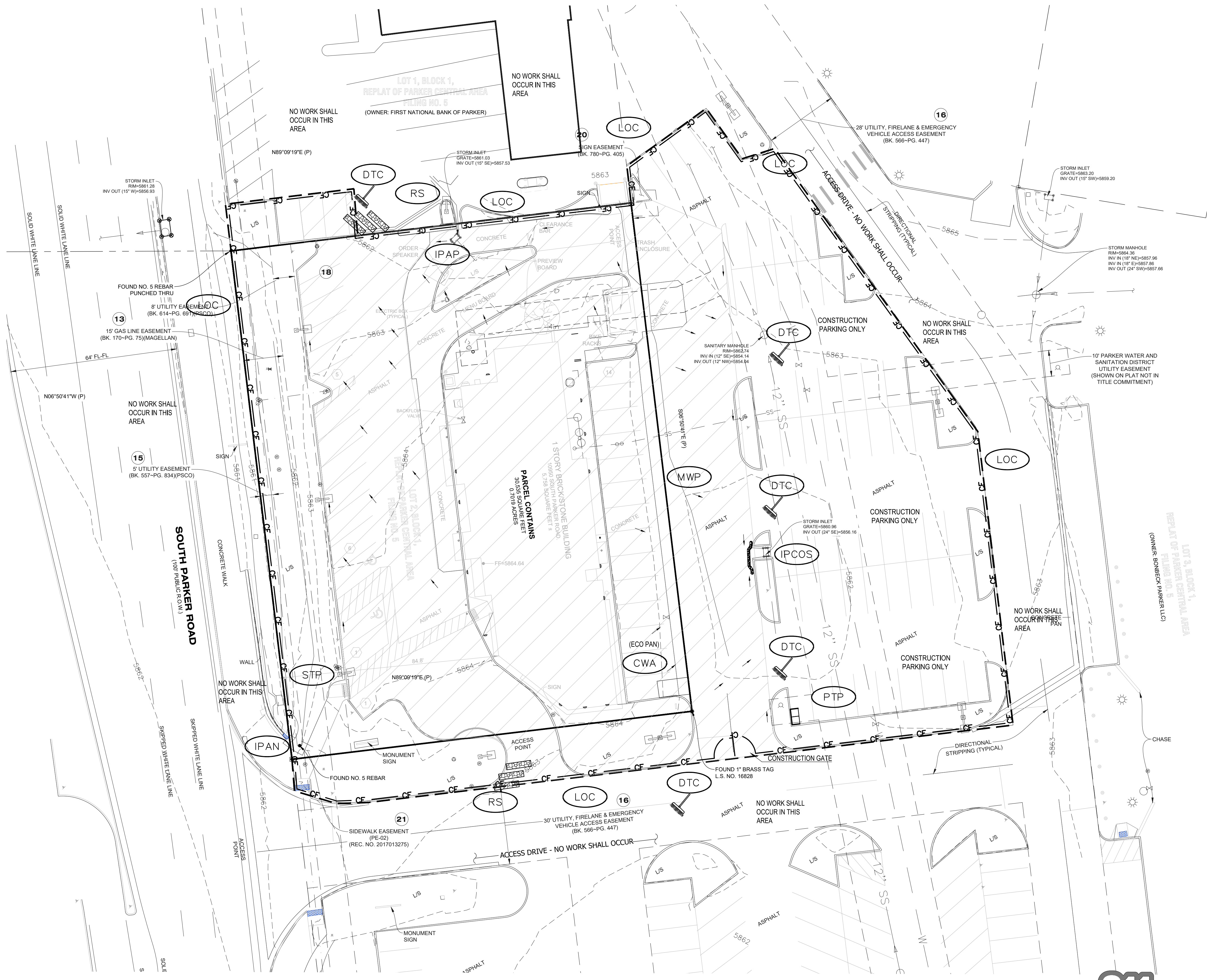


MCDONALDS REMODEL AT PARKER CENTRAL AREA

FILING NO. 5, BLOCK 1, LOT 2

CONSTRUCTION PLANS

TOTAL DISTURBANCE = 0.67 ACRES



EROSION & SEDIMENT CONTROL LEGEND

- CD CHECK DAM
- CF CONSTRUCTION FENCE
- CP CULVERT PROTECTION
- CWA CONCRETE WASHOUT AREA
- D DEWATERING
- DD DIVERSION DITCH
- DTC DEBRIS TRASH CONTROL
- ECB EROSION CONTROL BLANKET
- IPAN INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT
- IPAP INLET PROTECTION FOR AREA INLETS IN PAVEMENT
- IPCOG INLET PROTECTION, CURB ON-GRADE, TYPE R INLET
- IPCOS INLET PROTECTION, CURB ON SUMP, TYPE R INLET
- LP LOT PROTECTION
- MWP MASONRY WORK PROTECTION
- PTP PORTABLE TOILET PROTECTION
- RCSC ROUGH CUT STREET CONTROL
- RS ROCK SOCK
- RSS ROCK SOCK IN SWALE
- SB STRAW BALE
- SCL SEDIMENT CONTROL LOGS
- SF SILT FENCE
- SMC SEEDING, MULCHING AND CRIMPING
- SR SURFACE ROUGHING
- SSA STABILIZED STAGING AREA
- STP SIDEWALK TRANSITION PROTECTION
- TI TEMPORARY IRRIGATION
- TSB TEMPORARY SEDIMENT BASIN
- VTC VEHICLE TRACKING CONTROL
- LOC LIMITS OF CONSTRUCTION

- NOTE:
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 - TO REDUCE THE POTENTIAL FOR CLOGGING OF DEBRIS GRATES, NO STRAW MULCH SHALL BE USED WITHIN THE EXCESS URBAN RUNOFF VOLUME OF A DETENTION BASIN. INSTEAD, EROSION CONTROL BLANKET SHALL BE INSTALLED FOR A WIDTH OF AT LEAST 8 FEET ON BOTH SIDES OF THE CONCRETE LOW FLOW CHANNELS OR UP TO A DEPTH OF 1 FOOT IN SOIL RIPRAP OR BENCHED LOW FLOW CHANNELS. ADDITIONALLY, HYDRAULICALLY APPLIED WOOD FIBER MULCH, STABILIZED FIBER MATRIX, BONDED FIBER MATRIX, OR FLEXIBLE GROWTH MEDIUM SHALL BE USED IN ALL OTHER AREAS WITHIN THE EXCESS URBAN RUNOFF VOLUME OF THE DETENTION BASIN. THE BLANKET AND HYDRAULICALLY APPLIED MULCH SHALL COMPLY WITH THE MATERIALS AND INSTALLATION REQUIREMENTS FOR EROSION CONTROL BLANKETS AS REQUIRED BY THE TOWNS CBMP PROGRAM, AND WHERE APPLICABLE, THE PRODUCT MANUFACTURER.
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**Know what's below.
Call before you dig.**

PLAN SCALE: 1" = 20'

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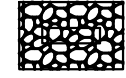
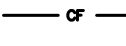

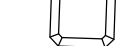






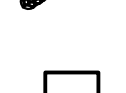




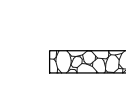




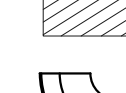

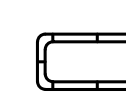


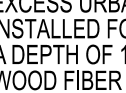



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Town of Parker, Director of Engineering/Public Works Date

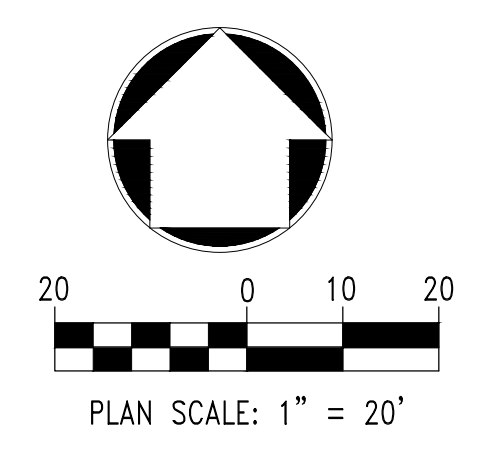
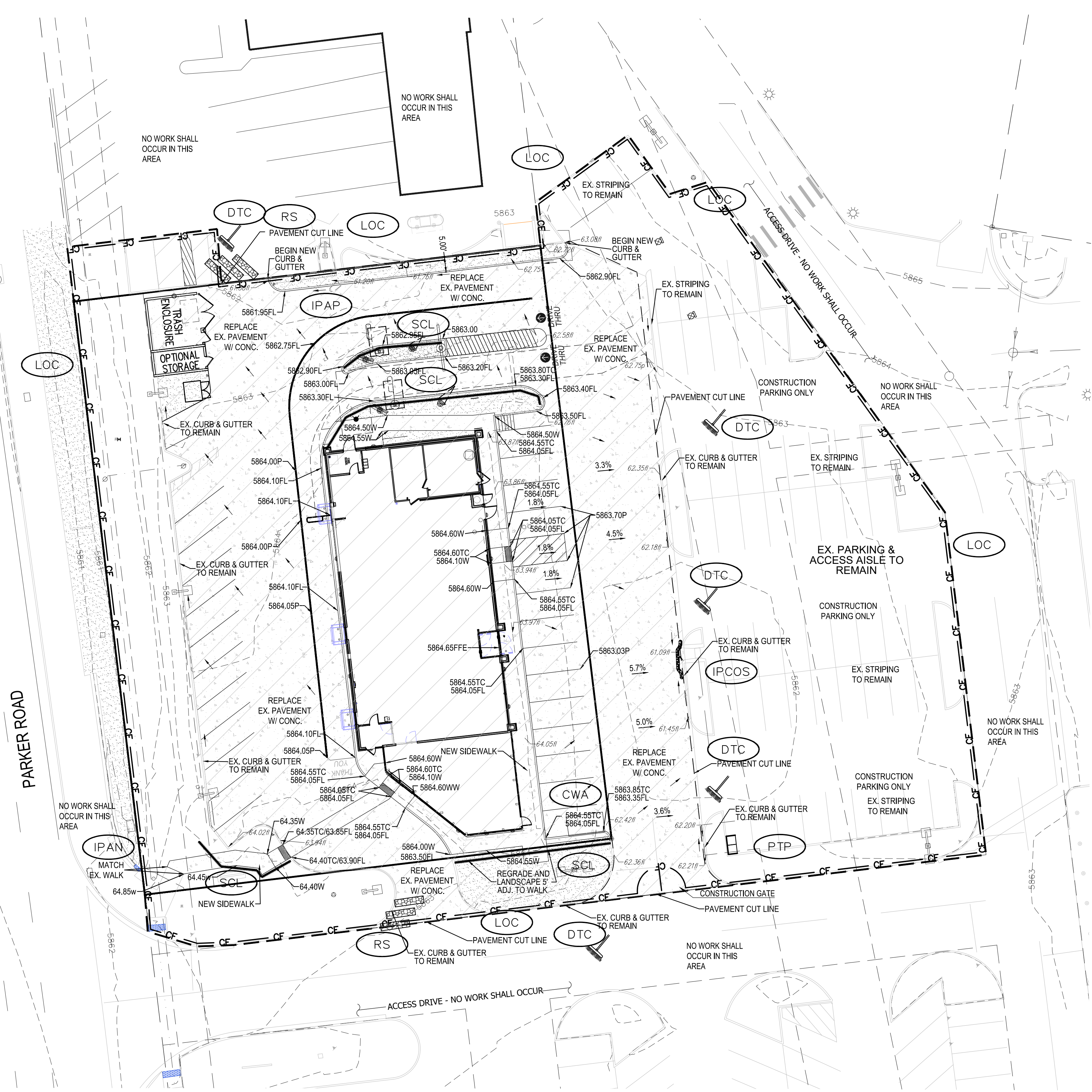
<p>2595 PONDEROSA ROAD FRANKTOWN, CO 80116 720.364.7661 Phone rpalmer@strategicls.net Robert J. Palmer, PE President</p>					
<p>PREPARED UNDER THE DIRECT SUPERVISION OF</p> <p>BY Robert J. Palmer, PE Licensed Professional Engineer (CO PE #36320), AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC.</p>					
		<p>ROCKY MOUNTAIN REGION ADDRESS: 4643 S. UJSTER STREET, SUITE 1300, DENVER, COLORADO 80237</p>			
<p>10950 S. PARKER ROAD CITY: PARKER STATE: COLORADO</p>	<p>COUNTY: DOUGLAS</p>	<p>50162</p>	<p>7462</p>		
<p>SCALE: AS NOTED M&D RE: BOWAN</p>		<p>DATE: 03/11/2025 M&D P/C/M: MANN</p>			
<p>DESIGNED BY: RJP</p>		<p>FILE NAME: CURRENT.DWG</p>			
<p>DRAWN BY: RJP</p>		<p>S.I.S. NO. 14-001-47</p>			
<p>CHECKED BY: RJP</p>		<p>DRAWING TITLE:</p>			
<p>INITIAL CBMP</p>					
<p>SHEET NO. C6</p>					

MCDONALD'S REMODEL AT PARKER CENTRAL AREA FILING NO. 5, BLOCK 1, LOT 2 CONSTRUCTION PLANS

EROSION & SEDIMENT CONTROL LEGEND

-  CD CHECK DAM
-  CF CONSTRUCTION FENCE
-  CP CULVERT PROTECTION
-  CWA CONCRETE WASHOUT AREA
-  D DEWATERING
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-  RSS ROCK SOCK IN SWALE
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-  SF SILT FENCE
-  SMC SEEDING, MULCHING AND CRIMPING
-  SR SURFACE ROUGHING
-  SSA STABILIZED STAGING AREA
-  STP SIDEWALK TRANSITION PROTECTION
-  TI TEMPORARY IRRIGATION
-  TSB TEMPORARY SEDIMENT BASIN
-  VTC VEHICLE TRACKING CONTROL
-  LOC LIMITS OF CONSTRUCTION

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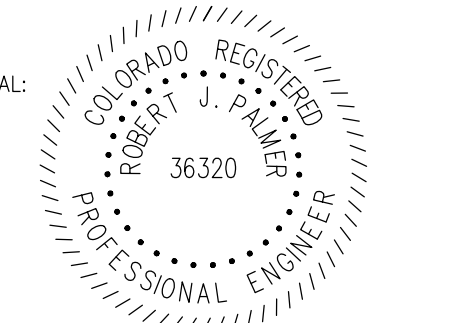
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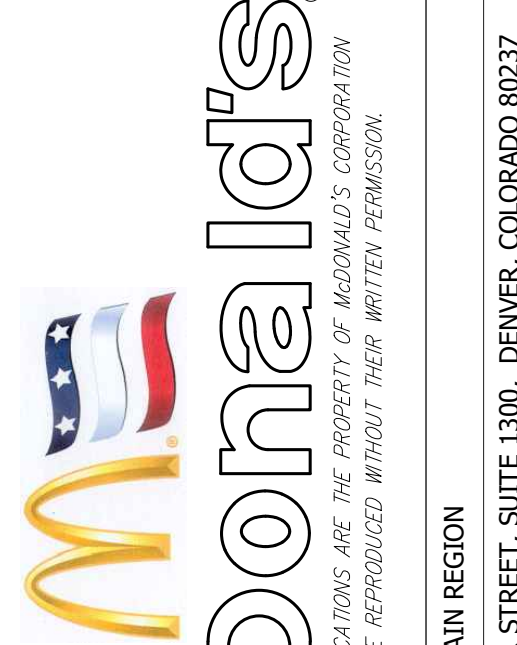
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NO.	DATE	REVISION DESCRIPTION


 CIVIL ENGINEERING CONSULTANT
 2595 PONDEROSA ROAD
 FRANKTOWN, CO 80116
 720.384.7661 Phone
 rpalmer@strategicsl.net
 Robert J. Palmer, PE
 President

PREPARED UNDER THE DIRECT SUPERVISION OF

 SEAL: ROBERT J. PALMER
 36320
 PROFESSIONAL ENGINEER
 BY Robert J. Palmer, PE
 Licensed Professional Engineer (CO PE #36320),
 AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC.



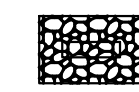
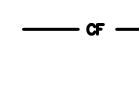


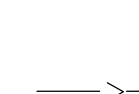

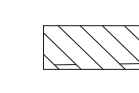
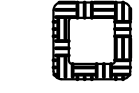






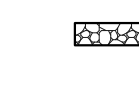
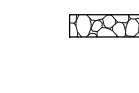




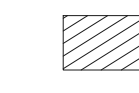



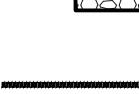

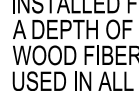


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 OFFICE: ROCKY MOUNTAIN REGION
 ADDRESS: 4643 S. ULLSTER STREET, SUITE 1300, DENVER, COLORADO 80237

STREET ADDRESS	10950 S. PARKER ROAD
CITY	PARKER
STATE	COLORADO
COUNTY	DOUGLAS
STATE STAKE I.D.#	50162
REGIONAL DING. NO.	7462
NATURAL I.D.#	

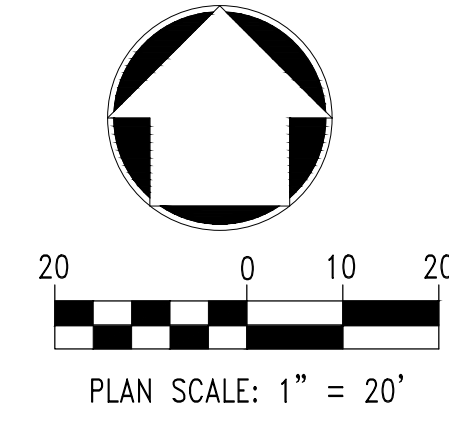
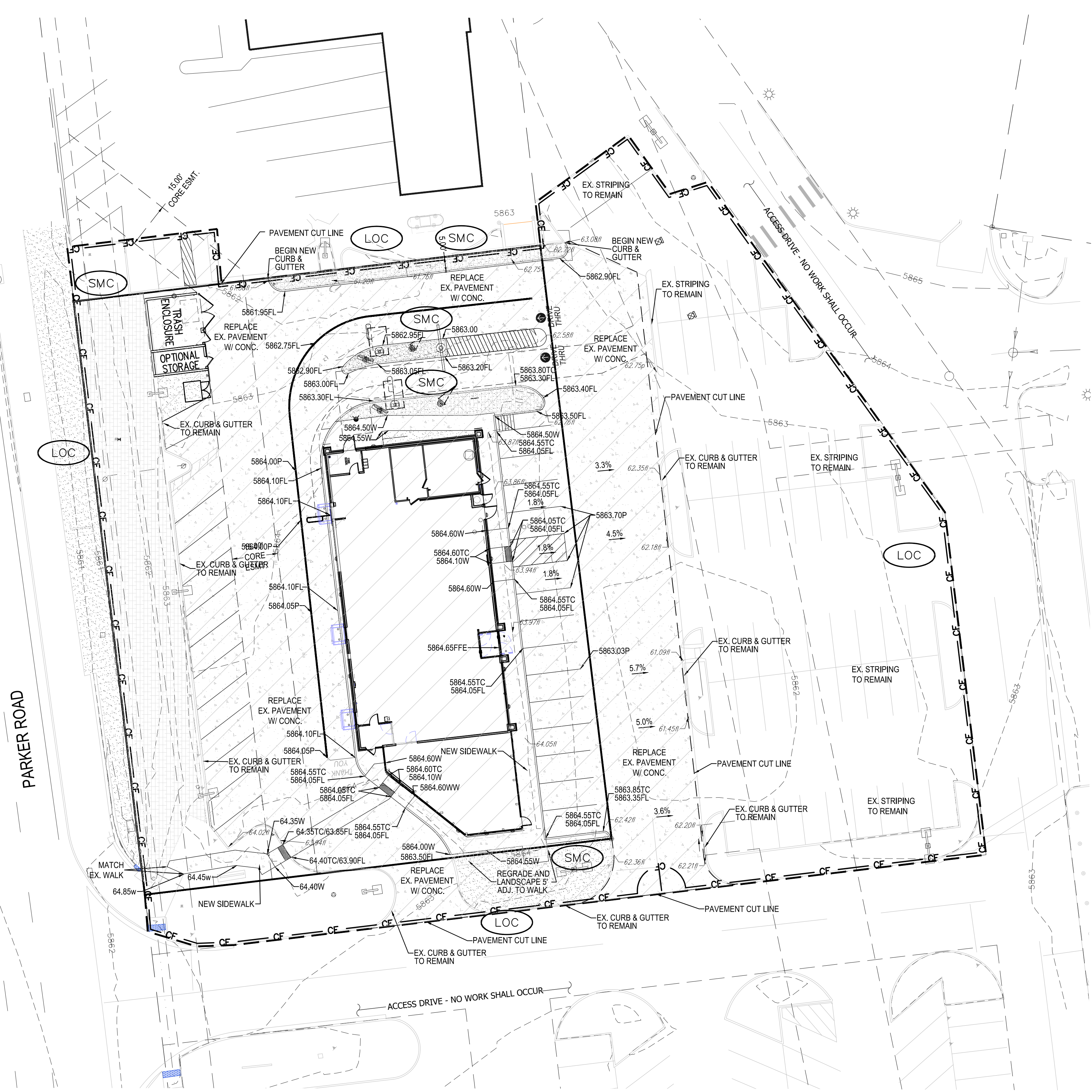
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DATE:	03/11/2025	MD P/CM:	MANN
DESIGNED BY:	RJP	FILE NAME:	CURRENT.DWG
DRAWN BY:	RJP	S.I.S. NO. 14-001-47	
CHECKED BY:	RJP		
DRAWING TITLE:	INTERIM CBMP		
SHEET NO.:	C7		

MCDONALDS REMODEL AT PARKER CENTRAL AREA FILING NO. 5, BLOCK 1, LOT 2 CONSTRUCTION PLANS

EROSION & SEDIMENT CONTROL LEGEND

-  CD CHECK DAM
-  CF CONSTRUCTION FENCE
-  CP CULVERT PROTECTION
-  CWA CONCRETE WASHOUT AREA
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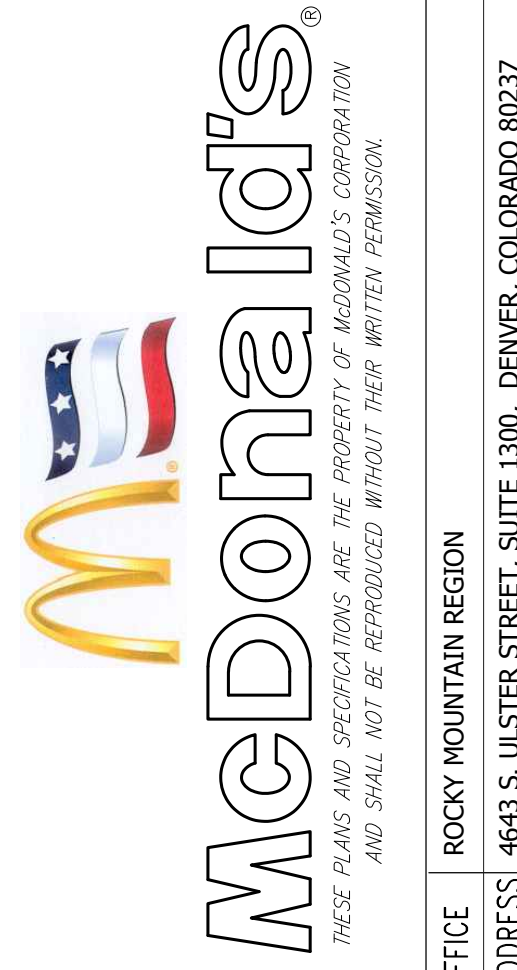
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 2595 PONDEROSA ROAD
 FRANKTOWN, CO 80116
 720.364.7661 Phone
 rpalmer@strategicsl.com
 Robert J. Palmer, PE
 President

PREPARED UNDER THE DIRECT SUPERVISION OF

 SEAL: **ROBERT J. PALMER**
 36320
 PROFESSIONAL ENGINEER
 BY Robert J. Palmer, PE
 Licensed Professional Engineer (CO PE #36320),
 AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC.


McDonald's
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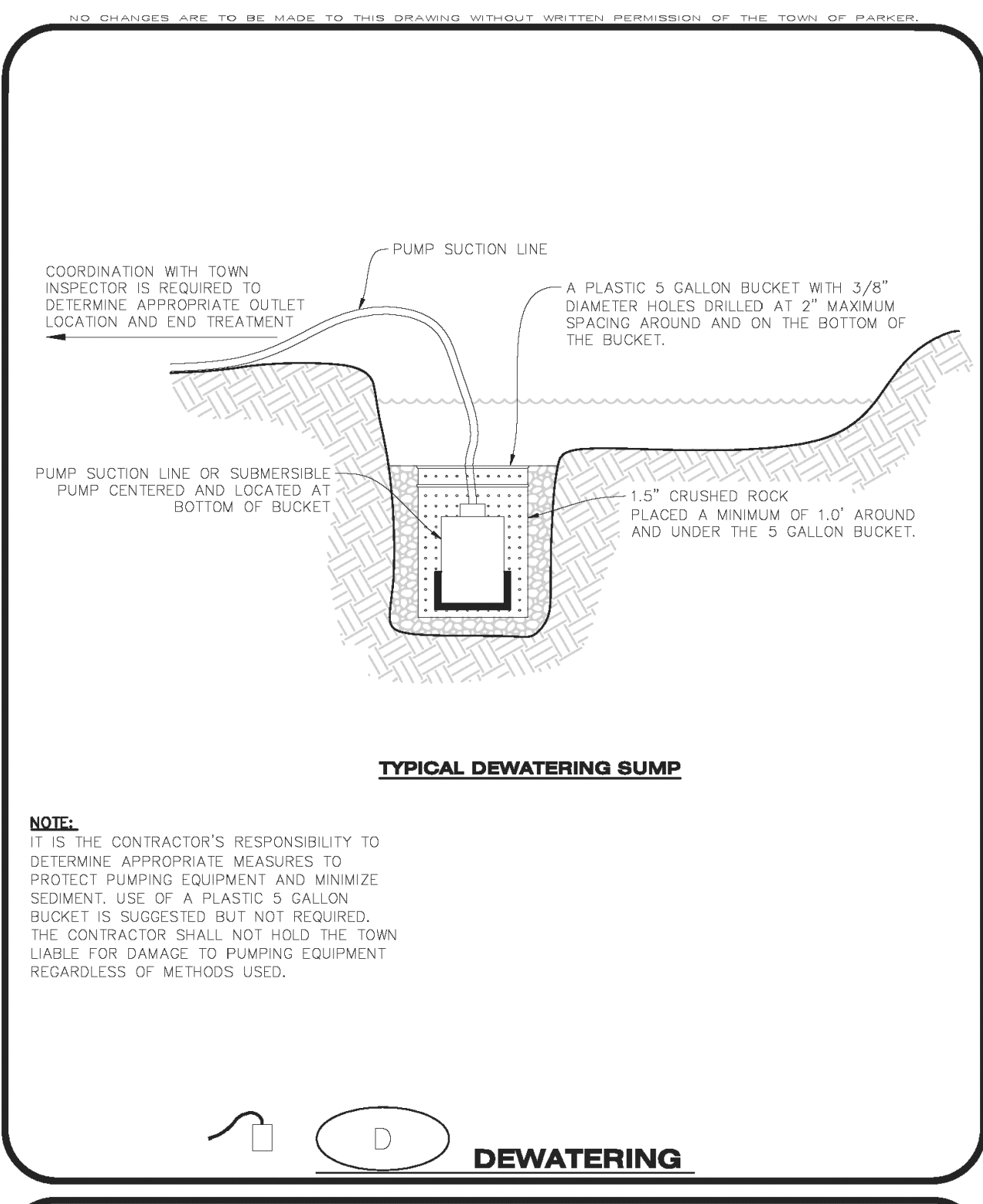
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10950 S. PARKER ROAD	CITY	PARKER
STATE	COLORADO	COUNTY
DOUGLAS	50162	7462
REGIONAL DING. NO.		

SCALE: AS NOTED	MD RE: BOWAN
DATE: 03/11/2025	MD P/CM: MANN
DESIGNED BY: RJP	FILE NAME: CURRENT.DWG
DRAWN BY: RJP	SLS. NO. 14-001-47
CHECKED BY: RJP	
FINAL CBMP	
C8	

MCDONALDS REMODEL AT PARKER CENTRAL AREA FILING NO. 5 R I O C K 1 I O T 2

CONSTRUCTION PLANS



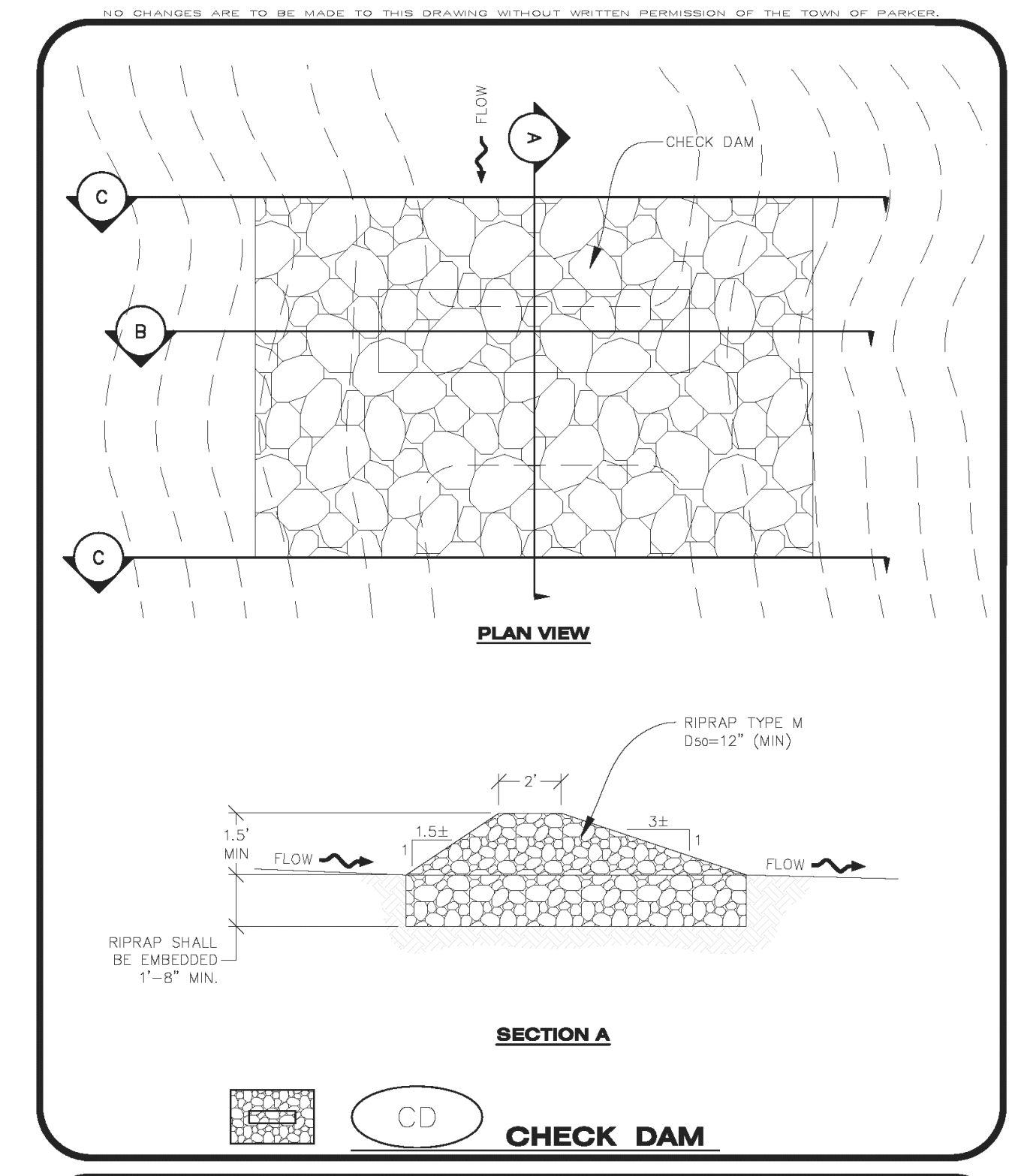
CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

D
1 OF 2
Oct. 2013

- DEWATERING INSTALLATION NOTES**
- IT IS THE EROSION CONTROL SUPERVISOR'S RESPONSIBILITY TO ENSURE THAT ALL DEWATERING IS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE).
- DEWATERING MAINTENANCE NOTES**
- THE EROSION CONTROL SUPERVISOR SHALL INSPECT THE DEWATERING OPERATION TO ENSURE THAT THE DISCHARGE WATER IS DRAINING TO THE PROPER LOCATION(S) AND PERFORM ANY NECESSARY REPAIRS OR MAINTENANCE ON A FREQUENT BASIS.

CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

D
2 OF 2
Oct. 2013



CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

CD
1 OF 3
Oct. 2013

Strategic Land Solutions, Inc.
Civil Engineering Consultant

2595 PONDEROSA ROAD
FRANKTOWN, CO 80116
720.364.7661 Phone
rpalmer@strategicsl.net
Robert J. Palmer, PE
President

PREPARED UNDER THE DIRECT SUPERVISION OF

SEAL: **ROBERT J. PALMER**
REGISTERED PROFESSIONAL ENGINEER
36320

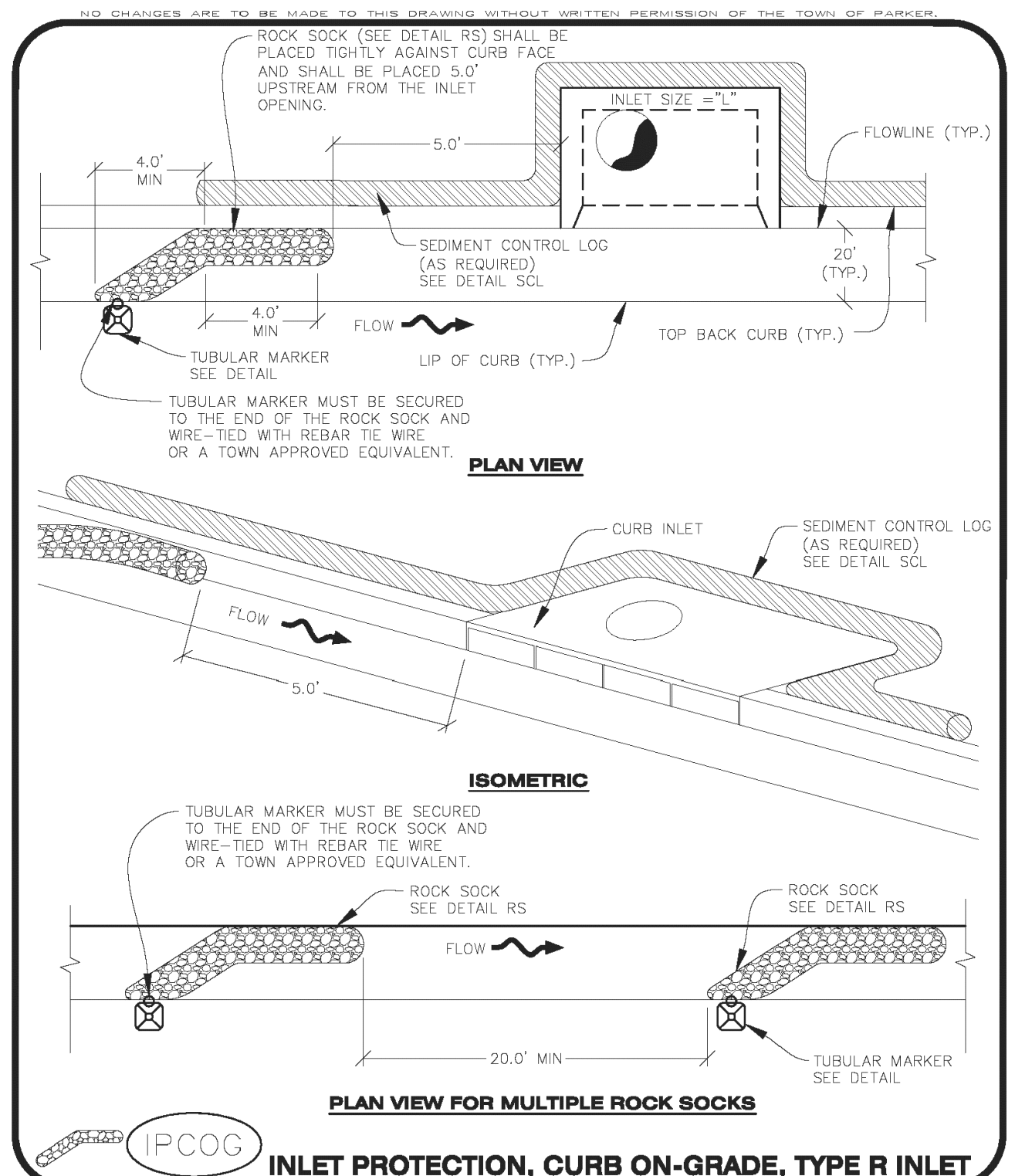
BY Robert J. Palmer, PE
Licensed Professional Engineer (CO PE #36320),
AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC.

DEWATERING

EC3

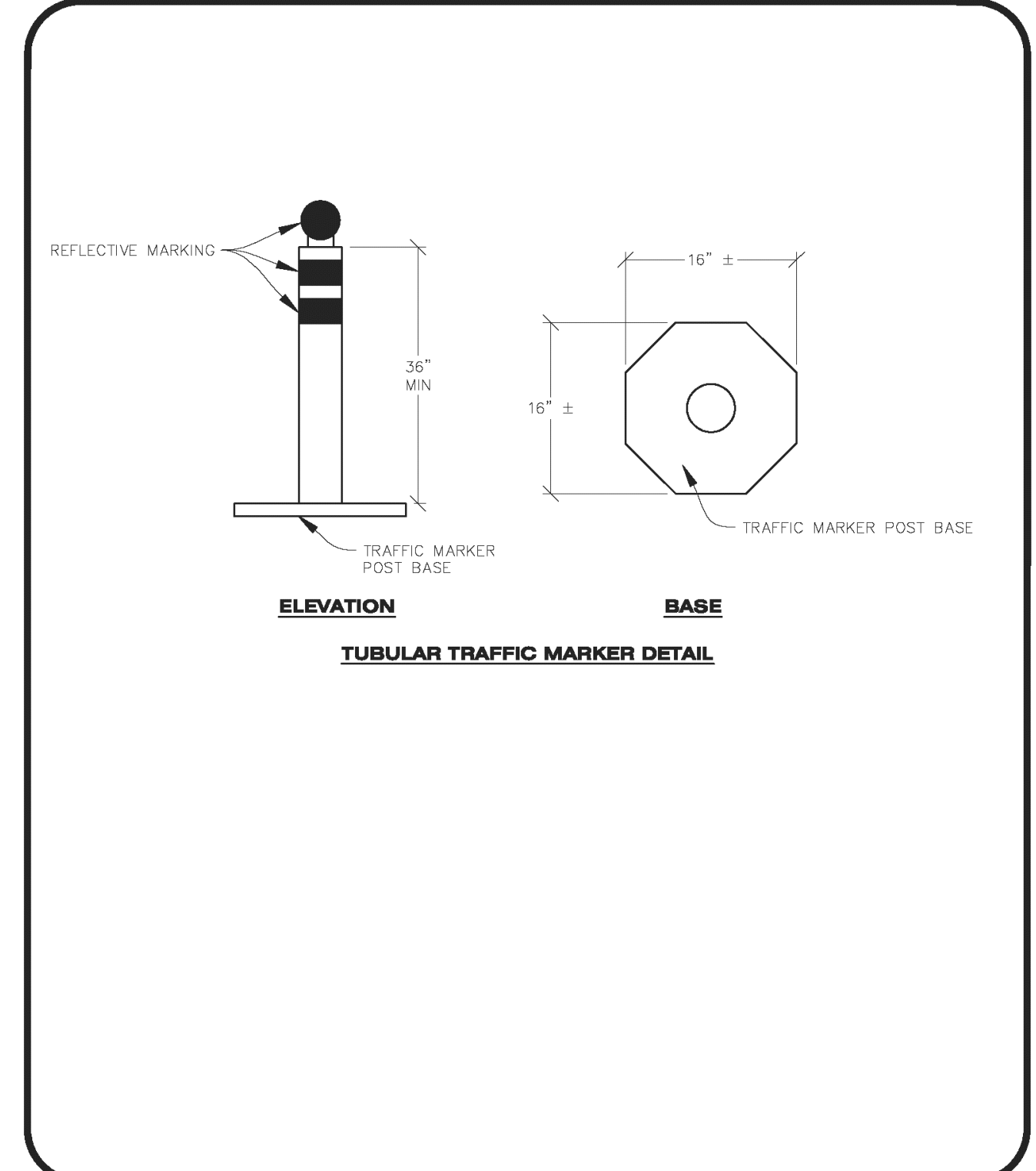
CHECK DAMS

EC4



CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

IPCOG
1 OF 3
Oct. 2013



CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

IPCOG
2 OF 3
Oct. 2013

- INLET PROTECTION, CURB ON-GRADE INSTALLATION NOTES**
- SEE CBMP PLAN FOR LOCATION(S) OF ON-GRADE INLET PROTECTION.
 - CRUSHED ROCK SHALL BE 2.0"-3.0" IN SIZE WITH A FRACTURED FACE (ALL SIDES).
 - ROCK SOCK FOR ON-GRADE INLET PROTECTION SHALL BE ONE CONTINUOUS PIECE.
 - ROCK SOCK SHALL BE CONSTRUCTED USING CHICKEN WIRE OR OTHER APPROVED MATERIAL, SIZED TO KEEP ROCK FROM SPILLING OUT.
 - ROCK SOCK SHALL BE PLACED 5.0' UPHILL OF THE INLET OPENING.
 - TUBULAR MARKER SHALL BE A MINIMUM OF 3.0' HIGH WITH REFLECTIVE BANDS AND OCTAGON SHAPED BASES.
 - THE CURB INLET PROTECTION SHOWN ON CBMP PLAN SHALL BE INSTALLED ON EXISTING INLETS PRIOR TO ANY LAND DISTURBING ACTIVITIES OR IMMEDIATELY AFTER THE APPLICABLE INSTALLATION OF THE FIRST LIFT OF ASPHALT ON ROADWAYS DRAINING TO THE INLET.
- ON-GRADE INLET PROTECTION INSPECTION AND MAINTENANCE NOTES**
- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE ON-GRADE INLET PROTECTION.
 - ACCUMULATED SEDIMENT SHALL BE REMOVED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.
 - ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED.
 - ON-GRADE INLET PROTECTION SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.

CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

IPCOG
3 OF 3
Oct. 2013

INLET PROTECTION, CURB ON-GRADE, TYPE R INLET

EC5

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Town of Parker, Director of Engineering/Public Works _____ Date _____

McDonald's
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ROCKY MOUNTAIN REGION
ADDRESS: 4643 S. ULLSTER STREET, SUITE 1300, DENVER, COLORADO 80237

STREET ADDRESS	10950 S. PARKER ROAD
CITY	PARKER
STATE	COLORADO
COUNTY	DOUGLAS
CITY	
REGIONAL DWG. NO.	
STATE STAKE DIA.	50162
NATIONAL DIA.	7462

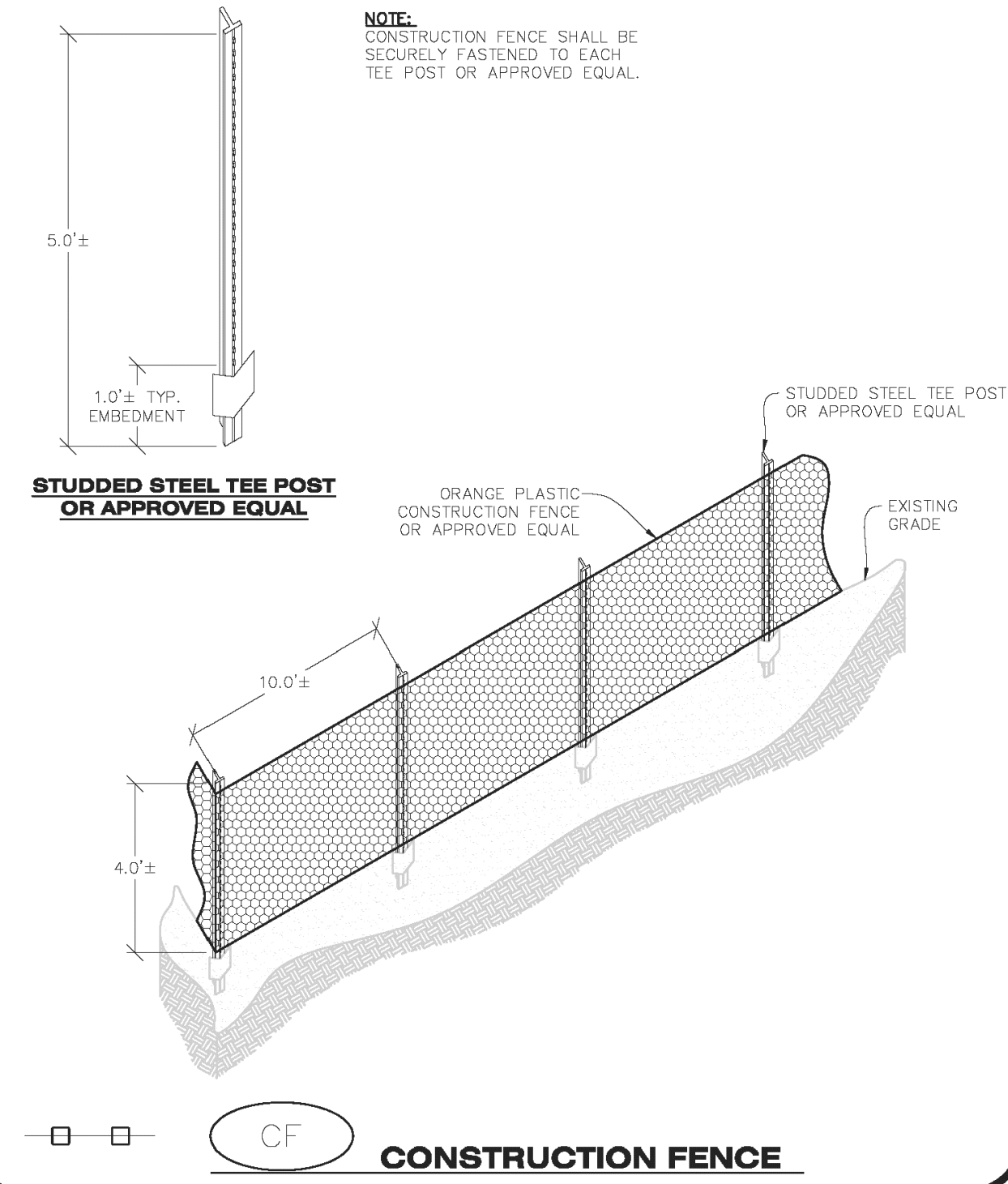
SCALE:	AS NOTED	MOD. BY:	BOWAN
DATE:	03/11/2025	MOD. P/C/M:	MANN
DESIGNED BY:	RJP	FILE NAME:	CURRENT.DWG
DRAWN BY:	RJP	S.I.S. NO. 14-001-47	
CHECKED BY:	RJP		

EC DETAILS

SHEET NO. **C10**

MCDONALDS REMODEL AT PARKER CENTRAL AREA FILING NO. 5, CONSTRUCTION PLANS

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

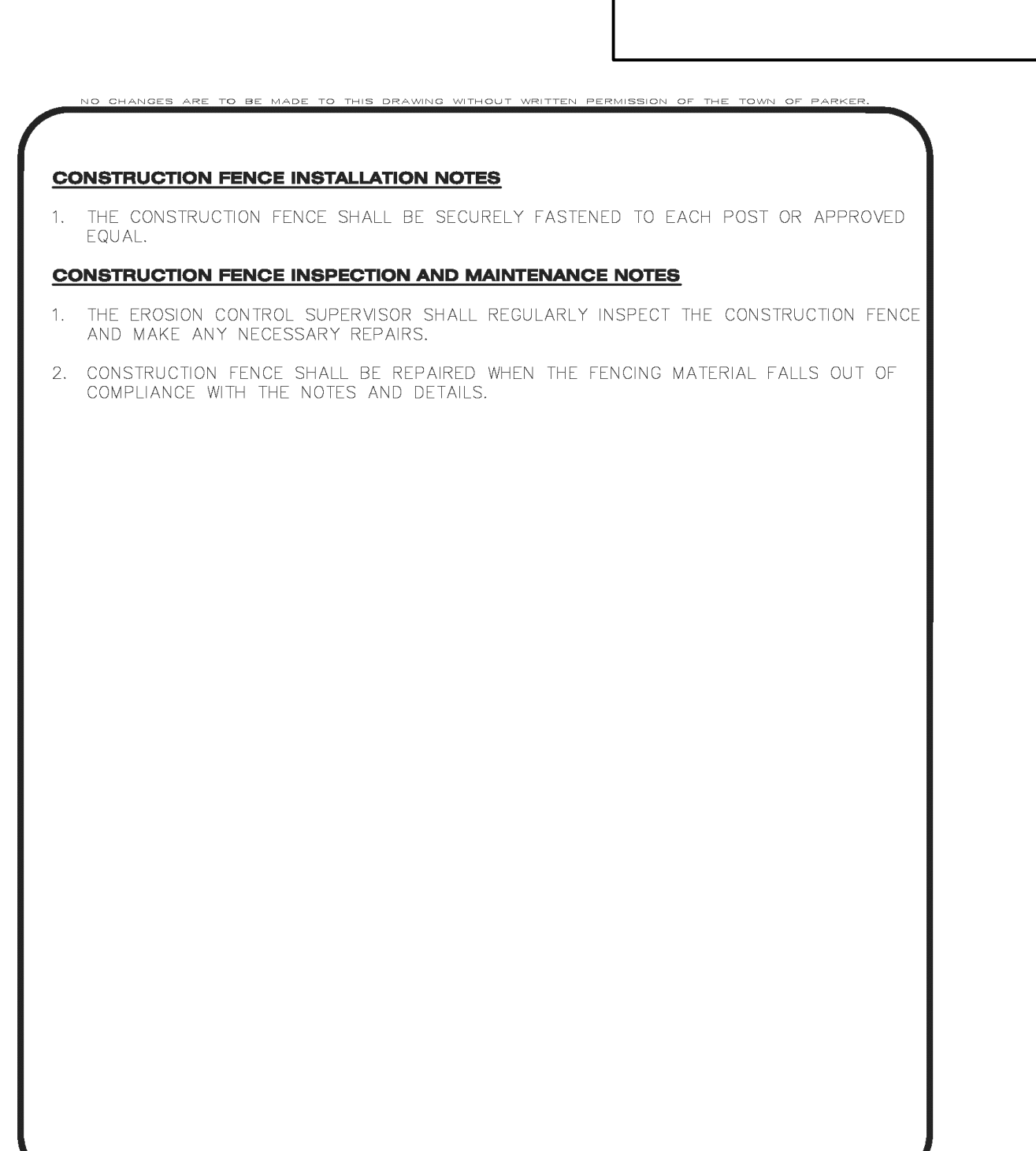


CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

CF

1 OF 2
Oct. 2013

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

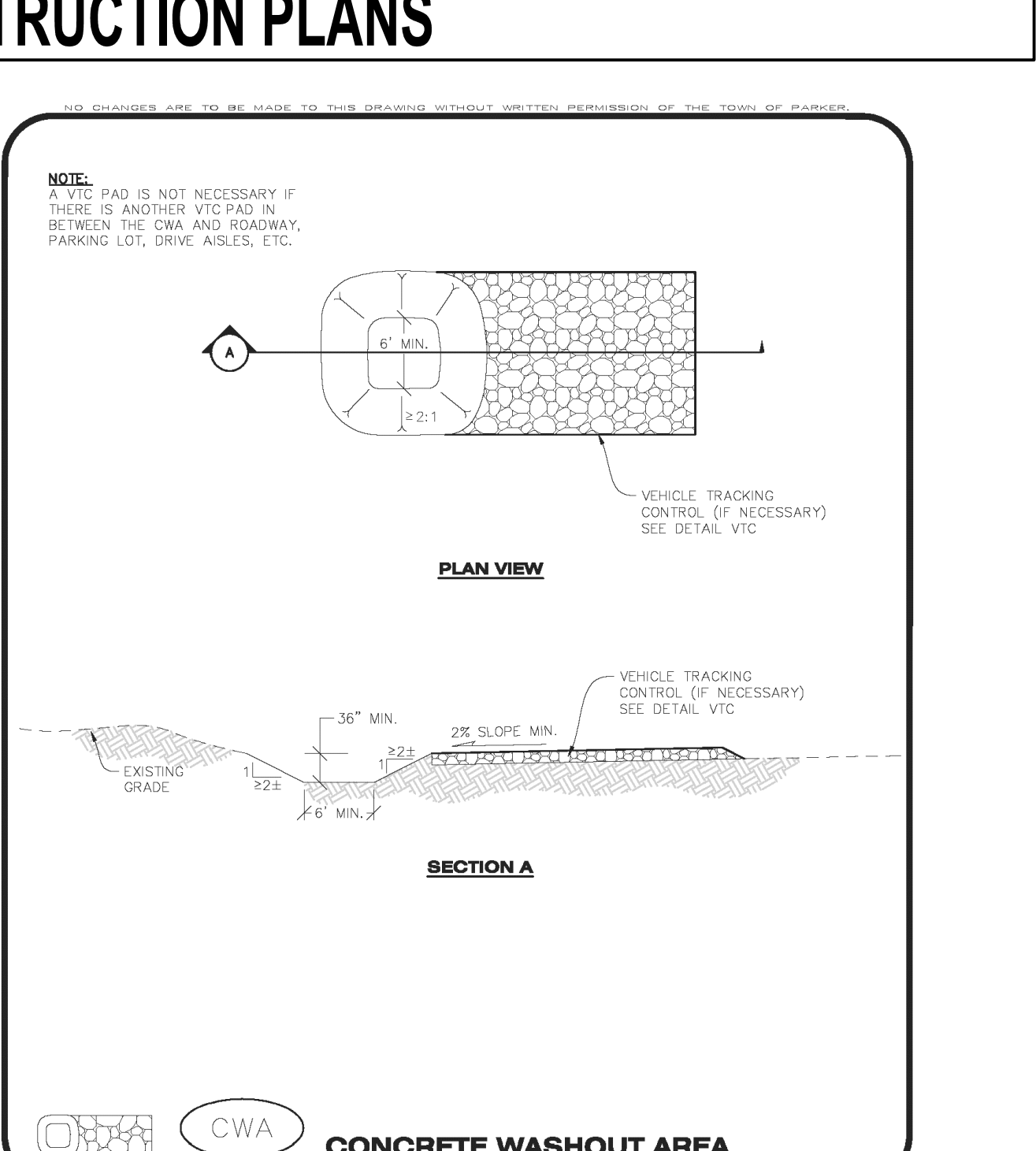


CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

CF

2 OF 2
Oct. 2013

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

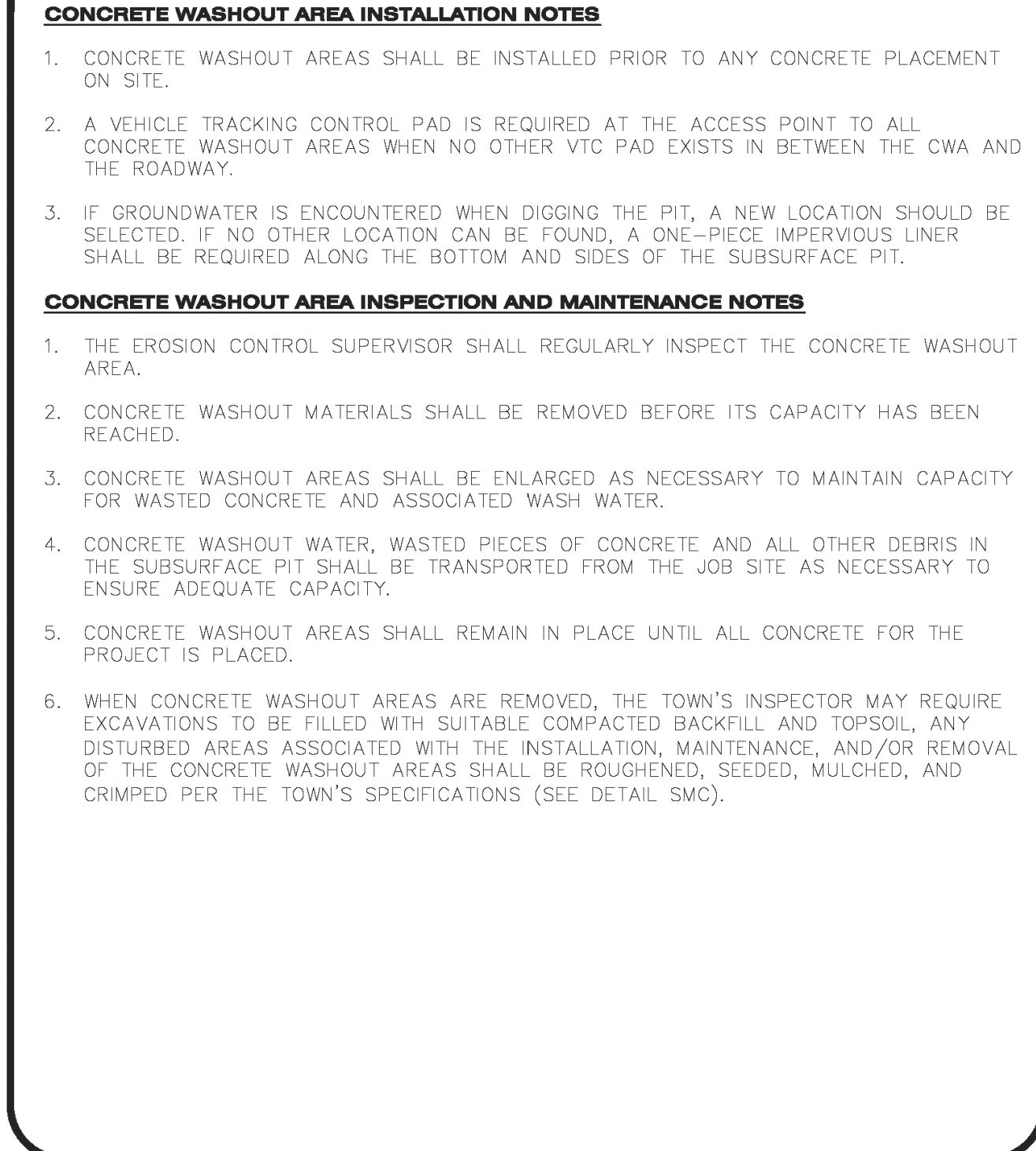


CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

CWA

1 OF 2
Oct. 2013

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CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

CWA

2 OF 2
Oct. 2013

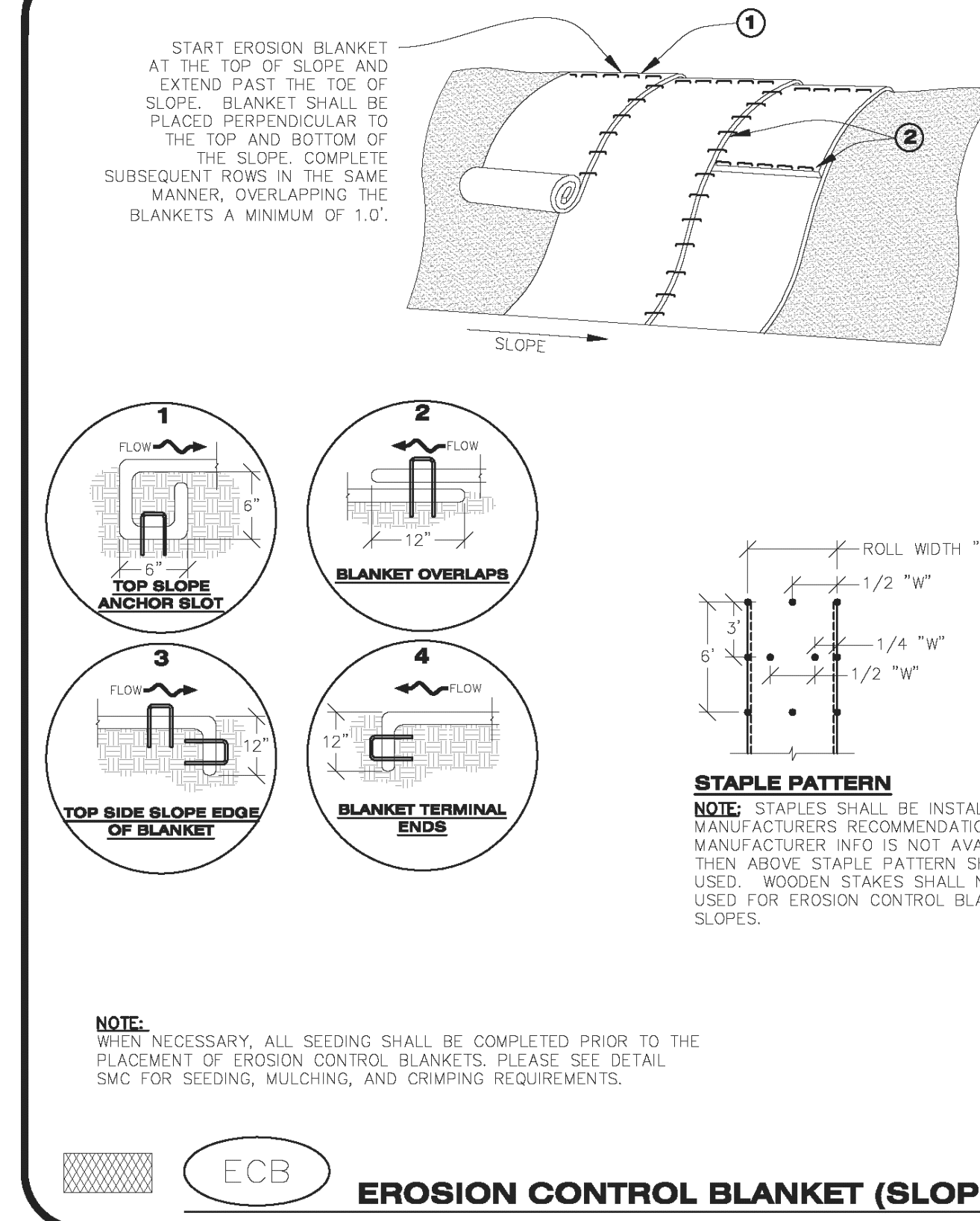
CONSTRUCTION FENCE

EC6

CONCRETE WASHOUT AREA

EC7

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

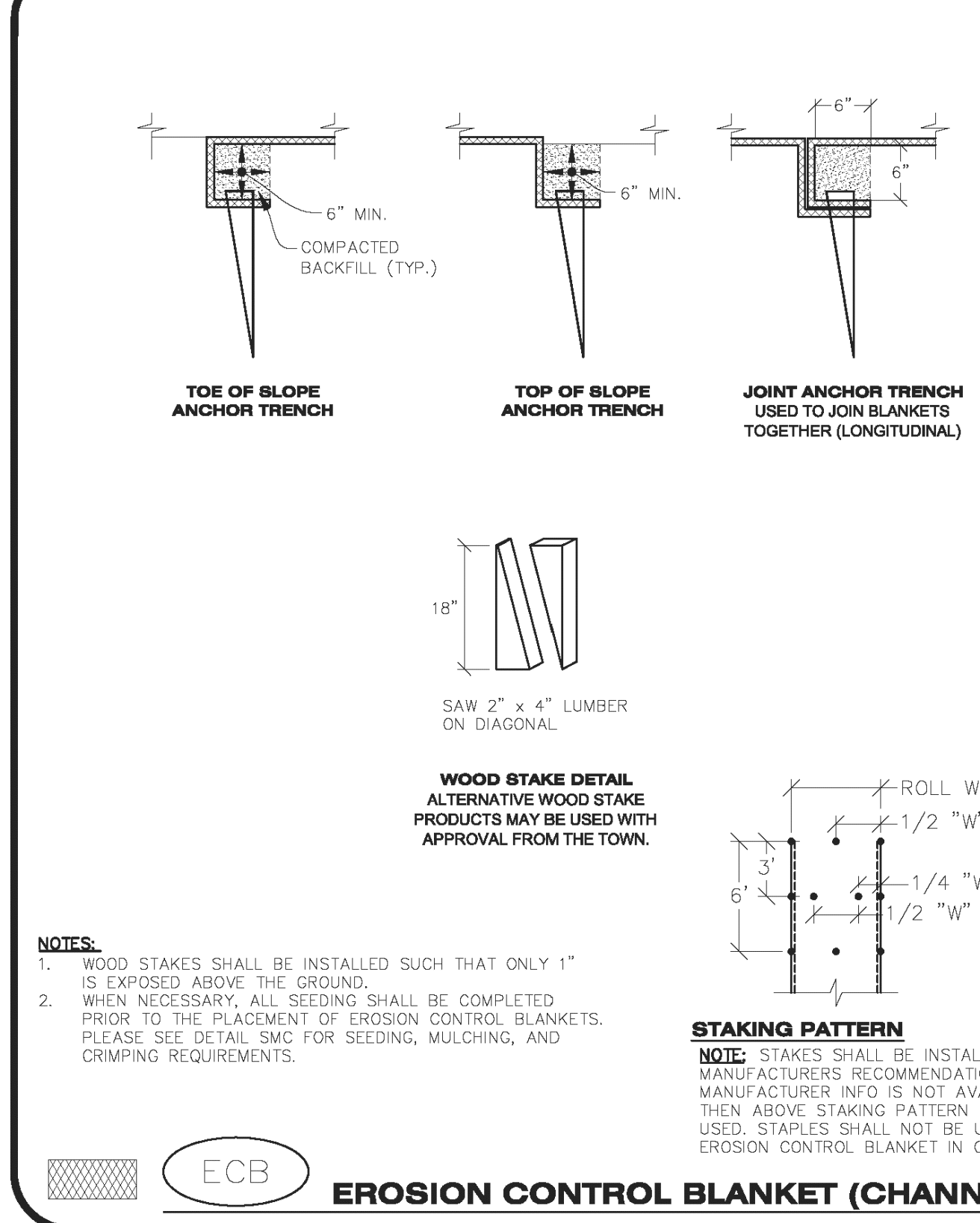


CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

ECB

1 OF 3
Oct. 2013

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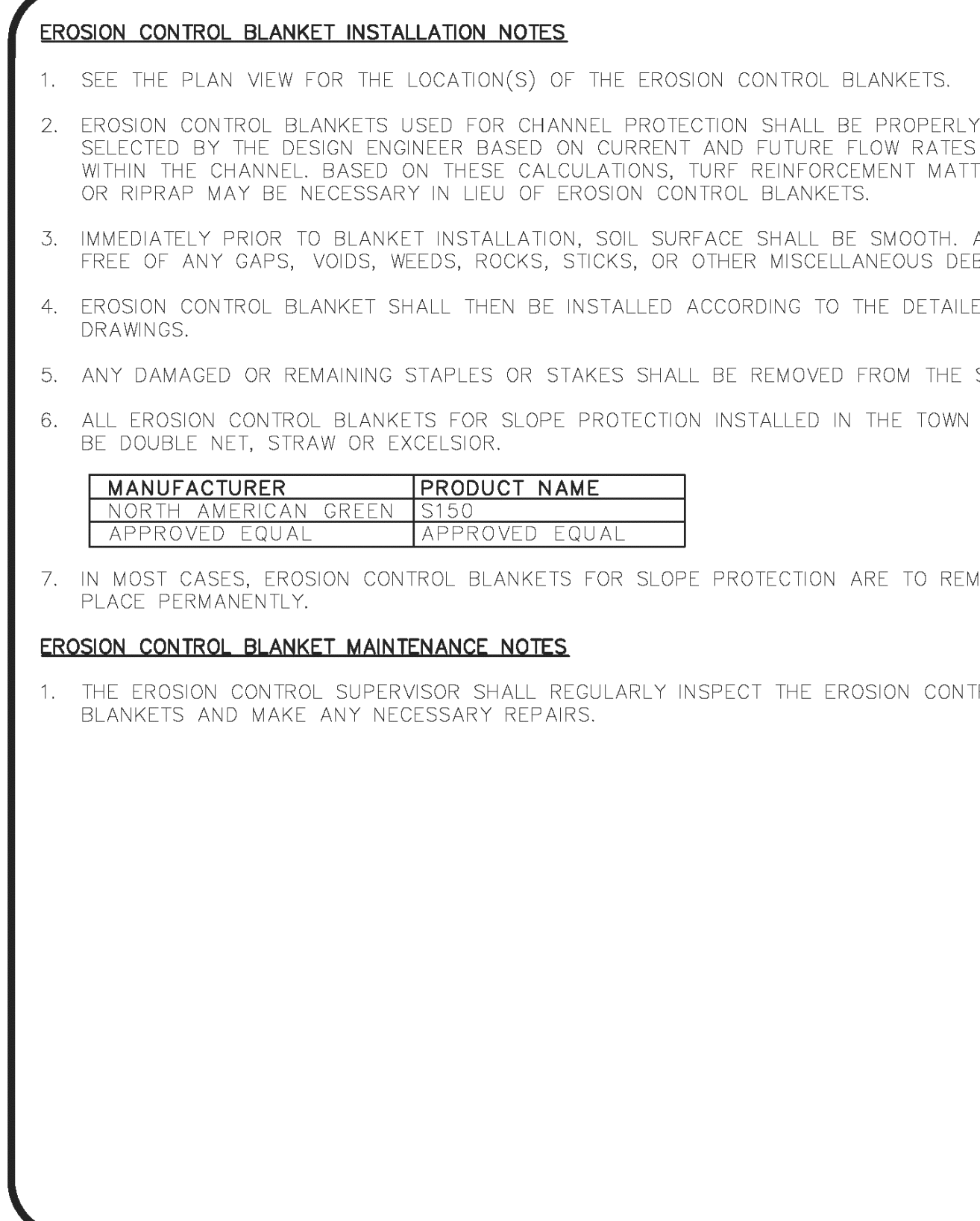


CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

ECB

2 OF 3
Oct. 2013

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



CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

ECB

3 OF 3
Oct. 2013

EROSION CONTROL BLANKET

EC8

NO.	DATE	REVISION DESCRIPTION

CIVIL ENGINEERING CONSULTANT

Strategic Land Solutions, Inc.
Civil Engineering and Land Planning Solutions

2595 PONDEROSA ROAD
FRANKTOWN, CO 80116
720.384.7661 Phone
rpalmer@strategicslts.net
Robert J. Palmer, PE
President

PREPARED UNDER THE DIRECT SUPERVISION OF

SEAL: COLORADO REGISTERED PROFESSIONAL ENGINEER
36320

BY Robert J. Palmer, PE
Licensed Professional Engineer (CO PE #36320),
AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC.

McDonald's
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ROCKY MOUNTAIN REGION
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STREET ADDRESS 10950 S. PARKER ROAD	STATE COLORADO	COUNTY DOUGLAS	CITY PARKER	REGIONAL DWG. NO.	OFFICE ADDRESS 50162	DRAWING Dwg. No. 7462
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SCALE: AS NOTED	MCD RE: BOWAN
DATE: 03/11/2025	MCD P/CM: MANN
DESIGNED BY: RJP	FILE NAME: CURRENT.DWG
DRAWN BY: RJP	SLS No. 14-001-47
CHECKED BY: RJP	

EC DETAILS

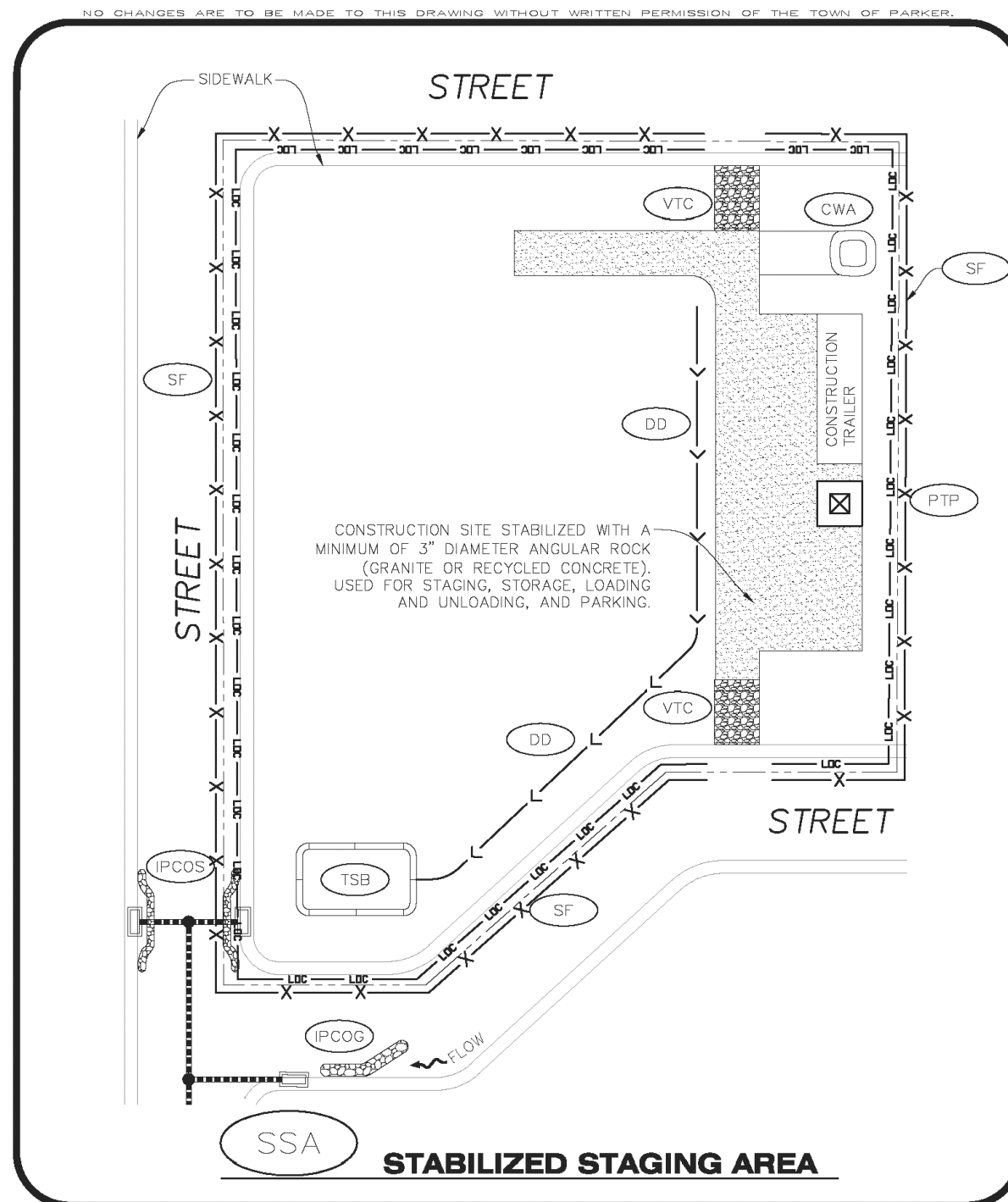
C10

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MCDONALDS REMODEL AT PARKER CENTRAL AREA FILING NO. 5, ROLL 1 LOT 2

CONSTRUCTION PLANS



CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES
SSA
1 OF 2
Oct. 2013

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

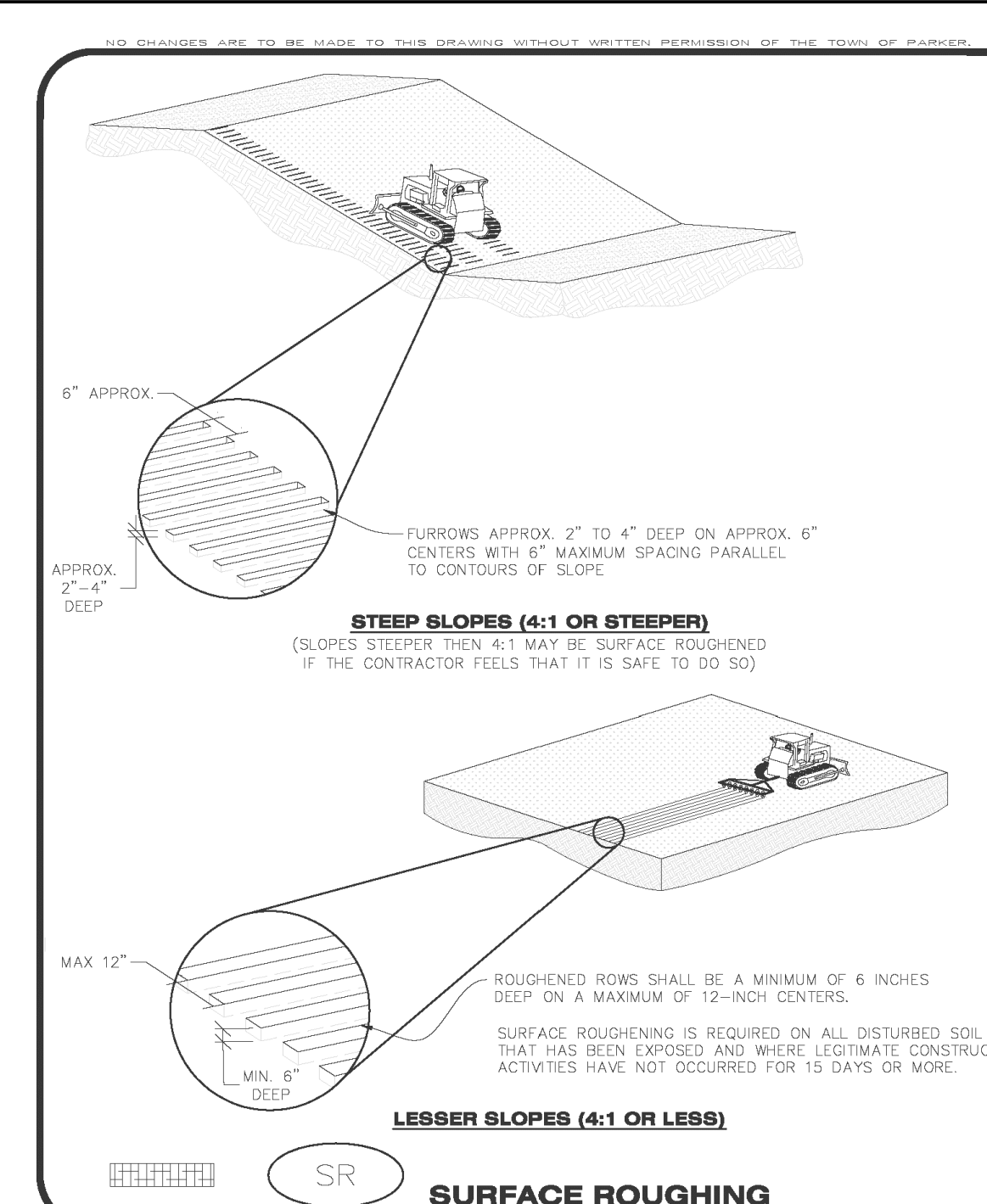
STABILIZED STAGING AREA INSTALLATION NOTES

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

STABILIZED STAGING AREA INSPECTION AND MAINTENANCE NOTES

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

CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES
SSA
2 OF 2
Oct. 2013



CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES
SR
1 OF 2
Oct. 2013

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

- SURFACE ROUGHENING INSPECTION AND MAINTENANCE NOTES**
- THE EROSION CONTROL SUPERVISOR SHALL PROACTIVELY INSPECT THE SURFACE ROUGHENING.

CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES
SR
2 OF 2
Oct. 2013

STABILIZED STAGING AREA

EC16

SURFACE ROUGHENING

EC17

- NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.
- SEEDING AND MULCHING SHALL BE PERFORMED ACCORDING TO THE ACCOMPANYING DETAIL(S) AND TEXT. NO EXCEPTIONS SHALL BE MADE.**
- SEE PLAN VIEW FOR:
 - LOCATION(S) OF SEEDING AND MULCHING
 - TYPE OF SEED MIX
 - 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.
 - SEEDING MAY BE PERFORMED YEAR ROUND ASSUMING THE SOIL IS NOT FROZEN. SEEDING DURING TIMES OF EXTREME TEMPERATURES SHOULD BE AVOIDED IF POSSIBLE.
 - 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.
 - 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.
 - ALL AREAS TO BE SEEDING AND MULCHED SHALL BE SURFACE ROUGHENED ACCORDING TO THE SURFACE ROUGHENING DETAILS AND NOTES. SURFACE ROUGHENING SHALL OCCUR AFTER PLACEMENT OF THE TOPSOIL.
 - WHEN INSTALLED WITH A DRILL SEEDER, SEED SHALL BE PLACED AT A DEPTH OF 1/4 - 1/2 INCH. ROW SPACING SHALL BE NO MORE THAN 6-INCHES.
 - ALL AREAS INCAPABLE OF BEING DRILL SEEDER SHALL BE SURFACE ROUGHENED ACCORDING TO THE SURFACE ROUGHENING NOTES OR EFFECTIVELY ROUGHENED USING A HARROW OR OTHER SUCH IMPLEMENT. ALL AREAS SHALL BE UNIFORMLY HAND BROADCASTED WITH THE PROPER SEED MIX APPLIED AT TWO TIMES THE DRILL SEEDER RATE. BROADCASTED AREAS SHALL THEN BE RE-HARROWED OR RE-RAKED USING A HARD-TIPPED RAKE TO ENSURE THAT SEEDS ARE BURIED TO AN APPROXIMATE DEPTH OF 1/4 - 1/2 INCH.
 - AFTER SEEDING HAS BEEN COMPLETED, MULCH SHALL BE UNIFORMLY APPLIED AT A RATE OF 2 TONS/ACRE (4,000 LBS/ACRE). MULCH SHALL BE MECHANICALLY CRIMPED TO A DEPTH OF 2 INCHES USING A CRIMPER. MULCH SHALL BE HAND CRIMPED AND COVERED WITH A TACKIFIER IN AREAS WHERE MECHANICAL CRIMPING IS NOT POSSIBLE. WHEN SOILS PERMIT, ALL MULCH SHALL BE CRIMPED SUCH THAT THE INDIVIDUAL PIECES OF STRAW OR HAY FORM EXAGGERATED V-SHAPES PROTRUDING OUT OF THE GROUND SEVERAL INCHES.
 - 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.

CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES
SMC
1 OF 3
Oct. 2013

- NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.
- SEEDING AND MULCHING MAINTENANCE NOTES**
- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE SEEDING AND MULCHING.
 - ANY SEEDING AND MULCHED AREAS THAT BECOME DAMAGED SHALL BE REPAIRED WITHIN THE TIME FRAME SPECIFIED BY THE TOWN'S INSPECTOR.
- WEED MANAGEMENT**
- 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.
 - 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.
 - HERBICIDES SHALL BE APPLIED DURING THE APPROPRIATE SEASONS, WHEN TARGET PLANTS ARE ACTIVELY GROWING.
 - 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.
 - 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.

CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES
SMC
2 OF 3
Oct. 2013

- NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.
- TOWN OF PARKER, SEED MIX 1**
- 20% CANADA WILDRYE
 - 15% CRESTED WHEATGRASS
 - 15% SLENDER WHEATGRASS
 - 10% ANNUAL RYEGRASS
 - 10% SHEEP FESCUE
 - 10% BIG BLUESTEM
 - 10% SIDCOATS 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)**
- 23% STREAM CRESTED WHEATGRASS
 - 23% SHEEP FESCUE
 - 18% PERENNIAL RYEGRASS
 - 13% CANADA BLUEGRASS
 - 12% BARLEY OR OATS
 - 9% BLUE FESCUE
- SEEDING RATE:**
DRILLED: 25 LBS/ACRE
BROADCAST: 50 LBS/ACRE
- SEED MIX 4:**
OTHER SEED MIXES APPROVED BY THE TOWN OF PARKER

CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES
SMC
3 OF 3
Oct. 2013

SEEDING, MULCHING AND CRIMPING

EC18

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Town of Parker, Director of Engineering/Public Works _____ Date _____

NO. DATE REVISION DESCRIPTION

CIVIL ENGINEERING CONSULTANT:

Strategic Land Solutions, Inc.
Civil Engineering & Land Planning Solutions
2595 PONDEROSA ROAD
FRANKTOWN, CO 80116
720.384.7661 Phone
rpalmer@strategicsl.net
Robert J. Palmer, PE
President

PREPARED UNDER THE DIRECT SUPERVISION OF:

BY Robert J. Palmer, PE
Licensed Professional Engineer (CO PE #36320),
AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC.

McDonald's
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ROCKY MOUNTAIN REGION
OFFICE ADDRESS: 4643 S. ULLSTER STREET, SUITE 1300, DENVER, COLORADO 80237

10950 S. PARKER ROAD
 STATE: COLORADO
 CITY: PARKER
 COUNTY: DOUGLAS
 REGIONAL DING. NO.:
 ZIP: 80162
 PARCEL ID #: 7462

SCALE: AS NOTED
DATE: 03/11/2025
DESIGNED BY: RJP
DRAWN BY: RJP
CHECKED BY: RJP

MED. REV. BY: BOWMAN
MED. P./CM: MANN
FILE NAME: CURRENT.DWG
S.I.S. NO. 14-001-47

DRAWING TITLE: **EC DETAILS**

SHEET NO.: **C14**

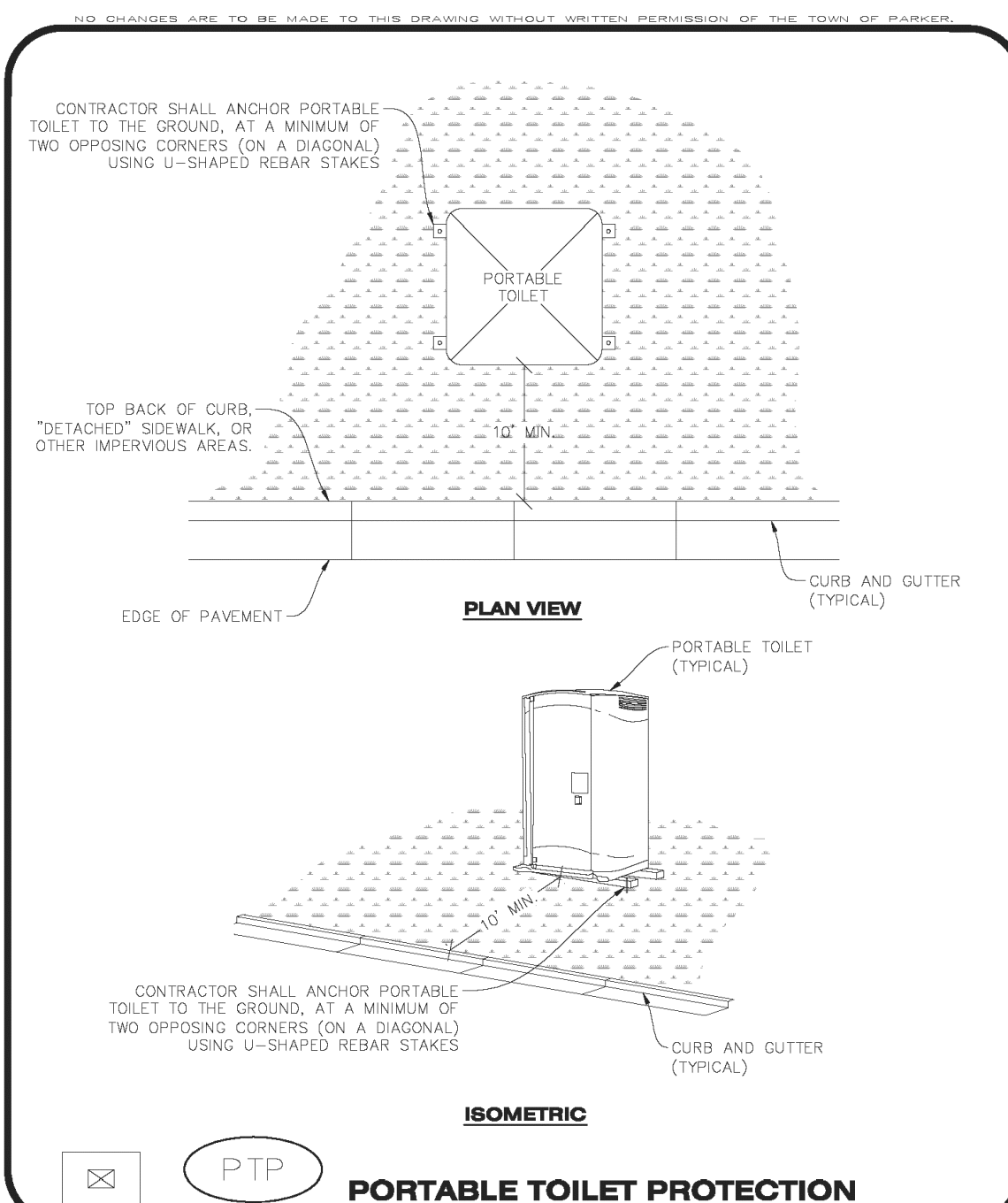
MCDONALDS REMODEL AT PARKER CENTRAL AREA FILING NO. 5, BLOCK 1, LOT 2

CONSTRUCTION PLANS

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

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

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



- PORTABLE TOILET PROTECTION INSTALLATION NOTES**
1. PORTABLE TOILETS SHALL BE PLACED A MINIMUM OF 10.0' BEHIND ALL CURBS, SIDEWALKS, AND OTHER IMPERVIOUS AREAS.
 2. ALL PORTABLE TOILETS MUST BE GROUPED TOGETHER.
 3. PORTABLE TOILETS SHALL BE SECURELY ANCHORED TO THE GROUND USING U-SHAPED REBAR STAKES.
 4. U-SHAPED REBAR STAKES SHALL BE POSITIONED ON AT LEAST 2 OPPOSING (DIAGONAL) CORNERS.
- PORTABLE TOILET PROTECTION INSPECTION AND MAINTENANCE NOTES**
2. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE PORTABLE TOILET PROTECTION.
 3. PORTABLE TOILETS SHALL BE SERVICED AT THE NECESSARY INTERVALS TO ELIMINATE THE POSSIBILITY OF OVERFLOW.
 4. WHEN THE PORTABLE TOILETS ARE REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE TOILETS MAY NEED TO BE LANDSCAPED OR ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).
 5. PORTABLE TOILETS THAT ARE NOT CONSISTENTLY MAINTAINED IN ACCORDANCE WITH THESE REQUIREMENTS MAY NEED TO BE CLUSTERED TOGETHER, IN ONE CENTRALIZED LOCATION IN ORDER TO INCREASE COMPLIANCE AND REDUCE THE CHANCE OF A SPILL.

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

CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES
PTP
2 OF 2
Oct. 2013

TEMPORARY IRRIGATION

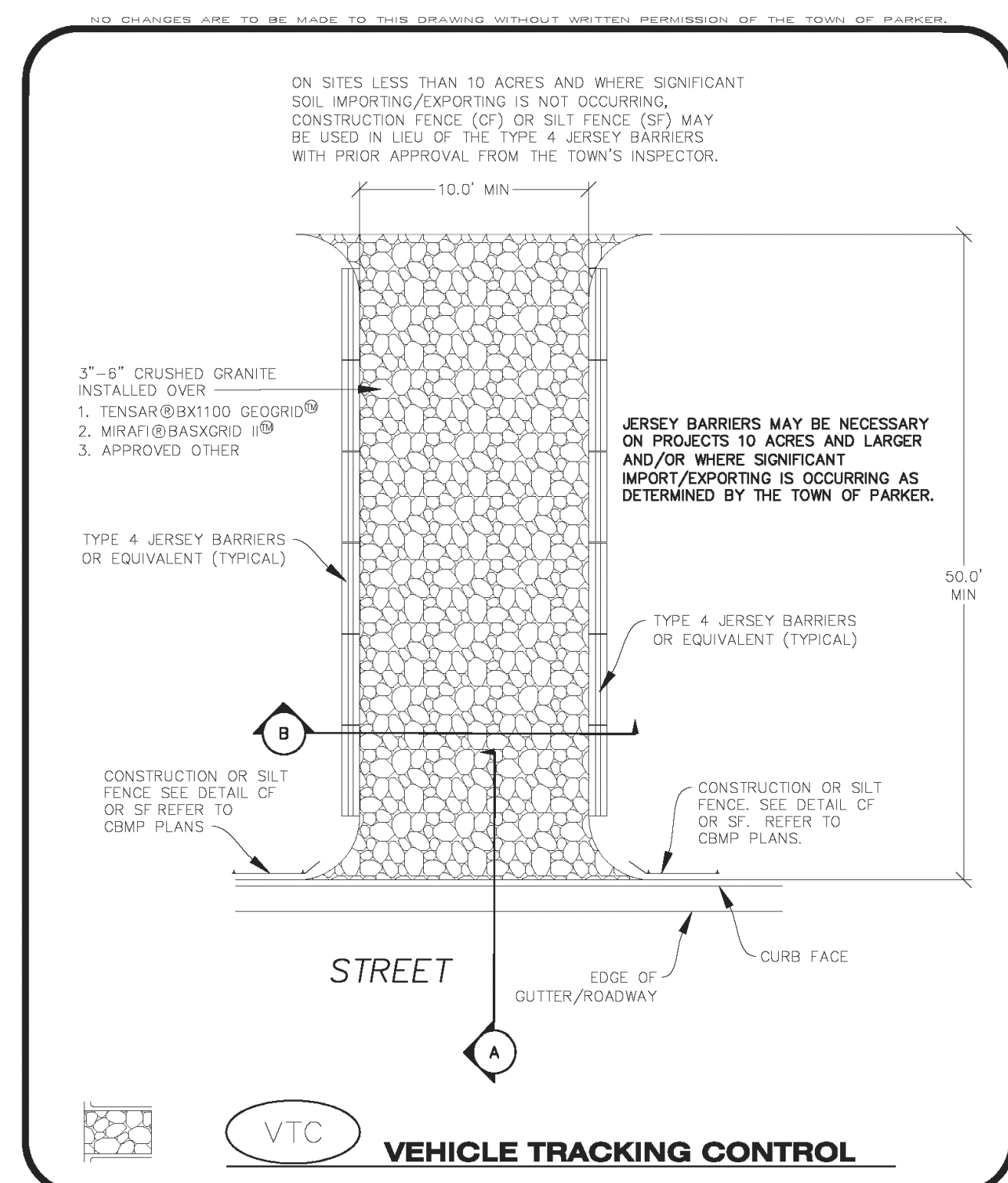
EC21

NOT USED

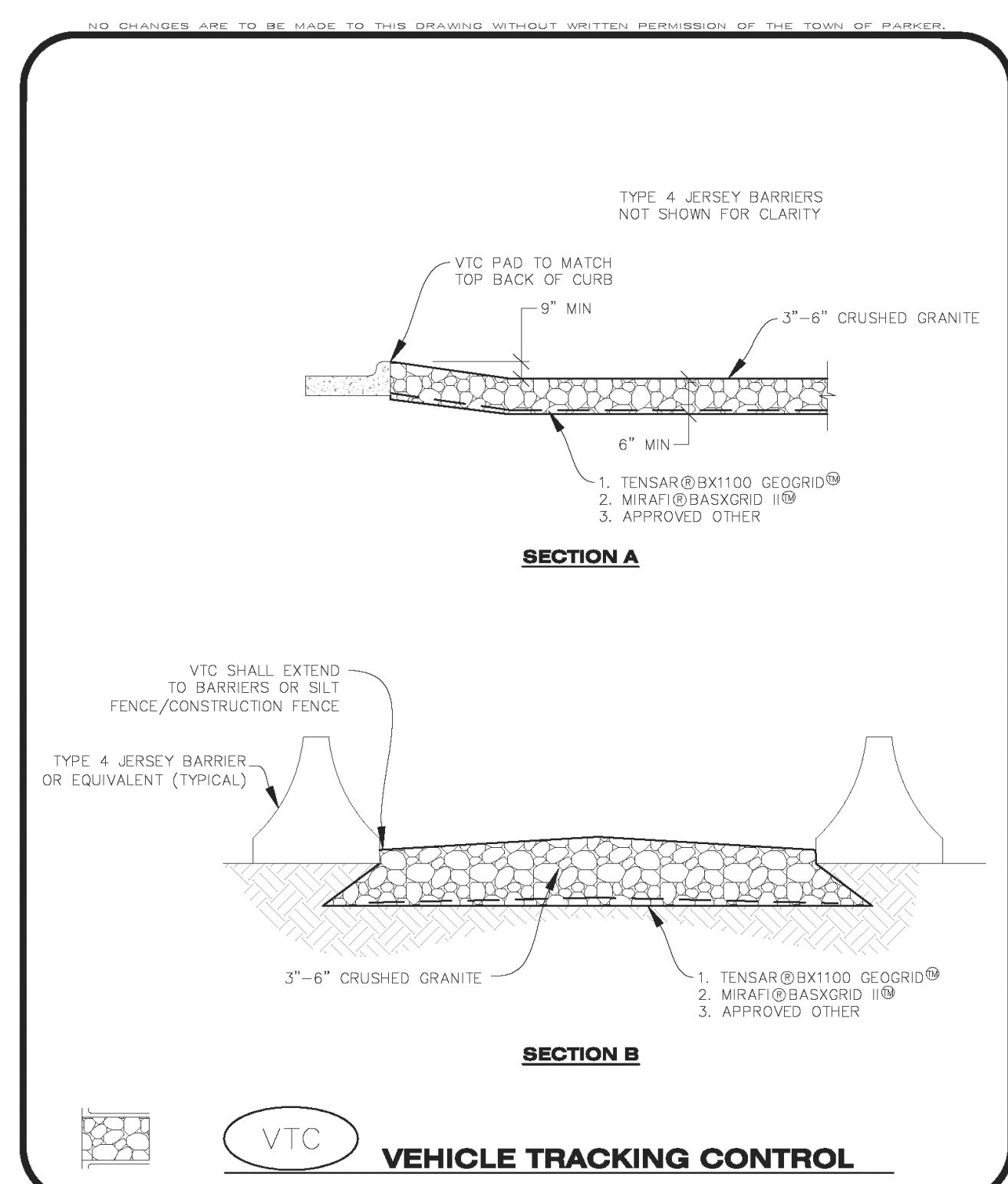
EC22

PORTABLE TOILET PROTECTION

EC23



CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES
VTC
1 OF 3
Oct. 2013



CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES
VTC
2 OF 3
Oct. 2013

- VEHICLE TRACKING CONTROL PAD INSTALLATION NOTES**
1. SEE CBMP PLAN FOR LOCATION(S) OF VEHICLE TRACKING CONTROL PAD(S).
 2. ALL CONSTRUCTION TRAFFIC MUST ENTER AND EXIT THE SITE THROUGH THE APPROVED ACCESS POINT(S). A VEHICLE TRACKING CONTROL PAD IS REQUIRED AT ALL APPROVED ACCESS POINTS TO THE SITE. EXCEPTIONS MAY BE CONSIDERED FOR CONSTRUCTION ACTIVITY OCCURRING IMMEDIATELY ADJACENT TO PAVED AREAS AND WHERE ALTERNATIVE BMP'S ARE IMPLEMENTED. SUCH ACTIVITY MAY INCLUDE, BUT NOT BE LIMITED TO RESIDENTIAL CONSTRUCTION, UTILITY CONSTRUCTION, ETC.
 3. THE VEHICLE TRACKING CONTROL PAD(S) INDICATED ON CBMP PLAN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
 4. VEHICLE TRACKING CONTROL PADS SHALL BE A MINIMUM OF 50-FOOT LONG AND 10-FOOT WIDE, UNLESS A VARIANCE HAS BEEN GRANTED BY THE TOWN'S INSPECTOR.
 5. A BIAXIAL GEO-GRID SHALL BE PLACED UNDER THE VEHICLE TRACKING CONTROL PAD PRIOR TO THE PLACEMENT OF ROCK. THE AREA SHALL BE FREE FROM ANY VOIDS, ROCKS AND DEBRIS. THE BIAXIAL GEO-GRID SHALL BE TENSAR BX1100, MIRAFI BASXGRID II, OR AN APPROVED EQUAL. GEO-GRID SHALL BE PLACED, AND APPROPRIATELY OVERLAPPED IF NECESSARY, TO COVER THE ENTIRE LENGTH AND WIDTH OF THE VEHICLE TRACKING CONTROL PAD.
 6. CRUSHED ROCK SHALL BE A MINIMUM OF 3-6" GRANITE WITH A FRACTURED FACE (ALL SIDES).
- VEHICLE TRACKING CONTROL PAD INSTALLATION AND MAINTENANCE NOTES**
1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE VEHICLE TRACKING CONTROL PAD.
 2. WHEN THE VEHICLE TRACKING CONTROL PAD IS REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE VEHICLE TRACKING CONTROL PAD SHALL BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).
 3. THE VEHICLE TRACKING CONTROL PAD SHALL BE MAINTAINED SUCH THAT THE ROCK REMAINS RELATIVELY LOOSE AND ACCUMULATED MUD AND OTHER DEBRIS IS REGULARLY REMOVED.

CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES
VTC
3 OF 3
Oct. 2013

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VEHICLE TRACKING CONTROL

EC24

Strategic Land Solutions, Inc.
Civil Engineering & Land Planning Solutions
2595 PONDEROSA ROAD
FRANKTOWN, CO 80116
720.364.7661 Phone
rpalmer@strategicslts.net
Robert J. Palmer, PE
President

PREPARED UNDER THE DIRECT SUPERVISION OF:

BY Robert J. Palmer, PE
 Licensed Professional Engineer (CO PE #36320),
 AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC.

McDonald's
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

OFFICE: ROCKY MOUNTAIN REGION
 ADDRESS: 4643 S. UJSTER STREET, SUITE 1300, DENVER, COLORADO 80237

STREET ADDRESS: 10950 S. PARKER ROAD
 CITY: PARKER
 STATE: COLORADO
 COUNTY: DOUGLAS
 ZIP: 80162
 REGIONAL DWG. NO.: 7462

SCALE: AS NOTED
 DATE: 03/11/2025
 DESIGNED BY: RJP
 DRAWN BY: RJP
 CHECKED BY: RJP

MCD RE: BOWAN
 MCD P/CM: MANN
 FILE NAME: CURRENT.DWG
 SLS. INC. 14-001-47

EC DETAILS

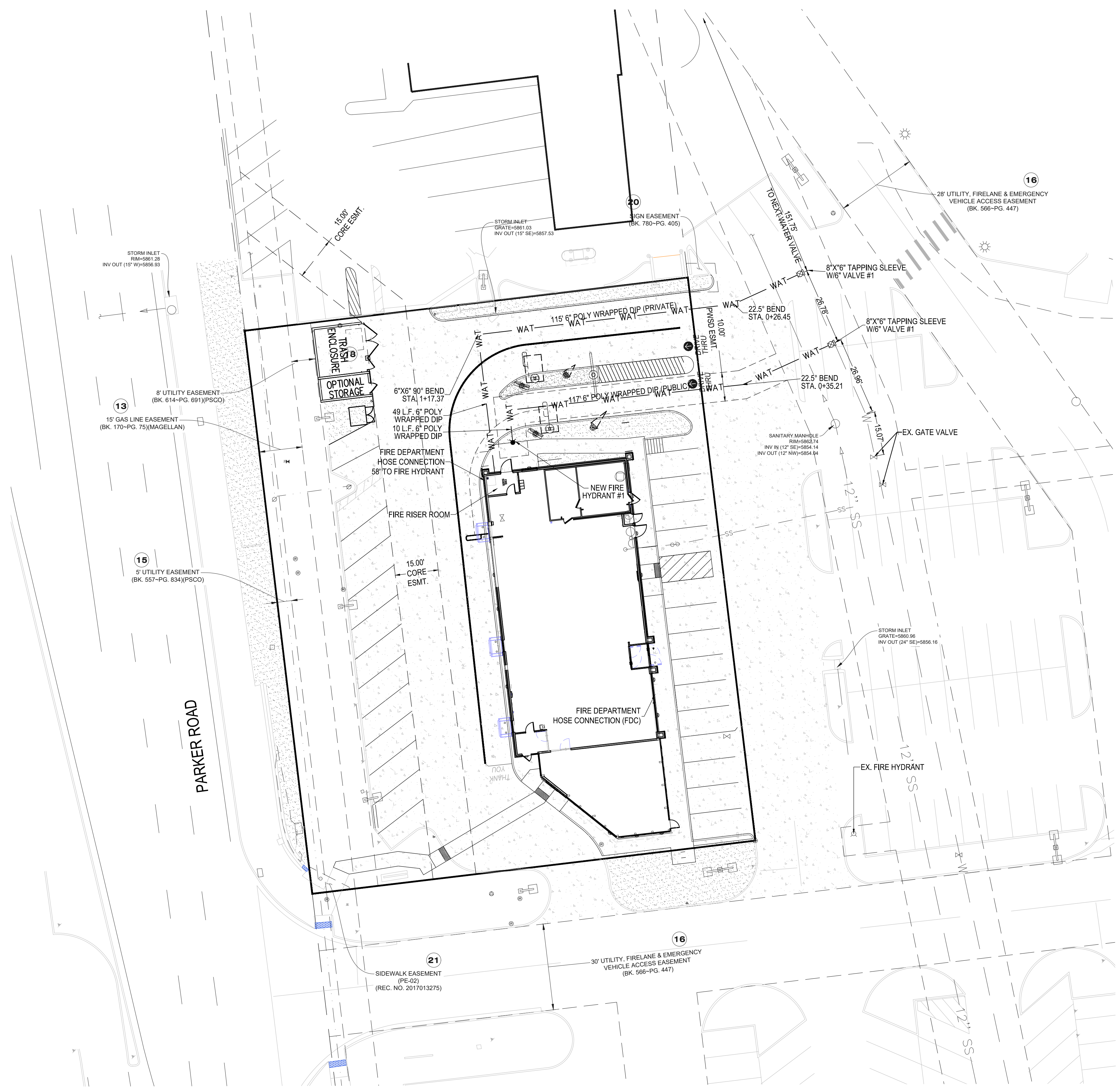
C16

Town of Parker, Director of Engineering/Public Works Date

MCDONALDS REMODEL AT PARKER CENTRAL AREA

FILING NO. 5, BLOCK 1, LOT 2

CONSTRUCTION PLANS



All fire hydrants shall be installed according to water utility standards. The number and locations of the fire hydrants as shown on the Overall Utility Plan are correct as specified by the Town of Parker, Community Development Department.

Fire Code Official or Designated Representative _____ Date _____

(NOTE - Underground Fire Line (UFL) submittal documents must meet the requirements of NFPA 24 when submitting for review.)

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




PLAN SCALE: 1" = 20'


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Town of Parker, Director of Engineering/Public Works _____ Date _____

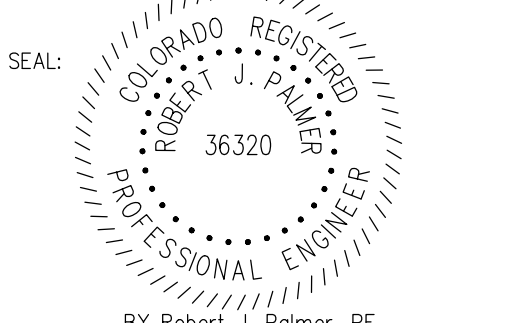
NO.	DATE	REVISION DESCRIPTION

CIVIL ENGINEERING CONSULTANT



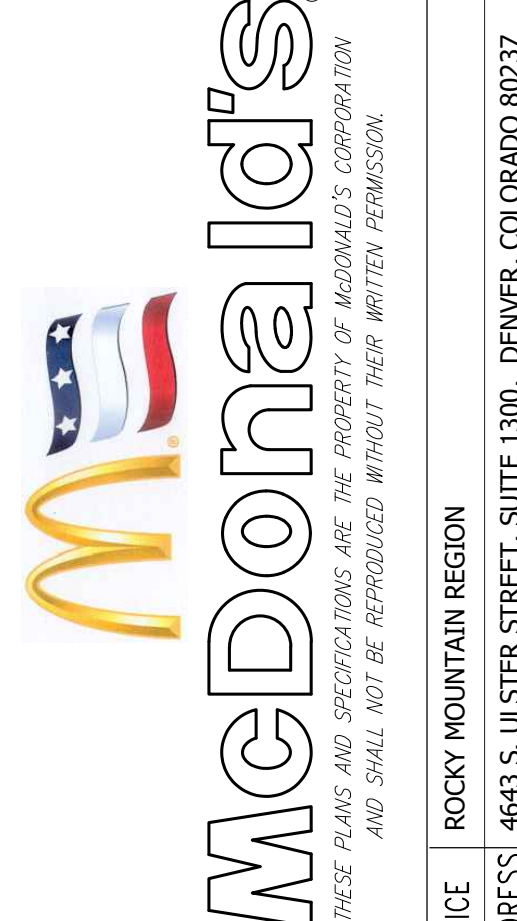
Strategic Land Solutions, Inc.
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FRANKTOWN, CO 80116
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rpalmer@strategicsl.com
Robert J. Palmer, PE
President

PREPARED UNDER THE DIRECT SUPERVISION OF:



SEAL: **ROBERT J. PALMER**
36320
PROFESSIONAL ENGINEER

BY Robert J. Palmer, PE
Licensed Professional Engineer (CO PE #36320),
AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC.



McDonald's
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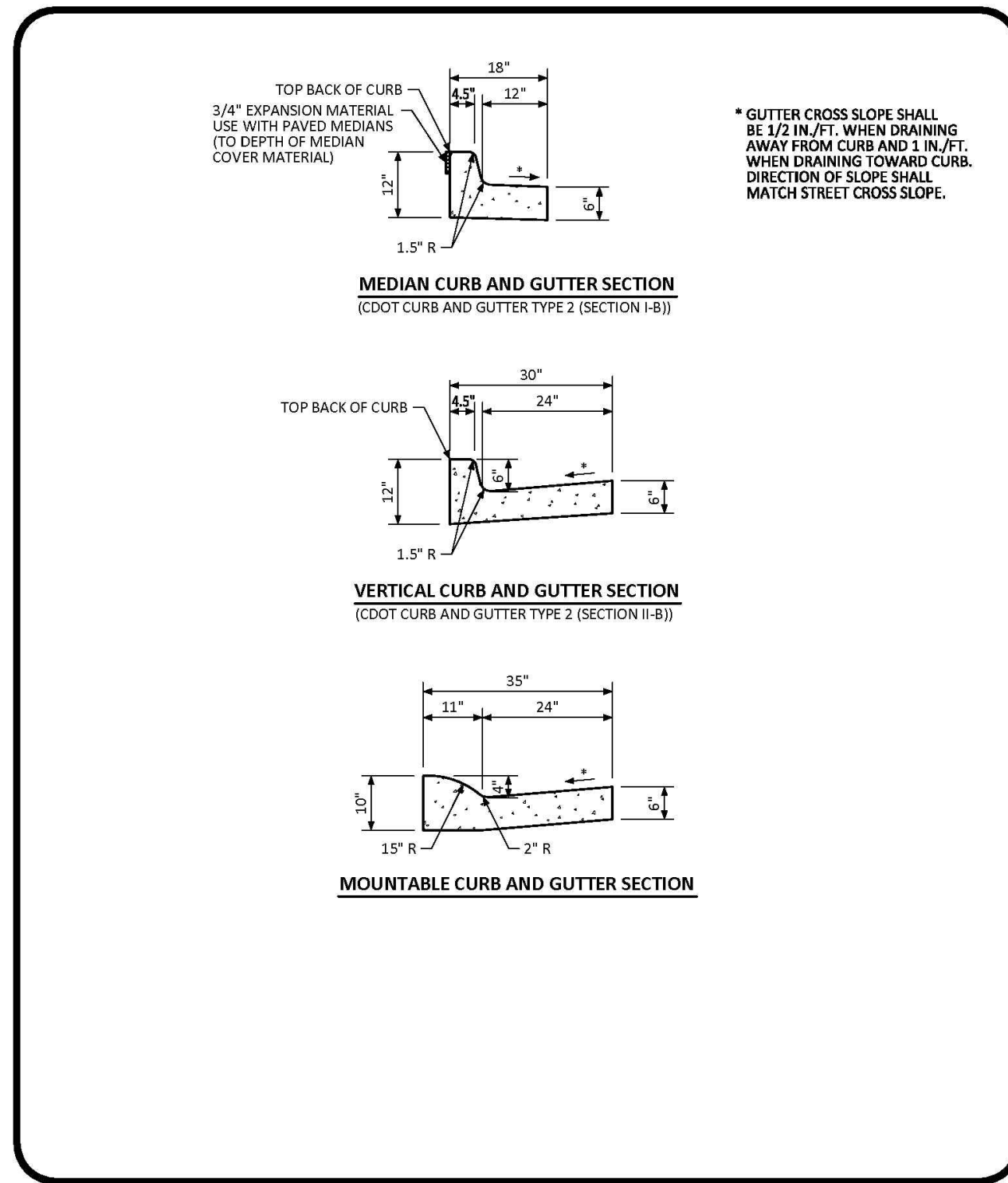
ROCKY MOUNTAIN REGION
OFFICE ADDRESS: 4643 S. ULLSTER STREET, SUITE 1300, DENVER, COLORADO 80237

STREET ADDRESS 10950 S. PARKER ROAD	STATE COLORADO	CITY PARKER	COUNTY DOUGLAS	STATE STOR. ID# 50162	NATURAL ID# 7462
-----------------------------------------------	--------------------------	-----------------------	--------------------------	---------------------------------	----------------------------

SCALE: AS NOTED	M&D RE: BOWAN
DATE: 03/11/2025	M&D P/C# MANN
DESIGNED BY: RJP	FILE NAME: CURRENT.DWG
DRAWN BY: RJP	SLS JOB NO. 14-001-47
CHECKED BY: RJP	
OVERALL UTILITY PLAN	
C17	

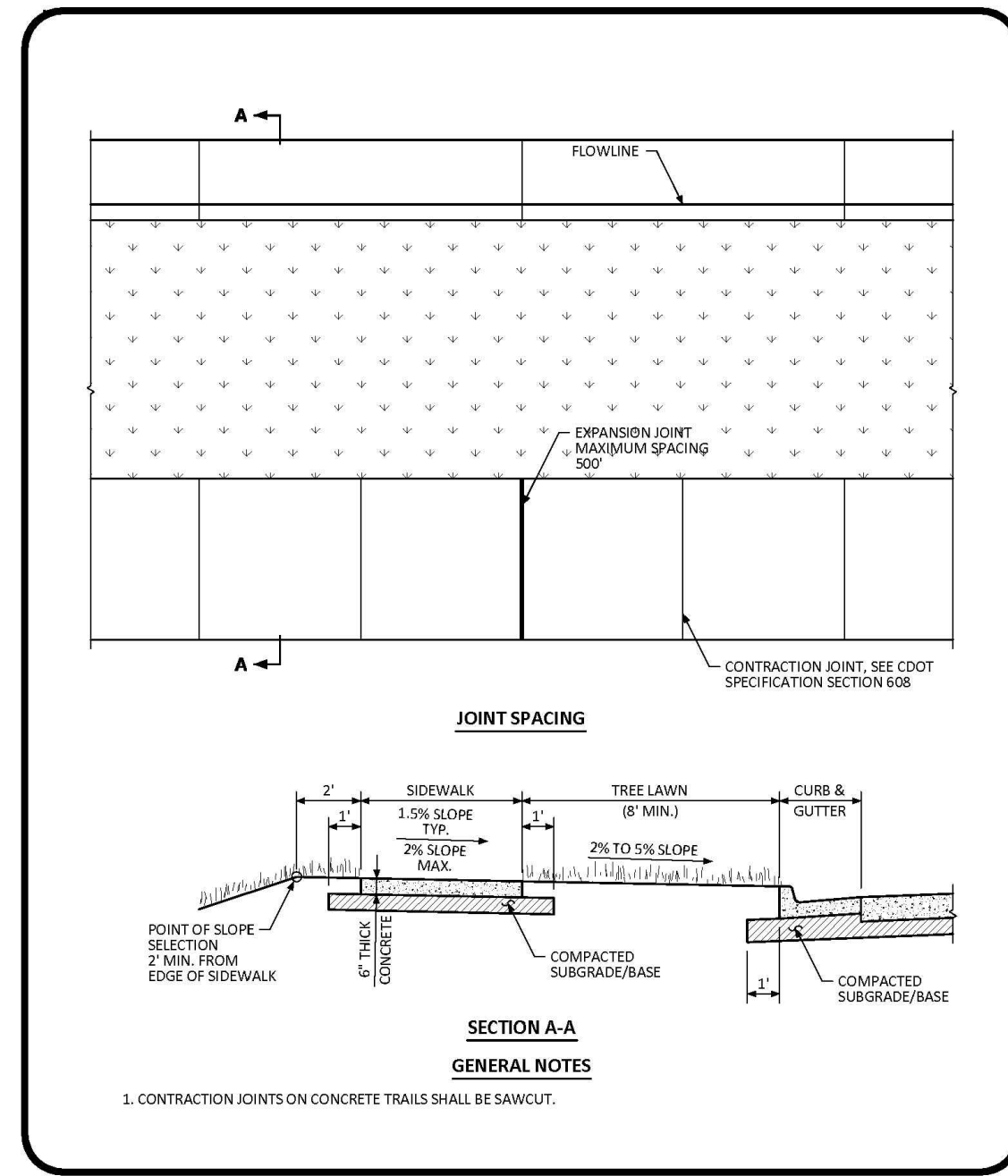
MCDONALDS REMODEL AT PARKER CENTRAL AREA FILING NO 5 RI 00K 1 1 01 2

CONSTRUCTION PLANS



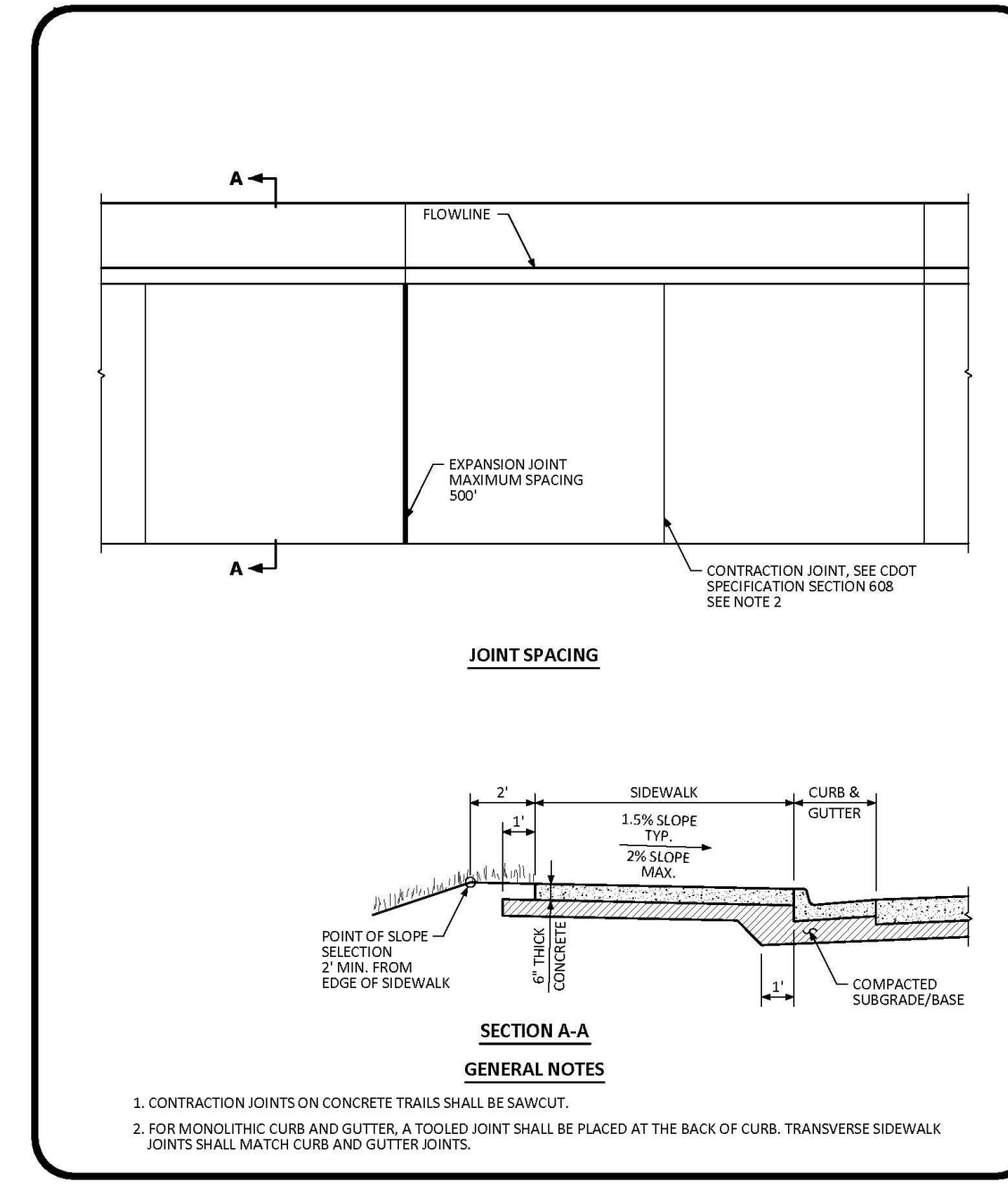
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

Town of Parker COLORADO | CURB, GUTTER, AND SIDEWALK SECTIONS STANDARD DETAIL | DATE AUGUST 2014 | DETAIL 3 | 1 OF 1



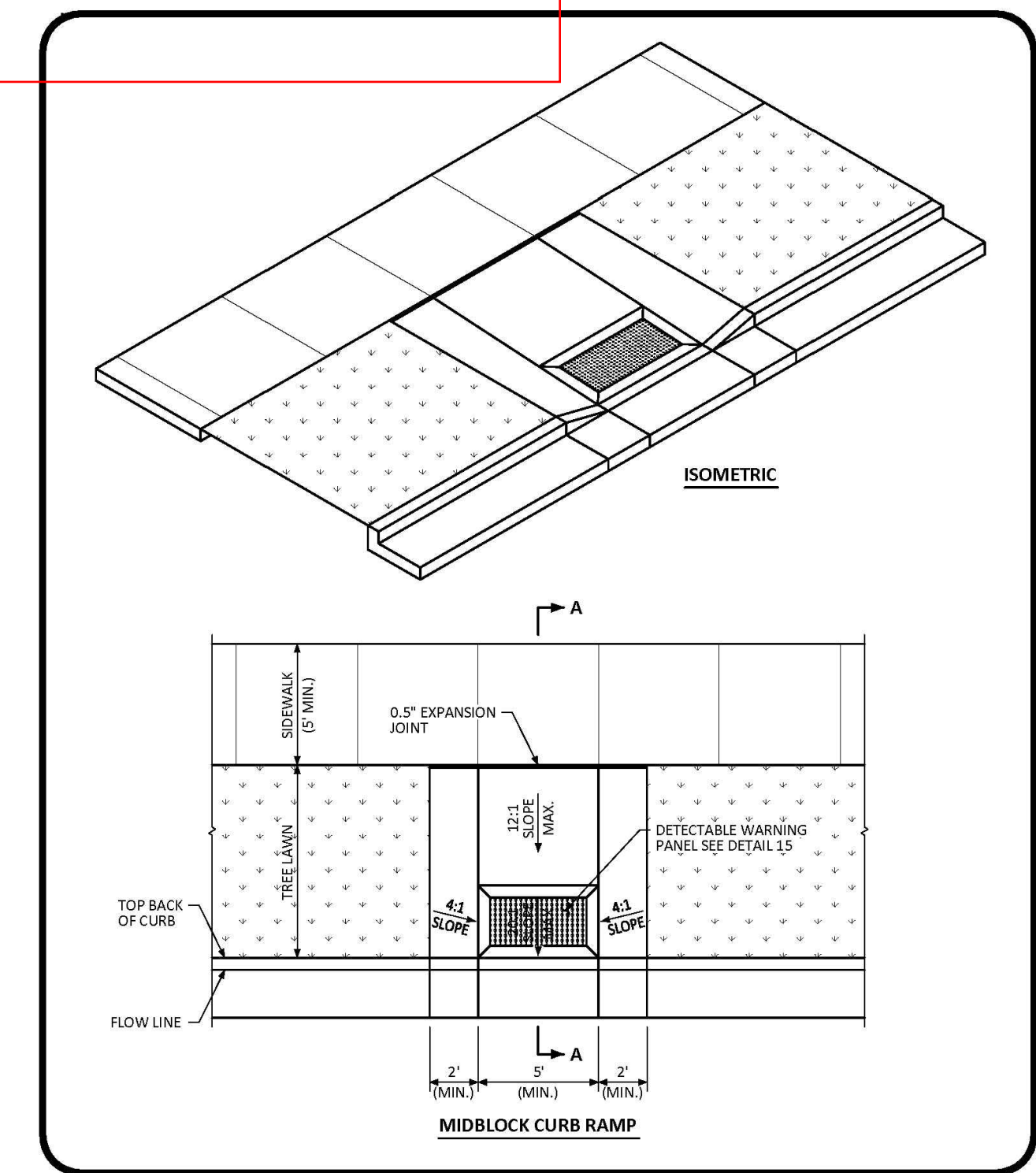
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

Town of Parker COLORADO | DETACHED SIDEWALK STANDARD DETAIL | DATE AUGUST 2014 | DETAIL 4 | 1 OF 2



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

Town of Parker COLORADO | ATTACHED SIDEWALK STANDARD DETAIL | DATE AUGUST 2014 | DETAIL 4 | 2 OF 2



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

Town of Parker COLORADO | MIDBLOCK CURB RAMP LAYOUT STANDARD DETAIL | DATE AUGUST 2014 | DETAIL 17 | 1 OF 2

CURB, SIDEWALK, AND GUTTER

D1

DETACHED SIDEWALK

D2

ATTACHED SIDEWALK

D3

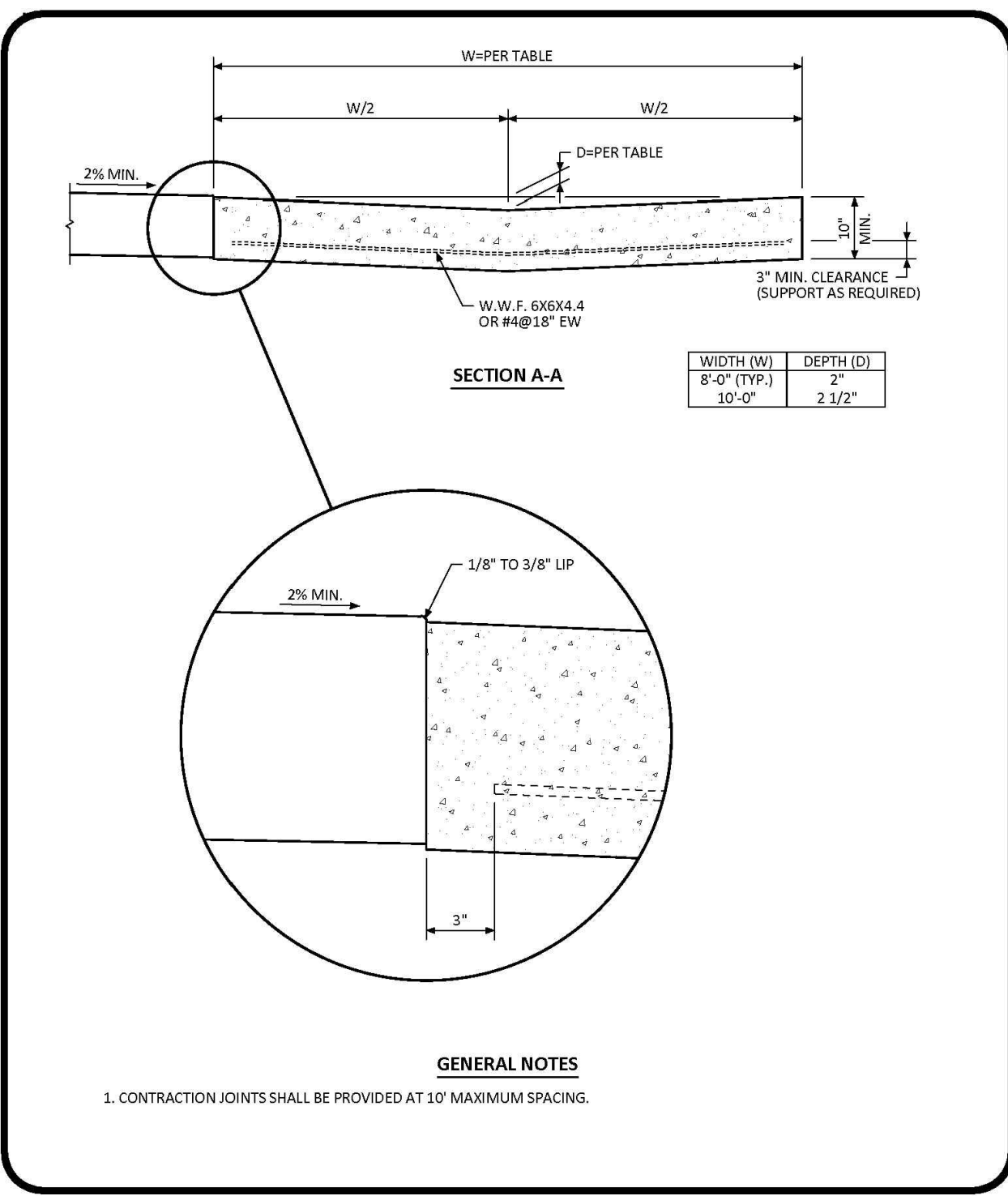
MIDBLOCK CURB RAMP

D4

Please Reference (Label in Plan View) Details for Cross Pans, Sidewalk, Curb and Gutter Type, etc.

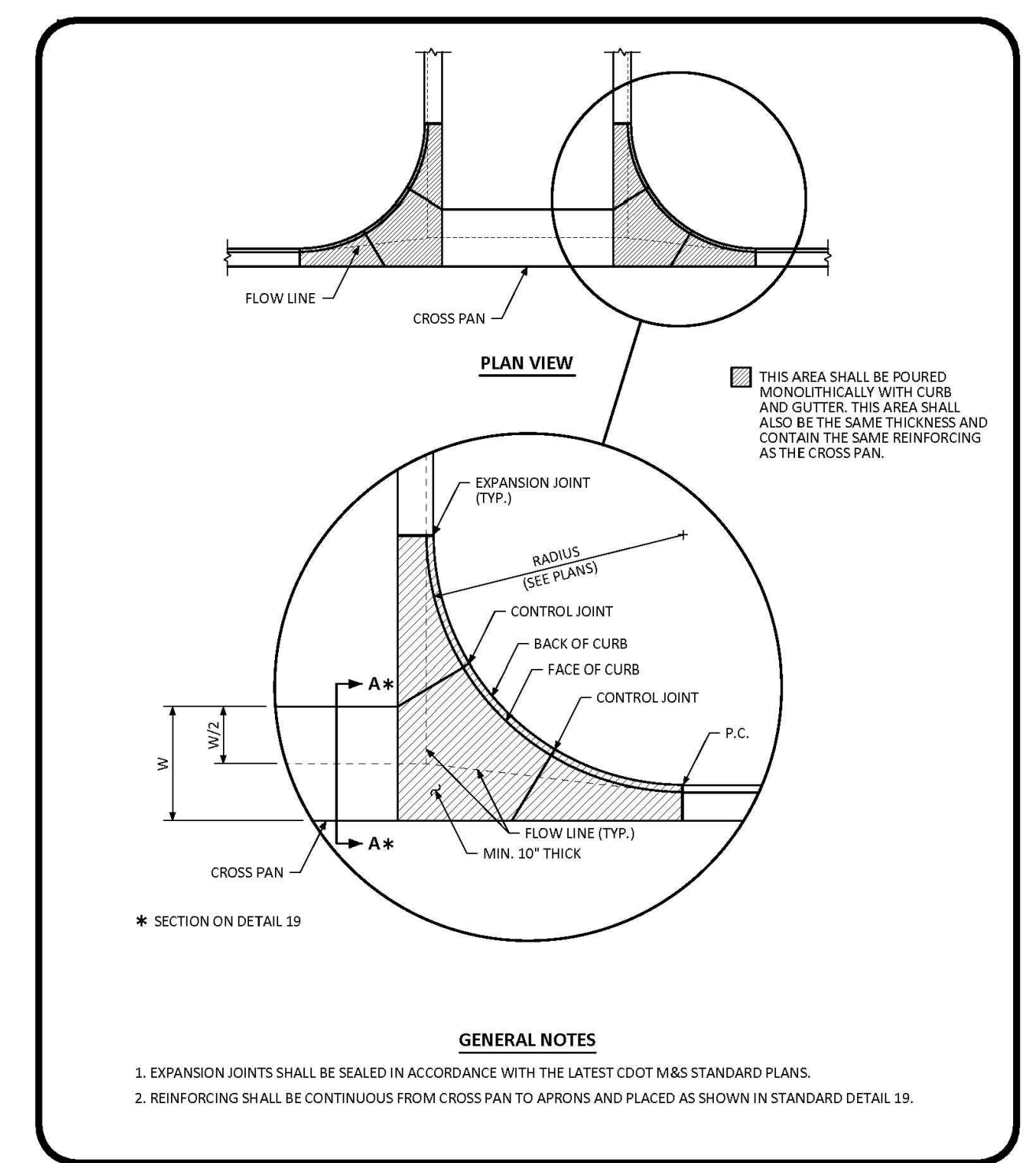
Please use the latest Town of Parker Details from the RDCCM (November 2020)

Include all sheets of detail



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

Town of Parker COLORADO | CROSS PAN LAYOUT STANDARD DETAIL | DATE AUGUST 2014 | DETAIL 19 | 1 OF 1



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

Town of Parker COLORADO | INTERSECTION CROSS PAN LAYOUT STANDARD DETAIL | DATE AUGUST 2014 | DETAIL 20 | 1 OF 1

CROSS PAN

D5

INTERSECTION CROSS PAN

D6

NOT USED

D7

NO. DATE REVISION DESCRIPTION

CIVIL ENGINEERING CONSULTANT

Strategic Land Solutions, Inc.
 Civil Engineering & Land Planning Solutions
 2595 PONDEROSA ROAD
 FRANKTOWN, CO 80116
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 rpalmer@strategicls.net
 Robert J. Palmer, PE
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PREPARED UNDER THE DIRECT SUPERVISION OF

SEAL: **ROBERT J. PALMER**
 36320
 REGISTERED PROFESSIONAL ENGINEER
 COLORADO

BY Robert J. Palmer, PE
 Licensed Professional Engineer (CO PE #36320),
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STREET ADDRESS: 10950 S. PARKER ROAD
 CITY: PARKER
 STATE: COLORADO
 COUNTY: DOUGLAS
 REGIONAL DING. NO.:
 STATE STAKE I.D.A.: 50162
 NATIONAL I.D.A.: 7462

SCALE: AS NOTED
 DATE: 03/11/2025
 DESIGNED BY: RJP
 DRAWN BY: RJP
 CHECKED BY: RJP

M&D RE: BOWAN
 M&D P/C/M: MANN
 FILE NAME: CURRENT.DWG
 S.I.S. INC. 14-001-47

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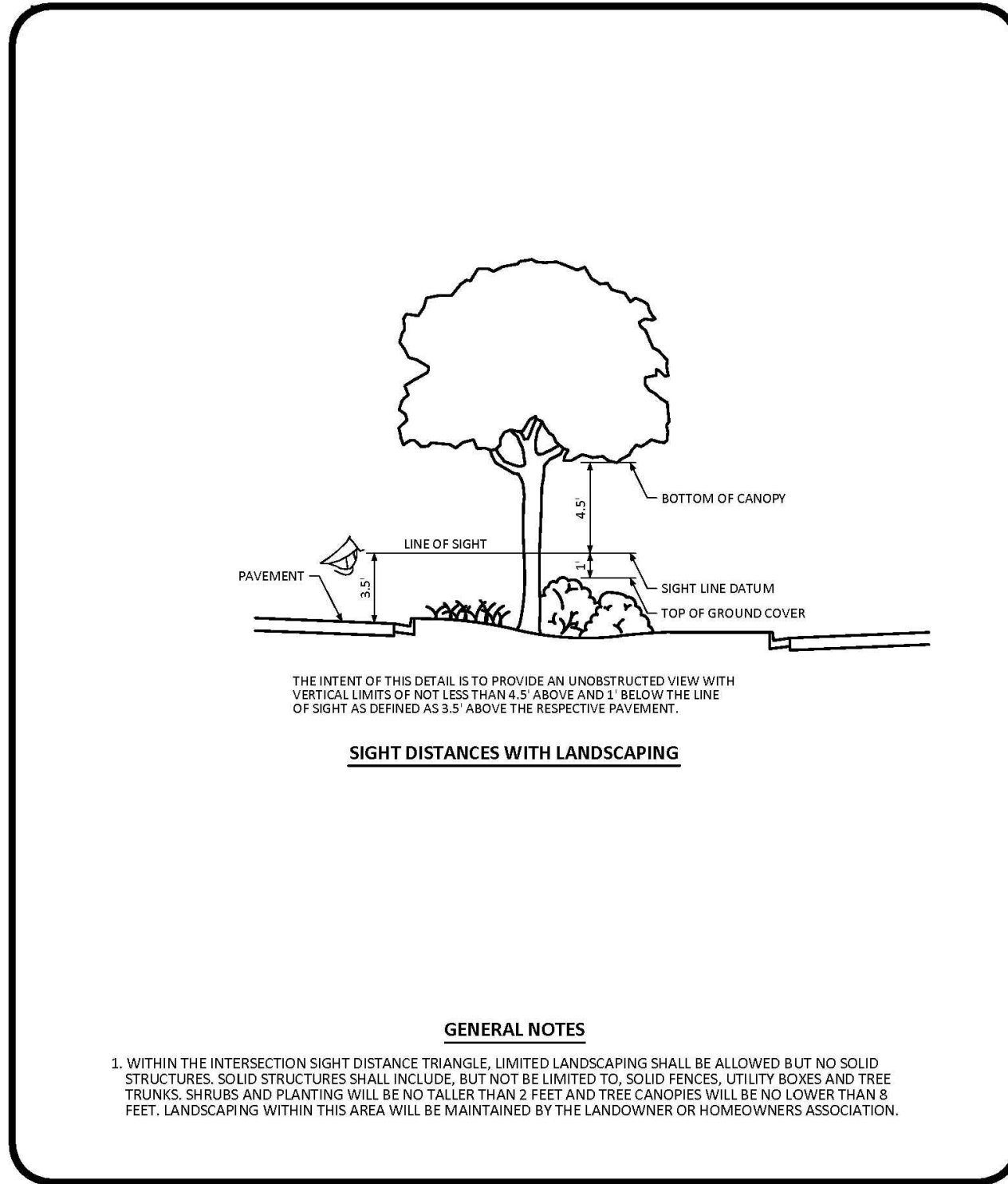
Town of Parker, Director of Engineering/Public Works Date

CONSTRUCTION DETAILS

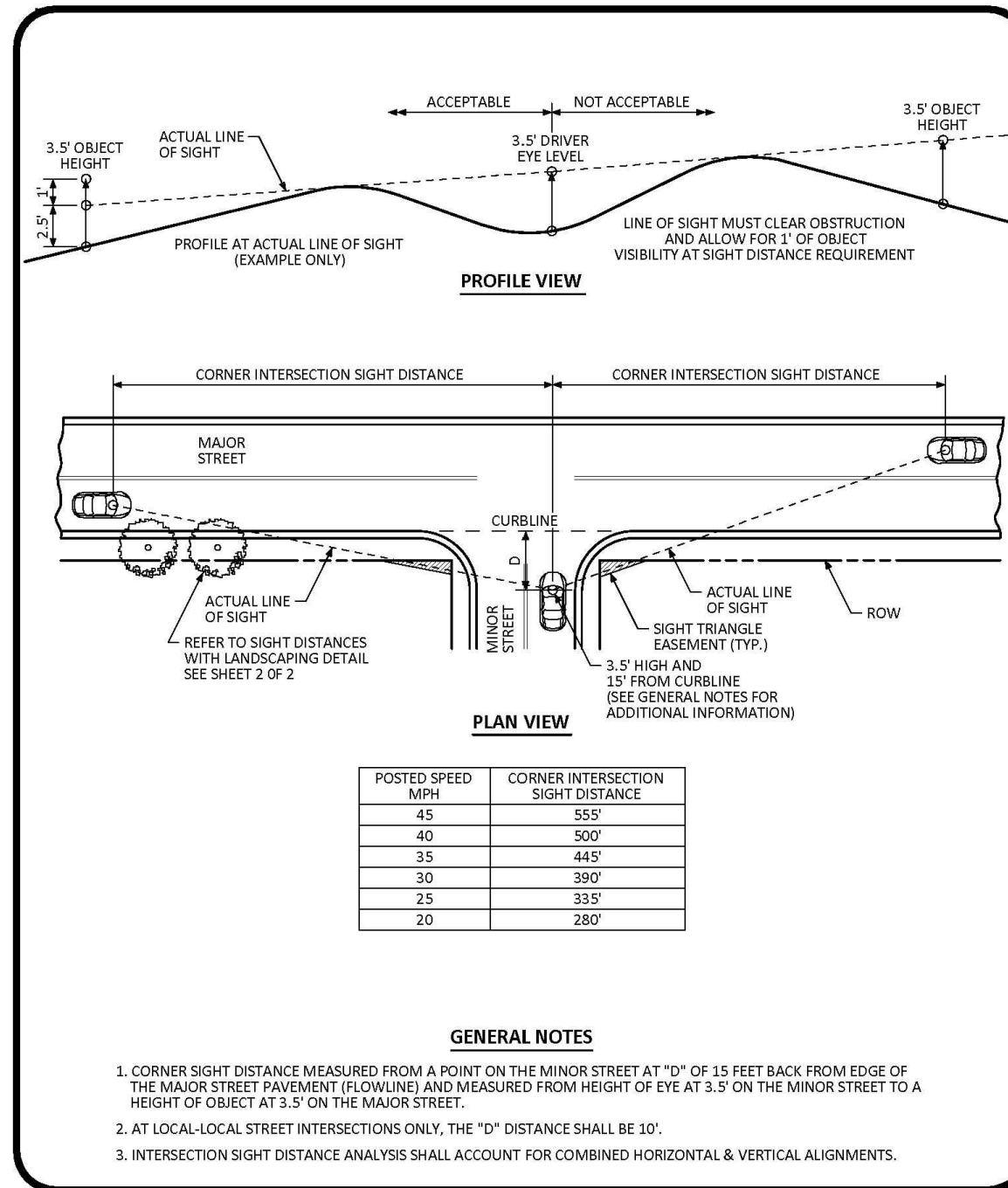
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MCDONALDS REMODEL AT PARKER CENTRAL AREA FILING NO. 5, BLOCK 1, LOT 2

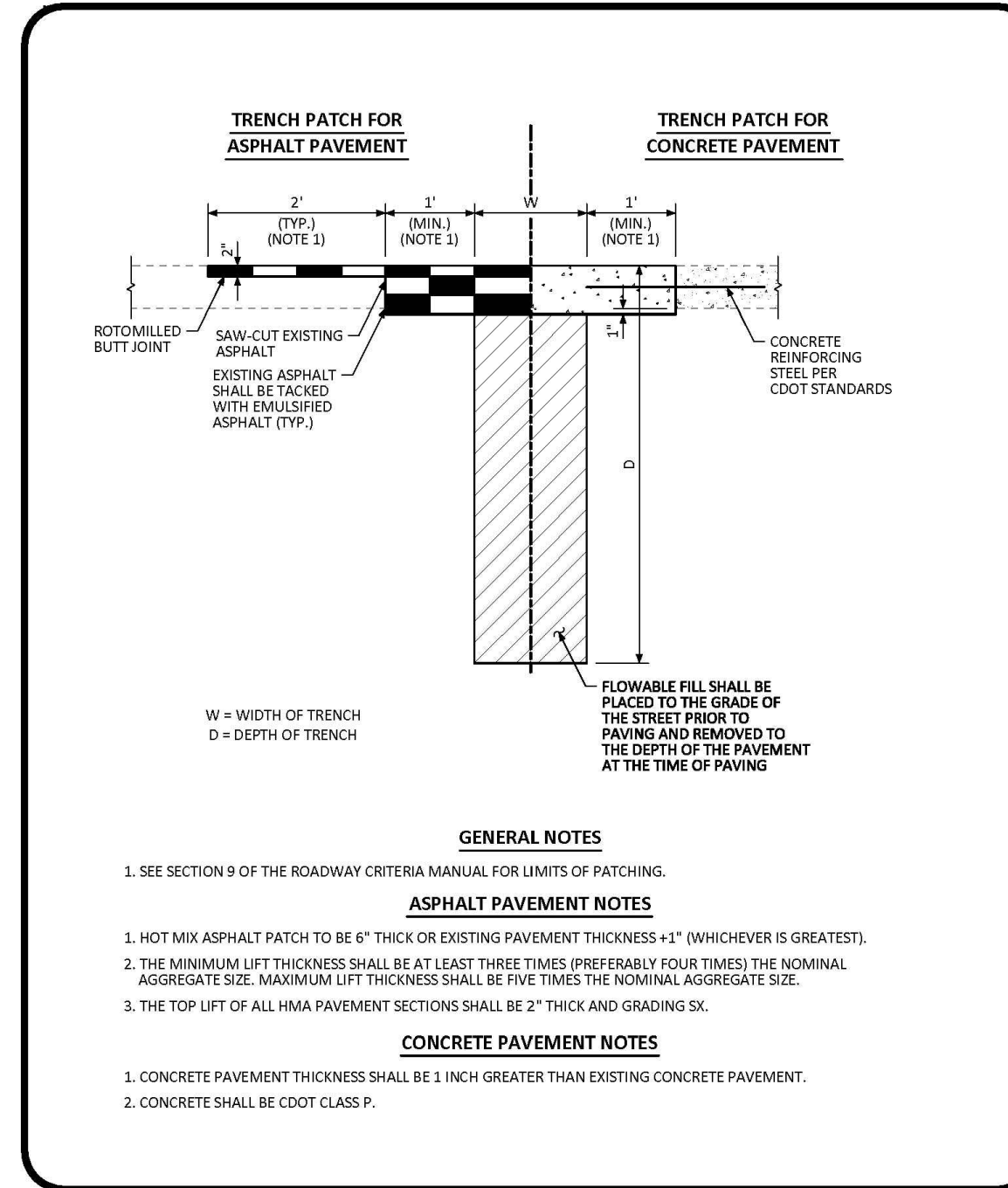
CONSTRUCTION PLANS



	INTERSECTION SIGHT DISTANCE REQUIREMENTS STANDARD DETAIL	DATE AUGUST 2014	DETAIL 25 2 OF 2
--	-----------------------------------------------------------------	------------------------	-------------------------------



	INTERSECTION SIGHT DISTANCE REQUIREMENTS STANDARD DETAIL	DATE AUGUST 2014	DETAIL 25 1 OF 2
--	-----------------------------------------------------------------	------------------------	-------------------------------



	MINIMUM STREET PATCH DETERMINATION STANDARD DETAIL	DATE AUGUST 2014	DETAIL 26 1 OF 1
--	-----------------------------------------------------------	------------------------	-------------------------------

INTERSECTION SITE DISTANCE

D8

INTERSECTION SITE DISTANCE

D9

MIN. STREET PATCH DETERMINATION STD DTL

D10

NOT USED

D11

NOT USED

D12

NOT USED

D13

NOT USED

D14

<p>NO. DATE REVISION DESCRIPTION</p>	
<p>Strategic Land Solutions, Inc. <small>Civil Engineering & Land Planning Solutions</small> 2595 PONDEROSA ROAD FRANKTOWN, CO 80116 720.364.7661 Phone rpalmer@strategicsl.net Robert J. Palmer, PE President</p>	
<p>PREPARED UNDER THE DIRECT SUPERVISION OF</p>	
<p>BY Robert J. Palmer, PE Licensed Professional Engineer (CO PE #36320), AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC.</p>	

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STREET ADDRESS 10950 S. PARKER ROAD	STATE COLORADO	CITY PARKER
COUNTY DOUGLAS	ZIP CODE (A) 50162	NATIONAL ID# 7462
REGIONAL DWG. NO.		

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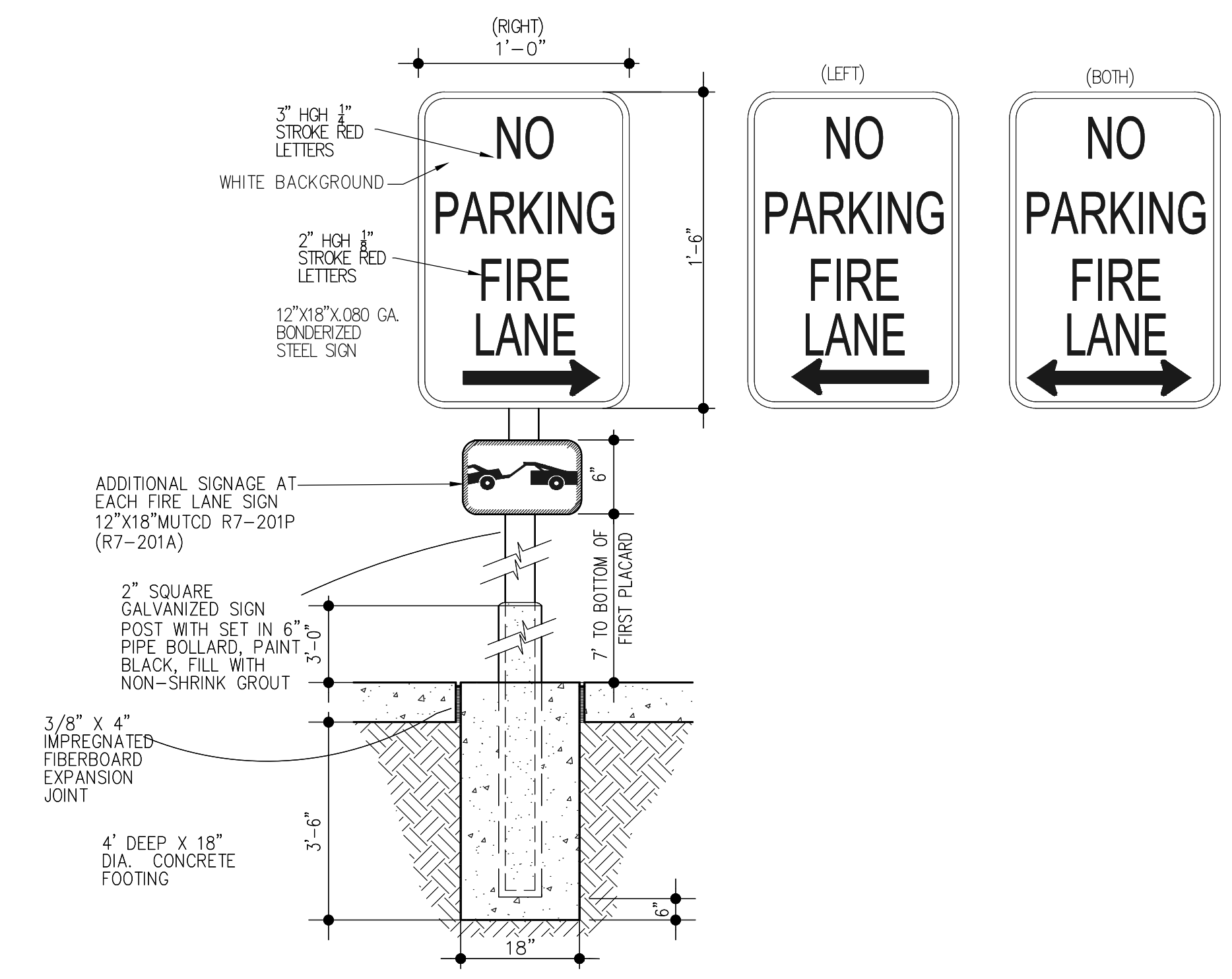
SCALE: AS NOTED	MD RE: BOWAN
DATE: 03/11/2025	MD P/CM: MANN
DESIGNED BY: RJP	FILE NAME: CURRENT.DWG
DRAWN BY: RJP	SLS No. 14-001-47
CHECKED BY: RJP	

CONSTRUCTION DETAILS

C19

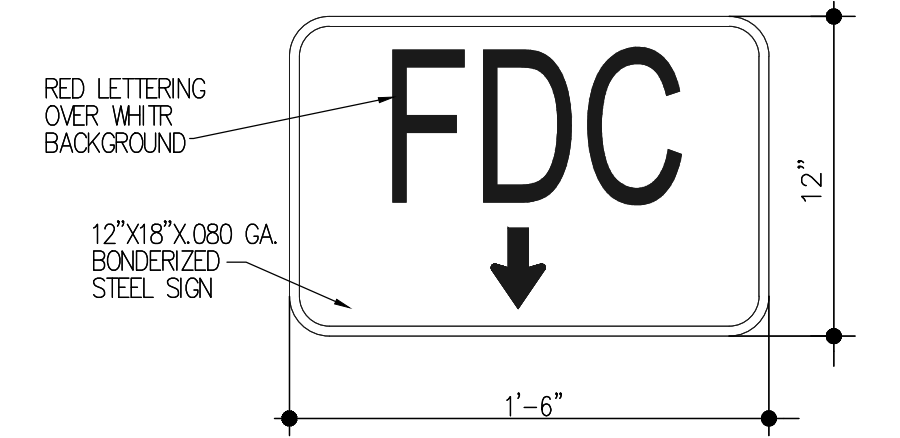
Town of Parker, Director of Engineering/Public Works Date

MCDONALDS REMODEL AT PARKER CENTRAL AREA FILING NO. 5, BLOCK 1, LOT 2 CONSTRUCTION PLANS



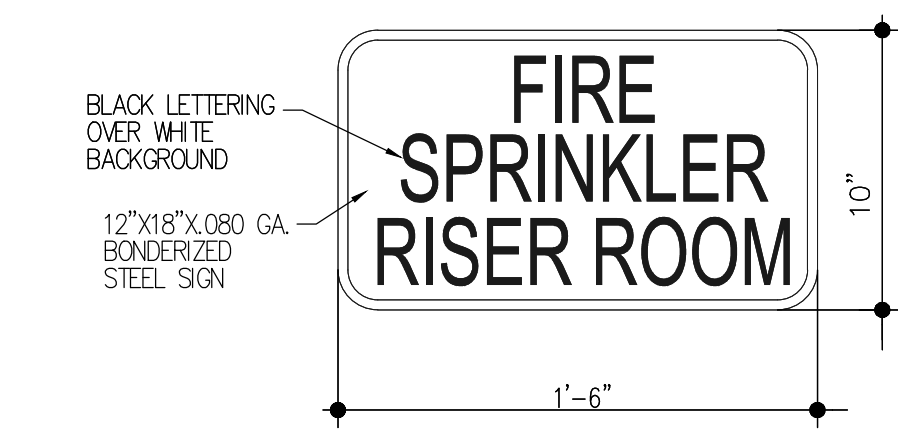
NO PARKING - FIRE LANE

SN1



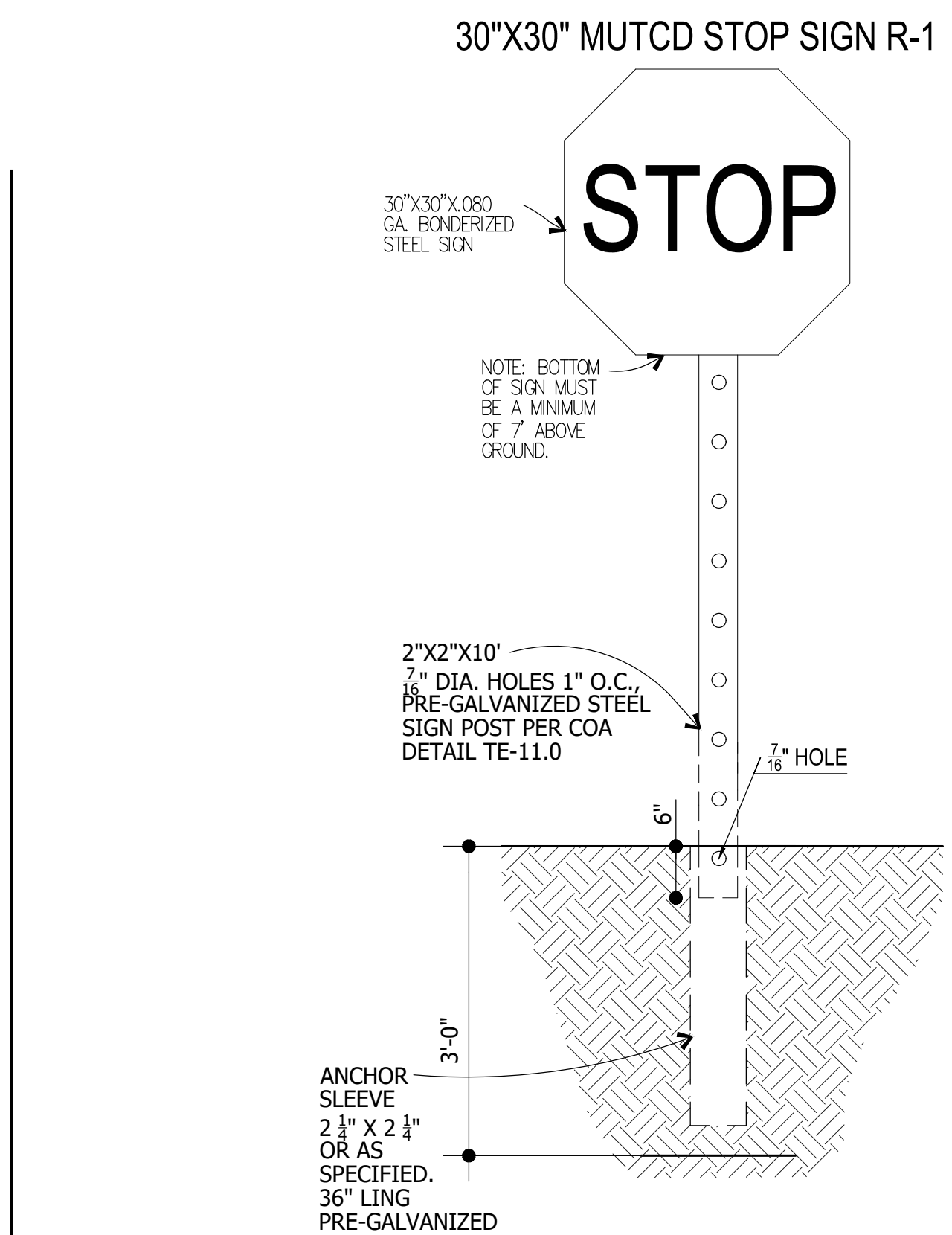
FDC SIGN

SN2



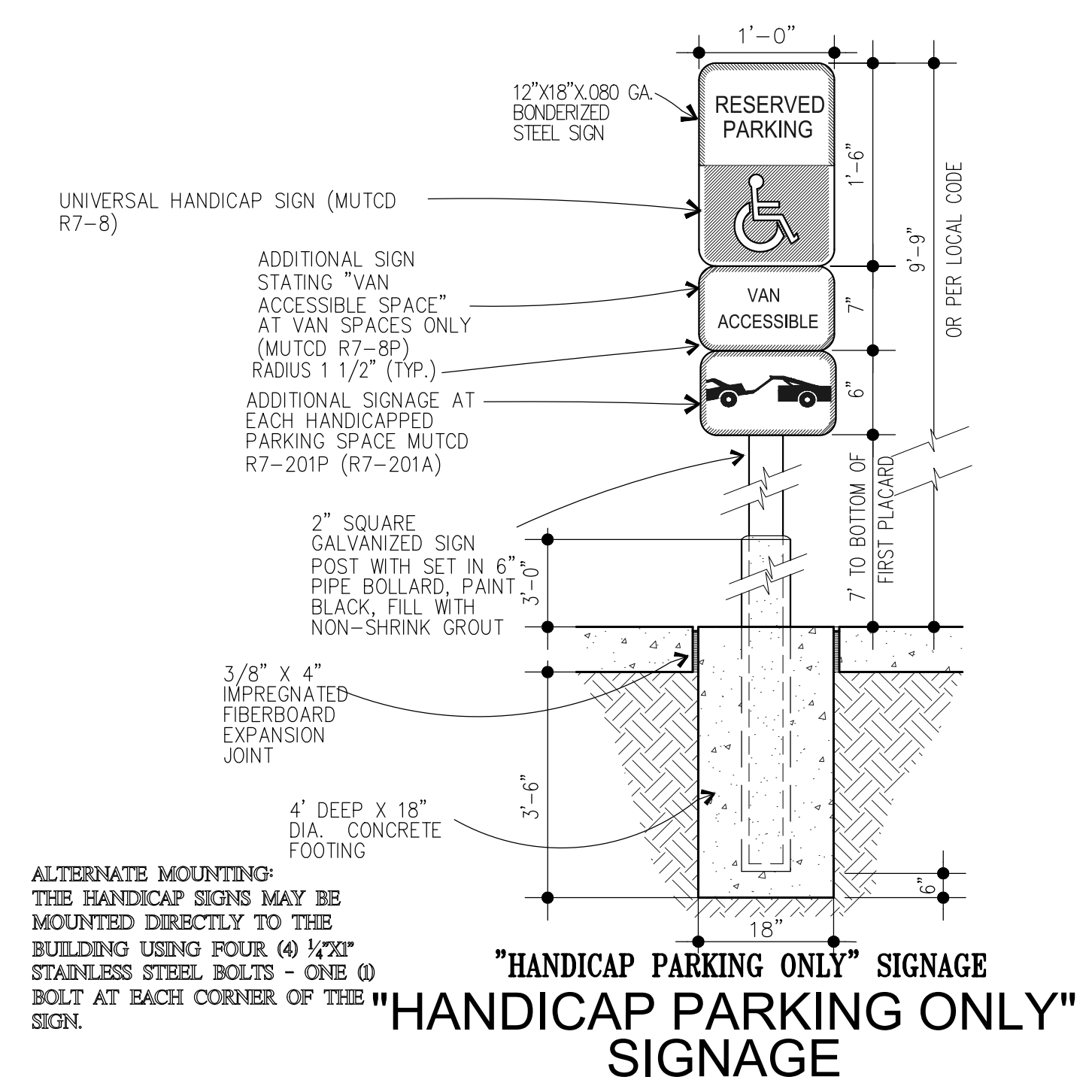
RISER ROOM SIGN

SN3



NOT USED

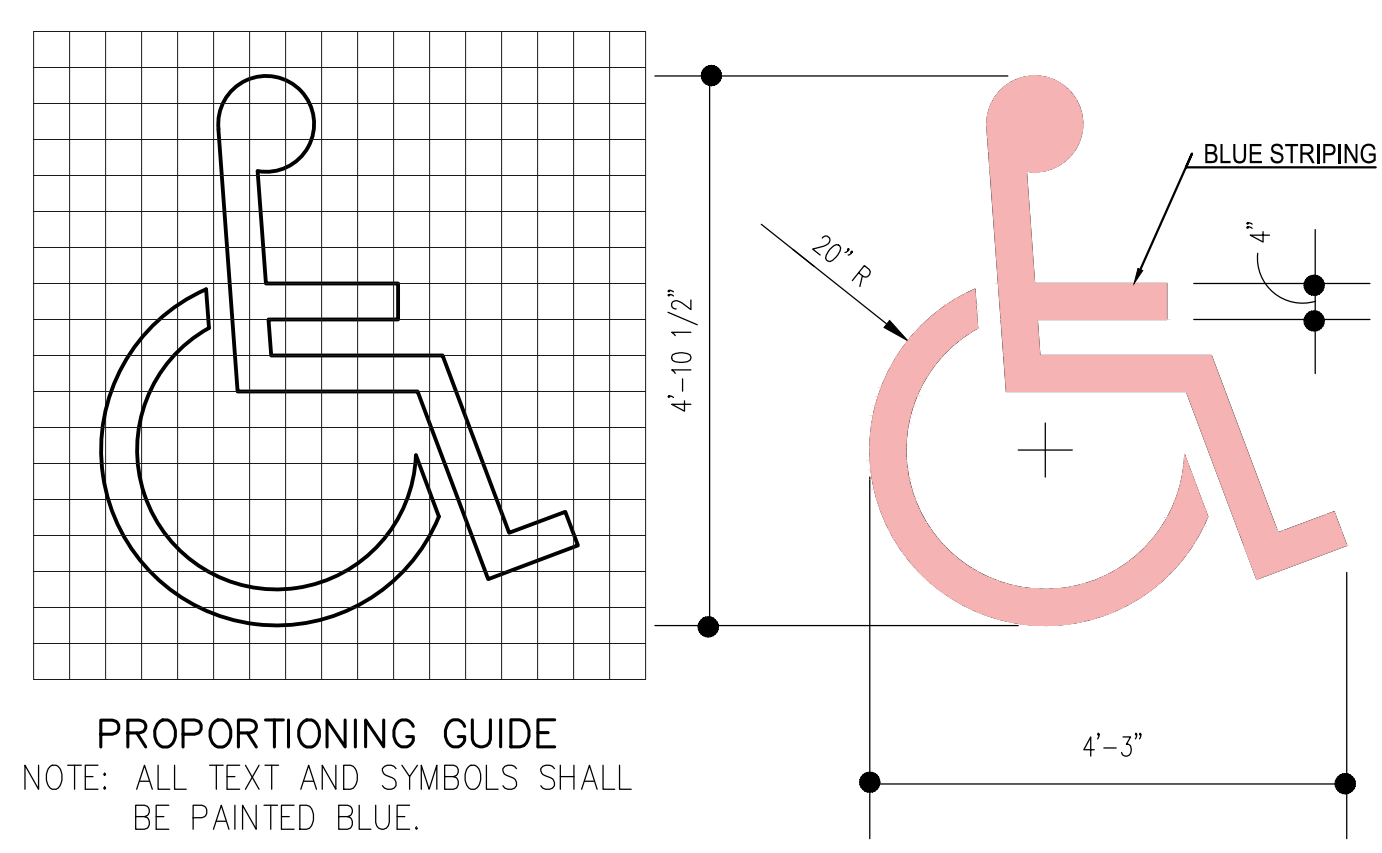
SN4



"HANDICAP PARKING ONLY" SIGNAGE

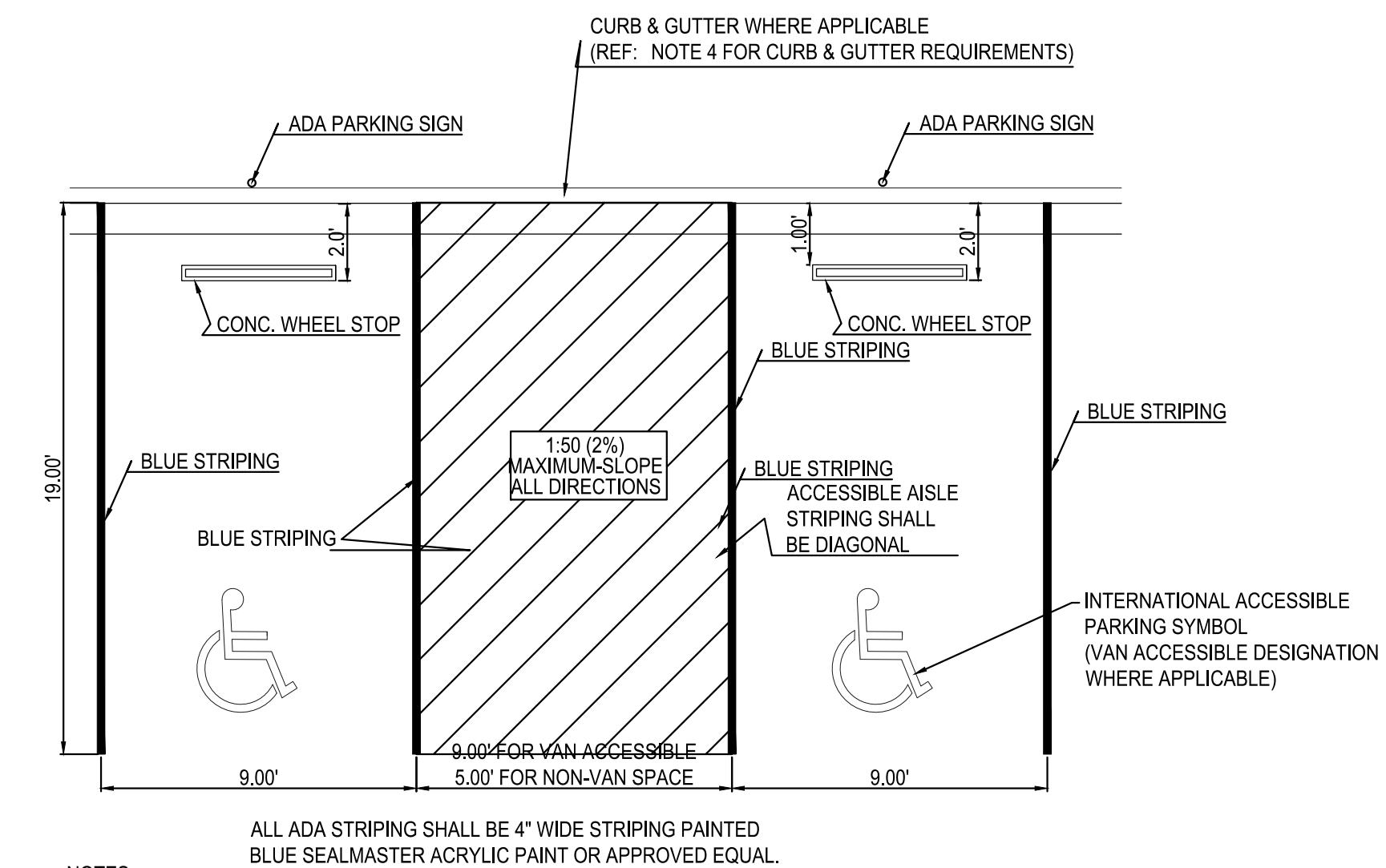
ACCESSIBLE PARKING SIGNAGE

SN5



HANDICAP ACCESSIBLE PARKING PAVEMENT MARKING

ACCESSIBLE PARKING STRIPING



- NOTES:
1. EACH ACCESSIBLE PARKING SPACE IT TO BE A MINIMUM OF 8' WIDE AND HAVE A 96" ACCESS MINIMUM ACCESS AISLE FOR VANS OR 60" ACCESS AISLE FOR CARS ADJACENT TO THE SPACE.
 2. CONSTRUCTED SLOPES WITHIN THE ACCESSIBLE PARKING SPACES AND ACCESS AISLE SHALL NOT EXCEED 1:50 (2%) IN ANY DIRECTION.
 3. RAMPS MUST NOT EXTEND OUT FROM THE CURB INTO THE ACCESS AISLE OF ANY ACCESSIBLE PARKING SPACE.
 4. CURB & GUTTER ADJACENT TO OR WITHIN ACCESSIBLE PARKING STALLS SHALL BE MODIFIED IN A MANNER THAT THE SLOPE CONSTRUCTED WITHIN THE GUTTER PAN SHALL NOT EXCEED 1:50 (2%) SLOPE IN ALL DIRECTIONS.
 5. SURFACE STRIPING PAINT SHALL BE FS-TT-P-1952D (WATERBORNE), TYPE II ADVERSE CONDITIONS, COLOR: WHITE OR AS REQUIRED BY LOCAL CODES.

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SN6

NO. DATE REVISION DESCRIPTION

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SEAL: COLORADO REGISTERED PROFESSIONAL ENGINEER
ROBERT J. PALMER
36320

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CHECKED BY: RJP

MOD RE: BOWAN
MOD P/C/M: MANN
FILE NAME: CURRENT.DWG
SLS, INC. 14-001-47

SIGN & STRIPING

C21

Town of Parker, Director of Engineering/Public Works Date