

# Strategic Land Solutions, Inc.

Civil Engineering • Land Planning • Entitlements

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Friday, December 20, 2024

**Attn: Ms. Emma Heth**  
**Town of Frisco Colorado:**  
**Community Development**  
1 East Main Street  
Frisco, CO 80443

**RE: 1<sup>st</sup> Bank/McDonald's Renovation Letter of Introduction (960 N. 10 Mile Drive)**

As we have briefly discussed by email, McDonald's is researching their ability to remodel the existing First Bank building into a McDonald's Restaurant. McDonald's plans to reuse the existing building in its current location, and they plan to reuse most of the building exterior.

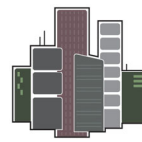
As part of the building modifications McDonald's plans to remove the existing drive thru tellers and canopy, and patch the building wall in the teller location with material matching the existing building finishes. McDonald's also plans to modify the south building façade to add three windows to serve the new drive thru lane. The existing east and west building elevations will largely remain in their current conditions. The west entrance will be modified to include a vestibule and dual storefront doors. The building interior renovations include removing the teller counters, lobby, offices, and wall safes, leaving the existing restrooms in their current location. McDonald's will then install a new kitchen, dining room, and cashier areas.

As part of the site renovation, McDonald's plan to add a grease interceptor upstream of the existing sanitary sewer line, upgrade the existing 1-inch water service to a 1-1/2-inch water service, and to upgrade the electrical service to three phase 1,200-amp service. Communications serving the site will likely need to be revised to serve McDonald's.

McDonalds plans to raze and rebuild the existing parking lot as shown on the site plan included with this submittal. The new parking lot layout fits within the current pavement footprint, but it is being revised to one-way traffic, which works better with McDonald's site functionality. McDonald's also plans to add a patio seating area between the drive thru and the building to help with the appearance from Summit Boulevard. The revised landscaping will be designed to work with the existing mature landscaping, and to keep the existing exterior mature trees.

The existing drainage patterns will be kept throughout the site. Furthermore, the existing imperviousness of the site will not be increased with the McDonald's project. Therefore, the proposed renovations will not adversely affect the existing storm drain facilities serving the site.

Ms. Emma Heth  
Letter of Introduction  
Friday – December 20, 2024  
Page 2



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

As you can see from the information in this letter, and from the attached submittal documents, it is McDonald's intent to use the existing site and building where possible to keep the exiting character of the site. The impacts to the mature landscaping and the existing building architecture will be limited, and additional landscaping and a patio are being added to help offset impacts from the proposed drive thru location.

Please feel free to contact me during your review if you have any questions about what is being proposed.

Sincerely,

**STRATEGIC LAND SOLUTIONS, INC.**

A handwritten signature in black ink that reads "Robert J. Palmer". The signature is fluid and cursive, with a long horizontal stroke at the end.

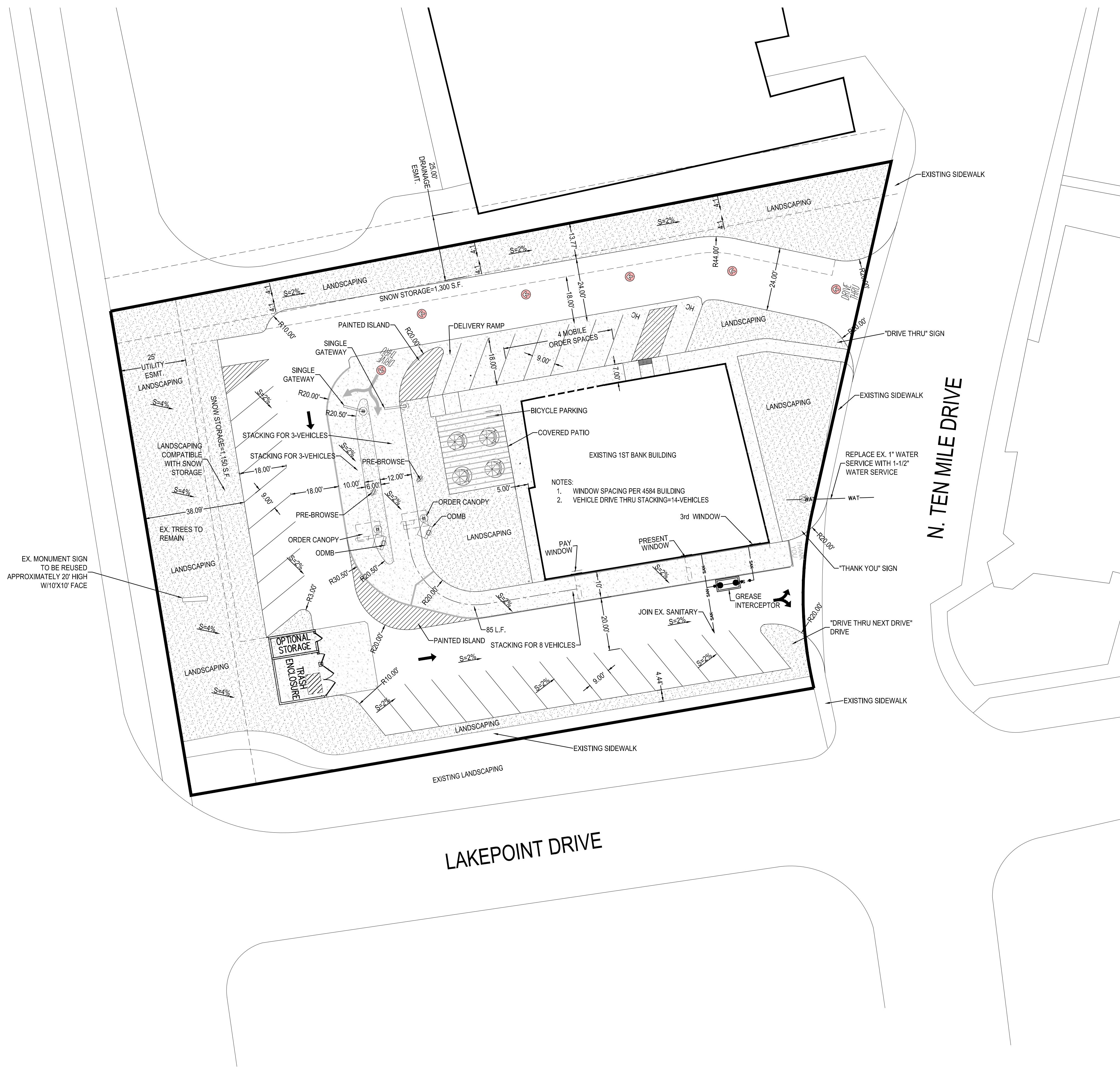
**Robert J. Palmer, PE** (CO, NM, AZ, WY, MT)  
President for SLS, Inc. A Colorado Corporation

Attachments: Conceptual Site Plan, Conceptual Building Footprint, Existing Site Conditions, Conceptual Trash Enclosure Elevations.

cc: Mr. Robert Yagusesky, OVUR via: [robert.yagusesky@us.mcd.com](mailto:robert.yagusesky@us.mcd.com)



SUMMIT BOULEVARD

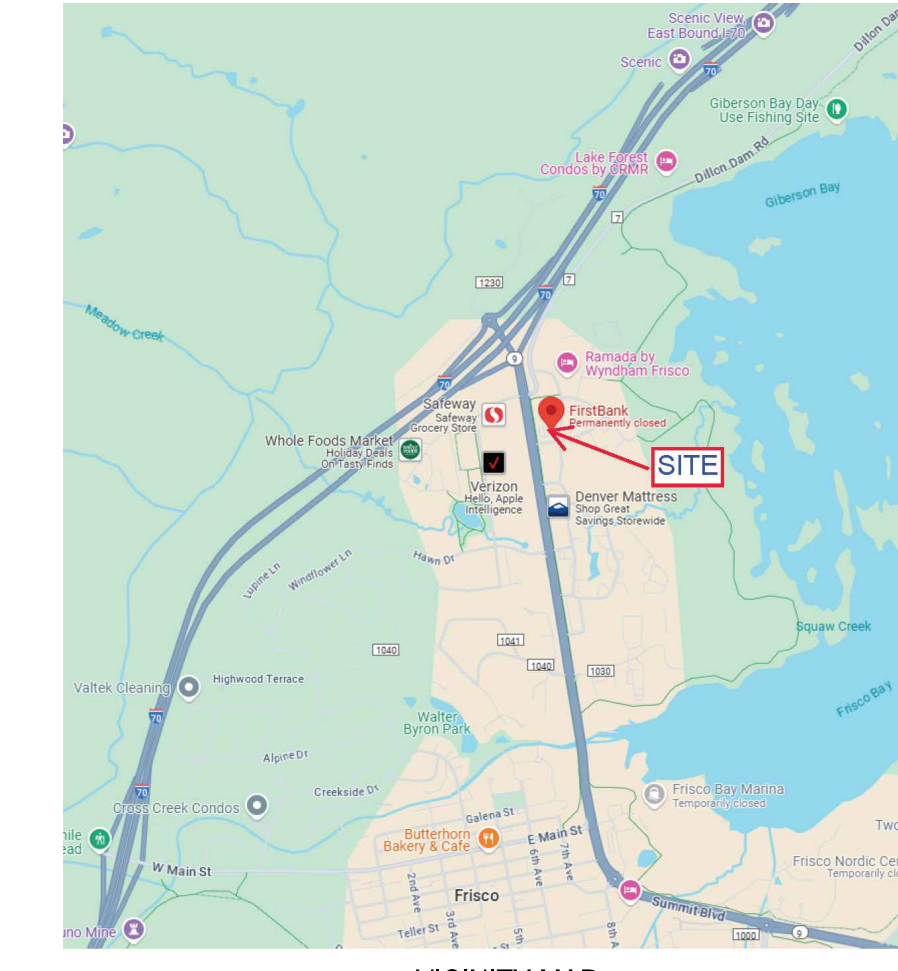


EX. MONUMENT SIGN TO BE REUSED APPROXIMATELY 20' HIGH W/10'X10' FACE

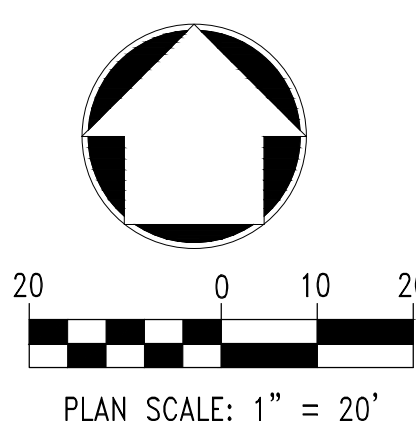
LAKEPOINT DRIVE

N. TEN MILE DRIVE

SITE LOCATION	MIRROR & W. PUEBLO BOULEVARD
PARCEL NUMBERS	PUEBLO CO 2097-2620-08-005
MCDONALD'S SITE AREA	1.05 AC
MCDONALD'S USABLE SITE AREA	1.05 AC
EXISTING ZONING	LAKEPOINT PUD
EXISTING USE	BANK
PROPOSED ZONING	LAKEPOINT PUD
PROPOSED USE	MCDONALD'S RESTAURANT
PROPOSED BUILDING TYPE AND AREA	5,707 (EXISTING BUILDING)
PROPOSED COO TO CASH WINDOW DISTANCE	85 FEET
ALLOWABLE BUILDING HEIGHT	50 FEET (PITCHED) / 40' (FLAT)
BUILDING SETBACKS	
FRONT	15'
SIDE	0'
REAR	10'
LANDSCAPE BUFFERS	
FRONT	15'
SIDE	0'
REAR	10'
PARKING REQUIREMENTS	
RESTAURANT (MINIMUM)	25 SPACES
RESTAURANT (MAXIMUM)	NA
PARKING STALLS REQUIRED	25 SPACES
MAXIMUM STALLS ALLOWED	NA
PARKING STALLS PROVIDED	25 SPACES
STACKING REQUIREMENTS	5 SPACES BEFORE ORDER POINTS
SIGNAGE REQUIREMENTS	
MAXIMUM HEIGHT	20 FEET (EXISTING/APPROXIMATE)
SETBACKS	5' FROM PROPERTY LINE OR SIDEWALK
SIZE	100 S.F. (EXISTING/APPROXIMATE)



SITE LOCATION



NO.	DATE	REVISION	DESCRIPTION

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

PREPARED UNDER THE DIRECT SUPERVISION OF:

SEAL: ROBERT J. PALMER, PE  
 36320  
 PROFESSIONAL ENGINEER

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

McDonald's  
 THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

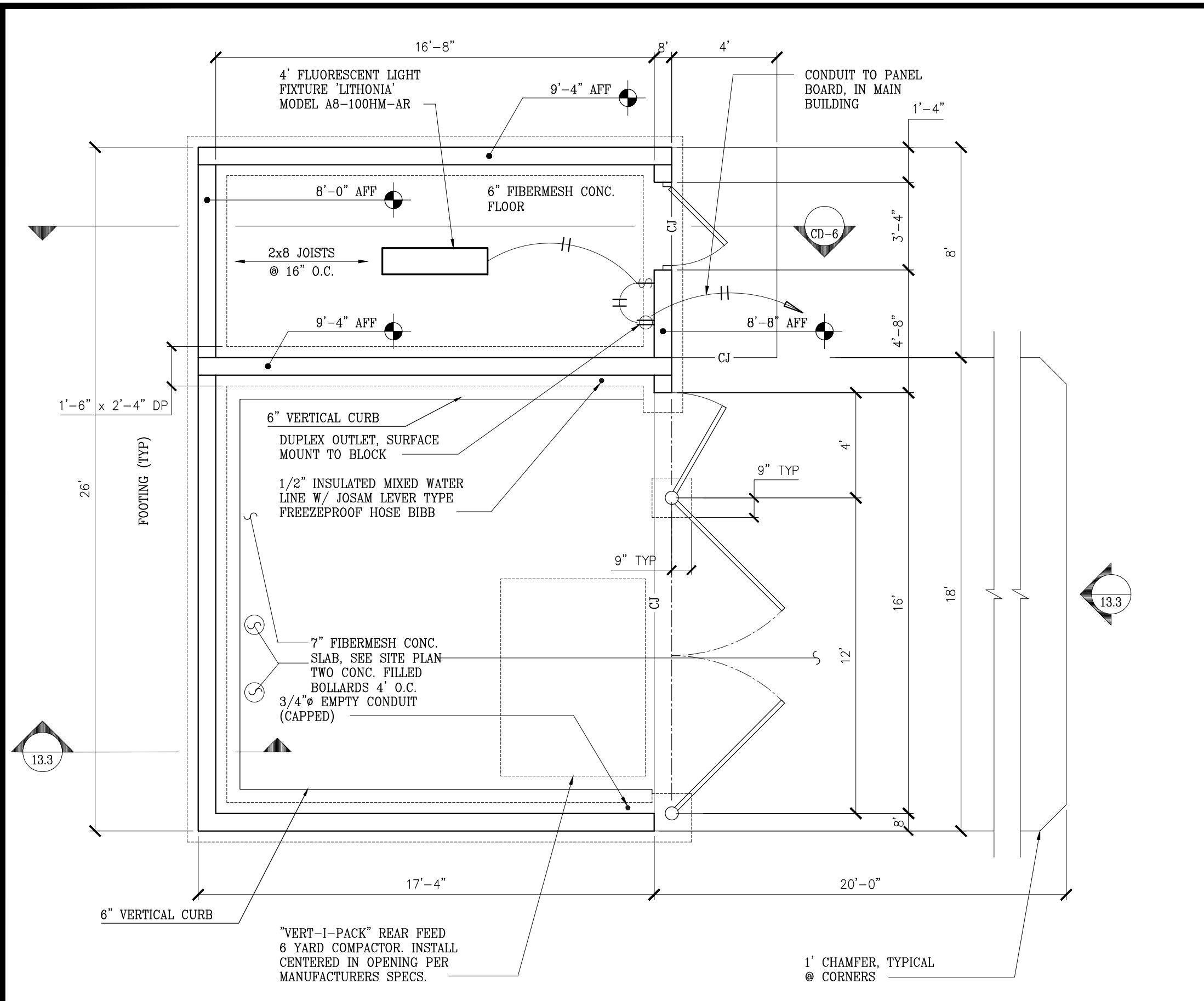
ROCKY MOUNTAIN REGION

OFFICE ADDRESS

STREET ADDRESS	960 N. TEN MILE DRIVE
CITY	FRISCO
STATE	COLORADO
COUNTY	SUMMIT
CITY	FRISCO
STATE	COLORADO
COUNTY	SUMMIT
ZIP	80116
REGIONAL DWG. NO.	51062
DATE	TBD

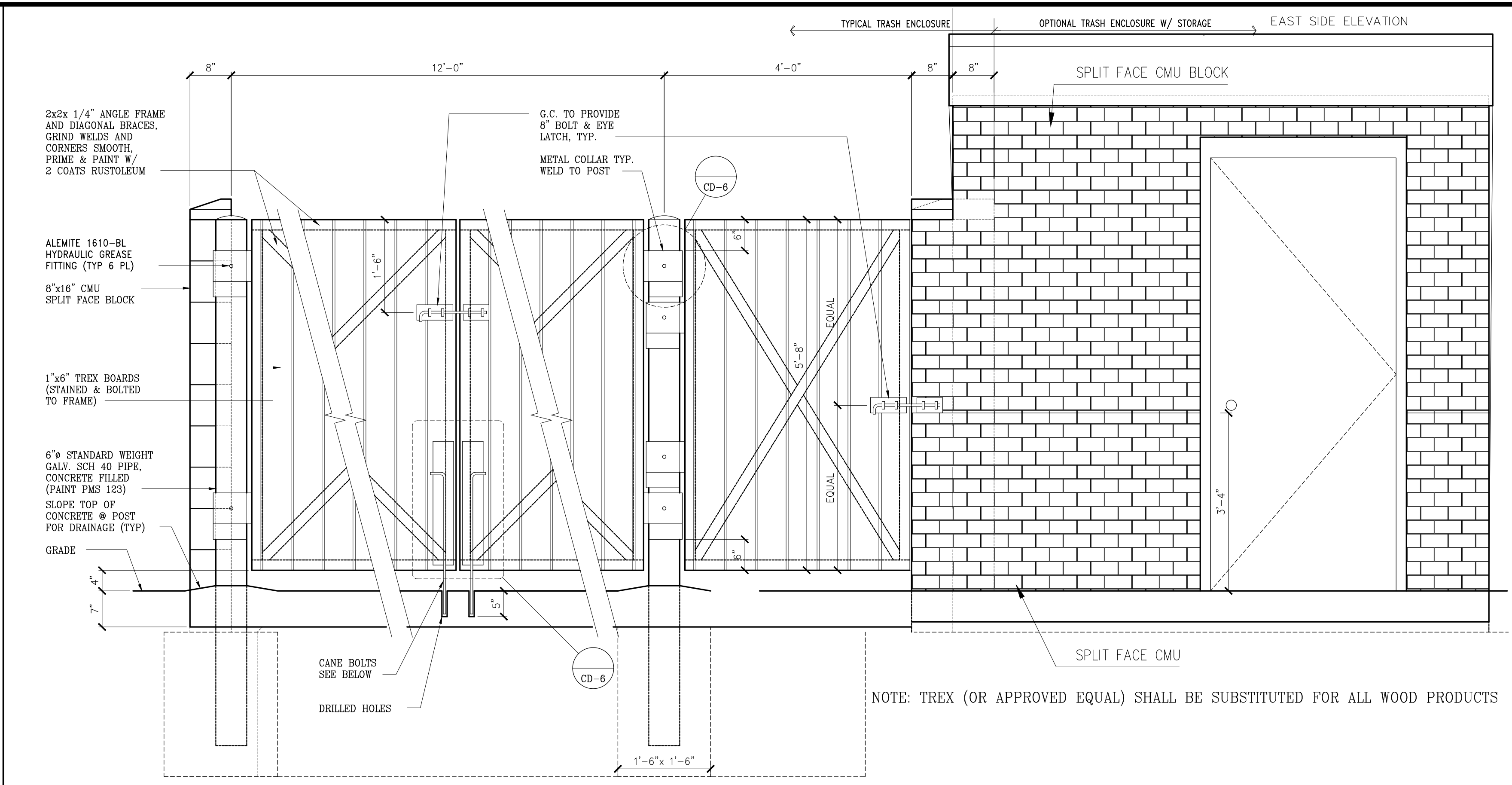
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DATE:	11/17/2024	MD P/CM:	YAGUESKY
DESIGNED BY:	RJP	FILE NAME:	CURRENT.DWG
DRAWN BY:	RJP	SLS BY:	24-0001-218
CHECKED BY:	RJP		
DRAWING TITLE:	CONCEPTUAL SITE PLAN 3		
SHEET NO.:	CSP-3.0		





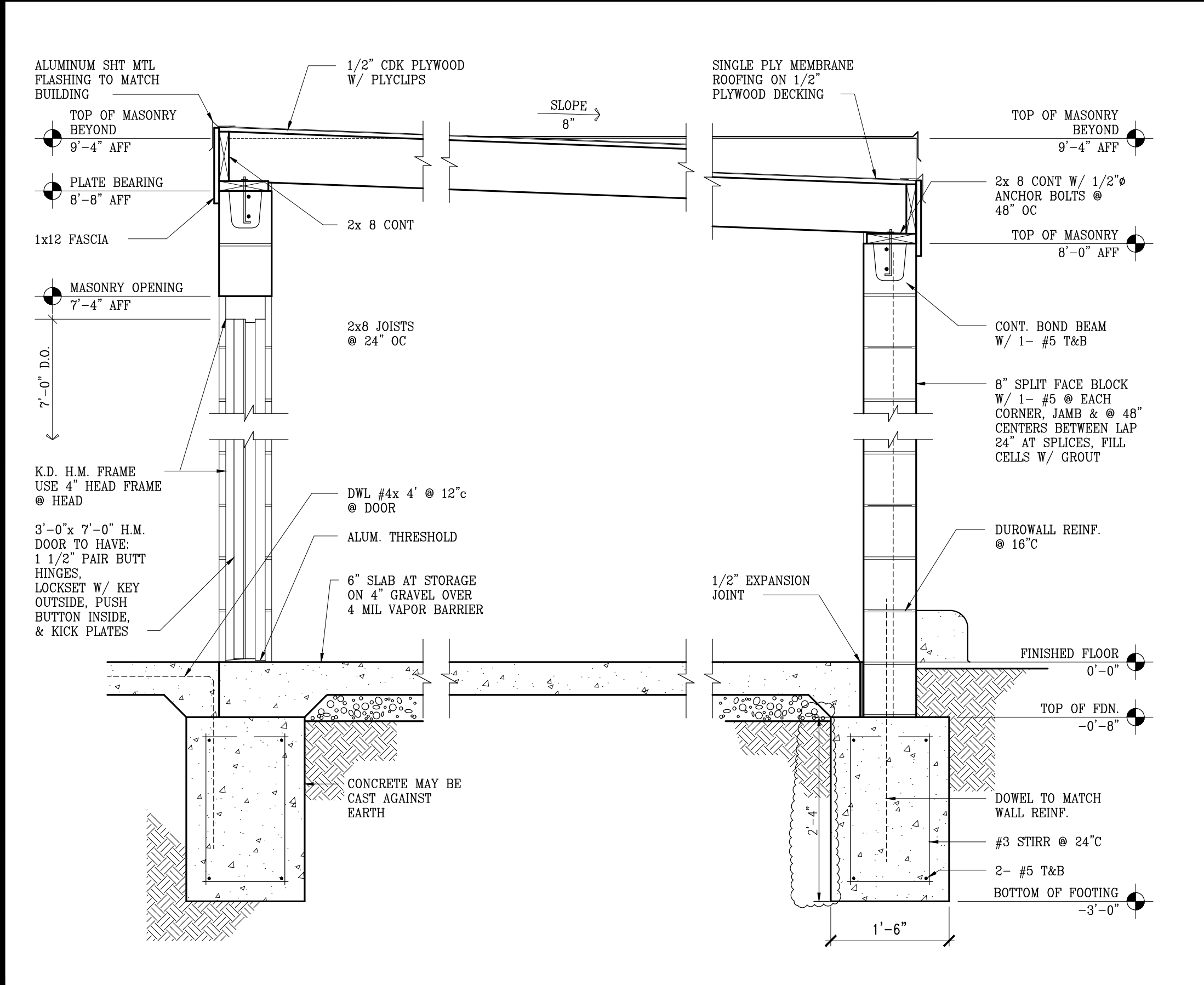
TRASH ENCLOSURE WITH LOCKABLE STORAGE

13.1



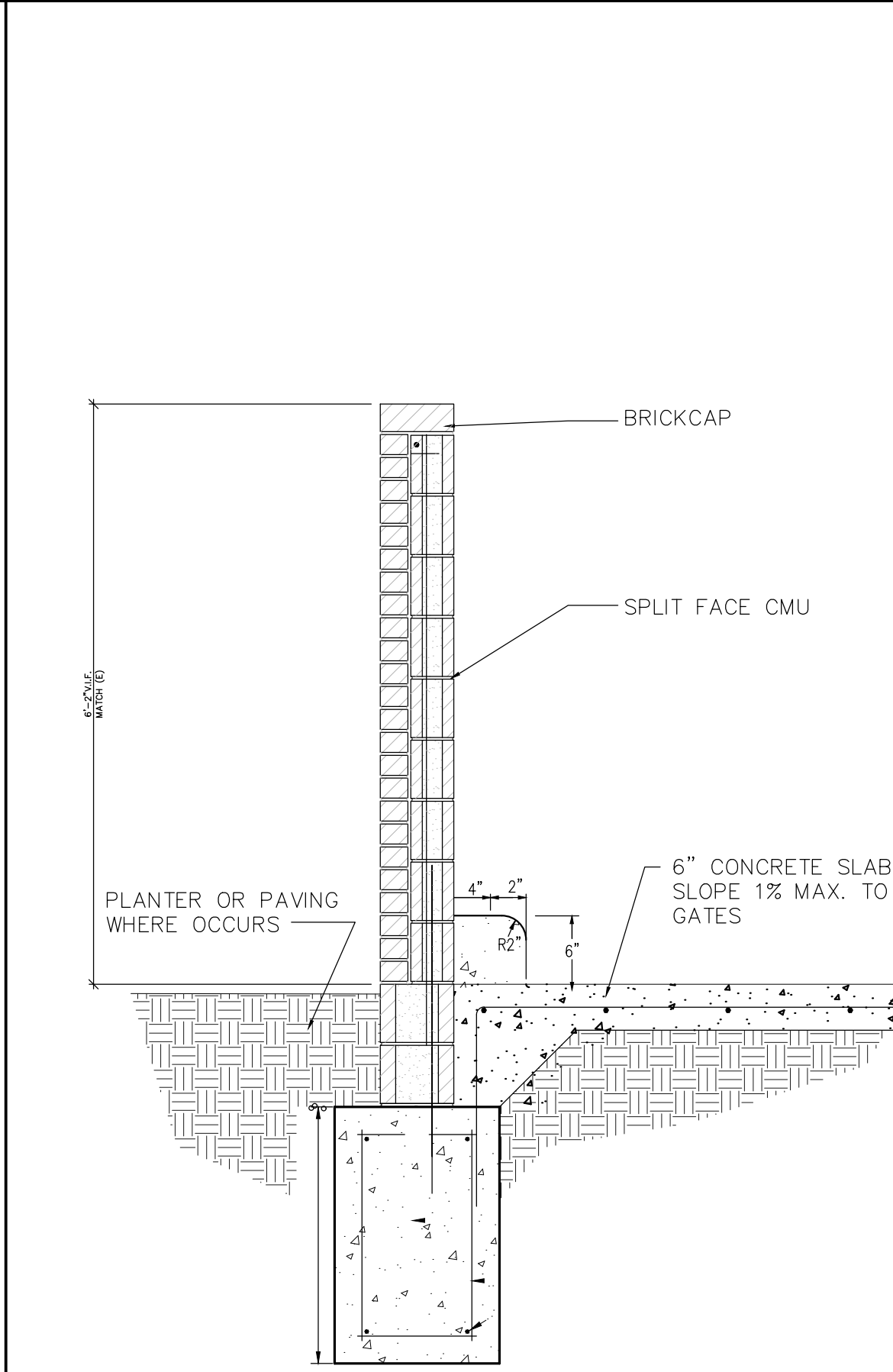
TRASH ENCLOSURE GATE AND MOUNTING DETAILS (WITH LOCKABLE STORAGE AREA)

13.2



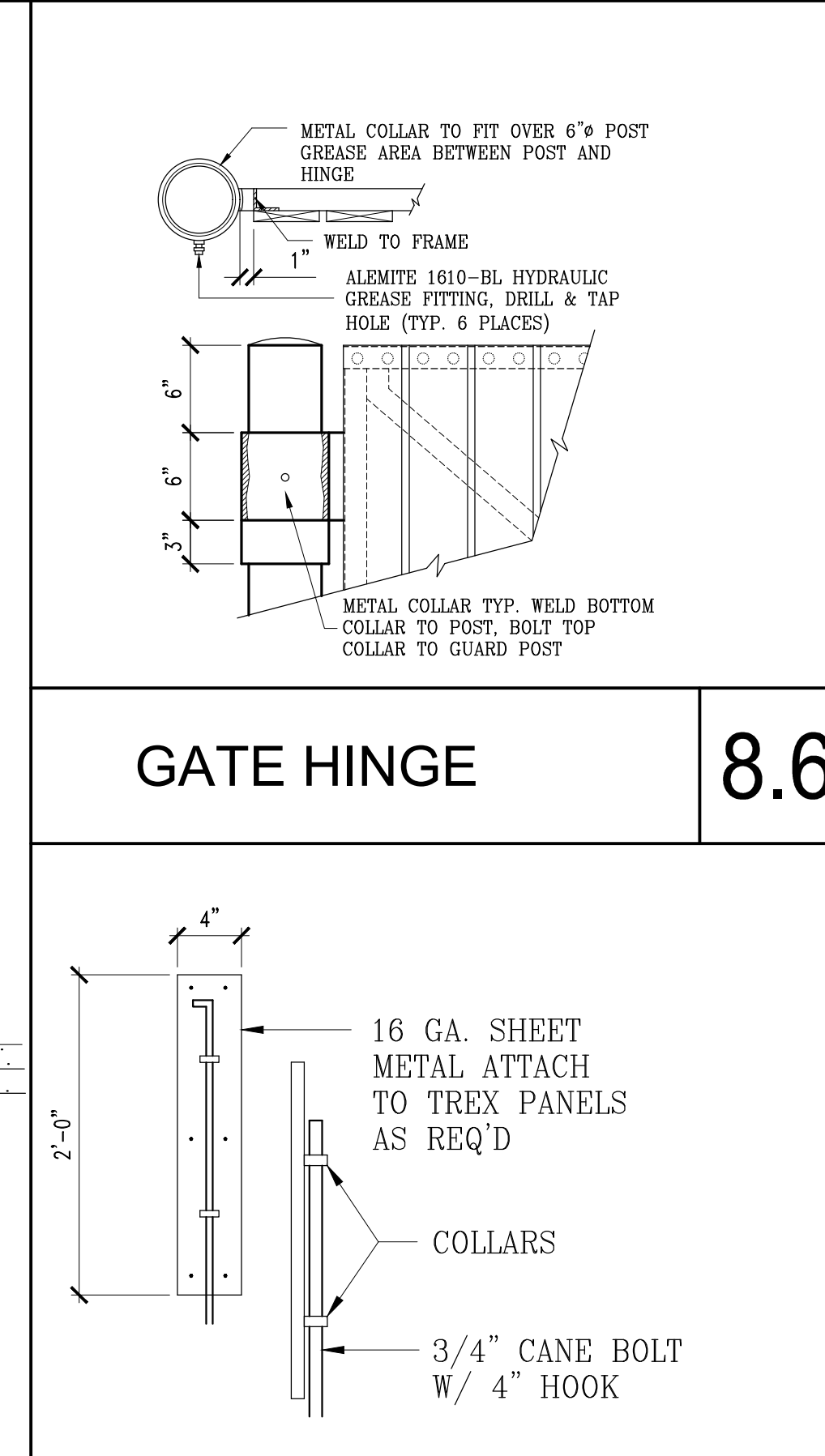
SECTION THROUGH STORAGE AREA

13.3



TYPICAL WALL SECTION

13.4

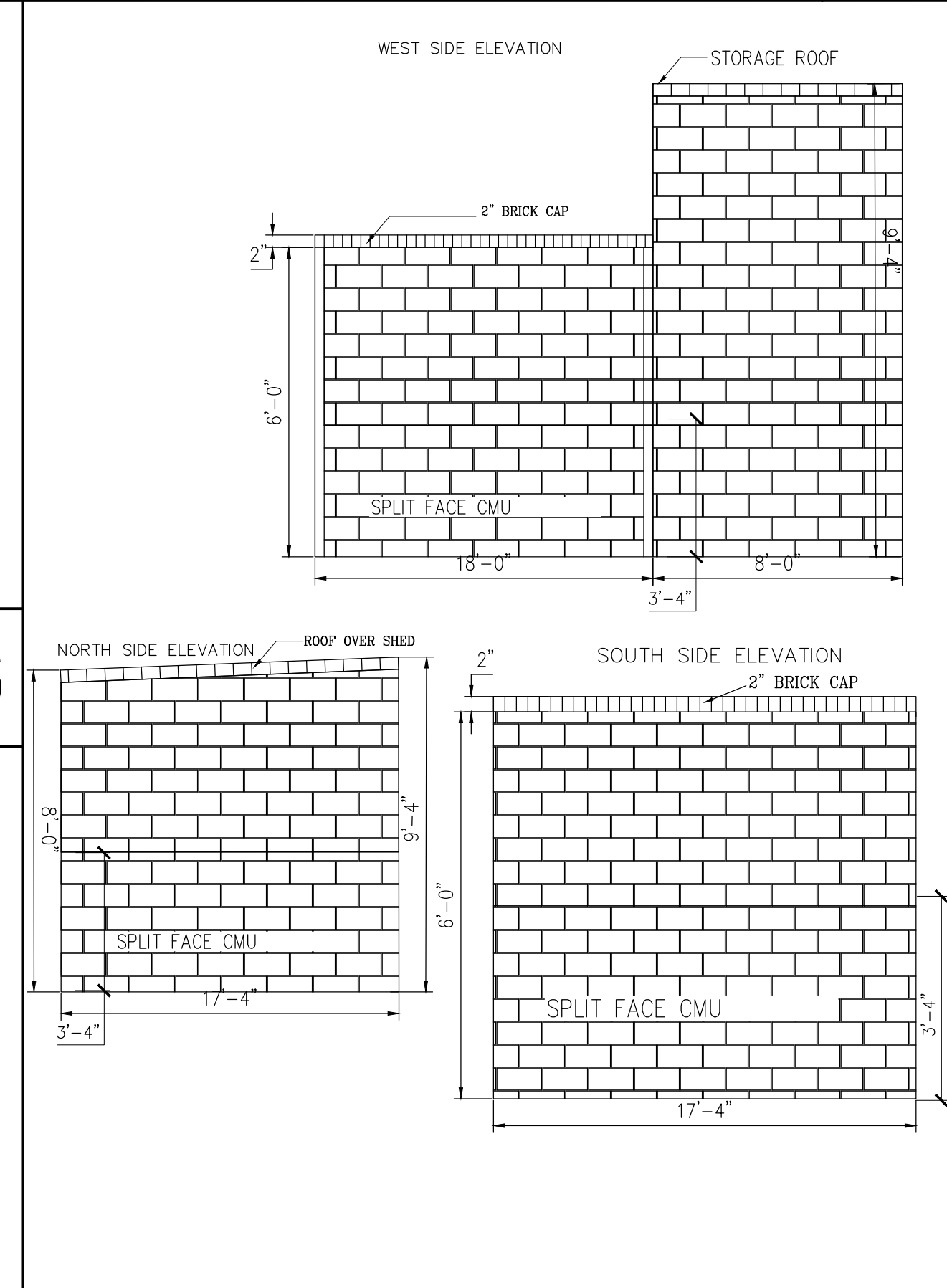


GATE HINGE

8.6

CANE BOLT

13.5

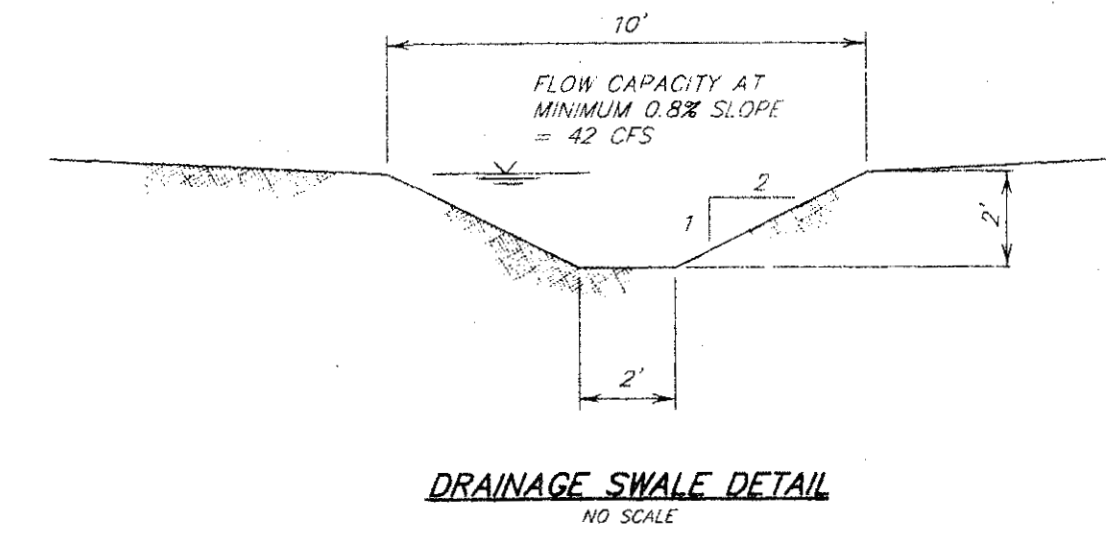
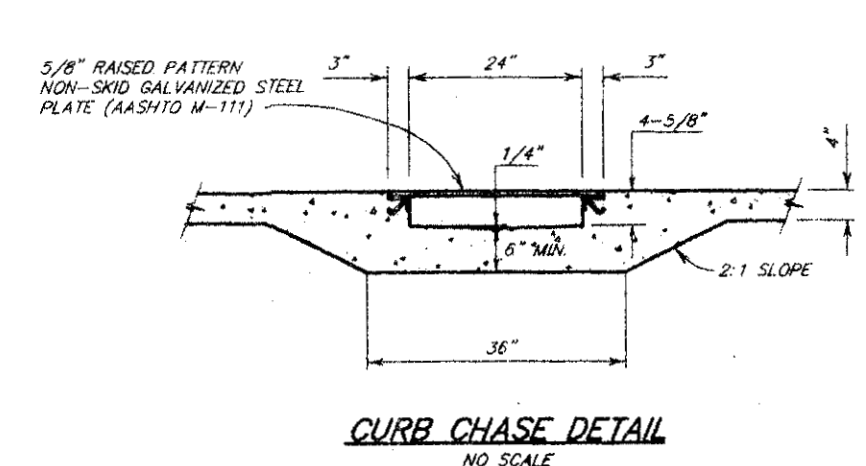
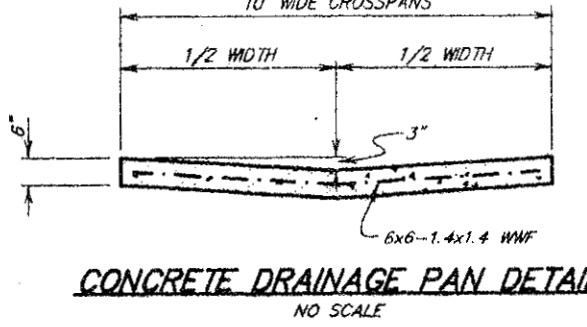
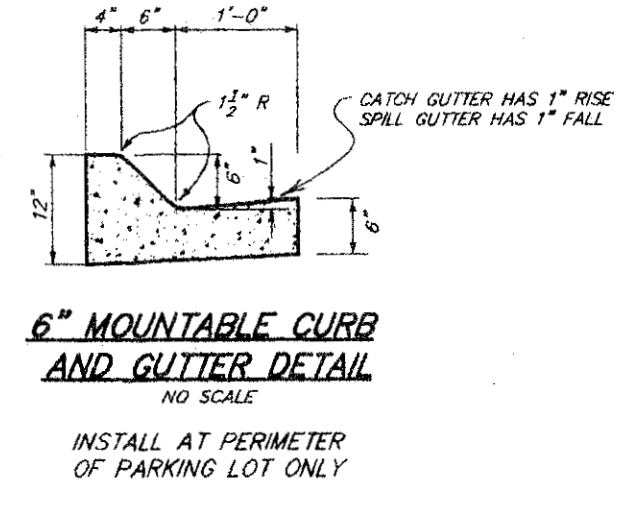
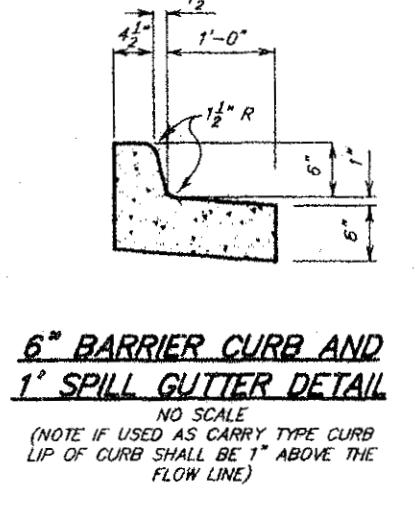
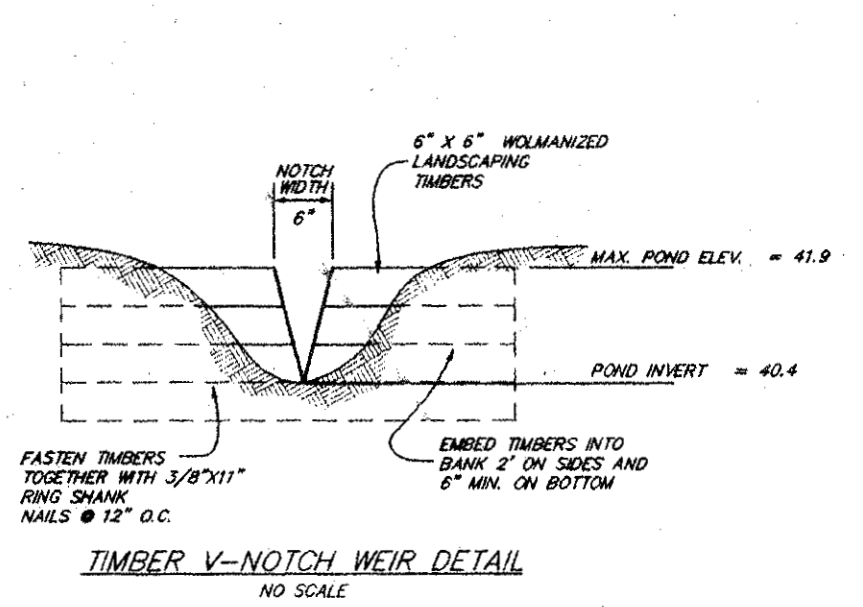
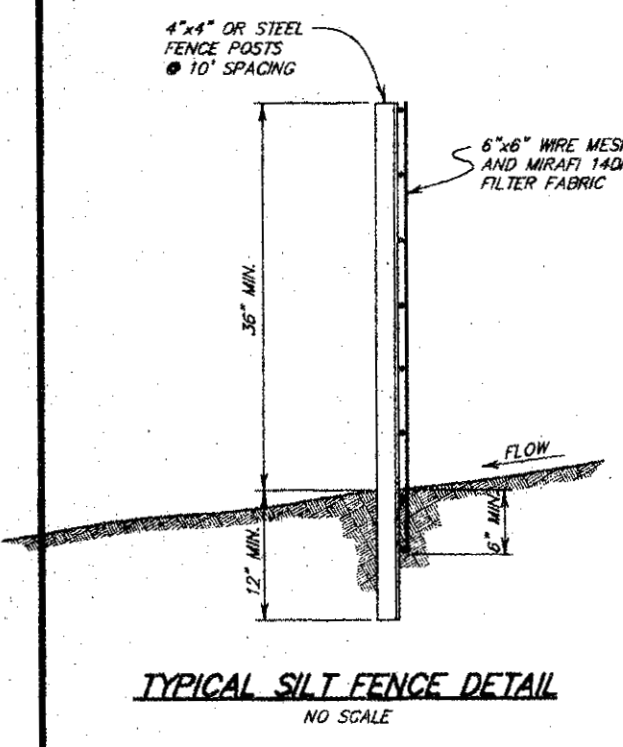


ELEVATIONS

13.6

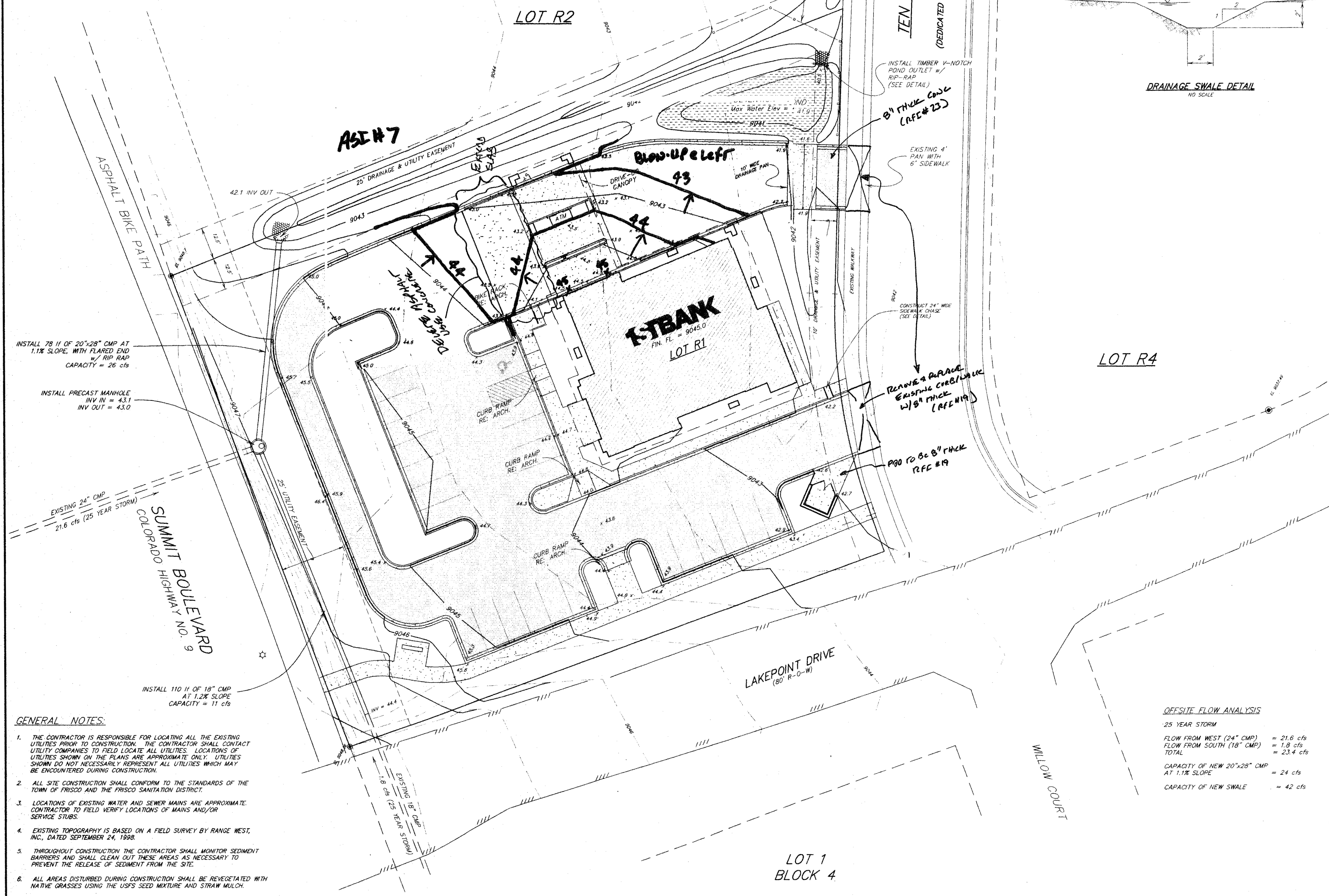
NO. DATE REVISION DESCRIPTION	
4	9/29/22 FOR CONSTRUCTION
CIVIL ENGINEERING CONSULTANT:	
<p>Strategic Land Solutions, Inc. Civil Engineering - Land Planning - Estimating 2595 PONDEROSA ROAD FRANKTOWN, CO 80116 720.384.7681 Phone rpalmer@strategicsolutions.net Robert J. Palmer, PE President</p>	
PREPARED UNDER THE DIRECT SUPERVISION OF:	
BY Robert J. Palmer, PE Licensed Professional Engineer (CO PE #36320), AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC.	
<p>McDonald's THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF Mc Donald's CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.</p>	
OFFICE ROCKY MOUNTAIN REGION ADDRESS 4643 S. ULSTER STREET, SUITE 1300, DENVER, COLORADO 80237	
STREET ADDRESS	STATE
US-85 AND 31ST ST.	COLORADO
CITY	COUNTY
EVANS	WELD
REGIONAL DWG. NO.	STATE STORE REF.
	51003
	NATIONAL REF.
	40638
SCALE	AS NOTED
DATE	09/29/2024
DESIGNED BY	RJP
DRAWN BY	RJP
CHECKED BY	RJP
DRAWING TITLE	CONSTRUCTION DETAILS
SHEET NO.	CD.13





SCALE: 1" = 20'

- Legend**
- FOUND REBAR & CAP (PLS 15242)
  - ◆ FOUND BRASS CAP (PLS 4974)
  - FOUND REBAR & CAP (PLS 26292)
  - FOUND REBAR & CAP (PLS 10847)
  - △ FOUND #4 REBAR
  - SET REBAR & CAP (PLS 26292)



- GENERAL NOTES:**
1. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL THE EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT UTILITY COMPANIES TO FIELD LOCATE ALL UTILITIES. LOCATIONS OF UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE ONLY. UTILITIES SHOWN DO NOT NECESSARILY REPRESENT ALL UTILITIES WHICH MAY BE ENCOUNTERED DURING CONSTRUCTION.
  2. ALL SITE CONSTRUCTION SHALL CONFORM TO THE STANDARDS OF THE TOWN OF FRISCO AND THE FRISCO SANITATION DISTRICT.
  3. LOCATIONS OF EXISTING WATER AND SEWER MAINS ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATIONS OF MAINS AND/OR SERVICE STUBS.
  4. EXISTING TOPOGRAPHY IS BASED ON A FIELD SURVEY BY RANGE WEST, INC., DATED SEPTEMBER 24, 1998.
  5. THROUGHOUT CONSTRUCTION THE CONTRACTOR SHALL MONITOR SEDIMENT BARRIERS AND SHALL CLEAN OUT THESE AREAS AS NECESSARY TO PREVENT THE RELEASE OF SEDIMENT FROM THE SITE.
  6. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE REVEGETATED WITH NATIVE GRASSES USING THE USFS SEED MIXTURE AND STRAW MULCH.

**DRAINAGE CALCULATIONS**

**SITE DATA**

Lot Area = 1.10 acres  
 Building = .12 acres  
 Paving = .59 acres  
 Open Space = .43 acres

**HISTORIC CONDITIONS**

$Q_{25} = C \cdot I \cdot A$  where:  
 $C$  = runoff coefficient = .2  
 $I$  = rainfall intensity 3.45 in/hr (Tc = 10 min)  
 $A$  = drainage area = 1.10 acres  
 $Q_{25} = (.2)(3.45 \text{ in/hr})(1.1 \text{ ac})$   
 = .8 cfs = allowable release rate

**DEVELOPED CONDITIONS**

$C_d = (.2)(.43 \text{ ac}) + (.95)(.67 \text{ ac}) = .65$   
 1.10 ac

Drainage Area (A) = 1.1 acres  
 Developed Runoff Coef. (C) = .65 Release Rate (Q) = .8 cfs  
 Vol. IN = C · I · A · Duration

DURATION (min)	RAINFALL (in/hr)	VOL IN (cu-ft)	VOL OUT (cu-ft)	VOL STORED (cu-ft)
5	4.68	1004	240	764
10	3.45	1480	480	1000
15	2.78	1789	720	1069
20	2.43	2085	960	1125
25	2.14	2295	1200	1095
30	1.93	2484	1440	1044
35	1.72	2583	1680	903
40	1.56	2677	1920	757
45	1.43	2761	2160	601
50	1.34	2874	2400	474
55	1.27	2997	2640	357
60	1.22	3140	2880	260

**DETENTION FACILITY**

The required storage volume is provided in the detention pond as shown:  
 Volume provided = surface area x average depth  
 = 800 sq. ft. x 1.5 ft.  
 = 1200 cu. ft.

The pond outlet is restricted to the historic rate by a V-notch weir:  
 $Q = .8 \text{ cfs} = 2.45(h)^{2.5} \text{ ton}(A/2)$   
 $A = 14'$  notch width = 6 inches

**OFFSITE FLOW ANALYSIS**

25 YEAR STORM

FLOW FROM WEST (24" CMP) = 21.6 cfs  
 FLOW FROM SOUTH (18" CMP) = 1.8 cfs  
 TOTAL = 23.4 cfs

CAPACITY OF NEW 20"x28" CMP AT 1.1% SLOPE = 24 cfs  
 CAPACITY OF NEW SWALE = 42 cfs

PROJECT NO. 0822300  
 PROJECT TITLE LAKEPOINT GRADING AND DRAINAGE PLAN AT FRISCO AT FRISCO AT FRISCO  
 DRAWING TITLE DRAINAGE PLAN  
 PROJECT TITLE LAKEPOINT GRADING AND DRAINAGE PLAN AT FRISCO AT FRISCO  
 DAVIS PARTNERSHIP P.C., ARCHITECTS  
 15TBANK  
 BELLON FINANCIAL CENTER, 1778 SHERMAN STREET, SUITE 3100 DENVER, COLORADO 80202-4328 303.851.8885 FAX 303.851.3827

DATE	
SCALE	
DRAWN BY	
CHECKED BY	
REV.	
REV.	
REV.	
DATE	

REVISED 4-29-99 PER NEW SITE PLAN & TOWN COMMENTS

Drawn RLB	Dwg 15648ST	Project 15648
Checked DCC	Date 02/25/99	Sheet 01 of 3

**RANGE WEST**  
ENGINEERS & SURVEYORS INC.

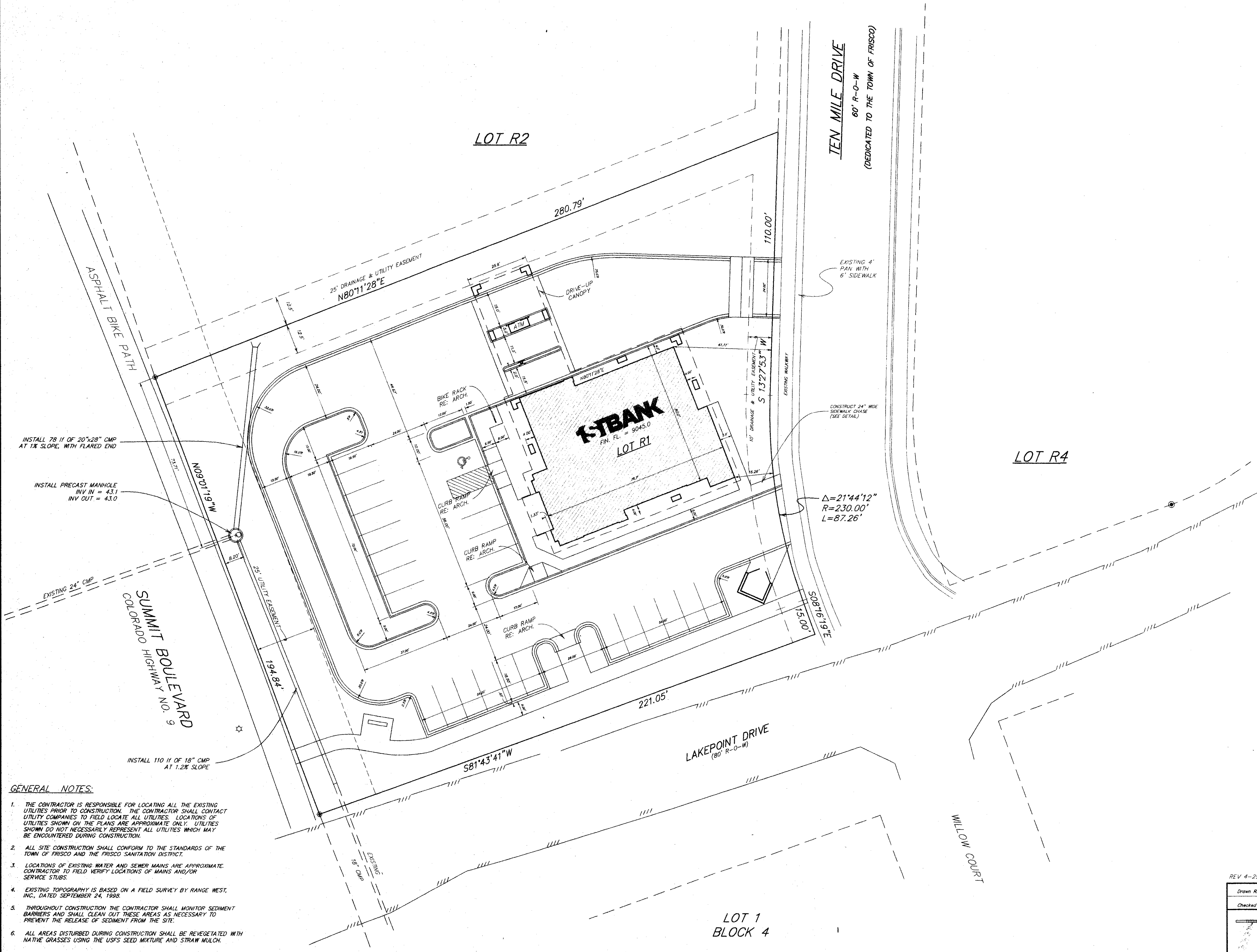
P.O. Box 589  
Silverthorne, CO 80498 970-468-6281

C1



SCALE: 1" = 20'

- Legend**
- FOUND REBAR & CAP (PLS 15242)
  - ◆ FOUND BRASS CAP (PLS 4974)
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**GENERAL NOTES:**

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6. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE REVEGETATED WITH NATIVE GRASSES USING THE USFS SEED MIXTURE AND STRAW MULCH.

9822300  
PROJECT NO.

**1STBANK**  
LAKEPOINT  
AT FRISCO  
FRISCO, CO

HORIZONTAL  
CONTROL PLAN

DRAWING TITLE

DAVIS PARTNERSHIP P.C., ARCHITECTS  
MELTON FINANCIAL CENTER 1770 SHERMAN STREET, SUITE 3100 DENVER, COLORADO 80203-4328 (303)881-8888 FAX(303)881-3027

PROJECT TITLE

DATE	
SCALE	
DRAWN BY	
CHECKED BY	
REV.	
REV.	
REV.	
CADFILE	

DRAWING NO.

**C2**

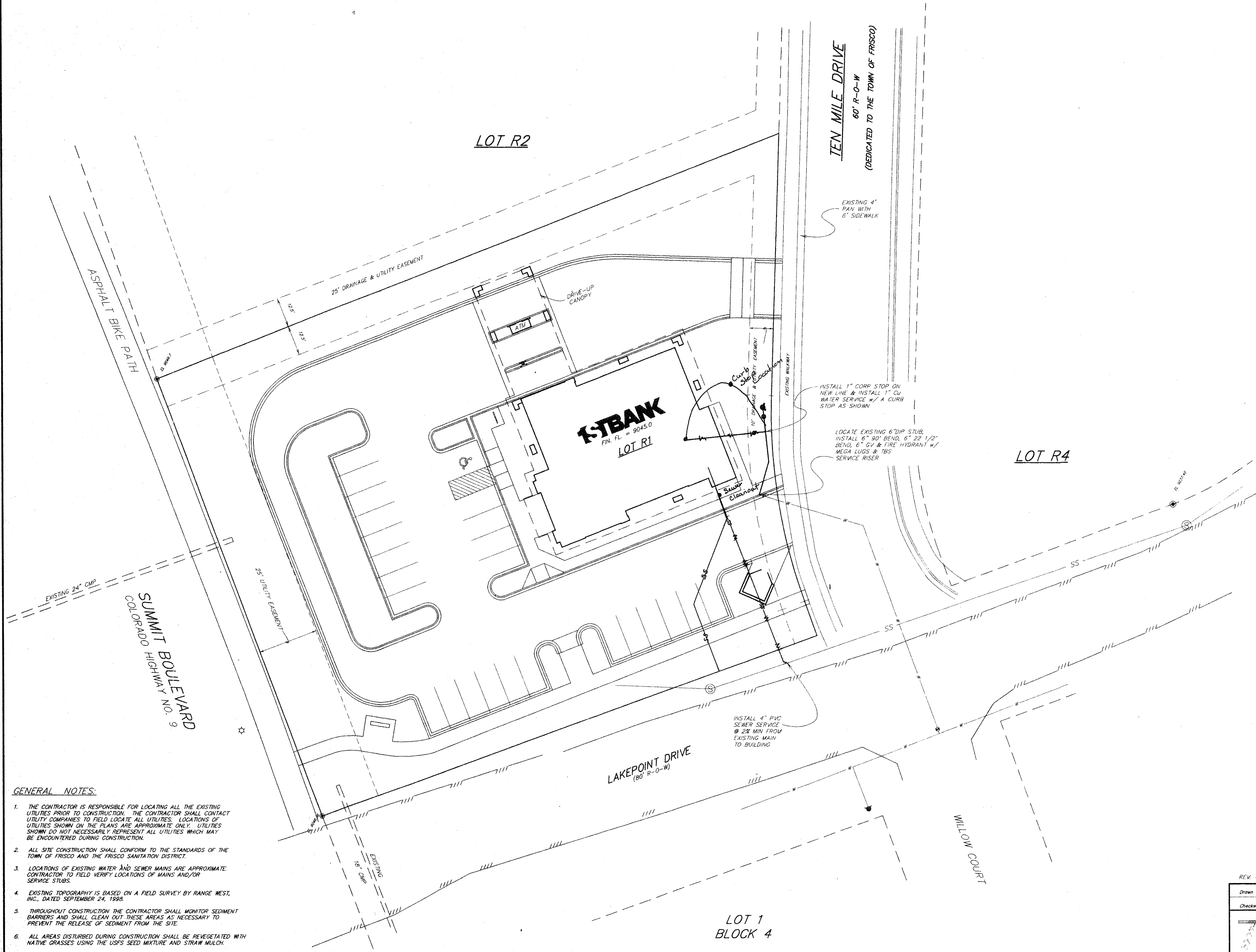
REV 4-29-99 PER NEW SITE PLAN

Drawn: RLB	Dwg: 15648CON	Project: 15648
Checked: DOC	Date: 03/02/99	Sheet: 2 of 3

**RANGE WEST**  
ENGINEERS & SURVEYORS INC.  
P.O. Box 589  
Silverthorne, CO 80498 970-468-6281

SCALE: 1" = 20'

- Legend**
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PROJECT NO. 9822900

UTILITY PLAN

DRAWING TITLE

LAKEPOINT AT FRISCO AT FRISCO FRISCO, CO

PROJECT TITLE

TSBANK

DAVIS PARTNERSHIP P.C., ARCHITECTS

WELDON FINANCIAL CENTER 1775 SHERMAN STREET, SUITE 3100 DENVER, COLORADO 80203-4355 (303) 981-8885 FAX (303) 981-3027

DATE	
SCALE	
DRAWN BY	
CHECKED BY	
REV.	
REV.	
REV.	
CADFILE	

DRAWING NO.

**C3**

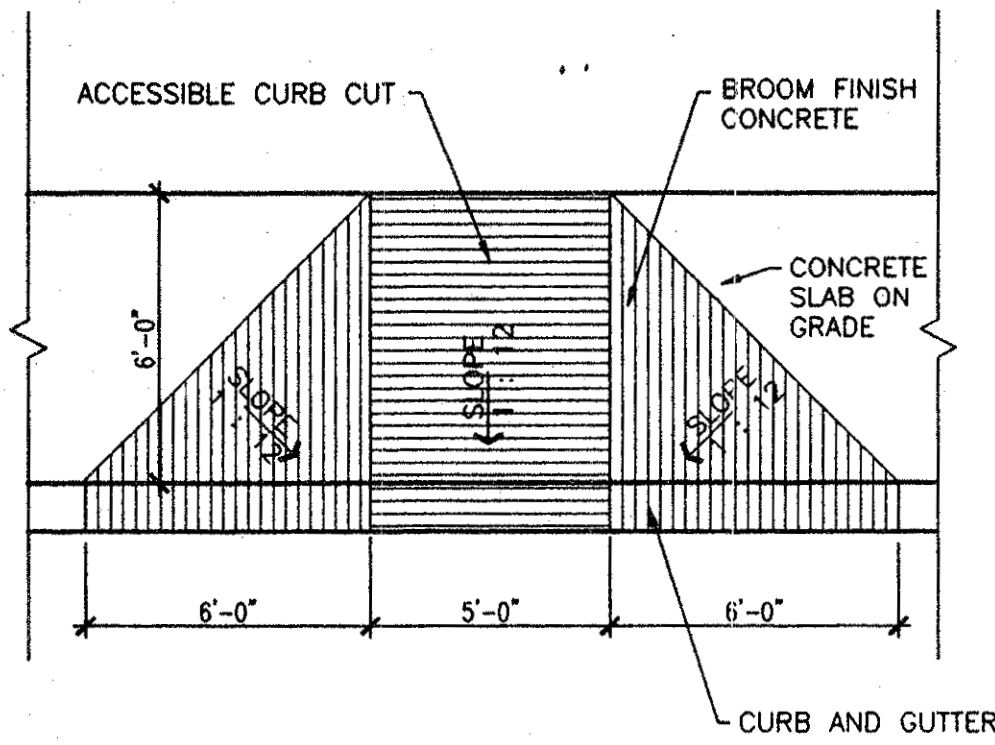
REV. 4-29-99 PER NEW SITE PLAN

Drawn RLB	Desg 1564R/UL	Project 15648
Checked GDC	Date 03/02/99	Sheet C3 of 3

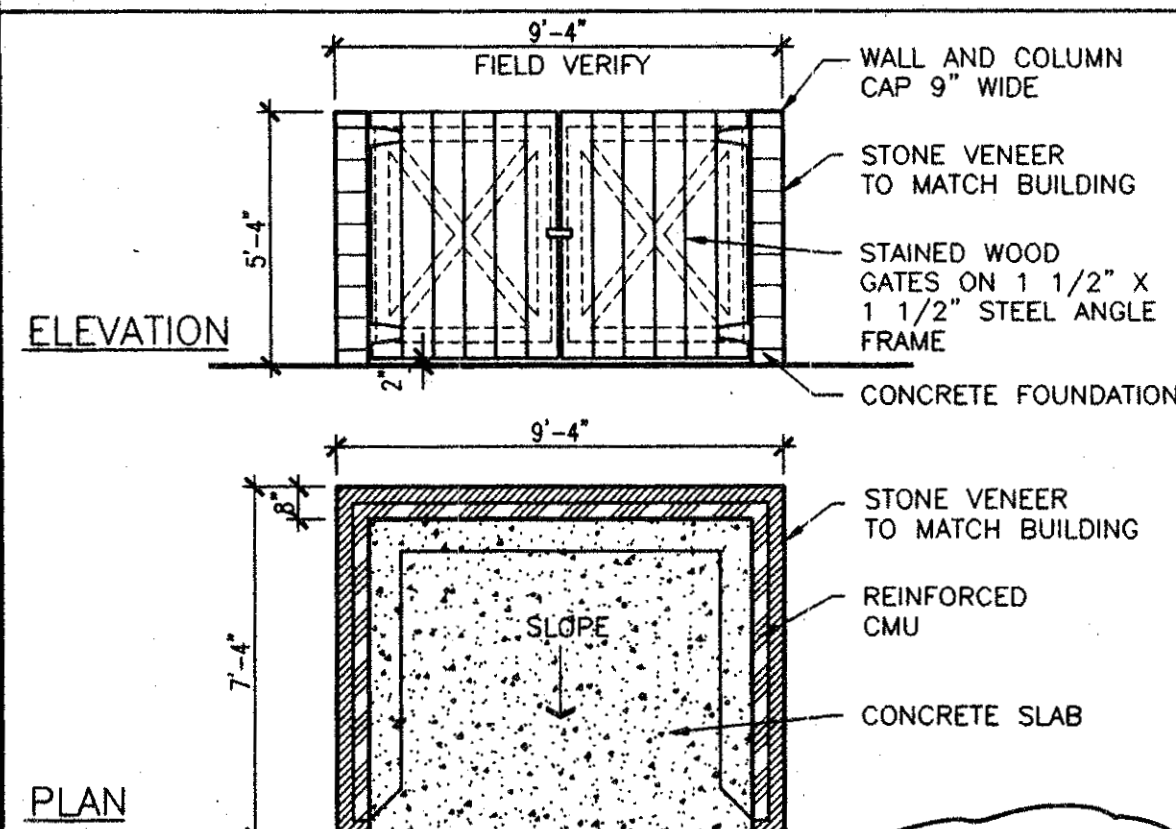
**RANGE WEST**  
ENGINEERS & SURVEYORS INC.

P.O. Box 589  
Silverthorne, CO 80498 970-468-6281

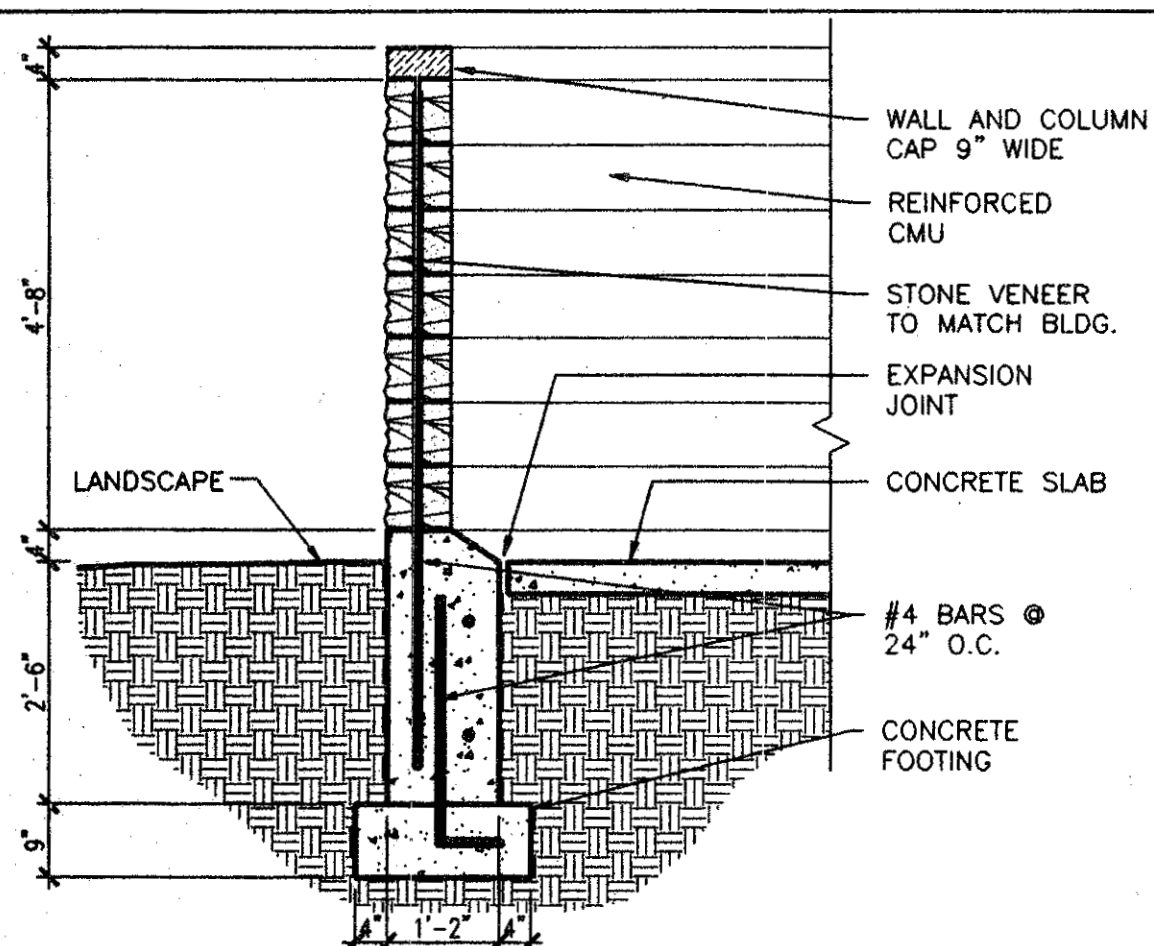




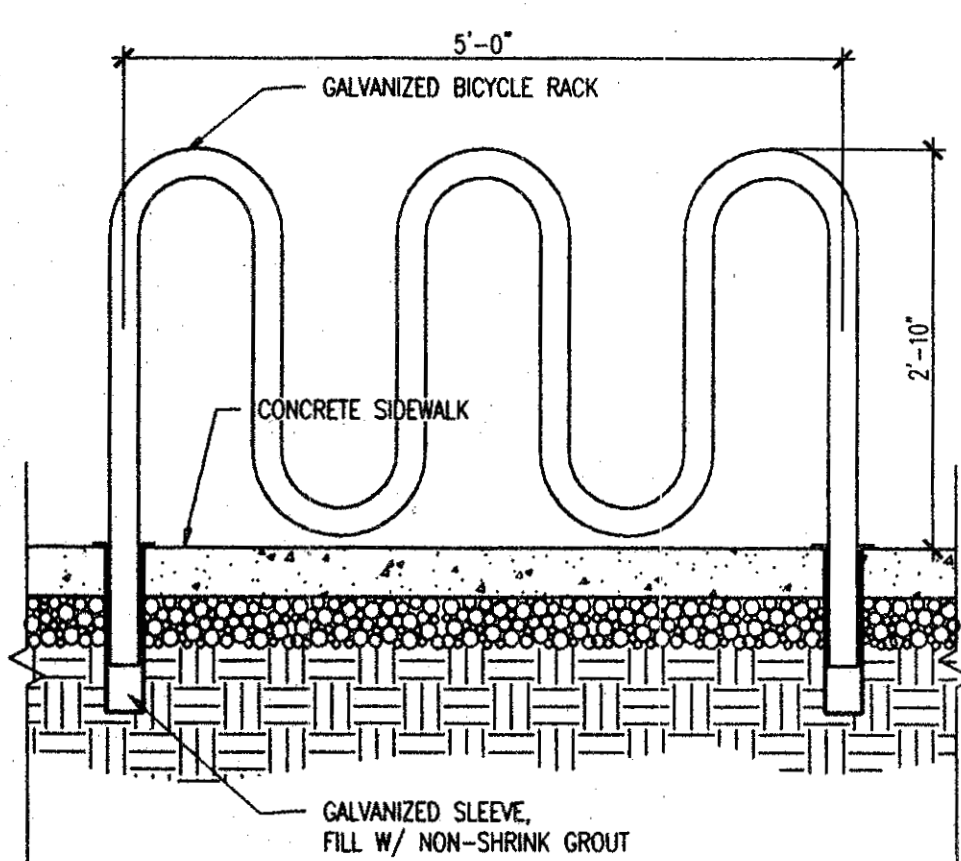
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cod file: A10d11



**2 TRASH ENCLOSURE**  
1/4" = 1'-0"  
cod file: A10d11



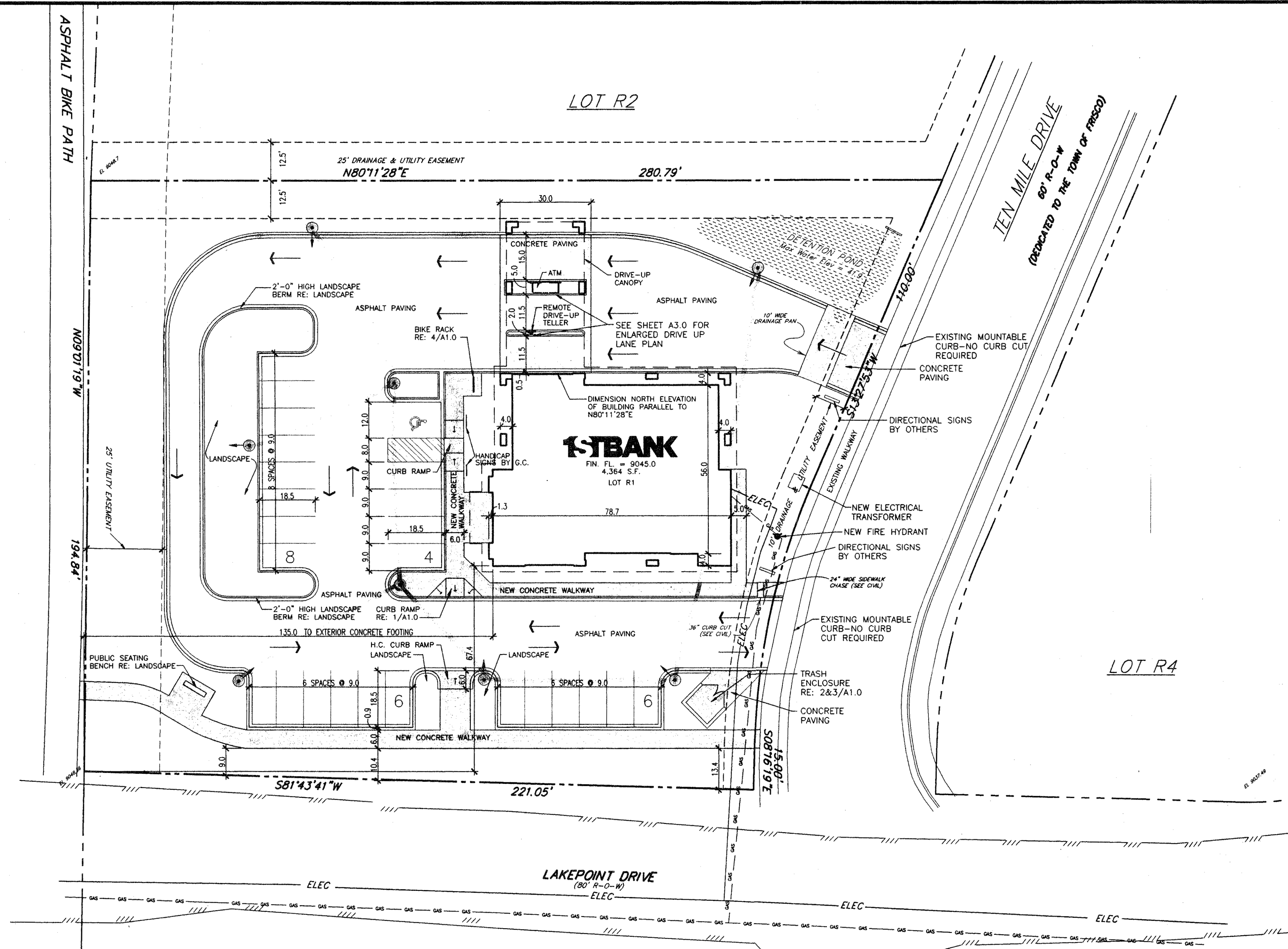
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1/2" = 1'-0"  
cod file: A10d11



**4 BIKE RACK**  
3/4" = 1'-0"  
cod file: A10d12

*SUMMIT BOULEVARD  
COLORADO HIGHWAY NO. 9*

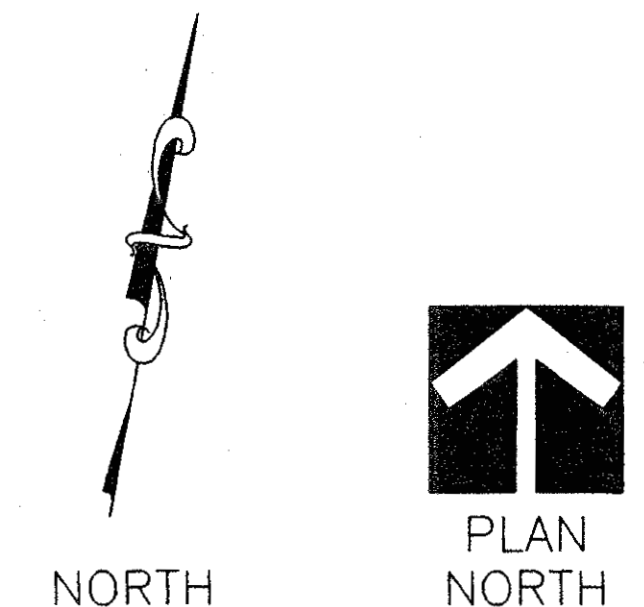
*BOLLARD REQ. CONFIRMED  
IN RFE # 16 (NOT SHOWN IN  
CIVILS).  
NOTE: OWNER REQUESTED REMOVAL  
DUE TO CONFLICTS WITH RAMPING  
ON 1/18/00.*



**LEGEND**

- PROPERTY BOUNDARY
- - - RIGHT OF WAY (R.O.W.)
- - - UTILITY EASEMENT
- EXISTING ROAD

- ACCESSIBLE PARKING
- NEW CONCRETE PAVING
- DIRECTION OF VEHICULAR TRAFFIC
- FIRE HYDRANT
- EXISTING LIGHT POLE
- NEW LIGHT POLE



PROJECT NO. 9822300

DRAWING TITLE: **SITE PLAN AND DETAILS**

PROJECT TITLE: **1STBANK LAKEPOINT AT FRISCO AT FRISCO FRISCO, CO**

DATE: 05/14/99

SCALE: AS NOTED

DRAWN BY: TAJ, SHC

CHECKED BY: CD

REV.:

REV.:

CADFILE: A10

DRAWING NO. **A1.0**

DAVIS PARTNERSHIP P.C., ARCHITECTS  
MELLON FINANCIAL CENTER 1775 SHERMAN STREET, SUITE 3100 DENVER, COLORADO 80203-4325 (303)861-8555 FAX (303)861-3027



PLANT SCHEDULE					
SYMBOL	Gen. Int.	QTY.	COMMON NAME	BOTANICAL NAME	SIZE
<b>Deciduous Trees</b>					
OW	8	2	10	Narrowleaf Cottonwood	Populus angustifolia 2" cal.
CC	2	1	3	Canadian Cherry	Prunus virginiana 'Canada Red' 2" cal.
ASPN	10	5	15	Aspen	Populus tremuloides 2" cal.
Total	20	8	28		
<b>Evergreen Trees</b>					
CBS	8	0	7	Colorado Spruce	Picea pungens 6'
PP	14	5	18	Pinon Pine	Pinus edulis 6'
Total	22	5	27		
<b>Deciduous Shrubs</b>					
AM	30	10	40	Black Chokeberry	Aronia melanocarpa 5 gal.
DN	8	5	13	Rustlet Bush 'Dwarf Blue'	Dryasodorhous neovevans 5 gal.
CS	5	0	5	Redwing Dogwood	Cornus sericea 5 gal.
SM	14	0	14	Native Golden Willow	Salix monticola 5 gal.
CPB	20	0	20	Crimson Pygmy Barberry	Berberis thunbergii 'Atrorubra' 5 gal.
ALS	6	4	10	Ash-Leaf Spirea	Spiraea alba 5 gal.
PO	0	6	6	Potentilla	Potentilla fruticosa 5 gal.
Total	83	25	108		
<b>Evergreen Shrubs</b>					
BJ	27	3	30	Buffalo Juniper	Juniperus spicata 'Buffalo' 5 gal.
CJ	9	16	25	Common Juniper	Juniperus communis 5 gal.
Total	24	25	55		
<b>Perennials &amp; Ground covers</b>					
MR	10	10	10	Creeping Oregon Grape-Holly	Mahonia repens 1 gal.
DMG	4	4	4	Dwarf Maidenhair Grass	Miscanthus sinensis 'Zebra' 1 gal.
PLWC	21	21	21	Purpleleaf Watercress	C. latifolia 'Coloratus' 1 gal.
CM	2	2	4	Cushion Mum	Chrysanthemum sp. 1 gal.
SD	2	2	4	Dwarf Sheeta Daisy	C. maximum 1 gal.
CP	2	2	4	Creeping Phlox	P. subulata 1 gal.

**NATIVE SEED AREAS**

AREAS TO BE SEEDED WITH NATIVE SEED SHALL BE GRADED TO SUITABLE FINISHED GRADE (+/-10") AREAS SHALL BE SETTLED AND FINE GRADED TO A SMOOTH, UNIFORM, FIRM (UNCOMPACTED) SURFACE LEAVING NO DEPRESSIONS WHERE WATER MAY COLLECT. ALL DEBRIS, ROCKS, VEGETATION ETC. OVER 1" DIA. SHALL BE REMOVED FROM THE SURFACE PRIOR TO SEEDING.

SEED TO BE APPLIED IN TWO STEP OPERATION BY HYDRO-MULCH.

**STEP ONE:**

APPLY SEED SPECIFIED WITH TRACE AND FERTILIZER.

**STEP TWO:**

WITHIN 24 HOURS OF SEEDING OPERATIONS, SEEDING AREA SHALL BE HYDRO-MULCHED WITH 100% VIRGIN WOOD CELLULOSE FIBER AND COMPATIBLE TACKIFIER (e.g. "M-BINDER"), A HOMOGENEOUS SLURRY OF FIBER AND TACKIFIER SHALL BE APPLIED UNIFORMLY AT 2000 lbs. PER ACRE AND 100 lbs. TACKIFIER PER ACRE.

FERTILIZER 18-46-0

200LBS PER ACRE

**SEED MIX**

- 25% INTERMEDIATE WHEATGRASS
- 15% DAHURAN WILDRYE
- 15% HYCREST CRESTED WHEATGRASS
- 15% NORDAN CRESTED WHEATGRASS
- 15% TETRAPOID PERENNIAL RYEGRASS
- 15% LINCOLN SMOOTH BROME

60 P.L.S. PER ACRE

**LANDSCAPE NOTES**

**SOIL PREPARATION:**

ALL LANDSCAPE AREAS SHALL BE PREPARED FOR PLANTING USING 2-3 YDS. PULVERIZED MANURE PER 1000 SQ. FT. MANURE SHALL BE RIPPED TO A DEPTH OF 6" THEN TILLED AND RAKED. NO SOIL PARTICLE SHALL EXCEED 3/4" IN SIZE.

**EDGING:**

ALL LANDSCAPED BEDS SHALL BE EDGED WITH PRO-STEEL EDGER. EDGING SHALL BE INSTALLED LEAVING A 3" GRADE ON ALL SIDES FACING ANY BED AREAS AND 1" GRADE AGAINST ALL TURF AREAS.

**PLANT MATERIAL:**

ALL PLANT MATERIAL SHALL BE SPECIMEN #1 GRADE ONLY AND SHALL BE SELECTED AND APPROVED BY THE ARCHITECT IN ADVANCE OF INSTALLATION.

**PLANTING:**

ALL TREES AND SHRUBS SHALL BE INSTALLED USING ONLY THE BEST INSTALLATION PRACTICES. EACH HOLE SHALL BE DUG TO A MINIMUM OF 50% LARGER THAN THE SIZE OF THE ROOTBALL. ALL BACKFILL SHALL BE AMENDED WITH MOUNTAIN OR SPHAGNUM PEAT MOSS PRIOR TO BACKFILL. ALL 2" AND UP CALIPER DECIDUOUS TREES AND 6" AND UP EVERGREENS SHALL BE PROPERLY STAKED FOR A PERIOD OF 1 OR 2 YEARS.

**WEED FABRIC:**

ALL BEDS RECEIVING 2-4" WHITE COBBLE MULCH SHALL HAVE A WEED FABRIC INSTALLED. THE WEED FABRIC SHALL BE TYRAX 3501 AND BE INSTALLED TO COVER THE ENTIRE BED.

**SOD AND TURF:**

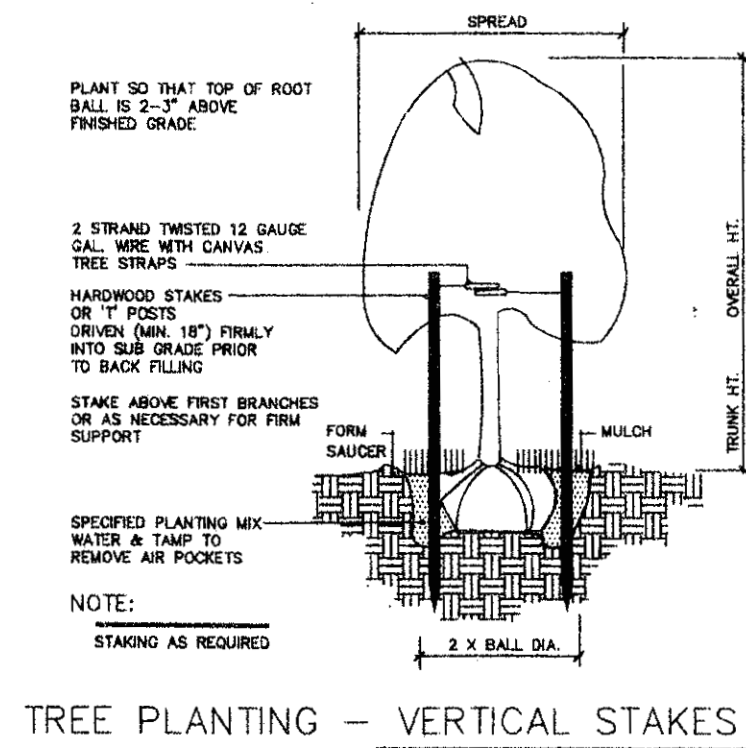
ALL SOD SHALL BE BLUEGRASS TYPE SOD AND FREE FROM WEEDS. THE SOD SHALL BE CUT AND INSTALLED WITHIN A 24 HOUR PERIOD.

**BEDDING:**

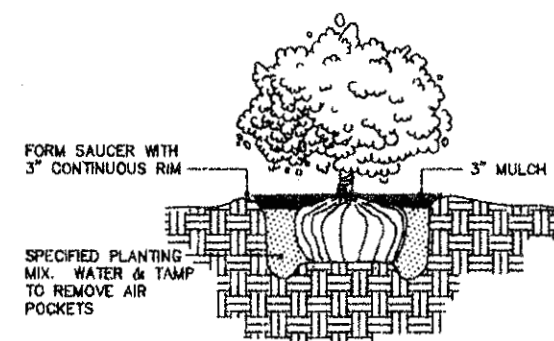
BUILD AND PANSY BEDS SHALL BE SOIL PREPARED TO A DEPTH OF 12", WITH A MINIMUM 65% PEAT MOSS, PERLITE AND SCORIA.

**SPRINKLER:**

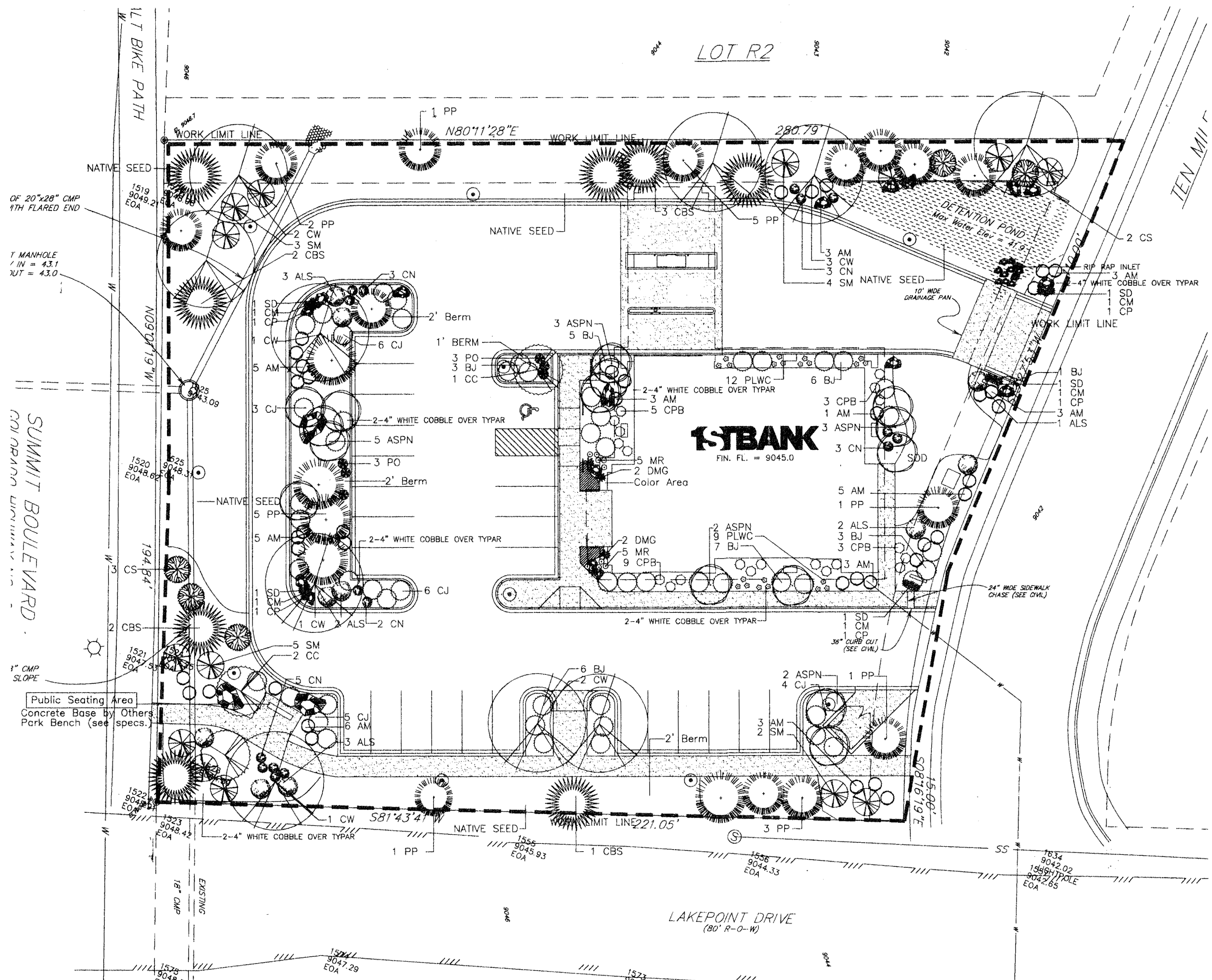
ALL TURF AREAS SHALL CONSIST OF GEAR DRIVE AND 4" POP-UP HEADS. SYSTEM MUST CONSIST OF LIFETIME WARRANTY PIPE, STAINLESS STEEL CLAMPS, AND A MASTER VALVE. SYSTEM MUST USE SOLID STATE CONTROLLERS WITH DUAL PROGRAM. SYSTEM MUST HAVE 12" POP-UP SPRAY RISERS IN ALL COLOR BEDS WHICH CAN BE COMBINED WITH TURF ZONES IF NECESSARY.



**TREE PLANTING - VERTICAL STAKES**



**SHRUB PLANTING**



**LEGEND:**

- PROPERTY LINE
- PARKING STRIPPING
- ♿ HANDICAP ACCESSIBLE PARKING
- ⚡ FIRE HYDRANT
- ⦿ PROPOSED PARKING LIGHT
- 9044 CONTOUR LINE

10575 Releton Road  
 Aurora, Colorado 80004  
 www.millerlandscape.com  
 303.422.9747  
 Fax 303.422.1165

**MILLER LANDSCAPE**  
 I · N · C · O · R · P · O · R · A · T · E · D

PROJECT NO. \_\_\_\_\_

DRAWING TITLE

**LAKEPOINT AT FRISCO AT FRISCO FRISCO, CO. LANDSCAPE PLAN**

**STBANK**

**DAVIS PARTNERSHIP P.C., ARCHITECTS**

MELLON FINANCIAL CENTER, 1775 SHERMAN STREET, SUITE 3100 DENVER, COLORADO 80203-4325 (303) 861-8555 FAX (303) 861-3027

DATE	11-20-98
SCALE	1"=20'
DRAWN BY	DL
CHECKED BY	CEK
REV.	5-14-99
REV.	
CADFILE	FRISCO

DRAWING NO.

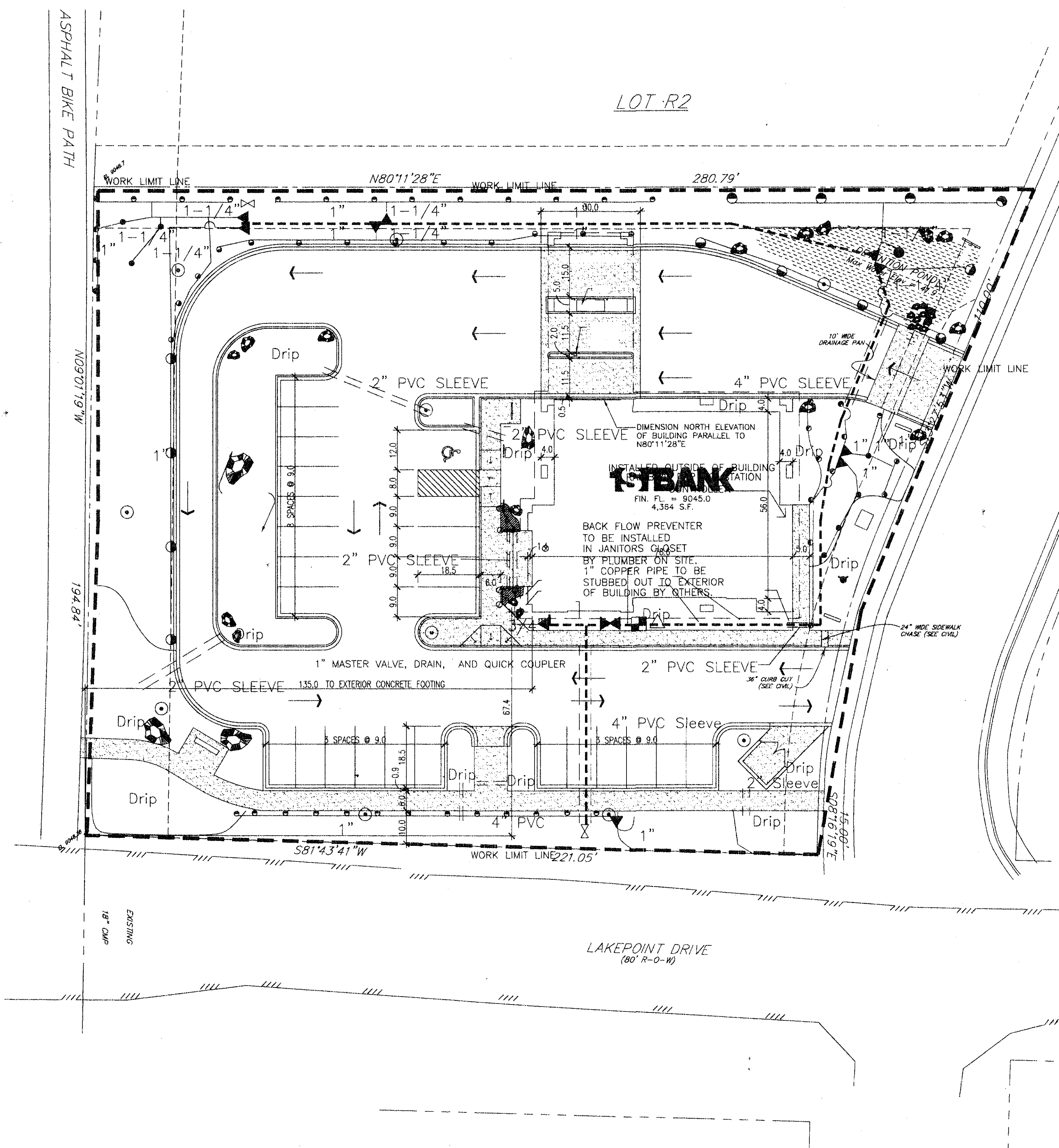
**L1**



IRRIGATION LEGEND	
QTY.	DESCRIPTION
60	● ○ SPRAY HEADS RAINBIRD 1804
6	○ RISERS RAINBIRD 1812
14	● GEAR DRIVE HEADS RAINBIRD E-50 TURFBIRD
10	▶ AUTOMATIC VALVES RAINBIRD PCA SERIES
12ct	▨ CONTROLLER RAINBIRD ESP-LX DIAL SERIES
2	⊗ QUICK COUPLER
450'	— MAIN LINE 1-1/4" PVC
1	⊗ VACUUM BREAKER Fedco B25ys
1	▣ MANUAL DRAINS
==	PVC SLEEVE
168	DRIP

NOTES:  
 MIN. 2 EMITTERS PER PLANT  
 WATER METER 1"  
 SERVICE LINE 1" CU

SUMMIT BOULEVARD  
 COLORADO HIGHWAY NO. 9



REV.	
REV.	
REV.	
REV.	
REV.	
REV.	

PROJECT NO. PROJECT TITLE

IRRIGATION PLAN

DRAWING TITLE

LAKEPOINT AT FRISCO

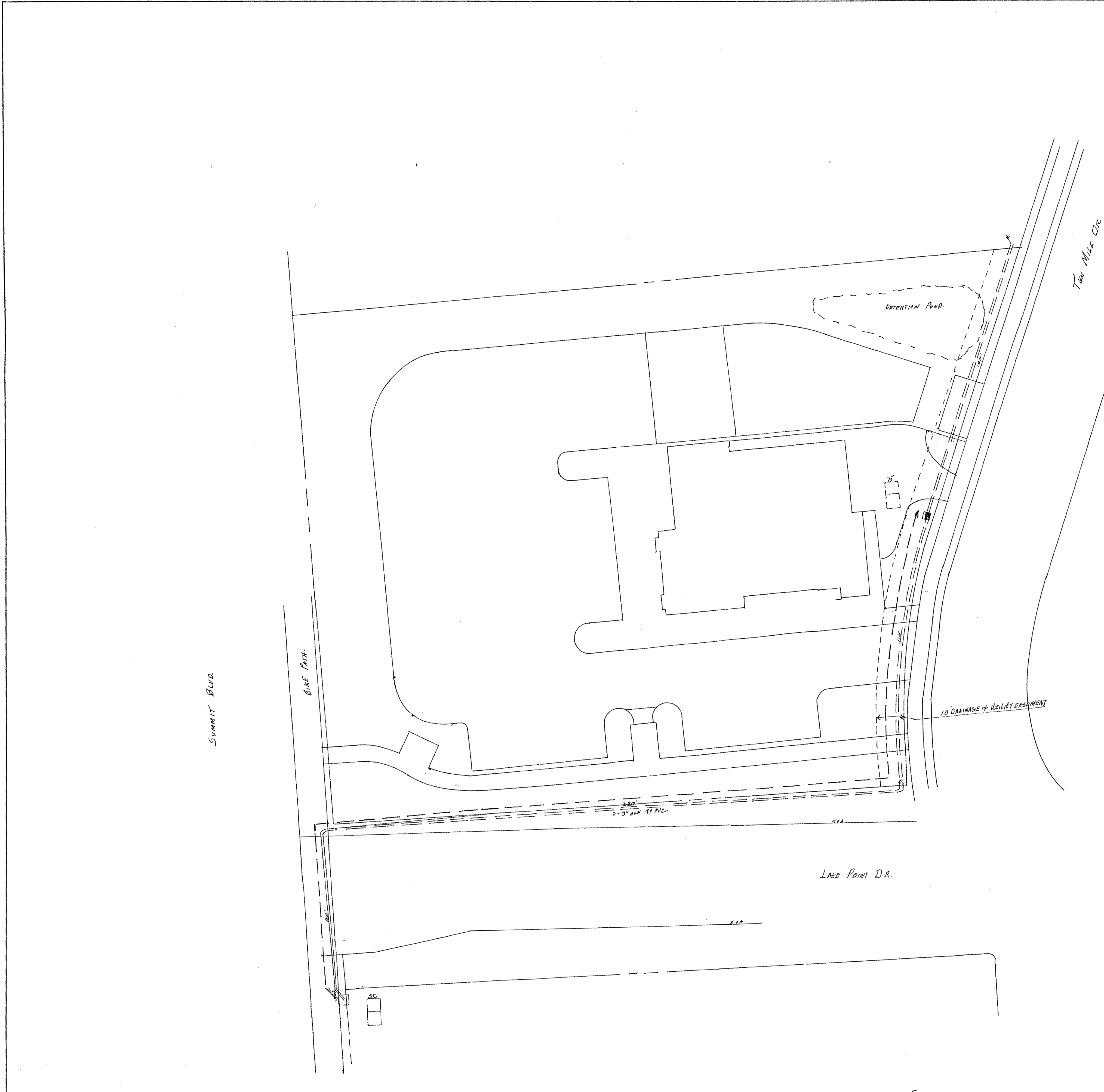
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SCALE	1"=20'
DRAWN BY	DL
CHECKED BY	JSM
REV.	5-14-99
REV.	
REV.	
CADFILE	FRISCOIRR

DRAWING NO.

L-2

10575 Registon Road  
 Arvada, Colorado 80004  
 www.millerlandscape.com  
 303 422-9747  
 Fax 303 422-1165  
**MILLER LANDSCAPE**  
 INCORPORATED





- INSTANT:
- 435' - 3/4" #10 AL STATO
  - 1205' - 3" S&A TO PIC
  - 15' - 3" S&A TO PIC ON - 40 GAC.
  - 535' - 24X78 T&M - 95% STD COMP.
  - 180' - CYD R.O.
  - 300' - 3" S&A TO PIC - FUTURE - 3-3" PIC ON
  - 1 - ELEC. LOCATOR F
  - 1 - FORM CONC. 75/150
  - 1 - GRAD ROD.
- 1 - 75' X 75' S. C. 7712.  
C<sub>0</sub> #
- 2 - LIGHT WIRE TRAM BOX
- 855 - TRAMP WIRE

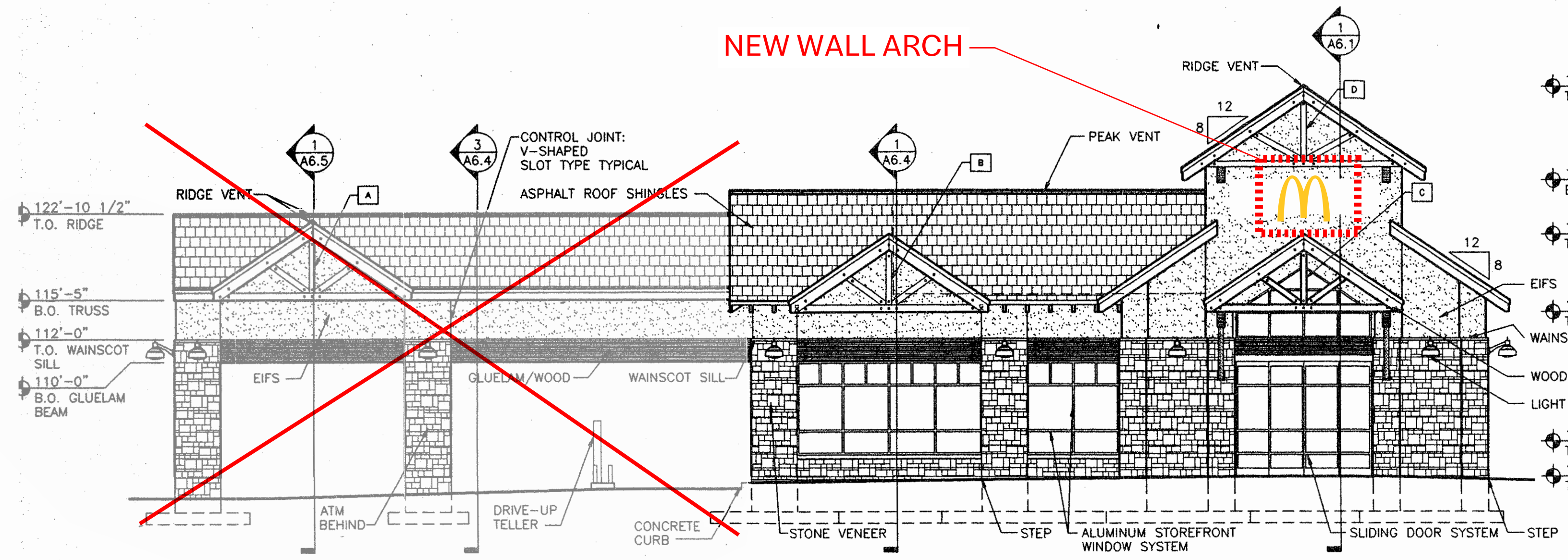
NOTE: CUSTOMER TO PROVIDE OR SEE  
SPILL DISPOSAL

COPY

3					
2					
1					
DATE	BY	CHKD.	APPR.	REVISIONS	
<b>PUBLIC SERVICE COMPANY OF COLORADO</b>					
<b>ELECTRIC DISTRIBUTION ENGINEERING</b>					
DESCRIPTION 1ST BANK - 960 N TEN MILE DR					
INSTALL W.G. Block DIST.					
ORDER NUMBERS	DATE	EXPLANATION	DATE		
CREGS NO. 99-BA-308	7/99	ENG. Beck	8/99		
WOJO NO.		EST. Beck	8/99		
U.S. WEST		APP'D			
PLAT NO. 26-53-784		VER.	GRID NUMBERS	VER.	HOR.
FEEDER NOS. 2606					
IN REPLY REFER TO					
SHEET	OF	PRIOR TO SCHEDULING JOB.		CALL ENGR. FOR STAKES 262 9036	
FORM (D) 122-24-0449					

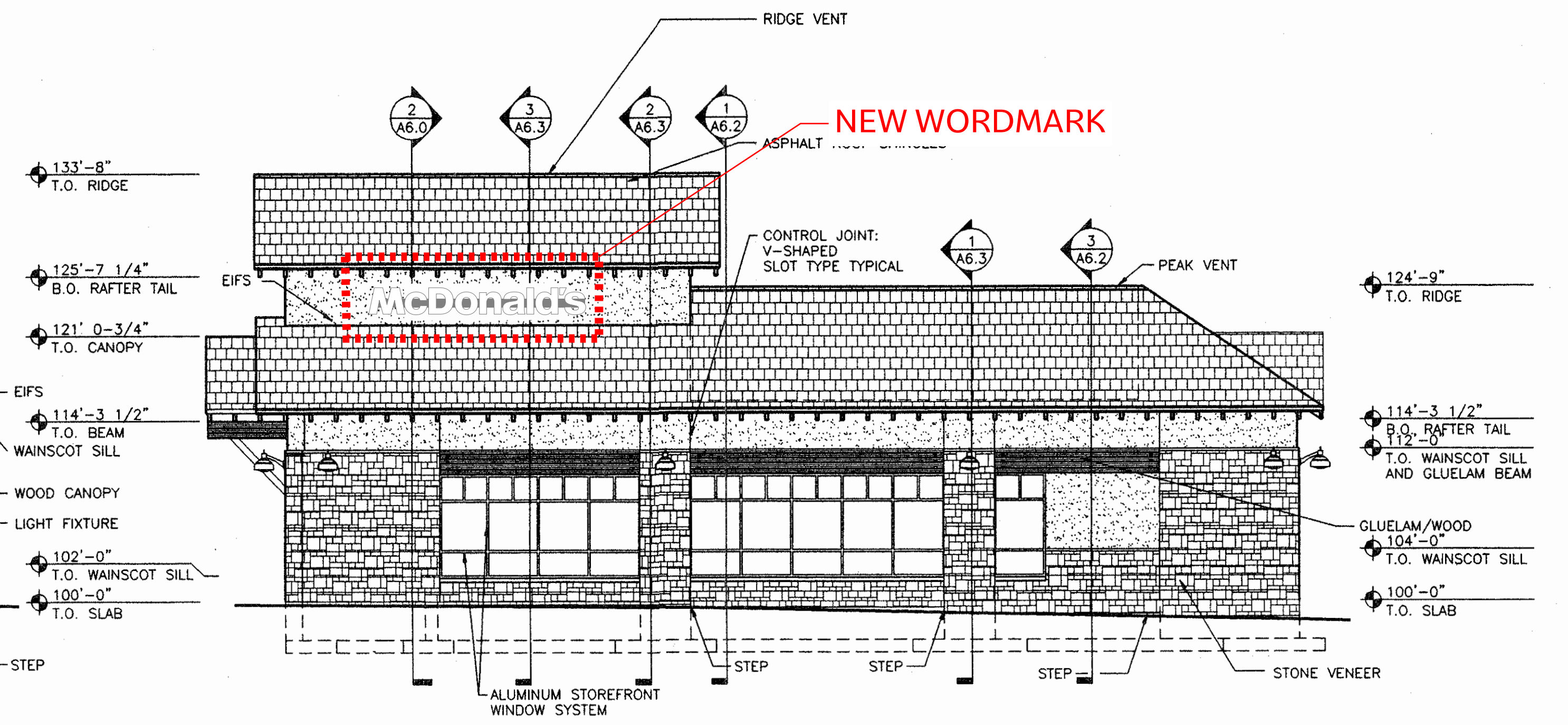


NEW WALL ARCH



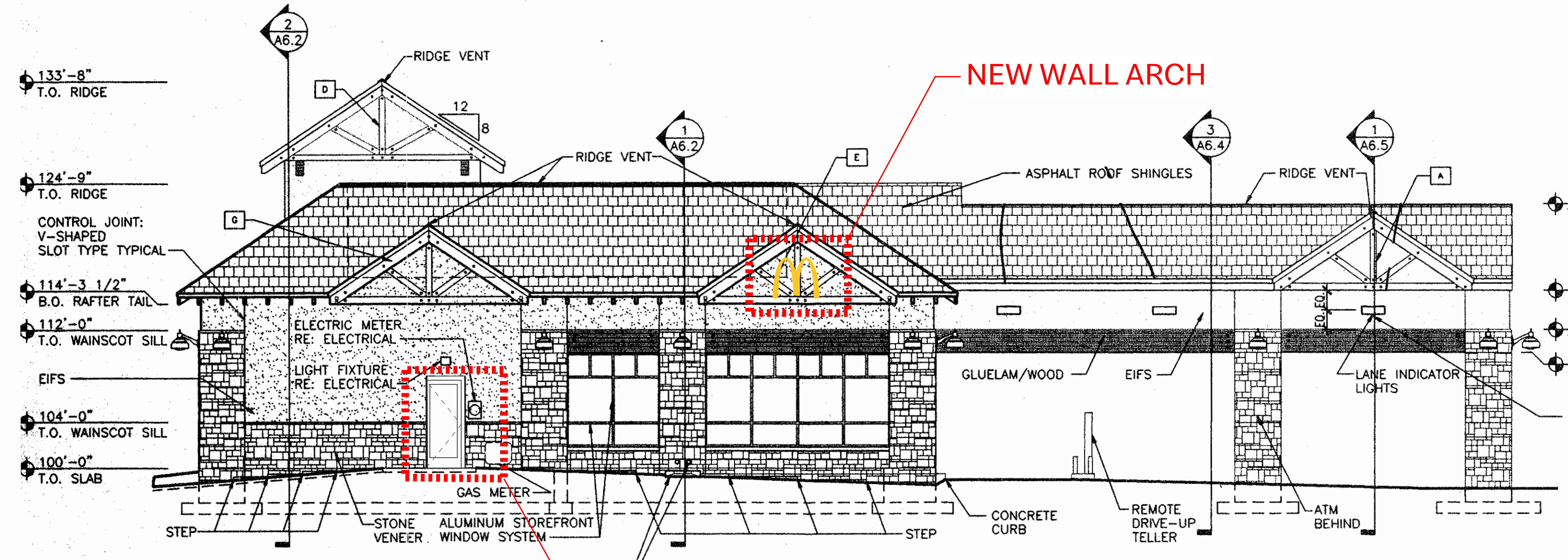
1 WEST ELEVATION  
1/8"=1'-0"  
RE: A3.0  
and the ADDN

NEW WORDMARK



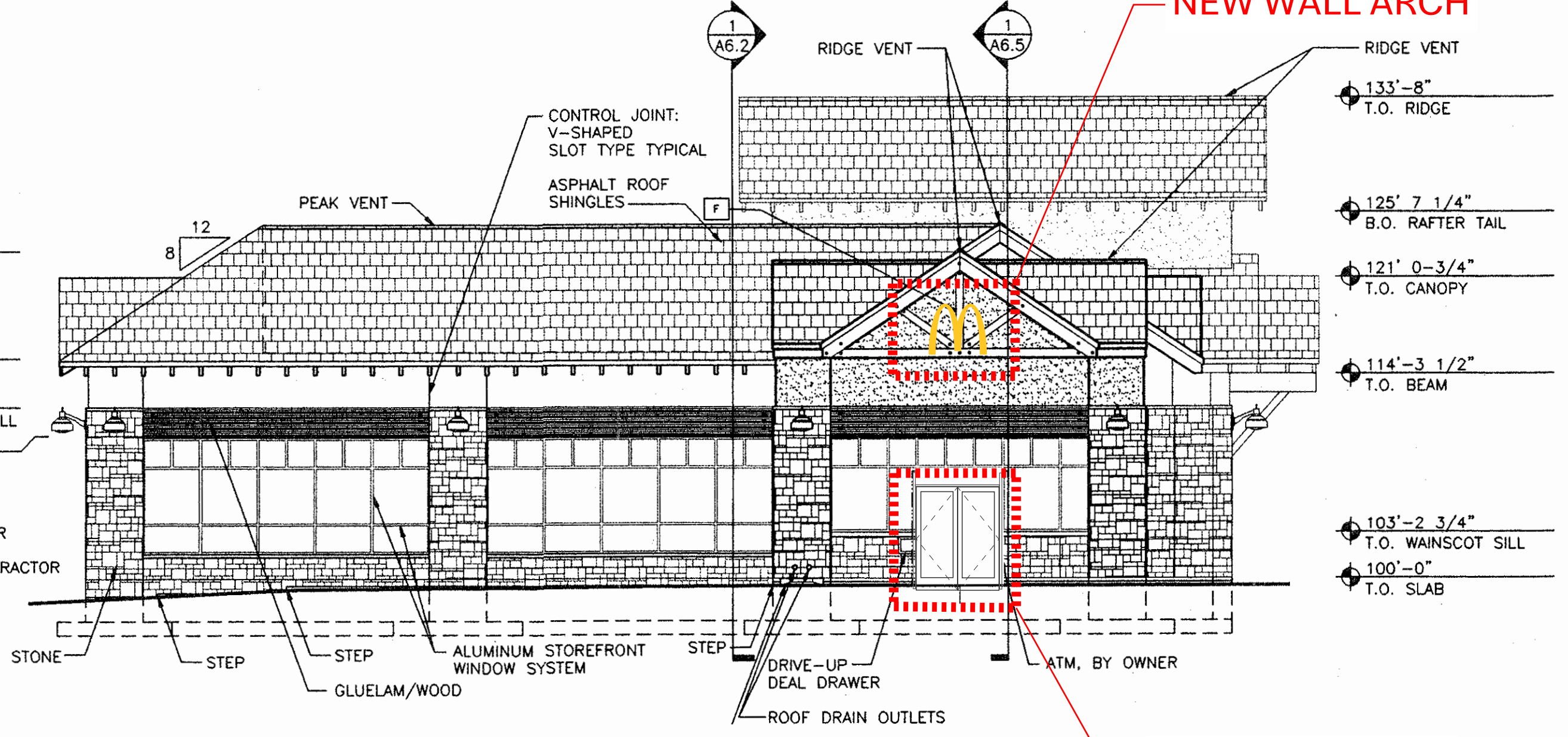
2 SOUTH ELEVATION  
1/8"=1'-0"  
RE: A3.0  
and the ADDN

NEW WALL ARCH



3 EAST ELEVATION  
1/8"=1'-0"  
RE: A3.0  
and the ADDN

NEW WALL ARCH



4 NORTH ELEVATION  
1/8"=1'-0"  
RE: A3.0  
and the ADDN

NEW STREET SIDE ENTRY

NEW MAIN ENTRY



FRISCO McDONALD'S  
GROSS FLOOR AREA = 4400 SF

