

1. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.
2. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NECESSARY PERMITS HAVE BEEN OBTAINED FROM THE GOVERNING AGENCIES AND COORDINATING ALL GOVERNING AGENCY INSPECTIONS REQUIRED THROUGHOUT THE DURATION OF THE PROJECT.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR RAZING AND REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. REFERENCE SITE WORK SPECIFICATIONS.
4. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
5. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR DAMAGE TO ADJACENT PROPERTIES AND NEW CONSTRUCTION IN PLACE DURING THE CONSTRUCTION PHASES OF THIS PROJECT. ANY DISTURBED IMPROVEMENTS SHALL BE REPLACED IN KIND AT THE CONTRACTOR'S EXPENSE.
6. ANY QUANTITIES PROVIDED ON THESE PLANS ARE FOR GENERAL REFERENCE PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE QUANTITIES REQUIRED FOR CONSTRUCTION.
7. THE EXISTING FEATURES SHOWN ON THESE PLANS ARE THOSE NOTED IN THE FIELD AND THOSE TAKEN FROM RECORD DRAWINGS. THERE IS NO GUARANTEE THAT ALL FEATURES (ABOVE OR BELOW GROUND) ARE SHOWN ON THE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING FEATURES PRIOR TO BIDDING THE PROJECT.
8. THE CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION BY CONTACTING THE LOCAL UTILITY COMPANIES AND/OR UTILIZING THE LOCAL ONE-CALL SYSTEM. ANY DAMAGE DONE TO EXISTING UTILITIES (THAT ARE TO REMAIN IN PLACE) DURING CONSTRUCTION OPERATIONS WILL BE THE CONTRACTOR'S RESPONSIBILITY AND REPAIRED AT THE CONTRACTOR'S EXPENSE.
9. ALL SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNERS CONTRACT DOCUMENTS AND SPECIFICATIONS. ALL WORK SHALL MEET OR EXCEED THE RELEVANT UTILITY COMPANIES AND REGULATORY AGENCIES, CONTRACT DOCUMENTS AND SPECIFICATIONS. ALL WORK WITHIN PUBLIC AND STATE RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE GOVERNING AGENCIES STANDARDS AND SPECIFICATIONS.
10. TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), CURRENT EDITION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER TRAFFIC CONTROL IS IN PLACE FOR EACH PHASE OF CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROPERLY MAINTAINING TRAFFIC CONTROL DEVICES THROUGHOUT THE DURATION OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL PLANS TO THE CITY AND DEPARTMENT OF TRANSPORTATION AS REQUIRED.

BENCHMARK: DOUGLAS COUNTY GIS CONTROL MONUMENT NO. 1060032
A 3-1/4" ALUMINUM CAP DCGIS MONUMENT LOCATED AT THE STROH RANCH SOCCER PARK IN THE SOUTHEAST CORNER OF THE PARKING LOT.

BASIS OF BEARINGS

LEGAL DESCRIPTION

LOT 7, PARKER POINTE SUBDIVISION, FILING NO. 1
RECORDED JANUARY 7, 2022 (REC. NO. 2022001733) COUNTY OF DOUGLAS, STATE OF COLORADO

SITUATED IN THE NE 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

DEVELOPER:
MCDONALD'S USA, LLC
4643 S. ULSTER STREET, SUITE 1300
DENVER, CO 80237
TEL: (303) 519-4001
CONTACT: KORTNEY PEDIGO

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.

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.A.

TOWN OF PARKER

PLANNING AND INSPECTIONS
DEPARTMENT
PLANNING DIVISION
20120 E MAINSTREET
PARKER, CO 80138
TEL: (303) 805-3338
CONTACT: BRIANNA SIMON

CAPITAL IMPROVEMENT PROJECTS/
ENGINEERING DEPARTMENT
20120 E MAIN STREET
PARKER, CO 80138
TEL: (303) 940-9546
CONTACT: TYLER SANDT

CITY FIRE DEPARTMENT
20120 E MAIN STREET
PARKER, CO 80138
TEL: (303) 805-3169
CONTACT: RANDY CAPRA

GAS COMPANY
XCEL ENERGY
1800 LARIMER STREET
DENVER, CO 80202
TEL: (800) 895-1999
CONTACT: RON JOHNSON

PLANNING AND INSPECTIONS
DEPARTMENT-INSPECTIONS DIVISION
20120 E MAINSTREET
PARKER, CO 80138
TEL: TBD
CONTACT: TBD

TRANSPORTATION DEPARTMENT
COLORADO DEPARTMENT OF TRANSPORTATION
TEL: (303) 757-9356
CONTACT: RICK SOLOMON

PARKER WATER AND SANITATION DISTRICT
18100 E WOODMAN DRIVE
PARKER, CO 80134
TEL: (303) 841-4627
CONTACT: DRAYTON SANDERSON

ELECTRIC COMPANY
IREA
5496 US HWY 85
SEDALIA, CO 80135
TEL: (720) 733-5493
CONTACT: BROOKS KAUFMAN

TELEPHONE COMPANY
CENTURY LINK
1801 CALIFORNIA STREET, SUITE 240
DENVER, CO 80202
TEL: (855) 891-4083
CONTACT: IZZY MILLER

I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE TOWN OF PARKER STANDARDS AND STATUTES, RESPECTIVELY; AND THAT I AM FULLY RESPONSIBLE FOR THE ACCURACY OF ALL DESIGN, REVISIONS, AND RECORD CONDITIONS THAT I HAVE NOTED ON THESE PLANS.

JESSICA MCCALLUM, P.E.
CO REGISTERED PROFESSIONAL NO. 59054
KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH NEVADA AVE., COLORADO SPRINGS, CO 80903
(719) 453-0180

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PROPOSED SUBDIVISION, LOT 7, PARKER POINTE SUBDIVISION FILING NO. 1, IS DESIGNED WITH ADEQUATE CORNER SIGHT DISTANCE FOR ALL INTERSECTIONS AND THE PEDESTRIAN CROSSING LOCATIONS. CONSIDERATION OF LANDSCAPING IMPACTS TO THE CORNER SIGHT DISTANCE AT BOTH INITIAL, AND MATURE GROWTH HAS BEEN REVIEWED. THE MINIMUM CORNER SIGHT DISTANCE IS IN COMPLIANCE WITH AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAY AND STREETS.

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGNED, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF ENGINEERING CALCULATIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT.

THIS REVIEW DOES NOT CONSTITUTE APPROVAL OF ANY PRIVATE ON-SITE IMPROVEMENTS WHICH MAY BE SHOWN. CONSTRUCTION CANNOT COMMENCE UNTIL ALL REQUIRED DRAINAGE/TRAFFIC REPORT(S), FINAL DEVELOPMENT PLAN(S), SPECIAL REVIEW(S), GRADING PERMIT, AND/OR OTHER PERMITS ARE COMPLETE, APPROVED AND ON FILE WITH THE TOWN OF PARKER.

TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

Sheet List Table	
Sheet Number	Sheet Title
	CONSTRUCTION DRAWINGS
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C1.26	CBMP DETAILS
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C1.30	CBMP DETAILS
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TITLE
CONSTRUCTION DOCUMENTS
LOT 7, PARKER POINTE SUBDIVISION, GILING NO. 1

DESCRIPTION	COVER SHEET
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SITE ID	SITE ADDRESS
91585	NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO

PREPARED BY:

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

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Kimley»»Horn
2 NORTH NEVADA AVENUE, SUITE 300,
COLORADO SPRINGS, CO 80903
719-453-0180

2 NORTH NEVADA AVENUE, SUITE 300,
COLORADO SPRINGS, CO 80903
719-453-0180

REV

DESCRIPTION

GENERAL NOTES FOR CONTRACTOR

- THE FOLLOWING NOTES ARE PROVIDED TO GIVE DIRECTIONS TO THE CONTRACTOR BY THE ENGINEER OF THE PLANS. THE TOWN ENGINEER'S SIGNATURE ON THESE PLANS DOES NOT CONSTITUTE APPROVAL OF ANY OF THESE NOTES AND THE TOWN WILL NOT BE HELD RESPONSIBLE FOR THEIR ENFORCEMENT.
2. THE CONTRACTOR AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR ONSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING A SAY OF ALL PERSONS AND PROPERTY, AND THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSURE THAT ALL SLOPES, STREETS, UTILITIES AND STORM SEWERS ARE BUILT IN ACCORDANCE WITH THESE PLANS. IF THERE IS ANY QUESTION REGARDING THESE PLANS OR FIELD STAKES, THE CONTRACTOR SHALL REQUEST AN INTERPRETATION BEFORE DOING ANY WORK BY CALLING THE ENGINEER OF RECORD AT 719-453-0180. THE CONTRACTOR SHALL ALSO TAKE THE NECESSARY STEPS TO PROTECT THE PROJECT AND ADJACENT PROPERTY FROM ANY EROSION AND SITUATION THAT RESULT FROM HIS OPERATIONS BY APPROPRIATE MEANS (SAND BAGS, HAY BALES, TEMPORARY DESILTING BASINS, DIKES, SHORING, ETC.) UNTIL SUCH TIME THAT THE PROJECT IS COMPLETED AND ACCEPTED FOR MAINTENANCE BY WHATEVER OWNER, AGENCY, OR ASSOCIATION IS TO BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE.
4. EXCEPT AS NOTED HEREON ALL UTILITY SERVICES WITHIN THIS DEVELOPMENT ARE UNDERGROUND INSTALLATIONS. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO STARTING WORK NEARBY TO FACILITIES, AND SHALL COORDINATE HIS WORK WITH COMPANY REPRESENTATIVES. FOR UTILITY MARK-OUT SERVICE, CALL 811.
5. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO OTHER EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN HEREON AND ANY OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS. ALL DAMAGES THERETO CAUSED BY THE CONTRACTOR SHALL BE REPAIRED TO THE APPROPRIATE SPECIFICATIONS AND STANDARDS AT THE EXPENSE OF THE CONTRACTOR.
6. LOCATION AND ELEVATION OF EXISTING IMPROVEMENTS TO BE CONNECTED TO SHALL BE DETERMINED BY THE MEASUREMENTS PRIOR TO CONSTRUCTION OF NEW WORK.
7. THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES.
8. FOR ALL UTILITY TRENCHES, SOILS REPORTS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY A QUALIFIED SOILS ENGINEER WHICH CERTIFY THAT TRENCH BACKFILL WAS COMPACTED TO MEET THE REQUIREMENTS OF THE TOWN ENGINEER OF RECORD AND TO MEET EARTHWORK SPECIFICATIONS.
9. ANY WORK DONE WITHOUT INSPECTION OR MATERIALS TESTING IS SUBJECT TO REMOVAL OR CORRECTION.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ANY DAMAGE TO THE EXISTING IMPROVEMENTS AND REPLACEMENT TO THE SATISFACTION OF THE ENGINEER.
11. PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS FOR GRADING, DRAINAGE AND UNDERGROUND FACILITIES, INCLUDING LOCATION AND ELEVATION OF EXISTING UTILITIES AND FACILITIES. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITIONS HAVE BEEN EVALUATED.
12. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE PLANS, THE SOILS AND/OR GEOLOGY REPORTS, AND THE SITE CONDITIONS PRIOR TO COMMENCING WORK.
13. SHOULD CONFLICTING INFORMATION BE FOUND ON THE PLANS OR IN THE FIELD, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD BEFORE PROCEEDING WITH THE WORK.
14. APPROVAL OF THESE PLANS BY THE TOWN DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A PERMIT HAS BEEN ISSUED.
15. THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY THE TOWN DOES NOT AUTHORIZE THE CONTRACTOR OR OWNER TO VIOLATE ANY FEDERAL, STATE OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES, INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT OF 1973 AND AMENDMENTS THERETO (16 USC SECTION 1531 ET SEQ.)
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEY MONUMENTS AND/OR VERTICAL CONTROL BENCHMARKS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION. A LAND SURVEYOR MUST FIELD LOCATION, REFERENCE, AND/OR PRESERVE ALL HISTORICAL OR CONTROLLING MONUMENTS PRIOR TO ANY EARTHWORK. IF DESTROYED, A LAND SURVEYOR SHALL REPLACE SUCH MONUMENTS WITH APPROPRIATE MONUMENTS. ALL MONUMENTS SHALL BE SET IN ACCORDANCE WITH COLORADO REVISED STATUTES TITLE 12, ARTICLE 25, PART 2. IF ANY VERTICAL CONTROL IS TO BE DISTURBED OR DESTROYED, THE CONTRACTOR SHALL FIELD LOCATE AND NOTIFY, IN WRITING, AT LEAST 3 DAYS PRIOR TO THE CONSTRUCTION, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL CONTROL BENCHMARKS DESTROYED BY THE CONSTRUCTION.
17. DEVIATIONS FROM THESE SIGNED PLANS WILL NOT BE ALLOWED UNLESS THE TOWN ENGINEER APPROVES A CONSTRUCTION CHANGE OR THE TOWN/AGENCY INSPECTOR REQUIRES THE CHANGE.
18. AS-BUILT DRAWINGS MUST BE SUBMITTED TO THE ENGINEER PRIOR TO ACCEPTANCE OF THIS PROJECT BY THE TOWN. CONTACT THE ENGINEER FOR THE REQUIREMENTS OF THE AS-BUILT DRAWING.
19. THE AREA WHICH IS DEFINED AS A NON GRADING AREA AND WHICH IS NOT TO BE DISTURBED SHALL BE STAKED PRIOR TO START OF THE WORK. THE PERMIT APPLICANT AND ALL OF THEIR REPRESENTATIVES OR CONTRACTORS SHALL COMPLY WITH THE REQUIREMENTS FOR PROTECTION OF THIS AREA AS REQUIRED BY ANY APPLICABLE AGENCY. ISSUANCE OF THE TOWN'S GRADING PERMIT SHALL NOT RELIEVE THE APPLICANT OR ALL OF THEIR REPRESENTATIVES OF THEIR OBLIGATION TO COMPLY WITH ANY STATE OR FEDERAL REQUIREMENTS BY AGENCIES INCLUDING BUT NOT LIMITED TO COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT OR COLORADO DIVISION OF WILDLIFE. COMPLIANCE MAY INCLUDE OBTAINING PERMITS, OTHER AUTHORIZATIONS, OR COMPLIANCE WITH MANDATES BY ANY APPLICABLE STATE OR FEDERAL AGENCY.
20. OVERLOP GRADING WAS TAKEN FROM APPROVED GRADING PLANS COMPLETED FOR THE WATER DEVELOPMENT.
21. NOTES AND DETAIL DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS, WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
22. IF AT ANY TIME DURING THE GRADING OPERATION, ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, GRADING IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED.
23. STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CONTOUR LINES AND SPOT ELEVATIONS UNLESS OTHERWISE NOTED.
24. ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT APPROVED DISPOSAL SITES. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE SITE.
25. DIMENSIONS TO PIPELINES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
26. CONSTRUCTION STAKING FOR IMPROVEMENTS SHOWN IN THESE PLANS SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR.
27. ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.
28. SPOT GRADES ARE TO FLOWLINE OR FINISH PAVEMENT GRADE UNLESS OTHERWISE NOTED.
29. CONTRACTOR TO BE AWARE OF ALL OVERHEAD LINES AT ALL TIMES, SO AS NOT TO DISTURB OR DAMAGE ANY LINES.
30. WATER SHALL BE PROVIDED ONSITE AND USED TO CONTROL DUST DURING DEMOLITION AND CONSTRUCTION OPERATIONS.
31. STORM DRAINAGE SYSTEMS SHOWN ON THESE PLANS HAVE BEEN DESIGNED FOR THE FINAL SITE CONDITION AT COMPLETION OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE DRAINAGE OF THE SITE DURING INTERIM CONDITIONS OF CONSTRUCTION.
32. EXISTING WALLS LOCATED CLOSER TO THE PROPERTY LINE THAN THE HEIGHT OF THE WALL SHALL BE BACKFILLED NO LATER THAN 10 DAYS AFTER CONSTRUCTION OF THE WALL AND NECESSARY STRUCTURAL SUPPORTING MEMBERS UNLESS RECOMMENDED OTHERWISE BY ENGINEER OF RECORD.

TOWN OF PARKER CONSTRUCTION NOTES

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE LATEST EDITION OF THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AND THE TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL.
2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT. THE TOWN RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
3. A PRECONSTRUCTION MEETING SHALL BE SCHEDULED A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. A PRECONSTRUCTION MEETING WILL NOT BE SCHEDULED UNTIL THE GRADING PERMIT AND ALL OTHER NECESSARY PERMITS HAVE BEEN OBTAINED.
4. A DEVELOPMENT REVIEW ENGINEER SHALL BE ON SITE AT A MINIMUM OF 24 HOURS PRIOR TO A NECESSARY INSPECTION. IF A DEVELOPMENT REVIEW ENGINEER IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE PERMITTEE MAY COMMENCE WORK IN THE DEVELOPMENT REVIEW ENGINEER'S ABSENCE. HOWEVER, TOWN OF PARKER RESERVES THE RIGHT TO REJECT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.
5. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION. FOR INFORMATION CONTACT: DENVER INTER-UTILITY GROUP, 3434 S. 70TH, OR 7800 S. 38TH. THE CONTRACTOR SHALL FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
6. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS, APPROVED BY THE TOWN OF PARKER PUBLIC WORKS DIRECTOR, AND ONE (1) COPY OF THE ROADWAY DESIGN AND CONSTRUCTION CRITERIA AT THE JOB SITE AT ALL TIMES.
7. ALL PROPOSED STREET CUTS TO EXISTING PAVEMENTS FOR UTILITIES, STORM SEWER OR FOR OTHER PURPOSES ARE LISTED AND REFERENCED BELOW:
SANITARY SEWER CONNECTION – NONE
WATER TIE IN – NONE
STORM CONNECTION – NONE
8. A PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE SUBMITTED TO THE TOWN OF PARKER FOR ACCEPTANCE WITH THE RIGHT-OF-WAY PERMIT USE APPLICATION. A PERMIT WILL NOT BE ISSUED WITHOUT AN APPROVED TRAFFIC CONTROL PLAN FOR USE DURING CONSTRUCTION.
9. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF WORKERS PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION."
10. COMPLETION OF ALL TRENCHES MUST BE ATTAINED AND COMPACTION TEST RESULTS SUBMITTED TO THE DEVELOPMENT REVIEW ENGINEER IN PRELIMINARY FORM PRIOR TO PAYING AND IN FINAL FORM PRIOR TO PROBATIONARY ACCEPTANCE.
11. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION. THE PLAN MAY BE MODIFIED AS FIELD CONDITIONS WARRANT WITH APPROVAL FROM THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.
12. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN PROPER TRAFFIC CONTROL DEVICES UNTIL THE SITE IS OPEN TO TRAFFIC. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION.
13. PLANS ARE APPROVED FOR PERIOD OF 1 (ONE) YEAR FROM THE DATE SHOWN ON THE TOWN OF PARKER SIGNATURE BLOCK. PLANS SHALL BE RESUBMITTED TO THE TOWN FOR APPROVAL AFTER 1 YEAR. THE COST OF THE PLAN RE-REVIEW AND RE-ACCEPTANCE WILL BE CHARGED BACK TO THE DEVELOPER INCLUDING ALL TIME AND EXPENSES OF THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.
14. REPAIR OF ANY DAMAGE TO EXISTING IMPROVEMENTS OR LANDSCAPING IS THE RESPONSIBILITY OF THE CONTRACTOR.
15. ALL DAMAGED EXISTING CURB, GUTTER, AND SIDEWALK SHALL BE REPAIRED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
16. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR "STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY". FOR INFORMATION, PLEASE CONTACT COLORADO DEPARTMENT OF HEALTH, WATER QUALITY CONTROL DIVISION, WQCD-PE-B2, 4300 CHERRY DRIVE SOUTH, DENVER, COLORADO 80222-1530. ATTENTION: PERMITS AND ENFORCEMENT SECTION. PHONE (303) 692-3500.
17. IF DETAILED AS REQUIRED, STATE CONSTRUCTION SEWATERING DISCHARGE PERMIT IS REQUIRED FOR ALL DISCHARGES TO A STORM SEWER, CHANNEL, IRRIGATION DITCH, ANY STREET THAT IS TRIBUTARY TO THE AFOREMENTIONED FACILITIES, OR ANY WATER OF THE UNITED STATES.
18. ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBER ARE PUBLIC DOCUMENTS ON FILE WITH THE COUNTY CLERK AND RECORDER'S OFFICE.

ROADWAY NOTES

1. PAVING SHALL NOT COMMENCE UNTIL A SOILS REPORT AND PAVEMENT DESIGN IS APPROVED BY THE ENGINEERING DIVISION AND SUBGRADE COMPACTION TESTS ARE SUBMITTED TO AND APPROVED BY THE DEVELOPMENT REVIEW ENGINEER.
2. STANDARD TOWN OF PARKER HANDICAP RAMPS ARE TO BE CONSTRUCTED AT ALL CURB RETURNS AND AT ALL "T" INTERSECTIONS.
3. ALL STATIONING IS BASED ON CENTERLINE OF ROADWAYS UNLESS OTHERWISE NOTED.
4. ALL ELEVATIONS ARE ON USGS DATUM WITH DATE, RANGE POINT OR MONUMENT SHALL BE SHOWN ON THE CONSTRUCTION PLANS.
5. EIGHT (8) FEET OTHERWISE PROVIDED FOR IN THESE PLANS, AND SPECIFICATIONS, THE COLORADO DEPARTMENT OF HIGHWAYS STANDARD SPECIFICATIONS, FOR ROAD AND BRIDGE CONSTRUCTION, THE COLORADO DEPARTMENT OF HIGHWAYS M AND S STANDARDS, AND THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, LATEST EDITION, SHALL APPLY.

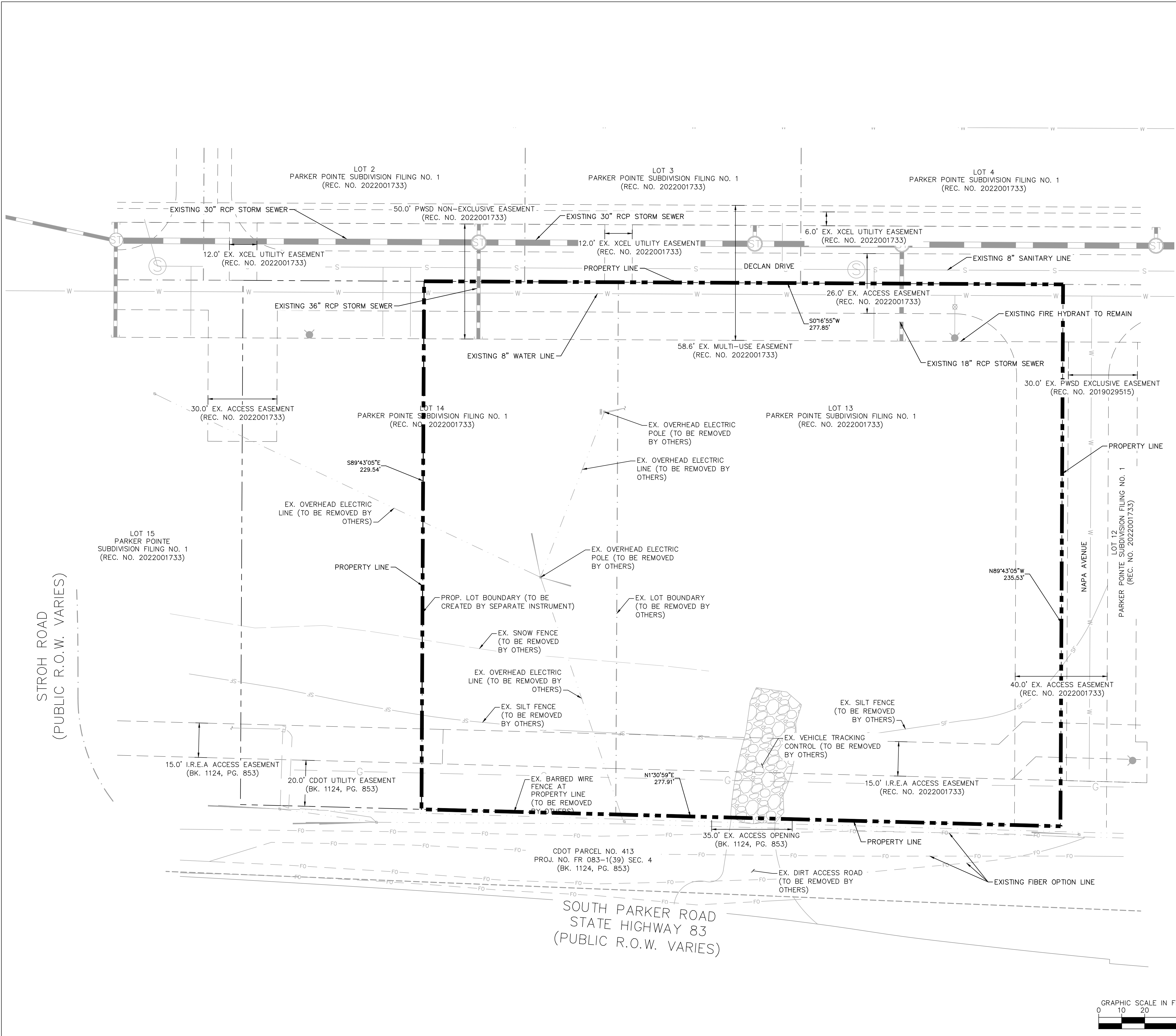
TOWN OF PARKER STORM DRAINAGE INFRASTRUCTURE NOTES

1. ALL STORM DRAINAGE IMPROVEMENTS ARE SUBJECT TO COMPLIANCE WITH THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, M & S STANDARDS, AND ALL STANDARD SPECIAL PROVISIONS CURRENTLY USED BY CDOT, WITH THE MODIFICATIONS SET FORTH IN THE TOWN OF PARKER'S STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL (SDECM), AS AMENDED.
2. THE CONTRACTOR SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8 CRS), THE "PROTECTION OF FISHING STREAMS" TITLE 33, ARTICLE 5, CRS, THE "CLEAN WATER ACT" (33 USC 1344), CHERRY CREEK RESERVOIR CONTROL REGULATION NO. 72" (5 CRC 1002-72), THE REGULATION PROMULGATED, CERTIFICATION OR PERMITS ISSUES, AND THE REQUIREMENTS PRESENTED IN THE SDECM REVISION TO SECTION 107 AND THE CONSTRUCTION BMP MANUAL. IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND WATER QUALITY CONTROL LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
3. INSPECTIONS: CONSTRUCTION SHALL NOT BEGIN UNTIL A GRADING PERMIT HAS BEEN ISSUED FOR THE PROJECT. THE CONTRACTOR SHALL NOTIFY THE TOWN OF PARKER ENGINEERING DEPARTMENT (PUBLIC WORKS) TO SCHEDULE INSPECTIONS A MINIMUM OF 48 HOURS PRIOR THE CONSTRUCTION OF ALL DRAINAGE INFRASTRUCTURE (STORM SEWERS, INLETS, MANHOLES, ENERGY DISSIPATERS, RIPRAP, GROUDED BOULDERS, DETENTION POND OUTLET STRUCTURES, FOREBAYS, TRICKLE CHANNELS, ETC.). FAILURE TO NOTIFY THE ENGINEERING DEPARTMENT FOR INSPECTIONS MAY RESULT IN NON-ACCEPTANCE OF THE INFRASTRUCTURE BY THE TOWN OF PARKER. URBAN FLOOD CONTROL DISTRICT MUST ALSO BE NOTIFIED IN A SIMILAR MANNER FOR ALL MAINTENANCE ELIGIBLE DRAINAGE INFRASTRUCTURES (CONSULT WITH STORMWATER ENGINEERING DIVISION).
4. STRUCTURAL BACKFILL (CDOT CLASS 1) SHALL BE COMPACTED TO CONFORM TO CDOT STANDARD SPECIFICATION 203.03. STRUCTURAL BACKFILL (CDOT CLASS 2) SHALL CONFORM TO CDOT STANDARD SPECIFICATION 203.07. AT THE CONTRACTOR'S OPTION, STRUCTURAL BACKFILL (SQUEEGEE) MEETING THE GRADATION REQUIREMENTS CONTAINED IN REVISION OF SECTION 206 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM, MAY BE SUBSTITUTED FOR STRUCTURE BACKFILL (CLASS 1) OR CLASS 2) FOR BACKFILLING OF CULVERT PIPES, STORM SEWER PIPES, MANHOLES AND INLET STRUCTURES; HOWEVER, THE TOP 2 FEET BELOW SUBGRADE ELEVATION SHALL BE THE REQUIRED EMBANKMENT MATERIAL.
5. ALL EXCAVATIONS SHALL MEET OSHA REQUIREMENTS.
6. TESTING: ACCEPTANCE OF STORM DRAINAGE IMPROVEMENTS WILL BE CONTINGENT UPON SATISFACTORY TESTING RESULTS IN ALL CASES WHERE TESTS INDICATE COMPACTION LESS THAN THAT REQUIRED TO MEET TOWN SPECIFICATIONS, ADDITIONAL COMPACTION AND TESTS WILL BE REQUIRED UNTIL THE SPECIFICATIONS ARE MET. FREQUENCY OF TESTING WILL BE AS FOLLOWS:
 - 6.1. 1 TEST FOR SUBGRADE AND 1 TEST FOR BACKFILL AT EVERY ABOVE GROUND APPURTENANCE MANHOLES, INLETS, ETC)
 - 6.2. 1 TEST EVERY 200 LF OF MAINLINE TRENCH EVERY 1 FOOT OF BACKFILL LIFT AND WITHIN 1 FOOT FROM ALL STRUCTURES.
7. ALLOWABLE STORM SEWER CONDUIT MATERIAL WITHIN THE TOWN OF PARKER SHALL BE LIMITED TO REINFORCED CONCRETE PIPE (RCP) CONFORMING TO CDOT STANDARD SPECIFICATION 706.02.
8. ALL RCP JOINTS SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM C443. RUBBER GASKETS SHALL BE USED ON ALL PIPE JOINTS CONFORMING TO ASTM C443. ALL RCP SECTIONS SHALL BE JOINED IN SUCH A MANNER THAT THE ENDS ARE FULLY ENTERED AND THE INNER SURFACES ARE REASONABLE FLUSH. AVERAGE JOINT GAP THAT EXCEEDS 1/8 INCH SHALL BE FILLED WITH AN APPROVED FLEXIBLE PLASTIC SEALANT.
9. JOINT RESTRAINTS AND TOE-WALLS, CONFORMING TO CDOT M&S STANDARD PLAN NO. M-601-11 SHALL BE USED ON ALL RCP FLARED END SECTION OUTFALLS.
10. EPOXY COATED REBAR SHALL BE USED AS REINFORCING STEEL ON ALL STORM DRAINAGE STRUCTURES. REFERENCE CDOT M&S STANDARD PLAN NO. M-604-10, 11, 12, AND 13.
11. CDOT CLASS 2 CONCRETE SHALL BE USED FOR ALL CONCRETE DRAINAGE STRUCTURES.
12. PRE-CAST INLETS AND MANHOLE BASES SHALL NOT BE USED WITHIN THE TOWN OF PARKER RIGHT-OF-WAY, WITH THE EXCEPTION OF CDOT TYPE C AND D INLETS.
13. TWO- (2) MANHOLE ACCESS POINTS ARE REQUIRED ON ALL TYPE "C" CURB INLETS GREATER THAN OR EQUAL TO TEN (10) FEET IN LENGTH AS PRESENTED IN CDOT M&S STANDARD PLAN NO. M-604-12.
14. ALL GROUTING (BOULDERS, RIPRAP) SHALL BE IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM.
15. ALL BOULDERS AND RIPRAP SHALL BE SELECTED AND PLACED IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM.
16. CONTRACTOR SHALL REFER TO THE TOWN OF PARKER'S CONSTRUCTION BEST MANAGEMENT PRACTICES DETAILS AND NOTES FOR ALL REQUIREMENTS RELATING TO RE-VEGETATION, SEDIMENT AND EROSION CONTROL REQUIREMENTS FOR CONSTRUCTION ACTIVITIES.
17. PIPE BELLS SHALL NOT BE CAST INTO MANHOLE BASES OR INLETS.

TOWN OF PARKER SIGNAGE AND STRIPING NOTES

1. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MOST RECENT VERSION OF THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), COLORADO SUPPLEMENTAL MUTCD, AND THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL. FURTHER SPECIFICATIONS AND ILLUSTRATIONS ARE LOCATED IN THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) M AND S STANDARDS.
2. A FIELD INSPECTION OF LOCATION AND INSTALLATION OF ALL SIGNS AND MARKINGS SHALL BE PERFORMED BY THE TOWN OF PARKER.
3. THE CONTRACTOR INSTALLING SIGNS SHALL BE RESPONSIBLE FOR THE LOCATING AND PROTECTING OF ALL UNDERGROUND UTILITIES.
4. TYPE III (LIGHTED) BARRICADES SHALL BE SET AT THE ENDS OF ROADWAYS SEPARATING FINISHED (AND/OR ACCEPTED) AND UNFINISHED CONSTRUCTION AREAS AND SHALL BE MAINTAINED BY THE CONTRACTOR/DEVELOPER. A "ROAD CLOSED AHEAD" AND "TO BE EXTENDED" WARNING SIGNS SHALL BE INSTALLED APPROPRIATELY IN ADVANCE OF THE TYPE III BARRICADES.
5. SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATIONS TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.
6. WHERE STOP SIGN CONTROL IS APPROPRIATE, 36 INCH STOP SIGNS SHALL BE USED ON APPROACHES TO ANY ROADWAY THAT IS CLASSIFIED AS A COLLECTOR OR GREATER.
7. A 7 FOOT MINIMUM POST LENGTH SHALL BE MAINTAINED FROM THE BOTTOM OF THE SIGN PANEL TO THE GROUND. THIS REQUIREMENT FOR VERTICAL CLEARANCE IS FOR ALL SIGNS.
8. DELINEATION OF ROADWAYS SHALL BE AS SPECIFIED IN THE COLORADO DEPARTMENT OF TRANSPORTATION M AND S STANDARDS.
9. RAISED MEDIAN ISLAND NOSES SHALL HAVE R4-7 SIGNS AT EACH END AND A 4'X12" HIGH INTENSITY YELLOW SIGN BLANK LOCATED MIDWAY BETWEEN THE R4-7 SIGN AND FINISH OF ROAD ON EACH POST.
10. SIGNAGE AND STRIPING SHALL BE DETERMINED BY INFORMATION AVAILABLE AT THE TIME OF REVIEW. PRIOR TO THE INITIATION OF ANY WARRANTY PERIOD, THE TOWN OF PARKER RESERVES THE RIGHT TO REQUIRE MODIFICATIONS TO EXISTING, OR INSTALLATION OF, ADDITIONAL SIGNAGE AND/OR PAVEMENT MARKING IF IT IS DETERMINED THAT CONDITIONS WARRANT SUCH MODIFICATION ACCORDING TO THE MUTCD OR THE CDOT M AND S STANDARDS. ALL SIGNAGE AND STRIPING SHALL FALL UNDER THE REQUIREMENTS OF THE TWO YEAR WARRANTY PERIOD FOR NEW CONSTRUCTION. ADDITIONALLY, ALL PAVEMENT MARKINGS SHALL NOT LIFT OR PEEL WITHIN THE FIRST YEAR AFTER INSTALLATION.
11. DIAMOND GRADE MATERIAL SHALL BE USED ON ALL STOP SIGNS AND OVERHEAD SIGNS. ALL OTHER ROADSIDE TRAFFIC CONTROL DEVICES SHALL USE HIGH INTENSITY GRADE SHEETING, NO FLUORESCENT YELLOW GREEN SHEETING SHALL BE USED UNLESS SPECIFICALLY APPROVED BY THE TOWN OF PARKER.
12. ALL STREET NAME SIGNS SHALL BE HIGH INTENSITY, EXTRUDED, GREEN AND WHITE BLADES. ARTERIAL AND COLLECTOR STREET NAME SIGNS SHALL BE 9 INCH BLADES AND HAVE MIXED CASE LETTERING. LOCAL STREET NAME SIGNS SHALL BE 6 INCHES BLADES WITH MIXED CASE LETTERING.
13. ALL LAJUTS OR INTERNATIONAL ILLUMINATED STREET NAME SIGNS SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
14. ALL REMOVED SIGNS SHALL BE RETURNED TO THE TOWN OF PARKER.
15. CROSSWALKS:
 - a. SHALL BE CONSTRUCTED USING PREFORMED THERMO-PLASTIC OR AN APPROVED EQUAL.
 - b. SHALL BE LONGITUDINAL 2 FEET BY 10 FEET (CONTINENTAL) TYPE
- OR OTHER APPROVED BY THE TOWN OF PARKER.
16. SHALL LINE UP WITH HANDICAP RAMPS.
17. SHALL BE CENTERED WITHIN LANES AND PLACED ON LANE AND CURB LINES SO AS TO AVOID VEHICLE WHEEL PATHS.
18. ALL PAVEMENT MARKING MATERIAL (INCLUDING WORDS AND SYMBOLS) SHALL BE AS FOLLOWS:
 - a. FOR CONCRETE SURFACE:
 - i. LONG LINE MARKINGS (CHANNELIZATION LINES, SKIPS, ETC.) SHALL BE EPOXY PAINT. OTHER PAINT MAY BE USED FOR TEMPORARY APPLICATION ONLY WHEN APPROVED BY THE TOWN OF PARKER.
 - ii. WORDS, SYMBOLS, AND CROSSWALKS/STOP BARS SHALL BE METHYL-METHACRYLATE, PREFORMED THERMOPLASTIC (90 MIL), PREFORMED PLASTIC (90 MIL), INLAYED TAPE (STAMARK), OR AS SPECIFIED.
 - iii. (SAND OR WATER BLAST CURING COMPOUND PRIOR TO INSTALLATION OF MARKINGS.)
 - b. FOR ASPHALT SURFACE:
 - i. LONG LINE MARKINGS (CHANNELIZATION LINES, SKIPS, ETC.) SHALL BE EPOXY PAINT. OTHER PAINT MAY BE USED FOR TEMPORARY APPLICATION ONLY WHEN APPROVED BY THE TOWN OF PARKER.
 - ii. WORDS, SYMBOLS, AND CROSSWALKS/STOP BARS SHALL BE HOT APPLIED THERMOPLASTIC (90 MIL), PREFORMED PLASTIC (90 MIL), INLAYED TAPE (STAMARK), METHYL-METHACRYLATE, OR AS SPECIFIED.
19. INSPECTION AND APPROVAL OF STRIPING AND CROSSWALK LAYOUT TO BE DONE BY TOWN OF PARKER DEVELOPMENT REVIEW ENGINEER (CALL 303-840-9546) PRIOR TO APPLICATION OF FINAL STRIPING.

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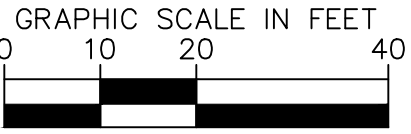
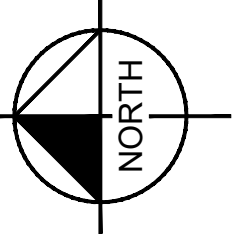


LEGEND

	PROPERTY LINE
	PARCEL LINE
	EASEMENT
	EX. WATER LINE
	EX. SANITARY LINE
	EX. STORM SEWER
	EX. PHONE LINE
	EX. ELECTRIC LINE
	EX. GAS LINE

NOTES:

1. ALL EXISTING UTILITIES ARE TO REMAIN UNLESS OTHERWISE NOTED.
2. ALL EXISTING IMPROVEMENTS TO BE PROTECTED IN PLACE, UNLESS SPECIFICALLY CALLED OUT AS "TO BE REMOVED".



C1.2	TITLE CONSTRUCTION DOCUMENTS LOT 7, PARKER POINTE SUBDIVISION, GILING NO. 1	DRAWN BY MGS	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 or reproduced without written authorization. The contract documents prepared by McDonald's USA, LLC are for the use of the project described herein and are not suitable for use on a different site or at a later time. Use of these drawings for reference or example on another project requires the approval of McDonald's USA, LLC. The contract documents for reuse on another project is not authorized.	PREPARED BY:	Kimley»»Horn 2 NORTH NEVADA AVENUE, SUITE 300, COLORADO SPRINGS, CO 80903 719-453-0160				
	DESCRIPTION EXISTING CONDITIONS	STD ISSUE DATE	REVIEWED BY JMM						
	SITE ID 91585	SITE ADDRESS NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO	DATE ISSUED 7/19/2022			REV	DATE	BY	



SOUTH PARKER ROAD

NORTHING: 1600219.55
EASTING: 3210572.10

NORTHING: 1600153.61
EASTING: 3210570.85

PROPERTY LINE

NORTHING: 1600219.27
EASTING: 3210629.21

NORTHING: 1600151.89
EASTING: 3210673.42

NORTHING: 1600152.07
EASTING: 3210628.88

NORTHING: 1600042.16
EASTING: 3210628.43

NORTHING: 1600040.26
EASTING: 3210673.92

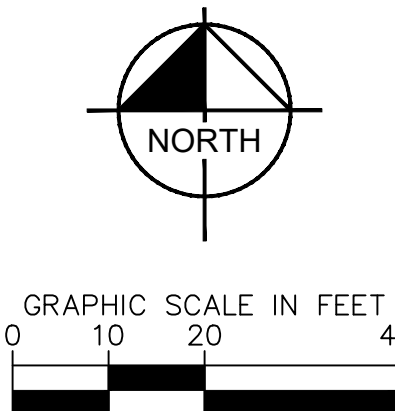
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EASTING: 3210801.64

NORTHING: 1599940.58
EASTING: 3210800.27

NORTHING: 1599941.74
EASTING: 3210564.75

NAPA AVENUE

DECLAN DRIVE



LEGEND

- PROPERTY LINE
- EASEMENT
- LANDSCAPE (REF. LANDSCAPE PLANS)
- CONCRETE SIDEWALK (REF. PAVEMENT DETAILS ON SHEET C1.4)
- CONCRETE DRIVES, PARKING, AND DRIVE-THRU LANES (REF. PAVEMENT DETAILS ON SHEET C1.4)

KEYNOTE LEGEND

- PROPOSED 6" WIDE X 6" TALL CURB HEAD (REF. SHEET C1.4 FOR DETAIL)
- PROPOSED VERTICAL CURB AND GUTTER SECTION PER TOWN OF PARKER STD. DTL. 3
- PROPOSED MIDBLOCK CURB RAMP PER TOWN OF PARKER STD. DTL. 17
- PROPOSED BIKE PARKING
- PROPOSED TRASH ENCLOSURE
- PROPOSED MONUMENT SIGN (ALL SIGNS ARE REVIEWED UNDER SEPARATE PERMIT)
- PROPOSED SIDEWALK PER TOWN OF PARKER STD. DTL. 4 (WIDTH PER PLAN)
- PROPOSED PARALLEL RAMP (SIDEWALK ENDS) PER CDOT STD. PLAN NO. M-608-1
- PROPOSED PREPENDICULAR RAMP WITH VERTICAL RETURN CURB PER CDOT STD. PLANS NO. M-608-1

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGNED, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF ENGINEERING CALCULATIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT.

THIS REVIEW DOES NOT CONSTITUTE APPROVAL OF ANY PRIVATE ON-SITE IMPROVEMENTS WHICH MAY BE SHOWN. CONSTRUCTION CANNOT COMMENCE UNTIL ALL REQUIRED DRAINAGE/TRAFFIC REPORT(S), FINAL DEVELOPMENT PLAN(S), SPECIAL REVIEW(S), GRADING PERMIT, AND/OR OTHER PERMITS ARE COMPLETE, APPROVED AND ON FILE WITH THE TOWN OF PARKER.

TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE



C1.3	TITLE	CONSTRUCTION DOCUMENTS LOT 7, PARKER POINTE SUBDIVISION, GILNG NO. 1	DRAWN BY MGS	PREPARED FOR:  McDonald's USA, LLC	PREPARED BY:	Kimley»Horn 2 NORTH NEVADA AVENUE, SUITE 300, COLORADO SPRINGS, CO 80903 719-453-0180				
	DESCRIPTION		STD ISSUE DATE							
	HORIZONTAL CONTROL PLAN	REVIEWED BY JMM	DATE ISSUED 7/19/2022							
	SITE ID	91585	SITE ADDRESS	NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO		REV	DATE	BY		
	These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared for use on a different site or at a later time. Use of these drawings for reference on another project requires the approval of the architect and engineer. The contract documents for the contract documents for reuse on another project is not authorized.									

Kimley»Horn
2 NORTH NEVADA AVENUE, SUITE 300,
COLORADO SPRINGS, CO 80903
719-453-0160

McDonald's USA, LLC
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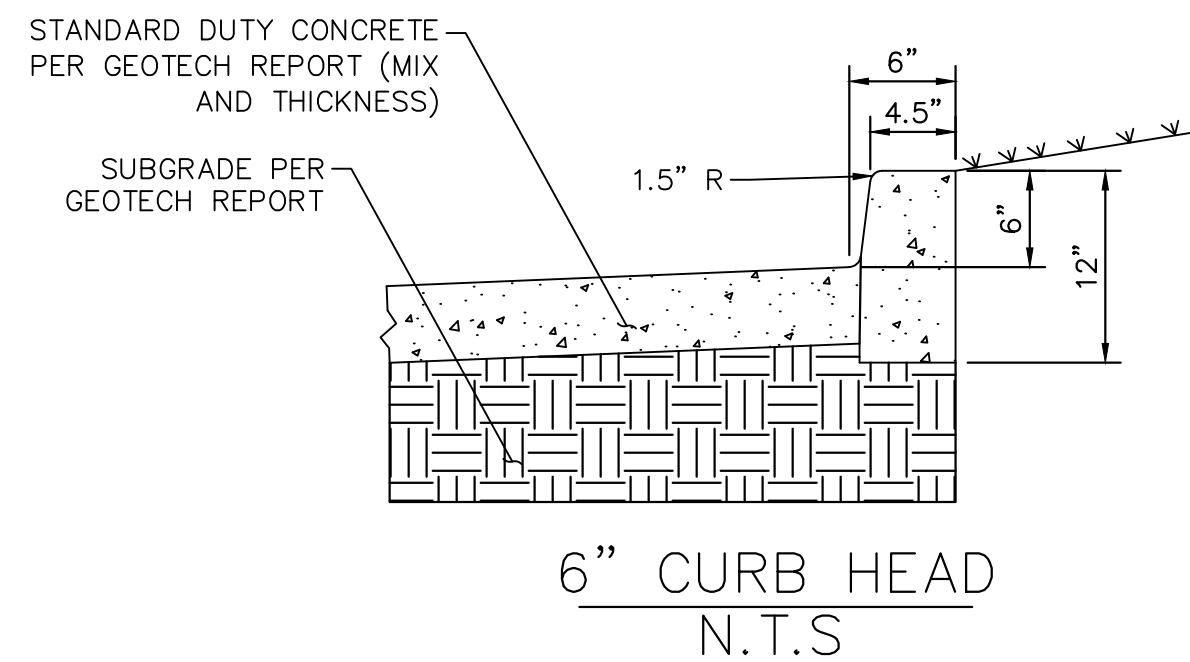
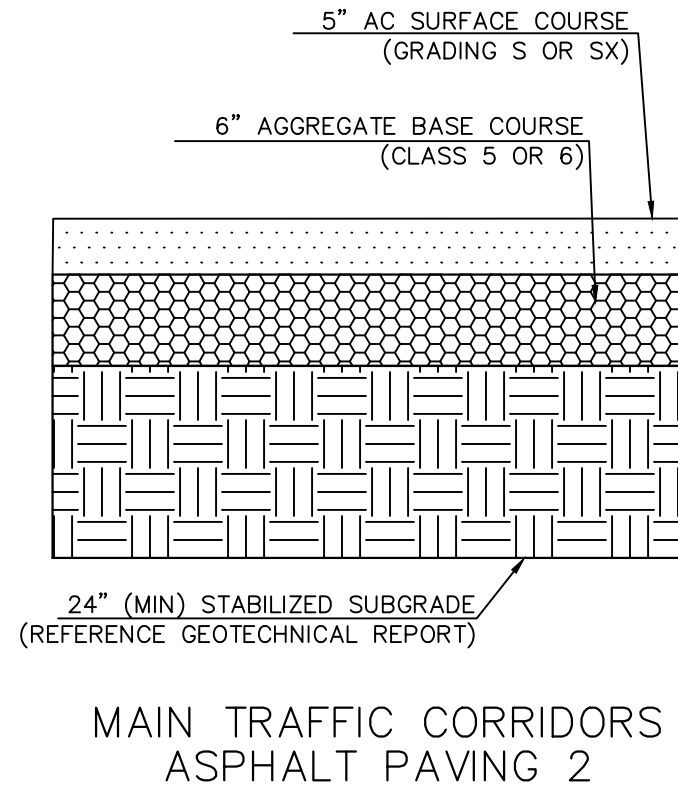
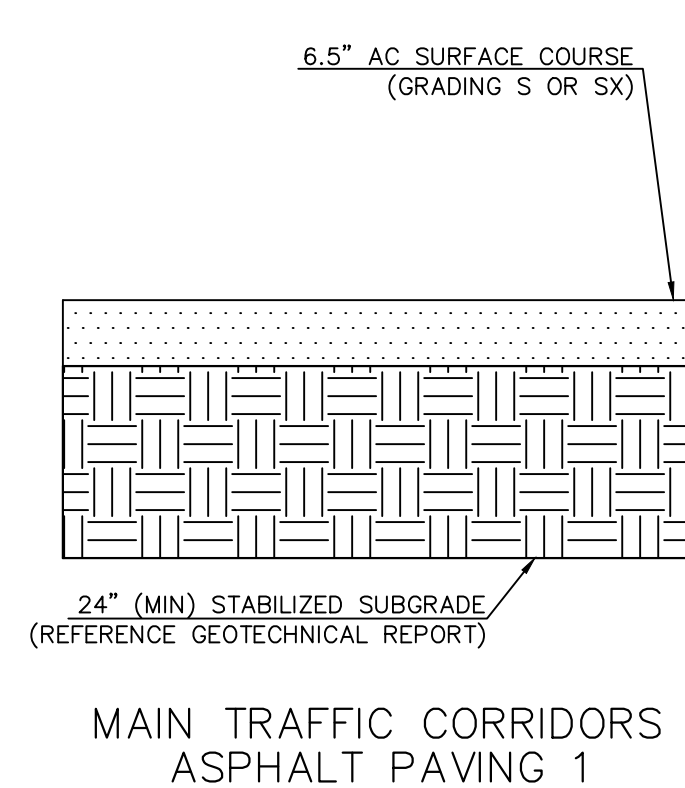
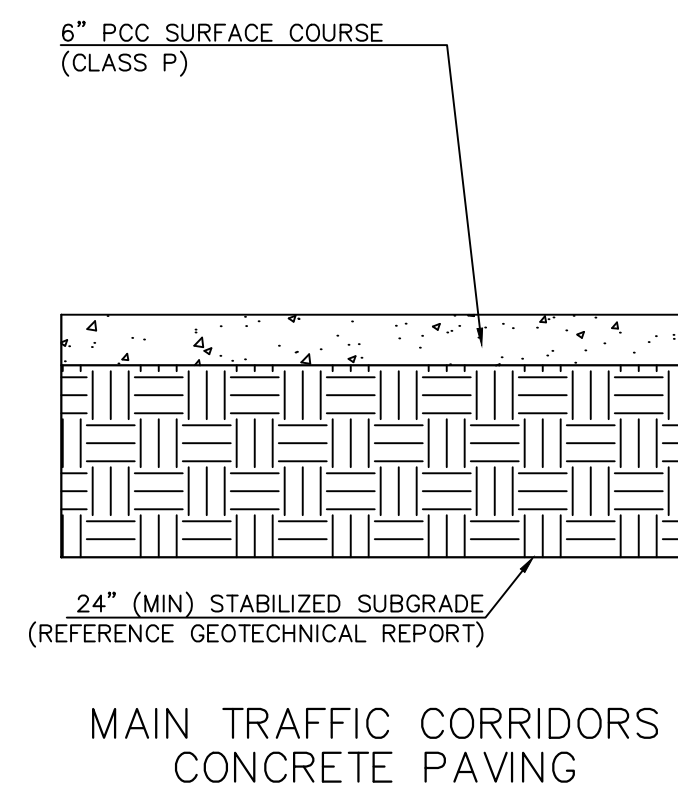
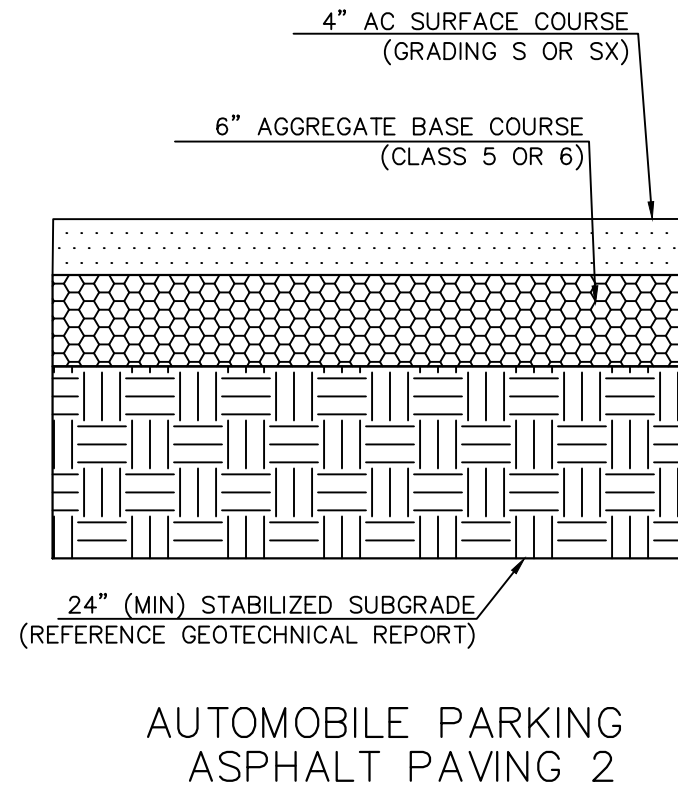
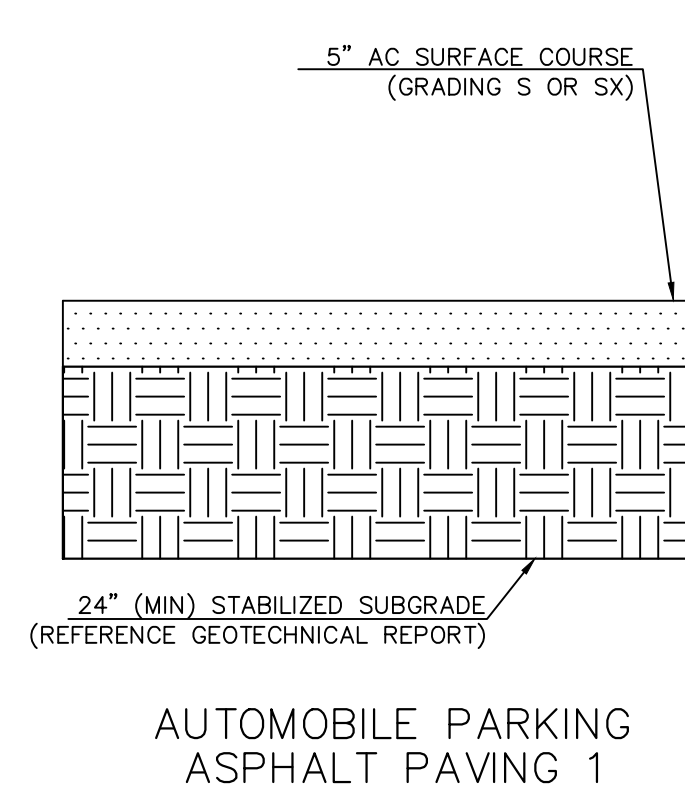
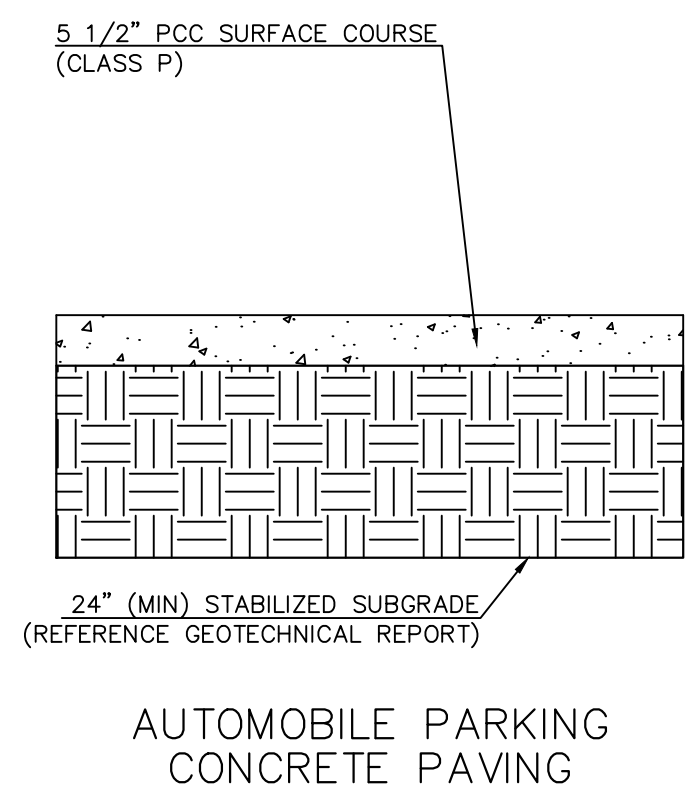
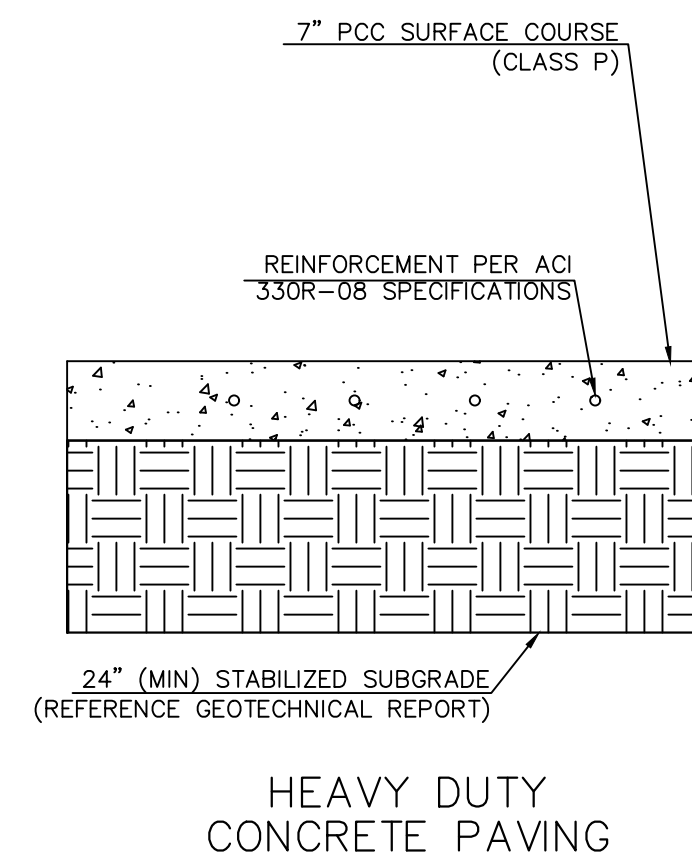
LINE TABLE		
LINE	LENGTH	BEARING
L1	17.77	N89°43'05.45"W
L2	13.00	S89°43'05.45"E
L3	14.67	N0°16'54.55"E
L4	7.85	N89°43'05.45"W
L5	2.33	S0°16'54.55"W
L6	12.64	N39°01'08.05"W
L7	70.77	N89°43'05.40"W
L8	29.87	S80°33'15.29"W
L9	5.50	S58°16'35.18"W
L10	192.00	S0°16'54.55"W
L11	14.86	S54°19'27.77"W
L12	6.40	S89°42'57.61"E
L13	18.92	S29°43'05.49"E
L14	34.65	S89°41'55.20"E
L15	12.29	N29°43'05.49"W
L16	0.84	S89°43'05.45"E
L17	12.28	S0°16'54.55"W
L18	0.55	N23°45'56.89"E
L19	3.15	N89°43'05.49"W
L20	0.55	S23°12'07.78"E

LINE TABLE		
LINE	LENGTH	BEARING
L21	6.76	N89°43'05.45"W
L22	0.67	N01°16'54.55"E
L23	1.17	S89°43'05.45"E
L24	0.67	S01°16'54.55"W
L25	6.32	S89°43'05.45"E
L26	22.28	N01°16'54.55"E
L27	20.15	S29°43'05.49"E
L28	43.88	S89°43'05.45"E
L29	9.49	N29°43'05.49"W
L30	6.91	N41°22'08.97"E
L31	12.94	S89°43'05.45"E
L32	29.00	N01°16'54.55"E
L33	13.48	N89°43'05.45"W
L34	18.25	S89°43'05.59"E
L35	17.86	N89°43'05.45"W
L36	13.01	S89°43'05.45"E
L37	38.00	N01°16'54.55"E
L38	12.80	N89°43'05.45"W
L39	17.57	S89°43'05.45"E
L40	50.86	N01°14'52.37"E

LINE TABLE		
LINE	LENGTH	BEARING
L41	48.20	N43°43'05.44"W
L42	120.58	S0°16'54.55"W
L43	59.52	S89°43'05.40"E
L44	3.07	N0°16'54.55"E
L45	14.97	N89°43'05.45"W
L46	34.00	N0°13'24.63"E
L47	18.00	S89°43'06.07"E
L48	26.51	S43°43'05.44"E
L49	47.00	N43°43'05.44"W

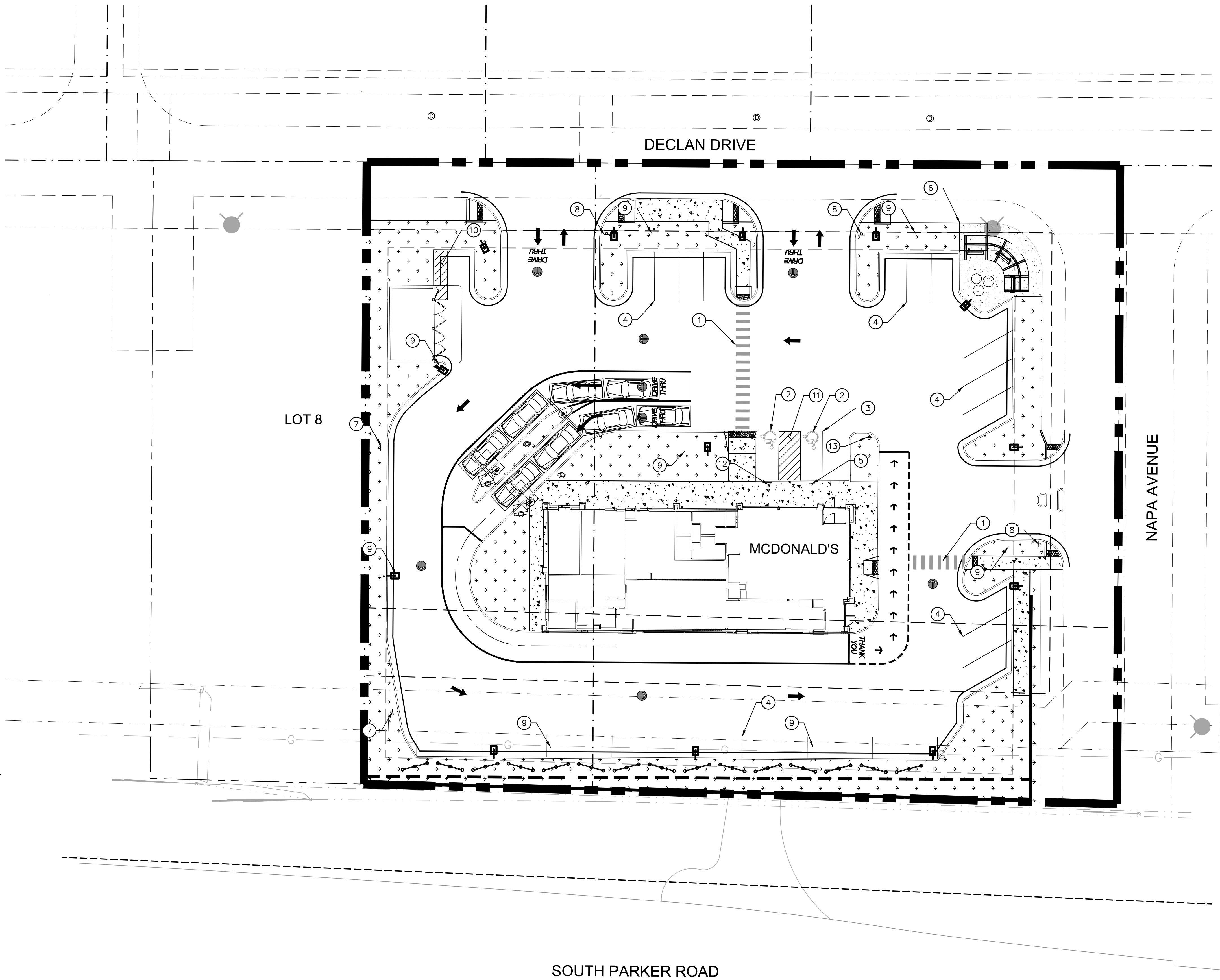
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	15.00'	23.56'	S45°16'55"W	21.21'	90°00'00"	15.00'
C2	5.00'	15.71'	N0°16'55"E	10.00'	180°00'00"	INFINITY
C3	2.00'	4.75'	S68°16'36"W	3.71'	135°59'22"	4.95'
C4	20.00'	16.05'	N66°43'24"W	15.63'	45°59'22"	8.49'
C5	20.00'	3.40'	S85°25'05"W	3.39'	9°43'39"	1.70'
C6	20.00'	7.78'	S69°24'55"W	7.73'	22°16'40"	3.94'
C7	2.50'	1.56'	S72°10'33"E	1.53'	35°42'10"	0.81'
C8	3.50'	3.70'	S60°00'04"E	3.53'	60°33'57"	2.04'
C9	5.00'	10.47'	N30°16'55"E	8.66'	120°00'00"	8.66'
C10	15.00'	23.56'	S44°43'05"E	21.21'	90°00'00"	15.00'
C11	10.00'	15.71'	S45°16'55"W	14.14'	90°00'00"	10.00'
C12	1.00'	1.98'	S32°58'34"W	1.67'	113°29'02"	1.52'
C13	1.00'	1.16'	N57°01'26"E	1.10'	66°30'58"	0.66'
C14	1.00'	1.16'	S56°27'37"E	1.10'	66°30'58"	0.66'
C15	1.00'	1.98'	S33°32'23"W	1.67'	113°29'02"	1.52'
C16	1.00'	1.57'	N44°43'05"W	1.41'	90°00'00"	1.00'
C17	2.00'	2.97'	N47°40'19"E	2.71'	85°13'11"	1.84'
C18	2.00'	2.97'	S47°06'30"E	2.71'	85°13'11"	1.84'
C19	1.00'	1.57'	S45°16'55"W	1.41'	90°00'00"	1.00'
C20	10.00'	15.71'	N44°43'05"W	14.14'	90°00'00"	10.00'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C21	5.00'	7.63'	N43°59'07"E	6.91'	87°24'26"	4.78'
C22	1.00'	1.09'	S61°00'53"E	1.04'	62°35'34"	0.61'
C23	4.50'	5.58'	N5°49'32"E	5.23'	71°05'14"	3.21'
C24	4.50'	3.84'	N65°49'32"E	3.73'	48°54'46"	2.05'
C25	4.50'	14.19'	N0°16'55"E	9.00'	180°40'47"	758.61'
C26	15.00'	23.56'	S44°43'06"E	21.21'	90°00'00"	15.00'
C27	15.00'	23.56'	S45°16'55"W	21.21'	90°00'00"	15.00'
C29	4.99'	15.59'	N0°43'43"E	9.97'	179°06'20"	638.98'
C33	5.20'	16.34'	N0°16'55"E	10.40'	180°00'00"	INFINITY
C35	15.00'	23.56'	S44°43'06"E	21.21'	89°59'59"	15.00'
C36	20.50'	15.72'	N21°44'47"W	15.34'	43°56'37"	8.27'
C37	20.50'	48.86'	S68°16'55"W	38.01'	136°00'00"	50.74'
C38	10.00'	15.71'	S44°43'05"E	14.14'	90°00'00"	10.00'
C39	5.00'	7.85'	N45°16'55"E	7.07'	90°00'00"	5.00'
C40	3.00'	4.71'	N44°43'05"W	4.24'	90°00'00"	3.00'
C41	1.50'	3.86'	S62°36'01"W	2.88'	147°21'47"	5.12'
C42	20.50'	11.68'	S72°23'59"E	11.52'	32°38'13"	6.00'
C44	20.50'	11.68'	S60°02'12"E	11.52'	32°38'13"	6.00'
C45	1.50'	3.86'	N29°57'48"E	2.88'	147°21'47"	5.12'



NOTE: FOR SUBGRADE OVEREXCAVATE TO A DEPTH OF AT LEAST 2 FEET, MOISTURE CONDITIONING, AND RECOMPACTING THE MATERIAL TO GRADE TO IMPROVE PERFORMANCE. WHERE CLAYSTONE IS ENCOUNTERED BELOW PAVEMENT AREAS, OVEREXCAVATE TO A DEPTH OF AT LEAST 3 FEET AND BACKFILL WITH NEW ENGINEERED FILL TO GRADE

REFERENCE GEOTECHNICAL ENGINEERING REPORT
(TERRACON PROJECT NO. 25225006) PREPARED
BY TERRACON CONSULTANTS, INC., DATED MARCH
24, 2022.



- LEGEND**
- PROPERTY LINE
 - SETBACK
 - EASEMENT
 - AR ACCESSIBLE ROUTE
 - RETAINING WALL
 - LANDSCAPE
 - CONCRETE SIDEWALK
 - PARKING STALL COUNT

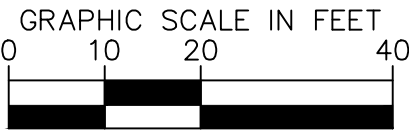
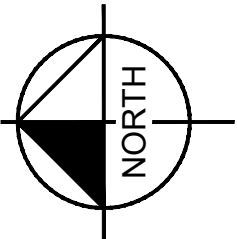
- KEYNOTES**
- PROPOSED WHITE CROSSWALK (REF. SITE CROSSWALK DETAIL ON SHEET C1.6)
 - PROPOSED BLUE ACCESSIBLE SYMBOL (REF. DETAIL ON SHEET C1.6)
 - PROPOSED BLUE PARKING STALL STRIPING
 - PROPOSED WHITE PARKING STALL STRIPING
 - PROPOSED ACCESSIBLE SIGN (REF. DETAIL ON SHEET C1.6)
 - PROPOSED BIKE RACK (REF. DETAIL ON SHEET C1.6)
 - PROPOSED "NO-PARKING FIRE LANE" SIGN R7-1 (MOD)
 - PROPOSED R1-1 STOP SIGN (REF. DETAIL ON SHEET C1.6)
 - PROPOSED SITE LIGHT (REF. PHOTOMETRIC PLAN AND MEP PLANS)
 - PROPOSED WHITE 4" WIDE DIAGONAL PAVEMENT STRIPING AT 36" O.C.
 - PROPOSED BLUE 4" WIDE DIAGONAL PAVEMENT STRIPING AT 36" O.C.
 - PROPOSED VAN ACCESSIBLE SIGN (REF. DETAIL ON SHEET C1.6)
 - PROPOSED R5-1 DO NOT ENTER SIGN

NOTE:
ALL SIGNS ARE REVIEWED UNDER SEPARATE PERMIT.

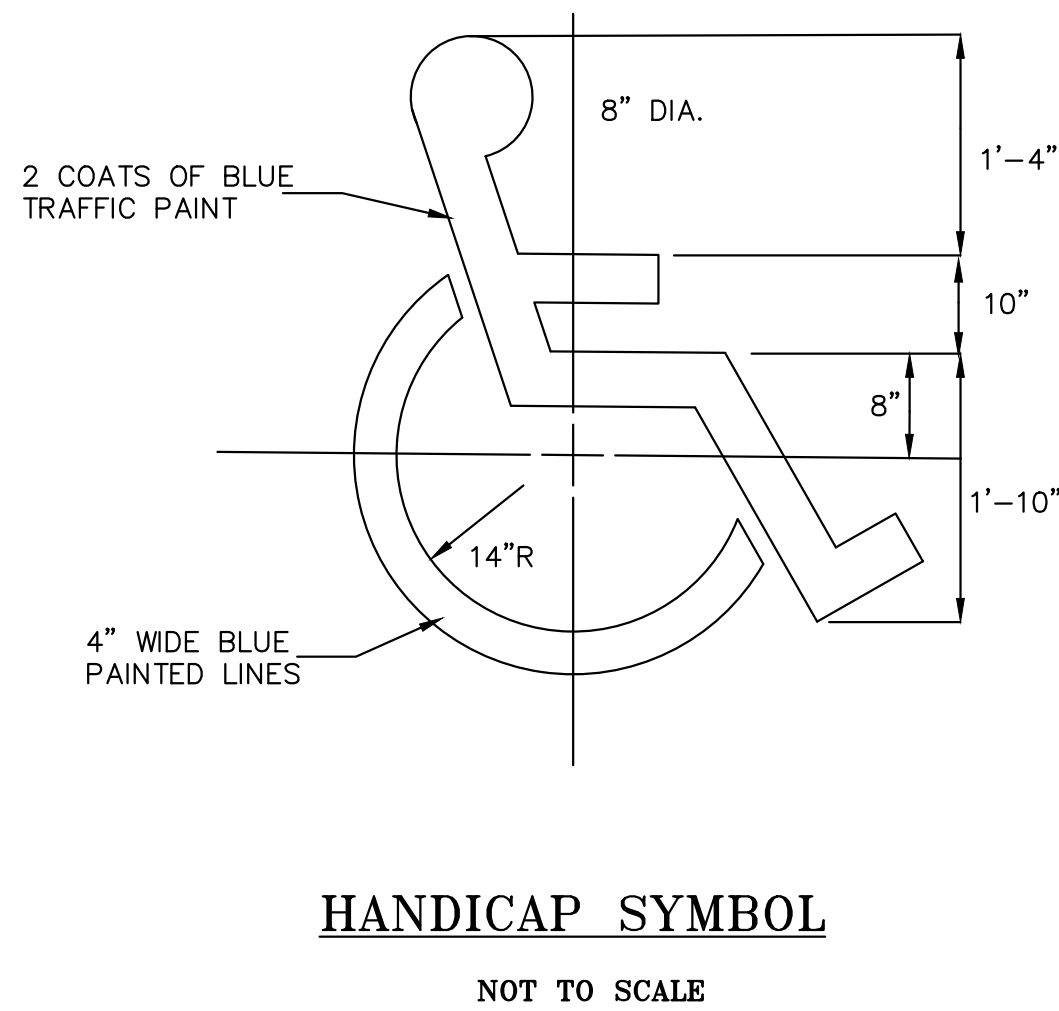
THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGNED, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF ENGINEERING CALCULATIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT.

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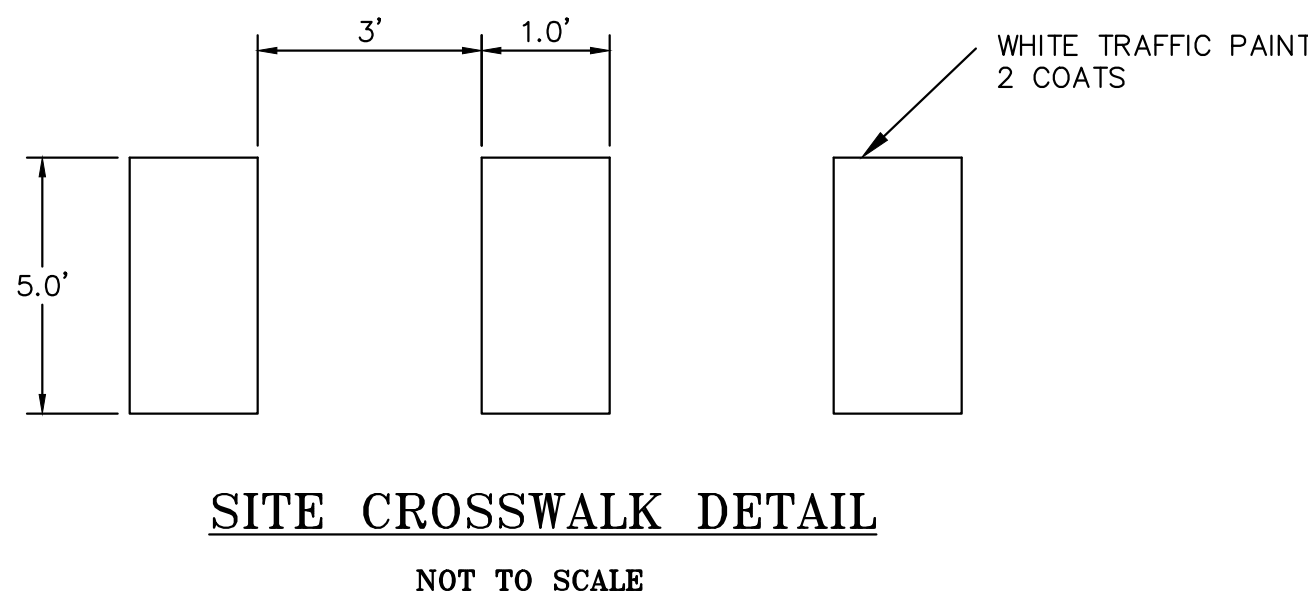
TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____



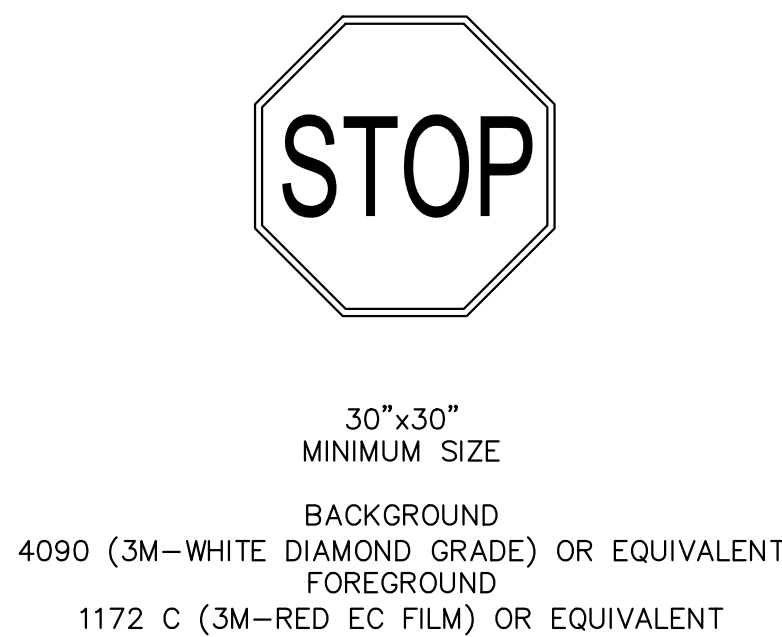
C1.5	



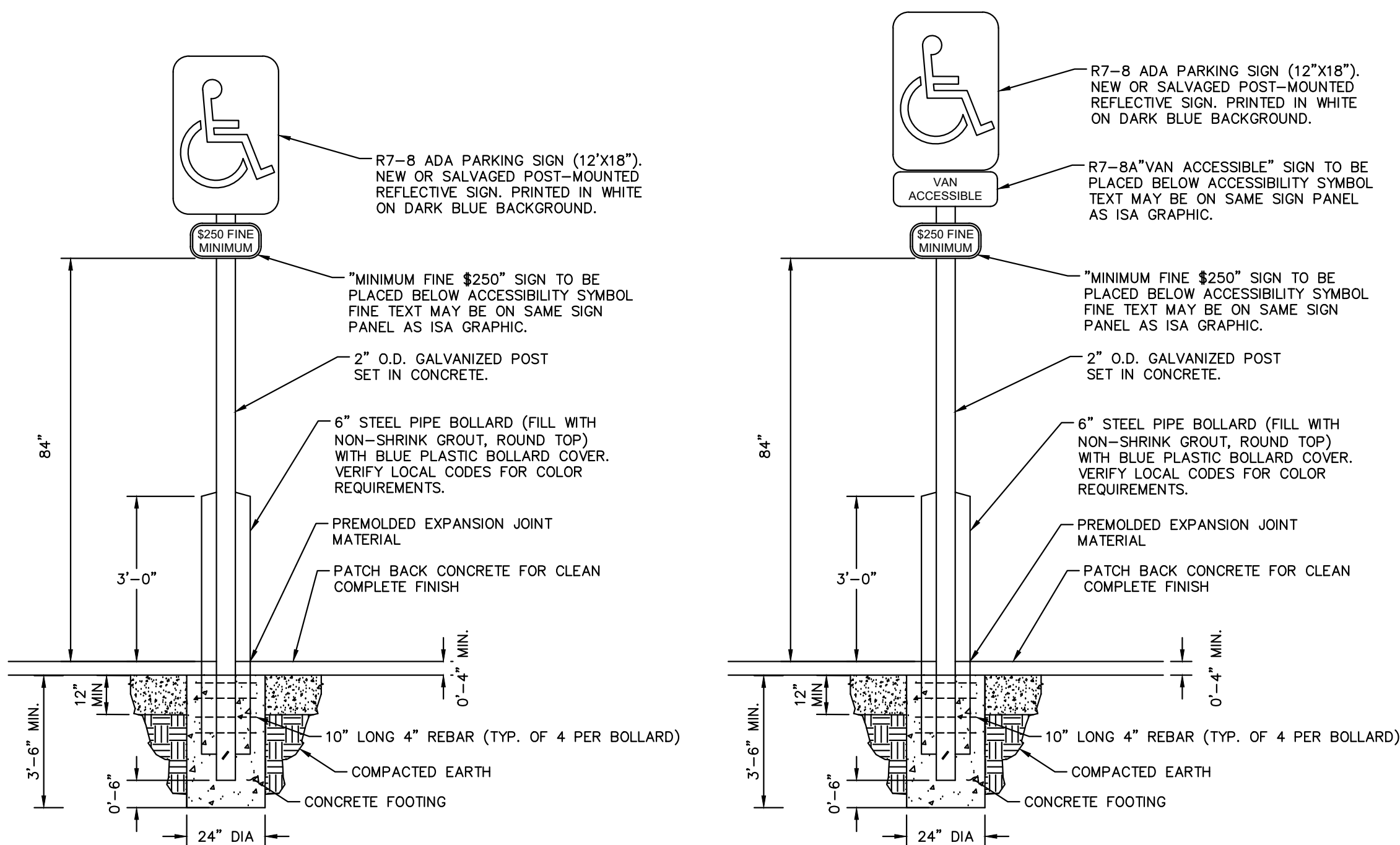
HANDICAP SYMBOL
NOT TO SCALE



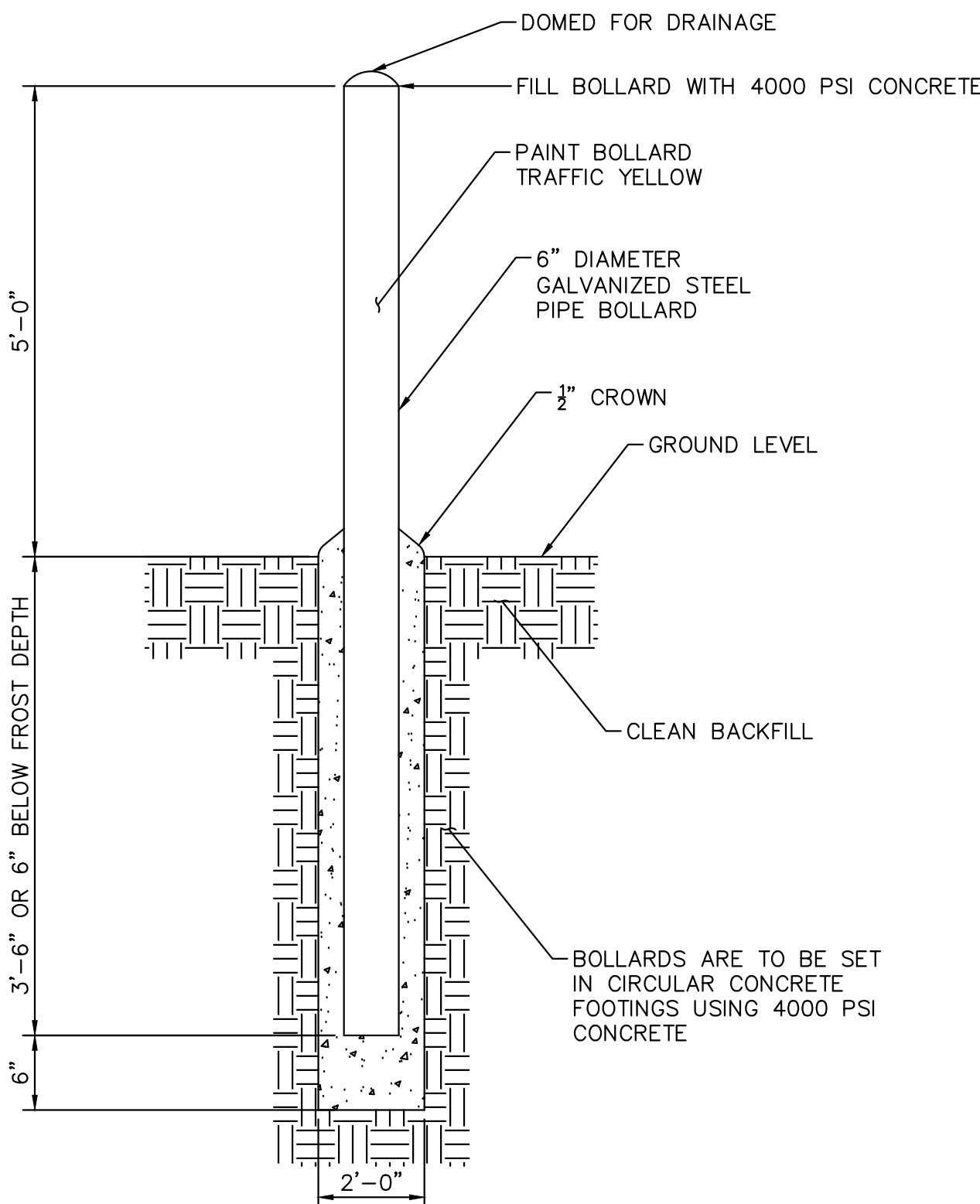
SITE CROSSWALK DETAIL
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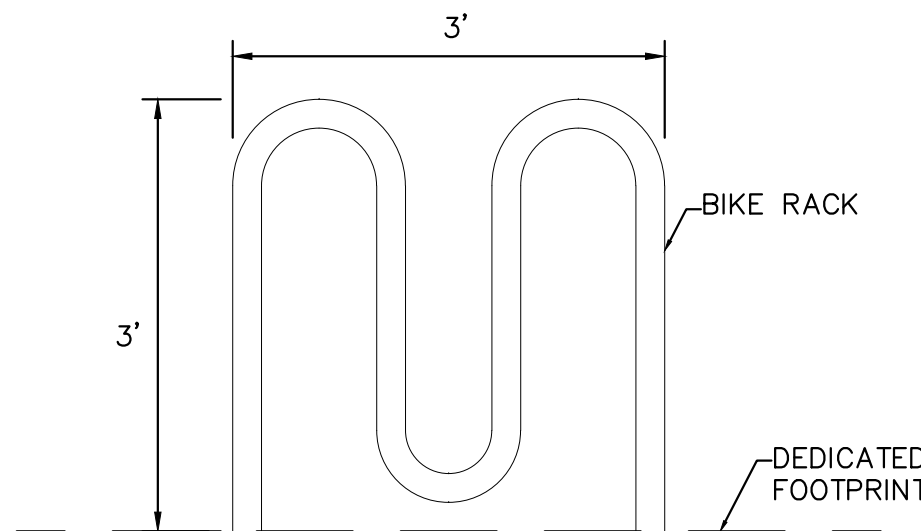
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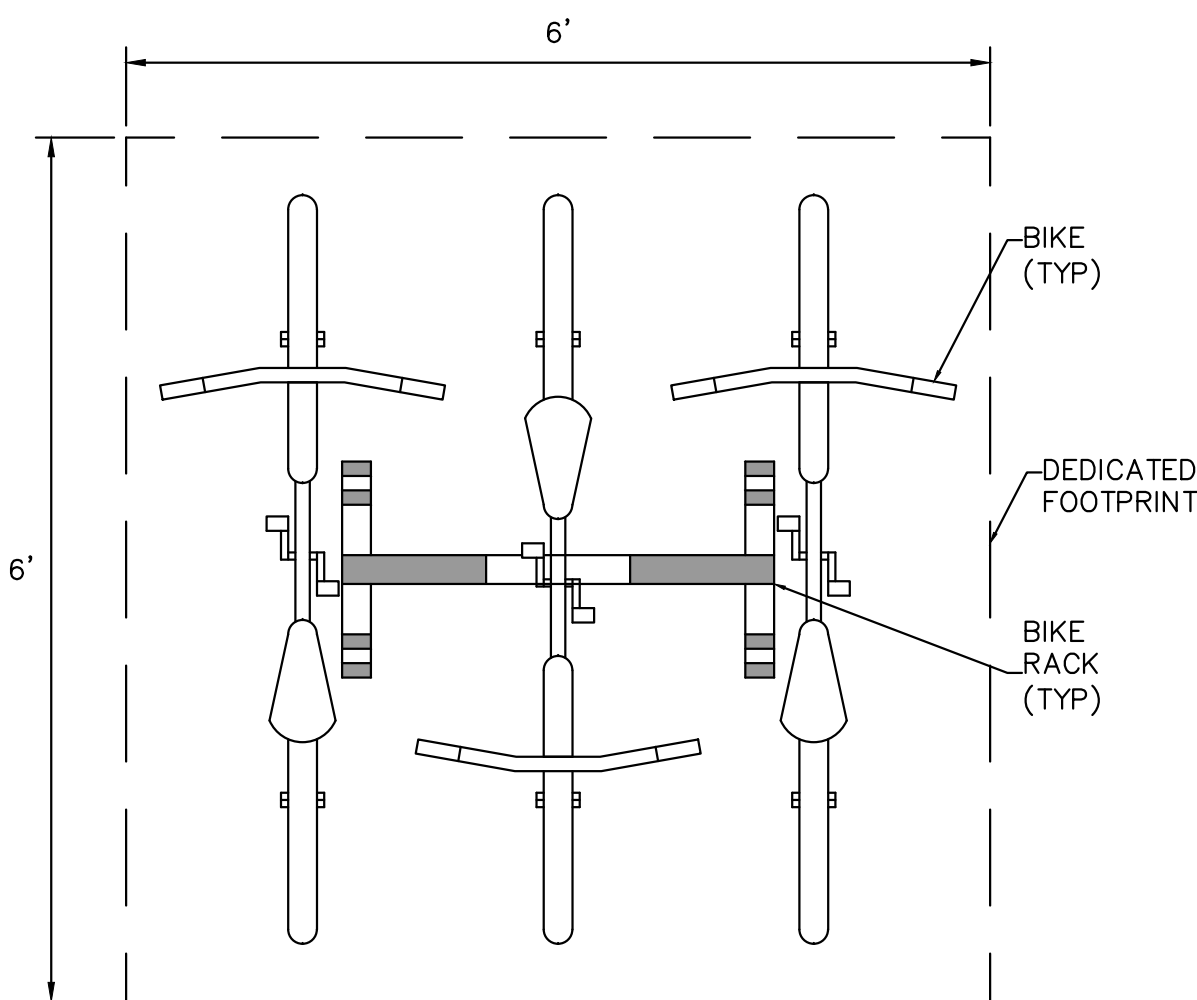
ADA PARKING SIGN DETAILS
NOT TO SCALE



BOLLARD DETAIL
NOT TO SCALE



FRONT ELEVATION



PLAN VIEW

DEDICATED FOOTPRINT FOR 3 BIKE RACK
NOT TO SCALE

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

NOTE:
ALL SIGNS ARE REVIEWED UNDER SEPARATE PERMIT.



TITLE CONSTRUCTION DOCUMENTS LOT 7, PARKER POINTE SUBDIVISION, GILING NO. 1	DESCRIPTION SIGNAGE AND STRIPING PLAN	SITE ID 91585	SITE ADDRESS NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO	DRAWN BY MGS	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 or reproduced without written authorization. The contract documents were prepared by McDonald's USA, LLC and shall not be used for any other project. Use of these drawings for reference or example on another project requires the approval of McDonald's USA, LLC. The contract documents for the project are the contract documents for reuse on another project is not authorized.	PREPARED BY: Kimley»Horn 2 NORTH NEVADA AVENUE, SUITE 300, COLORADO SPRINGS, CO 80903 719-453-0160	REV	DATE	BY
				STD ISSUE DATE					
				REVIEWED BY JMM					
				DATE ISSUED 7/19/2022					
C1.6									

- (A) MONUMENT SIGN (NO INDIVIDUAL MCDONALD'S MONUMENT SIGN PROPOSED)
- (B) DIRECTIONAL SIGN
- (D) DIRECTIONAL ARROW, WHITE, REFERENCE SHEET C1.8 FOR DETAIL
- (E) SINGLE GATEWAY ARM
- (F) DOUBLE GATEWAY ARM
- (G) PRE-SELL BOARD
- (H) DRIVE-THRU CANOPY WITH BUILT IN COD

- (I) DIGITAL MENU BOARD
- (J) LOOP DETECTOR
- (K) MCDONALD'S STANDARD TRAFFIC ARROW, REFERENCE SHEET C1.8 FOR DETAIL
- (L) MCDONALD'S DRIVE-THRU ARROW, REFERENCE SHEET C1.8 FOR DETAIL
- (M) PMS 123 YELLOW 6" DRIVE-THRU LANE STRIPING
- (N) DRIVE-THRU TEXT STRIPING, REFERENCE SHEET C1.8 FOR DETAIL
- (O) THANK YOU TEXT STRIPING, REFERENCE SHEET C1.8 FOR DETAIL

- ①A ROLL FORWARD STOP UP SIGN
- ②A ROLL FORWARD PULL AHEAD SIGN
- ③A ROLL FORWARD LEFT TURN SIGN
- ④ ROLL FORWARD DIRECTIONAL ARROW PAVEMENT STRIPING, YELLOW, REFERENCE DETAIL ON SHEET C1.7

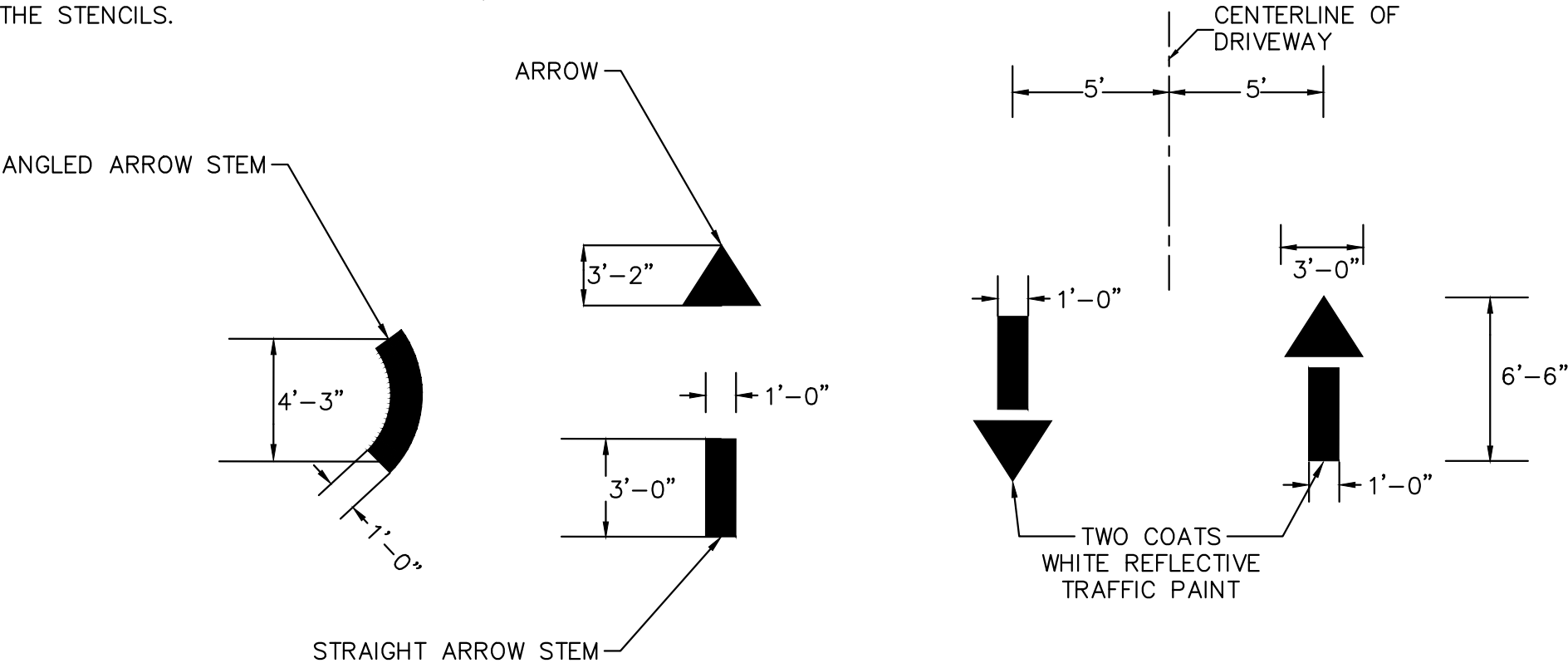
PROPERTY LINE
EASEMENT
RETAINING WALL
CONCRETE



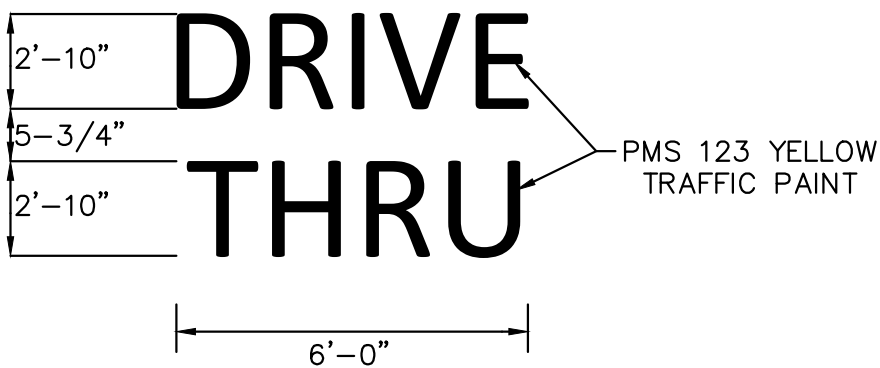
C1.7	TITLE CONSTRUCTION DOCUMENTS		DRAWN BY MCS	PREPARED FOR:  McDonald's USA, LLC	 Kimley»Horn 5000 W. 10TH AVE. SUITE 300, COLORADO SPRINGS, CO 80902 719-453-0180				
	LOT 7, PARKER POINTE SUBDIVISION, GUNING NO. 1		STD ISSUE DATE	These drawings and specifications are the confidential and proprietary information of McDonald's USA, LLC. The contract documents were prepared without written authorization. The contract documents were prepared for the use of McDonald's USA, LLC and are not to be used for any other project. The contract documents are not suitable for use on a different site or at a later time. Use of these drawings for reference on another project requires the written approval of McDonald's USA, LLC. The contract documents for the contract documents for reuse on another project is not authorized.					
	DESCRIPTION		REVIEWED BY JMM						
	MCDONALD'S SIGNAGE AND DRIVE-THRU		DATE ISSUED						
				7/19/2022					
	SITE ID	SITE ADDRESS				REV	DATE	BY	
	91585	NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO							

STANDARD STENCIL AND PAIN COLOR NOTE:

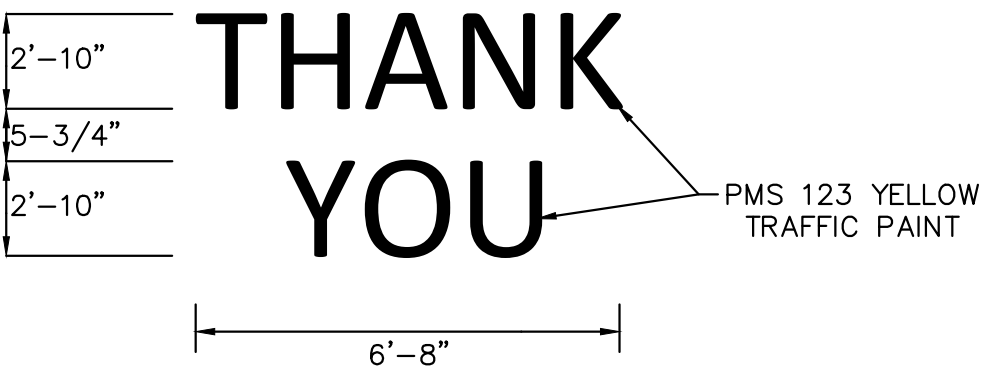
MCDONALD'S TYPICAL STENCILS ARE AVAILABLE AT THE PAVEMENT COMPANY
1-800-250-5547. ORDER PER DESCRIPTION; NO PART NUMBERS ASSOCIATED
WITH THE STENCILS.



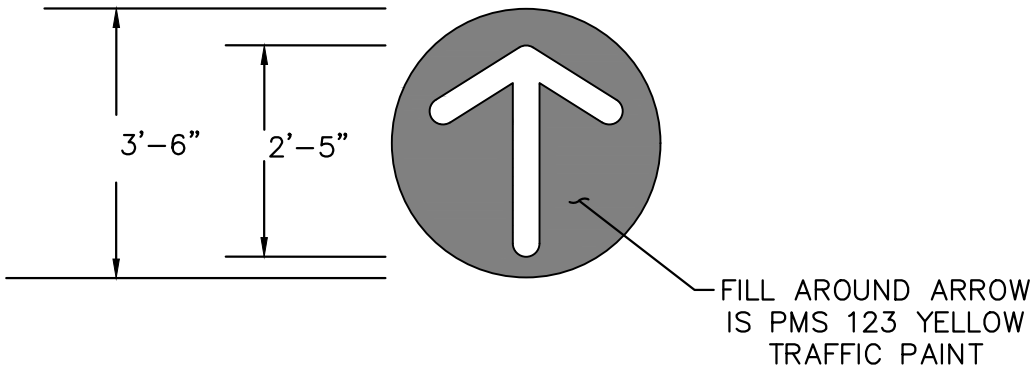
DIRECTIONAL ARROW DETAIL
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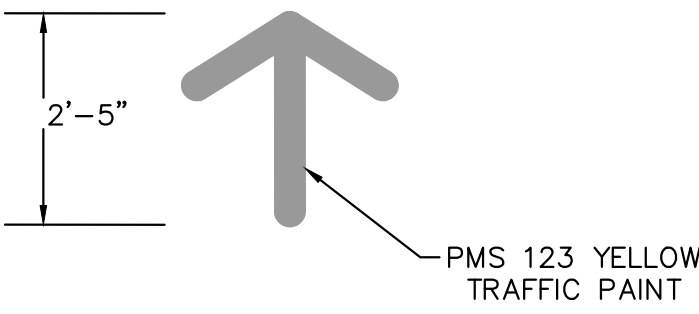
DRIVE-THRU DETAIL
NOT TO SCALE



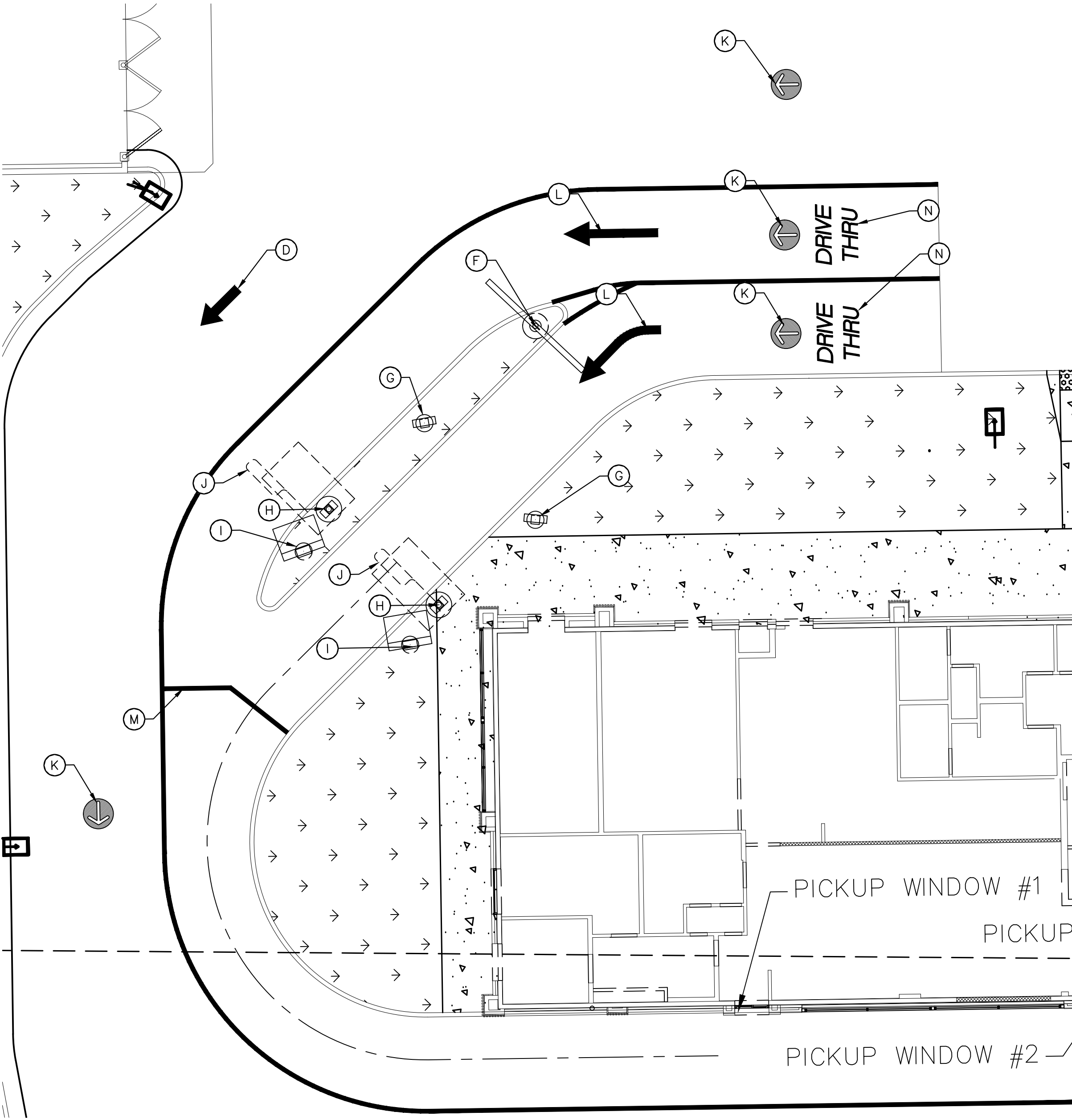
THANK YOU DETAIL
NOT TO SCALE



STANDARD TRAFFIC ARROW
NOT TO SCALE



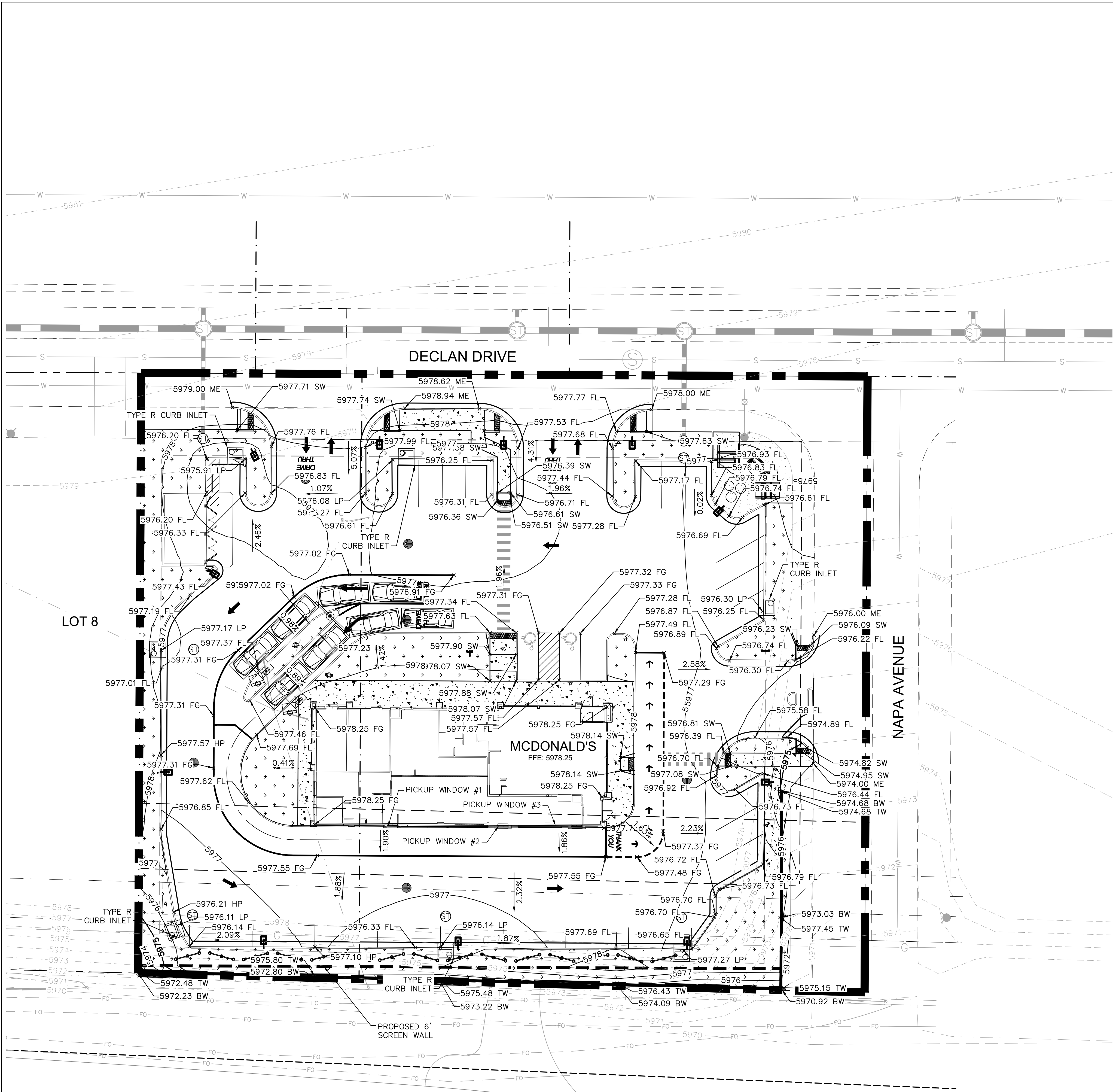
ROLL FORWARD DIRECTIONAL
ARROW
NOT TO SCALE



INSET
(SIGNAGE)



TITLE CONSTRUCTION DOCUMENTS LOT 7, PARKER POINTE SUBDIVISION, GILING NO. 1	DRAWN BY MGS	STD ISSUE DATE	REVIEWED BY JMM	DATE ISSUED 7/19/2022	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 or reproduced without written authorization. The contract documents were prepared by McDonald's USA, LLC and shall not be used for any other project. Use of these drawings for reference or example on another project requires the approval of McDonald's USA, LLC. The contract documents for reuse on another project is not authorized.	PREPARED BY:	Kimley»Horn 2 NORTH NEVADA AVENUE, SUITE 300, COLORADO SPRINGS, CO 80903 719-453-0160				
	DESCRIPTION MCDONALD'S SIGNAGE AND DRIVE-THRU										
	SITE ID 91585	SITE ADDRESS NEAR SEC PARKER ROAD AND STROM ROAD, PARKER CO	REV	DATE							DESCRIPTION



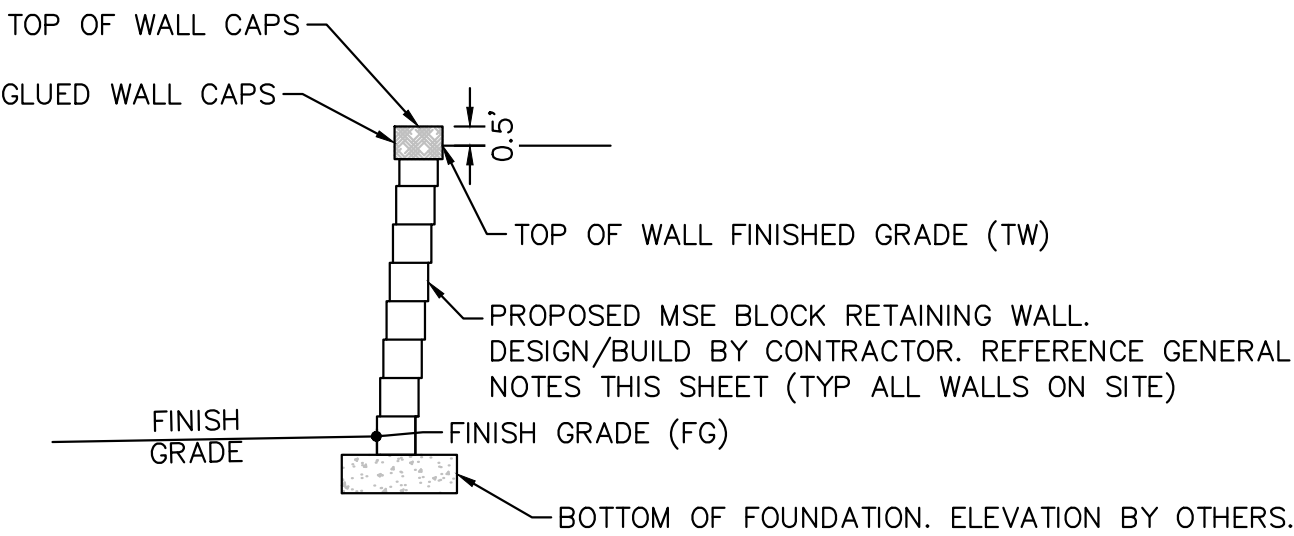
LEGEND

- PROPERTY LINE
- LIMITS OF GRADING/DISTURBANCE
- EASEMENT
- 6' SCREEN WALL
- RETAINING WALL
- AR ACCESSIBLE ROUTE
- 5430 EXISTING MAJOR CONTOUR
- 5431 EXISTING MINOR CONTOUR
- 5430 PROPOSED MAJOR CONTOUR
- 5431 PROPOSED MINOR CONTOUR
- LANDSCAPE
- CONCRETE SIDEWALK

- FL FLOWLINE
- FG FINISHED GRADE
- FFE FINISH FLOOR ELEVATION
- SW SIDEWALK
- ME MATCH EXISTING
- LP LOW POINT
- HP HIGH POINT

RETAINING WALL NOTES

- FOR GEOTECHNICAL RECOMMENDATIONS, SEE "GEOTECHNICAL ENGINEERING REPORT," PREPARED BY TERRACON CONSULTANTS, INC., DATED MARCH 24, 2022.
- WALL BACKFILL MATERIAL, PLACEMENT AND COMPACTION SHOULD COMPLY IN FULL WITH THE PROJECT SPECIFICATIONS. COMPACTION OF EACH LIFT ADJACENT TO WALLS SHALL BE ACCOMPLISHED WITH HAND OPERATED TAMPERS OR OTHER LIGHTWEIGHT COMPACTORS. FLOODING OR JETTING IS PROHIBITED. USE LOW EXPANSION POTENTIAL MATERIALS.
- WALLS ARE TO BE SUITABLY BRACED DURING BACKFILLING TO PREVENT DAMAGE AND EXCESSIVE DEFLECTION. CONTRACTOR SHALL TAKE ADEQUATE PRECAUTIONS AGAINST HEAVY CONSTRUCTION EQUIPMENT IN THE VICINITY OF RETAINING WALLS.
- SEE PROJECT PLANS FOR WALL LAYOUT AND FINISHED GRADE ELEVATIONS.
- WALL FOOTINGS TO BE PLACED ON MATERIAL PREPARED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT.
- ALL WORK (MASONRY, CONCRETE, STEEL) AND MATERIALS TO CONFORM IN FULL WITH PROJECT SPECIFICATIONS.
- SITE MSE BLOCK WALLS SHALL BE DESIGN/BUILD BY CONTRACTOR. WALLS SHALL BE COLORED TO MATCH THE BUILDING ARCHITECTURE. WALL DESIGN SHALL BE SUBMITTED TO THE ENGINEER OF RECORD AND ARCHITECT OF RECORD BY CONTRACTOR FOR REVIEW.



TYPICAL CROSS SECTION/BLOCK WALL DETAILS

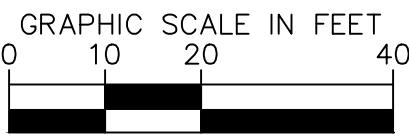
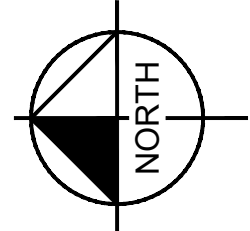
N.T.S.

NOTE: CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF PROPOSED SITE MSE BLOCK WALL TO ENGINEER OF RECORD FOR APPROVAL PRIOR TO CONSTRUCTION.

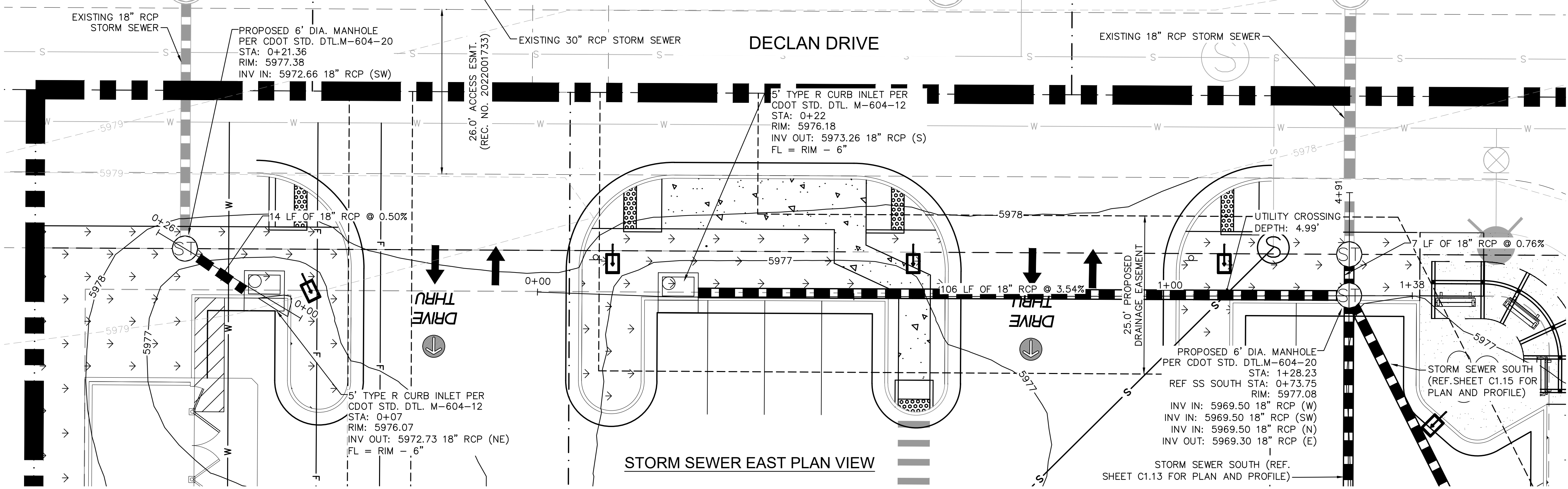
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE



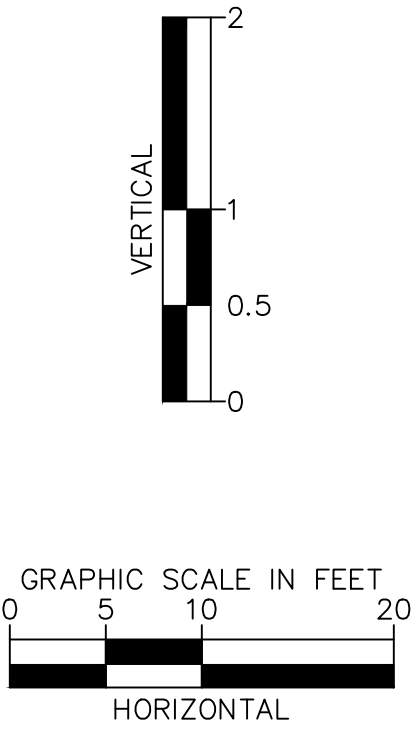
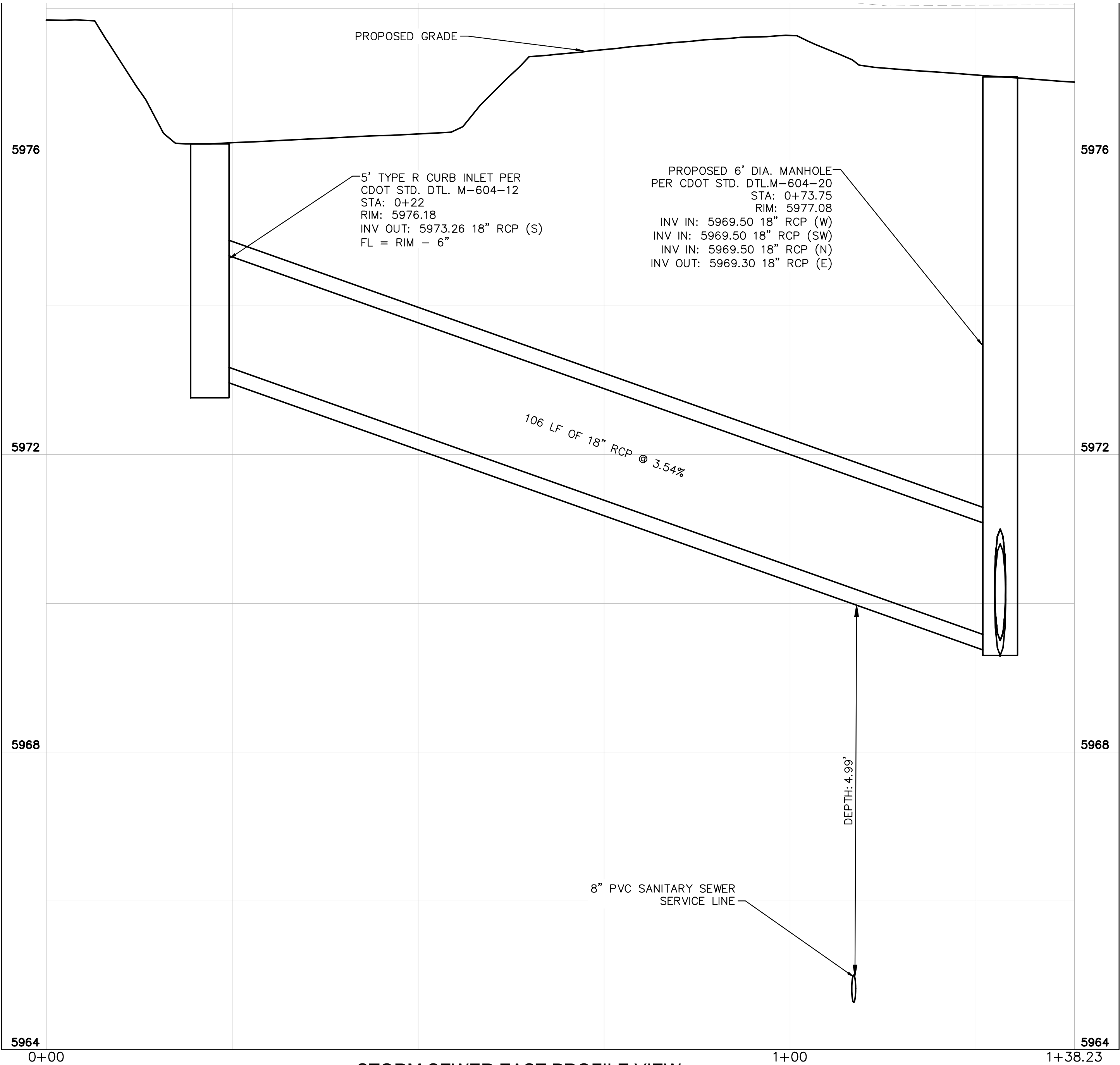
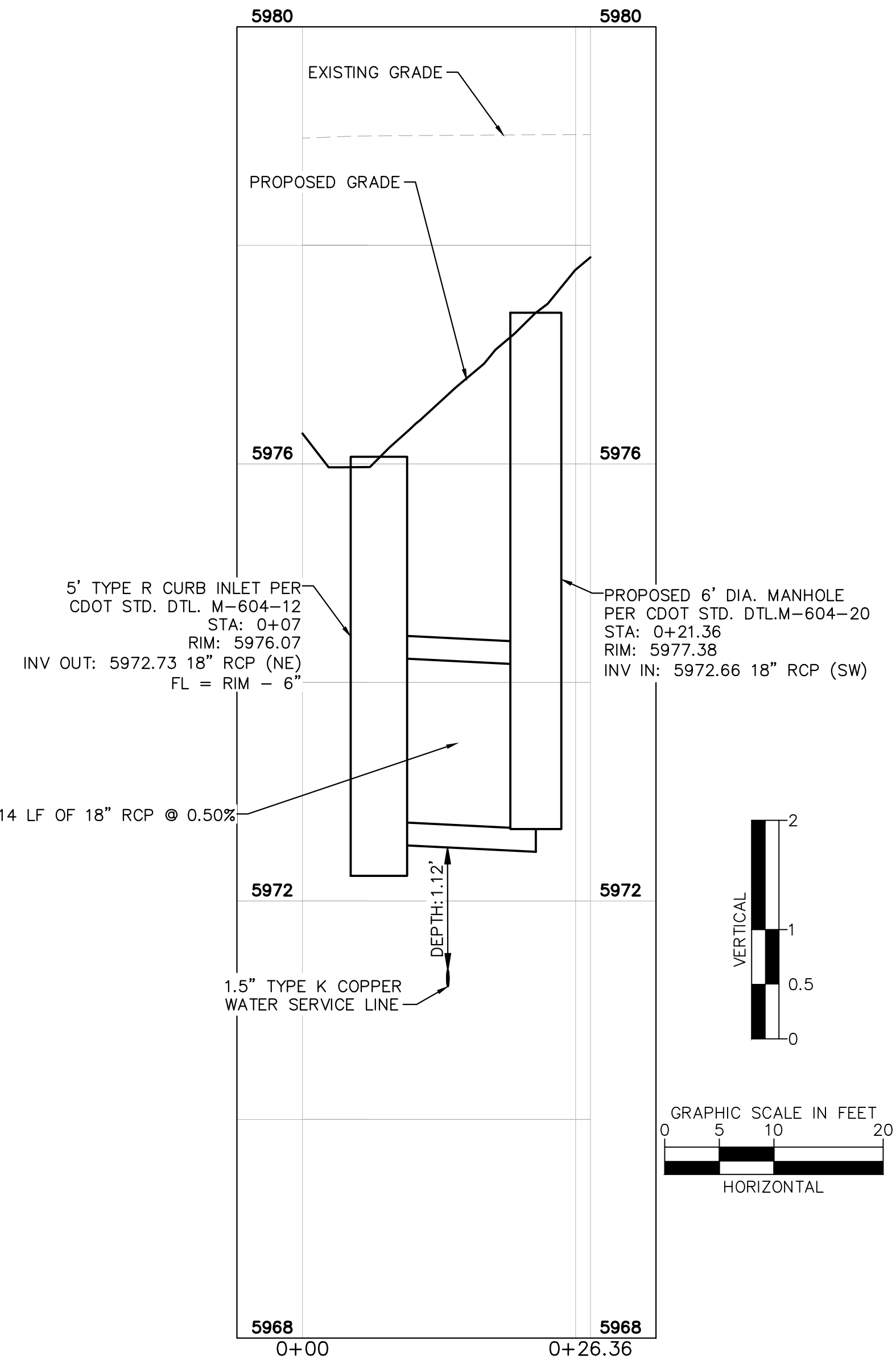
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	CONSTRUCTION DOCUMENTS LOT 7, PARKER POINTE SUBDIVISION, GILING NO. 1	MCS	McDonald's USA, LLC ®								Kimley»»Horn 2 NORTH NEVADA AVENUE, SUITE 300, COLORADO SPRINGS, CO 80903 719-435-0160	
		STD ISSUE DATE										
		REVIEWED BY										
		DATE ISSUED										
DESCRIPTION												
GRADING PLAN		JUM										
		7/19/2022										
SITE ID	SITE ADDRESS											
91585	NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO											
								</				



LEGEND	
	PROPERTY LINE
	EASEMENT
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	LANDSCAPE
	CONCRETE
	EX. WATER LINE
	EX. SANITARY LINE
	EX. STORM SEWER
	EX. PHONE LINE
	EX. ELECTRIC LINE
	EX. GAS LINE
	PROP. WATER LINE
	PROP. SANITARY LINE
	PROP. STORM SEWER
	PROP. PHONE LINE
	PROP. ELECTRIC LINE
	PROP. GAS LINE

CAUTION NOTES:

- CONTRACTOR TO VERIFY TIE IN LOCATIONS TO EXISTING UTILITIES.
- CONTRACTOR TO MAINTAIN AT LEAST 18" OF VERTICAL SEPARATION BETWEEN UTILITIES.



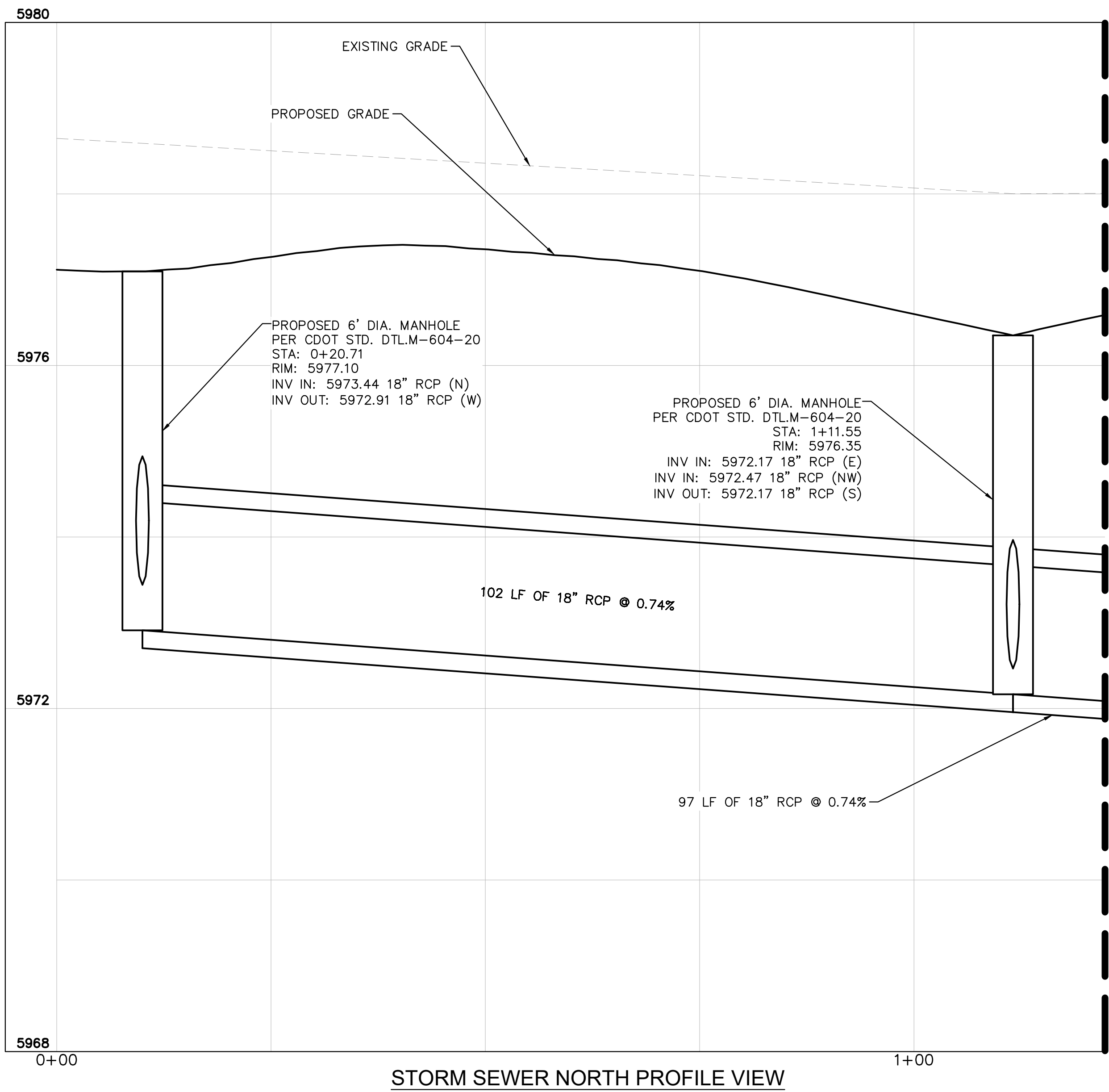
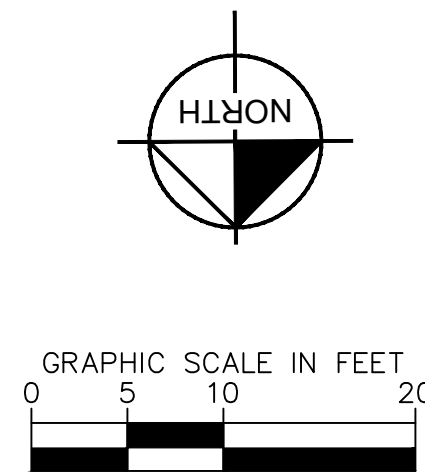
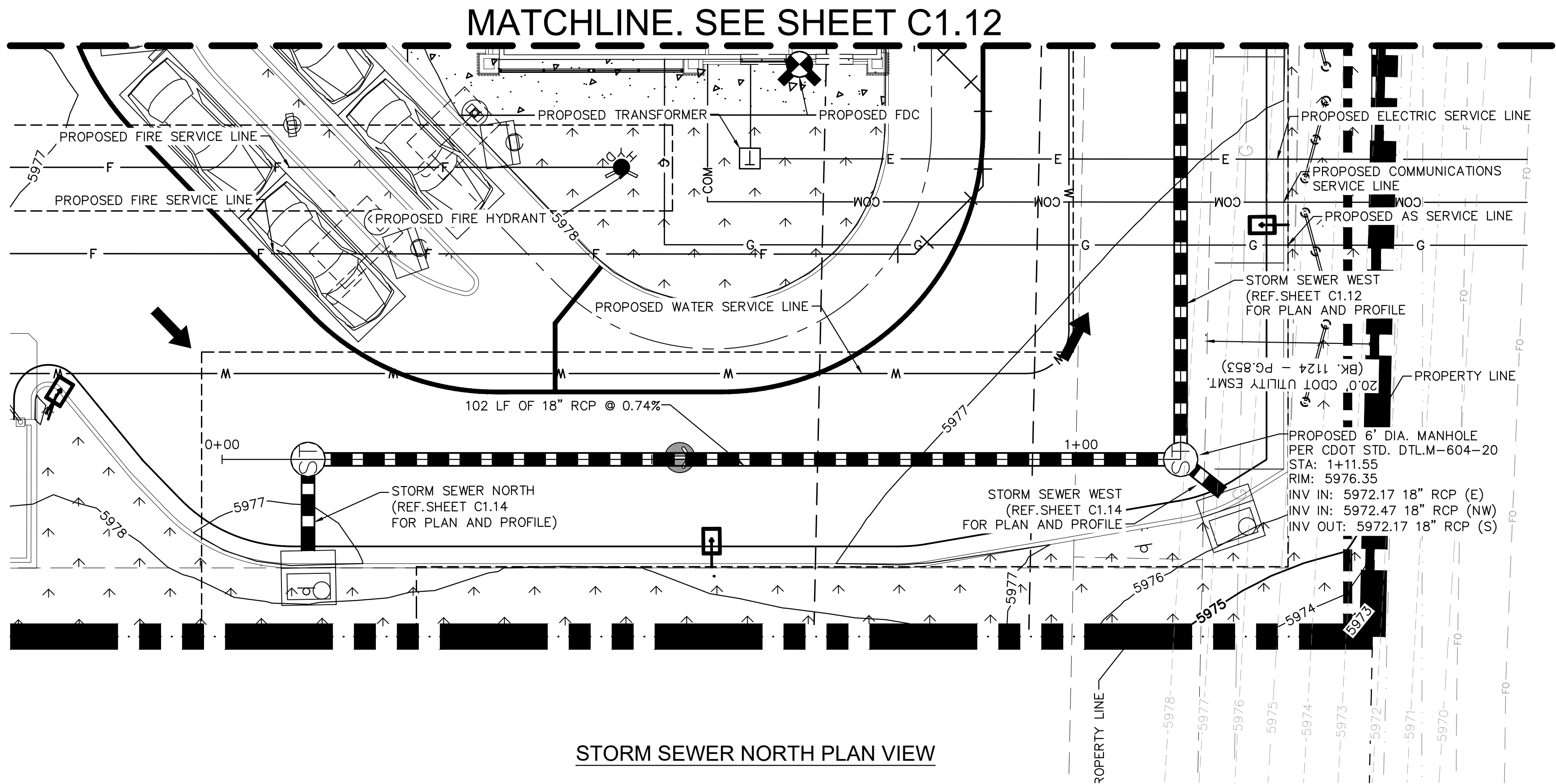
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE



DRAWN BY MCS		REVIEWED BY JUM		DATE ISSUED 7/19/2022		TITLE CONSTRUCTION DOCUMENTS LOT 7, PARKER POINTE SUBDIVISION, GULING NO. 1	DESCRIPTION STORM SEWER EAST PLAN AND PROFILE VIEW	SITE ID 91585	SITE ADDRESS NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO	REV	DATE	DESCRIPTION	BY								
STD ISSUE DATE		DATE		DATE																	
PREPARED BY: McDonald's USA, LLC These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared by McDonald's USA, LLC and shall not be used for any other project. Use of these drawings for reference or example on another project requires the approval of McDonald's USA, LLC. Use of the contract documents for reuse on another project is not authorized.														C1.10							



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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE



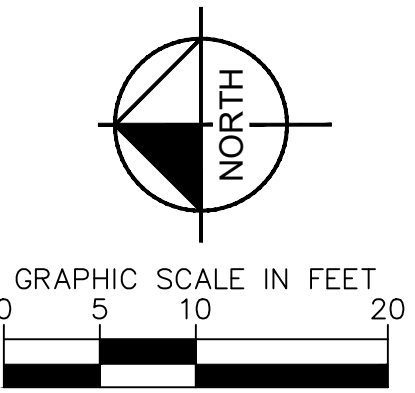
C1.11	TITLE CONSTRUCTION DOCUMENTS LOT 7, PARKER POINTE SUBDIVISION, GILING NO. 1	DRAWN BY MGS	PREPARED FOR:  McDonald's USA, LLC These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared by McDonald's USA, LLC and shall not be used for any other project. Use of these drawings for reference or example on another project requires the approval of McDonald's USA, LLC. The contract documents for use on another project is not authorized.	PREPARED BY: Kimley»Horn 2 NORTH NEVADA AVENUE, SUITE 300, COLORADO SPRINGS, CO 80903 719-453-0160					
	DESCRIPTION STORM SEWER NORTH PLAN AND PROFILE VIEW CONSTRUCTION OF STORM SEWER AND CONCRETE CURB AND GUTTER	STD ISSUE DATE							
	DATE ISSUED 7/19/2022	REVIEWED BY JUM							
	SITE ID 91585	SITE ADDRESS NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO							

MATCHLINE. SEE SHEET C1.11

MATCHLINE. SEE SHEET C1.13

LEGEND

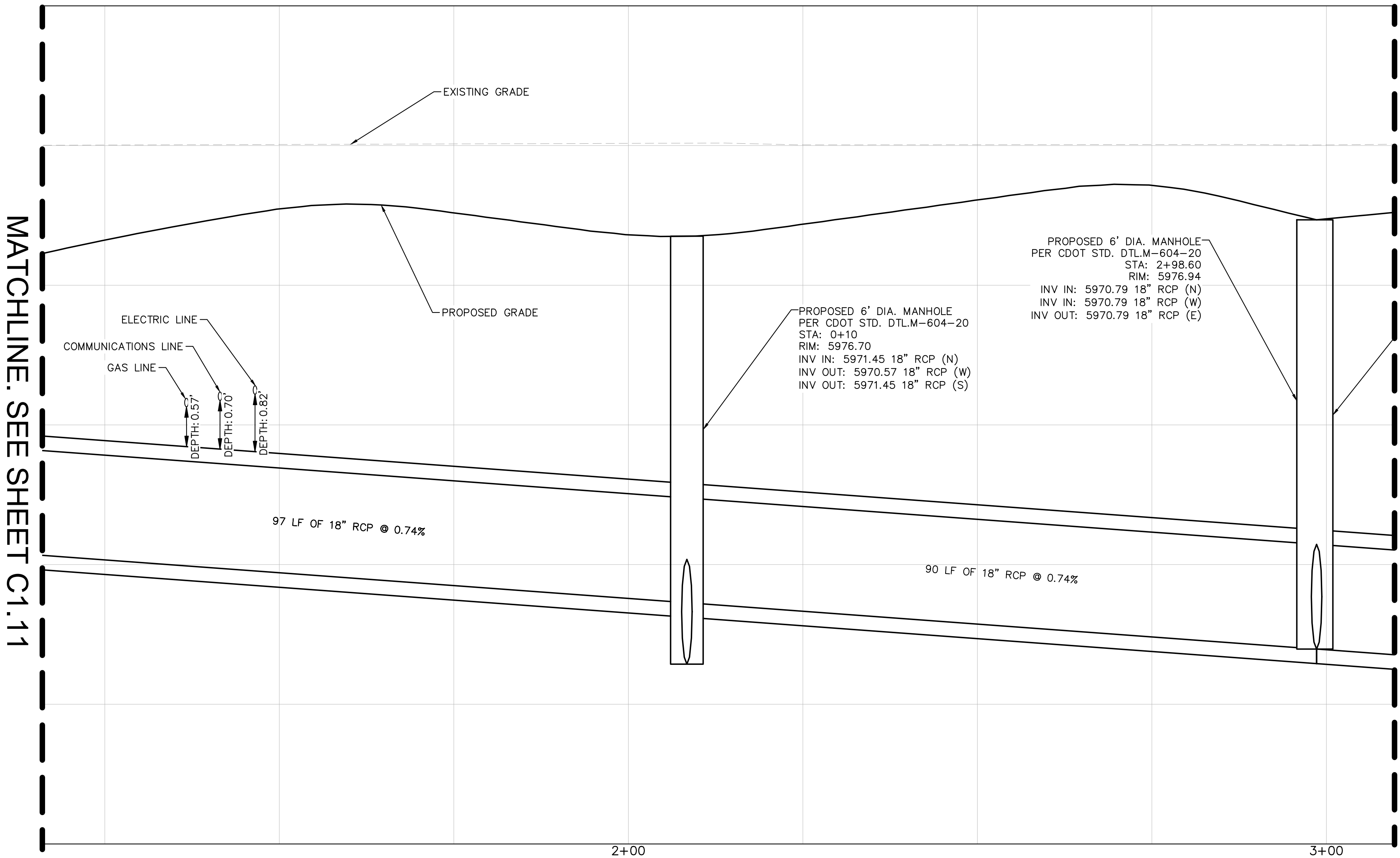
- PROPERTY LINE
EASEMENT
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
PROPOSED MAJOR CONTOUR
PROPOSED MINOR CONTOUR
LANDSCAPE
CONCRETE
EX. WATER LINE
EX. SANITARY LINE
EX. STORM SEWER
EX. PHONE LINE
EX. ELECTRIC LINE
EX. GAS LINE
PROP. WATER LINE
PROP. SANITARY LINE
PROP. STORM SEWER
PROP. PHONE LINE
PROP. ELECTRIC LINE
PROP. GAS LINE



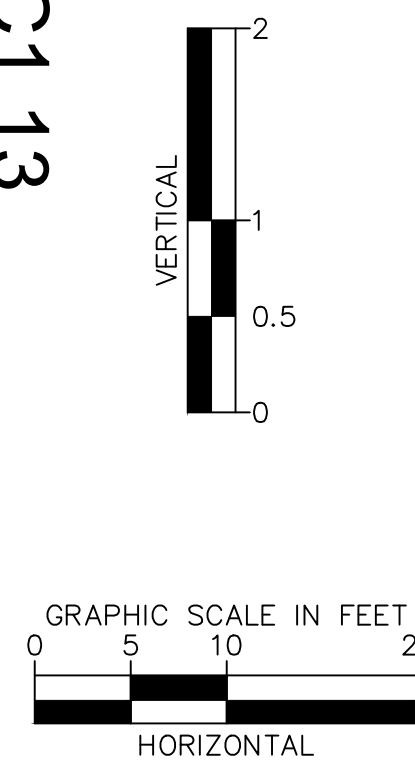
CAUTION NOTES:

1. CONTRACTOR TO VERIFY TIE IN LOCATIONS TO EXISTING UTILITIES.
2. CONTRACTOR TO MAINTAIN AT LEAST 18" OF VERTICAL SEPARATION BETWEEN UTILITIES.

STORM SEWER WEST PLAN VIEW



STORM SEWER WEST PROFILE VIEW



THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGNED, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF ENGINEERING CALCULATIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

DRAWN BY MCS		REVIEWED BY JMM		DATE ISSUED 7/19/2022		TITLE CONSTRUCTION DOCUMENTS LOT 7, PARKER POINTE SUBDIVISION, GILING NO. 1	DESCRIPTION STORM SEWER WEST PLAN AND PROFILE VIEW	SITE ADDRESS 91585 NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO	REV	DATE	BY					
STD ISSUE DATE		DATE		DATE												
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 or reproduced without written authorization. The contract documents were prepared by McDonald's USA, LLC and shall not be used for any other project. Use of these drawings for reference or example on another project requires the approval of McDonald's USA, LLC. Use of these drawings for reuse on another project is not authorized.										PREPARED BY: Kimley»Horn 2 NORTH NEVADA AVENUE, SUITE 300, COLORADO SPRINGS, CO 80903 719-453-0160						

[illegible]

The plan view shows the intersection of Drive Thru (vertical) and Declan Drive (horizontal). A proposed 6' diameter manhole is located at the intersection. The storm sewer system includes a 25.0' proposed drainage easement, existing 18" RCP storm sewers, and a new 7 LF of 18" RCP @ 0.76% slope. Stationing information is provided for the southbound leg of the sewer.

STORM SEWER EAST
(REF. SHEET C1.10
FOR PLAN AND PROFILE)

DRIVE THRU

DECLAN DRIVE

PROPOSED 6' DIA. MANHOLE
PER CDOT STD. DTL-M-604-20
STA: 4+74.21
REF SS SOUTH STA: 0+73.75
RIM: 5977.08
INV IN: 5969.50 18" RCP (W)
INV IN: 5969.50 18" RCP (SW)
INV IN: 5969.50 18" RCP (N)
INV OUT: 5969.30 18" RCP (E)

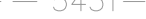
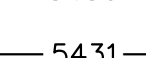
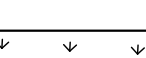
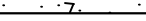
EXISTING 18" RCP STORM SEWER

7 LF OF 18" RCP @ 0.76%

4+91

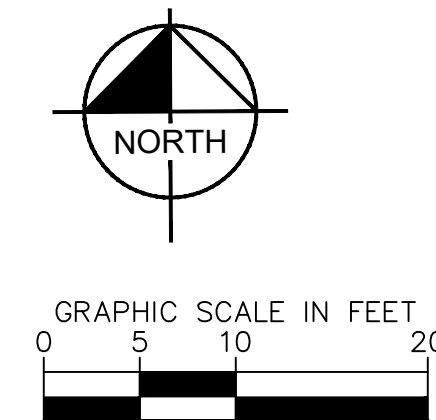
25.0' PROPOSED DRAINAGE EASEMENT

STORM SEWER SOUTH
(REF. SHEET C1.15
FOR PLAN AND PROFILE)

 PROPERTY LINE
 EASEMENT
 EXISTING MAJOR CONTOUR
 EXISTING MINOR CONTOUR
 PROPOSED MAJOR CONTOUR
 PROPOSED MINOR CONTOUR
 LANDSCAPE
 CONCRETE
 EX. WATER LINE
 EX. SANITARY LINE
 EX. STORM SEWER
 EX. PHONE LINE
 EX. ELECTRIC LINE
 EX. GAS LINE
 PROP. WATER LINE
 PROP. SANITARY LINE
 PROP. STORM SEWER
 PROP. PHONE LINE
 PROP. ELECTRIC LINE
 PROP. GAS LINE

CAUTION NOTES:

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5980

EXISTING GRADE

PROPOSED GRADE

PROPOSED 6' DIA. MANHOLE
PER CDOT STD. DTL.M-604-20
STA: 2+98.60
RIM: 5976.94
INV IN: 5970.79 18" RCP (N)
INV IN: 5970.79 18" RCP (W)
INV OUT: 5970.79 18" RCP (E)

PROPOSED 6' DIA. MANHOLE
PER CDOT STD. DTL.M-604-20
STA: 0+73.75
RIM: 5977.08
INV IN: 5969.50 18" RCP (W)
INV IN: 5969.50 18" RCP (SW)
INV IN: 5969.50 18" RCP (N)
INV OUT: 5969.30 18" RCP (E)

176 LF OF 18" RCP @ 0.74%

EXISTING 18" RCP STORM SEWER

5976

5972

5968

3+00 4+00 4+90.56

MATCHLINE. SEE SHEET C1.12

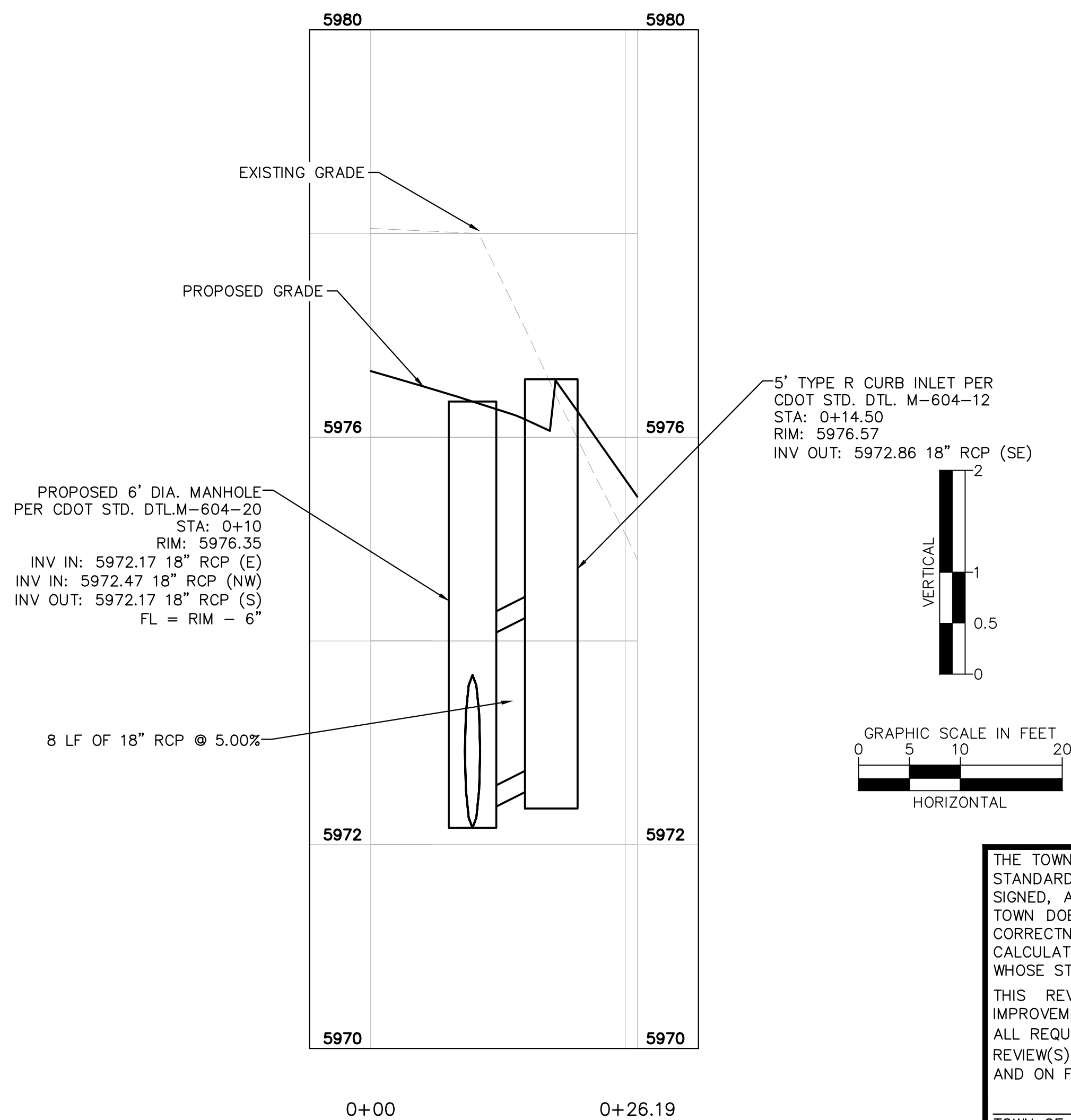
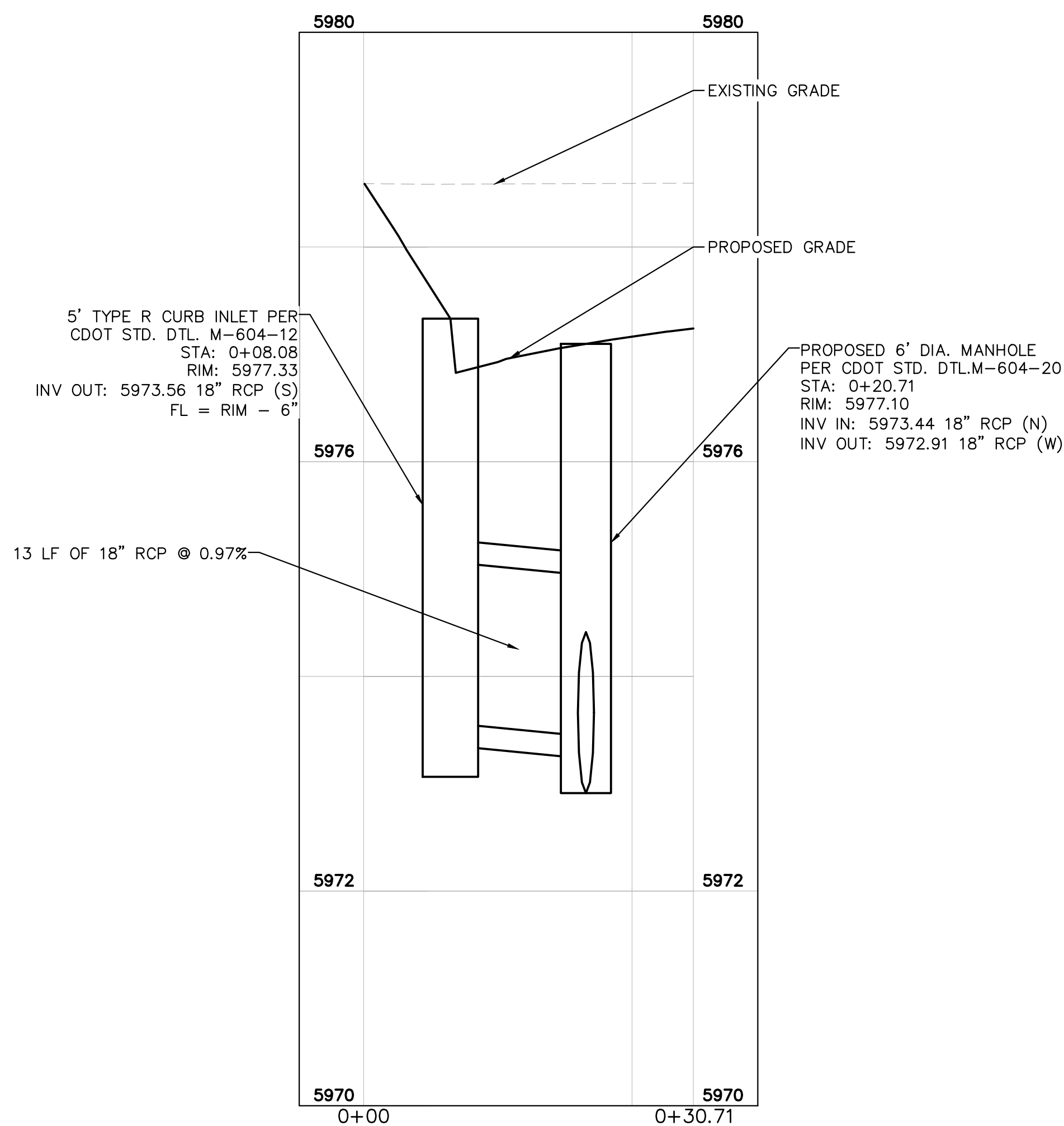
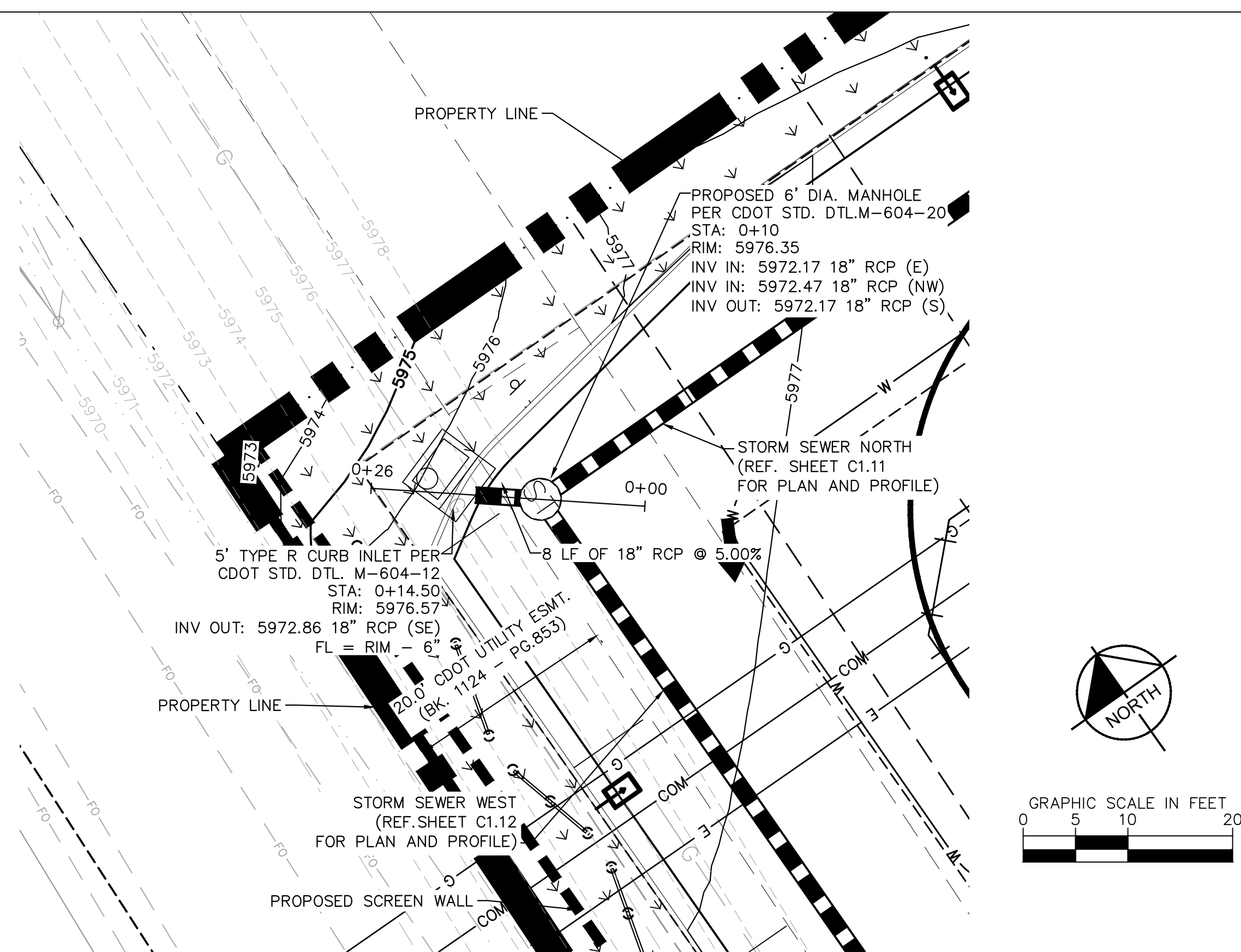
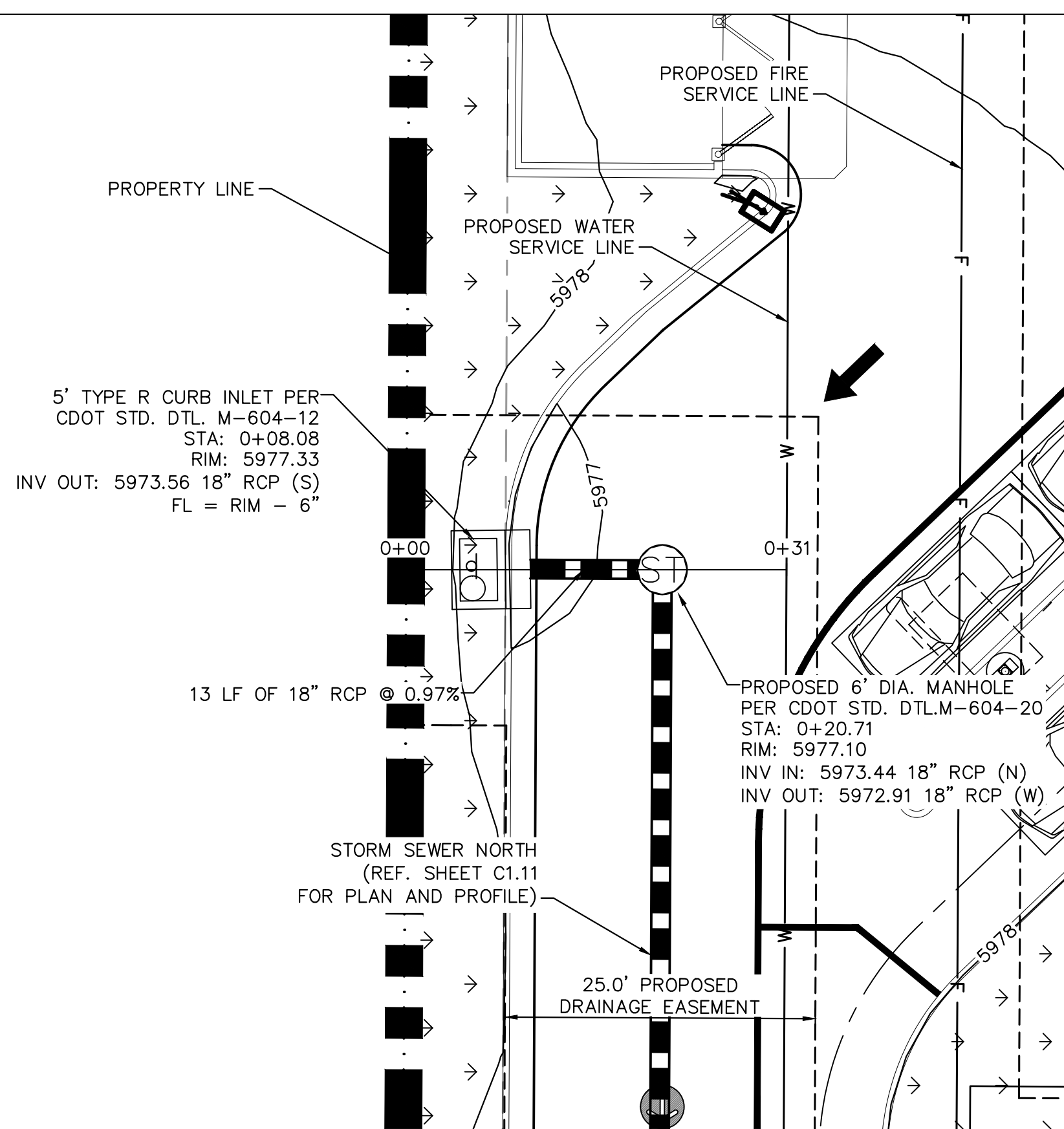
The figure shows two graphic scales. The top scale is vertical, labeled 'VERTICAL' on its left side. It has a vertical axis with tick marks at 0, 0.5, 1, and 2. The scale bar is divided into four segments: a black segment from 0 to 0.5, a white segment from 0.5 to 1, a black segment from 1 to 1.5, and a white segment from 1.5 to 2. The bottom scale is horizontal, labeled 'HORIZONTAL' below it. It is titled 'GRAPHIC SCALE IN FEET' above the bar. The scale has a horizontal axis with tick marks at 0, 5, 10, and 20. The scale bar is divided into four segments: a black segment from 0 to 5, a white segment from 5 to 10, a black segment from 10 to 15, and a white segment from 15 to 20.

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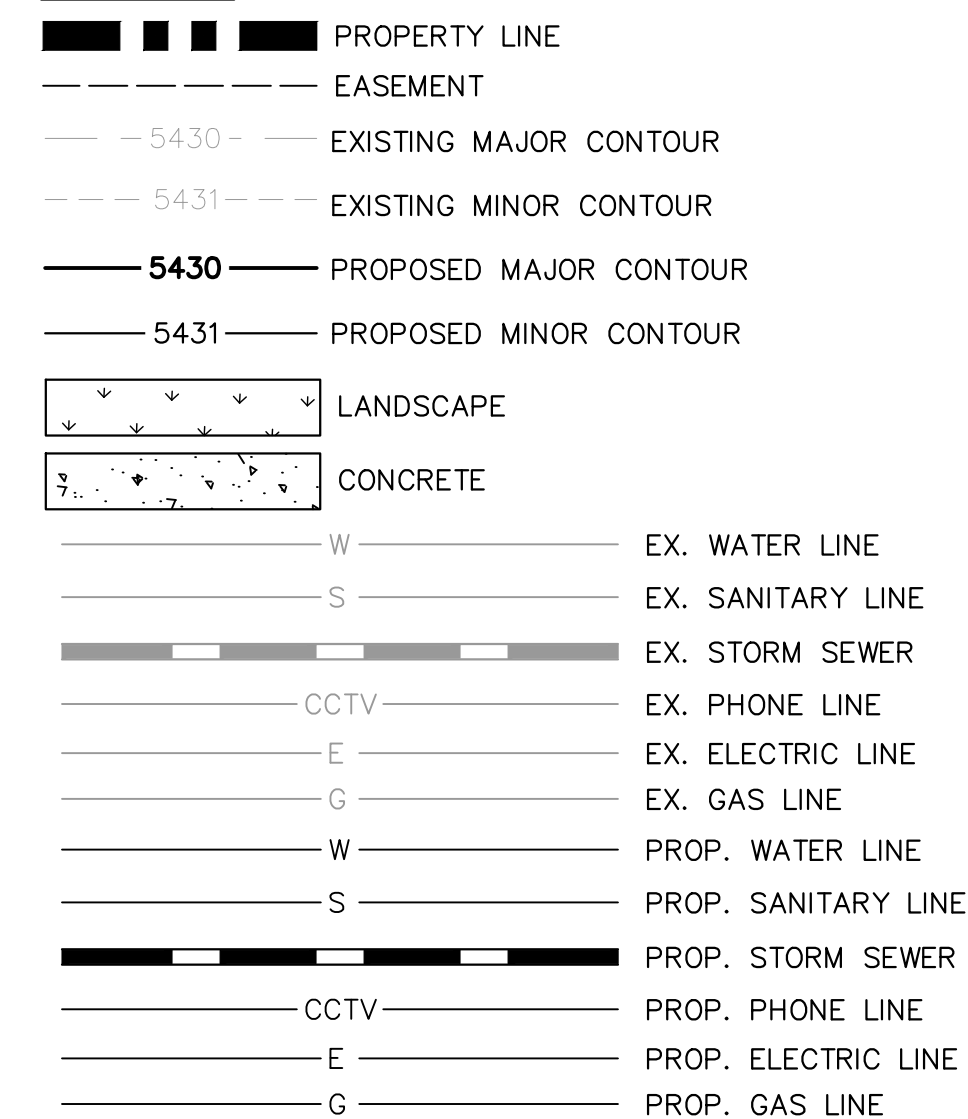
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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

[illegible]



LEGEND



CAUTION NOTES:

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2. CONTRACTOR TO MAINTAIN AT LEAST 18" OF VERTICAL SEPARATION BETWEEN UTILITIES.

Kimley»»Horn
2 NORTH NEVADA AVENUE, SUITE 300,
COLORADO SPRINGS, CO 80903
719-453-0180

PREPARED BY:

PREPARED FOR:  McDonald's USA, LLC ©

PREPARED FOR:

 **McDonald's USA, LLC** ©

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CONSTRUCTION DOCUMENTS

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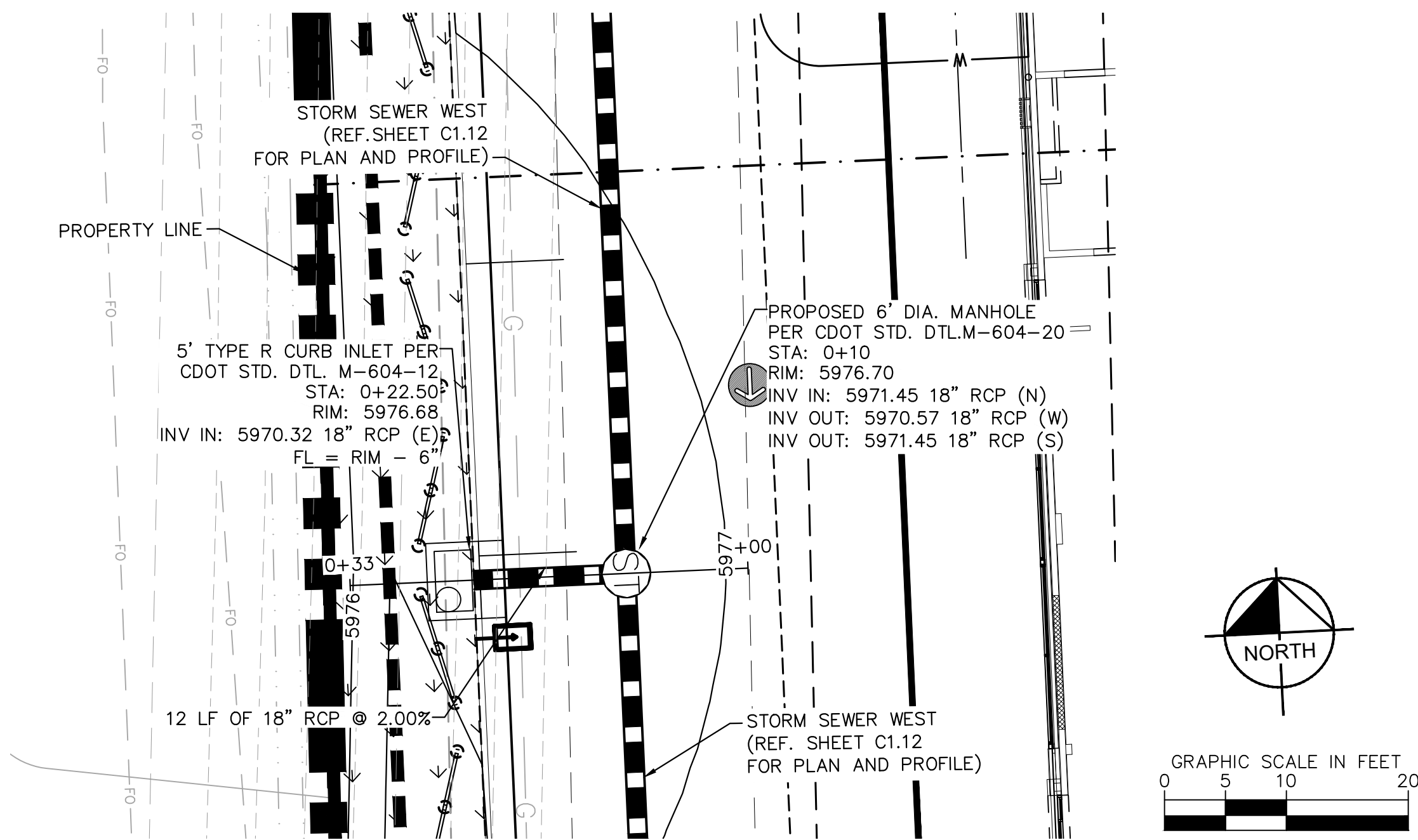
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CONSTRUCTION DOCUMENTS

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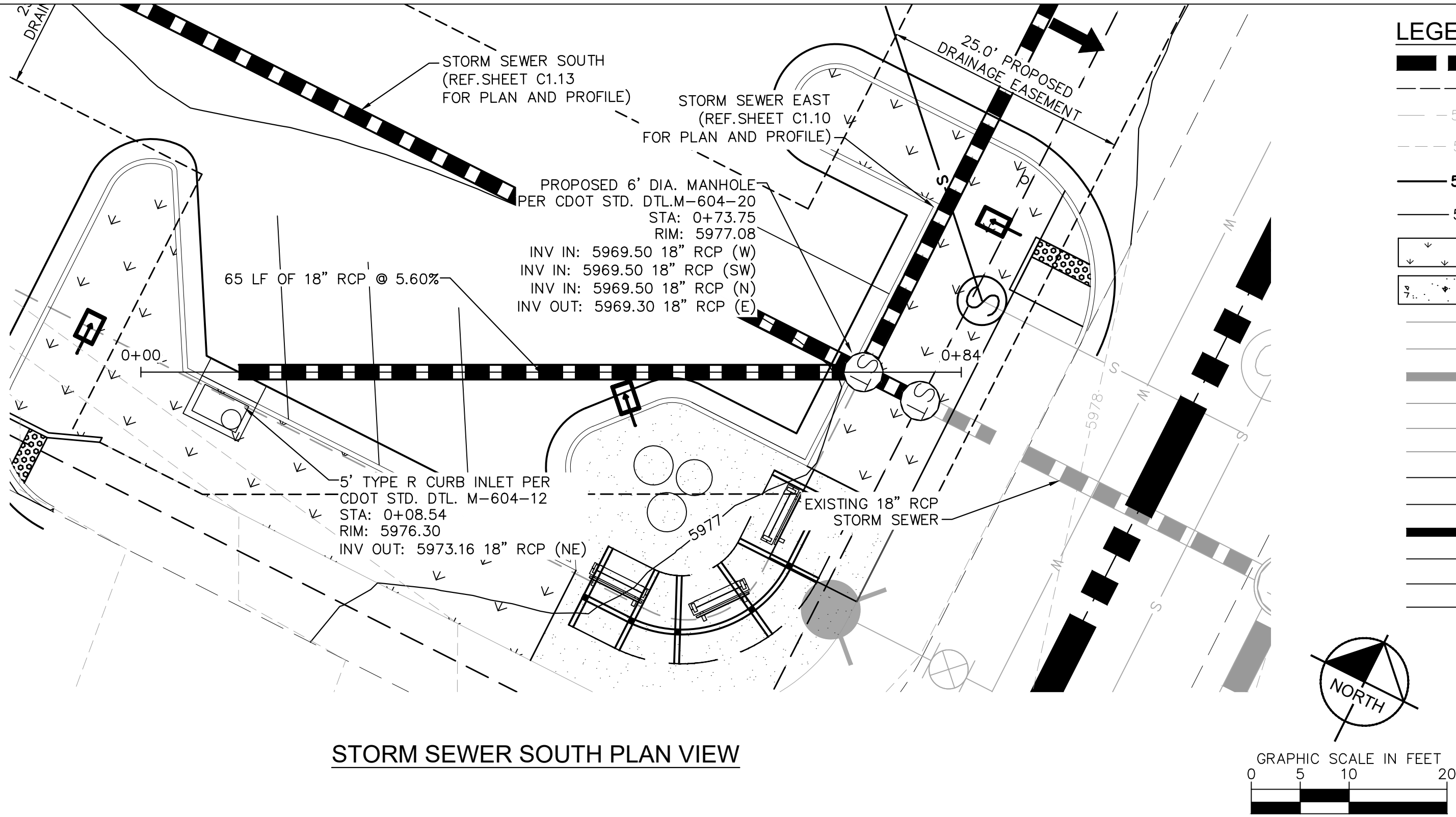
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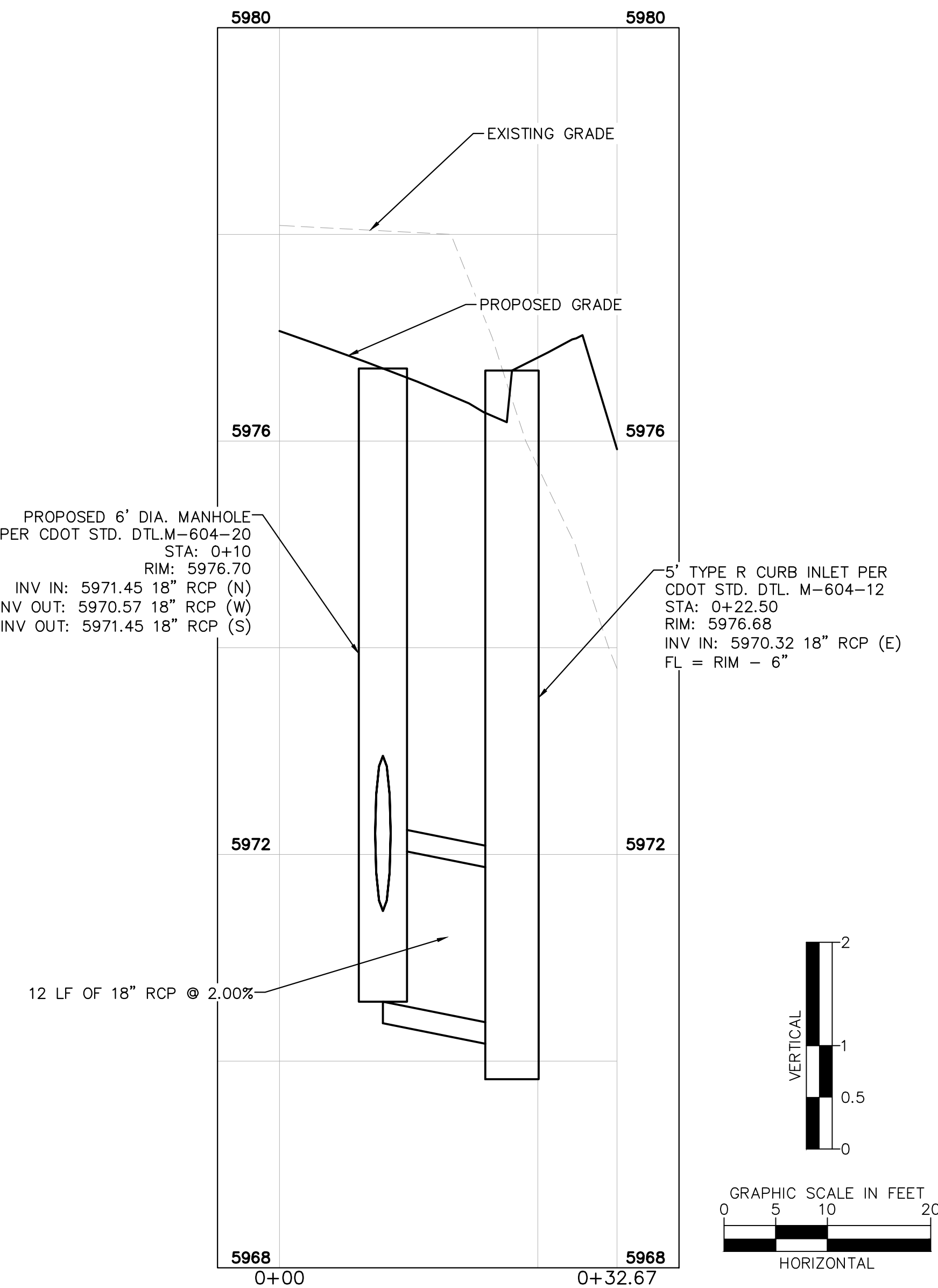
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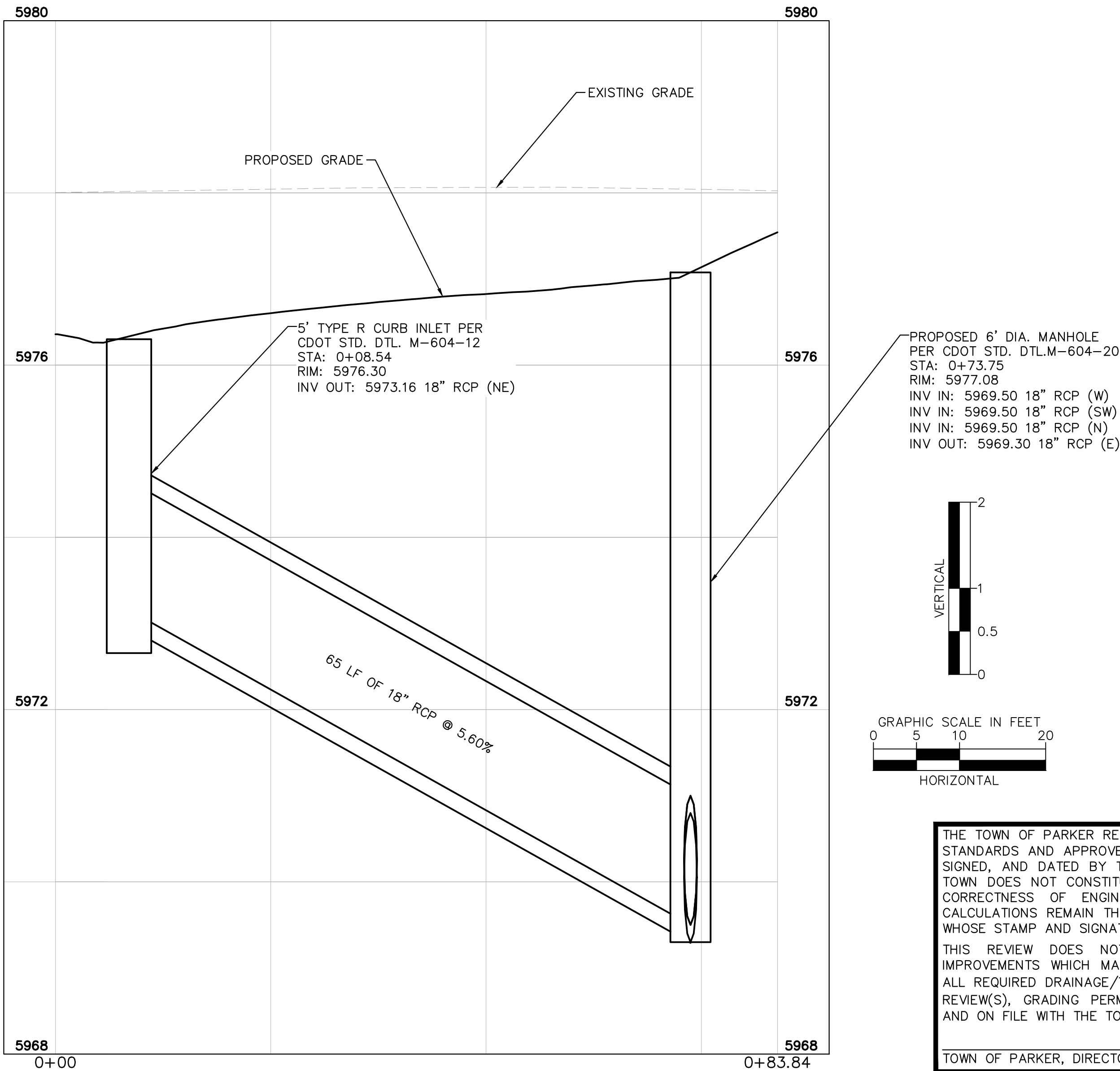
STORM SEWER WEST PLAN VIEW



STORM SEWER SOUTH PLAN VIEW



STORM SEWER WEST PROFILE VIEW



STORM SEWER SOUTH PROFILE VIEW

LEGEND

PROPERTY LINE
EASEMENT
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
PROPOSED MAJOR CONTOUR
PROPOSED MINOR CONTOUR

LANDSCAPE
CONCRETE

EX. WATER LINE
EX. SANITARY LINE
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PROP. ELECTRIC LINE
PROP. GAS LINE

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Kimley»Horn
2 NORTH NEVADA AVENUE, SUITE 300,
COLORADO SPRINGS, CO 80903
719-453-0160

PREPARED BY:

McDonald's USA, LLC

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DRAWN BY: MGS
STD ISSUE DATE: JUM
REVIEWED BY: JUM
DATE ISSUED: 7/19/2022

CONSTRUCTION DOCUMENTS
LOT 7, PARKER POINTE SUBDIVISION, GILING NO. 1

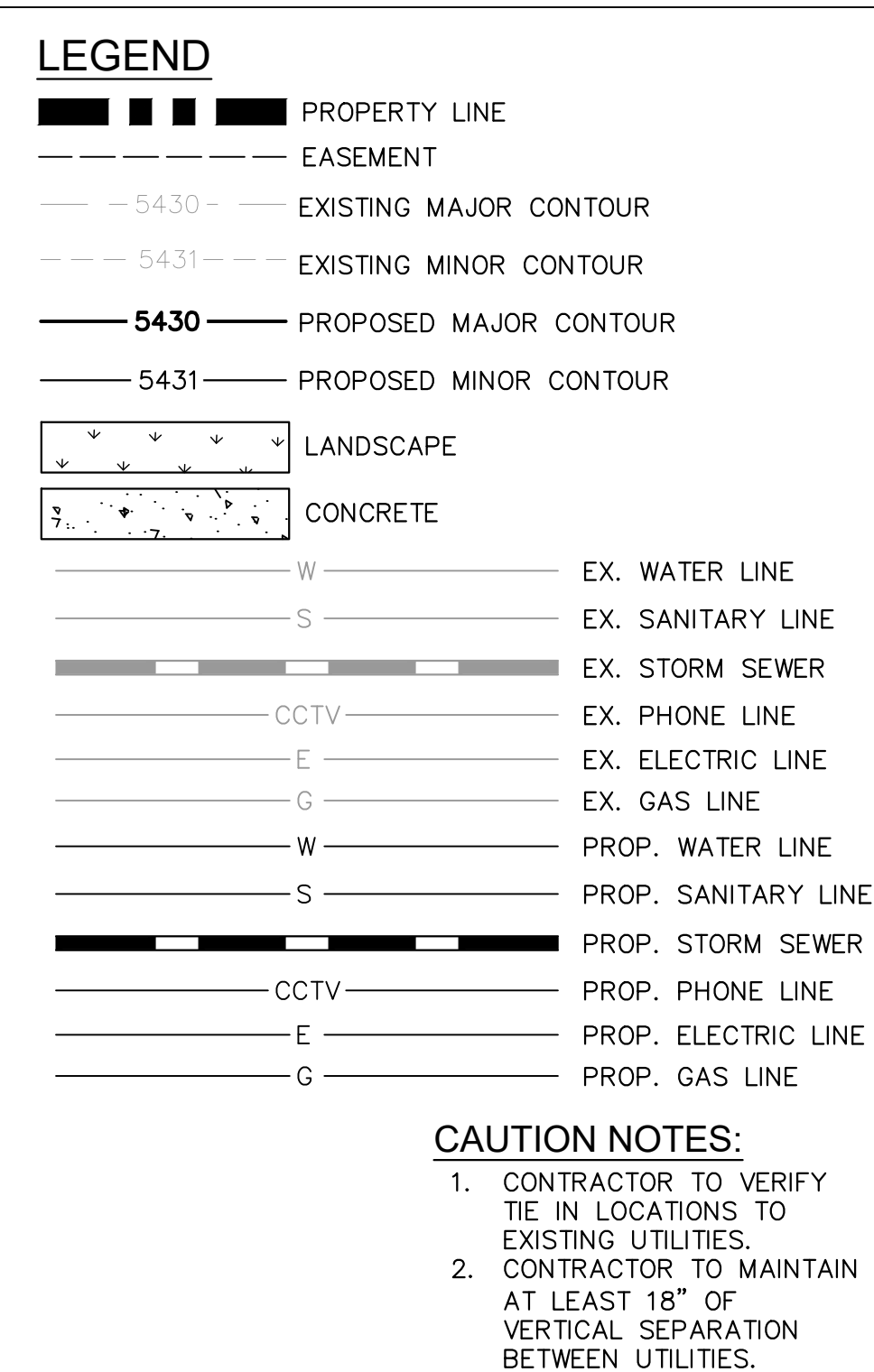
STORM SEWER WEST AND SOUTH PLAN AND PROFILE VIEW

SITE ADDRESS: 91585 NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO

TOWN OF PARKER, DIRECTOR OF ENGINEERING
DATE

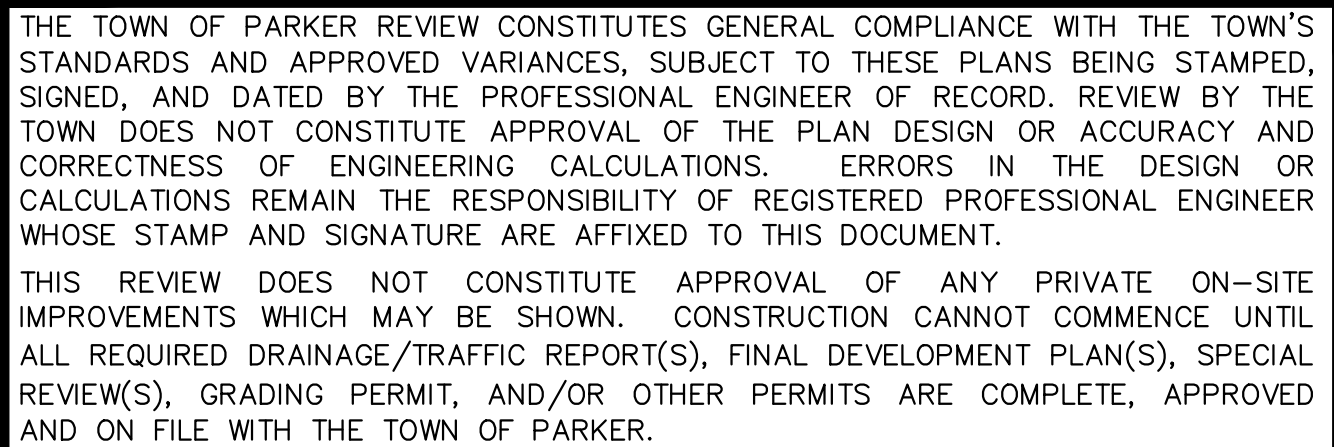
811 Know what's below. Call before you dig.

C1.15



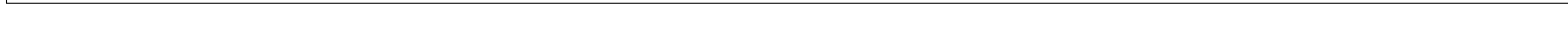
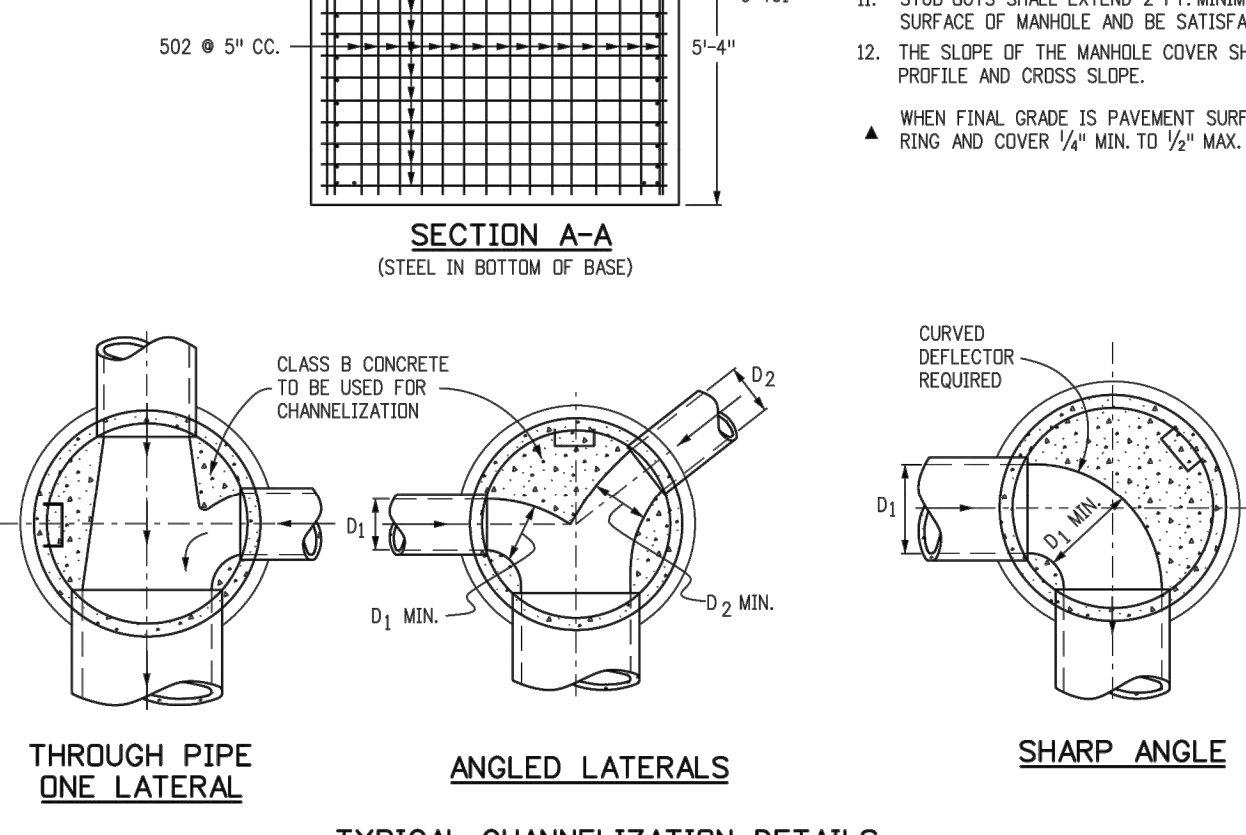
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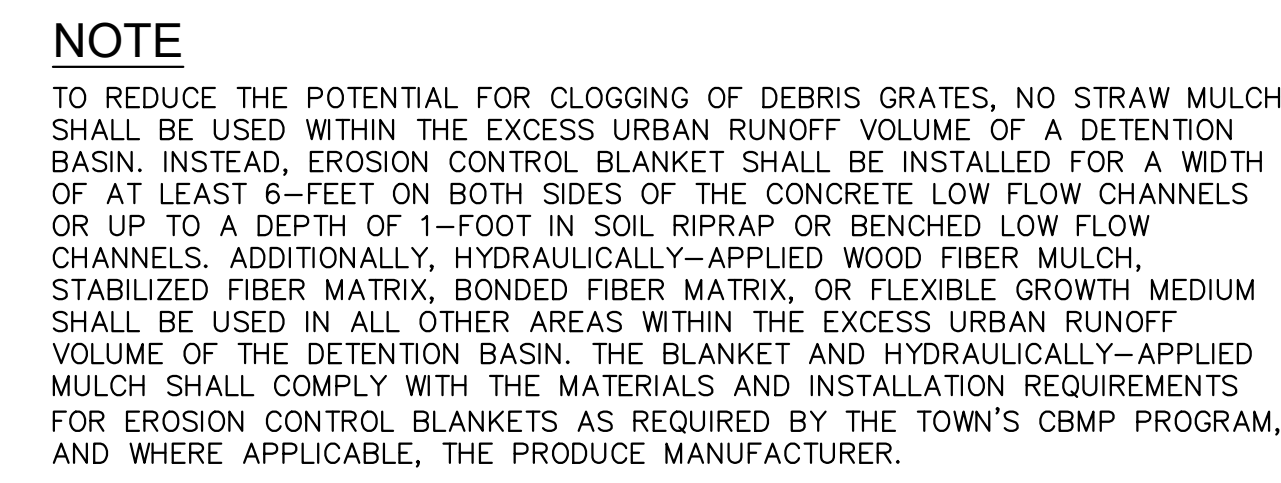


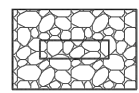
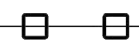
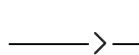
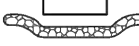
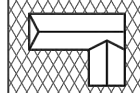
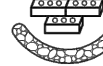
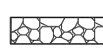
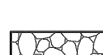
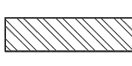
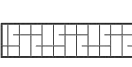
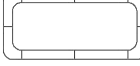
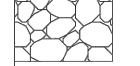
STORM SEWER WEST PROFILE VIEW

[illegible]



[illegible]

[illegible]

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER CD CHECK DAM CF CONSTRUCTION FENCE CP CULVERT PROTECTION CWA CONCRETE WASHOUT AREA D DEWATERING DD DIVERSION DITCH DP DETENTION POND PROTECTION DTC DEBRIS TRASH CONTROL ECB EROSION CONTROL BLANKET IPAN INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT IPAP INLET PROTECTION FOR AREA INLETS IN PAVEMENT IPCOG INLET PROTECTION, CURB ON-GRADE, TYPE R INLET IPCOS INLET PROTECTION, CURB ON SUMP, TYPE R INLET CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES 1 OF 3 Oct. 2013 LEGEND		NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER LP LOT PROTECTION MWP MASONRY WORK PROTECTION PTP PORTABLE TOILET PROTECTION RCSC ROUGH CUT STREET CONTROL RS ROCK SOCK RSS ROCK SOCK IN SWALE SB STRAW BALE SCL SEDIMENT CONTROL LOGS SF SILT FENCE SMC SEEDING, MULCHING AND CRIMPING SR SURFACE ROUGHING SSA STABILIZED STAGING AREA STP SIDEWALK TRANSITION PROTECTION CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES 2 OF 3 Oct. 2013 LEGEND		NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER TI TEMPORARY IRRIGATION TSB TEMPORARY SEDIMENT BASIN VTC VEHICLE TRACKING CONTROL CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES 3 OF 3 Oct. 2013 LEGEND		NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER 1. GRADING, DRILLING, CLEARING, EXCAVATING, BACK-FILLING, SOIL STRIPPING, SOIL IMPORTING EXPORTING OR ANY OTHER FORM OF SOIL DISTURBANCE SHALL NOT COMMENCE UNTIL A TOWN OF PARKER GRADING/EXCAVATION PERMIT HAS BEEN ISSUED. 2. THE TOWN OF PARKER GRADING/EXCAVATION PERMIT IS VALID FOR A PERIOD OF 2 YEARS FROM THE DATE OF ISSUANCE. ANY LAPSE IN PERMIT COVERAGE MAY RESULT IN THE ISSUANCE OF A STOP WORK ORDER AND/OR FINES. 3. ALL EROSION AND SEDIMENT CONTROL BMPs SHALL BE INSTALLED ACCORDING TO THE CBMP PLAN INSTALLATION NOTES AND DETAILS AND/OR PERMITTED VARIANCES. ALL MATERIALS, WORKMANSHIP AND INSTALLATION METHODS ARE SUBJECT TO INSPECTION BY THE TOWN'S INSPECTOR. THE TOWN OF PARKER RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS, WORKMANSHIP AND/OR INSTALLATION METHODS THAT DO NOT CONFORM TO THE CBMP PLAN AND/OR PERMITTED VARIANCES. 4. THE EROSION CONTROL SUPERVISOR SHALL REVISE OR MODIFY THE EROSION AND SEDIMENT CONTROL MEASURES IF IT BECOMES APPARENT THAT THE ORIGINAL PLAN IS INADEQUATE, OR AS A RESULT OF DEFICIENCIES IDENTIFIED DURING INSPECTIONS PERFORMED BY THE TOWN'S INSPECTOR. 5. THE INSTALLATION OF ADDITIONAL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs) MAY BE REQUIRED OF THE EROSION CONTROL SUPERVISOR, PROPERTY OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS AT ANY TIME THROUGHOUT THE DURATION OF THE PROJECT CONSTRUCTION AND/OR SUBSEQUENT REVEGETATION PERIOD. 6. THE EROSION CONTROL SUPERVISOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE SITE REMAINS IN COMPLIANCE WITH THE NOTICE OF NUISANCE REPORTS (a.k.a. CONSTRUCTION SITE RUNOFF CONTROL INSPECTION REPORTS), APPROVED CBMP PLAN(S) AND THE TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL. 7. THE EROSION CONTROL SUPERVISOR SHALL BE READILY AVAILABLE TO DISCUSS AND CORRECT ANY PROBLEMS THAT MAY ARISE RELATING TO GRADING, EROSION AND SEDIMENT CONTROL. 8. IF IT IS ANTICIPATED THAT ALL OR A PORTION OF THE PROJECT WILL OCCUR DURING SEASONS SUSCEPTIBLE TO SNOWFALL, THE USE OF CERTAIN EROSION AND SEDIMENT CONTROL BMPs ADJACENT TO PUBLIC ROADWAYS MAY NEED TO BE RECONSIDERED DUE TO THE NATURE OF SNOW REMOVAL OPERATIONS. AN APPROVED ALTERNATIVE MAY BE NECESSARY TO MINIMIZE DAMAGE FROM THESE OPERATIONS. THE TOWN OF PARKER ASSUMES NO RESPONSIBILITY FOR DAMAGE TO ANY BMPs AS A RESULT OF SNOW PLOWING AND SNOW REMOVAL. 9. AREAS OF LAND DISTURBANCE EQUAL TO 40 ACRES OR GREATER SHALL NOT BE EXPOSED FOR MORE THAN 30 CONSECUTIVE DAYS WITHOUT TEMPORARY OR PERMANENT STABILIZATION. 10. AUTHORIZED EXEMPTIONS MAY BE ALLOWED TO THE 40-ACRE LIMIT FOR REMOVAL AND STORAGE OF CUT MATERIAL WHERE (A) GEOTECHNICAL LIMITATIONS RESTRICT THE USE OF TEMPORARY OR PERMANENT STABILIZATION OF THE STORED MATERIAL (E.G., SWELLING SOILS, ROCK) AND (B) WHEN THE OWNER CAN DEMONSTRATE THAT THE 40-ACRE LIMIT IS PHYSICALLY AND/OR FINANCIALLY IMPRACTICABLE. FOR SITES GRANTED THIS EXEMPTION, A PHASING AND EARTHWORK QUANTITIES PLAN SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT AND APPROVED PRIOR TO THE COMMENCEMENT OF LAND DISTURBANCE ACTIVITIES. SUBMITTAL REQUIREMENTS INCLUDE: (I) PHASING PLAN SHOWING CUT AND FILL VOLUMES AND LOCATIONS FOR EACH PHASE AND PROJECT TOTALS. (II) EARTHWORK QUANTITY PLAN SHOWING CUT AND FILL VOLUMES AND LOCATIONS FOR EACH PHASE AND PROJECT TOTALS. (III) BMP PLAN SHOWING SPECIFIC EROSION AND SEDIMENT CONTROLS FOR EACH PHASE. CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES 1 OF 4 Oct. 2013 GEN NOTES		NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER 11. ANY EROSION AND SEDIMENT CONTROL BMPs THAT ARE DAMAGED OR IN NEED OF MAINTENANCE OR REPLACEMENT SHALL BE CORRECTED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES. 12. ALL DEFICIENCIES LISTED ON THE NOTICE OF NUISANCE FORM SHALL BE COMPLETED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES. ALL REQUIRED ACTIONS MUST BE IN THE CORRECTED FORM DURING THE FOLLOW-UP INSPECTION. 13. THE EROSION CONTROL SUPERVISOR IS RESPONSIBLE FOR ENSURING THAT ALL STREETS, CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, PARKING LOTS, ALLEYS, TRICKLE CHANNELS, AND/OR OTHER IMPERVIOUS SURFACES IMPACTED BY CONSTRUCTION ACTIVITIES ARE THOROUGHLY CLEANED THROUGHOUT THE DAY IF THEY BECOME SOILED. THESE AREAS MUST ALSO BE THOROUGHLY CLEAN BEFORE THE END OF THE WORK DAY. 14. BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS. 15. ALL TRASH RECEPTACLES ON SITE SHALL BE FREE OF HOLES, CRACKS, GAPS, AND/OR OTHER PERMEABLE AREAS THAT MAY ALLOW FOR THE DISCHARGE OF POLLUTANTS. 16. ALL TRASH RECEPTACLES ON SITE SHALL BE EMPTIED AT A FREQUENCY AS TO ENSURE THAT THE TRASH REMAINS CONFINED TO THE RECEPTACLE. 17. ALL LOOSE TRASH AND LITTER ASSOCIATED WITH THE PROJECT MUST BE REMOVED AND PROPERLY DISCARDED ON A DAILY BASIS. 18. ALL PORTABLE TOILETS SHALL BE STAKED DOWN AT ALL TIMES USING U-SHAPED REBAR STAKES. THE PORTABLE TOILETS SHALL ALSO BE PLACED A MINIMUM DISTANCE OF 10 FEET FROM ALL IMPERVIOUS SURFACES, INCLUDING, BUT NOT LIMITED TO STREETS CURBS, GUTTERS, SIDEWALKS AND PARKING LOTS. 19. THE EROSION CONTROL SUPERVISOR SHALL MAINTAIN STRICT ADHERENCE TO THE LIMITS OF CONSTRUCTION AND PROPERTY LIMITS FOR ALL MATERIALS, VEHICLES AND EQUIPMENT. FAILURE TO ABIDE BY THIS REQUIREMENT MAY RESULT IN THE ISSUANCE OF A STOP WORK ORDER. 20. ALL CONSTRUCTION TRAFFIC MUST ENTER AND EXIT THE SITE THROUGH THE APPROVED ACCESS POINT(S). A VEHICLE TRACKING CONTROL PAD IS REQUIRED AT ALL APPROVED ACCESS POINTS TO THE SITE. EXCEPTIONS MAY BE CONSIDERED FOR CONSTRUCTION ACTIVITY OCCURRING IMMEDIATELY ADJACENT TO PAVED AREAS AND WHERE ALTERNATIVE BMP'S ARE IMPLEMENTED. SUCH ACTIVITY MAY INCLUDE, BUT NOT BE LIMITED TO RESIDENTIAL CONSTRUCTION, UTILITY CONSTRUCTION, ETC. 21. NO PERMANENT SLOPES GREATER THAN 3:1 ARE ALLOWED. 22. ALL PERMANENT SLOPES STEEPER THAN 4:1 (HORIZONTAL TO VERTICAL) SHALL REQUIRE EROSION CONTROL BLANKET(S). TEMPORARY SLOPES IN TEMPORARY SEDIMENT BASINS THAT ARE STEEPER THAN 4:1 MAY REQUIRE EROSION CONTROL BLANKETS. 23. THE EROSION CONTROL SUPERVISOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ADVERSE IMPACTS THAT OCCUR TO NEIGHBORING PROPERTIES. THE EROSION CONTROL SUPERVISOR MUST OBTAIN PERMISSION FROM LAND OWNERS PRIOR TO ENTERING SUCH PROPERTY. 24. A WATER SOURCE SHALL BE AVAILABLE ONSITE DURING CONSTRUCTION ACTIVITIES, AND UTILIZED TO MINIMIZE FUGITIVE DUST. ALTERNATIVE BMPs MAY BE REQUIRED IF INITIAL ATTEMPTS TO SUPPRESS DUST ARE UNSUCCESSFUL. CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES 2 OF 4 Oct. 2013 GEN NOTES		NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER 25. ALL CHEMICAL OR HAZARDOUS MATERIAL SPILLS, INCLUDING CONCRETE WASHOUT WATER, WHICH MAY ENTER WATERS OF THE STATE OF COLORADO, WHICH INCLUDES BUT ARE NOT LIMITED TO, SURFACE WATER, GROUND WATER, DRY GULLIES OR STORM SEWERS LEADING TO SURFACE WATER, SHALL BE IMMEDIATELY REPORTED TO THE
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NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER

2) NONDEVELOPABLE PROPERTY: IN ORDER FOR THE GRADING SECURITY TO BE RELEASED, THE SITE MUST MEET ITEMS A-H AND J, OR ITEMS I AND J (BELOW).

A. ALL SOIL-DISTURBING ACTIVITIES ASSOCIATED WITH THE GRADING PERMIT HAVE PERMANENTLY CEASED.

B. ALL CBMPs HAVE BEEN PROPERLY REMOVED FROM THE SITE.

C. EROSION IS NEGLIGIBLE, IF EVEN PRESENT.

D. THE VEGETATION REPRESENTS A PERENNIAL STAND OF A DENSE, UNIFORM SURFACE OF GRASS WITH NO AREA GREATER THAN ONE (1) SQUARE FOOT THAT IS BARREN OF DESIRABLE VEGETATION, INFREQUENT, WIDELY SCATTERED AREAS WHERE NATIVE VEGETATION HAS NOT YET TAKEN HOLD MAY QUALIFY FOR ACCEPTANCE AT THE DISCRETION OF THE TOWN.

E. WEEDS REPRESENT NO MORE THAN TEN PERCENT (10%) OF THE TOTAL VEGETATION ON SITE.

F. NO WEEDS ARE PRESENT FROM LIST A OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.

G. THE SITE IS PREDOMINANTLY FREE OF WEEDS FROM LIST B OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.

H. WEEDS ARE EVENLY DISTRIBUTED THROUGHOUT THE SITE WITH NO LARGE CONCENTRATIONS PRESENT.

I. A NEW GRADING PERMIT AND REPLACEMENT SECURITY HAS BEEN SUBMITTED AND APPROVED FOR THE APPLICABLE SITE OR THE GRADING PERMIT HAS BEEN ASSIGNED AS PROVIDED BY SECTION 11.10.150 OF THE TOWN OF PARKER MUNICIPAL CODE. IT IS THE PROPERTY OWNER'S OBLIGATION, AT THE TIME OF CLOSING ON THE SALE OF A SITE THAT IS SUBJECT TO A GRADING PERMIT, TO ENSURE THAT THE NEW PROPERTY OWNER HAS PROVIDED THE TOWN WITH A REPLACEMENT SECURITY.

J. ALL KNOWN DRAINAGE ISSUES ASSOCIATED WITH THE PROJECT HAVE BEEN MITIGATED AND A SUFFICIENT AMOUNT OF TIME HAS PASSED TO ENSURE THAT SUCH ISSUES HAVE BEEN CORRECTED. THIS REQUIREMENT DOES NOT INCLUDE THOSE DRAINAGE ISSUES ORIGINATING ON RESIDENTIAL LOTS.

(D) NOXIOUS WEEDS MUST BE CONTROLLED AS PROVIDED UNDER STATE LAW AND SECTION 6.01.260 OF THE TOWN OF PARKER MUNICIPAL CODE. FAILURE TO CONTROL NOXIOUS WEEDS ON THE SITE MAY CONSTITUTE A NUISANCE, SUBJECT TO THE PENALTIES CONTAINED IN THE CODE.

DEFINITIONS:

DEVELOPABLE PROPERTY MEANS ANY LAND THAT HAS BEEN GRADED AND IS PART OF A PLATTED LOT OR PLATTED TRACT OF RECORD, THAT WAS PLATTED FOR FUTURE DEVELOPMENT, INCLUDING RESIDENTIAL HOME CONSTRUCTION OR PUBLIC IMPROVEMENTS.

NONDEVELOPABLE PROPERTY MEANS LAND THAT HAS BEEN GRADED AND WILL NOT BE FURTHER DISTURBED AS PART OF ANY FUTURE DEVELOPMENT. EXAMPLES INCLUDE, BUT ARE NOT LIMITED TO: PARKS, OPEN SPACE, HOMEOWNER ASSOCIATION OR BUSINESS ASSOCIATION PLATTED TRACTS, DETENTION PONDS AND DRAINAGEWAYS.

32. FAILURE TO COMPLY WITH ANY OF THE REQUIREMENTS DESCRIBED IN THIS SECTION MAY RESULT IN THE ISSUANCE OF: A NOTICE OF INTENT TO ISSUE A STOP WORK ORDER, A STOP WORK ORDER AND/OR THE REMEDIES/PENALTIES DESCRIBED IN CHAPTER 11.10 OF THE TOWN OF PARKER MUNICIPAL CODE.

33. ANY PERSON CONVICTED OF VIOLATING ANY PROVISION OF THE TOWN OF PARKER, GRADING & EARTH MOVEMENT SECTION OF THE MUNICIPAL CODE SHALL BE GUILTY OF A MISDEMEANOR AND, UPON CONVICTION, BE PUNISHED BY A FINE OF NOT MORE THAN FOUR HUNDRED NINETY NINE DOLLARS (\$499.00) FOR EACH SEPARATE OFFENSE. EACH DAY A VIOLATION CONTINUES SHALL CONSTITUTE A SEPARATE OFFENSE. THE TOWN ALSO MAY SEEK IN MUNICIPAL COURT AN INJUNCTION, ABATEMENT, RESTITUTION OR ANY OTHER REMEDY TO PREVENT, ENJOIN, ABATE OR REMOVE THE VIOLATION. A PERSON CONVICTED OF VIOLATING CHAPTER 11.10 OF THE TOWN OF PARKER MUNICIPAL CODE SHALL BE LIABLE FOR THE ACTUAL COST OF REHABILITATING THE PROPERTY. THE COSTS MAY BE RECOVERED AS RESTITUTION IN MUNICIPAL COURT PROCEEDINGS OR IN A SEPARATE CIVIL ACTION.

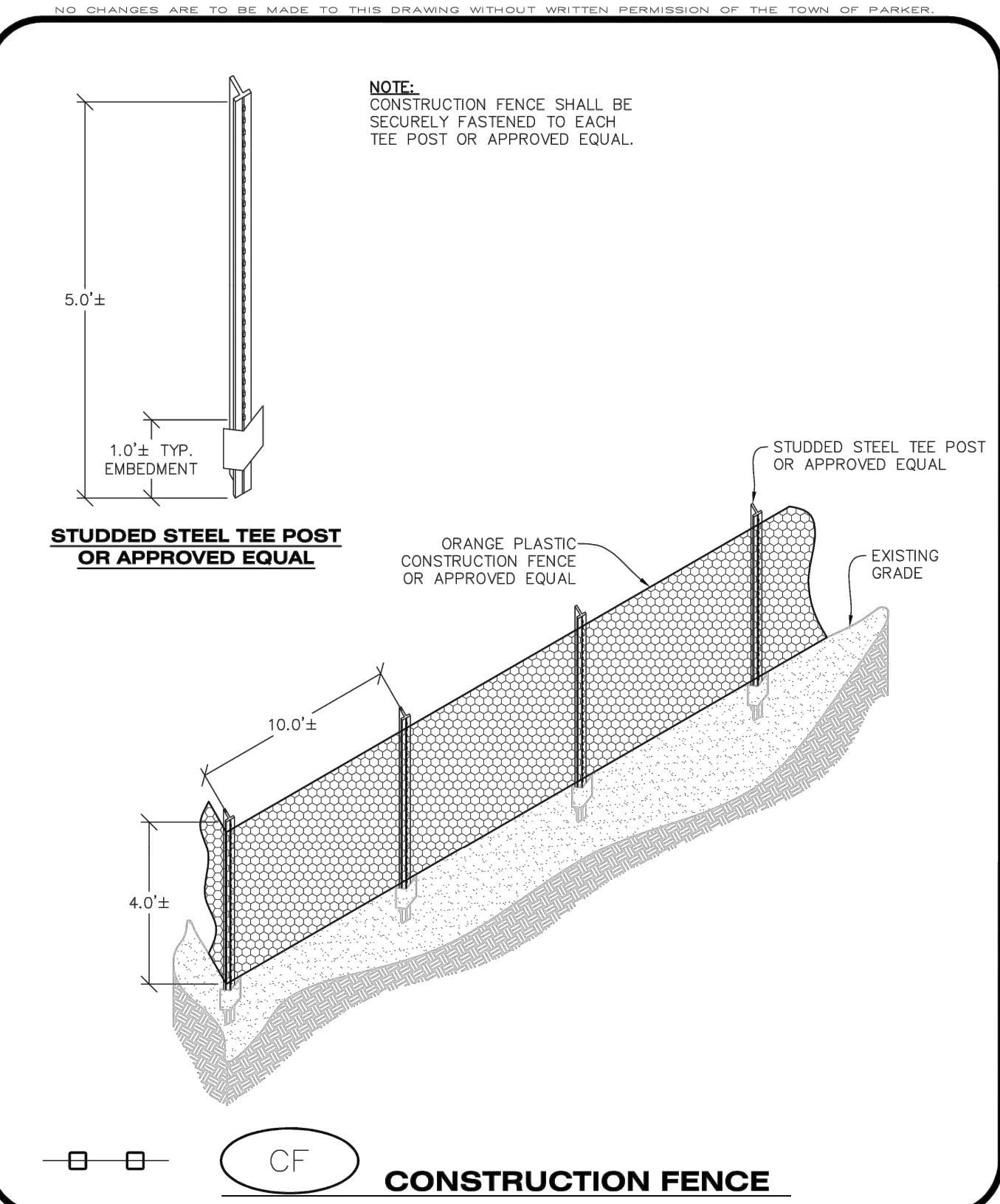
34. THE TOWN OF PARKER RESERVES THE RIGHT TO ALLOW MODIFICATIONS AND SUBSTITUTIONS TO THE CBMP NOTES AND DETAILS WHEN SUCH MODIFICATIONS AND SUBSTITUTIONS OFFER THE SAME LEVEL OF PROTECTION AS THE STANDARD REQUIREMENTS BASED UPON THE SPECIFIC SITUATION, AS DETERMINED BY TOWN STAFF. DUE TO THE INSIGNIFICANCE AND REGULARITY OF SUCH MODIFICATIONS AND SUBSTITUTIONS, THE APPROVAL OF SUCH VARIATIONS MAY NOT BE DOCUMENTED BY TOWN STAFF.



CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

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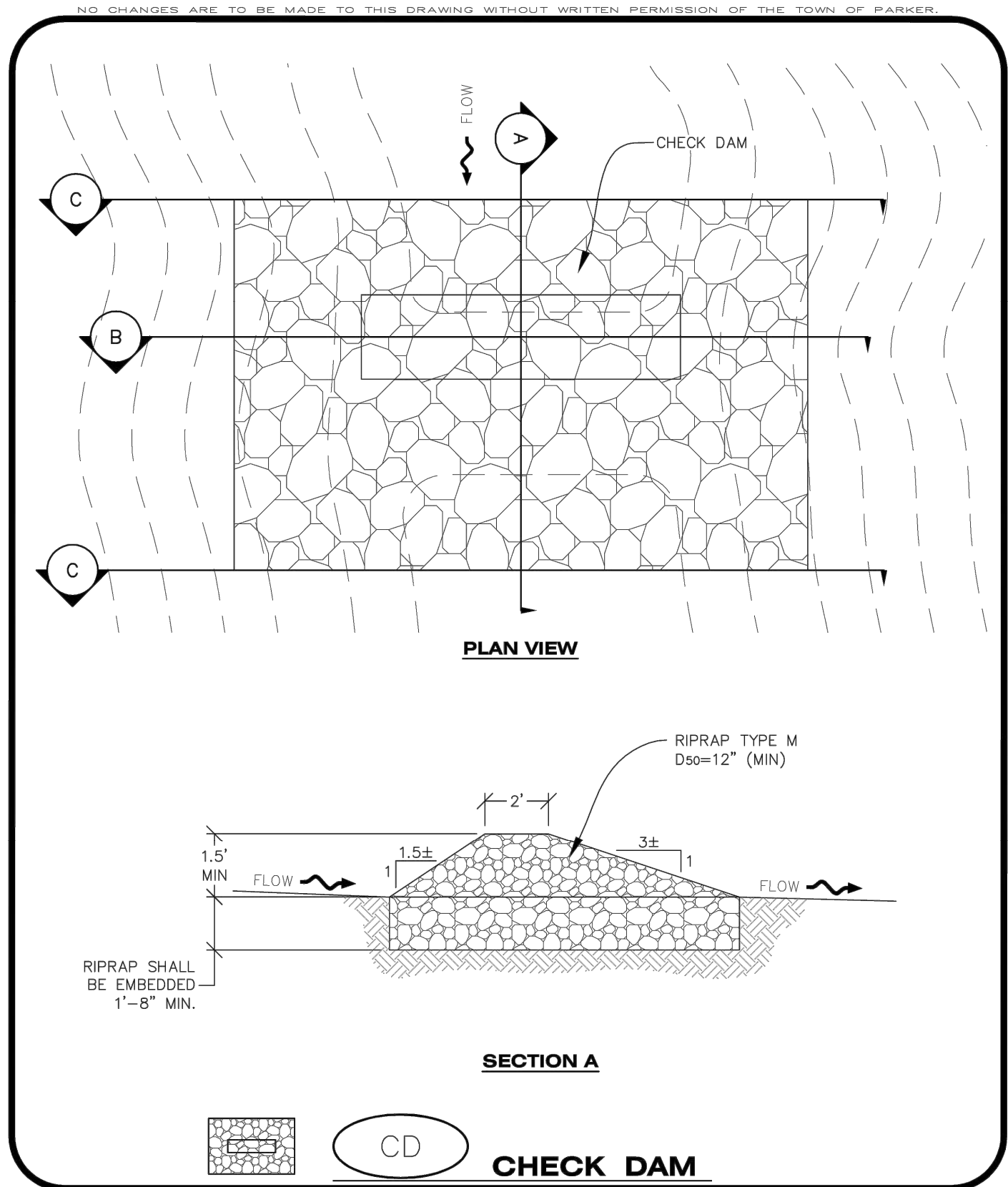


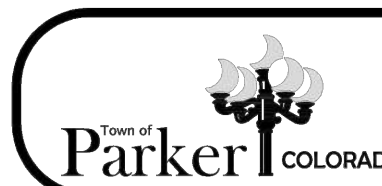


CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

CF

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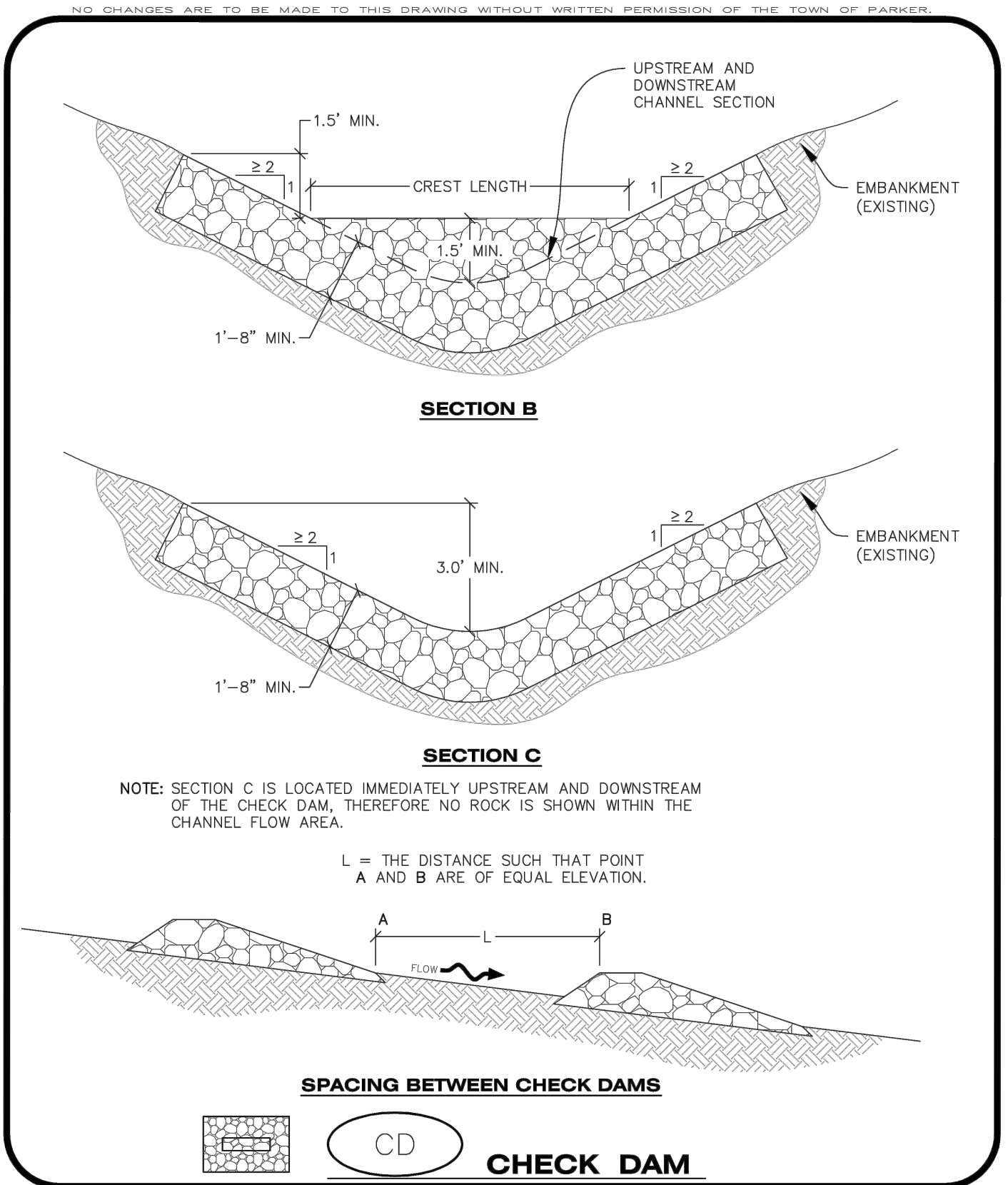




CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

CD

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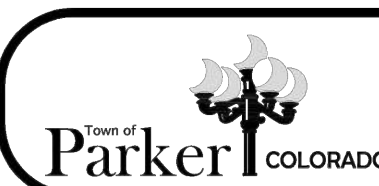


CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

CD

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Oct. 2013

- NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER
- CHECK DAM INSTALLATION NOTES**
- SEE PLAN VIEW FOR LOCATION(S) OF CHECK DAMS.
 - CHECK DAMS SHOWN ON CBMP PLAN SHALL BE INSTALLED WHEN DIRECTED BY THE TOWN'S INSPECTOR.
 - RIPRAP UTILIZED FOR CHECK DAMS SHALL HAVE A D50 MEDIAN STONE SIZE OF 12".
 - RIPRAP PAD SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 1'-8".
 - THE MAXIMUM SPACING BETWEEN CHECK DAMS SHOULD BE SUCH THAT THE BOTTOM OF THE UPSTREAM DAM IS AT THE SAME ELEVATION AS THE TOP OF THE DOWNSTREAM DAM AS SHOWN IN THE DETAIL.
- CHECK DAM INSPECTION AND MAINTENANCE NOTES**
- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CHECK DAMS.
 - ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 THE HEIGHT OF THE CREST OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
 - CHECK DAMS SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
 - WHEN CHECK DAMS ARE REMOVED, THE TOWN'S INSPECTOR MAY REQUIRE EXCAVATIONS TO BE FILLED WITH SUITABLE COMPACTED TOPSOIL AND ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE CHECK DAMS BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).
 - IN SOME INSTANCES, CHECK DAMS MAY REMAIN IN PLACE PERMANENTLY.

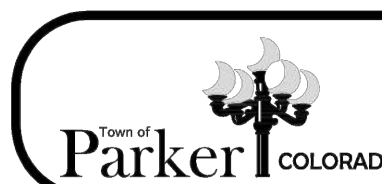


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CONSTRUCTION BEST MANAGEMENT PRACTICES

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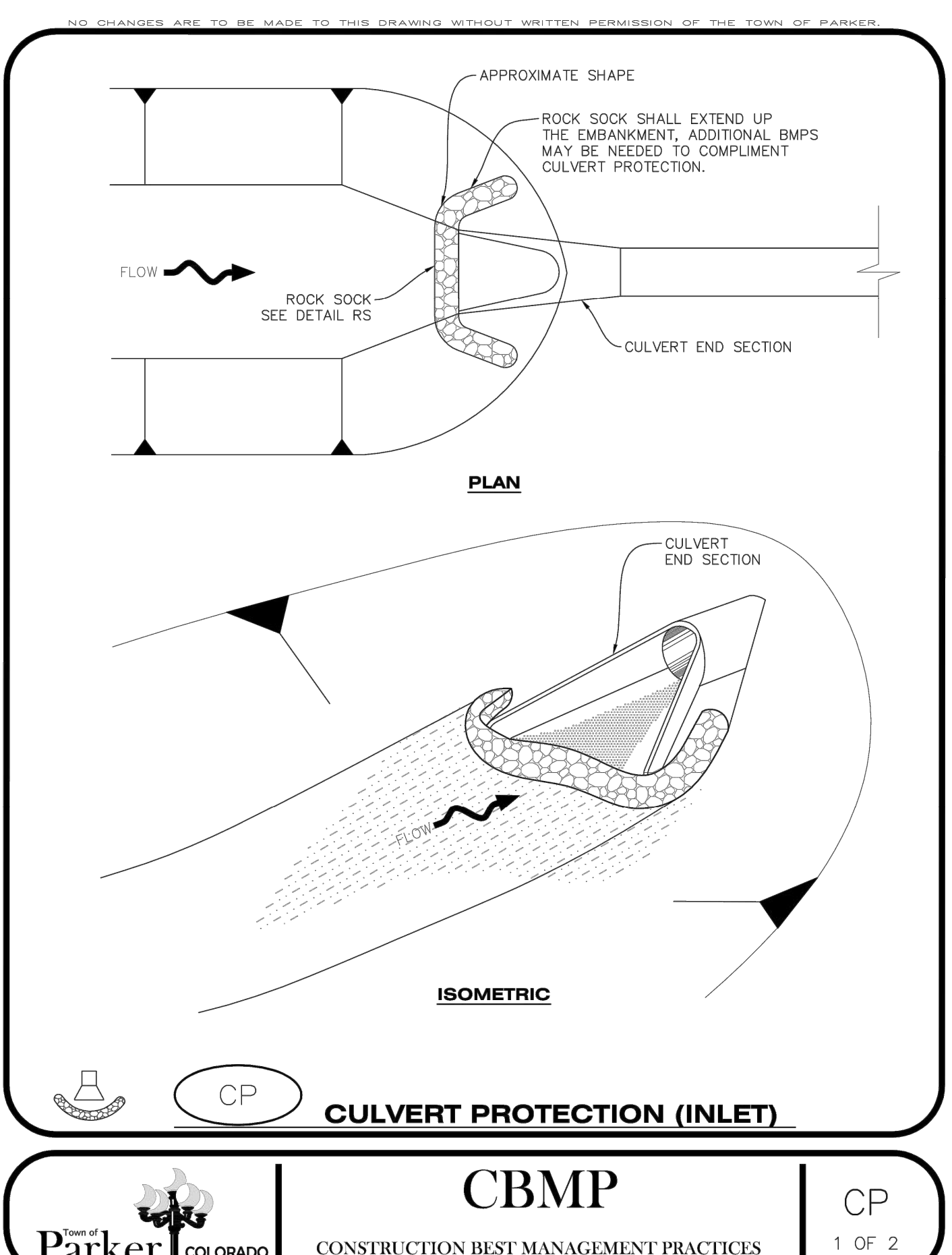
- NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER
- CONSTRUCTION FENCE INSTALLATION NOTES**
- THE CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO EACH POST OR APPROVED EQUAL.
- CONSTRUCTION FENCE INSPECTION AND MAINTENANCE NOTES**
- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CONSTRUCTION FENCE AND MAKE ANY NECESSARY REPAIRS.
 - CONSTRUCTION FENCE SHALL BE REPAIRED WHEN THE FENCING MATERIAL FALLS OUT OF COMPLIANCE WITH THE NOTES AND DETAILS.



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CONSTRUCTION BEST MANAGEMENT PRACTICES

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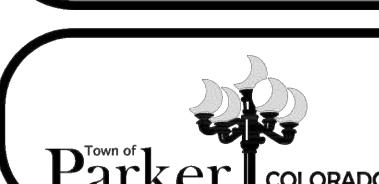


CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

CP

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- NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER
- CULVERT PROTECTION (INLET) INSTALLATION NOTES**
- SEE PLAN VIEW FOR LOCATION(S) OF CULVERT PROTECTION (INLET).
 - ROCK SOCK SHALL BE CONSTRUCTED ACCORDING TO THE DETAIL (SEE DETAIL RS).
 - ROCK SOCK SHALL BE APPROXIMATELY 12" IN DIAMETER.
 - ROCK SOCK SHALL EXTEND ABOVE THE FLOW LINE ELEVATION ON BOTH SIDES OF THE CULVERT END SECTION.
- CULVERT PROTECTION (INLET) INSPECTION AND MAINTENANCE NOTES**
- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CULVERT PROTECTION (INLET).
 - AT A MINIMUM, ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 THE HEIGHT OF THE ROCK SOCK.
 - CULVERT PROTECTION (INLET) IS TO REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
 - WHEN THE CULVERT INLET PROTECTION IS REMOVED, THE TOWN'S INSPECTOR MAY REQUIRE ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE CULVERT INLET PROTECTION TO BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).

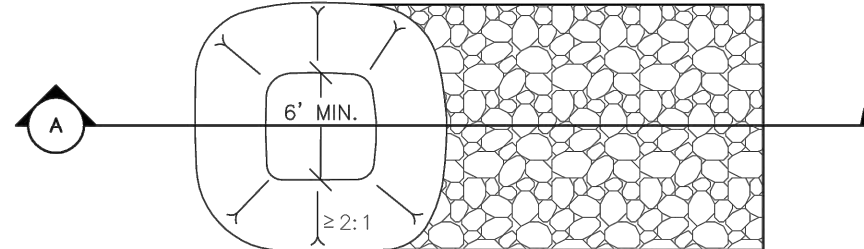
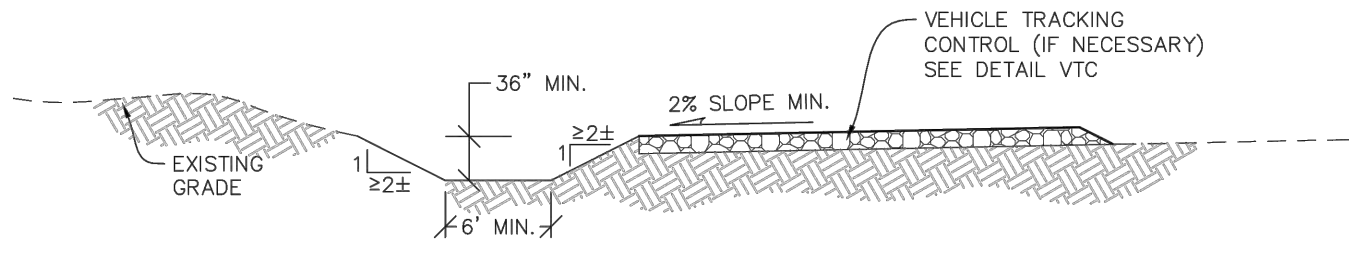
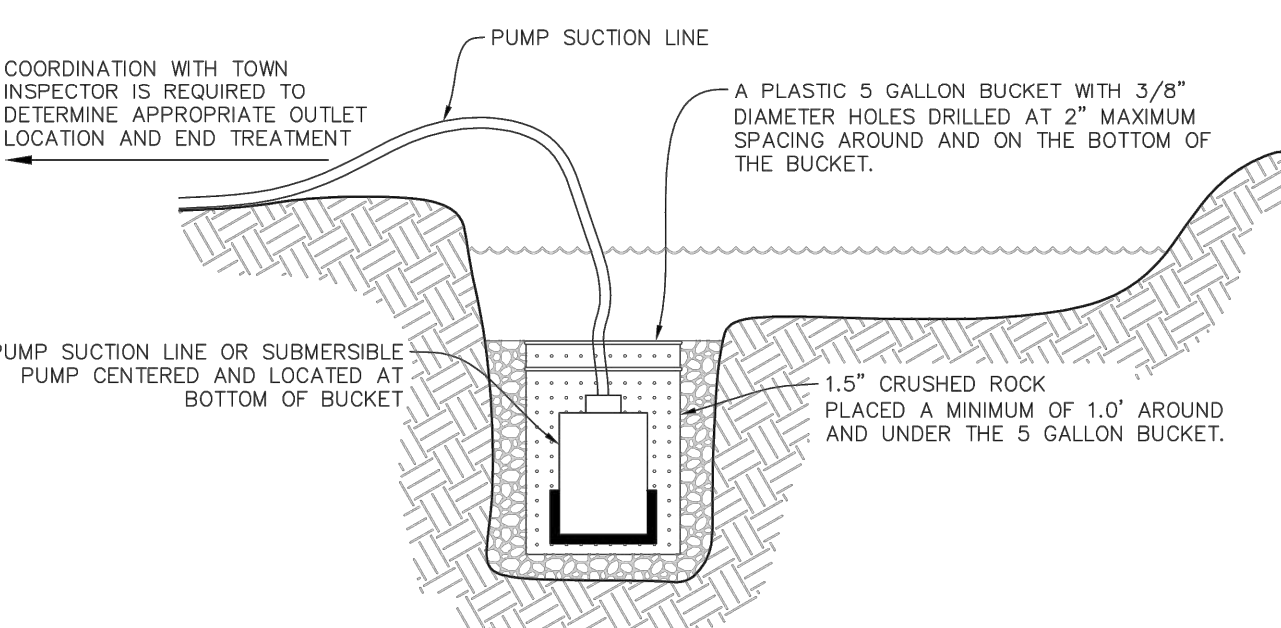
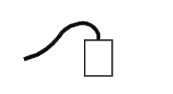
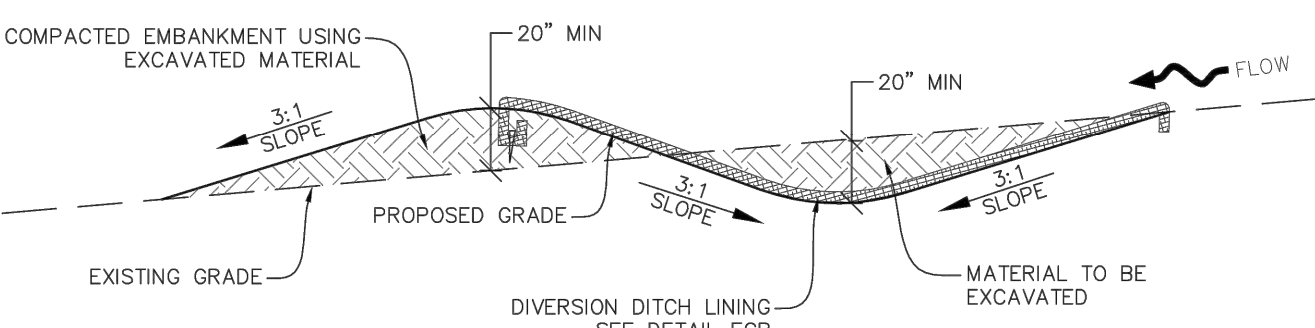
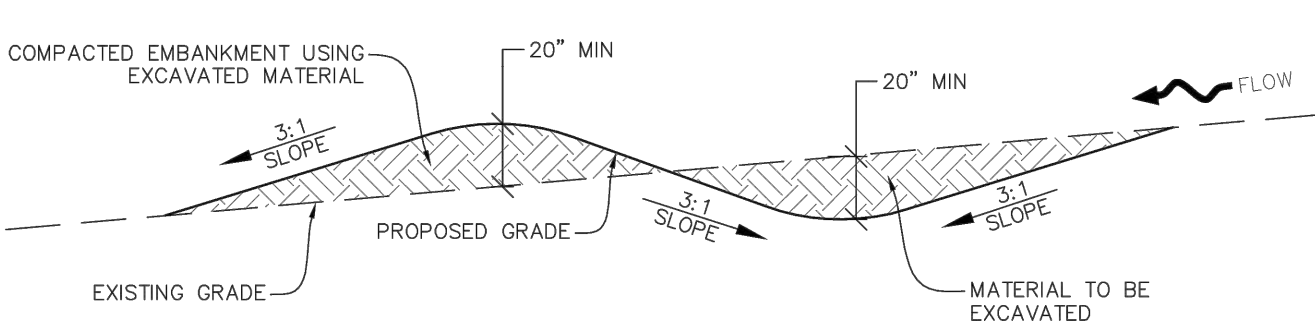
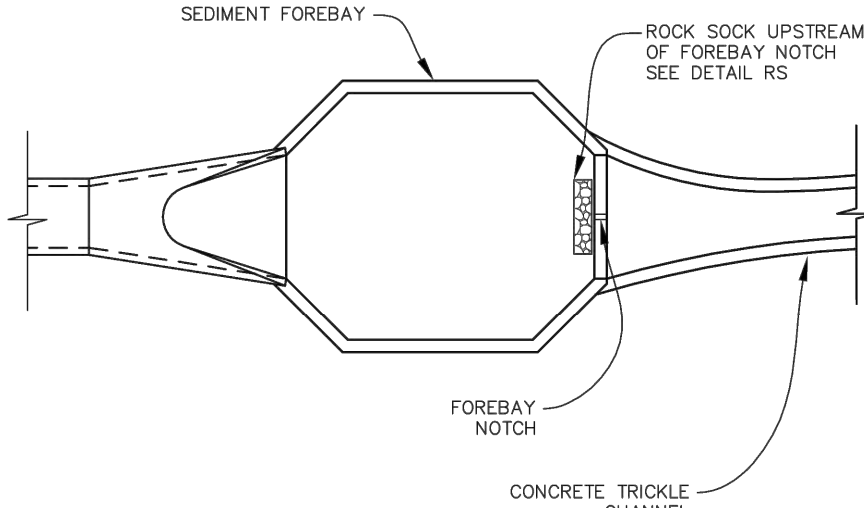
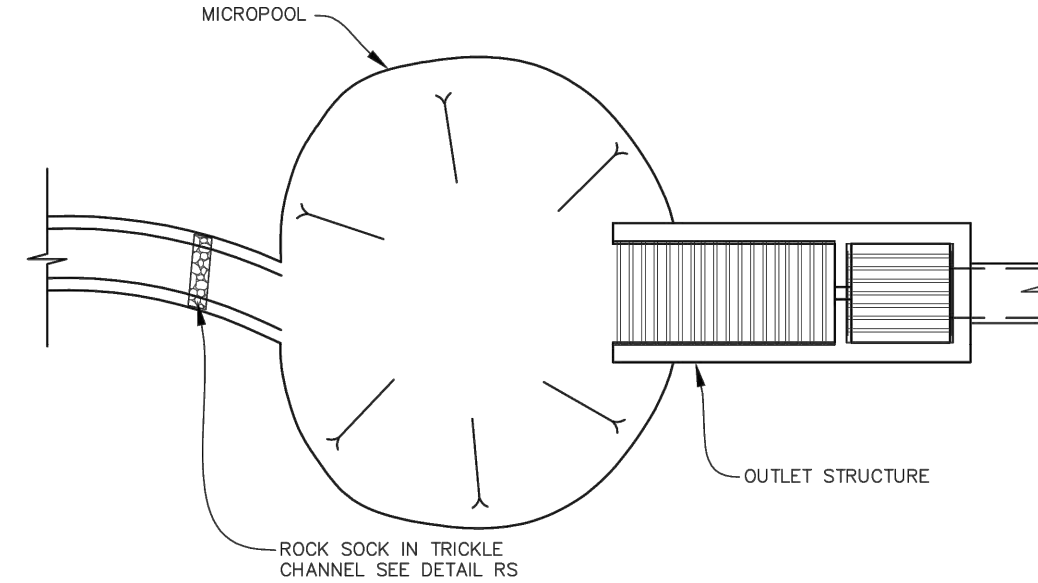


CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

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Oct. 2013

TITLE	CONSTRUCTION DOCUMENTS LOT 7, PARKER POINTE SUBDIVISION, GILING NO. 1	DRAWN BY MCS	STD ISSUE DATE	REVIEWED BY JMM	DATE ISSUED 7/19/2022	SITE ADDRESS 91585 NEAR SEC PARKER ROAD AND STROM ROAD, PARKER CO	DESCRIPTION	BY
C1.22								
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 or reproduced without written authorization. The contract documents were prepared by McDonald's USA, LLC and shall not be used for any other project. Use of these drawings for reference or example on another project requires the approval of McDonald's USA, LLC. The contract documents for the project are the contract documents for use on another project is not authorized.								
PREPARED BY:								
Kimley»Horn								
2 NORTH EDWARDS AVENUE, SUITE 300, COLORADO SPRINGS, CO 80903 719-453-0180								
REV								
DATE								
DESCRIPTION								
BY								

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER NOTE: A VTC PAD IS NOT NECESSARY IF THERE IS ANOTHER VTC PAD IN BETWEEN THE CWA AND ROADWAY, PARKING LOT, DRIVE AISLES, ETC.  VEHICLE TRACKING CONTROL (IF NECESSARY) SEE DETAIL VTC PLAN VIEW  SECTION A CWA CONCRETE WASHOUT AREA CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES CWA 1 OF 2 Oct. 2013 NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER CONCRETE WASHOUT AREA INSTALLATION NOTES - CONCRETE WASHOUT AREAS SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE. - A VEHICLE TRACKING CONTROL PAD IS REQUIRED AT THE ACCESS POINT TO ALL CONCRETE WASHOUT AREAS WHEN NO OTHER VTC PAD EXISTS IN BETWEEN THE CWA AND THE ROADWAY. - IF GROUNDWATER IS ENCOUNTERED WHEN DIGGING THE PIT, A NEW LOCATION SHOULD BE SELECTED. IF NO OTHER LOCATION CAN BE FOUND, A ONE-PIECE IMPERVIOUS LINER SHALL BE REQUIRED ALONG THE BOTTOM AND SIDES OF THE SUBSURFACE PIT. CONCRETE WASHOUT AREA INSPECTION AND MAINTENANCE NOTES - THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CONCRETE WASHOUT AREA. - CONCRETE WASHOUT MATERIALS SHALL BE REMOVED BEFORE ITS CAPACITY HAS BEEN REACHED. - CONCRETE WASHOUT AREAS SHALL BE ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE AND ASSOCIATED WASH WATER. - CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE AS NECESSARY TO ENSURE ADEQUATE CAPACITY. - CONCRETE WASHOUT AREAS SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED. - WHEN CONCRETE WASHOUT AREAS ARE REMOVED, THE TOWN'S INSPECTOR MAY REQUIRE EXCAVATIONS TO BE FILLED WITH SUITABLE COMPACTED BACKFILL AND TOPSOIL, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE CONCRETE WASHOUT AREAS SHALL BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC). CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES CWA 2 OF 2 Oct. 2013 NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER COORDINATION WITH TOWN INSPECTOR IS REQUIRED TO DETERMINE APPROPRIATE OUTLET LOCATION AND END TREATMENT  1.5" CRUSHED ROCK PLACED A MINIMUM OF 1.0' AROUND AND UNDER THE 5 GALLON BUCKET. TYPICAL DEWATERING SUMP NOTE: IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE APPROPRIATE MEASURES TO PROTECT PUMPING EQUIPMENT AND MINIMIZE SEDIMENT. USE OF A PLASTIC 5 GALLON BUCKET IS SUGGESTED BUT NOT REQUIRED. THE CONTRACTOR SHALL NOT HOLD THE TOWN LIABLE FOR DAMAGE TO PUMPING EQUIPMENT REGARDLESS OF METHODS USED. D DEWATERING CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES D 1 OF 2 Oct. 2013 NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER DEWATERING INSTALLATION NOTES - IT IS THE EROSION CONTROL SUPERVISOR'S RESPONSIBILITY TO ENSURE THAT ALL DEWATERING IS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE). DEWATERING MAINTENANCE NOTES - THE EROSION CONTROL SUPERVISOR SHALL INSPECT THE DEWATERING OPERATION TO ENSURE THAT THE DISCHARGE WATER IS DRAINING TO THE PROPER LOCATION(S) AND PERFORM ANY NECESSARY REPAIRS OR MAINTENANCE ON A FREQUENT BASIS. CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES D 2 OF 2 Oct. 2013		NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER COMPACTED EMBANKMENT USING EXCAVATED MATERIAL  20" MIN 3:1 SLOPE EXISTING GRADE PROPOSED GRADE DIVERSION DITCH LINING- SEE DETAIL EGB MATERIAL TO BE EXCAVATED NOTE: DITCH LINING THICKNESS HAS BEEN EXAGGERATED FOR CLARITY. FLOW DIVERSION DITCH SECTION LINED CHANNEL COMPACTED EMBANKMENT USING EXCAVATED MATERIAL  20" MIN 3:1 SLOPE EXISTING GRADE PROPOSED GRADE DIVERSION DITCH SECTION UNLINED CHANNEL MATERIAL TO BE EXCAVATED FLOW DIVERSION DITCH DD CONCRETE WASHOUT AREA CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES DD 1 OF 2 Oct. 2013 NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER DIVERSION DITCH INSTALLATION NOTES - SEE THE PLAN VIEW FOR THE LOCATION(S) OF THE DIVERSION DITCHES. - A PLASTIC LINER, RIPRAP, OR EROSION CONTROL BLANKET MAY BE NECESSARY TO PROTECT THE DIVERSION DITCH. THE REQUIRED LINING MATERIAL SHALL BE OBTAINED FROM THE CBMP PLANS VIA THE DESIGN ENGINEER. - ALL MATERIAL EXCAVATED FROM THE DITCH MAY BE USED TO CONSTRUCT THE BERM ON THE DOWNHILL SIDE OF THE DITCH. - THE DIVERSION DITCH SHALL BE A MINIMUM OF 20" DEEP WITH APPROX. 3:1 SIDE SLOPES. THE ADJACENT BERM SHALL BE A MINIMUM OF 20" IN HEIGHT WITH APPROX. 3:1 SIDE SLOPES. ALL EMBANKMENTS SHALL BE FIRMLY COMPACTED. - THE DISCHARGE FROM THE DIVERSION DITCH SHALL BE DIRECTED TOWARDS AN APPROPRIATELY SIZED TEMPORARY SEDIMENT BASIN OR OTHER APPROVED AREA. DIVERSION DITCH INSPECTION AND MAINTENANCE NOTES - THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE DIVERSION DITCH. - ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE THE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 (10") THE CREST HEIGHT. - DIVERSION DITCHES SHALL BE RE-GRADED FOLLOWING THE SIGNS OF MODERATE OR MORE SOIL EROSION OR ANY DAMAGE. - DIVERSION DITCHES ARE TO REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR. ALTERNATIVELY, THE DIVERSION DITCHES MAY BE REMOVED WHEN THE SITE'S TOPOGRAPHY CHANGES SUCH THAT SIGNIFICANT RUNOFF IS NO LONGER POSSIBLE. IN SOME INSTANCES, THE DIVERSION DITCHES MAY REMAIN IN PLACE PERMANENTLY. CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES DD 2 OF 2 Oct. 2013 NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER SEDIMENT FOREBAY  ROCK SOCK UPSTREAM OF FOREBAY NOTCH SEE DETAIL RS FOREBAY NOTCH CONCRETE TRICKLE CHANNEL FOREBAY MICROPOOL  ROCK SOCK IN TRICKLE CHANNEL SEE DETAIL RS OUTLET STRUCTURE OUTLET / MICROPOOL DETENTION POND PROTECTION CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES DP 1 OF 2 Oct. 2013 NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER DETENTION POND PROTECTION INSTALLATION NOTES - DETENTION POND PROTECTION SHALL BE INSTALLED IMMEDIATELY FOLLOWING THE CONSTRUCTION OF THE TRICKLE CHANNEL AND FOREBAY. - CRUSHED ROCK SHALL BE 2.0"-3.0" IN SIZE WITH A FRACTURED FACE (ALL SIDES). - ROCK SOCK FOR OUTLET STRUCTURE AND FOREBAY PROTECTION SHALL BE ONE CONTINUOUS PIECE (SEE DETAIL RS). DETENTION POND PROTECTION INSPECTION AND MAINTENANCE NOTES - THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE OUTLET STRUCTURE PROTECTION. - ACCUMULATED SEDIMENT SHALL BE REMOVED IMMEDIATELY. - OUTLET STRUCTURE PROTECTION SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR. CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES DP 2 OF 2 Oct. 2013	TITLE CONSTRUCTION DOCUMENTS LOT 7, PARKER POINTE SUBDIVISION, GILING NO. 1 DESCRIPTION CBMP DETAILS SITE ID 91585 SITE ADDRESS NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO 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 or reproduced without written authorization. The contract documents were prepared by McDonald's USA, LLC and shall not be used for any other project. Use of these drawings for reference or example on another project requires the approval of McDonald's USA, LLC. Use of these drawings for any other purpose without the approval of McDonald's USA, LLC is prohibited. The contract documents for reuse on another project is not authorized. PREPARED BY: Kimley»Horn 2 NORTH NEVADA AVENUE, SUITE 300, COLORADO SPRINGS, CO 80903 719-453-0160 DRAWN BY MCS STD ISSUE DATE REVIEWED BY JJM DATE ISSUED 7/19/2022 BY DATE REV DESCRIPTION
Know what's below. Call before you dig. C1.23			

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NOTE:

1. THE EROSION CONTROL SUPERVISOR IS RESPONSIBLE FOR ENSURING THAT ALL STREETS, CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, PARKING LOTS, ALLEYS, TRICKLE CHANNELS, AND/OR OTHER IMPERVIOUS SURFACES IMPACTED BY CONSTRUCTION ACTIVITIES ARE THOROUGHLY CLEANED THROUGHOUT THE DAY IF THEY BECOME SOILED. THESE AREAS MUST ALSO BE THOROUGHLY CLEAN BEFORE THE END OF THE WORK DAY. FURTHERMORE, ALL LOOSE TRASH AND LITTER ASSOCIATED WITH THE PROJECT MUST BE REMOVED AND PROPERLY DISCARDED ON A DAILY BASIS.

DEBRIS AND TRASH CONTROL

CBMP **DTC**
CONSTRUCTION BEST MANAGEMENT PRACTICES 1 OF 2
Oct. 2013

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DEBRIS CONTROL NOTES:

1. A COMBINATION OF SURFACE SCRAPING AND SWEEPING MAY BE NECESSARY TO PROPERLY CLEAN THESE AREAS.
2. ALL CHEMICAL SPILLS AND/OR STAINS ON THE SITE SHALL BE CLEANED TO THE MAXIMUM EXTENT PRACTICABLE. IN SOME CASES IT MAY BE NECESSARY TO USE PRESSURIZED WATER AND A VAC-TRUCK.
3. ON-SITE PERSONNEL, DELIVERY DRIVERS, ETC., SHOULD BE EDUCATED ON THE NEED FOR CONTINUAL DEBRIS AND TRASH CONTROL.

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CONSTRUCTION BEST MANAGEMENT PRACTICES 2 OF 2
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THIS METHOD OF INLET PROTECTION SHALL NOT BE USED ON INLETS RECEIVING SIGNIFICANT FLOWS, SUCH AS IN CERTAIN SWALES/CHANNELS OR HIGHWAY MEDIANS. INLET PROTECTION FOR AREA INLETS IN PAVEMENT (SEE DETAIL IPAP) SHALL BE USED IN THESE CONDITIONS.

AREA INLET WITH CONCRETE APRON PLAN VIEW

AREA INLET WITH STRAW BALES PLAN VIEW

SECTION A

SECTION B

ISOMETRIC

IPAN

INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT

CBMP **IPAN**
CONSTRUCTION BEST MANAGEMENT PRACTICES 1 OF 1
Oct. 2013

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AREA INLET WITH CONCRETE APRON PLAN VIEW

AREA INLET WITH STRAW BALES PLAN VIEW

SECTION A

SECTION B

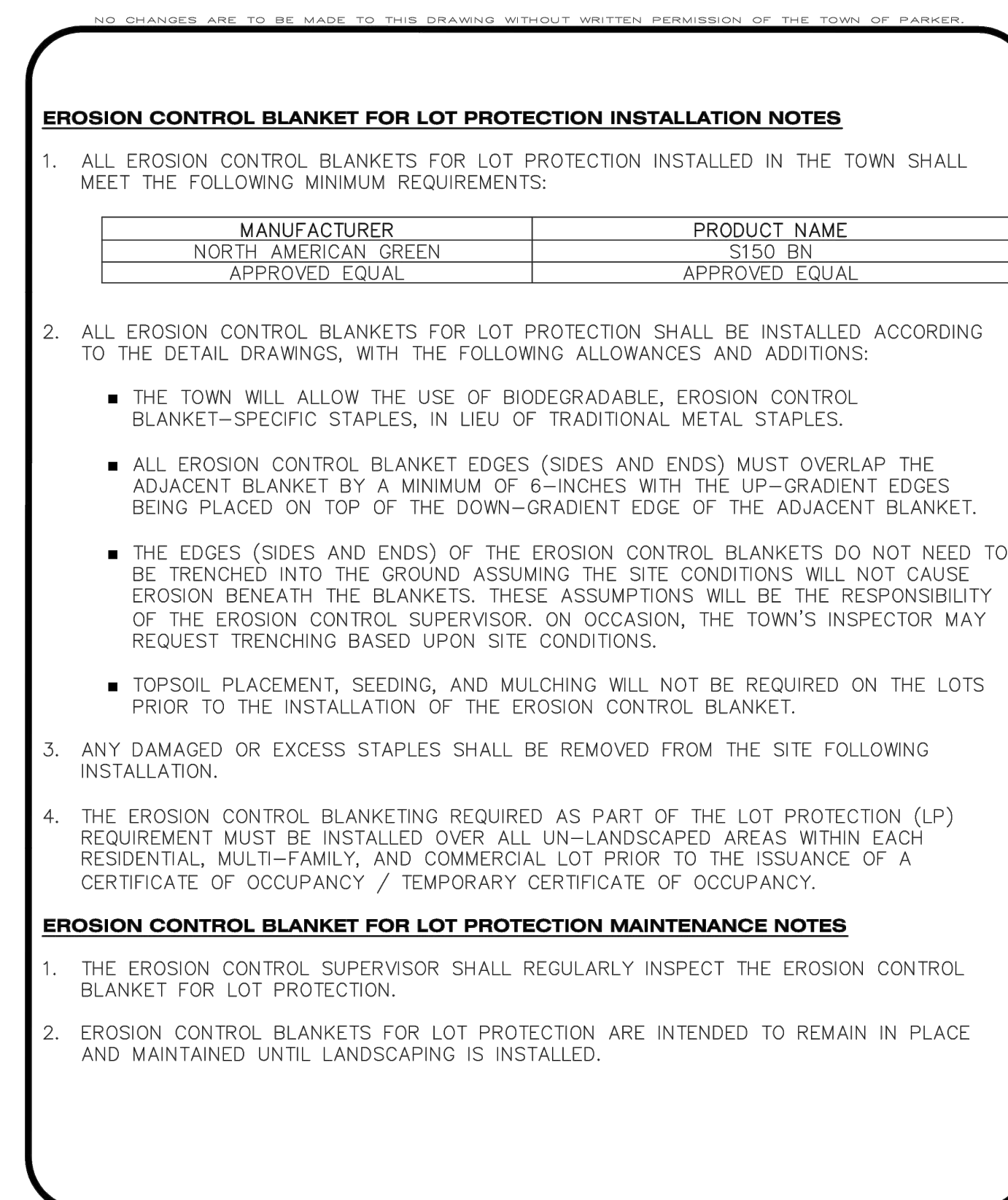
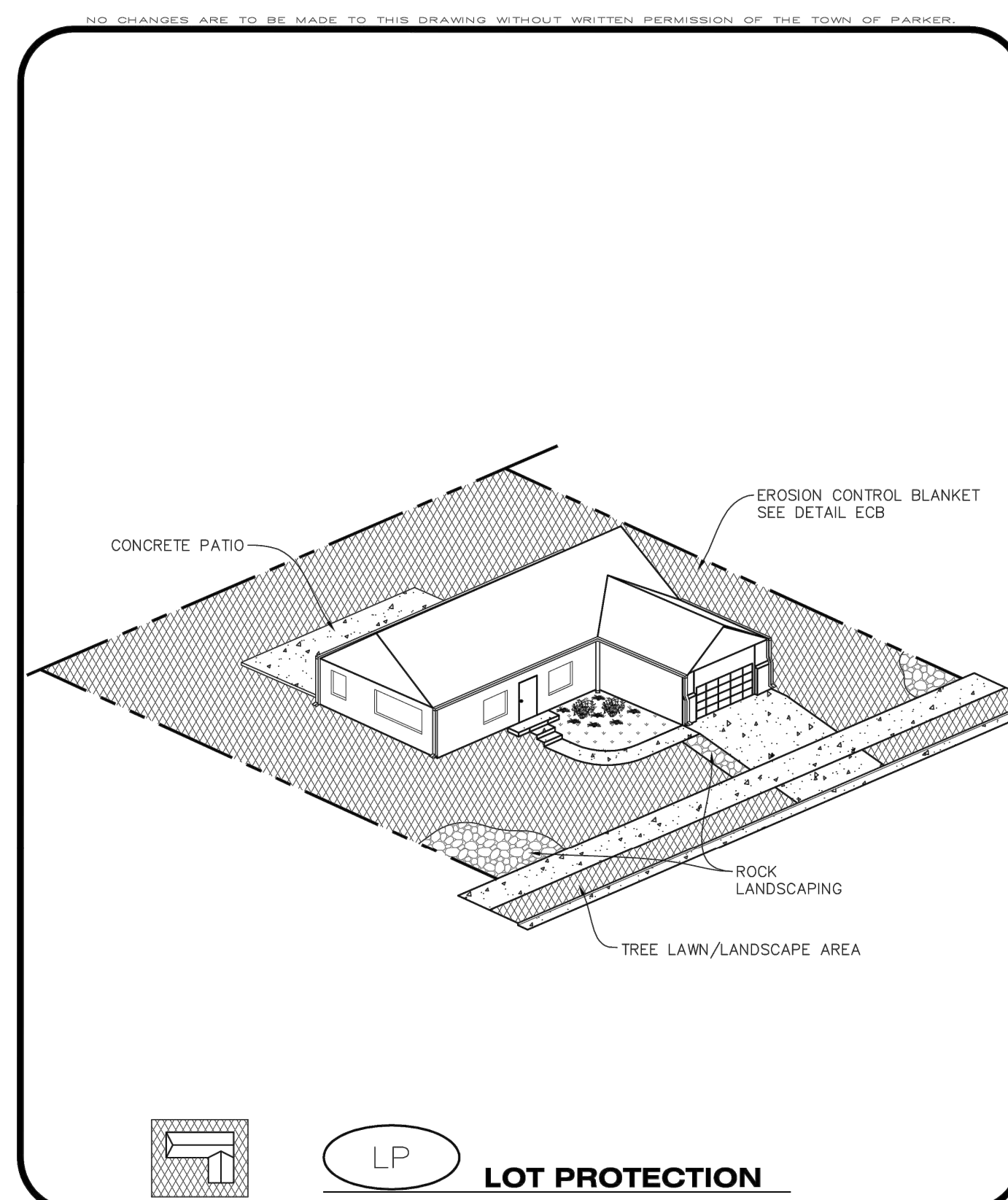
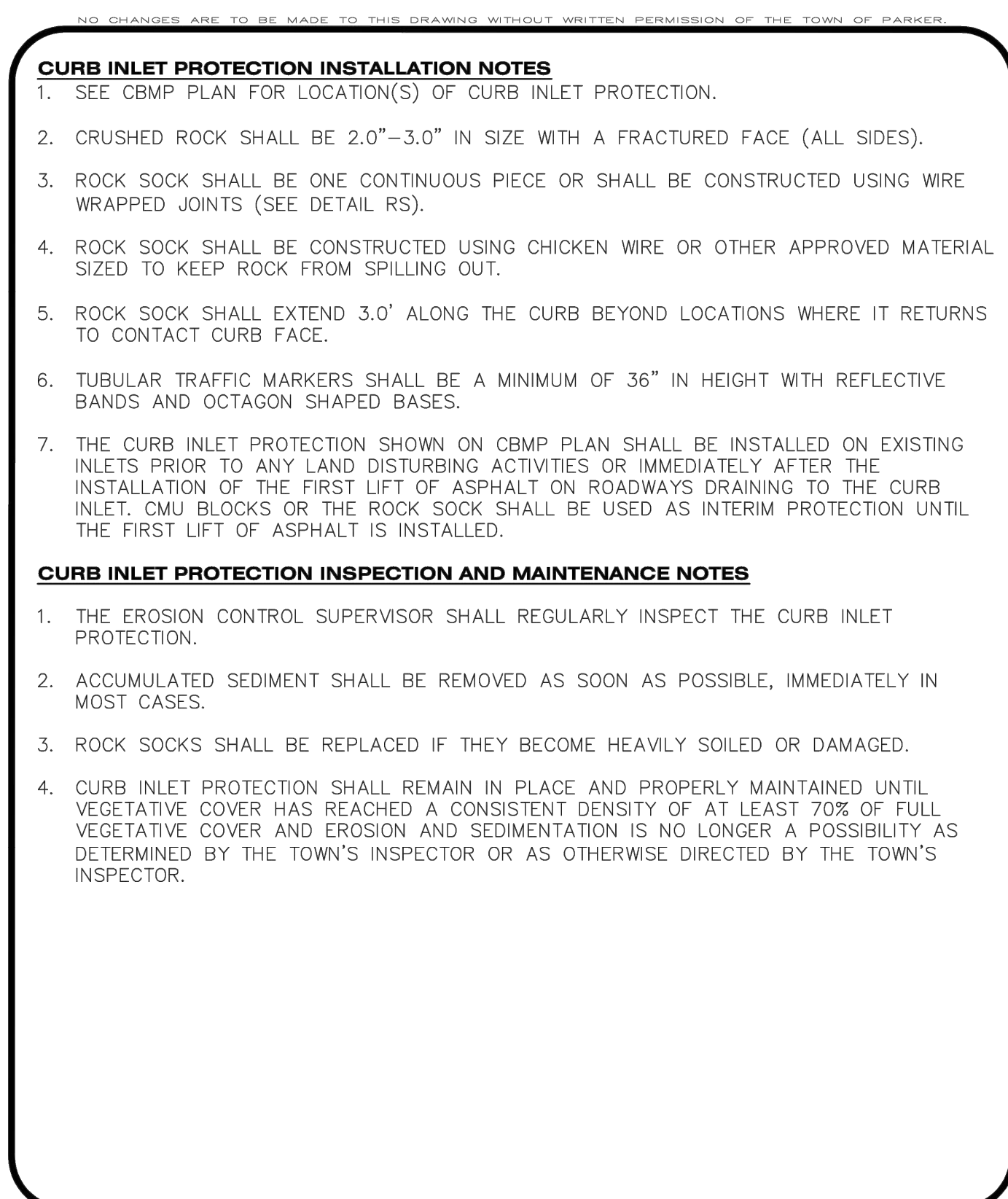
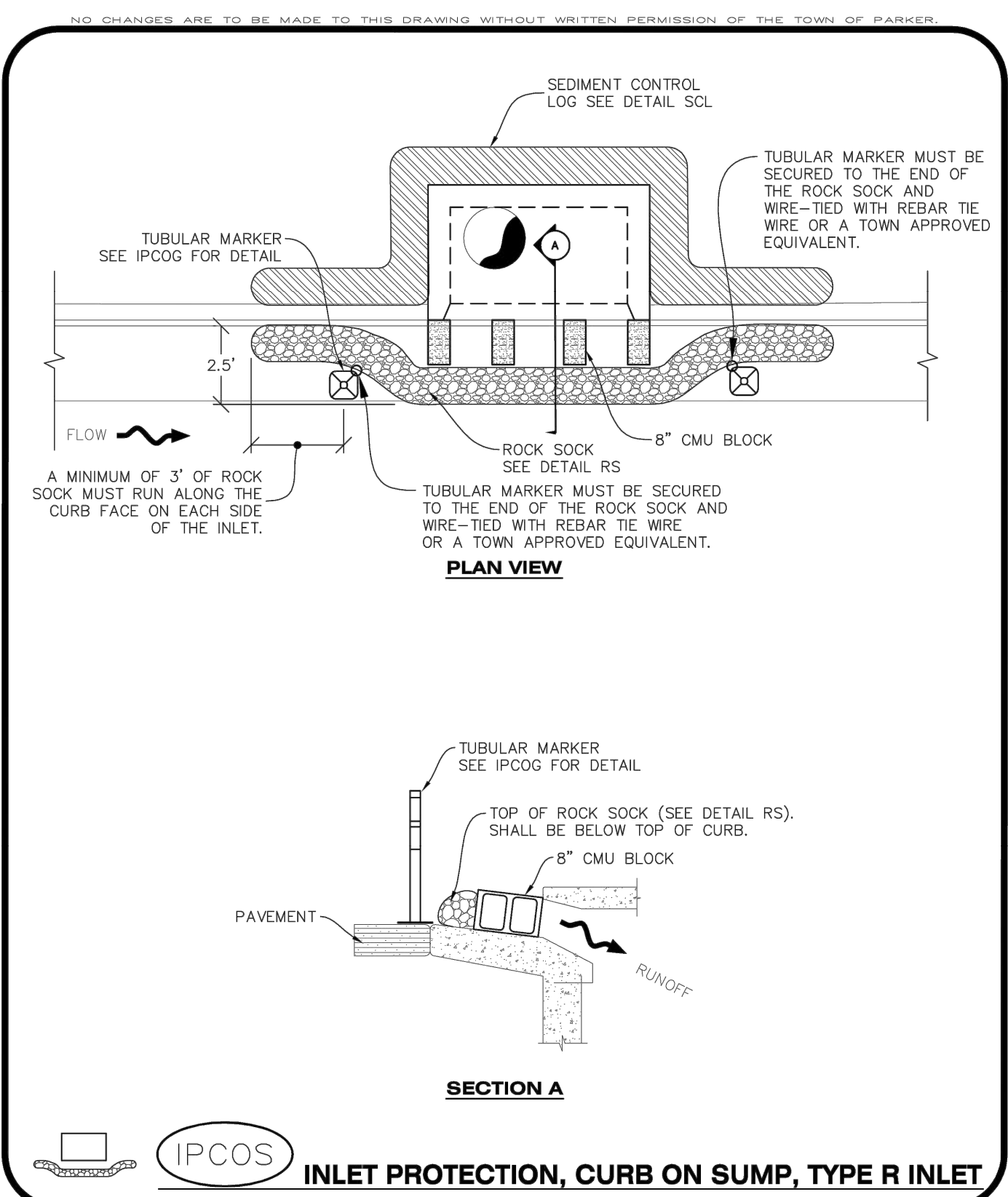
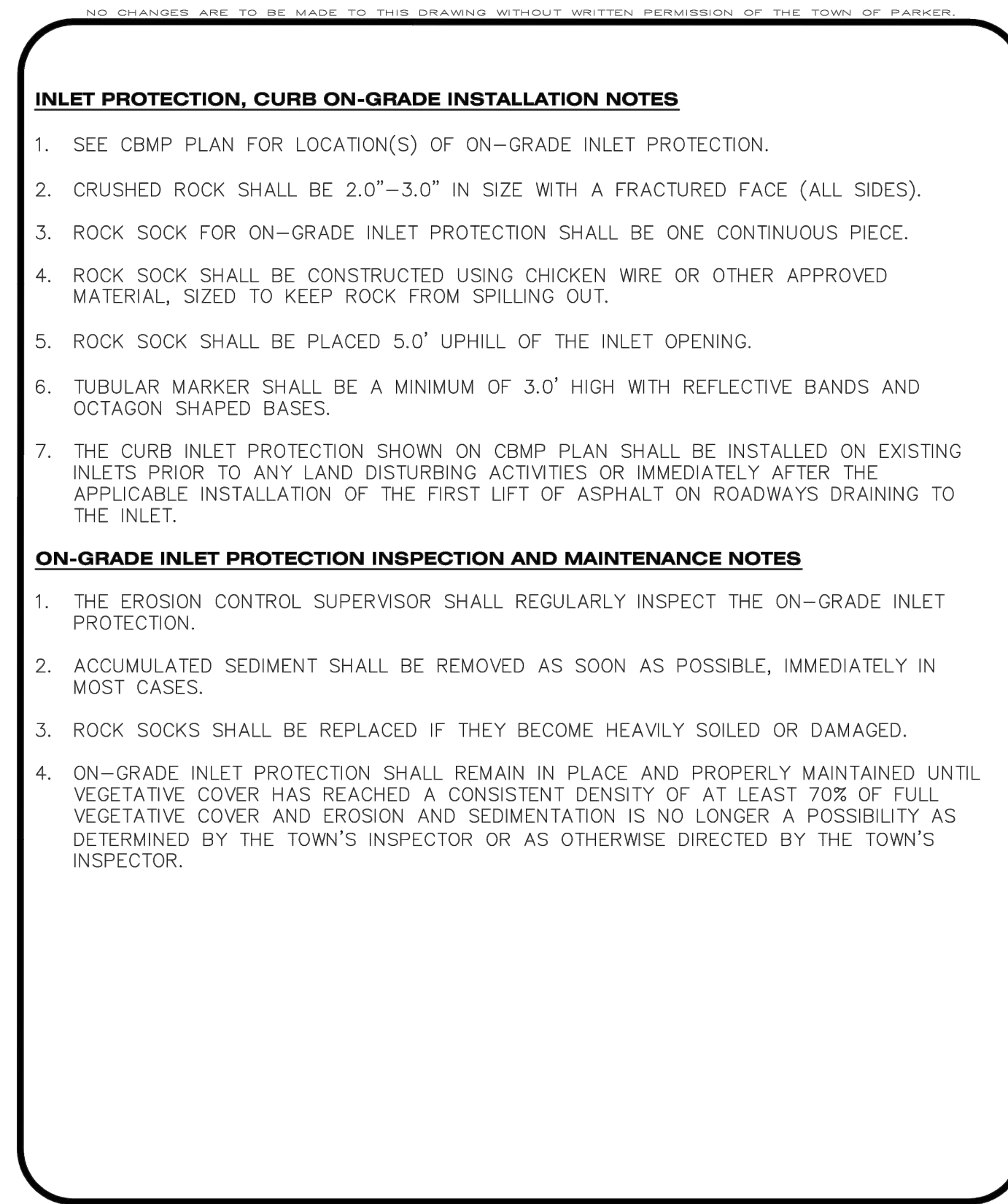
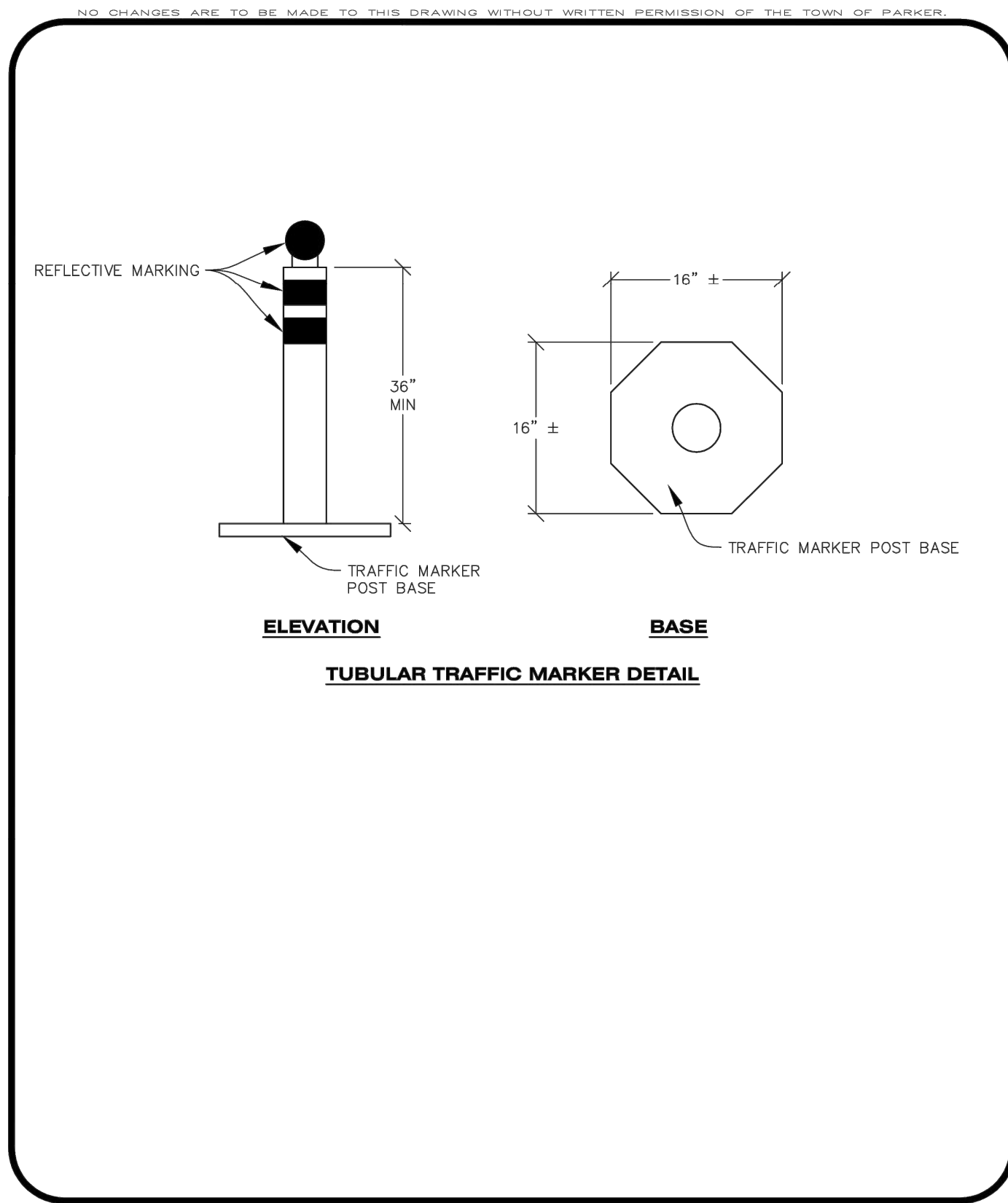
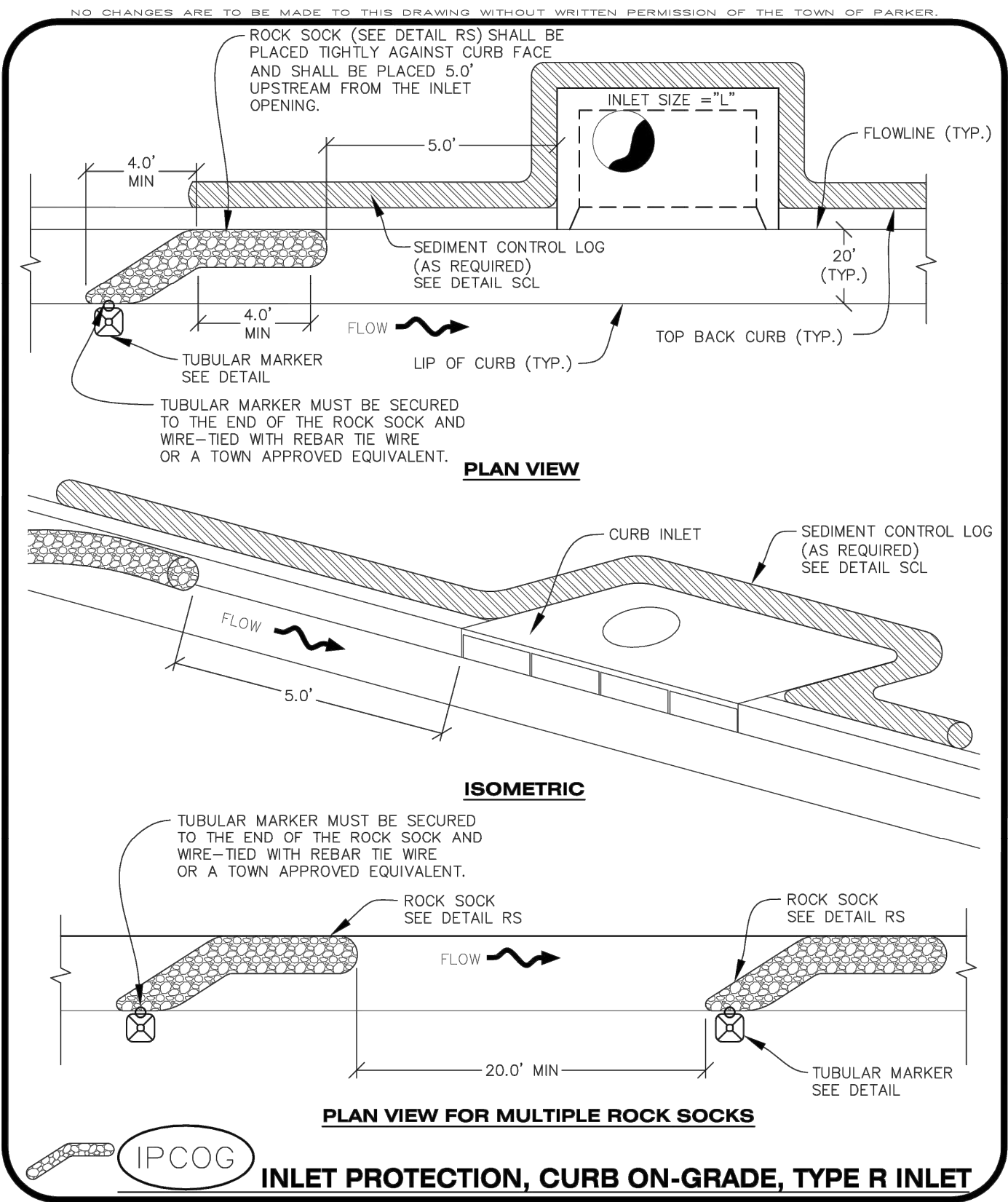
ISOMETRIC

IPAP

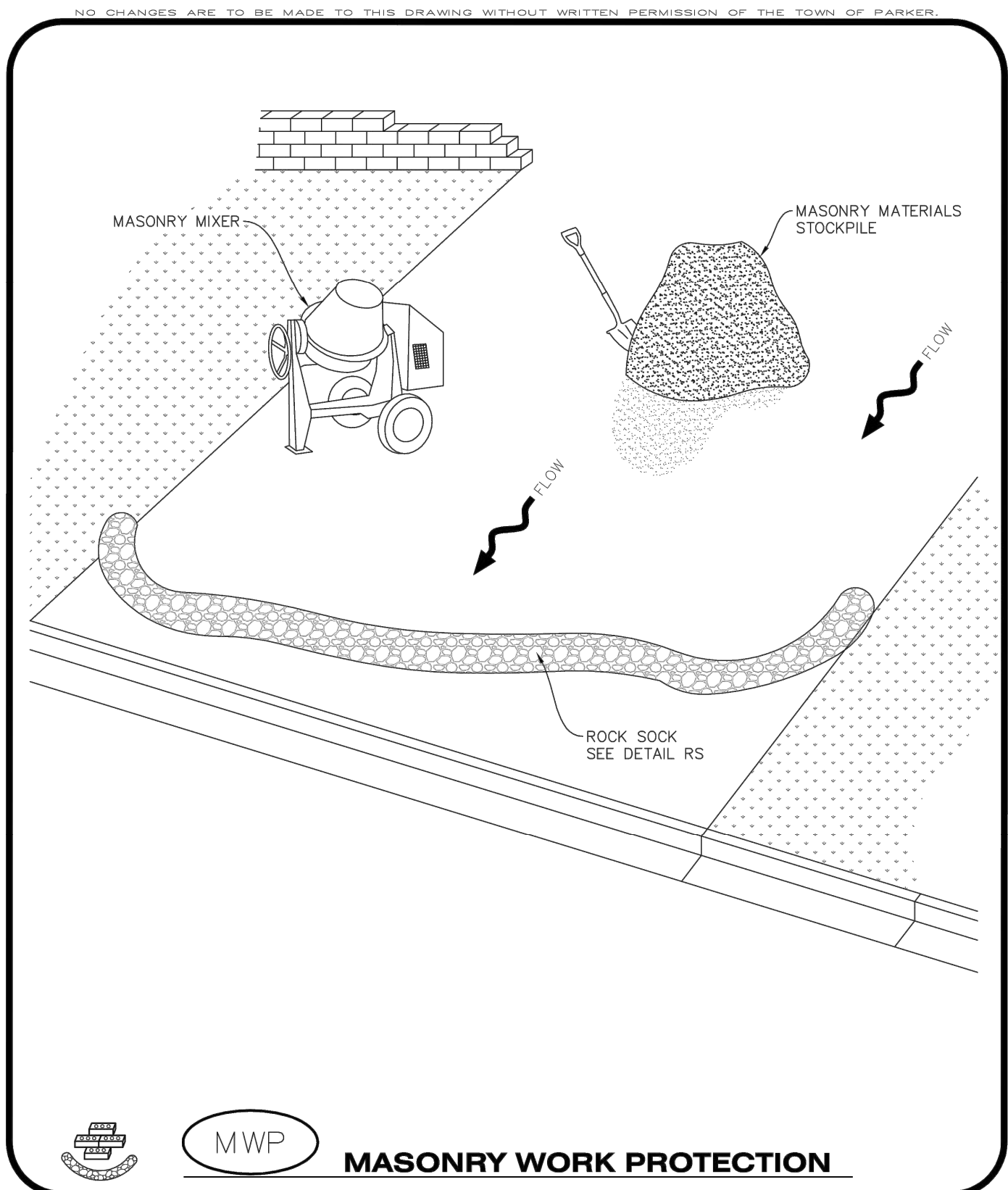
INLET PROTECTION FOR AREA INLETS IN PAVEMENT

CBMP **IPAP**
CONSTRUCTION BEST MANAGEMENT PRACTICES 1 OF 1
Oct. 2013

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	DESCRIPTION CBMP DETAILS	DATE ISSUED 7/19/2022							
	SITE ID 91585	SITE ADDRESS NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO		REV	DATE			DESCRIPTION	BY



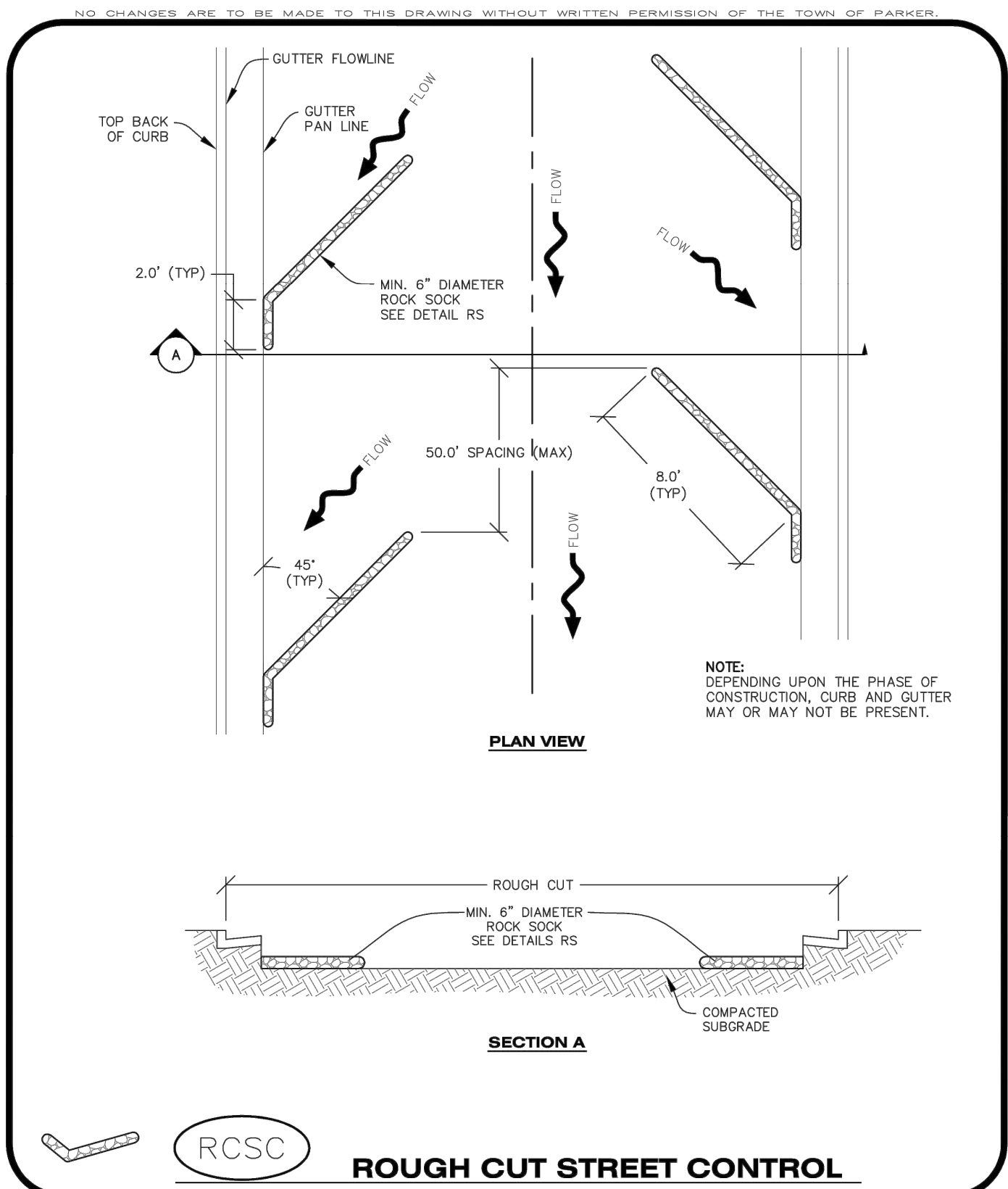


CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

MWP

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Oct. 2013



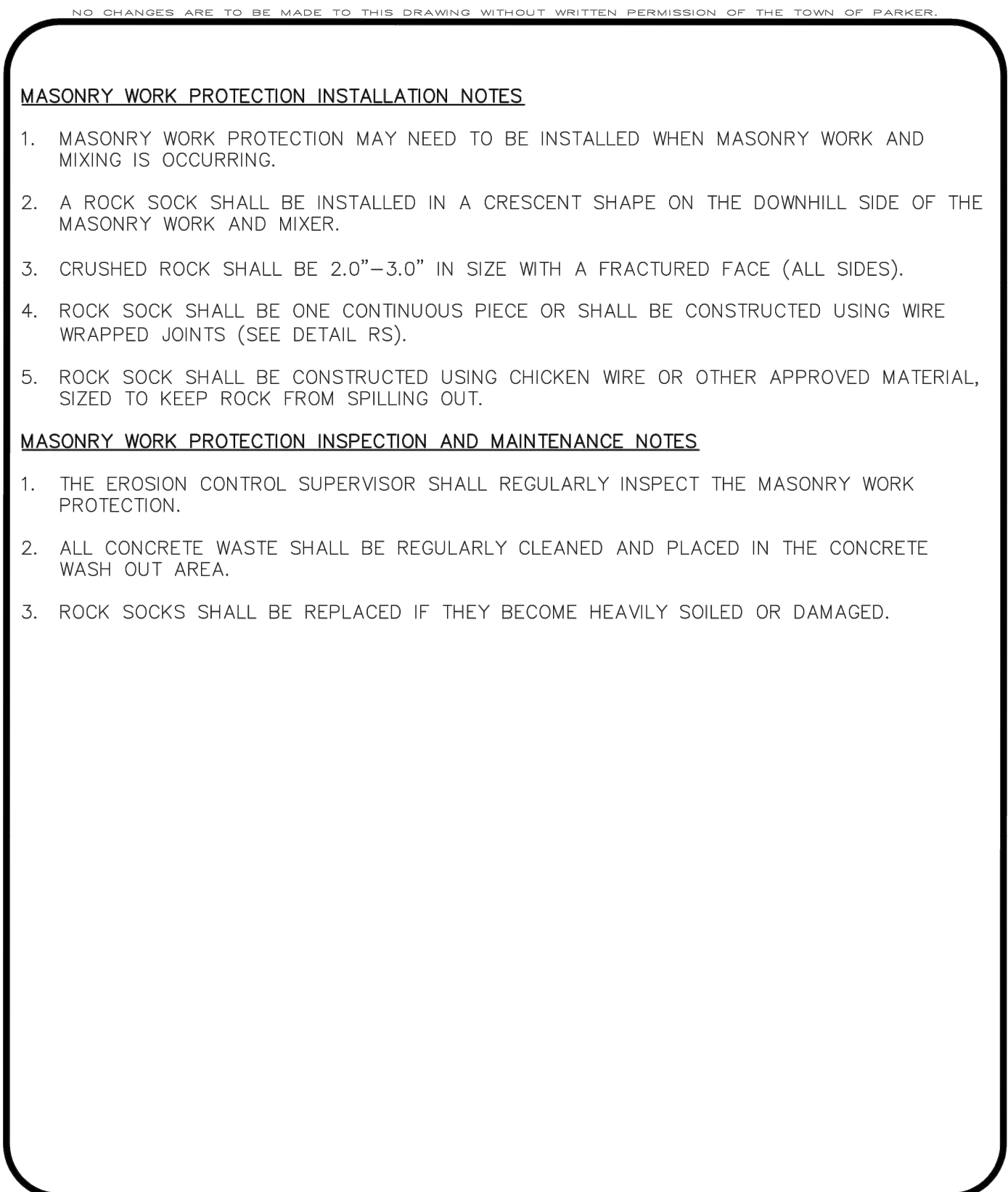


CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

RCSC

1 OF 2
Oct. 2013



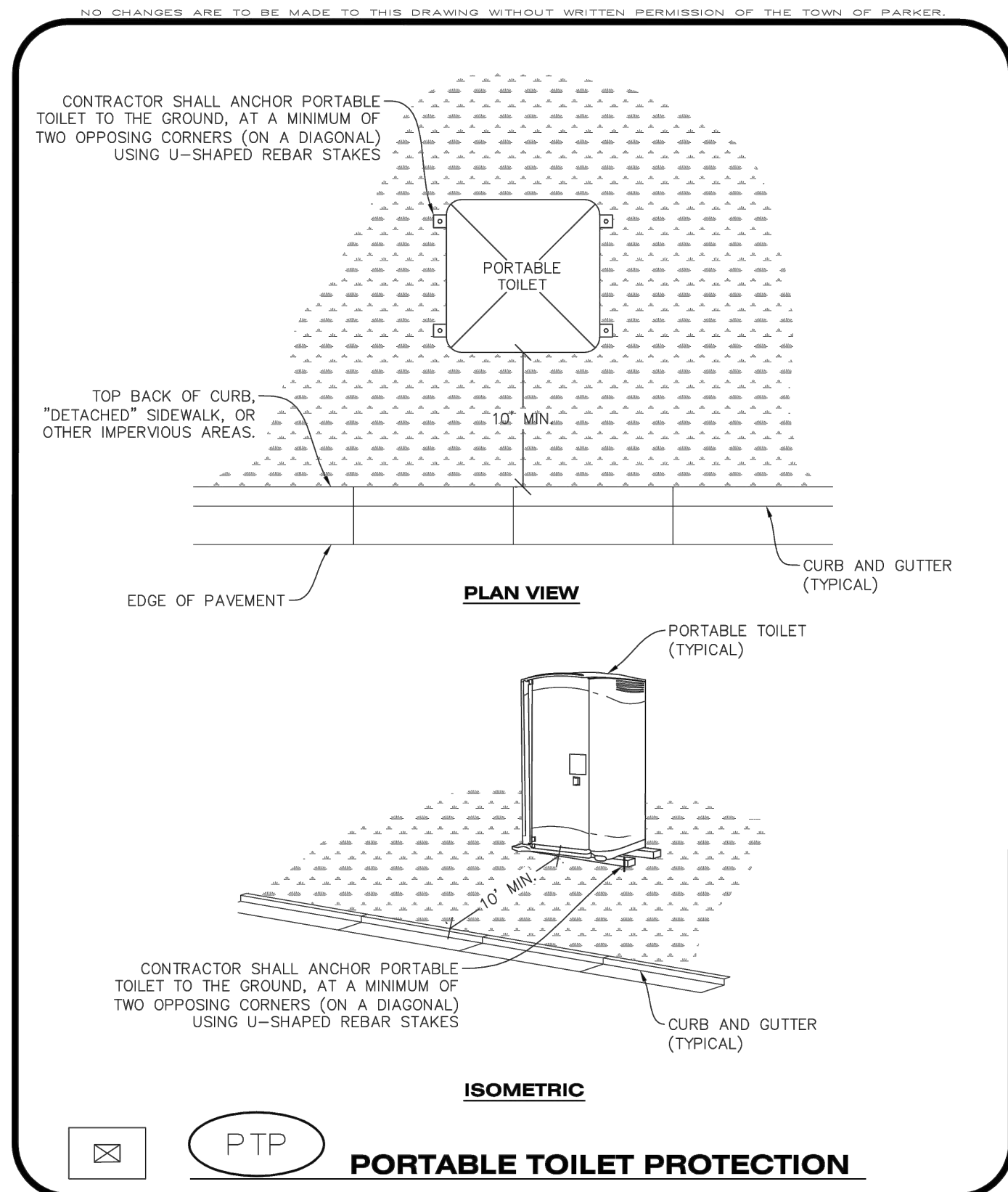


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CONSTRUCTION BEST MANAGEMENT PRACTICES

MWP

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Oct. 2013



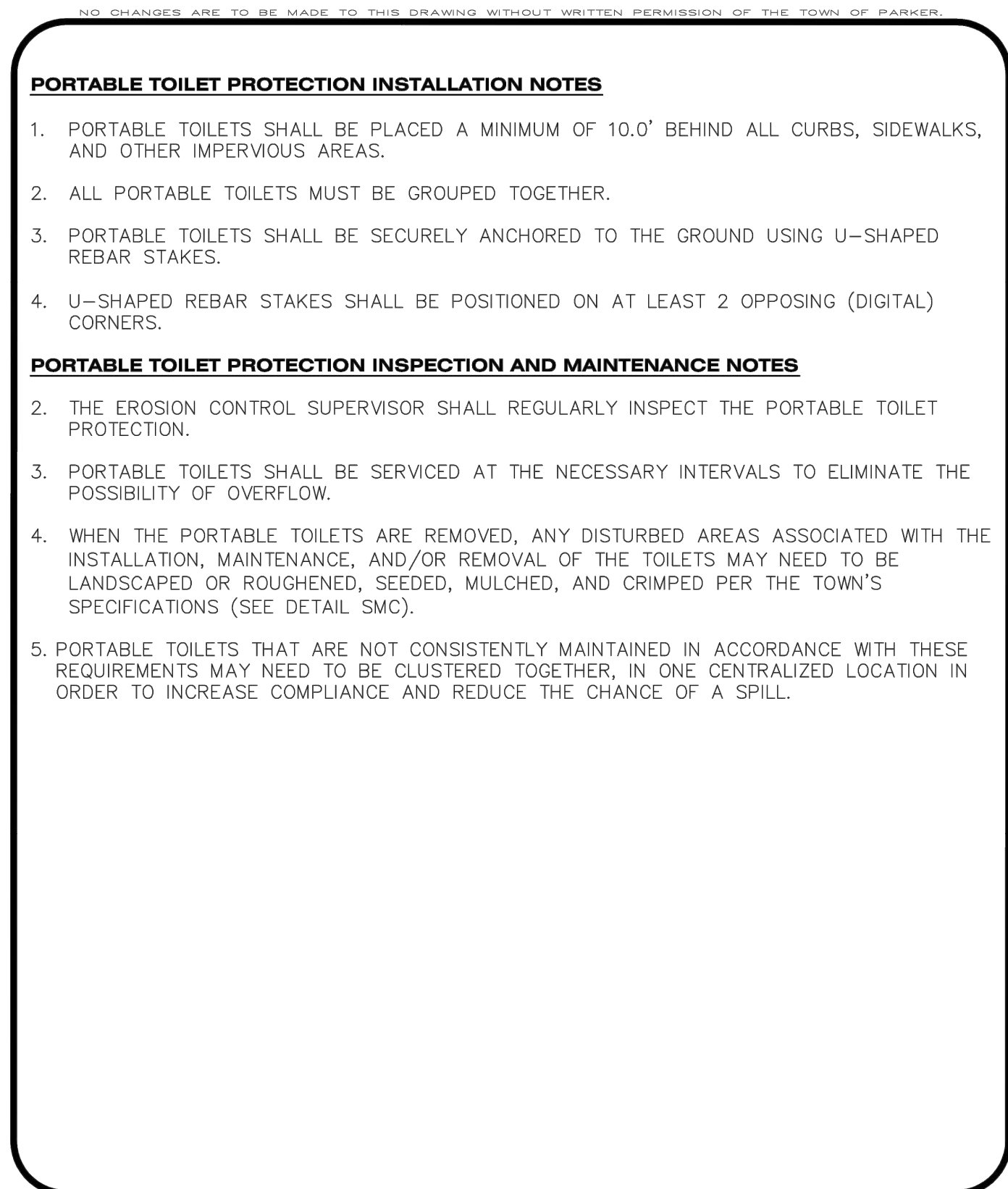


CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

PTP

1 OF 2
Oct. 2013



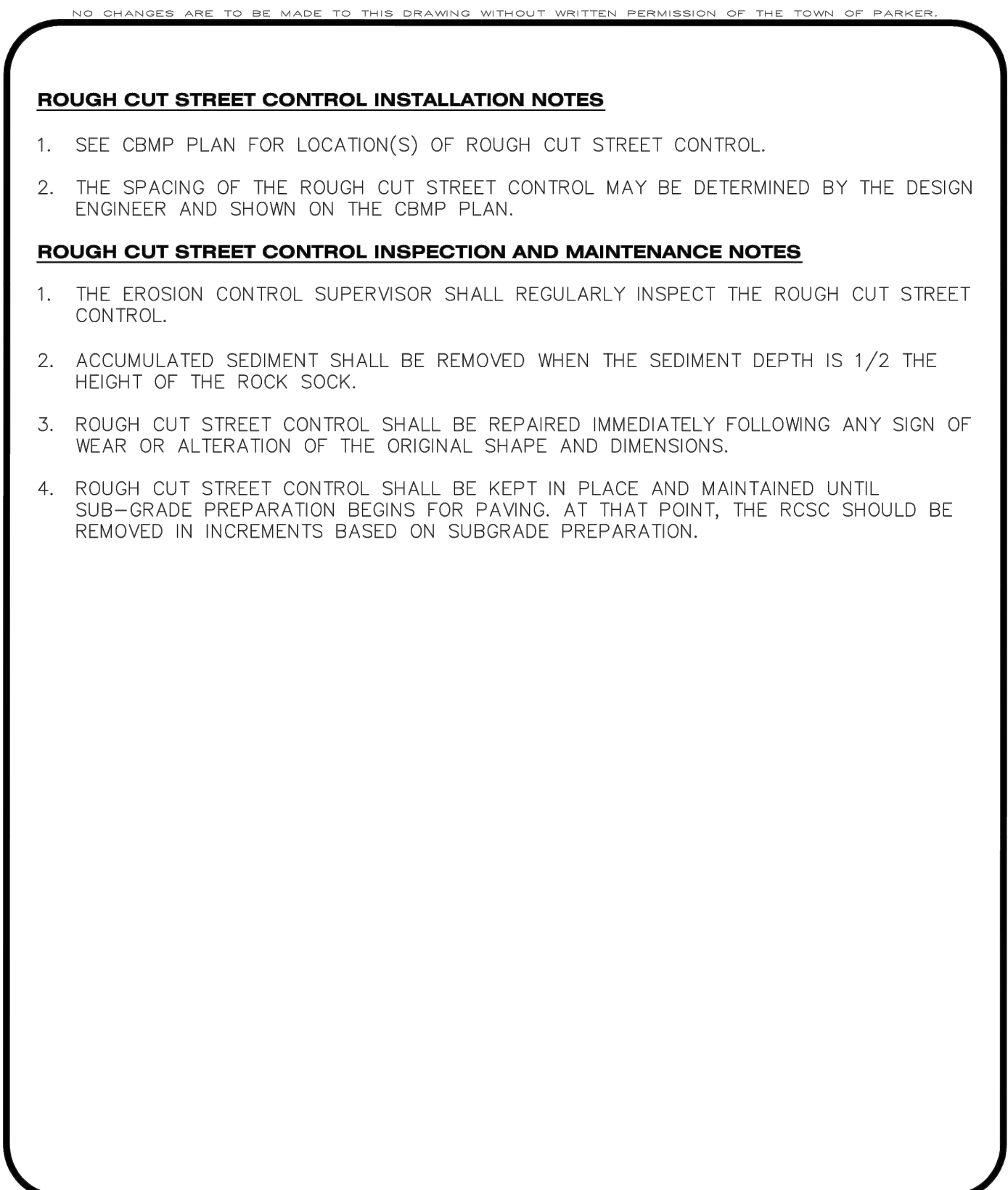


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CONSTRUCTION BEST MANAGEMENT PRACTICES

PTP

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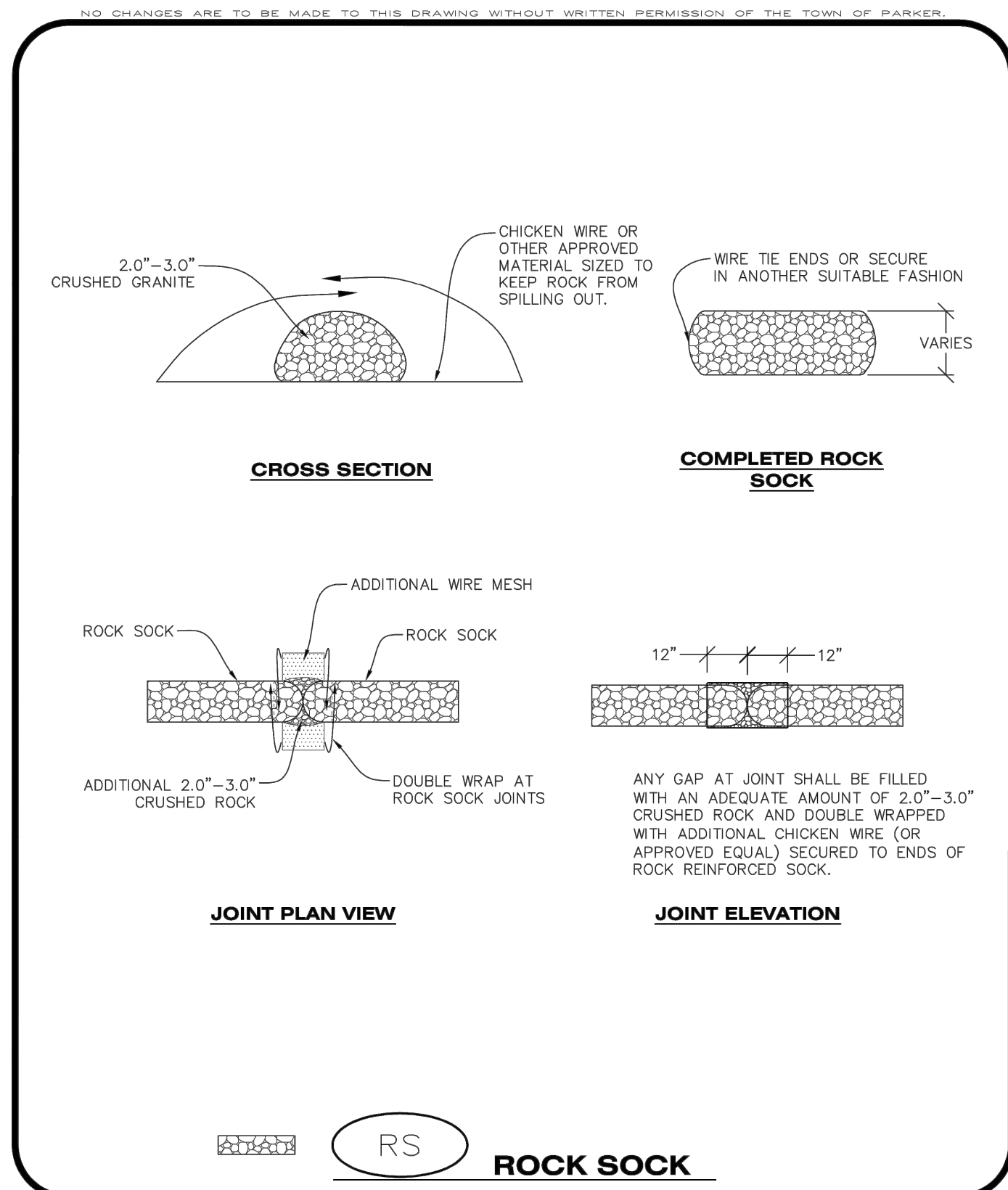


CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

RCSC

2 OF 2
Oct. 2013



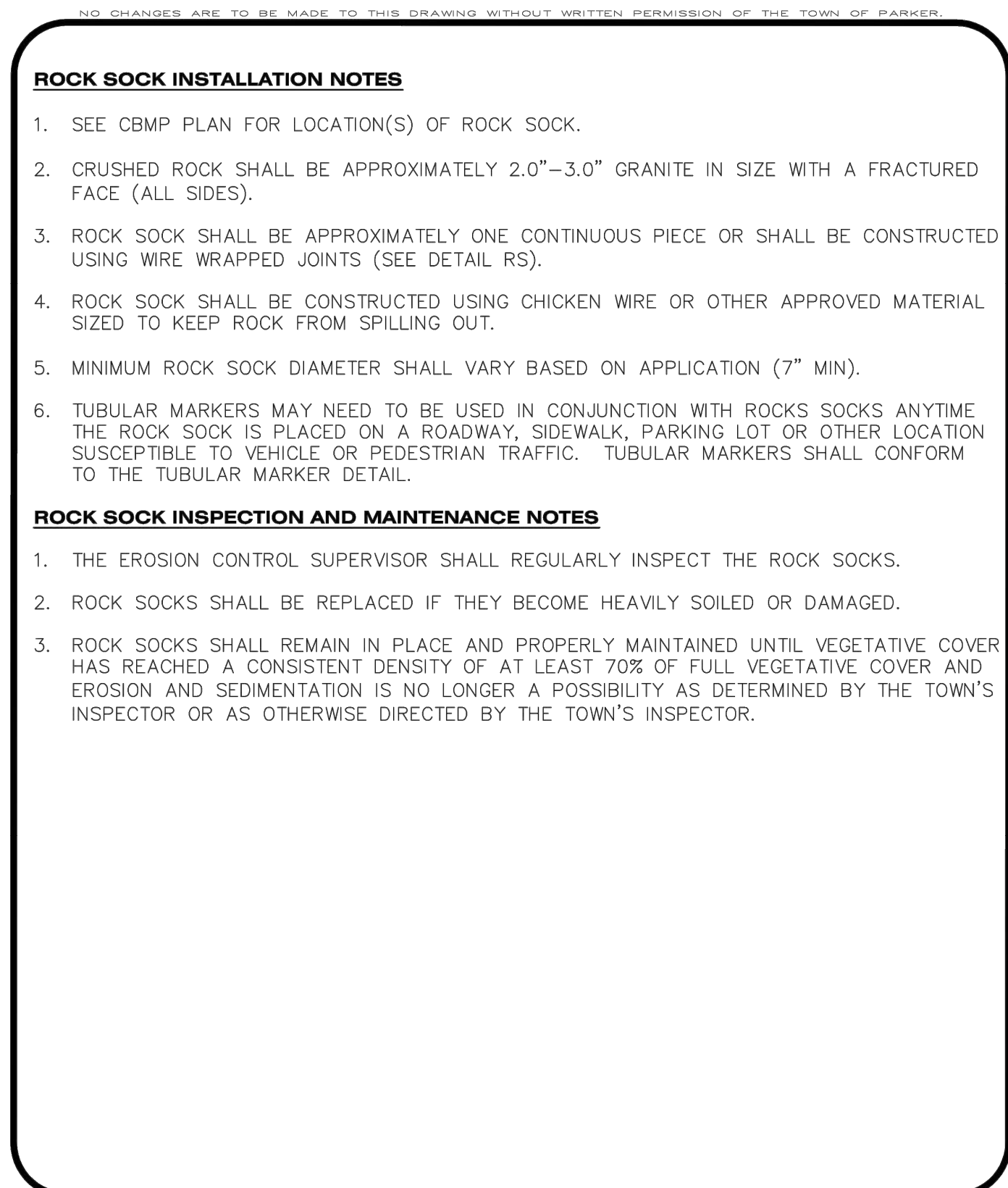


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CONSTRUCTION BEST MANAGEMENT PRACTICES

RS

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RS

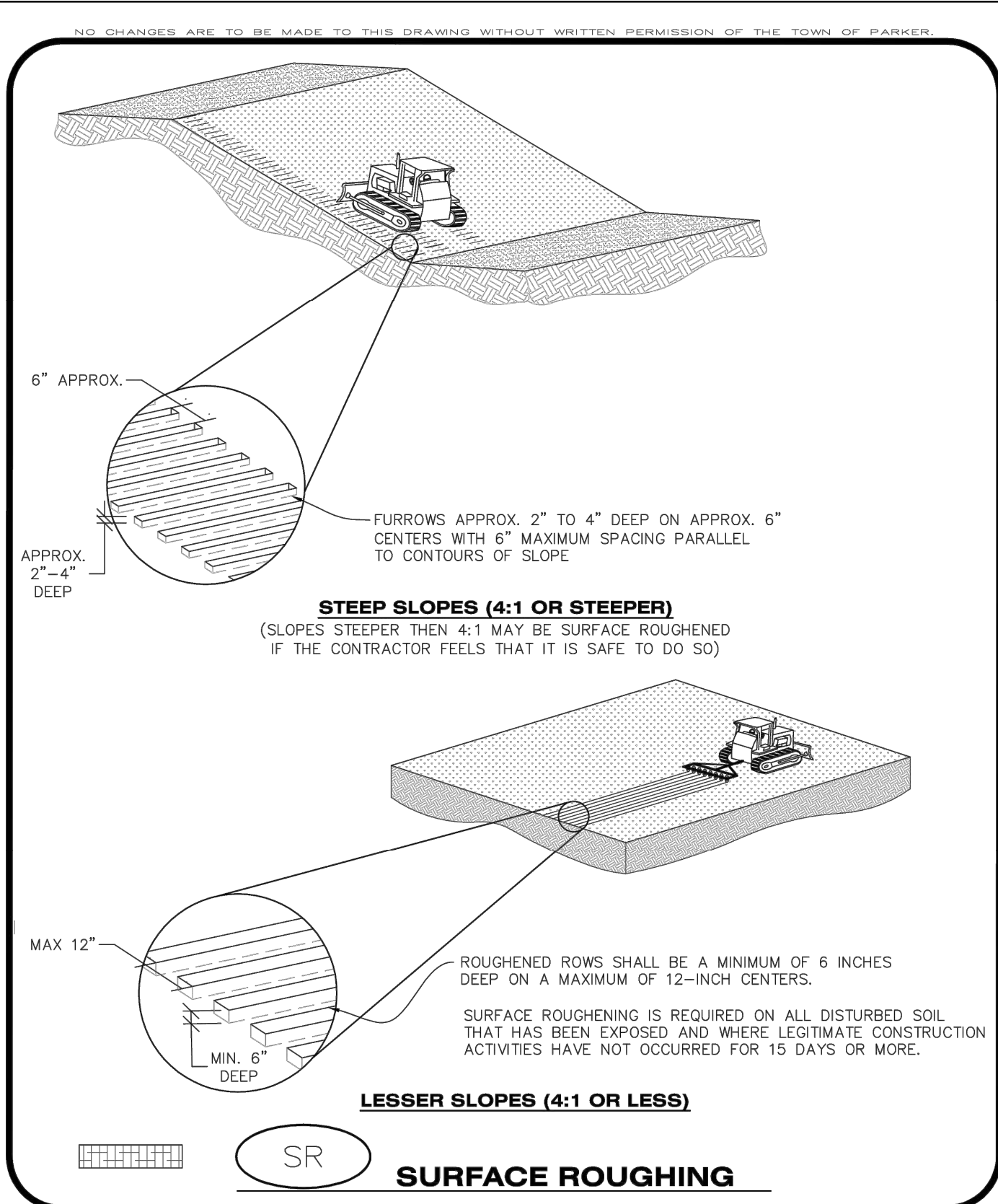
2 OF 2
Oct. 2013

TITLE CONSTRUCTION DOCUMENTS LOT 7, PARKER POINTE SUBDIVISION, GILING NO. 1	DRAWN BY MCS STD ISSUE DATE	REVIEWED BY JMM DATE ISSUED 7/19/2022	SITE ADDRESS 91585 NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO	DESCRIPTION CBMP DETAILS	PREPARED BY: Kimley»Horn 2 NORTH NEVADA AVENUE, SUITE 300, COLORADO SPRINGS, CO 80903 719-453-0160			BY
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 or reproduced without written authorization. The contract documents were prepared by McDonald's USA, LLC and shall not be used for any other project. Use of these drawings for reference or example on another project requires the approval of McDonald's USA, LLC. The contract documents for the project shall be the contract documents for reuse on another project is not authorized.								

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER			NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER			NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER			NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER		
SWALE ELEVATION			TRENCH EXCAVATION			STRAW BALE INSTALLATION			SECTION		
SWALE SPACING			STRAW BALE			STRAW BALE			STRAW BALE		
CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES RSS 1 OF 1 Oct. 2013			CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES SB 1 OF 2 Oct. 2013			CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES SB 2 OF 2 Oct. 2013			CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES SB 2 OF 2 Oct. 2013		
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER			NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER			NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER			NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER		
SECTION A			SEDIMENT CONTROL LOG AT BACK OF CURB			SEDIMENT CONTROL LOG AT SIDEWALK WITH TREE LAWN			SEDIMENT CONTROL LOG JOINTS		
SEDIMENT CONTROL LOG			SEDIMENT CONTROL LOG			SEDIMENT CONTROL LOG			SEDIMENT CONTROL LOG		
CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES SCL 1 OF 3 Oct. 2013			CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES SCL 2 OF 3 Oct. 2013			CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES SCL 3 OF 3 Oct. 2013			CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES SCL 3 OF 3 Oct. 2013		
TITLE CONSTRUCTION DOCUMENTS LOT 7, PARKER POINTE SUBDIVISION, GLING NO. 1			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 or reproduced without written authorization. The contract documents were prepared by McDonald's USA, LLC and shall not be used for any other project. Use of these drawings for reference or example on another project requires the written consent of McDonald's USA, LLC. McDonald's USA, LLC reserves the right to use the contract documents for reuse on another project is not authorized.			DRAWN BY MGS			STD ISSUE DATE		
DESCRIPTION CBMP DETAILS			REVIEWED BY JMM			DATE ISSUED 7/19/2022			SITE ADDRESS NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO		
SITE ID 91585			SITE ADDRESS NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO			REV			DATE		
DESCRIPTION			BY			REV			DATE		

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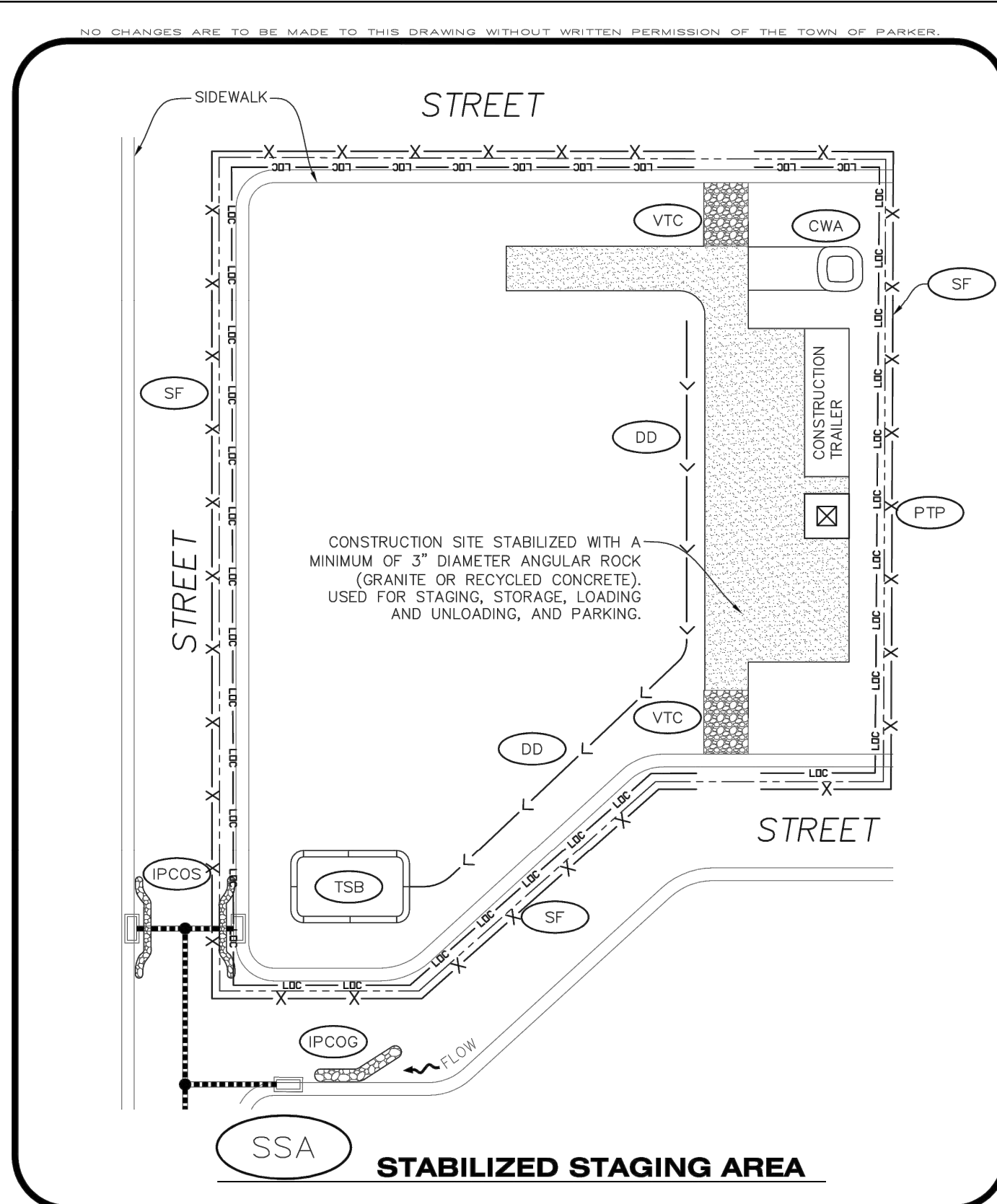
CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

SR
1 OF 2
Oct. 2013

- NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.
- SURFACE ROUGHENING INSTALLATION NOTES**
- SEE CBMP PLAN FOR LOCATION(S) OF SURFACE ROUGHENING.
 - DISTURBED AREAS THAT REMAIN INACTIVE FOR 15 DAYS OR MORE MUST RECEIVE SURFACE ROUGHENING OR ANOTHER APPROVED BMP FROM THE SDECM. DETERMINATION OF JOB SITE INACTIVITY IS AT THE DISCRETION OF THE TOWN'S INSPECTOR.
 - FOR STEEP SLOPES (3:1 OR STEEPER), IT IS ACCEPTABLE TO "TRACK" THE SLOPES, ACCORDING TO THE CBMP DETAILS.
 - SCHEDULES FOR REQUIRING STABILIZATION MAY BE MODIFIED BY THE PERMITTEE TO ALLOW FOR SPECIAL CONSIDERATIONS SUCH AS STABILIZING ACCESS AREAS AND AREAS IN CLOSE PROXIMITY TO CONTINUING CONSTRUCTION.
- SURFACE ROUGHENING INSPECTION AND MAINTENANCE NOTES**
- THE EROSION CONTROL SUPERVISOR SHALL PROACTIVELY INSPECT THE SURFACE ROUGHENING.

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CONSTRUCTION BEST MANAGEMENT PRACTICES

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Oct. 2013



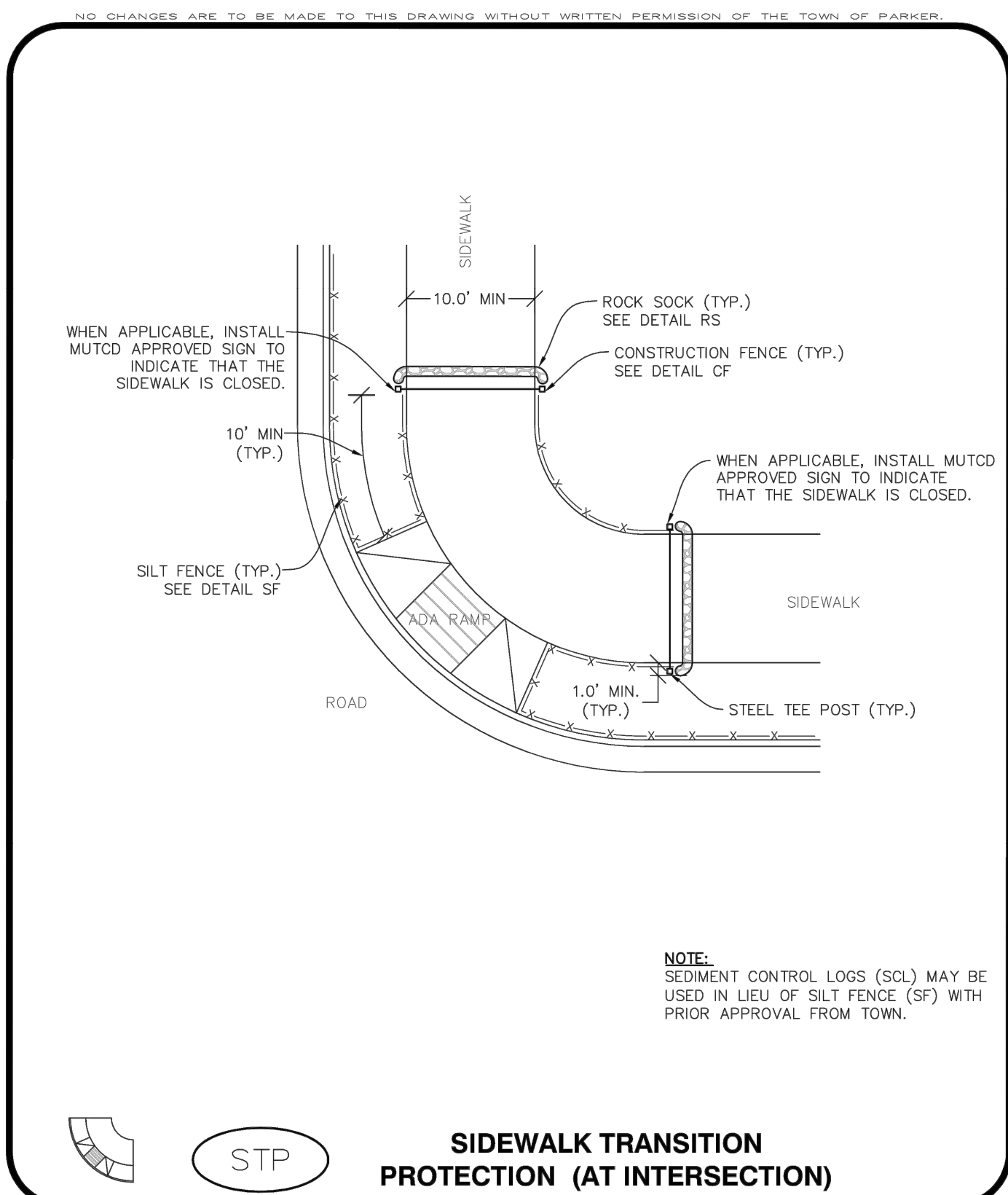
CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

SSA
1 OF 2
Oct. 2013

- NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.
- STABILIZED STAGING AREA INSTALLATION NOTES**
- SEE CBMP PLAN FOR LOCATION OF STAGING AREA. CONTRACTOR MAY MODIFY LOCATION AND SIZE OF STABILIZED STAGING AREA WITH TOWN APPROVAL.
 - STABILIZED STAGING AREA SHALL BE LARGE ENOUGH TO FULLY CONTAIN PARKING, STORAGE, AND LOADING OPERATIONS.
 - THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM OF 3" DIAMETER OF ANGULAR ROCK (GRANITE OR RECYCLED CONCRETE).
 - SSA FOR SMALLER SITES MAY NOT BE PRACTICAL. IN THESE AND SIMILAR SITUATIONS, VARIANCES MAY BE PERMITTED BY THE TOWN.
- STABILIZED STAGING AREA INSPECTION AND MAINTENANCE NOTES**
- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE STAGING AREA.
 - STABILIZED STAGING AREA SHALL BE ENLARGED AS NECESSARY TO CONTAIN PARKING, STORAGE, LOADING, AND UNLOADING.

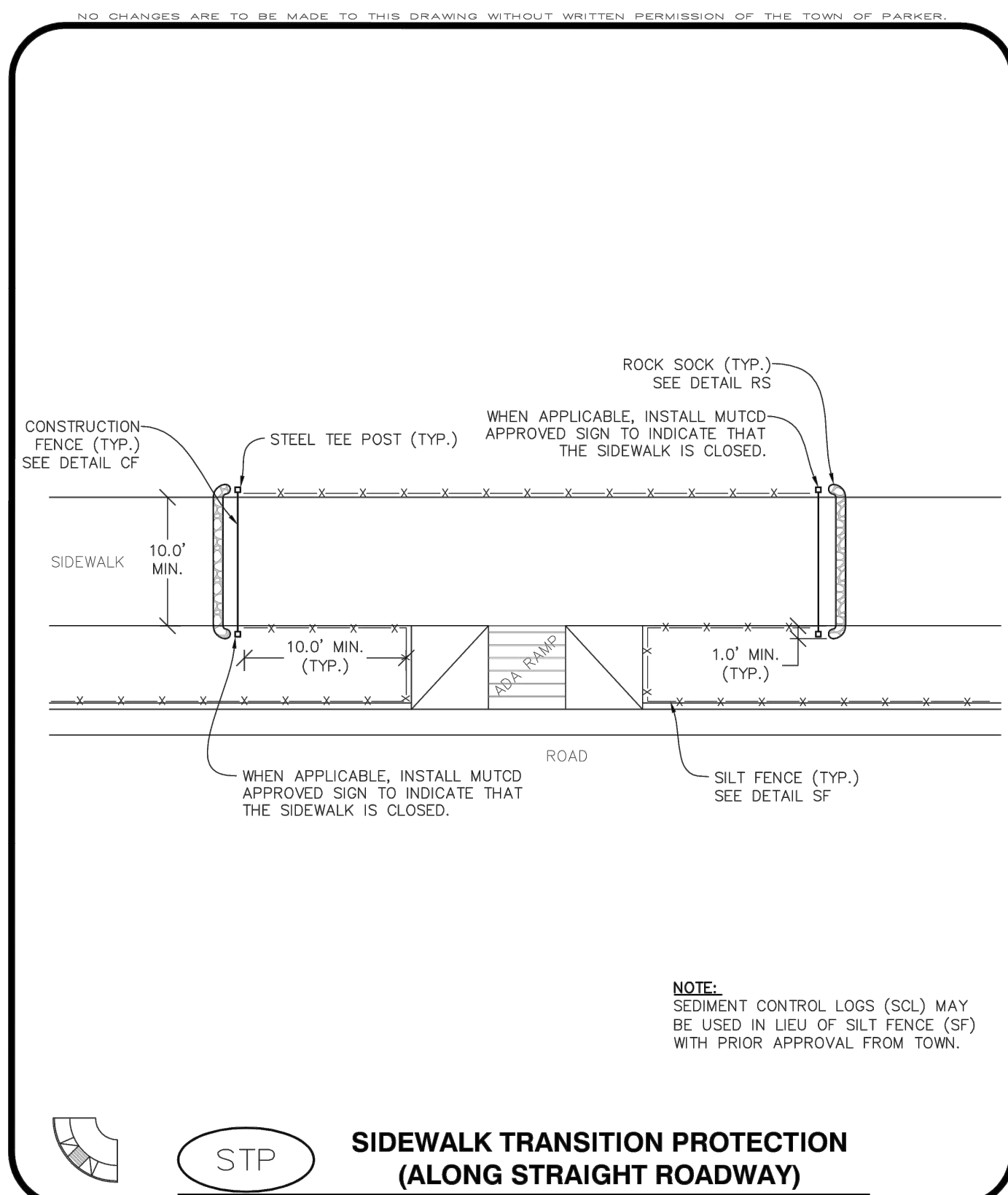
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Oct. 2013



CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

STP
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Oct. 2013



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CONSTRUCTION BEST MANAGEMENT PRACTICES

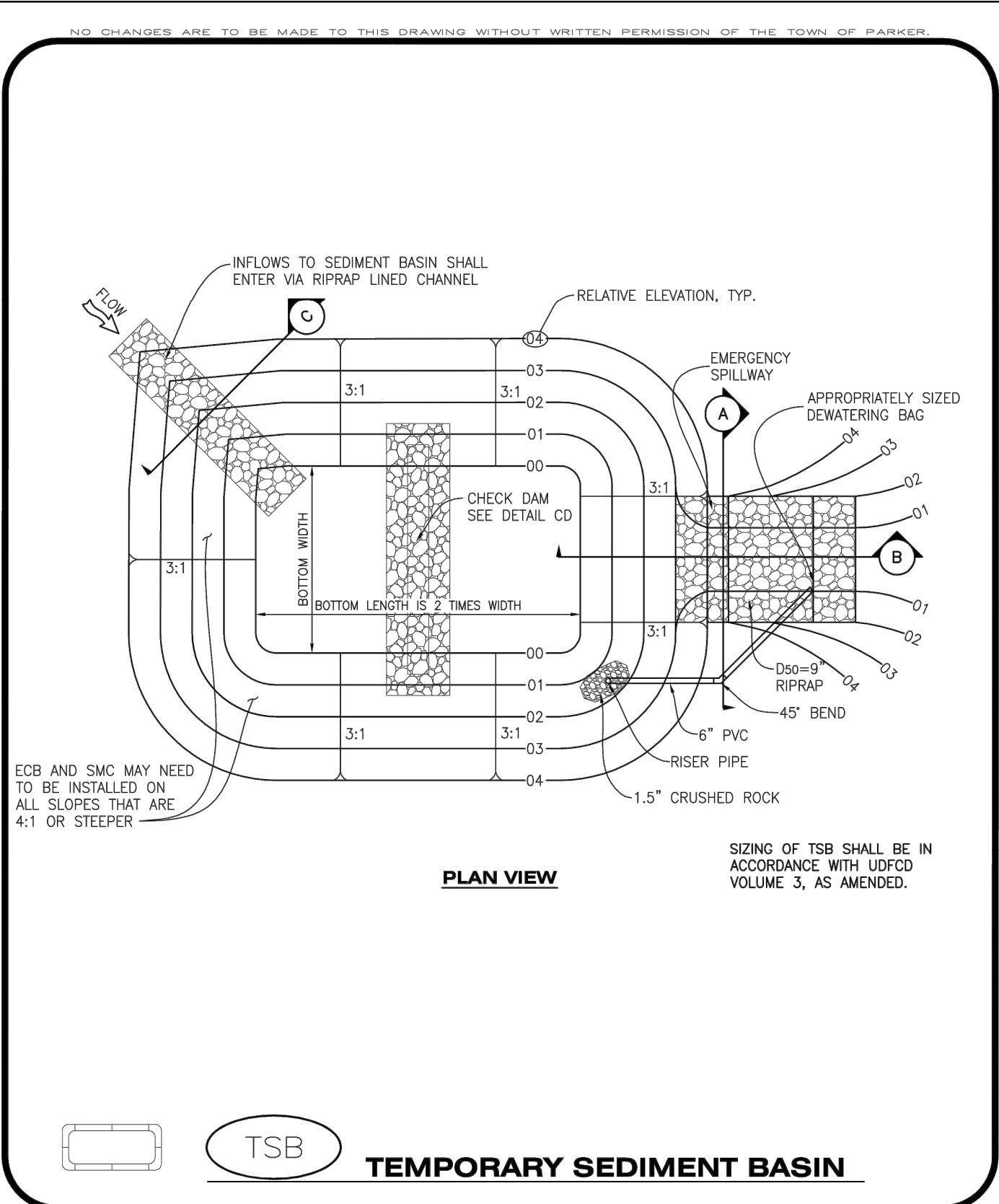
STP
2 OF 3
Oct. 2013

- NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.
- SIDWALK TRANSITION PROTECTION INSTALLATION NOTES**
- SEE PLAN VIEW FOR LOCATION(S) OF SIDEWALK TRANSITION PROTECTION.
 - ROCK SOCK SHALL BE CONSTRUCTED ACCORDING TO THE DETAIL (SEE DETAIL RS).
 - SILT FENCE SHALL BE CONSTRUCTED ACCORDING TO THE DETAIL (SEE DETAIL SF).
 - CONSTRUCTION FENCE SHALL BE CONSTRUCTED ACCORDING TO THE DETAIL (SEE DETAIL CF).
 - SEDIMENT CONTROL LOGS MAY BE USED IN LIEU OF SILT FENCE WITH PRIOR APPROVAL FROM THE TOWN.
- SIDWALK TRANSITION PROTECTION INSPECTION & MAINTENANCE NOTES**
- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE SIDEWALK TRANSITION INSPECTION.

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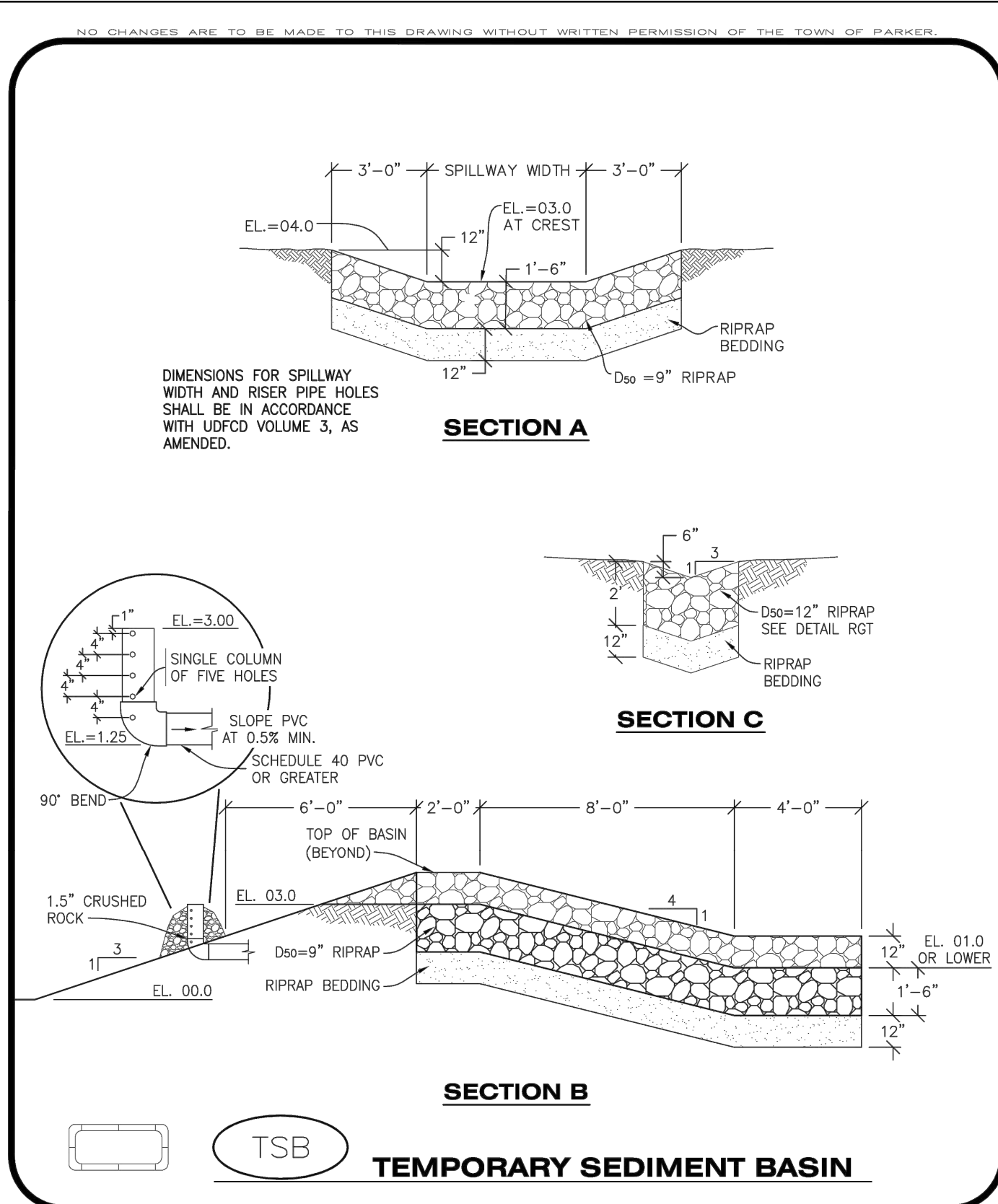
C1.29	TITLE	CONSTRUCTION DOCUMENTS			DRAWN BY	PREPARED FOR:		Kimley»Horn 2 NORTH NEVADA AVENUE, SUITE 300, COLORADO SPRINGS, CO 80903 719-453-0180	PREPARED BY:																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
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CONSTRUCTION BEST MANAGEMENT PRACTICES

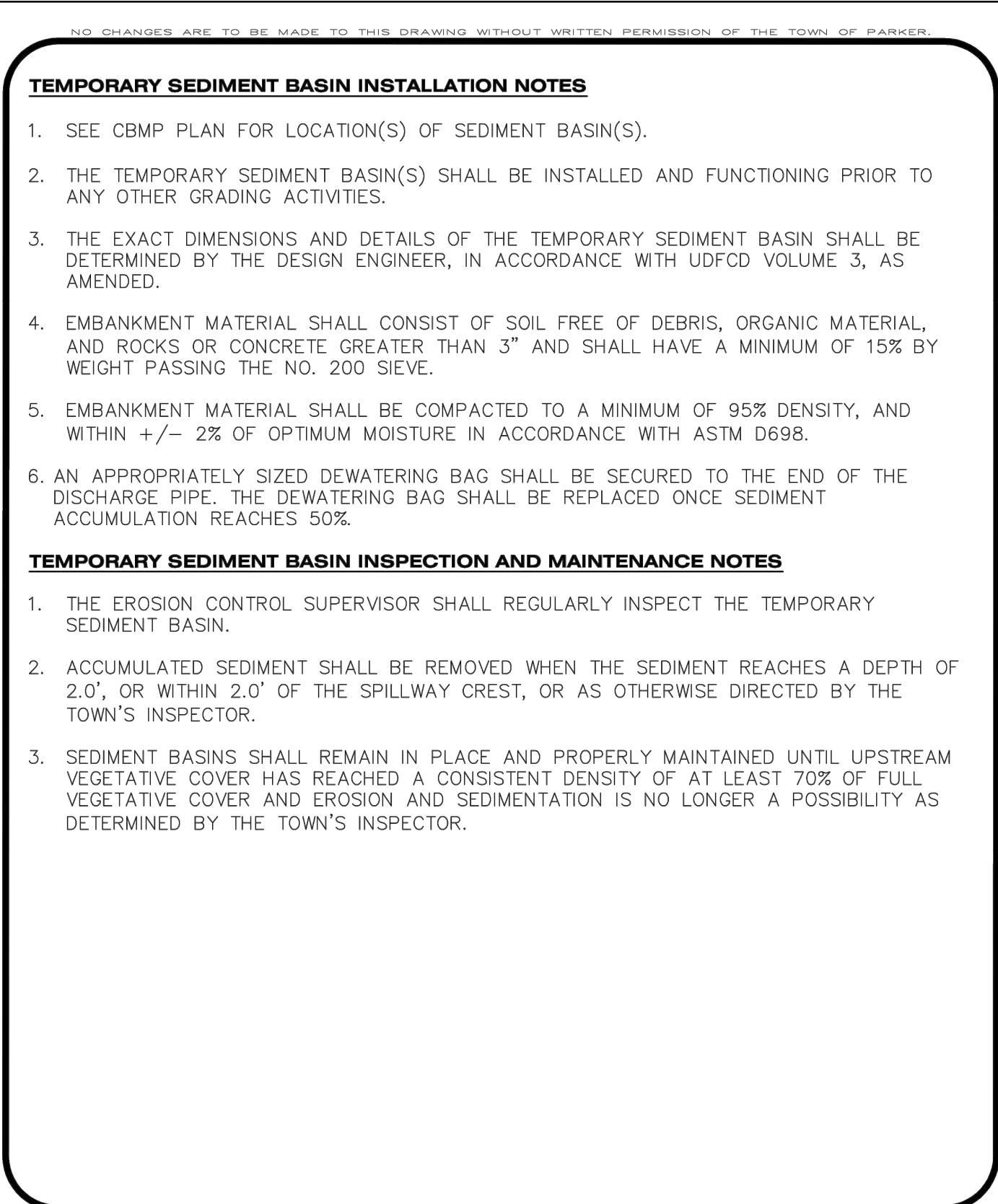
TSB
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Oct. 2013





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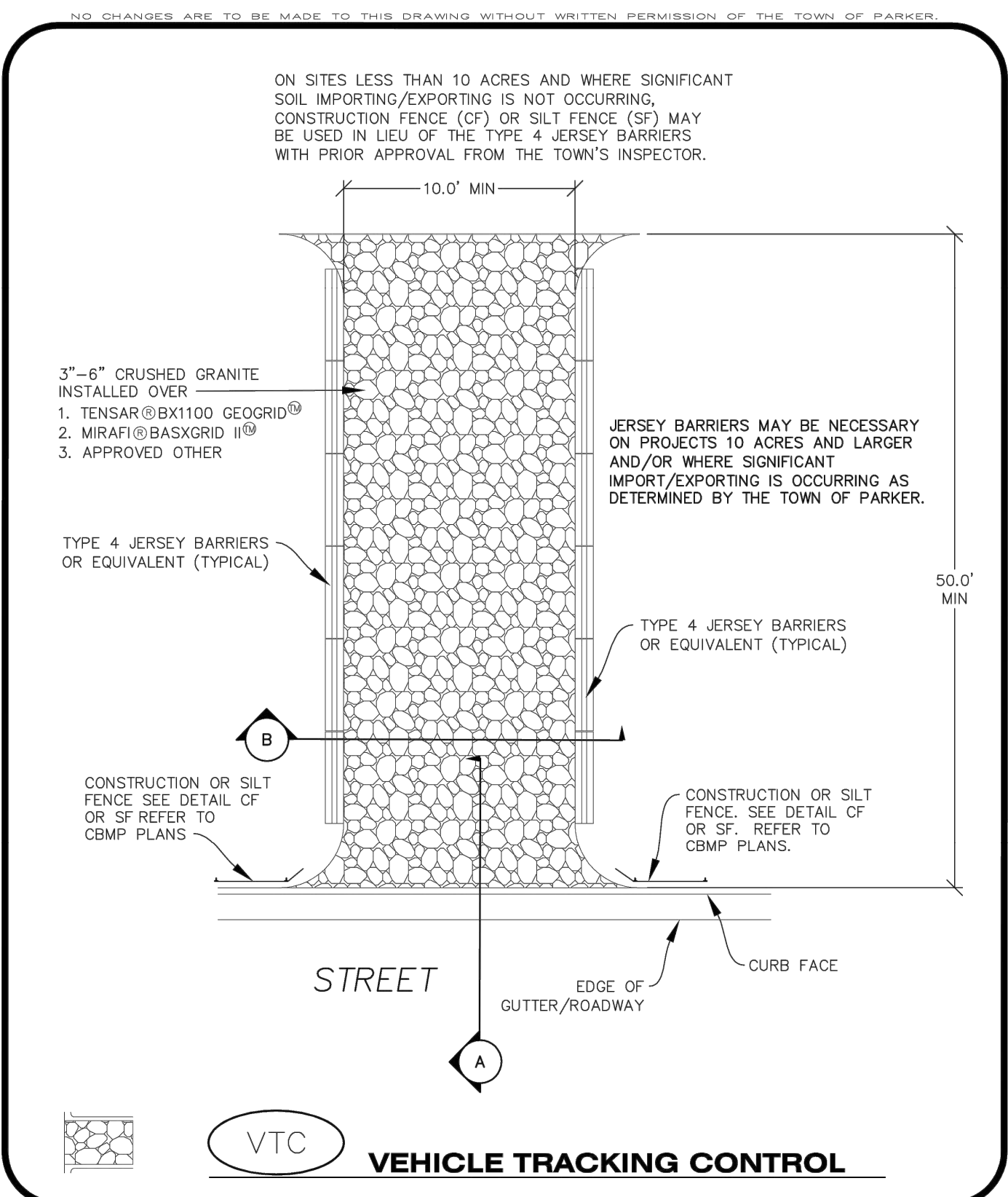
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Oct. 2013





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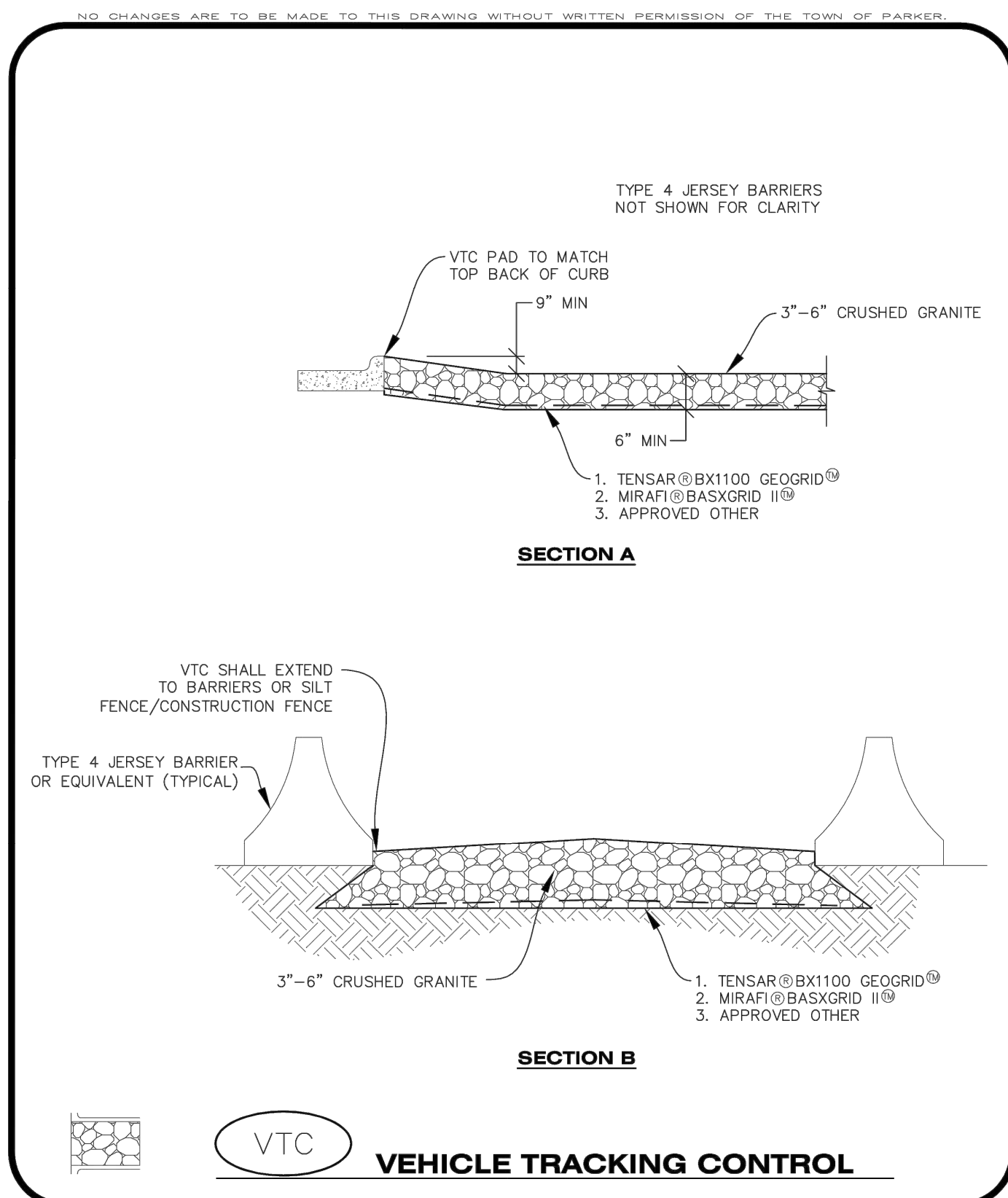
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Oct. 2013





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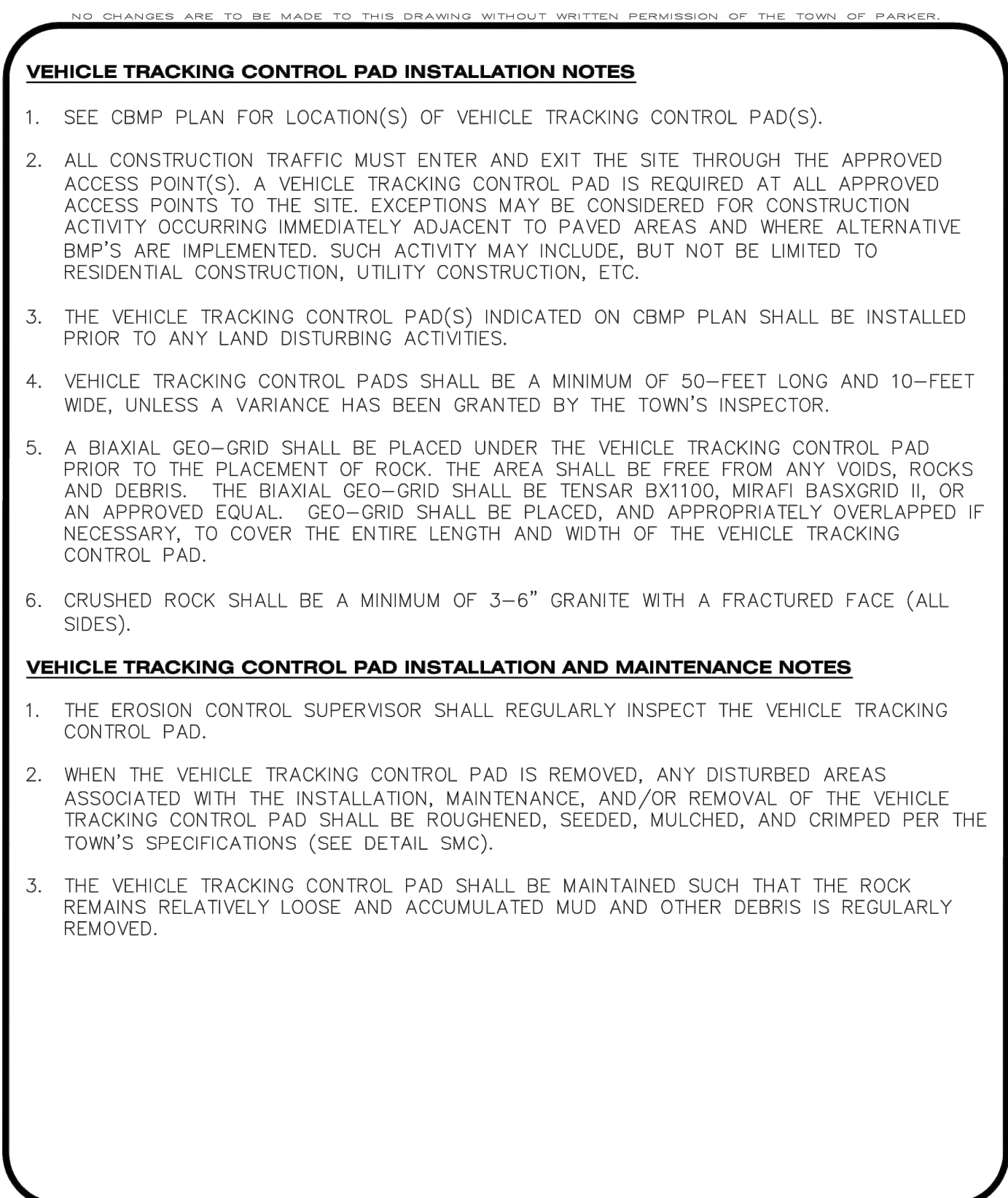
VTC
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CONSTRUCTION BEST MANAGEMENT PRACTICES

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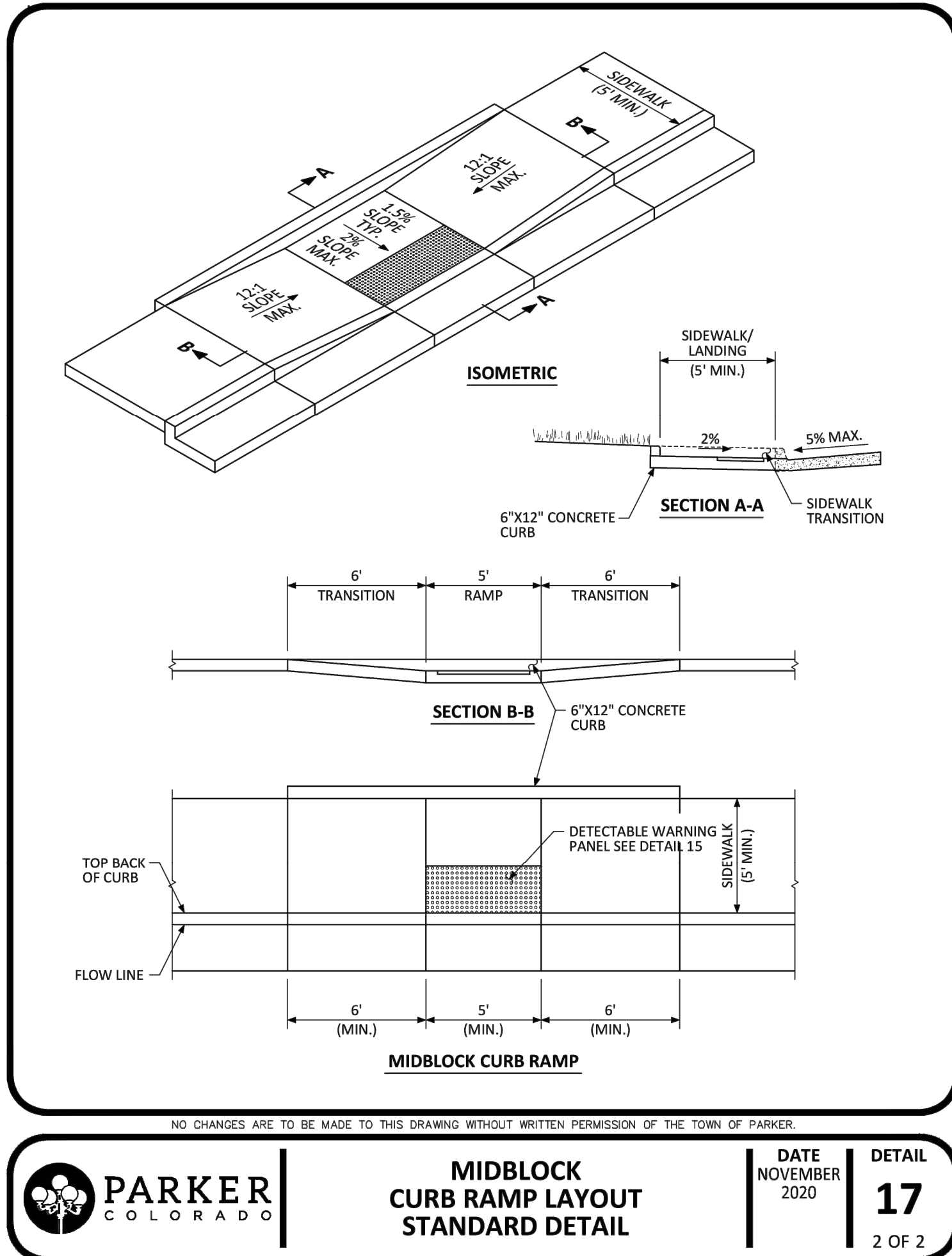
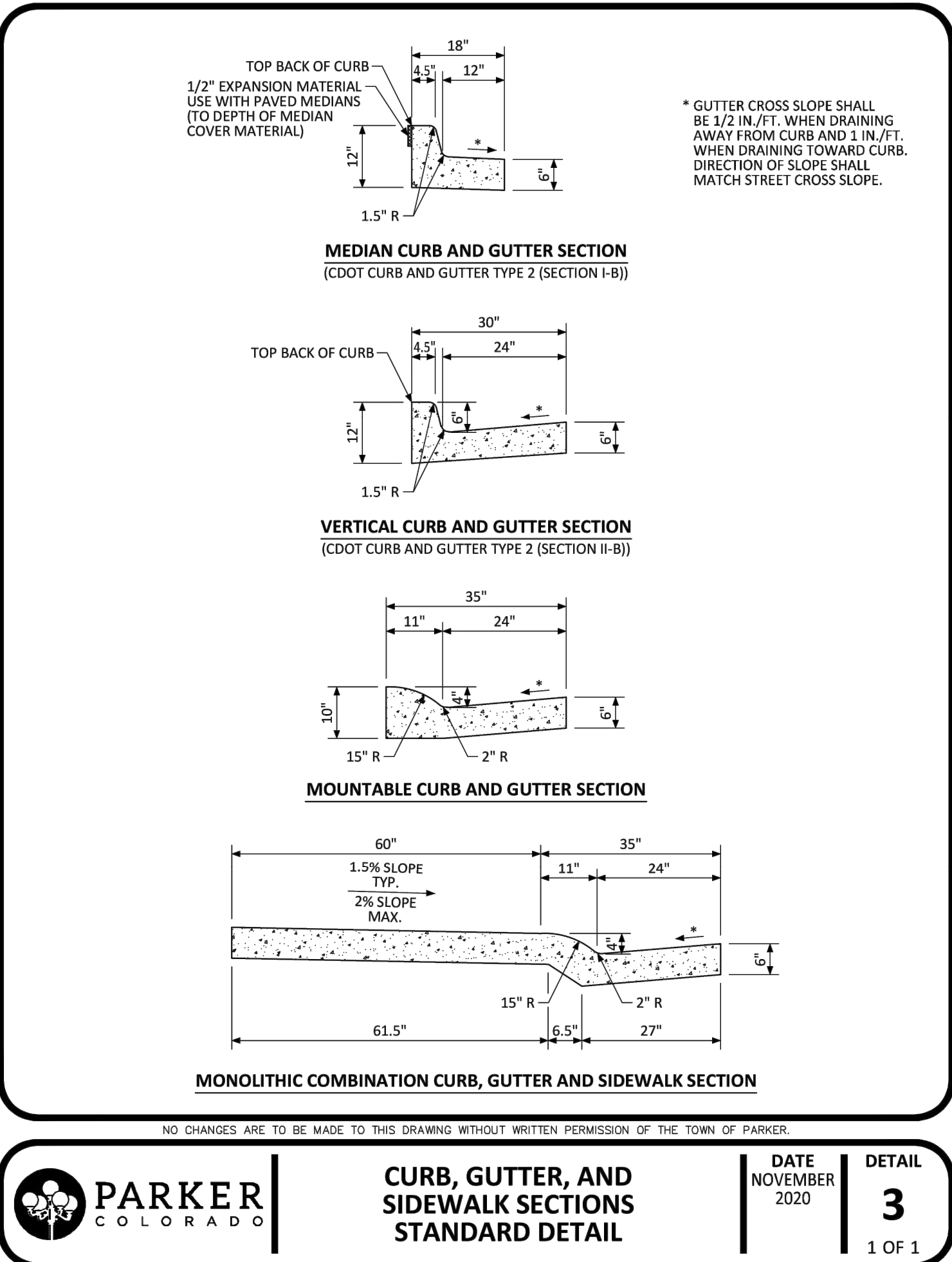
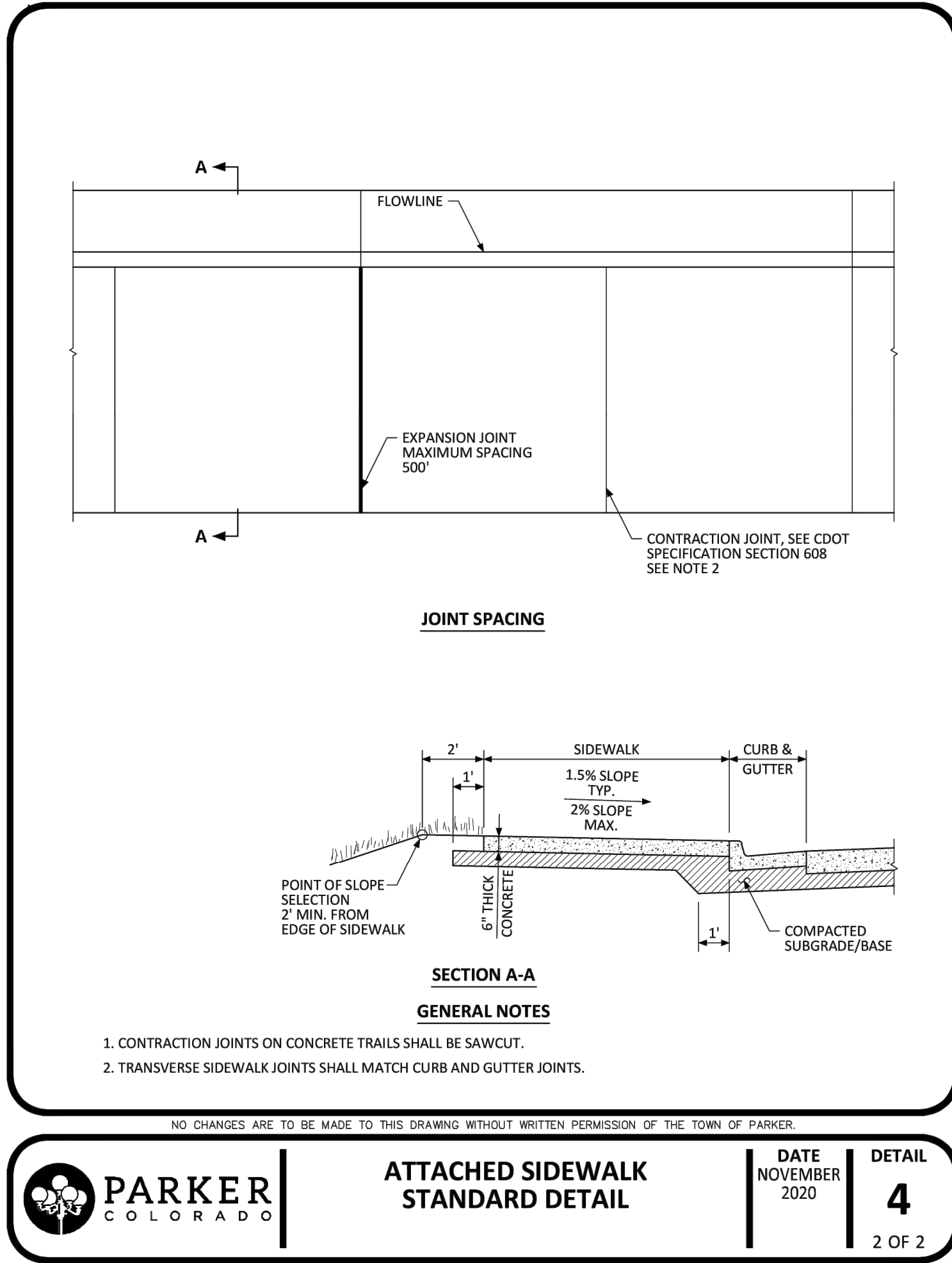
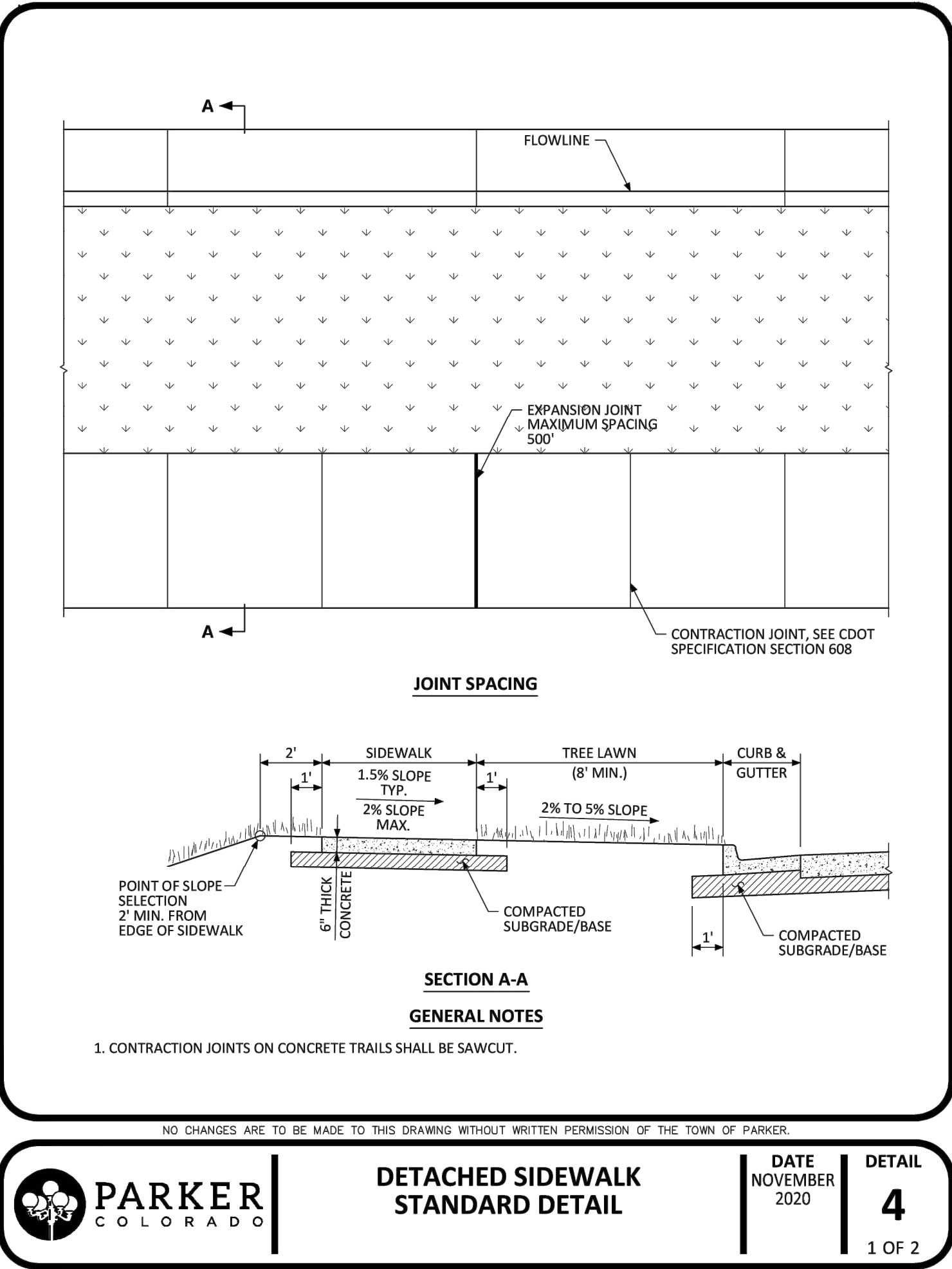




CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

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Oct. 2013

TITLE CONSTRUCTION DOCUMENTS LOT 7, PARKER POINTE SUBDIVISION, GILING NO. 1	DRAWN BY MGS	STD DATE	REVIEWED BY JMM	DATE ISSUED 7/19/2022	SITING ADDRESS NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO	DESCRIPTION CBMP DETAILS	REV	DATE	BY	DESCRIPTION
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PREPARED BY: Kimley»Horn 2 NORTH NEVADA AVENUE, SUITE 300, COLORADO SPRINGS, CO 80903 719-453-0160										



C1.31	TITLE	CONSTRUCTION DOCUMENTS	DRAWN BY	PREPARED FOR:	Kimley»Horn 2 NORTH NEVADA AVENUE, SUITE 300, COLORADO SPRINGS, CO 80903 719-453-0160	REV	DATE	BY
		LOT 7, PARKER POINTE SUBDIVISION, GILING NO. 1	MGS	McDonald's USA, LLC  These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared by McDonald's USA, LLC and shall not be used for any other project. Use of these drawings for reference or example on another project requires the approval of McDonald's USA, LLC. The contract documents for the project are the contract documents for reuse on another project is not authorized.				
			STD ISSUE DATE					
	DESCRIPTION		REVIEWED BY					
			JMM					
	TOWN DETAILS		DATE ISSUED					
			7/19/2022					
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