

ROXBOROUGH VILLAGE METROPOLITAN DISTRICT

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 × 800-741-3254
<https://www.roxboroughmetrodistrict.org/>

NOTICE OF SPECIAL MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expires:</u>
Mark Rubic	President	2025/May 2025
Debra Prysby	Vice President	2027/May 2027
Ephram Glass	Treasurer	2027/May 2027
Travis Jensen	Secretary	2025/May 2025
Mat Hart	Assistant Secretary	2025/May 2025

DATE: August 8, 2023

TIME: 6:10 p.m.

LOCATION: West Metro Fire, Station 15
6220 N. Roxborough Park Road
Littleton, Colorado 80125

** Agenda is preliminary and subject to change by majority vote of the Board at the meeting.*

** Individuals requiring special accommodation to attend and/or participate in the meeting please advise the District Manager (pripko@sdmsi.com or 303-987-0835) of their specific need(s) before the meeting.*

I. ADMINISTRATIVE MATTERS (5 minutes)

A. Disclosure of Potential Conflicts of Interest.

B. Additions/Deletions/Approval of Agenda.

II. PUBLIC COMMENTS/HOMEOWNER REQUESTS

A. Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes. Please sign in. Questions may be asked of the Board but will not be answered at this time. Please refer to the Meeting Code of Conduct for additional guidelines: <https://www.roxboroughmetrodistrict.org/2022-meetings>.

III. BOARD DISCUSSION MATTERS

A. Discuss concerns raised about fishing at District ponds (enclosure).

B. Discuss status of replacement of playground equipment including any updates from engineer on accessible areas and footprint.

- C. Discuss Budget Preparation/Timeline and Board Priorities/Identify Capital Projects for 2024.

- D. Identify Projects to Complete for 2023.

- E. Discuss areas where to perform turf replacement under approved grant with estimates from CDI.

- F. Discuss status of landscape performance, upkeep and condition as well as any changes/alterations to the landscape contract mowing scope, frequency, and criteria that may be needed.

- G. Review Tree Care proposal (enclosure).

- H. Updates on Game-Set-Match Inc replacement of net and installation of windscreen and court striping

- I. Review any proposals for repairing damage and issues at Community Park restroom building

- J. Discuss fixing the volleyball court (any updates information/estimates)

- K. Update on any Community Park Restroom cleaning proposals

- L. Discuss/Consider use of ADA compliant port-a-potty units at Community Park and Chatfield Farms.

- M. Safety concerns along Waterton Road update/discussion or other areas

- N. Updates on Chatfield Farms planter facade replacement and electrical fixes on Rampart median

- O. Discuss Supervision Zones to include publicizing such zones and seeking community volunteers to assist Board zone assignments

- P. Discuss response to SP2022-142 Chatfield Farms Filing 1A, 3rd Amendment, Most of Lot 119A-1 Referral (changes made to proposed McDonald's development) (enclosure)

- Q. Review lists of current approved and requested community permits (Sports Field Use, Park Areas & Gazebo, Food Truck Vendors, etc.) (enclosure)

- R. Review action spreadsheet

- S. Discussion regarding Roxborough Music Festival Sponsorship (enclosure).

IV. OTHER MATTERS

- V. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR WEDNESDAY, AUGUST 16, 2023**

From: [Christine Stahl](#)
To: [Peggy Ripko](#); [Larry Loftin](#); markrubic@roxboroughmetrodistrict.org; debbieprysby@gmail.com; ephramglass@roxboroughmetrodistrict.org; travisjensen@roxboroughmetrodistrict.org; mathewhart@roxboroughmetrodistrict.org
Subject: RVMD: Regarding fishing at the ponds behind the primary school
Date: Monday, July 24, 2023 12:07:51 PM

I have lived in my home for 25 years. The signs at the entrances and actually IN the ponds say "NO FISHING".

There are people fishing all day every day.

They park in front of my house and every other house on the block.

They leave trash and I have even seen them urinating by/in the ponds.

They walk across my property because I live next to one of the paths to get to the ponds.

They bring chairs and coolers, etc.

They take up the entire path with all of their "stuff".

I see on your website that fishing is allowed with a permit even though the signs contradict that.

How many permits have you issued this year?

Who is monitoring that everyone who is fishing has a permit?

Your website refers to sections 1.6 and 1.9 of the rules and regulations. There are no such sections. Please identify the sections.

It says they will not harass the "other wildlife" around the ponds. Don't you think that catching and recatching the same fish all the time is "harassing the wildlife"?

It says that you must be a resident of the district. This is obviously not happening!

I'm sick of it!!! I'm not moving from the house that I love. But I would like the fishing to stop!

This is in fact directly harassing the wildlife and not respecting any of the people who live around the ponds.

We bought these homes because of the beauty and tranquility. Well that's gone along with most of the birds that used be here!

Do I need to come to meeting to make my point? Please advise.

Christine Stahl
7874 Canvasback Circle

INDEPENDENT CONTRACTOR AGREEMENT

This Independent Contractor Agreement ("**Agreement**"), effective the day of August, 2023 ("**Effective Date**"), is entered into by and between Roxborough Village Metropolitan District, a political subdivision of the State of Colorado ("**District**"), and SavATree, LLC, a Delaware Limited Liability Company ("**Contractor**"). The District and Contractor are referred to collectively as the "**Parties**" and individually as a "**Party**."

1. **WORK TO BE PERFORMED.** Contractor agrees to furnish all labor, tools, equipment, supervision, supplies, and other items necessary to perform the work described in Estimate #966210 dated July 31, 2023 ("**Proposal**") attached as **Exhibit A** ("**Work**"). All work shall be performed in a professional manner by experienced personnel outfitted with the appropriate tools and equipment to complete the job safely and properly. Contractor's work shall meet or exceed the guidelines and standards set forth by the American National Standards Institute (ANSI) A300. As part of the Arbor Patrol Program, Contractor may perform some minor deep root watering, minor fertilization and/or minor pruning of insect infested or diseased limbs. Any additional major work to be performed will be evaluated during a follow-up site inspection by an arborist who will submit an estimate, proposal, and/or services agreement for the District Board to consider, and, if it deems appropriate, approval.

2. **CONTRACT PRICE; PAYMENT.** In exchange for Contractor's satisfactory performance of the Work, the District agrees to pay, and Contractor agrees to accept as full compensation for performing the Work, Seventy-One Thousand Nine Hundred Seventy-Eight Dollars (\$71,978.00) ("**Contract Price**"). Contractor shall invoice the District by the first day of each month for the Work performed during the preceding month. The District shall pay all undisputed amounts invoiced within thirty (30) calendar days from the date the District receives an invoice. Any undisputed amount that the District does not pay by the date due shall accrue interest at 8% per annum compounded annually until paid in full.

3. **TERM AND TERMINATION.** The term of this Agreement commences on the Effective Date and terminates upon Contractor's satisfactory completion of the Work or December 31, 2023, whichever occurs first ("**Term**"). The District may terminate this Agreement at any time upon ten (10) business days prior written notice of termination; notwithstanding the foregoing, the District may immediately terminate this Agreement and without prior notice or recourse to any judicial authority if Contractor:

- a) Breaches the terms of this Agreement.
- b) Becomes insolvent, is subject to a petition in bankruptcy filed by or against Contractor, or is placed under control of receiver, liquidator, or committee of creditors.
- c) Assigns or attempts to assign this Agreement without the District's prior written consent.
- d) Ceases to function as a going concern or abandons the Work.

If this Agreement is terminated, the District will pay Contractor for actual for Work satisfactorily performed by Contractor through the date of termination, as determined by the

District in its sole discretion.

4. **LAWS AND REGULATIONS.** Contractor, its agents and employees, shall at all times comply with all applicable federal, state, county and municipal laws, ordinances, statutes, rules, and regulations (collectively “*Applicable Laws*”). Contractor shall procure and pay for all permits, licenses, and inspections required by any governmental authority for any part of the Work under this Agreement, and shall furnish any bonds, security, or deposits required by such governmental authority to permit performance of the Work.

5. **INSURANCE.** Contractor shall acquire and maintain in full force and effect during the Term of this Agreement the insurance coverage set forth below. All insurance shall be placed with insurance carriers licensed in Colorado with an A.M. Best and Company rating of no less than A- and/or Standard and Poor’s Insurance Solvency Review rating of no less than A- or as otherwise accepted by the District’s Representative. Each such policy shall include a provision that the insurer shall provide the District thirty (30) days written notice prior to cancellation or material modification of any policy of insurance obtained to comply with this Paragraph 6. Except for workers’ compensation insurance, each policy shall include the District as an additional insured and shall state that it is primary and non-contributory from the District’s insurance.

- a) Workers' Compensation Insurance in accordance with Applicable Laws;
- b) Commercial general liability insurance in the amount of \$1,000,000.00 combined single limit for bodily injury and property damage, each occurrence; \$2,000,000.00 general aggregate; and,
- c) Commercial automobile liability insurance in the amount of \$1,000,000.00 combined single limit for bodily injury and property damage, each accident covering any auto.

Prior to commencing any Work hereunder, Contractor shall provide the District with certificates of insurance or endorsements evidencing that (i) all of the insurance required by this Agreement is in full force and effect; and, (ii) will remain in effect for the duration of the Term. During the Term, Contractor shall comply in full with the Occupational Safety and Health Act of 1970 and any amendments thereof.

6. **INDEMNIFICATION.** Contractor shall indemnify and defend the District, and its directors, officers, and agents, from and against all claims, damages, losses, and expenses, including reasonable attorneys’ fees, costs, and expenses arising out of, relating to, or resulting from performance of this Agreement and the Work that is caused in whole or in part by the negligent or intentional acts or omissions of Contractor, Contractor’s subcontractors, and anyone else that is directly or indirectly performing any part of the Work on behalf of Contractor. The District shall be entitled to hire its own attorney notwithstanding Contractor’s obligation to pay the reasonable attorney’s fees, costs, and expenses incurred by the attorney.

7. **SAFETY.** Contractor, its employees, subcontractors, and agents shall follow all applicable safety and health laws in performing the Work, including the rules and regulations promulgated by the Federal Occupational Safety and Health Administration.

8. **CHANGE ORDERS.** The Parties may mutually agree to changes in the scope and/or nature of the Work through a written document signed by both Parties (“*Change Order(s)*”). All Change Orders shall a) describe in detail the change in the scope and/or the nature of the Work; b) when the Work will be performed; and, c) any reduction or increase in the Contract Price.

9. **GOVERNMENTAL IMMUNITY.** This Agreement is not intended, and shall not be construed, as a waiver of the limitations on damages or any of the privileges, immunities, or defenses provided to, or enjoyed by, the District and its current or past directors, officers, and agents under federal or state law, including but not limited to, the Colorado Governmental Immunity Act, C.R.S. §24-10-101, *et seq.*

10. **CONFLICTS.** Contractor expressly acknowledges and agrees to the deletion of the separate “Terms and Conditions” that are accessed through a link the Proposal, and, further, if there is a direct or indirect conflict between any other terms and conditions in the attached Exhibit A and the terms and conditions in this Agreement, the terms and conditions in this Agreement shall control.

11. **INDEPENDENT CONTRACTOR.** CONTRACTOR UNDERSTANDS AND AGREES: A) CONTRACTOR AND ITS EMPLOYEES ARE NOT ENTITLED TO WORKERS COMPENSATION OR UNEMPLOYMENT COMPENSATION INSURANCE BENEFITS UNLESS WORKERS COMPENSATION OR UNEMPLOYMENT COMPENSATION COVERAGE IS PROVIDED BY CONTRACTOR OR SOME ENTITY OTHER THAN THE DISTRICT; AND B) CONTRACTOR IS OBLIGATED TO PAY FEDERAL, STATE, AND LOCAL INCOME TAX ON ANY MONEYS PAID PURSUANT TO THIS AGREEMENT. THE DISTRICT WILL NOT MAKE FEDERAL, STATE, AND LOCAL WITHHOLDINGS AND WILL NOT PROVIDE WORKERS COMPENSATION OR UNEMPLOYMENT COMPENSATION INSURANCE.

Under penalties of perjury, Contractor certifies that [REDACTED] is Contractor’s correct Federal Taxpayer Identification Number. By signing this Agreement, Contractor certifies that it assumes full responsibility for the payment of all contributions, payroll taxes, income taxes, withholdings and backup withholdings, or assessments under Applicable Laws.

12. **NOTICE.** Any notice required or permitted under this Agreement shall be in writing and given by hand delivery or sent by certified or registered mail, return receipt requested, to the address set forth on the signature page, or at another address previously furnished in writing to the other Party pursuant to this provision. A notice sent by certified or registered mail is deemed given when received, or 3 business days after the date sent, if not accepted by the Party to whom it was sent, whichever is earlier.

13. **VEHICLES AND HEAVY EQUIPMENT.** Contractor and its employees, subcontractors, and any other individual or entity performing any aspect of the Work shall only park and operate their vehicles and any heavy equipment on streets, parking lots, and paved paths, unless the District’s Board of Directors provides prior written permission for each occurrence to go off the streets, parking lots, or paved paths.

14. **IDENTIFYING TREES FOR REMOVAL.** Contractor shall conspicuously identify any tree it intends to remove, by wrapping colored ribbon around its trunk. Contractor shall promptly notify the District Manager of any tree(s) it has identified for removal. The District shall have ten (10) business days from when the District Manager is notified that a tree(s) has been identified for removal to object to such removal. If the District has not objected within the 10-business day period, Contractor may proceed with removing the tree(s). If the District objects to one or more trees being removed, Contractor shall not remove those trees.

15. **TRACKING CHANGES TO TREE INVENTORY.**

Contractor shall maintain an inventory with the following categories listed for each tree: Tree is Planted, Pruned, Removed, Treated, or Changes In Health. Contractor shall provide an updated inventory to the District Manager each month.

16. **ADDITIONAL TERMS.** This Agreement is the entire agreement between the Parties; there are no oral or collateral agreements or understandings. Specifically, the Contractor's standard "Terms and Conditions" that are accessed through a link in the Proposal do not apply to this Agreement or the Work. This Agreement may only be amended by a document signed by the Parties. If any provision is held invalid or unenforceable, all other provisions shall continue in full force and effect. Colorado law governs this Agreement. Jurisdiction and venue lie exclusively in the District Court for Douglas County. In any civil action or proceeding arising from or relating to this Agreement or the Work, the prevailing Party shall be awarded its reasonable attorneys' fees, costs, and expenses, including any attorneys' fees, costs, and expenses incurred in any appellate action and in collecting or executing upon any judgment, order, or award. This Agreement may be executed in counterparts and by facsimile or electronic pdf, each of which shall be deemed an original and both of which shall constitute one valid and binding instrument.

Roxborough Village Metropolitan District, a political subdivision of the State of Colorado

SavATree, LLC, a Delaware Limited Liability Company

By: _____
Mark Rubic, Board President Date

By: _____
David Entwistle Title Date

Attest:

Address: 15558 East Hinsdale Circle
Centennial, Colorado 80112

By: _____
Travis Jensen, Board Secretary Date

Address: Roxborough Village Metropolitan District
c/o Special District Management Services, Inc.
141 Union Boulevard, Suite 150
Lakewood, CO 80228-1898

EXHIBIT A



SavATree Centennial Office
15558 East Hinsdale Circle,
Centennial CO 80112
P: 303-369-1382
E: Centennial@savatree.com

Estimate
Prepared By: David Entwistle
dentwistle@savatree.com

Prepared for

Larry Loften Roxborough Village Metropolitan District C/o Special District Management Services, Inc.
Service Address:
Roxborough Village Metropolitan District
8375 N Rampart Range Rd, Littleton CO 80125
Account Key: 5760522

Date: 7/31/2023

Estimate #: 966210
Billing Key: 7550477

Recommendations

General Tree Care

Commercial Tree Maintenance - IV

\$71,978.00

Natural pruning definition.

Prune out all deadwood 1" in diameter and larger, thin crowns 10-15% and perform reduction cuts of up to 6" in diameter on the outer 1/3 of the canopy to reduce weight on lateral limbs, clear and raise crown as needed and to restore trees to a shape typical of the species.

I've broken down the following bid into sections that include corresponding plot #'s, as a way to translate this bid to our operation folks. There were new areas, addition and subtraction from areas that were already bid, and several areas that are not included on this bid.
Dave

Trees west of Waterton road

Cut to low stumps 2 ash trees # 86 and #87 = 115.00

Natural prune 1 locust # 84 = 195.00

Total = \$310.00

Chatfield park

Cut to low stumps...2 ash trees-#'s 99 and 96 = 195.00 and 1 crabapple # 112 = 135.00

Prune 6 ash trees-#'s 95,97,98,100,101 = 790.00

Prune 5 crabapples #'s 102,103,104,110 and 111 = 1,275.00

Total = 2,395.00

Neighborhood Park.

Prune 3 ash #'s 144, 145 and 146, and 1 crabapple #142 = 985.00

North side of N. Rampart range Rd

Prune 5 ash trees-#'s 153,157,159, 160 and 161

Cut to low stump 1 dead pine # 154 = 270.00 = 3,530.00

Sports complex east Pkg lot

Cut to low stumps the following dead/declining trees.

2 hybrid elms #'s,385 and 386...2 locust #'s 388and 389 ..1 pear tree # 398 = 280.00

Prune 1 cottonwood # 383 = 390.00

Prune 2 ash trees-#'s,387 and 394 = 655.00

Prune 3 pear trees-#'s 391,398 and #399 = 465.00

Total = 1,790.00

Volley Ball area

Cut to low stumps 2 dead ash trees #'s 350 and 351 and 1 linden tree # 348 = 125.00

Natural prune 1 cottonwood # 346 = 390.00
Prune 1 cottonwood # 357 = 490.00
8 Ash trees #'s 349, 358, 359, 365, 366 and 364 = 2,230.00
2 maple trees- #'s 355 and 354 = 690.00
1 locust #352 = 530.00
Total = 4,455.00

Basketball and skate park area
Prune 2 locust trees #'s 378 and 379 = 990.00
Prune Cottonwood # 374 = 1,440.00
Prune 1 ash tree # 372 = 70.00
Prune 2 crabapples #'s 369 and 370 = 540.00
Cut to low stump 1 dead Pine tree # 377 = 125.00
Cut to low stump 1 dead pine #344 = 120.00
Total = \$3,305.00

Tennis court area
Prune 3 ash trees-#'s 325,324,328, = 1,285.00
Prune 1 cottonwood # 327 = 1,480.00
Cut to low stump 1 dead pine tree # 326 = 55.00
Total = \$2,820.00

Village circle west
Prune 4 ash trees-#'s 165,166,167,168 = 1,490.00

Park on the west side of Village circle west
Cut to low stump 1 large declining cottonwood # 191 = 2,155.00
Prune 1 cottonwood # 184 = 580.00
Prune 8 ash trees #'s 188,189,190,197,199,201 and 202 = 4,695.00
Total = 7,430.00

SE corner of Village circle East and Rampart range rd
Prune 2 ash trees-#'s 472 and 473 = 575.00

Path running west of Village circle east
Prune 6 ash trees- #'s 477,478,479,480,512 and 511 = 6,090.00
Prune 2 maple trees-#'s 481 and 487 = 1,225.00
Prune 2 Cottonwoods-#'s 486 and 505 = 1,060.00
Cut to low stump 1 dead cottonwood # 485.00 = 590.00
Total = 8,965.00

Path to green belt (@ 7535 Bison Pl)
Prune 3 locusts #'s 684,687,688
Prune 1 hawthorn 3 # 685
Prune 1 Amur maple #686
Prune 1 cottonwood # 690
Cut to low stump 1 cottonwood # 689 = 480.00
Total = \$2,770.00

Path to green belt (@ 7635 Crystal lake Ct)
Prune 2 maples #'s 694 and 696
Prune 1 hawthorn # 695
Prune 3 crabapples-#'s 698,700 and 701
Prune 1 locust tree # 697
Total = 2,865.00

Village circle east
Prune 15 maple trees-#'s 537, 538,669, 570, 573,574,575,576,707, 709, 727,726,738,749,740 and = 2,535.00

Prune 18 ash trees-#'s 591,601,602,613,615,617,618,619 620,621,622,645,646,662,663,667,678 and 677 = 4,445.00
Prune 4 locust trees- #'s ,697,708, 750 and 751 = 1,585.00
Prune 2 cottonwoods-#'s 581 and 582 = 690.00
Cut to low stumps the following trees,
683...1 pine tree
655...1 Canadian cherry
#587...1 Maple tree
#538... one 12" dead maple
#532...one 3" dead maple
#530...one 3" dead maple
#528...one 3" dead maple

(the last 4 were observed today 7/24) removal total = 695.00
Total = \$9,950.00

Crystal lake area (We will need benches, covers unlocked and some stones moved for access)
Prune 4 ash trees #'s 710, 736,748,and 764.00 = 1,770.00
Prune 5 locust trees #'s 708,714,715, 750,751 = 2,295.00
Prune 2 cottonwoods-#'s 732 and 733 = 1,960.00
Prune 7 crabapples-#'s 730,731,734,735, 745,746, and 747= 1.360.00
Prune 6 large hawthorns-#'s 702,703,704, 729, 766,767 = 1,675.00
8 Canadian cherry trees-#'s 758,759,760,761,762,763, 752 and 756 = 985.00
Cut to low stumps the following trees.
#728> 1,2,3,5and 8
#724...Total = 415.00
Total = \$10,460.00

East of 7211 Bison
Prune 3 ash trees #'s 691,692 and 693 = 1,385.00

Marmot Park
Prune 3 locusts-#'s 775,776,777
Prune 2 maple trees-#'s 782,783, 788
Prune 1 boxelder # 785
Prune 1 plum tree # 789
Prune 1 hawthorn #790
Cut to low stumps: 1 elm#784, 2 box elders #'s786 and 787
Total = 1,980.00

Airplane park
Prune 2 ash trees #'s 795,797
Prune 1 crabapple # 796
Total = 915.00

Prune 2 ash trees #'s 814 and 815 = 855.00

Clean up all resulting debris
Total = \$69,210.00

Hazard: Deadwood
Hazard: Cracks
Hazard: Pedestrians
Hazard: Slope
Obstacle: Busy Street
Obstacle: Narrow Roadway
Obstacle: Pond
Obstacle: Rocks

General Tree Care \$71,978.00

TOTAL

General Tree Care \$69,210.00
Fuel Surcharge \$2,768.00

Note: Included in this program is 1 service for a total of \$71,978.00.

OUR BRAND PROMISE

We are committed to your complete satisfaction. Should anything not be to your liking please let us know right away so we can make it right.

Fully Licensed & Insured

Tree Care Industry Accredited



Referral Agency Response Report**Project Name:** Chatfield Farms Filing 1A, 3rd Amendment, Most of Lot 119A-1**Project File #:** SP2022-142**Date Sent:** 02/01/2023**Date Due:** 02/22/2023

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	02/02/2023	Received: The proposed address for this facility is 10125 WATERTON ROAD. This address is not to be used for any purpose other than for plan review until after this project is approved. Proposed addresses are subject to changes as necessary for 911 dispatch and life safety purposes. Addresses are recorded by Douglas County following all necessary approvals. Contact DCAddressing@douglas.co.us or 303.660.7411 with questions.	KH RESPONSE: NOTED. THANK YOU.
Arrowhead Shores		No Response Received	No response necessary
Assessor	02/17/2023	No Comment	No response necessary
AT&T Long Distance - ROW	02/01/2023	Summary of Response: There is a possibility of conflict along W. Waterton Road. Any other information you could provide about the projects would be appreciated in determining if a conflict will exist.	
Black Hills Energy		No Response Received	No response necessary
Building Services	02/03/2023	Received: Permit is required. Please visit Douglas County's web site for requirements and contact 303-660-7497 with questions.	
CenturyLink		No Response Received	No response necessary
Chatfield Community Association		No Response Received	No response necessary

Project Name: Chatfield Farms Filing 1A, 3rd Amendment, Most of Lot 119A-1

Project File #: SP2022-142

Date Sent: 02/01/2023

Date Due: 02/22/2023

<p>Chatfield Farms 1-A</p>	<p>02/20/2023</p>	<p>Received: The Chatfield Farms 1A HOA has reviewed the project plans and has the following recommendations:</p> <ol style="list-style-type: none"> 1) To avoid contributing to light pollution and to support the dark skies initiative, it's recommended that the exterior lighting be limited to down lights only and signs should be illuminated by downlights and should not be backlit. 2) To have a more cohesive architectural style, the stone veneer should be a close match to the stonework in the existing shopping center. 3) It is recommended to swap out Juniperus virginiana (Eastern Red Cedar) with Juniperus scopulorum (Rocky Mountain Juniper). Rocky Mountain Junipers look very similar to Eastern Red Cedar but perform better in our microclimate. Rocky Mountain Junipers come in columnar varieties like Blue Arrow or Skyrocket that would be appropriate replacements for the Juniperus virginiana in the site plan. 4) The Douglas County transition grass seed mix is not appropriate for the location and contains non-native species that will become invasive and difficult to eradicate. The Roxborough Village Metro District has a 'Roxborough' seed mix on file with Arkansas Valley Seed that would be more appropriate for the site. Arkansas Valley Seed is the seed supplier for Douglas County seed mixes. 5) The residents of the HOA are concerned about traffic levels. Vehicles exiting the McDonald's will make it more difficult for vehicles to turn west onto Waterton Rd from the shopping center (by the traffic circle). Adding a traffic light by the existing traffic circle would be necessary given the existing traffic issues would be exacerbated. Extra safety measures should be included to ensure children crossing the street can make the crossing safely. 	<p>KH Response: Thank you for your comments. The lighting will adhere to dark sky requirements which includes the items you listed.</p> <p>KH Response: A material board and colored elevations were provided with this resubmittal for review.</p> <p>KH Response: NOTED, THE EASTERN RED CEDAR HAS BEEN REPLACED WITH THE ROCKY MOUNTAIN JUNIPER.</p> <p>KH Response: THE DOUGLAS COUNTY TRANSITION SEED MIX HAS BEEN REPLACED WITH THE DOUGLAS COUNTRY LOW GROW MIX, PER DISCUSSION WITH THE DOUGLAS COUNTRY DEPARTMENT OF PUBLIC WORKS, JARED TANAKA.</p> <p>KH Response: The commercial developments in this area will be providing a light on Waterton Road near the traffic circle.</p>
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Referral Agency Response Report

Project Name: Chatfield Farms Filing 1A, 3rd Amendment, Most of Lot 119A-1

Project File #: SP2022-142

Date Sent: 02/01/2023

Date Due: 02/22/2023

Agency	Date Received	Agency Response	Response Resolution
		<p>6) The increase in traffic flow anticipated from Lockheed employees going to lunch at the McDonald's will make the intersection at Campfire St. more difficult and dangerous for drivers and pedestrians. The traffic surveys did not analyze this intersection. An additional survey for that intersection should be conducted to identify what measures should be taken to mitigate the issues caused by the increased traffic flow.</p> <p>7) The site is currently home to a prairie dog town. It's preferred to have the prairie dogs relocated elsewhere in the Metro District as opposed to extirpation. The relocation site should be somewhere recommended and approved by both the Colorado Wildlife Department and Metro District.</p>	<p>KH Response: A full traffic study is being working on and will be submitted shortly after this resubmittal.</p> <p>KH Response: Noted. Thank you.</p>
Chatfield Farms Estates HOA		No Response Received	No response necessary

Referral Agency Response Report

Project Name: Chatfield Farms Filing 1A, 3rd Amendment, Most of Lot 119A-1

Project File #: SP2022-142

Date Sent: 02/01/2023

Date Due: 02/22/2023

Agency	Date Received	Agency Response	Response Resolution
Colorado Geological Survey	02/22/2023	<p>Received:</p> <p>No geologic or geotechnical information is included with or referenced in the available referral documents. The subject site (39.4858, -105.0739) is located within the steeply dipping bedrock area of Douglas County and is underlain by steeply upturned, differentially expansive shale, claystone and sandstone layers. The need for overexcavation to provide a zone of homogenized, more uniformly expansive material between foundations and steeply dipping, differentially expansive bedrock should be evaluated through a site-specific geotechnical investigation by a qualified professional. Overexcavation recommendations should be based on observed depths to bedrock, site grading plans, and foundation-bearing elevations.</p> <p>In no case shall the bottom of any shallow foundation element be located within 10 feet of the top of bedrock. In some areas, a minimum separation of more than 10 feet may be required between the bottom of foundation elements and the top of bedrock. If a minimum separation distance cannot be achieved through grading, a minimum of 10 feet of earth materials shall be removed (below the bottom of the foundation) and replaced with a properly constructed fill prism. Deep (drilled pier) foundations are not mitigative in areas of steeply dipping, expansive bedrock.</p> <p>--Amy Crandall, Colorado Geological Survey / 303-384-2632 / acrandall@mines.edu</p>	<p>KH Response: A geotechnical report was complete for this site and is provided in the resubmittal package.</p>
Comcast		No Response Received	No response necessary
Douglas County Conservation District		No Response Received	No response necessary

Referral Agency Response Report

Project Name: Chatfield Farms Filing 1A, 3rd Amendment, Most of Lot 119A-1

Project File #: SP2022-142

Date Sent: 02/01/2023

Date Due: 02/22/2023

<p>Douglas County Health Department</p>	<p>02/03/2023</p>	<p>Summary of Response:</p> <p>Food Service Plan Review - Plans for all new and remodeled retail food establishments must be reviewed by DCHD for compliance with Colorado Retail Food Establishment Rules and Regulations and approved by the Department before the start of construction.</p> <p>Public Water System for Retail Food Establishment - The current water system may already be approved by CDPHE and have a Public Water Supply Identification (PWSID) with CDPHE. If this is the case, no additional action should be required, unless the system will need to be expanded. If the water system is not approved by CDPHE, or if it will need to be expanded, the applicant shall contact the CDPHE Drinking Water Section at (303) 692-3500 or https://www.colorado.gov/pacific/cdphe/drinking-water to determine requirements for the drinking water system.</p> <p>Water and Sewer Service - A will-serve letter has not been provided by Roxborough Water and Sanitation District. At this time DCHD cannot provide a favorable recommendation regarding the proposed method of sewage disposal.</p> <p>Water Conservation - Landscape Recommendations - Because water resources are scarce, DCHD supports water conservation programs to ensure a sustainable supply for essential uses such as drinking and hygiene. Because landscaping typically accounts for about 50% of residential water demand in Metro Denver developments, we encourage a combined program of irrigation limitations and incentives for developers and residents to reduce the amount of water used in landscaping.</p> <p>Fugitive Dust - We recommend that the applicant utilize all available methods to minimize fugitive dust. Control measures or procedures that may be employed include, but are not limited to, watering, chemical stabilization, carpeting roads with aggregate, and speed restrictions.</p>	<p>KH Response: Plans will be submitted to Douglas County Health Department with the building plans and by the architect.</p> <p>KH Response: An email from Roxborough was provided. They will not provide a will serve letter until we have final approval of the plans.</p> <p>KH Response: Water wise techniques were utilized as much as possible on the site while meeting Douglas County landscaping requirements.</p> <p>KH Response: Noted. Thank you.</p>
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Referral Agency Response Report

Project Name: Chatfield Farms Filing 1A, 3rd Amendment, Most of Lot 119A-1

Project File #: SP2022-142

Date Sent: 02/01/2023

Date Due: 02/22/2023

Agency	Date Received	Agency Response	Response Resolution
Engineering Services	02/22/2023	<p>Summary of Response:</p> <p>General Comments - We will require that the right-in/right-out access onto Waterton Road be closed off permanently as this access point does not meet required intersection spacing. Engineering would recommend that the building be rotated 180 degrees from its current orientation to provide better queuing space without impacting the adjacent lot to the west. We will have more comments with the replat to create 2 lots. A SIPIA is required, and we will forward a standard template. We need a total cost estimate for the opinion of probable cost provided at the end of the GESC report.</p> <p>Construction Plan Comments - There are numerous red marked comments on the construction plans that need to be addressed.</p> <p>Site Improvement Plan Comments - Is the drive isle on the east side of the site one way traffic only? Otherwise, the drive isle should be widened to 24'.</p> <p>Traffic Impact Analysis Comments - The site plan included in the letters looks to be out of date as it doesn't show the internal connection to the full-movement access to the west. A traffic analysis will need to be provided that demonstrates adequate available capacity of the study roadway and intersections. Background traffic information needs to include Sterling Ranch and the current proposals for the other adjacent parcels, and the coffee shop with drive-thru to the south.</p>	<p>KH Response: Per multiple phone conversations with County Planning and Traffic the access was modified to be a right in only access with a dedicated right turn lane. The building orientation was kept based on conversations of worries about stacking onto the north adjacent lot.</p> <p>KH Response: Noted. Thank you.</p> <p>KH Response: It is one-way only.</p> <p>KH Response: A full traffic study is being working on and will be submitted shortly after this resubmittal.</p>
Jefferson County Planning and Zoning	02/10/2023	No Comment	No response necessary
Office of Emergency Management		No Response Received	No response necessary
Ravenna Homeowners Master Association		No Response Received	No response necessary

Project Name: Chatfield Farms Filing 1A, 3rd Amendment, Most of Lot 119A-1

Project File #: SP2022-142

Date Sent: 02/01/2023

Date Due: 02/22/2023

<p>Roxborough Village First HOA</p> <p>landscaping input</p>	<p>02/17/2023</p>	<p>Summary of Response:</p> <p>Landscaping - We request the Junipers, Russian Sage and Dwarf Daylilys are replaced with alternative species that provide better buffering, flower longer through the growing season and are not invasive to the community.</p> <p>Architectural Elevations - We request the developer match the existing architectural standards (including color of stucco, and size and color of stone facing) used at The Roxborough Marketplace and Little Peoples Landing so as not to appear to be a hodge podge of development.</p> <p>Lighting - Ensure that the lighting is Dark Sky compliant.</p> <p>Traffic - Increasing traffic with commercial pad sites along Waterton Road is only creating more traffic issues. We are very concerned about the estimated 1,996 weekday daily trips that this property will generate and other than a future right in, right out turn lane, no other traffic solutions have been provided. For an already very busy intersection. Additionally, we do not feel that the parking solution provided by Kimley-Horn is sufficient. Per Section 2802.05 of the DCZR The future user of the parcel to the north is unknown so it is NOT a proven fact that these spaces can be shared. Believing that the 26 parking spaces are sufficient is unacceptable. If the McDonalds is building a play place, the McDonalds will see many more families coming into the restaurant than using the drive thru just to use the play area. We are very concerned about the location of the handicap parking spaces in relation to the drive thru lane.</p> <p>These spots should be modified so that if a handicap user is parked there and the drive-thru is backed up, the handicap user can back out of the parking space. Also, for the eastern handicap space, the proximity to the planting bed does not seem acceptable. If you have a</p>	<p>KH RESPONSE: ALL PLANTS THAT HAVE BEEN ASKED TO BE REPLACED, HAVE BEEN REPLACED WITH OTHER SPECIES.</p> <p>KH RESPONSE: THE COLORED ELEVATIONS AND A MATERIAL BOARD WERE PROVIDED FOR REVIEW.</p> <p>KH RESPONSE: LIGHTING IS DARK SKY COMPLIANT.</p> <p>KH RESPONSE: A TRAFFIC LIGHT IS BEING PROVIDED FOR THE EXISTING ACCESS JUST WEST OF THE MCDONALD'S MODIFIED RIGHT IN ONLY ACCESS. THE EXISTING RIGHT-IN RIGHT OUT ACCESS WAS MODIFIED TO BE RIGHT IN ONLY TO HELP WITH TRAFFIC CONGESTION. A RIGHT TURN LANE WAS ALSO PROVIDED ON WATERTON ROAD. THE FUTURE USER TO THE NORTH WILL BE REQUIRED TO MEET THE TOTAL PARKING STALL REQUIREMENTS WHATEVER USE THEY ARE. THIS LOCATION DOES NOT HAVE A PLAY PLACE. THE ADA STALLS NEED TO BE ADJACENT TO THE BUILDING TO PROVIDE THE QUICKEST PATH TO THE FRONT DOORS PER ADA REQUIREMENTS. PER ADA STALL REQUIREMENTS, STRIPING IS ONLY NEEDED ON ONE SIDE OF THE VEHICLE, NOT BOTH SO THE PLANTING BED IS ACCEPTABLE IN ITS CURRENT LOCATION.</p>
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Referral Agency Response Report

Project Name: Chatfield Farms Filing 1A, 3rd Amendment, Most of Lot 119A-1

Project File #: SP2022-142

Date Sent: 02/01/2023

Date Due: 02/22/2023

Agency	Date Received	Agency Response	Response Resolution
		<p>handicap user on the passenger side of the car, they will not easily be able to get out of the car.</p> <p>We do not feel that the County should allow traffic heading south on North Rampart Range Road to be able to turn into The Little People Landing Daycare parking lot to access the McDonalds. The Little People’s Landing Daycare should remain completely separate from these parcels due to safety. It is incredibly dangerous for the users of the daycare, and all McDonalds users should be directed to use West Waterton Road to access the site.</p> <p>The daycare hours are from 6:30am-6:00 pm and there could easily be conflicts in their parking lot as families are trying to drop off or pick-up their children, and motorists are trying to get to the McDonalds drive thru. This isn’t a compatible use of the daycare parking lot. The traffic circulation pattern north of the McDonalds seems very confusing and dangerous. Having three traffic lanes in such a small area seems unnecessary. Will curbing be provided to delineate the drive thru lane? It seems that there could be a much better traffic flow solution than what is being provided.</p> <p>From our preliminary assessment, it appears that this McDonalds is attempted to be shoehorned into a property that isn’t large enough to accommodate a drive thru. Please review the layout of your drive thru to ensure that all users are able to use the site safely.</p>	<p>KH RESPONSE: THE PREVIOUS PLAT COMPLETED AT THE TIME OF THE DAYCARE FACILITY AND WHEN A WALGREENS WAS PROPOSED ON THIS CORNER ALLOWED FOR CROSS ACCESS BETWEEN THE LOTS WHEN THE USES OF THE LOTS WERE SET.</p> <p>KH RESPONSE: TWO-WAY TRAFFIC IS REQUIRED ON THE NORTH SIDE OF THE PROPERTY TO MEET FIRE CIRCULATION REQUIREMENTS. THE DRIVE-THRU LANE WILL NOT BE CURBED.</p>

Project Name: Chatfield Farms Filing 1A, 3rd Amendment, Most of Lot 119A-1

Project File #: SP2022-142

Date Sent: 02/01/2023

Date Due: 02/22/2023

<p>Roxborough Village Metro District</p>	<p>02/20/2023</p>	<p>Received: The Roxborough Village Metro District has reviewed the project plans and has the following recommendations:</p> <ol style="list-style-type: none"> 1) To avoid contributing to light pollution and to support the dark skies initiative, it's recommended that the exterior lighting be limited to down lights only and signs should be illuminated by downlights and should not be backlit. 2) To have a more cohesive architectural style, the stone veneer should be a close match to the stonework in the existing shopping center. 3) It is recommended to swap out Juniperus virginiana (Eastern Red Cedar) with Juniperus scopulorum (Rocky Mountain Juniper). Rocky Mountain Junipers look very similar to Eastern Red Cedar but perform better in our microclimate. Rocky Mountain Junipers come in columnar varieties like Blue Arrow or Skyrocket that would be appropriate replacements for the Juniperus virginiana in the site plan. 4) The Douglas County transition grass seed mix is not appropriate for the location and contains non-native species that will become invasive and difficult to eradicate. The Roxborough Village Metro District has a 'Roxborough' seed mix on file with Arkansas Valley Seed that would be more appropriate for the site. Arkansas Valley Seed is the seed supplier for Douglas County seed mixes. 5) The residents of the district are concerned about traffic levels. Vehicles exiting the McDonald's will make it more difficult for vehicles to turn west onto Waterton Rd from the shopping center (by the traffic circle). Adding a traffic light by the existing traffic circle would be necessary given the existing traffic issues would be exacerbated. Extra safety measures should be included to ensure children crossing the street can make the crossing safely. 	<p>KH Response: Thank you for your comments. The lighting will adhere to dark sky requirements which includes the items you listed.</p> <p>KH Response: A material board and colored elevations were provided with this resubmittal for review.</p> <p>KH Response: The commercial developments in this area will be providing a light on Waterton Road near the traffic circle.</p>
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Referral Agency Response Report

Project Name: Chatfield Farms Filing 1A, 3rd Amendment, Most of Lot 119A-1

Project File #: SP2022-142

Date Sent: 02/01/2023

Date Due: 02/22/2023

Agency	Date Received	Agency Response	Response Resolution
		<p>6) The increase in traffic flow anticipated from Lockheed employees going to lunch at the McDonald's will make the intersection at Campfire St. more difficult and dangerous for drivers and pedestrians. The traffic surveys did not analyze this intersection. An additional survey for that intersection should be conducted to identify what measures should be taken to mitigate the issues caused by the increased traffic flow.</p> <p>7) The site is currently home to a prairie dog town. It's preferred to have the prairie dogs relocated elsewhere in the Metro District as opposed to extirpation. The relocation site should be somewhere recommended and approved by both the Colorado Wildlife Department and Metro District.</p>	<p>KH Response: The traffic study completed meets required code in terms of intersections studied due to the McDonald's development.</p> <p>KH Response: Noted. Thank you.</p>
Roxborough Water & Sanitation District	02/01/2023	Summary of Response: No water or sewer construction will be able to commence without signed drawings from the district.	KH Response: Noted. Thank you.
Sheriff's Office		No Response Received	No response necessary
Sheriff's Office E911		No Response Received	No response necessary
Sheriff's Office Hazmat Team		No Response Received	No response necessary

Project Name: Chatfield Farms Filing 1A, 3rd Amendment, Most of Lot 119A-1

Project File #: SP2022-142

Date Sent: 02/01/2023

Date Due: 02/22/2023

Agency	Date Received	Agency Response	Response Resolution
West Metro Fire Protection District	02/22/2023	<p>Summary of Response: Fire service will be provided as long as provisions of the currently adopted edition of the International Fire Code, including Douglas County amendments are met in development.</p> <ul style="list-style-type: none"> • West Metro Fire Protection District approves the site development plan dated 01.27.2023 • An additional fire hydrant had been proposed during pre-application, it is not shown on the site plan. Is this still in progress? <p>Permits are required from the fire district for new and core/shell buildings, tenant improvement projects, all work on automatic fire protection systems, all work on automatic fire detection systems, solar photovoltaic systems, underground fire line, radio amplification, and for the storage of hazardous materials.</p> <p>WMFPD reserves the right to provide additional comments/requirements if there are any changes to the application or at the time plans are submitted and reviewed per applicable codes and amendments.</p>	<p>KH Response: The proposed hydrant has been added to the site plan.</p> <p>Noted. Thank you.</p> <p>Noted. Thank you.</p>
Xcel Energy-Right of Way & Permits	02/17/2023	<p>Summary of Response: PSCo requests that the proposed transformer is identified and labeled on the plan.</p> <p>Be aware that PSCo owns and operates existing natural gas and electric distribution facilities along the west and south property lines. Placement of shrubs and trees over underground facilities and in front of the access doors of pad-mounted underground equipment must be avoided. Damaged or destroyed plant material will not be replaced. The owner/developer/contractor must complete the application process for any new natural gas or electric service. Additional easements will need to be acquired by separate document for new facilities.</p>	<p>KH Response: The proposed transformer has been added to the site plan and labeled.</p> <p>Noted. Thank you.</p>

From: annb.cwc64.com
To: Heather.Scott
Cc: [Pam.Choy \(pc2914@att.com\)](mailto:Pam.Choy(pc2914@att.com)); duanew.cwc64.com; jt.cwc64.com
Subject: W Waterton Rd Littleton, Colorado Douglas County eReferral #SP2022-142
Date: Wednesday, February 1, 2023 11:37:14 AM

Hi Heather,

RE: Project No SP2022-142

This is in response to your eReferral for a utility map showing the buried AT&T Long Line Fiber Optics near W Waterton Rd Littleton, Colorado. I attached an Earth map showing the project area in red and the buried AT&T Long Line Fiber Optics in yellow. As shown, there is a possibility of conflict along W Waterton Rd. Any other information you could provide about the projects would be appreciated in determining if a conflict will exist. Please pass on our contact information as well.

Please feel free to contact us with any questions or concerns.

Ann Barnowski
Clearwater Consulting Group Inc
120 9th Avenue South
Suite 140
Nampa, ID 83651
Annb@cwc64.com



February 3, 2023

Heather Scott
100 Third St.
Castle Rock, CO 80104

RE: SP2022-142 Request for New Drive-Through Restaurant (McDonald's)
DCHD Case No. LU1038

Dear Ms. Scott,

Thank you for the opportunity to review and comment on the Site Improvement Plan for the New Drive-Through Restaurant located at MOST LOT 119A-1 CHATFIELD FARMS 1-A 3RD AMD 1.618 AM/. Douglas County Health Department (DCHD) staff have reviewed the application for compliance with applicable environmental and public health regulations. After reviewing the application, DCHD has the following comments:

Food Service Plan Review

Plans for all new and remodeled retail food establishments must be reviewed by DCHD for compliance with Colorado Retail Food Establishment Rules and Regulations and approved by the Department before the start of construction. The applicant shall submit plans for the proposed food establishment to our office at 410 S Wilcox Street, Castle Rock, along with the [Plan Review Specification Packet](#). We recommend a review of the plans by DCHD be completed before Douglas County issues a building permit for the construction.

The applicant may call DCHD's office at (720) 907-4886, regarding requirements for and scheduling a plan review. Instructions for opening a retail food establishment can be found online at [DCHD's website](#).

Public Water System for Retail Food Establishment

Systems serving 25 or more persons on average, a minimum of 60 days per year are subject to regulation by the Colorado Department of Public Health and Environment (CDPHE) as a non-community drinking water system. The current water system may already be approved by CDPHE and have a Public Water Supply Identification (PWSID) with CDPHE. If this is the case, no additional action should be required, unless the system will need to be expanded. If the water system is not approved by CDPHE, or if it will need to be expanded, the applicant shall contact the CDPHE Drinking Water Section at (303) 692-3500 or <https://www.colorado.gov/pacific/cdphe/drinking-water> to determine requirements for the drinking water system.

Water and Sewer Service

A will-serve letter has not been provided by Roxborough Water and Sanitation District. At this time DCHD cannot provide a favorable recommendation regarding the proposed method of sewage disposal.

Water Conservation – Landscaping Recommendations

Because water resources are scarce, DCHD supports water conservation programs to ensure a sustainable supply for essential uses such as drinking and hygiene. Because landscaping typically accounts for about 50% of residential water demand in Metro Denver developments, we encourage a combined program of irrigation limitations and incentives for developers and residents to reduce the amount of water used in landscaping. For example,

- Reduce the area of irrigated landscaping in site plans and ensure that soils in irrigated areas are amended to improve their ability to retain moisture;
- Use native or other drought-tolerant plant species in public, landscaped areas;
- Use covenants to restrict the amount of irrigated lawn allowed for a given lot size;
- Provide educational and technical assistance in xeriscape landscaping. This can be done through demonstrations and/or coordination with the Cooperative Extension Service and other organizations with relevant expertise.

We also encourage the developer to consult with their water and sanitation district to discuss additional water conserving opportunities such as use of high efficiency irrigation systems and the potential reuse of water for irrigation. If the district identifies these or other practical water-saving techniques, we encourage the applicant to adopt them.

Water Conservation – Reclaimed Water

Because water resources are scarce, DCHD supports water conservation programs to ensure a sustainable supply for essential uses such as drinking and hygiene. Use of reclaimed water for irrigation purposes is supported by DCHD as an important conservation technique used to preserve drinking water sources for the community.

Fugitive Dust – Recommendations for temporary uses

Exposure to air pollution is associated with a number of health problems including asthma, lung cancer, and heart disease. The construction on this site may temporarily contribute to increased fugitive dust emissions. We recommend that the applicant utilize all available methods to minimize fugitive dust. Control measures or procedures that may be employed include, but are not limited to, watering, chemical stabilization, carpeting roads with aggregate, and speed restrictions.

Please feel free to contact me at 720-643-2492 or bhuff@douglas.co.us if you have any questions about our comments.

Sincerely,

Ben Huff

cc: Caitlin Gappa

REFERRAL RESPONSE REQUEST

 Date sent: February 1, 2023

 Comments due by: February 22, 2023
Project Name: Chatfield Farms Filing 1A, 3rd Amendment, Most of Lot 119A-1

Project File #: SP2022-142

Project Summary: A Site Improvement Plan (SIP) Request to construct a 4,268 square foot McDonalds drive-thru restaurant. The 1.138-acre site is zoned Planned Development and is located northwest of the intersection of Waterton Road and N. Rampart Range Road.

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

<input type="checkbox"/> No Comment	
<input type="checkbox"/> Please be advised of the following concerns:	
<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/>	
<input checked="" type="checkbox"/> See letter attached for detail.	
Agency: DC Public Works Eng.	Phone #: 303.660.7490 Ext. 3305
Your Name: Bradley Jackson <i>(please print)</i>	Your Signature: <i>Bradley A. Jackson</i>
	Date: 02/22/2023

Agencies should be advised that failure to submit written comments prior to the due date, or to obtain the applicant's written approval of an extension, may result in written comments being accepted for informational purposes only.

Sincerely,

 Heather Scott, AICP
 Project Planner
 303-919-4801
hscott@douglas.co.us

MEMORANDUM

To: Heather Scott, AICP, Project Planner

From: Brad Jackson, PE, Development Review Supervisor



CC: Matt Williams, P.E., CFM, Assistant Director, Engineering
DV File (DV22-547)

Date: 02/22/2023

RE: Chatfield Farms Filing 1A, 3rd Amendment, Most of Lot 119A-1 (SIP)

The Douglas County Department of Public Works Engineering has reviewed the Chatfield Farms Filing 1A, 3rd Amendment, Lot 119A-1 (SIP) Project and has the following comments:

General Comments: KH Response: Please see previous responses for items 1-4.

1. Additional comments may be forthcoming based upon the review of the replat to create the additional lot North of the McDonalds.
2. Douglas County Public Works Engineering will require that the right-In-Right-Out access point onto Waterton Road will need to be closed off permanently with this SIP project. This access point does not meet the required intersection spacing from either the Waterton/Rampart intersection of the main site access with Waterton Road. There is also the high potential for outbound traffic to cut across multiple lanes of Waterton Road to make a U-turn at the access point to the Safeway development and then head back east to the signal at Waterton Road and Rampart Range Road. The main site access will be signalized in the future based upon traffic impact studies for the development of the commercial sites in the Chatfield Farms and will serve as the primary access point for the commercial developments North of Waterton Road.
3. Engineering would recommend that the building be rotated 180 degrees from its current orientation to provide better queuing space without impacting the adjacent lot to the West.
4. Waterton Road will be widened in the future and the widening will occur on the North Side primarily. The applicant will need to provide the required landscape buffer from the north edge of existing tract G so that the proposed site improvements do not hinder the future roadway expansion.
5. A Site Improvement Plan Improvements Agreement (SIPIA) is required I can provide the standard language if needed. KH Response: Please provide and we will forward to Client.
6. Please provide the total cost for the opinion of probable cost (OPC) within the GESC Report.

Construction Plan Comments:

7. Provide minimum 0.1 drop in manholes of storm sewer.

8. Provide 5-yr and 100-hy HGLs on the storm profiles.

KH Response: 5-yr and 100-yr HGLs have been added to storm profiles.

9. Minimum storm sewer manhole diameter is 5'.

KH Response: Storm manhole diameters have been updated to 5'.

10. Remove DC signature block from sheets that only have standard plate details.

KH Response: DC signature block has been removed from all sheets with non-Douglas County details.

Sheet C1.6

11. Please remove any infrastructure associated with the future lot proposed to the north of the McDonalds. Only provide the infrastructure that is to be constructed with this project.

Sheet C1.9 KH Response: All proposed items are to be constructed with the McDonald's development, even if located on north property.

12. Provide the area to the north associated with the future development in the drainage basin areas for this project to appropriately size the inlets on the McDonalds site.

Sheet C1.10 KH Response: Added. Please note that the north property follows existing drainage patterns and they will be responsible for capturing their onsite flows.

13. The minimum slope within the paved areas should be 1%. KH Response: Noted. Paved area slopes provided.

14. Differentiate between spill and catch curb on the Construction Plans and the SIP.

Sheet C1.11 KH Response: Proposed vertical curb and gutter and rolled asphalt curbing has been added to legend on grading sheets.

15. All Best Management Practice (BMPs) should be labeled as initial, interim or final based on when they are to be installed.

Sheet C1.12 KH Response: 'Initial' and 'final' designations have been added to the BMPs in the legend.

16. Please clarify the extraneous line on the storm profile at station 2+30.

Sheet C1.14 KH Response: The proposed curb inlet has been added to the profile.

17. Please verify that there is adequate depth for the storm sewer coming out of the type R inlet to not impact the bars in the throat of the inlet. KH Response: There is 3' from top of pipe to flowline.

18. How will the 4' drainage pan warp to tie into the perimeter curb and gutter around the site?

KH Response: A detail will be provided with the next submittal.

19. Storm sewer pipe must be sized for flows from the future commercial site to the north.

Site Improvement Plan Comments: KH Response: Storm sewer updated to 18" RCP to account for future north flows.

Sheet 2

20. Is the drive isle on the east side of the site to be 1 way traffic only? Otherwise, the drive isle should be widened to 24'. KH Response: The east drive aisle is one-way only.

Traffic Impact Analysis Comments: KH Response: A full traffic study is being completed and will be submitted shortly after this resubmittal package.

21. The site plan included in the letter looks to be out of date as it doesn't show the internal connection to the full-movement access to the west.

22. The traffic impact letter does a good job of assessing the trip generation, distribution and assignment, but the analysis presented is not sufficient to demonstrate that project trips can be accommodated by the existing and planned road network. A traffic analysis will need to be provided that demonstrates adequate available capacity of the study roadways and intersections. Background traffic information needs to include Sterling Ranch and the current proposals for the other adjacent parcels, and the coffee shop with drive-through to the south.

If the applicant has any questions regarding these comments, please feel free to have them contact me directly. Thank you for the opportunity to review this request.

March 2, 2023

Trevor Prophet
4643 South Ulster Street, Suite 1300
Denver, CO 802
TREVOR.PROPHET@US.MCD.com

RE: Chatfield Farms Filing 1A, 3rd Amendment, Most of Lot 119A-1 Project File SP2022-142
Referral Response

Hello Mr. Prophet:

The 21-day referral period for a Site Improvement Plan to construct a McDonald's on a portion of Lot 119A-1 at Chatfield Farms Filing 1A, 3rd Amendment has concluded. Attached to this letter are the referral summary report as well as all referral comments received by separate correspondence. All public correspondence was forwarded directly to Jessica McCallum for review. Please address all the comments and then provide the revised documents for a second review.

General Plan Requirements:

- The county has reviewed intersection spacing requirements and will require the southern access point to Waterton Road be closed with this development. Please identify access on this site from the west and north. **KH Response: The access was modified to be a right-in only with a dedicated right turn lane in Waterton Road per discussions with County Planning and Traffic.**
 - Staff is still concerned with the stacking distance for the drive thru on this site. Explain operations to better understand the time it takes to wait in line, order the food, pick up the food and then leave the drive thru so that stacking will not occur off site. **KH Response: The McDonald's drive-thru's are setup to have the two order points with a pre-browse boards available for the customer. Once the customer makes their order they will go to the first window to pay and then the second window to pick-up. For any larger orders, the customer will pull up to the third pick-up window. If there are multiple large orders, the customers will drive into the roll forward lane on the west side of the building and wait for a McDonald's employee to take the food out to their car. This is similar to the pick-up parking stalls that you see with redeveloped McDonald's locations but the roll forward lane is provided to help increase employee safety and not have them have to cross drive-thru lanes to take orders out to cars.**
 - This application is ahead of the development application for the neighboring parcel, Lot 119A-3B. Construction of the "non-exclusive cross access easement" will need to be coordinated for Certificate of Occupancy ensuring that the row is constructed prior to obtaining a CO. Continue working with WDG Rampart LLC and Galloway & Company to ensure access is available to both sites. **KH Response: Noted. Thank you.**
- Staff does not support shifting the southern drive isle closer to Waterton Road as Tract G will be dedicated for future ROW. We believe it is appropriate to retain the 15-foot

landscape buffer as depicted on the 12-2-22 site plan. The PD established an enhancement corridor along Waterton Road with the objective of creating a consistent landscape appearance along the frontage on Waterton Road. The two development applications to the west of this site meet the setback and buffer requirements and we ask that this site also meet the minimum requirements as it is highly visible at the intersection of Waterton Road and Rampart Range Road. **KH Response: A dedicated right-turn lane was provided per coordination with County Planning and Traffic.**

- West Metro Fire Protection District approved a site development plan dated 1-27-23. Please indicate what changed from the 12-2-22 plan and the 1-27-23 plan viewed and approved by West Metro. **KH Response: The fire department wanted more information on the north drive-aisle which is 24-wide and was approved by fire for their apparatus. They also wanted us to proposed a hydrant near the drive-thru which is now on the plans.**
- The 2040 Comprehensive Master Plan identifies this area within the Roxborough Urban Area. Objectives 2-6F and 2-15C both encourage development in a manner that complements and enhances the existing development pattern of adjoining neighborhoods, including density, scale and landscaping. The exterior of the building should emulate the existing commercial development in the area which utilizes stone and stucco.
 - Policy 2-6F.4 – use landscaping to complement and soften nonresidential development, and provide buffering, screening and shade. The Roxborough Village Metro District, Roxborough First HOA, and Chatfield Farms 1-A HOA made comments on the landscaping as proposed. Please review their comments and adjust accordingly as they are design review agencies. **KH Response: Noted. Thank you.**

Site Plan: **KH Response: Comments provided on SIP plans.**

- Remove the southern access point to Waterton Road.
 - This should allow for more parking on this site plan. Be sure to keep all traffic, including vehicles backing out of spaces, on this site.
- Per Section 2707.10 of the DCZR, show location of all fire hydrants. If none exist on site, note the distance and direction of the closest hydrant adjacent to the site within 500’.

Landscape Plans: **KH Response: Comments provided on SIP plans.**

- There are several additional items in the High-Water column causing the column to shift down. Please remove the extra “no” words within the column and adjust accordingly.
- Per Section 2708.01.5 of the DCZR, there should be a minimum four-inch depth of mulch.
- Per Section 2708.01.6 of the DCZR, sources of irrigation water and types of irrigation shall be noted on the landscape plan. Automatic irrigation systems shall be required unless the only water available is from an offsite source. In the event the site is served by a well that prohibits outdoor usage, hand watering may be required. The applicant shall be required to obtain an offsite water source and provide acceptable documentation of such source (i.e., pre-paid weekly contract).
- Staff would encourage replacement of the Russian Sage at the entrance and close to the menu board in the drive thru as this plant attracts bees.

- Both the Roxborough Village Metro District, Roxborough First HOA, and Chatfield Farms 1-A HOA made comments on the landscaping as proposed. Please review their comments and adjust accordingly as they are design review agencies.
- Remove the southern access point to Waterton Road and adjust accordingly.

Lighting Plans: KH Response: Comments provided on SIP plans.

- There should be column indicating the color for each lighting type according to Section 2711.01 of the DCZR for requirements regarding the Luminaire Schedule.
- Remove the southern access point to Waterton Road and adjust accordingly.

Building Plans: KH Response: Comments provided on SIP plans.

- Proposed changes to the Material Board were suggested in an email dated 2-8-23 (during the referral period) and those changes will need to be review by the Roxborough Village Metro District, Roxborough First HOA, and Chatfield Farms 1-A HOA. Please review their comments attached hereto, coordinate directly with each group, and adjust accordingly as they are design review agencies.
 - Provide a revised Material Board with all approved exterior materials.

As part of your resubmittal, please also submit a response letter to my attention indicating how each comment has been addressed, specially addressing Douglas County Health Department, Public Works Engineering, Colorado Geological Survey, Roxborough Water & Sanitation district and the Chatfield Farms 1-A HOA, the Roxborough Village First HOA and the Roxborough Village Metro District. If any additional referral comments are received by our office, we will forward those to you for review. The revised exhibits should also be submitted to my attention. Resubmitted construction plans and other engineering reports and studies should be submitted directly to Brad Jackson in Public Work Engineering.

Because design review is a cumulative process, Douglas County Planning Services reserves the right to provide further comments based upon your resubmittal and the agency comments received through the official referral process. Feel free to contact me with any questions or concerns as they arise.

Sincerely,

[Heather Scott](#)

Heather Scott, AICP
Principal Planner

Cc: Jeanette Bare, AICP, Planning Manager

CHATFIELD FARMS FILING 1A, 3RD AMENDMENT, MOST OF LOT 119A-1

A PORTION OF THE EAST 1/2 OF SECTION 35, TOWNSHIP 6S, RANGE 69 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO
 PLANNING AREA 4 - 1.138 ACRES
 SITE IMPROVEMENT PLAN - SP2022-142

BASIS OF BEARING

BEARINGS ARE BASED ON THE EAST LINE OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH PM HAVING A GRID BEARING OF N00°16'10"W AND BOUNDED BY A FOUND 3-1/4" BRASS CAP 0.4' BELOW GRADE IN A RANGE BOX WITH ILLEGIBLE STAMPING AT THE SOUTHEAST CORNER OF SECTION 35 AND BY A FOUND 1" O.D. PIPE 0.95' BELOW GRADE IN ASPHALT AT THE NORTHEAST CORNER OF SECTION 35.

BENCHMARK

NATIONAL GEODETIC SURVEY (NGS) BM PID#KK0675 - 1-1/2" DIAMETER BRASS CAP IN THE EAST CORNER OF A CONCRETE WATER INTAKE STRUCTURE AND LOCATED ON THE SOUTH SIDE OF THE HIGHLINE CANAL SERVICE ROAD, 150 FEET EAST OF WATERTON ROAD AND SOUTHWEST OF PLATTE CANYON RESERVOIR.
 ELEVATION: 5552.10 FEET (NAVD 1988 DATUM)

LEGAL DESCRIPTION

A PORTION OF LOT 119A-1, CHATFIELD FARMS FILING NO. 1-A, 3RD AMENDMENT, COUNTY OF DOUGLAS, STATE OF COLORADO.

FEMA FLOODPLAIN STATEMENT

THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08035C0127F WITH AN EFFECTIVE DATE OF SEPTEMBER 20, 2005.

CONSULTANTS

DEVELOPER: MCDONALD'S USA, LLC 4643 S. ULSTER STREET, SUITE 1300 DENVER, CO 80237 TEL: (303) 519-4001 CONTACT: KORTNEY PEDIGO	ARCHITECT: ARRIS ENGINEERING 5501 N 17TH STREET OZARK, MO 65721 TEL: (417) 581-5125 CONTACT: COREY STINAR	LANDSCAPE ARCHITECT: KIMLEY-HORN AND ASSOCIATES, INC. 2 NEVADA NORTH AVE., SUITE 300 COLORADO SPRINGS, CO 80903 TEL: (719) 453-0180 CONTACT: JEREMY POWELL, P.L.S.
ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC. 2 NEVADA NORTH AVE., SUITE 300 COLORADO SPRINGS, CO 80903 TEL: (719) 453-0180 CONTACT: JESSICA MCCALLUM, P.E.	SURVEYOR: ENGINEERING SERVICE CO. 14190 EAST EVANS AVENUE AURORA CO, 80014 TEL: (719) 582-1270 CONTACT: CHIP BECKSTROM, P.L.S.	



VICINITY MAP

NOT TO SCALE

SITE INFORMATION

TOTAL SITE AREA	1.138 ACRES ✓
TOTAL BUILDING AREA	4,268 SF.
PARKING REQUIREMENTS	1 SPACE PER 100 SQUARE FEET OF FLOOR AREA
PARKING STALLS REQUIRED (MCDONALD'S ONLY)	43 STALLS
PARKING STALLS PROVIDED (MCDONALD'S PROPERTY)	26 STALLS
PARKING STALLS PROVIDED (ENTIRE DEVELOPMENT)	44 STALLS

APPROVAL CERTIFICATE

THIS SITE IMPROVEMENT PLAN HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH DOUGLAS COUNTY REGULATIONS.

ENGINEERING SERVICES _____ DATE _____

PLANNING SERVICES _____ DATE _____

- FAILURE TO OBTAIN A BUILDING PERMIT WITHIN THREE (3) YEARS AFTER THE DATE OF THE SIP APPROVAL, AS NOTED ON THE NOTICE OF ACTION - FINAL STATUS, SHALL CAUSE THE UNBUILT PORTION OF THIS SIP TO BE NULL AND VOID, UNLESS AN EXTENSION WAS GRANTED.
- ACCEPTANCE OF SITE CONSTRUCTION DRAWINGS BY DOUGLAS COUNTY ENGINEERING SERVICES SHALL BE REQUIRED (AS APPLICABLE) PRIOR TO ISSUANCE OF BUILDING PERMITS. ACCEPTANCE OF SITE CONSTRUCTIONS DRAWINGS EXPIRES THREE (3) YEARS AFTER THE DATE OF SIGNATURE.
- SIGNS SHOWN HEREON ARE NOT APPROVED. ALL SIGNS REQUIRE APPROVAL OF A SIGN PERMIT IN ACCORDANCE WITH THE SIGN STANDARDS SECTION OF THE DOUGLAS COUNTY ZONING RESOLUTION.

THE UNDERSIGNED AS THE OWNER OR OWNER'S REPRESENTATIVE OF THE LANDS DESCRIBED HEREIN HEREBY AGREE ON BEHALF OF ITSELF AND ITS SUCCESSORS AND ASSIGNS TO DEVELOP AND MAINTAIN THE PROPERTY DESCRIBED HEREON IN ACCORDANCE AND COMPLIANCE WITH THIS APPROVED SIP AND THE DOUGLAS COUNTY ZONING RESOLUTION.

MCDONALD'S USA, LLC

BY:

TITLE:

DATE:

ATTEST:

SECRETARY/TREASURER
 STATE OF COLORADO)
) SS.

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____ AS _____ AND _____ OF _____, A, _____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

Sheet Number	Sheet Title
1	COVER SHEET
2	SITE PLAN
3	LANDSCAPE PLAN
4	LANDSCAPE NOTES
5	LANDSCAPE DETAILS
6	GRADING AND DRAINAGE PLAN
7	PHOTOMETRIC PLAN
8	PHOTOMETRIC DETAILS
9	PHOTOMETRIC DETAILS
10	PHOTOMETRIC DETAILS
11	PHOTOMETRIC DETAILS
A2.0	BUILDING ELEVATIONS
A2.1	BUILDING ELEVATIONS



CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

TITLE	SITE IMPROVEMENT PLAN	DATE	1/25/23
DESCRIPTION	COVER SHEET	REV	1
SITE ADDRESS	NW 1/4 OF RAMAPART RANGE ROAD AND WATERTON ROAD, DOUGLAS COUNTY, CO	CITY	RESUBMITAL #1
SITE ID	92517	DATE	1/25/23
		BY	JJM



DRAWN BY	JJM
STD	ISSUE DATE
REVIEWED BY	JJM
DATE ISSUED	12/2/2022

Per 2707.10 - show location of all fire hydrants. If none exist on site, note the distance and direction of the closest hydrant adjacent to the site within 500'.

KH Response: Proposed on-site hydrant shown. Added to Construction Notes.

CHATFIELD FARMS FILING 1A, 3RD AMENDMENT, MOST OF LOT 119A-1

A PORTION OF THE EAST 1/2 OF SECTION 35, TOWNSHIP 6S, RANGE 69 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO
PLANNING AREA 4 - 1.138 ACRES
SITE IMPROVEMENT PLAN - SP2022-142

LEGEND

	PROPERTY LINE
	EASEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED LANDSCAPE

GENERAL NOTES

- CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN.
- CONTRACTOR TO PROTECT IN PLACE, DURING DEMOLITION AND CONSTRUCTION, ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN AS NOTED ON THE PLAN.
- ANY EXISTING STRUCTURE, IMPROVEMENT OR APPURTENANCE TO REMAIN THAT IS DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- PARKING STALL STRIPING SHALL BE 4" WIDE UNLESS OTHERWISE NOTED.

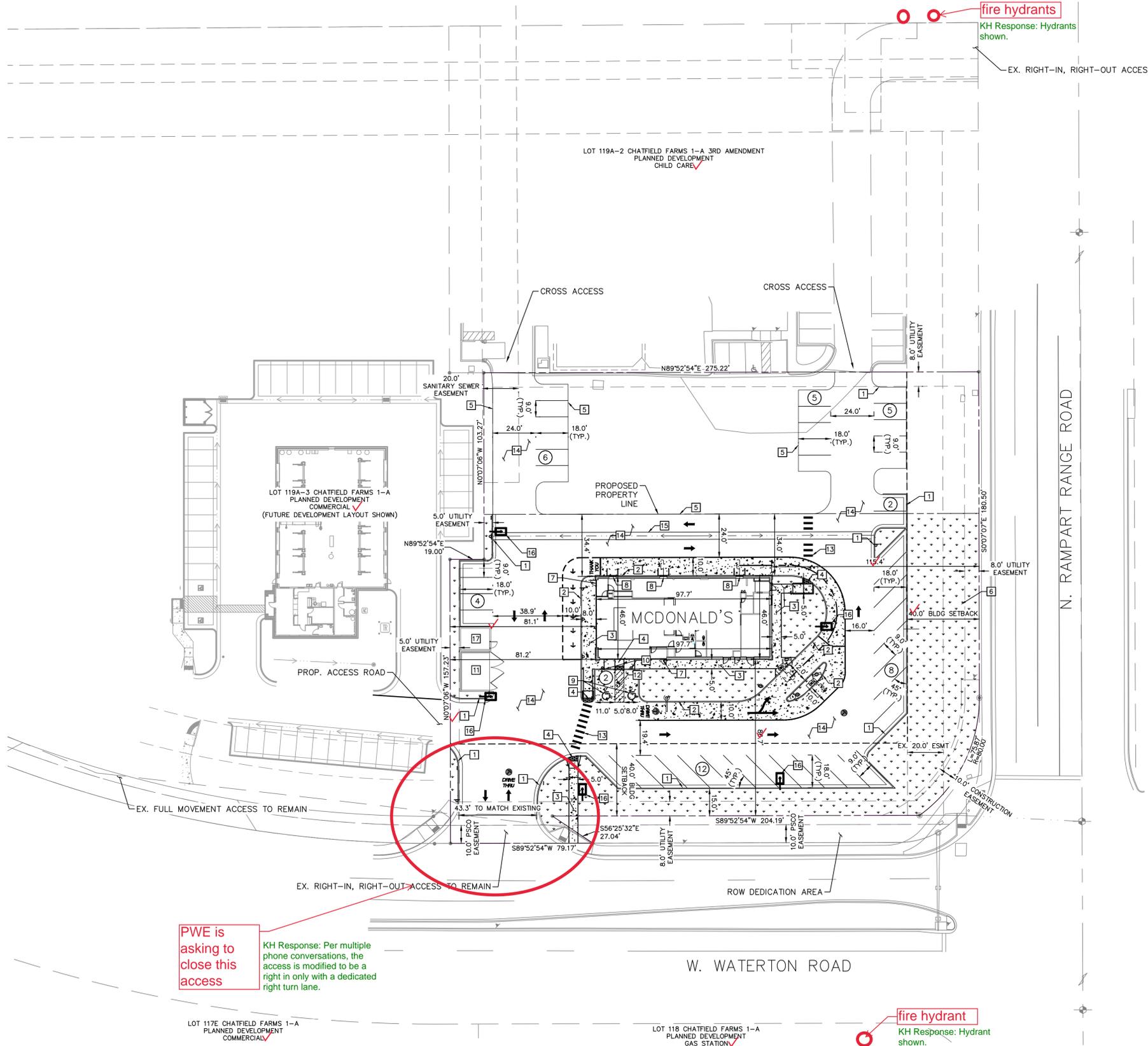
CONSTRUCTION NOTES

- CURB AND GUTTER PER DOUGLAS COUNTY STANDARDS AND SPECIFICATIONS
- 6" CURB PER MCDONALD'S STANDARDS AND SPECIFICATIONS
- CONCRETE SIDEWALK PER DOUGLAS COUNTY STANDARDS AND SPECIFICATIONS.
- PEDESTRIAN CURB RAMP PER DOUGLAS COUNTY STANDARDS AND SPECIFICATIONS
- ROLLED ASPHALT CURB
- PROPOSED MONUMENT SIGN. REFER TO SIGNAGE PLAN FOR ADDITIONAL INFORMATION.
- FRONT BUILDING ENTRANCE. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION
- PAY/PICKUP WINDOW. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION
- PROPOSED ADA SYMBOL.
- PROPOSED ADA SIGN
- DUMPSTER ENCLOSURE. REFER TO STRUCTURAL PLANS FOR ADDITIONAL INFORMATION
- 4" WIDE DIAGONAL PAVEMENT MARKINGS AT 36" ON CENTER
- PEDESTRIAN CROSSWALK
- STANDARD-DUTY ASPHALT PAVEMENT PER DOUGLAS COUNTY STANDARDS AND SPECIFICATIONS
- V-GUTTER PAN
- PROPOSED LIGHT POLE. REFER TO PHOTOMETRIC PLAN FOR ADDITIONAL INFORMATION
- SHED ENCLOSURE. REFER TO STRUCTURAL PLANS FOR ADDITIONAL INFORMATION

SITE INFORMATION

ITEM	ACRES (SQUARE FOOTAGE)	PERCENTAGE OF GROSS SITE
TOTAL SITE AREA	1.138 AC	100%
TOTAL ROOF AREA	0.10 AC (4,494 S.F.)	9.0%
TOTAL LANDSCAPE AREA	0.30 AC (13,162 S.F.)	26.6%
TOTAL HARDSCAPE AREA	0.74 AC (31,915 S.F.)	64.4%

TOTAL BUILDING AREA	4,268 S.F.
PARKING REQUIREMENTS	1 SPACE PER 100 SQUARE FEET OF FLOOR AREA
PARKING STALLS REQUIRED (MCDONALD'S ONLY)	43 STALLS
PARKING STALLS PROVIDED (MCDONALD'S PROPERTY)	26 STALLS
PARKING STALLS PROVIDED (ENTIRE DEVELOPMENT)	44 STALLS



PWE is asking to close this access

KH Response: Per multiple phone conversations, the access is modified to be a right in only with a dedicated right turn lane.

fire hydrant

KH Response: Hydrant shown.

APPROVAL CERTIFICATE

Engineering	Initials/Date
Planning	Initials/Date
Owner	Initials/Date
Lessee	Initials/Date

CAUTION: NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



TITLE	SITE IMPROVEMENT PLAN	DATE	12/2/2022
DESCRIPTION	SITE PLAN	DATE	12/2/2022
PREPARED BY:	McDonald's USA, LLC	DATE	12/2/2022
DRAWN BY:	JJM	DATE	12/2/2022
REVIEWED BY:	JJM	DATE	12/2/2022
DATE ISSUED:	12/2/2022		
SITE ADDRESS:	N.W. OF RAMPART RANGE ROAD AND WATERTON ROAD, DOUGLAS COUNTY, CO		
SITE ID:	92517		
REVISION		DATE	1/25/23
REV	1	DATE	1/25/23
CITY RESUBMITAL #1		DATE	1/25/23
DESCRIPTION		DATE	1/25/23
JJM		DATE	1/25/23
BY		DATE	1/25/23

Kimley»Horn

McDonald's USA, LLC

2

CHATFIELD FARMS FILING 1A, 3RD AMENDMENT, MOST OF LOT 119A-1

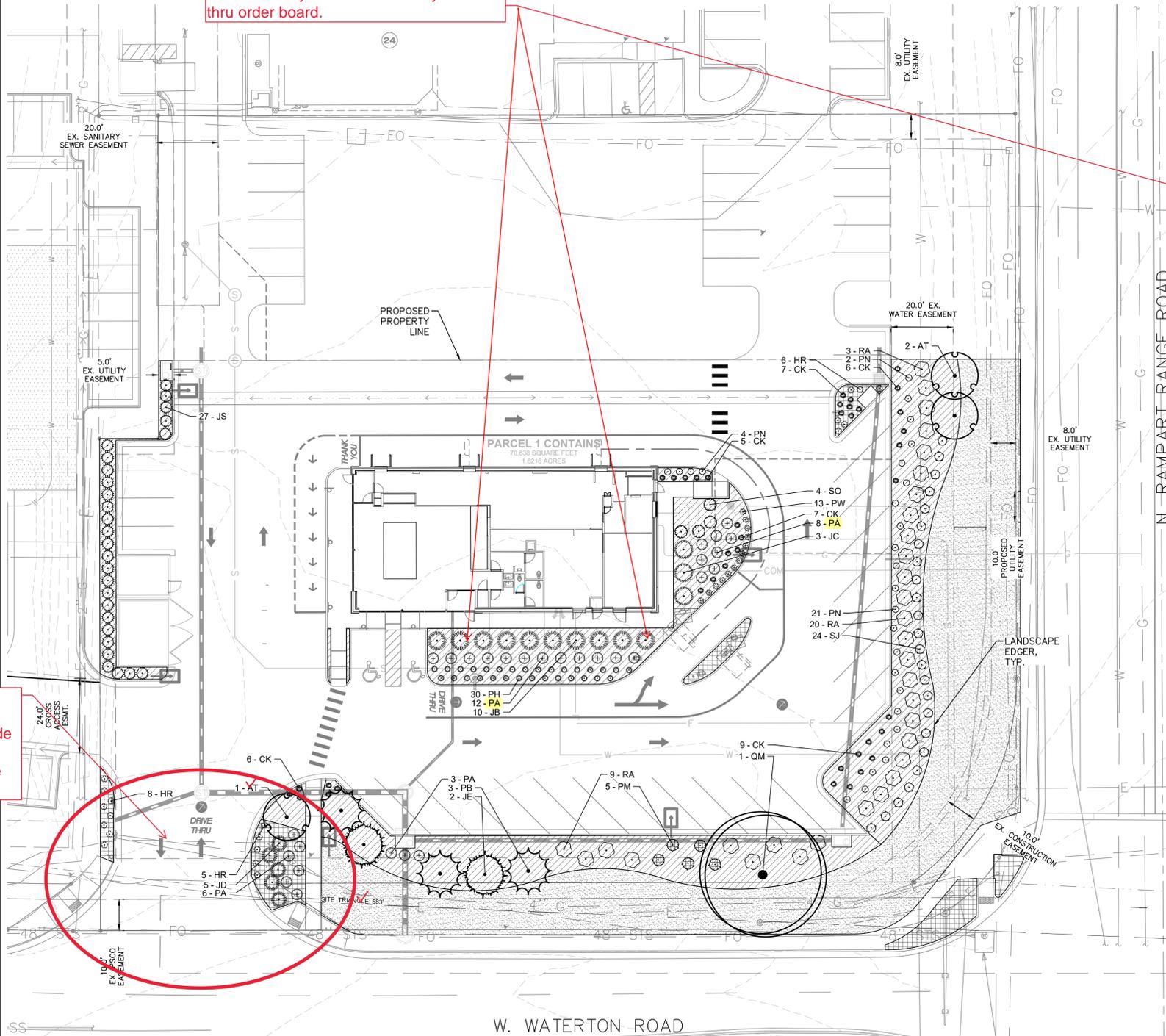
A PORTION OF THE EAST 1/2 OF SECTION 35, TOWNSHIP 6S, RANGE 69 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO
 PLANNING AREA 4 - 1.138 ACRES
 SITE IMPROVEMENT PLAN - SP2022-142✓

KH Response: Noted, all Russian Sage on the site has been replaced with other plants.

Russian Sage attracts bees which you don't want at your front door or by the drive thru order board.

KH Response: Noted, the extra "No" notations have been removed for clarity.

Remove the 3rd "No" as there are only two species of trees. Adjust the column accordingly.



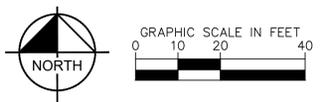
PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL.	WIDTH	HEIGHT	HIGH-WATER-USE
AT	3	ACER TATARICUM / TATARIAN MAPLE	B & B	2" CAL MIN	15'-20'	15'-20'	NO	
QM	1	QUERCUS MACROCARPA / BURR OAK	B & B	2" CAL MIN	35'-45'	50'-60'	NO	
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL.	WIDTH	HEIGHT	HIGH-WATER-USE
JE	2	JUNIPERUS VIRGINIANA / EASTERN REDCEDAR	B & B	6" HGT.	10'-20'	40'-50'	NO	
PB	3	PICEA PUNGENS GLAUCA / COLORADO BLUE SPRUCE	B & B	6" HGT.	10'-20'	50'-70'	NO	
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT	HIGH-WATER-USE
PA	29	PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE	5 GAL	SEE PLAN	3'-5'	3'-5'	NO	
PN	27	PHYSOCARPUS OPULIFOLIUS 'NANUS' / DWARF NINEBARK	5 GAL	SEE PLAN	2'-3'	1'-2'	NO	
RA	32	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL	SEE PLAN	6'-8'	2'-3'	NO	
SJ	24	SPIRAEA JAPONICA 'NEON FLASH' / NEON FLASH SPIREA	5 GAL	SEE PLAN	3'-4'	2'-3'	NO	
SO	4	SYMPHORICARPOS OCCIDENTALIS / WESTERN SNOWBERRY	5 GAL	SEE PLAN	4'-8'	2'-5'	NO	
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT	HIGH-WATER-USE
JB	10	JUNIPERUS HORIZONTALIS 'BLUE CHIP' / BLUE CHIP JUNIPER	5 GAL	SEE PLAN	6'-8'	1'-2'	NO	
JC	3	JUNIPERUS CHINENSIS 'ARMSTRONGII' / ARMSTRONG JUNIPER	5 GAL	SEE PLAN	6'-8'	3'-5'	NO	
JD	5	JUNIPERUS COMMUNIS DEPRESSA 'EFFUSA' / EFFUSA JUNIPER	5 GAL	SEE PLAN	4'-6'	1'-2'	NO	
JS	24	JUNIPERUS CHINENSIS 'SPARTAN' / SPARTAN JUNIPER	5 GAL	SEE PLAN	4'-6'	15'-20'	NO	
PM	5	PINUS MUGO 'SLOWMOUND' / MUGO PINE	5 GAL	SEE PLAN	5'-6'	3'-5'	NO	
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT	HIGH-WATER-USE
CK	40	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	5 GAL	SEE PLAN	18"-24"	4'-5'	NO	
PH	30	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN FOUNTAIN GRASS	1 GAL	SEE PLAN	2'-3'	2'-3'	NO	
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT	HIGH-WATER-USE
HR	19	HEMEROCALLIS X 'HAPPY RETURNS' / HAPPY RETURNS DAYLILY	1 GAL	SEE PLAN	18"-24"	18"-24"	NO	
PW	13	CALLURHOE INVOLUCRATA / PRAIRIE WINECUPS	1 GAL	SEE PLAN	2'-3'	6'-12"	NO	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	TYPE	INSTALL RATE	WEED FABRIC	MFR.	HIGH-WATER-USE
ROCK	7,951 SF	1 1/2" BRECKEN BLUE / DECORATIVE ROCK	ROCK MULCH	4" DEPTH			PIONEER SAND	NO
ROCK B2	1,132 SF	2"-3" RIVER ROCK / COLOR: BLUE GREY	ROCK MULCH	4" DEPTH			PIONEER SAND	NO
SEED1	7,991 SF	DOUGLAS COUNTY TRANSITION GRASS MIX SEE CHART FOR MIXTURE %	SEED	PER CHART				NO

DOUGLAS COUNTY TRANSITION GRASS MIX CHART

NAME	PERCENTAGE (%)
PUBESCENT WHEATGRASS "LUNA"	35
WESTERN WHEATGRASS "ARRIBA" OR NATIVE	18
STREAMBANK WHEATGRASS "SODAR"	15
SLENDER WHEATGRASS	15
"THICKSPIKE WHEATGRASS "CRITANA"	14
SHEEP FESCUE "COVAR"	3

SEEDING RATES:
 IRRIGATED - 40 POUNDS PURE LIVE SEED PER ACRE



IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, AND SIMILAR FEATURES ARE NOT SHOWN ON THE SIP, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DURING THE SITE INSPECTION PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, OR FINAL INSPECTIONS, AS APPLICABLE.✓

TITLE	DATE	BY
SITE IMPROVEMENT PLAN	1/25/23	JIM
LANDSCAPE PLAN	1/25/23	JIM

PREPARED BY: **Kimley»Horn**

PREPARED FOR: **McDonald's USA, LLC**

DRAWN BY: JIM
 STD. ISSUE DATE: 12/2/2022
 REVIEWED BY: JIM
 DATE ISSUED: 12/2/2022

DESCRIPTION: **LANDSCAPE PLAN**

SITE ADDRESS: 119A-1, NWC OF RAMPART RANGE ROAD AND WATERTON ROAD, DOUGLAS COUNTY, CO

SITE ID: 92517

3

APPROVAL CERTIFICATE✓

Engineering	Initials/Date
Planning	Initials/Date
Owner	Initials/Date
Lessee	Initials/Date

CALL BEFORE YOU DIG. IT'S FREE AND IT'S THE LAW.

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

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

KH Response: Noted, a 15 foot landscape buffer has been notated on the plan. This entry has now been designed as a one-way in entry, refer to civil plans for more details.

Close this entrance and provide a 15 foot landscape buffer.

CHATFIELD FARMS FILING 1A, 3RD AMENDMENT, MOST OF LOT 119A-1

A PORTION OF THE EAST 1/2 OF SECTION 35, TOWNSHIP 6S, RANGE 69 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO
 PLANNING AREA 4 - 1.138 ACRES
 SITE IMPROVEMENT PLAN - SP2022-142✓

GENERAL LANDSCAPE SPECIFICATIONS

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.
2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF TRAFFIC (MOT) THAT MAY BE REQUIRED FOR THE PROJECT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION, THE SAFETY AND PROTECTION THEREOF, REPAIRING ANY DAMAGE THERE TO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

C. PROTECTION OF EXISTING PLANT MATERIALS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC.. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF FOUR HUNDRED DOLLARS (\$400) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES CALIPER.
2. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.

D. MATERIALS

1. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

2. PLANT MATERIALS

- FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE SHOWN ON DRAWINGS AND COMPLYING WITH ANSI Z60.1 AND THE COLORADO NURSERY ACT, AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
- TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE.
- NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE PROJECT LANDSCAPE ARCHITECT. ANY ROW TREES MUST BE APPROVED BY OFFICE OF THE CITY FORESTER.
- PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1 AND COLORADO NURSERY ACT FOR TYPES AND FORM OF PLANTS REQUIRED. PLANTS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO PROJECT LANDSCAPE ARCHITECT WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.
- PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER. FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE RECEIVING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.
- TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK (INCLUDED BARK); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN 1/4 INCH (6 MM) IN DIAMETER; OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.
- FURNISH TREES AND SHRUBS WITH ROOT BALLS MEASURED FROM TOP OF ROOT BALL, WHICH SHALL BEGIN AT ROOT FLARE ACCORDING TO ANSI Z60.1 AND COLORADO NURSERY ACT. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.
- LABEL AT LEAST ONE PLANT OF EACH VARIETY, SIZE, AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF COMMON NAME AND FULL SCIENTIFIC NAME, INCLUDING GENUS AND SPECIES. INCLUDE NOMENCLATURE FOR HYBRID, VARIETY, OR CULTIVAR, IF APPLICABLE FOR THE PLANT AS SHOWN ON DRAWINGS.
- IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF PLANTS IS SHOWN ON DRAWINGS, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING.

E. SOIL MIXTURE

1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW.
2. SOIL MIXTURE SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

 - TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT OPENINGS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER, HAVE A PH BETWEEN 5.5 AND 8.0, AND SOLUBLE SALTS LESS THAN 3.0 MMHOS/CM. SUBMIT SOIL SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
 - SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.

3. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

F. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL, OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, BY MEANS OF THE DOMESTIC LINE FROM THE PROPOSED BUILDING OR WATER TAP FROM A WATER MAIN ON SITE. THIS WATER SOURCE WILL BE AVAILABLE FOR THE CONTRACTOR PRIOR TO PLANTING. IF THESE WATER SOURCES ARE NOT AVAILABLE TO THE CONTRACTOR, THE CONTRACTOR, AT A COST TO THE OWNER, WILL PROVIDE A WATER TRUCK FOR TEMPORARY IRRIGATION PURPOSES FOR ALL TURF SPRAYERS AND PLANT DRIP SYSTEMS.

G. FERTILIZER

1. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITES PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.
- * FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES CLEAR MULCH FROM EACH PLANTS CROWN (BASE) OR AS SHOWN IN PLANTING DETAILS. MULCH SHALL BE DOUBLE SHREDDED HARDWOOD MULCH. DYED MULCH IS NOT ACCEPTABLE. SUBMIT SAMPLES TO PROJECT LANDSCAPE ARCHITECT FOR APPROVAL. MULCH SHALL BE PROVIDED OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE RING (IF MINIMUM) PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN ON PLANS.

I. DIGGING AND HANDLING

1. ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT.
2. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
3. B&B AND FIELD GROWING (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
3. ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.

K. MATERIALS LIST

1. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE PLANS SHALL GOVERN. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

L. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.
2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH.
3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

M. PLANTING PROCEDURES

1. THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, BUILDING MATERIALS, AND TOXIC MATERIAL SHALL BE COMPLETELY REMOVED FROM PLANTING AREAS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS IN PLANTING AREAS WHICH WILL ADVERSELY AFFECT THE PLANT GROWTH, THE CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. INCLUDE, MAINTAIN AND PROTECT EXISTING UTILITIES. CALL COLORADO (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMESTONE AND LIMESTONE SUB-BASE FROM ALL PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMESTONE OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.
4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
5. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE SHALL BE EXERCISED.
6. WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
7. ALL PLANTING OPENINGS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 AMERICAN STANDARD FOR NURSERY STOCK.
8. TEST ALL TREE OPENINGS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL.
9. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.
10. PRIOR TO EXCAVATION OF TREE OPENINGS, AN AREA EQUAL TO TWO TIMES THE DIAMETER OF THE ROOT BALL SHALL BE ROTO-TILLED TO A DEPTH EQUAL TO THE DEPTH OF THE ROOT BALL.
11. EXCAVATION OF TREE OPENINGS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.
12. IN CONTINUOUS SHRUB AND GROUND COVER BEDS, THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF ONE FOOT BEYOND THE DIAMETER OF A SINGLE ROOT BALL. THE BED SHALL BE TILLED TO A DEPTH EQUAL TO THE ROOT BALL DEPTH PLUS 6".
13. TREE OPENINGS FOR WELL DRAINED SOILS SHALL BE DUG SO THAT THE BOTTOM OF THE ROOT BALL WILL REST ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL WILL BE FLUSH WITH FINISH GRADE. IN POORLY DRAINED SOILS THE TREE OPENING SHALL BE DUG SO THAT THE ROOT BALL RESTS ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL IS 1" ABOVE FINISH GRADE. PLANT PIT WALLS SHALL BE SCARIFIED PRIOR TO PLANT INSTALLATION.
14. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
15. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 'E'.
16. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
17. AMEND PINE AND OAK PLANT OPENINGS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT OPENINGS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.
18. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET, ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE.
19. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
20. TREES SHALL BE PRUNED, IN ACCORDANCE WITH ANSI A-300, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST.
21. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOWN ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6". REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION 'E'. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
22. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.
23. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S RECOMMENDATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

N. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
3. PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
4. SODDING
 - THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
 - SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDCAPE ELEMENTS. PAVED AND PLANTED AREAS ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.
 - DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.
5. LAWN MAINTENANCE
 - WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"x12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK, INCLUDING REGRADEING IF NECESSARY.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.
6. EDGING
 - CONTRACTOR SHALL INSTALL 4"x8" ROLLED TOP STEEL EDGING BETWEEN ALL SOD/SEED AREAS AND PLANTING BEDS.
7. CLEANUP
 - UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM CONTRACTORS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.
8. PLANT MATERIAL MAINTENANCE
 - ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, PRUNING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
9. FINAL INSPECTION AND ACCEPTANCE OF WORK
 - FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.
10. WARRANTY
 - THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
 - ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.
 - IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.

NOTES:

1. LANDSCAPING SHALL BE PLANTED AND MAINTAINED BY THE OWNER, SUCCESSOR, AND/OR ASSIGNS. SHOULD ANY PLANT MATERIAL DIE, IT SHALL BE REPLACED WITH SIMILAR PLANT MATERIAL WITHIN ONE PLANTING SEASON.
2. ALL STREET TREES AND STREETScape IMPROVEMENTS LOCATED IN THE ROW WILL BE MAINTAINED BY THE ADJUTING, PROPERTY OWNER.

APPROVAL CERTIFICATE ✓

Engineering	Initials/Date
Planning	Initials/Date
Owner	Initials/Date
Lessee	Initials/Date

Will there be drip irrigation ?

Per Section 2708.01.5 - there needs to be a minimum 4 inch depth of mulch.

TITLE	SITE IMPROVEMENT PLAN
DESCRIPTION	LANDSCAPE NOTES
SITE ID	92517
DATE	1/25/23
REV	1
DATE	1/25/23
CITY	RESUBMITTAL #1
BY	

PREPARED BY:

McDonald's USA, LLC

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DRAWN BY:

REVIEWED BY:

DATE ISSUED:

12/2/2022

SITE ADDRESS:

52517

SITE ID

92517

DATE

1/25/23

REV

1

DATE

1/25/23

CITY

RESUBMITTAL #1

BY

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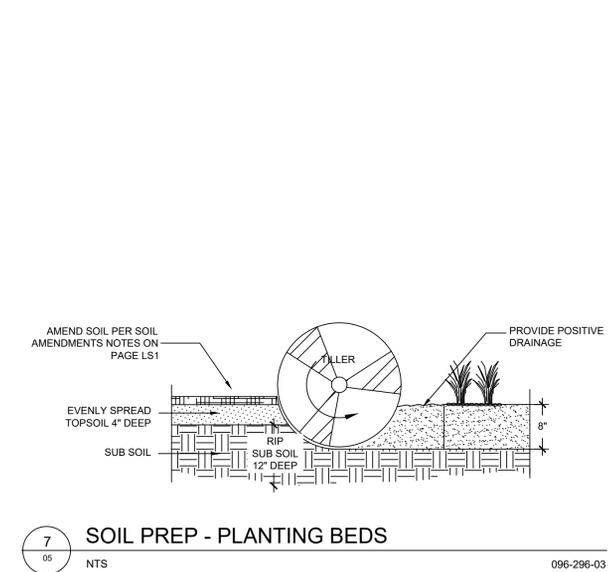
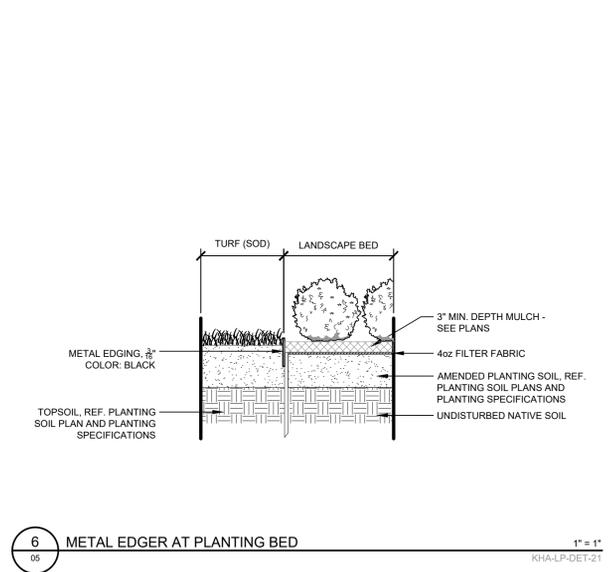
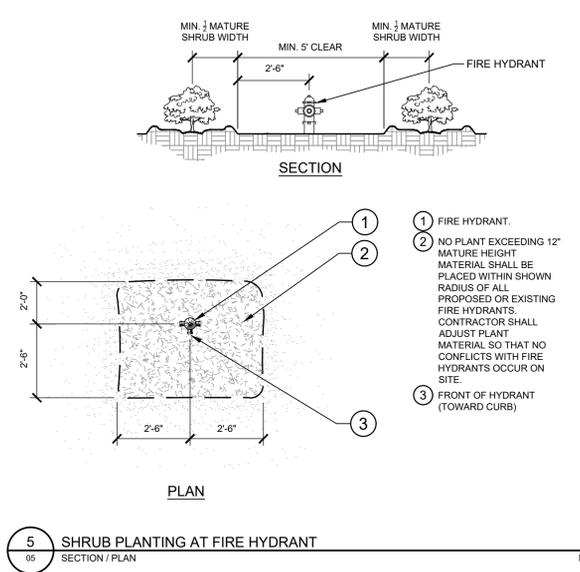
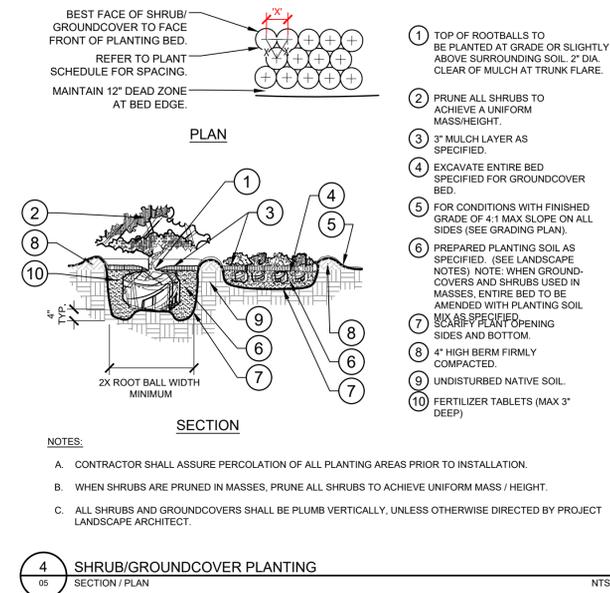
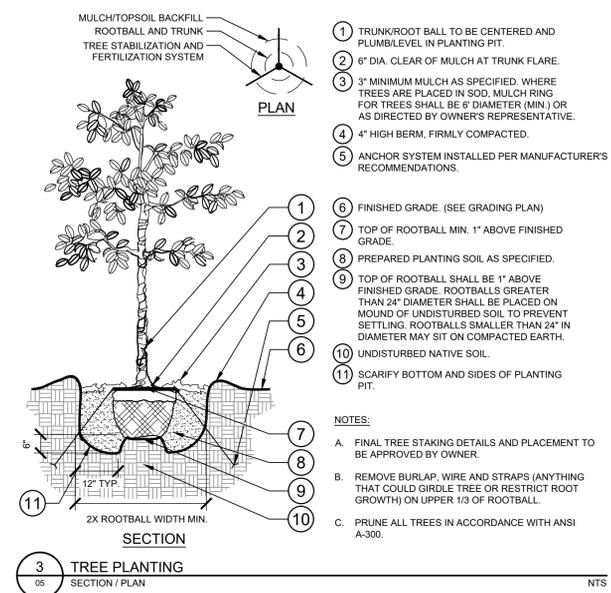
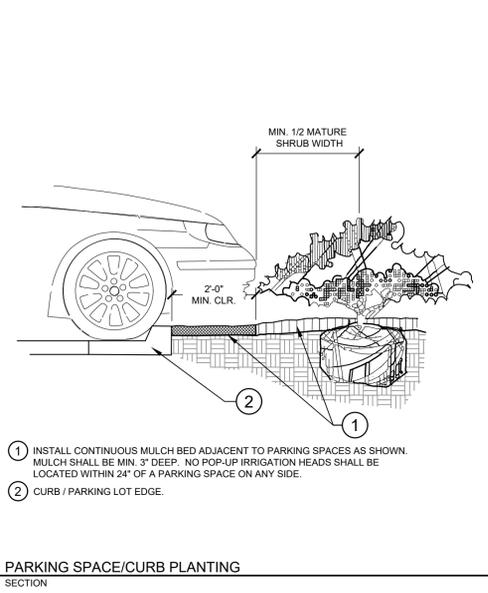
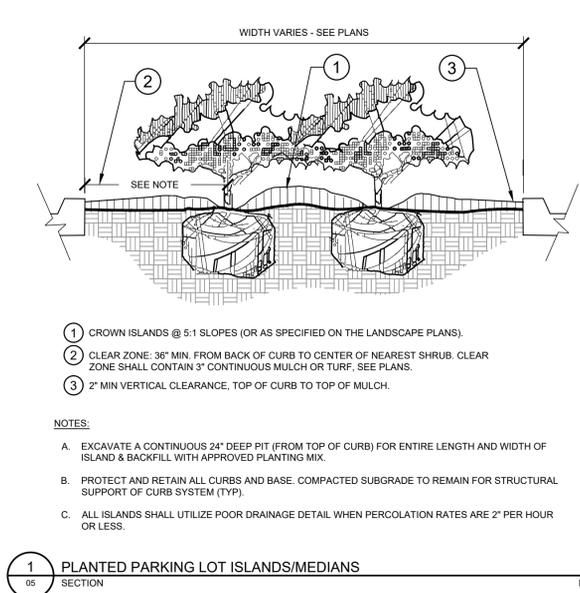
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CAUTION: NOTICE TO CONTRACTOR

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CHATFIELD FARMS FILING 1A, 3RD AMENDMENT, MOST OF LOT 119A-1

A PORTION OF THE EAST 1/2 OF SECTION 35, TOWNSHIP 6S, RANGE 69 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO
 PLANNING AREA 4 - 1.138 ACRES
 SITE IMPROVEMENT PLAN - SP2022-142 ✓



APPROVAL CERTIFICATE ✓

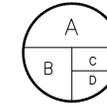
Engineering	Initials/Date
Planning	Initials/Date
Owner	Initials/Date
Lessee	Initials/Date

TITLE	SITE IMPROVEMENT PLAN	DRAWN BY JUM	STD. ISSUE DATE	REVIEWED BY JUM	DATE ISSUED 12/2/2022	CITY RESUBMITTAL #1	DATE	BY	
	LANDSCAPE DETAILS								
DESCRIPTION	SITE ADDRESS: NYC OF RAMPART RANGE ROAD AND WATERTON ROAD, DOUGLAS COUNTY, CO								
SITE ID	92517	PREPARED FOR: McDonald's USA, LLC							
These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied, reproduced, or used in any way without the written authorization of McDonald's USA, LLC. The contract documents were prepared for use on this specific site in conjunction with its issue date and are not to be used for any other project. These drawings for reference or example on another project requires the services of properly licensed architects and engineers. Reproduction of these drawings for reuse on another project is not authorized.									
5	CALL BEFORE YOU DIG. IT'S FREE AND IT'S THE LAW. BLUE STAKES OF UTAH Utility Notification Center, Inc. 1-800-662-4111 www.bluestakes.com Dig Safely. Know what's below. Call before you dig. 811 CAUTION: NOTICE TO CONTRACTOR THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.								

CHATFIELD FARMS FILING 1A, 3RD AMENDMENT, MOST OF LOT 119A-1

A PORTION OF THE EAST 1/2 OF SECTION 35, TOWNSHIP 6S, RANGE 69 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO
 PLANNING AREA 4 - 1.138 ACRES
 SITE IMPROVEMENT PLAN - SP2022-142 ✓

LEGEND



- A = BASIN DESIGNATION
- B = AREA (ACRES)
- C = BASIN IMPERVIOUSNESS
- D = 100YR DESIGN STORM RUNOFF (CFS)

= DESIGN POINT

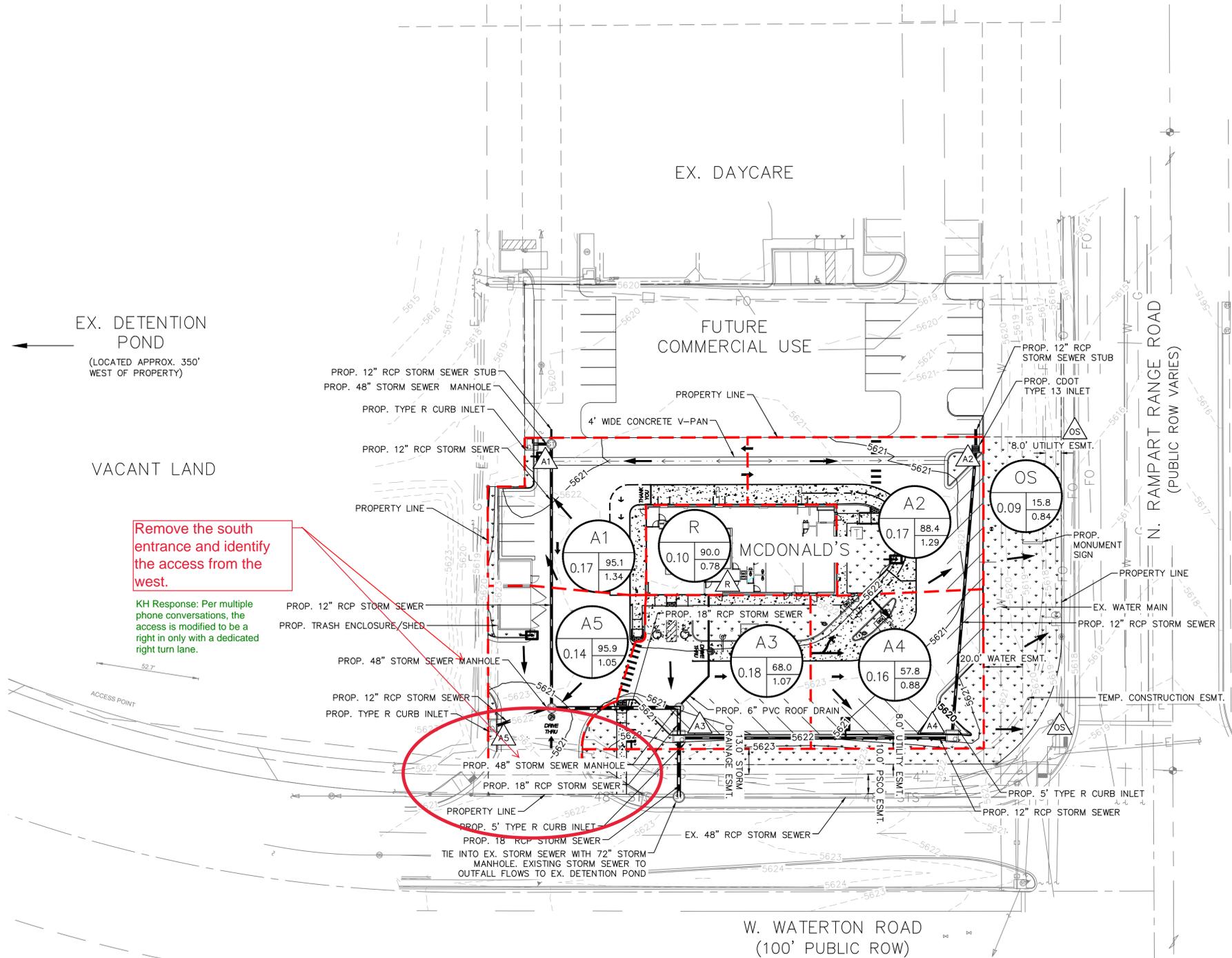
→ FLOW DIRECTION

- PROPERTY BOUNDARY
- - - EASEMENT
- - - 48" STS EXISTING STORM SEWER
- - - DRAINAGE BASIN BOUNDARY
- XXXX PROPOSED MAJOR CONTOUR
- XXXX PROPOSED MINOR CONTOUR
- XXXX EXISTING MAJOR CONTOUR
- XXXX EXISTING MINOR CONTOUR
- PROPOSED STORM SEWER
- PROPOSED CONCRETE PAN
- PROPOSED STORM INLET

SUMMARY - PROPOSED RUNOFF TABLE				
DESIGN POINT	BASIN DESIGNATION	BASIN AREA (ACRES)	DIRECT 5-YR RUNOFF (CFS)	DIRECT 100-YR RUNOFF (CFS)
A1	A1	0.17	0.50	1.34
A2	A2	0.17	0.46	1.29
A3	A3	0.18	0.32	1.07
A4	A4	0.16	0.24	0.88
A5	A5	0.14	0.39	1.05
R	R	0.10	0.28	0.78
OS	OS	0.20	0.08	0.84

FEMA FLOODPLAIN STATEMENT

THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08035C0127F WITH AN EFFECTIVE DATE OF SEPTEMBER 20, 2005.



Remove the south entrance and identify the access from the west.

KH Response: Per multiple phone conversations, the access is modified to be a right in only with a dedicated right turn lane.



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Engineering	Initials/Date
Planning	Initials/Date
Owner	Initials/Date
Lessee	Initials/Date

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PREPARED BY: **Kimley»Horn**

PREPARED FOR: **McDonald's USA, LLC**

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TITLE	SITE IMPROVEMENT PLAN	DATE	1/25/23
DESCRIPTION	GRADING AND DRAINAGE PLAN	REV	1
SITE ID	92517	CITY	RESUBMITAL #1
		DATE	1/25/23
		REV	1
		DESCRIPTION	
		JJM	
		BY	

CHATFIELD FARMS FILING 1A, 3RD AMENDMENT, MOST OF LOT 119A-1

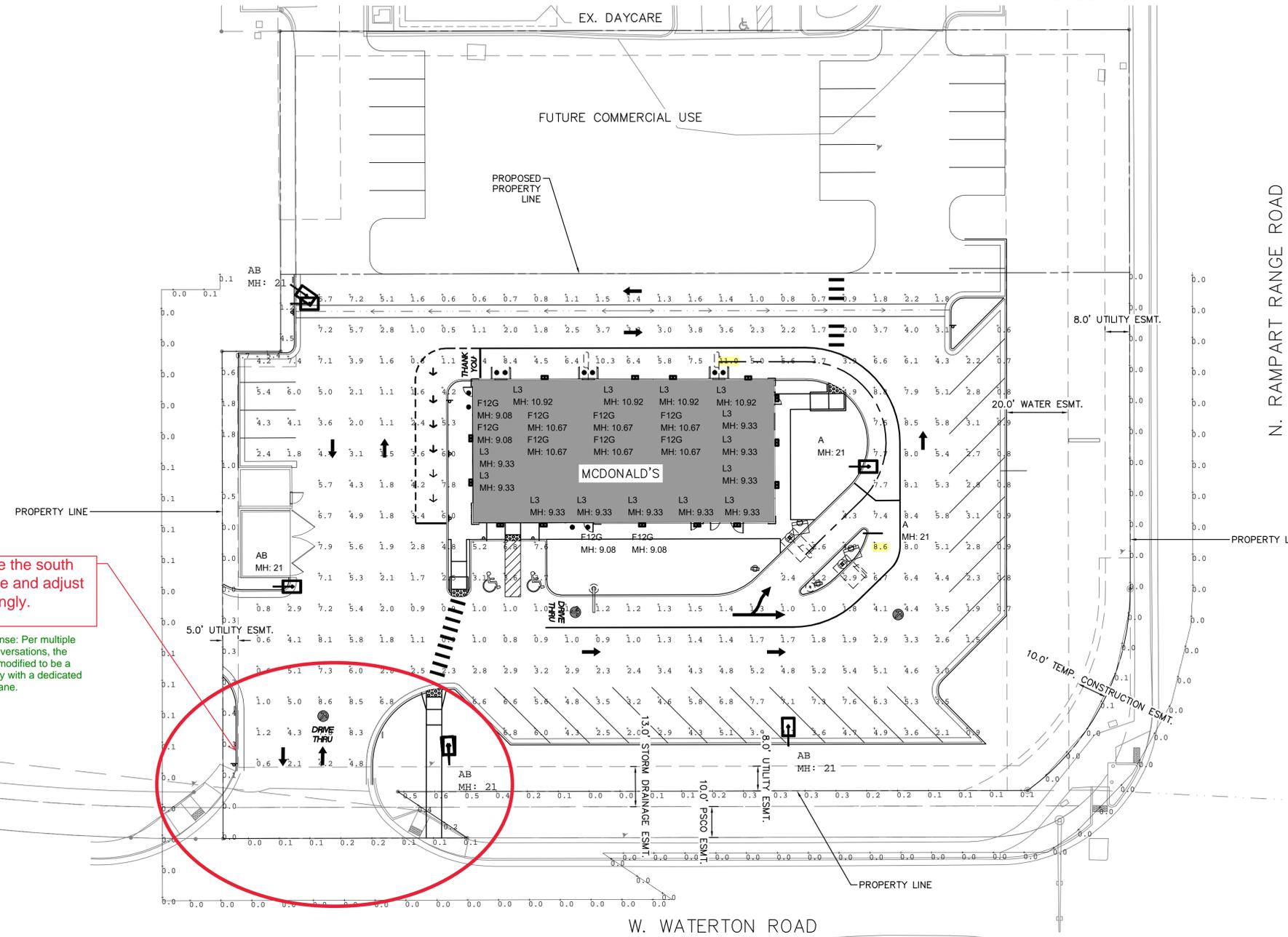
A PORTION OF THE EAST 1/2 OF SECTION 35, TOWNSHIP 6S, RANGE 69 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO
 PLANNING AREA 4 - 1.138 ACRES
 SITE IMPROVEMENT PLAN - SP2022-142 ✓

LEGEND

--- PROPERTY LINE
 - - - EASEMENT

NOTES

LIGHT POLE SHALL BE PLACED AT LEAST 18" FROM BACK OF CURB ADJACENT TO HEAD IN PARKING STALLS.
 POLE FIXTURES ARE FULL CUTOFF
 TILT = 0°
 POLE LIGHT MOUNTING HEIGHT = 18' FT (18' POLE + 3' BASE)
 ✓ PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR CONDUCTING FINAL INSPECTIONS, DOUGLAS COUNTY SHALL CONDUCT AN EVENING SITE VISIT TO ENSURE: ILLUMINATION LEVELS GENERATED BY THE LIGHTING MEET ALL COUNTY CRITERIA AS WELL AS THOSE INDICATED ON THE APPROVED SITE IMPROVEMENT PLAN; DO NOT CREATE DISABILITY GLARE ON ADJACENT PROPERTIES; AND THAT ALL FIXTURES ARE FULL CUTOFF AS DEFINED BY THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA. IN THE EVENT LIGHTING LEVELS DO NOT MEET THESE CRITERIA, REMEDIAL ACTION MAY INCLUDE RE-LAMPING WITH LOWER WATTAGE BULBS, RELOCATING FIXTURES, SHIELDING FIXTURES, REMOVING FIXTURES, OR REPLACING FIXTURES. IT SHALL BE THE RESPONSIBILITY OF THE APPLICANT TO ENSURE ALL SITE LIGHTING COMPLIES WITH LIGHTING STANDARDS SECTION OF THE DOUGLAS COUNTY ZONING RESOLUTION PRIOR TO REQUESTING ISSUANCE OF A CERTIFICATE OF OCCUPANCY AND/OR FINAL INSPECTIONS.



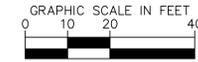
Remove the south entrance and adjust accordingly.

KH Response: Per multiple phone conversations, the access is modified to be a right in only with a dedicated right turn lane.

Per Section 2711.01 - add a column for color of lights.
 KH Response: Added.

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CANOPIES	Illuminance	Fc	6.87	11.0	3.4	2.02	3.24
OFFSET PROPERTY LINE READINGS	Illuminance	Fc	0.01	0.1	0.0	N.A.	N.A.
PAVED SURFACE READINGS	Illuminance	Fc	3.60	8.8	0.5	7.20	17.60
PROPERTY LINE READINGS	Illuminance	Fc	0.37	5.4	0.0	N.A.	N.A.

Symbol	Qty	Label	Arrangement	LLF ✓	Description	Lum. Watts	EPA	Mtg Height	Pole Type	CCT
☐	1	A	SINGLE	1.000	RAR2-480L-240-3K7-3	226.9	0.607	21	RSS-H-18.5-40-A	3000K
☐	4	AB	SINGLE	1.000	RAR2-480L-240-3K7-3-BC	226.9	0.607	21	RSS-H-18.5-40-A	3000K
☉	10	F12	SINGLE	1.000	LBRA-6RD-T-10LCS9-WH-30K	13.318		9.08 & 10.67		3000K
☐	15	L3	SINGLE	1.000	RWL1-48L-20-3K7-4W	19.9		9.33 & 10.92		3000K



APPROVAL CERTIFICATE

Engineering	Initials/Date
Planning	Initials/Date
Owner	Initials/Date
Lessee	Initials/Date

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PREPARED BY: **Kimley»Horn**

McDonald's USA, LLC
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TITLE: **SITE IMPROVEMENT PLAN**
 DESCRIPTION: **PHOTOMETRIC PLAN**
 SITE ADDRESS: **N.W. OF RAMPART RANGE ROAD AND WATERTON ROAD, DOUGLAS COUNTY, CO**
 SITE ID: **92517**

REV	DATE	DESCRIPTION
1	1/25/23	

JMM BY

CHATFIELD FARMS FILING 1A, 3RD AMENDMENT, MOST OF LOT 119A-1

A PORTION OF THE EAST 1/2 OF SECTION 35, TOWNSHIP 6S, RANGE 69 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO
PLANNING AREA 4 - 1.138 ACRES
SITE IMPROVEMENT PLAN - SP2022-142

BEACON
RATIO Series
AREA/SITE LIGHTER

DATE: _____ LOCATION: _____
TYPE: _____ PROJECT: _____
CATALOG #:

FEATURES

- Low profile LED area/site luminaire with a variety of E8 distributions for lighting applications such as retail, commercial and campus parking lots
- Featuring Micro-Silicone Optics which maximizes target zone illumination with minimal losses at the house side, reducing light trespass issues
- Visual comfort standard
- Compact and lightweight design with low EHS
- 30 rated for high vibration applications including bridges and overpasses
- Control options including photo control, occupancy setting, NK Distributed Intelligence™ and 7-Fix with networked controls
- Best in class surge protection available

CONTROL TECHNOLOGY

CONSTRUCTION

- Accidental faller breaks the traditional shadow box form factor, keeping a similar but updated style and appearance, ideal for retrofit applications
- Die cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish

OPTICS

- Beam optical aperture illuminates to create a larger luminous surface area resulting in a finer beam appearance without sacrificing optical performance
- 80, 90, 120 or 140° beamdown LEDs
- 3000K, 4000K or 5000K (70 CRI) CCT
- Zero uplight at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Standard square arm mount, compatible with E8 drill pattern
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option or accessory for square and round poles
- Knuckle arm filter option available for 2-3/8" OD poles. Max tilt of 60 degrees with 4 degree adjustable increments. (Restrictions apply for 7-Fix option)

KEY DATA

Lumen Range	3,000-48,000
Wattage Range	25-340
Efficiency Range (LPW)	116-155
Fixture Projected Life (Hours)	120,000
Weight (lbs. Rg.)	13.5-24 (8.1-13.3)

Identify the color and any other specification in this area including mounting specs.

KH Response: Charcoal was added to the previous sheet. This is a custom order with this light pole and is not provided in this section.

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BEACON
RATIO Series
AREA/SITE LIGHTER

DATE: _____ LOCATION: _____
TYPE: _____ PROJECT: _____
CATALOG #:

ORDERING GUIDE

Example: RAR180-25-3K7-UNVASD-EL-NXWE-CC

ORDERING INFORMATION

Series	# LEDs	Wattage	CCT/CRI	Dist. Distribution	Optics	Mounting	Finish
RAR1	25	25W	3000K, 4000K, 5000K	ES TYPE I, ES TYPE II, ES TYPE III, ES TYPE IV, ES TYPE V	Blank for no rotation, Optic rotation left, Optic rotation right, Forward, Reverse	Universal arm mount for round poles, Universal arm mount for square poles, Round pole adapter, Square pole adapter	Charcoal

STOCK ORDERING INFORMATION

Catalog Number	Lumens	Wattage	LED Count	CCT/CRI	Wattage	Dist. Distribution	Mounting	Finish
RAR1-90-4K-3	3,000	100W	90	4000K/70 CRI	100-277V	Type 3	Square Arm	Bronze
RAR1-90-4K-4W	3,000	100W	90	4000K/70 CRI	100-277V	Type 4W	Square Arm	Bronze
RAR1-90-4K-3	8000	100W	90	4000K/70 CRI	100-277V	Type 3	Square Arm	Bronze
RAR1-90-4K-4W	8000	100W	90	4000K/70 CRI	100-277V	Type 4W	Square Arm	Bronze
RAR2-95-4K-3	2000	95W	300	4000K/70 CRI	100-277V	Type 4W	Square Arm	Bronze
RAR2-95-4K-4W	2000	95W	300	4000K/70 CRI	100-277V	Type 4W	Square Arm	Bronze

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BEACON
RATIO Series
AREA/SITE LIGHTER

DATE: _____ LOCATION: _____
TYPE: _____ PROJECT: _____
CATALOG #:

OPTIONS AND ACCESSORIES - STOCK (ORDERED SEPARATELY)

Catalog Number	Description
RARASD	Round pole adapter 2.5" to 4.5" for 400 mm 3.5" to 4.5" OD pole, dark bronze finish
RARASD	Universal mount for square pole on round pole 3.5" to 4.5" OD, dark bronze finish
RARASD	Ratio backlight control 80L
RARASD	Ratio backlight control 100
RARASD	Ratio backlight control 300L
RARASD	Ratio backlight control 400L

ACCESSORIES AND REPLACEMENT PARTS - MADE TO ORDER

Catalog Number	Description
RAR-ASQ-XX	Universal arm mount for square pole/surface
RAR-A-J-XX	Universal arm mount for round pole/surface
RAR-90-XX	Round pole adapter
RAR-90-XX	Square pole adapter
RAR-90-XX	Square pole top bracket adapter 2.5" to 3" OD adapter
RAR-90-XX	Round pole top bracket adapter 2.5" to 3" OD adapter
RAR-90-XX	Ratio size 1000 detent/retainer
RAR-90-XX	Ratio size 2 and detent/retainer
RAR-90-XX	Ratio size 3 and detent/retainer
RAR-90-XX	Ratio size 4 and detent/retainer
RAR-90-XX	Ratio size 5 and detent/retainer
RAR-90-XX	Ratio size 6 and detent/retainer
RAR-90-XX	Ratio size 7 and detent/retainer
RAR-90-XX	Ratio size 8 and detent/retainer
RAR-90-XX	Ratio size 9 and detent/retainer
RAR-90-XX	Ratio size 10 and detent/retainer
RAR-90-XX	Ratio size 11 and detent/retainer
RAR-90-XX	Ratio size 12 and detent/retainer
RAR-90-XX	Ratio size 13 and detent/retainer
RAR-90-XX	Ratio size 14 and detent/retainer
RAR-90-XX	Ratio size 15 and detent/retainer
RAR-90-XX	Ratio size 16 and detent/retainer
RAR-90-XX	Ratio size 17 and detent/retainer
RAR-90-XX	Ratio size 18 and detent/retainer
RAR-90-XX	Ratio size 19 and detent/retainer
RAR-90-XX	Ratio size 20 and detent/retainer
RAR-90-XX	Ratio size 21 and detent/retainer
RAR-90-XX	Ratio size 22 and detent/retainer
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RAR-90-XX	Ratio size 94 and detent/retainer
RAR-90-XX	Ratio size 95 and detent/retainer
RAR-90-XX	Ratio size 96 and detent/retainer
RAR-90-XX	Ratio size 97 and detent/retainer
RAR-90-XX	Ratio size 98 and detent/retainer
RAR-90-XX	Ratio size 99 and detent/retainer
RAR-90-XX	Ratio size 100 and detent/retainer

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BEACON
RATIO Series
AREA/SITE LIGHTER

DATE: _____ LOCATION: _____
TYPE: _____ PROJECT: _____
CATALOG #:

PERFORMANCE DATA

Description	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)				4K (4000K NOMINAL 70 CRI)				3K (3000K NOMINAL 80 CRI)							
				Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	
25	25.4	25.4	3	2	3438	135	1	0	1	3445	136	1	0	1	3240	128	1	0	1
				3	3460	136	1	0	1	3467	136	1	0	1	3260	128	1	0	1
				4W	3406	134	1	0	1	3412	134	1	0	1	3209	126	1	0	1
39	39	39	3	2	5293	137	1	0	2	5323	137	1	0	2	5046	130	1	0	2
				3	5293	137	1	0	2	5323	137	1	0	2	4950	127	1	0	2
				4W	5200	137	1	0	2	5200	137	1	0	2	4900	125	1	0	2
50	49.8	50	3	2	6333	140	3	0	1	6344	141	3	0	1	6025	132	3	0	1
				3	6340	140	3	0	1	6342	140	3	0	1	5993	131	3	0	1
				4W	6233	135	1	0	2	6245	136	1	0	2	5873	128	1	0	2
70	68.4	70	3	2	8924	134	2	0	2	8924	134	2	0	2	8594	126	2	0	2
				3	8924	134	2	0	2	8924	134	2	0	2	8594	126	2	0	2
				4W	8924	134	2	0	2	8924	134	2	0	2	8594	126	2	0	2
100	90.0	100	3	2	11976	133	2	0	2	12000	133	2	0	2	12825	125	2	0	2
				3	11976	133	2	0	2	12000	133	2	0	2	12825	125	2	0	2
				4W	11976	133	2	0	2	12000	133	2	0	2	12825	125	2	0	2
135	133.3	135	3	2	15572	142	2	0	2	15494	141	2	0	2	14871	136	2	0	2
				3	15572	142	2	0	2	15494	141	2	0	2	14871	136	2	0	2
				4W	15572	142	2	0	2	15494	141	2	0	2	14871	136	2	0	2

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currentlighting.com/beacon
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BEACON
RATIO Series
AREA/SITE LIGHTER

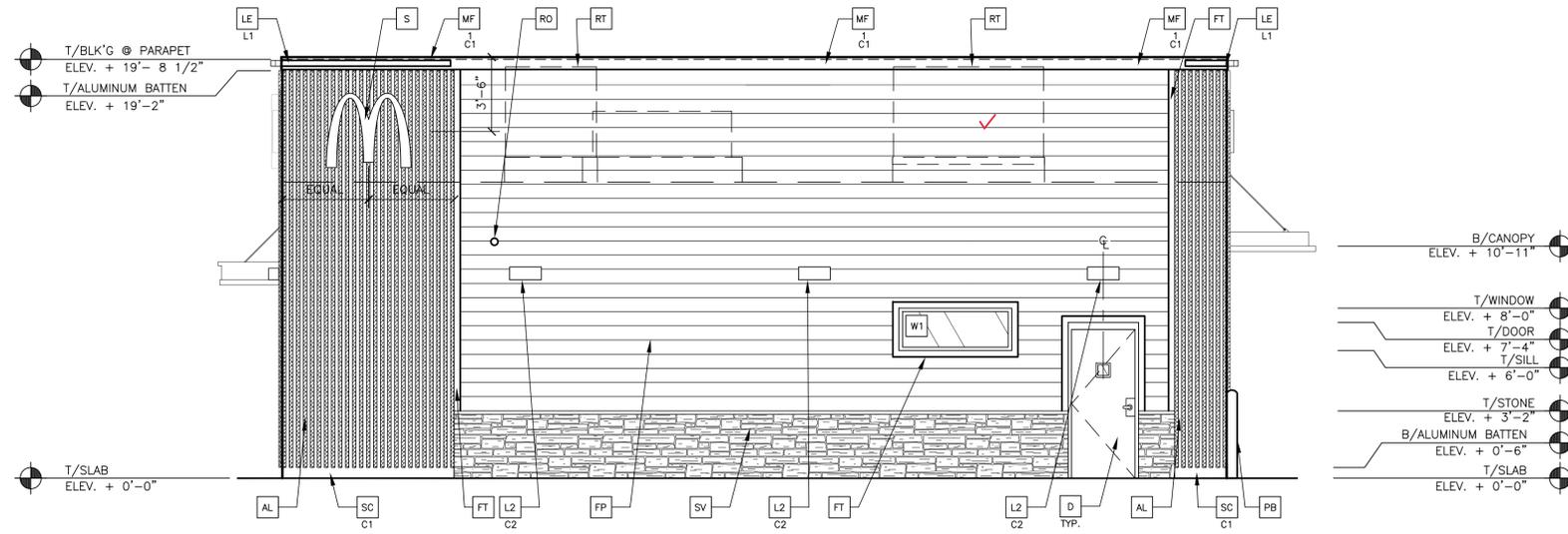
DATE: _____ LOCATION: _____
TYPE: _____ PROJECT: _____
CATALOG #:

PERFORMANCE DATA

Description	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)				4K (4000K NOMINAL 70 CRI)				3K (3000K NOMINAL 80 CRI)							
				Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	
70	100.3	100.3	4W	2	15326	153	2	0	3	15377	153	2	0	3	14442	144	2	0	3
				3	15421	154	2	0	3	15452	154	2	0	3	14531	145	2	0	3
				5W	15360	153	2	0	3	15370	153	2	0	3	14424	144	2	0	3
140	133.2	140	4W	2	19395	146	2	0	3	19434	146	2	0	3	18276	137	2	0	3
				3	19555	147	2	0	3	19554	147	2	0	3	18389	138	2	0	3
				5W	19320	144	2	0	3	19248	145	2	0	3	18101	136	2	0	3
165	153.6	165	4W	2	21444	140	3	0	3	21487	140	3	0	3	20206	132	3	0	3
				3	21651	143	3	0	3	21655	143	3	0	3	20402	133	3	0	3
				5W	21522	143	3	0	3	21516	143	3	0	3	20466	135	3	0	3
185	174.5	185	4W	2	25046	145	3	0	3	25098	145	3	0	3	24043	131	3	0	3
				3	25207	150	3	0	3	25259	150	3	0	3	24894	142	3	0	3
				5W	25187	148	3	0	4	25184	148	3	0	4	24308	133	3	0	4
210	198.2	210	4W	2	28347	145	3	0	4	28437	145	3	0	4	27484	137	3	0	4
				3	28527	146	3	0	4	28525	147	3	0	4	27584	138	3	0	4
				5W	28222	147	3	0	4	28281	148	3	0						

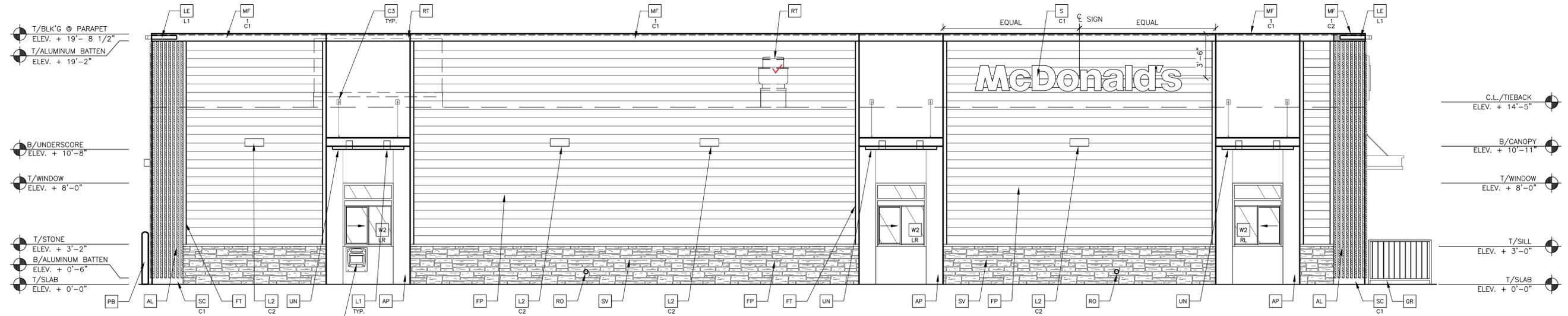
CHATFIELD FARMS FILING 1A, 3RD AMENDMENT, MOST OF LOT 119A-1

A PORTION OF THE EAST 1/2 OF SECTION 35, TOWNSHIP 6S, RANGE 69 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO
 PLANNING AREA 4 - 1.138 ACRES
 SITE IMPROVEMENT PLAN - SP2022-142✓



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

THE BUILDING ELEVATIONS SHOWN AND APPROVED HEREON ARE INTENDED TO DEMONSTRATE HOW ALL HVAC SHALL BE SCREENED ACCORDING TO DOUGLAS COUNTY ZONING RESOLUTION REQUIREMENTS. IT IS THE APPLICANT'S RESPONSIBILITY TO ENSURE THAT SCREENING OCCURS IN THE FIELD AS DEMONSTRATED BY THESE PLANS, REGARDLESS OF CURB REQUIREMENTS, MECHANICAL PLAN CHANGES, OR OTHER CIRCUMSTANCES. FAILURE TO PROVIDE SCREENING MAY RESULT IN DELAY OF FINAL INSPECTIONS AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY



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

KEY NOTES:

- AL ALUMINUM BATTEN SYSTEM
 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, APA TRADEMARKED.
 COURSE GRIT SAND SURFACES PRIOR TO PRIMING. PRIME AND PAINT BOTH SIDES AND ALL EDGES PRIOR TO INSTALLATION.
 SUBSTRATE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- AP ALPOLIC METAL PANEL (COLOR: RAL 7022)
- 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, WHEN TIEBACKS ARE INSTALLED ON METAL PANELING.
 SEE DETAIL 3/A5.0
- CJ CONTROL JOINT
 1-TYPE: 1 = ALPOLIC
 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 (866) 330-7337, ann.bowen@vomela.com
 GEX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gxi.com
- FB CO2 = BULK CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00)
 BO = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18)
- FP FIBER CEMENT LAP SIDING: SMOOTH HARDI-BOARD PLANK BY JAMES HARDIE, 8-1/4" WIDTH, 7" EXPOSURE, H25
 COLOR: TIMBER BARK
- FT FIBER CEMENT TRIM: HARDITRIM BOARDS 4/4 SMOOTH, 1 5/8" AND 3 1/2" WIDTH, 3/4" THICK, H25
 COLOR: TIMBER BARK (CHECK 1 5/8" PRE-PAINT AVAILABILITY)
- 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: WHITE
 C2= PLATINUM SILVER
- LE ACCENT LIGHTING - SEE ELECTRICAL
 L1-LED LIGHT:
 L1 = SLIM LED (DOWN ONLY)
 L2 = INTEGRAL CANOPY FIXTURE
 L3 = UP ONLY FLOOD FIXTURE
- MF METAL FASCIA
 1-TYPE:
 C1 1 = PRE-FAB ANCHOR-TITE FASCIA
 2 = BOTTOM TRIM AT METAL REVEAL PANEL
 3 = VERTICAL TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES
 COLOR:
 C1= WEATHERED ZINC
 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
- RT OUTLINE OF ROOF-TOP EQUIPMENT
- S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
 C1-COLOR:
 C1= WEATHERED ZINC RACEWAY
 C2= RAL 7022 RACEWAY
- SC STUCCO
 C1- PAINT TO MATCH HARDIE PLANK SIDING OR GAUNTLET GRAY SW7019 BY SHERWIN WILLIAMS
- ST CO2 STROBE/ALARM. SEE MECHANICAL DRAWINGS FOR SPECIFICATION.
- SV STONE VENEER
 "CULTURED STONE" ANCIENT VILLA LEDGESTONE
 COLOR: SEVILLA

APPROVAL CERTIFICATE ✓

Engineering	Initials/Date
Planning	Initials/Date
Owner	Initials/Date
Lessee	Initials/Date

BY _____
 DATE _____
 REV _____

PREPARED BY:
ARRIS ARCHITECTURE
 Arris Architecture, LLC
 3436 New Castle Dr.
 Loveland, CO 80538
 970.988.6302
 coreys@arrisinc.net

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McDonald's USA, LLC
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DRAWN BY: B.ABDALLA
 STD ISSUE DATE: _____
 REVIEWED BY: _____
 DATE ISSUED: _____
 ARRIS PROJECT #: 0900-22

TITLE: 2021 STANDARD BUILDING - BB20
 4597 - WOOD/WOOD
 DESCRIPTION: WOOD BEARING WALLS W/ BRICK EXTERIOR FINISH & CI WOOD TRUSS ROOF FRAMING
 ALPOLIC/BATTEN/HARDIPLANK EXTERIOR FINISH
 SITE ID: 005-1011
 SITE ADDRESS: 10225 S. WATERTON RD. LITTLETON, CO 80125

A2.1
 ELEVATIONS

MATERIAL SAMPLES



AL ALUMINUM BATTEN SYSTEM
(COLOR: WOOD GRAIN)



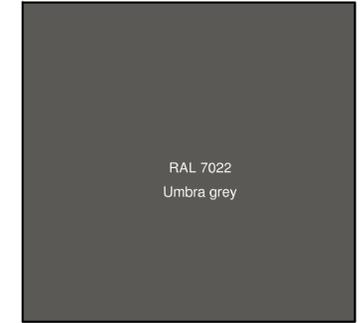
AP ALPOLIC METAL PANEL
(COLOR: RAL 7022)



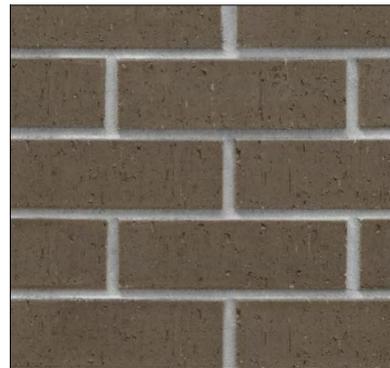
SV STONE VENEER:
CULTURED STONE
"SCULPTED ASHLAR"
COLOR: ECHO RIDGE



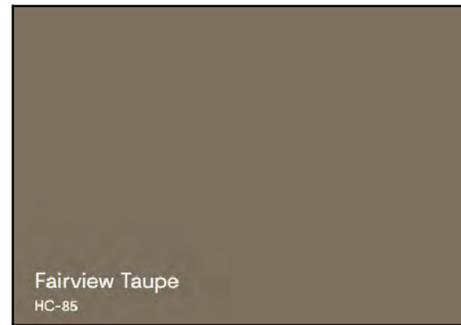
CI ALUMINUM CANOPY
SYSTEM W/FASCIA
(COLOR: WHITE)



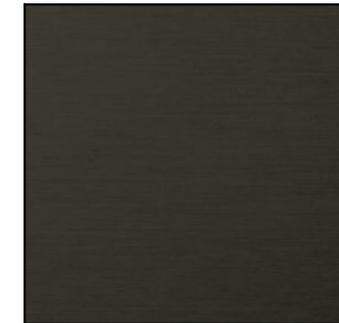
C2 ALUMINUM CANOPY SYSTEM
(COLOR: RAL 7022)



BR BRICK VENEER:
HEBRON BRICK COMPANY
"SILVERADO" SMOOTH



D HOLLOW METAL DOORS AND ITEMS NOTED
AS PAINT TO MATCH BRICK VENEER
(COLOR: BENJAMIN MOORE #HC-85
FAIRVIEW TAUPE)



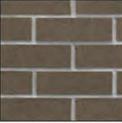
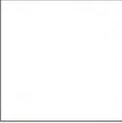
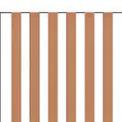
WI STOREFRONT
(COLOR: EXTRA DARK BRONZE)



BACK ELEVATION

1/8" = 1'-0"

MATERIAL LEGEND

	BRICK VENEER: HEBRON BRICK COMPANY "SILVERADO" SMOOTH		ALUMINUM CANOPY COLOR: WHITE
	STONE VENEER: CULTURED STONE "SCULPTED ASHLAR" COLOR: ECHO RIDGE		GOLD UNDERSCORE
	ALUMINUM BATTEN SYSTEM MFR: B+N INDUSTRIES SIZE: 2"x2" PROFILE COLOR: WOOD GRAIN,		EXTERIOR WINDOW ASSEMBLY COLOR: EXTRA DARK BRONZE
	ALPOLIC METAL PANEL COLOR: RAL 7022		HOLLOW METAL DOORS & FRAMES COLOR: "FAIRVIEW TAUPE" #HC-85 BY BENJAMIN MOORE



DRIVE THRU SIDE ELEVATION

1/8" = 1'-0"

REV	DATE	DESCRIPTION	BY

PREPARED BY:



Arri's Architecture, LLC
3436 New Castle Dr.
Loveland, CO 80538
970.988.6302
coreys@arrisinc.net

PREPARED FOR:

McDonald's USA, LLC
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DRAWN BY	STD ISSUE DATE	REVIEWED BY	DATE ISSUED	ARRIS PROJECT #
				0900-22

TITLE	2021 STANDARD BUILDING - BB20
DESCRIPTION	4597 - WOOD/WOOD
DESCRIPTION	WOOD BEARING WALLS W/ BRICK EXTERIOR FINISH & CI
DESCRIPTION	WOOD TRUSS ROOF FRAMING
DESCRIPTION	ALPOLIC/BATTEN/HARDPLANK EXTERIOR FINISH
SITE ID	005-1011
SITE ADDRESS	10125 S. WATERTON RD. LITTLETON, CO 80125

SHEET NO. **A2.1**
ELEVATIONS

Location	Date	Time	Approved?	Deposit \$100	Deposit Returned	Fee	In Binder?	Voided/ Cashed?	Date Permit Issued	Notes
Community Park	5/27/2023	1-4pm	Yes	Received						
Softball Field	4/8/2023	10am-2pm	Yes	Received	6/28/2023					
Community Park Gazebo and parking	4/1/2023	10am-1pm	Yes	Received						
Community Park/Baseball field	4/13/23-6/15/23	4:30pm-8:30pm	Yes	Received \$500	7/6/2023	\$2,200		Mailed to Gemsbok	3.2.2023	
Community Park/ Baseball Field	4/18/2023 & 5/2/2023 or 4/25/23 & 5/9/23	9am-2:30pm	Yes	Waived						
Chatfield Farms	6/7/2023, 6/21/2023, 7/5/2023 and 7/19/2023	8:30 am- 10:30	Yes	Received						
Softball Field	3/30/2024	930-3:30p	Yes	Received						
Community Park	7/22/2023	11am-7pm	Yes	Received	7/26/2023					
Community Park/Softball Field	7/21/2023	5:30 pm- 8:30 p	Yes	Received						
Community Park/Softball Field	8/4/2023	3:30 pm- 6:30	Yes	Received						

From: [Ephram Glass](#)
To: [Peggy Ripko](#)
Cc: [Mark Rubic \(MarkRubic@roxboroughmetrodistrict.org\)](mailto:MarkRubic@roxboroughmetrodistrict.org)
Subject: Re: FW: Roxborough Music Festival Sponsorship
Date: Tuesday, August 1, 2023 8:59:04 AM

We can discuss this on the 8th as well.

On Mon, Jul 31, 2023 at 7:04 PM Peggy Ripko <pripko@sdmsi.com> wrote:

Passing on...although I know it was not a huge hit last year.

Peggy Ripko

District Manager & Community Management Division Manager

Special District Management Services, Inc.

141 Union Boulevard, Suite 150

Lakewood, CO 80228-1898

pripko@sdmsi.com

Phone: 303-987-0835

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From: Kim DeGrande <degrande@aol.com>
Sent: Monday, July 31, 2023 6:54 PM
To: Peggy Ripko <pripko@sdmsi.com>
Subject: Roxborough Music Festival Sponsorship

Hi there,

It is that time of year again and we are getting fired up for the 2023 Roxborough Music Festival on Friday, September 8th and Saturday, September 9th. Sponsorship levels are the same as last year, and of course all of our costs went up again this year. I am hoping you can help us out with a generous donation, as you have done in the past.

This year we will be donating proceeds to Roxborough Elementary Schools and to a organization that supports students with special needs. We are looking at a couple of different options, but haven't chosen one yet.

Attached is the sponsor form for your review. If you have any questions please feel free to call me

Thank you again for your continuing support!

Kim DeGrande

Roxborough Music Festival

8351 N. Rampart Range Rd., Ste. 111

Littleton, CO 80125

303-908-7566