



REVIEW SHEET SUMMARY

FILE # 125-78

ITEM DEV. IN H.O. - BURGER KING

PC MEETING DATE \_\_\_\_\_

MCC/CC MEETING DATE \_\_\_\_\_

<u>DATE REC.</u>	<u>COMMENTS</u>	
12-12-78	CITY ENG.-RISH	(1) I don't understand the labeled "5' conc. walk (by us)" on s. side of frontage road. That side-walk is part of the public street and is to be constructed with the street and under the Developer's (Treece) Engineer's (Coburn) direct control. Piece-meal construction and/or responsibility on the public works improvements will not be permitted. Please explain to them how this works.  (2) Need some indication on site plan of how site drainage will be routed to the public drainage system (i.e. the street).  (3) Drive-thru seems logical with good stacking length.
12-12-78	MCKEE	Traffic circulation acceptable.
12-8-78	FIRE DEPT.	To meet required fire flow, a hydrant must be added along frontage road on North corner, minimum 8" diameter line.
12-29-78	MOUNTAIN BELL	No objections.
12-20-78	PUBLIC SERVICE	Electric: require easement to transformer location. Gas: no objections.
1-19-79	PARKS & RECREATION	I hope their elevations are 4700 and not 4200 as written. A 500' hole is not needed.
1-19-79	POLICE DEPARTMENT	Approved.
1-19-79	PUBLIC SERVICE	Gas: No objections Electric: Padmount Transformer to be located south of trash-bin and west of building
1-19-79	CITY UTILITIES	No comment. Need more detail on trash and sewer including proposed pick up point and access to pick up point.
1-19-79	FIRE DEPARTMENT	OK- submit plan of water supply for fire protection (line sizes and hydrant locations) for approval.
1-22-79	MOUNTAIN BELL	Utility easements satisfactory as shown.
1-22-79	CITY ENG-RISH	1- As instructed by Luther Musgrove on Nov. 2, 1978, I am holding up on review approval of construction plans for Horizon Circle until they submit revised details for Horizon Drive intersection. 2- Subdivision developer is responsible for completing construction of Horizon Circle and Horizon Drive median changes prior to opening of All the Kings Restaurant and Burger King. They agreed to this as "Phase I" for subdivision. 3- This grading plan shows west 1/3 of site draining to the Northwest corner. How will this runoff be routed to the storm drain system which is in Horizon Circle on the east edge of the site? 4- I assume their grading plan fits the developers planned grade for Horizon Circle.
1-22-79	CITY ENG.-MCKEE	None.

Subdivision Dev. in. H.O. - Burger King # 3

Date 29 Nov 78

Item # 125-79

Petitioner Burger King Corp.

S.O.I-70

Review Agencies Comments

Review Agencies Comments

ITEM PUT ON  
hold by request  
of Rick Benke  
Hold Com 20 Feb 79  
KGM



Action Taken

Action Taken

P.C. \_\_\_\_\_

P.C. \_\_\_\_\_

C.C. \_\_\_\_\_

C.C. \_\_\_\_\_

Comments

Comments



ITEMS REQUIRED FROM DEVELOPER

- Check
- Drainage
- Improvements
- Utility Agreement
- Landscaping
- Guarantee
- Title Investigation
- Covenants
- Annexation
- Other (Specify)

AVIGATION EASEMENT1601268 11:12 AM 05/04/92  
MONIKA TODD CLK&REC MESA COUNTY CO  
DOC EXEMPT

THIS EASEMENT is made and entered into by and between the WALKER FIELD, COLORADO, PUBLIC AIRPORT AUTHORITY, a body corporate and politic and constituting a political subdivision of the State of Colorado, hereinafter called GRANTEE, and \_\_\_\_\_

hereinafter, GRANTOR;

WHEREAS, Grantee is the owner and operator of Walker Field Airport situated in the County of Mesa, State of Colorado, and in close proximity to the land of Grantor, and Grantee desires to obtain and preserve for the use and benefit of the public a right of free and unobstructed flight for aircraft landing upon, taking off from, or maneuvering about said airport; and

WHEREAS, Grantor is the owner in fee simple of that certain parcel of land situated in the County of Mesa, State of Colorado, to wit:

NOW, THEREFORE, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor, for himself, his heirs, administrators, executors, successors and assigns, does hereby grant, bargain, sell and convey unto the Grantee, its successors and assigns, for the use and benefit of the public, an easement and right of way appurtenant to Walker Field Airport, for the passage of all aircraft ("aircraft" being defined for the purposes of this instrument as any device known or hereafter invented, used or designed for navigation or flight in the air) by whomsoever owned and operated, in the navigable airspace above the surface of Grantor's Property to an infinite height above said Grantor's property, together with the right to cause in said airspace such noise and vibrations, smoke, fumes, glare, dust, fuel particles and all other effects that may be caused by the normal operation of aircraft landing at or taking off from or operating at or on said Walker Field Airport, and Grantor hereby waives, remises and releases any right or cause of action which Grantor now has or which Grantor may have in the future against Grantee, its successors and assigns, due to such noise, vibrations, smoke, fumes, glare, dust, fuel particles and all other effects caused by the normal operation of such aircraft.

FURTHER, Grantor hereby covenants, for and during the life of this easement, that Grantor:

(a) shall not hereafter construct, permit or suffer to maintain upon said land any obstruction that extends into navigable airspace required for use of said airport runway surfaces; (Navigable airspace is defined for the purpose of this instrument

as airspace at and above the minimum flight altitudes, including take off and landing, as prescribed in Federal Aviation Administration Federal Air Regulations Part 91, and as such regulations are amended.)

(b) shall not hereafter use or permit or suffer use of said land in such a manner as to create electrical or electronic interference with radio communication or radar operation between the installation upon Walker Field Airport and aircraft, or to make it difficult for flyers to distinguish between airport lights and others or to result in glare in the eyes of flyers using the said airport, or to impair visibility in the vicinity of the airport, or otherwise to endanger the landing, taking off or maneuvering of aircraft.

Grantor agrees the aforesaid covenants and agreements shall run with the land for the benefit of Grantee, its successors and assigns, until said airport shall be abandoned and shall cease to be used for public airport purposes.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on this 8 day of April, A.D. 1992.

Robert Lukas

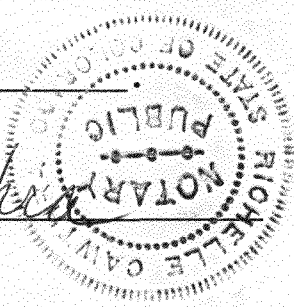
(Title)

STATE OF COLORADO )  
 ) ss.  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 8 day of April, A.D. 1992, by Robert Lukas.

My Commission expires: Nov 6, 1995

Rochelle Cawthon  
Notary Public



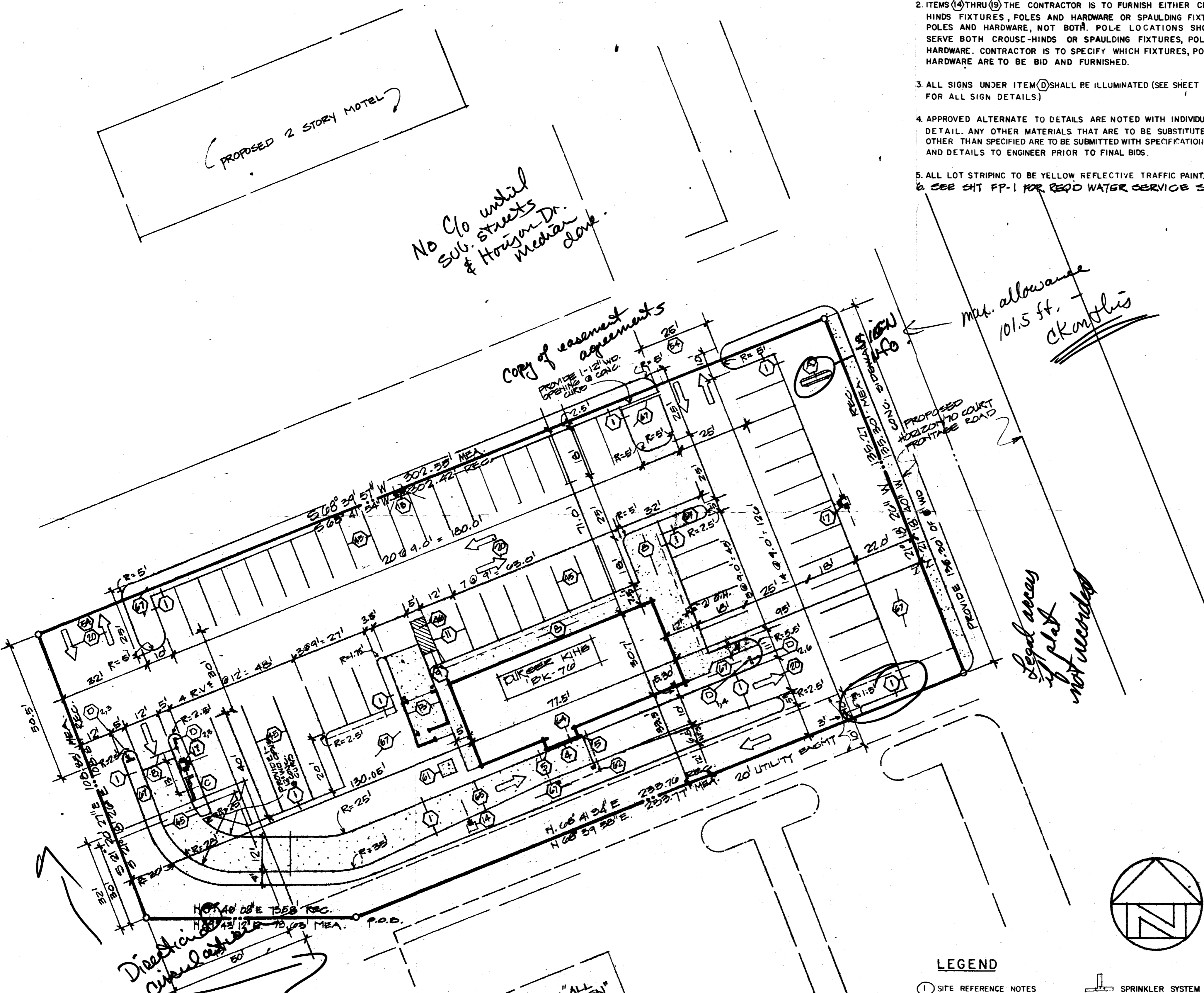
**NOTES**

**SITE REFERENCE NOTES**

- BOXES FILLED IN (■) ITEMS ① THRU ②⑤ INDICATES ITEMS EQUIPPED IN THIS CONTRACT, ALL OTHERS NOT IN THIS CONTRACT.
- ITEMS ④ THRU ⑨ THE CONTRACTOR IS TO FURNISH EITHER CROUSE-HINDS FIXTURES, POLES AND HARDWARE OR SPAULDING FIXTURES, POLES AND HARDWARE, NOT BOTH. POLE LOCATIONS SHOWN SERVE BOTH CROUSE-HINDS OR SPAULDING FIXTURES, POLES & HARDWARE. CONTRACTOR IS TO SPECIFY WHICH FIXTURES, POLES & HARDWARE ARE TO BE BID AND FURNISHED.
- ALL SIGNS UNDER ITEM ⑩ SHALL BE ILLUMINATED (SEE SHEET C-7 FOR ALL SIGN DETAILS).
- APPROVED ALTERNATE TO DETAILS ARE NOTED WITH INDIVIDUAL DETAIL. ANY OTHER MATERIALS THAT ARE TO BE SUBSTITUTED OTHER THAN SPECIFIED ARE TO BE SUBMITTED WITH SPECIFICATIONS AND DETAILS TO ENGINEER PRIOR TO FINAL BIDS.
- ALL LOT STRIPING TO BE YELLOW REFLECTIVE TRAFFIC PAINT.  
SEE SHT PP-1 FOR REQ'D WATER SERVICE SIZE

- ① 6" CONCRETE CURB
- ② 2'-0" CONCRETE CURB & GUTTER
- ③ STANDARD CURB NOSING
- ④ 9" BARRIER CURB
- ⑤ 6" TO 9" CURB TRANSITION
- ⑥ PRECAST CONCRETE WHEELSTOP
- ⑦ BRICK WALK DETAILS
- ⑧ ALTERNATE WALK DETAILS (EXPOSED AGGREGATE)
- ⑨ CONCRETE RAMP EXTERNAL
- ⑩ CONCRETE RAMP INTERNAL
- ⑪ HANDICAP PARKING STALL
- ⑫ TYPICAL CURBED PARKING STALL
- ⑬ BRICK TRASH ENCLOSURE
- ⑭ SINGLE C-H No. K25/40/X/51 SP. No. **11K 400-HPS-FG/41063-546-FA-1**
- ⑮ DOUBLE-90° K25/40/2X/52 **28KC 400-HPS-FG/41063-546-FA-2-90**
- ⑯ DOUBLE-0° K25/40/2X/53 **28KC 400-HPS-FG/41063-546-FA-2-0**
- ⑰ TRIPLE-90° K25/40/3X/54 **38KC 400-HPS-FG/41063-546-FA-3-90** SEE NOTE 2.
- ⑱ QUAD-90° K25/40/4X/55 **48KC 400-HPS-FG/41063-546-FA-4-90**
- ⑲ DOUBLE-180° K25/40/2X/56 **28KC 400-HPS-FG/41063-546-FA-2-180**
- ⑳ PAINTED TRAFFIC ARROWS
- ㉑ RETAINING WALL, TYPE A.
- ㉒ RETAINING WALL, TYPE B.
- ㉓ RETAINING WALL, TYPE C.
- ㉔ TYPICAL GUARD POST
- ㉕ CATCH BASIN / CATCH BASIN ALTERNATE
- ㉖ TRENCH DRAIN PREFORMED / TRENCH DRAIN CAST IN PLACE
- ㉗ MANHOLE, PRECAST
- ㉘ SOAKAGE PIT
- ㉙ ROOF DRAIN BUBBLER
- ㉚ ROOF DRAIN FLUME
- ㉛ DECORATIVE MASONRY WALL
- ㉜ HANDRAIL DETAIL
- ㉝ SEPTIC TANK DETAIL
- ㉞ COMBINATION SEPTIC TANK - DOSING TANK
- ㉟ GREASE INTERCEPTOR DETAIL (1200 GAL CAP)
- ㊱ SANITARY CLEAN OUT
- ㊲ DRAINFIELD DETAIL
- ㊳ WATER SERVICE WITH 1/2" METER MIN.
- ㊴ SEWER SERVICE
- ㊵ GAS SERVICE
- ㊶ 4" WIDE PAINTED STRIPES (SEE NOTE 5)
- ㊷ 4" WIDE PAINTED STRIPES 1.5 O.C. AT 45° (SEE NOTE 5)
- ㊸ 8" WIDE PAINTED STRIPES (SEE NOTE 5)
- ㊹ FRONT ENTRY WITH FRONT DOOR
- ㊺ FRONT ENTRY WITH SIDE DOOR
- ㊻ SIDE VESTIBULE WITH FRONT DOOR
- ㊼ SIDE VESTIBULE WITH BACK DOOR
- ㊽ TO BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS AND LOCAL STANDARDS
- ㊾ REPLACE OR RESTORE CURBING TO MATCH EXISTING CURBING AS REQUIRED
- ㊿ NEW PAVING TO BE COMPATIBLE WITH EXISTING GRADES
- Ⓚ EXISTING TO BE REMOVED AND/OR RELOCATED
- Ⓛ EXISTING TO REMAIN
- Ⓜ 1/2" G.I.P. WATER CONNECTION FROM MAIN WATER SERVICE TO HOSE BIER AT TRASH ENCLOSURE. SYSTEM TO BE INSULATED AND FROST PROOF THRU OUT WHERE REQUIRED
- Ⓨ EDGE OF PAVEMENT, NO CURB
- Ⓩ STANDARD TRAFFIC STOP SIGN WITH 18" STOP BAR ON PAVEMENT (SEE NOTE 5)
- ⓐ 1/2" G.I.P. SPRINKLER STUBS UNDER PAVEMENT
- ⓑ TRANSFORMER PAD AS REQUIRED BY POWER COMPANY
- ⓓ DRIVE-THRU CANOPY (E.V.)
- ⓔ ORDER STATION CANOPY SEE SHEET C-7 (ILLUMINATED)
- ⓕ CENTERLINE OF DRIVE-THRU WINDOW NOTE: ELEVATION OF DRIVE-THRU AT WINDOW EQUALS BUILDING FIN FLOOR
- ⓖ CONCRETE DRIVE-THRU APRON SEE GENERAL CONST. NOTE 13 (ON INDEX SHEET C-1)
- ⓗ 6" HIGH REDWOOD STOCKADE FENCE
- ⓘ PLANTING AREA

11K 400-HPS-FG/41063-546-FA-1	SEE NOTE 2.
28KC 400-HPS-FG/41063-546-FA-2-90	
28KC 400-HPS-FG/41063-546-FA-2-0	
38KC 400-HPS-FG/41063-546-FA-3-90	
48KC 400-HPS-FG/41063-546-FA-4-90	
28KC 400-HPS-FG/41063-546-FA-2-180	



**ON SITE SIGNS**

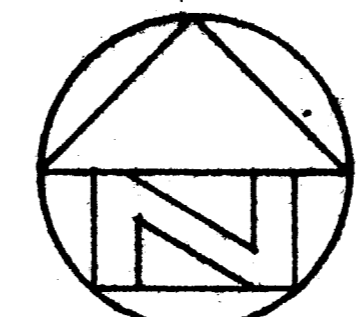
- ① BURGER KING LOGO (ILLUMINATED) (w/ OIT)
- ② CAUTION CLEARANCE 11'-0" (NON-ILLUMINATED)
- ③ ORDER STATION (ILLUMINATED)
- ④ SIGN CABINET (ILLUMINATED)
- ① BURGER KING LOGO
- ② DRIVE-THRU
- ③ DIRECTIONAL ARROW
- ④ THANK YOU
- ⑤ ENTER ONLY
- ⑥ EXIT ONLY
- ⑦ NO EXIT
- ⑧ ONE WAY
- ⑨ RIGHT TURN ONLY
- ⑩ MESSAGE/SYMBOL BOTH SIDES

**LANDSCAPE REFERENCE NOTES**

- ① SHADE TREE 15'-20' HT.
- ② ORNAMENTAL TREE 12'-15' HT.
- ③ EVERGREEN TREE 15'-20' HT.
- ④ EVERGREEN HEDGE 2'-3' HT.
- ⑤ MEDIUM EVERGREEN SHRUBS 5'-6' HT.
- ⑥ LOW EVERGREEN SHRUBS 2'-3' SPD.
- ⑦ SPECIMEN SHRUBS 2'-3' HT.
- ⑧ ROUGH GROUND COVER - SIZE VARIES.
- ⑨ GRASSED AREA
- ⑩ 5" RIVER RUN GRAVEL ON POLYETHYLENE
- ⑪ 3" PINE BARK CHIPS ON POLYETHYLENE
- ⑫ EXISTING TREE TO REMAIN INTACT. NECESSARY PRUNING, FERTILIZING AND MAINTENANCE TO BE PERFORMED BY A QUALIFIED NURSERYMAN.
- ⑬ TRANSPLANT EXISTING TREE IF FEASIBLE
- ⑭ MINIMUM WORK TO BE PERFORMED SHALL CONFORM WITH BURGER KING SPECIFICATIONS, NOV. 1974, ITEM 0280
- ⑮ 1" PEE-ROCK GRAVEL ON POLYETHYLENE

**LEGEND**

- ① SITE REFERENCE NOTES
- ② LANDSCAPE REFERENCE NOTES
- ③ PROPOSED ELEVATION/CONTOUR
- ④ EXISTING CONTOUR
- ⑤ EXISTING SPOT ELEVATION
- ⑥ PROPOSED YARD LIGHT
- ⑦ PROPOSED CONCRETE CURB
- ⑧ EXISTING CURB
- ⑨ BUILDING TIE LOCATION
- ⑩ SPRINKLER SYSTEM (PROPOSED)
- ⑪ EXISTING STORM SEWER & SIZE
- ⑫ PROPOSED STORM SEWER
- ⑬ EXISTING SANITARY SEWER & SIZE
- ⑭ PROPOSED SANITARY SEWER
- ⑮ EXISTING WATER MAIN & SIZE
- ⑯ PROPOSED WATER CONNECTION
- ⑰ EXISTING GAS LINE & SIZE
- ⑱ PROPOSED GAS CONNECTION



*need landscape info.*  
*File copy*  
*BK*

DATE 12-4-78  
DRAWN BY D. SINDLER CHECKED BY H.A.M.P.  
RESTAURANT FOR:  
JACK LEE MEYER  
PROFESSIONAL ENGINEER  
A-3282 L 50+ CAR PARKING