

MCDONALDS REMODEL AT PARKER CENTRAL AREA

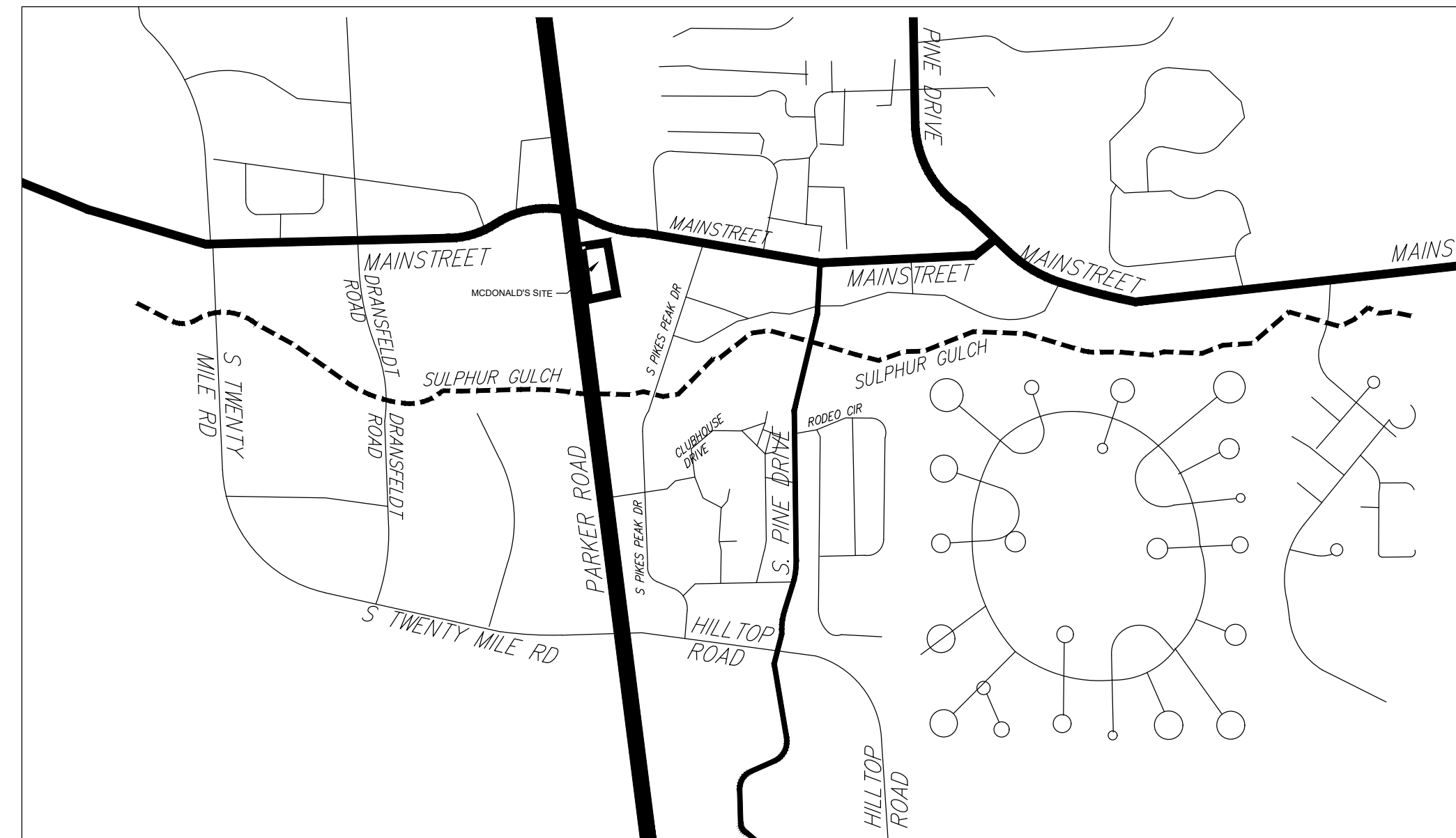
FILING NO. 5, BLOCK 1, LOT 2

CONSTRUCTION PLANS

PARKER CENTRAL AREA FILING NO. 5, BLOCK 1, LOT 2, TOWN OF PARKER,
COUNTY OF DOUGLAS, STATE OF COLORADO.

GRADING & DRAINAGE LEGEND

	EXISTING CONTOUR (1' INTERVAL)
	PROPOSED CONTOUR
	PROPOSED SPOT GRADE - PAVEMENT
	PROPOSED SPOT GRADE - TOP OF WALL
	PROPOSED SPOT GRADE - BOTTOM OF WALL AT GRADE
	PROPOSED SPOT GRADE - GROUND
	PROPOSED SPOT GRADE - MATCH EXISTING
	PROPOSED SPOT GRADE - FLOWLINE
	PROPOSED SPOT GRADE - WALK
	PROPOSED SPOT GRADE - RETAINING WALL
	APPROXIMATE DIRECTION OF OVERLAND FLOW
	PROPOSED STORM DRAIN WITH PIPE SIZE & TYPE NOTED
	PROPOSED MANHOLE
	PROPOSED 6" PATIO DRAIN W/6"PVC @ 2%
	EXISTING STORM INLET
	EXISTING STORM MANHOLE
	PROPOSED HANDRAIL RE: LANDSCAPE PLANS
	CDOT GUARD RAIL PER DRAWING M-606-1
	PROPOSED 6" CURB W/1" SPILL GUTTER
	PROPOSED 6" CURB W/1" CATCH GUTTER



LEGAL DESCRIPTION:

LOT 2, BLOCK 1, PARKER CENTRAL AREA FILING NO. 5, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF DOUGLAS, STATE OF COLORADO.

LOT 2, BLOCK 1, REPLAT OF PARKER CENTRAL AREA, FILING NO. 5 PER DOUGLAS COUNTY ASSESSORS OFFICE

BENCHMARK:

BENCHMARK: DOUGLAS COUNTY CONTROL MONUMENT 1090035 3.25" ALUMINUM CAP STAMPED "DOUGLAS COUNTY GIS" LOCATED ON THE WEST SIDE OF PARKER ROAD ACROSS FOR THE NORTHEAST CORNER OF 10841-B S. PARKER ROAD.

ELEVATION: 5883.72 FEET (NAVD 1988 DATUM).

THE CONTOURS SHOWN HEREON ARE AT ONE (1) FOOT INTERVALS.

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE WEST LINE OF THE NE 1/4 OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING N00°13'03"W BOUND BY THE MONUMENTS SHOWN HEREON.

FLOODPLAIN:

THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08035C0069F WITH AN EFFECTIVE DATE OF SEPTEMBER 30, 2005. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.

SHEET INDEX

- C1 COVER SHEET
- C2 NOTES
- C3 EXISTING CONDITIONS
- C4 SITE PLAN
- C5 GRADING PLAN
- C6 INITIAL CBMP
- C7 INTERIM CBMP
- C8 FINAL CBMP
- C9 EC DETAILS
- C10 EC DETAILS
- C11 EC DETAILS
- C12 EC DETAILS
- C13 EC DETAILS
- C14 EC DETAILS
- C15 EC DETAILS
- C16 EC DETAILS
- C17 OVERALL UTILITY PLAN
- C18 CONSTRUCTION DETAILS
- C19 CONSTRUCTION DETAIL
- C20 SIGN & STRIPING
- C21 SIGN & STRIPING DETAILS

NOTE: - REFERENCE SEPARATE LANDSCAPE SUBMITTAL FOR ALL LANDSCAPE AND IRRIGATION PLANS MENTIONED HEREON.

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.)

DEVELOPER
MCDONALD'S CORPORATION
2595 PONDEROSA ROAD
FRANKTOWN, CO 80116
PHONE: 206.234.4374
CONTACT: MR. ROBERT YAGUSESKY

APPLICANT
STRATEGIC LAND SOLUTIONS
2595 PONDEROSA ROAD
FRANKTOWN, CO 80116
PHONE: 720.384.7661
CONTACT: ROBERT PALMER, P.E.

CIVIL ENGINEER
STRATEGIC LAND SOLUTIONS
2595 PONDEROSA ROAD
FRANKTOWN, CO 80116
PHONE: 720.384.7661
CONTACT: ROBERT PALMER, P.E.

ARCHITECT
ARRIS ARCHITECTURE
3436 NEW CASTLE DR.
LOVELAND, CO 80538
PHONE: 970.988.8302

LANDSCAPE ARCHITECT
NATURAL DESIGN SOLUTIONS, INC.
5539 COLT DRIVE
LONGMONT, CO 805027
PHONE: 303.443.0388
CONTACT: MR. NEIL MCLANE

REGULATORY CONTACTS

TOWN OF PARKER
COMMUNITY DEVELOPMENT DEPARTMENT
20120 E. MAINSTREET
PARKER, CO 80138
CONTACT: PATRICK MULREADY (SENIOR PLANNER)
PHONE: 303.841.2332

ENGINEERING DEPARTMENT
20120 E. MAINSTREET
PARKER, CO 80138
CONTACT: TOM WILLIAMS (MANAGER OF ENGINEERING AND STORMWATER)
PHONE: 303.805.3220

WATER/SANITARY SEWER
PARKER WATER AND SANITATION DISTRICT
18100 E WOODMAN DRIVE
PARKER, CO 80134
PHONE: 303.841.4627

FIRE/LIFE SAFETY
SOUTH METRO FIRE DEPARTMENT/TOWN OF PARKER
20120 E. MAINSTREET
PARKER, CO 80138
CONTACT: RANDY CAPRA
PHONE: 303.805.3163

ELECTRIC
INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION (REA)
5496 N. U.S. HIGHWAY 85
SEDALIA, CO 80135
CONTACT: REN OSTERWALD
PHONE: 720.733.5582

GAS
XCEL ENERGY
DENVER, CO 80202
PHONE: 800.895.2999

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PROPOSED SUBDIVISION, PARKER APARTMENTS, IS DESIGNED IN ACCORDANCE WITH THE TOWN OF PARKER STORM DRAIN CRITERIA MANUAL, AND THE URBAN DRAINAGE FLOOD CONTROL DISTRICT MANUALS. DATE _____

REGISTERED LAND SURVEYOR:
A LAND SURVEYOR REGISTERED BY THE STATE OF COLORADO SHALL OBTAIN THE AS-BUILT DETENTION POND VOLUMES AND SURFACE AREAS AT THE DESIGN DEPTHS, OUTLET STRUCTURE SIZES AND ELEVATIONS, STORM SEWER SIZES AND INVERT ELEVATIONS AT INLETS, MANHOLES, AND DISCHARGE LOCATION, AND REPRESENTATIVE OPEN CHANNEL CROSS SECTIONS, AND DIMENSIONS OF ALL THE DRAINAGE STRUCTURES. THE REGISTERED LAND SURVEYOR SHALL PROVIDE THIS INFORMATION TO THE REGISTERED PROFESSIONAL ENGINEER OF RECORD.

I, ROBERT PALMER, P.E. A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE DRAINAGE FACILITIES WERE INSPECTED AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND OPINION, THE DRAINAGE FACILITIES WERE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED DRAINAGE REPORT AND CONSTRUCTION DRAWINGS.

The Town of Parker review constitutes general compliance with the own's Standards and approved variances, subject to these plans being stamped, signed, and dated by the professional engineer of record. Review by the Town does not constitute approval of the plan design or accuracy and correctness of engineering calculations. Errors in the design or calculations remain the responsibility of the registered professional engineer whose stamp and signature are affixed to this document.

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

Town of Parker, Director of Engineering/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@strategicls.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 ADDRESS: ROCKY MOUNTAIN REGION
4643 S. ULLSTER STREET, SUITE 1300, DENVER, COLORADO 80237

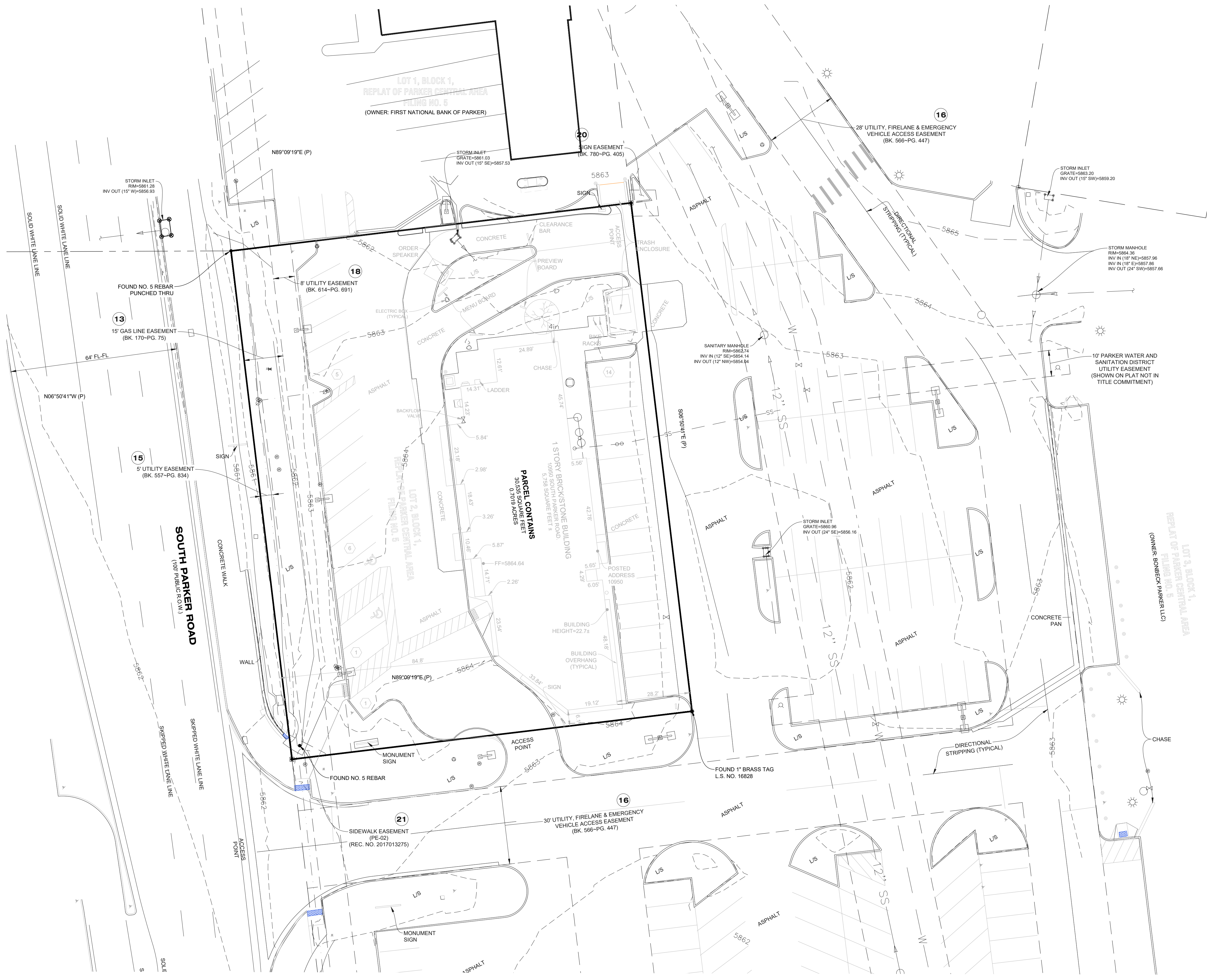
STREET ADDRESS	10950 S. PARKER ROAD
CITY	PARKER
STATE	COLORADO
COUNTY	DOUGLAS
STATE STAKE I.D.#	500162
NATIONAL I.D.#	tbd
REGIONAL DWG. NO.	

SCALE:	AS NOTED	MOD. BY:	BOWAN
DATE:	10/06/2023	MOD. P./CM:	PEDIGO
DESIGNED BY:	RJP	FILE NAME:	CURRENT.DWG
DRAWN BY:	RJP	SLS. NO. 14-001-47	
CHECKED BY:	RJP		

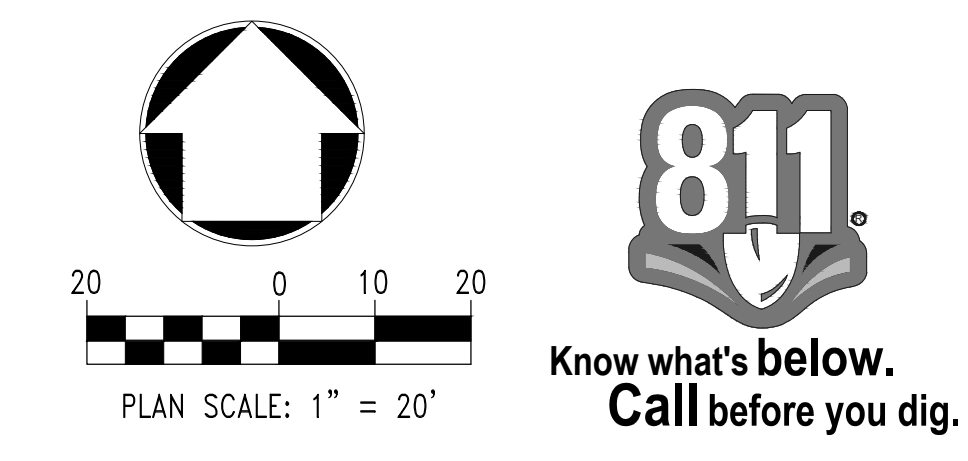
OVERALL COVER SHEET

SHEET NO. **C1**

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



- NOTES CORRESPONDING TO SCHEDULE B - SECTION 2 OF TITLE COMMITMENT:**
- 8 ANY EXISTING LEASES OR TENANCIES, AND ANY AND ALL PARTIES CLAIMING BY, THROUGH OR UNDER SAID LESSEES. (NOT ADDRESSED.)
 - 9 RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT. RECORDED DATE: AUGUST 04, 1900; RECORDING NO.: BOOK 12, PAGE 149. (APPLIES TO SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
 - 10 THE EFFECT OF QUIT CLAIM DEED FROM PARKER CENTER ASSOCIATES, LTD., A COLORADO LIMITED PARTNERSHIP TO PARKER WATER AND SANITATION DISTRICT. RECORDED DATE: MARCH 15, 1984; RECORDING NO.: BOOK 512, PAGE 235. (APPLIES TO SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
 - 11 THE EFFECT OF QUIT CLAIM DEED FROM PARKER CENTER ASSOCIATES, LTD., A COLORADO LIMITED PARTNERSHIP TO PARKER WATER AND SANITATION DISTRICT. RECORDED DATE: MARCH 28, 1984; RECORDING NO.: BOOK 513, PAGE 938. (APPLIES TO SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
 - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 - 12 GRANTED TO: COLORADO TELEPHONE COMPANY; PURPOSE: UTILITY EASEMENT; RECORDED DATE: DECEMBER 19, 1905; RECORDING NO.: BOOK 34, PAGE 334 AND ASSIGNED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, RECORDING DATE: JULY 31, 1911; RECORDING NO.: BOOK 39, PAGE 547. (APPLIES TO SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
 - 13 RIGHT OF WAY TO WYCO PIPE LINE COMPANY, A DELAWARE CORPORATION, AS CONTAINED IN INSTRUMENT RECORDED MAY 20, 1966 IN BOOK 170, PAGE 75, PROVIDING AS FOLLOWS: TO CONSTRUCT, MAINTAIN, INSPECT, OPERATE, PROTECT, REPAIR, REPLACE, CHANGE THE SIZE OF, OR REMOVE A PIPE LINE OR PILE LINES, FOR THE TRANSPORTATION OF OIL, GAS AND THE PRODUCTS THEREOF. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO AND FROM SAID LAND OR LINES OR ANY OF THEM, FOR THE PURPOSES AFORESAID. NOTE: SAID EASEMENT AFFECTS THE WESTERLY OR FRONT 15 FEET TO SUBJECT PROPERTY AS SHOWN ON THE RECORDED PLAN. (APPLIES TO SUBJECT PROPERTY, PLOTTABLE ITEMS ARE SHOWN HEREON.)
 - 15 NOTES, EASEMENTS AND RESTRICTIONS AS SHOWN ON PLAN UNIT DEVELOPMENT FOR PARKER PLANNED COMMUNITY DEVELOPMENT PLAN, RECORDING DATE: MAY 11, 1981; RECORDING NO.: RECEPTION NO. 268385. (APPLIES TO SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
 - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 - 16 GRANTED TO: PUBLIC SERVICE COMPANY OF COLORADO; PURPOSE: UTILITY EASEMENT; RECORDING DATE: JANUARY 11, 1985; RECORDING NO.: BOOK 557, PAGE 834. (APPLIES TO SUBJECT PROPERTY, PLOTTABLE ITEMS ARE SHOWN HEREON.)
 - 17 RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE. RECORDING DATE: MARCH 21, 1985; RECORDING NO.: BOOK 566, PAGE 447. AGREEMENT AND ESTOPPEL CERTIFICATE AS RECORDED OCTOBER 18, 1994 AT RECEPTION NO. 9453456. (APPLIES TO SUBJECT PROPERTY, PLOTTABLE ITEMS ARE SHOWN HEREON.)
 - 18 TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SIGN EASEMENT AGREEMENT AS RECORDED NOVEMBER 18, 2009 AT RECEPTION NO. 2009087901. (DOES NOT APPLY TO SUBJECT PROPERTY.)
 - 19 UTILITY EASEMENT AS GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO IN INSTRUMENT RECORDED DECEMBER 18, 1985, IN BOOK 614 AT PAGE 691. (APPLIES TO SUBJECT PROPERTY, PLOTTABLE ITEMS ARE SHOWN HEREON.)
 - 20 TERMS, CONDITIONS, PROVISIONS, RESTRICTIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN USE RESTRICTION AS RECORDED JANUARY 14, 2004 AT RECEPTION NO. 2004005956. (APPLIES TO SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
 - 21 TERMS, CONDITIONS, PROVISIONS, BURDENS, RESTRICTIONS, EASEMENTS AND OBLIGATIONS AS CONTAINED IN EASEMENT AGREEMENT AS RECORDED MARCH 10, 1988 IN BOOK 780 AT PAGE 405. (APPLIES TO SUBJECT PROPERTY, PLOTTABLE ITEMS ARE SHOWN HEREON.)
 - 22 TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE PUBLIC SIDEWALK EASEMENT AGREEMENT AS SET FORTH BELOW: RECORDING DATE: FEBRUARY 24, 2017; RECORDING NO.: RECEPTION NO. 2017013275. (APPLIES TO SUBJECT PROPERTY, PLOTTABLE ITEMS ARE SHOWN HEREON.)
 - TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AUTOMATED TELECOM TECHNOLOGY INC. PAYPHONE LOCATION LEASE AGREEMENT AS RECORDED NOVEMBER 8, 1996 AT RECEPTION NO. 9662769. (APPLIES TO SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)



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Town of Parker, Director of Engineering/Public Works Date

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 ADDRESS: 4643 S. UJASTER STREET, SUITE 1300, DENVER, COLORADO 80237		OFFICE ADDRESS: 10950 S. PARKER ROAD, PARKER, COLORADO, DOUGLAS COUNTY, COLORADO 80162			
CITY: PARKER STATE: COLORADO COUNTY: DOUGLAS		REGIONAL DWG. NO.: STATE DWG. D/A: 500162 NATIONAL D/A: tbd			
SCALE: AS NOTED DATE: 10/06/2023 DESIGNED BY: RJP DRAWN BY: RJP CHECKED BY: RJP		M/D RE: BOWAN M/D P/C/M: PEDIGO FILE NAME: CURRENT.DWG S/L S. IN. 14-001-47			
EXISTING CONDITIONS					
SHEET NO.: C3					

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

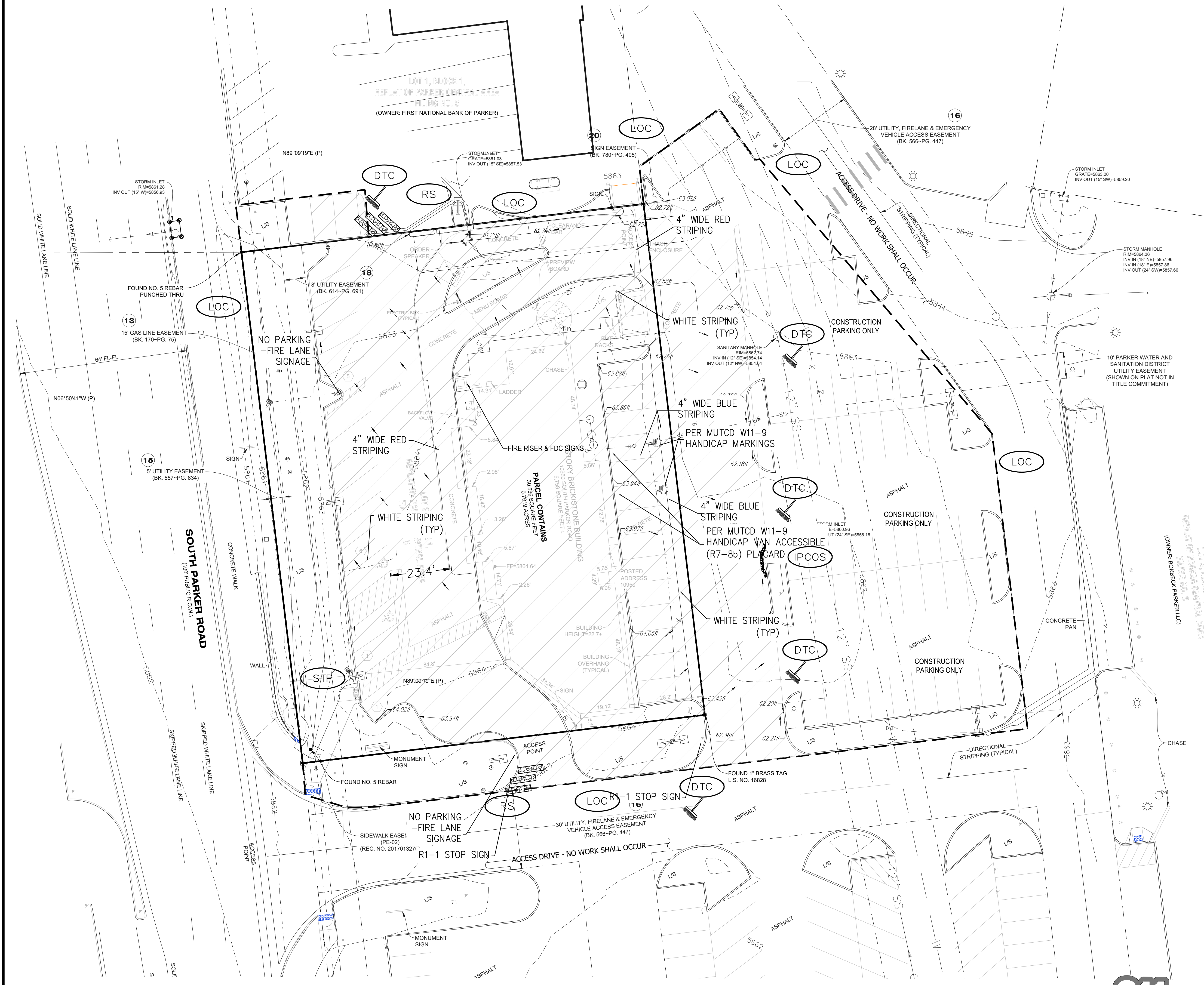
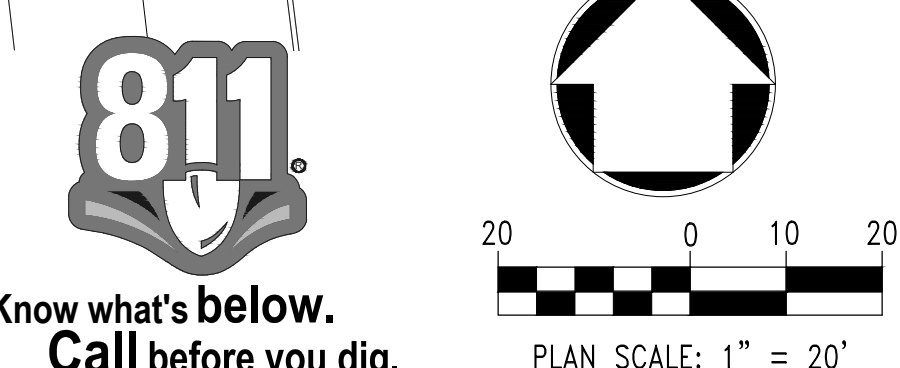
EROSION & SEDIMENT CONTROL LEGEND

	CD	CHECK DAM
	CF	CONSTRUCTION FENCE
	CP	CULVERT PROTECTION
	CWA	CONCRETE WASHOUT AREA
	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:
- TEMPORARY IRRIGATION IS REQUIRED FOR ALL NATIVE SEED AREAS UNTIL VEGETATION IS ESTABLISHED. NATIVE SEED MAY TAKE 3-YEARS OR LONGER FOR ESTABLISHMENT.
 - 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 TOWN'S CBMP PROGRAM, AND WHERE APPLICABLE, THE PRODUCT MANUFACTURER.
 - LOT PROTECTION (LP) IS REQUIRED ON ALL COMMERCIAL LOTS WHEN COMPLETION OF LANDSCAPING IS NOT POSSIBLE AND PRIOR TO ISSUANCE OF A CERTIFICATION OF OCCUPANCY.
 - ANY ON-SITE BULK FUEL STORAGE REQUIRES A FIRE LIFE SAFETY PERMIT FROM THE TOWN OF PARKER PRIOR TO INSTALLATION.

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NO.	DATE	REVISION	DESCRIPTION

Strategic Land Solutions, Inc.
 Civil Engineering Consultant
 2595 PONDEROSA ROAD
 FRANKTOWN, CO 80116
 720.364.7661 Phone
 rpalmer@strategicls.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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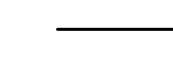

















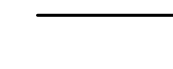

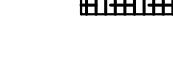







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 4643 S. UJSTER STREET, SUITE 1300, DENVER, COLORADO 80237

STREET ADDRESS	10950 S. PARKER ROAD
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STATE	COLORADO
COUNTY	DOUGLAS
STATE SOURCE I.D.#	500162
REGIONAL DING. NO.	tbd

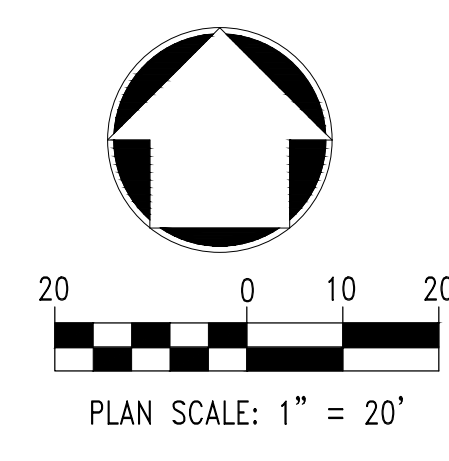
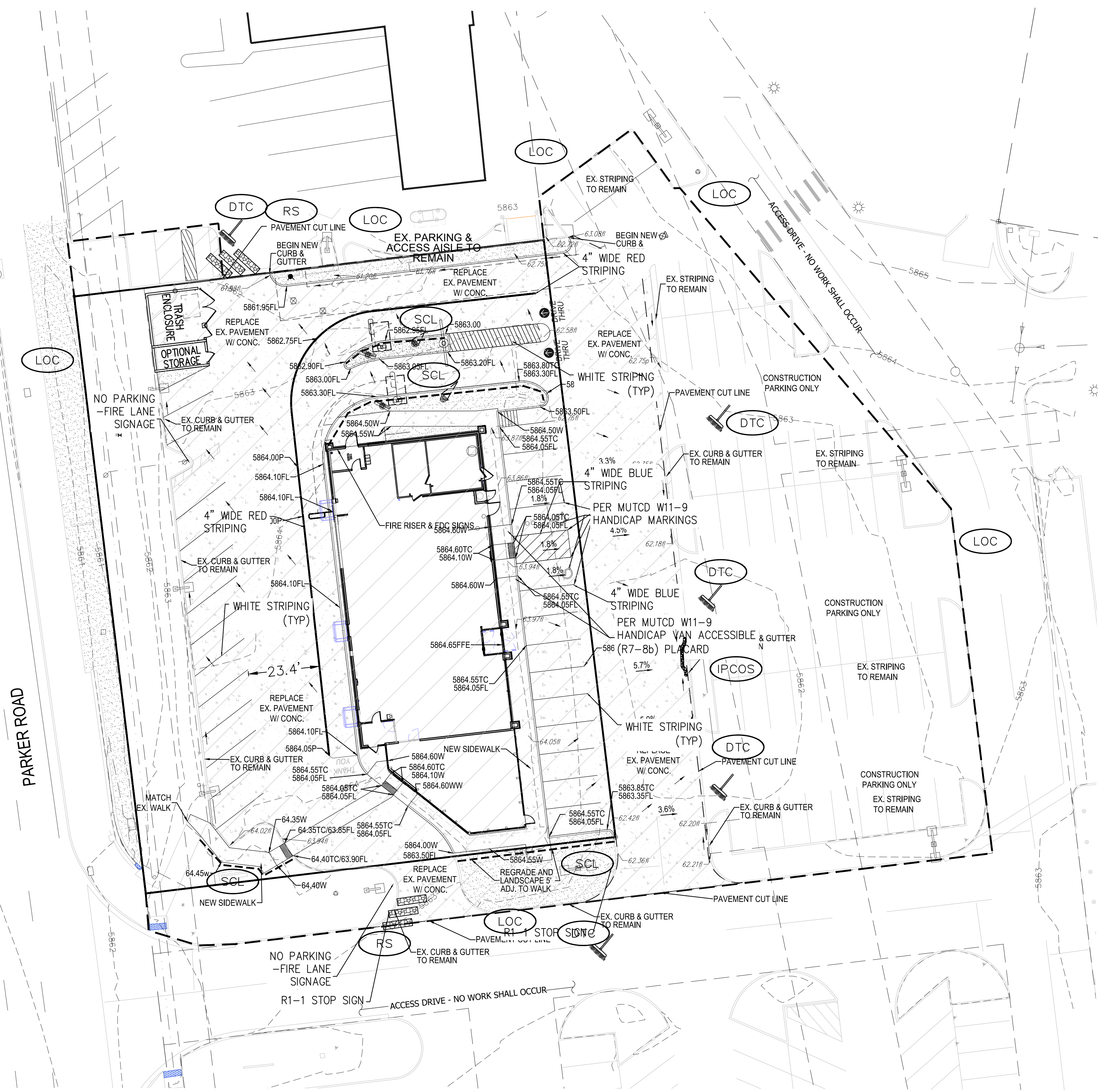
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DESIGNED BY:	RJP	FILE NAME:	CURRENT.DWG
DRAWN BY:	RJP	S.I.S. NO. 14-001-47	
CHECKED BY:	RJP		
DRAWING TITLE:	INITIAL CBMP		
SHEET NO.:	C6		

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
-  DD DIVERSION DITCH
-  DTC DEBRIS TRASH CONTROL
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-  TSB TEMPORARY SEDIMENT BASIN
-  VTC VEHICLE TRACKING CONTROL
-  LOC LIMITS OF CONSTRUCTION

NOTE:
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 3. LOT PROTECTION (LP) IS REQUIRED ON ALL COMMERCIAL LOTS WHEN COMPLETION OF LANDSCAPING IS NOT POSSIBLE AND PRIOR TO ISSUANCE OF A CERTIFICATION OF OCCUPANCY.
 4. ANY ON-SITE BULK FUEL STORAGE REQUIRES A FIRE LIFE SAFETY PERMIT FROM THE TOWN OF PARKER PRIOR TO INSTALLATION.




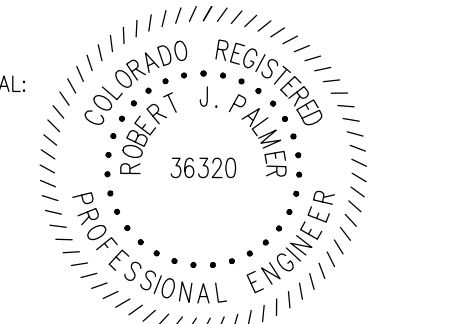
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Town of Parker, Director of Engineering/Public Works Date

NO.	DATE	REVISION DESCRIPTION


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

PREPARED UNDER THE DIRECT SUPERVISION OF

 SEAL: ROBERT J. PALMER, PE
 LICENSED PROFESSIONAL ENGINEER
 NO. 36320
 BY Robert J. Palmer, PE
 Licensed Professional Engineer (CO PE #36320),
 AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC.



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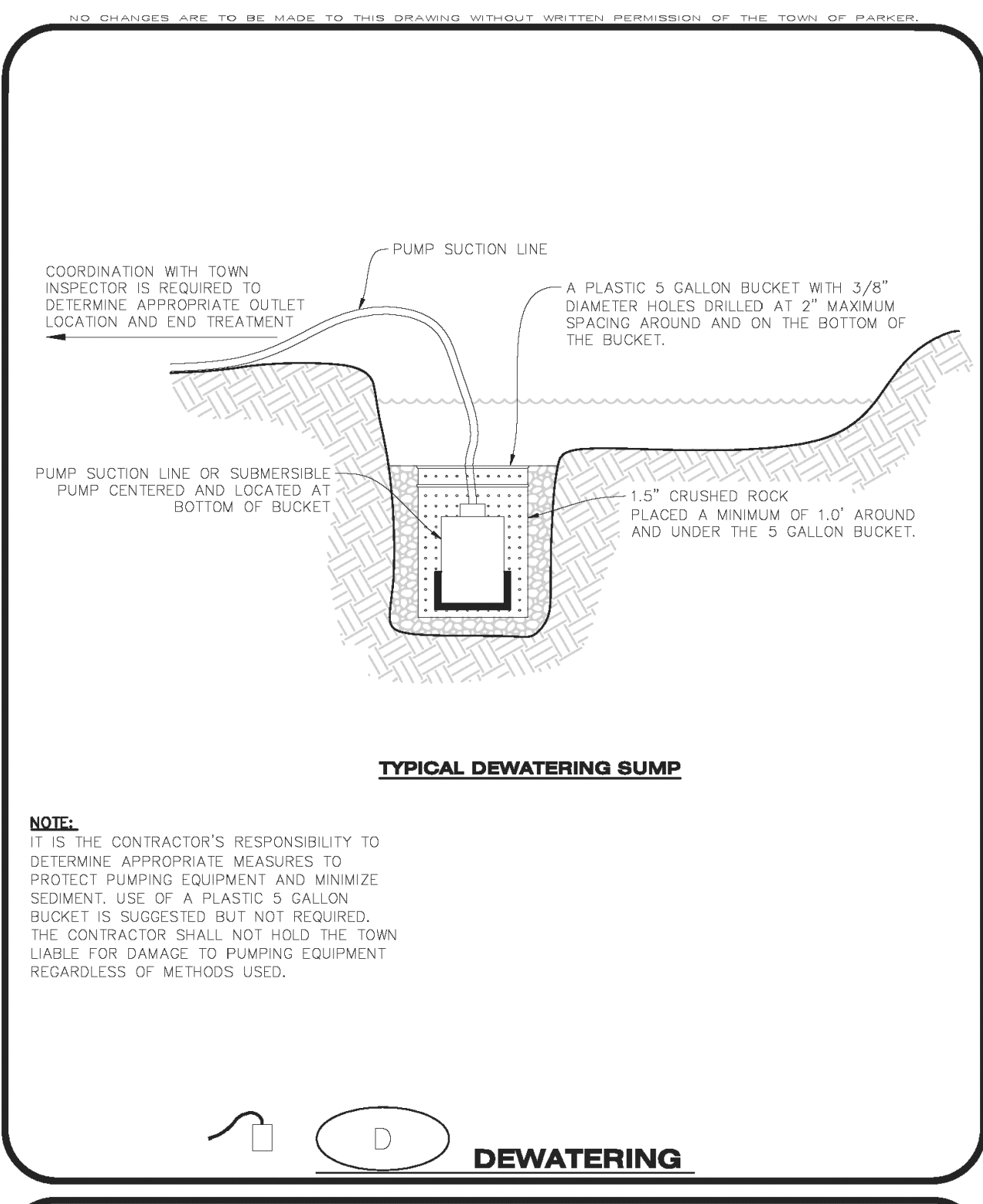
OFFICE ADDRESS: ROCKY MOUNTAIN REGION
 4643 S. ULLSTER STREET, SUITE 1300, DENVER, COLORADO 80237

10950 S. PARKER ROAD	COLORADO	500162	tbd
PARKER	DOUGLAS		

SCALE: AS NOTED	M&D RE: BOWAN	DATE: 10/06/2023	M&D P/CM: PEDIGO
DESIGNED BY: RJP	FILE NAME: CURRENT.DWG	CHECKED BY: RJP	SLS No. 14-001-47
DRAWING TITLE: INTERIM CBMP			
SHEET NO: C7			

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

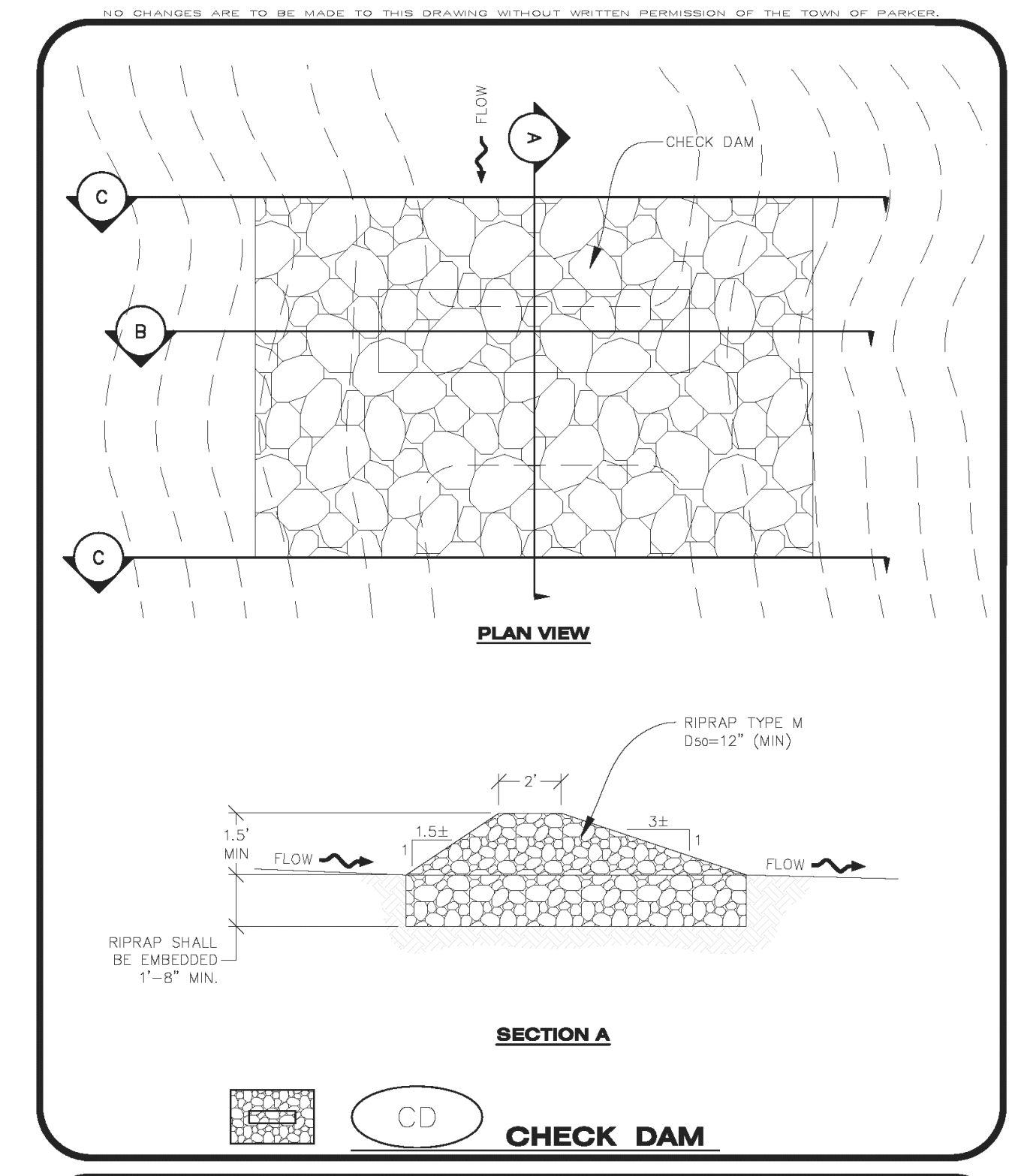
- IT IS THE EROSION CONTROL SUPERVISOR'S RESPONSIBILITY TO ENSURE THAT ALL DEWATERING IS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE).

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

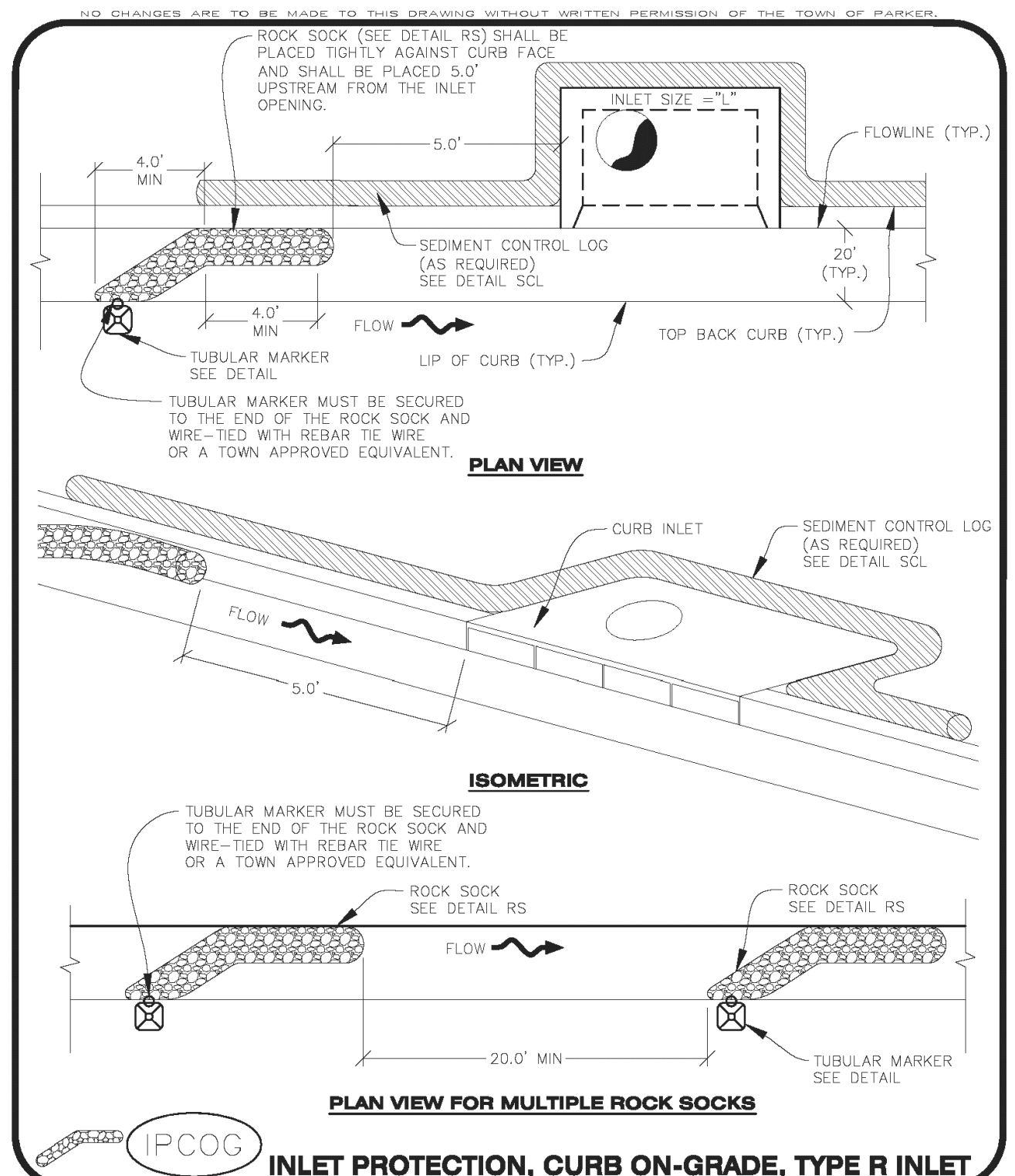
CD
1 OF 3
Oct. 2013

DEWATERING

EC3

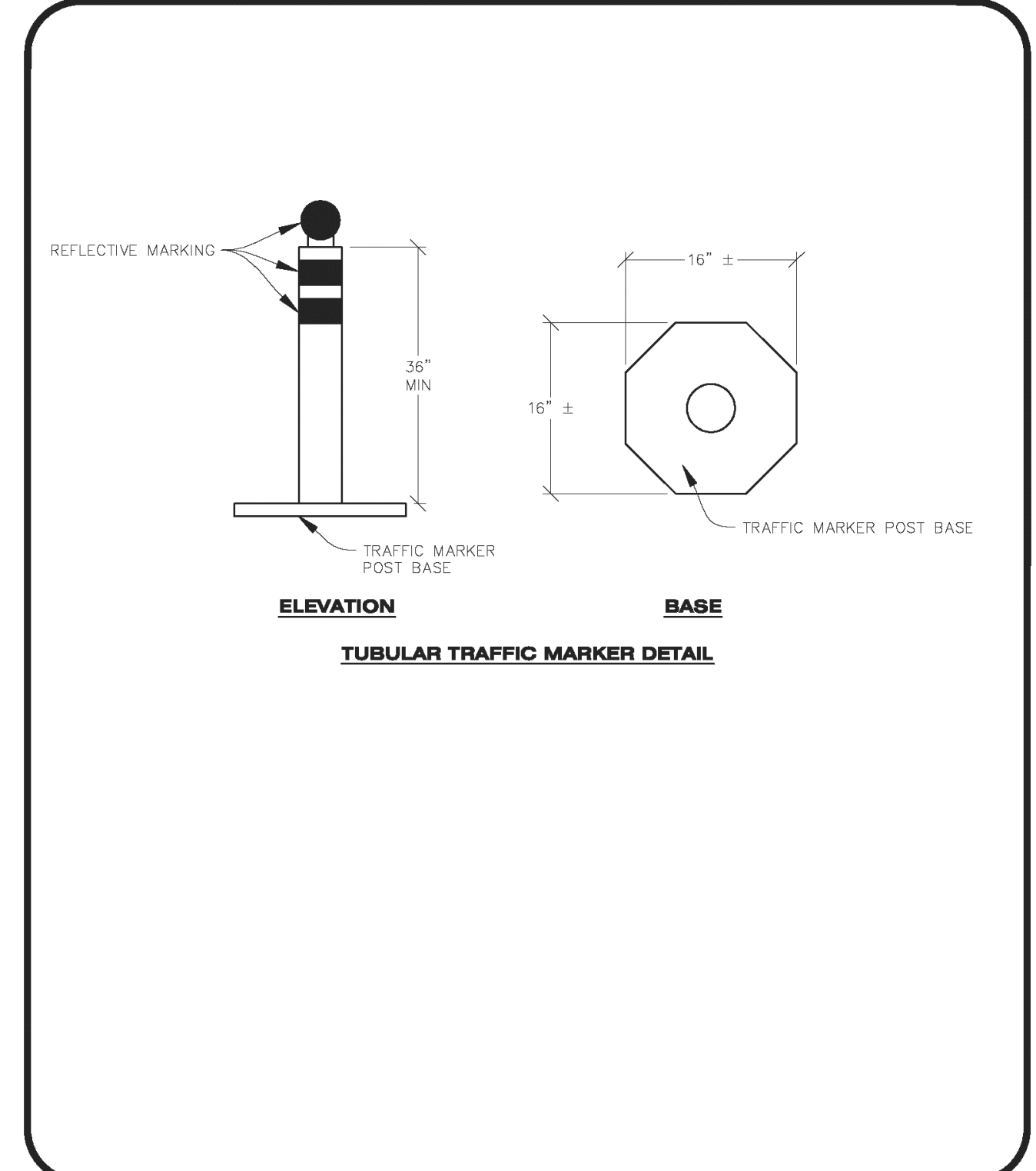
CHECK DAMS

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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NO. DATE REVISION DESCRIPTION

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Civil Engineering Consultant
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720.364.7661 Phone
rpalmer@strategicsl.net
Robert J. Palmer, PE
President

PREPARED UNDER THE DIRECT SUPERVISION OF

SEAL: COLORADO REGISTERED PROFESSIONAL ENGINEER
ROBERT J. PALMER
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
ADDRESS: 4643 S. ULLSTER STREET, SUITE 1300, DENVER, COLORADO 80237

10950 S. PARKER ROAD
PARKER, COLORADO
DOUGLAS COUNTY
500162
tbd

SCALE: AS NOTED
DATE: 10/06/2023
DESIGNED BY: RJP
DRAWN BY: RJP
CHECKED BY: RJP

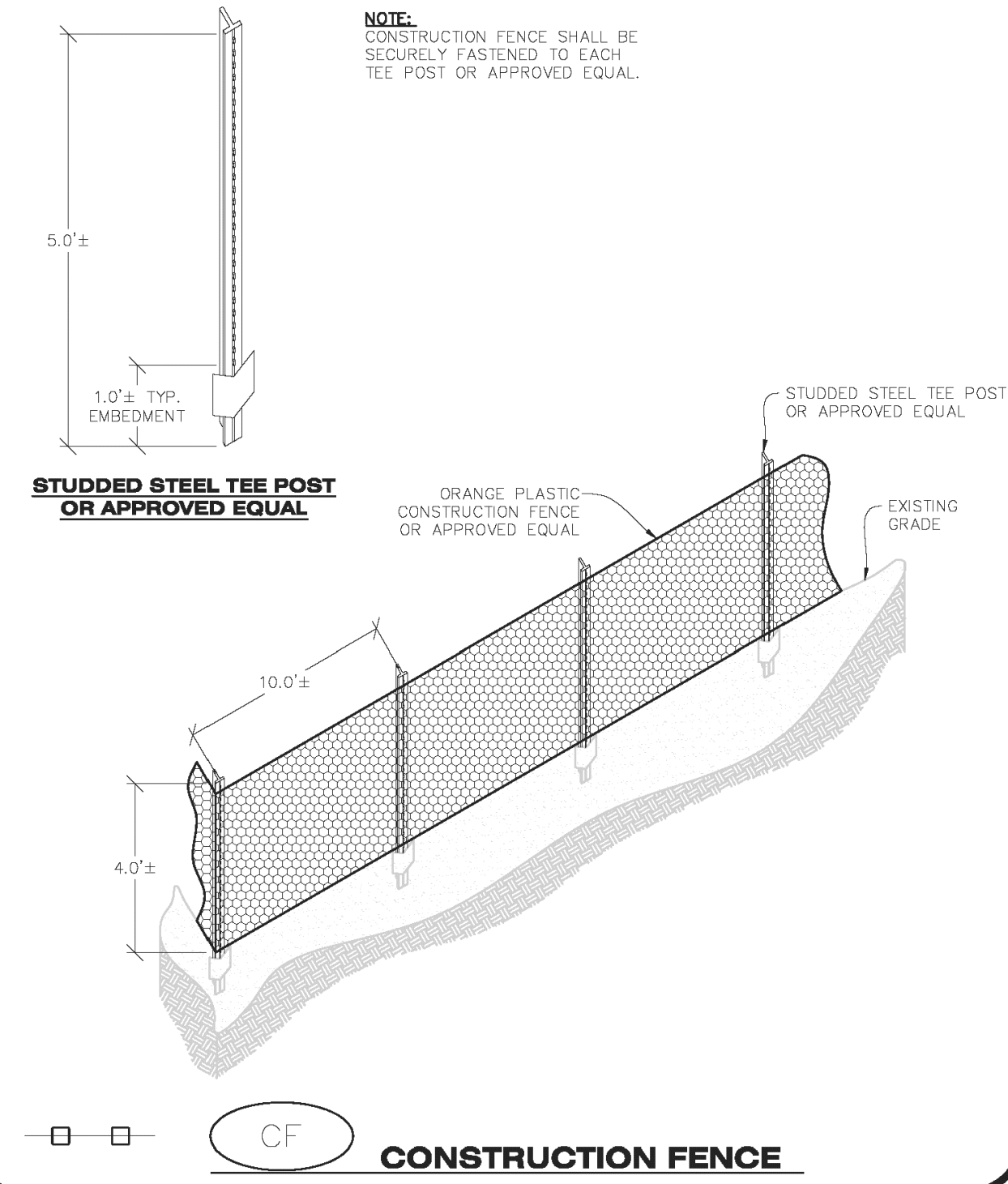
MD RE: BOWAN
MD P/CM: PEDIGO
FILE NAME: CURRENT.DWG
SLS JOB: 14-001-47

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.

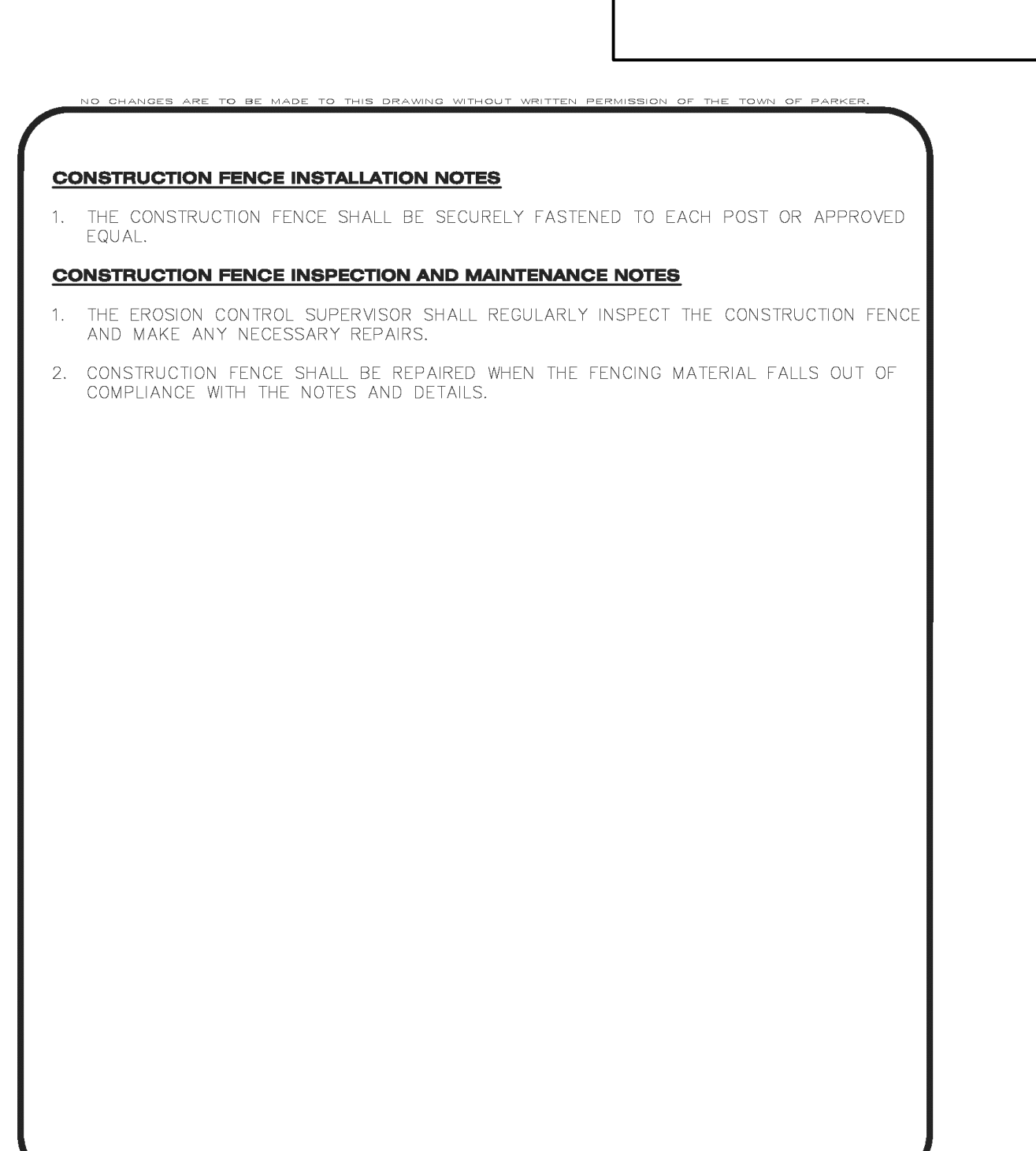


CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

CF 1 OF 2
Oct. 2013

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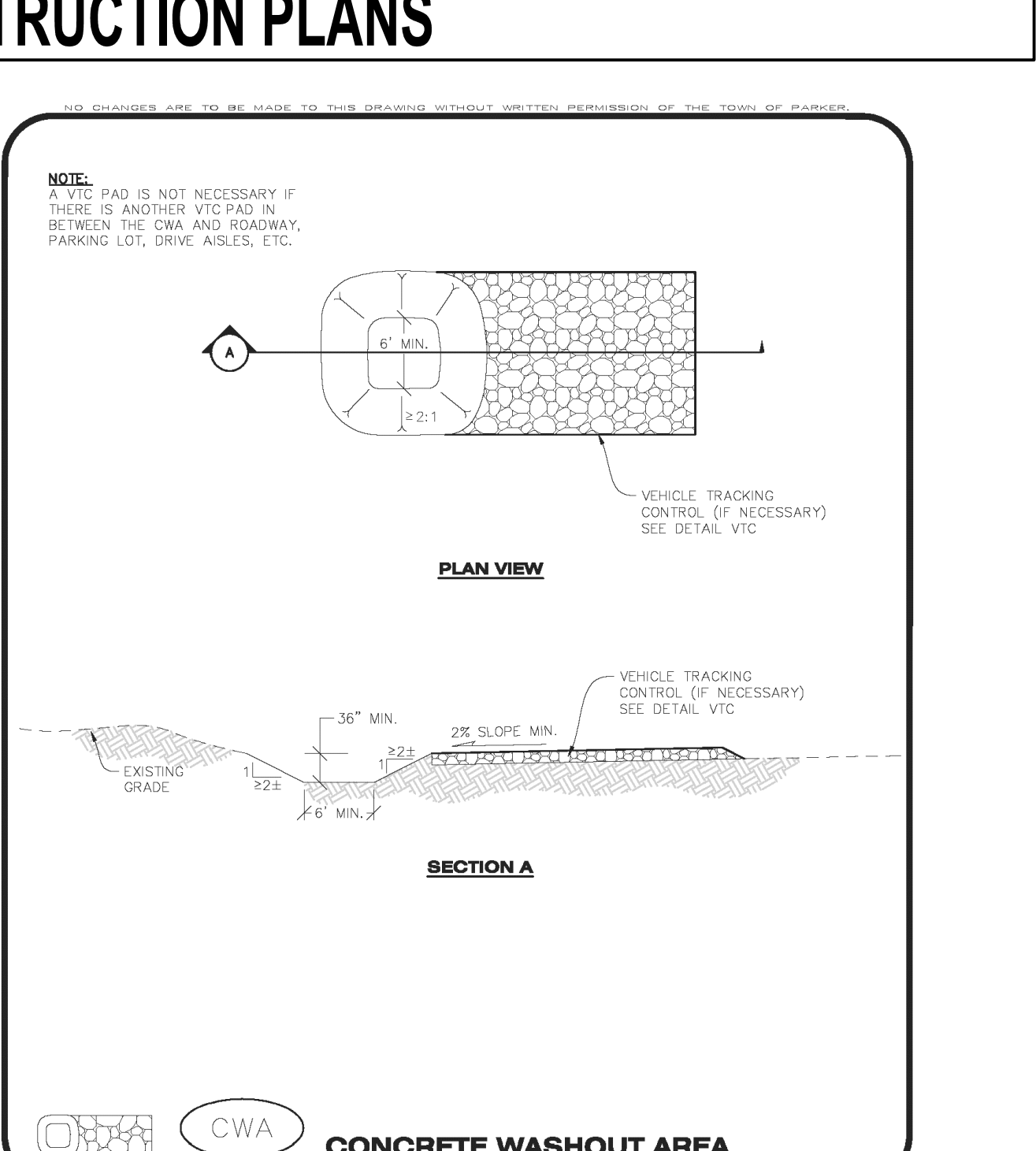


CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

CF 2 OF 2
Oct. 2013

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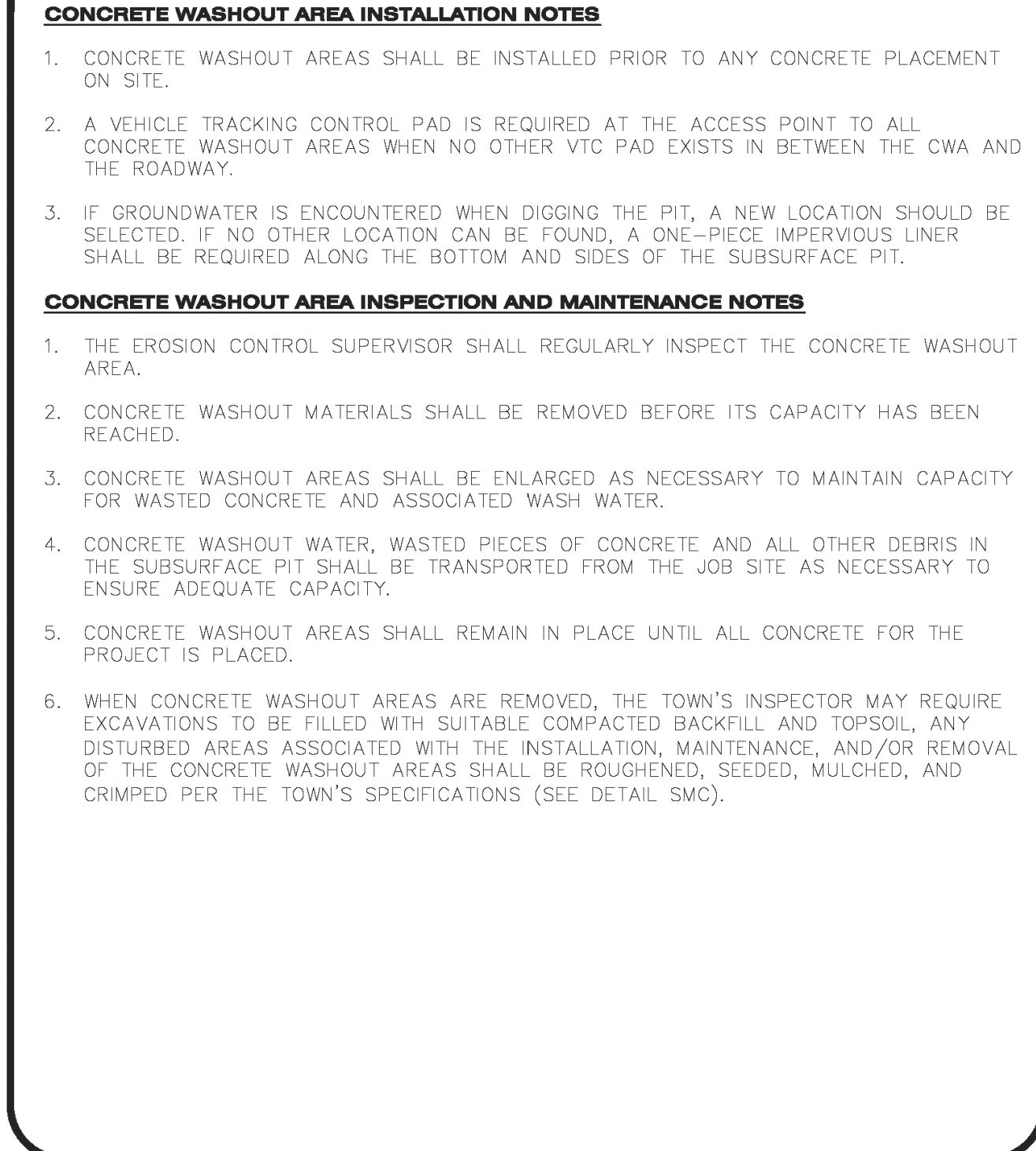


CBMP

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

NO. DATE REVISION DESCRIPTION

DIV. ENGINEERING CONSULTANT

Strategic Land Solutions, Inc.
Civil Engineering & Land Planning Solutions
2595 PONDEROSA ROAD
FRANKTOWN, CO 80116
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Robert J. Palmer, PE
President

PREPARED UNDER THE DIRECT SUPERVISION OF

SEAL: COLORADO REGISTERED PROFESSIONAL ENGINEER
ROBERT J. PALMER
36320

BY Robert J. Palmer, PE
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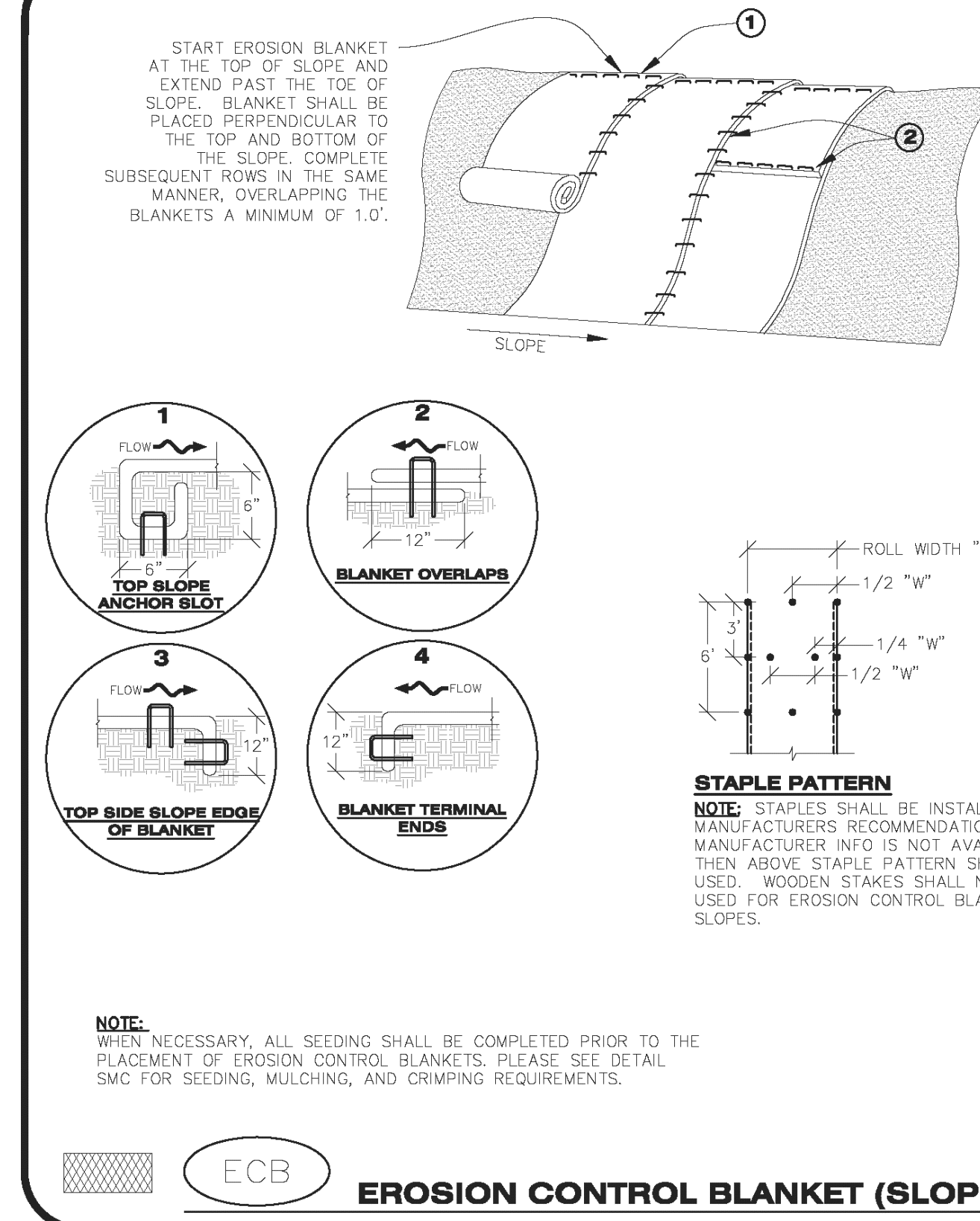
CONSTRUCTION FENCE

EC6

CONCRETE WASHOUT AREA

EC7

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

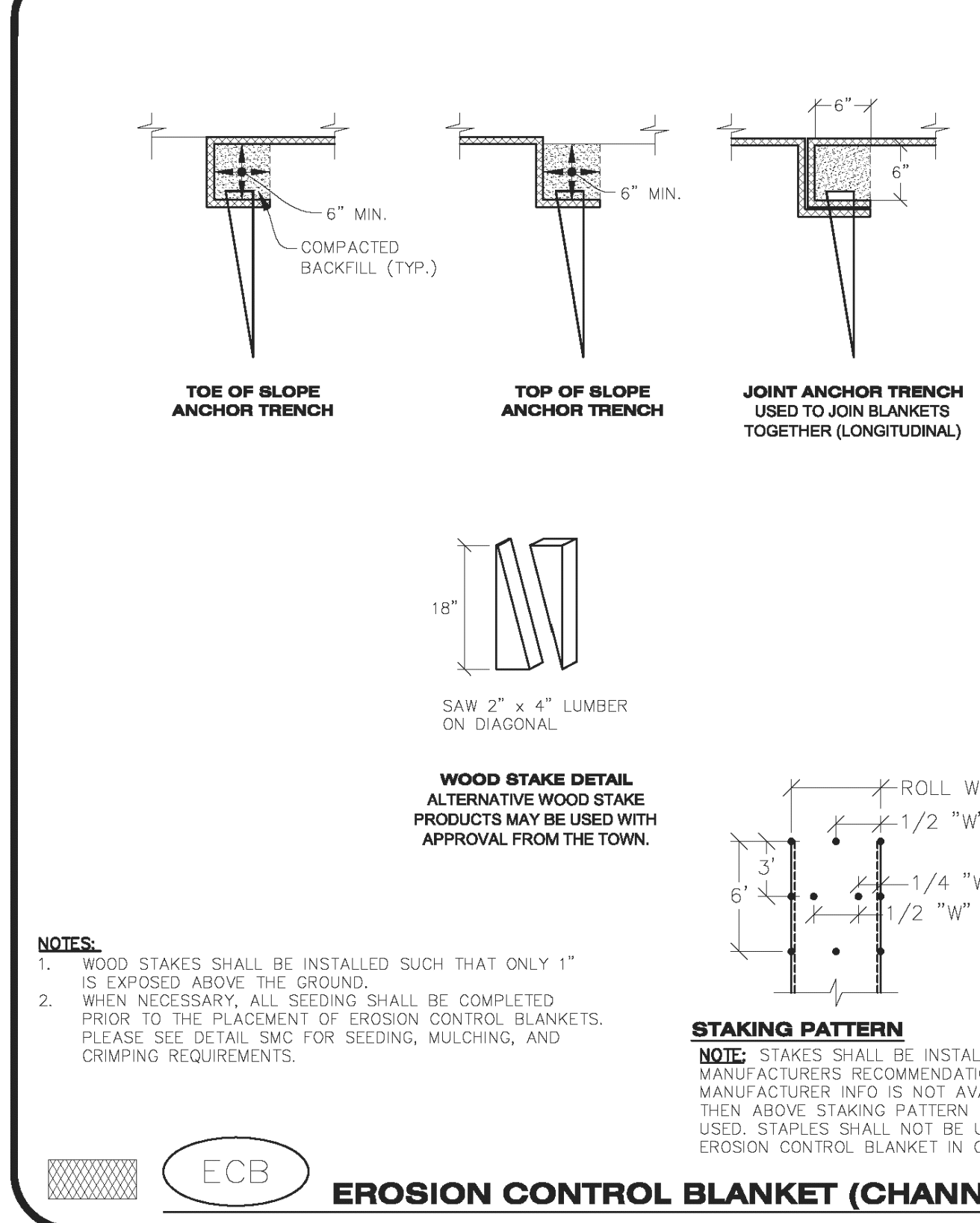


CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

ECB 1 OF 3
Oct. 2013

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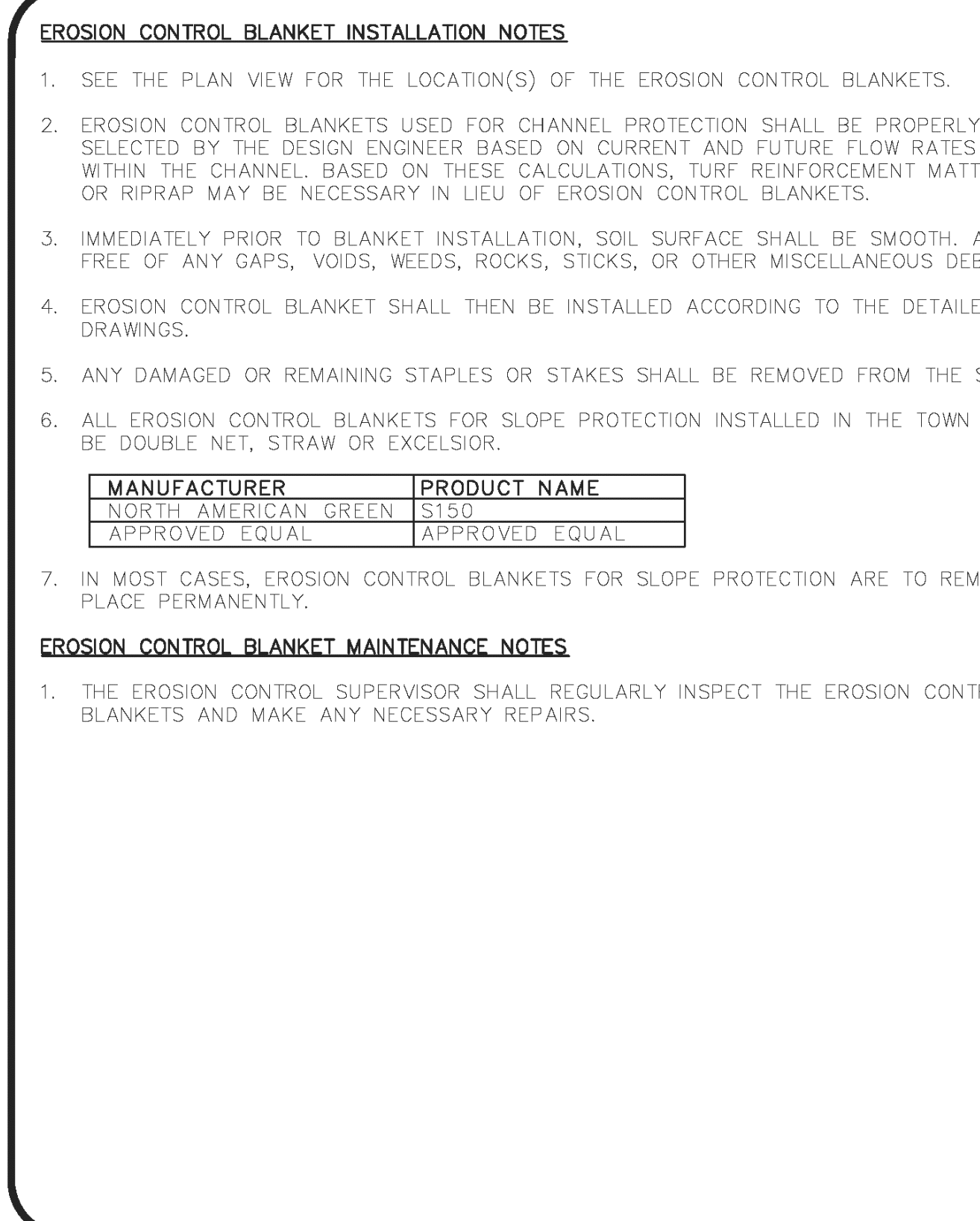


CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

ECB 2 OF 3
Oct. 2013

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CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

ECB 3 OF 3
Oct. 2013

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EROSION CONTROL BLANKET

EC8

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 SLOPE DIA.	500162
NATIONAL DIA.	tbd

SCALE:	AS NOTED	MD RE:	BOWAN
DATE:	10/06/2023	MD P/CM:	PEDIGO
DESIGNED BY:	RJP	FILE NAME:	CURRENT.DWG
DRAWN BY:	RJP	SLS. NO. 14-001-47	
CHECKED BY:	RJP		

EC DETAILS

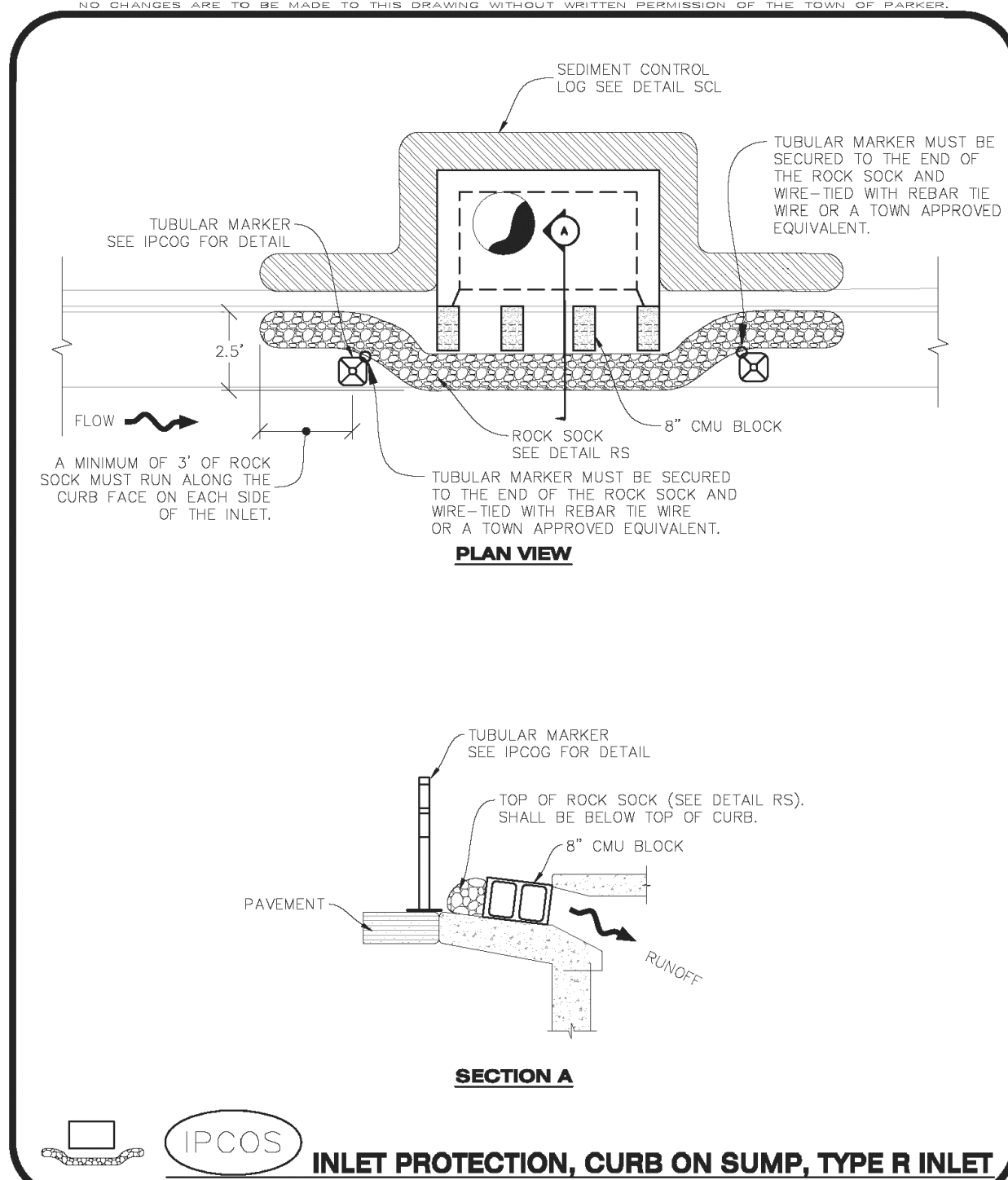
SHEET NO.

C10

Town of Parker, Director of Engineering/Public Works Date

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

CONSTRUCTION PLANS



CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

CURB INLET PROTECTION INSTALLATION NOTES

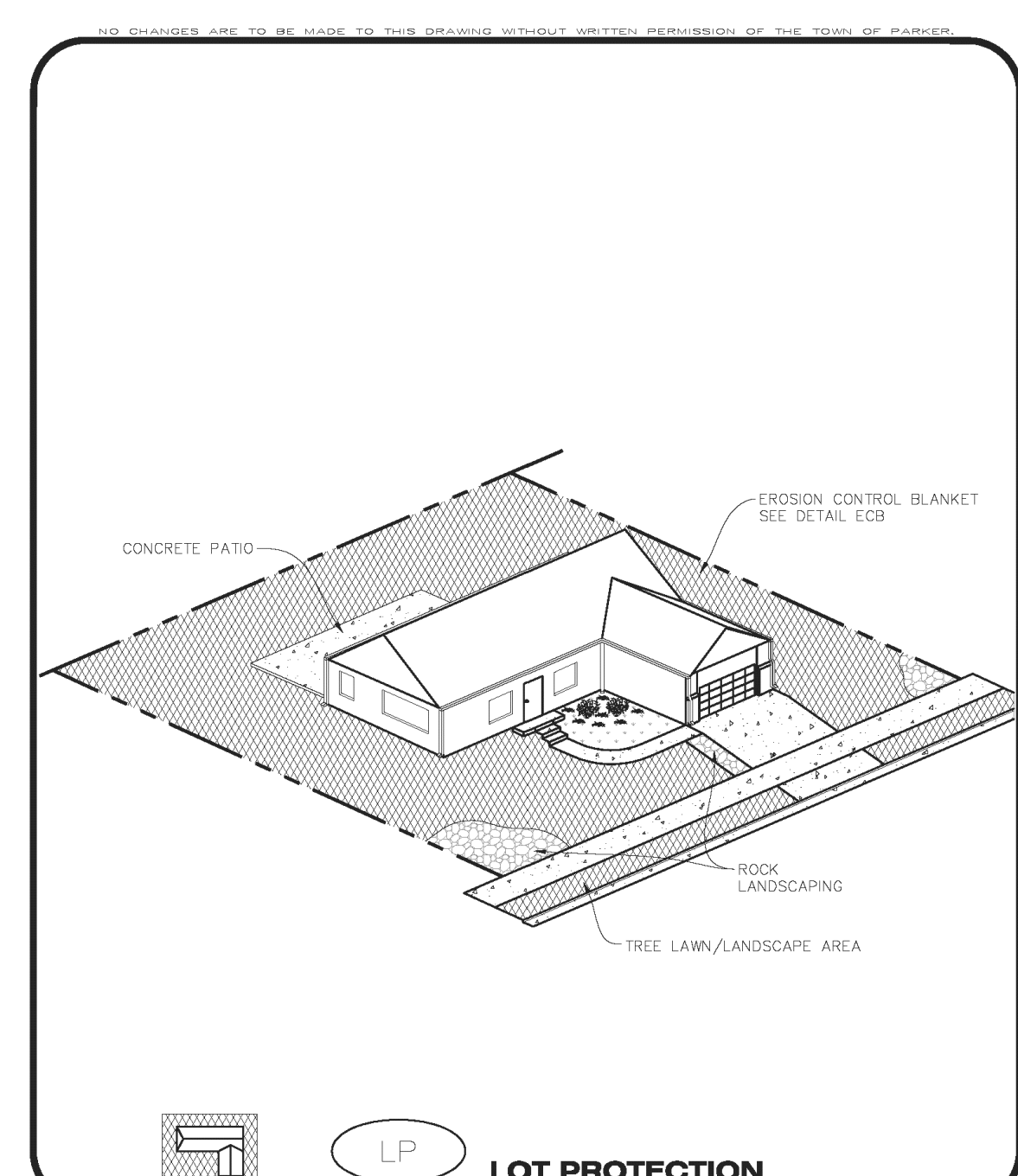
- SEE CBMP PLAN FOR LOCATION(S) OF CURB INLET PROTECTION.
- CRUSHED ROCK SHALL BE 2.0"–3.0" IN SIZE WITH A FRACTURED FACE (ALL SIDES).
- ROCK SOCK SHALL BE ONE CONTINUOUS PIECE OR SHALL BE CONSTRUCTED USING WIRE WRAPPED JOINTS (SEE DETAIL RS).
- ROCK SOCK SHALL BE CONSTRUCTED USING CHICKEN WIRE OR OTHER APPROVED MATERIAL SIZED TO KEEP ROCK FROM SPILLING OUT.
- ROCK SOCK SHALL EXTEND 3.0' ALONG THE CURB BEYOND LOCATIONS WHERE IT RETURNS TO CONTACT CURB FACE.
- TUBULAR TRAFFIC MARKERS SHALL BE A MINIMUM OF 36" IN HEIGHT 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 INSTALLATION OF THE FIRST LIFT OF ASPHALT ON ROADWAYS DRAINING TO THE CURB INLET. CMU BLOCKS OR THE ROCK SOCK SHALL BE USED AS INTERIM PROTECTION UNTIL THE FIRST LIFT OF ASPHALT IS INSTALLED.

CURB INLET PROTECTION INSPECTION AND MAINTENANCE NOTES

- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CURB 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.
- CURB INLET PROTECTION SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES



CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

EROSION CONTROL BLANKET FOR LOT PROTECTION INSTALLATION NOTES

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

MANUFACTURER	PRODUCT NAME
NORTH AMERICAN GREEN APPROVED EQUAL	S150 BN APPROVED EQUAL
- ALL EROSION CONTROL BLANKETS FOR LOT PROTECTION SHALL BE INSTALLED ACCORDING TO THE DETAIL DRAWINGS, WITH THE FOLLOWING ALLOWANCES AND ADDITIONS:
 - THE TOWN WILL ALLOW THE USE OF BIODEGRADABLE, EROSION CONTROL BLANKET-SPECIFIC STAPLES, IN LIEU OF TRADITIONAL METAL STAPLES.
 - ALL EROSION CONTROL BLANKET EDGES (SIDES AND ENDS) MUST OVERLAP THE ADJACENT BLANKET BY A MINIMUM OF 6-INCHES WITH THE UP-GRADE EDGES BEING PLACED ON TOP OF THE DOWN-GRADE EDGE OF THE ADJACENT BLANKET.
 - THE EDGES (SIDES AND ENDS) OF THE EROSION CONTROL BLANKETS DO NOT NEED TO BE TRENCHED INTO THE GROUND ASSUMING THE SITE CONDITIONS WILL NOT CAUSE EROSION BENEATH THE BLANKETS. THESE ASSUMPTIONS WILL BE THE RESPONSIBILITY OF THE EROSION CONTROL SUPERVISOR. ON OCCASION, THE TOWN'S INSPECTOR MAY REQUEST TRENCHING BASED UPON SITE CONDITIONS.
 - TOPSOIL PLACEMENT, SEEDING, AND MULCHING WILL NOT BE REQUIRED ON THE LOTS PRIOR TO THE INSTALLATION OF THE EROSION CONTROL BLANKET.
- ANY DAMAGED OR EXCESS STAPLES SHALL BE REMOVED FROM THE SITE FOLLOWING INSTALLATION.
- THE EROSION CONTROL BLANKETING REQUIRED AS PART OF THE LOT PROTECTION (LP) REQUIREMENT MUST BE INSTALLED OVER ALL UN-LANDSCAPED AREAS WITHIN EACH RESIDENTIAL, MULTI-FAMILY, AND COMMERCIAL LOT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY / TEMPORARY CERTIFICATE OF OCCUPANCY.

EROSION CONTROL BLANKET FOR LOT PROTECTION MAINTENANCE NOTES

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

CBMP

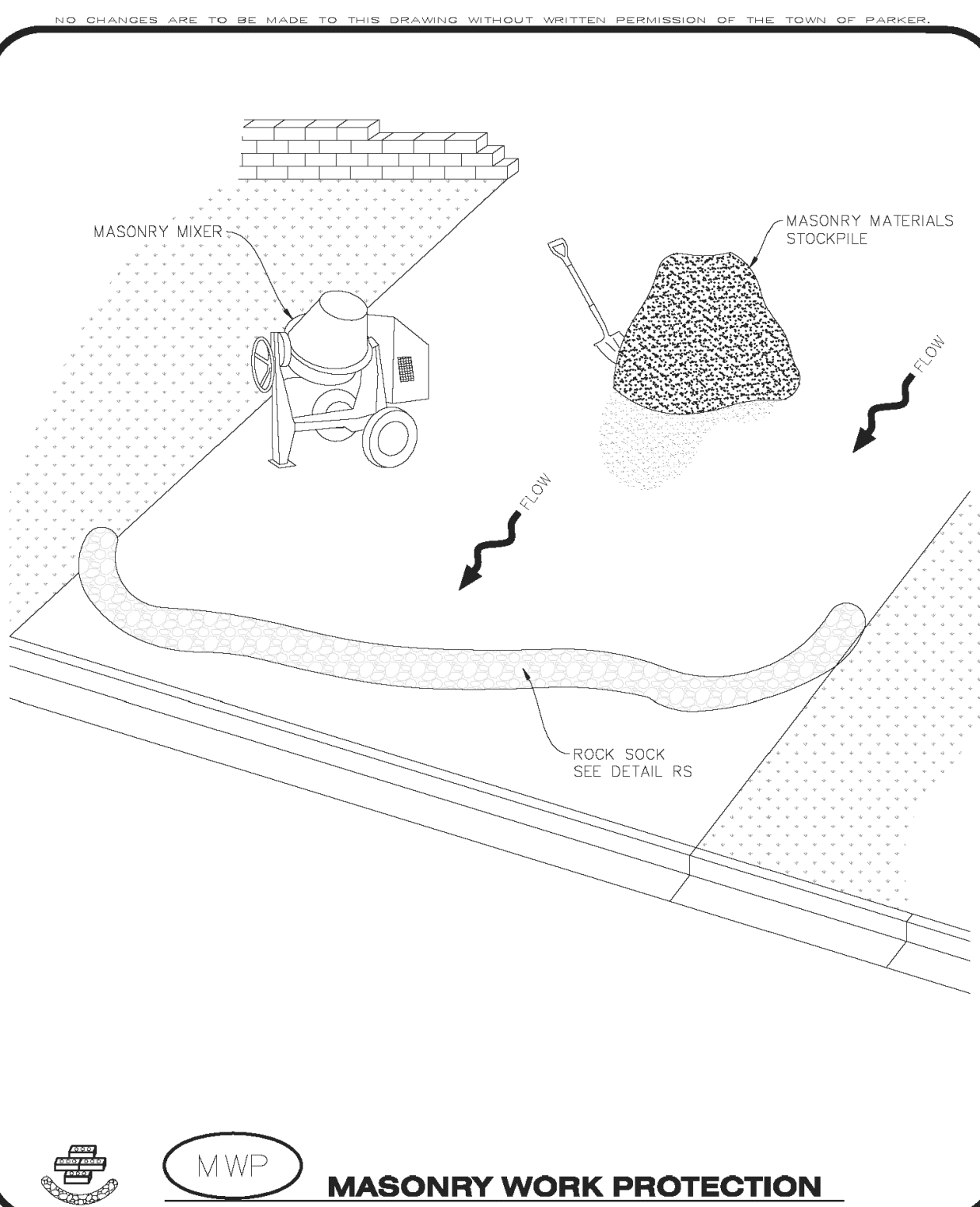
CONSTRUCTION BEST MANAGEMENT PRACTICES

INLET PROTECTION, CURB ON SUMP, TYPE R INLET

EC9

LOT PROTECTION

EC10



CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

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

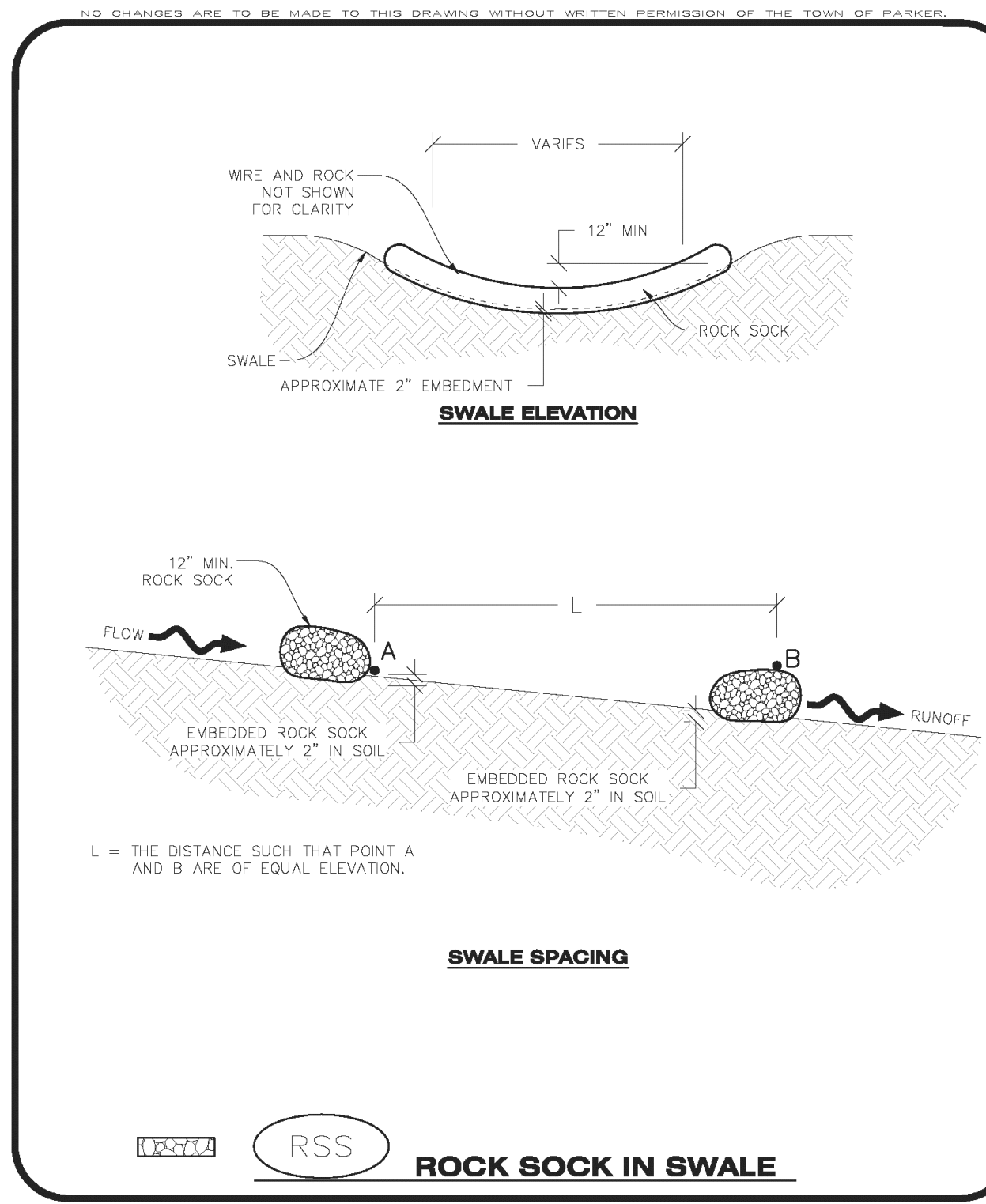
- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE MASONRY WORK PROTECTION.
- ALL CONCRETE WASTE SHALL BE REGULARLY CLEANED AND PLACED IN THE CONCRETE WASH OUT AREA.
- ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED.

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

MASONRY WORK PROTECTION

EC11



CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

ROCK SOCK IN SWALE

EC12

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 rpalm@strategicsl.com
 Robert J. Palmer, PE
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PREPARED UNDER THE DIRECT SUPERVISION OF:

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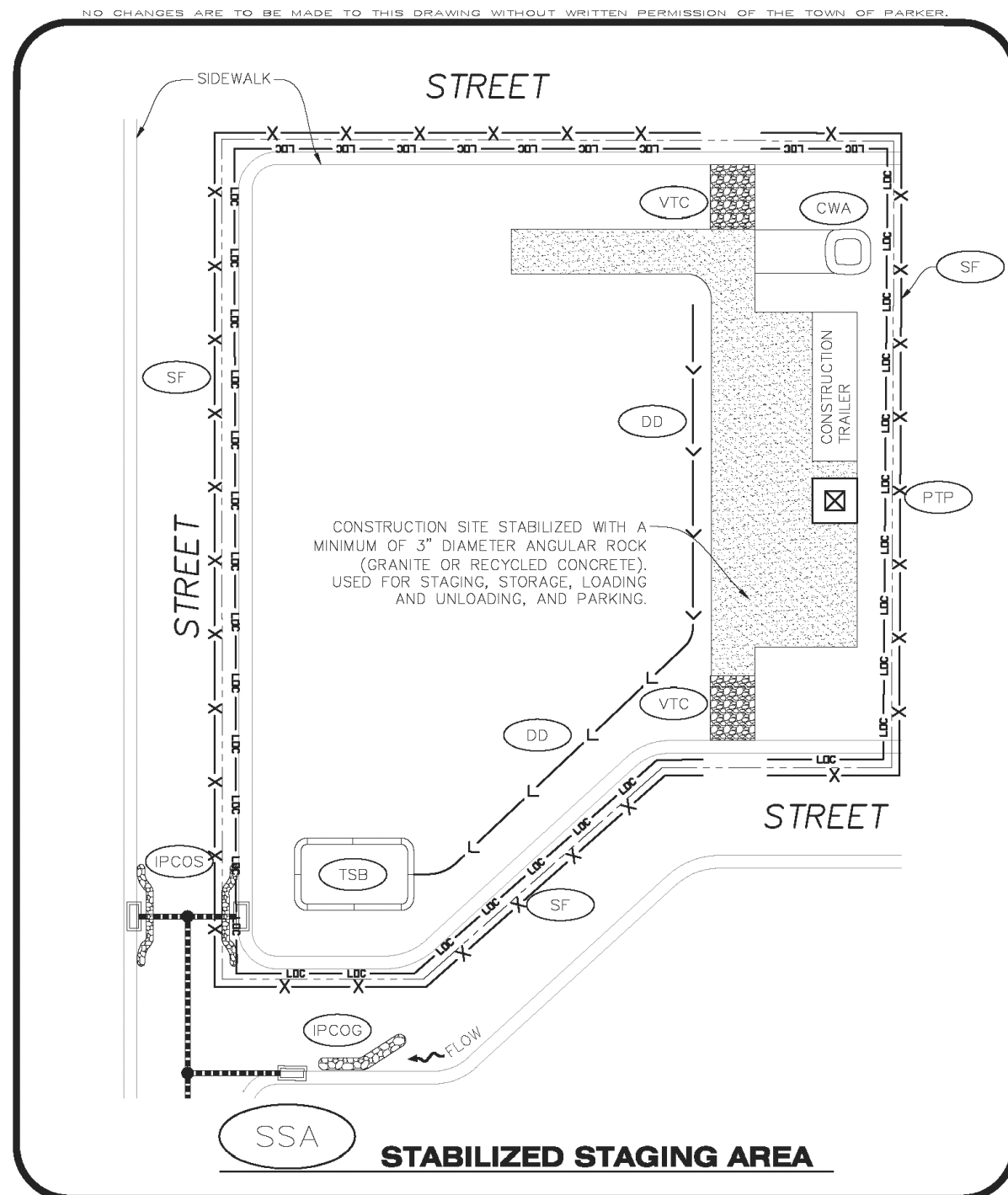
STREET ADDRESS: 10950 S. PARKER ROAD
 CITY: PARKER
 COUNTY: DOUGLAS
 STATE: COLORADO
 ZIP: 80162
 REGIONAL DWG. NO.: tbd
 NATIONAL D/W: tbd

SCALE: AS NOTED
 DATE: 10/06/2023
 DESIGNED BY: RJP
 DRAWN BY: RJP
 CHECKED BY: RJP
 MCD RE: BOWAN
 MCD P/CM: PEDIGO
 FILE NAME: CURRENT.DWG
 SLS. NO. 14-001-47

EC DETAILS
 SHEET NO:
C12

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

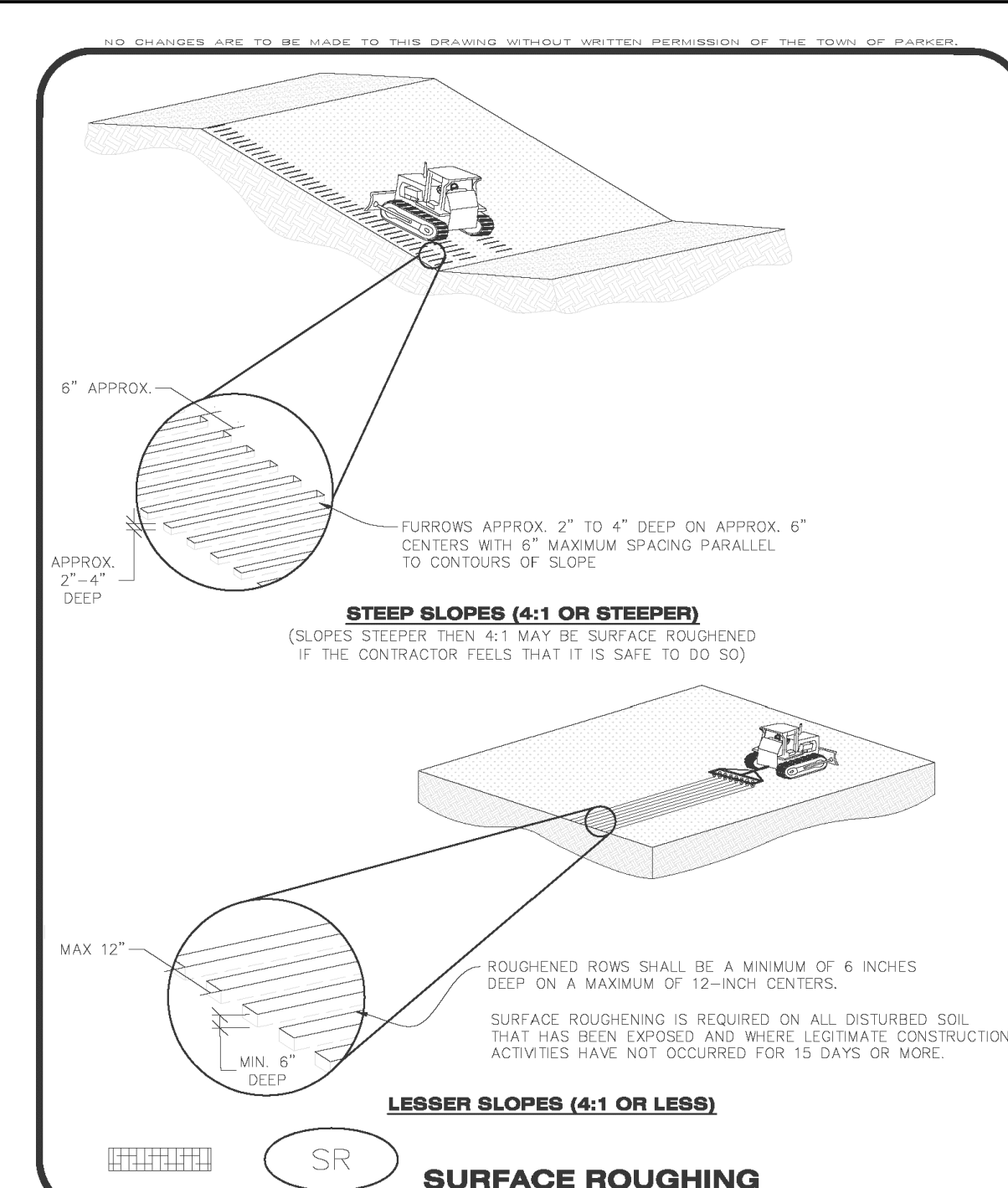
- SEE CBMP PLAN FOR LOCATION OF STAGING AREA. CONTRACTOR MAY MODIFY LOCATION AND SIZE OF STABILIZED STAGING AREA WITH TOWN APPROVAL.
- STABILIZED STAGING AREA SHALL BE LARGE ENOUGH TO FULLY CONTAIN PARKING, STORAGE, AND LOADING OPERATIONS.
- THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM OF 3" 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 ¼ - ½ INCH. ROW SPACING SHALL BE NO MORE THAN 6-INCHES.
 - ALL AREAS INCAPABLE OF BEING DRILL SEEDING 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 SEEDING RATE. BROADCASTED AREAS SHALL THEN BE RE-HARROWED OR RE-RAKED USING A HARD-TIPPED RAKE TO ENSURE THAT SEEDS ARE BURIED TO AN APPROXIMATE DEPTH OF ¼ - ½ INCH.
 - 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@strategicslts.net
Robert J. Palmer, PE
President

PREPARED UNDER THE DIRECT SUPERVISION OF:

SEAL: COLORADO REGISTERED PROFESSIONAL ENGINEER
ROBERT J. PALMER
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
CITY: PARKER
STATE: COLORADO
COUNTY: DOUGLAS
REGIONAL DWG. NO.: 500162
MATERIAL DWG.: tbd

SCALE: AS NOTED
DATE: 10/06/2023
DESIGNED BY: RJP
DRAWN BY: RJP
CHECKED BY: RJP

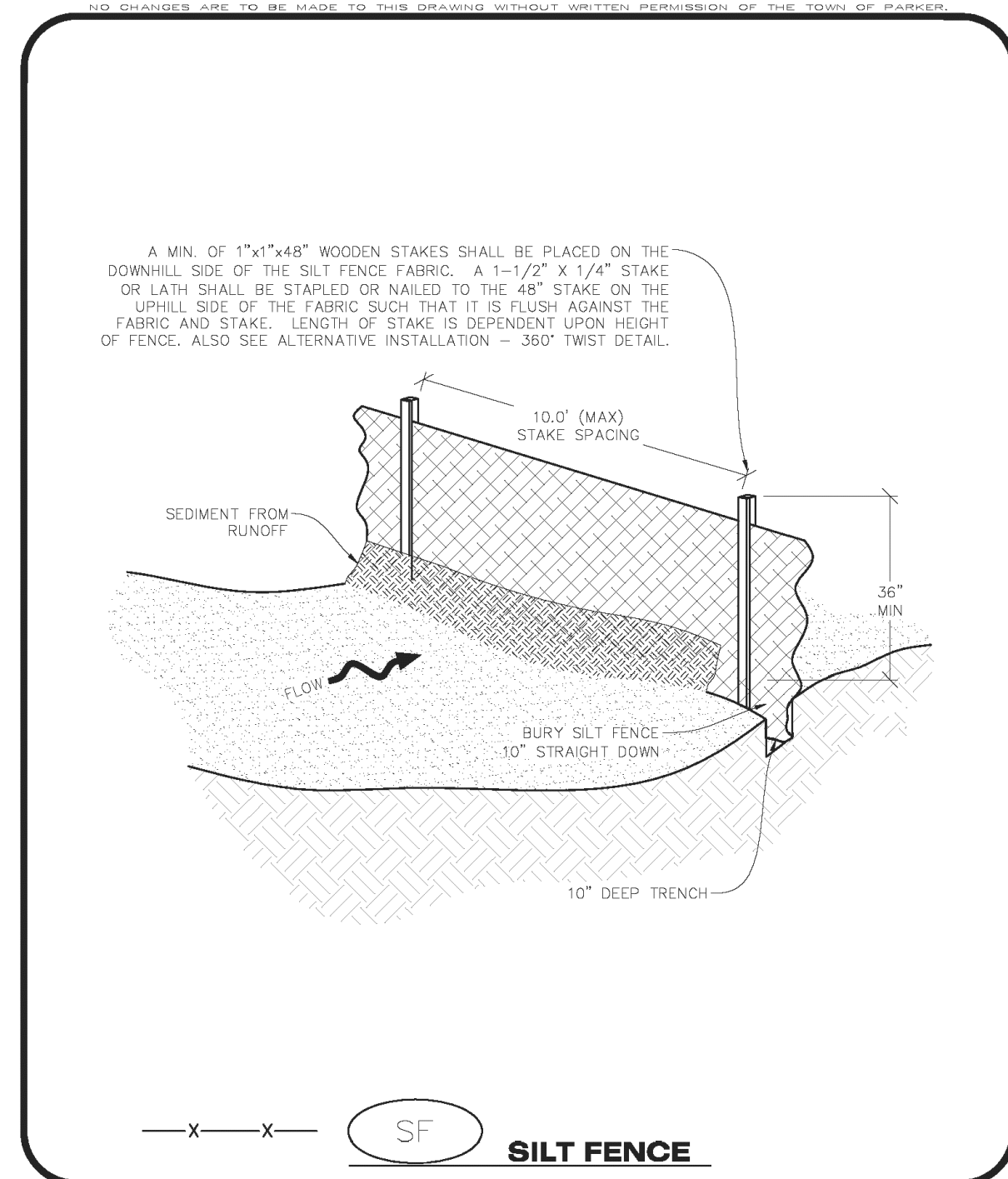
MED. REV.: BOWAN
MED. P./CM: PEDIGO
FILE NAME: CURRENT.DWG
S.I.S. NO.: 14-001-47

EC DETAILS

SHEET NO. **C14**

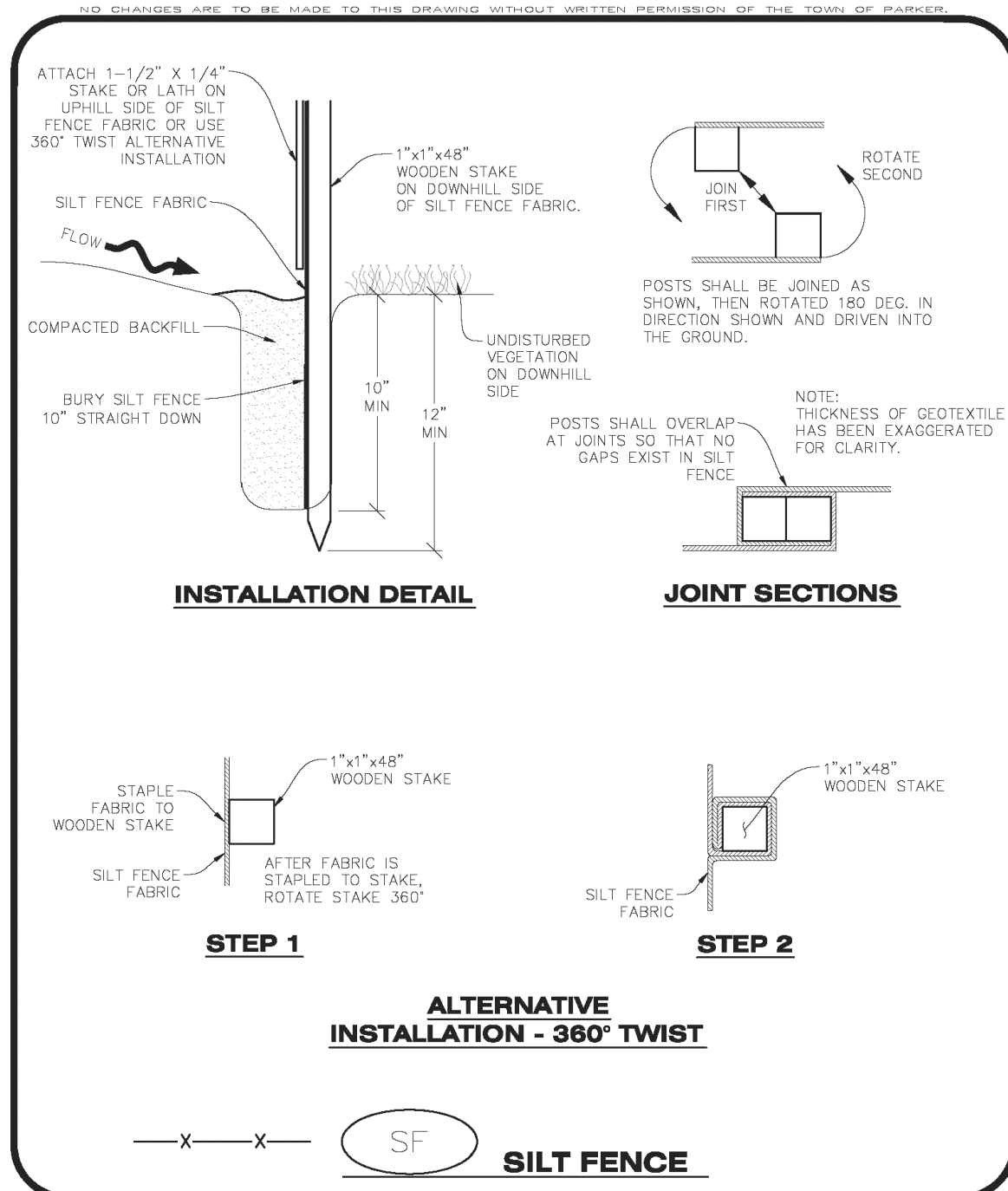
MCDONALDS REMODEL AT PARKER CENTRAL AREA FILING NO. 5, BLOCK 1, LOT 2

CONSTRUCTION PLANS



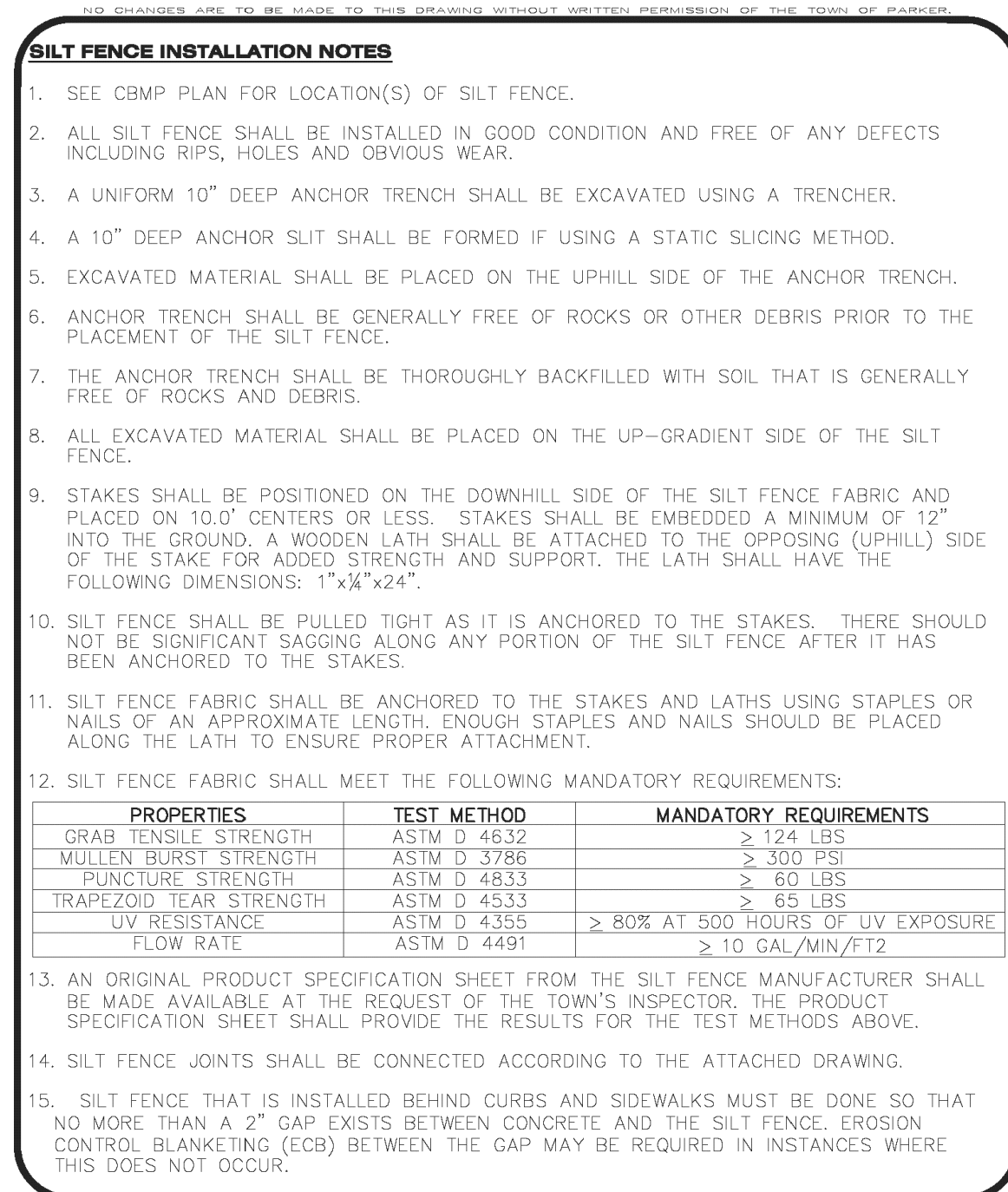
CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

SF
1 OF 4
Oct. 2013



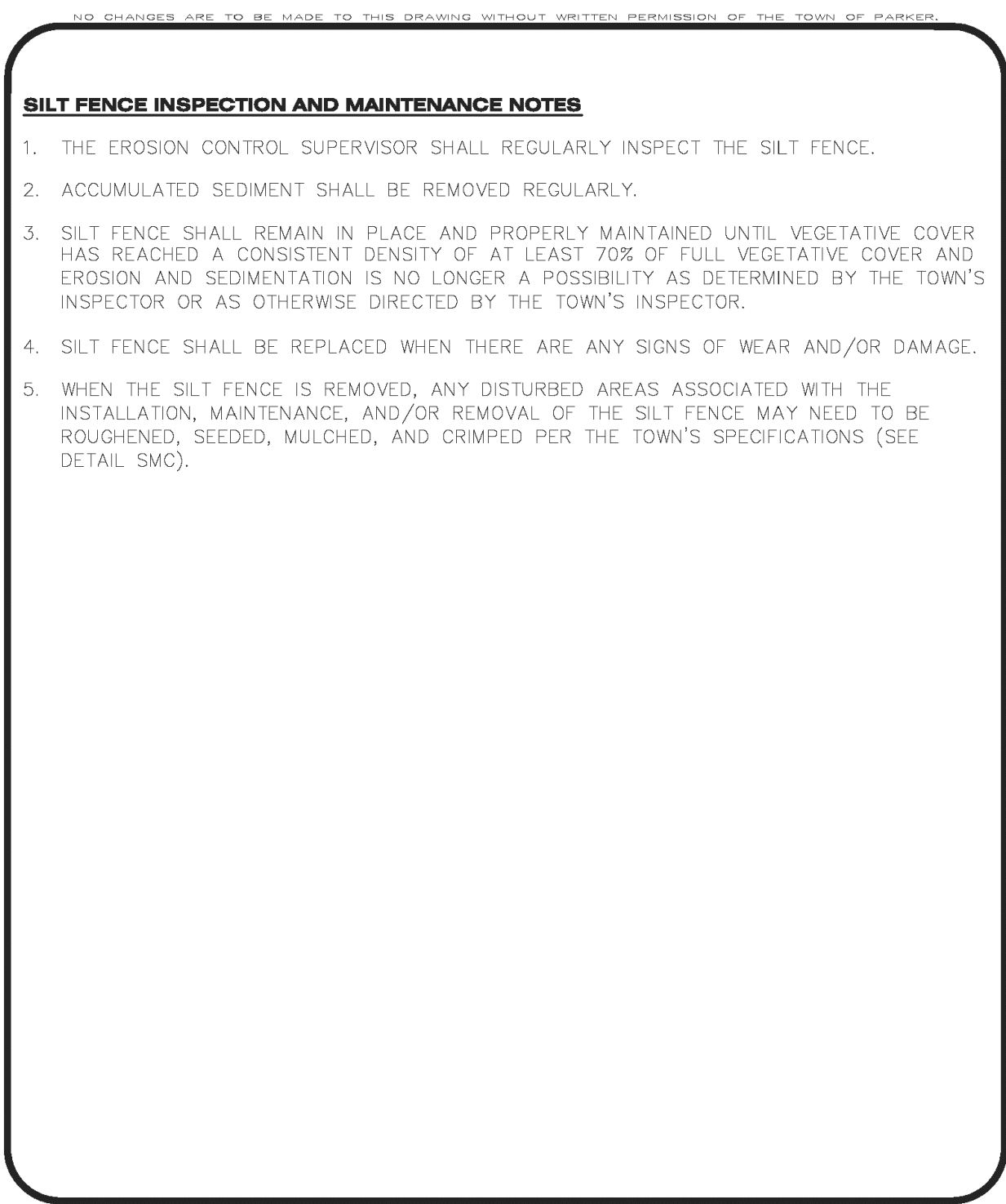
CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

SF
2 OF 4
Oct. 2013



CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

SF
3 OF 4
Oct. 2013



CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

SF
4 OF 4
Oct. 2013

Strategic Land Solutions, Inc.
Civil Engineering Consultant

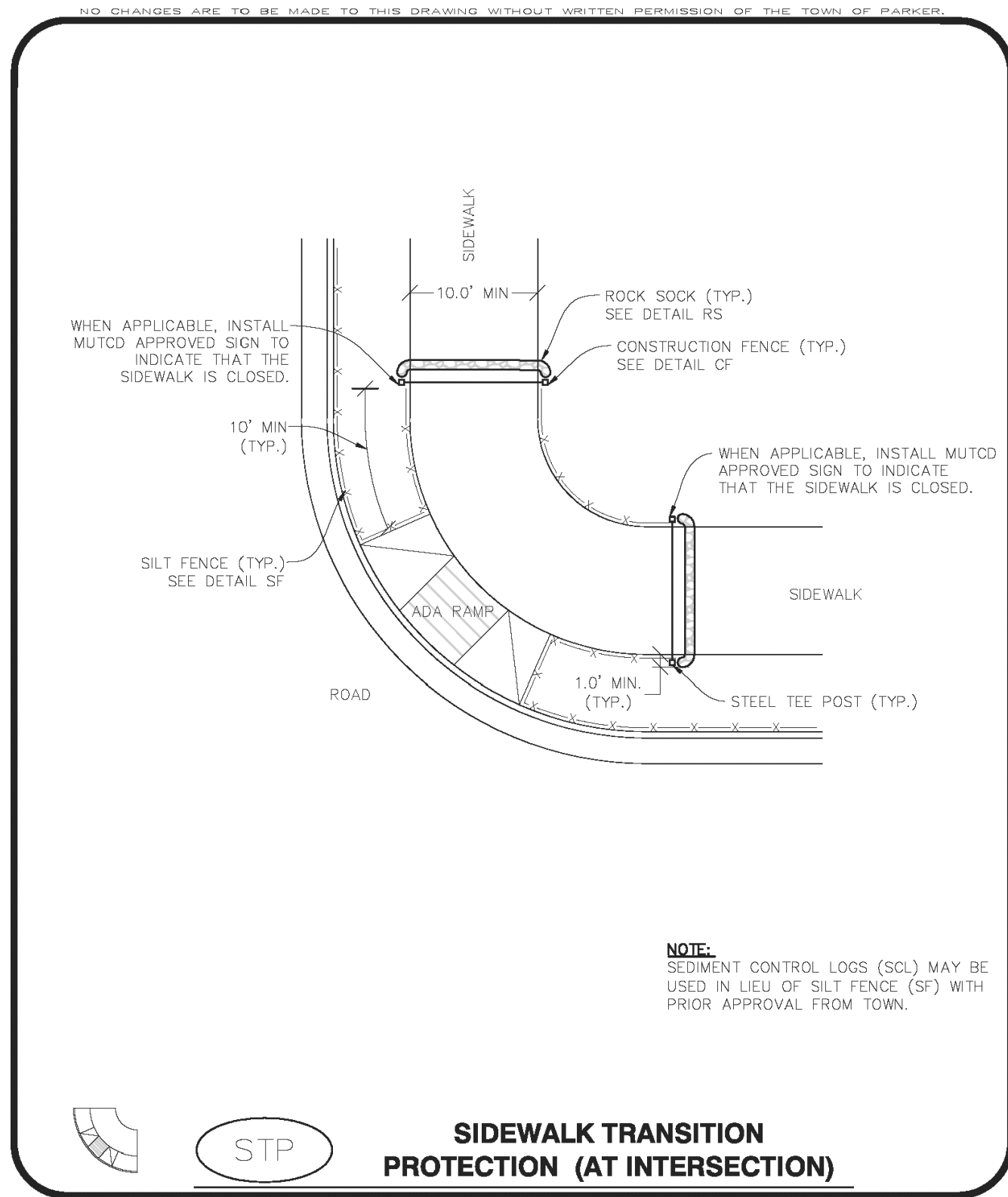
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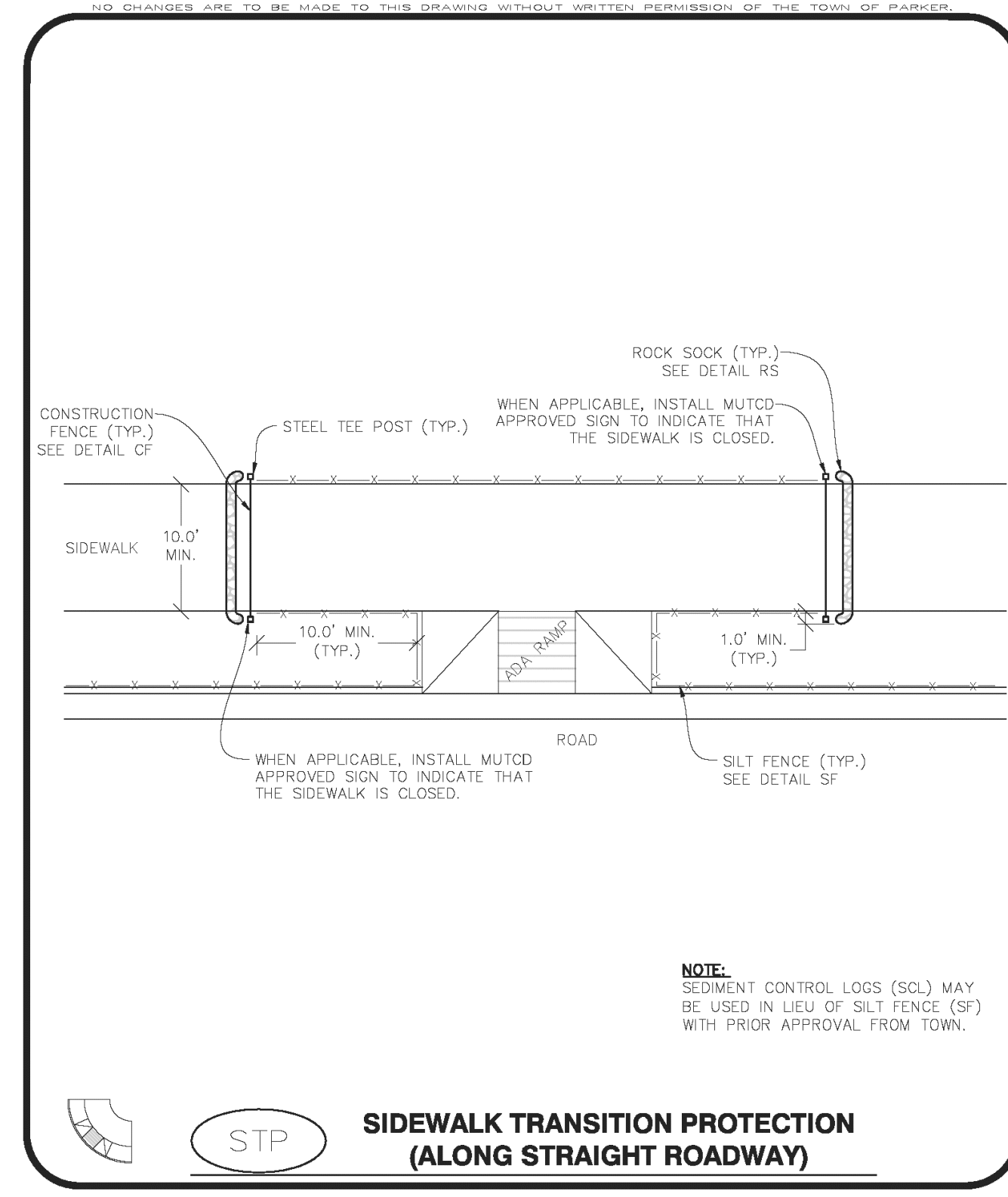
SILT FENCE

EC19



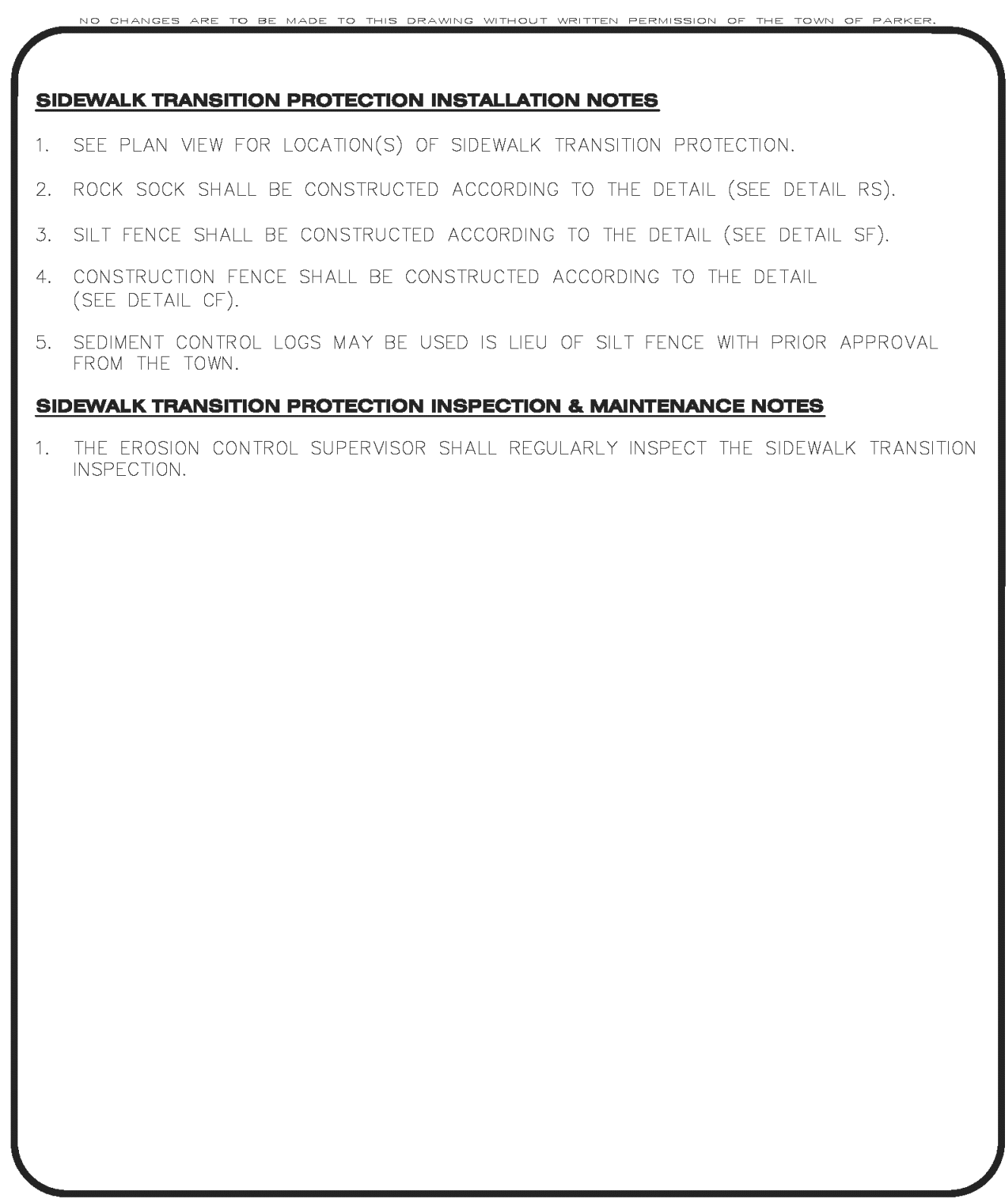
CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

STP
1 OF 3
Oct. 2013



CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

STP
2 OF 3
Oct. 2013



CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

STP
3 OF 3
Oct. 2013

SIDEWALK TRANSITION PROTECTION

EC20

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10950 S. PARKER ROAD
PARKER, COLORADO
COUNTY: DOUGLAS
CITY: PARKER
STATE: COLORADO
REGIONAL DWG. NO.: 500162
MARKING D/W: tbd

SCALE: AS NOTED
DATE: 10/06/2023
DESIGNED BY: RJP
DRAWN BY: RJP
CHECKED BY: RJP

MCD RE: BOWAN
MCD P/CM: PEDIGO
FILE NAME: CURRENT.DWG
S.I.S. NO. 14-001-47

EC DETAILS

C15

Town of Parker, Director of Engineering/Public Works Date

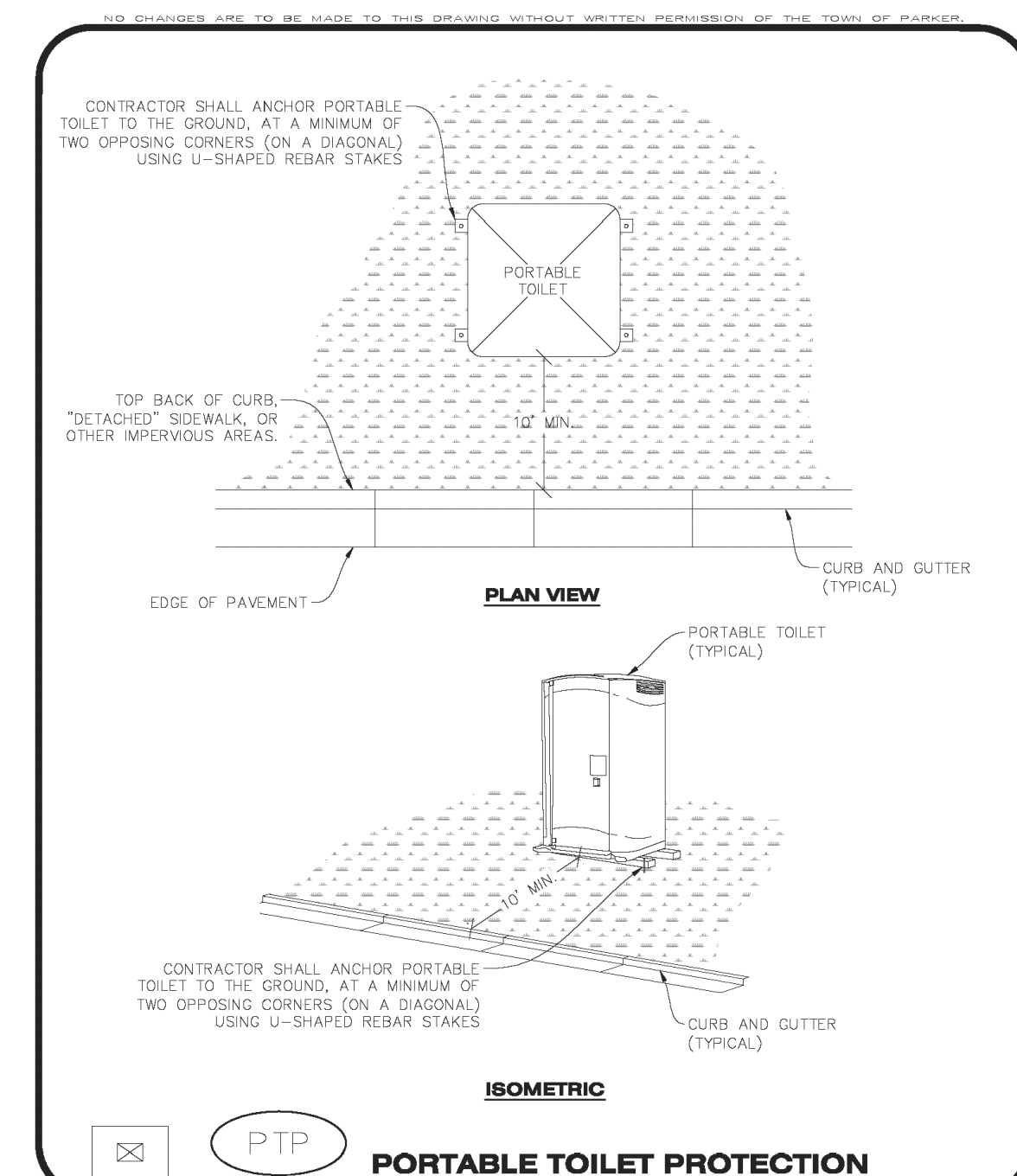
MCDONALDS REMODEL AT PARKER CENTRAL AREA FILING NO. 5, BLOCK 1, LOT 2

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.

Parker COLORADO | **CBMP** CONSTRUCTION BEST MANAGEMENT PRACTICES | **PTP** 1 OF 2 Oct. 2013

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

TEMPORARY IRRIGATION

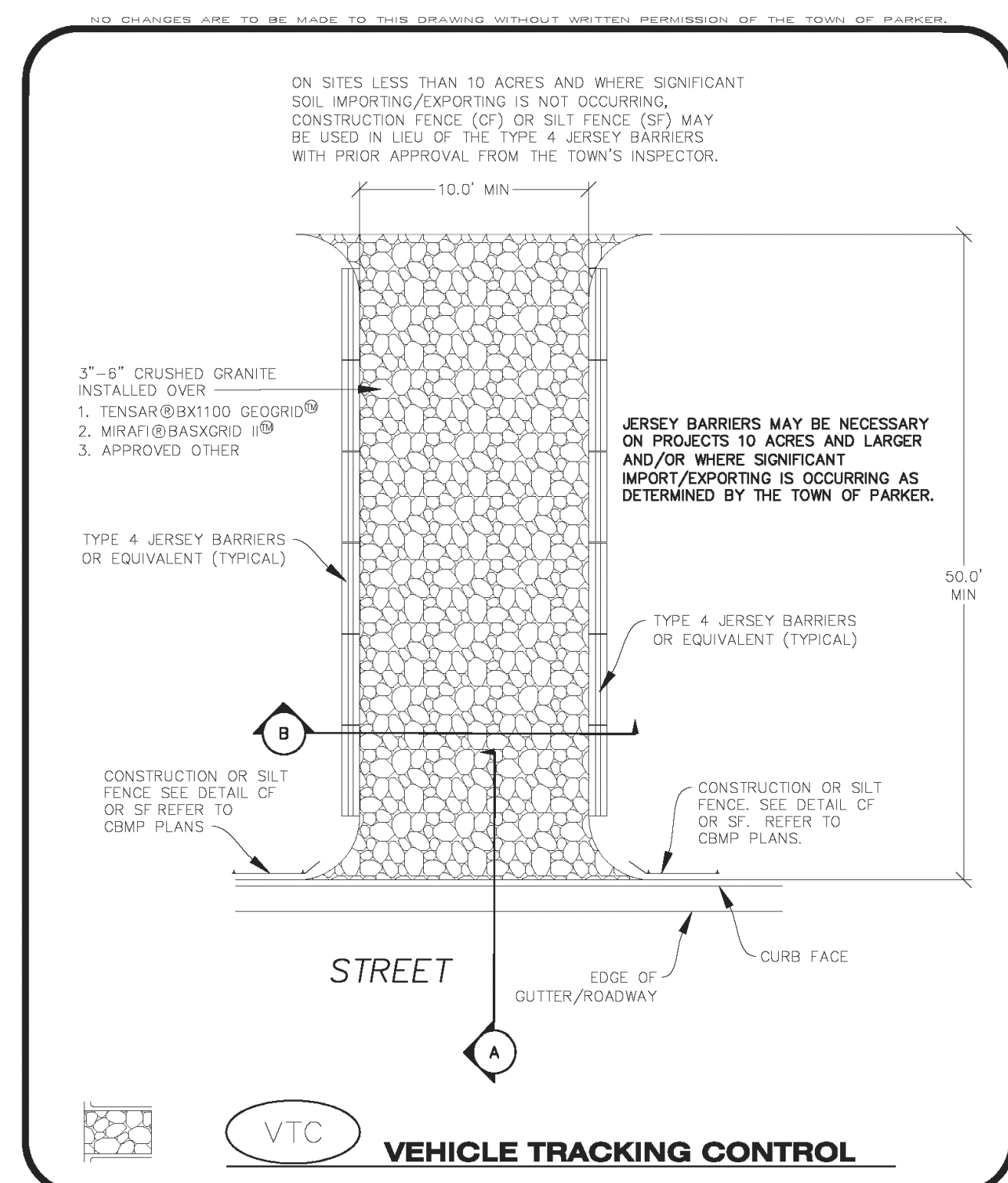
EC21

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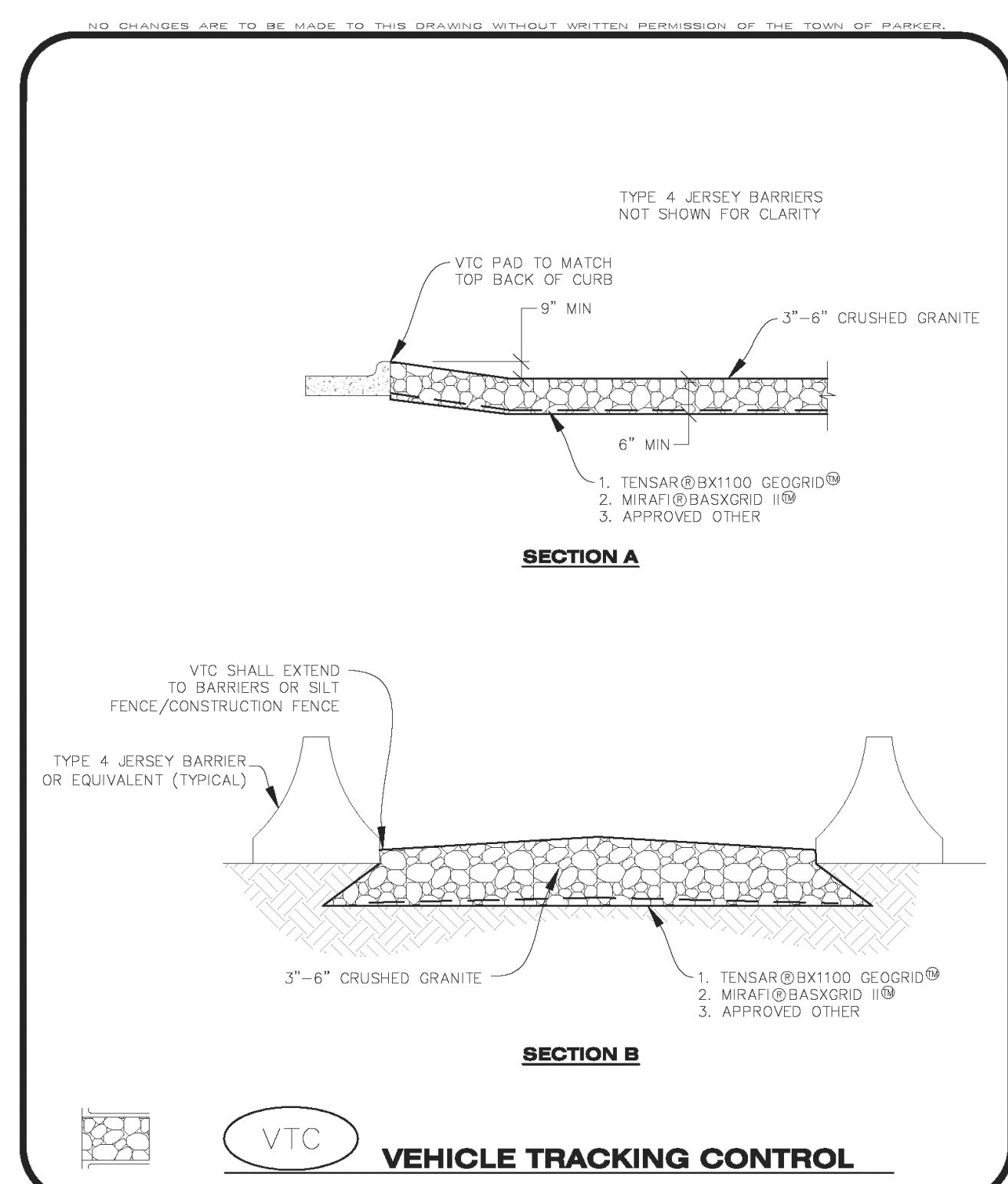
EC22

PORTABLE TOILET PROTECTION

EC23



Parker COLORADO | **CBMP** CONSTRUCTION BEST MANAGEMENT PRACTICES | **VTC** 1 OF 3 Oct. 2013



Parker COLORADO | **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.

Parker COLORADO | **CBMP** CONSTRUCTION BEST MANAGEMENT PRACTICES | **VTC** 3 OF 3 Oct. 2013

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VEHICLE TRACKING CONTROL

EC24

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Robert J. Palmer, PE
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COUNTY: DOUGLAS
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STATE: COLORADO
REGIONAL DWG. NO.: 500162
MATERIAL D/W: tbd

SCALE: AS NOTED
DATE: 10/06/2023
DESIGNED BY: RJP
DRAWN BY: RJP
CHECKED BY: RJP

MED RES: BOWAN
MED P/CM: PEDIGO
FILE NAME: CURRENT.DWG
SLS, INC. 14-001-47

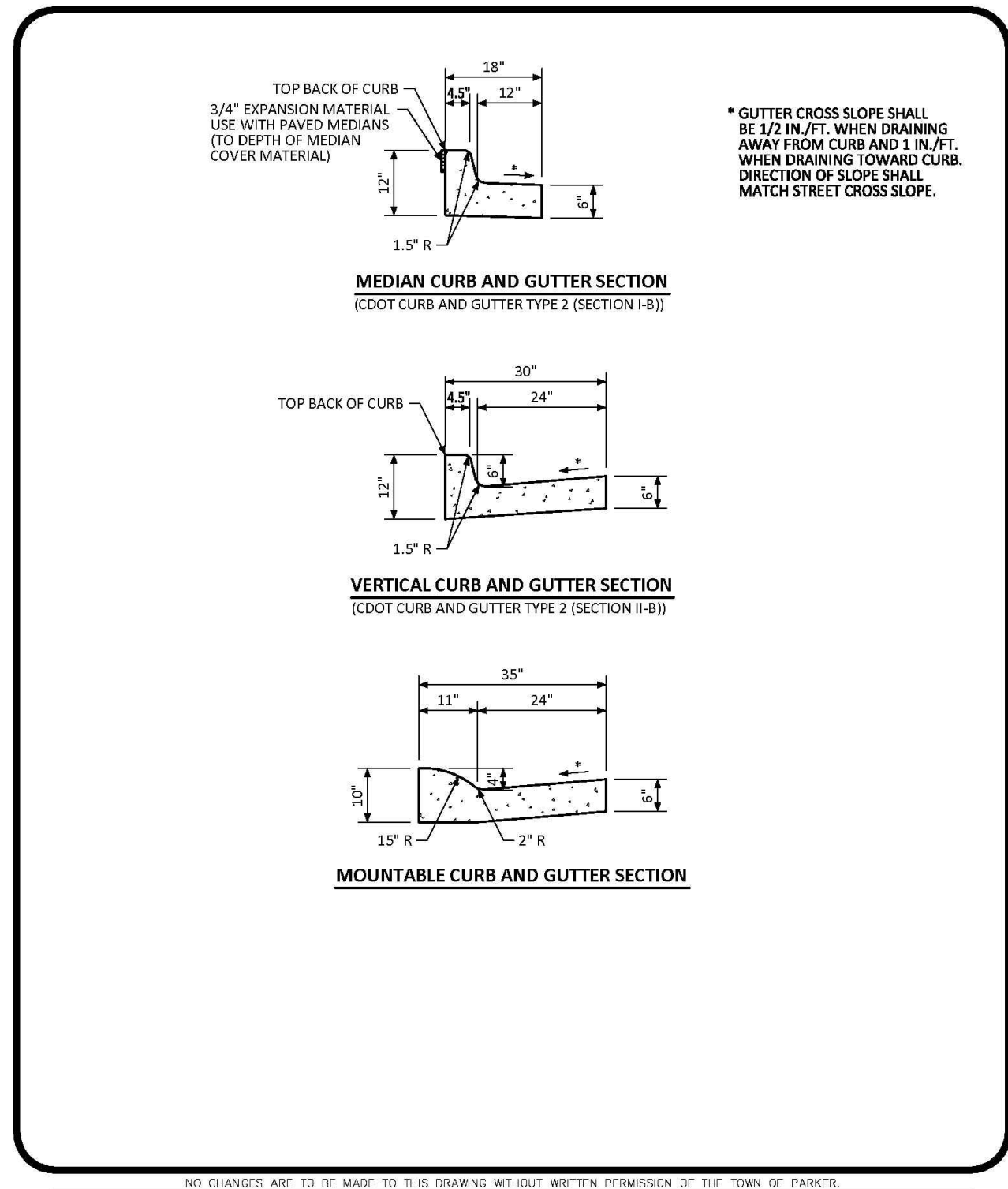
EC DETAILS

SHEET NO.: **C16**

Town of Parker, Director of Engineering/Public Works Date

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

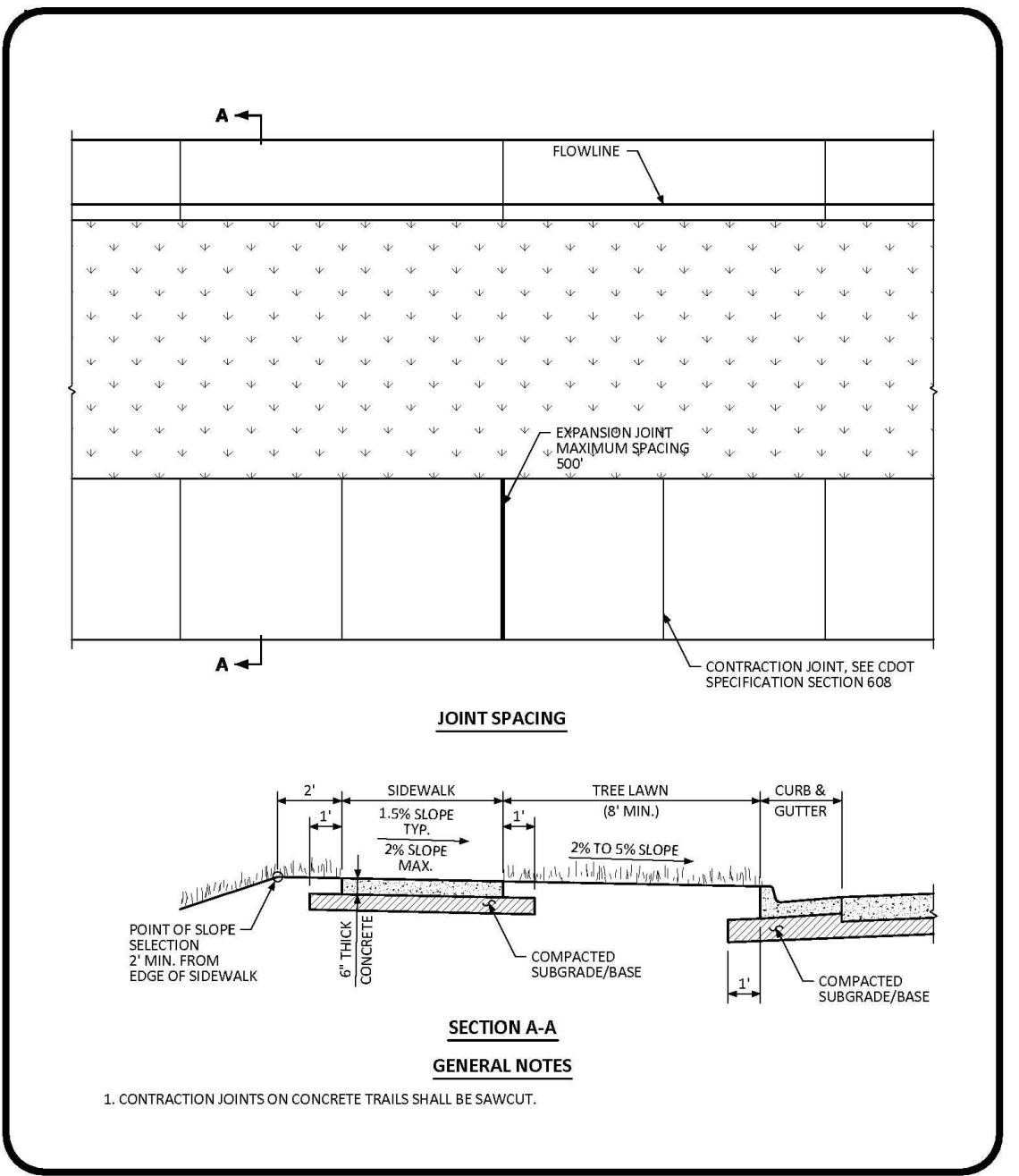
CONSTRUCTION PLANS



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

Curb, Gutter, and Sidewalk Sections Standard Detail

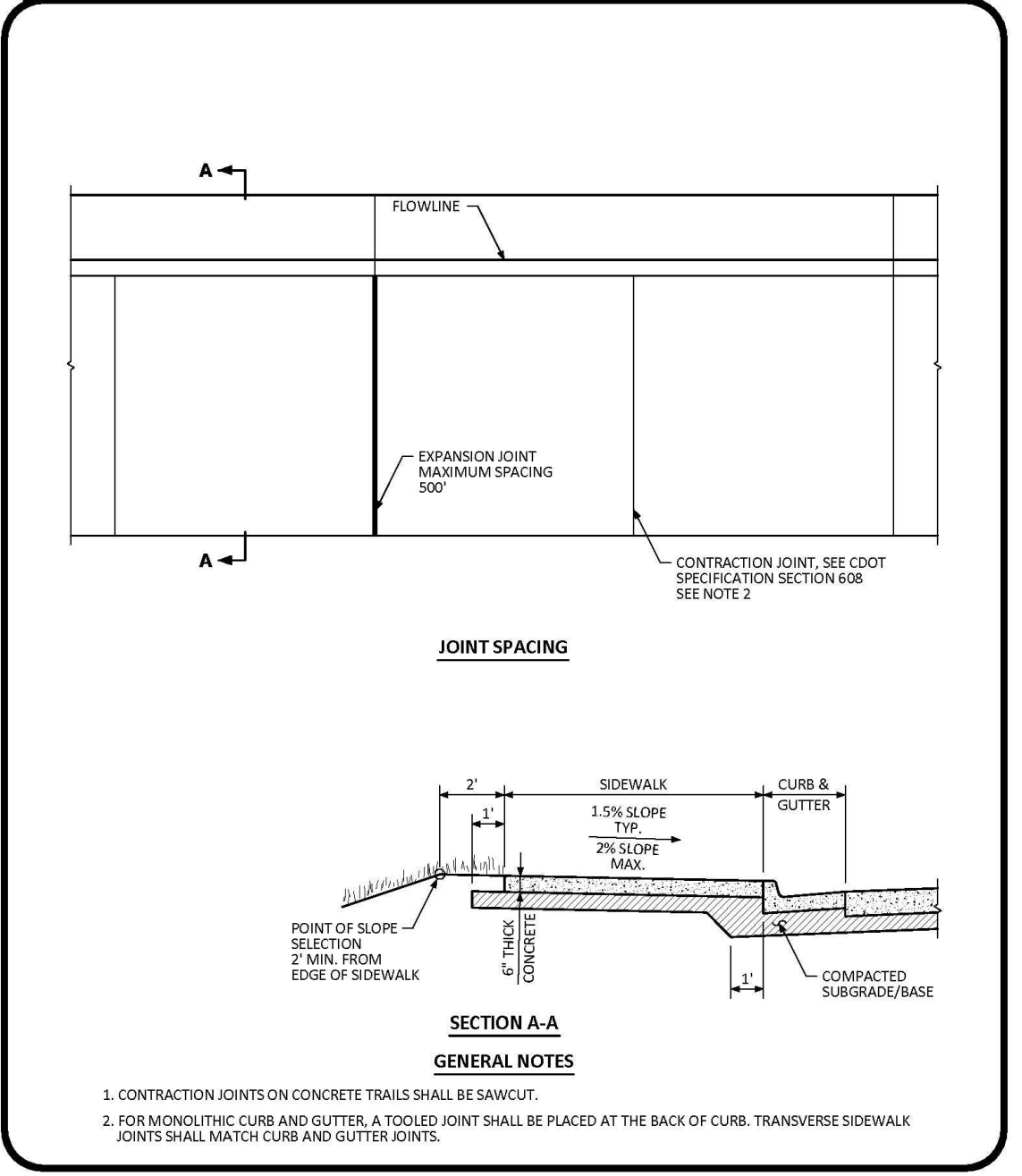
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DETAIL: 3
1 OF 1



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

Detached Sidewalk Standard Detail

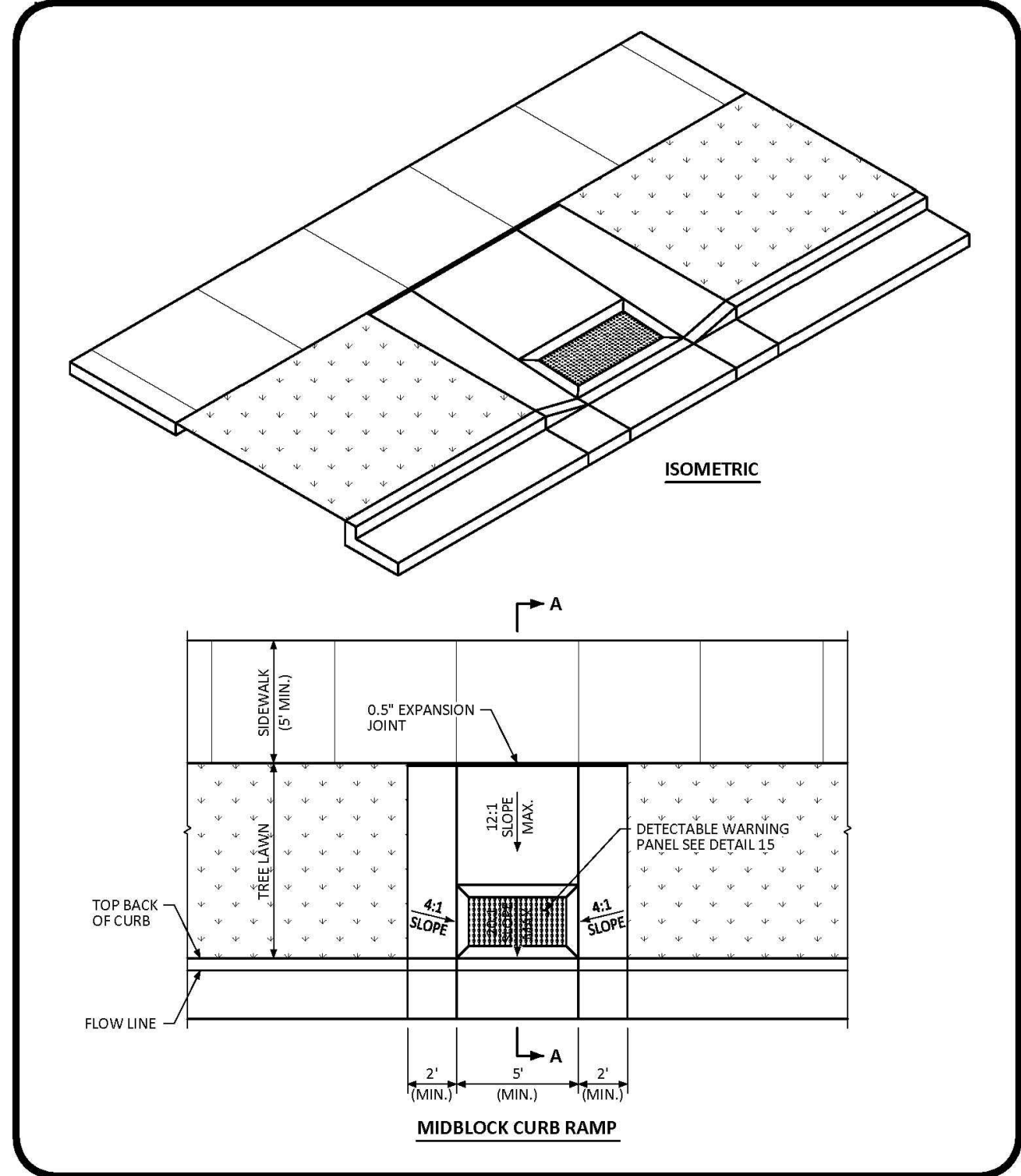
DATE: AUGUST 2014
DETAIL: 4
1 OF 2



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

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.

Midblock Curb Ramp Layout Standard Detail

DATE: AUGUST 2014
DETAIL: 17
1 OF 2

CURB, SIDEWALK, AND GUTTER

D1

DETACHED SIDEWALK

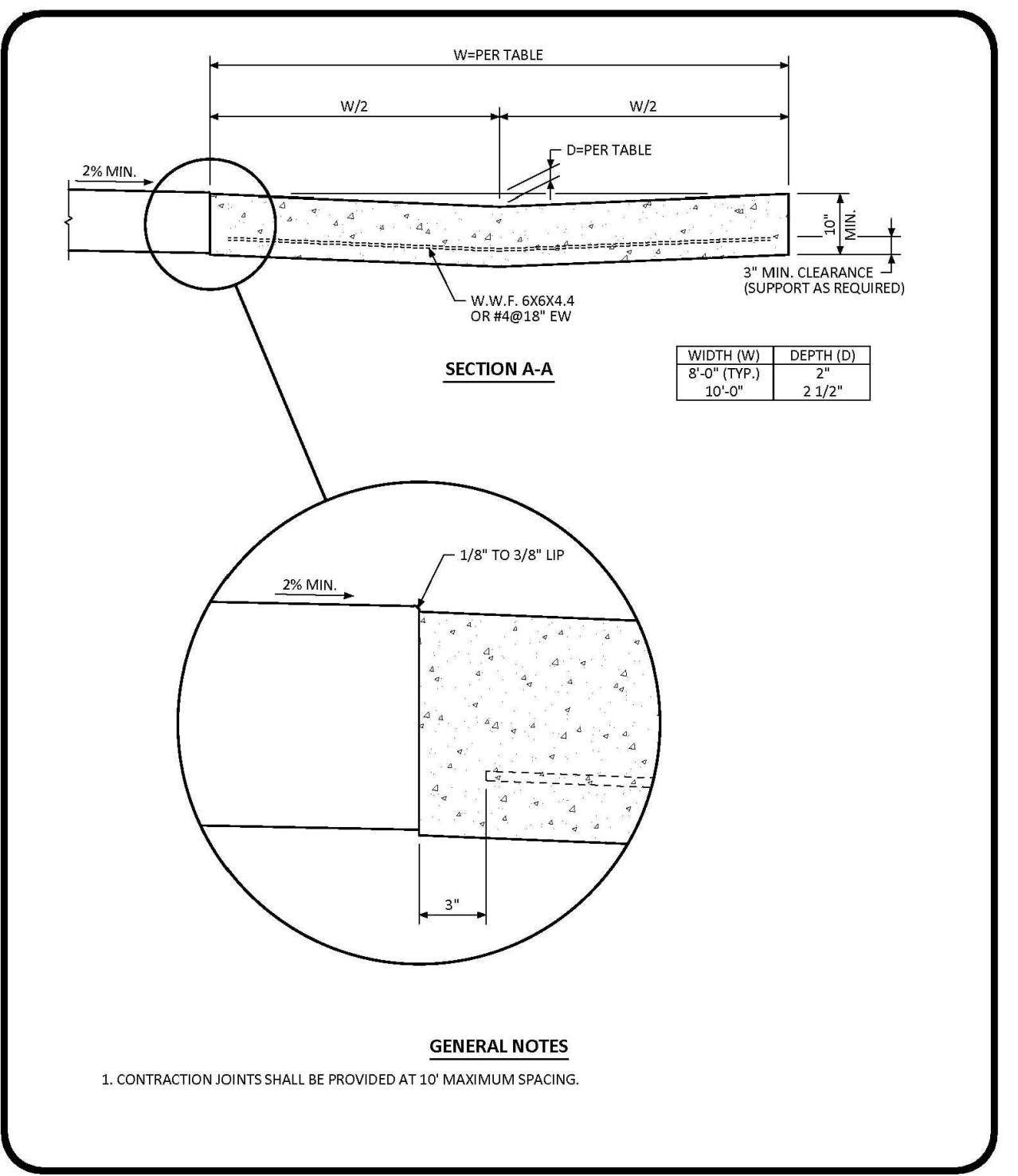
D2

ATTACHED SIDEWALK

D3

MIDBLOCK CURB RAMP

D4



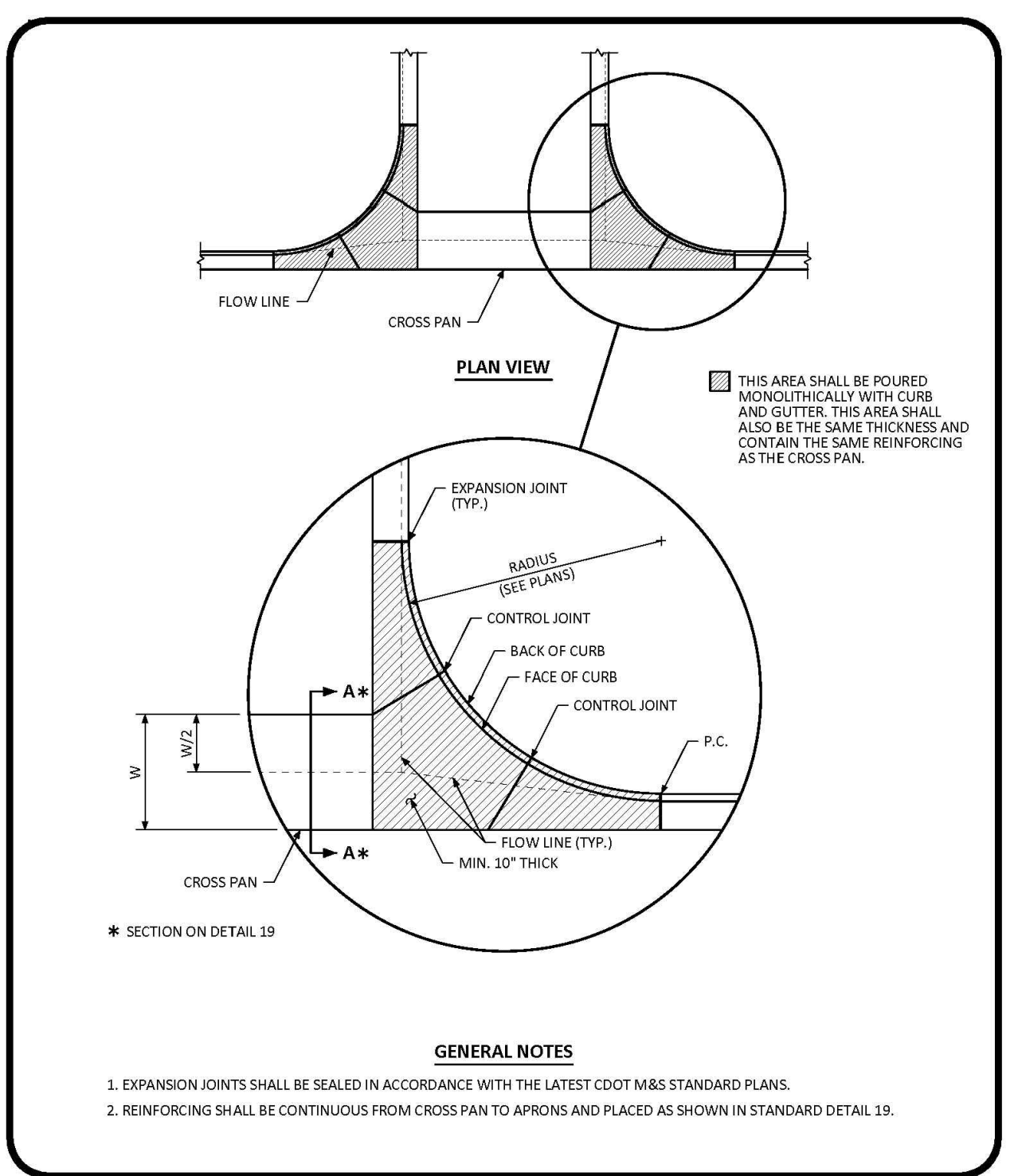
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Cross Pan Layout Standard Detail

DATE: AUGUST 2014
DETAIL: 19
1 OF 1

CROSS PAN

D5



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

Intersection Cross Pan Layout Standard Detail

DATE: AUGUST 2014
DETAIL: 20
1 OF 1

INTERSECTION CROSS PAN

D6

NOT USED

D7

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CIVIL ENGINEERING CONSULTANT

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CITY: PARKER
STATE: COLORADO
COUNTY: DOUGLAS
CITY: PARKER
REGIONAL DWG. NO.: 500162
MATERIAL D/W: tbd

SCALE: AS NOTED
DATE: 10/06/2023
DESIGNED BY: RJP
DRAWN BY: RJP
CHECKED BY: RJP

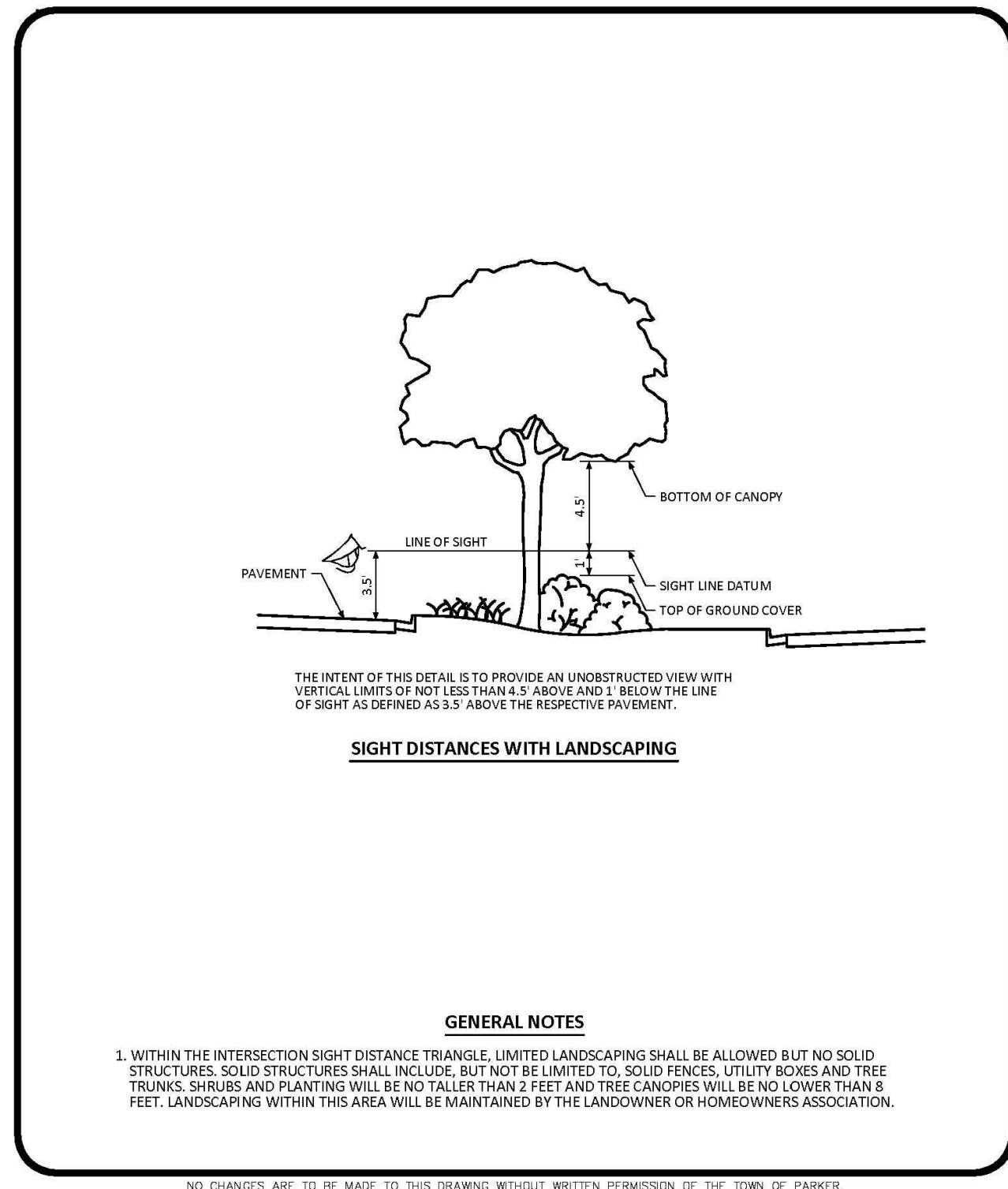
M&D RE: BOWAN
M&D P/C/M: PEDIGO
FILE NAME: CURRENT.DWG
S.I.S. INC. 14-001-47

CONSTRUCTION DETAILS

SHEET NO. **C18**

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

CONSTRUCTION PLANS



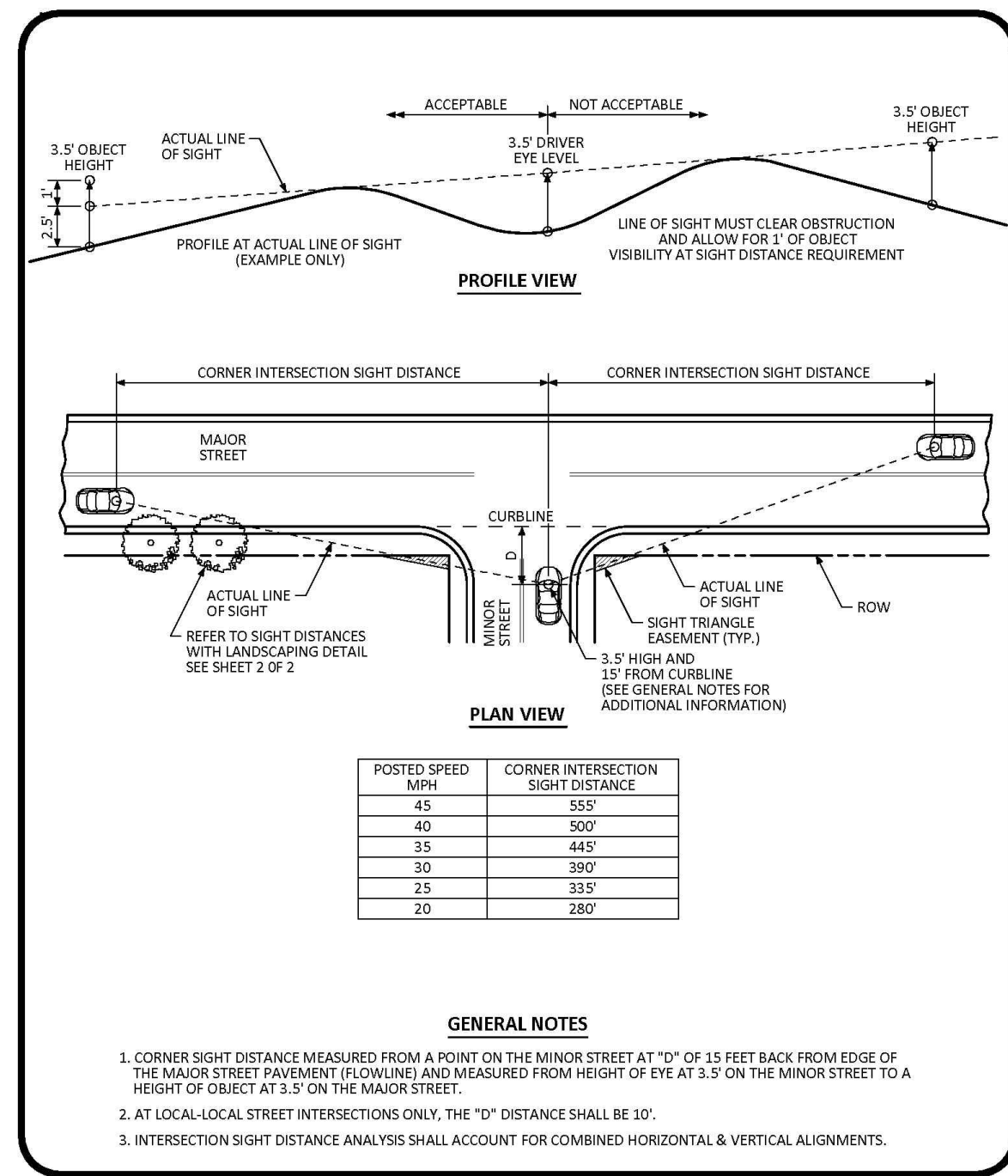
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

INTERSECTION SIGHT DISTANCE REQUIREMENTS STANDARD DETAIL

DATE: AUGUST 2014

DETAIL: 25

2 OF 2



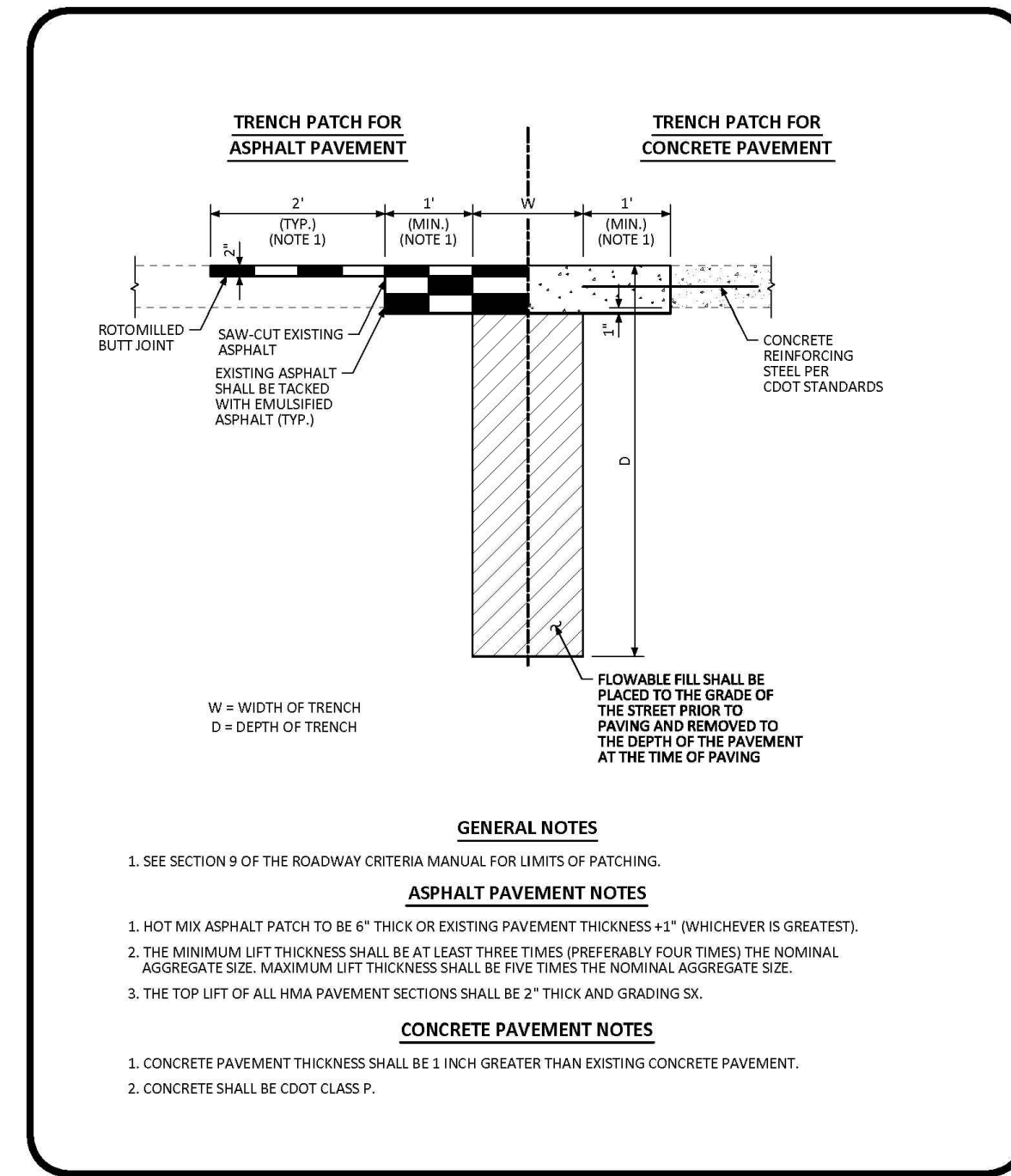
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

INTERSECTION SIGHT DISTANCE REQUIREMENTS STANDARD DETAIL

DATE: AUGUST 2014

DETAIL: 25

1 OF 2



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

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

The Town of Parker review constitutes general compliance with the own's Standards and approved variances, subject to these plans being stamped, signed, and dated by the professional engineer of record. Review by the Town does not constitute approval of the plan design or accuracy and correctness of engineering calculations. Errors in the design or calculations remain the responsibility of the registered professional engineer whose stamp and signature are affixed to this document.

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NO. DATE REVISION DESCRIPTION

CIVIL ENGINEERING CONSULTANT

Strategic Land Solutions, Inc.
Civil Engineering & Land Planning Solutions
 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: COLORADO REGISTERED PROFESSIONAL ENGINEER
 ROBERT J. PALMER
 36320

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 ADDRESS: ROCKY MOUNTAIN REGION
 -643 S. UJSTER STREET, SUITE 1300, DENVER, COLORADO 80237

STREET ADDRESS: 10950 S. PARKER ROAD

CITY: PARKER STATE: COLORADO

COUNTY: DOUGLAS

CITY: PARKER REGIONAL DISTRICT NO: 500162

NATIONAL ID#: tbd

SCALE: AS NOTED M&D RE: BOWAN

DATE: 10/06/2023 M&D P/C/M: PEDIGO

DESIGNED BY: RJP FILE NAME: CURRENT.DWG

DRAWN BY: RJP SLS JOB: 14-001-47

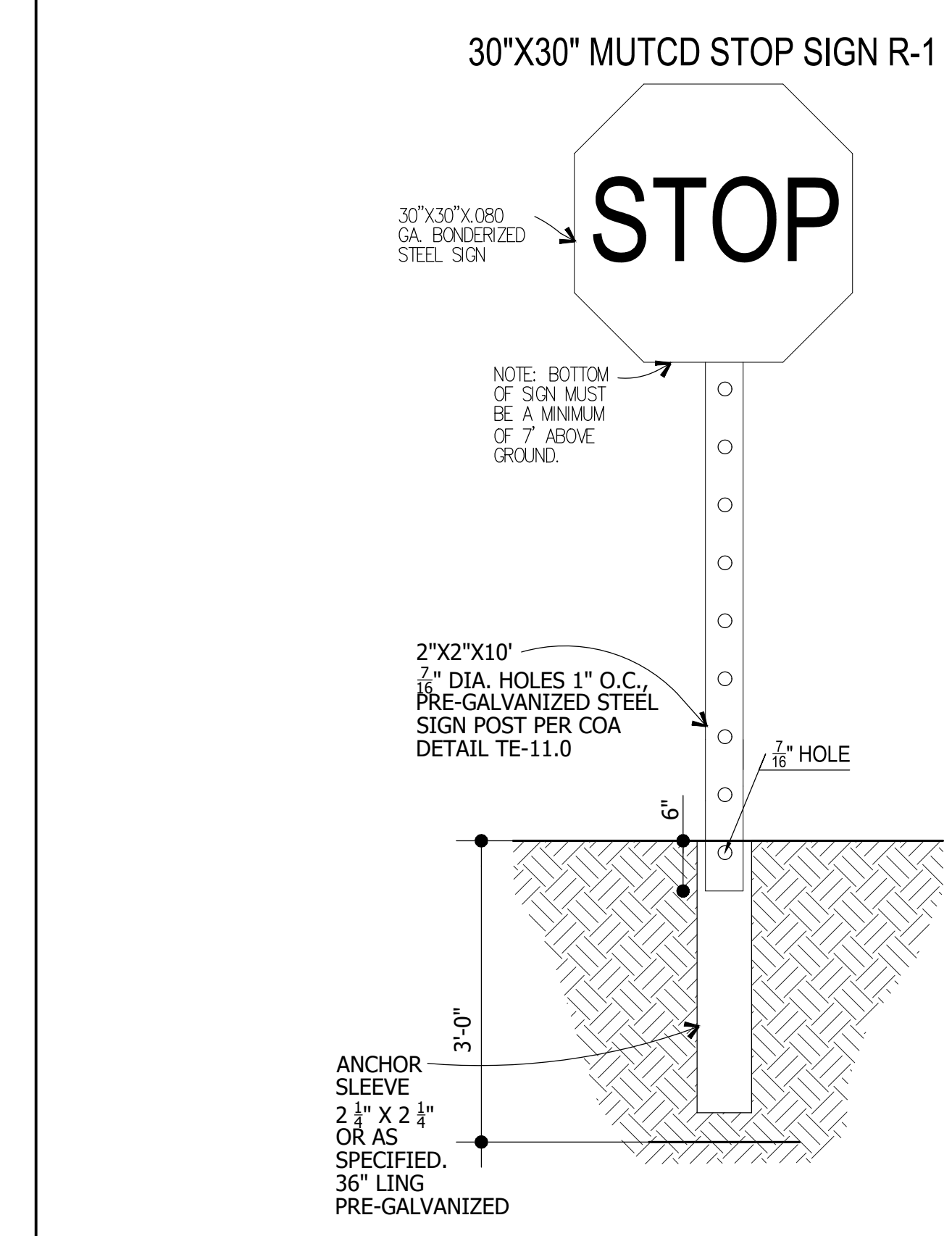
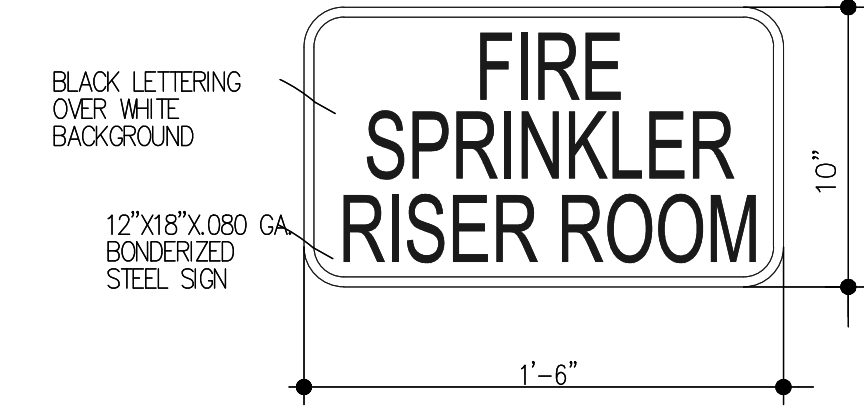
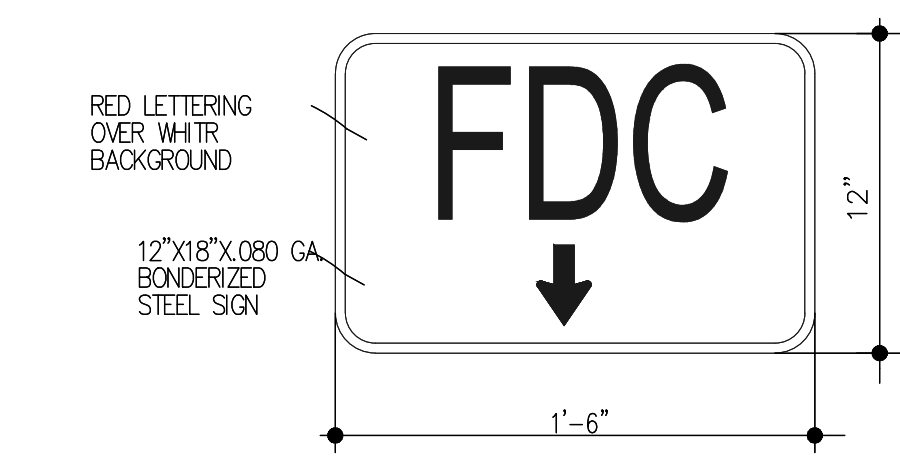
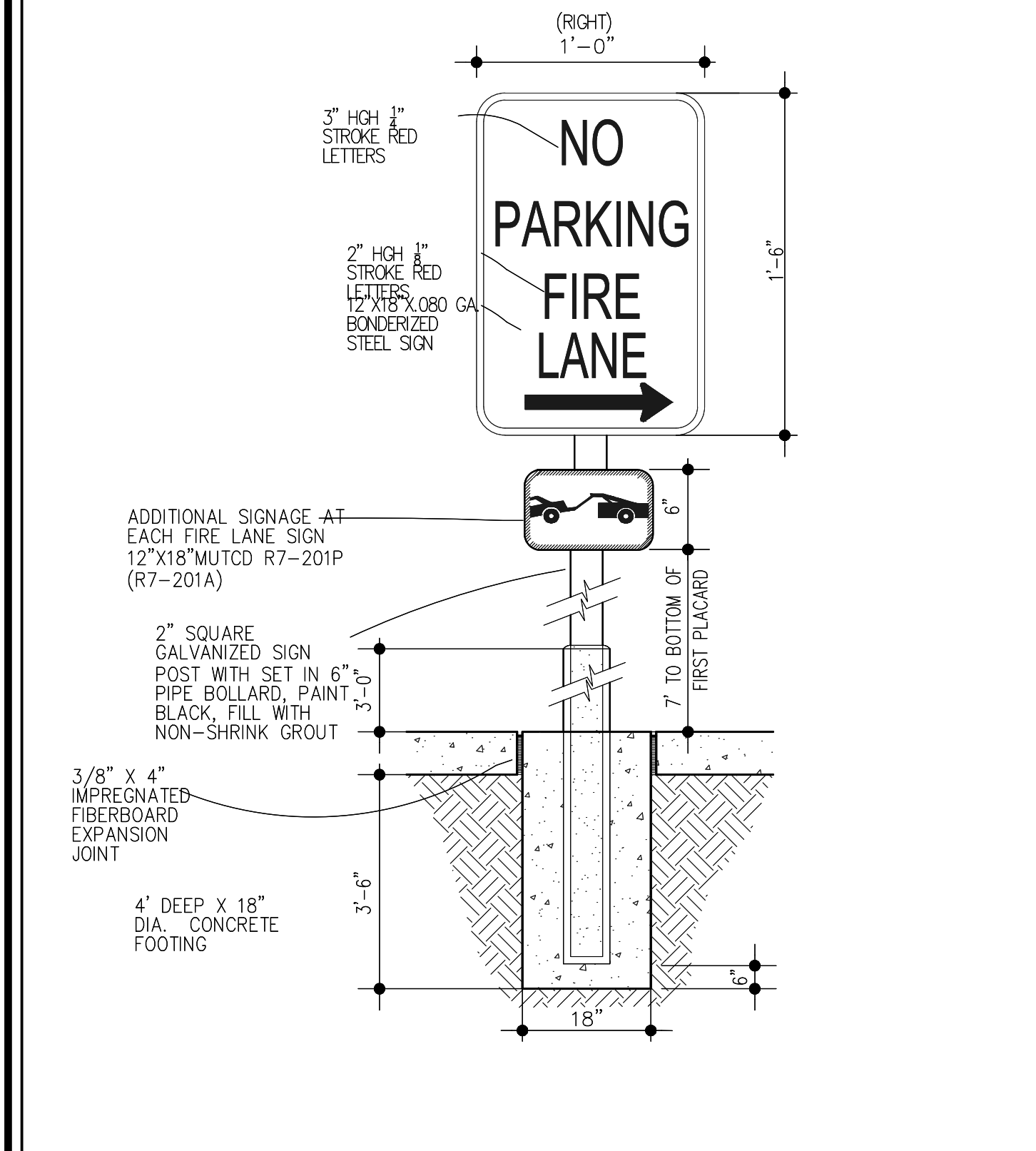
CHECKED BY: RJP

DRAWING TITLE: CONSTRUCTION DETAILS

SHEET NO: 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

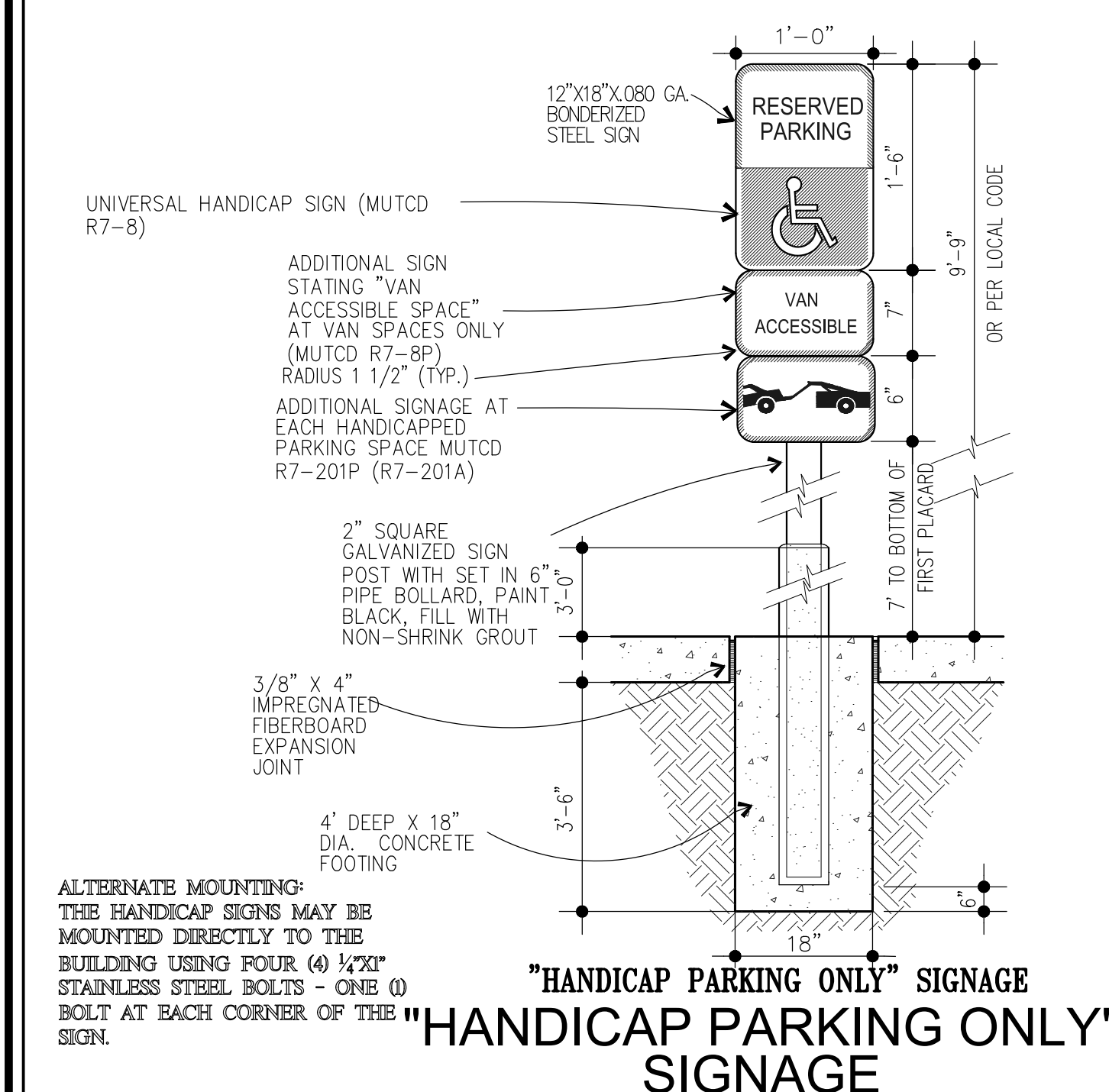
SN2

RISER ROOM SIGN

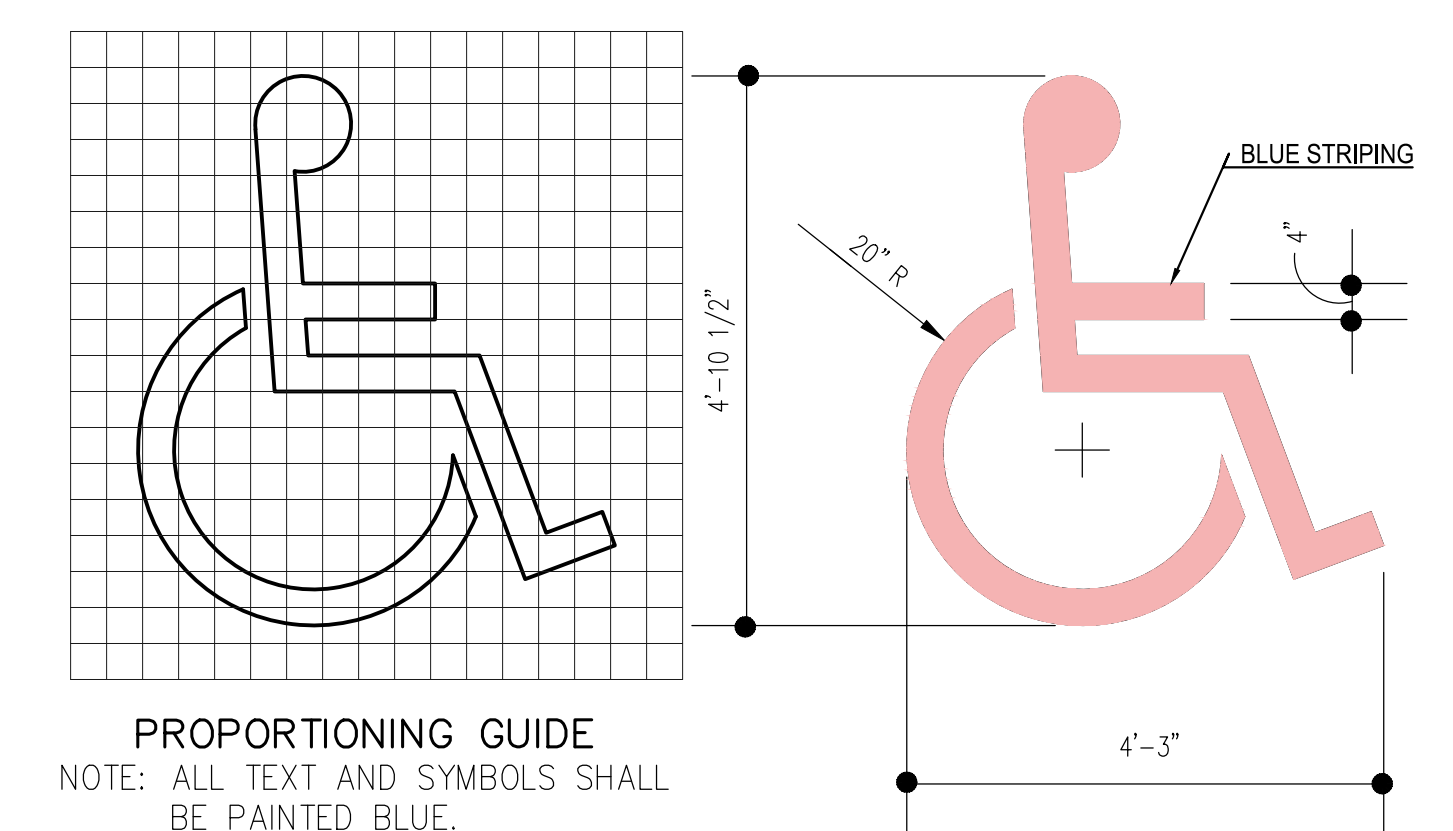
SN3

NOT USED

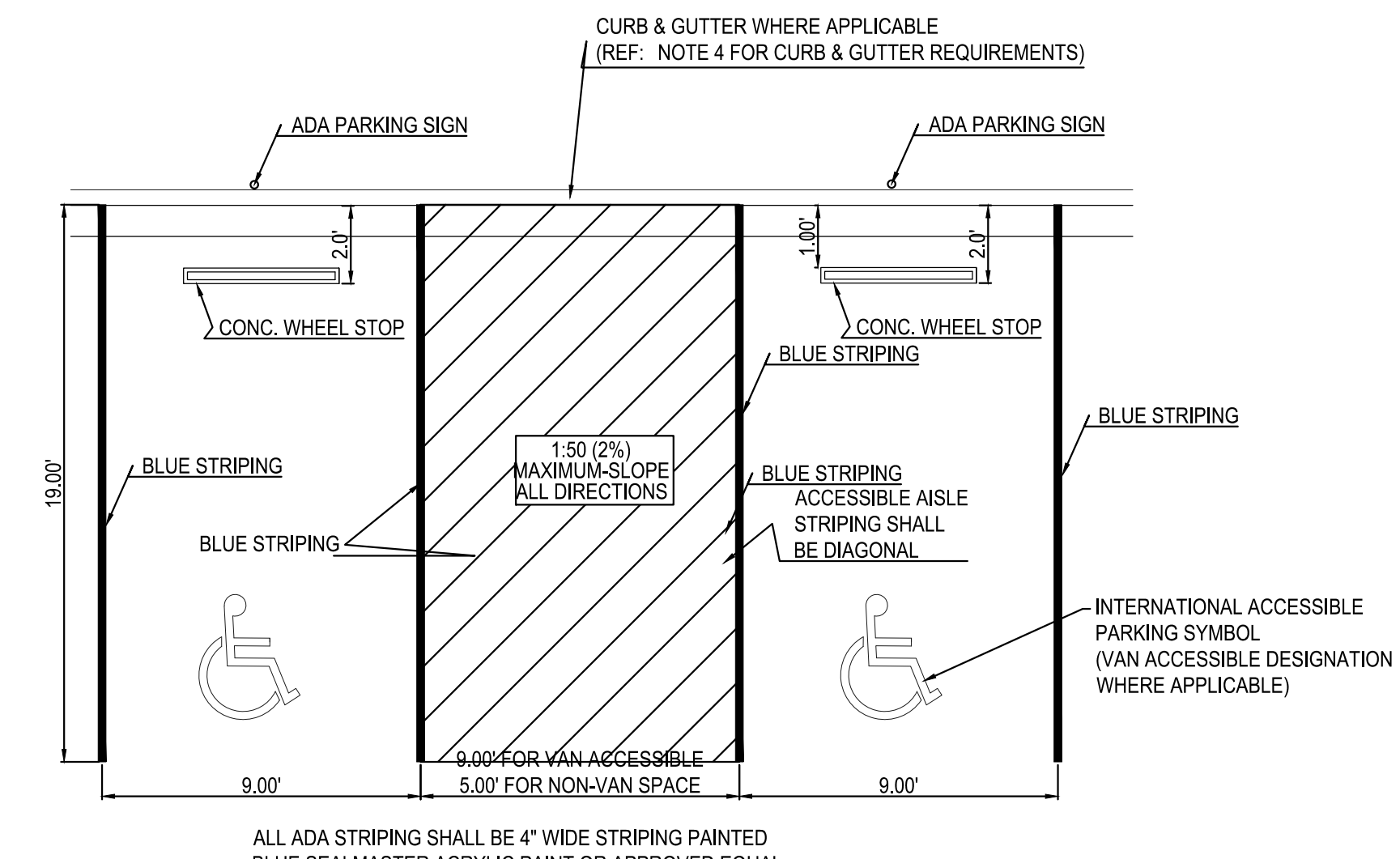
SN4



"HANDICAP PARKING ONLY" SIGNAGE



**HANDICAP ACCESSIBLE
PARKING PAVEMENT MARKING**



- 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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ACCESSIBLE PARKING SIGNAGE

SN5

ACCESSIBLE PARKING STRIPING

SN6

NO.	DATE	REVISION DESCRIPTION

Strategic Land Solutions, Inc.
Civil Engineering Consultant

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

PREPARED UNDER THE DIRECT SUPERVISION OF

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ROCKY MOUNTAIN REGION
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10950 S. PARKER ROAD	CITY	PARKER
COLORADO	STATE	
DOUGLAS	COUNTY	
500162	STATE SITE ID#	
tbd	NATIONAL ID#	

AS NOTED	SCALE:	MED REV: BOWAN
10/06/2023	DATE:	MED P/CM PEDIGO
RJP	DESIGNED BY:	RJP
RJP	CHECKED BY:	FILE NAME: CURRENT.DWG
DRAWING TITLE: SIGN & STRIPING		

C21