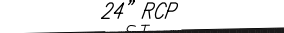
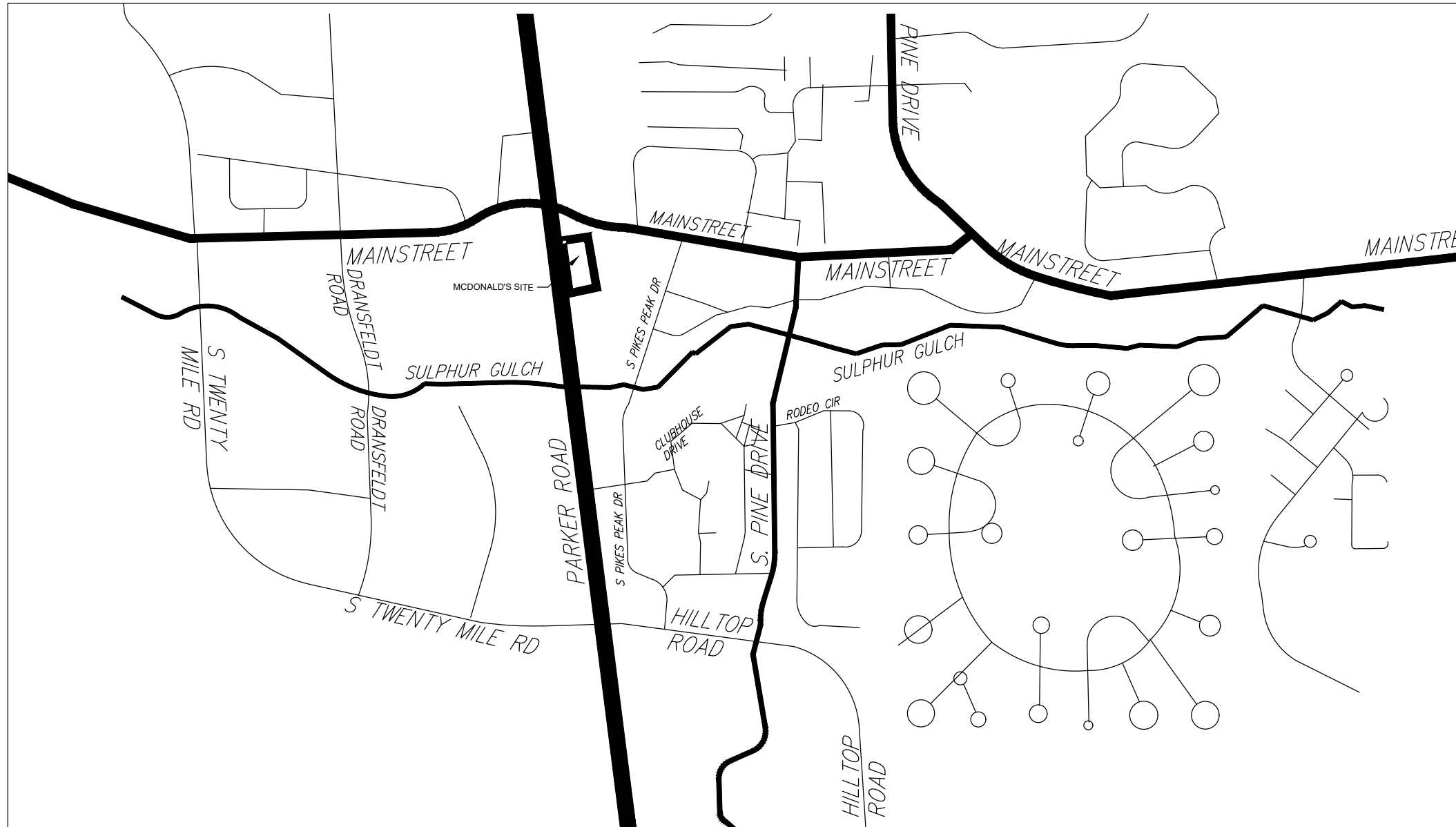


PARKER CENTRAL AREA FILING NO. 5, BLOCK 1, LOT 2, TOWN OF PARKER,
COUNTY OF DOUGLAS, STATE OF COLORADO.

	EXISTING CONTOUR (1' INTERVAL)
	PROPOSED CONTOUR
 5808.50P	PROPOSED SPOT GRADE - PAVEMENT
 5808.50TW	PROPOSED SPOT GRADE - TOP OF WALL
 5808.50BW	PROPOSED SPOT GRADE - BOTTOM OF WALL AT GRADE
 5808.5G	PROPOSED SPOT GRADE - GROUND
 5808.50ME	PROPOSED SPOT GRADE - MATCH EXISTING
 5808.50FL	PROPOSED SPOT GRADE - FLOWLINE
 5808.50W	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



SCALE: 1"=1000'

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: 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.

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.

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.

- 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 YAGUSESKEY

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. MAIN STREET
PARKER, CO 80138
CONTACT: PATRICK MULREADY (SENIOR PLANNER)
PHONE: 303.841.2332

ENGINEERING DEPARTMENT
20120 E. MAIN STREET
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. MAIN STREET
PARKER, CO 80138
CONTACT: RANDY CAPRA
PHONE: 303.805.3163

ELECTRIC
INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION (RE)
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.

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 owner'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 _____

[illegible]

NO.	DATE	REVISION DESCRIPTION
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CIVIL ENGINEERING CONSULTANT:

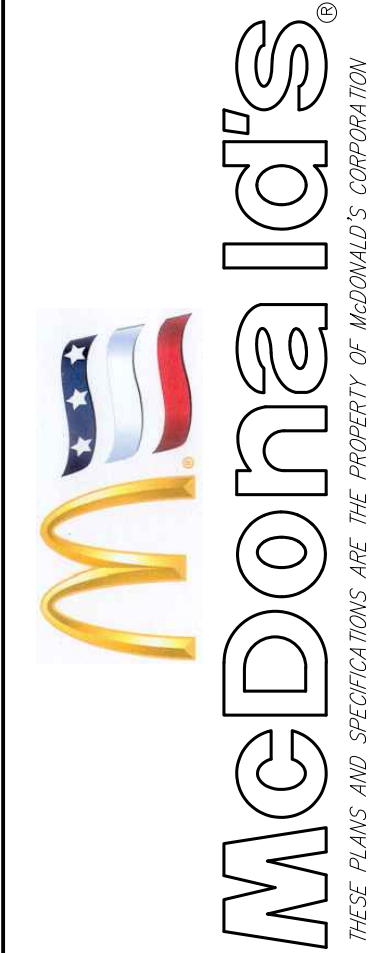


PREPARED UNDER THE DIRECT
SUPERVISION OF:

SEAL:

A circular professional engineer seal for the state of Colorado. The outer ring contains the text "COLORADO REGISTERED" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by small dots. Inside the ring, the name "ROBERT J. PALMER" is written in a larger font, with the number "36320" centered below it.

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



10950 S. PARKER ROAD	STREET ADDRESS
PARKER	CITY
COLORADO	STATE
DOUGLAS	COUNTY
REGIONAL INC. NO	STATE STORE ID#
▪	50162
	NATIONAL ID#
	7482

SCALE: AS NOTED	Mod RE: BOWAN
DATE: 03/11/2025	Mod P/CM: MANN
DESIGNED BY: RJP	FILE NAME: CURRENT.DWG SLS IN: 14-001-47
DRAWN BY: RJP	
CHECKED BY: RJP	

DRAWING TITLE

OVERALL COVER SHEET

SHEET NO.

C1

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

STORM DRAINAGE INFRASTRUCTURE NOTES

1. ALL STORM DRAINAGE IMPROVEMENTS ARE SUBJECT TO COMPLIANCE WITH THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, M & S STANDARDS, AND ALL STANDARD SPECIAL PROVISIONS CURRENTLY USED BY CDOT, WITH THE MODIFICATIONS SET FORTH IN THE TOWN OF PARKER'S STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL (SDECM), AS AMENDED.
2. THE CONTRACTOR SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT"(TITLE 25, ARTICLE 8 THE "PROTECTION OF FISHING STREAMS"TITLE 33, ARTICLE 5, CRS), THE "CLEAN WATER ACT"(33 USC 1344), CHERRY CREEK RESERVOIR CONTROL REGULATION NO. 72" (5 CCR 1002-72), THE REGULATION PROMULGATED, CERTIFICATION OR PERMITS ISSUES, AND THE REQUIREMENTS PRESENTED IN THE SDECM REVISION TO SECTION 107 AND THE CONSTRUCTION BMP PLAN. IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND WATER QUALITY CONTROL LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, OR STATE AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
3. INSPECTIONS: CONSTRUCTION SHALL NOT BEGIN UNTIL A GRADING PERMIT HAS BEEN ISSUED FOR THE PROJECT. THE CONTRACTOR SHALL NOTIFY THE TOWN OF PARKER ENGINEERING DEPARTMENT (PUBLIC WORKS) TO SCHEDULE INSPECTIONS A MINIMUM OF 48 HOURS PRIOR THE CONSTRUCTION OF ALL DRAINAGE INFRASTRUCTURE (STORM SEWERS, INLETS, MANHOLES, ENERGY DISSIPATERS, RIPRAP, GROUTED BOULDERS, DETENTION POND OUTLET STRUCTURES, FOREBAYS, TRICKLE CHANNELS, ETC). FAILURE TO NOTIFY THE ENGINEERING DEPARTMENT FOR INSPECTIONS MAY RESULT IN NON-ACCEPTANCE OF THE INFRASTRUCTURE BY THE TOWN. URBAN DRAINAGE AND FLOOD CONTROL DISTRICT MUST ALSO BE NOTIFIED IN A SIMILAR MANNER FOR ALL MAINTENANCE ELIGIBLE DRAINAGE INFRASTRUCTURES (CONSULT WITH STORMWATER ENGINEERING DIVISION).
4. STRUCTURAL BACKFILL (CDOT CLASS 1) SHALL BE COMPACTED TO CONFORM TO CDOT STANDARD SPECIFICATION 203.03. STRUCTURAL BACKFILL (CDOT CLASS 2) SHALL CONFORM TO CDOT STANDARD SPECIFICATION 203.07. AT THE CONTRACTOR'S OPTION, STRUCTURAL BACKFILL (SQUEEGEE) MEETING THE GRADATION REQUIREMENTS CONTAINED IN REVISION OF SECTION 206 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM, MAY BE SUBSTITUTED FOR STRUCTURE BACKFILL (CLASS 1) OR CLASS 2) FOR BACKFILLING OF CULVERT PIPES, STORM SEWER PIPES, MANHOLES AND INLET STRUCTURES; HOWEVER, THE TOP 2 FEET BELOW SUBGRADE ELEVATION SHALL BE THE REQUIRED EMBANKMENT MATERIAL.
5. ALL EXCAVATIONS SHALL MEET OSHA REQUIREMENTS.
6. TESTING: PROBATIONARY ACCEPTANCE OF STORM DRAINAGE IMPROVEMENTS WILL BE CONTINGENT UPON SATISFACTORY TESTING RESULTS. IN ALL CASES WHERE TESTS INDICATE COMPACTION LESS THAN THAT REQUIRED BY TOWN SPECIFICATIONS, ADDITIONAL COMPACTION AND TESTS WILL BE REQUIRED UNTIL THE SPECIFICATIONS ARE MET. FREQUENCY OF TESTING WILL BE AS FOLLOWS:
 - 1 TEST FOR SUBGRADE AND 1 TEST FOR BACKFILL AT EVERY ABOVE GROUND APPURTENANCE (MANHOLES, INLETS, ETC)
 - 1 TEST EVERY 200 LF OF MAINLINE TRENCH EVERY 1 FOOT OF BACKFILL LIFT AND WITHIN 1 FOOT FROM ALL STRUCTURES.
7. ALLOWABLE STORM SEWER CONDUIT MATERIAL WITHIN THE TOWN OF PARKER SHALL BE LIMITED TO REINFORCED CONCRETE PIPE (RCP) CONFORMING TO CDOT STANDARD SPECIFICATION 706.02.
8. ALL RCP JOINTS SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM C443. RUBBER GASKETS SHALL BE USED ON ALL PIPE JOINTS CONFORMING TO ASTM C443. ALL RCP SECTIONS SHALL BE JOINED IN SUCH A TOWN OF PARKER PAGE 2 OF 2 MANNER THAT THE ENDS ARE FULLY ENTERED AND THE INNER SURFACES ARE REASONABLE FLUSH. AVERAGE JOINT GAP THAT EXCEEDS ½ INCH SHALL BE FILLED WITH AN APPROVED FLEXIBLE PLASTIC SEALANT.
9. JOINT RESTRAINTS AND TOE-WALLS, CONFORMING TO CDOT M&S STANDARD PLAN NO. M-601-11 SHALL BE USED ON ALL RCP FLARED END SECTION OUTFALLS.
10. EPOXY COATED REBAR SHALL BE USED AS REINFORCING STEEL ON ALL STORM INLETS AND STRUCTURES. REFERENCE CDOT M&S STANDARD PLAN NO. M-604-10, 11, 12, AND 13.
11. CDOT CLASS D CONCRETE SHALL BE USED FOR ALL CONCRETE DRAINAGE STRUCTURES.
12. PRE-CAST INLETS AND MANHOLE BASES SHALL NOT BE USED WITHIN THE TOWN OF PARKER RIGHT-OF-WAY, WITH THE EXCEPTION OF CDOT TYPE C AND D INLETS.
13. TWO- (2) MANHOLE ACCESS POINTS ARE REQUIRED ON ALL TYPE "R" CURB INLETS GREATER THAN OR EQUAL TO TEN (10) FEET IN LENGTH AS PRESENTED IN CDOT M&S STANDARD PLAN NO. M-604-12.
14. ALL GROUTING (BOULDERS, RIPRAP) SHALL BE IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM.
15. ALL BOULDERS AND RIPRAP SHALL BE SELECTED AND PLACED IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM.
16. CONTRACTOR SHALL REFER TO THE TOWN OF PARKER'S CONSTRUCTION BEST MANAGEMENT PRACTICES DETAILS AND NOTES FOR ALL REQUIREMENTS RELATING TO RE-VEGETATION, SEDIMENT AND EROSION CONTROL REQUIREMENTS FOR CONSTRUCTION ACTIVITIES.
17. PIPE BELLS SHALL NOT BE CAST INTO MANHOLE BASES OR INLETS.

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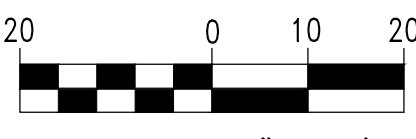
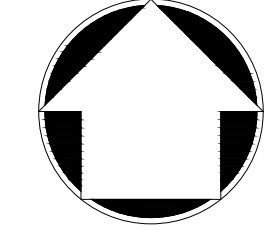
Town of Parker, Director of Engineering/Public Works	Date
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MCDONALDS REMODEL AT PARKER CENTRAL AREA
FILING NO. 5, BLOCK 1, LOT 2
CONSTRUCTION PLANS



- 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; RECORDED 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 29, 1984; RECORDED 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.)
- 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:
- 13 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 PLAT.
(APPLIES TO SUBJECT PROPERTY, PLOTTABLE ITEMS ARE SHOWN HEREON.)
- 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.)
- 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.)
- 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.)
- 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.)
- 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.)
- 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.)
- 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.)



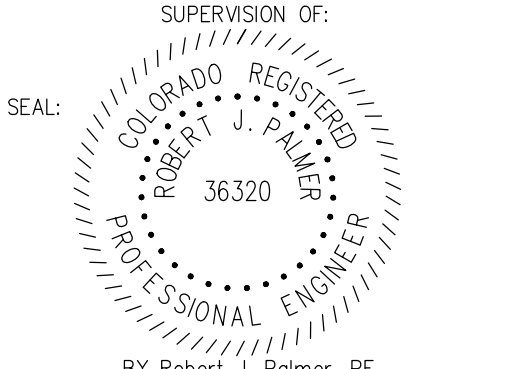
PLAN SCALE: 1" = 20'



Know what's below.
Call before you dig.

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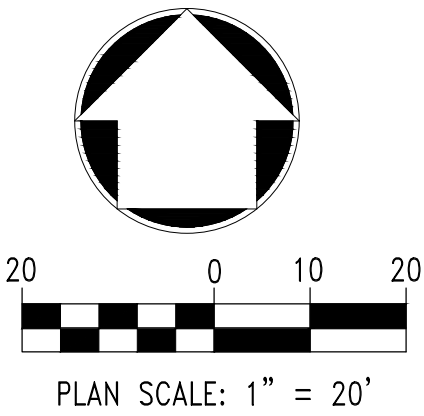
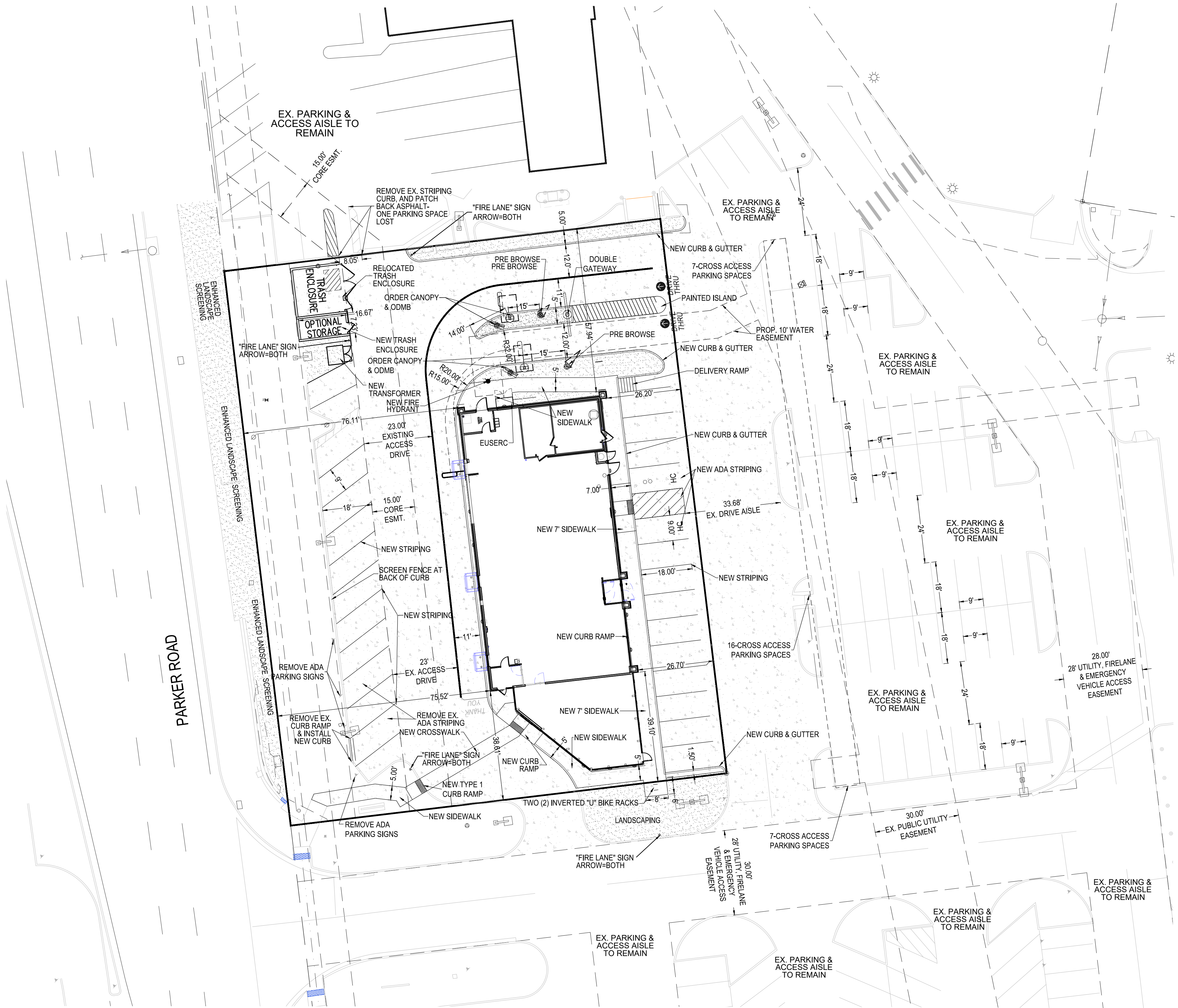
This review does not constitute approval of any private on-site improvements which may be shown. Construction cannot commence until all required drainage/traffic report(s), final development plan(s), special review(s), grading permit, and/or other permits are complete, approved and on file with the Town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

NO.		DATE	REVISION	DESCRIPTION
CIVIL ENGINEERING CONSULTANT:				
 2595 PONDEROSA ROAD FRANKTOWN, CO 80116 720.394.7661 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® 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	STATE	COUNTY	CITY	ZIP
PARKER	COLORADO	DOUGLAS	PARKER	80126
REGIONAL DING. NO.		50162		
MINORAL DING. NO.		7462		
SCALE:	AS NOTED	MED. REV:	BOWAN	
DATE:	03/11/2025	MED. P/CM:	MANN	
DESIGNED BY:	RJP	FILE NAME:	CURRENT.DWG	
DRAWN BY:	RJP	SLS INC. 14-001-47		
CHECKED BY:	RJP			
DRAWING TITLE:				
EXISTING CONDITIONS				
SHEET NO:				
C3				

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

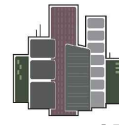
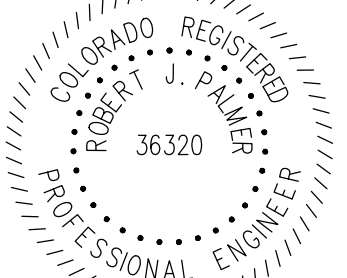
PARKING TABLE

DESCRIPTION	REQUIRED	PROVIDED
TOTAL PARKING SPACES	41 (1/150S.F.-NLA)	28(ONSITE)/16(CROSS-ACCESS)
HANDICAP PARKING SPACES	2	2
VAN ACCESSABLE PARKING SPACES	1	1



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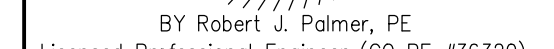
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NO.		DATE		REVISION DESCRIPTION	
CIVIL ENGINEERING CONSULTANT:					
Strategic Land Solutions, Inc. Civil Engineering • Land Planning • Easements 2595 PONDEROSA ROAD FRANKTOWN, CO 80116 720.384.7661 Phone rpalmer@strategicsl.net Robert J. Palmer, PE President					
PREPARED UNDER THE DIRECT SUPERVISION OF:					
SEAL: 					
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.			
SHEET ADDRESS		OFFICE ADDRESS			
10950 S. PARKER ROAD		ROCKY MOUNTAIN REGION			
CITY PARKER		ADDRESS 4643 S. ULLSTER STREET, SUITE 1300, DENVER, COLORADO 80237			
STATE COLORADO					
COUNTY DOUGLAS					
REGIONAL DWG. NO.		STATE DWG. I.D.A.		NATIONAL I.D.A.	
		50162		7462	
SCALE: AS NOTED		M&D REF: BOWAN			
DATE: 03/11/2025		M&D P/C/M: MANN			
DESIGNED BY: RJP		FILE NAME: CURRENT.DWG			
DRAWN BY: RJP		SLS INC. 14-001-47			
CHECKED BY: RJP					
DRAWING TITLE:					
SITE PLAN					
SHEET NO:					
C4					
Town of Parker, Director of Engineering/Public Works Date					

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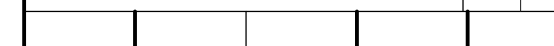


SUPERVISION OF:



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

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UNIVERSITY	GLA	STATE	NATION
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COPIES OF THE REPORT

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SCALE: AS NOTED MOD RE: BOWAN

DATE: 03/11/2025	McD P/CM: MANN
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DESIGNED BY:	DATE:
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DATE: 01/11/2011	RJP	
DRUG: CM		CNF NAME

DRAWN BY:	RJP	FILE NAME:	
		CURRENT DWG	

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		S/C NO: 14-001-

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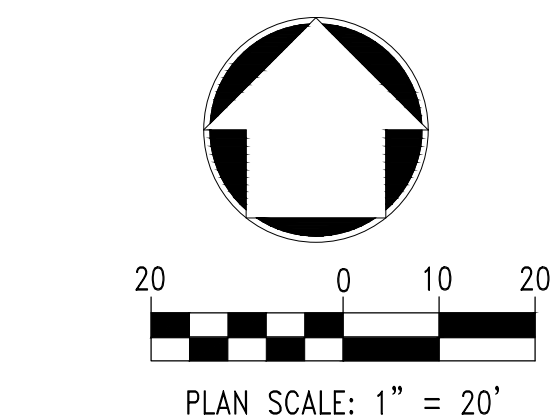
GRADING PLAN

STUDENTS' LIVES

SHEET NO:

C5

63



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

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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Town of Parker, Director of Engineering/Public Works Date

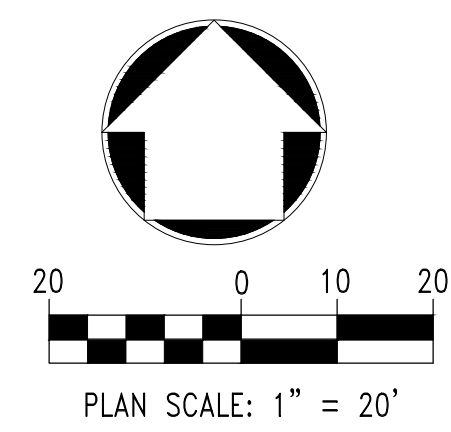
MCDONALDS REMODEL AT PARKER CENTRAL AREA
FILING NO. 5, BLOCK 1, LOT 2
CONSTRUCTION PLANS
TOTAL DISTURBANCE = 0.67 ACRES



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
	PCOG	INLET PROTECTION, CURB ON-GRADE, TYPE R INLET
	PCOS	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:
1. TEMPORARY IRRIGATION IS REQUIRED FOR ALL NATIVE SEED AREAS UNTIL VEGETATION IS ESTABLISHED. NATIVE SEED MAY TAKE 3-YEARS OR LONGER FOR ESTABLISHMENT.
2. TO REDUCE THE POTENTIAL FOR CLOGGING OF DEBRIS GRATES, NO STRAW MULCH SHALL BE USED WITHIN THE EXCESS URBAN RUNOFF VOLUME OF A DETENTION BASIN. INSTEAD, EROSION CONTROL BLANKET SHALL BE INSTALLED FOR A WIDTH OF AT LEAST 6 FEET ON BOTH SIDES OF THE CONCRETE LOW FLOW CHANNELS OR UP TO A DEPTH OF 1 FOOT IN SOIL RIPRAP OR BENCHED LOW FLOW CHANNELS. ADDITIONALLY, HYDRAULICALLY APPLIED WOOD FIBER MULCH, STABILIZED FIBER MATRIX, BONDED FIBER MATRIX, OR FLEXIBLE GROWTH MEDIUM SHALL BE USED IN ALL OTHER AREAS WITHIN THE EXCESS URBAN RUNOFF VOLUME OF THE DETENTION BASIN. THE BLANKET AND HYDRAULICALLY APPLIED MULCH SHALL COMPLY WITH THE MATERIALS AND INSTALLATION REQUIREMENTS FOR EROSION CONTROL BLANKETS AS REQUIRED BY THE TOWNS CBMP PROGRAM, AND WHERE APPLICABLE, THE PRODUCT MANUFACTURER.
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 ONSITE BULK FUEL STORAGE REQUIRES A FIRE LIFE SAFETY PERMIT FROM THE TOWN OF PARKER PROPR TO INSTALLATION.



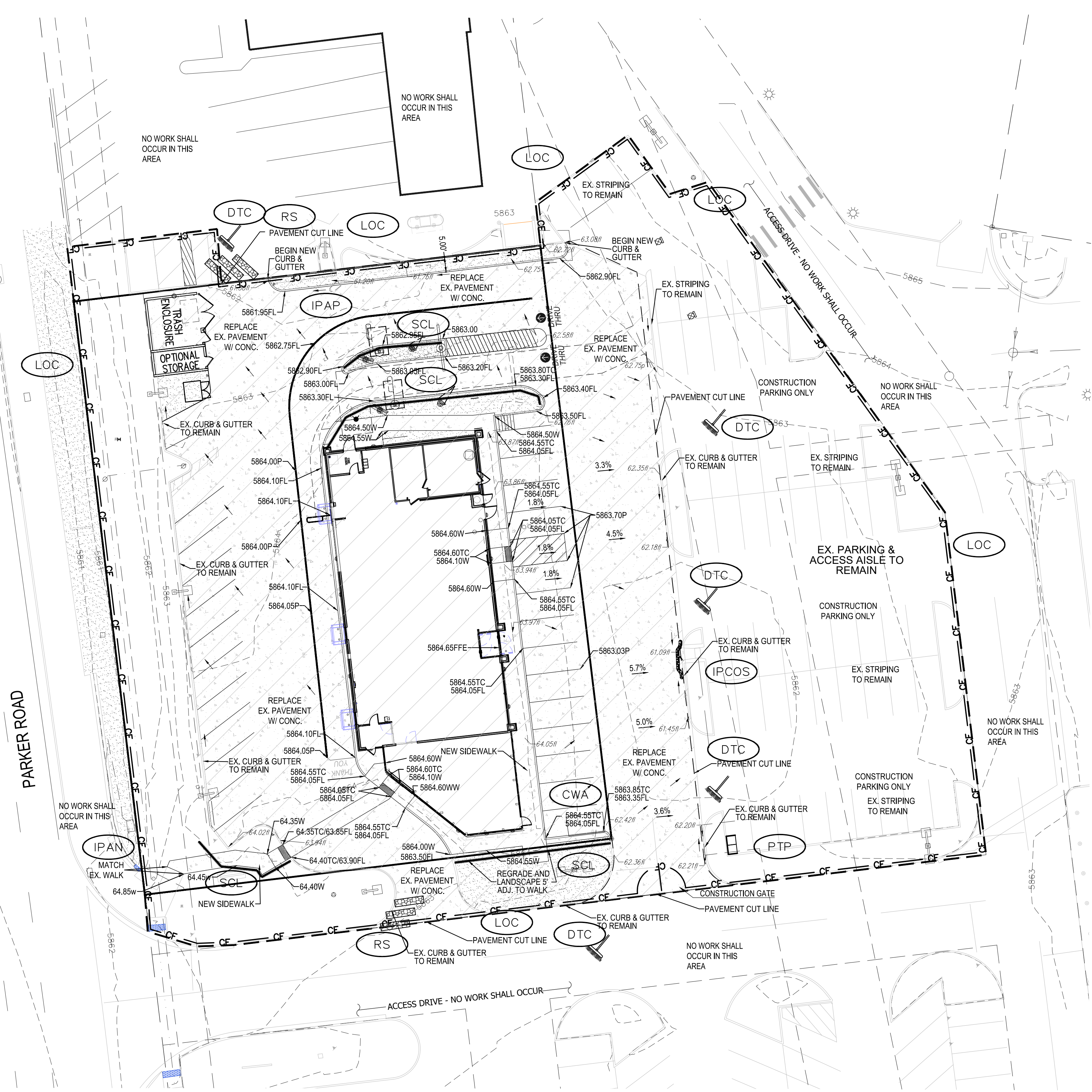
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Town of Parker, Director of Engineering/Public Works Date

NO.		DATE		REVISION DESCRIPTION	
CIVIL ENGINEERING CONSULTANT					
 2595 PONDEROSA ROAD FRANKTOWN, CO 80116 720.394.7661 Phone rpalmer@strategics.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.					
CITY		COUNTY		ADDRESS	
PARKER		DOUGLAS		ROCKY MOUNTAIN REGION 4643 S. UJSTER STREET, SUITE 1300, DENVER, COLORADO 80237	
SHEET ADDRESS		STATE		COUNTY	
10950 S. PARKER ROAD		COLORADO		DOUGLAS	
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SCALE:		AS NOTED		M&D RE: BOWAN	
DATE:		03/11/2025		M&D P/CW: MANN	
DESIGNED BY:		RJP		FILE NAME:	
DRAWN BY:		RJP		CURRENT.DWG	
CHECKED BY:		RJP		SLS IN: 14-001-47	
DRAWING TITLE:					
INITIAL CBMP					
SHEET NO:					
C6					

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



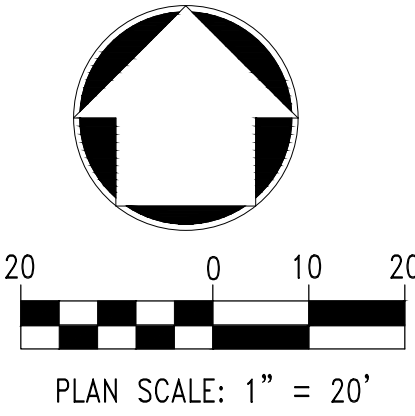
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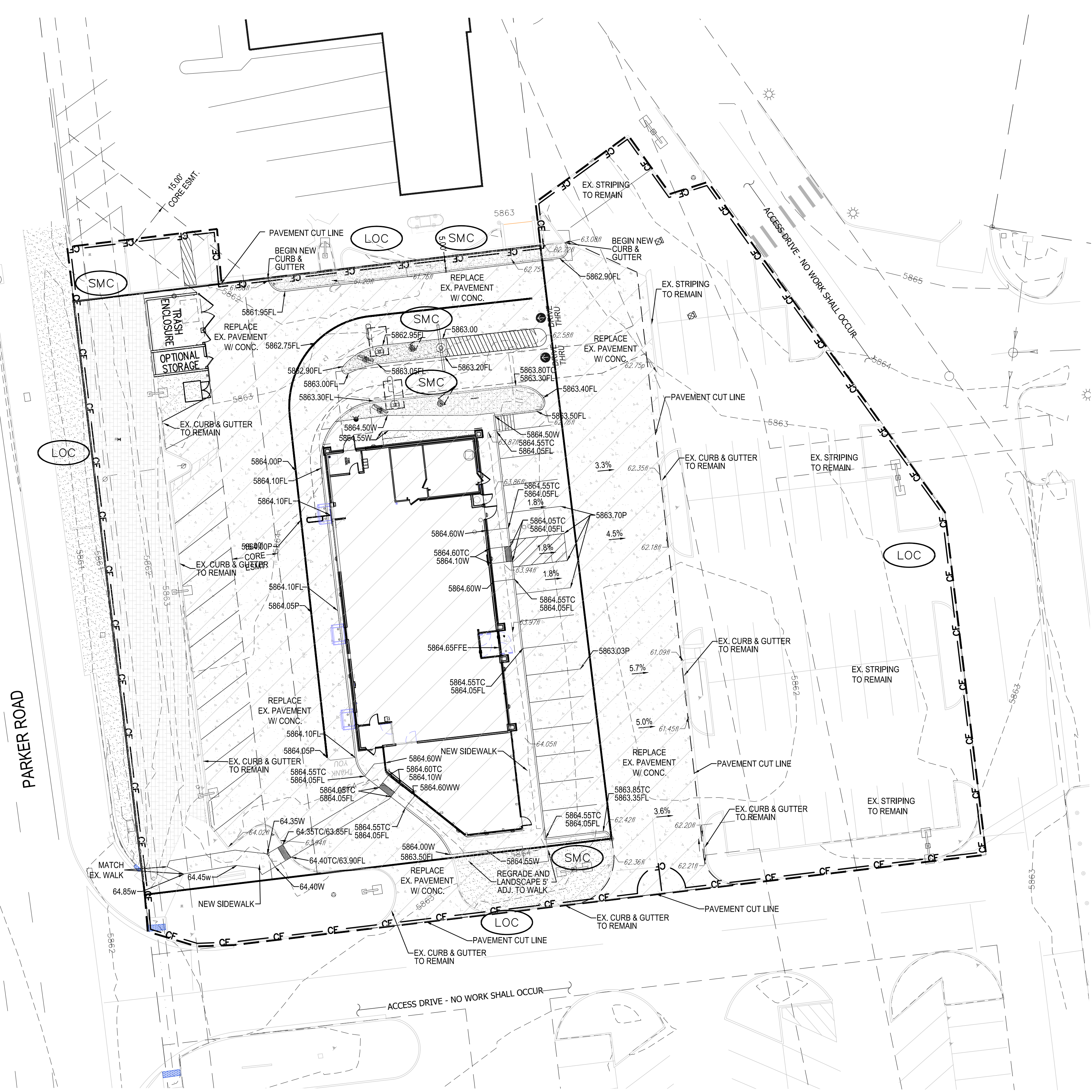
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CITY		COUNTY		OFFICE	
PARKER		DOUGLAS		ROCKY MOUNTAIN REGION	
STATE		STATE		ADDRESS	
COLORADO		COLORADO		4643 S. USTER STREET, SUITE 1300, DENVER, COLORADO 80237	
SHEET ADDRESS		SHEET ADDRESS		SHEET ADDRESS	
10950 S. PARKER ROAD		10950 S. PARKER ROAD		10950 S. PARKER ROAD	
DATE:		DATE:		DATE:	
03/11/2025		03/11/2025		03/11/2025	
DESIGNED BY:		DESIGNED BY:		DESIGNED BY:	
RJP		RJP		RJP	
DRAWN BY:		DRAWN BY:		DRAWN BY:	
RJP		RJP		RJP	
CHECKED BY:		CHECKED BY:		CHECKED BY:	
RJP		RJP		RJP	
DRAWING TITLE:		DRAWING TITLE:		DRAWING TITLE:	
INTERIM CBMP		INTERIM CBMP		INTERIM CBMP	
SHEET NO.:		SHEET NO.:		SHEET NO.:	
C7		C7		C7	

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



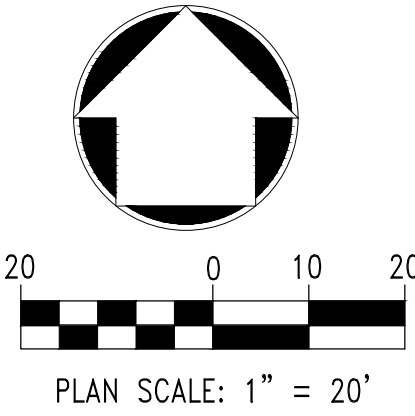
EROSION & SEDIMENT CONTROL LEGEND

	CD	CHECK DAM
	CF	CONSTRUCTION FENCE
	CP	CULVERT PROTECTION
	CWA	CONCRETE WASHOUT AREA
	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:
1. TEMPORARY IRRIGATION IS REQUIRED FOR ALL NATIVE SEED AREAS UNTIL VEGETATION IS ESTABLISHED. NATIVE SEED MAY TAKE 3-YEARS OR LONGER FOR ESTABLISHMENT.
 2. TO REDUCE THE POTENTIAL FOR CLOGGING OF DEBRIS GRATES, NO STRAW MULCH SHALL BE USED WITHIN THE EXCESS URBAN RUNOFF VOLUME OF A DETENTION BASIN. INSTEAD, EROSION CONTROL BLANKET SHALL BE INSTALLED FOR A WIDTH OF AT LEAST 6 FEET ON BOTH SIDES OF THE CONCRETE LOW FLOW CHANNELS OR UP TO A DEPTH OF 1 FOOT IN SOIL BARRIERS OR BENCHES. 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.
 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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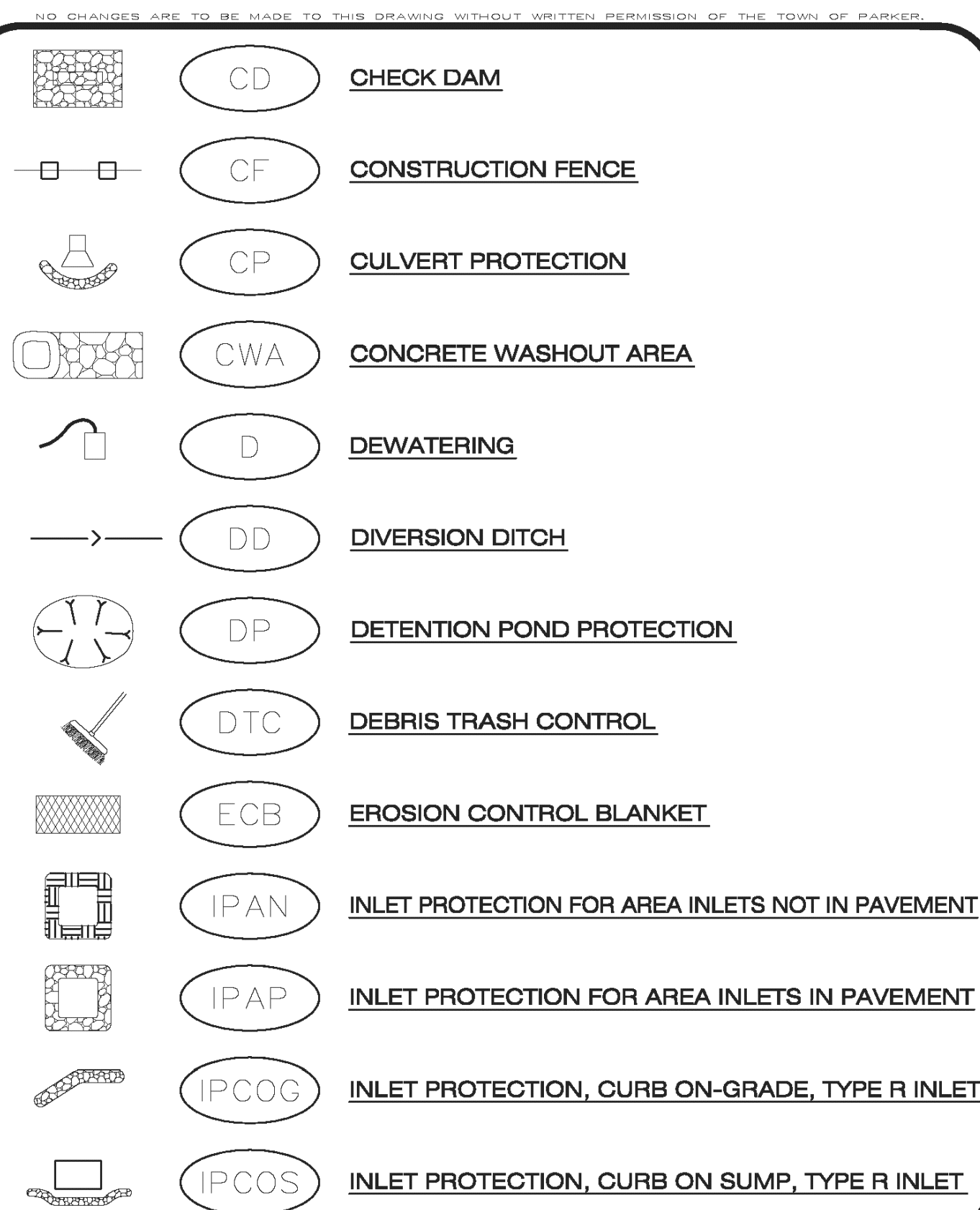
NO.		DATE		REVISION DESCRIPTION	
CIVIL ENGINEERING CONSULTANT					
 2595 PONDEROSA ROAD FRANKTOWN, CO 80116 720.384.7661 Phone rpalmer@strategicsolutions.net Robert J. Palmer, PE President					
PREPARED UNDER THE DIRECT SUPERVISION OF:					
SEAL:					
BY Robert J. Palmer, PE Licensed Professional Engineer (CO PE #36320), AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC.					
CITY ADDRESS		COUNTY		OFFICE ADDRESS	
10950 S. PARKER ROAD		COLORADO		ROCKY MOUNTAIN REGION	
PARKER		DOUGLAS		ADDRESS: 4643 S. ULLSTER STREET, SUITE 1300, DENVER, COLORADO 80237	
STATE		COUNTY		OFFICE	
COLORADO		DOUGLAS		ADDRESS	
50162		7462			
SCALE: AS NOTED		M&D RE: BOWAN			
DATE: 03/11/2025		M&D P/C/M: MANN			
DESIGNED BY: RJP		FILE NAME: CURRENT.DWG			
DRAWN BY: RJP		SLS, INC. 14-001-47			
CHECKED BY: RJP					
DRAWING TITLE:					
FINAL CBMP					
SHEET NO:					
C8					

CONSTRUCTION PLANS

- 2) NONDEVELOPABLE PROPERTY: IN ORDER FOR THE GRADING SECURITY TO BE RELEASED, THE SITE MUST MEET ITEMS A-H AND J, OR ITEMS I AND J (BELOW).
- A. ALL SOIL-DISTURBING ACTIVITIES ASSOCIATED WITH THE GRADING PERMIT HAVE PERMANENTLY CEASED.
- B. ALL COMPS HAVE BEEN PERMANENTLY REMOVED FROM THE SITE.
- C. EROSION IS NEGLIGIBLE, IF EVEN PRESENT.
- D. THE RESIDENTIAL SITE HAS A MINIMUM STAND OF A DENSE, UNIFORM SURFACE OF GRASS WITH NO AREA GREATER THAN ONE (1) SQUARE FOOT THAT IS BARREN OF DESIRABLE VEGETATION. INFREQUENT, WIDELY SCATTERED AREAS WHERE NATIVE VEGETATION HAS NOT YET TAKEN HOLD MAY QUALIFY FOR ACCEPTANCE AT THE DISCRETION OF THE TOWN.
- E. WEEDS REPRESENT NO MORE THAN TEN PERCENT (10%) OF THE TOTAL VEGETATION.
- F. NO WEEDS ARE PRESENT FROM LIST A OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
- G. THE SITE IS PREDOMINANTLY FREE OF WEEDS FROM LIST B OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
- H. THERE ARE EVENLY DISTRIBUTED THROUGHOUT THE SITE WITH NO LARGE CONCENTRATIONS PRESENT.
- I. A NEW GRADING PERMIT AND REPLACEMENT SECURITY HAS BEEN SUBMITTED AND APPROVED BY THE COLORADO DEPARTMENT OF GRADING PERMITS HAS BEEN ASSIGNED AS PROVIDED IN SECTION 11.10.150 OF THE TOWN OF PARKER MUNICIPAL CODE. IT IS THE PROPERTY OWNER'S OBLIGATION, AT THE TIME OF CLOSING ON THE SALE OF A SITE THAT IS SUBJECT TO A GRADING PERMIT, TO ENSURE THAT THE MUNICIPALITY OWNER HAS PROVIDED THE TOWN WITH A REPLACEMENT SECURITY.
- J. A SUFFICIENT AMOUNT OF TIME HAS PASSED WITH THE PROJECT HAVE BEEN MITIGATED AND A SUFFICIENT AMOUNT OF TIME HAS PASSED TO ENSURE THAT SUCH ISSUES HAVE BEEN CORRECTED. THIS REQUIREMENT DOES NOT INCLUDE THOSE DRAINAGE ISSUES ORIGINATING ON RESIDENTIAL SITES.
- (D) NOXIOUS WEEDS MUST BE CONTROLLED AS PROVIDED UNDER STATE LAW AND SECTION 6.01.260 OF THE TOWN OF PARKER MUNICIPAL CODE. FAILURE TO CONTROL NOXIOUS WEEDS OF THE SITE MAY CONSTITUTE A NUISANCE, SUBJECT TO THE PENALTIES CONTAINED IN THE CODE.
- FINITIONS.**
- UNDEVELOPED PROPERTY** MEANS ANY LAND THAT HAS BEEN GRADED AND IS PART OF A PLATTED LOT OR PLATTED TRACT OF RECORD, THAT WAS PLATTED FOR FUTURE DEVELOPMENT, INCLUDING BUT NOT LIMITED TO, A LOT OR SECTION IN A MUNICIPALITY.
- UNDEVELOPABLE PROPERTY** MEANS LAND THAT HAS BEEN GRADED AND WILL NOT BE FURTHER DISTURBED AS PART OF ANY FUTURE DEVELOPMENT. EXAMPLES INCLUDE, BUT ARE NOT LIMITED TO: CURBS, OPEN SPACE, HOMEOWNER ASSOCIATION OR BUSINESS ASSOCIATION PLATTED TRACTS, AND OTHER PLATTED AREAS.
- FAILURE TO COMPLY WITH ANY OF THE REQUIREMENTS DESCRIBED IN THIS SECTION MAY RESULT IN THE ISSUANCE OF: A NOTICE OF INTENT TO ISSUE A STOP WORK ORDER, A STOP WORK ORDER AND/OR THE REMEDIES/PENALTIES DESCRIBED IN CHAPTER 11.10 OF THE TOWN OF PARKER MUNICIPAL CODE.
- ANY PERSON CONVICTED OF VIOLATING ANY PROVISION OF THE TOWN OF PARKER, GRADING & EARTH RETENTION PROVISIONS OF THE TOWN OF PARKER MUNICIPAL CODE SHALL BE GUILTY OF A MISDEMEANOR AND, UPON CONVICTION, BE PUNISHED BY A FINE OF NOT MORE THAN FOUR HUNDRED NINETY NINE DOLLARS (\$499.00) FOR EACH SEPARATE OFFENSE. EACH DAY A VIOLATION CONTINUES SHALL CONSTITUTE A SEPARATE OFFENSE. THE TOWN OF PARKER MAY, AT ITS DISCRETION, SUSPEND THE REQUIREMENT FOR RESTITUTION OR ANY OTHER REMEDY TO PREVENT, ENJOIN, ABATE OR REMOVE THE VIOLATION. A PERSON CONVICTED OF VIOLATING OTHER PROVISIONS OF THE TOWN OF PARKER MUNICIPAL CODE SHALL BE LIABLE FOR THE ACTUAL COSTS OF REHABILITATING THE PROPERTY. THE COSTS MAY BE RECOVERED AS RESTITUTION IN MUNICIPAL COURT PROCEEDINGS OR IN A SEPARATE CIVIL ACTION.
- THE TOWN OF PARKER RESERVES THE RIGHT TO ALLOW MODIFICATIONS AND SUBSTITUTIONS TO THE COMPT NOTES AND DETAILS WHEN SUCH MODIFICATIONS AND SUBSTITUTIONS OFFER THE SAME LEVEL OF PROTECTION AS THE ORIGINAL DESIGN. ANY SUCH MODIFICATIONS AND SUBSTITUTIONS ARE DETERMINED BY TOWN STAFF. DUE TO THE INSIGNIFICANCE AND REGULARITY OF SUCH MODIFICATIONS AND SUBSTITUTIONS, THE APPROVAL OF SUCH VARIATIONS MAY NOT BE DOCUMENTED BY TOWN



EC1



EC2

C9

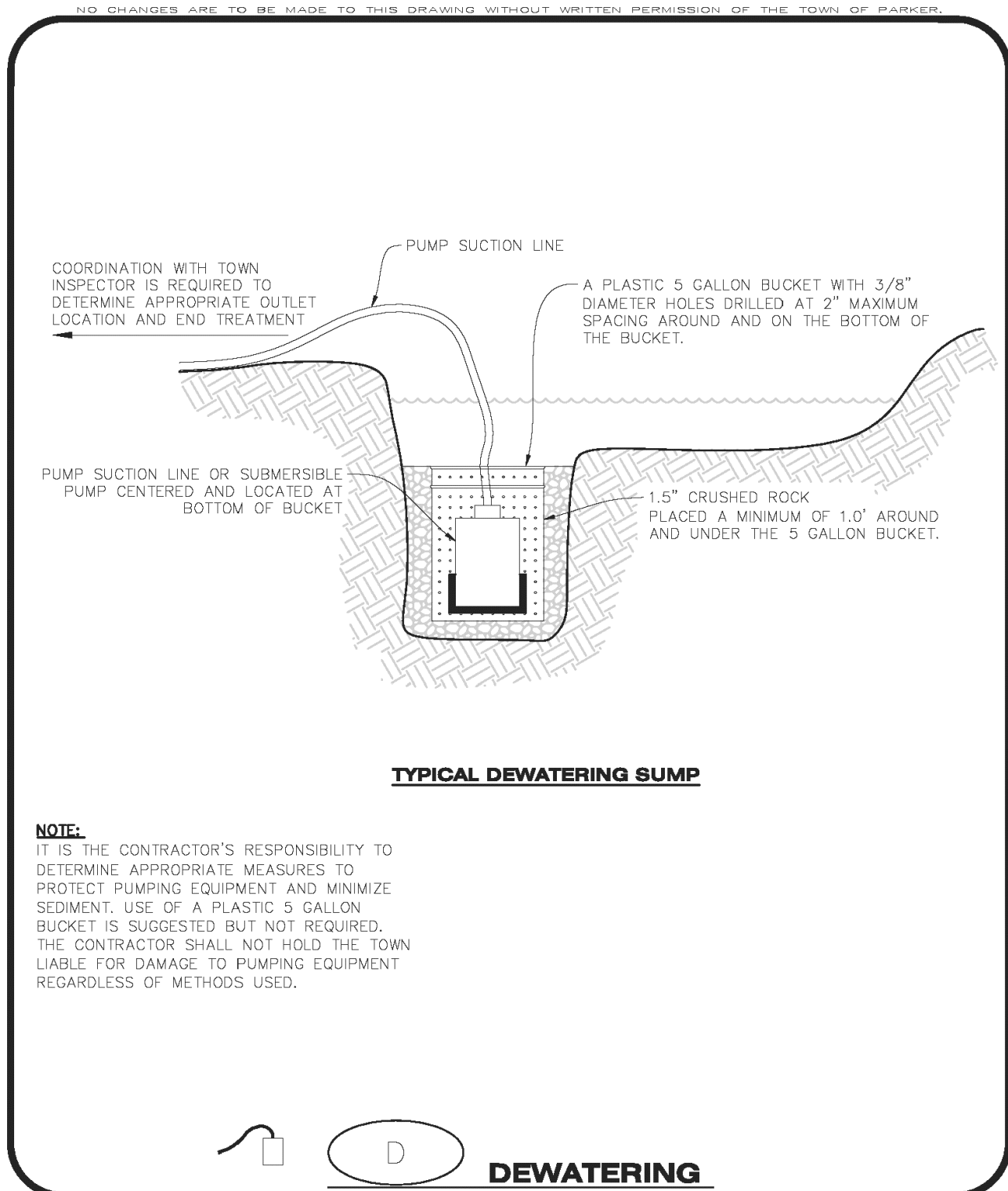
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DATE: 03/11/2025	MOD P/CM: MANN
DESIGNED BY: RJP	FILE NAME: CURRENT.DWG SLS JIN: 14-001-4
DRAWN BY: RJP	
CHECKED BY: RJP	

EC DETAILS

Town of Parker, Director of Engineering/Public Works	Date
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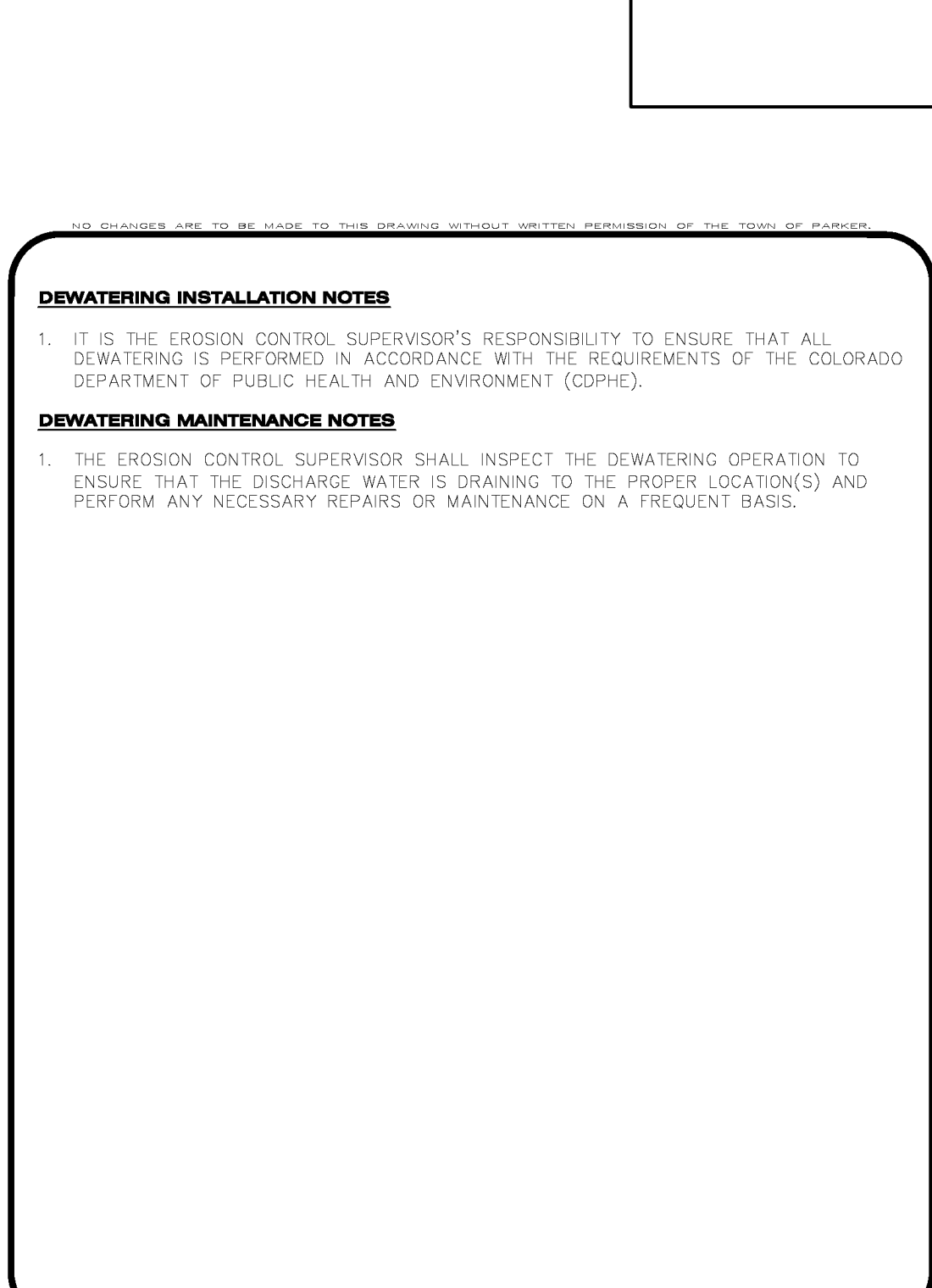
MCDONALDS REMODEL AT PARKER CENTRAL AREA FILING NO. 5 R10CK110T2

CONSTRUCTION PLANS



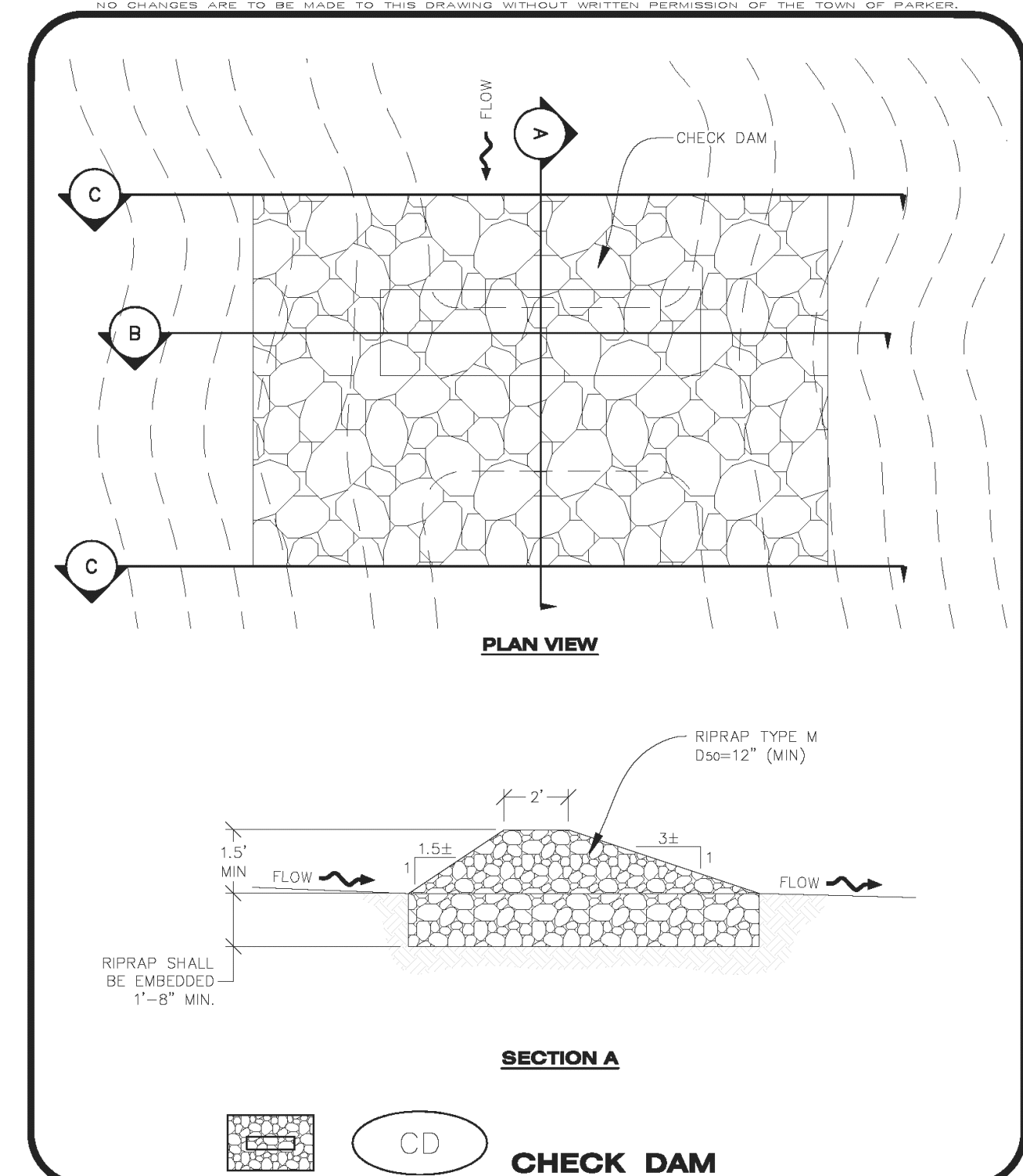
CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

D
1 OF 2
Oct. 2013



CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

D
2 OF 2
Oct. 2013



CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

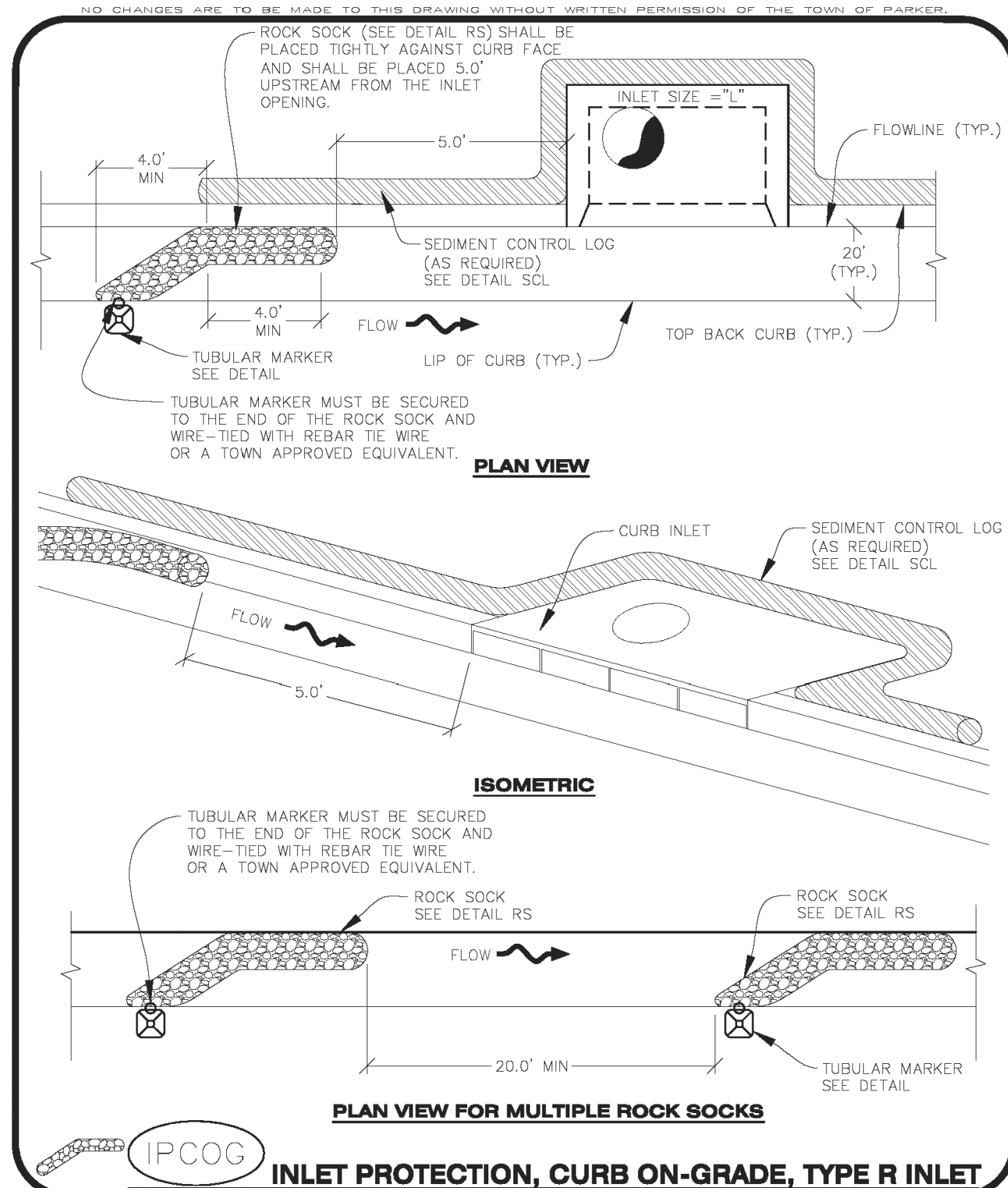
CD
1 OF 3
Oct. 2013

DEWATERING

EC3

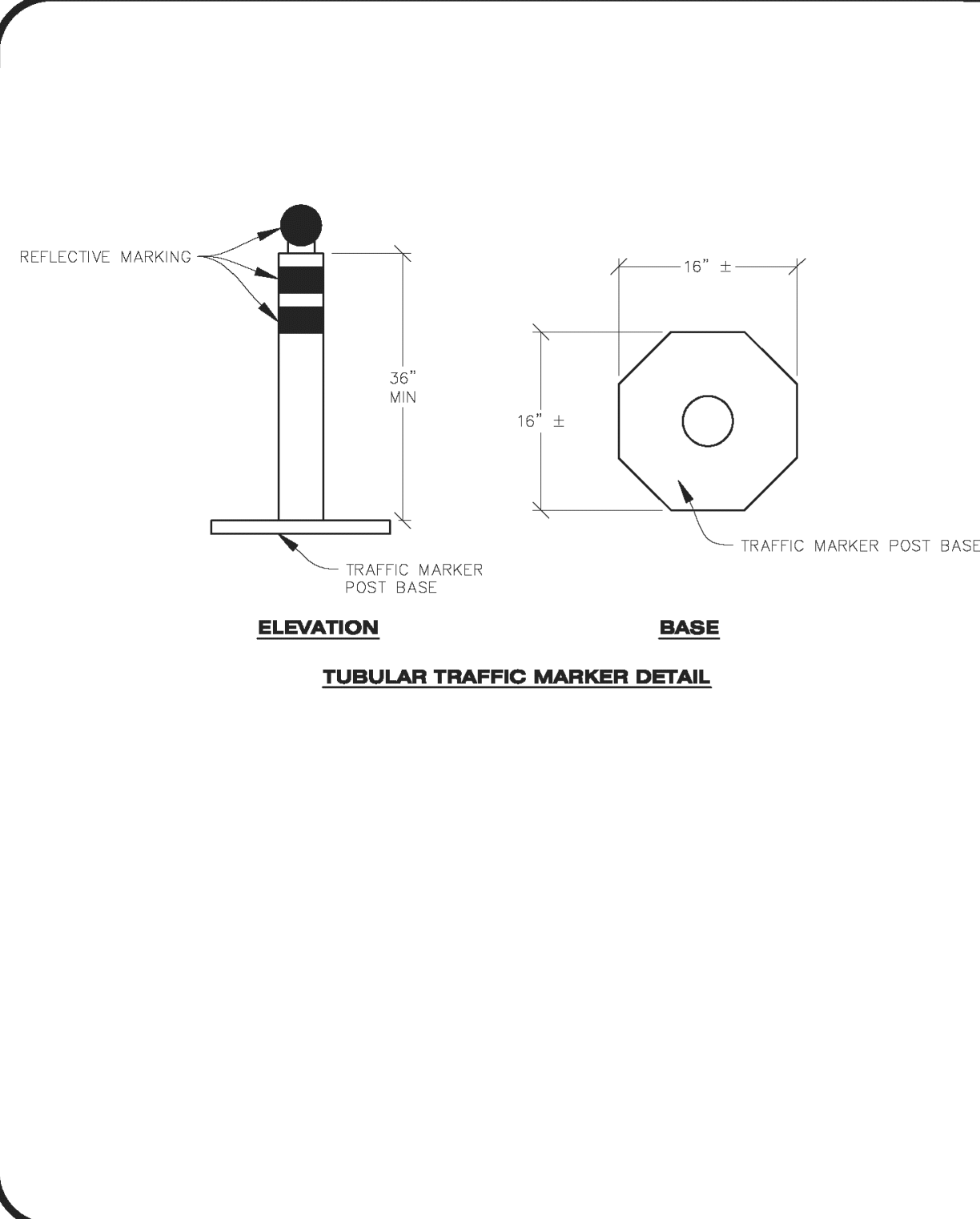
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EC4



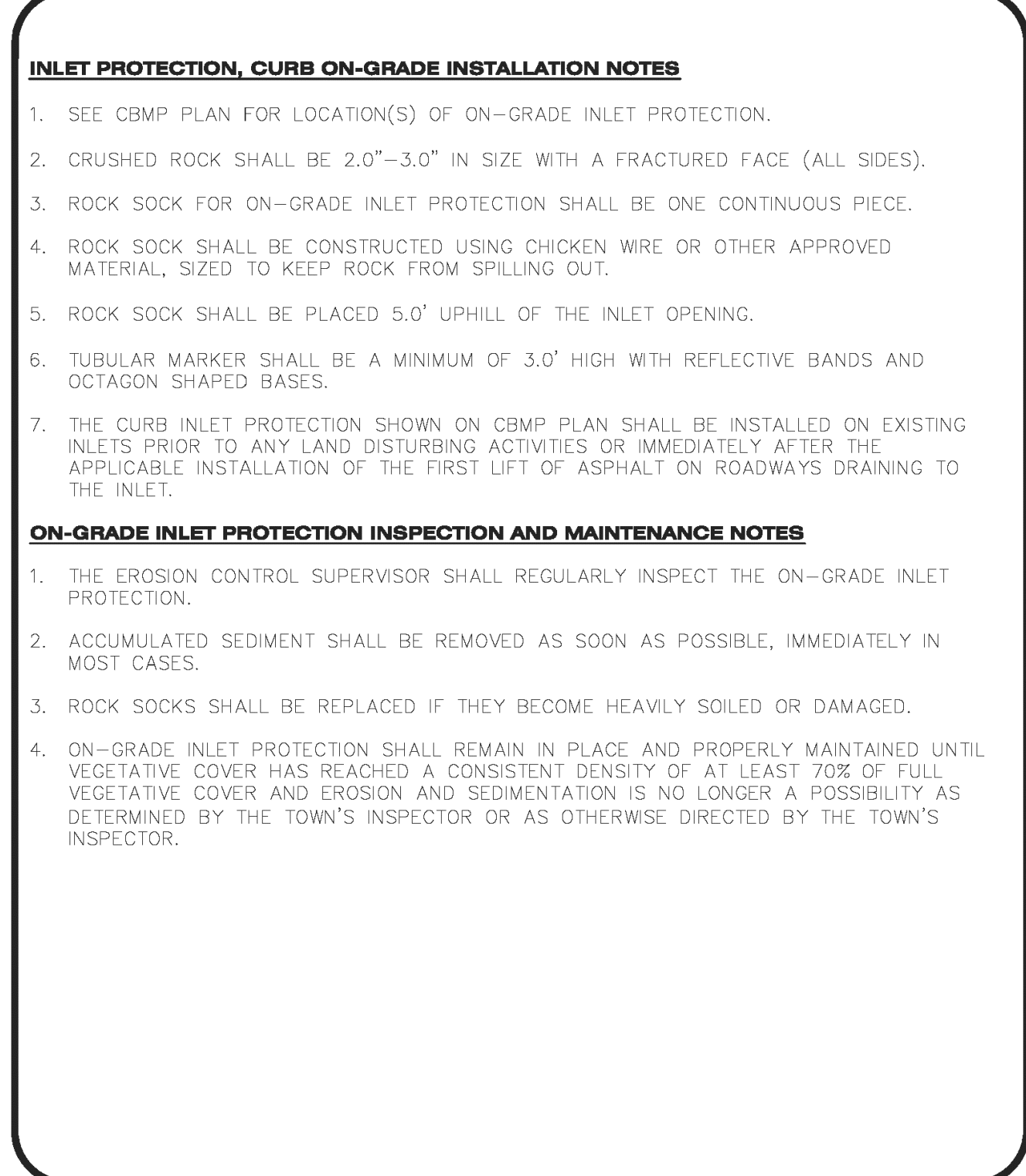
CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

IPCOG
1 OF 3
Oct. 2013



CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

IPCOG
2 OF 3
Oct. 2013



CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

IPCOG
3 OF 3
Oct. 2013

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INLET PROTECTION, CURB ON-GRADE, TYPE R INLET

EC5

NO. DATE REVISION DESCRIPTION

CIVIL ENGINEERING CONSULTANT

Strategic Land Solutions, Inc.
Civil Engineering & Land Planning/Development
2595 PONDEROSA ROAD
FRANKTOWN, CO 80116
720.394.7661 Phone
rpalmer@strategics.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
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. ULLSTER STREET, SUITE 1300, DENVER, COLORADO 80237

10950 S. PARKER ROAD
PARKER
COLORADO
DOUGLAS
50162
7462

SCALE: AS NOTED
DATE: 03/11/2025
DESIGNED BY: RJP
DRAWN BY: RJP
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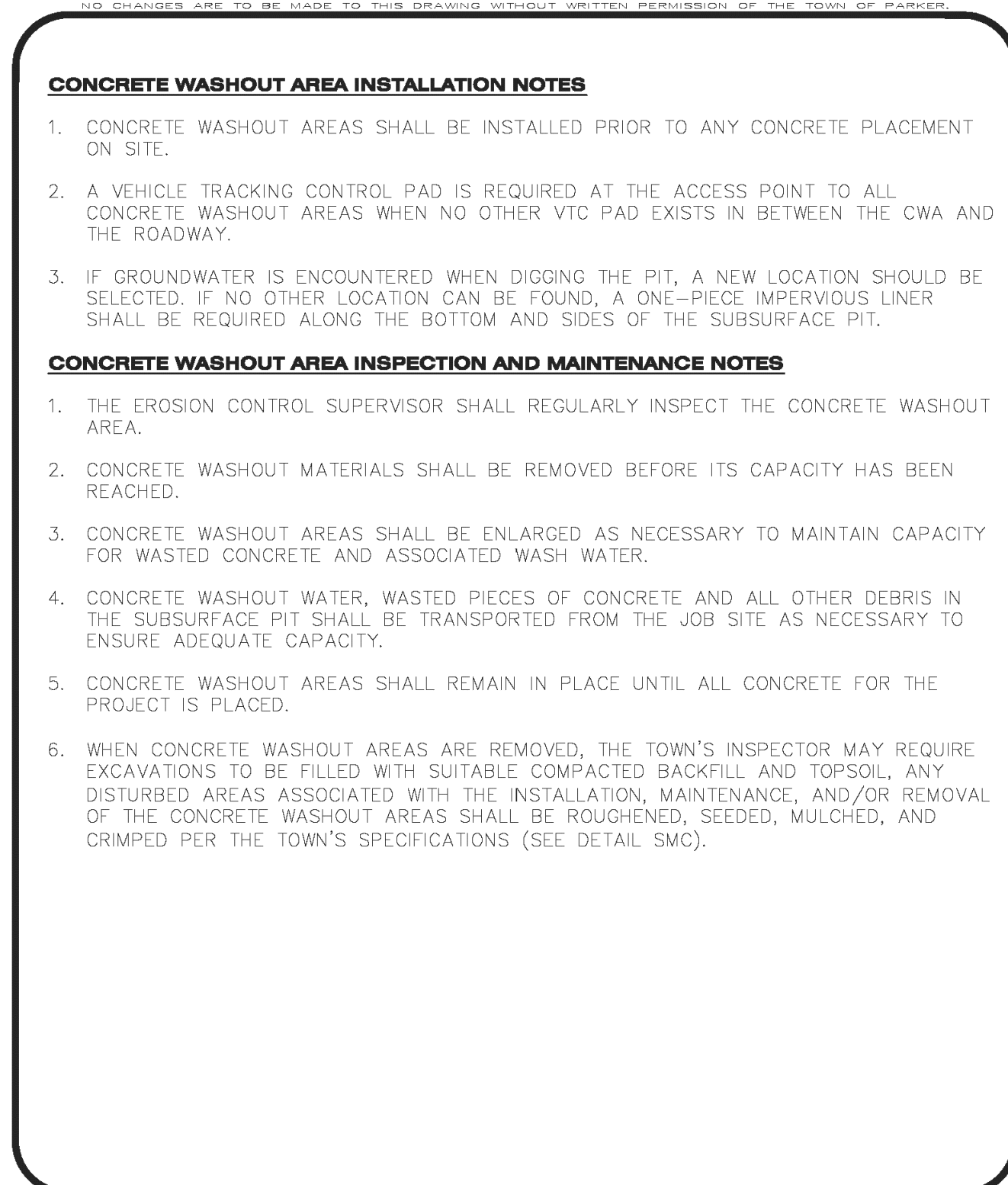
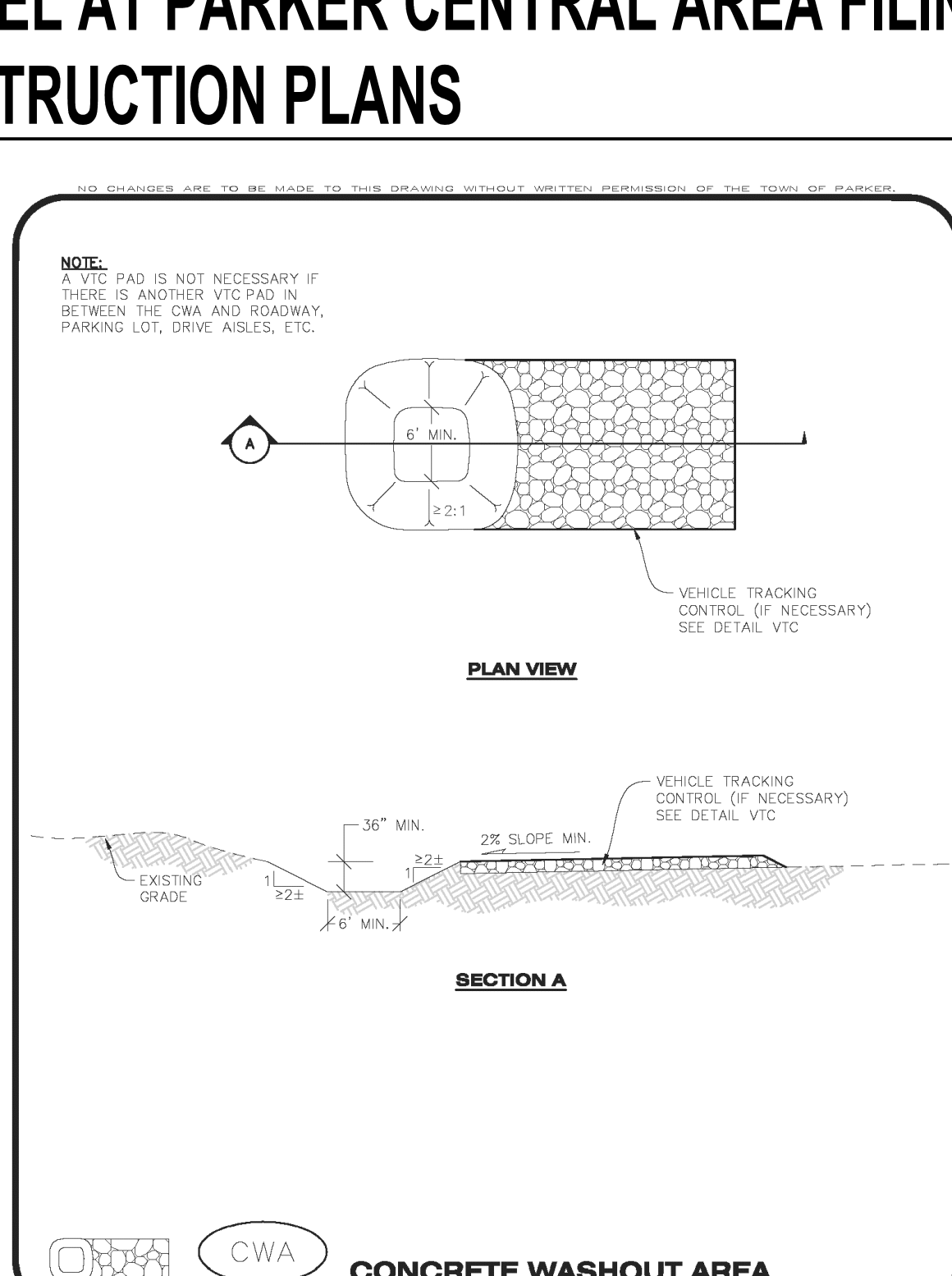
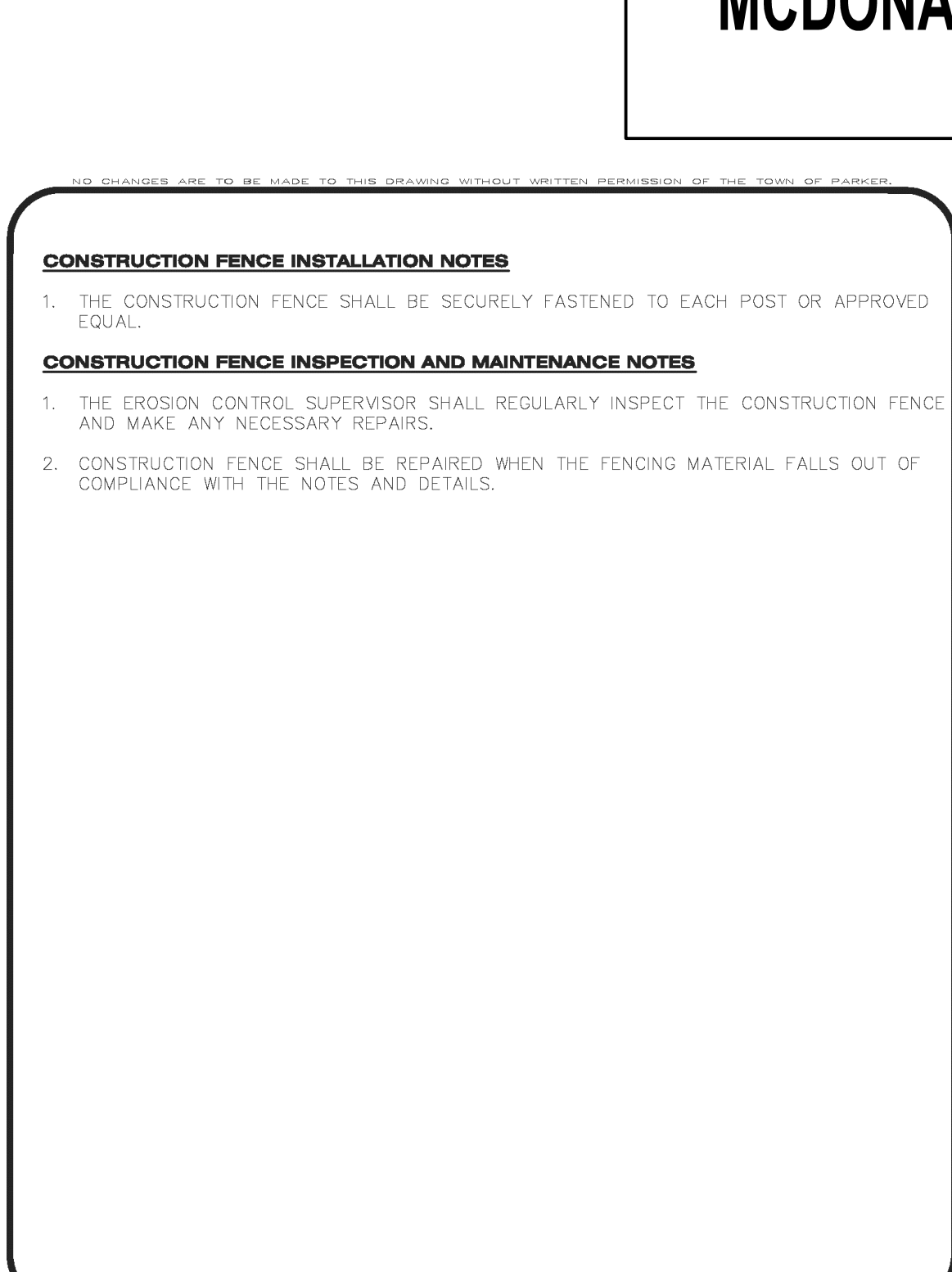
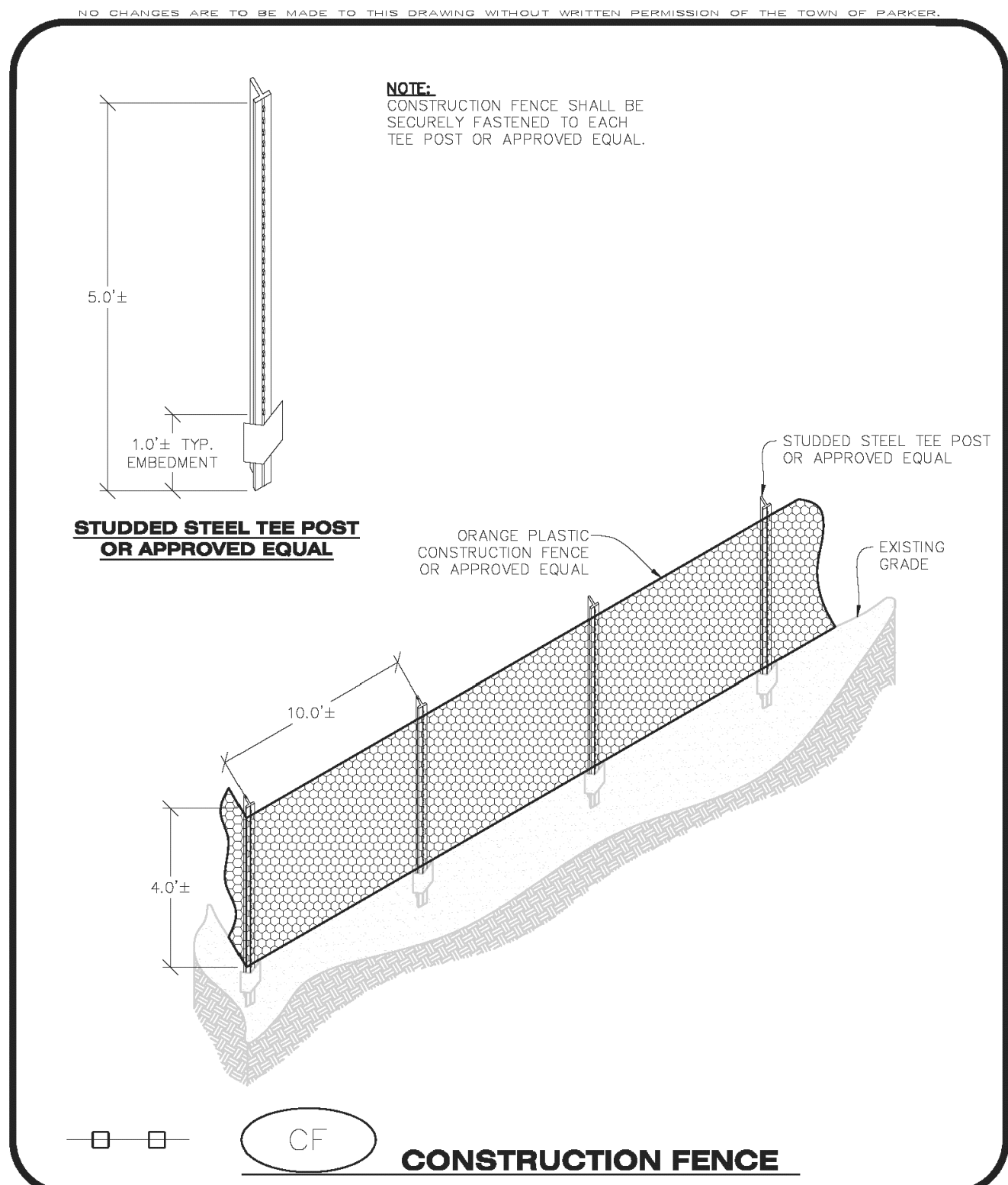
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MOD P/C/M: MANN
FILE NAME: CURRENT.DWG
SLS INC. 14-001-47

EC DETAILS

C10

Town of Parker, Director of Engineering/Public Works Date

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

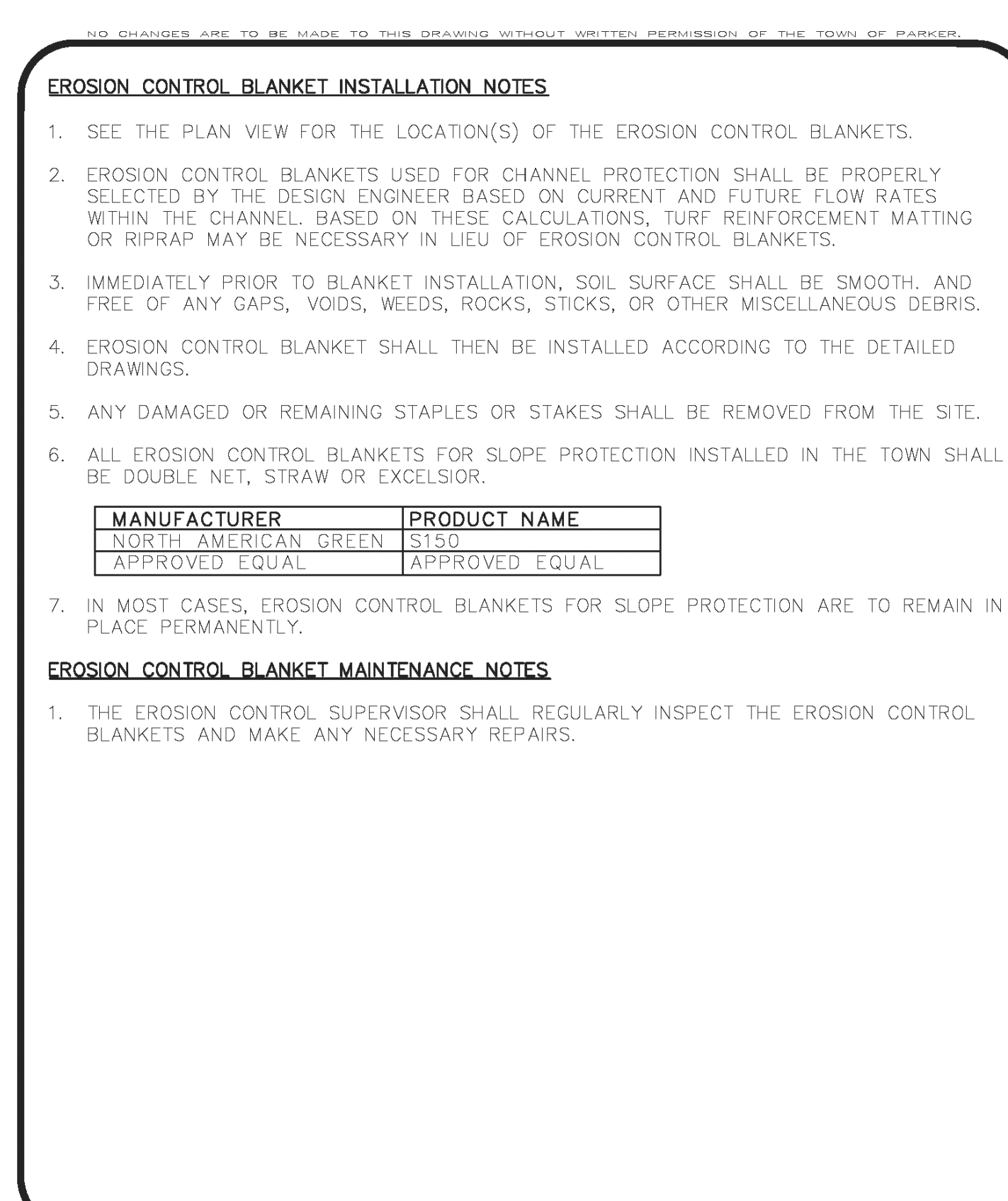
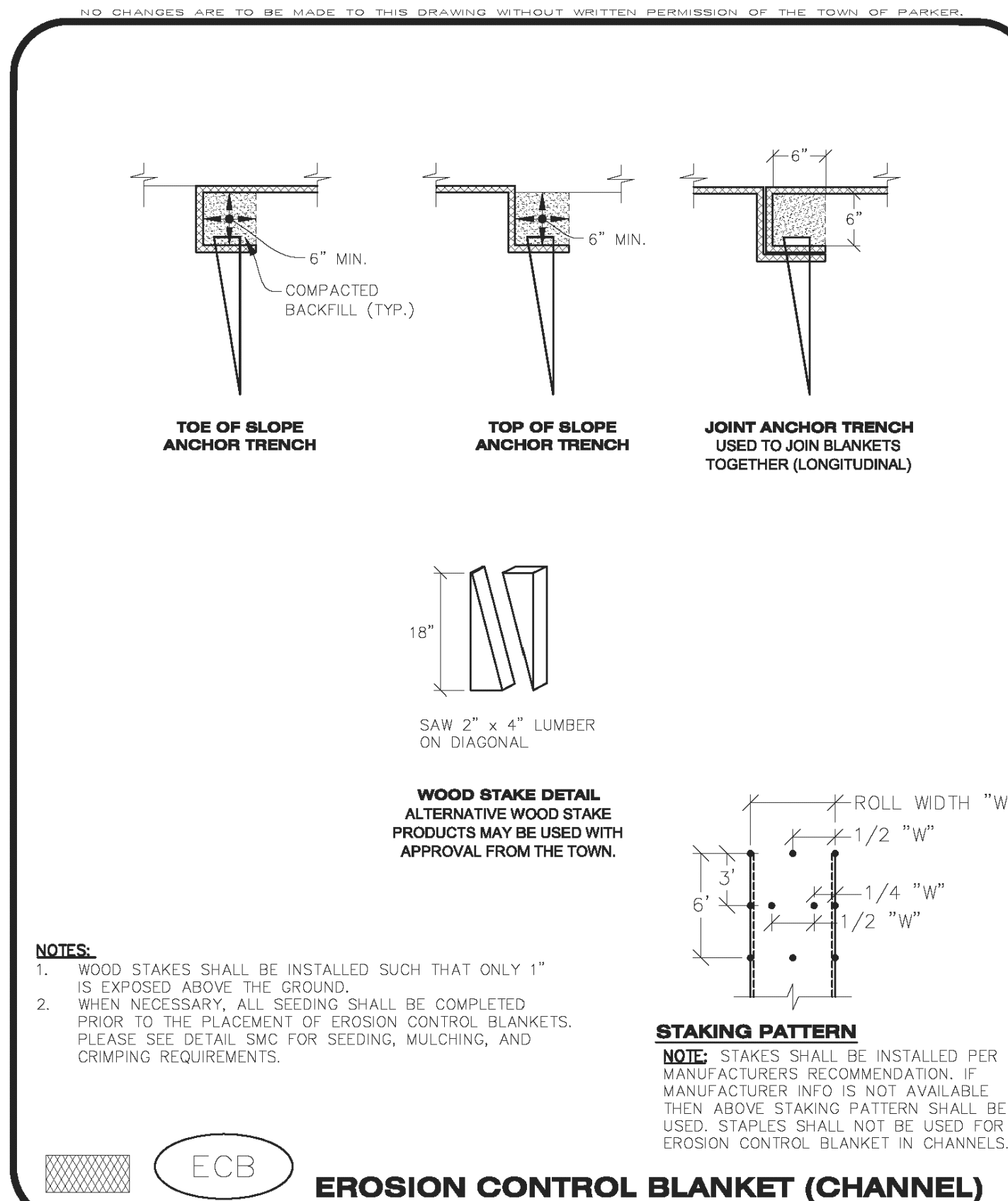
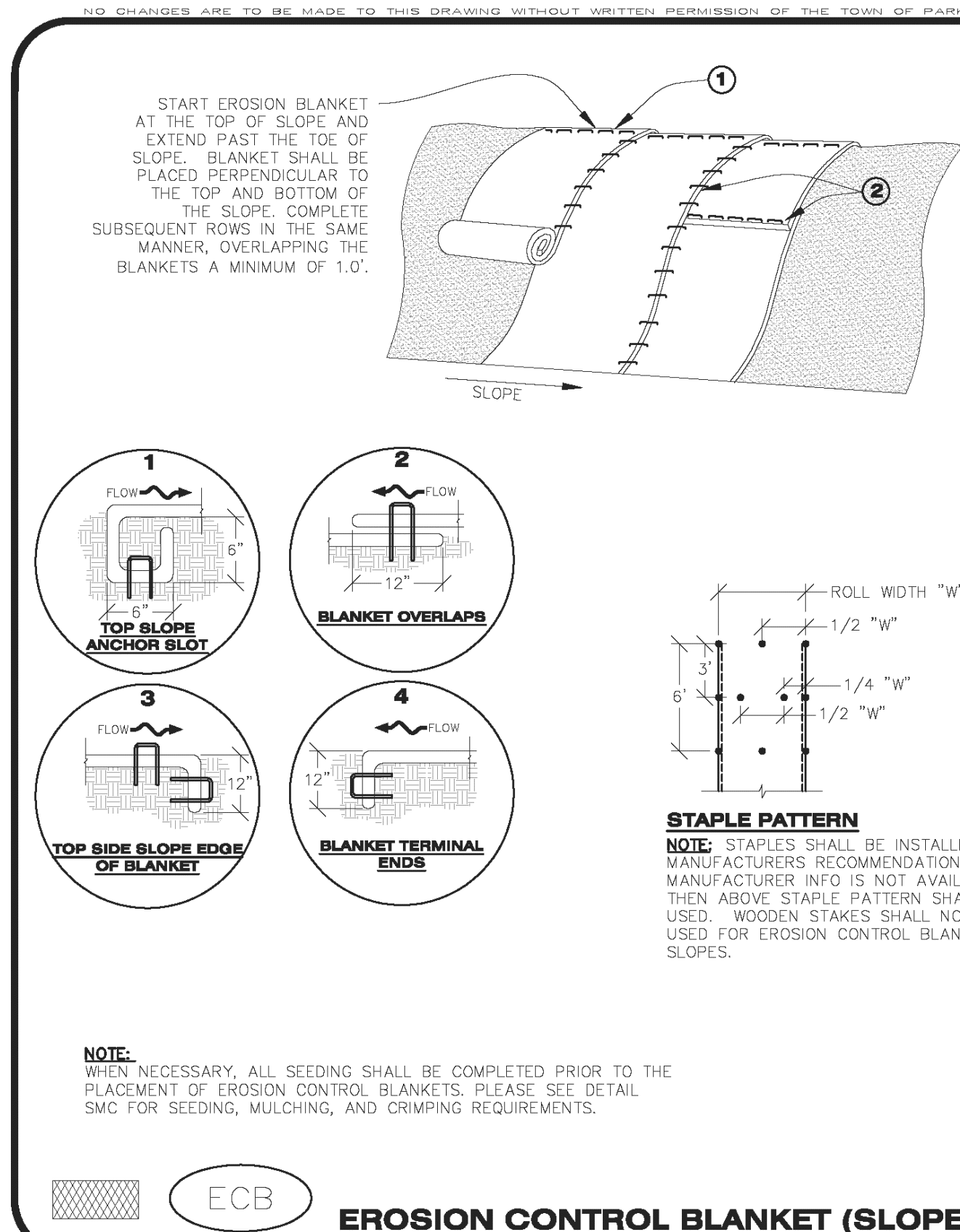


CONSTRUCTION FENCE

EC6

CONCRETE WASHOUT AREA

EC7



EROSION CONTROL BLANKET

EC8

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CIVIL ENGINEERING CONSULTANT

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FRANKTOWN, CO 80116
720.384.7661 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),
V.P. PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC.

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

10950 S. PARKER ROAD
CITY PARKER
STATE COLORADO
COUNTY DOUGLAS
CITY PARKER
STATE SIGNED IGA: 50162
NATIONAL IGA: 7462

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

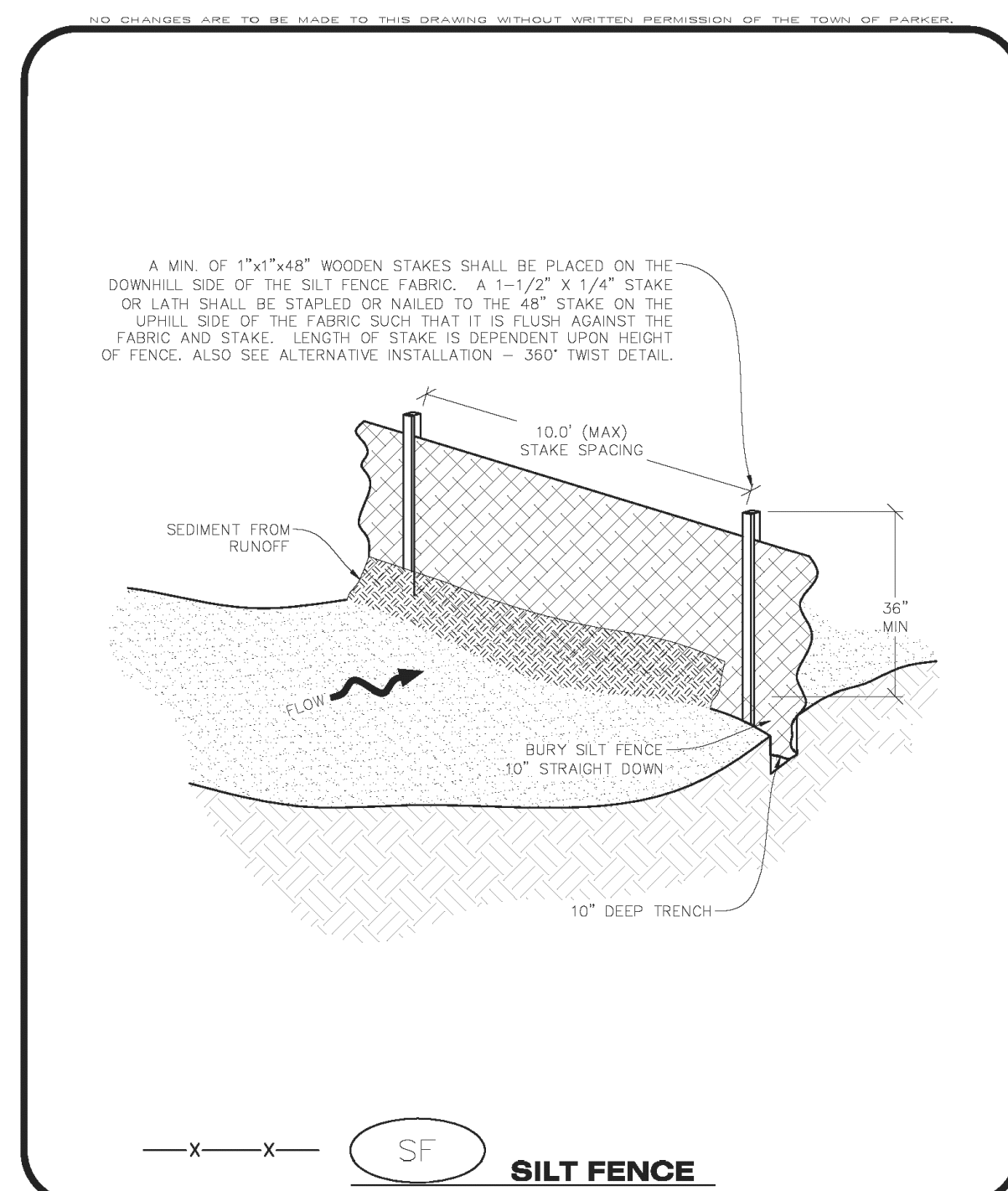
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FILE NAME: CURRENT.DWG
SLS INC. 14-001-47

DRAWING TITLE: EC DETAILS

SHEET NO: C10

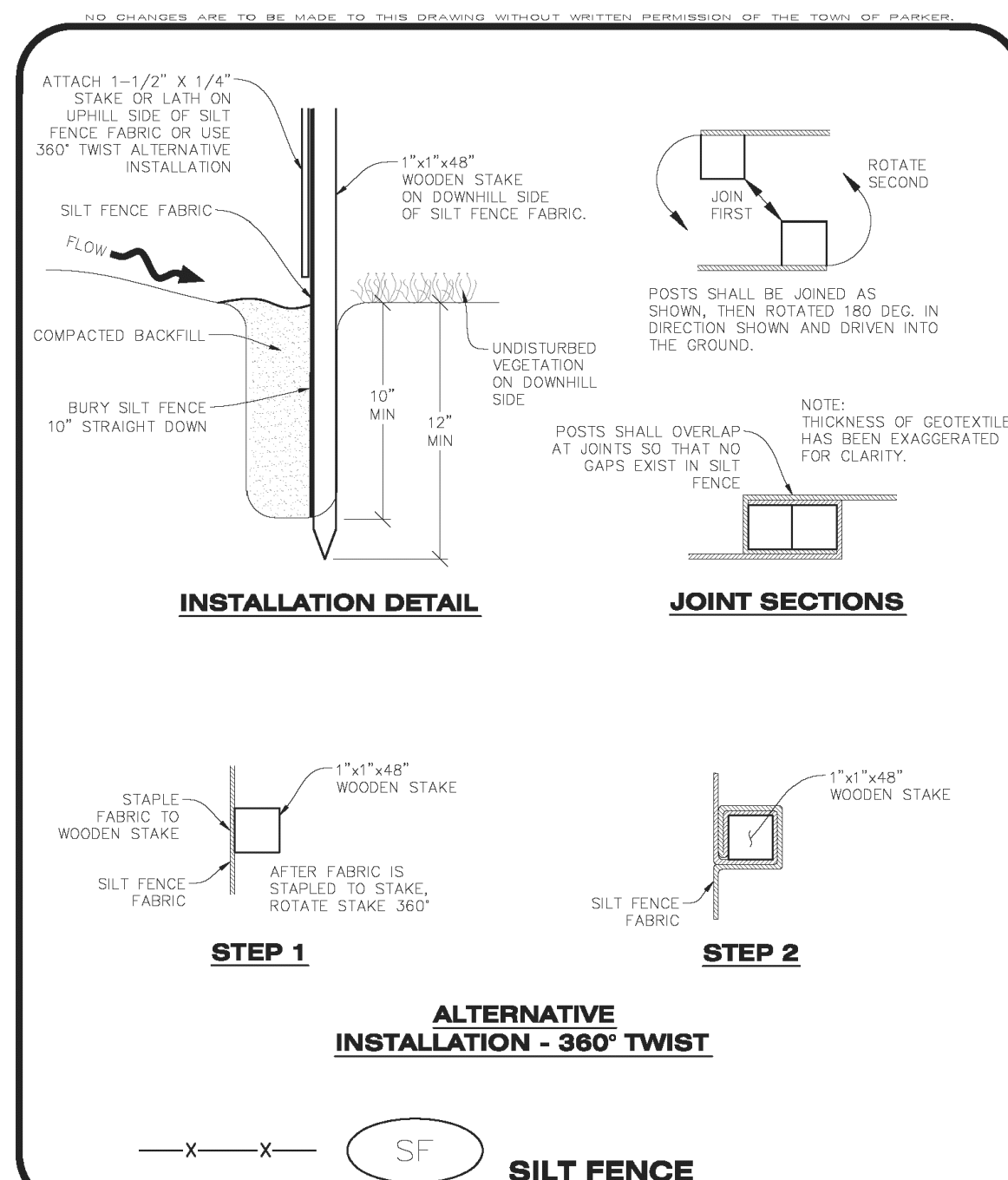
MCDONALDS REMODEL AT PARKER CENTRAL AREA FILING NO. 5, BLOCK 1, LOT 2

CONSTRUCTION PLANS




CBMP
 CONSTRUCTION BEST MANAGEMENT PRACTICES

SF
 1 OF 4
 Oct. 2013



	CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES	SF 2 OF 4
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- SILT FENCE INSTALLATION NOTES**
1. SEE CBMP PLAN FOR LOCATION(S) OF SILT FENCE.
 2. ALL SILT FENCE SHALL BE INSTALLED IN GOOD CONDITION AND FREE OF ANY DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
 3. A UNIFORM 10" DEEP ANCHOR TRENCH SHALL BE EXCAVATED USING A TRENCHER.
 4. A 10" DEEP ANCHOR SILT SHALL BE FORMED IF USING A STATIC SLICING METHOD.
 5. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF THE ANCHOR TRENCH
 6. ANCHOR TRENCH SHALL BE GENERALLY FREE OF ROCKS OR OTHER DEBRIS PRIOR TO THE PLACEMENT OF THE SILT FENCE.
 7. THE ANCHOR TRENCH SHALL BE THOROUGHLY BACKFILLED WITH SOIL THAT IS GENERALLY FREE OF ROCKS AND DEBRIS.
 8. ALL EXCAVATED MATERIAL SHALL BE PLACED ON THE UP-GRADIENT SIDE OF THE SILT FENCE.
 9. STAKES SHALL BE POSITIONED ON THE DOWNHILL SIDE OF THE SILT FENCE FABRIC AND PLACED ON 10.0' CENTERS OR LESS. STAKES SHALL BE EMBEDDED A MINIMUM OF 12" INTO THE GROUND. A WOODEN LATH SHALL BE ATTACHED TO THE OPPOSING (UPHILL) SIDE OF THE STAKE FOR ADDED STRENGTH AND SUPPORT. THE LATH SHALL HAVE THE FOLLOWING DIMENSIONS: 1"x4"x24".
 10. SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD NOT BE SIGNIFICANT SAGGING ALONG ANY PORTION OF THE SILT FENCE AFTER IT HAS BEEN ANCHORED TO THE STAKES.
 11. SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES AND LATHS USING STAPLES OR NAILS OF AN APPROXIMATE LENGTH, ENOUGH STAPLES AND NAILS SHOULD BE PLACED ALONG THE LATH TO ENSURE PROPER ATTACHMENT.
 12. SILT FENCE FABRIC SHALL MEET THE FOLLOWING MANDATORY REQUIREMENTS:
- | PROPERTIES | TEST METHOD | MANDATORY REQUIREMENTS |
|-----------------------|-------------|--------------------------------|
| GRAB TENSILE STRENGTH | ASTM D 4632 | ≥ 124 LBS |
| MULLEN BURST STRENGTH | ASTM D 3766 | ≥ 300 PSI |
| PUNCTURE STRENGTH | ASTM D 4533 | ≥ 60 LBS |
| TENSILE TEAR STRENGTH | ASTM D 4533 | ≥ 65 LBS |
| UV STABILIZATION | ASTM D 4451 | ≥ 80% AT 500 HOURS UV EXPOSURE |
| FLOW RATE | ASTM D 4491 | ≥ 10 GAL/MIN/F2 |
13. AN ORIGINAL PRODUCT SPECIFICATION SHEET FROM THE SILT FENCE MANUFACTURER SHALL BE MADE AVAILABLE AT THE REQUEST OF THE TOWN'S INSPECTOR. THE PRODUCT SPECIFICATION SHEET SHALL PROVIDE THE RESULTS FOR THE TEST METHODS ABOVE.
 14. SILT FENCE JOINTS SHALL BE CONNECTED ACCORDING TO THE ATTACHED DRAWING.
 15. SILT FENCE THAT IS INSTALLED BEHIND CURBS AND SIDEWALKS MUST BE DONE SO THAT NO MORE THAN A 2" GAP EXISTS BETWEEN CONCRETE AND THE SILT FENCE. EROSION CONTROL BLANKETING (ECB) BETWEEN THE GAP MAY BE REQUIRED IN INSTANCES WHERE THIS DOES NOT OCCUR.

	CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES	SF 3 OF 4
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SILT FENCE INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE SILT FENCE.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED REGULARLY.
3. SILT FENCE SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
4. SILT FENCE SHALL BE REPLACED WHEN THERE ARE ANY SIGNS OF WEAR AND/OR DAMAGE.
5. WHEN THE SILT FENCE IS REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE SILT FENCE MAY NEED TO BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).



CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

SF

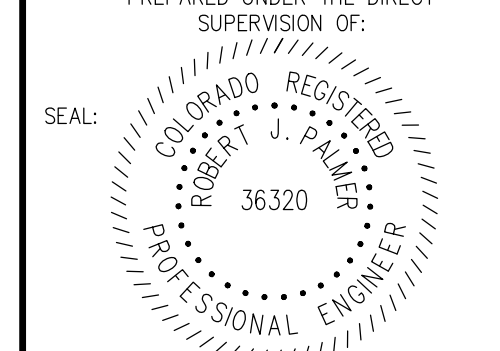
4 OF 4

NO.	DATE	REVISION DESCRIPTION
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CIVIL ENGINEERING CONSULTANT;



PREPARED UNDER THE DIRECT



BY Robert J. Palmer, PE

Licensed Professional Engineer (CO PE #3632)
AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS



OFFICE

OFFICE	1642 S. ILLICSTER STREET SUITE 1200 DENVER COLORADO 80227
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STREET ADDRESS	10950 S. PARKER ROAD
CITY	PARKER
STATE	COLORADO
COUNTY	DOUGLAS
REGIONAL DING. NO.	STATE STORE OFF.
	50162
	NATIONAL FILE

SCALE:	AS NOTED	Mod RE:	BOWMAN
DATE:	03/11/2025	Mod P/CM:	MANN
DESIGNED BY:	RJP		
DRAWN BY:	RJP	FILE NAME:	CURRENT.D
CHECKED BY:	RJP		SLS JN: 14-6

DRAWING TITLE

EC DETAILS

SHEET NO.

C15

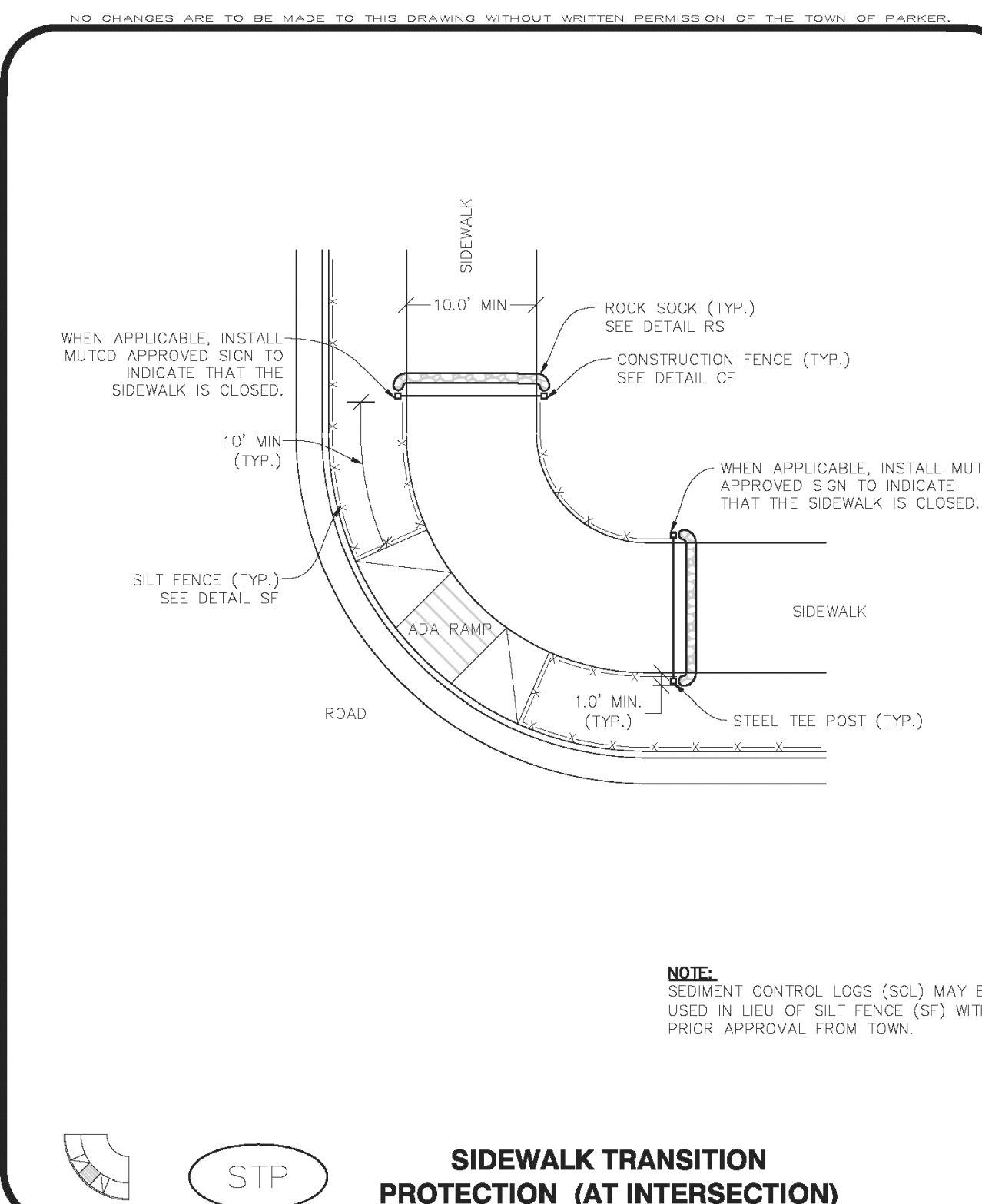
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Town of Parker, Director of Engineering/Public Works _____ Date _____

SILT FENCE

EC19



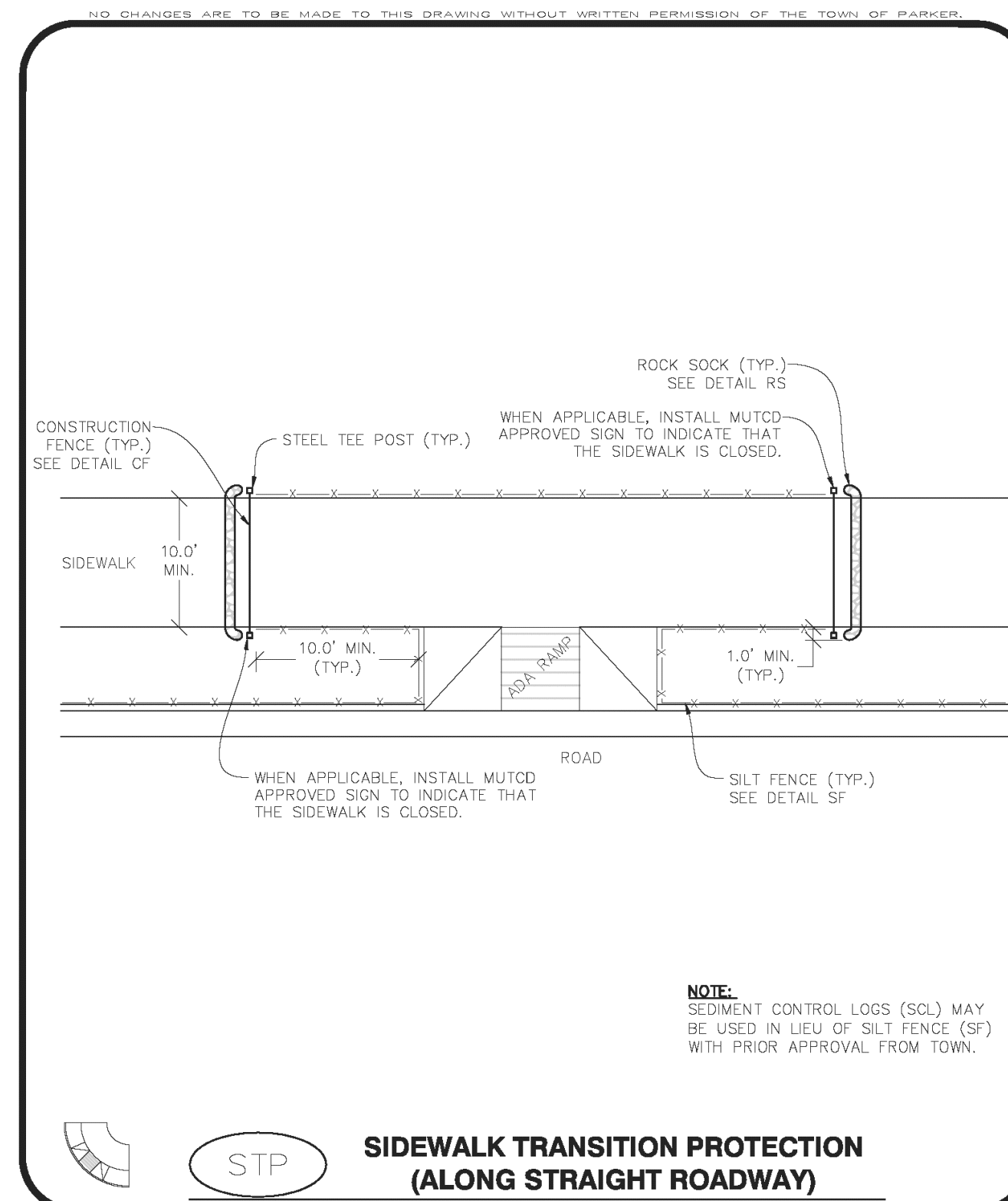


CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

STP

1 OF 3





CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

STP

2 OF 3

Oct. 2013

- ### **SIDEWALK TRANSITION PROTECTION INSTALLATION NOTES**
1. SEE PLAN VIEW FOR LOCATION(S) OF SIDEWALK TRANSITION PROTECTION.
 2. RISK SLOTT SHALL BE CONSTRUCTED ACCORDING TO THE DETAIL (SEE DETAIL RS)
 3. SILT FENCE SHALL BE CONSTRUCTED ACCORDING TO THE DETAIL (SEE DETAIL SF).
 4. CONSTRUCTION FENCE SHALL BE CONSTRUCTED ACCORDING TO THE DETAIL (SEE DETAIL CF).
 5. SEDIMENT CONTROL LOGS MAY BE USED IN LIEU OF SILT FENCE WITH PRIOR APPROVAL FROM THE TOWN.

SIDEWALK TRANSITION PROTECTION INSPECTION & MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE SIDEWALK TRANSITION INSPECTION.

	CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES	STP 3 OF 3 Oct. 2013
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SIDEWALK TRANSITION PROTECTION

EC20

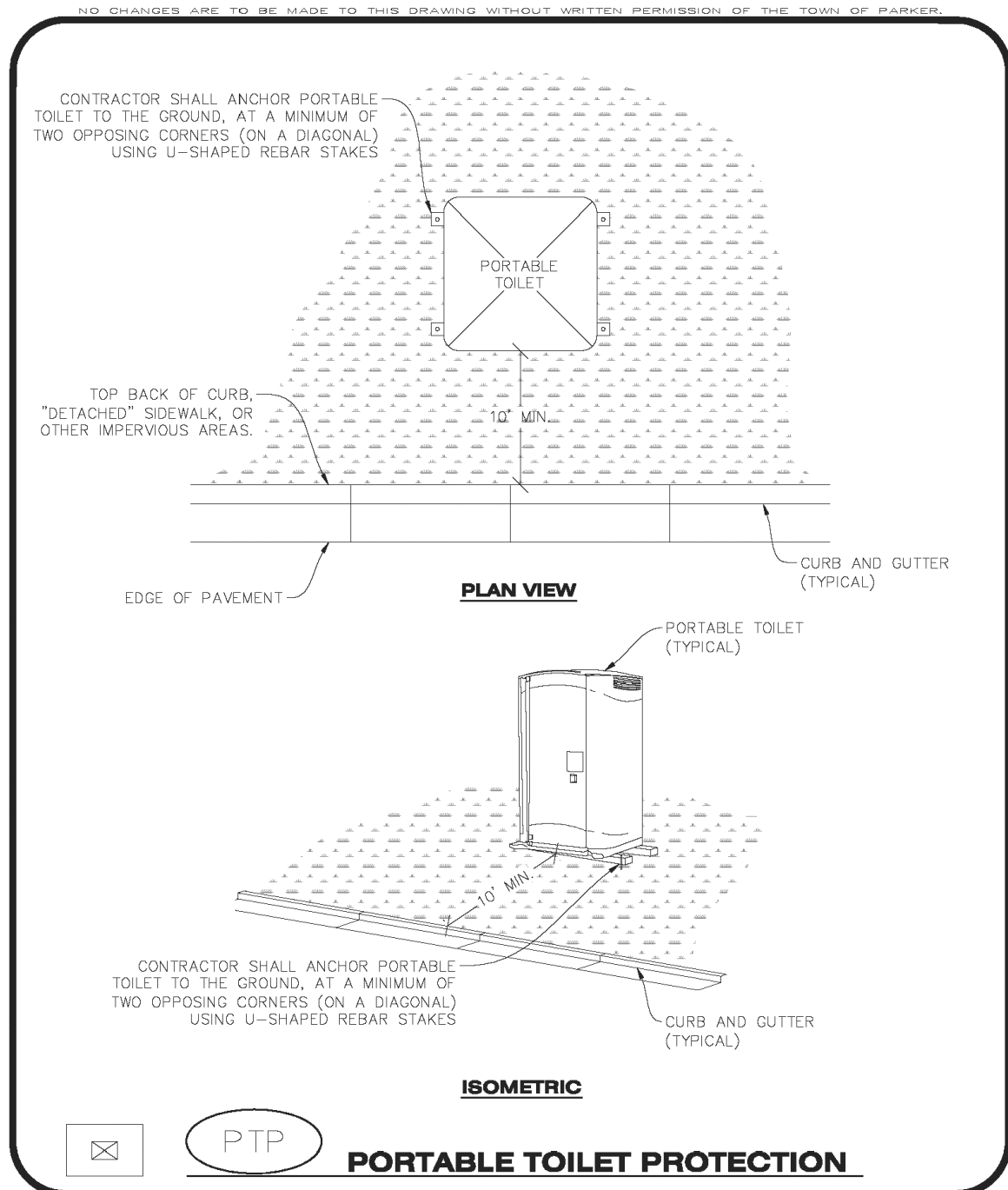
Town of Parker, Director of Engineering/Public Works _____ Date _____

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

- PORTABLE TOILETS SHALL BE PLACED A MINIMUM OF 10.0' BEHIND ALL CURBS, SIDEWALKS, AND OTHER IMPERVIOUS AREAS.
- ALL PORTABLE TOILETS MUST BE GROUPED TOGETHER.
- PORTABLE TOILETS SHALL BE SECURELY ANCHORED TO THE GROUND USING U-SHAPED REBAR STAKES.
- U-SHAPED REBAR STAKES SHALL BE POSITIONED ON AT LEAST 2 OPPOSING (DIGITAL) CORNERS.

PORTABLE TOILET PROTECTION INSPECTION AND MAINTENANCE NOTES

- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE PORTABLE TOILET PROTECTION.
- PORTABLE TOILETS SHALL BE SERVICED AT THE NECESSARY INTERVALS TO ELIMINATE THE POSSIBILITY OF OVERFLOW.
- WHEN THE PORTABLE TOILETS ARE REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE TOILETS MAY NEED TO BE LANDSCAPED OR ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).
- PORTABLE TOILETS THAT ARE NOT CONSISTENTLY MAINTAINED IN ACCORDANCE WITH THESE REQUIREMENTS MAY NEED TO BE CLUSTERED TOGETHER, IN ONE CENTRALIZED LOCATION IN ORDER TO INCREASE COMPLIANCE AND REDUCE THE CHANCE OF A SPILL.



TEMPORARY IRRIGATION

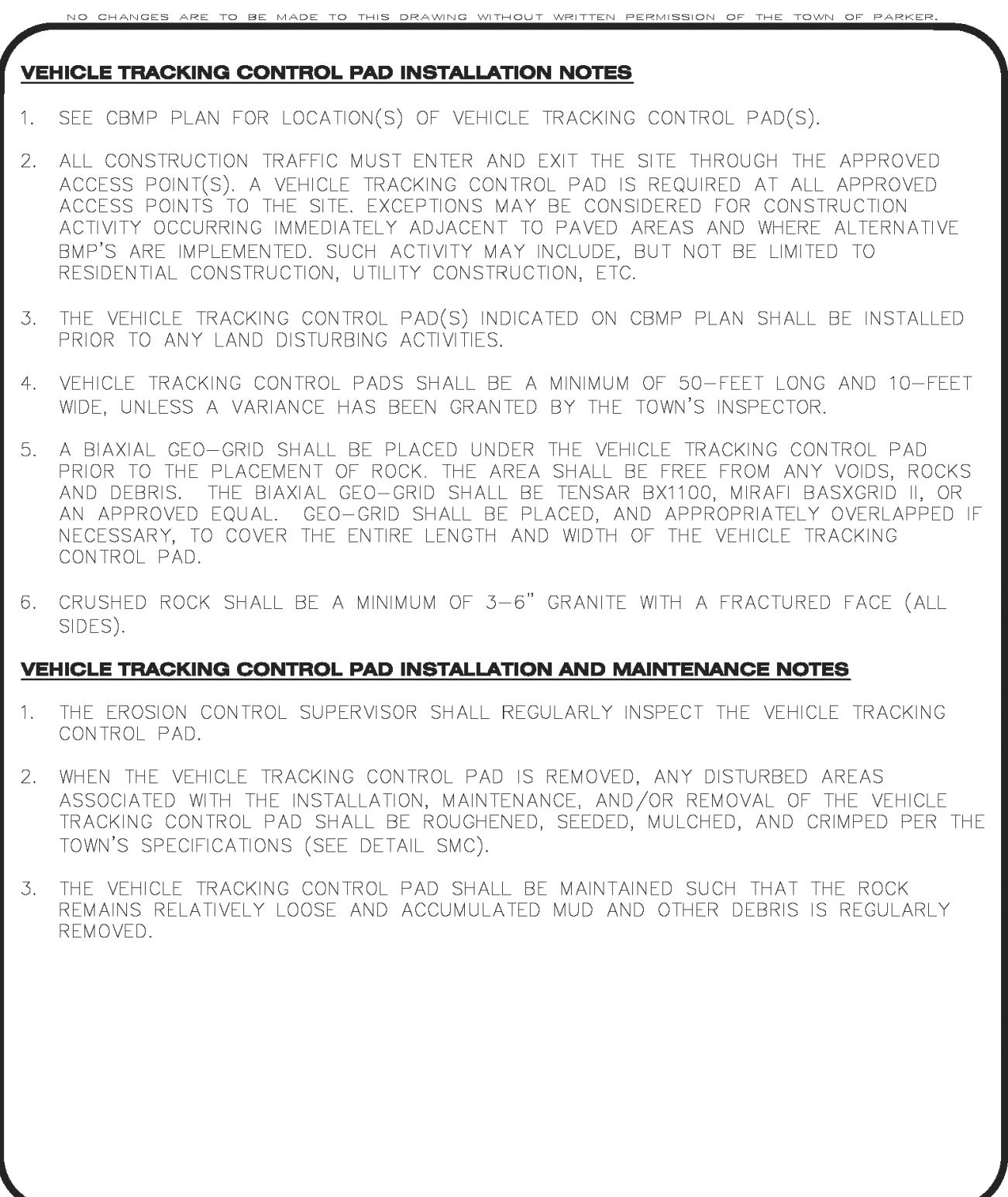
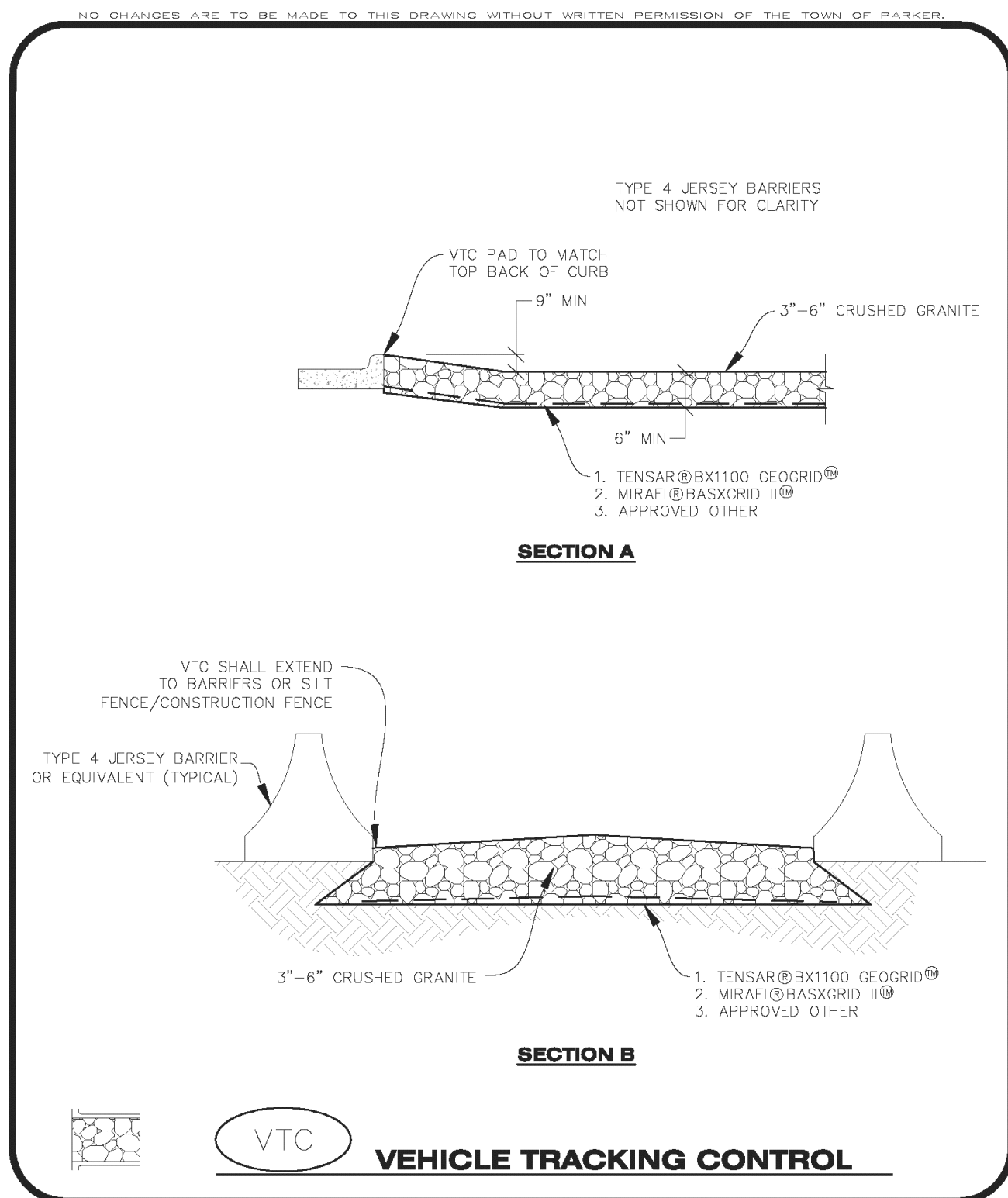
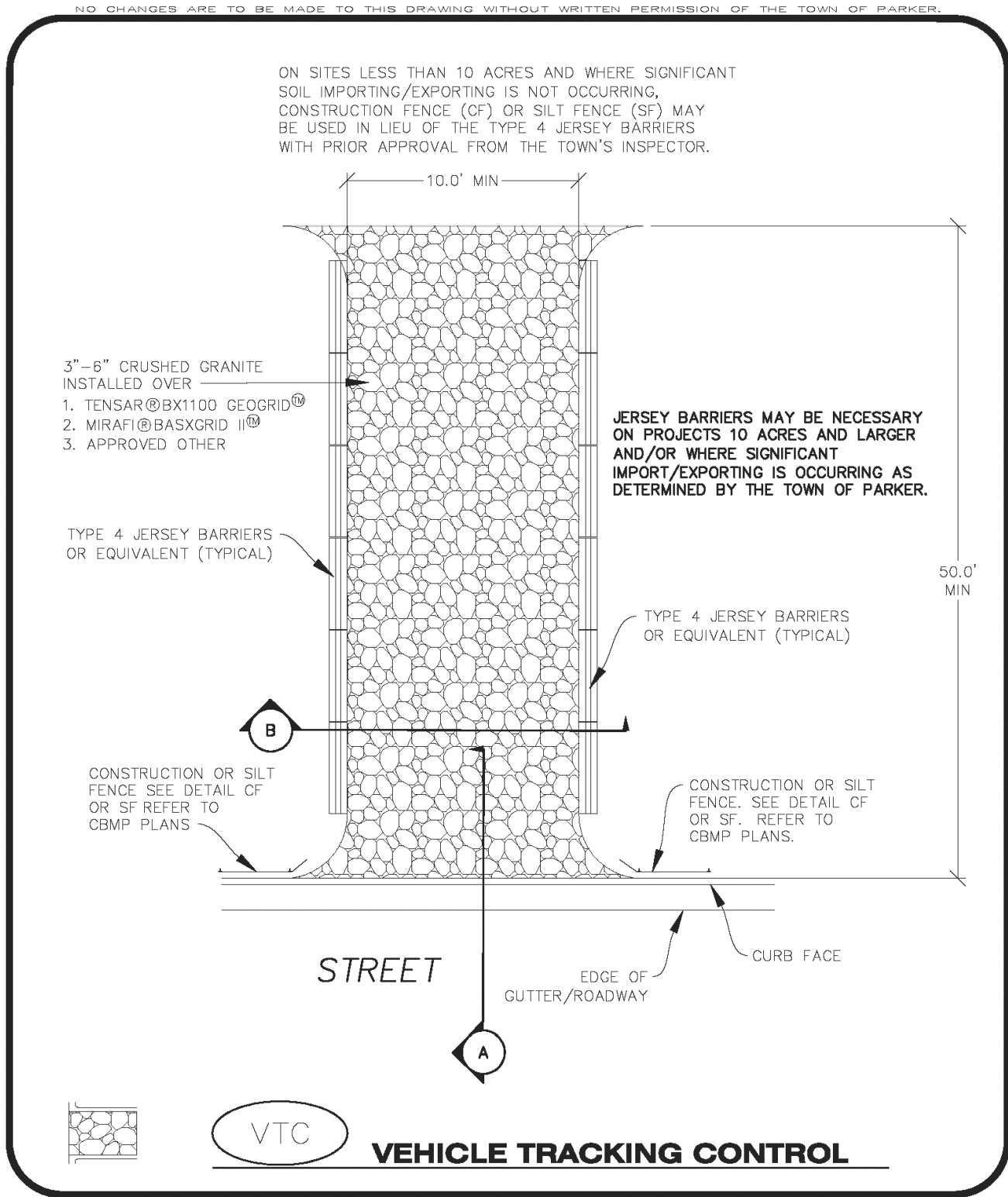
EC21

NOT USED

EC22

PORTABLE TOILET PROTECTION

EC23



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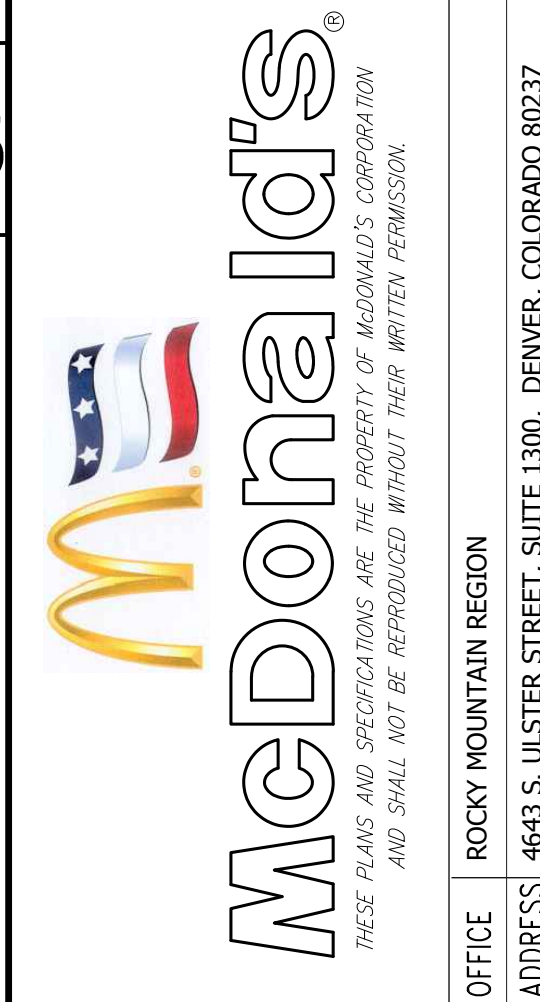
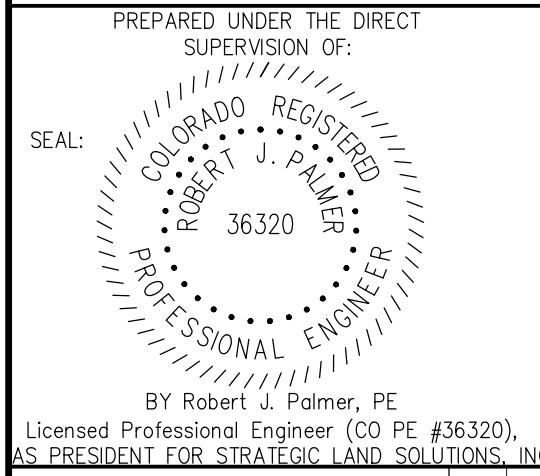
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VEHICLE TRACKING CONTROL

EC24

NO.	DATE	REVISION	DESCRIPTION
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CIVIL ENGINEERING CONSULTANT



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

SCALE: AS NOTED	M&D RE: BOWAN
DATE: 03/11/2025	M&D P/C/M: MANN
DESIGNED BY: RJP	FILE NAME:
DRAWN BY: RJP	CURRENT.DWG
CHECKED BY: RJP	SLS INC. 14-001-47

DRAWING TITLE:

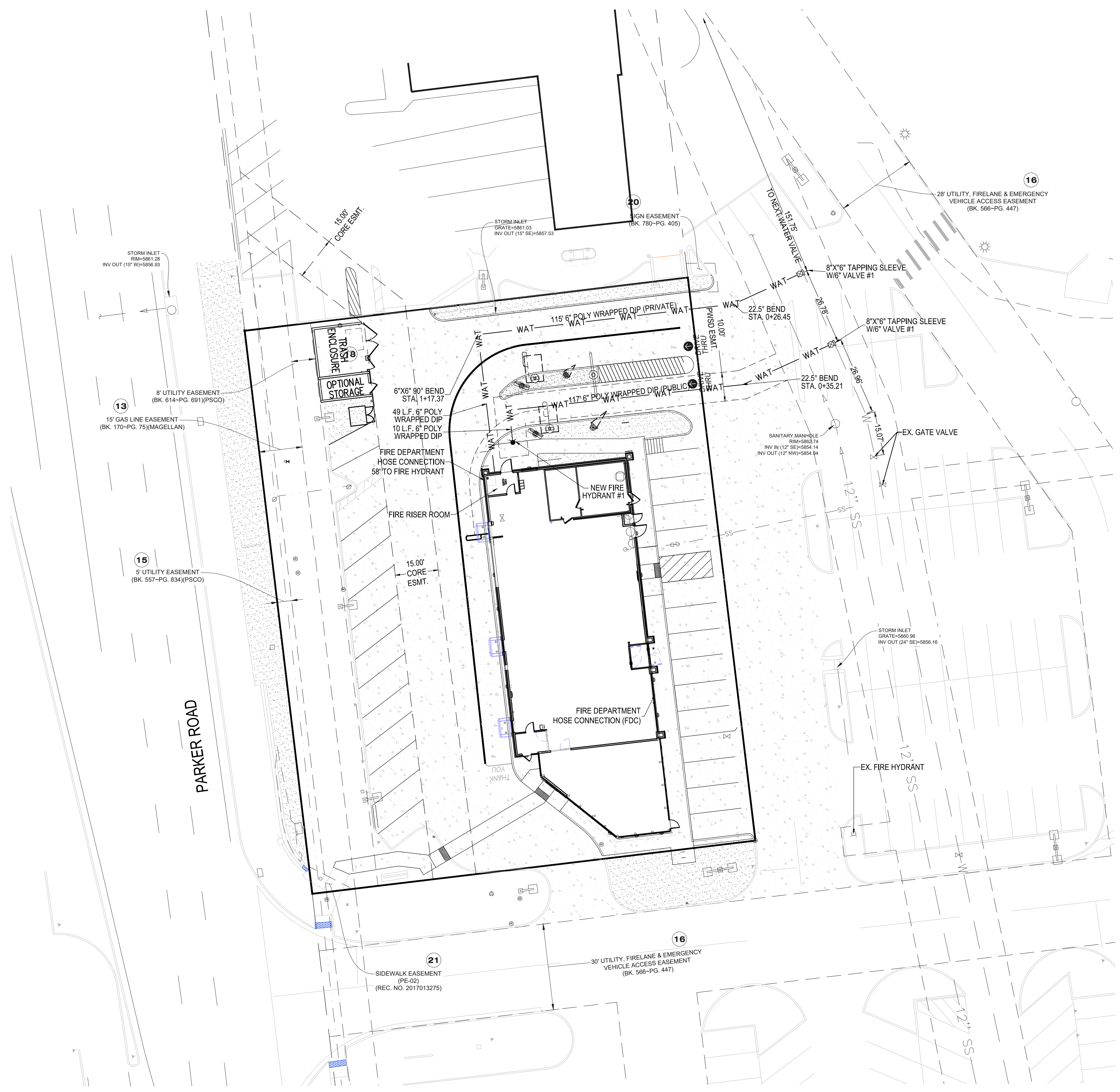
EC DETAILS

SHEET NO:

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



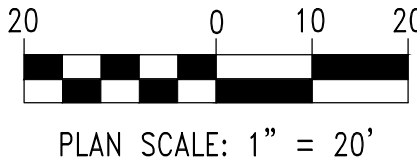
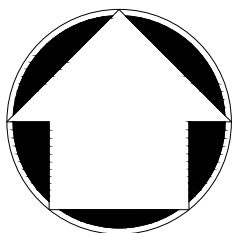
All fire hydrants shall be installed according to water utility standards. The number and locations of the fire hydrants as shown on the Overall Utility Plan are correct as specified by the Town of Parker, Community Development Department.

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.)



Know what's below.
Call before you dig.

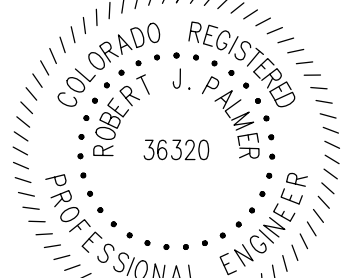


PLAN SCALE: 1" = 20'

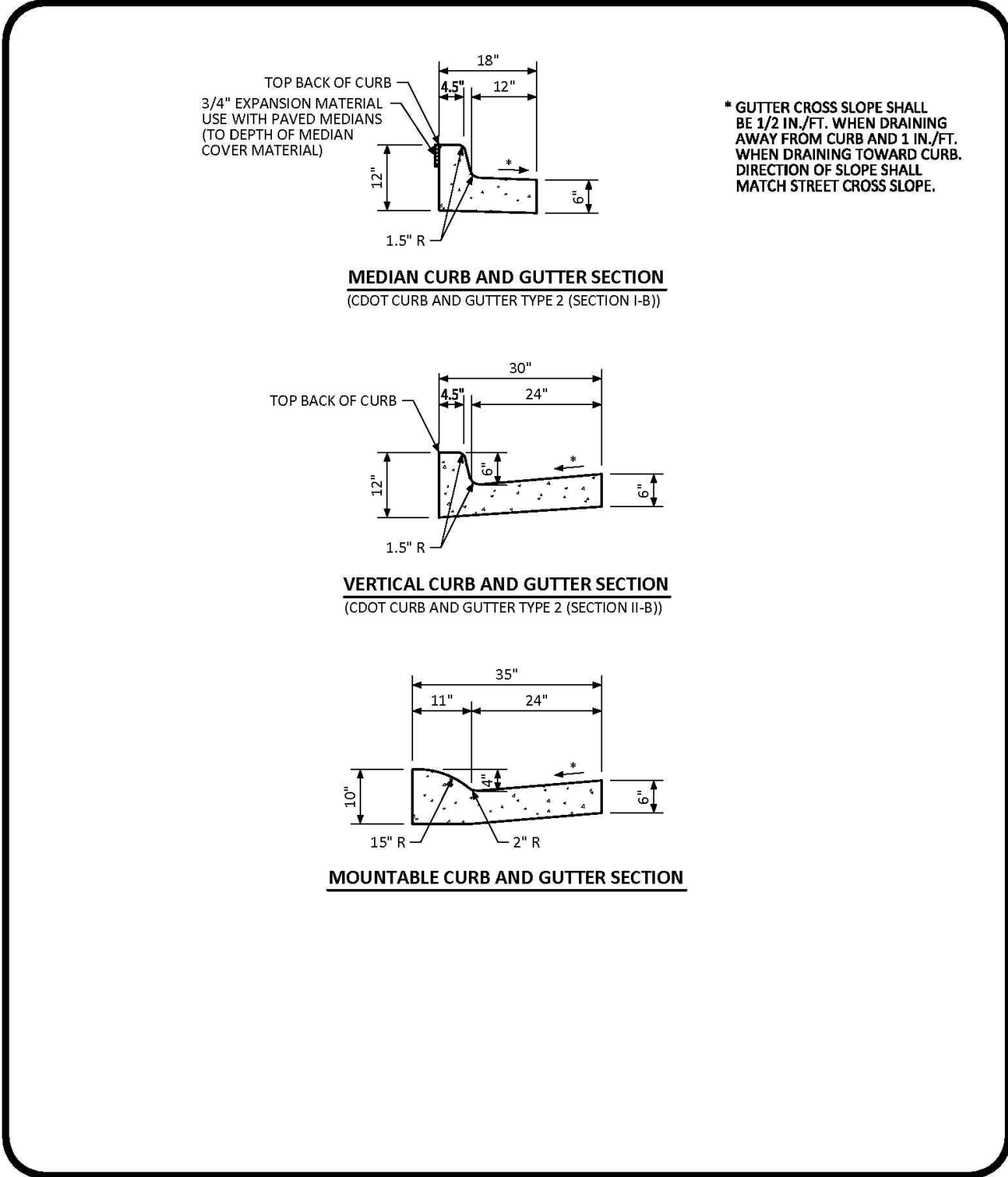
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Town of Parker, Director of Engineering/Public Works _____ Date _____

NO.		DATE		REVISION DESCRIPTION	
CIVIL ENGINEERING CONSULTANT:					
 2595 PONDEROSA ROAD FRANKTOWN, CO 80116 720.394.7661 Phone rpalmer@strategicsl.com Robert J. Palmer, PE President					
PREPARED UNDER THE DIRECT SUPERVISION OF:					
SEAL: 					
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.			
STREET ADDRESS 10950 S. PARKER ROAD CITY PARKER		STATE COLORADO	COUNTY DOUGLAS	OFFICE ROCKY MOUNTAIN REGION ADDRESS 4643 S. ULLSTER STREET, SUITE 1300, DENVER, COLORADO 80237	
REGIONAL DWG. NO.		STATE DWG. NO. 50162	NATIONAL DWG. 7462		
SCALE: DATE: 03/11/2025		M&D RE: BOWAN M&D P/C/M: MANN		DESIGNED BY: RJP FILE NAME: CURRENT.DWG DRAWN BY: RJP CHECKED BY: RJP	
DRAWING TITLE: OVERALL UTILITY PLAN					
SHEET NO.: C17					

MCDONALDS REMODEL AT PARKER CENTRAL AREA FILING NO 5 ROCK 1 LOT 2
CONSTRUCTION PLANS

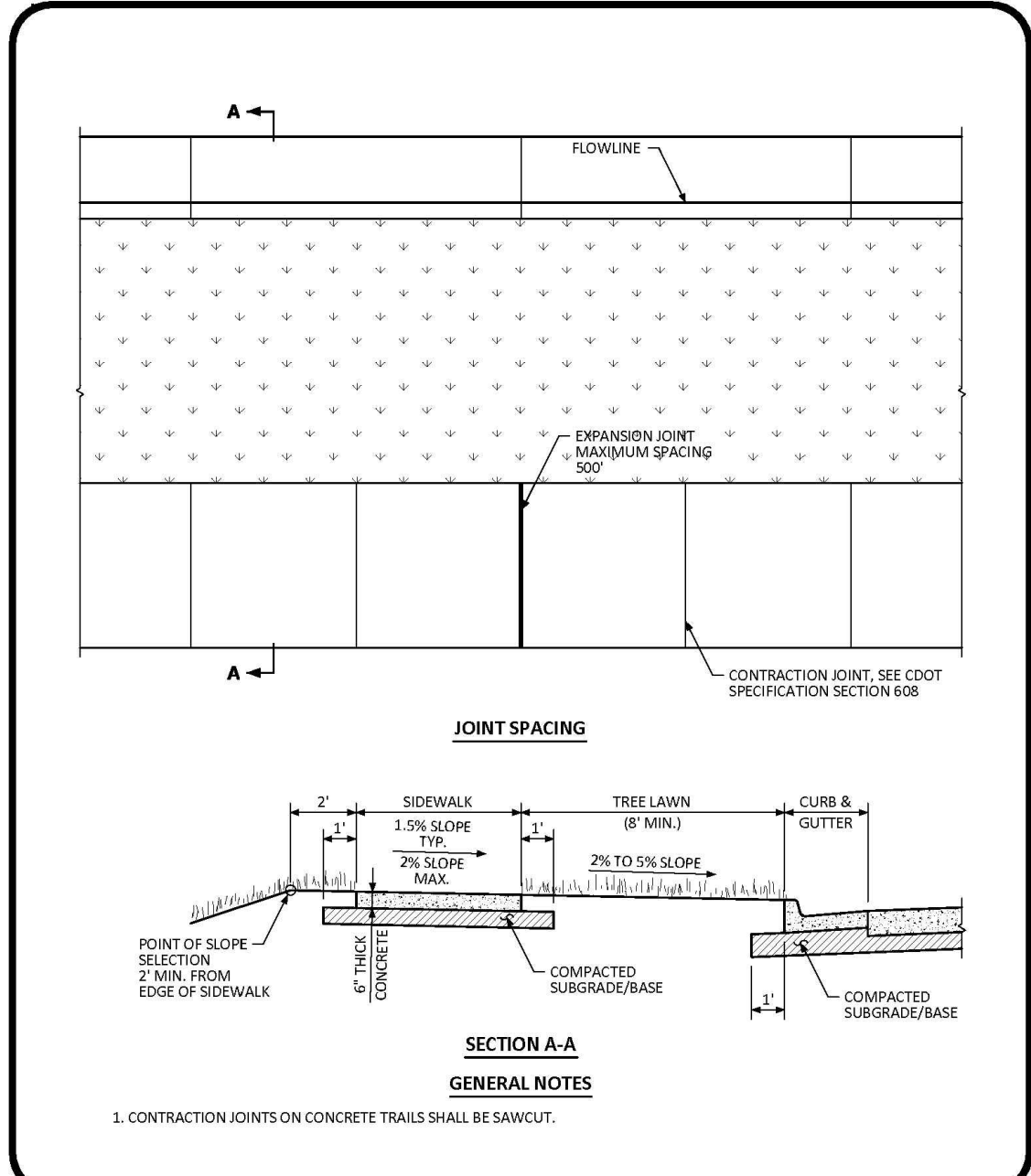


Town of Parker COLORADO

CURB, GUTTER, AND SIDEWALK SECTIONS
STANDARD DETAIL

DATE
AUGUST
2014

DETAIL
3
1 OF 1

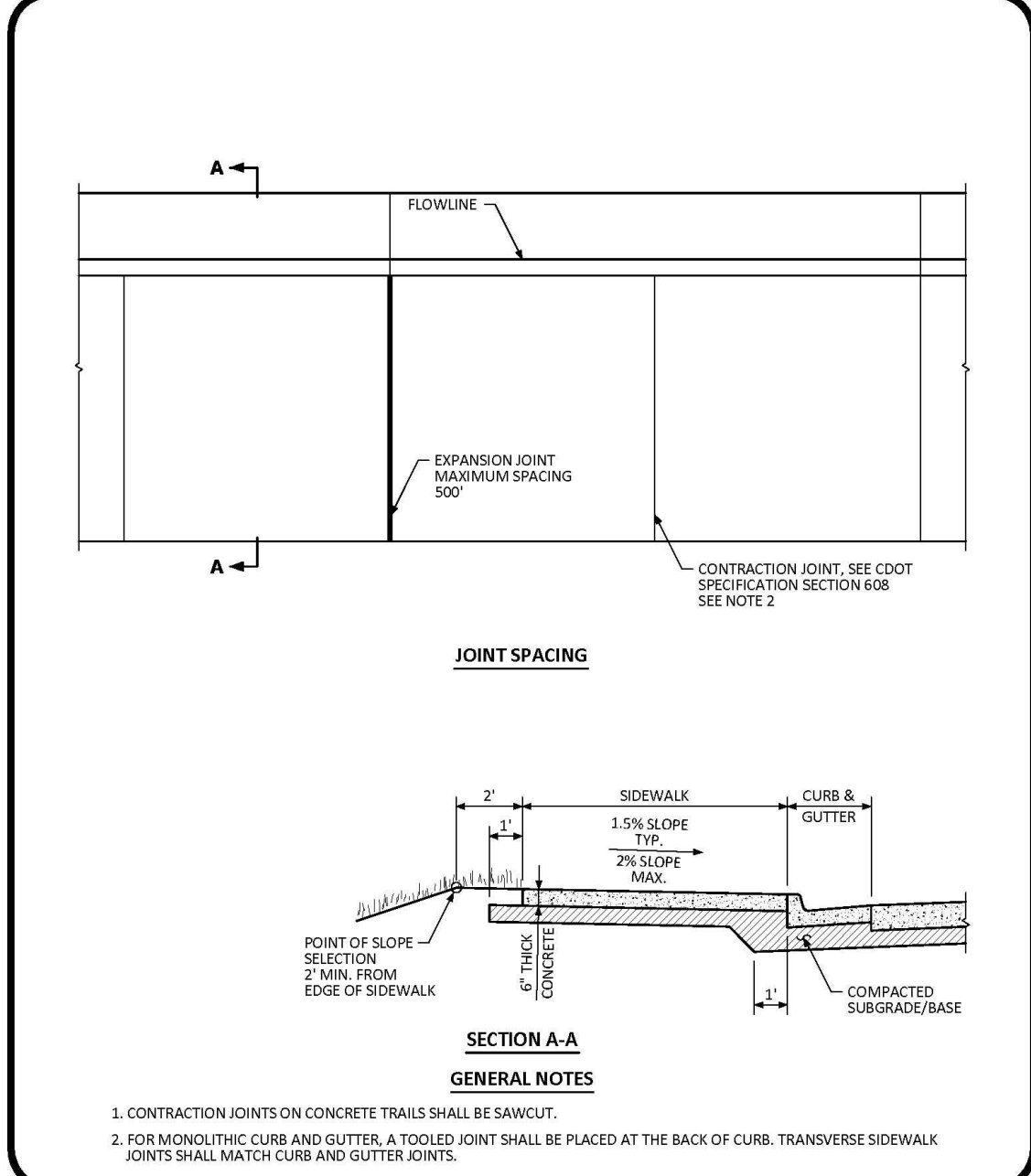


Town of Parker COLORADO

DETACHED SIDEWALK
STANDARD DETAIL

DATE
AUGUST
2014

DETAIL
4
1 OF 2

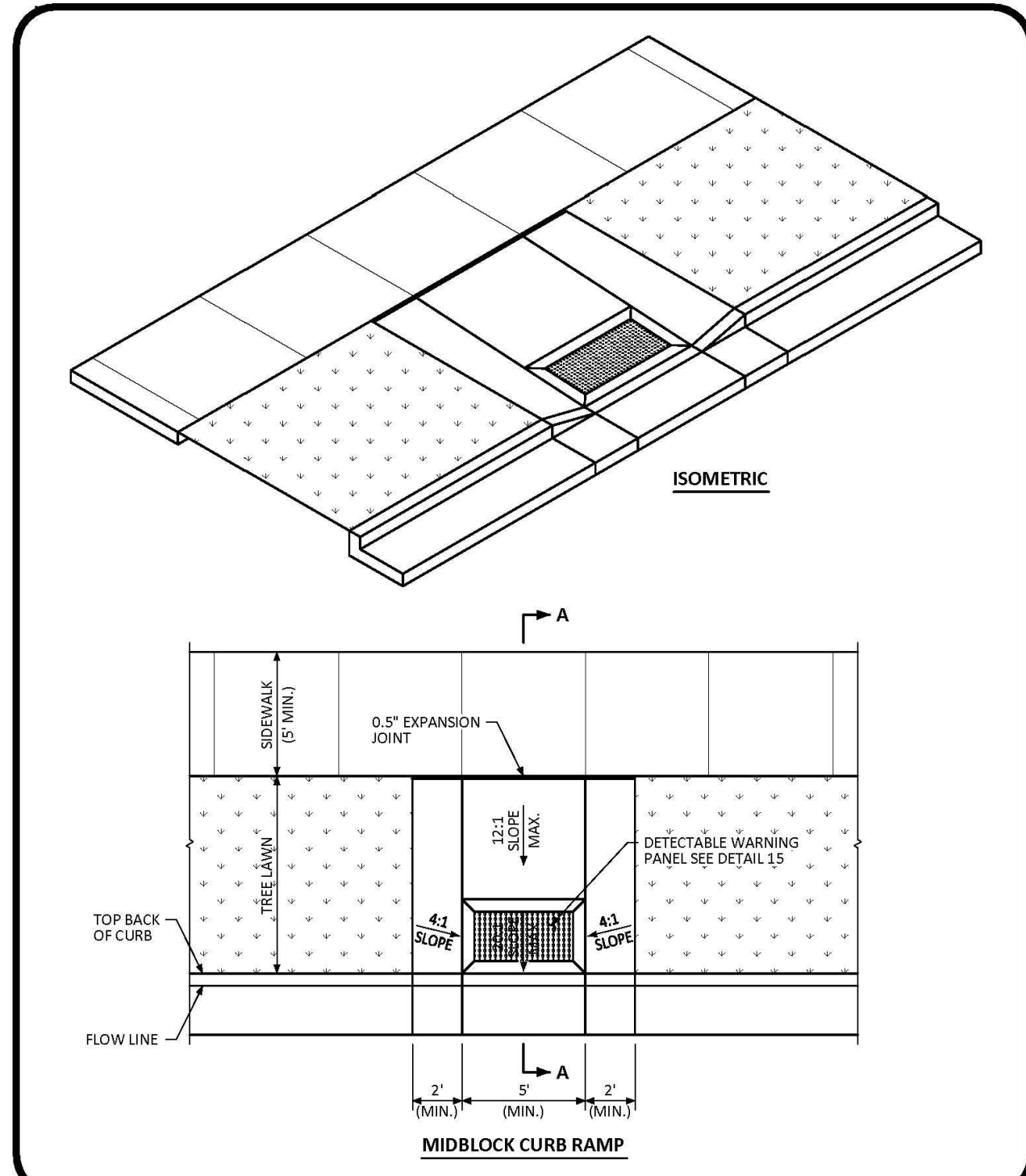


Town of Parker COLORADO

ATTACHED SIDEWALK
STANDARD DETAIL

DATE
AUGUST
2014

DETAIL
4
2 OF 2



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

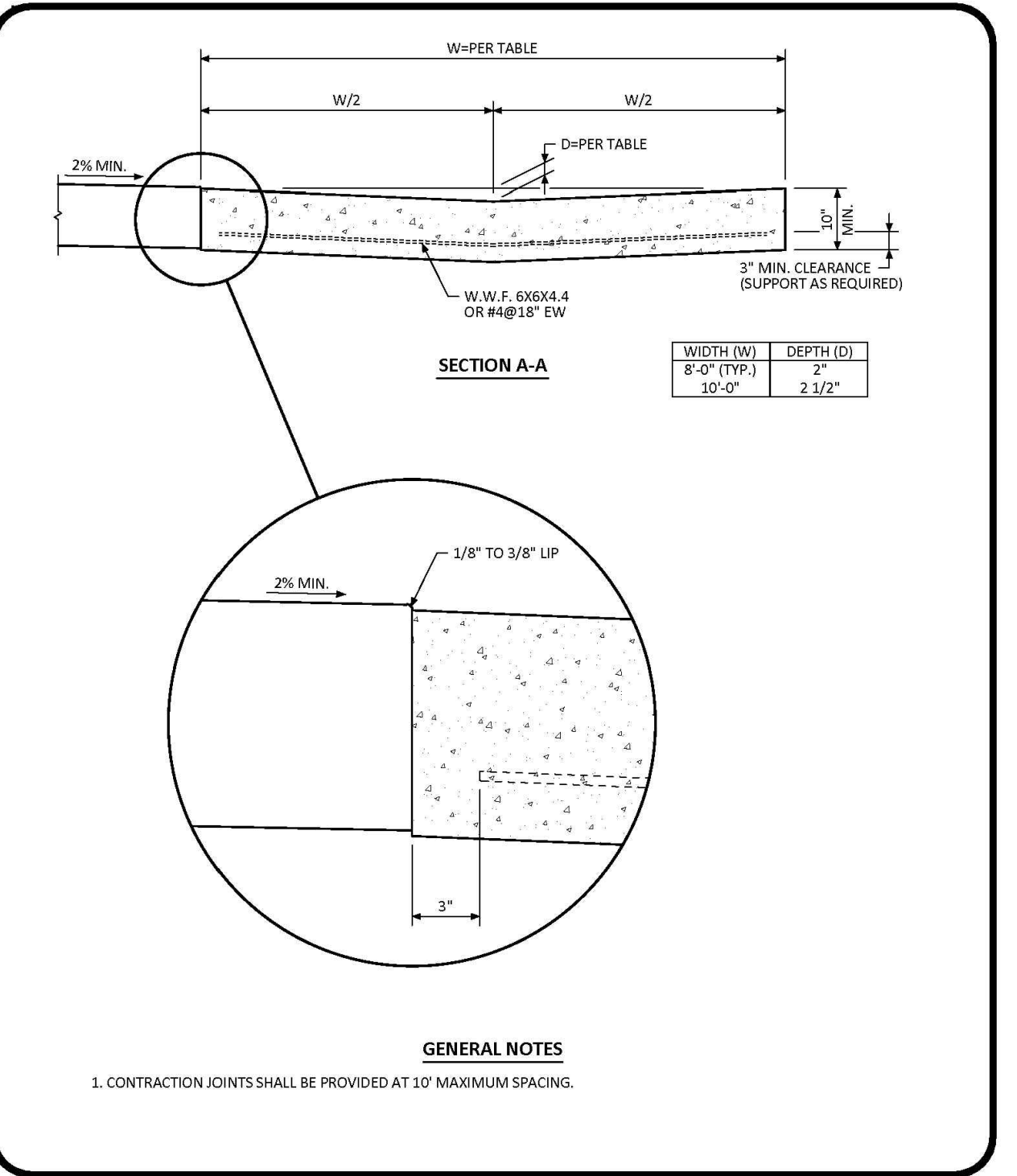
D2

ATTACHED SIDEWALK

D3

MIDBLOCK CURB RAMP

D4



Town of Parker COLORADO

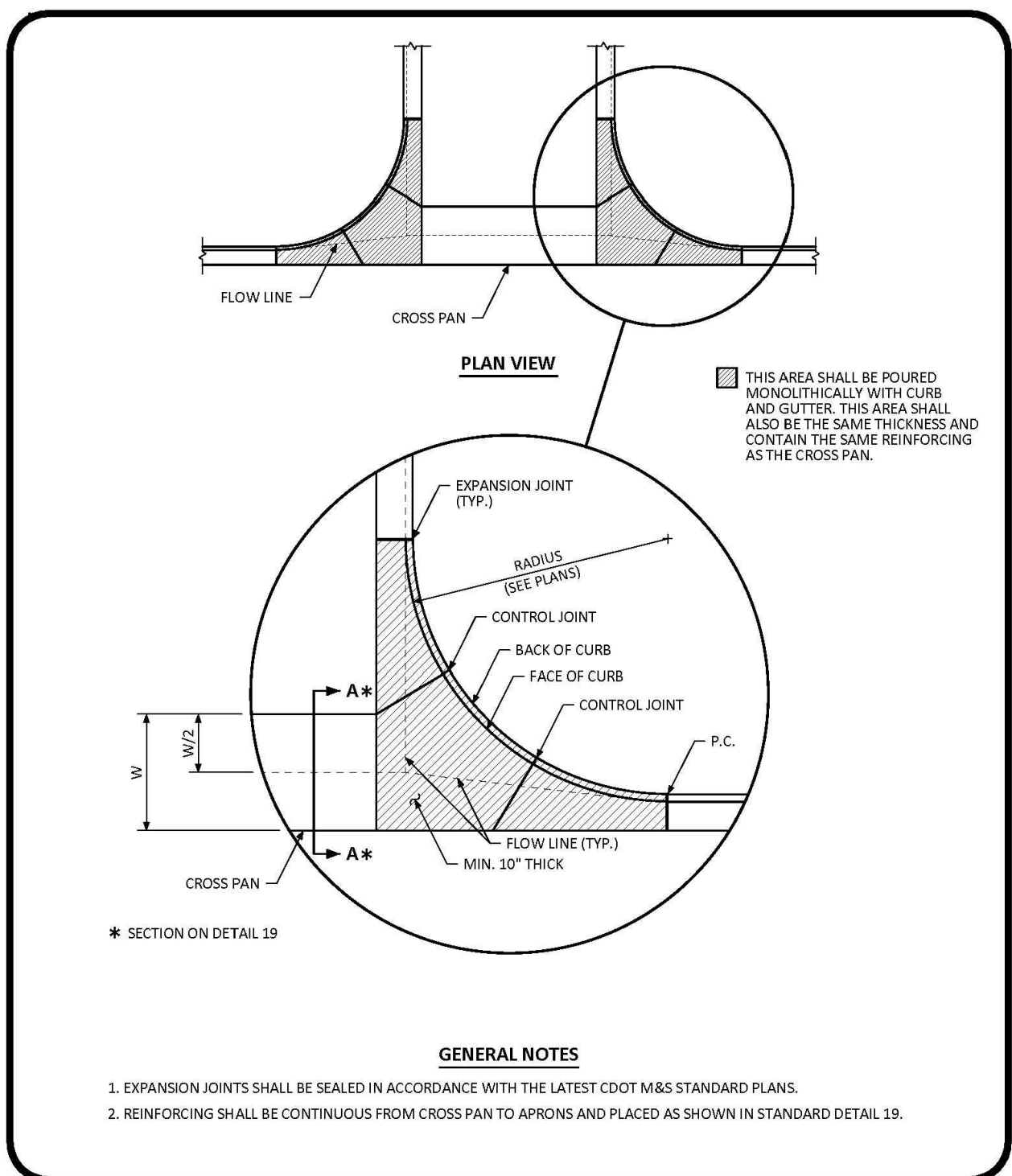
CROSS PAN LAYOUT
STANDARD DETAIL

DATE
AUGUST
2014

DETAIL
19
1 OF 1

CROSS PAN

D5



Town of Parker COLORADO

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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NO. DATE REVISION DESCRIPTION

CIVIL ENGINEERING CONSULTANT

Strategic Land Solutions, Inc.
Civil Engineering & Land Planning/Development
2595 PONDEROSA ROAD
FRANKTOWN, CO 80116
720.394.7961 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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OFFICE: ROCKY MOUNTAIN REGION
ADDRESS: 4643 S. UJSTER STREET, SUITE 1300, DENVER, COLORADO 80037

10950 S. PARKER ROAD
CITY PARKER
STATE COLORADO
COUNTY DOUGLAS
CITY PARKER
STATE SIGNED IGA: 50162
NATIONAL IGA: 7462

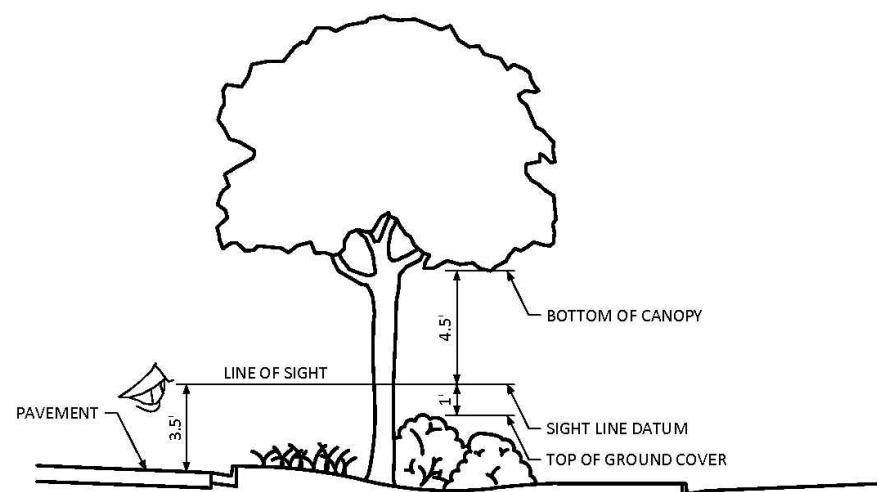
SCALE: AS NOTED
DATE: 03/11/2025
DESIGNED BY: RJP
DRAWN BY: RJP
CHECKED BY: RJP

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

DRAWING TITLE:
CONSTRUCTION DETAILS

SHEET NO:
C18

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



SIGHT DISTANCES WITH LANDSCAPING

GENERAL NOTES

1. WITHIN THE INTERSECTION SIGHT DISTANCE TRIANGLE, LIMITED LANDSCAPING SHALL BE ALLOWED BUT NO SOLID STRUCTURES, SOLID STRUCTURES SHALL INCLUDE, BUT NOT BE LIMITED TO, SOLID FENCES, UTILITY BOXES AND TREE TRUNKS. SHRUBS AND PLANTING WILL BE NO TALLER THAN 2 FEET AND TREE CANOPIES WILL BE NO LOWER THAN 8 FEET. LANDSCAPING WITHIN THIS AREA WILL BE MAINTAINED BY THE LANDOWNER OR HOMEOWNERS ASSOCIATION.

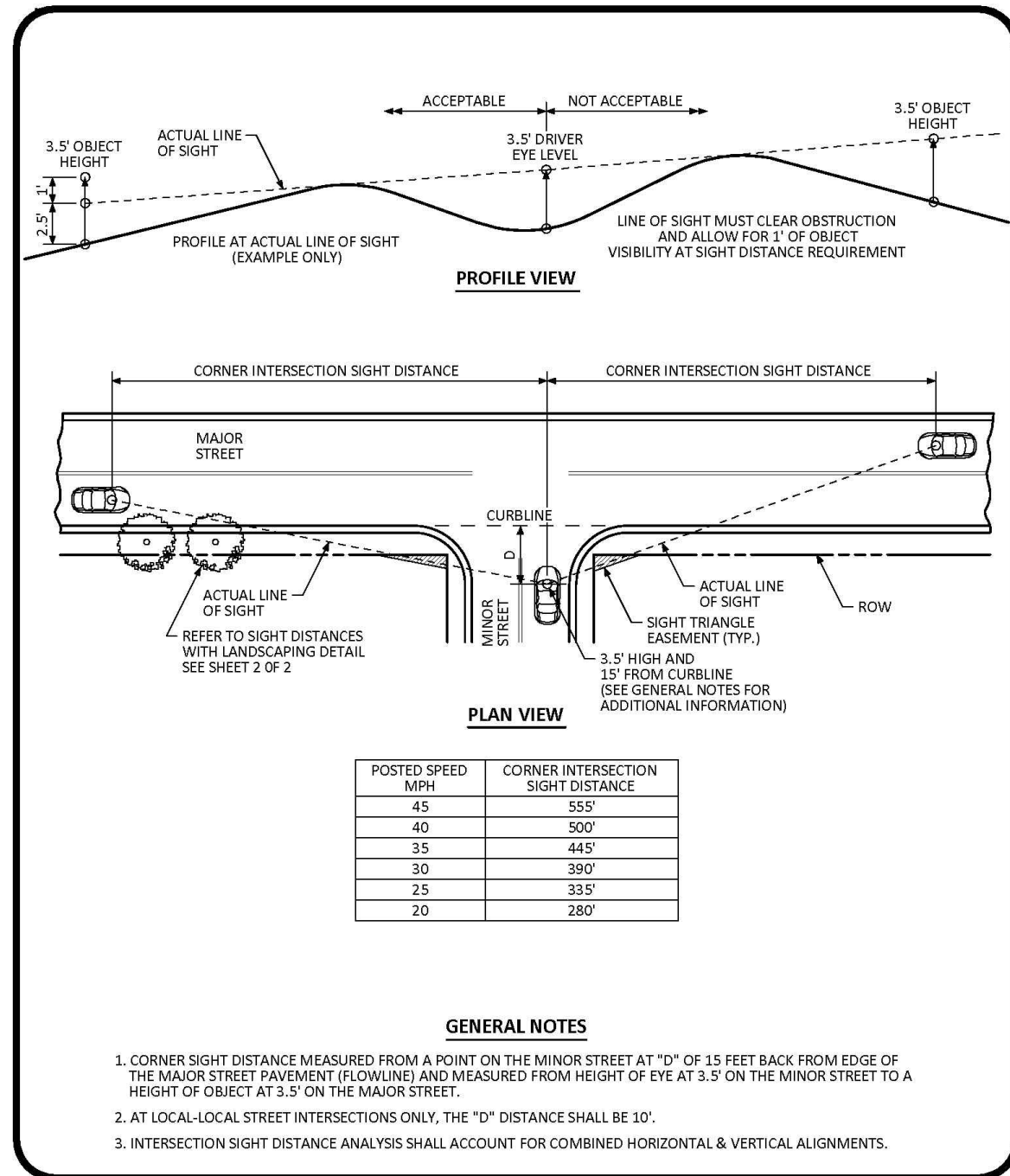
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.



INTERSECTION SIGHT DISTANCE
REQUIREMENTS
STANDARD DETAIL

DATE
AUGUST
2014

DETAIL
25
2 OF 2



GENERAL NOTES

1. CORNER SIGHT DISTANCE MEASURED FROM A POINT ON THE MINOR STREET AT 10' OF 15 FEET BACK FROM EDGE OF THE MAJOR STREET PAVEMENT (FLOWLINE) AND MEASURED FROM HEIGHT OF EYE AT 3.5' ON THE MINOR STREET TO A HEIGHT OF OBJECT AT 3.5' ON THE MAJOR STREET.
2. AT LOCAL-LOCAL STREET INTERSECTIONS ONLY, THE "10" DISTANCE SHALL BE 10'.
3. INTERSECTION SIGHT DISTANCE ANALYSIS SHALL ACCOUNT FOR COMBINED HORIZONTAL & VERTICAL ALIGNMENTS.

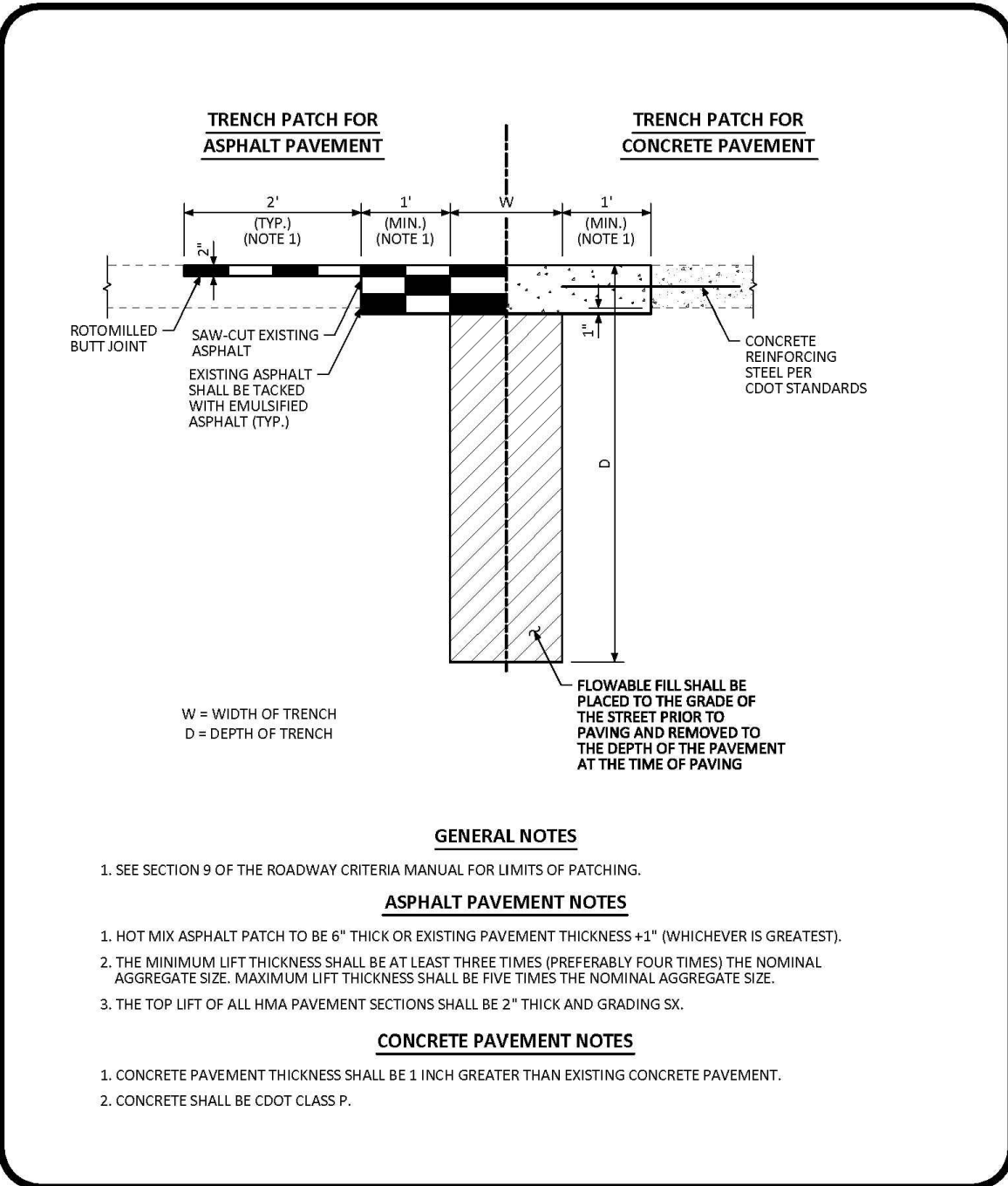
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INTERSECTION SIGHT DISTANCE
REQUIREMENTS
STANDARD DETAIL

DATE
AUGUST
2014

DETAIL
25
1 OF 2



GENERAL NOTES

1. SEE SECTION 9 OF THE ROADWAY CRITERIA MANUAL FOR LIMITS OF PATCHING.

ASPHALT PAVEMENT NOTES

1. HOT MIX ASPHALT PATCH TO BE 6" THICK OR EXISTING PAVEMENT THICKNESS +1" (WHICHEVER IS GREATEST).
2. THE MINIMUM LIFT THICKNESS SHALL BE AT LEAST THREE TIMES (PREFERABLY FOUR TIMES) THE NOMINAL AGGREGATE SIZE. MAXIMUM LIFT THICKNESS SHALL BE FIVE TIMES THE NOMINAL AGGREGATE SIZE.
3. THE TOP LIFT OF ALL HMA PAVEMENT SECTIONS SHALL BE 2" THICK AND GRADING SX.

CONCRETE PAVEMENT NOTES

1. CONCRETE PAVEMENT THICKNESS SHALL BE 1 INCH GREATER THAN EXISTING CONCRETE PAVEMENT.
2. CONCRETE SHALL BE CDOT CLASS P.

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

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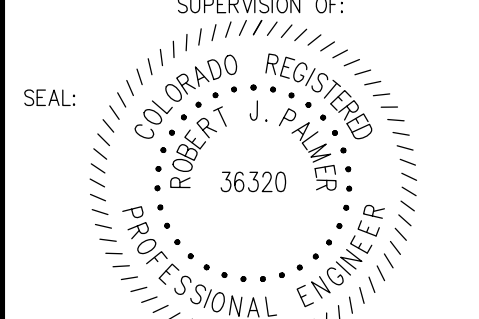
Town of Parker, Director of Engineering/Public Works Date

NO. DATE REVISION DESCRIPTION

CIVIL ENGINEERING CONSULTANT

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

PREPARED UNDER THE DIRECT SUPERVISION OF:



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

10950 S. PARKER ROAD
CITY PARKER
STATE COLORADO
COUNTY DOUGLAS
CITY
REGIONAL DWG. NO.
STATE SDRG. I.D.# 50162
NATIONAL I.D.# 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

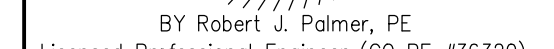
CONSTRUCTION
DETAILS

SHEET NO.

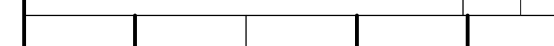
C19

[illegible]CIVIL ENGINEERING CONSULTANT;

SUPERVISION OF:
 //



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



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DATE	50	7
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RE	CC	RE	CC
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NAME _____

STREET P DC

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09
RKI
ON: NO

TINAGLIA

SCALE: AS NOTED	McD RE: BOWAN
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05/11/2025	MANN
DESIGNED BY:	

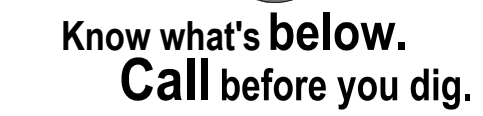
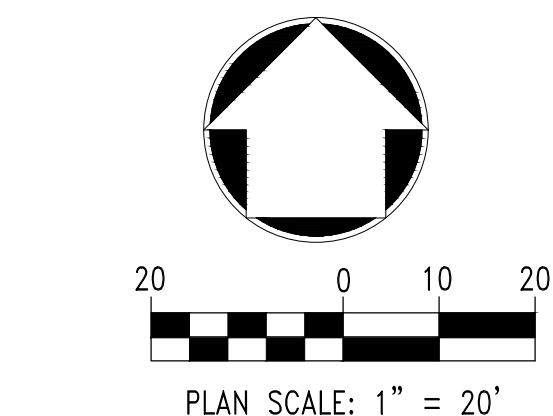
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SLS JV: 14-001-4	
DRAWING TITLE:	

SIGN & STRIPING

SHEET NO.

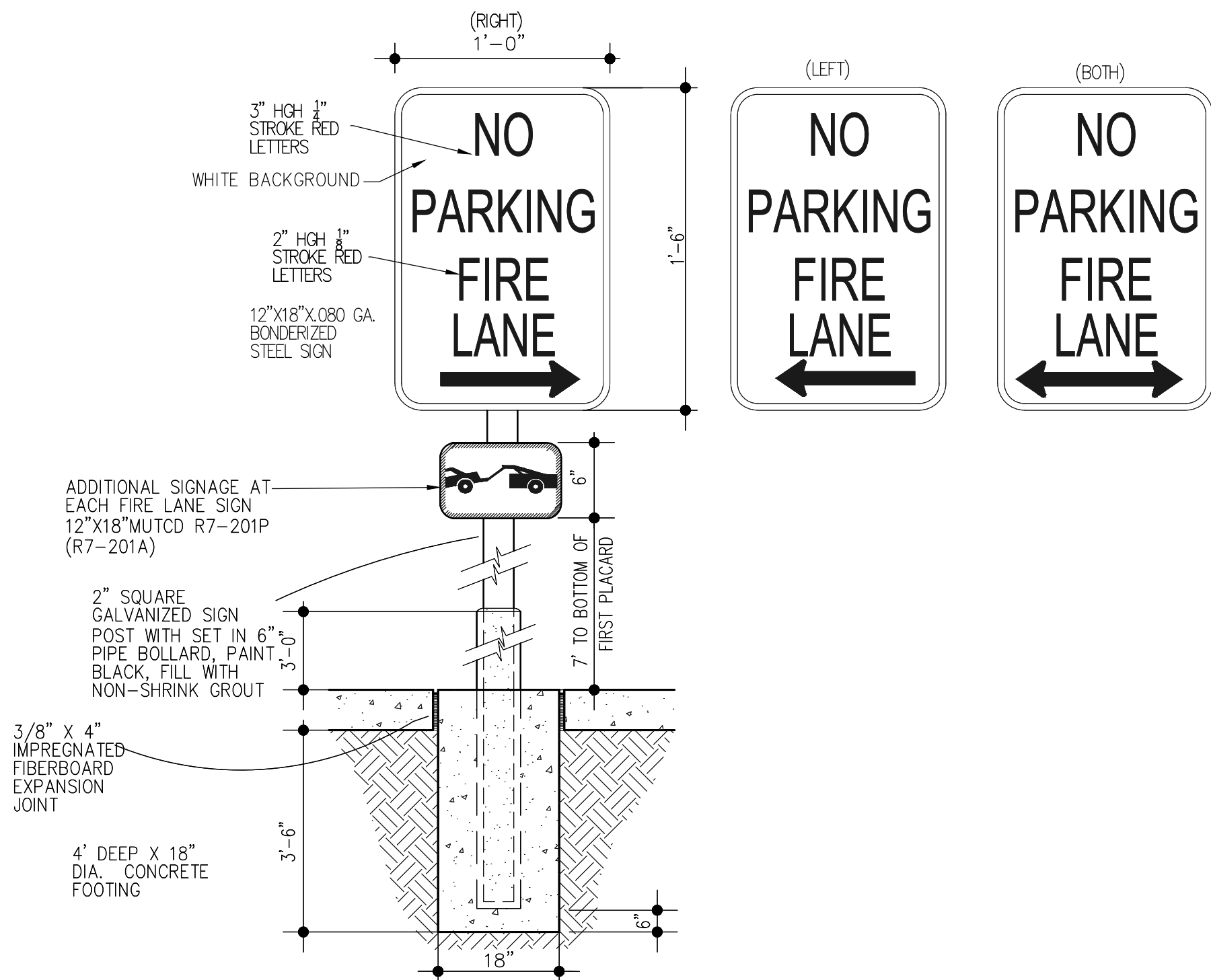
C20

[illegible]

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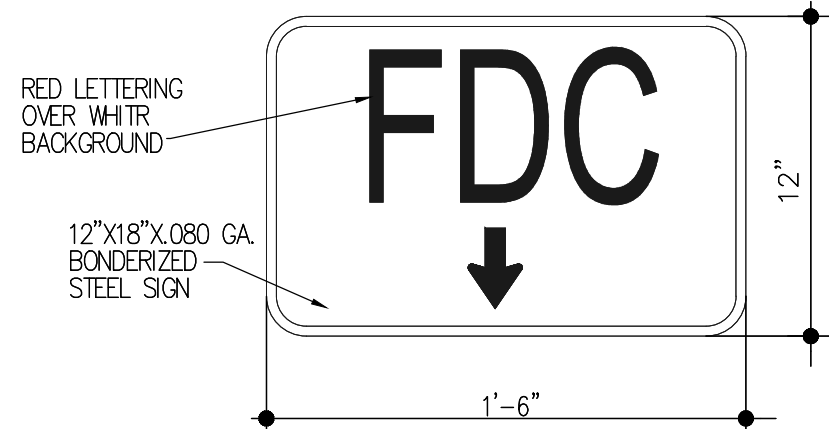
Town of Parker, Director of Engineering/Public Works	Date
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MCDONALDS REMODEL AT PARKER CENTRAL AREA
FILING NO. 5, BLOCK 1, LOT 2
CONSTRUCTION PLANS



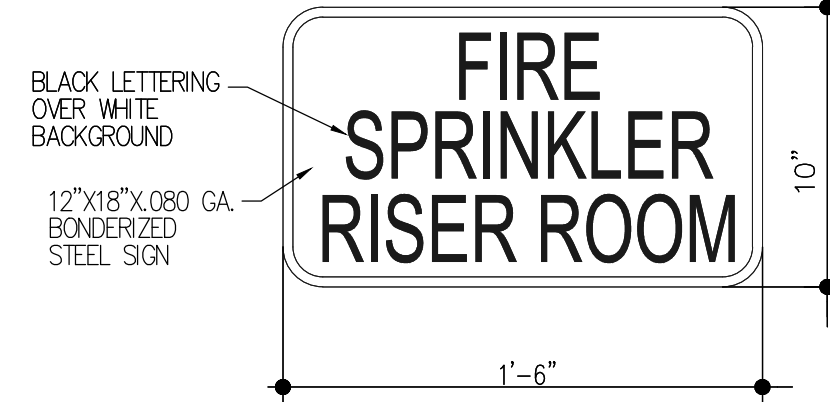
NO PARKING - FIRE LANE

SN1



FDC SIGN

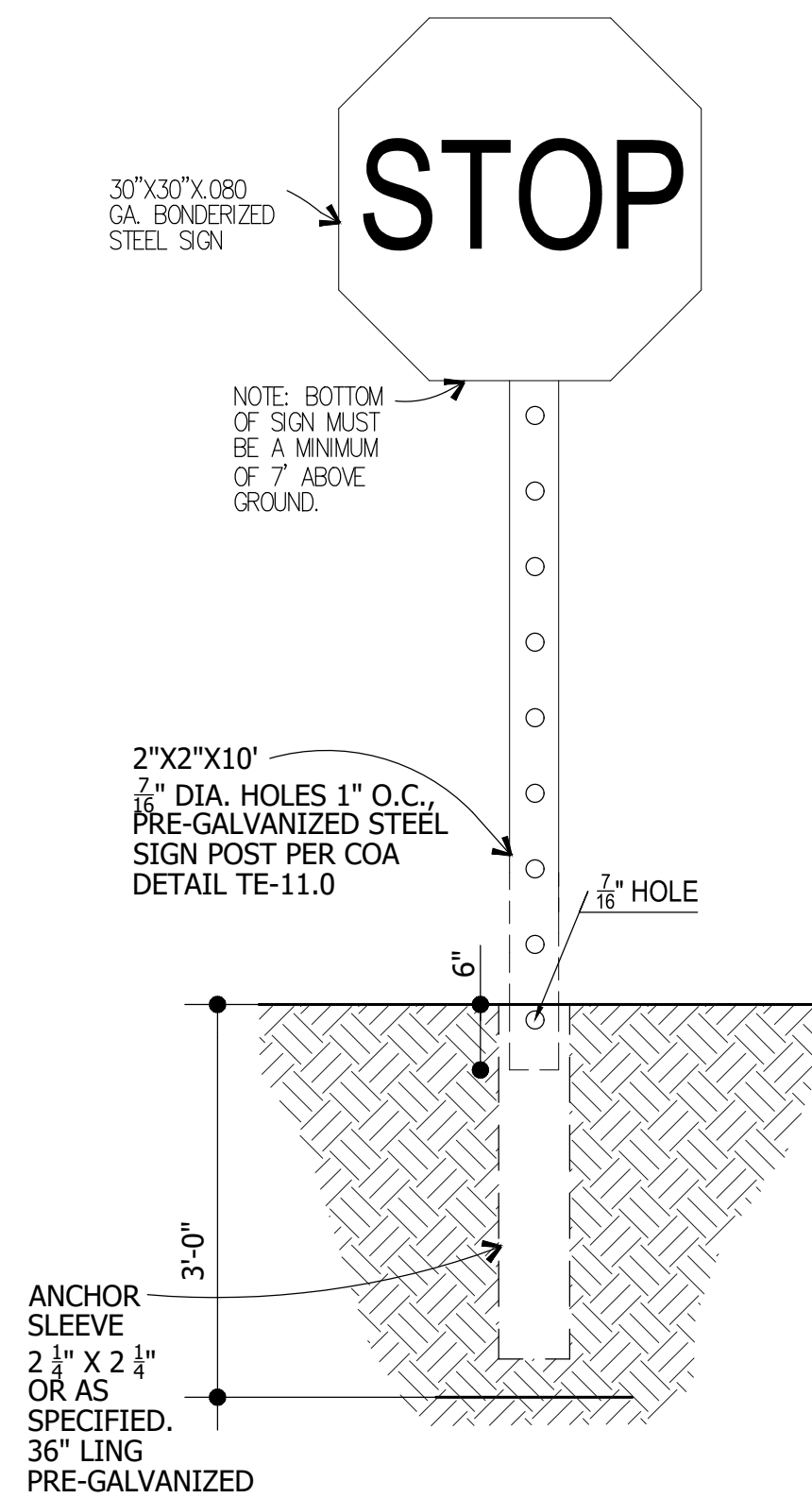
SN2



RISER ROOM SIGN

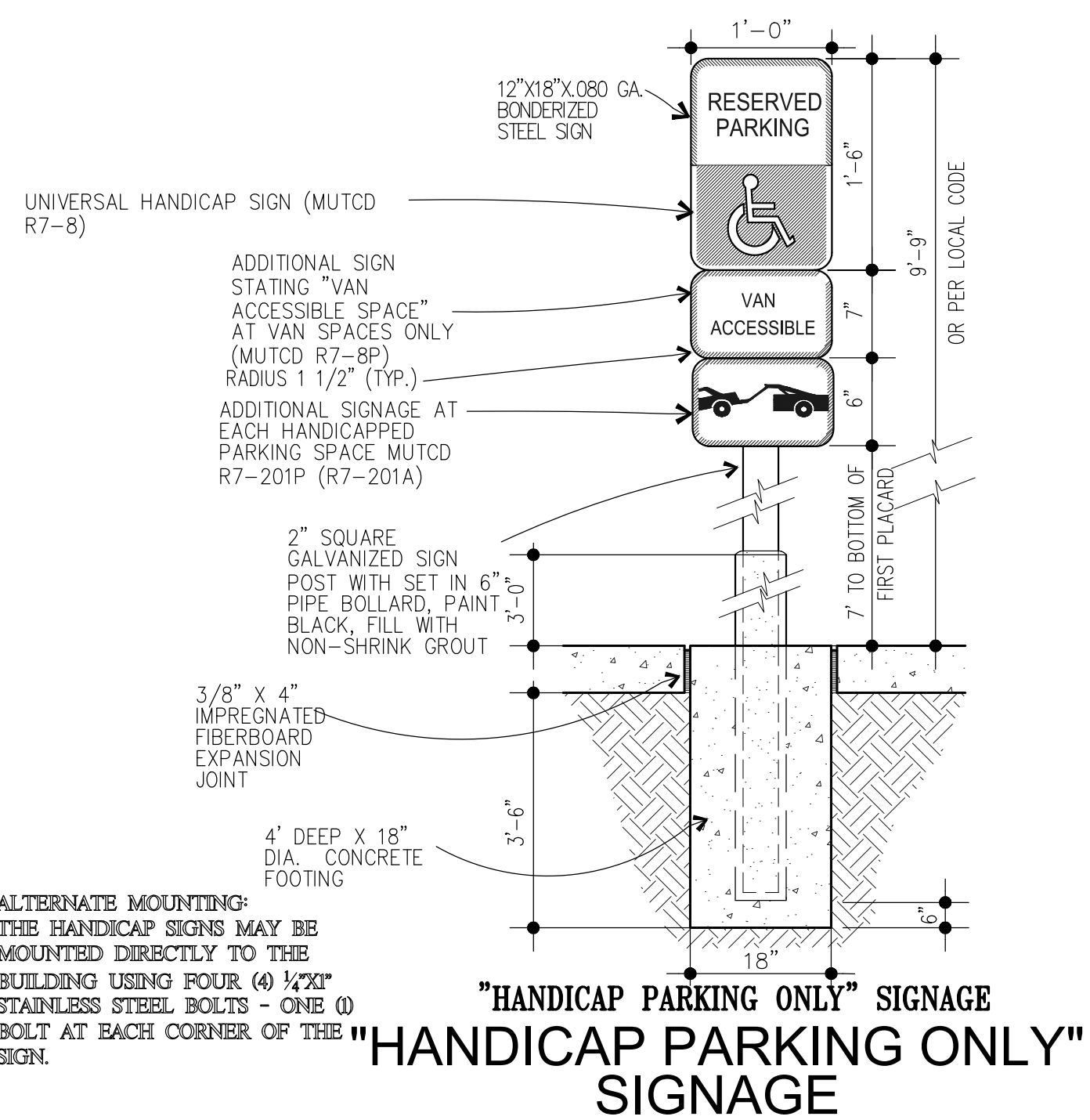
SN3

30"X30" MUTCD STOP SIGN R-1



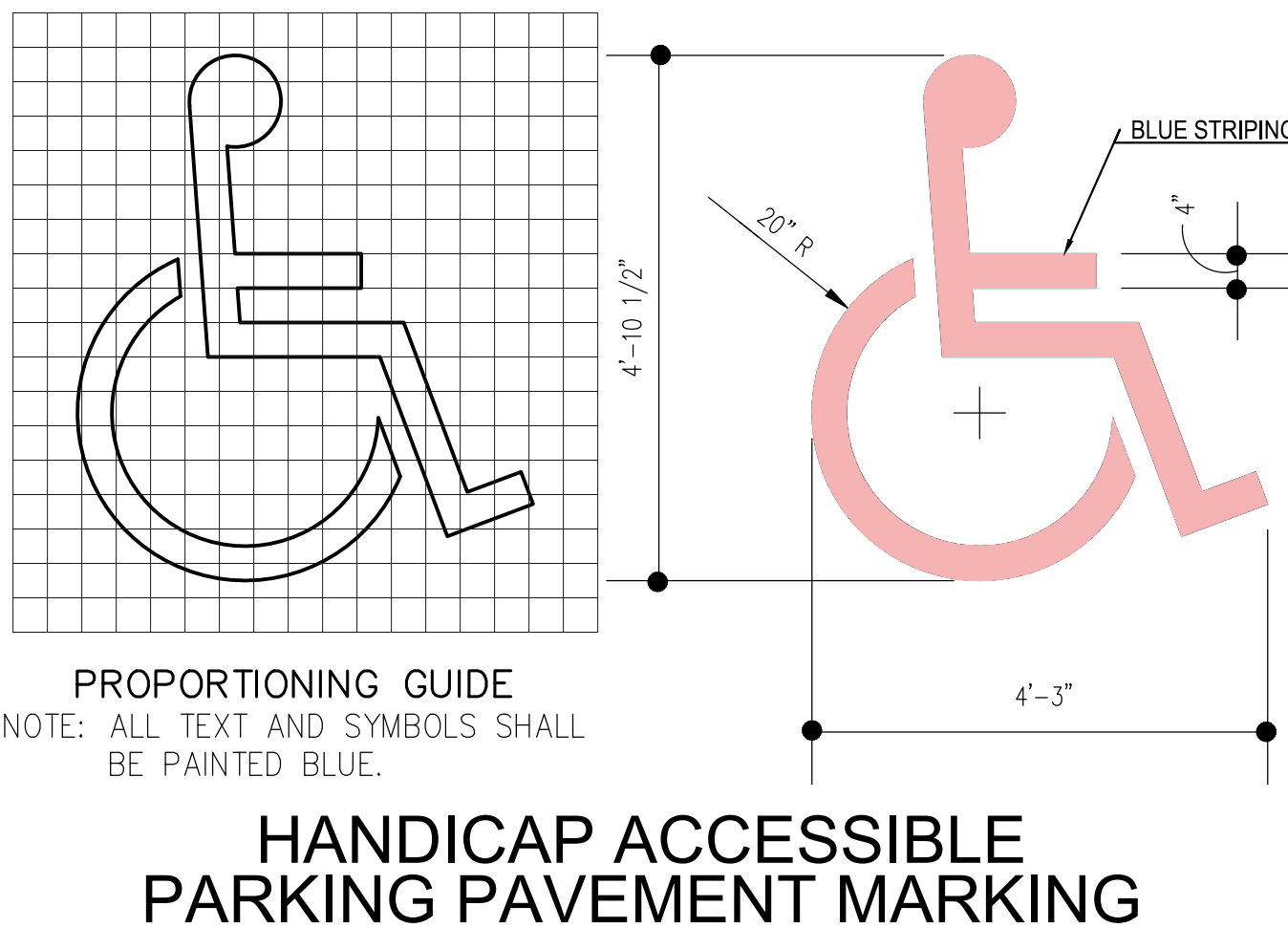
NOT USED

SN4



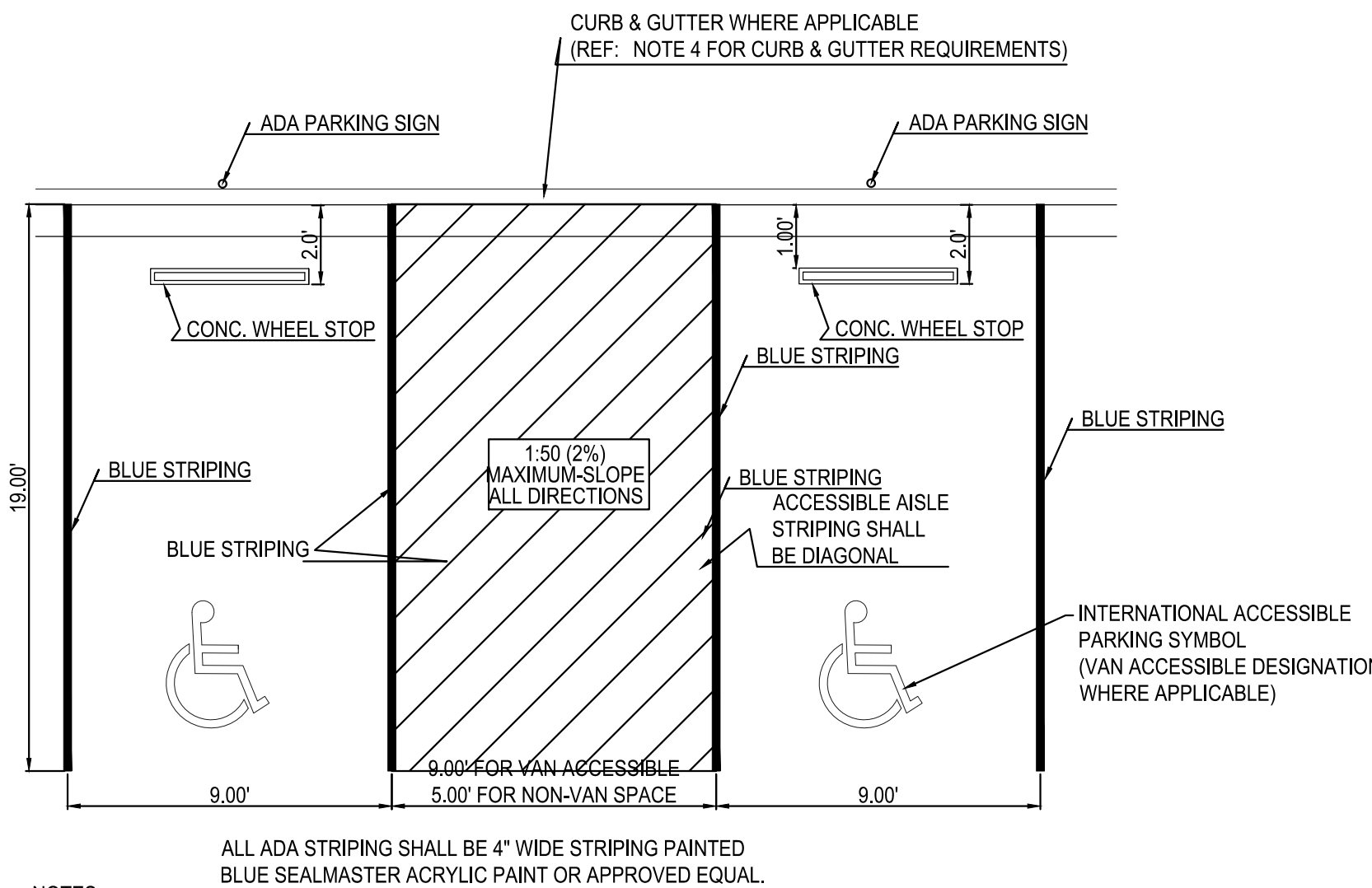
ACCESSIBLE PARKING SIGNAGE

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.

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

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Civil Engineering & Land Planning/Development
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FRANKTOWN, CO 80116
720.384.7661 Phone
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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
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

10950 S. PARKER ROAD
PARKER
COLORADO
DOUGLAS
50162
7462

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

MOD RE: BOWAN
MOD P/CW: MANN
FILE NAME: CURRENT.DWG
SUS. INC. 14-001-47

DRAWING TITLE:
SIGN & STRIPING

SHEET NO.:
C21