

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).

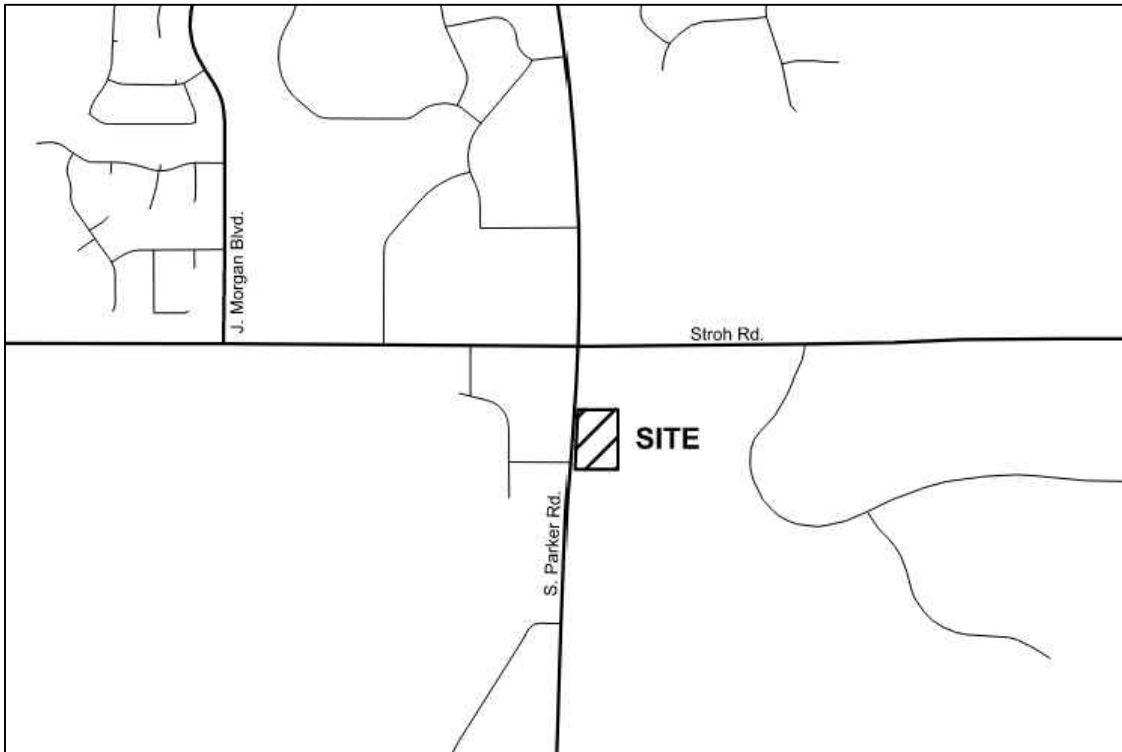
BASIS OF BEARINGS

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.

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.

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

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

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

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

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

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

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

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

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

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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

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

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 ENGINEERINGDATE

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

DESCRIPTION
COVER SHEET

SITE ID
51032

NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO

PREPARED BY
McDonald's USA, LLC

PREPARED FOR
Kimley»Horn

COLORED LICENSE
JESSICA JO MCCALLUM
59054
07/19/2024
PROFESSIONAL ENGINEER

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

C1.0

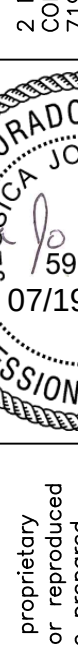
- THE FOLLOWING NOTES ARE PROVIDED TO GIVE DIRECTIONS TO THE CONTRACTOR BY THE ENGINEER OF THE PLANS. THE TOWN ENGINEER'S SIGNATURE ON THESE PLANS DOES NOT CONSTITUTE APPROVAL OF ANY OF THESE NOTES AND THE TOWN WILL NOT BE HELD RESPONSIBLE FOR THEIR ENFORCEMENT.
- CONTRACTOR AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOINTED CONSTRUCTION OF THE PROJECT. 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 THIS PROJECT.
- 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 ADJACENT AND ADJACENT PROPERTY FROM ANY EROSION AND SILTATION THAT RESULTS 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.
- EXCEPT AS NOTED HEREON ALL UTILITY SERVICES WITHIN THIS DEVELOPMENT ARE UNDERGROUND CONDITIONS. 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.
- 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 RECORDS. 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.
- LOCATION AND ELEVATION OF EXISTING IMPROVEMENTS TO BE CONNECTED TO SHALL BE CONFIRMED BY THE CONTRACTOR'S MEASUREMENTS PRIOR TO CONSTRUCTION OF NEW WORK.
- 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.
- FOR ALL UTILITY TRENCHES, THE RESULTS FROM THEIR OPERATIONS BE SUBMITTED TO THE ENGINEER OF RECORD BY A QUALIFIED SOILS ENGINEER WHICH CERTIFY THAT TRENCH BACKFILL WAS COMPLETED AS DIRECTED BY THE SOILS ENGINEER IN ACCORDANCE WITH THE ON-SITE EARTHWORK SPECIFICATIONS.
- ANY WORK DONE WITHOUT INSPECTION OR MATERIALS TESTING IS SUBJECT TO REMOVAL OR CORRECTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ANY DAMAGE TO THE EXISTING IMPROVEMENTS AND REPLACEMENT TO THE SATISFACTION OF THE ENGINEER.
- 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 COMPARED 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.
- THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE PLANS, THE SOILS AND/OR GEOLOGY REPORTS, AND THE SITE CONDITIONS PRIOR TO COMMENCING WORK.
- SHOULD CONFLICTING INFORMATION BE FOUND ON THE PLANS OR IN THE FIELD, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD BEFORE PROCEEDING WITH THE QUESTION.
- APPROVAL OF THESE PLANS BY THE TOWN DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A PERMIT HAS BEEN ISSUED.
- THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY THE TOWN DOES NOT AUTHORIZE THE CONTRACTOR OR OWNER TO VIOLATE ANY FEDERAL, STATE OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES, INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT OF 1973 AND AMENDMENTS THERETO (16 USC SECTION 1531 ET SEQ.)
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEY MONUMENTS AND/OR VERTICAL CONTROL BENCHMARKS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION. A LAND SURVEYOR SHALL 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. ANY VERTICAL CONTROL IS NOT TO BE DISTURBED OR DESTROYED. SHOULD THE SURVEY SECTION MUST BE NOTIFIED BY 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.
- 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.
- 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.
- 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.
- OVERLOT GRADING WAS TAKEN FROM APPROVED GRADING PLANS COMPLETED FOR THE MASTER DEVELOPMENT.
- 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.
- 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.
- STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CONTOUR LINES AND SPOT ELEVATIONS UNLESS OTHERWISE NOTED ON THE PLANS.
- 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.
- DIMENSIONS TO PIPELINES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- CONSTRUCTION STAKING FOR IMPROVEMENTS SHOWN IN THESE PLANS SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR.
- ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.
- SPOT GRADES ARE TO FLOWLINE OR FINISH PAVEMENT GRADE UNLESS OTHERWISE NOTED.
- CONTRACTOR TO BE AWARE OF ALL OVERHEAD LINES AT ALL TIMES, SO AS NOT TO DISTURB THEM.
- WATER SHALL BE PROVIDED ONSITE AND USED TO CONTROL DUST DURING DEMOLITION AND CONSTRUCTION OPERATIONS.
- 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.
- STANDARD 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.

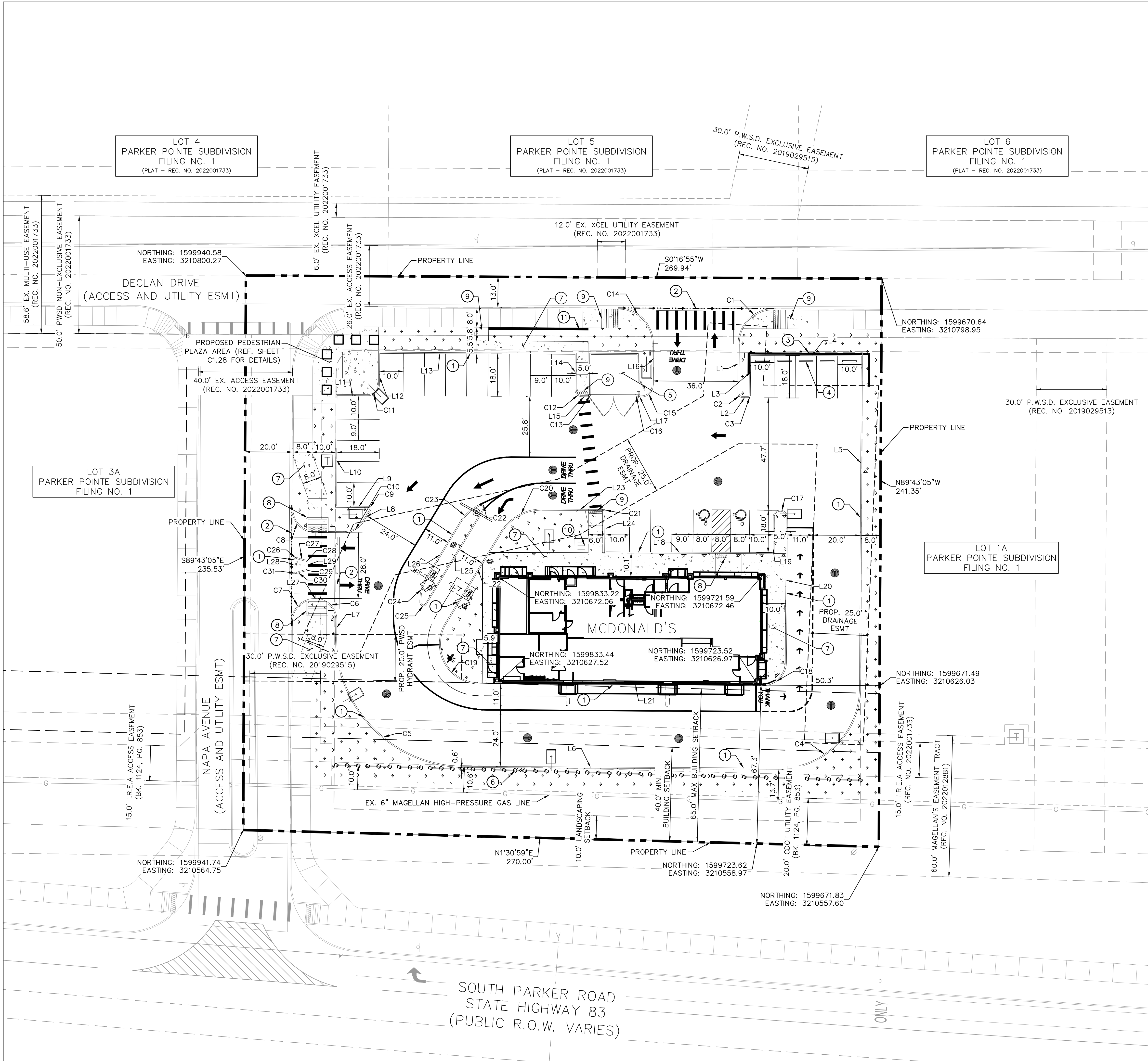
1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE LATEST EDITION OF THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AND THE TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL.
2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT. THE TOWN RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
3. A PRECONSTRUCTION MEETING SHALL BE SCHEDULED A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. A PRECONSTRUCTION MEETING WILL NOT BE SCHEDULED UNTIL THE GRADING PERMIT AND ALL OTHER NECESSARY PERMITS HAVE BEEN OBTAINED.
4. 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, OR 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. ACTION 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 HEALTH, WATER QUALITY CONTROL DIVISION, WQCD-PE-82, 4300 CHERRY DRIVE SOUTH, DENVER, COLORADO 80222-1530. ATTENTION: PERMITS AND ENFORCEMENT SECTION. PHONE (303) 692-3500.
17. DOWNSPOUTING IS REQUIRED. STATE CONSTRUCTION DOWNSPOUTING DISCHARGE PERMIT IS REQUIRED OR CHARGES TO A STORM SEWER, CHANNEL, IRRIGATION DITCH, ANY STREET THAT IS TRIBUTARY TO THE FOREMENTIONED 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.

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. SPECIFICATIONS, OTHER THAN 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.

1. ALL STORM DRAINAGE IMPROVEMENTS ARE SUBJECT TO COMPLIANCE WITH THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, M & S STANDARDS, AND ALL STANDARD SPECIAL PROVISIONS CURRENTLY USED BY CDOT, WITH THE MODIFICATIONS SET FORTH IN THE TOWN OF PARKER'S STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL (SDECM), AS AMENDED.
2. THE CONTRACTOR SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8 CRS), THE "PROTECTION OF FISHING STREAMS" TITLE 33, ARTICLE 5, CRS, THE "CLEAN WATER ACT" (33 USC 1344), CHERRY CREEK RESERVOIR CONTROL REGULATION NO. 72" (5 CRC 1002-72), THE REGULATION PROMULGATED, CERTIFICATION OR PERMITS ISSUES, AND THE REQUIREMENTS PRESENTED IN THE SDECM REVISION TO SECTION 107 AND THE CONSTRUCTION AND MAINTENANCE OF CONFLICTS BETWEEN THESE REQUIREMENTS AND WATER QUALITY CONTROL LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
3. INSPECTIONS: CONSTRUCTION SHALL NOT BEGIN UNTIL A GRADING PERMIT HAS BEEN ISSUED FOR THE PROJECT. THE CONTRACTOR SHALL NOTIFY THE TOWN OF PARKER ENGINEERING DEPARTMENT (PUBLIC WORKS) TO SCHEDULE INSPECTIONS A MINIMUM OF 48 HOURS PRIOR THE CONSTRUCTION OF ALL DRAINAGE INFRASTRUCTURE (STORM SEWERS, INLETS, MANHOLES, ENERGY DISSIPATERS, RIPRAP, 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 OF PARKER. URBAN DRAINAGE 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 MUST MEET OSHA REQUIREMENTS
6. TESTING: ACCEPTANCE OF STORM DRAINAGE IMPROVEMENTS WILL BE TESTED CONTINGENT UPON SATISFACTORY TESTING RESULTS IN ALL CASES WHERE TESTS INDICATE COMPACTION LESS THAN THAT REQUIRED TO MEET TOWN SPECIFICATIONS, ADDITIONAL COMPACTION AND TESTS WILL BE REQUIRED UNTIL THE SPECIFICATIONS ARE MET. FREQUENCY OF TESTING WILL BE AS FOLLOWS:
 - 6.1. 1 TEST FOR SUBGRADE AND 1 TEST FOR BACKFILL AT EVERY ABOVE GROUND APPURTENANCE MANHOLES, INLETS, ETC)
 - 6.2. 1 TEST EVERY 200 LF OF MAINLINE TRENCH EVERY 1 FOOT OF BACKFILL LIFT AND WITHIN 1 FOOT FROM ALL STRUCTURES.
7. ALLOWABLE STORM SEWER CONDUIT MATERIAL WITHIN THE TOWN OF PARKER SHALL BE LIMITED TO REINFORCED CONCRETE PIPE (RCP) CONFORMING TO CDOT STANDARD SPECIFICATION 706.02.
8. ALL RCP JOINTS SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM C443. RUBBER GASKETS SHALL BE USED ON ALL PIPE JOINTS CONFORMING TO ASTM C443. ALL RCP SECTIONS SHALL BE JOINED IN SUCH A MANNER THAT THE ENDS ARE FULLY ENTERED AND THE INNER SURFACES ARE REASONABLE FLUSH. AVERAGE JOINT GAP THAT EXCEEDS 1/2 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 STRUCTURES. REFERENCE CDOT M&S STANDARD PLAN NO. M-604-10, 11, 12, AND 13.
11. CDOT CLASS D CONCRETE SHALL BE USED FOR ALL CONCRETE DRAINAGE STRUCTURES.
12. PRE-CAST INLETS AND MANHOLE BASES SHALL NOT BE USED WITHIN THE TOWN OF PARKER RIGHT-OF-WAY, WITH THE EXCEPTION OF CDOT TYPE C AND D INLETS.
13. TWO- (2) MANHOLE ACCESS POINTS ARE REQUIRED ON ALL TYPE "R" CURB INLETS GREATER THAN OR EQUAL TO TEN (10) FEET IN LENGTH AS PRESENTED IN CDOT M&S STANDARD PLAN NO. M-604-12.
14. ALL GROUTING (BOULDERS, RIPRAP) SHALL BE IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM.
15. ALL BOULDERS AND RIPRAP SHALL BE SELECTED AND PLACED IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM.
16. CONTRACTOR SHALL REFER TO THE TOWN OF PARKER'S CONSTRUCTION BEST MANAGEMENT PRACTICES DETAILS AND NOTES FOR ALL REQUIREMENTS RELATING TO RE-VEGETATION, SEDIMENT AND EROSION CONTROL REQUIREMENTS FOR CONSTRUCTION ACTIVITIES.
17. PIPE BELLS SHALL NOT BE CAST INTO MANHOLE BASES OR INLETS.

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.
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 "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 FAIL UNDER THE REQUIREMENTS OF THE TWO YEAR WARRANTY PERIOD FOR NEW CONSTRUCTION. ADDITIONALLY ALL PAVEMENT MARKINGS SHALL NOT LIFT OR PEEL DURING THE FIRST YEAR AFTER INSTALLATION.
11. DIAMOND GRADE MATERIAL SHALL BE USED ON ALL STOP SIGNS AND OVERHEAD SIGNS. ALL OTHER ROADSIDE TRAFFIC CONTROL DEVICES SHALL USE HIGH INTENSITY GRADE SHEETING. NO FLUORESCENT YELLOW GREEN SHEETING SHALL BE USED UNLESS SPECIFICALLY APPROVED BY THE TOWN OF PARKER.
12. ALL STREET NAME SIGNS SHALL BE HIGH INTENSITY, EXTRUDED, GREEN AND WHITE BLADES. ARTERIAL AND COLLECTOR STREET NAME SIGNS SHALL BE 9 INCH BLADES AND HAVE MIXED CASE LETTERING. LOCAL STREET NAME SIGNS SHALL BE 6 INCHES BLADES WITH MIXED CASE LETTERING.
13. ALL LAYOUTS FOR INTERNALLY ILLUMINATED STREET NAME SIGNS SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
14. ALL REMOVED SIGNS SHALL BE RETURNED TO THE TOWN OF PARKER.
15. CROSSWALKS:
 - a. SHALL BE CONSTRUCTED USING PREFORMED THERMO-PLASTIC OR AN APPROVED EQUAL.
 - b. SHALL BE LONGITUDINAL 2 FEET BY 10 FEET (CONTINENTAL) TYPE OR OTHER APPROVED BY THE TOWN OF PARKER.
 - c. FILL LINE UP WITH HANDICAP RAMPS.
 - d. 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:
 - a. 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.
 - b. WORDS, SYMBOLS, AND CROSSWALKS/STOP BARS SHALL BE METHYL-MYTHACRALATE, PREFORMED THERMOPLASTIC (90 MIL), PREFORMED PLASTIC (90 MIL), INLAYED TAPE (STAMARK), OR AS SPECIFIED.
 - c. (SAND OR WATER BLAST CURING COMPOUND PRIOR TO INSTALLATION OF MARKINGS.)
 - FOR ASPHALT SURFACE:
 - a. 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.
 - b. 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.

C1.1	
TITLE CONSTRUCTION DOCUMENTS LOT 2A, PARKER POINTE SUBDIVISION, FILING NO. 1	
DRAWN BY MKS	
STD ISSUE DATE	
REVIEWED BY JMM	
DATE ISSUED 07/19/2024	
DESCRIPTION CONSTRUCTION NOTES	
SITE ID 51032	SITE ADDRESS NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO
PREPARED FOR:  McDonald's USA, LLC These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared under license from McDonald's USA, LLC and are hereby acknowledged as not suitable for use on a different site or at a later time. Use of these drawings for reference on another project requires the express written permission of McDonald's USA, LLC. Any reuse of the contract documents for reuse on another project is not authorized.	
PREPARED BY: 	
Kimley»» Horn 2 NORTH NEVADA AVENUE, SUITE 900, COLORADO SPRINGS, CO 80903 719-453-0180	
REV	DATE
DESCRIPTION	
BY	



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

- PROPOSED 6" WIDE X 6" TALL CONCRETE CURB HEAD (REF. SHEET C1.4 FOR DETAIL)
- PROPOSED 2" CONCRETE GUTTER PAN (REF. SHEET C1.4 FOR DETAIL)
- PROPOSED RETAINING WALL (REF. SHEET C1.4 FOR DETAIL)
- PROPOSED WHEEL STOP (REF. SHEET C1.4 FOR DETAIL)
- PROPOSED TRASH ENCLOSURE
- PROPOSED 8' SCREEN WALL (REF. DETAIL ON SHEET C1.4)
- PROPOSED SIDEWALK PER TOWN OF PARKER STD. DTL. 4 (WIDTH PER PLAN)
- PROPOSED PARALLEL RAMP PER CDOT STD. PLAN NO. M-608-1
- PROPOSED PERPENDICULAR RAMP WITH VERTICAL RETURN CURB PER CDOT STD. PLANS NO. M-608-1
- PROPOSED BIKE PARKING (REF. DETAIL ON SHEET C1.7)
- 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)

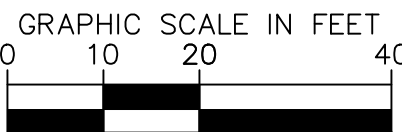
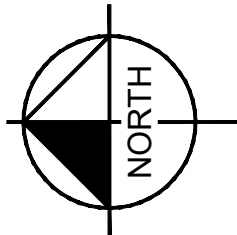
WARNING

HIGH-PRESSURE PIPELINE(S)
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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.

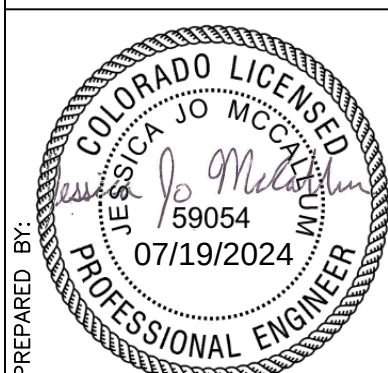
THIS REVIEW DOES NOT CONSTITUTE APPROVAL OF ANY PRIVATE ON-SITE IMPROVEMENTS WHICH MAY BE SHOWN. CONSTRUCTION CANNOT COMMENCE UNTIL ALL REQUIRED DRAINAGE/TRAFFIC REPORT(S), FINAL DEVELOPMENT PLAN(S), SPECIAL REVIEW(S), GRADING PERMIT, AND/OR OTHER PERMITS ARE COMPLETE, APPROVED AND ON FILE WITH THE TOWN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

TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE



TITLE		CONSTRUCTION DOCUMENTS		DESCRIPTION	HORIZONTAL CONTROL PLAN	SITE ID	SITE ADDRESS	DATE	REV	DESCRIPTION	BY
LOT 2A, PARKER POINTE SUBDIVISION, FLING NO. 1											
DRAWN BY		MCS		REVIEWED BY	JJM	DATE ISSUED		07/19/2024			
STD ISSUE DATE											
PREPARED FOR:		McDonald's USA, LLC		These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared for use on a different site or at a later time. Use of these drawings and specifications on any other project without the written consent of McDonald's USA, LLC is prohibited. Reproduction of the contract documents for reuse on another project is not authorized.							
PREPARED BY:		Kimley»»Horn		2 NORTH NEVADA AVENUE, SUITE 900, COLORADO SPRINGS, CO 80903 719-453-0160							
				</							

Kimley»Horn
2 NORTH NEVADA AVENUE, SUITE 900,
COLORADO SPRINGS, CO 80903
719-453-0160

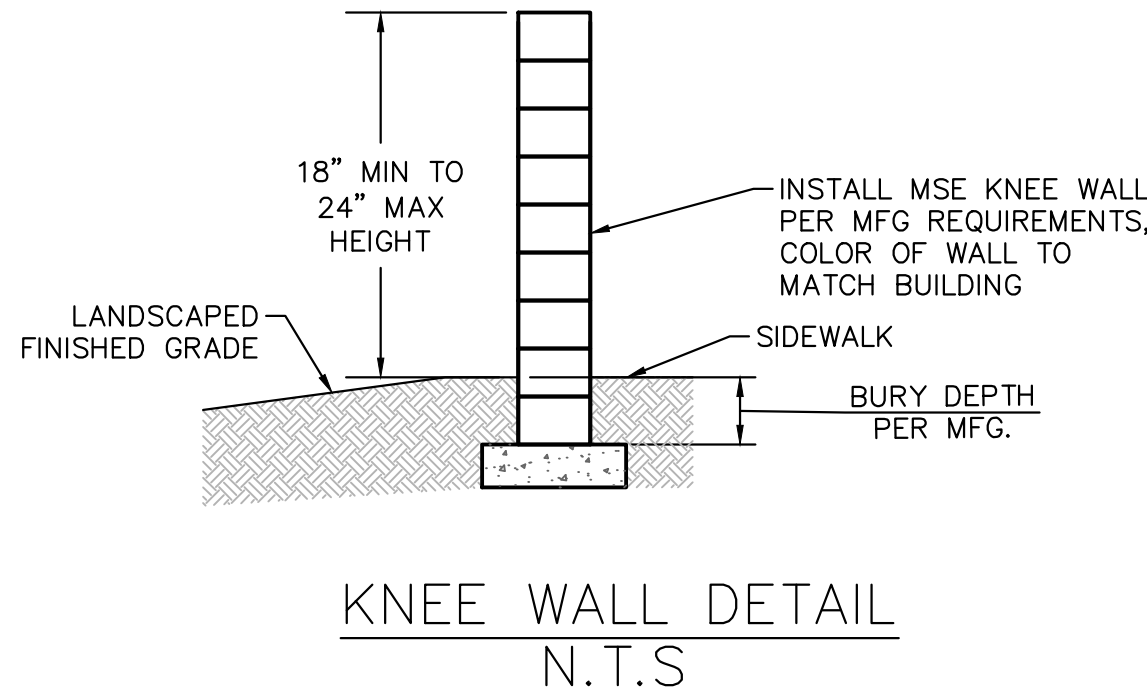


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DRAWN BY	MCS	STD	ISSUE	DATE
REVIEWED BY	JJM	DATE	ISSUED	07/19/2024

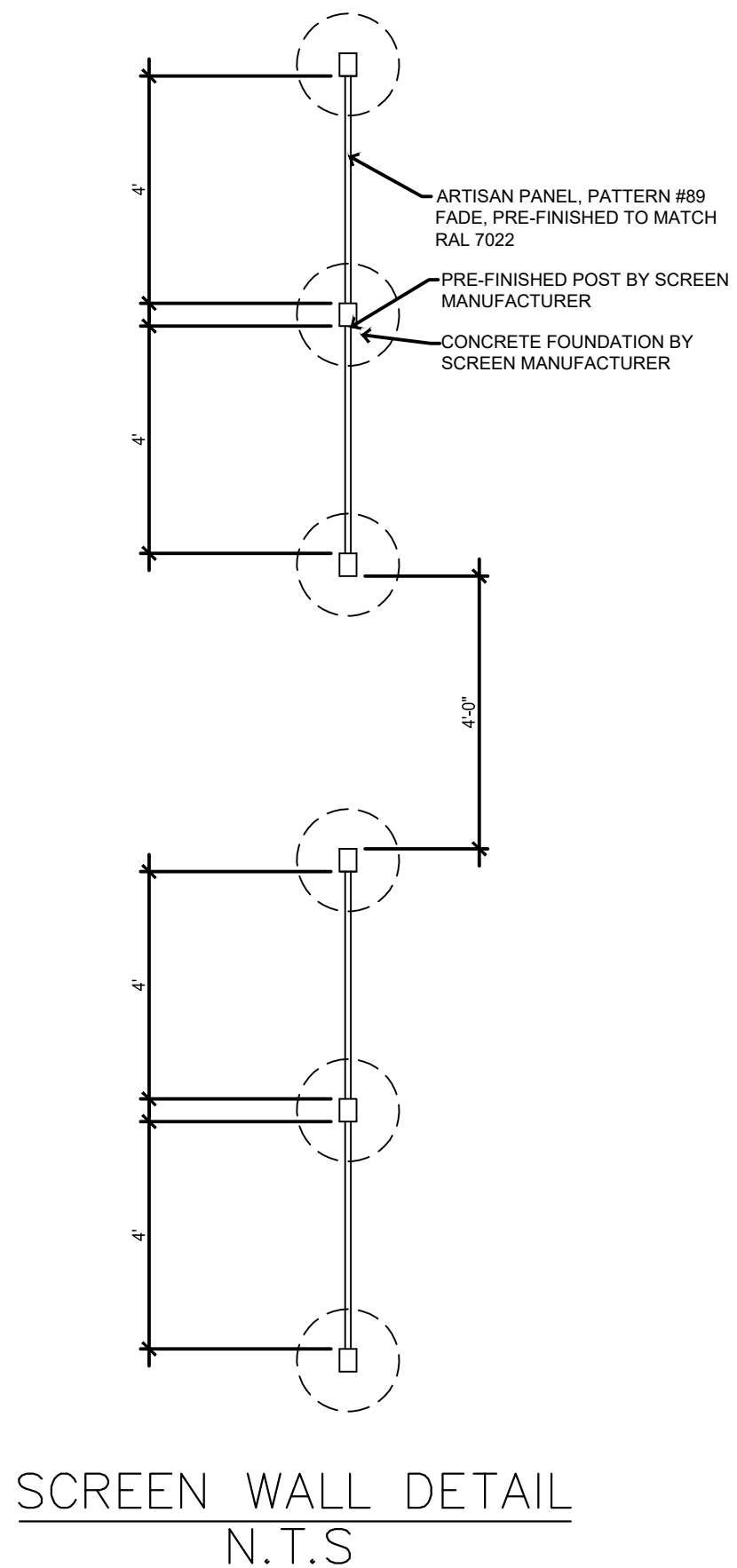
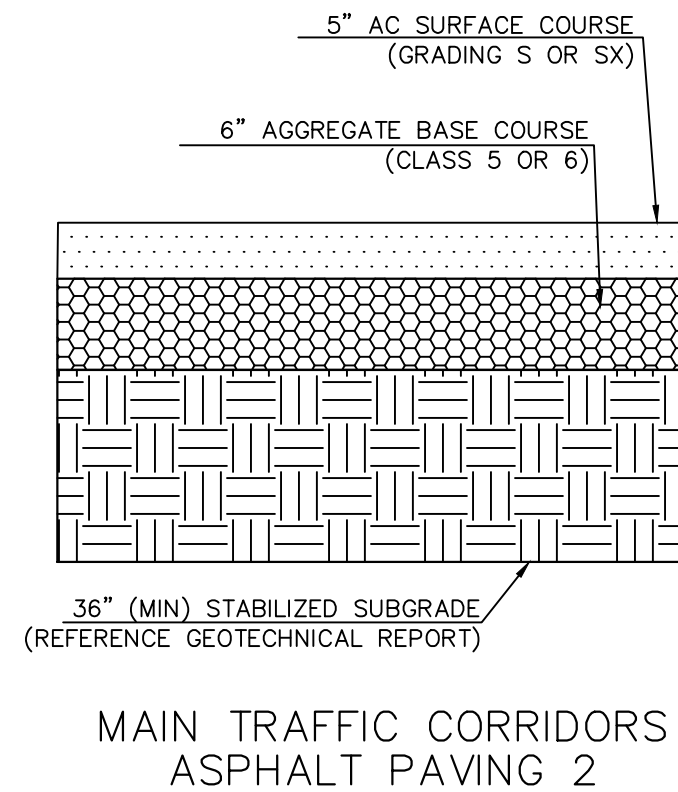
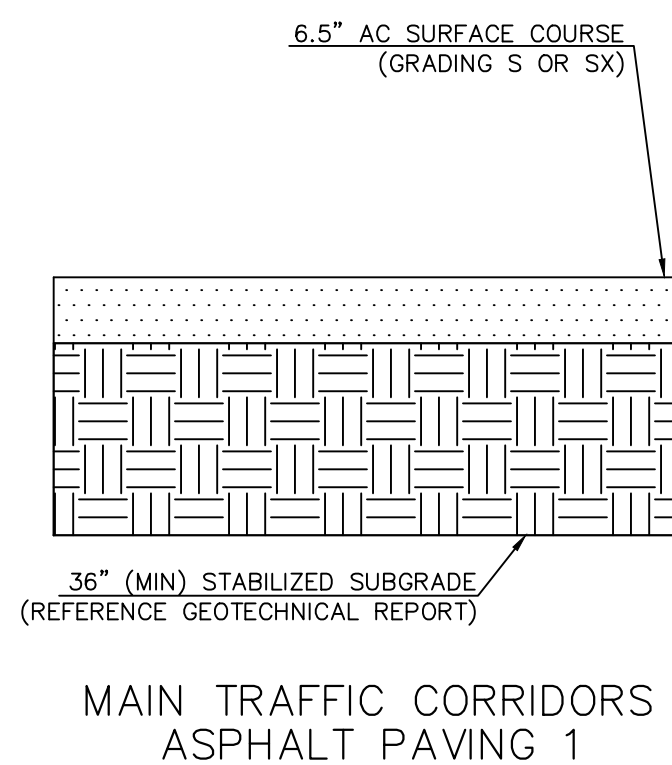
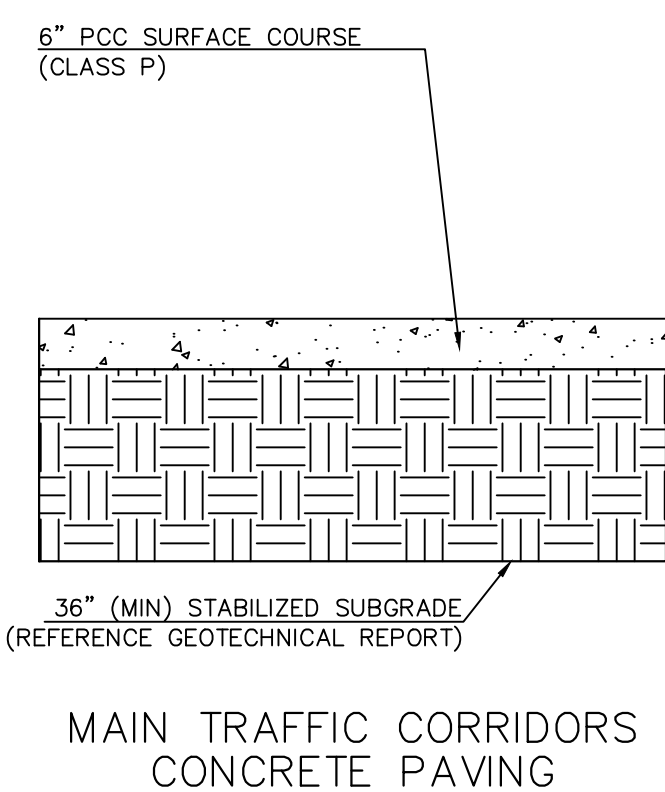
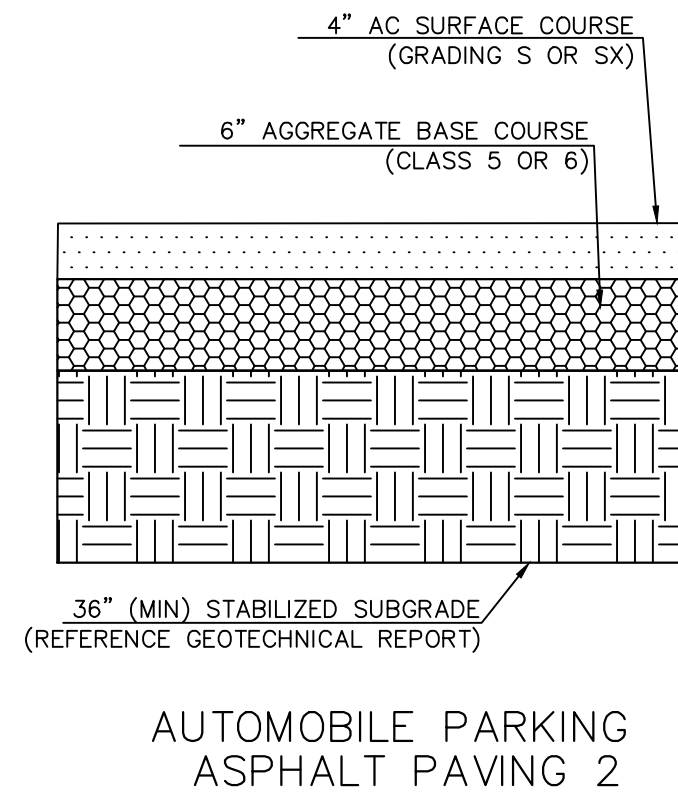
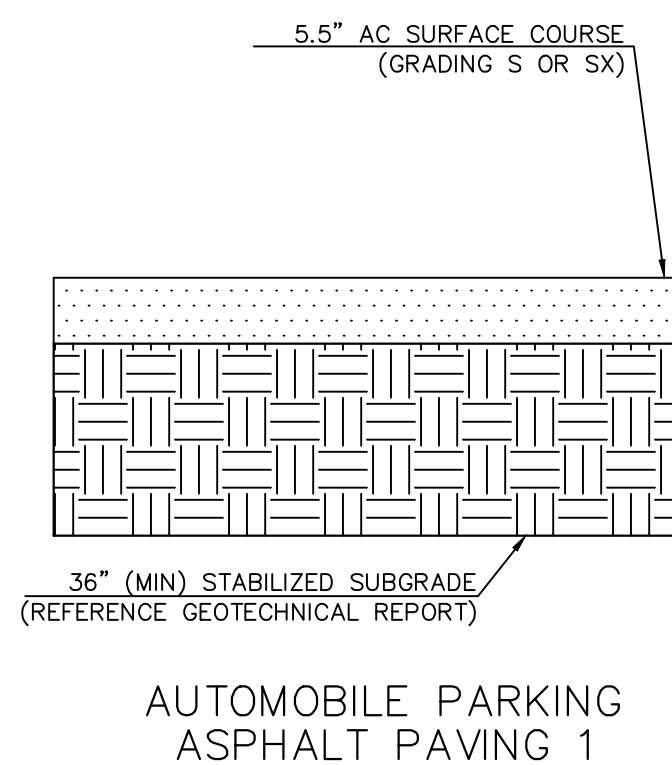
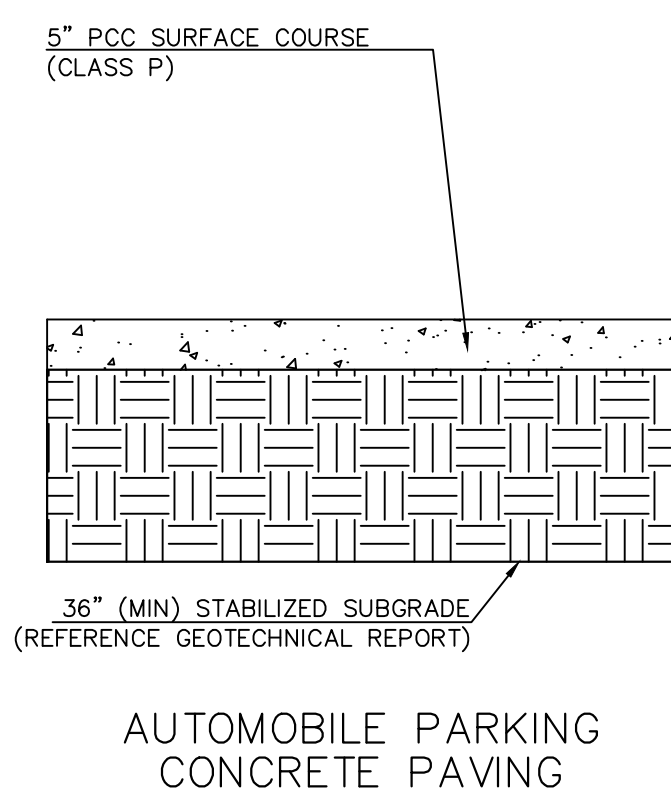
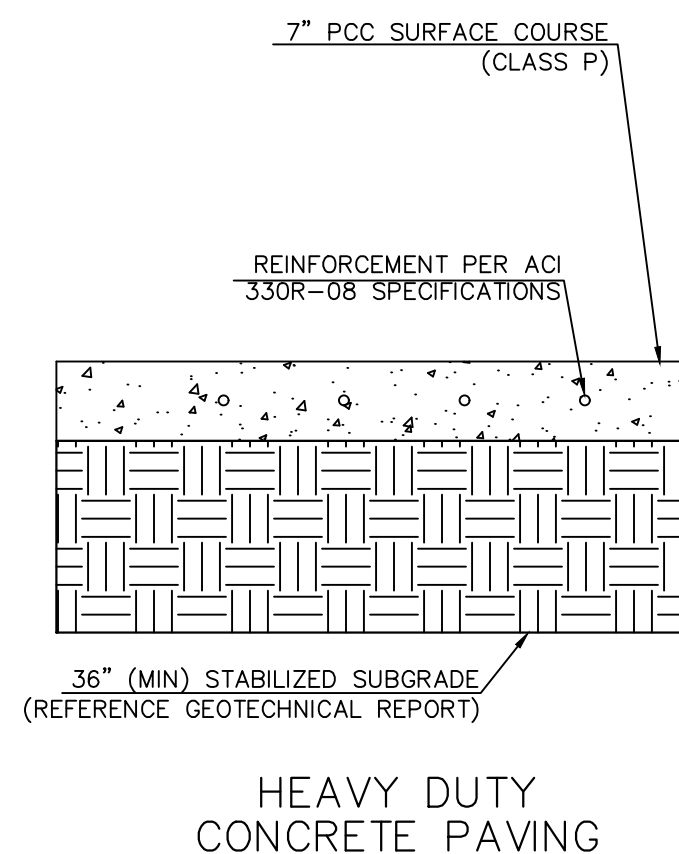
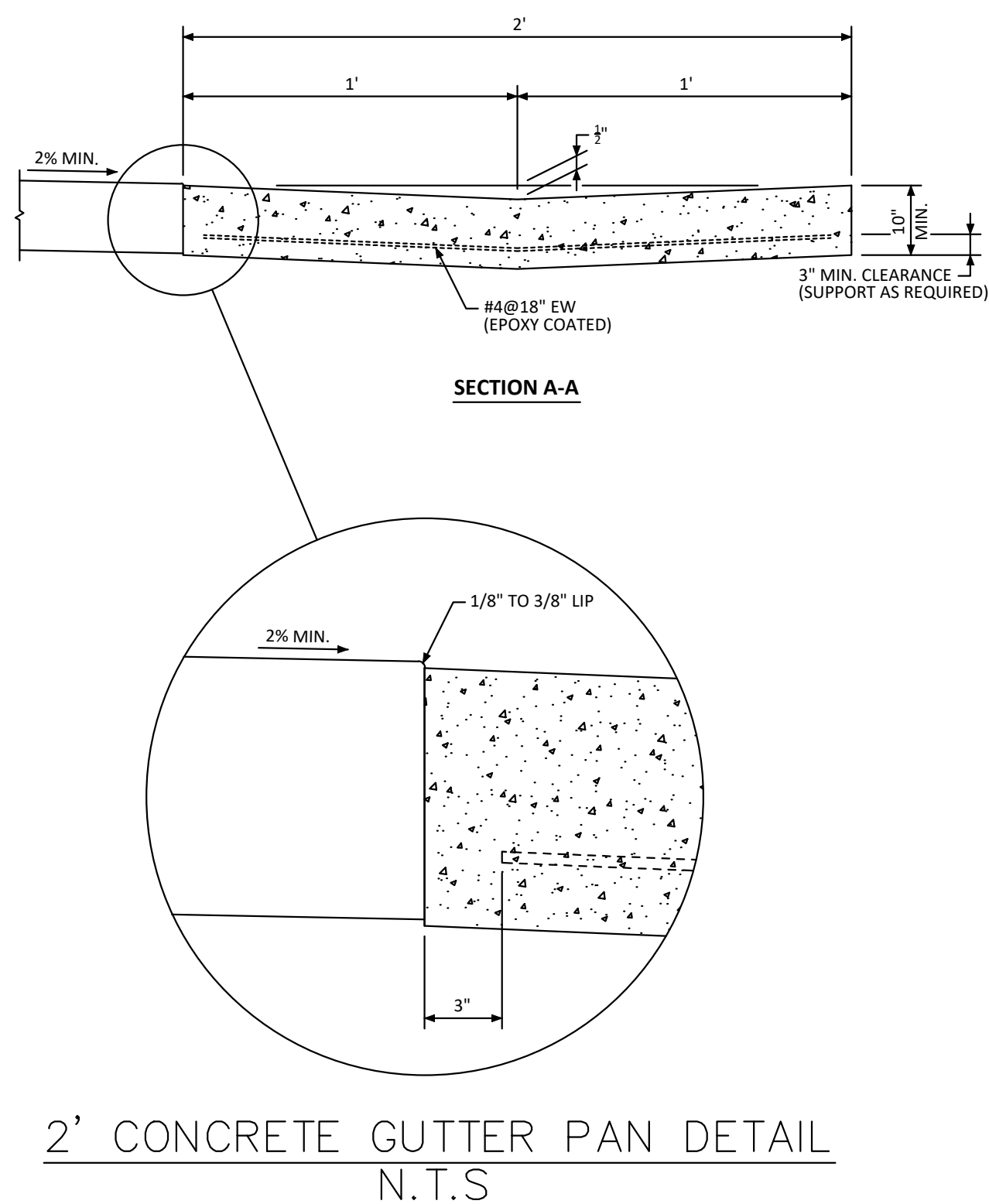
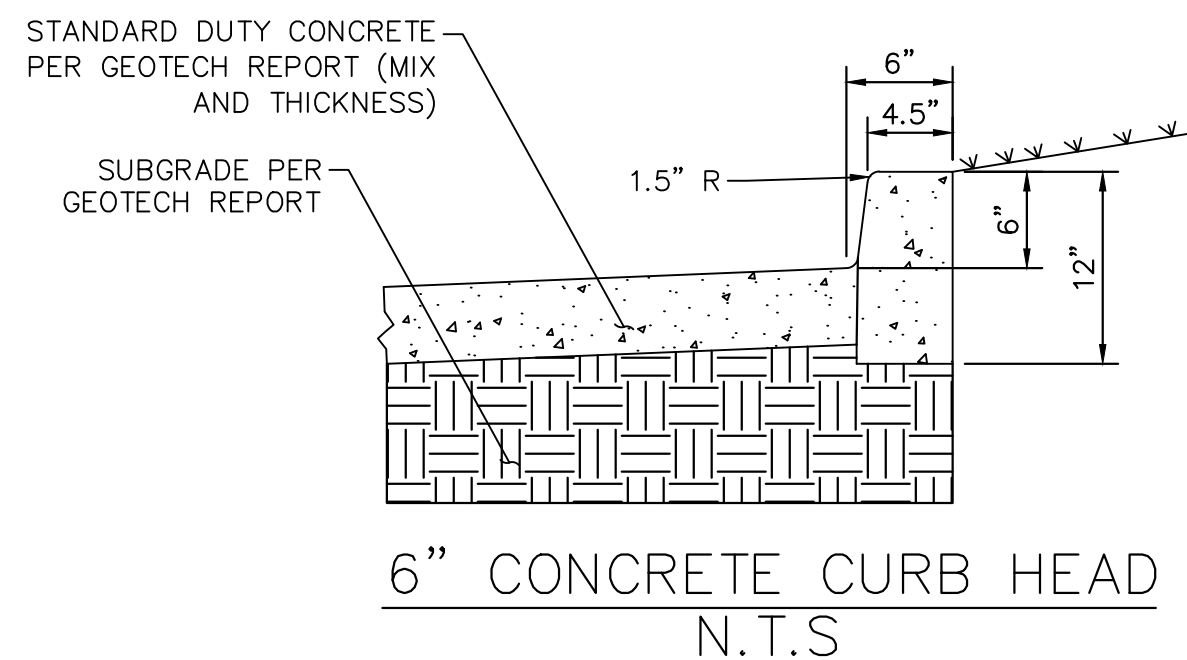
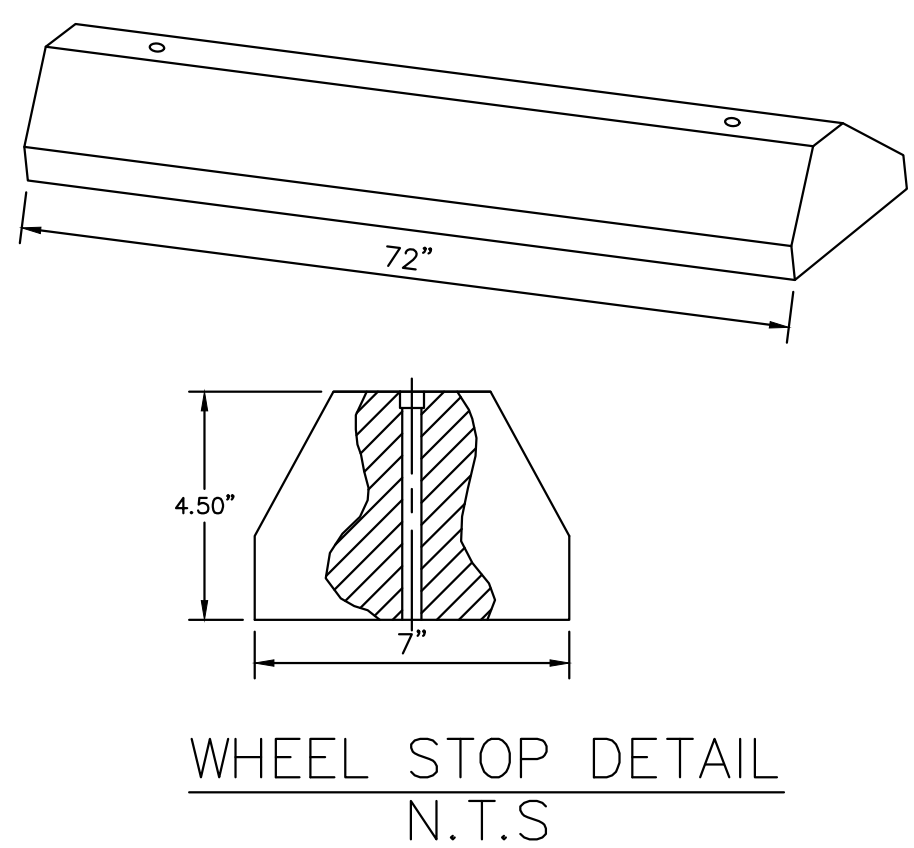
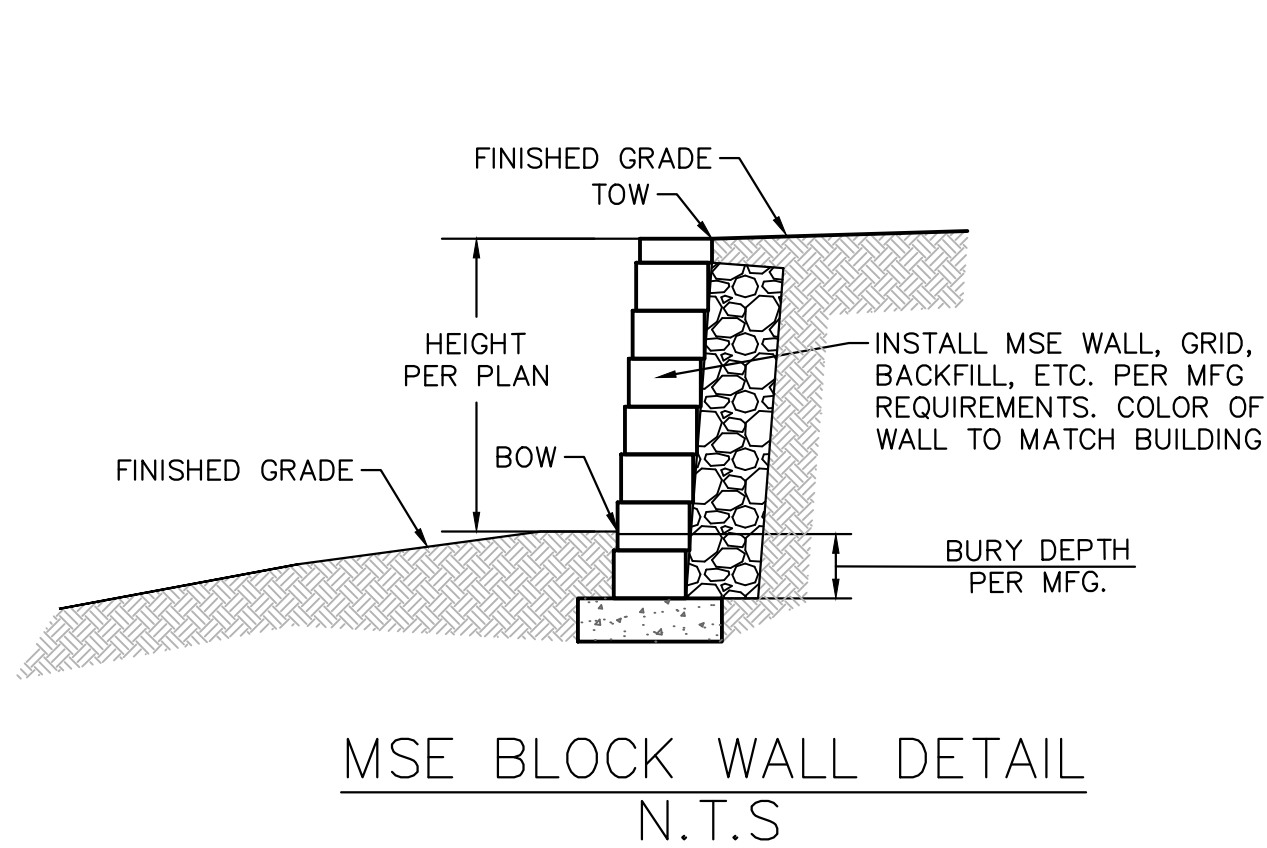
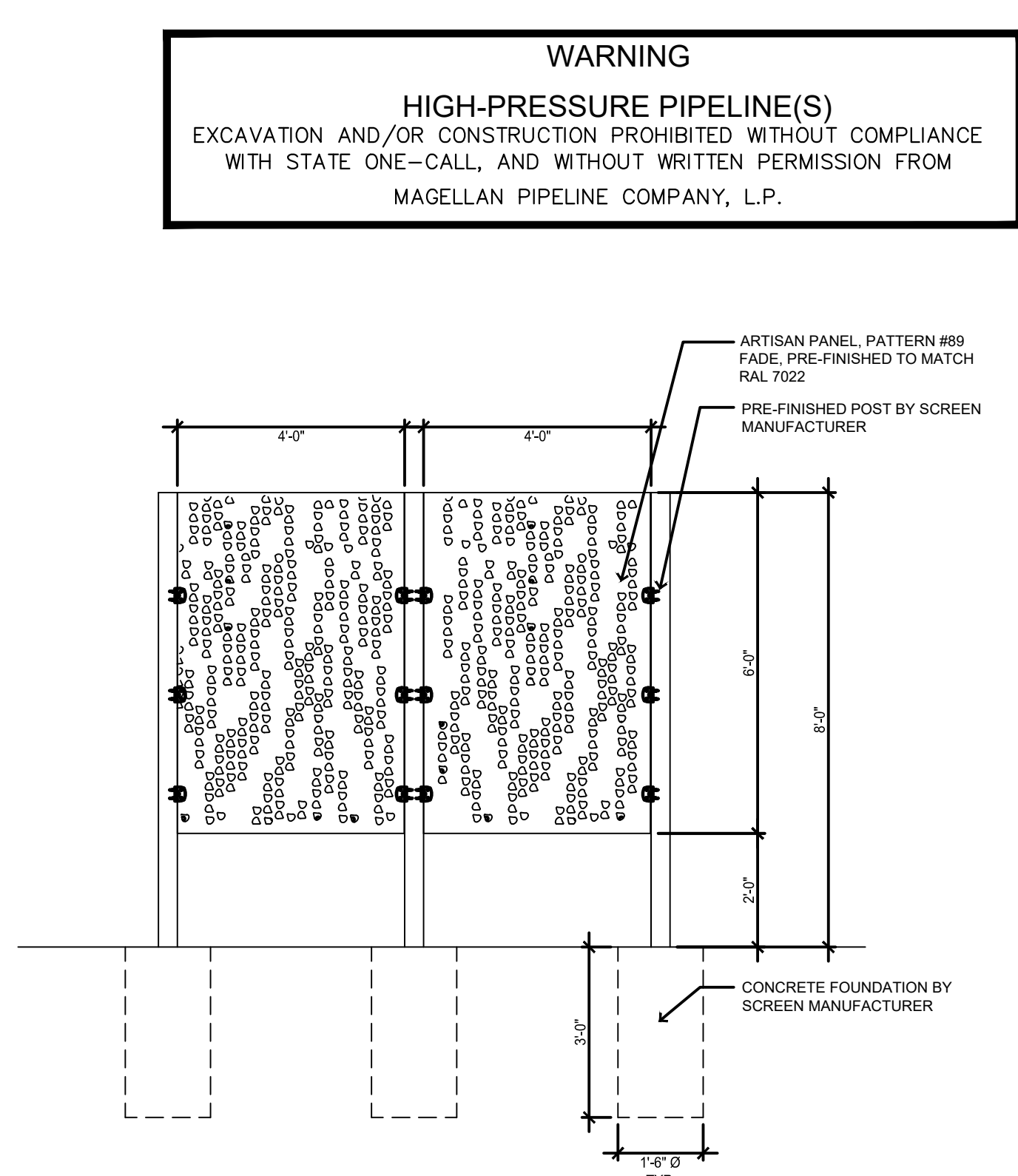
LINE TABLE		
LINE	LENGTH	BEARING
L1	20.82	S89°43'05.45"E
L2	2.31	N0°18'53.28"E
L3	16.99	N89°43'05.45"W
L4	47.00	N0°18'53.22"E
L5	141.27	S89°40'16.40"E
L6	133.55	S0°19'43.56"W
L7	7.40	N89°40'16.44"W
L8	5.73	N58°41'12.14"W
L9	13.66	S0°16'54.55"W
L10	47.00	N89°43'05.45"W
L11	12.98	N0°16'54.55"E
L12	13.00	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"E
L27	0.33	S0°16'54.55"W
L28	4.87	N89°43'05.45"W
L29	2.70	S89°43'05.45"E



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'



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.



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

DESCRIPTION
LINE AND CURVE TABLES AND PAVEMENT DETAILS

SITE ID
51032

NEAR SEC PARKER ROAD AND STROCH ROAD, PARKER CO

PREPARED BY
Kimley»Horn
2 NORTH NEVADA AVENUE, SUITE 900,
COLORADO SPRINGS, CO 80903
719-453-0160

COLORADO LICENSED
PROFESSIONAL ENGINEER
59054
07/19/2024

DRAWN BY
MCS

STD ISSUE DATE

REVIEWED BY
JMM

DATE ISSUED
07/19/2024

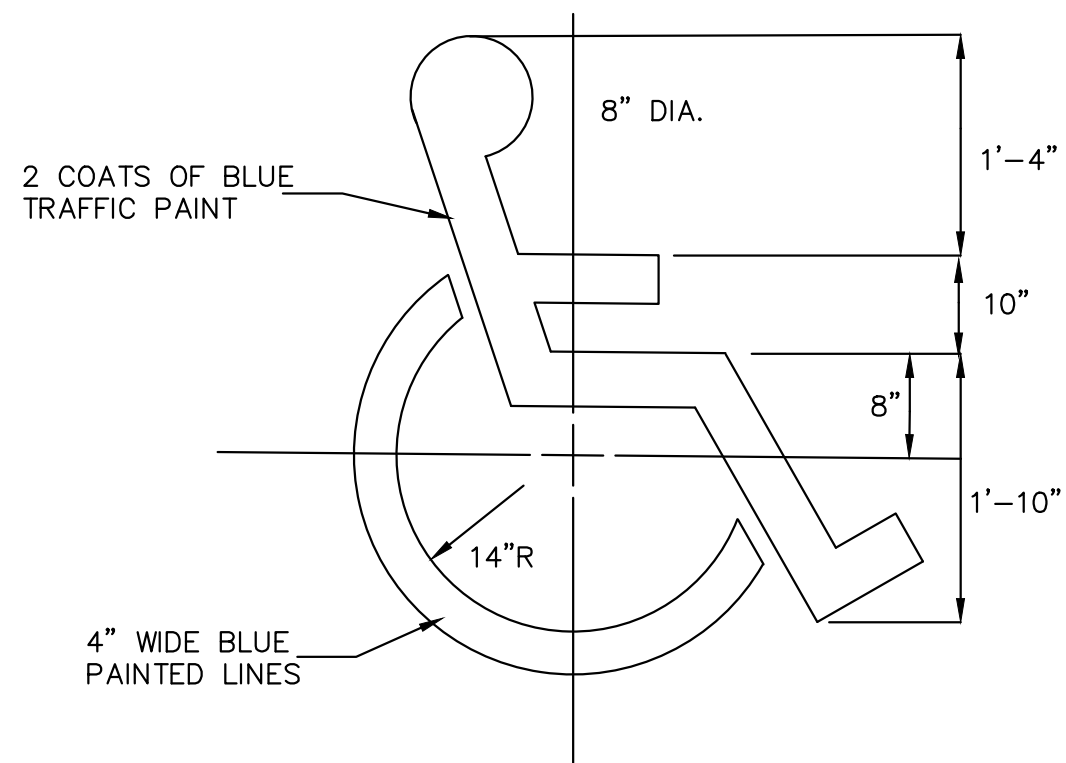
BY

DATE

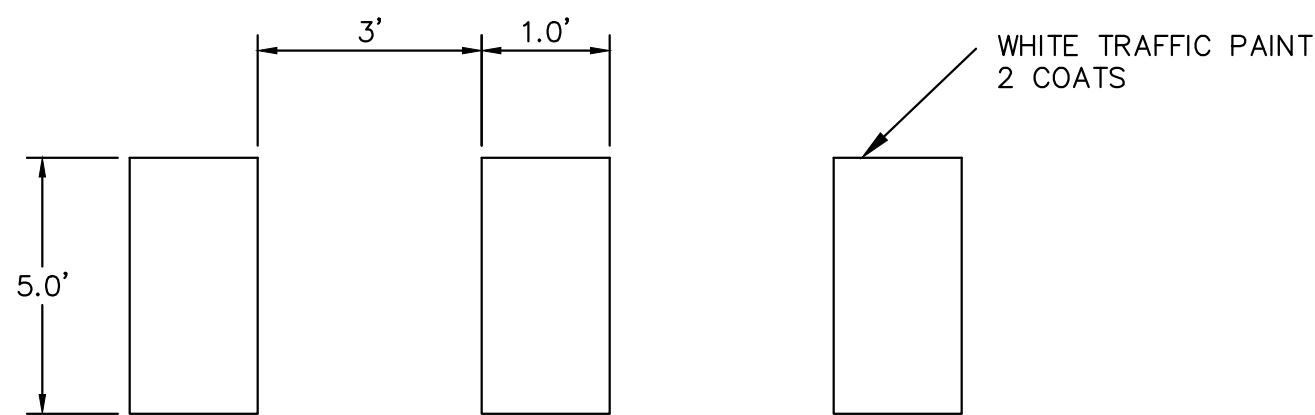
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DESCRIPTION

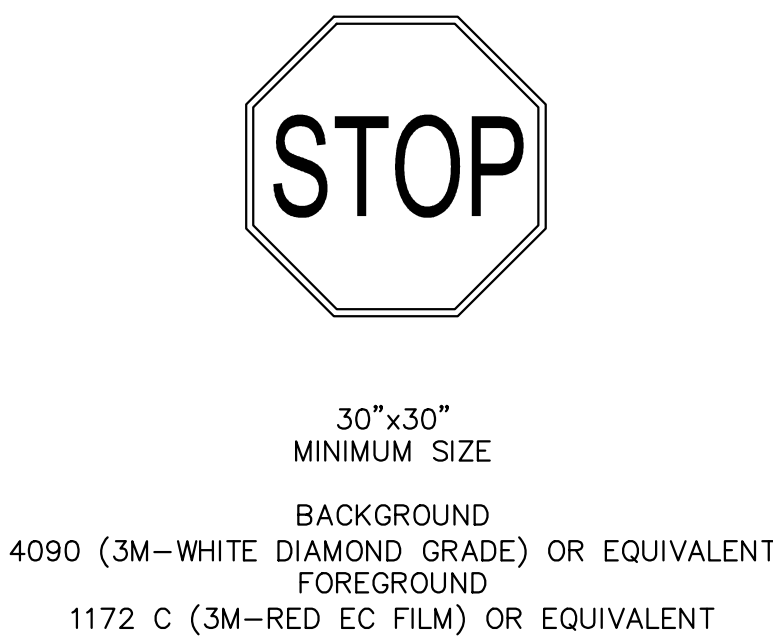
C1.4



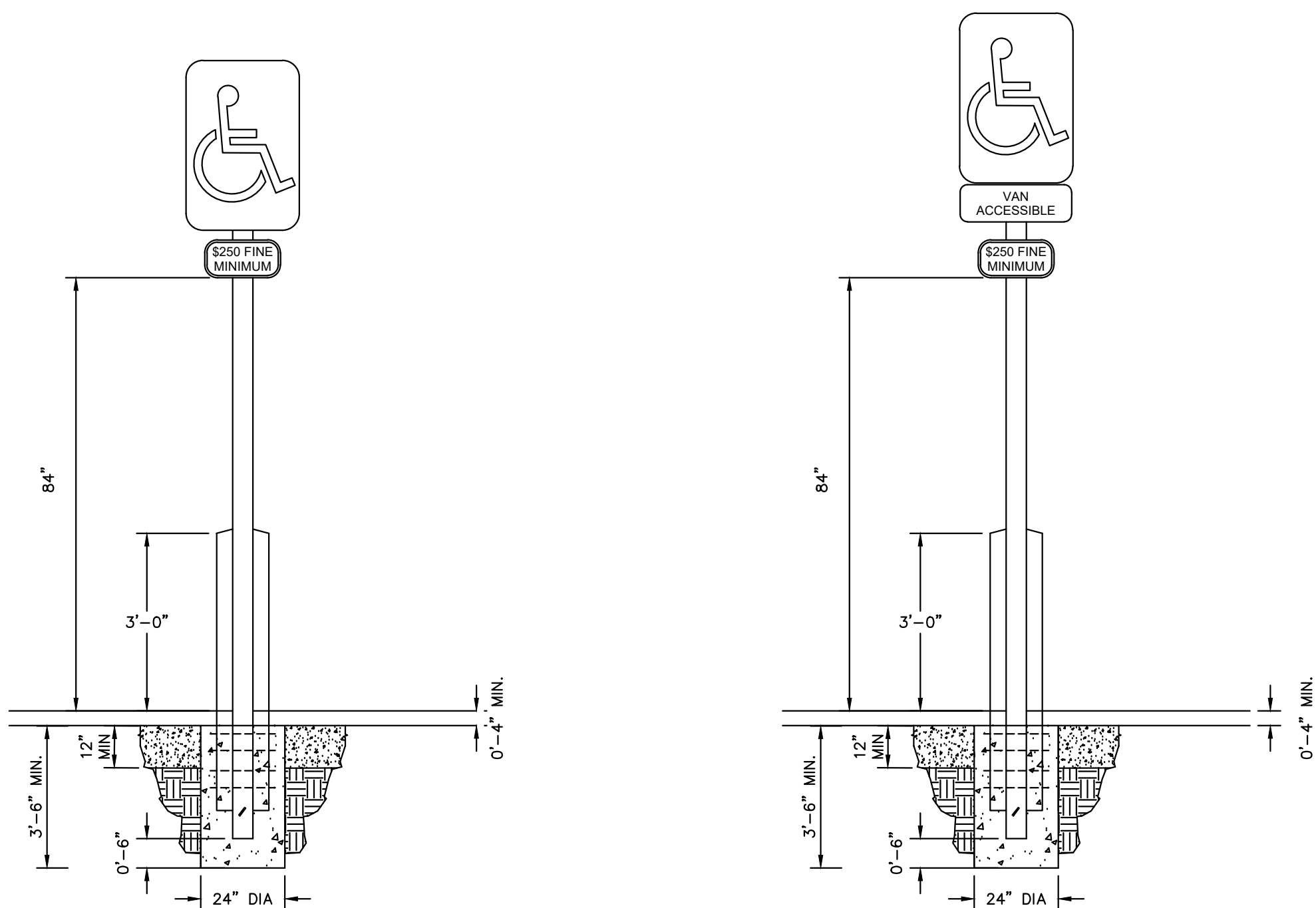
HANDICAP SYMBOL
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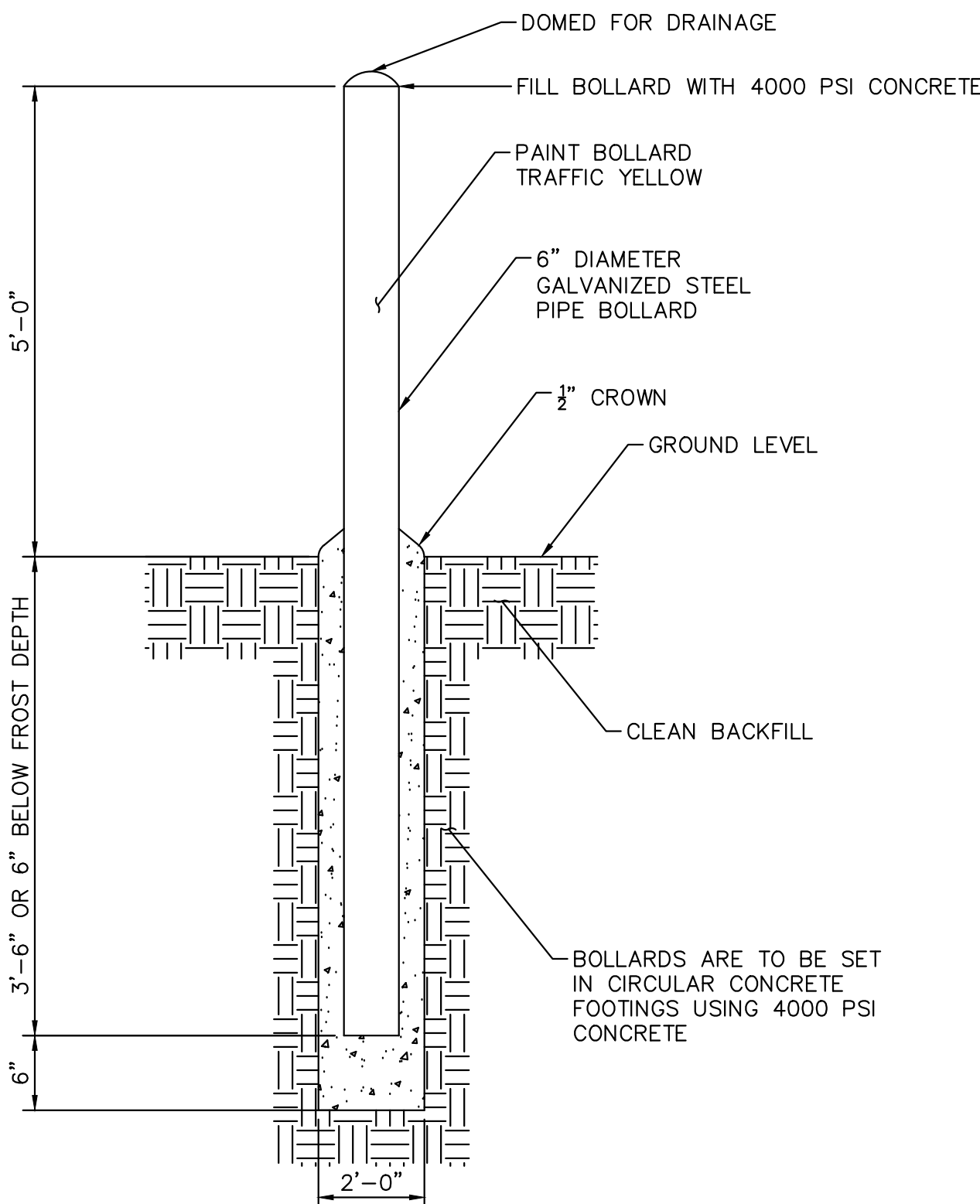
SITE CROSSWALK DETAIL
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MUTCD R1-1 STOP SIGN DETAIL
NOT TO SCALE



ADA PARKING SIGN DETAILS
NOT TO SCALE



BOLLARD DETAIL
NOT TO SCALE

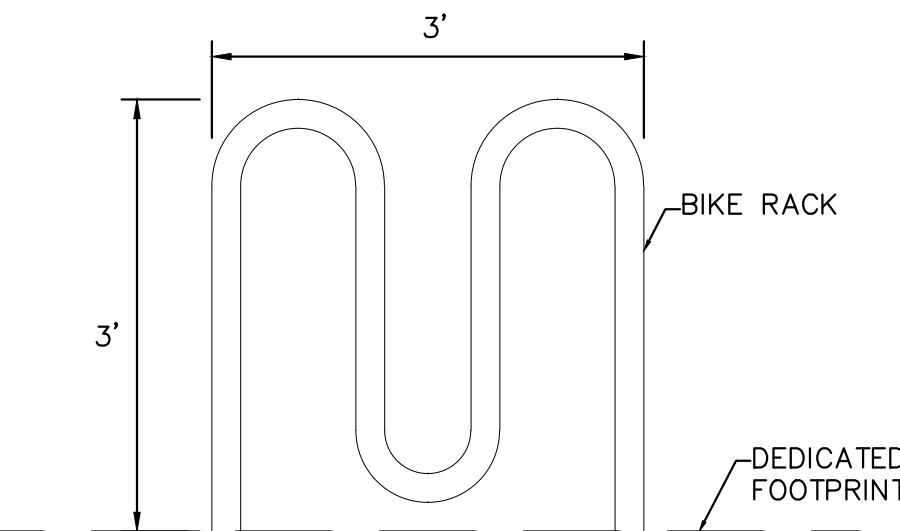
NOTE:
ALL SIGNS ARE REVIEWED UNDER SEPARATE PERMIT.



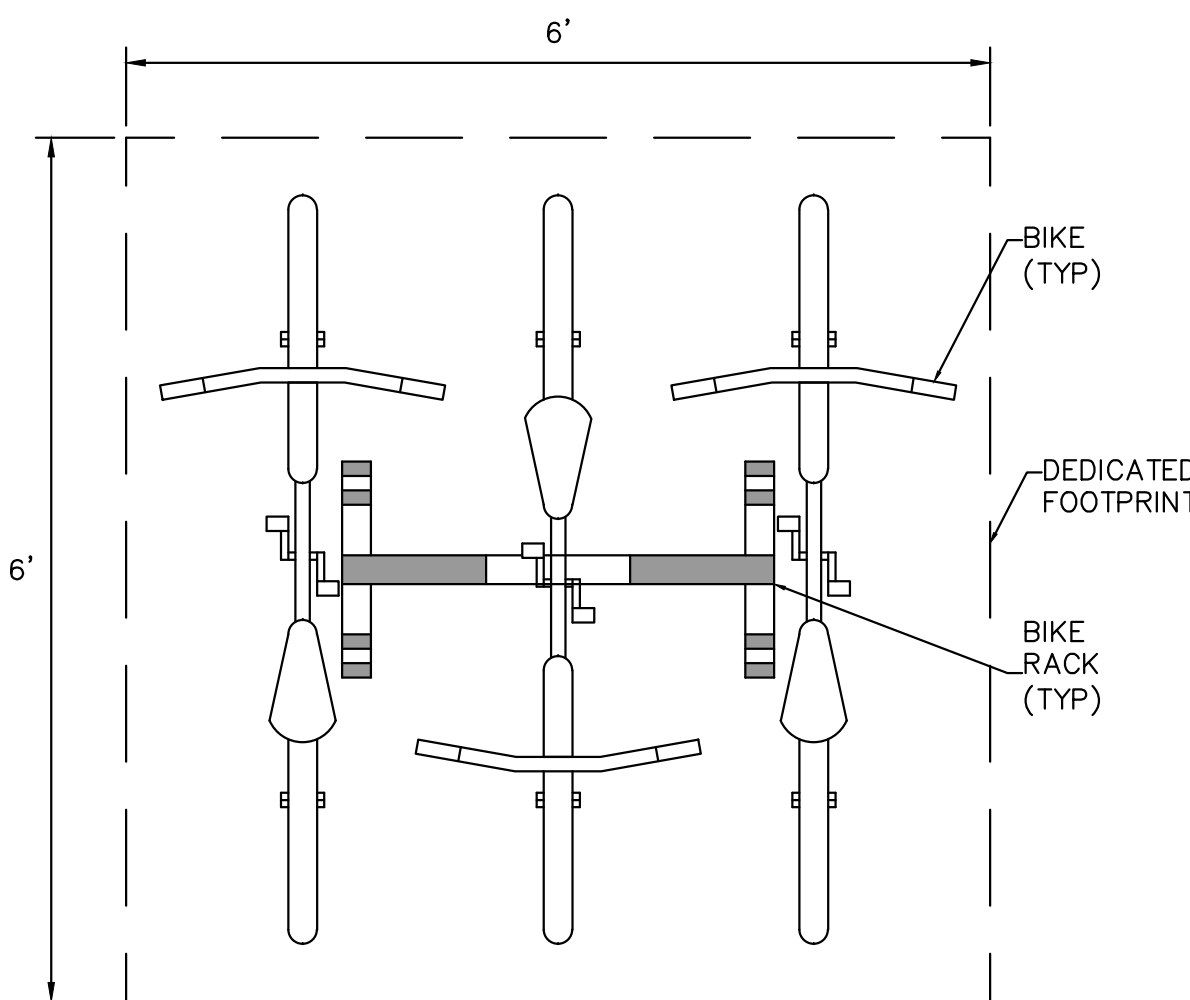
NO PARKING ANY TIME (R7-1) SIGN
NOT TO SCALE



NO PARKING FIRE LANE SIGN
NOT TO SCALE



FRONT ELEVATION



PLAN VIEW

DEDICATED FOOTPRINT FOR 3 BIKE RACK
NOT TO SCALE

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

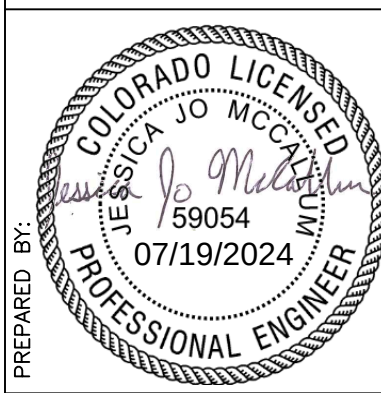
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TOWN OF PARKER, DIRECTOR OF ENGINEERING
DATE



C1.6	TITLE	DRAWN BY	PREPARED FOR:	McDonald's USA, LLC These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared by McDonald's USA, LLC and shall not be copied or reproduced without the express written consent of McDonald's USA, LLC. These drawings are not suitable for use on a different site or at a later time. Use of these drawings for reference on another project requires the express written consent of McDonald's USA, LLC. McDonald's USA, LLC does not warrant the contract documents for reuse on another project is not authorized.	PREPARED BY:	Kimley»Horn 2 NORTH NEVADA AVENUE, SUITE 900, COLORADO SPRINGS, CO 80903 719-453-0180	REV	DATE	DESCRIPTION	BY			
	CONSTRUCTION DOCUMENTS	MGS											
	LOT 2A, PARKER POINTE SUBDIVISION, FLING NO. 1	STD ISSUE DATE											
	DESCRIPTION	REVIEWED BY											
	SIGNAGE AND STRIPING PLAN	DATE ISSUED											
	SITE ID												
	51032												
	NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO												

Kimley»Horn
2 NORTH NEVADA AVENUE, SUITE 900,
COLORADO SPRINGS, CO 80903
719-453-0160



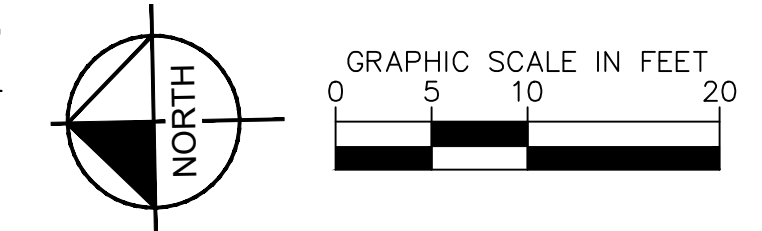
McDonald's USA, LLC
These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared by McDonald's USA, LLC and shall not be used for any other project without the express written consent of McDonald's USA, LLC. Use of these drawings for reference or example on another project requires the approval of McDonald's USA, LLC. The contract documents for reuse on another project is not authorized.

- (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

- 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

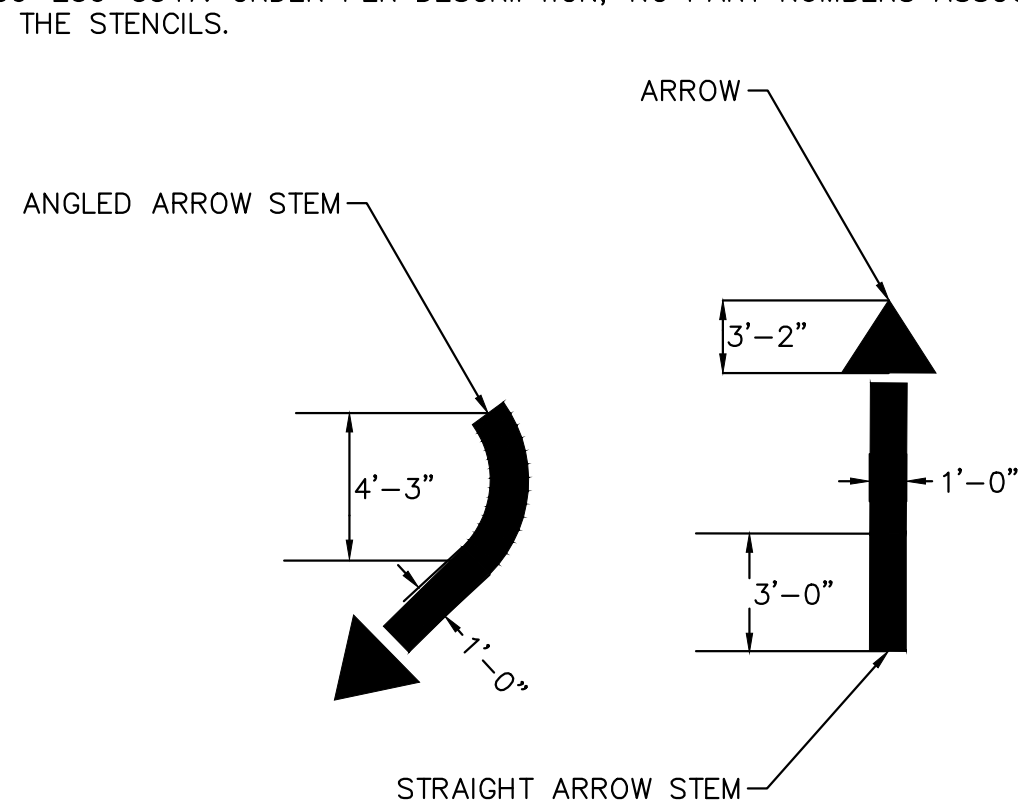
 PROPERTY LINE
 RETAINING WALL
 PROP. CONCRETE



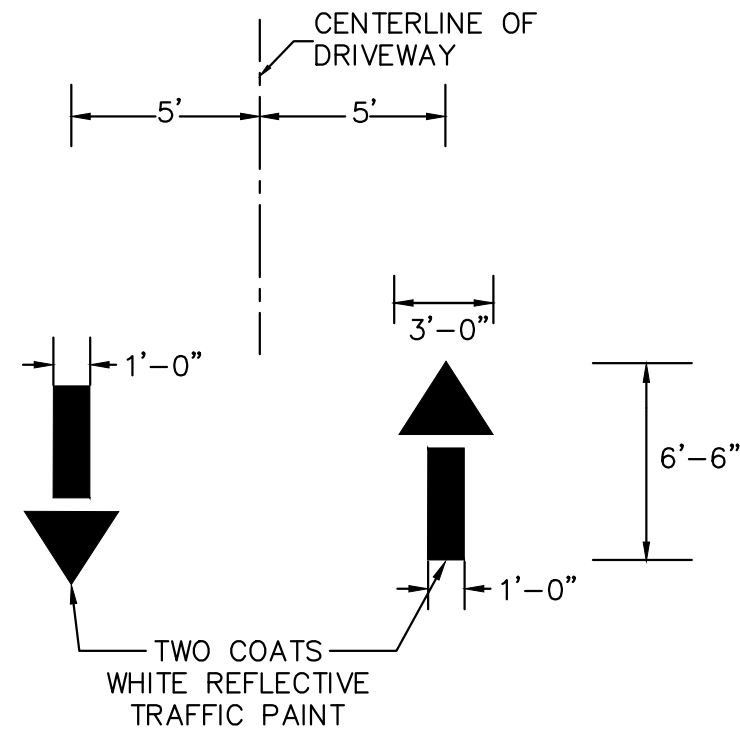
TITLE	CONSTRUCTION DOCUMENTS	DRAWN BY	PREPARED FOR:		Kimley»Horn 2 NORTH NEVADA AVENUE, SUITE 900, COLORADO SPRINGS, CO 80903 719-453-0180				
LOT 2A, PARKER PONTE SUBDIVISION, FILING NO. 1	MGS	STD ISSUE DATE	McDonald's USA, LLC						
DESCRIPTION	REVIEWED BY	DATE ISSUED	These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared by Kimley-Horn, Inc. in accordance with the contract. Use of these drawings for reference on another project requires the approval of Kimley-Horn, Inc. and the contract documents for reuse on another project is not authorized.						
MCDONALD'S SIGNAGE AND DRIVE-THRU	JMM	07/19/2024							
SITE ID	SITE ADDRESS	NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO							
51032						REV	DATE		BY

STANDARD STENCIL AND PAINT COLOR NOTE:

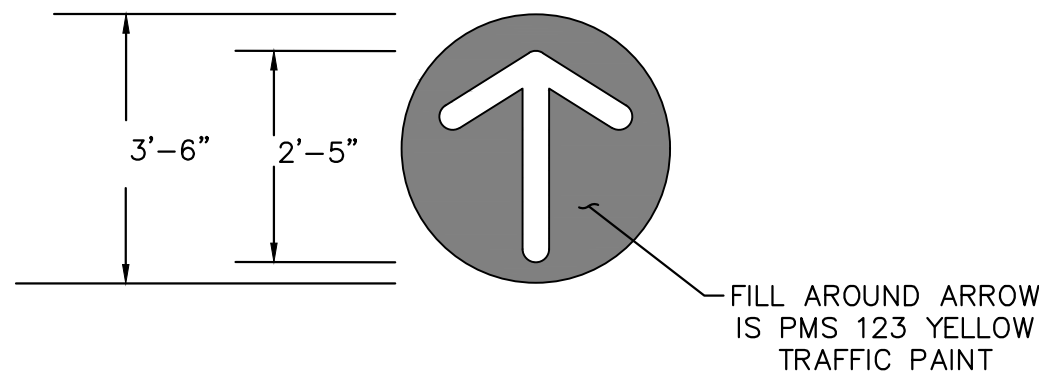
MCDONALD'S TYPICAL STENCILS ARE AVAILABLE AT THE PAVEMENT COMPANY
1-800-250-5547. ORDER PER DESCRIPTION; NO PART NUMBERS ASSOCIATED
WITH THE STENCILS.



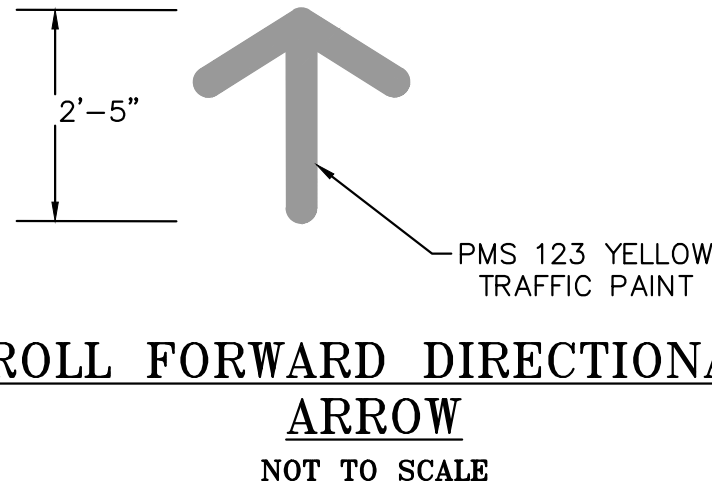
DRIVE-THRU ARROW DETAIL
NOT TO SCALE



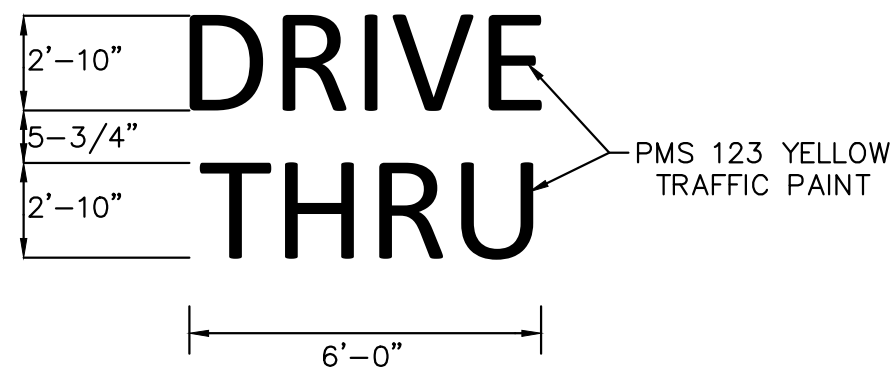
DIRECTIONAL ARROW DETAIL
NOT TO SCALE



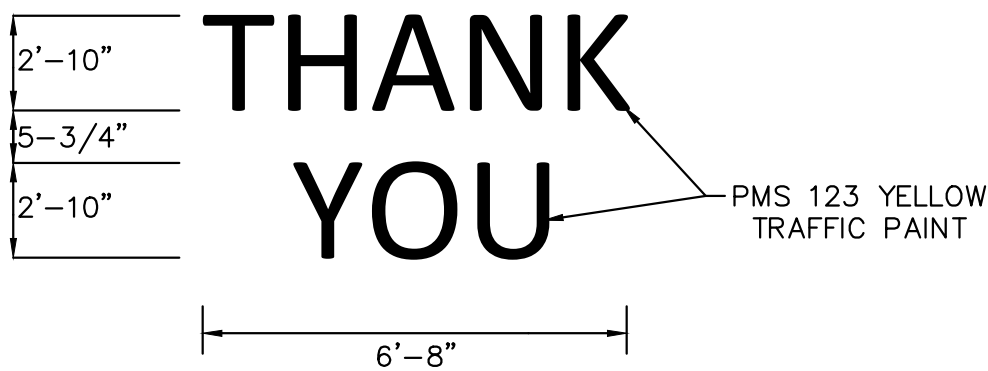
STANDARD TRAFFIC ARROW
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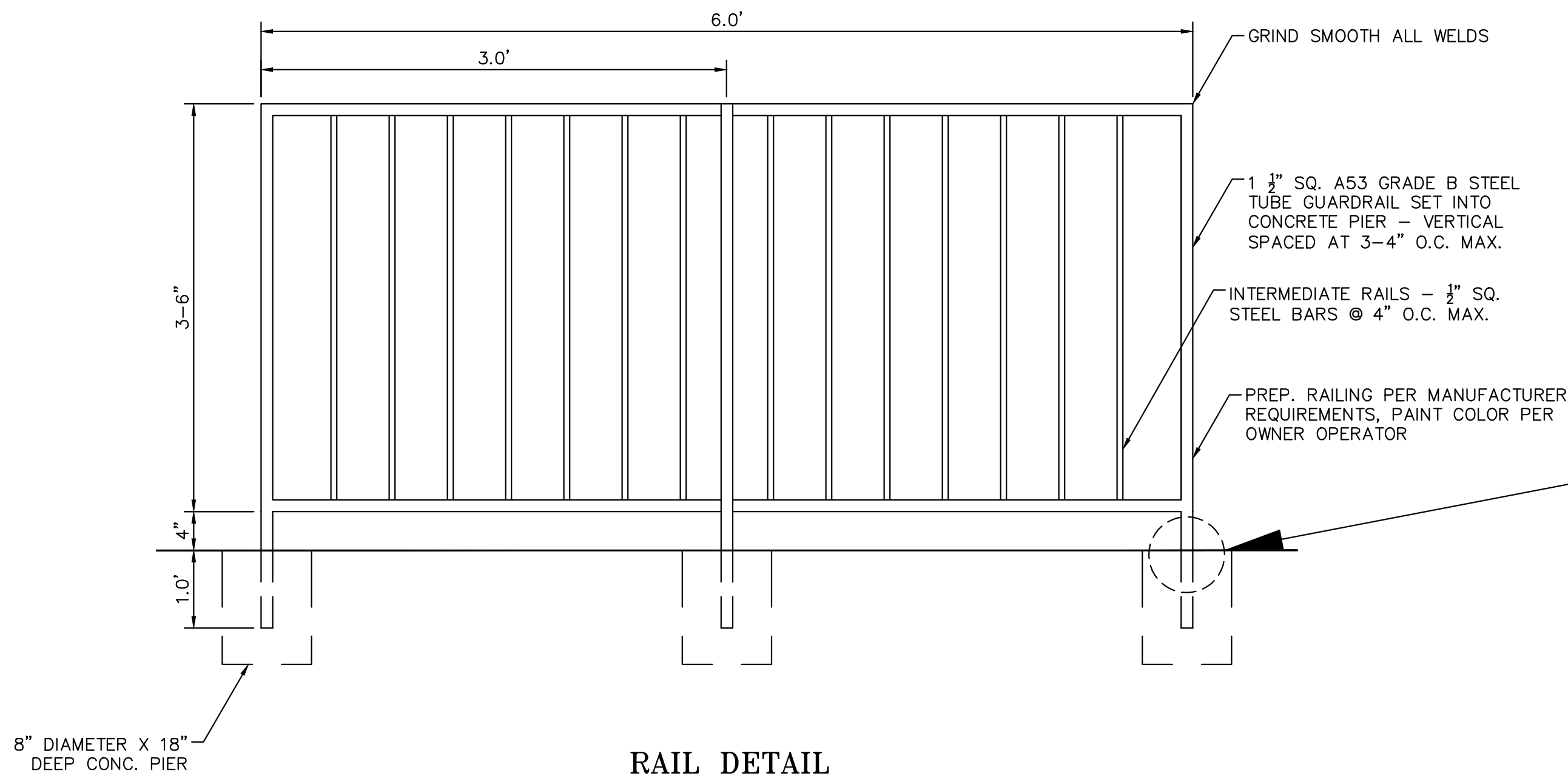
ROLL FORWARD DIRECTIONAL
ARROW
NOT TO SCALE



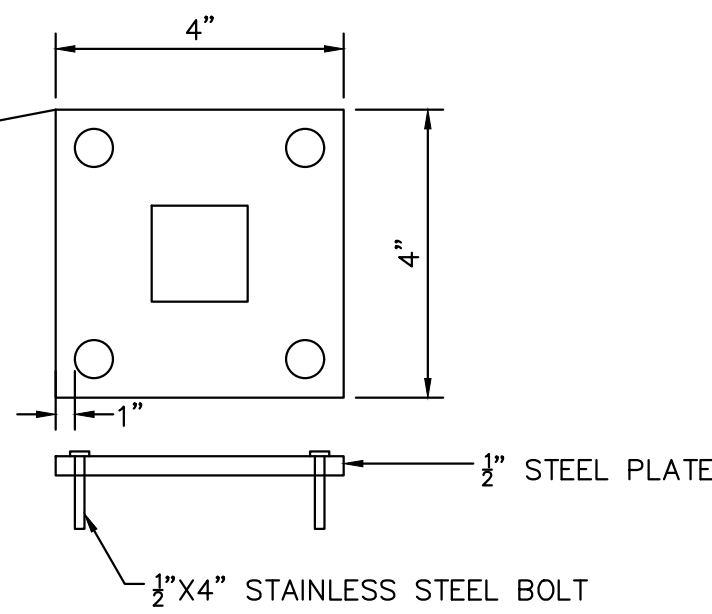
DRIVE-THRU DETAIL
NOT TO SCALE



THANK YOU DETAIL
NOT TO SCALE



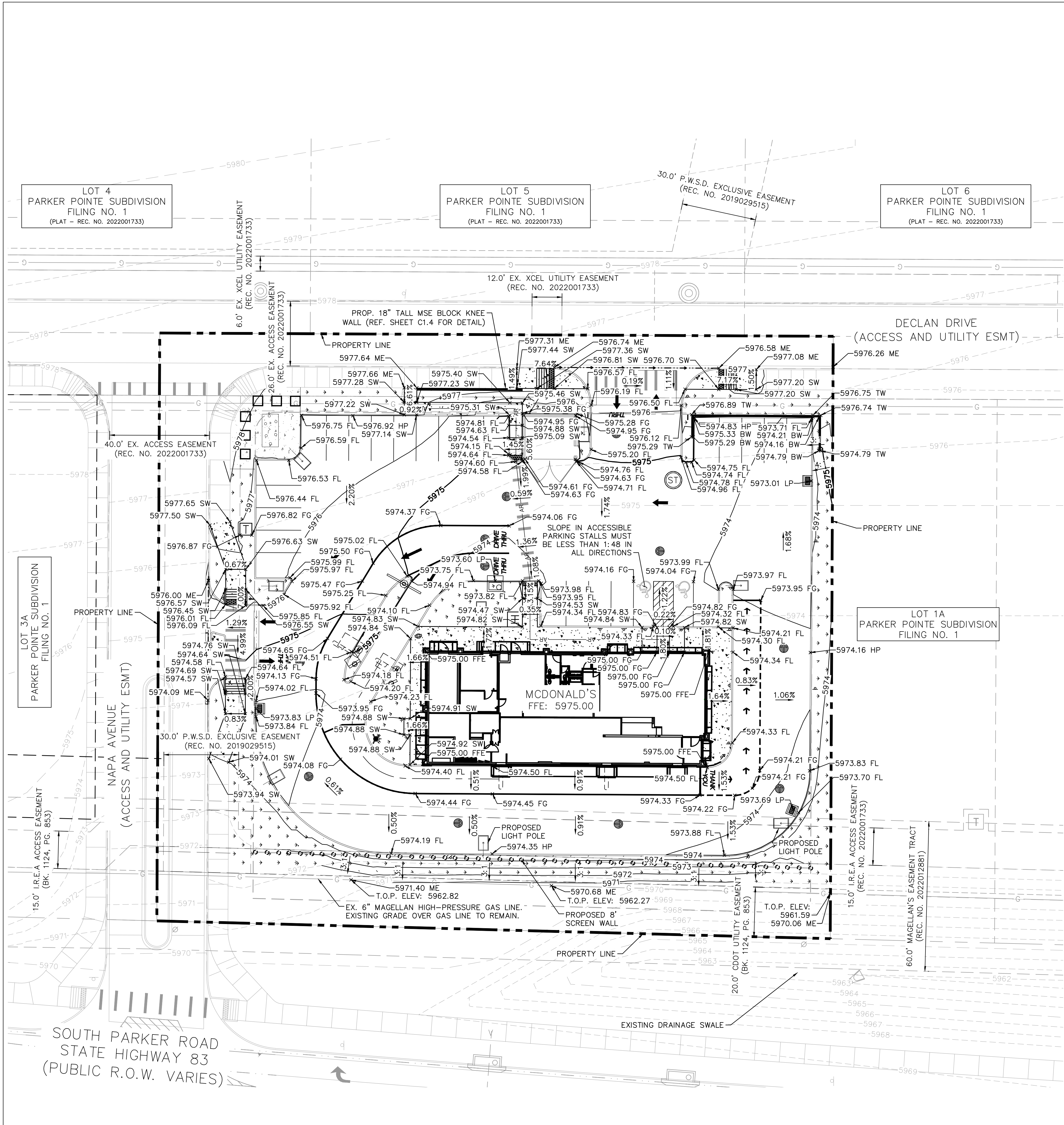
RAIL DETAIL
NOT TO SCALE



ALTERNATE MOUNT
DETAIL
NOT TO SCALE



DRAWN BY MGS		PREPARED FOR:  McDonald's USA, LLC		PREPARED BY: 			
STD ISSUE DATE							
REVIEWED BY JMM							
DATE ISSUED 07/19/2024							
TITLE CONSTRUCTION DOCUMENTS LOT 2A, PARKER POINTE SUBDIVISION, FLING NO. 1							
DESCRIPTION MCDONALD'S SIGNAGE AND DRIVE-THRU							
SITE ID 51032							
SITE ADDRESS NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO							
				REV		DATE	
						DESCRIPTION	
						BY	



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

- PROPOSED RETAINING WALL TO BE DESIGNED/BUILT BY CONTRACTOR.
- PAVEMENT AND SUBGRADE DESIGN SHALL ADHERE TO RECOMMENDATIONS IN THE PROJECT GEOTECHNICAL ENGINEERING REPORT.
- 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.
- HEAVY DUTY CONCRETE TO BE USED FOR DUMPSTER PAD.
- CONTROL JOINT SPACING SHALL BE 5' TYPICAL AND NO GREATER THAN 10 FT.
- EXPANSION JOINT SPACING SHALL BE 20' TYPICAL.
- 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%.
- CONTRACTOR TO CONFIRM EXISTING ELEVATIONS IN THE FIELD.
- 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

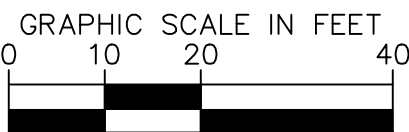
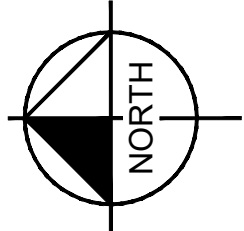
HIGH-PRESSURE PIPELINE(S)
EXCAVATION AND/OR CONSTRUCTION PROHIBITED WITHOUT COMPLIANCE WITH STATE ONE-CALL, AND WITHOUT WRITTEN PERMISSION FROM MAGELLAN PIPELINE COMPANY, L.P.

NOTE: MAXIMUM DEPTH OF FILL WITHIN EASEMENT IS 1.25'

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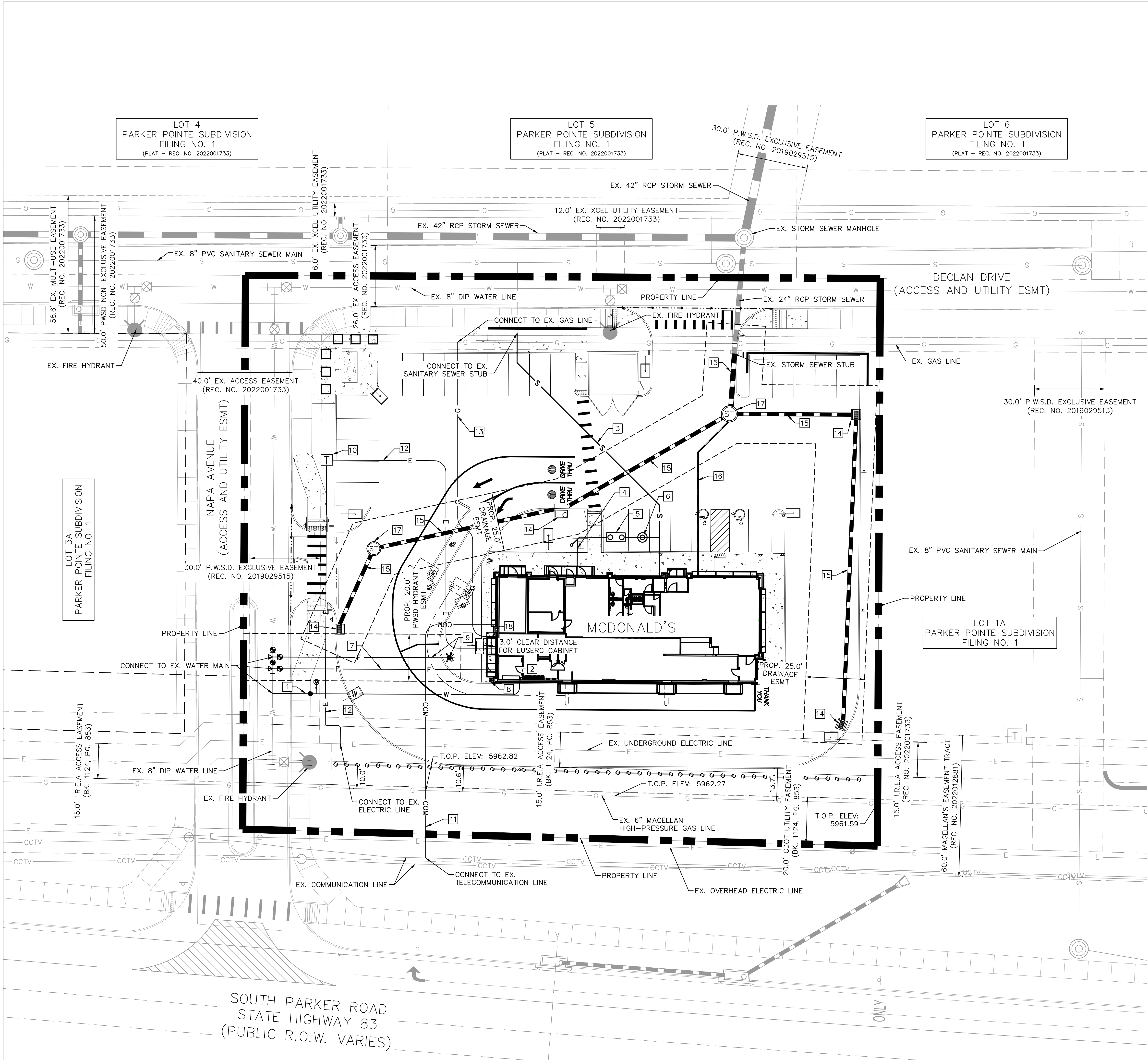
TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE



TITLE		CONSTRUCTION DOCUMENTS		LOT 2A, PARKER POINTE SUBDIVISION, FILING NO. 1	
DESCRIPTION		GRADING PLAN			
SITE ID		51032		NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO	
DRAWN BY		MCS			
STD		DATE			
REVIEWED BY		JIM			
DATE ISSUED		07/19/2024			
PREPARED BY		McDonald's USA, LLC			
PROFESSIONAL ENGINEER		Colorado License No. 59054			
DATE		07/19/2024			
REVISION					
BY					
DESCRIPTION					
REV					
DATE					

Kimley»Horn
2 NORTH NEVADA AVENUE, SUITE 900,
COLORADO SPRINGS, CO 80903
719-453-0160





LEGEND

	PROPERTY LINE
	EX. EASEMENT
	PROP. EASEMENT
	PROP. RETAINING WALL
	EX. WATER LINE
	EX. SANITARY LINE
	EX. STORM SEWER
	EX. PHONE LINE
	EX. ELECTRIC LINE
	EX. GAS LINE
	PROP. WATER LINE
	PROP. SANITARY LINE
	PROP. STORM SEWER
	PROP. COMMUNICATIONS LINE
	PROP. ELECTRIC LINE
	PROP. GAS LINE
	PROP. LIGHT POLE
	CONCRETE SIDEWALK
	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

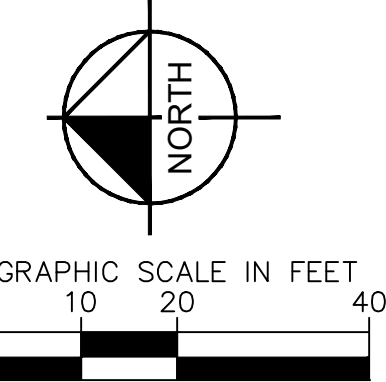
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

WARNING

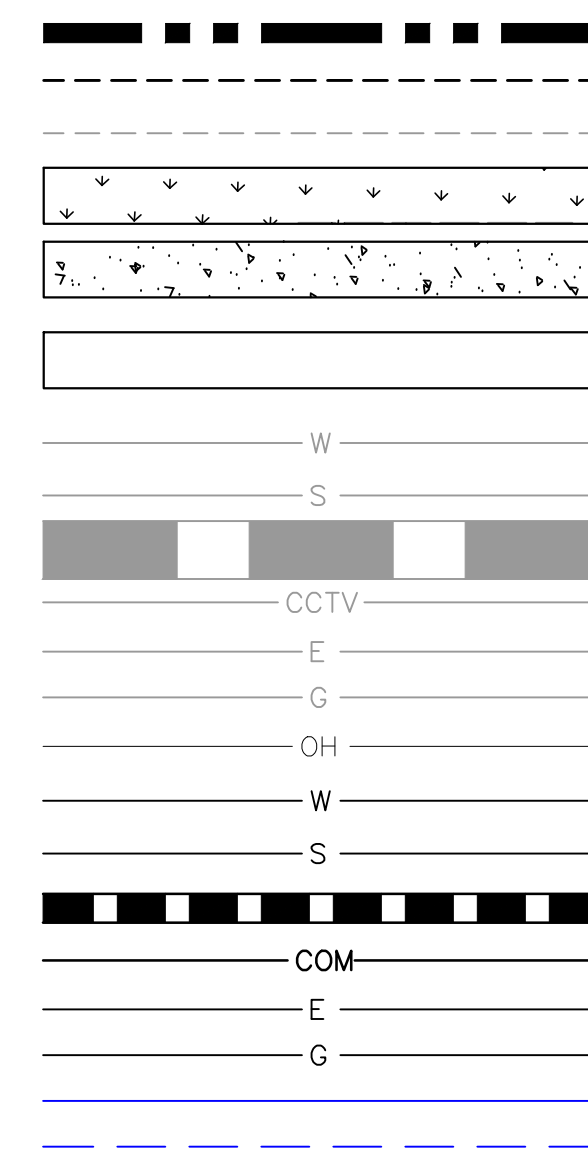
HIGH-PRESSURE PIPELINE(S)
EXCAVATION AND/OR CONSTRUCTION PROHIBITED WITHOUT COMPLIANCE WITH STATE ONE-CALL, AND WITHOUT WRITTEN PERMISSION FROM MAGELLAN PIPELINE COMPANY, L.P.



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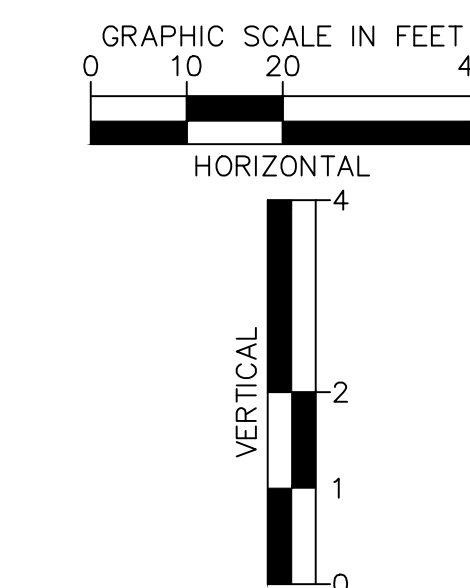


PROPERTY LINE
PROP. EASEMENT
EX. EASEMENT
LANDSCAPE (REF. LANDSCAPE PLANS)
CONCRETE SIDEWALK (REF. PAVEMENT DETAILS ON SHEET C1.4)
CONCRETE DRIVES, PARKING, AND DRIVE-THRU LANES
(REF. PAVEMENT DETAILS ON SHEET C1.4)
EX. WATER LINE
EX. SANITARY LINE
EX. STORM SEWER
EX. COMMUNICATION LINE
EX. ELECTRIC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

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

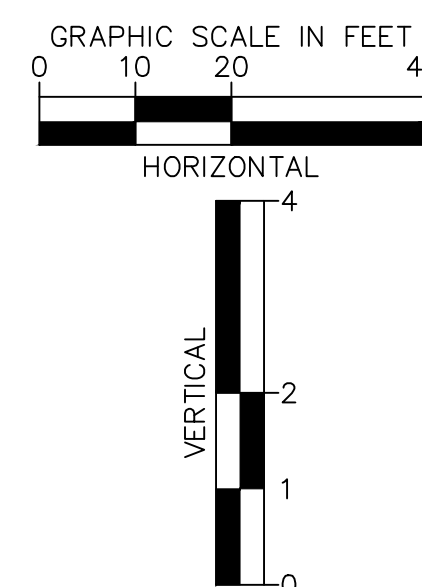
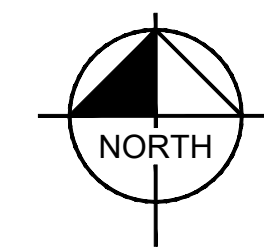


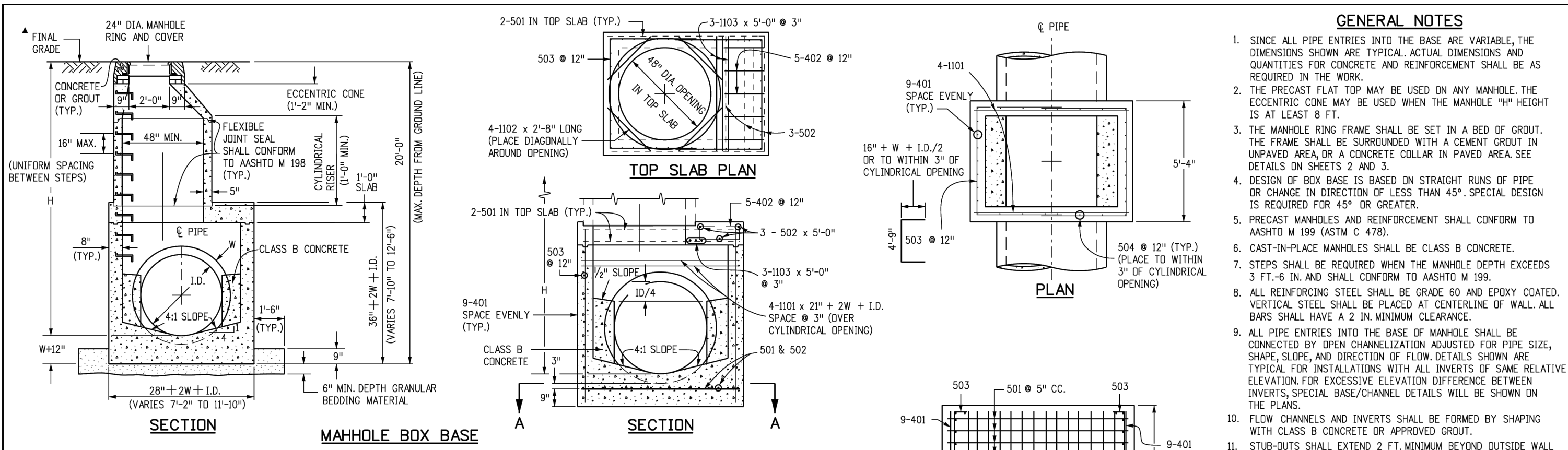
NOTES

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.



TITLE CONSTRUCTION DOCUMENTS LOT 2A, PARKER PONTE SUBDIVISION, FLING NO. 1		DRAWN BY MCS	PREPARED FOR: McDonald's USA, LLC These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared by McDonald's USA, LLC and shall not be copied or reproduced without the written authorization of McDonald's USA, LLC. These drawings are not suitable for use on a different site or at a later time. Use of these drawings for reference or example on another project requires the written authorization of McDonald's USA, LLC. Any use of these drawings on the contract documents for reuse on another project is not authorized.	7/19/2024	REVIEWED BY JMM	DATE ISSUED 07/19/2024
DESCRIPTION STORM A & B PLAN AND PROFILE						
SITE ID 51032	SITE ADDRESS NEAR SEC PARKER ROAD AND STROM ROAD, PARKER CO					





MARK	SIZE	TYPE	WT. #/FT.	BARS	54"	60"	66"	72"	84"	96"	FORMULAS
401	4	I	0.668	(NO. REQ.) LENGTH WEIGHT *	18 97.2	18 104.2	18 111.2	18 118.2	18 125.2	18 132.3	401 BAR LENGTH = 32" + 2W + I.D.
402	4	III	0.668	(NO. REQ.) LENGTH WEIGHT *	5 18.1	5 20.0	5 22.0	5 23.9	5 25.8	5 27.8	402 BAR LENGTH = I.D. + 2W
501	5	I	1.043	(NO. REQ.) LENGTH WEIGHT *	17 131.5	17 141.6	17 152.2	17 162.5	17 172.8	17 183.2	501 BAR LENGTH = 24" + I.D. + 2W
502	5	I	1.043	(NO. REQ.) LENGTH WEIGHT *	22 114.7	22 119.9	22 125.0	22 130.4	22 135.6	22 140.8	502 NUMBER BARS REQ'D = 3 + (24+I.D.+2W / H)
503	5	II	1.043	(NO. REQ.) LENGTH WEIGHT *	16 121.2	16 127.0	16 132.8	16 138.6	16 144.4	16 150.2	503 NUMBER BARS REQ'D = 2 + (13+I.D.+2W / H)
504	5	I	1.043	(NO. REQ.) LENGTH WEIGHT *	12 101.2	12 106.6	12 112.0	12 117.4	12 122.8	12 128.2	504 NUMBER BARS REQ'D = 2 + (2W+I.D.-4 / H)
1101	11	I	5.313	(NO. REQ.) LENGTH WEIGHT *	4 152.3	4 164.7	4 177.1	4 189.5	4 201.9	4 214.3	1101 BAR LENGTH = 21" + I.D. + 2W
1102	11	I	5.313	(NO. REQ.) LENGTH WEIGHT *	4 56.7	4 56.7	4 56.7	4 56.7	4 56.7	4 56.7	TYPE I STRAIGHT
1103	11	I	5.313	(NO. REQ.) LENGTH WEIGHT *	3 79.7	3 79.7	3 79.7	3 79.7	3 79.7	3 79.7	TYPE II 4'-0" 16" x W+I.D./2
REINFORCING STEEL TOTAL					965.6	1,037.5	1,127.2	1,204.0	1,280.2	1,360.8	
CONCRETE - CUBIC YARDS - TOTAL					6.0	6.6	7.3	8.0	8.7	9.4	

QUANTITIES FOR CONCRETE MANHOLE BOX BASE

Computer File Information				Sheet Revisions		Colorado Department of Transportation		STANDARD PLAN NO.	
Creation Date: 07/04/12	Initials: DD			Date:	Comments:				
Last Modification Date: 07/04/12	Initials: LTA								
Full Path: www.coloradodot.info/business/designsupport									
Drawing File Name: M6040200103.dgn									
CAD Ver.: MicroStation V8	Scale: Not to Scale	Units: English							

MANHOLES	M-604-20	Sheet No. 1 of 3
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Computer File Information	Sheet Revisions	Colorado Department of Transportation	STANDARD PLAN NO.
Creation Date: 07/04/12	Initials: DD	4201 East Arkansas Avenue	M-604-20
Last Modification Date: 07/04/12	Initials: LTA	Denver, Colorado 80222	
Full Path: www.coloradodot.info/business/designsupport		Phone: (303) 757-9083	
Drawing File Name: M6040200203.dgn		Fax: (303) 757-9820	
CAD Ver.: MicroStation V8	Scale: Not to Scale	Units: English	

MANHOLES	M-604-20	Sheet No. 2 of 3
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Drawing File Name: M6040200303.dgn		Fax: (303) 757-9820	
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Full Path: www.coloradodot.info/business/designsupport		Phone: (303) 757-9083	
Drawing File Name: M6040200303.dgn		Fax: (303) 757-9820	
CAD Ver.: MicroStation V8	Scale: Not to Scale	Units: English	

MANHOLES	M-604-20	Sheet No. 3 of 3
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Computer File Information	Sheet Revisions	Colorado Department of Transportation	STANDARD PLAN NO.
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Last Modification Date: 07/04/12	Initials: LTA	Denver, Colorado 80222	
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MANHOLES	M-604-20	Sheet No. 3 of 3
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MANHOLES	M-604-20	Sheet No. 3 of 3
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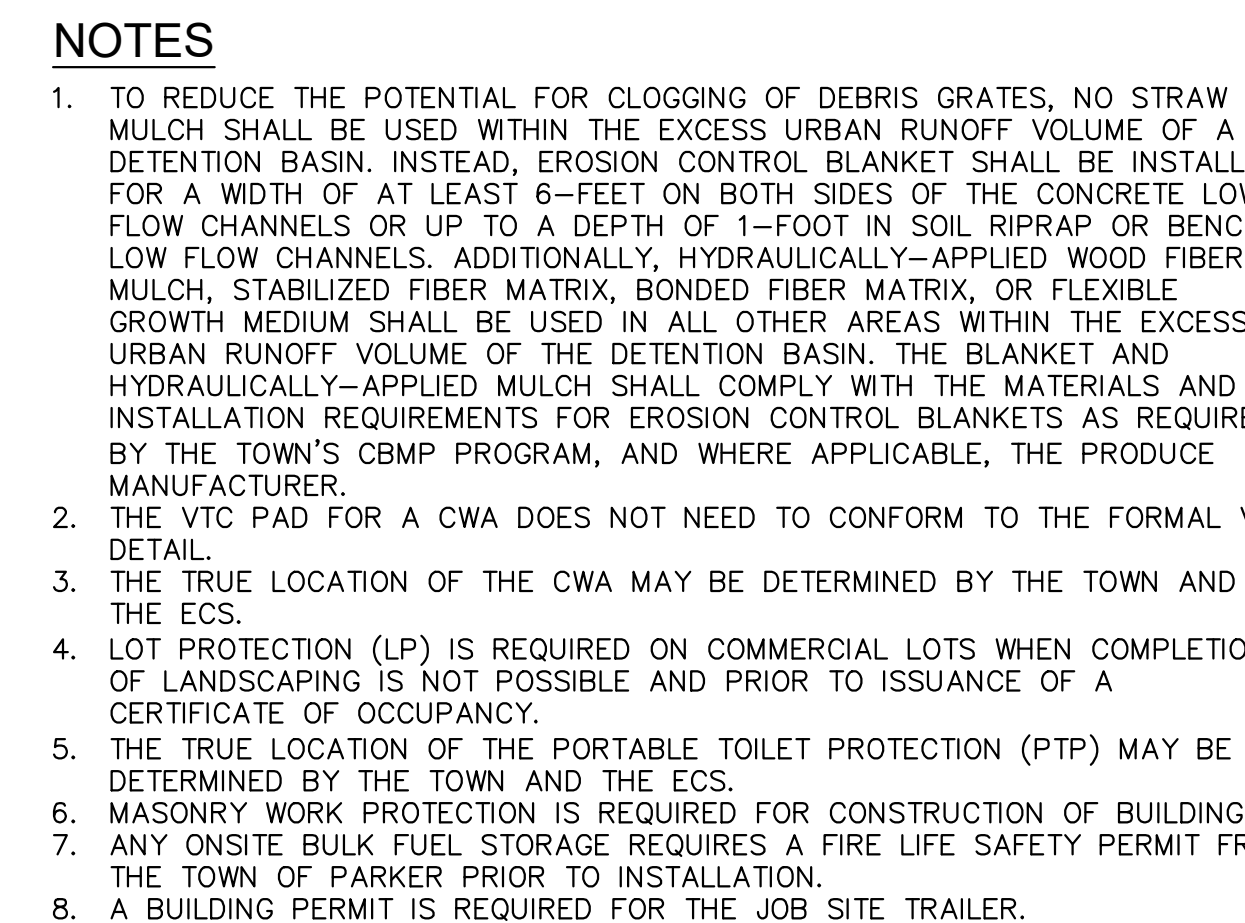
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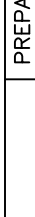
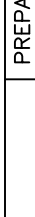
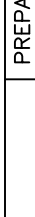


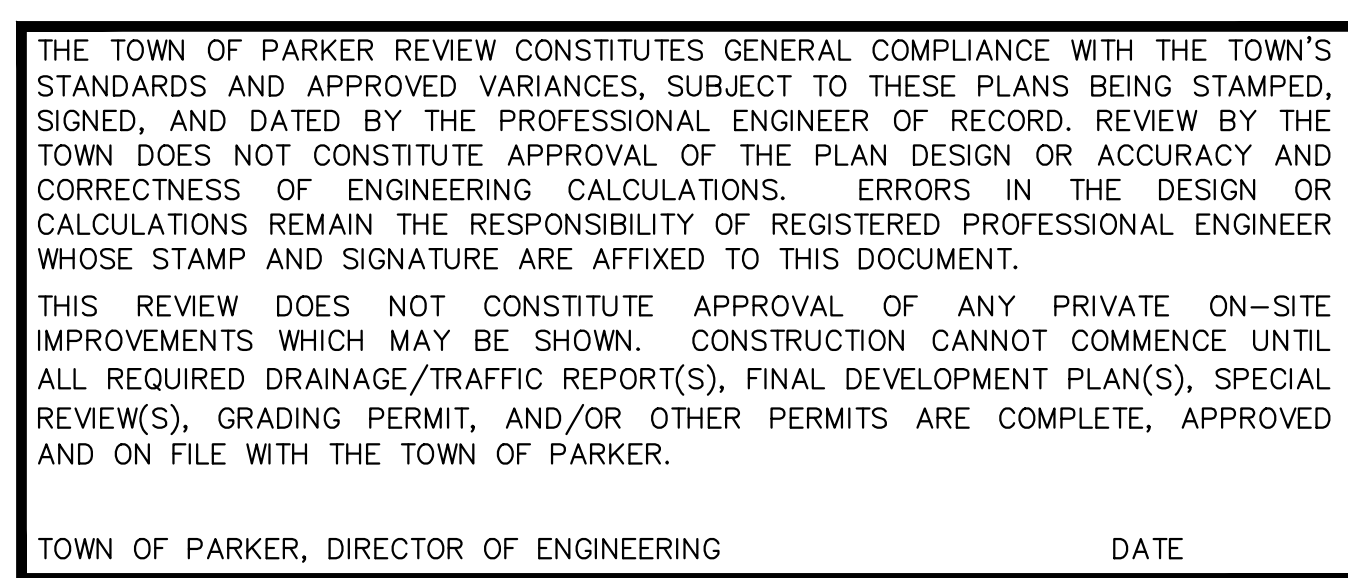
THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGNED, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF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

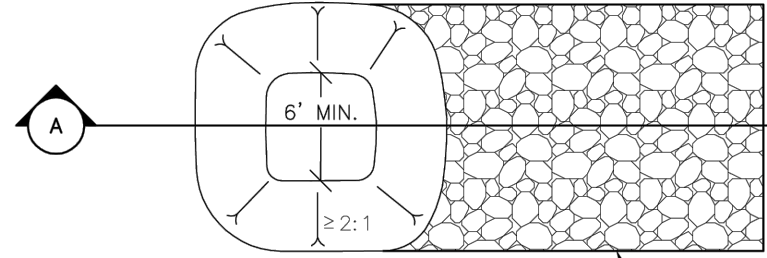
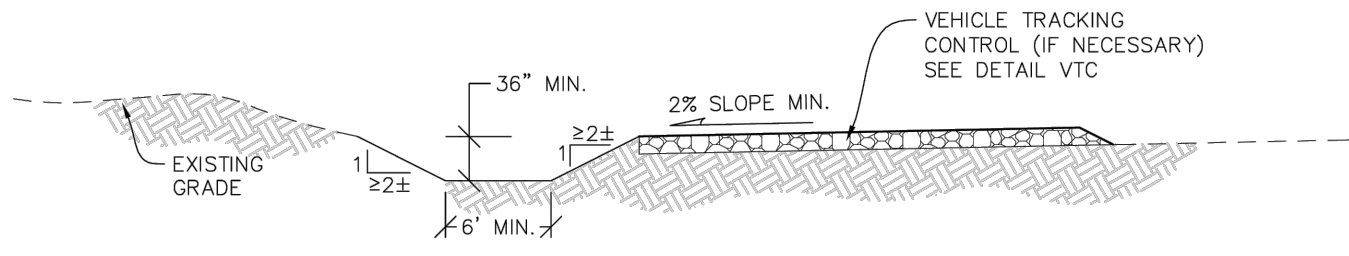
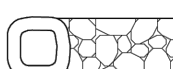
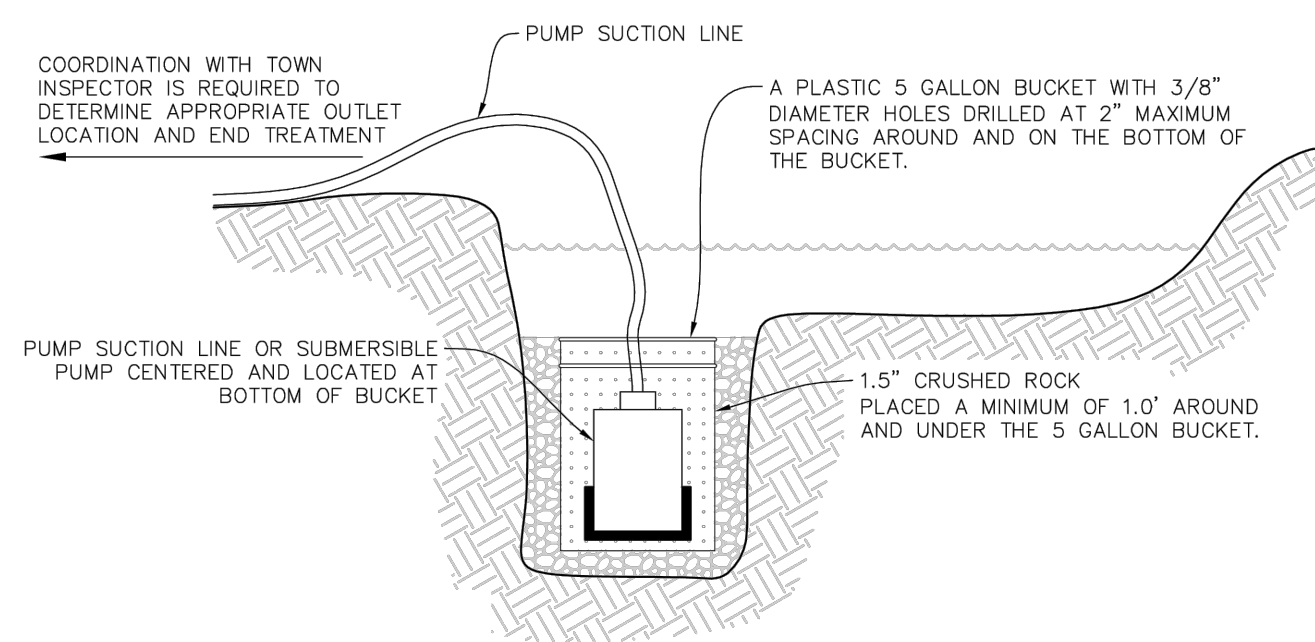
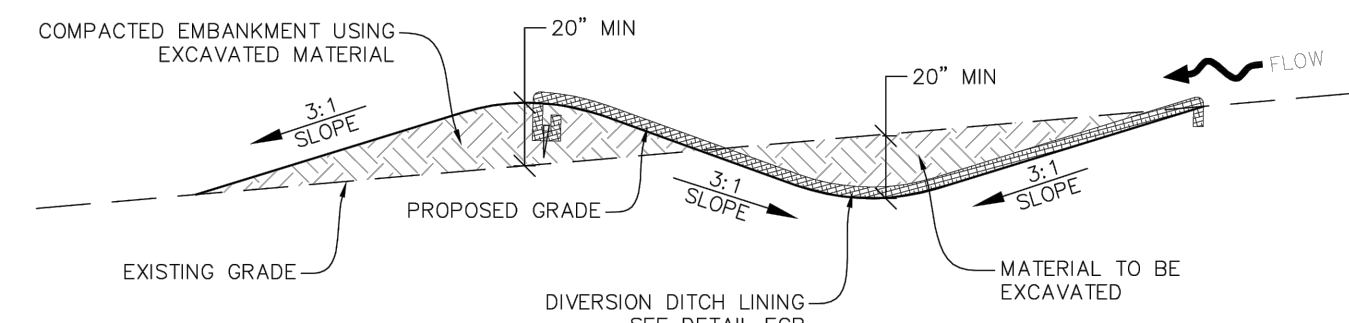
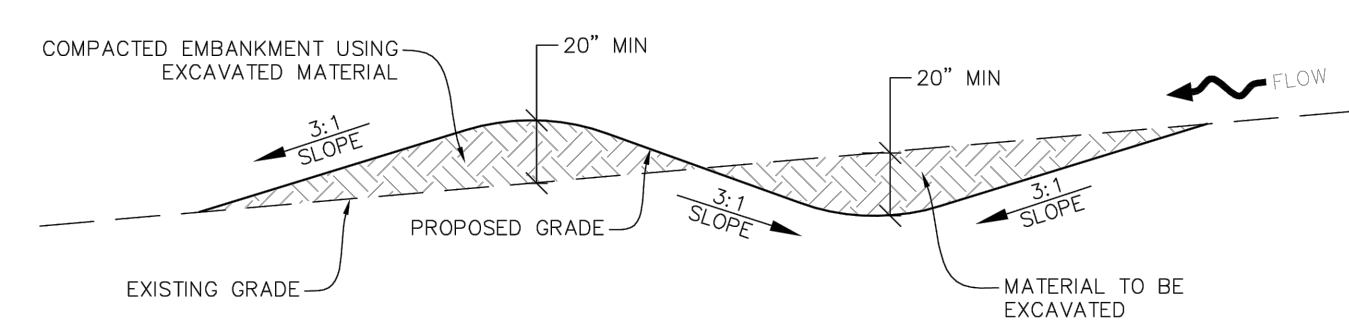
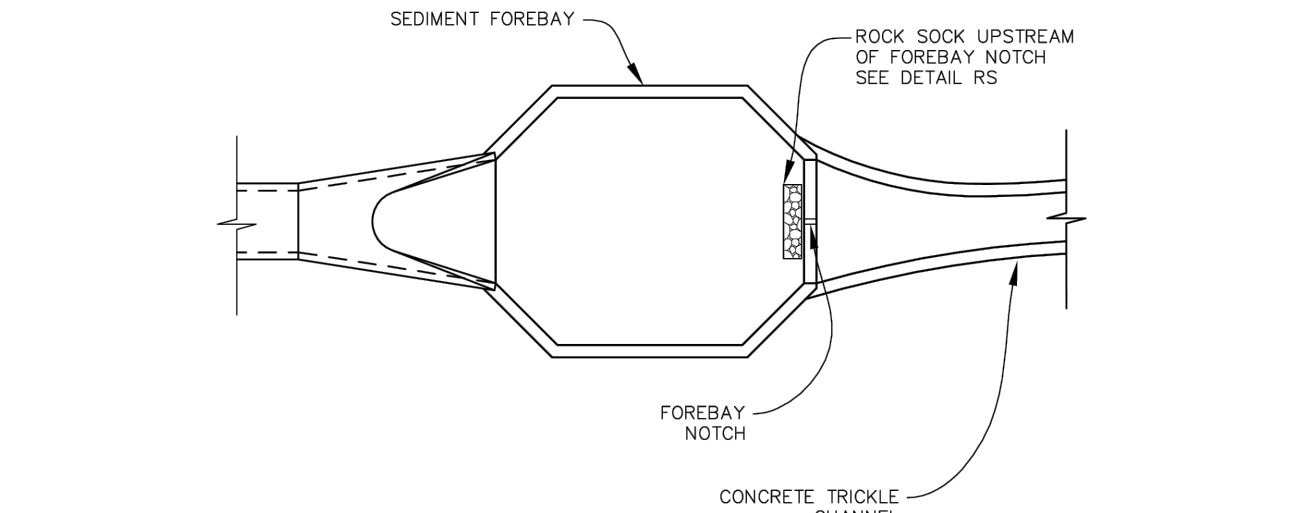
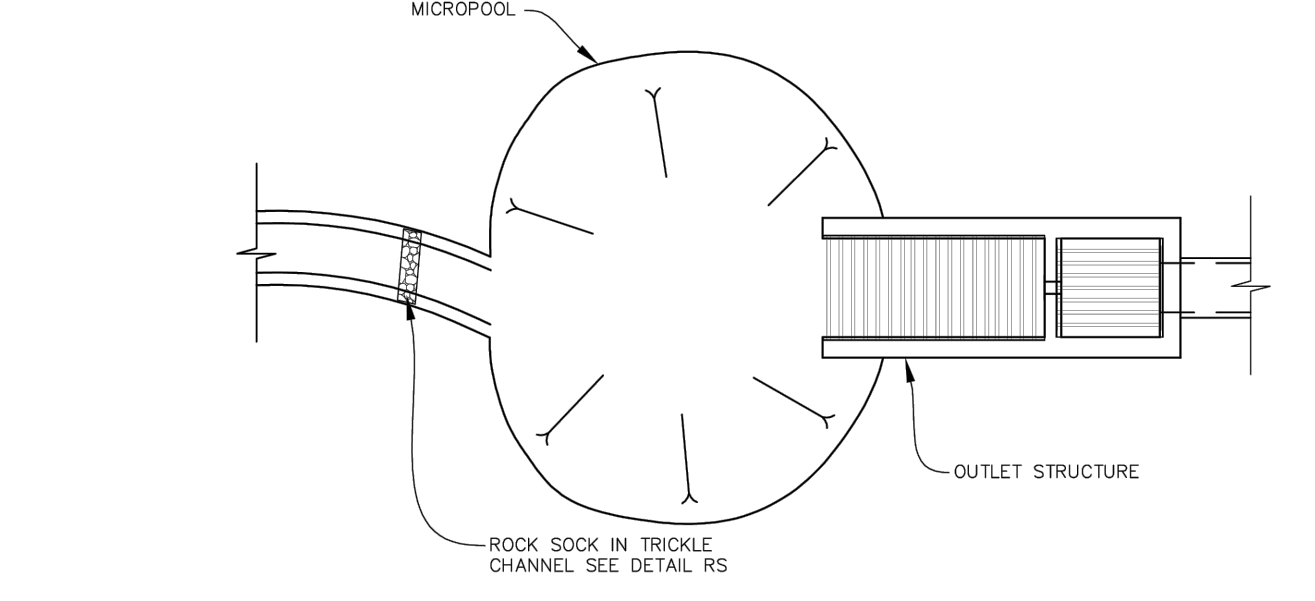
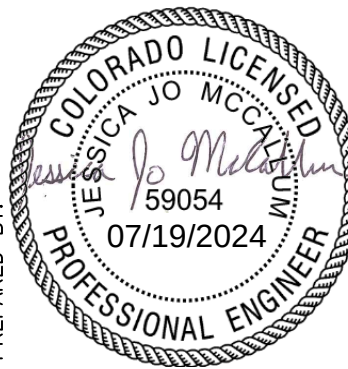
THIS REVIEW DOES NOT CONSTITUTE APPROVAL OF ANY PRIVATE ON-SITE IMPROVEMENTS WHICH MAY BE SHOWN. CONSTRUCTION CANNOT COMMENCE UNTIL ALL REQUIRED DRAINAGE/TRAFFIC REPORT(S), FINAL DEVELOPMENT PLAN(S), SPECIAL REVIEW(S), GRADING PERMIT, AND/OR OTHER PERMITS ARE COMPLETE, APPROVED AND ON FILE WITH THE TOWN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

TOWN OF PARKER, DIRECTOR OF ENGINEERING	DATE
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NOTE: A VTC PAD IS NOT NECESSARY IF THERE IS ANOTHER VTC PAD IN BETWEEN THE CWA AND ROADWAY, PARKING LOT, DRIVE AISLES, ETC.  VEHICLE TRACKING CONTROL (IF NECESSARY) SEE DETAIL VTC PLAN VIEW  EXISTING GRADE 36" MIN. 2% SLOPE MIN. 6' MIN. SECTION A  CWA CONCRETE WASHOUT AREA  CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES CWA1 OF 2 Oct. 2013		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).  CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES CWA2 OF 2 Oct. 2013		 COORDINATION WITH TOWN INSPECTOR IS REQUIRED TO DETERMINE APPROPRIATE OUTLET LOCATION AND END TREATMENT PUMP SUCTION LINE A PLASTIC 5 GALLON BUCKET WITH 3/8" DIAMETER HOLES DRILLED AT 2" MAXIMUM SPACING AROUND AND ON THE BOTTOM OF THE BUCKET. PUMP SUCTION LINE OR SUBMERSIBLE PUMP CENTERED AND LOCATED AT BOTTOM OF BUCKET 1.5" CRUSHED ROCK PLACED A MINIMUM OF 1.0' AROUND AND UNDER THE 5 GALLON BUCKET. TYPICAL DEWATERING SUMP NOTE: IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE APPROPRIATE MEASURES TO PROTECT PUMPING EQUIPMENT AND MINIMIZE SEDIMENT. USE OF A PLASTIC 5 GALLON BUCKET IS SUGGESTED BUT NOT REQUIRED. THE CONTRACTOR SHALL NOT HOLD THE TOWN LIABLE FOR DAMAGE TO PUMPING EQUIPMENT REGARDLESS OF METHODS USED.  D DEWATERING  CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES D1 OF 2 Oct. 2013		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.  CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES D2 OF 2 Oct. 2013			
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER  NOTE: DITCH LINING THICKNESS HAS BEEN EXAGGERATED FOR CLARITY. COMPACTED EMBANKMENT USING EXCAVATED MATERIAL 20" MIN 3:1 SLOPE PROPOSED GRADE EXISTING GRADE DIVERSION DITCH LINING- SEE DETAIL EGB MATERIAL TO BE EXCAVATED 20" MIN 3:1 SLOPE FLOW 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  COMPACTED EMBANKMENT USING EXCAVATED MATERIAL 20" MIN 3:1 SLOPE PROPOSED GRADE EXISTING GRADE DIVERSION DITCH LINING- SEE DETAIL EGB MATERIAL TO BE EXCAVATED 20" MIN 3:1 SLOPE FLOW DIVERSION DITCH SECTION UNLINED CHANNEL  DD DIVERSION DITCH  CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES DD1 OF 2 Oct. 2013		NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER DIVERSION DITCH INSTALLATION NOTES 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.  CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES DD2 OF 2 Oct. 2013		NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER  SEDIMENT FOREBAY ROCK SOCK UPSTREAM OF FOREBAY NOTCH SEE DETAIL RS FOREBAY NOTCH CONCRETE TRICKLE CHANNEL ROCK SOCK IN TRICKLE CHANNEL SEE DETAIL RS FOREBAY  MICROPOOL ROCK SOCK IN TRICKLE CHANNEL SEE DETAIL RS OUTLET STRUCTURE OUTLET / MICROPOL  DP DETENTION POND PROTECTION  CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES DP1 OF 2 Oct. 2013		NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER DETENTION POND PROTECTION INSTALLATION NOTES 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.  CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES DP2 OF 2 Oct. 2013			
TITLE CONSTRUCTION DOCUMENTS LOT 2A, PARKER POINTE SUBDIVISION, FLING NO. 1 DESCRIPTION CBMP DETAILS SITE ID 51032 PREPARED FOR: McDonald's USA, LLC These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared by McDonald's USA, LLC and shall not be used for any other project. Use of these drawings for reference or example on another project requires the approval of McDonald's USA, LLC. The contract documents for the project are the contract documents for use on another project is not authorized. DRAWN BY MCS STD ISSUE DATE REVIEWED BY JJM DATE ISSUED 07/19/2024 SITE ADDRESS NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO		 Kimley»Horn 2 NORTH NEVADA AVENUE, SUITE 900, COLORADO SPRINGS, CO 80903 719-453-0160  PREPARED BY: Joe McDonald PROFESSIONAL ENGINEER 59054 07/19/2024		BY DATE REV DESCRIPTION					
 Know what's below. Call before you dig.		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

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

DTC

1 OF 2
Oct. 2013

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CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

ECB

1 OF 3
Oct. 2013

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DEBRIS CONTROL NOTES:

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

DTC

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

DTC

2 OF 2
Oct. 2013

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CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

ECB

2 OF 3
Oct. 2013

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

AREA INLET WITH CONCRETE APRON PLAN VIEW

AREA INLET WITH STRAW BALES PLAN VIEW

SECTION A

SECTION B

ISOMETRIC

IPAN

INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT

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

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

MANUFACTURER	PRODUCT NAME
NORTH AMERICAN GREEN	ST50
APPROVED EQUAL	APPROVED EQUAL

EROSION CONTROL BLANKET MAINTENANCE NOTES

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

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

ECB

3 OF 3
Oct. 2013

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AREA INLET WITH CONCRETE APRON PLAN VIEW

AREA INLET WITH ROCK SOCK PLAN VIEW

SECTION A

SECTION B

ISOMETRIC

IPAP

INLET PROTECTION FOR AREA INLETS IN PAVEMENT

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

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.

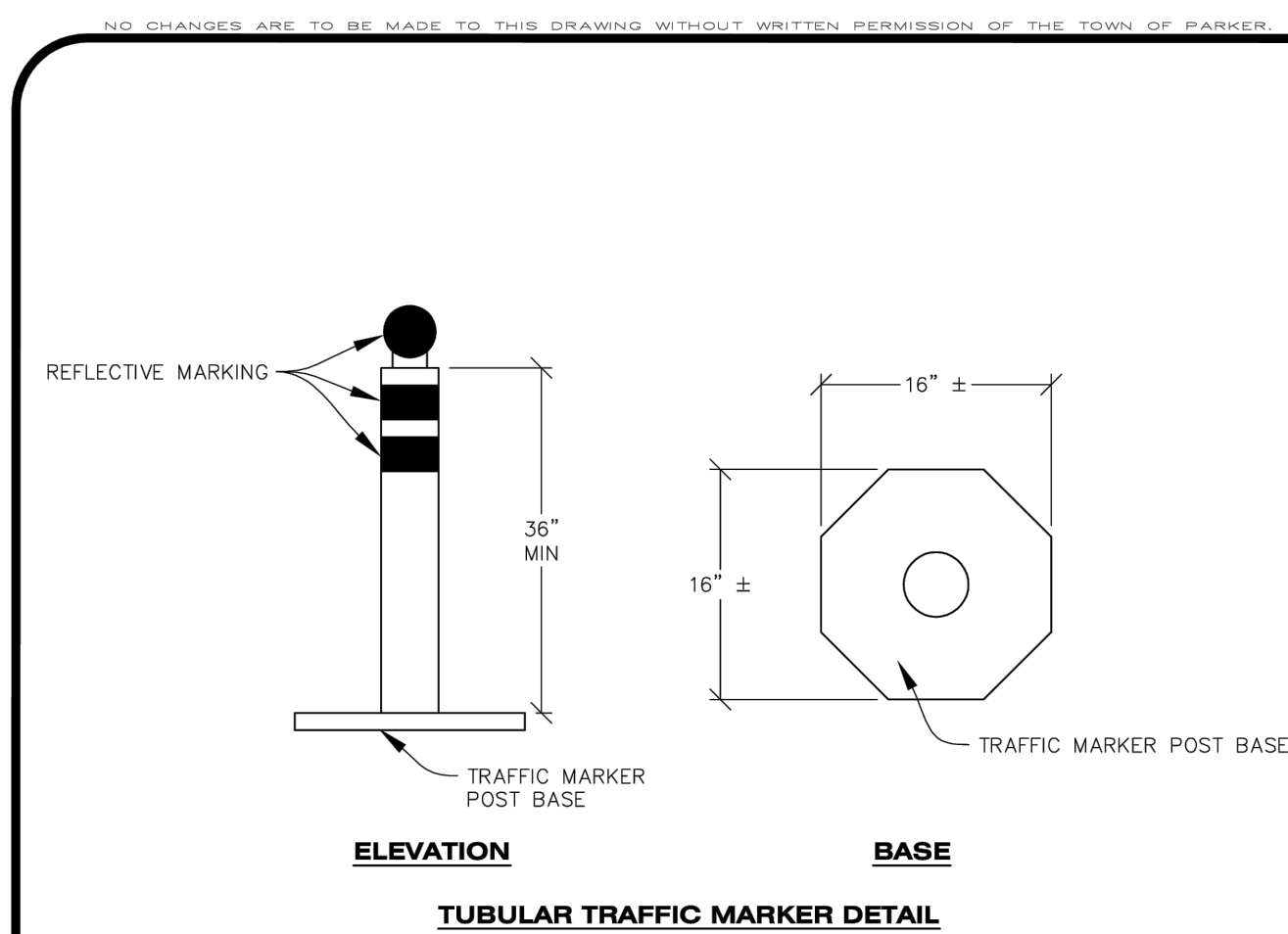
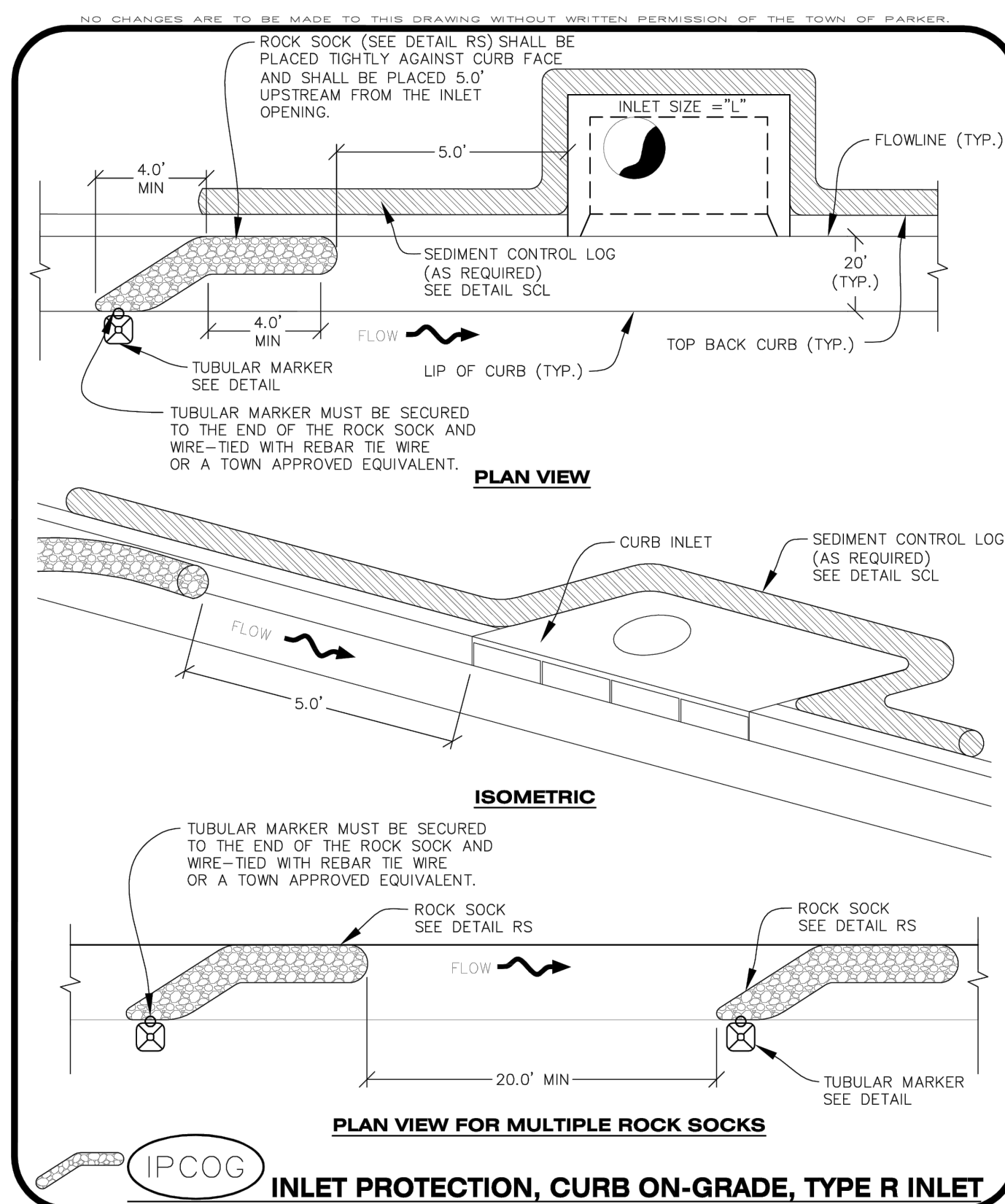
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CONSTRUCTION BEST MANAGEMENT PRACTICES

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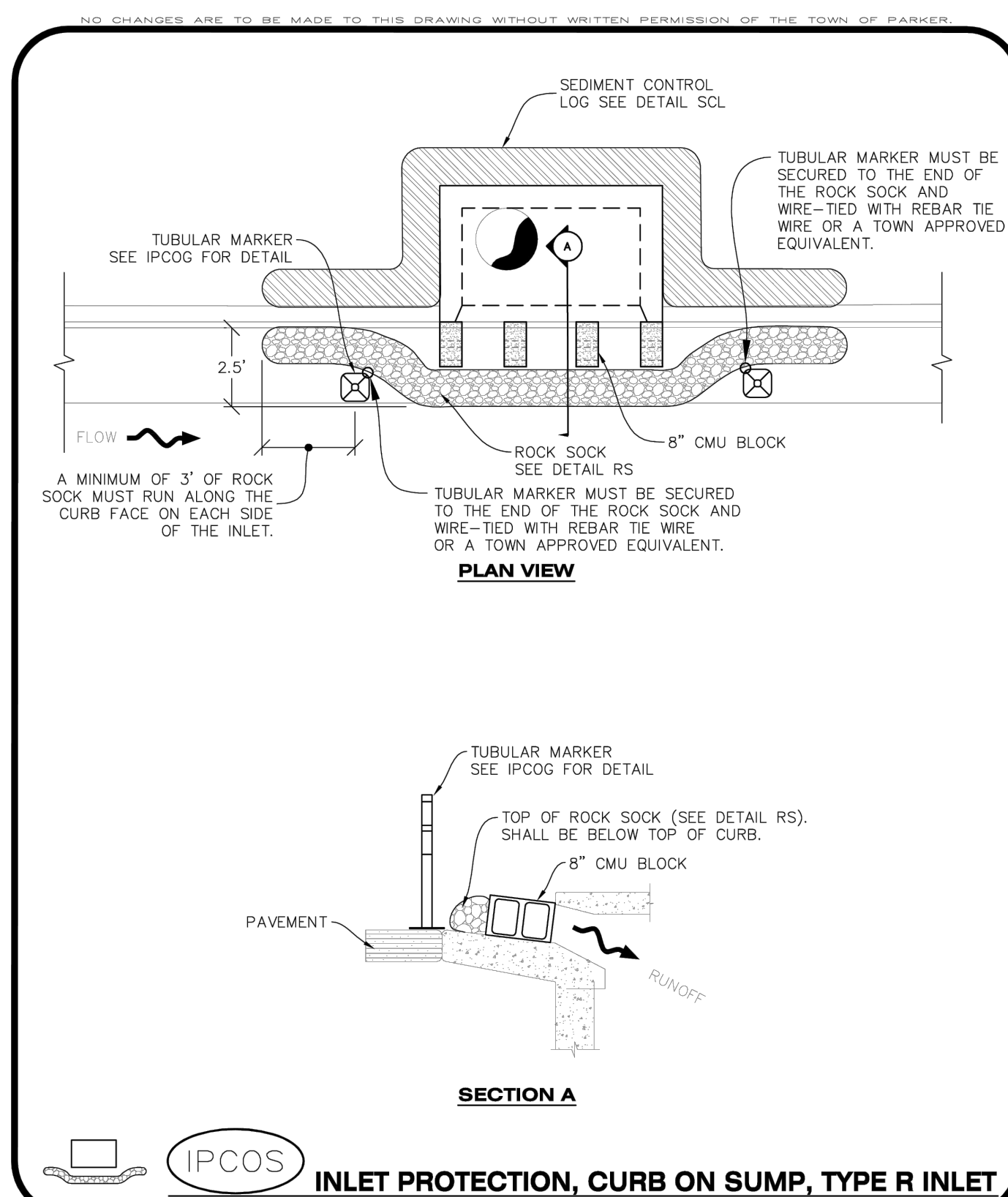
1 OF 1
Oct. 2013

TITLE	CONSTRUCTION DOCUMENTS	LOT 2A, PARKER POINTE SUBDIVISION, FLING NO. 1
DESCRIPTION	CBMP DETAILS	
SITE ID	51032	NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO
PREPARED BY	Kimley»Horn	2 NORTH NEVADA AVENUE, SUITE 900, COLORADO SPRINGS, CO 80903 719-453-0160
PROFESSIONAL ENGINEER	Colorado License No. 59054	07/19/2024
DRAWN BY	MCS	DATE
STD ISSUE	DATE	
REVIEWED BY	JJM	DATE ISSUED
DATE	07/19/2024	
SITE ADDRESS	NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO	
BY		



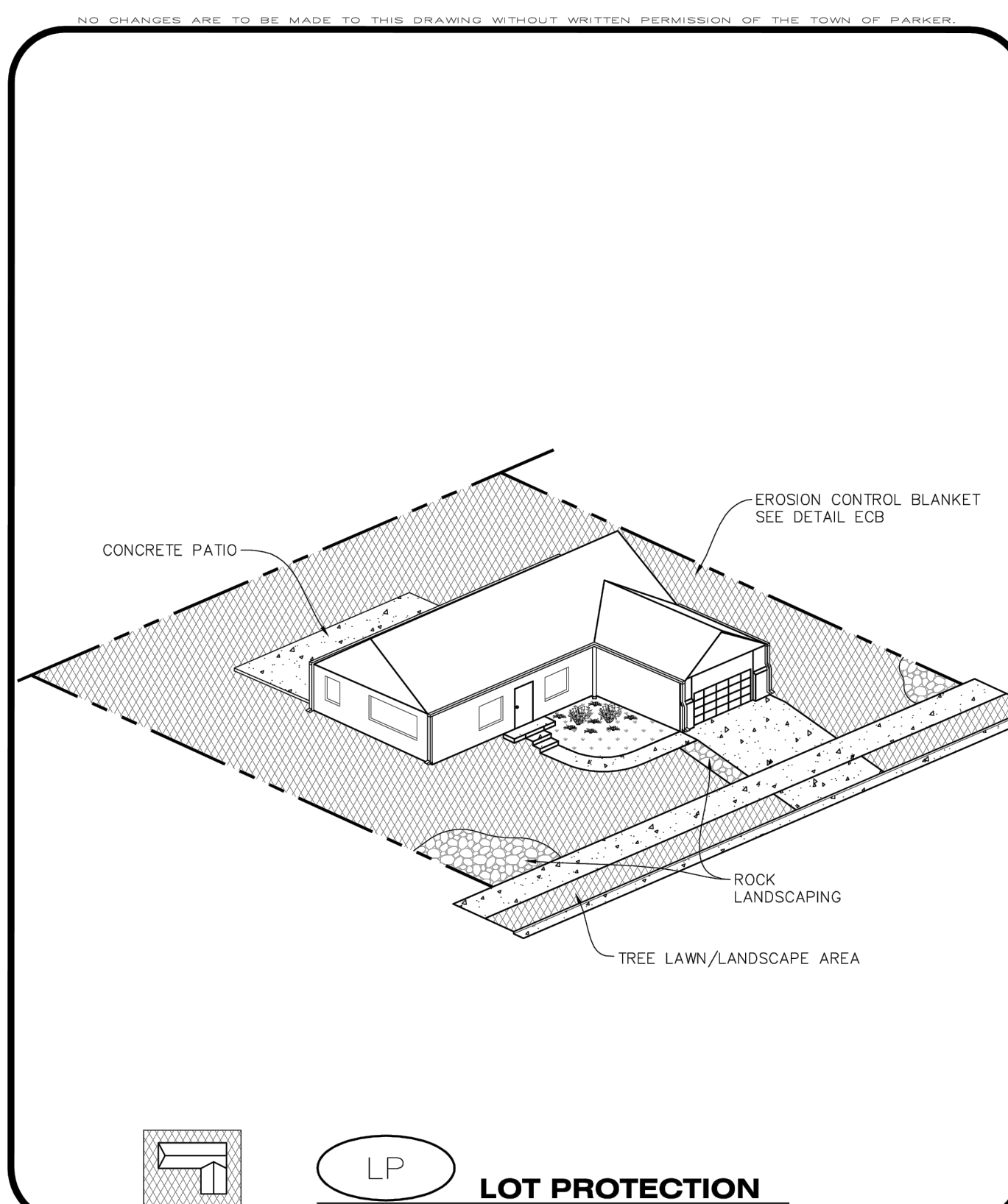
- INLET PROTECTION, CURB ON-GRADE INSTALLATION NOTES**
1. SEE CBMP PLAN FOR LOCATION(S) OF ON-GRADE INLET PROTECTION.
 2. CRUSHED ROCK SHALL BE 2.0"-3.0" IN SIZE WITH A FRACTURED FACE (ALL SIDES).
 3. ROCK SOCK FOR ON-GRADE INLET PROTECTION SHALL BE ONE CONTINUOUS PIECE.
 4. ROCK SOCK SHALL BE CONSTRUCTED 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.



- ### **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.



- ## EROSION CONTROL BLANKET FOR LOT PROTECTION INSTALLATION NOTES

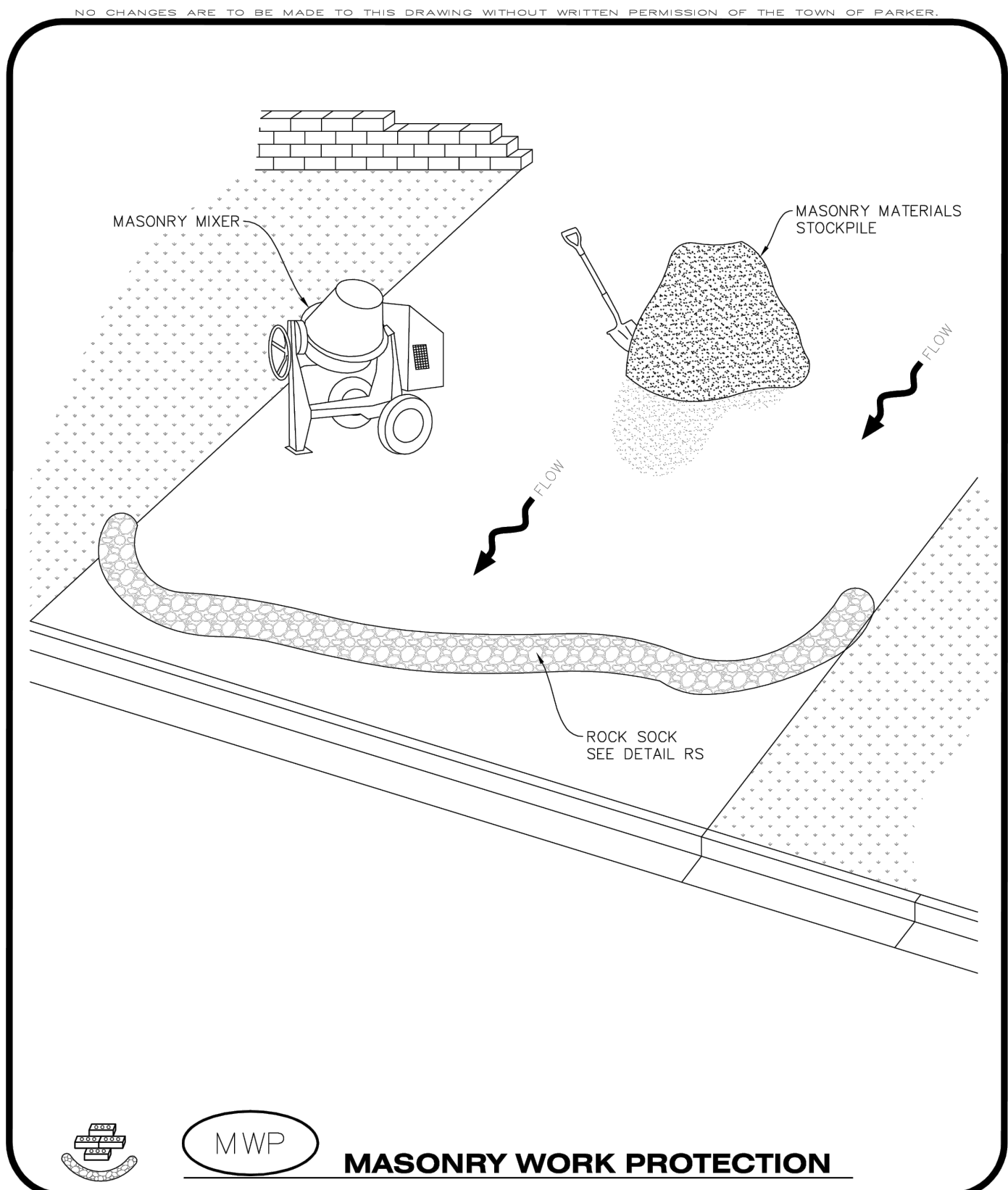
1. ALL EROSION CONTROL BLANKETS FOR LOT PROTECTION INSTALLED IN THE TOWN SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS:

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) REQUIREMENTS MUST BE INSTALLED OVER ALL UN-ANDSOPEDED 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**

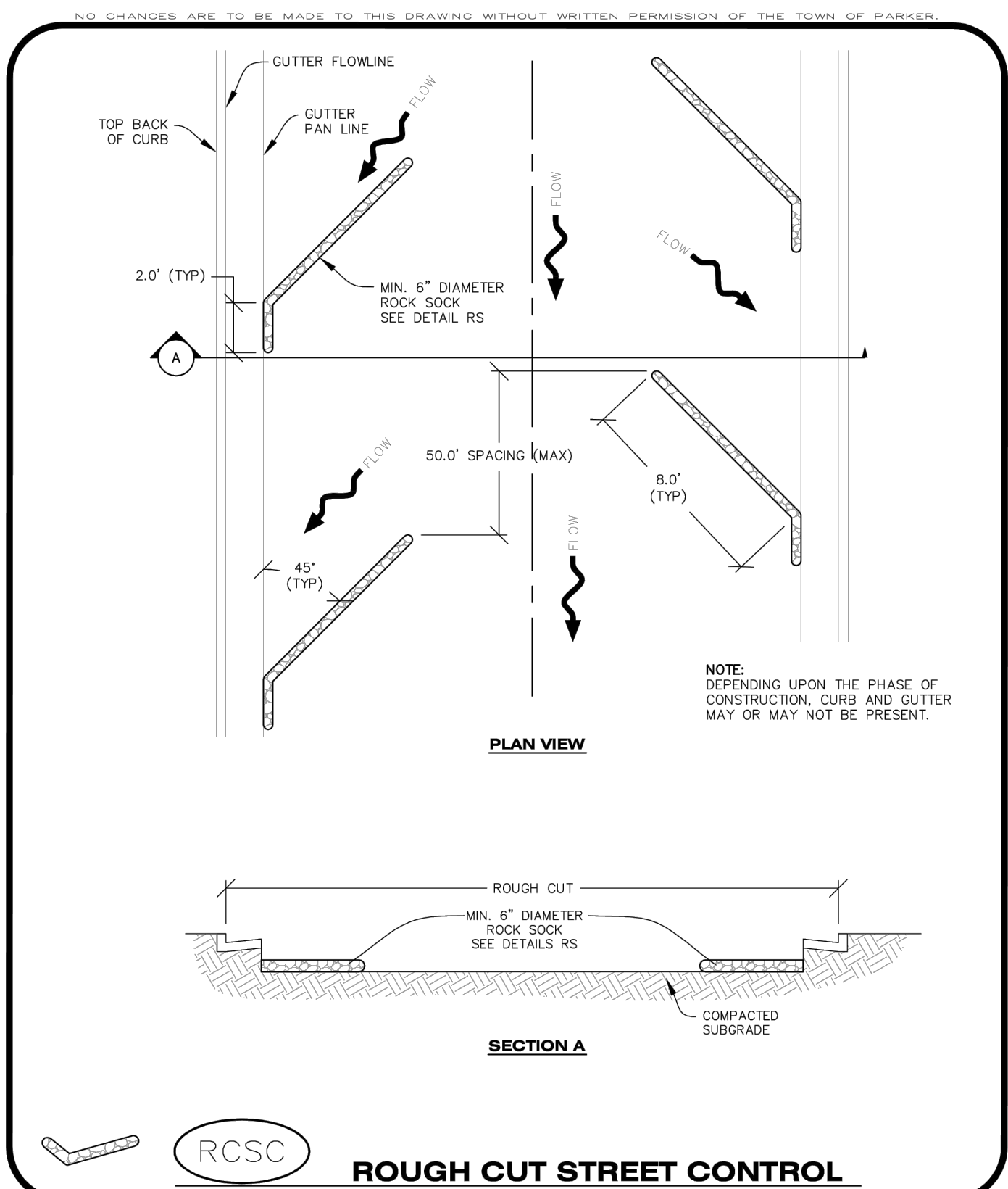
1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE EROSION CONTROL BLANKET FOR LOT PROTECTION.
2. EROSION CONTROL BLANKETS FOR LOT PROTECTION ARE INTENDED TO REMAIN IN PLACE AND MAINTAINED UNTIL LANDSCAPING IS INSTALLED.





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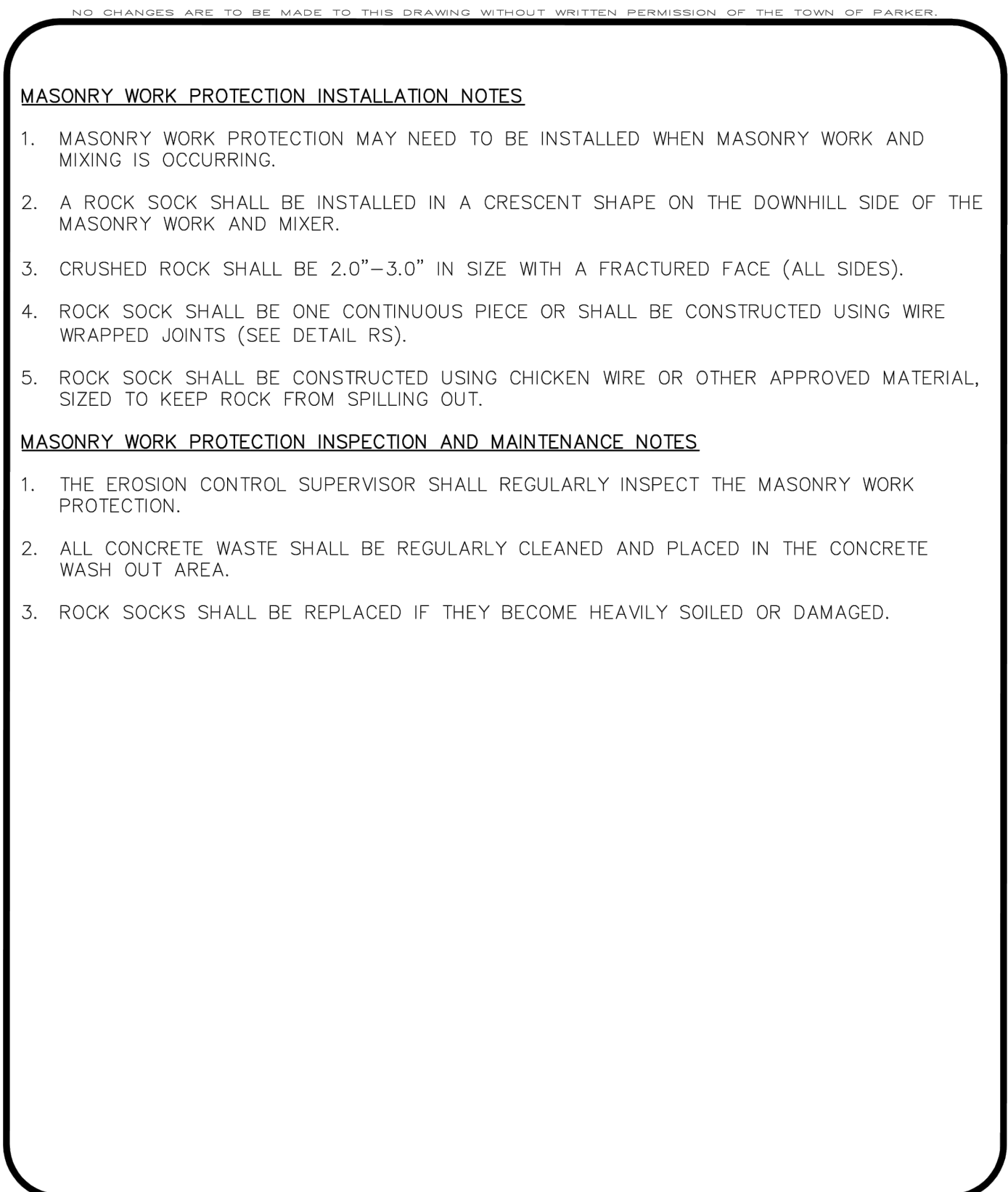
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CONSTRUCTION BEST MANAGEMENT PRACTICES

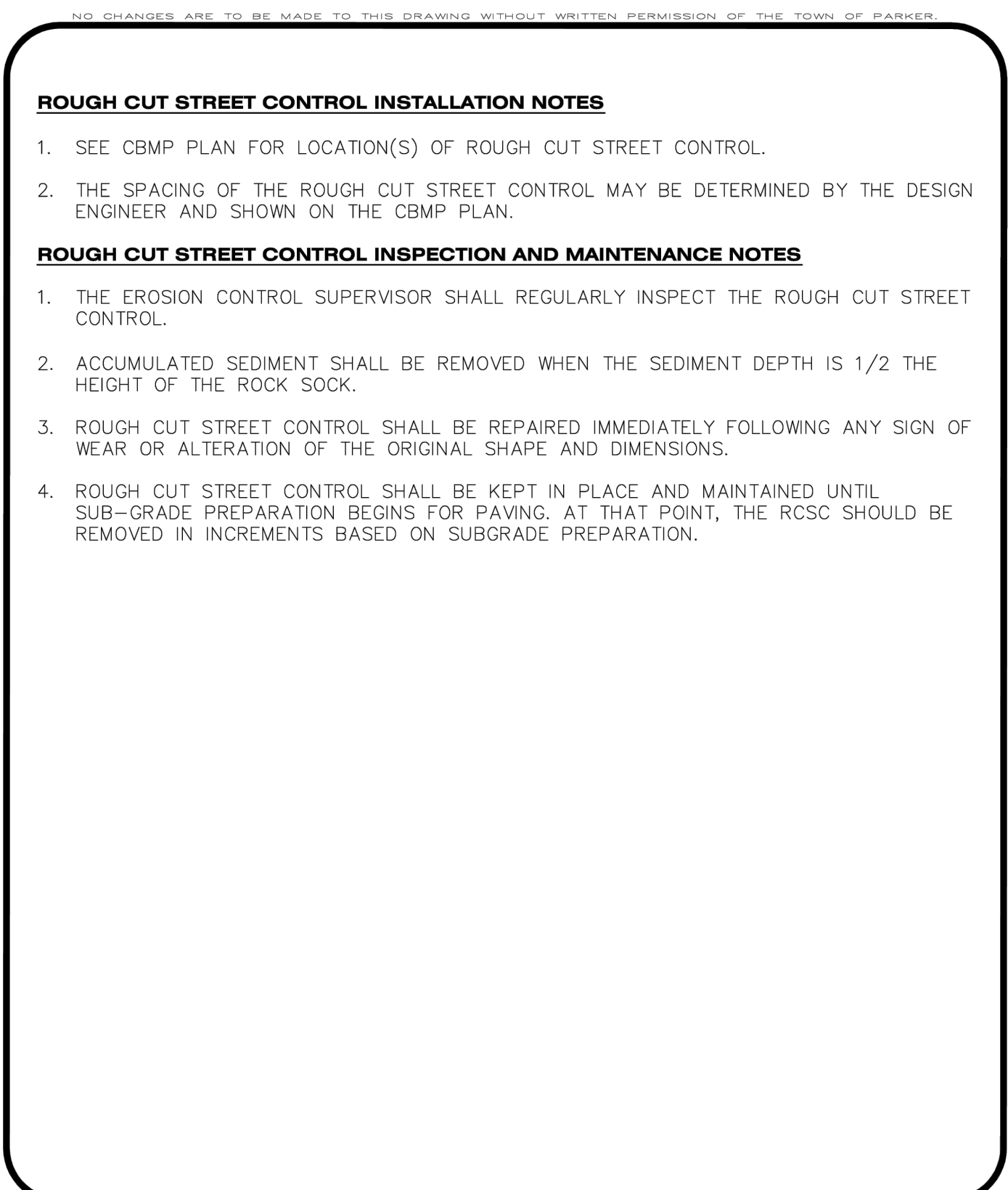
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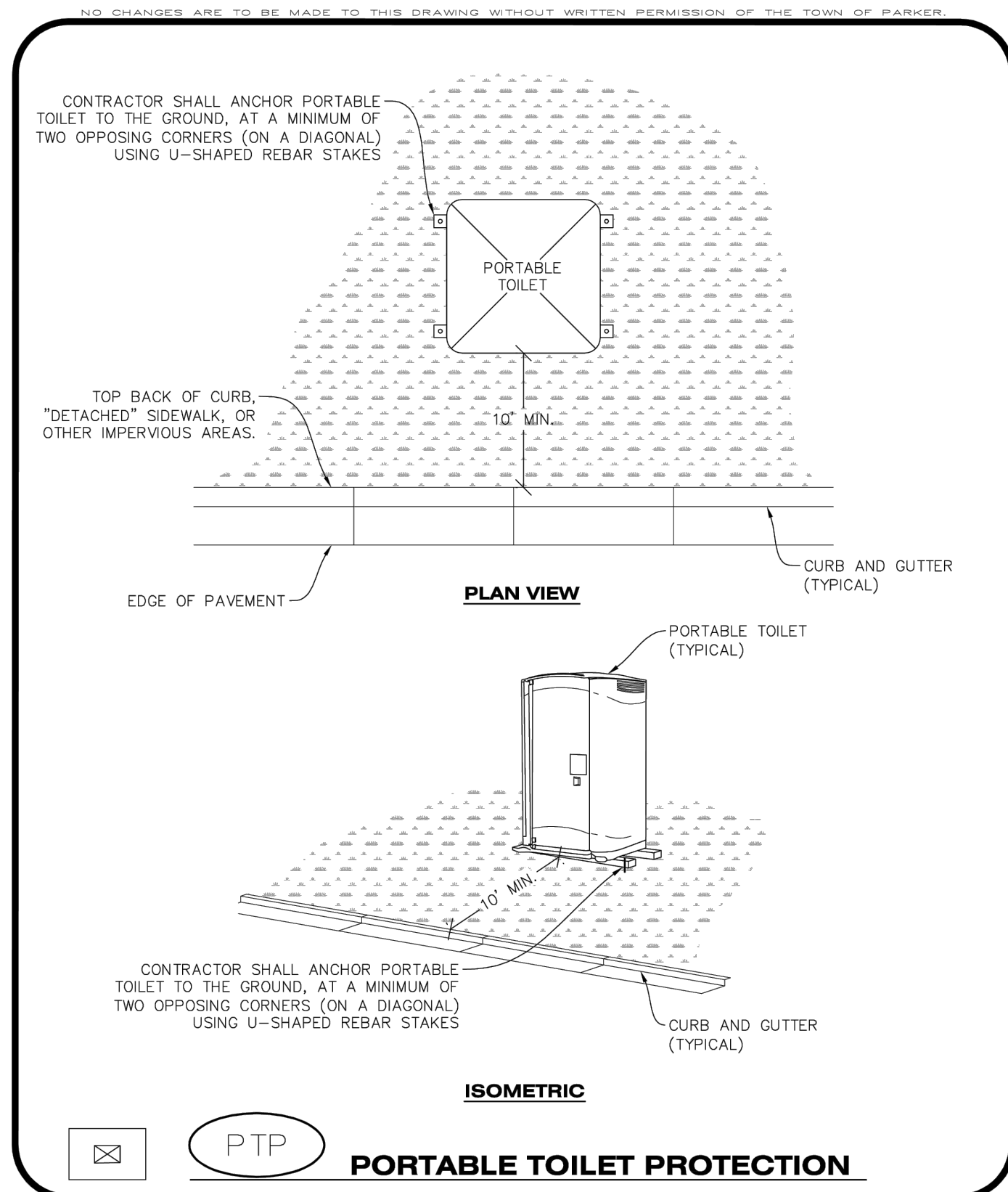
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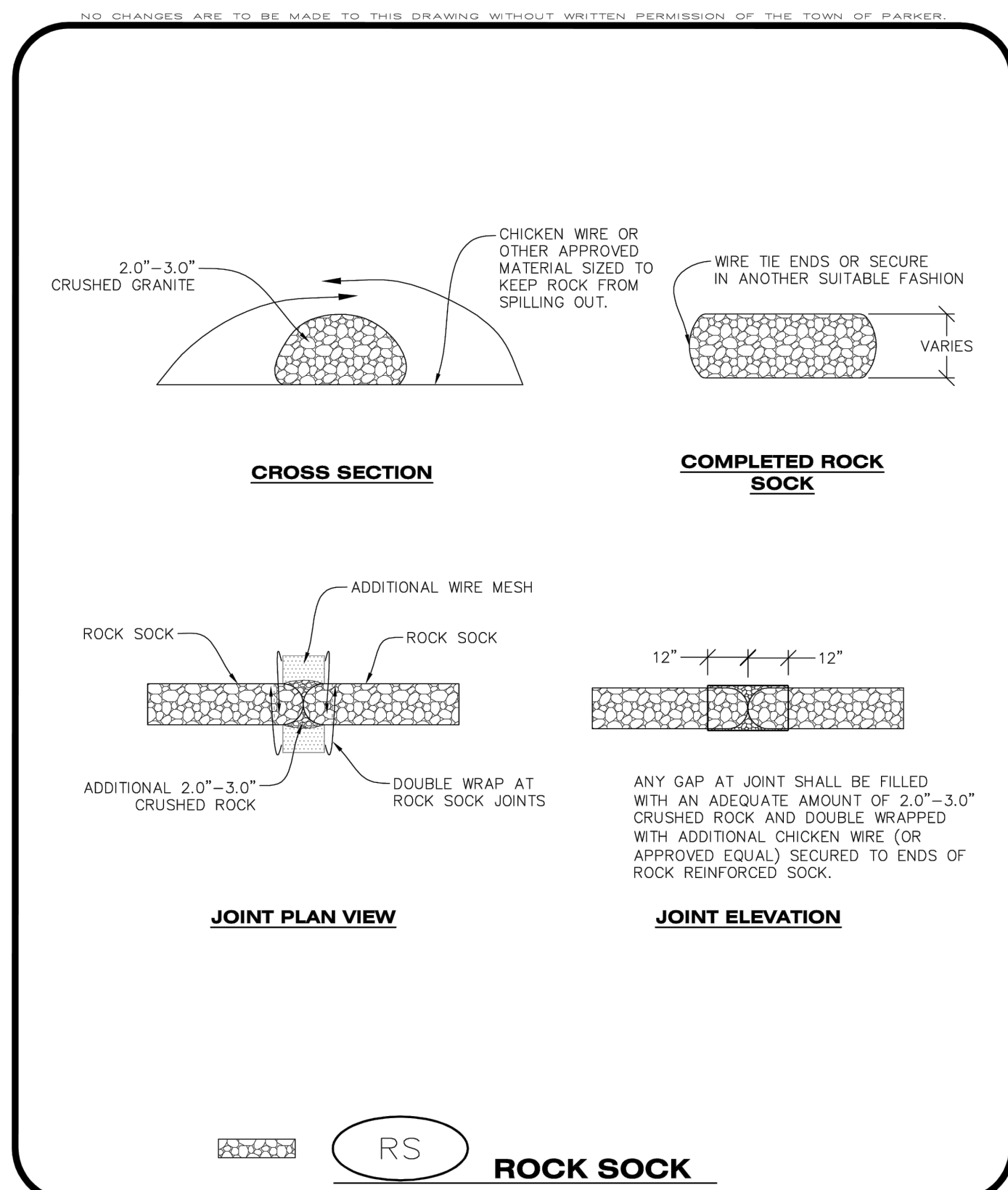
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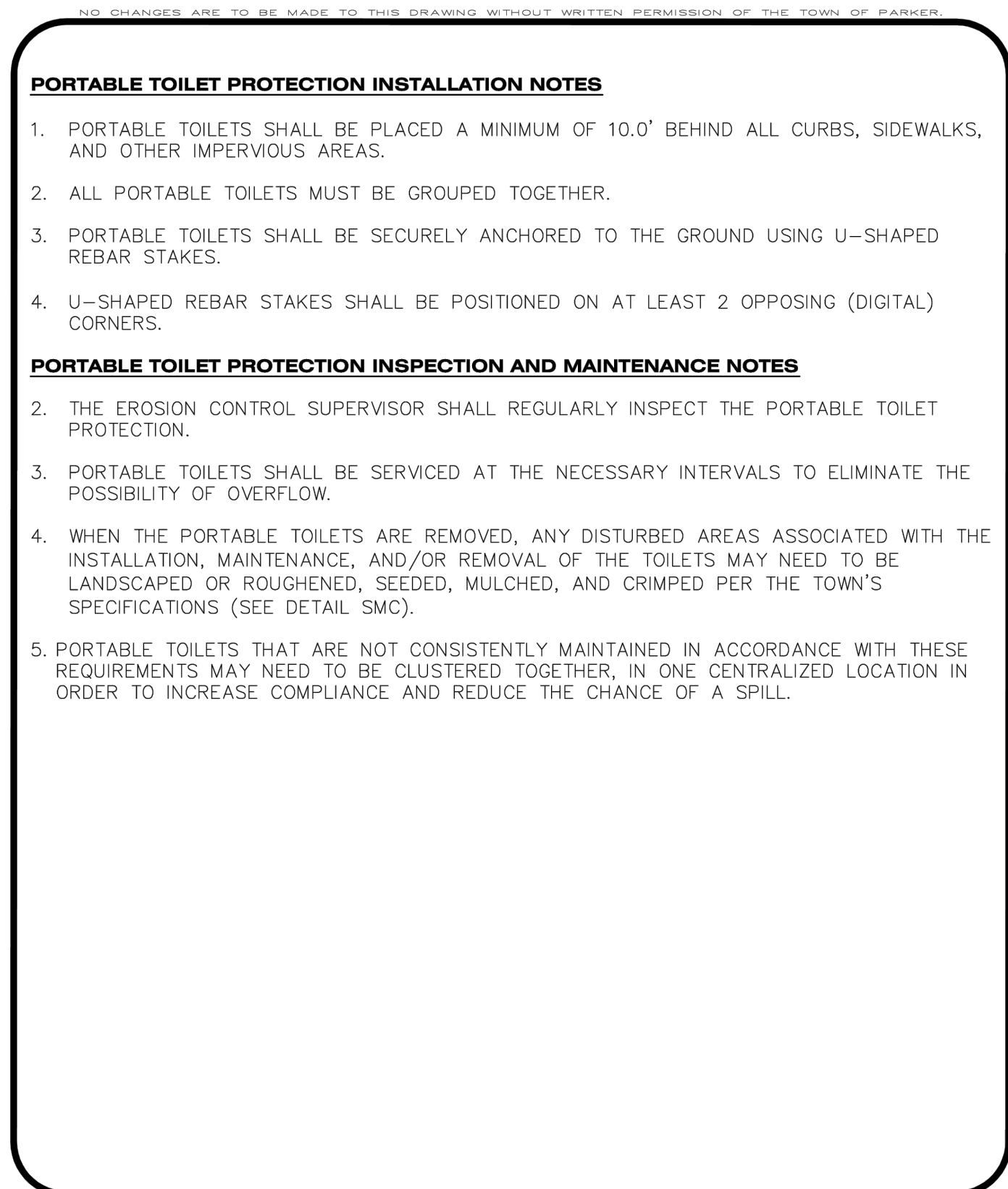
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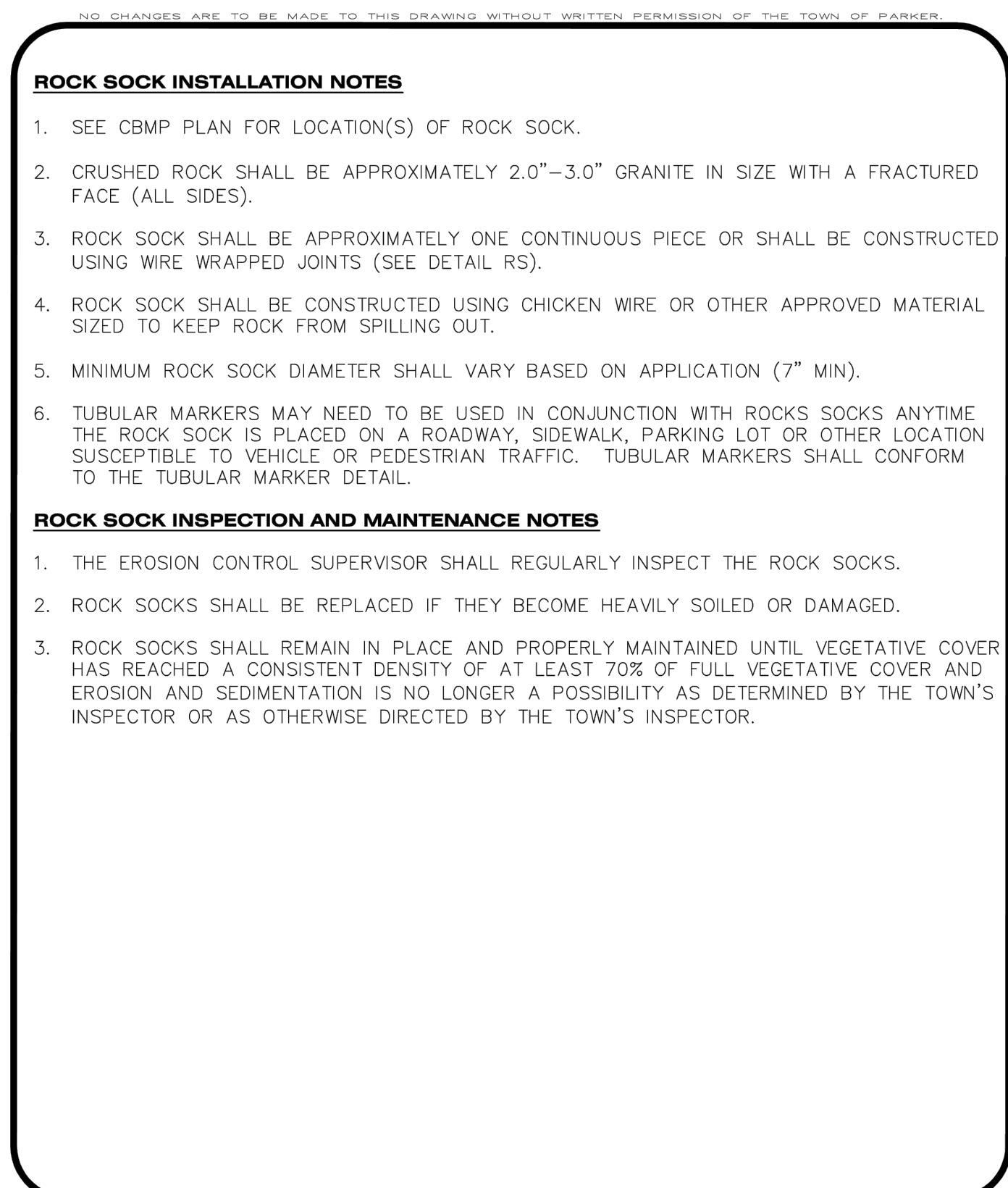
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CONSTRUCTION BEST MANAGEMENT PRACTICES

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2 OF 2
Oct. 2013





CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

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2 OF 2
Oct. 2013

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Kimley»Horn
2 NORTH NEVADA AVENUE, SUITE 900,
COLORADO SPRINGS, CO 80903
719-453-0160

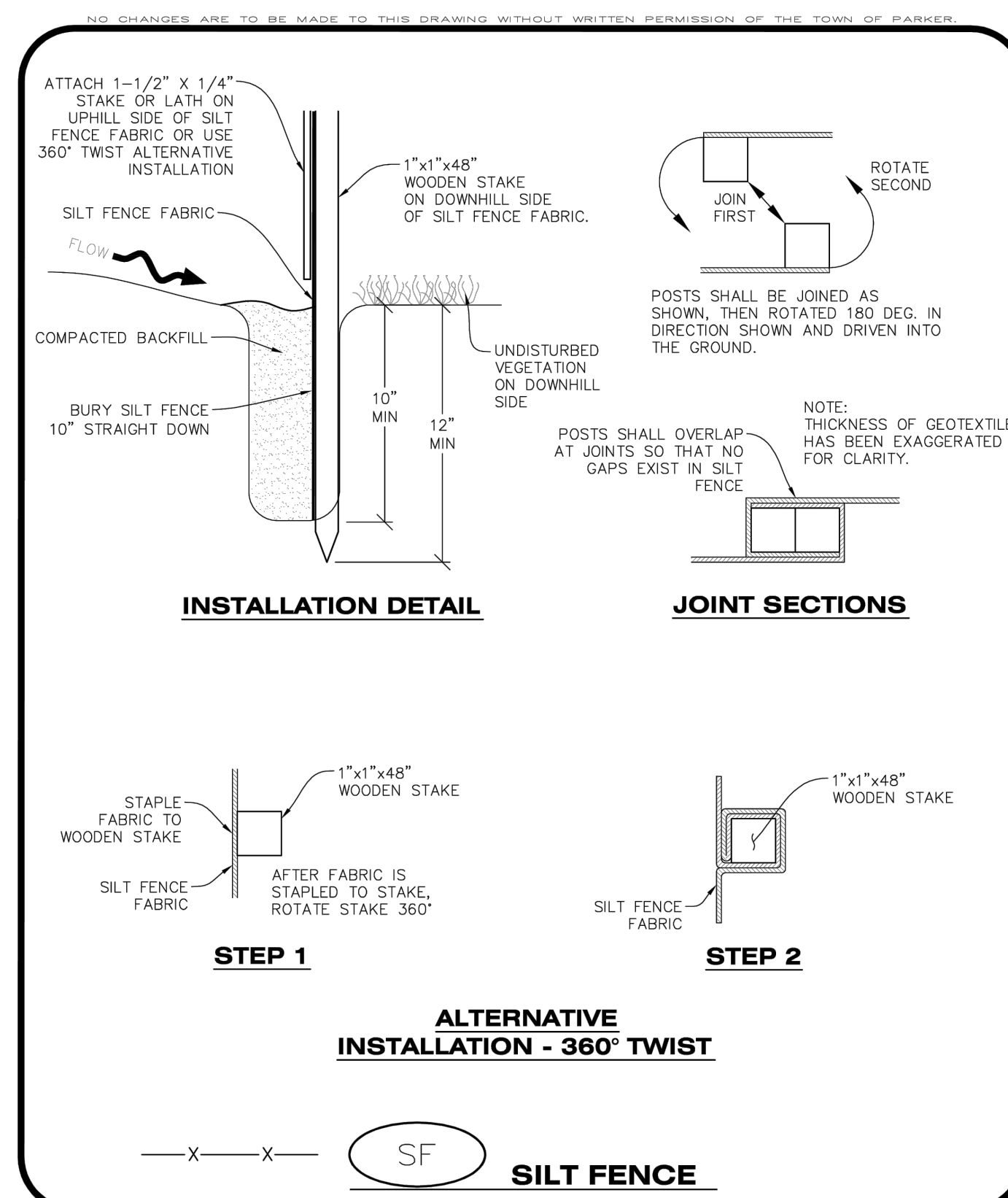
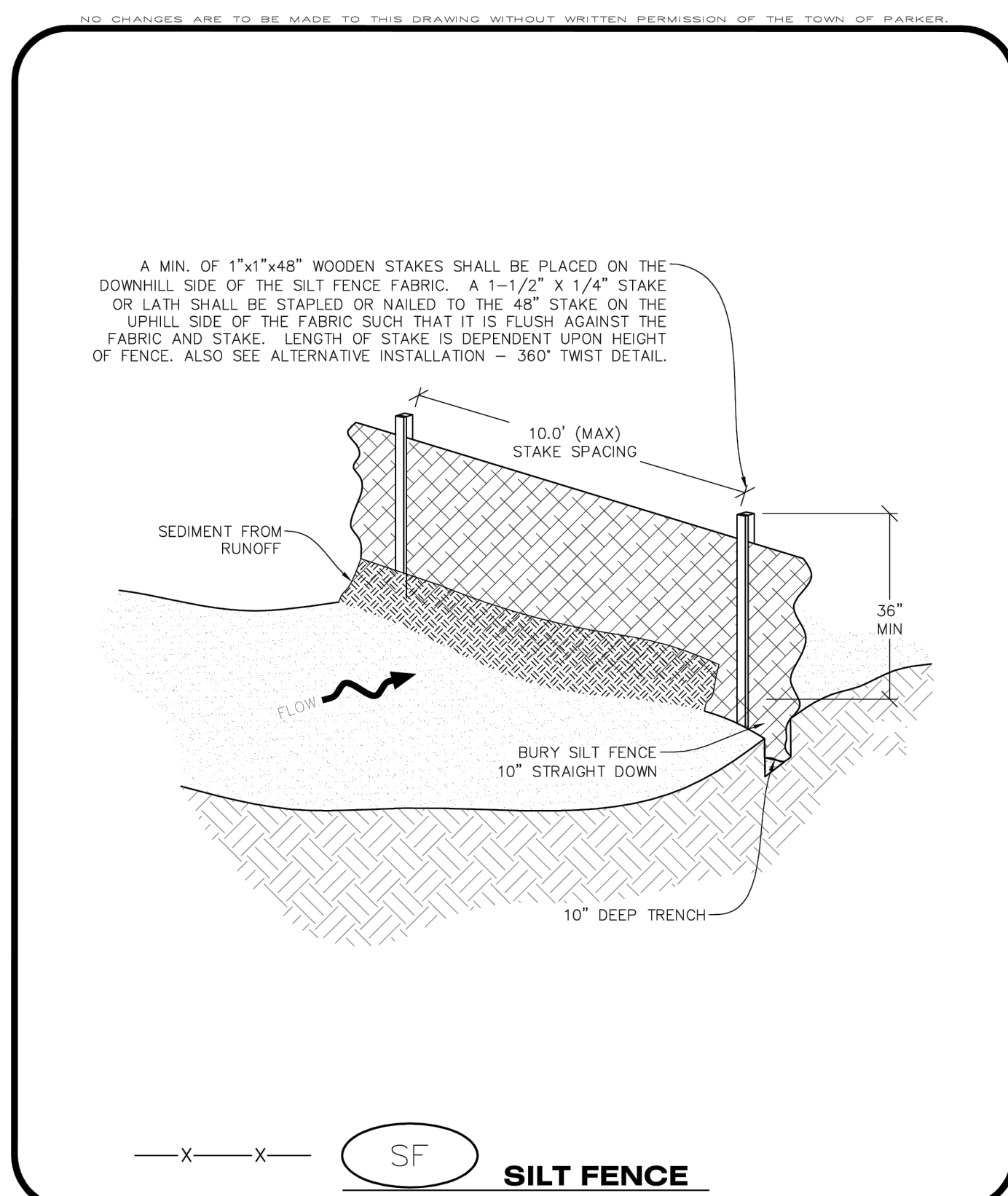


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ROCK SOCK IN SWALE		STRAW BALE		STRAW BALE		SEDIMENT CONTROL LOG		SEDIMENT CONTROL LOG	
CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES RSS 1 OF 1 Oct. 2013		CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES SB 1 OF 2 Oct. 2013		CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES SB 2 OF 2 Oct. 2013		CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES SCL 1 OF 3 Oct. 2013		CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES SCL 2 OF 3 Oct. 2013	
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REVIEWED BY JMM		REVIEWED BY JMM		REVIEWED BY JMM		REVIEWED BY JMM		REVIEWED BY JMM	
DATE ISSUED 07/19/2024		DATE ISSUED 07/19/2024		DATE ISSUED 07/19/2024		DATE ISSUED 07/19/2024		DATE ISSUED 07/19/2024	
TITLE CONSTRUCTION DOCUMENTS LOT 2A, PARKER POINTE SUBDIVISION, FLING NO. 1		TITLE CONSTRUCTION DOCUMENTS LOT 2A, PARKER POINTE SUBDIVISION, FLING NO. 1		TITLE CONSTRUCTION DOCUMENTS LOT 2A, PARKER POINTE SUBDIVISION, FLING NO. 1		TITLE CONSTRUCTION DOCUMENTS LOT 2A, PARKER POINTE SUBDIVISION, FLING NO. 1		TITLE CONSTRUCTION DOCUMENTS LOT 2A, PARKER POINTE SUBDIVISION, FLING NO. 1	
DESCRIPTION CBMP DETAILS		DESCRIPTION CBMP DETAILS		DESCRIPTION CBMP DETAILS		DESCRIPTION CBMP DETAILS		DESCRIPTION CBMP DETAILS	
SITE ID 51032		SITE ID 51032		SITE ID 51032		SITE ID 51032		SITE ID 51032	
NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO		NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO		NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO		NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO		NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO	
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PROFESSIONAL ENGINEER JAMES P. MCCORD 59054 07/19/2024		PROFESSIONAL ENGINEER JAMES P. MCCORD 59054 07/19/2024		PROFESSIONAL ENGINEER JAMES P. MCCORD 59054 07/19/2024		PROFESSIONAL ENGINEER JAMES P. MCCORD 59054 07/19/2024		PROFESSIONAL ENGINEER JAMES P. MCCORD 59054 07/19/2024	
BY	DATE	REV	DATE	REV	DATE	REV	DATE	REV	DATE
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Know what's below.
Call before you dig.



- ## **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 AT 10' TO 12' 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"x6"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.

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.



- ### **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).



- 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 DESIRED VEGETATION, THEN THE APPROPRIATE AMENDMENTS SHALL BE ADDED.
6. ALL AREAS TO BE SEEDDED 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 $\frac{1}{4}$ - $\frac{1}{2}$ INCH. ROW SPACING SHALL BE NO MORE THAN 6-INCHES.
8. ALL AREAS INCAPABLE OF BEING DRILL SEEDER 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 SEEDER RATE. BROADCASTED AREAS SHALL THEN BE RE-HARROWED OR RE-RAKED USING A HARD-TYPED RAKE TO ENSURE THAT SEEDS ARE BURIED TO AN APPROXIMATE DEPTH OF $\frac{1}{4}$ - $\frac{1}{2}$ 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.



- ### SEEDING AND MULCHING MAINTENANCE NOTES

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

WEED MANAGEMENT

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



- TOWN OF PARKER, 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)

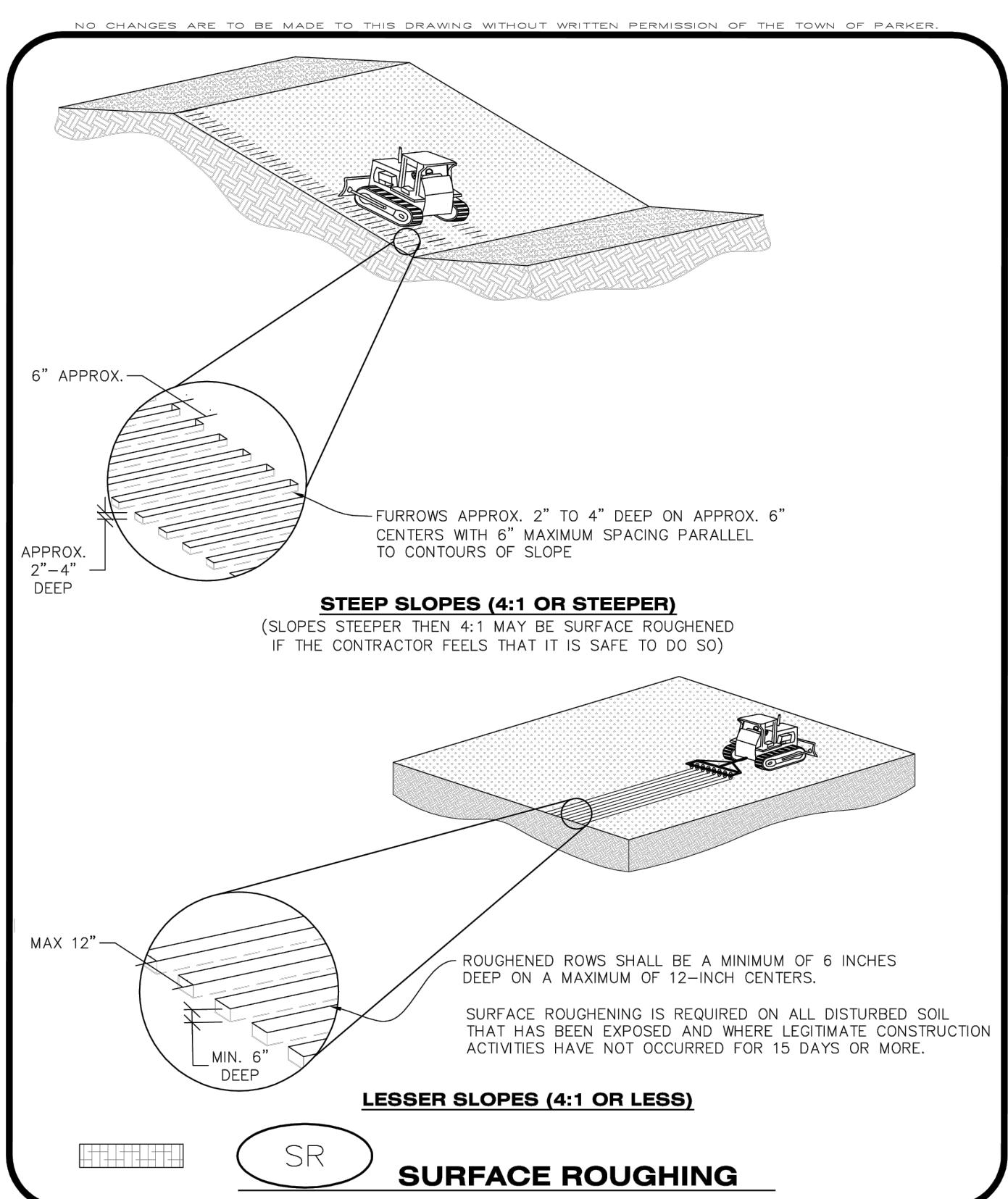
25% EPHRAIM CRESTED WHEATGRASS
23% SHEEP FESCUE
18% PERENNIAL RYEGRASS
13% CANADA BLUEGRASS
12% BARLEY OR OATS
9% BLUE FESCUE

SEEDING RATE:

DRILLED: 25 LBS/ACRE
BROADCAST: 50 LBS/ACRE

SEED MIX 4:

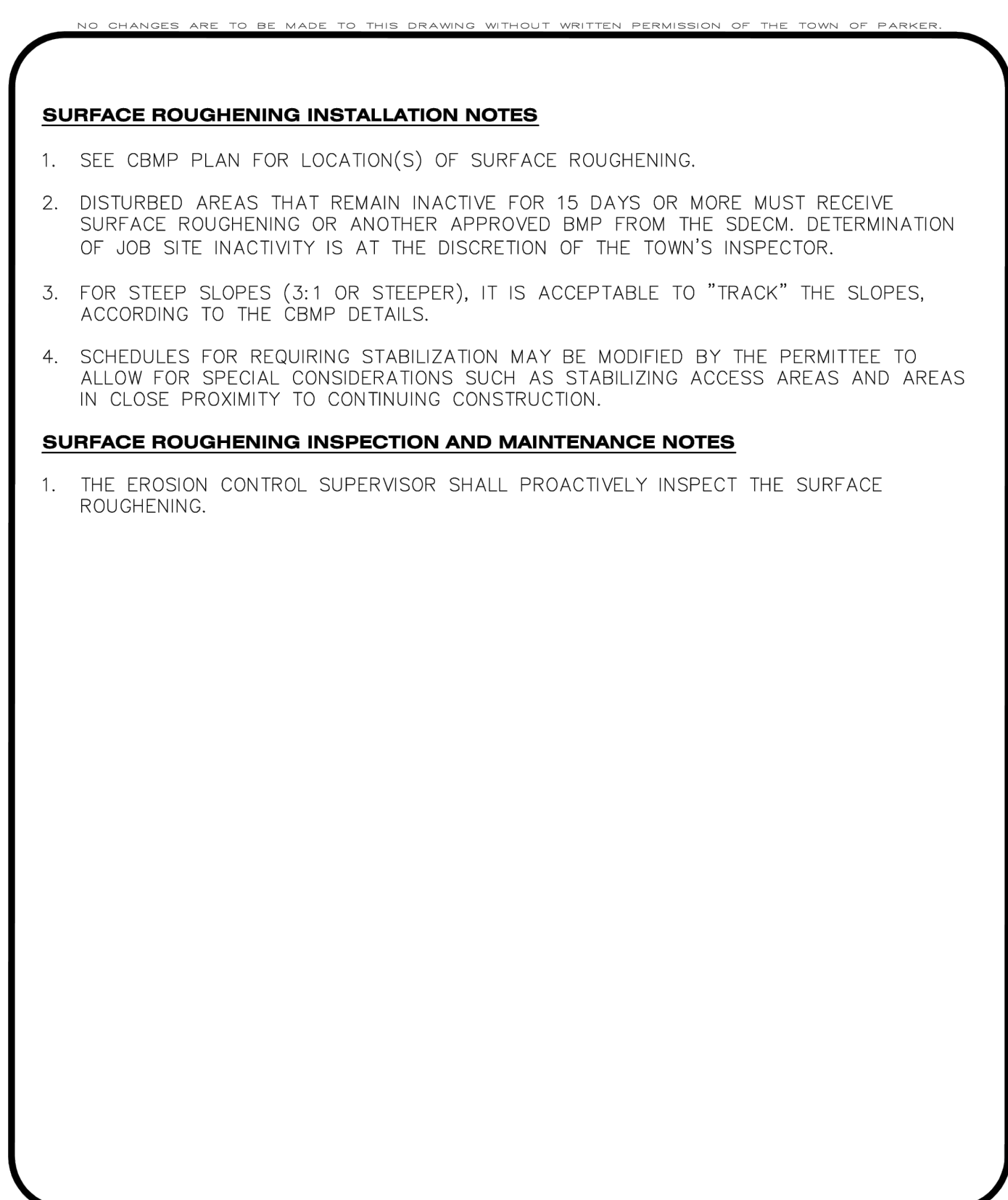






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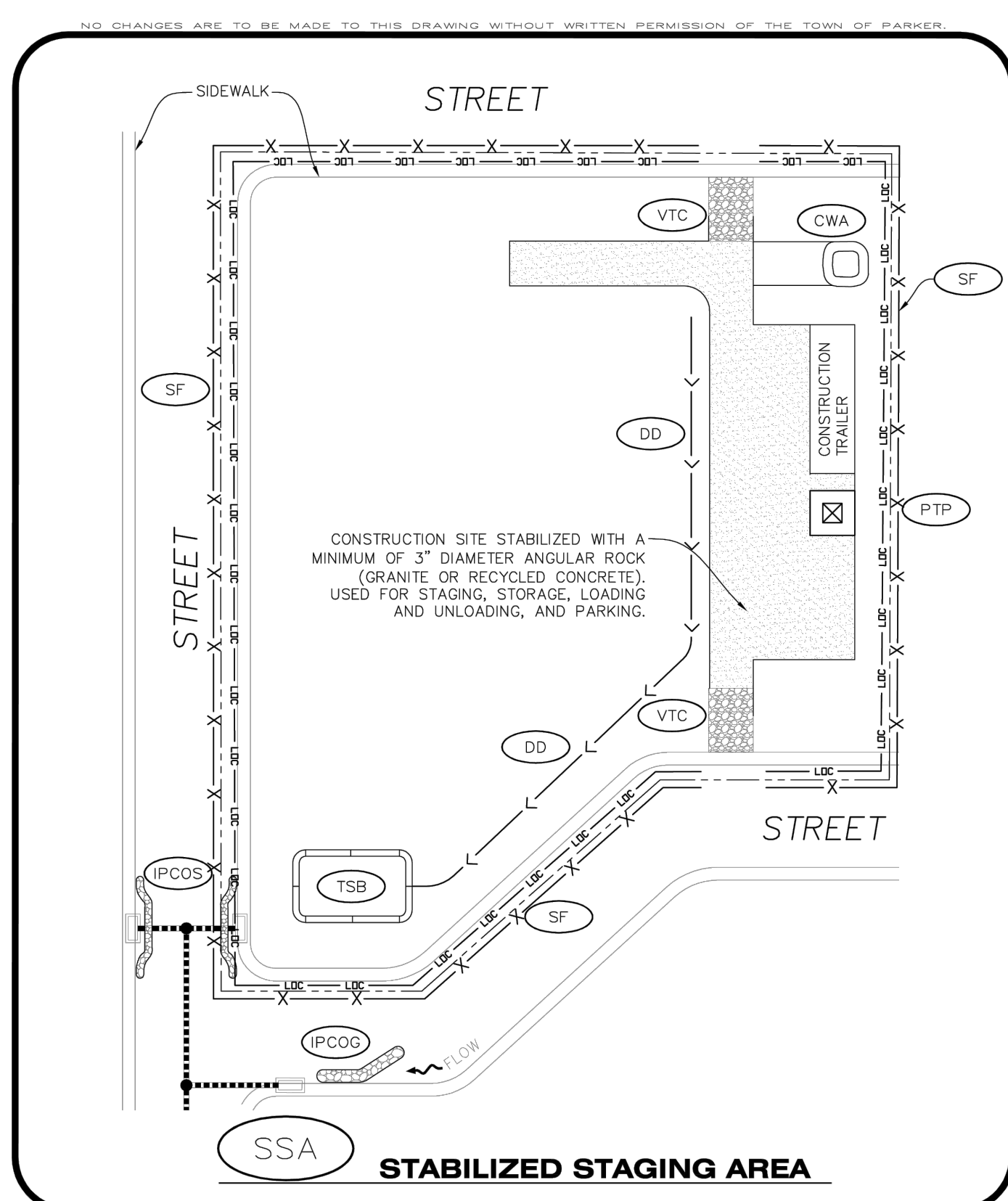
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Oct. 2013





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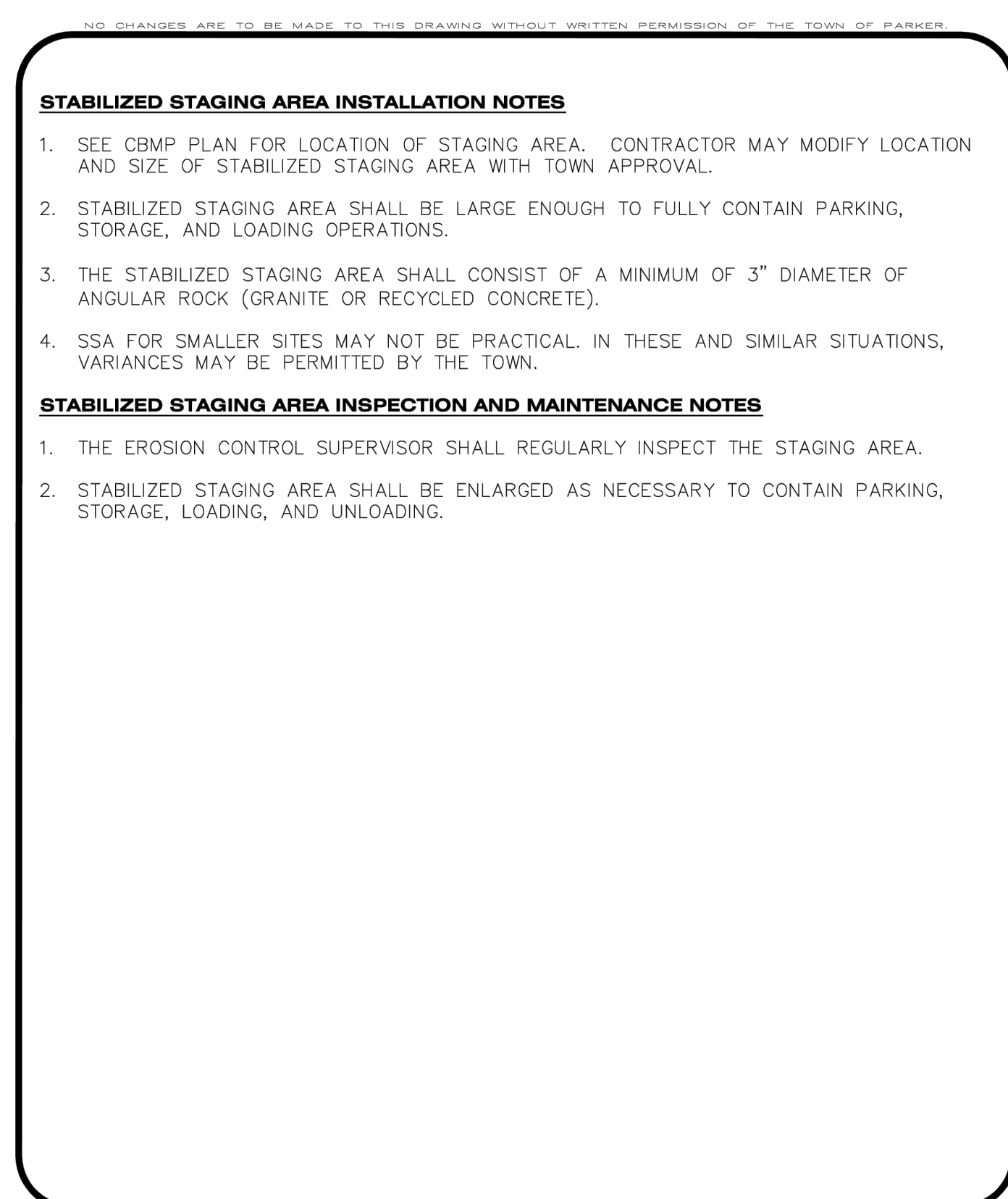
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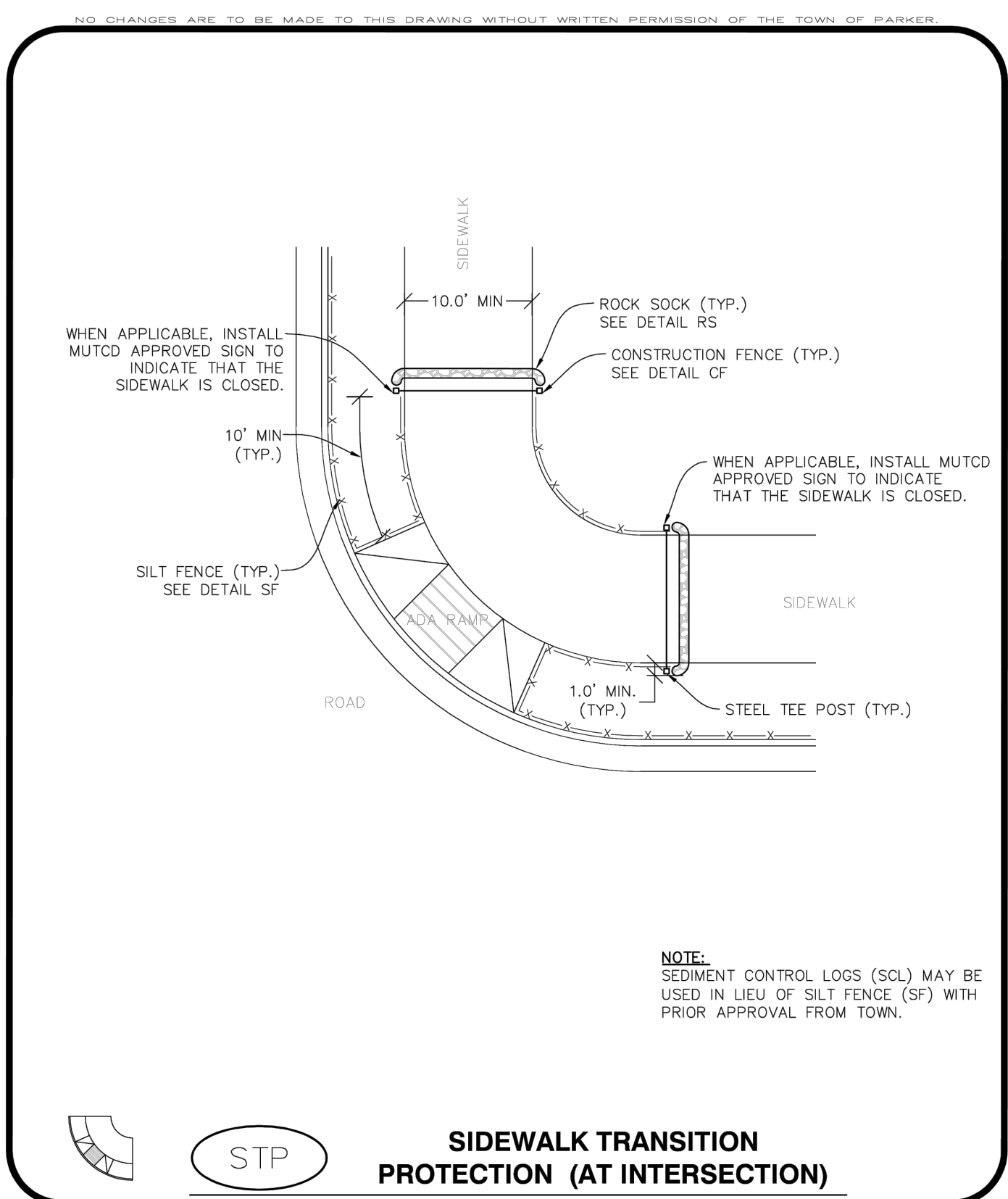
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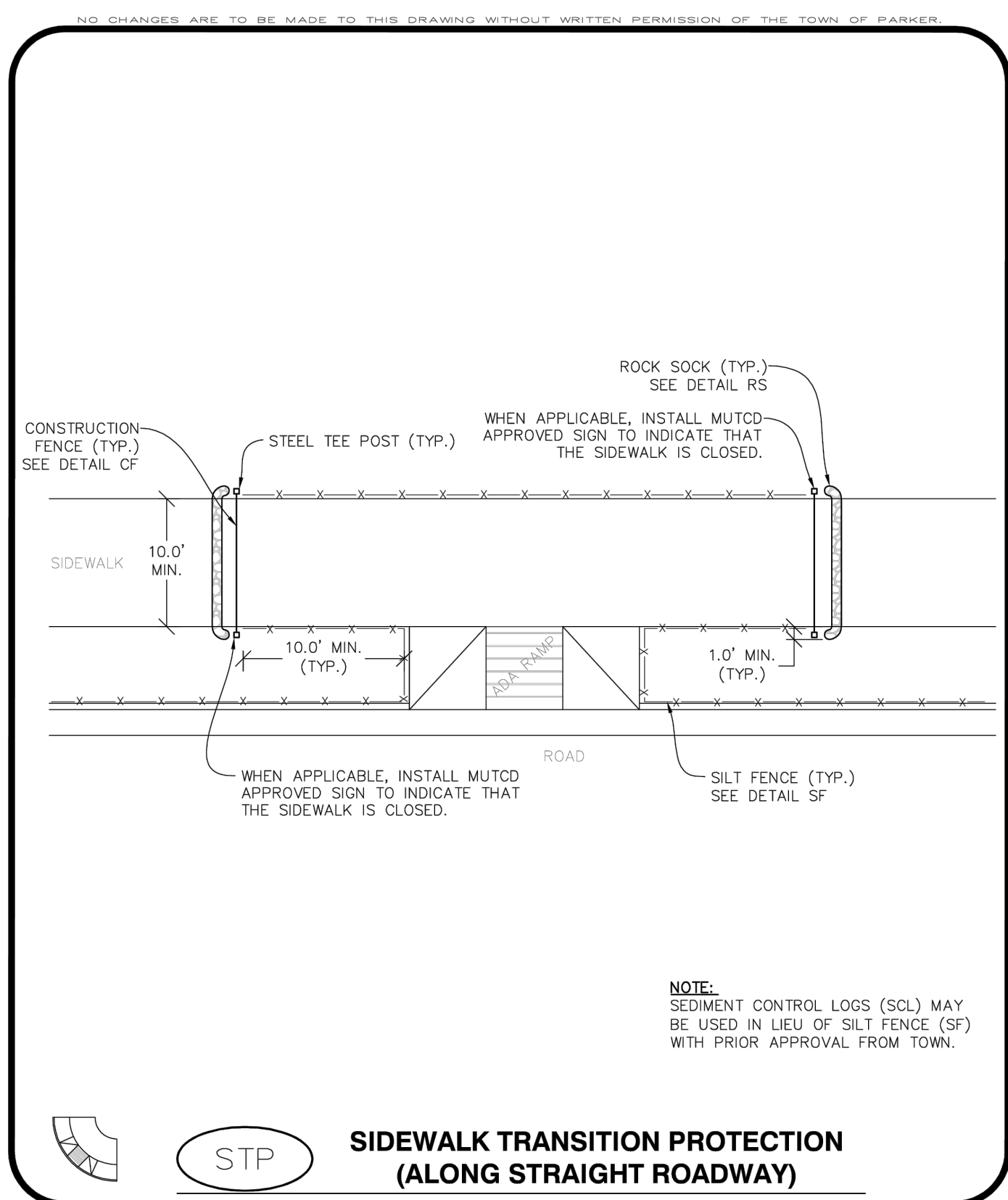
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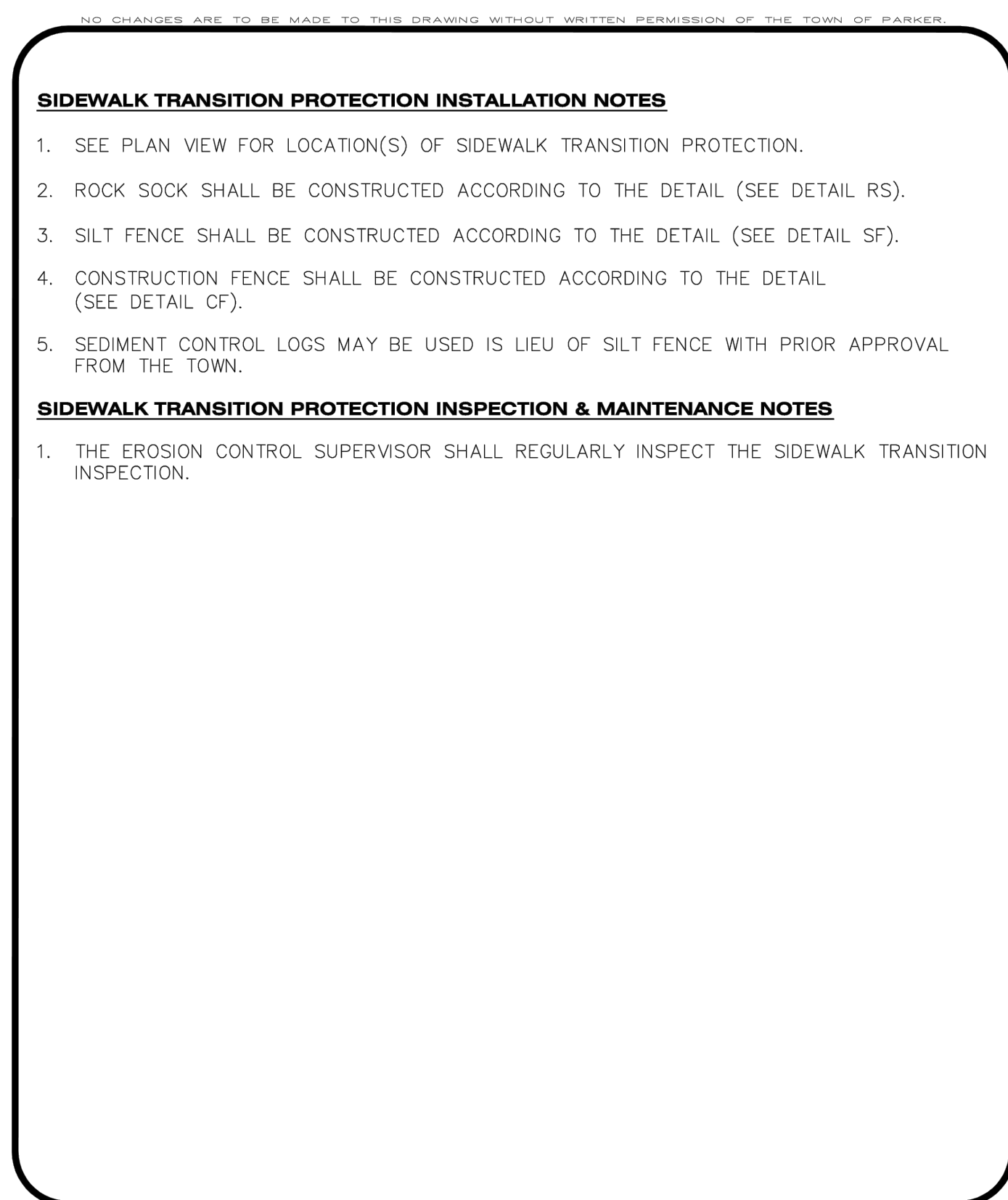
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2 OF 3
Oct. 2013

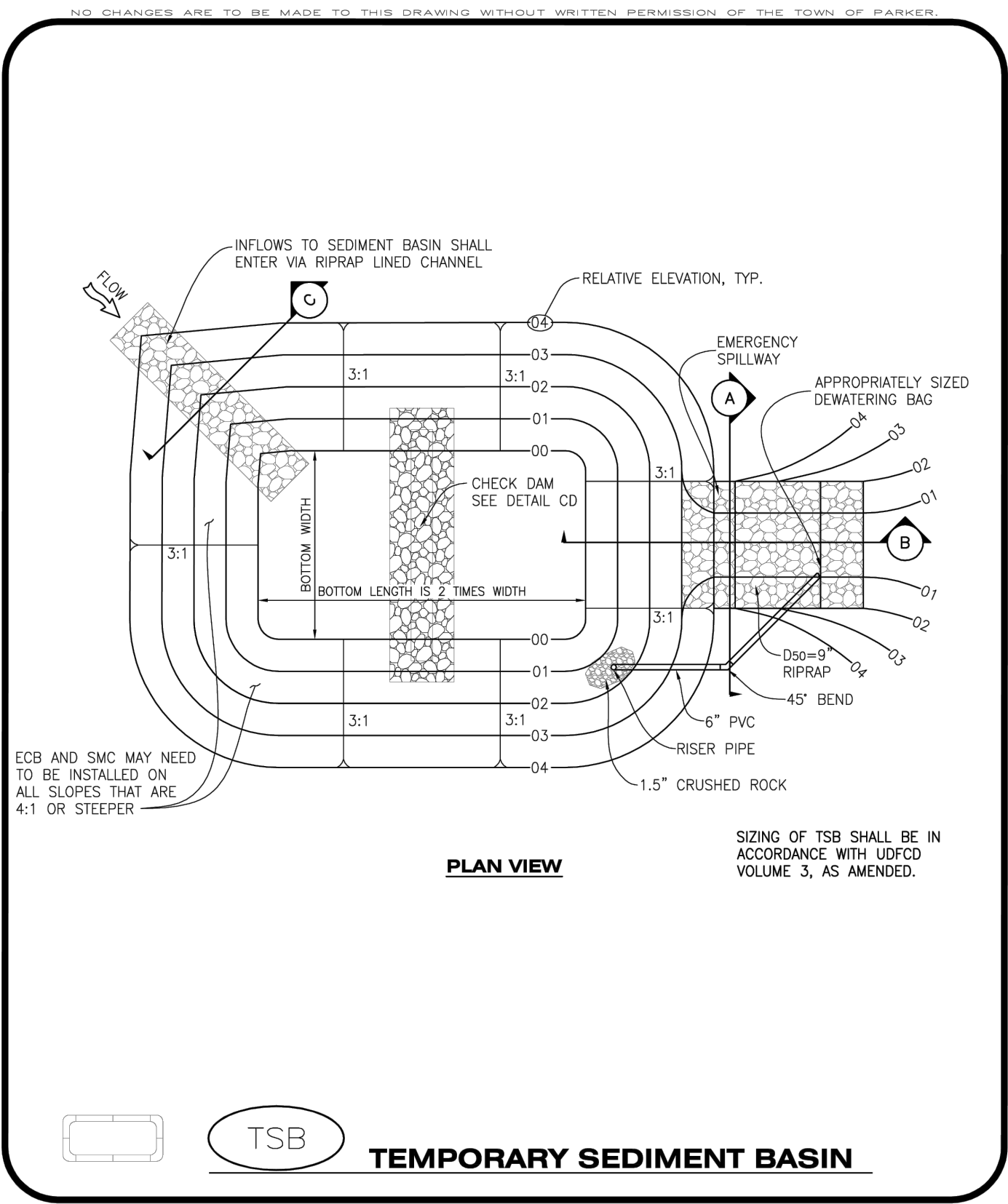




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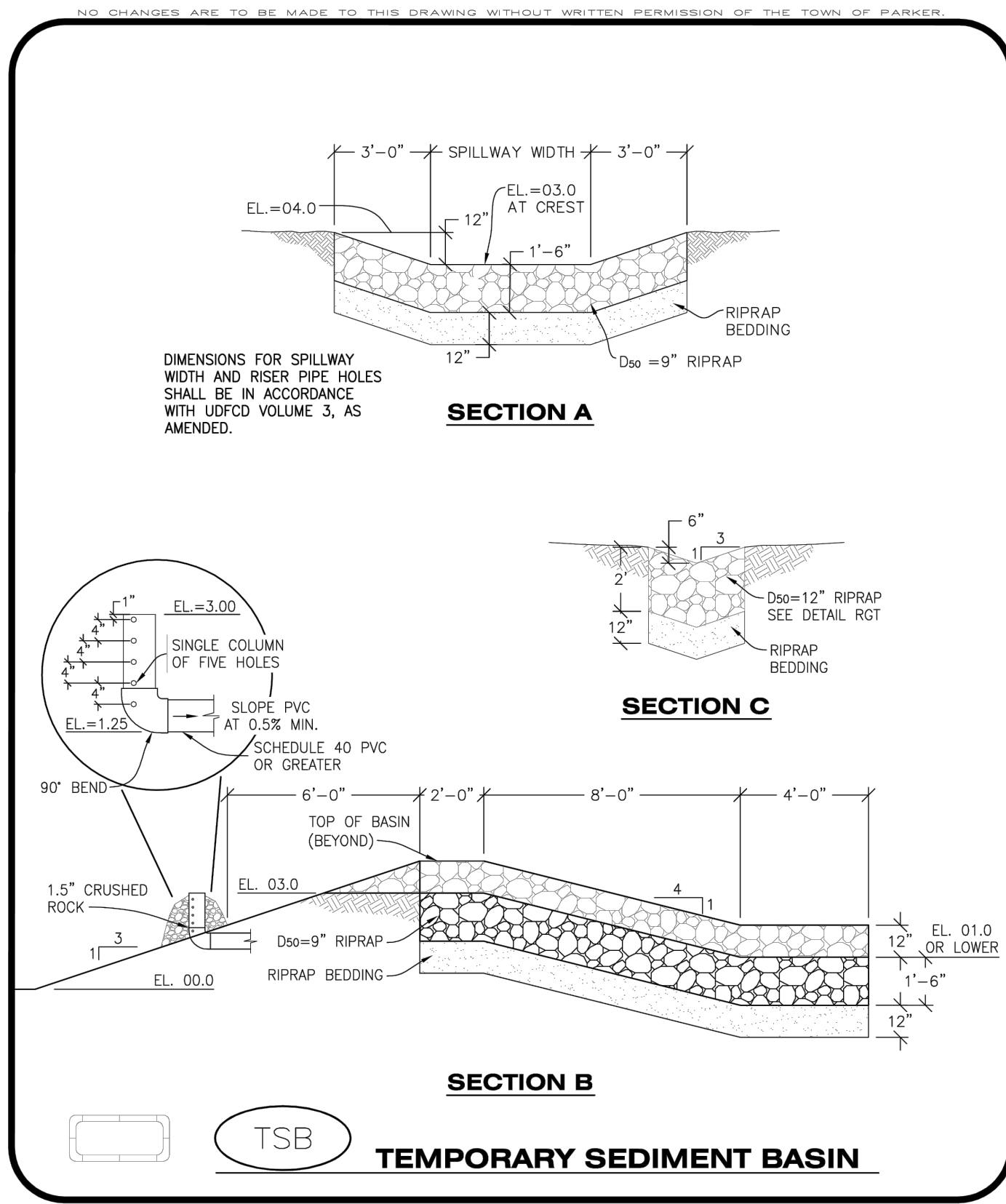
STP
3 OF 3
Oct. 2013

C1.25	TITLE	CONSTRUCTION DOCUMENTS	DRAWN BY	PREPARED FOR:	Kimley»Horn 2 NORTH NEVADA AVENUE, SUITE 900, COLORADO SPRINGS, CO 80903 719-453-0180 COLORADO LICENSED JO MCCORMACK 59054 07/19/2024 PROFESSIONAL ENGINEER	REV	DATE	DESCRIPTION	BY	
	LOT 2A, PARKER POINTE SUBDIVISION, FLING NO. 1	MCS	STD ISSUE DATE	McDonald's USA, LLC						
	DESCRIPTION			These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared for use on a different site or at a later time. Use of these drawings for reference or example on another project requires the approval of the engineer of record. The contract documents for reuse on another project is not authorized.						
	CBMP DETAILS		REVIEWED BY							
			JMM							
		DATE ISSUED	07/19/2024							
	SITE ID	SITE ADDRESS								
	51032	NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO								



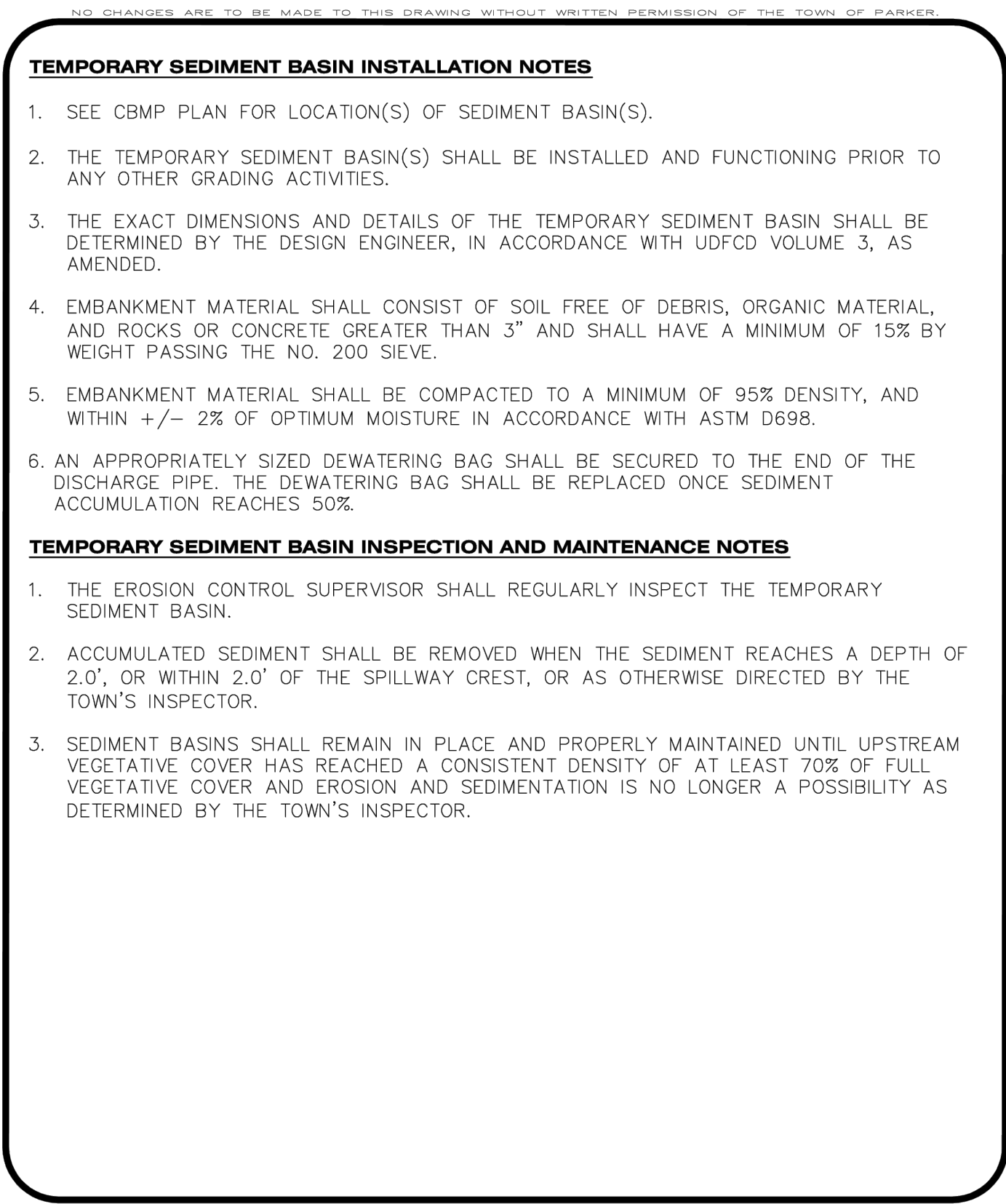
CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES

TSB 1 OF 3 Oct. 2013



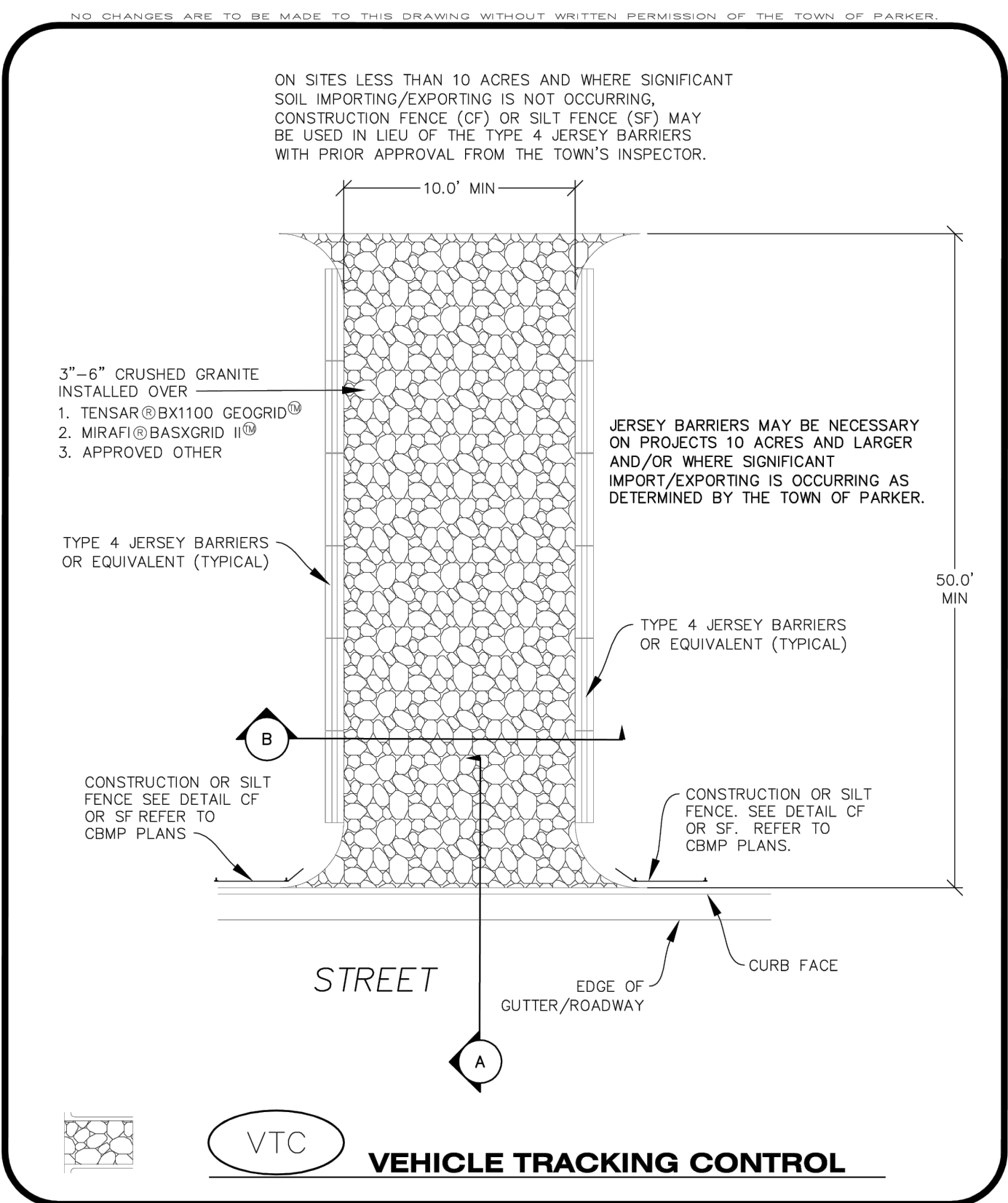
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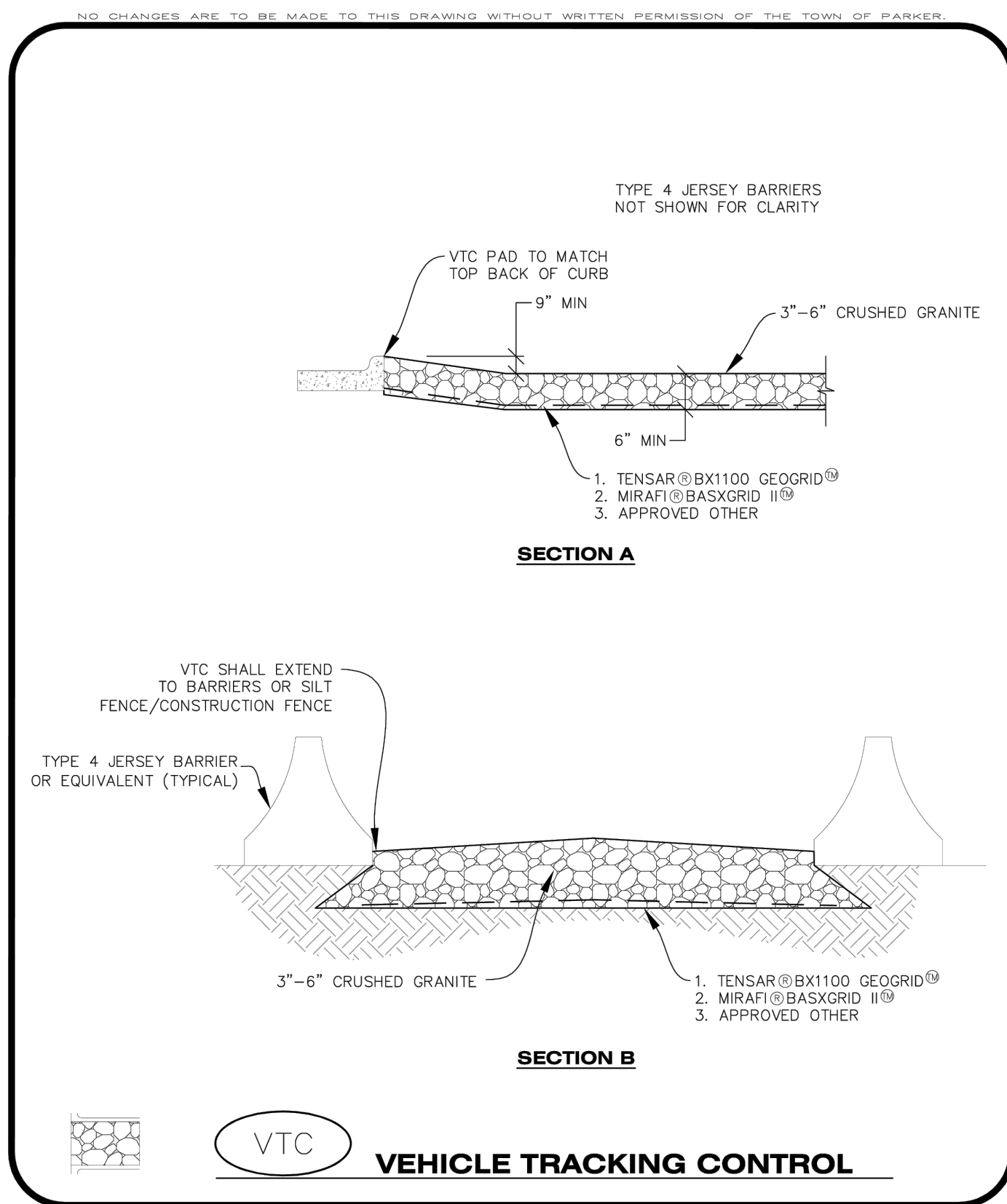
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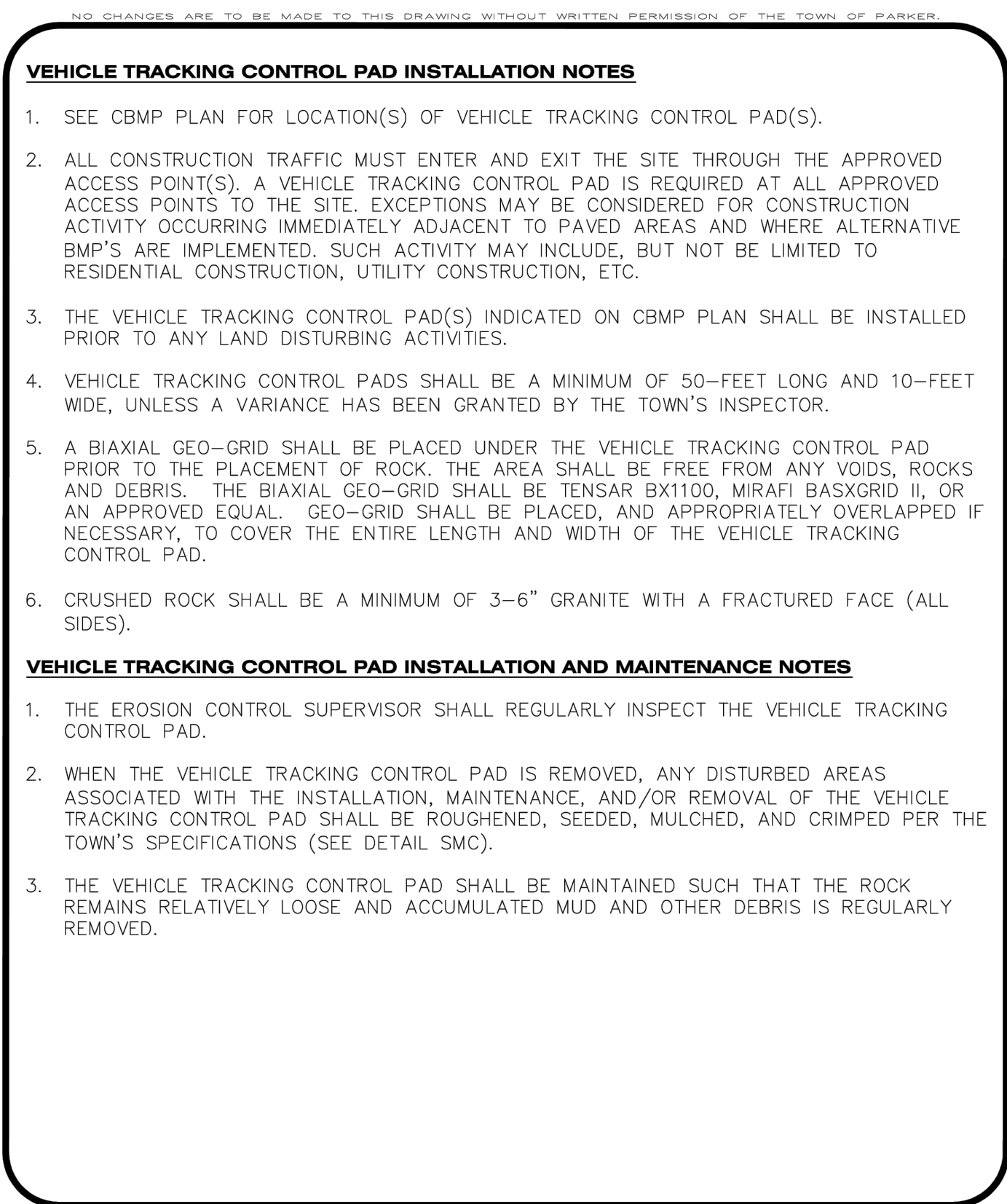
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VTC 1 OF 3 Oct. 2013



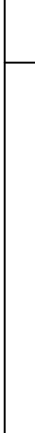
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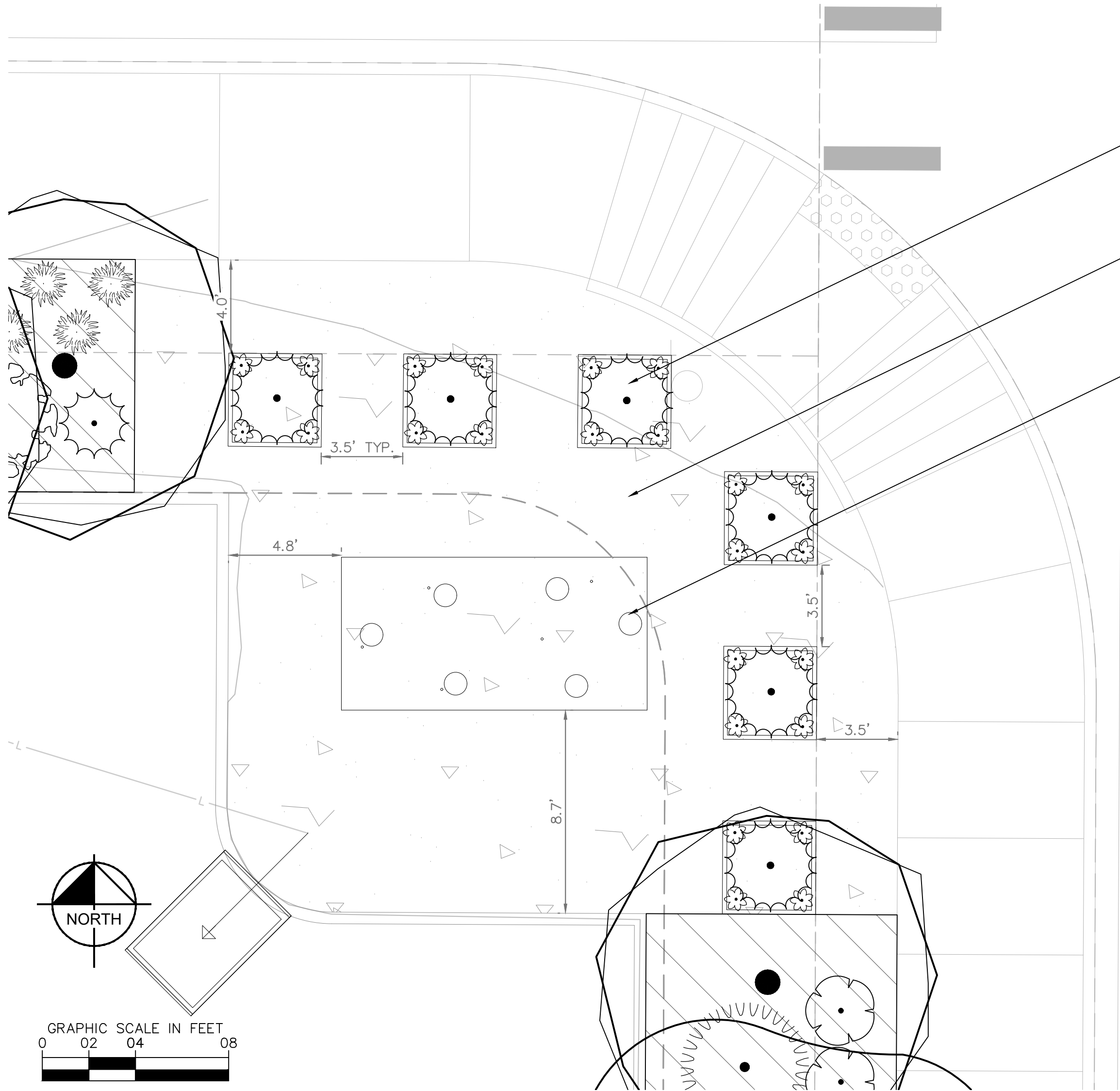
VTC 2 OF 3 Oct. 2013



CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES

VTC 3 OF 3 Oct. 2013

TITLE	CONSTRUCTION DOCUMENTS	DRAWN BY	MCS	STD	ISSUE DATE	REVIEWED BY	DATE ISSUED	SITE ADDRESS	SITE ID	51032	NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO	DESCRIPTION	BY
PREPARED FOR: McDonald's USA, LLC													
These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared by McDonald's USA, LLC and shall not be used for any other project. Use of these drawings for reference or example on another project requires the approval of McDonald's USA, LLC. The contract documents for the project are the contract documents for reuse on another project is not authorized.													
PREPARED BY: Kimley»Horn													
2 NORTH NEVADA AVENUE, SUITE 900, COLORADO SPRINGS, CO 80903 719-453-0160													
													



PLANTER, SEE DETAIL THIS SHEET
SEE LANDSCAPE SHEETS FOR PLANTINGS

CONCRETE PLAZA,
SEE CIVIL PLANS

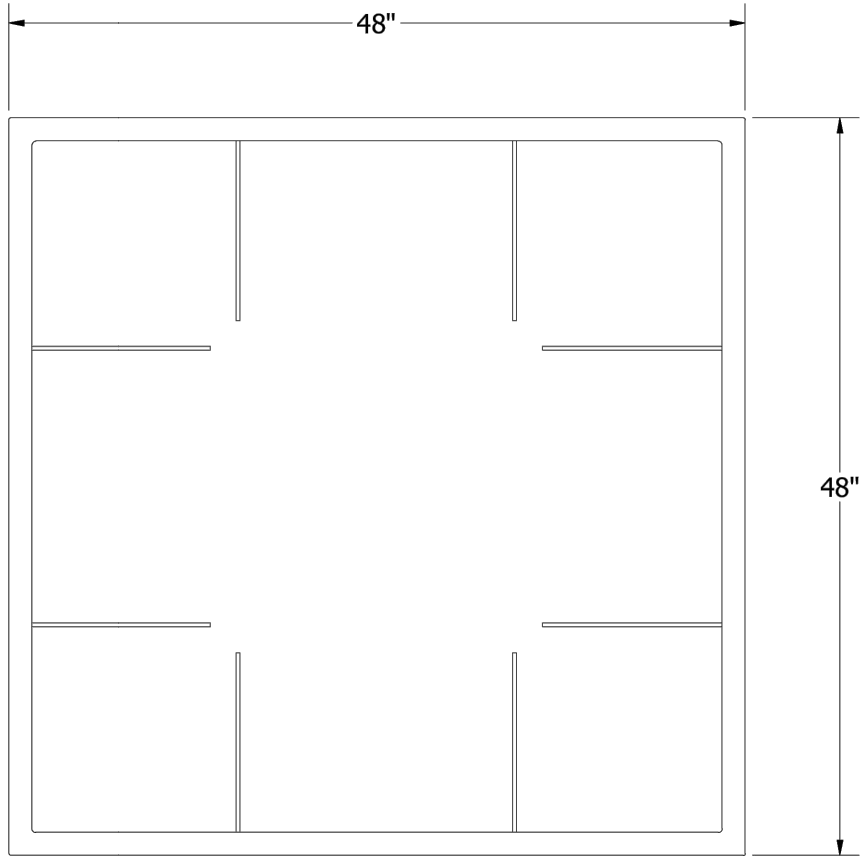
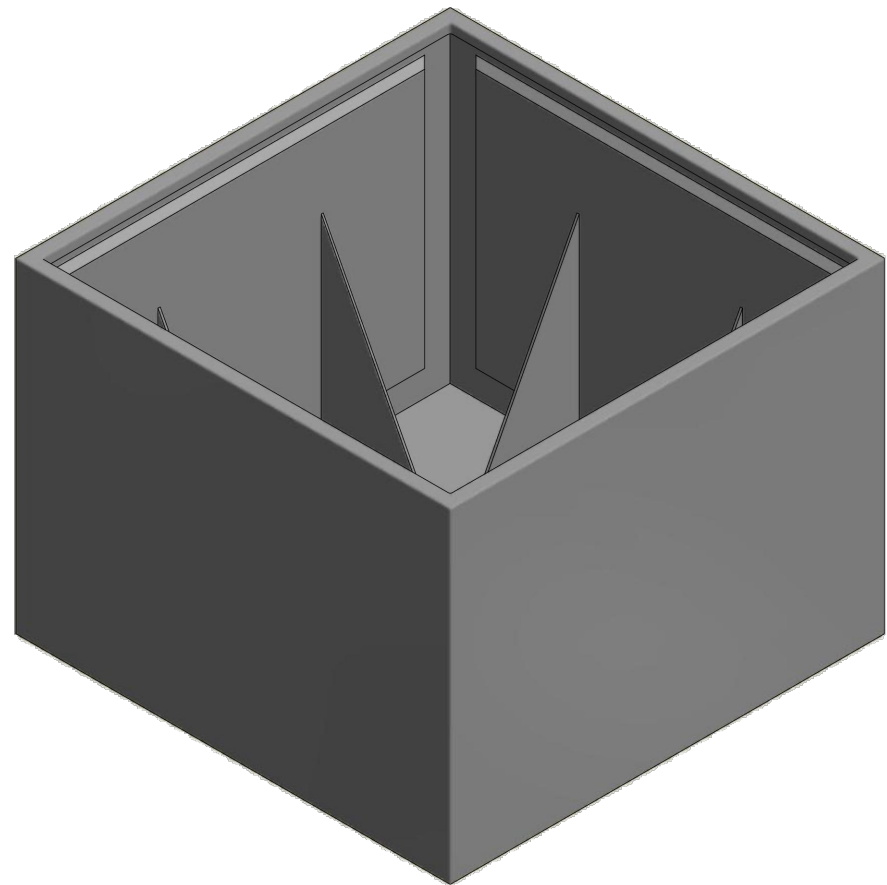
BENCH STRUCTURE, SEE DETAIL THIS SHEET

NOTES:

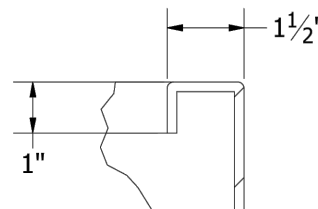
- 1) BENCH TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS WITH PROPER FOOTINGS AND ATTACHMENTS FOR STABLE AND SAFE USE. COLOR TO BE BLACK.
- 2) PLANTERS TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS. MATERIAL TO BE FIBERGLASS, COLOR TO BE DESIGNER COLOR - IRON.
- 3) IRRIGATION SLEEVES TO BE INSTALLED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

APPROVAL:

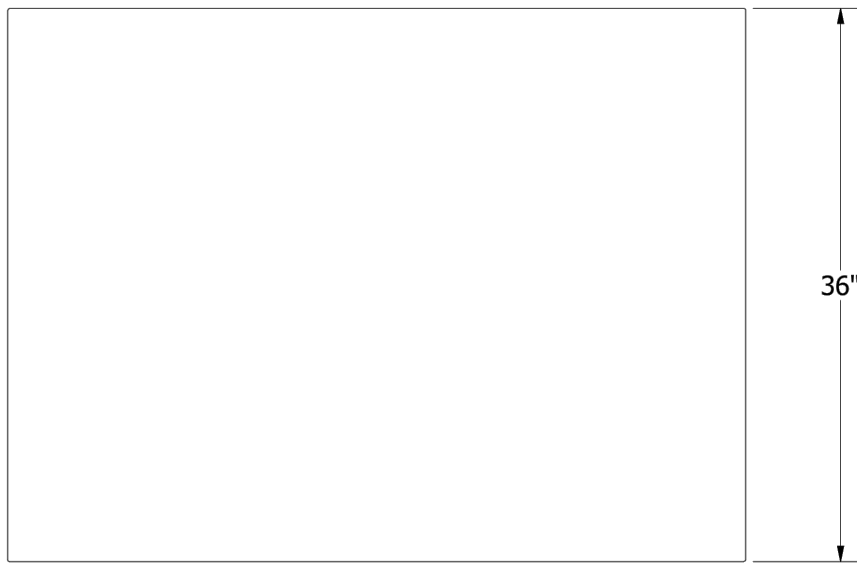
Signature authorizes Tournesol Siteworks
to manufacture the product as shown



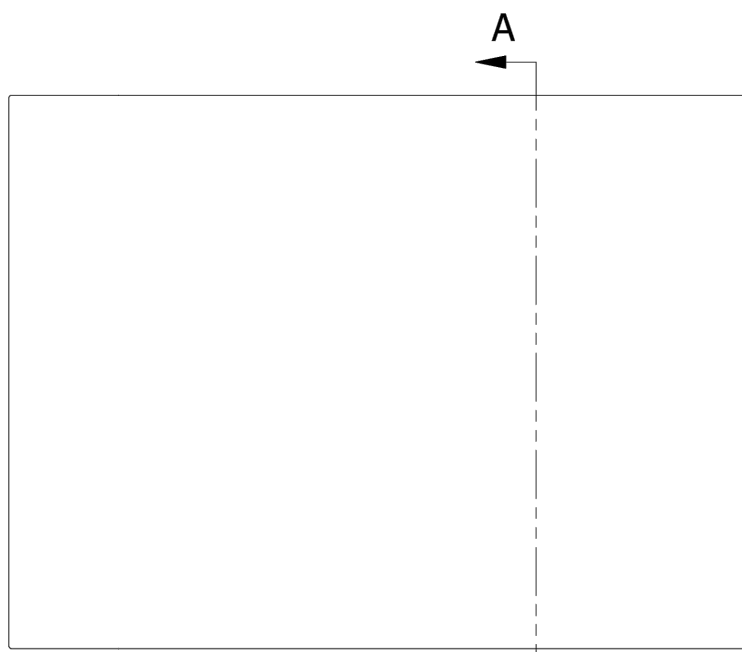
PLAN



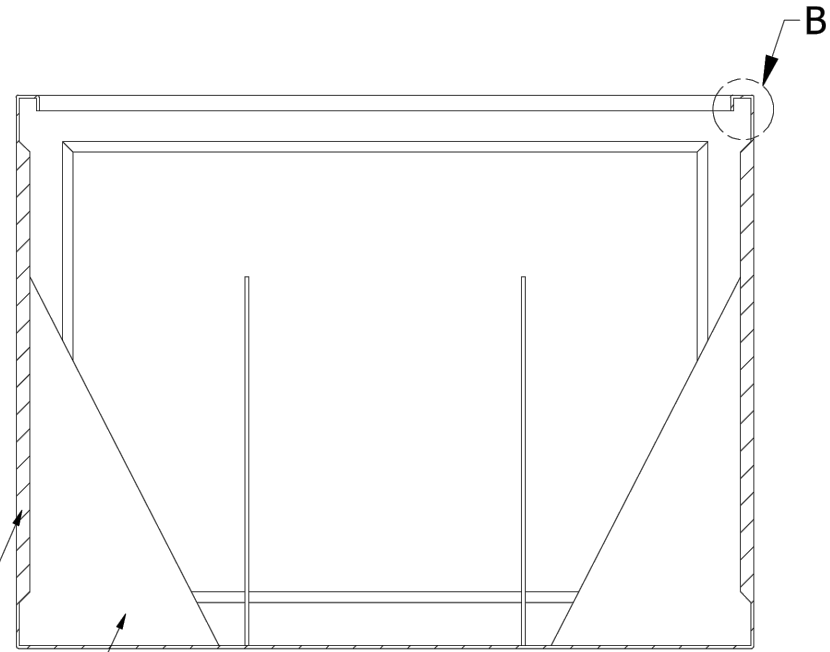
DETAIL B



SIDE



ELEVATION



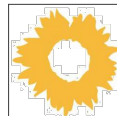
SECTION A-A

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: _____



Tournesol Siteworks
2930 Faber Street,
Union City, CA 94587

TITLE

WILSHIRE - RECTANGLE - 48X48X36
WR-484836

DRAWN: MLC

DATE: 6/14/2018

SIZE: C

DWG NO: WR-484836-SUB

ALL DIMENSIONS IN INCHES

SCALE: 1/10

MATERIAL: GFRP

SHEET 1 OF 1

REV A

02 PLANTER
17 DETAIL

escofet Lungo Mare Bench, Module A
Product Drawing

www.landscapeforms.com

Date: 4/14/2015
Ph: 800.521.2546

