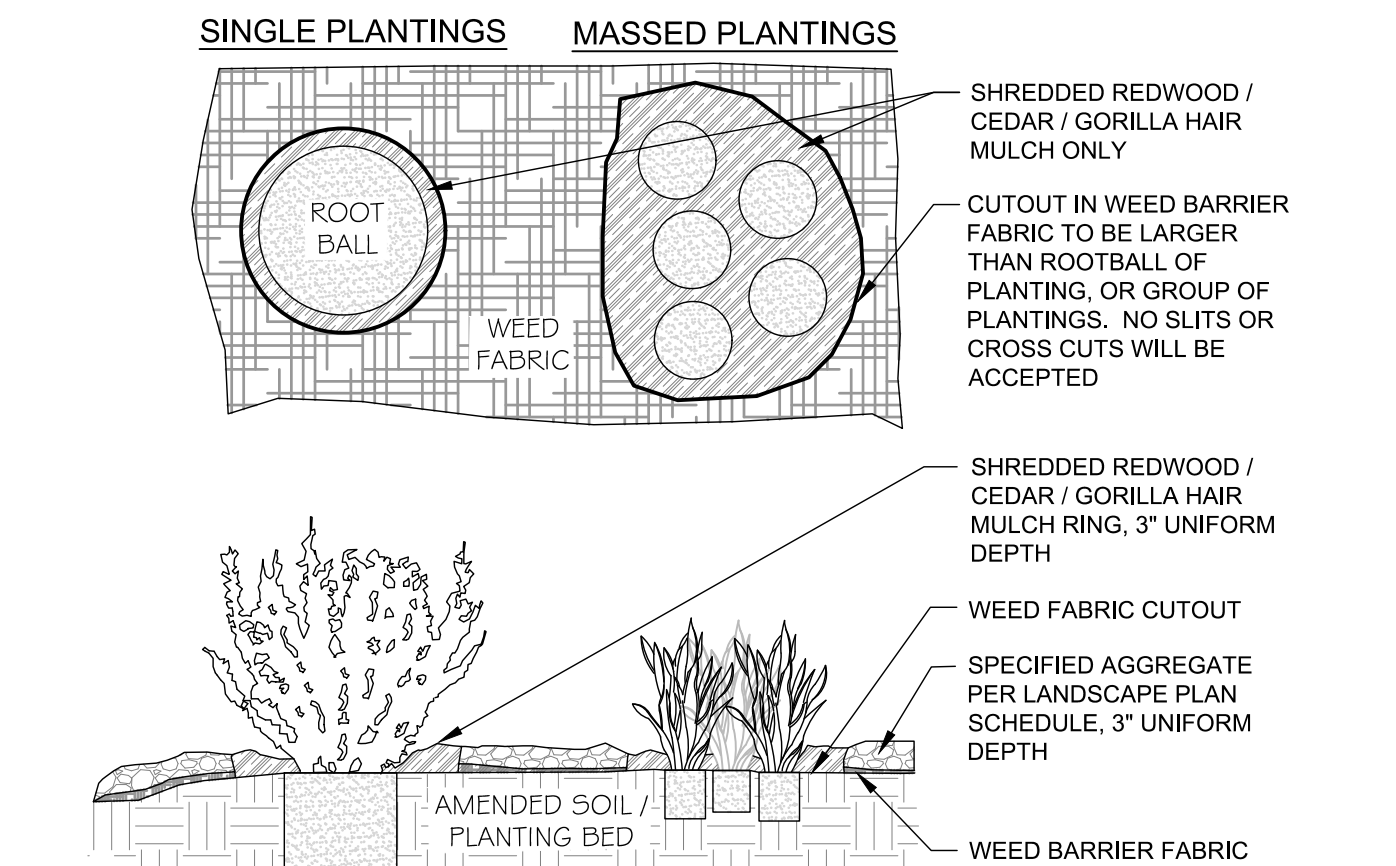
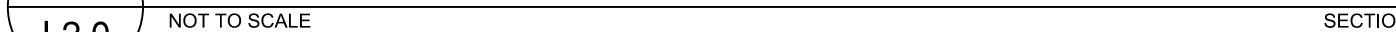
PRIOR TO CONSTRUCTION CONTRACTOR IS TO PLACE A 4" DEPTH OF WOOD CHIPS OR MULCH INSIDE THE PROTECTIVE FENCING OF EXISTING TREES TO REMAIN. CONTRACTOR IS TO PROVIDE REGULAR DEEP WATERING TO ALL EXISTING TREES TO REMAIN THROUGHOUT CONSTRUCTION. DURING CONSTRUCTION A SLOW-RELEASE NITROGEN FERTILIZER IS TO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



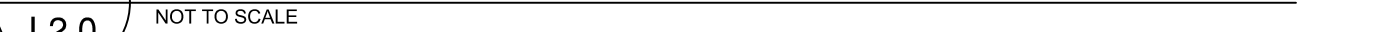
EXISTING TREE PROTECTION DETAIL



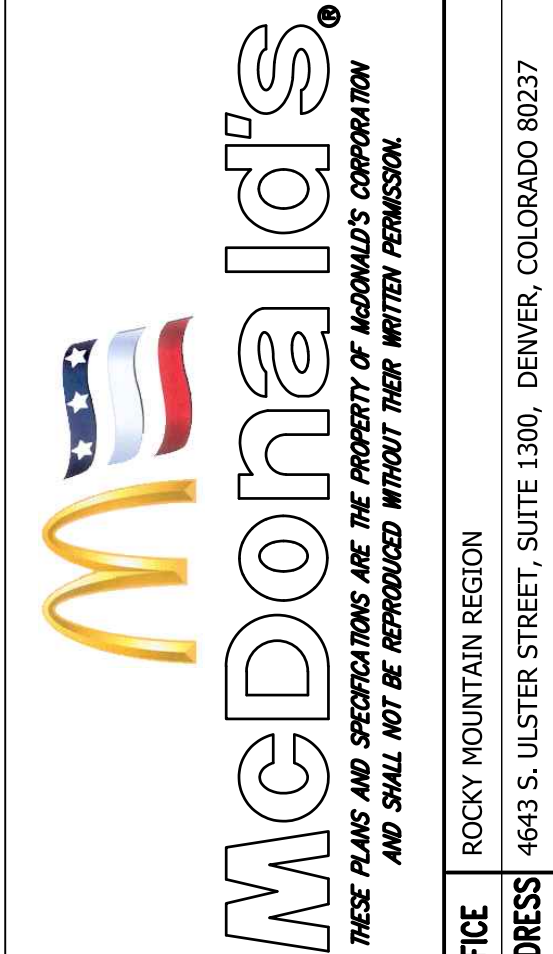
SHRUB PLANTING DETAIL



FABRIC CUTOUT / WOOD MULCH RING DETAIL



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

CIVIL ENGINEERING CONSULTANT

STREET ADDRESS	939 W. DILLON ROAD
CITY	LOUISVILLE
STATE	KENTUCKY
COUNTY	BOULDER
RECORDING INSTR. NO.	STATE STORE #46
	50294
	MUNICIPAL #46
	XXXXXX

SCALE: as noted	Mod RE: BOWAN
DATE: 06/22/2021	Mod P/Chk: PEDIGO
DESIGNED BY: JRO	
DRAWN BY: JRO	FILE NAME:
CHECKED BY: NAM	CURRENT.DWG
DRAWING TITLE:	SLS IN: 14-001-47

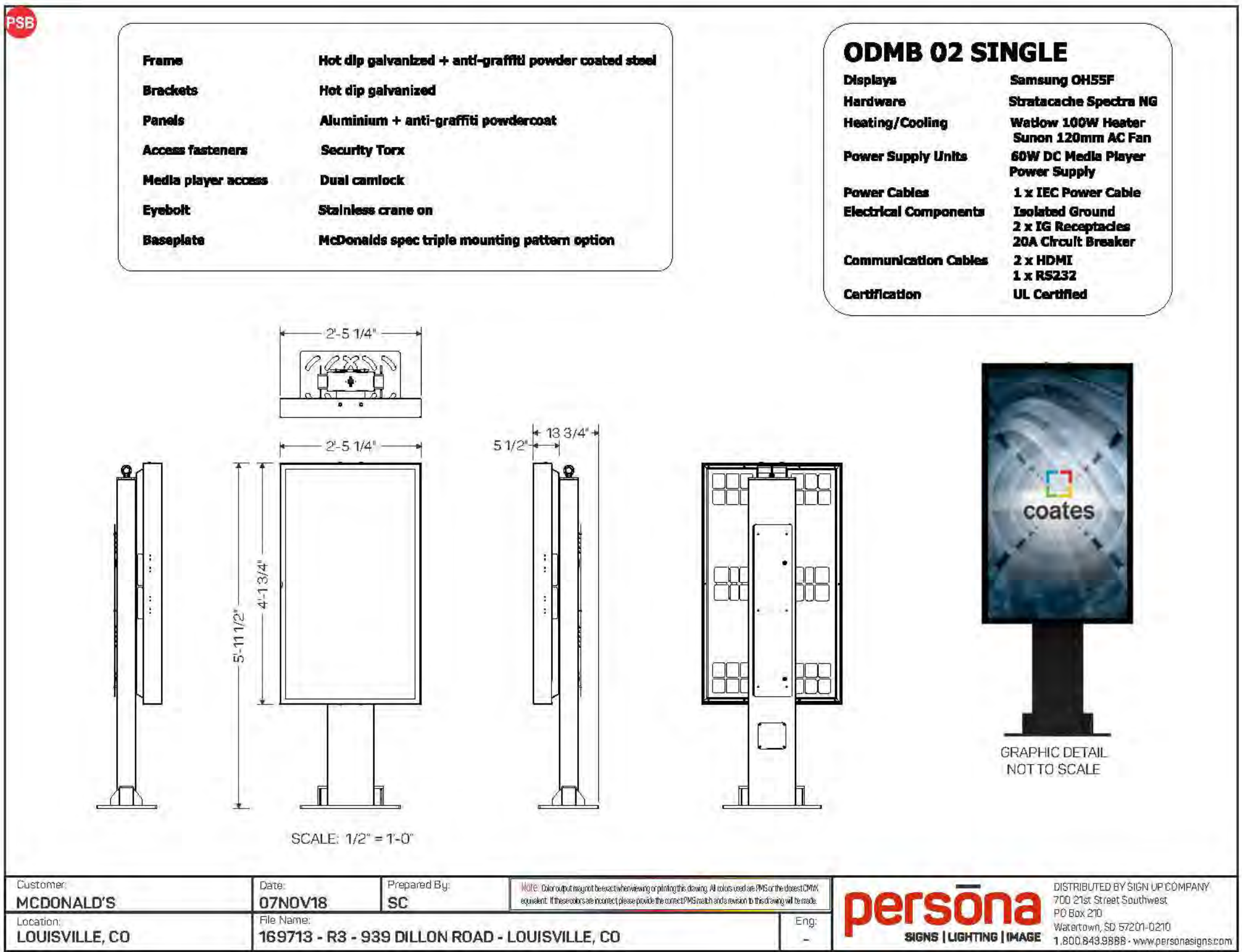
LANDSCAPE DETAILS

SHEET NO:

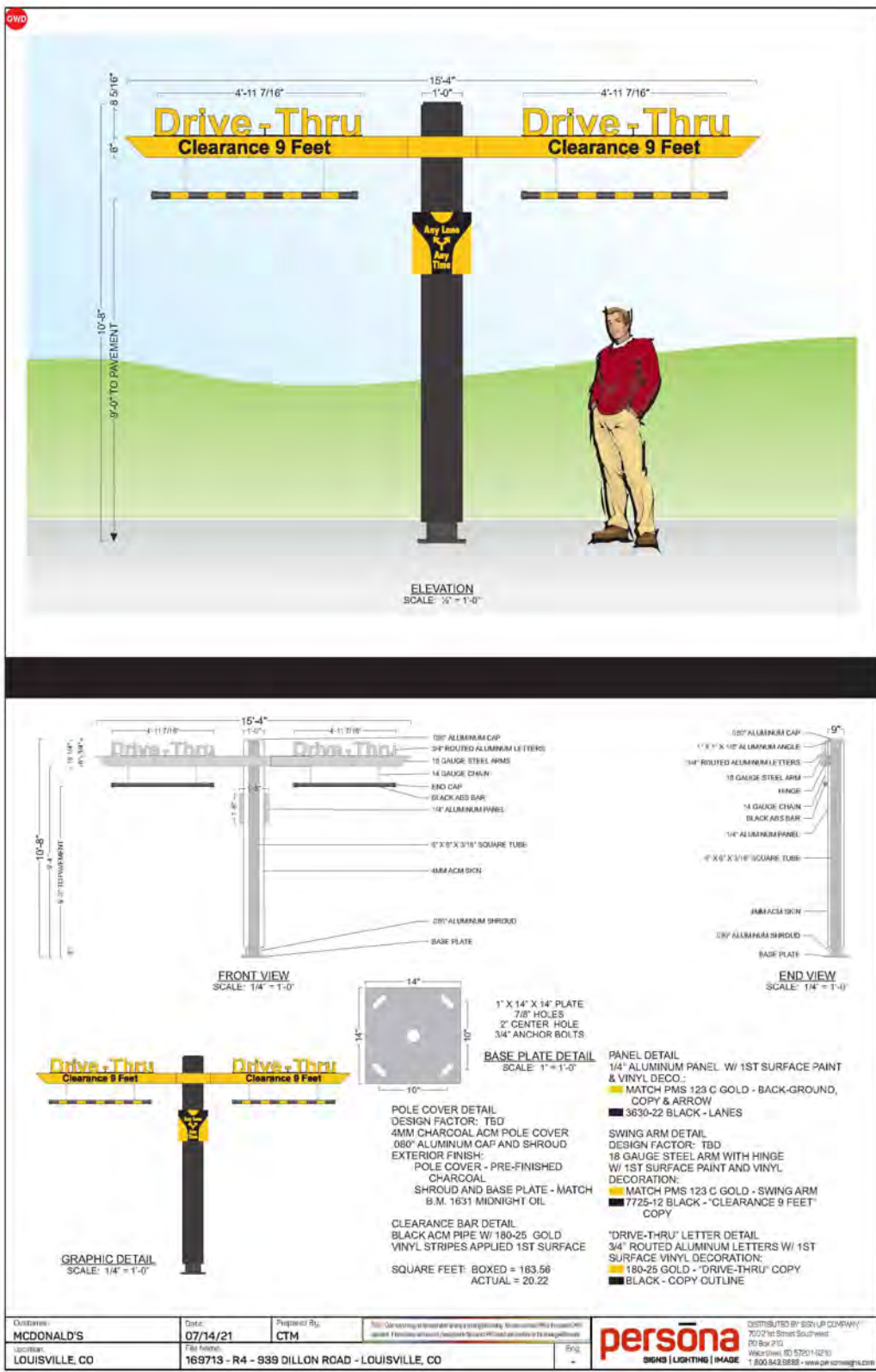
6 of 10



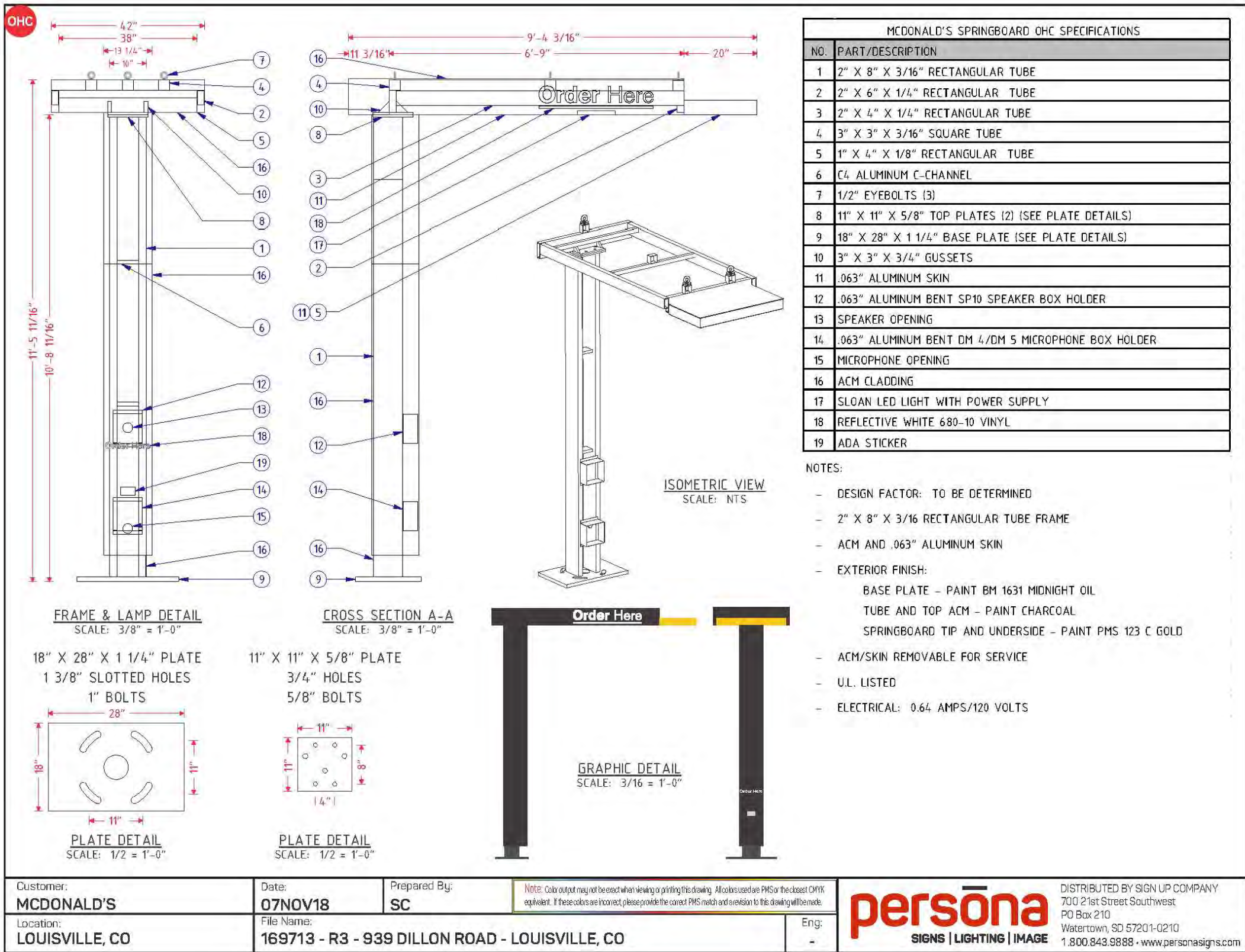
MCDONALDS PUD AMENDMENT #4
LOT 4, CENTENNIAL VALLEY, PARCEL "O" FILING NO. 3,
CIVIL ENGINEERING PLAN
STORE #50-0294
939 W. DILLON ROAD
LOUISVILLE, COLORADO



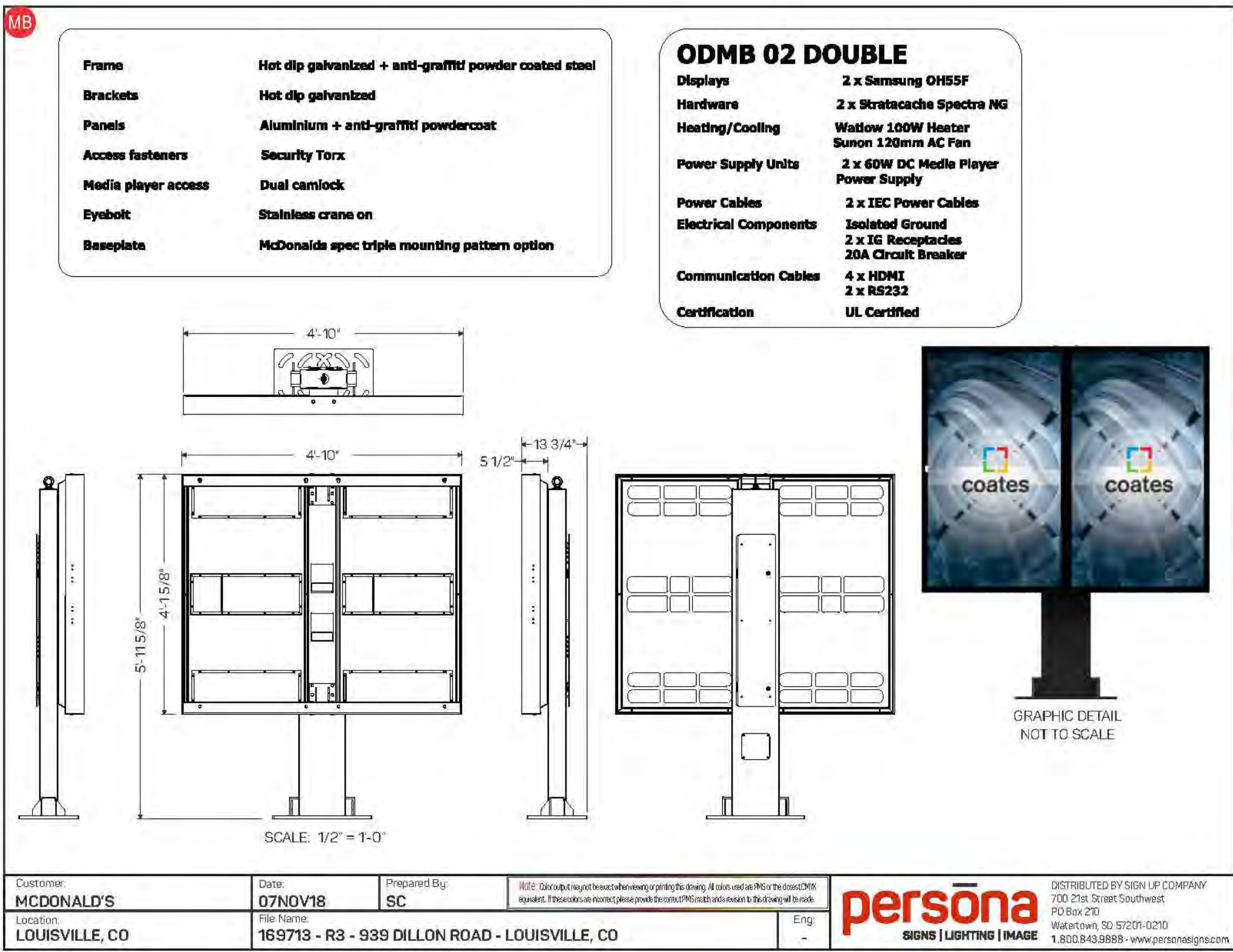
PRE-SELL



GATEWAY

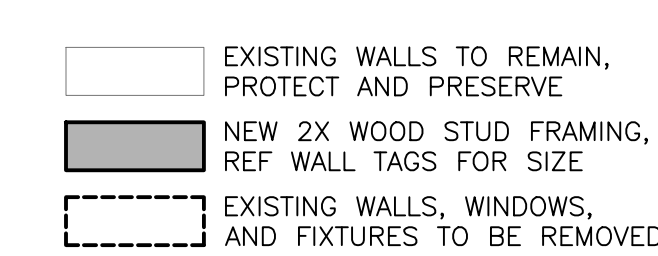


ORDER CANOPY



OUTDOO DIGITAL MENU BOARD (ODMB)

NO.		DATE	REVISION	DESCRIPTION
CIVIL ENGINEERING CONSULTANT				
 2585 PONDEROSA ROAD FRANKTOWN, CO 80116 720.384.7661 Phone rpalmer@strategics.net Robert J. Palmer, PE President				
PREPARED UNDER THE DIRECT SUPERVISION OF:				
SEAL:				
By Robert J. Palmer, PE Licensed Professional Engineer (CO PE #36320) AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC.				
STREET ADDRESS		CITY	STATE	COUNTY
939 W. DILLON ROAD		LOUISVILLE	COLORADO	BOULDER
REGIONAL POC NO		50294		
OFFICE		ROCKY MOUNTAIN REGION		
ADDRESS		4643 S. ULSTER STREET, SUITE 1300, DENVER, COLORADO 80237		
SCALE:		as noted	MCD RE:	BOWAN
DATE:		09/13/2021	MCD P/CM:	PEDIGO
DESIGNED BY:		RJP	FILE NAME:	CURRENT.DWG
DRAWN BY:		RJP	SLS INJ:	14-001-47
CHECKED BY:		RJP		
DRAWING TITLE:				
SITE PLAN DETAILS				
SHEET NO:				
7 OF 10				



Architectural elevation drawing of a building facade. The left side features a 'McDonald's' sign above a grid of windows. A large hatched rectangular area is labeled '1' with an arrow. A horizontal hatched band across the middle is labeled '3 TYP.' with an arrow. The right side shows a door and more windows.

	3 DEMO EXISTING NORTH ELEVATION	$3/16" = 1'-0"$
ION KEY NOTES:	<u>AS NECESSARY:</u> REMOVE EXISTING EXTERIOR PLAYPLACE FENCING AND EXISTING SAFETY SURFACE REMOVE EXISTING EXTERIOR TABLES AND CHAIRS REMOVE EXISTING CONCRETE CURBS AS NECESSARY REMOVE EXISTING EXTERIOR DECORATIVE WOOD TRIM REMOVE EXISTING ASPHALT PARKING LOT GUARDRAILS AND BOLLARDS AS REQUIRED TO ACCOMMODATE NEW WORK	1. THESE DRAWINGS WERE PREPARED BASED ON INFORMATION ATTAINED FROM A SITE SURVEY. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS IN FIELD PRIOR TO DEMOLITION & NOTIFY THIS OFFICE IN CASE OF DISCREPANCIES ASAP. DEMOLITION IS TO BE EXECUTED SO AS NOT TO DISTURB EXISTING STRUCTURAL & ROOFING SYSTEMS, AND OTHER AREAS THAT ARE INTENDED TO REMAIN INTACT. VERIFY ALL CONSTRUCTION TO BE REMOVED THAT IS NOT INTEGRAL TO STRUCTURAL SYSTEM PRIOR TO DEMOLITION. 2. ALL DIMENSIONS SHOWN AS EXISTING SHOULD BE FIELD VERIFIED BY CONTRACTOR PRIOR TO DEMOLITION. VERIFY ALL DEMOLITION WORK W/ NEW CONSTRUCTION & INSTALLATION DRAWINGS PRIOR TO BEGINNING CONSTRUCTION. 3. DEMOLITION CONTRACTOR TO COORDINATE & REVIEW ALL CONSTRUCTION DOCUMENTS & DETERMINE THE EXTENT OF DEMOLITION WORK & BECOME FAMILIAR WITH THEM THOROUGHLY BEFORE PERFORMING ANY DEMOLITION WORK. BY THE ACT OF STARTING DEMOLITION, THE CONTRACTOR WILL BE DEEMED TO HAVE COMPLIED WITH THE FOREGOING, TO HAVE ACCEPTED SUCH CONDITIONS, AND TO HAVE MADE THE NECESSARY ALLOWANCES IN PREPARING HIS BID.

DEM. EXISTING SOUTH ELEVATION

4
D.I.1
3/16" = 1'-0"

8. CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING AS REQUIRED TO MAINTAIN STRUCTURAL STABILITY OF THE EXISTING STRUCTURE DURING ALL PHASES OF CONSTRUCTION.

9. PROTECT FROM DAMAGE DURING CONSTRUCTION ALL EXISTING WALLS, FLOORS, CEILINGS, ETC. THAT ARE TO REMAIN. CONTRACTOR TO PATCH & REPAIR ANY DAMAGED PORTIONS OF THE EXISTING BUILDING AS REQUIRED TO MATCH THE EXISTING ADJACENT CONSTRUCTION & FINISHES.

10. THIS PLAN INDICATES A GENERAL SCOPE OF WORK TO BE PERFORMED AND DOES NOT RELIEVE THE CONTRACTOR TO COMPLETE THE BUILDING MODIFICATIONS AS SHOWN AND REQUIRED BY THE CONTRACT DOCUMENTS, INCLUDING BUT NOT LIMITED TO PLUMBING, ELECTRICAL & HVAC WORK.

11. IF CONTRACTOR ENCOUNTERS ANY HAZARDOUS MATERIALS DURING DEMOLITION OR CONSTRUCTION, HE SHALL IMMEDIATELY SUSPEND WORK & NOTIFY THE MAYOR/DONALD'S AREA CONSTRUCTION MANAGER BEFORE PROCEEDING.

8. CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING AS REQUIRED TO MAINTAIN STRUCTURAL STABILITY OF THE EXISTING STRUCTURE DURING ALL PHASES OF CONSTRUCTION.

9. PROTECT FROM DAMAGE DURING CONSTRUCTION ALL EXISTING WALLS, FLOORS, CEILINGS, ETC. THAT ARE TO REMAIN. CONTRACTOR TO PATCH & REPAIR ANY DAMAGED PORTIONS OF THE EXISTING BUILDING AS REQUIRED TO MATCH THE EXISTING ADJACENT CONSTRUCTION & FINISHES.

10. THIS PLAN INDICATES A GENERAL SCOPE OF WORK TO BE PERFORMED AND DOES NOT RELY THE CONTRACTOR TO COMPLETE THE BUILDING MODIFICATIONS AS SHOWN AND REQUIREMENTS OF THE CONTRACT DOCUMENTS, INCLUDING BUT NOT LIMITED TO PLUMBING, ELECTRICAL & HVAC.

11. IF CONTRACTOR ENCOUNTERS ANY HAZARDOUS MATERIALS DURING DEMOLITION OR CONSTRUCTION OF THE UNLAWFULLY CONSTRUCTED WORK & NOTIFY THE McDONALD'S AREA CONSTRUCTION MANAGER BEFORE PROCEEDING.

12. ALL DEMOLITION SHALL BE CARRIED OUT IN A SAFE MANNER & IN STRICT ACCORDANCE WITH OSHA REGULATIONS.
13. THE SUB-CONTRACTOR SHALL FIELD VERIFY THE EXTENT OF DEMOLITION, THE WORK INCLUDING, BUT IS NOT LIMITED TO THE DEMOLITION AND REMOVAL OF ANY WALLS, COUNTERS, FURNITURE, SINKS, DOORS, PLUMBING, MECHANICAL AND ELECTRICAL ITEMS INCLUDING CONDUITS AND DUCTWORK AS SHOWN ON THE DRAWINGS OR AS REQUIRED TO COMPLETE THE INSTALLATION OF THE NEW WORK FOR A COMPLETE JOB.
14. REMOVE ANY SINKS, WATER CLOSETS, URINALS, LAVATOIRES, FLOOR DRAINS, NOTED ON DRAWINGS AS WELL AS ALL ASSOCIATED PLUMBING ACCESSORIES, CAP, PLUG ALL ABANDONED SUPPLY & WASTE LINES. PATCH & SEAL ALL FLOOR PENETRATIONS. SEE MECHANICAL & PLUMBING DRAWINGS FOR DETAILED DEMOLITION NOTES.
15. WHEN UTILITIES ARE REMOVED, CAP & SEAL A MINIMUM OF 8" BELOW FINISH FLOOR OR A MINIMUM OF 6" ABOVE FINISH CEILING.

1. THESE DRAWINGS WERE PREPARED BASED ON INFORMATION ATTAINED FROM A SITE SURVEY. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS IN FIELD PRIOR TO DEMOLITION & NOTIFY THIS OFFICE IN CASE OF DISCREPANCIES ASAP. DEMOLITION IS TO BE EXECUTED SO AS NOT TO DISTURB EXISTING UTILITIES OR STRUCTURAL SYSTEMS. CONTRACTOR TO VERIFY ALL UTILITIES TO REMAIN INTACT. VERIFY ALL STRUCTURE TO BE REMOVED THAT IS NOT INTEGRAL TO STRUCTURAL SYSTEM PRIOR TO DEMOLITION.
2. ALL DIMENSIONS SHOWN AS EXISTING SHOULD BE FIELD VERIFIED BY CONTRACTOR PRIOR TO DEMOLITION. VERIFY ALL DEMOLITION WORK W/ NEW CONSTRUCTION & INSTALLATION DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.
3. DEMOLITION CONTRACTOR TO COORDINATE & REVIEW ALL CONSTRUCTION DOCUMENTS & DETERMINE THE EXTENT OF DEMOLITION WORK & BECOME FAMILIAR WITH THEM THOROUGHLY BEFORE PERFORMING ANY DEMOLITION WORK. BY THE ACT OF STARTING DEMOLITION, THE CONTRACTOR AGREES TO BECOME FULLY COMPLIANT WITH THE FOREGOING, TO HAVE ACCEPTED SUCH CONDITIONS, AND TO HAVE MADE THE NECESSARY ALLOWANCES IN PREPARING HIS BID.

4. ELECTRICAL DEMOLITION NOTE: REFER TO ELECTRICAL DRAWINGS FOR DETAILED ELECTRICAL DEMOLITION NOTES.

5. VERIFY DISPOSITION OF ALL FURNISHINGS, MILLWORK, LIGHTING FIXTURES, ETC. TO BE REMOVED BY OWNER. ALL ITEMS TO BE DISPOSED SHALL BE DISPOSED OF OFF-SITE AND IN AN APPROPRIATE MANNER.

6. ROOFING CONTRACTOR TO FIELD INSPECT EXISTING ROOF FOR WEATHER TIGHTNESS & PROPER DRAINAGE PRIOR TO BID. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD INSPECTION OF EXISTING ROOF CONDITION AND FOR INCLUDING ANY NECESSARY REPAIR COSTS IN BID.

7. SAWCUT & REMOVE EXISTING SLABS AS REQUIRED FOR UNDERGROUND ELECTRICAL & PLUMBING LINES. REFER TO PLUMBING, ELECTRICAL & KITCHEN DRAWINGS FOR ALL SAWCUTS & REMOVALS. ALL CONCRETE FLOOR WORK TO BE FINISHED FLUSH WITH EXISTING FLOOR. DOWEL NEW SLABS TO EXISTING W/ #4 REBAR @ 24" O.C. EACH SIDE (STAGGERED). REBAR TO EXTEND 6" INTO EXISTING SLAB & ACROSS CUT OPENING. SECURE EXISTING FLOOR WITH EPOXY GROUT. REPLACE OR REPAIR ANY VAPOR BARRIERS DISTURBED DURING EXTENSIONS.

8. CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING AS REQUIRED TO MAINTAIN STRUCTURAL STABILITY OF THE EXISTING STRUCTURE DURING ALL PHASES OF CONSTRUCTION.

9. PROTECT FROM DAMAGE DURING CONSTRUCTION ALL EXISTING WALLS, FLOORS, CEILINGS, ETC. THAT ARE TO REMAIN. CONTRACTOR TO PATCH & REPAIR ANY DAMAGED PORTIONS OF THE EXISTING BUILDING AS REQUIRED TO MATCH THE EXISTING ADJACENT CONSTRUCTION & FINISHES.

10. THIS PLAN INDICATES A GENERAL SCOPE OF WORK TO BE PERFORMED AND DOES NOT RELY THE CONTRACTOR TO COMPLETE THE BUILDING MODIFICATIONS AS SHOWN AND REQUIREMENTS OF THE CONTRACT DOCUMENTS, INCLUDING BUT NOT LIMITED TO PLUMBING, ELECTRICAL & HVAC.

11. IF CONTRACTOR ENCOUNTERS ANY HAZARDOUS MATERIALS DURING DEMOLITION OR CONSTRUCTION OF THE UNLAWFULLY CONSTRUCTED WORK & NOTIFY THE McDONALD'S AREA CONSTRUCTION MANAGER BEFORE PROCEEDING.

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[illegible]

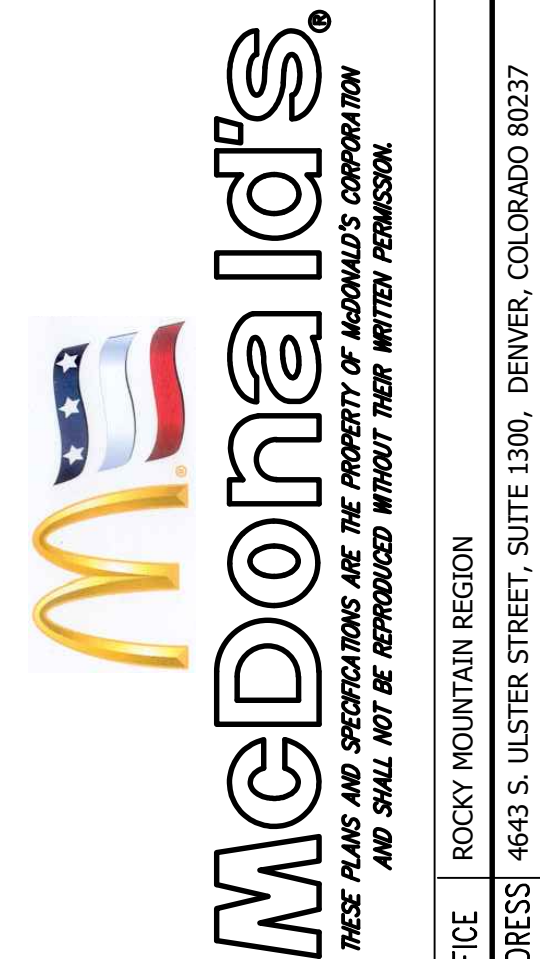
NO.	DATE	REVISION DESCRIPTION
<u>CIVIL ENGINEERING CONSULTANT:</u>		



Strategic Land Solutions, Inc.
Civil Engineering • Land Planning • Earth Sciences

2595 PONDEROSA ROAD
FRANKTOWN, CO 80116

720.384.7661 Phone
palmer@strategicls.net
Robert J. Palmer, PE
President



STREET ADDRESS	939 W. DILLON ROAD
CITY	LOUISVILLE
STATE	KENTUCKY
COUNTY	BOULDER
REGISTRATION NO.	50294
EXPIRATION DATE	XXXXXX

SCALE:	as noted	Mod RE:	BOWMAN
DATE:	11/02/2018	Mod P/Cat:	PROPHET
DESIGNED BY:	RJP		
DRAWN BY:	RJP	FILE NAME:	CURRENT.DWG
CHECKED BY:	RJP		SLS #N: 14-001-47

DRAWING TITLE:

D1.1

SHEET NO:

70F8

McDONALDS PUD AMENDMENT #4
LOT 4, CENTENNIAL VALLEY, PARCEL "O" FILING NO. 3,
AMENDED FINAL P.U.D.
STORE #50-0294
939 W. DILLON ROAD
LOUISVILLE, COLORADO

T/PLAYPLACE PARAPET
ELEV. + 23'-10 1/2"

T/PARAPET
ELEV. + 17'-10 1/4"

T/STORFRONT
ELEV. + 13'-11"

B/CANOPY/TRELLIS
ELEV. + 9'-4"

T/STORFRONT
ELEV. + 3'-7"

T/SLAB
ELEV. + 0'-0"

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

T/PLAYPLACE PARAPET
ELEV. + 23'-10 1/2"

T/PARAPET
ELEV. + 17'-10 1/4"

T/STORFRONT
ELEV. + 13'-11"

B/CANOPY/TRELLIS
ELEV. + 9'-4"

T/STORFRONT
ELEV. + 3'-7"

T/SLAB
ELEV. + 0'-0"

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

T/PLAYPLACE PARAPET
ELEV. + 23'-10 1/2"

T/PARAPET
ELEV. + 17'-10 1/4"

T/STORFRONT
ELEV. + 13'-11"

B/CANOPY/TRELLIS
ELEV. + 9'-4"

T/SLAB
ELEV. + 0'-0"

3 NORTH ELEVATION SCALE 3/16" = 1'-0"

T/PARAPET
ELEV. + 17'-10 1/4"

T/BRAND WALL
ELEV. + 14'-9 1/4"

T/SLAB
ELEV. + 0'-0"

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

D HOLLOW METAL DOOR PAINT TO MATCH
COLOR OF SURROUNDING MATERIAL

DS EXISTING MTL CUTTER AND DOWN SPOUTS.
(G.C. TO VERIFY DRAINING PROPERLY.)
PAINT TO MATCH BUILDING

LV METAL LOUVER PANEL BY TRELLIS VENDOR
COLOR: CITYSPACE

E EXTERIOR INSULATION FINISH SYSTEM (E.I.F.S.)
'OUTSULATION PLUS MD' BY DRYVIT OR EQUAL
HIGH IMPACT ZONES: 'PANZER 20' ULTRA HIGH IMPACT MESH
ASSEMBLY FOR EIFS AREAS WITHIN 8'-0" OF GRADE
FINISH: HYDROPHOBIC TEXTURE: SANDPEBBLE
COLOR: STATOTONE HIGH PERFORMANCE COLORANT -
MATCH TO BENJAMIN MOORE OR EQUAL
C1 = FAIRVIEW TAUPE HC-85 BY BENJAMIN MOORE
C2 = IRON MOUNTAIN 2134-30 BY BENJAMIN MOORE

MF METAL FASCIA (COLOR: CITYSPACE)

X-TYPE:
1 = PRE-FAB ANCHOR-TITE FASCIA
2 = PRE-FAB CUSTOM ARCADE FASCIA

RL EXISTING ROOF LADDER PAINT TO MATCH
BASE BUILDING

ST STONE
1 = EXISTING UNPAINTED MASONRY

T2 ALUMINUM TRELLIS TIE-BACK SYSTEM
XX-COLOR:
C3 = CHARCOAL

S McDONALD'S SIGNAGE BY OTHERS
UNDER SEPARATE PERMIT

W1 NEW STOREFRONT AND GLAZING
1 = NEW STOREFRONT AND GLAZING
2 = EXISTING WINDOW TO REMAIN

C ALUMINUM CANOPY FASCIA SYSTEM
1 = EXISTING CANOPY RECLAD CANOPY, COLOR: CITYSPACE
2 = ALUMINUM CANOPY FASCIA SYSTEM.
COLOR: WHITE

T2 ALUMINUM TRELLIS TIE-BACK
COLOR: CHARCOAL

AD NEW ADA SIGNAGE MOUNT AT 60" AFF
TO CENTER OF SIGN PROVIDE 1 ON
INSIDE AND OUTSIDE

BASE BUILDING PAINT

BM FAIRVIEW TAUPE
HC - 85

"McDonald's" Wall Sign Area

NORTH ELEVATION - 0 SF
SOUTH ELEVATION - 14 SF

EAST ELEVATION - 47.1 SF
WEST ELEVATION - 47.1 SF

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



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AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION

939 W. DILLON ROAD
LOUISVILLE, COLORADO
BOULDER
50294
XXXXX

SCALE: as noted
DATE: 11/02/2018
DESIGNED BY: RJP
DRAWN BY: RJP
CHECKED BY: RJP
FILE NAME: CURRENT.DWG
SHEET NO: 14-001-02

A2.0
80F8