

PARKER & PINE FILING 1, AMENDMENT NO. 1

PARKER & PINE FILING NO. 1, LOT 1, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
S PARKER ROAD & PINE LANE, ARVADA COLORADO

CONSTRUCTION DOCUMENTS

PROJECT CONTACTS:

**RECORD OWNER**  
EVI PARKER COLORADO, LLC  
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**DEVELOPER/APPLICANT**  
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**ENGINEER/CONSULTANT**  
GALLOWAY & COMPANY, INC.  
5500 GREENWOOD PLAZA BLVD, SUITE 200  
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GALLOWAY & COMPANY, INC.  
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**SURVEY**  
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COLORADO SPRINGS, CO 80920  
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EMAIL: LYLEBISSEGER@GALLOWAYUS.COM

MUNICIPAL & UTILITY CONTACTS:

**ENGINEERING**  
TOWN OF PARKER – ENGINEERING  
20120 E. MAIN STREET  
PARKER, CO 80138  
TEL: (303) 840-3546  
CONTACT: ALEX MESTDAGH

**STORM SEWER**  
TOWN OF PARKER – PUBLIC WORKS  
20120 E. MAIN STREET  
PARKER, CO 80138  
TEL: (303) 840-3546  
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**FIRE**  
SOUTH METRO FIRE RESCUE AUTHORITY  
9195 E. MINERAL AVE.  
CENTENNIAL, CO 80112  
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CONTACT: RANDY CAPRA

**WATER & SANITARY SEWER**  
PARKER WATER AND SANITATION DISTRICT  
1800 E. WOODMAN DRIVE  
PARKER, CO 80134  
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**ELECTRIC**  
CORE ELECTRICAL COOPERATIVE  
5496 NORTH US HIGHWAY 85  
SEDALIA, CO 80135  
TEL: (303) 688-3100  
CONTACT: BROOKS KAUFMAN  
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**CABLE/TELEPHONE**  
CENTURYLINK  
CONTACT: WILLIAM BENSON, FIELD ENGINEER  
TEL: (303) 587-5496  
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**NATURAL GAS**  
XCCEL ENERGY  
1123 WEST THIRD AVENUE  
DENVER, CO 80223  
CONTACT: BULDER'S CALL LINE  
TEL: (800) 628-2121  
EMAIL: BCL@XCCELENERGY.COM

GENERAL CONSTRUCTION NOTES

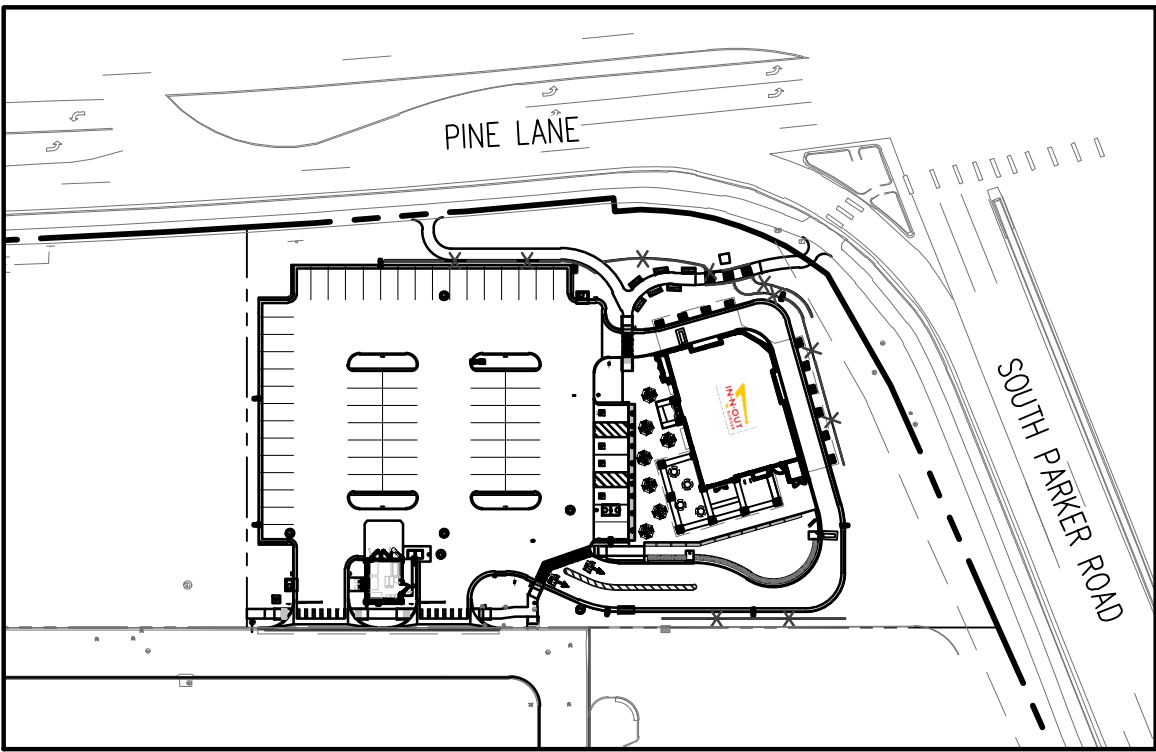
1. REQUIREMENTS SHOWN ON SITE PLAN SHALL GOVERN. DRAWINGS AND SPECIFICATIONS SHOWING OTHERWISE NOTWITHSTANDING. CONTRACTOR TO POINT OUT ANY DISCREPANCIES TO THE OWNERS REP. PRIOR TO BID.
2. NO WORK IS TO BEGIN UNTIL ALL PERMITS HAVE BEEN OBTAINED.
3. CONTRACTOR TO PROVIDE ALL EQUIPMENT AND PERSONNEL REQUIRED FOR FINAL CHECKOUT OF ALL FACILITIES BY OWNER'S REPRESENTATIVE.
4. ENTIRE INSTALLATION SHALL MEET ALL APPLICABLE CODES.
5. VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE.
6. ANY FILL MATERIAL REQUIRED TO BRING THE SITE TO GRADE SHALL BE CLEAN FILL DIRT APPROVED BY ENGINEER COMPLIANT TO THE RECOMMENDATIONS OF THE APPROVED GEOTECHNICAL REPORT.
7. SET PROPERTY CORNER PINS IN CONCRETE. IF PROPERTY CORNERS ARE DESTROYED BY CONTRACTOR, THE CONTRACTOR SHALL BEAR THE EXPENSE OF RELOCATING CORNERS BY A REGISTERED SURVEYOR.
8. THIS DESIGN IS BASED ON THE GEOTECHNICAL REPORT MPOL-19-03-02305-02 DATED APRIL 30, 2019 BY UNITED CONSULTING . A COPY OF THIS REPORT SHOULD BE ON-SITE AT ALL TIMES.
9. GENERAL CONTRACTOR SHALL RECEIVE, UNLOAD, STORE AND UNCRATE ALL EQUIPMENT FURNISHED BY THE OWNER AND SHIPPED TO THE SITE. SEE SPECIFICATIONS FOR EQUIPMENT FURNISHED BY OWNER.
10. GENERAL CONTRACTOR TO REFER TO STANDARD DETAILS INCLUDED IN THE SPECIFICATIONS FOR INSTALLING EQUIPMENT, INCLUDING PRODUCT DISPENSERS AND REMOTE READ-OUT EQUIPMENT.
11. GENERAL CONTRACTOR TO PERFORM GENERAL YARD AND BUILDING CLEAN-UP AT COMPLETION OF WORK.
12. SEE THE SITE SURVEY FOR SURVEY INFORMATION & LEGAL DESCRIPTION.
13. ALL TOP OF CURB GRADES ARE 6" HIGHER THAN FINISH GRADES SHOWN ON DRIVE UNLESS OTHERWISE NOTED.
14. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING DEPOSITION OF ONSITE SEDIMENTS ONTO SURROUNDING PUBLIC STREETS DURING CONSTRUCTION. REFER TO EROSION CONTROL PLANS AND DETAILS FOR ADDITIONAL INFORMATION.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE, AND AVAILABLE TO THE CITY, ITS AGENTS, OWNER OR CALLOWAY AT ALL TIMES. DIMENSIONS SHALL BE INDICATED ON AS-BUILT RECORD DRAWINGS. AS-BUILT DRAWINGS ARE REQUIRED PRIOR TO ISSUANCE OF FINAL PAYMENT. AS BUILT DRAWINGS WILL BE SUPPLIED TO OWNER AND CITY/TOWN PRIOR TO FINAL PAYMENT.
16. GRADING/UTILITY CONTRACTOR TO COMPLETE GRADING BELOW FINISHED GRADE IN ACCORDANCE WITH PAVING RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED FOR THIS SITE, SHOWN TO TOLERANCE OF ± 0.1' IN ALL PAVING AREAS.
17. GENERAL CONTRACTOR TO PROVIDE BARRICADE PROTECTION WITH FLASHING LIGHTS AROUND ALL FOOTINGS, EXCAVATIONS AND ALL OFFSITE WORK.
18. CONTRACTOR RESPONSIBLE FOR ALL WORK NECESSARY FOR FINAL ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY, INCLUDING BUT NOT LIMITED TO AS-BUILT DRAWINGS, INSPECTIONS, TESTING REPORTS AND CERTIFICATIONS.
19. SURVEYOR TO OBTAIN AUTOCAD FILE, ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASES OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

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 COR 1002-72), THE REGULATION PROMULGATED, CERTIFICATION OR PERMITS ISSUES, AND THE REQUIREMENTS PRESENTED IN THE SDECM REVISION TO SECTION 107 AND THE CONSTRUCTION BMP PLAN. IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND WATER QUALITY CONTROL LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, OR 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 TO THE CONSTRUCTION OF ALL DRAINAGE INFRASTRUCTURE (STORM SEWERS, INLETS, MANHOLES, ENERGY DISSIPATORS, RIPRAP, GROUDED BOLLERS, 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. URBAN DRAINAGE AND 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 (SQUEEZE) 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 CHAMBERMENT MATERIAL.
5. ALL EXCAVATIONS SHALL MEET OSHA REQUIREMENTS.
6. TESTING: PROBATIONARY ACCEPTANCE OF STORM DRAINAGE IMPROVEMENTS WILL BE CONTINGENT UPON SATISFACTORY TESTING RESULTS. IN ALL CASES WHERE TESTS INDICATE COMPACTION LESS THAN THAT REQUIRED BY TOWN SPECIFICATIONS, ADDITIONAL COMPACTION AND TESTS WILL BE REQUIRED UNTIL THE SPECIFICATIONS ARE MET. FREQUENCY OF TESTING WILL BE AS FOLLOWS: 1 TEST FOR SUBGRADE AND 1 TEST FOR BACKFILL AT EVERY ABOVE GROUND APPURTENANCE (MANHOLES, INLETS, ETC) 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 3/8 INCH SHALL BE FILLED WITH AN APPROVED FLEXIBLE PLASTIC SEALANT.
9. JOINT RESTRAINTS AND TIE-WALLS, CONFORMING TO CDOT M&S STANDARD PLAN NO. M-604-11 SHALL BE USED ON ALL RCP FLARED END SECTION OUTFALLS.
10. EPOXY COATED REBAR SHALL BE USED AS REINFORCING STEEL ON ALL STORM INLETS AND STRUCTURES. REFERENCE CDOT M&S STANDARD PLAN NO. M-604-10, 11, 12, AND 13.
11. CDOT CLASS D 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 "B" 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 (BOULDER, 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.



VICINITY MAP  
0 200 500 1000  
SCALE: 1"=1000'



SITE MAP  
0 20 50 100  
SCALE: 1"=100'

| Sheet List Table |             |                                        |
|------------------|-------------|----------------------------------------|
| SHEET NUMBER     | SHEET COUNT | SHEET TITLE                            |
| C0.0             | 1           | COVER SHEET                            |
| C0.1             | 2           | CONSTRUCTION NOTES                     |
| C1.0             | 3           | SITE PLAN                              |
| C1.1             | 4           | HORIZONTAL CONTROL PLAN                |
| C1.2             | 5           | SIGNAGE & STRIPING PLAN                |
| C1.3             | 6           | SITE DETAILS                           |
| C1.4             | 7           | SITE DETAILS                           |
| C1.5             | 8           | SITE DETAILS                           |
| C1.6             | 9           | SITE DETAILS                           |
| C1.7             | 10          | SITE DETAILS                           |
| C2.0             | 11          | GRADING PLAN                           |
| C2.1             | 12          | GRADING DETAILS                        |
| C2.2             | 13          | GRADING DETAILS                        |
| C2.3             | 14          | RETAINING WALL DETAILS                 |
| C2.4             | 15          | CBMP PLAN INITIAL                      |
| C2.5             | 16          | CBMP PLAN INTERIM AND FINAL            |
| C2.6             | 17          | CBMP DETAILS                           |
| C2.7             | 18          | CBMP DETAILS                           |
| C2.8             | 19          | CBMP DETAILS                           |
| C2.9             | 20          | CBMP DETAILS                           |
| C2.10            | 21          | CBMP DETAILS                           |
| C2.11            | 22          | CBMP DETAILS                           |
| C2.12            | 23          | CBMP DETAILS                           |
| C2.13            | 24          | CBMP DETAILS                           |
| C2.14            | 25          | CBMP DETAILS                           |
| C2.15            | 26          | CBMP DETAILS                           |
| C3.0             | 27          | STORM PLAN & PROFILE                   |
| C3.1             | 28          | STORM PLAN & PROFILE                   |
| C3.2             | 29          | STORM PLAN & PROFILE                   |
| C3.3             | 30          | ROOF DRAIN & RETAINING WALL DRAIN PLAN |
| C3.4             | 31          | STORM DETAILS                          |
| C3.5             | 32          | STORM DETAILS                          |
| C4.0             | 33          | OVERALL UTILITY PLAN                   |

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 THE 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

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IN-N-OUT BURGER  
CONSTRUCTION DOCUMENTS  
PARKER & PINE FILING NO. 1, LOT 1

PARKER, CO 80134

| # | Date       | Issue / Description | Init. |
|---|------------|---------------------|-------|
| — | 12/21/2022 | 1ST CD SUBMITTAL    | PJD   |
| — | 03/17/2023 | 2ND CD SUBMITTAL    | PJD   |
| — | 04/26/2023 | 3RD CD SUBMITTAL    | PJD   |
| — | 06/16/2023 | 4TH CD SUBMITTAL    | PJD   |
| — | 08/02/2023 | 5TH CD SUBMITTAL    | PJD   |

LEGAL DESCRIPTION

LOT 1, PARKER & PINE FILING NO. 1, COUNTY OF DOUGLAS, STATE OF COLORADO

BENCHMARK

PUBLISHED BENCHMARK: ELEVATIONS ARE BASED ON A DOUGLAS COUNTY CONTROL MONUMENT, STATION NAME: DRAIN, BEING A BRASS DISK LOCATED AT 125 FEET NORTH OF THE CENTERLINE OF A DRIVEWAY, 94 FEET SOUTH OF A DOUBLE 36 IN CULVERT, 25 FEET WEST OF THE EDGE OF PARKER ROAD, AND 25 FEET EAST OF THE WEST RIGHT OF WAY FENCE.

ELEVATION = 5734.25 FEET (NAVD 88) PUBLISHED BY DOUGLAS COUNTY

BASIS OF BEARING

BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST BEARS N001°7'51"E, MONUMENTED BY THE SOUTHWEST CORNER OF SAID SECTION 10, BEING A 3-1/4 INCH ALUMINUM CAP STAMPED "LS 19003", AND MONUMENTED BY THE WEST QUARTER CORNER OF SAID SECTION 10, BEING A 3-1/4" ALUMINUM CAP STAMPED "PLS 22561", AS SHOWN HEREON.

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.



Know what's below.  
Call before you dig.

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

C0.0

Sheet 1 of 33



GENERAL CONSTRUCTION NOTES

1. ALL MATERIALS AND CONSTRUCTION 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. THE TOWN INSPECTOR SHALL BE CONTACTED A MINIMUM OF 24 HOURS PRIOR TO A NECESSARY INSPECTION. IF A TOWN INSPECTOR IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE PERMITTEE MAY COMMENCE WORK IN THE TOWN INSPECTOR'S ABSENCE. HOWEVER, THE 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 IN ACCORDANCE WITH ALL STATE AND LOCAL LAWS. 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 DIRECTOR OF ENGINEERING/PUBLIC WORKS, AND ONE (1) COPY OF THE ROADWAY DESIGN AND CONSTRUCTION CRITERIA AT THE JOB SITE AT ALL TIMES.
7. A PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE SUBMITTED TO THE TOWN OF PARKER FOR ACCEPTANCE WITH THE RIGHT-OF-WAY USE PERMIT APPLICATION. A PERMIT WILL NOT BE ISSUED WITHOUT AN APPROVED TRAFFIC CONTROL PLAN FOR USE DURING CONSTRUCTION.
8. 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."
9. COMPACTION OF ALL TRENCHES MUST BE ATTAINED AND COMPACTION TEST RESULTS SUBMITTED TO THE DEVELOPMENT REVIEW ENGINEER IN PRELIMINARY FORM PRIOR TO PAVING AND IN FINAL FORM PRIOR TO PROBATIONARY ACCEPTANCE.
10. 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.
11. 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.
12. 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.
13. REPAIR OF ANY DAMAGE TO EXISTING IMPROVEMENTS OR LANDSCAPING IS THE RESPONSIBILITY OF THE CONTRACTOR. SUCH RESTORATION MAY BE REQUIRED TO BE COMPLETED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
14. ALL DAMAGED EXISTING CURB, GUTTER, AND SIDEWALK SHALL BE REPAIRED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
15. 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 HEATH, WATER QUALITY CONTROL DIVISION, WQCD-PE-B2, 4300 CHERRY DRIVE SOUTH, DENVER, COLORADO 80222-1530. ATTENTION: PERMITS AND ENFORCEMENT SECTION. PHONE (303) 692-3500.
16. IF DEWATERING IS REQUIRED, A STATE CONSTRUCTION DEWATERING DISCHARGE PERMIT IS REQUIRED FOR DISCHARGES TO A STORM SEWER, CHANNEL, IRRIGATION DITCH, ANY STREET THAT IS TRIBUTARY TO THE AFOREMENTIONED FACILITIES, OR ANY WATER OF THE UNITED STATES.
17. 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 TOWN OF PARKER AND SUBGRADE COMPACTION TESTS ARE SUBMITTED TO AND APPROVED BY THE TOWN INSPECTOR.
2. STANDARD TOWN OF PARKER CURB RAMPS ARE TO BE CONSTRUCTED AT ALL CURB RETURNS AND AT ALL "T" INTERSECTIONS IN ACCORDANCE WITH THE LATEST TOWN OF PARKER STANDARDS.
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. EXCEPT WHERE 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.

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 CCR 1002-72), THE REGULATION PROMULGATED, CERTIFICATION OR PERMITS ISSUES, AND THE REQUIREMENTS PRESENTED IN THE SDECM REVISION TO SECTION 107 AND THE CONSTRUCTION BMP PLAN. IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND WATER QUALITY CONTROL LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, OR 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, GROUTED 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. URBAN DRAINAGE AND 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: PROBATIONARY ACCEPTANCE OF STORM DRAINAGE IMPROVEMENTS WILL BE CONTINGENT UPON SATISFACTORY TESTING RESULTS. IN ALL CASES WHERE TESTS INDICATE COMPACTION LESS THAN THAT REQUIRED BY TOWN SPECIFICATIONS, ADDITIONAL COMPACTION AND TESTS WILL BE REQUIRED UNTIL THE SPECIFICATIONS ARE MET. FREQUENCY OF TESTING WILL BE AS FOLLOWS:
- 1 TEST FOR SUBGRADE AND 1 TEST FOR BACKFILL AT EVERY ABOVE GROUND APPURTENANCE (MANHOLES, INLETS, ETC)
  - 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 ¼ 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 INLETS AND STRUCTURES. REFERENCE CDOT M&S STANDARD PLAN NO. M-604-10, 11, 12, AND 13.
11. CDOT CLASS D 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-OFWAY, WITH THE EXCEPTION OF CDOT TYPE C AND D INLETS.
13. TWO- (2) MANHOLE ACCESS POINTS ARE REQUIRED ON ALL TYPE "R" 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.

STORM 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 FOR 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 FINISHED GRADE ON EACH POST.
10. SIGNAGE AND STRIPING HAS BEEN 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 DURING 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 LAYOUTS FOR INTERNALLY 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: SHALL BE CONSTRUCTED USING PREFORMED THERMO-PLASTIC OR AN APPROVED EQUAL. SHALL BE LONGITUDINAL 2 FEET BY 10 FEET (CONTINENTAL) TYPE OR OTHER APPROVED BY THE TOWN OF PARKER. SHALL LINE UP WITH HANDICAP RAMPS. SHALL BE CENTERED WITHIN LANES AND PLACED ON LANE AND CURB LINES SO AS TO AVOID VEHICLE WHEEL PATHS.
16. ALL PAVEMENT MARKING MATERIAL (INCLUDING WORDS AND SYMBOLS) SHALL BE AS FOLLOWS:
- FOR CONCRETE SURFACE:
- 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.
- WORDS, SYMBOLS, AND CROSSWALKS/STOP BARS SHALL BE METHYL-MYTHACRALATE, PREFORMED THERMOPLASTIC (90 MIL), PREFORMED PLASTIC (90 MIL), INLAYED TAPE (STAMARK), OR AS SPECIFIED.
- (SAND OR WATER BLAST CURING COMPOUND PRIOR TO INSTALLATION OF MARKINGS.)
- FOR ASPHALT SURFACE:
- 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.
- WORDS, SYMBOLS, AND CROSSWALKS/STOP BARS SHALL BE HOT APPLIED THERMOPLASTIC (90 MIL), PREFORMED PLASTIC (90 MIL), INLAYED TAPE (STAMARK), METHYL-MYTHACRALATE, OR AS SPECIFIED.
17. 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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GallowayUS.com



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IN-N-OUT BURGER  
CONSTRUCTION DOCUMENTS  
PARKER & PINE FILING NO. 1, LOT 1

PARKER, CO 80134

| # | Date       | Issue / Description | Init. |
|---|------------|---------------------|-------|
| — | 12/21/2022 | 1ST CD SUBMITTAL    | PJD   |
| — | 03/17/2023 | 2ND CD SUBMITTAL    | PJD   |
| — | 04/26/2023 | 3RD CD SUBMITTAL    | PJD   |
| — | 06/16/2023 | 4TH CD SUBMITTAL    | PJD   |
| — | 08/02/2023 | 5TH CD SUBMITTAL    | PJD   |
| — |            |                     |       |
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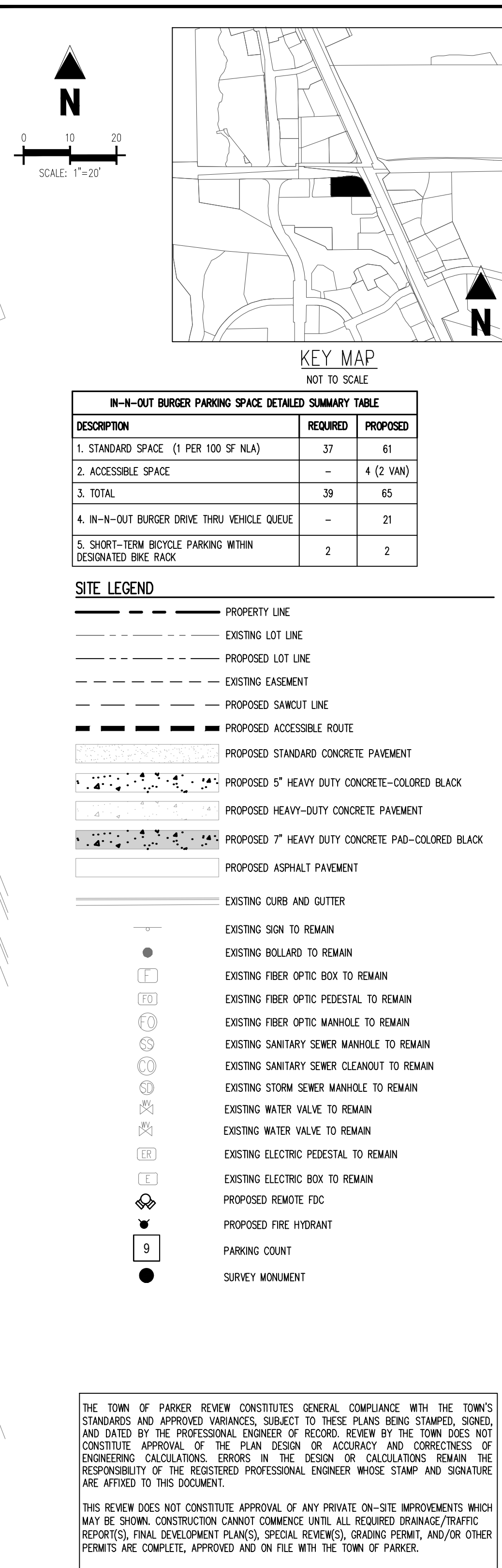
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|-------------|--------------|
| Project No: | IN0000014-20 |
| Drawn By:   | JNE          |
| Checked By: | PJD          |
| Date:       | 08/02/2023   |

CONSTRUCTION NOTES

C0.1

Sheet 2 of 33





| DESCRIPTION                                               | REQUIRED | PROPOSED  |
|-----------------------------------------------------------|----------|-----------|
| 1. STANDARD SPACE (1 PER 100 SF NLA)                      | 37       | 61        |
| 2. ACCESSIBLE SPACE                                       | -        | 4 (2 VAN) |
| 3. TOTAL                                                  | 39       | 65        |
| 4. IN-N-OUT BURGER DRIVE THRU VEHICLE QUEUE               | -        | 21        |
| 5. SHORT-TERM BICYCLE PARKING WITHIN DESIGNATED BIKE RACK | 2        | 2         |

### SITE LEGEND

- |                                                                                     |                                                   |
|-------------------------------------------------------------------------------------|---------------------------------------------------|
|  | PROPERTY LINE                                     |
|  | EXISTING LOT LINE                                 |
|  | PROPOSED LOT LINE                                 |
|  | EXISTING EASEMENT                                 |
|  | PROPOSED SAWTOOTH LINE                            |
|  | PROPOSED ACCESSIBLE ROUTE                         |
|  | PROPOSED STANDARD CONCRETE PAVEMENT               |
|  | PROPOSED 5" HEAVY DUTY CONCRETE—COLORED BLACK     |
|  | PROPOSED HEAVY-DUTY CONCRETE PAVEMENT             |
|  | PROPOSED 7" HEAVY DUTY CONCRETE PAD—COLORED BLACK |
|  | PROPOSED ASPHALT PAVEMENT                         |
|  | EXISTING CURB AND GUTTER                          |

- |                                                                                       |                                            |
|---------------------------------------------------------------------------------------|--------------------------------------------|
|    | EXISTING SIGN TO REMAIN                    |
|    | EXISTING BOLLARD TO REMAIN                 |
|    | EXISTING FIBER OPTIC BOX TO REMAIN         |
|    | EXISTING FIBER OPTIC PEDESTAL TO REMAIN    |
|   | EXISTING FIRE MANHOLE TO REMAIN            |
|  | EXISTING SANITARY SEWER MANHOLE TO REMAIN  |
|  | EXISTING SANITARY SEWER CLEANOUT TO REMAIN |
|  | EXISTING STORM SEWER MANHOLE TO REMAIN     |
|  | EXISTING WATER VALVE TO REMAIN             |
|  | EXISTING WATER VALVE TO REMAIN             |
|  | EXISTING ELECTRIC PEDESTAL TO REMAIN       |
|  | EXISTING ELECTRIC BOX TO REMAIN            |
|  | PROPOSED REMOTE FDC                        |
|  | PROPOSED FIRE HYDRANT                      |
|  | SURVEY MONUMENT                            |

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 OR CORRECTNESS OF ENGINEERING CALCULATIONS. ERRORS IN DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE 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

## LEGAL DESCRIPTION

LOT 1, PARKER & PINE FILING NO. 1, COUNTY OF DOUGLAS, STATE OF COLORADO

## BENCHMARK

PUBLISHED BENCHMARK: ELEVATIONS ARE BASED ON A DOUGLAS COUNTY CONTROL MONUMENT, STATION NAME: GRAIN, BEING A BRASS DISK LOCATED AT 125 FEET NORTH OF THE CENTERLINE OF A DRIVEWAY, 84 FEET SOUTH OF A DOUBLE 36 IN CULVERT, 25 FEET WEST OF THE EDGE OF PARKER ROAD, AND 25 FEET EAST OF THE WEST RIGHT OF WAY FENCE.

ELEVATION = 5734.25 FEET (NAVD 88) PUBLISHED BY DOUGLAS COUNTY

## BASIS OF BEARING

BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST BEARS N001°57'E, MONUMENTED BY THE SOUTHWEST CORNER OF SAID SECTION 10, BEING A 3-1/4 INCH ALUMINUM CAP STAMPED "LS 19003", AND MONUMENTED BY THE WEST QUARTER CORNER OF SAID SECTION 10, BEING A 3-1/4" ALUMINUM CAP STAMPED "PLS 22561", AS SHOWN HEREON.

## CAUTION - NOTICE TO CONTRACTOR

- CAUTION – NOTICE TO CONTRACTOR**

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANIES AND FIELD SURFACE EVIDENCE AT THE TIME OF CONSTRUCTION AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



Know what's below.  
Call before you dig.

EMERGENCY ACCESS NOTE:

THE REQUIRED FIRE DEPARTMENT ACCESS AND FIRE HYDRANTS SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ABOVE FOUNDATION LEVEL OR THE MOVING OF COMBUSTIBLE MATERIALS ONTO THE CONSTRUCTION SITE. THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE TOWN OF PARKER TO HAVE AN INSPECTION AND APPROVAL OF THE ACCESS AND HYDRANTS, PRIOR TO CONSTRUCTION ON SITE. THE ACCESS ROAD IS REQUIRED TO BE CONSTRUCTED OF AN ALL-WEATHER SURFACE (ASPHALT OR CONCRETE).

- ## SCHEDULE
- |    |                                                                                                                                                                                                                                                                                                                                                                 |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1  | EXISTING CURB AND GUTTER TO REMAIN                                                                                                                                                                                                                                                                                                                              |
| 2  | EXISTING SIDEWALK TO REMAIN                                                                                                                                                                                                                                                                                                                                     |
| 3  | EXISTING SIGN TO REMAIN                                                                                                                                                                                                                                                                                                                                         |
| 4  | EXISTING BOLLARD TO REMAIN                                                                                                                                                                                                                                                                                                                                      |
| 5  | EXISTING FIBER OPTIC BOX TO REMAIN                                                                                                                                                                                                                                                                                                                              |
| 6  | EXISTING FIBER OPTIC PEDESTAL TO REMAIN                                                                                                                                                                                                                                                                                                                         |
| 7  | EXISTING FIBER OPTIC MANHOLE TO REMAIN                                                                                                                                                                                                                                                                                                                          |
| 8  | EXISTING STORM DRAIN MANHOLE TO REMAIN                                                                                                                                                                                                                                                                                                                          |
| 9  | EXISTING SANITARY SEWER MANHOLE TO REMAIN                                                                                                                                                                                                                                                                                                                       |
| 10 | EXISTING SANITARY SEWER CLEANOUT TO BE REMOVED AND REPLACED                                                                                                                                                                                                                                                                                                     |
| 11 | EXISTING WATER VALVE TO REMAIN                                                                                                                                                                                                                                                                                                                                  |
| 12 | EXISTING ELECTRIC PEDESTAL TO REMAIN                                                                                                                                                                                                                                                                                                                            |
| 13 | EXISTING ELECTRIC BOX TO REMAIN                                                                                                                                                                                                                                                                                                                                 |
| 14 | PROPOSED 3,879 SF IN-N-OUT BURGER RESTAURANT, REF BUILDING PLANS                                                                                                                                                                                                                                                                                                |
| 15 | PROPOSED 0" CONCRETE CURB (REF DET 24, SHT C1.4)                                                                                                                                                                                                                                                                                                                |
| 16 | PROPOSED 6" THICK 4,000 PS REINFORCED ON-SITE CONCRETE SIDEWALK OVER 6" MINIMUM THICK 95% COMPACTED CLASS 2 AGGREGATE BASE OVER 12" MINIMUM THICK SUBGRADE. SOIL MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE CONTENT COMPACTED TO AT LEAST 95% OF ITS MAXIMUM DENSITY. REINFORCEMENT TO CONSIST OF NO. 3 REBAR AT 18" O.C. EACH WAY AT MID-HEIGHT OF SLAB |

- (17) PROPOSED WHITE DECORATIVE BOLLARD (REF DET 2, SHT C1.3.)
- (18) PROPOSED PRIVATE 6" PLANTER CURB (REF DET 24, SHT C1.4)
- (19) PROPOSED "STOP" SIGN, MUTCO R1-1
- (20) PROPOSED STORM SEWER MANHOLE (REF STORM SEWER PLANS)
- (21) PROPOSED LANDSCAPED AREA (REF LANDSCAPE PLAN)
- (22) PROPOSED ADA RAMP WITH DETECTABLE E WARNING
- (23) PROPOSED CONCRETE SAWCUT JOINT (REF DET 9, SHT C1.3)
- (24) PROPOSED COLORED CONCRETE CROSSWALK (REF DET 27, SHT C1.5)
- (25) PROPOSED DIRECTIONAL MARKING (REF DET 5, SHT C1.3)
- (26) PROPOSED 9'X18" STANDARD PARKING STALL W/4" SOLID WHITE STRIPING (REF DET 26, SHT C1.4)
- (27) PROPOSED STORM SEWER INLET; REF STORM SEWER PLANS
- (28) PROPOSED BICYCLE RACK
- (29) PROPOSED SITE LIGHTS (REF PHOTO MOUNT PLAN)
- (30) PROPOSED MIN 6" THICK 4000 PSI REINFORCED HEAVY-DUTY CONCRETE OVER 6" MINIMUM THICK 95% COMPACTED CLASS 2 AGGREGATE BASE OVER 12" MINIMUM THICK SUBGRADE SOIL. MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE CONTENT COMPACTED TO AT LEAST 95% OF ITS MAXIMUM DENSITY. REINFORCEMENT CONSISTS OF NO. 3 REBAR AT 18" O.C. EACH WAY AT MID-HEIGHT OF SLAB (REF DET 16, SHT C1.4) REFER TO GEOTECHNICAL REPORT FOR PAVEMENT SPECIFICATIONS
- (31) PROPOSED ADA SIGNAGE W/ PAINTED WHITE POLE (REF DET 3, SHT C1.3)
- (32) PROPOSED DRIVE THRU CANOPY COLUMN (REF ARCHITECTURAL PLANS)

- 33 PROPOSED OUTDOOR SEATING AREA (REF ARCHITECTURAL PLANS)
- 34 PROPOSED OUTDOOR SEATING CANOPY COLUMN (REF ARCHITECTURAL PLANS)
- 35 PROPOSED DECORATIVE CONCRETE JOINT PATTERN AT CUSTOMER ENTRY (REF DET 18 & 19, SHIT C1.4)
- 36 PROPOSED 6" PLANTER CURB W/ 12" SIDEWALK (REF DET 25, SHIT C1.4)
- 37 PROPOSED IN-N-OUT MENU BOARD AND SPEAKER BOX
- 38 PROPOSED IN-N-OUT DRIVE THRU CANOPY (REF ARCHITECTURAL PLANS)
- 39 PROPOSED HEAVY-DUTY CONCRETE PAVEMENT COLORED JET BLACK PER DAVIS COLGOS #660 (LIQUID DURE: 9 LBS PER 94 LB SACK OF CEMENT) FOR PARKING LANE 6" THICK 4,000 PSI REINFORCED HEAVY-DUTY CONCRETE OVER 6" MINIMUM THICK 95% COMPACTED CLASS 2 AGGREGATE BASE OVER 12" MINIMUM THICK SUBGRADE SOIL MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE CONTENT TO CONSIST OF NO. 3 FIBER AT 1" C/S, EACH WAY AT MID-HEIGHT OF SLAB (REF GEOLOGICAL REPORT FOR SPECIFICATIONS) (REF DET 22, SHIT C1.4)
- 40 PROPOSED ASPHALT PAVEMENT - 4.5" THICK OVER 6" MINIMUM THICK 95% COMPACTED CLASS 2 AGGREGATE BASE OVER 12" MINIMUM THICK SUBGRADE SOIL MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE CONTENT COMPARED TO AT LEAST 95% OF ITS MAXIMUM DENSITY (REF GEOLOGICAL REPORT FOR SPECIFICATIONS) (REF DET 22, SHIT C1.4)
- 41 INSTALL 3" WIDE ADA ACCESSIBLE TRUNCATED DOMES DETECTABLE WARNING STRIP, CONTRACTOR TO PROVIDE SAMPLE TO BUILDING INSPECTOR FOR APPROVAL. STOP AT INSTALLATION (REF DET 15, SHIT C1.4)
- 42 PROPOSED CONCRETE BLOCK TRASH ENCLOSURE, ROOF COVERED TRASH, RECYCLE, BURN TRASH CONTAINER AND STORAGE CONTAINER ENCLOSURE, NOT SUBJECT TO STORM WATER RUNOFF, PER SETS SHOWN ON ARCHITECTURAL BUILDING PLANS.
- 43 PROPOSED 12" R/W OF 13' LONG CONCRETE TRENCH DRAIN AT THE SPECIFIED ELEVATIONS SHOWN ON SHIT C2.1, INSTALL TRAFFIC RATE GRADE SLOPED TO PROTECT AGAINST FLOW PER PLUMBING PLANS. TRENCH DRAIN NOT SUBJECT TO STORM WATER RUN-OFF.
- 44 PROPOSED IN-N-OUT DRIVE THRU SIGNAGE

- 45) PROPOSED FIRE LANE SIGN (REF DET 7, SHT C1.3)
- 46) PROPOSED VEHICLE DETECTOR LOOP. INSTALL (2) LOOPS, 12" FROM FACE OF CURB: FIRST LOOP TO BE 2' BELOW TOP OF PAVEMENT, SECOND LOOP TO BE 2' FROM THE FIRST. NO REBAR WITHIN 12" OF LOOPS
- 47) PROPOSED SEAT WALL (REF DET 12, SHT C1.3)
- 48) PROPOSED "THANK YOU" SIGN
- 49) PROPOSED SAWCUT EXISTING ASPHALT PAVEMENT
- 50) PROPOSED 6" CONCRETE CROSSPAK (REF DET 17, SHT C1.4)
- 51) PROPOSED "PEDESTRIAN CROSSING" SIGN
- 52) PROPOSED PRIVATE 6" CURB W/ 18" GUTTER (REF DET 20, SHT C1.4)
- 53) PROPOSED FIRE DEPARTMENT CONNECTION
- 54) PROPOSED SEATING (REF LANDSCAPE ARCHITECTURAL PLANS)
- 55) PROPOSED COVERED SEATING TABLE (REF ARCHITECTURAL PLANS)
- 56) PROPOSED HEAVY-DUTY CONCRETE PAD COLORED AT BLACK PER DAVIS COLORS #660 (LOAD-DOSE RATES: 9 LBS PER 84 LB SACK OF CEMENT) IN FRONT OF TRASH ENCLOSURE. 12" THICK, 12" REINFORCED HEAVY-DUTY CONCRETE OVER 4" MINIMUM THICK REB COMPACTED CLASS 2 AGGREGATE BASE OVER 12" MINIMUM THICK SUBGRADE SOIL MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE. CONCRETE COMPACTED TO AT LEAST 95% OF ITS MAXIMUM DENSITY. REINFORCEMENT TO CONSIST OF NO. 3 REBAR AT 18" O.C. EACH WAY AT MID-HEIGHT OF SLAB (PER GEOTECH RECOMMENDATIONS, REF GEOTECHNICAL REPORT FOR FURTHER PAVEMENT SPECIFICATIONS)
- 57) PROPOSED CONCRETE PAD WITH UMBRELLA
- 58) PROPOSED ASSOCIATE WALKWAY (REF DET 14, SHT C1.3)
- 59) PROPOSED FIRE HYDRANT

- (60) PROPOSED SANITARY MANHOLE
- (61) PROPOSED 1"5" IRRIGATION TAP & METER
- (62) PROPOSED 9'X18" ADA PARKING SLAT AND PAINTED ACCESS AISLE WITH 4" SOLID BLUE STRIPING 2' O.C. @ 45° ANGLE (REF DET 6, SHT C1.3 AND DET 26, SHT C1.4)
- (63) PROPOSED ELECTRIC TRANSFORMER ON FIBERGLASS VAULT
- (64) PROPOSED RETAINING WALL
- (65) PROPOSED SEATING TABLE WITH UMBRELLA
- (66) PROPOSED HANDRAILS
- (67) PROPOSED PUBLIC ART AREA. ART PIECE BASE SHALL NOT BE CONSTRUCTED UNTIL THE FINAL BASE DIMENSIONS, COLOR, REINFORCEMENT, AND EXPOSURE HEIGHT HAVE BEEN COORDINATED AND VERIFIED WITH THE ART PROVIDER, IN-N-OUT, AND TOWN OF PALMER.
- (68) PROPOSED CUSCINET CABINET. CONTRACTOR SHALL VERIFY 3" MINIMUM CLEARANCE FROM FULLY OPEN CABINET DOOR TO BACK OF CURB.
- (69) PROPOSED 2' x 4' ASSOCIATE CONCRETE PAD
- (70) EXISTING STORM DRAIN INLET TO REMAIN
- (71) PROPOSED CROSSWALK STRIPING



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IN-N-OUT BURGER  
CONSTRUCTION DOCUMENTS  
PARKER & PINE FILING NO. 1, LOT 1

PARKER, CO 80134

| # | Date       | Issue / Description | Init. |
|---|------------|---------------------|-------|
|   | 12/21/2022 | 1ST CD SUBMITTAL    | PJD   |
|   | 03/17/2023 | 2ND CD SUBMITTAL    | PJD   |
|   | 04/26/2023 | 3RD CD SUBMITTAL    | PJD   |
|   | 06/16/2023 | 4TH CD SUBMITTAL    | PJD   |
|   | 08/02/2023 | 5TH CD SUBMITTAL    | PJD   |

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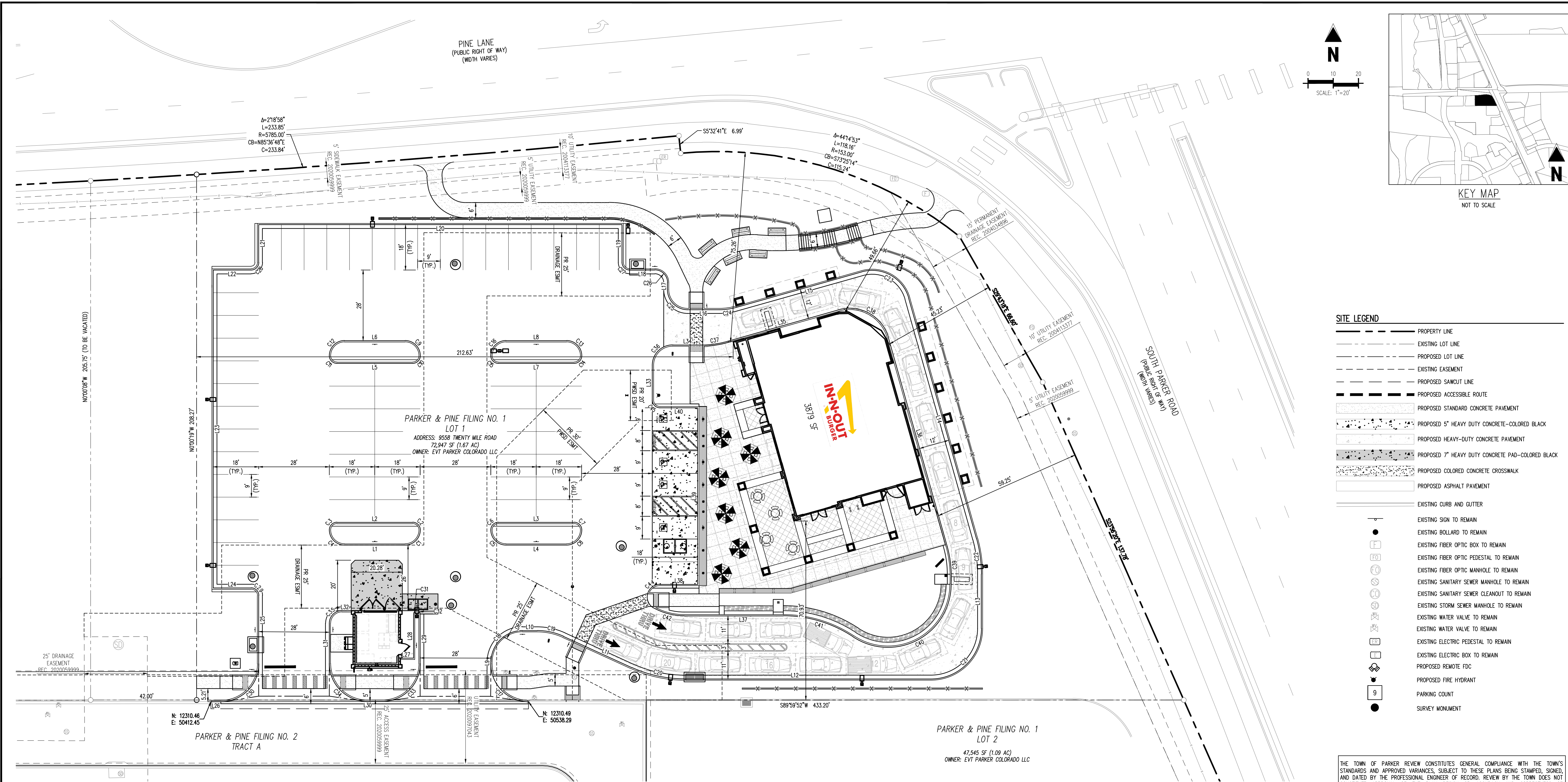
## SITE PLAN

# C1.0

Sheet 3 of 33



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#### SITE LEGEND

- PROPERTY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT
- PROPOSED SAWCUT LINE
- PROPOSED ACCESSIBLE ROUTE
- PROPOSED STANDARD CONCRETE PAVEMENT
- PROPOSED 5" HEAVY DUTY CONCRETE-COLORED BLACK
- PROPOSED HEAVY-DUTY CONCRETE PAVEMENT
- PROPOSED 7" HEAVY DUTY CONCRETE PAD-COLORED BLACK
- PROPOSED COLORED CONCRETE CROSSWALK
- PROPOSED ASPHALT PAVEMENT
- EXISTING CURB AND GUTTER
- EXISTING SIGN TO REMAIN
- EXISTING BOLLARD TO REMAIN
- EXISTING FIBER OPTIC BOX TO REMAIN
- EXISTING FIBER OPTIC PEDESTAL TO REMAIN
- EXISTING FIBER OPTIC MANHOLE TO REMAIN
- EXISTING SANITARY SEWER CLEANOUT TO REMAIN
- EXISTING STORM SEWER MANHOLE TO REMAIN
- EXISTING WATER VALVE TO REMAIN
- EXISTING WATER VALVE TO REMAIN
- EXISTING ELECTRIC PEDESTAL TO REMAIN
- EXISTING ELECTRIC BOX TO REMAIN
- PROPOSED REMOTE FDC
- PROPOSED FIRE HYDRANT
- PARKING COUNT
- SURVEY MONUMENT

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 OR CORRECTNESS OF ENGINEERING CALCULATIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE 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

#### LEGAL DESCRIPTION

LOT 1, PARKER & PINE FILING NO. 1, COUNTY OF DOUGLAS, STATE OF COLORADO

#### BENCHMARK

PUBLISHED BENCHMARK: ELEVATIONS ARE BASED ON A DOUGLAS COUNTY CONTROL MONUMENT, STATION NAME: CRAN, BEING A BRASS DISK LOCATED AT 125 FEET NORTH OF THE CENTERLINE OF A DRIVEWAY, 84 FEET SOUTH OF A DOUBLE 36 IN CULVERT, 25 FEET WEST OF THE EDGE OF PARKER ROAD, AND 25 FEET EAST OF THE WEST RIGHT OF WAY FENCE.

ELEVATION = 5734.25 FEET (NAVD 88) PUBLISHED BY DOUGLAS COUNTY

#### BASIS OF BEARING

BASES OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST BEARS N001°75'1"E, MONUMENTED BY THE SOUTHWEST CORNER OF SAID SECTION 10, BEING A 3-1/4 INCH ALUMINUM CAP STAMPED "LS 19003", AND MONUMENTED BY THE WEST QUARTER CORNER OF SAID SECTION 10, BEING A 3-1/4 INCH ALUMINUM CAP STAMPED "PLS 22561", AS SHOWN HEREON.

#### CAUTION - NOTICE TO CONTRACTOR

- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



# Galloway

5500 Greenwood Plaza Blvd., Suite 200  
Greenwood Village, CO 80111  
303.770.8884  
GallowayUS.com

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**IN-N-OUT BURGER**  
CONSTRUCTION DOCUMENTS  
PARKER & PINE FILING NO. 1, LOT 1

PARKER, CO 80134

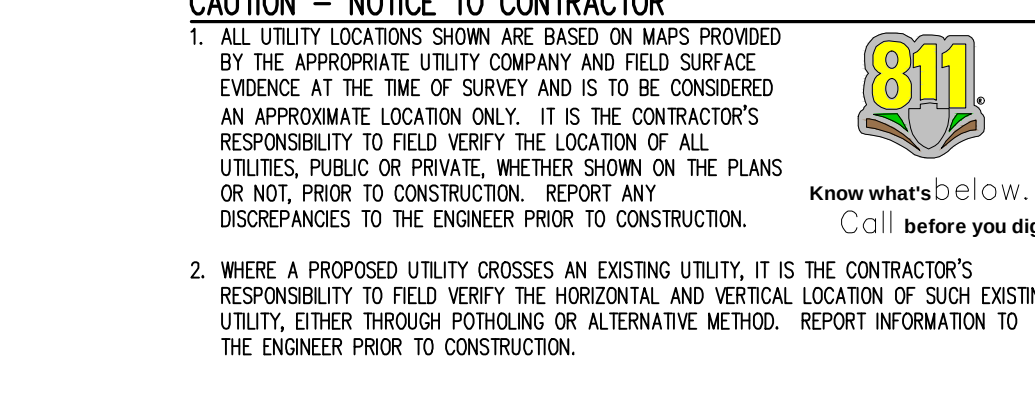
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|   | 08/02/2023 | 5TH CD SUBMITTAL    | PJD   |

Project No: INV000014-20  
Drawn By: JNE  
Checked By: PJD  
Date: 08/02/2023

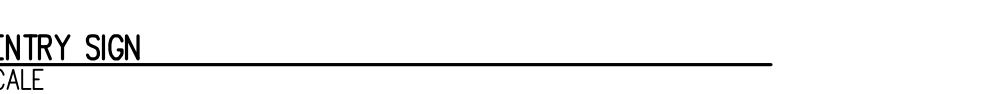
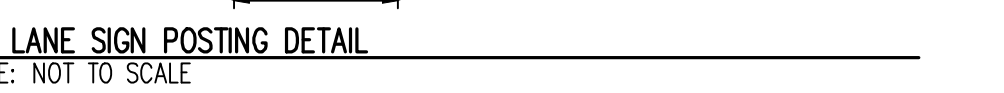
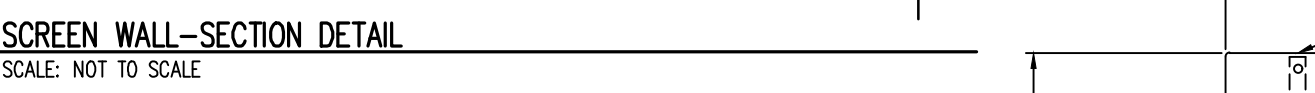
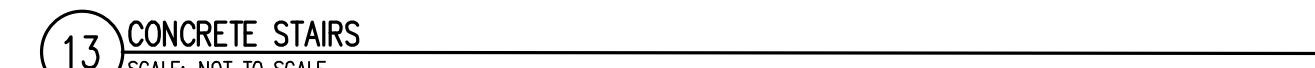
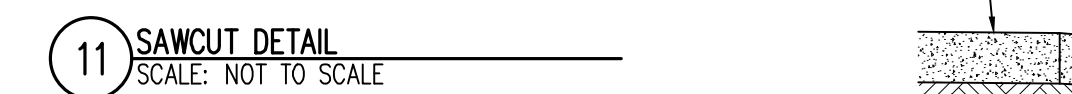
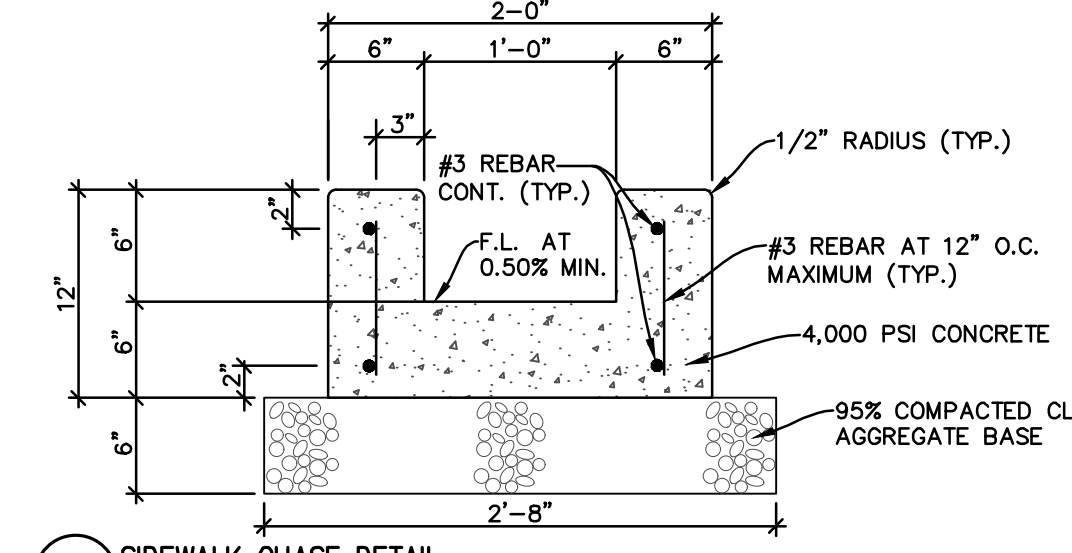
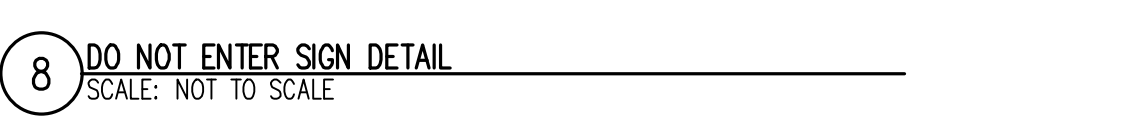
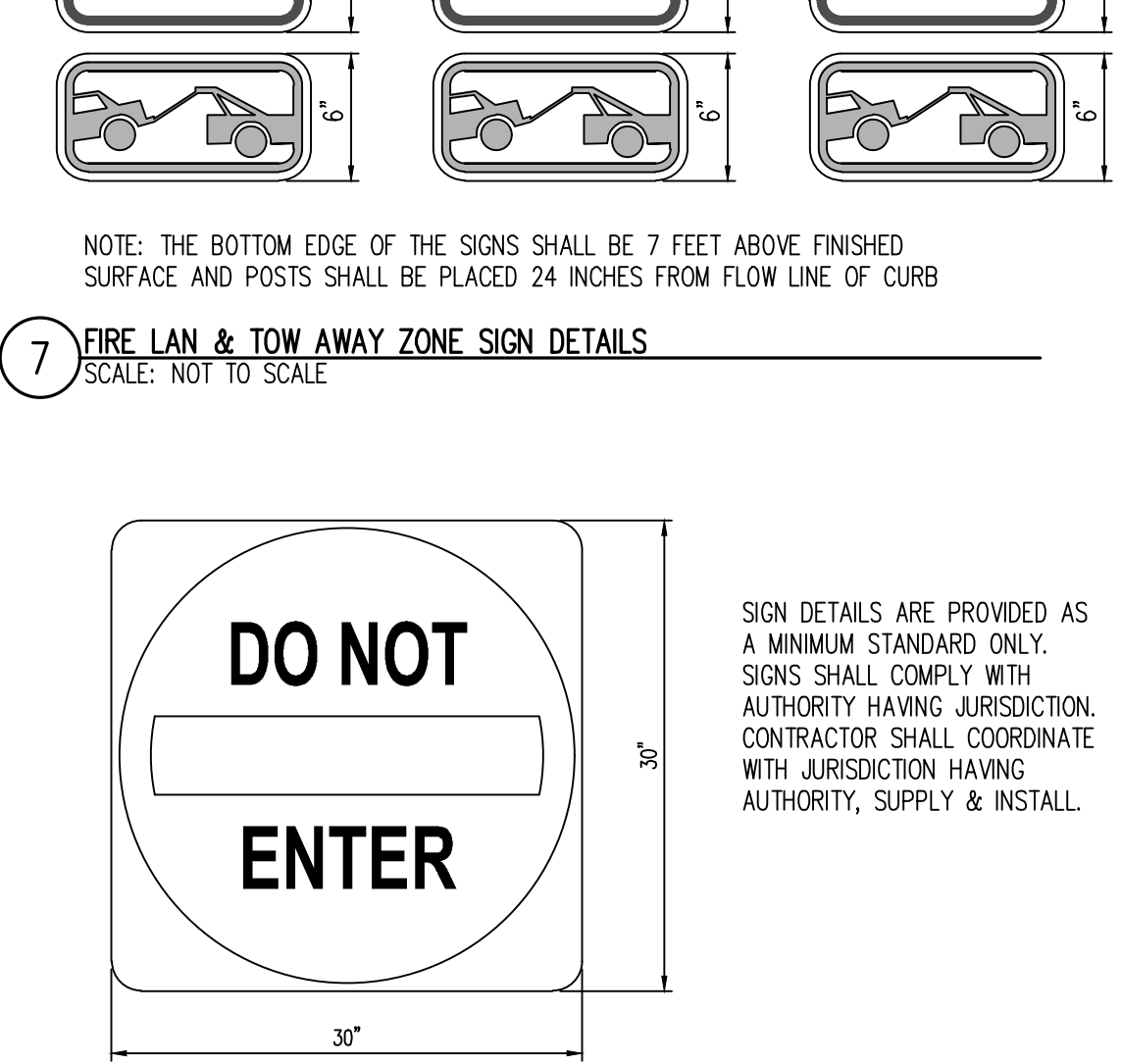
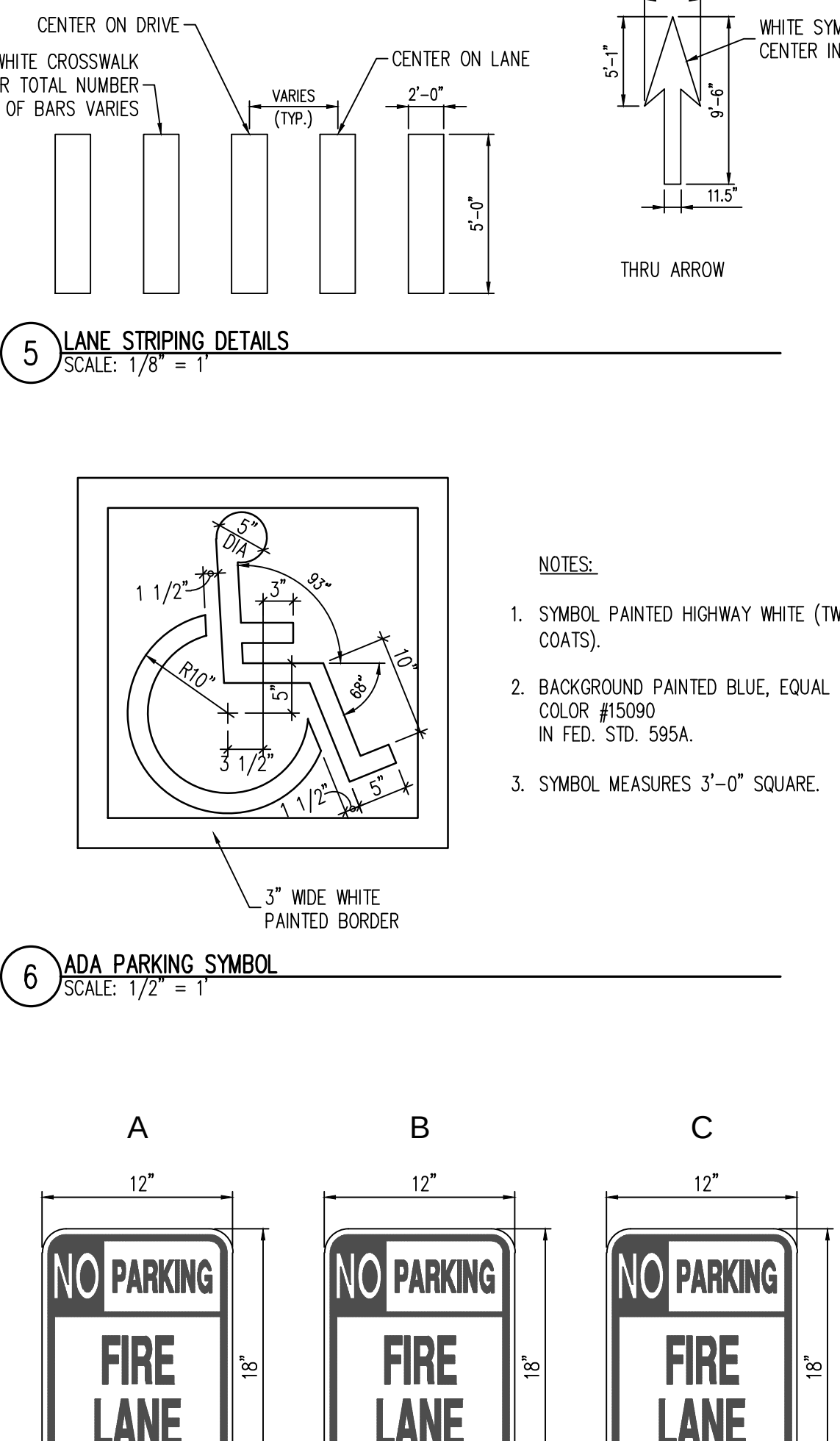
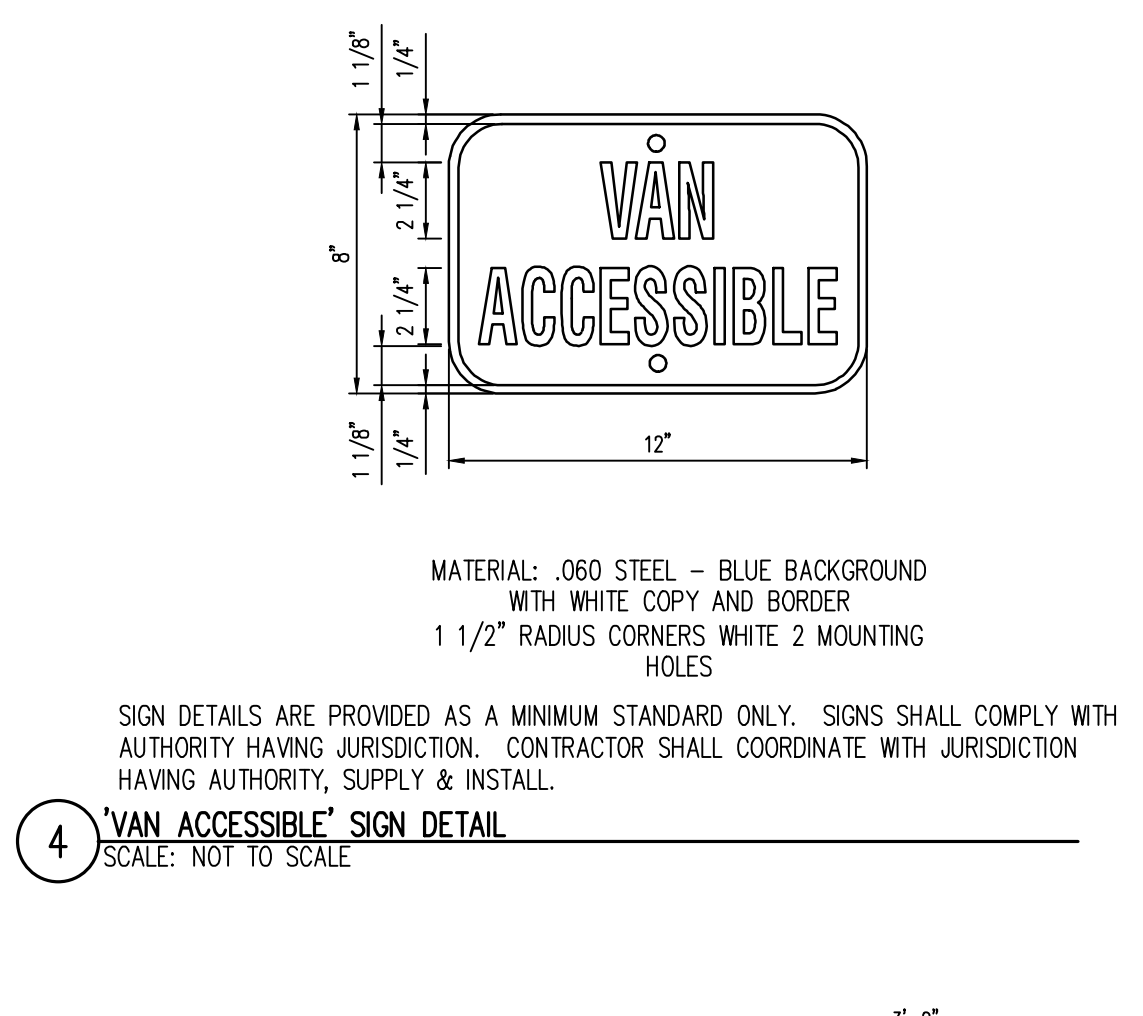
#### HORIZONTAL CONTROL PLAN

C1.1  
Sheet 4 of 33





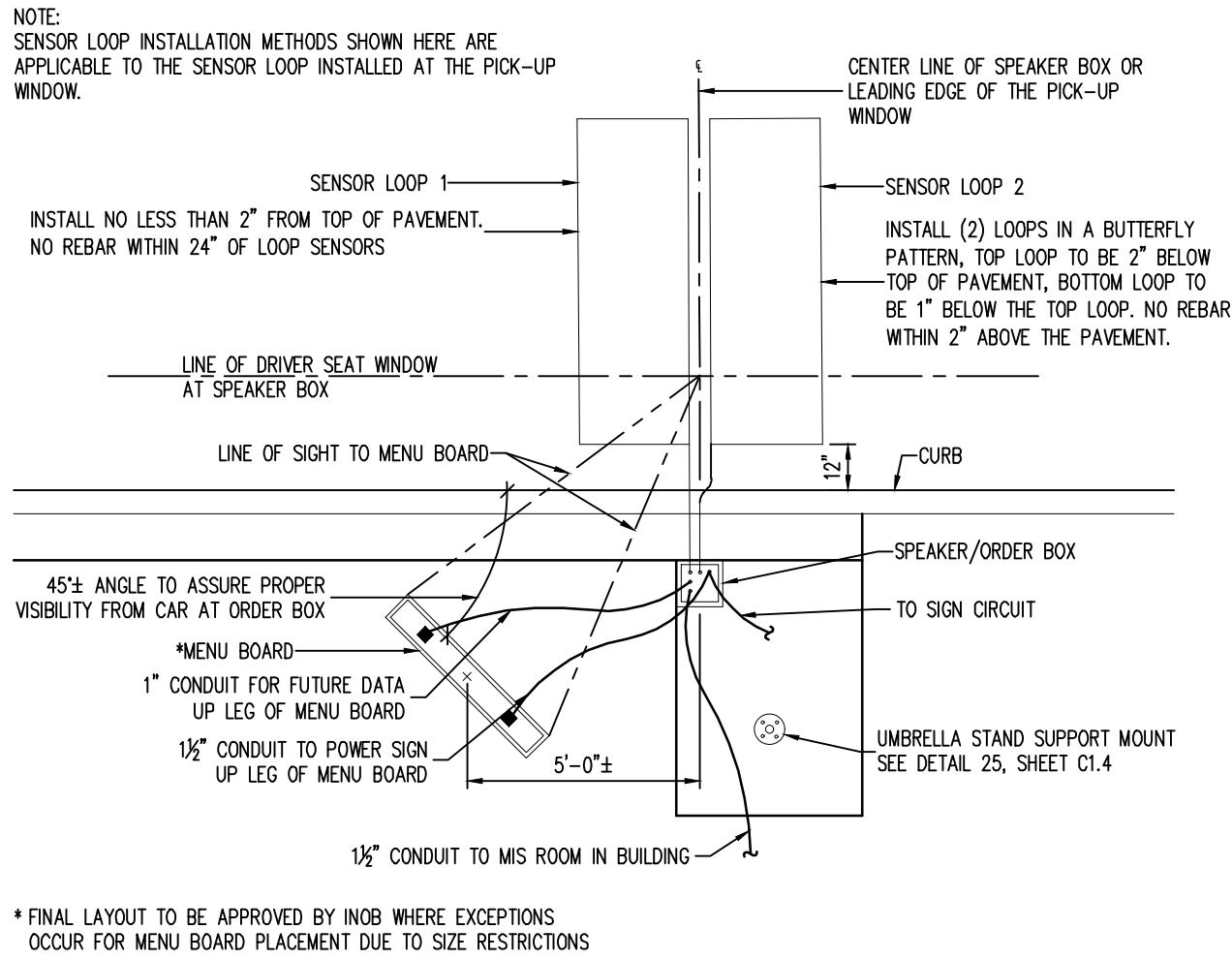




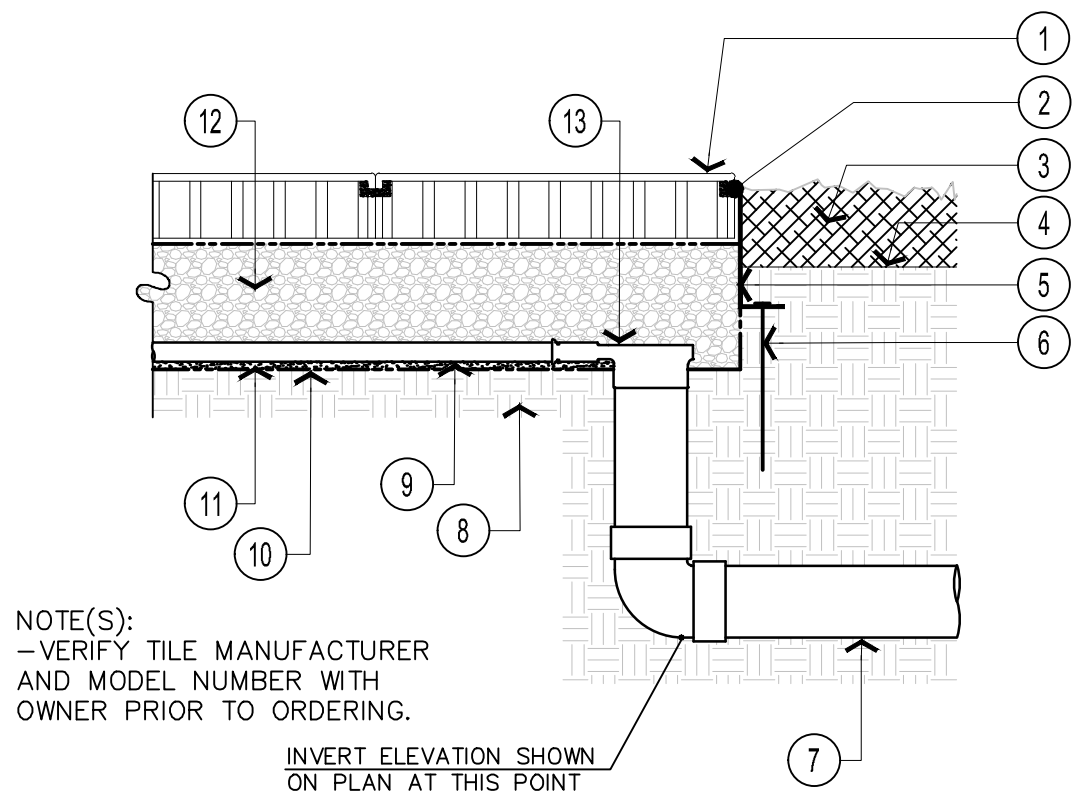






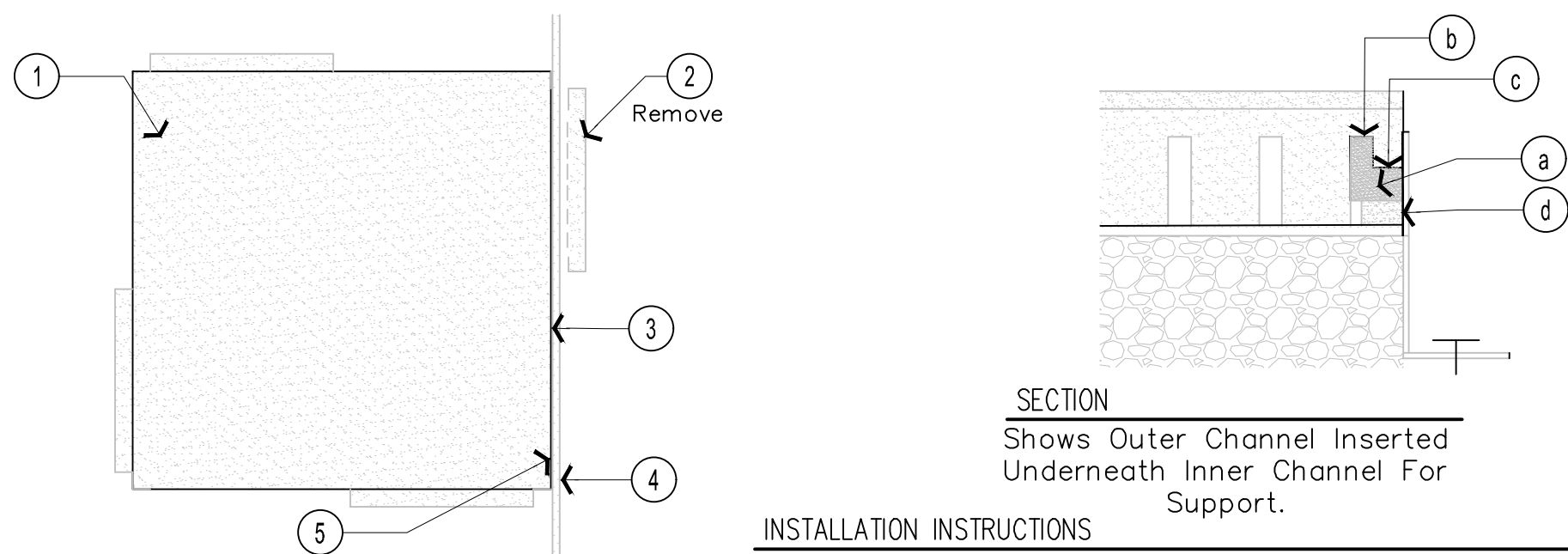


29 MENU BOARD, SPEAKER AND WHEEL DETECTOR LOOP PLACEMENT  
SCALE: NOT TO SCALE



- LEGEND
- 1 RUBBER SAFETY SURFACING TILES (SEE SECTION).
  - 2 1/2" DIAMETER CONTINUOUS ADHESIVE BEAD ALONG LENGTH OF OUTSIDE FACE (FULL CONTACT).
  - 3 ADJACENT LANDSCAPE AREA/ 2.5" MULCH OR OTHER SOIL COVERING. REFER TO PLANS.
  - 4 FINISH GRADE PER CIVIL PLANS.
  - 5 PERMALOC ASPHALT EDGE ALUMINUM RESTRAINT 4"x3" (COLOR: BLACK DURAFLEX) SET @ OR 1/2" MAX BELOW TOP OF PAVER.
  - 6 3/8" X 10" SPIRAL STEEL SPIKE @ 12" O.C. MIN. ADD EXTRA STAKES IN BETWEEN AS NEEDED FOR EXTRA STABILITY.
  - 7 4" SDR 35 PVC DRAINAGE PIPE, CONNECTED TO UNDERGROUND STORM DRAIN. INSTALL AT LOCATIONS PER PLAN AND AT LOW POINTS IF DIFFERENT.
  - 8 IN SOIL CONDITIONS THAT PREVENT A TIGHT SPIKE HOLD, REMOVE 12" OF SOIL AND REPLACE WITH CLAY LOAM COMPACTED TO 90% RELATIVE COMPACTION MINIMUM.
  - 9 MULTI-FLOW FLAT PANEL DRAIN BY VERICORE 6" MODEL, RUN LONGITUDINALLY ALONG ENTIRE WALK AND CONNECT TO ALL UNDERGROUND STORM DRAIN OUTLETS.
  - 10 SOIL SEPARATION FABRIC; ENCASE DRAINAGE AGGREGATE ON ALL SIDES. MIRAFI N OR EQUAL.
  - 11 1/2" SAND BEDDING(COURSE ANGULAR WASHED), COMPACT TO 90% RELATIVE COMPACTION MIN.
  - 12 4" MINIMUM 95% COMPACTED GRANULAR A (TYPE I, DRAINAGE AGGREGATE (3/4" MINUS) COMPACTION SHALL BE ACHIEVED WITH A VIBRATORY PLATE OR EQUAL MECHANICAL MEANS.
  - 13 MULTI-FLOW 6" SIDE OUTLET TO 3" SOLID PRODUCT #06043 OR #06053. INSTALL AT LOCATIONS PER PLAN AND AT LOW POINTS IF DIFFERENT.

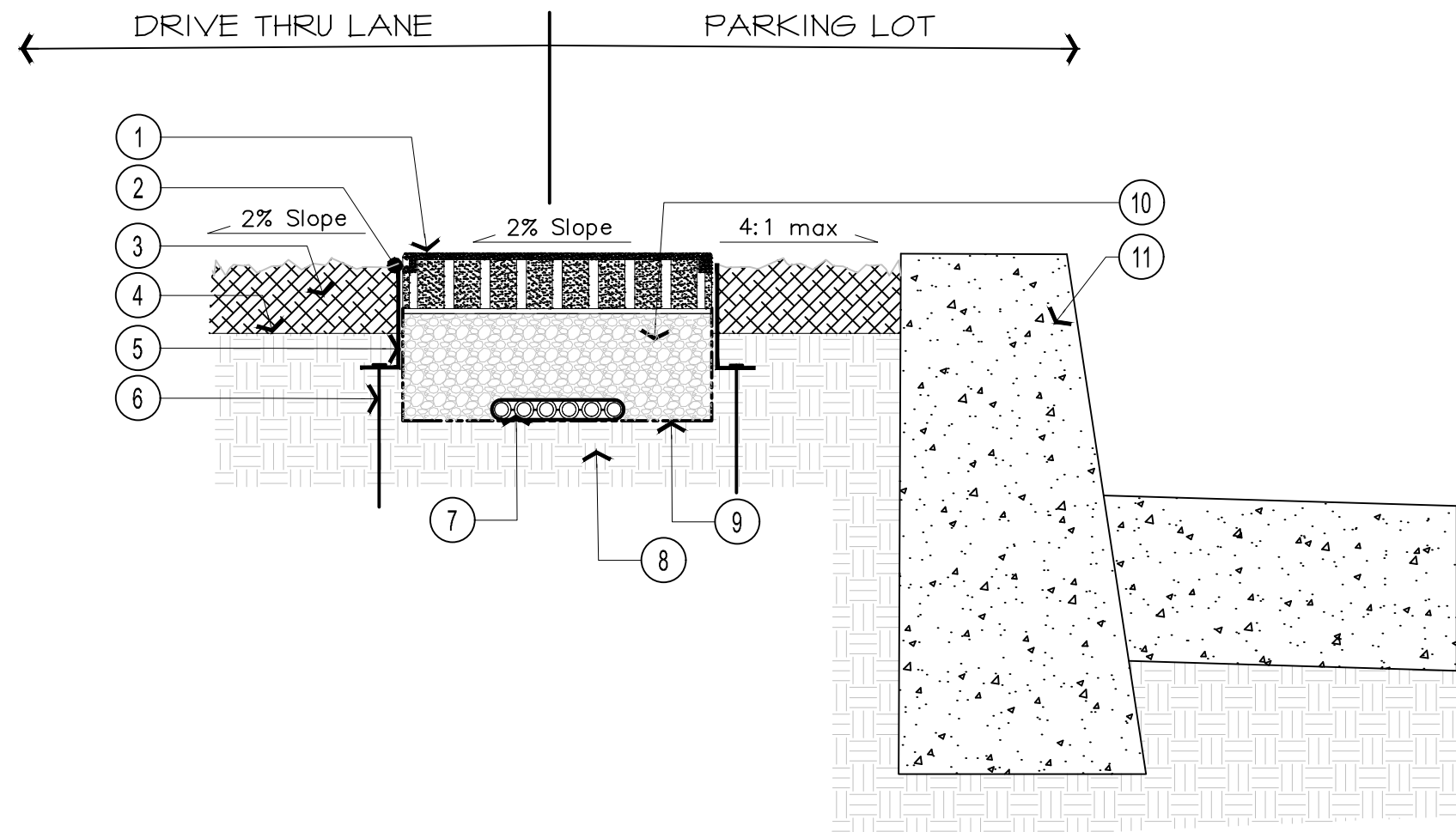
A MULTI-FLOW DRAIN OUTLET TO UNDERGROUND STORM DRAIN NOT TO SCALE



- LEGEND
- 1 SAFETY SURFACING TILES (SEE SECTION)
  - 2 OUTER CHANNEL.
  - 3 INNER CHANNEL.
  - 4 VERTICAL SURFACE (ALUMINUM EDGING)
  - 5 APPLY ADHESIVE AGAINST TILE EDGE AND TO ALUMINUM EDGING/ CURB HARDSCAPE FACE (SEE SECTION FOR INSTALLATION INSTRUCTIONS).
- INSTALLATION INSTRUCTIONS
1. CUT OUTER CHANNEL (a) FLUSH WITH EDGE OF TILE TO ALLOW INSTALLATION AGAINST VERTICAL SURFACE.
  2. ROTATE AND INSERT OUTER CHANNEL (a) UNDERNEATH ADJACENT INNER CHANNEL (b).
  3. APPLY 1/2" DIAMETER CONTINUOUS BEAD OF SOFTILE ADHESIVE AT EACH CONNECTION JOINT (c) AND TO ALUMINUM EDGING/ CURB HARDSCAPE FACE TO HOLD OUTER CHANNEL IN PLACE (d).

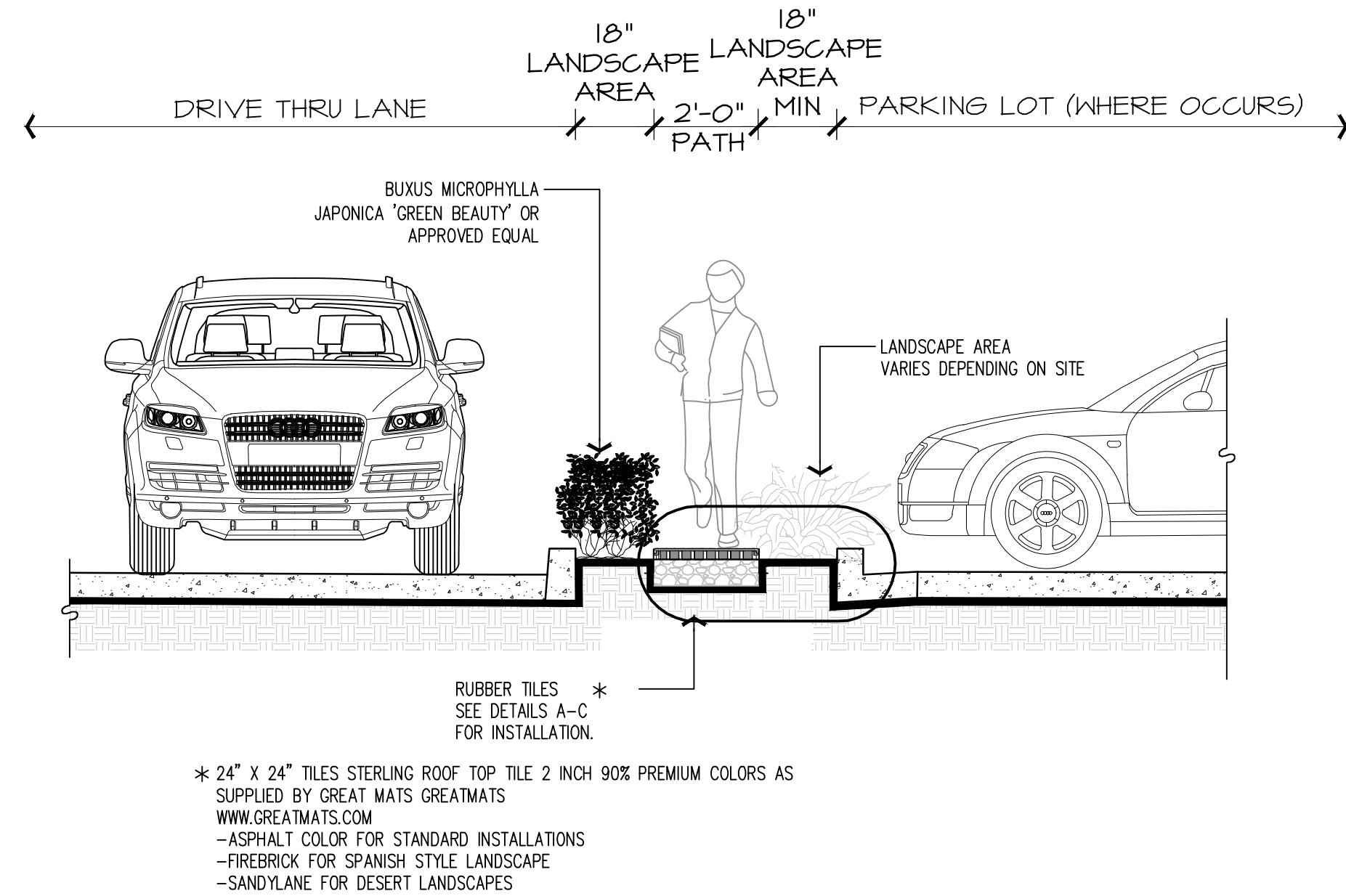
C TILE AGAINST EDGE-- INSTALLATION DETAIL NOT TO SCALE

30 ASSOCIATE PATH DETAIL  
SCALE: NOT TO SCALE



- LEGEND
- 1 RUBBER SAFETY SURFACING TILES (SEE SECTION).
  - 2 1/2" DIAMETER CONTINUOUS ADHESIVE BEAD ALONG LENGTH OF OUTSIDE FACE (FULL CONTACT).
  - 3 ADJACENT LANDSCAPE AREA/ 2.5" MULCH OR OTHER SOIL COVERING. REFER TO PLANS.
  - 4 FINISH GRADE PER CIVIL PLANS.
  - 5 PERMALOC ASPHALT EDGE ALUMINUM RESTRAINT 4"x3" (COLOR: BLACK DURAFLEX) SET @ OR 1/2" MAX BELOW TOP OF PAVER.
  - 6 3/8" X 10" SPIRAL STEEL SPIKE @ 12" O.C. MIN. ADD EXTRA STAKES IN BETWEEN AS NEEDED FOR EXTRA STABILITY.
  - 7 MULTI-FLOW FLAT PANEL DRAIN BY VERICORE 6" MODEL, RUN LONGITUDINALLY ALONG ENTIRE WALK. STOP @ ALL DRAIN DAYLIGHT COLLECTION AREAS. DRAIN SOCK SHALL OVER HANG OPENINGS TO PREVENT DEBRIS FROM ENTERING ENDS.
  - 8 IN SOIL CONDITIONS THAT PREVENT A TIGHT SPIKE HOLD, REMOVE 12" OF SOIL AND REPLACE WITH CLAY LOAM COMPACTED TO 90% RELATIVE COMPACTION MINIMUM.
  - 9 SOIL SEPARATION FABRIC; ENCASE DRAINAGE AGGREGATE ON ALL SIDES. MIRAFI N OR EQUAL.
  - 10 4" MINIMUM 95% COMPACTED GRANULAR A (TYPE I, DRAINAGE AGGREGATE (3/4" MINUS) COMPACTION SHALL BE ACHIEVED WITH A VIBRATORY PLATE OR EQUAL MECHANICAL MEANS.
  - 11 ELEVATED CURB AS NEEDED TO ACCOMMODATE 4:1 MAX CROSS SLOPE OF PLANTER, REFER TO CIVIL PLANS.

B SECTION AT SLOPE CONDITIONS NOT TO SCALE



SECTION SCALE: 3/8"=1'-0"



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IN-N-OUT BURGER  
CONSTRUCTION DOCUMENTS  
PARKER & PINE FILING NO. 1, LOT 1

PARKER, CO 80134

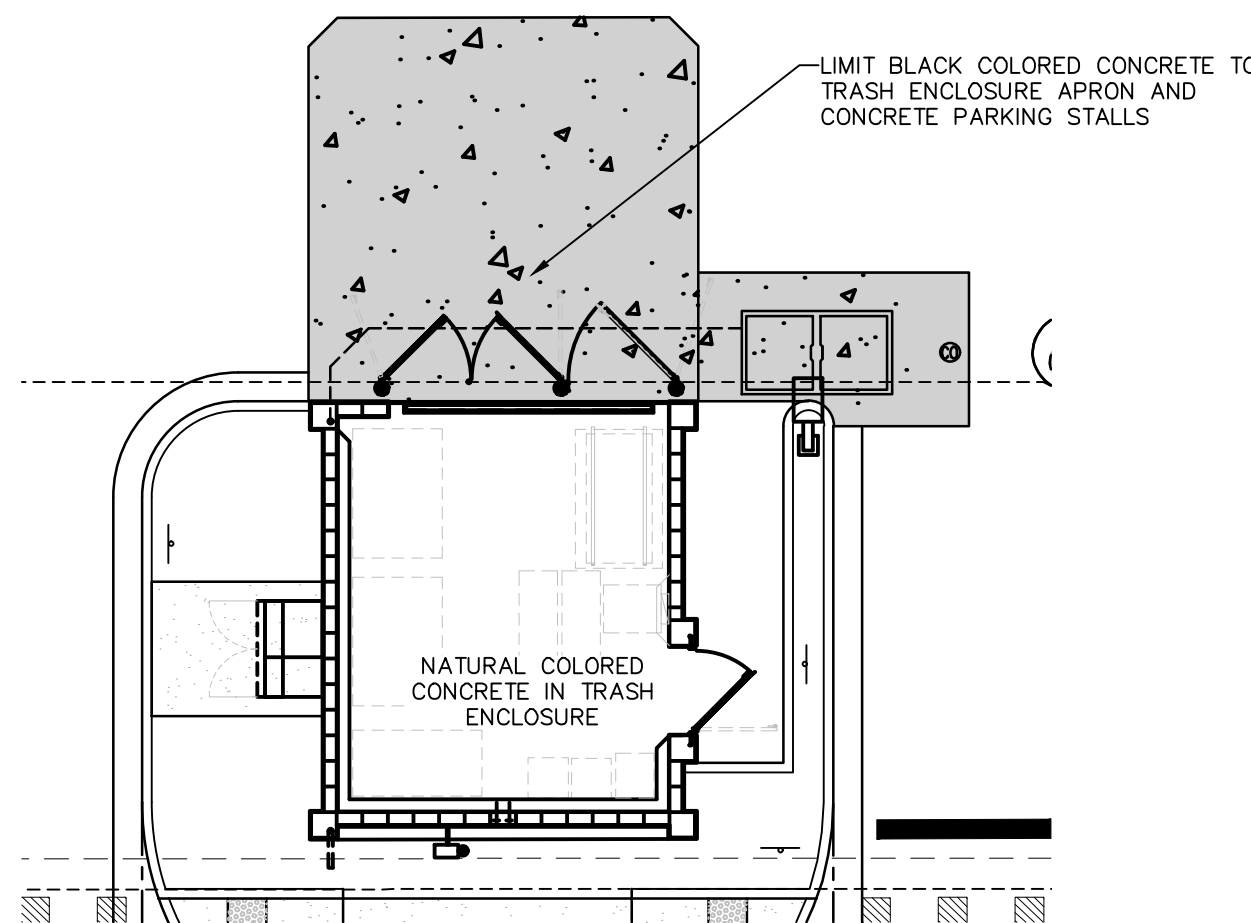
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| 1  | 12/21/2022 | 1ST CD SUBMITTAL    | PJD   |
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| 6  |            |                     |       |
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| Project No: | INO000014.20 |
| Drawn By:   | JNE          |
| Checked By: | PJD          |
| Date:       | 08/02/2023   |

SITE DETAILS



© 2023 N-Orco. Partner (SAC) Partur & Pinell (CV3-CD) NO14 CD C1.2 Site Details dwg - 8/13/2023



3. PRIOR TO PLACEMENT OF STEEL REINFORCEMENT, ANY ADDITIONAL MATERIALS ADDED FOR FINE GRADING MUST BE PLACED WITH THE PROPER MOISTURE CONTENT AND ROLLED/COMPACTED TO BE THE SATISFACTION OF THE TESTING LAB.
2. CONCRETE MIX AGGREGATE TO BE 1"x#4 TO MEET ASTM C-33 SIZE #57 SPECIFICATION.
3. CONCRETE IS TO BE BOOM PUMPED WHEN POSSIBLE, OR PUMPED USING A 3" LINE TRAILER PUMP.
4. REDWOOD IS NOT ALLOWED IN THE CONCRETE. 3/8" FIBER BOARD/FELT WITH A ZIP STRIP CAP SHALL BE USED AT ALL EXPANSION JOINTS. (THIS MEANS THAT THE CONCRETE MUST BE POURED IN SECTIONS BETWEEN EXPANSION JOINTS AND SET WITH FORMS, THEN THE SECTIONS BETWEEN THE POURED AREAS SHALL BE POURED (CHECKER BOARD PATTERN)).
5. AN EXPANSION JOINT WITH 3/8" JOINT FELT SHALL BE INSTALLED ABUTTING THE BUILDING AND PATIO COLUMNS. PROVIDE A 3/8" TOOLED JOINT 3/4" DEEP AT BUILDING CORNERS.
6. ALL BROOMING (LIGHT FINISH) SHALL BE CONSISTENT IN APPEARANCE. ALL EFFORTS SHOULD BE MADE TO NOT HAVE OBVIOUS START/STOP POINTS.
7. APPLY A MEDIUM BROOM FINISH TO LIGHT POLE BASES AFTER STRIPPING SONOTUBES TO BELOW PROPOSED FINISHED GRADE.
8. ALL SAW CUTS CONTRACTION/CONTROL JOINTS SHALL BE CUT WITH A SOFF CUT (EARLY ENTRY) SAW, SHALL BE 3/8" WIDE CUTS (BLADE WIDTH) x 1" DEEP, UNLESS NOTED OTHERWISE, AND THEN BEVELED WITH A 3/8" BEVELED CRACK CHASE. SEE DETAIL "19" ON SHEET C1.4.
9. AFTER CUTTING THE CONTRACTION/CONTROL JOINTS, ALL SAWDUST MUST BE SWEEP/CLEANED UP IN A TIMELY MANNER.
10. ALL HOLES FOR BOLLARDS MUST BE SONOTUBED WITH SAND BACKFILL. CONCRETE IS TO BE POURED AROUND SONOTUBES. AFTER TRUNCATED DOMES ARE IN PLACE, CORE DRILL THROUGH AT LOCATIONS OF SONOTUBES. REMOVE SAND AND PLACE BOLLARD, BACKFILL AND CONCRETE INFILL WITH A SLIGHT DOME TO IT. PROVIDE 1/2" TOOLED JOINT AROUND THE EDGE.
11. WHEN A MANHOLE OR CLEANOUT LANDS IN ASPHALT PAVING, PROVIDE A 12" WIDE COLLAR AROUND THE OUTSIDE OF THE LID FRAME.
12. TOOLING AND KEEPING THE CONCRETE EVEN WITH THE TOP OF CLEAN-OUTS, GREASE TRAP LIDS, ETC., SHALL BE PAID PARTICULAR ATTENTION. PROVIDE A 1/4" TOOLED JOINT TO THE CONCRETE AROUND LID FRAMES.
13. WHEN APPLYING CURING AND SEALING COMPOUND, IT SHALL BE CONSISTENT IN APPEARANCE. ALL EFFORTS SHOULD BE MADE TO NOT HAVE OBVIOUS START/STOP POINTS. APPLICATION IS TO BE DONE PER MANUFACTURES RECOMMENDATION WITH UNIFORM COVERAGE.
14. THE FOLLOWING JOINTS SHALL BE USED IN THE BLACK CONCRETE PARKING STALLS:
  - A. AN EXPANSION JOINT WITH 3/8" JOINT FELT SHALL BE INSTALLED AT A PARKING STALL STRIPE EVERY 27' USING A 9'-0" STANDARD STALL WIDTH AT INTERVALS NOT TO EXCEED 30' ON CENTER.
  - B. A 1/4" TO 1/2" MAXIMUM TOOLED JOINT SHALL BE INSTALLED AT EVERY PARKING STALL STRIPE NOT HAVING AN EXPANSION JOINT.
  - C. ON SECOND DAY OF CURING SAW OUT A 1/4" CONTROL JOINT AT THE CENTER OF ALL STALLS PERPENDICULAR TO THE STALLS STRIPING.
  - D. ACCESSIBLE LOADING ZONE STRIPING SHALL BE CLEAR OF ANY TOOLED OR EXPANSION JOINTS WITH THESE JOINTS BEING ON THE OUTSIDE EDGE OF THE PAINTED LINES TO ASSURE CLEARANCE.

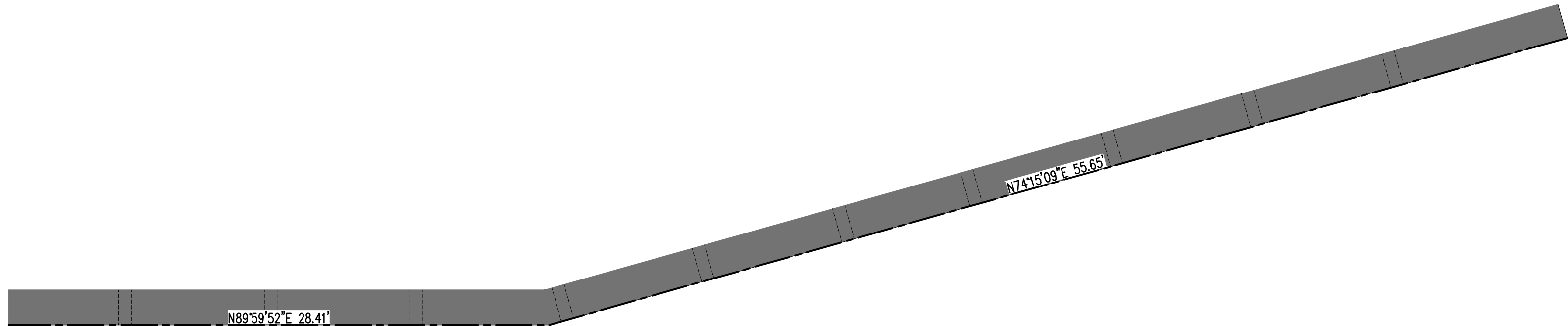
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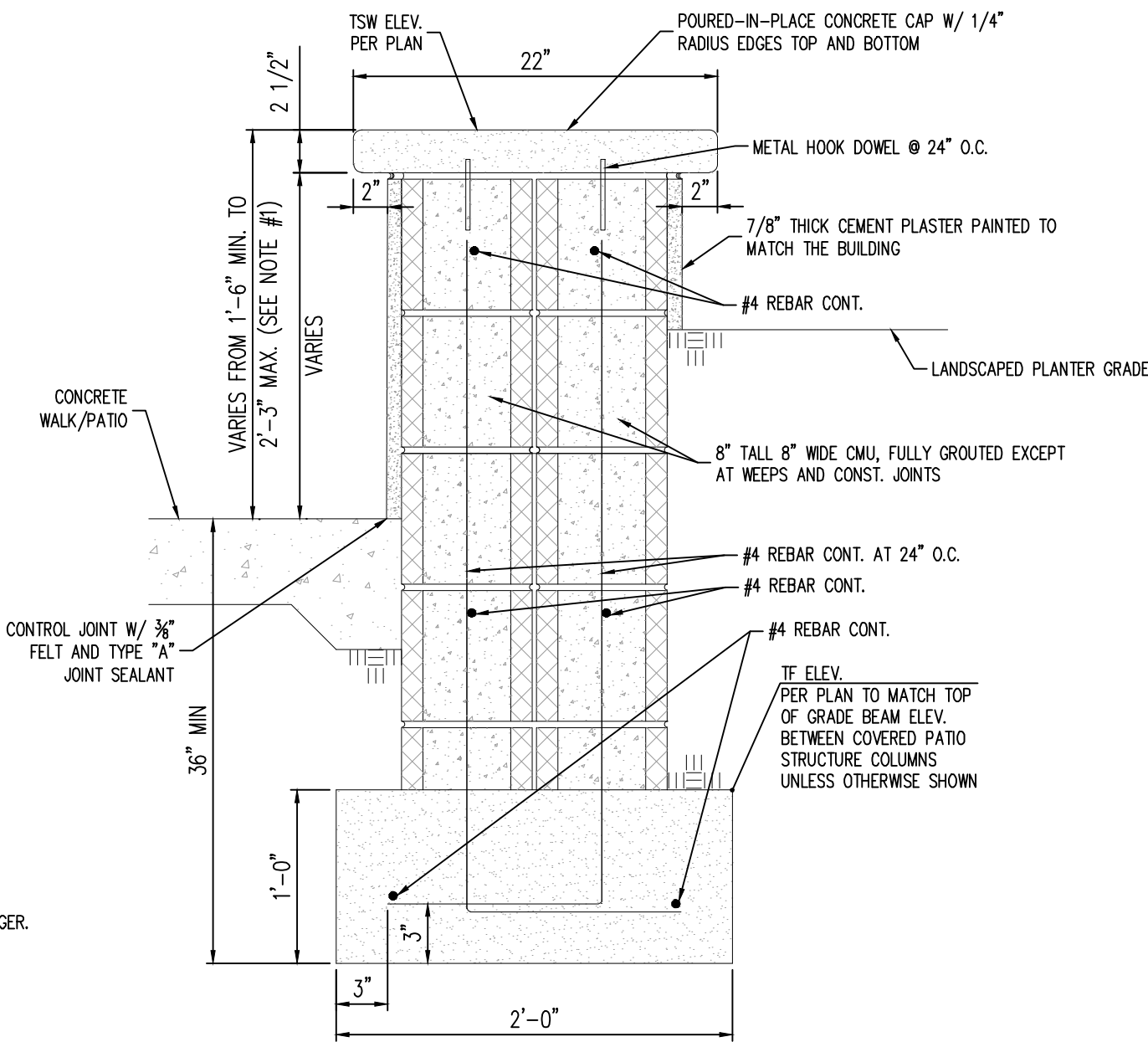
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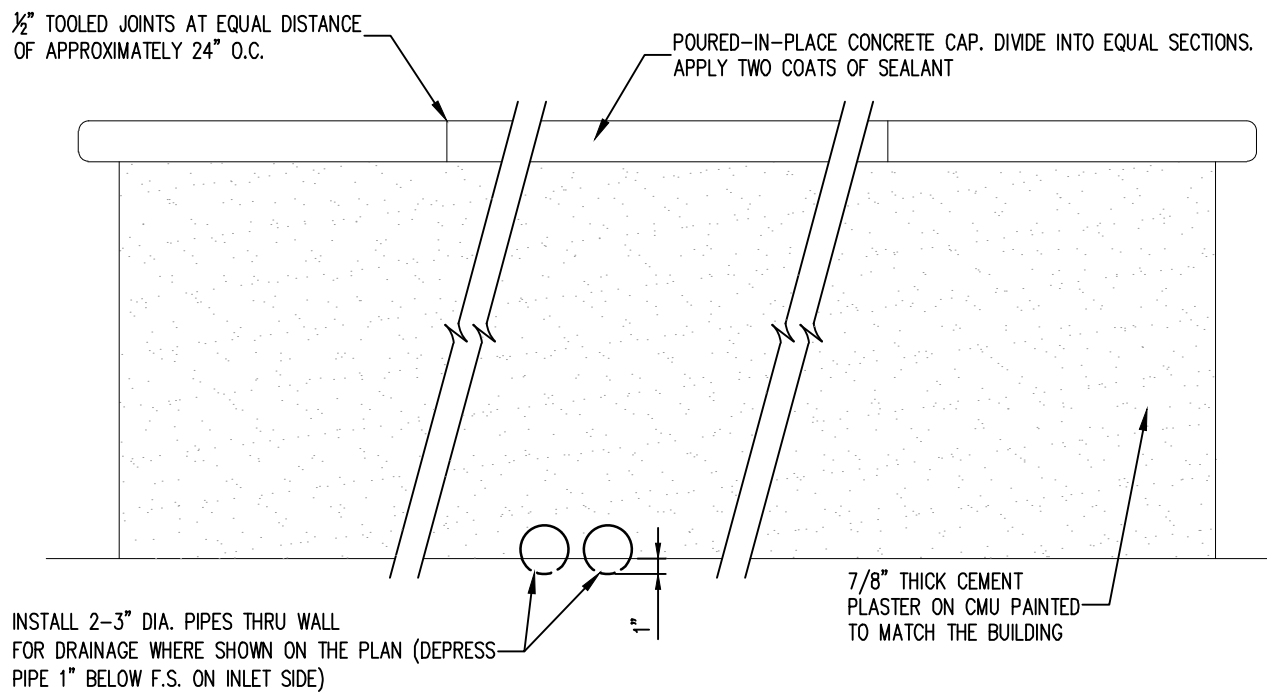




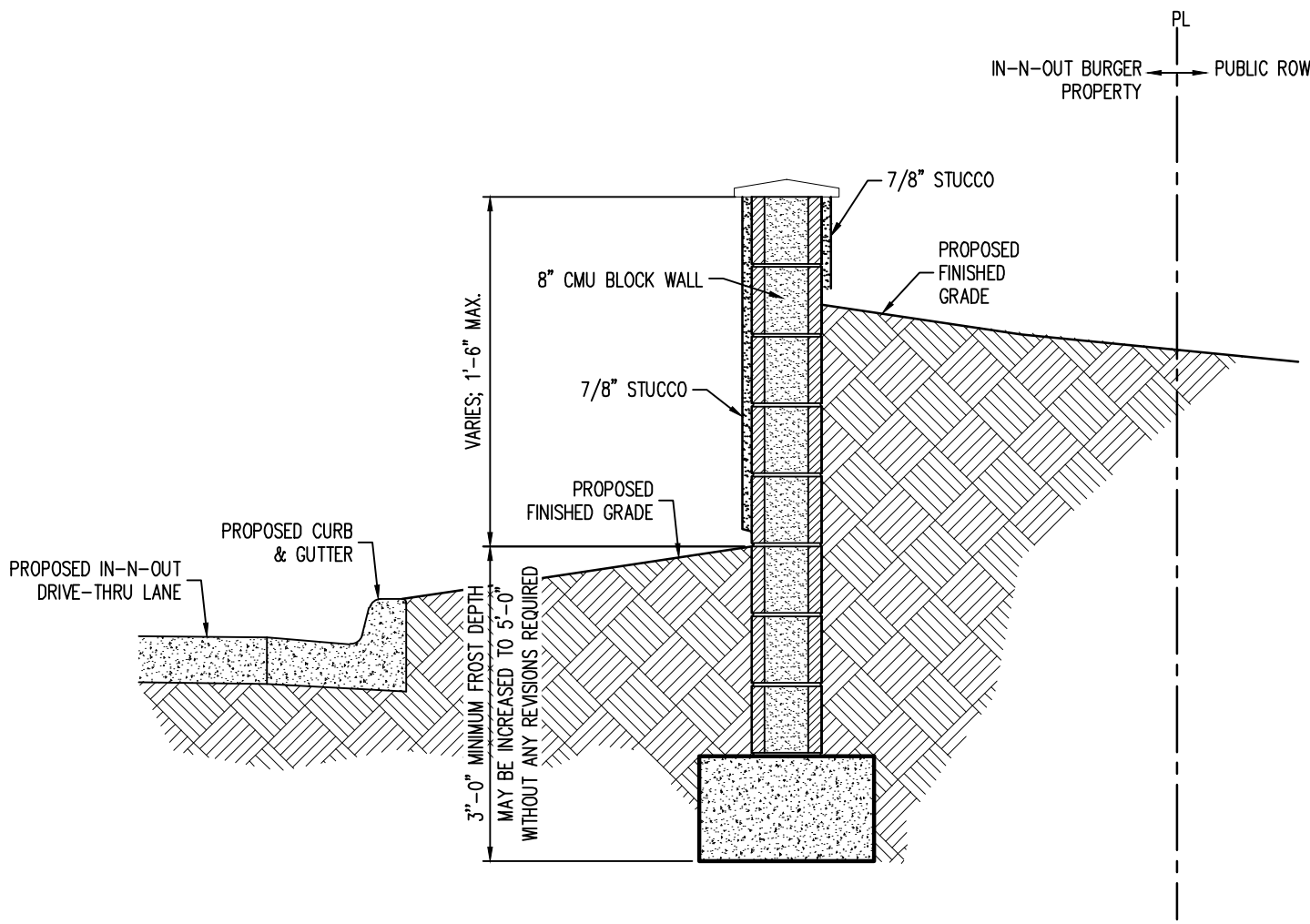
PATIO SEAT/SCREEN WALL PLAN DETAIL



PATIO SEAT/SCREEN WALL SECTION



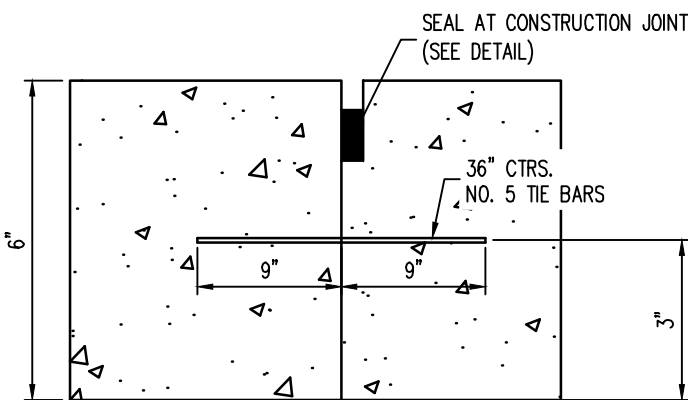
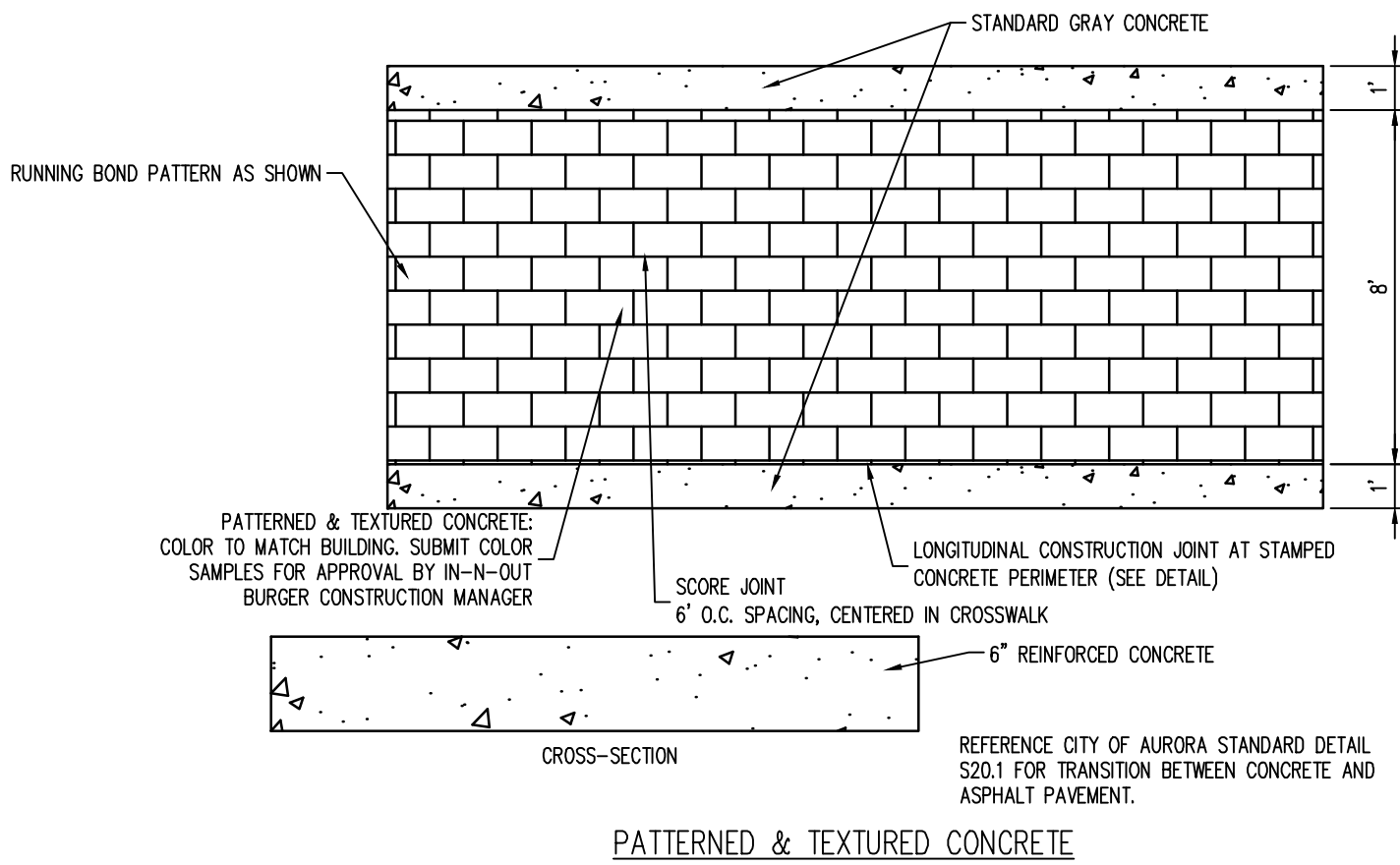
PATIO SEAT/SCREEN WALL PARTIAL ELEVATION



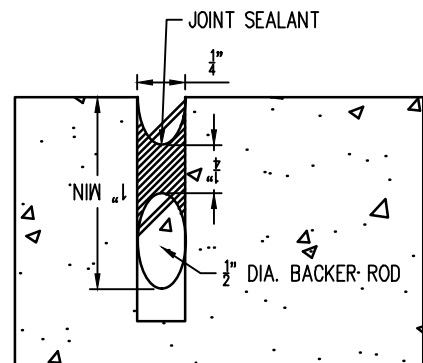
34 PROPOSED CMU WALL-SECTION CONCEPTUAL DETAIL  
SCALE: NOT TO SCALE

| RETAINING WALL: PRELIMINARY NOTES                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. GOVERNING CODE                                                                                                                                                                                                                                                                                                                                                                              | THE DESIGN AND CONSTRUCTION OF THIS PROJECT IS GOVERNED BY THE INTERNATIONAL BUILDING CODE, 2006 EDITION, HEREFTER REFERRED TO AS THE IBC, AS ADOPTED AND MODIFIED BY THE COUNTY OF DOUGLAS, UNDERSTOOD TO BE THE AUTHORITY HAVING JURISDICTION (AHL).                                                                 |
| 2. ENGINEERING RECOMMENDATIONS                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                        |
| 2.1. THE RETAINING WALL SHOWN HEREIN IS CONCEPTUAL ONLY AND HAS NOT BEEN ENGINEERED. IT IS THE OWNER'S RESPONSIBILITY TO OBTAIN AN ENGINEERED DESIGN FOR THE WALL WITH ACCOMPANYING CONSTRUCTION DOCUMENTS PREPARED BY A THIRD-PARTY ENGINEER LICENSED IN THIS STATE.                                                                                                                          |                                                                                                                                                                                                                                                                                                                        |
| 2.2. THE THIRD-PARTY ENGINEER WHO DESIGNS THE RETAINING WALL SHALL BE RESPONSIBLE FOR DETERMINING THE DESIGN CONSTRAINTS FOR THE WALL, INCLUDING BUT NOT LIMITED TO GEOTECHNICAL RECOMMENDATIONS THAT ADDRESS THE WALL, DRAINAGE AND GRADING, UTILITIES, GUARDRAILS, FENCING, STAIRWAYS, LANDSCAPING, IRRIGATION AND ALL OTHER SITE SPECIFIC ELEMENTS WHICH MAY AFFECT THE DESIGN OF THE WALL. |                                                                                                                                                                                                                                                                                                                        |
| 3. QUALITY ASSURANCE RECOMMENDATION                                                                                                                                                                                                                                                                                                                                                            | RETAINING WALL CONSTRUCTION DOCUMENTS SHOULD INCLUDE NOTES FOR SPECIAL INSPECTIONS, CONSTRUCTION OBSERVATION AND TESTING. THESE NOTES SHOULD INCLUDE A COMPREHENSIVE AND DETAILED OUTLINE OF TASKS TO BE PERFORMED BY QUALIFIED PARTIES.                                                                               |
| 4. SITE GRADING                                                                                                                                                                                                                                                                                                                                                                                | GRADING (CONTOURS AND SPOT GRADES) SHOWN HEREIN ADJACENT TO THE RETAINING WALL ARE BASED ON ASSUMED WALL GEOMETRY AND ARE PROVIDED TO ASSIST THE WALL ENGINEER IN PREPARING A FINAL ENGINEERED DESIGN FOR THE RETAINING WALL. FINAL GRADING ADJACENT TO THE WALL IS THE RESPONSIBILITY OF THE RETAINING WALL ENGINEER. |

32 SEAT WALL DETAILS  
SCALE: NOT TO SCALE



LONGITUDINAL CONSTRUCTION JOINT



SEAL AT CONSTRUCTION JOINT

33 COLORED & TEXTURED CONCRETE CROSSWALK DETAIL  
SCALE: NOT TO SCALE



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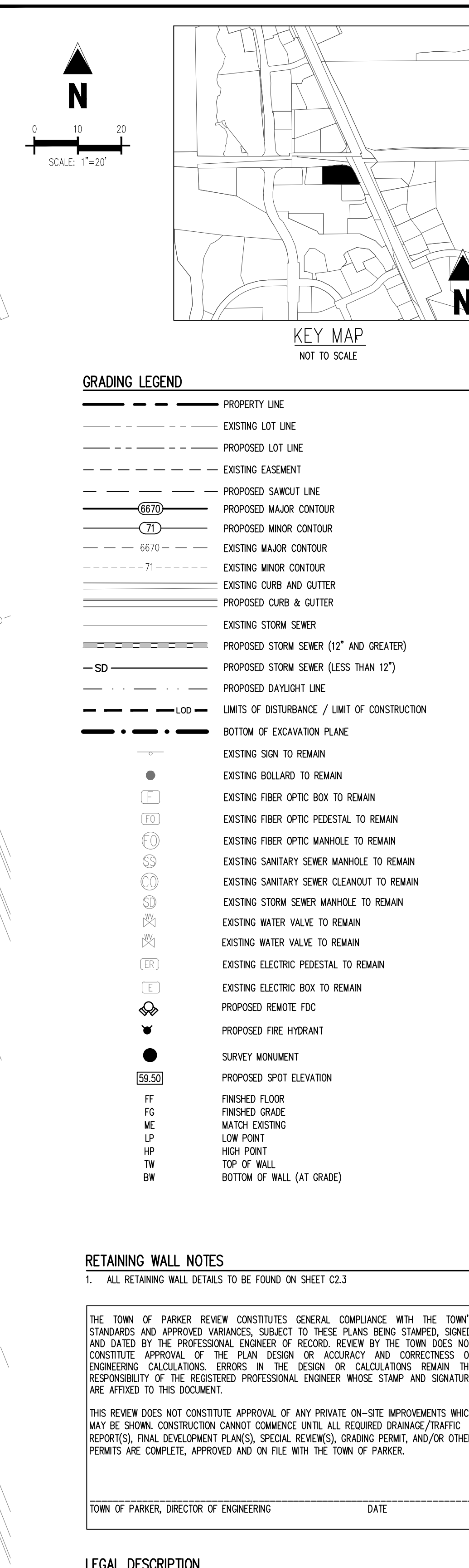


| #  | Date       | Issue / Description | Init. |
|----|------------|---------------------|-------|
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| 5  | 08/02/2023 | 5TH CD SUBMITTAL    | PJD   |
| 6  |            |                     |       |
| 7  |            |                     |       |
| 8  |            |                     |       |
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| 10 |            |                     |       |
| 11 |            |                     |       |
| 12 |            |                     |       |

|             |              |
|-------------|--------------|
| Project No: | INO000014.20 |
| Drawn By:   | JNE          |
| Checked By: | PJD          |
| Date:       | 08/02/2023   |

SITE DETAILS





# RETAINING WALL NOTES

1. ALL RETAINING WALL DETAILS TO BE FOUND ON SHEET C2.3

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN D CONSTITUTES APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF ENGINEERING CALCULATIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

**CAUTION – NOTICE TO CONTRACTOR**  
1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION

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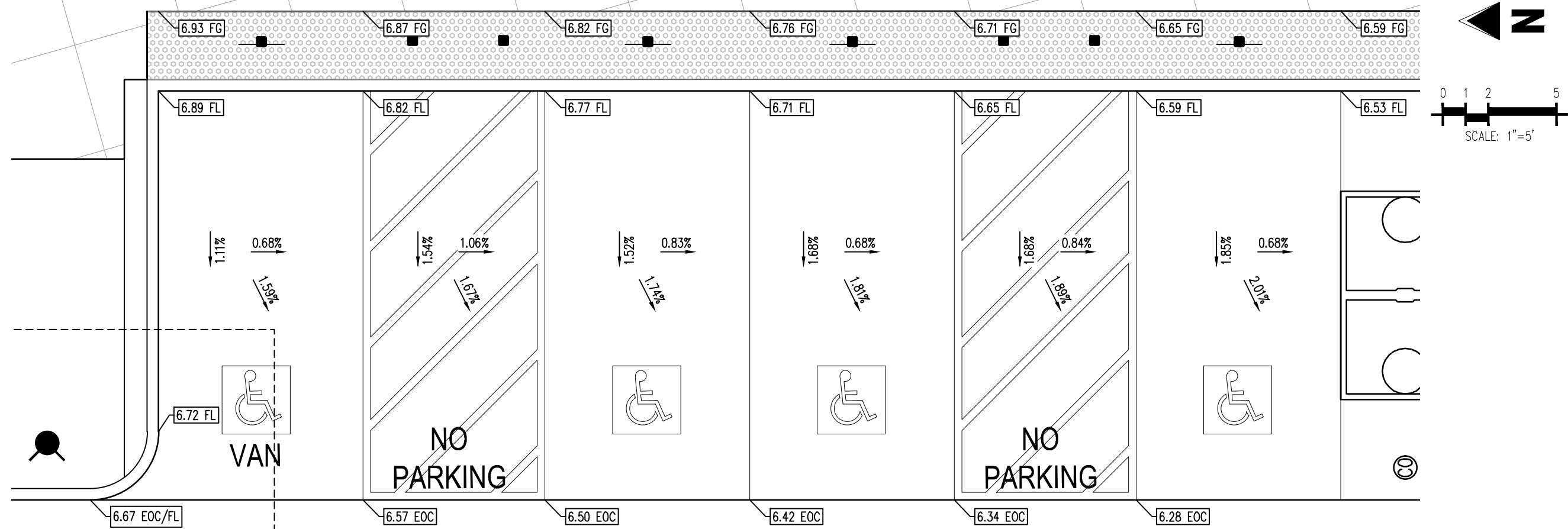
## GRADING PLAN

\_\_\_\_\_

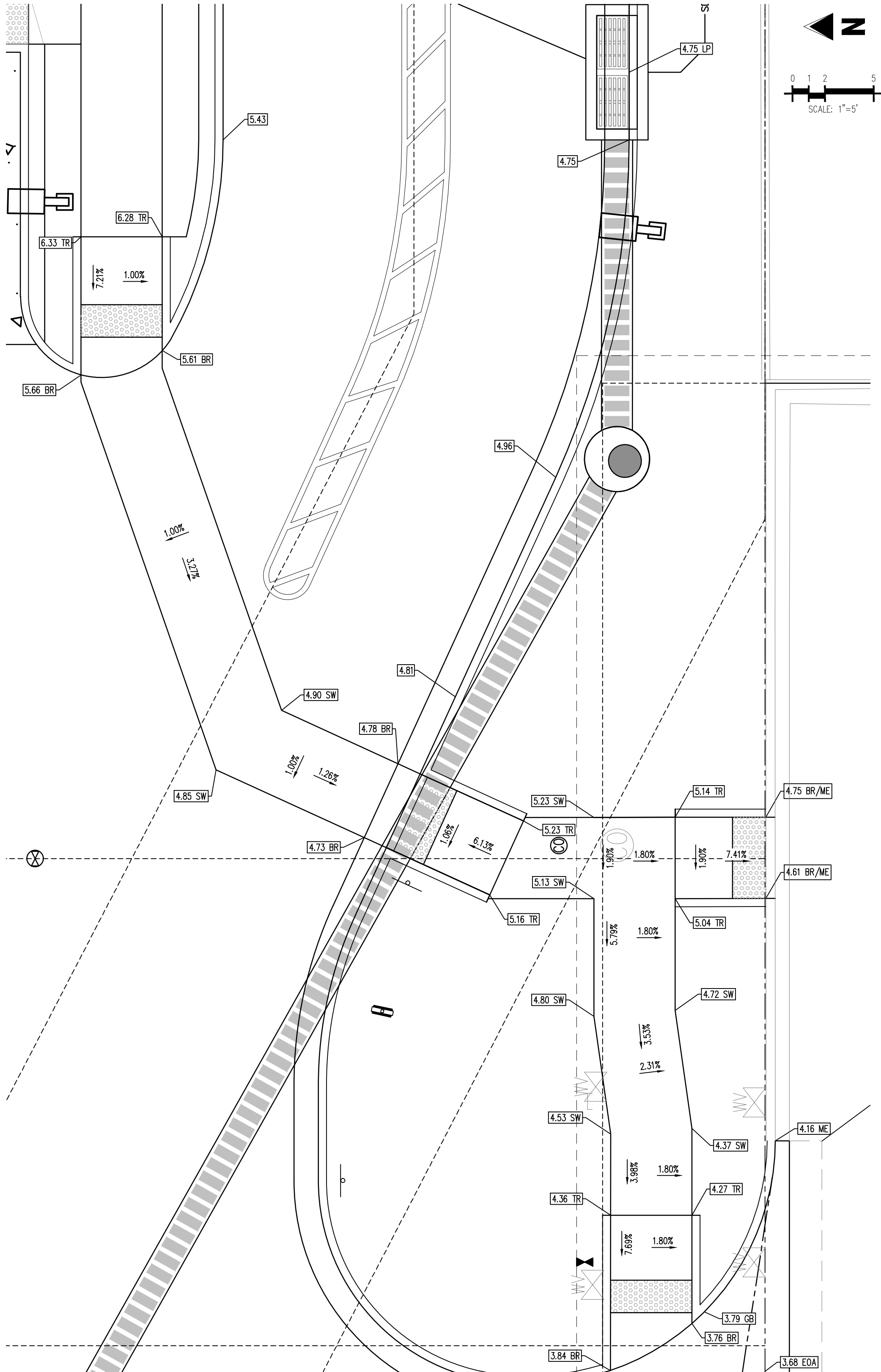
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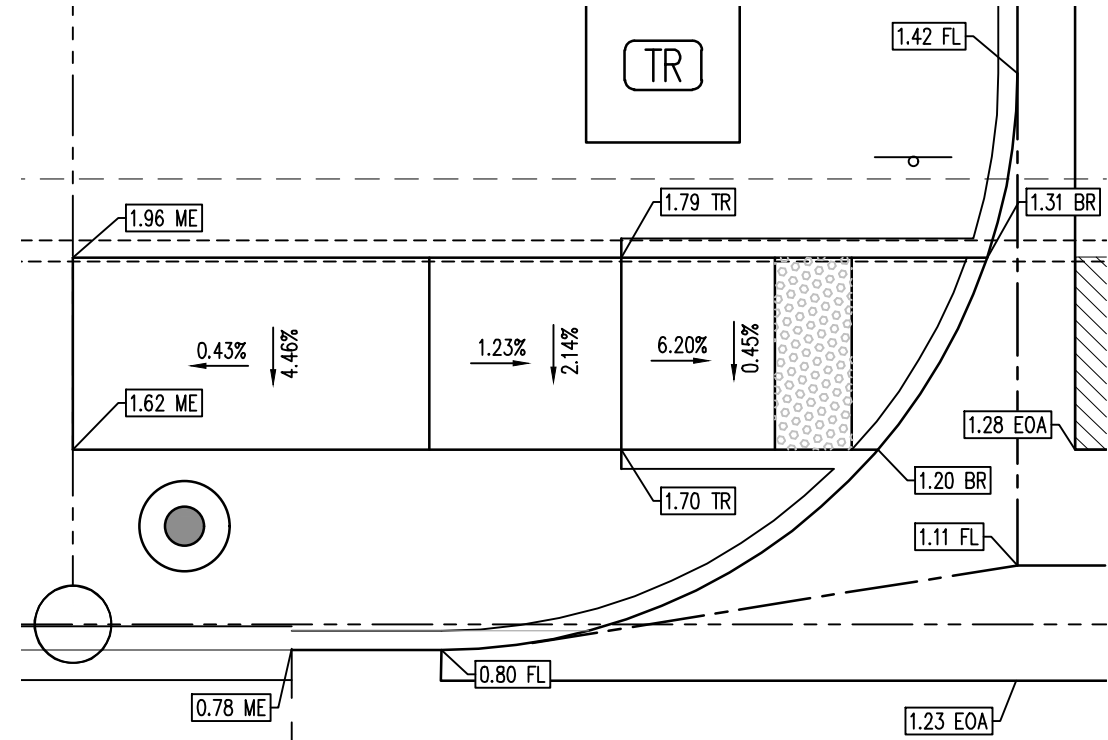
10/19/2023 PARKER (SHEET) PARKER & PINE FILING NO. 1, LOT 1, CONSTRUCTION DOCUMENTS, 2023, Galloway, Inc. 10/19/23



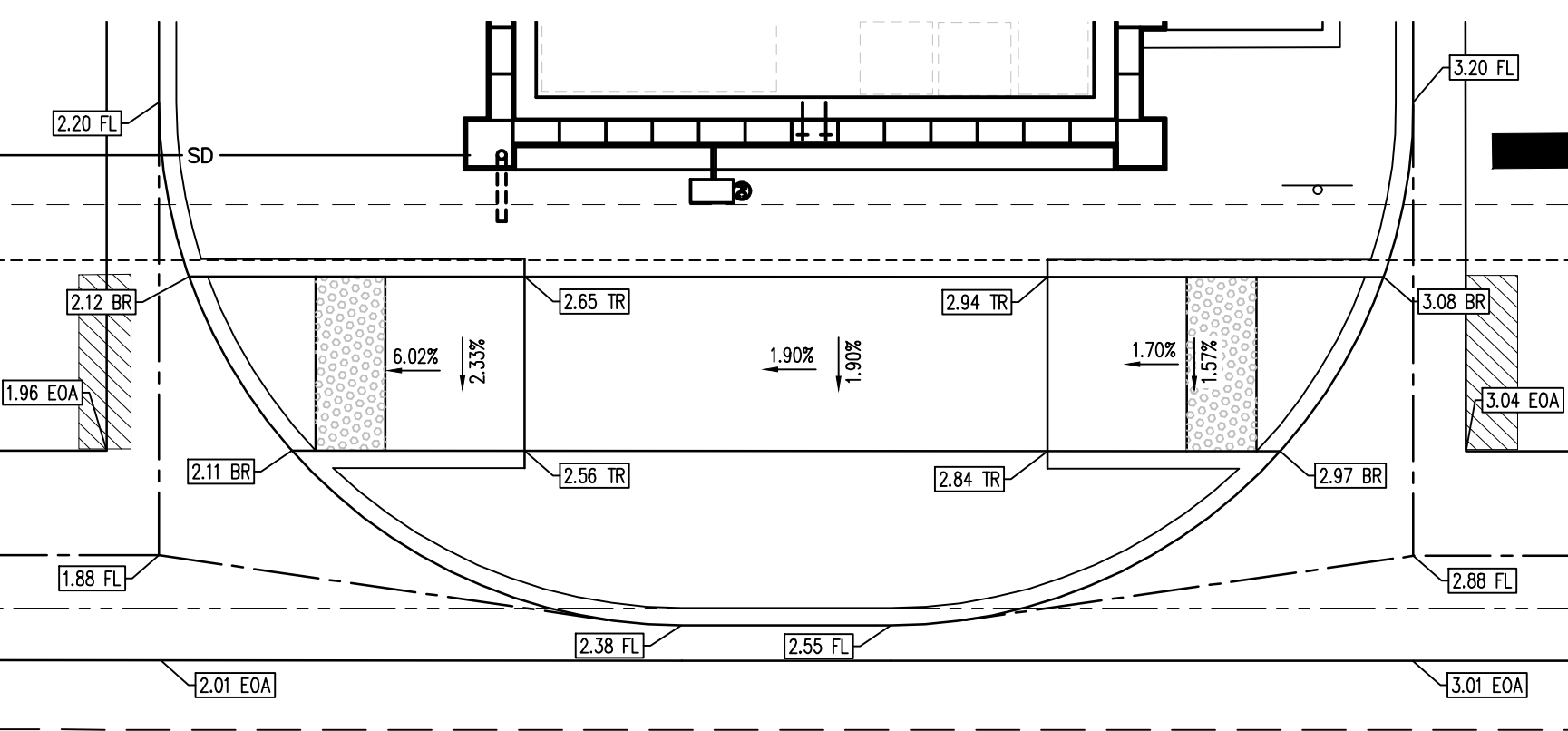
ADA PARKING DETAIL  
SCALE: 1"=5'



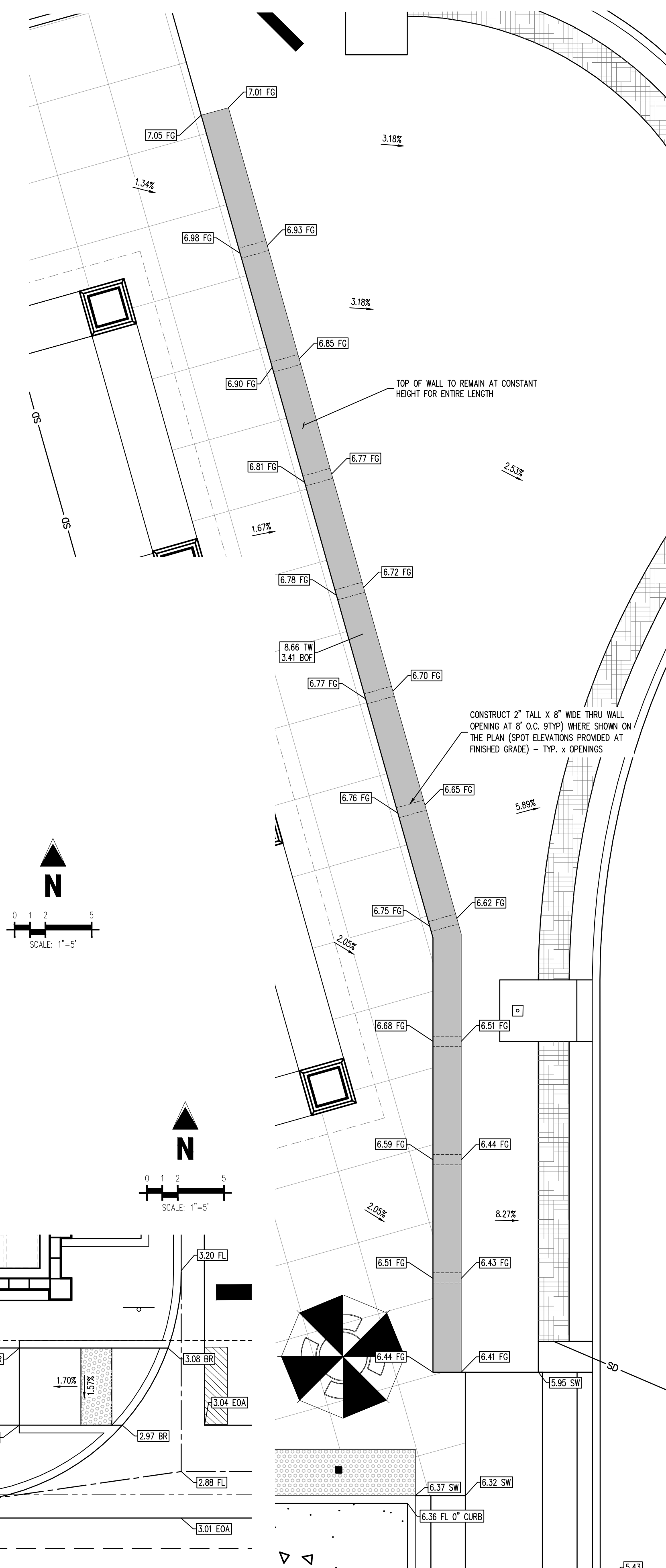
SIDEWALK DETAIL  
SCALE: 1"=5'



RAMP DETAIL 1  
SCALE: 1"=5'



RAMP DETAIL 2  
SCALE: 1"=5'



SEAT WALL DETAIL  
SCALE: 1"=5'

#### SOIL PREPARATION AND PAVEMENT DESIGN NOTE

SOIL PREPARATION AND PAVEMENT DESIGN SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL REPORT PREPARED FOR THIS SITE AS FOLLOWS: GEOTECHNICAL ENGINEERING EXPLORATION AND ANALYSIS: PROPOSED IN-N-OUT BURGER SOUTH PARKER RD & PINE LANE

GEOTECHNICAL ENGINEER:  
PROJECT NO: DATE:

THE CONTRACTOR MUST FULLY REVIEW THIS REPORT PRIOR TO CONSTRUCTION. INFORMATION IN THE GEOTECHNICAL REPORT SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. REFER TO GENERAL STRUCTURAL NOTES FOR SPECIFIC SOIL PREPARATION AT SITE STRUCTURES.

#### GRADING NOTES

1. ADD 5,800 TO ALL SPOT GRADE ELEVATIONS.
2. REQUIREMENTS SHOWN ON SITE PLAN SHALL GOVERN DRAWINGS AND SPECIFICATIONS SHOWING OTHERWISE. NOTWITHSTANDING, CONTRACTOR TO POINT OUT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BID.
3. CONTRACTOR MUST OBTAIN ALL STATE AND CITY STORM WATER DISCHARGE AND EROSION CONTROL PERMITS PRIOR TO ANY DISTURBANCE AND/OR GRADING ACTIVITY.
4. ALL FILL IN OLD TANK AREAS, OLD BASEMENTS, CESSPOOLS, OTHER EXCAVATIONS AND INSIDE BUILDING TO BE APPROVED BY GEOTECHNICAL ENGINEER.
5. FINAL GRADES ARE SUBJECT TO MINOR CHANGE BY COMPANY REPRESENTATIVE. NO GRADE CHANGES IN EXCESS OF 0.05' WITHOUT COMPANY APPROVAL.
6. ANY FILL MATERIAL REQUIRED TO BRING THE SITE TO GRADE SHALL BE CLEAN FILL DIRT APPROVED BY GEOTECHNICAL ENGINEER AND SHALL BE PLACED AND COMPACTED PER GEOTECHNICAL REPORT RECOMMENDATIONS.
7. SET PROPERTY CORNER PINS IN CONCRETE. IF PROPERTY CORNERS ARE DESTROYED BY CONTRACTOR, THE CONTRACTOR SHALL BEAR THE EXPENSE OF RELOCATION CORNERS BY A REGISTERED SURVEYOR.
8. THIS DESIGN IS BASED ON A GEOTECHNICAL INVESTIGATION. A COPY OF THIS REPORT IS AVAILABLE FOR INSPECTION BY THE CONTRACTORS.
9. ALL SPOT GRADES ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
10. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING DEPOSITION OF ON-SITE SEDIMENTS ONTO SURROUNDING PUBLIC STREETS DURING CONSTRUCTION.
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14. THE GRADING SHOWN IS PRELIMINARY AND IS TO BE FINALIZED IN THE CONSTRUCTION DRAWINGS.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

#### LEGAL DESCRIPTION

LOT 1, PARKER & PINE FILING NO. 1, COUNTY OF DOUGLAS, STATE OF COLORADO

#### BENCHMARK

PUBLISHED BENCHMARK: ELEVATIONS ARE BASED ON A DOUGLAS COUNTY CONTROL MONUMENT, STATION NAME: CRAIN, BEING A BRASS DISK LOCATED AT 125 FEET NORTH OF THE CENTERLINE OF A DRIVEWAY, 84 FEET SOUTH OF A DOUBLE 36 IN CULVERT, 25 FEET WEST OF THE EDGE OF PARKER ROAD, AND 25 FEET EAST OF THE WEST RIGHT OF WAY FENCE.

ELEVATION = 5734.25 FEET (NAVD 88) PUBLISHED BY DOUGLAS COUNTY

#### BASIS OF BEARING

BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST BEARS N001°7'51"E, MONUMENTED BY THE SOUTHWEST CORNER OF SAID SECTION 10, BEING A 3-1/4 INCH ALUMINUM CAP STAMPED "LS 19003", AND MONUMENTED BY THE WEST QUARTER CORNER OF SAID SECTION 10, BEING A 3-1/4 INCH ALUMINUM CAP STAMPED "PLS 22561", AS SHOWN HEREON.

#### CAUTION - NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
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Know what's below.  
Call before you dig.



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IN-N-OUT BURGER  
CONSTRUCTION DOCUMENTS  
PARKER & PINE FILING NO. 1, LOT 1

PARKER, CO 80134

| # | Date       | Issue / Description | Init. |
|---|------------|---------------------|-------|
| 1 | 12/21/2022 | 1ST CD SUBMITTAL    | PJD   |
| 2 | 03/17/2023 | 2ND CD SUBMITTAL    | PJD   |
| 3 | 04/26/2023 | 3RD CD SUBMITTAL    | PJD   |
| 4 | 06/16/2023 | 4TH CD SUBMITTAL    | PJD   |
| 5 | 08/02/2023 | 5TH CD SUBMITTAL    | PJD   |

|             |              |
|-------------|--------------|
| Project No: | INCO00014-20 |
| Drawn By:   | JNE          |
| Checked By: | PJD          |
| Date:       | 08/02/2023   |

GRADING DETAILS

C2.1

Sheet 12 of 33





## COPYRIGHT

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IN-N-OUT BURGER  
CONSTRUCTION DOCUMENTS  
PARKER & PINE FILING NO. 1, LOT 1

PARKER, CO 80134

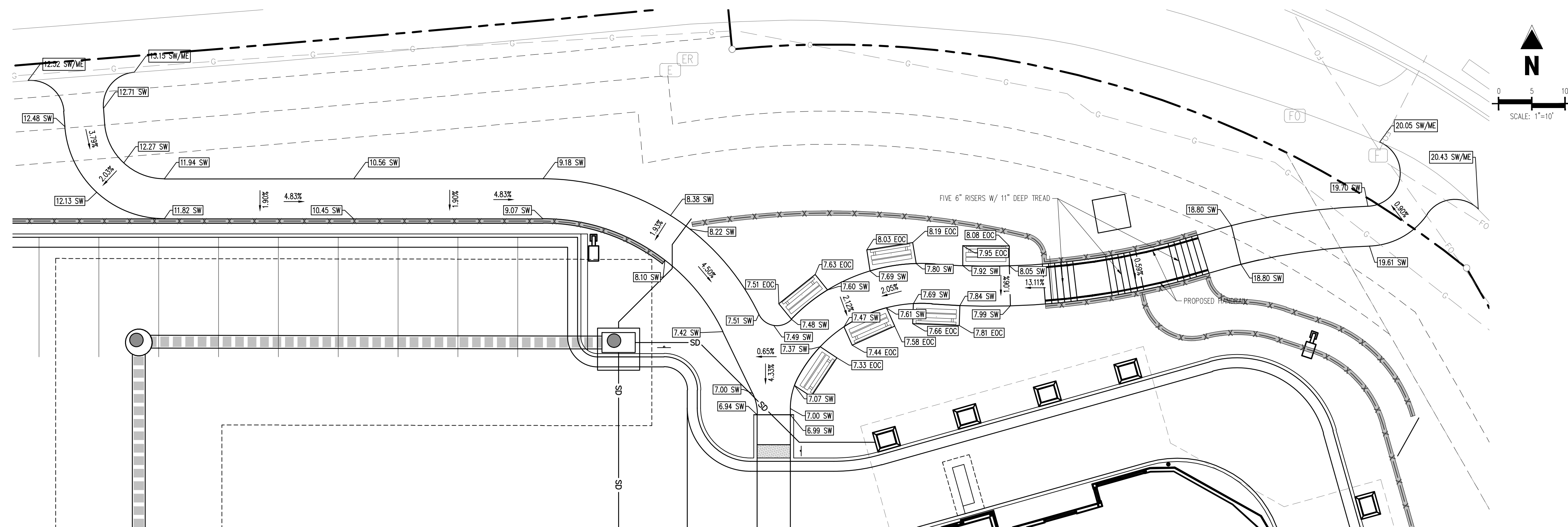
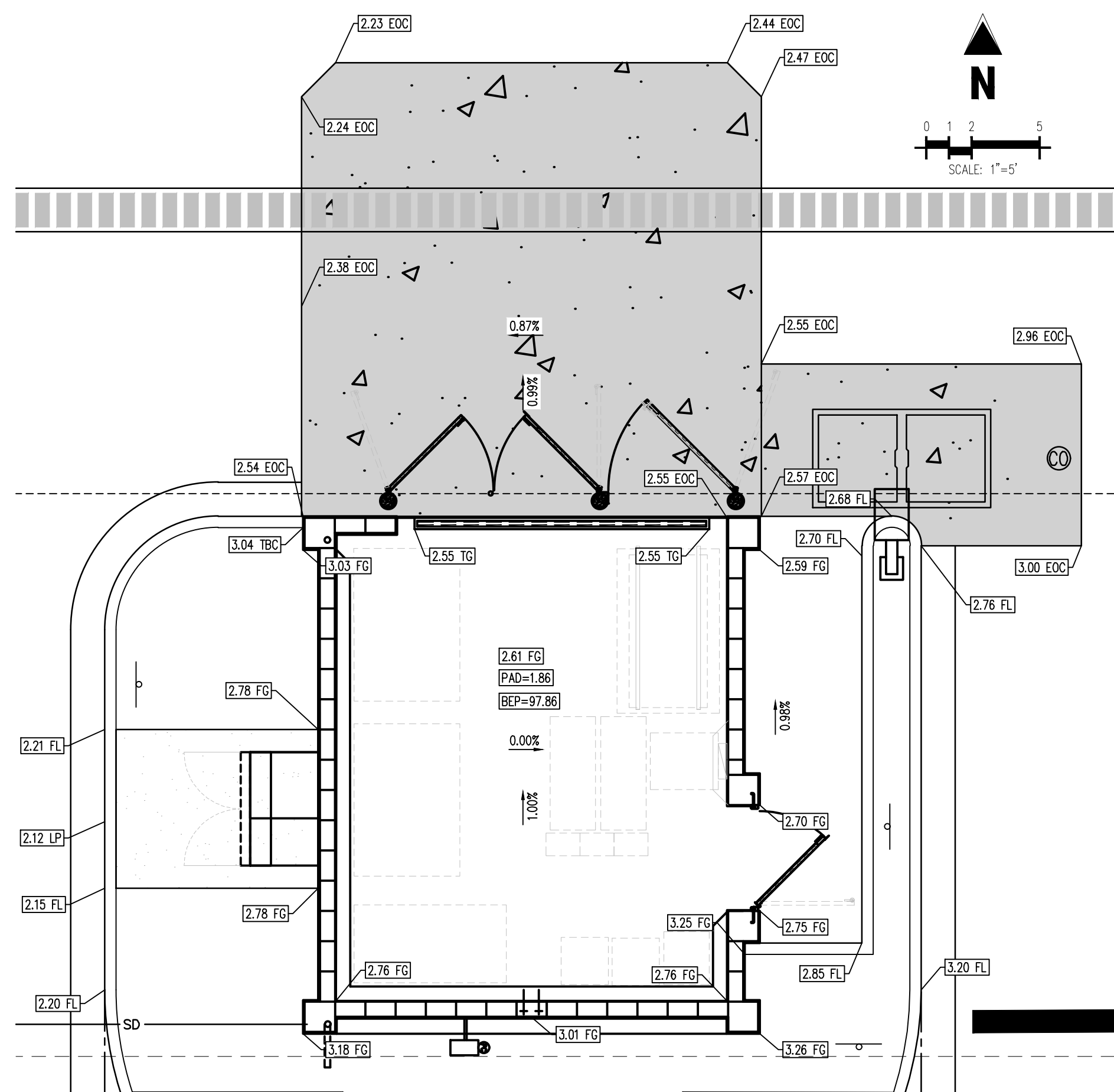
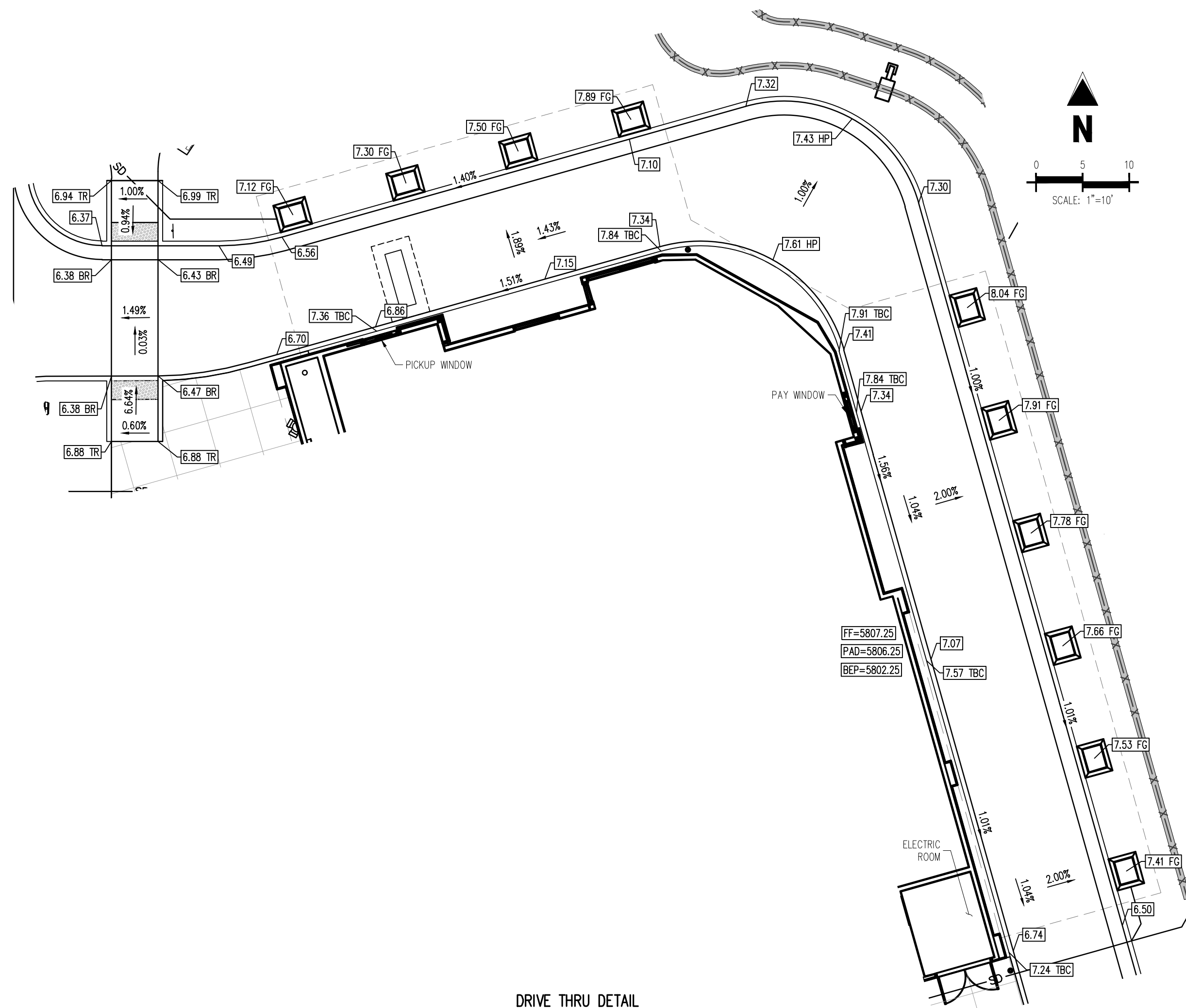
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| Project No: | INCO00014-20 |
| Drawn By:   | JNE          |
| Checked By: | PJD          |
| Date:       | 08/02/2023   |

## GRADING DETAILS

C2.2

Sheet 13 of 33

SIDEWALK DETAIL  
SCALE: 1"=10'TRASH ENCLOSURE DETAIL  
SCALE: 1"=5'DRIVE THRU DETAIL  
SCALE: 1"=10'

## SOIL PREPARATION AND PAVEMENT DESIGN NOTE

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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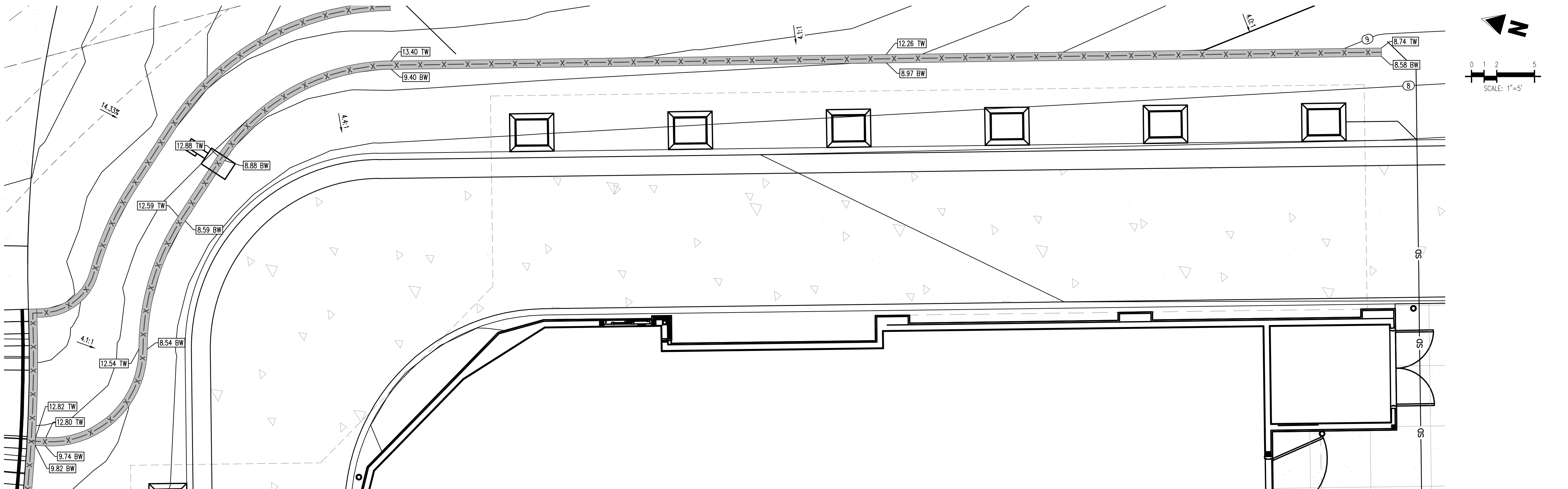
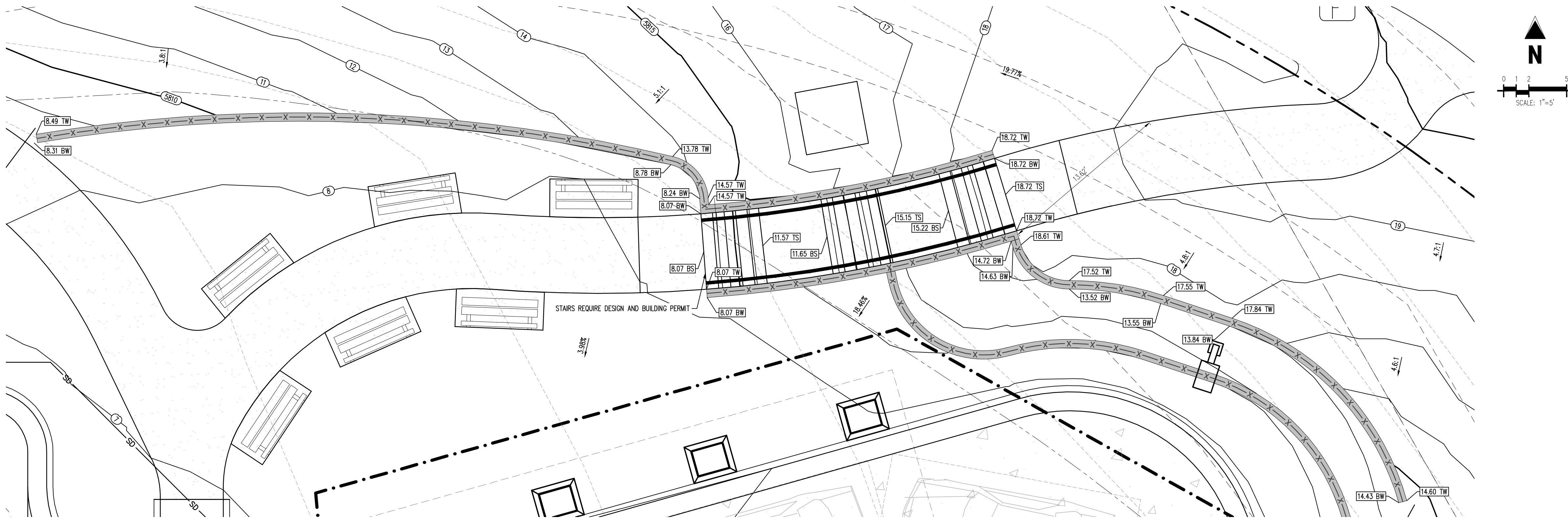
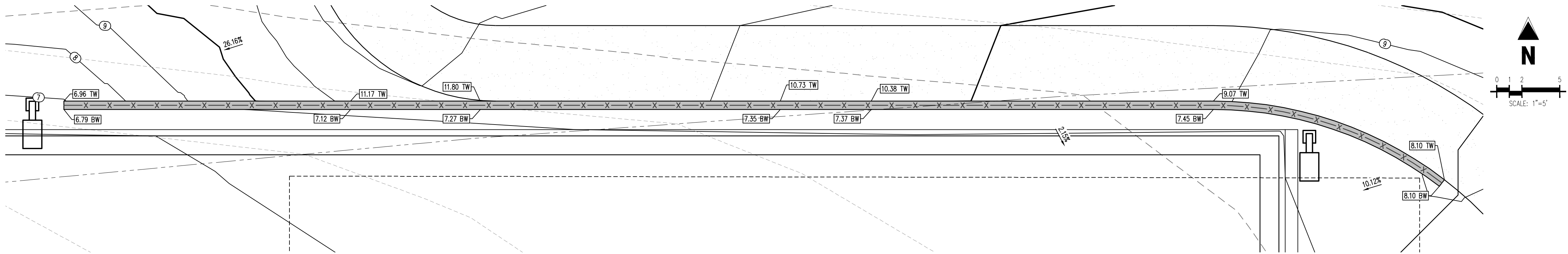
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Know what's below.  
Call before you dig.



THIS INCHES PLANES (SHEET) AND PAPERWORKS CONTROL. CO. 021, Grading Permitting - Erosion Management - 10/2023



**SOIL PREPARATION AND PAVEMENT DESIGN NOTE**

SOIL PREPARATION AND PAVEMENT DESIGN SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL REPORT PREPARED FOR THIS SITE AS FOLLOWS: GEOTECHNICAL ENGINEERING EXPLORATION AND ANALYSIS: PROPOSED IN-N-OUT BURGER SOUTH PARKER RD & PINE LANE.

GEOTECHNICAL ENGINEER:  
PROJECT NO: DATE:

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  13. PROPOSED FLOWLINE ELEVATION DOES NOT TAKE INTO ACCOUNT GUTTER DEPRESSION AT INLET.
  14. THE GRADING SHOWN IS PRELIMINARY AND IS TO BE FINALIZED IN THE CONSTRUCTION DRAWINGS.

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 THE 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

**LEGAL DESCRIPTION**  
LOT 1, PARKER & PINE FILING NO. 1, COUNTY OF DOUGLAS, STATE OF COLORADO

**BENCHMARK**  
PUBLISHED BENCHMARK: ELEVATIONS ARE BASED ON A DOUGLAS COUNTY CONTROL MONUMENT, STATION NAME: CRAIN, BEING A BRASS DISK LOCATED AT 125 FEET NORTH OF THE CENTERLINE OF A DRIVEWAY, 84 FEET SOUTH OF A DOUBLE 36 IN CULVERT, 25 FEET WEST OF THE EDGE OF PARKER ROAD, AND 25 FEET EAST OF THE WEST RIGHT OF WAY FENCE.

ELEVATION = 5734.25 FEET (NAVD 88) PUBLISHED BY DOUGLAS COUNTY

**BASIS OF BEARING**  
BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST BEARS N001°51'E, MONUMENTED BY THE SOUTHWEST CORNER OF SAID SECTION 10, BEING A 3-1/4 INCH ALUMINUM CAP STAMPED "LS 19003", AND MONUMENTED BY THE WEST QUARTER CORNER OF SAID SECTION 10, BEING A 3-1/4" ALUMINUM CAP STAMPED "PLS 22561", AS SHOWN HEREON.

**CAUTION - NOTICE TO CONTRACTOR**

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



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CONSTRUCTION DOCUMENTS  
PARKER & PINE FILING NO. 1, LOT 1

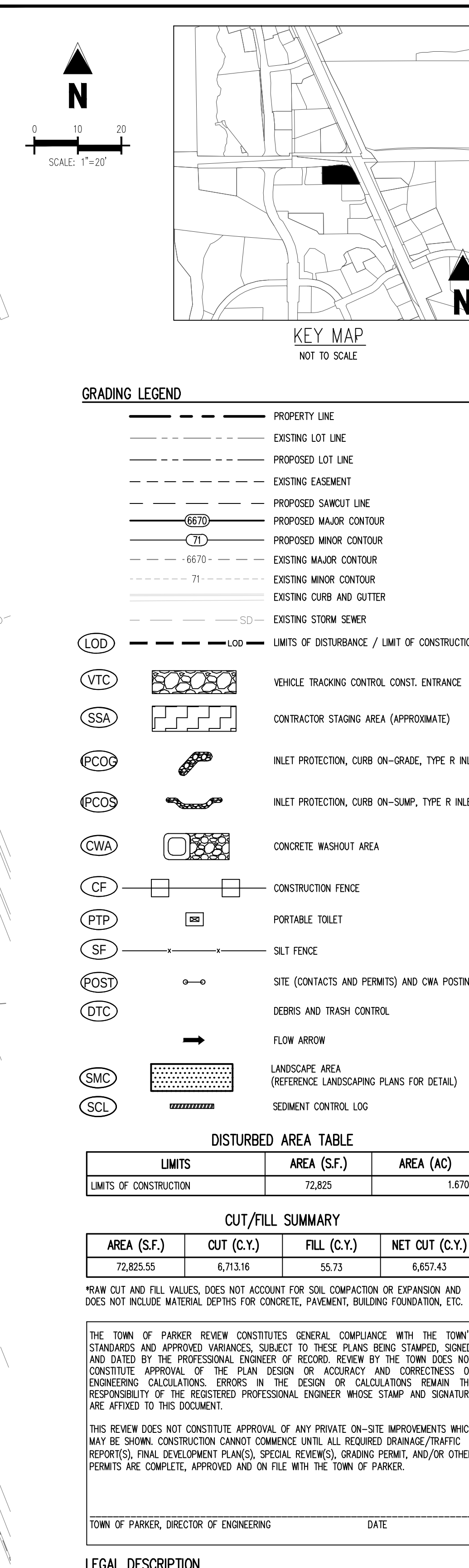
PARKER, CO 80134

| # | Date       | Issue / Description | Init. |
|---|------------|---------------------|-------|
| 1 | 12/21/2022 | 1ST CD SUBMITTAL    | PJD   |
| 2 | 03/17/2023 | 2ND CD SUBMITTAL    | PJD   |
| 3 | 04/26/2023 | 3RD CD SUBMITTAL    | PJD   |
| 4 | 06/16/2023 | 4TH CD SUBMITTAL    | PJD   |
| 5 | 08/02/2023 | 5TH CD SUBMITTAL    | PJD   |

|             |              |
|-------------|--------------|
| Project No: | INC000014-20 |
| Drawn By:   | JNE          |
| Checked By: | PJD          |
| Date:       | 08/02/2023   |

RETAINING WALL DETAILS





TOWN OF PARKER, DIRECTOR OF ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_

GALLOWAY & COMPANY DOES NOT GUARANTEE THAT THE COST WILL NOT VARY FROM THESE OPINIONS OF PROBABLE COSTS.

1. THE TRUE LOCATION OF THE PORTABLE TOILET PROTECTION (PTP) MAY BE DETERMINED BY THE TOWN AND THE ECS.
2. LOT PROTECTION (LP) IS REQUIRED ON COMMERCIAL LOTS WHEN COMPLETION OF LANDSCAPING IS NOT POSSIBLE.
3. ANY BULK FUEL STORAGE REQUIRES A FIRE LIFE SAFETY PERMIT FROM THE TOWN PRIOR TO INSTALLATION. CONTACT RANDY CAPRA AT RCAPRA@APARCORP.ORG OR 303-605-3163.
4. THE VTC PAD FOR A CWA DOES NOT NEED TO CONFORM TO THE FORMAL VTC DETAIL.
5. THE TRUE LOCATION OF THE CWA MAY BE DETERMINED BY THE TOWN AND ECS.

1. PROVIDE CONVENIENT, WELL-MAINTAINED, AND PROPERLY LOCATED TOILET FACILITIES ON-SITE.
2. LOCATE TOILET FACILITIES AWAY FROM STORM DRAIN INLETS AND WATERWAYS TO PREVENT ACCIDENTAL SPILLS AND CONTAMINATION OF STORMWATER.
3. MAINTAIN CLEAN RESTROOM FACILITIES AND EMPTY PORTABLE TOILETS REGULARLY.
4. WHERE POSSIBLE, PROVIDE SECONDARY CONTAINMENT PANS UNDER PORTABLE TOILETS.
5. PROVIDE TIE-DOWNS AND STAKE-DOWNS FOR PORTABLE TOILETS.
6. EDUCATE EMPLOYEES, SUBCONTRACTORS, AND SUPPLIERS ON LOCATIONS OF FACILITIES.
7. TREAT OR DISPOSE OF SANITARY AND SEPTIC WASTE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS. DO NOT DISCHARGE OR BURY WASTEWATER AT THE CONSTRUCTION SITE.
8. INSPECT FACILITIES FOR LEAKS. IF FOUND, REPAIR OR REPLACE IMMEDIATELY.
9. SPECIAL CARE IS NECESSARY DURING MAINTENANCE (PUMP OUT) TO ENSURE THAT WASTE AND/OR BIOIDE ARE NOT SPILLED ON THE GROUND.

- | Description                   | Quantity | Unit | Unit Cost  | Amount      |
|-------------------------------|----------|------|------------|-------------|
| SILT FENCE                    | 1900     | LF   | \$6.00     | \$11,400.00 |
| INLET PROTECTION              | 4        | EA   | \$350.00   | \$1,400.00  |
| VEHICLE TRACK SEAL            | 1        | EA   | \$3,075.00 | \$3,075.00  |
| TEMPORARY SEEDING             | 23700    | SY   | \$1.10     | \$26,070.00 |
| CONC WASH OUT                 | 1        | EA   | \$760.00   | \$760.00    |
| STABILIZED STAGING AREA       | 1        | EA   | \$855.00   | \$855.00    |
| SUBTOTAL                      |          |      |            | \$43,560.00 |
| 40% MAINT FEE AND REPLACEMENT |          |      |            | \$17,424.00 |
| TOTAL                         |          |      |            | \$60,984.00 |

1. THE TRUE LOCATION OF THE PORTABLE TOILET PROTECTION (PTP) MAY BE DETERMINED BY THE TOWN AND THE ECS.
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DISTURBED AREA TABLE

### CUT/FILL SUMMARY

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 OR CORRECTNESS OF ENGINEERING CALCULATIONS. ERRORS IN DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT.

\_\_\_\_\_

TOWN OF PARRER, DIRECTOR OF ENGINEERING DATE

LOT 1, PARKER & PINE FILING NO. 1, COUNTY OF DOUGLAS, STATE OF COLORADO

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ELEVATION = 5734.25 FEET (NAVD 88) PUBLISHED BY DOUGLAS COUNTY

## BASIS OF BEARING

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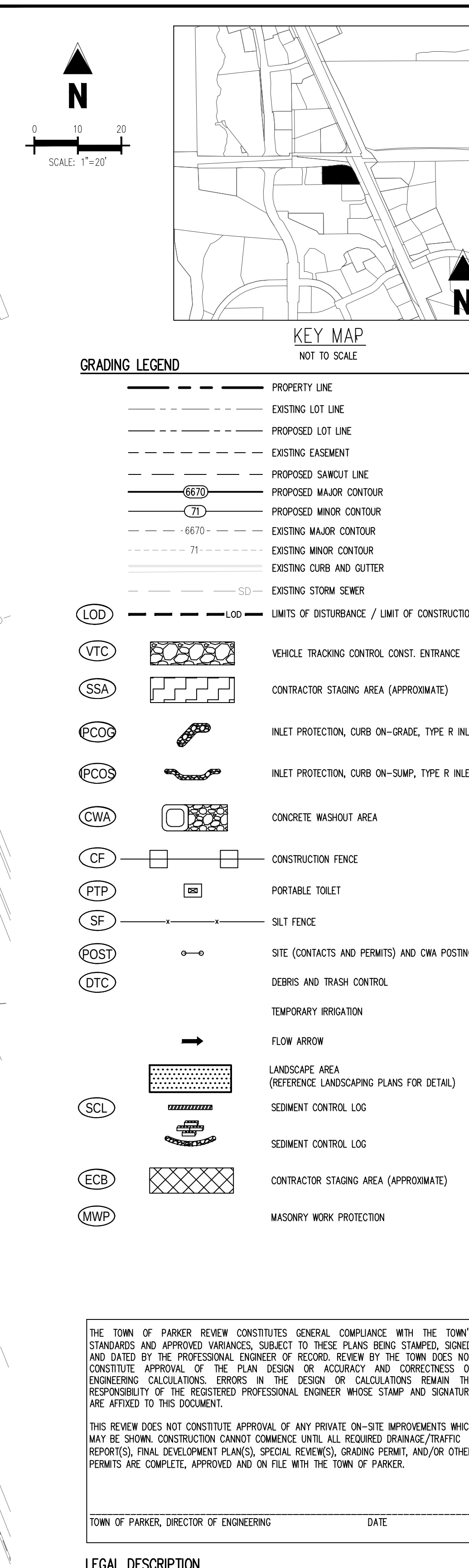
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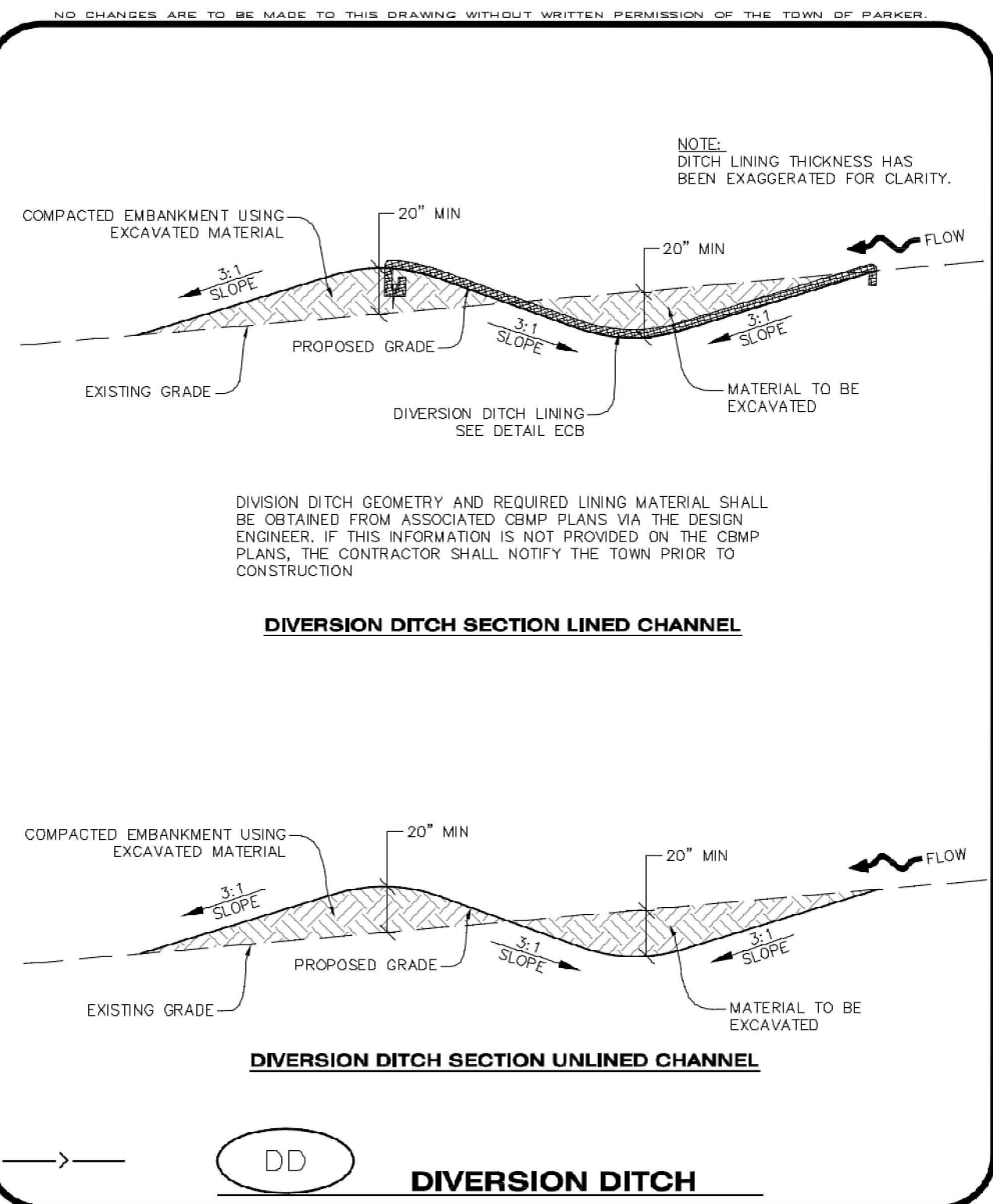








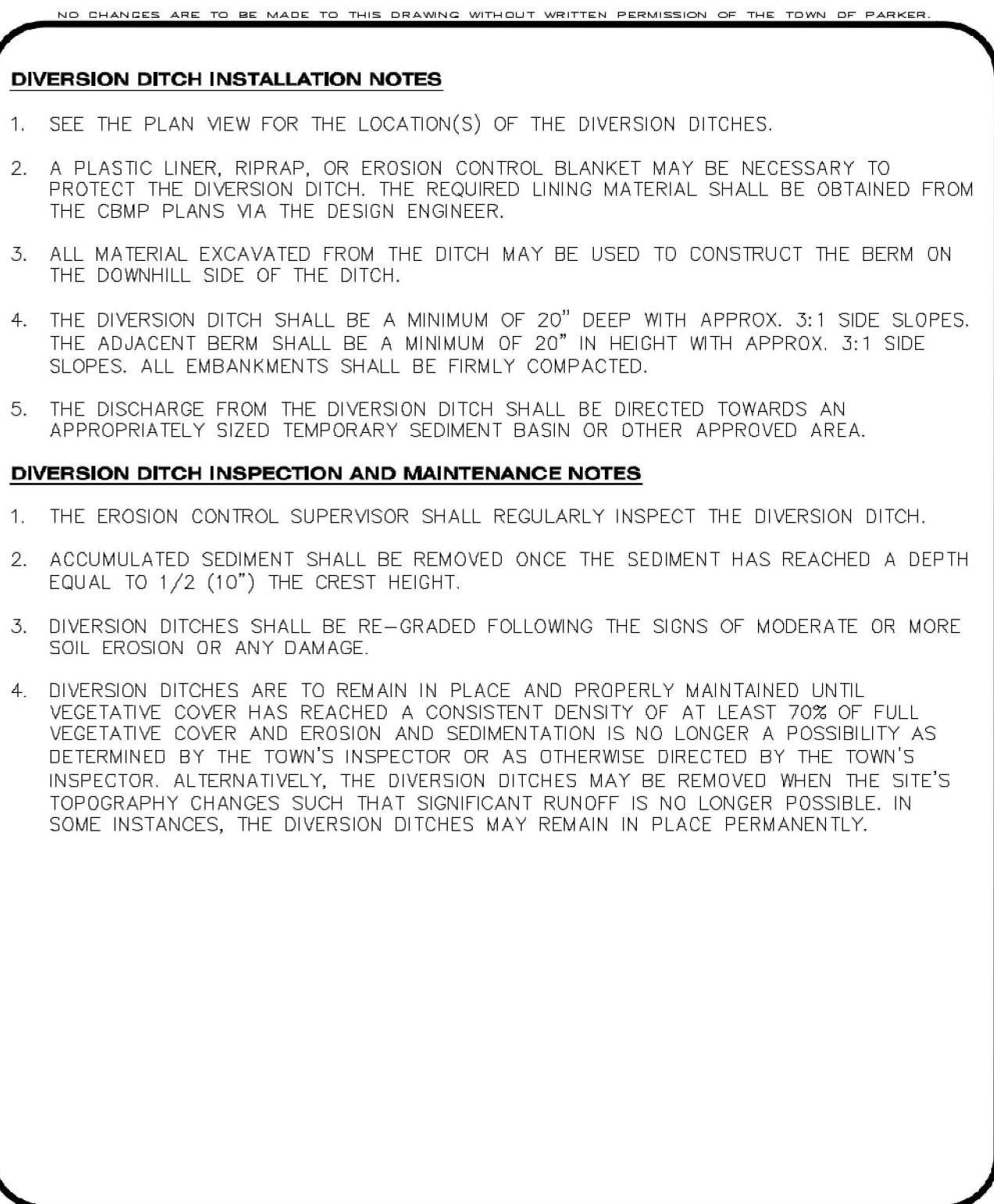






**CBMP**  
CONSTRUCTION BEST MANAGEMENT PRACTICES

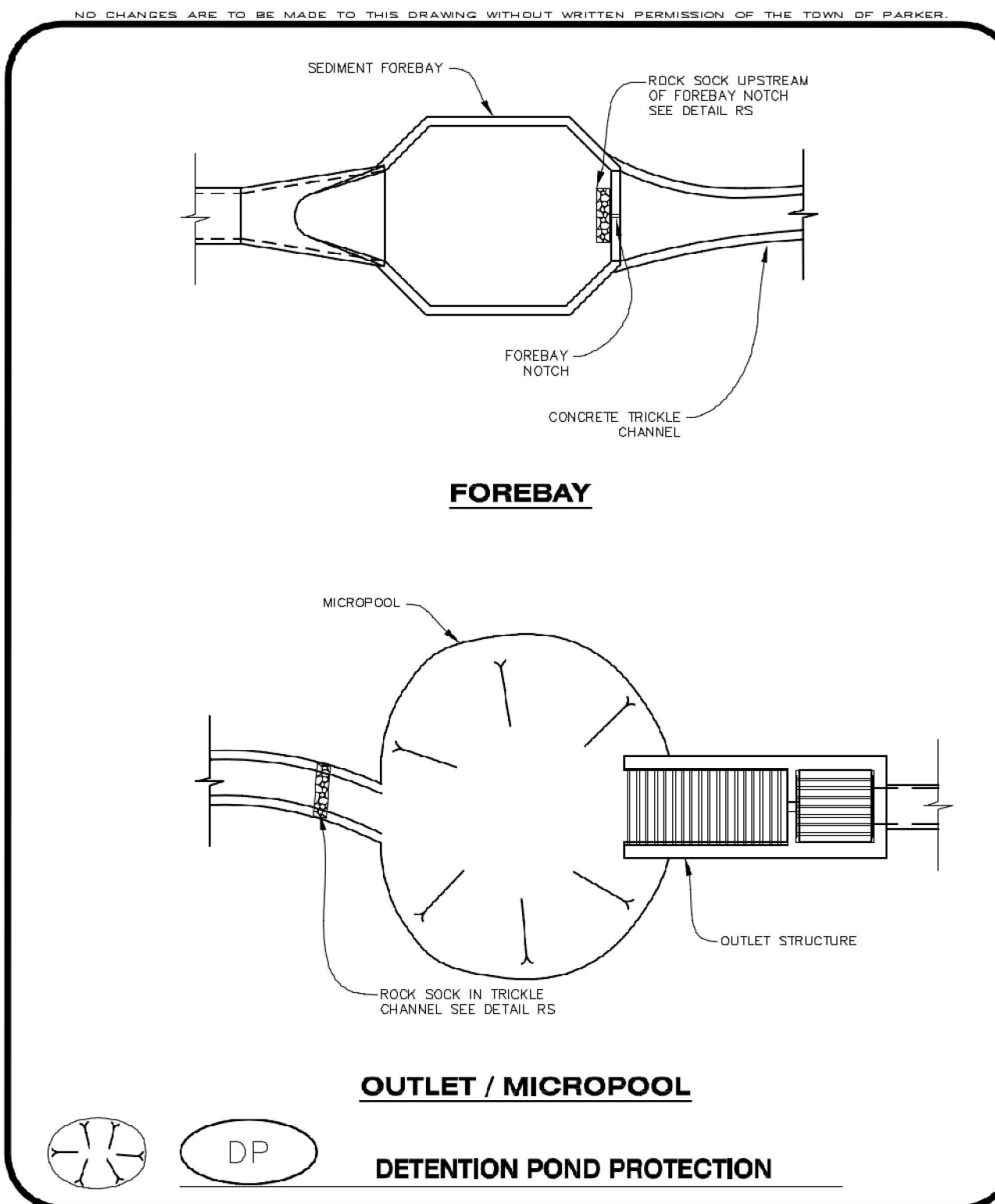
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Oct. 2013





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CONSTRUCTION BEST MANAGEMENT PRACTICES

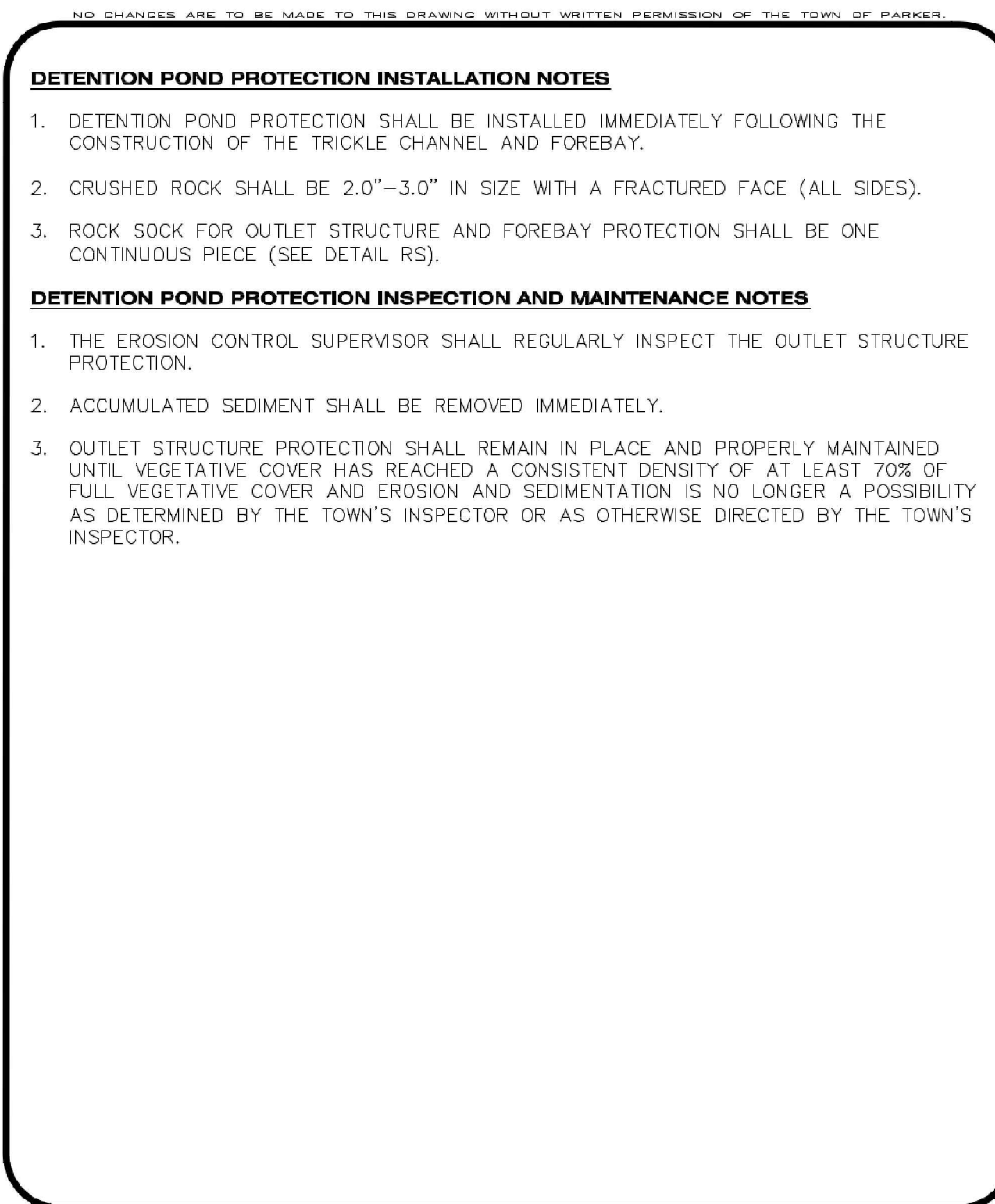
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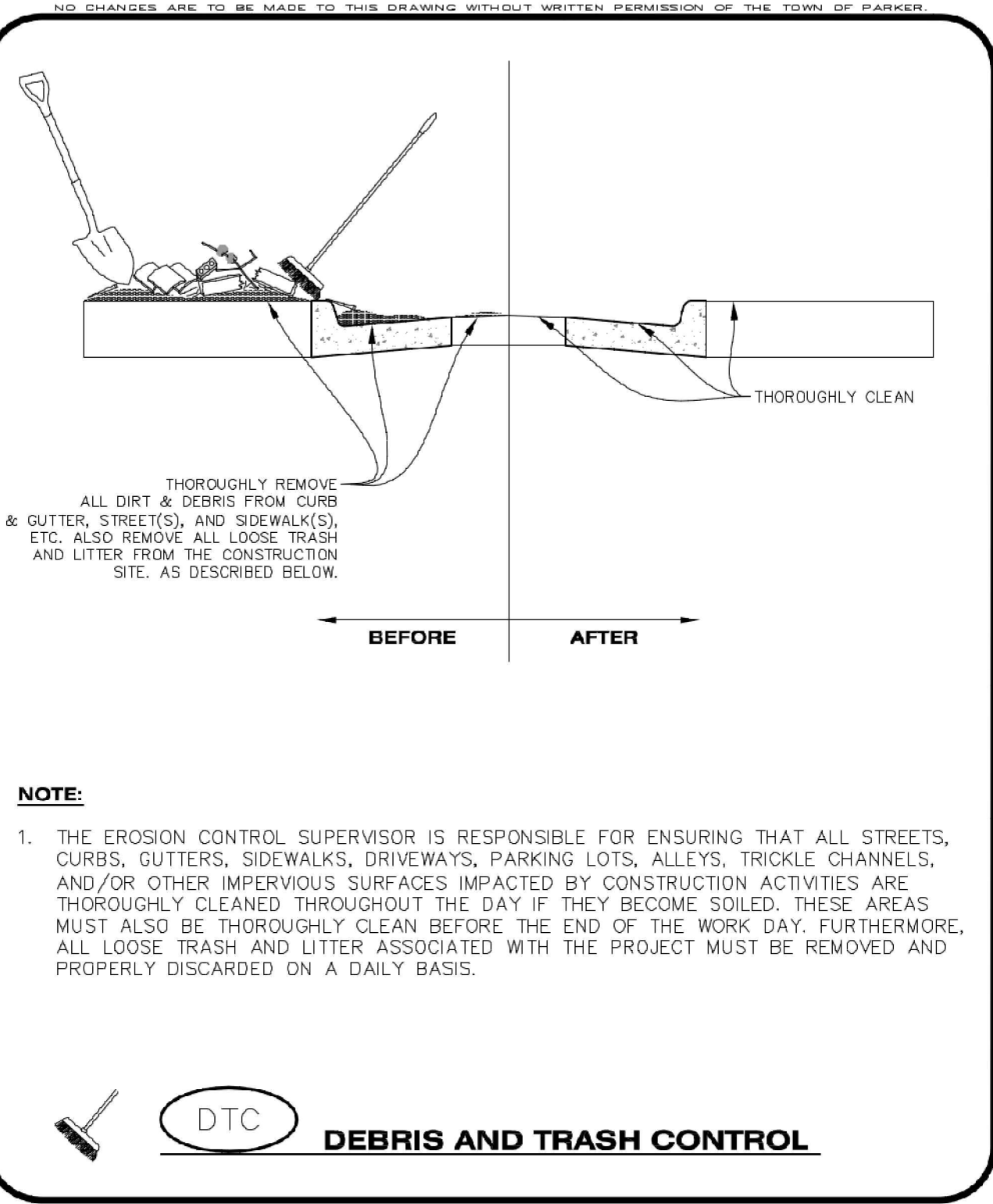
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CONSTRUCTION BEST MANAGEMENT PRACTICES

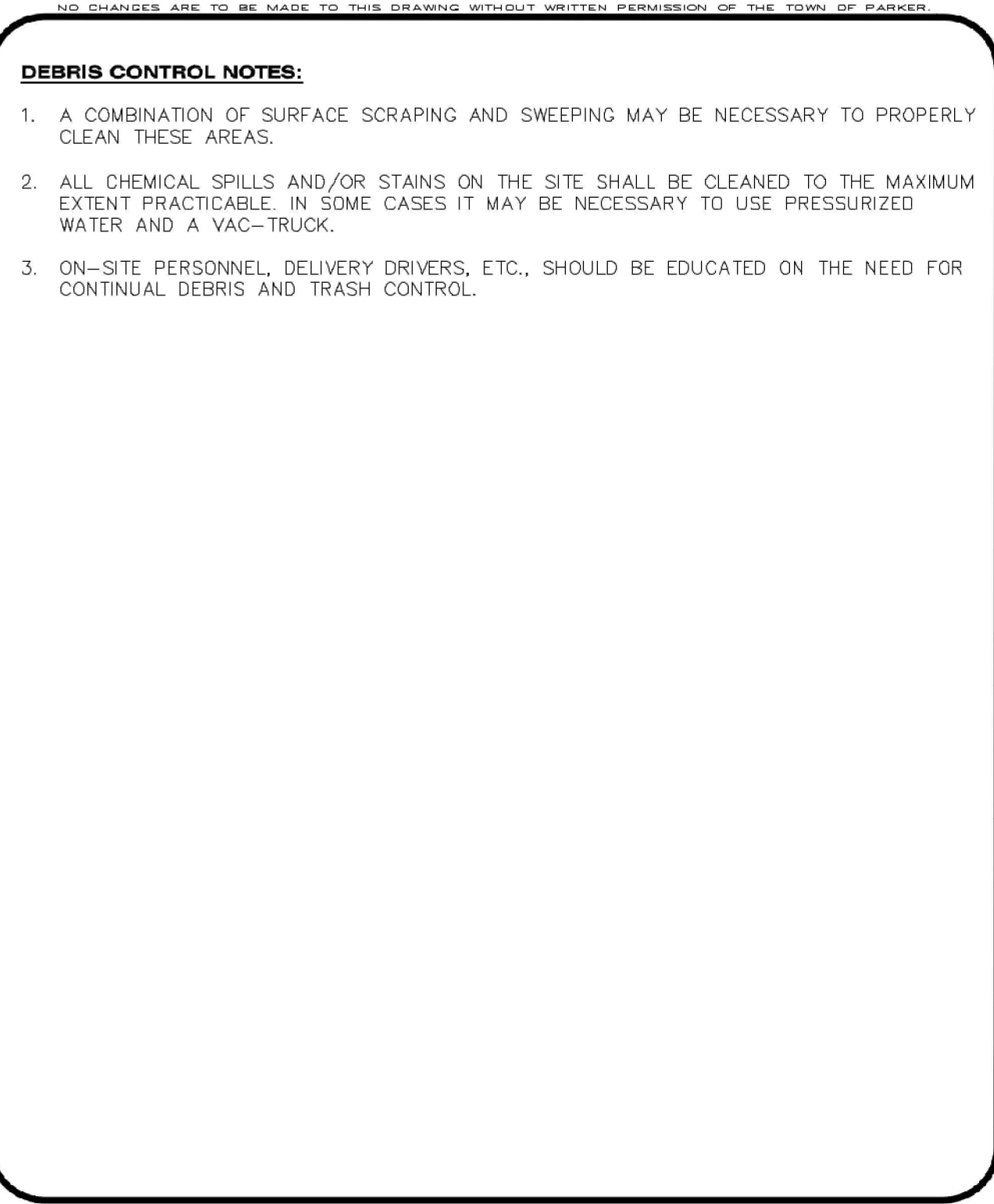
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CONSTRUCTION BEST MANAGEMENT PRACTICES

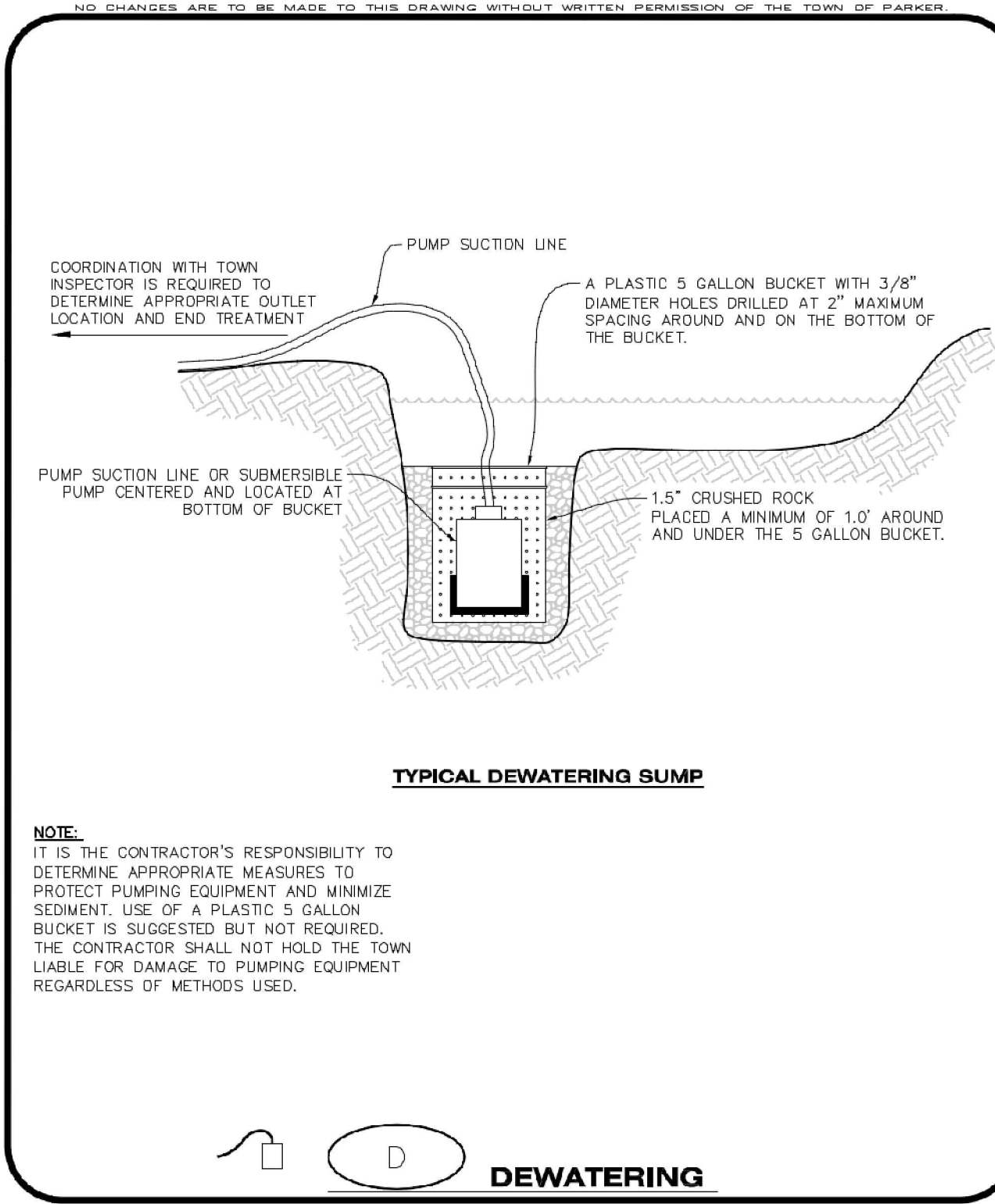
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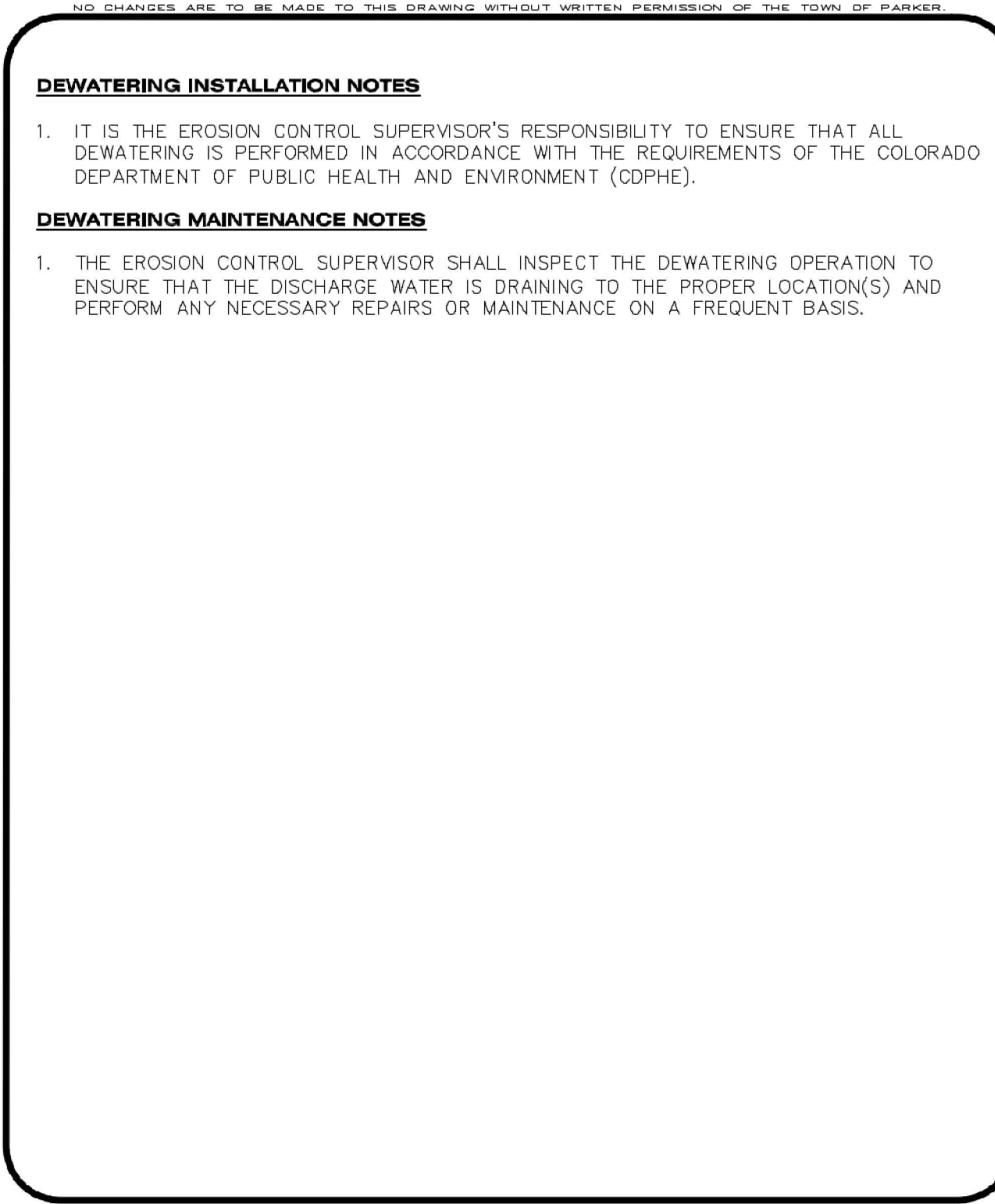
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CONSTRUCTION BEST MANAGEMENT PRACTICES

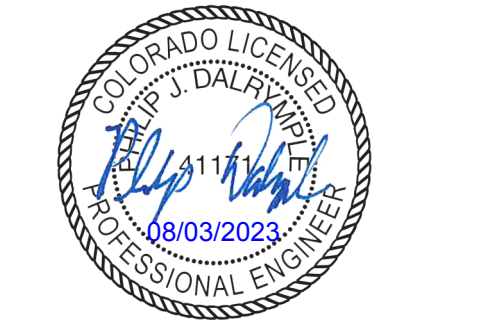
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CONSTRUCTION BEST MANAGEMENT PRACTICES

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CONSTRUCTION DOCUMENTS  
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PARKER, CO 80134

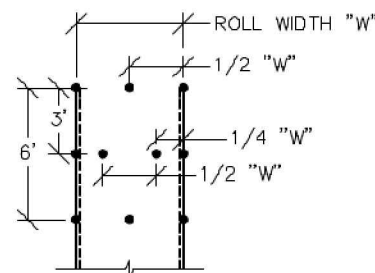
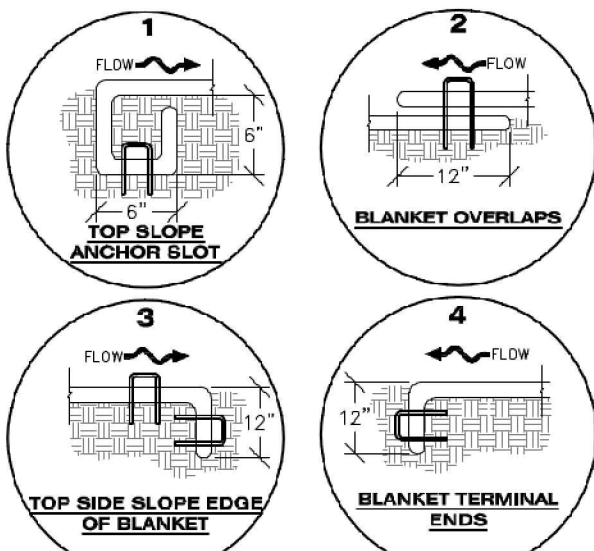
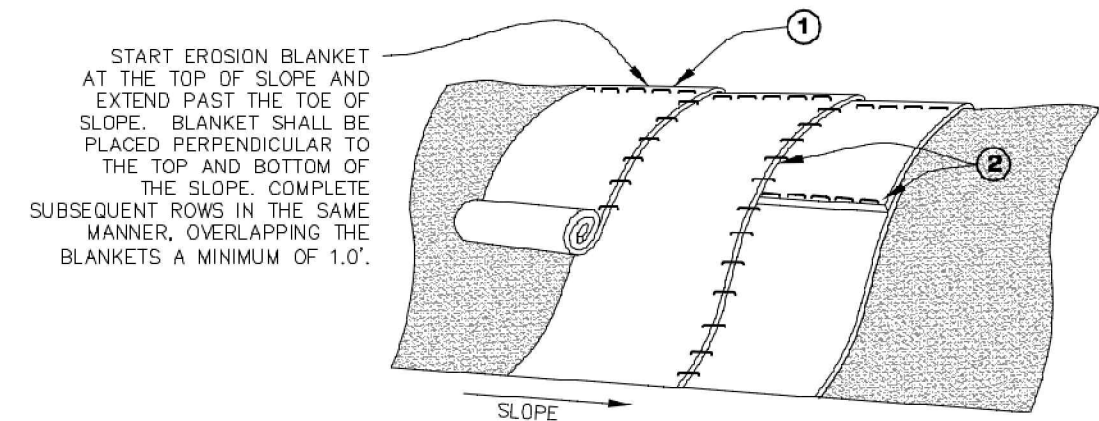
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| 1  | 12/21/2022 | 1ST CD SUBMITTAL    | PJD   |
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| 6  |            |                     |       |
| 7  |            |                     |       |
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| Project No: | INO000014.20 |
| Drawn By:   | JNE          |
| Checked By: | PJD          |
| Date:       | 08/02/2023   |

CBMP DETAILS



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**STAPLE PATTERN**  
**NOTE:** STAPLES SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATION. IF MANUFACTURER INFO IS NOT AVAILABLE THEN ABOVE STAPLE PATTERN SHALL BE USED. WOODEN STAKES SHALL NOT BE USED FOR EROSION CONTROL BLANKET ON SLOPES.

**NOTE:** WHEN NECESSARY, ALL SEEDING SHALL BE COMPLETED PRIOR TO THE PLACEMENT OF EROSION CONTROL BLANKETS PLEASE SEE DETAIL SMC FOR SEEDING, MULCHING, AND CRIMPING REQUIREMENTS.



**ECB EROSION CONTROL BLANKET (SLOPE)**



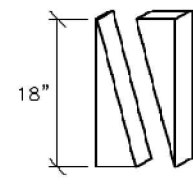
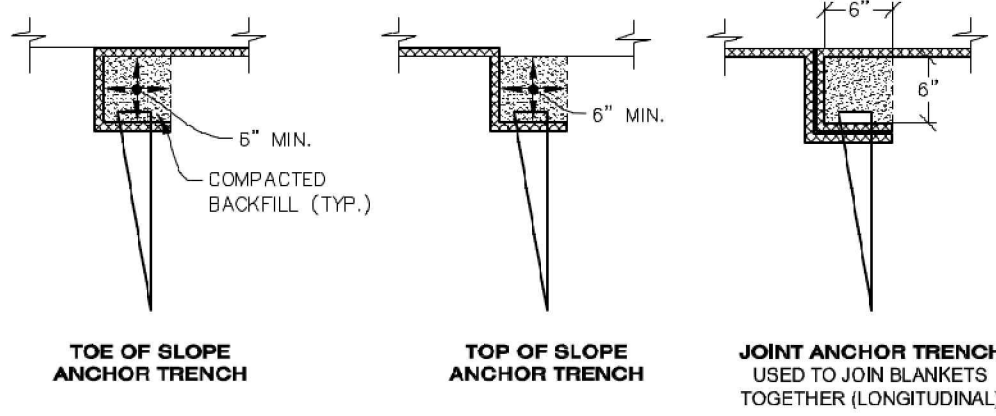
**CBMP**

CONSTRUCTION BEST MANAGEMENT PRACTICES

**ECB**

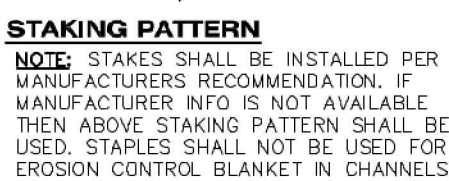
1 OF 3  
Oct. 2013

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**WOOD STAKE DETAIL**  
ALTERNATIVE WOOD STAKE PRODUCTS MAY BE USED WITH APPROVAL FROM THE TOWN.

- NOTES:**
- WOOD STAKES SHALL BE INSTALLED SUCH THAT ONLY 1" IS EXPOSED ABOVE THE GROUND.
  - WHEN NECESSARY, ALL SEEDING SHALL BE COMPLETED PRIOR TO THE PLACEMENT OF EROSION CONTROL BLANKETS. PLEASE SEE DETAIL SMC FOR SEEDING, MULCHING, AND CRIMPING REQUIREMENTS.



**STAKING PATTERN**  
**NOTE:** STAKES SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATION. IF MANUFACTURER INFO IS NOT AVAILABLE THEN ABOVE STAKING PATTERN SHALL BE USED. STAPLES SHALL NOT BE USED FOR EROSION CONTROL BLANKET IN CHANNELS.



**ECB EROSION CONTROL BLANKET (CHANNEL)**



**CBMP**

CONSTRUCTION BEST MANAGEMENT PRACTICES

**ECB**

2 OF 3  
Oct. 2013

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#### EROSION CONTROL BLANKET INSTALLATION NOTES

- SEE THE PLAN VIEW FOR THE LOCATION(S) OF THE EROSION CONTROL BLANKETS.
- EROSION CONTROL BLANKETS USED FOR CHANNEL PROTECTION SHALL BE PROPERLY SELECTED BY THE DESIGN ENGINEER BASED ON CURRENT AND FUTURE FLOW RATES WITHIN THE CHANNEL BASED ON THESE CALCULATIONS. TURF REINFORCEMENT MATTING OR RIPRAP MAY BE NECESSARY IN LIEU OF EROSION CONTROL BLANKETS.
- IMMEDIATELY PRIOR TO BLANKET INSTALLATION, SOIL SURFACE SHALL BE SMOOTH AND FREE OF ANY GAPS, VOIDS, WEEDS, ROCKS, STICKS, OR OTHER MISCELLANEOUS DEBRIS.
- EROSION CONTROL BLANKET SHALL THEN BE INSTALLED ACCORDING TO THE DETAILED DRAWINGS.
- ANY DAMAGED OR REMAINING STAPLES OR STAKES SHALL BE REMOVED FROM THE SITE.
- ALL EROSION CONTROL BLANKETS FOR SLOPE PROTECTION INSTALLED IN THE TOWN SHALL BE DOUBLE NET, STRAW OR EXCELSIOR.

| MANUFACTURER         | PRODUCT NAME   |
|----------------------|----------------|
| NORTH AMERICAN GREEN | S150           |
| APPROVED EQUAL       | APPROVED EQUAL |

- IN MOST CASES, EROSION CONTROL BLANKETS FOR SLOPE PROTECTION ARE TO REMAIN IN PLACE PERMANENTLY.

#### EROSION CONTROL BLANKET MAINTENANCE NOTES

- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE EROSION CONTROL BLANKETS AND MAKE ANY NECESSARY REPAIRS.



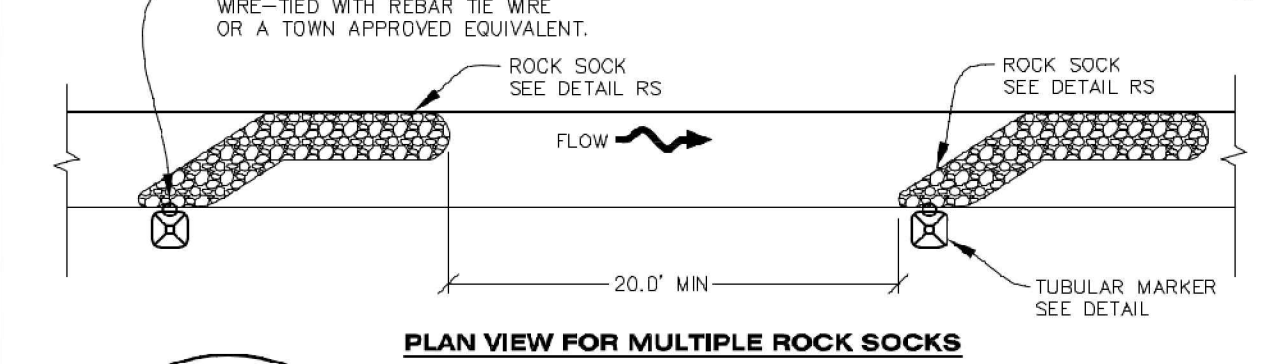
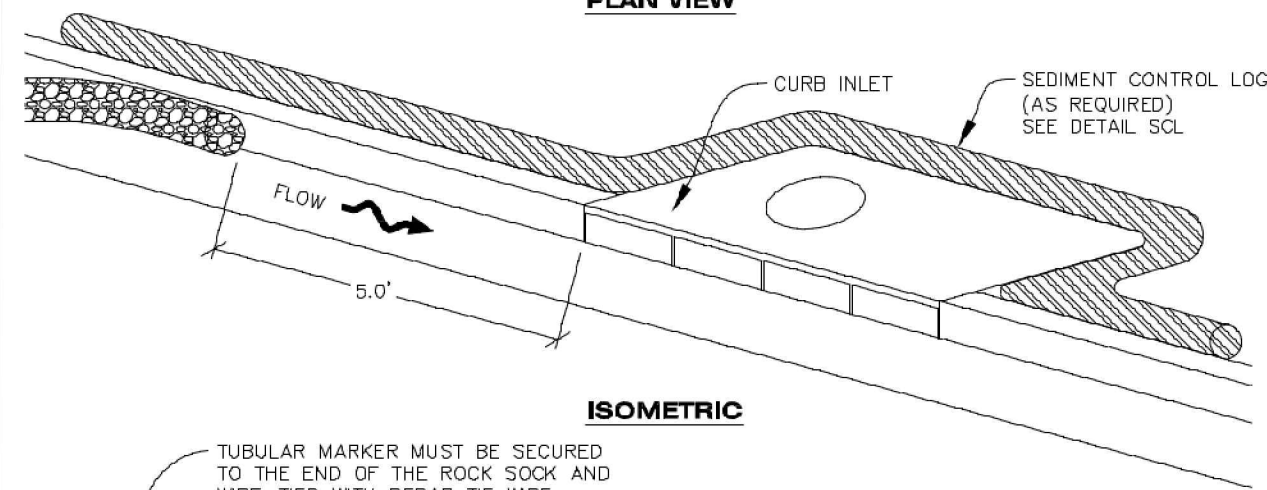
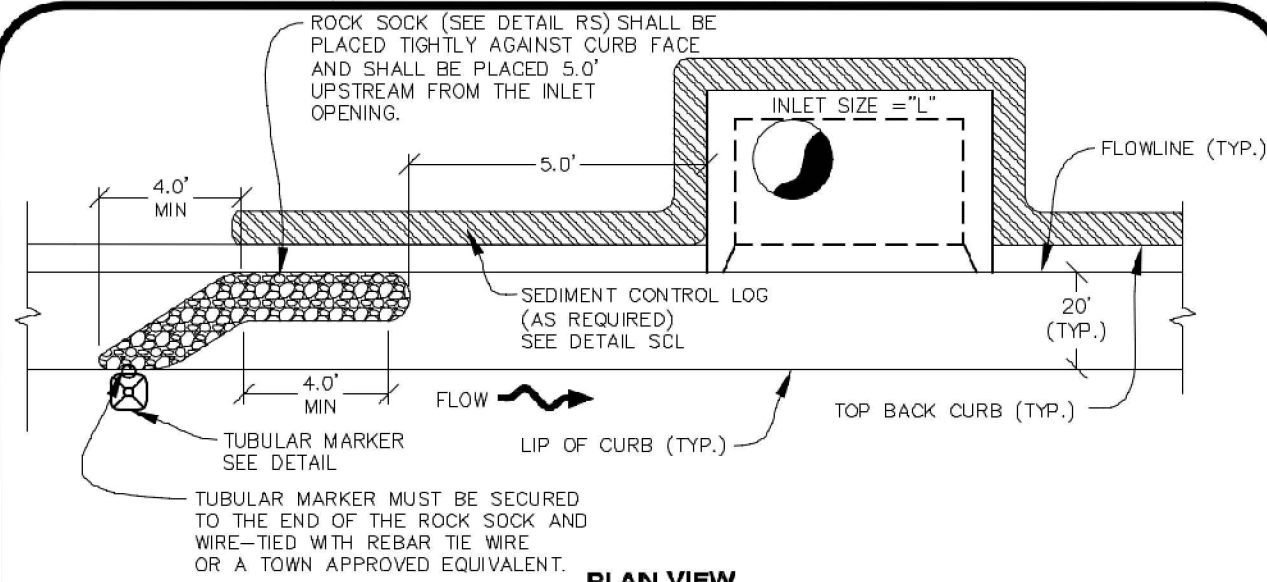
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CONSTRUCTION BEST MANAGEMENT PRACTICES

**ECB**

3 OF 3  
Oct. 2013

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**PLAN VIEW FOR MULTIPLE ROCK SOCKS**  
**INLET PROTECTION, CURB ON-GRADE, TYPE R INLET**



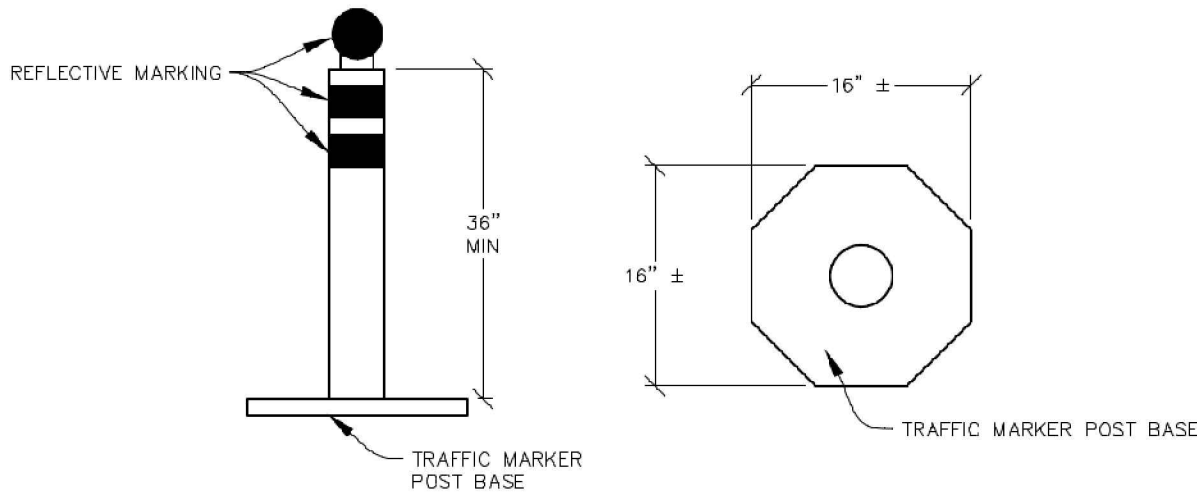
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CONSTRUCTION BEST MANAGEMENT PRACTICES

**IPCOG**

1 OF 3  
Oct. 2013

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**ELEVATION**  
**BASE**  
**TUBULAR TRAFFIC MARKER DETAIL**



**CBMP**

CONSTRUCTION BEST MANAGEMENT PRACTICES

**IPCOG**

2 OF 3  
Oct. 2013

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#### INLET PROTECTION, CURB ON-GRADE INSTALLATION NOTES

- SEE CBMP PLAN FOR LOCATION(S) OF ON-GRADE INLET PROTECTION.
- CRUSHED ROCK SHALL BE 2.0"-3.0" IN SIZE WITH A FRACTURED FACE (ALL SIDES).
- ROCK SOCK FOR ON-GRADE INLET PROTECTION SHALL BE ONE CONTINUOUS PIECE.
- ROCK SOCK SHALL BE CONSTRUCTED USING CHICKEN WIRE OR OTHER APPROVED MATERIAL, SIZED TO KEEP ROCK FROM SPILLING OUT.
- ROCK SOCK SHALL BE PLACED 5.0' UPHILL OF THE INLET OPENING.
- TUBULAR MARKER SHALL BE A MINIMUM OF 3.0' HIGH WITH REFLECTIVE BANDS AND OCTAGON SHAPED BASES.
- THE CURB INLET PROTECTION SHOWN ON CBMP PLAN SHALL BE INSTALLED ON EXISTING INLETS PRIOR TO ANY LAND DISTURBING ACTIVITIES OR IMMEDIATELY AFTER THE APPLICABLE INSTALLATION OF THE FIRST LIFT OF ASPHALT ON ROADWAYS DRAINING TO THE INLET.

#### ON-GRADE INLET PROTECTION INSPECTION AND MAINTENANCE NOTES

- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE ON-GRADE INLET PROTECTION.
- ACCUMULATED SEDIMENT SHALL BE REMOVED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.
- ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED.
- ON-GRADE INLET 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

**IPCOG**

3 OF 3  
Oct. 2013

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#### AREA INLET PROTECTION INSTALLATION NOTES

- SEE PLAN VIEW FOR LOCATION(S) OF AREA INLET PROTECTION.
- THE AREA INLET PROTECTION SHOWN ON CBMP PLANS SHALL BE INSTALLED ON EXISTING INLETS PRIOR TO ANY LAND DISTURBING ACTIVITIES OR IMMEDIATELY AFTER THE INSTALLATION OF NEW INLETS. AN INTERIM STYLE OF INLET PROTECTION MAY BE ALLOWED UNTIL THE INSTALLATION OF THE GUTTER AND/OR PAVEMENT.

#### AREA INLET PROTECTION INSPECTION AND MAINTENANCE NOTES

- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE AREA INLET PROTECTION.
- AREA INLET 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.
- WHEN THE AREA INLET PROTECTION IS REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE AREA INLET PROTECTION MAY NEED TO BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).
- ACCUMULATED SEDIMENT SHALL BE REMOVED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.



**CBMP**

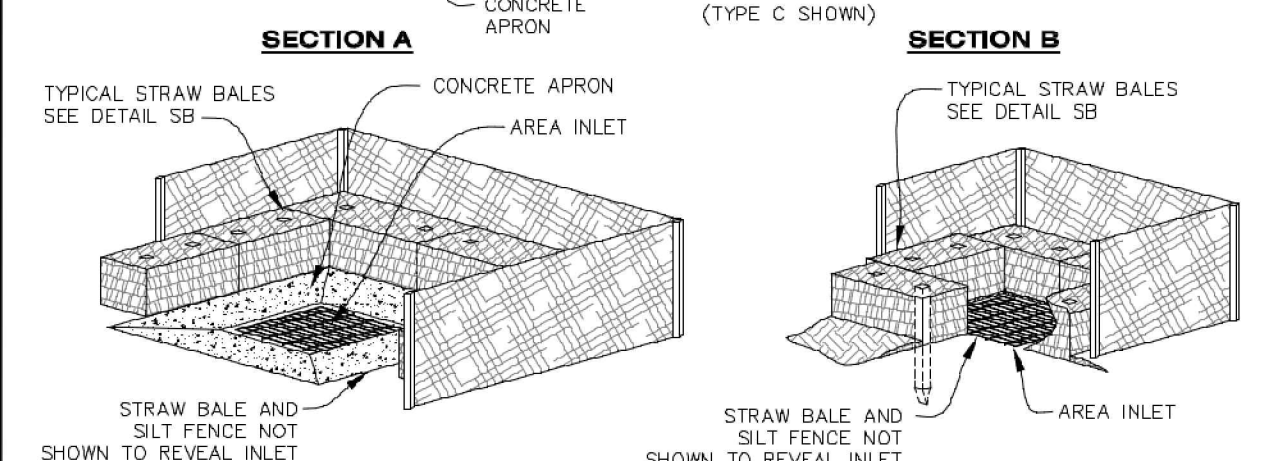
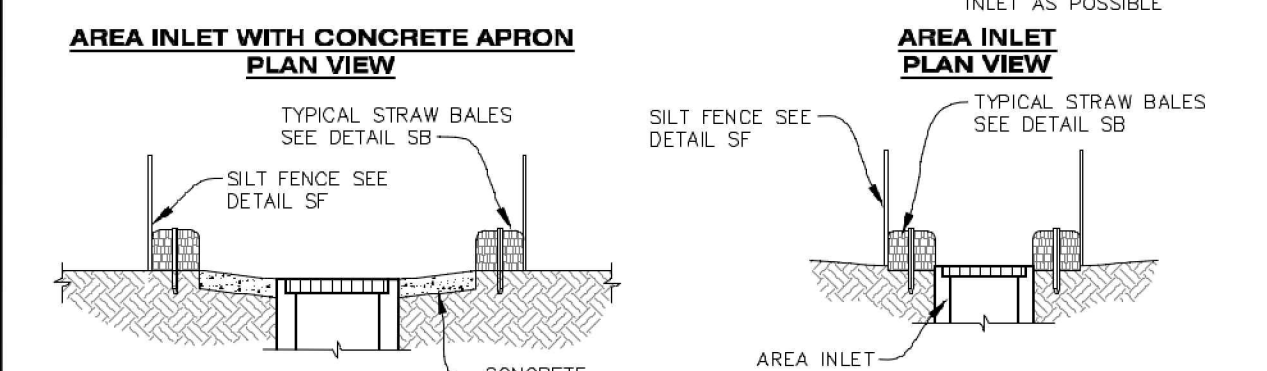
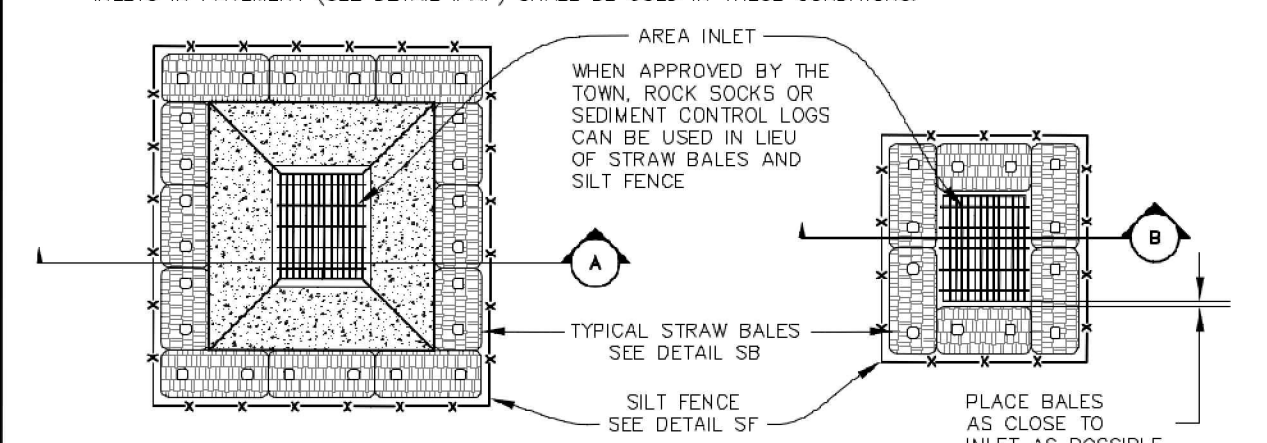
CONSTRUCTION BEST MANAGEMENT PRACTICES

**IPA**

1 OF 1  
Oct. 2013

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER

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 PIP) SHALL BE USED IN THESE CONDITIONS.



**ISOMETRIC**  
**ISOMETRIC**  
**INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT**



**CBMP**

CONSTRUCTION BEST MANAGEMENT PRACTICES

**IPAN**

1 OF 1  
Oct. 2013

**Galloway**

5500 Greenwood Plaza Blvd, Suite 200  
Greenwood Village, CO 80111  
303.770.8884  
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IN-N-OUT BURGER  
CONSTRUCTION DOCUMENTS  
PARKER & PINE FILING NO. 1, LOT 1

PARKER, CO 80134

| #  | Date       | Issue / Description | Init. |
|----|------------|---------------------|-------|
| 1  | 12/21/2022 | 1ST CD SUBMITTAL    | PJD   |
| 2  | 03/17/2023 | 2ND CD SUBMITTAL    | PJD   |
| 3  | 04/26/2023 | 3RD CD SUBMITTAL    | PJD   |
| 4  | 06/16/2023 | 4TH CD SUBMITTAL    | PJD   |
| 5  | 08/02/2023 | 5TH CD SUBMITTAL    | PJD   |
| 6  |            |                     |       |
| 7  |            |                     |       |
| 8  |            |                     |       |
| 9  |            |                     |       |
| 10 |            |                     |       |
| 11 |            |                     |       |
| 12 |            |                     |       |

Project No: INO000014-20  
Drawn By: JNE  
Checked By: PJD  
Date: 08/02/2023

CBMP DETAILS

**C2.9**

Sheet 20 of 36









**CBMP**

CONSTRUCTION BEST MANAGEMENT PRACTICES

RS

1 OF 2

Oct. 2013

|                                                                                       |                                                             |                                          |
|---------------------------------------------------------------------------------------|-------------------------------------------------------------|------------------------------------------|
|  | <h1>CBMP</h1> <p>CONSTRUCTION BEST MANAGEMENT PRACTICES</p> | <p>SB</p> <p>2 OF 2</p> <p>Oct. 2012</p> |
|---------------------------------------------------------------------------------------|-------------------------------------------------------------|------------------------------------------|







NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

- 
- Diagram illustrating the furrowing process. A bulldozer is shown creating furrows in a slope. A circular inset provides a magnified view of the furrows, which are approximately 2 inches to 4 inches deep and spaced 6 inches apart, parallel to the slope contours.
- APPROX.
- FURROWS APPROX. 2" TO 4" DEEP ON APPROX. 6" CENTERS WITH 6" MAXIMUM SPACING PARALLEL TO CONTOURS OF SLOPE
- PROX.

### STEEP SLOPES (4:1 OR STEEPER)

- 

## SR

1 OF 2  
Oct. 2013

1 OF 2  
Oct. 2013

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

- 
- Diagram illustrating a sidewalk closure using a rock sock and construction fence. The diagram shows a sidewalk with a rock sock (typical) and a construction fence (typical) installed across it. The rock sock is labeled "ROCK SOCK (TYP.) SEE DETAIL RS" and the construction fence is labeled "CONSTRUCTION FENCE (TYP.) SEE DETAIL CF". The distance between the rock sock and the construction fence is labeled "10.0' MIN.". The distance between the rock sock and the adjacent sidewalk is labeled "10' MIN. (TYP.)".
- WHEN APPLICABLE, INSTALL MUTCO APPROVED SIGN TO INDICATE THAT THE SIDEWALK IS CLOSED.
- WHEN APPLICABLE, INSTALL APPROVED SIGN TO INDICATE THAT THE SIDEWALK IS CLOSED.

**NOTE:**

- 
- Diagram illustrating a curved sidewalk and ramp assembly. The assembly includes a **ROAD**, a **SILT FENCE (TYP.)** (referenced to detail SF), an **ADA RAMP**, a **1.0' MIN. (TYP.)** gap, and a **STEEL TEE POST (TYP.)**. The sidewalk is shown adjacent to the road, with the ramp section integrated into the curve.

**NOTE:**  
SEDIMENT CONTROL LOGS (SCL) MAY BE USED IN LIEU OF SILT FENCE (SF) WITH PRIOR APPROVAL FROM TOWN.

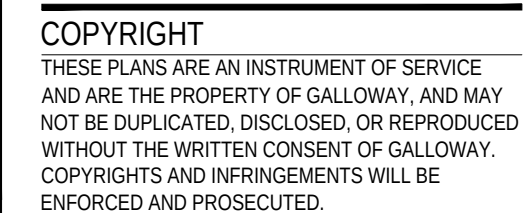
STP

1 OF 3  
Oct. 2013

1 OF 3  
Oct. 2013

Sheet 24 of 36



[illegible]

|             |              |
|-------------|--------------|
| Project No: | INO000014.20 |
| Drawn By:   | JNE          |
| Checked By: | PJD          |
| Date:       | 08/02/2023   |

## CBMP DETAILS



To allow for a proper and timely establishment of native grasses, temporary irrigation is required over all areas where permanent native seeding is proposed. This includes, but is not limited to: detention ponds, drainageways, park and trail areas, general open space, etc. **in addition to the landscape plans, please show the temporary irrigation symbol (TI) on the CBMP Plan over all areas where permanent native seeding is proposed.** As a reminder, when working within Parker Water and Sanitation District's (PWS) jurisdiction, the following is required:

- Temporary irrigation for native seed must be supplied by a fire hydrant hook-up. Use of proposed/existing landscape irrigation taps is not allowed. Please indicate on the irrigation plans fire hydrants that are to be used for the temporary irrigation mainline and provide a detail for the connection. This detail should show the hydrant, PRV, PWSd water meter, a 2" backflow assembly, a 2" x 2" cam lock for fire department quick disconnect and a support system for all components
- The following note must be shown on the Irrigation plan set "Temporary irrigation for establishment of native vegetation must be installed above ground, and removed immediately after establishment is complete, or in no case, any longer than one growing season." PWSd may allow temporary irrigation to continue for one additional growing season with prior approval.
- The following note must be shown on the Irrigation plan set "All temporary irrigation components including but not limited to mainlines, laterals, valves, heads and quick couplers must be installed above ground."
- All temporary irrigation components including but not limited to mainlines, laterals, valves, heads and quick couplers must be clearly labeled on the plans.
- Provide detail drawings for all above ground components including but not limited to mainlines, laterals, valves, heads and quick couplers.

If the project is outside of PWSD's jurisdiction, check with the applicable water provider regarding their specific requirements for temporary irrigation.





- ## VEHICLE TRACKING CONTROL PAD INSTALLATION AND MAINTENANCE NOTES

- 

CONSTRUCTION BEST MANAGEMENT PRACTICES

3 OF 3  
Oct. 2013

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IN-N-OUT BURGER  
CONSTRUCTION DOCUMENTS  
PARKER & PINE FILING NO. 1, LOT 1

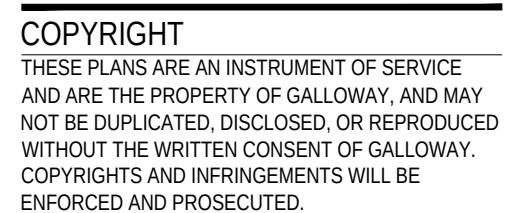
PARKER, CO 80134

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|             |              |
|-------------|--------------|
| Project No: | INO000014.20 |
| Drawn By:   | JNE          |
| Checked By: | PJD          |
| Date:       | 08/02/2023   |

Sheet 26 of 36





| # | Date       | Issue / Description | Initials |
|---|------------|---------------------|----------|
|   | 12/21/2022 | 1ST CD SUBMITTAL    | PJ       |
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

## LEGAL DESCRIPTION

LOT 1, PARKER & PINE FILING NO. 1, COUNTY OF DOUGLAS, STATE OF COLORADO

## BENCHMARK

PUBLISHED BENCHMARK: ELEVATIONS ARE BASED ON A DOUGLAS COUNTY CONTROL MONUMENT, STATION NAME: CRAIN, BEING A BRASS DISK LOCATED AT 125 FEET NORTH OF THE CENTERLINE OF A DRIVEWAY, 84 FEET SOUTH OF A DOUBLE 36 IN CULVERT, 25 FEET WEST OF THE EDGE OF PARKER ROAD, AND 25 FEET EAST OF THE WEST RIGHT OF WAY FENCE.

ELEVATION = 5734.25 FEET (NAVD 88) PUBLISHED BY DOUGLAS COUNTY

## BASIS OF BEARING

BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST BEARS N001°51'E MONUMENTED BY THE SOUTHWEST CORNER OF SAID SECTION 10, BEING A 3-1/4 INCH ALUMINUM CAP STAMPED 'LS 19003', AND MONUMENTED BY THE WEST QUARTER CORNER OF SAID SECTION 10, BEING A 3-1/4" ALUMINUM CAP STAMPED 'PLS 22561', AS SHOWN HEREON.

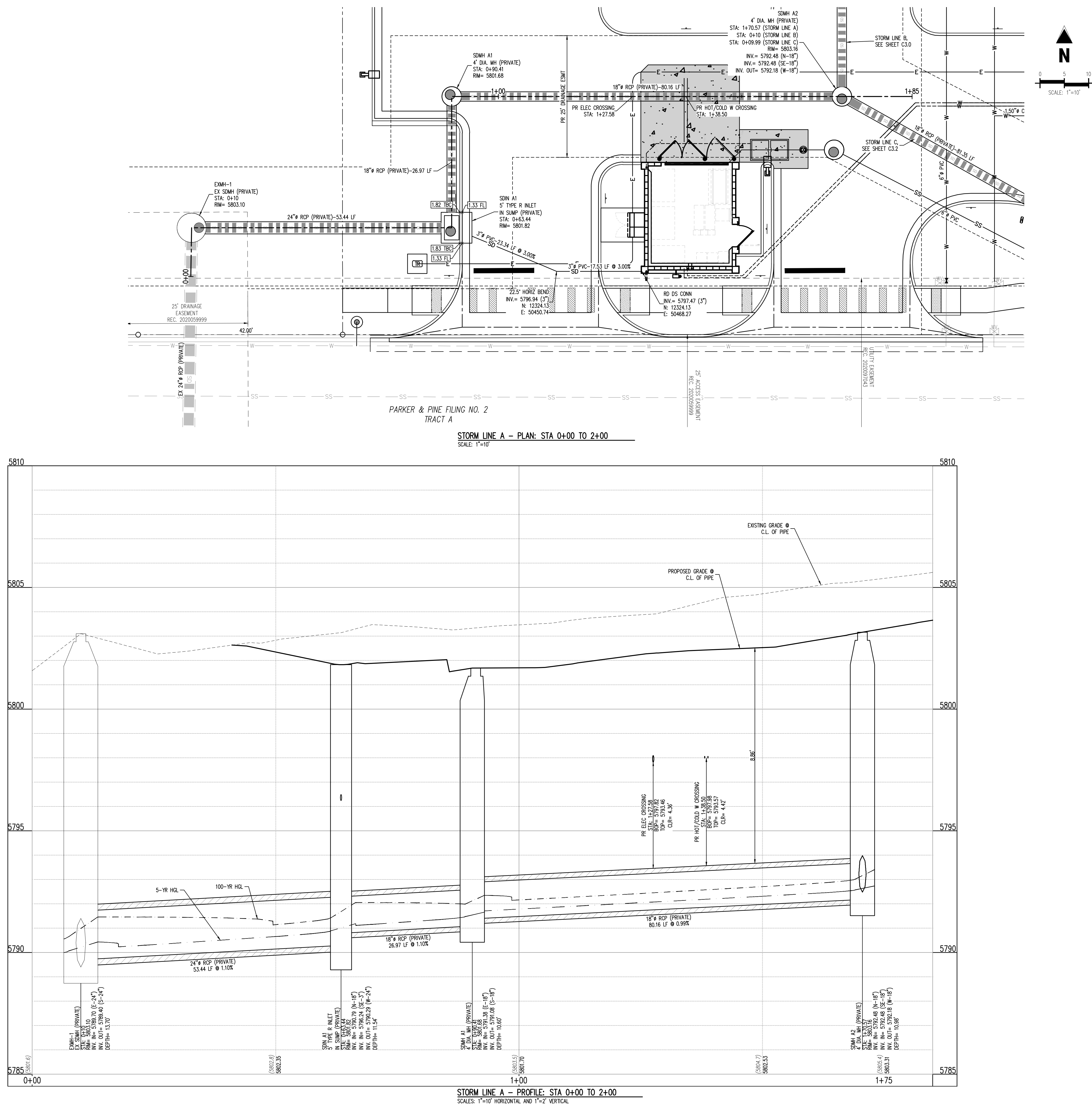
CAUTION - NOTICE TO CONTRACTOR

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- 811**  
Know what's below.  
Call before you dig.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY THROUGH THE USE OF AN ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

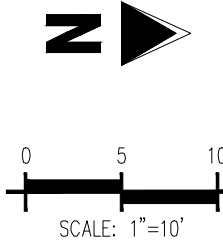


# C3.0

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|  |                                                  |
|--|--------------------------------------------------|
|  | PROPERTY BOUNDARY LINE                           |
|  | EXISTING LOT LINE                                |
|  | PROPOSED LOT LINE                                |
|  | EXISTING EASEMENT                                |
|  | PROPOSED SAWCUT LINE                             |
|  | EXISTING TO REMAIN                               |
|  | PROPOSED NEW                                     |
|  | EXISTING ELECTRICAL PULL BOX                     |
|  | EXISTING PAD MOUNTED TRANSFORMER                 |
|  | EXISTING LIGHT POLE                              |
|  | PROPOSED SITE LIGHTING                           |
|  | EXISTING SANITARY SEWER MANHOLE                  |
|  | EXISTING STORM SEWER MANHOLE                     |
|  | EXISTING WATER METER                             |
|  | EXISTING WATER VALVE                             |
|  | EXISTING FIRE HYDRANT                            |
|  | EXISTING CURB AND GUTTER                         |
|  | PROPOSED CURB AND GUTTER                         |
|  | EXISTING STORM DRAIN                             |
|  | EXISTING WATER LINE                              |
|  | EXISTING SANITARY SEWER                          |
|  | PROPOSED STORM DRAIN (GREATER THAN 12" DIAMETER) |
|  | PROPOSED STORM DRAIN (LESS THAN 12" DIAMETER)    |
|  | PROPOSED SANITARY SEWER (SIZE INDICATED ON PLAN) |
|  | PROPOSED WATER LINE (SIZE INDICATED ON PLAN)     |
|  | PROPOSED ELECTRIC LINE                           |

1. ALL ROP STORM SEWER PIPE SHALL BE CLASS III.
2. ALL PROPOSED STORM SEWER IS PRIVATE.
3. STORM SEWER HORIZONTAL ALIGNMENT IS APPROXIMATE. STORM SEWER SHOWN ON PLANS IS CENTER OF STRUCTURE. CONTRACTOR SHALL VERIFY CONTRACTOR TO ADJUST STORM SEWER ALIGNMENT TO MIDPOINT OF INSIDE FACE OF BOX.
4. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF EXISTING STORM SEWER AND NOTIFY ENGINEER OF CONFLICTS.
5. DRY UTILITY ELEVATIONS ARE APPROXIMATE AND NOT TO BE VERIFIED BY THE CONTRACTOR.
6. PROPOSED FLOWLINE ELEVATION DOES NOT TAKE INTO ACCOUNT GUTTER DEPRESSION AT INLETS. REF. TBC ELEVATIONS AT CURB INLETS.
7. TBC ELEVATIONS AT ALL STRUCTURES IN PROFILE VIEW ARE AT CL OF ALIGNMENT. REF. TBC PLAN ELEVATIONS.
8. ALL STORM SEWER CONNECTIONS TO PREFABRICATED INLETS OR MANHOLES MUST USE A REINFORCED CONCRETE COLLAR.
9. STRUCTURE STRUCTURE ELEVATIONS ARE AT THE CENTER OF THE STRUCTURE. REFERENCE PLAN ELEVATIONS AND RIM GRADE LABELS.
10. DRY UTILITY CROSSING LOCATIONS & DEPTHS ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF CONFLICTS. EXISTING UTILITY RELOCATIONS SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

LOT 1, PARKER & PINE FILING NO. 1, COUNTY OF DOUGLAS, STATE OF COLORADO

PUBLISHED BENCHMARK: ELEVATIONS ARE BASED ON A DOUGLAS COUNTY CONTROL MONUMENT.  
STATION NAME: CRAIN, BEING A BRASS DISK LOCATED AT 125 FEET NORTH OF THE CENTERLINE  
OF A DRIVEWAY, 84 FEET SOUTH OF A DOUBLE 36 IN CULVERT, 25 FEET WEST OF THE EDGE OF  
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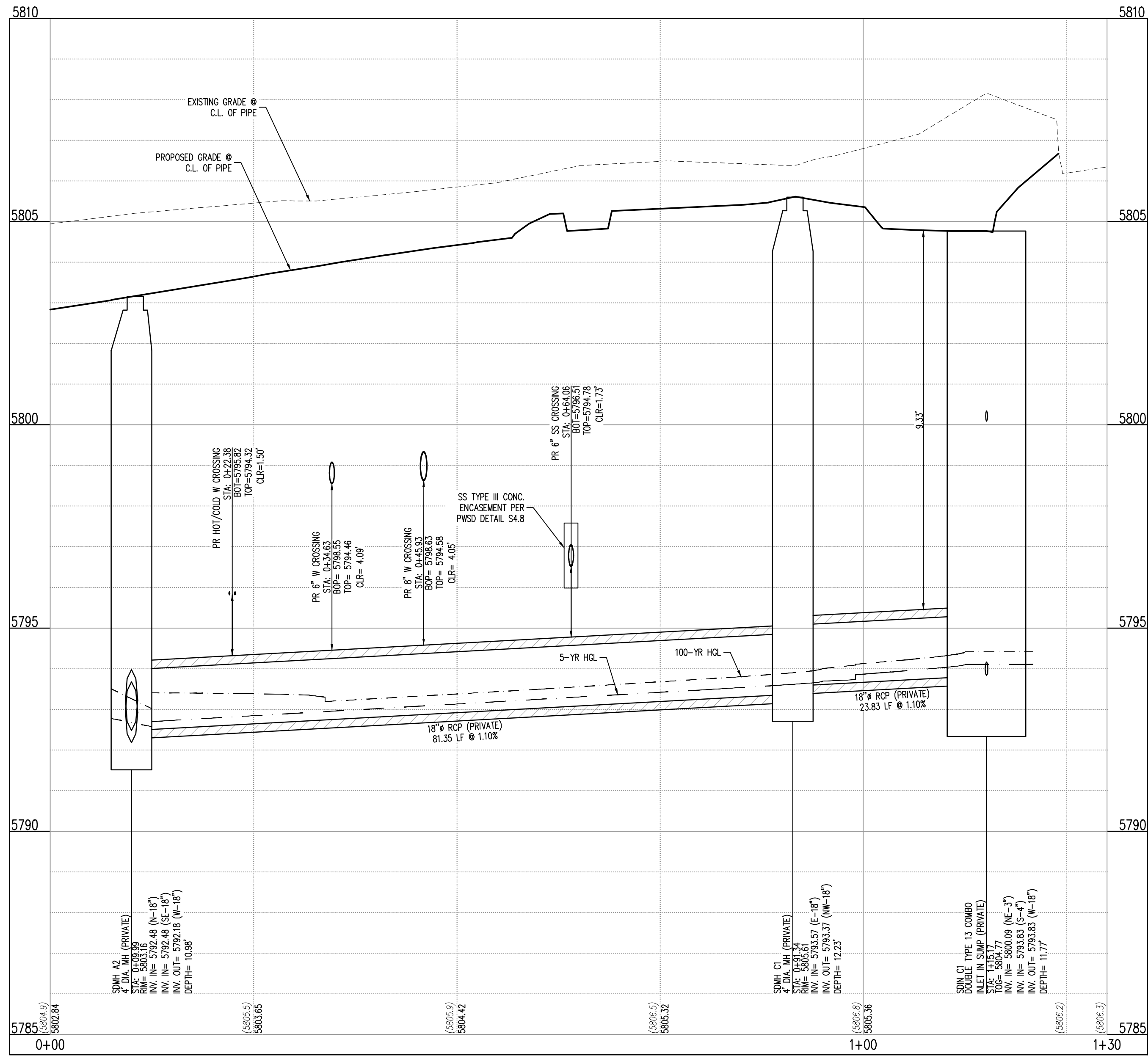
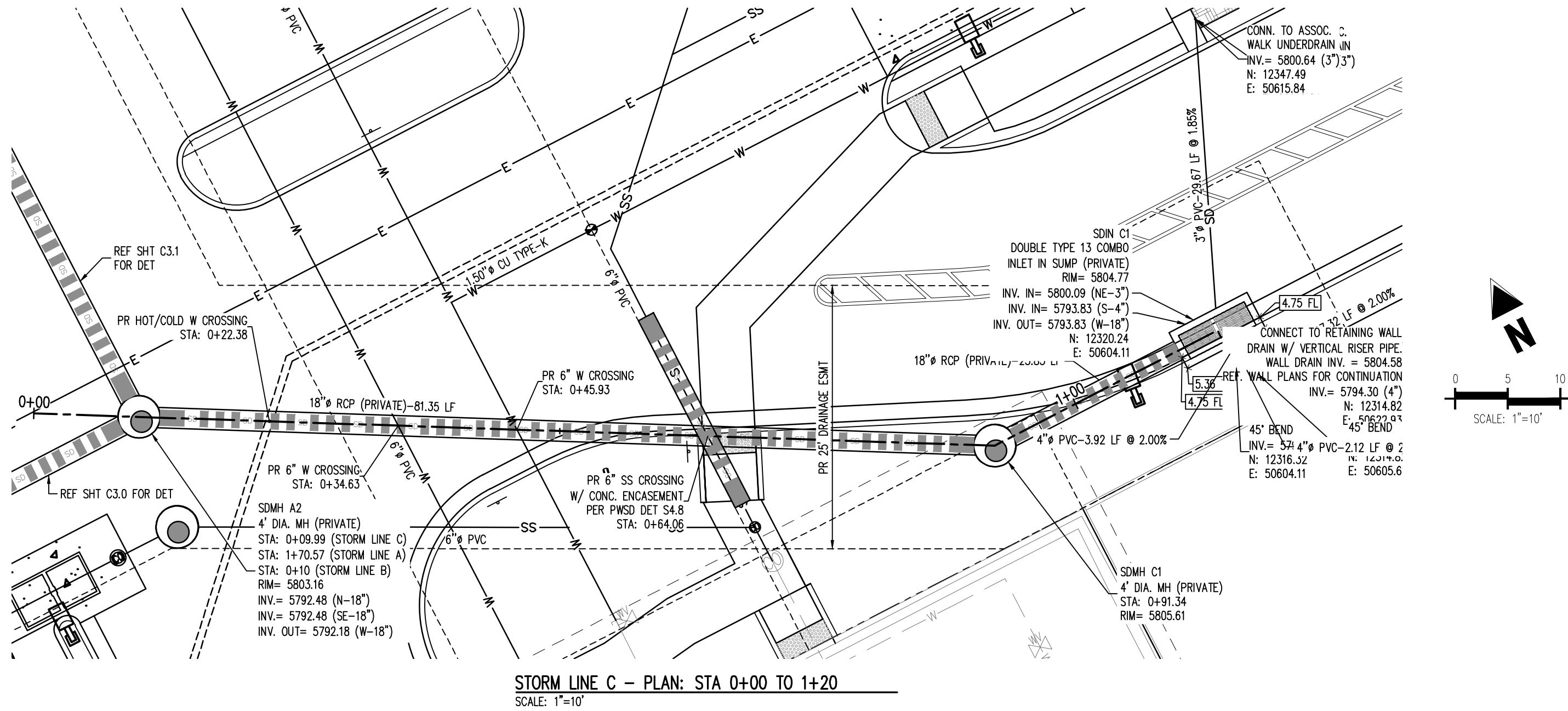
| # | Date       | Issue / Description | Init. |
|---|------------|---------------------|-------|
|   | 12/21/2022 | 1ST CD SUBMITTAL    | PJD   |
|   | 03/17/2023 | 2ND CD SUBMITTAL    | PJD   |
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|   | 08/02/2023 | 5TH CD SUBMITTAL    | PJD   |

|             |              |
|-------------|--------------|
| Project No: | INO000014.20 |
| Drawn By:   | JNE          |
| Checked By: | PJD          |
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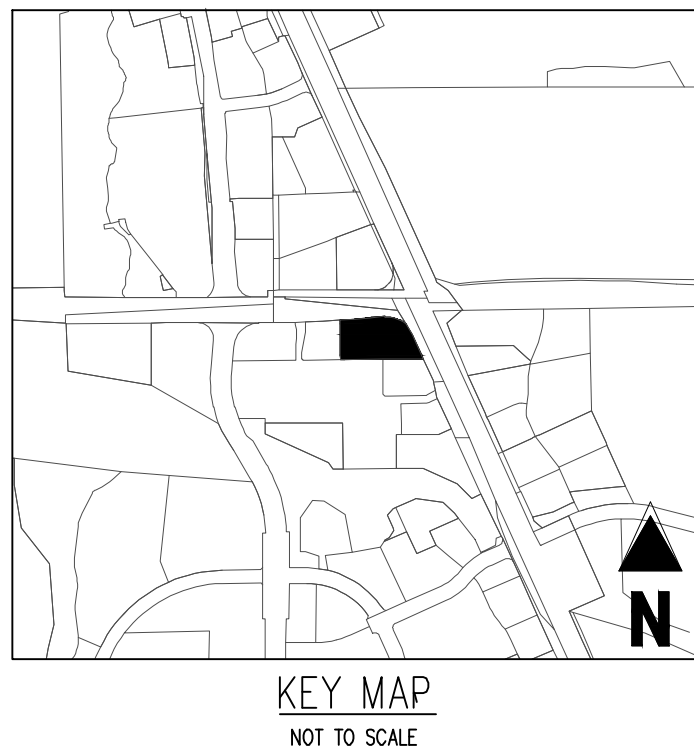
Sheet 28 of 33



11/19/2023 10:45:32 Parker (DMS) Parker & Pine Filing No. 1, Lot 1, Station 0+00 to 1+30, Drawn by: JNE, Checked by: PJD, Date: 08/02/2023



STORM LINE C - PROFILE: STA 0+00 TO 1+30  
SCALES: 1"=10' HORIZONTAL AND 1"=2' VERTICAL



#### STORM LEGEND

- PROPERTY BOUNDARY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED SANIQUOT LINE
- EXISTING TO REMAIN
- PROPOSED NEW
- EXISTING ELECTRICAL PULL BOX
- EXISTING PAD MOUNTED TRANSFORMER
- EXISTING LIGHT POLE
- PROPOSED SITE LIGHTING
- EXISTING SANITARY SEWER MANHOLE
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- PROPOSED STORM DRAIN (GREATER THAN 12" DIAMETER)
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- PROPOSED WATER LINE (SIZE INDICATED ON PLAN)
- PROPOSED ELECTRIC LINE

#### NOTES:

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- STRUCTURE STATION AND RM ELEVATIONS ARE AT THE CENTER OF THE STRUCTURE. REFERENCE PLAN ELEVATIONS AND RM GRADE LABELS.
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

#### LEGAL DESCRIPTION

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#### BENCHMARK

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IN-N-OUT BURGER  
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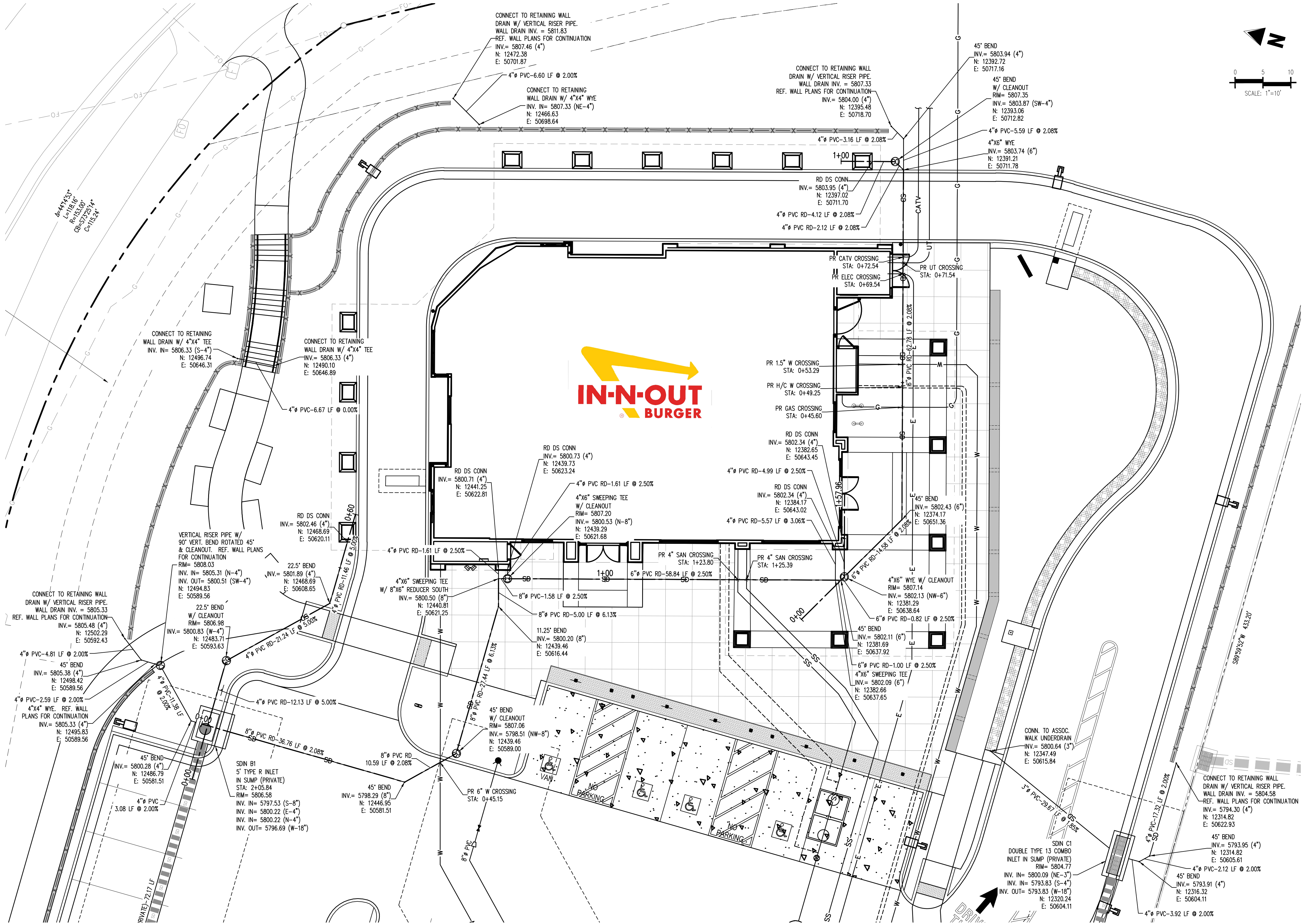
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| 4 | 06/16/2023 | 4TH CD SUBMITTAL    | PJD   |
| 5 | 08/02/2023 | 5TH CD SUBMITTAL    | PJD   |

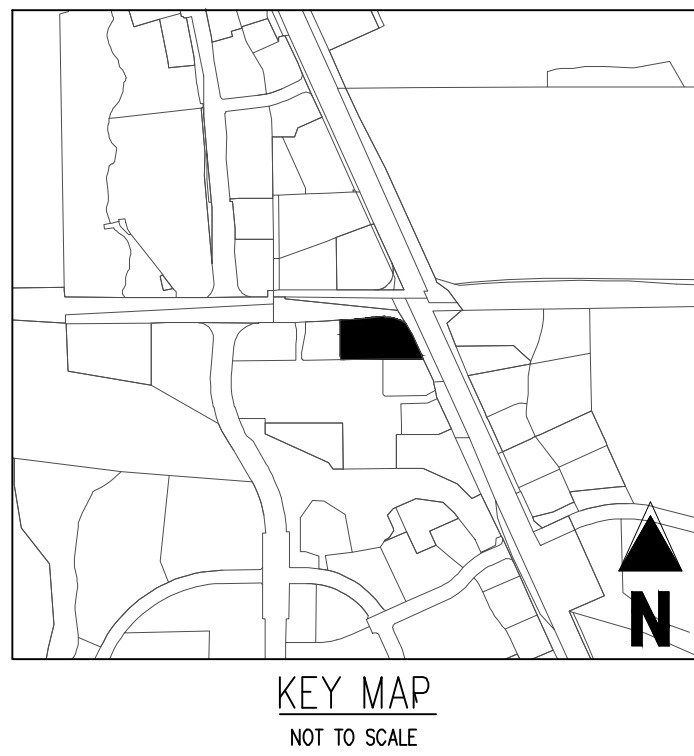
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|-------------|--------------|
| Project No: | INVO00014-20 |
| Drawn By:   | JNE          |
| Checked By: | PJD          |
| Date:       | 08/02/2023   |

#### STORM PLAN & PROFILE





ROOF DRAIN & RETAINING WALL DRAIN PLAN  
SCALE: 1"=10'



#### STORM LEGEND

- PROPERTY BOUNDARY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT
- PROPOSED SAWMUT LINE
- EXISTING TO REMAIN
- PROPOSED NEW
- EXISTING ELECTRICAL PULL BOX
- EXISTING PAD MOUNTED TRANSFORMER
- EXISTING LIGHT POLE
- PROPOSED SITE LIGHTING
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- EXISTING STORM DRAIN
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED STORM DRAIN (GREATER THAN 12" DIAMETER)
- PROPOSED STORM DRAIN (LESS THAN 12" DIAMETER)
- PROPOSED SANITARY SEWER (SIZE INDICATED ON PLAN)
- PROPOSED WATER LINE (SIZE INDICATED ON PLAN)
- PROPOSED ELECTRIC LINE

#### NOTES:

- ALL RCP STORM SEWER PIPE SHALL BE CLASS III.
- ALL PROPOSED STORM SEWER IS PRIVATE.
- STORM SEWER HORIZONTAL ALIGNMENT IS APPROXIMATE. STORM SEWER SHOWN ON PLANS IS CENTER OF STRUCTURE TO CENTER OF STRUCTURE. CONTRACTOR TO ADJUST STORM SEWER ALIGNMENT TO MIDPOINT OF INSIDE FACE OF BOX.
- CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF EXISTING STORM SEWER AND NOTIFY ENGINEER OF CONFLICTS.
- DRY UTILITY ELEVATIONS ARE APPROXIMATE AND NEED TO BE VERIFIED BY THE CONTRACTOR.
- PROPOSED FLOWLINE ELEVATION DOES NOT TAKE INTO ACCOUNT GUTTER DEPRESSION AT INLETS. REF. TBC ELEVATIONS AT CURB INLETS.
- TBC ELEVATIONS OF INLET STRUCTURES IN PROFILE VIEW ARE AT CL OF ALIGNMENT. REF. TBC PLAN ELEVATIONS.
- ALL STORM SEWER CONNECTIONS TO PREFABRICATED INLETS OR MANHOLES MUST USE A REINFORCED CONCRETE COLLAR.
- STRUCTURE STATION AND RIM ELEVATIONS ARE AT THE CENTER OF THE STRUCTURE. REFERENCE PLAN ELEVATIONS AND RIM GRADE LABELS.
- DRY UTILITY CROSSING LOCATIONS & DEPTHS ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF CONFLICTS. EXISTING UTILITY RELOCATIONS SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER.
- REFER TO RETAINING WALL STRUCTURAL PLANS AND DETAILS FOR CONTINUATION OF WALL DRAINS BEHIND THE WALLS.

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 THE 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

#### LEGAL DESCRIPTION

LOT 1, PARKER & PINE FILING NO. 1, COUNTY OF DOUGLAS, STATE OF COLORADO

#### BENCHMARK

PUBLISHED BENCHMARK: ELEVATIONS ARE BASED ON A DOUGLAS COUNTY CONTROL MONUMENT, STATION NAME: CRAIN, BEING A BRASS DISK LOCATED AT 125 FEET NORTH OF THE CENTERLINE OF A DRIVEWAY, 84 FEET SOUTH OF A DOUBLE 36 IN CULVERT, 25 FEET WEST OF THE EDGE OF PARKER ROAD, AND 25 FEET EAST OF THE WEST RIGHT OF WAY FENCE.

ELEVATION = 5734.25 FEET (NAVD 88) PUBLISHED BY DOUGLAS COUNTY

#### BASIS OF BEARING

BASED ON BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST BEARS N001°75'1"E, MONUMENTED BY THE SOUTHWEST CORNER OF SAID SECTION 10, BEING A 3-1/4 INCH ALUMINUM CAP STAMPED "LS 19003", AND MONUMENTED BY THE WEST QUARTER CORNER OF SAID SECTION 10, BEING A 3-1/4 INCH ALUMINUM CAP STAMPED "PLS 22561", AS SHOWN HEREON.

#### CAUTION - NOTICE TO CONTRACTOR

- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



#### COPYRIGHT

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY. AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.



IN-N-OUT BURGER  
CONSTRUCTION DOCUMENTS  
PARKER & PINE FILING NO. 1, LOT 1

PARKER, CO 80134

| # | Date       | Issue / Description | Init. |
|---|------------|---------------------|-------|
| 1 | 12/21/2022 | 1ST CD SUBMITTAL    | PJD   |
| 2 | 03/17/2023 | 2ND CD SUBMITTAL    | PJD   |
| 3 | 04/26/2023 | 3RD CD SUBMITTAL    | PJD   |
| 4 | 06/16/2023 | 4TH CD SUBMITTAL    | PJD   |
| 5 | 08/02/2023 | 5TH CD SUBMITTAL    | PJD   |

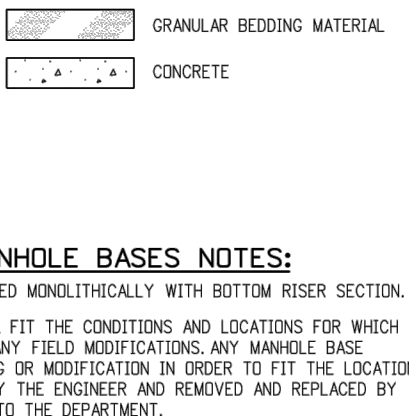
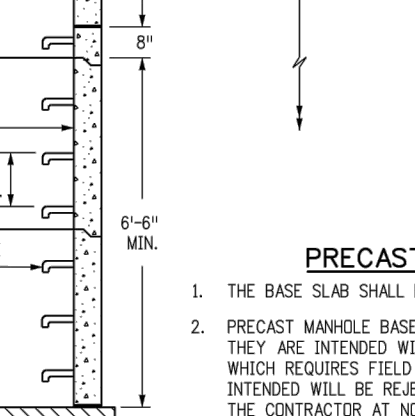
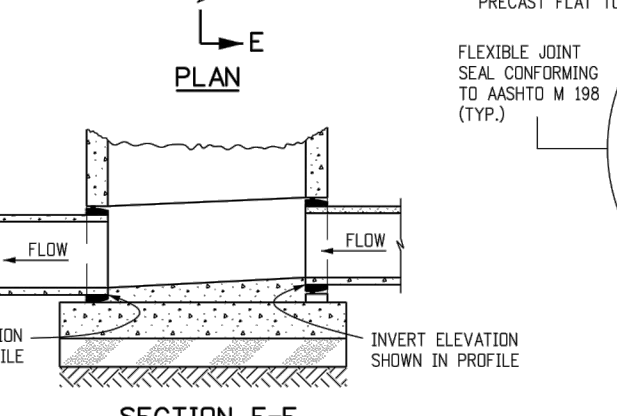
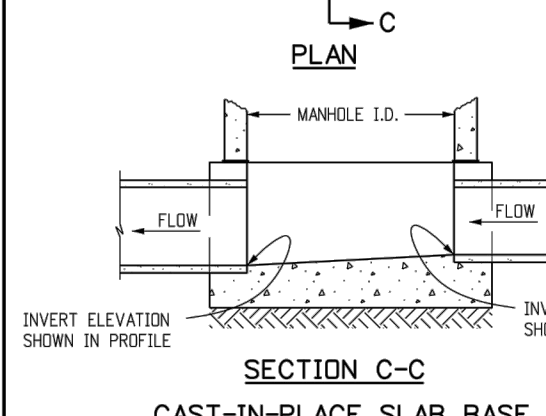
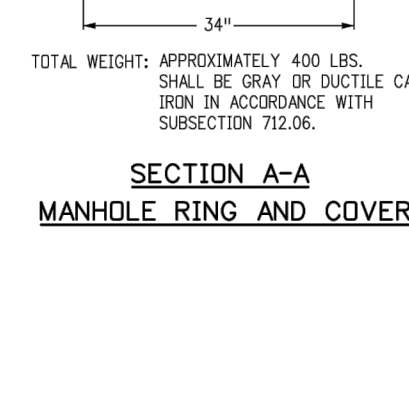
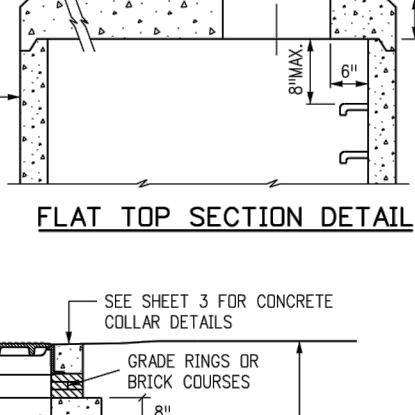
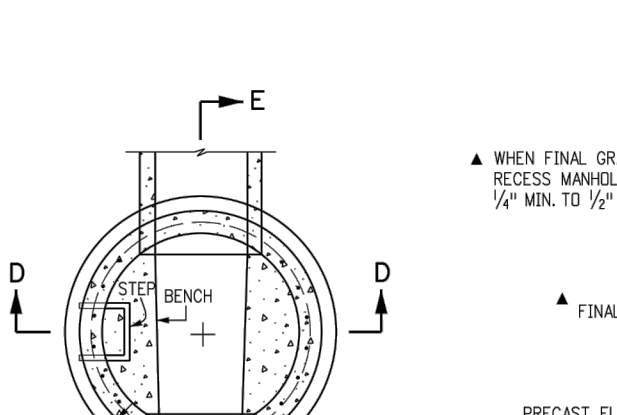
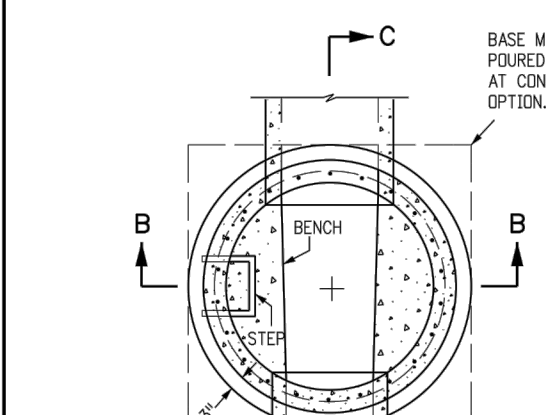
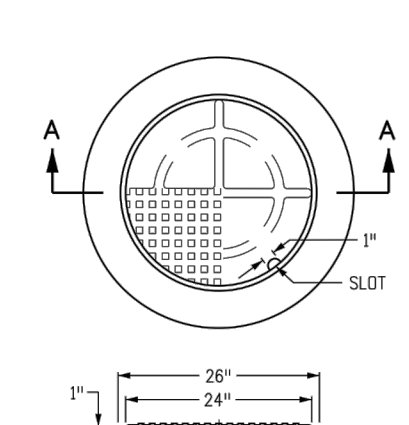
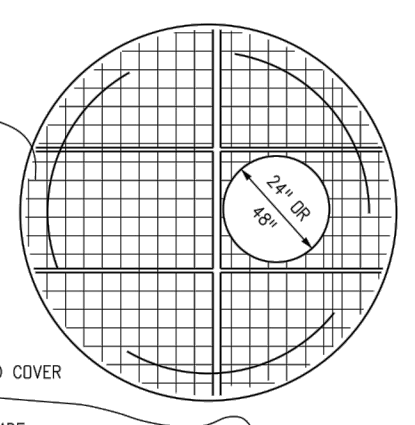
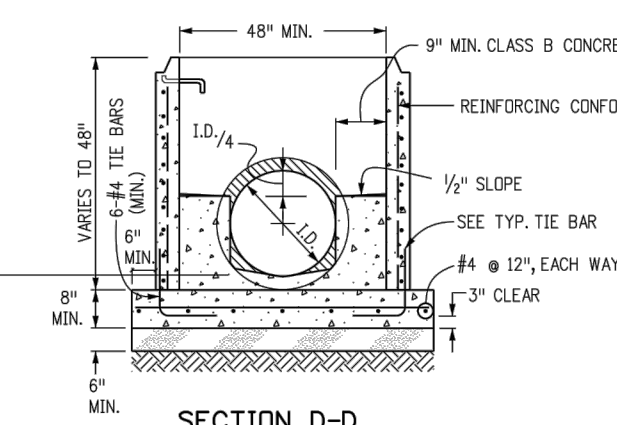
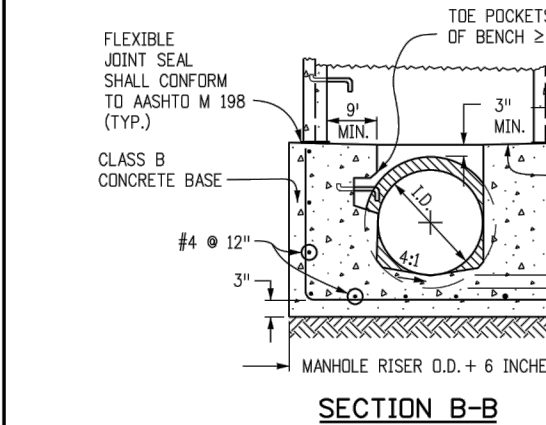
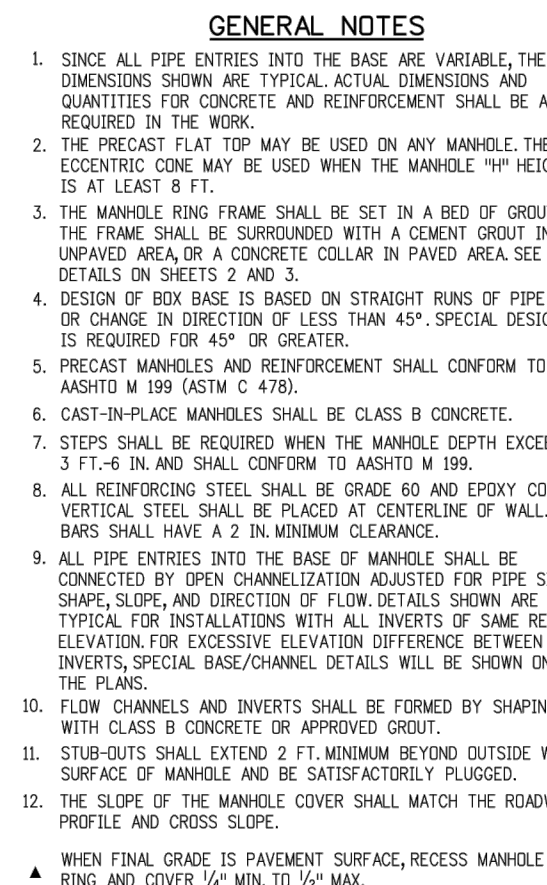
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|-------------|--------------|
| Project No: | IN0000014-20 |
| Drawn By:   | JNE          |
| Checked By: | PJD          |
| Date:       | 08/02/2023   |

ROOF DRAIN & RETAINING  
WALL DRAIN PLAN

C3.3

Sheet 30 of 33





| Computer File Information |                 |                                    |
|---------------------------|-----------------|------------------------------------|
| Creation Date:            | 07/31/19        |                                    |
| Designer Initials:        | JBK             |                                    |
| Last Modification Date:   | 07/31/19        |                                    |
| Detailer Initials:        | LTA             |                                    |
| CAD Ver.:                 | MicroStation V8 | Scale: Not to Scale Units: English |

| Sheet Revisions |          |
|-----------------|----------|
| Date:           | Comments |
| (R=X)           |          |
| (R=X)           |          |
| (R=X)           |          |
| (R=X)           |          |

**Colorado Department of Transportation**  
2829 West Howard Place  
CDOT HQ, 3rd Floor  
Denver, CO 80204  
Phone: 303-757-9021 FAX: 303-757-9868

**Project Development Branch** **JBK**

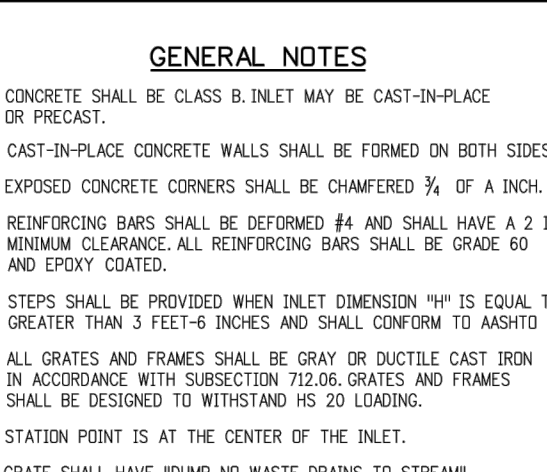
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|                                                                                    | M-604-20                  |
|                                                                                    | Standard Sheet No. 1 of 3 |
| Issued by the Project Development Branch: July 31, 2019                            | Project Sheet Number:     |

| Computer File Information |                 |
|---------------------------|-----------------|
| Creation Date:            | 07/31/19        |
| Designer Initials:        | JBK             |
| Last Modification Date:   | 07/31/19        |
| Detailer Initials:        | LTA             |
| CAD Ver:                  | MicroStation V8 |
| Scale:                    | Not to Scale    |
| Units:                    | English         |

| Sheet Revisions |          |
|-----------------|----------|
| Date:           | Comments |
| (R-X)           |          |
| (R-X)           |          |
| (R-X)           |          |
| (R-X)           |          |

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**Project Development Branch** **JBK**

|                                                                                    |                           |
|------------------------------------------------------------------------------------|---------------------------|
| <div style="text-align: center; font-size: 2em; font-weight: bold;">MANHOLES</div> | STANDARD PLAN NO.         |
|                                                                                    | M-604-20                  |
|                                                                                    | Standard Sheet No. 2 of 3 |
| Issued by the Project Development Branch: July 31, 2019                            | Project Sheet Number:     |



| H      | CONCRETE | REINFORCING | NO. OF<br>101.<br>FIBERS | MAXIMUM PIPE I.D. |          |
|--------|----------|-------------|--------------------------|-------------------|----------|
|        | CU. YDS. | Ø LB.       |                          | SEC. A-A          | SEC. B-B |
| 3'-0"  | 1.3      | 72          | 4                        | 18                | 18       |
| 3'-6"  | 1.6      | 86          | 4                        | 24                | 18       |
| 4'-0"  | 1.8      | 90          | 5                        | 30                | 18       |
| 4'-6"  | 1.8      | 104         | 6                        | 30                | 18       |
| 5'-0"  | 1.9      | 109         | 6                        | 30                | 18       |
| 5'-6"  | 2.1      | 122         | 7                        | 30                | 18       |
| 6'-0"  | 2.2      | 136         | 8                        | 30                | 18       |
| 6'-6"  | 2.4      | 141         | 8                        | 30                | 18       |
| 7'-0"  | 2.5      | 154         | 9                        | 30                | 18       |
| 7'-6"  | 2.7      | 168         | 10                       | 30                | 18       |
| 8'-0"  | 2.8      | 173         | 10                       | 30                | 18       |
| 8'-6"  | 3.0      | 187         | 11                       | 30                | 18       |
| 9'-0"  | 3.1      | 200         | 12                       | 30                | 18       |
| 9'-6"  | 3.3      | 209         | 13                       | 30                | 18       |
| 10'-0" | 3.4      | 215         | 13                       | 30                | 18       |

| MARK | NO. REQ'D. | DIMENSIONS |             | LENGTH    |
|------|------------|------------|-------------|-----------|
|      |            | X          | Y           |           |
| 401  | 4          | 3'-6"      | 2'-2"       | 13'-4"    |
| 402  | 2          | 3'-4 1/2"  | * 2'-6 1/2" | 8'-5 1/2" |
| 403  | 5          | 2'-3 1/2"  | * 2'-7"     | 7'-2 1/2" |

\* ADD 6 IN. TO THIS DIMENSION FOR EACH 6 IN. INCREASE OF "H" OVER 3 FT.-0 IN.

**BAR LIST FOR H = 3 FT.-0 IN.**

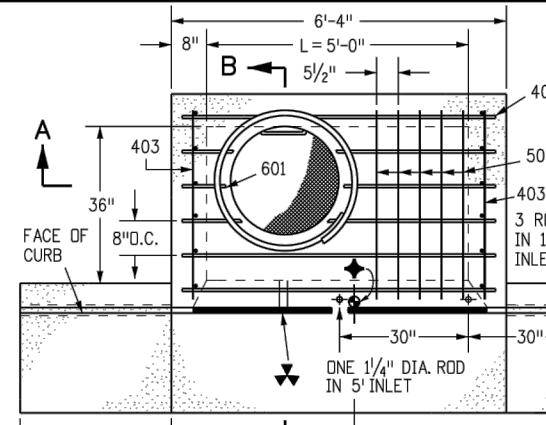
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| Creation Date:                   | 07/31/19        |
| Designer Initials:               | JBK             |
| Last Modification Date:          | 07/31/19        |
| Detailer Initials:               | LTA             |
| CAD Ver:                         | MicroStation V8 |
| Scale:                           | Not to Scale    |
| Units:                           | English         |

|       | Sheet Revisions |          |
|-------|-----------------|----------|
|       | Date:           | Comments |
| (R-X) |                 |          |
| (R-X) |                 |          |
| (R-X) |                 |          |
| (R-X) |                 |          |

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|                                                         |                           |
|---------------------------------------------------------|---------------------------|
| <div>CONCRETE INLET<br/>TYPE 13</div>                   | STANDARD PLAN NO.         |
|                                                         | M-604-13                  |
|                                                         | Standard Sheet No. 1 of 1 |
| Issued by the Project Development Branch: July 31, 2019 | Project Sheet Number:     |



|                                  |                 |
|----------------------------------|-----------------|
| <b>Computer File Information</b> |                 |
| Creation Date:                   | 07/31/19        |
| Designer Initials:               | JBK             |
| Last Modification Date:          | 07/31/19        |
| Detailer Initials:               | LTA             |
| CAD Ver.:                        | MicroStation V8 |
| Scale:                           | Not to Scale    |
| Units:                           | English         |

| Sheet Revisions |          |
|-----------------|----------|
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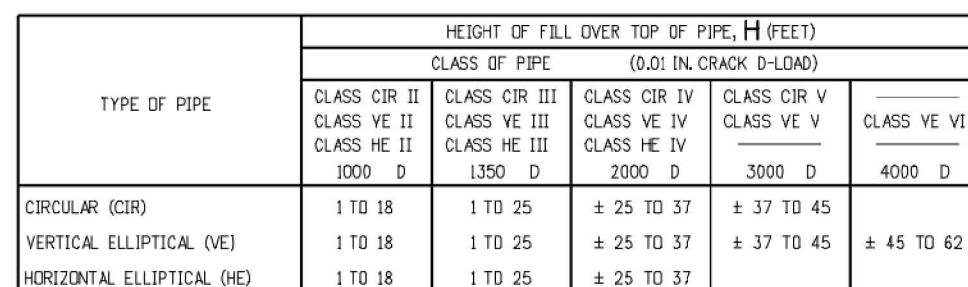
**Colorado Department of Transportation**  
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 CDDT HQ, 3rd Floor  
 Denver, CO 80204  
 Phone: 303-757-9021 FAX: 303-757-9868  
**Project Development Branch** **JBK**

|                                                                                                         |  |                                                                                                                       |
|---------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------|
| <div style="text-align: center;"> <h1>CURB INLET</h1> <h1>TYPE R</h1> </div>                            |  | <div style="text-align: center;"> <b>STANDARD PLAN NO.</b><br/> M-604-12<br/> <b>Standard Sheet No. 1 of 2</b> </div> |
| <div style="text-align: center;"> <b>Issued by the Project Development Branch: July 31, 2019</b> </div> |  | <div style="text-align: center;"> <b>Project Sheet Number:</b> </div>                                                 |





## EXCAVATION AND BACKFILL FOR STRUCTURES



### ALLOWABLE RANGE OF HEIGHTS FOR FILL OVER REINFORCED CONCRETE PIPE (ALL SIZES)

REINFORCED  
CONCRETE PIPE



