

# MCDONALDS REMODEL AT PARKER CENTRAL AREA

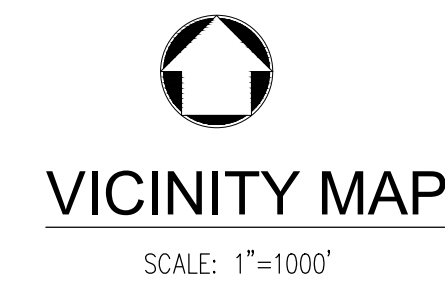
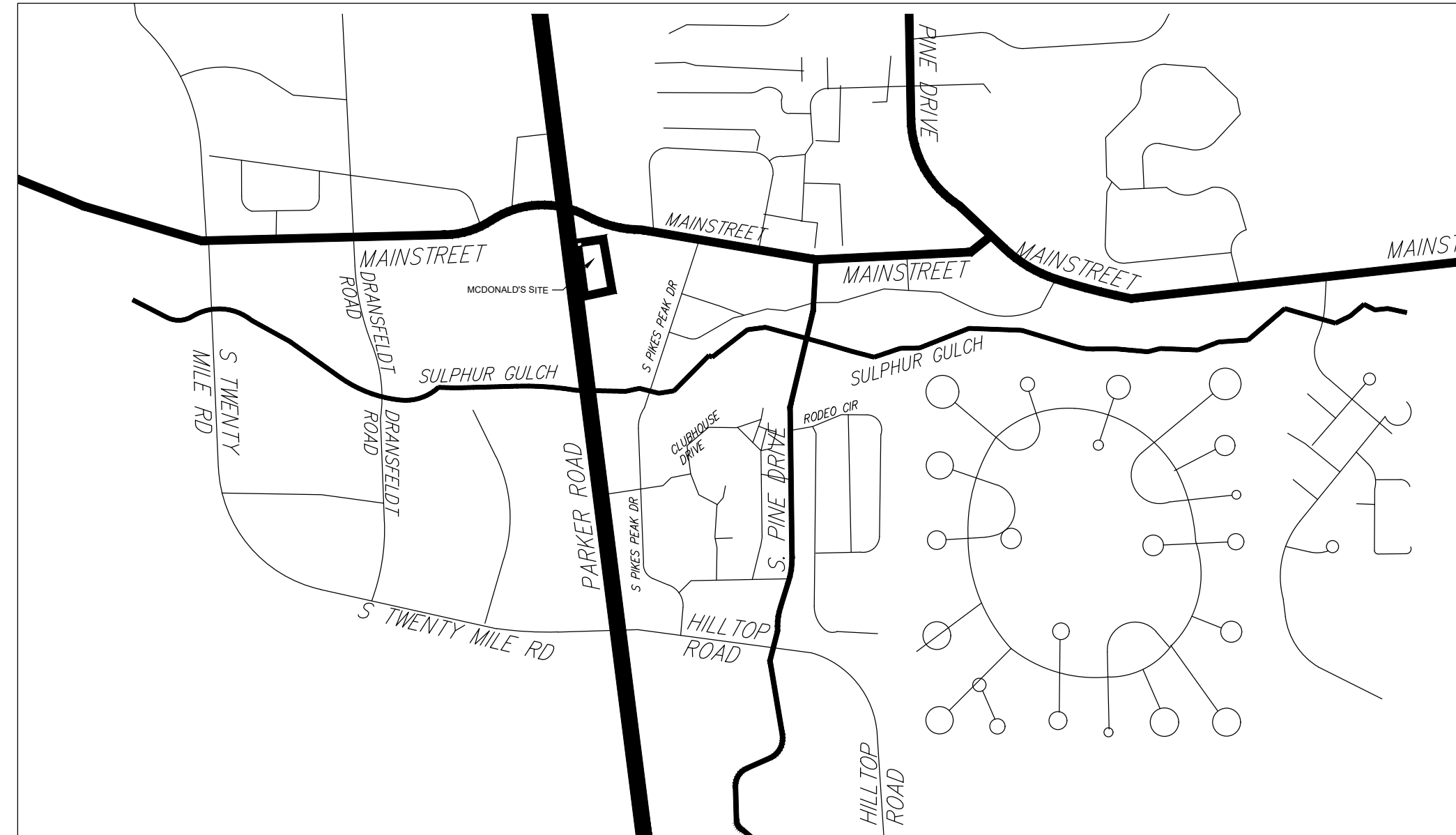
## FILING NO. 5, BLOCK 1, LOT 2

### 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



The Vicinity Map shall be at a scale of 1"=2,000' and include location and names of all aerial roadways within one mile of proposed construction. Include any major drainageways in this area.

REVISED

**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. 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 (REA)  
5496 N. U.S. HIGHWAY 85  
SEDALIA, MO 64782  
CONTACT: REN OSTERWALD  
PHONE: 720.733.5582

**GAS**  
XCEL ENERGY  
DENVER, CO 80202  
PHONE: 800.895.2999

#### 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.)

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

10950 S. PARKER ROAD	CITY	PARKER	STATE	COLORADO	COUNTY	DOUGLAS	REGIONAL DWG. NO.	50162	NATIONAL D/W	7462
----------------------	------	--------	-------	----------	--------	---------	-------------------	-------	--------------	------

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

DRAWING TITLE  
**OVERALL COVER SHEET**

SHEET NO.  
**C1**







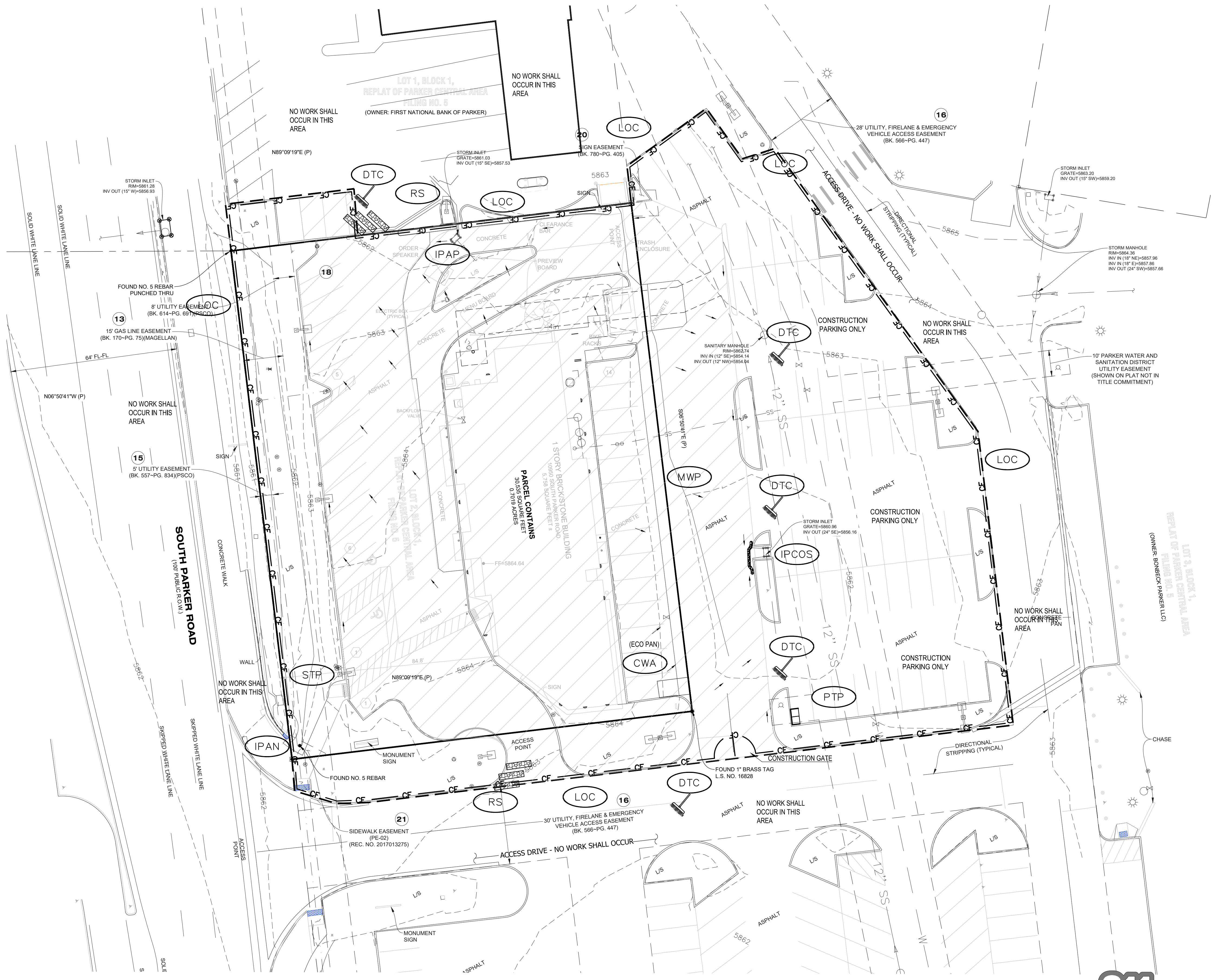


# MCDONALDS REMODEL AT PARKER CENTRAL AREA

## FILING NO. 5, BLOCK 1, LOT 2

### CONSTRUCTION PLANS

TOTAL DISTURBANCE = 0.67 ACRES



#### EROSION & SEDIMENT CONTROL LEGEND

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

- NOTE:
- 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 TOWNS 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 ONSITE BULK FUEL STORAGE REQUIRES A FIRE LIFE SAFETY PERMIT FROM THE TOWN OF PARKER PROPOR TO INSTALLATION.

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

PLAN SCALE: 1" = 20'

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

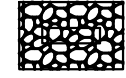
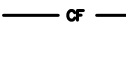


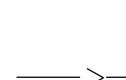

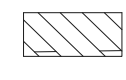







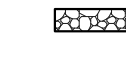

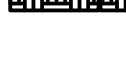









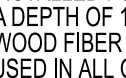


This review does not constitute approval of any private on-site improvements which may be shown. Construction cannot commence until all required drainage/traffic report(s), final development plan(s), special review(s), grading permit, and/or other permits are complete, approved and on file with the Town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

Town of Parker, Director of Engineering/Public Works      Date

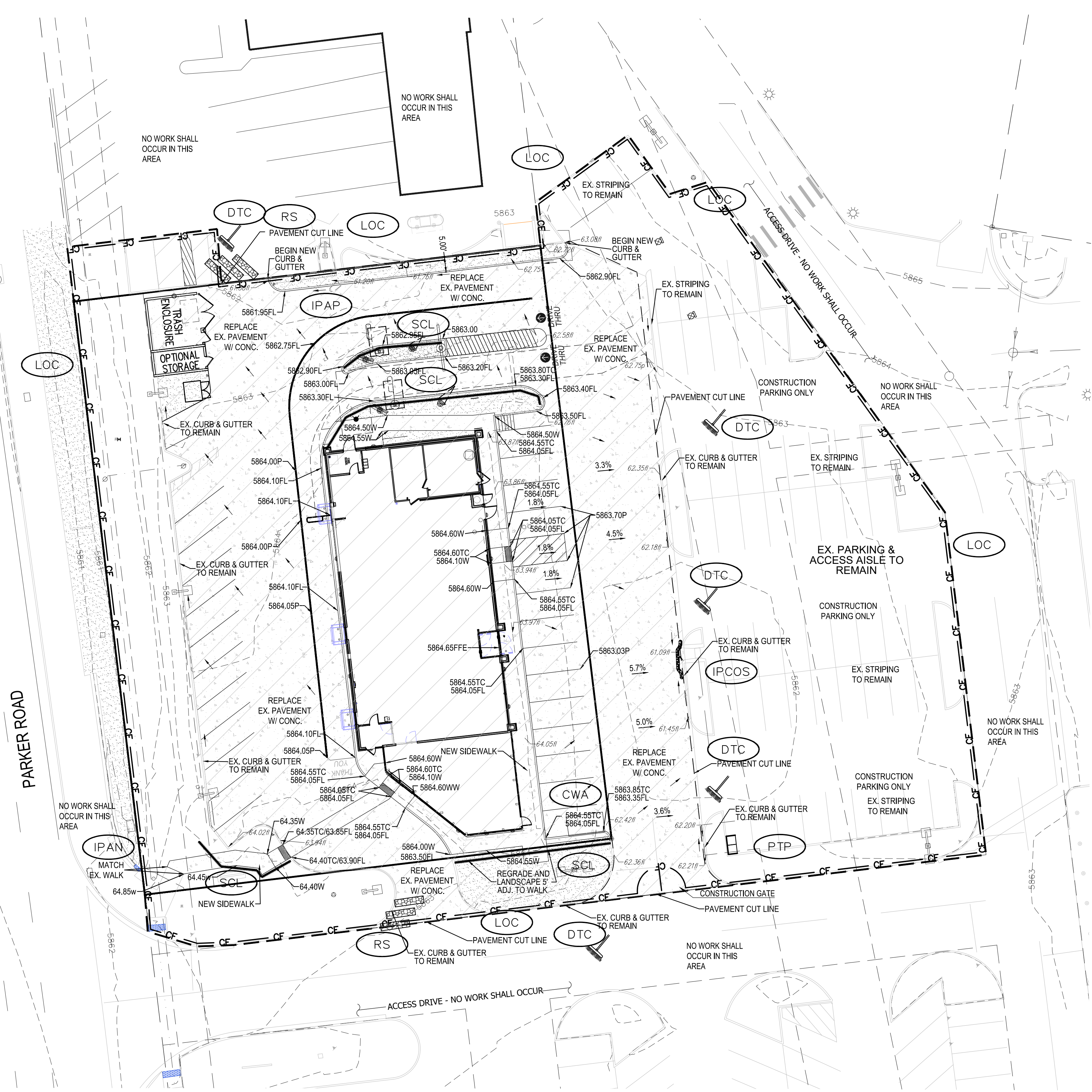
<p>2595 PONDEROSA ROAD FRANKTOWN, CO 80116 720.364.7661 Phone rpalmer@strategicls.net Robert J. Palmer, PE President</p>									
<p>PREPARED UNDER THE DIRECT SUPERVISION OF</p> <p>BY Robert J. Palmer, PE Licensed Professional Engineer (CO PE #36320), AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC.</p>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


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

## EROSION & SEDIMENT CONTROL LEGEND

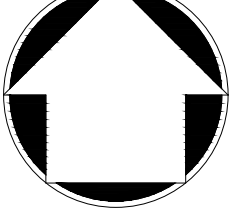
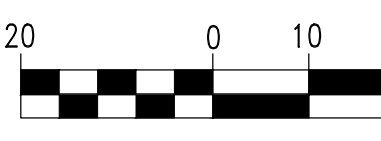
-  CD CHECK DAM
-  CF CONSTRUCTION FENCE
-  CP CULVERT PROTECTION
-  CWA CONCRETE WASHOUT AREA
-  D DEWATERING
-  DD DIVERSION DITCH
-  DTC DEBRIS TRASH CONTROL
-  ECB EROSION CONTROL BLANKET
-  IPAN INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT
-  IPAP INLET PROTECTION FOR AREA INLETS IN PAVEMENT
-  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 SWALE 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.  
 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.





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


PLAN SCALE: 1" = 20'

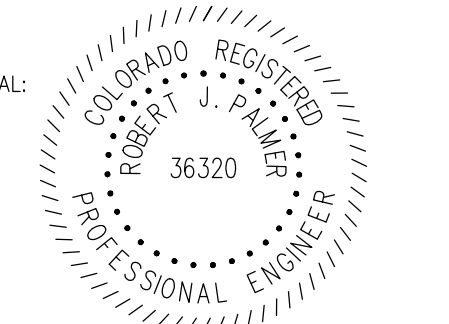
The Town of Parker review constitutes general compliance with the town's Standards and approved variances, subject to these plans being stamped, signed, and dated by the professional engineer of record. Review by the Town does not constitute approval of the plan design or accuracy and correctness of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

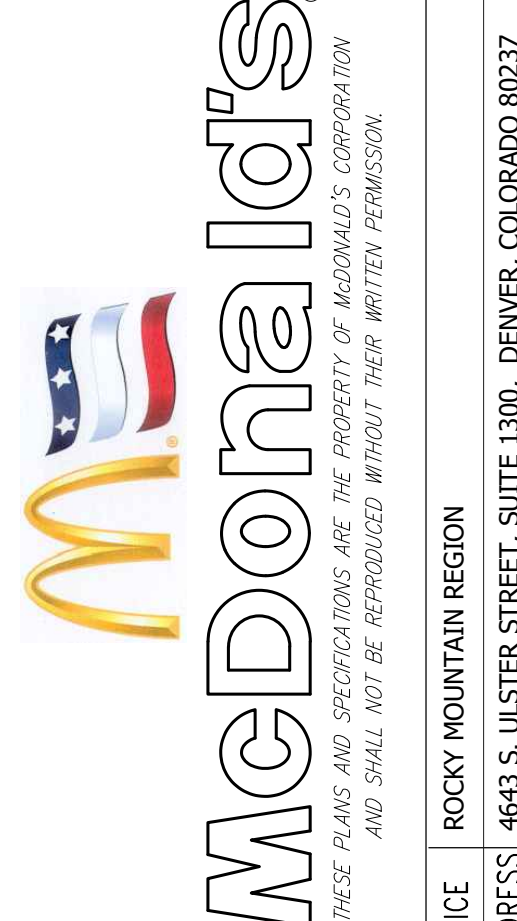
This review does not constitute approval of any private on-site improvements which may be shown. Construction cannot commence until all required drainage/traffic report(s), final development plan(s), special review(s), grading permit, and/or other permits are complete, approved and on file with the Town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

Town of Parker, Director of Engineering/Public Works      Date

NO.	DATE	REVISION DESCRIPTION

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

PREPARED UNDER THE DIRECT SUPERVISION OF:  
  
 SEAL: ROBERT J. PALMER, PE  
 36320  
 PROFESSIONAL ENGINEER  
 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.

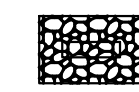
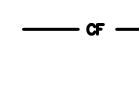


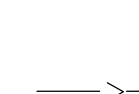

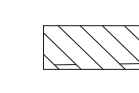
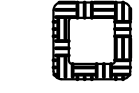






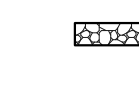
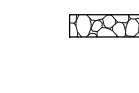




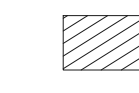



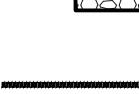

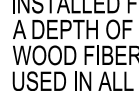


OFFICE: ROCKY MOUNTAIN REGION  
 ADDRESS: 4643 S. ULLSTER STREET, SUITE 1300, DENVER, COLORADO 80237

10950 S. PARKER ROAD	STATE	COLORADO	COUNTY
PARKER			DOUGLAS
	REGIONAL DING. NO.	50162	
	MAP/DRAW. D/A	7462	

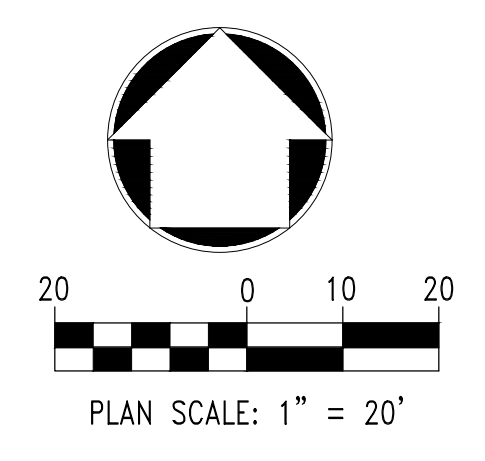
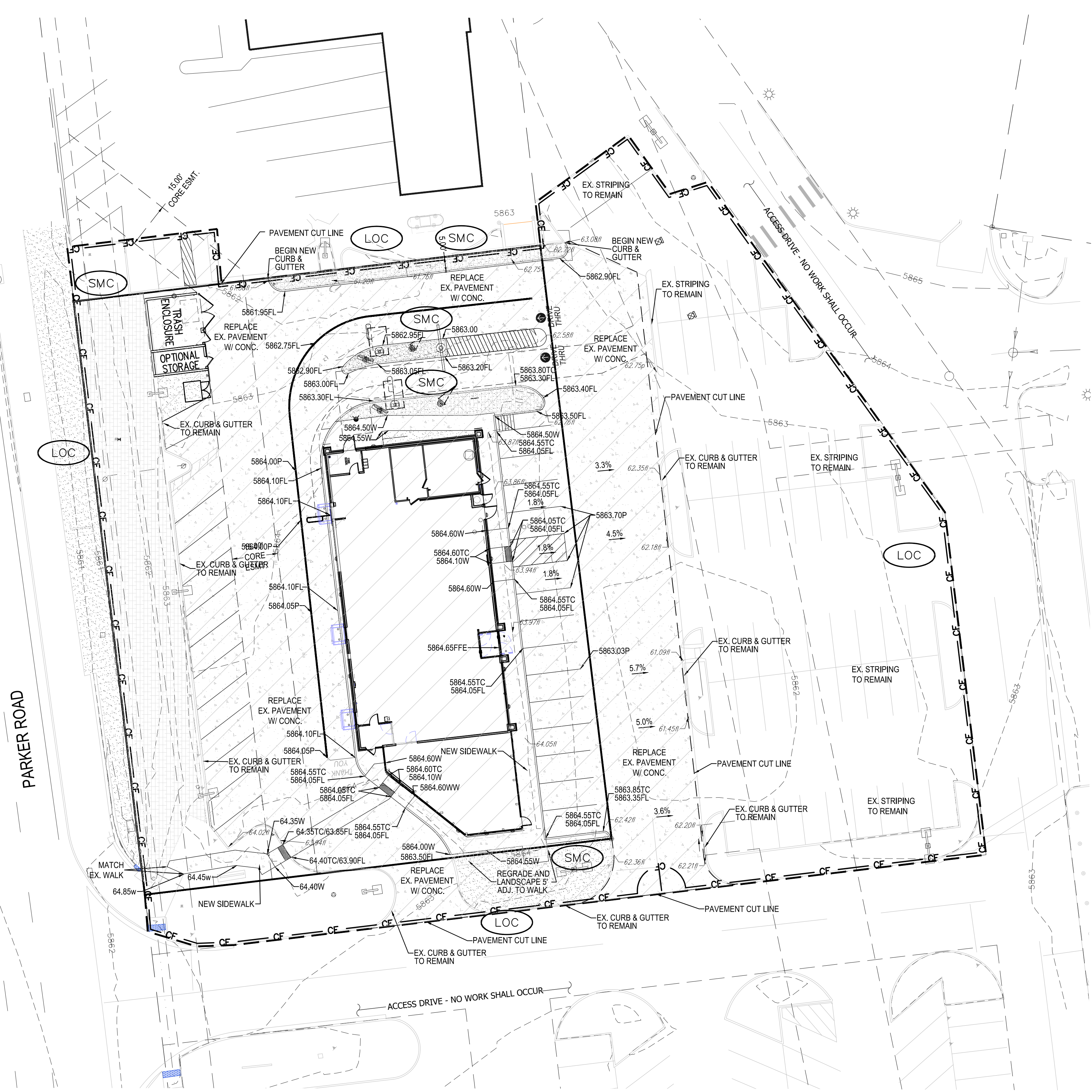
SCALE: AS NOTED	M&D RE: BOWAN
DATE: 03/11/2025	M&D P/C/M: MANN
DESIGNED BY: RJP	FILE NAME: CURRENT.DWG
DRAWN BY: RJP	S.I.S. NO. 14-001-47
CHECKED BY: RJP	
DRAWING TITLE:	
<b>INTERIM CBMP</b>	
SHEET NO.:	
<b>C7</b>	

# 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 SWALES 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.




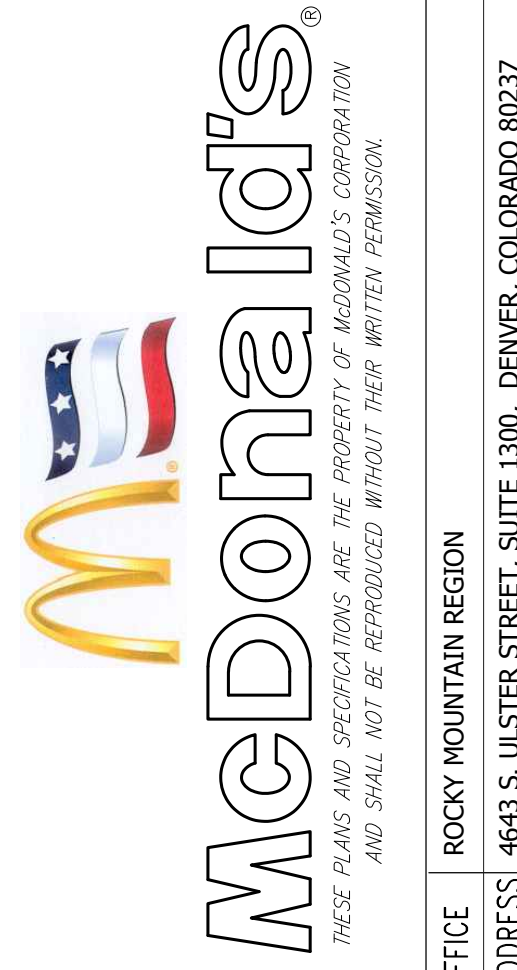
The Town of Parker review constitutes general compliance with the town's Standards and approved variances, subject to these plans being stamped, signed, and dated by the professional engineer of record. Review by the Town does not constitute approval of the plan design or accuracy and correctness of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

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

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

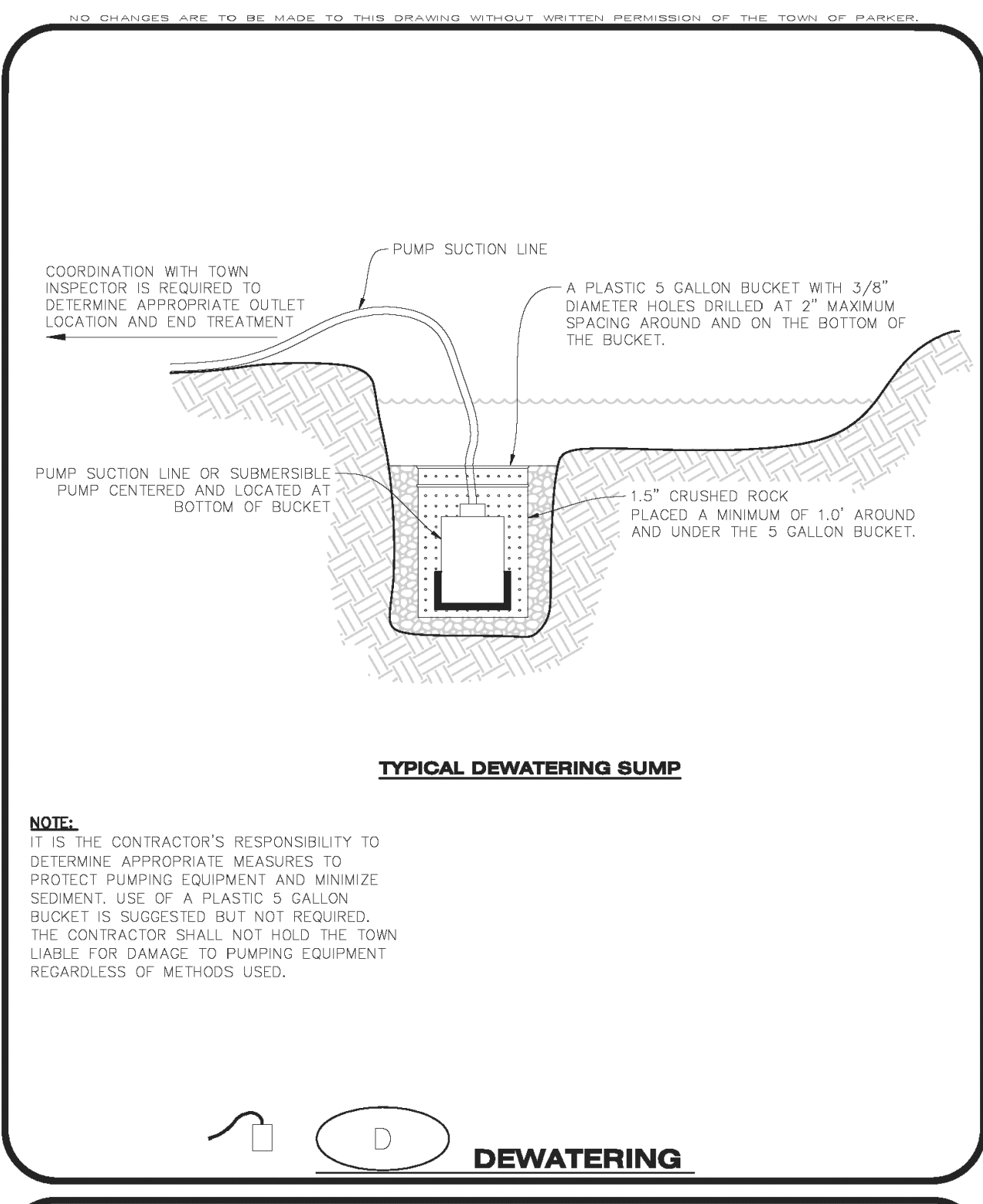
10950 S. PARKER ROAD	CITY	PARKER	STATE	COLORADO
	COUNTY	DOUGLAS	STATE	DOUGLAS
	REGIONAL DISTRICT NO.		STATE	50162
			MUNICIPALITY	7462

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



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

## CONSTRUCTION PLANS



**CBMP**  
CONSTRUCTION BEST MANAGEMENT PRACTICES

D  
1 OF 2  
Oct. 2013

**DEWATERING INSTALLATION NOTES**

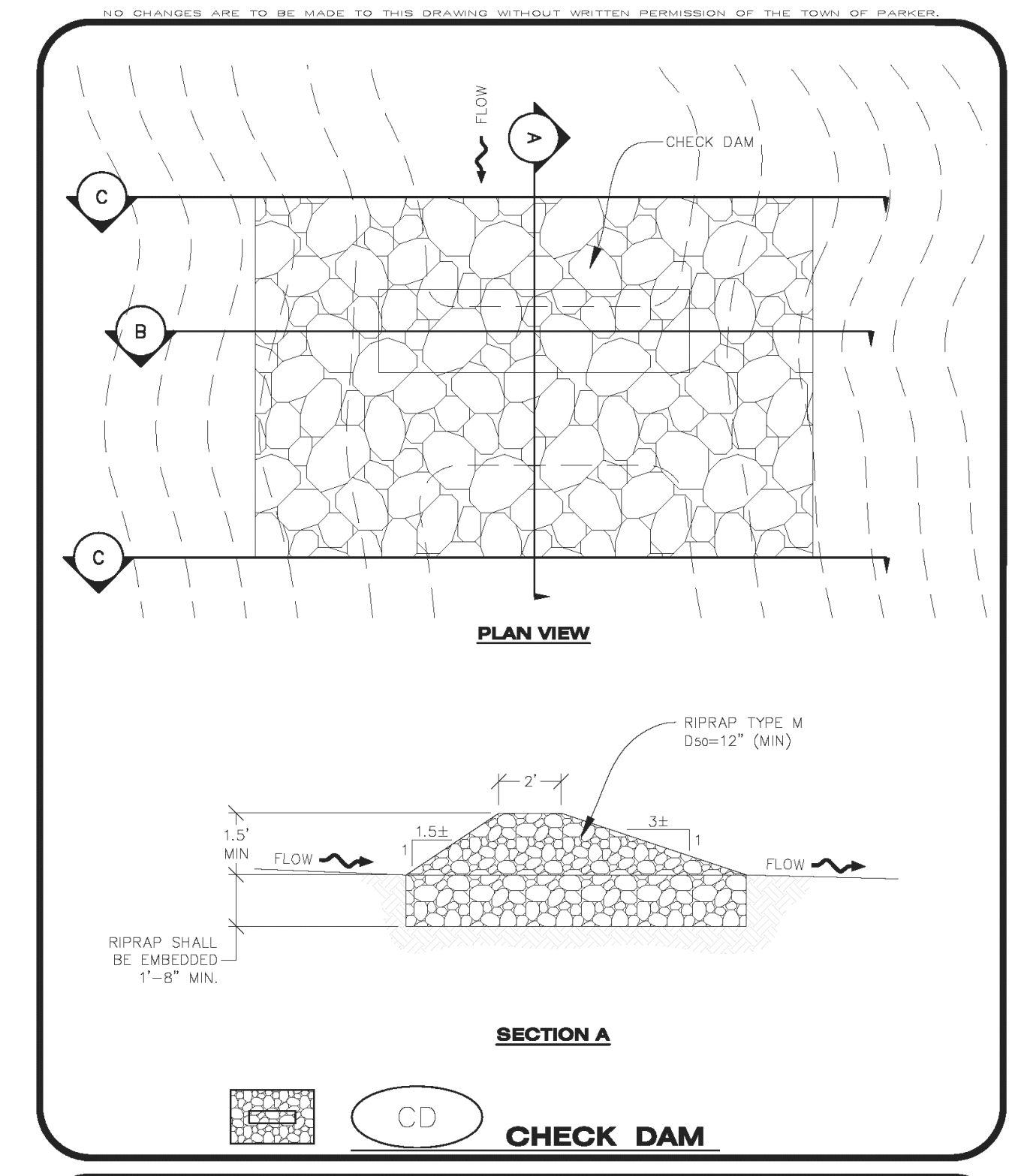
- IT IS THE EROSION CONTROL SUPERVISOR'S RESPONSIBILITY TO ENSURE THAT ALL DEWATERING IS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE).

**DEWATERING MAINTENANCE NOTES**

- THE EROSION CONTROL SUPERVISOR SHALL INSPECT THE DEWATERING OPERATION TO ENSURE THAT THE DISCHARGE WATER IS DRAINING TO THE PROPER LOCATION(S) AND PERFORM ANY NECESSARY REPAIRS OR MAINTENANCE ON A FREQUENT BASIS.

**CBMP**  
CONSTRUCTION BEST MANAGEMENT PRACTICES

D  
2 OF 2  
Oct. 2013



**CBMP**  
CONSTRUCTION BEST MANAGEMENT PRACTICES

CD  
1 OF 3  
Oct. 2013

**Strategic Land Solutions, Inc.**  
Civil Engineering Consultant

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

PREPARED UNDER THE DIRECT SUPERVISION OF

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

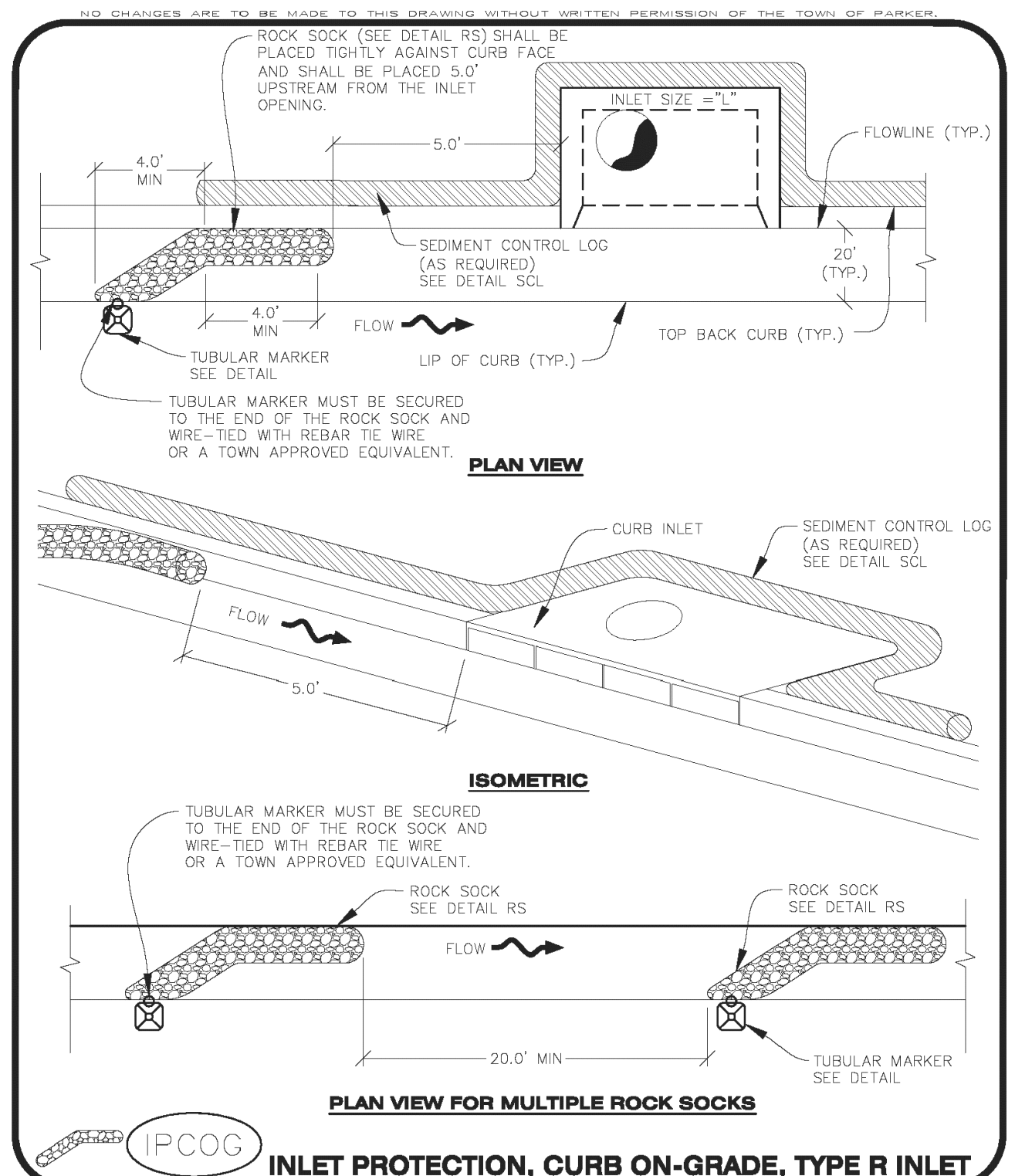
BY Robert J. Palmer, PE  
Licensed Professional Engineer (CO PE #36320),  
AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC.

DEWATERING

EC3

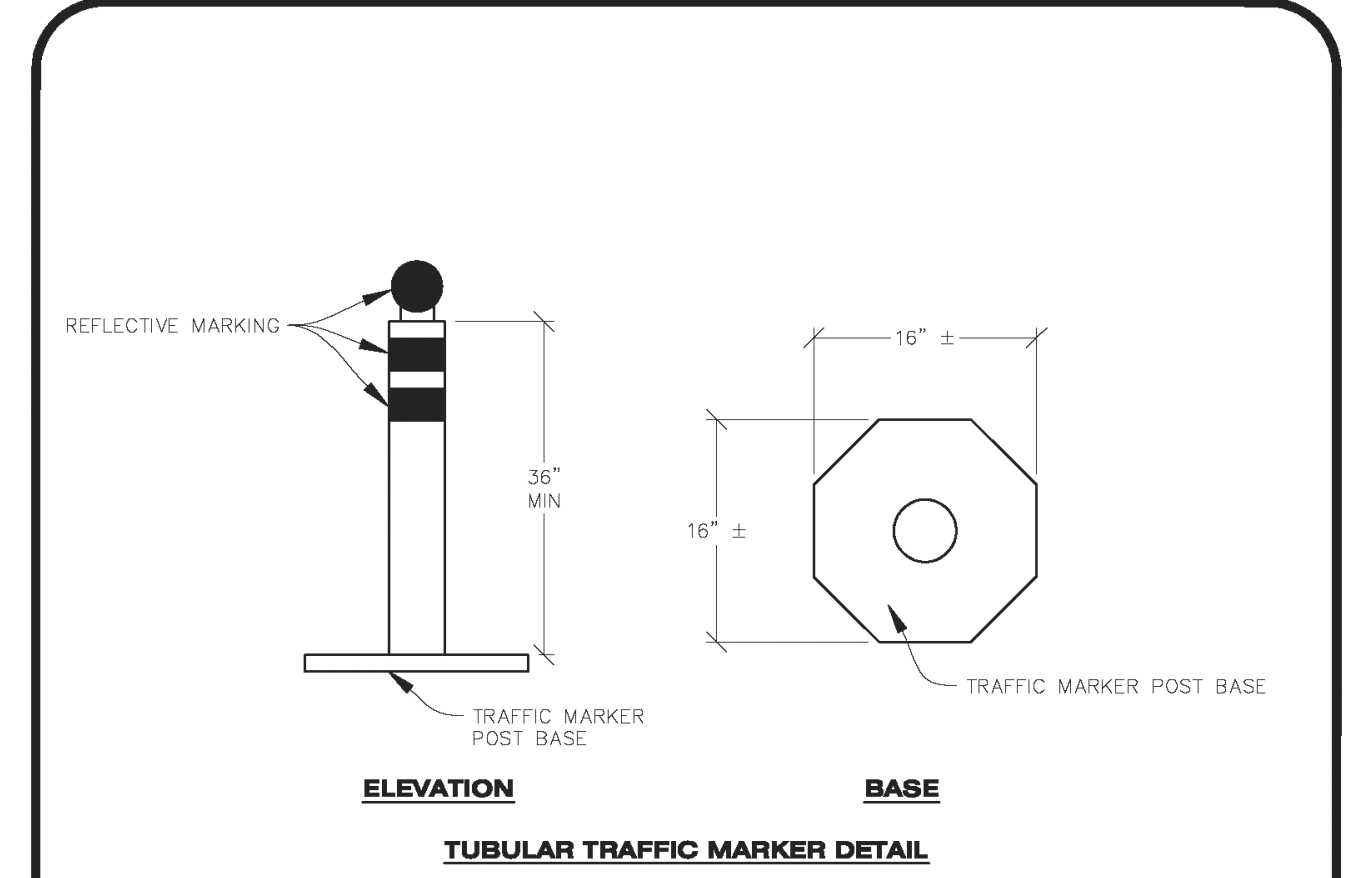
CHECK DAMS

EC4



**CBMP**  
CONSTRUCTION BEST MANAGEMENT PRACTICES

IPCOG  
1 OF 3  
Oct. 2013



**CBMP**  
CONSTRUCTION BEST MANAGEMENT PRACTICES

IPCOG  
2 OF 3  
Oct. 2013

**INLET PROTECTION, CURB ON-GRADE INSTALLATION NOTES**

- SEE CBMP PLAN FOR LOCATION(S) OF ON-GRADE INLET PROTECTION.
- CRUSHED ROCK SHALL BE 2.0"-3.0" IN SIZE WITH A FRACTURED FACE (ALL SIDES).
- ROCK SOCK FOR ON-GRADE INLET PROTECTION SHALL BE ONE CONTINUOUS PIECE.
- ROCK SOCK SHALL BE CONSTRUCTED USING CHICKEN WIRE OR OTHER APPROVED MATERIAL, SIZED TO KEEP ROCK FROM SPILLING OUT.
- ROCK SOCK SHALL BE PLACED 5.0' UPHILL OF THE INLET OPENING.
- TUBULAR MARKER SHALL BE A MINIMUM OF 3.0' HIGH WITH REFLECTIVE BANDS AND OCTAGON SHAPED BASES.
- THE CURB INLET PROTECTION SHOWN ON CBMP PLAN SHALL BE INSTALLED ON EXISTING INLETS PRIOR TO ANY LAND DISTURBING ACTIVITIES OR IMMEDIATELY AFTER THE APPLICABLE INSTALLATION OF THE FIRST LIFT OF ASPHALT ON ROADWAYS DRAINING TO THE INLET.

**ON-GRADE INLET PROTECTION INSPECTION AND MAINTENANCE NOTES**

- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE ON-GRADE INLET PROTECTION.
- ACCUMULATED SEDIMENT SHALL BE REMOVED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.
- ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED.
- ON-GRADE INLET PROTECTION SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.

**CBMP**  
CONSTRUCTION BEST MANAGEMENT PRACTICES

IPCOG  
3 OF 3  
Oct. 2013

INLET PROTECTION, CURB ON-GRADE, TYPE R INLET

EC5

The Town of Parker reviews and approves 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 \_\_\_\_\_

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

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

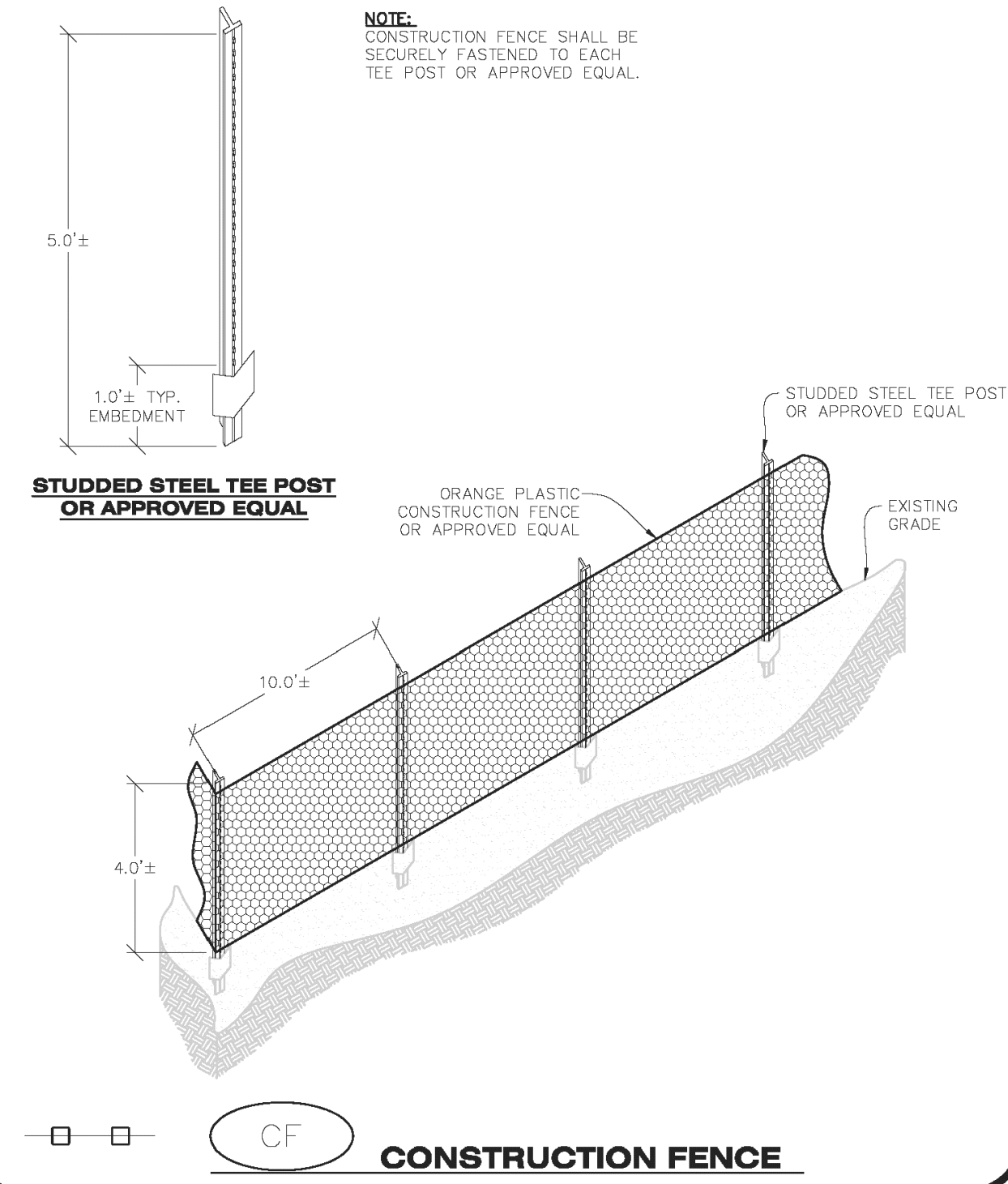
STREET ADDRESS	10950 S. PARKER ROAD
CITY	PARKER
STATE	COLORADO
COUNTY	DOUGLAS
CITY	
STATE	50162
REGIONAL DWG. NO.	7462
SCALE:	AS NOTED
DATE:	03/11/2025
DESIGNED BY:	RJP
DRAWN BY:	RJP
CHECKED BY:	RJP
MED. REV.:	BOWAN
MED. P./CM:	MANN
FILE NAME:	CURRENT.DWG
S/S. NO.:	14-001-47

**EC DETAILS**

SHEET NO. **C10**

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

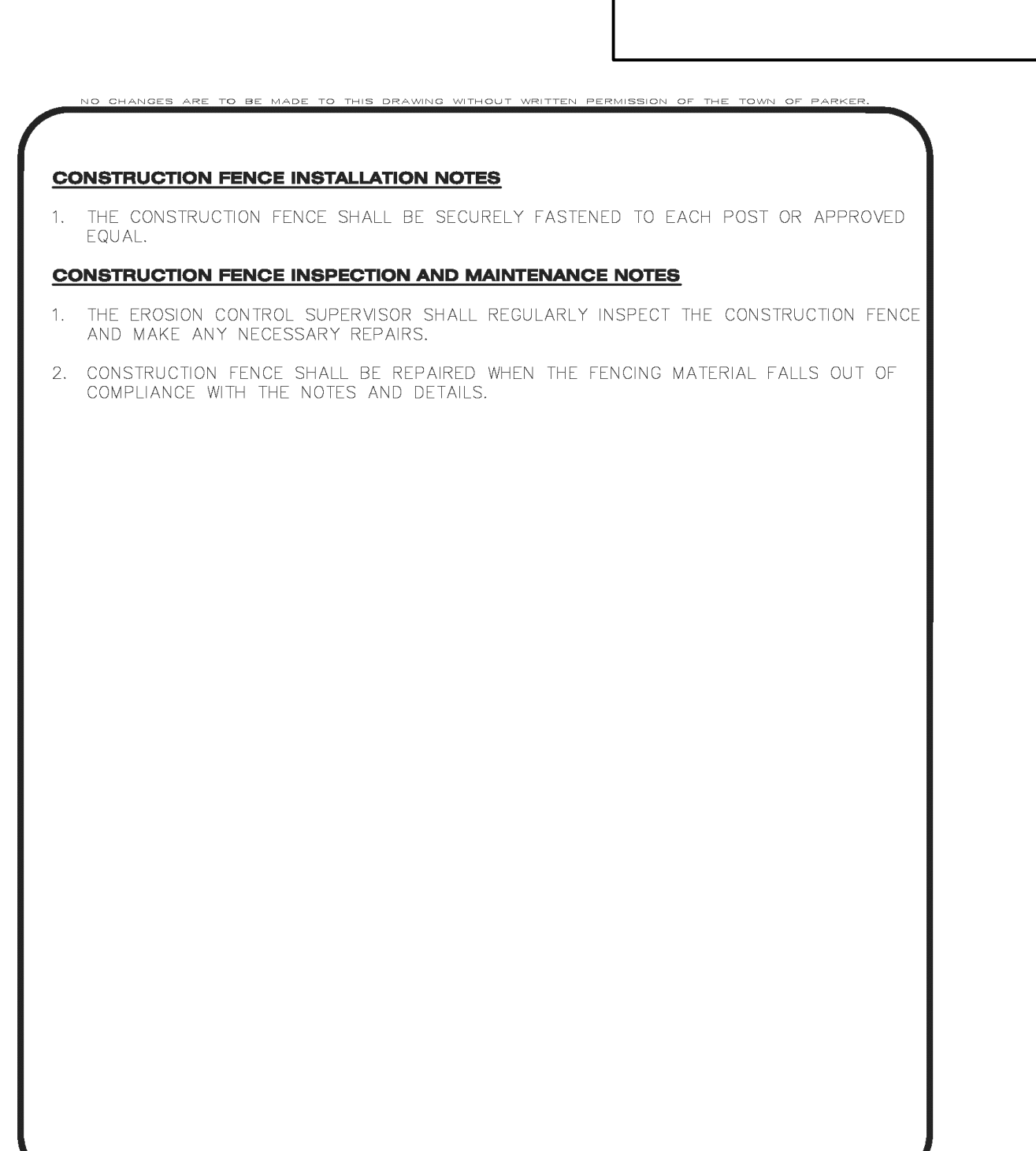
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.



**CBMP** CF

CONSTRUCTION BEST MANAGEMENT PRACTICES 1 OF 2  
Oct. 2013

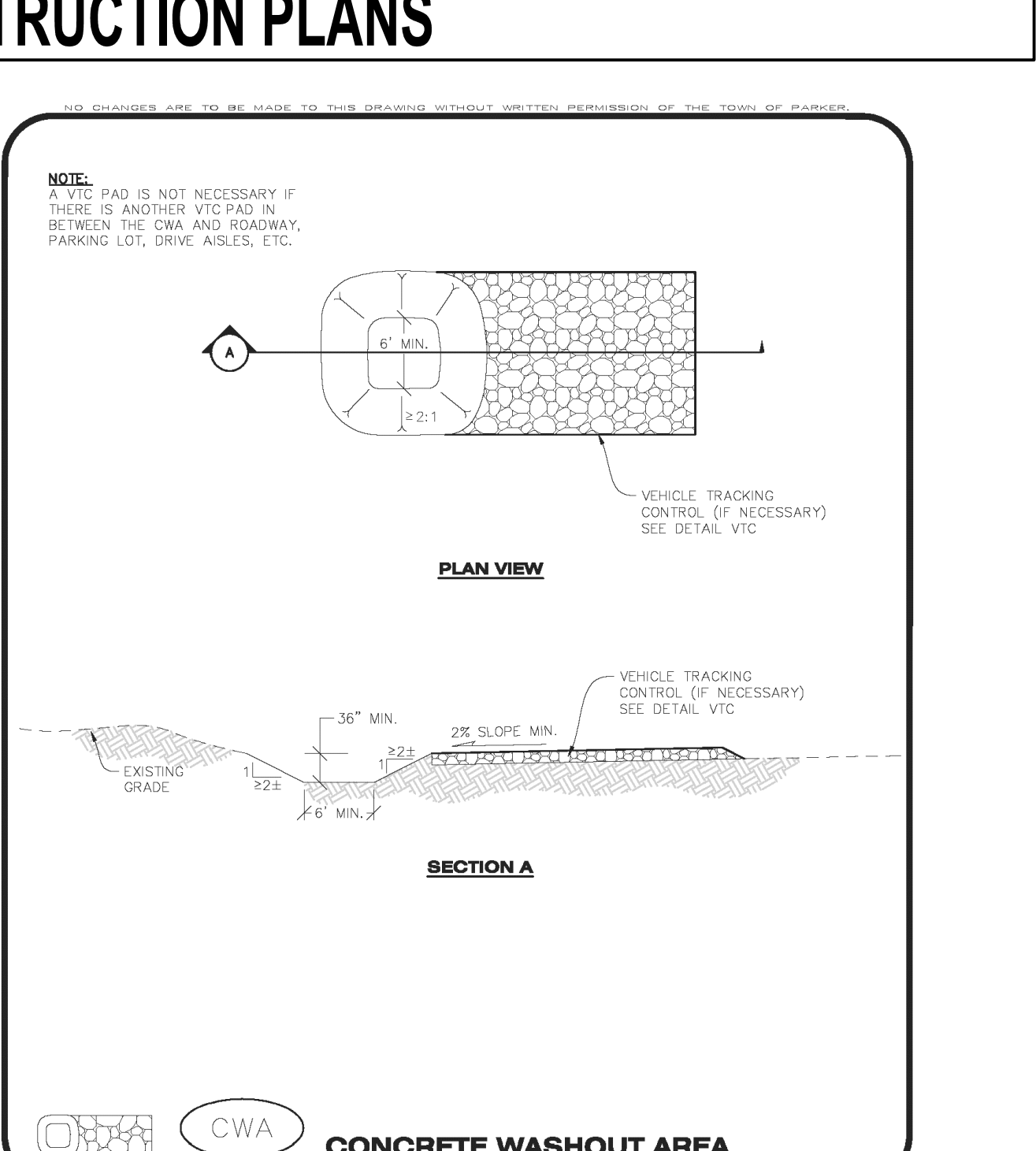
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.



**CBMP** CF

CONSTRUCTION BEST MANAGEMENT PRACTICES 2 OF 2  
Oct. 2013

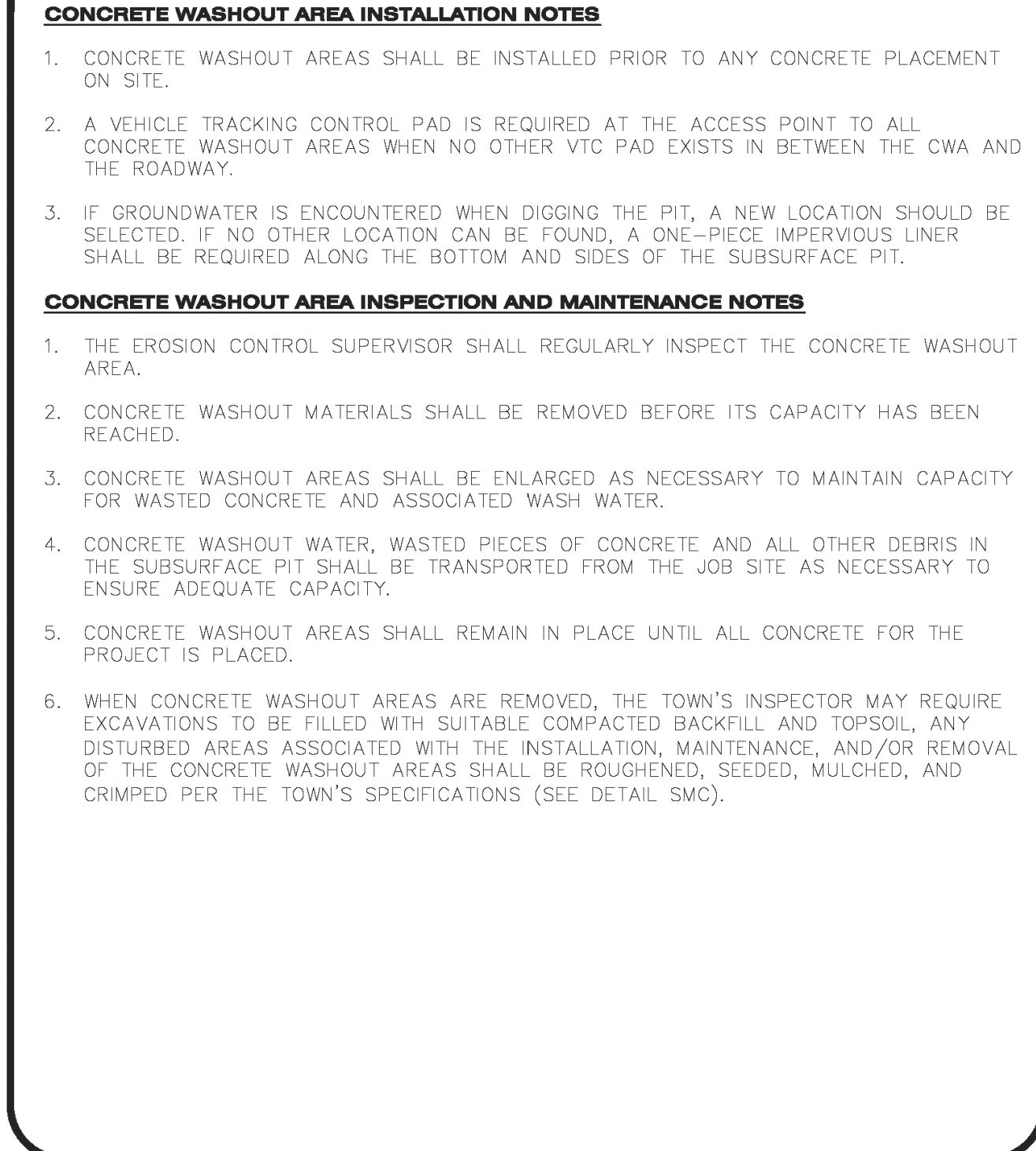
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.



**CBMP** CWA

CONSTRUCTION BEST MANAGEMENT PRACTICES 1 OF 2  
Oct. 2013

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



**CBMP** CWA

CONSTRUCTION BEST MANAGEMENT PRACTICES 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  
720.384.7661 Phone  
rpalmer@strategicslts.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.

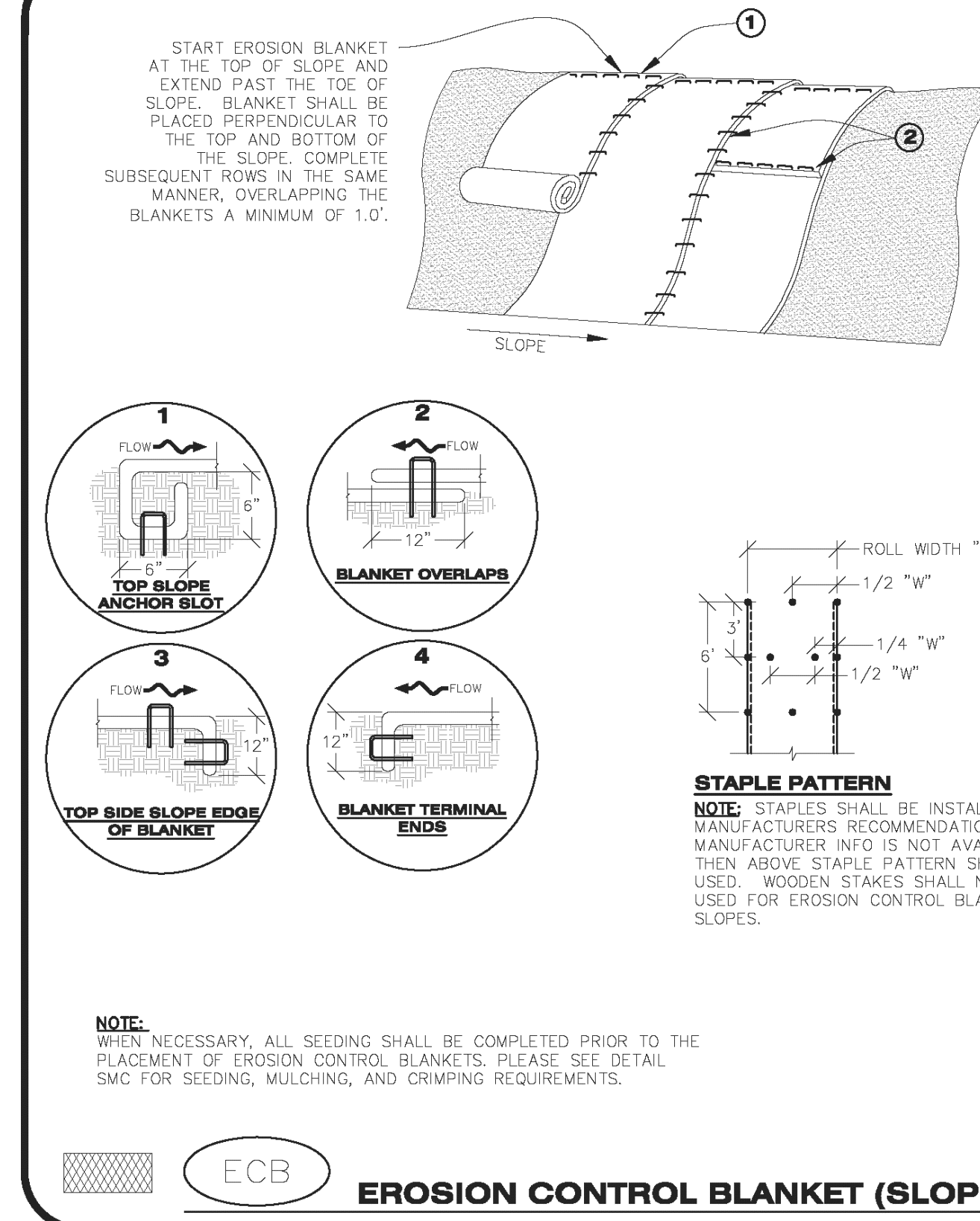
## CONSTRUCTION FENCE

EC6

## CONCRETE WASHOUT AREA

EC7

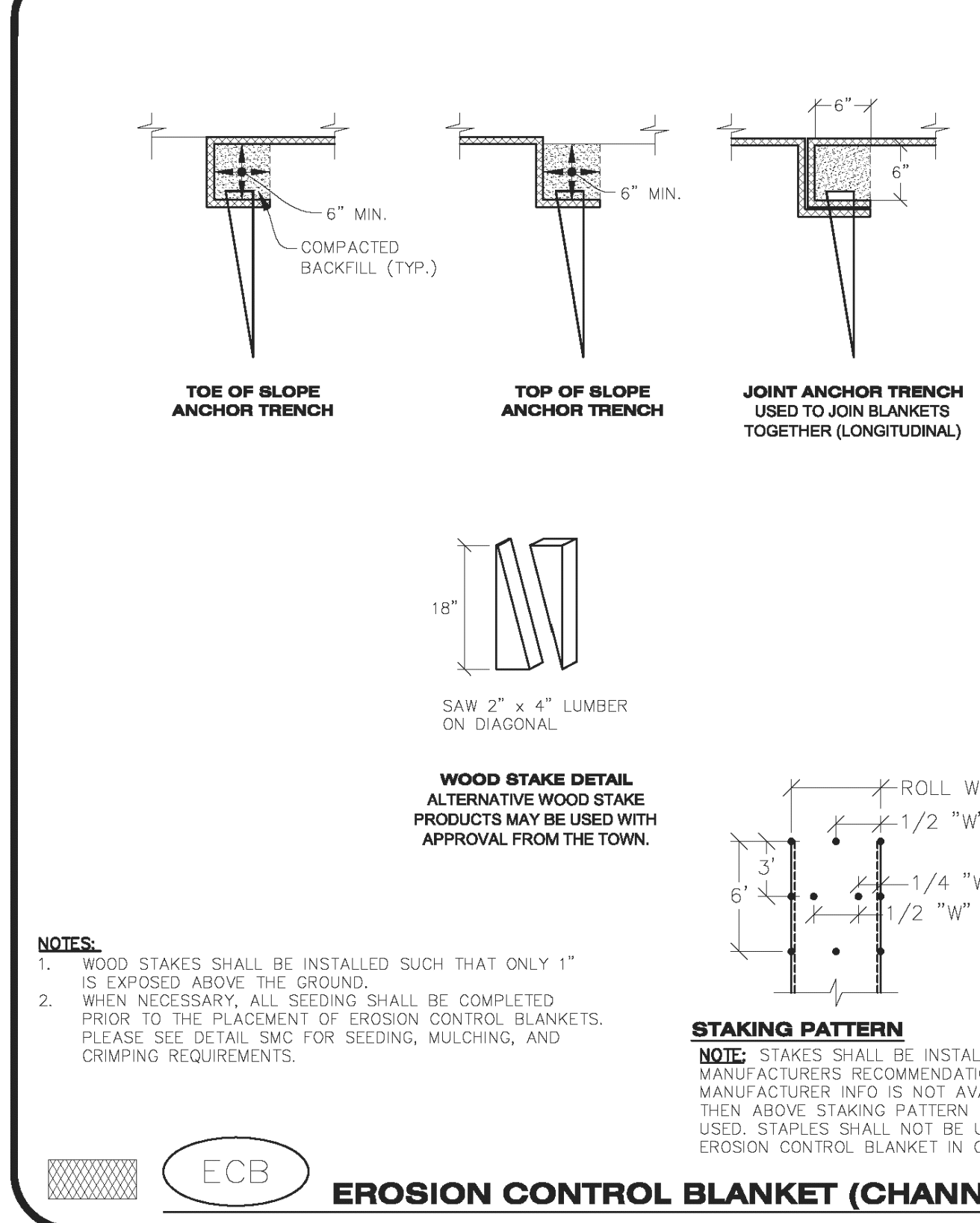
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.



**CBMP** ECB

CONSTRUCTION BEST MANAGEMENT PRACTICES 1 OF 3  
Oct. 2013

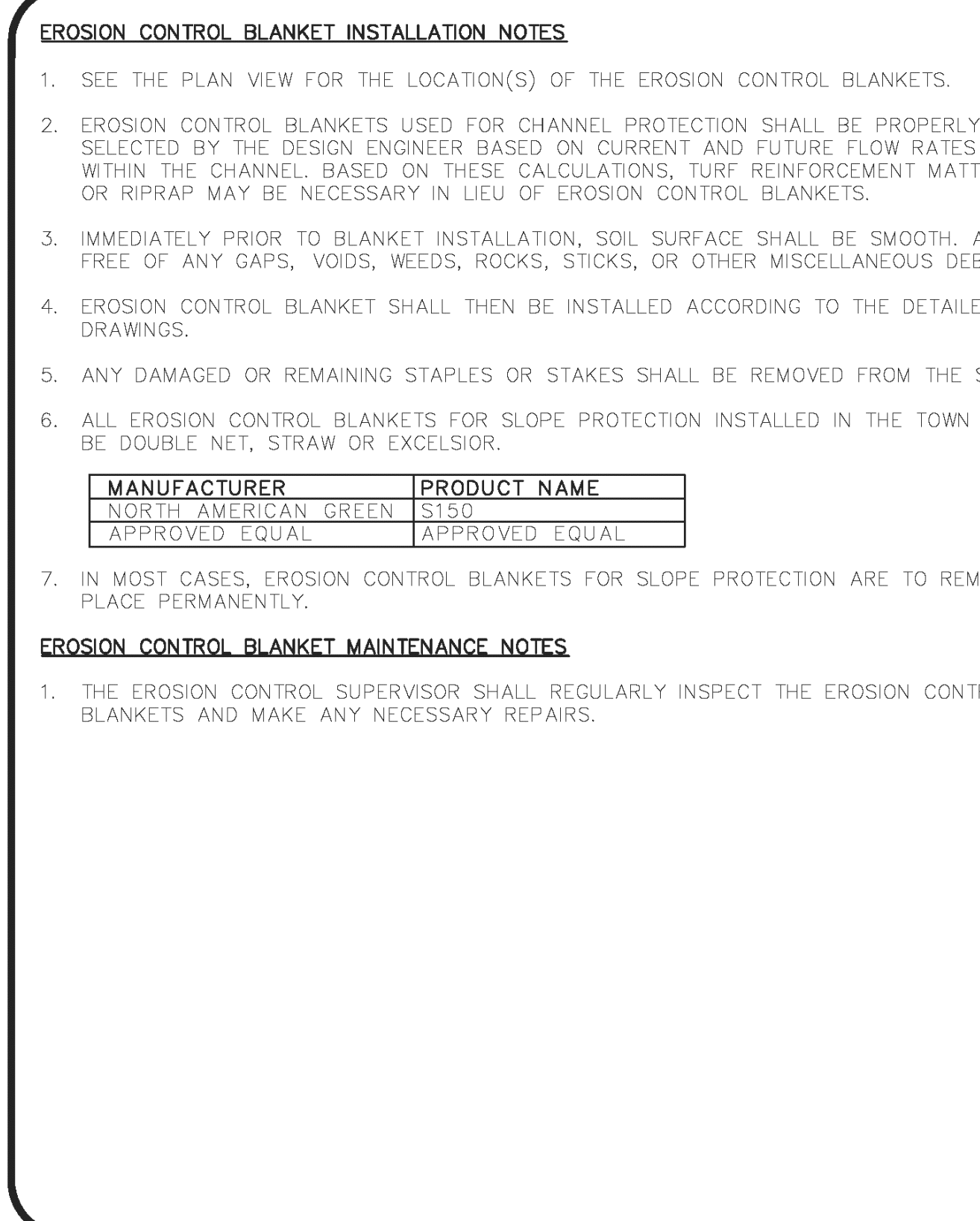
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.



**CBMP** ECB

CONSTRUCTION BEST MANAGEMENT PRACTICES 2 OF 3  
Oct. 2013

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



**CBMP** ECB

CONSTRUCTION BEST MANAGEMENT PRACTICES 3 OF 3  
Oct. 2013

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.

## EROSION CONTROL BLANKET

EC8

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

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
ZIP CODE (A)	50162
ZIP CODE (B)	7462
REGIONAL DWG. NO.	
NATIONAL DWG.	

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

**EC DETAILS**

SHEET NO. **C10**

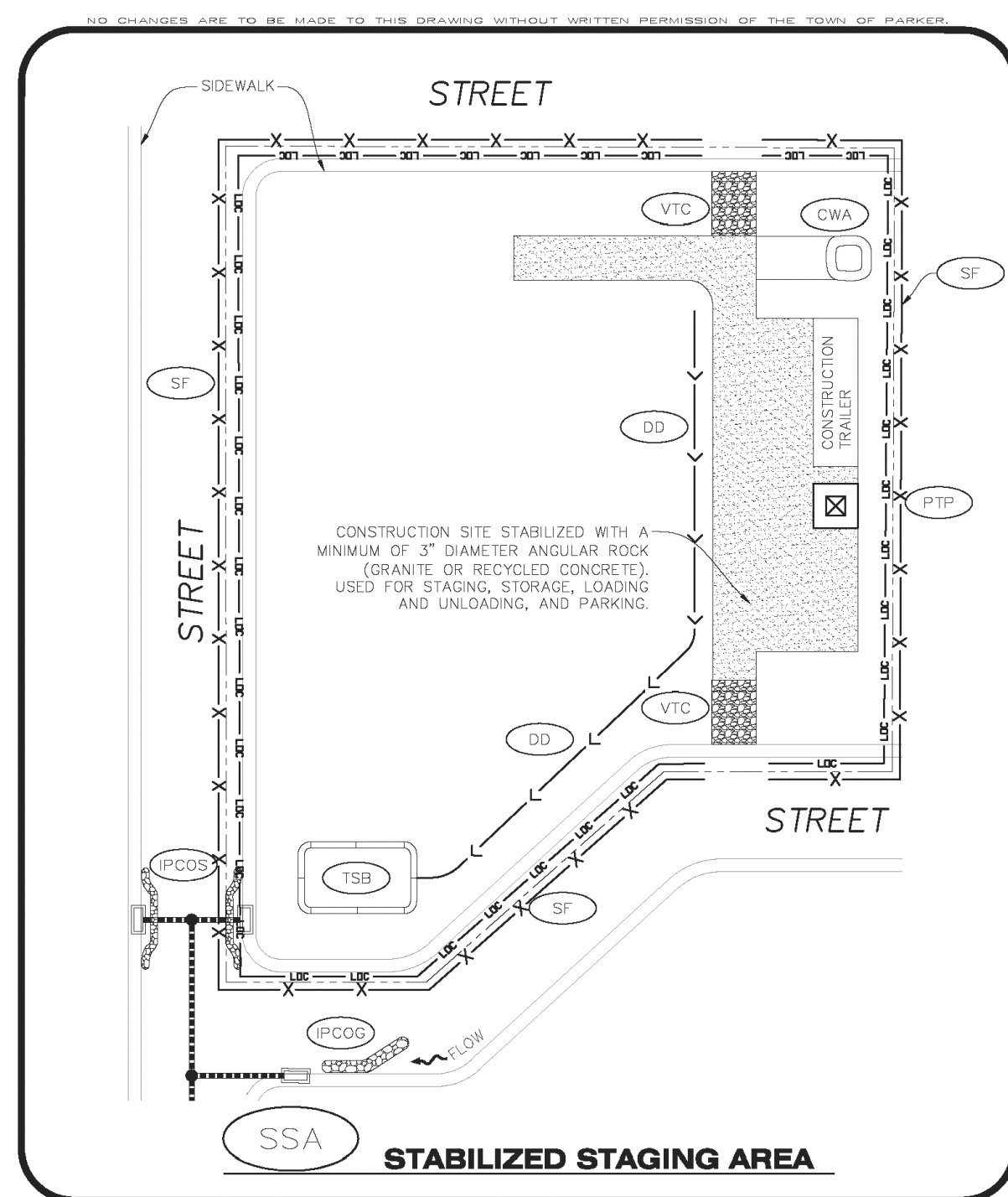
Town of Parker, Director of Engineering/Public Works Date





# 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**

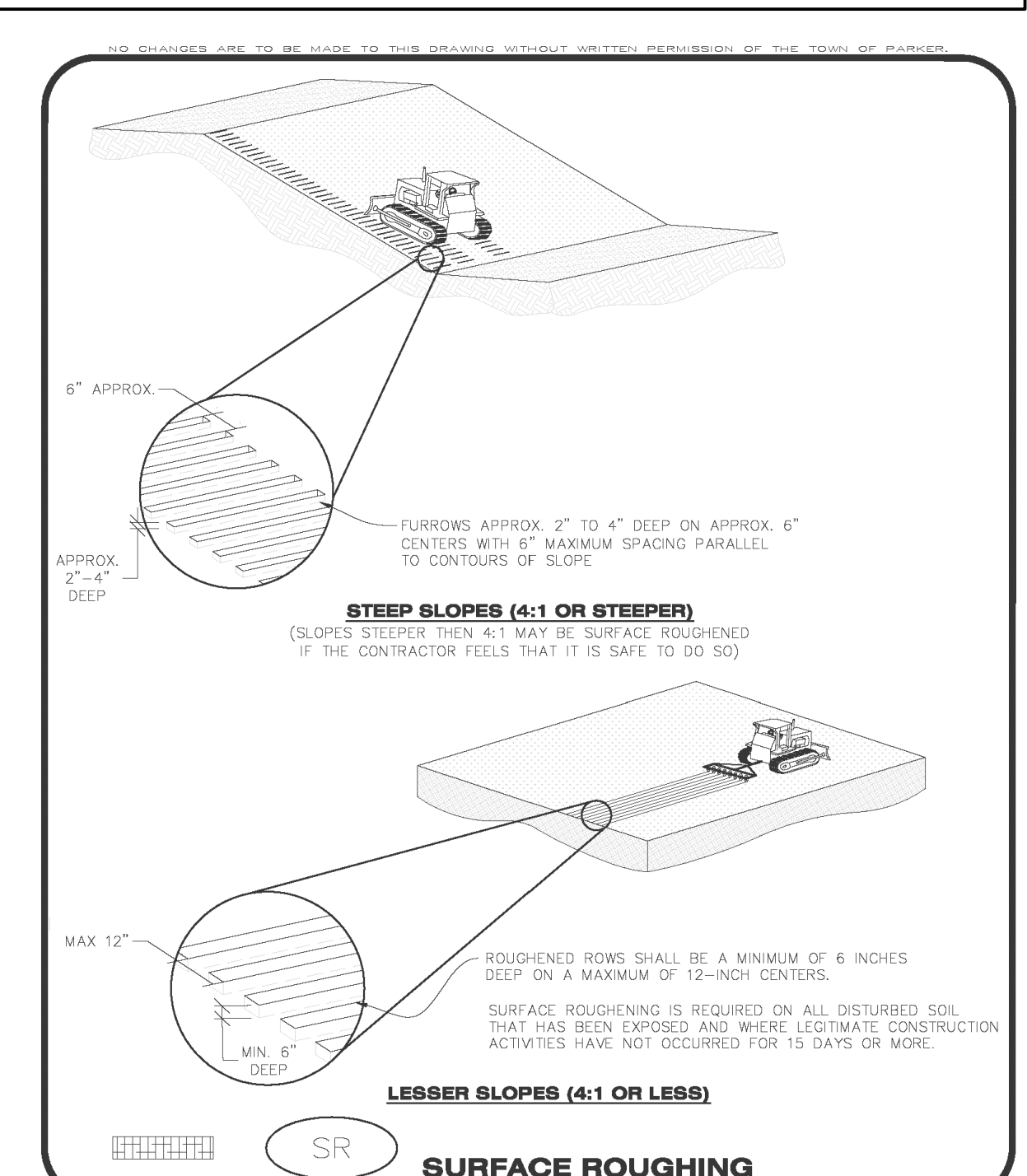
- SEE CBMP PLAN FOR LOCATION OF STAGING AREA. CONTRACTOR MAY MODIFY LOCATION AND SIZE OF STABILIZED STAGING AREA WITH TOWN APPROVAL.
- STABILIZED STAGING AREA SHALL BE LARGE ENOUGH TO FULLY CONTAIN PARKING, STORAGE, AND LOADING OPERATIONS.
- THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM OF 3" 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 SEEDDED AND MULCHED SHALL BE SURFACE ROUGHENED ACCORDING TO THE SURFACE ROUGHENING DETAILS AND NOTES. SURFACE ROUGHENING SHALL OCCUR AFTER PLACEMENT OF THE TOPSOIL.
- WHEN INSTALLED WITH A DRILL SEEDER, SEED SHALL BE PLACED AT A DEPTH OF 1/4 - 1/2 INCH. ROW SPACING SHALL BE NO MORE THAN 6-INCHES.
- ALL AREAS INCAPABLE OF BEING DRILL SEEDDED 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 SEEDDED RATE. BROADCASTED AREAS SHALL THEN BE RE-HARROWED OR RE-RAKED USING A HARD-TIPPED RAKE TO ENSURE THAT SEEDS ARE BURIED TO AN APPROXIMATE DEPTH OF 1/4 - 1/2 INCH.
- AFTER SEEDING HAS BEEN COMPLETED, MULCH SHALL BE UNIFORMLY APPLIED AT A RATE OF 2 TONS/ACRE (4,000 LBS/ACRE). MULCH SHALL BE MECHANICALLY CRIMPED TO A DEPTH OF 2 INCHES USING A CRIMPER. MULCH SHALL BE HAND CRIMPED AND COVERED WITH A TACKIFIER IN AREAS WHERE MECHANICAL CRIMPING IS NOT POSSIBLE. WHEN SOILS PERMIT, ALL MULCH SHALL BE CRIMPED SUCH THAT THE INDIVIDUAL PIECES OF STRAW OR HAY FORM EXAGGERATED V-SHAPES PROTRUDING OUT OF THE GROUND SEVERAL INCHES.
- IN CERTAIN INSTANCES, IT MAY BE NECESSARY TO APPLY A TACKIFIER IN ORDER TO HELP WITH STRAW DISPLACEMENT. TACKIFIER SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.

**CBMP**  
CONSTRUCTION BEST MANAGEMENT PRACTICES

**SMC**  
1 OF 3  
Oct. 2013

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

**SEEDING AND MULCHING MAINTENANCE NOTES**

- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE SEEDING AND MULCHING.
- ANY SEEDED 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

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.

NO. DATE REVISION DESCRIPTION

CIVIL ENGINEERING CONSULTANT:

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

PREPARED UNDER THE DIRECT SUPERVISION OF:

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.

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

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

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

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

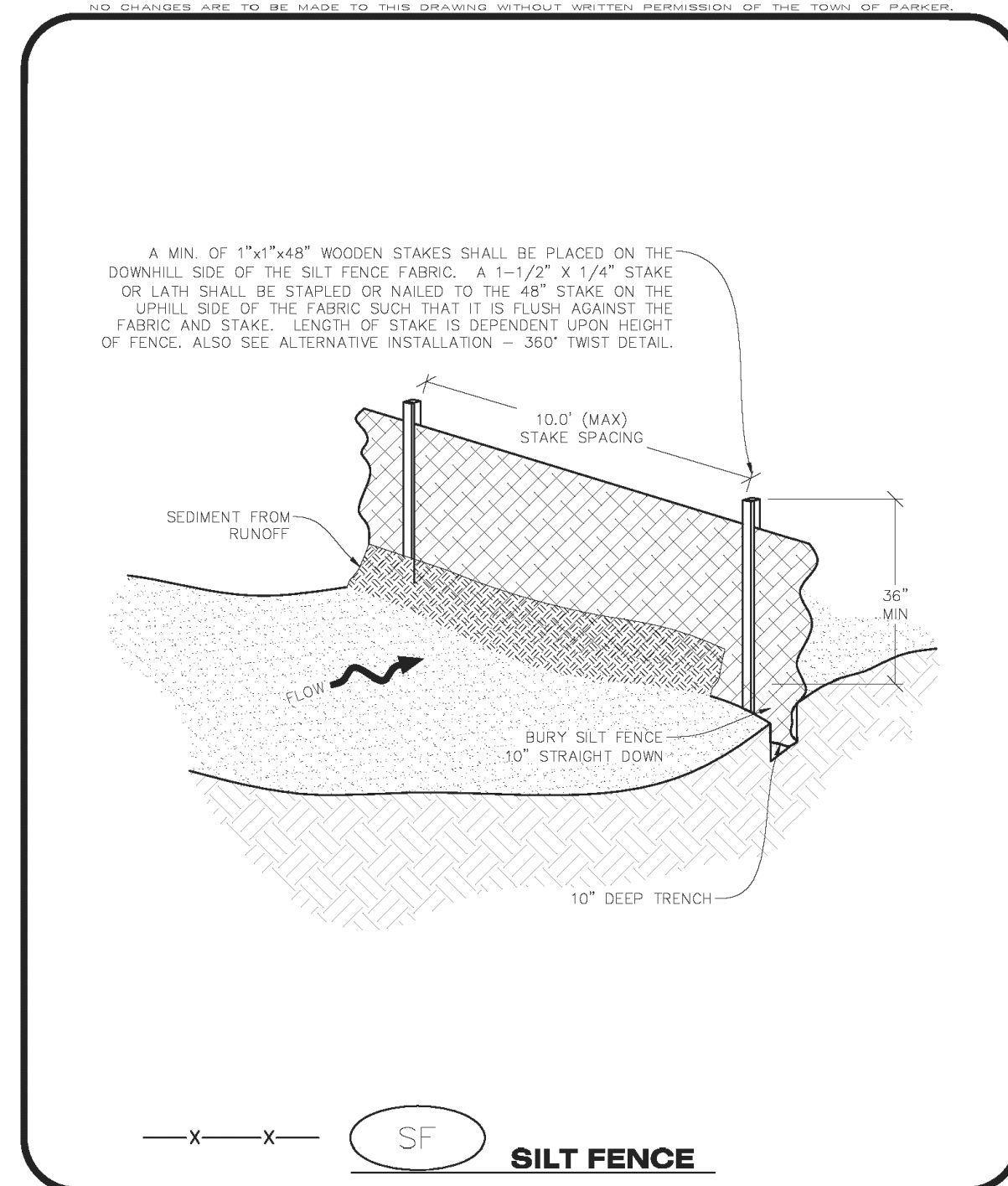
DRAWING TITLE: **EC DETAILS**

SHEET NO.: **C14**

Town of Parker, Director of Engineering/Public Works Date

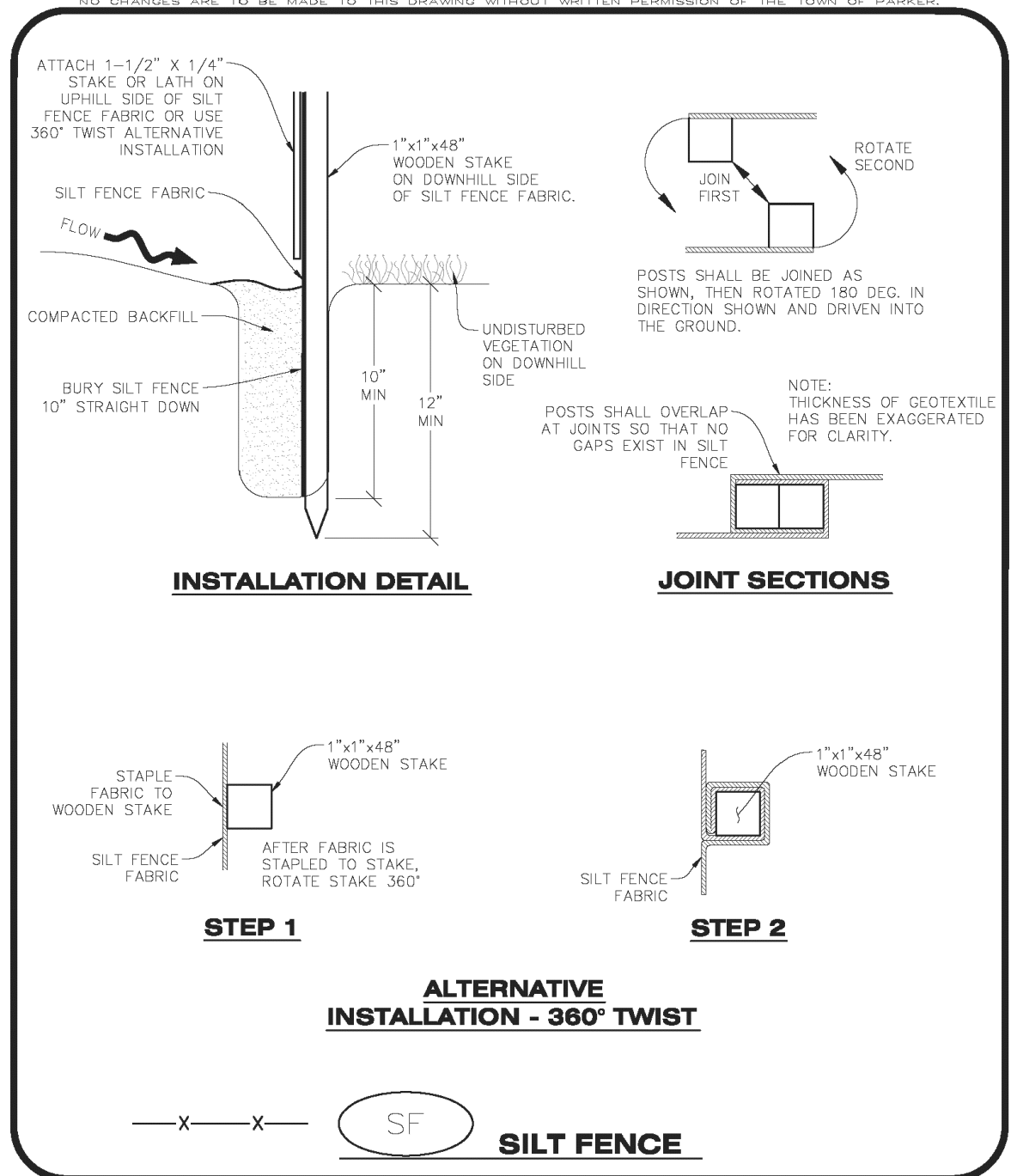
# MCDONALDS REMODEL AT PARKER CENTRAL AREA FILING NO. 5, BLOCK 1, LOT 2

## CONSTRUCTION PLANS



**CBMP**  
CONSTRUCTION BEST MANAGEMENT PRACTICES

SF  
1 OF 4  
Oct. 2013



**CBMP**  
CONSTRUCTION BEST MANAGEMENT PRACTICES

SF  
2 OF 4  
Oct. 2013

- NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.
- ### SILT FENCE INSTALLATION NOTES
- SEE CBMP PLAN FOR LOCATION(S) OF SILT FENCE.
  - ALL SILT FENCE SHALL BE INSTALLED IN GOOD CONDITION AND FREE OF ANY DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
  - A UNIFORM 10" DEEP ANCHOR TRENCH SHALL BE EXCAVATED USING A TRENCHER.
  - A 10" DEEP ANCHOR SLIT SHALL BE FORMED IF USING A STATIC SLICING METHOD.
  - EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF THE ANCHOR TRENCH.
  - ANCHOR TRENCH SHALL BE GENERALLY FREE OF ROCKS OR OTHER DEBRIS PRIOR TO THE PLACEMENT OF THE SILT FENCE.
  - THE ANCHOR TRENCH SHALL BE THOROUGHLY BACKFILLED WITH SOIL THAT IS GENERALLY FREE OF ROCKS AND DEBRIS.
  - ALL EXCAVATED MATERIAL SHALL BE PLACED ON THE UP-GRADE SIDE OF THE SILT FENCE.
  - 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"x3/4"x24".
  - 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.
  - 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.
  - SILT FENCE FABRIC SHALL MEET THE FOLLOWING MANDATORY REQUIREMENTS:
- | PROPERTIES              | TEST METHOD | MANDATORY REQUIREMENTS            |
|-------------------------|-------------|-----------------------------------|
| GRAB TENSILE STRENGTH   | ASTM D 4832 | > 125 LBS                         |
| MULLEN BURST STRENGTH   | ASTM D 3786 | > 300 PSI                         |
| PUNCTURE STRENGTH       | ASTM D 4833 | > 60 LBS                          |
| TRAPEZOID TEAR STRENGTH | ASTM D 4833 | > 65 LBS                          |
| UV RESISTANCE           | ASTM D 4355 | > 80% AT 500 HOURS OF UV EXPOSURE |
| FLOW RATE               | ASTM D 4491 | > 10 GAL/MIN/FT <sup>2</sup>      |
- 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.
  - SILT FENCE JOINTS SHALL BE CONNECTED ACCORDING TO THE ATTACHED DRAWING.
  - 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  
Oct. 2013

- NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.
- ### SILT FENCE INSPECTION AND MAINTENANCE NOTES
- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE SILT FENCE.
  - ACCUMULATED SEDIMENT SHALL BE REMOVED REGULARLY.
  - 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.
  - SILT FENCE SHALL BE REPLACED WHEN THERE ARE ANY SIGNS OF WEAR AND/OR DAMAGE.
  - 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  
Oct. 2013

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@strategicls.net  
Robert J. Palmer, PE  
President

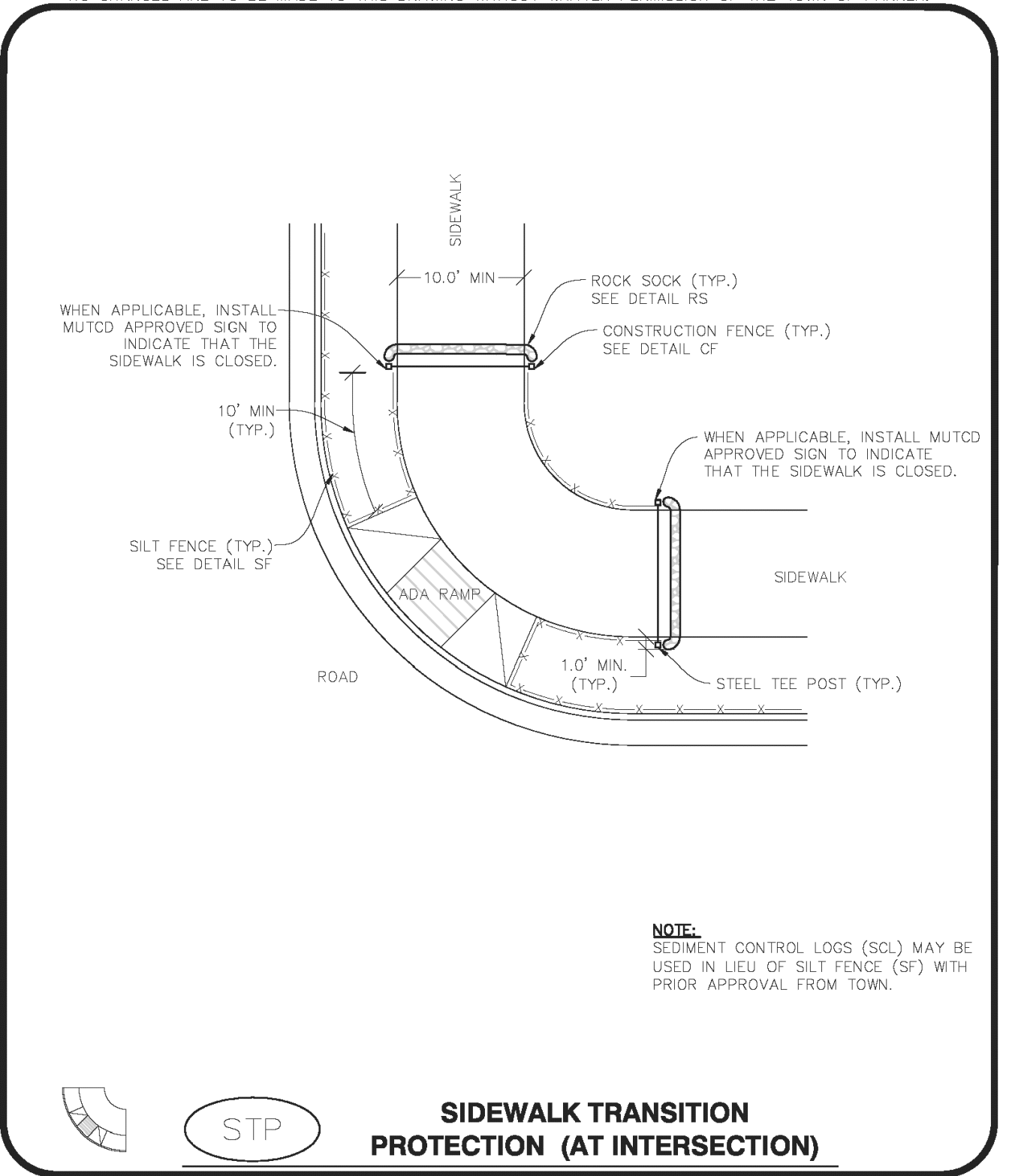
PREPARED UNDER THE DIRECT SUPERVISION OF:

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.

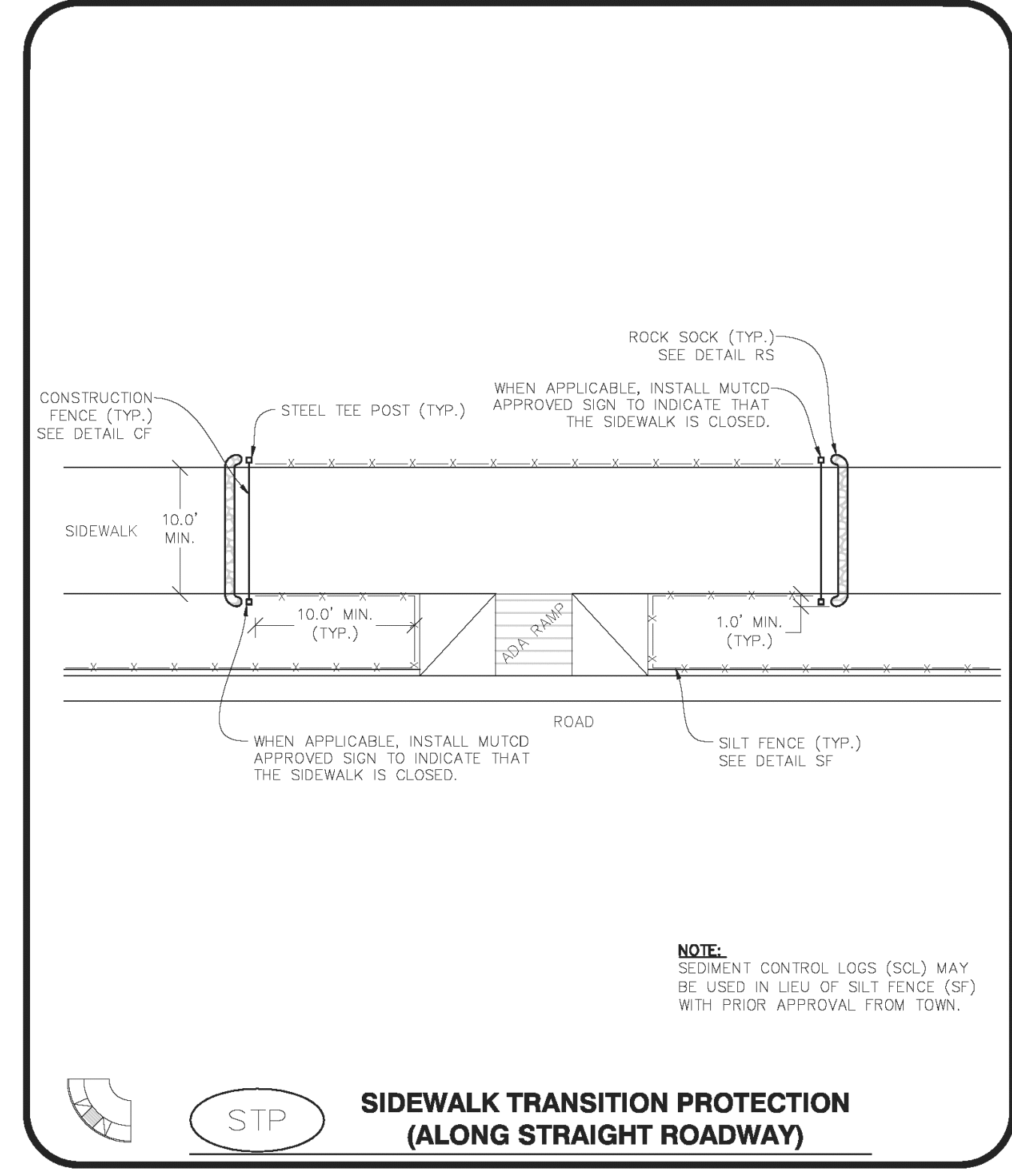
## SILT FENCE

EC19



**CBMP**  
CONSTRUCTION BEST MANAGEMENT PRACTICES

STP  
1 OF 3  
Oct. 2013



**CBMP**  
CONSTRUCTION BEST MANAGEMENT PRACTICES

STP  
2 OF 3  
Oct. 2013

- NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.
- ### SIDEWALK TRANSITION PROTECTION INSTALLATION NOTES
- SEE PLAN VIEW FOR LOCATION(S) OF SIDEWALK TRANSITION PROTECTION.
  - ROCK SOCK SHALL BE CONSTRUCTED ACCORDING TO THE DETAIL (SEE DETAIL RS).
  - SILT FENCE SHALL BE CONSTRUCTED ACCORDING TO THE DETAIL (SEE DETAIL SF).
  - CONSTRUCTION FENCE SHALL BE CONSTRUCTED ACCORDING TO THE DETAIL (SEE DETAIL CF).
  - SEDIMENT CONTROL LOGS MAY BE USED IN LIEU OF SILT FENCE WITH PRIOR APPROVAL FROM THE TOWN.

- ### SIDEWALK TRANSITION PROTECTION INSPECTION & MAINTENANCE NOTES
- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE SIDEWALK TRANSITION INSPECTION.

**CBMP**  
CONSTRUCTION BEST MANAGEMENT PRACTICES

STP  
3 OF 3  
Oct. 2013

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

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

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

OFFICE ADDRESS: 10950 S. PARKER ROAD, PARKER, COLORADO, DOUGLAS COUNTY, COLORADO 80162

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

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

**EC DETAILS**

**C15**

## SIDEWALK TRANSITION PROTECTION

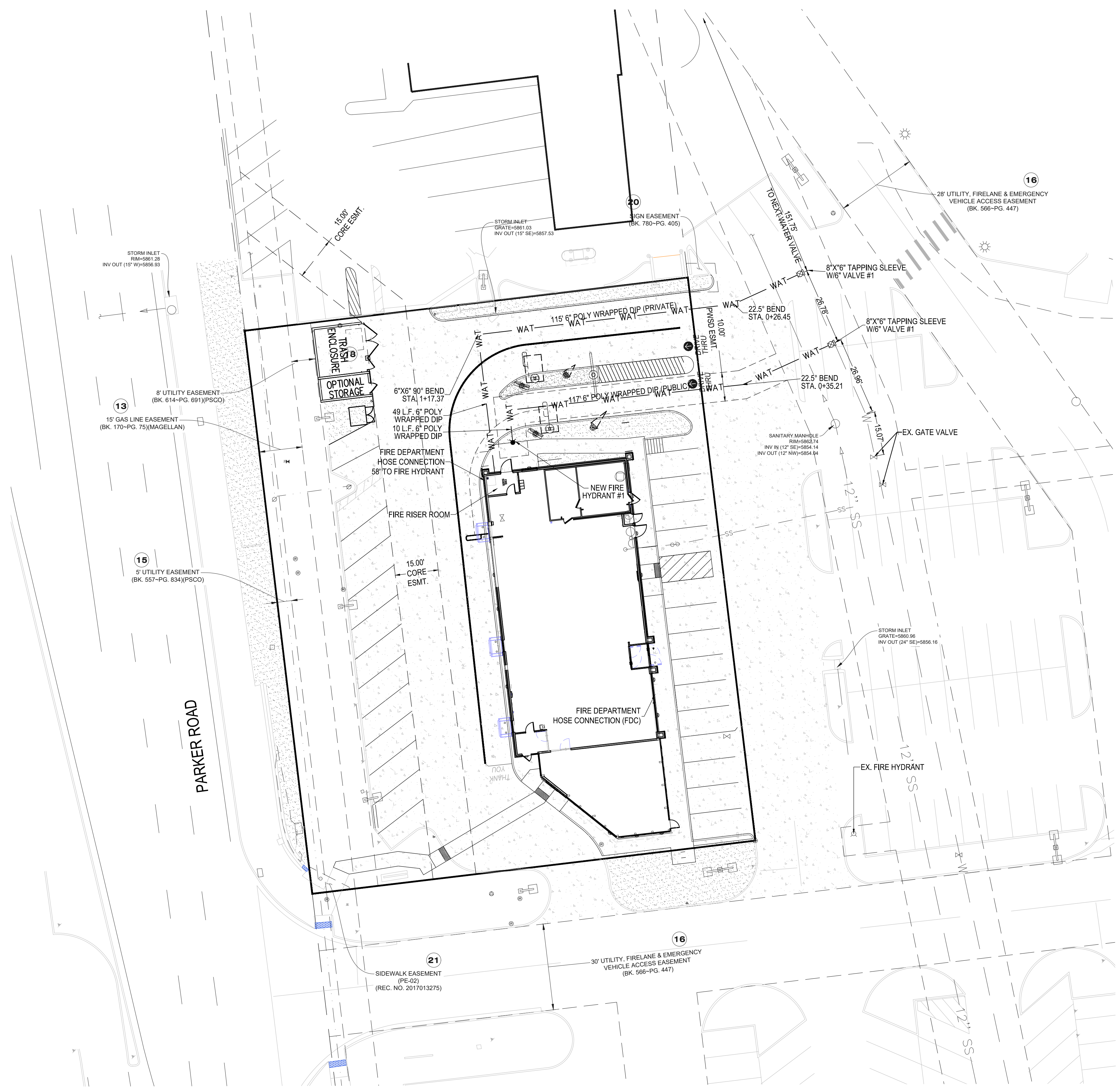
EC20



# MCDONALDS REMODEL AT PARKER CENTRAL AREA

## FILING NO. 5, BLOCK 1, LOT 2

### CONSTRUCTION PLANS



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

Fire Code Official or Designated Representative \_\_\_\_\_ Date \_\_\_\_\_

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

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

PLAN SCALE: 1" = 20'

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@strategicsl.com  
Robert J. Palmer, PE  
President

PREPARED UNDER THE DIRECT SUPERVISION OF:

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

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

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

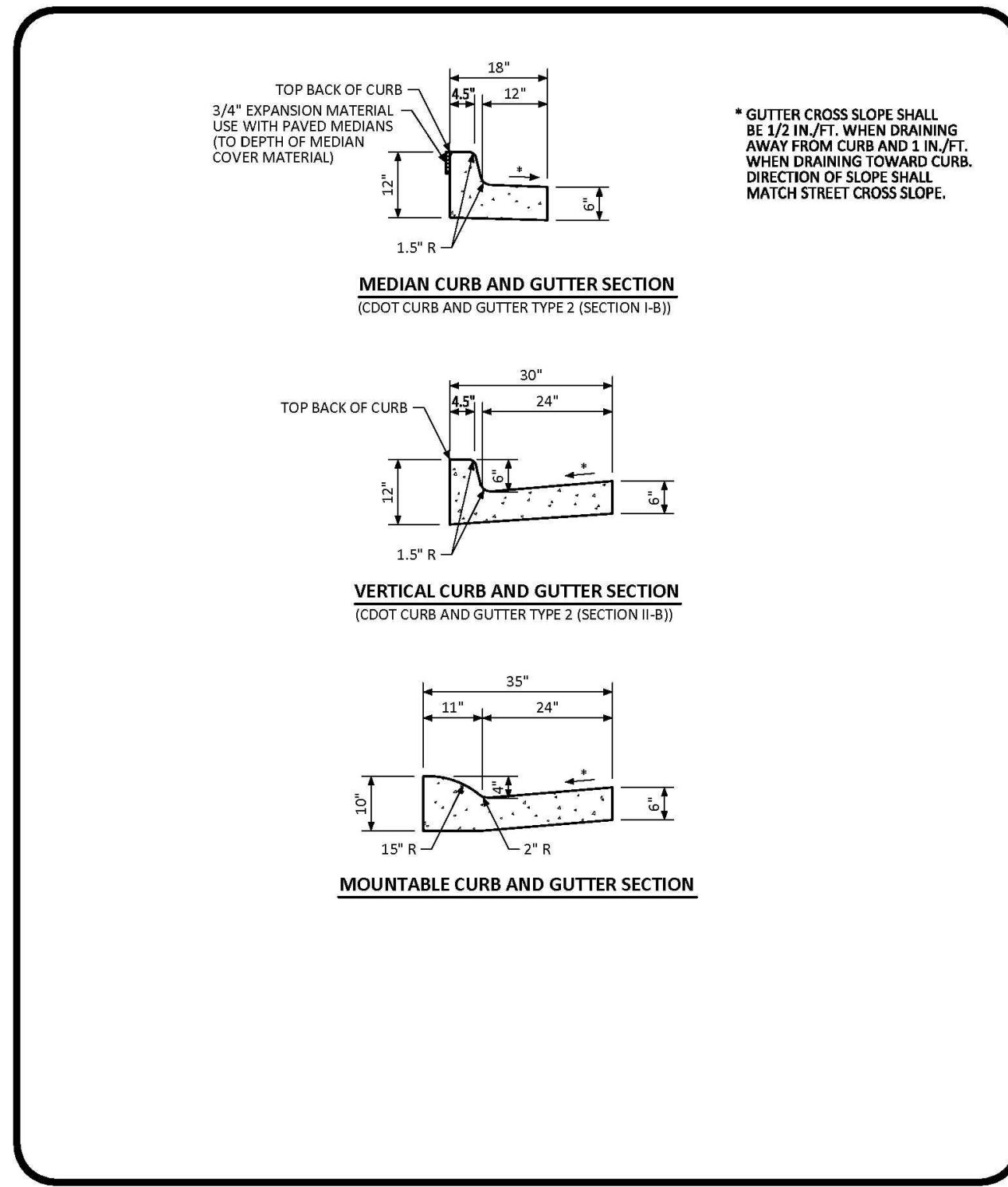
ROCKY MOUNTAIN REGION  
OFFICE ADDRESS: 4643 S. ULLSTER STREET, SUITE 1300, DENVER, COLORADO 80237

STREET ADDRESS <b>10950 S. PARKER ROAD</b>	STATE <b>COLORADO</b>	CITY <b>PARKER</b>	COUNTY <b>DOUGLAS</b>	STATE STOR. ID# <b>50162</b>	NATIONAL ID# <b>7462</b>
REGIONAL DWG. NO. _____					

SCALE: <b>AS NOTED</b>	M&D REF: <b>BOWAN</b>	DATE: <b>03/11/2025</b>	M&D P/C# <b>MANN</b>
DESIGNED BY: <b>RJP</b>	FILE NAME: <b>CURRENT.DWG</b>	CHECKED BY: <b>RJP</b>	S.I.S. NO. <b>14-001-47</b>
<b>OVERALL UTILITY PLAN</b>			
<b>C17</b>			

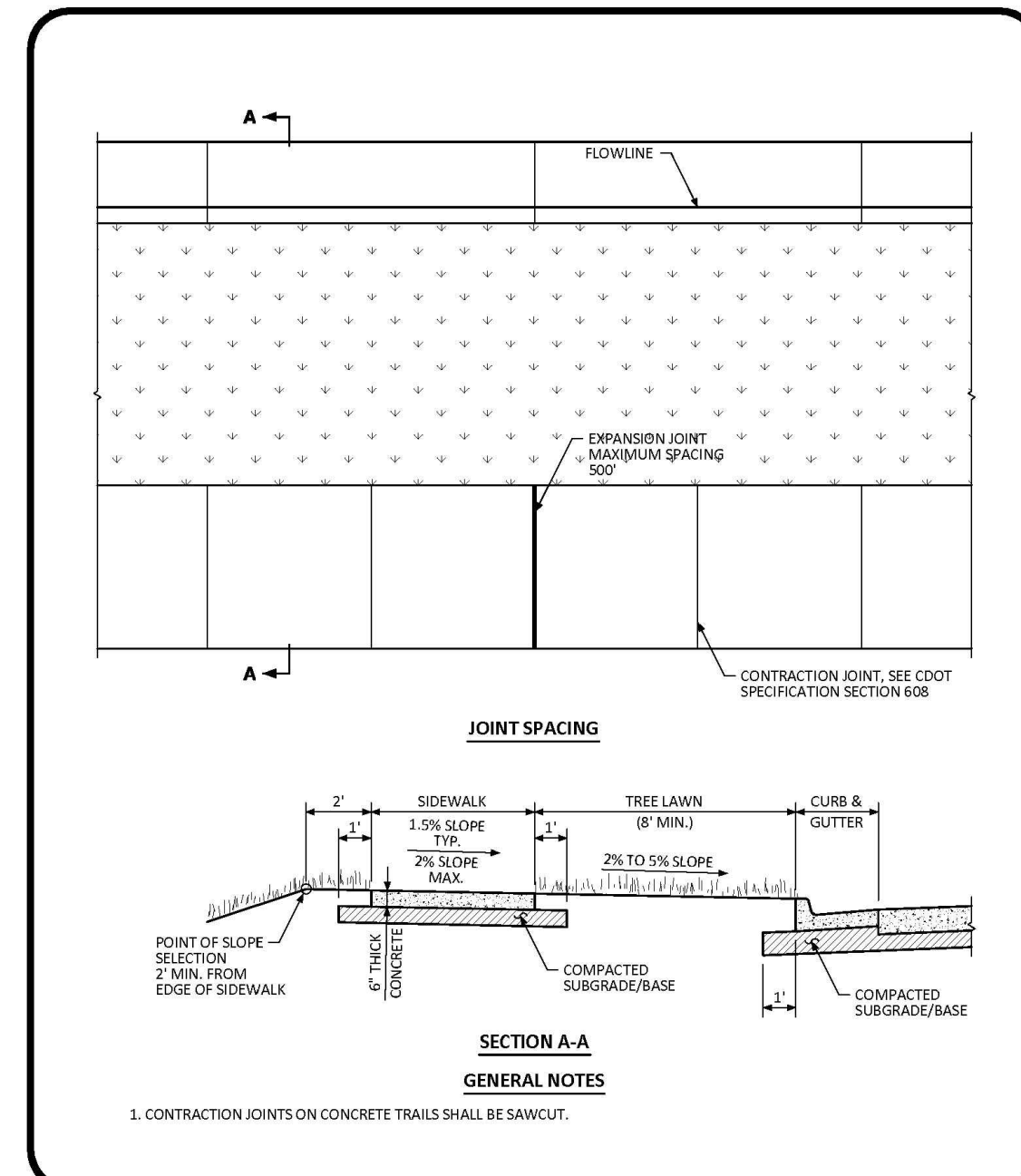
# MCDONALDS REMODEL AT PARKER CENTRAL AREA FILING NO 5 RI 00K 1 1 01 2

## CONSTRUCTION PLANS



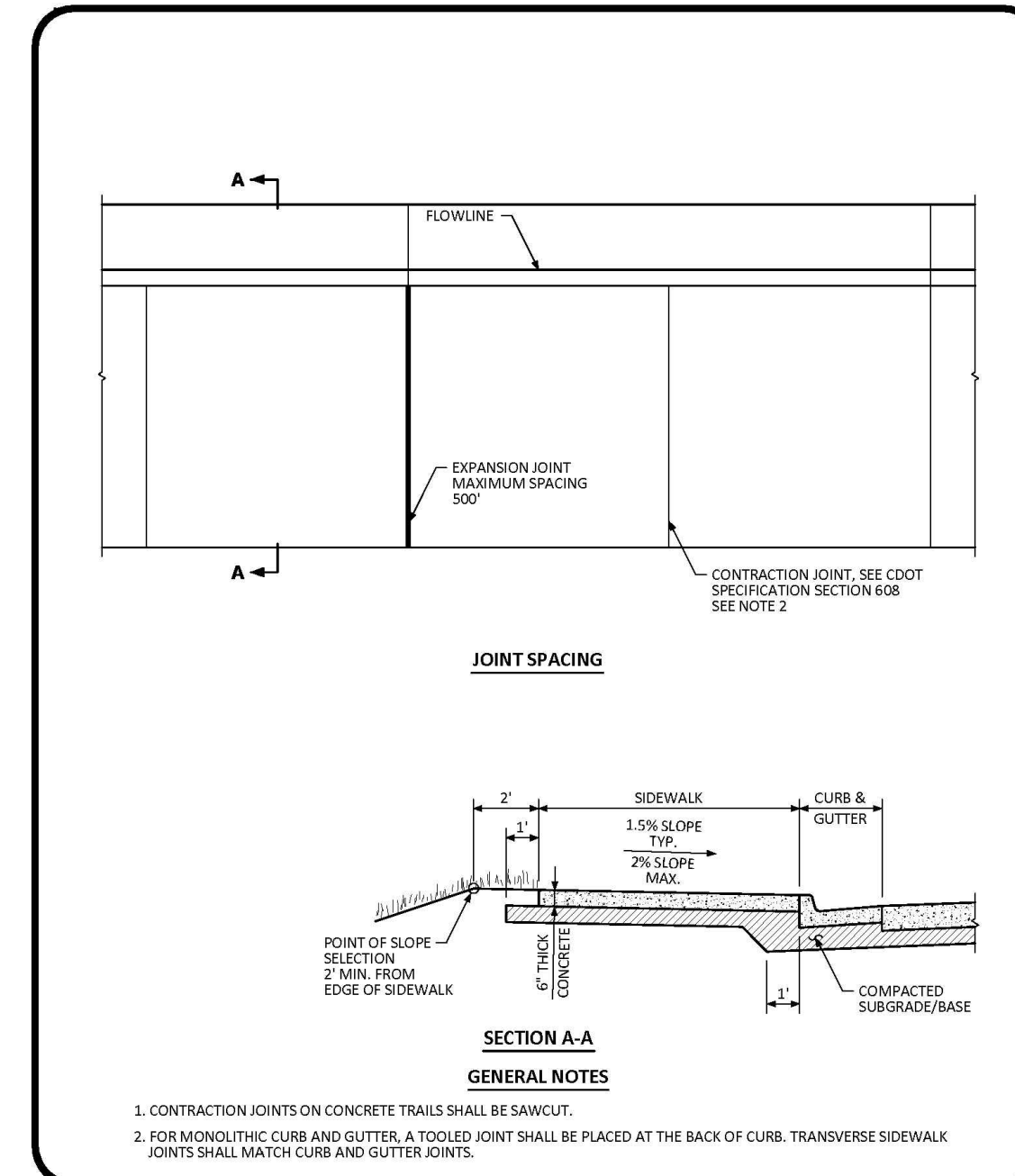
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

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



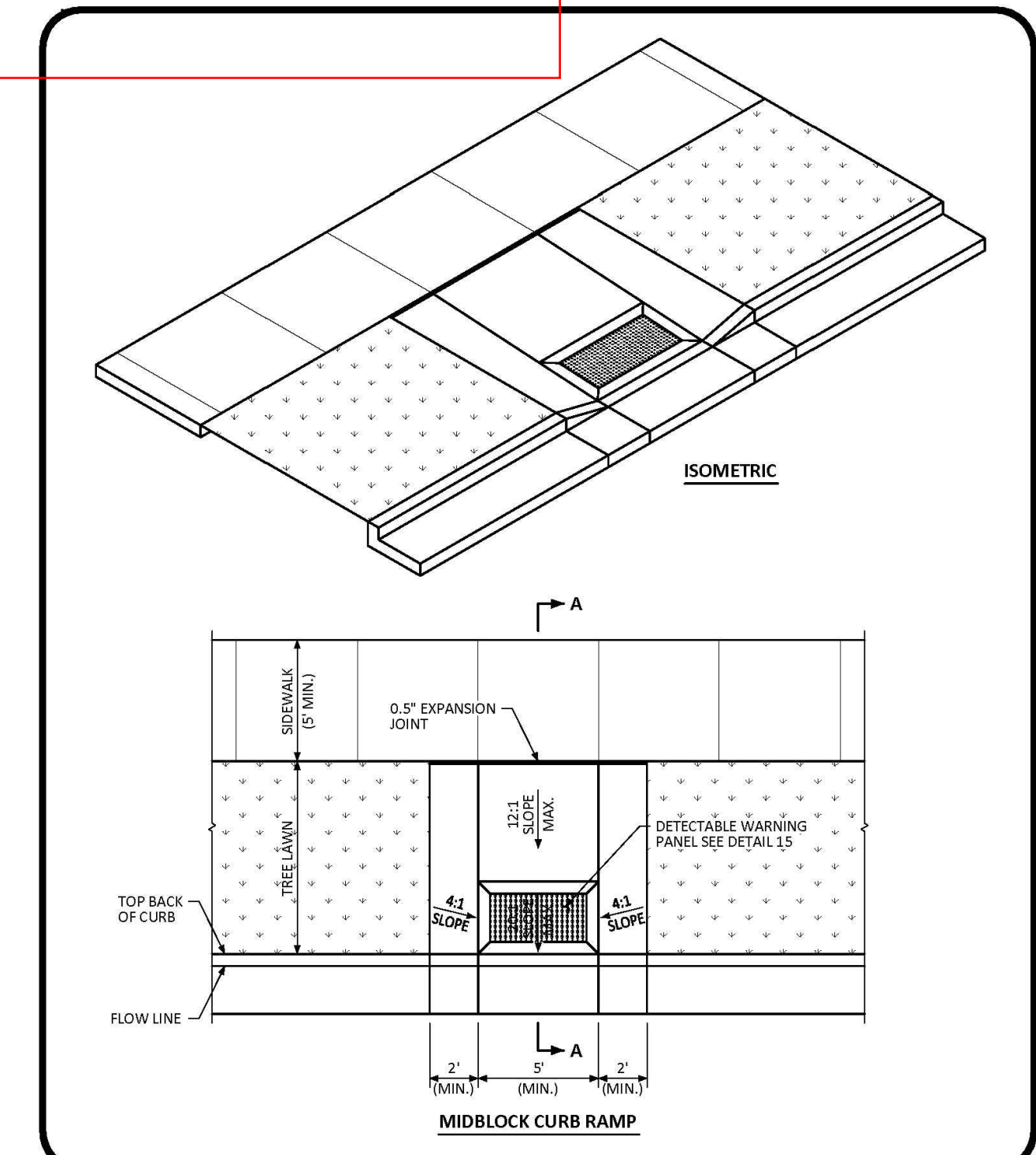
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

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



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

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



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

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

CURB, SIDEWALK, AND GUTTER

D1

DETACHED SIDEWALK

D2

ATTACHED SIDEWALK

D3

MIDBLOCK CURB RAMP

D4

CURB, SIDEWALK, AND GUTTER

D1

DETACHED SIDEWALK

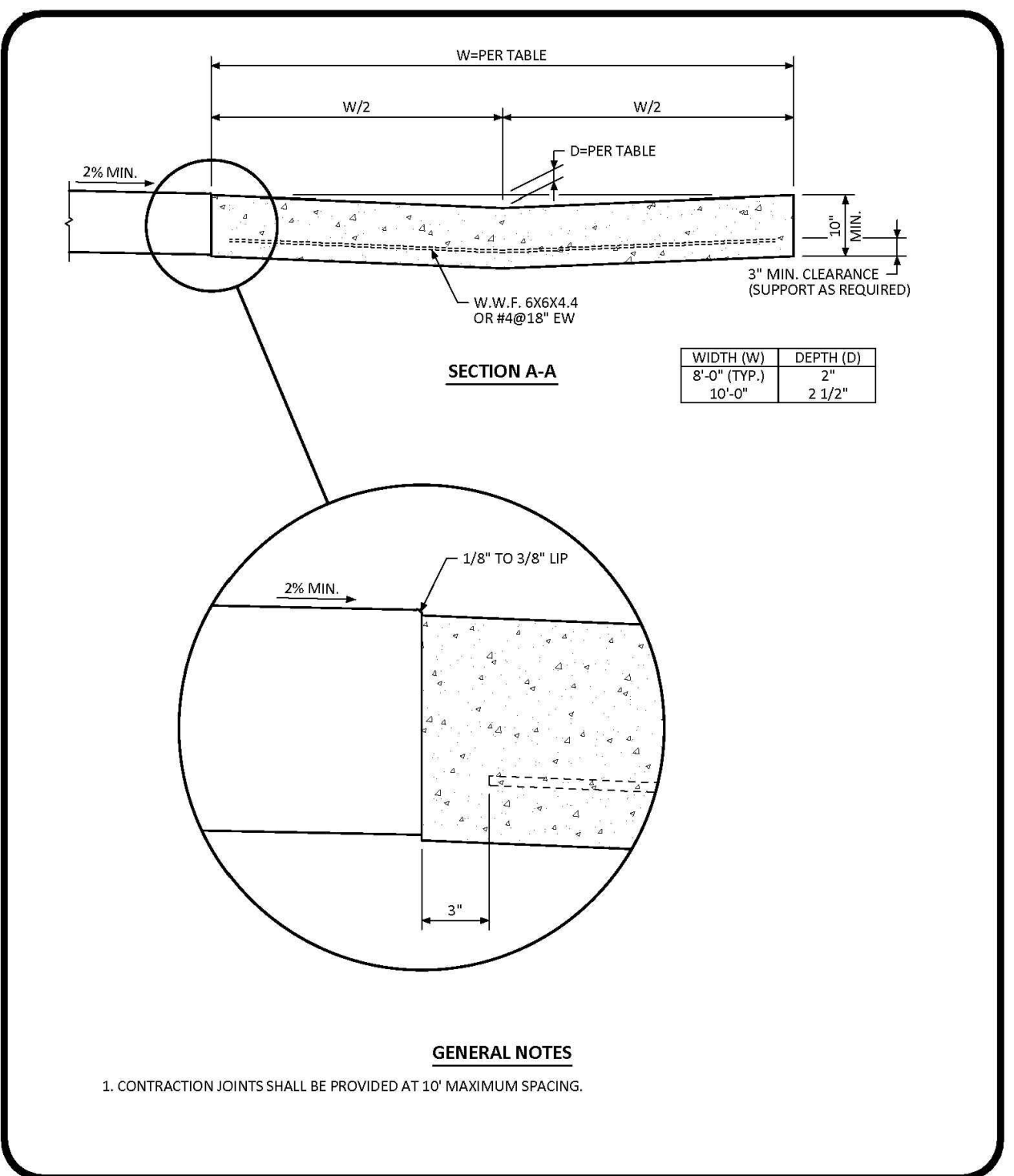
D2

ATTACHED SIDEWALK

D3

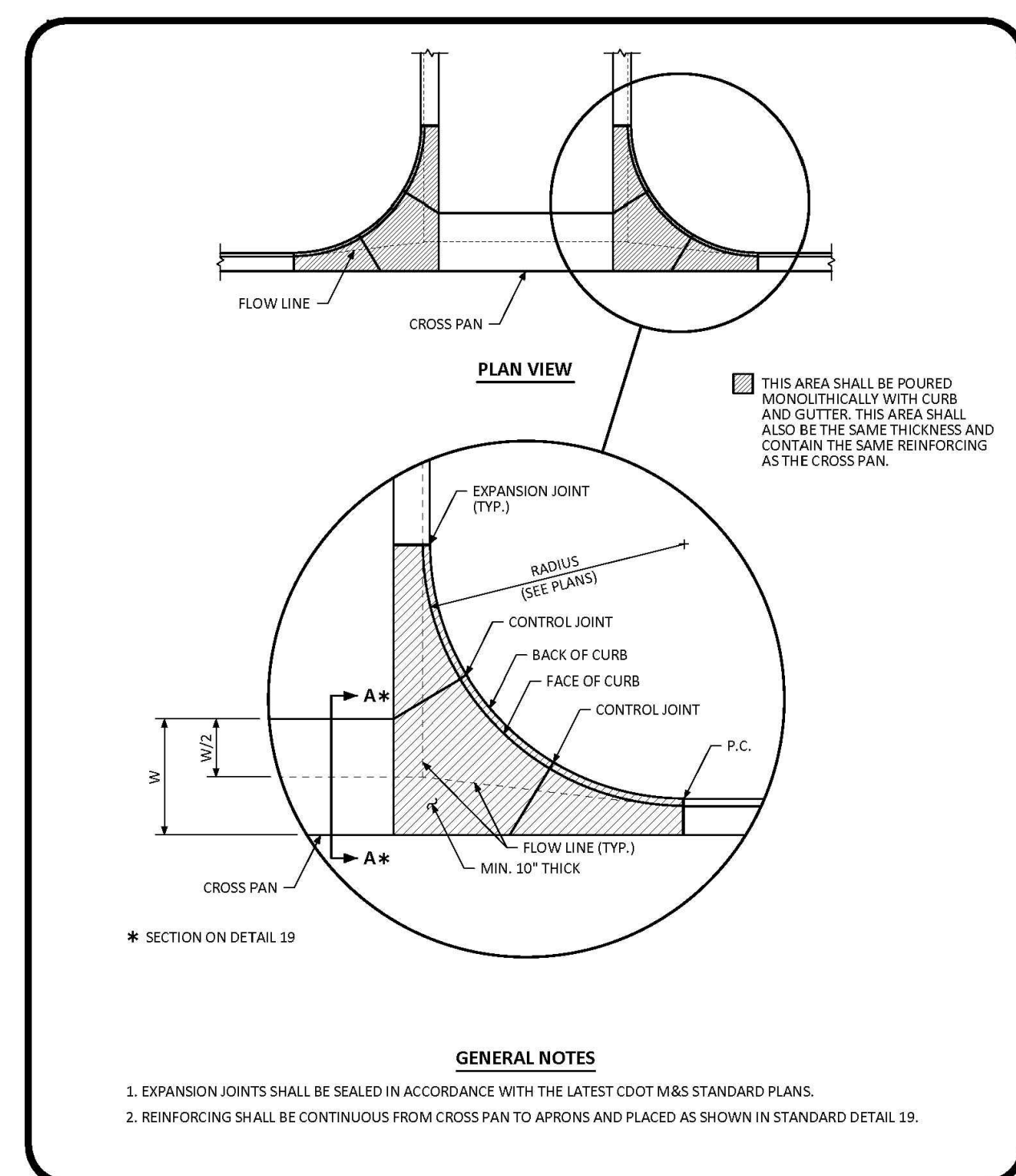
MIDBLOCK CURB RAMP

D4



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

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



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

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

CROSS PAN

D5

INTERSECTION CROSS PAN

D6

NOT USED

D7

DETAILS CALLED OUT IN PLAN

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

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

Include all sheets of detail

UPDATED

NO. DATE REVISION DESCRIPTION

CIVIL ENGINEERING CONSULTANT

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

PREPARED UNDER THE DIRECT SUPERVISION OF

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

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.

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  
 REGIONAL DING. NO.:  
 STATE STAKE I.D.A.: 50162  
 NATIONAL I.D.A.: 7462

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

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

CONSTRUCTION DETAILS

SHEET NO. C18

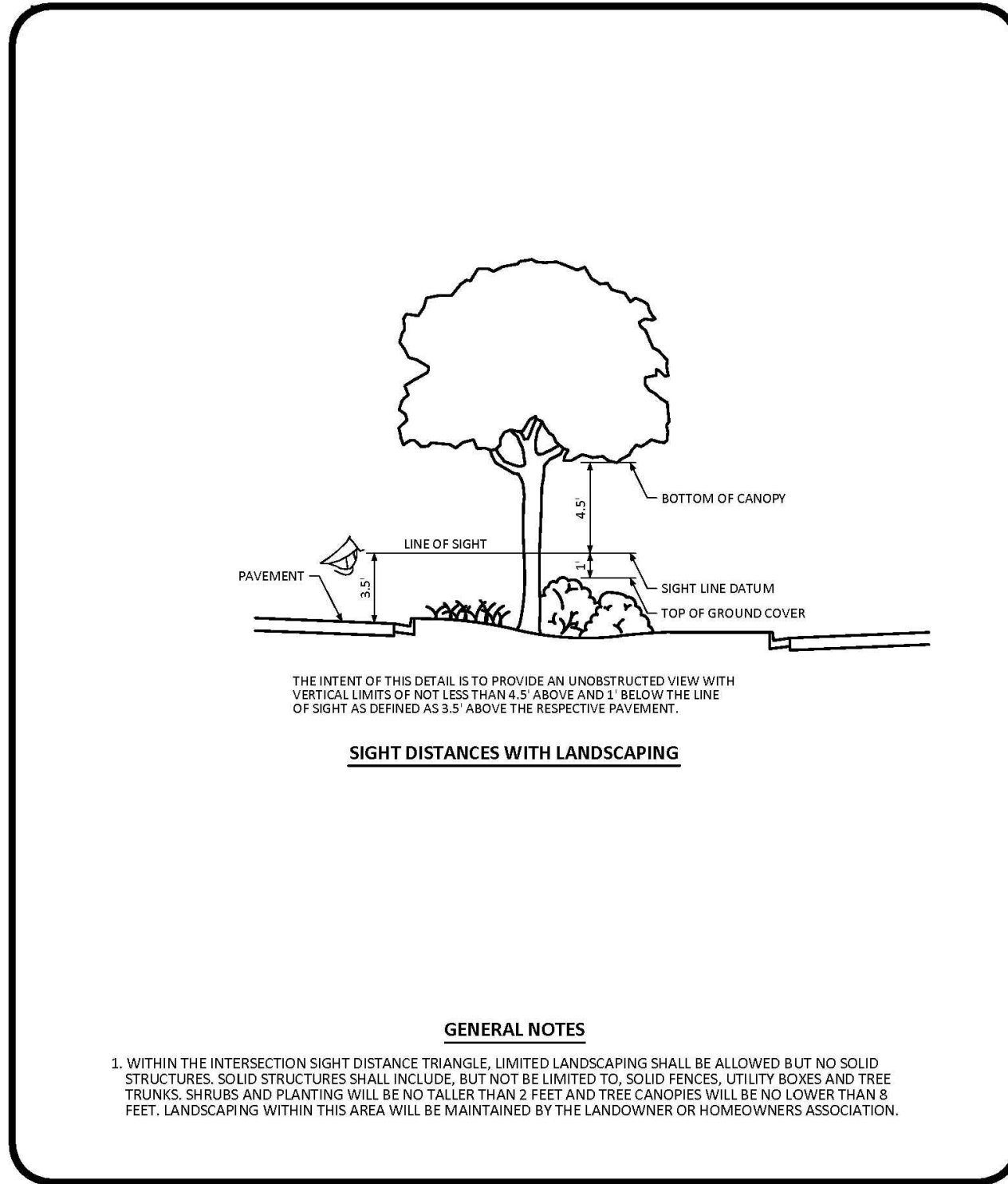
The Town of Parker review constitutes general compliance with the own's Standards and approved variances, subject to these plans being stamped, signed, and dated by the professional engineer of record. Review by the Town does not constitute approval of the plan design or accuracy and correctness of engineering 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.

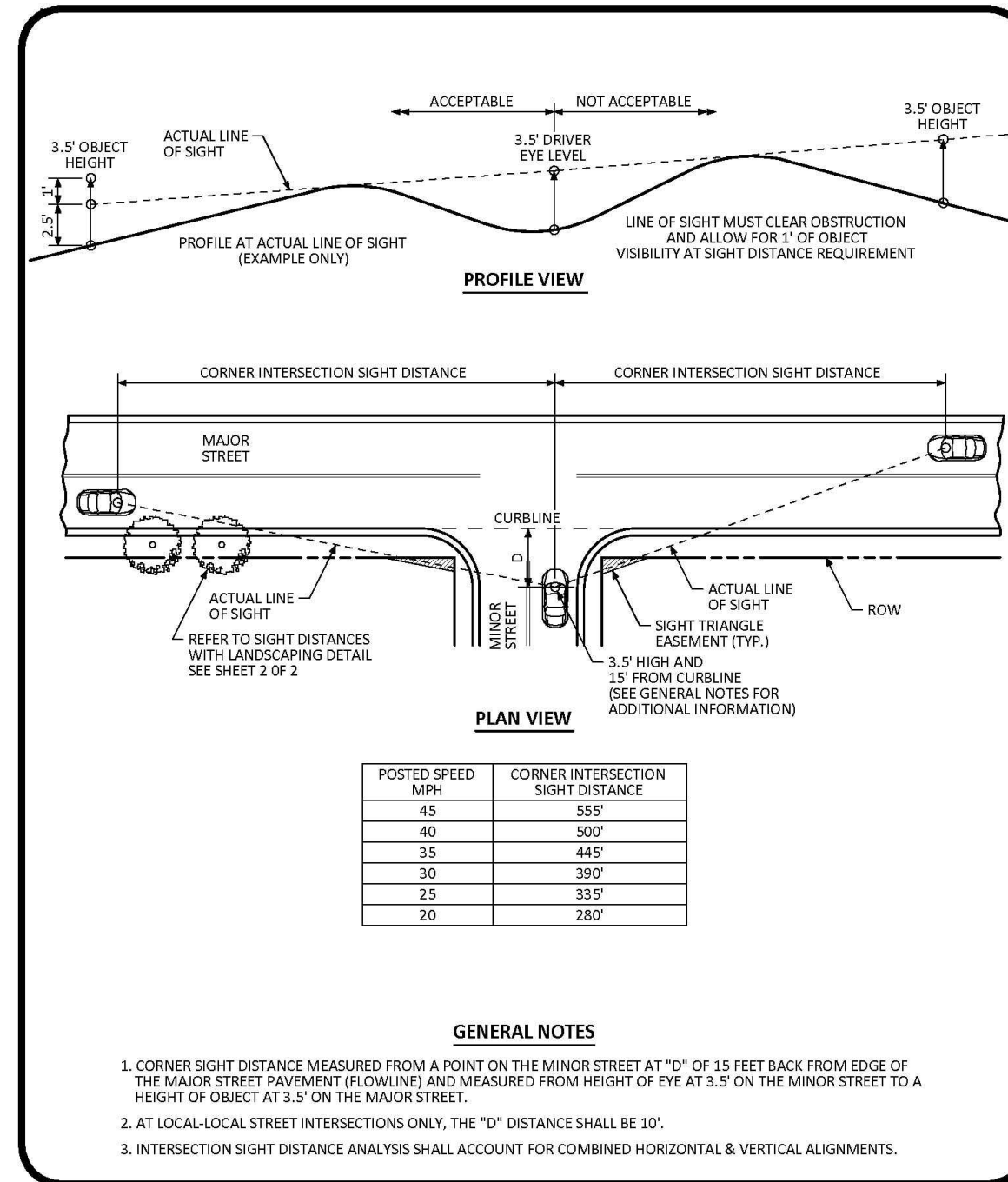
Town of Parker, Director of Engineering/Public Works Date

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

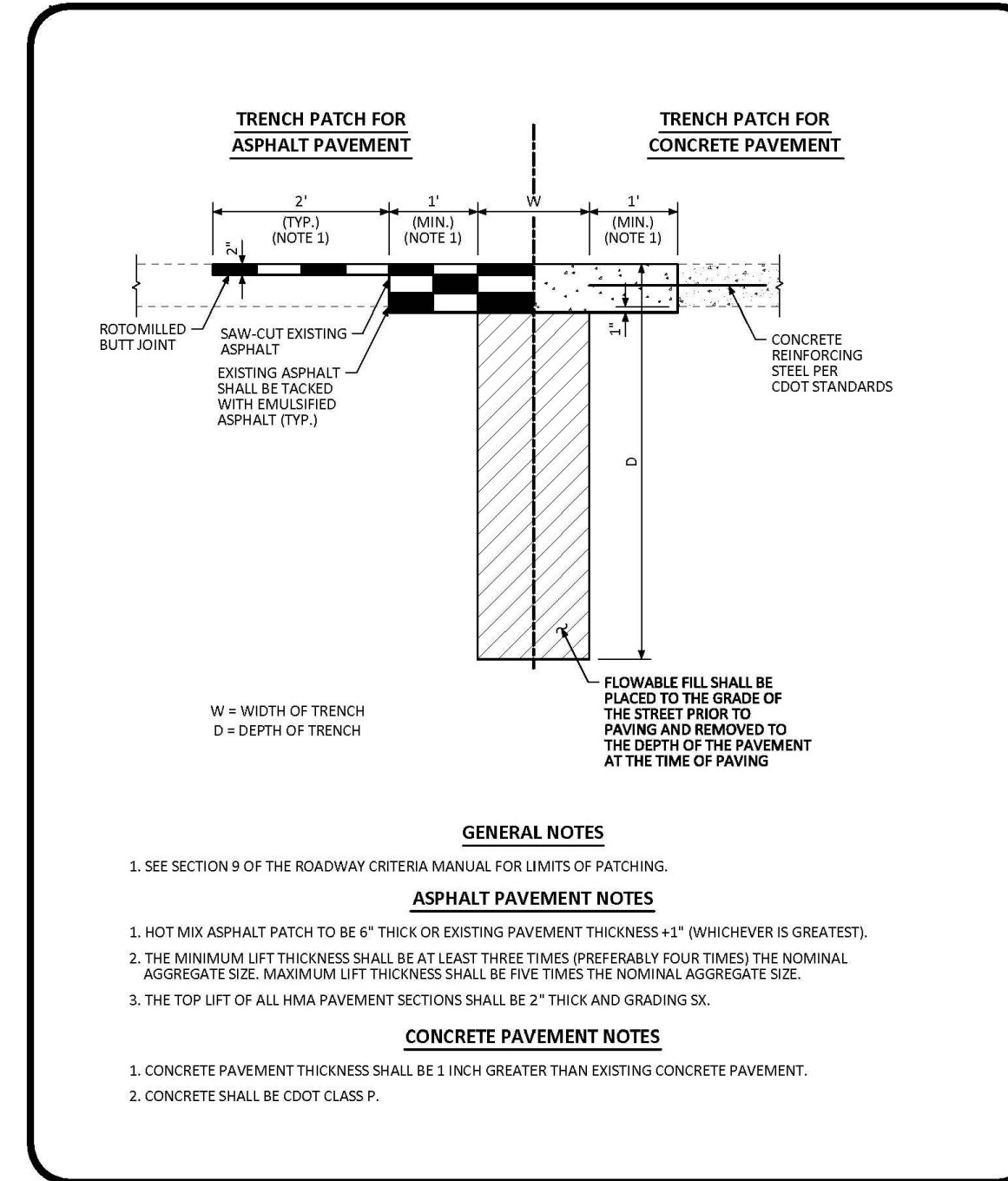
## CONSTRUCTION PLANS



	<b>INTERSECTION SIGHT DISTANCE REQUIREMENTS STANDARD DETAIL</b>	DATE AUGUST 2014	DETAIL <b>25</b> 2 OF 2
--	---	------------------------	-------------------------------



	<b>INTERSECTION SIGHT DISTANCE REQUIREMENTS STANDARD DETAIL</b>	DATE AUGUST 2014	DETAIL <b>25</b> 1 OF 2
--	---	------------------------	-------------------------------



	<b>MINIMUM STREET PATCH DETERMINATION STANDARD DETAIL</b>	DATE AUGUST 2014	DETAIL <b>26</b> 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

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

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

**McDonald's**  
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 DWG. NO.  
**50162**

NATIONAL D/W  
**7462**

SCALE: **AS NOTED** MD RE: **BOWAN**

DATE: **03/11/2025** MD P/CM: **MANN**

DESIGNED BY: **RJP** FILE NAME: **CURRENT.DWG**

DRAWN BY: **RJP** SLS No. 14-001-47

CHECKED BY: **RJP**

**CONSTRUCTION DETAILS**

**C19**

Town of Parker, Director of Engineering/Public Works Date

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.



