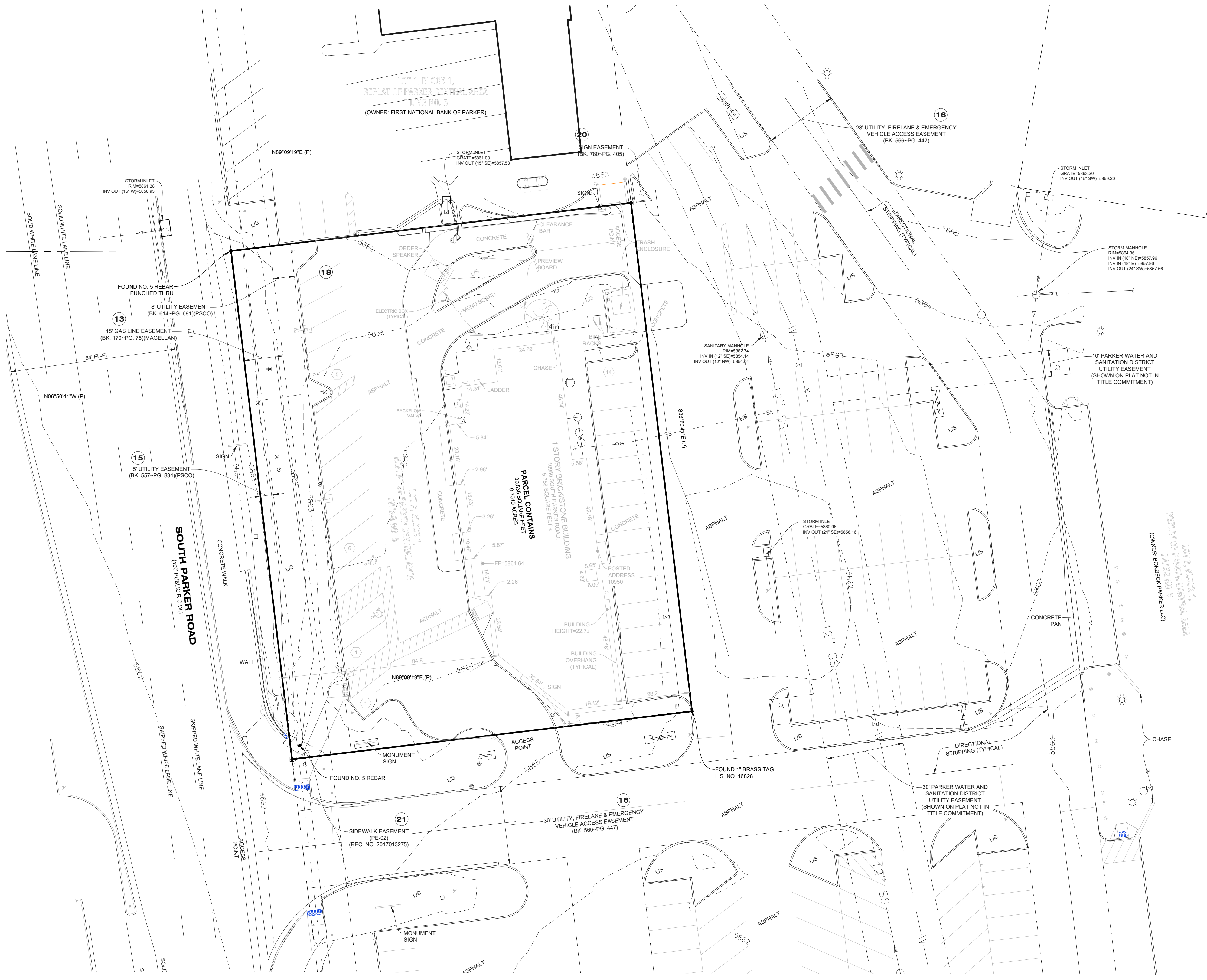


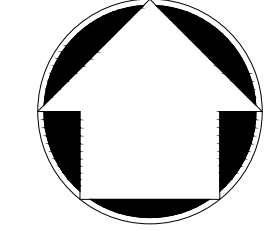





# MCDONALDS REMODEL AT PARKER CENTRAL AREA FILING NO. 5, BLOCK 1, LOT 2 CONSTRUCTION PLANS



- 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 28, 1984; RECORDING NO.: BOOK 513, PAGE 938. (APPLIES TO SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
  - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
    - 12 GRANTED TO: COLORADO TELEPHONE COMPANY. PURPOSE: UTILITY EASEMENT; RECORDED DATE: DECEMBER 19, 1905; RECORDING NO.: BOOK 34, PAGE 334 AND ASSIGNED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY. RECORDING DATE: JULY 31, 1911; RECORDING NO.: BOOK 39, PAGE 547. (APPLIES TO SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
    - 13 RIGHT OF WAY TO WYCO PIPE LINE COMPANY, A DELAWARE CORPORATION, AS CONTAINED IN INSTRUMENT RECORDED MAY 20, 1966 IN BOOK 170, PAGE 75. PROVIDING AS FOLLOWS: TO CONSTRUCT, MAINTAIN, INSPECT, OPERATE, PROTECT, REPAIR, REPLACE, CHANGE THE SIZE OF, OR REMOVE A PIPE LINE OR PILE LINES, FOR THE TRANSPORTATION OF OIL, GAS AND THE PRODUCTS THEREOF. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO AND FROM SAID LAND OR LINES OR ANY OF THEM, FOR THE PURPOSES AFORESAID. NOTE: SAID EASEMENT AFFECTS THE WESTERLY OR FRONT 15 FEET TO SUBJECT PROPERTY AS SHOWN ON THE RECORDED 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, RECORDED 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.)



PLAN SCALE: 1" = 20'


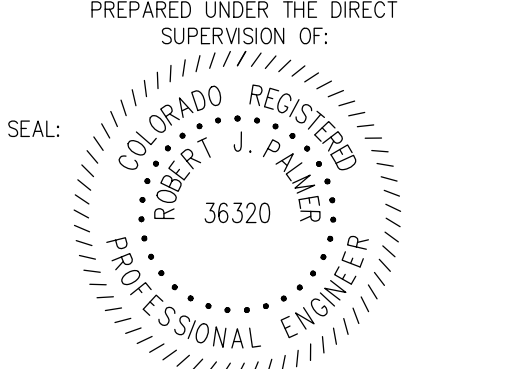


**Know what's below.  
Call before you dig.**

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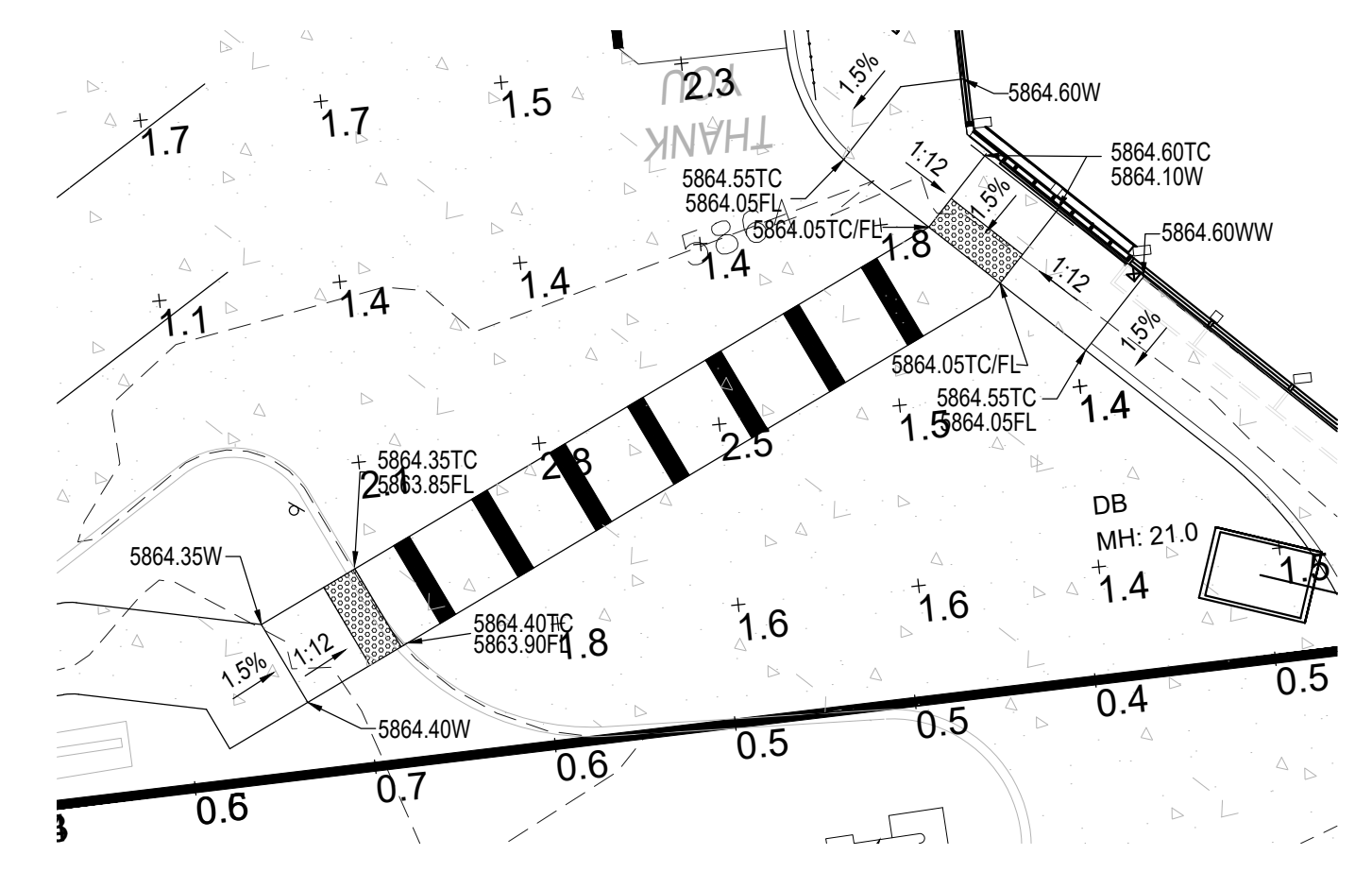
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Town of Parker, Director of Engineering/Public Works \_\_\_\_\_ Date \_\_\_\_\_

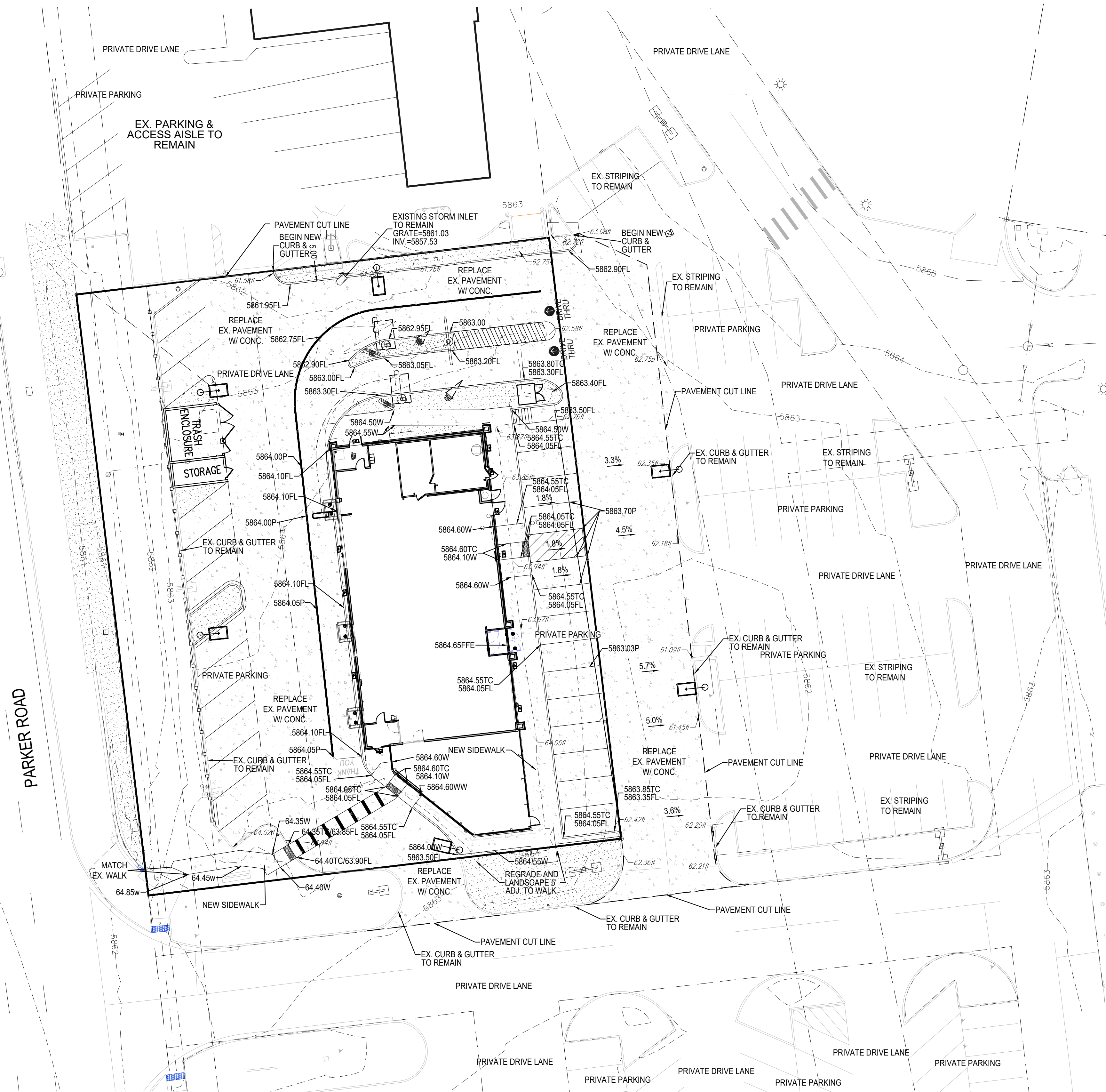
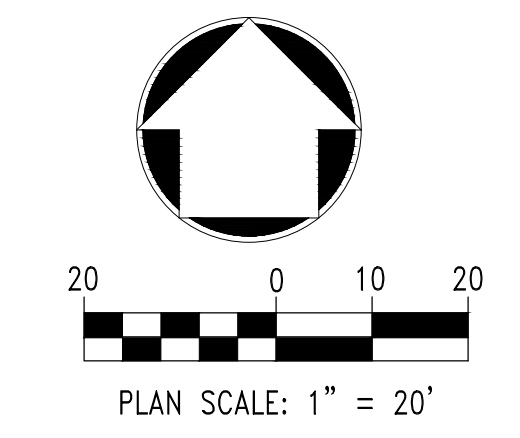
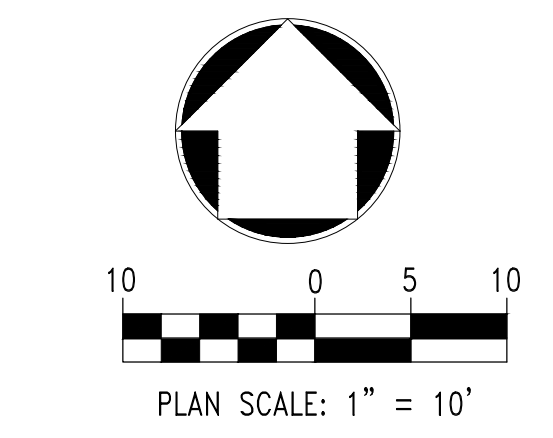
 <p>2595 PONDEROSA ROAD FRANKTOWN, CO 80116 720.384.7661 Phone rpalmer@strategicls.net Robert J. Palmer, PE President</p>	
<p>PREPARED UNDER THE DIRECT SUPERVISION OF:</p>  <p>BY Robert J. Palmer, PE Licensed Professional Engineer (CO PE #36320), AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC.</p>	<p>ROCKY MOUNTAIN REGION ADDRESS: 4643 S. UJSTER STREET, SUITE 1300, DENVER, COLORADO 80237</p>
<p>10950 S. PARKER ROAD CITY: PARKER STATE: COLORADO</p>	<p>DOUGLAS COUNTY: DOUGLAS 50162 REGIONAL DING. NO. 7462</p>
<p>SCALE: AS NOTED DATE: 03/20/2026 DESIGNED BY: RJP DRAWN BY: RJP CHECKED BY: RJP</p>	<p>MED. RE: BOWAN MND P/CM: MANN FILE NAME: CURRENT.DWG S.I.S. INC. 14-001-47</p>
<p><b>EXISTING CONDITIONS</b></p>	
<p><b>C3</b></p>	



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



CURB RAMP AND ACCESSIBLE PARKING DETAILS



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NO.	DATE	REVISION DESCRIPTION

CIVIL ENGINEERING CONSULTANT

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

PREPARED UNDER THE DIRECT SUPERVISION OF:

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

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

McDonald's

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

STREET ADDRESS	10950 S. PARKER ROAD	STATE	COLORADO	COUNTY	DOUGLAS
CITY	PARKER	STATE STAFF ID#	50162	MAY/NOV ID#	7462

SCALE:	AS NOTED	M&D REF:	BOWAN
DATE:	03/20/2026	M&D P/C#:	MANN
DESIGNED BY:	RJP	FILE NAME:	CURRENT.DWG
DRAWN BY:	RJP	S.I.S. NO. 14-001-47	
CHECKED BY:	RJP	DRAWING TITLE:	<b>GRADING PLAN</b>
SHEET NO.:	C5		

# MCDONALD'S REMODEL AT PARKER CENTRAL AREA

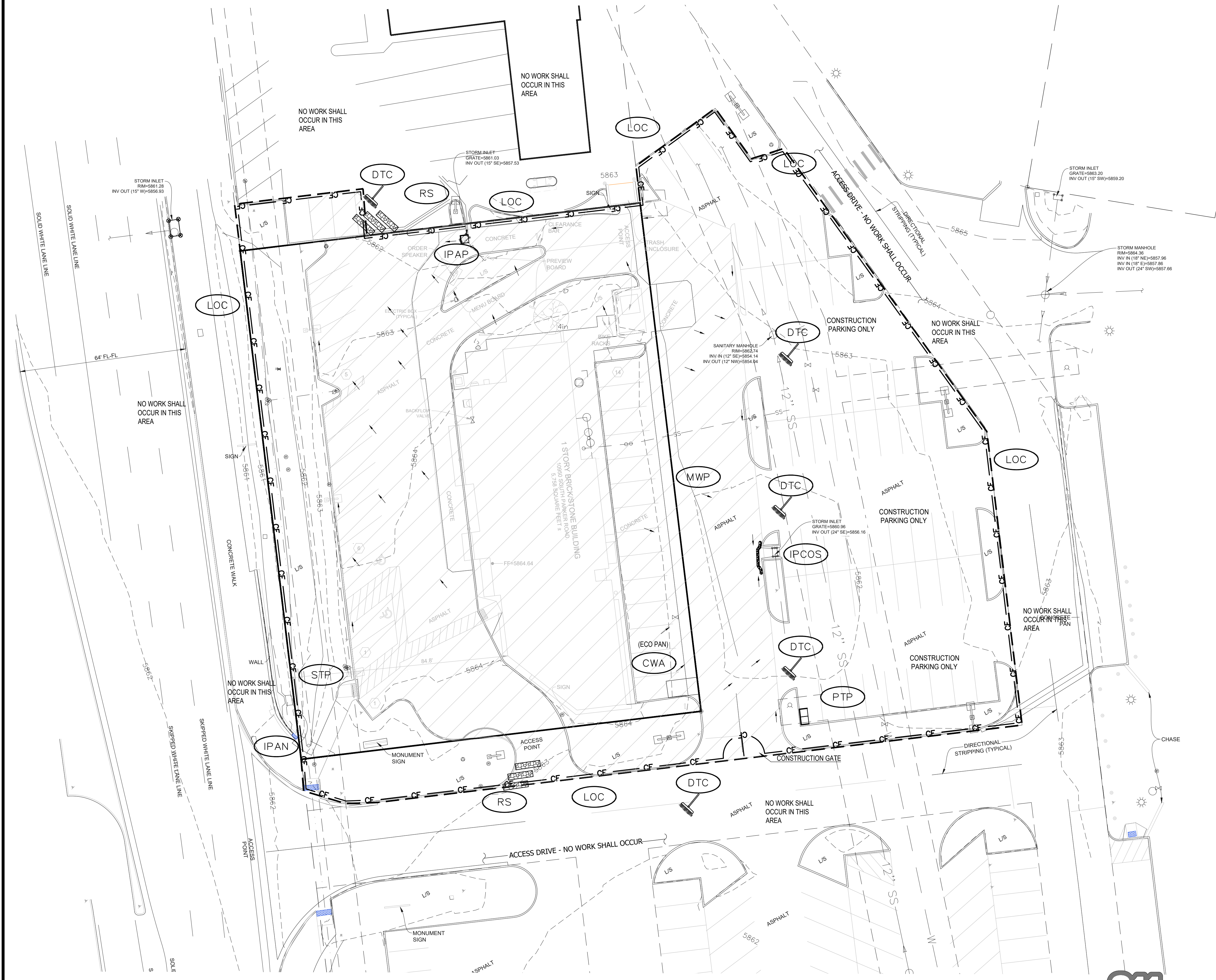
## FILING NO. 5, BLOCK 1, LOT 2

### CONSTRUCTION PLANS

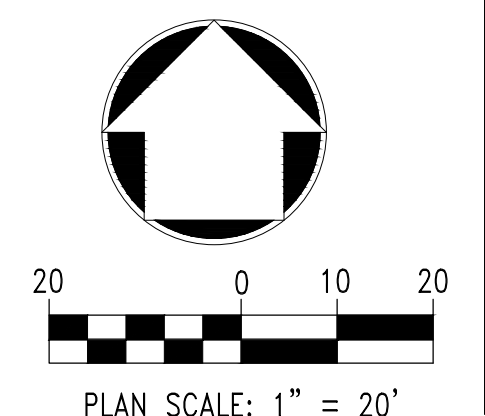
TOTAL DISTURBANCE = 0.67 ACRES

#### 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 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.
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  - ANY ON-SITE BULK STORAGE REQUIRES A FIRE LIFE SAFETY PERMIT FROM THE TOWN OF PARKER PROPR TO INSTALLATION.
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Town of Parker, Director of Engineering/Public Works Date

NO.	DATE	REVISION	DESCRIPTION

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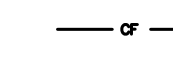

















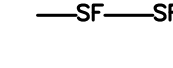

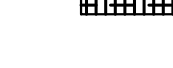





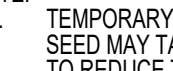
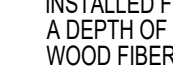
OFFICE ADDRESS: ROCKY MOUNTAIN REGION  
 4643 S. UJSTER STREET, SUITE 1300, DENVER, COLORADO 80237

10950 S. PARKER ROAD	CITY	PARKER
COLORADO	STATE	
DOUGLAS	COUNTY	
50162	STATE STAKE I.D.#	
7462	MARKING I.D.#	

SCALE: AS NOTED	MD RE: BOWAN
DATE: 03/20/2026	MD P/CM: MANN
DESIGNED BY: RJP	FILE NAME: CURRENT.DWG
DRAWN BY: RJP	S.I.S. NO. 14-001-47
CHECKED BY: RJP	
DRAWING TITLE:	
INITIAL CBMP	
SHEET NO:	
C6	

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

## EROSION & SEDIMENT CONTROL LEGEND

-  CD CHECK DAM
-  CF CONSTRUCTION FENCE
-  CP CULVERT PROTECTION
-  CWA CONCRETE WASHOUT AREA
-  D DEWATERING
-  DD DIVERSION DITCH
-  DTC DEBRIS TRASH CONTROL
-  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
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-  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
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-  TI TEMPORARY IRRIGATION
-  TSB TEMPORARY SEDIMENT BASIN
-  VTC VEHICLE TRACKING CONTROL
-  LOC LIMITS OF CONSTRUCTION

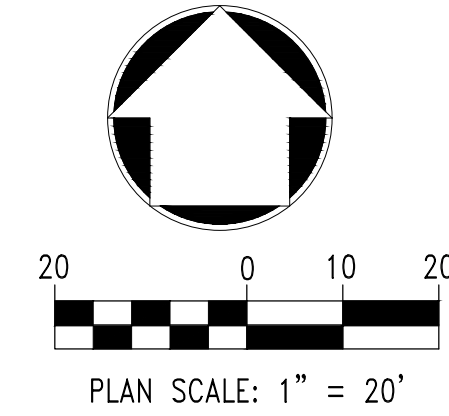
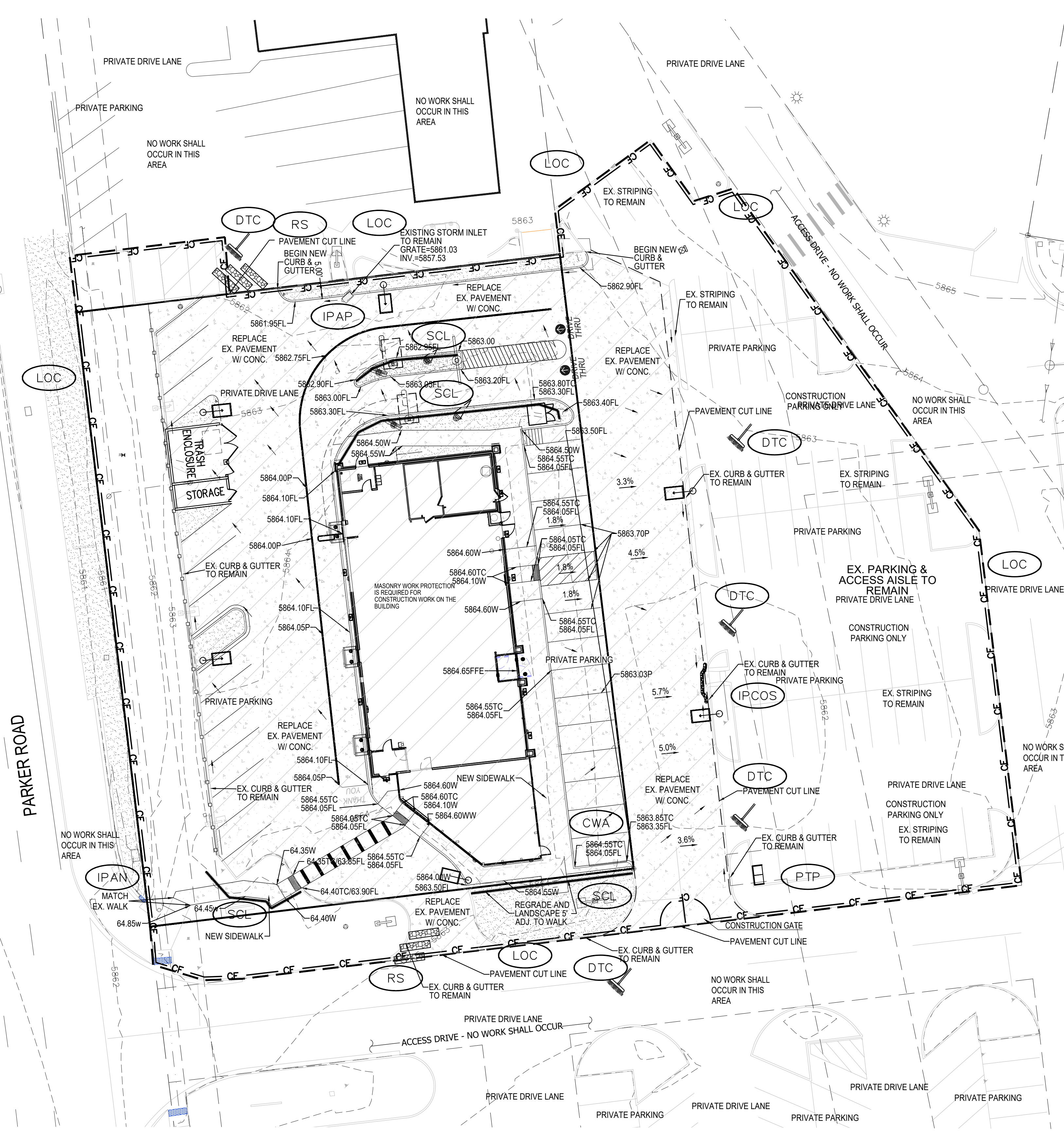
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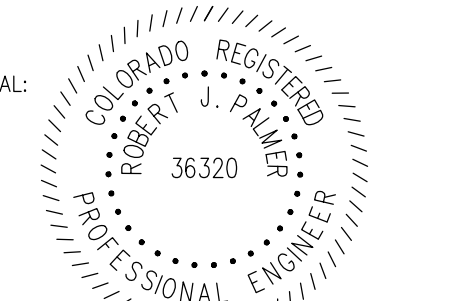
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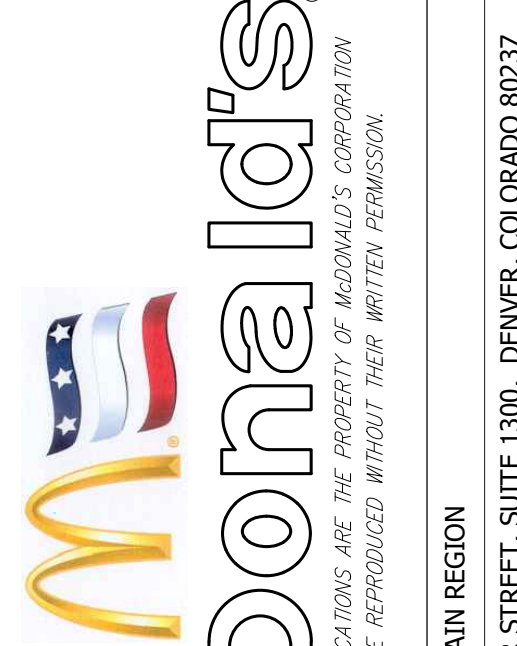
Town of Parker, Director of Engineering/Public Works      Date



NO.	DATE	REVISION DESCRIPTION

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

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

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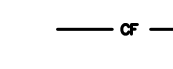

















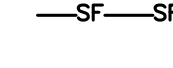

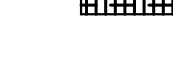





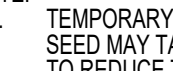
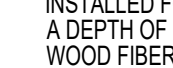
OFFICE: ROCKY MOUNTAIN REGION  
 ADDRESS: 4643 S. UJSTER STREET, SUITE 1300, DENVER, COLORADO 80237

10950 S. PARKER ROAD	STATE	COLORADO	COUNTY	DOUGLAS	CITY	PARKER

SCALE: AS NOTED	M&D RE: BOWAN
DATE: 03/20/2026	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	
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<b>C7</b>	

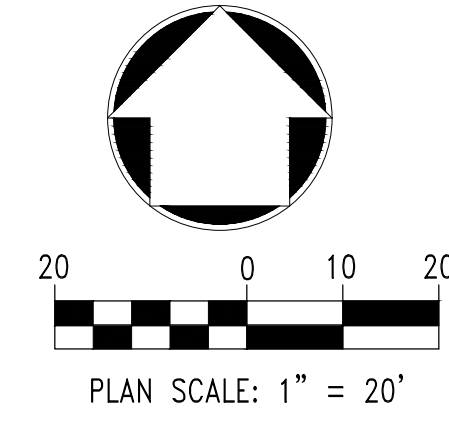
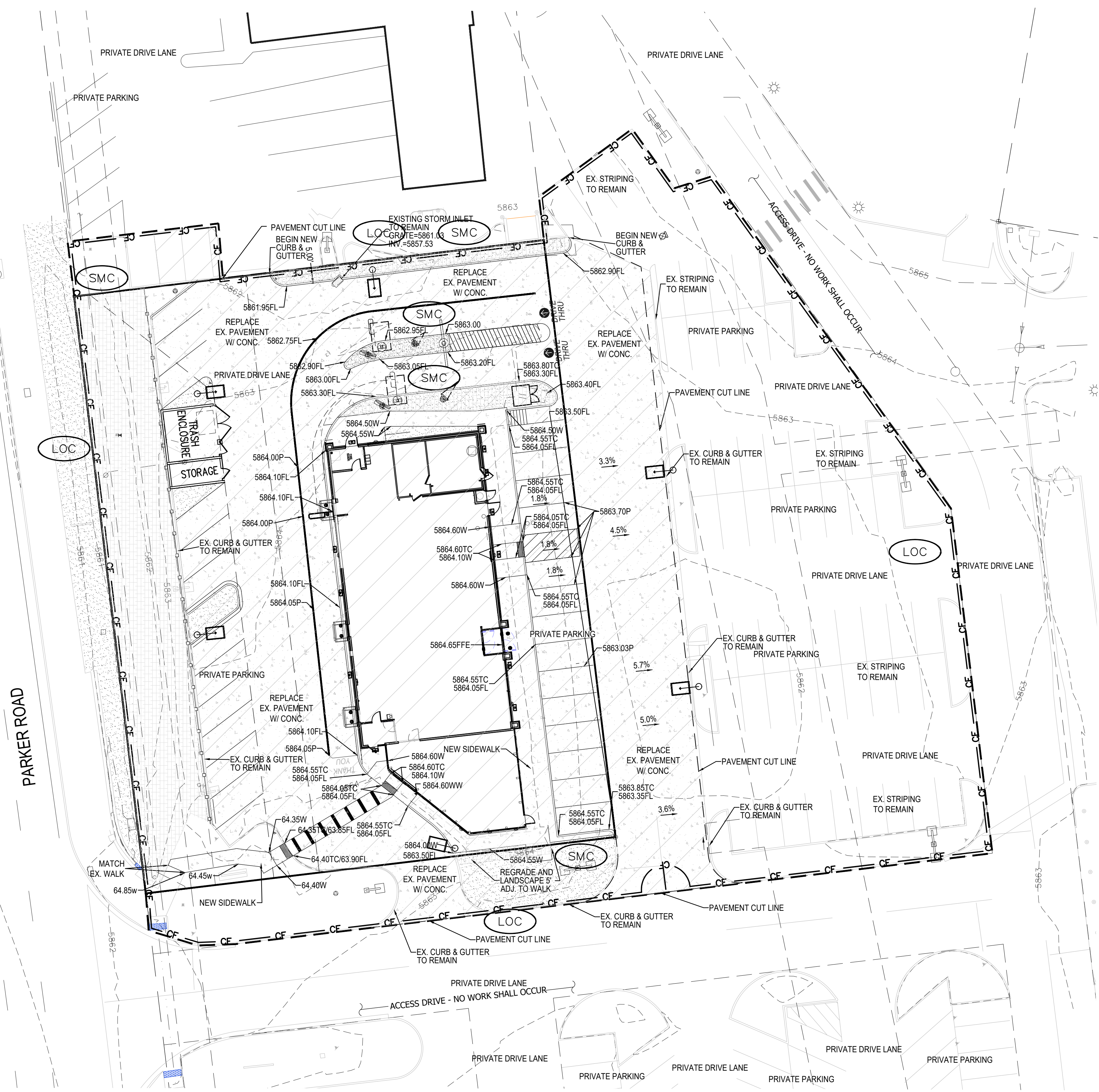
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-  DTC DEBRIS TRASH CONTROL
-  ECB EROSION CONTROL BLANKET
-  IPAN INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT
-  IPAP INLET PROTECTION FOR AREA INLETS IN PAVEMENT
-  IPCOG INLET PROTECTION, CURB ON-GRADE, TYPE R INLET
-  IPCOS INLET PROTECTION, 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 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.
- LOT PROTECTION (LP) IS REQUIRED ON ALL COMMERCIAL LOTS WHEN COMPLETION OF LANDSCAPING IS NOT POSSIBLE AND PRIOR TO ISSUANCE OF A CERTIFICATION OF OCCUPANCY.
- ANY ON-SITE BULK FUEL STORAGE REQUIRES A FIRE LIFE SAFETY PERMIT FROM THE TOWN OF PARKER PRIOR TO INSTALLATION.




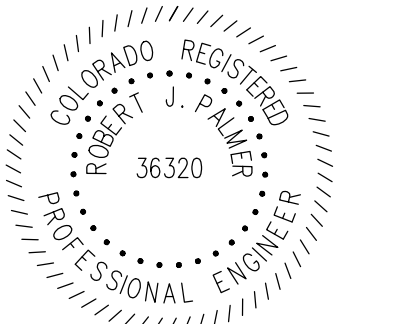
The Town of Parker review constitutes general compliance with the town's Standards and approved variances, subject to these plans being stamped, signed, and dated by the professional engineer of record. Review by the Town does not constitute approval of the plan design or accuracy and correctness of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

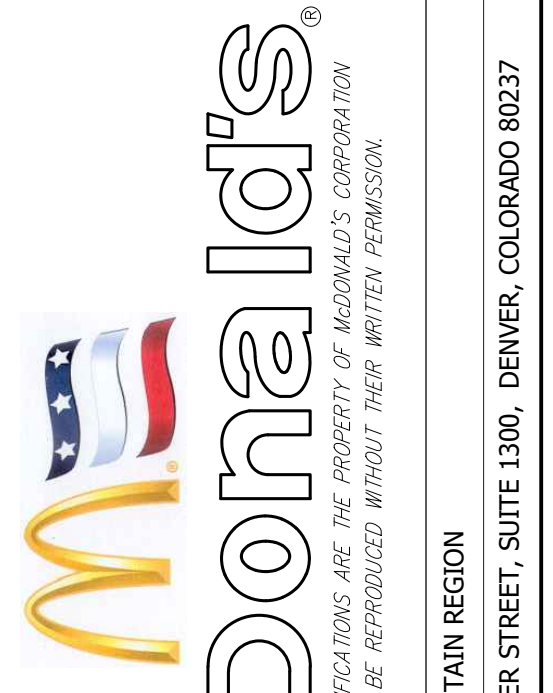
This review does not constitute approval of any private on-site improvements which may be shown. Construction cannot commence until all required drainage/traffic report(s), final development plan(s), special review(s), grading permit, and/or other permits are complete, approved and on file with the Town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

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	CITY	PARKER	STATE	COLORADO
	COUNTY	DOUGLAS	STATE	DOUGLAS
	REGIONAL DING. NO.		STATE	50162
			MARKING	7462

SCALE:	AS NOTED	MD RE:	BOWAN
DATE:	03/20/2026	MD P/CM:	MANN
DESIGNED BY:	RJP	FILE NAME:	CURRENT.DWG
DRAWN BY:	RJP	SLS. NO. 14-001-47	
CHECKED BY:	RJP		
DRAWING TITLE:	FINAL CBMP		
SHEET NO.:	C8		



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

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

	1	CD	CHECK DAM
	2	CF	CONSTRUCTION FENCE
	3	CP	CULVERT PROTECTION
	4	CWA	CONCRETE WASHOUT AREA
	5	D	DEWATERING
	6	DD	DIVERSION DITCH
	7	DP	DETENTION POND PROTECTION
	8	DTC	DEBRIS TRASH CONTROL
	9	ECB	EROSION CONTROL BLANKET
	10	IPAN	INLET PROTECTION, AREA INLETS NOT IN PAVEMENT
	11	IPAP	INLET PROTECTION, AREA INLETS IN PAVEMENT
	12	IPA	INLET PROTECTION, AREA INLET NOTES
	13	IPCOG	INLET PROTECTION, CURB ON-GRADE, TYPE R INLET

**CBMP**

CONSTRUCTION BEST MANAGEMENT PRACTICES

LEGEND

SHEET 1 OF 3

2025

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

	14	IPCOS	INLET PROTECTION, CURB ON SUMP, TYPE R INLET
	15	LP	LOT PROTECTION
	16	MWP	MASONRY WORK PROTECTION
	17	PTP	PORTABLE TOILET PROTECTION
	18	RCSC	ROUGH CUT STREET CONTROL
	19	RS	ROCK SOCK
	20	RSS	ROCK SOCK IN SWALE
	21	SB	STRAW BALE
	22	SCL	SEDIMENT CONTROL LOGS
	23	SF	SILT FENCE
	24	SMC	SEEDING, MULCHING AND CRIMPING
	25	SP	STOCKPILE PROTECTION
	26	SR	SURFACE ROUGHING

**CBMP**

CONSTRUCTION BEST MANAGEMENT PRACTICES

LEGEND

SHEET 2 OF 3

2025

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

	27	SSA	STABILIZED STAGING AREA
	28	STP	SIDEWALK TRANSITION PROTECTION
	29	TI	TEMPORARY IRRIGATION
	30	TSB	TEMPORARY SEDIMENT BASIN
	31	VTC	VEHICLE TRACKING CONTROL

**CBMP**

CONSTRUCTION BEST MANAGEMENT PRACTICES

LEGEND

SHEET 3 OF 3

2025

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

**PLAN VIEW**

**SECTION A**

**CD** CHECK DAM

**CBMP**

CONSTRUCTION BEST MANAGEMENT PRACTICES

CD

SHEET 1 OF 3

2025

EROSION CONTROL LEGEND 1

EROSION CONTROL LEGEND 2

EROSION CONTROL LEGEND 3

CHECK DAM 4

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

**SECTION B**

**SECTION C**

NOTE: SECTION C IS LOCATED IMMEDIATELY UPSTREAM AND DOWNSTREAM OF THE CHECK DAM, THEREFORE NO ROCK IS SHOWN WITHIN THE CHANNEL FLOW AREA.

L = THE DISTANCE SUCH THAT POINT A AND B ARE OF EQUAL ELEVATION.

**CD** CHECK DAM

**CBMP**

CONSTRUCTION BEST MANAGEMENT PRACTICES

CD

SHEET 2 OF 3

2025

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

CHECK DAM INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATION(S) OF CHECK DAMS.
2. CHECK DAMS SHOWN ON CBMP PLAN SHALL BE INSTALLED WHEN DIRECTED BY THE TOWN'S INSPECTOR.
3. RIPRAP UTILIZED FOR CHECK DAMS SHALL HAVE A D50 MEDIAN STONE SIZE OF 12".
4. RIPRAP PAD SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 1'-8".
5. 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

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CHECK DAMS.
2. 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.
3. 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.
4. 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, SEEDING, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).
5. IN SOME INSTANCES, CHECK DAMS MAY REMAIN IN PLACE PERMANENTLY.

**CBMP**

CONSTRUCTION BEST MANAGEMENT PRACTICES

CD

SHEET 3 OF 3

2025

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

NOTE:

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

**STUDDED STEEL TEE POST OR APPROVED EQUAL**

**CF** CONSTRUCTION FENCE

**CBMP**

CONSTRUCTION BEST MANAGEMENT PRACTICES

CF

SHEET 1 OF 2

2025

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

CONSTRUCTION FENCE INSTALLATION NOTES

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

CONSTRUCTION FENCE INSPECTION AND MAINTENANCE NOTES

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

**CBMP**

CONSTRUCTION BEST MANAGEMENT PRACTICES

CF

SHEET 2 OF 3

2025

8

CONSTRUCTION FENCE

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**CBMP**

CONSTRUCTION BEST MANAGEMENT PRACTICES

CF

SHEET 1 OF 2

2025

CHECK DAM 5

CHECK DAM 6

CONSTRUCTION FENCE 7

CHECK DAM 8

NO.	DATE	REVISION DESCRIPTION

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

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

PREPARED UNDER THE DIRECT SUPERVISION OF

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

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

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

SCALE: AS NOTED	MD RE: BOWAN
DATE: 03/20/2026	MD P/CM: MANN
DESIGNED BY: RJP	FILE NAME: CURRENT.DWG
DRAWN BY: RJP	SLS JOB: 14-001-47
CHECKED BY: RJP	
DRAWING TITLE: EC DETAILS	
SHEET NO: C9	



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

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

**FOREBAY**

**OUTLET / MICROPOOL**

**CBMP**

CONSTRUCTION BEST MANAGEMENT PRACTICES

**DP**

SHEET 1 OF 2  
2025

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

**DETENTION POND PROTECTION INSTALLATION NOTES**

- DETENTION POND PROTECTION SHALL BE INSTALLED IMMEDIATELY FOLLOWING THE CONSTRUCTION OF THE TRICKLE CHANNEL AND FOREBAY.
- CRUSHED ROCK SHALL BE 2.0"-3.0" IN SIZE WITH A FRACTURED FACE (ALL SIDES).
- ROCK SOCK FOR OUTLET STRUCTURE AND FOREBAY PROTECTION SHALL BE ONE CONTINUOUS PIECE (SEE DETAIL RS).

**DETENTION POND PROTECTION INSPECTION AND MAINTENANCE NOTES**

- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE OUTLET STRUCTURE PROTECTION.
- ACCUMULATED SEDIMENT SHALL BE REMOVED IMMEDIATELY.
- 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.

**DETENTION POND REVEGETATION NOTES**

- TO REDUCE THE POTENTIAL FOR CLOGGING OF DEBRIS GRATES, NO STRAW MULCH SHALL BE USED WITHIN THE DETENTION BASIN. INSTEAD, EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL POND EMBANKMENTS 4:1 OR STEEPER AND FOR A WIDTH OF AT LEAST 5- FEET ON BOTH SIDES OF THE CONCRETE LOW FLOW CHANNELS OR UP TO A DEPTH OF 1-FOOT IN SOIL RIP-RAP FOR BENCHED LOW FLOW CHANNELS. ADDITIONALLY, HYDRAULICALLY APPLIED WOOD FIBER MULCH, STABILIZED FIBER MATRIX, OR FLEXIBLE GROWTH MEDIUM SHALL BE USED IN ALL OTHER AREAS WITHIN 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. ADDITIONAL BLANKET OR OTHER EROSION CONTROL MEASURES MAY BE REQUIRED BY THE TOWN.
- DETENTION PONDS SHALL ONLY BE RESEEDED WITH A DRILL SEEDER. SEEDS SHALL BE PLACED AT A DEPTH OF 1/2-INCH TO 3/4-INCH. ROW SPACING SHALL BE NO MORE THAN 6-INCHES. HYDRO-SEED IS NOT ALLOWABLE WITHIN ANY STORM MANAGEMENT PONDS.
- FINAL EROSION CONTROL MEASURES, SEEDING, AND LANDSCAPING SHALL BE IMPLEMENTED WITH GUIDANCE FROM SDCM SECTION 7.3.14 LANDSCAPING GUIDELINES.

**CBMP**

CONSTRUCTION BEST MANAGEMENT PRACTICES

**DP**

SHEET 2 OF 2  
2025

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

**DEBRIS AND TRASH CONTROL**

**NOTE:**

- THE EROSION CONTROL SUPERVISOR IS RESPONSIBLE FOR ENSURING THAT ALL STREETS, CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, PARKING LOTS, ALLEYS, TRICKLE CHANNELS, AND/OR OTHER IMPERVIOUS SURFACES IMPACTED BY CONSTRUCTION ACTIVITIES ARE THOROUGHLY CLEANED THROUGHOUT THE DAY IF THEY BECOME SOILED. THESE AREAS MUST ALSO BE THOROUGHLY CLEAN BEFORE THE END OF THE WORK DAY. FURTHERMORE, ALL LOOSE TRASH AND LITTER ASSOCIATED WITH THE PROJECT MUST BE REMOVED AND PROPERLY DISCARDED ON A DAILY BASIS.

**CBMP**

CONSTRUCTION BEST MANAGEMENT PRACTICES

**DTC**

SHEET 1 OF 2  
2025

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

**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.
- A MINIMUM OF 10-HOURS A WEEK OF TRASH/DEBRIS CONTROL WILL BE PROVIDED FOR EACH SITE. HOURS MAY NEED TO BE INCREASED BASED ON FIELD CONDITIONS.

**CBMP**

CONSTRUCTION BEST MANAGEMENT PRACTICES

**DTC**

SHEET 2 OF 2  
2025

DETENTION POND PROTECTION 17

DETENTION POND PROTECTION 18

DEBRIS AND TRASH CONTROL 19

DEBRIS AND TRASH CONTROL 20

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

START EROSION BLANKET AT THE TOP OF SLOPE AND EXTEND PAST THE TOE OF SLOPE. BLANKET SHALL BE PLACED PERPENDICULAR TO THE TOP AND BOTTOM OF THE SLOPE. COMPLETE SUBSEQUENT ROWS IN THE SAME MANNER, OVERLAPPING THE BLANKETS A MINIMUM OF 1.0'.

**EROSION CONTROL BLANKET (SLOPE)**

**NOTE:** WHEN NECESSARY, ALL SEEDING SHALL BE COMPLETED PRIOR TO THE PLACEMENT OF EROSION CONTROL BLANKETS. PLEASE SEE DETAIL SMC FOR SEEDING, MULCHING, AND CRIMPING REQUIREMENTS.

**CBMP**

CONSTRUCTION BEST MANAGEMENT PRACTICES

**ECB**

SHEET 1 OF 3  
2025

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**EROSION CONTROL BLANKET (CHANNEL)**

**NOTES:**

- WOOD STAKES SHALL BE INSTALLED SUCH THAT ONLY 1" IS EXPOSED ABOVE THE GROUND.
- WHEN NECESSARY, ALL SEEDING SHALL BE COMPLETED PRIOR TO THE PLACEMENT OF EROSION CONTROL BLANKETS. PLEASE SEE DETAIL SMC FOR SEEDING, MULCHING, AND CRIMPING REQUIREMENTS.

**STAKING PATTERN**

**NOTE:** STAKES SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATION. IF MANUFACTURER INFO IS NOT AVAILABLE, THEN ABOVE STAKING PATTERN SHALL BE USED. STAPLES SHALL NOT BE USED FOR EROSION CONTROL BLANKET IN CHANNELS.

**CBMP**

CONSTRUCTION BEST MANAGEMENT PRACTICES

**ECB**

SHEET 2 OF 3  
2025

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

**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 EXCLESIOR.

<b>MANUFACTURER</b>	<b>PRODUCT NAME</b>
NORTH AMERICAN GREEN	ES150
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.

**CBMP**

CONSTRUCTION BEST MANAGEMENT PRACTICES

**ECB**

SHEET 3 OF 3  
2025

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

THE METHOD OF INLET PROTECTION SHALL NOT BE USED ON PAVED SURFACES UNLESS THE METHOD OF INLET PROTECTION IS SPECIFICALLY IDENTIFIED IN THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

**INLET PROTECTION**

**CBMP**

CONSTRUCTION BEST MANAGEMENT PRACTICES

**IPAN**

SHEET 1 OF 1  
2025

EROSION CONTROL BLANKET 21

EROSION CONTROL BLANKET 22

EROSION CONTROL BLANKET 23

INLET PROTECTION 24

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF 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:

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	CITY	STATE	COUNTY	ZIP	ZIP 4-DIGIT
10950 S. PARKER ROAD	PARKER	COLORADO	DOUGLAS	50162	7462
REGIONAL DWG. NO.					

SCALE:	MCD REF:	BOWAN
DATE:	MCD P/CM:	MANN
DESIGNED BY:	RJP	
DRAWN BY:	RJP	FILE NAME:
CHECKED BY:	RJP	CURRENT.DWG
DRAWING TITLE:	SLS, INC. 14-001-47	

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

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

**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.

**PROPRIETARY AREA INLET PROTECTION DEVICES**

- REUSABLE INLET PROTECTION DEVICES MAY BE UTILIZED ONLY AS APPROVED BY THE TOWN'S INSPECTORS. APPROVAL OF SUCH SYSTEMS SHALL BE REQUESTED AT OR PRIOR TO THE PRE-CONSTRUCTION MEETING.

**INLET PROTECTION FOR AREA INLETS IN PAVEMENT**

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

**CURB INLET PROTECTION INSTALLATION NOTES**

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

**CURB INLET PROTECTION INSPECTION AND MAINTENANCE NOTES**

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

**PROPRIETARY AREA INLET PROTECTION DEVICES**

- REUSABLE INLET PROTECTION DEVICES MAY BE UTILIZED ONLY AS APPROVED BY THE TOWN'S INSPECTORS. APPROVAL OF SUCH SYSTEMS SHALL BE REQUESTED AT OR PRIOR TO THE PRE-CONSTRUCTION MEETING.

**INLET PROTECTION, CURB ON-GRADE, TYPE R INLET**

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

**ON-GRADE INLET PROTECTION 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 36" 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.

**PROPRIETARY AREA INLET PROTECTION DEVICES**

- REUSABLE INLET PROTECTION DEVICES MAY BE UTILIZED ONLY AS APPROVED BY THE TOWN'S INSPECTORS. APPROVAL OF SUCH SYSTEMS SHALL BE REQUESTED AT OR PRIOR TO THE PRE-CONSTRUCTION MEETING.

**INLET PROTECTION, CURB ON-SUMP, TYPE R INLET**

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

**TUBULAR TRAFFIC MARKER DETAIL**

INLET PROTECTION      25

INLET PROTECTION      26

INLET PROTECTION      27

INLET PROTECTION      28

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

**LOT PROTECTION**

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

**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.

**PROPRIETARY AREA INLET PROTECTION DEVICES**

- REUSABLE INLET PROTECTION DEVICES MAY BE UTILIZED ONLY AS APPROVED BY THE TOWN'S INSPECTORS. APPROVAL OF SUCH SYSTEMS SHALL BE REQUESTED AT OR PRIOR TO THE PRE-CONSTRUCTION MEETING.

**INLET PROTECTION, CURB ON SUMP, TYPE R INLET**

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

**CURB INLET PROTECTION INSTALLATION NOTES**

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

**CURB INLET PROTECTION INSPECTION AND MAINTENANCE NOTES**

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

**PROPRIETARY AREA INLET PROTECTION DEVICES**

- REUSABLE INLET PROTECTION DEVICES MAY BE UTILIZED ONLY AS APPROVED BY THE TOWN'S INSPECTORS. APPROVAL OF SUCH SYSTEMS SHALL BE REQUESTED AT OR PRIOR TO THE PRE-CONSTRUCTION MEETING.

**INLET PROTECTION, CURB ON-GRADE, TYPE R INLET**

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

**LOT PROTECTION**

INLET PROTECTION      29

INLET PROTECTION      30

INLET PROTECTION      31

LOT PROTECTION      32

PREPARED UNDER THE DIRECT SUPERVISION OF BY Robert J. Palmer, PE Licensed Professional Engineer (CO PE #36320), AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC.									
<b>McDonald's</b> <small>THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.</small>									
STREET ADDRESS <b>10950 S. PARKER ROAD</b>		CITY <b>PARKER</b>		STATE <b>COLORADO</b>		COUNTY <b>DOUGLAS</b>		OFFICE ADDRESS <b>4643 S. ULLSTER STREET, SUITE 1300, DENVER, COLORADO 80237</b>	
REGIONAL DWG. NO. 		STATE DWG. D/A <b>50162</b>		NATIONAL D/A <b>7462</b>		SCALE: <b>AS NOTED</b>		M&D RE: <b>BOWAN</b>	
DATE: <b>03/20/2026</b>		M&D P/C/M: <b>MANN</b>		DESIGNED BY: <b>RJP</b>		FILE NAME: <b>CURRENT.DWG</b>		CHECKED BY: <b>RJP</b>	
DRAWING TITLE: <b>EC DETAILS</b>									
SHEET NO.: <b>C12</b>									
Town of Parker, Director of Engineering/Public Works      Date									

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

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

### EROSION CONTROL BLANKET FOR LOT PROTECTION INSTALLATION NOTES

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

MANUFACTURER	PRODUCT NAME
NORTH AMERICAN GREEN APPROVED EQUAL	S150 BN APPROVED EQUAL

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

### EROSION CONTROL BLANKET FOR LOT PROTECTION MAINTENANCE NOTES

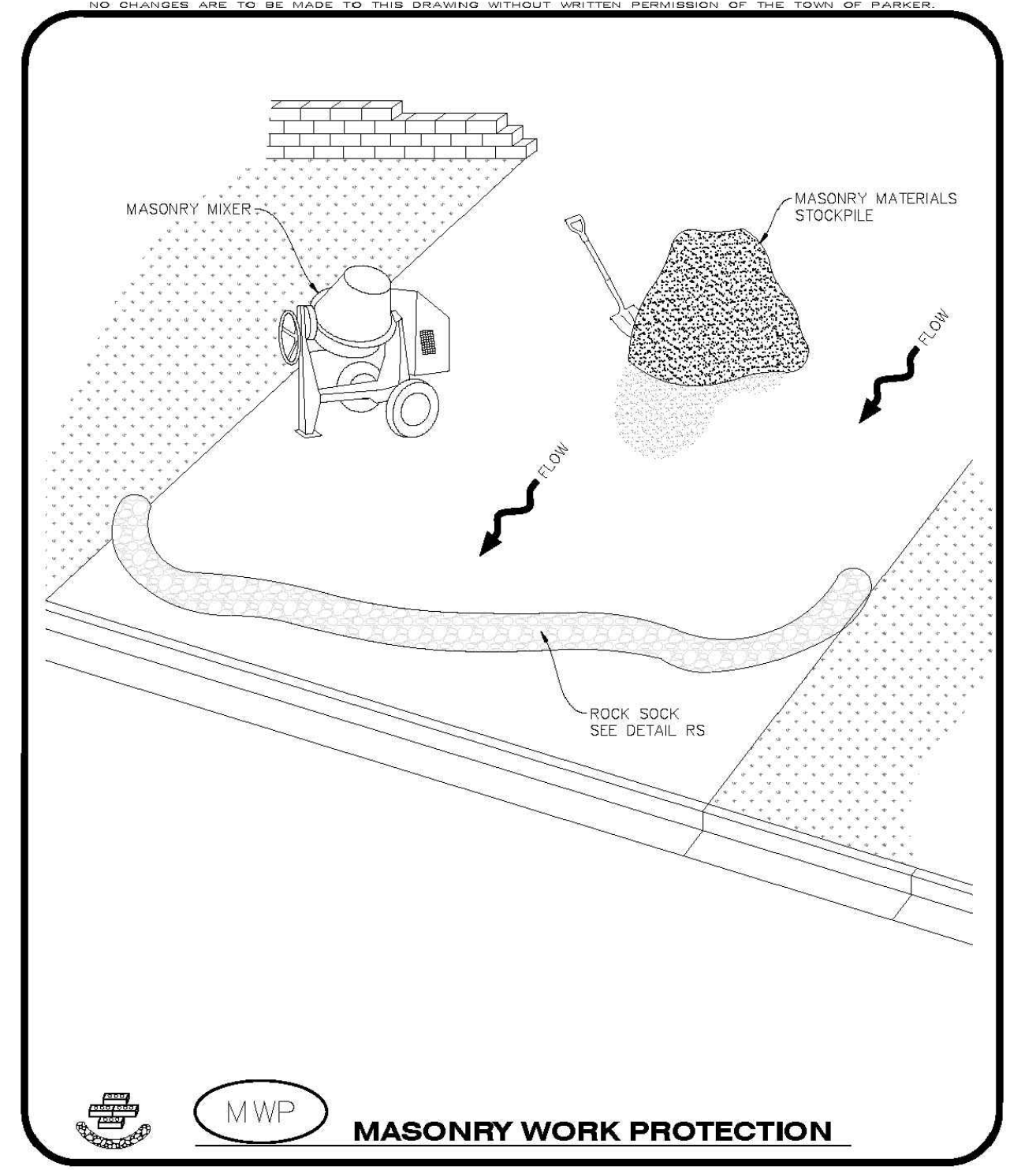
1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE EROSION CONTROL BLANKET FOR LOT PROTECTION.
2. EROSION CONTROL BLANKETS FOR LOT PROTECTION ARE INTENDED TO REMAIN IN PLACE AND MAINTAINED UNTIL LANDSCAPING IS INSTALLED. LANDSCAPING MUST BE COMPLETED WITHIN 14-DAYS OR UNFINISHED AREAS MUST BE COVERED AS DIRECTED BY THE TOWN'S INSPECTOR.

**PARKER**  
COLORADO

**CBMP**  
CONSTRUCTION BEST MANAGEMENT PRACTICES

**LP**  
SHEET  
2 OF 2  
2025

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**PARKER**  
COLORADO

**CBMP**  
CONSTRUCTION BEST MANAGEMENT PRACTICES

**MWP**  
SHEET  
1 OF 2  
2025

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### MASONRY WORK PROTECTION INSTALLATION NOTES

1. MASONRY WORK PROTECTION MAY NEED TO BE INSTALLED WHEN MASONRY WORK AND MIXING IS OCCURRING.
2. A ROCK SOCK SHALL BE INSTALLED IN A CRESCENT SHAPE ON THE DOWNHILL SIDE OF THE MASONRY WORK AND MIXER.
3. CRUSHED ROCK SHALL BE 2.0"-3.0" IN SIZE WITH A FRACTURED FACE (ALL SIDES).
4. ROCK SOCK SHALL BE ONE CONTINUOUS PIECE OR SHALL BE CONSTRUCTED USING WIRE WRAPPED JOINTS (SEE DETAIL RS).
5. ROCK SOCK SHALL BE CONSTRUCTED USING CHICKEN WIRE OR OTHER APPROVED MATERIAL, SIZED TO KEEP ROCK FROM SPILLING OUT.

### MASONRY WORK PROTECTION INSPECTION AND MAINTENANCE NOTES

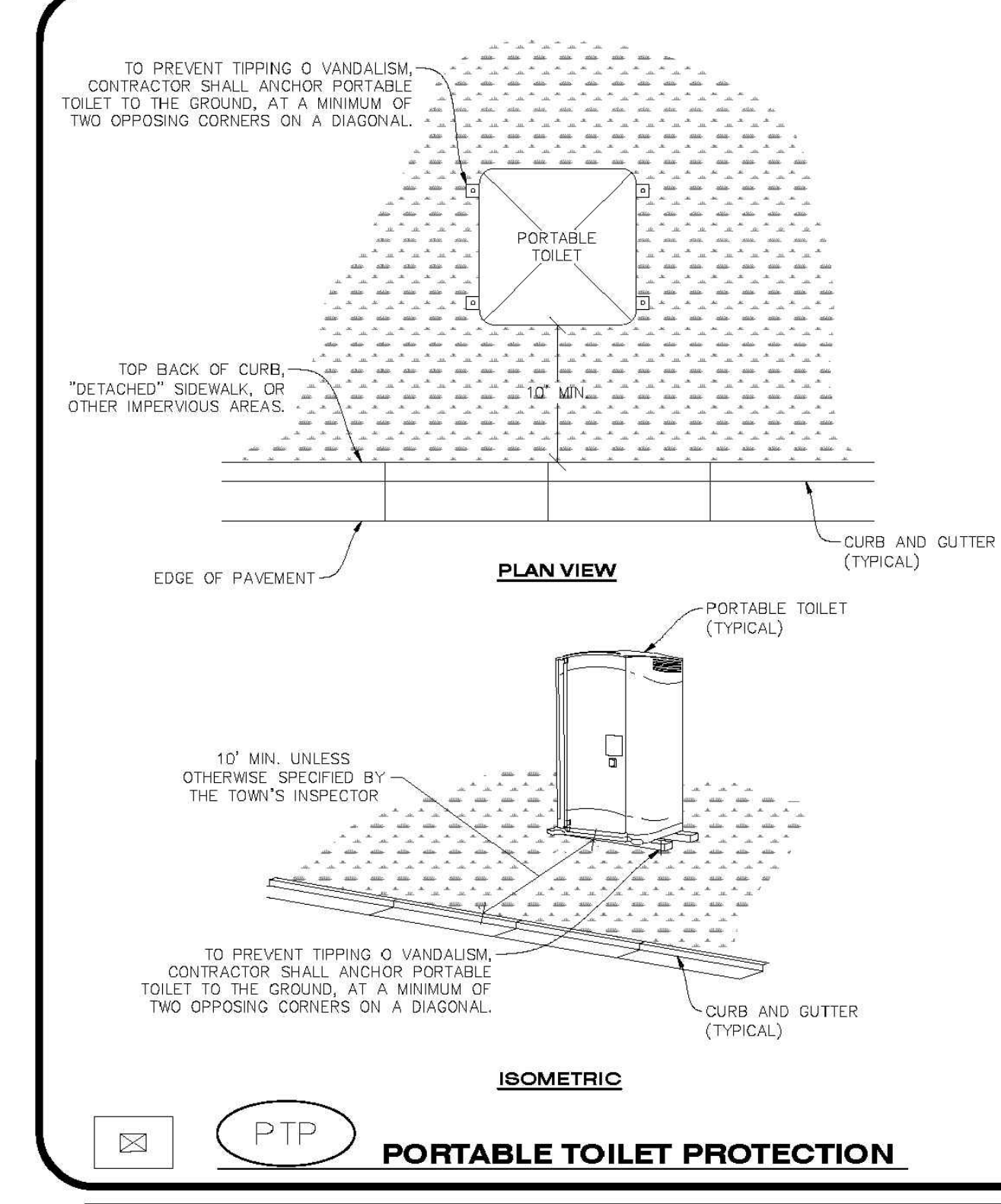
1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE MASONRY WORK PROTECTION.
2. ALL CONCRETE WASTE SHALL BE REGULARLY CLEANED AND PLACED IN THE CONCRETE WASH OUT AREA.
3. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED.

**PARKER**  
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CONSTRUCTION BEST MANAGEMENT PRACTICES

**MWP**  
SHEET  
2 OF 2  
2025

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COLORADO

**CBMP**  
CONSTRUCTION BEST MANAGEMENT PRACTICES

**PTP**  
SHEET  
1 OF 2  
2025

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@strategics.net  
Robert J. Palmer, PE  
President

PREPARED UNDER THE DIRECT SUPERVISION OF:

ROBERT J. PALMER  
36320  
PROFESSIONAL ENGINEER

SEAL:

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

STREET ADDRESS: 10950 S. PARKER ROAD  
CITY: PARKER  
STATE: COLORADO

COUNTY: DOUGLAS

STATE STAKE I.D.A. NO.: 50162

MATERIAL I.D.A. NO.: 7462

SCALE: AS NOTED	MD RE: BOWAN
DATE: 03/20/2026	MD P/CM: MANN
DESIGNED BY: RJP	FILE NAME: CURRENT.DWG
DRAWN BY: RJP	S.I.S. NO. 14-001-47
CHECKED BY: RJP	

DRAWING TITLE: **EC DETAILS**

SHEET NO.: **C13**

Town of Parker, Director of Engineering/Public Works Date

LOT CONTROL 33

MASONRY WORK 34

MASONRY WORK 35

PORTABLE TOILET PROTECTION 36

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

### PORTABLE TOILET PROTECTION INSTALLATION NOTES

1. PORTABLE TOILETS SHALL BE PLACED A MINIMUM OF 10.0' BEHIND ALL CURBS, SIDEWALKS, AND OTHER IMPERVIOUS AREAS UNLESS OTHERWISE APPROVED BY THE TOWN'S INSPECTOR
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 (DIGITAL) CORNERS.

### PORTABLE TOILET PROTECTION INSPECTION AND MAINTENANCE NOTES

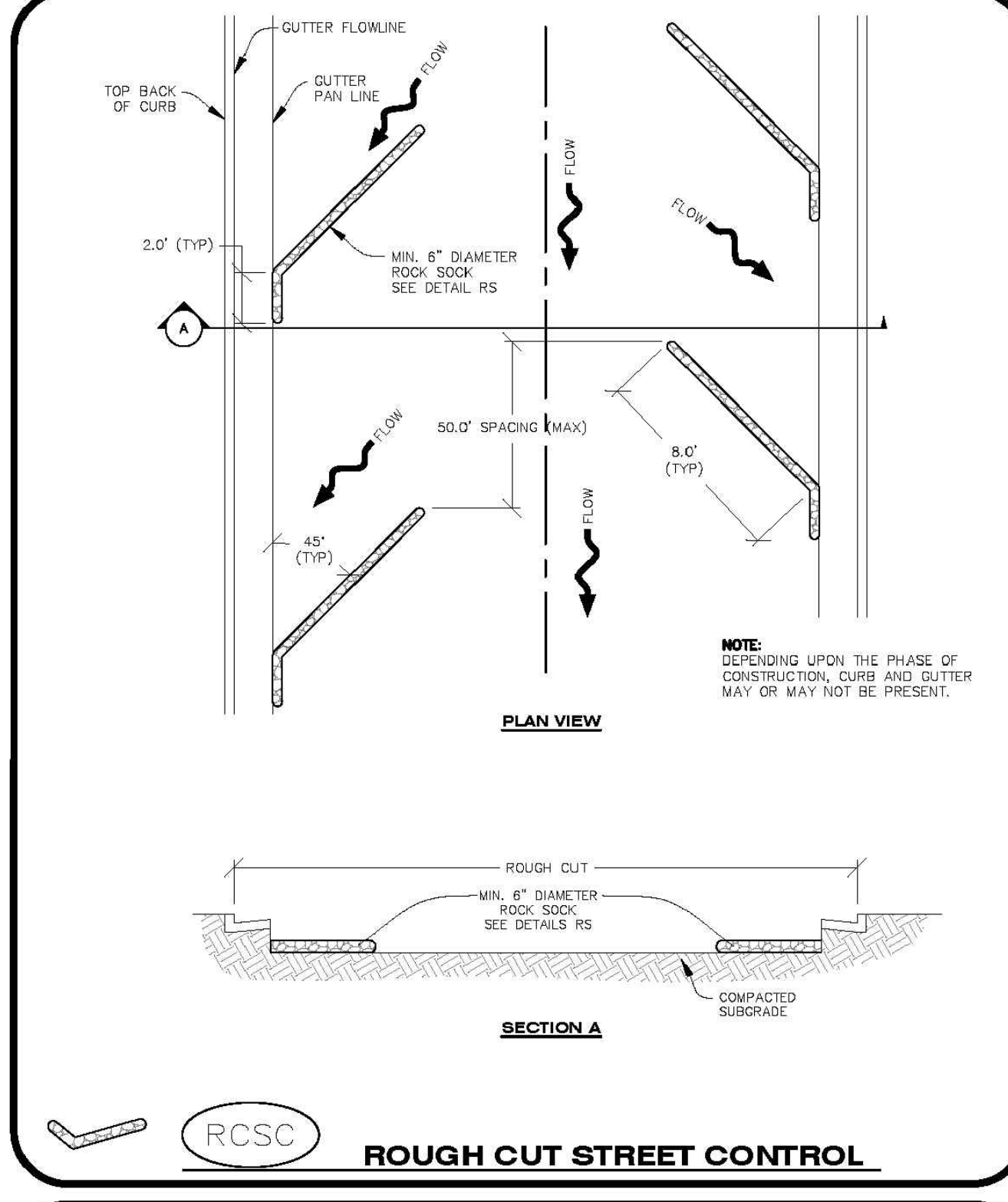
2. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE PORTABLE TOILET PROTECTION.
3. PORTABLE TOILETS SHALL BE SERVICED AT THE NECESSARY INTERVALS TO ELIMINATE THE POSSIBILITY OF OVERFLOW.
4. WHEN THE PORTABLE TOILETS ARE REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE TOILETS MAY NEED TO BE LANDSCAPED OR ROUGHENED, SEEDED, MULCHED, AND GRIMPED 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**  
SHEET  
2 OF 2  
2025

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**PARKER**  
COLORADO

**CBMP**  
CONSTRUCTION BEST MANAGEMENT PRACTICES

**RCSC**  
SHEET  
1 OF 2  
2025

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

### 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

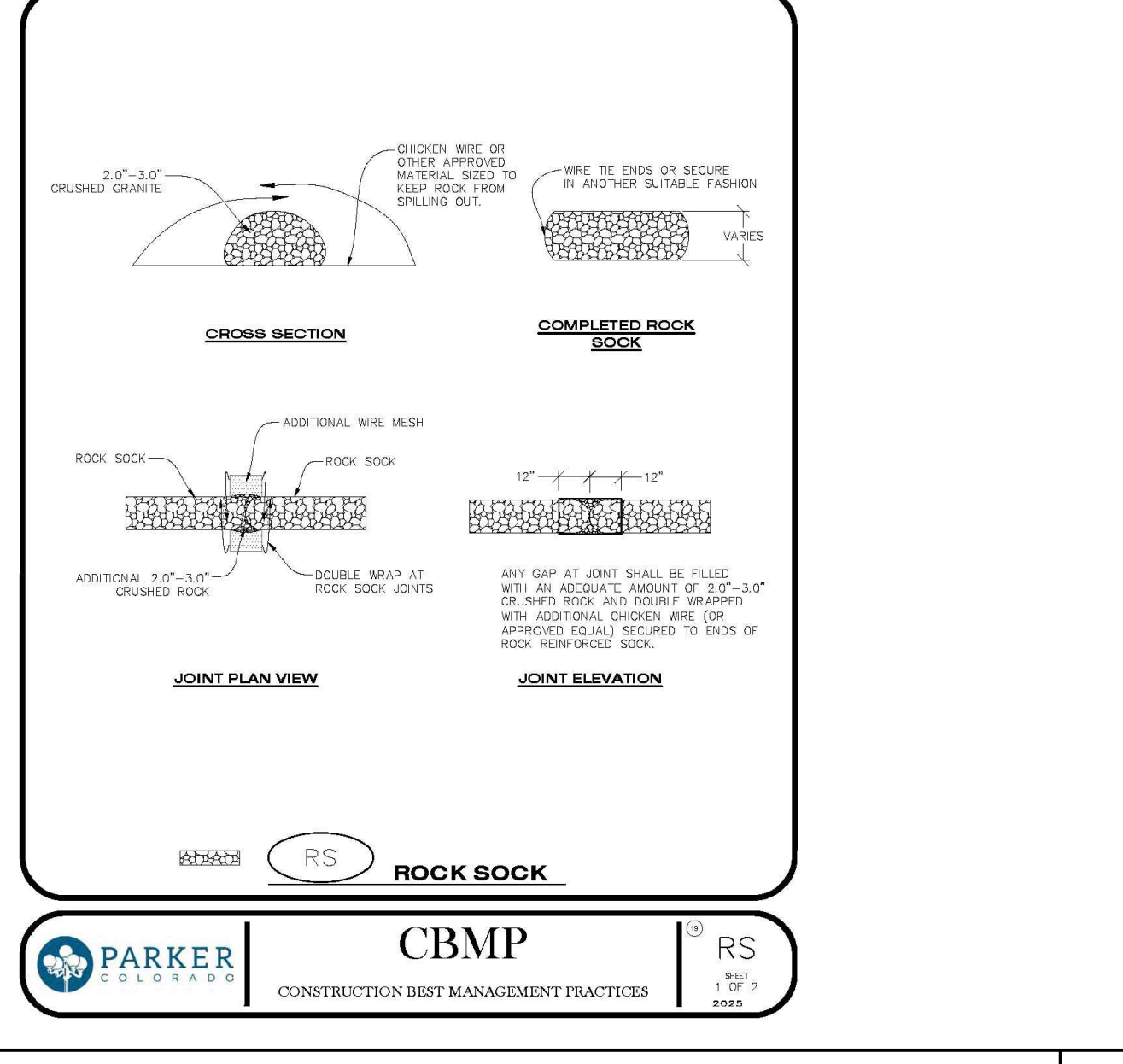
1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE ROUGH CUT STREET CONTROL.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS 1/2 THE HEIGHT OF THE ROCK SOCK.
3. ROUGH CUT STREET CONTROL SHALL BE REPAIRED IMMEDIATELY FOLLOWING ANY SIGN OF WEAR OR ALTERATION OF THE ORIGINAL 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**  
SHEET  
2 OF 2  
2025

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**PARKER**  
COLORADO

**CBMP**  
CONSTRUCTION BEST MANAGEMENT PRACTICES

**RS**  
SHEET  
1 OF 2  
2025

ROCK SOCK 40

The Town of Parker verifies 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.

PORTABLE TOILET PROTECTION 37

ROUGH CUT STREET 38

ROUGH CUT STREET 39

PORTABLE TOILET PROTECTION 36

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

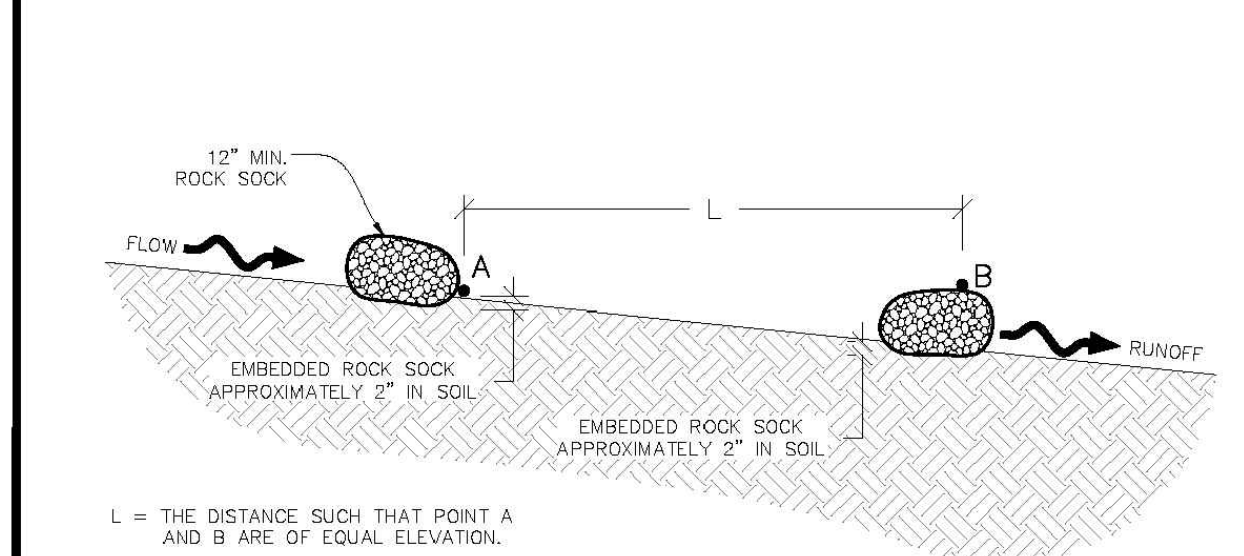
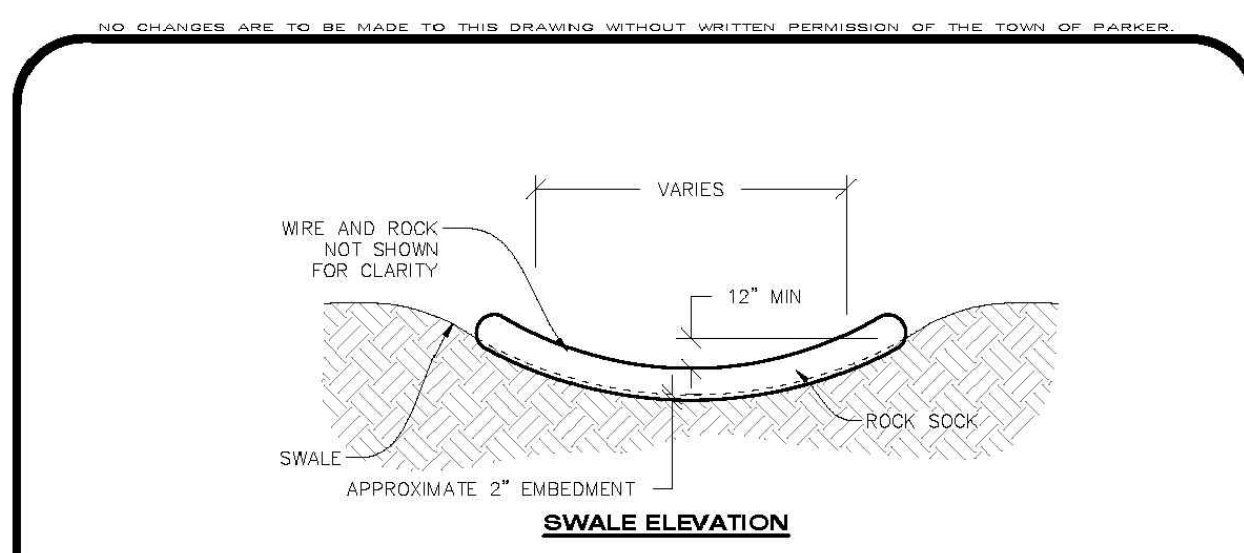
- ROCK SOCK INSTALLATION NOTES**
- SEE CBMP PLAN FOR LOCATION(S) OF ROCK SOCK.
  - CRUSHED ROCK SHALL BE APPROXIMATELY 2.0"-3.0" GRANITE IN SIZE WITH A FRACTURED FACE (ALL SIDES).
  - ROCK SOCK SHALL BE APPROXIMATELY ONE CONTINUOUS PIECE OR SHALL BE CONSTRUCTED USING WIRE WRAPPED JOINTS (SEE DETAIL RS).
  - ROCK SOCK SHALL BE CONSTRUCTED USING CHICKEN WIRE OR OTHER APPROVED MATERIAL SIZED TO KEEP ROCK FROM SPILLING OUT.
  - MINIMUM ROCK SOCK DIAMETER SHALL VARY BASED ON APPLICATION (7" MIN).
  - TUBULAR MARKERS MAY NEED TO BE USED IN CONJUNCTION WITH ROCKS 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**
- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE ROCK SOCKS.
  - ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED.
  - 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  
**CONSTRUCTION BEST MANAGEMENT PRACTICES**  

**RS**  
SHEET 2 OF 2 2025

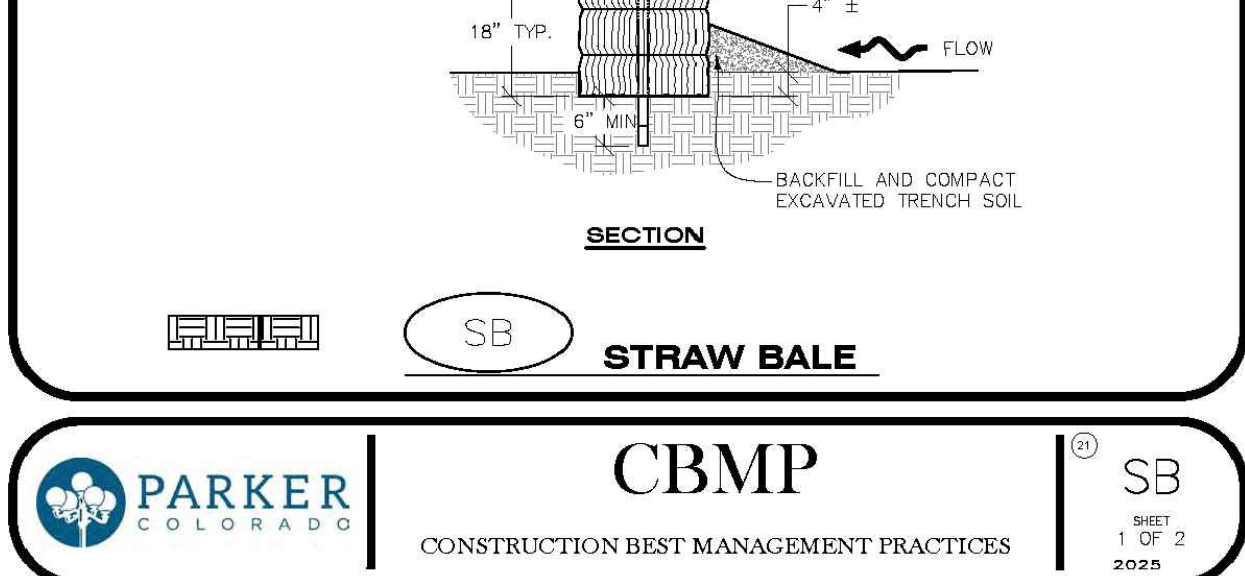
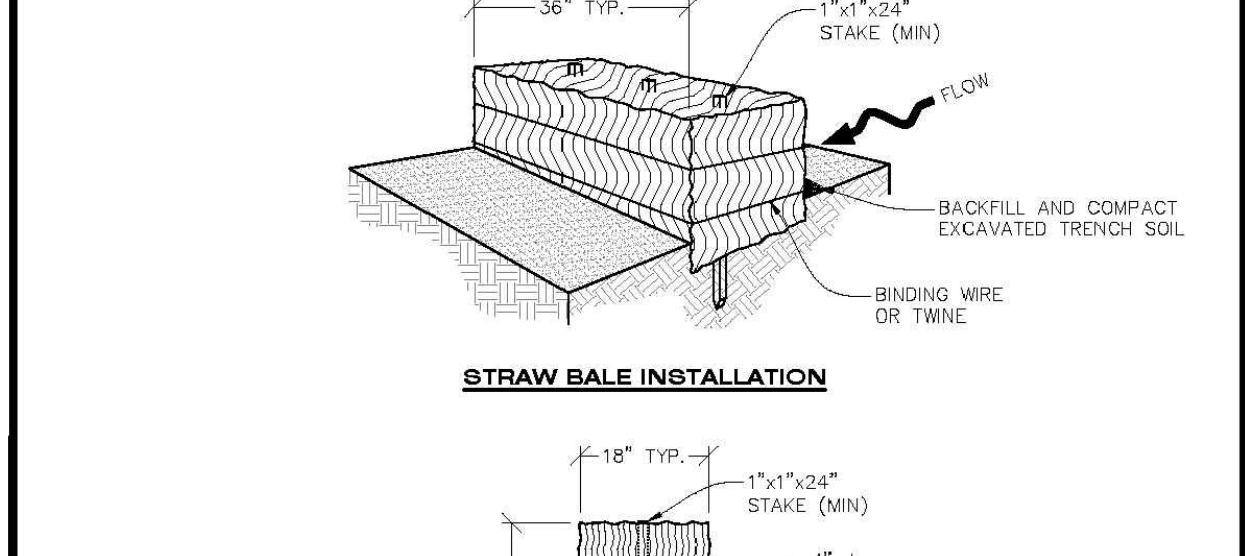
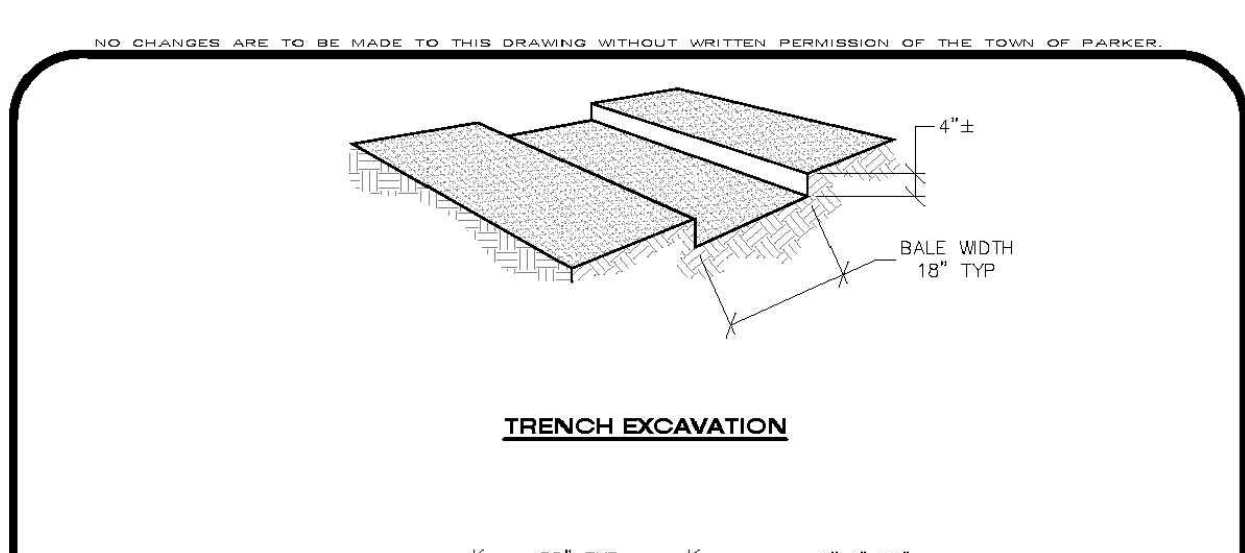
ROCK SOCK 41



**PARKER** COLORADO  
**CONSTRUCTION BEST MANAGEMENT PRACTICES**  

**RSS**  
SHEET 1 OF 1 2025

ROCK SOCK 42



**PARKER** COLORADO  
**CONSTRUCTION BEST MANAGEMENT PRACTICES**  

**SB**  
SHEET 1 OF 2 2025

STRAW BALE 43

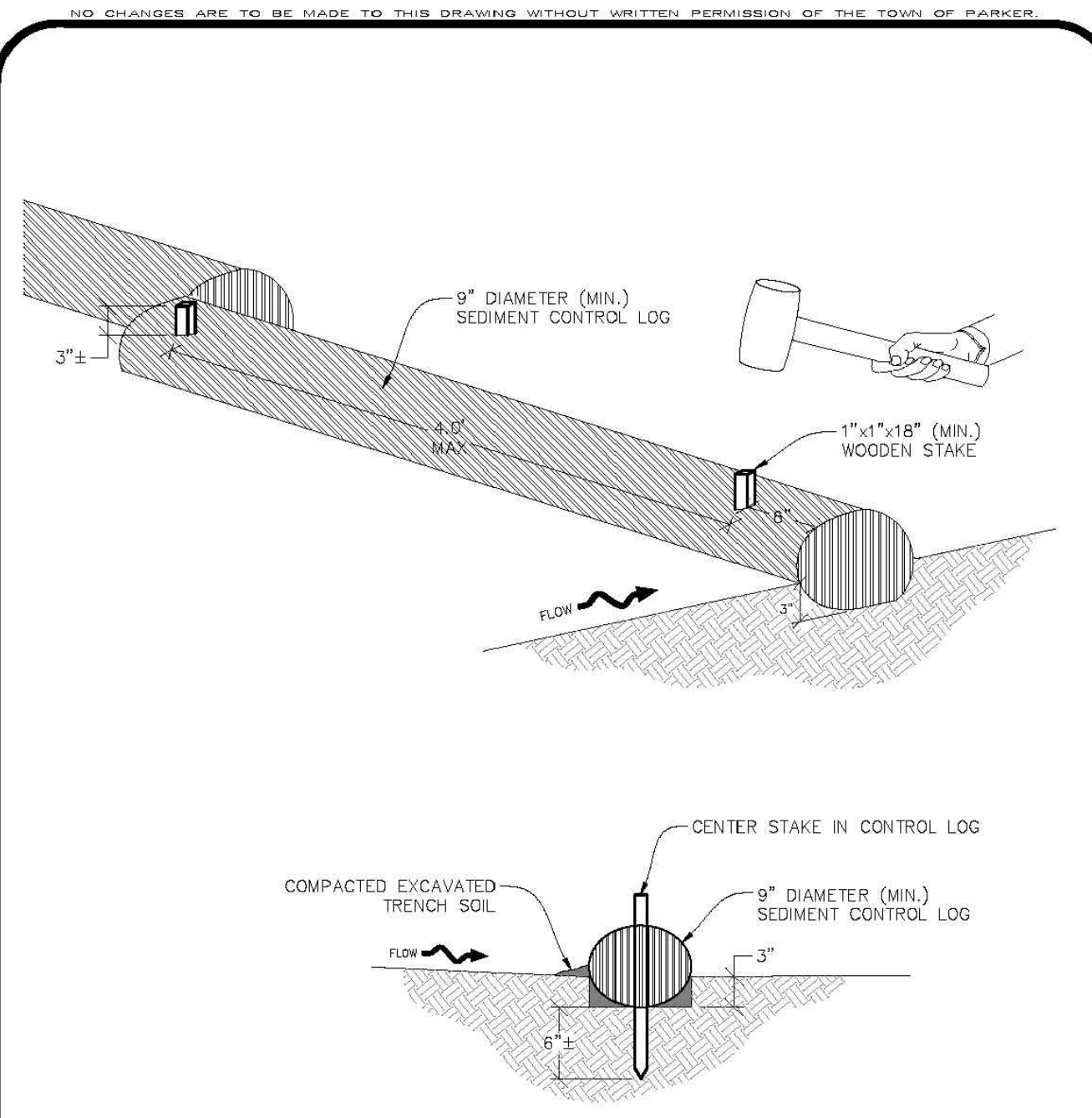
- STRAW BALE INSTALLATION NOTES**
- SEE CBMP PLAN FOR LOCATION(S) OF STRAW BALES.
  - TYPICAL STRAW BALES SHALL BE APPROXIMATELY 36"x18"x18".
  - TWO (2) WOODEN STAKES SHALL BE USED TO HOLD EACH BALE IN PLACE. WOODEN STAKES SHALL BE A MINIMUM OF 1"x1"x24".
  - WOODEN STAKES SHALL BE PLACED APPROXIMATELY 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'S 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 SM).

**PARKER** COLORADO  
**CONSTRUCTION BEST MANAGEMENT PRACTICES**  

**SB**  
SHEET 2 OF 2 2025

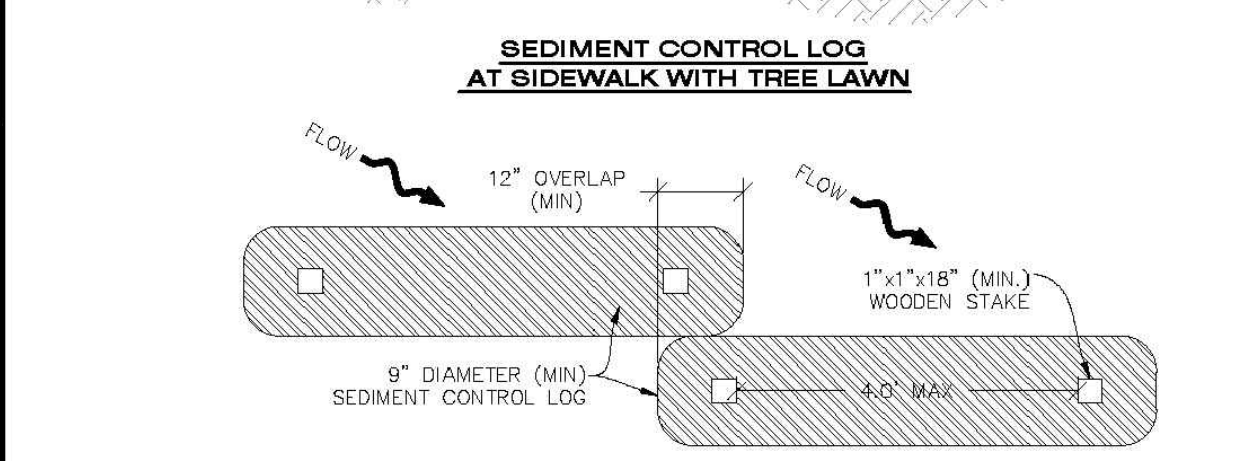
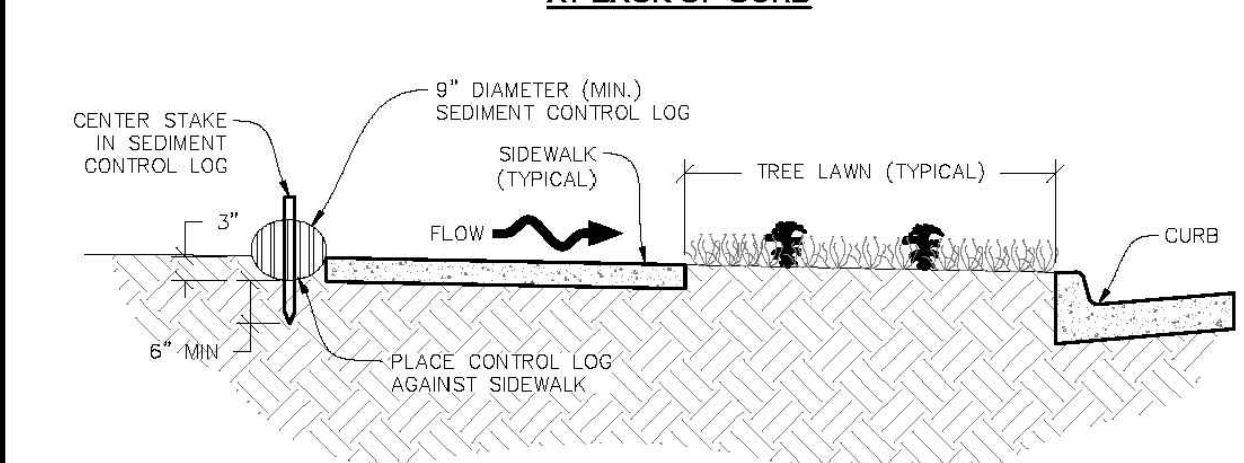
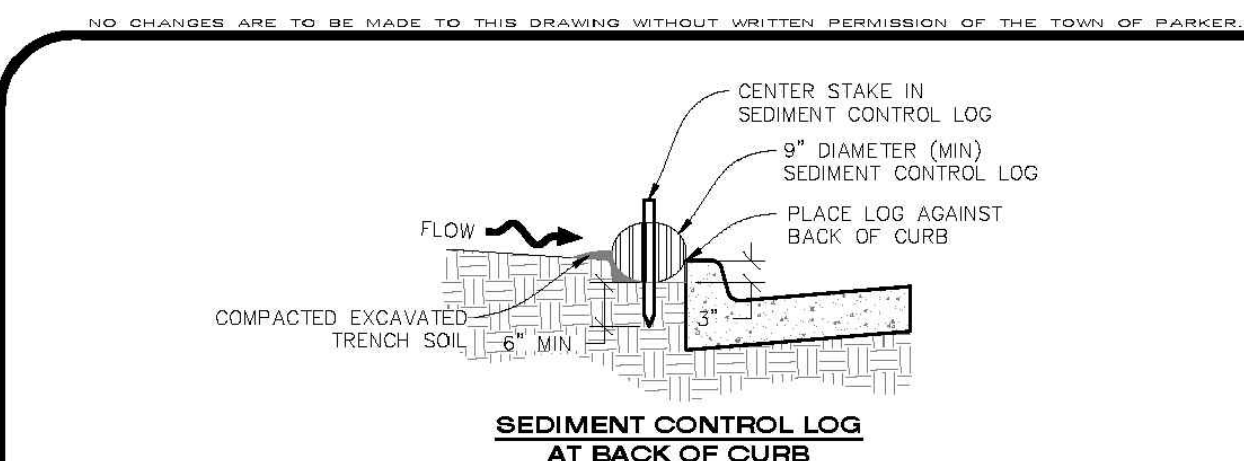
STRAW BALE 44



**PARKER** COLORADO  
**CONSTRUCTION BEST MANAGEMENT PRACTICES**  

**SCL**  
SHEET 1 OF 4 2025

SEDIMENT CONTROL LOG 45



**PARKER** COLORADO  
**CONSTRUCTION BEST MANAGEMENT PRACTICES**  

**SCL**  
SHEET 2 OF 4 2025

SEDIMENT CONTROL LOG 46

- 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.
  - 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 SNAGS.
  - 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 SCL IN PLACE.
  - STAKES SHALL BE PLACED ON 4.0' 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-GRADIENT 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 SCL 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 SM).

**PARKER** COLORADO  
**CONSTRUCTION BEST MANAGEMENT PRACTICES**  

**SCL**  
SHEET 3 OF 4 2025

SEDIMENT CONTROL LOG 47

- PROPRIETARY SEDIMENT CONTROL LOGS**
- REUSABLE SEDIMENT CONTROL LOGS MAY BE UTILIZED ONLY AS APPROVED BY THE TOWN'S INSPECTOR. APPROVAL OF SUCH DEVICES SHALL BE REQUESTED AT OR PRIOR TO THE PRE-CONSTRUCTION MEETING.

**PARKER** COLORADO  
**CONSTRUCTION BEST MANAGEMENT PRACTICES**  

**SCL**  
SHEET 4 OF 4 2025

SEDIMENT CONTROL LOG 48

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

**Strategic Land Solutions, Inc.**  
Call Engineering & Land Planning Solutions  
 2595 PONDEROSA ROAD  
 FRANKTOWN, CO 80116  
 720.364.7661 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.

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

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

**AS NOTED** M&D RE: BOWAN  
 DATE: 03/20/2026 M&D P/C/M: MANN  
 DESIGNED BY: RJP FILE NAME:  
 DRAWN BY: RJP CURRENT.DWG  
 CHECKED BY: RJP SLS JOB: 14-001-47  
 DRAWING TITLE:

SHEET NO:  
**C14**

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

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

A MIN. OF 1"x1"x48" WOODEN STAKES SHALL BE PLACED ON THE UPHILL SIDE OF THE SILT FENCE FABRIC. A 1-1/2" X 1/4" STAKE OR LATH SHALL BE STAPLED OR NAILED TO THE 48" STAKE ON THE UPHILL SIDE OF THE FABRIC SUCH THAT IT IS FLUSH AGAINST THE FABRIC AND STAKE. LENGTH OF STAKE IS DEPENDENT UPON HEIGHT OF FENCE. ALSO SEE ALTERNATIVE INSTALLATION - 360° TWIST DETAIL.

10.0' (MAX) STAKE SPACING

36" MIN

SEDIMENT FROM RUNOFF

FLOW

BURY SILT FENCE 10' STRAIGHT DOWN

10" DEEP TRENCH

— X — X — (SF) **SILT FENCE**

**CBMP**

CONSTRUCTION BEST MANAGEMENT PRACTICES

(SF)

SHEET 1 OF 4

2025

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

ATTACH 1-1/2" X 1/4" STAKE OR LATH ON UPHILL SIDE OF SILT FENCE FABRIC OR USE 360° TWIST ALTERNATIVE INSTALLATION

1"x1"x48" WOODEN STAKE ON DOWNHILL SIDE OF SILT FENCE FABRIC.

SILT FENCE FABRIC

COMPACTED BACKFILL

BURY SILT FENCE 10' STRAIGHT DOWN

10" MIN 12" MIN

UNDISTURBED VEGETATION ON DOWNHILL SIDE

POSTS SHALL BE JOINED AS SHOWN, THEN ROTATED 180 DEG. IN DIRECTION SHOWN AND DRIVEN INTO THE GROUND.

POSTS SHALL OVERLAP AT JOINTS SO THAT NO GAPS EXIST IN SILT FENCE

NOTE: THICKNESS OF GEOTEXTILE HAS BEEN EXAGGERATED FOR CLARITY.

ROTATE SECOND

JOIN FIRST

**INSTALLATION DETAIL**      **JOINT SECTIONS**

STEP 1: AFTER FABRIC IS STAPLED TO STAKE, ROTATE STAKE 360°

STEP 2

**ALTERNATIVE INSTALLATION - 360° TWIST**

— X — X — (SF) **SILT FENCE**

**CBMP**

CONSTRUCTION BEST MANAGEMENT PRACTICES

(SF)

SHEET 2 OF 4

2025

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 SILT SHALL BE FORMED IF USING A STATIC SLUING 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.

PROPERTIES	TEST METHOD	MANDATORY REQUIREMENTS
GRAB TENSILE	ASTM D 4632	≥ 124 LBS
WATER PERMEABILITY	ASTM D 4491	≥ 0.05 SEC <sup>-1</sup>
UV RESISTANCE	ASTM D 4355	≥ 70% STRENGTH RETAINED

- 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)

SHEET 3 OF 4

2025

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)

SHEET 4 OF 4

2025

NO.	DATE	REVISION DESCRIPTION

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

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

**CBMP**

CONSTRUCTION BEST MANAGEMENT PRACTICES

(SF)

SHEET 4 OF 4

2025

SILT FENCE      49

SILT FENCE      50

SILT FENCE      51

SILT FENCE      52

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

**SEEDING AND MULCHING SHALL BE PERFORMED ACCORDING TO THE ACCOMPANYING DETAIL(S) AND TEXT. NO EXCEPTIONS SHALL BE MADE**

- SEE PLAN VIEW FOR:
  - LOCATION(S) OF SEEDING AND MULCHING
  - TYPE OF SEED MIX
- SEED MIXES MAY CONFORM TO THE TABLE PROVIDED WITH THE SMC NOTES OR ALTERNATIVES MAY BE ALLOWED WITH PRIOR PERMISSION BY THE TOWN'S INSPECTOR.
- SEEDING MAY BE PERFORMED YEAR ROUND ASSUMING THE SOIL IS NOT FROZEN. SEEDING DURING TIMES OF EXTREME TEMPERATURES SHOULD BE AVOIDED IF POSSIBLE.
- AT THE BEGINNING OF THE LAND DISTURBANCE ACTIVITIES, IT IS HIGHLY RECOMMENDED THAT AN APPROPRIATE AMOUNT OF NATIVE TOPSOIL BE STRIPPED FROM THE SITE AND STOCKPILED. ALL AREAS, PRIOR TO PERMANENT SEEDING AND MULCHING, WILL LIKELY NEED TO BE COVERED WITH AN APPROPRIATE LAYER OF TOPSOIL. THIS REQUIREMENT APPLIES TO ALL AREAS WHERE NATIVE SEEDING IS SPECIFIED ON THE CBMP PLAN AND/OR LANDSCAPING PLANS.
- IT IS STRONGLY RECOMMENDED THAT SAMPLES FROM THE STRIPPED TOPSOIL BE PROPERLY COLLECTED AND TESTED BY A QUALIFIED LABORATORY TO ENSURE ADEQUATE NUTRIENT CONTENT PRIOR TO SEEDING AND MULCHING. IF IT IS DISCOVERED THAT THE TOPSOIL IS VOID OF THE NUTRIENTS NECESSARY TO SUCCESSFULLY ESTABLISH THE REQUIRED VEGETATION, THEN THE APPROPRIATE AMENDMENTS SHALL BE ADDED.
- ALL AREAS TO BE SEEDING AND MULCHED SHALL BE SURFACE ROUGHENED ACCORDING TO THE SURFACE ROUGHENING DETAILS AND NOTES. SURFACE ROUGHENING SHALL OCCUR AFTER PLACEMENT OF THE TOPSOIL.
- WHEN INSTALLED WITH A DRILL SEEDER, SEED SHALL BE PLACED AT A DEPTH OF 1/4" - 1/2" INCH. ROW SPACING SHALL BE NO MORE THAN 6-INCHES.
- ALL AREAS INCAPABLE OF BEING DRILL SEEDING SHALL BE SURFACE ROUGHENED ACCORDING TO THE SURFACE ROUGHENING NOTES OR EFFECTIVELY ROUGHENED USING A HARROW OR OTHER SUCH IMPLEMENT. ALL AREAS SHALL BE UNIFORMLY HAND BROADCASTED WITH THE PROPER SEED MIX APPLIED AT TWO TIMES THE DRILL SEEDING RATE. BROADCASTED AREAS SHALL THEN BE RE-HARROWED OR RE-RAKED USING A HARD-TIPPED RAKE TO ENSURE THAT SEEDS ARE BURIED TO AN APPROXIMATE DEPTH OF 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)

SHEET 1 OF 3

2025

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)

SHEET 3 OF 3

2025

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

**TOWN OF PARKER, SEED MIX 1**

15% BIG BLUESTEM (ANDROPOGON GERARDI)  
 15% YELLOW INDIAN GRASS (SORGHASTRUM NUTANS)  
 10% SWITCHGRASS  
 10% SIDEDOATS GRAMA  
 10% WESTERN WHEATGRASS  
 10% THICKSPIKE WHEATGRASS  
 10% PRAIRIE SANDREED  
 10% GREEN NEEDLEGRASS  
 5% SLENDER WHEATGRASS  
 5% STREAMBANK WHEATGRASS

**SEEDING RATE:**  
 DRILLED: 25 LBS/ACRE  
 BROADCAST: 50 LBS/ACRE

**TOWN OF PARKER, SEED MIX 2**

23% SLENDER WHEATGRASS  
 20% SODAR STREAMBANK WHEATGRASS  
 13% ARIZONA FESCUE  
 13% BLUE GRAMA  
 13% BUFFALOGRASS  
 13% WESTERN WHEATGRASS  
 5% INDIAN RICEGRASS

**SEEDING RATE:**  
 DRILLED: 25 LBS/ACRE  
 BROADCAST: 50 LBS/ACRE

**TOWN OF PARKER, SEED MIX 3 (LOW-GROWTH MIX)**

20% BUFFALOGRASS  
 20% BLUE GRAMA  
 20% WESTERN WHEATGRASS  
 20% SIDEDOATS GRAMA  
 10% THICKSPIKE WHEATGRASS  
 10% STREAMBANK WHEATGRASS

**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)

SHEET 3 OF 3

2025

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

SILT FENCE SEE DETAIL (SF)

3.0' MIN.

SOIL THAT IS STOCKPILED MUST BE COVERED WITH SILT FENCE.

IF THE SOIL IS TO REMAIN EXPOSED FOR MORE THAN 30 DAYS, THE SOIL SHALL BE COVERED WITH A ROADWAY SEE DETAIL (SR)

MAX. SLOPE 1:1

SILT FENCE SEE DETAIL (SF)

NOTES:  
 1. STOCKPILES SHALL BE LOCATED AWAY FROM THE APPROVED CBMP PLAN OR AS APPROVED BY THE TOWN'S INSPECTOR.  
 2. STOCKPILE ACCESS SHALL BE ON THE UP-SLOPE SIDE OF THE PERIMETER SILT FENCE AND A PROXIMATE ROADWAY CONTROL. PERMITS MAY BE REQUIRED IF ACCESS FROM A ROADWAY SEE DETAIL (SR)

(SP) **STOCKPILE PROTECTION**

**CBMP**

CONSTRUCTION BEST MANAGEMENT PRACTICES

(SP)

SHEET 1 OF 1

2025

STOCKPILE      56

The Town of Parker verifies 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.

**CBMP**

CONSTRUCTION BEST MANAGEMENT PRACTICES

(SP)

SHEET 1 OF 1

2025

SEEDING & MULCHING      53

SEEDING & MULCHING      54

SEEDING & MULCHING      55

STOCKPILE      56

McDonald's

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

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

SCALE: AS NOTED	M&D REF: BOWAN
DATE: 03/20/2026	M&D P/C# MANN
DESIGNED BY: RJP	FILE NAME:
DRAWN BY: RJP	CURRENT.DWG
CHECKED BY: RJP	S.I.S. NO. 14-001-47

EC DETAILS

C15

Town of Parker, Director of Engineering/Public Works      Date





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

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

**SECTION A**

**SECTION B**

**SECTION C**

**TEMPORARY SEDIMENT BASIN**

**PARKER COLORADO CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES TSB SHEET 2 OF 3 2025**

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

**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.

**PARKER COLORADO CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES TSB SHEET 3 OF 3 2025**

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ON SITES WHERE SIGNIFICANT SOIL IMPORTING/EXPORTING IS NOT OCCURRING, CONSTRUCTION FENCE (CF) OR SILT FENCE (SF) MAY BE USED IN LIEU OF THE TYPE 4 JERSEY BARRIERS WITH PRIOR APPROVAL FROM THE TOWN'S INSPECTOR.

**VEHICLE TRACKING CONTROL**

**PARKER COLORADO CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES VTC SHEET 1 OF 3 2025**

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

**SECTION A**

**SECTION B**

**VEHICLE TRACKING CONTROL**

**PARKER COLORADO CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES VTC SHEET 3 OF 3 2025**

TEMPORARY SEDIMENT BASIN 65

TEMPORARY SEDIMENT BASIN 66

VEHICLE TRACKING CONTROL 67

VEHICLE TRACKING CONTROL 68

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

**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.

**PARKER COLORADO CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES VTC SHEET 3 OF 3 2025**

VEHICLE TRACKING CONTROL 69

NOT USED 70

NOT USED 71

NOT USED 72

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Town of Parker, Director of Engineering/Public Works Date

NO. DATE REVISION DESCRIPTION

CIVIL ENGINEERING CONSULTANT

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 FRANKTOWN, CO 80116  
 720.384.7661 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.

**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: 03/20/2026  
 DESIGNED BY: RJP  
 DRAWN BY: RJP  
 CHECKED BY: RJP

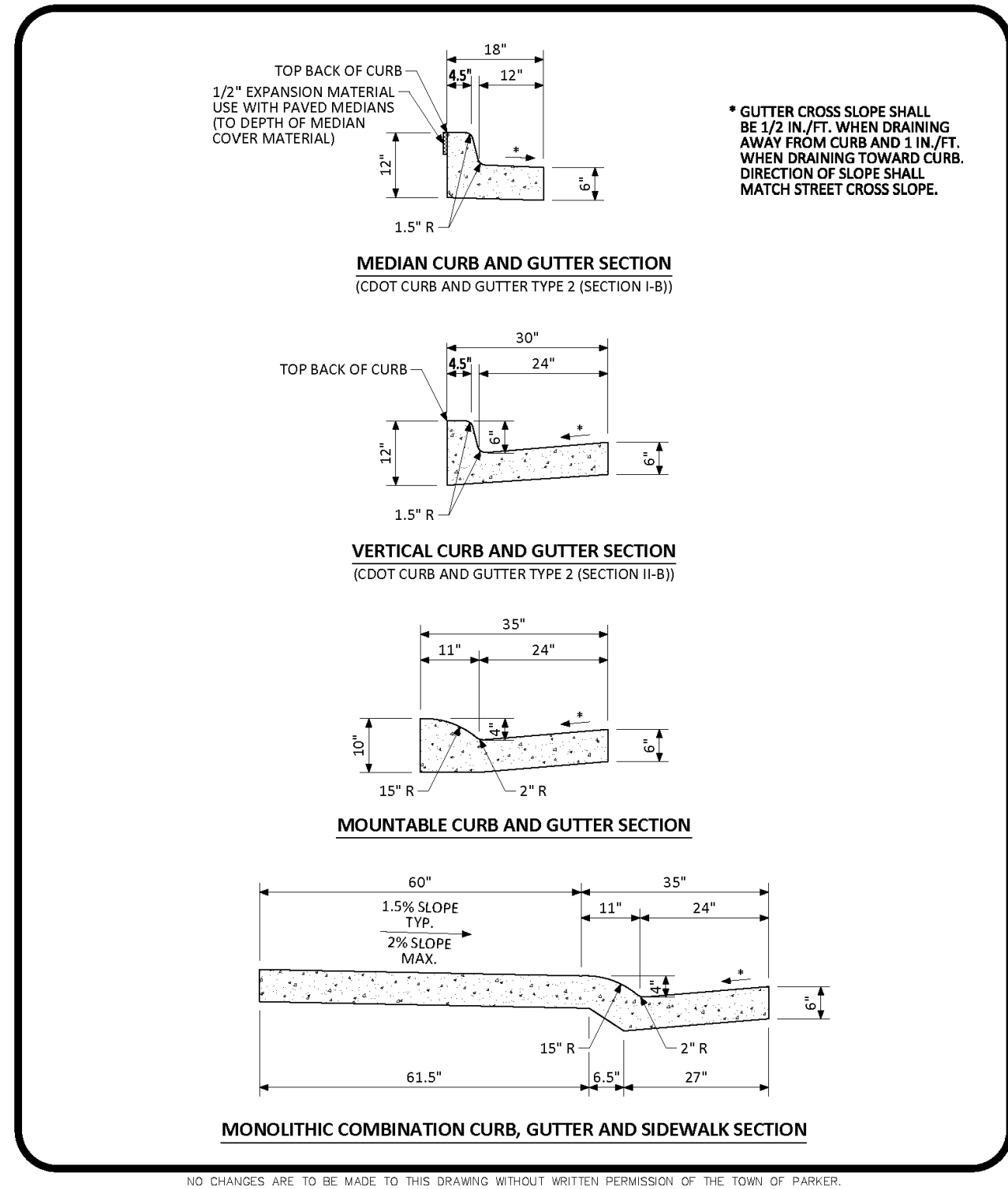
REV. BY: BOWMAN  
 M.D. P./C.M.: MANN  
 FILE NAME: CURRENT.DWG  
 S.I.S. NO.: 14-001-47

DRAWING TITLE: EC DETAILS

SHEET NO.: C17

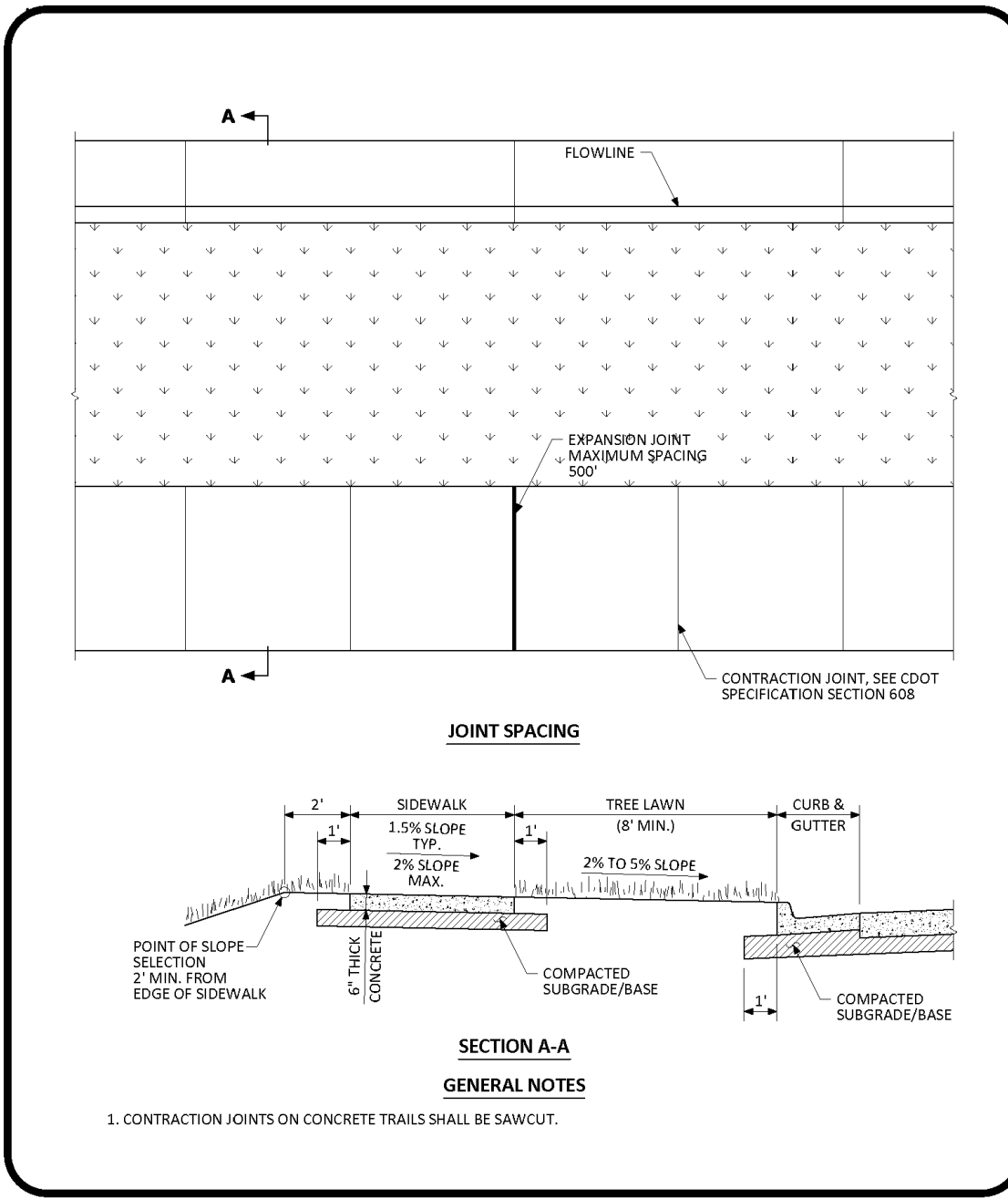


# MCDONALDS REMODEL AT PARKER CENTRAL AREA FILING NO. 5, BLOCK 1, LOT 2-CONSTRUCTION PLANS



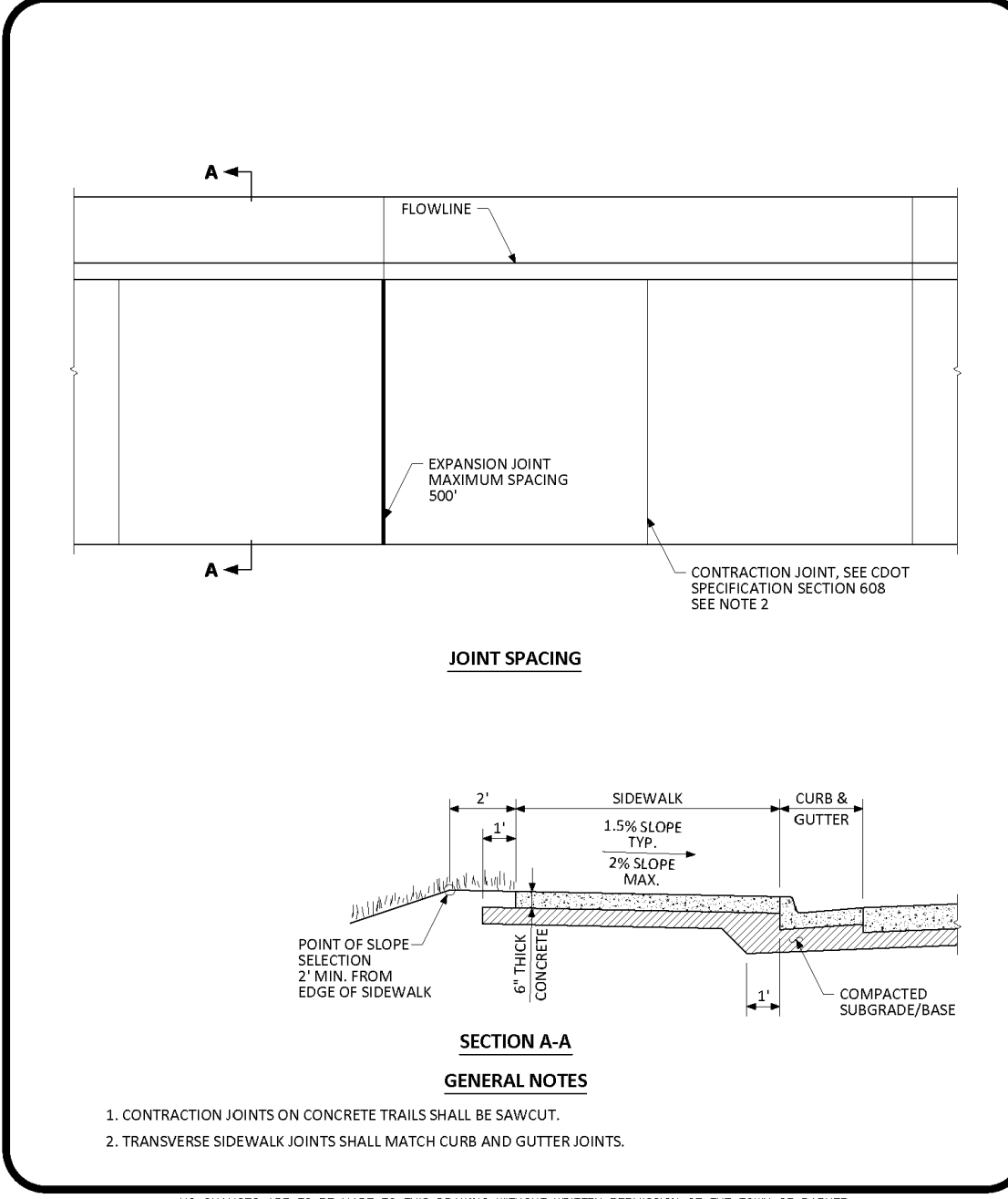
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

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



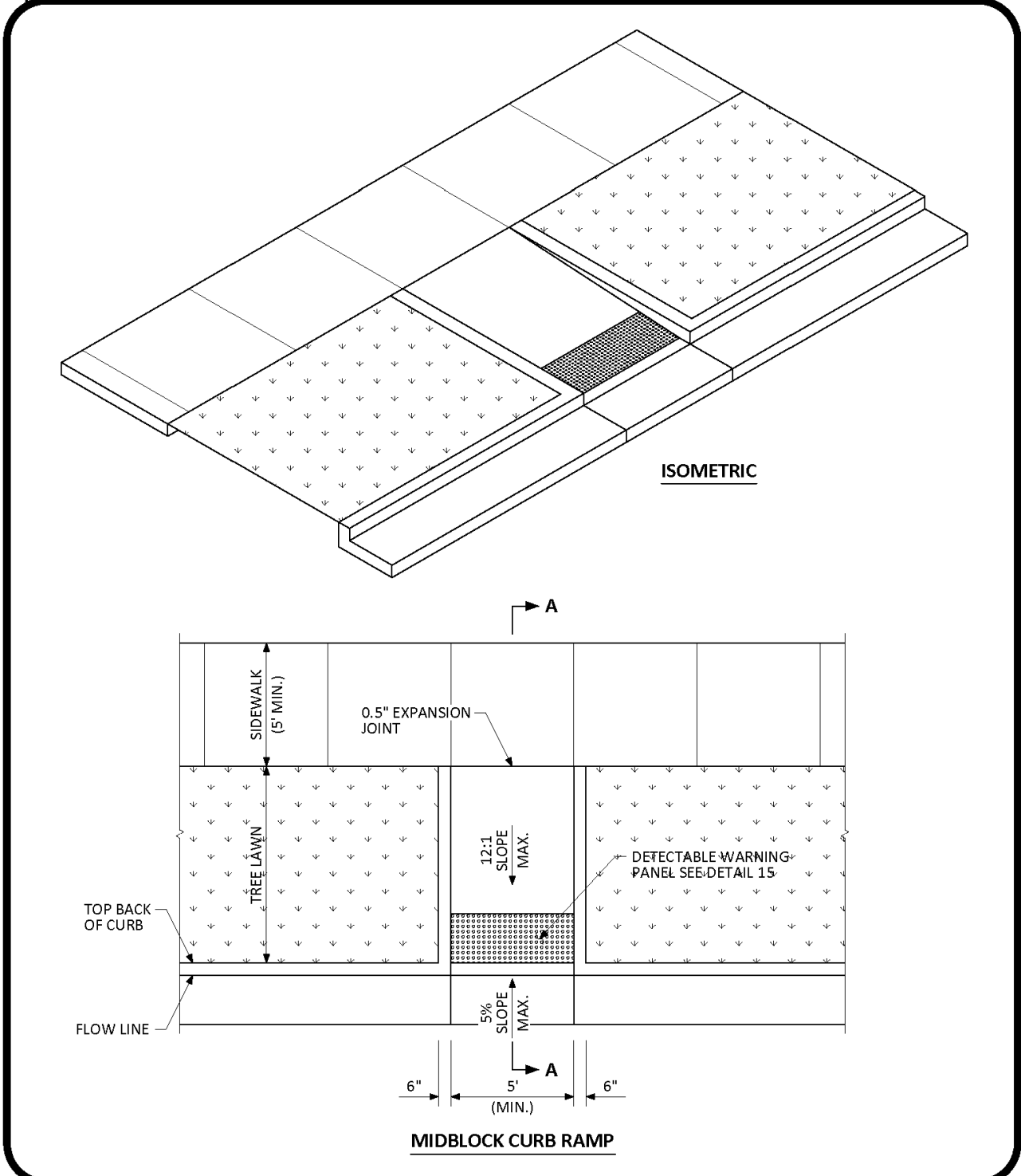
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**PARKER COLORADO** DETACHED SIDEWALK STANDARD DETAIL DATE NOVEMBER 2020 DETAIL 4 1 OF 2



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



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

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

CURB, SIDEWALK, AND GUTTER

D1

DETACHED SIDEWALK

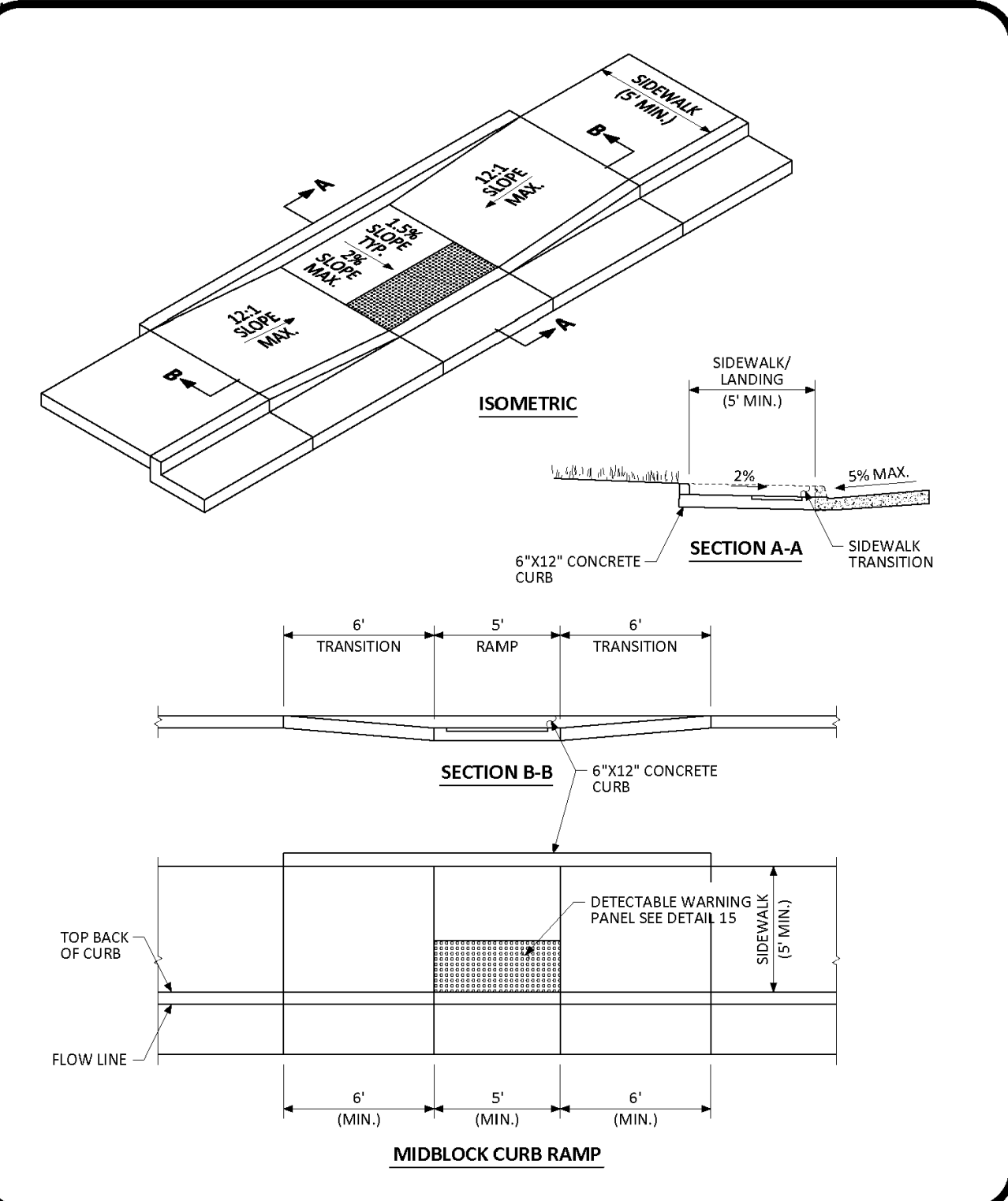
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ATTACHED SIDEWALK

D3

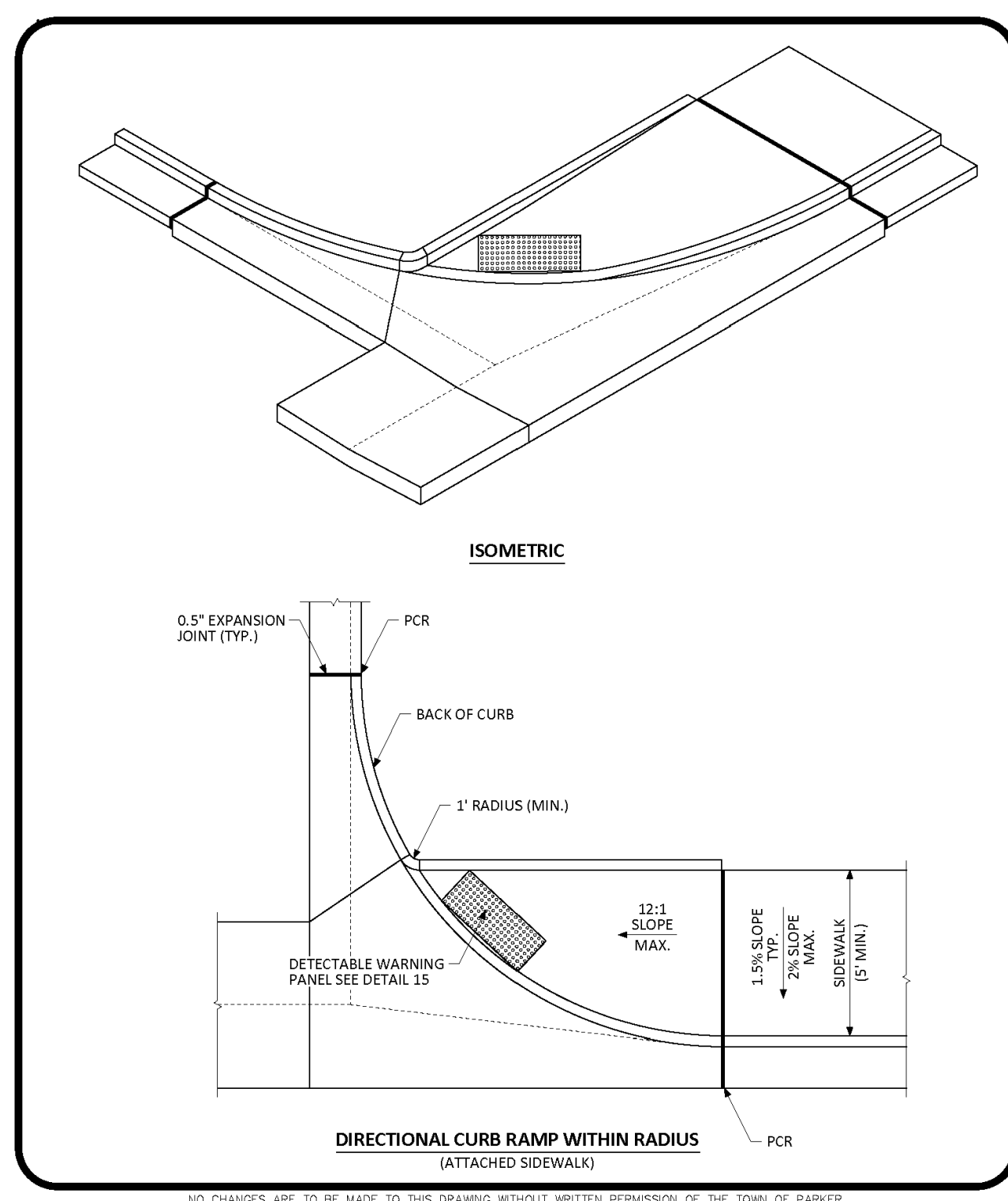
MIDBLOCK CURB RAMP

D4



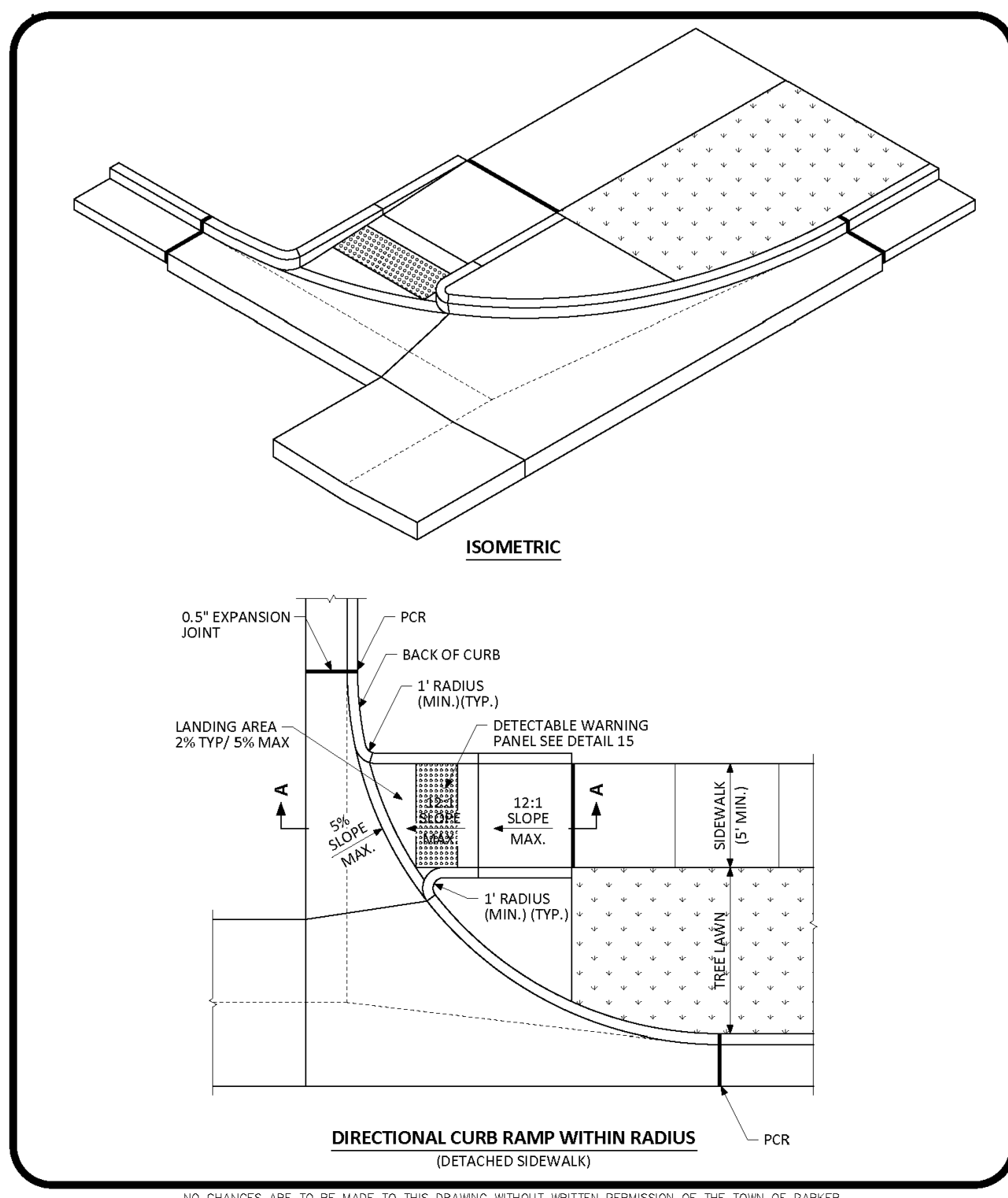
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

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



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



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**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, 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.

10950 S. PARKER ROAD  
 STATE COLORADO  
 CITY PARKER COUNTY DOUGLAS  
 ZIP CODE 80162  
 REGIONAL DISTRICT NO. 50162  
 MUNICIPAL DISTRICT NO. 7462

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

AS NOTED M&D REF: BOWAN  
 DATE: 03/20/2026 M&D P/C/M: MANN  
 DESIGNED BY: RJP  
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 CHECKED BY: RJP SLS JOB: 14-001-47

DRIVING TITLE: CONSTRUCTION DETAILS

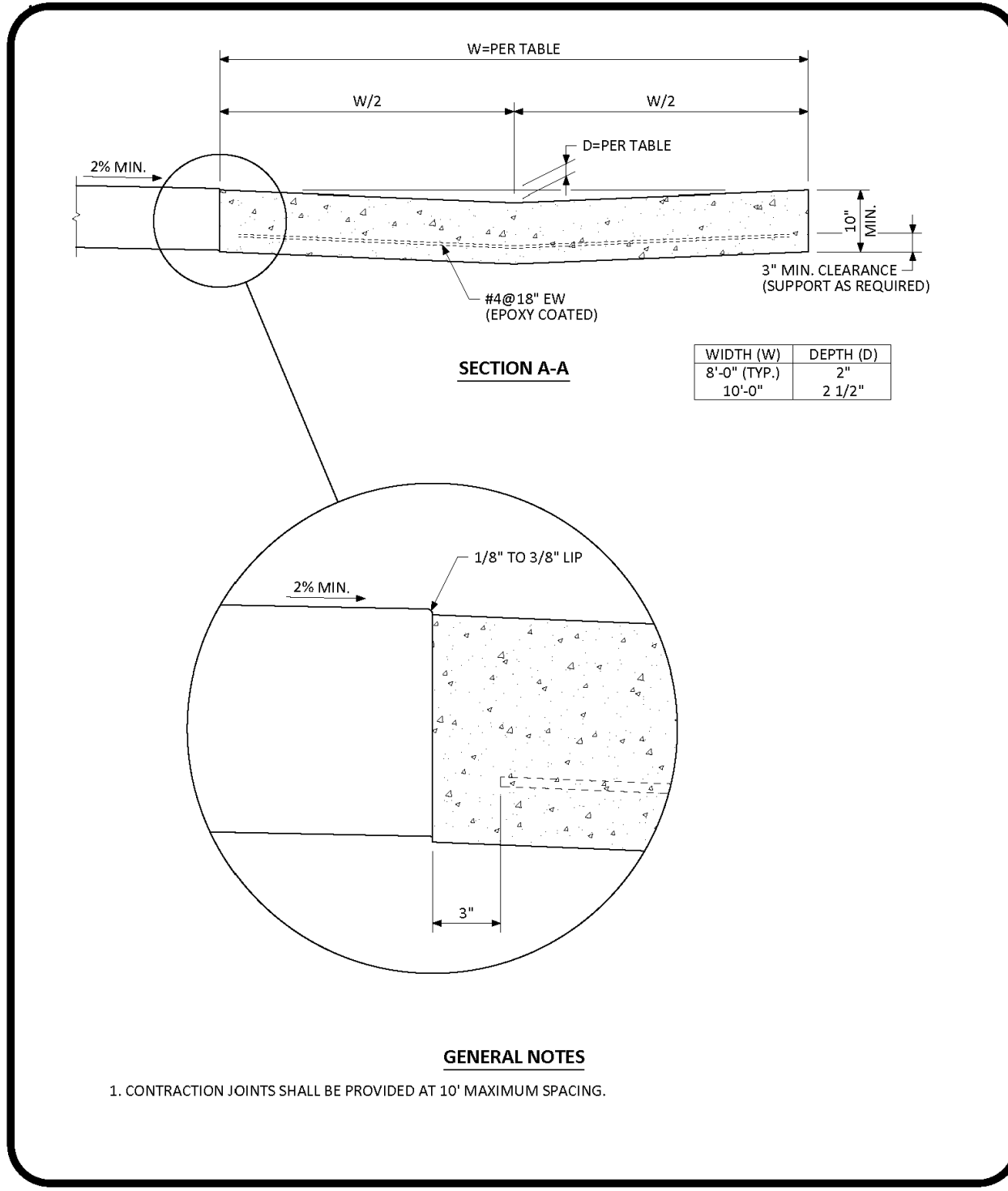
SHEET NO. C19

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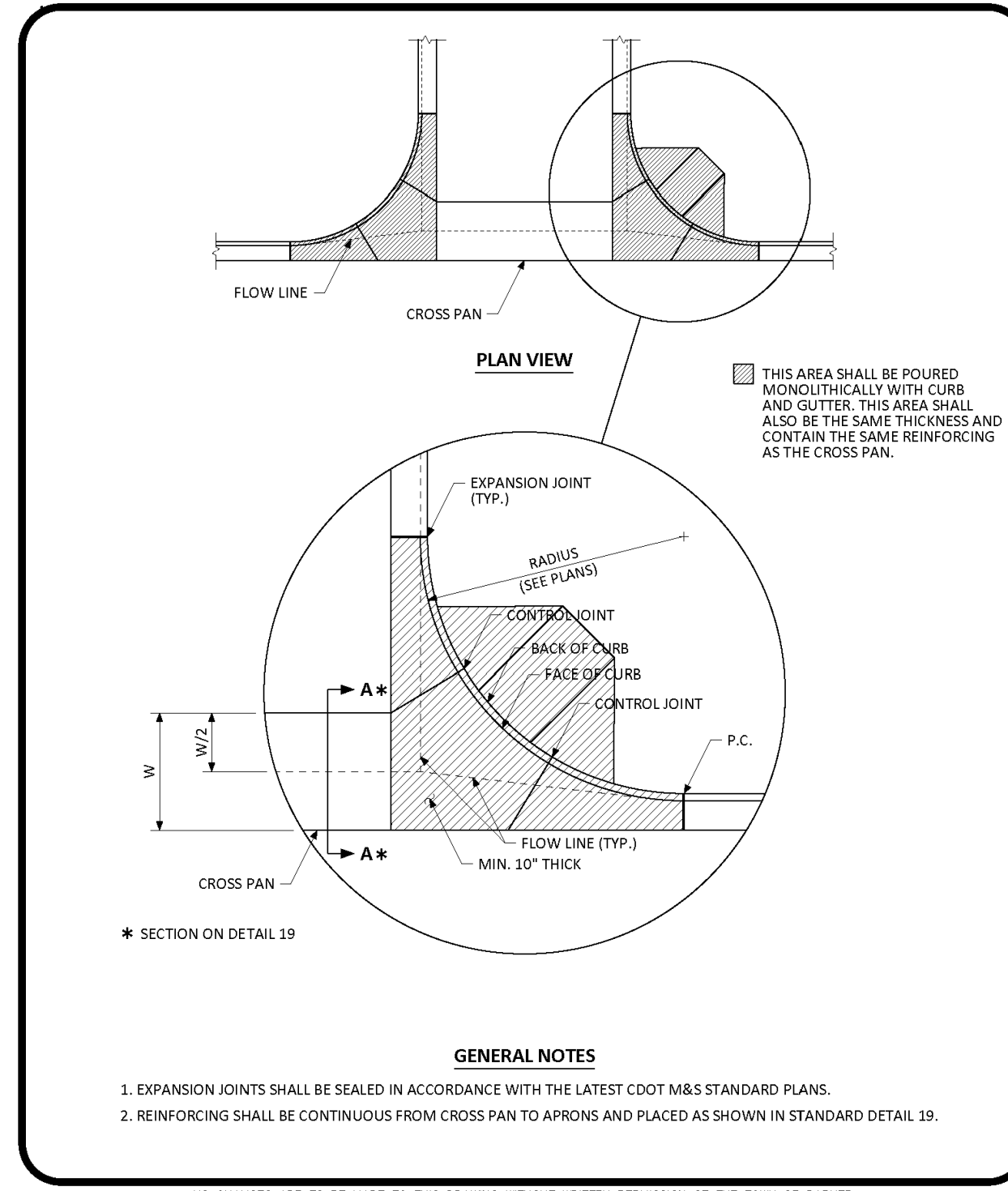
Town of Parker, Director of Engineering/Public Works Date

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



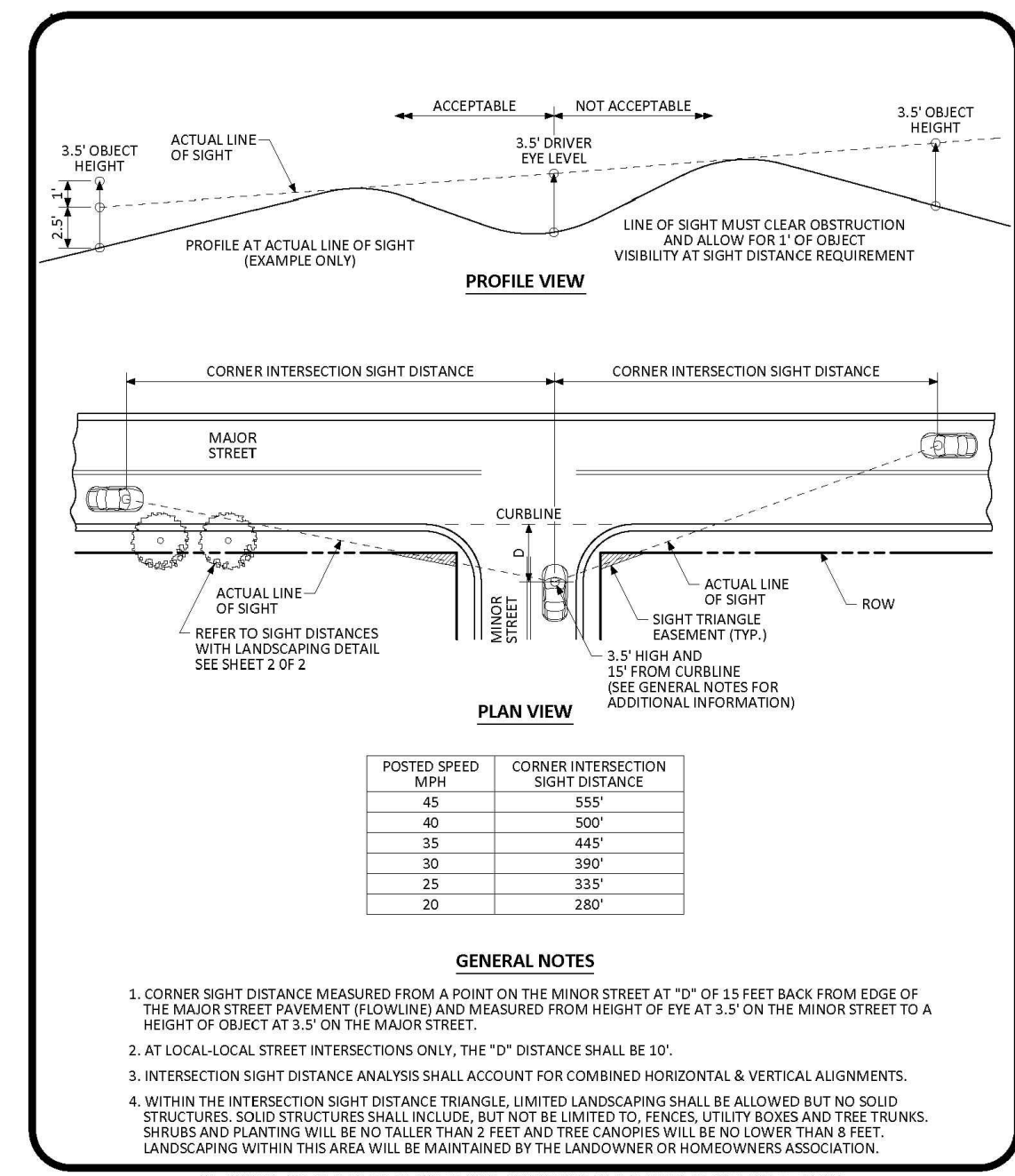
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

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



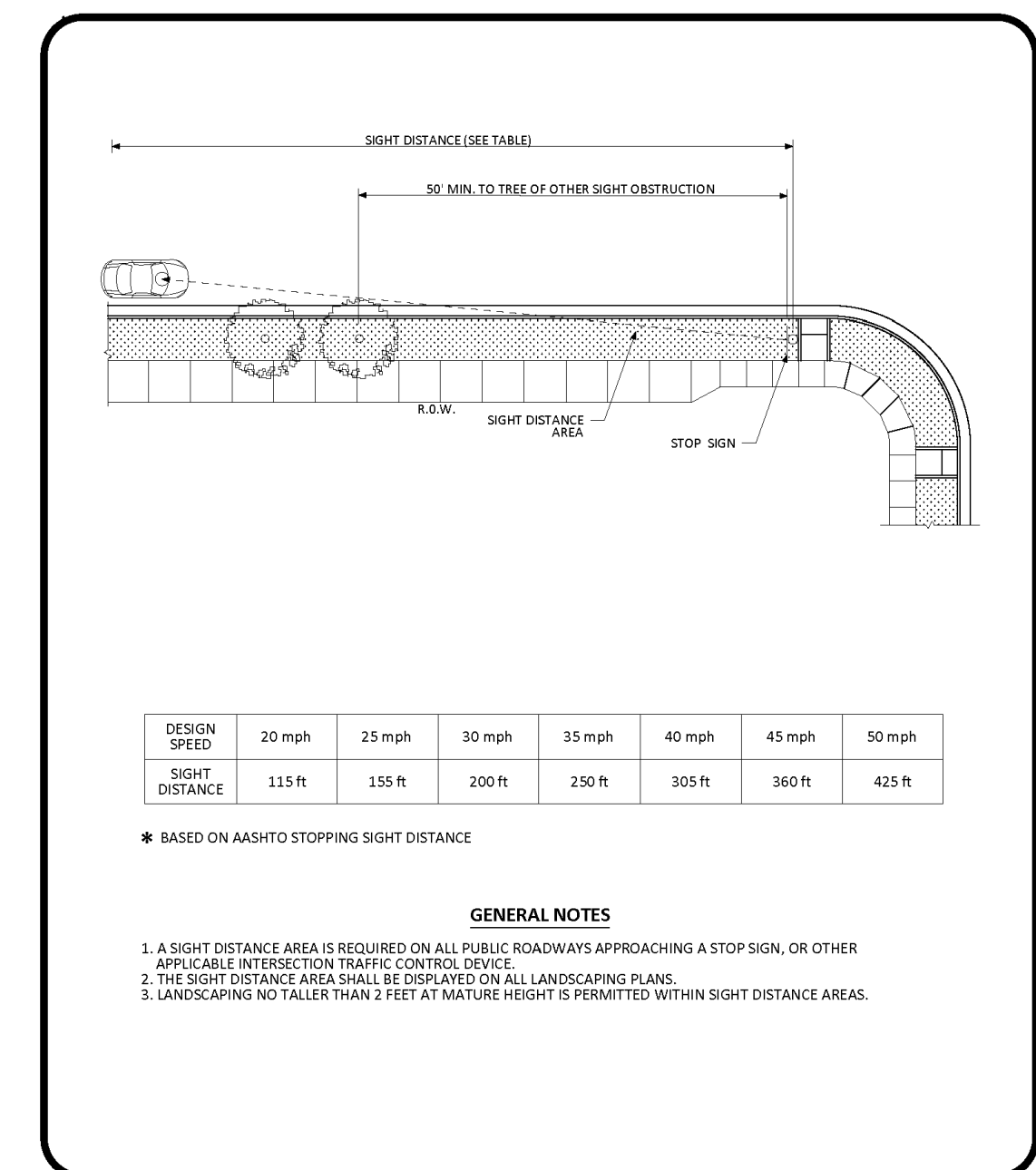
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

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



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



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

CROSS PAN

D8

CROSS PAN

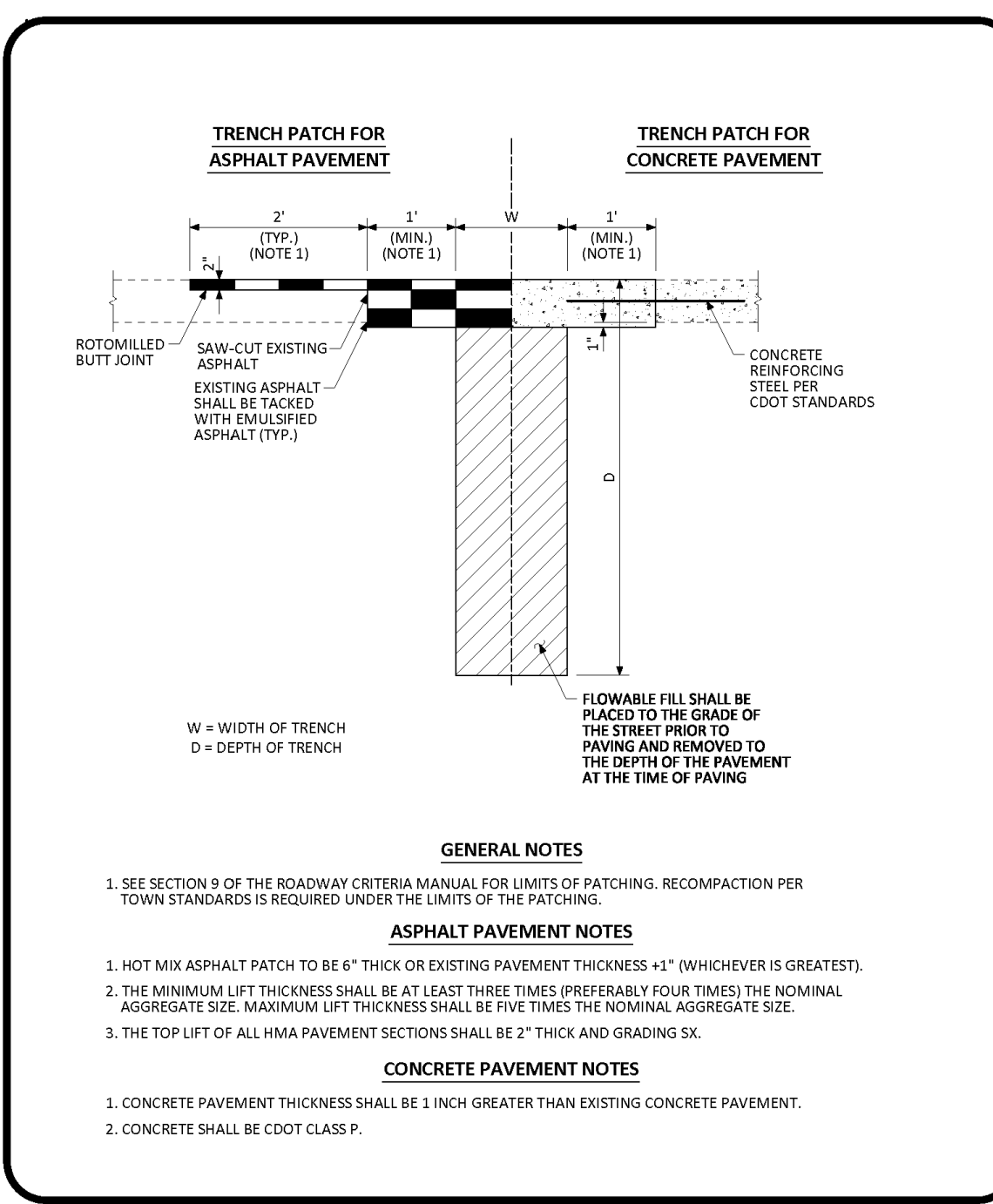
D9

INTERSECTION SITE DISTANCE

D10

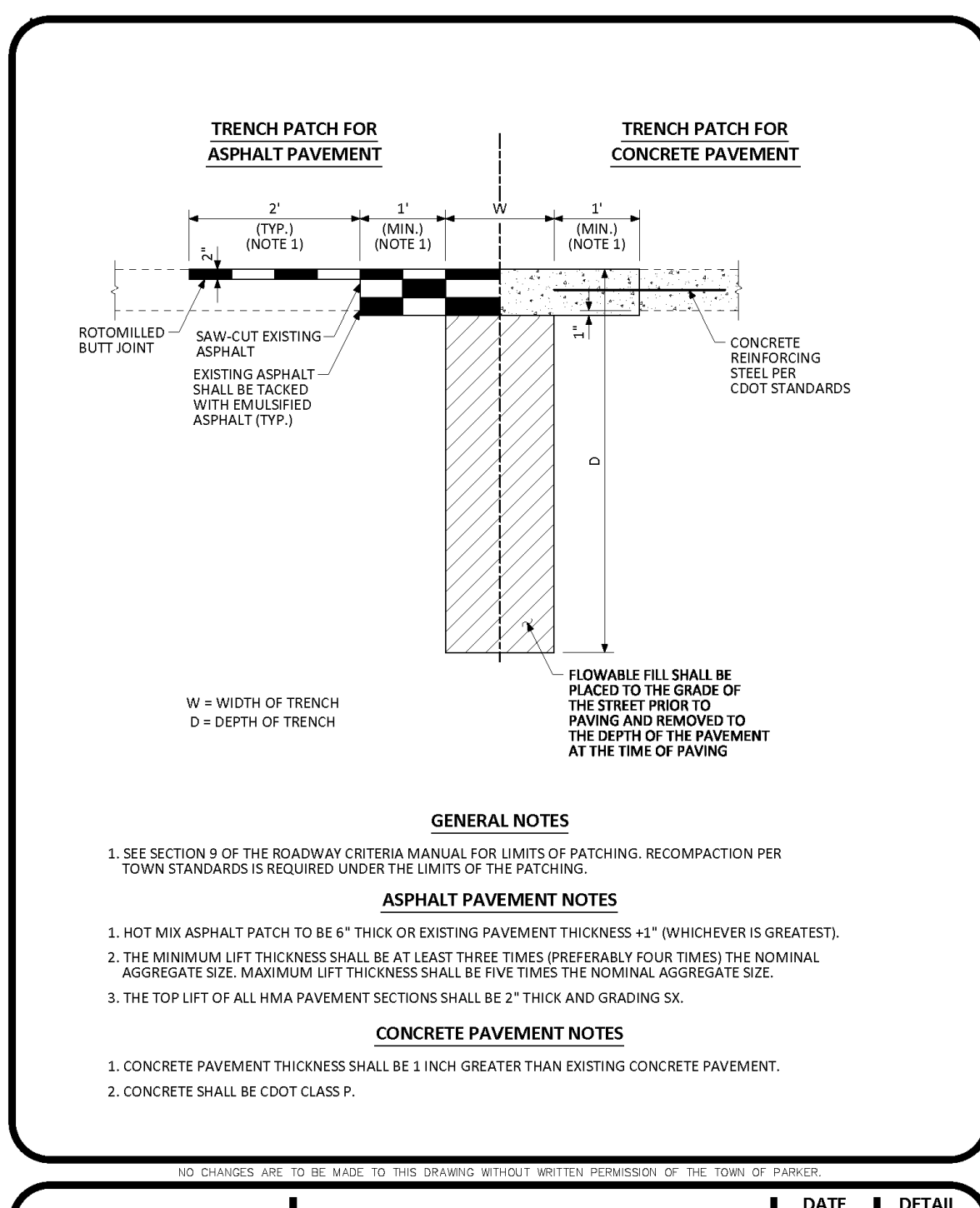
INTERSECTION SITE DISTANCE

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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NO. DATE REVISION DESCRIPTION

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FRANKTOWN, CO 80116  
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Robert J. Palmer, PE  
President

PREPARED UNDER THE DIRECT SUPERVISION OF:  
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REGISTERED PROFESSIONAL ENGINEER  
36320  
36320  
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DRAWN BY: RJP  
CHECKED BY: RJP

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

CONSTRUCTION DETAILS

SHEET NO. C20



