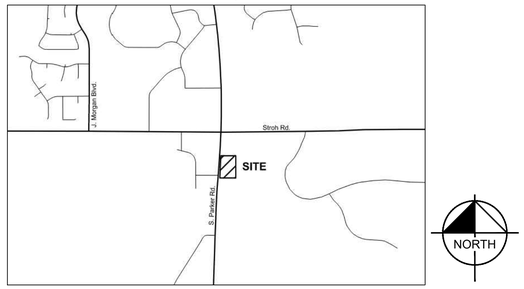
CONSTRUCTION DOCUMENTS
MCDONALD'S STROH
LOT 2A, PARKER POINTE SUBDIVISION, FILING NO. 1
SEC OF SOUTH PARKER ROAD AND STROH ROAD
PARKER, CO



VICINITY MAP
N.T.S.

GENERAL NOTES

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

BENCHMARK

BENCHMARK: DOUGLAS COUNTY GIS CONTROL MONUMENT 1060032
3-1/4" ALUMINUM CAP DCGIS MONUMENT LOCATED AT THE STROH RANCH SOCCER PARK IN THE SOUTHEAST CORNER OF THE PARKING LOT.
ELEVATION: 5903.11 FEET (NAVD 1988 DATUM).

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN WITH A RECORD BEARING OF S89°59'29"W MONUMENTED BY 3-1/4" ALUMINUM CAP ON A #6 REBAR WITH APPROPRIATE MARKINGS AND STAMPED "AZTEC, 2018, PLS 22561" FOUND IN A RANGE BOX AT THE NORTHEAST CORNER OF SAID SECTION 3 AND A 3-1/4" ALUMINUM CAP ON A #6 REBAR WITH APPROPRIATE MARKINGS AND STAMPED "2006, PLS 29761" FOUND IN A RANGE BOX AT THE NORTH 1/4 CORNER OF SAID SECTION 3, WITH BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

LEGAL DESCRIPTION

LOTS 2A, PARKER POINTE SUBDIVISION FILING NO. 1, COUNTY OF DOUGLAS, STATE OF COLORADO.

PROJECT CONTACTS:

DEVELOPER:
MCDONALD'S USA, LLC
110 NORTH CARPENTER STREET
CHICAGO, IL 60607
TEL: (312) 599-2876
CONTACT: KORTNEY PEDIGO

ARCHITECT:
ARRIS ENGINEERING
5501 N 17TH STREET
OZARK, MO 65721
TEL: (417) 581-5125
CONTACT: COREY STINAR

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
2 NEVADA NORTH AVE., SUITE 900
COLORADO SPRINGS, CO 80903
TEL: (719) 453-0180
CONTACT: JESSICA MCCALLUM, P.E.

SURVEYOR:
ENGINEERING SERVICE CO.
14190 EAST EVANS AVENUE
AURORA CO, 80014
TEL: (719) 582-1270
CONTACT: CHIP BECKSTROM, P.L.S.

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
2 NEVADA NORTH AVE., SUITE 900
COLORADO SPRINGS, CO 80903
TEL: (719) 453-0180
CONTACT: JEREMY POWELL, P.L.A.

MUNICIPAL CONTACT LIST:

TOWN OF PARKER

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

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

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

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

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

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

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

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

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

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FOR BID SET

ENGINEER'S STATEMENT:

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

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

SIGHT DISTANCE CERTIFICATION:

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PROPOSED SUBDIVISION, LOT 2A, PARKER POINTE SUBDIVISION FILING NO. 1, IS DESIGNED IN ACCORDANCE WITH THE TOWN OF PARKER SIGHT DISTANCE CRITERIA AND WITH AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAY & STREETS.

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

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

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

TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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

BY	DESCRIPTION	DATE	REV

Kimley»Horn
2 NORTH NEVADA AVENUE, SUITE 900,
COLORADO SPRINGS, CO 80903
719-453-0180

PREPARED BY:
COLORADO LICENSED
JESSICA JO MCCALLUM
59054
05/15/2024
PROFESSIONAL ENGINEER

PREPARED FOR:
McDonald's USA, LLC

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DRAWN BY	REVIEWED BY	DATE ISSUED
MGS	JJM	05/15/2024
STD ISSUE DATE		

TITLE
CONSTRUCTION DOCUMENTS
LOT 2A, PARKER POINTE SUBDIVISION, FILING NO. 1

DESCRIPTION
COVER SHEET

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

SITE ID
51032

C1.0

GENERAL NOTES FOR CONTRACTOR

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

TOWN OF PARKER CONSTRUCTION NOTES

1. ALL MATERIALS AND 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 MATERIAL AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
3. A PRECONSTRUCTION MEETING SHALL BE SCHEDULED A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. A PRECONSTRUCTION MEETING WILL NOT BE SCHEDULED UNTIL THE GRADING PERMIT AND ALL OTHER NECESSARY PERMITS HAVE BEEN OBTAINED.
4. A DEVELOPMENT REVIEW ENGINEER SHALL BE CONTACTED A MINIMUM OF 24 HOURS PRIOR TO A NECESSARY INSPECTION. IF A DEVELOPMENT REVIEW ENGINEER IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE PERMITTEE MAY COMMENCE WORK IN THE DEVELOPMENT REVIEW ENGINEER'S ABSENCE. HOWEVER, TOWN OF PARKER RESERVES THE RIGHT TO REJECT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.
5. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION. FOR INFORMATION CONTACT: DENVER INTER-UTILITY GROUP, 303-534-6700 OR 1-800-922-1987. THE CONTRACTOR SHALL FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
6. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS, APPROVED BY THE TOWN OF PARKER PUBLIC WORKS DIRECTOR, AND ONE (1) COPY OF THE ROADWAY DESIGN AND CONSTRUCTION CRITERIA AT THE JOB SITE AT ALL TIMES.
7. ALL PROPOSED STREET CUTS TO EXISTING PAVEMENTS FOR UTILITIES, STORM SEWER OR FOR OTHER PURPOSES ARE LISTED AND REFERENCED BELOW:
   SANITARY SEWER CONNECTION – NONE
   WATER TIE IN – NONE
   STORM CONNECTION – NONE
8. A PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE SUBMITTED TO THE TOWN OF PARKER FOR ACCEPTANCE WITH THE RIGHT-OF-WAY PERMIT USE APPLICATION. A PERMIT WILL NOT BE ISSUED WITHOUT AN APPROVED TRAFFIC CONTROL PLAN FOR USE DURING CONSTRUCTION.
9. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF WORKERS PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION."
10. 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.
11. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION. THE PLAN MAY BE MODIFIED AS FIELD CONDITIONS WARRANT WITH APPROVAL FROM THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.
12. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN PROPER TRAFFIC CONTROL DEVICES UNTIL THE SITE IS OPEN TO TRAFFIC. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION.
13. PLANS ARE APPROVED FOR PERIOD OF 1 (ONE) YEAR FROM THE DATE SHOWN ON THE TOWN OF PARKER SIGNATURE BLOCK. PLANS SHALL BE RESUBMITTED TO THE TOWN FOR APPROVAL AFTER 1 YEAR. THE COST OF THE PLAN RE-REVIEW AND RE-ACCEPTANCE WILL BE CHARGED BACK TO THE DEVELOPER INCLUDING ALL TIME AND EXPENSES OF THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.
14. REPAIR OF ANY DAMAGE TO EXISTING IMPROVEMENTS OR LANDSCAPING IS THE RESPONSIBILITY OF THE CONTRACTOR.
15. ALL DAMAGED EXISTING CURB, GUTTER, AND SIDEWALK SHALL BE REPAIRED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
16. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR "STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY." FOR INFORMATION, PLEASE CONTACT COLORADO DEPARTMENT OF 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.
17. 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.
18. ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBER ARE PUBLIC DOCUMENTS ON FILE WITH THE COUNTY CLERK AND RECORDER'S OFFICE.

ROADWAY NOTES

1. PAVING SHALL NOT COMMENCE UNTIL A SOILS REPORT AND PAVEMENT DESIGN IS APPROVED BY THE ENGINEERING DIVISION AND SUBGRADE COMPACTION TESTS ARE SUBMITTED TO AND APPROVED BY THE DEVELOPMENT REVIEW ENGINEER.
2. STANDARD TOWN OF PARKER HANDICAP RAMPS ARE TO BE CONSTRUCTED AT ALL CURB RETURNS AND AT ALL "T" INTERSECTIONS.
3. ALL STATIONING IS BASED ON CENTERLINE OF ROADWAYS UNLESS OTHERWISE NOTED.
4. ALL ELEVATIONS ARE ON USGS DATUM WITH DATE. RANGE POINT OR MONUMENT SHALL BE SHOWN ON THE CONSTRUCTION PLANS.
5. 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.

TOWN OF PARKER STORM DRAINAGE INFRASTRUCTURE NOTES

1. ALL STORM DRAINAGE IMPROVEMENTS ARE SUBJECT TO COMPLIANCE WITH THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, M & S STANDARDS, AND ALL STANDARD SPECIAL PROVISIONS CURRENTLY USED BY CDOT, WITH THE MODIFICATIONS SET FORTH IN THE TOWN OF PARKER'S STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL (SDECM), AS AMENDED.
2. THE CONTRACTOR SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8 CRS), THE "PROTECTION OF FISHING STREAMS" TITLE 33, ARTICLE 5, CRS), THE "CLEAN WATER ACT" (33 USC 1344), CHERRY CREEK RESERVOIR CONTROL REGULATION NO. 72" (5 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. IN ALL CASES WHERE TESTS INDICATE COMPACTION LESS THAN THAT REQUIRED TO MEET TOWN SPECIFICATIONS, ADDITIONAL COMPACTION AND TESTS WILL BE REQUIRED UNTIL THE SPECIFICATIONS ARE MET. FREQUENCY OF TESTING WILL BE AS FOLLOWS:
   6.1. 1 TEST FOR SUBGRADE AND 1 TEST FOR BACKFILL AT EVERY ABOVE GROUND APPURTENANCE MANHOLES, INLETS, ETC)
   6.2. 1 TEST EVERY 200 LF OF MAINLINE TRENCH EVERY 1 FOOT OF BACKFILL LIFT AND WITHIN 1 FOOT FROM ALL STRUCTURES.
7. ALLOWABLE STORM SEWER CONDUIT MATERIAL WITHIN THE TOWN OF PARKER SHALL BE LIMITED TO REINFORCED CONCRETE PIPE (RCP) CONFORMING TO CDOT STANDARD SPECIFICATION 706.02.
8. ALL RCP JOINTS SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM C443. RUBBER GASKETS SHALL BE USED ON ALL PIPE JOINTS CONFORMING TO ASTM C443. ALL RCP SECTIONS SHALL BE JOINED IN SUCH A MANNER THAT THE ENDS ARE FULLY ENTERED AND THE INNER SURFACES ARE REASONABLE FLUSH. AVERAGE JOINT GAP THAT EXCEEDS 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. 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.

TOWN OF PARKER SIGNAGE AND STRIPING NOTES

1. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MOST RECENT VERSION OF THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), COLORADO SUPPLEMENTAL MUTCD, AND THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL. FURTHER SPECIFICATIONS AND ILLUSTRATIONS ARE LOCATED IN THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) M AND S STANDARDS.
2. A FIELD INSPECTION OF LOCATION AND INSTALLATION OF ALL SIGNS AND MARKINGS SHALL BE PERFORMED BY THE TOWN OF PARKER.
3. THE CONTRACTOR INSTALLING SIGNS SHALL BE RESPONSIBLE FOR THE LOCATING AND PROTECTING OF ALL UNDERGROUND UTILITIES.
4. TYPE III (LIGHTED) BARRICADES SHALL BE SET AT THE ENDS OF ROADWAYS SEPARATING FINISHED (AND/OR ACCEPTED) AND UNFINISHED CONSTRUCTION AREAS AND SHALL BE MAINTAINED BY THE CONTRACTOR/DEVELOPER. A "ROAD CLOSED AHEAD" AND "TO BE EXTENDED" WARNING SIGNS SHALL BE INSTALLED APPROPRIATELY IN ADVANCE OF THE TYPE III BARRICADES.
5. SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATIONS TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.
6. WHERE STOP SIGN CONTROL IS APPROPRIATE, 36 INCH STOP SIGNS SHALL BE USED 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. STREET NAME SIGNS FOR COLLECTOR STREETS 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.

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

BY	DESCRIPTION	DATE	REV

Kimley»Horn
2 NORTH NEVADA AVENUE, SUITE 900,
COLORADO SPRINGS, CO 80903
719-453-0180

COLORADO LICENSED
JESSICA JO MCCOY
37 59054
05/15/2024
PROFESSIONAL ENGINEER

PREPARED BY:

PREPARED FOR: McDonald's USA, LLC

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DRAWN BY	REVIEWED BY	DATE ISSUED
MGS	JJM	05/15/2024
STD ISSUE DATE		

TITLE: CONSTRUCTION DOCUMENTS
LOT 2A, PARKER POINTE SUBDIVISION, FILING NO. 1

DESCRIPTION: CONSTRUCTION NOTES

SITE ID: 51032

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

C1.1

LOT 4
PARKER POINTE SUBDIVISION
FILING NO. 1
(PLAT – REC. NO. 2022001733)

LOT 5
PARKER POINTE SUBDIVISION
FILING NO. 1
(PLAT – REC. NO. 2022001733)

LOT 6
PARKER POINTE SUBDIVISION
FILING NO. 1
(PLAT – REC. NO. 2022001733)

LOT 2A
PARKER POINTE SUBDIVISION
FILING NO. 1

LOT 3A
PARKER POINTE SUBDIVISION
FILING NO. 1

LOT 1A
PARKER POINTE SUBDIVISION
FILING NO. 1

DECLAN DRIVE
(ACCESS AND UTILITY ESMT)

NAPA AVENUE
(ACCESS AND UTILITY ESMT)

SOUTH PARKER ROAD
STATE HIGHWAY 83
(PUBLIC R.O.W. VARIES)

58.6' EX. MULTI-USE EASEMENT (REC. NO. 2022001733)
50.0' PWSD NON-EXCLUSIVE EASEMENT (REC. NO. 2022001733)
6.0' EX. XCEL UTILITY EASEMENT (REC. NO. 2022001733)
26.0' EX. ACCESS EASEMENT (REC. NO. 2022001733)
40.0' EX. ACCESS EASEMENT (REC. NO. 2022001733)
30.0' P.W.S.D. EXCLUSIVE EASEMENT (REC. NO. 2019029515)
30.0' P.W.S.D. EXCLUSIVE EASEMENT TO BE VACATED (REC. NO. 2019029515)
12.0' EX. XCEL UTILITY EASEMENT (REC. NO. 2022001733)
12.0' XCEL EASEMENT (REC. NO. 2022001733)
30.0' P.W.S.D. EXCLUSIVE EASEMENT (REC. NO. 2019029513)
15.0' I.R.E.A ACCESS EASEMENT (BK. 1124, PG. 853)
15.0' I.R.E.A ACCESS EASEMENT (REC. NO. 2022001733)
10.0' I.R.E.A. EASEMENT (REC. NO. 2022001733)
20.0' CDOT UTILITY EASEMENT (BK. 1124, PG. 853)
60.0' MAGELLAN'S EASEMENT TRACT (REC. NO. 2022012881)

EX. 42" RCP STORM SEWER
EX. 24" RCP STORM SEWER
EX. 8" DIP WATER LINE
EX. 8" PVC SANITARY LINE
EX. 6" PVC SANITARY SEWER STUB
EX. GAS LINE
EX. FIRE HYDRANT TO REMAIN
EX. STORM SEWER STUB
EX. MAGELLAN HIGH-PRESSURE GAS LINE
EX. ELECTRIC LINE
EX. OVERHEAD ELECTRIC LINE
EX. COMMUNICATION LINE
EX. DRAINAGE SWALE
PROPERTY LINE
REMOVE ~66 LF OF 6" CURB
REMOVE ~51 LF OF 6" CURB AND 8' SIDEWALK

1490
FO MH
5968.93

1489
FO MH
5968.05

LEGEND

- PROPERTY LINE
- EX. PARCEL LINE
- EX. EASEMENT
- EX. WATER LINE
- EX. SANITARY LINE
- EX. STORM SEWER
- PROP. DEMOLITION LIMITS
- EX. PHONE LINE
- EX. ELECTRIC LINE
- EX. GAS LINE
- PROP. DEMOLITION LIMITS

NOTES:

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

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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BY	DESCRIPTION	DATE	REV

Kimley»Horn
2 NORTH NEVADA AVENUE, SUITE 900,
COLORADO SPRINGS, CO 80903
719-453-0180

PREPARED BY:
COLORADO LICENSED
JESSICA JO MCCAIN
59054
05/15/2024
PROFESSIONAL ENGINEER

PREPARED FOR:
McDonald's USA, LLC

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DRAWN BY	REVIEWED BY	DATE ISSUED
MGS	JJM	05/15/2024
STD. ISSUE DATE		

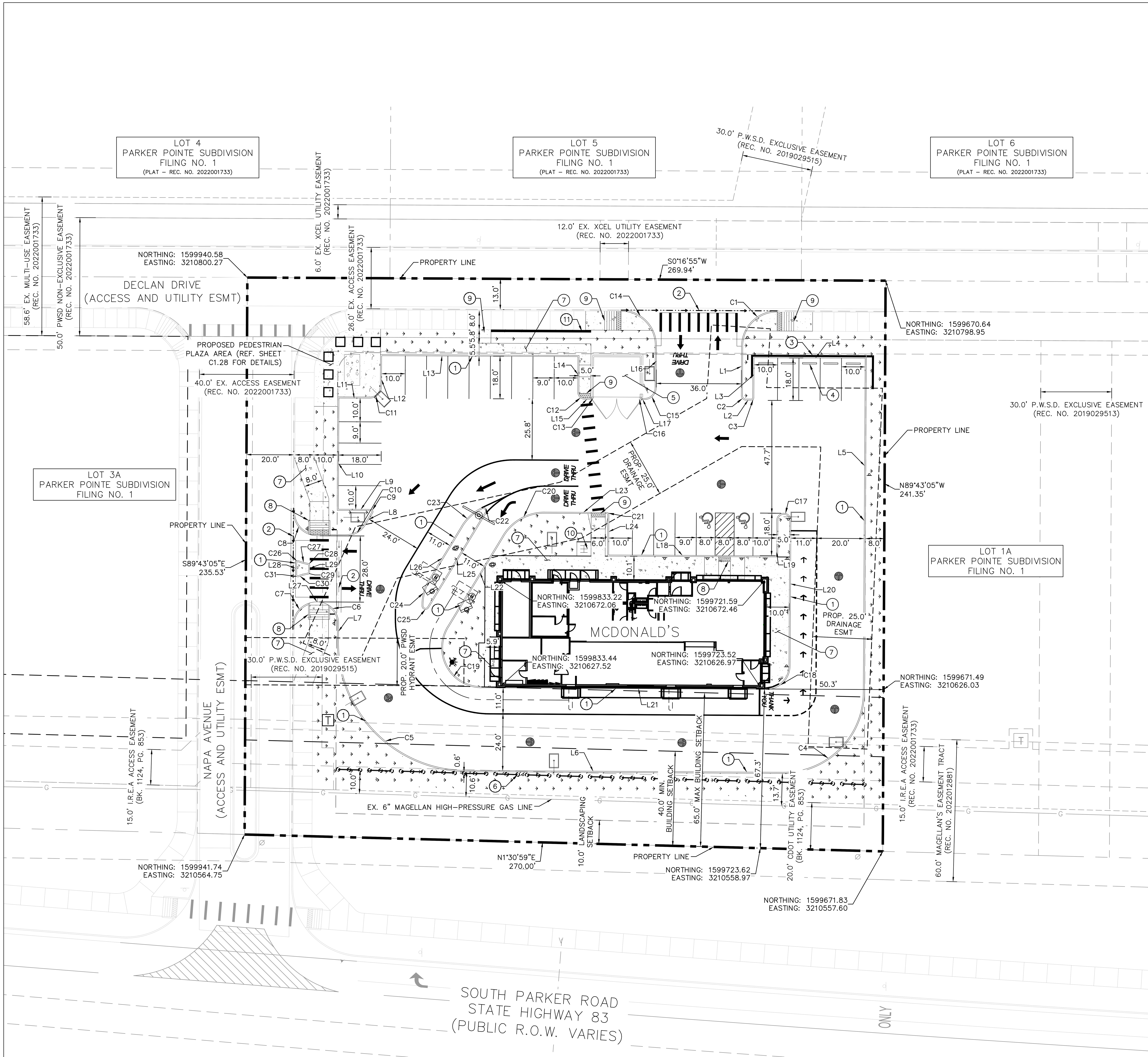
TITLE
CONSTRUCTION DOCUMENTS
LOT 2A, PARKER POINTE SUBDIVISION, FILING NO. 1

DESCRIPTION
EXISTING CONDITIONS AND DEMOLITION PLAN

SITE ID
51032

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

C1.2



LEGEND

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

KEYNOTE LEGEND

1. PROPOSED 6" WIDE X 6" TALL CONCRETE CURB HEAD (REF. SHEET C1.4 FOR DETAIL)
2. PROPOSED 2' CONCRETE GUTTER PAN (REF. SHEET C1.4 FOR DETAIL)
3. PROPOSED RETAINING WALL (REF. SHEET C1.4 FOR DETAIL)
4. PROPOSED WHEEL STOP (REF. SHEET C1.4 FOR DETAIL)
5. PROPOSED TRASH ENCLOSURE
6. PROPOSED 8' SCREEN WALL (REF. DETAIL ON SHEET C1.4)
7. PROPOSED SIDEWALK PER TOWN OF PARKER STD. DTL. 4 (WIDTH PER PLAN)
8. PROPOSED PARALLEL RAMP PER CDOT STD. PLAN NO. M–608–1
9. PROPOSED PERPENDICULAR RAMP WITH VERTICAL RETURN CURB PER CDOT STD. PLANS NO. M–608–1
10. PROPOSED BIKE PARKING (REF. DETAIL ON SHEET C1.7)
11. PROPOSED MSE BLOCK KNEE WALL WITH COLOR TO MATCH BUILDING (GRAY, 'RAL 7022'), 18" TALL MINIMUM, 24" TALL MAXIMUM (REF. SHEET C1.4 FOR DETAIL)

WARNING

HIGH-PRESSURE PIPELINE(S)

EXCAVATION AND/OR CONSTRUCTION PROHIBITED WITHOUT COMPLIANCE WITH STATE ONE–CALL, AND WITHOUT WRITTEN PERMISSION FROM MAGELLAN PIPELINE COMPANY, L.P.

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

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

TOWN OF PARKER, DIRECTOR OF ENGINEERING   DATE

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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

REV	DATE	DESCRIPTION	BY

Kimley»Horn
2 NORTH NEVADA AVENUE, SUITE 900,
COLORADO SPRINGS, CO 80903
719–453–0180

PREPARED BY:
COLORADO LICENSED PROFESSIONAL ENGINEER
JESSICA JO MCCALLUM
59054
05/15/2024

PREPARED FOR:
McDonald's USA, LLC ©

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STD ISSUE DATE
REVIEWED BY: JJM
DATE ISSUED: 05/15/2024

TITLE
CONSTRUCTION DOCUMENTS
LOT 2A, PARKER POINTE SUBDIVISION, FILING NO. 1

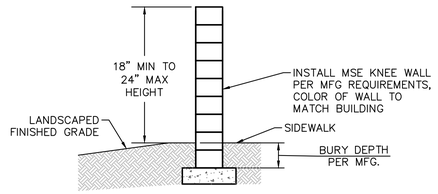
DESCRIPTION
HORIZONTAL CONTROL PLAN

SITE ID: 51032
SITE ADDRESS: NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO

C1.3

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.82	S89°43'05.45"E
L2	2.31	N0°18'53.28"E
L3	16.99	N89°43'05.45"W
L4	47.00	N0°18'53.22"E
L5	141.27	S89°40'16.40"E
L6	133.55	S0°19'43.56"W
L7	7.40	N89°40'16.44"W
L8	5.73	N58°41'12.14"W
L9	13.66	S0°16'54.55"W
L10	47.00	N89°43'05.45"W
L11	12.98	N0°16'54.55"E
L12	13.00	N89°43'05.45"W
L13	83.00	N0°16'54.55"E
L14	15.00	S89°43'05.45"E
L15	2.67	N0°16'54.55"E
L16	17.78	N89°43'05.45"W
L17	1.48	N0°16'54.55"E
L18	71.00	N0°16'13.64"E
L19	15.00	N89°40'16.44"W
L20	61.56	S89°40'16.40"E

LINE TABLE		
LINE	LENGTH	BEARING
L21	120.45	S0°19'43.56"W
L22	45.21	N58°41'12.14"W
L23	26.20	N0°16'13.64"E
L24	17.00	S89°40'17.07"E
L25	47.00	N58°41'12.14"W
L26	26.51	S58°41'12.14"W
L27	0.33	S0°16'54.55"W
L28	4.87	N89°43'05.45"W
L29	2.70	S89°43'05.45"E



KNEE WALL DETAIL
N.T.S

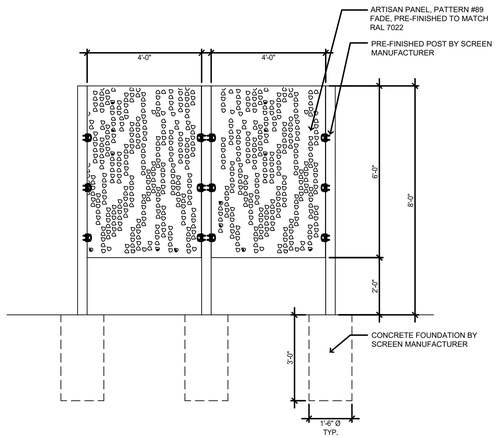
CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	15.00'	21.19'	S49°14'56"E	19.47'	80°56'18"	12.80'
C2	2.00'	3.14'	N45°17'54"E	2.83'	89°58'01"	2.00'
C3	1.00'	1.57'	N44°42'06"W	1.41'	90°01'59"	1.00'
C4	34.00'	53.41'	S44°40'16"E	48.08'	90°00'00"	34.00'
C5	54.50'	85.61'	S45°19'44"W	77.07'	90°00'00"	54.50'
C6	9.00'	14.14'	S45°18'19"W	12.73'	90°02'49"	9.01'
C7	10.00'	15.71'	S44°43'05"E	14.14'	90°00'00"	10.00'
C8	10.00'	15.71'	N45°16'55"E	14.14'	90°00'00"	10.00'
C9	1.00'	2.11'	S60°47'51"W	1.74'	121°01'53"	1.77'
C10	10.00'	10.29'	N29°12'09"W	9.84'	58°58'07"	5.65'
C11	5.00'	7.85'	N44°43'05"W	7.07'	90°00'00"	5.00'
C12	3.00'	4.71'	N45°16'55"E	4.24'	90°00'00"	3.00'
C13	1.00'	1.57'	N44°43'04"W	1.41'	89°59'57"	1.00'
C14	15.00'	23.56'	S45°16'55"W	21.21'	89°59'58"	15.00'
C15	5.00'	7.85'	N44°43'05"W	7.07'	90°00'00"	5.00'
C16	1.00'	1.57'	N45°16'55"E	1.41'	90°00'00"	1.00'
C17	3.00'	9.42'	S0°19'44"W	6.00'	180°00'00"	INFINITY'
C18	10.00'	15.71'	S44°40'16"E	14.14'	90°00'00"	10.00'
C19	17.00'	35.90'	S60°49'16"W	29.59'	120°59'04"	30.04'
C20	20.50'	21.09'	N29°12'29"W	20.18'	58°57'26"	11.59'

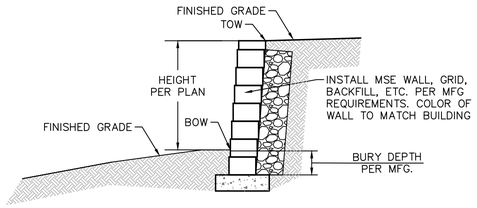
CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C21	1.00'	1.57'	N45°17'58"E	1.41'	90°03'29"	1.00'
C22	1.50'	3.86'	S47°37'54"W	2.88'	147°21'47"	5.12'
C23	20.50'	11.68'	S42°22'06"E	11.52'	32°38'13"	6.00'
C24	20.50'	11.68'	S75°00'19"E	11.52'	32°38'13"	6.00'
C25	1.50'	3.86'	N14°59'41"E	2.88'	147°21'47"	5.12'
C26	1.00'	1.93'	N34°32'28"W	1.64'	110°21'16"	1.44'
C27	22.00'	3.97'	N15°28'00"E	3.96'	10°20'20"	1.99'
C28	1.00'	1.40'	N50°17'22"E	1.29'	79°59'05"	0.84'
C29	1.00'	1.40'	S49°43'33"E	1.29'	79°59'05"	0.84'
C30	22.00'	3.97'	S14°54'11"E	3.96'	10°20'20"	1.99'
C31	1.00'	1.93'	S35°06'17"W	1.64'	110°21'16"	1.44'

WARNING

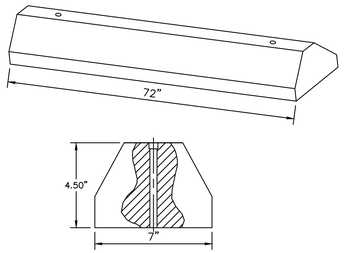
HIGH-PRESSURE PIPELINE(S)

EXCAVATION AND/OR CONSTRUCTION PROHIBITED WITHOUT COMPLIANCE WITH STATE ONE-CALL, AND WITHOUT WRITTEN PERMISSION FROM MAGELLAN PIPELINE COMPANY, L.P.

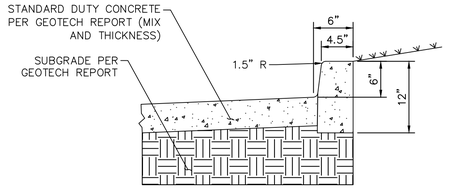




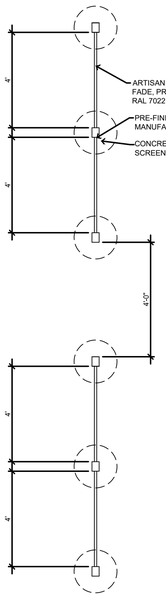
MSE BLOCK WALL DETAIL
N.T.S



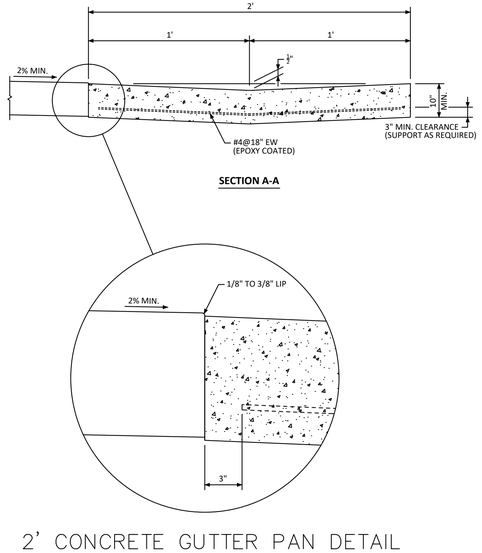
WHEEL STOP DETAIL
N.T.S



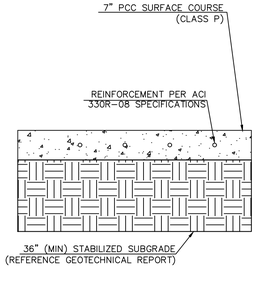
6" CONCRETE CURB HEAD
N.T.S



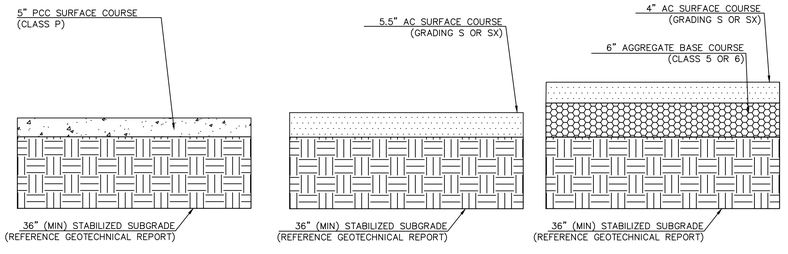
SCREEN WALL DETAIL
N.T.S

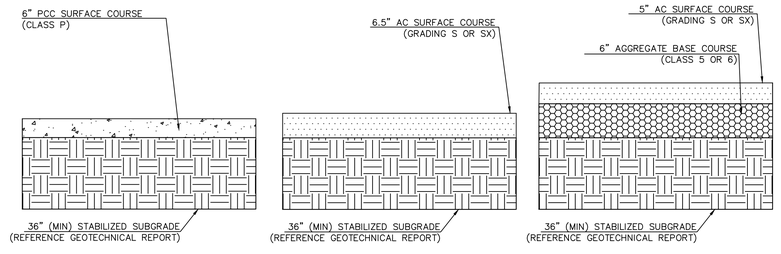


2' CONCRETE GUTTER PAN DETAIL
N.T.S



HEAVY DUTY
CONCRETE PAVING





PAVING DETAILS
N.T.S

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

REFERENCE GEOTECHNICAL ENGINEERING REPORT (TERRACON PROJECT NO. 25235140) PREPARED BY TERRACON CONSULTANTS, INC., DATED SEPTEMBER 13, 2023.

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

REV	DATE	DESCRIPTION	BY

Kimley»Horn
2 NORTH NEVADA AVENUE, SUITE 900,
COLORADO SPRINGS, CO 80903
719-453-0180

COLORADO LICENSED
JESSICA JO MCCARTY
59054
05/15/2024
PROFESSIONAL ENGINEER
PREPARED BY:

PREPARED FOR:
McDonald's USA, LLC

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DRAWN BY	REVIEWED BY:
MGS	JJM
STD ISSUE DATE:	DATE ISSUED:
	05/15/2024

TITLE
CONSTRUCTION DOCUMENTS
LOT 2A, PARKER POINTE SUBDIVISION, FILING NO. 1

DESCRIPTION
LINE AND CURVE TABLES AND PAVEMENT DETAILS

SITE ID: 51032

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

C1.4

LOT 4
PARKER POINTE SUBDIVISION
FILING NO. 1
(PLAT – REC. NO. 2022001733)

LOT 5
PARKER POINTE SUBDIVISION
FILING NO. 1
(PLAT – REC. NO. 2022001733)

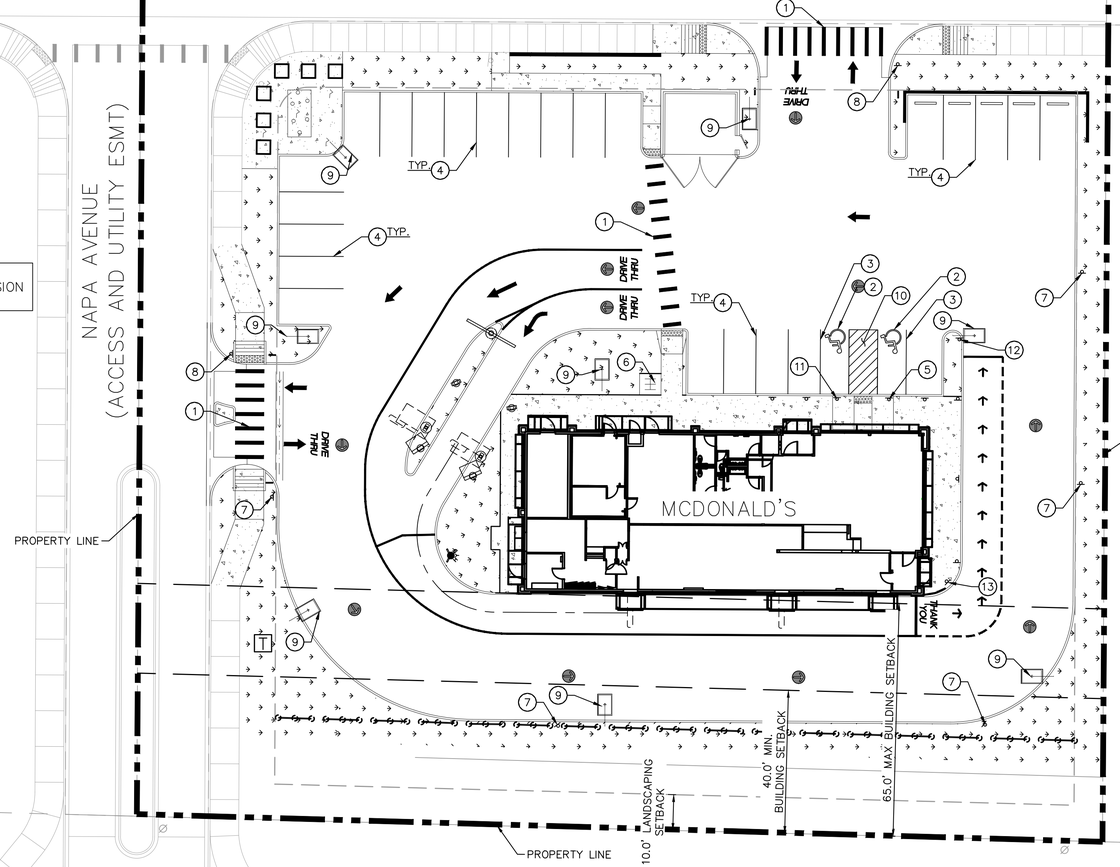
LOT 6
PARKER POINTE SUBDIVISION
FILING NO. 1
(PLAT – REC. NO. 2022001733)

PROPERTY LINE

DECLAN DRIVE
(ACCESS AND UTILITY ESMT)

LOT 3A
PARKER POINTE SUBDIVISION
FILING NO. 1

NAPA AVENUE
(ACCESS AND UTILITY ESMT)



LOT 1A
PARKER POINTE SUBDIVISION
FILING NO. 1

SOUTH PARKER ROAD
STATE HIGHWAY 83
(PUBLIC R.O.W. VARIES)

ONLY

LEGEND

- PROPERTY LINE
- PROP. SETBACK
- PROP. LANDSCAPE SETBACK
- PROP. RETAINING WALL
- LANDSCAPE
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT

KEYNOTES

1. PROPOSED WHITE CROSSWALK (REF. SITE CROSSWALK DETAIL ON SHEET C1.6)
2. PROPOSED BLUE ACCESSIBLE SYMBOL (REF. DETAIL ON SHEET C1.6)
3. PROPOSED BLUE PARKING STALL STRIPING
4. PROPOSED WHITE PARKING STALL STRIPING
5. PROPOSED ACCESSIBLE SIGN (REF. DETAIL ON SHEET C1.6)
6. PROPOSED BIKE RACK (REF. DETAIL ON SHEET C1.6)
7. PROPOSED 'NO PARKING FIRE LANE' SIGN (REF. DETAIL ON SHEET C1.6)
8. PROPOSED R1–1 STOP SIGN (REF. DETAIL ON SHEET C1.6)
9. PROPOSED SITE LIGHT (REF. PHOTOMETRIC PLAN AND MEP PLANS)
10. PROPOSED BLUE 4" WIDE DIAGONAL PAVEMENT STRIPING AT 36" O.C.
11. PROPOSED VAN ACCESSIBLE SIGN (REF. DETAIL ON SHEET C1.6)
12. PROPOSED R5–1 DO NOT ENTER SIGN
13. PROPOSED 'NO PARKING ANY TIME' SIGN (REF. DETAIL ON SHEET C1.6)

NOTE:

ALL SIGNS ARE REVIEWED UNDER SEPARATE PERMIT.

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

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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

REV	DATE	DESCRIPTION	BY

Kimley»Horn
2 NORTH NEVADA AVENUE, SUITE 900,
COLORADO SPRINGS, CO 80903
719-453-0180

PREPARED BY:
COLORADO LICENSED
JESSICA JO MCCARTHY
59054
05/15/2024
PROFESSIONAL ENGINEER

PREPARED FOR:
McDonald's USA, LLC

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MCS	JJM	05/15/2024
STD ISSUE DATE		

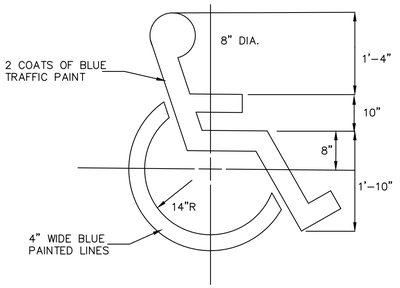
TITLE
CONSTRUCTION DOCUMENTS
LOT 2A, PARKER POINTE SUBDIVISION, FILING NO. 1

DESCRIPTION
SIGNAGE AND STRIPING PLAN

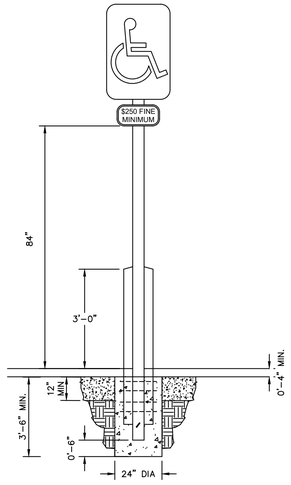
SITE ID
5032

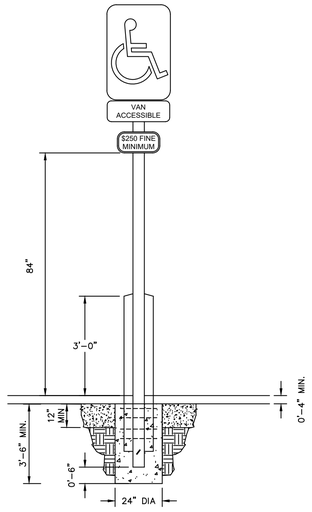
SITE ADDRESS
NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO

C1.5

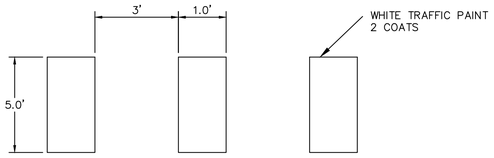


HANDICAP SYMBOL
NOT TO SCALE





ADA PARKING SIGN DETAILS
NOT TO SCALE

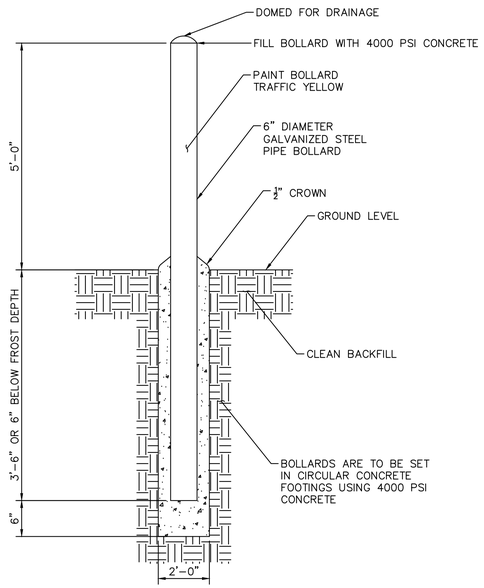


SITE CROSSWALK DETAIL
NOT TO SCALE

30"x30"
MINIMUM SIZE

BACKGROUND
4090 (3M-WHITE DIAMOND GRADE) OR EQUIVALENT
FOREGROUND
1172 C (3M-RED EC FILM) OR EQUIVALENT

MUTCD R1-1 STOP SIGN DETAIL
NOT TO SCALE

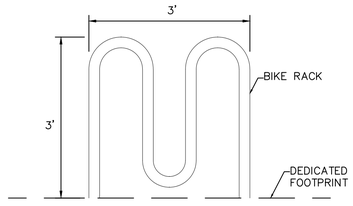


BOLLARD DETAIL
NOT TO SCALE

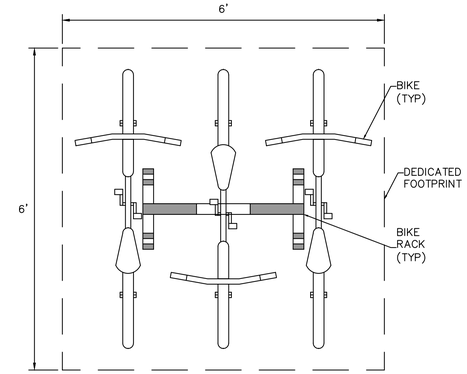
NOTE:
ALL SIGNS ARE REVIEWED UNDER SEPARATE PERMIT.

NO PARKING ANY TIME (R7-1) SIGN
NOT TO SCALE

NO PARKING FIRE LANE SIGN
NOT TO SCALE



FRONT ELEVATION



PLAN VIEW

DEDICATED FOOTPRINT FOR 3 BIKE RACK
NOT TO SCALE

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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Kimley»Horn
2 NORTH NEVADA AVENUE, SUITE 900,
COLORADO SPRINGS, CO 80903
719-453-0180

PREPARED BY:
COLORADO LICENSED
JESSICA JO MCCARTHY
59054
05/15/2024
PROFESSIONAL ENGINEER

PREPARED FOR:
McDonald's USA, LLC

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MGS	JJM	05/15/2024
STD ISSUE DATE		

TITLE
CONSTRUCTION DOCUMENTS
LOT 2A, PARKER POINTE SUBDIVISION, FILING NO. 1

DESCRIPTION
SIGNAGE AND STRIPING PLAN

SITE ID
51032

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

C1.6

SITE LEGEND

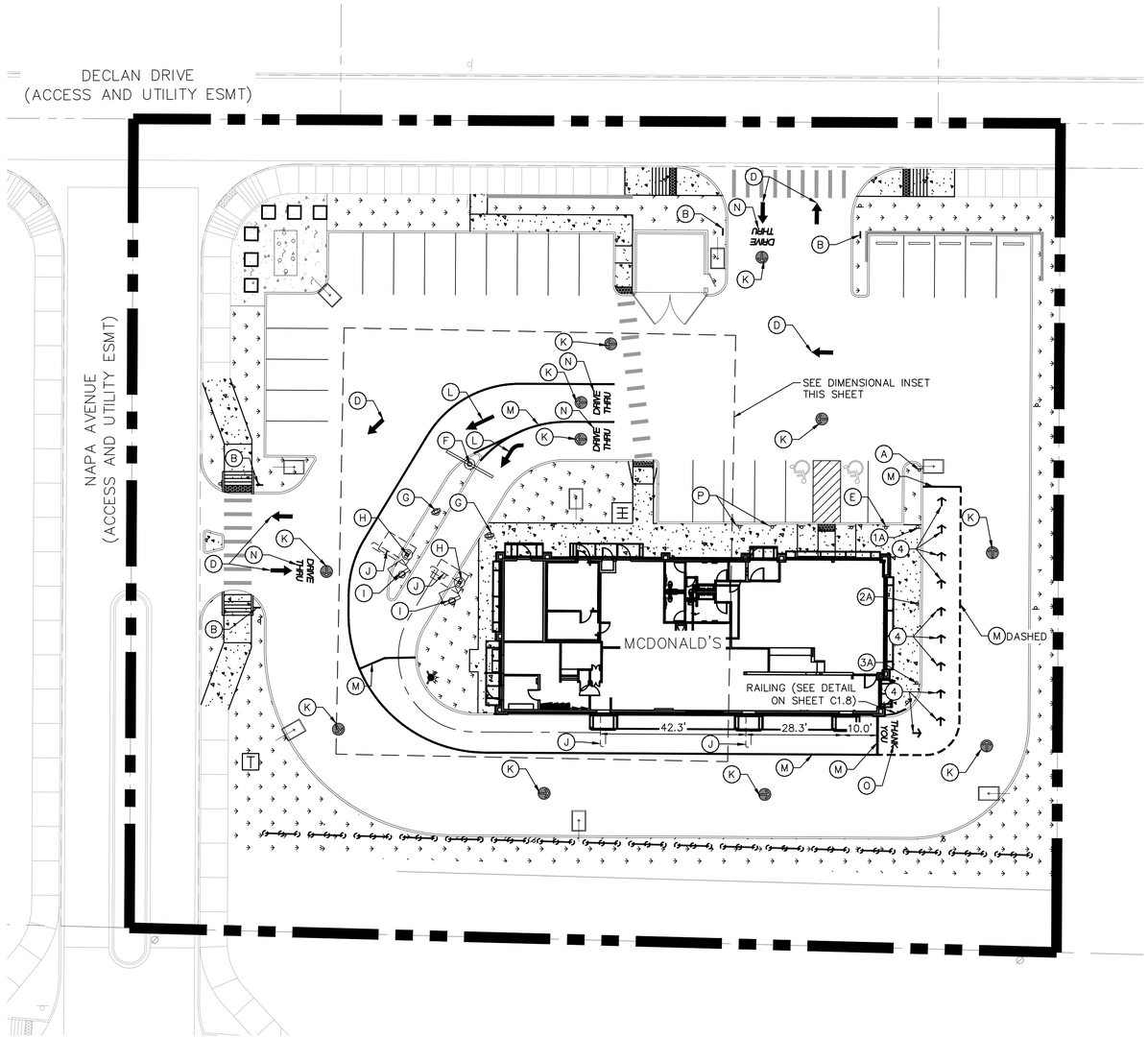
- (A) DO NOT ENTER SIGN
- (B) DIRECTIONAL SIGN
- (D) DIRECTIONAL ARROW, WHITE, REFERENCE SHEET C1.8 FOR DETAIL
- (E) MCDELIVERY SIGN
- (F) DOUBLE GATEWAY ARM
- (G) PRE-SELL BOARD
- (H) DRIVE-THRU CANOPY WITH BUILT IN COD
- (I) DIGITAL MENU BOARD
- (J) LOOP DETECTOR
- (K) MCDONALD'S STANDARD TRAFFIC ARROW, REFERENCE SHEET C1.8 FOR DETAIL
- (L) MCDONALD'S DRIVE-THRU ARROW, REFERENCE SHEET C1.8 FOR DETAIL
- (M) PMS 123 YELLOW 6" DRIVE-THRU LANE STRIPING
- (N) DRIVE-THRU TEXT STRIPING, REFERENCE SHEET C1.8 FOR DETAIL
- (O) THANK YOU TEXT STRIPING, REFERENCE SHEET C1.8 FOR DETAIL
- (P) MOBILE ORDER SIGN

ROLL FORWARD SITE LEGEND

- (1A) ROLL FORWARD PICK UP SIGN
- (2A) ROLL FORWARD PULL AHEAD SIGN
- (3A) ROLL FORWARD LEFT TURN SIGN
- (4) ROLL FORWARD DIRECTIONAL ARROW PAVEMENT STRIPING, YELLOW, REFERENCE DETAIL ON SHEET C1.8

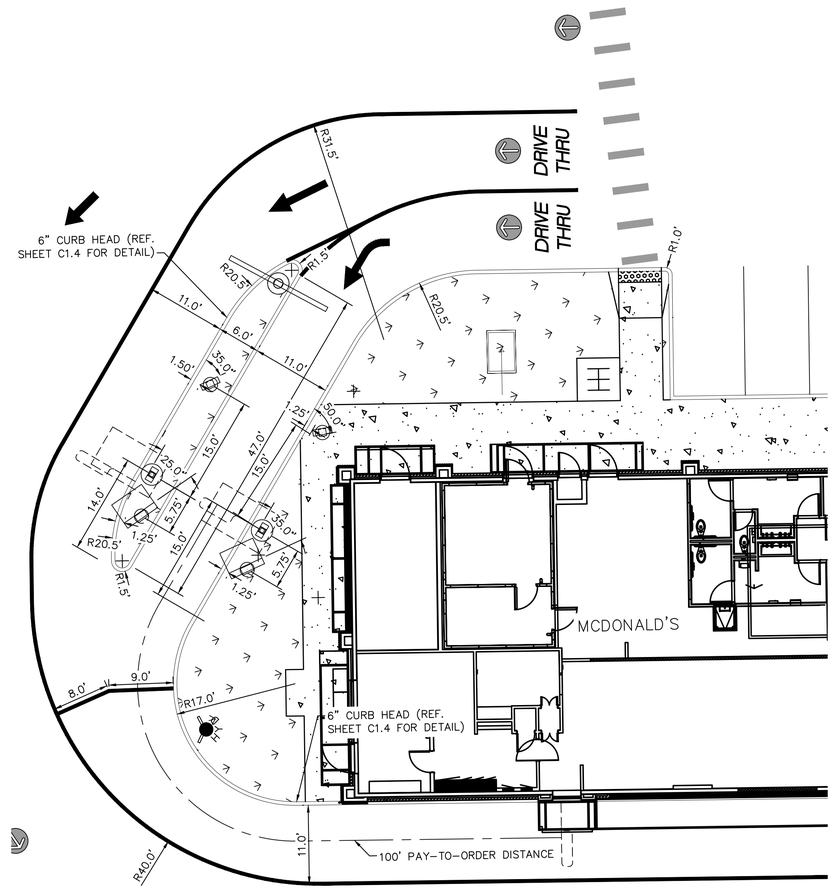
LEGEND

- PROPERTY LINE
- RETAINING WALL
- PROP. CONCRETE



GRAPHIC SCALE IN FEET
0 10 20 40

NORTH



DIMENSIONAL INSET
(1"=10')

NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

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

REV	DATE	DESCRIPTION	BY

Kimley»Horn
2 NORTH NEVADA AVENUE, SUITE 900,
COLORADO SPRINGS, CO 80903
719-453-0180

PREPARED BY:
COLORADO LICENSED
JESSICA JO MCCAIN
59054
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PROFESSIONAL ENGINEER

PREPARED FOR:
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STD ISSUE DATE	
REVIEWED BY	JJM
DATE ISSUED	05/15/2024

TITLE
CONSTRUCTION DOCUMENTS
LOT 2A, PARKER POINTE SUBDIVISION, FILING NO. 1

DESCRIPTION
MCDONALD'S SIGNAGE AND DRIVE-THRU

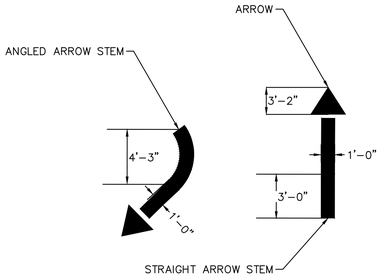
SITE ID 51032

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

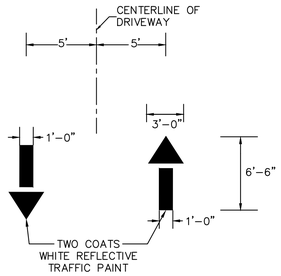
C1.7

STANDARD STENCIL AND PAINT COLOR NOTE:

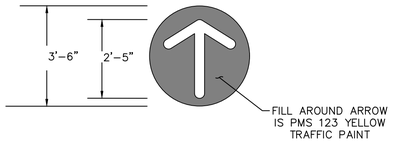
MCDONALD'S TYPICAL STENCILS ARE AVAILABLE AT THE PAVEMENT COMPANY 1-800-250-5547. ORDER PER DESCRIPTION; NO PART NUMBERS ASSOCIATED WITH THE STENCILS.



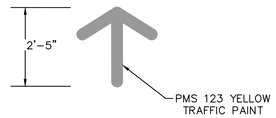
DRIVE-THRU ARROW DETAIL
NOT TO SCALE



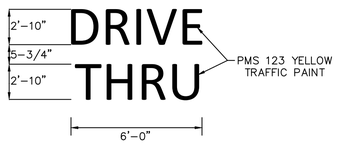
DIRECTIONAL ARROW DETAIL
NOT TO SCALE



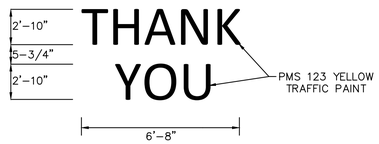
STANDARD TRAFFIC ARROW
NOT TO SCALE



ROLL FORWARD DIRECTIONAL ARROW
NOT TO SCALE



DRIVE-THRU DETAIL
NOT TO SCALE



THANK YOU DETAIL
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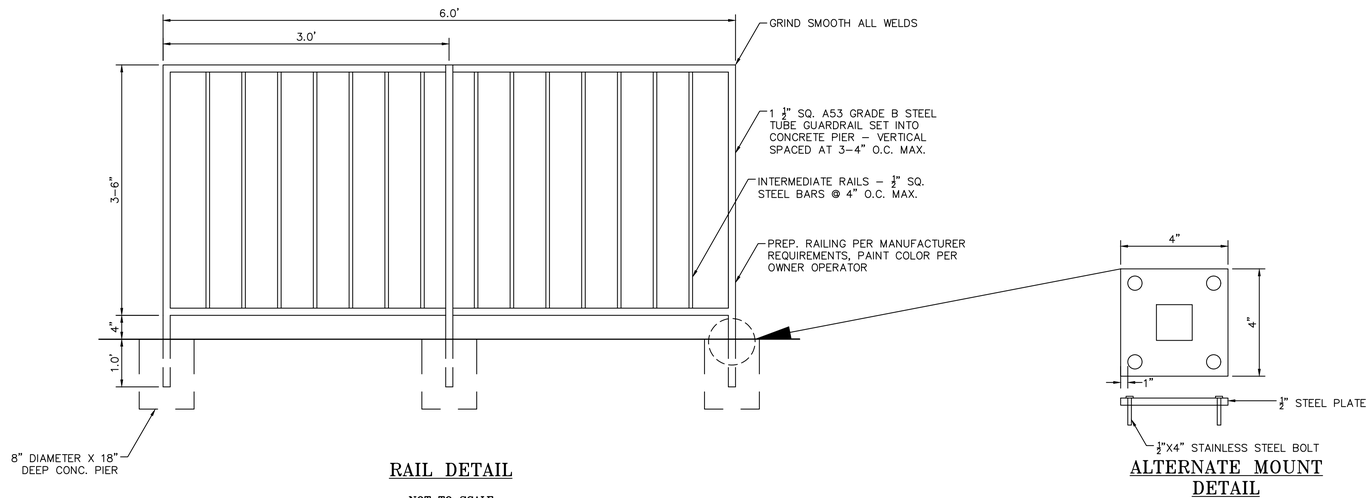

RAIL DETAIL
NOT TO SCALE

ALTERNATE MOUNT DETAIL
NOT TO SCALE

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REV	DATE	DESCRIPTION	BY

Kimley»Horn
2 NORTH NEVADA AVENUE, SUITE 900,
COLORADO SPRINGS, CO 80903
719-453-0180

PREPARED BY:
COLORADO LICENSED
JESSICA JO MCCAIN
59054
05/15/2024
PROFESSIONAL ENGINEER

PREPARED FOR:
McDonald's USA, LLC

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DRAWN BY	MGS
STD ISSUE DATE	
REVIEWED BY	JJM
DATE ISSUED	05/15/2024

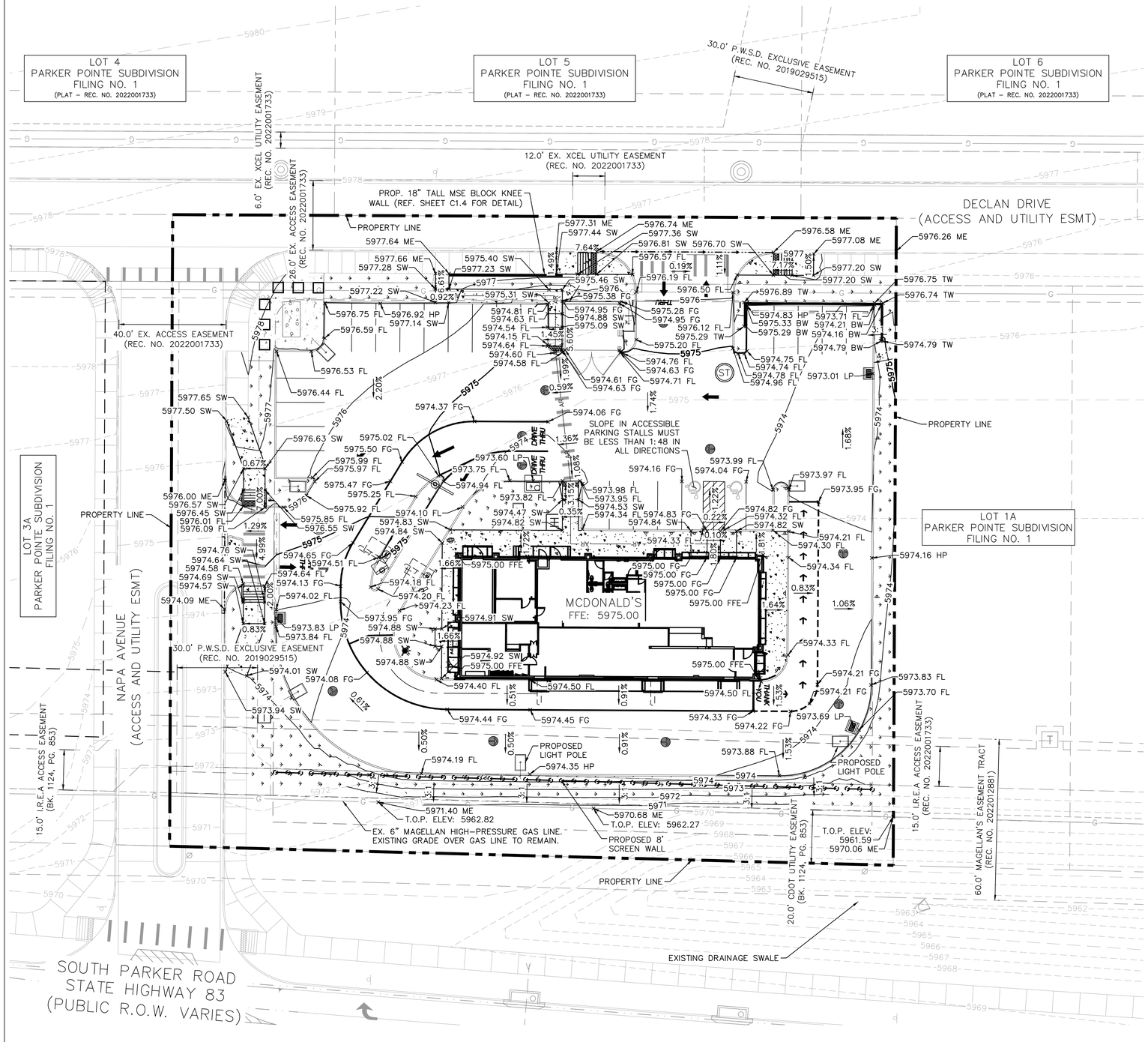
TITLE
CONSTRUCTION DOCUMENTS
LOT 2A, PARKER POINTE SUBDIVISION, FILING NO. 1

DESCRIPTION
MCDONALD'S SIGNAGE AND DRIVE-THRU

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

SITE ID
51032

C1.8



LEGEND

- PROPERTY LINE
- EX. EASEMENT
- PROP. RETAINING WALL
- AR — ACCESSIBLE ROUTE
- 5430 — EXISTING MAJOR CONTOUR
- 5431 — EXISTING MINOR CONTOUR
- **5430** — PROPOSED MAJOR CONTOUR
- 5431 — PROPOSED MINOR CONTOUR
- LANDSCAPE
- CONCRETE SIDEWALK
- STORM INLET

FL	FLOWLINE
FG	FINISHED GRADE
FFE	FINISH FLOOR ELEVATION
SW	SIDEWALK
ME	MATCH EXISTING
LP	LOW POINT
TW	TOP OF WALL
BW	BOTTOM OF WALL
T.O.P.	ELEVATION OF TOP OF PIPE OF MAGELLAN HIGH PRESSURE GAS LINE

NOTES

1. PROPOSED RETAINING WALL TO BE DESIGNED/BUILT BY CONTRACTOR.
2. PAVEMENT AND SUBGRADE DESIGN SHALL ADHERE TO RECOMMENDATIONS IN THE PROJECT GEOTECHNICAL ENGINEERING REPORT.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY GROUNDWATER DEPTHS AT LOCATIONS OF PROPOSED UTILITIES AND FOUNDATIONS PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF RECORD IF ISSUES OCCUR.
4. HEAVY DUTY CONCRETE TO BE USED FOR DUMPSTER PAD.
5. CONTROL JOINT SPACING SHALL BE 5' TYPICAL AND NO GREATER THAN 10 FT.
6. EXPANSION JOINT SPACING SHALL BE 20' TYPICAL.
7. ALL ACCESSIBLE AREAS SHALL COMPLY WITH ALL ADA REQUIREMENTS INCLUDING A MAXIMUM LONGITUDINAL SLOPE OF 5.0% AND A MAXIMUM CROSS SLOPE OF 2.0%.
8. CONTRACTOR TO CONFIRM EXISTING ELEVATIONS IN THE FIELD.
9. CONTRACTOR IS RESPONSIBLE FOR APPLYING FOR AND OBTAINING THE STATE STORMWATER DISCHARGE PERMIT AT LEAST TEN (10) BUSINESS DAYS PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.

WARNING

HIGH-PRESSURE PIPELINE(S)

EXCAVATION AND/OR CONSTRUCTION PROHIBITED WITHOUT COMPLIANCE WITH STATE ONE-CALL, AND WITHOUT WRITTEN PERMISSION FROM MAGELLAN PIPELINE COMPANY, L.P.

NOTE: MAXIMUM DEPTH OF FILL WITHIN EASEMENT IS 1.25'

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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BY	DESCRIPTION	DATE	REV

Kimley»Horn
2 NORTH NEVADA AVENUE, SUITE 900,
COLORADO SPRINGS, CO 80903
719-453-0180

PREPARED BY:
COLORADO LICENSED
JESSICA JO MCCAIN
59054
05/15/2024
PROFESSIONAL ENGINEER

PREPARED FOR:
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DRAWN BY	REVIEWED BY
MCS	JJM
STD ISSUE DATE	DATE ISSUED
	05/15/2024

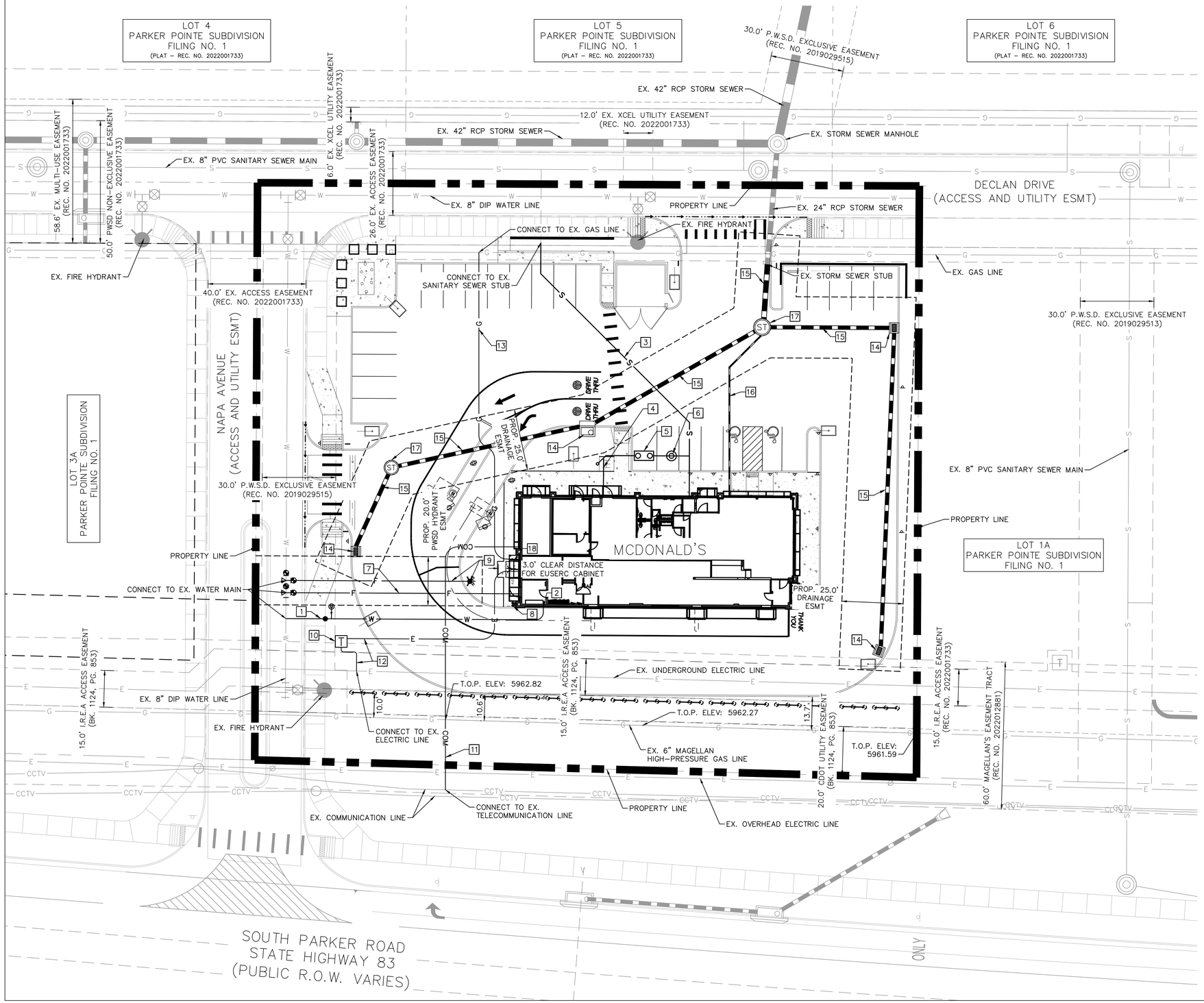
TITLE
CONSTRUCTION DOCUMENTS
LOT 2A, PARKER POINTE SUBDIVISION, FILING NO. 1

DESCRIPTION
GRADING PLAN

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

SITE ID
51032

C1.9



LEGEND

- PROPERTY LINE
- EX. EASEMENT
- PROP. EASEMENT
- PROP. RETAINING WALL
- W — EX. WATER LINE
- S — EX. SANITARY LINE
- EX. STORM SEWER
- CCTV — EX. PHONE LINE
- E — EX. ELECTRIC LINE
- G — EX. GAS LINE
- W — PROP. WATER LINE
- S — PROP. SANITARY LINE
- PROP. STORM SEWER
- COM — PROP. COMMUNICATIONS LINE
- E — PROP. ELECTRIC LINE
- G — PROP. GAS LINE
- PROP. LIGHT POLE
- CONCRETE SIDEWALK
- T.O.P. ELEV — ELEVATION OF TOP OF PIPE OF MAGELLAN HIGH PRESSURE GAS LINE

KEY NOTES

1. PROPOSED DOMESTIC WATER SERVICE LINE
2. PROPOSED WATER METER LOCATED INSIDE BUILDING.
3. PROPOSED SANITARY SEWER SERVICE LINE
4. PROPOSED GREASE INTERCEPTOR SERVICE LINE
5. PROPOSED GREASE TRAP WITH TRAFFIC RATED LIDS
6. PROPOSED SAMPLING MANHOLE
7. PROPOSED FIRE SERVICE LINE
8. PROPOSED FDC
9. PROPOSED FIRE HYDRANT AND FIRE HYDRANT LATERAL
10. PROPOSED TRANSFORMER
11. PROPOSED TELECOMMUNICATIONS SERVICE LINE
12. PROPOSED ELECTRIC SERVICE LINE
13. PROPOSED GAS SERVICE LINE
14. PROPOSED STORM INLET
15. PROPOSED STORM SEWER
16. PROPOSED ROOF DRAIN (SEE MEP AND ARCHITECT PLANS FOR ROOF DRAIN SIZING AND BUILDING P.O.C.)
17. PROPOSED STORM MANHOLE
18. PROPOSED EUSERC CABINET

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TOWN OF PARKER, DIRECTOR OF ENGINEERING — DATE

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NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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BY	DESCRIPTION	DATE	REV

Kimley»Horn
2 NORTH NEVADA AVENUE, SUITE 900,
COLORADO SPRINGS, CO 80903
719-453-0180

PREPARED BY:
COLORADO LICENSED
JESSICA JO MCCARTHY
59054
05/15/2024
PROFESSIONAL ENGINEER

PREPARED FOR:
McDonald's USA, LLC

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MGS	JJM	05/15/2024
STD ISSUE DATE		

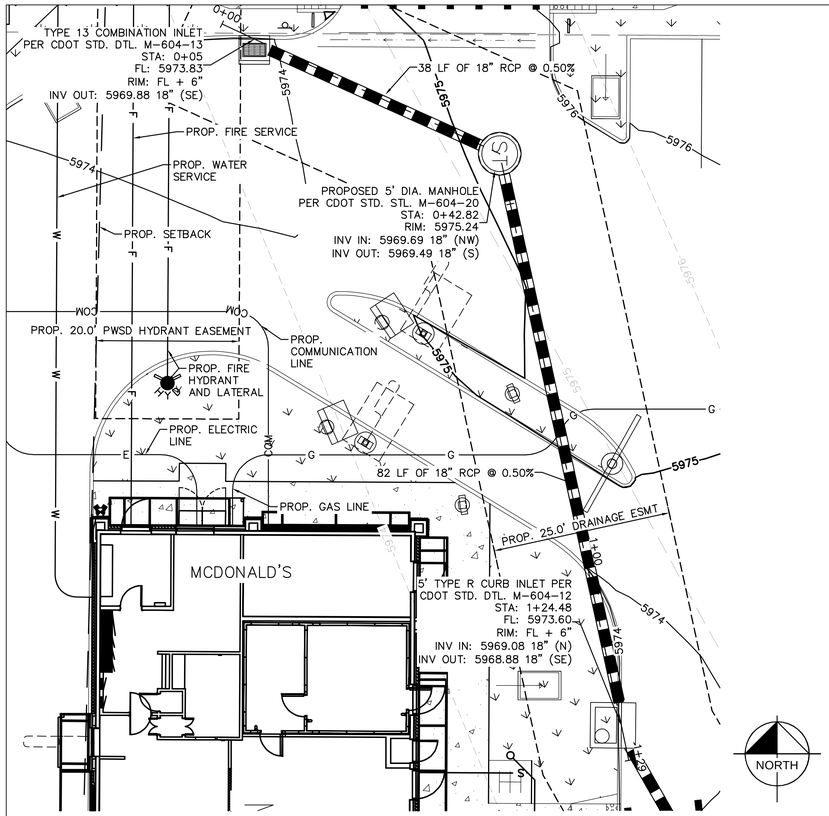
TITLE
CONSTRUCTION DOCUMENTS
LOT 2A, PARKER POINTE SUBDIVISION, FILING NO. 1

DESCRIPTION
OVERALL UTILITY PLAN

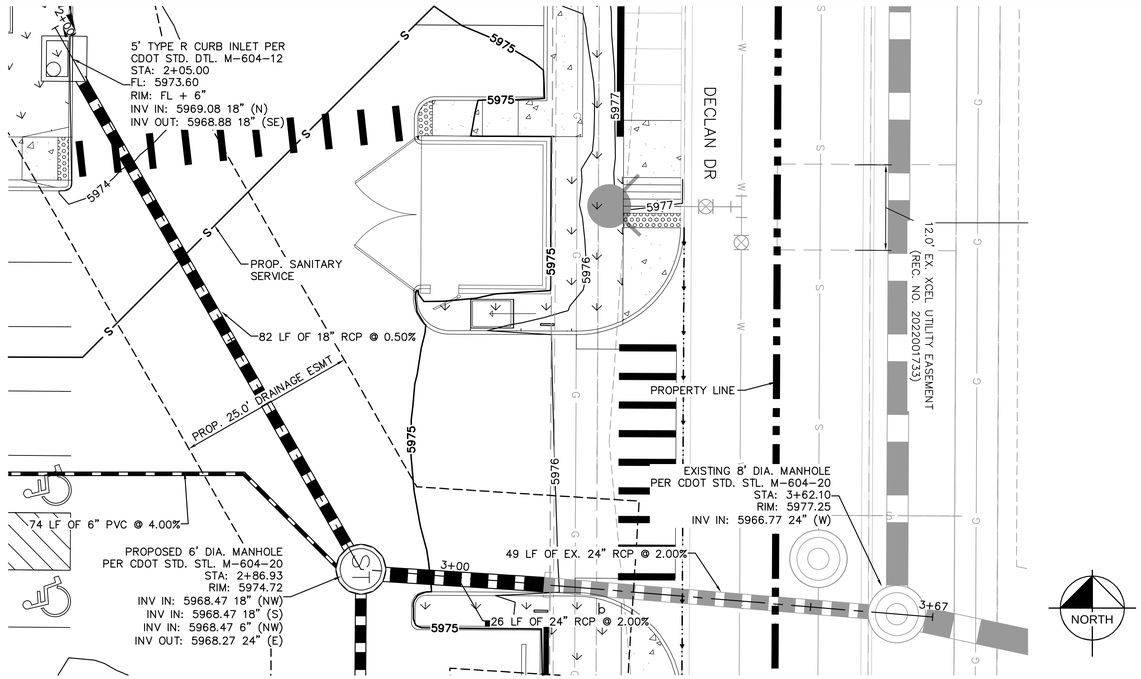
SITE ID: 51032

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

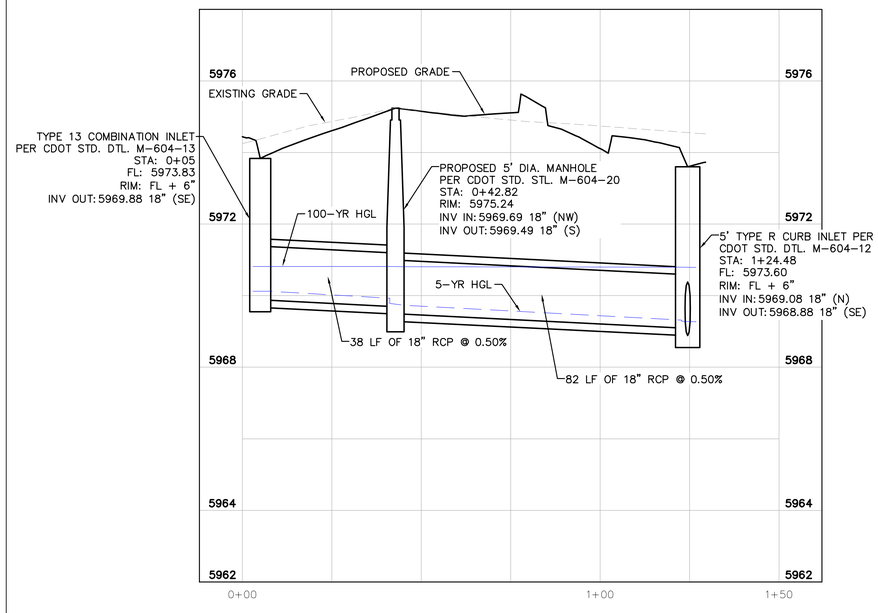
C1.10



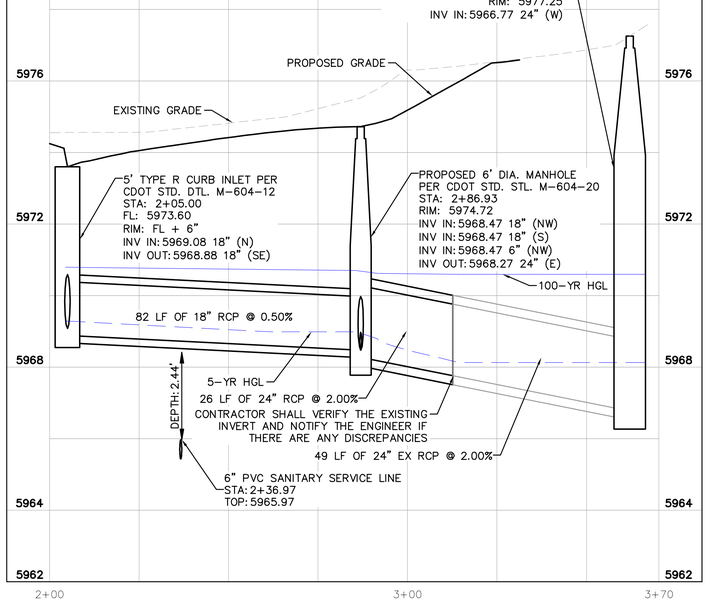
STORM SEWER PLAN A



STORM SEWER PLAN B



STORM SEWER PROFILE A



STORM SEWER PROFILE B

LEGEND

- PROPERTY LINE
- PROP. EASEMENT
- EX. EASEMENT
- LANDSCAPE (REF. LANDSCAPE PLANS)
- CONCRETE SIDEWALK (REF. PAVEMENT DETAILS ON SHEET C1.4)
- CONCRETE DRIVES, PARKING, AND DRIVE-THRU LANES (REF. PAVEMENT DETAILS ON SHEET C1.4)
- W — EX. WATER LINE
- S — EX. SANITARY LINE
- EX. STORM SEWER
- CCTV — EX. COMMUNICATION LINE
- E — EX. ELECTRIC LINE
- G — EX. GAS LINE
- OH — EX. OVERHEAD ELECTRIC LINE
- W — PROP. WATER LINE
- S — PROP. SANITARY LINE
- PROP. STORM SEWER
- COM — PROP. COMMUNICATIONS LINE
- E — PROP. ELECTRIC LINE
- G — PROP. GAS LINE
- 100-YR HGL
- 5-YR HGL

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TOWN OF PARKER, DIRECTOR OF ENGINEERING — DATE

GRAPHIC SCALE IN FEET
0 10 20 40
HORIZONTAL
VERTICAL 4 2 1 0

NOTES

1. CONTRACTOR TO VERIFY TIE IN LOCATIONS TO EXISTING UTILITIES.
2. CONTRACTOR TO MAINTAIN AT LEAST 18" OF VERTICAL SEPARATION BETWEEN UTILITIES.
3. FIELD VERIFY ADEQUATE SPACE IS PROVIDED FOR ANY PROPOSED PENETRATION INTO A STRUCTURE. SHOULD MODIFIED INLET BASES BE REQUIRED TO ACCOMMODATE ANY PROPOSED PENETRATION, PROVIDE SHOP DRAWINGS TO THE TOWN OF PARKER FOR REVIEW PRIOR TO INSTALLATION ON SITE.

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

REV	DATE	DESCRIPTION	BY

Kimley»Horn
2 NORTH NEVADA AVENUE, SUITE 900,
COLORADO SPRINGS, CO 80903
719-453-0180

COLORADO LICENSED
JESSICA JO MCCAIN
59054
05/15/2024
PROFESSIONAL ENGINEER
PREPARED BY:

PREPARED FOR: McDonald's USA, LLC

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MGS	JJM	05/15/2024
STD. ISSUE DATE		

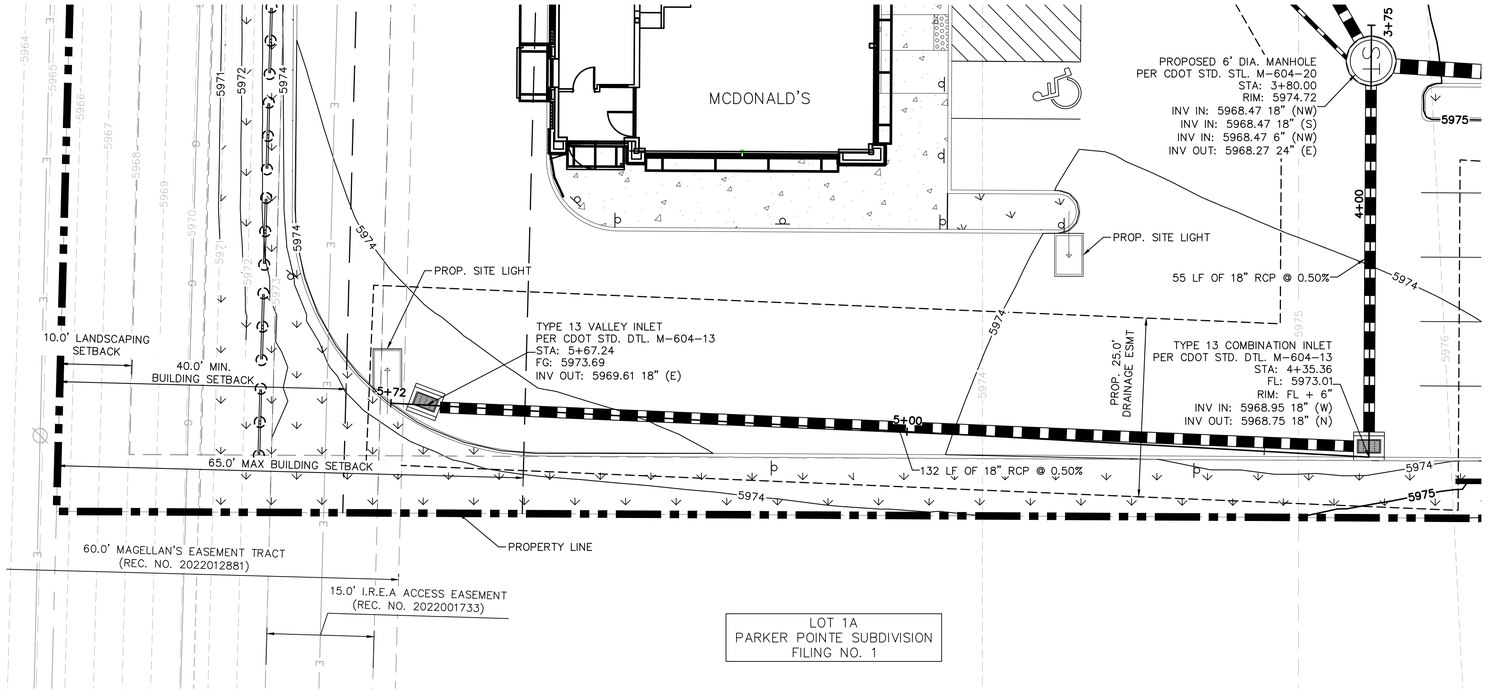
TITLE: CONSTRUCTION DOCUMENTS
LOT 2A, PARKER POINTE SUBDIVISION, FILING NO. 1

DESCRIPTION: STORM A & B PLAN AND PROFILE

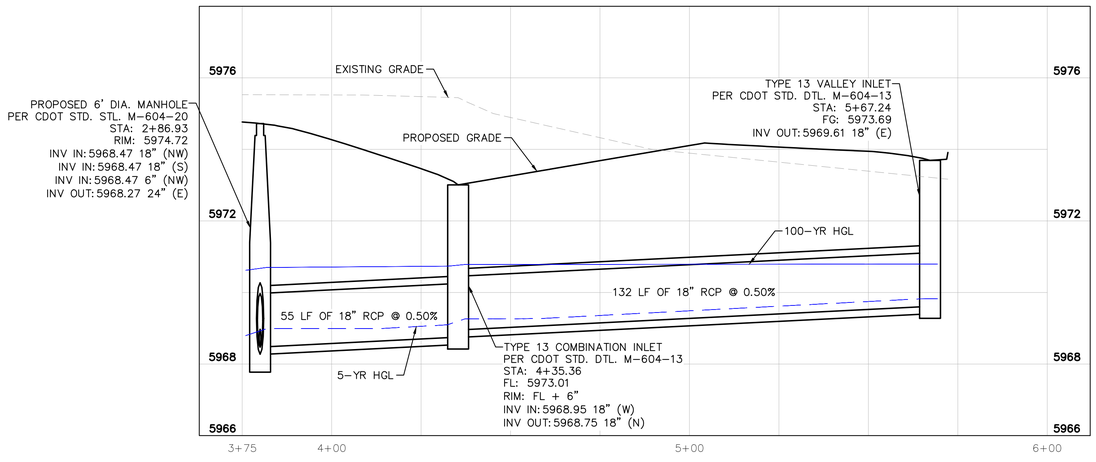
SITE ADDRESS: NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO

SITE ID: 51032

C1.11



STORM SEWER PLAN C



STORM SEWER PROFILE C

GRAPHIC SCALE IN FEET
0 10 20 40
HORIZONTAL
VERTICAL
4
2
1
0

LEGEND

- PROPERTY LINE
- PROP. EASEMENT
- EX. EASEMENT
- LANDSCAPE (REF. LANDSCAPE PLANS)
- CONCRETE SIDEWALK (REF. PAVEMENT DETAILS ON SHEET C1.4)
- CONCRETE DRIVES, PARKING, AND DRIVE-THRU LANES (REF. PAVEMENT DETAILS ON SHEET C1.4)
- W — EX. WATER LINE
- S — EX. SANITARY LINE
- EX. STORM SEWER
- CCTV — EX. COMMUNICATION LINE
- E — EX. ELECTRIC LINE
- G — EX. GAS LINE
- OH — EX. OVERHEAD ELECTRIC LINE
- W — PROP. WATER LINE
- S — PROP. SANITARY LINE
- PROP. STORM SEWER
- COM — PROP. COMMUNICATIONS LINE
- E — PROP. ELECTRIC LINE
- G — PROP. GAS LINE
- 100-YR HGL
- 5-YR HGL

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

NOTES

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3. FIELD VERIFY ADEQUATE SPACE IS PROVIDED FOR ANY PROPOSED PENETRATION INTO A STRUCTURE. SHOULD MODIFIED INLET BASES BE REQUIRED TO ACCOMMODATE ANY PROPOSED PENETRATION, PROVIDE SHOP DRAWINGS TO THE TOWN OF PARKER FOR REVIEW PRIOR TO INSTALLATION ON SITE.

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BY	DESCRIPTION	DATE	REV

Kimley»Horn
2 NORTH NEVADA AVENUE, SUITE 900,
COLORADO SPRINGS, CO 80903
719-453-0180

PREPARED BY: COLORADO LICENSED JESSICA JO MCCAIN 59054 05/15/2024 PROFESSIONAL ENGINEER

PREPARED FOR: McDonald's USA, LLC

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MCS	JJM	05/15/2024

STD ISSUE DATE

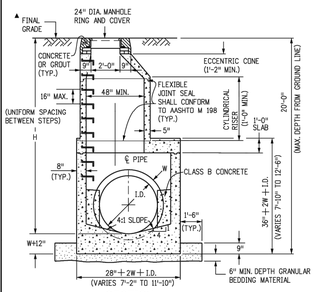
TITLE
CONSTRUCTION DOCUMENTS
LOT 2A, PARKER POINTE SUBDIVISION, FILING NO. 1

DESCRIPTION
STORM C PLAN AND PROFILE

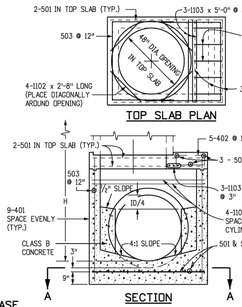
SITE ADDRESS
NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO

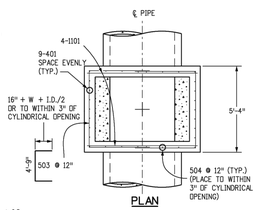
SITE ID
51032

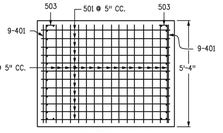
C1.12



SECTION







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 THIS 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 IF 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.

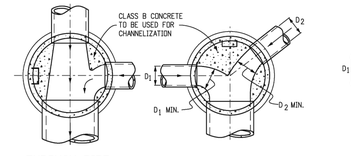
▲ WHEN FINAL GRADE IS PAVEMENT SURFACE, RECESS MANHOLE RING AND COVER 1/4" MIN. TO 1/2" MAX.

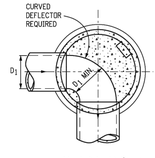
MAHHOLE BOX BASE

MARK	SIZE	TYPE	WT. #/FT.	BARS	I.D. 54"	60"	66"	72"	84"	96"	FORMULAS
401	4	I	0.668	(NO. REQ'D. \LENGTH \WEIGHT *	18 8'-1" 97.2	18 8'-8" 104.2	18 9'-3" 111.2	18 9'-10" 118.2	18 11'-0" 132.3	18 12'-2" 146.3	401 BAR LENGTH = 32" + 2W + I.D.
402	4	III	0.668	(NO. REQ'D. \LENGTH \WEIGHT *	5 5'-5" 18.1	5 6'-0" 20.0	5 6'-7" 22.0	5 7'-2" 23.9	5 8'-4" 27.8	5 9'-6" 31.7	402 BAR LENGTH = I.D. + 2W
501	5	I	1.043	(NO. REQ'D. \LENGTH \WEIGHT *	17 7'-5" 131.5	17 8'-0" 141.8	17 8'-7" 152.2	17 9'-2" 162.5	17 10'-4" 183.2	17 11'-6" 203.9	501 BAR LENGTH = 24" + I.D. + 2W
502	5	I	1.043	(NO. REQ'D. \LENGTH \WEIGHT *	22 5'-0" 114.7	23 5'-0" 119.9	25 5'-0" 130.4	26 5'-0" 135.6	29 5'-0" 151.2	32 5'-0" 166.9	502 NUMBER BARS REQ'D. = 3 + $\left(\frac{24+I.D.+2W}{@\ 5"}+1\right)$
503	5	II	1.043	(NO. REQ'D. \LENGTH \WEIGHT *	16 12'-10" 214.2	16 13'-5" 223.9	16 14'-0" 262.6	18 14'-7" 273.8	20 15'-9" 328.5	24 16'-11" 423.5	503 NUMBER BARS REQ'D. = 2 $\left(\frac{134+D.+2W}{@\ 12"}+1\right)$ BAR LENGTH = 4'-9"+2(16'+W+I.D./2)
504	5	I	1.043	(NO. REQ'D. \LENGTH \WEIGHT *	12 8'-1" 101.2	14 8'-8" 126.6	14 9'-3" 135.1	16 9'-10" 164.1	18 11'-0" 206.5	20 12'-2" 253.8	504 NUMBER BARS REQ'D. = 2 $\left(\frac{2W+I.D.-4}{@\ 12"}+1\right)$ BAR LENGTH = 32"+2W+I.D.
1101	11	I	5.313	(NO. REQ'D. \LENGTH \WEIGHT *	4 7'-2" 152.3	4 7'-9" 164.7	4 8'-4" 177.1	4 8'-11" 189.5	4 10'-1" 214.3	4 11'-3" 239.1	1101 BAR LENGTH = 21" + I.D. + 2W
1102	11	I	5.313	(NO. REQ'D. \LENGTH \WEIGHT *	4 2'-8" 56.7	4 2'-8" 56.7	4 2'-8" 56.7	4 2'-8" 56.7	4 2'-8" 56.7	4 2'-8" 56.7	BENDING TYPE I: STRAIGHT 2'-8"
1103	11	I	5.313	(NO. REQ'D. \LENGTH \WEIGHT *	3 5'-0" 79.7	3 5'-0" 79.7	3 5'-0" 79.7	3 5'-0" 79.7	3 5'-0" 79.7	3 5'-0" 79.7	TYPE II: 4'-9" / 16'+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: 12" / 7" / 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





TYPICAL CHANNELIZATION DETAILS

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CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	R-X		

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MANHOLES

STANDARD PLAN NO. M-604-20

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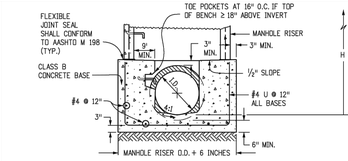
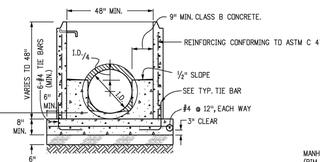
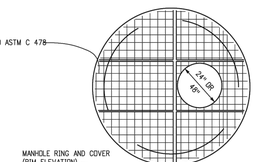
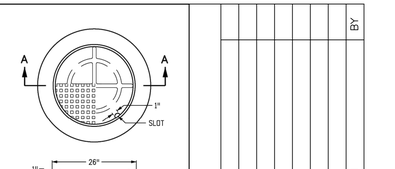
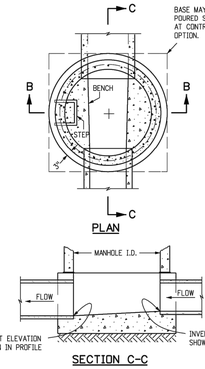
Sheet No. 1 of 3

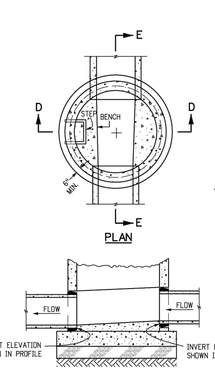


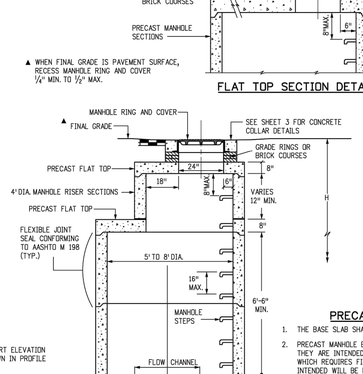












LEGEND

SUITABLE SUBGRADE

GRANULAR BEDDING MATERIAL

CONCRETE

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

STANDARD PLAN NO. M-604-20

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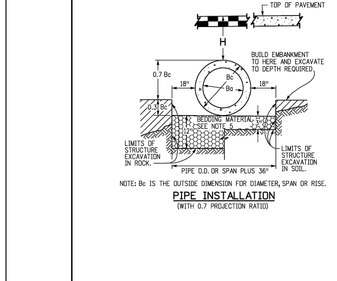
Sheet No. 2 of 3



CIRCULAR (CIR) / VERTICAL ELLIPTICAL (VE) / HORIZONTAL ELLIPTICAL (HE)

△ PIPE SIZE= Ba (INSIDE DIA)	CIR WALL THICKNESS	CIR 0.3 Bc (OUTSIDE DIA)	VE SPAN	VE RISE	VE WALL THICKNESS	VE 0.3 OUTSIDE RISE	HE SPAN	HE RISE	HE WALL THICKNESS	HE 0.3 OUTSIDE RISE
	IN.	FT.		IN.		FT.		IN.		FT.
12	2	0.40								
15	2-1/4	0.49								
18	2-1/2	0.58								
21	2-3/4	0.66								
24	3	0.75					30	19	3-1/4	0.66
27	3-1/4	0.84					34	22	3-1/2	0.73
30	3-1/2	0.92					38	24	3-3/4	0.79
33	3-3/4	1.01								
36	4	1.10	29	45	4-1/2	1.35	45	29	4-1/2	0.95
42	4-1/2	1.28	34	53	5	1.58	53	34	5	1.10
48	5	1.45	38	60	5-1/2	1.78	60	38	5-1/2	1.23
54	5-1/2	1.62	43	68	6	2.00	68	43	6	1.38
60	6	1.80	48	76	6-1/2	2.23	76	48	6-1/2	1.53
66	6-1/2	1.97	53	83	7	2.43	83	53	7	1.68
72	7	2.15	58	91	7-1/2	2.65	91	58	7-1/2	1.83
78	7-1/2	2.32	63	98	8	2.85	98	63	8	1.98
84	8	2.50	68	106	8-1/2	3.08	106	68	8-1/2	2.13
90	8-1/2	2.68	72	113	9	3.28	113	72	9	2.25
96	9	2.85	77	121	9-1/2	3.50	121	77	9-1/2	2.40
102	9-1/2	3.02	82	128	9-3/4	3.69	128	82	9-3/4	2.54
108	10	3.20	87	136	10	3.90	136	87	10	2.68

△ ALSO EQUIVALENT ROUND DIMENSION FOR ELLIPTICAL PIPE.

DIMENSIONS FOR REINFORCED CONCRETE PIPE
(FOR INFORMATION ONLY)

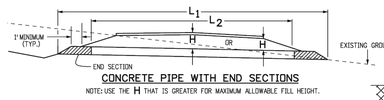
GENERAL NOTES

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 135 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 $R = 0.0$ and f (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.

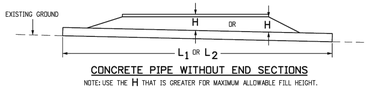
NONREINFORCED CONCRETE PIPE

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.

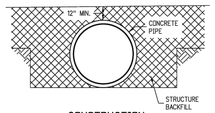


NOTE: USE THE H THAT IS GREATER FOR MAXIMUM ALLOWABLE FILL HEIGHT.

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.



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



TYPE OF PIPE	HEIGHT OF FILL OVER TOP OF PIPE, H (FEET) CLASS OF PIPE (0.01 IN. CRACK D-LOAD)				
	CLASS CIR II / CLASS VE II / CLASS HE II	CLASS CIR III / CLASS VE III / CLASS HE III	CLASS CIR IV / CLASS VE IV / CLASS HE IV	CLASS CIR V / CLASS VE V	CLASS VE VI
	1000 D	1350 D	2000 D	3000 D	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)

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Detailer Initials: LTA	R-X		
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	R-X		

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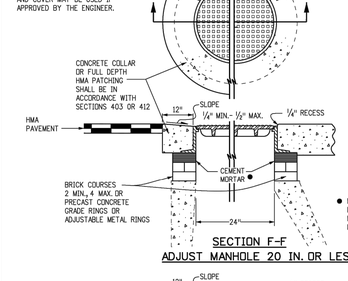
REINFORCED CONCRETE PIPE

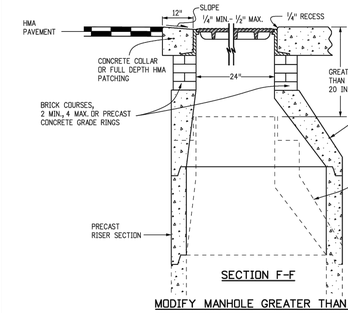
STANDARD PLAN NO. M-603-2

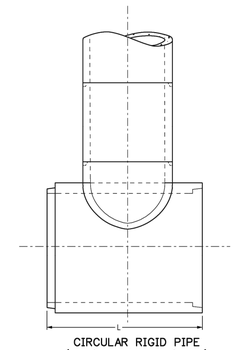
Issued by the Project Development Branch: July 31, 2019

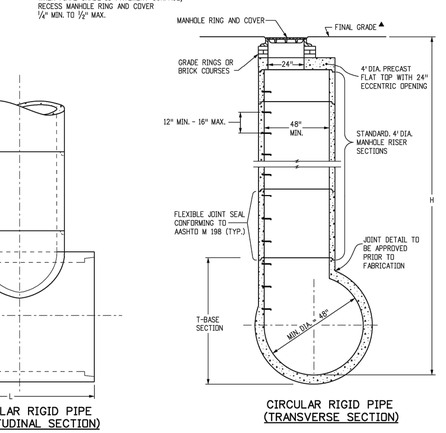
Standard Sheet No. 1 of 1

Project Sheet Number:









MANHOLE T-BASE

T-BASE MANHOLES NOTES

1. THE T-BASE SECTION SHALL BE SHOP-FABRICATED FOR DELIVERY TO THE CONSTRUCTION SITE AS A COMPLETE UNIT.
2. THESE DETAILS SHOW ONLY THE CONCEPTUAL AND STANDARD DIMENSIONAL REQUIREMENTS FOR TYPE T-BASE MANHOLES. THE CONTRACTOR SHALL FURNISH DETAILED SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. THE DETAILS SHOWN HEREIN APPLY ONLY TO 48 IN. AND GREATER DIAMETER PIPES.
3. EXCEPT FOR CLASS OF PIPE, SPECIFICATIONS FOR THE MANHOLE SHALL BE THE SAME AS THOSE REQUIRED FOR THE ADJOINING PIPE.
4. THE T-BASE SECTION SHALL MAINTAIN ITS INTERNAL SHAPE AND FLOW AREA. GROUTING OR FILLING SHALL BE APPLIED SO AS TO NOT DISTURB THE NORMAL FLOW OR REDUCE THE AREA.

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MANHOLES

STANDARD PLAN NO. M-604-20

Issued By: Project Development Branch July 4, 2012

Sheet No. 3 of 3

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

Kimley»Horn
2 NORTH NEVADA AVENUE, SUITE 900,
COLORADO SPRINGS, CO 80903
719-453-0180

PREPARED BY: JESSICA J. MCCARTY, COLORADO LICENSED PROFESSIONAL ENGINEER, 59054, 05/15/2024

PREPARED FOR: McDonald's USA, LLC

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DRAWN BY	CHECKED BY
MCS	JJM
STD. ISSUE DATE	REVIEWED BY
DATE ISSUED	
05/15/2024	

TITLE: CONSTRUCTION DOCUMENTS
LOT 2A, PARKER POINTE SUBDIVISION, FILING NO. 1

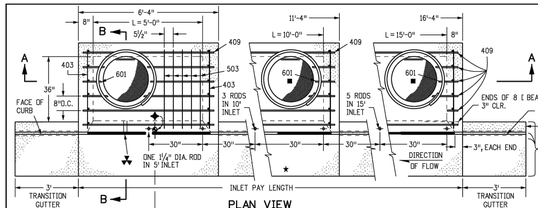
DESCRIPTION: STORM SEWER DETAILS

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

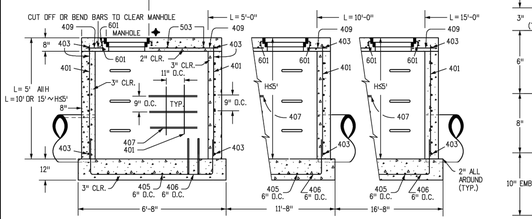
SITE ID: 51032

C1.13

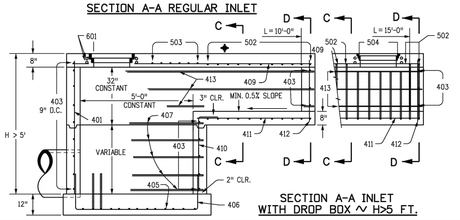
REV	DATE	DESCRIPTION	BY



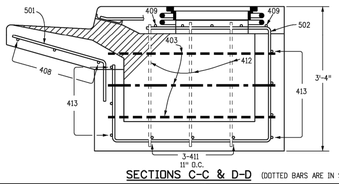
PLAN VIEW



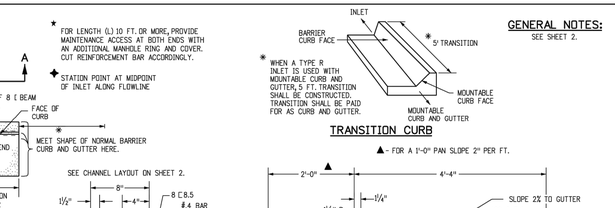
SECTION A-A REGULAR INLET



SECTION A-A INLET WITH DROP BOX ∼ H>5 FT.

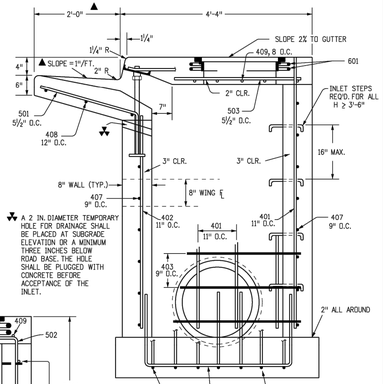


SECTIONS C-C & D-D (DOTTED BARS ARE IN SECTION D-D)



CURB FACE ASSEMBLY

TRANSITION CURB



SECTION B-B END VIEW

NOTE: MANHOLE RING AND COVER, STATION POINT AND OUTFLOW PIPE SHALL BE LOCATED AT THE SAME END OF THE INLET.

GENERAL NOTES:

SEE SHEET 2.

MARK	BAR # OR SIZE	O.C. SPACING	TYPE	ALL INLETS		INLETS: H ≤ 5 FT.				INLETS: H > 5 FT.			
				L = 5 FT.		L = 10 FT.		L = 15 FT.		L = 10 FT.		L = 15 FT.	
				NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH
401	4	11"	II	15	*	21	*	26	*	11	*	11	*
402	4	11"	II	7	*	13	*	18	*	7	*	7	*
403	4	9"	II	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"
405	4	6"	VI	11	6'-10"	21	6'-10"	31	6'-10"	11	6'-10"	11	6'-10"
406	4	6"	VIII	7	8'-10"	7	13'-10"	7	18'-10"	7	8'-10"	7	8'-10"
407	4	9"	II	*	5'-10"	*	10'-10"	*	15'-10"	*	5'-10"	*	5'-10"
408	4	12"	II	3	6'-10"	3	11'-10"	3	16'-0"	3	11'-10"	3	16'-0"
409	4	8"	II	6	5'-10"	6	10'-10"	6	15'-10"	6	10'-10"	6	15'-10"
410	4	11"	VII							3		3	*
411	4	11"	II							3	5'-2"	3	10'-2"
412	4	11"	II							3	2'-9"	3	2'-9"
413	4	9"	II							7	10'-10"	7	15'-10"
501	5	5½"	IV	11	3'-4"	22	3'-4"	33	3'-4"	22	3'-4"	33	3'-4"
502	5	5½"	III							11	11'-5"	17	11'-5"
503	5	5½"	II	5	3'-6"	16	3'-6"	27	3'-6"	6	3'-6"	6	3'-6"
504	5	5½"	IX							5		5	8'-4"
601	6	2½"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	4	8'-10"
■RCB.5				1	5'-10"	1	10'-10"	1	15'-10"	1	10'-10"	1	15'-10"
				2 BARS, 1 RODS	—	4 BARS, 3 RODS	—	8 BARS, 5 RODS	—	4 BARS, 3 RODS	—	8 BARS, 5 RODS	—

* VARIABLE REFER TO TABLE TWO.
■ INCLUDE #4, 18 IN. BARS (SEE CHANNEL LAYOUT).

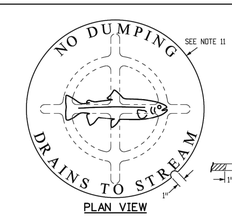
REGULAR INLETS | DROP BOX INLETS

TABLE ONE ∼ BAR LIST FOR CURB INLETS, TYPE "R"

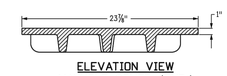
"H"	LENGTH			NO. REQ'D. REGULAR		NO. REQ'D. DROP BOX		L = 5 FT.		L = 10 FT.		L = 15 FT.	
	401	402	410	403	407	403	407	CONC. CU. YDS.	STEEL LBS.	CONC. CU. YDS.	STEEL LBS.	CONC. CU. YDS.	STEEL LBS.
3'-0"	2'-8"	1'-8"		10	7			3.2	285	5.3	497	7.4	706
3'-6"	3'-2"	2'-2"		10	7			3.4	305	5.7	528	7.9	747
4'-0"	3'-8"	2'-8"		12	9			3.7	326	6.0	559	8.4	786
4'-6"	4'-2"	3'-2"		12	9			3.9	334	6.4	571	8.8	803
5'-0"	4'-8"	3'-8"		14	11			4.1	354	6.7	602	9.3	844
5'-6"	5'-2"	4'-2"	3'-5"	16	13	15	6	4.4	375	6.0	607	7.4	850
6'-0"	5'-8"	4'-8"	3'-11"	16	13	16	6	4.6	382	6.2	616	7.6	860
6'-6"	6'-2"	5'-2"	4'-5"	18	15	18	8	4.8	402	6.4	637	7.8	880
7'-0"	6'-8"	5'-8"	4'-11"	20	17	19	10	5.0	423	6.6	654	8.0	897
7'-6"	7'-2"	6'-2"	5'-5"	20	17	20	10	5.3	430	6.9	664	8.3	907
8'-0"	7'-8"	6'-8"	5'-11"	22	19	22	12	5.5	451	7.1	684	8.5	927
8'-6"	8'-2"	7'-2"	6'-5"	24	21	23	14	5.7	471	7.3	702	8.7	944
9'-0"	8'-8"	7'-8"	6'-11"	24	21	24	14	6.0	479	7.6	711	9.0	954
9'-6"	9'-2"	8'-2"	7'-5"	26	23	26	16	6.2	499	7.8	732	9.2	974
10'-0"	9'-8"	8'-8"	7'-11"	28	25	27	18	6.4	520	8.0	749	9.4	992
10'-6"	10'-2"	9'-2"	8'-5"	28	25	28	18	6.7	527	8.3	759	9.7	1001
11'-0"	10'-8"	9'-8"	8'-11"	30	27	30	20	6.9	547	8.5	779	9.9	1022

NOTES: FOR L = 5 FT., L = 10 FT., AND L = 15 FT.
REGULAR INLETS: TOTAL QUANTITIES NEEDED ARE OUTSIDE THE HEAVY BLACK LINE.
DROP BOX INLETS: TOTAL QUANTITIES NEEDED ARE INSIDE THE HEAVY BLACK LINE.
STEEL WEIGHTS DO NOT INCLUDE STRUCTURAL STEEL CHANNEL.

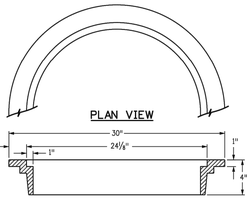
TABLE TWO ∼ BARS AND QUANTITIES VARIABLE WITH "H"



PLAN VIEW



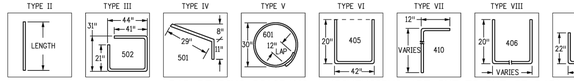
ELEVATION VIEW
MANHOLE COVER (TYP.)



PLAN VIEW

ELEVATION VIEW
MANHOLE RING (TYP.)

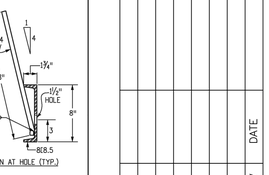
WEIGHTS: COVER = 125 LBS.
+ RING = 135 LBS.
TOTAL = 260 LBS.



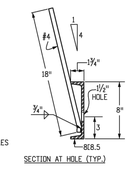
BAR BENDING DIAGRAMS ∼ (DIMENSIONS ARE OUT-TO-OUT OF BAR)

GENERAL NOTES

1. CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
2. CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES AND SHALL BE 8 IN. THICK.
3. INLET STEPS SHALL BE IN CONFORMANCE WITH AASHTO M 199.
4. CURB FACE ASSEMBLY SHALL BE GALVANIZED AFTER WELDING.
5. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED ¾ IN. CURB AND GUTTER CORNERS SHALL BE FINISHED TO MATCH THE EXISTING CURB AND GUTTER BEYOND THE TRANSITION GUTTER.
6. REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A 2 IN. MINIMUM CLEARANCE. ALL REINFORCING BARS SHALL BE EPOXY COATED.
7. DIMENSIONS AND WEIGHTS OF TYPICAL MANHOLE RING AND COVER ARE NOMINAL.
8. MATERIAL FOR MANHOLE RINGS AND COVERS SHALL BE GRAY OR DUCTILE CAST IRON IN ACCORDANCE WITH SUBSECTION 712.06.
9. SINCE PIPE ENTRIES INTO THE INLET ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK. QUANTITIES INCLUDE VOLUMES OCCUPIED BY PIPES.
10. STRUCTURAL STEEL SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH SUBSECTION 712.06.
11. ALL MANHOLE COVERS SHALL BE CAST WITH A "NO DUMPING DRAINS TO STREAM" MESSAGE AND A FISH SYMBOL. THE SURFACE OF THE MANHOLE COVER SHALL HAVE A NON-SLIP PATTERN.



CHANNEL LAYOUT DETAILS
SEE CURB FACE ASSEMBLY ON SHEET 1.



SECTION AT HOLE (TYP.)

Computer File Information		Sheet Revisions	
Creation Date: 07/04/12 Initials: DD		Date:	Comments
Last Modification Date: 07/04/12 Initials: LTA	R-X		
Full Path: www.coloradodot.info/business/designsupport	R-X		
Drawing File Name: 6040120102.dgn	R-X		
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	R-X		

Colorado Department of Transportation
4201 East Arkansas Avenue
Denver, Colorado 80222
Phone: (303) 757-9083
Fax: (303) 757-9820
Project Development Branch DD/LTA

CURB INLET TYPE R

STANDARD PLAN NO. M-604-12 Sheet No. 1 of 2

Issued By: Project Development Branch July 4, 2012

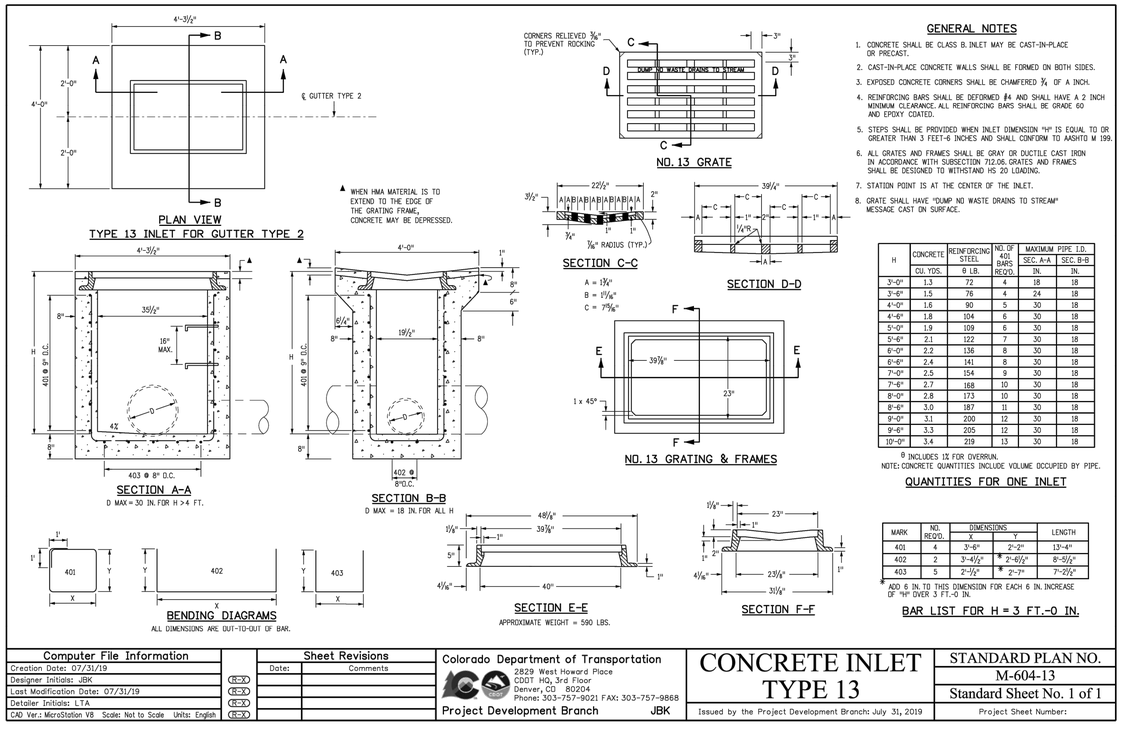
Computer File Information		Sheet Revisions	
Creation Date: 07/04/12 Initials: DD		Date:	Comments
Last Modification Date: 07/04/12 Initials: LTA	R-X		
Full Path: www.coloradodot.info/business/designsupport	R-X		
Drawing File Name: 6040120202.dgn	R-X		
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	R-X		

Colorado Department of Transportation
4201 East Arkansas Avenue
Denver, Colorado 80222
Phone: (303) 757-9083
Fax: (303) 757-9820
Project Development Branch DD/LTA

CURB INLET TYPE R

STANDARD PLAN NO. M-604-12 Sheet No. 2 of 2

Issued By: Project Development Branch July 4, 2012



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	REINFORCING STEEL	NO. OF 401 BARS REQ'D.	MAXIMUM PIPE I.D.	
	CU. YDS.	Θ LB.		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

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

QUANTITIES FOR ONE INLET

MARK	NO. REQ'D.	DIMENSIONS X	DIMENSIONS Y	LENGTH
401	4	3'-6"	2'-2"	13'-4"
402	2	3'-4½"	* 2'-6½"	8'-5½"
403	5	2'-1½"	* 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.

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

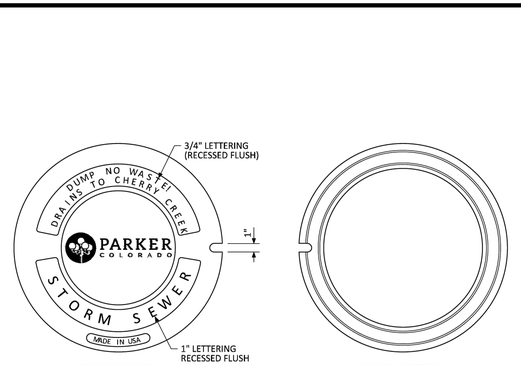
Colorado Department of Transportation
2829 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9868
Project Development Branch JBK

CONCRETE INLET TYPE 13

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

Issued by the Project Development Branch: July 31, 2019

Project Sheet Number:



GENERAL NOTES

1. LOAD RATING - HEAVY DUTY.
2. COATING - UNDIPPED.
3. ESTIMATED WEIGHT - 112 LBS.
4. MATERIAL SPECIFICATION - GRAY IRON ASTM A48 CL35B.
5. FOR USE ON ALL PRIVATE AND PUBLIC STORM SEWER.

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

PARKER COLORADO

MANHOLE COVER STANDARD DETAIL

DATE: NOVEMBER 2020

DETAIL: 33 1 OF 1

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

REV	DATE	DESCRIPTION	BY

Kimley»Horn
2 NORTH NEVADA AVENUE, SUITE 900,
COLORADO SPRINGS, CO 80903
719-453-0180

PREPARED BY:
JESSICA JO MCCARTY
59054
05/15/2024
PROFESSIONAL ENGINEER

PREPARED FOR:
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DRAWN BY: MCS
STD. ISSUE DATE:
REVIEWED BY: JJM
DATE ISSUED: 05/15/2024

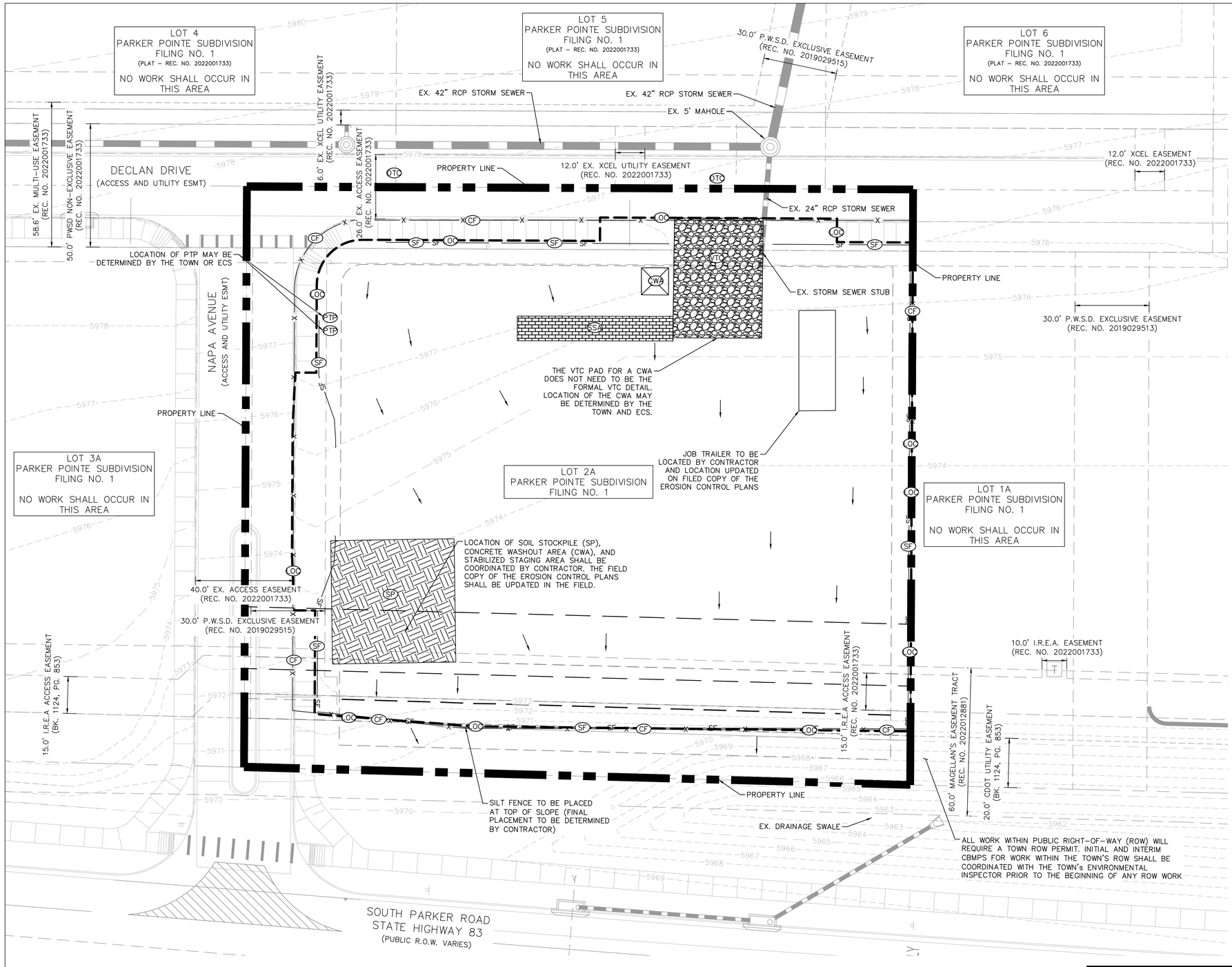
TITLE: CONSTRUCTION DOCUMENTS
LOT 2A, PARKER POINTE SUBDIVISION, FILING NO. 1

DESCRIPTION: STORM SEWER DETAILS

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

SITE ID: 51032

C1.14



LEGEND

- PROPERTY LINE
- EASEMENT
- 5430 EXISTING MAJOR CONTOUR
- 5431 EXISTING MINOR CONTOUR
- LOC LIMITS OF CONSTRUCTION
- CF CONSTRUCTION FENCE
- SF SILT FENCE
- SSA STABILIZED STAGING AREA
- CWA CONCRETE WASHOUT
- VTC VEHICLE TRACKING CONTROL
- SP SOIL STOCKPILE
- ECB EROSION CONTROL BLANKET
- IPAN INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT
- IPA INLET PROTECTION, CURB ON SUMP, TYPE C INLET
- IPCOS INLET PROTECTION, CURB ON SUMP, TYPE R INLET
- IPCOG INLET PROTECTION, CURB ON GRADE, TYPE R INLET
- DTC DEBRIS AND TRASH CONTROL
- PTP PORTABLE TOILET PROTECTION
- MWP MASONRY WORK PROTECTION
- SCL SEDIMENT CONTROL LOG
- SMC SEEDING, MULCHING, AND CRIMPING
- SR SURFACE ROUGHENING
- FLOW ARROW

NOTES

1. TO REDUCE THE POTENTIAL FOR CLOGGING OF DEBRIS GRATES, NO STRAW MULCH SHALL BE USED WITHIN THE EXCESS URBAN RUNOFF VOLUME OF A DETENTION BASIN. INSTEAD, EROSION CONTROL BLANKET SHALL BE INSTALLED FOR A WIDTH OF AT LEAST 6-FEET ON BOTH SIDES OF THE CONCRETE LOW FLOW CHANNELS OR UP TO A DEPTH OF 1-FOOT IN SOIL RIPRAP OR BENCHED LOW FLOW CHANNELS. ADDITIONALLY, HYDRAULICALLY-APPLIED WOOD FIBER MULCH, STABILIZED FIBER MATRIX, BONDED FIBER MATRIX, OR FLEXIBLE GROWTH MEDIUM SHALL BE USED IN ALL OTHER AREAS WITHIN THE EXCESS URBAN RUNOFF VOLUME OF THE DETENTION BASIN. THE BLANKET AND HYDRAULICALLY-APPLIED MULCH SHALL COMPLY WITH THE MATERIALS AND INSTALLATION REQUIREMENTS FOR EROSION CONTROL BLANKETS AS REQUIRED BY THE TOWN'S CBMP PROGRAM, AND WHERE APPLICABLE, THE PRODUCE MANUFACTURER.
2. THE VTC PAD FOR A CWA DOES NOT NEED TO CONFORM TO THE FORMAL VTC DETAIL.
3. THE TRUE LOCATION OF THE CWA MAY BE DETERMINED BY THE TOWN AND THE ECS.
4. LOT PROTECTION (LP) IS REQUIRED ON COMMERCIAL LOTS WHEN COMPLETION OF LANDSCAPING IS NOT POSSIBLE AND PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
5. THE TRUE LOCATION OF THE PORTABLE TOILET PROTECTION (PTP) MAY BE DETERMINED BY THE TOWN AND THE ECS.
6. MASONRY WORK PROTECTION IS REQUIRED FOR CONSTRUCTION OF BUILDINGS.
7. ANY ONSITE BULK FUEL STORAGE REQUIRES A FIRE LIFE SAFETY PERMIT FROM THE TOWN OF PARKER PRIOR TO INSTALLATION.
8. A BUILDING PERMIT IS REQUIRED FOR THE JOB SITE TRAILER.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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

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

TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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

BY	DESCRIPTION	DATE	REV

Kimley»Horn
2 NORTH NEVADA AVENUE, SUITE 900,
COLORADO SPRINGS, CO 80903
719-453-0180

COLORADO LICENSED
JESSICA JO MCCAIN
59054
05/15/2024
PROFESSIONAL ENGINEER
PREPARED BY:

PREPARED FOR:
McDonald's USA, LLC

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DRAWN BY	REVIEWED BY	DATE ISSUED
MGS	JJM	05/15/2024
STD ISSUE DATE		

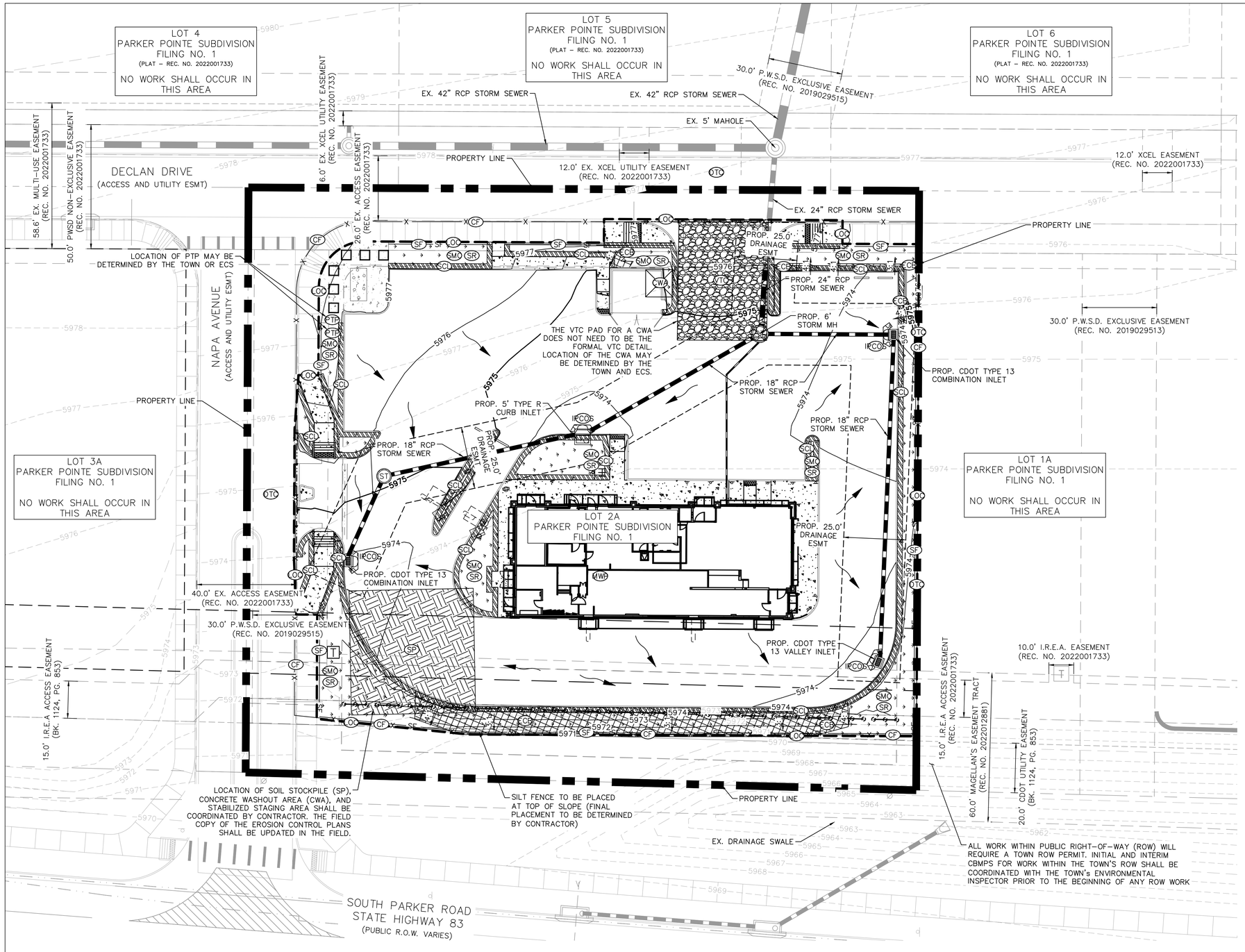
TITLE
CONSTRUCTION DOCUMENTS
LOT 2A, PARKER POINTE SUBDIVISION, FILING NO. 1

DESCRIPTION
INITIAL CBMP PLAN

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

SITE ID
51032

C1.15



LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- 5430 EXISTING MAJOR CONTOUR
- 5431 EXISTING MINOR CONTOUR
- 5430 PROPOSED MAJOR CONTOUR
- 5431 PROPOSED MINOR CONTOUR
- (LOC) LIMITS OF CONSTRUCTION
- X X (CF) CONSTRUCTION FENCE
- SF (SF) SILT FENCE
- (SSA) STABILIZED STAGING AREA
- (CWA) CONCRETE WASHOUT
- (VTC) VEHICLE TRACKING CONTROL
- (SP) SOIL STOCKPILE
- (ECB) EROSION CONTROL BLANKET
- (IPAN) INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT
- (IPACS) INLET PROTECTION, CURB ON SUMP, TYPE C INLET
- (IPCOS) INLET PROTECTION, CURB ON SUMP, TYPE R INLET
- (IPCOG) INLET PROTECTION, CURB ON GRADE, TYPE R INLET
- (DTC) DEBRIS AND TRASH CONTROL
- (PTP) PORTABLE TOILET PROTECTION
- (MWP) MASONRY WORK PROTECTION
- (SCL) SEDIMENT CONTROL LOG
- (SMC) SEEDING, MULCHING, AND CRIMPING
- (SR) SURFACE ROUGHENING
- FLOW ARROW
- FINAL STABILIZATION. (REFERENCE LANDSCAPING PLANS)

NOTES

1. TO REDUCE THE POTENTIAL FOR CLOGGING OF DEBRIS GRATES, NO STRAW MULCH SHALL BE USED WITHIN THE EXCESS URBAN RUNOFF VOLUME OF A DETENTION BASIN. INSTEAD, EROSION CONTROL BLANKET SHALL BE INSTALLED FOR A WIDTH OF AT LEAST 6-FEET ON BOTH SIDES OF THE CONCRETE LOW FLOW CHANNELS OR UP TO A DEPTH OF 1-FOOT IN SOIL RIPRAP OR BENCHED LOW FLOW CHANNELS. ADDITIONALLY, HYDRAULICALLY-APPLIED WOOD FIBER MULCH, STABILIZED FIBER MATRIX, BONDED FIBER MATRIX, OR FLEXIBLE GROWTH MEDIUM SHALL BE USED IN ALL OTHER AREAS WITHIN THE EXCESS URBAN RUNOFF VOLUME OF THE DETENTION BASIN. THE BLANKET AND HYDRAULICALLY-APPLIED MULCH SHALL COMPLY WITH THE MATERIALS AND INSTALLATION REQUIREMENTS FOR EROSION CONTROL BLANKETS AS REQUIRED BY THE TOWN'S CBMP PROGRAM, AND WHERE APPLICABLE, THE PRODUCE MANUFACTURER.
2. THE VTC PAD FOR A CWA DOES NOT NEED TO CONFORM TO THE FORMAL VTC DETAIL.
3. THE TRUE LOCATION OF THE CWA MAY BE DETERMINED BY THE TOWN AND THE ECS.
4. LOT PROTECTION (LP) IS REQUIRED ON COMMERCIAL LOTS WHEN COMPLETION OF LANDSCAPING IS NOT POSSIBLE AND PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
5. THE TRUE LOCATION OF THE PORTABLE TOILET PROTECTION (PTP) MAY BE DETERMINED BY THE TOWN AND THE ECS.
6. MASONRY WORK PROTECTION IS REQUIRED FOR CONSTRUCTION OF BUILDINGS.
7. ANY ONSITE BULK FUEL STORAGE REQUIRES A FIRE LIFE SAFETY PERMIT FROM THE TOWN OF PARKER PRIOR TO INSTALLATION.
8. A BUILDING PERMIT IS REQUIRED FOR THE JOB SITE TRAILER.
9. ALL NATIVE SEEDED SLOPES 4:1 AND STEEPER MUST HAVE ECB INSTALLED.

WARNING

HIGH-PRESSURE PIPELINE(S)

EXCAVATION AND/OR CONSTRUCTION PROHIBITED WITHOUT COMPLIANCE WITH STATE ONE-CALL, AND WITHOUT WRITTEN PERMISSION FROM MAGELLAN PIPELINE COMPANY, L.P.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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

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

TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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

BY	DESCRIPTION	DATE	REV

Kimley»Horn
2 NORTH NEVADA AVENUE, SUITE 900,
COLORADO SPRINGS, CO 80903
719-453-0180

PREPARED BY:
COLORADO LICENSED
JESSICA JO MCCAIN
59054
05/15/2024
PROFESSIONAL ENGINEER

PREPARED FOR:
McDonald's USA, LLC

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DRAWN BY	REVIEWED BY	DATE ISSUED
MCS	JJM	05/15/2024
STD ISSUE DATE		

TITLE
CONSTRUCTION DOCUMENTS
LOT 2A, PARKER POINTE SUBDIVISION, FILING NO. 1

DESCRIPTION
INTERIM-FINAL CBMP PLAN

SITE ID 51032

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

C1.16

PHASED BMP IMPLEMENTATION – INITIAL PHASE

THE INITIAL PHASE SHALL CONSIST OF THE TEMPORARY CONSTRUCTION BMPS TO MINIMIZE POTENTIAL FOR EROSION AND SEDIMENT TRANSFER WHILE MOBILIZING AND PREPARING THE SITE FOR CONSTRUCTION ACTIVITIES. THE SITE SUPERVISOR SHALL COMPLETE THE ANTICIPATED INITIAL PHASE SEQUENCING AS FOLLOWS:

1. CONTRACTOR TO OBTAIN TOWN EROSION CONTROL PERMIT AND STATE CONSTRUCTION ACTIVITIES DISCHARGE PERMIT IN ADVANCE OF START OF CONSTRUCTION.
2. INSTALL CONSTRUCTION FENCE AROUND LIMITS OF CONSTRUCTION (LOC) AT PROPERTY LINE.
3. INSTALL STABILIZED VEHICLE TRACKING CONTROL PAD. THIS WILL BE THE FIRST CONSTRUCTION WORK ON THE PROJECT.
4. PREPARE STABILIZED STAGING AREA AND CONCRETE WASHOUT.
5. INSTALL PERIMETER SILT FENCE, AT DOWN GRADIENT LOCATIONS.
6. CALL TOWN OF PARKER FOR EROSION CONTROL INSPECTION.

PHASED BMP IMPLEMENTATION – INTERIM PHASE

THE INTERIM PHASE SHALL CONSIST OF THE TEMPORARY CONSTRUCTION BMPS TO MINIMIZE POTENTIAL FOR EROSION AND SEDIMENT TRANSFER DURING THE CONSTRUCTION UTILITIES AND SITE GRADING ASSOCIATED WITH THE PROPOSED RESIDENTIAL BUILDING. THE SITE SUPERVISOR SHALL COMPLETE THE ANTICIPATED INTERIM PHASE SEQUENCING AS FOLLOWS:

1. CONFIRM EXISTING BMPS WHICH ARE TO BE MAINTAINED THROUGHOUT CONSTRUCTION ARE IN WORKING ORDER AND COMPLIANT WITH APPLICABLE REGULATIONS.
2. REPAIR AND/OR REPLACE ANY EXISTING BMPS WHICH ARE DEEMED INADEQUATE.
3. STOCKPILE MATERIALS IN ACCORDANCE WITH THE STOCKPILE MANAGEMENT (SP) CBMP.

NOTE: SOIL STOCKPILES ARE DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES OR IS ANTICIPATED TO BE CEASED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE TEMPORARILY STABILIZED WITH TEMPORARY SEEDING OR OTHER STABILIZATION METHODS WITHIN 7 DAYS OF TEMPORARILY CEASING CONSTRUCTION.

NOTE: STOCKPILE AREAS SHOWN ON THE PLAN FOR REFERENCE ONLY. DUE TO THE CONSTRUCTION PHASES, REUSE OF DEMOLITION MATERIALS AND IMPORT REQUIRED, IT IS ANTICIPATED THAT ONSITE STOCKPILES WILL BE REQUIRED. CONTRACTOR SHALL IMPLEMENT STOCKPILE MANAGEMENT (SP) BMPS AT LOCATIONS REQUIRED BY CONSTRUCTION PHASING AND SEQUENCING AND NOTE SUCH ON THE STORMWATER MANAGEMENT SITE MAP.

4. INSTALL PRIVATE STORM, SANITARY, AND WATER FACILITIES.
5. INSTALL INLET PROTECTION AT ALL STORM SEWER STRUCTURES AS EACH INLET STRUCTURE IS INSTALLED. CONDUCT PERIODIC INSPECTIONS AT NOTED INTERVALS AS REQUIRED BY THE TOWN AND STATE OF COLORADO.

PHASED BMP IMPLEMENTATION – FINAL PHASE

THE FINAL PHASE SHALL CONSIST OF THE TEMPORARY CONSTRUCTION BMPS TO MINIMIZE POTENTIAL FOR EROSION AND SEDIMENT TRANSFER DURING THE CONSTRUCTION OF THE PROPOSED LIMITED SITE IMPROVEMENTS. THE SITE SUPERVISOR SHALL COMPLETE THE ANTICIPATED FINAL PHASE SEQUENCING AS FOLLOWS:

1. INSTALL DRY UTILITIES AND SET TRANSFORMERS AND METER BANKS IN COORDINATION WITH XCEL ENERGY AND IREA.
2. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
3. UPON COMPLETION OF STORM DRAINAGE SYSTEM, CONTRACTOR SHALL ESTABLISH DETAILED CONSTRUCTION OF DRAINAGE FACILITIES.
4. PREPARE SITE FOR CURB, GUTTER, AND PAVING INSTALLATION.
5. PAVE SITE AND INSTALL HARDSCAPE.
6. REFER TO LANDSCAPING PLAN FOR PLANTING INFORMATION AND INSTALL FINAL STABILIZATION MEASURES.
7. CONTACT THE TOWN OF PARKER FOR FINAL INSPECTION.
8. REMOVE BMPS.
9. REFER TO LANDSCAPING PLAN FOR PLANTING INFORMATION AND INSTALL FINAL STABILIZATION MEASURES.

CONTRACTOR NOTE:

1, CONTRACTOR SHALL OBTAIN STATE STORMWATER PERMIT PRIOR TO CONSTRUCTION.

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

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

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

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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

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

REV	DATE	DESCRIPTION	BY

Kimley»Horn
2 NORTH NEVADA AVENUE, SUITE 900,
COLORADO SPRINGS, CO 80903
719-453-0180

COLORADO LICENSED JESSICA JO MCCARTHY 59054 05/15/2024 PROFESSIONAL ENGINEER

PREPARED BY:

PREPARED FOR: McDonald's USA, LLC

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DRAWN BY	REVIEWED BY	DATE ISSUED
MGS	JJM	05/15/2024
STD ISSUE DATE		

TITLE: CONSTRUCTION DOCUMENTS
LOT 2A, PARKER POINTE SUBDIVISION, FLING NO. 1

DESCRIPTION: CBMP DETAILS

SITE ID: 51032

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

C1.17

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.

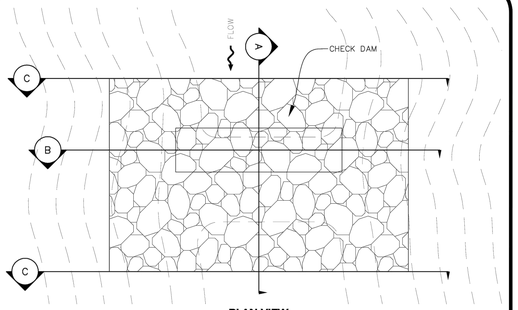
NONDEVELOPABLE PROPERTY MEANS LAND THAT HAS BEEN GRADED AND WILL NOT BE FURTHER DISTURBED AS PART OF ANY FUTURE DEVELOPMENT. EXAMPLES INCLUDE, BUT ARE NOT LIMITED TO: PARKS, OPEN SPACE, HOMEOWNER ASSOCIATION OR BUSINESS ASSOCIATION PLATTED TRACTS, DETENTION PONDS AND DRAINAGEWAYS.

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.

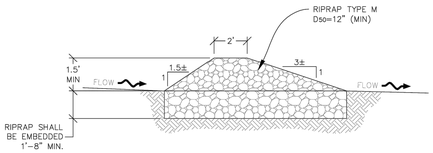
33. ANY PERSON CONVICTED OF VIOLATING ANY PROVISION OF THE TOWN OF PARKER, GRADING & EARTH MOVEMENT SECTION OF THE MUNICIPAL CODE SHALL BE GUILTY OF A MISDEMEANOR AND, UPON CONVICTION, BE PUNISHED BY A FINE OF NOT MORE THAN FOUR HUNDRED NINETY NINE DOLLARS ($499.00) FOR EACH SEPARATE OFFENSE. EACH DAY 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



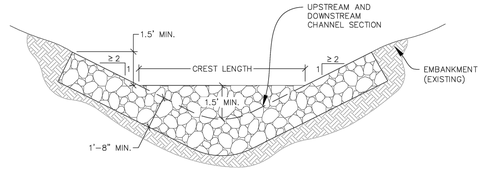
PLAN VIEW



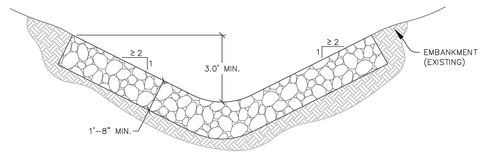
SECTION A

CD CHECK DAM

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

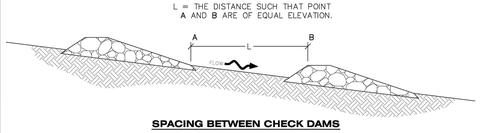


SECTION B



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.



SPACING BETWEEN CHECK DAMS

CD CHECK DAM

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

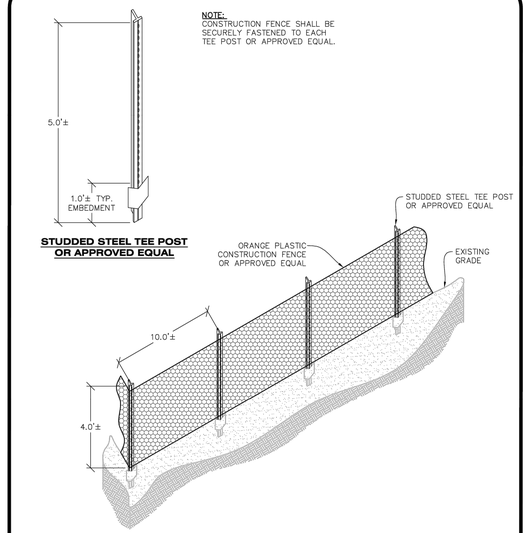
CHECK DAM INSTALLATION NOTES

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.

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



STUDDED STEEL TEE POST OR APPROVED EQUAL

CF CONSTRUCTION FENCE

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

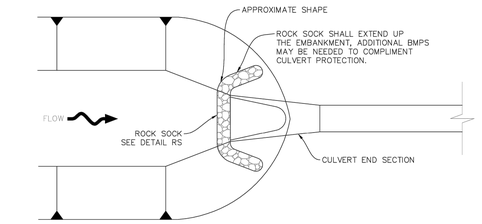
CONSTRUCTION FENCE INSTALLATION NOTES

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

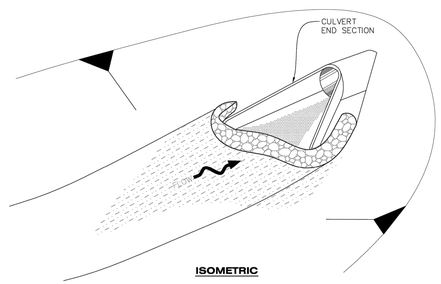
CONSTRUCTION FENCE INSPECTION AND MAINTENANCE NOTES

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.

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



PLAN



ISOMETRIC

CP CULVERT PROTECTION (INLET)

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

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).

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

Know what's below. Call before you dig.

REV	DATE	DESCRIPTION	BY

Kimley»Horn
2 NORTH NEVADA AVENUE, SUITE 900,
COLORADO SPRINGS, CO 80903
719-453-0180

COLORADO LICENSED
JESSICA JO MCCAIN
59054
05/15/2024
PROFESSIONAL ENGINEER

PREPARED BY:

PREPARED FOR: McDonald's USA, LLC

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DRAWN BY	REVIEWED BY	DATE ISSUED
MGS	JJM	05/15/2024
STD ISSUE DATE		

TITLE: CONSTRUCTION DOCUMENTS
LOT 2A, PARKER POINTE SUBDIVISION, FILING NO. 1

DESCRIPTION: CBMP DETAILS

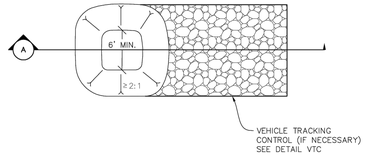
SITE ID: 51032

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

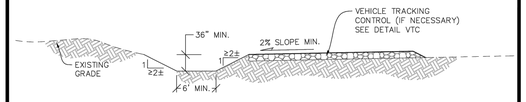
C1.18

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

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



PLAN VIEW



SECTION A

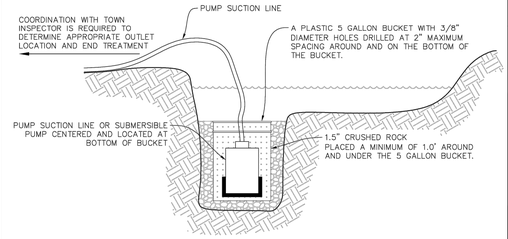
CWA **CONCRETE WASHOUT AREA**

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).



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**

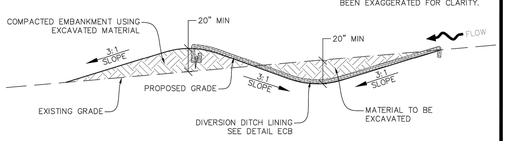
DEWATERING INSTALLATION NOTES

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

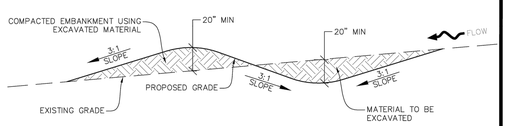
1. THE EROSION CONTROL SUPERVISOR SHALL INSPECT THE DEWATERING OPERATION TO ENSURE THAT THE DISCHARGE WATER IS DRAINING TO THE PROPER LOCATION(S) AND PERFORM ANY NECESSARY REPAIRS OR MAINTENANCE ON A FREQUENT BASIS.

NOTE:
DITCH LINING THICKNESS HAS BEEN EXAGGERATED FOR CLARITY.



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

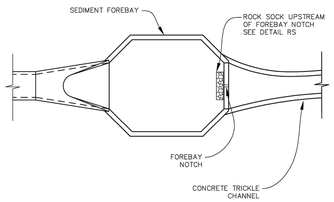
DD **DIVERSION DITCH**

DIVERSION DITCH INSTALLATION NOTES

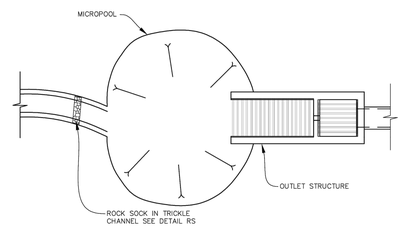
1. SEE THE PLAN VIEW FOR THE LOCATION(S) OF THE DIVERSION DITCHES.
2. A PLASTIC LINER, RIPRAP, OR EROSION CONTROL BLANKET MAY BE NECESSARY TO PROTECT THE DIVERSION DITCH. THE REQUIRED LINING MATERIAL SHALL BE OBTAINED FROM THE CBMP PLANS VIA THE DESIGN ENGINEER.
3. ALL MATERIAL EXCAVATED FROM THE DITCH 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.



FOREBAY



OUTLET / MICROPOOL

DP **DETENTION POND PROTECTION**

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.

Know what's below. Call before you dig.

REV	DATE	DESCRIPTION	BY

Kimley»Horn
2 NORTH NEVADA AVENUE, SUITE 900,
COLORADO SPRINGS, CO 80903
719-453-0180

COLORADO LICENSED
JESSICA JO MCCARTHY
59054
05/15/2024
PROFESSIONAL ENGINEER
PREPARED BY:

PREPARED FOR:
McDonald's USA, LLC

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DRAWN BY	REVIEWED BY	DATE ISSUED
MGS	JJM	05/15/2024
STD ISSUE DATE		

TITLE
CONSTRUCTION DOCUMENTS
LOT 2A, PARKER POINTE SUBDIVISION, FILING NO. 1

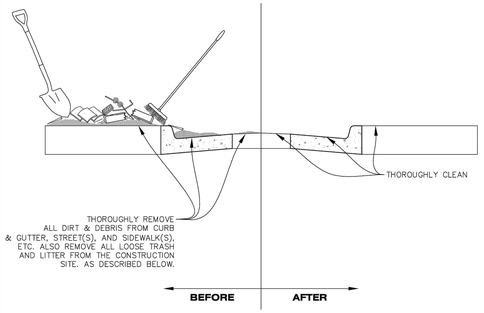
DESCRIPTION
CBMP DETAILS

SITE ID: 5103Z

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

C1.19

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**

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

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

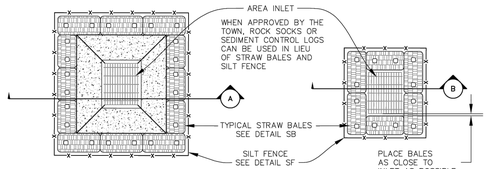
DEBRIS CONTROL NOTES:

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.

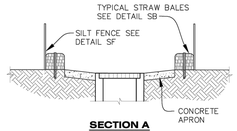
Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | DTC 2 OF 2 Oct. 2013

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

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

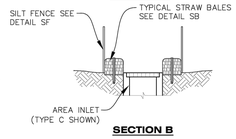


AREA INLET WITH CONCRETE APRON PLAN VIEW

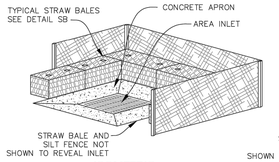


SECTION A

AREA INLET PLAN VIEW



SECTION B



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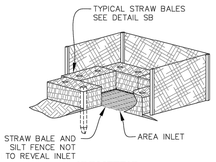
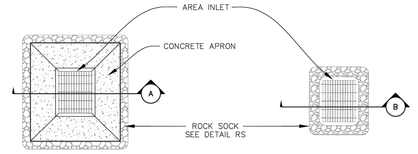


ISOMETRIC

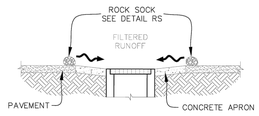
IPAN **INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT**

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

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

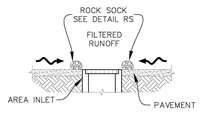


AREA INLET WITH CONCRETE APRON PLAN VIEW

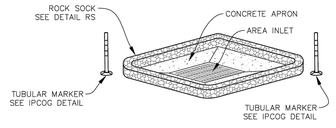


SECTION A

AREA INLET PLAN VIEW



SECTION B

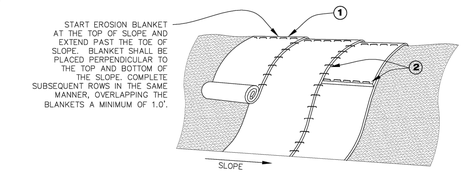


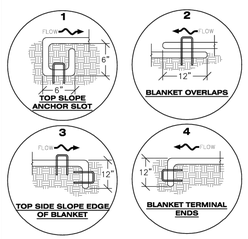
ISOMETRIC

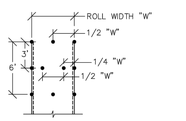
IPAP **INLET PROTECTION FOR AREA INLETS IN PAVEMENT**

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

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







STAPLE PATTERN

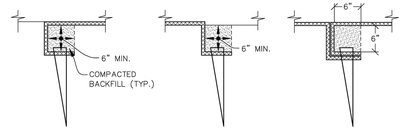
NOTE: STAPLES SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATION. IF MANUFACTURER INFO IS NOT AVAILABLE THEN ABOVE STAPLE PATTERN SHALL BE USED. WOODEN STAKES SHALL NOT BE USED FOR EROSION CONTROL BLANKET ON SLOPES.

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)**

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

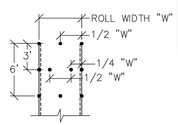
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.



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)**

Town of Parker COLORADO | CBMP 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.

Town of Parker COLORADO | CBMP 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.

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.

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

Know what's below. Call before you dig.

REV	DATE	DESCRIPTION	BY

Kimley»Horn
2 NORTH NEVADA AVENUE, SUITE 900,
COLORADO SPRINGS, CO 80903
719-453-0180

PREPARED BY: COLORADO LICENSED JESSICA JO MCCARTHY 59054 05/15/2024 PROFESSIONAL ENGINEER

PREPARED FOR: McDonald's USA, LLC

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DRAWN BY	REVIEWED BY	DATE ISSUED
MGS	JJM	05/15/2024
STD ISSUE DATE		

TITLE: CONSTRUCTION DOCUMENTS
LOT 2A, PARKER POINTE SUBDIVISION, FILING NO. 1

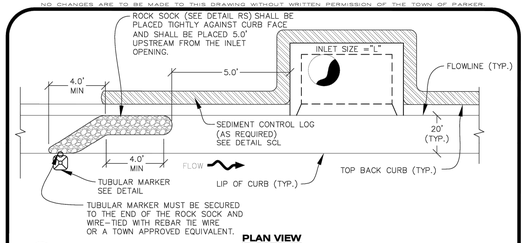
DESCRIPTION: CBMP DETAILS

SITE ID: 51032

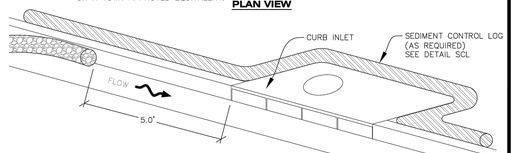
SITE ADDRESS: NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO

C1.20

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



PLAN VIEW



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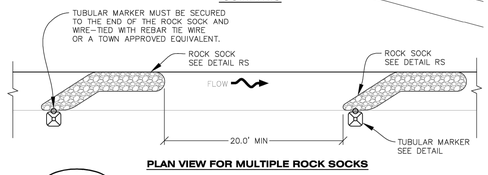
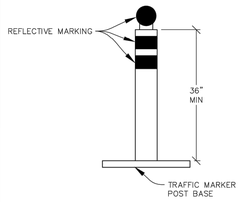


PLAN VIEW FOR MULTIPLE ROCK SOCKS

IPCOG

INLET PROTECTION, CURB ON-GRADE, TYPE R INLET

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



ELEVATION **BASE**

TUBULAR TRAFFIC MARKER DETAIL

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

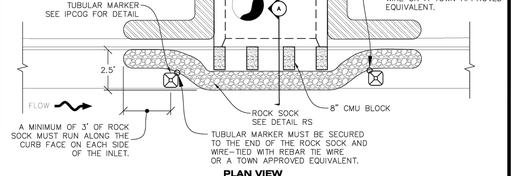
INLET PROTECTION, CURB ON-GRADE INSTALLATION NOTES

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.

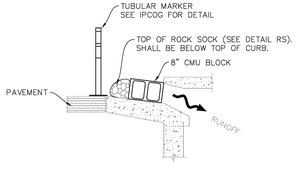
ON-GRADE INLET PROTECTION INSPECTION AND MAINTENANCE NOTES

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.

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



PLAN VIEW



SECTION A

IPCOS

INLET PROTECTION, CURB ON SUMP, TYPE R INLET

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

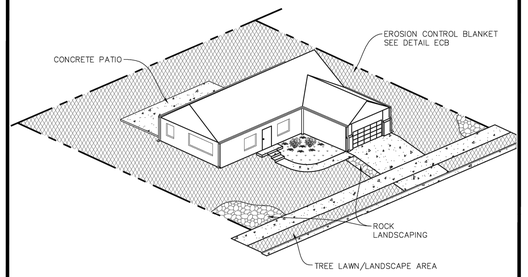
CURB INLET PROTECTION INSTALLATION NOTES

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.

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



LP

LOT PROTECTION

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

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.

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

BY	DESCRIPTION	DATE	REV

Kimley»Horn
2 NORTH NEVADA AVENUE, SUITE 900,
COLORADO SPRINGS, CO 80903
719-453-0180

PREPARED BY:
COLORADO LICENSED
JESSICA JO MCCAIN
59054
05/15/2024
PROFESSIONAL ENGINEER

PREPARED FOR:
McDonald's USA, LLC

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DRAWN BY	REVIEWED BY	DATE ISSUED
MGS	JJM	05/15/2024
STD. ISSUE DATE		

TITLE
CONSTRUCTION DOCUMENTS
LOT 2A, PARKER POINTE SUBDIVISION, FILING NO. 1

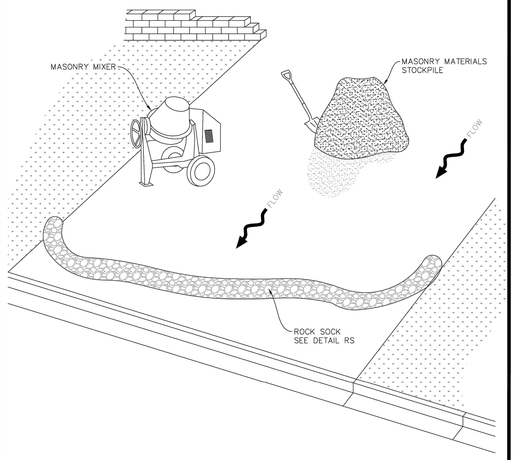
DESCRIPTION
CBMP DETAILS

SITE ID
51032

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

C1.21

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



MWP

MASONRY WORK PROTECTION

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

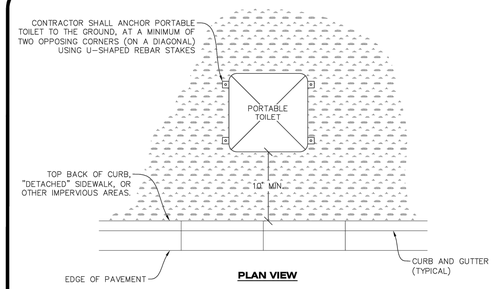
MASONRY WORK PROTECTION INSTALLATION NOTES

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.

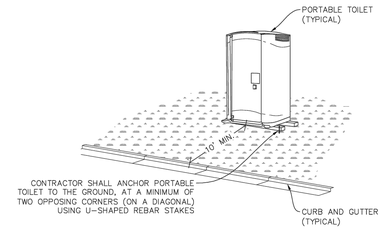
MASONRY WORK PROTECTION INSPECTION AND MAINTENANCE NOTES

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.

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



PLAN VIEW



ISOMETRIC

PTP

PORTABLE TOILET PROTECTION

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

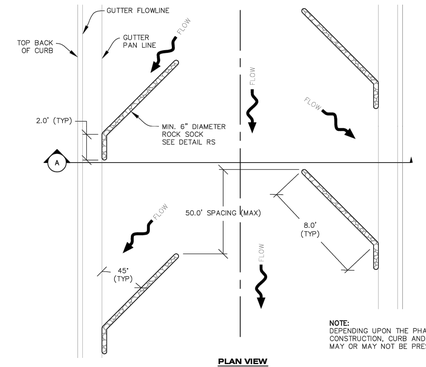
PORTABLE TOILET PROTECTION INSTALLATION NOTES

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.

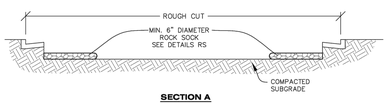
PORTABLE TOILET PROTECTION INSPECTION AND MAINTENANCE NOTES

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.

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



PLAN VIEW



SECTION A

RCSC

ROUGH CUT STREET CONTROL

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

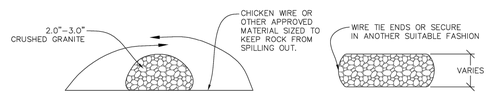
ROUGH CUT STREET CONTROL INSTALLATION NOTES

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.

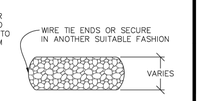
ROUGH CUT STREET CONTROL INSPECTION AND MAINTENANCE NOTES

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.

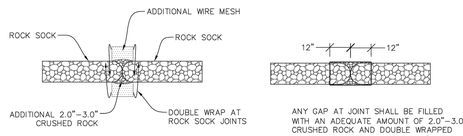
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.



CROSS SECTION



COMPLETED ROCK SOCK



JOINT PLAN VIEW

ANY GAP AT JOINT SHALL BE FILLED WITH AN ADEQUATE AMOUNT OF 2.0"–3.0" CRUSHED ROCK AND DOUBLE WRAPPED WITH ADDITIONAL CHICKEN WIRE (OR APPROVED EQUAL) SECURED TO ENDS OF ROCK REINFORCED SOCK.

JOINT ELEVATION

RS

ROCK SOCK

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

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.

Know what's below. Call before you dig.

REV	DATE	DESCRIPTION	BY

Kimley»Horn
2 NORTH NEVADA AVENUE, SUITE 900,
COLORADO SPRINGS, CO 80903
719-453-0180

PREPARED BY:
COLORADO LICENSED
JESSICA JO MCCARTHY
59054
05/15/2024
PROFESSIONAL ENGINEER

PREPARED FOR:
McDonald's USA, LLC

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DRAWN BY: MGS
STD ISSUE DATE
REVIEWED BY: JJM
DATE ISSUED: 05/15/2024

TITLE: CONSTRUCTION DOCUMENTS
LOT 2A, PARKER POINTE SUBDIVISION, FILING NO. 1

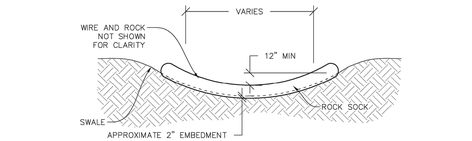
DESCRIPTION: CBMP DETAILS

SITE ID: 51032

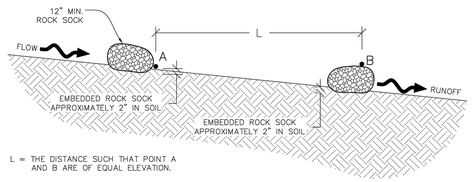
SITE ADDRESS: NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO

C1.22

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



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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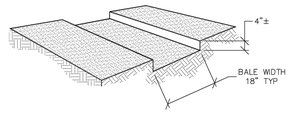
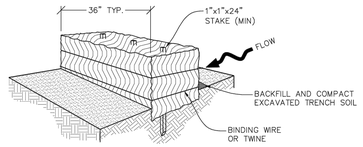
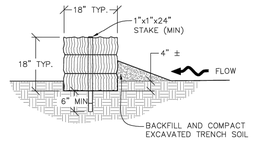


TRENCH EXCAVATION



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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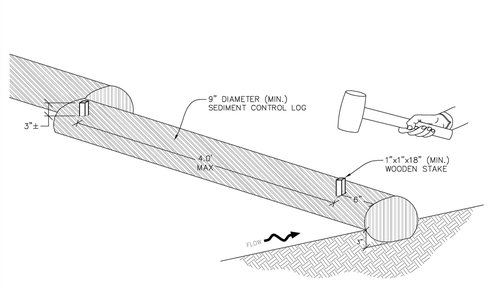

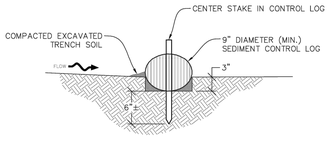

SECTION A

SCL **SEDIMENT CONTROL LOG**

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

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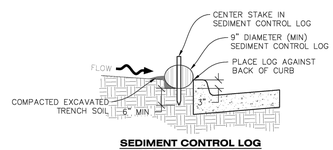
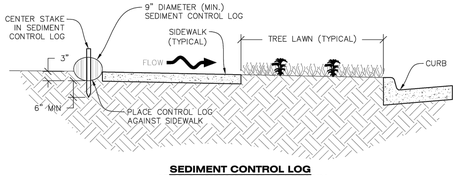
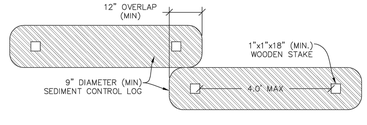


SEDIMENT CONTROL LOG AT BACK OF CURB



SEDIMENT CONTROL LOG AT SIDEWALK WITH TREE LAWN



SEDIMENT CONTROL LOG JOINTS

SCL **SEDIMENT CONTROL LOG**

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

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).

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

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

BY	DESCRIPTION	DATE	REV

Kimley»Horn
2 NORTH NEVADA AVENUE, SUITE 900,
COLORADO SPRINGS, CO 80903
719-453-0180

PREPARED BY: COLORADO LICENSED JESSICA JO MCCARTHY 59054 05/15/2024 PROFESSIONAL ENGINEER

PREPARED FOR: McDonald's USA, LLC ©

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DRAWN BY	REVIEWED BY	DATE ISSUED
MGS	JJM	05/15/2024
STD. ISSUE DATE		

TITLE: CONSTRUCTION DOCUMENTS
LOT 2A, PARKER POINTE SUBDIVISION, FILING NO. 1

DESCRIPTION: CBMP DETAILS

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

SITE ID: 51032

C1.23

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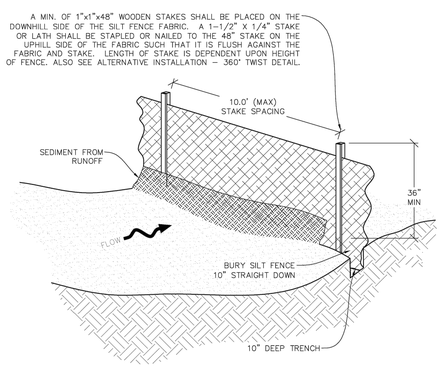
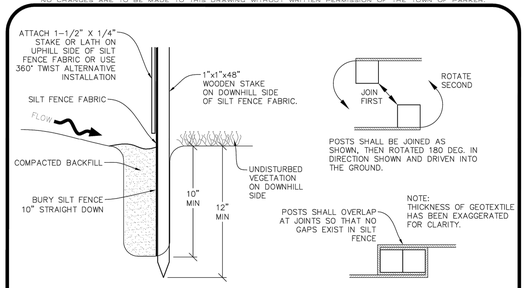


—X—X— SF **SILT FENCE**

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



INSTALLATION DETAIL **JOINT SECTIONS**

STEP 1 **STEP 2**

ALTERNATIVE INSTALLATION - 360° TWIST

—X—X— SF **SILT FENCE**

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

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.

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

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).

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

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.

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.

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

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

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BY	DESCRIPTION	DATE	REV

Kimley»Horn
2 NORTH NEVADA AVENUE, SUITE 900,
COLORADO SPRINGS, CO 80903
719-453-0180

PREPARED BY: COLORADO LICENSED JESSICA JO MCCAIN 59054 05/15/2024 PROFESSIONAL ENGINEER

PREPARED FOR: McDonald's USA, LLC

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DRAWN BY	REVIEWED BY:	DATE ISSUED
MGS	JJM	05/15/2024
STD ISSUE DATE		

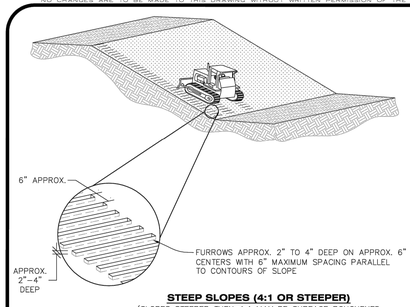
TITLE: **CONSTRUCTION DOCUMENTS**
LOT 2A, PARKER POINTE SUBDIVISION, FILING NO. 1

DESCRIPTION: **CBMP DETAILS**

SITE ID: 51032
SITE ADDRESS: NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO

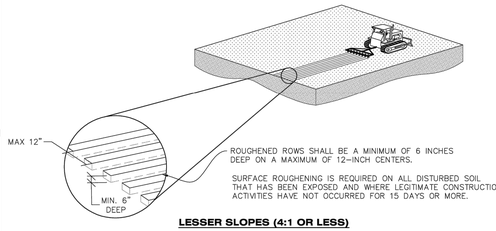
C1.24

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



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

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

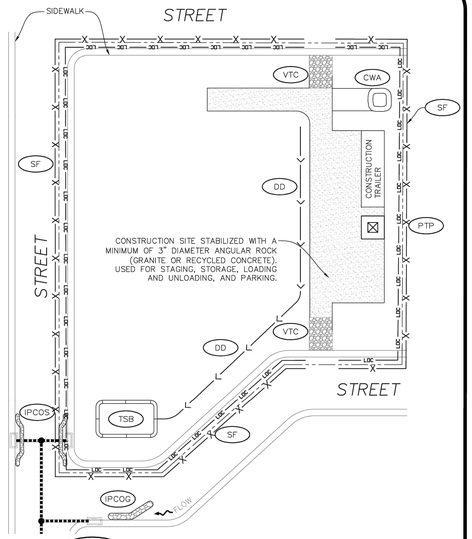
SURFACE ROUGHENING INSTALLATION NOTES

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.

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



SSA

STABILIZED STAGING AREA

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

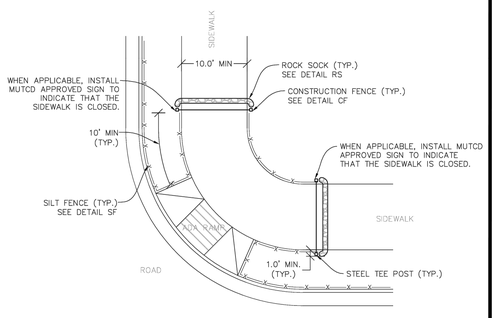
STABILIZED STAGING AREA INSTALLATION NOTES

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.

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

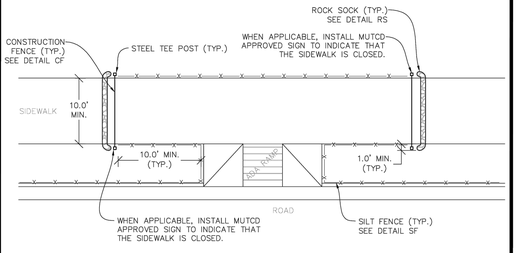


NOTE:
SEDIMENT CONTROL LOGS (SCL) MAY BE USED IN LIEU OF SILT FENCE (SF) WITH PRIOR APPROVAL FROM TOWN.

STP

SIDEWALK TRANSITION PROTECTION (AT INTERSECTION)

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 (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.

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719-453-0180

COLORADO LICENSED
JESSICA JO MCCAIN
59054
05/15/2024
PROFESSIONAL ENGINEER

PREPARED BY:

REV	DATE	DESCRIPTION	BY

PREPARED FOR:
McDonald's USA, LLC

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REVIEWED BY	JJM
DATE ISSUED	05/15/2024

TITLE
CONSTRUCTION DOCUMENTS
LOT 2A, PARKER POINTE SUBDIVISION, FILING NO. 1

DESCRIPTION
CBMP DETAILS

SITE ID: 51032

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

C1.25

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

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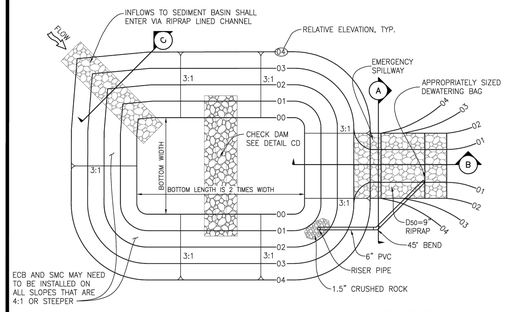
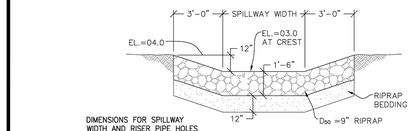


PLAN VIEW

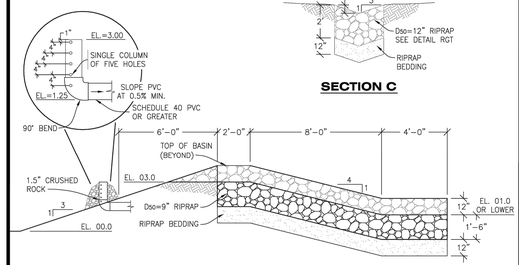
TSB **TEMPORARY SEDIMENT BASIN**



DIMENSIONS FOR SPILLWAY WIDTH AND RISER PIPE HOLES SHALL BE IN ACCORDANCE WITH UDFCD VOLUME 3, AS AMENDED.

SECTION A

SECTION C



SECTION B

TSB **TEMPORARY SEDIMENT BASIN**

TEMPORARY SEDIMENT BASIN INSTALLATION NOTES

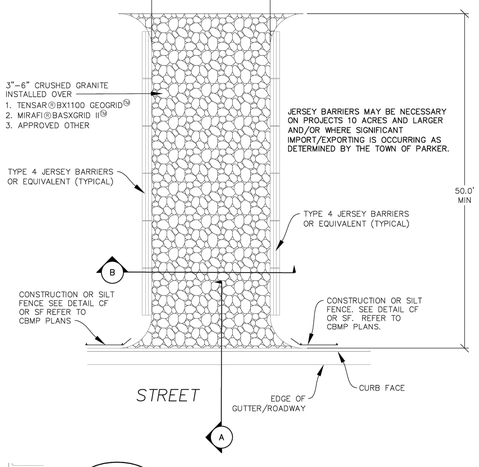
1. SEE CBMP PLAN FOR LOCATION(S) OF SEDIMENT BASIN(S).
2. THE TEMPORARY SEDIMENT BASIN(S) SHALL BE INSTALLED AND FUNCTIONING PRIOR TO ANY OTHER GRADING ACTIVITIES.
3. THE EXACT DIMENSIONS AND DETAILS OF THE TEMPORARY SEDIMENT BASIN SHALL BE DETERMINED BY THE DESIGN ENGINEER, IN ACCORDANCE WITH UDFCD 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

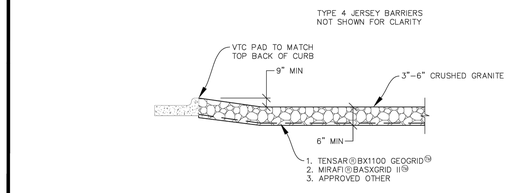
1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE TEMPORARY SEDIMENT BASIN.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT REACHES A DEPTH OF 2.0', OR WITHIN 2.0' OF THE SPILLWAY CREST, OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
3. SEDIMENT BASINS SHALL REMAIN IN PLACE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

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

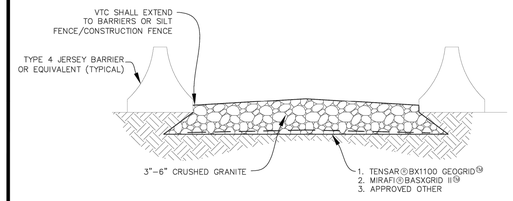
ON SITES LESS THAN 10 ACRES AND WHERE SIGNIFICANT SOIL IMPORTING/EXPORTING IS NOT OCCURRING, CONSTRUCTION FENCE (CF) OR SILT FENCE (SF) MAY BE USED IN LIEU OF THE TYPE 4 JERSEY BARRIERS WITH PRIOR APPROVAL FROM THE TOWN'S INSPECTOR.



VTC **VEHICLE TRACKING CONTROL**



SECTION A



SECTION B

VTC **VEHICLE TRACKING CONTROL**

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.

BY	DESCRIPTION	DATE	REV

Kimley»Horn
2 NORTH NEVADA AVENUE, SUITE 900,
COLORADO SPRINGS, CO 80903
719-453-0180

PREPARED BY:
COLORADO LICENSED
JESSICA JO MCCAIN
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05/15/2024
PROFESSIONAL ENGINEER

PREPARED FOR:
McDonald's USA, LLC

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LOT 2A, PARKER POINTE SUBDIVISION, FILING NO. 1

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

SITE ID
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C1.26

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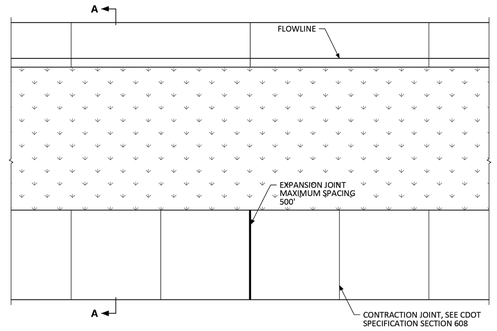
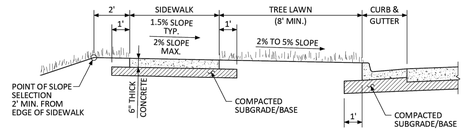


JOINT SPACING



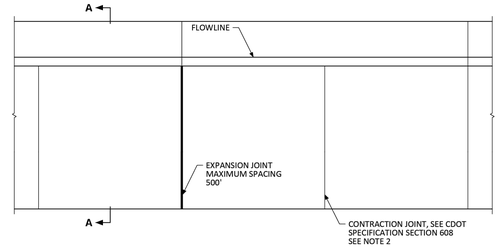
SECTION A-A

GENERAL NOTES

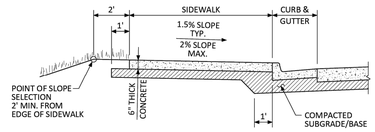
1. CONTRACTION JOINTS ON CONCRETE TRAILS SHALL BE SAWCUT.

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

PARKER COLORADO | **DETACHED SIDEWALK STANDARD DETAIL** | DATE NOVEMBER 2020 | DETAIL 4 | 1 OF 2



JOINT SPACING



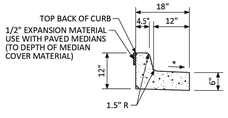
SECTION A-A

GENERAL NOTES

1. CONTRACTION JOINTS ON CONCRETE TRAILS SHALL BE SAWCUT.
2. TRANSVERSE SIDEWALK JOINTS SHALL MATCH CURB AND GUTTER JOINTS.

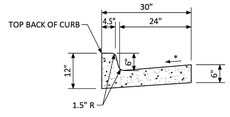
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

PARKER COLORADO | **ATTACHED SIDEWALK STANDARD DETAIL** | DATE NOVEMBER 2020 | DETAIL 4 | 2 OF 2

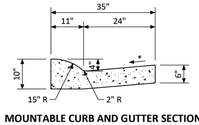


MEDIAN CURB AND GUTTER SECTION
(CDOT CURB AND GUTTER TYPE 2 (SECTION I-B))

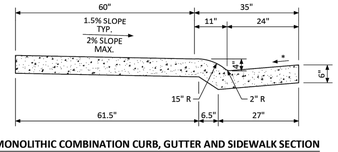
* GUTTER CROSS SLOPE SHALL BE 1/2 IN./FT. WHEN DRAINING AWAY FROM CURB AND 1 IN./FT. WHEN DRAINING TOWARD CURB. DIRECTION OF SLOPE SHALL MATCH STREET CROSS SLOPE.



VERTICAL CURB AND GUTTER SECTION
(CDOT CURB AND GUTTER TYPE 2 (SECTION II-B))



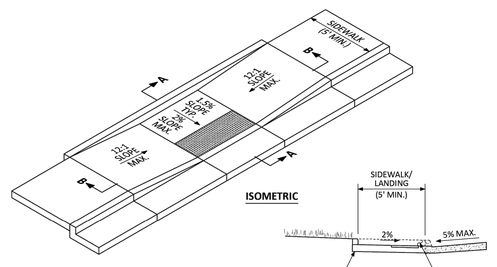
MOUNTABLE CURB AND GUTTER SECTION

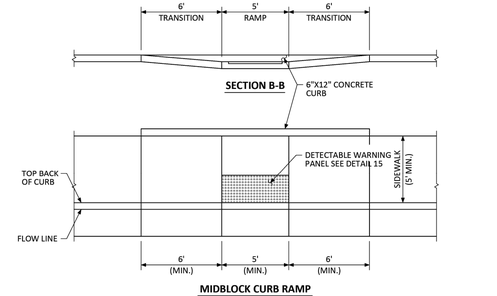


MONOLITHIC COMBINATION CURB, GUTTER AND SIDEWALK SECTION

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

PARKER COLORADO | **CURB, GUTTER, AND SIDEWALK SECTIONS STANDARD DETAIL** | DATE NOVEMBER 2020 | DETAIL 3 | 1 OF 1





MIDBLOCK CURB RAMP

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

PARKER COLORADO | **MIDBLOCK CURB RAMP LAYOUT STANDARD DETAIL** | DATE NOVEMBER 2020 | DETAIL 17 | 2 OF 2

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

REV	DATE	DESCRIPTION	BY

Kimley»Horn
2 NORTH NEVADA AVENUE, SUITE 900,
COLORADO SPRINGS, CO 80903
719-453-0180

PREPARED BY:
COLORADO LICENSED
JESSICA JO MCCARTHY
59054
05/15/2024
PROFESSIONAL ENGINEER

PREPARED FOR:
McDonald's USA, LLC ©

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DRAWN BY	REVIEWED BY	DATE ISSUED
MGS	JJM	05/15/2024
STD ISSUE DATE		

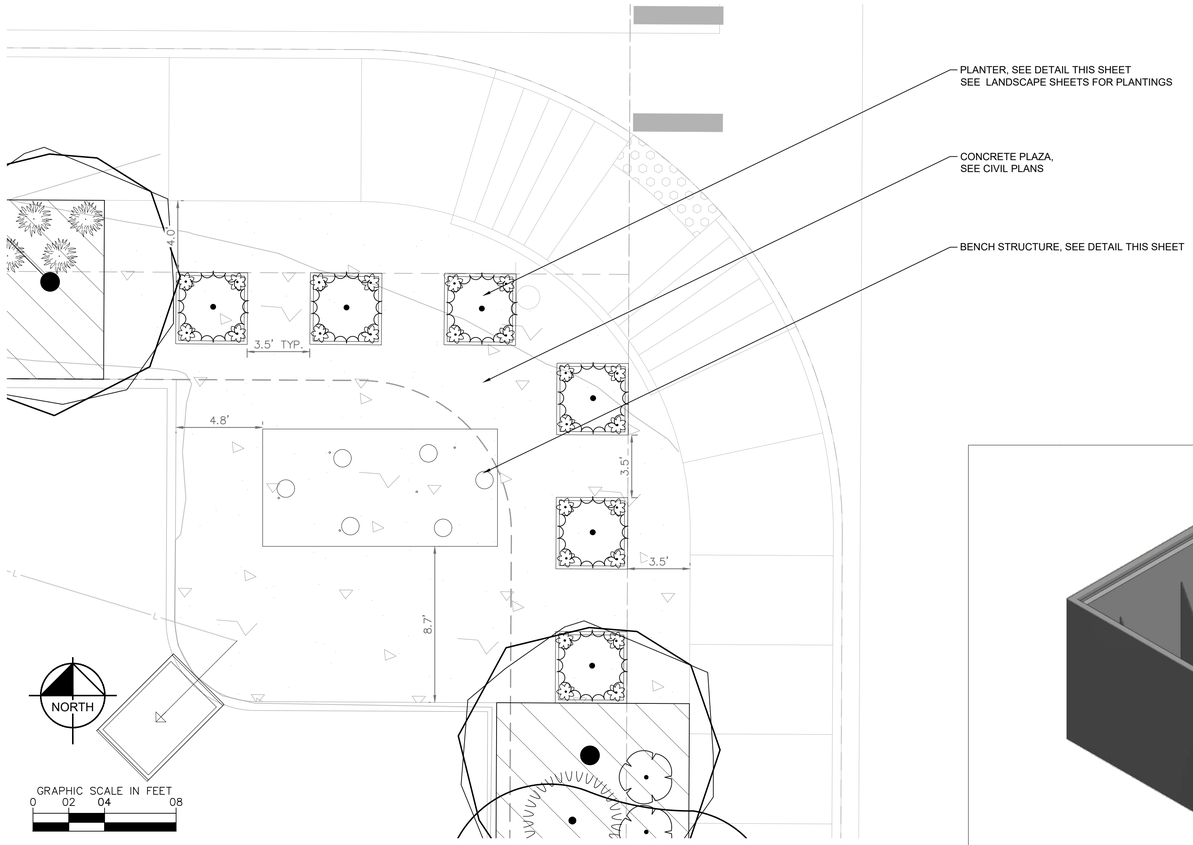
TITLE
CONSTRUCTION DOCUMENTS
LOT 2A, PARKER POINTE SUBDIVISION, FILING NO. 1

DESCRIPTION
TOWN DETAILS

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

SITE ID
51032

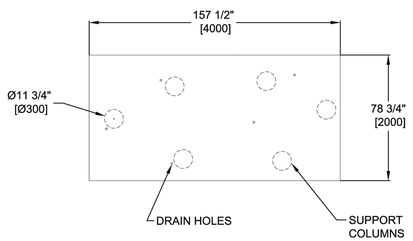
C1.27

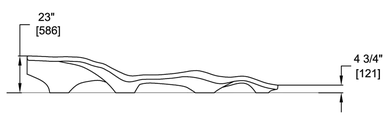


NOTES:

1) BENCH TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS WITH PROPER FOOTINGS AND ATTACHMENTS FOR STABLE AND SAFE USE. COLOR TO BE BLACK.
2) PLANTERS TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS. MATERIAL TO BE FIBERGLASS, COLOR TO BE DESIGNER COLOR - IRON.
3) IRRIGATION SLEEVES TO BE INSTALLED TO EACH PLANTER LOCATION PRIOR TO CONCRETE BEING POURED.

Escofet. Lungo Mare Bench, Module A
Product Drawing www.landscapeforms.com Ph: 800.521.2546 Date: 4/14/2015





landscapeforms Drawing: ESJ01-01
Dimensions are in inches [mm]

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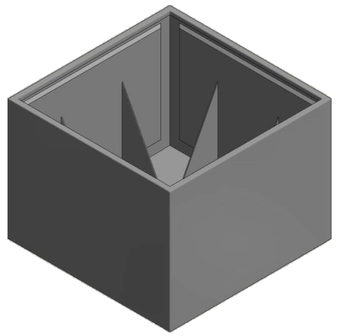
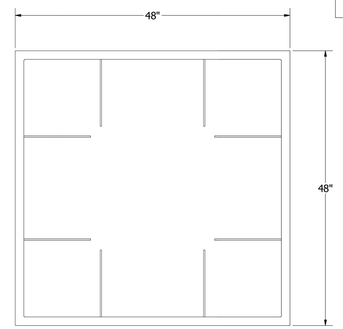
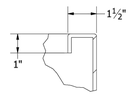
01 17 BENCH STRUCTURE DETAIL

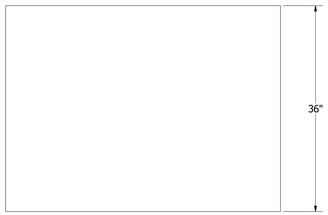




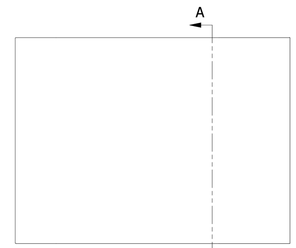
PLAN



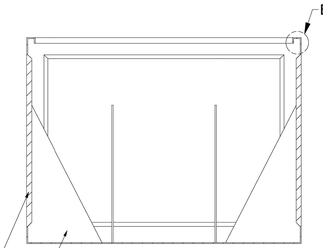
DETAIL B



SIDE



ELEVATION



SECTION A-A

EMBEDDED REINFORCEMENT
(SUPPORT FOR SIDE WALLS)

GUSSETS
(SUPPORT FOR SIDE WALLS)

NOTES: UNLESS OTHERWISE SPECIFIED

1) MATERIAL: FIBERGLASS REINFORCED PLASTIC (FRP)
NOMINAL WALL THICKNESS 1/8" - 3/16"
2) ALL DIMENSIONS ARE NOMINAL, ACTUAL SIZE MAY VARY.
3) PLANTER IS DESIGNED FOR NO MORE THAN
80 LBS PER CUBIC FOOT SATURATED SOIL DENSITY.
GREATER LOADS MUST BE REDUCED AND ALTERNATIVES FOR
FILL MUST BE INSTALLED. ALTERNATE FILL EXAMPLES ARE:
1) LOWER 18" DEPTH FILL OF #1-#2 EPS FOAM
2) LOWER 18" DEPTH OF VERSICELL (15 LAYERS OF EVC-30)
3) OPTIONAL FALSE BOTTOM 18" FROM TOP (INQUIRE FOR PRICING)

COLOR: _____

TEXTURE: _____

APPROVAL:

Signature authorizes Tournesol Siteworks to manufacture the product as shown

Tournesol Siteworks 2930 Faber Street, Union City, CA 94587	TITLE: WILSHIRE - RECTANGLE - 48X48X36 WR-484836
DRAWN: MLC 6/14/2018	
SIZE: C DWG NO: WR-484836-SUB	REV: A
ALL DIMENSIONS IN INCHES SCALE 1/10	MATERIAL: GFRP SHEET 1 OF 1

02 17 PLANTER DETAIL

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

REV	DATE	DESCRIPTION	BY

Kimley»Horn
2 NORTH NEVADA AVENUE, SUITE 900,
COLORADO SPRINGS, CO 80903
719-453-0180

PREPARED BY:
COLORADO LICENSED
JESSICA JO MCCARTHY
59054
05/15/2024
PROFESSIONAL ENGINEER

PREPARED FOR:
McDonald's USA, LLC

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DRAWN BY	STD ISSUE DATE
MGS	
REVIEWED BY	DATE ISSUED
JJM	05/15/2024

TITLE: CONSTRUCTION DOCUMENTS
LOT 2A, PARKER POINTE SUBDIVISION, FILING NO. 1

DESCRIPTION: PEDESTRIAN PLAZA DETAILS

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

SITE ID: 51032

C1.28