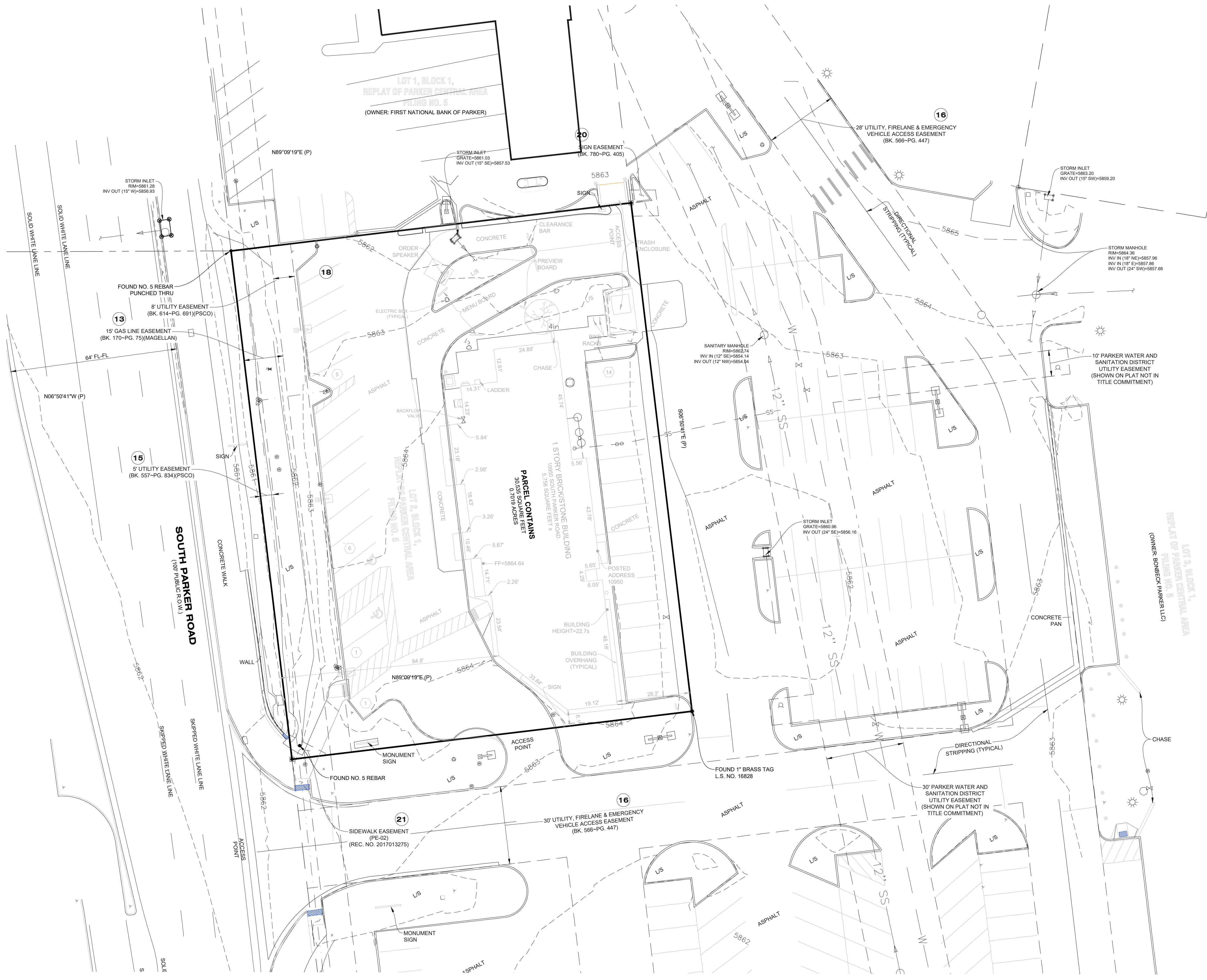


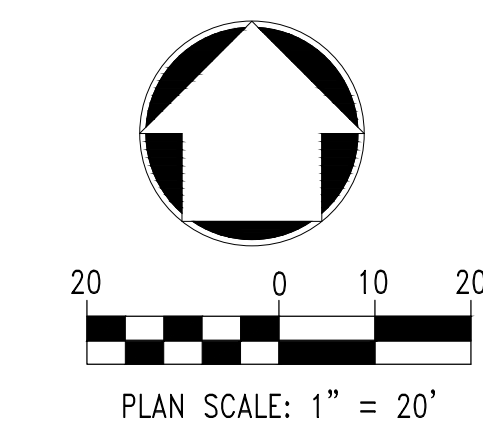




# MCDONALDS REMODEL AT PARKER CENTRAL AREA FILING NO. 5, BLOCK 1, LOT 2 CONSTRUCTION PLANS



- 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; RECORDING NO.: BOOK 512, PAGE 235. (APPLIES TO SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
  - 11 THE EFFECT OF QUIT CLAIM DEED FROM PARKER CENTER ASSOCIATES, LTD., A COLORADO LIMITED PARTNERSHIP TO PARKER WATER AND SANITATION DISTRICT. RECORDED DATE: MARCH 29, 1984; RECORDING NO.: BOOK 513, PAGE 938. (APPLIES TO SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
  - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
    - 12 GRANTED TO: COLORADO TELEPHONE COMPANY. PURPOSE: UTILITY EASEMENT; RECORDED DATE: DECEMBER 19, 1905; RECORDING NO.: BOOK 34, PAGE 334 AND ASSIGNED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY. RECORDING DATE: JULY 31, 1911; RECORDING NO.: BOOK 39, PAGE 547. (APPLIES TO SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
    - 13 RIGHT OF WAY TO WYCO PIPE LINE COMPANY, A DELAWARE CORPORATION, AS CONTAINED IN INSTRUMENT RECORDED MAY 20, 1966 IN BOOK 170, PAGE 75. PROVIDING AS FOLLOWS: TO CONSTRUCT, MAINTAIN, INSPECT, OPERATE, PROTECT, REPAIR, REPLACE, CHANGE THE SIZE OF, OR REMOVE A PIPE LINE OR PILE LINES, FOR THE TRANSPORTATION OF OIL, GAS AND THE PRODUCTS THEREOF. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO AND FROM SAID LAND OR LINES OR ANY OF THEM, FOR THE PURPOSES AFORESAID. NOTE: SAID EASEMENT AFFECTS THE WESTERLY OR FRONT 15 FEET TO SUBJECT PROPERTY AS SHOWN ON THE RECORDED PLAT. (APPLIES TO SUBJECT PROPERTY, PLOTTABLE ITEMS ARE SHOWN HEREON.)
    - 15 NOTES, EASEMENTS AND RESTRICTIONS AS SHOWN ON PLAN UNIT DEVELOPMENT FOR PARKER PLANNED COMMUNITY DEVELOPMENT PLAN, RECORDING DATE: MAY 11, 1981; RECORDING NO.: RECEPTION NO. 268385. (APPLIES TO SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
    - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
      - 16 GRANTED TO: PUBLIC SERVICE COMPANY OF COLORADO; PURPOSE: UTILITY EASEMENT; RECORDING DATE: JANUARY 11, 1985; RECORDING NO.: BOOK 557, PAGE 834. (APPLIES TO SUBJECT PROPERTY, PLOTTABLE ITEMS ARE SHOWN HEREON.)
      - 17 RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE. RECORDING DATE: MARCH 21, 1985; RECORDING NO.: BOOK 566, PAGE 447. AGREEMENT AND ESTOPPEL CERTIFICATE AS RECORDED OCTOBER 18, 1994 AT RECEPTION NO. 9453456. (APPLIES TO SUBJECT PROPERTY, PLOTTABLE ITEMS ARE SHOWN HEREON.)
      - 18 TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SIGN EASEMENT AGREEMENT AS RECORDED NOVEMBER 18, 2009 AT RECEPTION NO. 2009087901. (DOES NOT APPLY TO SUBJECT PROPERTY.)
      - 19 UTILITY EASEMENT AS GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO IN INSTRUMENT RECORDED DECEMBER 18, 1985, IN BOOK 614 AT PAGE 691. (APPLIES TO SUBJECT PROPERTY, PLOTTABLE ITEMS ARE SHOWN HEREON.)
      - 20 TERMS, CONDITIONS, PROVISIONS, RESTRICTIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN USE RESTRICTION AS RECORDED JANUARY 14, 2004 AT RECEPTION NO. 2004005956. (APPLIES TO SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
      - 21 TERMS, CONDITIONS, PROVISIONS, BURDENS, RESTRICTIONS, EASEMENTS AND OBLIGATIONS AS CONTAINED IN EASEMENT AGREEMENT AS RECORDED MARCH 10, 1988 IN BOOK 780 AT PAGE 405. (APPLIES TO SUBJECT PROPERTY, PLOTTABLE ITEMS ARE SHOWN HEREON.)
      - 22 TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE PUBLIC SIDEWALK EASEMENT AGREEMENT AS SET FORTH BELOW: RECORDING DATE: FEBRUARY 24, 2017; RECORDING NO.: RECEPTION NO. 2017013275. (APPLIES TO SUBJECT PROPERTY, PLOTTABLE ITEMS ARE SHOWN HEREON.)
  - TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AUTOMATED TELECOM TECHNOLOGY INC. PAYPHONE LOCATION LEASE AGREEMENT AS RECORDED NOVEMBER 8, 1996 AT RECEPTION NO. 9662769. (APPLIES TO SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)



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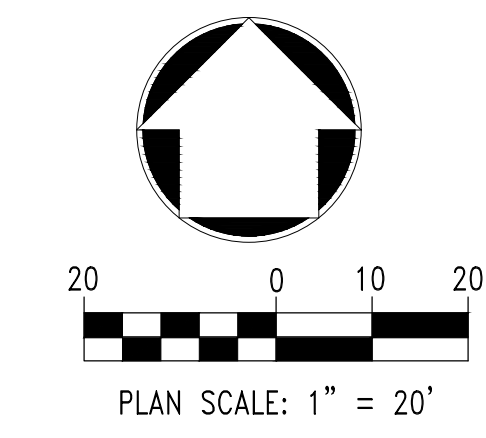
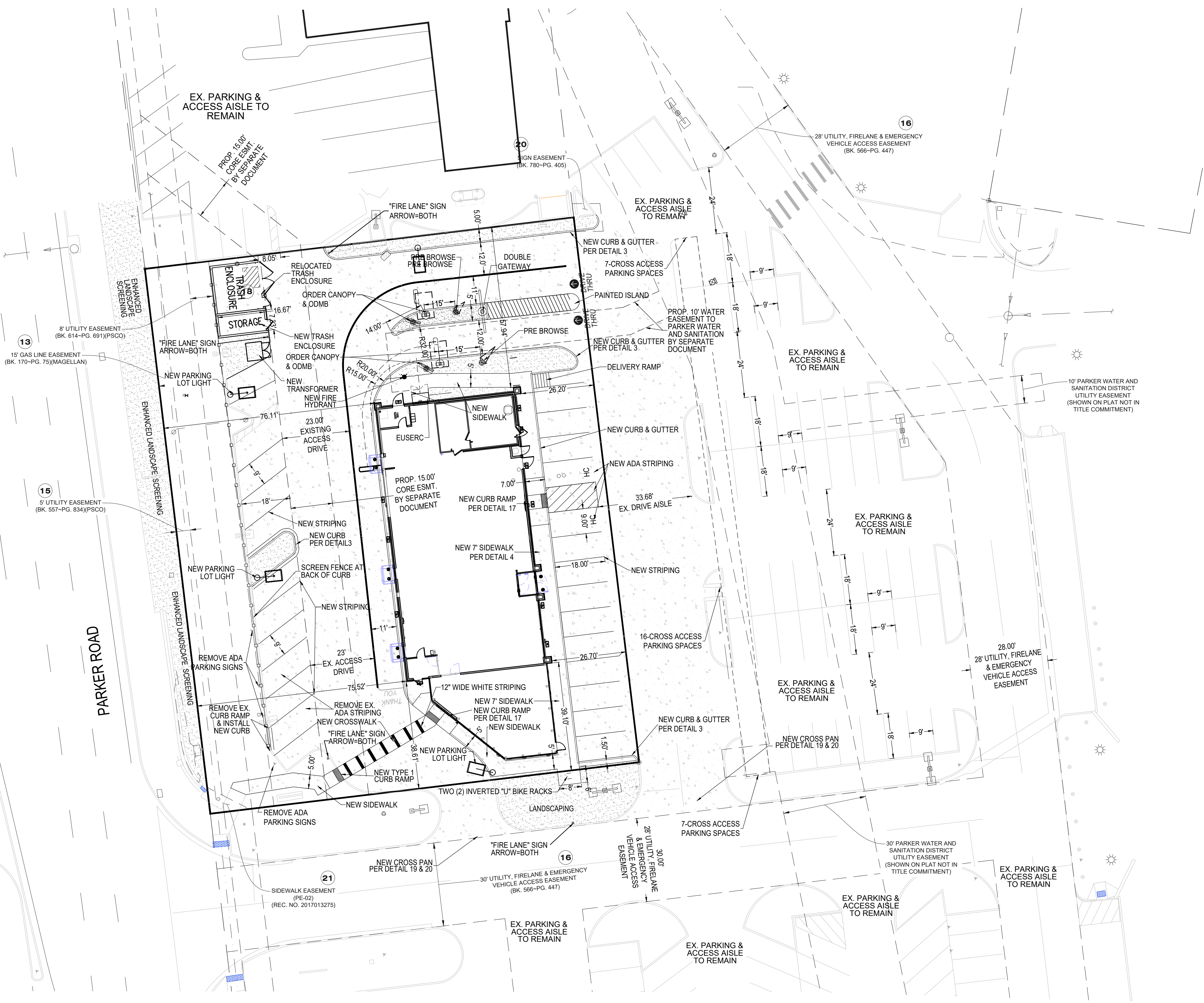
Town of Parker, Director of Engineering/Public Works \_\_\_\_\_ Date \_\_\_\_\_

PREPARED UNDER THE DIRECT SUPERVISION OF BY Robert J. Palmer, PE Licensed Professional Engineer (CO PE #36320), AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC.									
STREET ADDRESS 10950 S. PARKER ROAD		CITY PARKER		STATE COLORADO		COUNTY DOUGLAS		REGIONAL DING. NO. 50162 MARKET DIFA 7462	
SCALE: AS NOTED		M&D RE: BOWAN		DATE: 10/10/2025		M&D P/C/M: MANN		FILE NAME: CURRENT.DWG	
DESIGNED BY: RJP		CHECKED BY: RJP		DRAWN BY: RJP		S.I.S. NO.: 14-001-47		DRAMING TITLE: EXISTING CONDITIONS	
SHEET NO.: <span style="font-size: 2em; font-weight: bold;">C3</span>									

# 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 ACCESSIBLE PARKING SPACES	1	1



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NO.	DATE	REVISION DESCRIPTION

**Strategic Land Solutions, Inc.**  
Civil Engineering & Land Planning Solutions  
 2595 PONDEROSA ROAD  
 FRANKTOWN, CO 80116  
 720.384.7661 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.

**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. ULSTER STREET, SUITE 1300, DENVER, COLORADO 80237

10950 S. PARKER ROAD	STATE	COLORADO	COUNTY	DOUGLAS	CITY	PARKER	ZIP	50162

SCALE: AS NOTED	M&D RE: BOWAN
DATE: 10/10/2025	M&D P/C/M: MANN
DESIGNED BY: RJP	FILE NAME: CURRENT.DWG
DRAWN BY: RJP	
CHECKED BY: RJP	
DRAWING TITLE: SITE PLAN	

C4

Town of Parker, Director of Engineering/Public Works      Date

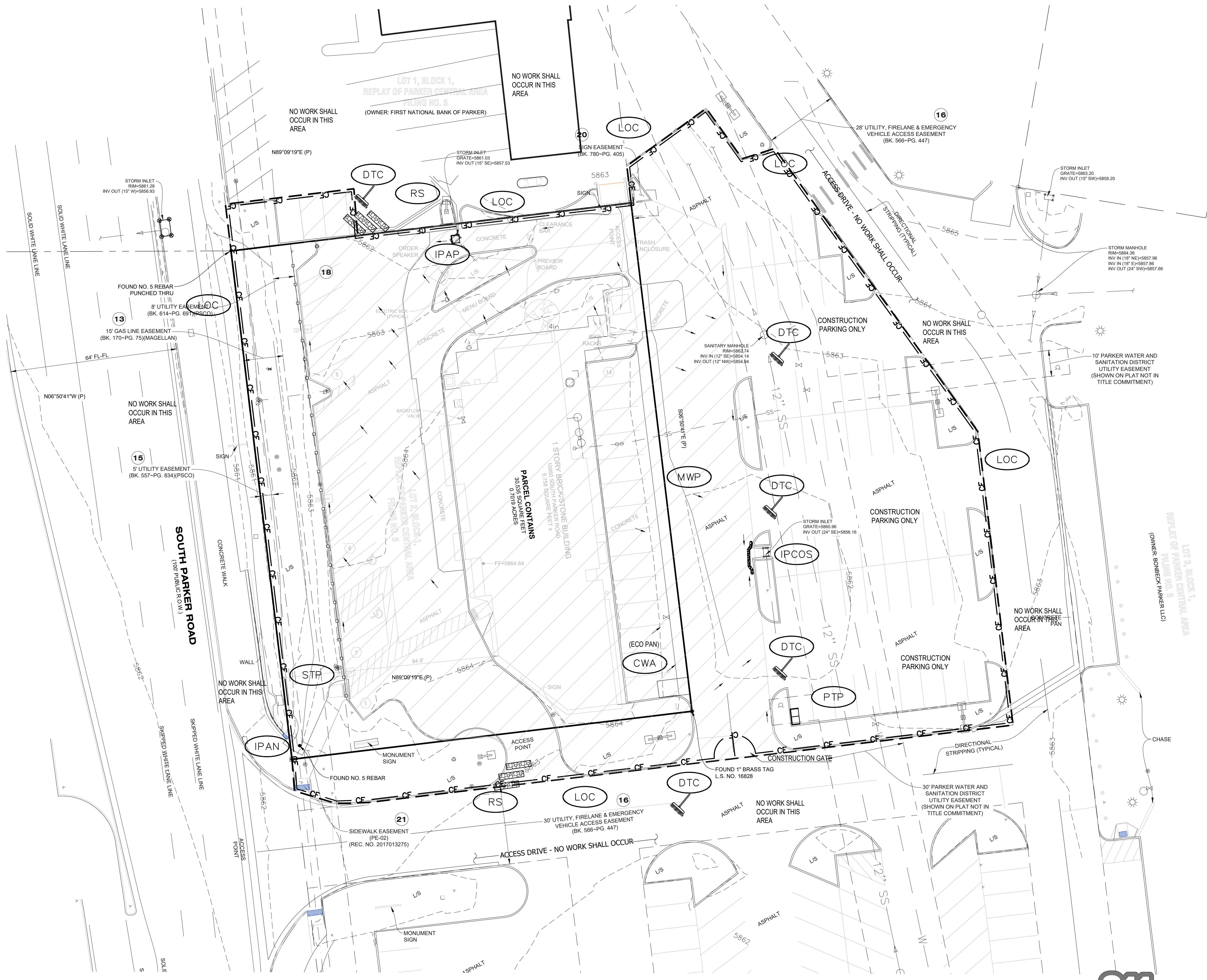


# MCDONALD'S REMODEL AT PARKER CENTRAL AREA

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

### CONSTRUCTION PLANS

TOTAL DISTURBANCE = 0.67 ACRES



	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 BENECH LOW FLOW CHANNELS. ADDITIONALLY, HYDRAULICALLY APPLIED WOOD FIBER MULCH, STABILIZED FIBER MATRIX, BONDED FIBER MATRIX, OR FLEXIBLE GROWTH MEDIUM SHALL BE USED IN ALL OTHER AREAS WITHIN THE EXCESS URBAN RUNOFF VOLUME OF THE DETENTION BASIN. THE BLANKET AND HYDRAULICALLY APPLIED MULCH SHALL COMPLY WITH THE MATERIALS AND INSTALLATION REQUIREMENTS FOR EROSION CONTROL BLANKETS AS REQUIRED BY THE TOWN'S CBMP PROGRAM, AND WHERE APPLICABLE, THE PRODUCT MANUFACTURER.
  - LOT PROTECTION (LP) IS REQUIRED ON ALL COMMERCIAL LOTS WHEN COMPLETION OF LANDSCAPING IS NOT POSSIBLE AND PRIOR TO ISSUANCE OF A CERTIFICATION OF OCCUPANCY.
  - ANY ONSITE BULK FUEL STORAGE REQUIRES A FIRE LIFE SAFETY PERMIT FROM THE TOWN OF PARKER PRIOR TO INSTALLATION.
  - VTC PAD FORDS (COMPARABLE) MAY BE REQUIRED IF TRACK OUT BECOMES A PROBLEM. ALL DIRT TRACKING MUST BE SWEEP UP IMMEDIATELY. NO EXCEPTIONS.

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PLAN SCALE: 1" = 20'


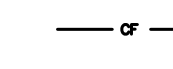

















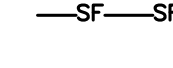

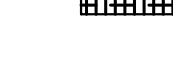





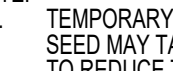
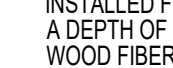
 2595 PONDEROSA ROAD FRANKTOWN, CO 80116 720.364.7661 Phone rpalm@strategicls.net Robert J. Palmer, PE President	
PREPARED UNDER THE DIRECT SUPERVISION OF  BY Robert J. Palmer, PE Licensed Professional Engineer (CO PE #36320), AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC.	
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OFFICE ADDRESS: ROCKY MOUNTAIN REGION ADDRESS: 4643 S. UJSTER STREET, SUITE 1300, DENVER, COLORADO 80237	
STREET ADDRESS: 10950 S. PARKER ROAD CITY: PARKER COUNTY: DOUGLAS STATE: COLORADO	ZIP: 80162 PARCEL: 7462
SCALE: AS NOTED DATE: 10/10/2025 DESIGNED BY: RJP DRAWN BY: RJP CHECKED BY: RJP	MCD RE: BOWAN MCD P/CM: MANN FILE NAME: CURRENT.DWG S.I.S. NO. 14-001-47
DRAMING TITLE: INITIAL CBMP	
SHEET NO.: C6	
Town of Parker, Director of Engineering/Public Works Date	

# MCDONALDS REMODEL AT PARKER CENTRAL AREA

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

### CONSTRUCTION PLANS

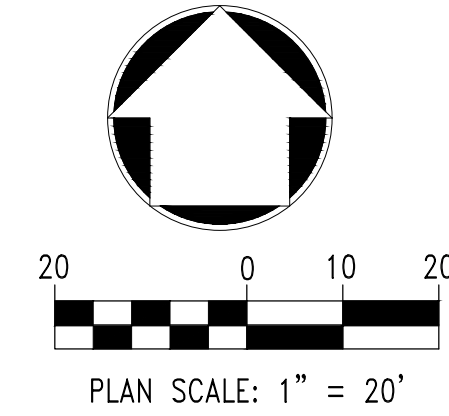
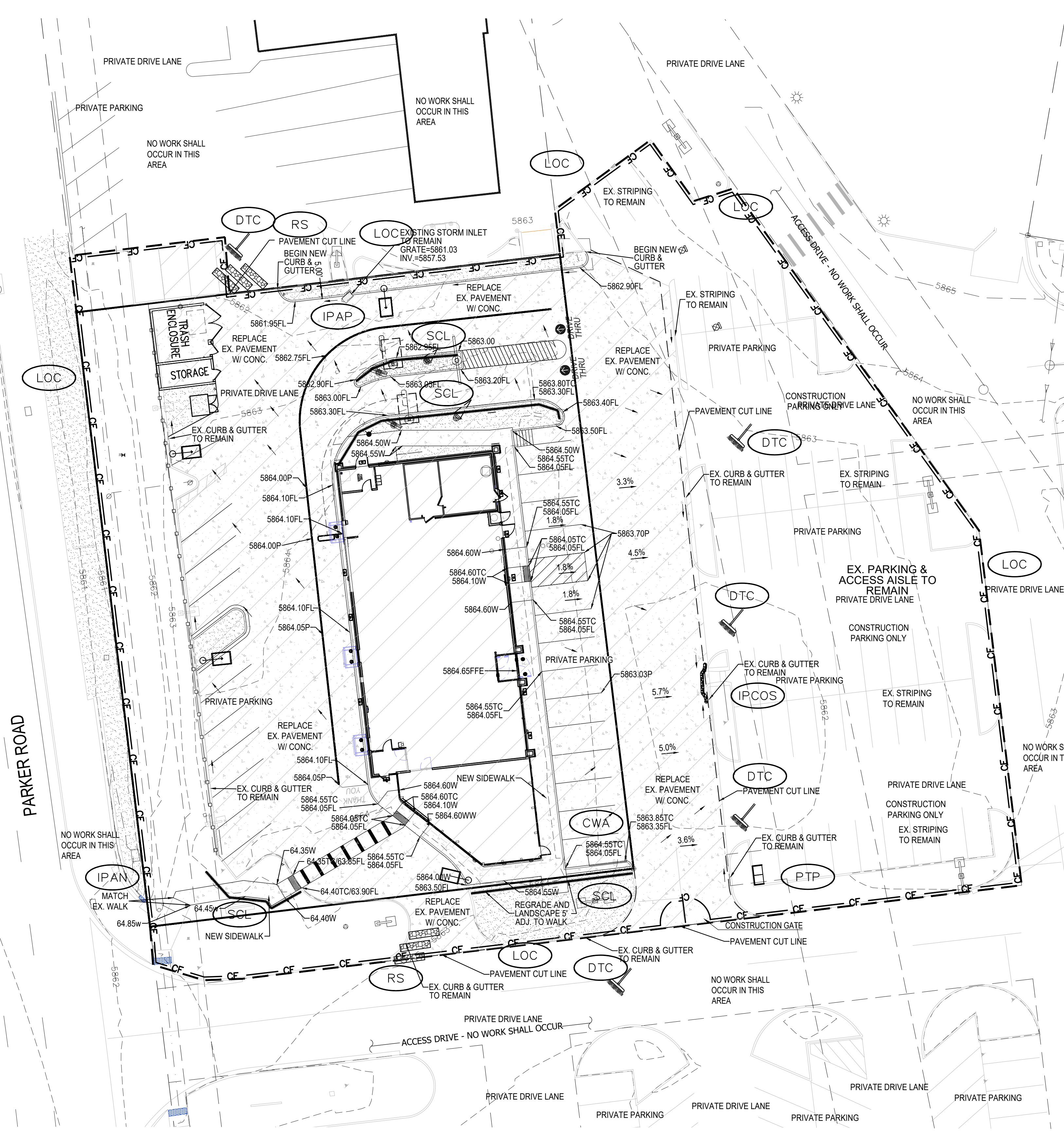
#### EROSION & SEDIMENT CONTROL LEGEND

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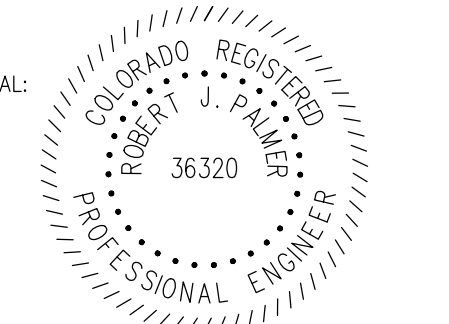
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**Strategic Land Solutions, Inc.**  
 Civil Engineering & Land Planning Solutions  
 2595 PONDEROSA ROAD  
 FRANKTOWN, CO 80116  
 720.384.7661 Phone  
 rpalmer@strategicls.net  
 Robert J. Palmer, PE  
 President

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

  
**McDonald's**  
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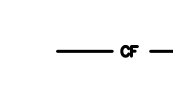

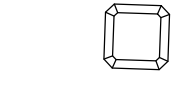










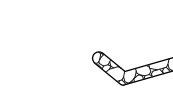
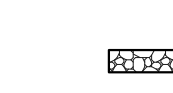



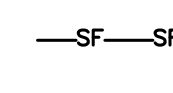








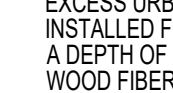
OFFICE: ROCKY MOUNTAIN REGION  
 ADDRESS: 4643 S. UJSTER STREET, SUITE 1300, DENVER, COLORADO 80237

10950 S. PARKER ROAD	STATE	COLORADO	COUNTY	DOUGLAS	CITY	PARKER

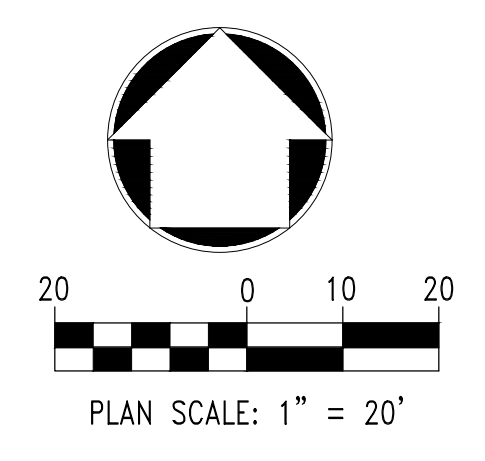
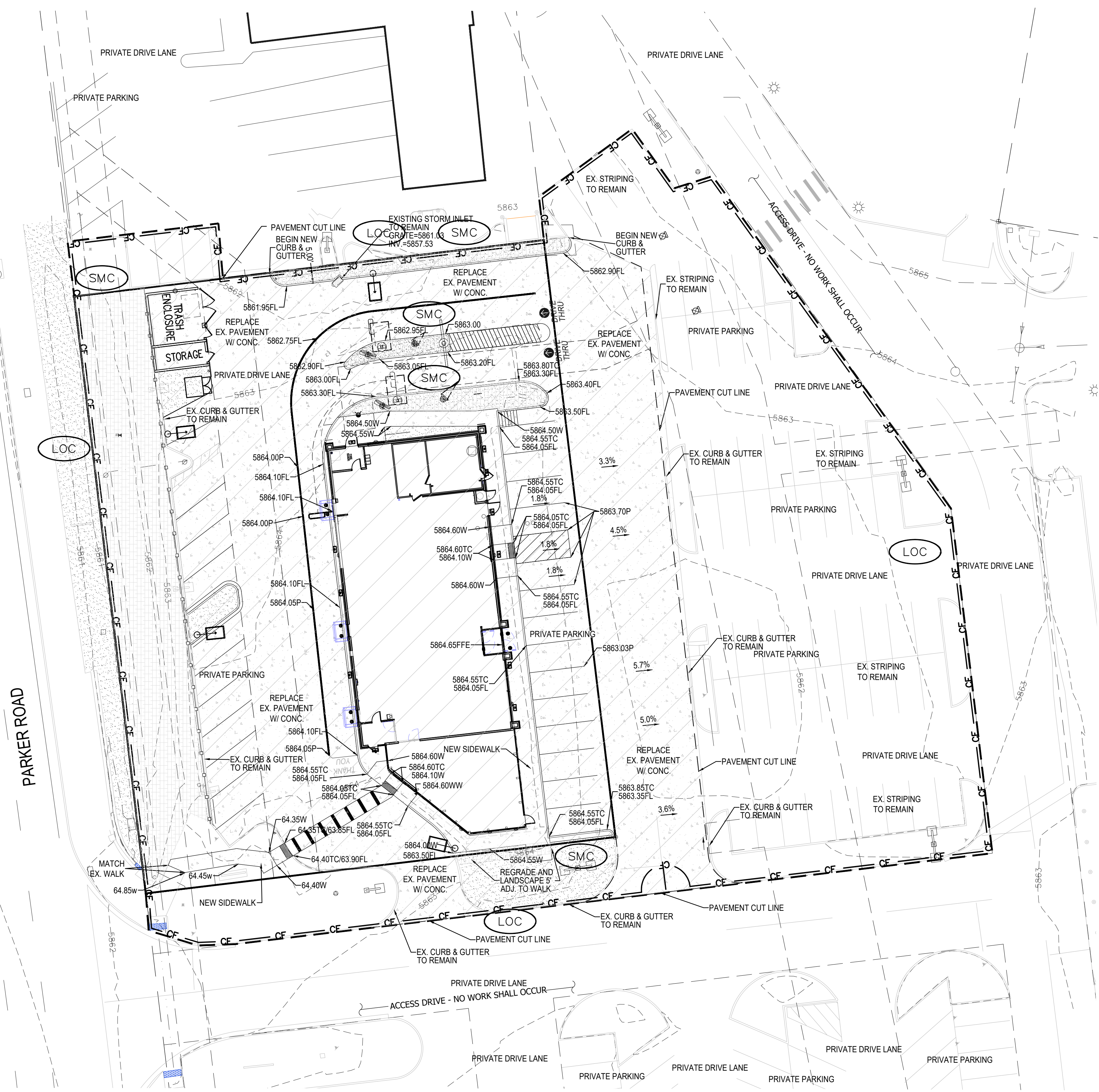
SCALE: AS NOTED	M&D RE: BOWAN
DATE: 10/10/2025	M&D P/C/M: MANN
DESIGNED BY: RJP	FILE NAME: CURRENT.DWG
DRAWN BY: RJP	S&S, INC. 14-001-47
CHECKED BY: RJP	
DRAWING TITLE: <b>INTERIM CBMP</b>	
SHEET NO: <b>C7</b>	

# 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
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-  IPCOG INLET PROTECTION, CURB ON-GRADE, TYPE R INLET
-  IPCOS INLET PROTECTION, CURB ON SUMP, TYPE R INLET
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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 SWALE, RIPRAP OR REINFORCED CONCRETE 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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Town of Parker, Director of Engineering/Public Works Date

NO.	DATE	REVISION DESCRIPTION

PREPARED UNDER THE DIRECT SUPERVISION OF:  
 Strategic Land Solutions, Inc.  
 2595 PONDEROSA ROAD  
 FRANKTOWN, CO 80116  
 720.384.7661 Phone  
 rpalmer@strategicsl.com  
 Robert J. Palmer, PE  
 President

PROFESSIONAL ENGINEER  
 36320  
 36320

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

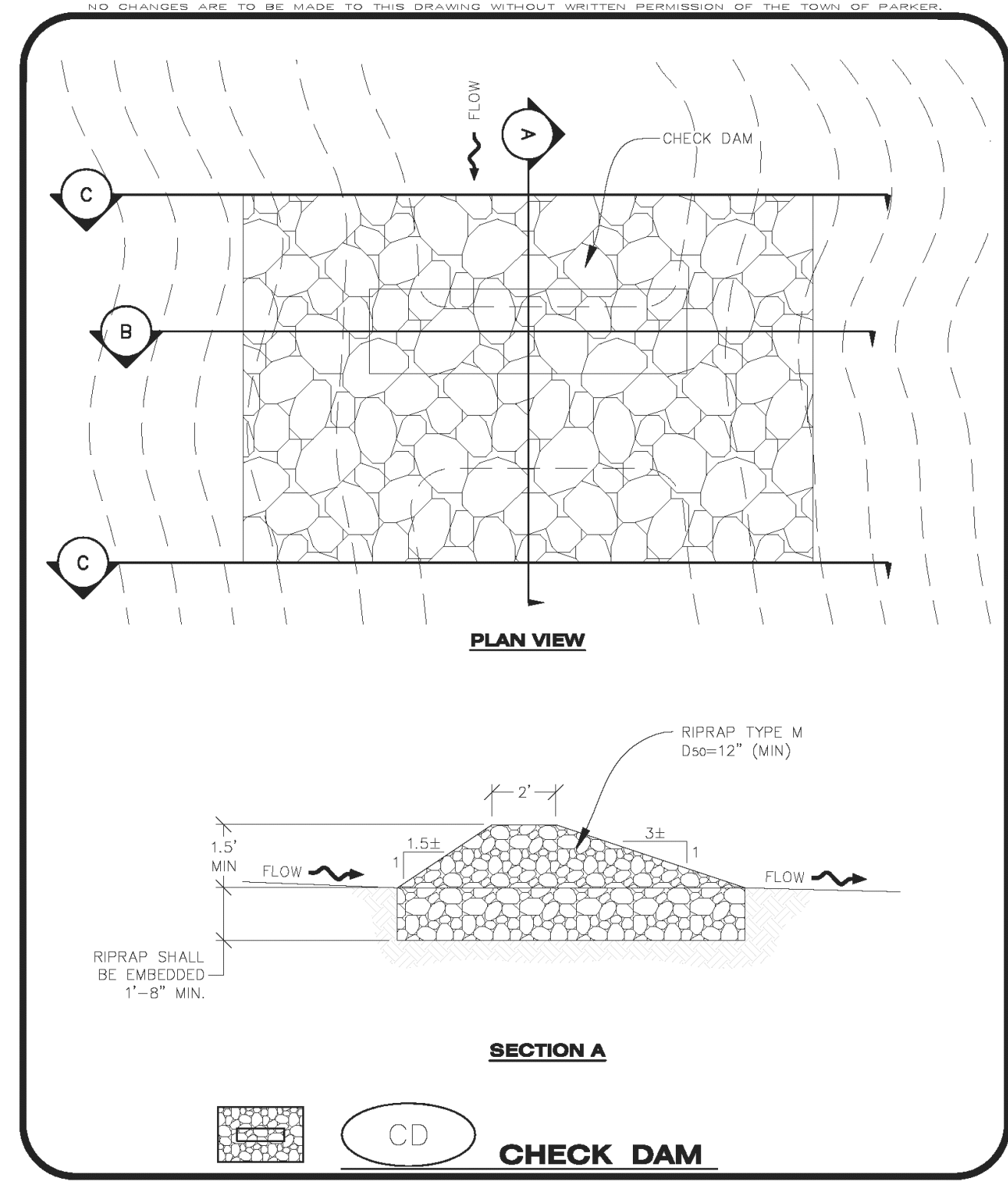
ROCKY MOUNTAIN REGION  
 ADDRESS: 4643 S. ULLSTER STREET, SUITE 1300, DENVER, COLORADO 80237

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

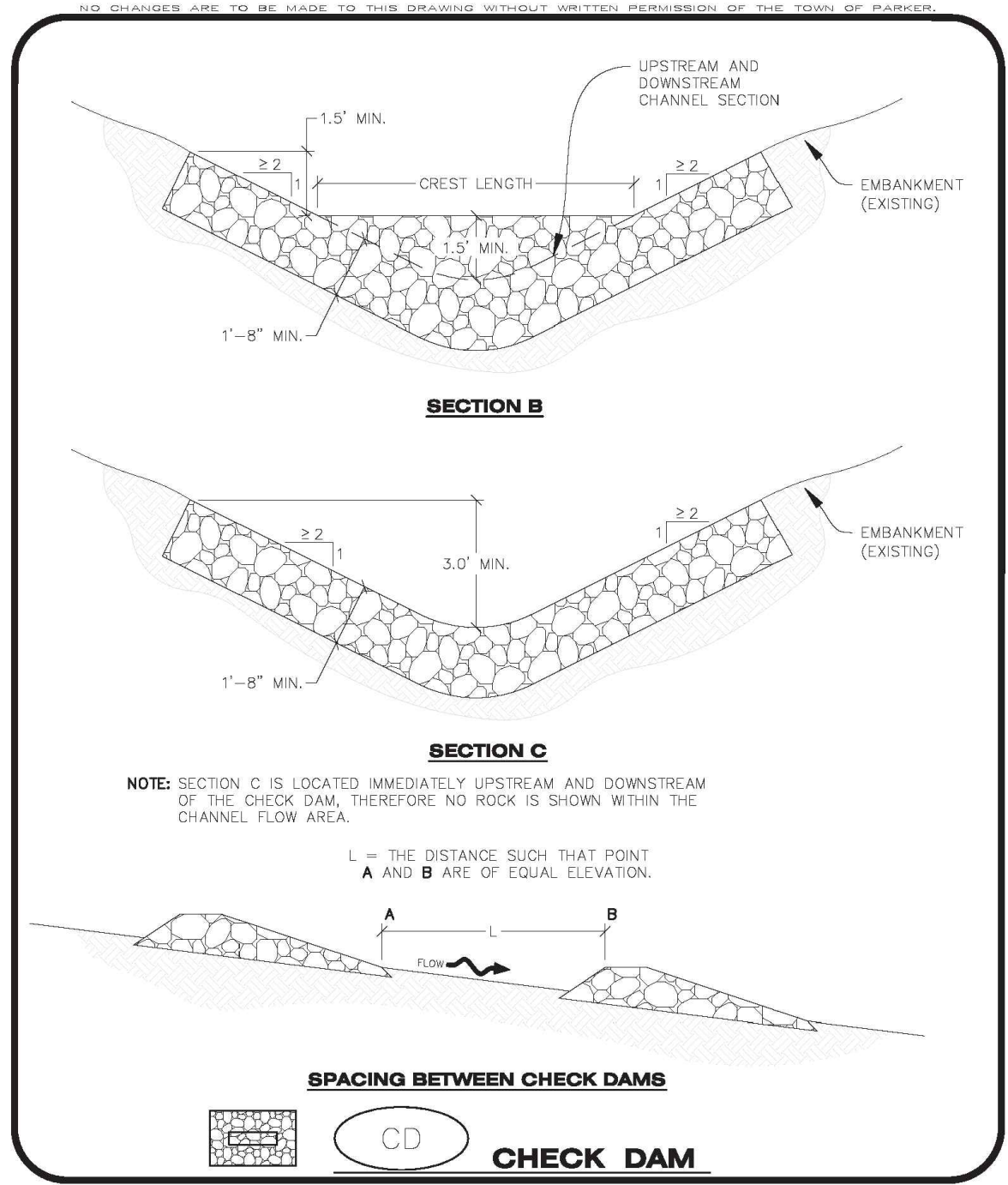
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DATE: 10/10/2025	MOD. P./CM: MANN
DESIGNED BY: RJP	FILE NAME: CURRENT.DWG
DRAWN BY: RJP	S.I.S. NO. 14-001-47
CHECKED BY: RJP	
<b>FINAL CBMP</b>	
<b>C8</b>	



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



**CBMP** | **CD**  
 CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 3  
Oct. 2013



**CBMP** | **CD**  
 CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 3  
Oct. 2013

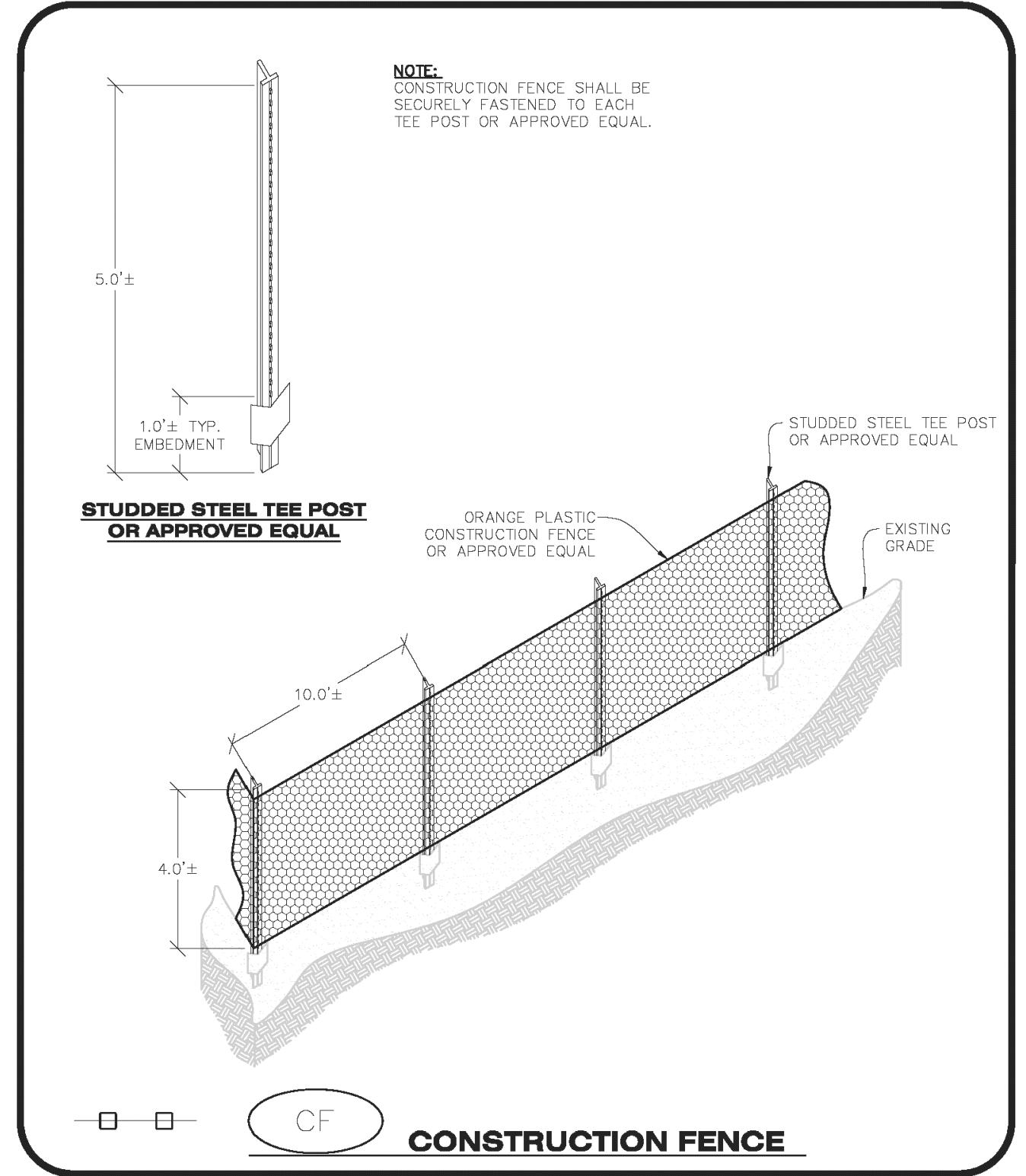
**CHECK DAM INSTALLATION NOTES**

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

**CHECK DAM INSPECTION AND MAINTENANCE NOTES**

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

**CBMP** | **CD**  
 CONSTRUCTION BEST MANAGEMENT PRACTICES | 3 OF 3  
Oct. 2013



**CBMP** | **CF**  
 CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 2  
Oct. 2013

CHECK DAMS

EC3

CONSTRUCTION FENCE

EC4

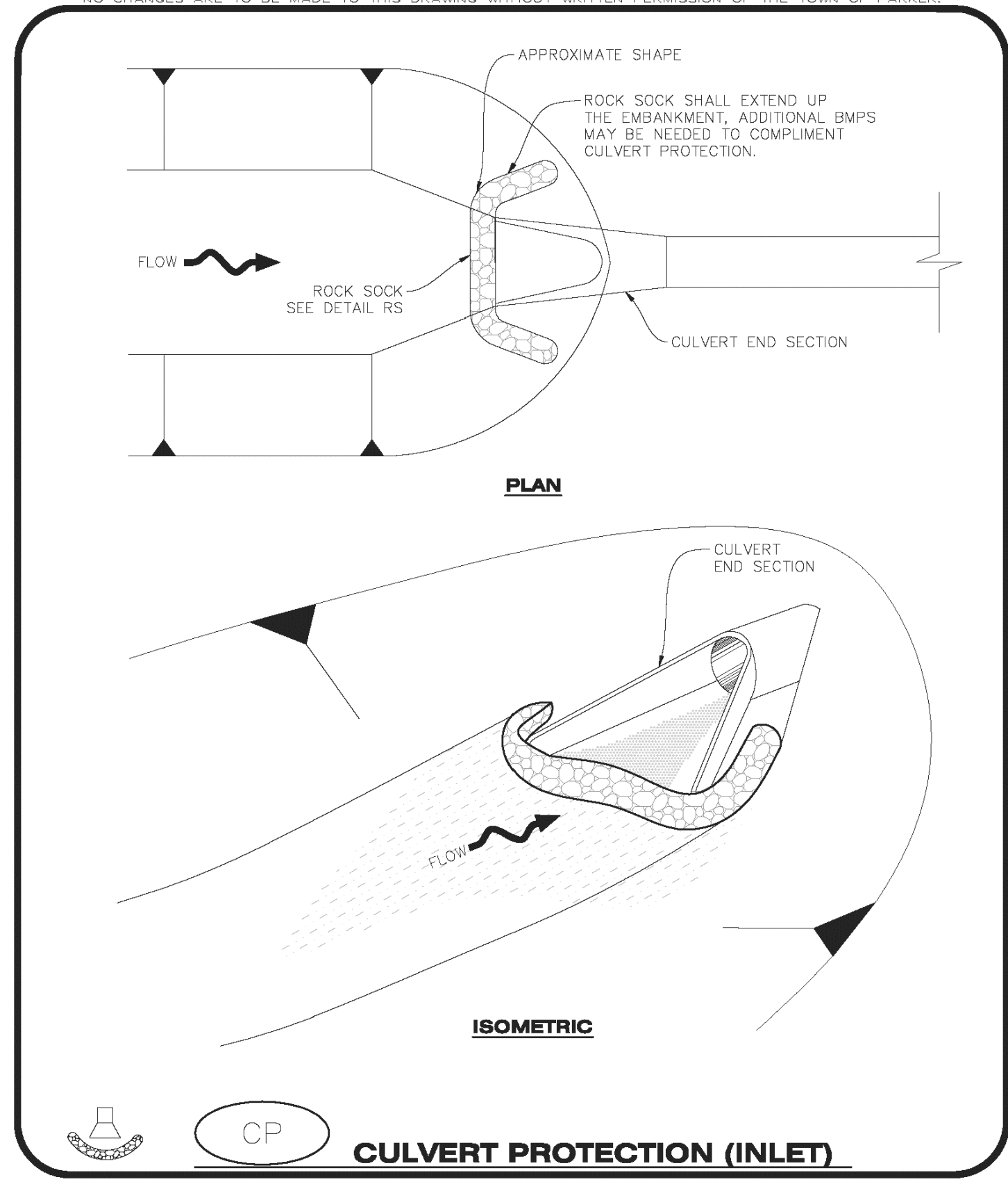
**CONSTRUCTION FENCE INSTALLATION NOTES**

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

**CONSTRUCTION FENCE INSPECTION AND MAINTENANCE NOTES**

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

**CBMP** | **CF**  
 CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 2  
Oct. 2013



**CBMP** | **CP**  
 CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 2  
Oct. 2013

**CULVERT PROTECTION (INLET) INSTALLATION NOTES**

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

**CULVERT PROTECTION (INLET) INSPECTION AND MAINTENANCE NOTES**

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

**CBMP** | **CP**  
 CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 2  
Oct. 2013

CONSTRUCTION FENCE

EC4

CULVERT PROTECTION

EC5

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NO.	DATE	REVISION DESCRIPTION

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

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

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

SCALE: AS NOTED  
 DATE: 10/10/2025  
 DESIGNED BY: RJP  
 DRAWN BY: RJP  
 CHECKED BY: RJP

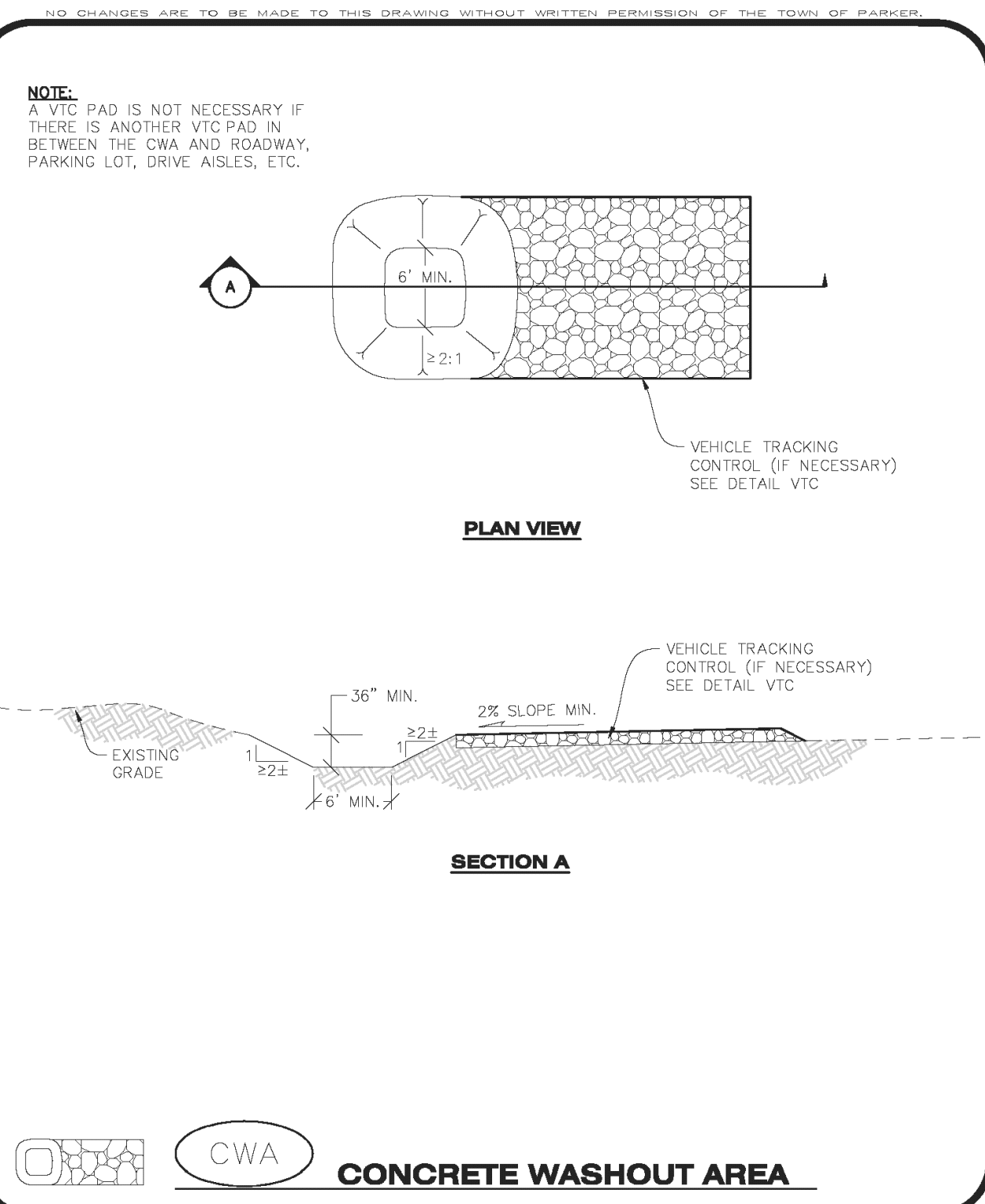
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**EC DETAILS**

SHEET NO.  
**C10**

Town of Parker, Director of Engineering/Public Works      Date

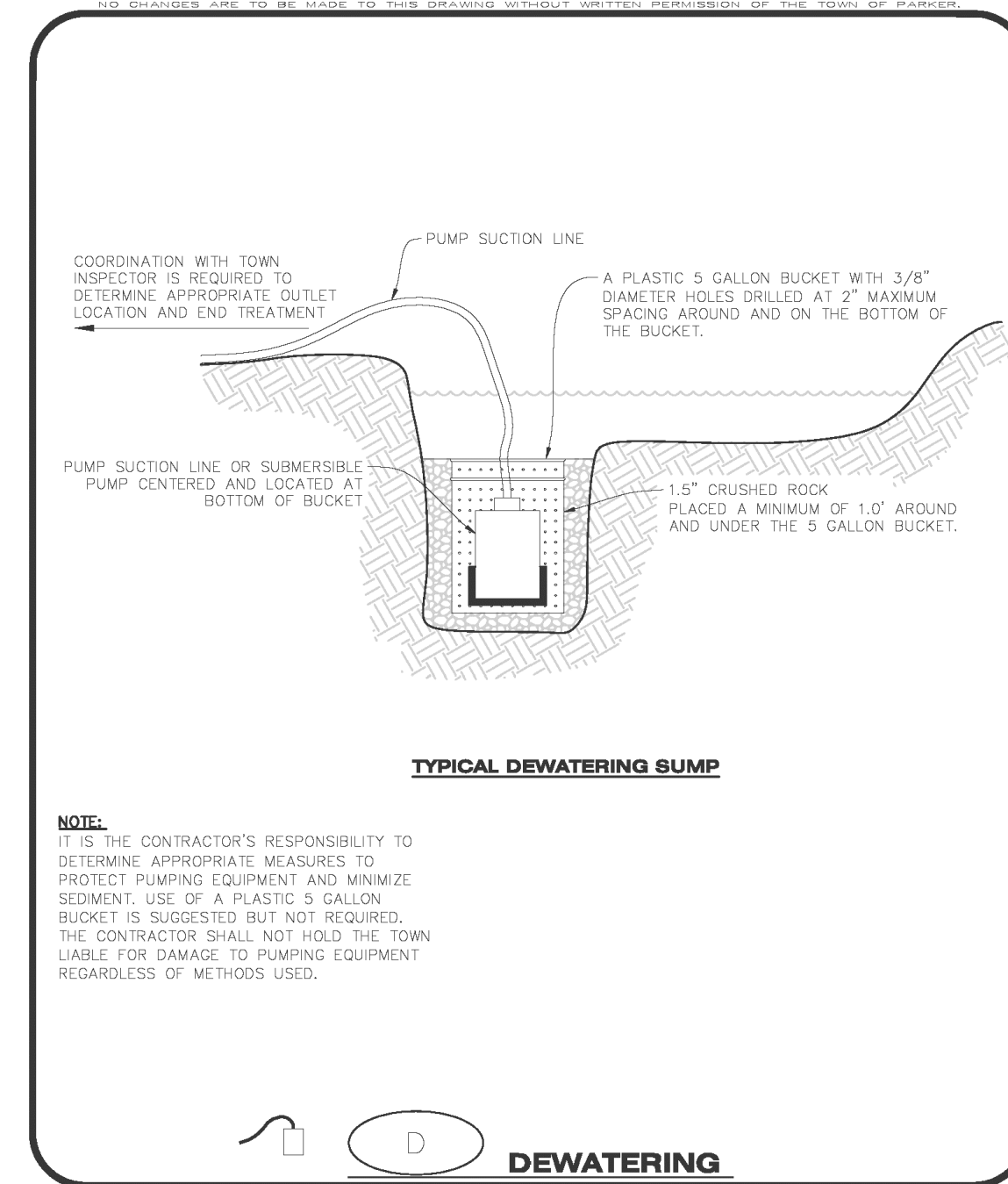
# MCDONALDS REMODEL AT PARKER CENTRAL AREA FILING NO. 5, BLOCK 1, LOT 2-CONSTRUCTION PLANS



**Parker COLORADO** | **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.
- CONCRETE WASHOUT AREA INSTALLATION NOTES**
1. CONCRETE WASHOUT AREAS SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
  2. A VEHICLE TRACKING CONTROL PAD IS REQUIRED AT THE ACCESS POINT TO ALL CONCRETE WASHOUT AREAS WHEN NO OTHER VTC PAD EXISTS IN BETWEEN THE CWA AND THE ROADWAY.
  3. IF GROUNDWATER IS ENCOUNTERED WHEN DIGGING THE PIT, A NEW LOCATION SHOULD BE SELECTED. IF NO OTHER LOCATION CAN BE FOUND, A ONE-PIECE IMPERVIOUS LINER SHALL BE REQUIRED ALONG THE BOTTOM AND SIDES OF THE SUBSURFACE PIT.
- CONCRETE WASHOUT AREA INSPECTION AND MAINTENANCE NOTES**
1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CONCRETE WASHOUT AREA.
  2. CONCRETE WASHOUT MATERIALS SHALL BE REMOVED BEFORE ITS CAPACITY HAS BEEN REACHED.
  3. CONCRETE WASHOUT AREAS SHALL BE ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE AND ASSOCIATED WASH WATER.
  4. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE AS NECESSARY TO ENSURE ADEQUATE CAPACITY.
  5. CONCRETE WASHOUT AREAS SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
  6. WHEN CONCRETE WASHOUT AREAS ARE REMOVED, THE TOWN'S INSPECTOR MAY REQUIRE EXCAVATIONS TO BE FILLED WITH SUITABLE COMPACTED BACKFILL AND TOPSOIL, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE CONCRETE WASHOUT AREAS SHALL BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).

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



**Parker COLORADO** | **CBMP** | **D**  
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.
- DEWATERING INSTALLATION NOTES**
1. 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**
1. 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.

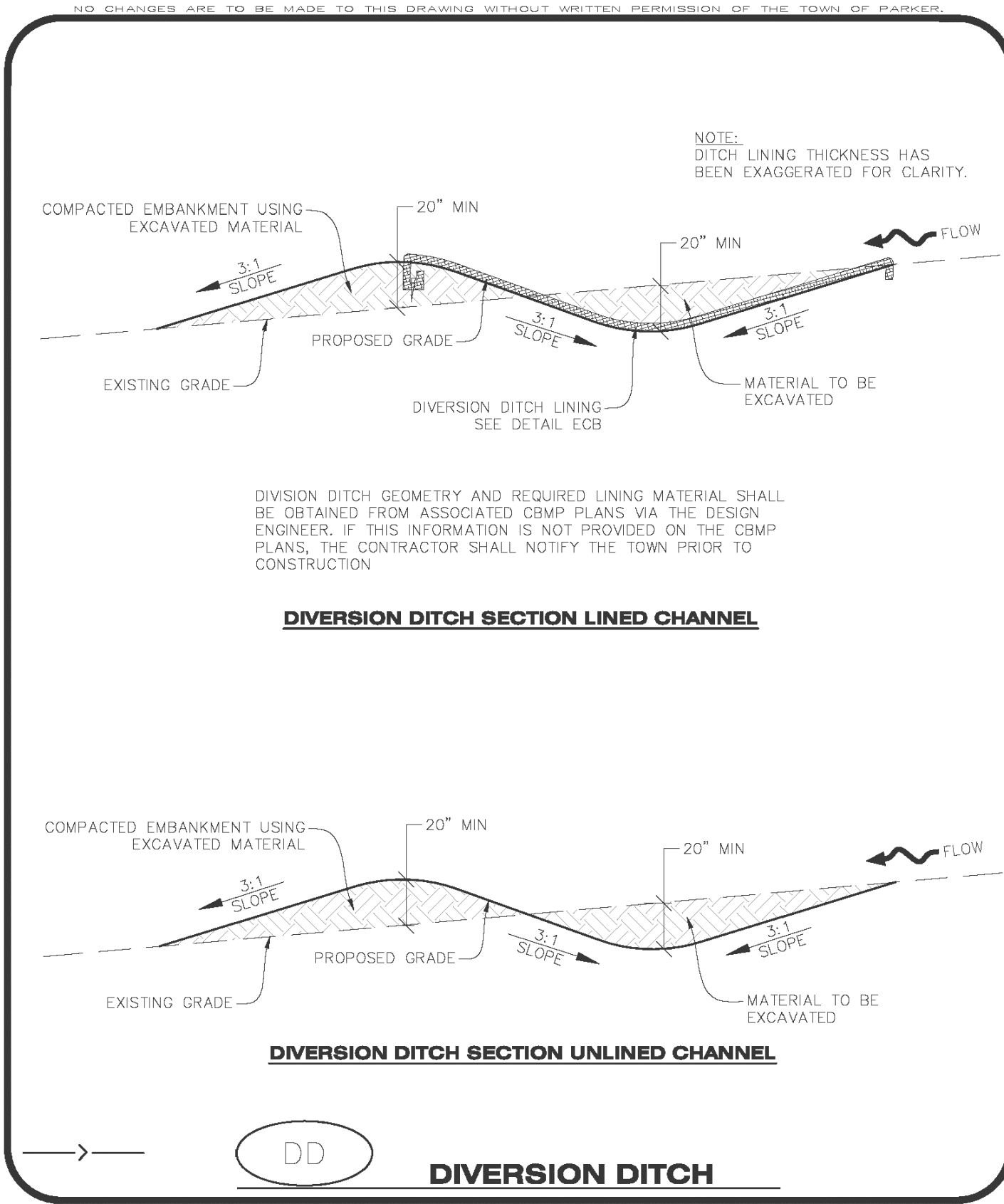
**Parker COLORADO** | **CBMP** | **D**  
CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 2  
Oct. 2013

## CONCRETE WASHOUT AREA

EC6

## DEWATERING

EC7



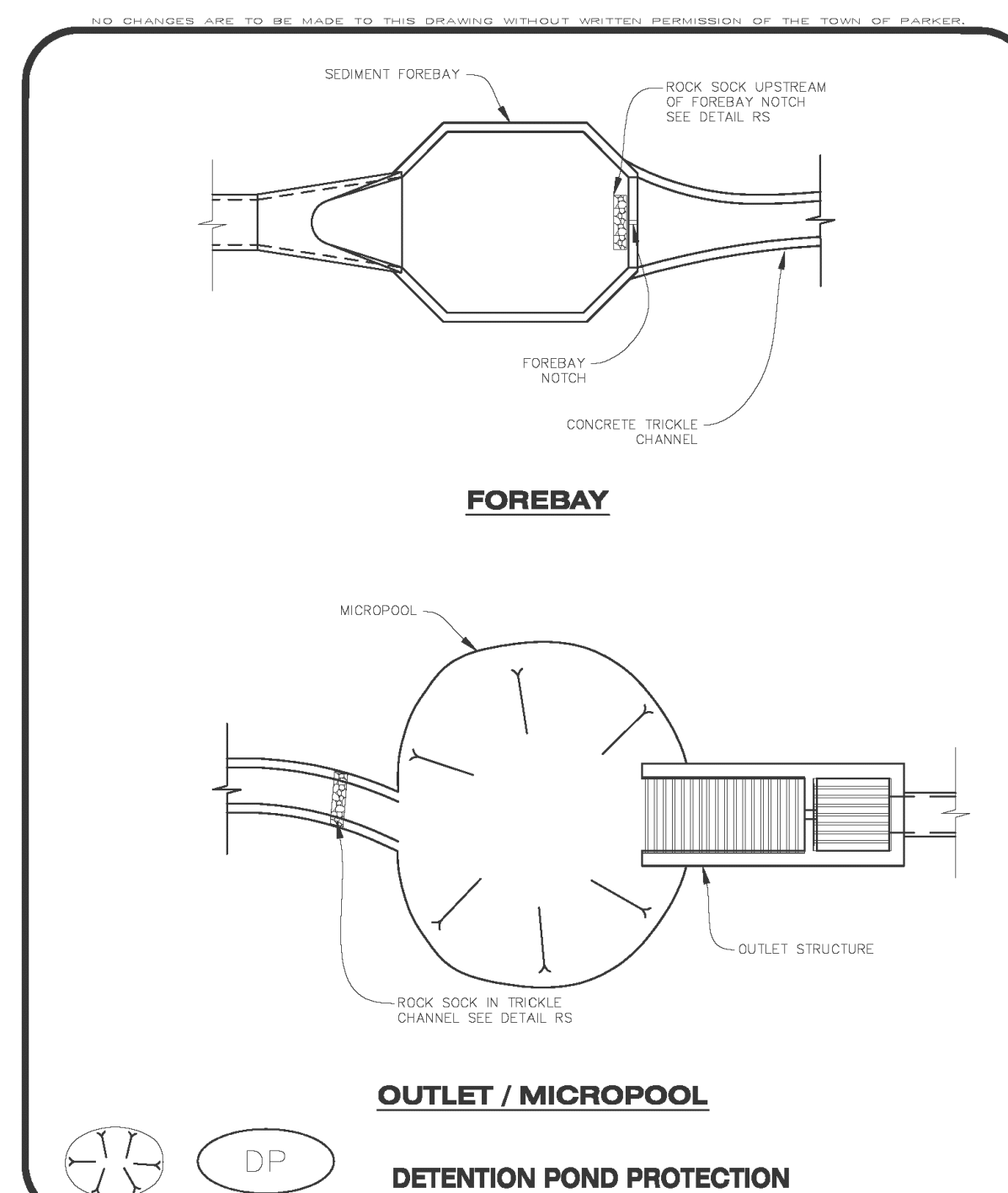
**Parker COLORADO** | **CBMP** | **DD**  
CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 2  
Oct. 2013

- NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.
- DIVERSION DITCH INSTALLATION NOTES**
1. SEE THE PLAN VIEW FOR THE LOCATION(S) OF THE DIVERSION DITCHES.
  2. A PLASTIC LINER, RIPRAP, OR EROSION CONTROL BLANKET MAY BE NECESSARY TO PROTECT THE DIVERSION DITCH. THE REQUIRED LINING MATERIAL SHALL BE OBTAINED FROM THE CBMP PLANS VIA THE DESIGN ENGINEER.
  3. ALL MATERIAL EXCAVATED FROM THE DITCH MAY BE USED TO CONSTRUCT THE BERM ON THE DOWNHILL SIDE OF THE DITCH.
  4. THE DIVERSION DITCH SHALL BE A MINIMUM OF 20" DEEP WITH APPROX. 3:1 SIDE SLOPES. THE ADJACENT BERM SHALL BE A MINIMUM OF 20" IN HEIGHT WITH APPROX. 3:1 SIDE SLOPES. ALL EMBANKMENTS SHALL BE FIRMLY COMPACTED.
  5. THE DISCHARGE FROM THE DIVERSION DITCH SHALL BE DIRECTED TOWARDS AN APPROPRIATELY SIZED TEMPORARY SEDIMENT BASIN OR OTHER APPROVED AREA.
- DIVERSION DITCH INSPECTION AND MAINTENANCE NOTES**
1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE DIVERSION DITCH.
  2. ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE THE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 (10") THE CREST HEIGHT.
  3. DIVERSION DITCHES SHALL BE RE-GRADED FOLLOWING THE SIGNS OF MODERATE OR MORE SOIL EROSION OR ANY DAMAGE.
  4. DIVERSION DITCHES ARE TO REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR. ALTERNATIVELY, THE DIVERSION DITCHES MAY BE REMOVED WHEN THE SITE'S TOPOGRAPHY CHANGES SUCH THAT SIGNIFICANT RUNOFF IS NO LONGER POSSIBLE. IN SOME INSTANCES, THE DIVERSION DITCHES MAY REMAIN IN PLACE PERMANENTLY.

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

## DIVERSION DITCH

EC8



**Parker COLORADO** | **CBMP** | **DP**  
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.
- DETENTION POND PROTECTION INSTALLATION NOTES**
1. DETENTION POND PROTECTION SHALL BE INSTALLED IMMEDIATELY FOLLOWING THE CONSTRUCTION OF THE TRICKLE CHANNEL AND FOREBAY.
  2. CRUSHED ROCK SHALL BE 2.0"-3.0" IN SIZE WITH A FRACTURED FACE (ALL SIDES).
  3. ROCK SOCK FOR OUTLET STRUCTURE AND FOREBAY PROTECTION SHALL BE ONE CONTINUOUS PIECE (SEE DETAIL RS).
- DETENTION POND PROTECTION INSPECTION AND MAINTENANCE NOTES**
1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE OUTLET STRUCTURE PROTECTION.
  2. ACCUMULATED SEDIMENT SHALL BE REMOVED IMMEDIATELY.
  3. OUTLET STRUCTURE 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.

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

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EC9

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

BY Robert J. Palmer, PE  
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AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC.

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ROCKY MOUNTAIN REGION  
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COUNTY: DOUGLAS  
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DRAWN BY: RJP  
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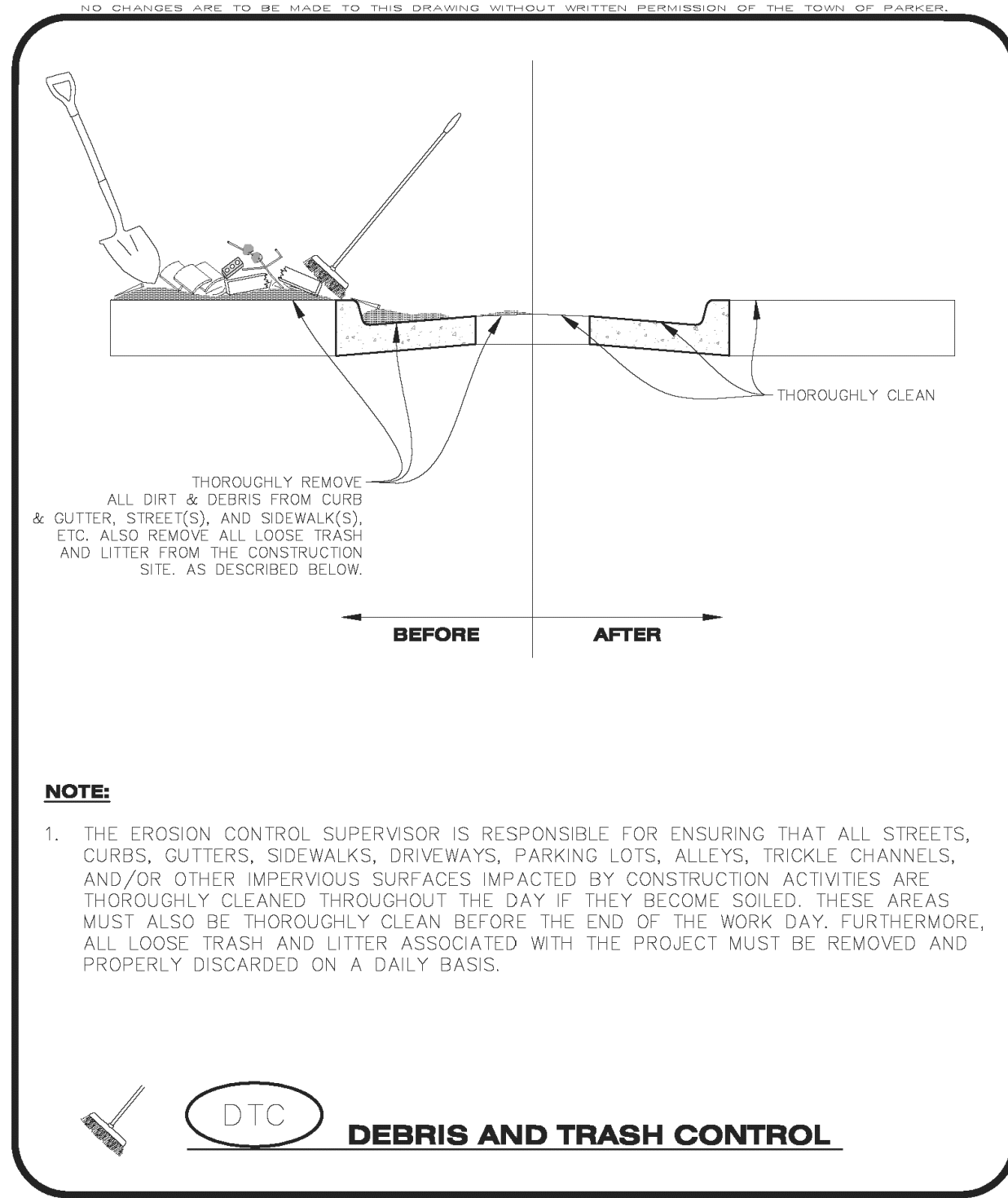
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MD P/CM: MANN  
FILE NAME: CURRENT.DWG  
SLS, INC. 14-001-47

DRAWING TITLE: **EC DETAILS**

SHEET NO: **C10**

Town of Parker, Director of Engineering/Public Works Date

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



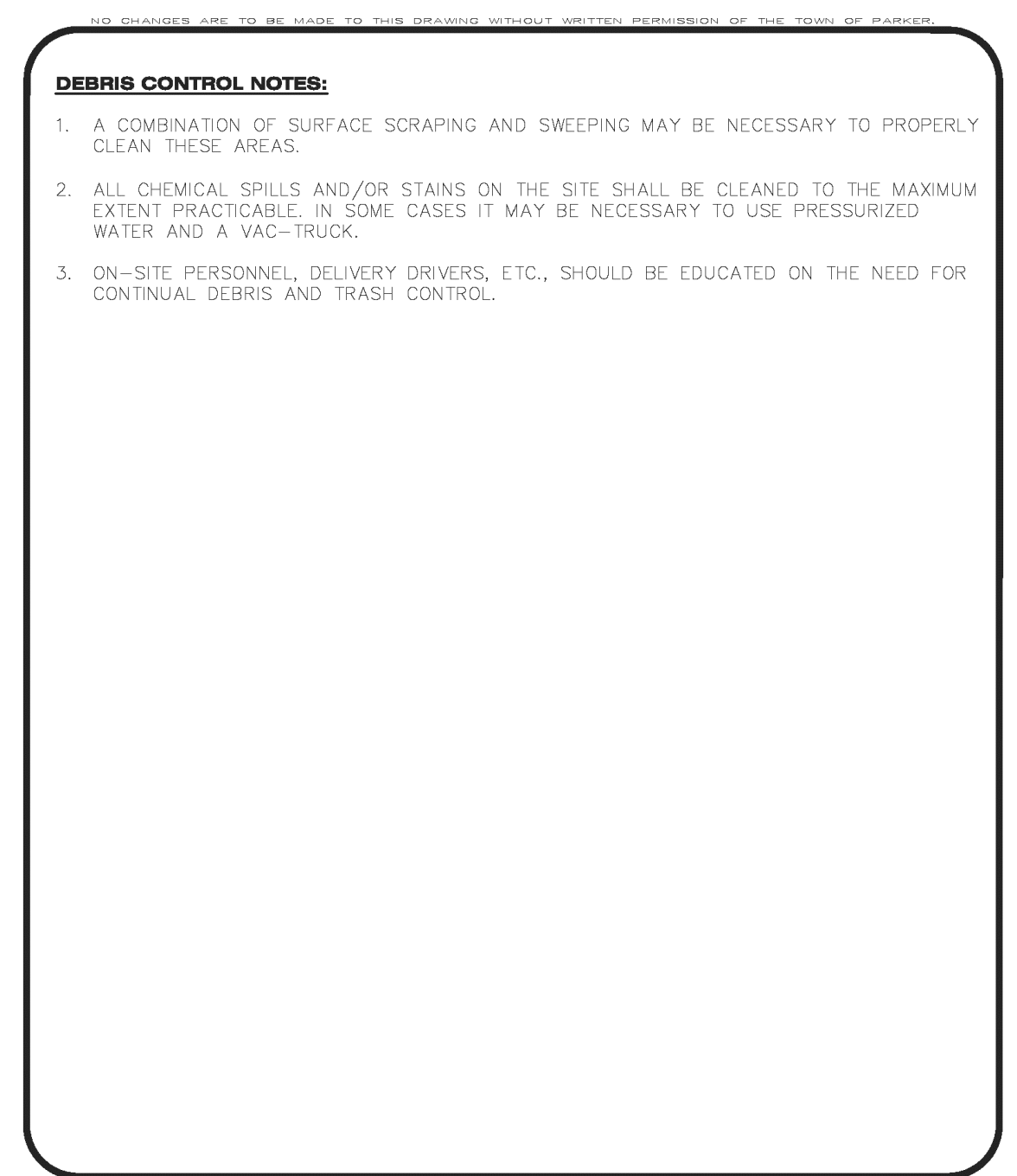
**DEBRIS AND TRASH CONTROL**

DTIC

**CBMP**

CONSTRUCTION BEST MANAGEMENT PRACTICES

1 OF 2  
Oct. 2013



**DEBRIS CONTROL NOTES:**

- A COMBINATION OF SURFACE SCRAPING AND SWEEPING MAY BE NECESSARY TO PROPERLY CLEAN THESE AREAS.
- ALL CHEMICAL SPILLS AND/OR STAINS ON THE SITE SHALL BE CLEANED TO THE MAXIMUM EXTENT PRACTICABLE. IN SOME CASES IT MAY BE NECESSARY TO USE PRESSURIZED WATER AND A VAC-TRUCK.
- ON-SITE PERSONNEL, DELIVERY DRIVERS, ETC., SHOULD BE EDUCATED ON THE NEED FOR CONTINUAL DEBRIS AND TRASH CONTROL.

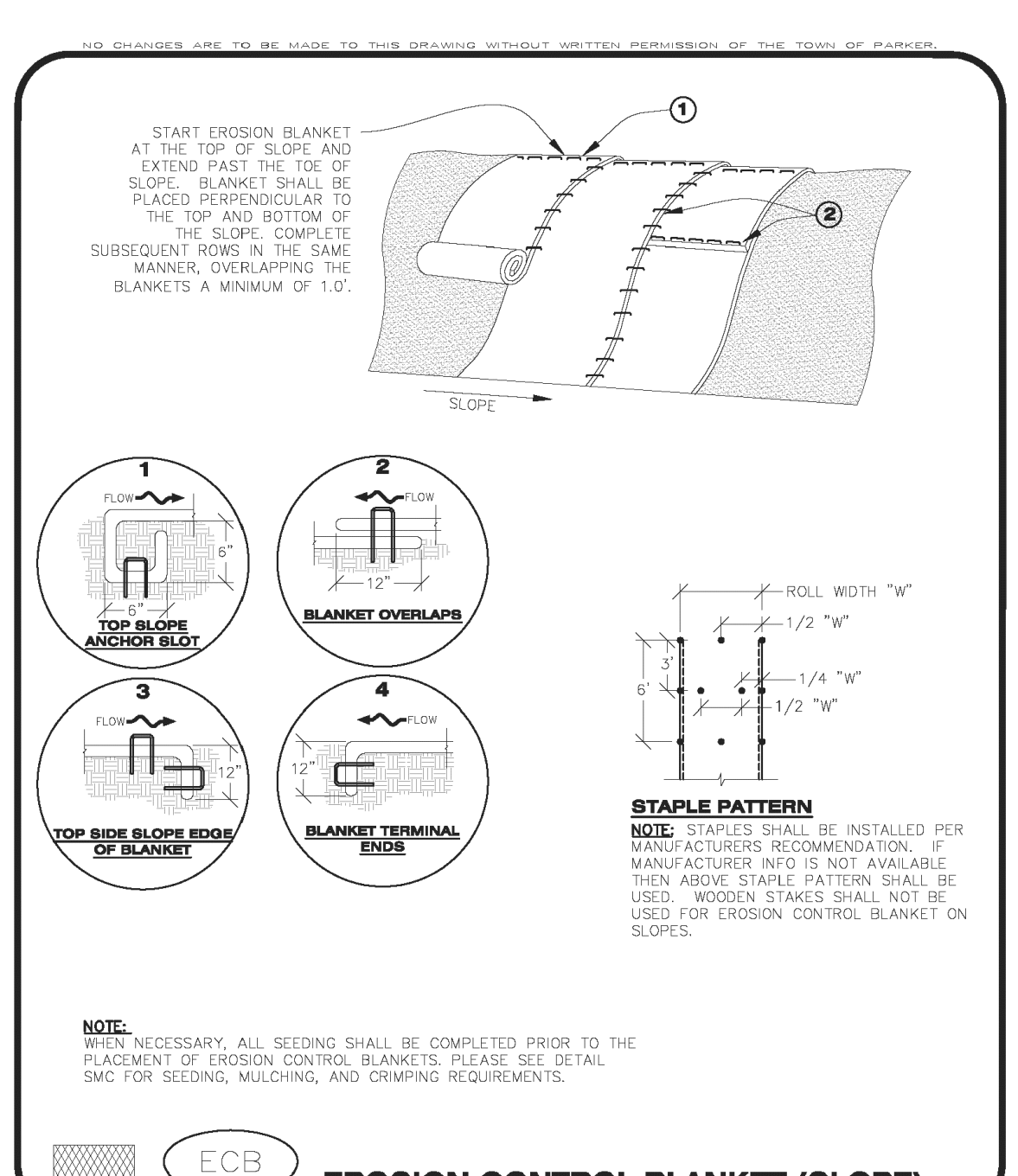
**DEBRIS CONTROL**

DTIC

**CBMP**

CONSTRUCTION BEST MANAGEMENT PRACTICES

2 OF 2  
Oct. 2013



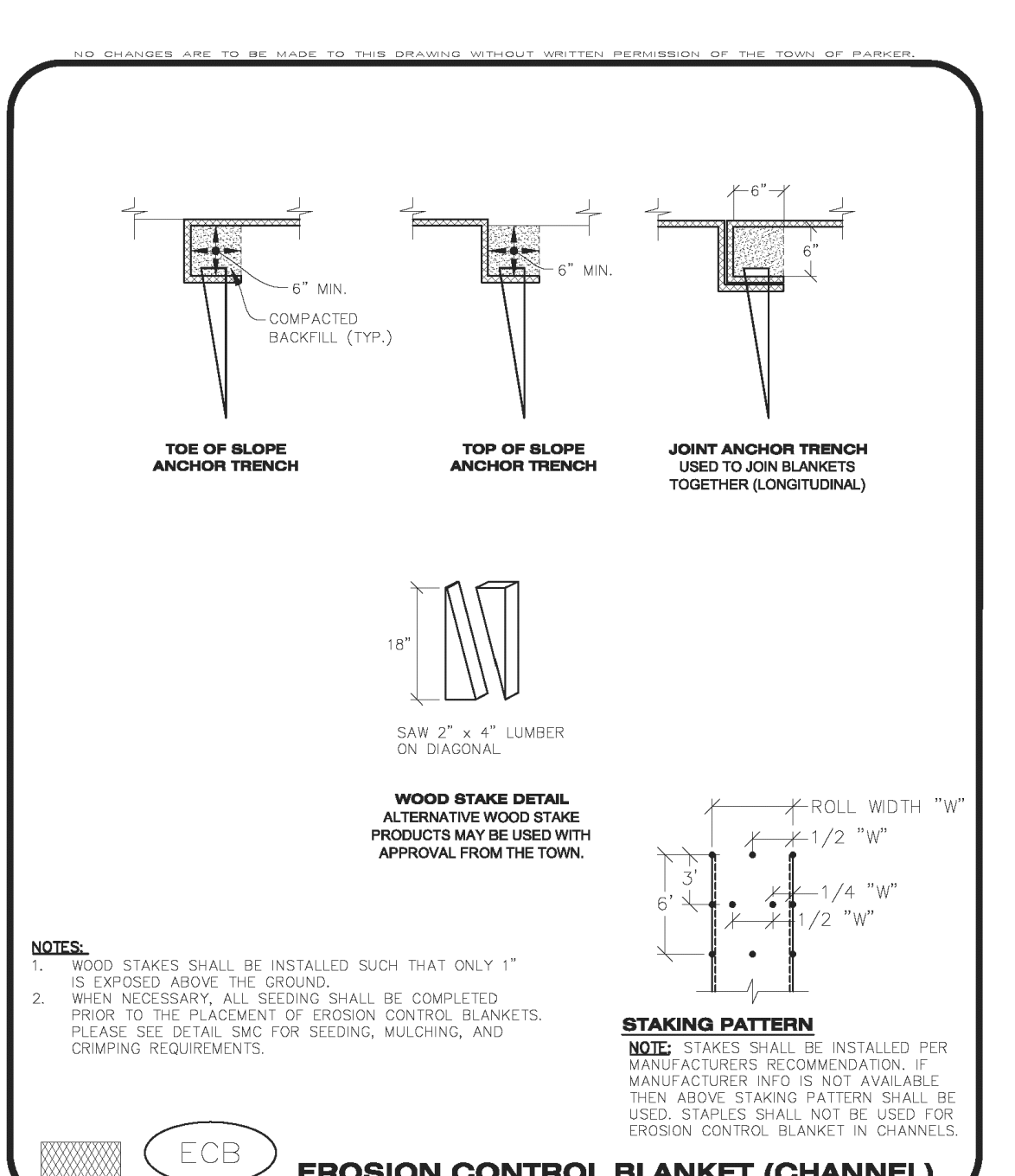
**EROSION CONTROL BLANKET (SLOPE)**

ECB

**CBMP**

CONSTRUCTION BEST MANAGEMENT PRACTICES

1 OF 3  
Oct. 2013



**EROSION CONTROL BLANKET (CHANNEL)**

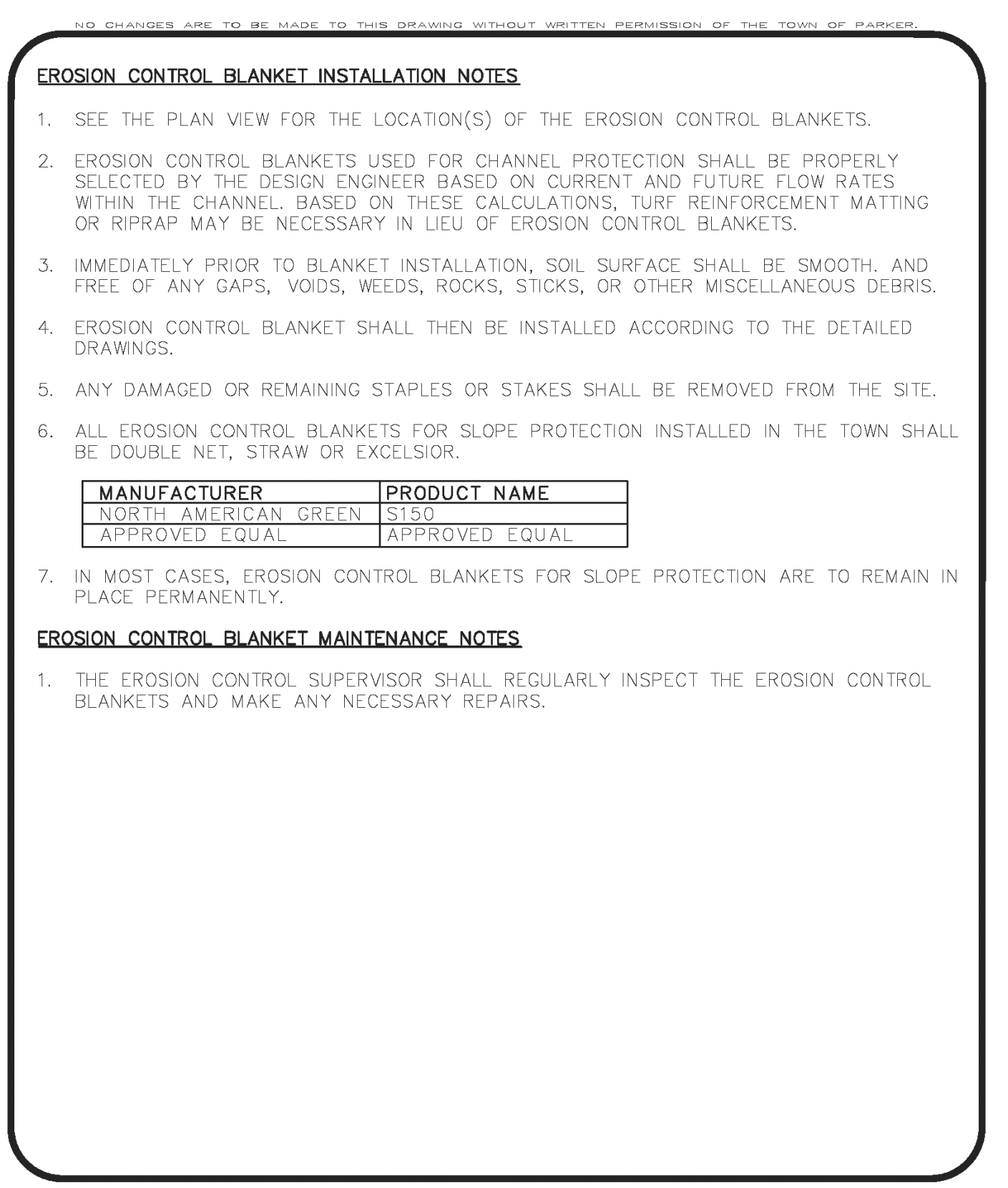
ECB

**CBMP**

CONSTRUCTION BEST MANAGEMENT PRACTICES

2 OF 3  
Oct. 2013

## INLET PROTECTION, CURB ON SUMP, TYPE R INLET EC10



**EROSION CONTROL BLANKET INSTALLATION NOTES**

- SEE THE PLAN VIEW FOR THE LOCATION(S) OF THE EROSION CONTROL BLANKETS.
- EROSION CONTROL BLANKETS USED FOR CHANNEL PROTECTION SHALL BE PROPERLY SELECTED BY THE DESIGN ENGINEER BASED ON CURRENT AND FUTURE FLOW RATES WITHIN THE CHANNEL. BASED ON THESE CALCULATIONS, TURF REINFORCEMENT MATTING OR RIPRAP MAY BE NECESSARY IN LIEU OF EROSION CONTROL BLANKETS.
- IMMEDIATELY PRIOR TO BLANKET INSTALLATION, SOIL SURFACE SHALL BE SMOOTH, AND FREE OF ANY GAPS, VOIDS, WEEDS, ROCKS, STICKS, OR OTHER MISCELLANEOUS DEBRIS.
- EROSION CONTROL BLANKET SHALL THEN BE INSTALLED ACCORDING TO THE DETAILED DRAWINGS.
- ANY DAMAGED OR REMAINING STAPLES OR STAKES SHALL BE REMOVED FROM THE SITE.
- ALL EROSION CONTROL BLANKETS FOR SLOPE PROTECTION INSTALLED IN THE TOWN SHALL BE DOUBLE NET, STRAW OR EXCELSIOR.

MANUFACTURER	PRODUCT NAME
NORTH AMERICAN GREEN	SI150
APPROVED EQUAL	APPROVED EQUAL

**EROSION CONTROL BLANKET MAINTENANCE NOTES**

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

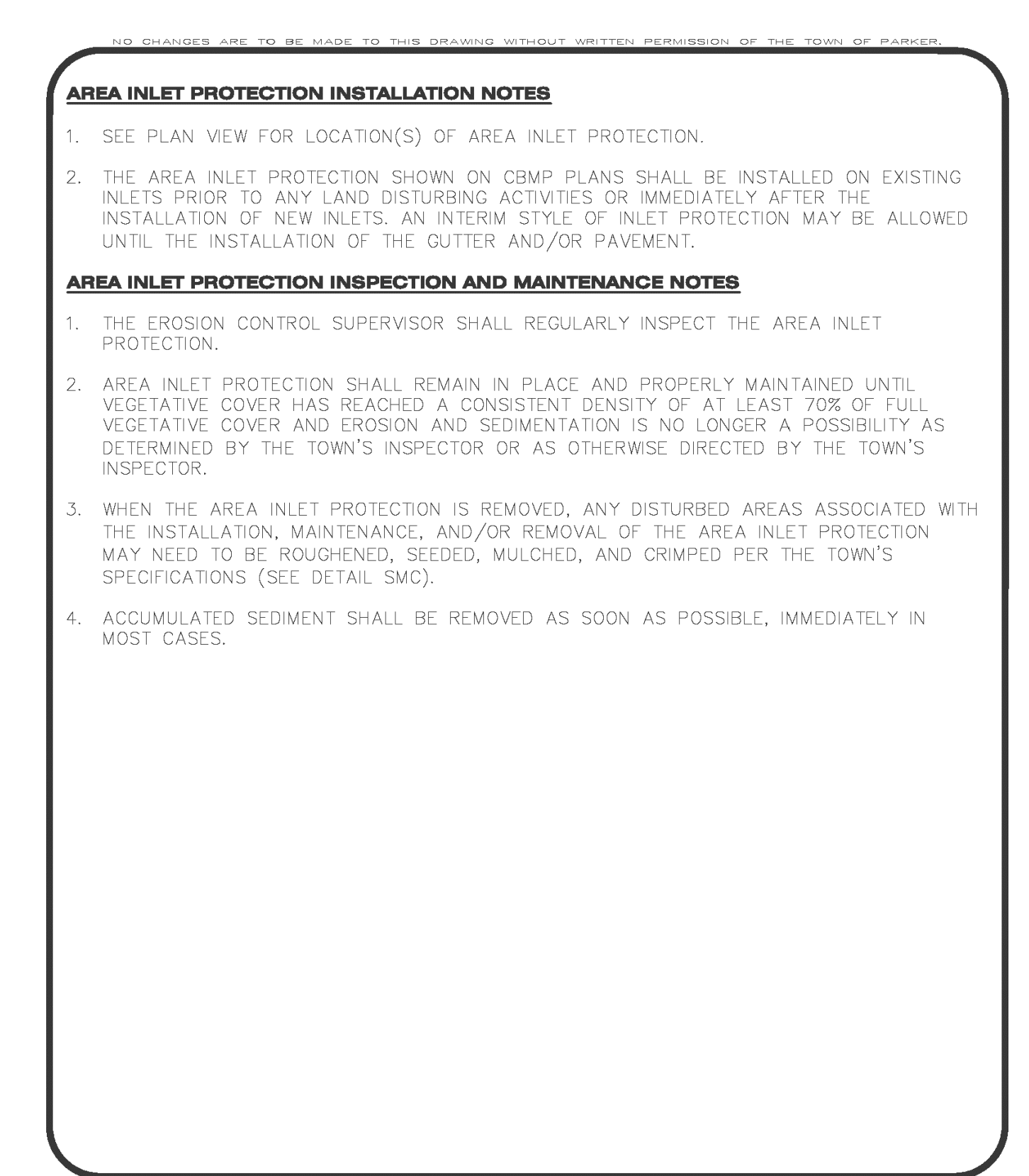
**EROSION CONTROL BLANKET**

ECB

**CBMP**

CONSTRUCTION BEST MANAGEMENT PRACTICES

3 OF 3  
Oct. 2013



**AREA INLET PROTECTION INSTALLATION NOTES**

- SEE PLAN VIEW FOR LOCATION(S) OF AREA INLET PROTECTION.
- THE AREA INLET PROTECTION SHOWN ON CBMP PLANS SHALL BE INSTALLED ON EXISTING INLETS PRIOR TO ANY LAND DISTURBING ACTIVITIES OR IMMEDIATELY AFTER THE INSTALLATION OF NEW INLETS. AN INTERIM STYLE OF INLET PROTECTION MAY BE ALLOWED UNTIL THE INSTALLATION OF THE GUTTER AND/OR PAVEMENT.

**AREA INLET PROTECTION INSPECTION AND MAINTENANCE NOTES**

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

**AREA INLET PROTECTION**

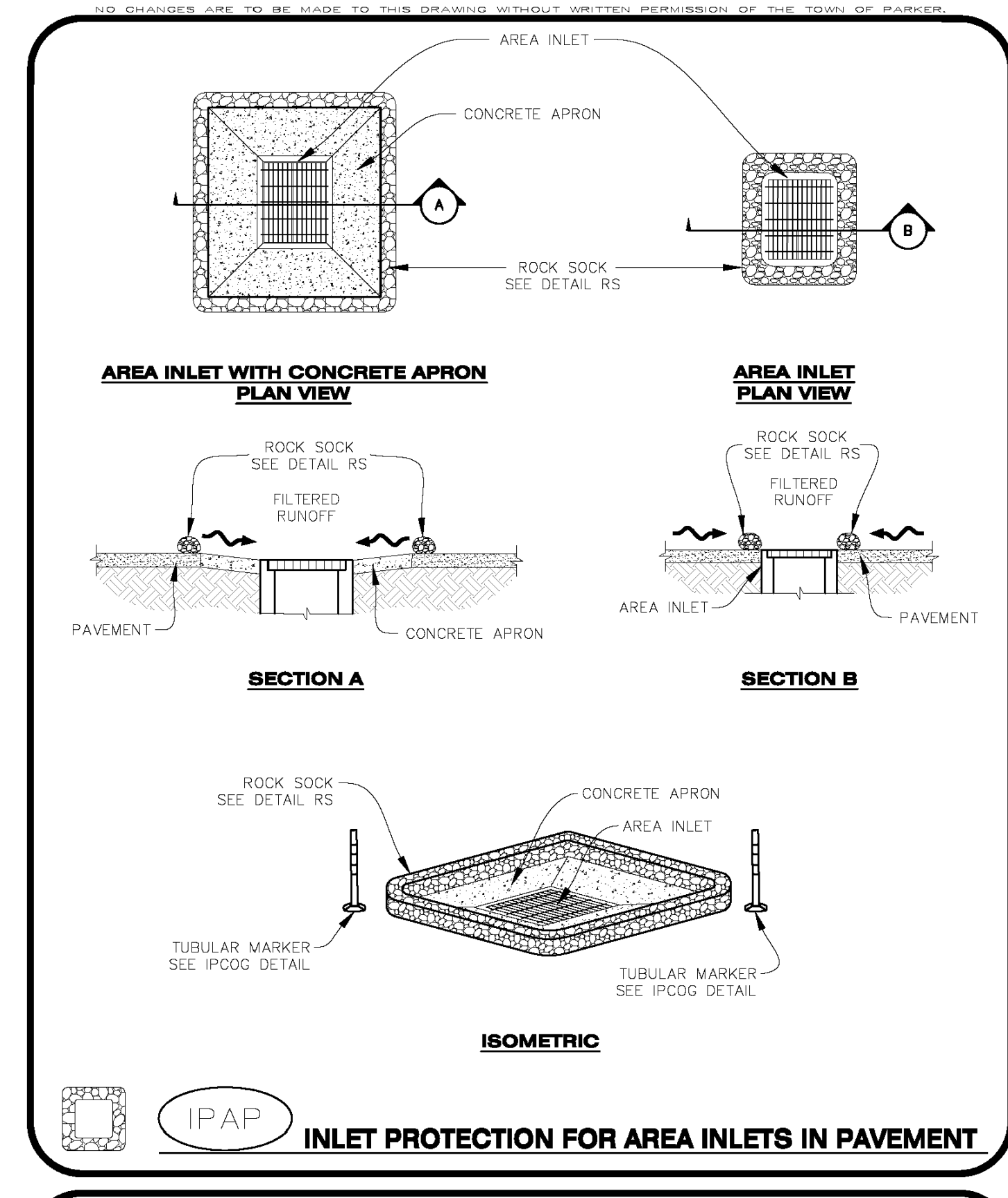
IPA

**CBMP**

CONSTRUCTION BEST MANAGEMENT PRACTICES

1 OF 1  
Oct. 2013

## EROSION CONTROL BLANKET EC11



**INLET PROTECTION FOR AREA INLETS IN PAVEMENT**

IPAP

**CBMP**

CONSTRUCTION BEST MANAGEMENT PRACTICES

1 OF 1  
Oct. 2013

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## EROSION CONTROL BLANKET EC11

## INLET PROTECTION IPAN EC12

## INLET PROTECTION IPAP EC13

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  
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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**

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

10950 S. PARKER ROAD  
PARKER, COLORADO  
COUNTY: DOUGLAS  
CITY: PARKER  
STATE: COLORADO

50162  
7462

SCALE: AS NOTED  
DATE: 10/10/2025  
DESIGNED BY: RJP  
DRAWN BY: RJP  
CHECKED BY: RJP

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

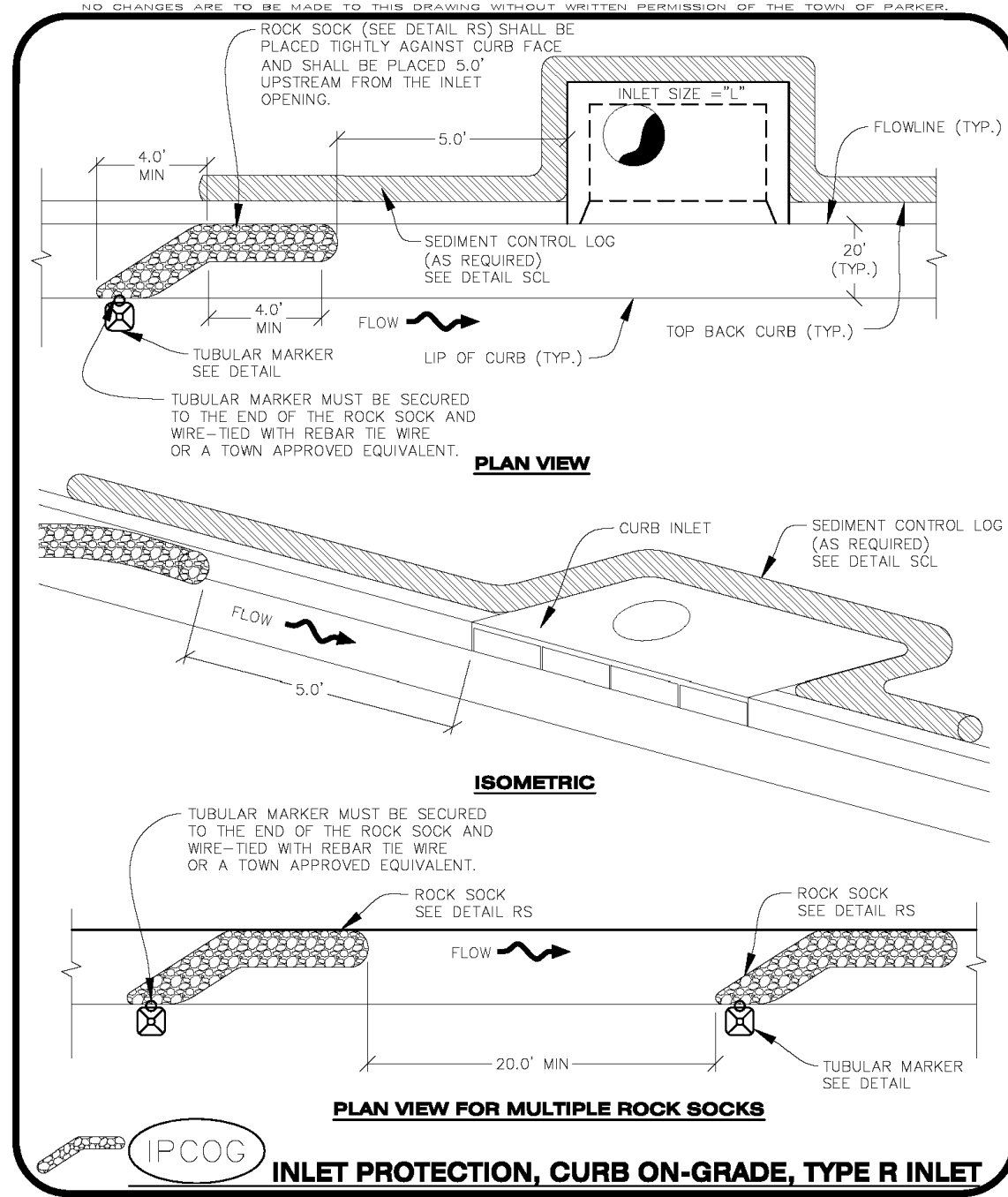
DRAWING TITLE: EC DETAILS

SHEET NO:

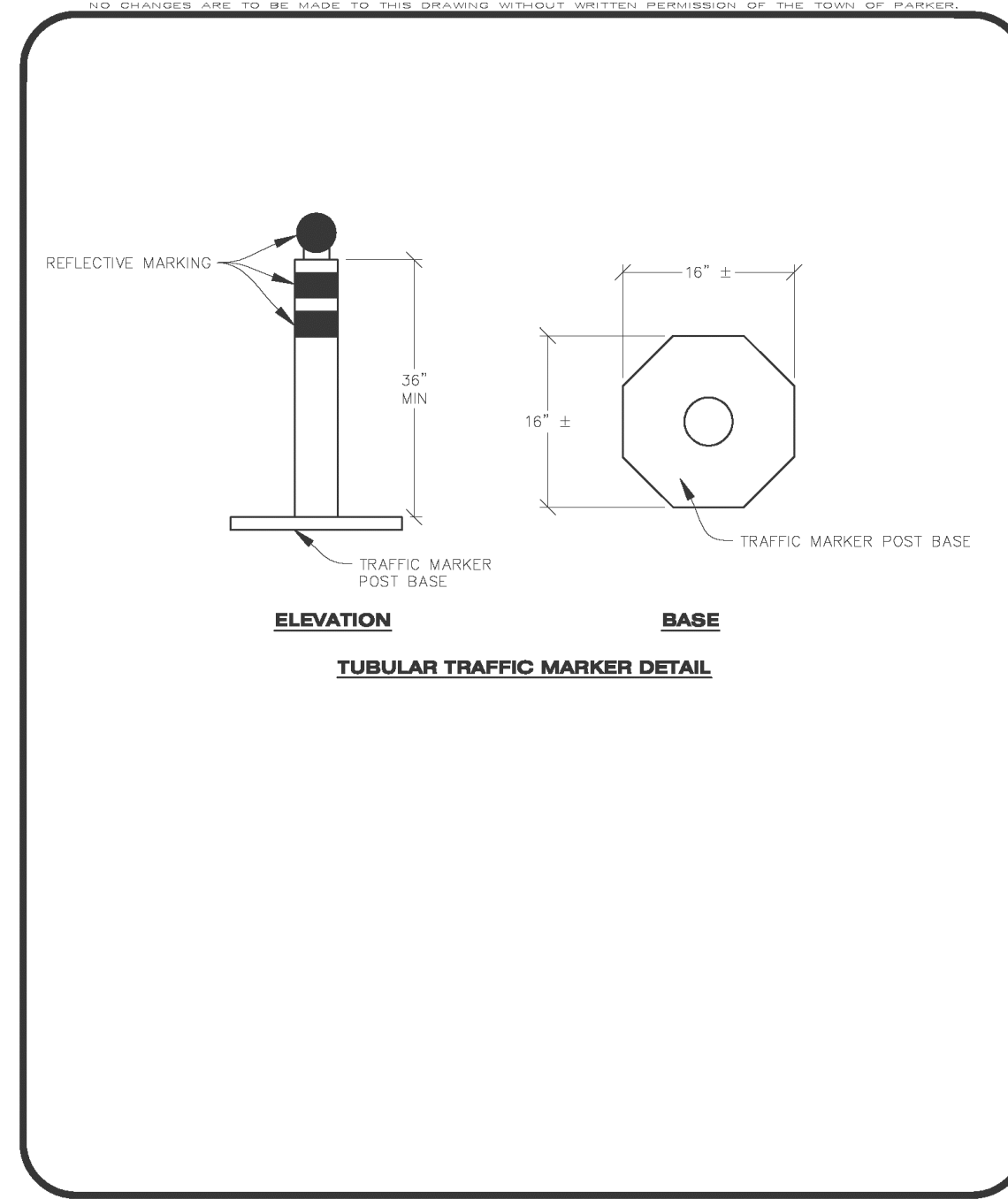
**C12**

Town of Parker, Director of Engineering/Public Works Date

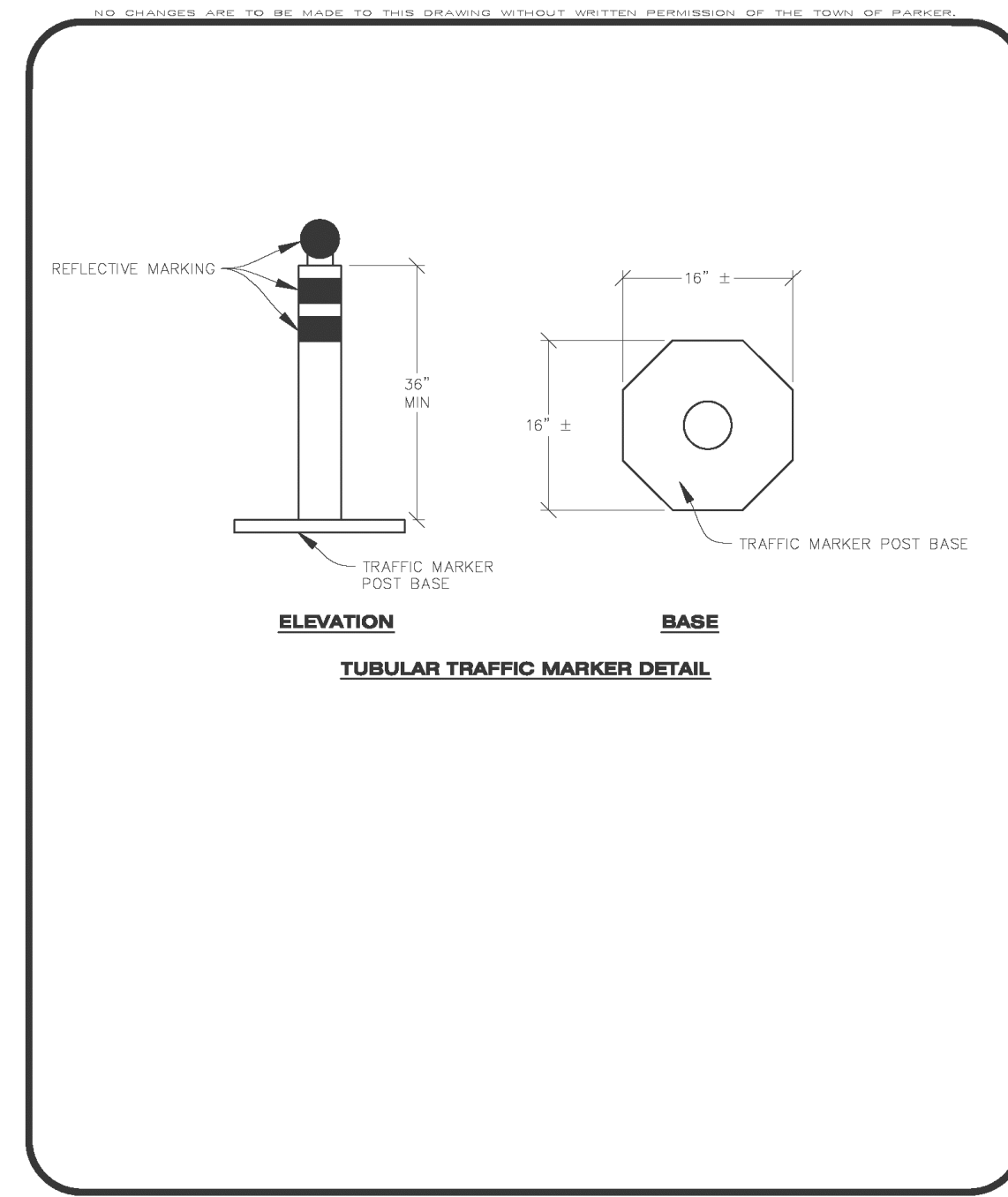
# MCDONALDS REMODEL AT PARKER CENTRAL AREA FILING NO. 5, BLOCK 1, LOT 2-CONSTRUCTION PLANS



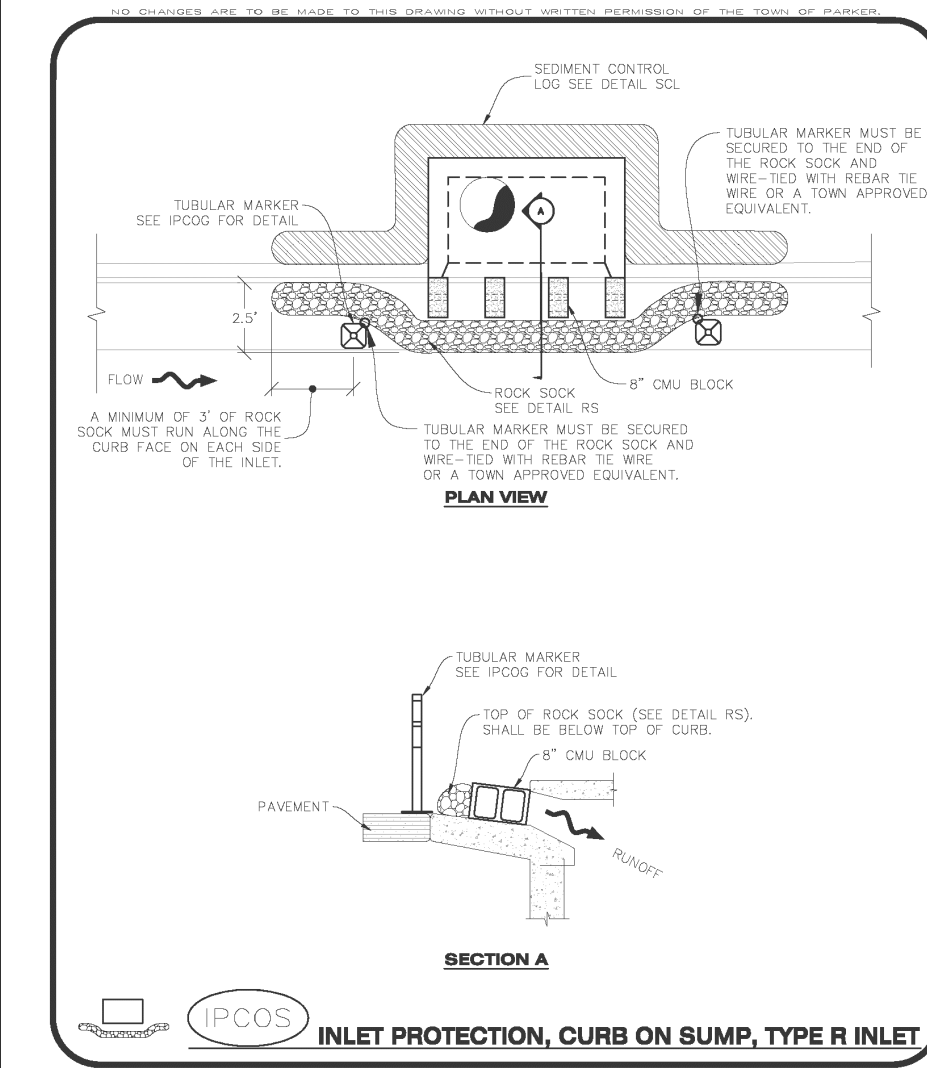
**CBMP** CONSTRUCTION BEST MANAGEMENT PRACTICES  
**IPCOG** 1 OF 3 Oct. 2013



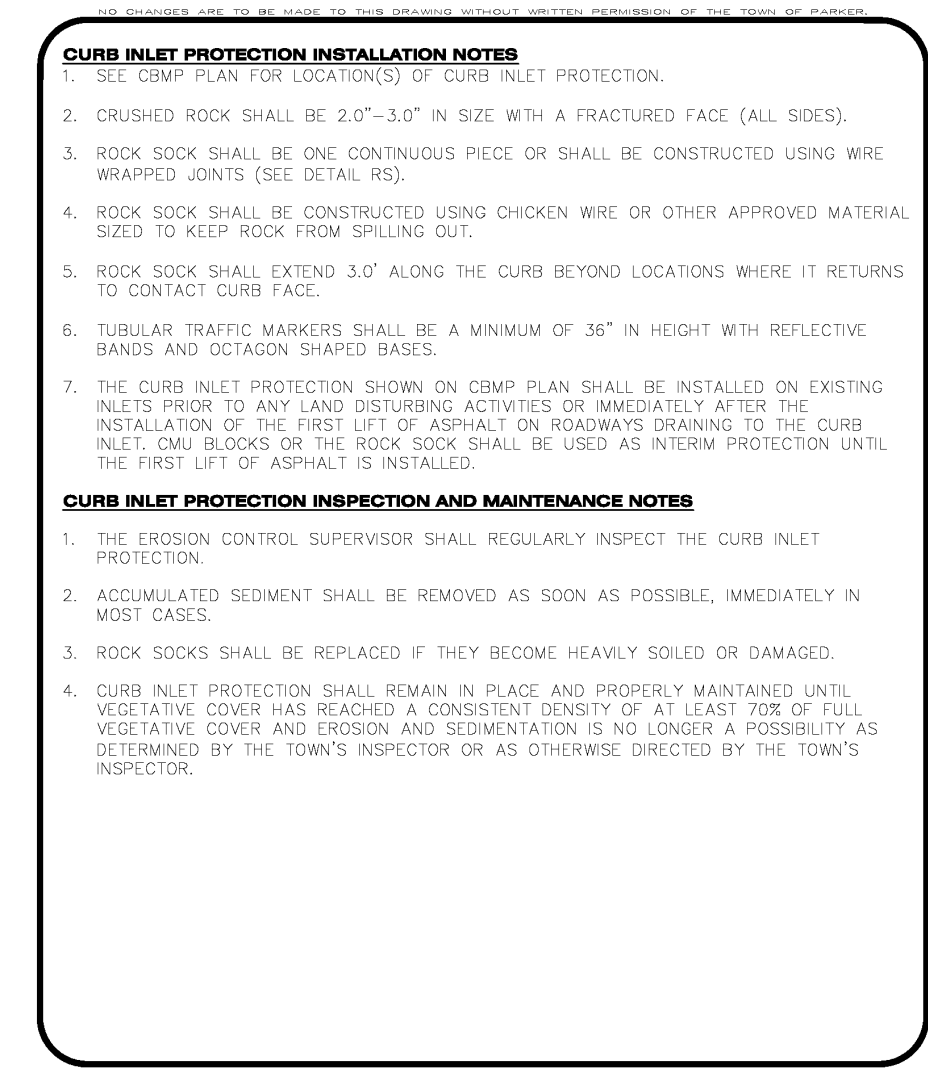
**CBMP** CONSTRUCTION BEST MANAGEMENT PRACTICES  
**IPCOG** 2 OF 3 Oct. 2013



**CBMP** CONSTRUCTION BEST MANAGEMENT PRACTICES  
**IPCOG** 2 OF 3 Oct. 2013



**CBMP** CONSTRUCTION BEST MANAGEMENT PRACTICES  
**IPCOS** 1 OF 2 Oct. 2013



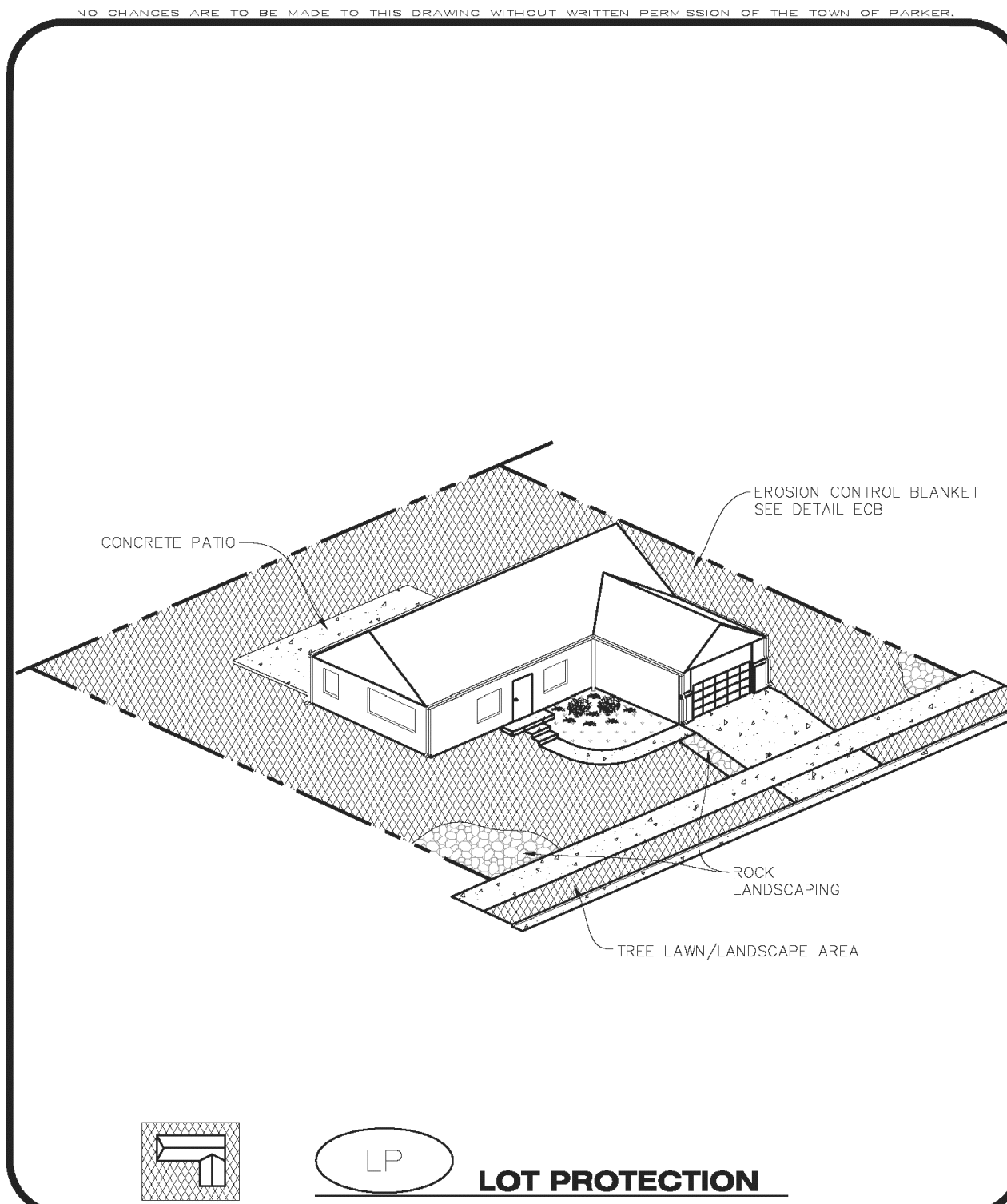
**CBMP** CONSTRUCTION BEST MANAGEMENT PRACTICES  
**IPCOS** 2 OF 2 Oct. 2013

## INLET PROTECTION (IPCOG)

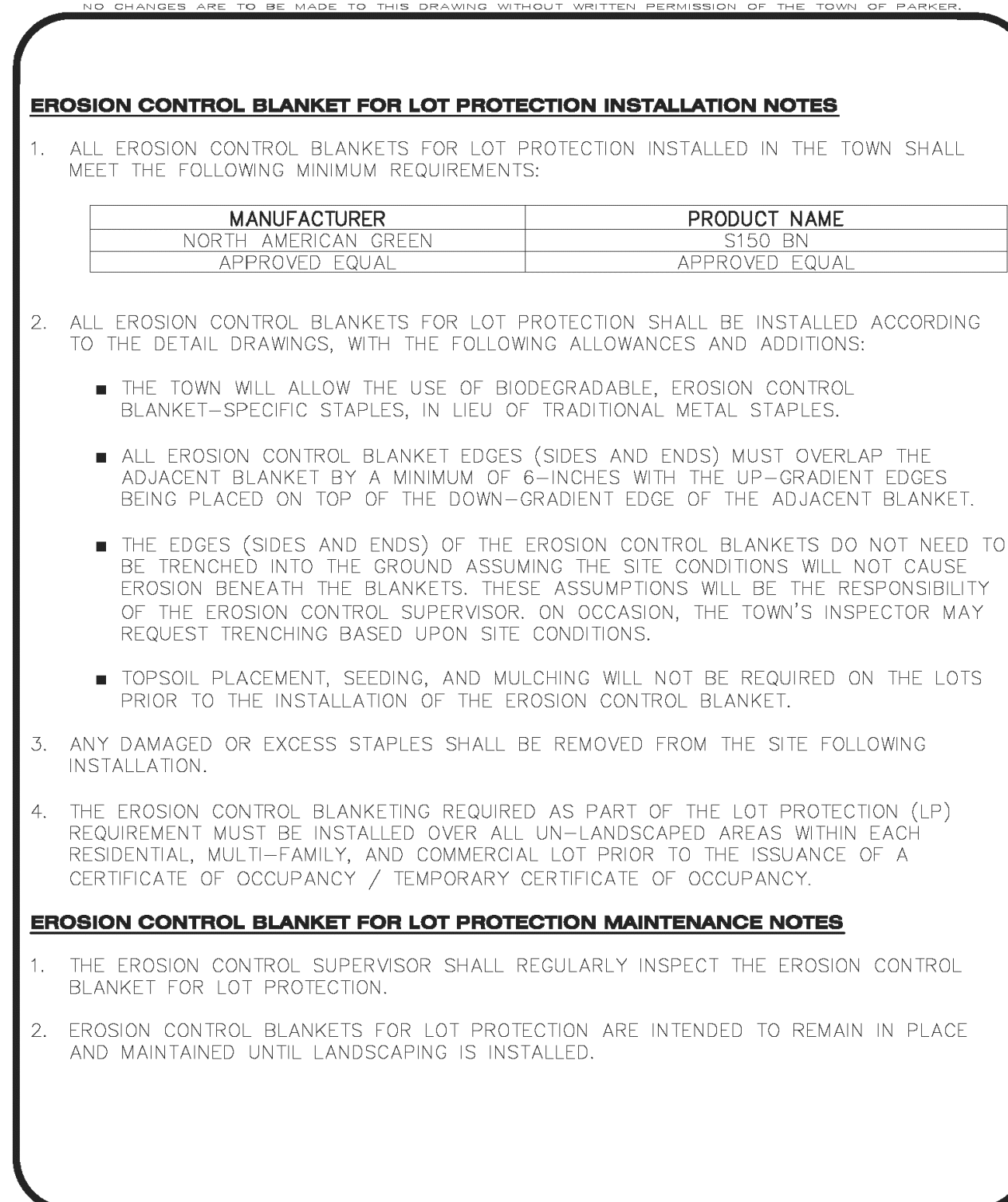
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## INLET PROTECTION (IPCOS)

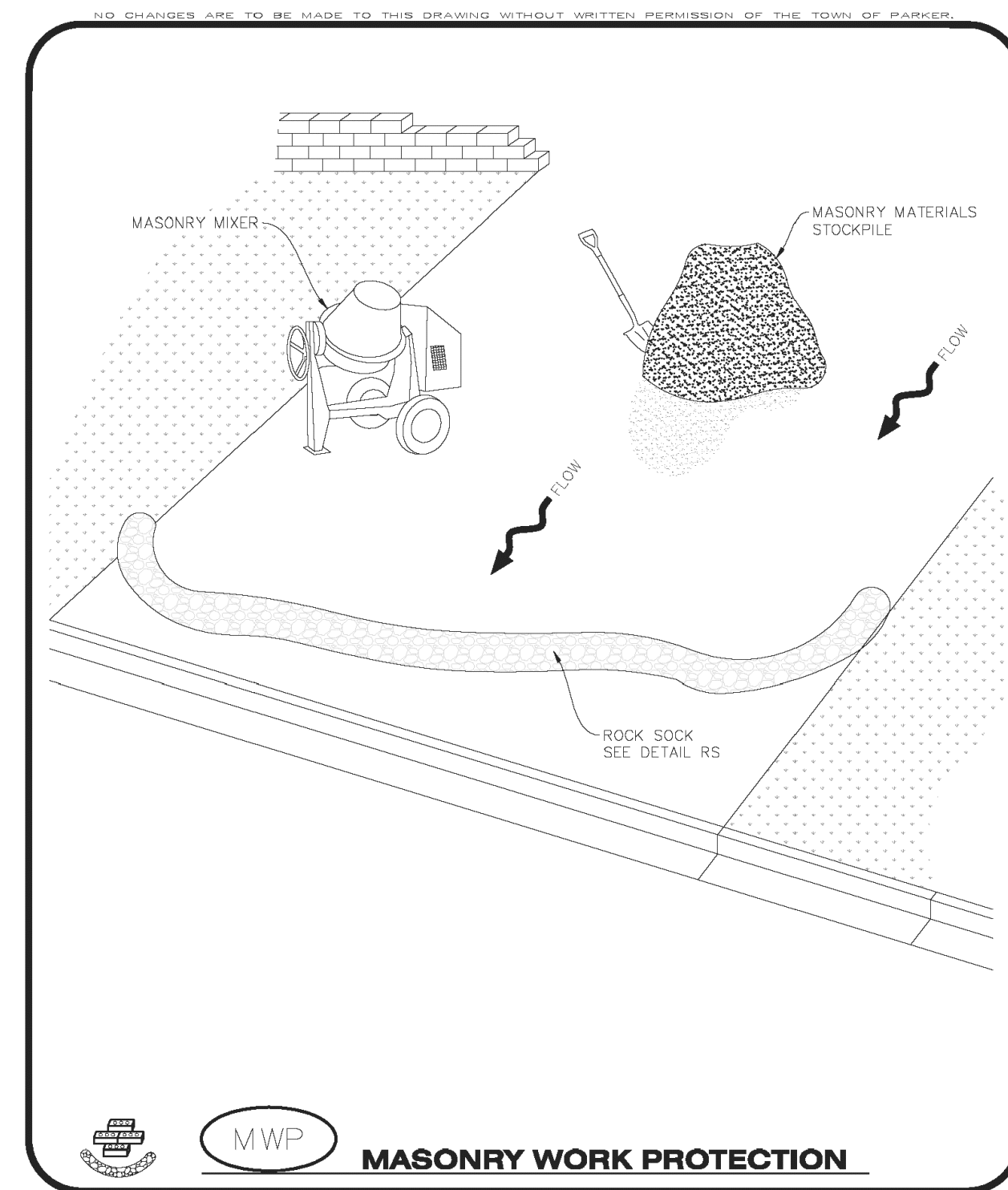
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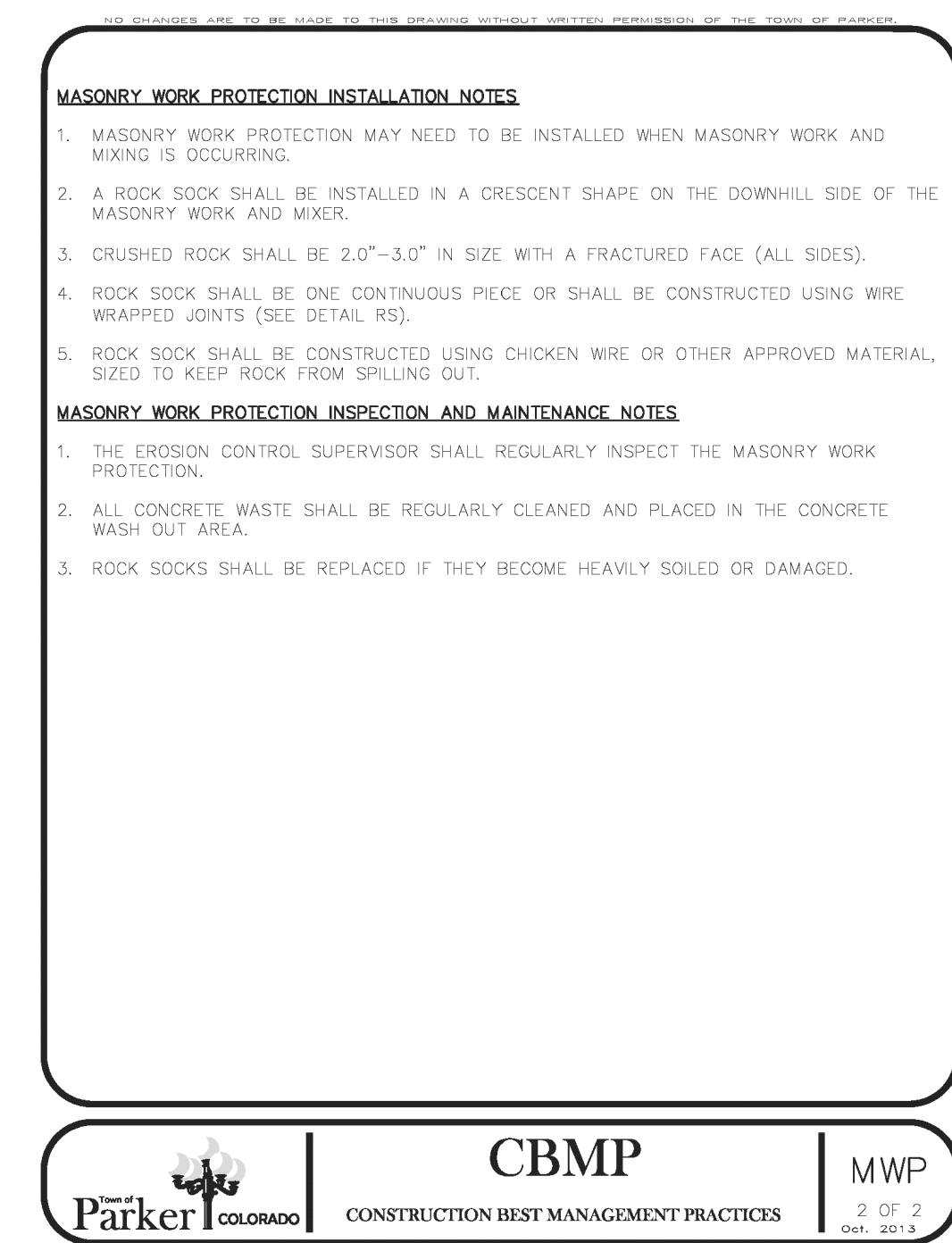
**CBMP** CONSTRUCTION BEST MANAGEMENT PRACTICES  
**LP** 1 OF 2 Oct. 2013



**CBMP** CONSTRUCTION BEST MANAGEMENT PRACTICES  
**LP** 2 OF 2 Oct. 2013



**CBMP** CONSTRUCTION BEST MANAGEMENT PRACTICES  
**MWP** 1 OF 2 Oct. 2013



**CBMP** CONSTRUCTION BEST MANAGEMENT PRACTICES  
**MWP** 2 OF 2 Oct. 2013

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EC16

## MASONRY PROTECTION

EC17

## LOT PROTECTION

NO. DATE REVISION DESCRIPTION

NO. DATE REVISION DESCRIPTION

**Strategic Land Solutions, Inc.**  
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 FRANKTOWN, CO 80116  
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 Robert J. Palmer, PE  
 President

PREPARED UNDER THE DIRECT SUPERVISION OF

SEAL: COLORADO REGISTERED PROFESSIONAL ENGINEER  
 ROBERT J. PALMER  
 36320

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

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

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

SCALE: AS NOTED  
 DATE: 10/10/2025  
 DESIGNED BY: RJP  
 DRAWN BY: RJP  
 CHECKED BY: RJP

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

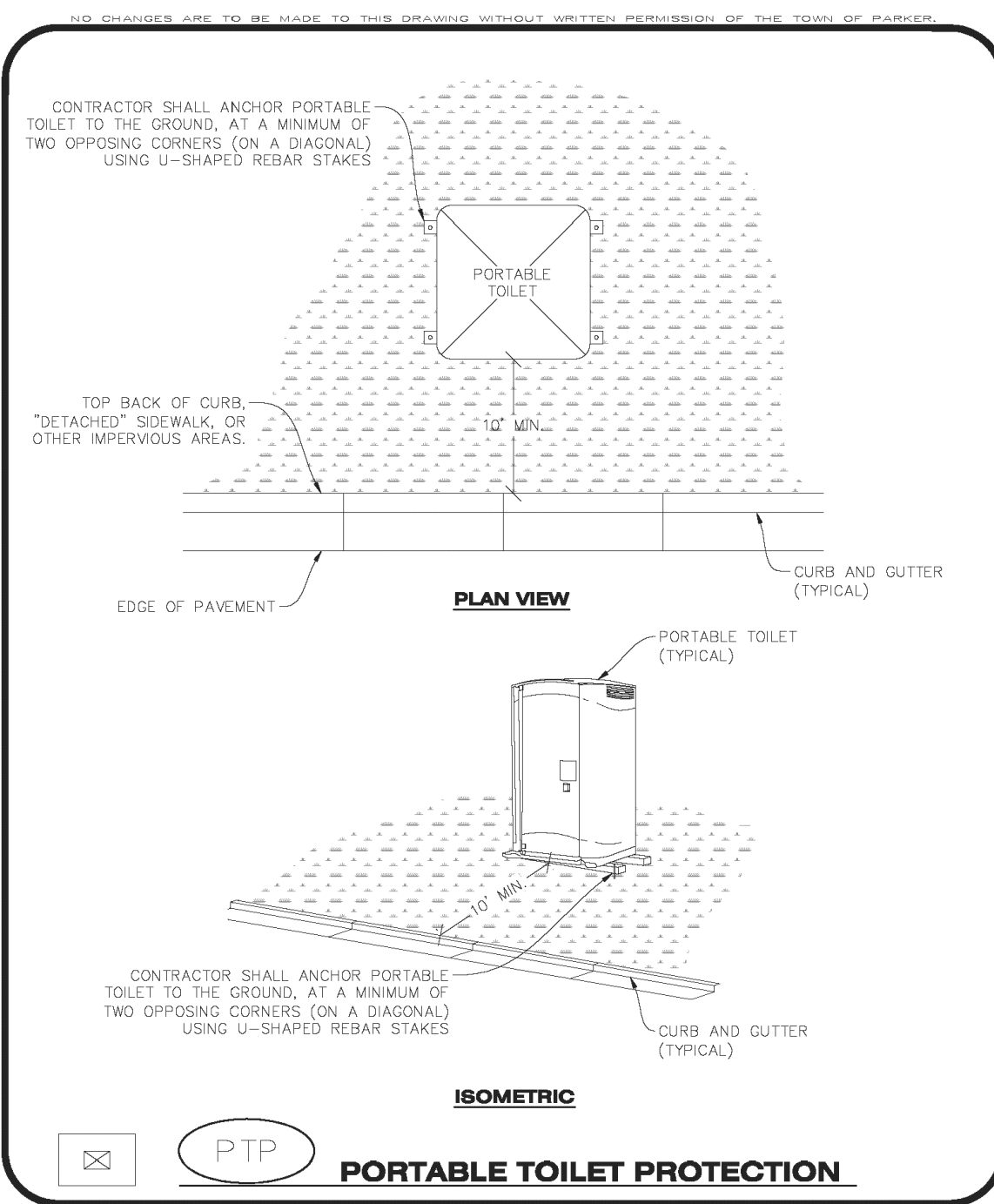
DRAWING TITLE: EC DETAILS

SHEET NO.:

C13

Town of Parker, Director of Engineering/Public Works Date

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



**PORTABLE TOILET PROTECTION INSTALLATION NOTES**

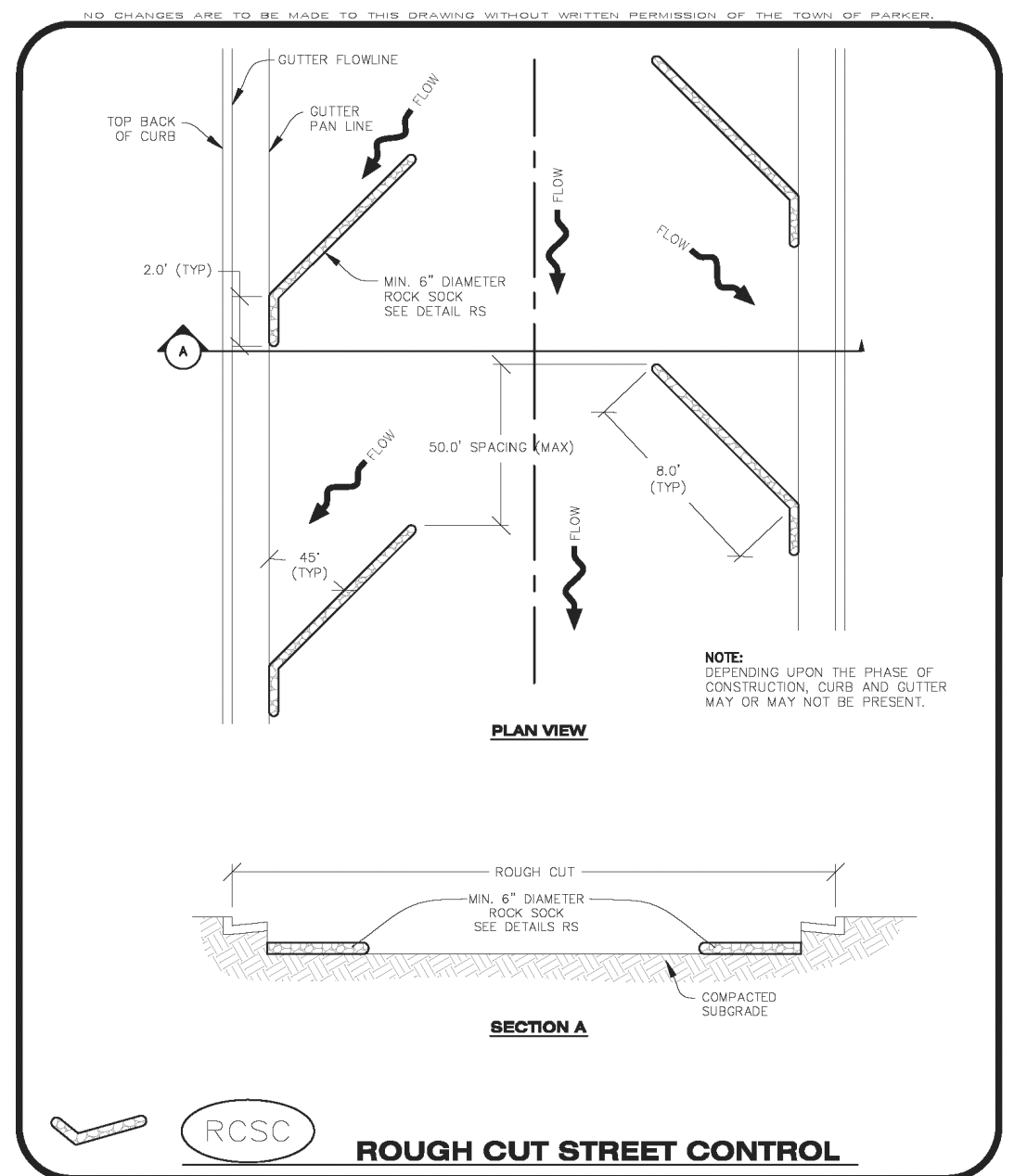
1. PORTABLE TOILETS SHALL BE PLACED A MINIMUM OF 10.0' BEHIND ALL CURBS, SIDEWALKS, AND OTHER IMPERVIOUS AREAS.
2. ALL PORTABLE TOILETS MUST BE GROUPED TOGETHER.
3. PORTABLE TOILETS SHALL BE SECURELY ANCHORED TO THE GROUND USING U-SHAPED REBAR STAKES.
4. U-SHAPED REBAR STAKES SHALL BE POSITIONED ON AT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

**PORTABLE TOILET PROTECTION INSPECTION AND MAINTENANCE NOTES**

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

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

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



**ROUGH CUT STREET CONTROL INSTALLATION NOTES**

1. SEE CBMP PLAN FOR LOCATION(S) OF ROUGH CUT STREET CONTROL.
2. THE SPACING OF THE ROUGH CUT STREET CONTROL MAY BE DETERMINED BY THE DESIGN ENGINEER AND SHOWN ON THE CBMP PLAN.

**ROUGH CUT STREET CONTROL INSPECTION AND MAINTENANCE NOTES**

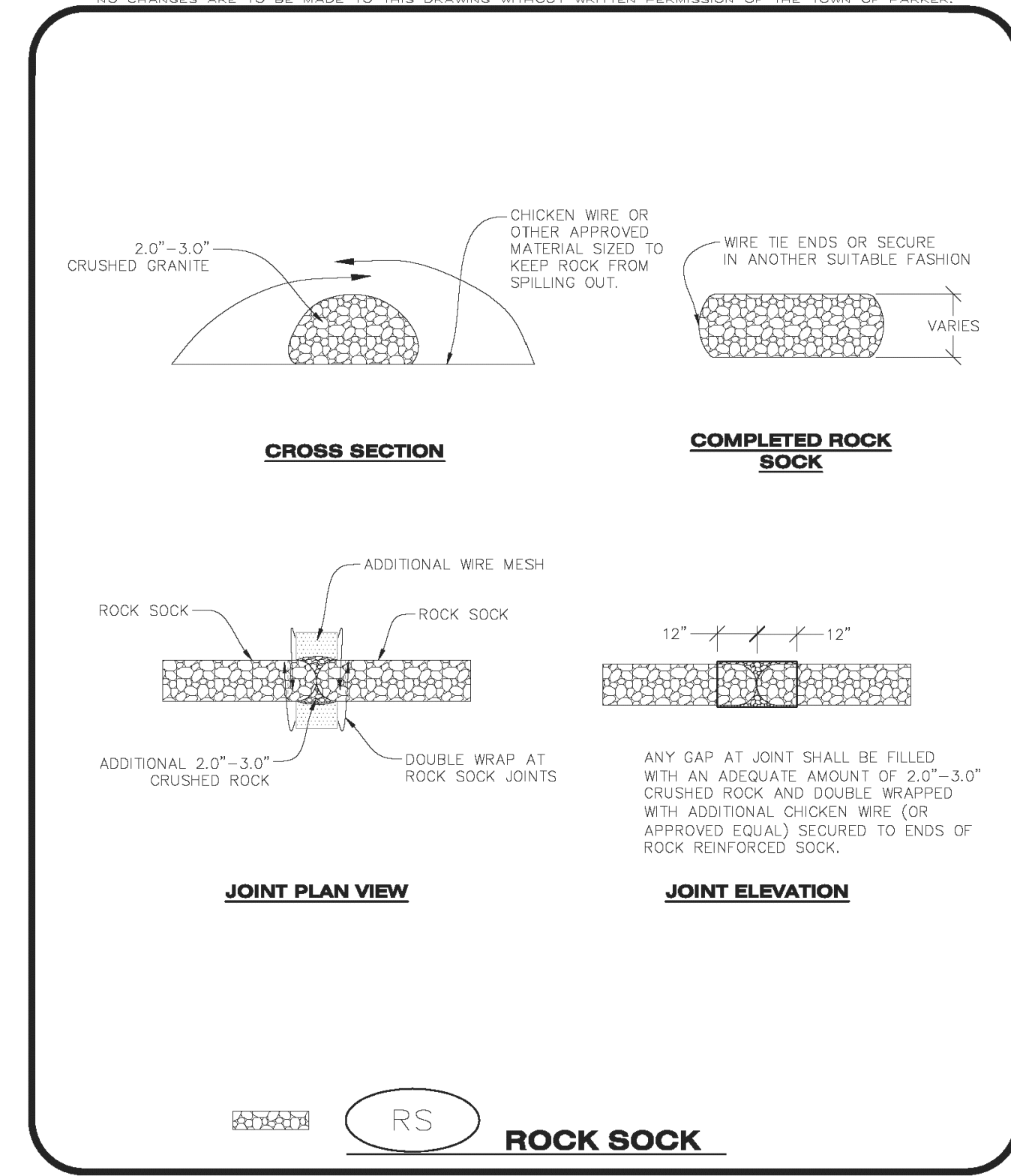
1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE ROUGH CUT STREET CONTROL.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS 1/2 THE HEIGHT OF THE ROCK SOCK.
3. ROUGH CUT STREET CONTROL SHALL BE REPAIRED IMMEDIATELY FOLLOWING ANY SIGN OF WEAR OR ALTERATION OF THE ORIGINAL SHAPE AND DIMENSIONS.
4. ROUGH CUT STREET CONTROL SHALL BE KEPT IN PLACE AND MAINTAINED UNTIL SUB-GRADE PREPARATION BEGINS FOR PAVING. AT THAT POINT, THE RCSC SHOULD BE REMOVED IN INCREMENTS BASED ON SUBGRADE PREPARATION.

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

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

## PORTABLE TOILET PROTECTION EC18

## ROUGH CUT STREET CONTROL EC19



**ROCK SOCK INSTALLATION NOTES**

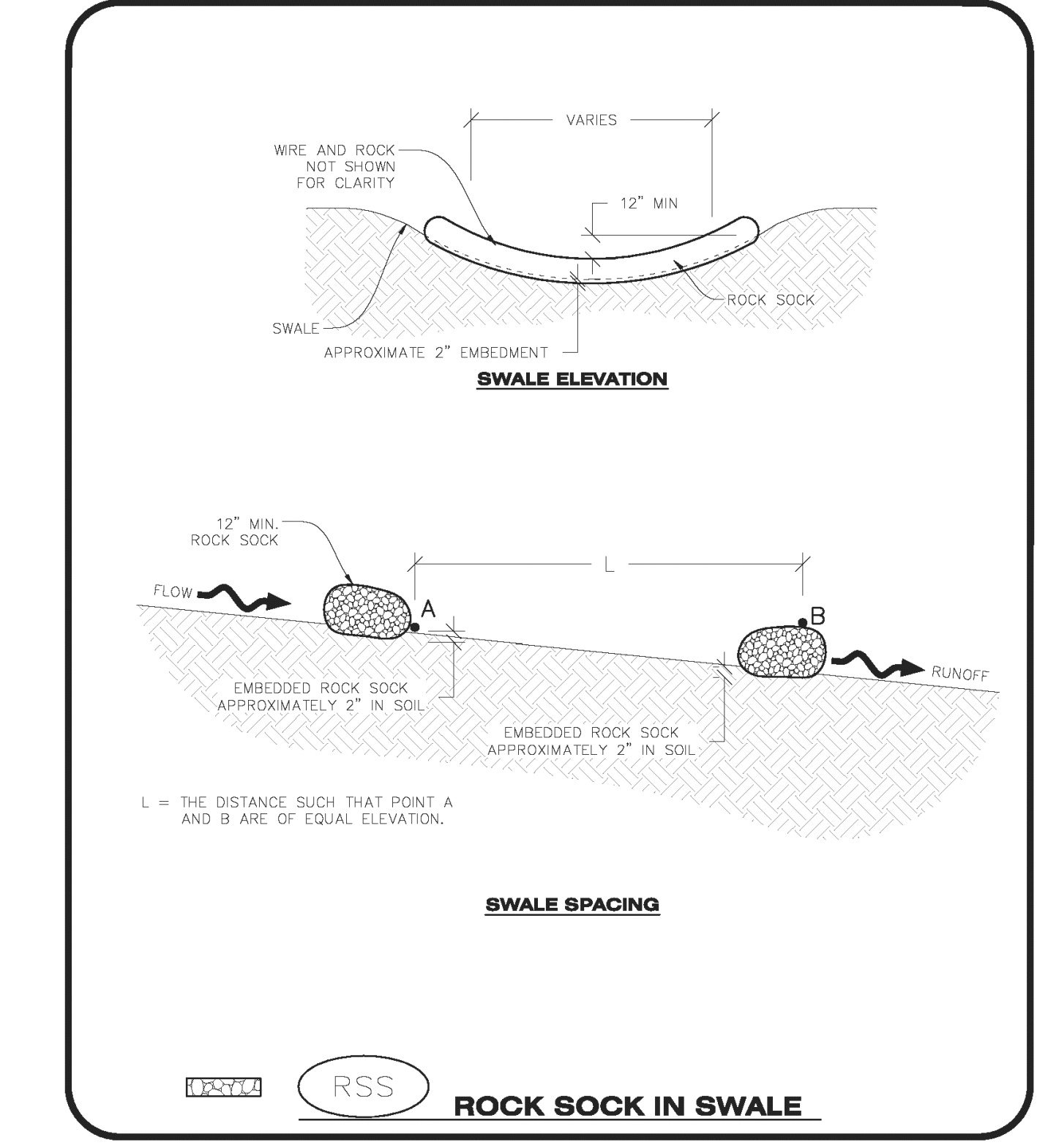
1. SEE CBMP PLAN FOR LOCATION(S) OF ROCK SOCK.
2. CRUSHED ROCK SHALL BE APPROXIMATELY 2.0"-3.0" GRANITE IN SIZE WITH A FRACTURED FACE (ALL SIDES).
3. ROCK SOCK SHALL BE APPROXIMATELY ONE CONTINUOUS PIECE OR SHALL BE CONSTRUCTED USING WIRE WRAPPED JOINTS (SEE DETAIL RS).
4. ROCK SOCK SHALL BE CONSTRUCTED USING CHICKEN WIRE OR OTHER APPROVED MATERIAL SIZED TO KEEP ROCK FROM SPILLING OUT.
5. MINIMUM ROCK SOCK DIAMETER SHALL VARY BASED ON APPLICATION (7" MIN).
6. TUBULAR MARKERS MAY NEED TO BE USED IN CONJUNCTION WITH ROCK SOCKS ANYTIME THE ROCK SOCK IS PLACED ON A ROADWAY, SIDEWALK, PARKING LOT OR OTHER LOCATION SUSCEPTIBLE TO VEHICLE OR PEDESTRIAN TRAFFIC. TUBULAR MARKERS SHALL CONFORM TO THE TUBULAR MARKER DETAIL.

**ROCK SOCK INSPECTION AND MAINTENANCE NOTES**

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE ROCK SOCKS.
2. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED.
3. ROCK SOCKS SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.

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

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



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

## EC20

## EC21

NO. DATE REVISION DESCRIPTION

CIVIL ENGINEERING CONSULTANT:

**Strategic Land Solutions, Inc.**  
 Civil Engineering & Land Planning Solutions  
 2595 PONDEROSA ROAD  
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 720.364.7661 Phone  
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 ZIP: 80162  
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SCALE: AS NOTED  
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 DESIGNED BY: RJP  
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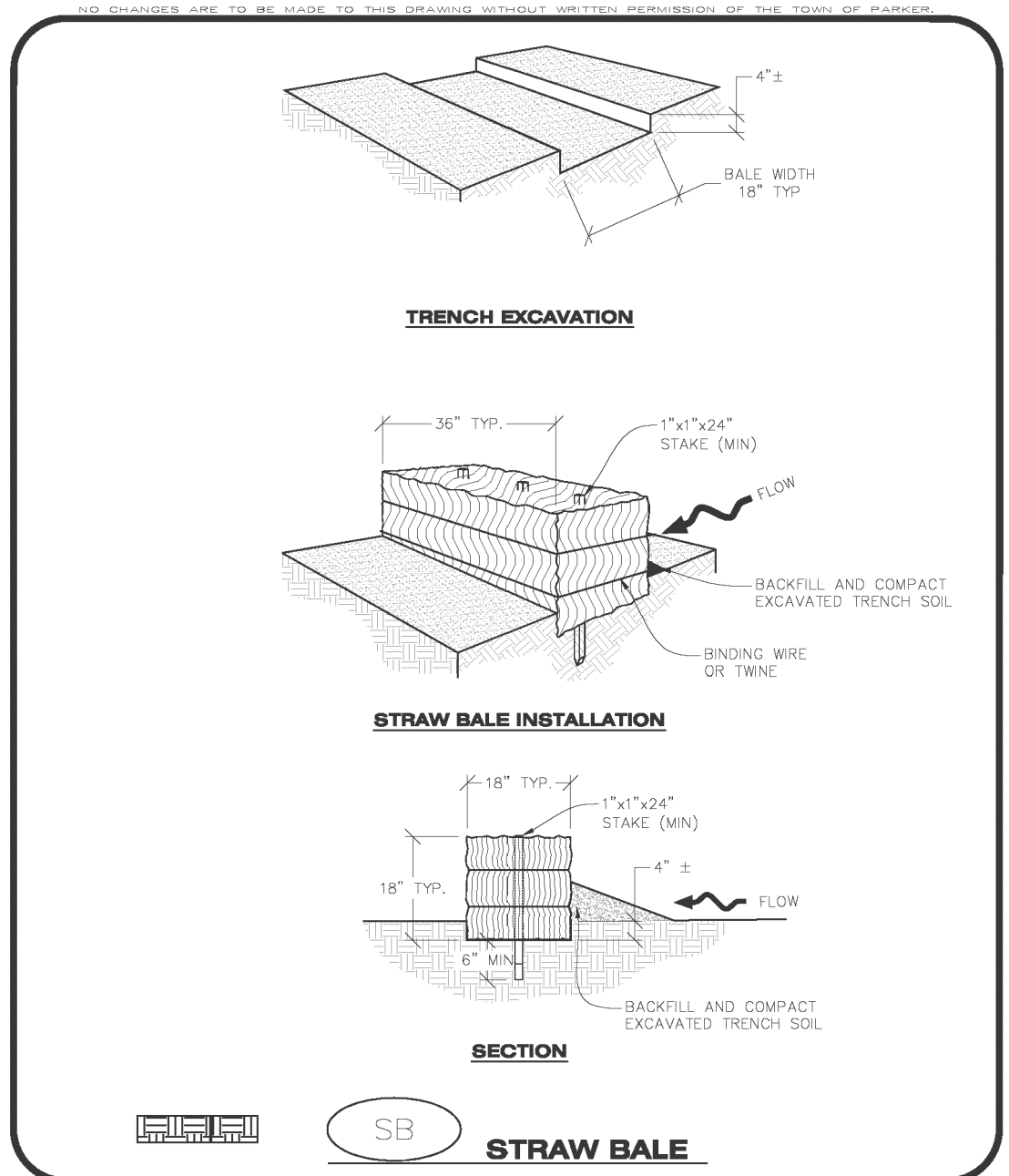
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 SLS. INC. 14-001-47

DRAWING TITLE: **EC DETAILS**

SHEET NO.: **C14**

Town of Parker, Director of Engineering/Public Works Date

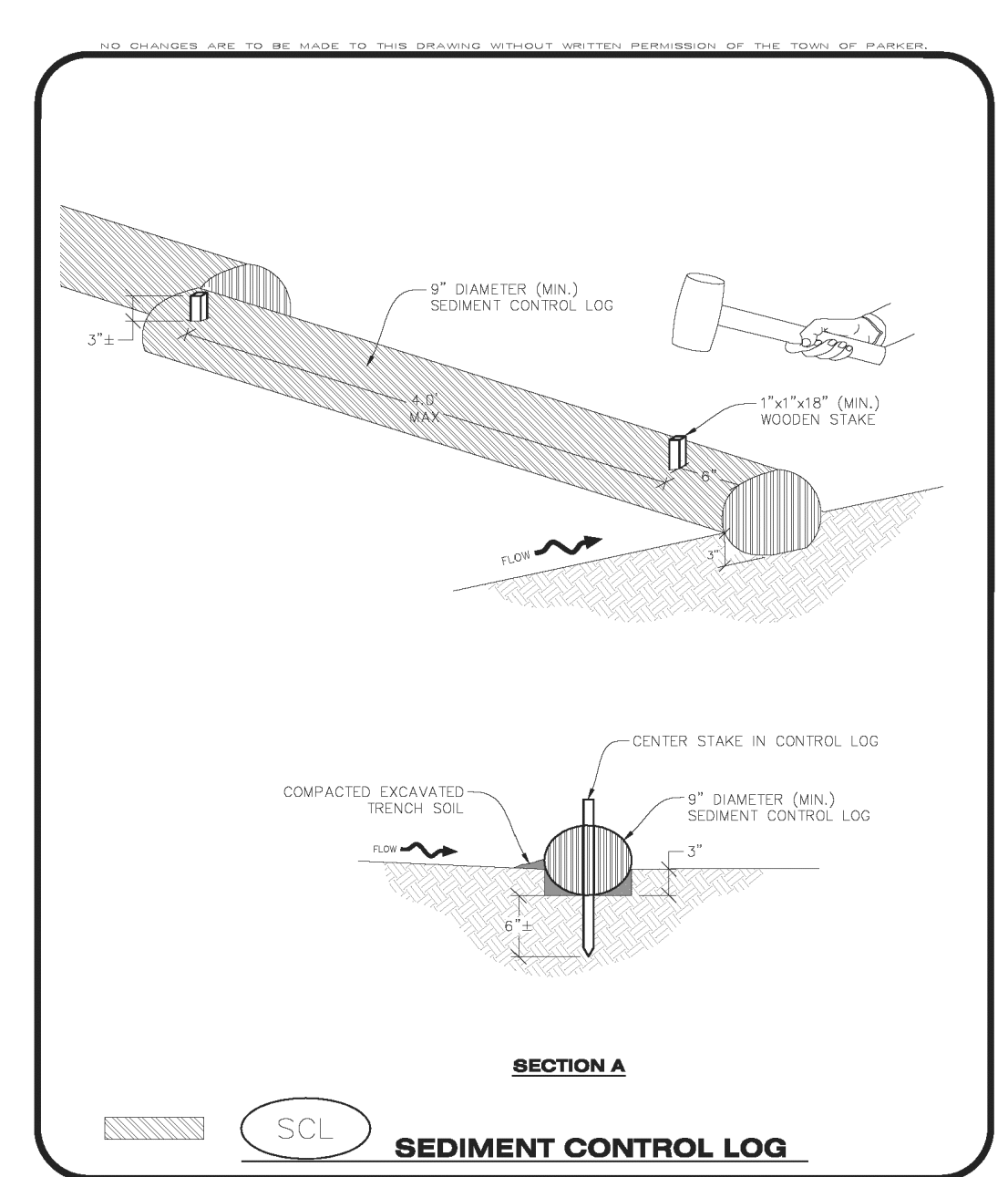
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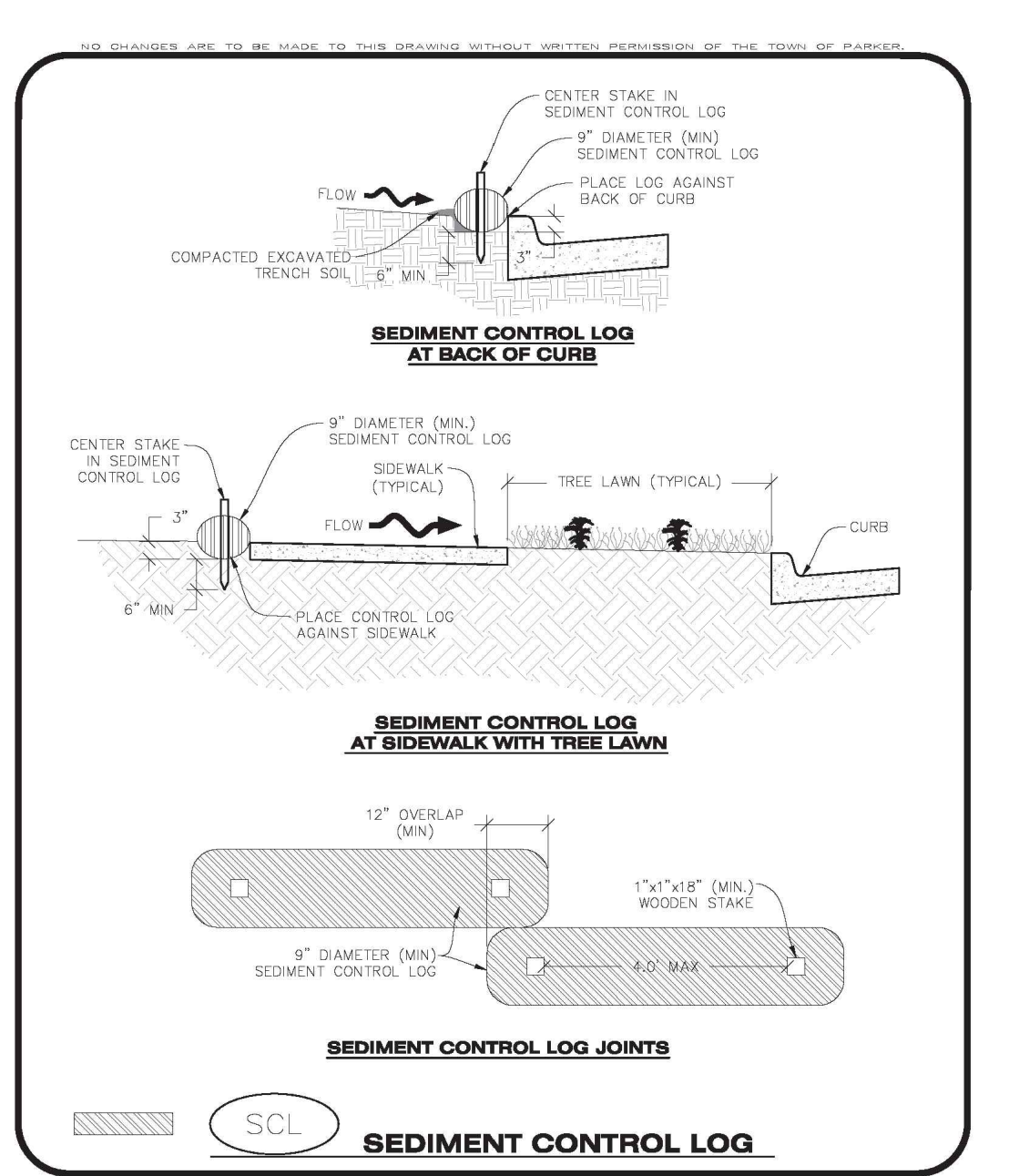
- STRAW BALE INSTALLATION NOTES**
- SEE CBMP PLAN FOR LOCATION(S) OF STRAW BALES.
  - TYPICAL STRAW BALES SHALL BE APPROXIMATELY 36"X18"X18".
  - TWO (2) WOODEN STAKES SHALL BE USED TO HOLD EACH BALE IN PLACE. WOODEN STAKES SHALL BE A MINIMUM OF 1"x1"x24".
  - WOODEN STAKES SHALL BE PLACED APPROXIMATELY 6" INTO THE GROUND.
  - STRAW BALES SHALL BE SPACED AND POSITIONED ACCORDING TO DETAILS.
- STRAW BALE INSPECTION AND MAINTENANCE NOTES**
- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE STRAW BALES.
  - ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE THE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 THE HEIGHT OF THE STRAW BALE.
  - STRAW BALES MAY NEED TO BE REPLACED IF THEY BECOME HEAVILY SOILED, ROTTEN, OR OTHERWISE DAMAGED.
  - STRAW BALES 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 INSPECTOR.
  - WHEN THE STRAW BALES ARE REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE STRAW BALES MAY NEED TO BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).

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

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



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



**Parker COLORADO** | **CBMP** | **SCL**  
CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 3 Oct. 2013

- SEDIMENT CONTROL LOG INSTALLATION NOTES**
- SEE CBMP PLAN FOR LOCATION(S) OF SEDIMENT CONTROL LOGS.
  - ALL SEDIMENT CONTROL LOGS SHALL BE INSTALLED FREE OF DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
  - SEDIMENT CONTROL LOGS SHALL BE INSTALLED IMMEDIATELY ADJACENT TO AN IMPERVIOUS SURFACE SUCH AS A CURB HEAD, SIDEWALK, INLET LID, ETC. NO GAPS SHALL EXIST BETWEEN THE SEDIMENT CONTROL LOG AND THE IMPERVIOUS SURFACE.
  - A UNIFORM 3" DEEP ANCHOR TRENCH (APPROX) IN THE SHAPE OF A HALF-SPHERE SHALL BE EXCAVATED USING A TRENCHER, SPADE-SHAPED SHOVEL, OR PICK. THE ANCHOR TRENCH SHALL BE SIZED TO ALLOW FOR THE SEDIMENT CONTROL LOG TO SEAT TIGHTLY AGAINST THE ANCHOR TRENCH AND PROPERLY COMPACTED.
  - EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF THE ANCHOR TRENCH AND PROPERLY COMPACTED.
  - ANCHOR TRENCH SHALL BE RELATIVELY FREE OF ROCKS OR OTHER DEBRIS PRIOR TO THE PLACEMENT.
  - ALL SEDIMENT CONTROL LOGS SHALL BE PLACED 3" (APPROX.) BELOW THE GROUND AND PULLED TIGHT ON BOTH ENDS TO REMOVE ANY CURVES OR SHAGS.
  - THE UPHILL SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL THAT IS RELATIVELY FREE OF ROCKS AND DEBRIS. THE SOIL SHALL BE TIGHTLY COMPACTED AGAINST THE GROUND AND SEDIMENT CONTROL LOG USING A SHOVEL OR SIMILAR DEVICE.
  - SEDIMENT CONTROL LOG STAKES SHALL BE MADE OF WOOD AND SECURELY ANCHOR THE SOL IN PLACE.
  - STAKES SHALL BE PLACED ON 4' CENTERS AND EMBEDDED APPROXIMATELY 6" INTO THE GROUND. STAKES THAT ARE BROKEN PRIOR TO OR DURING INSTALLATION SHALL BE REPLACED.
  - SEDIMENT CONTROL LOGS SHALL OVERLAP A MINIMUM OF 12". THE OVERLAPPING SHALL OCCUR ON THE UP-GRADE SIDE OF THE LOGS.
  - SEDIMENT CONTROL LOGS SHALL BE STAKED WITHIN 6" FROM EACH END.
  - SEDIMENT CONTROL LOGS THAT ARE INSTALLED BEHIND CURBS AND SIDEWALKS MUST BE DONE SO THAT NO MORE THAN A 2" GAP EXISTS BETWEEN THE CONCRETE AND THE LOG. EROSION CONTROL BLANKETING (ECB) BETWEEN THE GAP MAY BE REQUIRED IN INSTANCES WHERE THIS DOES NOT OCCUR.
- SEDIMENT CONTROL LOG INSPECTION AND MAINTENANCE NOTES**
- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE SEDIMENT CONTROL LOGS.
  - ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE THE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 THE HEIGHT OF EXPOSED LOG.
  - SEDIMENT CONTROL LOGS 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.
  - SEDIMENT CONTROL LOGS SHALL BE REPLACED WHEN THERE ARE ANY SIGNS OF WEAR OR DAMAGE THAT WOULD PREVENT THE SOL FROM FUNCTIONING AS DESIGNED.
  - WHEN THE SEDIMENT CONTROL LOGS ARE REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE SEDIMENT CONTROL LOGS MAY NEED TO BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).

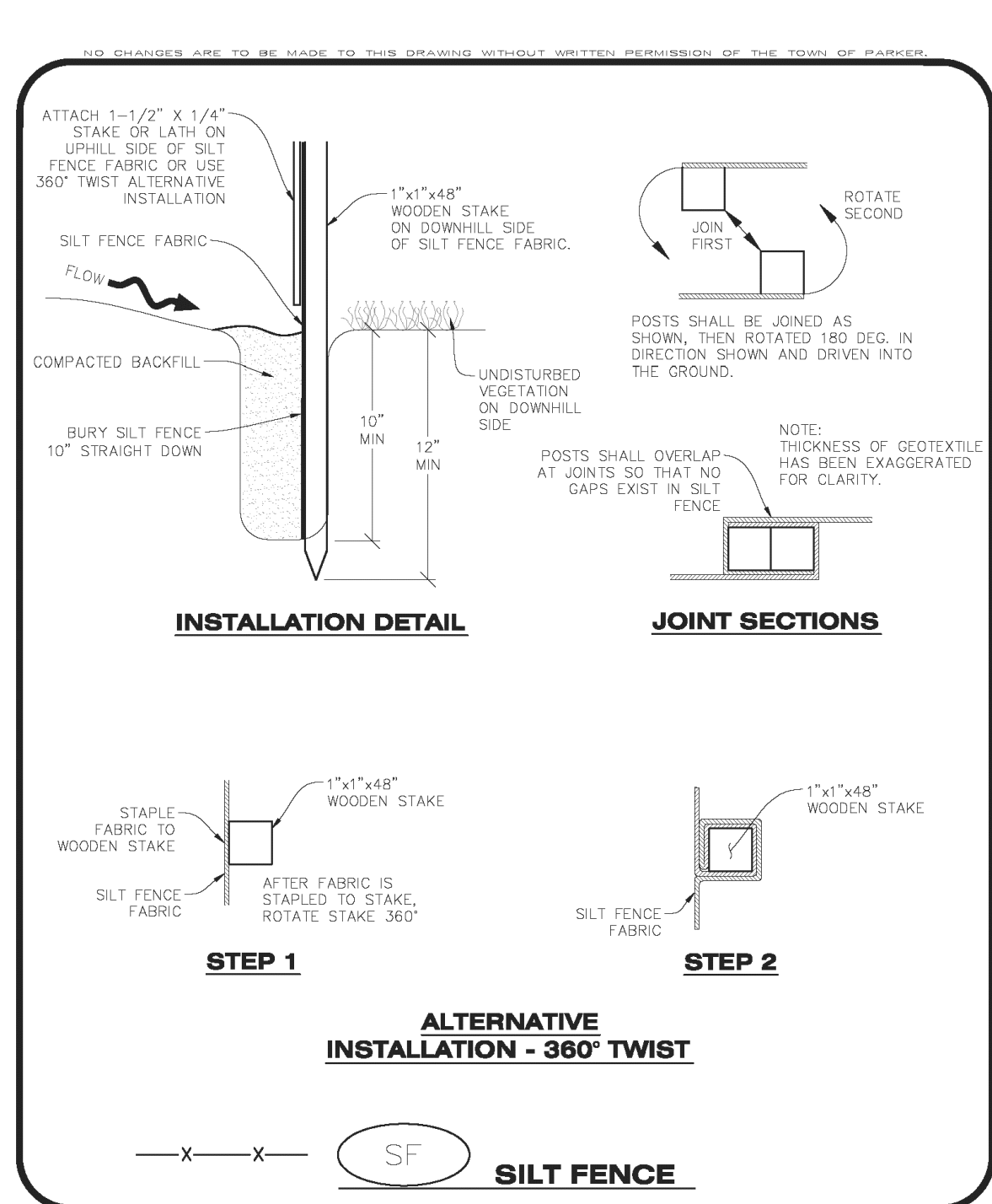
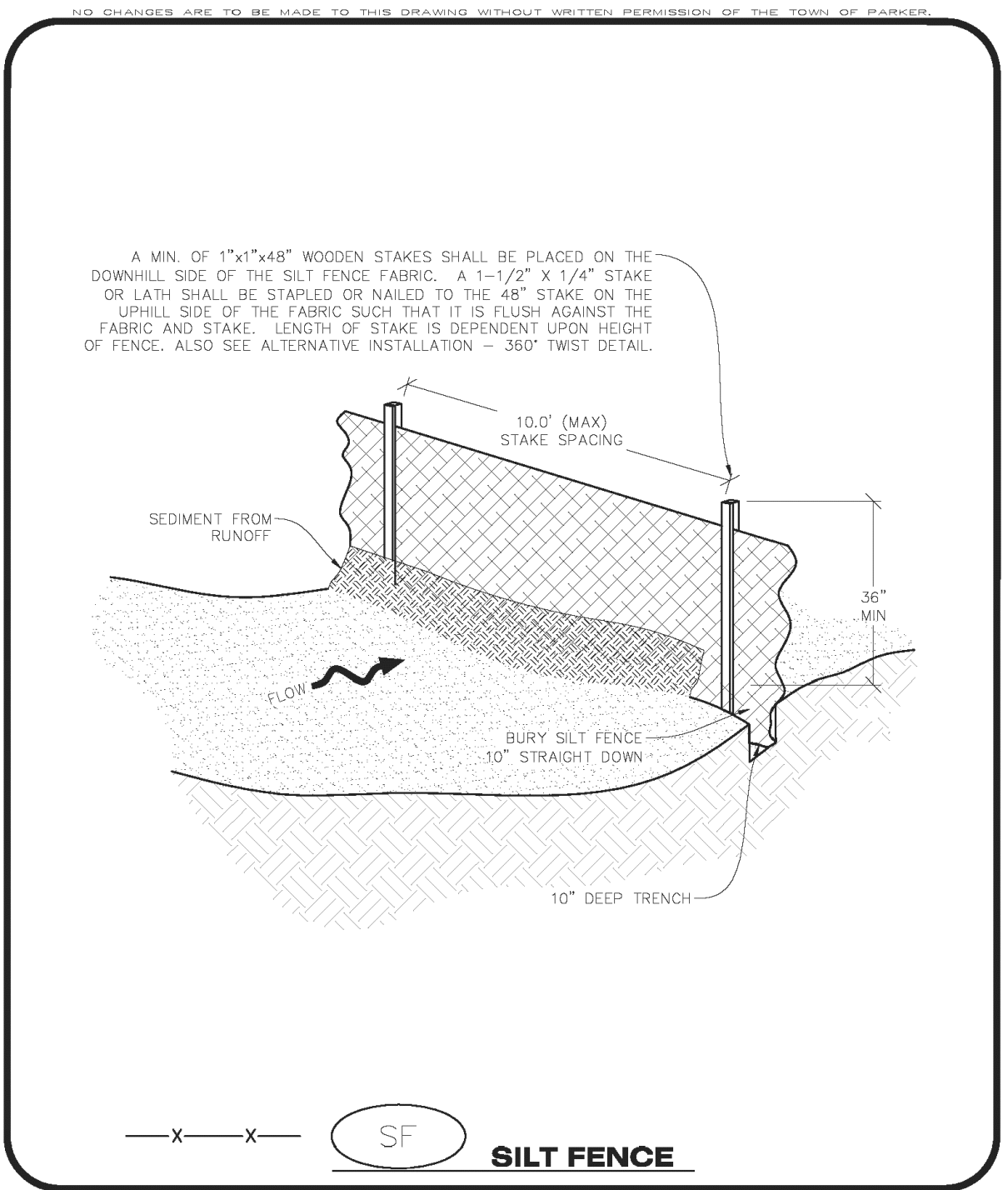
**Parker COLORADO** | **CBMP** | **SCL**  
CONSTRUCTION BEST MANAGEMENT PRACTICES | 3 OF 3 Oct. 2013

STRAW BALES

EC22

SEDIMENT CONTROL LOG

EC23



- 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"x4"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 4632 | > 124 LBS                         |
| MULLEN BURST STRENGTH   | ASTM D 3786 | > 300 PSI                         |
| PUNCTURE STRENGTH       | ASTM D 4833 | > 60 LBS                          |
| TRAPEZOID TEAR STRENGTH | ASTM D 4533 | > 65 LBS                          |
| UV RESISTANCE           | ASTM D 4355 | > 80% AT 500 HOURS OF UV EXPOSURE |
| FLOW RATE               | ASTM D 4491 | > 10 GAL/MIN/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.

**Parker COLORADO** | **CBMP** | **SF**  
CONSTRUCTION BEST MANAGEMENT PRACTICES | 3 OF 4 Oct. 2013

- 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).

**Parker COLORADO** | **CBMP** | **SF**  
CONSTRUCTION BEST MANAGEMENT PRACTICES | 4 OF 4 Oct. 2013

**Parker COLORADO** | **CBMP** | **SF**  
CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 4 Oct. 2013

**Parker COLORADO** | **CBMP** | **SF**  
CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 4 Oct. 2013

SILT FENCE

EC24

NO. DATE REVISION DESCRIPTION

**Strategic Land Solutions, Inc.**  
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Robert J. Palmer, PE  
President

PREPARED UNDER THE DIRECT SUPERVISION OF:  
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**  
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ROCKY MOUNTAIN REGION  
ADDRESS: 4643 S. UJSTER STREET, SUITE 1300, DENVER, COLORADO 80237

10950 S. PARKER ROAD  
PARKER, COLORADO  
DOUGLAS  
50162  
7462

SCALE: AS NOTED  
DATE: 10/10/2015  
DESIGNED BY: RJP  
DRAWN BY: RJP  
CHECKED BY: RJP

MOD REV: BOWMAN  
MOD P/CM: MANN  
FILE NAME: CURRENT.DWG  
SLS NO. 14-001-47

EC DETAILS

SHEET NO. **C15**

Town of Parker, Director of Engineering/Public Works Date

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

## 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 SEED 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  $\frac{1}{4}$  -  $\frac{1}{2}$  INCH. ROW SPACING SHALL BE NO MORE THAN 6-INCHES.
- ALL AREAS INCAPABLE OF BEING DRILL SEEDER SHALL BE SURFACE ROUGHENED ACCORDING TO THE SURFACE ROUGHENING NOTES OR EFFECTIVELY ROUGHENED USING A HARROW OR OTHER SUCH IMPLEMENT. ALL AREAS SHALL BE UNIFORMLY HAND BROADCASTED WITH THE PROPER SEED MIX APPLIED AT TWO TIMES THE DRILL SEEDER RATE. BROADCASTED AREAS SHALL THEN BE RE-HARROWED OR RE-RAKED USING A HARD-TIPPED RAKE TO ENSURE THAT SEEDS ARE BURIED TO AN APPROXIMATE DEPTH OF  $\frac{1}{4}$  -  $\frac{1}{2}$  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

## 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

## TOWN OF PARKER, SEED MIX 1

- 20% CANADA BLUEGRASS
- 15% CRESTED WHEATGRASS
- 15% SLENDER WHEATGRASS
- 10% ANNUAL RYEGRASS
- 10% SHEEP FESCUE
- 10% BIG BLUESTEM
- 10% SIDOATS 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 STREMBANK 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)

- 22% PERENNIAL RYEGRASS
- 23% SHEEP FESCUE
- 13% CANADA BLUEGRASS
- 12% BARLEY OR OATS
- 5% 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



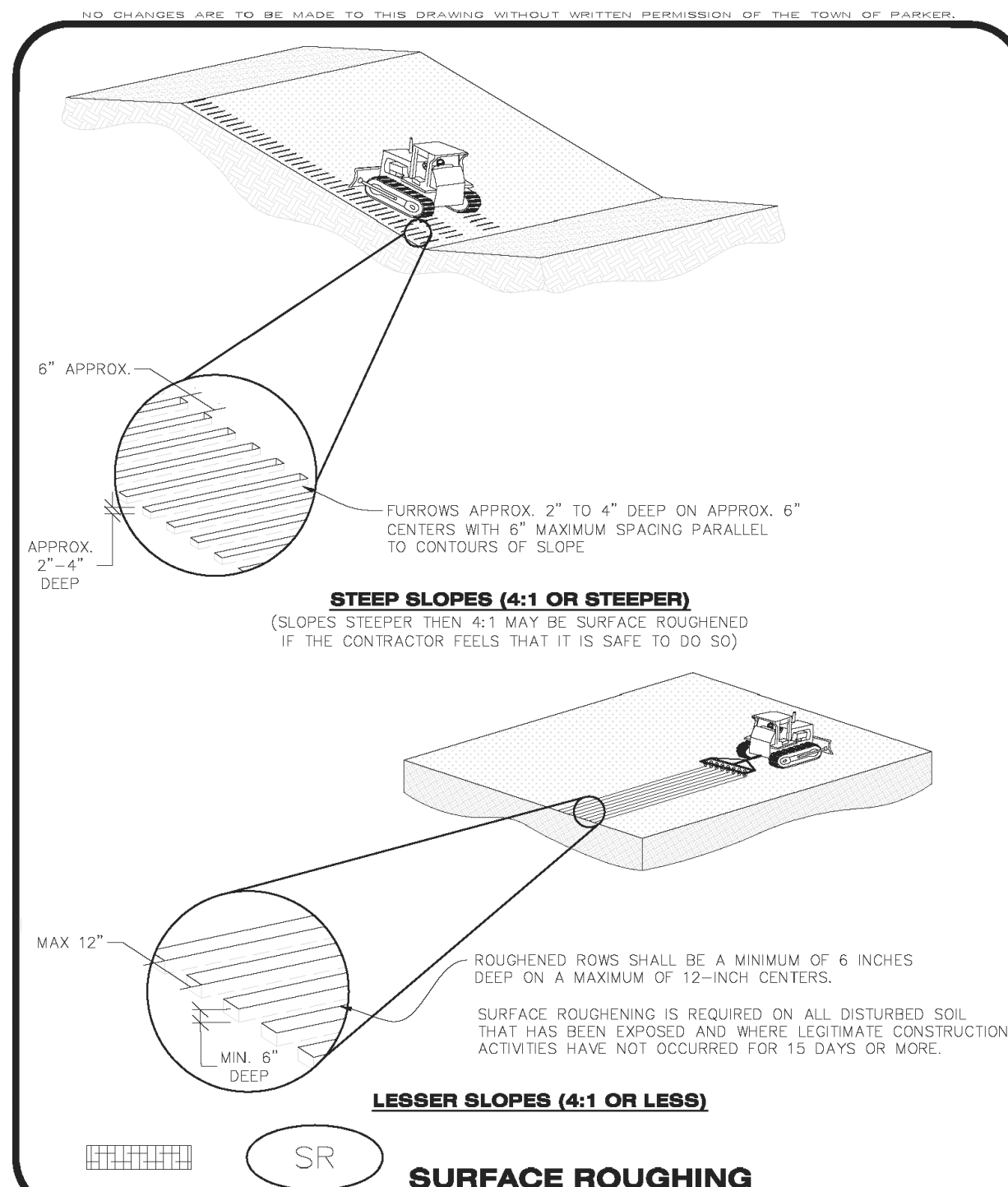
**CBMP** CONSTRUCTION BEST MANAGEMENT PRACTICES  
**SP** JUNE 2009

## SEEDING, MULCHING CRIMPING

EC25

## STOCKPILE

EC26



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

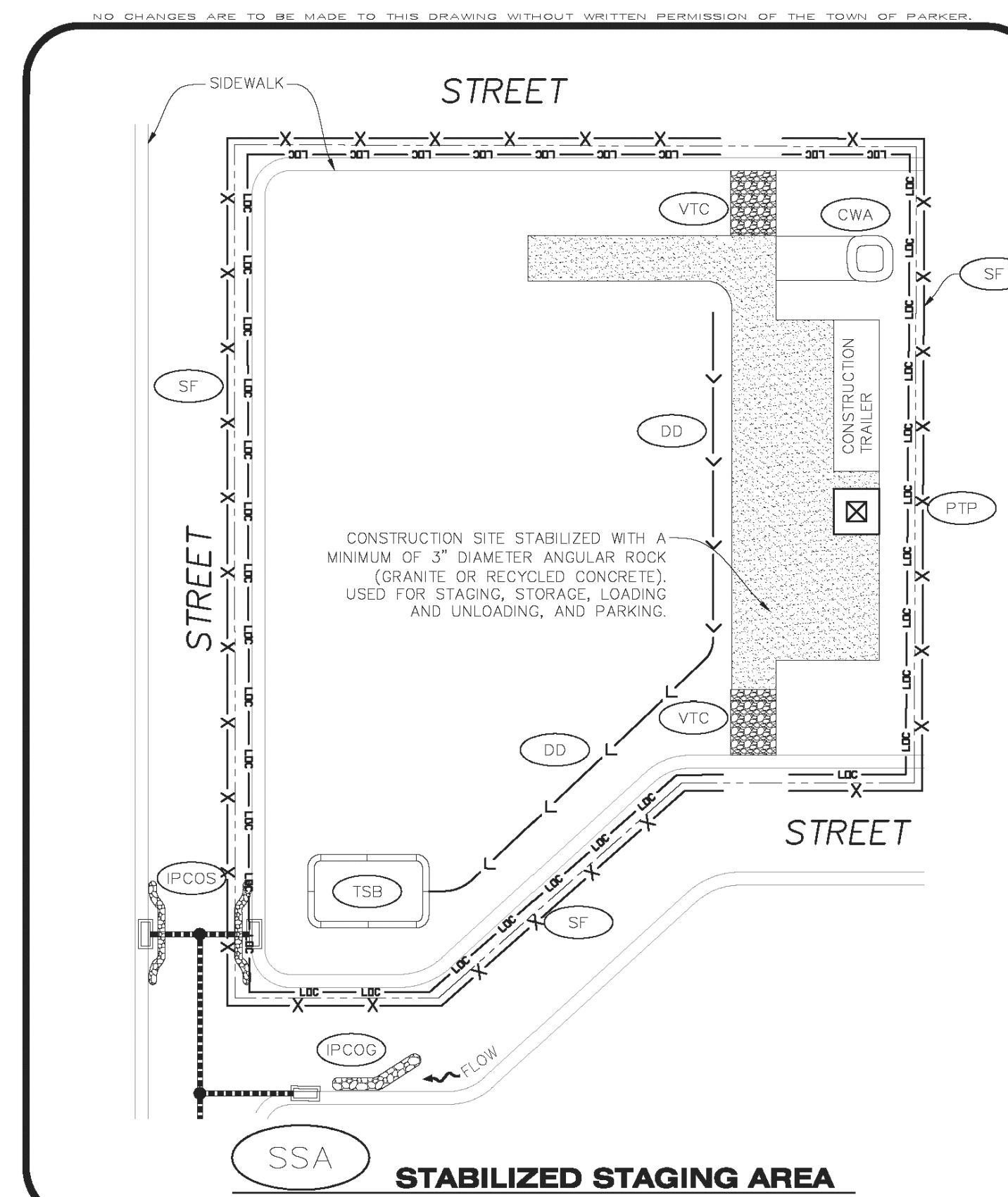
## SURFACE ROUGHENING INSTALLATION NOTES

- 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 SDCM. 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



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

## 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

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.

## SURFACE ROUGHENING

EC27

## STABILIZED STAGING AREA

EC28

Town of Parker, Director of Engineering/Public Works Date

NO. DATE REVISION DESCRIPTION

CIVIL ENGINEERING CONSULTANT

**Strategic Land Solutions, Inc.**  
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 President

PREPARED UNDER THE DIRECT SUPERVISION OF

SEAL: COLORADO REGISTERED PROFESSIONAL ENGINEER  
 ROBERT J. PALMER  
 36320

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

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

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

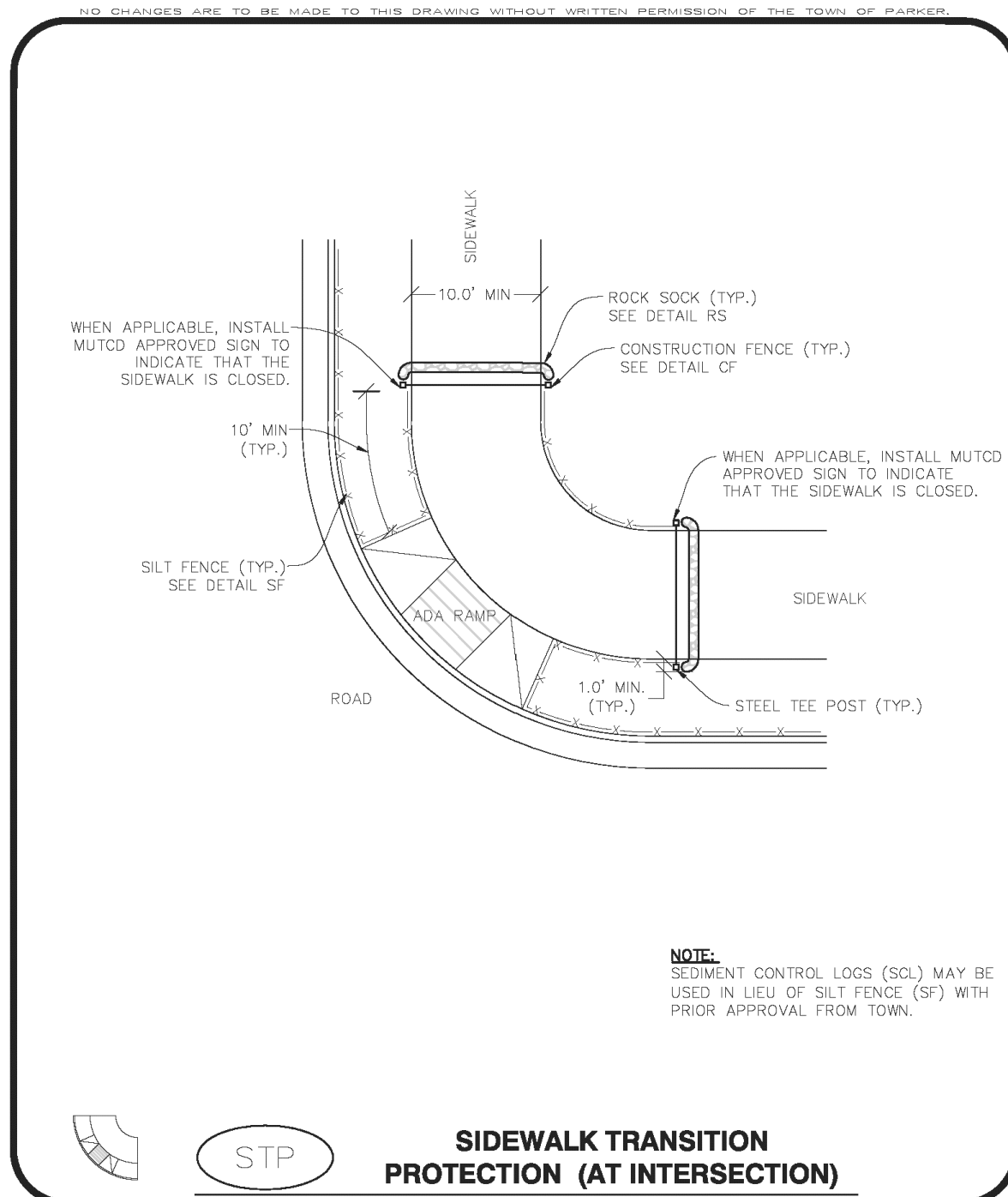
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 DRAWN BY: RJP  
 CHECKED BY: RJP

MOD. BY: BOWAN  
 M.D. P./C.M. MANN  
 FILE NAME: CURRENT.DWG  
 S.I.S. NO. 14-001-47

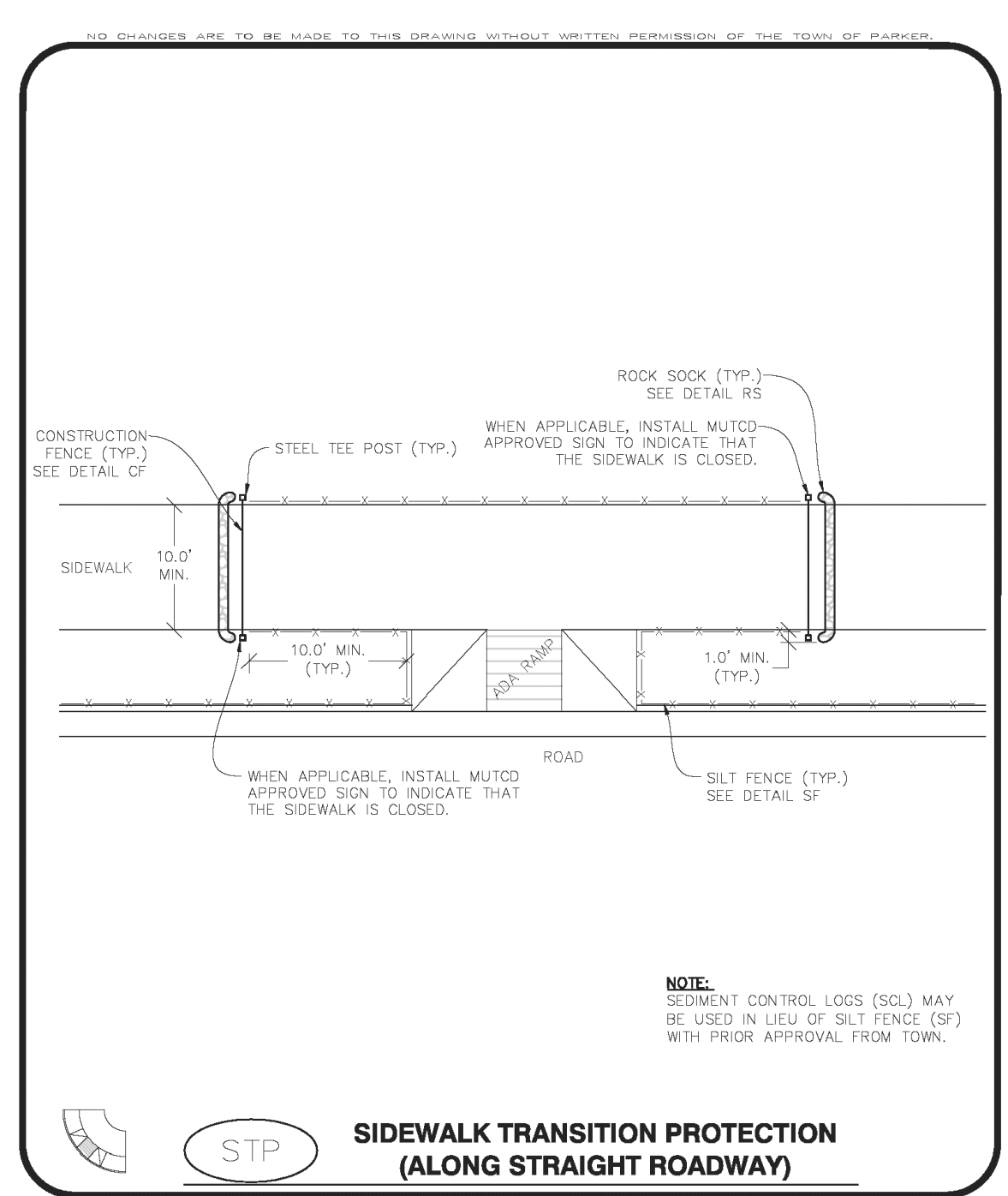
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SHEET NO.: **C16**

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



**SIDWALK TRANSITION PROTECTION (AT INTERSECTION)**



**SIDWALK TRANSITION PROTECTION (ALONG STRAIGHT ROADWAY)**

**SIDWALK TRANSITION PROTECTION INSTALLATION NOTES**

- SEE PLAN VIEW FOR LOCATION(S) OF SIDWALK 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.

**SIDWALK TRANSITION PROTECTION INSPECTION & MAINTENANCE NOTES**

- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE SIDWALK TRANSITION INSPECTION.

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.

**CBMP**  
 CONSTRUCTION BEST MANAGEMENT PRACTICES

**STP**  
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 Oct. 2013

**CBMP**  
 CONSTRUCTION BEST MANAGEMENT PRACTICES

**STP**  
 2 OF 3  
 Oct. 2013

**CBMP**  
 CONSTRUCTION BEST MANAGEMENT PRACTICES

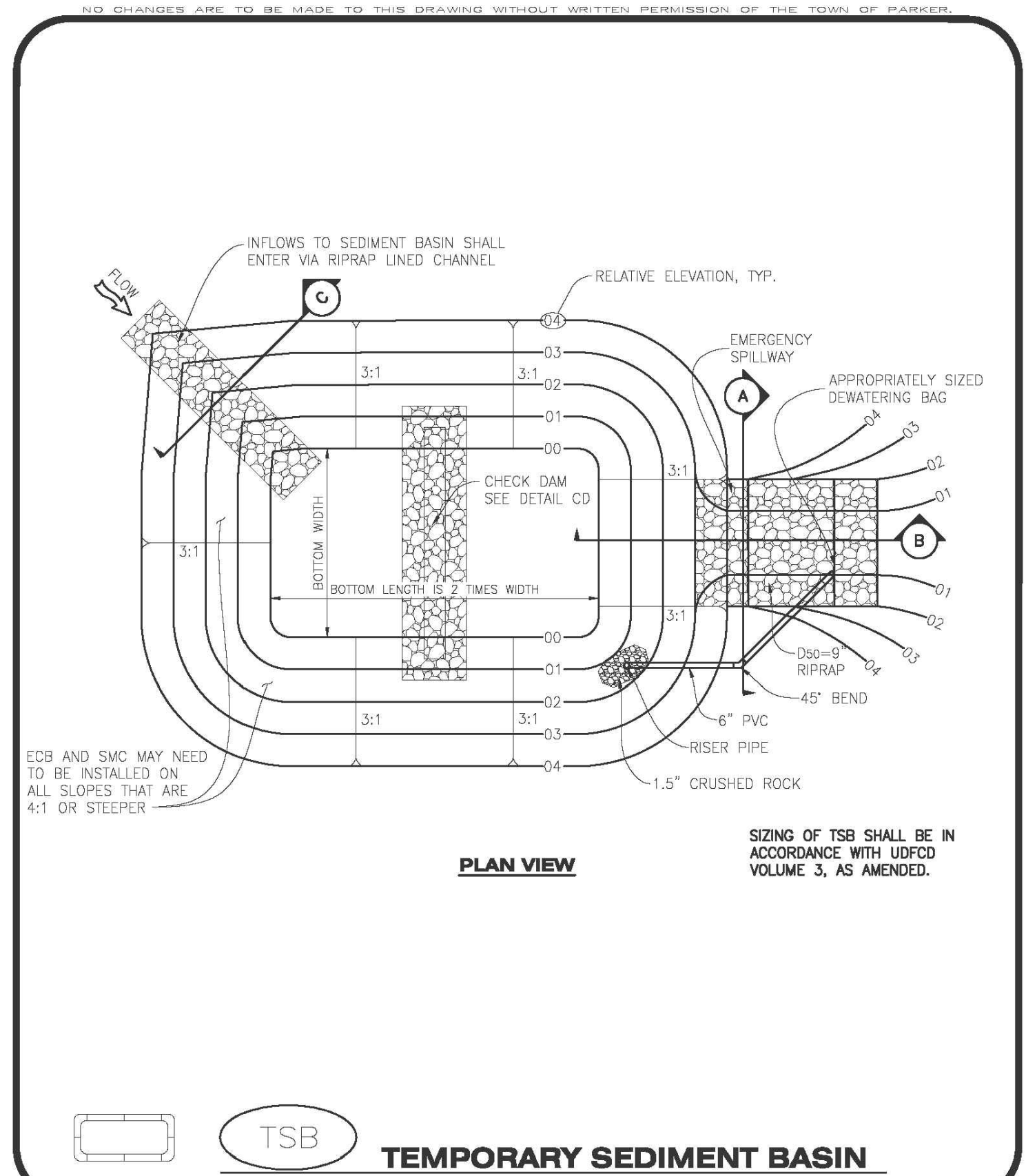
**STP**  
 3 OF 3  
 Oct. 2013

## SIDEWALK TRANSITION PROTECTION

EC25

## TEMPORARY IRRIGATION

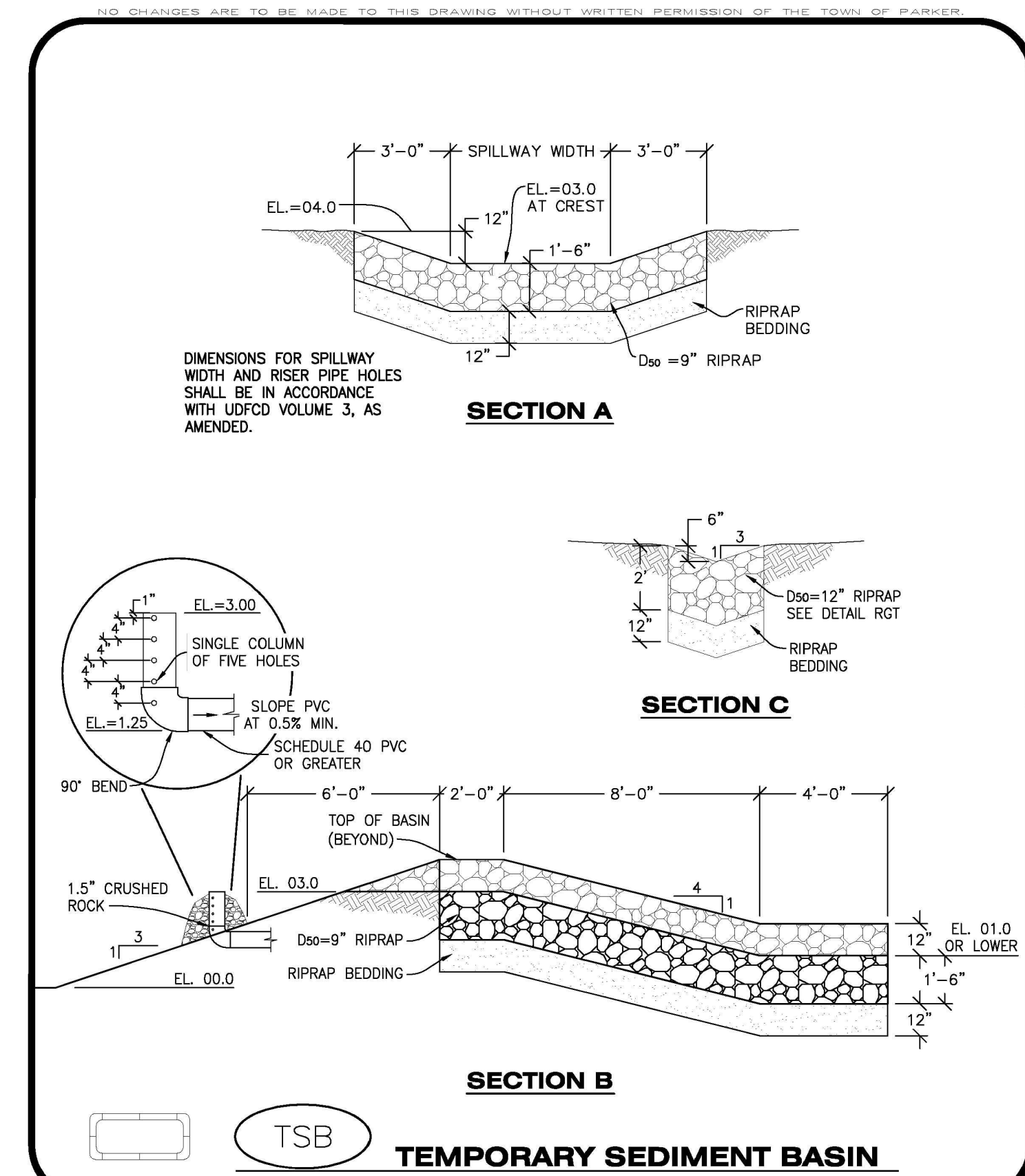
EC26



**TEMPORARY SEDIMENT BASIN**

**CBMP**  
 CONSTRUCTION BEST MANAGEMENT PRACTICES

**TSB**  
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 Oct. 2013



**TEMPORARY SEDIMENT BASIN**

**CBMP**  
 CONSTRUCTION BEST MANAGEMENT PRACTICES

**TSB**  
 2 OF 3  
 Oct. 2013

**TEMPORARY SEDIMENT BASIN INSTALLATION NOTES**

- SEE CBMP PLAN FOR LOCATION(S) OF SEDIMENT BASIN(S).
- THE TEMPORARY SEDIMENT BASIN(S) SHALL BE INSTALLED AND FUNCTIONING PRIOR TO ANY OTHER GRADING ACTIVITIES.
- THE EXACT DIMENSIONS AND DETAILS OF THE TEMPORARY SEDIMENT BASIN SHALL BE DETERMINED BY THE DESIGN ENGINEER, IN ACCORDANCE WITH UDFCD VOLUME 3, AS AMENDED.
- EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3" AND SHALL HAVE A MINIMUM OF 15% BY WEIGHT PASSING THE NO. 200 SIEVE.
- EMBANKMENT MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 95% DENSITY, AND WITHIN +/- 2% OF OPTIMUM MOISTURE IN ACCORDANCE WITH ASTM D698.
- AN APPROPRIATELY SIZED DEWATERING BAG SHALL BE SECURED TO THE END OF THE DISCHARGE PIPE. THE DEWATERING BAG SHALL BE REPLACED ONCE SEDIMENT ACCUMULATION REACHES 50%.

**TEMPORARY SEDIMENT BASIN INSPECTION AND MAINTENANCE NOTES**

- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE TEMPORARY SEDIMENT BASIN.
- ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT REACHES A DEPTH OF 2.0', OR WITHIN 2.0' OF THE SPILLWAY CREST, OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
- SEDIMENT BASINS SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL UPSTREAM 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.

**CBMP**  
 CONSTRUCTION BEST MANAGEMENT PRACTICES

**TSB**  
 3 OF 3  
 Oct. 2013

## SIDEWALK TRANSITION PROTECTION

EC27

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Town of Parker, Director of Engineering/Public Works \_\_\_\_\_ Date \_\_\_\_\_

NO.	DATE	REVISION DESCRIPTION

**Strategic Land Solutions, Inc.**  
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PREPARED UNDER THE DIRECT SUPERVISION OF:  
  
 SEAL: **ROBERT J. PALMER**  
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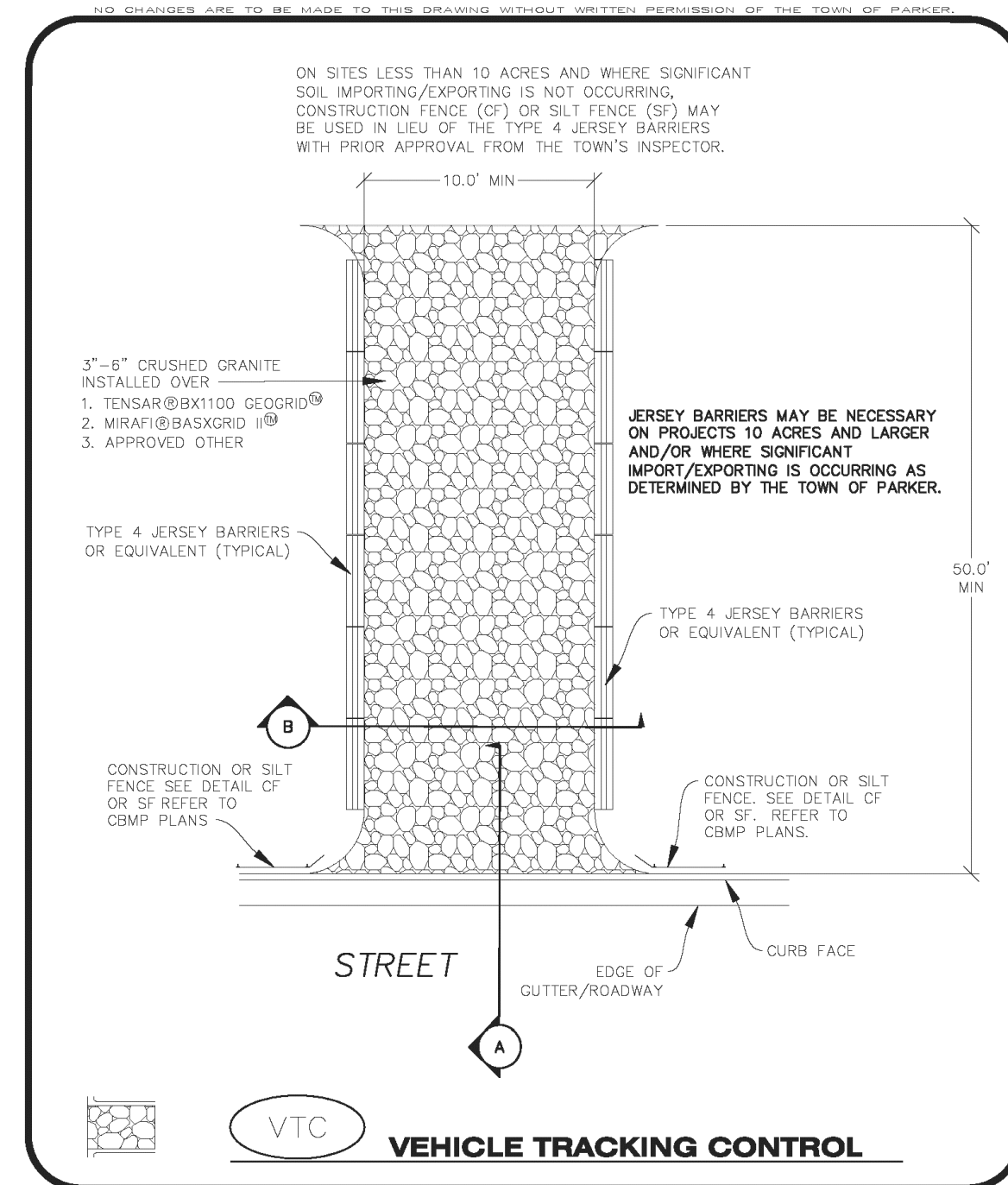
OFFICE ADDRESS: ROCKY MOUNTAIN REGION  
 4643 S. ULLSTER STREET, SUITE 1300, DENVER, COLORADO 80237

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

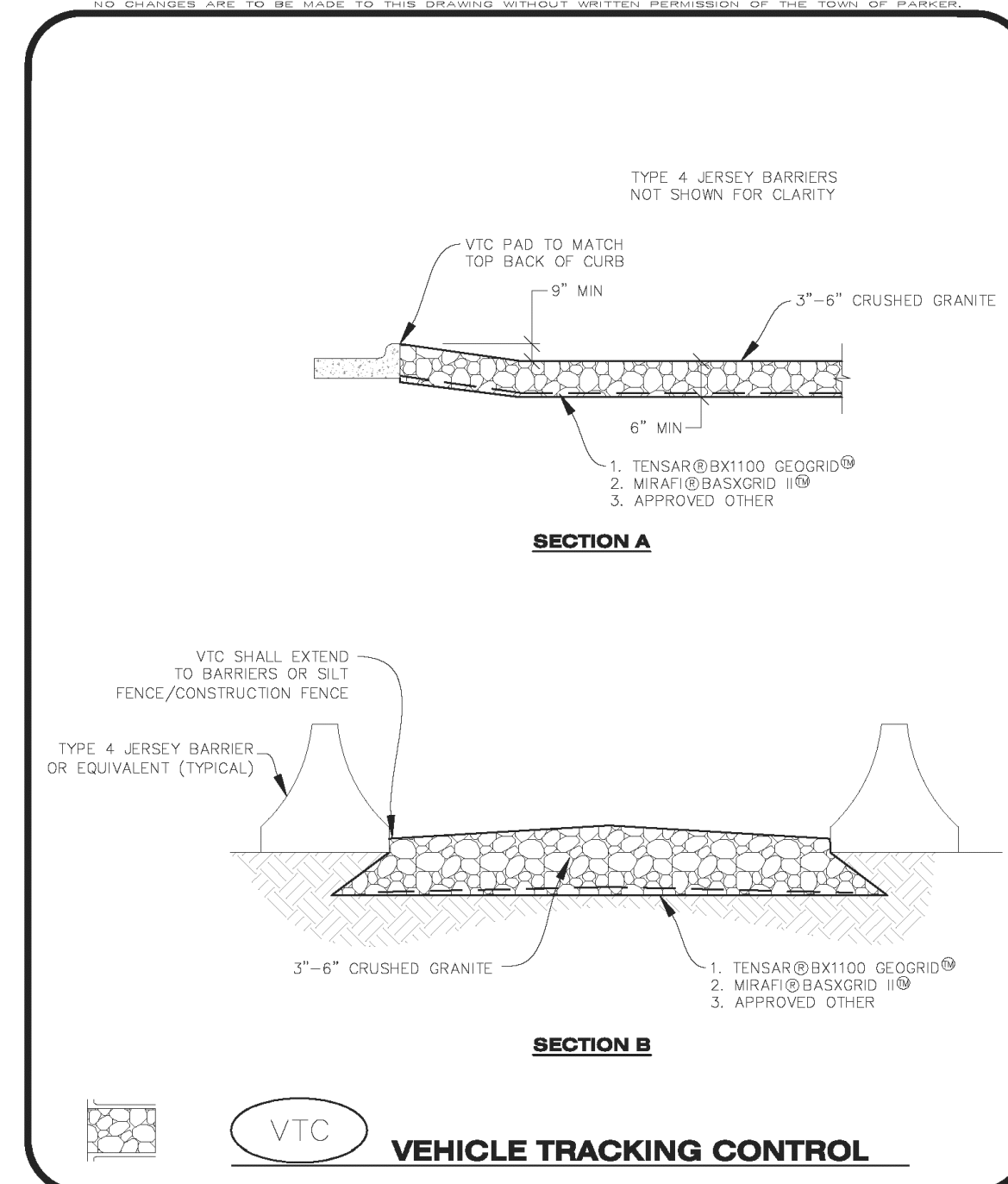
SCALE:	AS NOTED	MD RE:	BOWAN
DATE:	10/10/2015	MD P/CM:	MANN
DESIGNED BY:	RJP	FILE NAME:	CURRENT.DWG
DRAWN BY:	RJP	S.I.S. NO. 14-001-47	
CHECKED BY:	RJP		

**EC DETAILS**  
 SHEET NO. **C17**

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



**CBMP**  
 CONSTRUCTION BEST MANAGEMENT PRACTICES  
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 Oct. 2013



**CBMP**  
 CONSTRUCTION BEST MANAGEMENT PRACTICES  
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 Oct. 2013

**VEHICLE TRACKING CONTROL PAD INSTALLATION NOTES**

- SEE CBMP PLAN FOR LOCATION(S) OF VEHICLE TRACKING CONTROL PAD(S).
- ALL CONSTRUCTION TRAFFIC MUST ENTER AND EXIT THE SITE THROUGH THE APPROVED ACCESS POINT(S). A VEHICLE TRACKING CONTROL PAD IS REQUIRED AT ALL APPROVED ACCESS POINTS TO THE SITE. EXCEPTIONS MAY BE CONSIDERED FOR CONSTRUCTION ACTIVITY OCCURRING IMMEDIATELY ADJACENT TO PAVED AREAS AND WHERE ALTERNATIVE BMP'S ARE IMPLEMENTED. SUCH ACTIVITY MAY INCLUDE, BUT NOT BE LIMITED TO RESIDENTIAL CONSTRUCTION, UTILITY CONSTRUCTION, ETC.
- THE VEHICLE TRACKING CONTROL PAD(S) INDICATED ON CBMP PLAN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- VEHICLE TRACKING CONTROL PADS SHALL BE A MINIMUM OF 50-FOOT LONG AND 10-FOOT WIDE, UNLESS A VARIANCE HAS BEEN GRANTED BY THE TOWN'S INSPECTOR.
- A BIAXIAL GEO-GRID SHALL BE PLACED UNDER THE VEHICLE TRACKING CONTROL PAD PRIOR TO THE PLACEMENT OF ROCK. THE AREA SHALL BE FREE FROM ANY VOIDS, ROCKS AND DEBRIS. THE BIAXIAL GEO-GRID SHALL BE TENSAR BX1100, MIRAFI BASKGRID II, OR AN APPROVED EQUAL. GEO-GRID SHALL BE PLACED, AND APPROPRIATELY OVERLAPPED IF NECESSARY, TO COVER THE ENTIRE LENGTH AND WIDTH OF THE VEHICLE TRACKING CONTROL PAD.
- CRUSHED ROCK SHALL BE A MINIMUM OF 3'-6" GRANITE WITH A FRACTURED FACE (ALL SIDES).

**VEHICLE TRACKING CONTROL PAD INSTALLATION AND MAINTENANCE NOTES**

- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE VEHICLE TRACKING CONTROL PAD.
- WHEN THE VEHICLE TRACKING CONTROL PAD IS REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE VEHICLE TRACKING CONTROL PAD SHALL BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).
- THE VEHICLE TRACKING CONTROL PAD SHALL BE MAINTAINED SUCH THAT THE ROCK REMAINS RELATIVELY LOOSE AND ACCUMULATED MUD AND OTHER DEBRIS IS REGULARLY REMOVED.

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

## VEHICLE TRACKING CONTROL

EC28

NO. DATE REVISION DESCRIPTION

CIVIL ENGINEERING CONSULTANT:

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

PREPARED UNDER THE DIRECT SUPERVISION OF:

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

McDonald's  
 THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.  
 OFFICE ADDRESS: ROCKY MOUNTAIN REGION  
 4643 S. ULLSTER STREET, SUITE 1300, DENVER, COLORADO 80237

STREET ADDRESS: 10950 S. PARKER ROAD  
 CITY: PARKER  
 STATE: COLORADO  
 COUNTY: DOUGLAS  
 REGIONAL DWG. NO.:  
 CITY: PARKER  
 STATE: COLORADO  
 COUNTY: DOUGLAS  
 REGIONAL DWG. NO.:  
 ZIP CODE: 80162  
 NATIONAL D/W: 7462

SCALE: AS NOTED  
 DATE: 10/10/2025  
 DESIGNED BY: RJP  
 DRAWN BY: RJP  
 CHECKED BY: RJP  
 MCD RE: BOWAN  
 MCD P/CM: MANN  
 FILE NAME: CURRENT.DWG  
 SLS NO. 14-001-47

DRAMING TITLE: EC DETAILS

SHEET NO.: C18

NOT USED

EC29

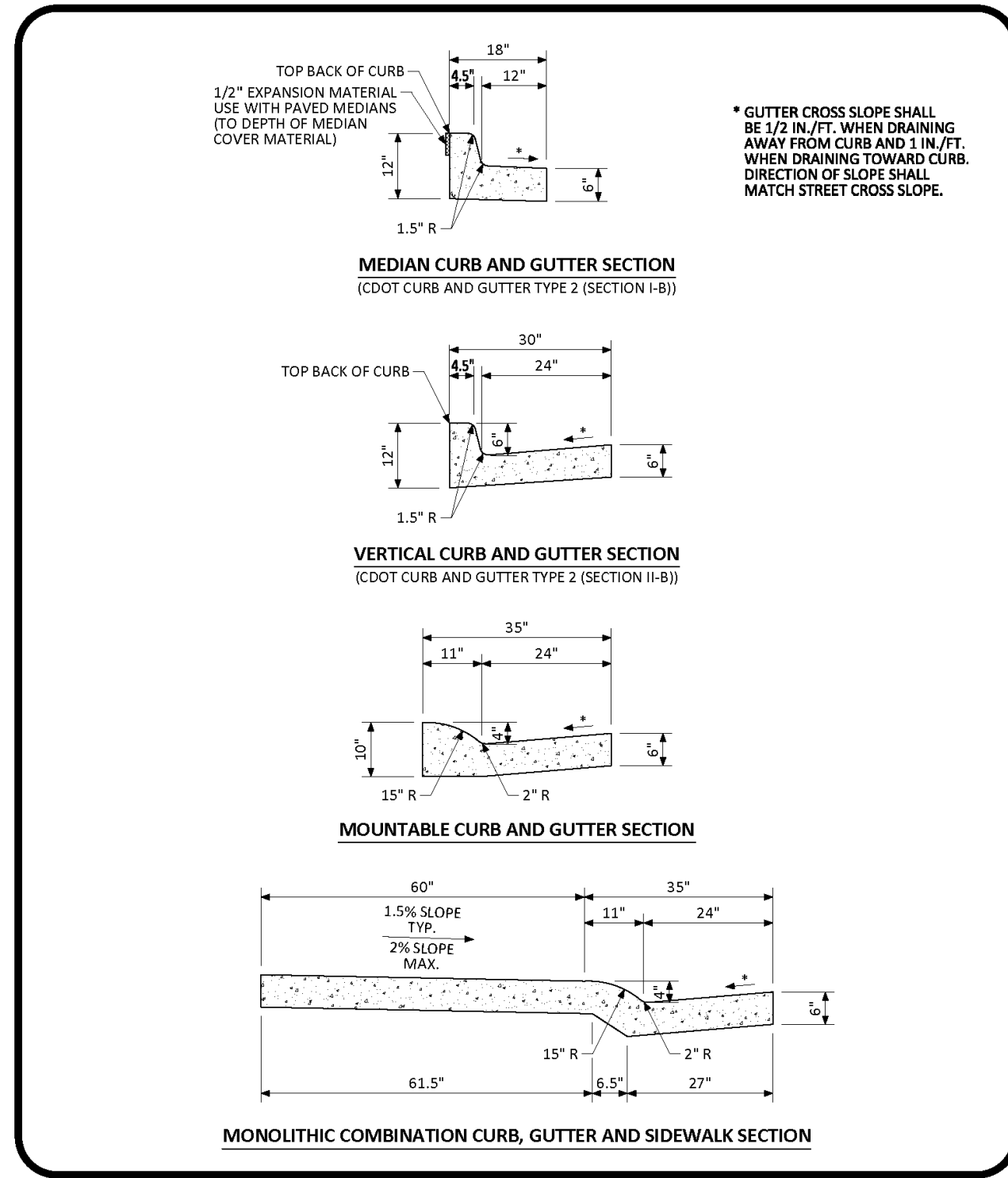
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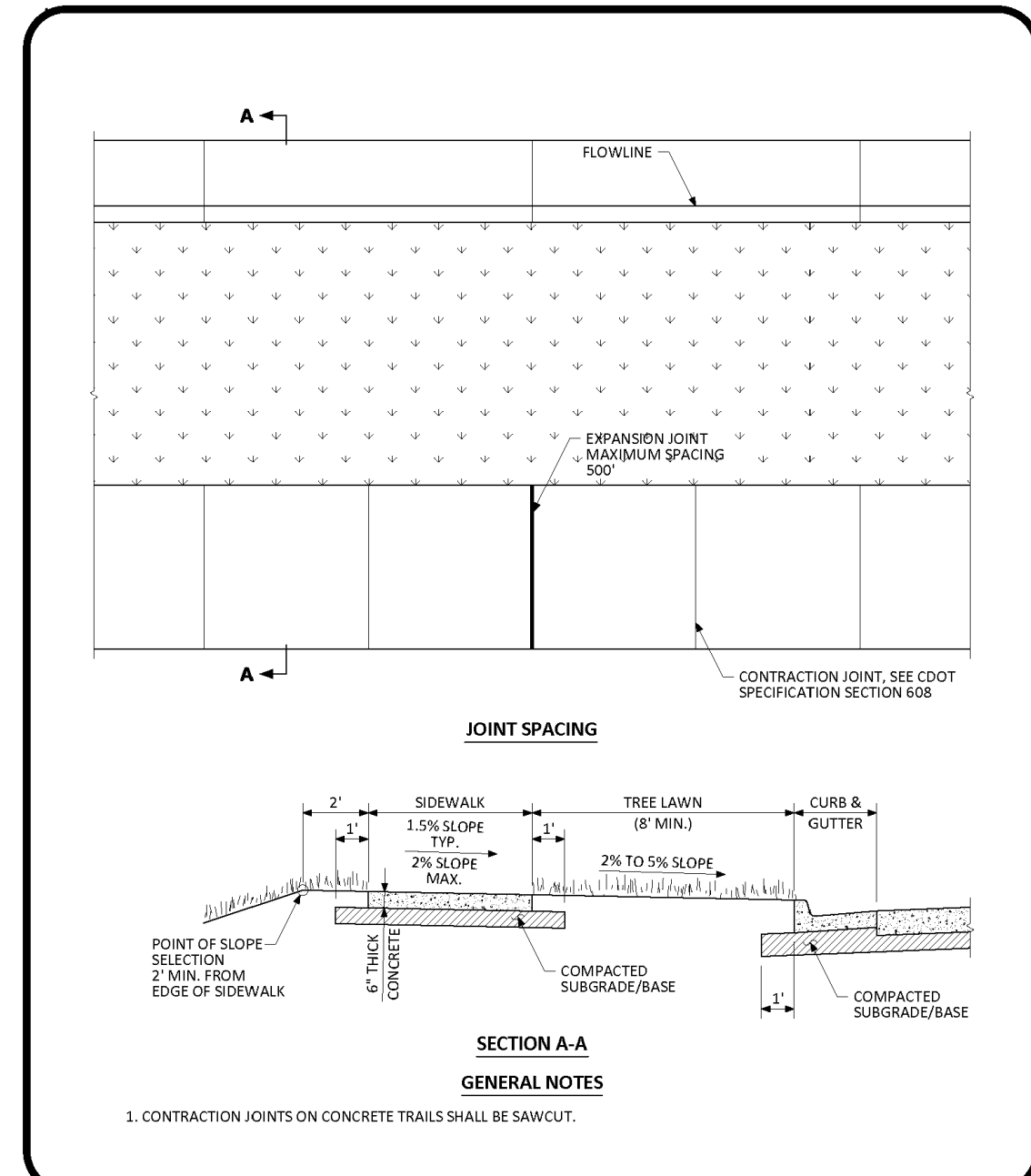
Town of Parker, Director of Engineering/Public Works Date



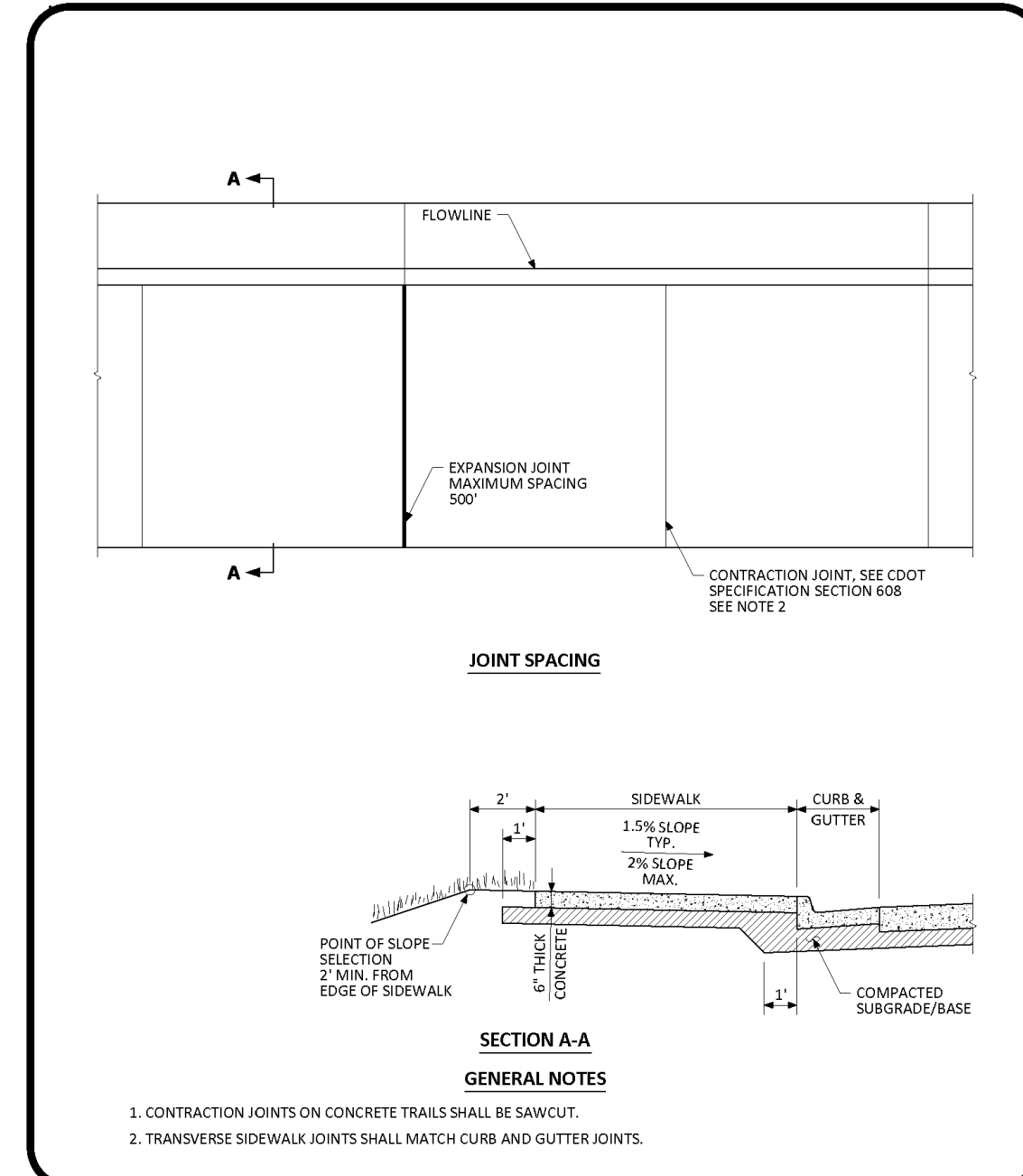
# MCDONALDS REMODEL AT PARKER CENTRAL AREA FILING NO. 5, BLOCK 1, LOT 2-CONSTRUCTION PLANS



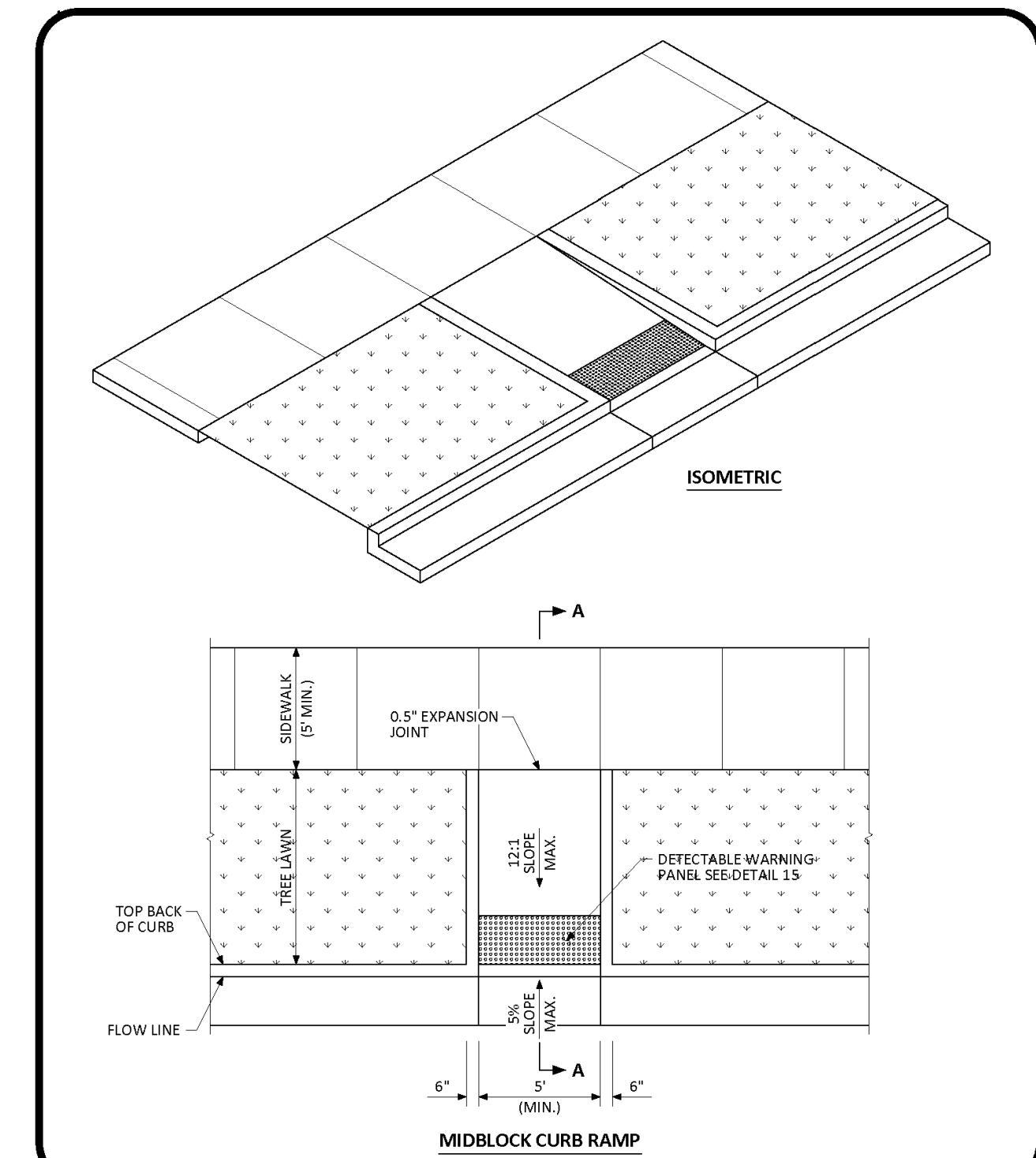
**PARKER COLORADO** CURB, GUTTER, AND SIDEWALK SECTIONS STANDARD DETAIL DATE NOVEMBER 2020 DETAIL 3 1 OF 1



**PARKER COLORADO** DETACHED SIDEWALK STANDARD DETAIL DATE NOVEMBER 2020 DETAIL 4 1 OF 2



**PARKER COLORADO** ATTACHED SIDEWALK STANDARD DETAIL DATE NOVEMBER 2020 DETAIL 4 2 OF 2



**PARKER COLORADO** MIDBLOCK CURB RAMP LAYOUT STANDARD DETAIL DATE NOVEMBER 2020 DETAIL 17 1 OF 2

CURB, SIDEWALK, AND GUTTER

D1

DETACHED SIDEWALK

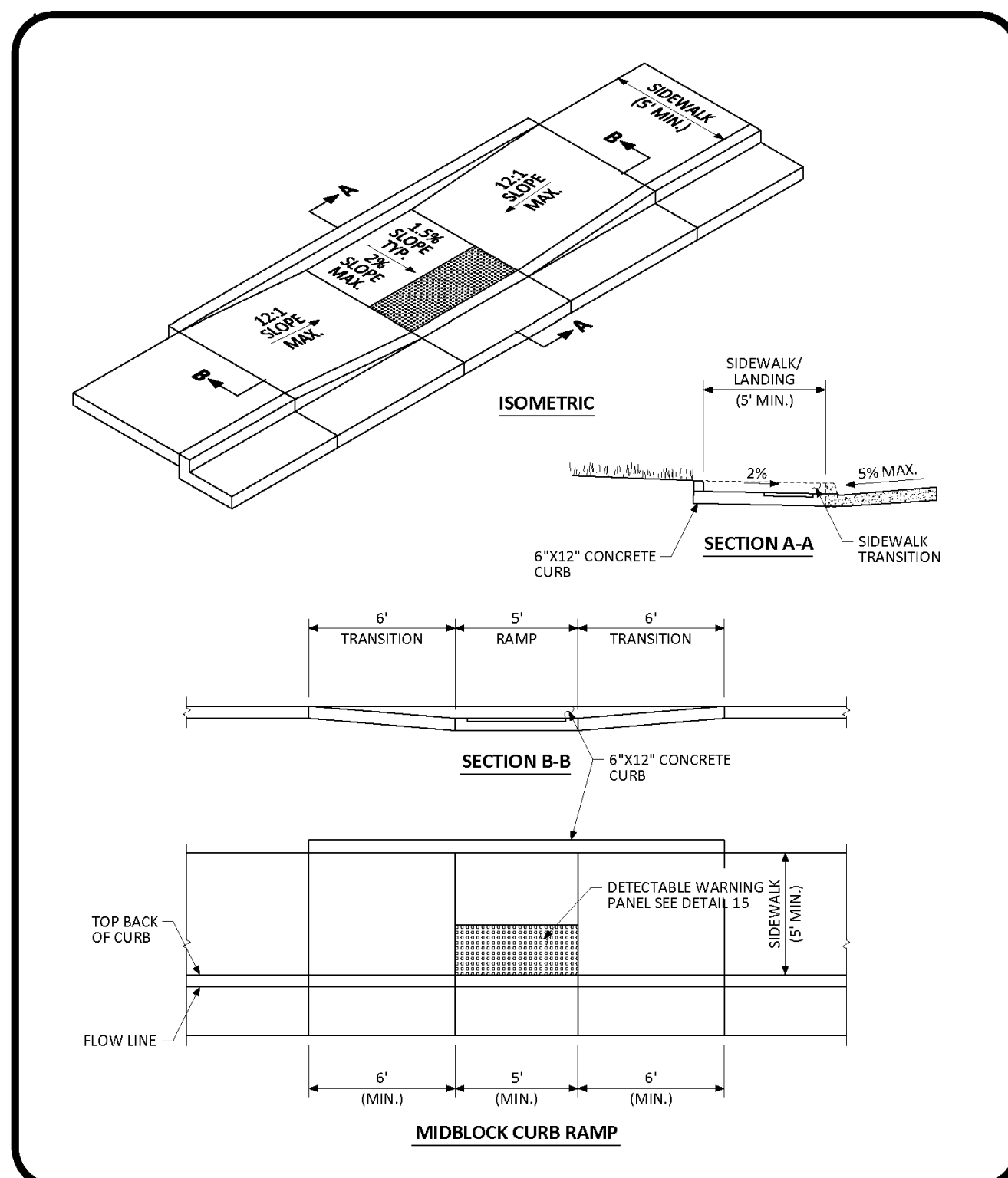
D2

ATTACHED SIDEWALK

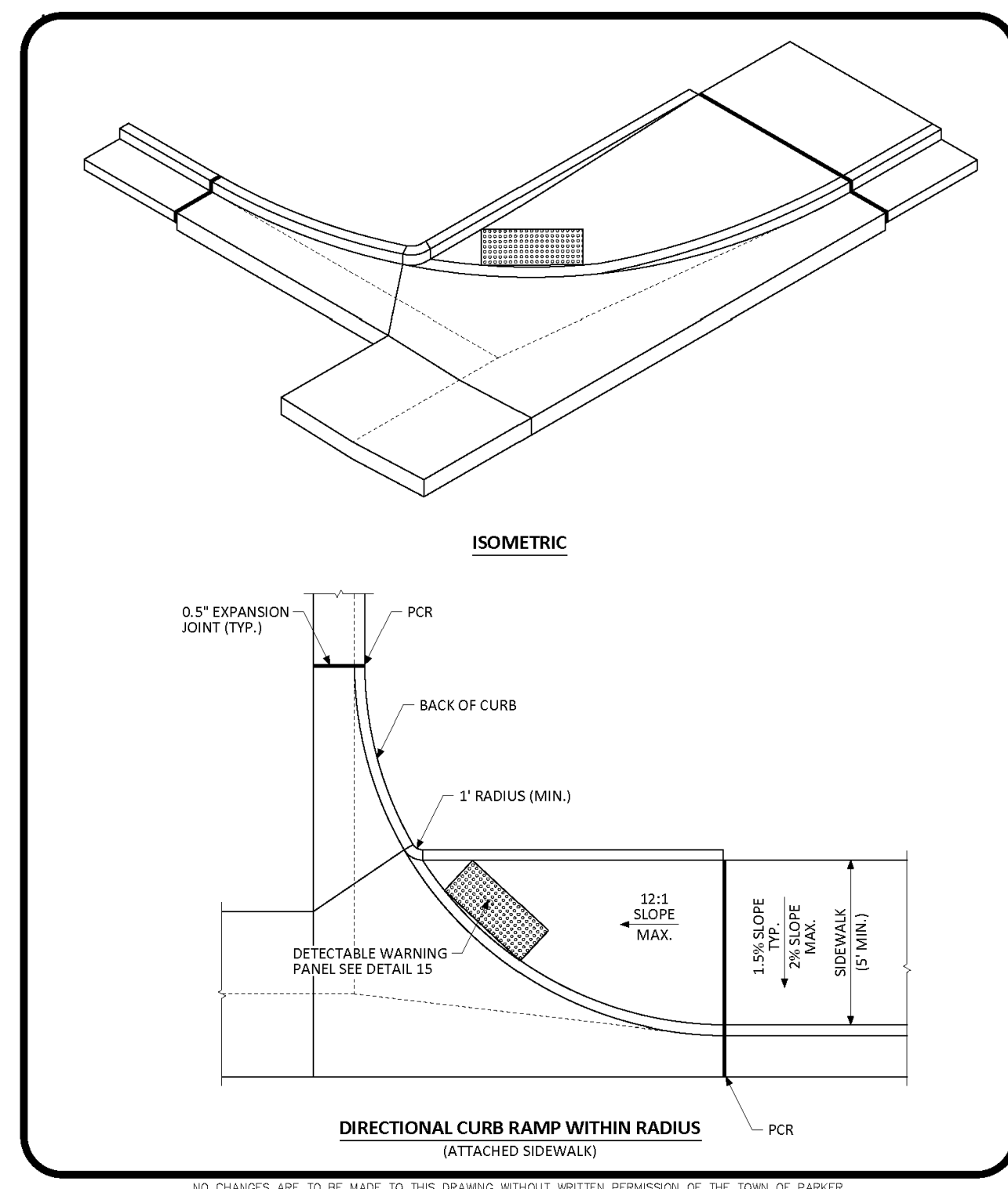
D3

MIDBLOCK CURB RAMP

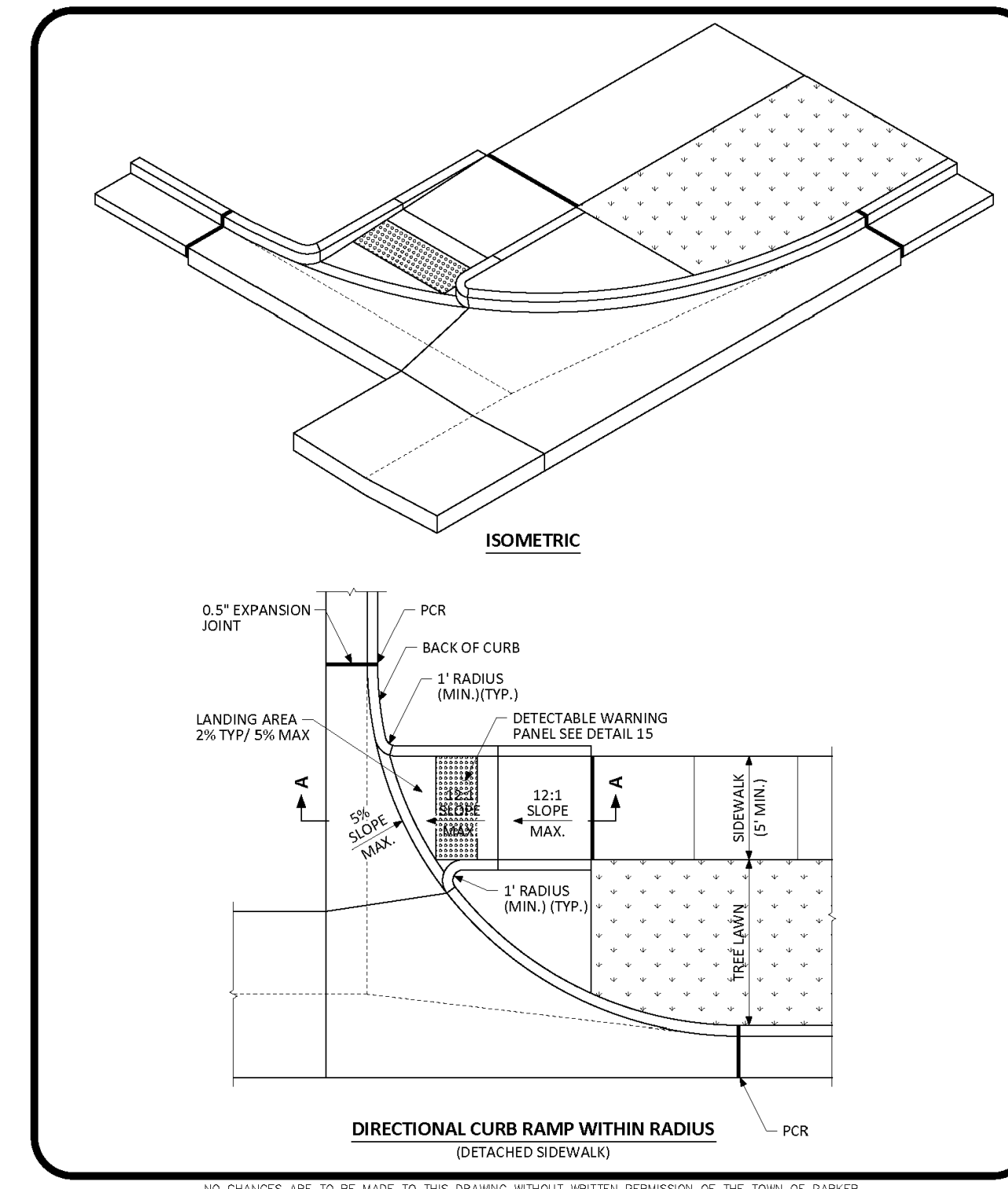
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**PARKER COLORADO** MIDBLOCK CURB RAMP LAYOUT STANDARD DETAIL DATE NOVEMBER 2020 DETAIL 17 2 OF 2



**PARKER COLORADO** DIRECTIONAL CURB RAMP WITHIN RADIUS LAYOUT STANDARD DETAIL DATE NOVEMBER 2020 DETAIL 18 1 OF 2



**PARKER COLORADO** DIRECTIONAL CURB RAMP WITHIN RADIUS LAYOUT STANDARD DETAIL DATE NOVEMBER 2020 DETAIL 18 2 OF 2

MIDBLOCK CURB RAMP

D5

TYPE 1 CURB RAMP

D6

TYPE 1 CURB RAMP

D7

NO. DATE REVISION DESCRIPTION

CIVIL ENGINEERING CONSULTANT

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 ROBERT J. PALMER  
 36320

BY Robert J. Palmer, PE  
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 PARKER, COLORADO  
 COUNTY DOUGLAS  
 STATE COLORADO  
 ZIP CODE 80162  
 REGIONAL DWG. NO. 7462  
 NATIONAL D/W. ADDRESS: ROCKY MOUNTAIN REGION  
 ADDRESS: 4643 S. ULLSTER STREET, SUITE 1300, DENVER, COLORADO 80237

AS NOTED M&D REF: BOWAN  
 DATE: 10/10/2025 M&D P/C/M: MANN  
 DESIGNED BY: RJP  
 DRAWN BY: RJP FILE NAME: CURRENT.DWG  
 CHECKED BY: RJP SLS JOB: 14-001-47

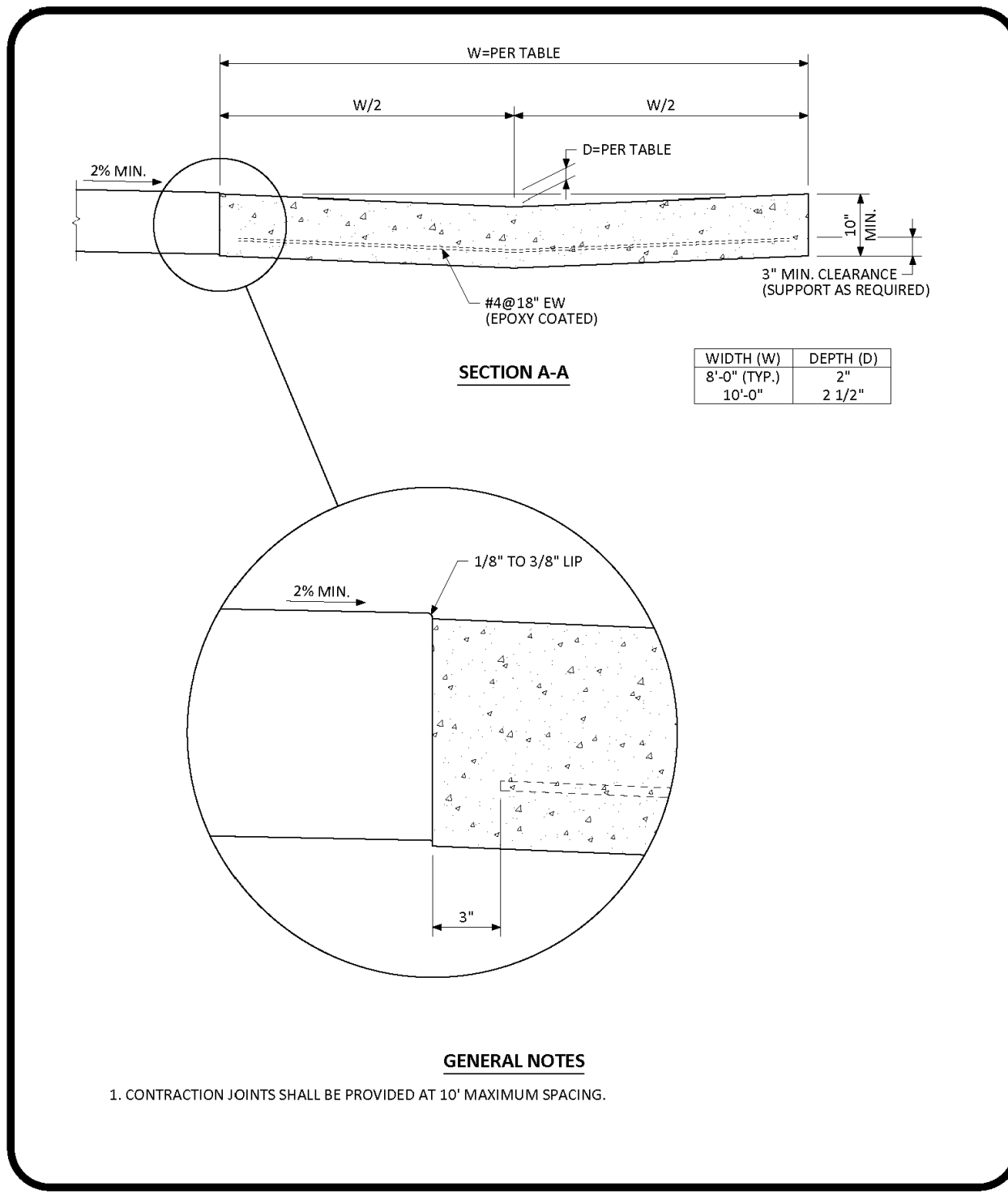
DRIVING TITLE: CONSTRUCTION DETAILS  
 SHEET NO. C20

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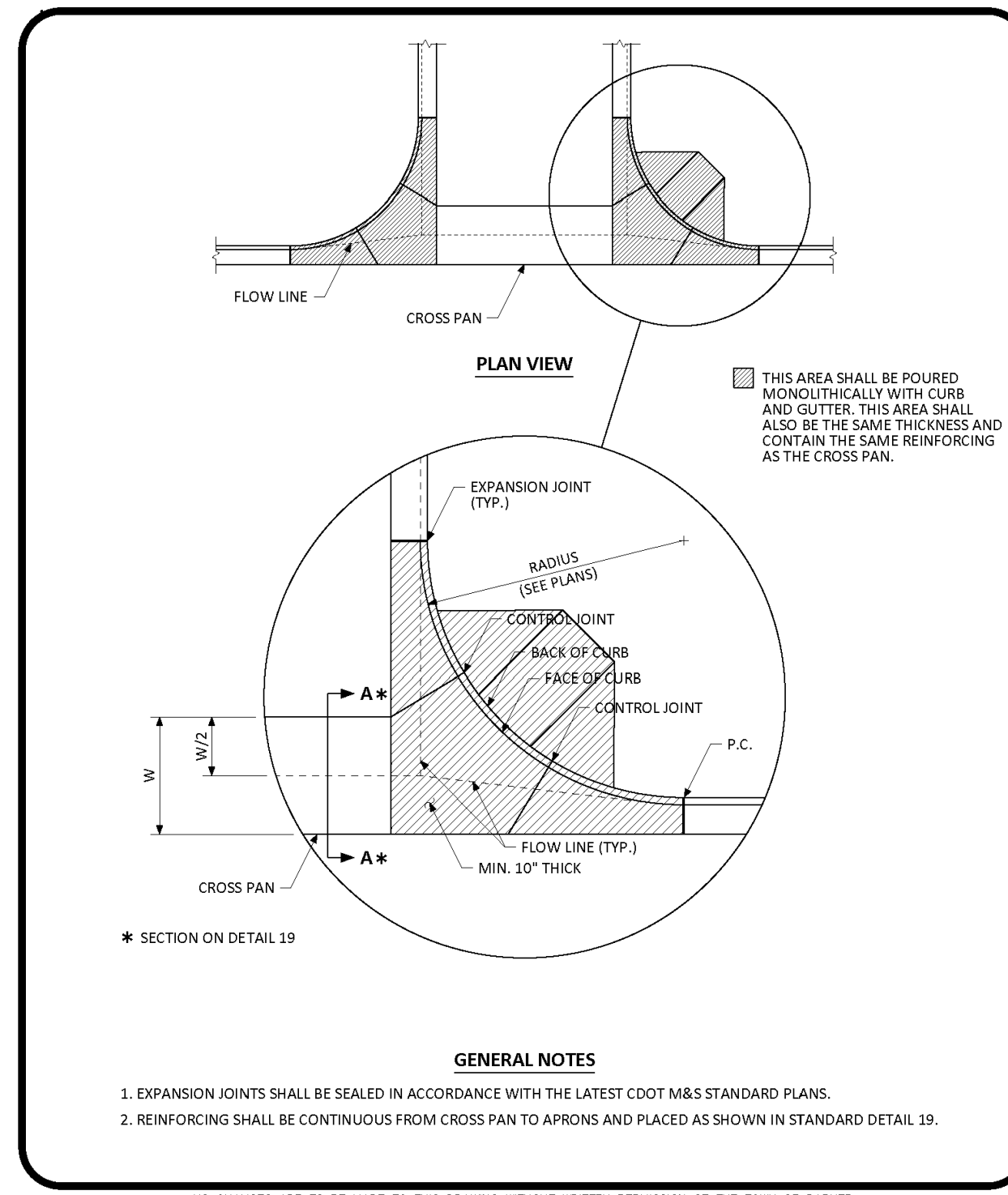
Town of Parker, Director of Engineering/Public Works Date

# MCDONALD'S REMODEL AT PARKER CENTRAL AREA FILING NO. < 1, LOT 2-CONSTRUCTION PLANS



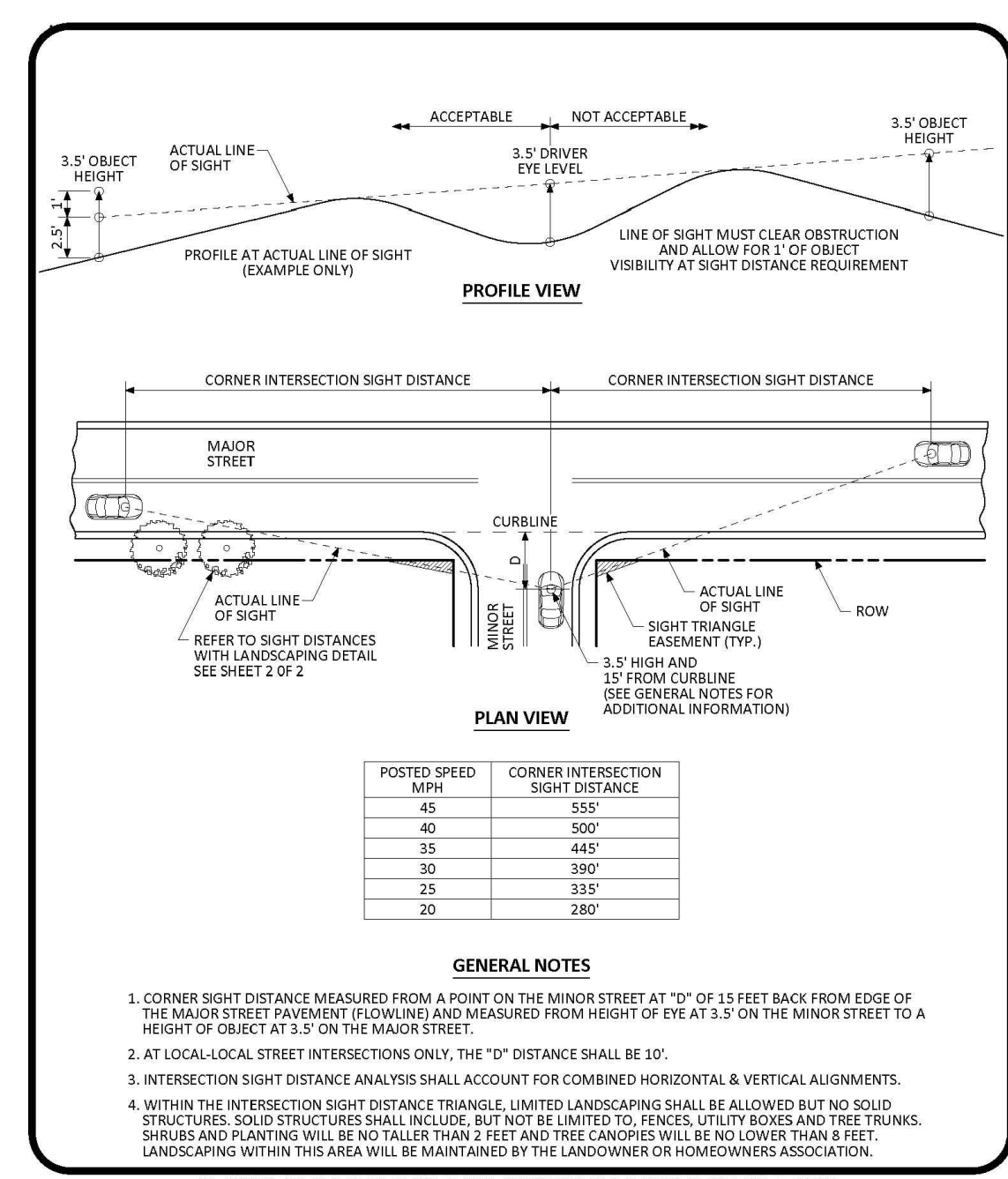
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

**PARKER COLORADO** INTERSECTION CROSS PAN LAYOUT STANDARD DETAIL DATE NOVEMBER 2020 DETAIL 19 1 OF 2



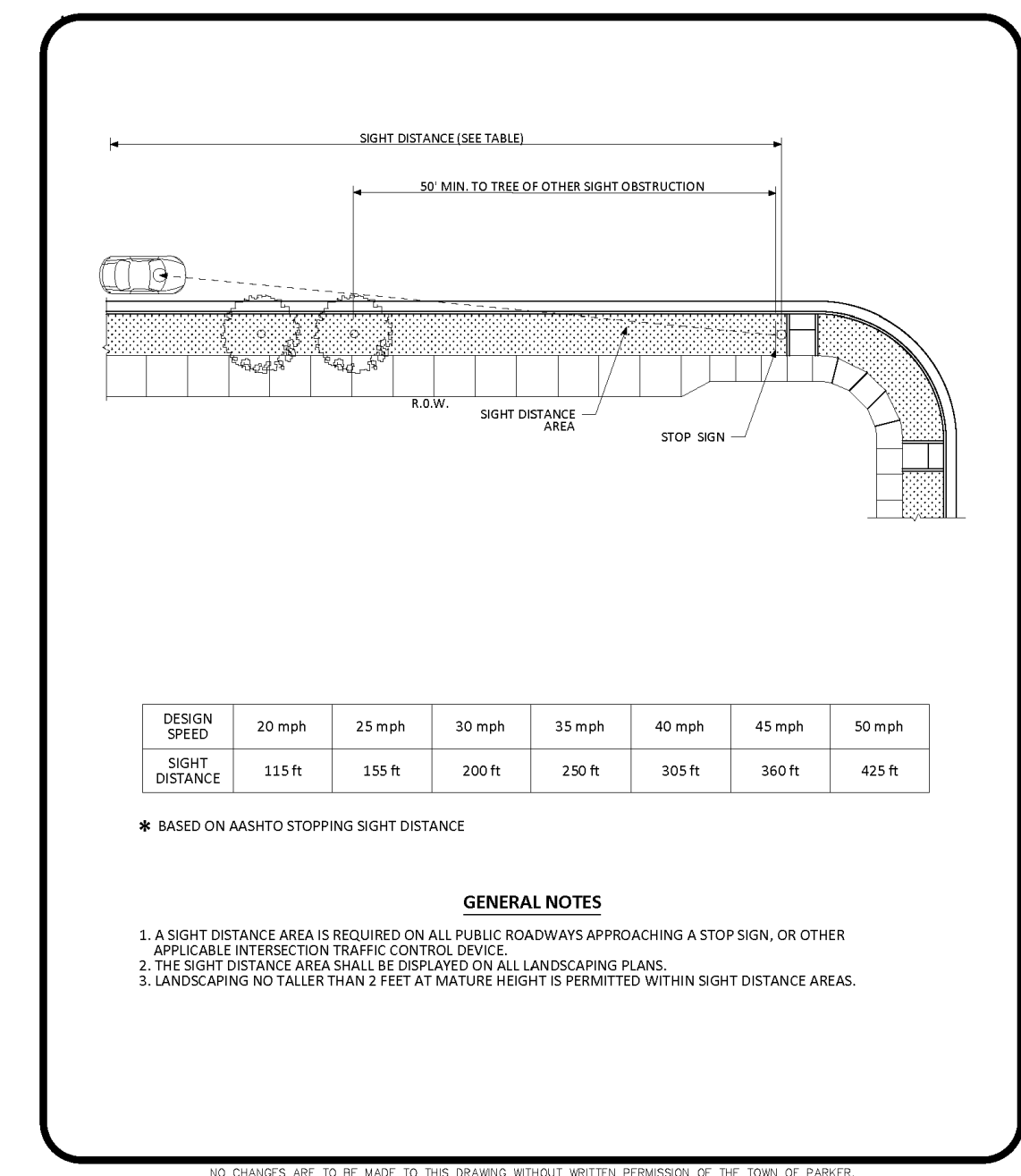
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

**PARKER COLORADO** INTERSECTION CROSS PAN LAYOUT STANDARD DETAIL DATE NOVEMBER 2020 DETAIL 19 2 OF 2



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

**PARKER COLORADO** INTERSECTION SITE DISTANCE REQUIREMENTS STANDARD DETAIL DATE NOVEMBER 2020 DETAIL 24 1 OF 2



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

**PARKER COLORADO** INTERSECTION SITE DISTANCE REQUIREMENTS STANDARD DETAIL DATE NOVEMBER 2020 DETAIL 24 2 OF 2

CROSS PAN

D8

CROSS PAN

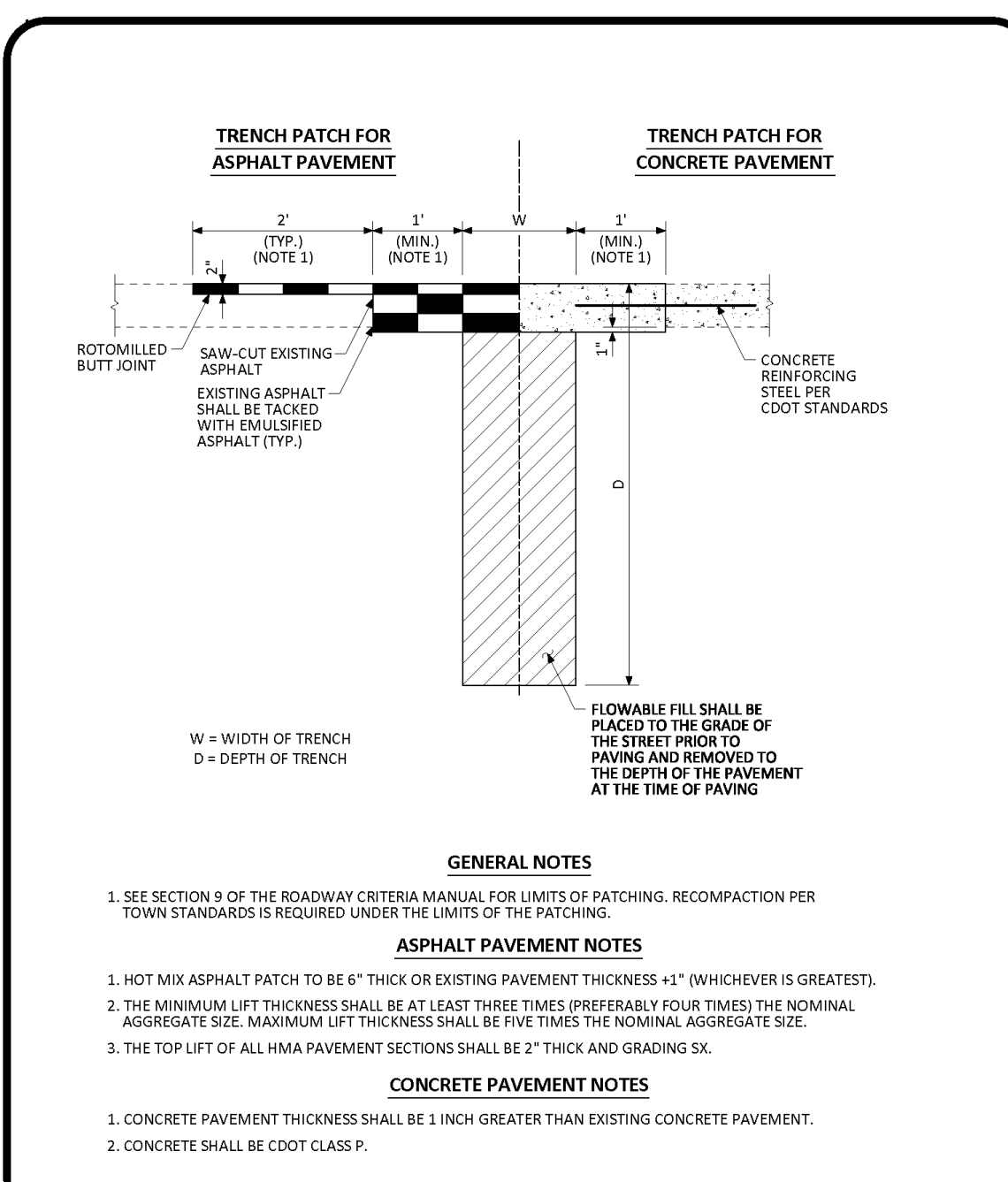
D9

INTERSECTION SITE DISTANCE

D10

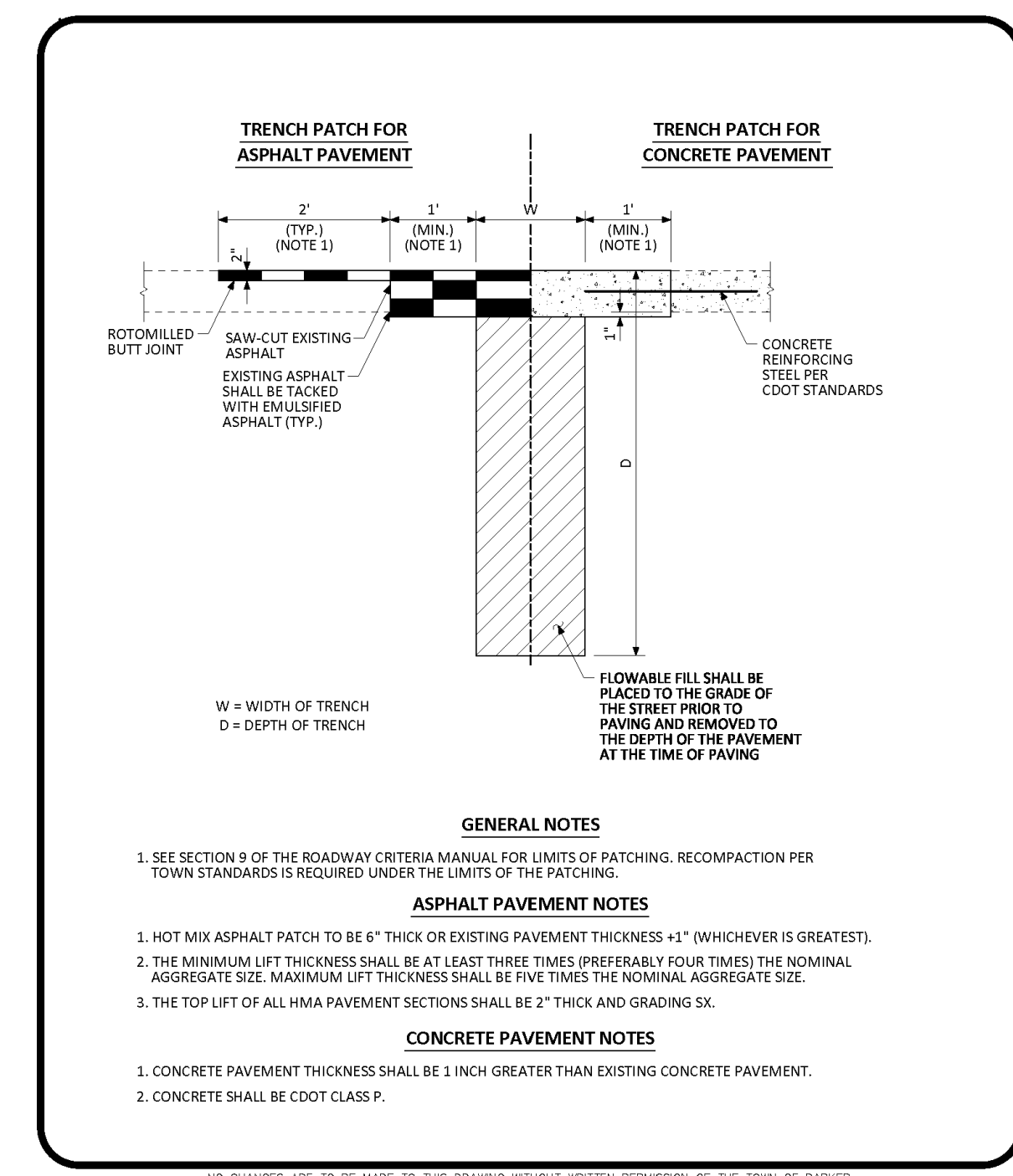
INTERSECTION SITE DISTANCE

D11



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

**PARKER COLORADO** MINIMUM STREET PATCH DETERMINATION STANDARD DETAIL DATE NOVEMBER 2020 DETAIL 25 1 OF 2



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

**PARKER COLORADO** MINIMUM STREET PATCH DETERMINATION STANDARD DETAIL DATE NOVEMBER 2020 DETAIL 25 1 OF 2

MIN. STREET PATCH DETERMINATION STD DTL

D12

MIN. STREET PATCH DETERMINATION STD DTL

D13

NOT USED

D14

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Town of Parker, Director of Engineering/Public Works Date

NO. DATE REVISION DESCRIPTION

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

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

10950 S. PARKER ROAD  
PARKER, COLORADO  
DOUGLAS COUNTY  
50162  
7462

AS NOTED  
DATE: 10/10/2025  
DESIGNED BY: RJP  
DRAWN BY: RJP  
CHECKED BY: RJP

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

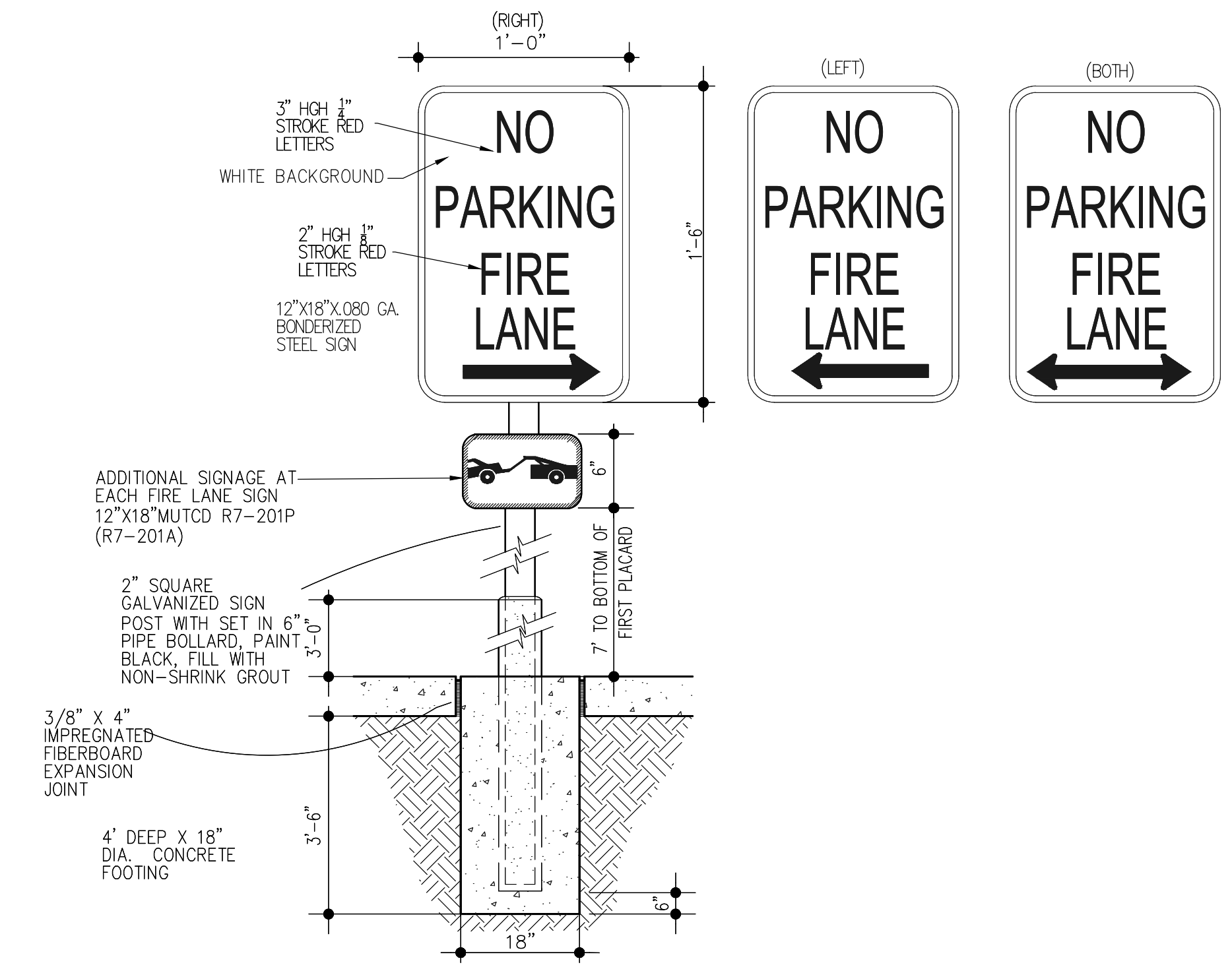
10950 S. PARKER ROAD  
PARKER, COLORADO  
DOUGLAS COUNTY  
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7462

CONSTRUCTION DETAILS

C21

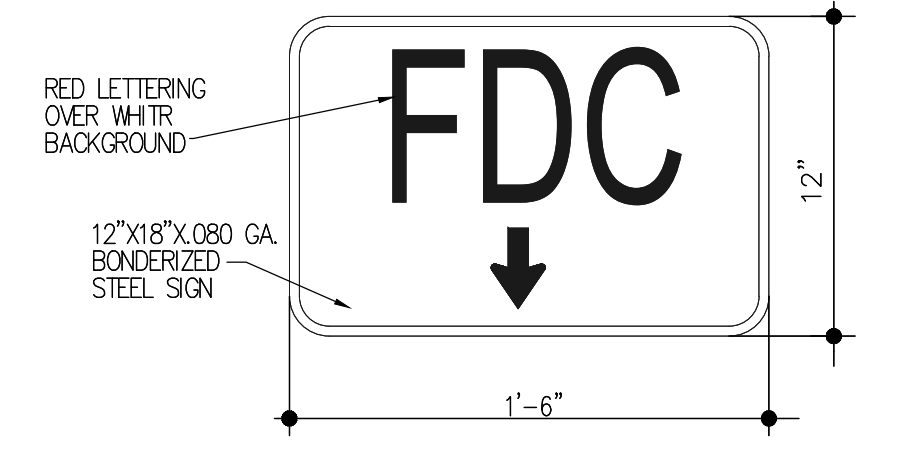


# MCDONALDS REMODEL AT PARKER CENTRAL AREA FILING NO. 5, BLOCK 1, LOT 2 CONSTRUCTION PLANS



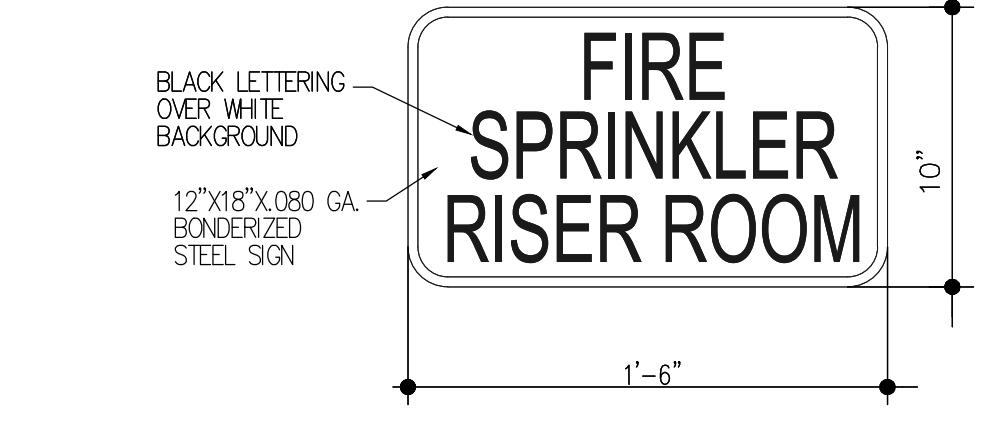
**NO PARKING - FIRE LANE**

**SN1**



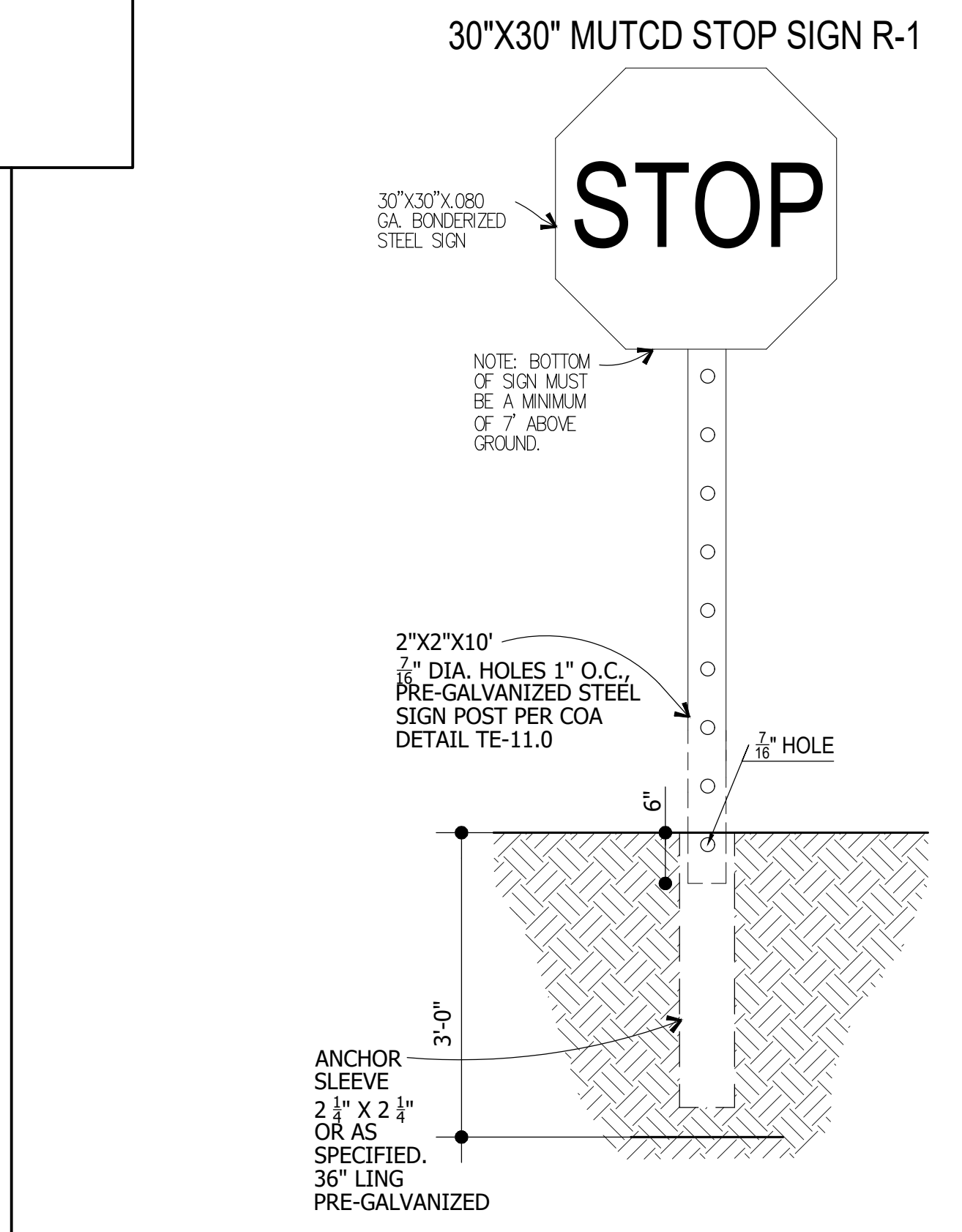
**FDC SIGN**

**SN2**



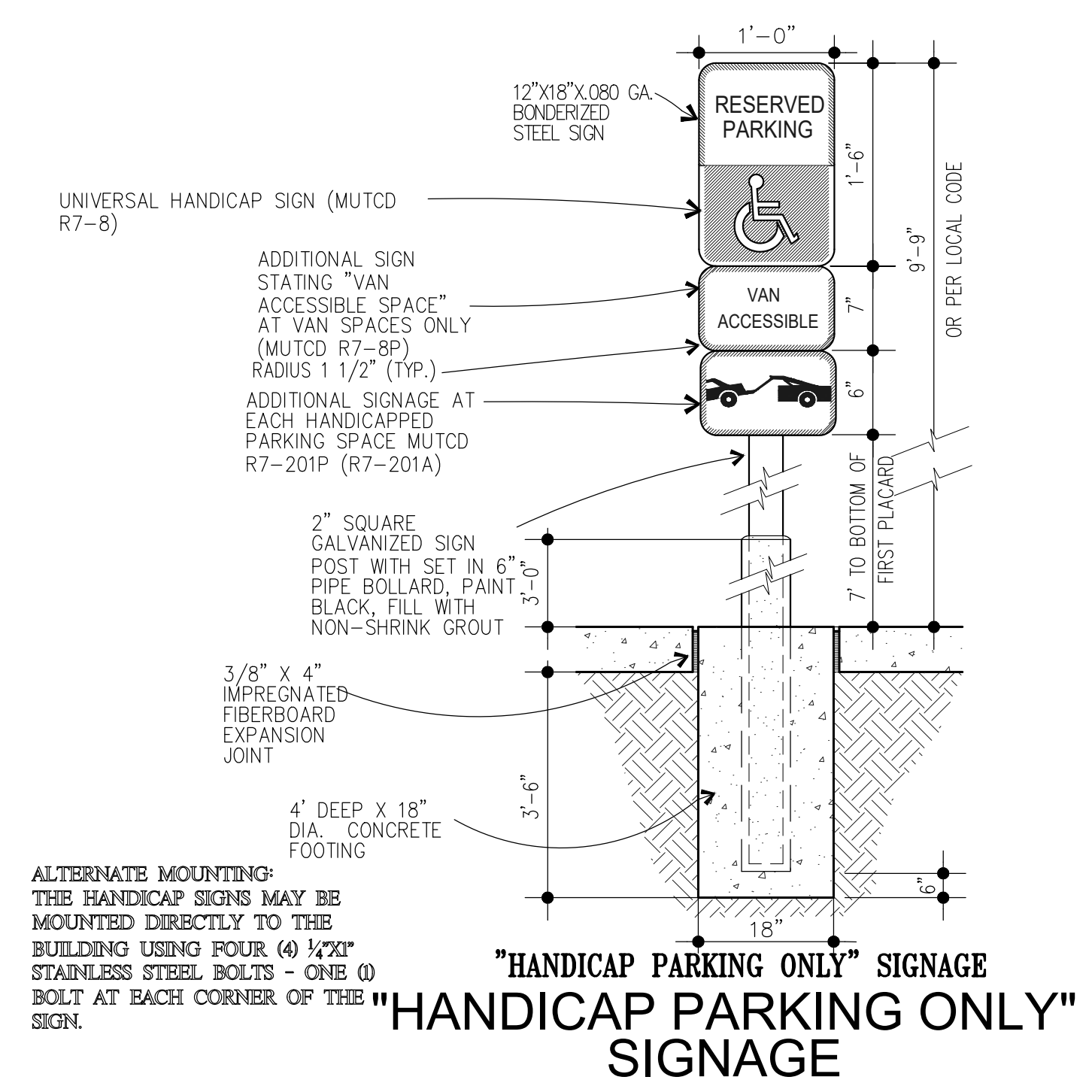
**RISER ROOM SIGN**

**SN3**



**NOT USED**

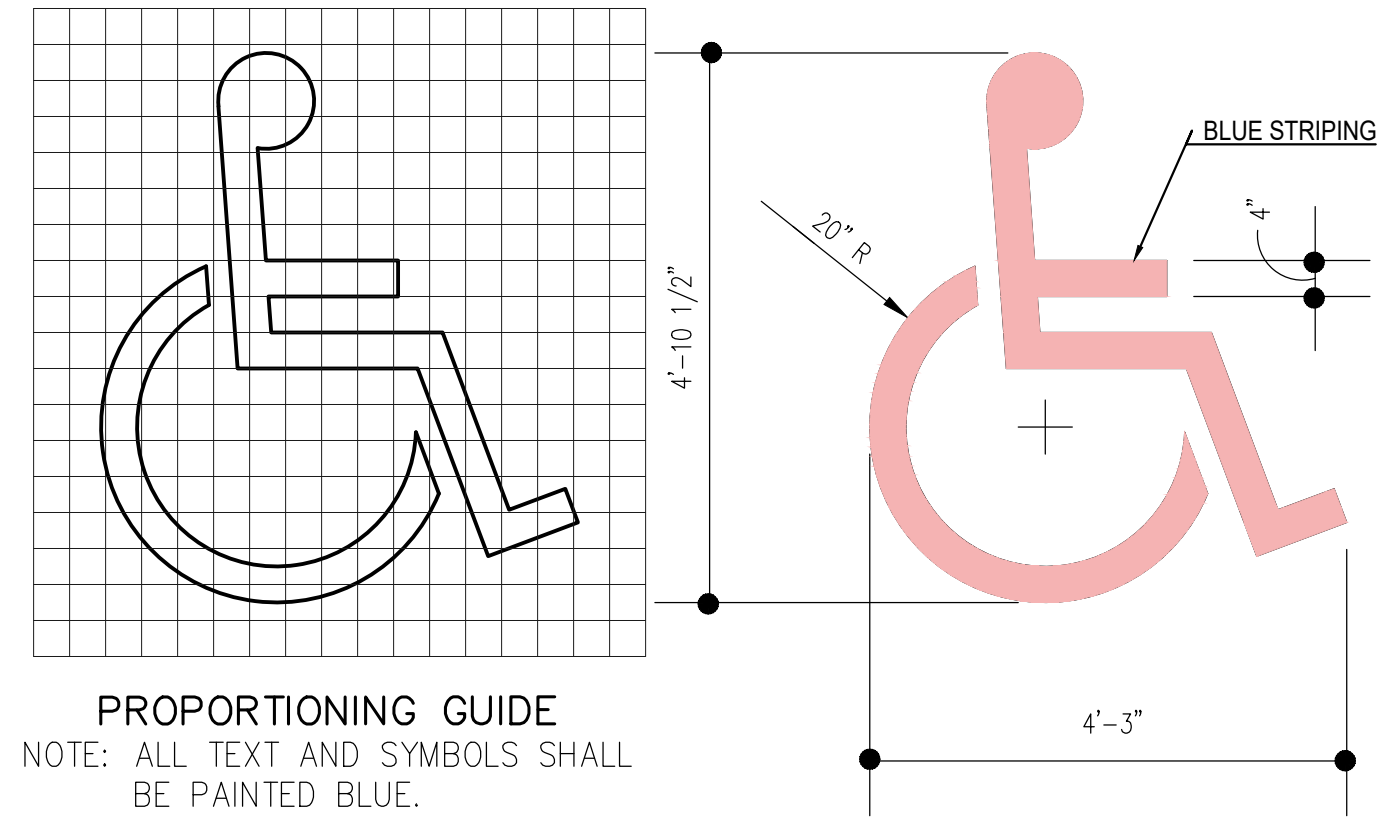
**SN4**



**"HANDICAP PARKING ONLY" SIGNAGE**

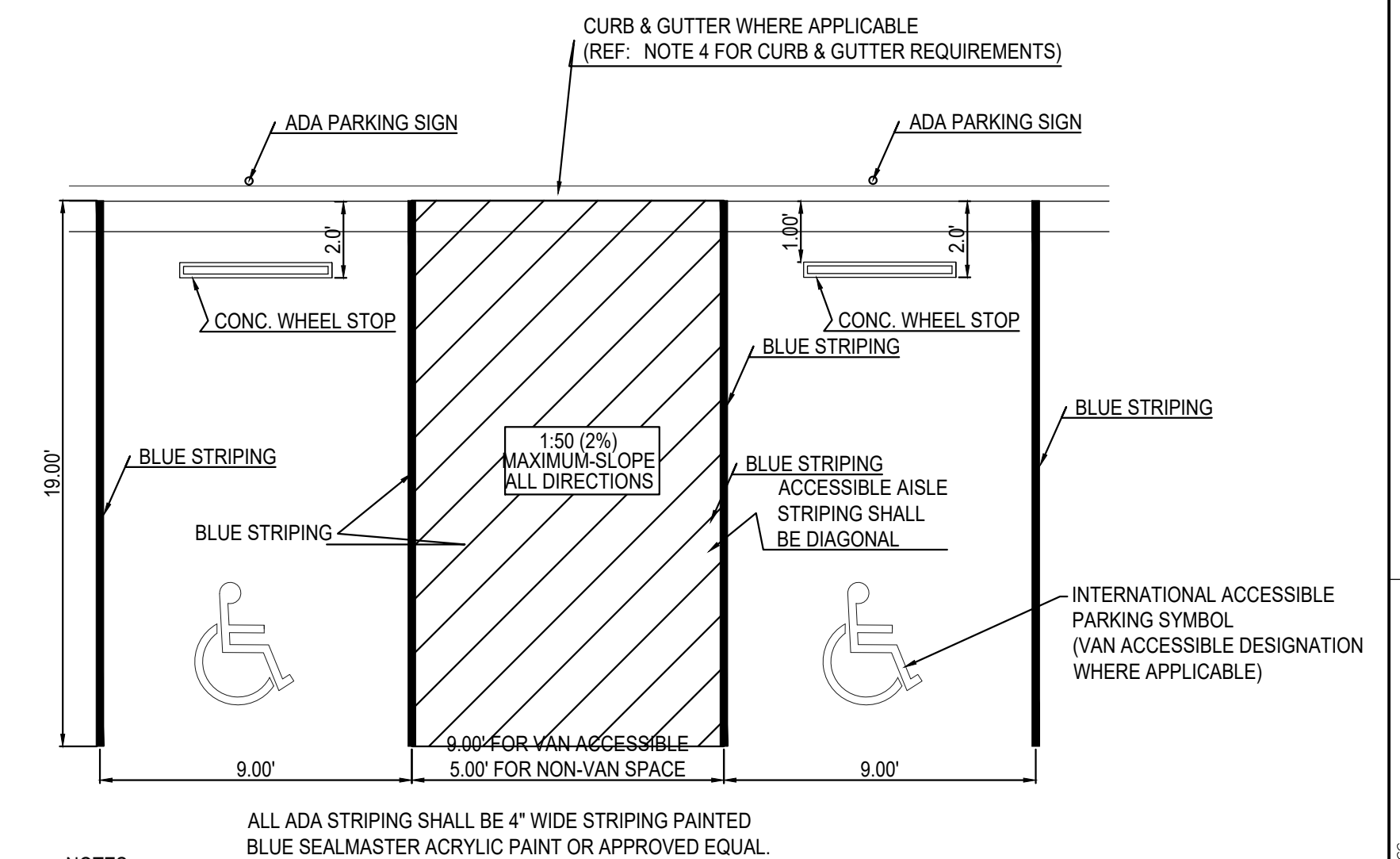
**ACCESSIBLE PARKING SIGNAGE**

**SN5**



**HANDICAP ACCESSIBLE  
PARKING PAVEMENT MARKING**

**ACCESSIBLE PARKING STRIPING**



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

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**SN6**

NO. DATE REVISION DESCRIPTION

CIVIL ENGINEERING CONSULTANT

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Civil Engineering & Land Planning Solutions  
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FRANKTOWN, CO 80116  
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CHECKED BY: RJP

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

**SIGN & STRIPING**

**C23**

Town of Parker, Director of Engineering/Public Works Date