IN-N-OUT BURGER

# 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:**

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EVT PARKER COLORADO, LLC
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PHOENIX, AZ 85016
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CONTACT: RYAN AMATO

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20120 E. MAINSTREET
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**STORM SEWER**
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**WATER & SANITARY SEWER**
PARKER WATER AND SANITATION DISTRICT
1900 E. WOODMAN DRIVE
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TEL: (303) 841-4627
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**ELECTRIC**
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EMAIL: WILLIAM.BENSON@CENTURYLINK.COM

**NATURAL GAS**
XCEL ENERGY
1123 WEST THIRD AVENUE
DENVER, CO 80223
CONTACT: BUILDER'S CALL LINE
TEL: (800) 628-2121
EMAIL: BCLCO@XCELENERGY.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 MPOIL-19-CO-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 GALLOWAY AT ALL TIMES. DIMENSIONS SHALL BE ANNOTATED 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 FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS 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.

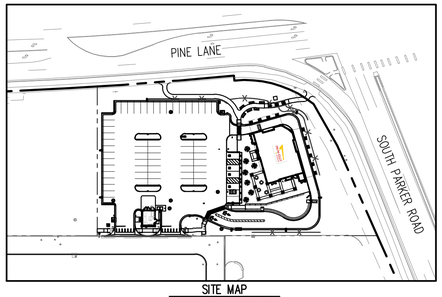
### STORM DRAINAGE INFRASTRUCTURE NOTES

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 CCR 1002-72), THE REGULATION PROMULGATED, CERTIFICATION OR PERMITS ISSUED, 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 ½ 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-OF-WAY, 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.



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

N




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

N

### GENERAL NOTES

A. CONTRACTOR SHALL BE RESPONSIBLE FOR RAZING AND REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.

B. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.

C. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

D. SAFETY NOTICE TO CONTRACTOR: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

E. ALL CONSTRUCTION WITHIN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT MAINTENANCE ENGINEER.

F. ALL SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE RELEVANT UTILITY COMPANY OR REGULATORY AUTHORITY, AND THE SPECIFICATIONS FOR THE CONSTRUCTION OF THE EXISTING IMPROVEMENTS WHICH ARE BEING ALTERED OR REPLACED. CONTRACTOR SHALL CONTACT THE ENGINEER FOR SPECIFICATION SECTIONS FOR ITEMS SUCH AS LANDSCAPING AND IRRIGATION THAT ARE AFFECTED BY THE WORK BUT NOT COMPLETELY DETAILED OR SPECIFIED ON THESE PLANS.

### NOTES TO CONTRACTOR

A. THE CONTRACTOR SHALL PROVIDE THE ENGINEER OF RECORD WITH THE DATE WHEN CONSTRUCTION IS TO BEGIN.

B. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAKING AND LAYOUT.

C. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE ENGINEER OF RECORD OF ANY DEVIATIONS DURING CONSTRUCTION AND SHALL REPORT THEM IMMEDIATELY.

D. CONTRACTOR IS REQUIRED TO KEEP REDLINE AS-BUILTS AND TO PROVIDE THOSE TO MURPHY UPON COMPLETION.

E. CONTRACTOR IS RESPONSIBLE FOR UNDERSTANDING THE AS-BUILT AND CERTIFICATE OF OCCUPANCY (C.O.) REQUIREMENTS FOR THE ISSUING AUTHORITY.

F. IF AN ELEVATION CERTIFICATE OR AS-BUILT SURVEY IS REQUIRED BY THE ISSUING AUTHORITY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION THE SCHEDULING OF THE SURVEY WITH THE CIVIL CONSULTANT PRIOR TO DEADLINE FOR OBTAINING THE C.O. AND AFTER NECESSARY COMPLETED WORK TO BE SHOWN ON SURVEY. THE AS-BUILT SURVEY FOR THE PROJECT IS THE RESPONSIBILITY OF THE CONTRACTOR.

| 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: 10/20/2023

### GENERAL SITE DESCRIPTION

PROJECT DESCRIPTION:
A 3,900 SF FAST FOOD RESTAURANT WITH DRIVE-THRU.

CURRENT ZONING:
ZONING FOR THIS PROPERTY IS PD (PARKER AND PINE PLANNED DEVELOPMENT – COMMERCIAL).

ACCESS:
THE PRINCIPAL MEANS OF ACCESS IS AN ACCESS ON THE SOUTHERN SIDE OF THE SITE FROM AN INTERNAL DRIVE.

### WETLANDS NOTE:

ANY DEVELOPMENT EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. ARMY CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.

### FLOOD CERTIFICATION:

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS SHOWN BY THE FEDERAL MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR THE TOWN OF PARKER AND COUNTY OF DOUGLAS COMMUNITY PANEL NUMBER 08035C0067G, DATED MARCH 15, 2016. PER THE FLOOD MAP REFERENCED, THE SITE IS IN ZONE X (OUTSIDE 0.2% OF FLOOD) BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) ELEVATIONS.

### 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 N00°17'51"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 POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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


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


COLORADO LICENSED PHILIP J. DALRYMPLE 11 PROFESSIONAL ENGINEER 08/03/2023


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IN-N-OUT BURGER

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 |

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

COVER SHEET

C0.0
Sheet 1 of 33


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## 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 ½ 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.

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

COLORADO LICENSED
PHILIP J. DALPIAZ
PROFESSIONAL ENGINEER
08/03/2023

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IN-N-OUT BURGER

IN-N-OUT BURGER
CONSTRUCTION DOCUMENTS
PARKER & PINE FILING NO. 1, LOT 1
PARKER, CO 80134

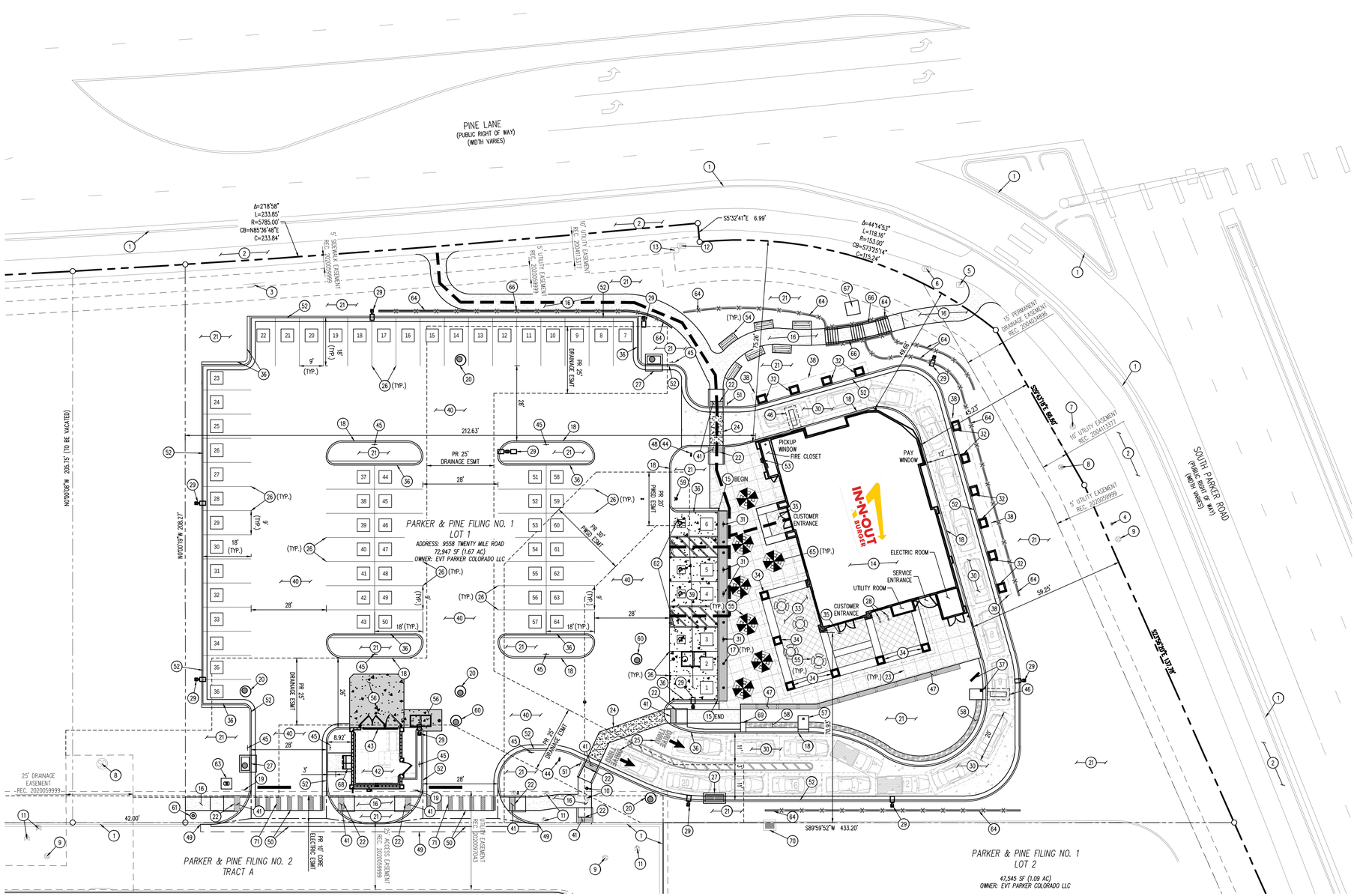
| # | Date | Issue / Description | Init. |
|---|---|---|---|
| | 12/21/2022 | 1ST CD SUBMITTAL | PJD |
| | 03/17/2023 | 2ND CD SUBMITTAL | PJD |
| | 04/26/2023 | 3RD CD SUBMITTAL | PJD |
| | 06/16/2023 | 4TH CD SUBMITTAL | PJD |
| | 08/02/2023 | 5TH CD SUBMITTAL | PJD |

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

CONSTRUCTION NOTES

C0.1
Sheet 2 of 33

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N

0 10 20
SCALE: 1"=20'

**IN-N-OUT BURGER PARKING SPACE DETAILED SUMMARY TABLE**

| 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 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 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 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
- 9 PARKING COUNT
- SURVEY MONUMENT

## 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 PSI 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, MUTCD R1-1
20. PROPOSED STORM SEWER MANHOLE (REF STORM SEWER PLANS)
21. PROPOSED LANDSCAPED AREA (REF LANDSCAPE PLAN)
22. PROPOSED ADA RAMP WITH DETECTABLE 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 PHOTOMETRIC PLAN)
30. PROPOSED MIN 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 COMPACTED TO AT LEAST 95% OF IT'S 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, SHT C1.4)
36. PROPOSED 6" PLANTER CURB W/ 12" SIDEWALK (REF DET 25, SHT 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 COLORS #860 (LIQUID DOSE RATE: 9 LBS PER 94 LB SACK OF CEMENT) FOR PARKING LOT – MIN 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 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 (REF GEOTECHNICAL REPORT FOR SPECIFICATIONS) (REF DET 16, SHT 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 COMPACTED TO AT LEAST 95% OF IT'S MAXIMUM DENSITY (REF GEOTECHNICAL REPORT FOR SPECIFICATIONS) (REF DET 22, SHT C1.4)
41. INSTALL 3' WIDE ADA ACCESSIBLE TRUNCATED DOMES DETECTABLE WARNING STRIP. CONTRACTOR TO PROVIDE SAMPLE TO BUILDING INSPECTOR FOR APPROVAL PRIOR TO INSTALLATION (REF DET 15, SHT C1.4)
42. PROPOSED CONCRETE BLOCK TRASH ENCLOSURE, ROOF COVERED TRASH, RECYCLE BIN, TRASH COMPACTOR AND STORAGE CONTAINER ENCLOSURE, NOT SUBJECT TO STORM WATER RUNOFF, PER DETS SHOWN ON THE ARCHITECTURAL BUILDING PLANS.
43. PROPOSED 12" WIDE BY 13' LONG CONCRETE TRENCH DRAIN AT THE SPECIFIED ELEVATIONS SHOWN ON SHT C2.1. INSTALL TRAFFIC RATED GRATE SECURED TO PROTECT AGAINST THEFT 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 1" BELOW 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 CROSSPAN (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 BENCH SEATING (REF LANDSCAPE ARCHITECTURAL PLANS)
55. PROPOSED COVERED SEATING TABLE (REF ARCHITECTURAL PLANS)
56. PROPOSED HEAVY-DUTY CONCRETE PAD COLORED JET BLACK PER DAVIS COLORS #860 (LIQUID DOSE RATE: 9 LBS PER 94 LB SACK OF CEMENT) IN FRONT OF TRASH ENCLOSURE – MIN 7" 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 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 STALL 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 PARKER.
68. PROPOSED EUSERC 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

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).

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Town of Parker, Director of Engineering — Date: 10/20/2023

## 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 N00°17'51"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.

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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 POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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

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

COLORADO LICENSED
PHILIP J. DALRYMPLE
11
PROFESSIONAL ENGINEER
08/03/2023

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IN-N-OUT BURGER

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

PARKER, CO 80134

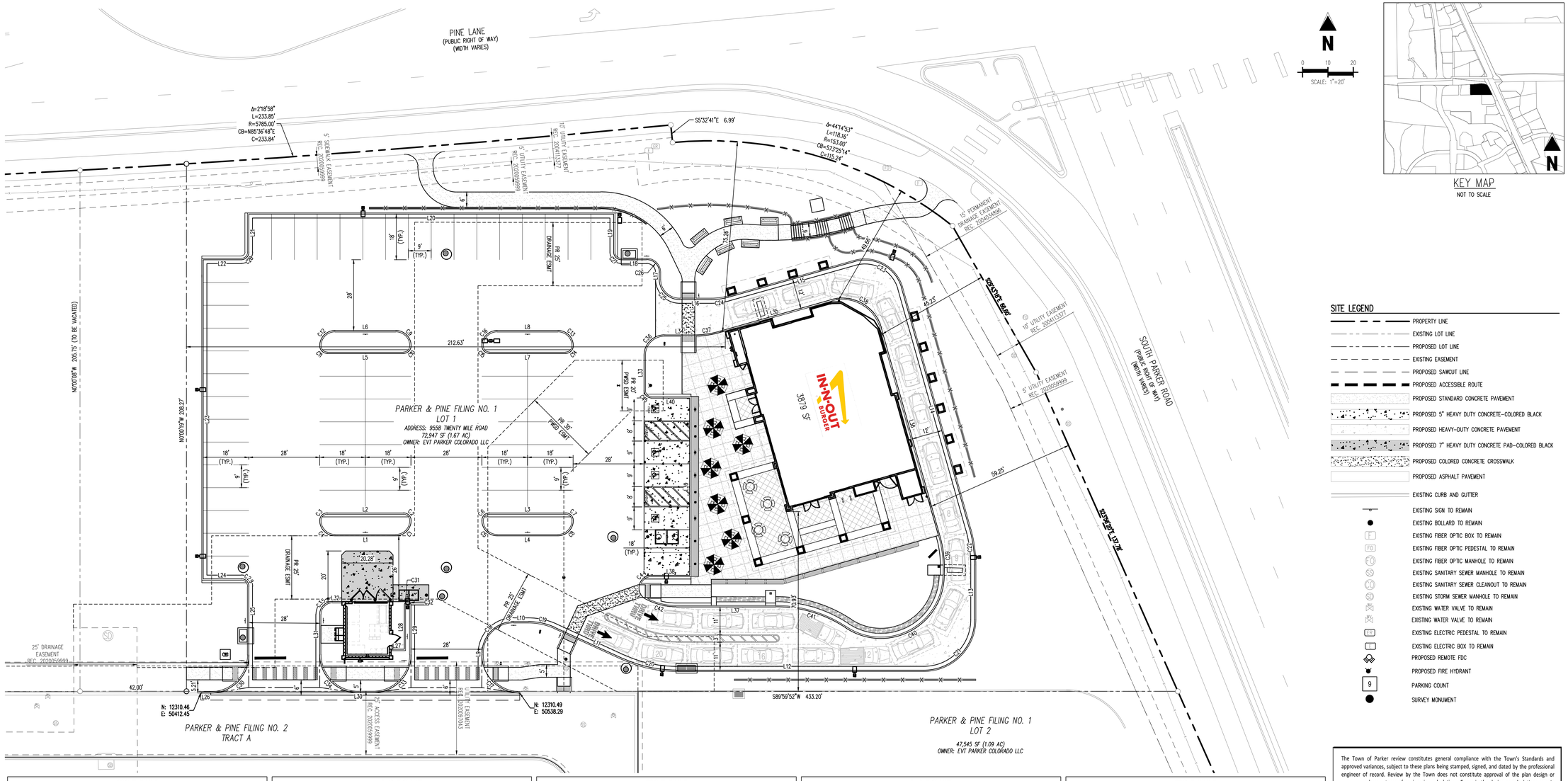
| # | Date | Issue / Description | Init. |
|---|---|---|---|
| | 12/21/2022 | 1ST CD SUBMITTAL | PJD |
| | 03/17/2023 | 2ND CD SUBMITTAL | PJD |
| | 04/26/2023 | 3RD CD SUBMITTAL | PJD |
| | 06/16/2023 | 4TH CD SUBMITTAL | PJD |
| | 08/02/2023 | 5TH CD SUBMITTAL | PJD |

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

SITE PLAN

C1.0
Sheet 3 of 33

M:\IN-N-OUT\CO_Parker\DWG\Parker & Pine\PLANS\CONSOL\C0_C1.0_Site Plan.dwg, 8/2/2023 10:47:53 AM, JNE




## 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
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- EXISTING FIBER OPTIC BOX TO REMAIN
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- 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 (9)
- SURVEY MONUMENT

### C&G FLOWLINE

| TAG # | START POINT (N \| E) | LENGTH (FT) | RADIUS (FT) | LINE/CHORD BEARING | DELTA | CHORD LENGTH (FT) |
|---|---|---|---|---|---|---|
| C1 | 12372.536<br>50489.341 | 9.43 | 6.00 | N45°01'15.28"E | 90°03'16" | 8.49 |
| C2 | 12378.536<br>50495.346 | 4.71 | 3.00 | N45°00'22.54"W | 90°00'00" | 4.24 |
| C3 | 12381.533<br>50462.346 | 4.71 | 3.00 | S44°59'37.70"W | 90°00'00" | 4.24 |
| C4 | 12378.532<br>50459.346 | 9.42 | 6.00 | S45°00'22.42"E | 90°00'00" | 8.49 |
| L1 | 12372.533<br>50465.346 | 23.99 | | N89°59'38"E | | |
| L2 | 12381.536<br>50492.346 | 30.00 | | S89°59'38"W | | |
| C5 | 12372.535<br>50529.346 | 9.42 | 6.00 | N45°00'22.42"W | 90°00'00" | 8.49 |
| C6 | 12378.535<br>50523.346 | 4.71 | 3.00 | N44°59'37.70"E | 90°00'00" | 4.24 |
| C7 | 12381.538<br>50556.346 | 4.71 | 3.00 | S45°00'22.54"E | 90°00'00" | 4.24 |
| C8 | 12378.539<br>50559.346 | 9.43 | 6.00 | S45°01'15.29"W | 90°03'16" | 8.49 |
| L3 | 12381.535<br>50526.346 | 30.00 | | N89°59'38"E | | |
| L4 | 12372.538<br>50553.341 | 23.99 | | S89°59'38"W | | |
| C9 | 12453.536<br>50489.338 | 9.42 | 6.00 | S45°00'22.42"E | 90°00'00" | 8.49 |
| C10 | 12447.536<br>50495.338 | 4.71 | 3.00 | S44°59'37.70"W | 90°00'00" | 4.24 |
| C11 | 12444.533<br>50462.339 | 4.71 | 3.00 | N45°00'22.54"W | 90°00'00" | 4.24 |

### C&G FLOWLINE

| TAG # | START POINT (N \| E) | LENGTH (FT) | RADIUS (FT) | LINE/CHORD BEARING | DELTA | CHORD LENGTH (FT) |
|---|---|---|---|---|---|---|
| C12 | 12447.532<br>50459.338 | 9.43 | 6.00 | N45°01'15.29"E | 90°03'16" | 8.49 |
| L5 | 12444.536<br>50492.339 | 30.00 | | S89°59'38"W | | |
| L6 | 12453.533<br>50465.343 | 23.99 | | N89°59'38"E | | |
| C13 | 12453.538<br>50553.338 | 9.42 | 6.00 | S45°00'22.42"E | 90°00'00" | 8.49 |
| C14 | 12447.539<br>50559.338 | 4.71 | 3.00 | S44°59'37.70"W | 90°00'00" | 4.24 |
| C15 | 12444.535<br>50526.339 | 4.71 | 3.00 | N45°00'22.54"W | 90°00'00" | 4.24 |
| C16 | 12447.535<br>50523.338 | 9.43 | 6.00 | N45°01'15.29"E | 90°03'16" | 8.49 |
| L7 | 12444.538<br>50556.339 | 30.00 | | S89°59'38"W | | |
| L8 | 12453.535<br>50529.343 | 23.99 | | N89°59'38"E | | |
| C17 | 12310.489<br>50538.287 | 23.56 | 15.00 | N44°47'11.41"W | 90°00'00" | 21.21 |
| L9 | 12325.545<br>50523.345 | 0.63 | | N01°2'49"E | | |
| C18 | 12328.170<br>50523.345 | 19.59 | 12.50 | N45°06'20.30"E | 89°47'03" | 17.64 |
| L10 | 12338.624<br>50535.845 | 5.89 | | N89°59'52"E | | |
| C19 | 12338.624<br>50541.740 | 10.72 | 25.00 | S77°43'15.61"E | 24°33'45" | 10.64 |
| L11 | 12336.382<br>50552.132 | 29.72 | | S65°26'23"E | | |

### C&G FLOWLINE

| TAG # | START POINT (N \| E) | LENGTH (FT) | RADIUS (FT) | LINE/CHORD BEARING | DELTA | CHORD LENGTH (FT) |
|---|---|---|---|---|---|---|
| C20 | 12324.011<br>50579.159 | 21.43 | 50.66 | S77°43'15.47"E | 24°14'17" | 21.27 |
| L12 | 12319.487<br>50599.944 | 97.80 | | N89°59'52"E | | |
| C21 | 12319.491<br>50697.745 | 31.42 | 20.00 | N44°59'52"E | 90°00'00" | 28.28 |
| L13 | 12339.491<br>50717.744 | 21.54 | | N0°00'08"W | | |
| C22 | 12361.032<br>50717.743 | 14.29 | 52.00 | N75°52'29.28"W | 15°44'43" | 14.24 |
| L14 | 12375.142<br>50715.782 | 99.00 | | N15°44'51"W | | |
| C23 | 12470.428<br>50688.923 | 23.56 | 15.00 | N60°44'50.56"W | 90°00'00" | 21.21 |
| L15 | 12480.794<br>50670.415 | 51.70 | | S74°15'09"W | | |
| C24 | 12466.763<br>50620.658 | 6.87 | 25.00 | S82°07'30.86"W | 15°44'43" | 6.85 |
| L16 | 12465.825<br>50613.874 | 12.53 | | S89°59'52"W | | |
| C25 | 12465.824<br>50601.342 | 12.57 | 8.00 | N45°00'07.86"W | 90°00'00" | 11.31 |
| L17 | 12473.824<br>50593.342 | 2.71 | | N0°00'08"W | | |
| C26 | 12476.539<br>50593.341 | 7.85 | 5.00 | N45°00'07.86"W | 90°00'00" | 7.07 |
| L18 | 12481.539<br>50588.341 | 10.00 | | S89°59'52"W | | |
| C27 | 12481.538<br>50578.342 | 4.71 | 3.00 | N45°00'07.72"W | 90°00'00" | 4.24 |

### C&G FLOWLINE

| TAG # | START POINT (N \| E) | LENGTH (FT) | RADIUS (FT) | LINE/CHORD BEARING | DELTA | CHORD LENGTH (FT) |
|---|---|---|---|---|---|---|
| L19 | 12484.538<br>50575.342 | 15.00 | | N0°00'08"W | | |
| L20 | 12499.538<br>50575.341 | 144.00 | | S89°59'52"W | | |
| L21 | 12499.533<br>50431.339 | 15.00 | | S0°00'08"E | | |
| C28 | 12484.533<br>50431.339 | 4.71 | 3.00 | S44°59'52.28"W | 90°00'00" | 4.24 |
| L22 | 12481.533<br>50428.340 | 15.00 | | S89°59'52"W | | |
| L23 | 12481.532<br>50413.340 | 126.00 | | S0°00'08"E | | |
| L24 | 12355.532<br>50413.344 | 15.00 | | N89°59'52"E | | |
| C29 | 12355.533<br>50428.345 | 4.71 | 3.00 | S45°00'01.54"E | 90°00'12" | 4.24 |
| L25 | 12352.533<br>50431.345 | 27.07 | | S0°00'05"W | | |
| C30 | 12325.458<br>50431.344 | 23.56 | 15.00 | S45°00'14.57"W | 90°00'20" | 21.21 |
| L26 | 12310.459<br>50416.343 | 3.89 | | N89°59'35"W | | |
| L27 | 12327.722<br>50486.846 | 5.90 | | N89°59'52"E | | |
| L28 | 12327.722<br>50492.741 | 17.51 | | N0°00'08"W | | |
| C32 | 12346.535<br>50494.043 | 2.05 | 1.30 | S45°00'07.08"E | 90°00'00" | 1.84 |
| C31 | 12345.232<br>50492.740 | 2.05 | 1.30 | N44°59'52.92"E | 90°00'00" | 1.84 |

### C&G FLOWLINE

| TAG # | START POINT (N \| E) | LENGTH (FT) | RADIUS (FT) | LINE/CHORD BEARING | DELTA | CHORD LENGTH (FT) |
|---|---|---|---|---|---|---|
| L29 | 12345.233<br>50495.345 | 19.59 | | S0°00'07"E | | |
| C33 | 12325.646<br>50495.346 | 23.57 | 15.00 | S45°00'34.37"W | 90°01'24" | 21.22 |
| L30 | 12310.645<br>50480.341 | 6.00 | | N89°58'44"W | | |
| C34 | 12310.647<br>50474.339 | 23.56 | 15.00 | N44°59'18.76"W | 89°58'50" | 21.21 |
| L31 | 12325.648<br>50459.345 | 15.89 | | N0°00'06"E | | |
| C35 | 12341.534<br>50459.345 | 7.85 | 5.00 | N44°59'59.14"E | 89°59'46" | 7.07 |
| L32 | 12346.534<br>50464.345 | 3.68 | | N89°59'52"E | | |
| L33 | 12429.967<br>50587.341 | 13.86 | | N0°00'08"W | | |
| C36 | 12443.824<br>50587.341 | 12.57 | 8.00 | N44°59'52.28"E | 90°00'00" | 11.31 |
| L34 | 12451.824<br>50595.341 | 12.00 | | N89°57'17"E | | |
| C37 | 12451.834<br>50607.342 | 9.88 | 39.00 | N81°30'33.39"E | 14°30'48" | 9.85 |
| L35 | 12453.288<br>50617.087 | 45.79 | | N74°15'09"E | | |
| C38 | 12465.716<br>50661.160 | 25.13 | 16.00 | S60°44'50.56"E | 90°00'00" | 22.63 |
| L36 | 12454.659<br>50680.902 | 86.00 | | S15°44'51"E | | |
| C39 | 12371.886<br>50704.242 | 15.04 | 45.16 | S5°45'22.06"E | 19°04'55" | 14.97 |

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10/20/2023
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.

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

COLORADO LICENSED PHILIP J. DALPIAZ 37111 PROFESSIONAL ENGINEER
08/03/2023

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IN-N-OUT BURGER

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

PARKER, CO 80134

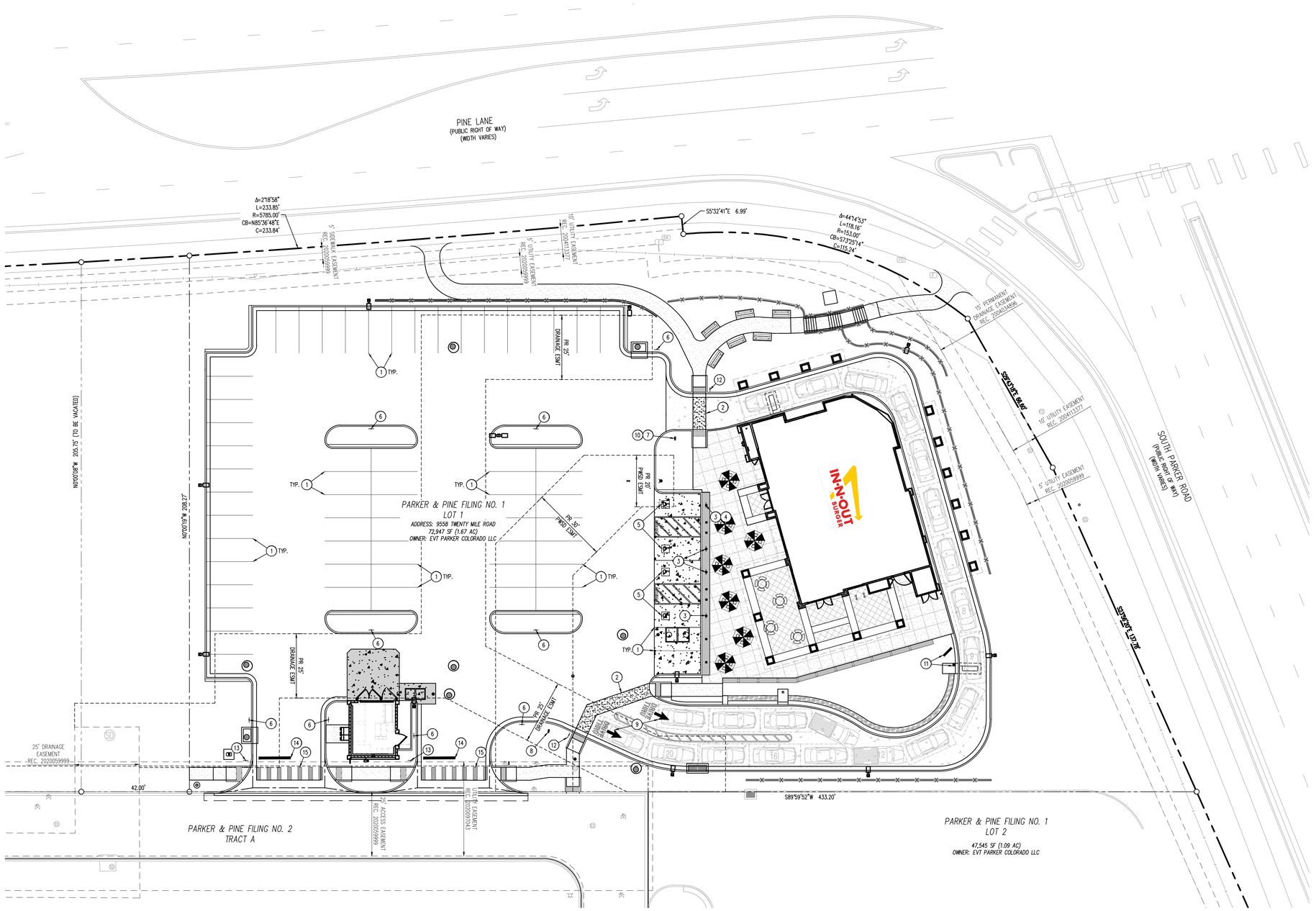
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| | 06/16/2023 | 4TH CD SUBMITTAL | PJD |
| | 08/02/2023 | 5TH CD SUBMITTAL | PJD |

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

HORIZONTAL CONTROL PLAN

C1.1
Sheet 4 of 33

I:\IN-N-Out\CO_Parker (1)\MC Engine & Plans\CAD\ACIVIL\C1.0_LAOT.dwg - Edward Mastenbrook - 8/3/2023










## SITE LEGEND

- PROPERTY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT
- PROPOSED SAWCUT LINE
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- EXISTING ELECTRIC PEDESTAL TO REMAIN
- EXISTING ELECTRIC BOX TO REMAIN
- PROPOSED REMOTE FDC
- PROPOSED FIRE HYDRANT
- 9 PARKING COUNT
- SURVEY MONUMENT

## SCHEDULE

1. PROPOSED 9'X18' STANDARD PARKING STALL W/4" SOLID WHITE STRIPING (REF DET 25, SHT C1.4)
2. PROPOSED COLORED CONCRETE CROSSWALK (REF DET 27, SHT C1.5)
3. PROPOSED ADA SIGNAGE W/ PAINTED WHITE POLE (REF DET 3, SHT C1.3)
4. PROPOSED ADA PARKING "VAN" PLACARD (REF DET 4, SHT C1.3)
5. PROPOSED 9'X18' ADA PARKING STALL 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)
6. PROPOSED FIRE LANE SIGN (REF DET 7, SHT C1.3) REF SIGNAGE & STRIPING PLAN FOR DETS.
7. PROPOSED "DO NOT ENTER" SIGN
8. PROPOSED IN-N-OUT DRIVE THRU DIRECTIONAL SIGNAGE
9. PROPOSED DIRECTIONAL MARKING (REF DET 5, SHT C1.3)
10. PROPOSED "THANK YOU" SIGN
11. PROPOSED IN-N-OUT MENU BOARD AND SPEAKER
12. PROPOSED "PEDESTRIAN CROSSING" SIGN
13. PROPOSED "STOP" SIGN, MUTCD R1-1
14. PROPOSED STOP LINE, WHITE, 24" WIDE
15. PROPOSED CROSSWALK STRIPING (REF DET 5, SHT C1.3)

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## 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 N00°17'51"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 POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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

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

COLORADO LICENSED PHILIP J. DALRYMPLE 37111 PROFESSIONAL ENGINEER
08/03/2023

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IN-N-OUT BURGER

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 |

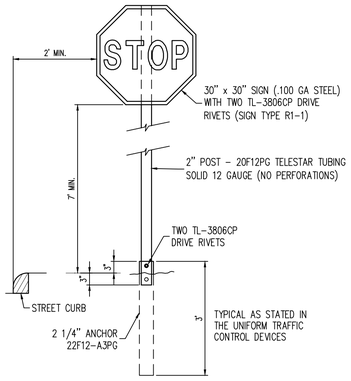
| | |
|---|---|
| Project No: | INO000014.20 |
| Drawn By: | JNE |
| Checked By: | PJD |
| Date: | 08/02/2023 |

SIGNAGE & STRIPING PLAN

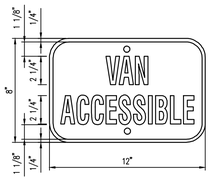
C1.2



H:\IN-N-OUT\CO\1 Parker (DMC Parker & Pine)\Civil\CAD\CONSOL CD\ C1.2 Signage & Striping.dwg - Edward Mavencheli - 8/2/2023



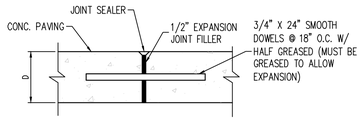

1 STOP SIGN DETAIL
SCALE: NOT TO SCALE



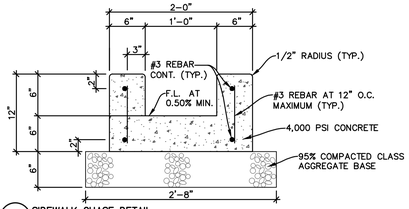

MATERIAL: .060 STEEL - BLUE BACKGROUND WITH WHITE COPY AND BORDER
1 1/2" RADIUS CORNERS WHITE 2 MOUNTING HOLES

SIGN DETAILS ARE PROVIDED AS A MINIMUM STANDARD ONLY. SIGNS SHALL COMPLY WITH AUTHORITY HAVING JURISDICTION. CONTRACTOR SHALL COORDINATE WITH JURISDICTION HAVING AUTHORITY, SUPPLY & INSTALL.

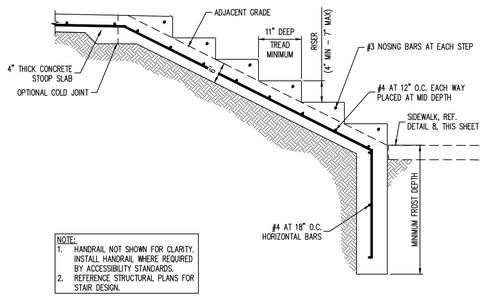
4 "VAN ACCESSIBLE" SIGN DETAIL
SCALE: NOT TO SCALE




9 EXPANSION JOINT DETAIL
SCALE: NOT TO SCALE

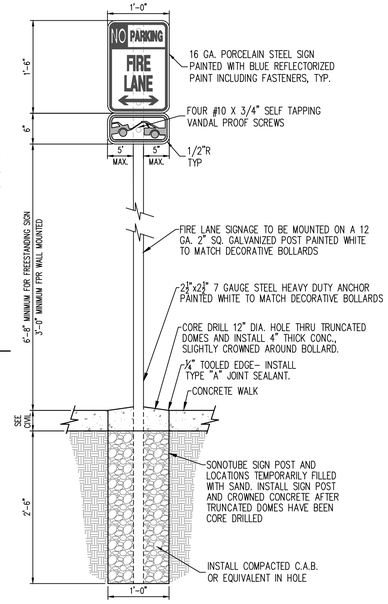



10 SIDEWALK CHASE DETAIL
SCALE: NOT TO SCALE

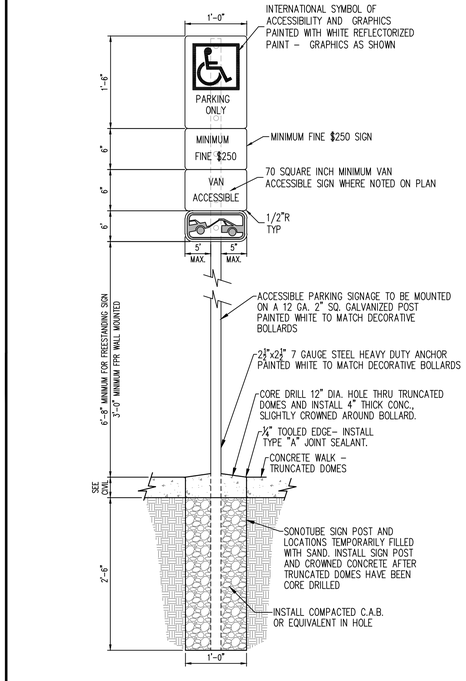



NOTE:
1. HANDRAIL NOT SHOWN FOR CLARITY. INSTALL HANDRAIL WHERE REQUIRED BY ACCESSIBILITY STANDARDS.
2. REFERENCE STRUCTURAL PLANS FOR STAIR DESIGN.

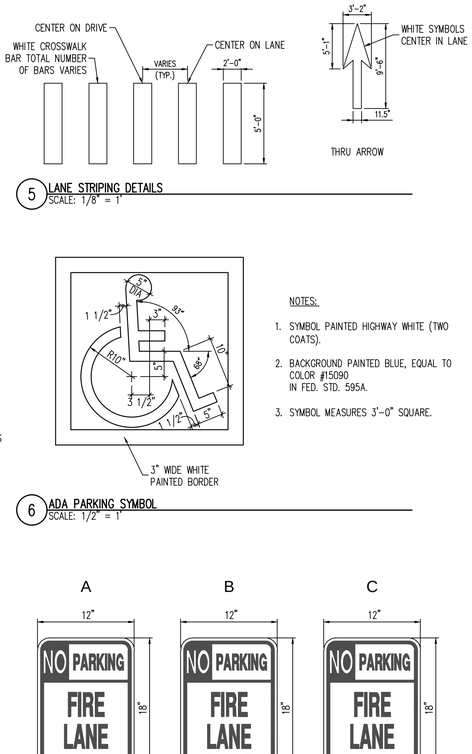
13 CONCRETE STAIRS
SCALE: NOT TO SCALE




16 FIRE LANE SIGN POSTING DETAIL
SCALE: NOT TO SCALE

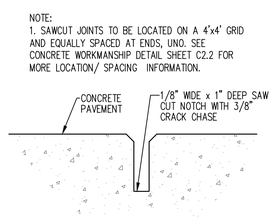



2 ACCESSIBLE PARKING SIGN
SCALE: NOT TO SCALE

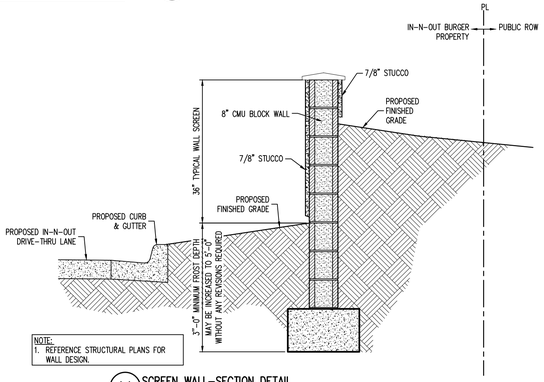



5 LANE STRIPING DETAILS
SCALE: 1/8" = 1'

NOTE:
1. SAWCUT JOINTS TO BE LOCATED ON A 4'x4' GRID AND EQUALLY SPACED AT ENDS, UNO. SEE CONCRETE WORKMANSHIP DETAIL SHEET C2.2 FOR MORE LOCATION/ SPACING INFORMATION.

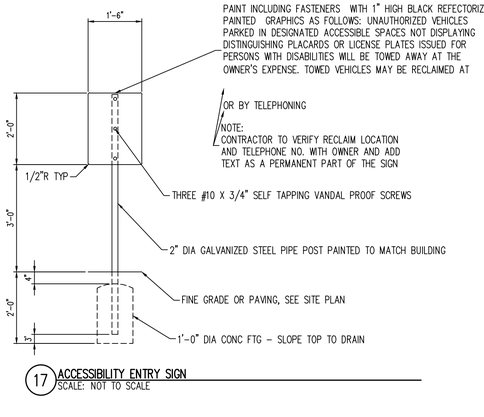



11 SAWCUT DETAIL
SCALE: NOT TO SCALE

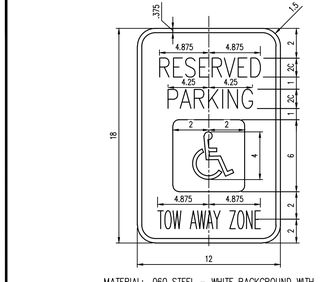



NOTE:
1. REFERENCE STRUCTURAL PLANS FOR WALL DESIGN.

14 SCREEN WALL-SECTION DETAIL
SCALE: NOT TO SCALE

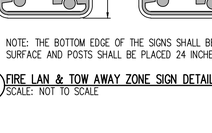



17 ACCESSIBILITY ENTRY SIGN
SCALE: NOT TO SCALE




MATERIAL: .060 STEEL - WHITE BACKGROUND WITH BLUE COPY AND BORDER - SYMBOL HAS BLUE BACKGROUND, WHITE COPY WITH BLACK BORDER
1 1/2" RADIUS CORNERS WHITE 2 MOUNTING HOLES

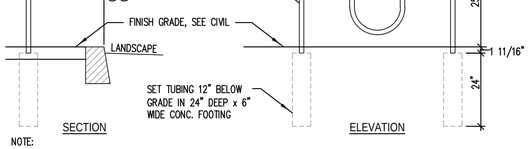
3 ACCESSIBLE SIGN DETAIL
SCALE: NOT TO SCALE




NOTES:

1. SYMBOL PAINTED HIGHWAY WHITE (TWO COATS).
2. BACKGROUND PAINTED BLUE, EQUAL TO COLOR #15090 IN FED. STD. 595A.
3. SYMBOL MEASURES 3'-0" SQUARE.

6 ADA PARKING SYMBOL
SCALE: 1/2" = 1'



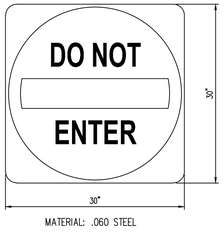

NOTE:
1. FINISH TO BE WEATHER RESISTANT, PAINTED BLACK.
2. ANCHOR RACK TO CONCRETE W/3/8"ø X 2-1/2" WEDGE ANCHORS (4 REQ'D).

12 BIKE RACK DETAIL
SCALE: NOT TO SCALE




NOTE: THE BOTTOM EDGE OF THE SIGNS SHALL BE 7 FEET ABOVE FINISHED SURFACE AND POSTS SHALL BE PLACED 24 INCHES FROM FLOW LINE OF CURB

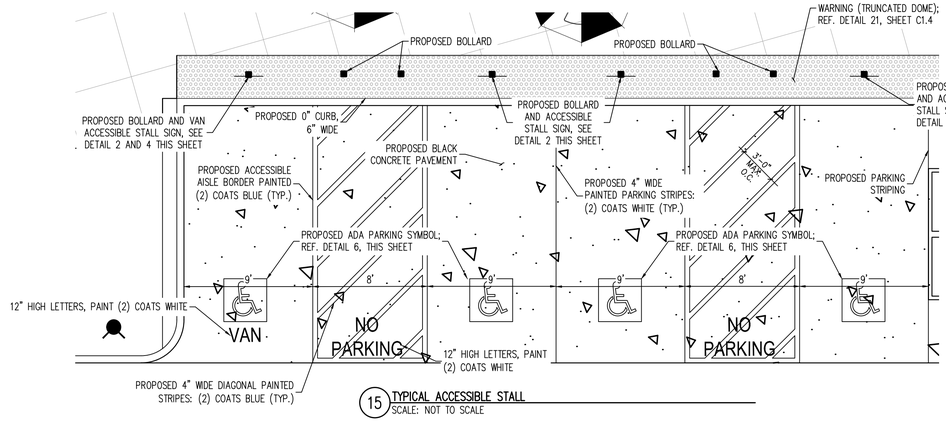
7 FIRE LAN & TOW AWAY ZONE SIGN DETAILS
SCALE: NOT TO SCALE




MATERIAL: .060 STEEL

SIGN DETAILS ARE PROVIDED AS A MINIMUM STANDARD ONLY. SIGNS SHALL COMPLY WITH AUTHORITY HAVING JURISDICTION. CONTRACTOR SHALL COORDINATE WITH JURISDICTION HAVING AUTHORITY, SUPPLY & INSTALL.

8 DO NOT ENTER SIGN DETAIL
SCALE: NOT TO SCALE




NOTE: MAXIMUM SLOPE IN ANY DIRECTION IS 2 PERCENT WITHIN PARKING STALL AND ACCESSIBLE LOADING AISLES PER CODE. REFER TO GRADING PLAN SHEET C2.0

NOTE: REFER TO SHEET C1.6 FOR IN-N-OUT BURGER STANDARD CONCRETE WORKMANSHIP PRACTICES.

15 TYPICAL ACCESSIBLE STALL
SCALE: NOT TO SCALE

*PROVIDES 5 SPACES MINIMUM

Galloway
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COLORADO LICENSED PHILIP J. DALRYMPLE 37111 PROFESSIONAL ENGINEER
08/03/2023

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

PARKER, CO 80134

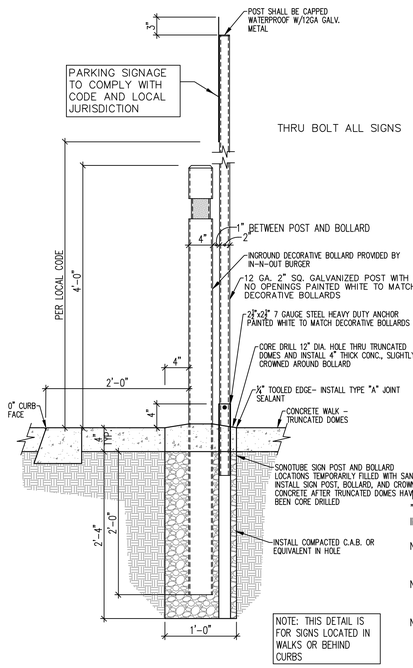
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| | 04/26/2023 | 3RD CD SUBMITTAL | PJD |
| | 06/16/2023 | 4TH CD SUBMITTAL | PJD |
| | 08/02/2023 | 5TH CD SUBMITTAL | PJD |

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

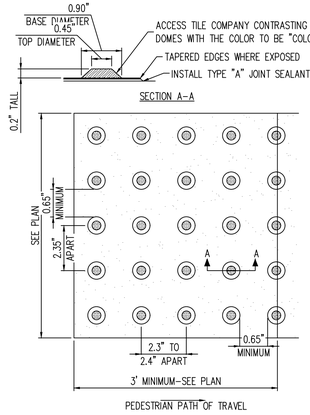
SITE DETAILS

C1.3
Sheet 6 of 33

M:\IN-N-OUT\CO_Parker (ISNC Denver & Pine)\CAD\ACAD\IN-N-OUT_CO_C1.3_Site Details.dwg, Edvell Mckenrick, 8/2/2023




18 ADA PARKING SIGN AND BOLLARD DETAIL
SCALE: NOT TO SCALE




TYPICAL PLAN

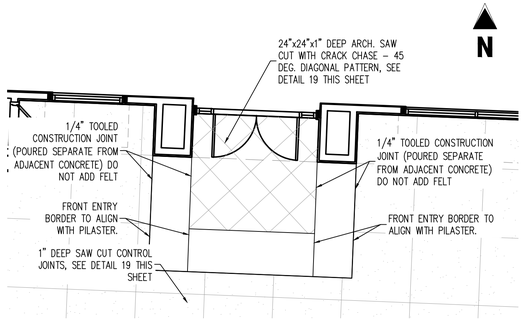
TRUNCATED DOMES DETECTABLE WARNING STRIP TO BE MANUFACTURED BY ACCESS PRODUCTS INC. "ACCESS TILE" (888) 679-4022, MODEL #ACC-R-3x5 REPLACEABLE CAST-IN-PLACE. PROVIDE INFORMATION FOR 5 YEAR MANUFACTURER WARRANTY.

NOTE: WHERE INSTALLED IN A RADIAL PATTERN, TRUNCATED DOMES SHALL HAVE A CENTER-TO-CENTER SPACING OF BETWEEN 1.6" AND 2.4".

NOTE: WHERE DECORATIVE BOLLARD OCCURS WITHIN TRUNCATED DOMES, APPLY TRUNCATED DOME SURFACE AND THEN CORE DRILL 12" DIAMETER HOLE THROUGH SURFACE.

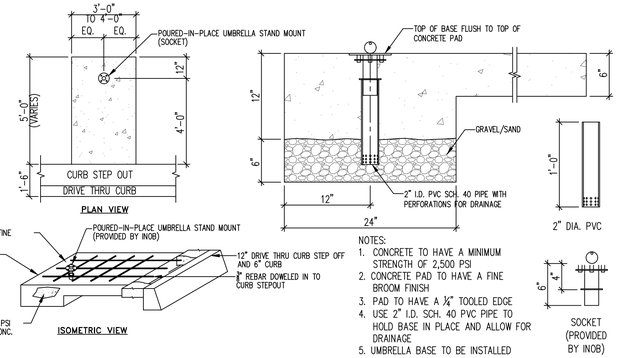
NOTE: DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.

21 TRUNCATED DOME DETAIL FOR PEDESTRIAN ACCESS DETECABLE WARNING STRIP
SCALE: NOT TO SCALE



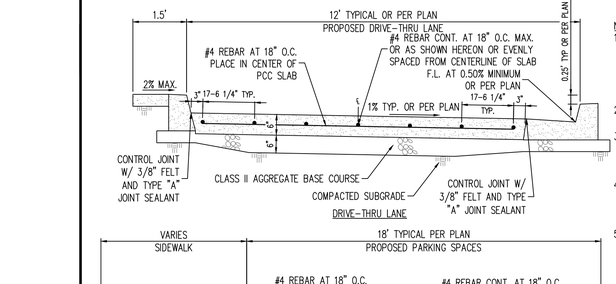

NOTES:
1. SEE SITE PLAN FOR LOCATION OF BOLLARDS, DETECTABLE WARNINGS, AND WHERE 0" CURB OR 6" CURB OCCURS.

22 CONCRETE AT FRONT ENTRY
SCALE: 1"=5

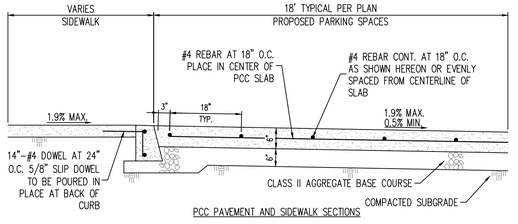



NOTES:
1. CONCRETE TO HAVE A MINIMUM STRENGTH OF 2,500 PSI
2. CONCRETE PAD TO HAVE A FINE BROOM FINISH
3. PAD TO HAVE A ¼" TOOLED EDGE
4. USE 2" I.D. SCH. 40 PVC PIPE TO HOLD BASE IN PLACE AND ALLOW FOR DRAINAGE
5. UMBRELLA BASE TO BE INSTALLED LEVEL AND PLUMB

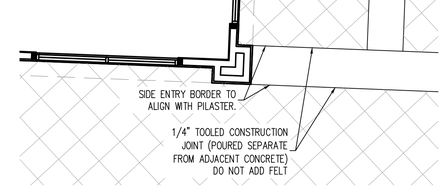
25 UMBRELLA PAD DETAIL
SCALE: NOT TO SCALE




NOTES:
1. CONCRETE AND RELATED MATERIALS SHALL COMPLY IN ALL RESPECTS WITH ALL APPLICABLE SECTIONS OF THE CURRENT EDITION OF THE LOCAL GOVERNING PUBLIC AGENCY STANDARD DRAWINGS. ALL CONCRETE SHALL BE CLASS 560-C-3250P, TYPE V CEMENT UNLESS OTHERWISE SPECIFIED BY THE ENGINEER.
2. CONTROL JOINTS TO BE A MINIMUM 3/4" POLYSTYRENE JOINT FILLER AT 30' O.C. MAXIMUM, BCR'S AND ECR'S.
3. 3/8" TOOLED WEAKENED PLANE JOINTS TO BE AT 10' MAX. INTERVALS AND ALIGNED WITH ANY ADJACENT CURB OR PCC PAVEMENT, HAVE A 1.5 INCH MINIMUM DEPTH AND THEY SHALL BE INSTALLED AT THE TIME OF PCC PLACEMENT.
4. ALL SURFACES SHALL BE STRAIGHT, UNIFORM, FREE OF HUMPS, SAGS, IRREGULARITIES AND IMPERFECTIONS. UNIFORM SURFACES SHALL NOT VARY MORE THAN 0.01' WHEN MEASURED WITH A 10 FOOT STRAIGHT EDGE.
5. REBAR SHOWN HEREON IS NOT A REQUIREMENT OF THIS PERMIT, BUT IS AN OPTIONAL CONSTRUCTION REQUIREMENT BY IN-N-OUT BURGER. CONTRACTOR TO VERIFY INSTALLATION WITH IN-N-OUT PRIOR TO PLACING BID OR BEGINNING CONSTRUCTION.
6. INSTALL "TYPE A" JOINT SEALANT IN ALL JOINTS. SEALANT IS NOT A REQUIREMENT OF THIS PERMIT, BUT IS AN OPTIONAL CONSTRUCTION REQUIREMENT BY IN-N-OUT BURGERS. CONTRACTOR TO VERIFY INSTALLATION WITH IN-N-OUT PRIOR TO PLACING BID OR BEGINNING CONSTRUCTION.
7. ALL SURFACES SHALL RECEIVE A FINE BROOM FINISH.
8. UPON COMPLETION OF FINISHING OPERATIONS ALL SURFACES SHALL BE SPRAYED WITH VOCOMP-20 CONCRETE CURING AND SEALING COMPOUND, OR OTHER APPROVED EQUAL.
9. WHEN SIDEWALK ABUTS ANY BUILDING OR TRASH ENCLOSURE ENTRANCE AND WHEN PCC PAVEMENT ABUTS TRASH ENCLOSURE ENTRANCE INSTALL 14"-#3 DOWEL AT 24" O.C.

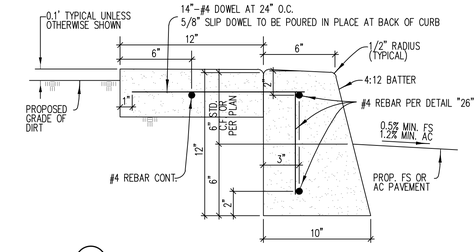



19 PCC PAVEMENT AND SIDEWALK SECTIONS
SCALE: NOT TO SCALE

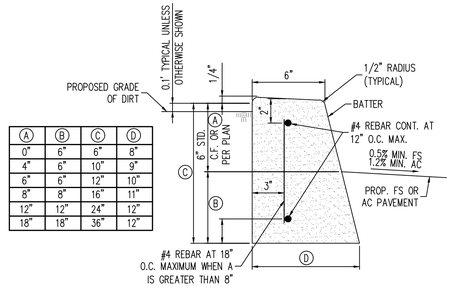



NOTES:
1. SEE SITE PLAN FOR LOCATION OF BOLLARDS, DETECTABLE WARNINGS, AND WHERE 0" CURB OR 6" CURB OCCURS.

23 CONCRETE AT SIDE ENTRY
SCALE: 1"=5

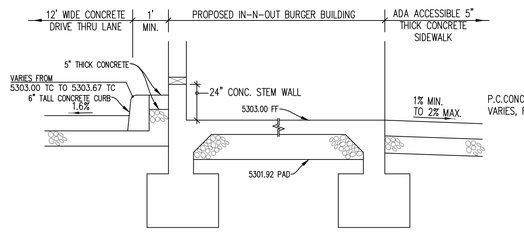



26 PLANTER CURB WITH 12" SIDEWALK
SCALE: NOT TO SCALE

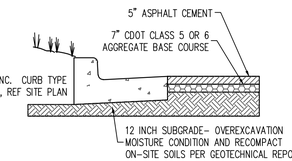



| A | B | C | D |
|---|---|---|---|
| 0" | 6" | 6" | 8" |
| 4" | 6" | 10" | 9" |
| 6" | 6" | 12" | 10" |
| 8" | 8" | 16" | 11" |
| 12" | 12" | 24" | 12" |
| 18" | 18" | 36" | 12" |

NOTES:
1. CONCRETE AND RELATED MATERIALS SHALL COMPLY IN ALL RESPECTS WITH ALL APPLICABLE SECTIONS OF THE CURRENT EDITION OF THE LOCAL GOVERNING PUBLIC AGENCY STANDARD DRAWINGS. ALL CONCRETE SHALL BE CLASS 560-C-3250P, TYPE V CEMENT UNLESS OTHERWISE SPECIFIED BY THE ENGINEER.
2. CONTROL JOINTS TO BE A MINIMUM 3/4" POLYSTYRENE JOINT FILLER AT 30' O.C. MAXIMUM, BCR'S AND ECR'S.
3. 3/8" TOOLED WEAKENED PLANE JOINTS TO BE AT 10' MAX. INTERVALS AND ALIGNED WITH ANY ADJACENT SIDEWALK OR PCC PAVEMENT, HAVE A 1.5 INCH MINIMUM DEPTH. WEAKENED PLANE JOINTS TO BE INSTALLED AT THE TIME OF PCC PLACEMENT.
4. 4" THICK C.A.B. SHALL BE USED WHEN ADJACENT TO SIDEWALK AND PCC PAVEMENT.
5. WHEN USING VARIABLE CURB FACE HEIGHT OF BETWEEN 0" AND 6" C.F. HOLD 4:12 BATTER AND 6" HEIGHT BELOW THE PAVEMENT FINISHED SURFACE.
6. ALL SURFACES SHALL BE STRAIGHT, UNIFORM, FREE OF HUMPS, SAGS, IRREGULARITIES AND IMPERFECTIONS. UNIFORM SURFACES SHALL NOT VARY MORE THAN 0.01' WHEN MEASURED WITH A 10 FOOT STRAIGHT EDGE.
7. REBAR SHOWN HEREON IS NOT A REQUIREMENT OF THIS PERMIT, BUT IS AN OPTIONAL CONSTRUCTION REQUIREMENT BY IN-N-OUT BURGERS. CONTRACTOR TO VERIFY INSTALLATION WITH IN-N-OUT PRIOR TO PLACING BID OR BEGINNING CONSTRUCTION.
8. INSTALL "TYPE A" JOINT SEALANT IN ALL JOINTS. SEALANT IS NOT A REQUIREMENT OF THIS PERMIT, BUT IS AN OPTIONAL CONSTRUCTION REQUIREMENT BY IN-N-OUT BURGERS. CONTRACTOR TO VERIFY INSTALLATION WITH IN-N-OUT PRIOR TO PLACING BID OR BEGINNING CONSTRUCTION.
9. ALL SURFACES SHALL RECEIVE A FINE BROOM FINISH.
10. UPON COMPLETION OF FINISHING OPERATIONS ALL SURFACES SHALL BE SPRAYED WITH VOCOMP-20 CONCRETE CURING AND SEALING COMPOUND, OR OTHER APPROVED EQUAL.

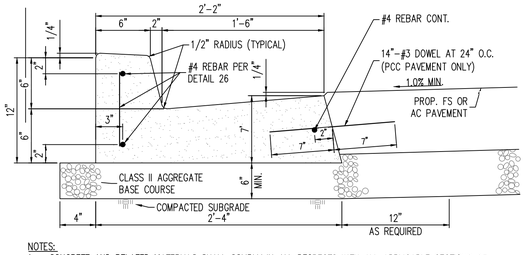



20 TYPICAL BUILDING SECTION DETAIL
SCALE: NOT TO SCALE



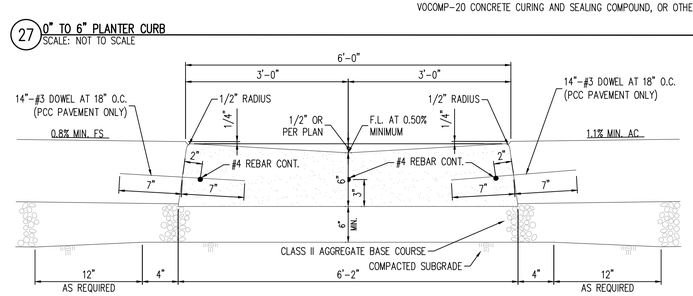

ALTERNATE SECTION AND THAT RECOMMENDED FOR THE CONCRETE PAD AT THE TRASH ENCLOSURE AND DRIVE THRU, SHALL BE 7 INCHES PCC CONC OVER 6 INCHES CDOT CLASS 6 AGGREGATE.

27 ASPHALT PAVEMENT SECTION
SCALE: NOT TO SCALE




NOTES:
1. CONCRETE AND RELATED MATERIALS SHALL COMPLY IN ALL RESPECTS WITH ALL APPLICABLE SECTIONS OF THE CURRENT EDITION OF THE LOCAL GOVERNING PUBLIC AGENCY STANDARD DRAWINGS. ALL CONCRETE SHALL BE CLASS 560-C-3250P, TYPE V CEMENT UNLESS OTHERWISE SPECIFIED BY THE ENGINEER.
2. CONTROL JOINTS TO BE A MINIMUM 3/4" POLYSTYRENE JOINT FILLER AT 30' O.C. MAXIMUM, BCR'S AND ECR'S.
3. 3/8" TOOLED WEAKENED PLANE JOINTS TO BE AT 10' MAX. INTERVALS AND ALIGNED WITH ANY ADJACENT SIDEWALK OR PCC PAVEMENT, HAVE A 1.5 INCH MINIMUM DEPTH. WEAKENED PLANE JOINTS TO BE INSTALLED AT THE TIME OF PCC PLACEMENT.
4. ALL SURFACES SHALL BE STRAIGHT, UNIFORM, FREE OF HUMPS, SAGS, IRREGULARITIES AND IMPERFECTIONS. UNIFORM SURFACES SHALL NOT VARY MORE THAN 0.01' WHEN MEASURED WITH A 10 FOOT STRAIGHT EDGE.
5. REBAR SHOWN HEREON IS NOT A REQUIREMENT OF THIS PERMIT, BUT IS AN OPTIONAL CONSTRUCTION REQUIREMENT BY IN-N-OUT BURGERS. CONTRACTOR TO VERIFY INSTALLATION WITH IN-N-OUT PRIOR TO PLACING BID OR BEGINNING CONSTRUCTION.
6. INSTALL "TYPE A" JOINT SEALANT IN ALL JOINTS. SEALANT IS NOT A REQUIREMENT OF THIS PERMIT, BUT IS AN OPTIONAL CONSTRUCTION REQUIREMENT BY IN-N-OUT BURGERS. CONTRACTOR TO VERIFY INSTALLATION WITH IN-N-OUT PRIOR TO PLACING BID OR BEGINNING CONSTRUCTION.
7. ALL SURFACES SHALL RECEIVE A FINE BROOM FINISH.
8. UPON COMPLETION OF FINISHING OPERATIONS ALL SURFACES SHALL BE SPRAYED WITH VOCOMP-20 CONCRETE CURING AND SEALING COMPOUND, OR OTHER APPROVED EQUAL.

24 6"CURB AND 18" GUTTER
SCALE: NOT TO SCALE




NOTES:
1. CONCRETE AND RELATED MATERIALS SHALL COMPLY IN ALL RESPECTS WITH ALL APPLICABLE SECTIONS OF THE CURRENT EDITION OF THE LOCAL GOVERNING PUBLIC AGENCY STANDARD DRAWINGS. ALL CONCRETE SHALL BE CLASS 560-C-3250P, TYPE V CEMENT UNLESS OTHERWISE SPECIFIED BY THE ENGINEER.
2. CONTROL JOINTS TO BE A MINIMUM 3/4" POLYSTYRENE JOINT FILLER AT 30' O.C. MAXIMUM, BCR'S AND ECR'S.
3. 3/8" TOOLED WEAKENED PLANE JOINTS TO BE AT 10' MAX. INTERVALS AND ALIGNED WITH ANY ADJACENT SIDEWALK OR PCC PAVEMENT, HAVE A 1.5 INCH MINIMUM DEPTH. WEAKENED PLANE JOINTS TO BE INSTALLED AT THE TIME OF PCC PLACEMENT.
4. ALL SURFACES SHALL BE STRAIGHT, UNIFORM, FREE OF HUMPS, SAGS, IRREGULARITIES AND IMPERFECTIONS. UNIFORM SURFACES SHALL NOT VARY MORE THAN 0.01' WHEN MEASURED WITH A 10 FOOT STRAIGHT EDGE.
5. REBAR SHOWN HEREON IS NOT A REQUIREMENT OF THIS PERMIT, BUT IS AN OPTIONAL CONSTRUCTION REQUIREMENT BY IN-N-OUT BURGERS. CONTRACTOR TO VERIFY INSTALLATION WITH IN-N-OUT PRIOR TO PLACING BID OR BEGINNING CONSTRUCTION.
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7. ALL SURFACES SHALL RECEIVE A FINE BROOM FINISH.
8. UPON COMPLETION OF FINISHING OPERATIONS ALL SURFACES SHALL BE SPRAYED WITH VOCOMP-20 CONCRETE CURING AND SEALING COMPOUND, OR OTHER APPROVED EQUAL.

27 0" TO 6" PLANTER CURB
SCALE: NOT TO SCALE

28 6 FT WIDE CONCRETE CROSSPAN
SCALE: NOT TO SCALE

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08/03/2023

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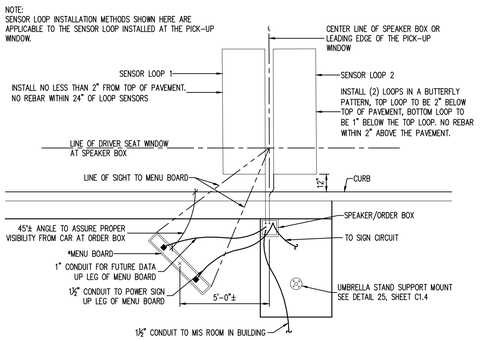
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| | 03/17/2023 | 2ND CD SUBMITTAL | PJD |
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| | 06/16/2023 | 4TH CD SUBMITTAL | PJD |
| | 08/02/2023 | 5TH CD SUBMITTAL | PJD |

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| Checked By: | PJD |
| Date: | 08/02/2023 |

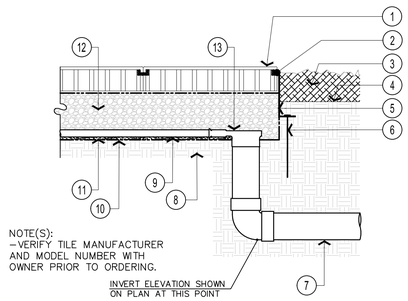
SITE DETAILS

C1.4
Sheet 7 of 33

W:\IN-N-OUT\DOCS\Parker (ISSC)\Parker & Pine\DOCS\SITE\SITE_DTL_C1.4.dwg, Detail Worksheet, 8/3/2023

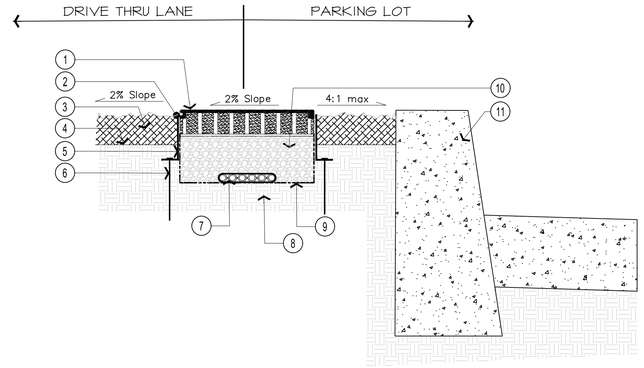



29 MENU BOARD, SPEAKER AND WHEEL DETECTOR LOOP PLACEMENT
SCALE: NOT TO SCALE



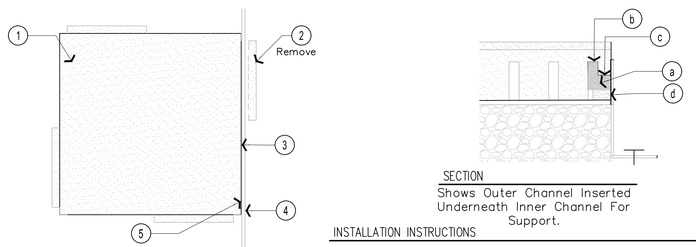

LEGEND
① RUBBER SAFETY SURFACING TILES (SEE SECTION).
② 1/2" DIAMETER CONTINUOUS ADHESIVE BEAD ALONG LENGTH OF OUTSIDE FACE (FULL CONTACT).
③ ADJACENT LANDSCAPE AREA/ 2.5" MULCH OR OTHER SOIL COVERING. REFER TO PLANS.
④ FINISH GRADE PER CIVIL PLANS.
⑤ PERMALOC ASPHALT EDGE ALUMINUM RESTRAINT 4"X3" (COLOR: 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 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



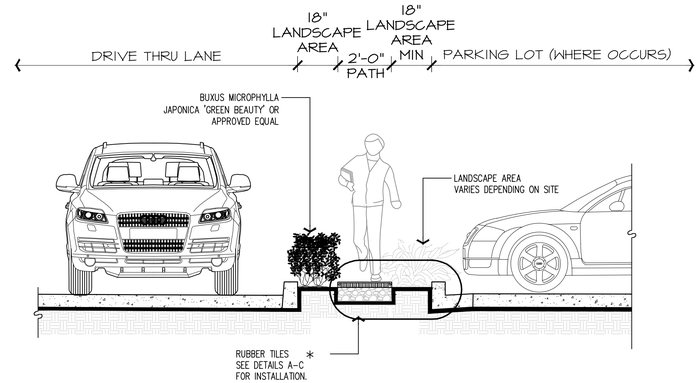

LEGEND
① SAFETY SURFACING TILES (SEE SECTION)
② OUTER CHANNEL.
③ INNER CHANNEL.
④ VERTICAL SURFACE (ALUMINUM EDGING)
⑤ APPLY ADHESIVE AGAINST TILE EDGE AND TO ALUMINUM EDGING/ CURB HARDSCAPE FACE (SEE SECTION FOR INSTALLATION INSTRUCTIONS).




SECTION
Shows Outer Channel Inserted Underneath Inner Channel For Support.

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

C TILE AGAINST EDGE- INSTALLATION DETAIL NOT TO SCALE




* 24" X 24" TILES STERLING ROOF TOP TILE 2 INCH 90% PREMIUM COLORS AS SUPPLIED BY GREAT MATS GREATMATS WWW.GREATMATS.COM
-ASPHALT COLOR FOR STANDARD INSTALLATIONS
-FIREBRICK FOR SPANISH STYLE LANDSCAPE
-SANDYLANE FOR DESERT LANDSCAPES

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

30 ASSOCIATE PATH DETAIL
SCALE: NOT TO SCALE

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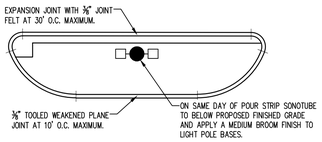
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| Project No: | INO000014.20 |
| Drawn By: | JNE |
| Checked By: | PJD |
| Date: | 08/02/2023 |

SITE DETAILS

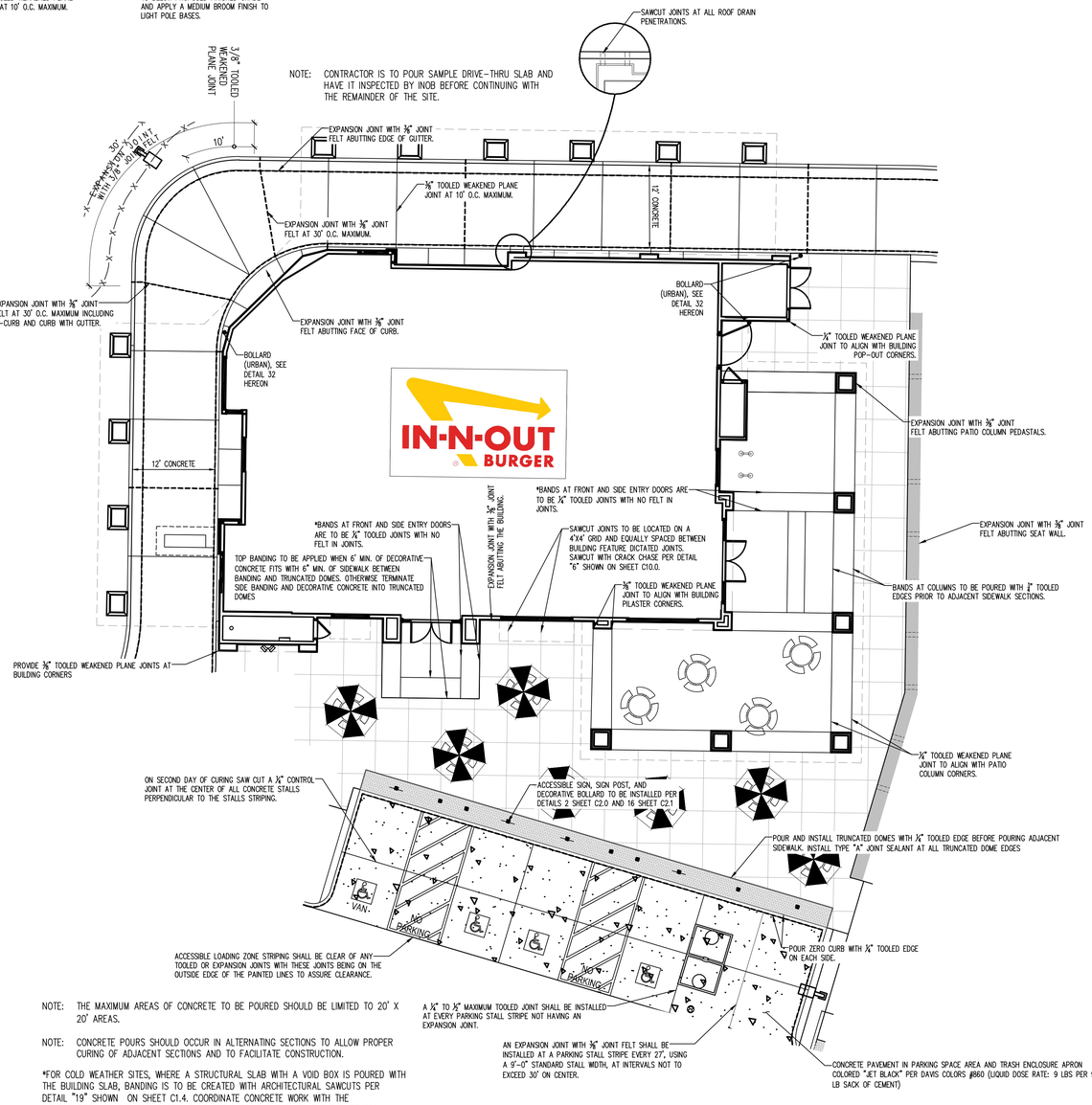
C1.5
Sheet 8 of 33

M:\INO\14.20\CO\1 Parker (DWC Pads) & Pkwy\SOV\3 CD\INO14_20_C1.5_Site Details.dwg, Erland Maxwell on 8/3/2023

NOTE: CONTRACTOR IS TO POUR SAMPLE PLANTER CURB AND HAVE IT INSPECTED BY INOB BEFORE CONTINUING WITH THE REMAINDER OF THE SITE.




NOTE: CONTRACTOR IS TO POUR SAMPLE DRIVE-THRU SLAB AND HAVE IT INSPECTED BY INOB BEFORE CONTINUING WITH THE REMAINDER OF THE SITE.

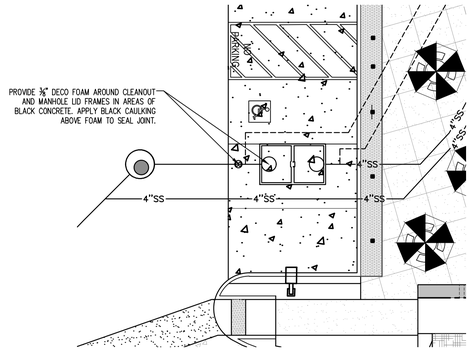


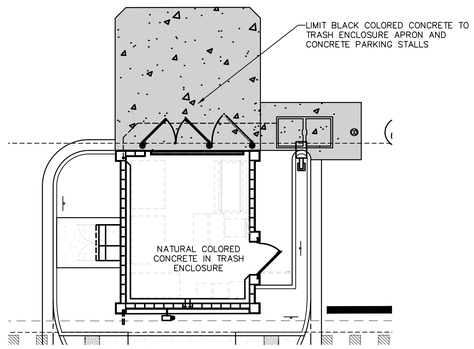

NOTE: THE MAXIMUM AREAS OF CONCRETE TO BE POURED SHOULD BE LIMITED TO 20' X 20' AREAS.

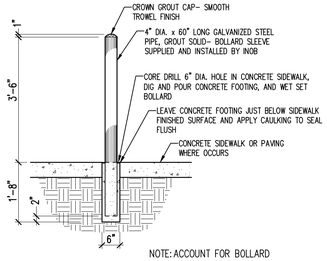
NOTE: CONCRETE POURS SHOULD OCCUR IN ALTERNATING SECTIONS TO ALLOW PROPER CURING OF ADJACENT SECTIONS AND TO FACILITATE CONSTRUCTION.

*FOR COLD WEATHER SITES, WHERE A STRUCTURAL SLAB WITH A VOID BOX IS POURED WITH THE BUILDING SLAB, BANDING IS TO BE CREATED WITH ARCHITECTURAL SAWCUTS PER DETAIL "19" SHOWN ON SHEET C1.4. COORDINATE CONCRETE WORK WITH THE CONSTRUCTION OF THE STRUCTURAL SLAB PER DETAILS SHOWN ON THE STRUCTURAL DRAWINGS.

31 CONCRETE WORKMANSHIP DETAILS
SCALE: 1" = 10'




NOTE: ACCOUNT FOR BOLLARD LOCATION WHEN POURING BUILDING FOOTING.

32 BOLLARD DETAIL
SCALE: NOT TO SCALE

## IN-N-OUT BURGER PROCESS FOR CONCRETE PLACEMENT

1. 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 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. ⅜" 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 ⅜" JOINT FELT SHALL BE INSTALLED ABUTTING THE BUILDING AND PATIO COLUMNS. PROVIDE A ⅜" TOOLED JOINT ¾" 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 ⅛" WIDE CUTS (BLADE WIDTH) x 1" DEEP, UNLESS NOTED OTHERWISE, AND THEN BEVELED WITH A ⅜" BEVELED CRACK CHASE. SEE DETAIL "19" ON SHEET C1.4.
9. AFTER CUTTING THE CONTRACTION/CONTROL JOINTS, ALL SAWDUST MUST BE SWEPT/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 ½" 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 ¼" 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 ⅜" 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 ¼" TO ½" MAXIMUM TOOLED JOINT SHALL BE INSTALLED AT EVERY PARKING STALL STRIPE NOT HAVING AN EXPANSION JOINT.
    C. ON SECOND DAY OF CURING SAW CUT A ¼" 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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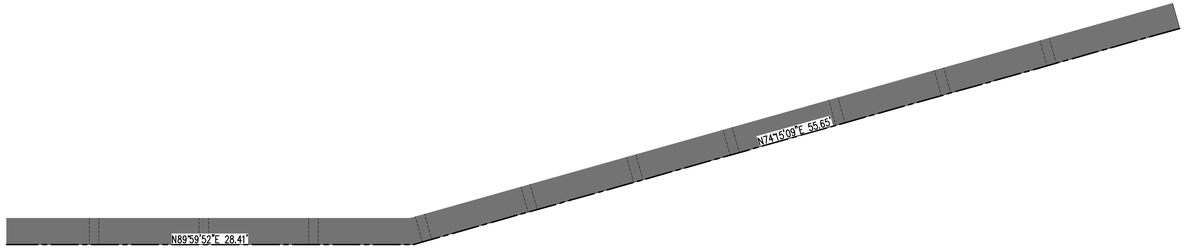
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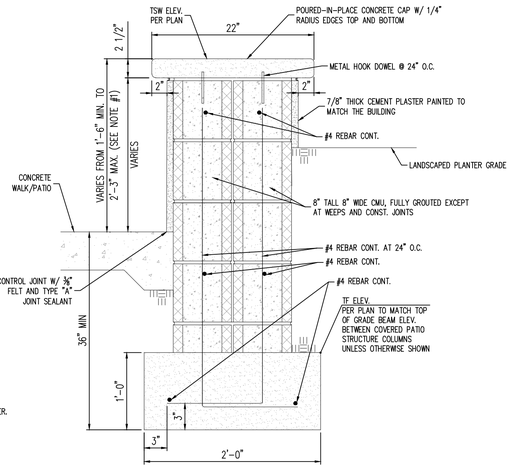
C1.6




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PATIO SEAT/SCREEN WALL PLAN DETAIL



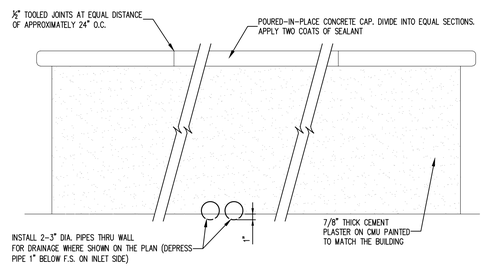

NOTES:
1. TOP OF SEAT WALL TO REMAIN LEVEL, WALL HEIGHT VARIES AS REQUIRED TO ACCOMMODATE SLOPE OF PATIO PAVEMENT. REF GRADING PLAN.

2. CONTRACTOR TO MINIMIZE NUMBER OF EXPANSION JOINTS IN PATIO WALL.

3. EXPANSION JOINT GROUT COLOR TO MATCH STONE CAP.

CAST CONCRETE CAP COLOR:
SUBMIT COLOR SAMPLES FOR APPROVAL BY IN-N-OUT BURGER CONSTRUCTION MANAGER.

PATIO SEAT/SCREEN WALL SECTION




NOTES:
1) TOP OF SEAT WALL TO REMAIN LEVEL, WALL HEIGHT VARIES AS REQUIRED TO ACCOMMODATE SLOPE OF PATIO PAVEMENT.

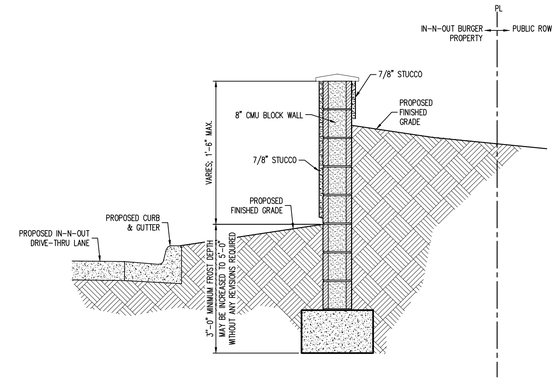
NOTES:
1. CONTRACTOR TO MINIMIZE NUMBER OF EXPANSION JOINTS IN PATIO WALL.

2. EXPANSION JOINT GROUT COLOR TO MATCH STONE CAP.

3. ALL DIMENSIONS ARE TO THE CENTERLINE (℄) OF THE WALL.

CAST CONCRETE CAP COLOR:
PAINT COLOR: ADOBE
PAINT MANUFACTURER: DYCO DECK PAINT

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, HEREAFTER REFERRED TO AS THE IBC, AS ADOPTED AND MODIFIED BY THE COUNTY OF DOUGLAS, UNDERSTOOD TO BE THE AUTHORITY HAVING JURISDICTION (AHJ).

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.'

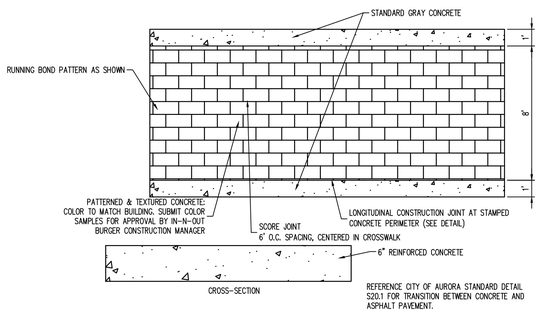
3. QUALITY ASSURANCE RECOMMENDATION

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.

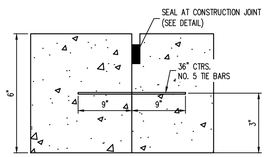
4. SITE GRADING

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.

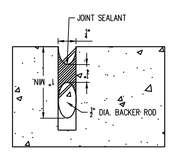
32 SEAT WALL DETAILS
SCALE: NOT TO SCALE




PATTERNED & TEXTURED CONCRETE




LONGITUDINAL CONSTRUCTION JOINT




SEAL AT CONSTRUCTION JOINT

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

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

COLORADO LICENSED PHILIP J. DALRYMPLE 37111 PROFESSIONAL ENGINEER
08/03/2023

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IN-N-OUT BURGER

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

PARKER, CO 80134

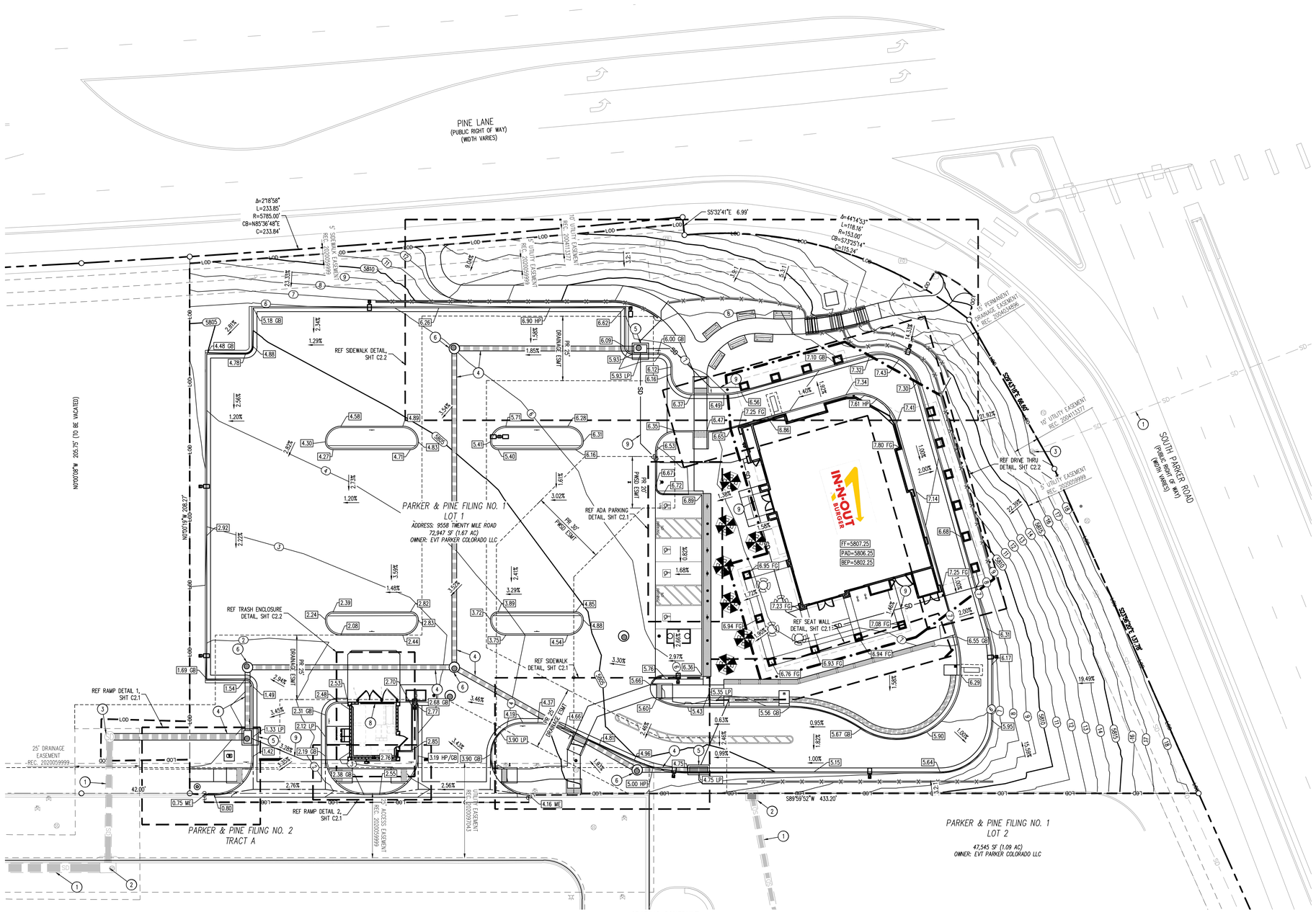
| # | Date | Issue / Description | Init. |
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| Project No: | INO000014.20 |
| Drawn By: | JNE |
| Checked By: | PJD |
| Date: | 08/02/2023 |

SITE DETAILS

C1.7
Sheet 10 of 33

K:\IN-N-OUT\CO_Parker (DWC Parker & Pine)\NOVO_CONSOLE_CD_C1.2_Site Details.dwg - Erland Mueckstein - 8/3/2023






KEY MAP
NOT TO SCALE

## GRADING LEGEND

- PROPERTY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT
- PROPOSED SAWCUT LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING CURB AND GUTTER
- PROPOSED CURB & GUTTER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER (12" AND GREATER)
- PROPOSED STORM SEWER (LESS THAN 12")
- PROPOSED DAYLIGHT LINE
- LIMITS OF DISTURBANCE / LIMIT OF CONSTRUCTION
- BOTTOM OF EXCAVATION PLANE
- 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 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
- PROPOSED SPOT ELEVATION

| | |
|---|---|
| FF | FINISHED FLOOR |
| FG | FINISHED GRADE |
| ME | MATCH EXISTING |
| LP | LOW POINT |
| HP | HIGH POINT |
| TW | TOP OF WALL |
| BW | BOTTOM OF WALL (AT GRADE) |

## GRADING SCHEDULE

1. EXISTING STORM SEWER
2. EXISTING STORM SEWER INLET
3. EXISTING STORM SEWER MANHOLE
4. PROPOSED STORM SEWER (PRIVATE)
5. PROPOSED STORM SEWER INLET (PRIVATE)
6. PROPOSED STORM SEWER MANHOLE (PRIVATE)
7. PROPOSED STORM SEWER ROOF DRAIN
8. PROPOSED CONCRETE TRENCH DRAIN
9. PROPOSED ROOF DRAIN

## EARTHWORK SUMMARY

EARTHWORK VOLUMES COMPARED PROPOSED FINISHED GRADE TO EXISTING GRADE AND DOES NOT ACCOUNT FOR MATERIAL VOLUMES DUE TO PAVEMENT DEPOT, CONCRETE DEPTH, ECT.

UNADJUSTED CUT = 6,713.16 CU. YD.

UNADJUSTED FILL = 55.73 CU. YD.

NET CUT/FILL = 6,657.43 CU. YD. <FILL>

TOTAL DISTURBED AREA = ±1.67 ACRES

## GRADING NOTES

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2. REQUIREMENTS SHOWN ON SITE PLAN SHALL GOVERN. DRAWINGS AND SPECIFICATIONS SHOWING OTHERWISE NOTWITHSTANDING. CONTRACTOR TO POINT OUT ANY DISCREPANCIES TO THE OWNERS 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.
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9. ALL SPOT GRADES ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
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14. THE GRADING SHOWN IS PRELIMINARY AND IS TO BE FINALIZED IN THE CONSTRUCTION DRAWINGS.

## 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.

## RETAINING WALL NOTES

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

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Town of Parker, Director of Engineering — Date: 10/20/2023

## 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, 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 N00°17'51"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.

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

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PHILIP J. DALRYMPLE
11
PROFESSIONAL ENGINEER
08/03/2023

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IN-N-OUT BURGER

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

PARKER, CO 80134

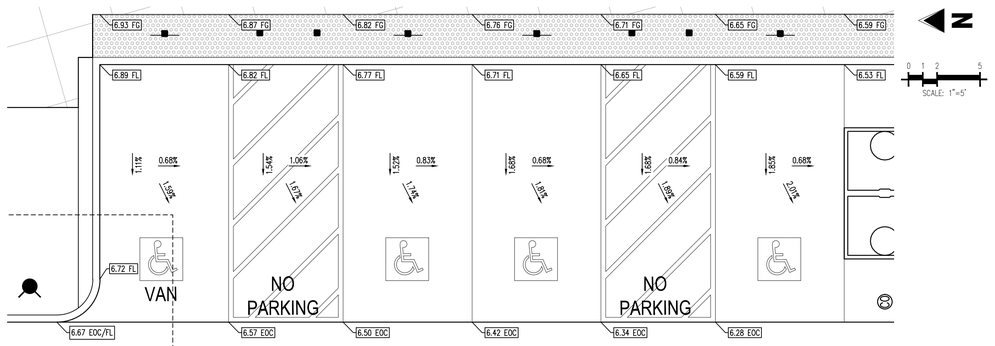
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| Drawn By: | JNE |
| Checked By: | PJD |
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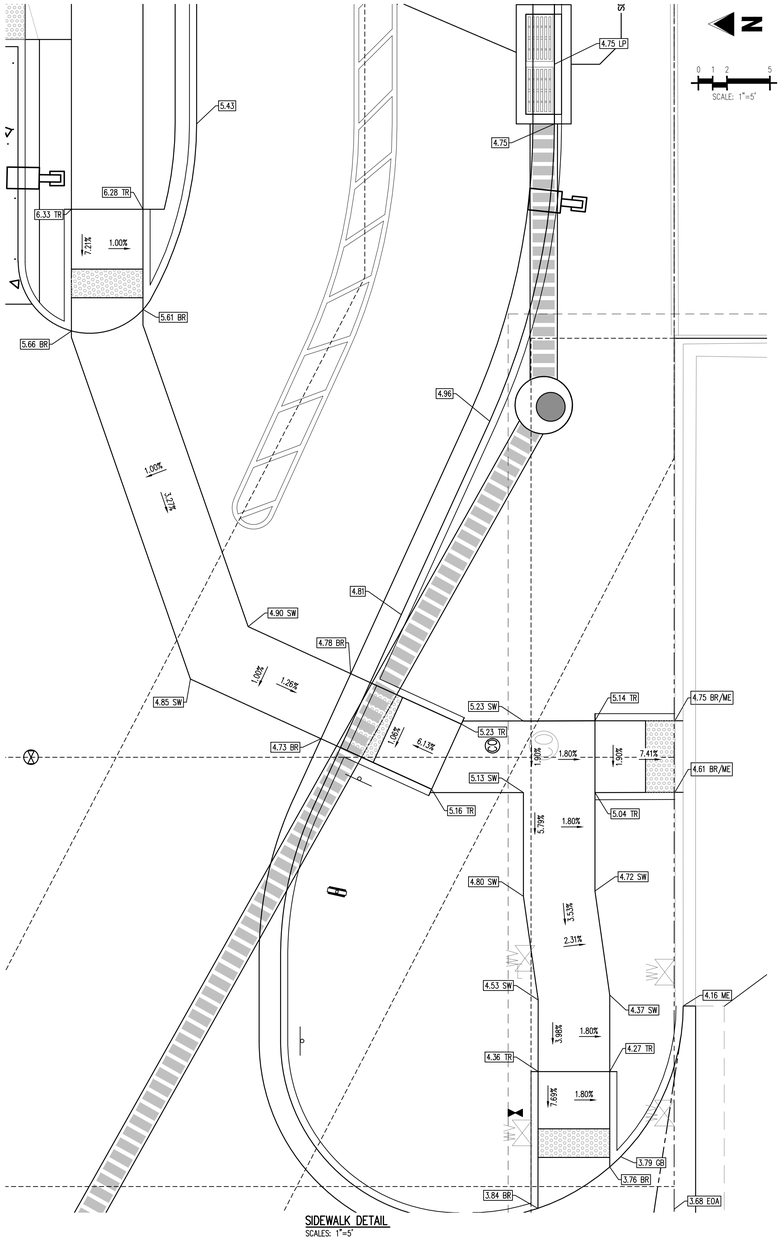
GRADING PLAN

C2.0
Sheet 11 of 33

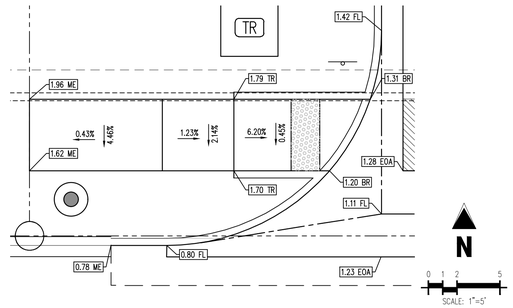
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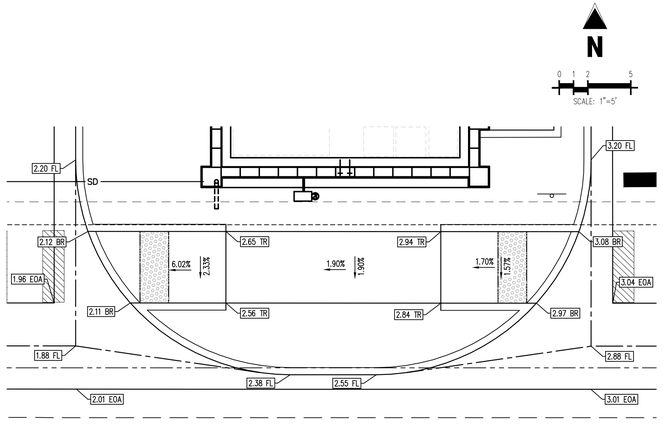

ADA PARKING DETAIL
SCALES: 1"=5'



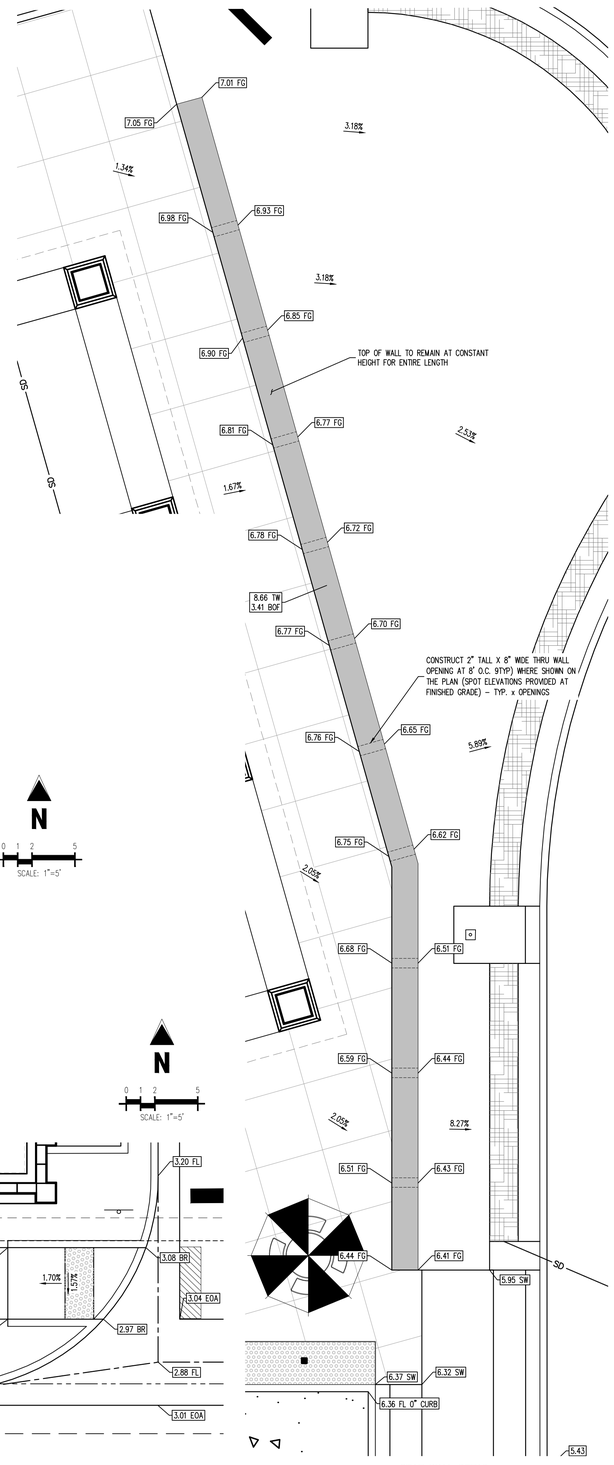

SIDEWALK DETAIL
SCALES: 1"=5'




RAMP DETAIL 1
SCALES: 1"=5'




RAMP DETAIL 2
SCALES: 1"=5'




SEAT WALL DETAIL
SCALES: 1"=5'




KEY MAP
NOT TO SCALE

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GEOTECHNICAL ENGINEER:

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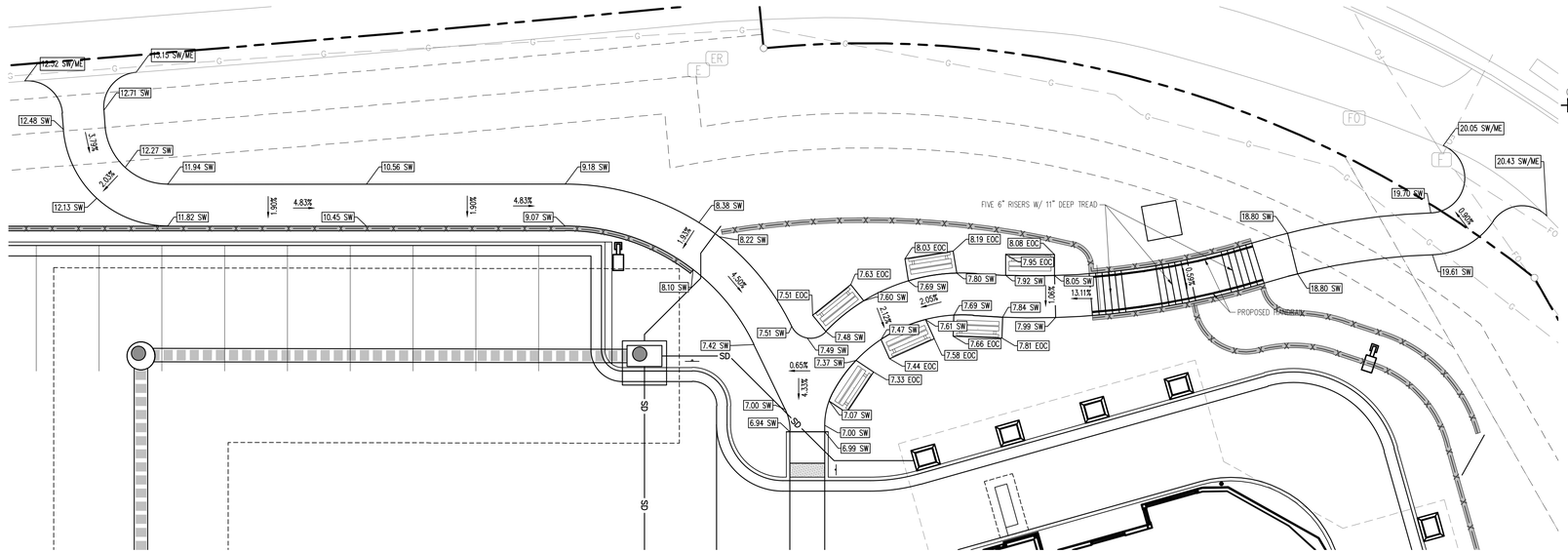
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|---|---|
| Project No: | INO000014.20 |
| Drawn By: | JNE |
| Checked By: | PJD |
| Date: | 08/02/2023 |

GRADING DETAILS

C2.1
Sheet 12 of 33

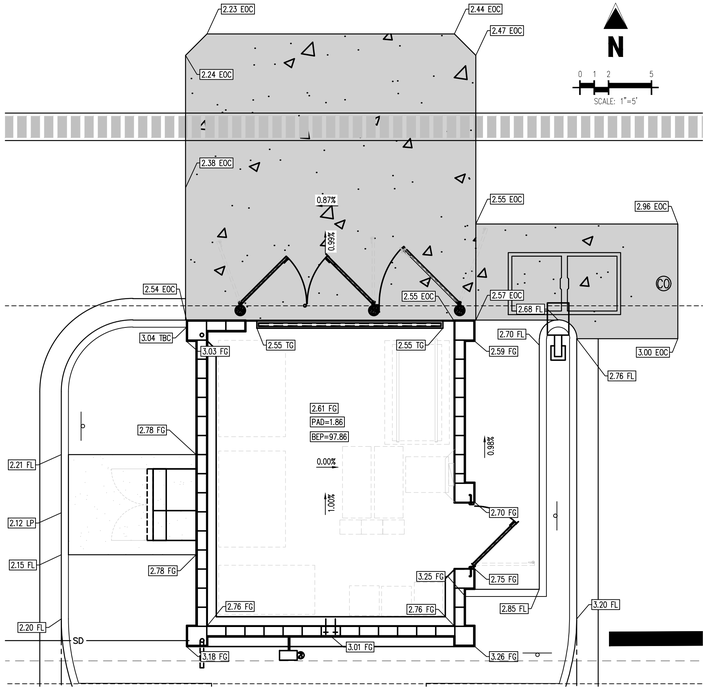
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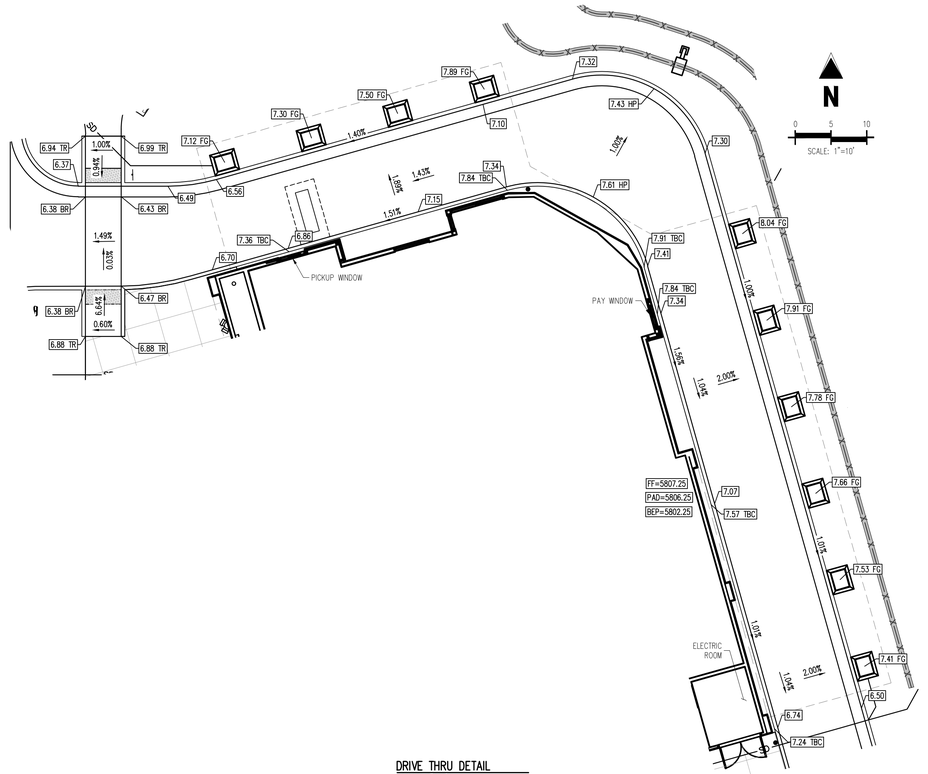

SIDEWALK DETAIL
SCALES: 1"=10'




KEY MAP
NOT TO SCALE




TRASH ENCLOSURE DETAIL
SCALES: 1"=5'




DRIVE THRU DETAIL
SCALES: 1"=10'

## 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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Town of Parker, Director of Engineering — Date: 10/20/2023

## LEGAL DESCRIPTION

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

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


COLORADO LICENSED PHILIP J. DALRYMPLE 37811 PROFESSIONAL ENGINEER
08/03/2023


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IN-N-OUT BURGER

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

PARKER, CO 80134

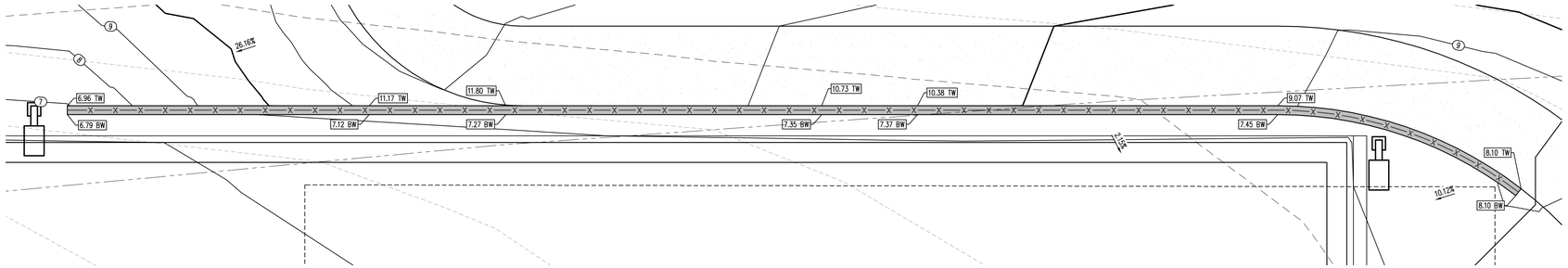
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| | 06/16/2023 | 4TH CD SUBMITTAL | PJD |
| | 08/02/2023 | 5TH CD SUBMITTAL | PJD |

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

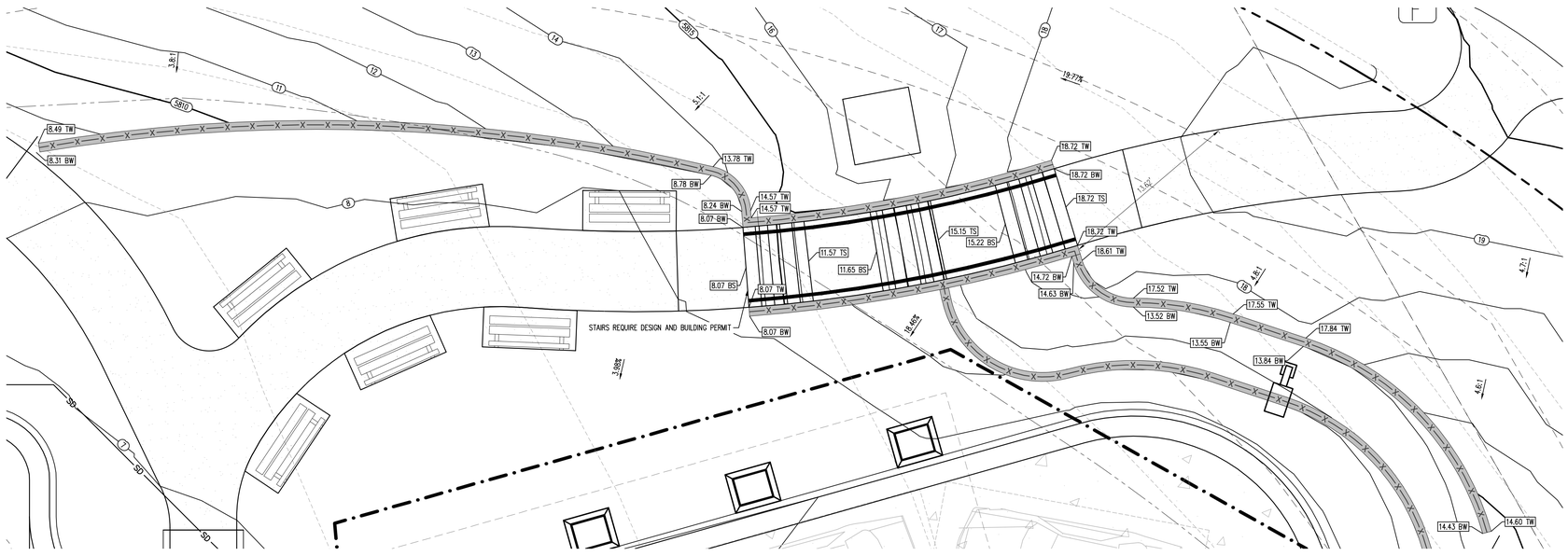
GRADING DETAILS

C2.2
Sheet 13 of 33

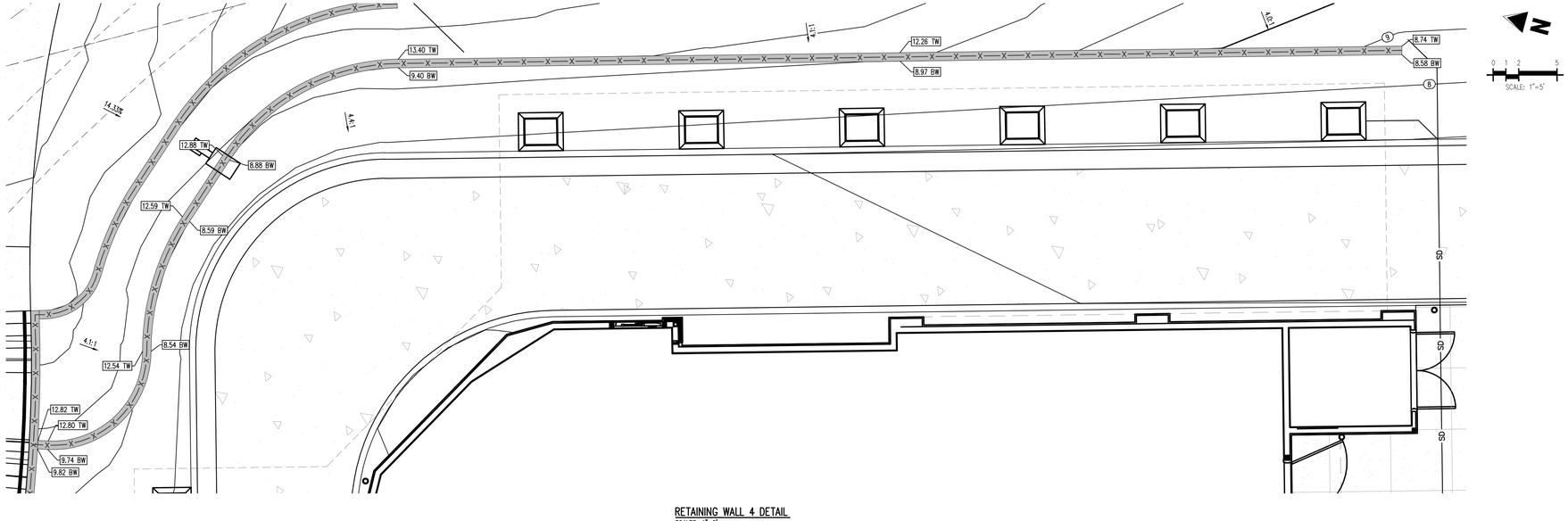

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RETAINING WALL 1 DETAIL
SCALES: 1"=5'

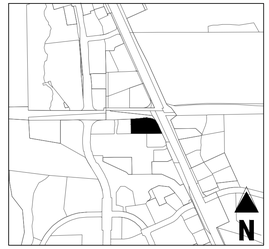



RETAINING WALL 2 AND 3 DETAIL
SCALES: 1"=5'




RETAINING WALL 4 DETAIL
SCALES: 1"=5'

## KEY MAP



NOT TO SCALE

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10/20/2023

Town of Parker, Director of Engineering — Date

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

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IN-N-OUT BURGER

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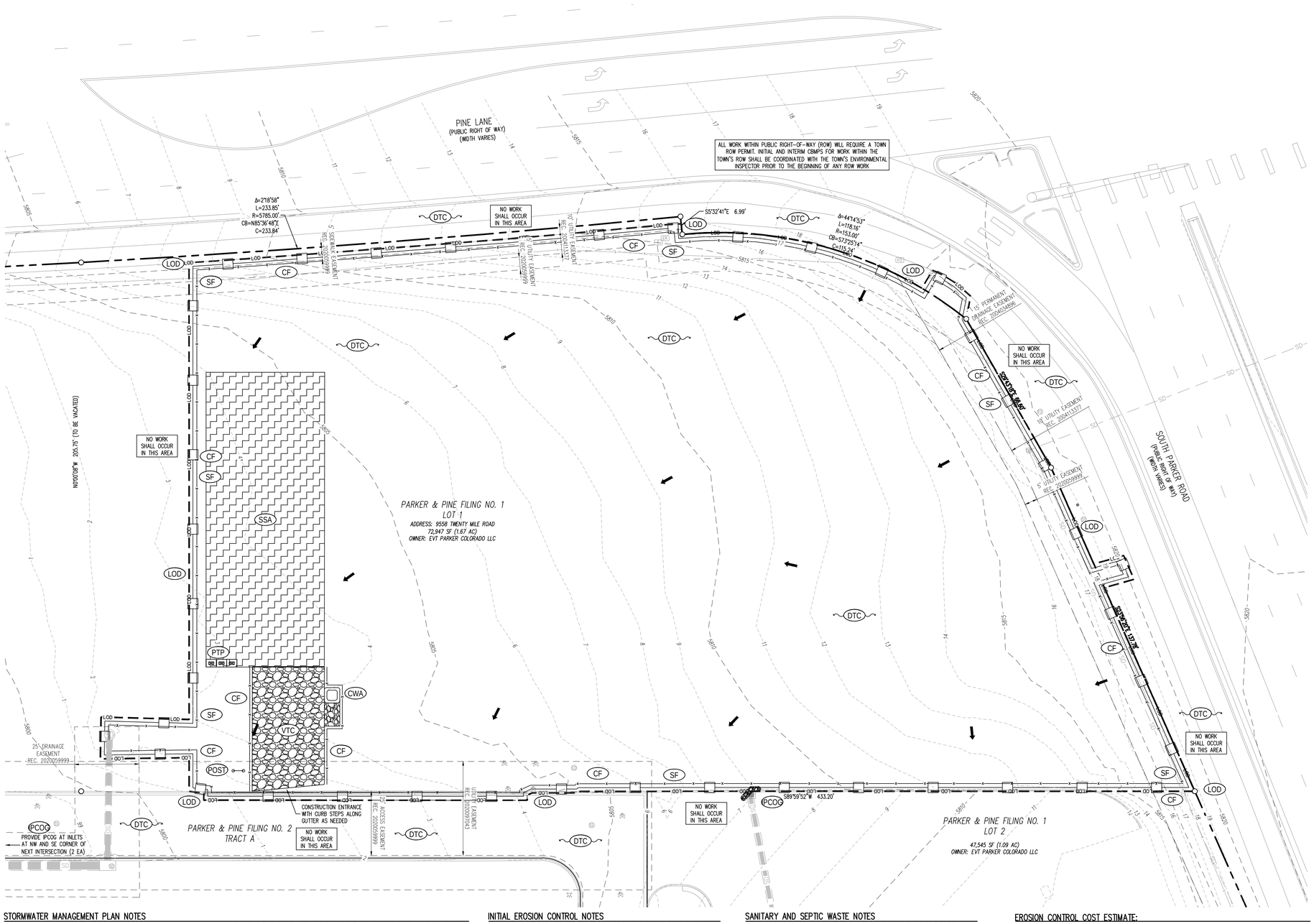
| | |
|---|---|
| Project No: | INO000014.20 |
| Drawn By: | JNE |
| Checked By: | PJD |
| Date: | 08/02/2023 |

RETAINING WALL DETAILS

C2.3

Sheet 14 of 33

W:\IN-N-OUT\O_Parker\10PAT\Drawings & Plots\SITE\ESIGN\CIVIL\C2_C3_Grading Plan.dwg, Retail Masterplot, 8/3/2023




N

0 10 20

SCALE: 1"=20'



KEY MAP
NOT TO SCALE

## GRADING LEGEND

- PROPERTY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT
- PROPOSED SAWCUT LINE
- 6670 PROPOSED MAJOR CONTOUR
- 71 PROPOSED MINOR CONTOUR
- 6670 EXISTING MAJOR CONTOUR
- 71 EXISTING MINOR CONTOUR
- EXISTING CURB AND GUTTER
- SD EXISTING STORM SEWER
- LOD LIMITS OF DISTURBANCE / LIMIT OF CONSTRUCTION
- VTC VEHICLE TRACKING CONTROL CONST. ENTRANCE
- SSA CONTRACTOR STAGING AREA (APPROXIMATE)
- PCOG INLET PROTECTION, CURB ON-GRADE, TYPE R INLET
- PCOS INLET PROTECTION, CURB ON-SUMP, TYPE R INLET
- CWA CONCRETE WASHOUT AREA
- CF CONSTRUCTION FENCE
- PTP PORTABLE TOILET
- SF SILT FENCE
- POST SITE (CONTACTS AND PERMITS) AND CWA POSTING
- DTC DEBRIS AND TRASH CONTROL
- FLOW ARROW
- SMC LANDSCAPE AREA (REFERENCE LANDSCAPING PLANS FOR DETAIL)
- SCL SEDIMENT CONTROL LOG

## DISTURBED AREA TABLE

| LIMITS | AREA (S.F.) | AREA (AC) |
|---|---|---|
| LIMITS OF CONSTRUCTION | 72,825 | 1.6700 |

## CUT/FILL SUMMARY

| AREA (S.F.) | CUT (C.Y.) | FILL (C.Y.) | NET CUT (C.Y.) |
|---|---|---|---|
| 72,825.55 | 6,713.16 | 55.73 | 6,657.43 |

*RAW CUT AND FILL VALUES, DOES NOT ACCOUNT FOR SOIL COMPACTION OR EXPANSION AND DOES NOT INCLUDE MATERIAL DEPTHS FOR CONCRETE, PAVEMENT, BUILDING FOUNDATION, ETC.

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

## STORMWATER MANAGEMENT PLAN NOTES

1. THE CONTRACTOR AND/OR AUTHORIZED AGENTS SHALL REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATE IN, THE FLOW LINES AND PUBLIC RIGHTS OF WAYS OF THE TOWN AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SAID REMOVAL SHALL BE CONDUCTED IN A TIMELY MANNER.
2. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT FUNCTION AS INTENDED. THE REQUIREMENTS OF THIS PLAN SHALL BE THE OBLIGATION OF THE PERMIT HOLDER UNTIL SUCH TIME AS THE PLAN IS PROPERLY COMPLETED AND THE PERMIT IS RELEASED.
3. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION, EXCAVATION, TRENCHING, BORING, GRADING OR OTHER CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, ETC., RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
4. THE CONTRACTOR SHALL LOCATE, INSTALL, AND MAINTAIN ALL WATER QUALITY EROSION CONTROL MEASURES AND AS INDICATED IN THE APPROVED STORMWATER MANAGEMENT PLAN.
5. ROUGH-CUT STREETS SHALL BE MULCHED WITHIN 14 DAYS OF THE COMPLETION OF OVERLOT GRADING UNLESS A LAYER OF AGGREGATE ROAD BASE OR ASPHALT PAVING IS TO BE APPLIED TO SAID ROUGH-CUT STREETS WITHIN 14 DAYS.
6. THE DEVELOPER, GENERAL CONTRACTOR, GRADING CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL ENSURE THAT ALL LOADS OF CUT AND FILL MATERIAL IMPORTED TO OR EXPORTED FROM THIS SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF THE MATERIAL DURING TRANSPORT ON PUBLIC RIGHTS OF WAY.
7. SOILS THAT WILL BE STOCKPILED FOR MORE THAN 30 DAYS SHALL BE PROTECTED FROM WIND AND WATER EROSION WITHIN 14 DAYS OF STOCKPILE CONSTRUCTION. IF STOCKPILES ARE LOCATED WITHIN 100 FEET OF A DRAINAGEWAY, ADDITIONAL SEDIMENT CONTROLS SUCH AS TEMPORARY DIKES OR SILT FENCE SHALL BE REQUIRED.
8. APPROVED EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND KEPT IN GOOD REPAIR OF THE DURATION OF THIS PROJECT. ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED FROM A CONTROL MEASURE WHEN THE SEDIMENT OR DEBRIS ADVERSELY IMPACTS THE FUNCTIONING OF THE CONTROL MEASURE.
9. CONSTRUCTION SEQUENCING MAY NECESSITATE RELOCATION OR TEMPORARY REMOVAL OF THE CONTROL MEASURES SHOWN HEREON. THE CONTRACTOR MAY RELOCATE CONTROL MEASURES INCLUDING VTC, SSA AND CONSTRUCTION TRAILERS AT THEIR DISCRETION. THE CONTROL MEASURES SHALL BE RESTORED AT SUCH A TIME AS THEY WILL NO LONGER IMPEDE THE WORK, THE SITE COPY OF THE DRAWINGS SHALL BE MARKED UP ACCORDINGLY, AND A RECORD OF CONTROL MEASURE MODIFICATIONS KEPT IN THE SITE INSPECTION LOG.
10. ALL EROSION AND SEDIMENT CONTROL PRACTICES AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THE SWMP MUST BE MAINTAINED IN EFFECTIVE OPERATION CONDITION. PROPER SELECTION AND INSTALLATION OF CONTROL MEASURES AND IMPLEMENTATION OF COMPREHENSIVE INSPECTION AND MAINTENANCE PROCEDURES IN ACCORDANCE WITH THE SWMP SHOULD BE ADEQUATE TO MEET THIS CONDITION. CONTROL MEASURES THAT ARE NOT ADEQUATELY MAINTAINED IN ACCORDANCE WITH GOOD ENGINEER, HYDROLOGIC, AND POLLUTION CONTROL PRACTICES, INCLUDING REMOVAL OF COLLECTED SEDIMENT OUTSIDE THE ACCEPTABLE TOLERANCES OF THE CONTROL MEASURES ARE CONSIDERED TO BE NO LONGER OPERATING EFFECTIVELY AND MUST BE ADDRESSED.

## INITIAL EROSION CONTROL NOTES

1. INSTALL THE SWPPP INFORMATION SIGN AND POST REQUIRED DOCUMENTS NEAR THE PLANNED CONSTRUCTION EXIT, AND WITHIN EASY ACCESS TO THE GENERAL PUBLIC WITHOUT ENTERING THE SITE.
2. STAKE/FLAG/PAINT THE LOD (WHERE STAKING IS NOT POSSIBLE/PRACTICAL, THE LOD MUST BE CONSPICUOUSLY, AND PROMINENTLY, MARKED TO DENOTE THE BOUNDARY). LOD MUST REMAIN CONSPICUOUSLY MARKED THROUGHOUT THE ENTIRE CONSTRUCTION PROJECT.
3. INSTALL INLET PROTECTION ON EXISTING INLETS WITHIN LOD.
4. INSTALL TEMPORARY ROCK SOCK DOWN GRADIANT FROM TEMPORARY STRIPING ACTIVITIES.
5. BLACK OUT STRIPING THAT CONFLICTS WITH TEMPORARY STRIPING, PAINT TEMPORARY STRIPING AND INSTALL CONSTRUCTION FENCE AND JERSEY BARRIERS.
6. INSTALL PERIMETER SEDIMENT CONTROL MEASURES IN THE VICINITY OF, AND DOWN GRADIENT FROM, THE LOCATION OF THE PLANNED CONSTRUCTION EXIT, CONSTRUCTION OFFICE TRAILER, AND TEMPORARY PARKING AND STORAGE AREAS. CLEAR ONLY THE MINIMUM AREA ABSOLUTELY NECESSARY TO INSTALL THESE PERIMETER CONTROL MEASURES.
7. INSTALL STABILIZED CONSTRUCTION EXIT WITH SEDIMENT TRAP AND SET THE PROJECT OFFICE TRAILER.
8. INSTALL REMAINING PERIMETER SEDIMENT CONTROL MEASURES AS SHOWN ON THE SITE MAPS. CLEAR ONLY THE MINIMUM AREA NECESSARY TO INSTALL PERIMETER CONTROL MEASURES.
9. PREPARE TEMPORARY PARKING AND STORAGE AREA.
10. STABILIZE SIDE SLOPES, BOTTOM AND ALL SIDES OF EMBANKMENTS OR SLOPES OF SEDIMENT TRAPS IMMEDIATELY UPON COMPLETION OF EACH, AS SPECIFIED IN THE SWPPP AND SEDIMENT TRAP DETAIL.

## SANITARY AND SEPTIC WASTE NOTES

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 BIOCIDE ARE NOT SPILLED ON THE GROUND.

## EROSION CONTROL COST ESTIMATE:

| 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 CTL | 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 |

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

## GENERAL NOTES

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@PARKERONLINE.ORG OR 303-805-3163.
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.


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COLORADO LICENSED PHILIP J. DALRYMPLE 37111 PROFESSIONAL ENGINEER
08/03/2023


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IN-N-OUT BURGER

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

PARKER, CO 80134

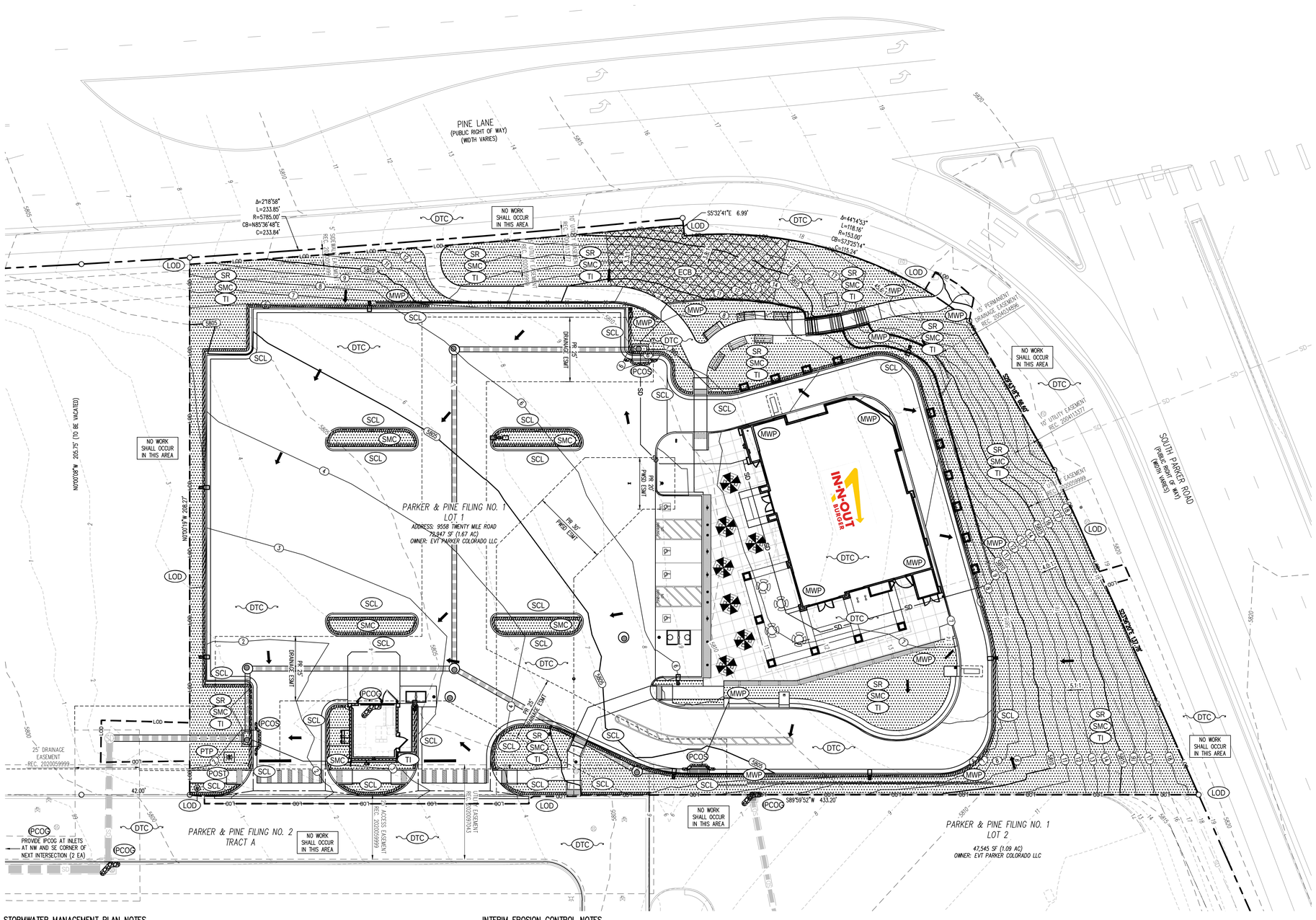
| # | Date | Issue / Description | Init. |
|---|---|---|---|
| | 12/21/2022 | 1ST CD SUBMITTAL | PJD |
| | 03/17/2023 | 2ND CD SUBMITTAL | PJD |
| | 04/26/2023 | 3RD CD SUBMITTAL | PJD |
| | 06/16/2023 | 4TH CD SUBMITTAL | PJD |
| | 08/02/2023 | 5TH CD SUBMITTAL | PJD |

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

CBMP PLAN INITIAL

C2.4
Sheet 15 of 36

W:\IN-N-OUT\CO Parker (NEW) Parker & Pine\DWG\CONSTRUCTION\CIVIL CO_C2.1_CBMP Plan Initial.dwg, Erland Rubenstein, 8/2/2023






KEY MAP
NOT TO SCALE

N
0 10 20
SCALE: 1"=20'

## GRADING LEGEND

- PROPERTY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT
- PROPOSED SAWCUT LINE
- 6670 — PROPOSED MAJOR CONTOUR
- 71 — PROPOSED MINOR CONTOUR
- 6670 — EXISTING MAJOR CONTOUR
- 71 — EXISTING MINOR CONTOUR
- EXISTING CURB AND GUTTER
- SD — EXISTING STORM SEWER
- LOD — LIMITS OF DISTURBANCE / LIMIT OF CONSTRUCTION
- VTC — VEHICLE TRACKING CONTROL CONST. ENTRANCE
- SSA — CONTRACTOR STAGING AREA (APPROXIMATE)
- PCOG — INLET PROTECTION, CURB ON-GRADE, TYPE R INLET
- PCOS — INLET PROTECTION, CURB ON-SUMP, TYPE R INLET
- CWA — CONCRETE WASHOUT AREA
- CF — CONSTRUCTION FENCE
- PTP — PORTABLE TOILET
- SF — SILT FENCE
- POST — SITE (CONTACTS AND PERMITS) AND CWA POSTING
- DTC — DEBRIS AND TRASH CONTROL
- TEMPORARY IRRIGATION
- FLOW ARROW
- LANDSCAPE AREA (REFERENCE LANDSCAPING PLANS FOR DETAIL)
- SCL — SEDIMENT CONTROL LOG
- SEDIMENT CONTROL LOG
- ECB — CONTRACTOR STAGING AREA (APPROXIMATE)
- MWP — MASONRY WORK PROTECTION

## STORMWATER MANAGEMENT PLAN NOTES

1. THE CONTRACTOR AND/OR AUTHORIZED AGENTS SHALL REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATE IN, THE FLOW LINES AND PUBLIC RIGHTS OF WAYS OF THE TOWN AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SAID REMOVAL SHALL BE CONDUCTED IN A TIMELY MANNER.
2. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT FUNCTION AS INTENDED. THE REQUIREMENTS OF THIS PLAN SHALL BE THE OBLIGATION OF THE PERMIT HOLDER UNTIL SUCH TIME AS THE PLAN IS PROPERLY COMPLETED AND THE PERMIT IS RELEASED.
3. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION, EXCAVATION, TRENCHING, BORING, GRADING OR OTHER CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, ETC., RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
4. THE CONTRACTOR SHALL LOCATE, INSTALL, AND MAINTAIN ALL WATER QUALITY EROSION CONTROL MEASURES AND AS INDICATED IN THE APPROVED STORMWATER MANAGEMENT PLAN.
5. ROUGH-CUT STREETS SHALL BE MULCHED WITHIN 14 DAYS OF THE COMPLETION OF OVERLOT GRADING UNLESS A LAYER OF AGGREGATE ROAD BASE OR ASPHALT PAVING IS TO BE APPLIED TO SAID ROUGH-CUT STREETS WITHIN 14 DAYS.
6. THE DEVELOPER, GENERAL CONTRACTOR, GRADING CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL ENSURE THAT ALL LOADS OF CUT AND FILL MATERIAL IMPORTED TO OR EXPORTED FROM THIS SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF THE MATERIAL DURING TRANSPORT ON PUBLIC RIGHTS OF WAY.
7. SOILS THAT WILL BE STOCKPILED FOR MORE THAN 30 DAYS SHALL BE PROTECTED FROM WIND AND WATER EROSION WITHIN 14 DAYS OF STOCKPILE CONSTRUCTION. IF STOCKPILES ARE LOCATED WITHIN 100 FEET OF A DRAINAGEWAY, ADDITIONAL SEDIMENT CONTROLS SUCH AS TEMPORARY DIKES OR SILT FENCE SHALL BE REQUIRED.
8. APPROVED EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND KEPT IN GOOD REPAIR OF THE DURATION OF THIS PROJECT. ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED FROM A CONTROL MEASURE WHEN THE SEDIMENT OR DEBRIS ADVERSELY IMPACTS THE FUNCTIONING OF THE CONTROL MEASURE.
9. CONSTRUCTION SEQUENCING MAY NECESSITATE RELOCATION OR TEMPORARY REMOVAL OF THE CONTROL MEASURES SHOWN HEREON. THE CONTRACTOR MAY RELOCATE CONTROL MEASURES INCLUDING VTC, SSA AND CONSTRUCTION TRAILERS AT THEIR DISCRETION. THE CONTROL MEASURES SHALL BE RESTORED AT SUCH A TIME AS THEY WILL NO LONGER IMPEDE THE WORK. THE SITE COPY OF THE DRAWINGS SHALL BE MARKED UP ACCORDINGLY, AND A RECORD OF CONTROL MEASURE MODIFICATIONS KEPT IN THE SITE INSPECTION LOG.
10. ALL EROSION AND SEDIMENT CONTROL PRACTICES AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THE SWMP MUST BE MAINTAINED IN EFFECTIVE OPERATION CONDITION. PROPER SELECTION AND INSTALLATION OF CONTROL MEASURES AND IMPLEMENTATION OF COMPREHENSIVE INSPECTION AND MAINTENANCE PROCEDURES IN ACCORDANCE WITH THE SWMP SHOULD BE ADEQUATE TO MEET THIS CONDITION. CONTROL MEASURES THAT ARE NOT ADEQUATELY MAINTAINED IN ACCORDANCE WITH GOOD ENGINEER, HYDROLOGIC, AND POLLUTION CONTROL PRACTICES, INCLUDING REMOVAL OF COLLECTED SEDIMENT OUTSIDE THE ACCEPTABLE TOLERANCES OF THE CONTROL MEASURES ARE CONSIDERED TO BE NO LONGER OPERATING EFFECTIVELY AND MUST BE ADDRESSED.

## INTERIM EROSION CONTROL NOTES

1. BEGIN EXCAVATION AND INSTALLATION OF SANITARY SEWER LINE AND STUB WITHIN CONSTRUCTION FENCE.
2. PAVE DISTURBED AREA TO PRE-CONSTRUCTION CONDITION, REMOVE JERSEY BARRIERS, AND PAINT EXISTING STRIPING TO PRE-CONSTRUCTION CONDITION.
3. BEGIN DEMOLITION OF ASPHALT. (PHASE DEMOLITION TO THE EXTENT PRACTICAL TO MINIMIZE THE AMOUNT OF AREA DISTURBED AT ANY POINT IN TIME)
4. EXCAVATE AND SET TANKS AND USE SPOILS TO BUILD KIOSK PAD.
5. BEGIN GRADING THE SITE. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
6. TEMPORARILY STABILIZE, THROUGHOUT CONSTRUCTION IMMEDIATELY FOLLOWING THE COMPLETION OF THE MOST RECENT LAND DISTURBING/GRADING ACTIVITY, ANY DISTURBED AREAS, INCLUDING MATERIAL STOCKPILES THAT ARE SCHEDULED OR LIKELY TO REMAIN INACTIVE FOR 14 DAYS OR MORE.
7. INSTALL UTILITIES, STORM SEWERS, CURBS AND GUTTERS.
8. INSTALL CONTROL MEASURES WITHIN OFF-SITE WORK AREAS PRIOR TO BEGINNING WORK IN THESE AREAS.
9. IMMEDIATELY PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO GRADE.
10. PREPARE SUBGRADE AS NECESSARY.
11. PREPARE SITE FOR PAVING.
12. PAVE SITE.
13. MAINTAIN APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES, PER BMP DETAILS.
14. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
15. REMOVE TEMPORARY STRIPING AND PAINT PERMANENT STRIPING.
16. OBTAIN CONCURRENCE FROM CONSTRUCTION MANAGER (CM) AND THAT THE SITE HAS BEEN FULLY STABILIZED AND ALL CONSTRUCTION HAS BEEN COMPLETED.

## FINAL EROSION CONTROL NOTES

1. REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (CONTROL MEASURES)
2. STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF TEMPORARY CONTROL MEASURES.
3. INSTALL PERMANENT SEED AND LANDSCAPING.
4. CONTINUE DAILY INSPECTIONS AND REPORTS UNTIL THE CM FINAL DAILY INSPECTION REPORT, MARKED "READY TO TERMINATE PERMIT", IS SIGNED BY THE CONSTRUCTION MANAGER AND SUBMITTED SWPPP PLACED IN THE JOB SITE BINDER.
5. PROVIDE OWNER WITH COMPLETE COPY OF JOBSITE BINDER.

## GENERAL NOTES

1. THE TRUE LOCATION OF THE PORTABLE TOILET PROTECTION (PTP) MAY BE DETERMINED BY THE TOWN AND THE ECS.
2. LOT PROTECTION (LIP) 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@PARKERONLINE.ORG OR 303-805-3163.

## EROSION CONTROL COST ESTIMATE:

| Description | Quantity | Unit | Unit Cost | Amount |
|---|---|---|---|---|
| SILT FENCE | 1,900 | LF | $6.00 | $11,400.00 |
| INLET PROTECTION | 4 | EA | $350.00 | $1,400.00 |
| VEHICLE TRACK CTL | 1 | EA | $3,075.00 | $3,075.00 |
| TEMPORARY SEEDING | 23,700 | SY | $1.10 | $26,070.00 |
| CONC WASH OUT | 1 | EA | $760.00 | $760.00 |
| EROSION CONTROL BLANKET | 188 | SY | $5.00 | $940.00 |
| SEDIMENT CONTROL LOG | 1,328 | LF | $6.00 | $7,968.00 |
| STABLIZED STAGING AREA | 1 | EA | $855.00 | $855.00 |
| SUBTOTAL | | | | $52,468.00 |
| 40% MAINT FEE AND REPLACEMENT | | | | $20,987.20 |
| TOTAL | | | | $73,455.20 |

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

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: 10/20/2023

## 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 N00°17'51"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 POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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


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


COLORADO LICENSED PHILIP J. DALRYMPLE 37111 PROFESSIONAL ENGINEER
08/03/2023


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IN-N-OUT BURGER

# 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 |

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

CBMP PLAN INTERIM AND FINAL

C2.5
Sheet 16 of 36


W:\IN-N-OUT\CO_Parker (SWC Parker & Pine)\PARKER\CONSTRUCTION\C2.5_CBMP Plan Interim_Final.dwg, Edited/Attached: 8/3/2023

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

| | | |
|---|---|---|
| | CD | CHECK DAM |
| | CF | CONSTRUCTION FENCE |
| | CP | CULVERT PROTECTION |
| | CWA | CONCRETE WASHOUT AREA |
| | D | DEWATERING |
| | DD | DIVERSION DITCH |
| | DP | DETENTION POND PROTECTION |
| | DTC | DEBRIS TRASH CONTROL |
| | ECB | EROSION CONTROL BLANKET |
| | IPAN | INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT |
| | IPAP | INLET PROTECTION FOR AREA INLETS IN PAVEMENT |
| | IPCOG | INLET PROTECTION, CURB ON-GRADE, TYPE R INLET |
| | IPCOS | INLET PROTECTION, CURB ON SUMP, TYPE R INLET |

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | LEGEND 1 OF 3 Oct. 2013

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

| | | |
|---|---|---|
| | LP | LOT PROTECTION |
| | MWP | MASONRY WORK PROTECTION |
| | PTP | PORTABLE TOILET PROTECTION |
| | RCSC | ROUGH CUT STREET CONTROL |
| | RS | ROCK SOCK |
| | RSS | ROCK SOCK IN SWALE |
| | SB | STRAW BALE |
| | SCL | SEDIMENT CONTROL LOGS |
| —x—x— | SF | SILT FENCE |
| | SMC | SEEDING, MULCHING AND CRIMPING |
| | SR | SURFACE ROUGHING |
| | SSA | STABILIZED STAGING AREA |
| | STP | SIDEWALK TRANSITION PROTECTION |

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | LEGEND 2 OF 3 Oct. 2013

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

| | | |
|---|---|---|
| | TI | TEMPORARY IRRIGATION |
| | TSB | TEMPORARY SEDIMENT BASIN |
| | VTC | VEHICLE TRACKING CONTROL |

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | LEGEND 3 OF 3 Oct. 2013

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

1. GRADING, DRILLING, CLEARING, EXCAVATING, BACK-FILLING, SOIL STRIPPING, SOIL IMPORTING EXPORTING OR ANY OTHER FORM OF SOIL DISTURBANCE SHALL NOT COMMENCE UNTIL A TOWN OF PARKER GRADING/EXCAVATION PERMIT HAS BEEN ISSUED.
2. THE TOWN OF PARKER GRADING/EXCAVATION PERMIT IS VALID FOR A PERIOD OF 2 YEARS FROM THE DATE OF ISSUANCE. ANY LAPSE IN PERMIT COVERAGE MAY RESULT IN THE ISSUANCE OF A STOP WORK ORDER AND/OR FINES.
3. ALL EROSION AND SEDIMENT CONTROL BMPS SHALL BE INSTALLED ACCORDING TO THE CBMP PLAN INSTALLATION NOTES AND DETAILS AND/OR PERMITTED VARIANCES. ALL MATERIALS, WORKMANSHIP AND INSTALLATION METHODS ARE SUBJECT TO INSPECTION BY THE TOWN'S INSPECTOR. THE TOWN OF PARKER RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS, WORKMANSHIP AND/OR INSTALLATION METHODS THAT DO NOT CONFORM TO THE CBMP PLAN AND/OR PERMITTED VARIANCES.
4. THE EROSION CONTROL SUPERVISOR SHALL REVISE OR MODIFY THE EROSION AND SEDIMENT CONTROL MEASURES IF IT BECOMES APPARENT THAT THE ORIGINAL PLAN IS INADEQUATE, OR AS A RESULT OF DEFICIENCIES IDENTIFIED DURING INSPECTIONS PERFORMED BY THE TOWN'S INSPECTOR.
5. THE INSTALLATION OF ADDITIONAL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPS) MAY BE REQUIRED OF THE EROSION CONTROL SUPERVISOR, PROPERTY OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS AT ANY TIME THROUGHOUT THE DURATION OF THE PROJECT CONSTRUCTION AND/OR SUBSEQUENT REVEGETATION PERIOD.
6. THE EROSION CONTROL SUPERVISOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE SITE REMAINS IN COMPLIANCE WITH THE NOTICE OF NUISANCE REPORTS (a.k.a, CONSTRUCTION SITE RUNOFF CONTROL INSPECTION REPORTS), APPROVED CBMP PLAN(S) AND THE TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL.
7. THE EROSION CONTROL SUPERVISOR SHALL BE READILY AVAILABLE TO DISCUSS AND CORRECT ANY PROBLEMS THAT MAY ARISE RELATING TO GRADING, EROSION AND SEDIMENT CONTROL.
8. IF IT IS ANTICIPATED THAT ALL OR A PORTION OF THE PROJECT WILL OCCUR DURING SEASONS SUSCEPTIBLE TO SNOWFALL, THE USE OF CERTAIN EROSION AND SEDIMENT CONTROL BMPS ADJACENT TO PUBLIC ROADWAYS MAY NEED TO BE RECONSIDERED DUE TO THE NATURE OF SNOW REMOVAL OPERATIONS. AN APPROVED ALTERNATIVE MAY BE NECESSARY TO MINIMIZE DAMAGE FROM THESE OPERATIONS. THE TOWN OF PARKER ASSUMES NO RESPONSIBILITY FOR DAMAGE TO ANY BMPS AS A RESULT OF SNOW PLOWING AND SNOW REMOVAL.
9. AREAS OF LAND DISTURBANCE EQUAL TO 40 ACRES OR GREATER SHALL NOT BE EXPOSED FOR MORE THAN 30 CONSECUTIVE DAYS WITHOUT TEMPORARY OR PERMANENT STABILIZATION.
10. AUTHORIZED EXEMPTIONS MAY BE ALLOWED TO THE 40-ACRE LIMIT FOR REMOVAL AND STORAGE OF CUT MATERIAL WHERE (A) GEOTECHNICAL LIMITATIONS RESTRICT THE USE OF TEMPORARY OR PERMANENT STABILIZATION OF THE STORED MATERIAL (E.G., SWELLING SOILS, ROCK) AND (B) WHEN THE OWNER CAN DEMONSTRATE THAT THE 40-ACRE LIMIT IS PHYSICALLY AND/OR FINANCIALLY IMPRACTICABLE. FOR SITES GRANTED THIS EXEMPTION, A PHASING AND EARTHWORK QUANTITIES PLAN SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT AND APPROVED PRIOR TO THE COMMENCEMENT OF LAND DISTURBANCE ACTIVITIES. SUBMITTAL REQUIREMENTS INCLUDE:
    - (I) PHASING PLAN SHOWING CUT AND FILL VOLUMES AND LOCATIONS FOR EACH PHASE AND PROJECT TOTALS.
    - (II) EARTHWORK QUANTITY PLAN SHOWING CUT AND FILL VOLUMES AND LOCATIONS FOR EACH PHASE AND PROJECT TOTALS.
    - (III) BMP PLAN SHOWING SPECIFIC EROSION AND SEDIMENT CONTROLS FOR EACH PHASE.

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | GEN NOTES 1 OF 4 Oct. 2013

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

11. ANY EROSION AND SEDIMENT CONTROL BMPS THAT ARE DAMAGED OR IN NEED OF MAINTENANCE OR REPLACEMENT SHALL BE CORRECTED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.
12. ALL DEFICIENCIES LISTED ON THE NOTICE OF NUISANCE FORM SHALL BE COMPLETED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES. ALL REQUIRED ACTIONS MUST BE IN THE CORRECTED FORM DURING THE FOLLOW-UP INSPECTION.
13. THE EROSION CONTROL SUPERVISOR IS RESPONSIBLE FOR ENSURING THAT ALL STREETS, CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, PARKING LOTS, ALLEYS, TRICKLE CHANNELS, AND/OR OTHER IMPERVIOUS SURFACES IMPACTED BY CONSTRUCTION ACTIVITIES ARE THOROUGHLY CLEANED THROUGHOUT THE DAY IF THEY BECOME SOILED. THESE AREAS MUST ALSO BE THOROUGHLY CLEAN BEFORE THE END OF THE WORK DAY.
14. BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS.
15. ALL TRASH RECEPTACLES ON SITE SHALL BE FREE OF HOLES, CRACKS, GAPS, AND/OR OTHER PERMEABLE AREAS THAT MAY ALLOW FOR THE DISCHARGE OF POLLUTANTS.
16. ALL TRASH RECEPTACLES ON SITE SHALL BE EMPTIED AT A FREQUENCY AS TO ENSURE THAT THE TRASH REMAINS CONFINED TO THE RECEPTACLE.
17. ALL LOOSE TRASH AND LITTER ASSOCIATED WITH THE PROJECT MUST BE REMOVED AND PROPERLY DISCARDED ON A DAILY BASIS.
18. ALL PORTABLE TOILETS SHALL BE STAKED DOWN AT ALL TIMES USING U-SHAPED REBAR STAKES. THE PORTABLE TOILETS SHALL ALSO BE PLACED A MINIMUM DISTANCE OF 10 FEET FROM ALL IMPERVIOUS SURFACES, INCLUDING, BUT NOT LIMITED TO STREETS CURBS, GUTTERS, SIDEWALKS AND PARKING LOTS.
19. THE EROSION CONTROL SUPERVISOR SHALL MAINTAIN STRICT ADHERENCE TO THE LIMITS OF CONSTRUCTION AND PROPERTY LIMITS FOR ALL MATERIALS, VEHICLES AND EQUIPMENT. FAILURE TO ABIDE BY THIS REQUIREMENT MAY RESULT IN THE ISSUANCE OF A STOP WORK ORDER.
20. ALL CONSTRUCTION TRAFFIC MUST ENTER AND EXIT THE SITE THROUGH THE APPROVED ACCESS POINT(S). A VEHICLE TRACKING CONTROL PAD IS REQUIRED AT ALL APPROVED ACCESS POINTS TO THE SITE. EXCEPTIONS MAY BE CONSIDERED FOR CONSTRUCTION ACTIVITY OCCURRING IMMEDIATELY ADJACENT TO PAVED AREAS AND WHERE ALTERNATIVE BMP'S ARE IMPLEMENTED. SUCH ACTIVITY MAY INCLUDE, BUT NOT BE LIMITED TO RESIDENTIAL CONSTRUCTION, UTILITY CONSTRUCTION, ETC.
21. NO PERMANENT SLOPES GREATER THAN 3:1 ARE ALLOWED.
22. ALL PERMANENT SLOPES STEEPER THAN 4:1 (HORIZONTAL TO VERTICAL) SHALL REQUIRE EROSION CONTROL BLANKET(S). TEMPORARY SLOPES IN TEMPORARY SEDIMENT BASINS THAT ARE STEEPER THAN 4:1 MAY REQUIRE EROSION CONTROL BLANKETS.
23. THE EROSION CONTROL SUPERVISOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ADVERSE IMPACTS THAT OCCUR TO NEIGHBORING PROPERTIES. THE EROSION CONTROL SUPERVISOR MUST OBTAIN PERMISSION FROM LAND OWNERS PRIOR TO ENTERING SUCH PROPERTY.
24. A WATER SOURCE SHALL BE AVAILABLE ONSITE DURING CONSTRUCTION ACTIVITIES, AND UTILIZED TO MINIMIZE FUGITIVE DUST. ALTERNATIVE BMPS MAY BE REQUIRED IF INITIAL ATTEMPTS TO SUPPRESS DUST ARE UNSUCCESSFUL.

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | GEN NOTES 2 OF 4 Oct. 2013

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

25. ALL CHEMICAL OR HAZARDOUS MATERIAL SPILLS, INCLUDING CONCRETE WASHOUT WATER, WHICH MAY ENTER WATERS OF THE STATE OF COLORADO, WHICH INCLUDES BUT ARE NOT LIMITED TO, SURFACE WATER, GROUND WATER, DRY GULLIES OR STORM SEWERS LEADING TO SURFACE WATER, SHALL BE IMMEDIATELY REPORTED TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE) PER 25-8-601, AND THE TOWN OF PARKER. RELEASES OF PETROLEUM PRODUCTS AND CERTAIN HAZARDOUS SUBSTANCES LISTED UNDER THE FEDERAL CLEAN WATER ACT (40 CFR PART 116) MUST BE REPORTED TO THE NATIONAL RESPONSE CENTER AND THE CDPHE. SPILLS THAT POSE AN IMMEDIATE SAFETY HAZARD SHALL BE REPORTED TO 911.
26. THE CLEANING OF CONCRETE TRUCKS AND EQUIPMENT IS RESTRICTED TO THE APPROVED CONCRETE WASHOUT LOCATION ON THE JOB SITE. CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO STATE WATERS OR STORM SEWER SYSTEMS.
27. VEHICLE AND EQUIPMENT DEGREASING IS PROHIBITED ON THE JOB SITE.
28. ALL DEWATERING ON SITE SHALL BE COORDINATED WITH THE TOWN'S INSPECTOR. A STATE PERMIT MAY BE REQUIRED FOR DEWATERING. THE EROSION CONTROL SUPERVISOR IS RESPONSIBLE FOR OBTAINING AND ADHERING TO ALL APPLICABLE PERMITS.
29. HYDRAULIC SEEDING AND/OR HYDRAULIC MULCHING ARE ONLY ALLOWED IN AREAS UNDER TEMPORARY OR PERMANENT IRRIGATION OR FOR THE PURPOSE OF TEMPORARY SOIL STABILIZATION.
30. APPLICABLE CONSTRUCTION BMPS SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL ALL LANDSCAPING HAS BEEN INSTALLED AND THE DESIRABLE VEGETATION HAS REACHED A POINT IN WHICH EROSION AND SEDIMENTATION IS NO LONGER A CONCERN AS DETERMINED BY THE TOWN'S INSPECTOR.
31. GRADING SECURITY RELEASE REQUIREMENTS:
    1) DEVELOPABLE PROPERTY: IN ORDER FOR THE GRADING SECURITY TO BE RELEASED, THE SITE MUST MEET ITEMS A-H OR ITEM I (BELOW).
        - A. ALL SOIL-DISTURBING ACTIVITIES ASSOCIATED WITH THE GRADING PERMIT HAVE PERMANENTLY CEASED.
        - B. UNIFORM PERENNIAL VEGETATION COVER HAS BEEN ESTABLISHED WITH AN INDIVIDUAL PLANT DENSITY OF AT LEAST SEVENTY PERCENT (70%) OF PRE-DISTURBANCE LEVELS.
        - C. ALL CBMPS HAVE BEEN PROPERLY REMOVED FROM THE SITE.
        - D. IF ANY EROSION IS PRESENT, IT IS INSIGNIFICANT AND IS NOT LEAVING THE SITE AND/OR LEADING INTO ANY ON-SITE DRAINAGE INFRASTRUCTURE THAT MAY CONVEY SURFACE WATER OFF SITE.
        - E. WEEDS REPRESENT NO MORE THAN FIFTY PERCENT (50%) OF THE TOTAL VEGETATION ON THE SITE.
        - F. NO WEEDS ARE PRESENT FROM LIST A OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
        - G. THE SITE IS PREDOMINANTLY FREE OF WEEDS FROM LIST B OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
        - H. WEEDS ARE EVENLY DISTRIBUTED THROUGHOUT THE SITE WITH NO LARGE CONCENTRATIONS PRESENT.
        - I. A NEW GRADING PERMIT AND REPLACEMENT SECURITY HAS BEEN SUBMITTED AND APPROVED

    FOR THE APPLICABLE SITE OR ASSIGNMENT AS PROVIDED BY SECTION 11.10.150 OF THE TOWN OF PARKER MUNICIPAL CODE. IT IS THE PROPERTY OWNER'S OBLIGATION AT THE TIME OF CLOSING TO ENSURE THAT THE NEW SITE OWNER HAS PROVIDED THE TOWN WITH A REPLACEMENT SECURITY.

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | GEN NOTES 3 OF 4 Oct. 2013

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

2) NONDEVELOPABLE PROPERTY: IN ORDER FOR THE GRADING SECURITY TO BE RELEASED, THE SITE MUST MEET ITEMS A-H AND J, OR ITEMS I AND J (BELOW).
    - A. ALL SOIL-DISTURBING ACTIVITIES ASSOCIATED WITH THE GRADING PERMIT HAVE PERMANENTLY CEASED.
    - B. ALL CBMPS HAVE BEEN PROPERLY REMOVED FROM THE SITE.
    - C. EROSION IS NEGLIGIBLE, IF EVEN PRESENT.
    - D. THE VEGETATION REPRESENTS A PERENNIAL STAND OF A DENSE, UNIFORM SURFACE OF GRASS WITH NO AREA GREATER THAN ONE (1) SQUARE FOOT THAT IS BARREN OF DESIRABLE VEGETATION, INFREQUENT, WIDELY SCATTERED AREAS WHERE NATIVE VEGETATION HAS NOT YET TAKEN HOLD MAY QUALIFY FOR ACCEPTANCE AT THE DISCRETION OF THE TOWN.
    - E. WEEDS REPRESENT NO MORE THAN TEN PERCENT (10%) OF THE TOTAL VEGETATION ON SITE.
    - F. NO WEEDS ARE PRESENT FROM LIST A OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
    - G. THE SITE IS PREDOMINANTLY FREE OF WEEDS FROM LIST B OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
    - H. WEEDS ARE EVENLY DISTRIBUTED THROUGHOUT THE SITE WITH NO LARGE CONCENTRATIONS PRESENT.
    - I. A NEW GRADING PERMIT AND REPLACEMENT SECURITY HAS BEEN SUBMITTED AND APPROVED FOR THE APPLICABLE SITE OR THE GRADING PERMIT HAS BEEN ASSIGNED AS PROVIDED BY SECTION 11.10.150 OF THE TOWN OF PARKER MUNICIPAL CODE. IT IS THE PROPERTY OWNER'S OBLIGATION, AT THE TIME OF CLOSING ON THE SALE OF A SITE THAT IS SUBJECT TO A GRADING PERMIT, TO ENSURE THAT THE NEW PROPERTY OWNER HAS PROVIDED THE TOWN WITH A REPLACEMENT SECURITY.
    - J. ALL KNOWN DRAINAGE ISSUES ASSOCIATED WITH THE PROJECT HAVE BEEN MITIGATED AND A SUFFICIENT AMOUNT OF TIME HAS PASSED TO ENSURE THAT SUCH ISSUES HAVE BEEN CORRECTED. THIS REQUIREMENT DOES NOT INCLUDE THOSE DRAINAGE ISSUES ORIGINATING ON RESIDENTIAL LOTS.

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

**DEFINITIONS:**

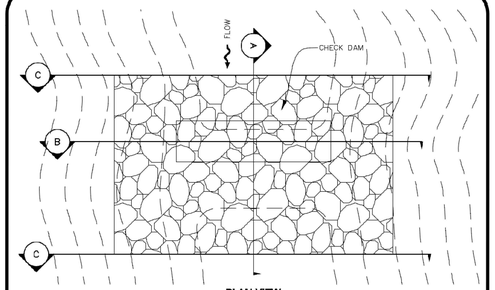
**DEVELOPABLE PROPERTY** MEANS ANY LAND THAT HAS BEEN GRADED AND IS PART OF A PLATTED LOT OR PLATTED TRACT OF RECORD, THAT WAS PLATTED FOR FUTURE DEVELOPMENT, INCLUDING RESIDENTIAL HOME CONSTRUCTION OR PUBLIC IMPROVEMENTS.

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

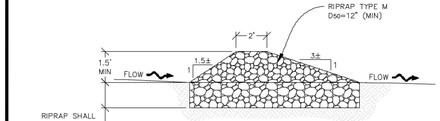
32. FAILURE TO COMPLY WITH ANY OF THE REQUIREMENTS DESCRIBED IN THIS SECTION MAY RESULT IN THE ISSUANCE OF A NOTICE OF INTENT TO ISSUE A STOP WORK ORDER, A STOP WORK ORDER AND/OR THE REMEDIES/PENALTIES DESCRIBED IN CHAPTER 11.10 OF THE TOWN OF PARKER MUNICIPAL CODE.
33. ANY PERSON CONVICTED OF VIOLATING ANY PROVISION OF THE TOWN OF PARKER, GRADING & EARTH MOVEMENT SECTION OF THE MUNICIPAL CODE SHALL BE GUILTY OF A MISDEMEANOR AND, UPON CONVICTION, BE PUNISHED BY A FINE OF NOT MORE THAN FOUR HUNDRED NINETY NINE DOLLARS ($499.00) FOR EACH SEPARATE OFFENSE, EACH DAY A VIOLATION CONTINUES SHALL CONSTITUTE A SEPARATE OFFENSE. THE TOWN ALSO MAY SEEK IN MUNICIPAL COURT AN INJUNCTION, ABATEMENT, RESTITUTION OR ANY OTHER REMEDY TO PREVENT, ENJOIN, ABATE OR REMOVE THE VIOLATION. A PERSON CONVICTED OF VIOLATING CHAPTER 11.10 OF THE TOWN OF PARKER MUNICIPAL CODE SHALL BE LIABLE FOR THE ACTUAL COST OF REHABILITATING THE PROPERTY. THE COSTS MAY BE RECOVERED AS RESTITUTION IN MUNICIPAL COURT PROCEEDINGS OR IN A SEPARATE CIVIL ACTION.
34. THE TOWN OF PARKER RESERVES THE RIGHT TO ALLOW MODIFICATIONS AND SUBSTITUTIONS TO THE CBMP NOTES AND DETAILS WHEN SUCH MODIFICATIONS AND SUBSTITUTIONS OFFER THE SAME LEVEL OF PROTECTION AS THE STANDARD REQUIREMENTS BASED UPON THE SPECIFIC SITUATION, AS DETERMINED BY TOWN STAFF. DUE TO THE INSIGNIFICANCE AND REGULARITY OF SUCH MODIFICATIONS AND SUBSTITUTIONS, THE APPROVAL OF SUCH VARIATIONS MAY NOT BE DOCUMENTED BY TOWN STAFF.

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | GEN NOTES 4 OF 4 Oct. 2013

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**PLAN VIEW**




**SECTION A**

CD **CHECK DAM**

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | CD 1 OF 3 Oct. 2013

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COLORADO LICENSED PHILIP J. DALRYMPLE 37117 PROFESSIONAL ENGINEER 08/03/2023

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IN-N-OUT BURGER

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 |

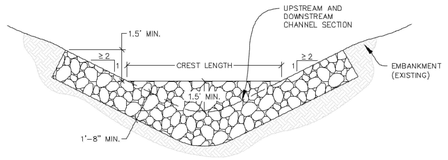
| | |
|---|---|
| Project No: | INO000014.20 |
| Drawn By: | JNE |
| Checked By: | PJD |
| Date: | 08/02/2023 |

CBMP DETAILS

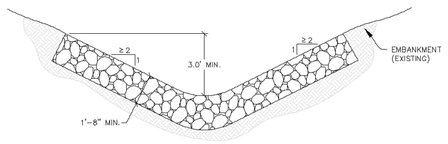
C2.6
Sheet 17 of 36

H:\IN-N-OUT\CO - Parker\CMC Parker & Pine\DWG\IN-N-OUT\CMC_CO_C2.1_CBMP Details.dwg - Event Materials Set - 8/3/2023

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



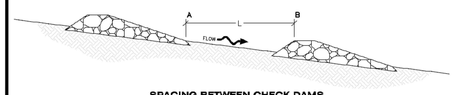

**SECTION B**




**SECTION C**

**NOTE:** SECTION C IS LOCATED IMMEDIATELY UPSTREAM AND DOWNSTREAM OF THE CHECK DAM, THEREFORE NO ROCK IS SHOWN WITHIN THE CHANNEL FLOW AREA.

L = THE DISTANCE SUCH THAT POINT **A** AND **B** ARE OF EQUAL ELEVATION.




**SPACING BETWEEN CHECK DAMS**

CD **CHECK DAM**



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

**CHECK DAM INSTALLATION NOTES**

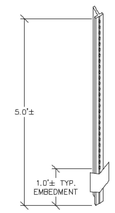
1. SEE PLAN VIEW FOR LOCATION(S) OF CHECK DAMS.
2. CHECK DAMS SHOWN ON CBMP PLAN SHALL BE INSTALLED WHEN DIRECTED BY THE TOWN'S INSPECTOR.
3. RIPRAP UTILIZED FOR CHECK DAMS SHALL HAVE A D50 MEDIAN STONE SIZE OF 12".
4. RIPRAP PAD SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 1'-8".
5. THE MAXIMUM SPACING BETWEEN CHECK DAMS SHOULD BE SUCH THAT THE BOTTOM OF THE UPSTREAM DAM IS AT THE SAME ELEVATION AS THE TOP OF THE DOWNSTREAM DAM AS SHOWN IN THE DETAIL.

**CHECK DAM INSPECTION AND MAINTENANCE NOTES**

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CHECK DAMS.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 THE HEIGHT OF THE CREST OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
3. CHECK DAMS SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
4. WHEN CHECK DAMS ARE REMOVED, THE TOWN'S INSPECTOR MAY REQUIRE EXCAVATIONS TO BE FILLED WITH SUITABLE COMPACTED TOPSOIL AND ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE CHECK DAMS BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).
5. IN SOME INSTANCES, CHECK DAMS MAY REMAIN IN PLACE PERMANENTLY.

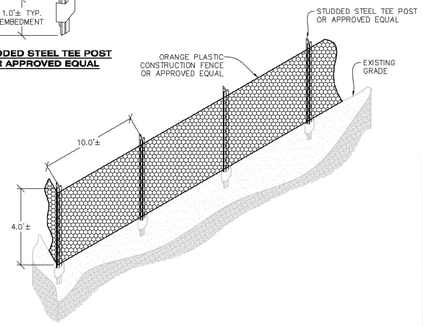


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**STUDDED STEEL TEE POST OR APPROVED EQUAL**

**NOTE:**
CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO EACH TEE POST OR APPROVED EQUAL.




CF **CONSTRUCTION FENCE**



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

**CONSTRUCTION FENCE INSTALLATION NOTES**

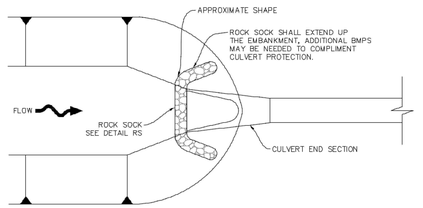
1. THE CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO EACH POST OR APPROVED EQUAL.

**CONSTRUCTION FENCE INSPECTION AND MAINTENANCE NOTES**

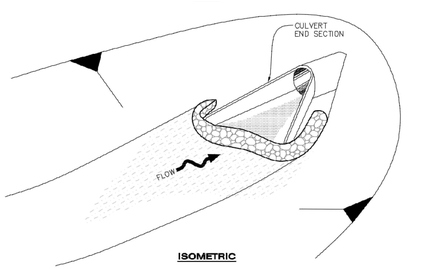
1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CONSTRUCTION FENCE AND MAKE ANY NECESSARY REPAIRS.
2. CONSTRUCTION FENCE SHALL BE REPAIRED WHEN THE FENCING MATERIAL FALLS OUT OF COMPLIANCE WITH THE NOTES AND DETAILS.



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**PLAN**




**ISOMETRIC**

CP **CULVERT PROTECTION (INLET)**



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

**CULVERT PROTECTION (INLET) INSTALLATION NOTES**

1. SEE PLAN VIEW FOR LOCATION(S) OF CULVERT PROTECTION (INLET).
2. ROCK SOCK SHALL BE CONSTRUCTED ACCORDING TO THE DETAIL (SEE DETAIL RS).
3. ROCK SOCK SHALL BE APPROXIMATELY 12" IN DIAMETER.
4. ROCK SOCK SHALL EXTEND ABOVE THE FLOW LINE ELEVATION ON BOTH SIDES OF THE CULVERT END SECTION.

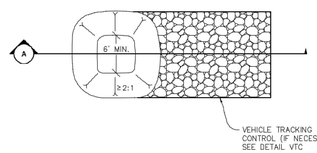
**CULVERT PROTECTION (INLET) INSPECTION AND MAINTENANCE NOTES**

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CULVERT PROTECTION (INLET).
2. AT A MINIMUM, ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 THE HEIGHT OF THE ROCK SOCK.
3. CULVERT PROTECTION (INLET) IS TO REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
4. WHEN THE CULVERT INLET PROTECTION IS REMOVED, THE TOWN'S INSPECTOR MAY REQUIRE ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE CULVERT INLET PROTECTION TO BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).

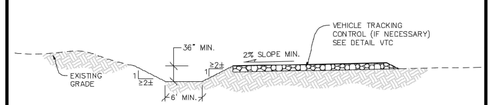


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**NOTE:**
A VTC PAD IS NOT NECESSARY IF THERE IS ANOTHER VTC PAD IN BETWEEN THE CWA AND ROADWAY, PARKING LOT, DRIVE AISLES, ETC.




**PLAN VIEW**




**SECTION A**

CWA **CONCRETE WASHOUT AREA**



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

**CONCRETE WASHOUT AREA INSTALLATION NOTES**

1. CONCRETE WASHOUT AREAS SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
2. A VEHICLE TRACKING CONTROL PAD IS REQUIRED AT THE ACCESS POINT TO ALL CONCRETE WASHOUT AREAS WHEN NO OTHER VTC PAD EXISTS IN BETWEEN THE CWA AND THE ROADWAY.
3. IF GROUNDWATER IS ENCOUNTERED WHEN DIGGING THE PIT, A NEW LOCATION SHOULD BE SELECTED. IF NO OTHER LOCATION CAN BE FOUND, A ONE-PIECE IMPERVIOUS LINER SHALL BE REQUIRED ALONG THE BOTTOM AND SIDES OF THE SUBSURFACE PIT.

**CONCRETE WASHOUT AREA INSPECTION AND MAINTENANCE NOTES**

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CONCRETE WASHOUT AREA.
2. CONCRETE WASHOUT MATERIALS SHALL BE REMOVED BEFORE ITS CAPACITY HAS BEEN REACHED.
3. CONCRETE WASHOUT AREAS SHALL BE ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE AND ASSOCIATED WASH WATER.
4. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE AS NECESSARY TO ENSURE ADEQUATE CAPACITY.
5. CONCRETE WASHOUT AREAS SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
6. WHEN CONCRETE WASHOUT AREAS ARE REMOVED, THE TOWN'S INSPECTOR MAY REQUIRE EXCAVATIONS TO BE FILLED WITH SUITABLE COMPACTED BACKFILL AND TOPSOIL, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE CONCRETE WASHOUT AREAS SHALL BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).



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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 |

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

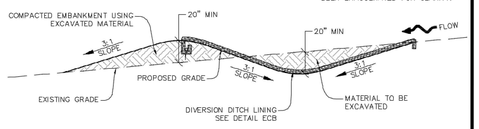
CBMP DETAILS

C2.7



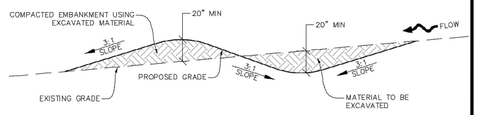
W:\IN-N-OUT\CO\Parker (DWC Parker & Pine)\CIVIL\CDs\CD_C2.7_CBMP Details.dwg, 8/2/2023 Brand Manchester

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




DIVISION DITCH GEOMETRY AND REQUIRED LINING MATERIAL SHALL BE OBTAINED FROM ASSOCIATED CBMP PLANS VIA THE DESIGN ENGINEER. IF THIS INFORMATION IS NOT PROVIDED ON THE CBMP PLANS, THE CONTRACTOR SHALL NOTIFY THE TOWN PRIOR TO CONSTRUCTION

**DIVERSION DITCH SECTION LINED CHANNEL**




**DIVERSION DITCH SECTION UNLINED CHANNEL**

DD

## DIVERSION DITCH



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

**DIVERSION DITCH INSTALLATION NOTES**

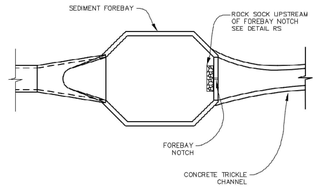
1. SEE THE PLAN VIEW FOR THE LOCATION(S) OF THE DIVERSION DITCHES.
2. A PLASTIC LINER, RIPRAP, OR EROSION CONTROL BLANKET MAY BE NECESSARY TO PROTECT THE DIVERSION DITCH. THE REQUIRED LINING MATERIAL SHALL BE OBTAINED FROM THE CBMP PLANS VIA THE DESIGN ENGINEER.
3. ALL MATERIAL EXCAVATED FROM THE DITCH MAY BE USED TO CONSTRUCT THE BERM ON THE DOWNHILL SIDE OF THE DITCH.
4. THE DIVERSION DITCH SHALL BE A MINIMUM OF 20" DEEP WITH APPROX. 3:1 SIDE SLOPES. THE ADJACENT BERM SHALL BE A MINIMUM OF 20" IN HEIGHT WITH APPROX. 3:1 SIDE SLOPES. ALL EMBANKMENTS SHALL BE FIRMLY COMPACTED.
5. THE DISCHARGE FROM THE DIVERSION DITCH SHALL BE DIRECTED TOWARDS AN APPROPRIATELY SIZED TEMPORARY SEDIMENT BASIN OR OTHER APPROVED AREA.

**DIVERSION DITCH INSPECTION AND MAINTENANCE NOTES**

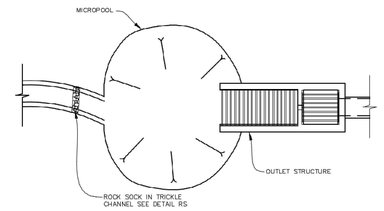
1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE DIVERSION DITCH.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE THE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 (10") THE CREST HEIGHT.
3. DIVERSION DITCHES SHALL BE RE-GRADED FOLLOWING THE SIGNS OF MODERATE OR MORE SOIL EROSION OR ANY DAMAGE.
4. DIVERSION DITCHES ARE TO REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR. ALTERNATIVELY, THE DIVERSION DITCHES MAY BE REMOVED WHEN THE SITE'S TOPOGRAPHY CHANGES SUCH THAT SIGNIFICANT RUNOFF IS NO LONGER POSSIBLE. IN SOME INSTANCES, THE DIVERSION DITCHES MAY REMAIN IN PLACE PERMANENTLY.



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




**FOREBAY**




**OUTLET / MICROPOOL**

DP

## DETENTION POND PROTECTION



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

**DETENTION POND PROTECTION INSTALLATION NOTES**

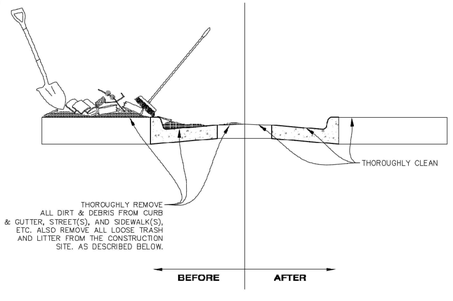
1. DETENTION POND PROTECTION SHALL BE INSTALLED IMMEDIATELY FOLLOWING THE CONSTRUCTION OF THE TRICKLE CHANNEL AND FOREBAY.
2. CRUSHED ROCK SHALL BE 2.0"-3.0" IN SIZE WITH A FRACTURED FACE (ALL SIDES).
3. ROCK SOCK FOR OUTLET STRUCTURE AND FOREBAY PROTECTION SHALL BE ONE CONTINUOUS PIECE (SEE DETAIL RS).

**DETENTION POND PROTECTION INSPECTION AND MAINTENANCE NOTES**

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE OUTLET STRUCTURE PROTECTION.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED IMMEDIATELY.
3. OUTLET STRUCTURE PROTECTION SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.



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




**NOTE:**

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

DTC

## DEBRIS AND TRASH CONTROL



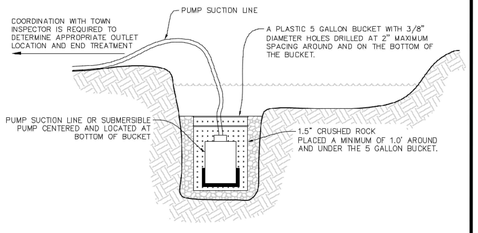
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

**DEBRIS CONTROL NOTES:**

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



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




**TYPICAL DEWATERING SUMP**

**NOTE:**
IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE APPROPRIATE MEASURES TO PROTECT PUMPING EQUIPMENT AND MINIMIZE SEDIMENT. USE OF A PLASTIC 5 GALLON BUCKET IS SUGGESTED, BUT NOT REQUIRED. THE CONTRACTOR SHALL NOT HOLD THE TOWN LIABLE FOR DAMAGE TO PUMPING EQUIPMENT REGARDLESS OF METHODS USED.

D

## DEWATERING



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

**DEWATERING INSTALLATION NOTES**

1. IT IS THE EROSION CONTROL SUPERVISOR'S RESPONSIBILITY TO ENSURE THAT ALL DEWATERING IS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE).

**DEWATERING MAINTENANCE NOTES**

1. THE EROSION CONTROL SUPERVISOR SHALL INSPECT THE DEWATERING OPERATION TO ENSURE THAT THE DISCHARGE WATER IS DRAINING TO THE PROPER LOCATION(S) AND PERFORM ANY NECESSARY REPAIRS OR MAINTENANCE ON A FREQUENT BASIS.



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

COLORADO LICENSED PHILIP J. DALRYMPLE 37111 PROFESSIONAL ENGINEER 08/03/2023

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IN-N-OUT BURGER

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PARKER, CO 80134

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| Project No: | INO000014.20 |
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CBMP DETAILS

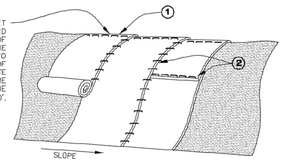
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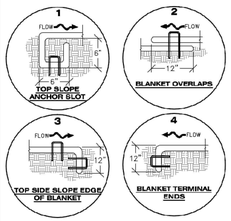
Sheet 19 of 36

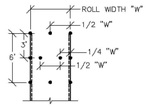
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NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER

START EROSION BLANKET AT THE TOP OF SLOPE AND EXTEND PAST THE TOE OF SLOPE. BLANKET SHALL BE PLACED PERPENDICULAR TO THE TOP AND BOTTOM OF THE SLOPE. COMPLETE SUBSEQUENT ROWS IN THE SAME MANNER, OVERLAPPING THE BLANKETS A MINIMUM OF 1.0".




**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.

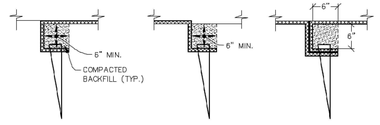
NOTE:
WHEN NECESSARY, ALL SEEDING SHALL BE COMPLETED PRIOR TO THE PLACEMENT OF EROSION CONTROL BLANKETS. PLEASE SEE DETAIL SMC FOR SEEDING, MULCHING, AND CRIMPING REQUIREMENTS.

ECB

## EROSION CONTROL BLANKET (SLOPE)

| CBMP | | |
|---|---|---|
| Town of Parker COLORADO | CONSTRUCTION BEST MANAGEMENT PRACTICES | ECB 1 OF 3 Oct. 2013 |

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




**TOE OF SLOPE ANCHOR TRENCH**

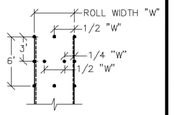
**TOP OF SLOPE ANCHOR TRENCH**

**JOINT ANCHOR TRENCH** USED TO JOIN BLANKETS TOGETHER (LONGITUDINAL)




SAW 2" x 4" LUMBER ON DIAGONAL

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




**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.

NOTES:
1. WOOD STAKES SHALL BE INSTALLED SUCH THAT ONLY 1" IS EXPOSED ABOVE THE GROUND.
2. 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 (CHANNEL)

| CBMP | | |
|---|---|---|
| Town of Parker COLORADO | CONSTRUCTION BEST MANAGEMENT PRACTICES | ECB 2 OF 3 Oct. 2013 |

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

**EROSION CONTROL BLANKET INSTALLATION NOTES**

1. SEE THE PLAN VIEW FOR THE LOCATION(S) OF THE EROSION CONTROL BLANKETS.
2. 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.
3. IMMEDIATELY PRIOR TO BLANKET INSTALLATION, SOIL SURFACE SHALL BE SMOOTH. AND FREE OF ANY GAPS, VOIDS, WEEDS, ROCKS, STICKS, OR OTHER MISCELLANEOUS DEBRIS.
4. EROSION CONTROL BLANKET SHALL THEN BE INSTALLED ACCORDING TO THE DETAILED DRAWINGS.
5. ANY DAMAGED OR REMAINING STAPLES OR STAKES SHALL BE REMOVED FROM THE SITE.
6. 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 |

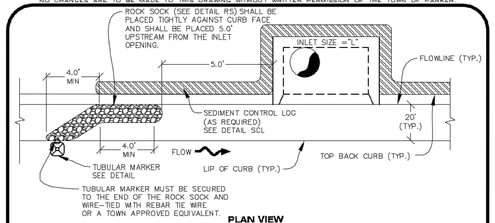
7. IN MOST CASES, EROSION CONTROL BLANKETS FOR SLOPE PROTECTION ARE TO REMAIN IN PLACE PERMANENTLY.

**EROSION CONTROL BLANKET MAINTENANCE NOTES**

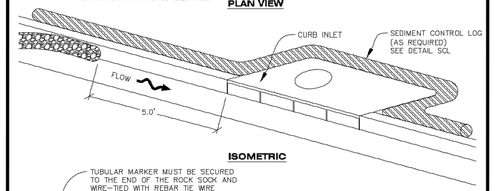
1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE EROSION CONTROL BLANKETS AND MAKE ANY NECESSARY REPAIRS.

| CBMP | | |
|---|---|---|
| Town of Parker COLORADO | CONSTRUCTION BEST MANAGEMENT PRACTICES | ECB 3 OF 3 Oct. 2013 |

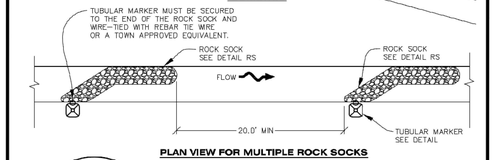
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER




**PLAN VIEW**




**ISOMETRIC**



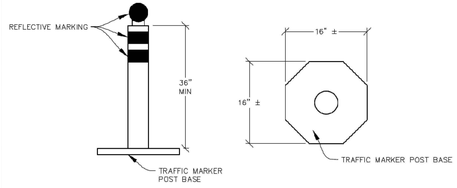

**PLAN VIEW FOR MULTIPLE ROCK SOCKS**

IPCOG

## INLET PROTECTION, CURB ON-GRADE, TYPE R INLET

| CBMP | | |
|---|---|---|
| Town of Parker COLORADO | CONSTRUCTION BEST MANAGEMENT PRACTICES | IPCOG 1 OF 3 Oct. 2013 |

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**ELEVATION** **BASE**

**TUBULAR TRAFFIC MARKER DETAIL**

| CBMP | | |
|---|---|---|
| Town of Parker COLORADO | CONSTRUCTION BEST MANAGEMENT PRACTICES | IPCOG 2 OF 3 Oct. 2013 |

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

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

1. SEE CBMP PLAN FOR LOCATION(S) OF ON-GRADE INLET PROTECTION.
2. CRUSHED ROCK SHALL BE 2.0"-3.0" IN SIZE WITH A FRACTURED FACE (ALL SIDES).
3. ROCK SOCK FOR ON-GRADE INLET PROTECTION SHALL BE ONE CONTINUOUS PIECE.
4. ROCK SOCK SHALL BE CONSTRUCTED USING CHICKEN WIRE OR OTHER APPROVED MATERIAL, SIZED TO KEEP ROCK FROM SPILLING OUT.
5. ROCK SOCK SHALL BE PLACED 5.0' UPHILL OF THE INLET OPENING.
6. TUBULAR MARKER SHALL BE A MINIMUM OF 3.0' HIGH WITH REFLECTIVE BANDS AND OCTAGON SHAPED BASES.
7. 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**

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE ON-GRADE INLET PROTECTION.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.
3. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED.
4. 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 | | |
|---|---|---|
| Town of Parker COLORADO | CONSTRUCTION BEST MANAGEMENT PRACTICES | IPCOG 3 OF 3 Oct. 2013 |

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**AREA INLET PROTECTION INSTALLATION NOTES**

1. SEE PLAN VIEW FOR LOCATION(S) OF AREA INLET PROTECTION.
2. 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.

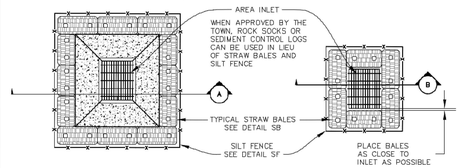
**AREA INLET PROTECTION INSPECTION AND MAINTENANCE NOTES**

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE AREA INLET PROTECTION.
2. 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.
3. 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).
4. ACCUMULATED SEDIMENT SHALL BE REMOVED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.

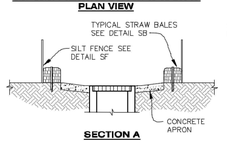
| CBMP | | |
|---|---|---|
| Town of Parker COLORADO | CONSTRUCTION BEST MANAGEMENT PRACTICES | IPA 1 OF 1 Oct. 2013 |

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

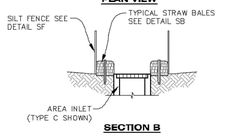



**AREA INLET WITH CONCRETE APRON PLAN VIEW**

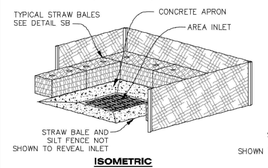



**SECTION A**

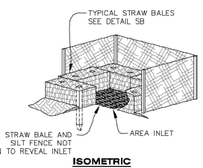
**AREA INLET PLAN VIEW**




**SECTION B**




**ISOMETRIC**




**ISOMETRIC**

IPAN

## INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT

| CBMP | | |
|---|---|---|
| Town of Parker COLORADO | CONSTRUCTION BEST MANAGEMENT PRACTICES | IPAN 1 OF 1 Oct. 2013 |

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

COLORADO LICENSED PHILIP J. DALPIAZ 41178 PROFESSIONAL ENGINEER 08/03/2023

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IN-N-OUT BURGER

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 |

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

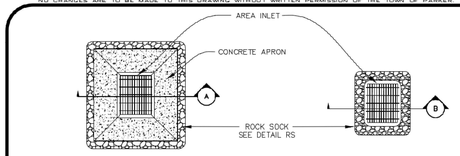
CBMP DETAILS

C2.9

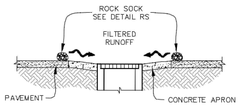
Sheet 20 of 36

H:\IN-N-OUT\CO_Parker-DWC Parker & Pine\ENGR\CAD\CONCAL-CO_C2.1_CBMP Details.dwg, 8/3/2023 7:49:49 AM, Philip Dalpiaz

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

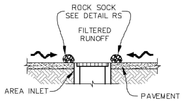



**AREA INLET WITH CONCRETE APRON PLAN VIEW**

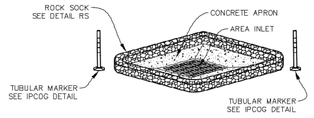



**SECTION A**

**AREA INLET PLAN VIEW**




**SECTION B**

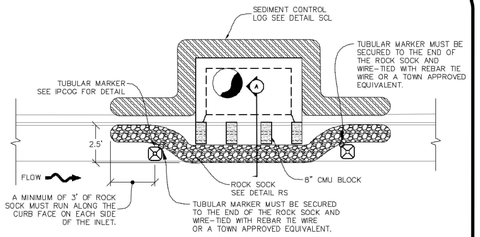



**ISOMETRIC**

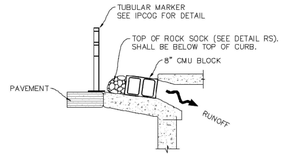
IPAP **INLET PROTECTION FOR AREA INLETS IN PAVEMENT**

| CBMP | IPAP |
|---|---|
| CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 1 |
| | Oct. 2013 |

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**PLAN VIEW**




**SECTION A**

IPCOS **INLET PROTECTION, CURB ON SUMP, TYPE R INLET**

| CBMP | IPCOS |
|---|---|
| CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 2 |
| | Oct. 2013 |

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**CURB INLET PROTECTION INSTALLATION NOTES**

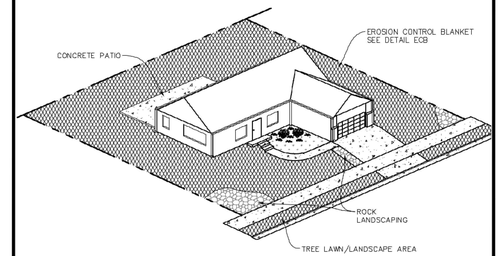
1. SEE CBMP PLAN FOR LOCATION(S) OF CURB INLET PROTECTION.
2. CRUSHED ROCK SHALL BE 2.0"–3.0" IN SIZE WITH A FRACTURED FACE (ALL SIDES).
3. ROCK SOCK SHALL BE ONE CONTINUOUS PIECE OR SHALL BE CONSTRUCTED USING WIRE WRAPPED JOINTS (SEE DETAIL RS).
4. ROCK SOCK SHALL BE CONSTRUCTED USING CHICKEN WIRE OR OTHER APPROVED MATERIAL SIZED TO KEEP ROCK FROM SPILLING OUT.
5. ROCK SOCK SHALL EXTEND 3.0' ALONG THE CURB BEYOND LOCATIONS WHERE IT RETURNS TO CONTACT CURB FACE.
6. TUBULAR TRAFFIC MARKERS SHALL BE A MINIMUM OF 36" IN HEIGHT WITH REFLECTIVE BANDS AND OCTAGON SHAPED BASES.
7. THE CURB INLET PROTECTION SHOWN ON CBMP PLAN SHALL BE INSTALLED ON EXISTING INLETS PRIOR TO ANY LAND DISTURBING ACTIVITIES OR IMMEDIATELY AFTER THE INSTALLATION OF THE FIRST LIFT OF ASPHALT ON ROADWAYS DRAINING TO THE CURB INLET. CMU BLOCKS OR THE ROCK SOCK SHALL BE USED AS INTERIM PROTECTION UNTIL THE FIRST LIFT OF ASPHALT IS INSTALLED.

**CURB INLET PROTECTION INSPECTION AND MAINTENANCE NOTES**

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CURB INLET PROTECTION.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.
3. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED.
4. CURB 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 | IPCOS |
|---|---|
| CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 2 |
| | Oct. 2013 |

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LP **LOT PROTECTION**

| CBMP | LP |
|---|---|
| CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 2 |
| | Oct. 2013 |

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**EROSION CONTROL BLANKET FOR LOT PROTECTION INSTALLATION NOTES**

1. ALL EROSION CONTROL BLANKETS FOR LOT PROTECTION INSTALLED IN THE TOWN SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS:

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

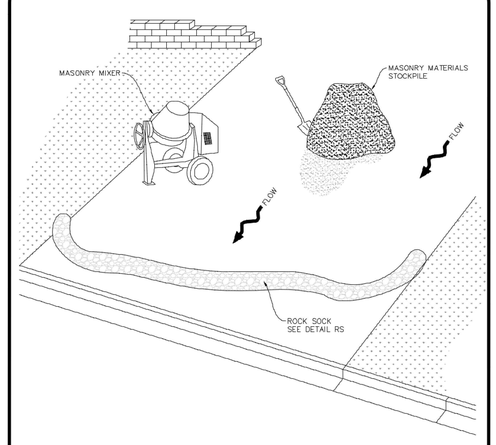
2. ALL EROSION CONTROL BLANKETS FOR LOT PROTECTION SHALL BE INSTALLED ACCORDING TO THE DETAIL DRAWINGS, WITH THE FOLLOWING ALLOWANCES AND ADDITIONS:
   - THE TOWN WILL ALLOW THE USE OF BIODEGRADABLE, EROSION CONTROL BLANKET–SPECIFIC STAPLES, IN LIEU OF TRADITIONAL METAL STAPLES.
   - ALL EROSION CONTROL BLANKET EDGES (SIDES AND ENDS) MUST OVERLAP THE ADJACENT BLANKET BY A MINIMUM OF 6–INCHES WITH THE UP–GRADIENT EDGES BEING PLACED ON TOP OF THE DOWN–GRADIENT EDGE OF THE ADJACENT BLANKET.
   - THE EDGES (SIDES AND ENDS) OF THE EROSION CONTROL BLANKETS DO NOT NEED TO BE TRENCHED INTO THE GROUND ASSUMING THE SITE CONDITIONS WILL NOT CAUSE EROSION BENEATH THE BLANKETS. THESE ASSUMPTIONS WILL BE THE RESPONSIBILITY OF THE EROSION CONTROL SUPERVISOR. ON OCCASION, THE TOWN'S INSPECTOR MAY REQUEST TRENCHING BASED UPON SITE CONDITIONS.
   - TOPSOIL PLACEMENT, SEEDING, AND MULCHING WILL NOT BE REQUIRED ON THE LOTS PRIOR TO THE INSTALLATION OF THE EROSION CONTROL BLANKET.
3. ANY DAMAGED OR EXCESS STAPLES SHALL BE REMOVED FROM THE SITE FOLLOWING INSTALLATION.
4. THE EROSION CONTROL BLANKETING REQUIRED AS PART OF THE LOT PROTECTION (LP) REQUIREMENT MUST BE INSTALLED OVER ALL UN–LANDSCAPED AREAS WITHIN EACH RESIDENTIAL, MULTI–FAMILY, AND COMMERCIAL LOT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY / TEMPORARY CERTIFICATE OF OCCUPANCY.

**EROSION CONTROL BLANKET FOR LOT PROTECTION MAINTENANCE NOTES**

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE EROSION CONTROL BLANKET FOR LOT PROTECTION.
2. EROSION CONTROL BLANKETS FOR LOT PROTECTION ARE INTENDED TO REMAIN IN PLACE AND MAINTAINED UNTIL LANDSCAPING IS INSTALLED.

| CBMP | LP |
|---|---|
| CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 2 |
| | Oct. 2013 |

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MWP **MASONRY WORK PROTECTION**

| CBMP | MWP |
|---|---|
| CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 2 |
| | Oct. 2013 |

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**MASONRY WORK PROTECTION INSTALLATION NOTES**

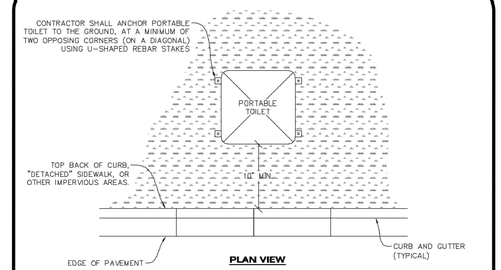
1. MASONRY WORK PROTECTION MAY NEED TO BE INSTALLED WHEN MASONRY WORK AND MIXING IS OCCURRING.
2. A ROCK SOCK SHALL BE INSTALLED IN A CRESCENT SHAPE ON THE DOWNHILL SIDE OF THE MASONRY WORK AND MIXER.
3. CRUSHED ROCK SHALL BE 2.0"–3.0" IN SIZE WITH A FRACTURED FACE (ALL SIDES).
4. ROCK SOCK SHALL BE ONE CONTINUOUS PIECE OR SHALL BE CONSTRUCTED USING WIRE WRAPPED JOINTS (SEE DETAIL RS).
5. ROCK SOCK SHALL BE CONSTRUCTED USING CHICKEN WIRE OR OTHER APPROVED MATERIAL, SIZED TO KEEP ROCK FROM SPILLING OUT.

**MASONRY WORK PROTECTION INSPECTION AND MAINTENANCE NOTES**

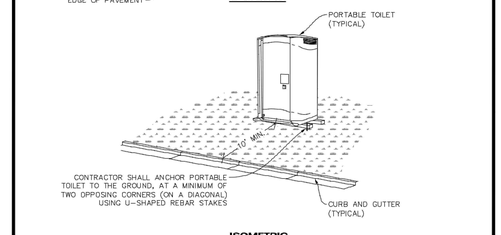
1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE MASONRY WORK PROTECTION.
2. ALL CONCRETE WASTE SHALL BE REGULARLY CLEANED AND PLACED IN THE CONCRETE WASH OUT AREA.
3. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED.

| CBMP | MWP |
|---|---|
| CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 2 |
| | Oct. 2013 |

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**PLAN VIEW**




**ISOMETRIC**

PTP **PORTABLE TOILET PROTECTION**

| CBMP | PTP |
|---|---|
| CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 2 |
| | Oct. 2013 |

Galloway
5500 Greenwood Plaza Blvd, Suite 200
Greenwood Village, CO 80111
303.770.8884
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COLORADO LICENSED
PHILIP J. DALRYMPLE
11
PROFESSIONAL ENGINEER
08/03/2023

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IN-N-OUT BURGER

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 |

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

CBMP DETAILS

C2.10

Sheet 21 of 36

H:\IN-N-OUT\CO_Parker-UNC Parker & Pine\ENGR\CAD\CONCAL-CO_C2.1_CBMP Details.dwg, 8/3/2023

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

**PORTABLE TOILET PROTECTION INSTALLATION NOTES**

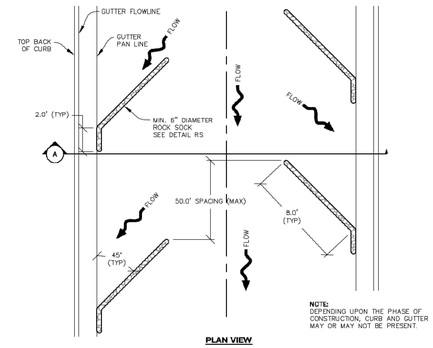
1. PORTABLE TOILETS SHALL BE PLACED A MINIMUM OF 10.0' BEHIND ALL CURBS, SIDEWALKS, AND OTHER IMPERVIOUS AREAS.
2. ALL PORTABLE TOILETS MUST BE GROUPED TOGETHER.
3. PORTABLE TOILETS SHALL BE SECURELY ANCHORED TO THE GROUND USING U-SHAPED REBAR STAKES.
4. U-SHAPED REBAR STAKES SHALL BE POSITIONED ON AT LEAST 2 OPPOSING (DIGITAL) CORNERS.

**PORTABLE TOILET PROTECTION INSPECTION AND MAINTENANCE NOTES**

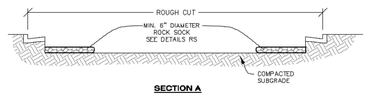
2. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE PORTABLE TOILET PROTECTION.
3. PORTABLE TOILETS SHALL BE SERVICED AT THE NECESSARY INTERVALS TO ELIMINATE THE POSSIBILITY OF OVERFLOW.
4. WHEN THE PORTABLE TOILETS ARE REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE TOILETS MAY NEED TO BE LANDSCAPED OR ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).
5. PORTABLE TOILETS THAT ARE NOT CONSISTENTLY MAINTAINED IN ACCORDANCE WITH THESE REQUIREMENTS MAY NEED TO BE CLUSTERED TOGETHER, IN ONE CENTRALIZED LOCATION IN ORDER TO INCREASE COMPLIANCE AND REDUCE THE CHANCE OF A SPILL.

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | PTP | 2 OF 2 | Oct. 2013

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**PLAN VIEW**




**SECTION A**

RCSC **ROUGH CUT STREET CONTROL**

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | RCSC | 1 OF 2 | Oct. 2013

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

**ROUGH CUT STREET CONTROL INSTALLATION NOTES**

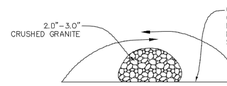
1. SEE CBMP PLAN FOR LOCATION(S) OF ROUGH CUT STREET CONTROL.
2. THE SPACING OF THE ROUGH CUT STREET CONTROL MAY BE DETERMINED BY THE DESIGN ENGINEER AND SHOWN ON THE CBMP PLAN.

**ROUGH CUT STREET CONTROL INSPECTION AND MAINTENANCE NOTES**

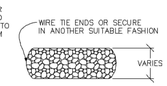
1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE ROUGH CUT STREET CONTROL.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS 1/2 THE HEIGHT OF THE ROCK SOCK.
3. ROUGH CUT STREET CONTROL SHALL BE REPAIRED IMMEDIATELY FOLLOWING ANY SIGN OF WEAR OR ALTERATION OF THE ORIGINAL SHAPE AND DIMENSIONS.
4. ROUGH CUT STREET CONTROL SHALL BE KEPT IN PLACE AND MAINTAINED UNTIL SUB-GRADE PREPARATION BEGINS FOR PAVING. AT THAT POINT, THE RCSC SHOULD BE REMOVED IN INCREMENTS BASED ON SUBGRADE PREPARATION.

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | RCSC | 2 OF 2 | Oct. 2013

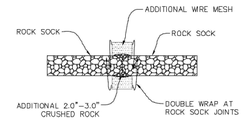
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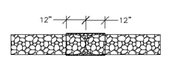

**CROSS SECTION**




**COMPLETED ROCK SOCK**




**JOINT PLAN VIEW**




**JOINT ELEVATION**

RS **ROCK SOCK**

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | RS | 1 OF 2 | Oct. 2013

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**ROCK SOCK INSTALLATION NOTES**

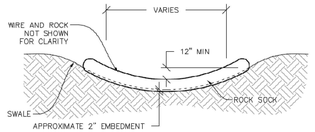
1. SEE CBMP PLAN FOR LOCATION(S) OF ROCK SOCK.
2. CRUSHED ROCK SHALL BE APPROXIMATELY 2.0"-3.0" GRANITE IN SIZE WITH A FRACTURED FACE (ALL SIDES).
3. ROCK SOCK SHALL BE APPROXIMATELY ONE CONTINUOUS PIECE OR SHALL BE CONSTRUCTED USING WIRE WRAPPED JOINTS (SEE DETAIL RS).
4. ROCK SOCK SHALL BE CONSTRUCTED USING CHICKEN WIRE OR OTHER APPROVED MATERIAL SIZED TO KEEP ROCK FROM SPILLING OUT.
5. MINIMUM ROCK SOCK DIAMETER SHALL VARY BASED ON APPLICATION (7" MIN).
6. TUBULAR MARKERS MAY NEED TO BE USED IN CONJUNCTION WITH ROCKS SOCKS ANYTIME THE ROCK SOCK IS PLACED ON A ROADWAY, SIDEWALK, PARKING LOT OR OTHER LOCATION SUSCEPTIBLE TO VEHICLE OR PEDESTRIAN TRAFFIC. TUBULAR MARKERS SHALL CONFORM TO THE TUBULAR MARKER DETAIL.

**ROCK SOCK INSPECTION AND MAINTENANCE NOTES**

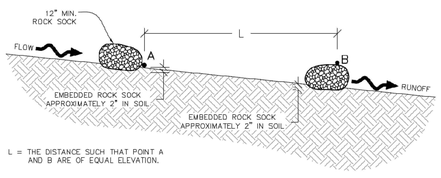
1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE ROCK SOCKS.
2. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED.
3. ROCK SOCKS SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER 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.

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | RS | 2 OF 2 | Oct. 2013

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**SWALE ELEVATION**

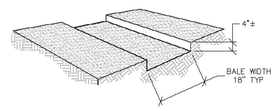



**SWALE SPACING**

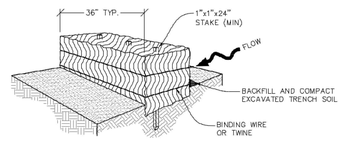
RSS **ROCK SOCK IN SWALE**

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | RSS | 1 OF 1 | Oct. 2013

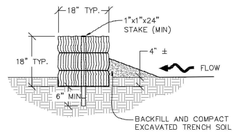
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**TRENCH EXCAVATION**




**STRAW BALE INSTALLATION**




**SECTION**

SB **STRAW BALE**

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | SB | 1 OF 2 | Oct. 2013

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

**STRAW BALE INSTALLATION NOTES**

1. SEE CBMP PLAN FOR LOCATION(S) OF STRAW BALES.
2. TYPICAL STRAW BALES SHALL BE APPROXIMATELY 36"X18"X18".
3. TWO (2) WOODEN STAKES SHALL BE USED TO HOLD EACH BALE IN PLACE. WOODEN STAKES SHALL BE A MINIMUM OF 1"X1"X24".
4. WOODEN STAKES SHALL BE PLACED APPROXIMATELY 6" INTO THE GROUND.
5. STRAW BALES SHALL BE SPACED AND POSITIONED ACCORDING TO DETAILS.

**STRAW BALE INSPECTION AND MAINTENANCE NOTES**

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE STRAW BALES.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE THE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 THE HEIGHT OF THE STRAW BALE.
3. STRAW BALES MAY NEED TO BE REPLACED IF THEY BECOME HEAVILY SOILED, ROTTEN, OR OTHERWISE DAMAGED.
4. STRAW BALES 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 INSPECTOR.
5. WHEN THE STRAW BALES ARE REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE STRAW BALES MAY NEED TO BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | SB | 2 OF 2 | Oct. 2013

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COLORADO LICENSED PHILIP J. DALRYMPLE 37111 PROFESSIONAL ENGINEER 08/03/2023

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

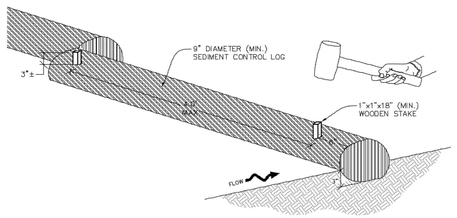
CBMP DETAILS

C2.11

Sheet 22 of 36

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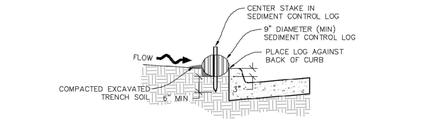



**SECTION A**

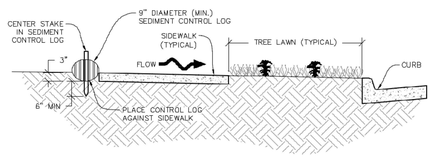
SCL **SEDIMENT CONTROL LOG**



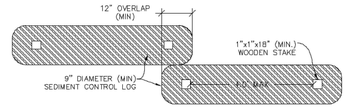
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**SEDIMENT CONTROL LOG AT BACK OF CURB**




**SEDIMENT CONTROL LOG AT SIDEWALK WITH TREE LAWN**




**SEDIMENT CONTROL LOG JOINTS**

SCL **SEDIMENT CONTROL LOG**



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

**SEDIMENT CONTROL LOG INSTALLATION NOTES**

1. SEE CBMP PLAN FOR LOCATION(S) OF SEDIMENT CONTROL LOGS.
2. ALL SEDIMENT CONTROL LOGS SHALL BE INSTALLED FREE OF DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
3. SEDIMENT CONTROL LOGS SHALL BE INSTALLED IMMEDIATELY ADJACENT TO AN IMPERVIOUS SURFACE SUCH AS A CURB HEAD, SIDEWALK, INLET LID, ETC. NO GAPS SHALL EXIST BETWEEN THE SEDIMENT CONTROL LOG AND THE IMPERVIOUS SURFACE.
4. A UNIFORM 3" DEEP ANCHOR TRENCH (APPROX.) IN THE SHAPE OF A HALF-SPHERE SHALL BE EXCAVATED USING A TRENCHER, SPADE-SHAPED SHOVEL, OR PICK. THE ANCHOR TRENCH SHALL BE SIZED TO ALLOW FOR THE SEDIMENT CONTROL LOG TO SEAT TIGHTLY AGAINST THE ANCHOR TRENCH.
5. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF THE ANCHOR TRENCH AND PROPERLY COMPACTED.
6. ANCHOR TRENCH SHALL BE RELATIVELY FREE OF ROCKS OR OTHER DEBRIS PRIOR TO THE PLACEMENT.
7. All SEDIMENT CONTROL LOGS SHALL BE PLACED 3" (APPROX.) BELOW THE GROUND AND PULLED TIGHT ON BOTH ENDS TO REMOVE ANY CURVES OR SNAGS.
8. THE UPHILL SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL THAT IS RELATIVELY FREE OF ROCKS AND DEBRIS. THE SOIL SHALL BE TIGHTLY COMPACTED AGAINST THE GROUND AND SEDIMENT CONTROL LOG USING A SHOVEL, OR SIMILAR DEVICE.
9. SEDIMENT CONTROL LOG STAKES SHALL BE MADE OF WOOD AND SECURELY ANCHOR THE SCL IN PLACE.
10. STAKES SHALL BE PLACED ON 4.0' CENTERS AND EMBEDDED APPROXIMATELY 6" INTO THE GROUND. STAKES THAT ARE BROKEN PRIOR TO OR DURING INSTALLATION SHALL BE REPLACED.
11. SEDIMENT CONTROL LOGS SHALL OVERLAP A MINIMUM OF 12". THE OVERLAPPING SHALL OCCUR ON THE UP-GRADIENT SIDE OF THE LOGS.
12. SEDIMENT CONTROL LOGS SHALL BE STAKED WITHIN 6" FROM EACH END.
13. SEDIMENT CONTROL LOGS THAT ARE INSTALLED BEHIND CURBS AND SIDEWALKS MUST BE DONE SO THAT NO MORE THAN A 2" GAP EXISTS BETWEEN THE CONCRETE AND THE LOG. EROSION CONTROL BLANKETING (ECB) BETWEEN THE GAP MAY BE REQUIRED IN INSTANCES WHERE THIS DOES NOT OCCUR.

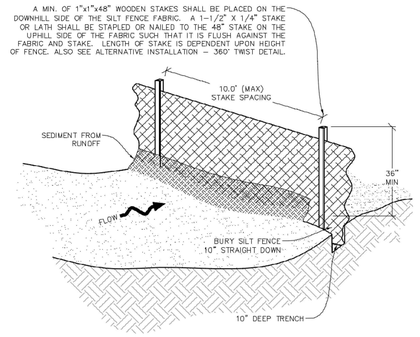
**SEDIMENT CONTROL LOG INSPECTION AND MAINTENANCE NOTES**

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE SEDIMENT CONTROL LOGS.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE THE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 THE HEIGHT OF EXPOSED LOG.
3. SEDIMENT CONTROL LOGS 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.
4. SEDIMENT CONTROL LOGS SHALL BE REPLACED WHEN THERE ARE ANY SIGNS OF WEAR OR DAMAGE THAT WOULD PREVENT THE SCL FROM FUNCTIONING AS DESIGNED.
5. WHEN THE SEDIMENT CONTROL LOGS ARE REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE SEDIMENT CONTROL LOGS MAY NEED TO BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).



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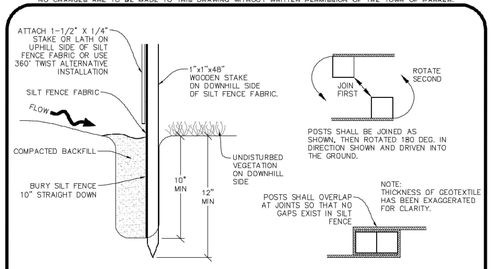
A MIN. OF 1"x1"x48" WOODEN STAKES SHALL BE PLACED ON THE DOWNHILL SIDE OF THE SILT FENCE FABRIC. A 1-1/2" X 1/4" STAKE OR LATH SHALL BE STAPLED OR NAILED TO THE 48" STAKE ON THE UPHILL SIDE OF THE FABRIC SUCH THAT IT IS FLUSH AGAINST THE FABRIC AND STAKE. LENGTH OF STAKE IS DEPENDENT UPON HEIGHT OF FENCE. ALSO SEE ALTERNATIVE INSTALLATION – 360° TWIST DETAIL.




—x—x— SF **SILT FENCE**



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**INSTALLATION DETAIL**







**JOINT SECTIONS**




**STEP 1**




**STEP 2**

**ALTERNATIVE INSTALLATION - 360° TWIST**

—x—x— SF **SILT FENCE**



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**SILT FENCE INSTALLATION NOTES**

1. SEE CBMP PLAN FOR LOCATION(S) OF SILT FENCE.
2. ALL SILT FENCE SHALL BE INSTALLED IN GOOD CONDITION AND FREE OF ANY DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
3. A UNIFORM 10" DEEP ANCHOR TRENCH SHALL BE EXCAVATED USING A TRENCHER.
4. A 10" DEEP ANCHOR SLIT SHALL BE FORMED IF USING A STATIC SLICING METHOD.
5. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF THE ANCHOR TRENCH.
6. ANCHOR TRENCH SHALL BE GENERALLY FREE OF ROCKS OR OTHER DEBRIS PRIOR TO THE PLACEMENT OF THE SILT FENCE.
7. THE ANCHOR TRENCH SHALL BE THOROUGHLY BACKFILLED WITH SOIL THAT IS GENERALLY FREE OF ROCKS AND DEBRIS.
8. ALL EXCAVATED MATERIAL SHALL BE PLACED ON THE UP-GRADIENT SIDE OF THE SILT FENCE.
9. STAKES SHALL BE POSITIONED ON THE DOWNHILL SIDE OF THE SILT FENCE FABRIC AND PLACED ON 10.0' CENTERS OR LESS. STAKES SHALL BE EMBEDDED A MINIMUM OF 12" INTO THE GROUND. A WOODEN LATH SHALL BE ATTACHED TO THE OPPOSING (UPHILL) SIDE OF THE STAKE FOR ADDED STRENGTH AND SUPPORT. THE LATH SHALL HAVE THE FOLLOWING DIMENSIONS: 1"x¼"x24".
10. SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD NOT BE SIGNIFICANT SAGGING ALONG ANY PORTION OF THE SILT FENCE AFTER IT HAS BEEN ANCHORED TO THE STAKES.
11. SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES AND LATHS USING STAPLES OR NAILS OF AN APPROXIMATE LENGTH. ENOUGH STAPLES AND NAILS SHOULD BE PLACED ALONG THE LATH TO ENSURE PROPER ATTACHMENT.
12. SILT FENCE FABRIC SHALL MEET THE FOLLOWING MANDATORY REQUIREMENTS:

| PROPERTIES | TEST METHOD | MANDATORY REQUIREMENTS |
|---|---|---|
| GRAB TENSILE STRENGTH | ASTM D 4632 | ≥ 124 LBS |
| MULLEN BURST STRENGTH | ASTM D 3786 | ≥ 300 PSI |
| PUNCTURE STRENGTH | ASTM D 4833 | ≥ 60 LBS |
| TRAPEZOID TEAR STRENGTH | ASTM D 4533 | ≥ 65 LBS |
| UV RESISTANCE | ASTM D 4355 | ≥ 80% AT 500 HOURS OF UV EXPOSURE |
| FLOW RATE | ASTM D 4491 | ≥ 10 GAL/MIN/FT2 |

13. AN ORIGINAL PRODUCT SPECIFICATION SHEET FROM THE SILT FENCE MANUFACTURER SHALL BE MADE AVAILABLE AT THE REQUEST OF THE TOWN'S INSPECTOR. THE PRODUCT SPECIFICATION SHEET SHALL PROVIDE THE RESULTS FOR THE TEST METHODS ABOVE.
14. SILT FENCE JOINTS SHALL BE CONNECTED ACCORDING TO THE ATTACHED DRAWING.
15. SILT FENCE THAT IS INSTALLED BEHIND CURBS AND SIDEWALKS MUST BE DONE SO THAT NO MORE THAN A 2" GAP EXISTS BETWEEN CONCRETE AND THE SILT FENCE. EROSION CONTROL BLANKETING (ECB) BETWEEN THE GAP MAY BE REQUIRED IN INSTANCES WHERE THIS DOES NOT OCCUR.



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**SILT FENCE INSPECTION AND MAINTENANCE NOTES**

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE SILT FENCE.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED REGULARLY.
3. SILT FENCE 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.
4. SILT FENCE SHALL BE REPLACED WHEN THERE ARE ANY SIGNS OF WEAR AND/OR DAMAGE.
5. WHEN THE SILT FENCE IS REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE SILT FENCE MAY NEED TO BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).



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**SEEDING AND MULCHING SHALL BE PERFORMED ACCORDING TO THE ACCOMPANYING DETAIL(S) AND TEXT. NO EXCEPTIONS SHALL BE MADE**

1. SEE PLAN VIEW FOR:
   - LOCATION(S) OF SEEDING AND MULCHING
   - TYPE OF SEED MIX
2. SEED MIXES MAY CONFORM TO THE TABLE PROVIDED WITH THE SMC NOTES OR ALTERNATIVES MAY BE ALLOWED WITH PRIOR PERMISSION BY THE TOWN'S INSPECTOR.
3. SEEDING MAY BE PERFORMED YEAR ROUND ASSUMING THE SOIL IS NOT FROZEN. SEEDING DURING TIMES OF EXTREME TEMPERATURES SHOULD BE AVOIDED IF POSSIBLE.
4. AT THE BEGINNING OF THE LAND DISTURBANCE ACTIVITIES, IT IS HIGHLY RECOMMENDED THAT AN APPROPRIATE AMOUNT OF NATIVE TOPSOIL BE STRIPPED FROM THE SITE AND STOCKPILED. ALL AREAS, PRIOR TO PERMANENT SEEDING AND MULCHING, WILL LIKELY NEED TO BE COVERED WITH AN APPROPRIATE LAYER OF TOPSOIL. THIS REQUIREMENT APPLIES TO ALL AREAS WHERE NATIVE SEEDING IS SPECIFIED ON THE CBMP PLAN AND/OR LANDSCAPING PLANS.
5. IT IS STRONGLY RECOMMENDED THAT SAMPLES FROM THE STRIPPED TOPSOIL BE PROPERLY COLLECTED AND TESTED BY A QUALIFIED LABORATORY TO ENSURE ADEQUATE NUTRIENT CONTENT PRIOR TO SEEDING AND MULCHING. IF IT IS DISCOVERED THAT THE TOPSOIL IS VOID OF THE NUTRIENTS NECESSARY TO SUCCESSFULLY ESTABLISH THE REQUIRED VEGETATION, THEN THE APPROPRIATE AMENDMENTS SHALL BE ADDED.
6. ALL AREAS TO BE SEEDED AND MULCHED SHALL BE SURFACE ROUGHENED ACCORDING TO THE SURFACE ROUGHENING DETAILS AND NOTES. SURFACE ROUGHENING SHALL OCCUR AFTER PLACEMENT OF THE TOPSOIL.
7. WHEN INSTALLED WITH A DRILL SEEDER, SEED SHALL BE PLACED AT A DEPTH OF ¼ – ½ INCH. ROW SPACING SHALL BE NO MORE THAN 6-INCHES.
8. ALL AREAS INCAPABLE OF BEING DRILL SEEDED SHALL BE SURFACE ROUGHENED ACCORDING TO THE SURFACE ROUGHENING NOTES OR EFFECTIVELY ROUGHENED USING A HARROW OR OTHER SUCH IMPLEMENT. ALL AREAS SHALL BE UNIFORMLY HAND BROADCASTED WITH THE PROPER SEED MIX APPLIED AT TWO TIMES THE DRILL SEEDED RATE. BROADCASTED AREAS SHALL THEN BE RE-HARROWED OR RE-RAKED USING A HARD-TIPPED RAKE TO ENSURE THAT SEEDS ARE BURIED TO AN APPROXIMATE DEPTH OF ¼ – ½ INCH.
9. AFTER SEEDING HAS BEEN COMPLETED, MULCH SHALL BE UNIFORMLY APPLIED AT A RATE OF 2 TONS/ACRE (4,000 LBS/ACRE). MULCH SHALL BE MECHANICALLY CRIMPED TO A DEPTH OF 2 INCHES USING A CRIMPER. MULCH SHALL BE HAND CRIMPED AND COVERED WITH A TACKIFIER IN AREAS WHERE MECHANICAL CRIMPING IS NOT POSSIBLE. WHEN SOILS PERMIT, ALL MULCH SHALL BE CRIMPED SUCH THAT THE INDIVIDUAL PIECES OF STRAW OR HAY FORM EXAGGERATED V-SHAPES PROTRUDING OUT OF THE GROUND SEVERAL INCHES.
10. IN CERTAIN INSTANCES, IT MAY BE NECESSARY TO APPLY A TACKIFIER IN ORDER TO HELP WITH STRAW DISPLACEMENT. TACKIFIER SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.



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

CBMP DETAILS

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Sheet 23 of 36

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

**SEEDING AND MULCHING MAINTENANCE NOTES**

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE SEEDING AND MULCHING.
2. ANY SEEDED AND MULCHED AREAS THAT BECOME DAMAGED SHALL BE REPAIRED WITHIN THE TIME FRAME SPECIFIED BY THE TOWN'S INSPECTOR.

**WEED MANAGEMENT**

1. ALL HERBICIDES SHALL BE APPLIED BY COMMERCIAL PESTICIDE APPLICATORS LICENSED BY THE COLORADO DEPARTMENT OF AGRICULTURE AS QUALIFIED APPLICATORS. THE CONTRACTOR SHALL FURNISH DOCUMENTATION OF SUCH LICENSING PRIOR TO HERBICIDE APPLICATION.
2. HERBICIDE APPLICATION METHOD SHALL BE SUCH THAT PLANT GROWTH OUTSIDE THE DESIGNATED TREATMENT AREAS WILL NOT BE DAMAGED. ALL DAMAGE CAUSED BY IMPROPER HERBICIDE APPLICATION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
3. HERBICIDES SHALL BE APPLIED DURING THE APPROPRIATE SEASONS, WHEN TARGET PLANTS ARE ACTIVELY GROWING.
4. AFTER THE GRASS SEED IS ESTABLISHED, APPROPRIATE HERBICIDES SHALL BE APPLIED TO CONTROL THE REMAINING WEEDS TO ENSURE A TIMELY RETURN OF THE FINANCIAL SECURITY. PROPER TIMING OF HERBICIDE APPLICATIONS ARE NECESSARY TO ACHIEVE THE SUPPRESSION OF WEED SEED PRODUCTION AND DEPLETION OF WEED ROOT MASS. ULTIMATELY, THE HERBICIDES USED SHALL BE BASED UPON THE TARGET WEEDS.
5. HERBICIDE TREATMENTS SHALL CONTINUE AT AN APPROPRIATE RATE UNTIL IT IS EVIDENT THAT WEED GROWTH PRESENCE AND GROWTH IS MINIMAL AND MAY BE CONTROLLED THROUGH MOWING AND/OR ANNUAL HERBICIDE TREATMENT.

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | SMC 2 OF 3 Oct. 2013

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**TOWN OF PARKER, SEED MIX 1**
20% CANADA WILDRYE
15% CRESTED WHEATGRASS
15% SLENDER WHEATGRASS
10% ANNUAL RYEGRASS
10% SHEEP FESCUE
10% BIG BLUESTEM
10% SIDEOATS GRAMA
5% CANADA BLUEGRASS
5% BLUE GRAMA

**SEEDING RATE:**
DRILLED: 25 LBS/ACRE
BROADCAST: 50 LBS/ACRE

**TOWN OF PARKER, SEED MIX 2**
22% SLENDER WHEATGRASS
18% SODAR STREAMBANK WHEATGRASS
13% ARIZONA FESCUE
13% BLUE GRAMA
12% BUFFALOGRASS
12% BARLEY OR OATS
5% SPIKE MUHLY
5% INDIAN RICEGRASS

**SEEDING RATE:**
DRILLED: 25 LBS/ACRE
BROADCAST: 50 LBS/ACRE

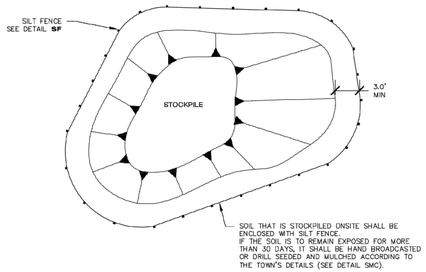
**TOWN OF PARKER, SEED MIX 3 (LOW-GROWTH MIX)**
25% EPHRAIM CRESTED WHEATGRASS
23% SHEEP FESCUE
18% PERENNIAL RYEGRASS
13% CANADA BLUEGRASS
12% BARLEY OR OATS
9% BLUE FESCUE

**SEEDING RATE:**
DRILLED: 25 LBS/ACRE
BROADCAST: 50 LBS/ACRE

**SEED MIX 4:**
OTHER SEED MIXES APPROVED BY THE TOWN OF PARKER

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | SMC 3 OF 3 Oct. 2013

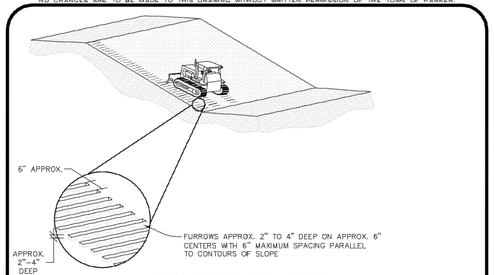
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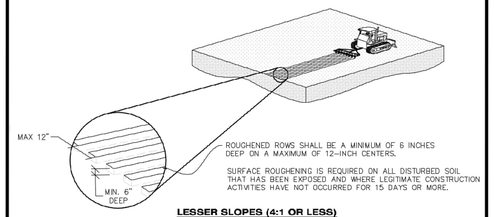

SP **STOCKPILE PROTECTION**

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | SP JUNE 2008

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**STEEP SLOPES (4:1 OR STEEPER)**
(SLOPES STEEPER THEN 4:1 MAY BE SURFACE ROUGHENED IF THE CONTRACTOR FEELS THAT IT IS SAFE TO DO SO)




**LESSER SLOPES (4:1 OR LESS)**

SR **SURFACE ROUGHING**

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | SR 1 OF 2 Oct. 2013

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

**SURFACE ROUGHENING INSTALLATION NOTES**

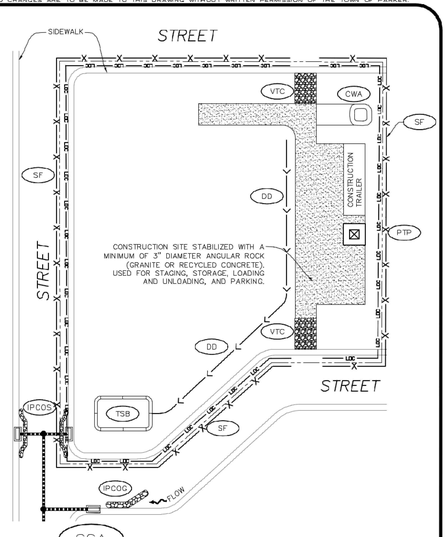
1. SEE CBMP PLAN FOR LOCATION(S) OF SURFACE ROUGHENING.
2. DISTURBED AREAS THAT REMAIN INACTIVE FOR 15 DAYS OR MORE MUST RECEIVE SURFACE ROUGHENING OR ANOTHER APPROVED BMP FROM THE SDECM. DETERMINATION OF JOB SITE INACTIVITY IS AT THE DISCRETION OF THE TOWN'S INSPECTOR.
3. FOR STEEP SLOPES (3:1 OR STEEPER), IT IS ACCEPTABLE TO "TRACK" THE SLOPES, ACCORDING TO THE CBMP DETAILS.
4. SCHEDULES FOR REQUIRING STABILIZATION MAY BE MODIFIED BY THE PERMITTEE TO ALLOW FOR SPECIAL CONSIDERATIONS SUCH AS STABILIZING ACCESS AREAS AND AREAS IN CLOSE PROXIMITY TO CONTINUING CONSTRUCTION.

**SURFACE ROUGHENING INSPECTION AND MAINTENANCE NOTES**

1. THE EROSION CONTROL SUPERVISOR SHALL PROACTIVELY INSPECT THE SURFACE ROUGHENING.

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | SR 2 OF 2 Oct. 2013

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




SSA **STABILIZED STAGING AREA**

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | SSA 1 OF 2 Oct. 2013

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

**STABILIZED STAGING AREA INSTALLATION NOTES**

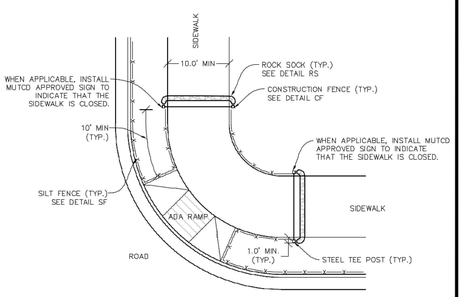
1. SEE CBMP PLAN FOR LOCATION OF STAGING AREA. CONTRACTOR MAY MODIFY LOCATION AND SIZE OF STABILIZED STAGING AREA WITH TOWN APPROVAL.
2. STABILIZED STAGING AREA SHALL BE LARGE ENOUGH TO FULLY CONTAIN PARKING, STORAGE, AND LOADING OPERATIONS.
3. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM OF 3" DIAMETER OF ANGULAR ROCK (GRANITE OR RECYCLED CONCRETE).
4. SSA FOR SMALLER SITES MAY NOT BE PRACTICAL. IN THESE AND SIMILAR SITUATIONS, VARIANCES MAY BE PERMITTED BY THE TOWN.

**STABILIZED STAGING AREA INSPECTION AND MAINTENANCE NOTES**

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE STAGING AREA.
2. STABILIZED STAGING AREA SHALL BE ENLARGED AS NECESSARY TO CONTAIN PARKING, STORAGE, LOADING, AND UNLOADING.

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | SSA 2 OF 2 Oct. 2013

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




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

STP **SIDEWALK TRANSITION PROTECTION (AT INTERSECTION)**

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | STP 1 OF 3 Oct. 2013

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COLORADO LICENSED PHILIP J. DALRYMPLE 37111 PROFESSIONAL ENGINEER
08/03/2023

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IN-N-OUT BURGER

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 |

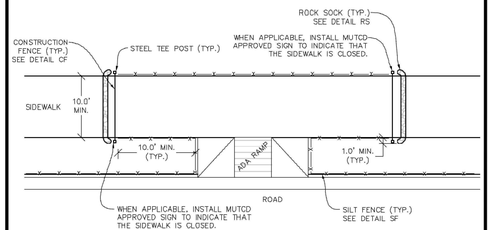
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|---|---|
| Project No: | INO000014.20 |
| Drawn By: | JNE |
| Checked By: | PJD |
| Date: | 08/02/2023 |

CBMP DETAILS

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H:\IN-N-OUT\CO_Parker-UNC Parker & Pine\ENGR\CAD\CIVIL\C2_C2.1_CBMP Details.dwg, 8/3/2023 - Ethan Mastenbrook

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




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

ZONE | STP | **SIDEWALK TRANSITION PROTECTION (ALONG STRAIGHT ROADWAY)**



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

**SIDEWALK TRANSITION PROTECTION INSTALLATION NOTES**

1. SEE PLAN VIEW FOR LOCATION(S) OF SIDEWALK TRANSITION PROTECTION.
2. ROCK SOCK SHALL BE CONSTRUCTED ACCORDING TO THE DETAIL (SEE DETAIL RS).
3. SILT FENCE SHALL BE CONSTRUCTED ACCORDING TO THE DETAIL (SEE DETAIL SF).
4. CONSTRUCTION FENCE SHALL BE CONSTRUCTED ACCORDING TO THE DETAIL (SEE DETAIL CF).
5. SEDIMENT CONTROL LOGS MAY BE USED IS LIEU OF SILT FENCE WITH PRIOR APPROVAL FROM THE TOWN.

**SIDEWALK TRANSITION PROTECTION INSPECTION & MAINTENANCE NOTES**

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE SIDEWALK TRANSITION INSPECTION.

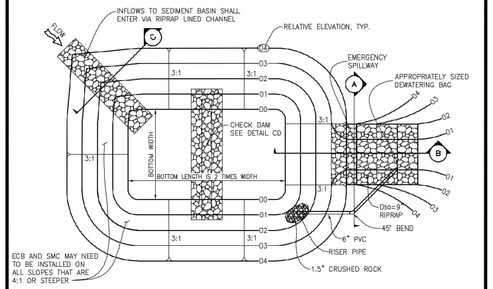


To allow for a proper and timely establishment of native grasses, temporary irrigation is required over all areas where permanent native seeding is proposed. This includes, but is not limited to: detention ponds, drainageways, park and trail areas, general open space, etc. **In addition to the landscape 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 (PWSD) 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.

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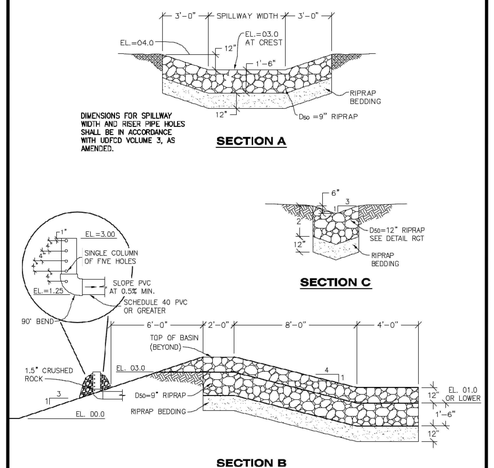

**PLAN VIEW**

SIZING OF TSB SHALL BE IN ACCORDANCE WITH USFCD VOLUME 3, AS AMENDED.

TSB | **TEMPORARY SEDIMENT BASIN**



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




TSB | **TEMPORARY SEDIMENT BASIN**



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**TEMPORARY SEDIMENT BASIN INSTALLATION NOTES**

1. SEE CBMP PLAN FOR LOCATION(S) OF SEDIMENT BASIN(S).
2. THE TEMPORARY SEDIMENT BASIN(S) SHALL BE INSTALLED AND FUNCTIONING PRIOR TO ANY OTHER GRADING ACTIVITIES.
3. THE EXACT DIMENSIONS AND DETAILS OF THE TEMPORARY SEDIMENT BASIN SHALL BE DETERMINED BY THE DESIGN ENGINEER, IN ACCORDANCE WITH UDFCD VOLUME 3, AS AMENDED.
4. EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3" AND SHALL HAVE A MINIMUM OF 15% BY WEIGHT PASSING THE NO. 200 SIEVE.
5. EMBANKMENT MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 95% DENSITY, AND WITHIN +/- 2% OF OPTIMUM MOISTURE IN ACCORDANCE WITH ASTM D698.
6. AN APPROPRIATELY SIZED DEWATERING BAG SHALL BE SECURED TO THE END OF THE DISCHARGE PIPE. THE DEWATERING BAG SHALL BE REPLACED ONCE SEDIMENT ACCUMULATION REACHES 50%.

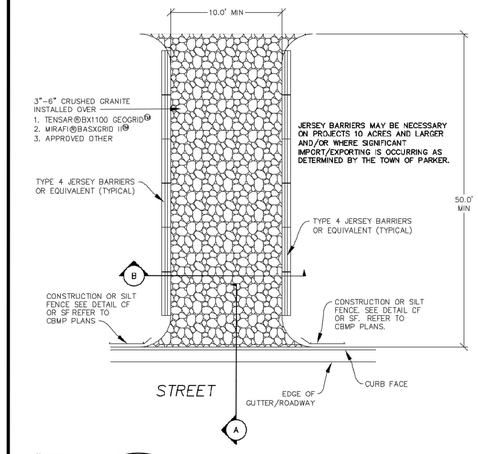
**TEMPORARY SEDIMENT BASIN INSPECTION AND MAINTENANCE NOTES**

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE TEMPORARY SEDIMENT BASIN.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT REACHES A DEPTH OF 2.0', OR WITHIN 2.0' OF THE SPILLWAY CREST, OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
3. SEDIMENT BASINS SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL UPSTREAM 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.



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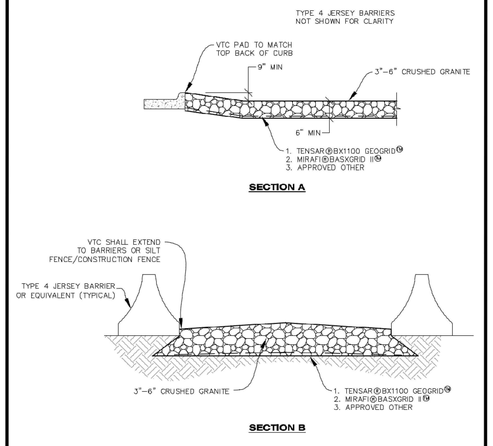
ON SITES LESS THAN 10 ACRES AND WHERE SIGNIFICANT SOIL IMPORTING/EXPORTING IS NOT OCCURRING, CONSTRUCTION FENCE (CF) OR SILT FENCE (SF) MAY BE USED IN LIEU OF THE TYPE 4 JERSEY BARRIERS WITH PRIOR APPROVAL FROM THE TOWN'S INSPECTOR.




VTC | **VEHICLE TRACKING CONTROL**



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VTC | **VEHICLE TRACKING CONTROL**



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COLORADO LICENSED PHILIP J. DALRYMPLE 37111 PROFESSIONAL ENGINEER 08/03/2023

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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 |

CBMP DETAILS

C2.14
Sheet 25 of 36

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

**VEHICLE TRACKING CONTROL PAD INSTALLATION NOTES**

1. SEE CBMP PLAN FOR LOCATION(S) OF VEHICLE TRACKING CONTROL PAD(S).
2. ALL CONSTRUCTION TRAFFIC MUST ENTER AND EXIT THE SITE THROUGH THE APPROVED ACCESS POINT(S). A VEHICLE TRACKING CONTROL PAD IS REQUIRED AT ALL APPROVED ACCESS POINTS TO THE SITE. EXCEPTIONS MAY BE CONSIDERED FOR CONSTRUCTION ACTIVITY OCCURRING IMMEDIATELY ADJACENT TO PAVED AREAS AND WHERE ALTERNATIVE BMP'S ARE IMPLEMENTED. SUCH ACTIVITY MAY INCLUDE, BUT NOT BE LIMITED TO RESIDENTIAL CONSTRUCTION, UTILITY CONSTRUCTION, ETC.
3. THE VEHICLE TRACKING CONTROL PAD(S) INDICATED ON CBMP PLAN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
4. VEHICLE TRACKING CONTROL PADS SHALL BE A MINIMUM OF 50-FEET LONG AND 10-FEET WIDE, UNLESS A VARIANCE HAS BEEN GRANTED BY THE TOWN'S INSPECTOR.
5. A BIAXIAL GEO-GRID SHALL BE PLACED UNDER THE VEHICLE TRACKING CONTROL PAD PRIOR TO THE PLACEMENT OF ROCK. THE AREA SHALL BE FREE FROM ANY VOIDS, ROCKS AND DEBRIS. THE BIAXIAL GEO-GRID SHALL BE TENSAR BX1100, MIRAFI BASXGRID II, OR AN APPROVED EQUAL. GEO-GRID SHALL BE PLACED, AND APPROPRIATELY OVERLAPPED IF NECESSARY, TO COVER THE ENTIRE LENGTH AND WIDTH OF THE VEHICLE TRACKING CONTROL PAD.
6. CRUSHED ROCK SHALL BE A MINIMUM OF 3-6" GRANITE WITH A FRACTURED FACE (ALL SIDES).

**VEHICLE TRACKING CONTROL PAD INSTALLATION AND MAINTENANCE NOTES**

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE VEHICLE TRACKING CONTROL PAD.
2. WHEN THE VEHICLE TRACKING CONTROL PAD IS REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE VEHICLE TRACKING CONTROL PAD SHALL BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).
3. THE VEHICLE TRACKING CONTROL PAD SHALL BE MAINTAINED SUCH THAT THE ROCK REMAINS RELATIVELY LOOSE AND ACCUMULATED MUD AND OTHER DEBRIS IS REGULARLY REMOVED.

Town of Parker COLORADO | CBMP | CONSTRUCTION BEST MANAGEMENT PRACTICES | VTC | 3 OF 3 | Oct. 2012

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08/03/2023
PROFESSIONAL ENGINEER

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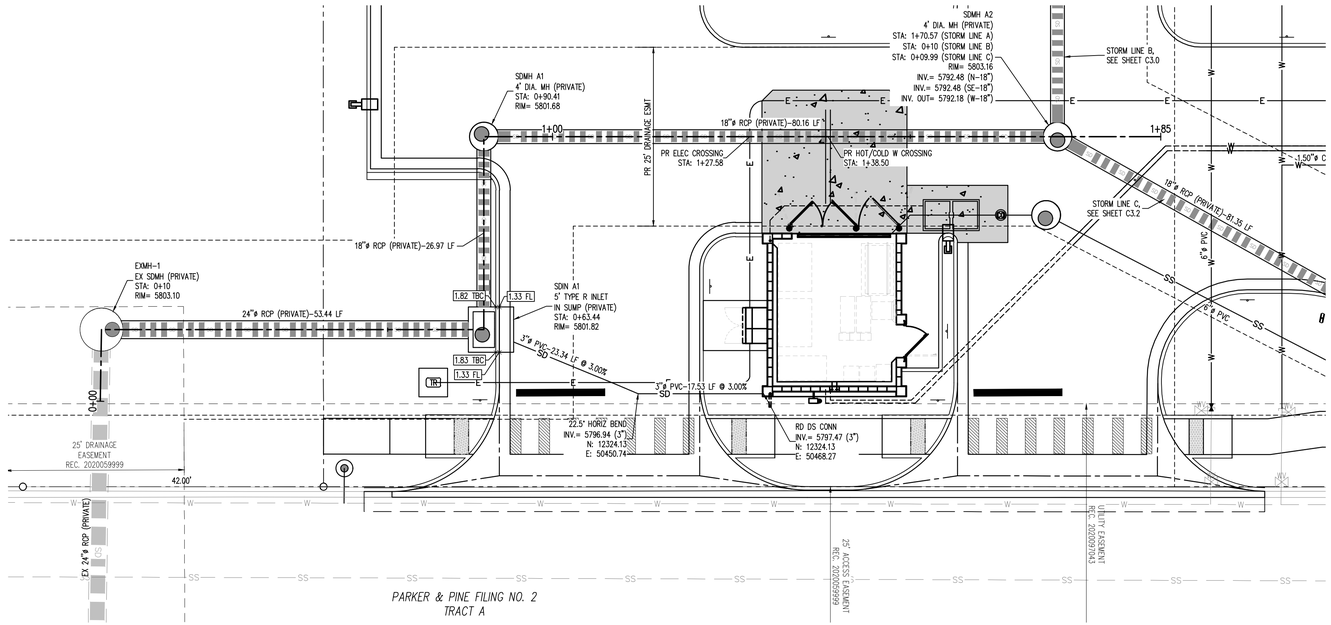
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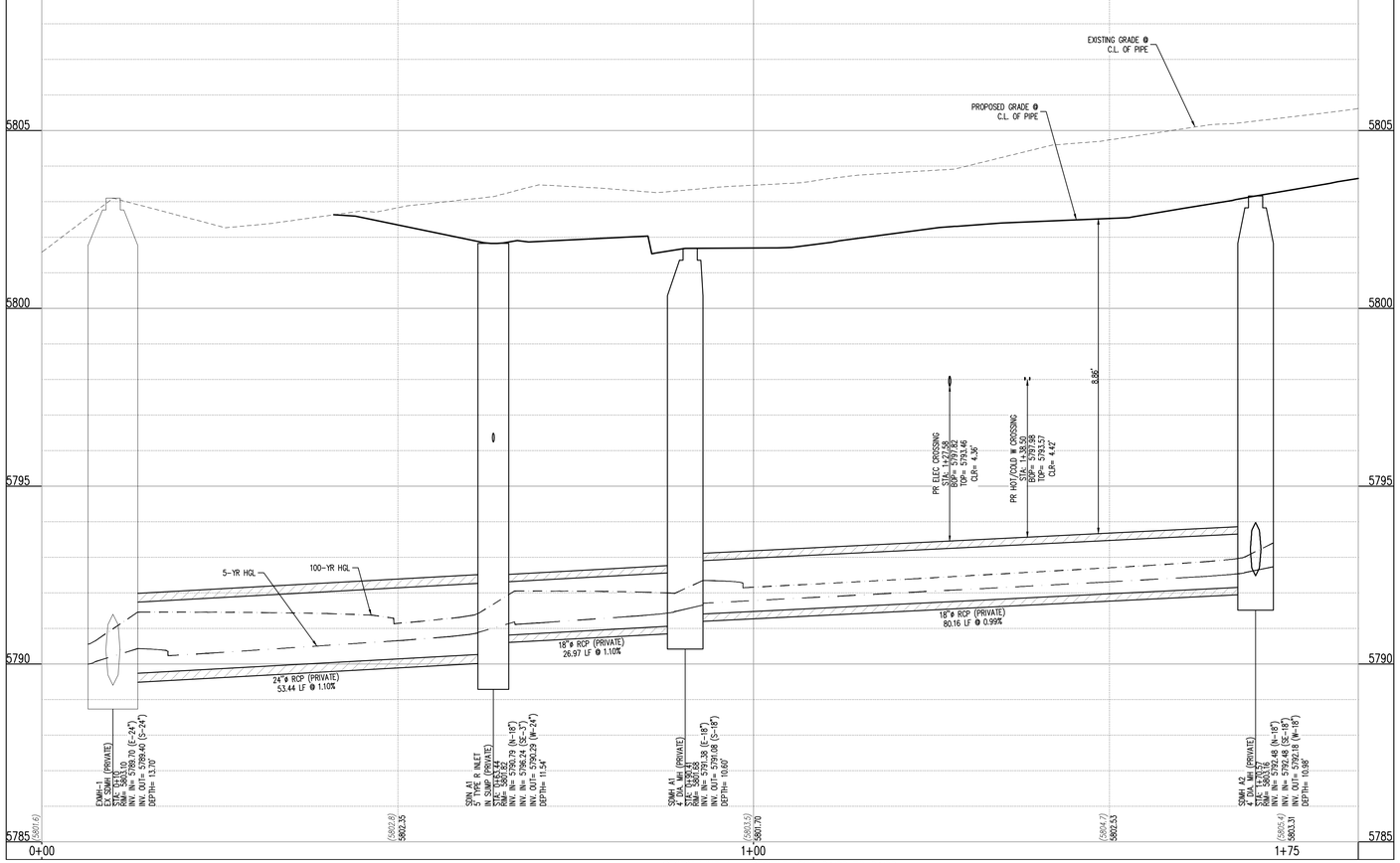
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| Project No: | INO000014.20 |
| Drawn By: | JNE |
| Checked By: | PJD |
| Date: | 08/02/2023 |

C2.15
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H:\IN-N-OUT\CO_Parker-DWC Parker & Pine\DATA\CDWG\A_C3_C2.1_CBMP Details.dwg - Event Matrix.txt - 8/3/2023




STORM LINE A – PLAN: STA 0+00 TO 2+00
SCALE: 1"=10'




STORM LINE A – PROFILE: STA 0+00 TO 2+00
SCALES: 1"=10' HORIZONTAL AND 1"=2' VERTICAL



KEY MAP
NOT TO SCALE

## STORM LEGEND

- 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
- W — EXISTING WATER LINE
- SS — EXISTING SANITARY SEWER
- PROPOSED STORM DRAIN (GREATER THAN 12" DIAMETER)
- SD — PROPOSED STORM DRAIN (LESS THAN 12" DIAMETER)
- SS — PROPOSED SANITARY SEWER (SIZE INDICATED ON PLAN)
- W — PROPOSED WATER LINE (SIZE INDICATED ON PLAN)
- E — PROPOSED ELECTRIC LINE

## NOTES:

1. ALL RCP 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 TO CENTER OF STRUCTURE. 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 NEED 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 OF INLET STRUCTURES IN PROFILE VIEW ARE 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 STATION AND RIM 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.

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.

10/20/2023
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 N00°17'51"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 POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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COLORADO LICENSED PHILIP J. DALRYMPLE 37111 PROFESSIONAL ENGINEER 08/03/2023

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IN-N-OUT BURGER

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PARKER & PINE FILING NO. 1, LOT 1

PARKER, CO 80134

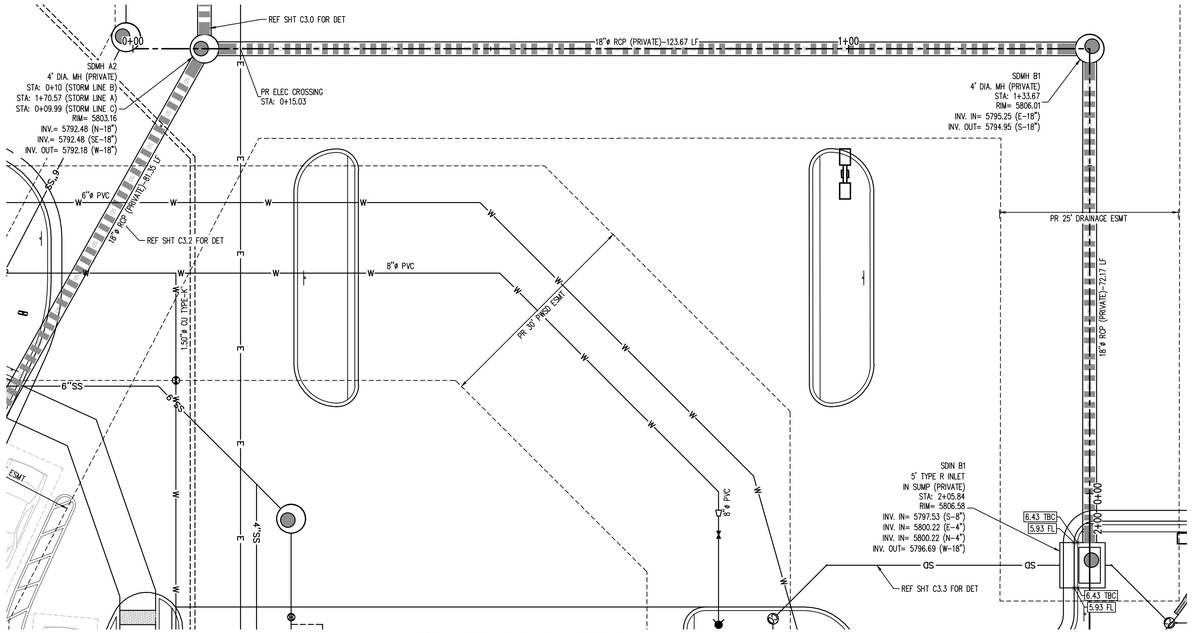
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| | 03/17/2023 | 2ND CD SUBMITTAL | PJD |
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| | 06/16/2023 | 4TH CD SUBMITTAL | PJD |
| | 08/02/2023 | 5TH CD SUBMITTAL | PJD |

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

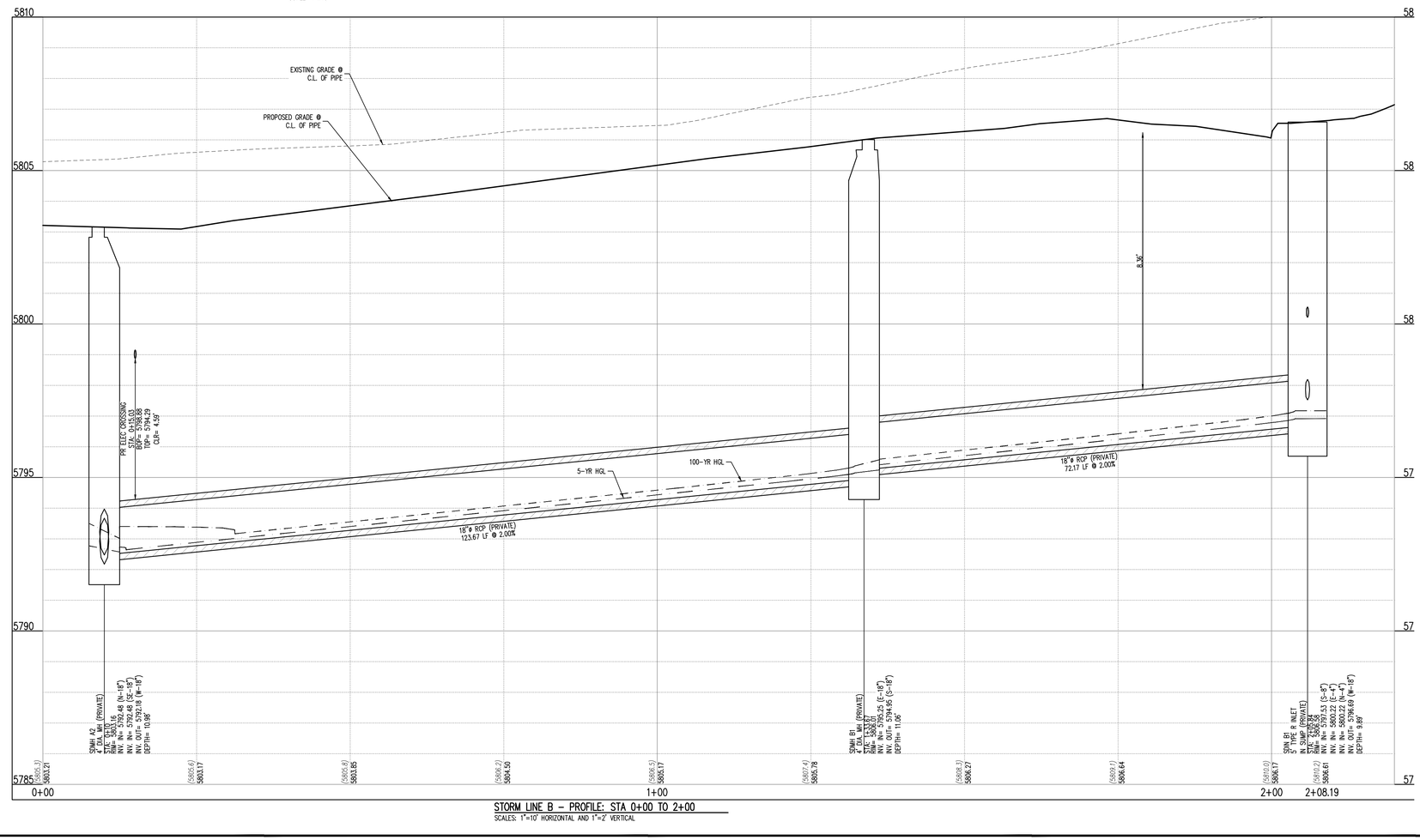
STORM PLAN & PROFILE

C3.0
Sheet 27 of 33

N:\IN-N-OUT\CO_Parker\[SWC Parker & Pine]\ACAD\ALTA\ALTA_CO_C3.0_Storm PLAN.dwg - Erica Rabenhorst - 8/3/2023




STORM LINE B – PLAN: STA 0+00 TO 2+00
SCALE: 1"=10'




STORM LINE B – PROFILE: STA 0+00 TO 2+00
SCALES: 1"=10' HORIZONTAL AND 1"=2' VERTICAL




KEY MAP
NOT TO SCALE

## STORM LEGEND

- 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
- W — EXISTING WATER LINE
- SS — EXISTING SANITARY SEWER
- PROPOSED STORM DRAIN (GREATER THAN 12" DIAMETER)
- SD — PROPOSED STORM DRAIN (LESS THAN 12" DIAMETER)
- SS — PROPOSED SANITARY SEWER (SIZE INDICATED ON PLAN)
- W — PROPOSED WATER LINE (SIZE INDICATED ON PLAN)
- E — PROPOSED ELECTRIC LINE

## NOTES:

1. ALL RCP 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 TO CENTER OF STRUCTURE. CONTRACTOR TO ADJUST STORM SEWER ALIGNMENT TO MIDPOINT OF INSIDE FACE OF BOX.
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8. ALL STORM SEWER CONNECTIONS TO PREFABRICATED INLETS OR MANHOLES MUST USE A REINFORCED CONCRETE COLLAR.
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10/20/2023
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 N00°17'51"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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Greenwood Village, CO 80111
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COLORADO LICENSED PHILIP J. DALRYMPLE 37117 PROFESSIONAL ENGINEER
08/03/2023

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IN-N-OUT BURGER

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

PARKER, CO 80134

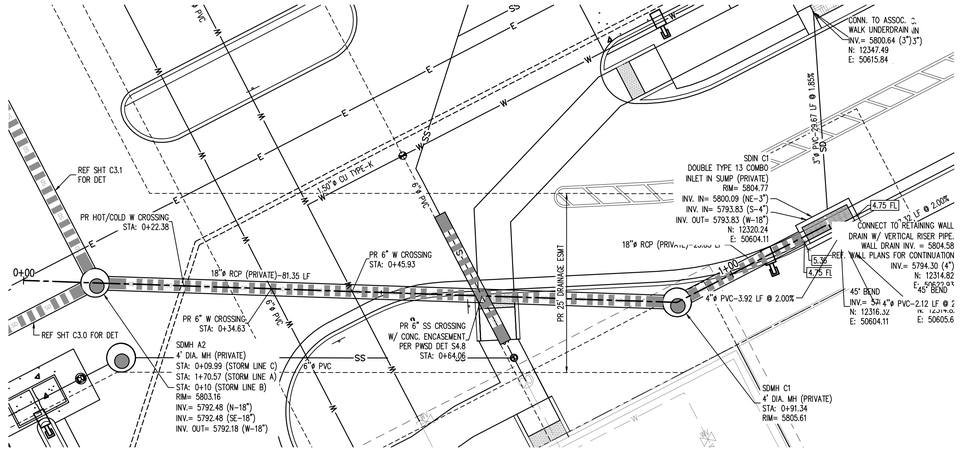
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| | 03/17/2023 | 2ND CD SUBMITTAL | PJD |
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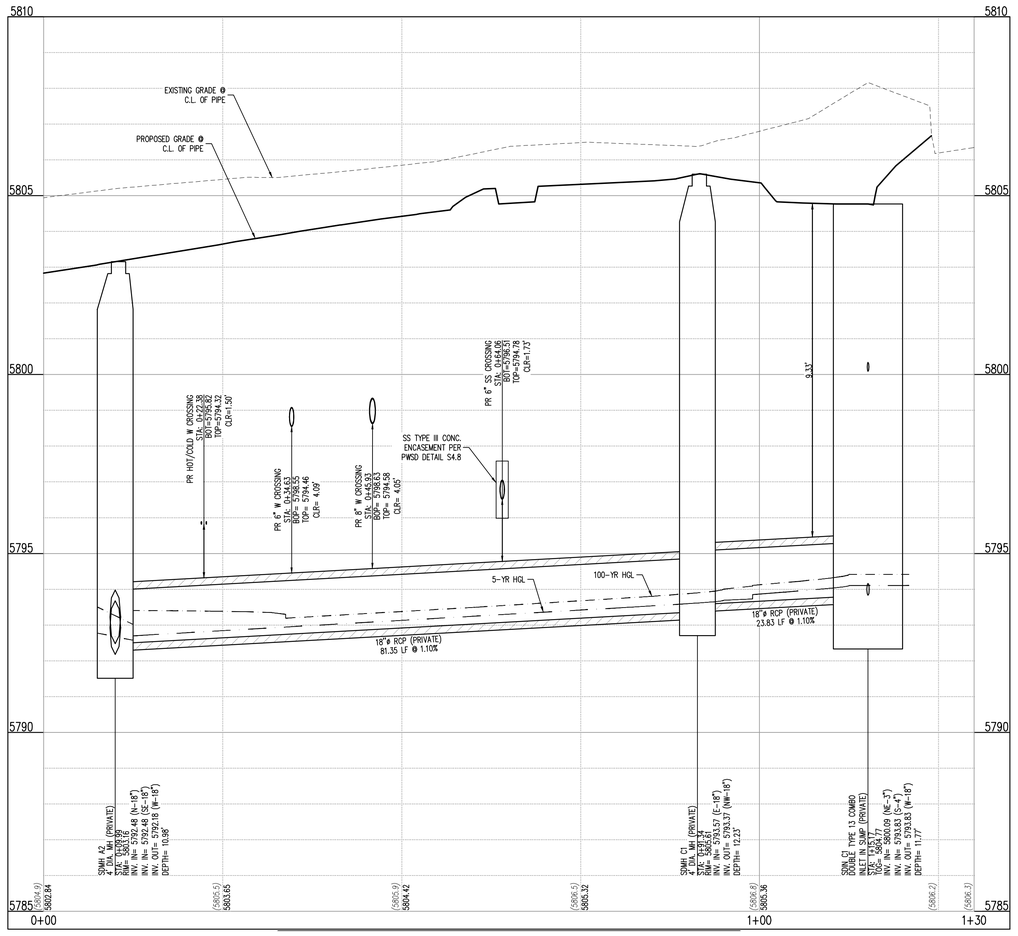
STORM PLAN & PROFILE

C3.1
Sheet 28 of 33

W:\INN-N-OUT\CO_Exempt (SWC Varies & Phase)\Civil\CONSTRUCTION\CAD_C3.0_Storm PLAN.dwg, Edited/Modified: 8/2/2023




STORM LINE C – PLAN: STA 0+00 TO 1+20
SCALE: 1"=10'




STORM LINE C – PROFILE: STA 0+00 TO 1+20
SCALES: 1"=10' HORIZONTAL AND 1"=2' VERTICAL




KEY MAP
NOT TO SCALE

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10/20/2023
Town of Parker, Director of Engineering — Date

## LEGAL DESCRIPTION

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

## BENCHMARK

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COLORADO LICENSED
PHILIP J. DALRYMPLE
11
PROFESSIONAL ENGINEER
08/03/2023

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PARKER & PINE FILING NO. 1, LOT 1
PARKER, CO 80134

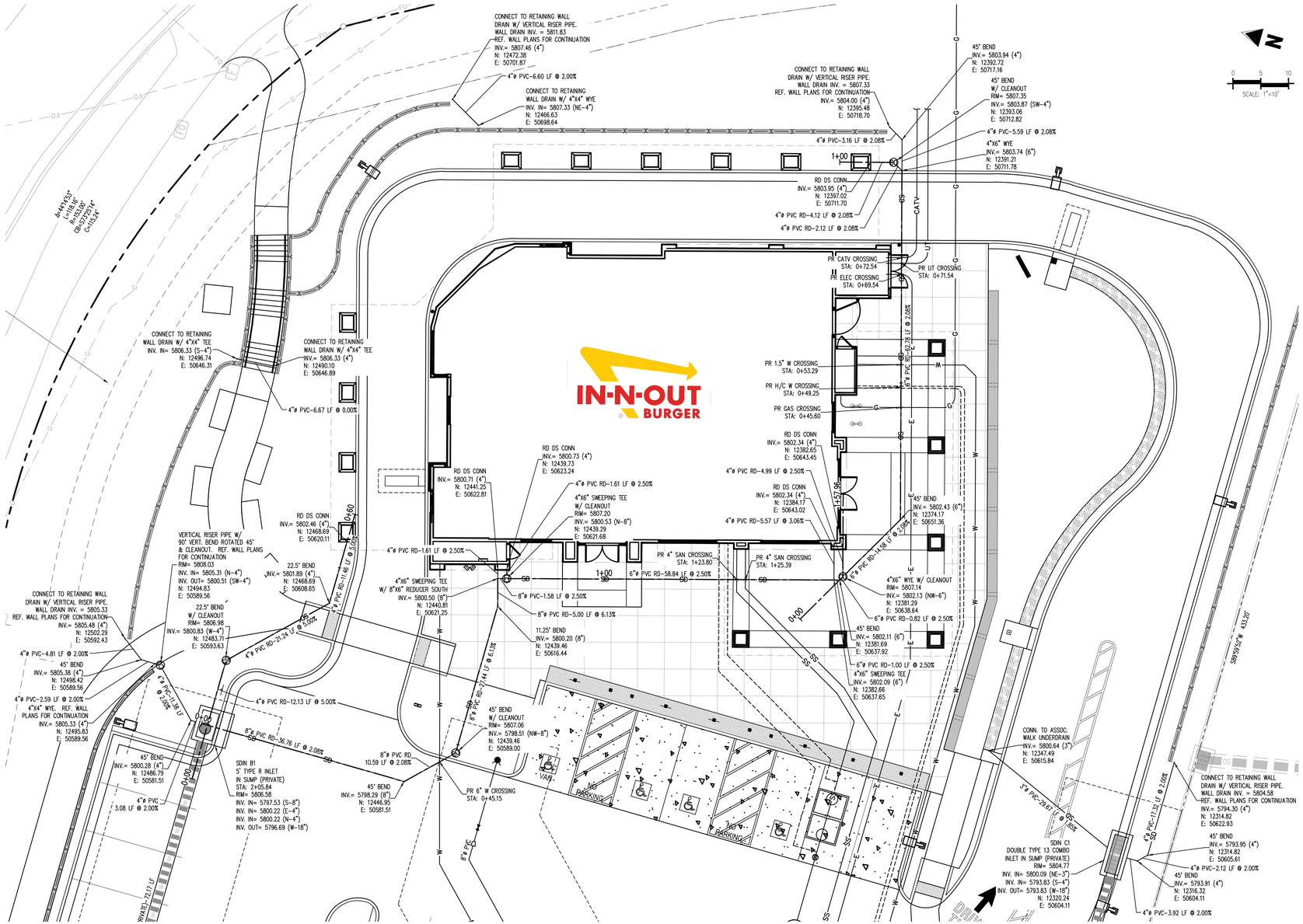
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|---|---|
| Project No: | INO000014.20 |
| Drawn By: | JNE |
| Checked By: | PJD |
| Date: | 08/02/2023 |

STORM PLAN & PROFILE

C3.2
Sheet 29 of 33

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ROOF DRAIN & RETAINING WALL DRAIN PLAN




KEY MAP
NOT TO SCALE

## STORM LEGEND

- PROPERTY BOUNDARY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT
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- EXISTING TO REMAIN
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11. REFER TO RETAINING WALL STRUCTURAL PLANS AND DETAILS FOR CONTINUATION OF WALL DRAINS BEHIND THE WALLS.

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Town of Parker, Director of Engineering — Date: 10/20/2023

## LEGAL DESCRIPTION

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

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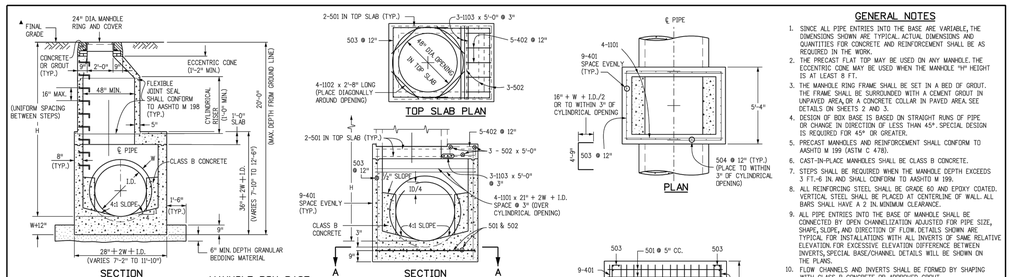
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| Drawn By: | JNE |
| Checked By: | PJD |
| Date: | 08/02/2023 |

ROOF DRAIN & RETAINING WALL DRAIN PLAN

C3.3
Sheet 30 of 33

W:\INN-N-OUT\Civil\Parker (SWC Parker & Pine)\PLANS\CONSTRUCTION\C3.3_Storm RAW.dwg, Edited/Submitted: 8/2/2023




| MARK | SIZE | TYPE | WT. #/FT. | BARS | I.D. 54" | 60" | 66" | 72" | 84" | 96" | FORMULAS |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 401 | 4 | I | 0.668 | (NO. REQ'D.<br>\ LENGTH<br>WEIGHT * | 18<br>8'-1"<br>97.2 | 18<br>8'-8"<br>104.2 | 18<br>9'-3"<br>111.2 | 18<br>9'-10"<br>118.2 | 18<br>11'-0"<br>132.3 | 18<br>12'-2"<br>146.3 | 401<br>BAR LENGTH = 32" + 2W + I.D. |
| 402 | 4 | III | 0.668 | (NO. REQ'D.<br>\ LENGTH<br>WEIGHT * | 5<br>5'-5"<br>18.1 | 5<br>6'-0"<br>20.0 | 5<br>6'-7"<br>22.0 | 5<br>7'-2"<br>23.9 | 5<br>8'-4"<br>27.8 | 5<br>9'-6"<br>31.7 | 402<br>BAR LENGTH = I.D. + 2W |
| 501 | 5 | I | 1.043 | (NO. REQ'D.<br>\ LENGTH<br>WEIGHT * | 17<br>7'-5"<br>131.5 | 17<br>8'-0"<br>141.8 | 17<br>8'-7"<br>152.2 | 17<br>9'-2"<br>162.5 | 17<br>10'-4"<br>183.2 | 17<br>11'-5"<br>203.9 | 501<br>BAR LENGTH = 24" + I.D. + 2W |
| 502 | 5 | I | 1.043 | (NO. REQ'D.<br>\ LENGTH<br>WEIGHT * | 22<br>5'-0"<br>174.7 | 23<br>5'-0"<br>119.9 | 25<br>5'-0"<br>130.4 | 28<br>5'-0"<br>135.6 | 29<br>5'-0"<br>151.2 | 32<br>5'-0"<br>166.8 | 502<br>NUMBER BARS REQ'D. = 3 + ( (24"I.D.+2W H) @ 5" )<br>BAR LENGTH = 4'-9"+2(16"+W+I.D./2) |
| 503 | 5 | II | 1.043 | (NO. REQ'D.<br>\ LENGTH<br>WEIGHT * | 16<br>12'-10"<br>214.2 | 16<br>13'-5"<br>223.9 | 18<br>14'-0"<br>282.8 | 18<br>14'-7"<br>273.8 | 20<br>15'-9"<br>328.5 | 24<br>16'-11"<br>423.5 | 503<br>NUMBER BARS REQ'D. = 2 ( (134"I.D.+2W H) @ 5" )<br>BAR LENGTH = 4'-9"+2(16"+W+I.D./2) |
| 504 | 5 | I | 1.043 | (NO. REQ'D.<br>\ LENGTH<br>WEIGHT * | 12<br>8'-1"<br>101.2 | 14<br>8'-8"<br>126.6 | 14<br>9'-3"<br>135.1 | 16<br>9'-10"<br>164.1 | 18<br>11'-0"<br>206.5 | 20<br>12'-2"<br>253.8 | 504<br>NUMBER BARS REQ'D. = 2 ( (28"+I.D.-4 H) @ 12" )<br>BAR LENGTH = 32"+2W+I.D. |
| 1101 | 11 | I | 5.313 | (NO. REQ'D.<br>\ LENGTH<br>WEIGHT * | 4<br>7'-2"<br>152.3 | 4<br>7'-9"<br>164.7 | 4<br>8'-4"<br>177.1 | 4<br>8'-10"<br>188.5 | 4<br>10'-1"<br>214.3 | 4<br>11'-3"<br>239.2 | 1101<br>BAR LENGTH = 2'1" + I.D. + 2W |
| 1102 | 11 | I | 5.313 | (NO. REQ'D.<br>\ LENGTH<br>WEIGHT * | 4<br>2'-8"<br>56.7 | 4<br>2'-8"<br>56.7 | 4<br>2'-8"<br>56.7 | 4<br>2'-8"<br>56.7 | 4<br>2'-8"<br>56.7 | 4<br>2'-8"<br>56.7 | BENDING<br>TYPE I<br>STRAIGHT |
| 1103 | 11 | I | 5.313 | (NO. REQ'D.<br>\ LENGTH<br>WEIGHT * | 3<br>5'-0"<br>79.7 | 3<br>5'-0"<br>79.7 | 3<br>5'-0"<br>79.7 | 3<br>5'-0"<br>79.7 | 3<br>5'-0"<br>79.7 | 3<br>5'-0"<br>79.7 | TYPE II<br>4'-9"<br>10"+W+I.D./2 |
| * REINFORCING STEEL TOTAL | | | | | 965.6 | 1,037.5 | 1,127.2 | 1,204.0 | 1,380.2 | 1,601.6 | TYPE III<br>12"<br>12"<br>I.D.+2W-38" |
| CONCRETE - CUBIC YARDS - TOTAL | | | | | 6.0 | 6.6 | 7.3 | 8.0 | 9.5 | 11.1 | |

NOTE: QUANTITIES ARE BASED ON SAME SIZE PIPE ENTRANCE TO AND EXIT FROM, BASE AND A 4 FT. MANHOLE ENTRANCE INTO TOP SLAB OF BASE.

QUANTITIES FOR CONCRETE MANHOLE BOX BASE

## GENERAL NOTES

1. SINCE ALL PIPE ENTRIES INTO THE BASE ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK.
2. THE PRECAST FLAT TOP MAY BE USED ON ANY MANHOLE. THE ECCENTRIC CONE MAY BE USED WHEN THE MANHOLE "H" HEIGHT IS AT LEAST 8 FT.
3. THE MANHOLE RING FRAME SHALL BE SET IN A BED OF GROUT. THE FRAME SHALL BE SURROUNDED WITH A CEMENT GROUT IN UNPAVED AREA, OR A CONCRETE COLLAR IN PAVED AREA. SEE DETAILS ON SHEETS 2 AND 3.
4. DESIGN OF BOX BASE IS BASED ON STRAIGHT RUNS OF PIPE OR CHANGE IN DIRECTION OF LESS THAN 45°. SPECIAL DESIGN IS REQUIRED FOR 45° OR GREATER.
5. PRECAST MANHOLES AND REINFORCEMENT SHALL CONFORM TO AASHTO M 199 (ASTM C 478).
6. CAST-IN-PLACE MANHOLES SHALL BE CLASS B CONCRETE.
7. STEPS SHALL BE REQUIRED WHEN THE MANHOLE DEPTH EXCEEDS 3 FT.-6 IN. AND SHALL CONFORM TO AASHTO M 199.
8. ALL REINFORCING STEEL SHALL BE GRADE 60 AND EPOXY COATED. VERTICAL STEEL SHALL BE PLACED AT CENTERLINE OF WALL. ALL BARS SHALL HAVE A 2 IN. MINIMUM CLEARANCE.
9. ALL PIPE ENTRIES INTO THE BASE OF MANHOLE SHALL BE CONNECTED BY OPEN CHANNELIZATION ADJUSTED FOR PIPE SIZE, SHAPE, SLOPE, AND DIRECTION OF FLOW. DETAILS SHOWN ARE TYPICAL FOR INSTALLATIONS WITH ALL INVERTS OF SAME RELATIVE ELEVATION. FOR EXCESSIVE ELEVATION DIFFERENCE BETWEEN INVERTS, SPECIAL BASE/CHANNEL DETAILS WILL BE SHOWN ON THE PLANS.
10. FLOW CHANNELS AND INVERTS SHALL BE FORMED BY SHAPING WITH CLASS B CONCRETE OR APPROVED GROUT.
11. STUB-OUTS SHALL EXTEND 2 FT. MINIMUM BEYOND OUTSIDE WALL SURFACE OF MANHOLE AND BE SATISFACTORILY PLUGGED.
12. THE SLOPE OF THE MANHOLE COVER SHALL MATCH THE ROADWAY PROFILE AND CROSS SLOPE.

▲ WHEN FINAL GRADE IS PAVEMENT SURFACE, RECESS MANHOLE RING AND COVER ¼" MIN. TO ½" MAX.

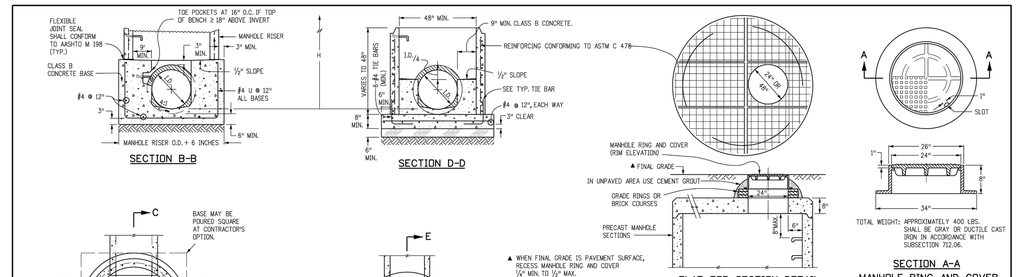
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MANHOLES

Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO.
M-604-20
Standard Sheet No. 1 of 3
Project Sheet Number:




## PRECAST MANHOLE BASES NOTES:

1. THE BASE SLAB SHALL BE POURED MONOLITHICALLY WITH BOTTOM RISER SECTION.
2. PRECAST MANHOLE BASES SHALL FIT THE CONDITIONS AND LOCATIONS FOR WHICH THEY ARE INTENDED WITHOUT ANY FIELD MODIFICATIONS. ANY MANHOLE BASE WHICH REQUIRES FIELD CUTTING OR MODIFICATION IN ORDER TO FIT THE LOCATIONS INTENDED WILL BE REJECTED BY THE ENGINEER AND REMOVED AND REPLACED BY THE CONTRACTOR AT NO COST TO THE DEPARTMENT.
3. PRECAST MANHOLE BASES SHALL BE BEDDED ON AN APPROVED GRANULAR BEDDING MATERIAL AS SHOWN ABOVE.

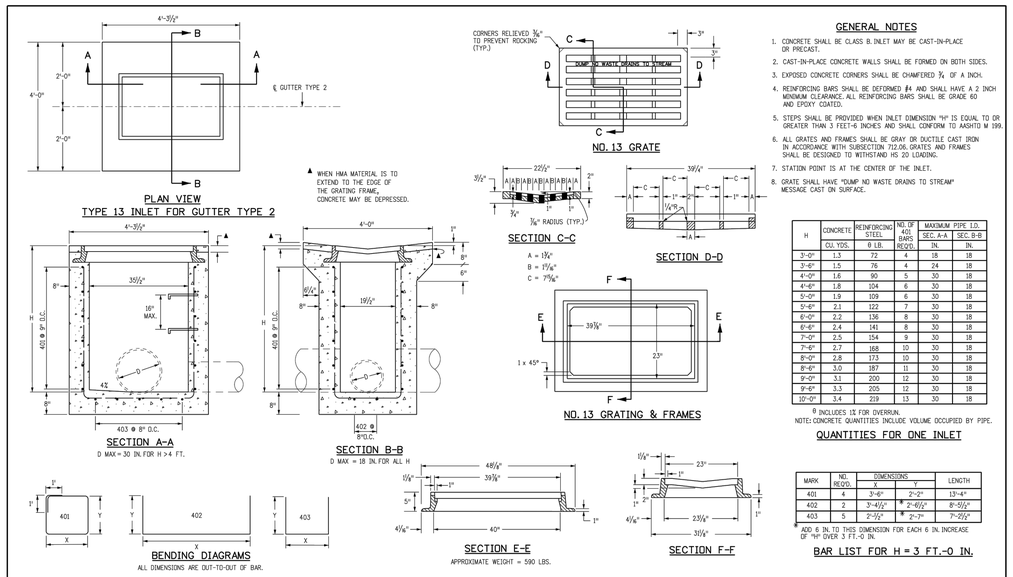
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MANHOLES

Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO.
M-604-20
Standard Sheet No. 2 of 3
Project Sheet Number:




## GENERAL NOTES

1. CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
2. CAST-IN-PLACE CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES.
3. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED ¾" OF A INCH.
4. REINFORCING BARS SHALL BE DEFORMED #4 AND SHALL HAVE A 2 INCH MINIMUM CLEARANCE. ALL REINFORCING BARS SHALL BE GRADE 60 AND EPOXY COATED.
5. STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" IS EQUAL TO OR GREATER THAN 3 FEET-6 INCHES AND SHALL CONFORM TO AASHTO M 199.
6. ALL GRATES AND FRAMES SHALL BE GRAY OR DUCTILE CAST IRON IN ACCORDANCE WITH SUBSECTION 712.06. GRATES AND FRAMES SHALL BE DESIGNED TO WITHSTAND HS 20 LOADING.
7. STATION POINT IS AT THE CENTER OF THE INLET.
8. GRATE SHALL HAVE "DUMP NO WASTE DRAINS TO STREAM" MESSAGE CAST ON SURFACE.

| H | CONCRETE CU. YDS. | REINFORCING STEEL @ LB. | NO. OF 401 BARS REQ'D. | MAXIMUM PIPE I.D. SEC. A-A IN. | SEC. B-B IN. |
|---|---|---|---|---|---|
| 3'-0" | 1.3 | 72 | 4 | 18 | 18 |
| 3'-6" | 1.5 | 76 | 4 | 24 | 18 |
| 4'-0" | 1.6 | 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 | 205 | 12 | 30 | 18 |
| 10'-0" | 3.4 | 219 | 13 | 30 | 18 |

@ INCLUDES 1% FOR OVERRUN.
NOTE: CONCRETE QUANTITIES INCLUDE VOLUME OCCUPIED BY PIPE.

QUANTITIES FOR ONE INLET

| MARK | NO. REQ'D. | DIMENSIONS X | Y | LENGTH |
|---|---|---|---|---|
| 401 | 4 | 3'-6" | 2'-2" | 13'-4" |
| 402 | 2 | 3'-4½" | * 2'-6½" | 8'-10½" |
| 403 | 5 | 2'-5½" | * 2'-7" | 7'-2½" |

* 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.

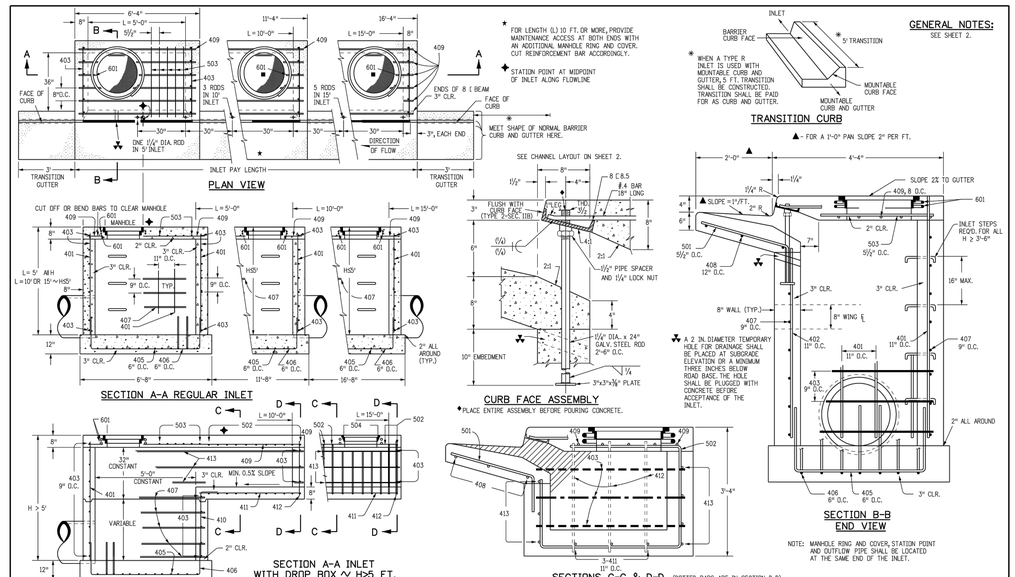
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CONCRETE INLET TYPE 13

Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO.
M-604-13
Standard Sheet No. 1 of 1
Project Sheet Number:




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CURB INLET TYPE R

Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO.
M-604-12
Standard Sheet No. 1 of 2
Project Sheet Number:

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

COLORADO LICENSED PHILIP J. DALPIAZ PROFESSIONAL ENGINEER 37117 08/03/2023

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IN-N-OUT BURGER

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

PARKER, CO 80134

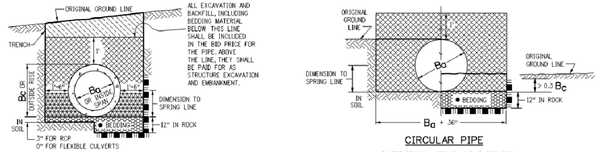
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| | 12/21/2022 | 1ST CD SUBMITTAL | PJD |
| | 03/17/2023 | 2ND CD SUBMITTAL | PJD |
| | 04/26/2023 | 3RD CD SUBMITTAL | PJD |
| | 06/16/2023 | 4TH CD SUBMITTAL | PJD |
| | 08/02/2023 | 5TH CD SUBMITTAL | PJD |

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

STORM DETAILS

C3.4
Sheet 31 of 36

M:\Div-N-OUT\C3_Parker (DNC Parker & Pine)\DWG\PLOTS\DNC14_C3_C3.5_Storm Details.dwg, - Edward Mastenbrook - 8/2/2023




PIPE IN TRENCH

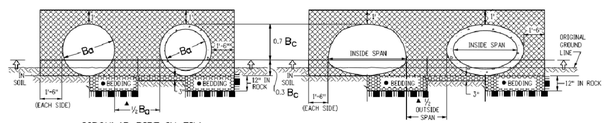
- THE BEDDING MATERIAL FOR RIGID PIPE IN SOIL SHALL BE 3 IN./F OF LOOSE STRUCTURE BACKFILL CLASS I OR 2). BEDDING IS NOT REQUIRED FOR FLEXIBLE PIPE IN SOIL. BEDDING MATERIAL FOR RIGID OR FLEXIBLE PIPE IN ROCK SHALL BE 12 IN OF LOOSE STRUCTURE BACKFILL, CLASS 1.




CIRCULAR PIPE

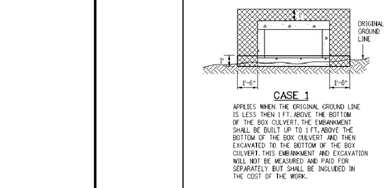
WHERE ORIGINAL GROUND LINE IS BETWEEN 0.3 $B_c$ AND $B_c$ + 1 FT. ABOVE FLOWLINE)

▲ WHEN TWO OR MORE CONDUITS ARE LAID SIDE-BY-SIDE, THEY SHALL BE PLACED SO THAT THEY ARE ½ OUTSIDE DIAMETER, OR ½ OUTSIDE SPAN, OR 3 FT. APART, WHICHEVER IS LESS. HOWEVER, IF END SECTIONS ARE USED, THE MINIMUM SPACING SHALL BE 1 FT. BETWEEN END SECTIONS.




CIRCULAR PIPE IN FILL

ARCH OR ELLIPTICAL PIPE IN FILL




CASE 1

APPLIES WHEN THE ORIGINAL GROUND LINE IS LESS THEN 1 FT. ABOVE THE BOTTOM OF THE BOX CULVERT. THE EMBANKMENT SHALL BE BUILT UP TO 1 FT. ABOVE THE BOTTOM OF THE BOX CULVERT AND THEN EXCAVATED TO THE BOTTOM OF THE BOX CULVERT. THIS EMBANKMENT AND EXCAVATION WILL NOT BE MEASURED AND PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE COST OF THE WORK.

CASE 2

APPLIES WHEN THE ORIGINAL GROUND LINE IS MORE THAN 1 FT. ABOVE THE BOTTOM OF THE BOX CULVERT.

CONCRETE BOX CULVERT

IN BOTH CASES, THE TRENCH (OUTLINED BY THE THICK SOLID LINE) SHALL THEN BE EXCAVATED TO ACCOMMODATE CONSTRUCTION OF THE BOX CULVERT.

DROP INLETS AND DIVISION BOXES

## GENERAL NOTES

1. EXCAVATION AND BACKFILL PATTERNS DIFFERENT FROM THOSE INDICATED ON THESE SHEETS WILL BE SHOWN ELSEWHERE ON THE PLANS.
2. EXCAVATION FOR CHANNEL CHANGE OR CHANNEL IMPROVEMENT WILL BE EITHER UNCLASSIFIED EXCAVATION OR MUCK EXCAVATION AND WILL BE NOTED ON THE PLANS. EXCAVATION FROM THE CHANNEL FLOWLINE TO THE DEPTH REQUIRED FOR THE NEW STRUCTURE AND INCIDENTAL CHANNEL EXCAVATION WILL BE PAID FOR AS STRUCTURE EXCAVATION.
3. STRUCTURE FOOTINGS WHICH ARE LOCATED IN ROCK SHALL BE POURED OUT TO UNDISTURBED ROCK WITHOUT FORMING (IN CONFORMANCE WITH SUBSECTION 601.09(b)).
4. STRUCTURAL PLATE CULVERTS SHALL BE CONSTRUCTED AS SHOWN ON THE PLANS.
5. $B_c$ EQUALS THE INSIDE DIAMETER OF A PIPE AND $B_c$ EQUALS THE OUTSIDE DIAMETER OF A PIPE. FOR THIN WALLED PIPES, IT IS ASSUMED THAT $B_c = B_c$.
6. APPROXIMATE STRUCTURE EXCAVATION AND BACKFILL QUANTITIES, UP TO 1 FT. OVER THE PIPE WILL BE SHOWN ON THE PLANS, FOR INFORMATION ONLY.

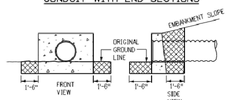
## LEGEND

- STRUCTURE EXCAVATION LIMITS
- STRUCTURE BACKFILL, CLASS 1 OR 2, AS SHOWN ON PLANS
- STRUCTURE BACKFILL, CLASS 1
- EMBANKMENT MATERIAL
- EARTH
- ROCK
- BEDDING
- CONCRETE

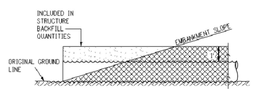
= WHEN FLOW LINE OF CULVERT IS LESS THAN 0.3 $B_c$ BELOW THE ORIGINAL GROUND LINE, EMBANKMENT SHALL BE BUILT UP TO 0.3 $B_c$ ABOVE THE FLOW LINE AND TRENCH EXCAVATED TO THE BOTTOM OF PIPE OR AS SHOWN.




CONDUIT WITH END SECTIONS




HEADWALL




END OF PIPE

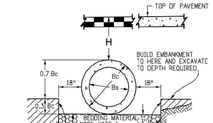
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EXCAVATION AND BACKFILL FOR STRUCTURES

Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO. M-206-1
Standard Sheet No. 1 of 2
Project Sheet Number:




NOTE: Bc IS THE OUTSIDE DIMENSION FOR DIAMETER, SPAN OR RISE.

PIPE INSTALLATION
(WITH 0.7 PROJECTION RATIO)

CIRCULAR (CIR)

| △ PIPE SIZE= $B_c$ (INSIDE DIA) | WALL THICKNESS | 0.3 $B_c$ (OUTSIDE DIA) |
|---|---|---|
| IN. | | FT. |
| 12 | 2 | 0.40 |
| 15 | 2-¼ | 0.49 |
| 18 | 2-½ | 0.58 |
| 21 | 2-¾ | 0.66 |
| 24 | 3 | 0.75 |
| 27 | 3-¼ | 0.84 |
| 30 | 3-½ | 0.92 |
| 33 | 3-¾ | 1.01 |
| 36 | 4 | 1.10 |
| 42 | 4-½ | 1.28 |
| 48 | 5 | 1.45 |
| 54 | 5-½ | 1.62 |
| 60 | 6 | 1.80 |
| 66 | 6-½ | 1.97 |
| 72 | 7 | 2.15 |
| 78 | 7-½ | 2.32 |
| 84 | 8 | 2.50 |
| 90 | 8-½ | 2.68 |
| 96 | 9 | 2.85 |
| 102 | 9-½ | 3.02 |
| 108 | 10 | 3.20 |

VERTICAL ELLIPTICAL (VE)

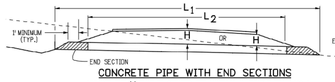
| SPAN | RISE | WALL THICKNESS | 0.3 OUTSIDE RISE |
|---|---|---|---|
| | IN. | | FT. |
| 29 | 45 | 4-½ | 1.35 |
| 34 | 53 | 5 | 1.58 |
| 38 | 60 | 5-½ | 1.78 |
| 43 | 68 | 6 | 2.00 |
| 48 | 76 | 6-½ | 2.23 |
| 53 | 83 | 7 | 2.43 |
| 58 | 91 | 7-½ | 2.65 |
| 63 | 98 | 8 | 2.85 |
| 68 | 106 | 8-½ | 3.08 |
| 72 | 113 | 9 | 3.28 |
| 77 | 121 | 9-½ | 3.50 |
| 82 | 128 | 9-¾ | 3.69 |
| 87 | 136 | 10 | 3.90 |

HORIZONTAL ELLIPTICAL (HE)

| SPAN | RISE | WALL THICKNESS | 0.3 OUTSIDE RISE |
|---|---|---|---|
| | IN. | | FT. |
| 23 | 14 | 2-¾ | 0.49 |
| 30 | 19 | 3-½ | 0.66 |
| 34 | 22 | 3-½ | 0.73 |
| 38 | 24 | 3-¾ | 0.79 |
| 45 | 29 | 4-½ | 0.95 |
| 53 | 34 | 5 | 1.10 |
| 60 | 38 | 5-½ | 1.23 |
| 68 | 43 | 6 | 1.38 |
| 76 | 48 | 6-½ | 1.53 |
| 83 | 53 | 7 | 1.68 |
| 91 | 58 | 7-½ | 1.83 |
| 98 | 63 | 8 | 1.98 |
| 106 | 68 | 8-½ | 2.13 |
| 113 | 72 | 9 | 2.25 |
| 121 | 77 | 9-½ | 2.40 |
| 128 | 82 | 9-¾ | 2.54 |
| 136 | 87 | 10 | 2.68 |

△ ALSO EQUIVALENT ROUND DIMENSION FOR ELLIPTICAL PIPE.

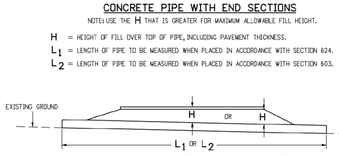
DIMENSIONS FOR REINFORCED CONCRETE PIPE
(FOR INFORMATION ONLY)




CONCRETE PIPE WITH END SECTIONS

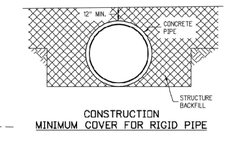
NOTE: USE THE H THAT IS GREATER FOR MAXIMUM ALLOWABLE FILL HEIGHT.

H = HEIGHT OF FILL OVER TOP OF PIPE, INCLUDING PAVEMENT THICKNESS.
$L_1$ = LENGTH OF PIPE TO BE MEASURED WHEN PLACED IN ACCORDANCE WITH SECTION 624.
$L_2$ = LENGTH OF PIPE TO BE MEASURED WHEN PLACED IN ACCORDANCE WITH SECTION 603.




CONCRETE PIPE WITHOUT END SECTIONS

NOTE: USE THE H THAT IS GREATER FOR MAXIMUM ALLOWABLE FILL HEIGHT.




CONSTRUCTION MINIMUM COVER FOR RIGID PIPE

## GENERAL NOTES

### REINFORCED CONCRETE PIPE

1. FILL HEIGHTS GREATER THAN MAXIMUM ALLOWED IN THE HEIGHTS OF FILL TABLE ON THIS SHEET REQUIRE SPECIAL DESIGN OF STRUCTURE.
2. PIPE DESIGN IS BASED ON SAFETY FACTOR OF 1.33 ON ULTIMATE STRENGTH.
3. THE HEIGHTS OF FILL OVER TOP OF PIPE ARE BASED ON UNIT WEIGHT OF SOIL AT 130 LBS PER CUBIC FT.
4. PIPE CLASS IS DETERMINED FROM 0.01 IN. CRACK D-LOAD.
5. BEDDING IS CLASS B (MODIFIED) (FROM CONCRETE PIPE DESIGN MANUAL-AMERICAN CONCRETE PIPE ASSOCIATION) WITH SETTLEMENT RATIO $R = 0.0$ $_{24}$ (YIELDING BED). BEDDING MATERIAL FOR RIGID PIPE IN SOIL SHALL BE 3 IN. LOOSE THICKNESS STRUCTURE BACKFILL CLASS 2. BEDDING MATERIAL FOR RIGID PIPE IN ROCK SHALL BE 12 IN. LOOSE THICKNESS STRUCTURE BACKFILL CLASS 1.
6. CHANGES IN DESIGN FACTORS REQUIRE COMPENSATING CHANGES IN PIPE DESIGN.
7. MINIMUM WALL THICKNESS DIMENSIONS ARE BASED ON AASHTO M 170 (WALL B) FOR CIRCULAR PIPE, AND AASHTO M 207 FOR ELLIPTICAL PIPE.
8. SPACING FOR MULTIPLE PIPE INSTALLATIONS SHALL CONFORM TO THE DETAILS SHOWN ON STANDARD PLAN M-206-1.
9. WHEN A PIPE IS TO BE EXTENDED, THE SAME PIPE MATERIAL AND SIZE AS IN THE ORIGINAL PIPE INSTALLATION SHALL BE USED.

### NONREINFORCED CONCRETE PIPE

1. AT THE OPTION OF THE CONTRACTOR, NONREINFORCED CONCRETE PIPE CONFORMING TO AASHTO M 86 MAY BE USED IN LIEU OF REINFORCED CONCRETE PIPE FOR ALL SIZES 36 INCHES IN DIAMETER AND SMALLER. THE NONREINFORCED CONCRETE PIPE SHALL MEET THE SAME D-LOAD TO PRODUCE THE ULTIMATE LOAD UNDER THE THREE-EDGE BEARING METHOD AS SPECIFIED FOR REINFORCED CONCRETE PIPE IN CONFORMANCE WITH AASHTO M 170. THE CONTRACTOR SHALL PROVIDE WRITTEN CERTIFICATION OF CONFORMANCE. THE WALL THICKNESS OF THE NONREINFORCED PIPE MAY BE INCREASED AS REQUIRED TO MEET D-LOAD REQUIREMENT.
2. ALL REQUIREMENTS FOR REINFORCED CONCRETE PIPE, EXCEPT THOSE REFERRING TO REINFORCEMENT, SHALL APPLY TO NONREINFORCED CONCRETE PIPE.

| TYPE OF PIPE | HEIGHT OF FILL OVER TOP OF PIPE, H (FEET) | | | | |
|---|---|---|---|---|---|
| | CLASS OF PIPE | (D.O. IN. CRACK D-LOAD) | | | |
| | CLASS CIR II<br>CLASS VE II<br>CLASS HE II<br>1000 D | CLASS CIR III<br>CLASS VE III<br>CLASS HE III<br>1350 D | CLASS CIR IV<br>CLASS VE IV<br>CLASS HE IV<br>2000 D | CLASS CIR V<br>CLASS VE V<br>3000 D | CLASS VE VI<br>4000 D |
| CIRCULAR (CIR) | 1 TO 18 | 1 TO 25 | ± 25 TO 37 | ± 37 TO 45 | |
| VERTICAL ELLIPTICAL (VE) | 1 TO 18 | 1 TO 25 | ± 25 TO 37 | ± 37 TO 45 | ± 45 TO 62 |
| HORIZONTAL ELLIPTICAL (HE) | 1 TO 18 | 1 TO 25 | ± 25 TO 37 | | |

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

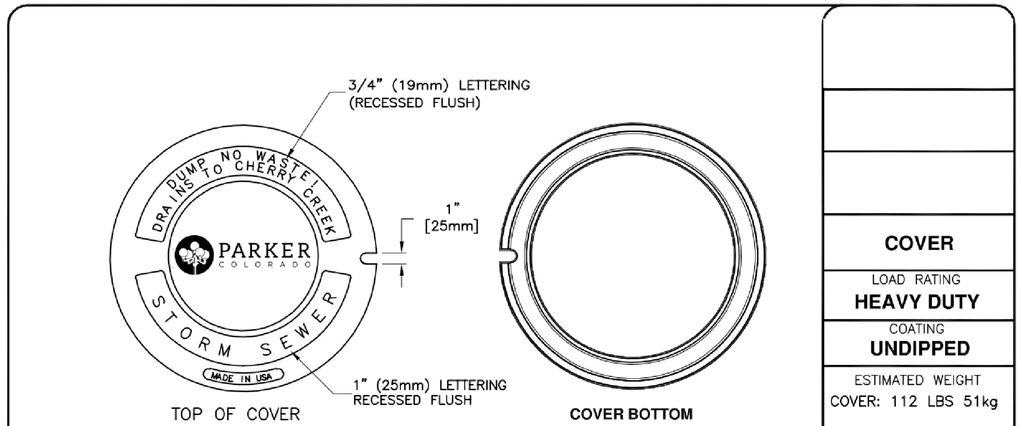
| Computer File Information | | Sheet Revisions | |
|---|---|---|---|
| Creation Date: 07/31/19 | | Dates | Comments |
| Designer Initials: JBK | | | |
| Last Modification Date: 07/31/19 | | | |
| Detailer Initials: LTA | | | |
| CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English | | | |

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

REINFORCED CONCRETE PIPE

Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO. M-603-2
Standard Sheet No. 1 of 1
Project Sheet Number:




COVER

LOAD RATING
**HEAVY DUTY**

COATING
**UNDIPPED**

ESTIMATED WEIGHT
COVER: 112 LBS 51kg

MATERIAL SPECIFICATION
COVER – GRAY IRON
ASTM A48 CL35B

OPEN AREA
N/A

√ DESIGNATES MACHINED SURFACE

| DRAWN | DATE |
|---|---|
| LAST REVISED | DATE |

REFERENCE INFORMATION


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


COLORADO LICENSED PHILIP J. DALPIMPO 37117 PROFESSIONAL ENGINEER 08/03/2023


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IN-N-OUT BURGER

IN-N-OUT BURGER
CONSTRUCTION DOCUMENTS
PARKER & PINE FILING NO. 1, LOT 1
PARKER, CO 80134

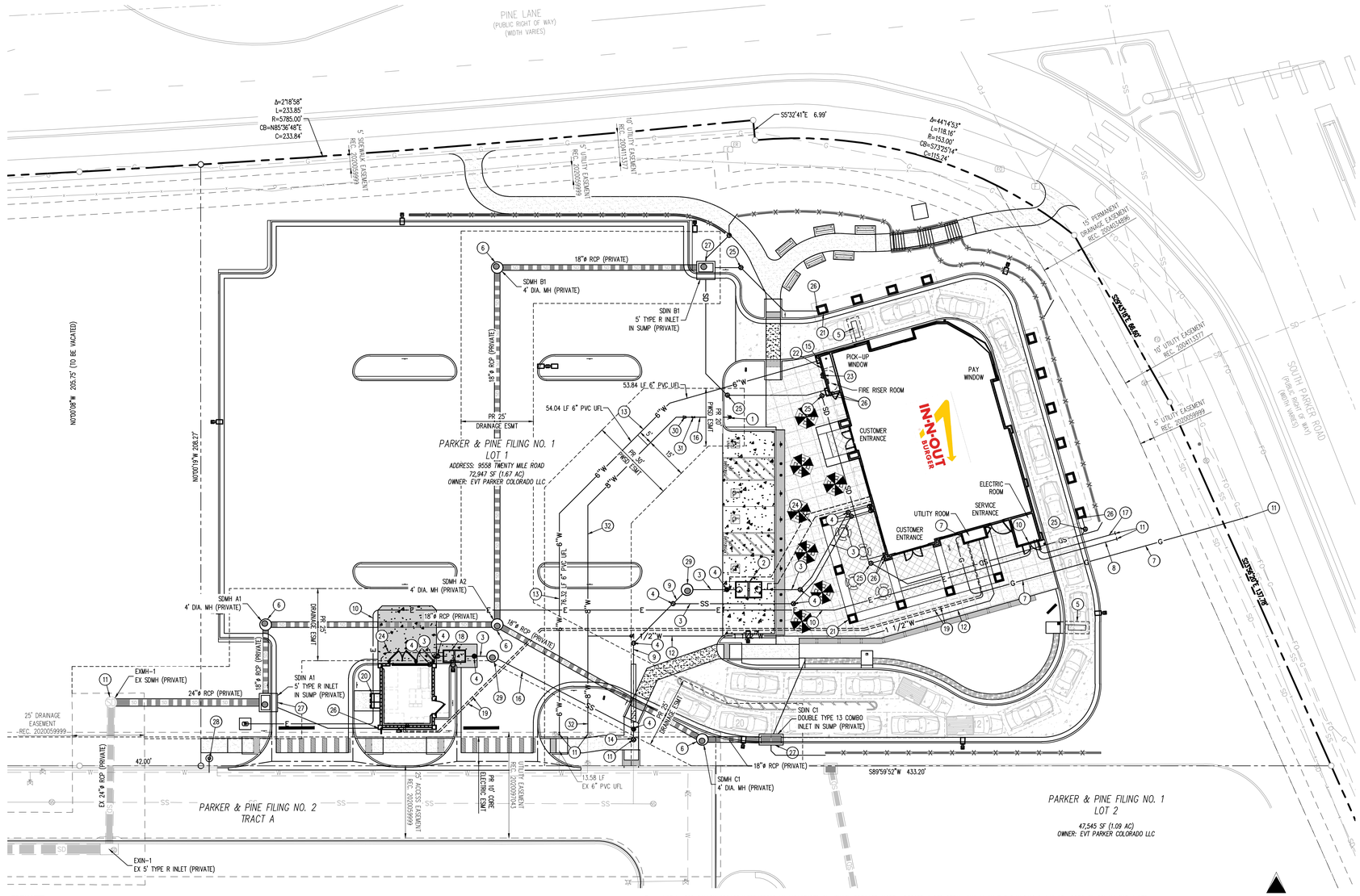
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|---|---|---|---|
| | 12/21/2022 | 1ST CD SUBMITTAL | PJD |
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| | 06/16/2023 | 4TH CD SUBMITTAL | PJD |
| | 08/02/2023 | 5TH CD SUBMITTAL | PJD |

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

STORM DETAILS

C3.5
Sheet 32 of 36


M:\Fin-N-Out\CO - Parker (SWC Parker & Pine)\PLN\PLN\COM\DOL_CO_C3.5_StormDetails.dwg - Erika McAninch - 8/3/2023







KEY MAP
NOT TO SCALE

## ESTIMATED QUANTITIES

## STORM DRAIN AND UTILITY PLAN CONSTRUCTION NOTES

| | | |
|---|---|---|
| 1 EA | 1 | INSTALL FIRE HYDRANT PER PWSD SHEET W2.5 |
| 1 EA | 2 | INSTALL 1500 GALLON GREASE INTERCEPTOR MANUFACTURED BY JENSEN PRECAST, MODEL JP1500EE–G PER DETAIL SHOWN ON THE PLUMBING PLANS OR APPROVED EQUIVALENT UNDER SEPARATE PERMIT. GREASE INTERCEPTOR SHALL COMPLY WITH CITY TYPICAL GREASE INTERCEPTOR SPECIFICATIONS, SEE PWSD DETAILS SS.1 & SS.2 |
| 197 LF | 3 | INSTALL 4" DIAMETER SDR 35 P.V.C. ONSITE SEWER PIPE AND FITTINGS. TRENCH PER PWSD DETAIL S4.1. |
| 13 EA | 4 | INSTALL SEWER CLEANOUT ASSEMBLY TO GRADE. PER PWSD DETAIL S4.12. |
| 2 EA | 5 | INSTALL VEHICLE DETECTOR LOOP PER IN–N–OUT STANDARDS & SPECIFICATIONS |
| 4 EA | 6 | CONSTRUCT PRECAST CONCRETE MANHOLE; REF STORM PLAN & PROFILE IN CITY CONSTRUCTION DOCUMENT SET FOR DET |
| 119 LF | 7 | INSTALL NEW GAS SERVICE PIPE AND METER TO THE NEW IN–N–OUT BURGER RESTAURANT BUILDING. GAS METER W/ QPR FOR 1,979,999 BTU/HR. LOAD AT LOW PRESSURE. |
| 1 EA | 8 | INSTALL 4" DIAMETER UNDERGROUND TELEPHONE SERVICE CONDUIT, BOXES, AND VAULTS TO THE NEW IN–N–OUT BURGER BUILDING PER QUEST (CENTURY LINK) PLANS, STANDARDS AND SPECIFICATIONS. |
| 127 LF | 9 | INSTALL 6" DIAMETER SDR 35 P.V.C. ONSITE SEWER PIPE AND FITTINGS. TRENCH PER PWSD DETAIL S4.1 |
| 312 LF | 10 | CONTRACTOR TO INSTALL NEW UNDERGROUND PRIMARY (5" SCE) AND SECONDARY (4–WIRE, 4" SCE) ELECTRIC POWER SERVICE CONDUIT RUNS, BOXES, VAULTS, BOLLARDS AND TRANSFORMER PAD TO THE NEW IN–N–OUT BURGER BUILDING BY SEPARATE DOCUMENT PER EUSERC STANDARDS AND SPECIFICATIONS. CORE ELECTRIC TO PULL AND CONNECT WIRING. |
| | 11 | CONTRACTOR TO VERIFY THE PIPE POINT OF CONNECTION LOCATION, ELEVATION AND TYPE OF MATERIAL PRIOR TO INSTALLING ANY NEW PIPE. |
| 164 LF | 12 | INSTALL 1.5" DIAMETER TYPE K COPPER WATER PIPE TO THE NEW RESTAURANT BUILDING PER PWSD STANDARDS AND SPECIFICATIONS. REF PLUMBING PLANS FOR INSIDE METER SETTING. TRENCH PER PWSD STANDARDS AND SPECIFICATIONS. ALL FITTINGS SHALL BE SILVER SOLDERED DOWNSTREAM OF THE CURB STOP. |
| 185 LF | 13 | INSTALL 6" FIRE SERVICE PER THIS PLAN. FINAL LOCATION AND ALL INSTALLATION DETAILS FOR FIRE SERVICE ASSEMBLY AND FIRE ALARM PANEL TO BE PREPARED AND SUBMITTED BY THE FIRE SPRINKLER SUBCONTRACTOR TO IN–N–OUT BURGER AFTER APPROVAL BY THE LOCAL FIRE MARSHAL. ALL WORK TO BE DONE PER N.F.P.A. 13 AND N.F.P.A. 24 STANDARDS AND SPECIFICATIONS AND THE REQUIREMENTS OF THE LOCAL FIRE MARSHAL. THE FIRE SPRINKLER CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING/DETERMINING THE SIZE OF THE FIRE SERVICE ASSEMBLY AND THE LOCATION OF ALL PIPING AND RELATED FACILITIES TO INSTALLATION. CONTRACTOR TO PROVIDE COORDINATION AND PAY ALL FEES TO THE WATER COMPANY. REFER TO SHEET U2.0, DETAILS B1–18 & B1–19 FOR PARKER CITY UTILITIES RPBFP ASSEMBLY REQUIREMENT. |
| 1 EA | 14 | CONNECT TO EXISTING SANITARY SEWER LINE. REMOVE EXISTING CLEANOUT. |
| 1 EA | 15 | INSTALL FIRE SPRINKLER RISER PER PWSD AND SOUTH METRO FIRE RESCUE STANDARDS. |
| 16 LF | 16 | INSTALL PRIVATE 6" DIAMETER C–900 CLASS 200 P.V.C. WATER LINE AND DUCTILE IRON FITTINGS PER PWSD STANDARDS AND SPECIFICATIONS. SEE PUBLIC WATER PLANS FOR DETAILS. |
| 75 LF | 17 | INSTALL NEW UNDERGROUND CABLE TELEVISION SERVICE 2" DIAMETER PVC CONDUIT AND 2" UNDERGROUND TELEPHONE SERVICE AND PULL BOXES TO THE NEW IN–N–OUT BURGER BUILDING PER QUEST (CENTURYLINK) SEPARATE PLANS, STANDARDS, AND SPECIFICATIONS. |
| 1 EA | 18 | INSTALL 750 GALLON GREASE INTERCEPTOR MANUFACTURED BY JENSEN PRECAST, MODEL JP750EE–G PER DETAIL SHOWN ON THE PLUMBING PLANS OR APPROVED EQUIVALENT UNDER SEPARATE PERMIT. GREASE INTERCEPTOR SHALL COMPLY WITH CITY TYPICAL GREASE INTERCEPTOR SPECIFICATIONS, SEE PWSD DETAILS SS.1 & SS.2 |
| 238 LF EA | 19 | INSTALL 3/4" DIAMETER COPPER HOT WATER PIPE AND 3/4" DIAMETER COPPER COLD WATER PIPE (PAST METER) AS SHOWN ON PLUMBING PLANS. INSULATE BOTH PIPE WITH 3/4" THICK THERMACEL. |
| 1 EA | 20 | MOUNT CT & VT ELECTRIC METER TO OUTSIDE OF TRASH ENCLOSURE PER CSU LESS D–20 (FOR ### VOLT, 3 PHASE, 4 WIRE 1000 AMP SERVICE) |
| 1 EA | 21 | INSTALL 6" DIAMETER SDR 35 PVC ROOF DRAIN CONNECTION AS SHOWN ON THE PLUMBING PLANS |
| 1 EA | 22 | INSTALL 2" DIAMETER REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY, A PRESSURE REDUCING VALVE AS REQUIRED PER PWSD DETAIL W5.4. USC APPROVED BACKFLOW ASSEMBLY AND ASSE STANDARD 1060 TYPE I APPROVED ENCLOSURE TO BE CONSTRUCTED AT APPROVED LOCATION (AQUASHIELD MODEL NO. BFP2 – S OR APPROVED EQUIVALENT). |
| 1 EA | 23 | INSTALL WALL–MOUNTED PRIVATE FIRE DEPARTMENT CONNECTION PER PARKER CITY FIRE DISTRICT STANDARDS AND PER N.F.P.A. 13 AND N.F.P.A. 24 STANDARDS AND SPECIFICATIONS, FINAL LOCATION AND ALL INSTALLATION DETAILS TO BE PREPARED AND SUBMITTED BY THE FIRE SPRINKLER SUBCONTRACTOR TO IN–N–OUT BURGER AFTER APPROVAL BY THE LOCAL FIRE MARSHAL. THE FIRE SPRINKLER SUBCONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING/DETERMINING THE FIRE DEPARTMENT CONNECTION PIPING AND RELATED FACILITIES PRIOR TO INSTALLATION. |
| 119 LF | 24 | INSTALL 4" DIAMETER SEWER VENT PIPE WITH A POSITIVE SLOPE OF AT LEAST 2% UP TO THE BUILDING/TRASH ENCLOSURE AS SHOWN ON THE PLUMBING PLANS. |
| 5 EA | 25 | INSTALL ROOF DRAIN CLEANOUT ASSEMBLY TO GRADE PER APPROVED STANDARDS. SEE SHEET C3.4 AND SHEET C3.5 – FOR DESIGN INFORMATION. REFER TO ROOF DRAIN PLAN SHEET C3.3 – ROOF DRAIN & RETAINING WALL DRAIN PLAN FOR DESIGN INFORMATION. |
| 279 LF | 26 | INSTALL 4"/6" DIAMETER SDR 35 PVC ROOF DRAIN CONNECTION AS SHOWN ON THE PLUMBING PLANS |
| 3 EA | 27 | CONSTRUCT PRECAST CONCRETE INLET; REF STORM PLAN & PROFILE IN CITY CONSTRUCTION DOCUMENT SET FOR DET |
| 1 EA | 28 | PROPOSED 1" IRRIGATION TAP & METER |
| 2 EA | 29 | PROPOSED SANITARY SEWER SAMPLING MANHOLE |
| 1 EA | 30 | INSTALL 8"X6" REDUCER |
| 1 EA | 31 | INSTALL 6" GATE VALVE |
| 126 LF | 32 | INSTALL PRIVATE 8" DIAMETER C–900 CLASS 200 P.V.C. WATER LINE AND DUCTILE IRON FITTINGS PER PWSD STANDARDS AND SPECIFICATIONS. SEE PUBLIC WATER PLANS FOR DETAILS.<br>* THESE NOTES ARE "FOR REFERENCE ONLY". SEPARATE DETAILED PLANS PREPARED BY THE CONTRACTOR ARE TO BE SUBMITTED TO, AND BE APPROVED BY, THE FIRE DEPARTMENT FOR ALL FIRE PROTECTION SYSTEMS. |

NOTE: THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THEIR OWN CONSTRUCTION QUANTITIES FOR BIDDING PURPOSES. THE QUANTITIES SHOWN HEREON ARE THE ENGINEER'S ESTIMATE ONLY.

NOTE: ALL PROPOSED ONSITE UTILITIES AND STORM DRAIN PIPES SHOWN ON THIS SHEET ARE PRIVATELY MAINTAINED.

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.

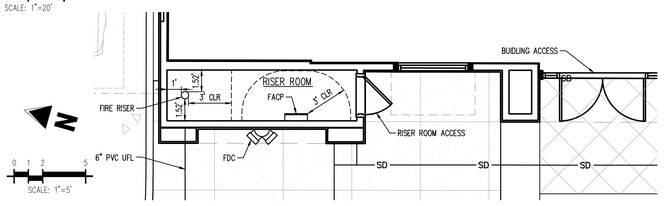
This review does not constitute approval of any private on-site improvements which may be shown. Construction cannot commence until all required drainage/traffic report(s), final development plan(s), special review(s), grading permit, and/or other permits are complete, approved and on file with the Town of Parker.

Town of Parker, Director of Engineering — Date: 10/20/2023

## UTILITY LEGEND

| | |
|---|---|
| EXISTING WATER LINE | EXISTING STREET LIGHT |
| PROPOSED WATER LINE | PROPOSED STREET LIGHT |
| EXISTING SANITARY SEWER | PROPOSED WATER METER |
| PROPOSED SANITARY SEWER | EXISTING PAD MOUNTED TRANSFORMER |
| EXISTING STORM SEWER (LESS THAN 12"ø) | PROPOSED PAD MOUNTED TRANSFORMER |
| EXISTING STORM SEWER (12"ø AND LARGER) | PROPOSED STORM INLET |
| PROPOSED STORM SEWER (LESS THAN 12"ø) | EXISTING WATER VALVE |
| PROPOSED STORM SEWER (12"ø AND LARGER) | PROPOSED WATER VALVE |
| EXISTING UNDERGROUND ELECTRICAL | EXISTING FIRE HYDRANT |
| PROPOSED UNDERGROUND ELECTRICAL | PROPOSED FIRE HYDRANT |
| EXISTING UNDERGROUND TELEPHONE | EXISTING TRAFFIC VAULT |
| PROPOSED UNDERGROUND TELEPHONE | EXISTING TELEPHONE PEDESTAL |
| EXISTING OVERHEAD ELECTRICAL | EXISTING TELEPHONE VAULT |
| PROPOSED OVERHEAD ELECTRICAL | EXISTING STORM SEWER MANHOLE |
| EXISTING IRRIGATION LINE | PROPOSED STORM SEWER MANHOLE |
| PROPOSED IRRIGATION LINE | EXISTING SANITARY SEWER MANHOLE |
| EXISTING FIBER OPTIC LINE | PROPOSED SANITARY SEWER MANHOLE |
| PROPOSED OVERHEAD ELECTRICAL | EXISTING SANITARY SEWER CLEANOUT |
| EXISTING GAS LINE | PROPOSED SANITARY SEWER CLEANOUT |
| PROPOSED GAS LINE | |




RISER ROOM DETAIL
SCALE: 1"=5'

## 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 N00°17'51"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.

## LEGAL DESCRIPTION

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

## 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 POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

Know what's below. Call before you dig.

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

COLORADO LICENSED PHILIP J. DALRYMPLE 37111 PROFESSIONAL ENGINEER
08/03/2023

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IN-N-OUT BURGER

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 |

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

OVERALL UTILITY PLAN

C4.0
Sheet 33 of 33

W:\IN-N-OUT\CO_Parker (ISW) Parker & Pine\DWG\CIVIL\CONSOL4_CD_WOLD_Overall Utility Plan.dwg, 8/2/2023 - Ernest Manoukian