

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

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

CONSTRUCTION DOCUMENTS

MCDONALD'S STROH

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

AMENDMENT 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

Sheet List Table	
Sheet Number	Sheet Title
CONSTRUCTION DRAWINGS	
C1.0	COVER SHEET
C1.1	CONSTRUCTION NOTES
C1.2	EXISTING CONDITIONS AND DEMOLITION PLAN
C1.3	HORIZONTAL CONTROL PLAN
C1.4	LINE AND CURVE TABLES AND PAVEMENT DETAILS
C1.5	SIGNAGE AND STRIPING PLAN
C1.6	SIGNAGE AND STRIPING PLAN
C1.7	MCDONALD'S SIGNAGE AND DRIVE-THRU
C1.8	MCDONALD'S SIGNAGE AND DRIVE-THRU
C1.9	GRADING PLAN
C1.10	OVERALL UTILITY PLAN
C1.11	STORM A & B PLAN AND PROFILE
C1.12	STORM C PLAN AND PROFILE
C1.13	STORM SEWER DETAILS
C1.14	STORM SEWER DETAILS
C1.15	INITIAL CBMP PLAN
C1.16	INTERIM-FINAL CBMP PLAN
C1.17	CBMP DETAILS
C1.18	CBMP DETAILS
C1.19	CBMP DETAILS
C1.20	CBMP DETAILS
C1.21	CBMP DETAILS
C1.22	CBMP DETAILS
C1.23	CBMP DETAILS
C1.24	CBMP DETAILS
C1.25	CBMP DETAILS
C1.26	CBMP DETAILS
C1.27	TOWN DETAILS
C1.28	PEDESTRIAN PLAZA DETAILS
C2.0	PWSD COVER SHEET
C2.1	PWSD UTILITY NOTES
C2.2	PWSD UTILITY PLAN
C2.3	PWSD DETAILS
C2.4	PWSD DETAILS
S1.10	TRASH ENCLOSURE GENERAL NOTES
S1.20	TRASH ENCLOSURE PLAN AND DETAILS
S1.30	TRASH ENCLOSURE SECTIONS AND DETAILS
S1.40	LIGHTPOLE FOUNDATION
E1.10	ELECTRICAL SITE PLAN -- LIGHTING AND SIGNAGE
SP SHEET 6	PHOTOMETRIC PLAN
SP SHEET 7	PHOTOMETRIC DETAILS
SP SHEET 8	PHOTOMETRIC DETAILS
SP SHEET 9	PHOTOMETRIC DETAILS
SP SHEET 10	LANDSCAPE PLAN
SP SHEET 11	LANDSCAPE NOTES
SP SHEET 12	LANDSCAPE DETAILS
SP SHEET 13	IRRIGATION PLAN
SP SHEET 14	IRRIGATION NOTES
SP SHEET 15	IRRIGATION DETAILS

FOR BID SET

ENGINEER'S STATEMENT:

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

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

SIGHT DISTANCE CERTIFICATION:

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

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

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

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

TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

TITLE

CONSTRUCTION DOCUMENTS

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

AMENDMENT NO. 1

DESCRIPTION

COVER SHEET

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 by Kimley-Horn and Associates, Inc. in accordance with the terms of the contract. Use of these drawings for reference or example on another project requires the approval of Kimley-Horn and Associates, Inc. Use of these drawings on 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

COLORADO LICENSED PROFESSIONAL ENGINEER

11/13/2024

DRAWN BY

MCS

STD ISSUE DATE

REVIEWED BY

JJM

DATE ISSUED

09/26/2024

811

Know what's below. Call before you dig.

C1.0

GENERAL NOTES FOR CONTRACTOR

- THE FOLLOWING NOTES ARE PROVIDED TO GIVE DIRECTIONS TO THE CONTRACTOR BY THE ENGINEER OF THE PLANS. THE TOWN ENGINEER'S SIGNATURE ON THESE PLANS DOES NOT CONSTITUTE APPROVAL OF ANY OF THESE NOTES AND THE TOWN WILL NOT BE HELD RESPONSIBLE FOR THEIR ENFORCEMENT.
- CONTRACTOR AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOINTLY COORDINATING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING: SAFETY OF ALL PERSONS AND PROPERTY, AND THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
- 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. 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 DETERMINED BY 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, RESULTS FROM SHALL 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 AT CROSSINGS WITH PROPOSED UNDERGROUND FACILITIES. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITIONS HAVE BEEN EVALUATED.
- 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 WORK IN 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. THE SURVEY FIELD 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 SHOWN 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.

TOWN OF PARKER CONSTRUCTION NOTES

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

ROADWAY NOTES

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

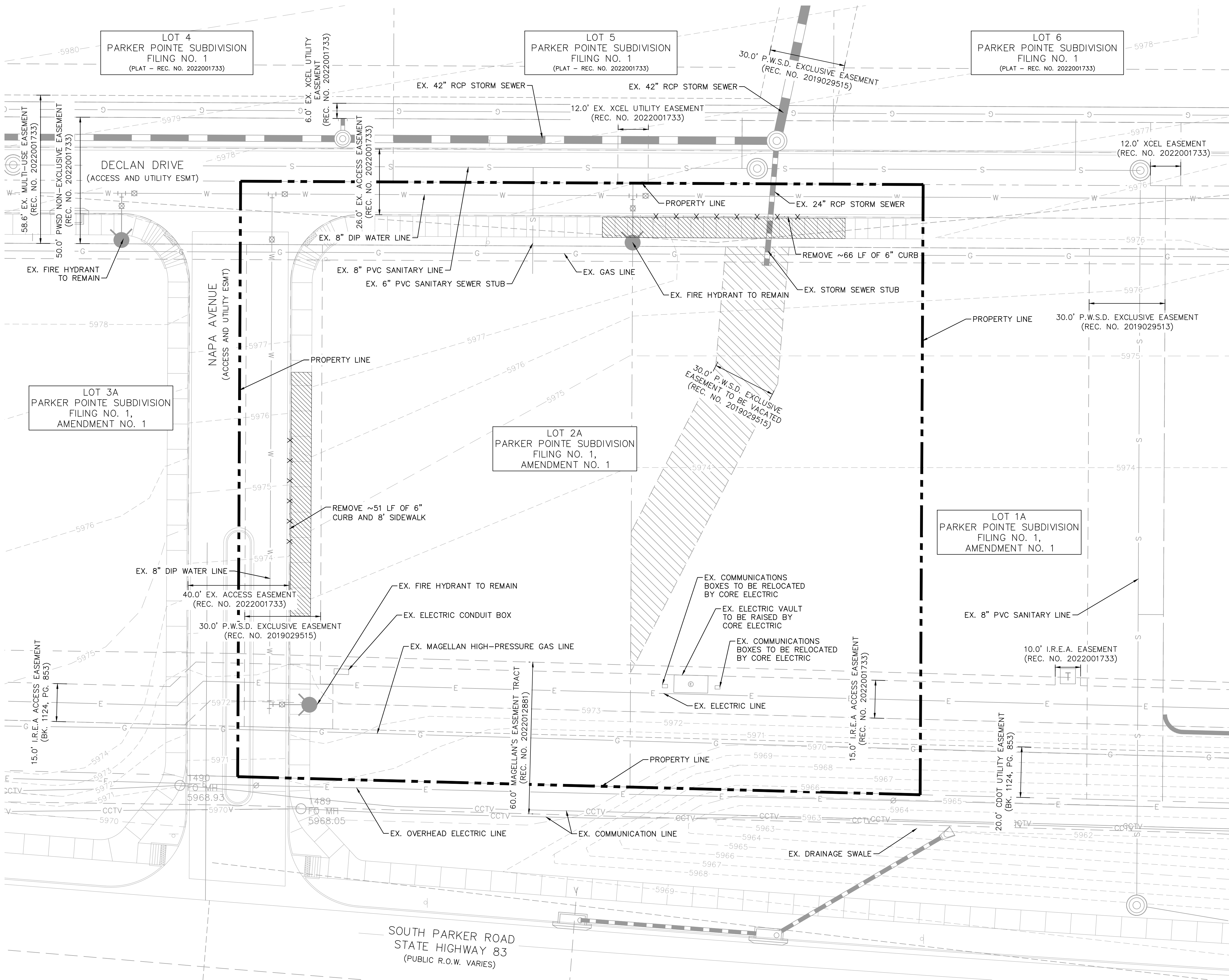
TOWN OF PARKER STORM DRAINAGE INFRASTRUCTURE NOTES

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

TOWN OF PARKER SIGNAGE AND STRIPING NOTES

- 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.
- A FIELD INSPECTION OF LOCATION AND INSTALLATION OF ALL SIGNS AND MARKINGS SHALL BE PERFORMED BY THE TOWN OF PARKER.
- THE CONTRACTOR INSTALLING SIGNS SHALL BE RESPONSIBLE FOR THE LOCATING AND PROTECTING OF ALL UNDERGROUND UTILITIES.
- 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.
- SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATIONS TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.
- OTHER 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.
- 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.
- DELINEATION OF ROADWAYS SHALL BE AS SPECIFIED IN THE COLORADO DEPARTMENT OF TRANSPORTATION M AND S STANDARDS.
- RAISED MEDIAN GLAND NOSES SHALL HAVE RA-4-7 SIGNS AT EACH END AND A 4"x12" HIGH INTENSITY YELLOW SIGN BLANK LOCATED MIDWAY BETWEEN THE RA-4-7 SIGN AND FINISHED GRADE ON EACH POST.
- SIGNAGE AND STRIPING HAS BEEN DETERMINED BY INFORMATION AVAILABLE AT THE TIME OF REVIEW. PRIOR TO THE INITIATION OF ANY WARRANTY PERIOD, THE TOWN OF PARKER RESERVES THE RIGHT TO REQUIRE MODIFICATIONS TO EXISTING, OR INSTALLATION OF, ADDITIONAL SIGNAGE AND/OR PAVEMENT MARKING IF IT IS DETERMINED THAT CONDITIONS WARRANT SUCH MODIFICATION ACCORDING TO THE MUTCD OR THE CDOT M AND S STANDARDS. ALL SIGNAGE AND STRIPING SHALL FALL UNDER THE REQUIREMENTS OF THE TWO YEAR WARRANTY PERIOD FOR NEW CONSTRUCTION. ADDITIONALLY, ALL PAVEMENT MARKINGS SHALL NOT LIFT OR PEEL DURING THE FIRST YEAR AFTER INSTALLATION.
- 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.
- 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.
- ALL LAYOUTS FOR INTERNALLY ILLUMINATED STREET NAME SIGNS SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
- ALL REMOVED SIGNS SHALL BE RETURNED TO THE TOWN OF PARKER.
- CROSSWALKS:
 - SHALL BE CONSTRUCTED USING PREFORMED THERMO-PLASTIC OR AN APPROVED EQUAL.
 - SHALL BE LONGITUDINAL 2 FEET BY 10 FEET (CONTINENTAL) TYPE
- OR OTHER APPROVED BY THE TOWN OF PARKER.
- SHALL LINE UP WITH HANDICAP RAMPS.
- SHALL BE CENTERED WITHIN LANES AND PLACED ON LANE AND CURB LINES SO AS TO AVOID VEHICLE WHEEL PATHS.
- ALL PAVEMENT MARKING MATERIAL (INCLUDING WORDS AND SYMBOLS) SHALL BE AS FOLLOWS:
 - FOR CONCRETE SURFACE:
 - LONG LINE MARKINGS (CHANNELIZATION LINES, SKIPS, ETC.) SHALL BE EPOXY PAINT. OTHER PAINT MAY BE USED FOR TEMPORARY APPLICATION ONLY WHEN APPROVED BY THE TOWN OF PARKER.
 - WORDS, SYMBOLS, AND CROSSWALKS/STOP BARS SHALL BE METHYL-MYTHACRALATE, PREFORMED THERMOPLASTIC (90 MIL), PREFORMED PLASTIC (90 MIL), INLAYED TAPE (STAMARK), OR AS SPECIFIED.
 - (SAND OR WATER BLAST CURING COMPOUND PRIOR TO INSTALLATION OF MARKINGS.)
 - FOR ASPHALT SURFACE:
 - LONG LINE MARKINGS (CHANNELIZATION LINES, SKIPS, ETC.) SHALL BE EPOXY PAINT. OTHER PAINT MAY BE USED FOR TEMPORARY APPLICATION ONLY WHEN APPROVED BY THE TOWN OF PARKER.
 - WORDS, SYMBOLS, AND CROSSWALKS/STOP BARS SHALL BE HOT APPLIED THERMOPLASTIC (90 MIL), PREFORMED PLASTIC (90 MIL), INLAYED TAPE (STAMARK), METHYL-MYTHACRALATE, OR AS SPECIFIED.
- 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, FLING NO. 1, AMENDMENT NO. 1	
DRAWN BY MGS	
STD ISSUE DATE	
DESCRIPTION	
CONSTRUCTION NOTES	
SITE ID 51032	SITE ADDRESS NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO
REVIEWED BY JMM	
DATE ISSUED 08/26/2024	
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 a license from McDonald's USA, LLC and are not to be used for any other project without the written consent of McDonald's USA, LLC. Use of these drawings for reference on another project requires the written consent of McDonald's USA, LLC. Any use 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
BY	DESCRIPTION

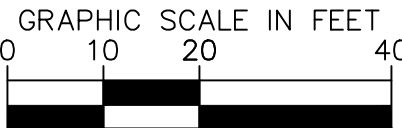
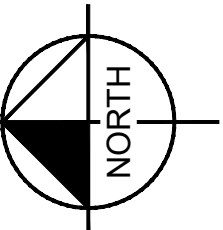


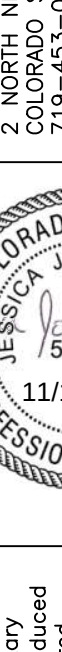
LEGEND

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

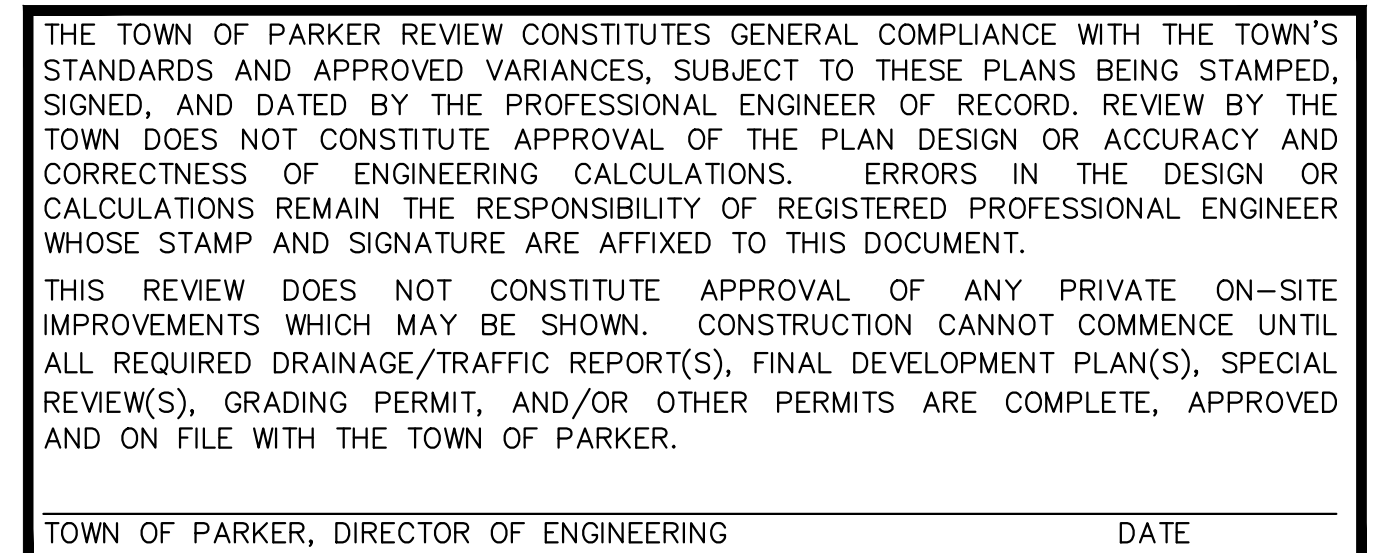
NOTES:

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



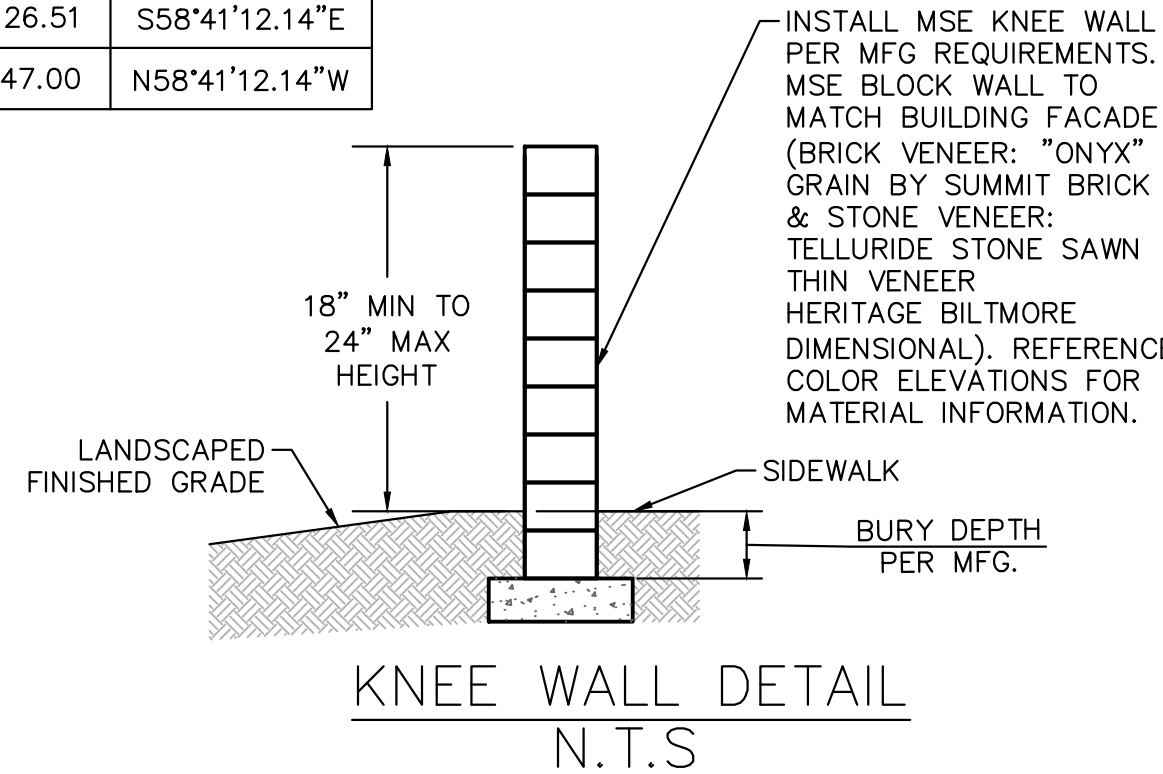
TITLE CONSTRUCTION DOCUMENTS LOT 2A, PARKER POINTE SUBDIVISION, FILING NO. 1, AMENDMENT NO. 1	DRAWN BY MGS STD ISSUE DATE	REVIEWED BY JMM DATE ISSUED 09/26/2024	SITE ADDRESS 51032 NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO	DESCRIPTION EXISTING CONDITIONS AND DEMOLITION PLAN	PREPARED FOR: McDonald's USA, LLC These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents prepared by McDonald's USA, LLC are to be used only for the project and site shown on these drawings for reference or example on another project requires the use 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			REV	DATE	DESCRIPTION	BY

C12

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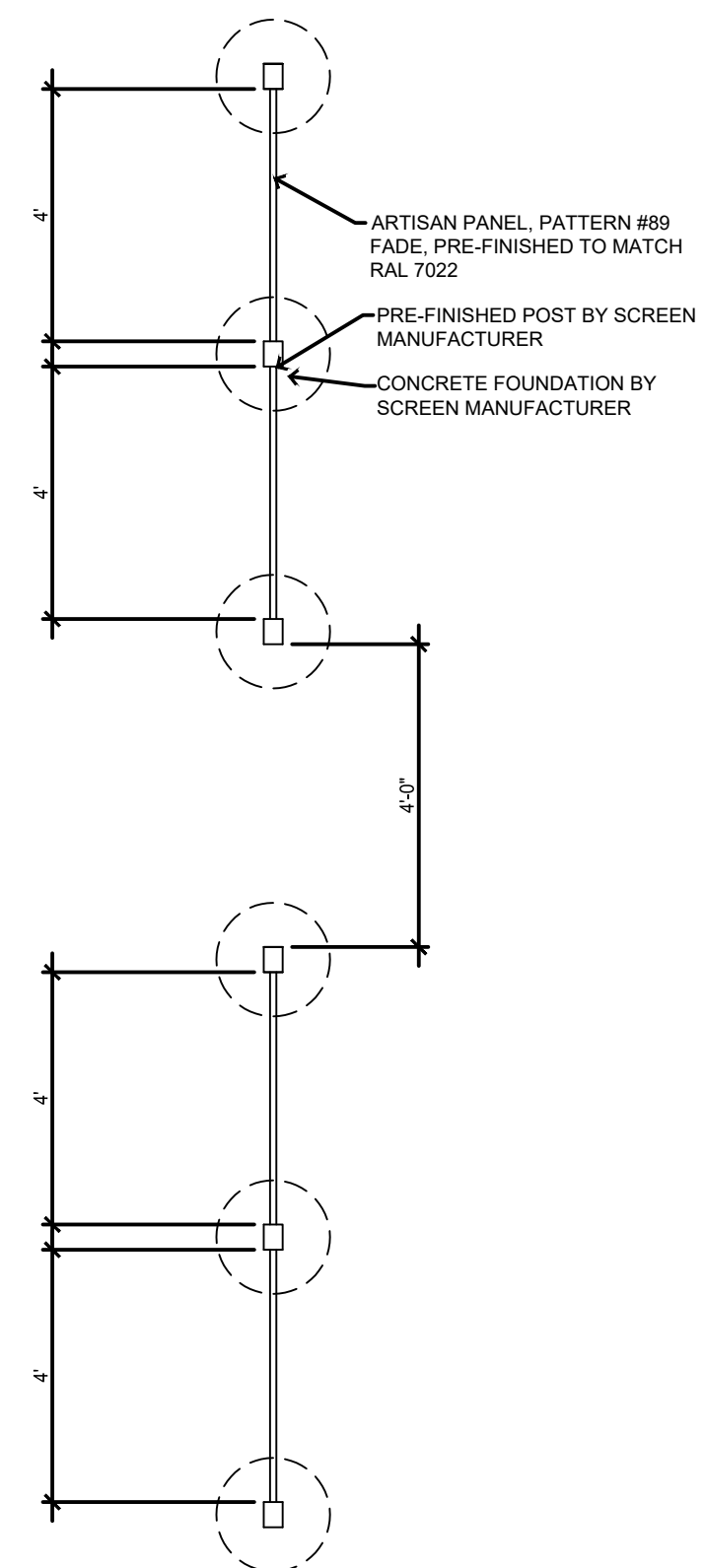
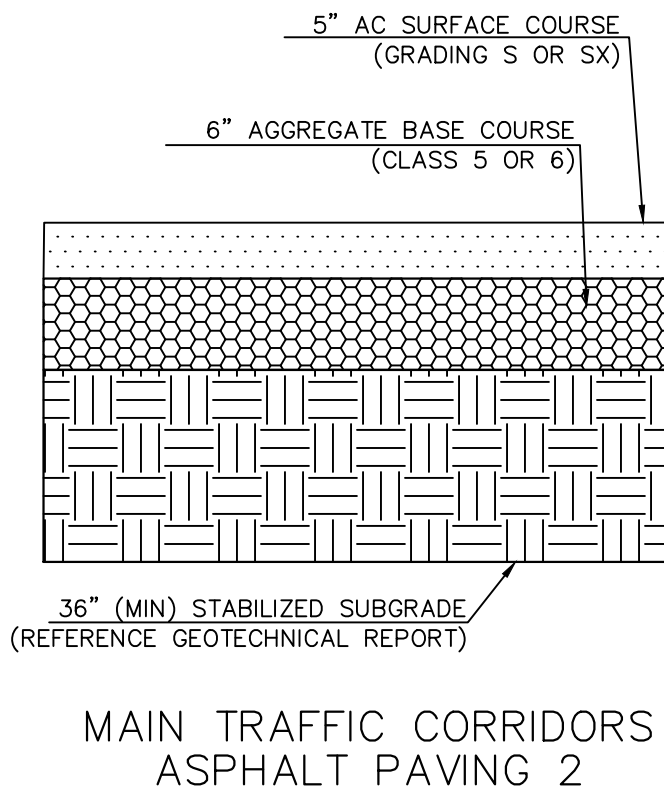
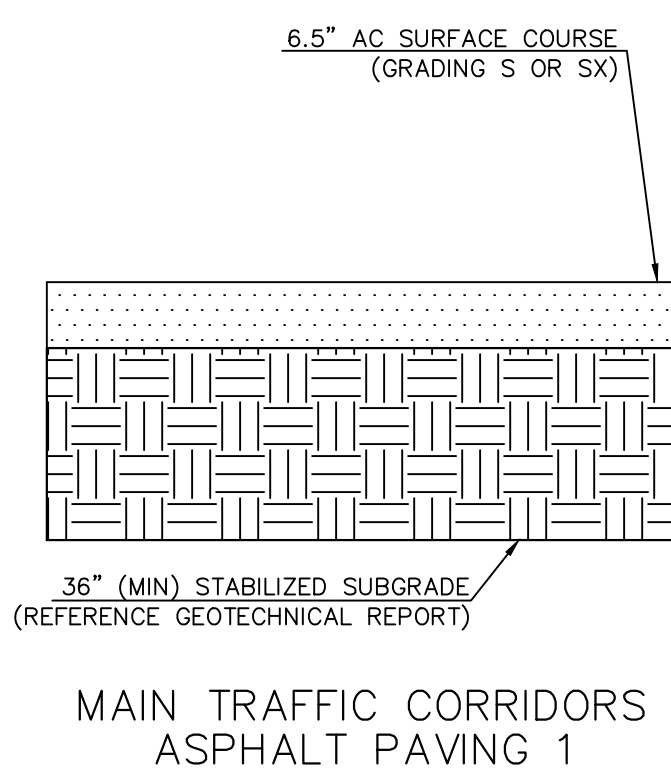
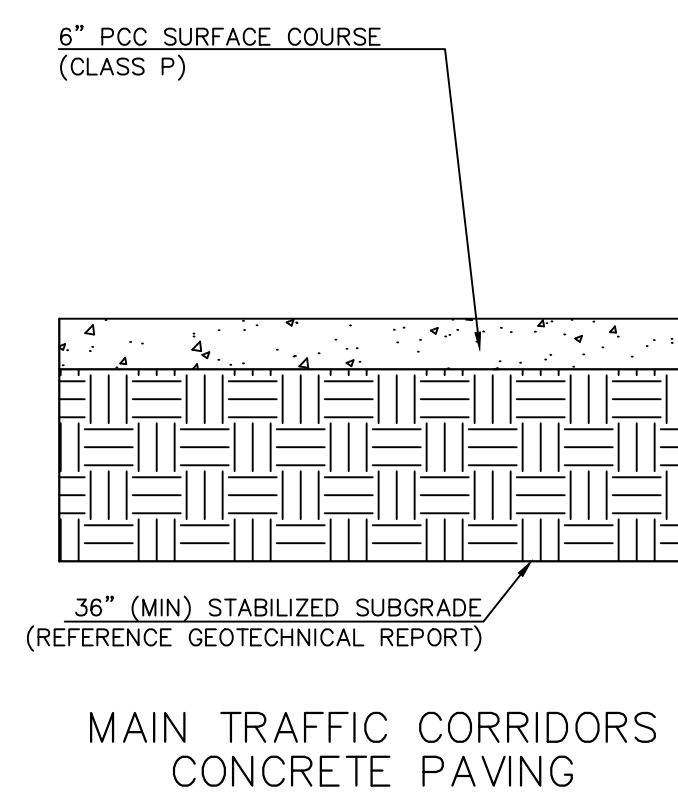
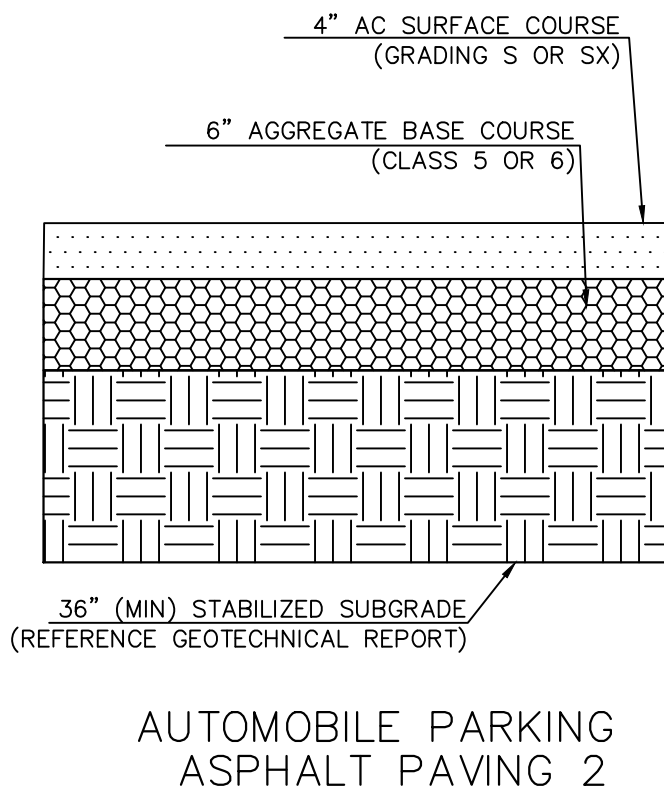
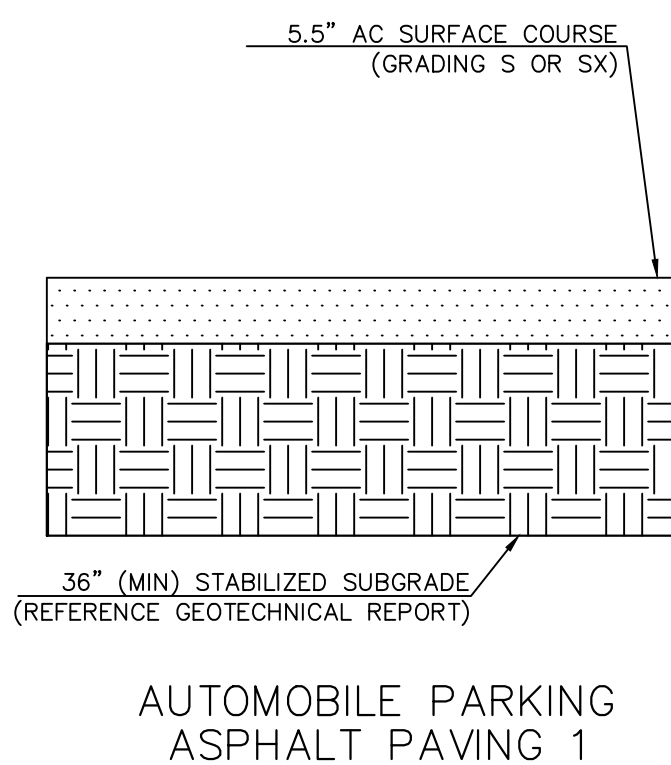
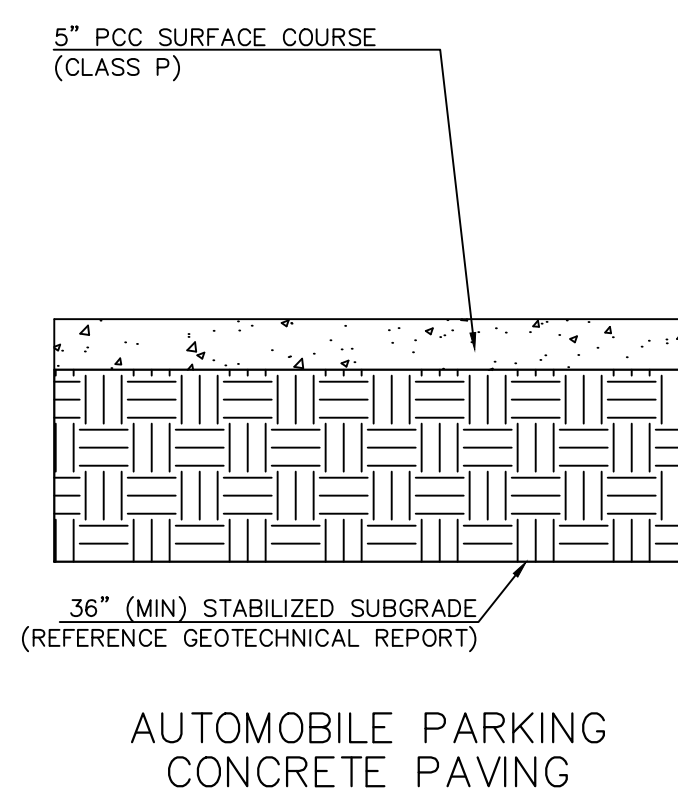
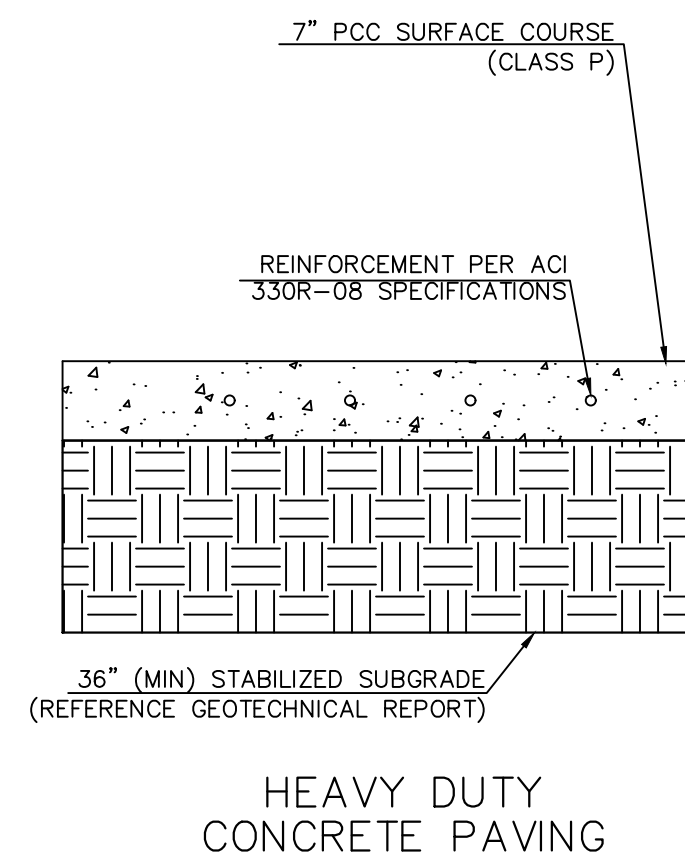
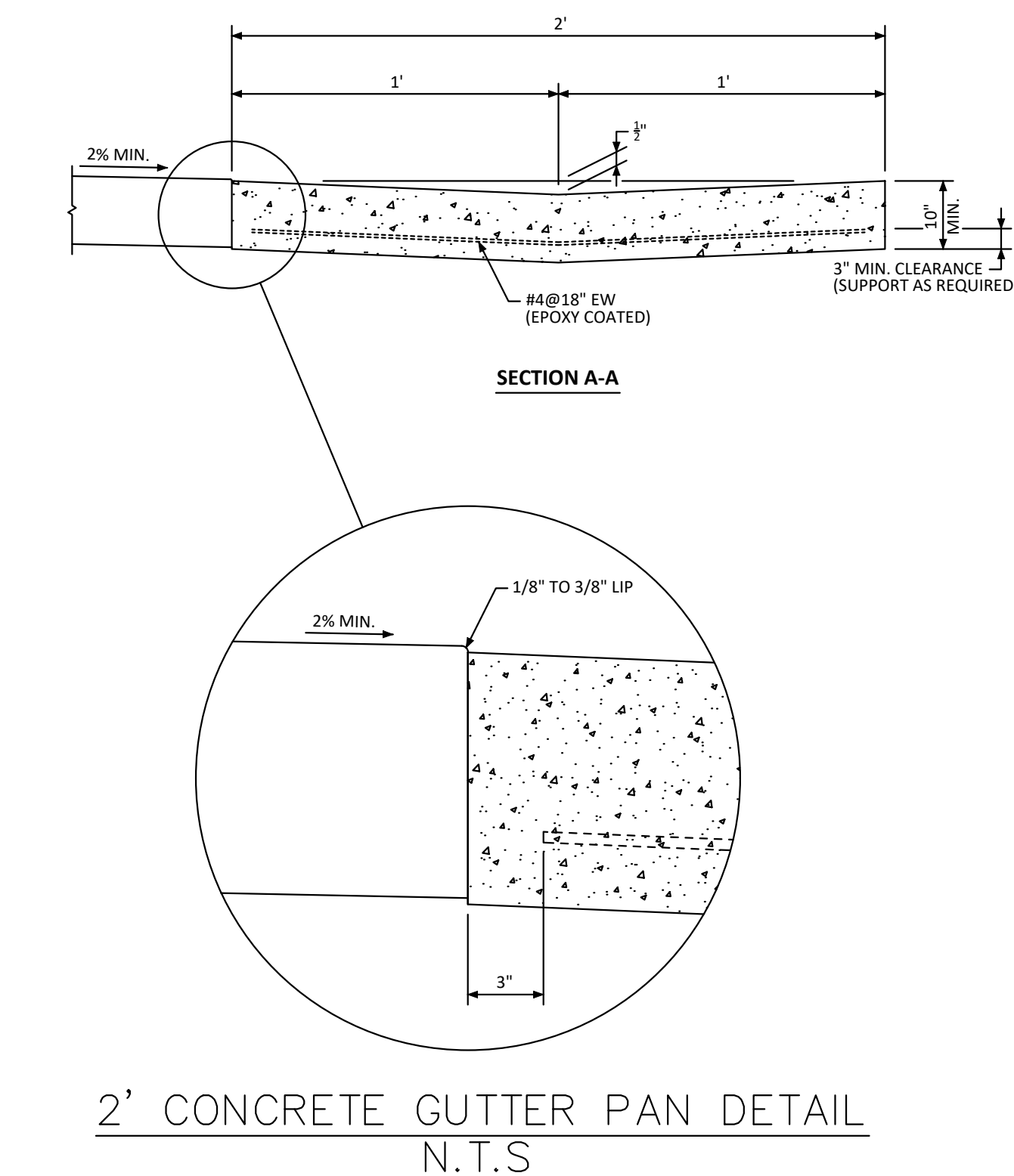
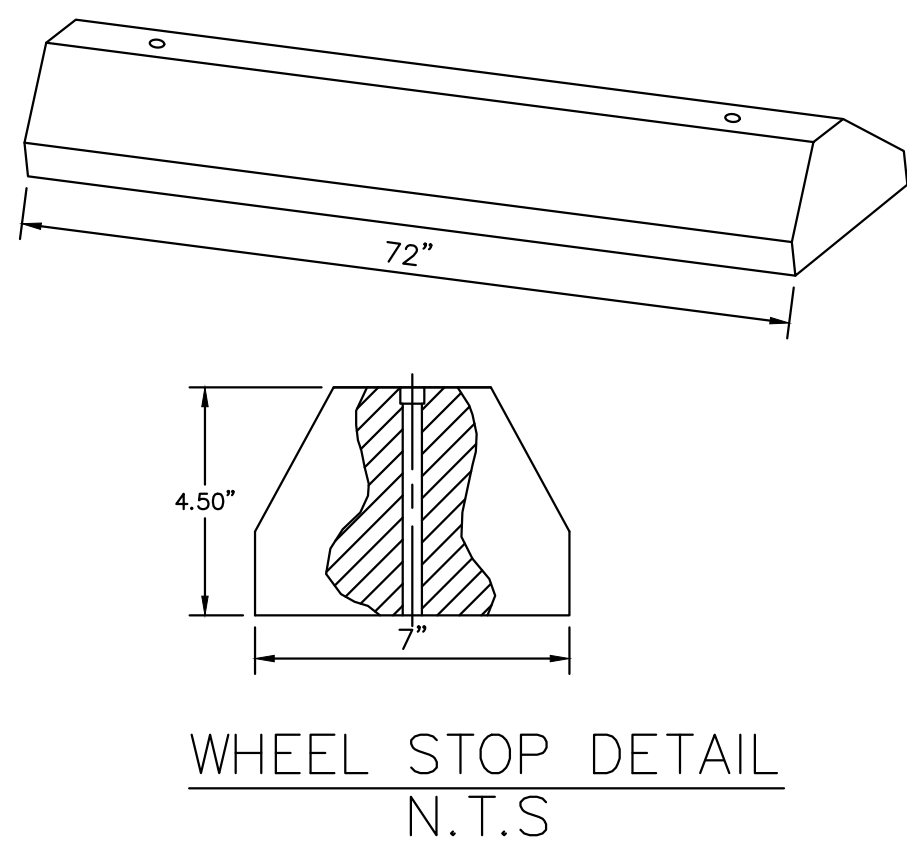
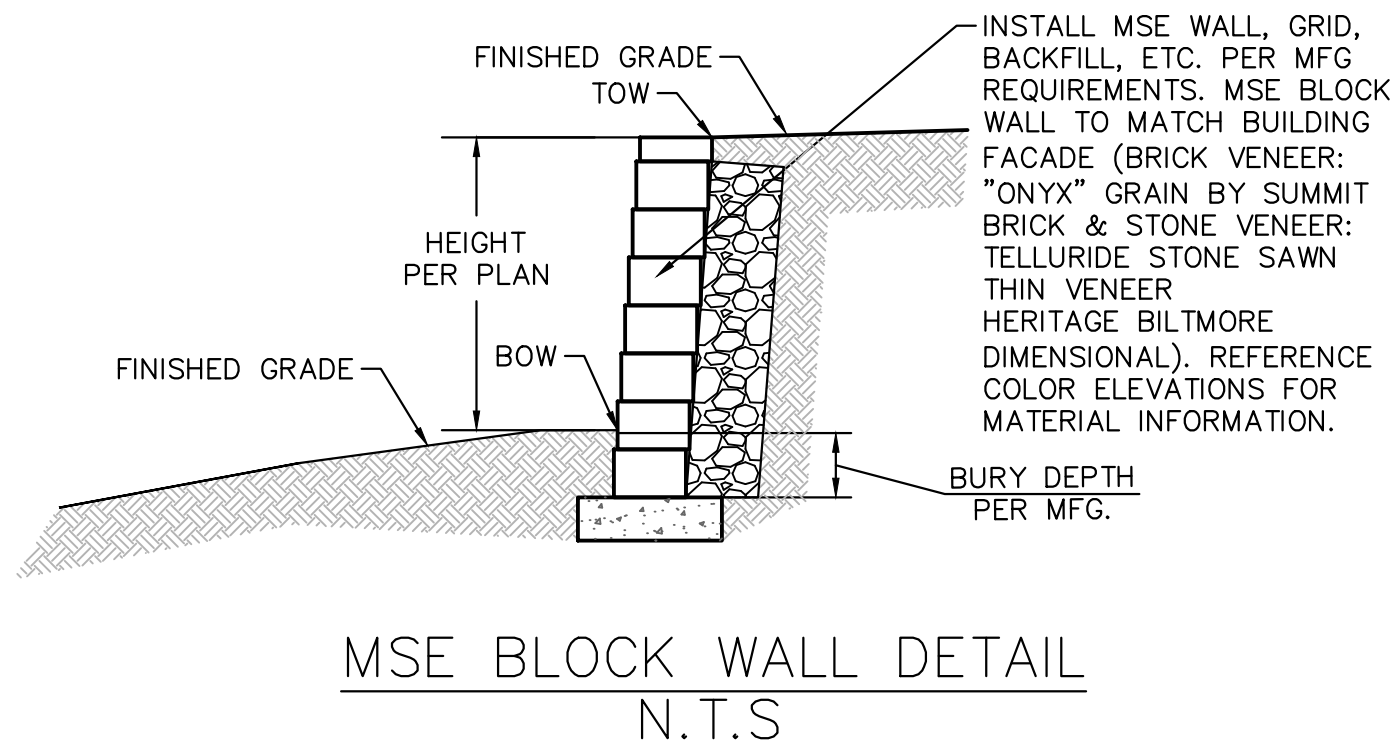
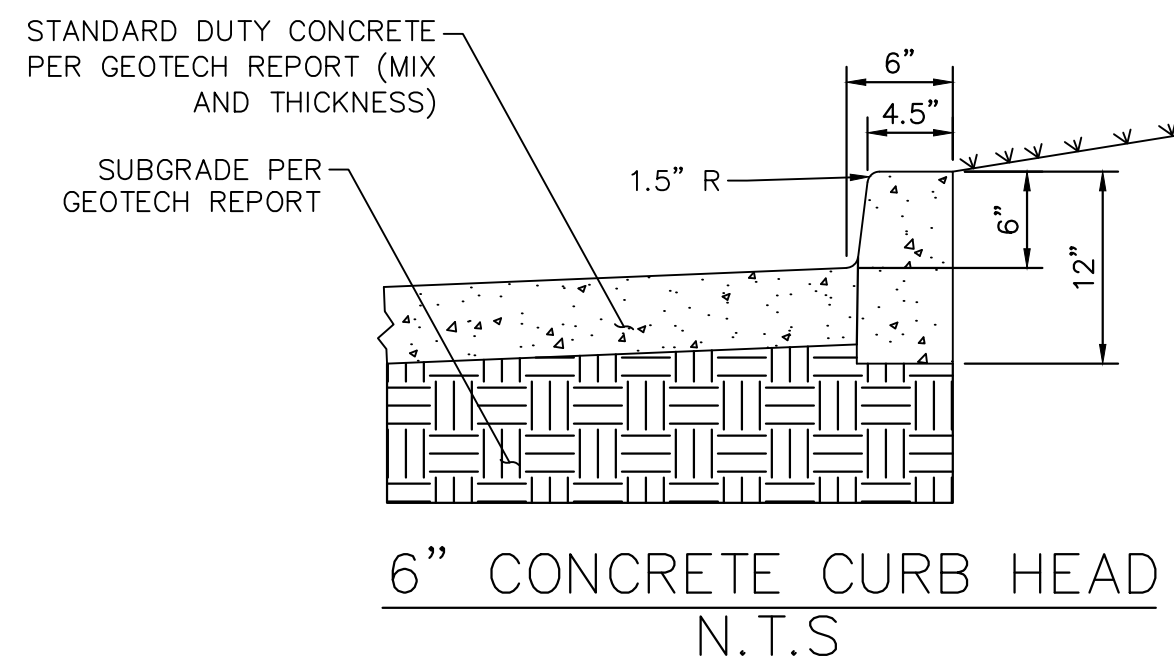
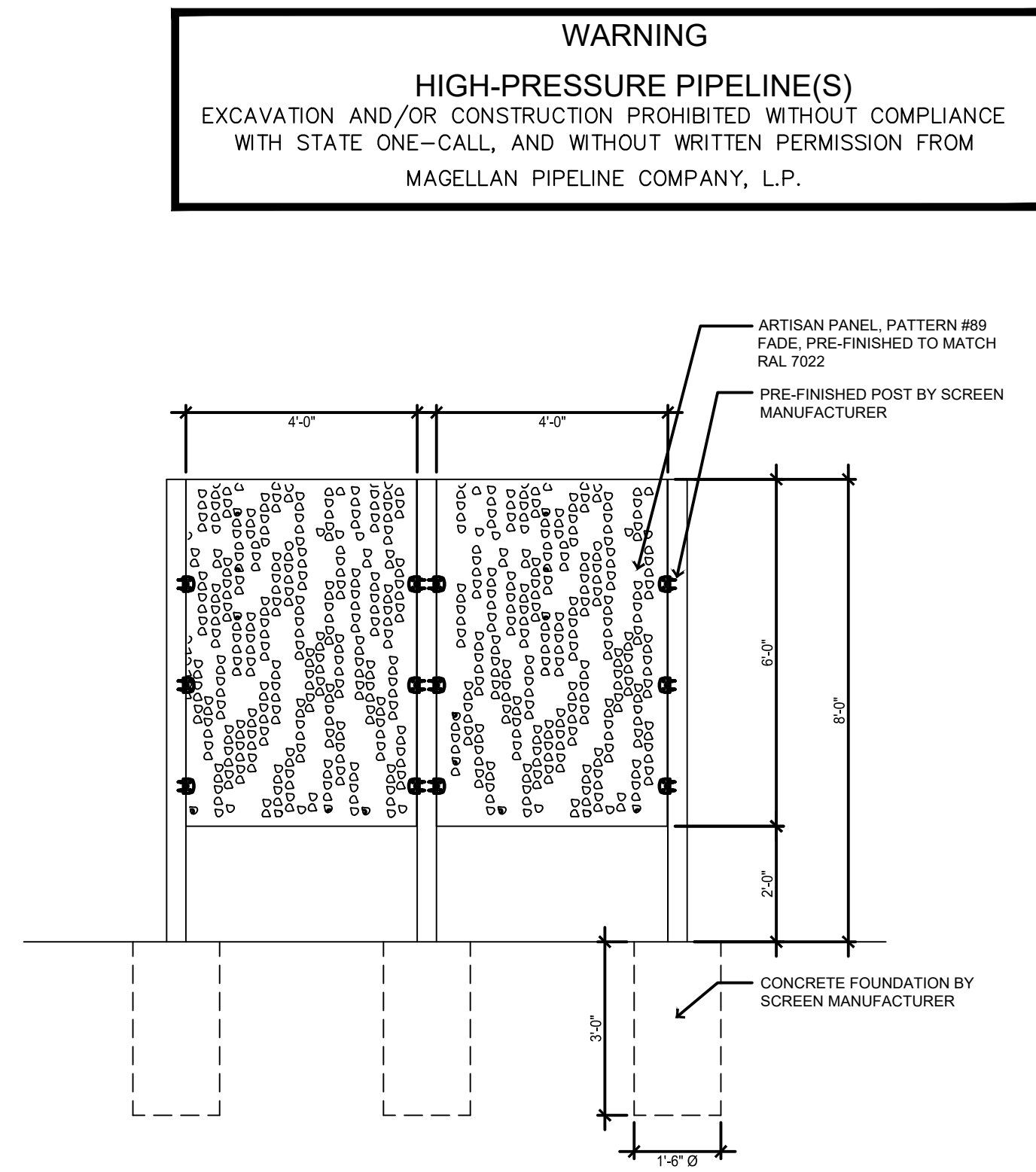
LINE TABLE		
LINE	LENGTH	BEARING
L1	20.82	S89°43'05.45"E
L2	2.31	N0°18'53.28"E
L3	16.99	N89°43'05.45°W
L4	47.00	N0°18'53.22"E
L5	141.27	S89°40'16.40"E
L6	133.55	S0°19'43.56"E
L7	7.40	N89°40'16.44°W
L8	0.33	S0°16'54.55°W
L9	4.87	N89°43'05.45°W
L10	2.70	S89°43'05.45°E
L11	1.62	S89°43'05.45°E
L12	11.99	N0°16'54.55"E
L13	5.73	N58°41'12.14°W
L14	13.66	S0°16'54.55°W
L15	47.00	S89°43'05.45°E
L16	12.98	S0°16'54.55°W
L17	13.00	S89°43'05.45°E
L18	83.00	S0°16'54.55°W
L19	15.00	N89°43'05.45°W
L20	4.33	S0°16'54.55°W
L21	1.85	N0°16'54.55°E

LINE TABLE		
LINE	LENGTH	BEARING
L22	17.78	N89°43'05.45"W
L23	73.00	N0°16'13.64"E
L24	15.00	N89°40'16.44"W
L25	61.56	S89°40'16.40"E
L26	120.45	S0°19'43.56"W
L27	45.21	N58°41'12.14"W
L28	24.20	N0°16'13.39"E
L29	16.99	N90°00'00.00"E
L30	26.51	S58°41'12.14"E
L31	47.00	N58°41'12.14"W



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	1.00'	1.93'	S35°06'17"W	1.64'	110°21'16"	1.44'
C9	1.00'	1.93'	N34°32'28"W	1.64'	110°21'16"	1.44'
C10	22.00'	3.97'	N15°28'00"E	3.96'	10°20'20"	1.99'
C11	1.00'	1.40'	N50°17'22"E	1.29'	79°59'05"	0.84'
C12	1.00'	1.40'	S49°43'33"E	1.29'	79°59'05"	0.84'
C13	22.00'	3.97'	S14°54'11"E	3.96'	10°20'20"	1.99'
C14	10.00'	15.71'	N45°16'55"E	14.14'	90°00'00"	10.00'
C15	10.00'	10.29'	N29°12'09"W	9.84'	58°58'07"	5.65'
C16	1.00'	2.11'	S60°47'51"W	1.74'	121°01'53"	1.77'
C17	5.00'	7.85'	S44°43'05"E	7.07'	90°00'00"	5.00'
C18	3.00'	4.71'	S45°16'55"W	4.24'	90°00'00"	3.00'
C19	5.00'	7.85'	N44°43'05"W	7.07'	90°00'00"	5.00'
C20	15.00'	23.56'	S45°16'55"W	21.21'	89°59'58"	15.00'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C21	3.00'	9.42'	N0°19'44"E	6.00'	180°00'00"	INFINITY
C22	10.00'	15.71'	S44°40'16"E	14.14'	90°00'00"	10.00'
C23	17.00'	35.90'	S60°49'16"W	29.59'	120°59'04"	30.04'
C24	20.50'	21.09'	N29°12'29"W	20.18'	58°57'26"	11.59'
C25	1.00'	1.49'	N48°30'42"E	1.36'	85°18'56"	0.92'
C26	1.50'	3.86'	N14°59'41"E	2.88'	147°21'47"	5.12'
C27	20.50'	11.68'	S75°00'19"E	11.52'	32°38'13"	6.00'
C28	20.50'	11.68'	S42°22'06"E	11.52'	32°38'13"	6.00'
C29	1.50'	3.86'	S47°37'54"W	2.88'	147°21'47"	5.12'



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

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



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



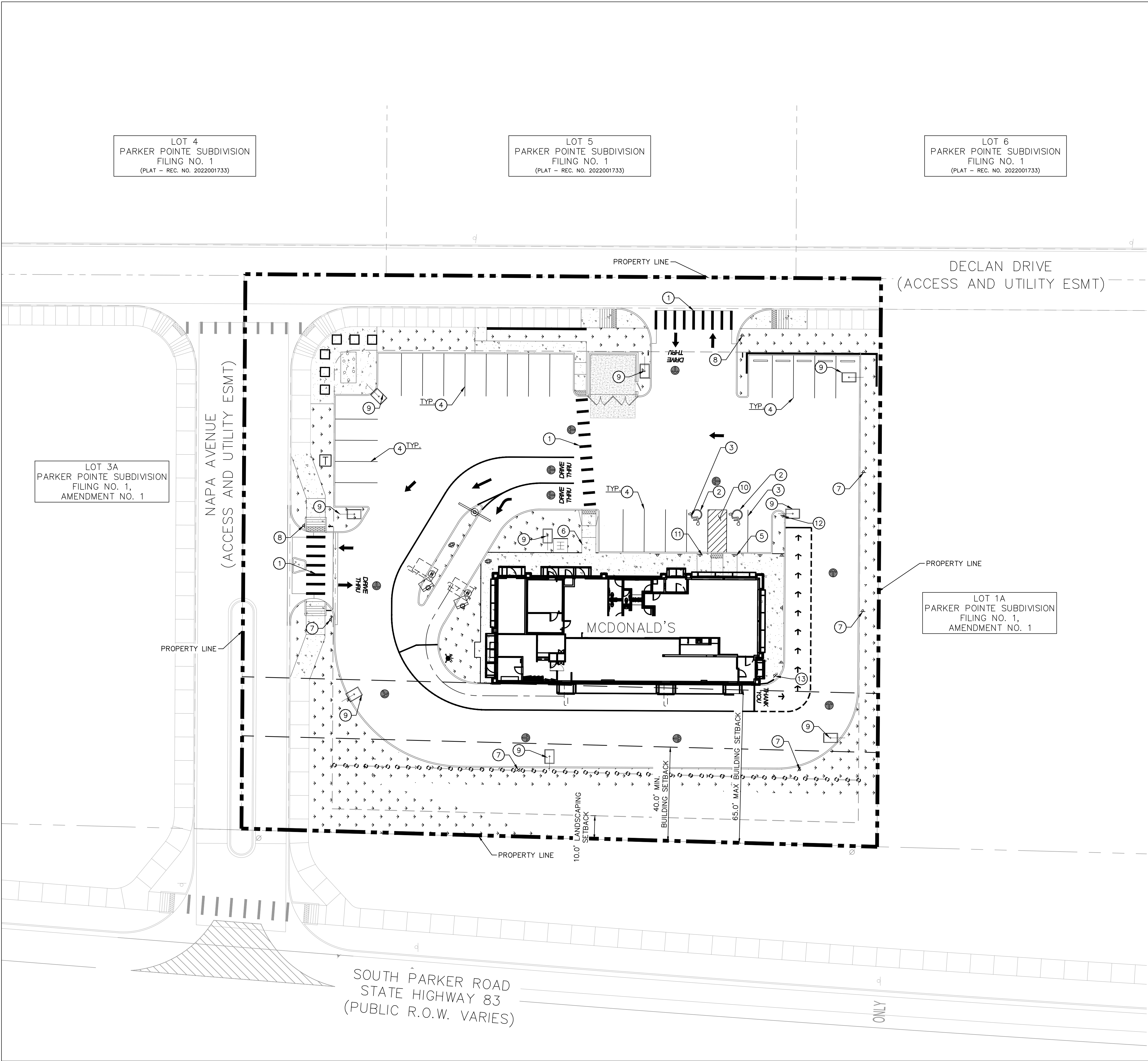
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TITLE
CONSTRUCTION DOCUMENTS
LOT 2A, PARKER POINTE SUBDIVISION, FILING NO. 1,

LINE AND CURVE TABLES AND PAVEMENT DETAILS

SITE ID	SITE ADDRESS
1	NEAR 500 PARKER ROAD AND STEEL ROAD PARKER CO



LEGEND

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

KEYNOTES

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

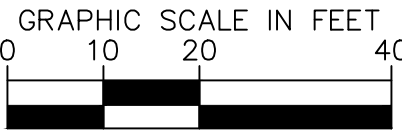
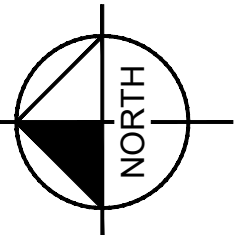
NOTE:

ALL SIGNS ARE REVIEWED UNDER SEPARATE PERMIT.

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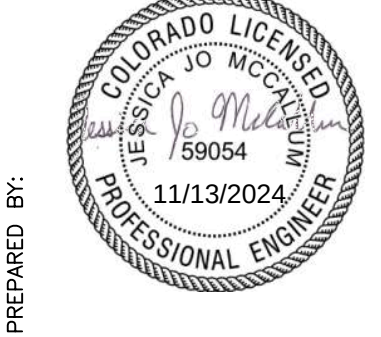
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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

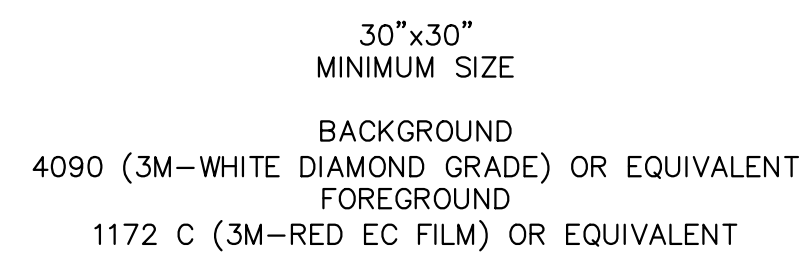
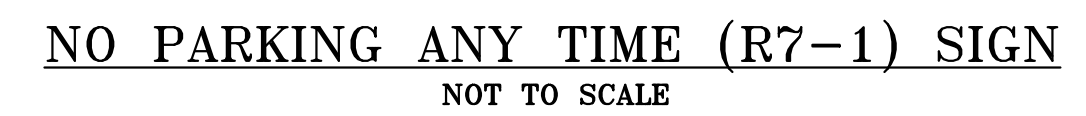
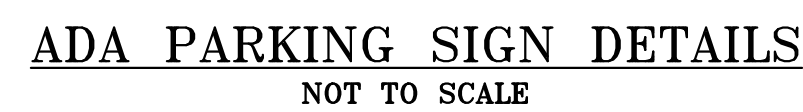
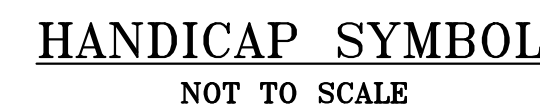


TITLE CONSTRUCTION DOCUMENTS LOT 2A, PARKER POINTE SUBDIVISION, FLING NO. 1, AMENDMENT NO. 1	DRAWN BY MGS	STD DATE	REVIEWED BY JMM	DATE ISSUED 09/26/2024	SITE ADDRESS NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO	SITE ID 51032	DESCRIPTION SIGNAGE AND STRIPING PLAN	REV	DATE	BY
C1.5										

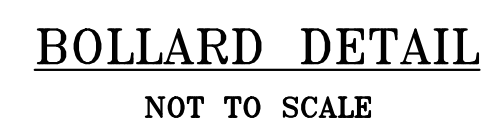
Kimley»Horn
2 NORTH NEVADA AVENUE, SUITE 900,
COLORADO SPRINGS, CO 80903
719-453-0160



McDonald's USA, LLC
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MUTCD R1-1 STOP SIGN DETAIL
NOT TO SCALE



DEDICATED FOOTPRINT FOR 3 BIKE RACK

NOT TO SCALE

TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE _____

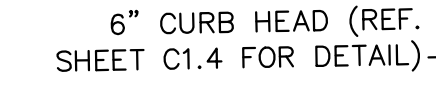
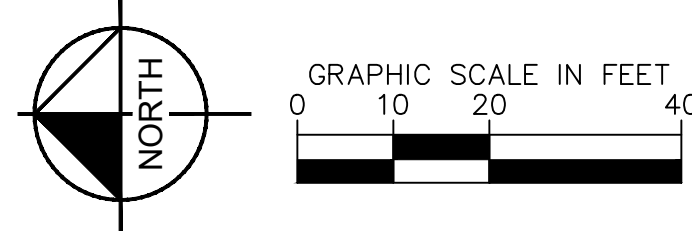
[illegible]

- (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

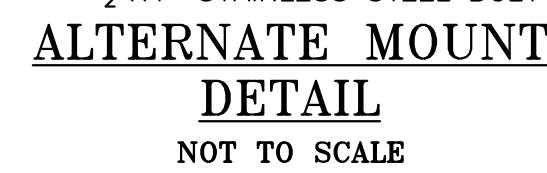
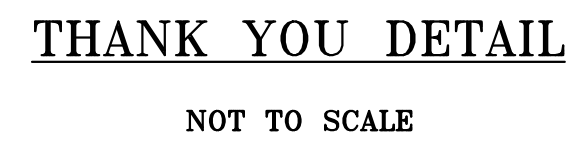
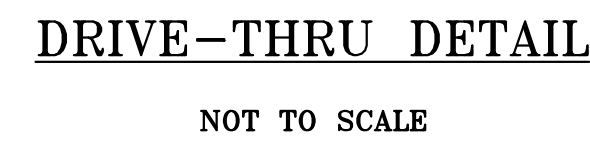
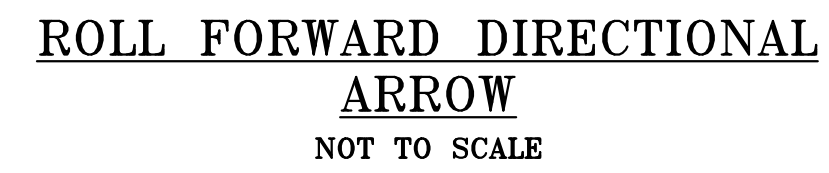
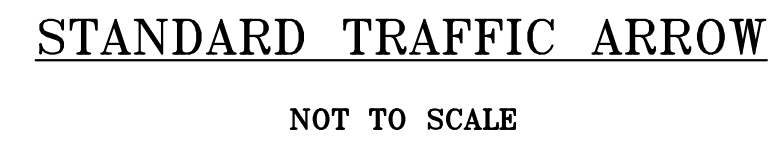
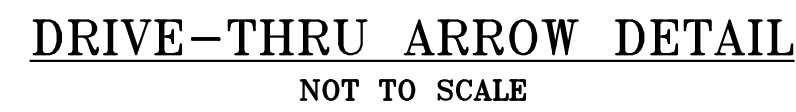
- (L) MCDONALD'S DRIVE-THRU ARROW, REFERENCE SHEET C1.8 FOR DETAIL
- (M) PMS 123 YELLOW 6" DRIVE-THRU LANE STRIPING
- (N) DRIVE-THRU TEXT STRIPING, REFERENCE SHEET C1.8 FOR DETAIL
- (O) THANK YOU TEXT STRIPING, REFERENCE SHEET C1.8 FOR DETAIL
- (P) MOBILE ORDER SIGN

- 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 SIDEWALK
	PROP. HEAVY DUTY CONCRETE
	PROP. CONCRETE PAVING

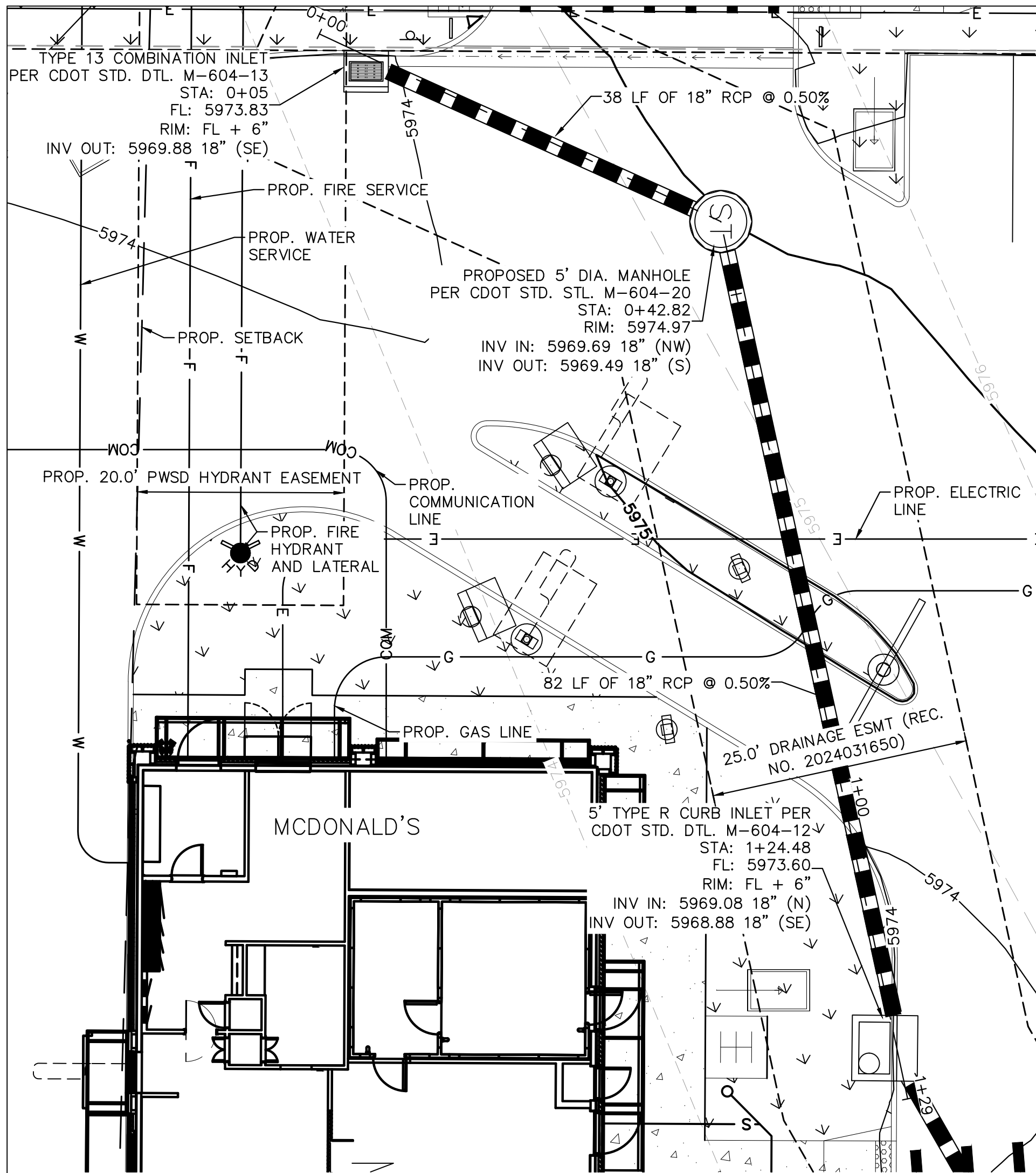
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MCDONALD'S TYPICAL STENCILS ARE AVAILABLE AT THE PAVEMENT COMPANY 1-800-250-5547. ORDER PER DESCRIPTION; NO PART NUMBERS ASSOCIATED WITH THE STENCILS.

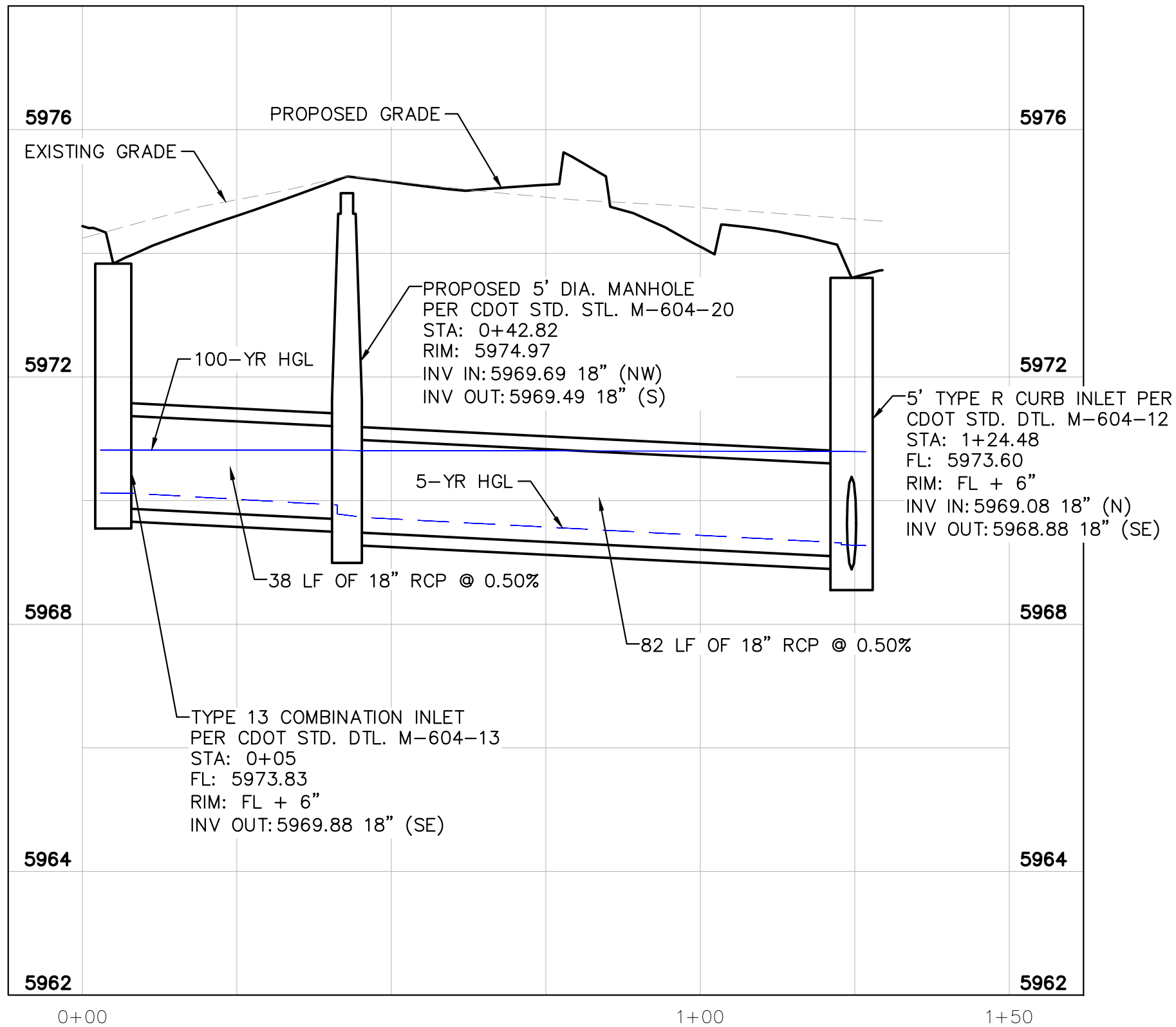


C-18	TITLE CONSTRUCTION DOCUMENTS OFF 2A PARKER POINT SUBDIVISION, PLING NO. 1, AMENDMENT NO. 1	DRAWN BY JCM	PREPARED FOR: McDonald's USA, LLC  These drawings and specifications are the confidential and proprietary information of McDonald's USA, LLC. They are to be used only for the project and site described without written authorization. The contract documents were prepared by McDonald's USA, LLC and are the confidential and proprietary information of McDonald's USA, LLC. McDonald's USA, LLC is not liable for use on a different site or at a later time. Use of these drawings for reference on another project requires the written approval of McDonald's USA, LLC. McDonald's USA, LLC does not warrant the contract documents for reuse on another project is not authorized.	 Kimley-Horn 11500 W. ALPINE BLVD. SUITE 900, COLORADO SPRINGS, CO 80902 719-453-0180	REV DATE	BY
	DESCRIPTION MCDONALD'S SIGNAGE AND DRIVE-THRU	STD ISSUE DATE	REVIEWED BY JJM	DATE ISSUED 09/26/2024	SITE ID 51032	SITE ADDRESS NEAR SEC PARKER ROAD AND STROM ROAD, PARKER CO

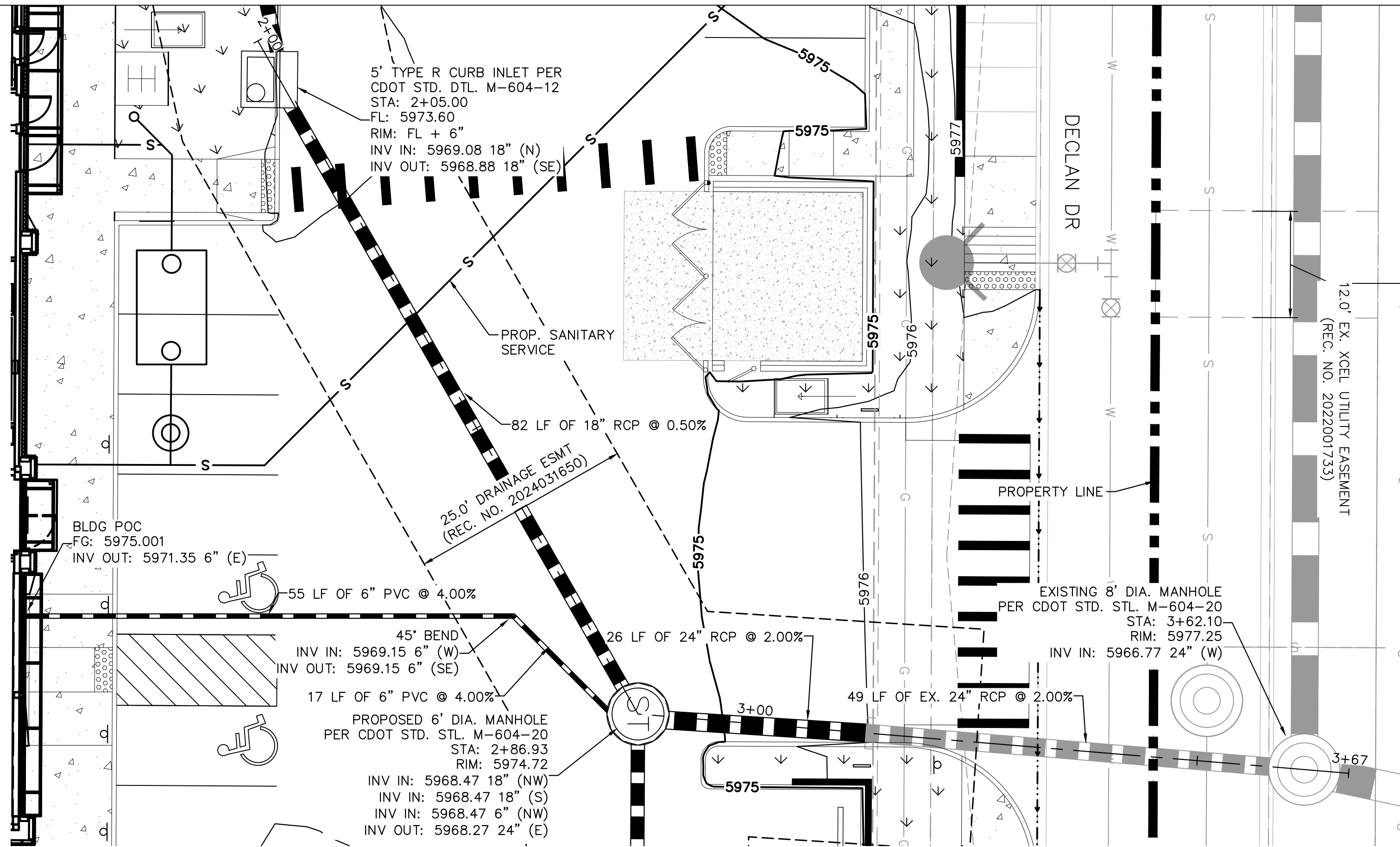
C1.9	TITLE CONSTRUCTION DOCUMENTS		DRAWN BY MMS	PREPARED FOR: McDonald's USA, LLC These drawings and specifications are the confidential and proprietary information of McDonald's USA, LLC. No part of these drawings and specifications may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without written authorization. The contract documents were prepared for the specific site and project and are not to be used for any other site or project. The user of these drawings for reference or example on another project requires the user to obtain the permission of McDonald's USA, LLC. If the user does not obtain the permission of McDonald's USA, LLC, the contract documents for reuse on another project is not authorized.	PREPARED BY: 	Kimley»Horn 2000 N. NEVADA AVENUE, SUITE 900, DENVER, COLORADO 80202 719-453-0180		
	DESCRIPTION GRADING PLAN	REVIEWED BY JMM	DATE ISSUED 09/26/2024		REV	DATE	DESCRIPTION	BY



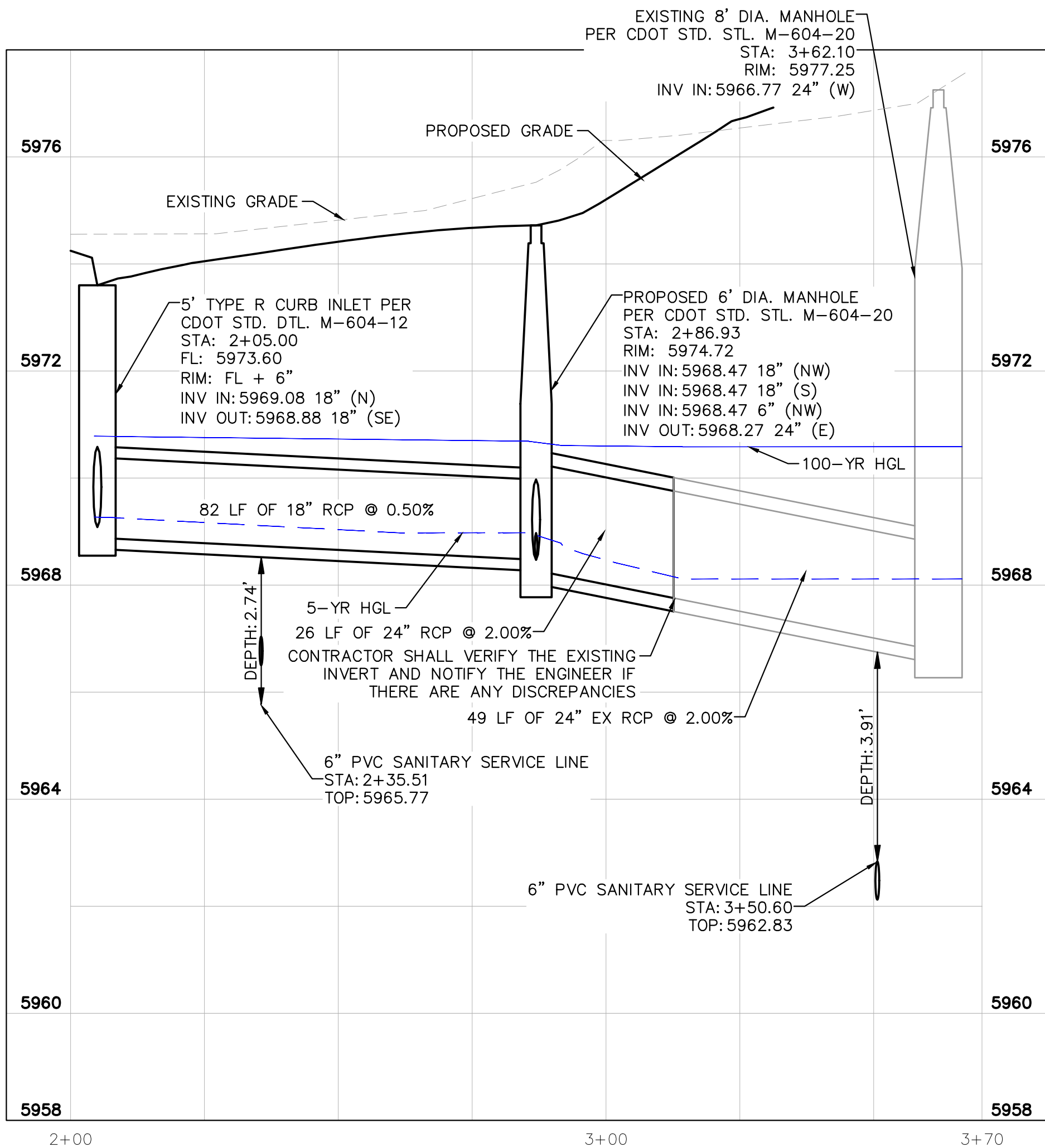
STORM SEWER PLAN A



STORM SEWER PROFILE A



STORM SEWER PLAN B



STORM SEWER PROFILE B

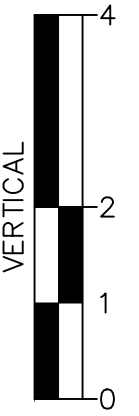
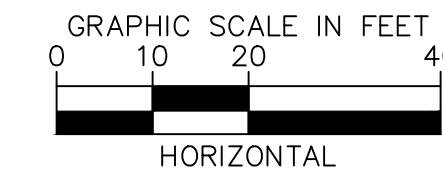
LEGEND

	PROPERTY LINE
	PROP. EASEMENT
	EX. EASEMENT
	LANDSCAPE (REF. LANDSCAPE PLANS)
	CONCRETE SIDEWALK (REF. PAVEMENT DETAILS ON SHEET C1.4)
	HEAVY DUTY CONCRETE (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

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

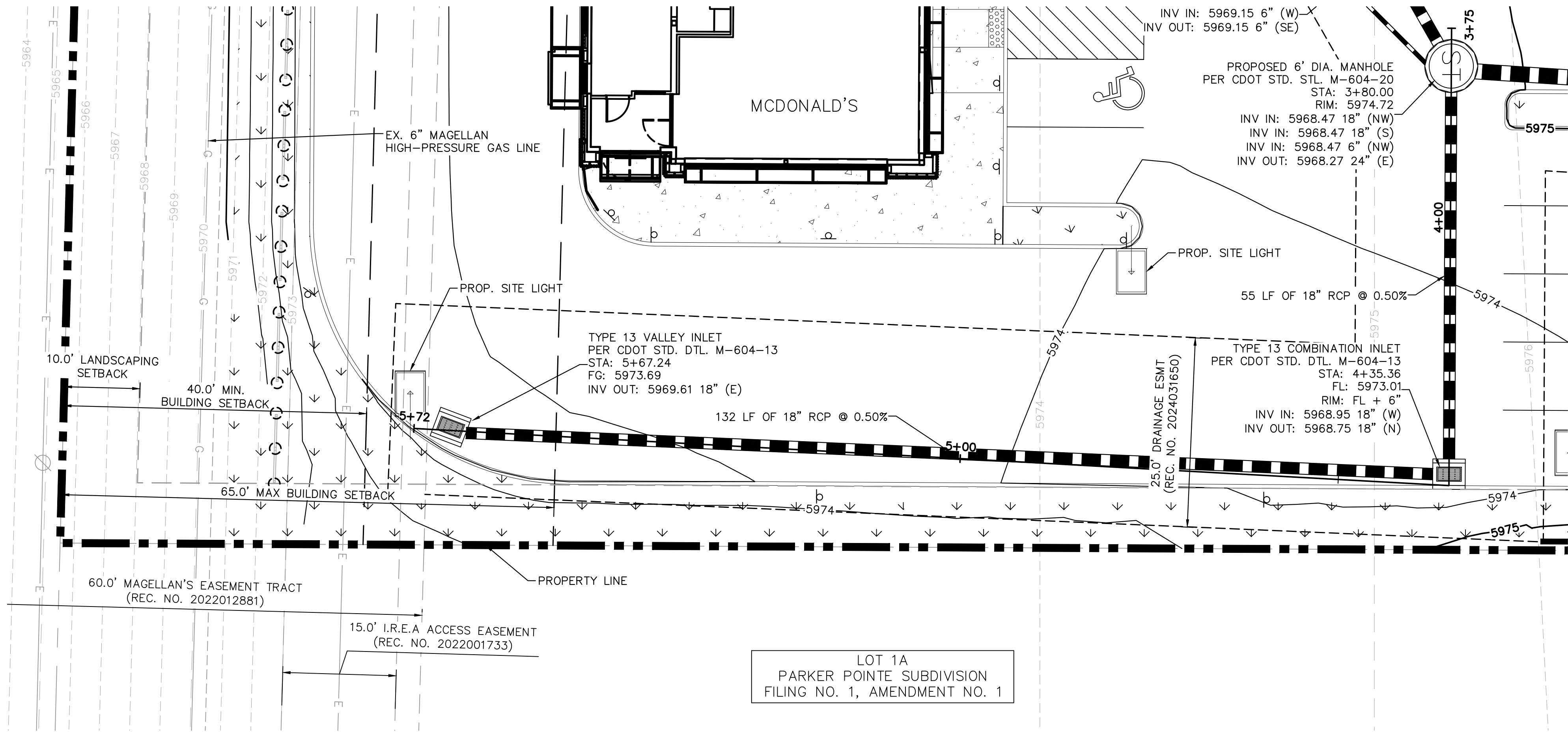


NOTES

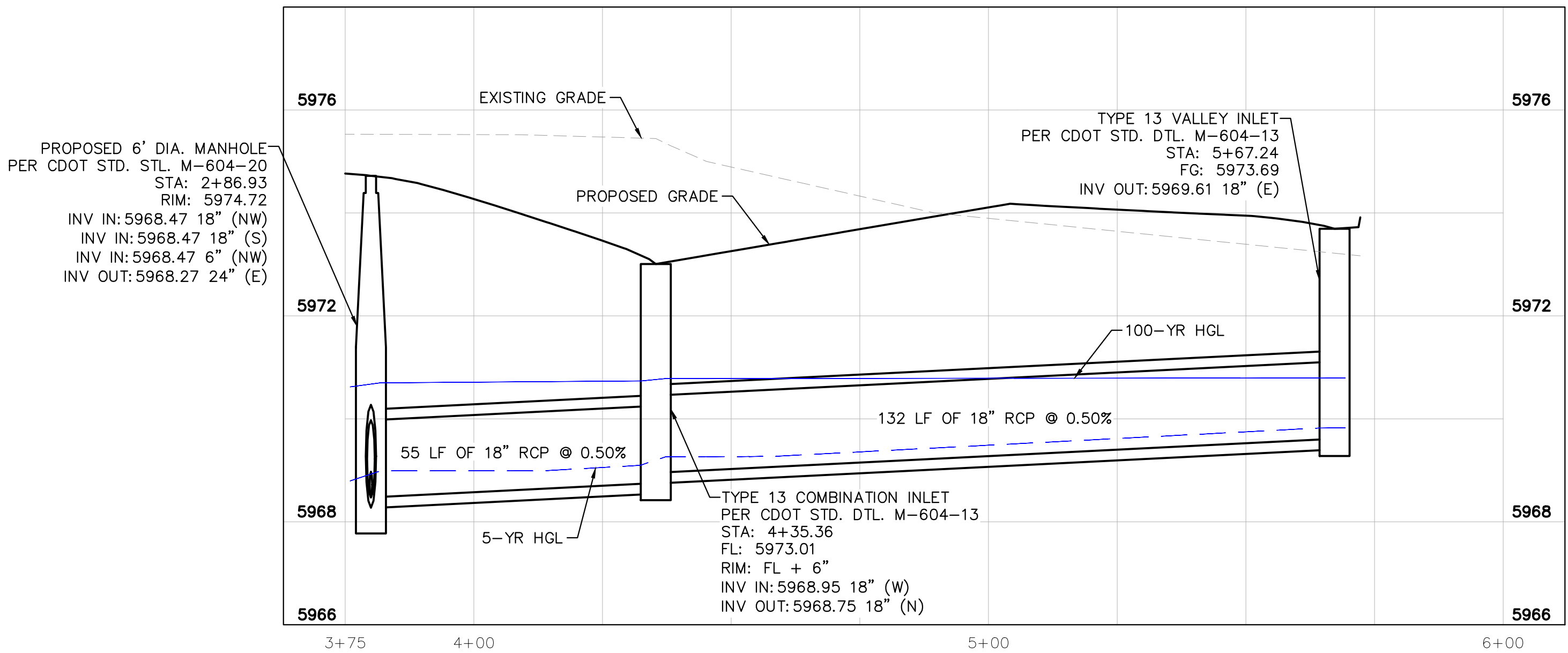
- CONTRACTOR TO VERIFY TIE IN LOCATIONS TO EXISTING UTILITIES.
- CONTRACTOR TO MAINTAIN AT LEAST 18" OF VERTICAL SEPARATION BETWEEN UTILITIES.
- FIELD VERIFY ADEQUATE SPACE IS PROVIDED FOR ANY PROPOSED PENETRATION INTO A STRUCTURE. SHOULD MODIFIED INLET BASES BE REQUIRED TO ACCOMMODATE ANY PROPOSED PENETRATION,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



C1.11	SITE ID	SITE ADDRESS	NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO	51032	DESCRIPTION	STORM A & B PLAN AND PROFILE	DATE ISSUED	09/26/2024	JMM	REVIEWED BY	MCS	STD ISSUE DATE	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 in whole or in part without the written consent of McDonald's USA, LLC for use on this specific site in conjunction with its issue date and are not to be used on any other project. The drawings are prepared for the services of property licensed architects and engineers. Reproduction of these drawings for reference or example on another project requires the written consent of McDonald's USA, LLC. Reproduction of these drawings for any other purpose without the written consent of McDonald's USA, LLC is prohibited.	Kimley»Horn	2 NORTH NEVADA AVENUE, SUITE 900, COLORADO SPRINGS, CO 80903 719-453-0160	REV	DATE	BY



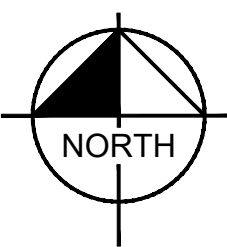
STORM SEWER PLAN C



STORM SEWER PROFILE C

LEGEND

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



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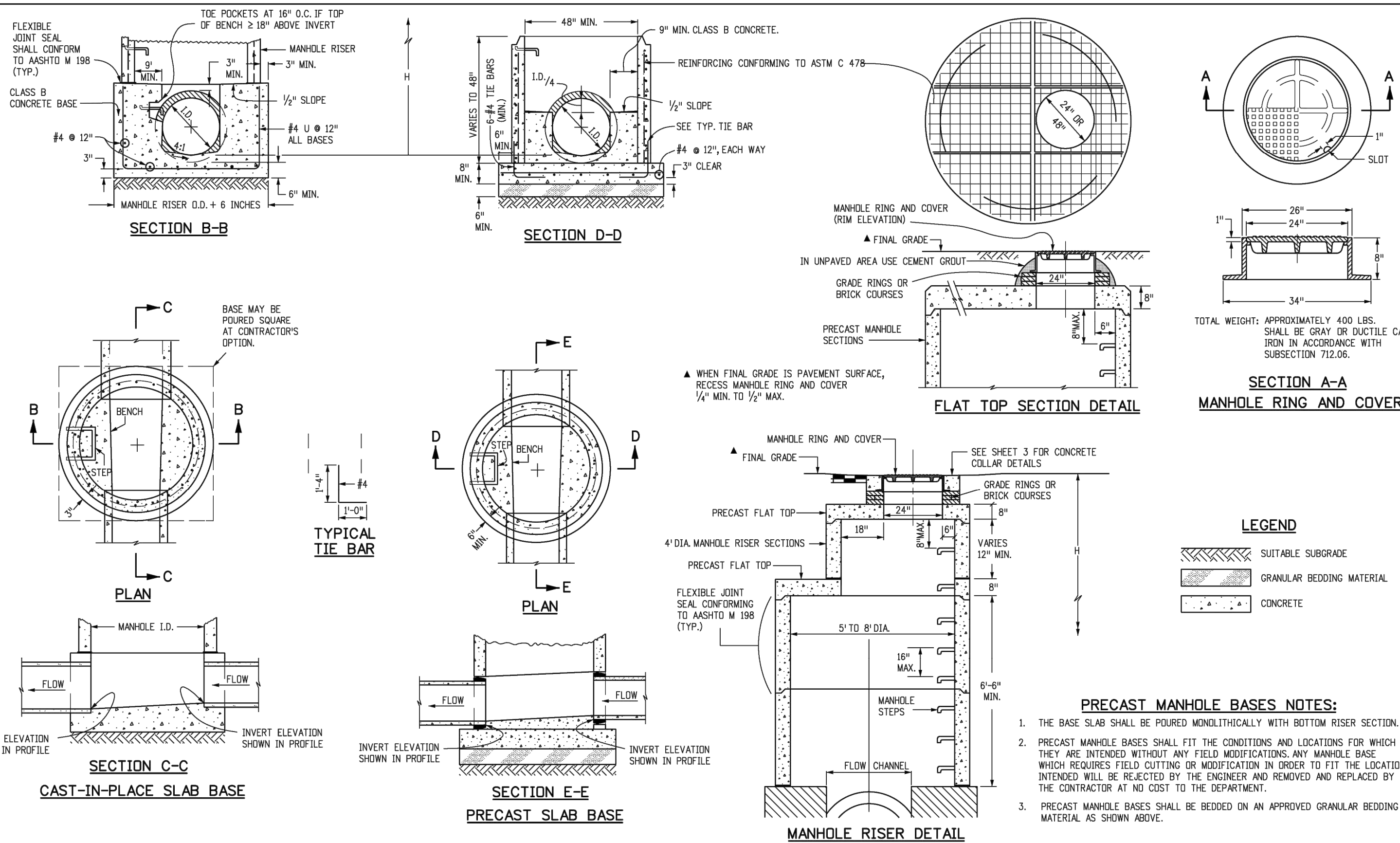
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

NOTES

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

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LOT 2A, PARKER POINTE SUBDIVISION, FILING NO. 1, AMENDMENT NO. 1		STD ISSUE DATE		11/13/2024				
DESCRIPTION		REVIEWED BY JMM						
STORM C PLAN AND PROFILE		DATE ISSUED						
SITE ID		SITE ADDRESS						
51032		NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO						
C1.12								



MARK	SIZE	TYPE	WT. #/FT.	BARS	I.D.						FORMULAS	
					54"	60"	66"	72"	84"	96"		
401	4	I	0.668	NO. REQ'D. LENGTH (WEIGHT)	18 97.2	8 104.2	8 111.2	8 118.2	18 132.3	18 146.3	401 BAR LENGTH = 32" + 2W + I.D.	
402	4	III	0.668	NO. REQ'D. LENGTH (WEIGHT)	5 18.1	5 20.0	5 22.0	5 23.9	5 27.8	5 31.7	402 BAR LENGTH = I.D. + 2W	
501	5	I	1.043	NO. REQ'D. LENGTH (WEIGHT)	17 131.5	17 141.8	17 152.2	17 162.5	18 174.3	18 203.9	501 BAR LENGTH = 24" + I.D. + 2W	
502	5	II	1.043	NO. REQ'D. LENGTH (WEIGHT)	17 131.5	17 141.8	17 152.0	17 162.0	18 174.0	18 186.9	502 NUMBER BARS REQ'D. = 3 + $\frac{(24+I.D.+2W)}{12}$	
504	5	II	1.043	NO. REQ'D. LENGTH (WEIGHT)	17 131.5	17 141.8	17 152.0	17 162.0	18 174.0	18 186.9	504 NUMBER BARS REQ'D. = 2 + $\frac{(18+I.D.+2W)}{12}$	
504	5	I	1.043	NO. REQ'D. LENGTH (WEIGHT)	17 131.5	17 141.8	17 152.0	17 162.0	18 174.0	18 186.9	504 BAR LENGTH = 4" + 2W + $\frac{(I.D.+18)}{2}$	
1101	11	I	5.313	NO. REQ'D. LENGTH (WEIGHT)	7 24.2	7 26.2	7 28.2	7 30.2	8 32.5	8 35.8	1101 BAR LENGTH = 32" + 2W + I.D.	
1102	11	I	5.313	NO. REQ'D. LENGTH (WEIGHT)	7 24.2	7 26.2	7 28.2	7 30.2	8 32.5	8 35.8	1102 BAR LENGTH = 21" + I.D. + 2W	
1103	11	I	5.313	NO. REQ'D. LENGTH (WEIGHT)	7 24.2	7 26.2	7 28.2	7 30.2	8 32.5	8 35.8	1103 BAR LENGTH = 16" + W + I.D.	
* REINFORCING STEEL TOTAL					955.6	1037.5	1127.2	1204.0	1380.2	1601.6		
CONCRETE - CURB VARIOUS - TOTAL					6.0	6.6	7.3	8.0	9.5	11.1		
NOTE: QUANTITIES ARE BASED ON SAME SIZE STRAIGHT AND A-F FLANGE ANCHORS. PIPE EXTERIOR TO END AND EXIT FROM.												
</												

QUANTITIES FOR CONCRETE MANHOLE BOX BASE

Computer File Information			
Creation Date:	07/04/12	Initials:	DD
Last Modification Date:	07/04/12	Initials:	LTA
Full Path: www.coloradodot.info/business/designsupport			
Drawing File Name: M06040200103.dgn			
CAD Ver.:	MicroStation V8	Scale:	Not to Scale
		Units:	English

Sheet Revisions	
Date:	Comments

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

MANHOLES

Issued By: Project Development Branch July 4, 2012

STANDARD PLAN NO.

M-604-20

Sheet No. 1 of 3

Computer File Information		
Creation Date: 07/04/12	Initials: DD	
Last Modification Date: 07/04/12	Initials: LTA	
Full Path: www.coloradodot.info/business/designsupport		
Drawing File Name: M06040200203.dgn		
CAD Ver.: MicroStation V8	Scale: Not to Scale	Units: English

Sheet Revisions	
Date:	Comments

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

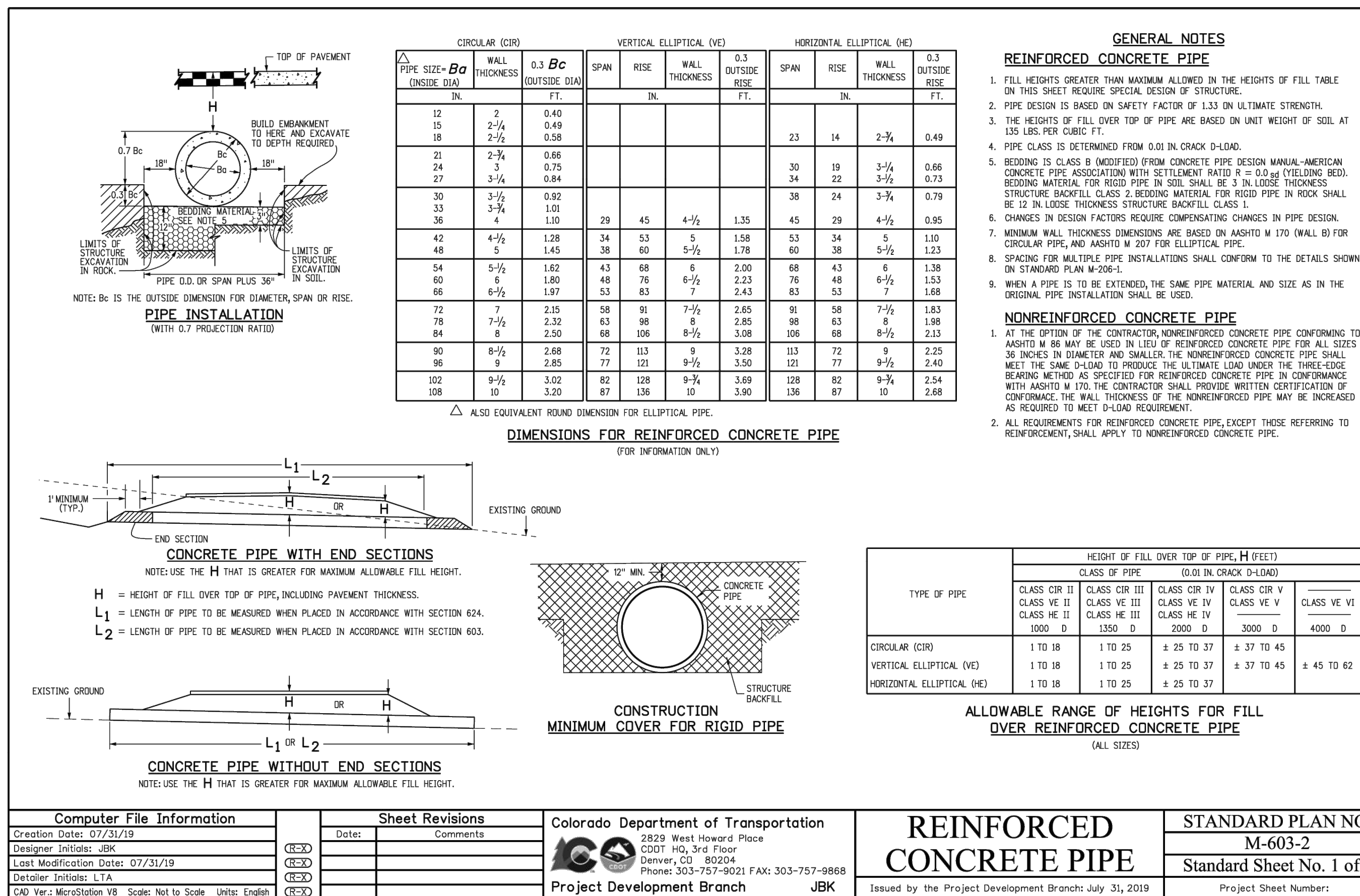
MANHOLES

Issued By: Project Development Branch July 4, 2012

STANDARD PLAN NO.

M-604-20

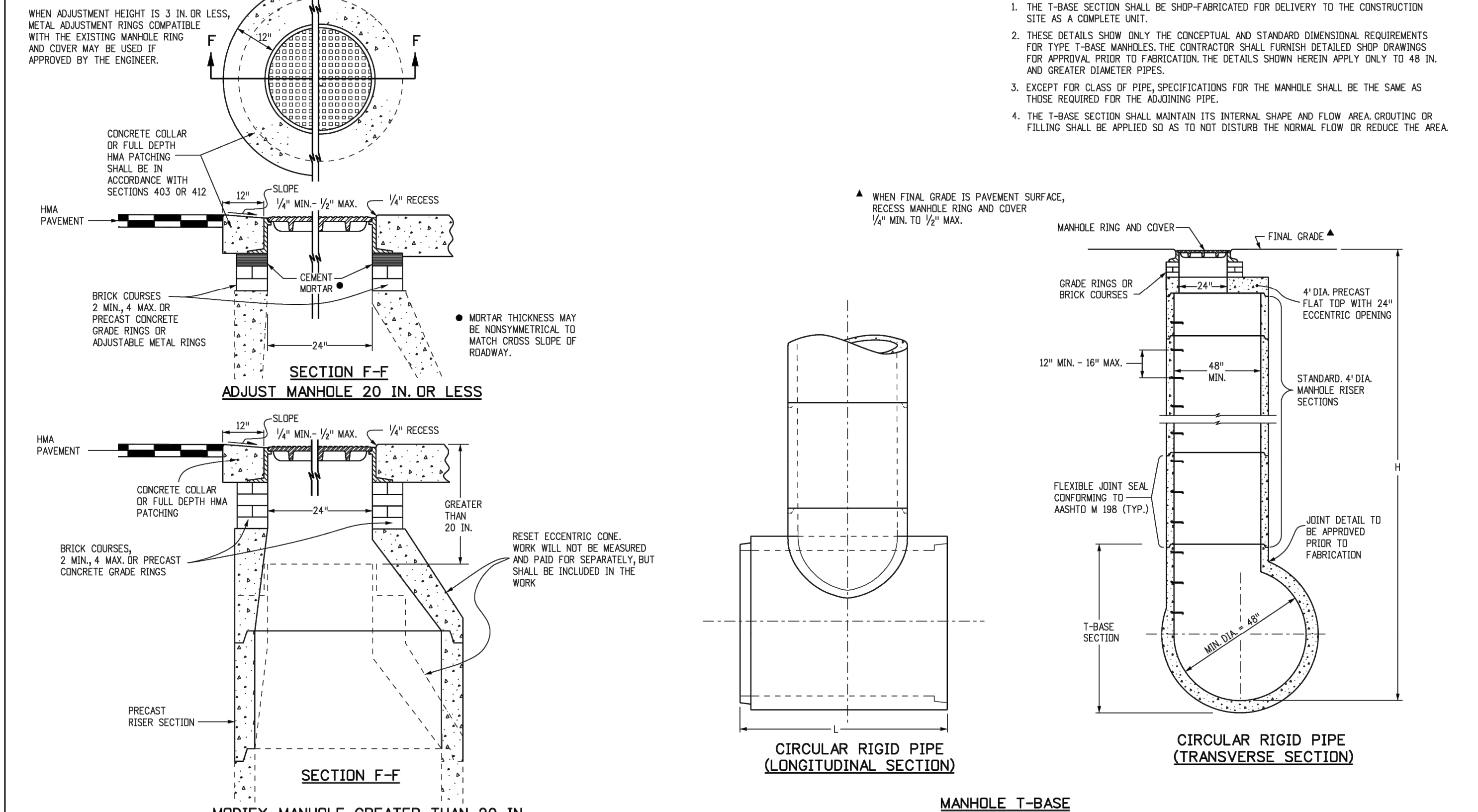
Sheet No. 2 of 3

[illegible]

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

ALLOWABLE RANGE OF HEIGHTS FOR FILL OVER REINFORCED CONCRETE PIPE

(ALL SIZES)



Computer File Information			
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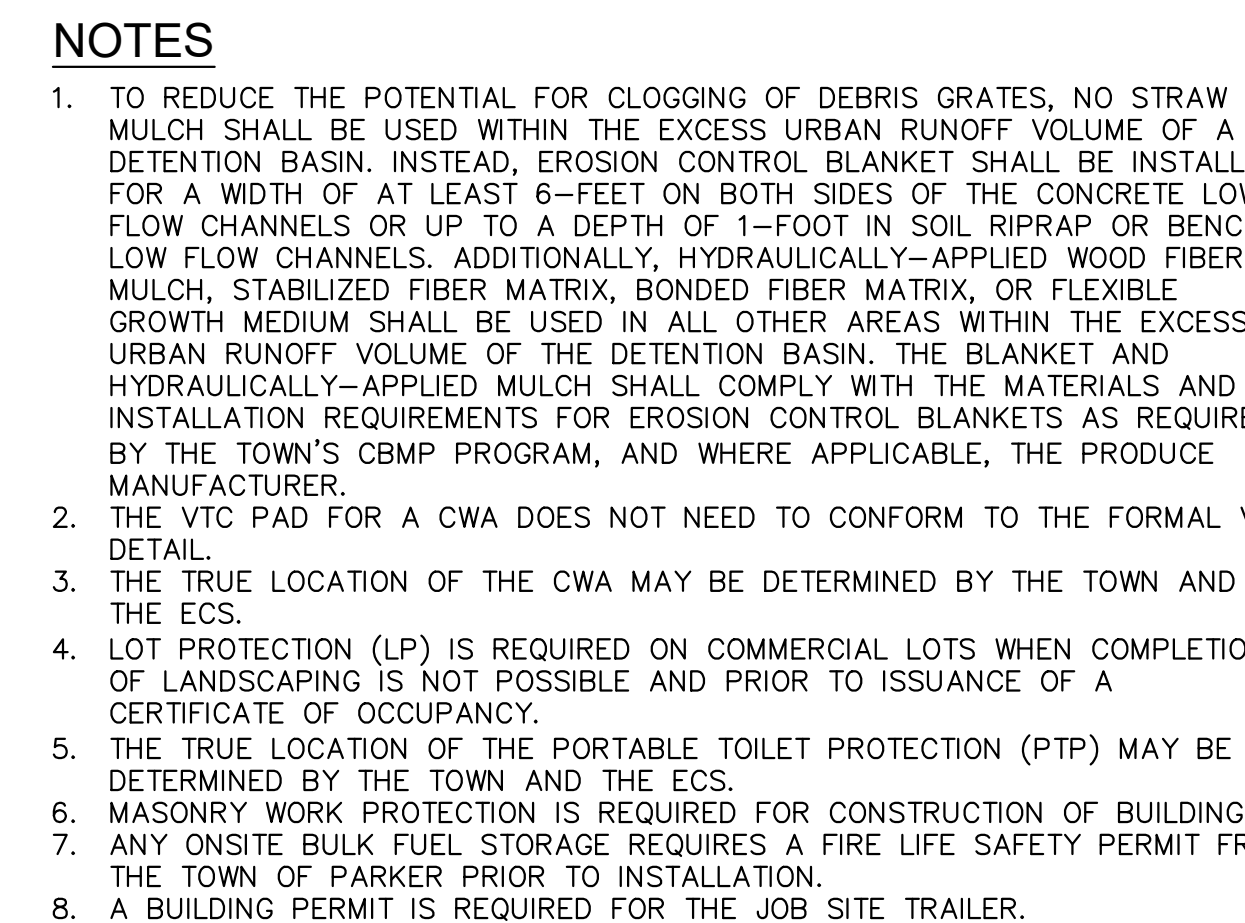
MANHOLES

Issued By: Project Development Branch July 4, 2012

STANDARD PLANO NO.

M-604-20

Sheet No. 3 of 3

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PHASED BMP IMPLEMENTATION – INITIAL PHASE

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

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

PHASED BMP IMPLEMENTATION – INTERIM PHASE

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

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

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

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

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

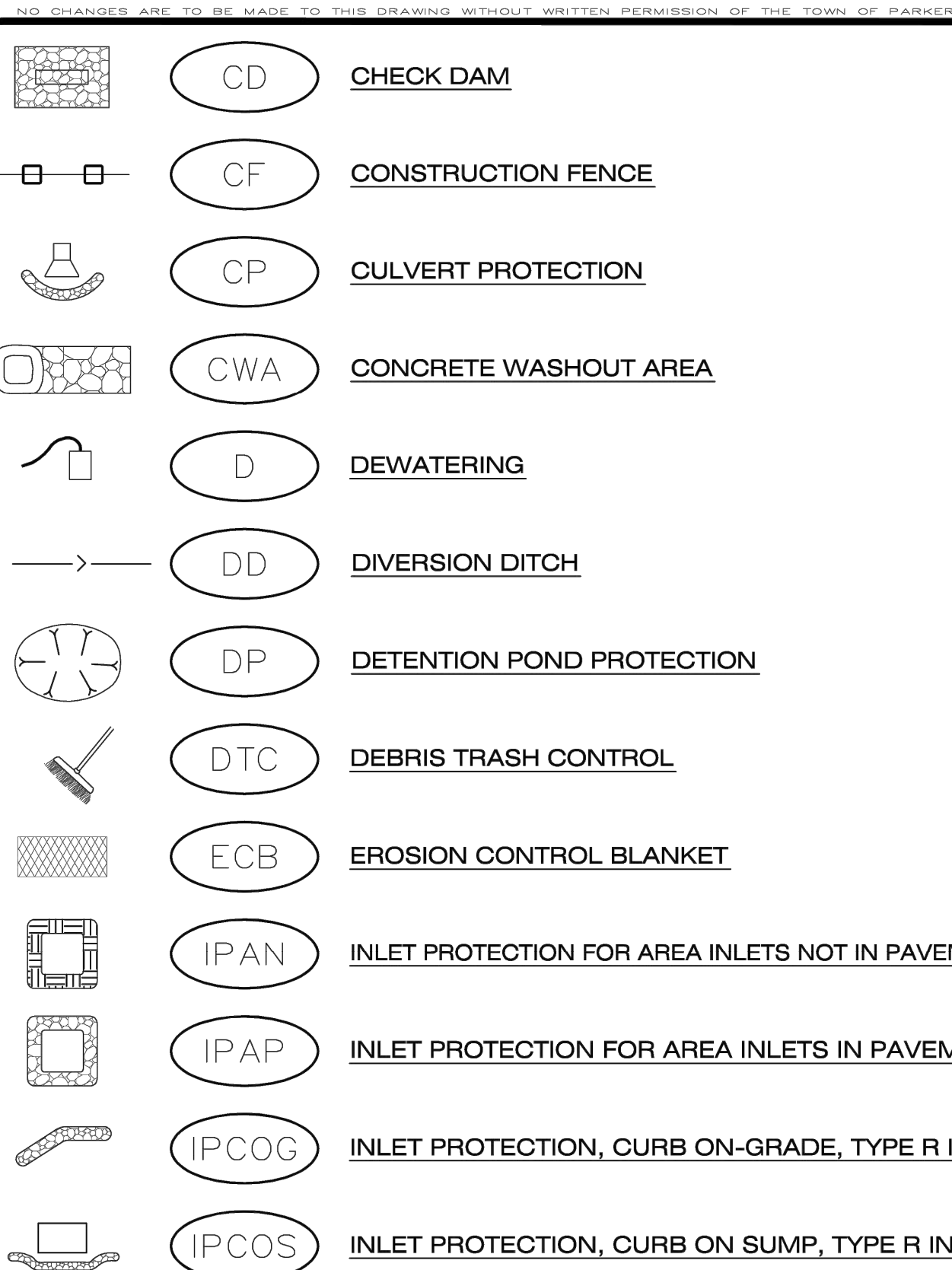
PHASED BMP IMPLEMENTATION – FINAL PHASE

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

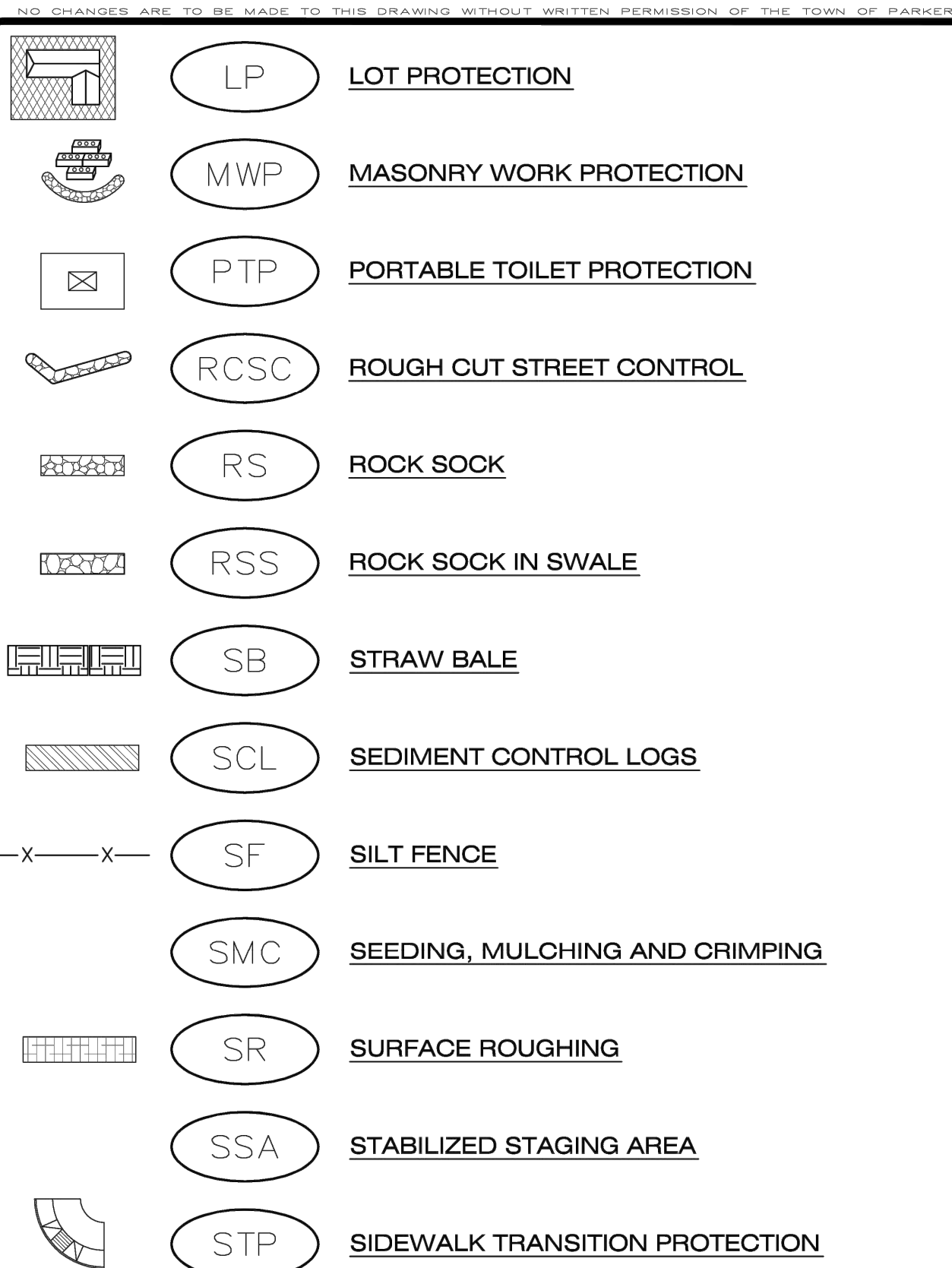
- 1.INSTALL DRY UTILITIES AND SET TRANSFORMERS AND METER BANKS IN COORDINATION WITH XCEL ENERGY AND IREA.
- 2.PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
- 3.UPON COMPLETION OF STORM DRAINAGE SYSTEM, CONTRACTOR SHALL ESTABLISH DETAILED CONSTRUCTION OF DRAINAGE FACILITIES.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

CONTRACTOR NOTE:

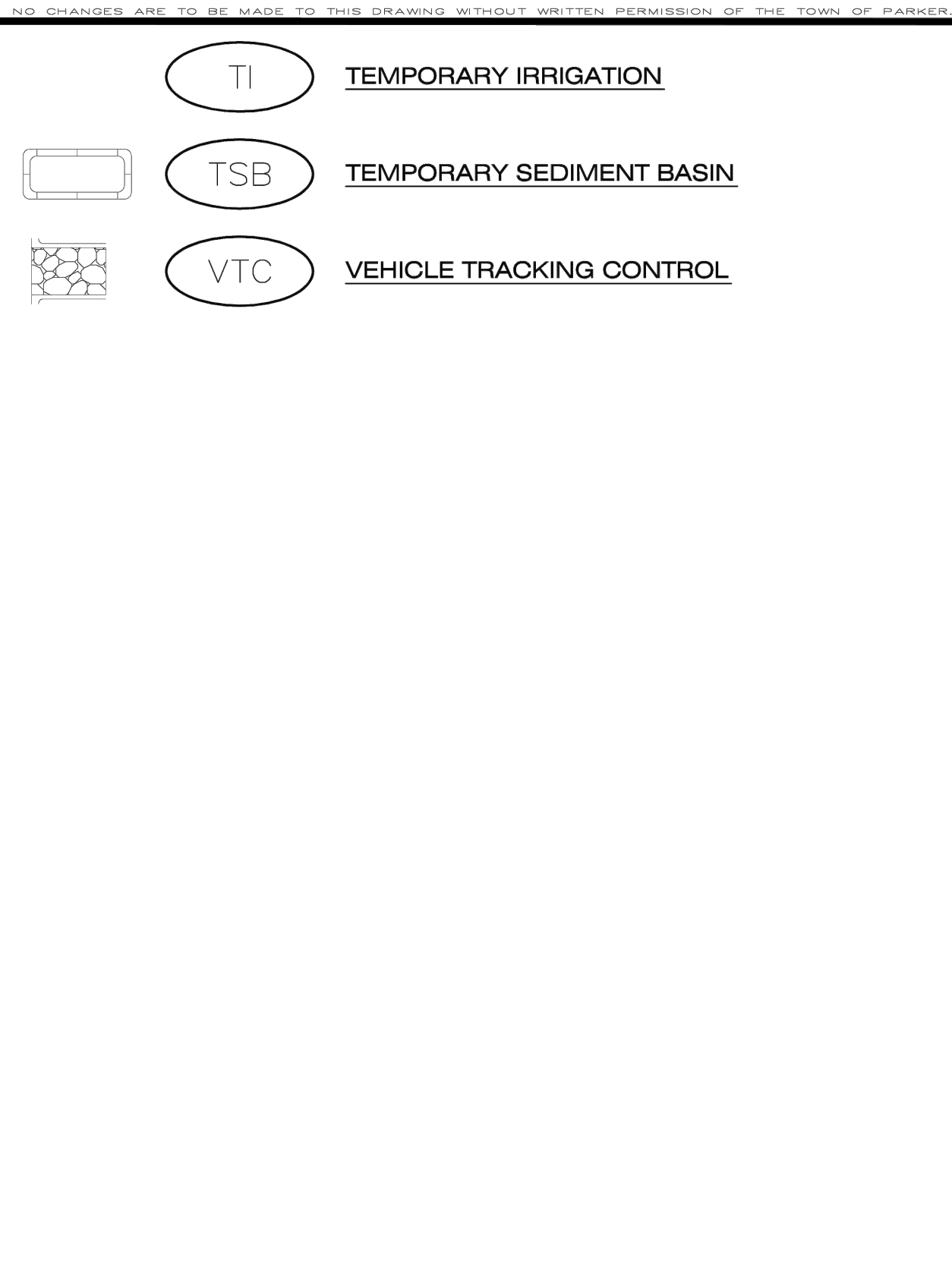
- 1, CONTRACTOR SHALL OBTAIN STATE STORMWATER PERMIT PRIOR TO CONSTRUCTION.



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



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



25. ALL CHEMICAL OR HAZARDOUS MATERIAL SPILLS, INCLUDING CONCRETE WASHOUT WATER, WHICH MAY ENTER WATERS OF THE STATE OF COLORADO, WHICH INCLUDES BUT ARE NOT LIMITED TO, SURFACE WATER, GROUND WATER, DRY GULLIES OR STORM SEWERS LEADING TO SURFACE WATER, SHALL BE IMMEDIATELY REPORTED TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE) PER 25-8-101 AND THE TOWN OF PARKER. RELEASES OF PETROLEUM PRODUCTS AND CERTAIN HAZARDOUS SUBSTANCES LISTED UNDER THE FEDERAL CLEAN WATER ACT (40 CFR PART 116) MUST BE REPORTED TO THE NATIONAL RESPONSE CENTER AND THE CDPHE. SPILLS THAT POSE AN IMMEDIATE SAFETY HAZARD SHALL BE REPORTED TO 911.
26. THE CLEANING OF CONCRETE TRUCKS AND EQUIPMENT IS RESTRICTED TO THE APPROVED CONCRETE WASHOUT LOCATION ON THE JOB SITE. CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO STATE WATERS OR STORM SEWER SYSTEMS.
27. VEHICLE AND EQUIPMENT DEGREASING IS PROHIBITED ON THE JOB SITE.
28. ALL DEWATERING ON SITE SHALL BE COORDINATED WITH THE TOWN'S INSPECTOR. A STATE PERMIT MAY BE REQUIRED FOR DEWATERING. THE EROSION CONTROL SUPERVISOR IS RESPONSIBLE FOR OBTAINING AND ADHERING TO ALL APPLICABLE PERMITS.
29. HYDRAULIC SEEDING AND/OR HYDRAULIC MULCHING ARE ONLY ALLOWED IN AREAS UNDER TEMPORARY OR PERMANENT IRRIGATION OR FOR THE PURPOSE OF TEMPORARY SOIL STABILIZATION.
30. APPLICABLE CONSTRUCTION BMP'S SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL ALL LANDSCAPING HAS BEEN INSTALLED AND THE DESIRABLE VEGETATION HAS REACHED A POINT IN WHICH EROSION AND SEDIMENTATION IS NO LONGER A CONCERN AS DETERMINED BY THE TOWN'S INSPECTOR.
31. GRADING SECURITY RELEASE REQUIREMENTS:
 - 1) DEVELOPABLE PROPERTY: IN ORDER FOR THE GRADING SECURITY TO BE RELEASED, THE SITE MUST MEET ITEMS A-H OR ITEM I (BELOW).
 - A. ALL SOIL-DISTURBING ACTIVITIES ASSOCIATED WITH THE GRADING PERMIT HAVE PERMANENTLY CEASED.
 - B. UNIFORM PERENNIAL VEGETATION COVER HAS BEEN ESTABLISHED WITH AN INDIVIDUAL PLANT DENSITY OF AT LEAST SEVENTY PERCENT (70%) OF PRE-DISTURBANCE LEVELS.
 - C. ALL CBMP'S HAVE BEEN PROPERLY REMOVED FROM THE SITE.
 - D. IF ANY EROSION IS PRESENT, IT IS INSIGNIFICANT AND IS NOT LEAVING THE SITE AND/OR LEADING INTO ANY ON-SITE DRAINAGE INFRASTRUCTURE THAT MAY CONVEY SURFACE WATER OFF SITE.
 - E. WEEDS REPRESENT NO MORE THAN FIFTY PERCENT (50%) OF THE TOTAL VEGETATION ON THE SITE.
 - F. NO WEEDS ARE PRESENT FROM LIST A OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
 - G. THE SITE IS PREDOMINANTLY FREE OF WEEDS FROM LIST B OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
 - H. WEEDS ARE EVENLY DISTRIBUTED THROUGHOUT THE SITE WITH NO LARGE CONCENTRATIONS PRESENT.
 - I. A NEW GRADING PERMIT AND REPLACEMENT SECURITY HAS BEEN SUBMITTED AND APPROVED FOR THE APPLICABLE SITE OR ASSIGNMENT AS PROVIDED BY SECTION 11.0.150 OF THE TOWN OF PARKER MUNICIPAL CODE. IT IS THE PROPERTY OWNER'S OBLIGATION AT THE TIME OF CLOSING TO ENSURE THAT THE NEW SITE OWNER HAS PROVIDED THE TOWN WITH A REPLACEMENT SECURITY.

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

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

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

C. EROSION IS NEGLIGIBLE, IF EVEN PRESENT.

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

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

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

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

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

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

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

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

DEFINITIONS:

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

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

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

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

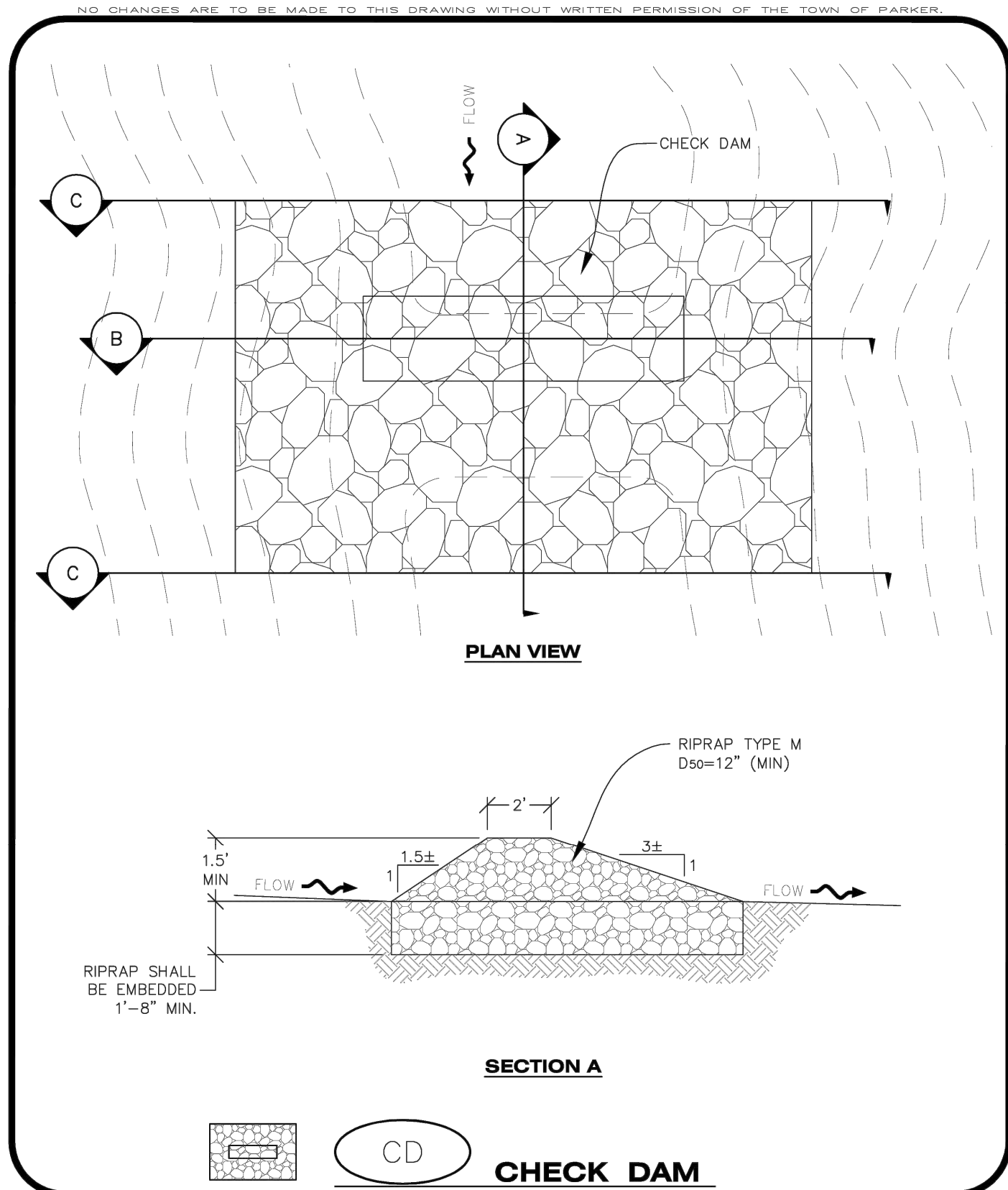
34. THE TOWN OF PARKER RESERVES THE RIGHT TO ALLOW MODIFICATIONS AND SUBSTITUTIONS TO THE CBMP NOTES AND DETAILS WHEN SUCH MODIFICATIONS AND SUBSTITUTIONS OFFER THE SAME LEVEL OF PROTECTION AS THE STANDARD REQUIREMENTS BASED UPON THE SPECIFIC SITUATION, AS DETERMINED BY TOWN STAFF. DUE TO THE INSIGNIFICANCE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



CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

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NOTES

4 OF 4
Oct. 2013

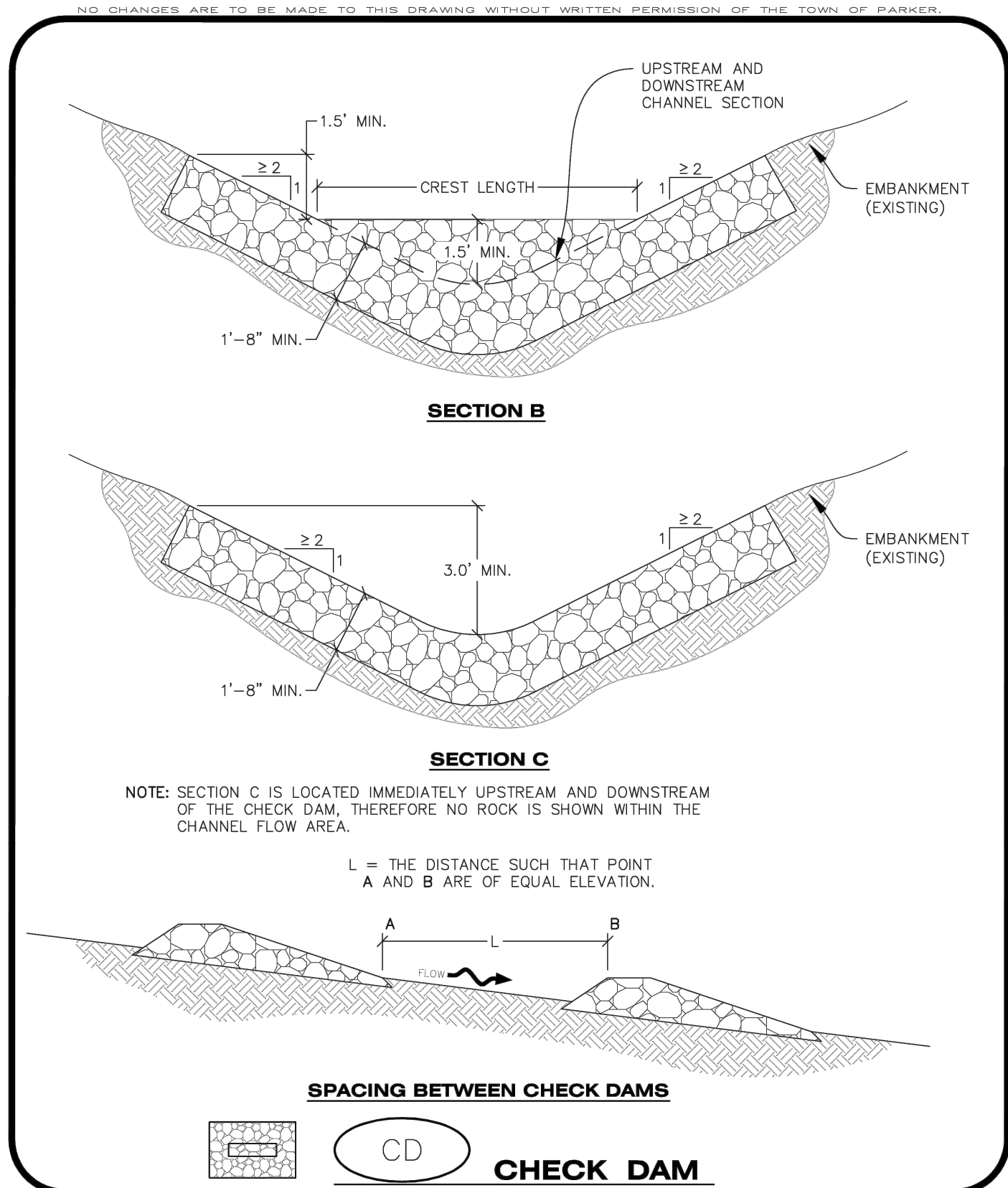




CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

CD

1 OF 3
Oct. 2013





CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

CD

2 OF 3
Oct. 2013

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CHECK DAM INSTALLATION NOTES

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

CHECK DAM INSPECTION AND MAINTENANCE NOTES

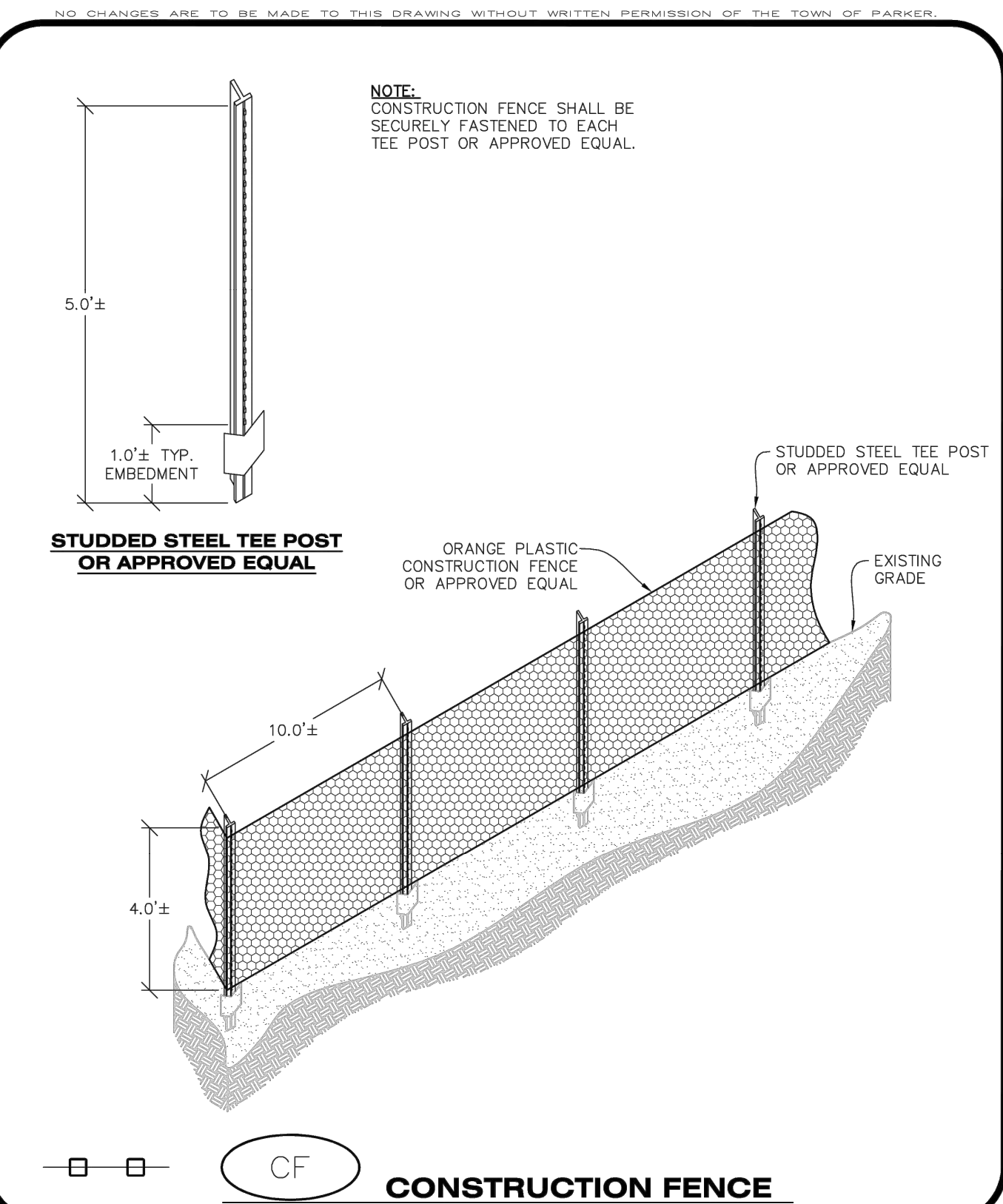
- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CHECK DAMS.
- ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 THE HEIGHT OF THE CREST OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
- CHECK DAMS SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE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



CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

CD

3 OF 3
Oct. 2013





CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

CF

1 OF 2
Oct. 2013

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CONSTRUCTION FENCE INSTALLATION NOTES

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

CONSTRUCTION FENCE INSPECTION AND MAINTENANCE NOTES

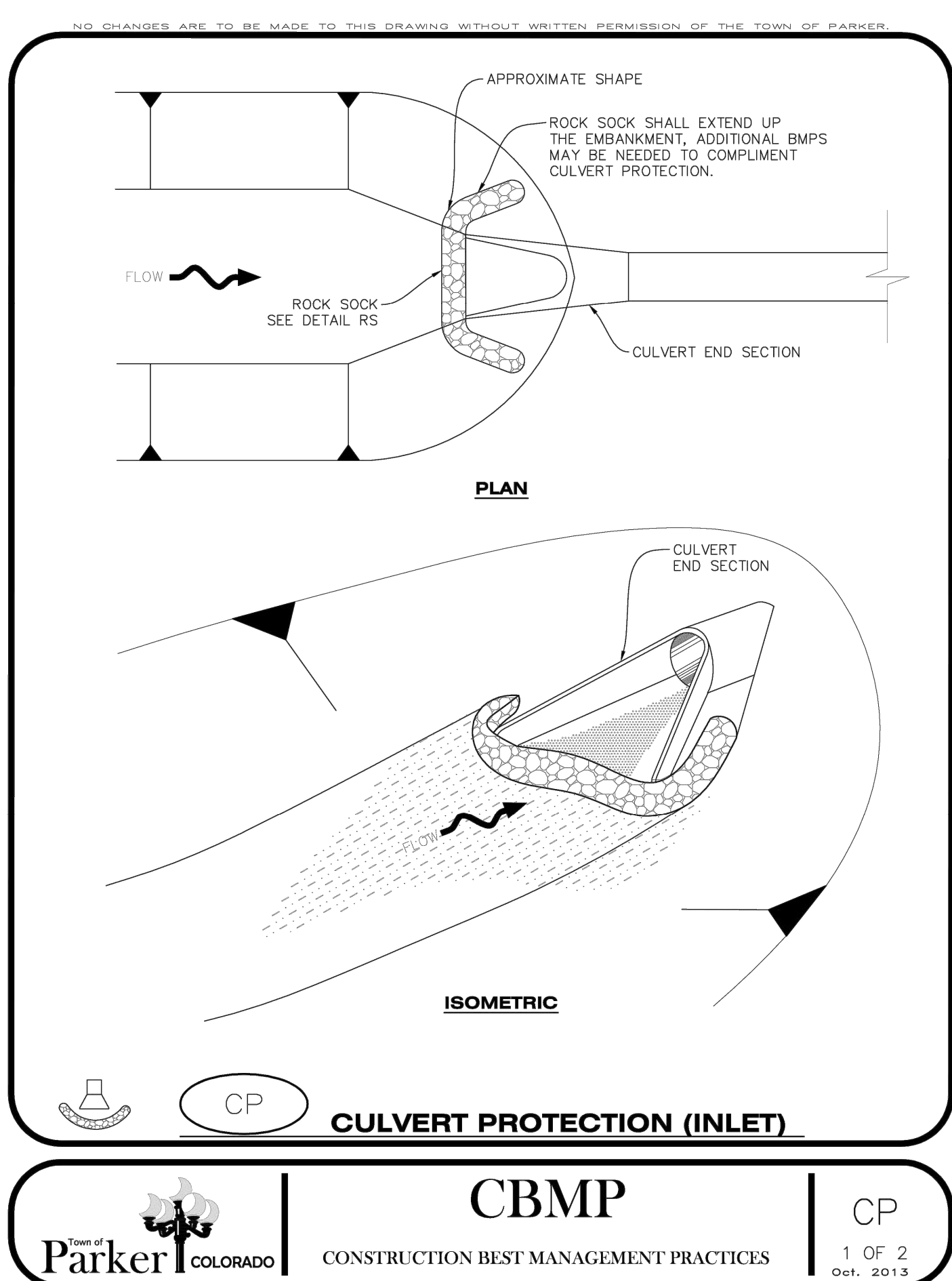
- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CONSTRUCTION FENCE AND MAKE ANY NECESSARY REPAIRS.
- CONSTRUCTION FENCE SHALL BE REPAIRED WHEN THE FENCING MATERIAL FALLS OUT OF COMPLIANCE WITH THE NOTES AND DETAILS.



CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

CF

2 OF 2
Oct. 2013





CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

CP

1 OF 2
Oct. 2013

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CULVERT PROTECTION (INLET) INSTALLATION NOTES

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

CULVERT PROTECTION (INLET) INSPECTION AND MAINTENANCE NOTES

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



CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

CP

2 OF 2
Oct. 2013

C1.18												
TITLE	CONSTRUCTION DOCUMENTS			DRAWN BY	MGS			PREPARED FOR:	PREPARED BY:			
LOT 2A, PARKER POINTE SUBDIVISION, FLING NO. 1, AMENDMENT NO. 1				STD ISSUE DATE				 McDonald's USA, LLC	 Kimley-Horn			
DESCRIPTION				REVIEWED BY	JMM							
CBMP DETAILS				DATE ISSUED	09/26/2024							
SITE ID	SITE ADDRESS								2 NORTH NEVADA AVENUE, SUITE 900, COLORADO SPRINGS, CO 80903			
51032	NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO								719-453-0180			
												

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

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

2 OF 2
Oct. 2013

REV	DATE
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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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NOTE:

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

NOTE:

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

ECB

EROSION CONTROL BLANKET (SLOPE)

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

ECB

1 OF 3
Oct. 2013

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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

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CONSTRUCTION BEST MANAGEMENT PRACTICES

DTC

2 OF 2
Oct. 2013

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NOTE:

WOOD STAKES SHALL BE INSTALLED SUCH THAT ONLY 1" IS EXPOSED ABOVE THE GROUND.

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

STAKING PATTERN

NOTE:

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

ECB

EROSION CONTROL BLANKET (CHANNEL)

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

ECB

2 OF 3
Oct. 2013

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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 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.

MANUFACTURER	PRODUCT NAME
NORTH AMERICAN GREEN	ST150
APPROVED EQUAL	APPROVED EQUAL

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

EROSION CONTROL BLANKET MAINTENANCE NOTES

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

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

ECB

3 OF 3
Oct. 2013

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AREA INLET WITH CONCRETE APRON PLAN VIEW

AREA INLET 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.

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

IPA

1 OF 1
Oct. 2013

TITLE	CONSTRUCTION DOCUMENTS	LOT 2A, PARKER POINTE SUBDIVISION, PLUNG NO. 1, AMENDMENT NO. 1
DESCRIPTION	CBMP DETAILS	
SITE ID	51032	NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO

PREPARED BY: **Kimley»Horn**

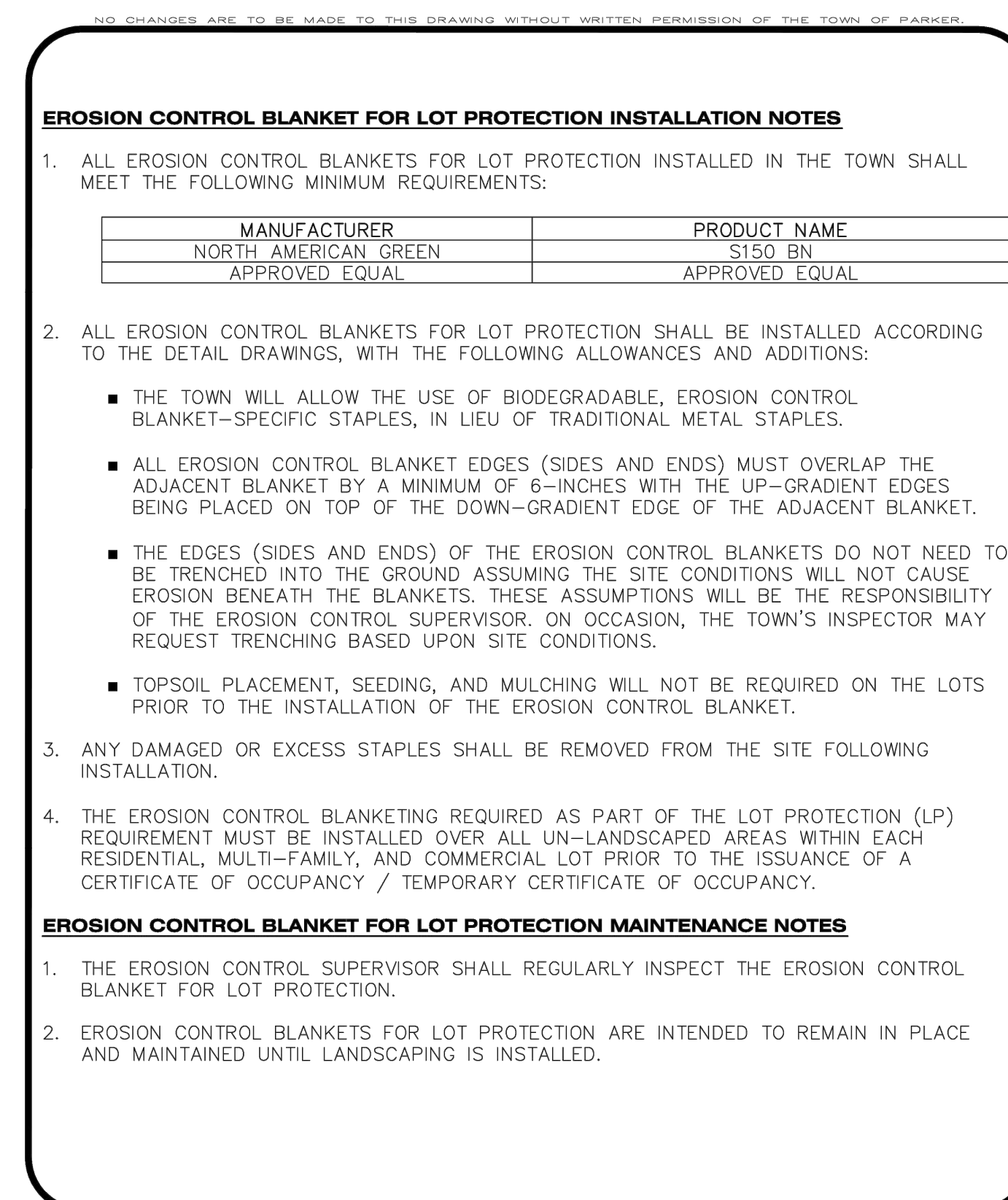
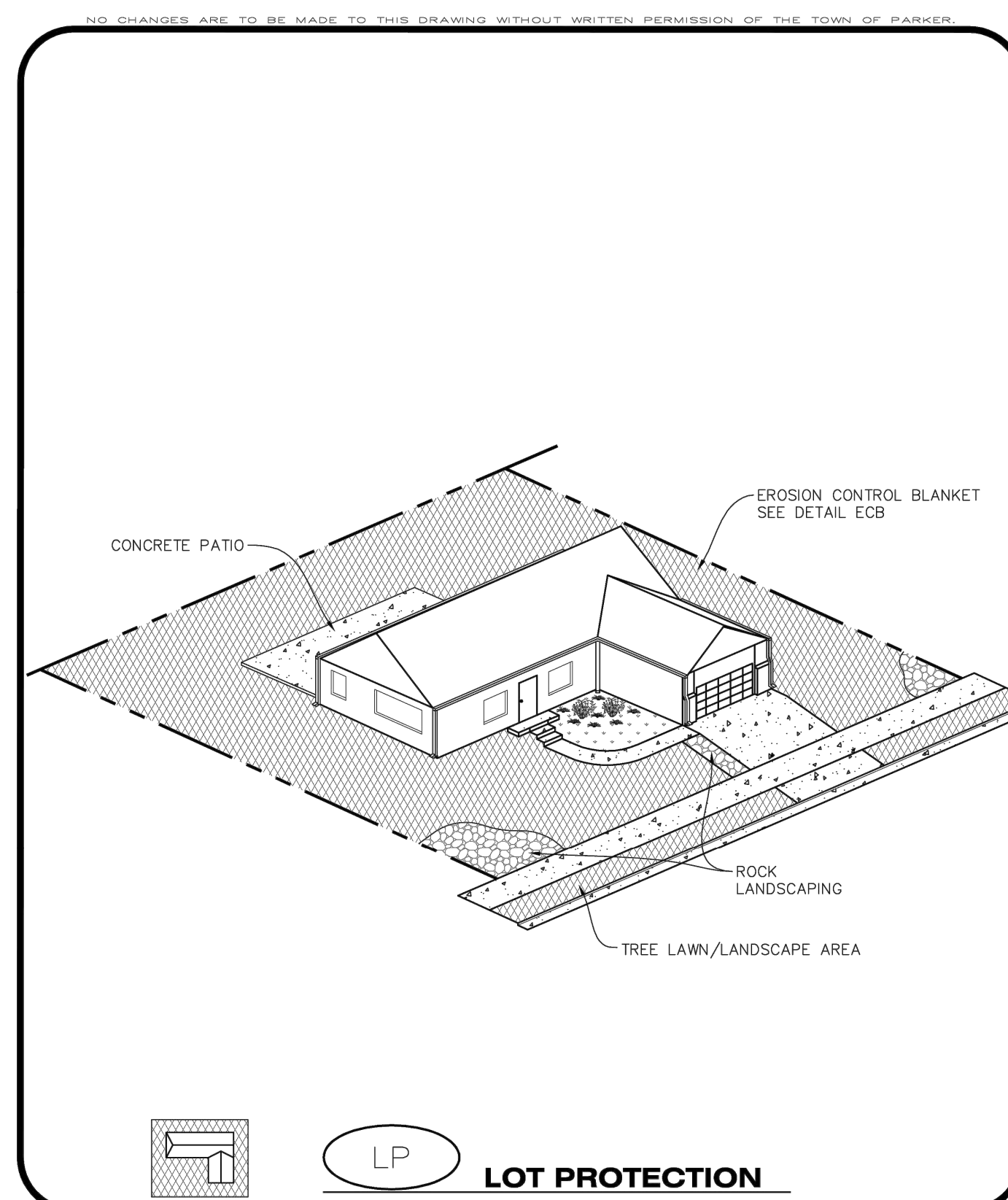
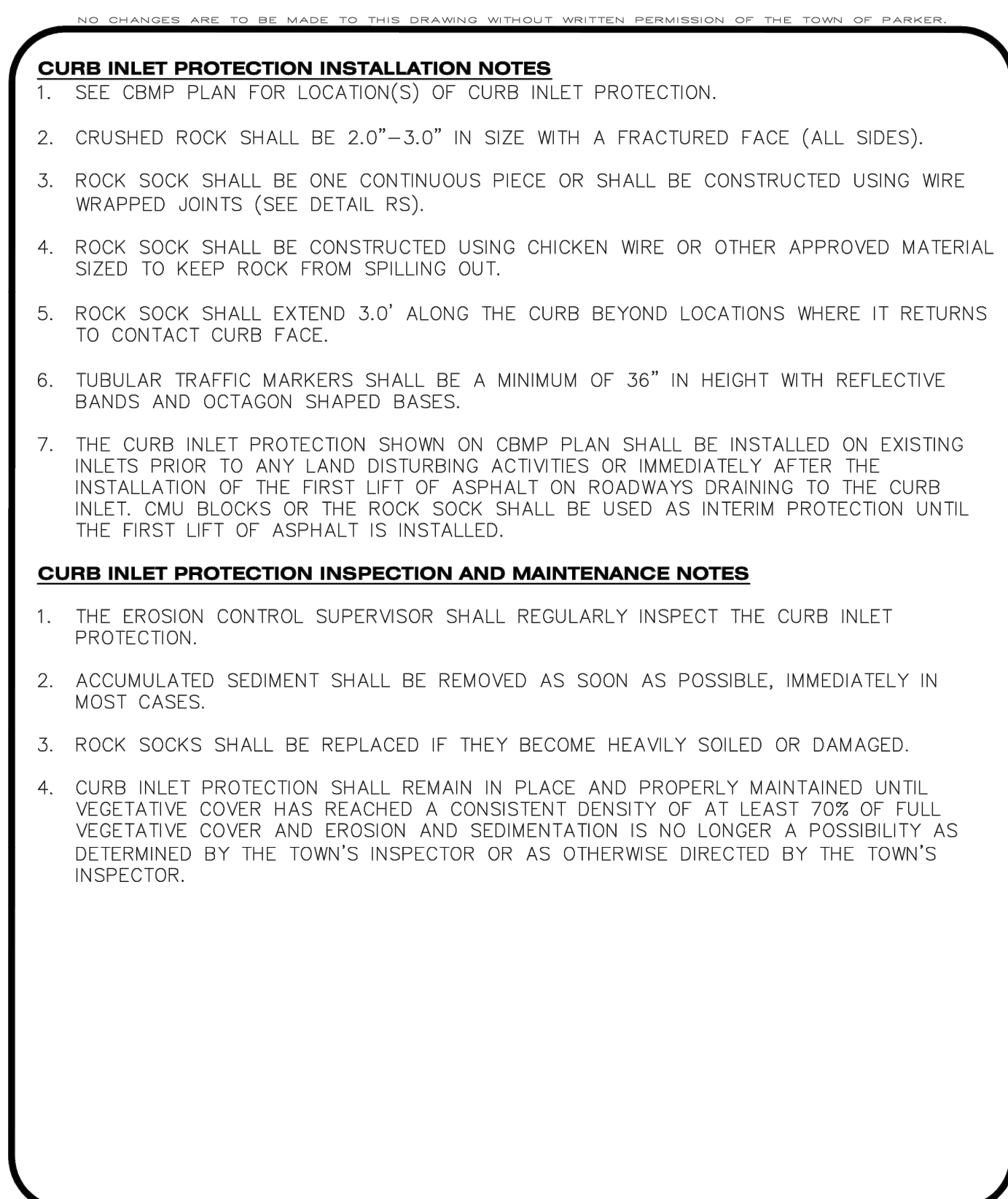
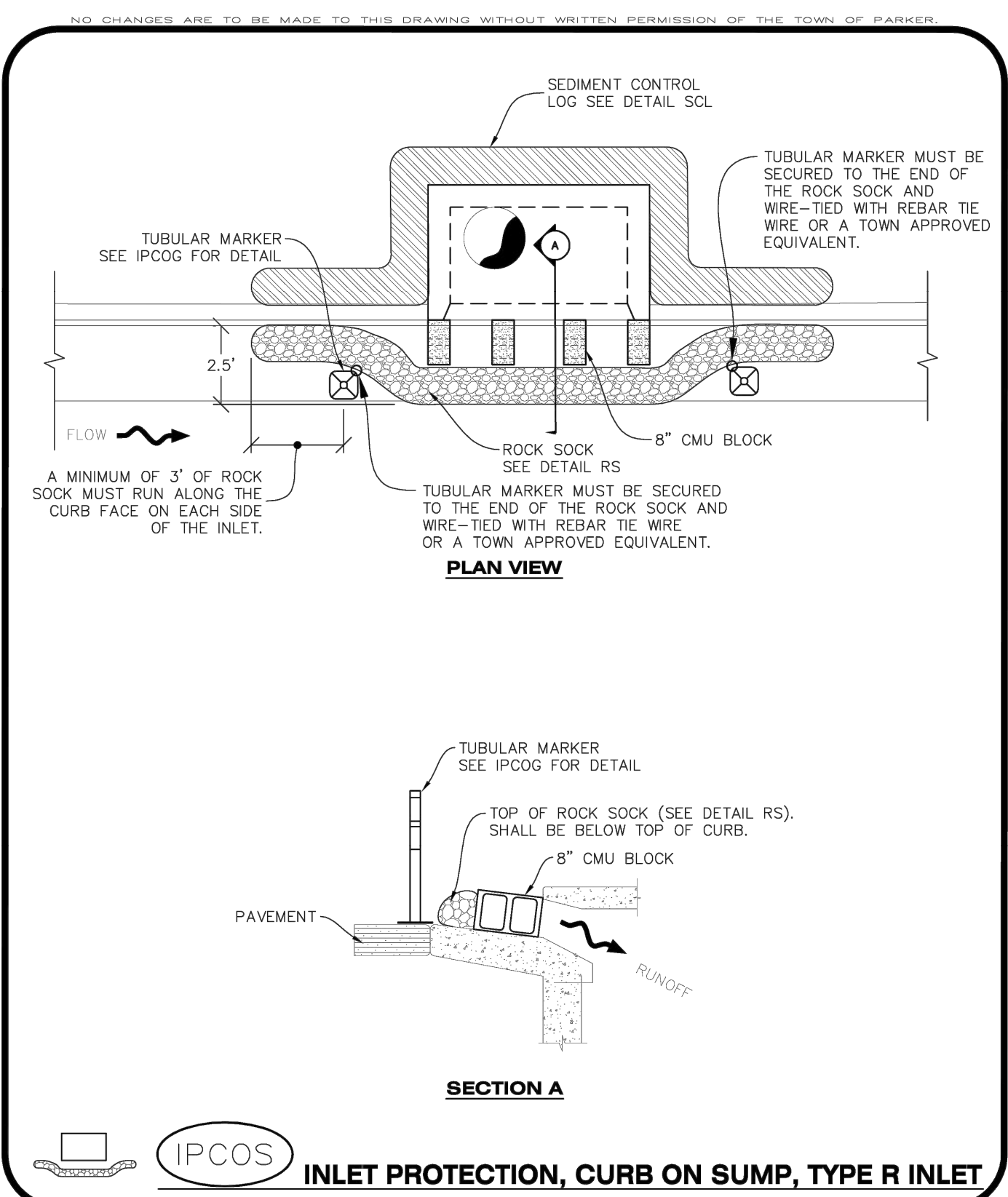
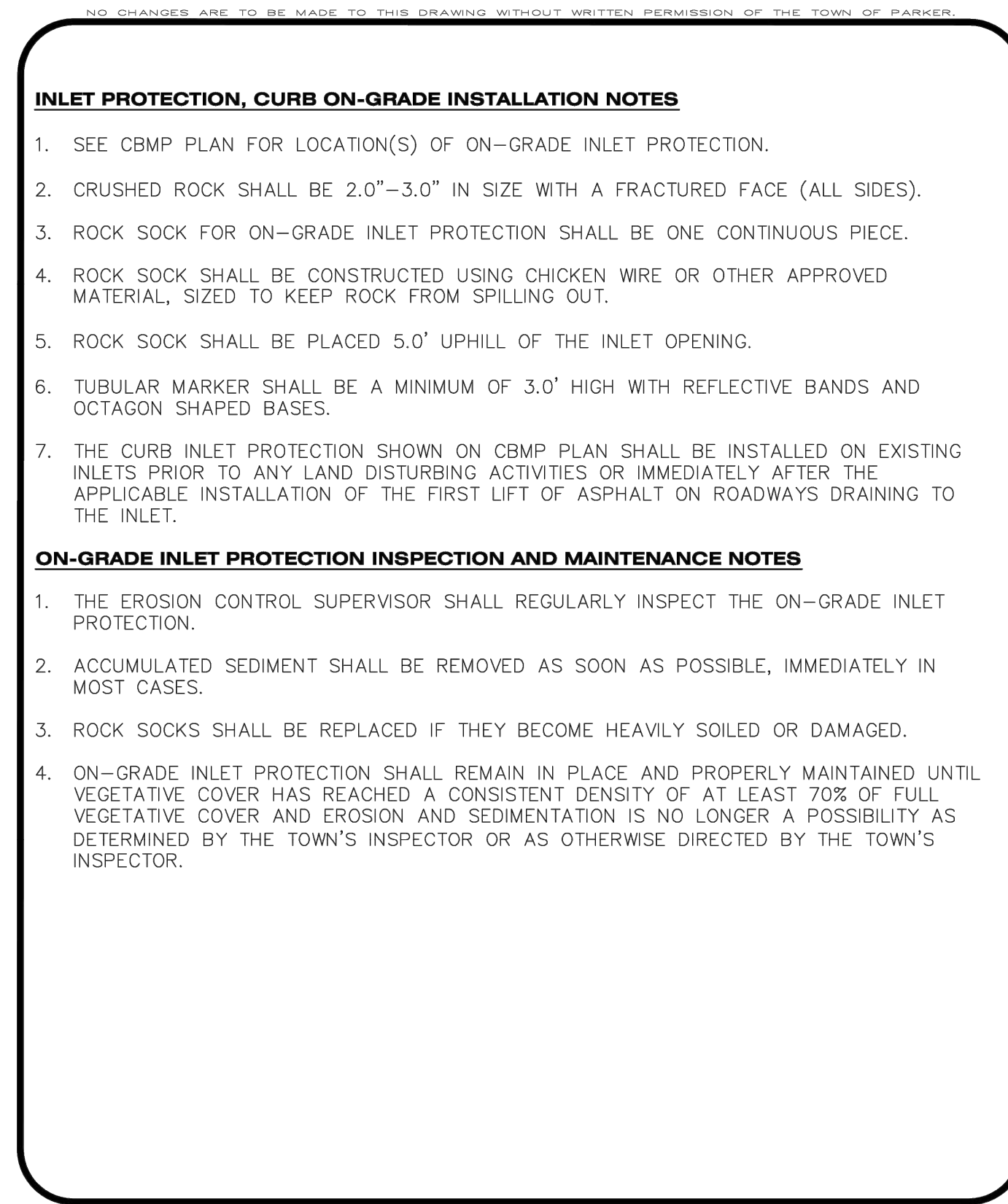
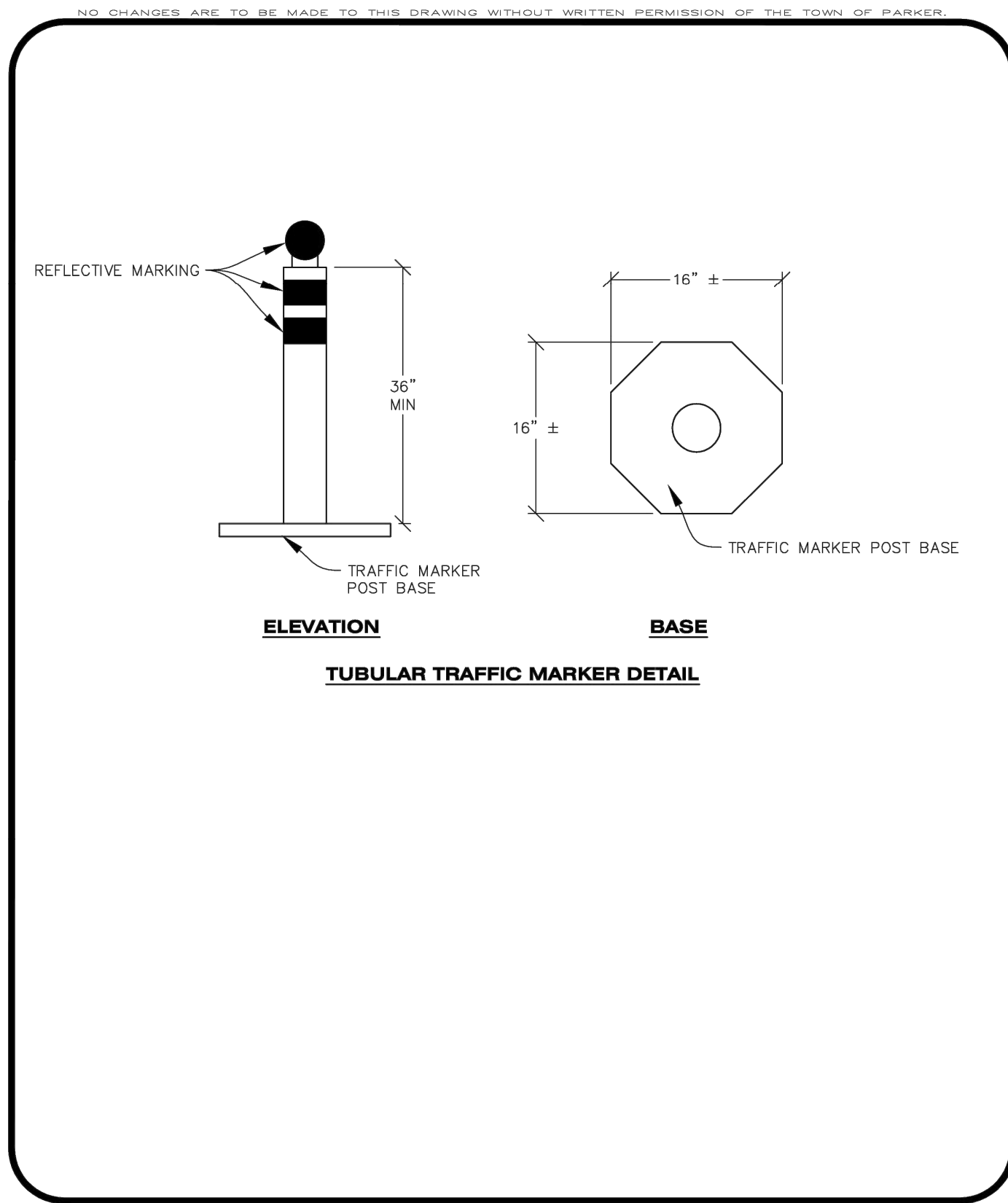
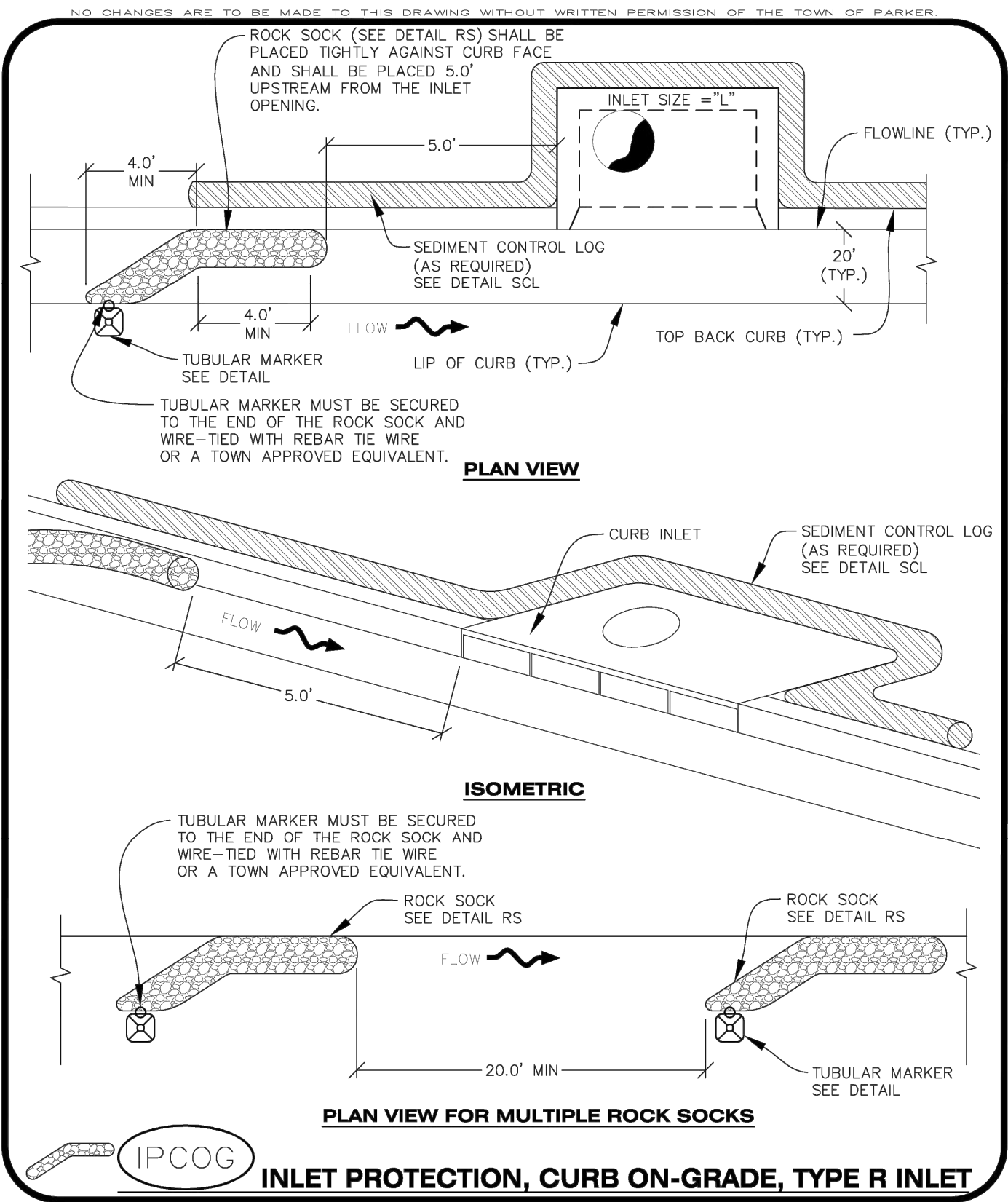
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719-453-0160

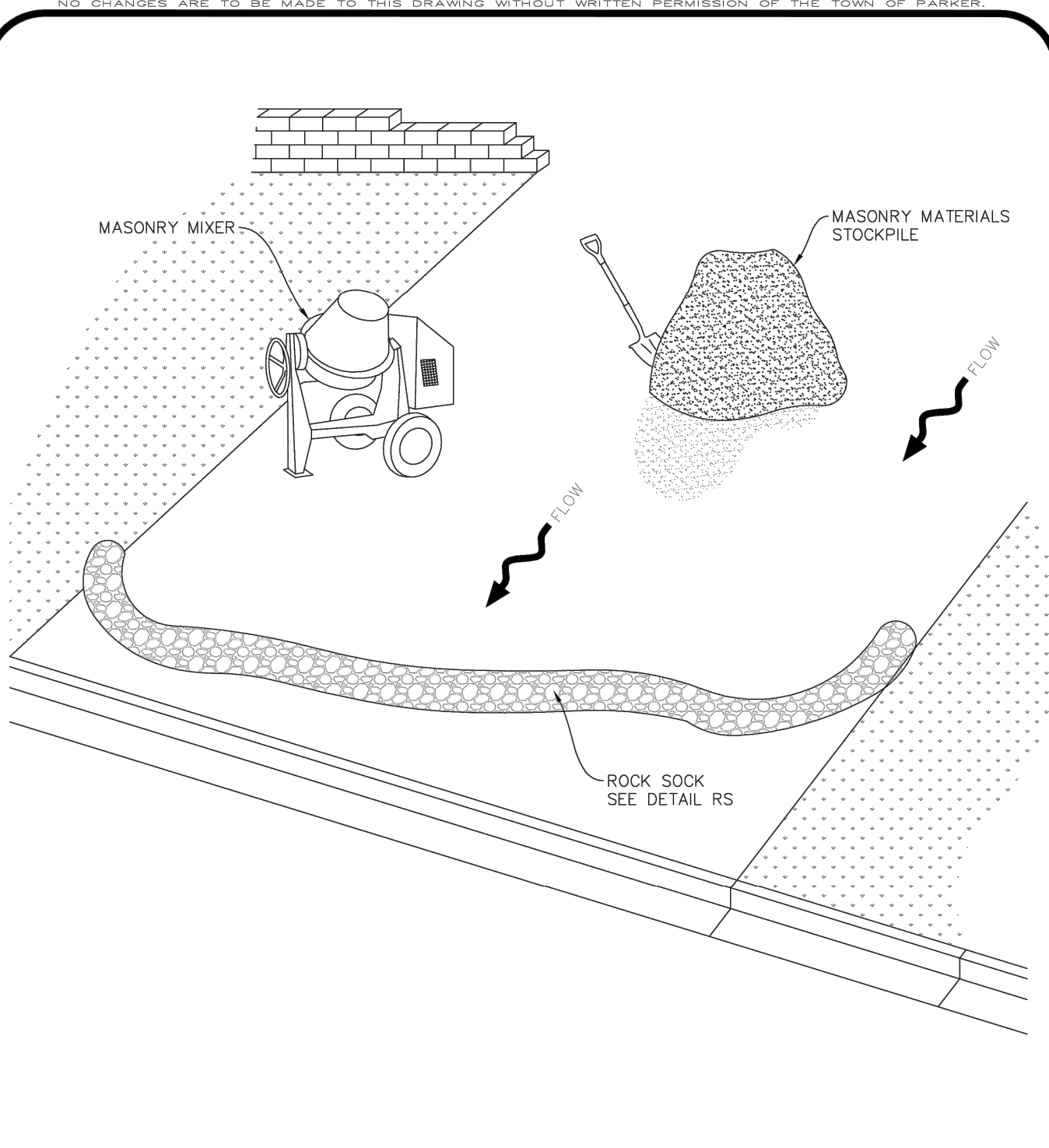
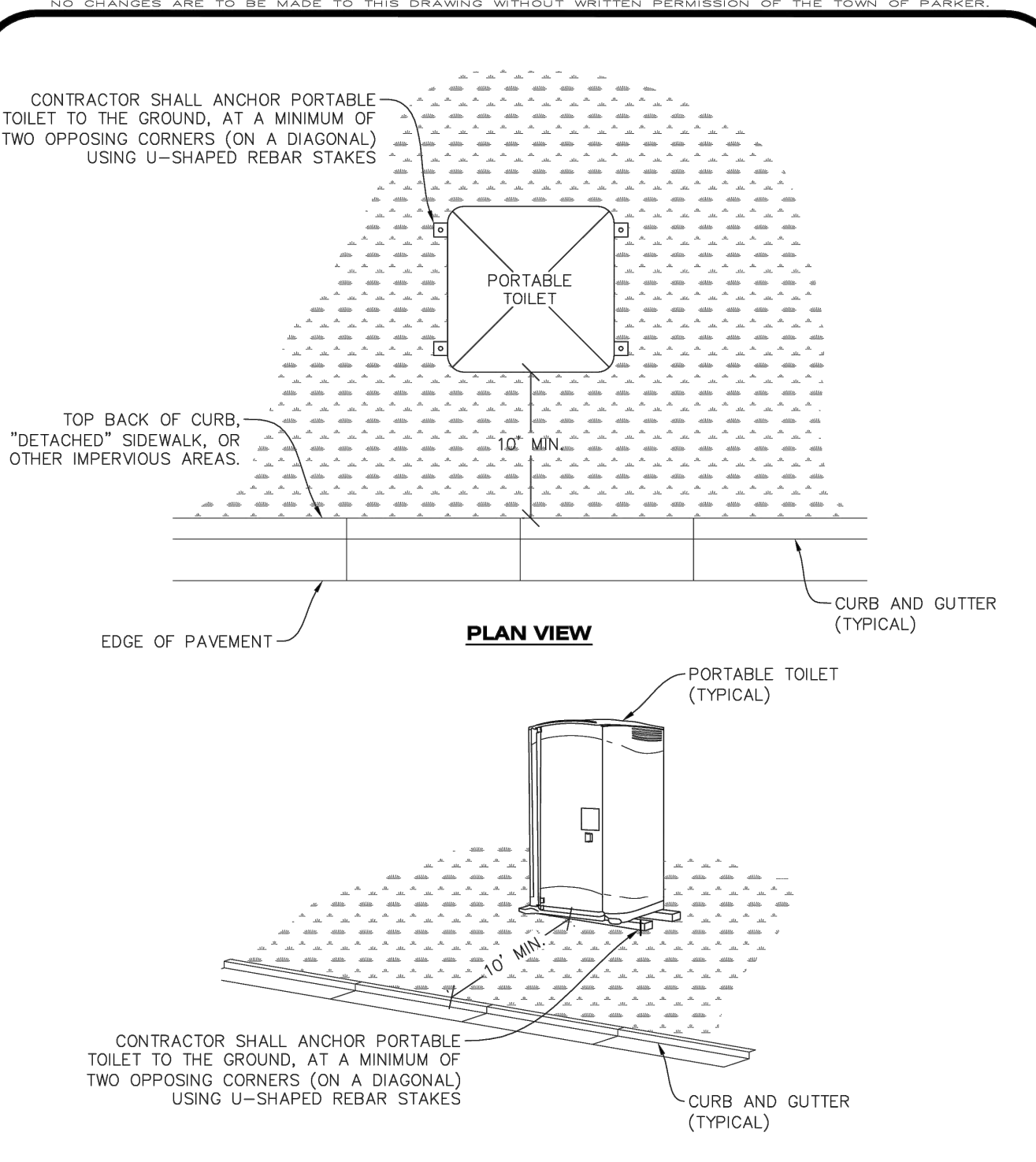
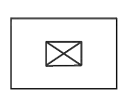
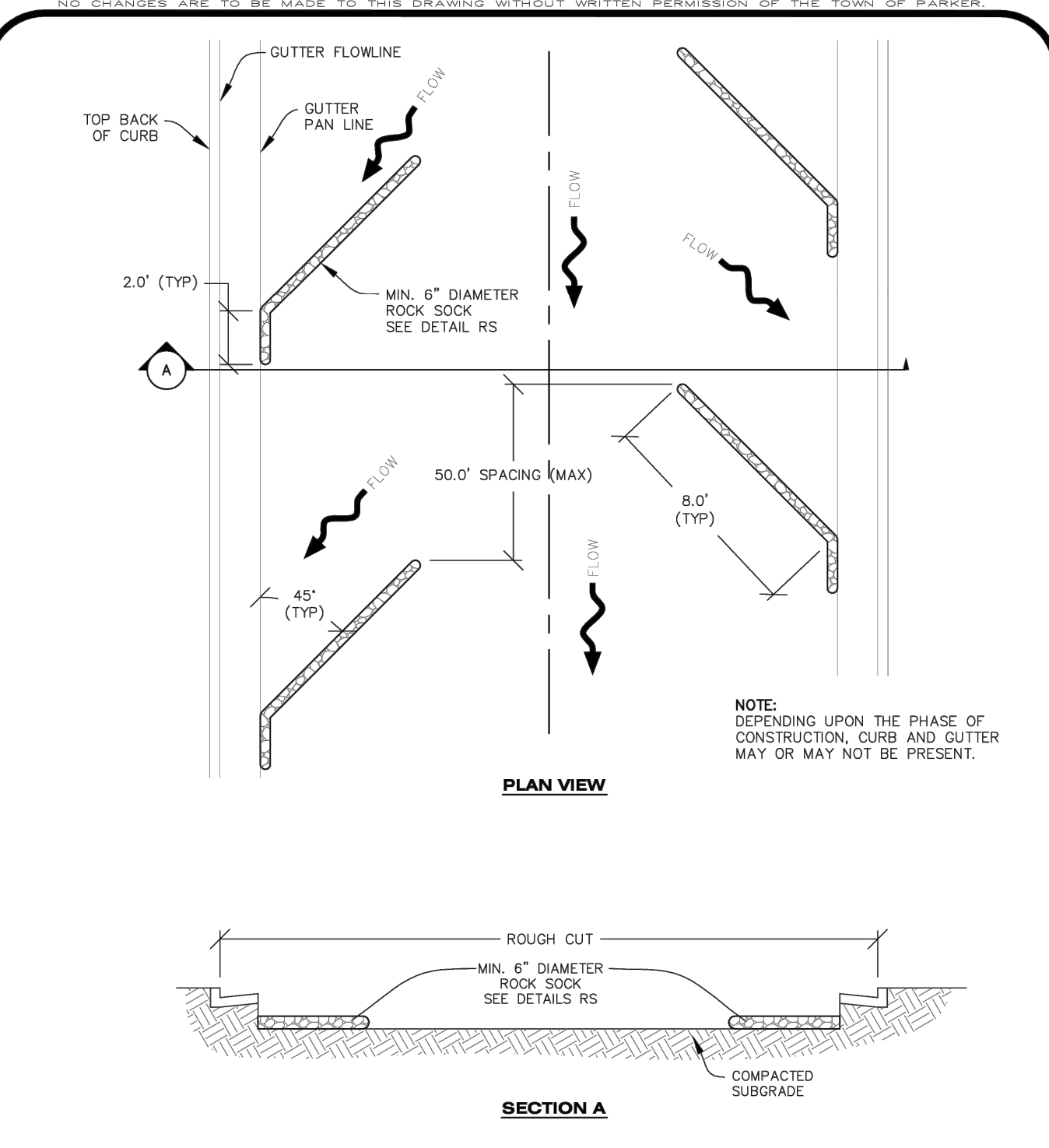
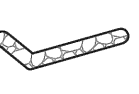
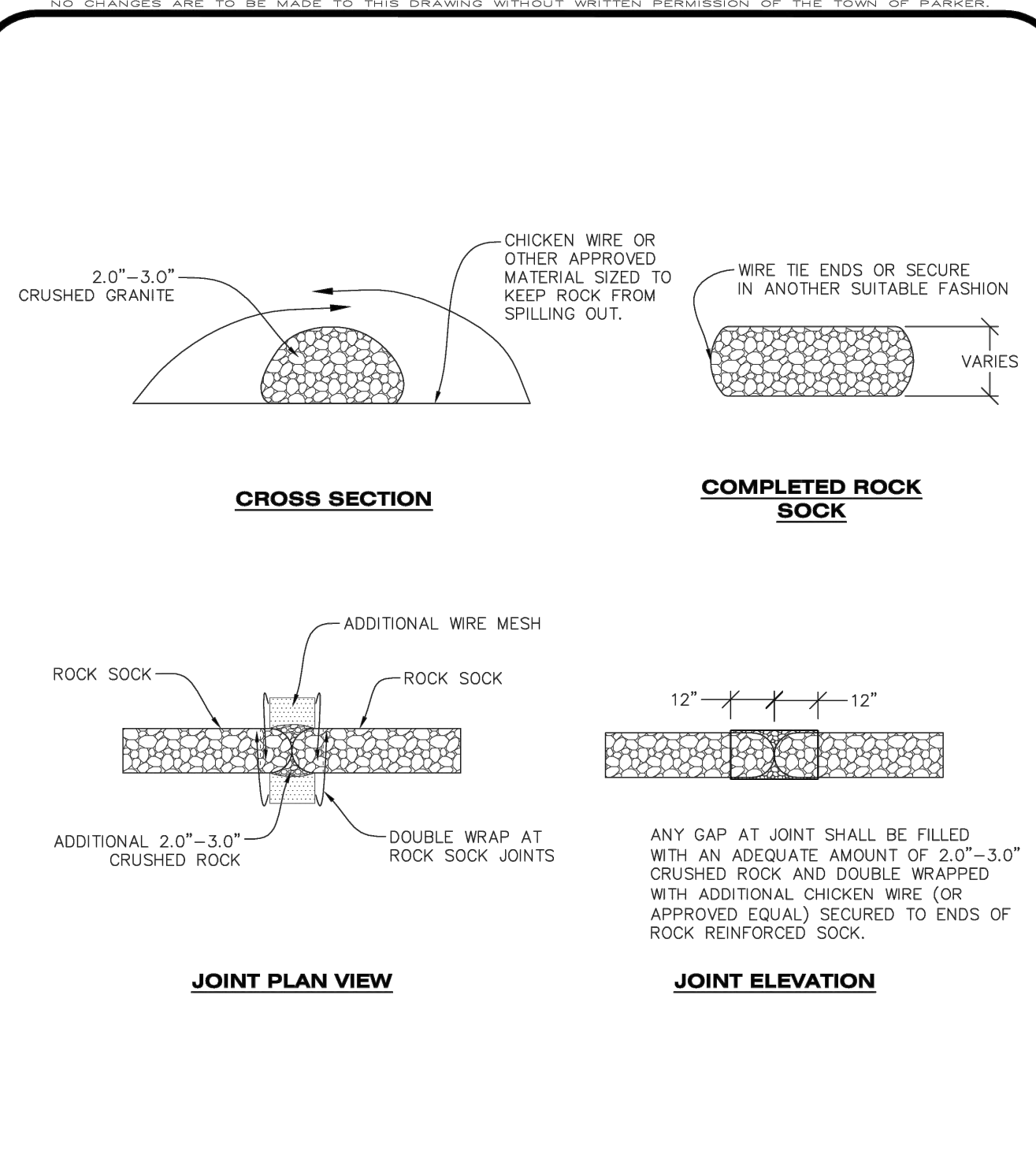
PROFESSIONAL ENGINEER
JESSICA JO MCCOY
59054
11/13/2024

DRAWN BY: MGS
STD ISSUE DATE
REVIEWED BY: JMM
DATE ISSUED: 09/26/2024

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

C1.20



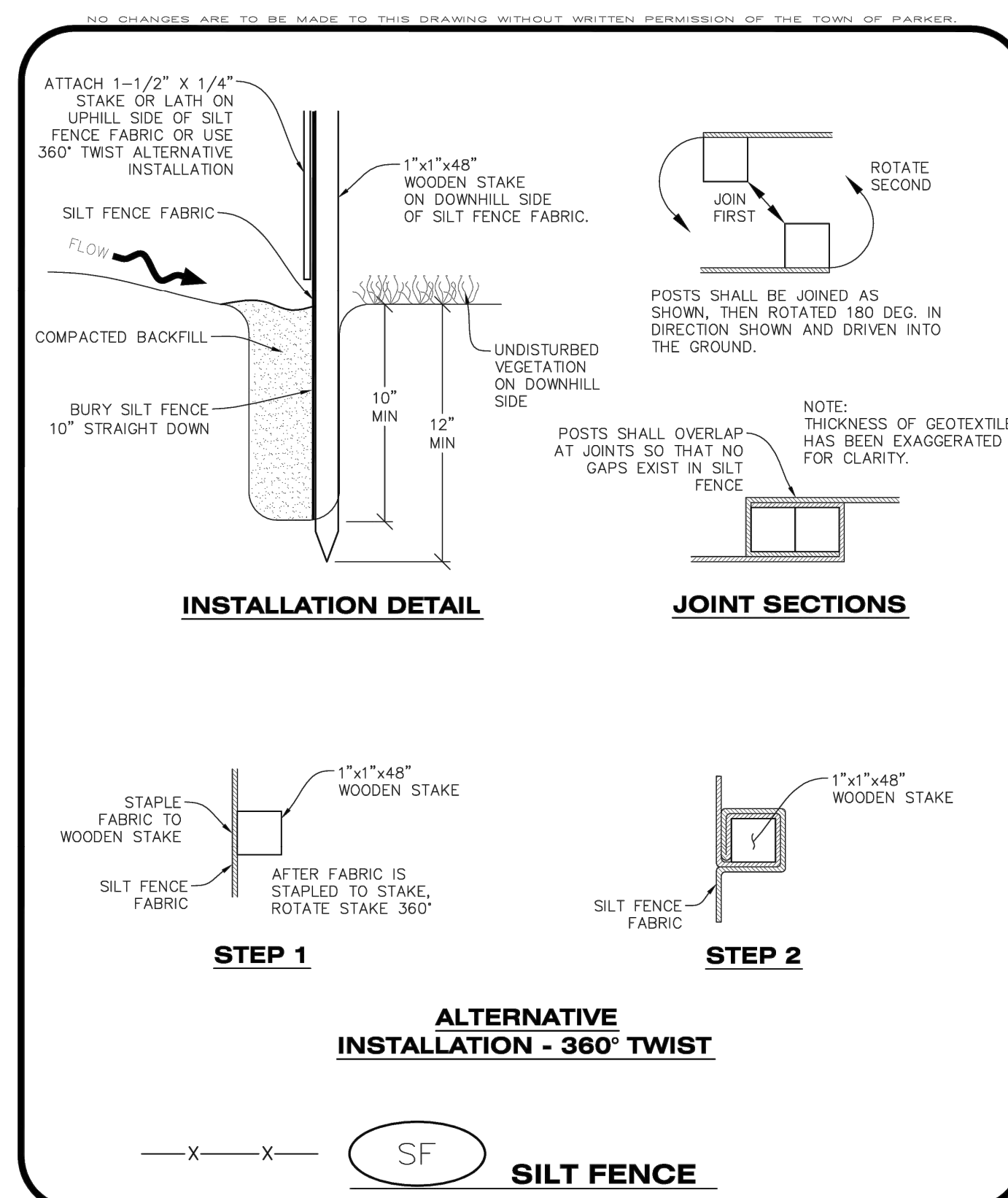
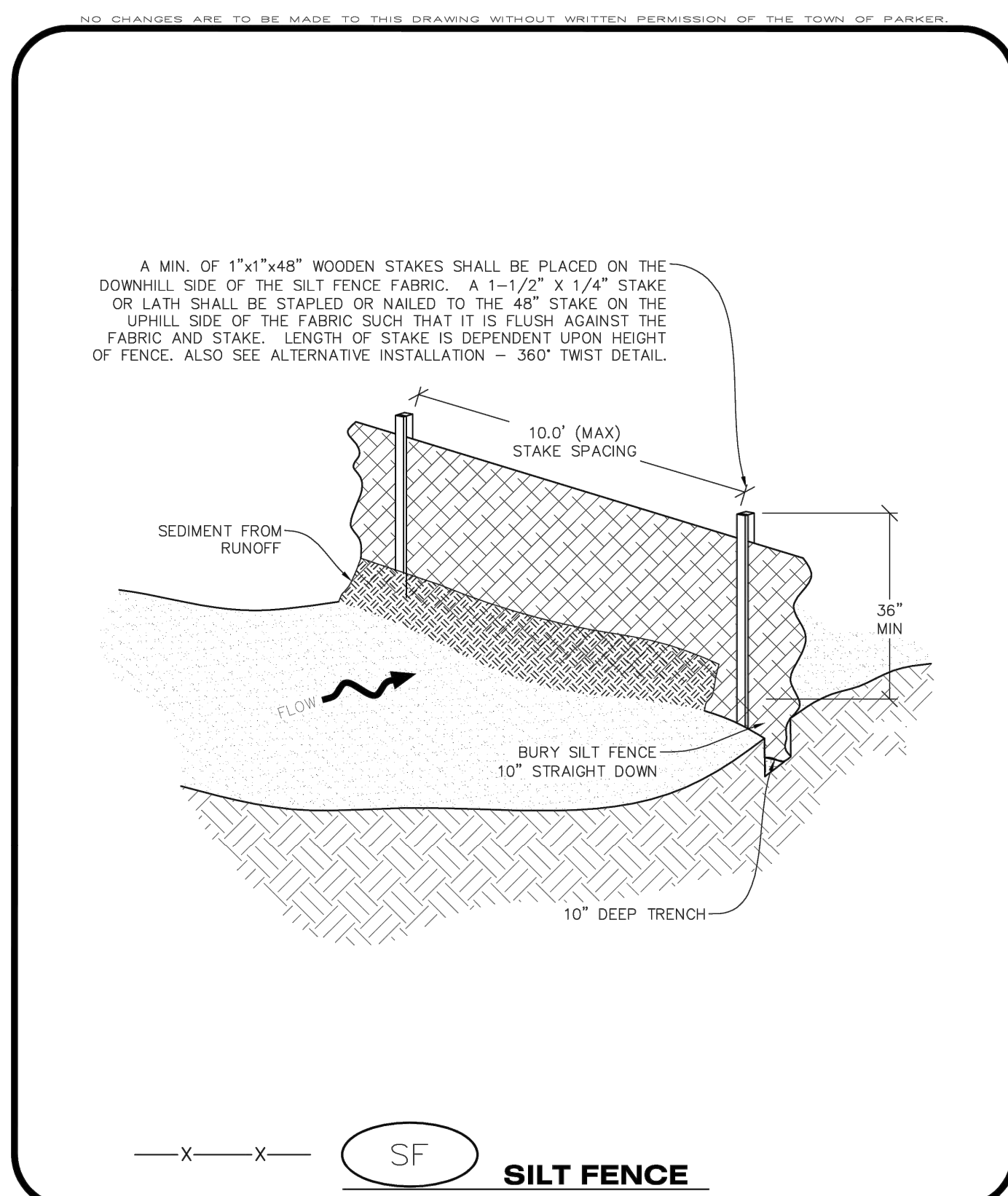
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER  MWP MASONRY WORK PROTECTION CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES MWP 1 OF 2 Oct. 2013	NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER MASONRY WORK PROTECTION INSTALLATION NOTES - MASONRY WORK PROTECTION MAY NEED TO BE INSTALLED WHEN MASONRY WORK AND MIXING IS OCCURRING. - A ROCK SOCK SHALL BE INSTALLED IN A CRESCENT SHAPE ON THE DOWNHILL SIDE OF THE MASONRY WORK AND MIXER. - CRUSHED ROCK SHALL BE 2.0"–3.0" IN SIZE WITH A FRACTURED FACE (ALL SIDES). - ROCK SOCK SHALL BE ONE CONTINUOUS PIECE OR SHALL BE CONSTRUCTED USING WIRE WRAPPED JOINTS (SEE DETAIL RS). - ROCK SOCK SHALL BE CONSTRUCTED USING CHICKEN WIRE OR OTHER APPROVED MATERIAL, SIZED TO KEEP ROCK FROM SPILLING OUT. MASONRY WORK PROTECTION INSPECTION AND MAINTENANCE NOTES - THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE MASONRY WORK PROTECTION. - ALL CONCRETE WASTE SHALL BE REGULARLY CLEANED AND PLACED IN THE CONCRETE WASH OUT AREA. - ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED. CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES MWP 2 OF 2 Oct. 2013	NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER  PTP PORTABLE TOILET PROTECTION CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES PTP 1 OF 2 Oct. 2013	NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER PORTABLE TOILET PROTECTION INSTALLATION NOTES - PORTABLE TOILETS SHALL BE PLACED A MINIMUM OF 10.0' BEHIND ALL CURBS, SIDEWALKS, AND OTHER IMPERVIOUS AREAS. - ALL PORTABLE TOILETS MUST BE GROUPED TOGETHER. - PORTABLE TOILETS SHALL BE SECURELY ANCHORED TO THE GROUND USING U-SHAPED REBAR STAKES. - U-SHAPED REBAR STAKES SHALL BE POSITIONED ON AT LEAST 2 OPPOSING (DIGITAL) CORNERS. PORTABLE TOILET PROTECTION INSPECTION AND MAINTENANCE NOTES - THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE PORTABLE TOILET PROTECTION. - PORTABLE TOILETS SHALL BE SERVICED AT THE NECESSARY INTERVALS TO ELIMINATE THE POSSIBILITY OF OVERFLOW. - WHEN THE PORTABLE TOILETS ARE REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE TOILETS MAY NEED TO BE LANDSCAPED OR ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC). - PORTABLE TOILETS THAT ARE NOT CONSISTENTLY MAINTAINED IN ACCORDANCE WITH THESE REQUIREMENTS MAY NEED TO BE CLUSTERED TOGETHER, IN ONE CENTRALIZED LOCATION IN ORDER TO INCREASE COMPLIANCE AND REDUCE THE CHANCE OF A SPILL. CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES PTP 2 OF 2 Oct. 2013
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER  RCSC ROUGH CUT STREET CONTROL CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES RCSC 1 OF 2 Oct. 2013	NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER ROUGH CUT STREET CONTROL INSTALLATION NOTES - SEE CBMP PLAN FOR LOCATION(S) OF ROUGH CUT STREET CONTROL. - THE SPACING OF THE ROUGH CUT STREET CONTROL MAY BE DETERMINED BY THE DESIGN ENGINEER AND SHOWN ON THE CBMP PLAN. ROUGH CUT STREET CONTROL INSPECTION AND MAINTENANCE NOTES - THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE ROUGH CUT STREET CONTROL. - ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS 1/2 THE HEIGHT OF THE ROCK SOCK. - ROUGH CUT STREET CONTROL SHALL BE REPAIRED IMMEDIATELY FOLLOWING ANY SIGN OF WEAR OR ALTERATION OF THE ORIGINAL SHAPE AND DIMENSIONS. - ROUGH CUT STREET CONTROL SHALL BE KEPT IN PLACE AND MAINTAINED UNTIL SUB-GRADE PREPARATION BEGINS FOR PAVING. AT THAT POINT, THE RCSC SHOULD BE REMOVED IN INCREMENTS BASED ON SUBGRADE PREPARATION. CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES RCSC 2 OF 2 Oct. 2013	NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER  RS ROCK SOCK CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES RS 1 OF 2 Oct. 2013	NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER ROCK SOCK INSTALLATION NOTES - SEE CBMP PLAN FOR LOCATION(S) OF ROCK SOCK. - CRUSHED ROCK SHALL BE APPROXIMATELY 2.0"–3.0" GRANITE IN SIZE WITH A FRACTURED FACE (ALL SIDES). - ROCK SOCK SHALL BE APPROXIMATELY ONE CONTINUOUS PIECE OR SHALL BE CONSTRUCTED USING WIRE WRAPPED JOINTS (SEE DETAIL RS). - ROCK SOCK SHALL BE CONSTRUCTED USING CHICKEN WIRE OR OTHER APPROVED MATERIAL, SIZED TO KEEP ROCK FROM SPILLING OUT. - MINIMUM ROCK SOCK DIAMETER SHALL VARY BASED ON APPLICATION (7" MIN). - TUBULAR MARKERS MAY NEED TO BE USED IN CONJUNCTION WITH ROCKS SOCKS ANYTIME THE ROCK SOCK IS PLACED ON A ROADWAY, SIDEWALK, PARKING LOT OR OTHER LOCATION SUSCEPTIBLE TO VEHICLE OR PEDESTRIAN TRAFFIC. TUBULAR MARKERS SHALL CONFORM TO THE TUBULAR MARKER DETAIL. ROCK SOCK INSPECTION AND MAINTENANCE NOTES - THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE ROCK SOCKS. - ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED. - ROCK SOCKS SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR. CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES RS 2 OF 2 Oct. 2013
CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES RS 2 OF 2 Oct. 2013			

	Kimley»Horn 2 NORTH NEVADA AVENUE, SUITE 900, COLORADO SPRINGS, CO 80903 719-453-0160	PREPARED 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 remain the property of McDonald's USA, LLC. Use of these drawings for reference or example on another project requires the approval of McDonald's USA, LLC. McDonald's USA, LLC reserves the right to use the contract documents for reuse on another project is not authorized.	DRAWN BY: MCS STD ISSUE DATE REVIEWED BY: JJM DATE ISSUED 09/26/2024	TITLE CONSTRUCTION DOCUMENTS LOT 2A, PARKER POINTE SUBDIVISION, FLING NO. 1, AMENDMENT NO. 1 DESCRIPTION CBMP DETAILS SITE ID 51032 SITE ADDRESS NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO
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NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER			NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER			NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER			NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER		
SWALE ELEVATION			TRENCH EXCAVATION			STRAW BALE INSTALLATION			SECTION		
SWALE SPACING			STRAW BALE								
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					
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SECTION A			SEDIMENT CONTROL LOG AT BACK OF CURB			SEDIMENT CONTROL LOG AT SIDEWALK WITH TREE LAWN			SEDIMENT CONTROL LOG JOINTS		
SECTION A			SECTION A			SECTION A			SECTION A		
CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES SCL 1 OF 3 Oct. 2013			CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES SCL 2 OF 3 Oct. 2013			CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES SCL 3 OF 3 Oct. 2013					
TITLE CONSTRUCTION DOCUMENTS PUNTE SUBDIVISION, FLING NO. 1, AMENDMENT NO. 1			DESCRIPTION CBMP DETAILS			SITE ID 51032			SITE ADDRESS NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO		
DRAWN BY MGS			STD ISSUE DATE			REVIEWED BY JMM			DATE ISSUED 09/26/2024		
PREPARED FOR: McDonald's USA, LLC			PREPARED BY: JESSICA JO MCCREEDY PROFESSIONAL ENGINEER 11/13/2024			BY			REV		
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER			NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER			NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER			NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER		

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- ## **SILT FENCE INSTALLATION NOTES**

1. SEE CBMP PLAN FOR LOCATION(S) OF SILT FENCE.
2. ALL SILT FENCE SHALL BE INSTALLED IN GOOD CONDITION AND FREE OF ANY DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
3. A UNIFORM 10" DEEP ANCHOR TRENCH SHALL BE EXCAVATED USING A TRENCHER.
4. A 10" DEEP ANCHOR SLIT SHALL BE FORMED IF USING A STATIC SLICING METHOD.
5. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF THE ANCHOR TRENCH.
6. ANCHOR TRENCH SHALL BE GENERALLY FREE OF ROCKS OR OTHER DEBRIS PRIOR TO THE PLACEMENT OF THE SILT FENCE.
7. THE ANCHOR TRENCH SHALL BE THOROUGHLY BACKFILLED WITH SOIL THAT IS GENERALLY FREE OF ROCKS AND DEBRIS.
8. ALL EXCAVATED MATERIAL SHALL BE PLACED ON THE UP-GRADIENT SIDE OF THE SILT FENCE.
9. STAKES SHALL BE POSITIONED ON THE DOWNHILL SIDE OF THE SILT FENCE FABRIC AND PLACED 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 ADD STRENGTH AND SUPPORT. THE LATH SHALL HAVE THE FOLLOWING DIMENSIONS: 1"x4"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
MULLER 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 AN 8" 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 REOULDED, 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 REQUIRED VEGETATION, THEN THE APPROPRIATE AMENDMENTS SHALL BE ADDED.
6. ALL AREAS TO BE SEEDD 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 SEEDD 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 SEEDD 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. THE SOIL SHALL 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)

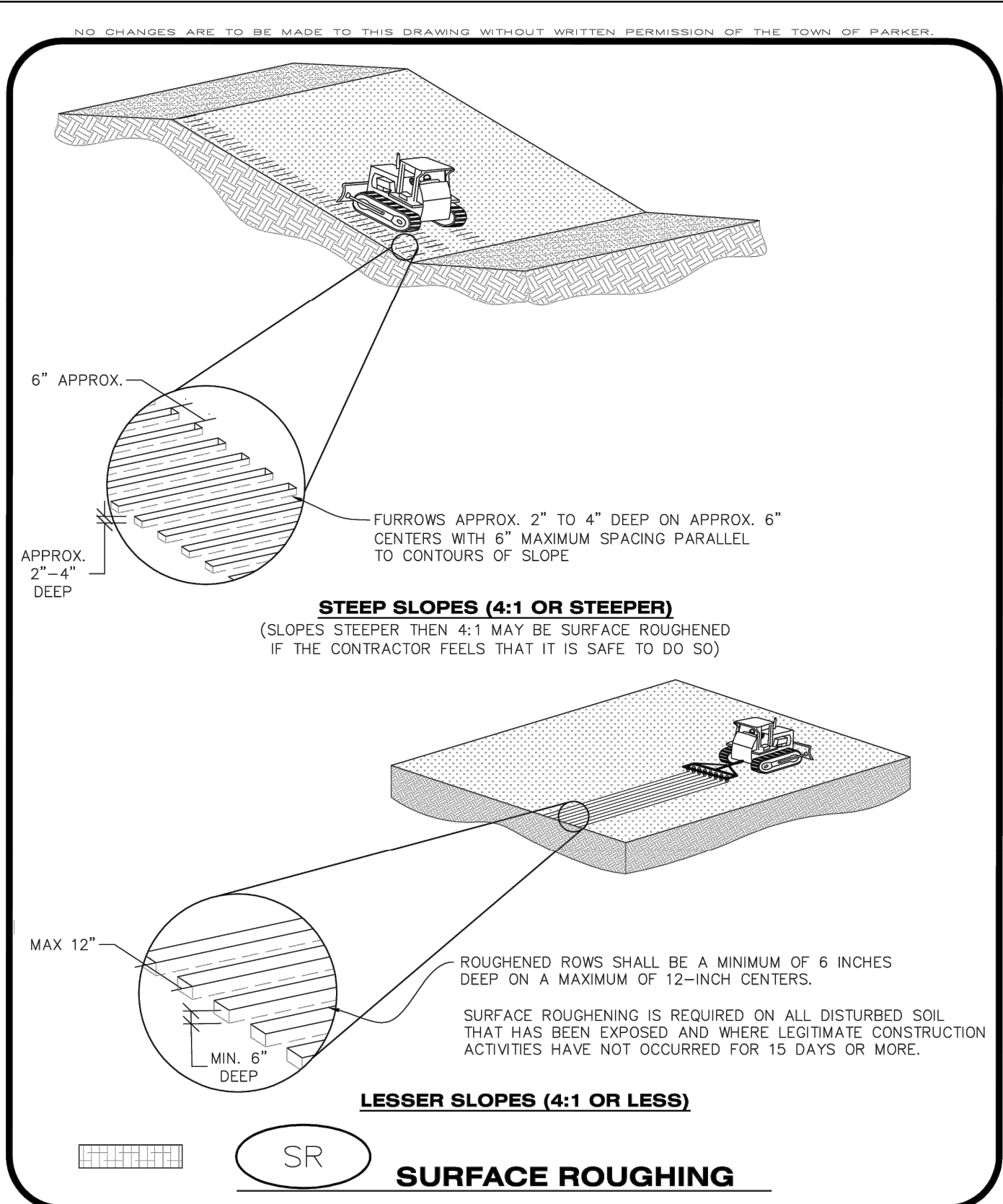
25% EPHRAIM CRESTED WHEATGRASS
23% SHEEP FESCUE
18% PERENNIAL RYEGRASS
13% CANADA BLUEGRASS
12% BARLEY OR OATS
9% BLUE FESCUE

SEEDING RATE:

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

SEED MIX 4:





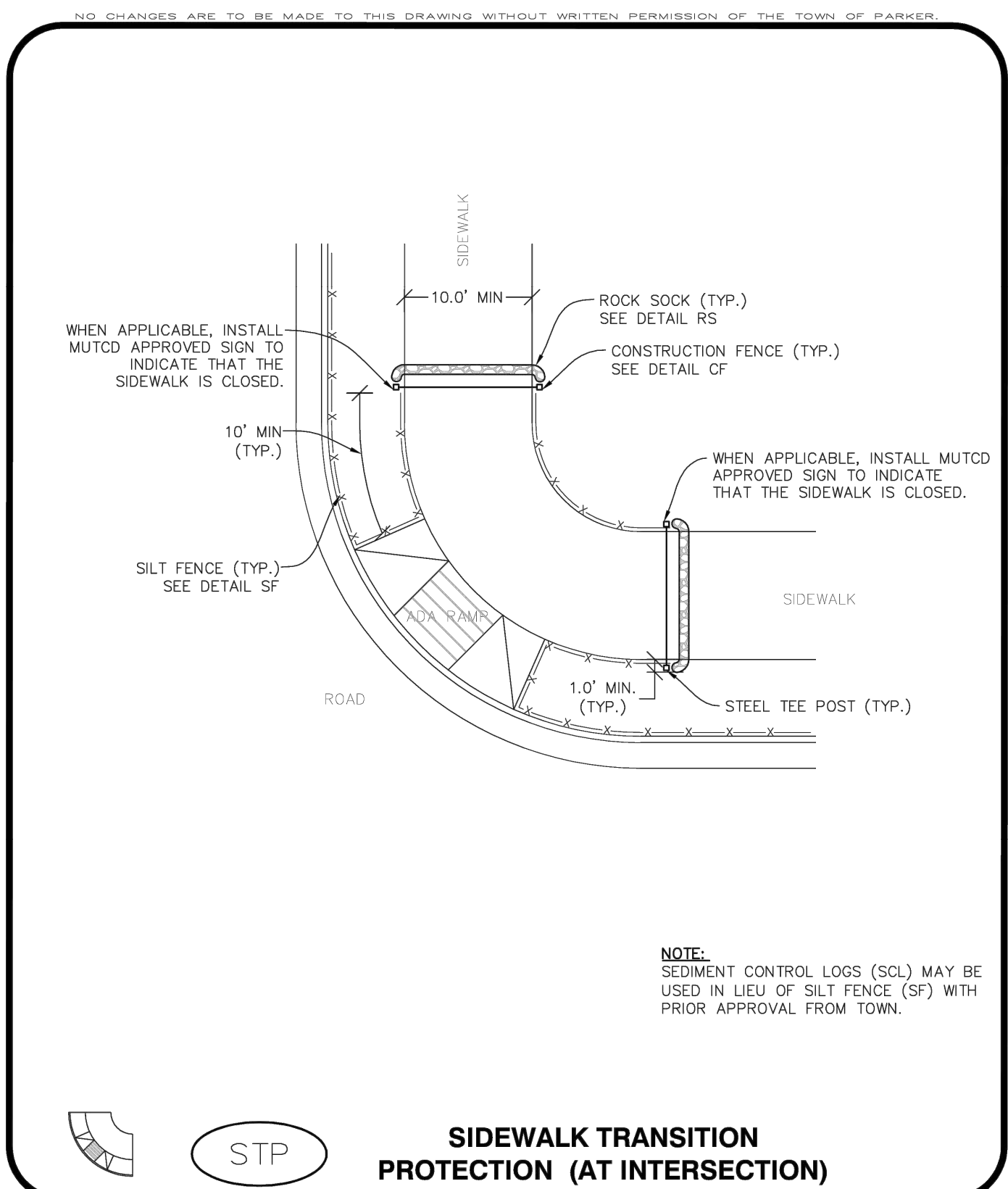


CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

SR

1 OF 2
Oct. 2013



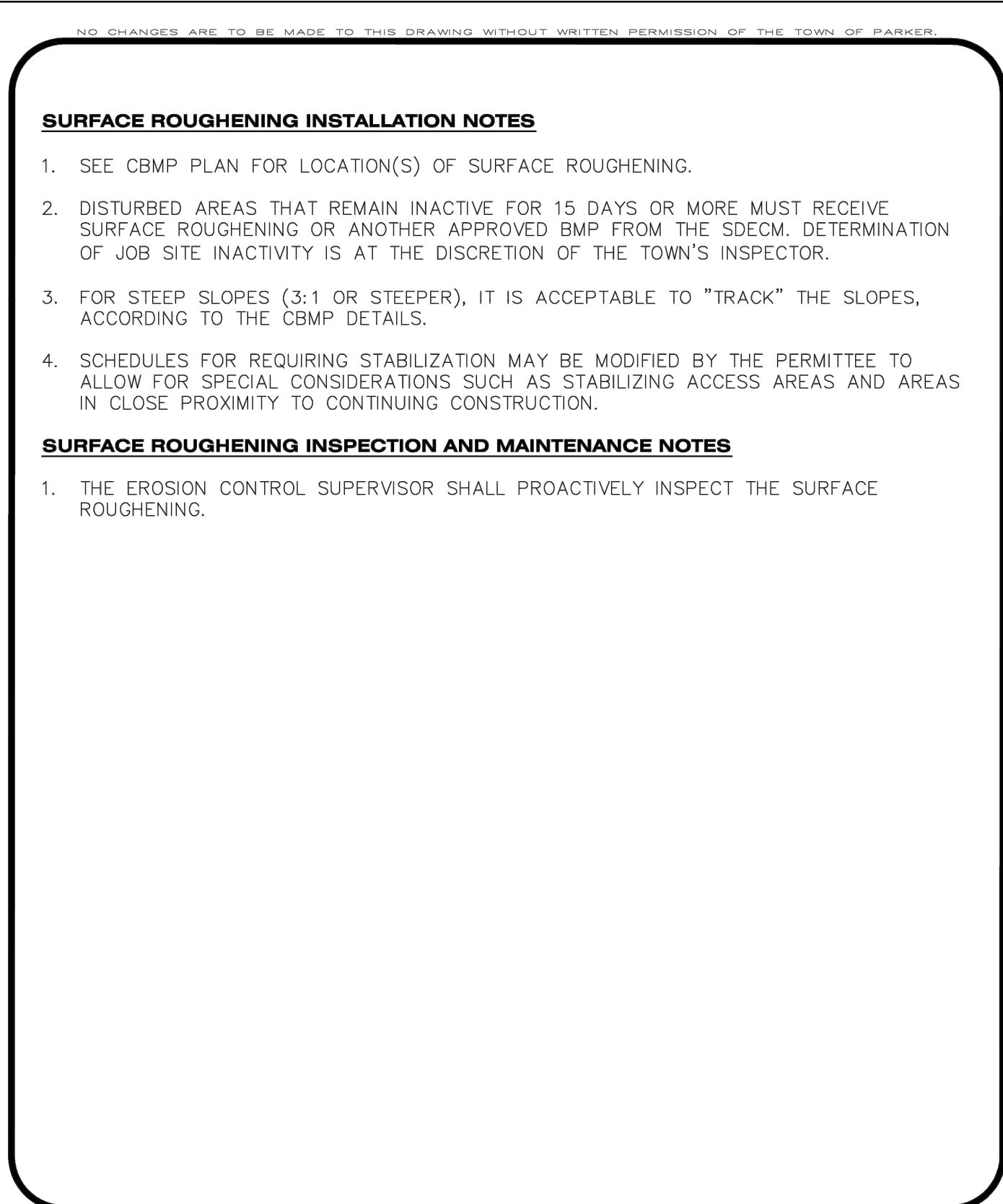


CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

STP

1 OF 3
Oct. 2013



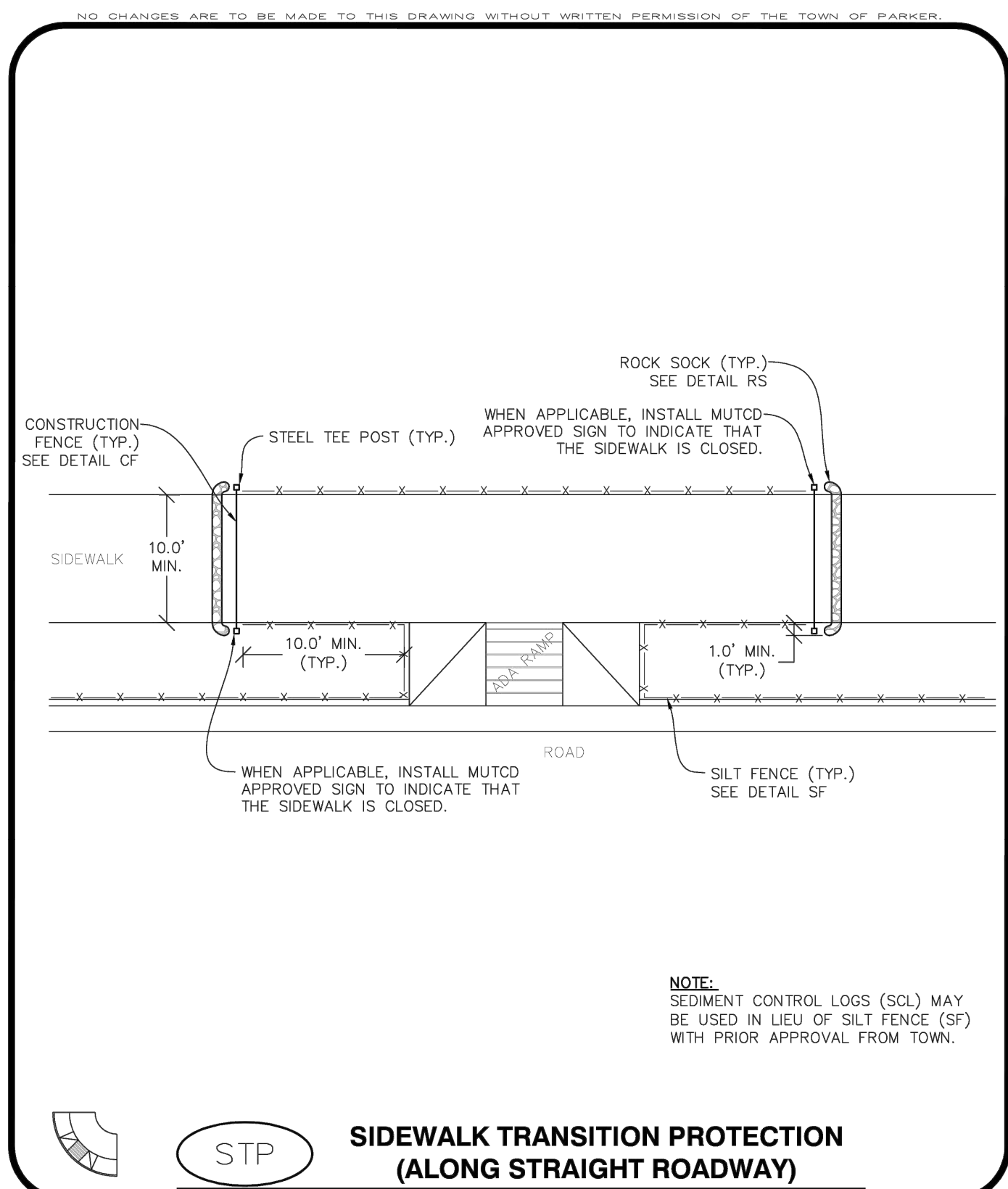


CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

SR

2 OF 2
Oct. 2013



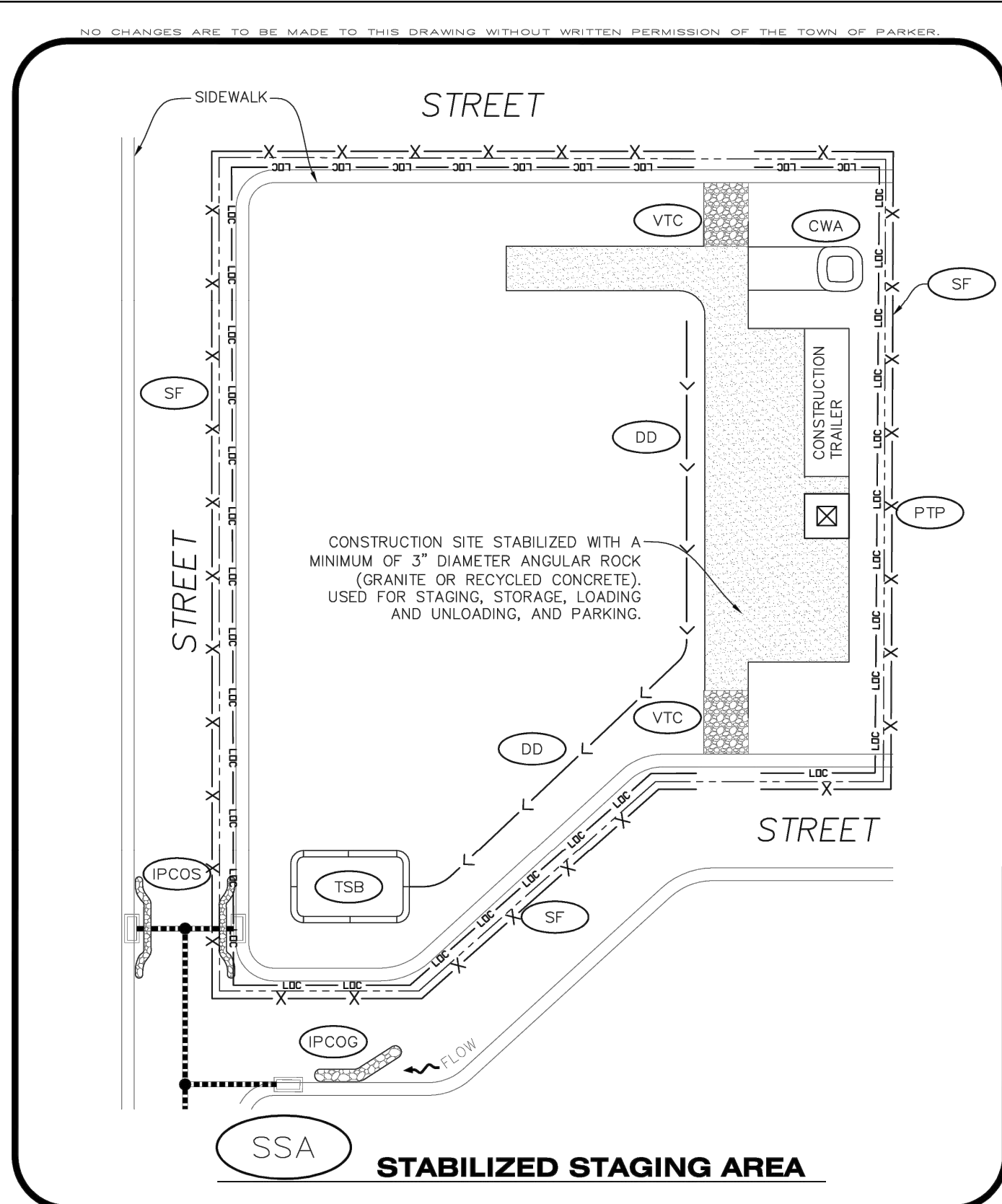


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CONSTRUCTION BEST MANAGEMENT PRACTICES

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2 OF 3
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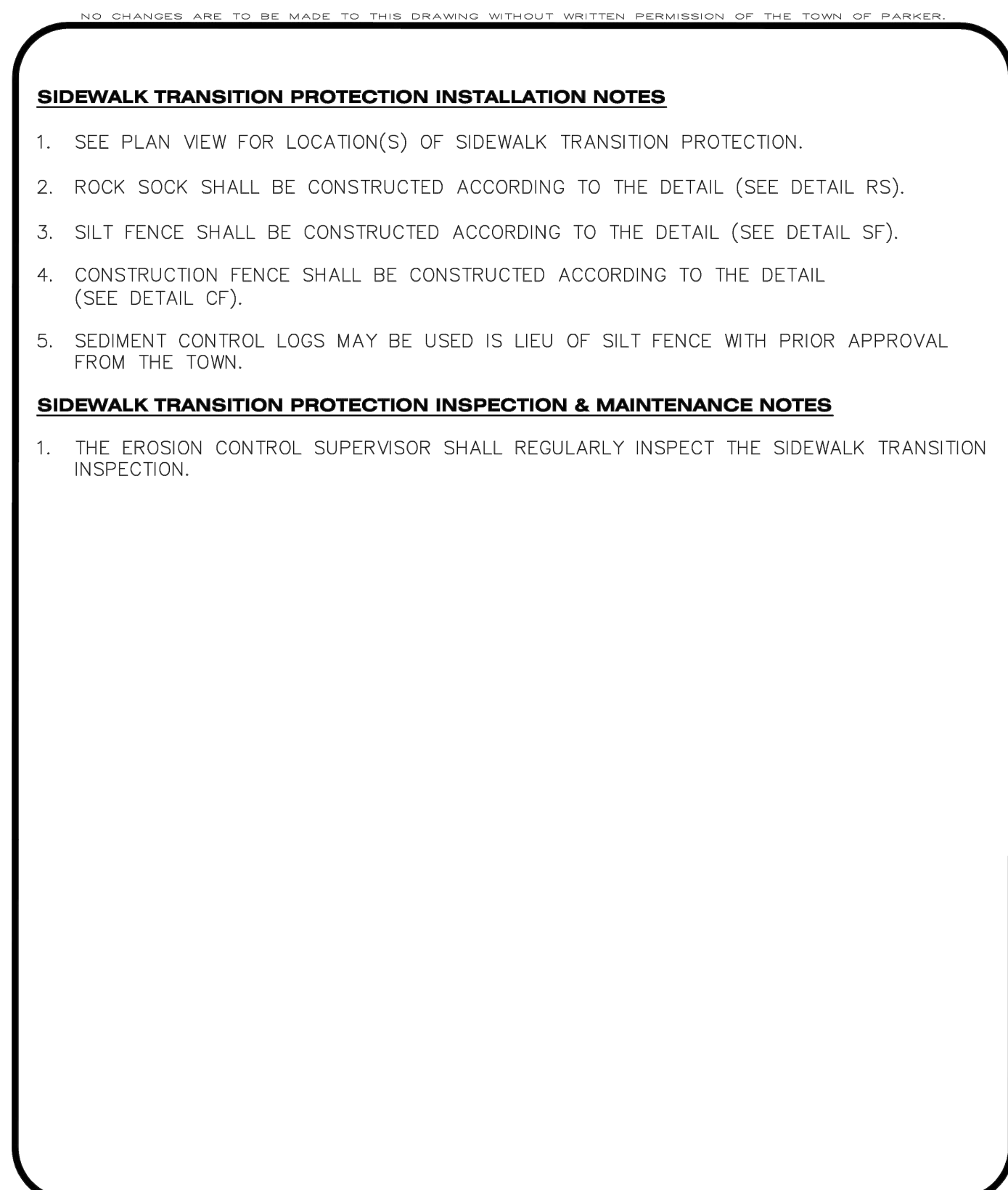


CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

SSA

1 OF 2
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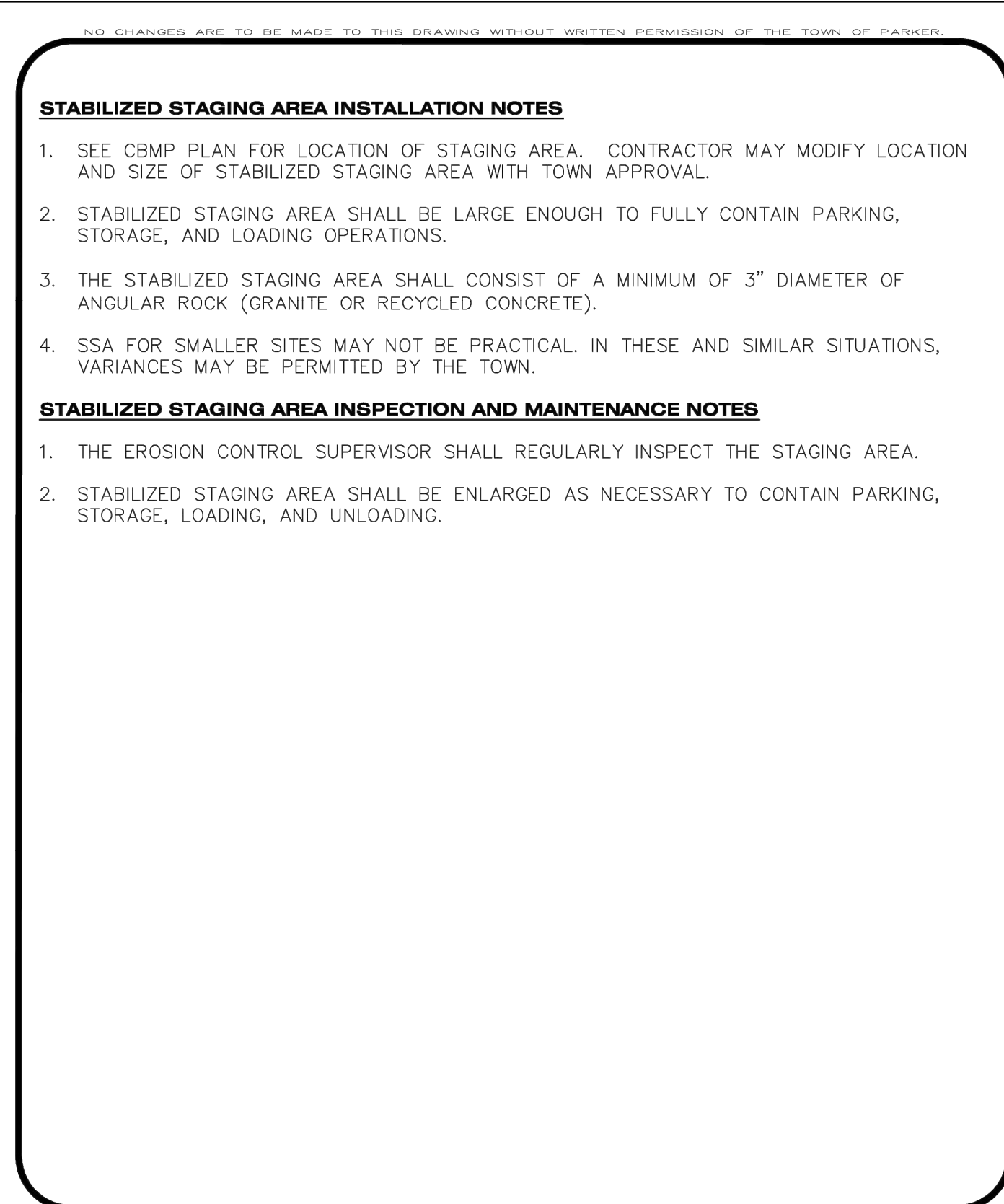


CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

STP

3 OF 3
Oct. 2013





CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

SSA

2 OF 2
Oct. 2013

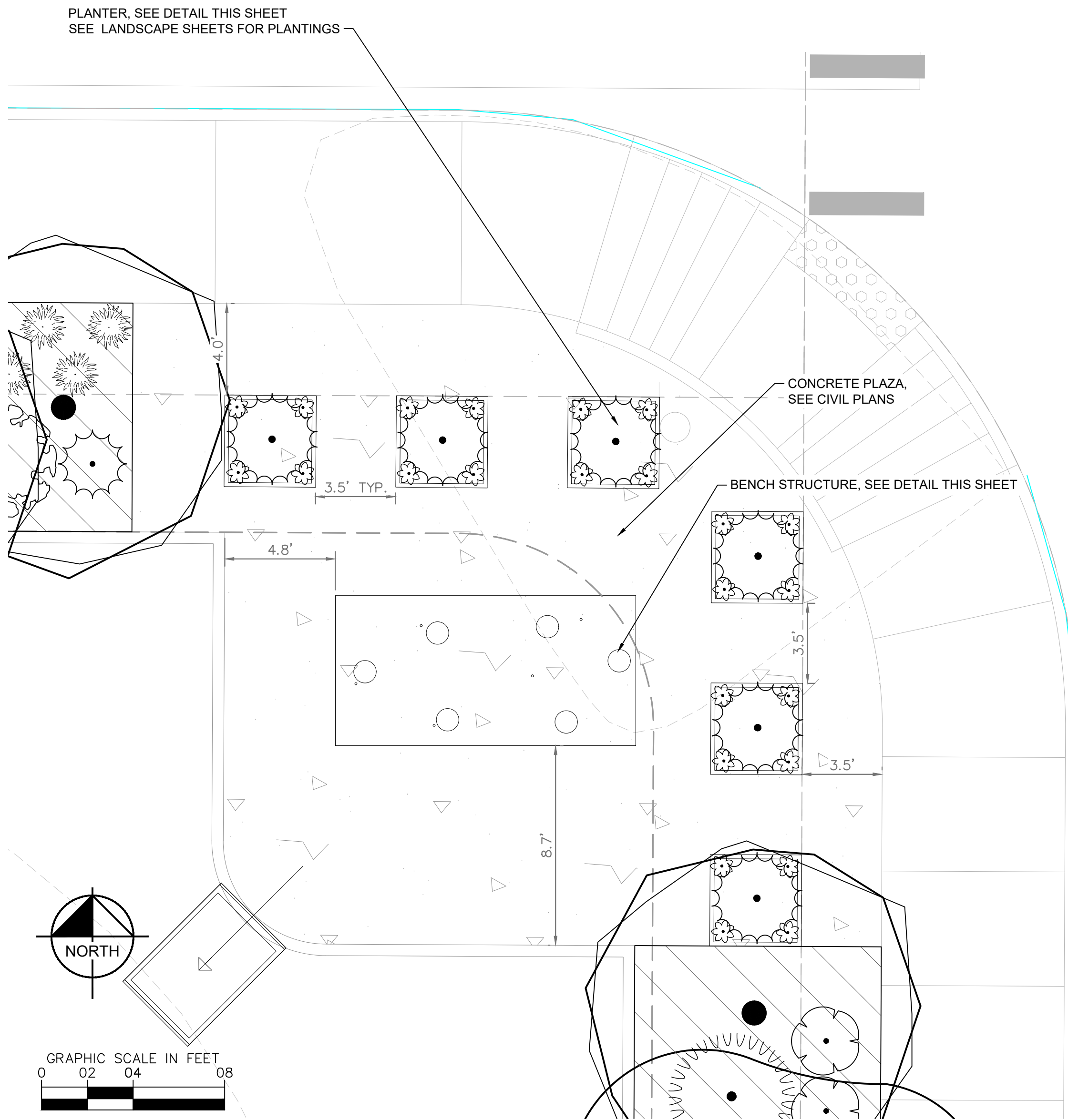
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CONSTRUCTION DOCUMENTS													
LOT 2A, PARKER POINTE SUBDIVISION, FLING NO. 1,													
AMENDMENT NO. 1													
DESCRIPTION													
CBMP DETAILS													
SITE ID													
51032													
DESCRIPTION													REV
													DATE
													BY

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

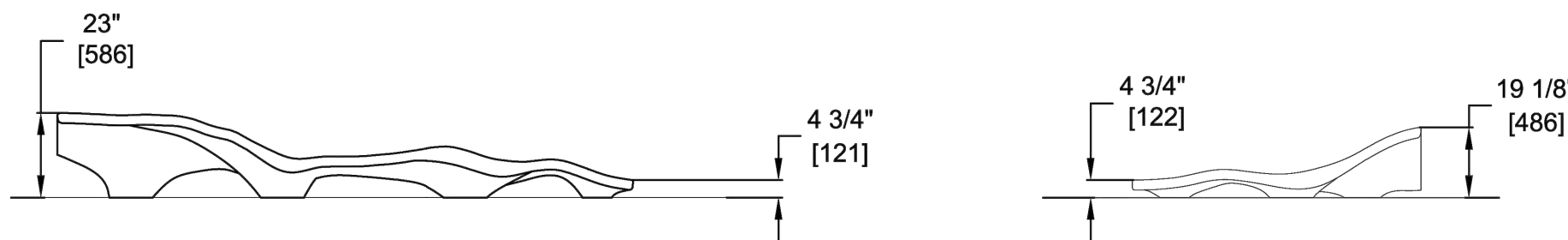
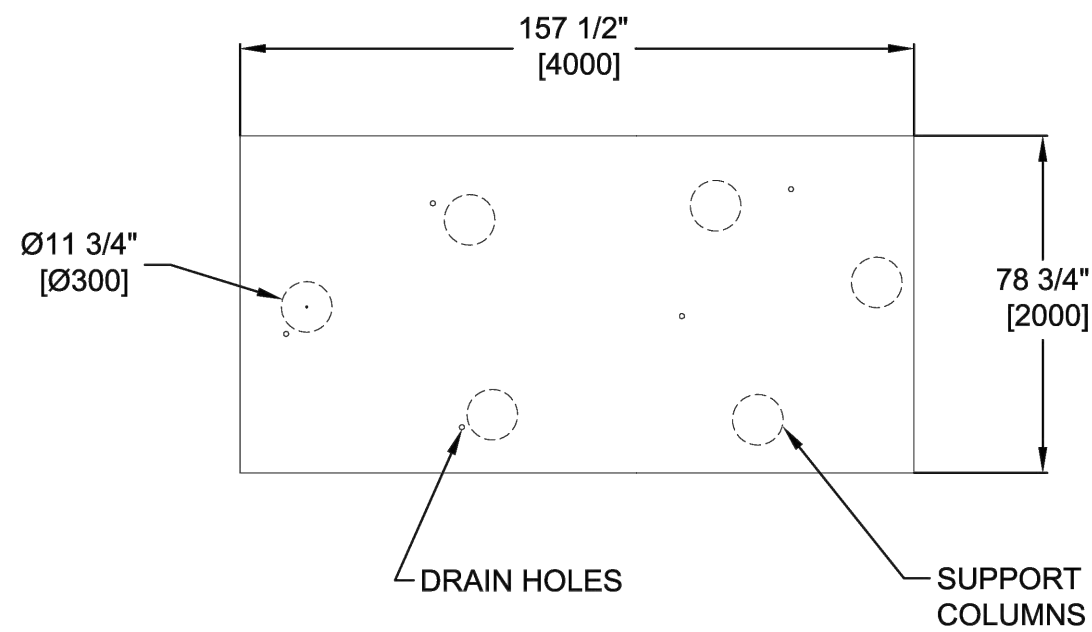


PREPARED BY:
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DRAWN BY	MCS	STD	ISSUE	DATE	REVIEWED BY	JMM	DATE	ISSUED	09/26/2024	SITE ADDRESS	NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO

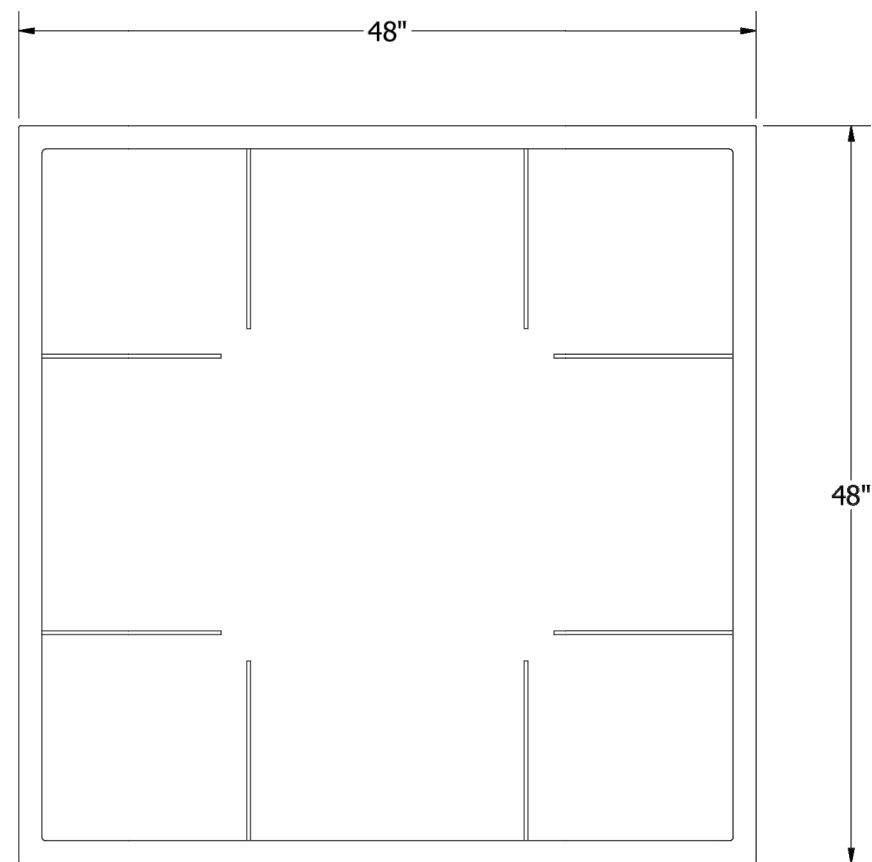
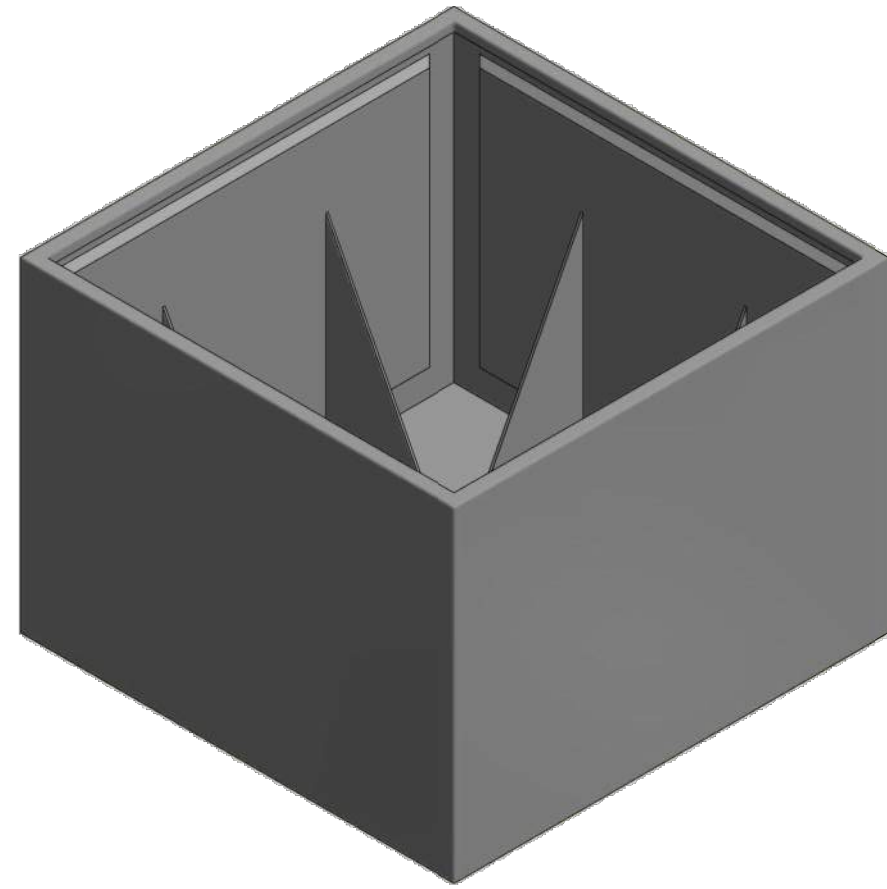


escofet Lungo Mare Bench, Module A
Product Drawing
Date: 4/14/2015
www.landscapeforms.com
Ph: 800.521.2546



01 BENCH STRUCTURE
17 DETAIL

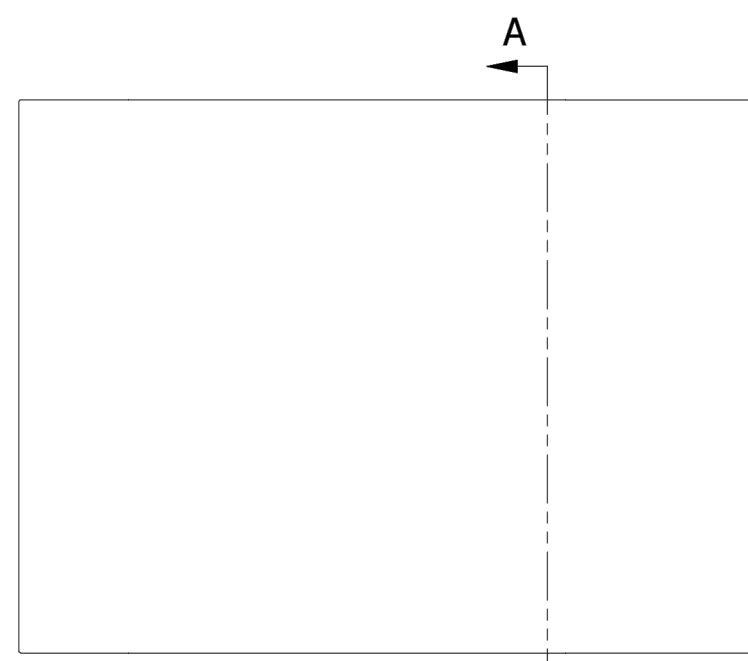
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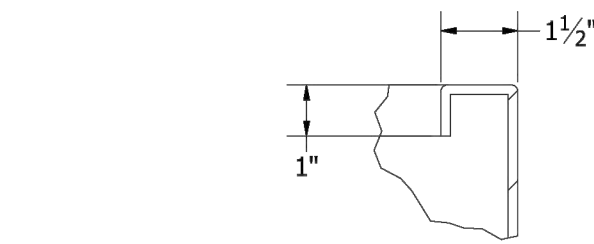
PLAN



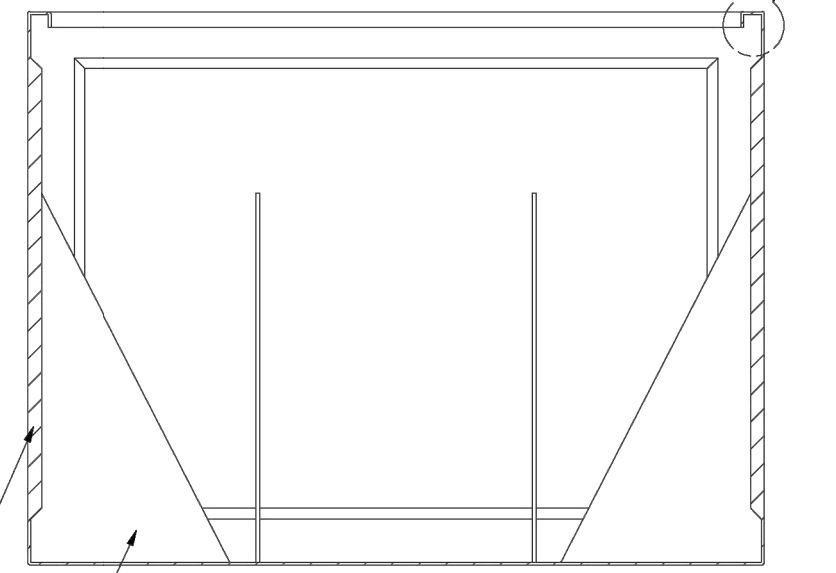
SIDE



ELEVATION



DETAIL B



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	SCALE: 1/10	MATERIAL: GFRP
SIZE: C	DWG NO: WR-484836-SUB	SCALE: 1/10	SHEET 1 OF 1
ALL DIMENSIONS IN INCHES	SCALE: 1/10	MATERIAL: GFRP	SHEET 1 OF 1

02 PLANTER
17 DETAIL



Lungo Mare

Material / Colors



03 BENCH MATERIALS
17 DETAIL

APPROVAL:

Signature authorizes Tournesol Siteworks to manufacture the product as shown

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



PREPARED BY: **McDonald's USA, LLC**

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DRAWN BY: MGS	STD ISSUE DATE	REVIEWED BY: JMM	DATE ISSUED: 09/26/2024
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TITLE
CONSTRUCTION DOCUMENTS
LOT 2A, PARKER POINTE SUBDIVISION, FLING NO. 1,
AMENDMENT NO. 1

DESCRIPTION
PEDESTRIAN PLAZA DETAILS

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

C1.28

