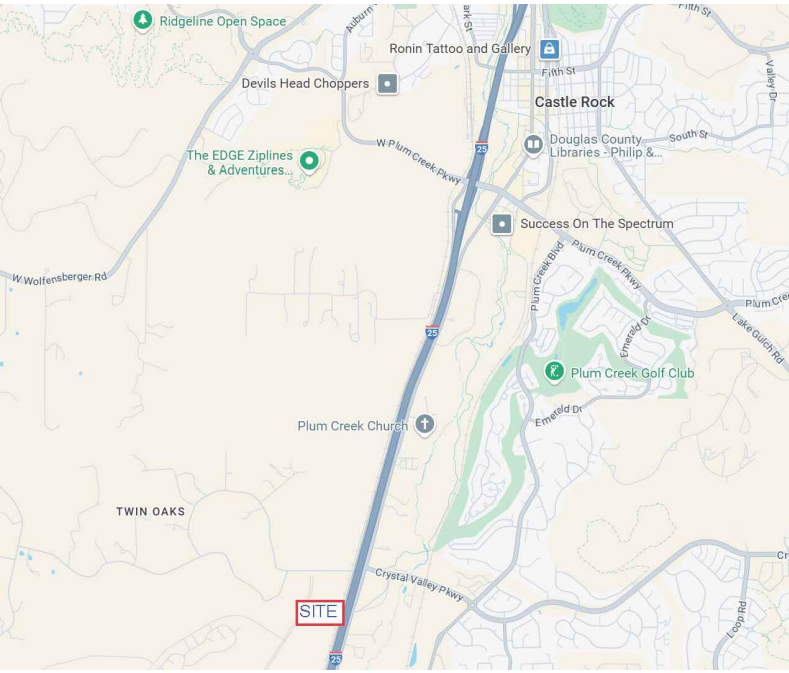
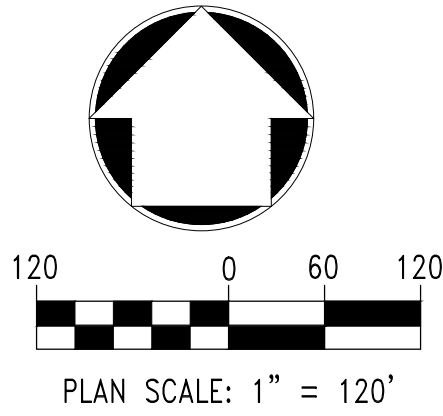




SITE LOCATION	CRYSTAL VALLEY RANCH PARKWAY & I-25
PARCEL NUMBERS	CASTLE ROCK CO
MCDONALD'S SITE AREA	1.22 AC
MCDONALD'S USABLE SITE AREA	1.06 AC
EXISTING ZONING	DAVISON TRAILS PLANNED DEVELOPMENT
EXISTING USE	VACANT
PROPOSED ZONING	DAVISON TRAILS PLANNED DEVELOPMENT
PROPOSED USE	MCDONALD'S RESTAURANT
PROPOSED BUILDING TYPE AND AREA	38 (4,218 S.F.)
PROPOSED 000 TO CASH WINDOW DISTANCE	100 FEET
ALLOWABLE BUILDING HEIGHT	75 FEET
BUILDING SETBACKS	
FRONT	15'
SIDE	5'
REAR	5'
LANDSCAPE BUFFERS	
FRONT	15' FEET FROM BACK OF SIDEWALK
SIDE	5' FEET FROM PROPERTY LINE
REAR	5' FEET FROM BACK OF SIDEWALK
PARKING REQUIREMENTS	
RESTAURANT (MINIMUM)	42 SPACES
RESTAURANT (MAXIMUM)	NA
PARKING STALLS REQUIRED	42 SPACES
MAXIMUM STALLS ALLOWED	NA
PARKING STALLS PROVIDED	42 SPACES
STACKING REQUIREMENTS	6 SPACES BEFORE ORDER POINTS
SIGNAGE REQUIREMENTS	
MAXIMUM HEIGHT	20 FEET
SETBACKS	5' FROM PROPERTY LINE OR SIDEWALK
SIDE	50 S.F.
SITE RISKS	SITE RISKS
LIMITED. A DRIVE THRU IS A USE BY RIGHT.	

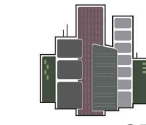


NO.	DATE	REVISION	DESCRIPTION
CIVIL ENGINEERING CONSULTANT:			
Strategic Land Solutions, Inc. Civil Engineering • Land Planning • Easements 2595 PONDEROSA ROAD FRANKTOWN, CO 80116 720.384.7861 Phone rpalmer@strategicsls.net Robert J. Palmer, PE President			
PREPARED UNDER THE DIRECT SUPERVISION OF:			
SEAL: COLORADO REGISTERED ROBERT J. PALMER 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.		OFFICE	ADDRESS
CRYSTAL VALLEY PKWY & I-25		CASTLE ROCK	
STATE		COLORADO	
COUNTY		DOUGLAS	
CITY		CASTLE ROCK	
REGIONAL DWG. NO.		STATE DWG. NO.	NATIONAL DWG.
		51029	41164
SCALE: AS NOTED		MED. RES: BAKER	
DATE: 11/25/2024		MED. P./CM: YAGUESKY	
DESIGNED BY: RJP			
DRAWN BY: RJP		FILE NAME: CURRENT.DWG	
CHECKED BY: RJP		SLS ID: 24-0001-218	
DRAWING TITLE: OVERALL CONCEPTUAL SITE PLAN 8			
SHEET NO: CSP-8.1			

SITE LOCATION	CRYSTAL VALLEY RANCH PARKWAY & I-25
PARCEL NUMBERS	CASTLE ROCK, CO
MCDONALD'S SITE AREA	NOT YET SUBDIVIDED
MCDONALD'S USABLE SITE AREA	1.22 AC
EXISTING ZONING	1.06 AC
EXISTING USE	DAWSON TRAILS PLANNED DEVELOPMENT
PROPOSED ZONING	VACANT
PROPOSED USE	DAWSON TRAILS PLANNED DEVELOPMENT
PROPOSED BUILDING TYPE AND AREA	MCDONALD'S RESTAURANT
PROPOSED COD TO CASH WINDOW DISTANCE	38 (4,218 S.F.)
ALLOWABLE BUILDING HEIGHT	100 FEET
BUILDING SETBACKS	75 FEET
FRONT	15'
SIDE	5'
REAR	5'
LANDSCAPE BUFFERS	15' FEET FROM BACK OF SIDEWALK
FRONT	5' FEET FROM PROPERTY LINE
SIDE	5' FEET FROM BACK OF SIDEWALK
REAR	5' FEET FROM BACK OF SIDEWALK
PARKING REQUIREMENTS	42 SPACES
RESTAURANT MINIMUM	NA
RESTAURANT MAXIMUM	NA
PARKING STALLS REQUIRED	42 SPACES
MAXIMUM STALLS ALLOWED	NA
PARKING STALLS PROVIDED	42 SPACES
STACKING REQUIREMENTS	6 SPACES BEFORE ORDER POINTS
SIGNAGE REQUIREMENTS	6 SPACES BEFORE ORDER POINTS
MAXIMUM HEIGHT	20 FEET
SETBACKS	5' FROM PROPERTY LINE OR SIDEWALK
SIZE	30 S.F.
SITE RISKS	SITE RISKS
LIMITED, A DRIVE THRU IS A USE BY RIGHT.	

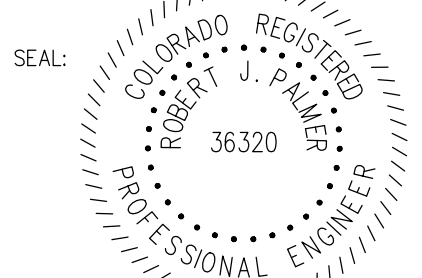
NO. DATE REVISION DESCRIPTION

CIVIL ENGINEERING CONSULTANT

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

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FRANKTOWN, CO 80116
720.394.7861 Phone
rpalmer@strategicsl.net
Robert J. Palmer, PE
President

PREPARED UNDER THE DIRECT SUPERVISION OF:

SEAL: 

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

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OFFICE ADDRESS
ROCKY MOUNTAIN REGION

CRYSTAL VALLEY PKWY & I-25
STATE
COLORADO
COUNTY
DOUGLAS
CITY
CASTLE ROCK
REGIONAL DING. NO.
ADDRESS
51029
41164

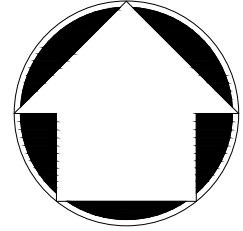
SCALE: AS NOTED
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DESIGNED BY: RJP
DRAWN BY: RJP
CHECKED BY: RJP

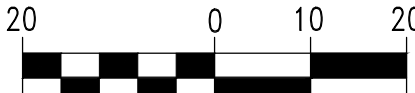
MCD RE: BAKER
MCD P/CM: YAGUESKY
FILE NAME: CURRENT.DWG
SLS. ID: 24-0001-218

DRAWING TITLE
CONCEPTUAL SITE PLAN 8

SHEET NO.
CSP-8.2







PLAN SCALE: 1" = 20'



Know what's below.
Call before you dig.

