

GENERAL NOTES:

1.

ALL MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE LATEST EDITION OF THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AND THE TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL.
2.

ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT. THE TOWN RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
3.

A PRECONSTRUCTION MEETING SHALL BE SCHEDULED A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. A PRECONSTRUCTION MEETING WILL NOT BE SCHEDULED UNTIL THE GRADING PERMIT AND ALL OTHER NECESSARY PERMITS HAVE BEEN OBTAINED.
4.

THE TOWN INSPECTOR SHALL BE CONTACTED A MINIMUM OF 24 HOURS PRIOR TO A NECESSARY INSPECTION. IF A TOWN INSPECTOR IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE PERMITTEE MAY COMMENCE WORK IN THE TOWN INSPECTOR'S ABSENCE. HOWEVER, THE TOWN OF PARKER RESERVES THE RIGHT TO REJECT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.
5.

LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION IN ACCORDANCE WITH ALL STATE AND LOCAL LAWS. THE CONTRACTOR SHALL FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
6.

THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS, APPROVED BY THE TOWN OF PARKER DIRECTOR OF ENGINEERING/PUBLIC WORKS, AND ONE (1) COPY OF THE ROADWAY DESIGN AND CONSTRUCTION CRITERIA AT THE JOB SITE AT ALL TIMES.
7.

A PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE SUBMITTED TO THE TOWN OF PARKER FOR ACCEPTANCE WITH THE RIGHT-OF-WAY USE PERMIT APPLICATION. A PERMIT WILL NOT BE ISSUED WITHOUT AN APPROVED TRAFFIC CONTROL PLAN FOR USE DURING CONSTRUCTION.
8.

ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF WORKERS PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION."
9.

COMPACTION OF ALL TRENCHES MUST BE ATTAINED AND COMPACTION TEST RESULTS SUBMITTED TO THE DEVELOPMENT REVIEW ENGINEER IN PRELIMINARY FORM PRIOR TO PAVING AND IN FINAL FORM PRIOR TO PROBATIONARY ACCEPTANCE.
10.

THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION. THE PLAN MAY BE MODIFIED AS FIELD CONDITIONS WARRANT WITH APPROVAL FROM THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.
11.

THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN PROPER TRAFFIC CONTROL DEVICES UNTIL THE SITE IS OPEN TO TRAFFIC. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION.
12.

PLANS ARE APPROVED FOR PERIOD OF 1 (ONE) YEAR FROM THE DATE SHOWN ON THE TOWN OF PARKER SIGNATURE BLOCK. PLANS SHALL BE RESUBMITTED TO THE TOWN FOR APPROVAL AFTER 1 YEAR. THE COST OF THE PLAN RE-REVIEW AND RE-ACCEPTANCE WILL BE CHARGED BACK TO THE DEVELOPER INCLUDING ALL TIME AND EXPENSES OF THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.
13.

REPAIR OF ANY DAMAGE TO EXISTING IMPROVEMENTS OR LANDSCAPING IS THE RESPONSIBILITY OF THE CONTRACTOR. SUCH RESTORATION MAY BE REQUIRED TO BE COMPLETED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
14.

ALL DAMAGED EXISTING CURB, GUTTER, AND SIDEWALK SHALL BE REPAIRED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
15.

ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR "STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY." FOR INFORMATION, PLEASE CONTACT COLORADO DEPARTMENT OF HEATH, WATER QUALITY CONTROL DIVISION, WQCD-PE-92, 4300 CHERRY DRIVE SOUTH, DENVER, COLORADO 80222-1530. ATTENTION: PERMITS AND ENFORCEMENT SECTION. PHONE (303) 692-3500.
16.

IF DEWATERING IS REQUIRED, A STATE CONSTRUCTION DEWATERING DISCHARGE PERMIT IS REQUIRED FOR DISCHARGES TO A STORM SEWER, CHANNEL, IRRIGATION DITCH, ANY STREET THAT IS TRIBUTARY TO THE AFOREMENTIONED FACILITIES, OR ANY WATER OF THE UNITED STATES.
17.

ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBER ARE PUBLIC DOCUMENTS ON FILE WITH THE COUNTY CLERK AND RECORDER'S OFFICE.

TOWN OF PARKER

PUBLIC WORKS
20120 E. MAIN STREET
PARKER, CO 80138
(303) 840-9546

GAS PROVIDER

XCEL ENERGY
550 15TH STREET, SUITE 700
DENVER, CO 80202 1-800-628-2121

WATER/SEWER PROVIDER

PARKER WATER AND SANITATION DISTRICT
18100 E. WOODMAN DR,
PARKER, CO 80134
(303) 841-4627
CONTACT: ROBERT RAMSEY

ELECTRIC PROVIDER

CORE ELECTRIC COOPERATIVE
5496 NORTH U.S. HIGHWAY 85
SEDALIA, CO 80135
(303) 688-3100
CONTACT: BROOKS KAUFMAN

FIRE PROTECTION

PARKER FIRE PROTECTION DISTRICT
10235 PARKGLENN WAY
PARKER, CO 80138
(720) 274-3700

CABLE PROVIDER

XFINITY STORE BY COMCAST
18300 COTTONWOOD DR, SUITE 101
PARKER, CO 80138
(800) 934-6489

DEVELOPER

HUNTINGTON NATIONAL BANK
720-254-7258
CONTACT: CHRIS EVANS
CHRIS.EVANS@HUNTINGTON.COM

CIVIL ENGINEER

PERCEPTION DESIGN GROUP, INC.
6901 SOUTH PIERCE STREET, SUITE 315,
LITTLETON, CO 80128
303-232-8088
CONTACT: JERRY DAVIDSON
J.DAVIDSON@PERCEPTIONDESIGNGROUP.COM

LIGHTING ENGINEER

WHS ENGINEERING
2012 WEST 25TH STREET
CLEVELAND, OH 44113
216-990-2344
CONTACT: SUE DUNMIRE
SUE@WHS-ENG.COM

ARCHITECT

VOCON
3142 PROSPECT AVENUE E
CLEVELAND, OH 44115
216-329-9535
CONTACT: AMY SUBA
AMY.SUBA@VOCON.COM

LANDSCAPE ARCHITECT

JUMP DESIGN COMPANY
1733 S. CLARKSON STREET
DENVER, CO 80210
303-282-0463
CONTACT: TOM JUMP
TOMJ@JUMPDESIGNCO.COM

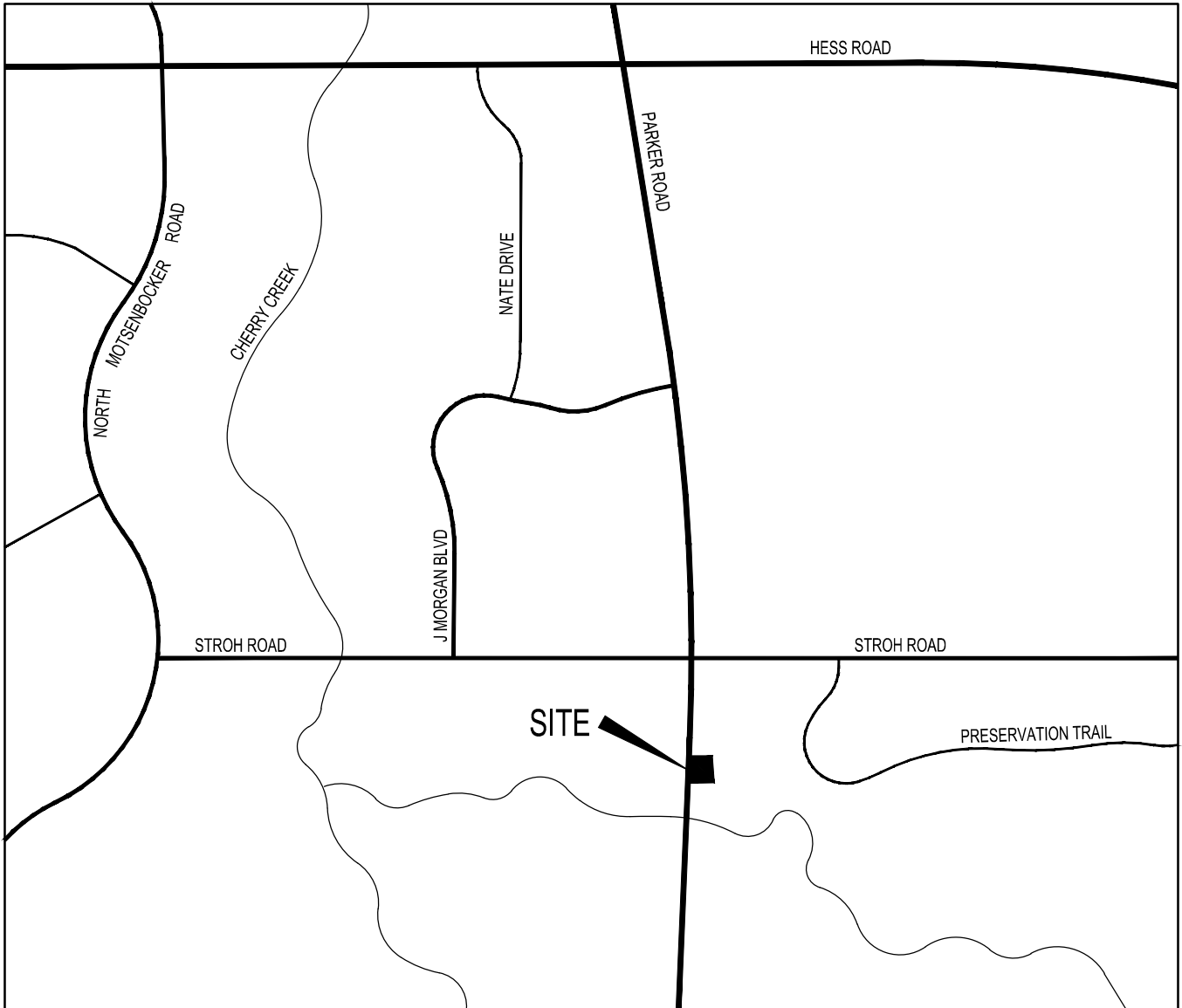
SURVEYOR

ENGINEERING SERVICE COMPANY
1300 SOUTH POTOMAC STREET, SUITE 126
AURORA, CO 80012
(303) 337-1393
CONTACT: JEFFERY A. MILLER
JEFFM@ENGINEERINGSERVICECO.COM

SITE DEVELOPMENT CONSTRUCTION PLANS
HUNTINGTON NATIONAL BANK

LOT 3A, PARKER POINTE SUBDIVISION FILING NO. 1, AMENDMENT NO. 1

LOCATED IN THE NE 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



VICINITY MAP

SCALE: 1" = 500'



LEGEND

	PROPERTY LINE		EXISTING CONTOUR
	PROPOSED HANDICAP PARKING STALL		PROPOSED CONTOUR
	PROPOSED PARKING COUNT PER ROW		FINISHED GRADE AT BOTTOM OF WALL
	PROPOSED LANDSCAPED AREA		PROPOSED SPOT ELEVATION
	PROPOSED SIDEWALK		EXISTING SPOT ELEVATION
	PROPOSED HANDICAP RAMP		FLOWLINE ELEVATION
	PROPOSED SITE SIGNAGE		TOP OF CURB ELEVATION
	PROPOSED HEAVY-DUTY CONCRETE PAVEMENT		SIDEWALK ELEVATION
	EXISTING CURB AND GUTTER		HIGH POINT ELEVATION
	PROPOSED CURB AND GUTTER WITH SPILL PAN		LOW POINT ELEVATION
	PROPOSED CURB AND GUTTER WITH CATCH PAN		EXISTING ELECTRIC/TELEPHONE/GAS/FIBER LINE
	SAWCUT LINE		EXISTING STORM SEWER WITH MANHOLE
			EXISTING SANITARY SEWER WITH MANHOLE
			EXISTING WATERLINE WITH HYDRANT
			PROPOSED STORM SEWER W/ MANHOLE AND INLET
			PROPOSED SANITARY SEWER W/ MANHOLE AND CLEANOUT
			PROPOSED WATERLINE AND HYDRANT
			PROPOSED WATER SERVICE LINE
			EASEMENT
			TRANSFORMER

SIGHT DISTANCE CERTIFICATION

"I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PROPOSED SUBDIVISION, _____, IS DESIGNED IN ACCORDANCE WITH THE TOWN OF PARKER SIGHT DISTANCE CRITERIA AND WITH AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAY & STREETS.

JERRY W. DAVIDSON

DATE

LEGAL DESCRIPTION

PARCEL A:

LOT 3A, PARKER POINTE SUBDIVISION FILING NO. 1, AMENDMENT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED JULY 31, 2024 AT RECEPTION NO. 2024031650, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL B:

THOSE BENEFICIAL EASEMENTS AS CREATED AND SET FORTH IN THE DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED NOVEMBER 12, 2024 AT RECEPTION NO. 2024048912.

THE ABOVE LEGAL DESCRIPTION DESCRIBES A PORTION OF THAT LAND CONTAINED IN SPECIAL WARRANTY DEED RECORDED ON NOVEMBER 12, 2024 AT RECEPTION NUMBER 2024048912 IN DOUGLAS COUNTY, COLORADO.

ASSURANCE NOTE: THE ABOVE LEGAL DESCRIPTION DESCRIBES ALL THAT LAND INSURED IN SCHEDULE A(S) OF TITLE COMMITMENT NUMBER NCS-265590-CO PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH A COMMITMENT DATE OF JUNE 3, 2025.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NORTH LINE OF THE NE 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN HAVING A GRID BEARING OF S89°59'29"W PER COLORADO STATE PLAND COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983, MONUMENTED BY A 3-1/4" ALUMINUM CAP ON A #6 REBAR WITH APPROPRIATE MARKINGS AND STAMPED "AZTEC, 2018, PLS 22561" FOUND IN A RANGE BOX AT THE NORTHEAST CORNER OF SAID SECTION 3 AND BY A 3-1/4" ALUMINUM CAP ON A #6 REBAR WITH APPROPRIATE MARKINGS AND STAMPED "2006, PLS 29761" FOUND IN A RANGE BOX AT THE NORTH 1/4 CORNER OF SAID SECTION 3, WITH BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

BENCHMARK:

BENCHMARK: DOUGLAS COUNTY GIS CONTROL MONUMENT 1060032 - 3-1/4" ALUMINUM CAP DCGIS MONUMENT FLUSH WITH GRADE, LOCATED AT THE STROTH RANCH SOCCER PARK IN THE SOUTHEAST CORNER OF THE PARKING LOT.
ELEVATION: 5903.17 FEET (NAVD 1988 DATUM).
THE CONTOURS SHOWN HEREON ARE AT ONE (1) FOOT INTERVALS.

TOWN OF PARKER PLAN SET

C0.00	COVER SHEET
C0.01	TOWN GENERAL NOTES
C0.02	TOWN GENERAL NOTES
C0.03	GENERAL NOTES
C3.10	SIGNAGE AND STRIPING PLAN
C3.11	HORIZONTAL CONTROL PLAN AND TABLES
C4.10	GRADING PLAN
C5.00	CBMP COVER SHEET
C5.01	CBMP NOTES
C5.10	INITIAL CBMP PLAN
C5.11	INTERIM CBMP PLAN
C5.12	FINAL CBMP PLAN
C5.90-C5.97	CBMP DETAILS
C7.10	STORM PLAN AND PROFILE PLAN
C7.90-C7.91	STORM SEWER DETAILS
C9.10-C9.11	CONSTRUCTION DETAILS

PARKER WATER AND SANITATION PLAN SET

C6.00	WATER AND SEWER COVER SHEET
C6.01	WATER AND SEWER GENERAL NOTES
C6.10	OVERALL UTILITY PLAN
C6.90-C6.92	WATER AND SEWER DETAILS

ENGINEER'S CERTIFICATION

I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS FOR HUNTINGTON NATIONAL BANK WERE PREPARED BY ME (OR UNDER MY DIRECT SUPERVISION) IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL.

JERRY W. DAVIDSON

REGISTERED PROFESSIONAL ENGINEER

STATE OF COLORADO NO. _____

PERCEPTION DESIGN GROUP INC.

ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO WATER UTILITY STANDARDS. THE NUMBER AND LOCATION OF THE FIRE HYDRANTS AS SHOWN ON THE OVERALL UTILITY PLAN ARE CORRECT AS SPECIFIED BY THE TOWN OF PARKER, COMMUNITY DEVELOPMENT DEPARTMENT.

FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE

(NOTE - UNDERGROUND FIRE LINE (UFL) SUBMITTAL DOCUMENTS MUST MEET THE REQUIREMENTS OF NFPA 24 WHEN SUBMITTING FOR REVIEW.)

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.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

COVER SHEET

HUNTINGTON NATIONAL BANK

LOT 3A, PARKER POINTE SUBDIVISION FILING NO. 1, AMENDMENT NO. 1,
LOCATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE 6TH P.M., TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

Design By:

CLN

Approved By:

JVD

Project No.:

2025-005

SHEET

C0.00

PREPARED UNDER THE DIRECT SUPERVISION OF JERRY W. DAVIDSON, P.E. COLORADO REG # 30226 FOR AND ON BEHALF OF PERCEPTION DESIGN GROUP, INC.

REVISIONS	DATE	DESCRIPTION
	09/17/25	1ST SUBMITTAL

GENERAL NOTES

- THE TYPE, SIZE, LOCATION, AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ON THE SITE, AND OFFSITE IN WORK AREAS. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO DATE OF CONSTRUCTION. FOR INFORMATION CONTACT: UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) - 1-800-922-1987. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.



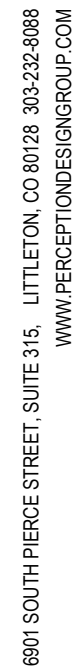
SITE/GRADING GENERAL NOTES

- THE TYPE, SIZE, LOCATION, AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ON THE SITE, AND OFFSITE IN WORK AREAS. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO DATE OF CONSTRUCTION. FOR INFORMATION CONTACT: UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) - 1-800-922-1987. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.



MSE RETAINING WALL GENERAL NOTES

- THE TYPE, SIZE, LOCATION, AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ON THE SITE, AND OFFSITE IN WORK AREAS. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO DATE OF CONSTRUCTION. FOR INFORMATION CONTACT: UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) - 1-800-922-1987. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.



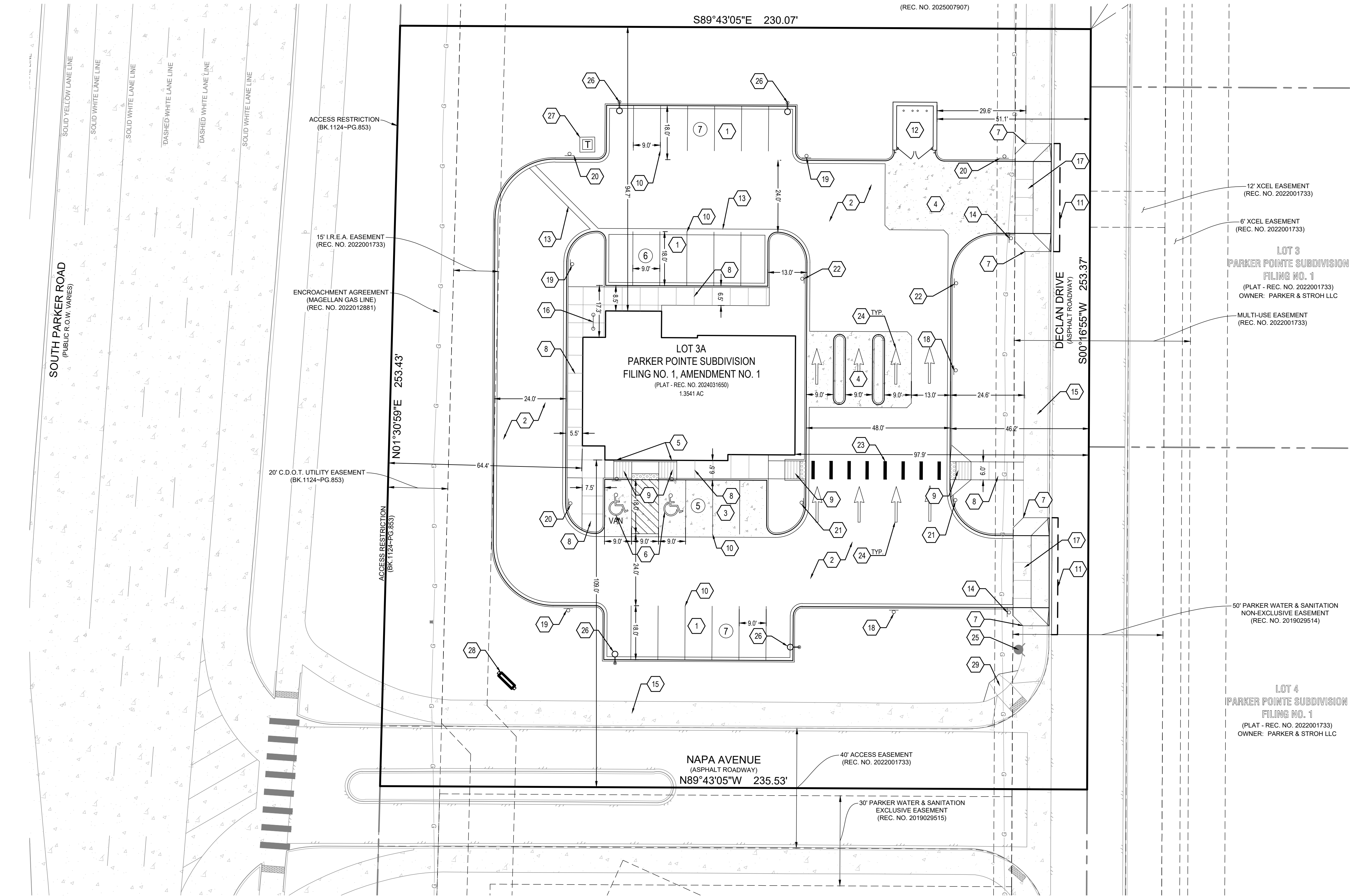
REVISIONS

HUNTINGTON NATIONAL BANK

RANGE 66 WEST OF THE 6TH P.M., TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET

C0.03



BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NORTH LINE OF THE NE 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN HAVING A GRID BEARING OF S89°52'29\"W PER COLORADO STATE PLAND COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983, MONUMENTED BY A 3-1/4\" ALUMINUM CAP ON A #6 REBAR WITH APPROPRIATE MARKINGS AND STAMPED \"AZTEC, 2016, PLS 23761\" FOUND IN A RANGE BOX AT THE NORTHEAST CORNER OF SAID SECTION 3 AND BY A 3-1/4\" ALUMINUM CAP ON A #6 REBAR WITH APPROPRIATE MARKINGS AND STAMPED \"2006, PLS 23761\" FOUND IN A RANGE BOX AT THE NORTH 1/4 CORNER OF SAID SECTION 3, WITH BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

BENCHMARK:

BENCHMARK: DOUGLAS COUNTY GIS CONTROL MONUMENT 1060032 - 3-1/4\" ALUMINUM CAP DOGS MONUMENT FLUSH WITH GRADE, LOCATED AT THE STROH RANCH SOCCER PARK IN THE SOUTHEAST CORNER OF THE PARKING LOT. ELEVATION: 5903.17 FEET (NAVD 1988 DATUM). THE CONTOURS SHOWN HEREON ARE AT ONE (1) FOOT INTERVALS.



THE TYPE, SIZE, LOCATION, AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ON THE SITE, AND OFFSITE IN WORK AREAS. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO DATE OF CONSTRUCTION. FOR INFORMATION CONTACT: UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) - 1-800-922-1987. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

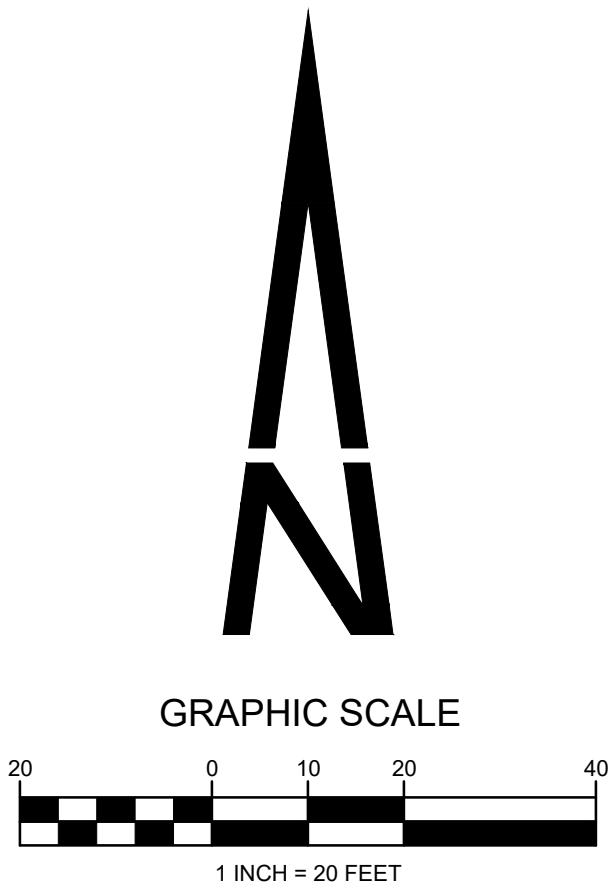
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.

LEGEND

	PROPERTY LINE		EXISTING CURB AND GUTTER
	PROPOSED HANDICAP PARKING STALL		PROPOSED CURB AND GUTTER WITH SPILL PAN
	PROPOSED PARKING COUNT PER ROW		PROPOSED CURB AND GUTTER WITH CATCH PAN
	PROPOSED LANDSCAPED AREA		SAWCUT LINE
	PROPOSED SIDEWALK		EASEMENT
	PROPOSED HANDICAP RAMP		TRANSFORMER
	PROPOSED SITE SIGNAGE		
	PROPOSED HEAVY-DUTY CONCRETE PAVEMENT		

CONSTRUCTION NOTES

1. CONSTRUCT STANDARD DUTY ASPHALT PAVEMENT IN PARKING STALLS. SEE GEOTECHNICAL REPORT FOR REQUIREMENTS.
2. CONSTRUCT HEAVY DUTY ASPHALT PAVEMENT IN DRIVE LANES. SEE GEOTECHNICAL REPORT FOR REQUIREMENTS.
3. CONSTRUCT STANDARD DUTY CONCRETE PAVEMENT. SEE GEOTECHNICAL REPORT FOR REQUIREMENTS.
4. CONSTRUCT HEAVY DUTY CONCRETE PAVEMENT. SEE GEOTECHNICAL REPORT FOR REQUIREMENTS.
5. INSTALL ACCESSIBLE PARKING SIGN. INSTALL VAN PLACARD ON WEST STALL. SEE SHEET C9.10.
6. PAINT ACCESSIBLE SYMBOL. SEE SHEET C9.10.
7. MATCH EXISTING SIDEWALK.
8. CONSTRUCT CONCRETE SIDEWALK AT WIDTH SHOWN. SEE SHEET C9.10.
9. CONSTRUCT ACCESSIBLE RAMP. SEE SHEETS C9.11.
10. PAINT PARKING LOT STRIPING WITH WHITE TRAFFIC PAINT.
11. SAWCUT PAVEMENT 2' OFF PROPOSED CONCRETE LIP. DISPOSE OF OFF SITE. SEE SHEET C9.12. PATCH BACK WITH SAME DEPTH ASPHALT. MATCH EXISTING ALIGNMENT AND GRADE.
12. SEE BUILDING PLANS FOR TRASH ENCLOSURE CONSTRUCTION DETAILS.
13. CONSTRUCT 2' VALLEY PAN. SEE SHEET C9.10 FOR DETAIL.
14. INSTALL R1-1 STOP SIGN. SEE SHEET C9.10.
15. EXISTING SIDEWALK TO REMAIN.
16. INSTALL BIKE RACK FOR 2 BIKES. SEE SHEET C9.10.
17. REMOVE EXISTING SIDEWALK. INSTALL DRIVEWAY ACCESS CUT. SEE SHEET C9.11.
18. INSTALL NO PARKING FIRE LANE SIGN A. SEE SHEET C9.10.
19. INSTALL NO PARKING FIRE LANE SIGN B. SEE SHEET C9.10.
20. INSTALL NO PARKING FIRE LANE SIGN C. SEE SHEET C9.10.
21. INSTALL ONE-WAY SIGN. SEE SHEET C9.10.
22. INSTALL DO NOT ENTER SIGN. SEE SHEET C9.10.
23. PAINT CROSSWALK WITH WHITE TRAFFIC PAINT. 1' WIDE 6' O.C. MATCH SIDEWALK WIDTH.
24. PAINT DIRECTIONAL ARROW.
25. EXISTING FIRE HYDRANT.
26. INSTALL LIGHT POLE. SEE PHOTOMETRIC PLAN FOR DETAILS.
27. CONCEPTUAL LOCATION FOR SITE TRANSFORMER. SEE SITE ELECTRICAL PLAN FOR EXACT LOCATION.
28. CONCEPTUAL SITE SIGN LOCATION. SEPARATE PLAN AND PERMIT REQUIRED. CONTRACTOR TO COORDINATE SUBMITTAL.
29. CONSTRUCT 5' WIDE CONCRETE LANDING @ 1.8% TOWARDS STREET.



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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

SIGNING AND STRIPING PLAN

HUNTINGTON NATIONAL BANK

LOT 3A: PARKER POINT SUBDIVISION FILING NO. 1, AMENDMENT NO. 1
LOCATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE 6TH P.M., TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

Design By: CLN
Approved By: JVD
Project No.: 2025-005

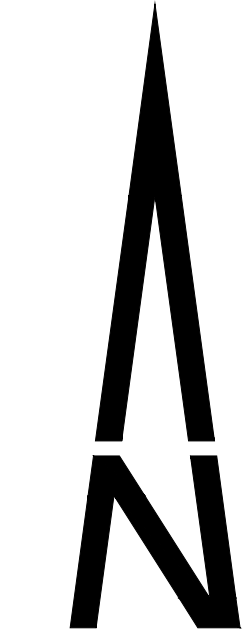
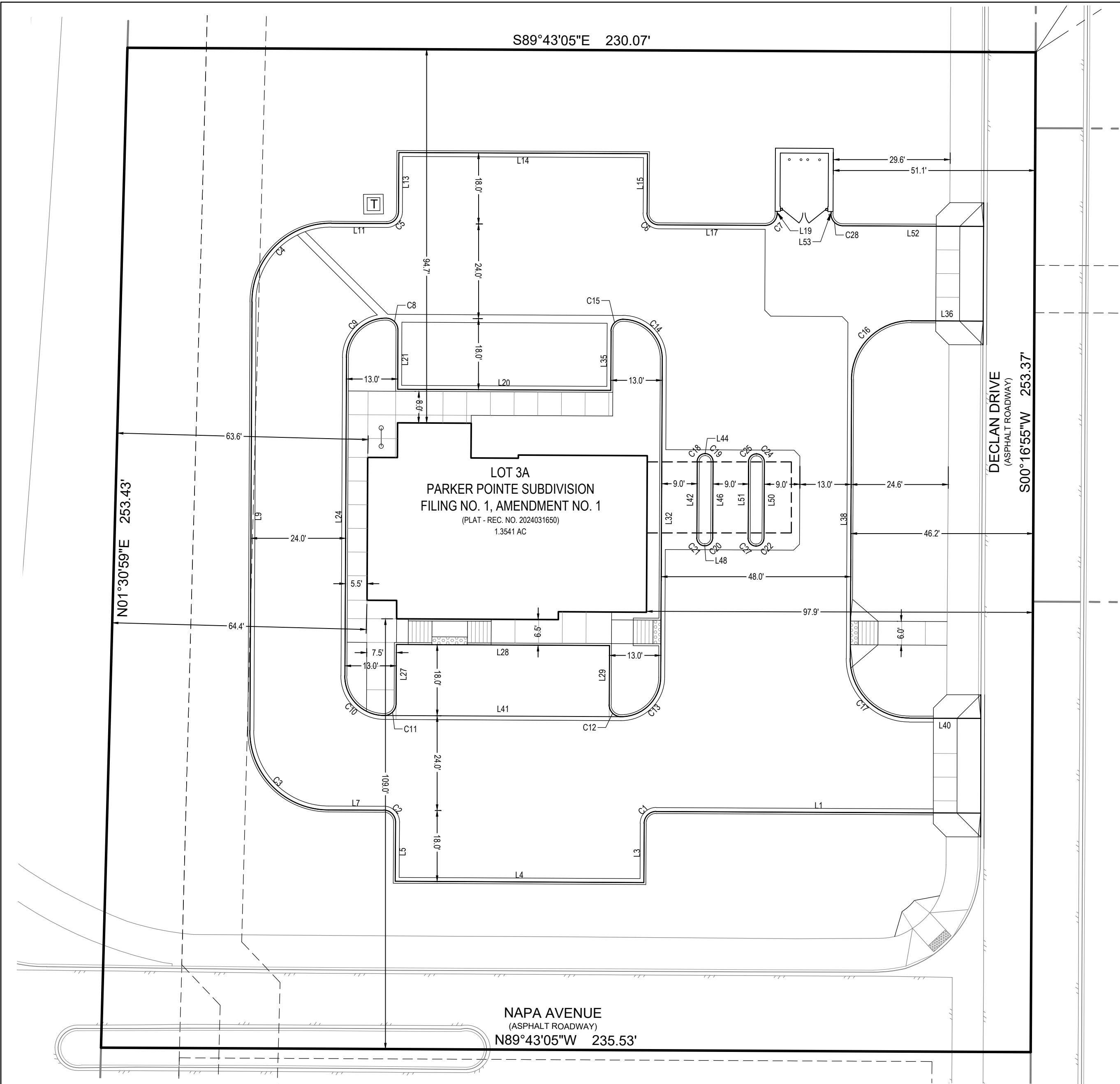
SHEET

C3.10

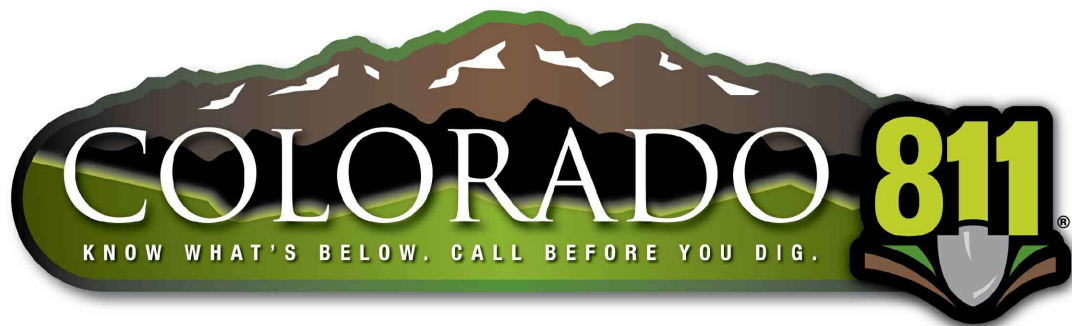
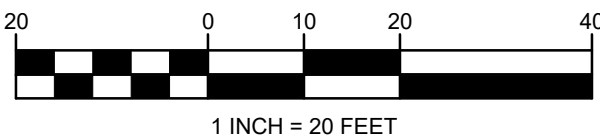
PREPARED UNDER THE DIRECT SUPERVISION OF
JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
FOR AND ON BEHALF OF
PERCEPTION DESIGN GROUP, INC.

DATE	DESCRIPTION	REVISIONS
09/17/25	1ST SUBMITTAL	





GRAPHIC SCALE



BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NORTH LINE OF THE NE 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN HAVING A GRID BEARING OF S89°59'29"W PER COLORADO STATE PLAND COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983, MONUMENTED BY A 3-1/4" ALUMINUM CAP ON A #6 REBAR WITH APPROPRIATE MARKINGS AND STAMPED "AZTEC, 2018, PLS 22561" FOUND IN A RANGE BOX AT THE NORTHEAST CORNER OF SAID SECTION 3 AND BY A 3-1/4" ALUMINUM CAP ON A #6 REBAR WITH APPROPRIATE MARKINGS AND STAMPED "2006, PLS 29761" FOUND IN A RANGE BOX AT THE NORTH 1/4 CORNER OF SAID SECTION 3, WITH BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

BENCHMARK:

BENCHMARK: DOUGLAS COUNTY GIS CONTROL MONUMENT 1060332 - 3-1/4" ALUMINUM CAP DGIS MONUMENT FLUSH WITH GRADE, LOCATED AT THE STROH FRANCH SOCCER PARK IN THE SOUTHEAST CORNER OF THE PARKING LOT. ELEVATION: 5903.17 FEET (NAVD 1988 DATUM). THE CONTOURS SHOWN HEREON ARE AT ONE (1) FOOT INTERVALS.

THE TYPE, SIZE, LOCATION, AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ON THE SITE, AND OFFSITE IN WORK AREAS. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO DATE OF CONSTRUCTION. FOR INFORMATION CONTACT: UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) - 1-800-922-1987. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.

Parcel Line and Curve Table

Line #/Curve #	Length	Bearing/Delta	Radius	CHORD BEARING	CHORD DISTANCE
C1	4.71'	90°00'00"	3.00	S45° 16' 54.55"W	S45° 16' 54.55"W
C2	4.71'	90°00'00"	3.00	N44° 43' 05.45"W	N44° 43' 05.45"W
C3	31.42'	90°00'00"	20.00	N44° 43' 05.45"W	N44° 43' 05.45"W
C4	31.42'	90°00'00"	20.00	N45° 16' 54.55"E	N45° 16' 54.55"E
C5	4.71'	90°00'00"	3.00	N45° 16' 54.55"E	N45° 16' 54.55"E
C6	4.71'	90°00'00"	3.00	S44° 43' 05.45"E	S44° 43' 05.45"E
C7	4.71'	90°00'00"	3.00	N45° 16' 54.59"E	N45° 16' 54.59"E
C8	4.71'	90°00'00"	3.00	N44° 43' 05.45"W	N44° 43' 05.45"W
C9	15.71'	90°00'00"	10.00	S45° 16' 54.55"W	S45° 16' 54.55"W
C10	15.71'	90°00'00"	10.00	S44° 43' 05.45"E	S44° 43' 05.45"E
C11	4.71'	90°00'00"	3.00	N45° 16' 54.55"E	N45° 16' 54.55"E
C12	4.71'	90°00'00"	3.00	S44° 43' 05.45"E	S44° 43' 05.45"E
C13	15.71'	90°00'00"	10.00	N45° 16' 54.55"E	N45° 16' 54.55"E
C14	15.71'	90°00'00"	10.00	N44° 43' 05.45"W	N44° 43' 05.45"W
C15	4.71'	90°00'00"	3.00	S45° 16' 54.55"W	S45° 16' 54.55"W
C16	23.56'	90°00'00"	15.00	S45° 16' 54.55"W	S45° 16' 54.55"W
C17	23.56'	90°00'00"	15.00	S44° 43' 05.45"E	S44° 43' 05.45"E
C18	3.14'	90°00'00"	2.00	N45° 16' 54.55"E	N45° 16' 54.55"E
C19	3.14'	90°00'00"	2.00	S44° 43' 05.45"E	S44° 43' 05.45"E
C20	3.14'	90°00'00"	2.00	S45° 16' 54.55"W	S45° 16' 54.55"W
C21	3.14'	90°00'00"	2.00	N44° 43' 05.45"W	N44° 43' 05.45"W
C22	3.14'	90°00'00"	2.00	N45° 16' 54.55"E	N45° 16' 54.55"E
C24	3.14'	90°00'00"	2.00	N44° 43' 05.45"W	N44° 43' 05.45"W
C25	3.14'	90°00'00"	2.00	S45° 16' 54.55"W	S45° 16' 54.55"W
C27	3.14'	90°00'00"	2.00	S44° 43' 05.45"E	S44° 43' 05.45"E
C28	4.71'	90°00'00"	3.00	S44° 43' 05.41"E	S44° 43' 05.41"E
L1	82.24	N89°43'05"W			
L3	15.00	S0°16'55"W			
L4	63.00	N89°43'05"W			
L5	15.00	N0°16'55"E			
L7	14.00	N89°43'05"W			
L9	108.66	N0°16'55"E			
L11	14.00	S89°43'05"E			
L13	15.00	N0°16'55"E			
L14	63.00	S89°43'05"E			
L15	15.00	S0°16'55"W			
L17	26.91	S89°43'05"E			
L19	0.58	N0°16'55"E			
L20	54.00	N89°43'05"W			
L21	15.00	N0°16'55"E			

Parcel Line and Curve Table

Line #/Curve #	Length	Bearing/Delta	Radius	CHORD BEARING	CHORD DISTANCE
L24	80.66	S0°16'55"W			
L27	15.00	N0°16'55"E			
L28	54.00	S89°43'05"E			
L29	15.00	S0°16'55"W			
L32	80.66	N0°16'55"E			
L35	15.00	S0°16'55"W			
L36	18.24	N89°43'05"W			
L38	70.66	S0°16'55"W			
L40	18.15	S89°43'05"E			
L41	60.00	S89°43'05"E			
L42	19.32	N0°16'55"E			
L44	0.00	???			
L46	19.32	S0°16'55"W			
L48	0.00	???			
L50	19.32	N0°16'55"E			
L51	19.32	S0°16'55"W			
L52	35.68	N89°43'05"W			
L53	0.58	S0°16'55"W			

LEGEND

	PROPERTY LINE
	PROPOSED SIDEWALK
	PROPOSED HANDICAP RAMP
	PROPOSED SITE SIGNAGE
	PROPOSED HEAVY-DUTY CONCRETE PAVEMENT
	EXISTING CURB AND GUTTER
	PROPOSED CURB AND GUTTER
	EXISTING ELECTRIC/TELEPHONE/GAS/FIBER LINE
	EASEMENT
	TRANSFORMER

NOTE:

CURB DIMENSIONS SHOWN ARE TO FLOW LINE.

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.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

HORIZONTAL CONTROL PLAN

HUNTINGTON NATIONAL BANK

LOT 3A PARKER POINTE SUBDIVISION FILING NO. 1, AMENDMENT NO. 1
LOCATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE 6TH P.M., TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

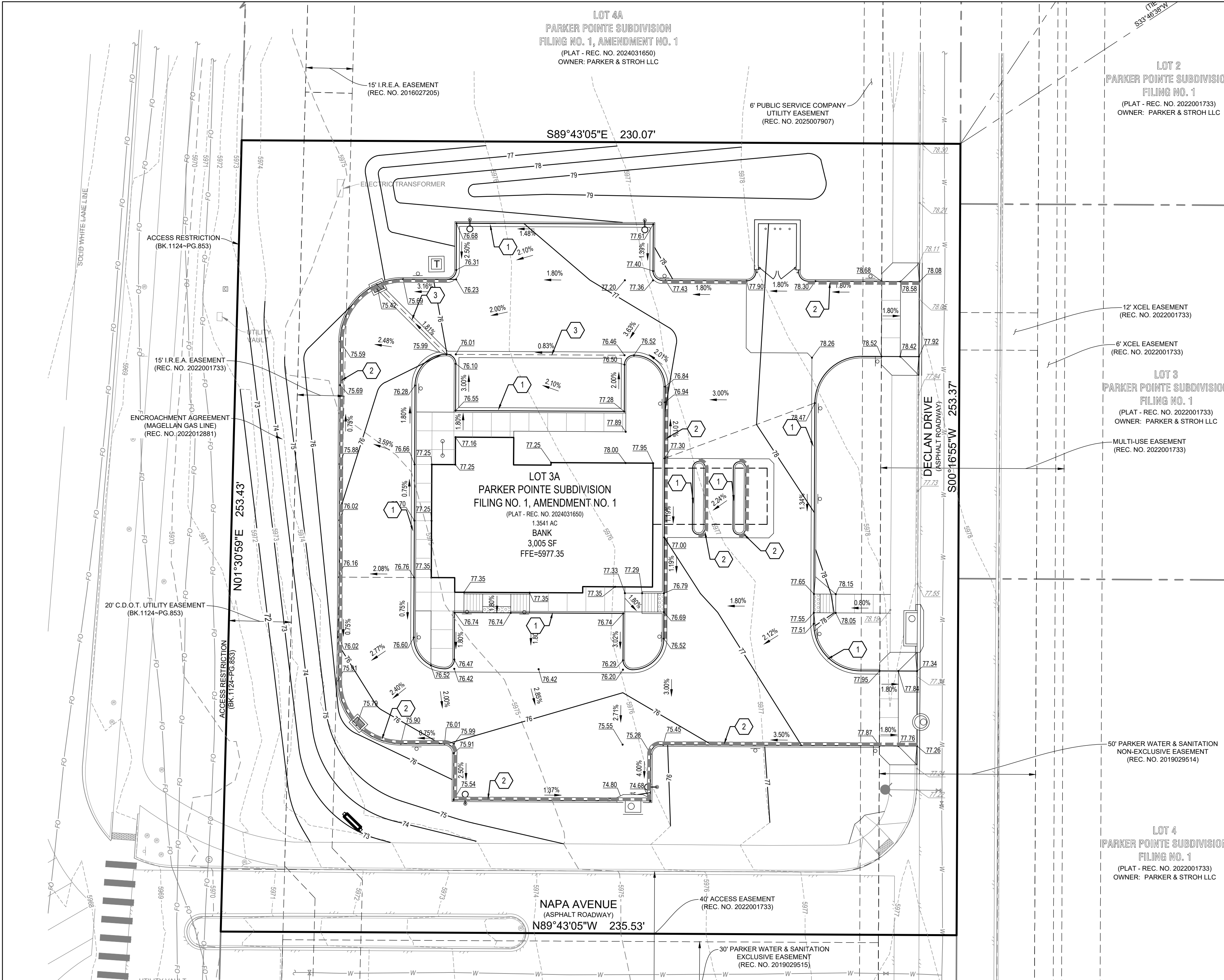
Design By: CLN
Approved By: JVD
Project No.: 2025-005

SHEET

C3.11

PREPARED UNDER THE DIRECT SUPERVISION OF
JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
FOR AND ON BEHALF OF
PERCEPTION DESIGN GROUP, INC.





LEGEND

PROPERTY LINE

EXISTING CURB AND GUTTER

PROPOSED CURB AND GUTTER WITH SPILL PAN

PROPOSED CURB AND GUTTER WITH CATCH PAN

SAWCUT LINE

EXISTING STORM SEWER WITH MANHOLE

PROPOSED STORM SEWER W/ MANHOLE AND INLET

6260

59

BW

TW

59.40

59.40

FL

TC

SW

HP

LP

EXISTING CONTOUR

PROPOSED CONTOUR

FINISHED GRADE AT BOTTOM OF WALL

TOP OF WALL

PROPOSED SPOT ELEVATION

EXISTING SPOT ELEVATION

FLOWLINE ELEVATION

TOP OF CURB ELEVATION

SIDEWALK ELEVATION

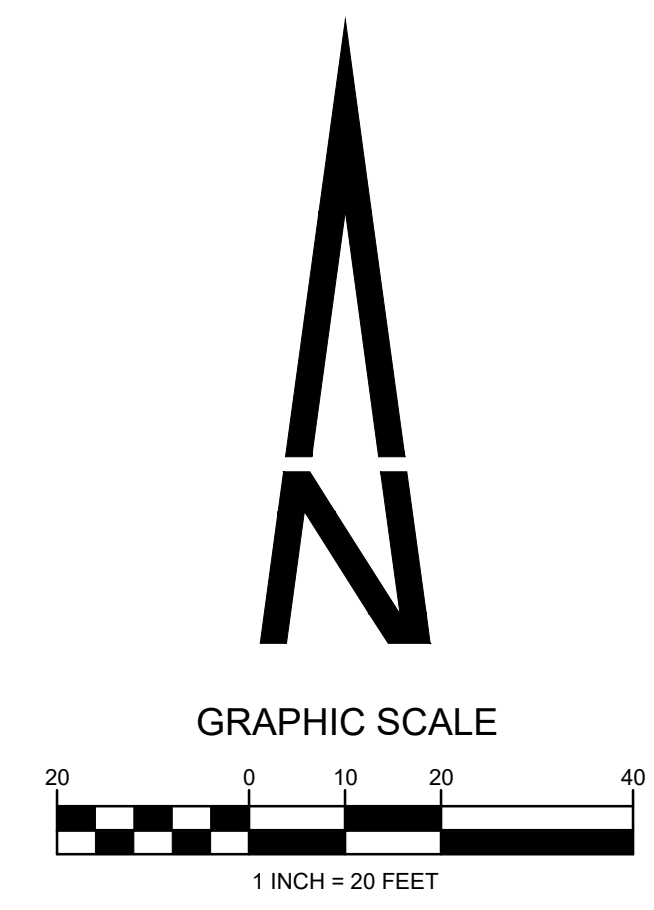
HIGH POINT ELEVATION

LOW POINT ELEVATION

18"RCP

18"STM

- ### CONSTRUCTION NOTES
1. CONSTRUCT CONCRETE CURB AND GUTTER WITH 12" SPILL PAN. SEE SHEET C9.10 FOR DETAIL.
 2. CONSTRUCT CONCRETE CURB AND GUTTER WITH 12" CATCH PAN. SEE SHEET C9.10 FOR DETAIL.
 3. CONSTRUCT 2' WIDE VALLEY PAN. SHEET C9.10 FOR DETAIL.



BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NORTH LINE OF THE NE 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN HAVING A GRID BEARING OF S89°59'29"W PER COLORADO STATE PLAND COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983, MONUMENTED BY A 3-1/4" ALUMINUM CAP ON A #6 REBAR WITH APPROPRIATE MARKINGS AND STAMPED "AZTEC, 2018, PLS 22561" FOUND IN A RANGE BOX AT THE NORTHEAST CORNER OF SAID SECTION 3 AND BY A 3-1/4" ALUMINUM CAP ON A #6 REBAR WITH APPROPRIATE MARKINGS AND STAMPED "2006, PLS 29761" FOUND IN A RANGE BOX AT THE NORTH 1/4 CORNER OF SAID SECTION 3, WITH BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

BENCHMARK:

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

DESIGN GROUP, INC.
6801 SOUTH PERCE STREET, SUITE 220, LITTLETON, CO 80120 303-232-0808
WWW.PERCPTIONDESIGNGROUP.COM

PREPARED UNDER THE DIRECT SUPERVISION OF JERRY W. DAVIDSON, P.E. COLORADO REG # 30226 FOR AND ON BEHALF OF PERCEPTION DESIGN GROUP, INC.

NO.	DATE	DESCRIPTION
1	09/17/25	1ST SUBMITTAL

REVISIONS

GRADING PLAN

HUNTINGTON NATIONAL BANK

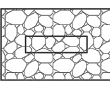
LOT 3A PARKER POINTE SUBDIVISION FILING NO. 1, AMENDMENT NO. 1
LOCATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE 6TH P.M., TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

Design By: CLN
Approved By: JVD
Project No.: 2025-005

SHEET

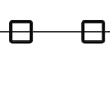
C4.10

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



CD

CHECK DAM



CF

CONSTRUCTION FENCE



CP

CULVERT PROTECTION



CWA

CONCRETE WASHOUT AREA



D

DEWATERING



DD

DIVERSION DITCH



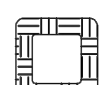
DP

DETENTION POND PROTECTION



DTC

DEBRIS TRASH CONTROL



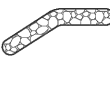
ECB

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



COLORADO

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

LEGEND

1 OF 3
Oct. 2013

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

11. ANY EROSION AND SEDIMENT CONTROL BMPs THAT ARE DAMAGED OR IN NEED OF MAINTENANCE OR REPLACEMENT SHALL BE CORRECTED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.

12. ALL DEFICIENCIES LISTED ON THE NOTICE OF NUISANCE FORM SHALL BE COMPLETED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES. ALL REQUIRED ACTIONS MUST BE IN THE CORRECTED FORM DURING THE FOLLOW-UP INSPECTION.

13. 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.

14. BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS.

15. ALL TRASH RECEPTACLES ON SITE SHALL BE FREE OF HOLES, CRACKS, GAPS, AND/OR OTHER PERMEABLE AREAS THAT MAY ALLOW FOR THE DISCHARGE OF POLLUTANTS.

16. ALL TRASH RECEPTACLES ON SITE SHALL BE EMPTIED AT A FREQUENCY AS TO ENSURE THAT THE TRASH REMAINS CONFINED TO THE RECEPTACLE.

17. ALL LOOSE TRASH AND LITTER ASSOCIATED WITH THE PROJECT MUST BE REMOVED AND PROPERLY DISCARDED ON A DAILY BASIS.

18. ALL PORTABLE TOILETS SHALL BE STAKED DOWN AT ALL TIMES USING U-SHAPED REBAR STAKES. THE PORTABLE TOILETS SHALL ALSO BE PLACED A MINIMUM DISTANCE OF 10 FEET FROM ALL IMPERVIOUS SURFACES, INCLUDING, BUT NOT LIMITED TO STREETS CURBS, GUTTERS, SIDEWALKS AND PARKING LOTS.

19. THE EROSION CONTROL SUPERVISOR SHALL MAINTAIN STRICT ADHERENCE TO THE LIMITS OF CONSTRUCTION AND PROPERTY LIMITS FOR ALL MATERIALS, VEHICLES AND EQUIPMENT. FAILURE TO ABIDE BY THIS REQUIREMENT MAY RESULT IN THE ISSUANCE OF A STOP WORK ORDER.

20. 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.

21. NO PERMANENT SLOPES GREATER THAN 3:1 ARE ALLOWED.

22. ALL PERMANENT SLOPES STEEPER THAN 4:1 (HORIZONTAL TO VERTICAL) SHALL REQUIRE EROSION CONTROL BLANKET(S). TEMPORARY SLOPES IN TEMPORARY SEDIMENT BASINS THAT ARE STEEPER THAN 4:1 MAY REQUIRE EROSION CONTROL BLANKETS.

23. THE EROSION CONTROL SUPERVISOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ADVERSE IMPACTS THAT OCCUR TO NEIGHBORING PROPERTIES. THE EROSION CONTROL SUPERVISOR MUST OBTAIN PERMISSION FROM LAND OWNERS PRIOR TO ENTERING SUCH PROPERTY.

24. A WATER SOURCE SHALL BE AVAILABLE ONSITE DURING CONSTRUCTION ACTIVITIES, AND UTILIZED TO MINIMIZE DUST. ALTERNATIVE BMPs MAY BE REQUIRED IF INITIAL ATTEMPTS TO SUPPRESS DUST ARE UNSUCCESSFUL.



COLORADO

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

GEN NOTES

2 OF 4
Oct. 2013

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LP

LOT PROTECTION



MWP

MASONRY WORK PROTECTION



PTP

PORTABLE TOILET PROTECTION



RCSC

ROUGH CUT STREET CONTROL



RS

ROCK SOCK



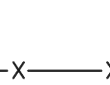
RSS

ROCK SOCK IN SWALE



SB

STRAW BALE



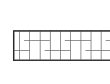
SCL

SEDIMENT CONTROL LOGS



SF

SILT FENCE



SMC

SEEDING, MULCHING AND CRIMPING



SR

SURFACE ROUGHING



SSA

STABILIZED STAGING AREA



STP

SIDEWALK TRANSITION PROTECTION



COLORADO

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

LEGEND

2 OF 3
Oct. 2013

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

25. ALL CHEMICAL OR HAZARDOUS MATERIAL SPILLS, INCLUDING CONCRETE WASHOUT WATER, WHICH MAY ENTER WATERS OF THE STATE OF COLORADO, WHICH INCLUDES BUT ARE NOT LIMITED TO, SURFACE WATER, GROUND WATER, DRY GULLIES OR STORM SEWERS LEADING TO SURFACE WATER, SHALL BE IMMEDIATELY REPORTED TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE) PER 25-8-601, AND THE TOWN OF PARKER. RELEASES OF PETROLEUM PRODUCTS AND CERTAIN HAZARDOUS SUBSTANCES LISTED UNDER THE FEDERAL CLEAN WATER ACT (40 CFR PART 116) MUST BE REPORTED TO THE NATIONAL RESPONSE CENTER AND THE CDPHE. SPILLS THAT POSE AN IMMEDIATE SAFETY HAZARD SHALL BE REPORTED TO 911.

26. THE CLEANING OF CONCRETE TRUCKS AND EQUIPMENT IS RESTRICTED TO THE APPROVED CONCRETE WASHOUT LOCATION ON THE JOB SITE. CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO STATE WATERS OR STORM SEWER SYSTEMS.

27. VEHICLE AND EQUIPMENT DEGREASING IS PROHIBITED ON THE JOB SITE.

28. ALL DEWATERING ON SITE SHALL BE COORDINATED WITH THE TOWN'S INSPECTOR. A STATE PERMIT MAY BE REQUIRED FOR DEWATERING. THE EROSION CONTROL SUPERVISOR IS RESPONSIBLE FOR OBTAINING AND ADHERING TO ALL APPLICABLE PERMITS.

29. HYDRAULIC SEEDING AND/OR HYDRAULIC MULCHING ARE ONLY ALLOWED IN AREAS UNDER TEMPORARY OR PERMANENT IRRIGATION OR FOR THE PURPOSE OF TEMPORARY SOIL STABILIZATION.

30. APPLICABLE CONSTRUCTION BMPs SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL ALL LANDSCAPING HAS BEEN INSTALLED AND THE DESIRABLE VEGETATION HAS REACHED A POINT IN WHICH EROSION AND SEDIMENTATION IS NO LONGER A CONCERN AS DETERMINED BY THE TOWN'S INSPECTOR.

31. GRADING SECURITY RELEASE REQUIREMENTS:

1) DEVELOPABLE PROPERTY: IN ORDER FOR THE GRADING SECURITY TO BE RELEASED, THE SITE MUST MEET ITEMS A-H OR ITEM I (BELOW).

A. ALL SOIL-DISTURBING ACTIVITIES ASSOCIATED WITH THE GRADING PERMIT HAVE PERMANENTLY CEASED.

B. UNIFORM PERENNIAL VEGETATION COVER HAS BEEN ESTABLISHED WITH AN INDIVIDUAL PLANT DENSITY OF AT LEAST SEVENTY PERCENT (70%) OF PRE-DISTURBANCE LEVELS.

C. ALL CBMPs HAVE BEEN PROPERLY REMOVED FROM THE SITE.

D. IF ANY EROSION IS PRESENT, IT IS INSIGNIFICANT AND IS NOT LEAVING THE SITE AND/OR LEADING INTO ANY ON-SITE DRAINAGE INFRASTRUCTURE THAT MAY CONVEY SURFACE WATER OFF SITE.

E. WEEDS REPRESENT NO MORE THAN FIFTY PERCENT (50%) OF THE TOTAL VEGETATION ON THE SITE.

F. NO WEEDS ARE PRESENT FROM LIST A OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.

G. THE SITE IS PREDOMINANTLY FREE OF WEEDS FROM LIST B OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.

H. WEEDS ARE EVENLY DISTRIBUTED THROUGHOUT THE SITE WITH NO LARGE CONCENTRATIONS PRESENT.

I. A NEW GRADING PERMIT AND REPLACEMENT SECURITY HAS BEEN SUBMITTED AND APPROVED

FOR THE APPLICABLE SITE OR ASSIGNMENT AS PROVIDED BY SECTION 11.10.150 OF THE TOWN OF PARKER MUNICIPAL CODE. IT IS THE PROPERTY OWNER'S OBLIGATION AT THE TIME OF CLOSING TO ENSURE THAT THE NEW SITE OWNER HAS PROVIDED THE TOWN WITH A REPLACEMENT SECURITY.



COLORADO

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

GEN NOTES

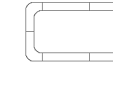
3 OF 4
Oct. 2013

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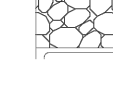
TI

TEMPORARY IRRIGATION



TSB

TEMPORARY SEDIMENT BASIN



VTC

VEHICLE TRACKING CONTROL



COLORADO

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

LEGEND

3 OF 3
Oct. 2013

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

2) NONDEVELOPABLE PROPERTY: IN ORDER FOR THE GRADING SECURITY TO BE RELEASED, THE SITE MUST MEET ITEMS A-H AND J, OR ITEMS I AND J (BELOW).

A. ALL SOIL-DISTURBING ACTIVITIES ASSOCIATED WITH THE GRADING PERMIT HAVE PERMANENTLY CEASED.

B. ALL CBMPs HAVE BEEN PROPERLY REMOVED FROM THE SITE.

C. EROSION IS NEGLIGIBLE, IF EVEN PRESENT.

D. THE VEGETATION REPRESENTS A PERENNIAL STAND OF A DENSE, UNIFORM SURFACE OF GRASS WITH NO AREA GREATER THAN ONE (1) SQUARE FOOT THAT IS BARREN OF DESIRABLE VEGETATION. INFREQUENT, WIDELY SCATTERED AREAS WHERE NATIVE VEGETATION HAS NOT YET TAKEN HOLD MAY QUALIFY FOR ACCEPTANCE AT THE DISCRETION OF THE TOWN.

E. WEEDS REPRESENT NO MORE THAN TEN PERCENT (10%) OF THE TOTAL VEGETATION ON SITE.

F. NO WEEDS ARE PRESENT FROM LIST A OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.

G. THE SITE IS PREDOMINANTLY FREE OF WEEDS FROM LIST B OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.

H. WEEDS ARE EVENLY DISTRIBUTED THROUGHOUT THE SITE WITH NO LARGE CONCENTRATIONS PRESENT.

I. A NEW GRADING PERMIT AND REPLACEMENT SECURITY HAS BEEN SUBMITTED AND APPROVED FOR THE APPLICABLE SITE OR THE GRADING PERMIT HAS BEEN ASSIGNED AS PROVIDED BY SECTION 11.10.150 OF THE TOWN OF PARKER MUNICIPAL CODE. IT IS THE PROPERTY OWNER'S OBLIGATION, AT THE TIME OF CLOSING ON THE SALE OF A SITE THAT IS SUBJECT TO A GRADING PERMIT, TO ENSURE THAT THE NEW PROPERTY OWNER HAS PROVIDED THE TOWN WITH A REPLACEMENT SECURITY.

J. ALL KNOWN DRAINAGE ISSUES ASSOCIATED WITH THE PROJECT HAVE BEEN MITIGATED AND A SUFFICIENT AMOUNT OF TIME HAS PASSED TO ENSURE THAT SUCH ISSUES HAVE BEEN CORRECTED. THIS REQUIREMENT DOES NOT INCLUDE THOSE DRAINAGE ISSUES ORIGINATING ON RESIDENTIAL LOTS.

(D) NOXIOUS WEEDS MUST BE CONTROLLED AS PROVIDED UNDER STATE LAW AND SECTION 6.01.260 OF THE TOWN OF PARKER MUNICIPAL CODE. FAILURE TO CONTROL NOXIOUS WEEDS ON THE SITE MAY CONSTITUTE A NUISANCE, SUBJECT TO THE PENALTIES CONTAINED IN THE CODE.

DEFINITIONS:

DEVELOPABLE PROPERTY MEANS ANY LAND THAT HAS BEEN GRADED AND IS PART OF A PLATTED LOT OR PLATTED TRACT OF RECORD, THAT WAS PLATTED FOR FUTURE DEVELOPMENT, INCLUDING RESIDENTIAL HOME CONSTRUCTION OR PUBLIC IMPROVEMENTS.

NONDEVELOPABLE PROPERTY MEANS LAND THAT HAS BEEN GRADED AND WILL NOT BE FURTHER DISTURBED AS PART OF ANY FUTURE DEVELOPMENT. EXAMPLES INCLUDE, BUT ARE NOT LIMITED TO: PARKS, OPEN SPACE, HOMEOWNER ASSOCIATION OR BUSINESS ASSOCIATION PLATTED TRACTS, DETENTION PONDS AND DRAINAGEWAYS.

32. FAILURE TO COMPLY WITH ANY OF THE REQUIREMENTS DESCRIBED IN THIS SECTION MAY RESULT IN THE ISSUANCE OF: A NOTICE OF INTENT TO ISSUE A STOP WORK ORDER, A STOP WORK ORDER AND/OR THE REMEDIES/PENALTIES DESCRIBED IN CHAPTER 11.10 OF THE TOWN OF PARKER MUNICIPAL CODE.

33. ANY PERSON CONVICTED OF VIOLATING ANY PROVISION OF THE TOWN OF PARKER, GRADING & EARTH MOVEMENT SECTION OF THE MUNICIPAL CODE SHALL BE GUILTY OF A MISDEMEANOR AND, UPON CONVICTION, BE PUNISHED BY A FINE OF NOT MORE THAN FOUR HUNDRED NINETY NINE DOLLARS (\$499.00) FOR EACH SEPARATE OFFENSE. EACH DAY A VIOLATION CONTINUES SHALL CONSTITUTE A SEPARATE OFFENSE. THE TOWN ALSO MAY SEEK IN MUNICIPAL COURT AN INJUNCTION, ABATEMENT, RESTITUTION OR ANY REMEDY TO PREVENT, ENJOIN, ABATE OR REMOVE THE VIOLATION. A PERSON CONVICTED OF VIOLATING CHAPTER 11.10 OF THE TOWN OF PARKER MUNICIPAL CODE SHALL BE LIABLE FOR THE ACTUAL COST OF REHABILITATING THE PROPERTY. THE COSTS MAY BE RECOVERED AS RESTITUTION IN MUNICIPAL COURT PROCEEDINGS OR IN A SEPARATE CIVIL ACTION.

34. THE TOWN OF PARKER RESERVES THE RIGHT TO ALLOW MODIFICATIONS AND SUBSTITUTIONS TO THE CBMP NOTES AND DETAILS WHEN SUCH MODIFICATIONS AND SUBSTITUTIONS OFFER THE SAME LEVEL OF PROTECTION AS THE STANDARD REQUIREMENTS BASED UPON THE SPECIFIC SITUATION AS DETERMINED BY TOWN STAFF. DUE TO THE INSIGNIFICANCE AND REGULARITY OF SUCH MODIFICATIONS AND SUBSTITUTIONS, THE APPROVAL OF SUCH VARIATIONS MAY NOT BE DOCUMENTED BY TOWN STAFF.



COLORADO

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

GEN NOTES

4 OF 4
Oct. 2013

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1. GRADING, DRILLING, CLEARING, EXCAVATING, BACK-FILLING, SOIL STRIPPING, SOIL IMPORTING, EXPORTING OR ANY OTHER FORM OF SOIL DISTURBANCE SHALL NOT COMMENCE UNTIL A TOWN OF PARKER GRADING/EXCAVATION PERMIT HAS BEEN ISSUED.

2. THE TOWN OF PARKER GRADING/EXCAVATION PERMIT IS VALID FOR A PERIOD OF 2 YEARS FROM THE DATE OF ISSUANCE. ANY LAPSE IN PERMIT COVERAGE MAY RESULT IN THE ISSUANCE OF A STOP WORK ORDER AND/OR FINES.

3. ALL EROSION AND SEDIMENT CONTROL BMPs SHALL BE INSTALLED ACCORDING TO THE CBMP PLAN INSTALLATION NOTES AND DETAILS AND/OR PERMITTED VARIANCES. ALL MATERIALS, WORKMANSHIP AND INSTALLATION METHODS ARE SUBJECT TO INSPECTION BY THE TOWN'S INSPECTOR. THE TOWN OF PARKER RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS, WORKMANSHIP AND/OR INSTALLATION METHODS THAT DO NOT CONFORM TO THE CBMP PLAN AND/OR PERMITTED VARIANCES.

4. THE EROSION CONTROL SUPERVISOR SHALL REVISE OR MODIFY THE EROSION AND SEDIMENT CONTROL MEASURES IF IT BECOMES APPARENT THAT THE ORIGINAL PLAN IS INADEQUATE, OR AS A RESULT OF DEFICIENCIES IDENTIFIED DURING INSPECTIONS PERFORMED BY THE TOWN'S INSPECTOR.

5. THE INSTALLATION OF ADDITIONAL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs) MAY BE REQUIRED OF THE EROSION CONTROL SUPERVISOR, PROPERTY OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS AT ANY TIME THROUGHOUT THE DURATION OF THE PROJECT CONSTRUCTION AND/OR SUBSEQUENT REVEGETATION PERIOD.

6. THE EROSION CONTROL SUPERVISOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE SITE REMAINS IN COMPLIANCE WITH THE NOTICE OF NUISANCE REPORTS (a.k.a. CONSTRUCTION SITE RUNOFF CONTROL INSPECTION REPORTS), APPROVED CBMP PLAN(S) AND THE TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL.

7. THE EROSION CONTROL SUPERVISOR SHALL BE READILY AVAILABLE TO DISCUSS AND CORRECT ANY PROBLEMS THAT MAY ARISE RELATING TO GRADING, EROSION AND SEDIMENT CONTROL.

8. IF IT IS ANTICIPATED THAT ALL OR A PORTION OF THE PROJECT WILL OCCUR DURING SEASONS SUSCEPTIBLE TO SNOWFALL, THE USE OF CERTAIN EROSION AND SEDIMENT CONTROL BMPs ADJACENT TO PUBLIC ROADWAYS MAY NEED TO BE RECONSIDERED DUE TO THE NATURE OF SNOW REMOVAL OPERATIONS. AN APPROVED ALTERNATIVE MAY BE NECESSARY TO MINIMIZE DAMAGE FROM THESE OPERATIONS. THE TOWN OF PARKER ASSUMES NO RESPONSIBILITY FOR DAMAGE TO ANY BMPs AS A RESULT OF SNOW PLOWING AND SNOW REMOVAL.

9. AREAS OF LAND DISTURBANCE EQUAL TO 40 ACRES OR GREATER SHALL NOT BE EXPOSED FOR MORE THAN 30 CONSECUTIVE DAYS WITHOUT TEMPORARY OR PERMANENT STABILIZATION.

10. AUTHORIZED EXEMPTIONS MAY BE ALLOWED TO THE 40-ACRE LIMIT FOR REMOVAL AND STORAGE OF CUT MATERIAL WHERE (A) GEOTECHNICAL LIMITATIONS RESTRICT THE USE OF TEMPORARY OR PERMANENT STABILIZATION OF THE STORED MATERIAL (E.G., SWELLING SOILS, ROCK) AND (B) WHEN THE OWNER CAN DEMONSTRATE THAT THE 40-ACRE LIMIT IS PHYSICALLY AND/OR FINANCIALLY IMPRACTICABLE. FOR SITES GRANTED THIS EXEMPTION, A PHASING AND EARTHWORK QUANTITIES PLAN SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT AND APPROVED PRIOR TO THE COMMENCEMENT OF LAND DISTURBANCE ACTIVITIES. SUBMITTAL REQUIREMENTS INCLUDE:

(I) PHASING PLAN SHOWING CUT AND FILL VOLUMES AND LOCATIONS FOR EACH PHASE AND PROJECT TOTALS.

(II) EARTHWORK QUANTITY PLAN SHOWING CUT AND FILL VOLUMES AND LOCATIONS FOR EACH PHASE AND PROJECT TOTALS.

(III) BMP PLAN SHOWING SPECIFIC EROSION AND SEDIMENT CONTROLS FOR EACH PHASE.



COLORADO

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

GEN NOTES

1 OF 4
Oct. 2013

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PREPARED UNDER THE DIRECT SUPERVISION OF
JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
FOR AND ON BEHALF OF
PERCEPTION DESIGN GROUP, INC.

DATE	DESCRIPTION
09/17/25	1ST SUBMITTAL

CBMP NOTES

HUNTINGTON NATIONAL BANK

LOT 3A: PARKER POINTE SUBDIVISION FILING NO. 1, AMENDMENT NO. 1,
LOCATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE 6TH P.M., TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

Design By: CLN
Approved By: JWD
Project No.: 2025-005

SHEET

C5.01

PERCEPTION

DESIGN GROUP, INC.

6801 SOUTH PERCE STREET, SUITE 315, LITTLETON, CO 80120 303-232-0808
WWW.PERCEPTIONDESIGNGROUP.COM

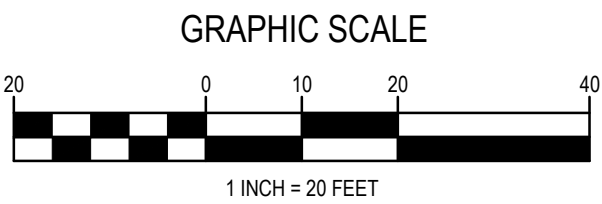
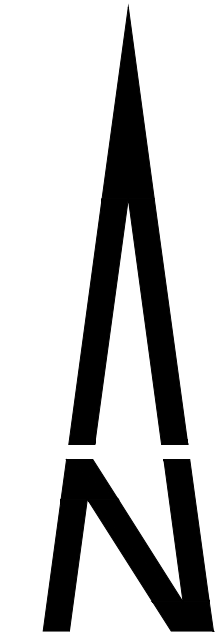


THE TYPE, SIZE, LOCATION, AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ON THE SITE, AND OFFSITE IN WORK AREAS. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO DATE OF CONSTRUCTION. FOR INFORMATION CONTACT: UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) – 1-800-922-1987. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

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TOWN OF PARKER NOTES

- ALL SILT FENCES MUST BE INSTALLED ON 5-FOOT CENTERS.
- THE TRUE LOCATION OF THE CWA MAY BE DETERMINED BY THE TOWN AND ECS.
- THE TRUE LOCATION OF THE PTP MAY BE DETERMINED BY THE TOWN AND ECS.
- PLACE SCL IMMEDIATELY BEHIND CURB AND SIDEWALK DOWN GRADIENT OF DISTURBED AREAS. USE 12" LOGS.
- IF SF IS NOT INSTALLED ON THE BACK OF CURB, ECB MAY BE NECESSARY IN THE GAP.
- ALL SOILED STREETS, CURBS, GUTTERS, SIDEWALKS, DRIVE AISLES, ETC., MUST BE THOROUGHLY CLEANED BY 5 PM EACH WORK DAY AND DURING THE DAY WHEN LEVEL OF SOIL EXCEEDS A LOW LEVEL AS DETERMINED BY THE TOWNS INSPECTOR.
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- TO REDUCE THE POTENTIAL FOR CLOGGING OF DEBRIS GRATES, NO STRAW MULCH SHALL BE USED WITHIN THE EXCESS URBAN RUNOFF VOLUME OF A DETENTION BASIN. INSTEAD, EROSION CONTROL BLANKET SHALL BE INSTALLED FOR A WIDTH OF AT LEAST 6-FEET ON BOTH SIDES OF THE CONCRETE LOW FLOW CHANNELS OR UP TO A DEPTH OF 1-FOOT IN SOIL RIPRAP OR BENCHED LOW FLOW CHANNELS. ADDITIONALLY, HYDRAULICALLY-APPLIED WOOD FIBER MULCH, STABILIZED FIBER MATRIX, BONDED FIBER MATRIX, OR FLEXIBLE GROWTH MEDIUM SHALL BE USED IN ALL OTHER AREAS WITHIN THE EXCESS URBAN RUNOFF VOLUME OF THE DETENTION BASIN. THE BLANKET AND HYDRAULICALLY-APPLIED MULCH SHALL COMPLY WITH THE MATERIALS AND INSTALLATION REQUIREMENTS FOR EROSION CONTROL BLANKETS AS REQUIRED BY THE TOWNS CBMP PROGRAM, AND WHERE APPLICABLE, THE PRODUCT MANUFACTURER.



LEGEND

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CF		CHECK DAM
CP		CONSTRUCTION FENCE
CWA		CULVERT PROTECTION
DD		CONCRETE WASHOUT AREA
DP		DIVERSION DITCH
DTC		DEBRIS TRASH CONTROL
ECB		EROSION CONTROL BLANKET
IFAN		INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT
PCOG		INLET PROTECTION, CURB ON GRADE, TYPE R INLET
PCOS		INLET PROTECTION, CURB ON SUMP, TYPE R INLET
MWP		MASONRY WORK PROTECTION
PTP		PORTABLE TOILET PROTECTION
RS		ROCK SOCK
SCL		SEDIMENT CONTROL LOGS
SF		PROPOSED SILT FENCE
SMC		SEED MULCH CRIMP
SR		SURFACE ROUGHENING
SSA		STABILIZED STORAGE AREA
STP		SIDEWALK TRANSITION PROTECTION
TI		TEMPORARY IRRIGATION
TSB		TEMPORARY SEDIMENT BASIN
TTM		TUBULAR TRAFFIC MARKER
VTC		VEHICLE TRACKING CONTROL
		DRAINAGE DIRECTION

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

INITIAL CBMP PLAN

HUNTINGTON NATIONAL BANK

LOT 3A, PARKER POINTE SUBDIVISION FILING NO. 1, AMENDMENT NO. 1
LOCATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE 6TH P.M., TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

Design By: CLN
Approved By: JVD
Project No.: 2025-005

SHEET

C5.10

PREPARED UNDER THE DIRECT SUPERVISION OF
JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
FOR AND ON BEHALF OF
PERCEPTION DESIGN GROUP, INC.

REVISIONS

NO.	DATE	DESCRIPTION
1	09/17/25	1ST SUBMITTAL

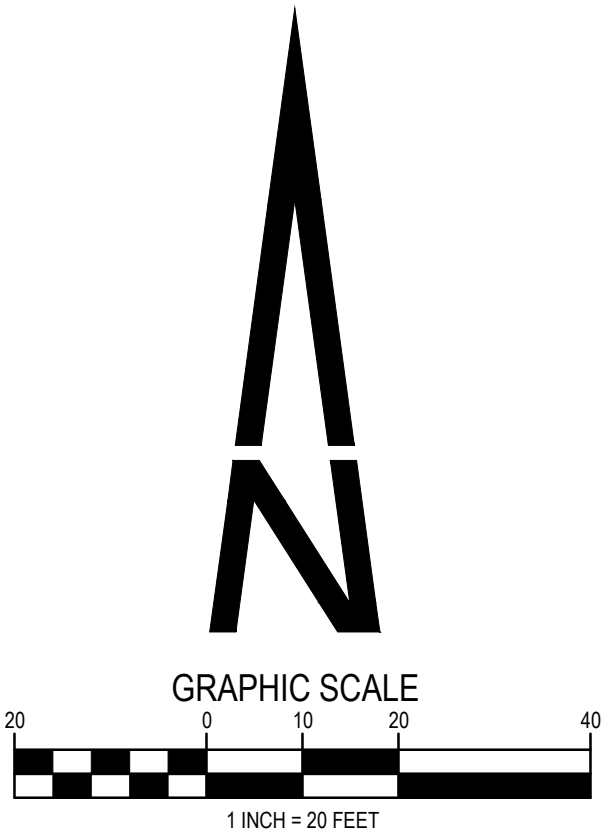


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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

INTERIM CBMP PLAN

HUNTINGTON NATIONAL BANK

LOT 3A: PARKER POINTE SUBDIVISION FILING NO. 1, AMENDMENT NO. 1
LOCATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE 6TH P.M., TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

Design By: CLN
Approved By: JVD
Project No.: 2025-005

SHEET

C5.11

PREPARED UNDER THE DIRECT SUPERVISION OF JERRY W. DAVIDSON, P.E. COLORADO REG # 30226 FOR AND ON BEHALF OF PERCEPTION DESIGN GROUP, INC.

REVISIONS

DATE	DESCRIPTION
09/17/25	1ST SUBMITTAL

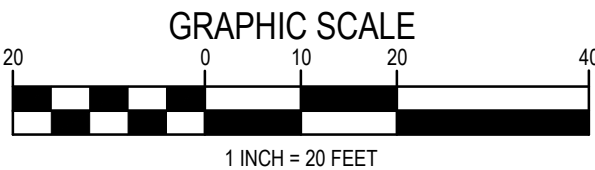
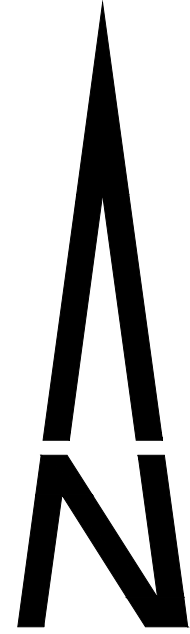


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SMC		PROPOSED SILT FENCE
SR		SEED MULCH CRIMP
SSA		SURFACE ROUGHENING
STP		STABILIZED STORAGE AREA
TI		SIDEWALK TRANSITION PROTECTION
TSB		TEMPORARY IRRIGATION
TTM		TEMPORARY SEDIMENT BASIN
VTC		TUBULAR TRAFFIC MARKER
		VEHICLE TRACKING CONTROL
		DRAINAGE DIRECTION

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 _____ DATE _____

FINAL CBMP PLAN

HUNTINGTON NATIONAL BANK

LOT 3A, PARKER POINTE SUBDIVISION FILING NO. 1, AMENDMENT NO. 1
LOCATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE 6TH P.M., TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

Design By: CLN
Approved By: JVD
Project No.: 2025-005

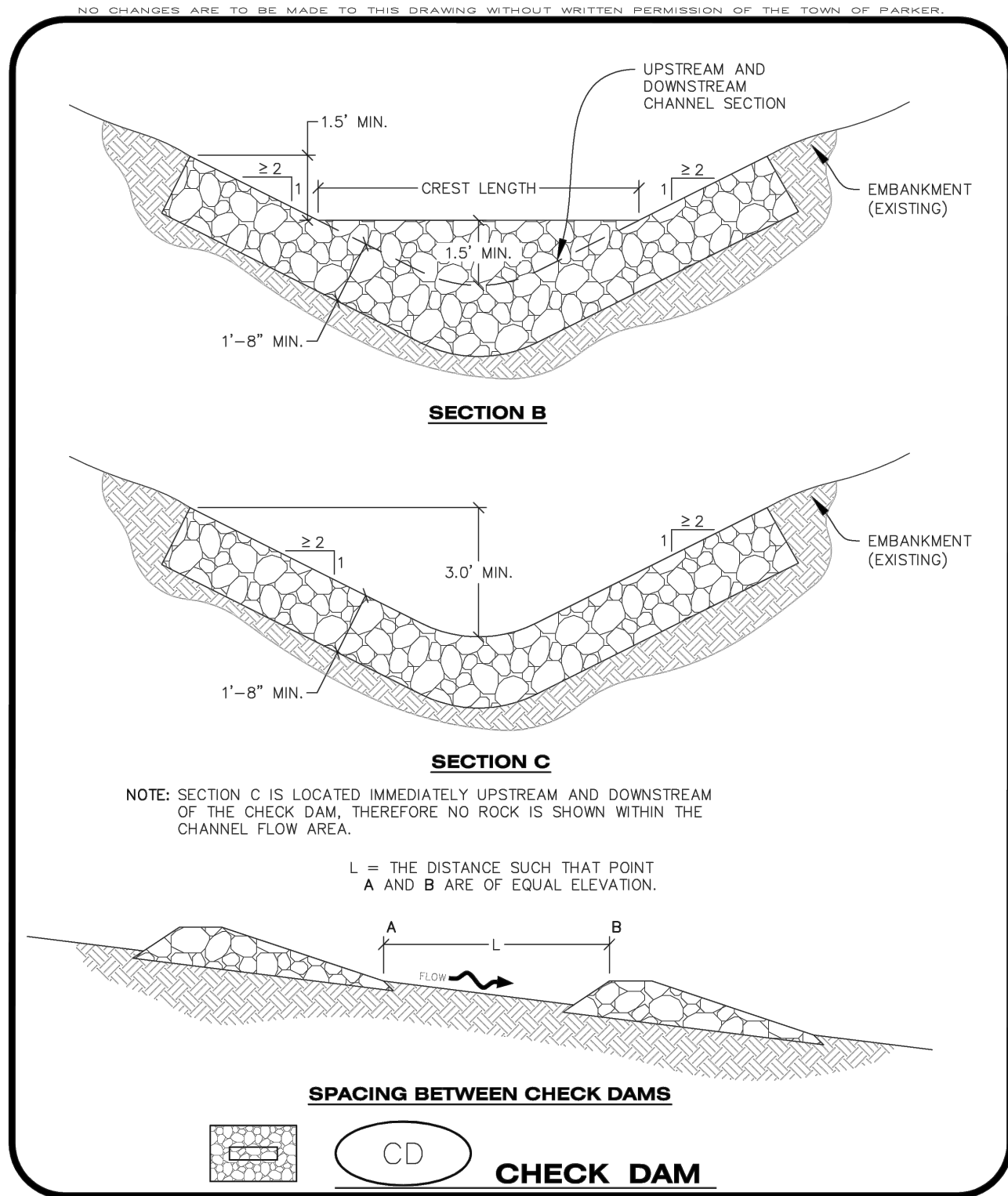
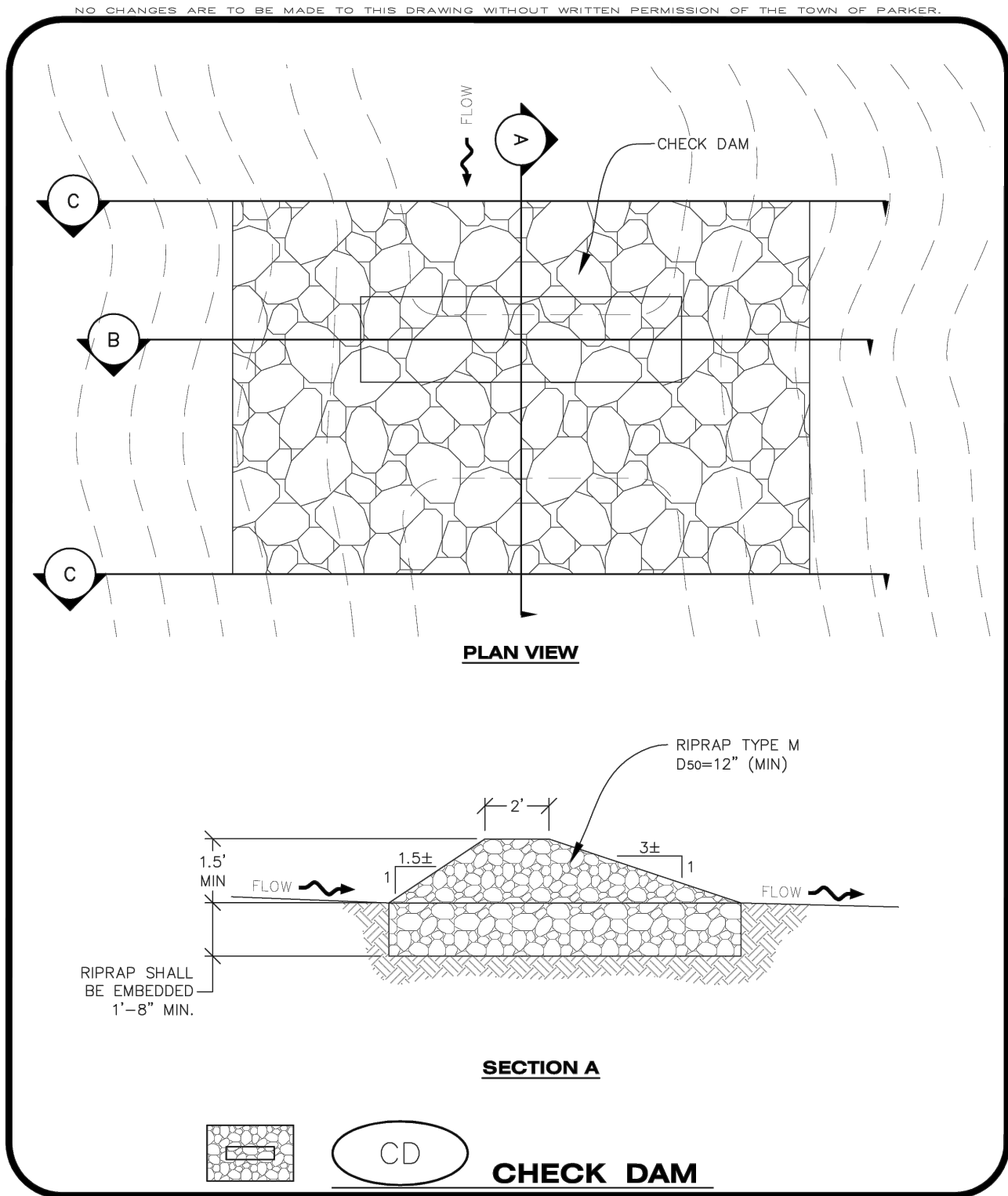
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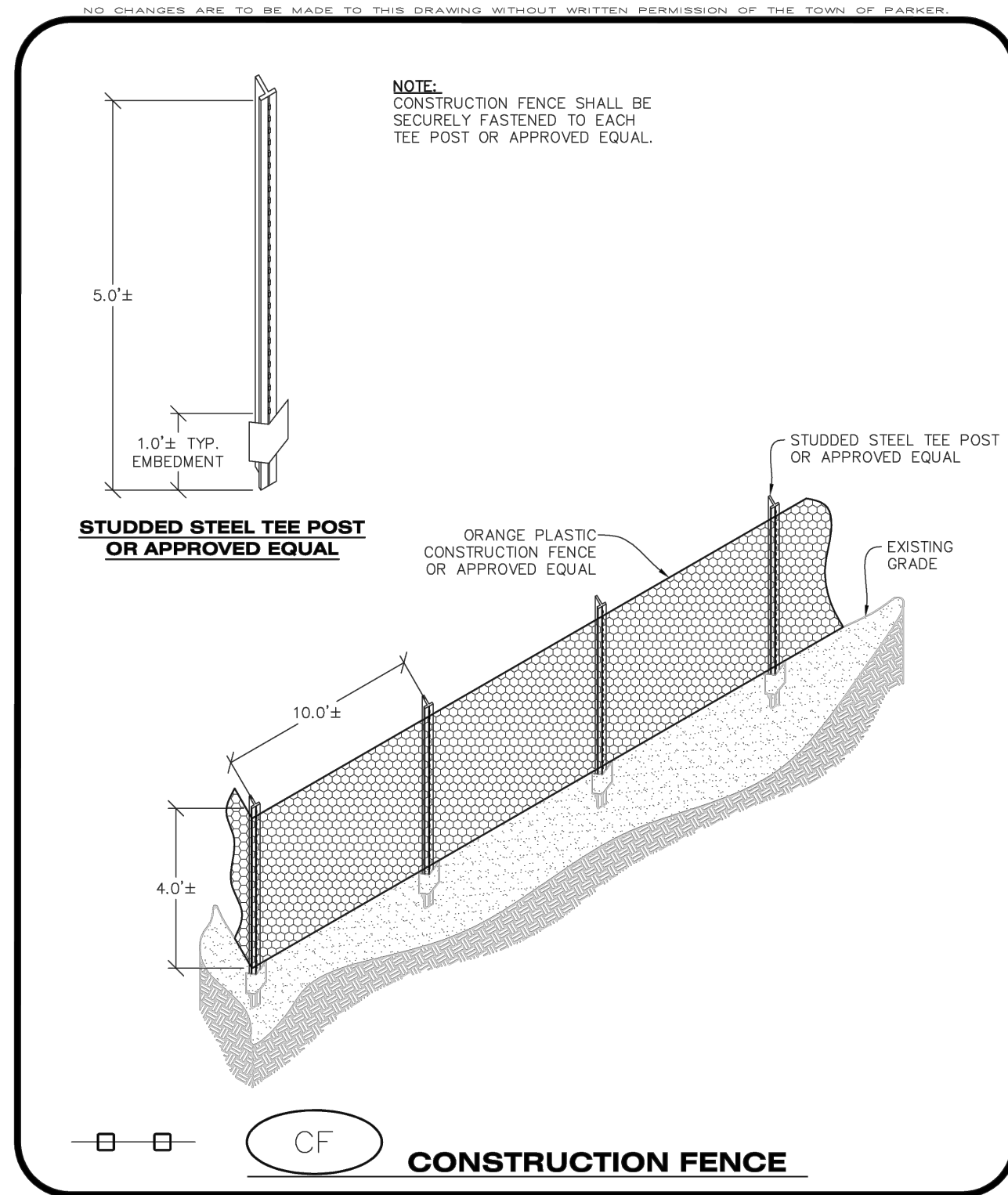
PREPARED UNDER THE DIRECT SUPERVISION OF
JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
FOR AND ON BEHALF OF
PERCEPTION DESIGN GROUP, INC.

REVISIONS

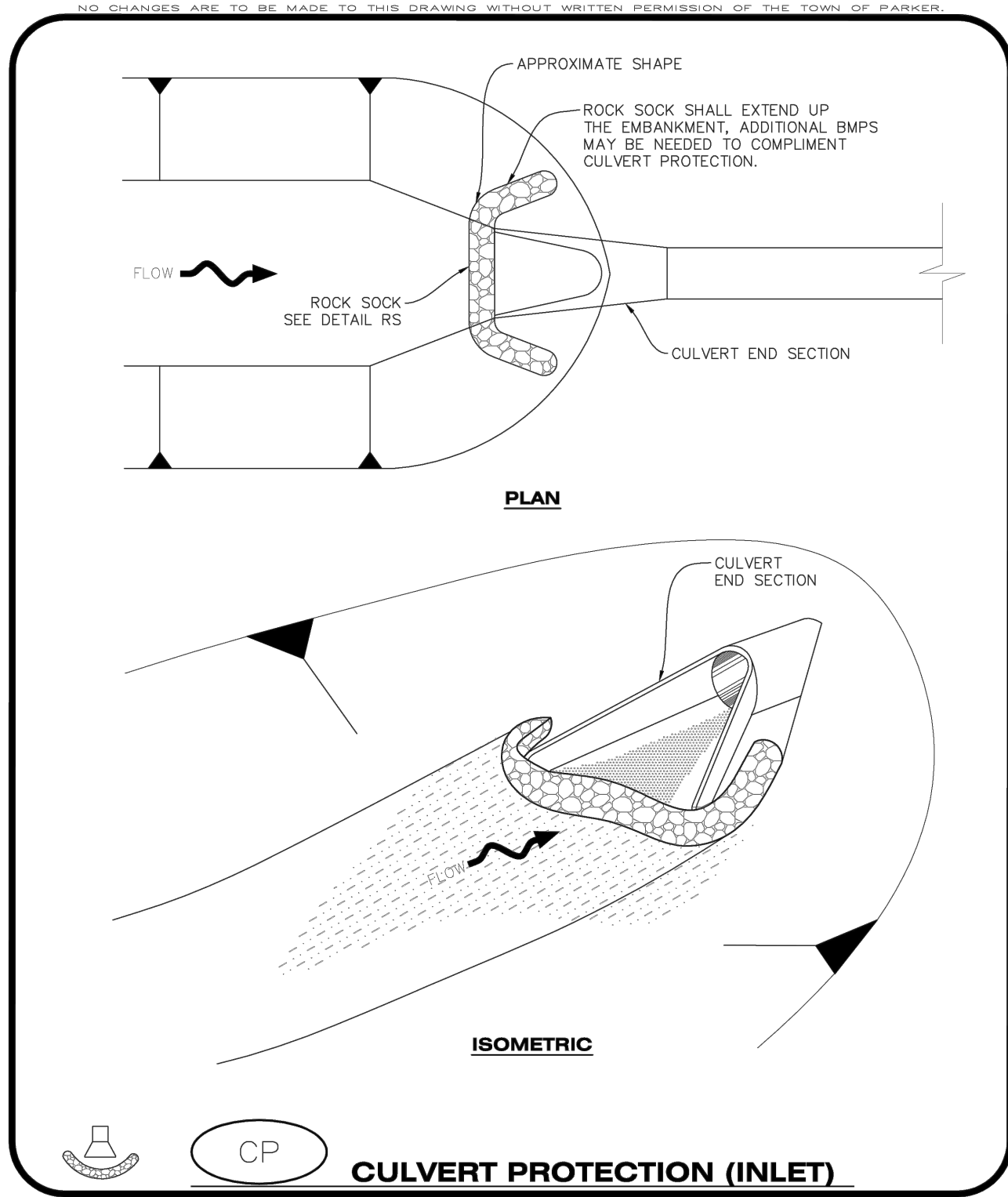
NO.	DATE	DESCRIPTION
1	09/17/25	1ST SUBMITTAL



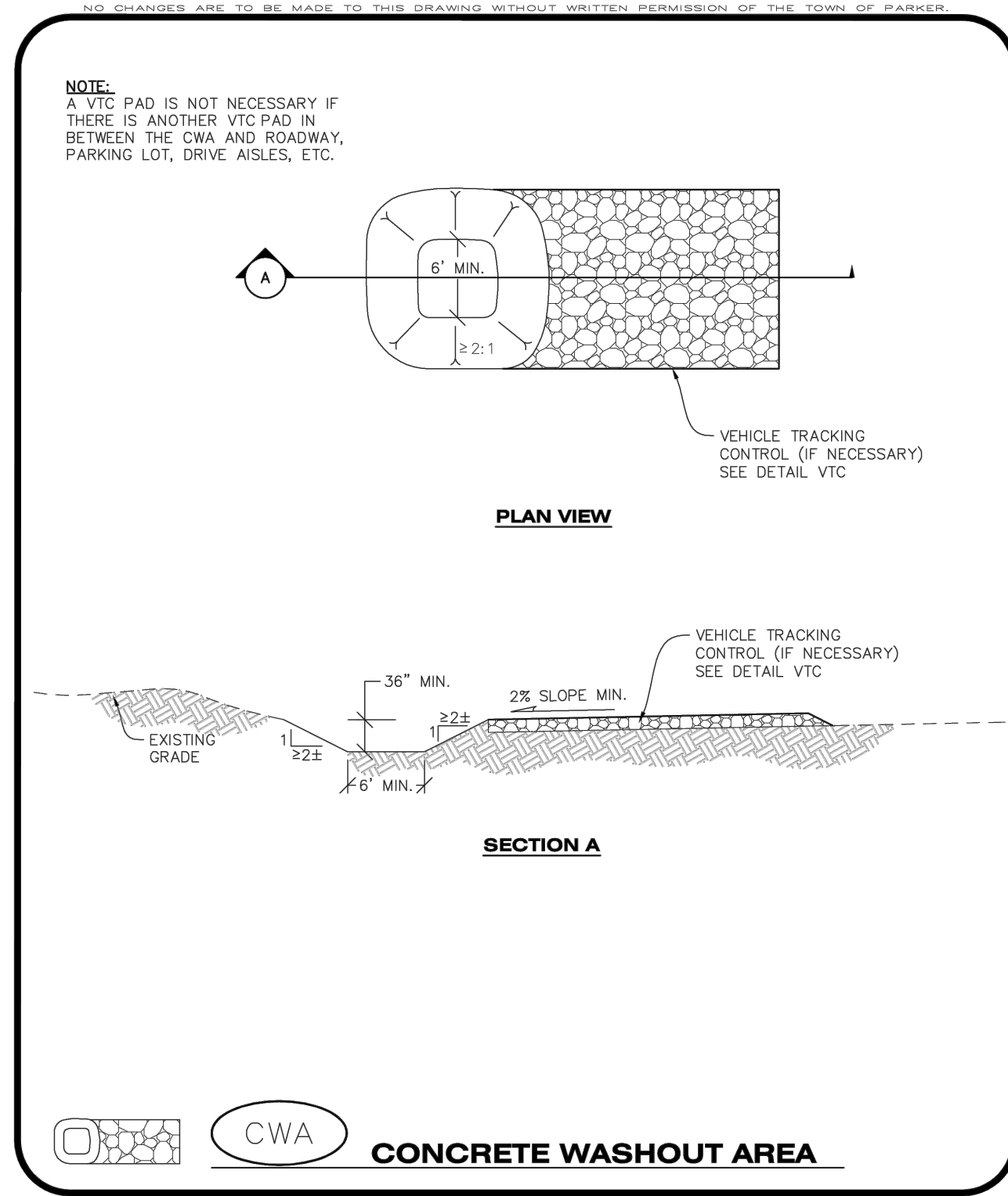
- NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.
- CHECK DAM INSTALLATION NOTES**
1. SEE PLAN VIEW FOR LOCATION(S) OF CHECK DAMS.
 2. CHECK DAMS SHOWN ON CBMP PLAN SHALL BE INSTALLED WHEN DIRECTED BY THE TOWN'S INSPECTOR.
 3. RIPRAP UTILIZED FOR CHECK DAMS 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, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).
 5. IN SOME INSTANCES, CHECK DAMS MAY REMAIN IN PLACE PERMANENTLY.



- 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.



- NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.
- CULVERT PROTECTION (INLET) INSTALLATION NOTES**
1. SEE PLAN VIEW FOR LOCATION(S) OF CULVERT PROTECTION (INLET).
 2. ROCK SOCK SHALL BE CONSTRUCTED ACCORDING TO THE DETAIL (SEE DETAIL RS).
 3. ROCK SOCK SHALL BE APPROXIMATELY 12" IN DIAMETER.
 4. ROCK SOCK SHALL EXTEND ABOVE THE FLOW LINE ELEVATION ON BOTH SIDES OF THE CULVERT END SECTION.
- CULVERT PROTECTION (INLET) INSPECTION AND MAINTENANCE NOTES**
1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CULVERT PROTECTION (INLET).
 2. AT A MINIMUM, ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 THE HEIGHT OF THE ROCK SOCK.
 3. CULVERT PROTECTION (INLET) IS TO REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
 4. WHEN THE CULVERT INLET PROTECTION IS REMOVED, THE TOWN'S INSPECTOR MAY REQUIRE ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE CULVERT INLET PROTECTION TO BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).



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CONCRETE WASHOUT AREA INSTALLATION NOTES

1. CONCRETE WASHOUT AREAS SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
2. A VEHICLE TRACKING CONTROL PAD IS REQUIRED AT THE ACCESS POINT TO ALL CONCRETE WASHOUT AREAS WHEN NO OTHER VTC PAD EXISTS IN BETWEEN THE CWA AND THE ROADWAY.
3. IF GROUNDWATER IS ENCOUNTERED WHEN DIGGING THE PIT, A NEW LOCATION SHOULD BE SELECTED. IF NO OTHER LOCATION CAN BE FOUND, A ONE-PIECE IMPERVIOUS LINER SHALL BE REQUIRED ALONG THE BOTTOM AND SIDES OF THE SUBSURFACE PIT.

CONCRETE WASHOUT AREA INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CONCRETE WASHOUT AREA.
2. CONCRETE WASHOUT MATERIALS SHALL BE REMOVED BEFORE ITS CAPACITY HAS BEEN REACHED.
3. CONCRETE WASHOUT AREAS SHALL BE ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE AND ASSOCIATED WASH WATER.
4. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE AS NECESSARY TO ENSURE ADEQUATE CAPACITY.
5. CONCRETE WASHOUT AREAS SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
6. WHEN CONCRETE WASHOUT AREAS ARE REMOVED, THE TOWN'S INSPECTOR MAY REQUIRE EXCAVATIONS TO BE FILLED WITH SUITABLE COMPACTED BACKFILL AND TOPSOIL, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE CONCRETE WASHOUT AREAS SHALL BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).



CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

CWA

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DIVERSION DITCH INSTALLATION NOTES

1. SEE THE PLAN VIEW FOR THE LOCATION(S) OF THE DIVERSION DITCHES.
2. A PLASTIC LINER, RIPRAP, OR EROSION CONTROL BLANKET MAY BE NECESSARY TO PROTECT THE DIVERSION DITCH. THE REQUIRED LINING MATERIAL SHALL BE OBTAINED FROM THE CBMP PLANS VIA THE DESIGN ENGINEER.
3. ALL MATERIAL EXCAVATED FROM THE DITCH MAY BE USED TO CONSTRUCT THE BERM ON THE DOWNHILL SIDE OF THE DITCH.
4. THE DIVERSION DITCH SHALL BE A MINIMUM OF 20" DEEP WITH APPROX. 3:1 SIDE SLOPES. THE ADJACENT BERM SHALL BE A MINIMUM OF 20" IN HEIGHT WITH APPROX. 3:1 SIDE SLOPES. ALL EMBANKMENTS SHALL BE FIRMLY COMPACTED.
5. THE DISCHARGE FROM THE DIVERSION DITCH SHALL BE DIRECTED TOWARDS AN APPROPRIATELY SIZED TEMPORARY SEDIMENT BASIN OR OTHER APPROVED AREA.

DIVERSION DITCH INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE DIVERSION DITCH.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE THE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 (10") THE CREST HEIGHT.
3. DIVERSION DITCHES SHALL BE RE-GRADED FOLLOWING THE SIGNS OF MODERATE OR MORE SOIL EROSION OR ANY DAMAGE.
4. DIVERSION DITCHES ARE TO REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR. ALTERNATIVELY, THE DIVERSION DITCHES MAY BE REMOVED WHEN THE SITE'S TOPOGRAPHY CHANGES SUCH THAT SIGNIFICANT RUNOFF IS NO LONGER POSSIBLE. IN SOME INSTANCES, THE DIVERSION DITCHES MAY REMAIN IN PLACE PERMANENTLY.



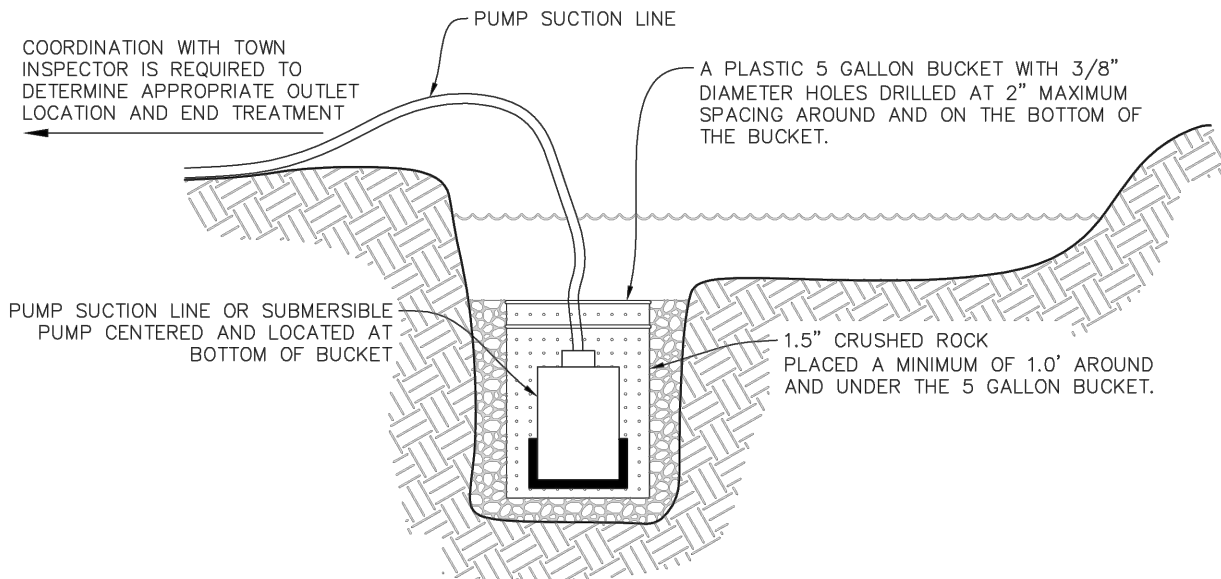
CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

DD

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Oct. 2013

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TYPICAL DEWATERING SUMP

NOTE:
IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE APPROPRIATE MEASURES TO PROTECT PUMPING EQUIPMENT AND MINIMIZE SEDIMENT. USE OF A PLASTIC 5 GALLON BUCKET IS SUGGESTED BUT NOT REQUIRED. THE CONTRACTOR SHALL NOT HOLD THE TOWN LIABLE FOR DAMAGE TO PUMPING EQUIPMENT REGARDLESS OF METHODS USED.



D

DEWATERING



CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

D

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Oct. 2013

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DEWATERING INSTALLATION NOTES

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

DEWATERING MAINTENANCE NOTES

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



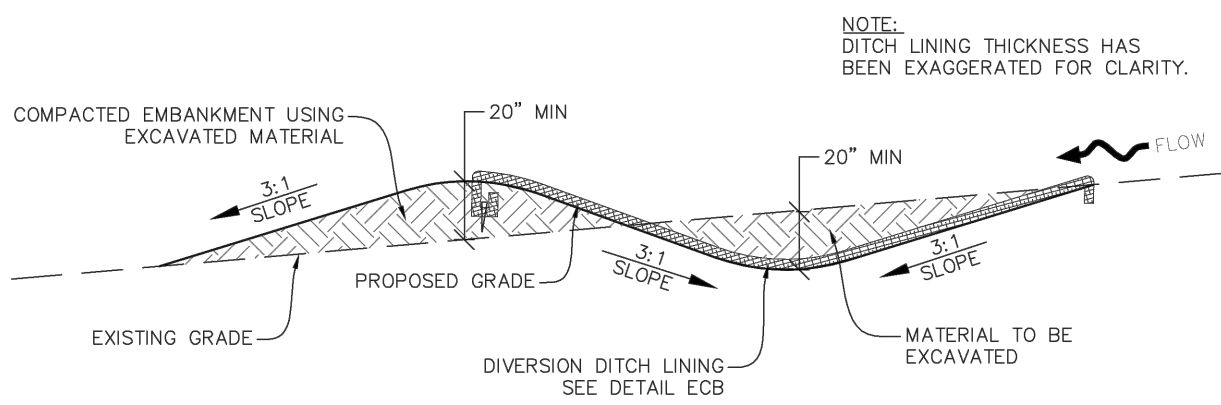
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CONSTRUCTION BEST MANAGEMENT PRACTICES

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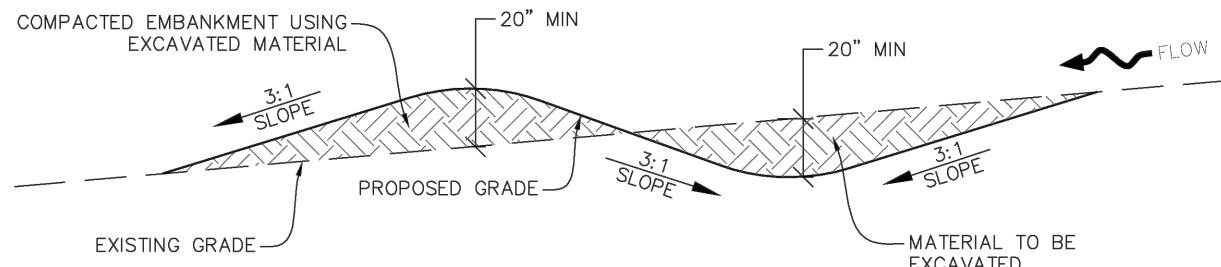
2 OF 2
Oct. 2013

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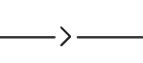


DIVERSION DITCH SECTION LINED CHANNEL

DIVISION DITCH GEOMETRY AND REQUIRED LINING MATERIAL SHALL BE OBTAINED FROM ASSOCIATED CBMP PLANS VIA THE DESIGN ENGINEER. IF THIS INFORMATION IS NOT PROVIDED ON THE CBMP PLANS, THE CONTRACTOR SHALL NOTIFY THE TOWN PRIOR TO CONSTRUCTION



DIVERSION DITCH SECTION UNLINED CHANNEL



DD

DIVERSION DITCH



CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

DD

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Oct. 2013



PREPARED UNDER THE DIRECT SUPERVISION OF
JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
FOR AND ON BEHALF OF
PERCEPTION DESIGN GROUP, INC.

REVISIONS	
DATE	DESCRIPTION
09/17/25	1ST SUBMITTAL

CBMP DETAILS

HUNTINGTON NATIONAL BANK
LOT 3A: PARKER POINTE SUBDIVISION FILING NO. 1, AMENDMENT NO. 1
LOCATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE 6TH P.M., TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

Design By: CLN
Approved By: JVD
Project No.: 2025-005

SHEET

C5.91

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

DEBRIS CONTROL NOTES:

1. A COMBINATION OF SURFACE SCRAPING AND SWEEPING MAY BE NECESSARY TO PROPERLY CLEAN THESE AREAS.
2. 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.
3. ON-SITE PERSONNEL, DELIVERY DRIVERS, ETC., SHOULD BE EDUCATED ON THE NEED FOR CONTINUAL DEBRIS AND TRASH CONTROL.

Town of
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CONSTRUCTION BEST MANAGEMENT PRACTICES

DTC

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THIS METHOD OF INLET PROTECTION SHALL NOT BE USED ON INLETS RECEIVING SIGNIFICANT FLOWS, SUCH AS IN CERTAIN SWALES/CHANNELS OR HIGHWAY MEDIANS. INLET PROTECTION FOR AREA INLETS IN PAVEMENT (SEE DETAIL IPAP) SHALL BE USED IN THESE CONDITIONS.

Town of
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CONSTRUCTION BEST MANAGEMENT PRACTICES

IPAN

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Town of
Parker

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CONSTRUCTION BEST MANAGEMENT PRACTICES

ECB

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Oct. 2013

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Town of
Parker

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CONSTRUCTION BEST MANAGEMENT PRACTICES

IPA

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Oct. 2013

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Town of
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CONSTRUCTION BEST MANAGEMENT PRACTICES

ECB

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Oct. 2013

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Town of
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CONSTRUCTION BEST MANAGEMENT PRACTICES

IPAP

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EROSION CONTROL BLANKET INSTALLATION NOTES

1. SEE THE PLAN VIEW FOR THE LOCATION(S) OF THE EROSION CONTROL BLANKETS.
2. 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.
3. IMMEDIATELY PRIOR TO BLANKET INSTALLATION, SOIL SURFACE SHALL BE SMOOTH AND FREE OF ANY GAPS, VOIDS, WEEDS, ROCKS, STICKS, OR OTHER MISCELLANEOUS DEBRIS.
4. EROSION CONTROL BLANKET SHALL THEN BE INSTALLED ACCORDING TO THE DETAILED DRAWINGS.
5. ANY DAMAGED OR REMAINING STAPLES OR STAKES SHALL BE REMOVED FROM THE SITE.
6. ALL EROSION CONTROL BLANKETS FOR SLOPE PROTECTION INSTALLED IN THE TOWN SHALL BE DOUBLE NET, STRAW OR EXCELSIOR.

MANUFACTURER	PRODUCT NAME
NORTH AMERICAN GREEN	ST150
APPROVED EQUAL	APPROVED EQUAL

7. IN MOST CASES, EROSION CONTROL BLANKETS FOR SLOPE PROTECTION ARE TO REMAIN IN PLACE PERMANENTLY.

EROSION CONTROL BLANKET MAINTENANCE NOTES

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

Town of
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CONSTRUCTION BEST MANAGEMENT PRACTICES

ECB

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Oct. 2013

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Town of
Parker

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CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

IPCOG

1 OF 3
Oct. 2013

PREPARED UNDER THE DIRECT SUPERVISION OF JERRY W. DAVIDSON, P.E. COLORADO REG # 30226 FOR AND ON BEHALF OF PERCEPTION DESIGN GROUP, INC.

REVISIONS	
DATE	DESCRIPTION
09/17/25	1ST SUBMITTAL

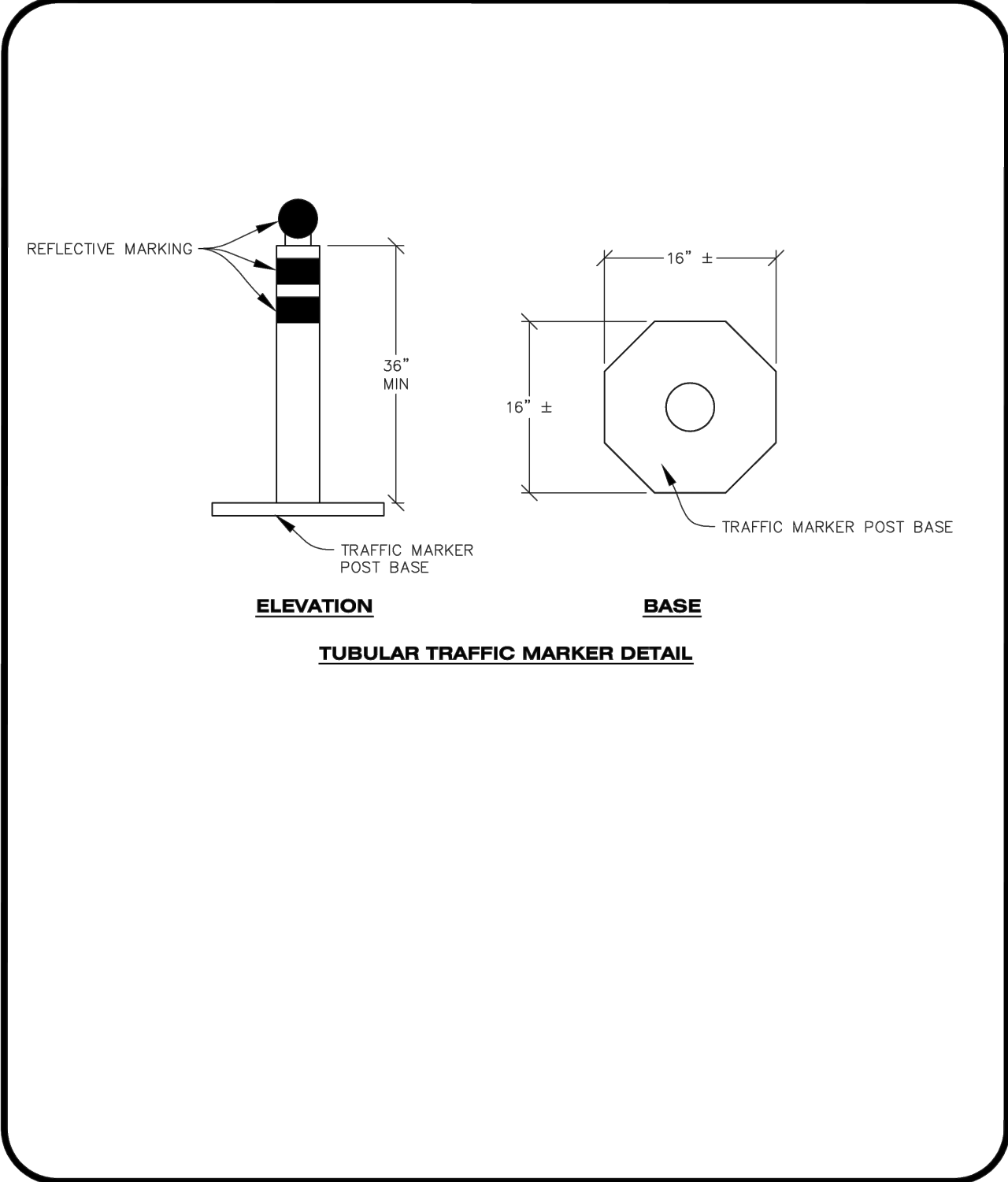
CBMP DETAILS
HUNTINGTON NATIONAL BANK
LOT 3A PARKER POINTE SUBDIVISION FILING NO. 1, AMENDMENT NO. 1, LOCATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

Design By: CLN
Approved By: JWD
Project No.: 2025-005

SHEET

C5.92

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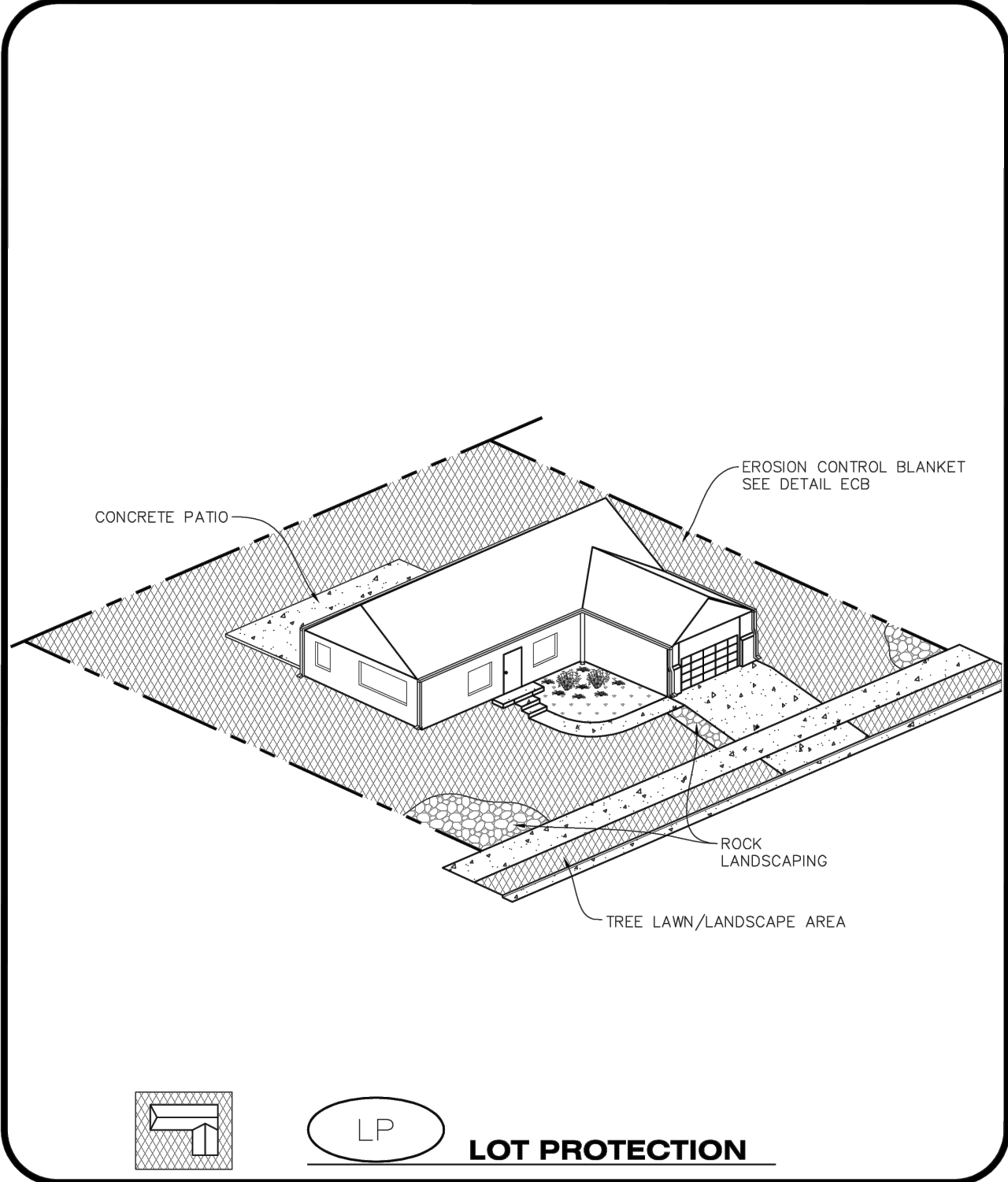
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CONSTRUCTION BEST MANAGEMENT PRACTICES

IPCOG

2 OF 3
Oct. 2013

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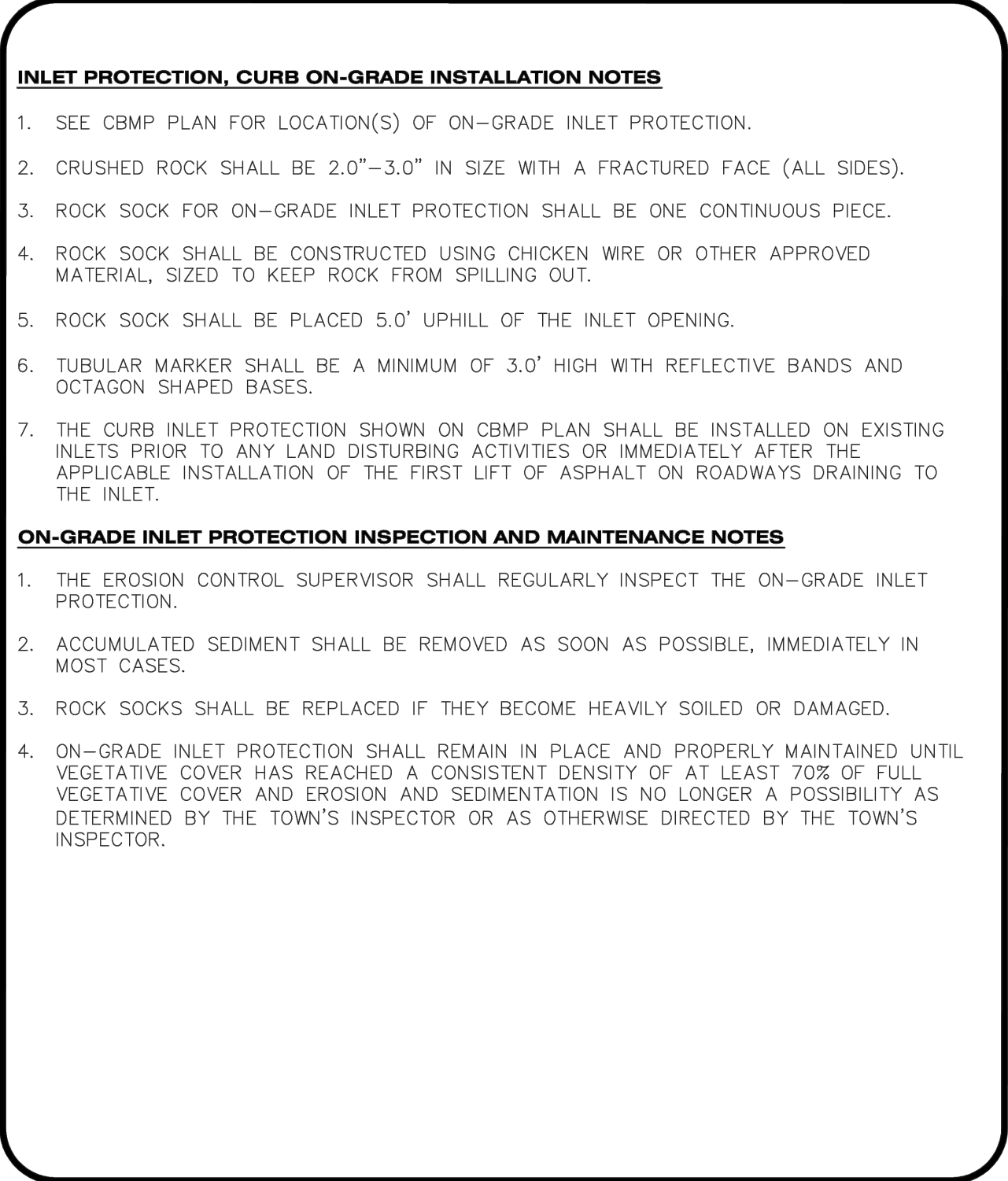
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CONSTRUCTION BEST MANAGEMENT PRACTICES

LP

1 OF 2
Oct. 2013

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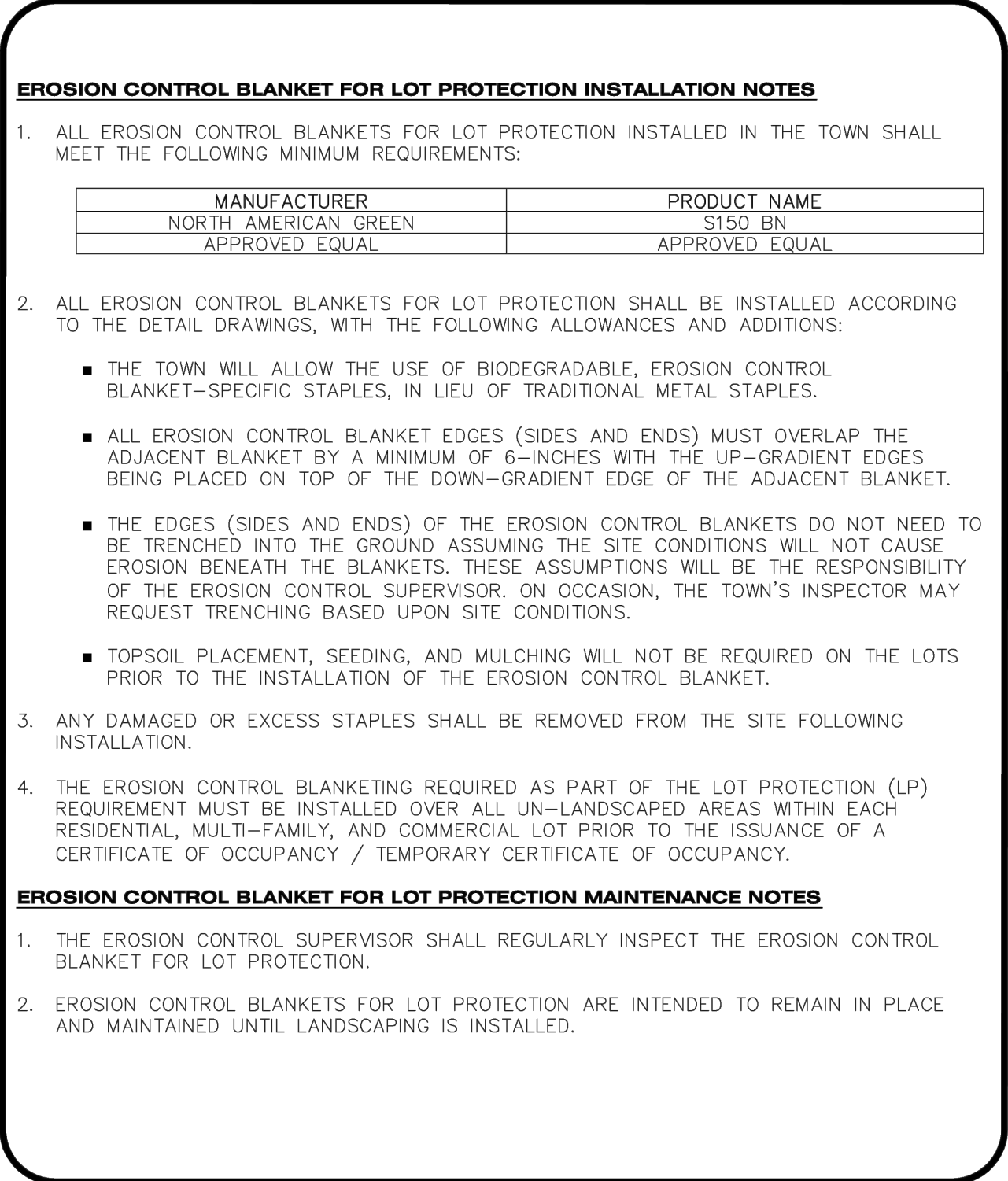
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CONSTRUCTION BEST MANAGEMENT PRACTICES

IPCOG

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Oct. 2013

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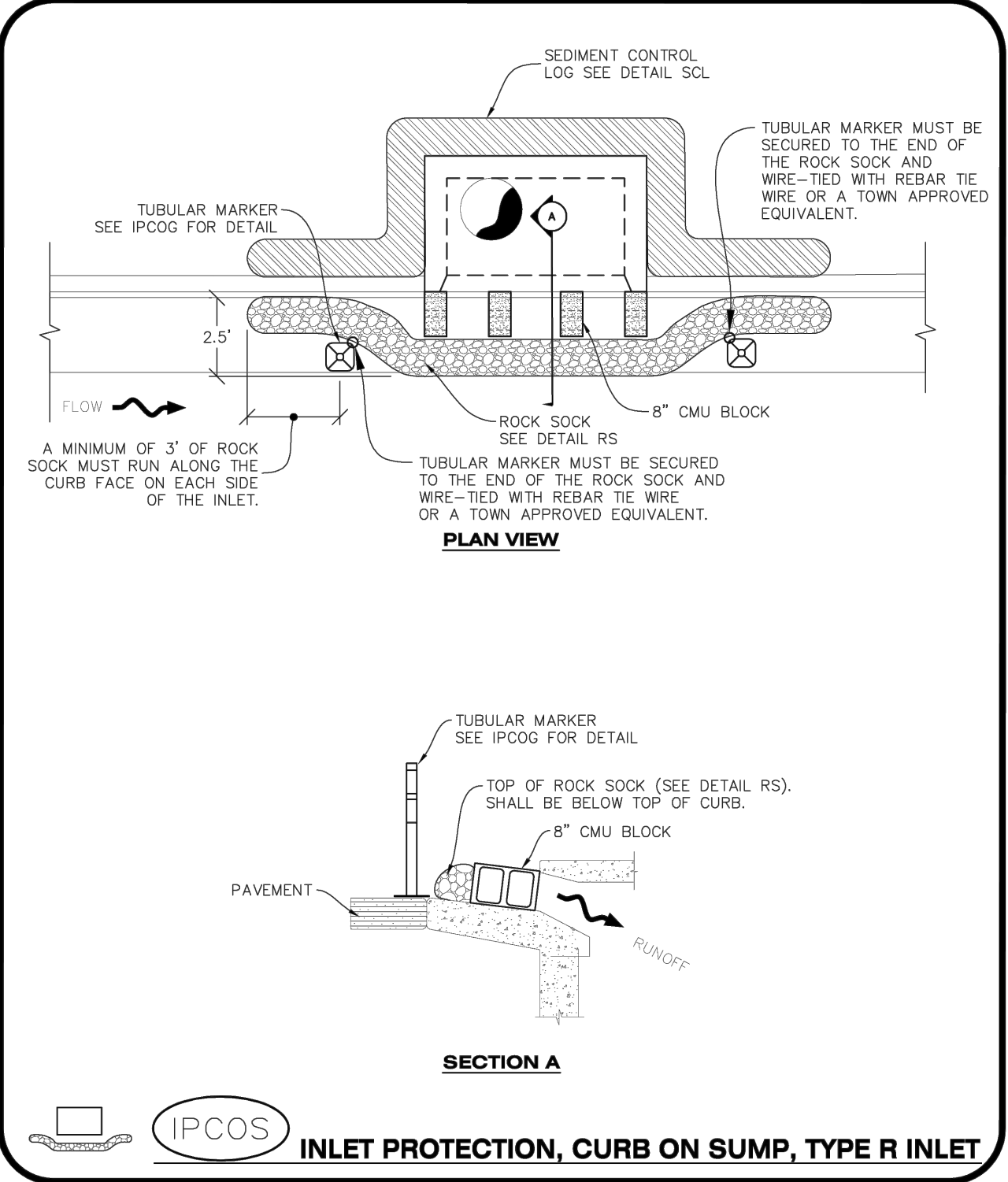
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CONSTRUCTION BEST MANAGEMENT PRACTICES

LP

2 OF 2
Oct. 2013

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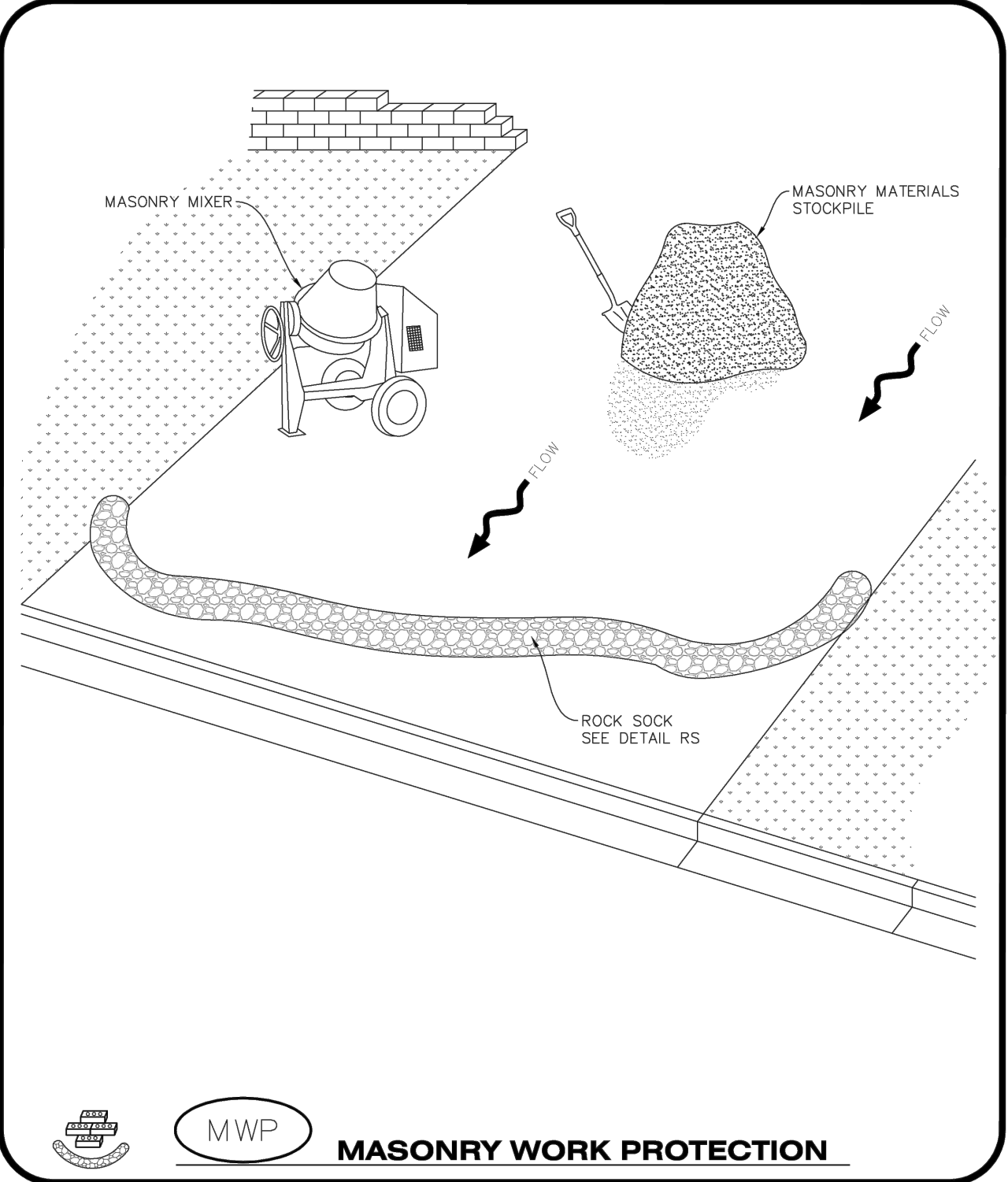
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CONSTRUCTION BEST MANAGEMENT PRACTICES

IPCOG

1 OF 2
Oct. 2013

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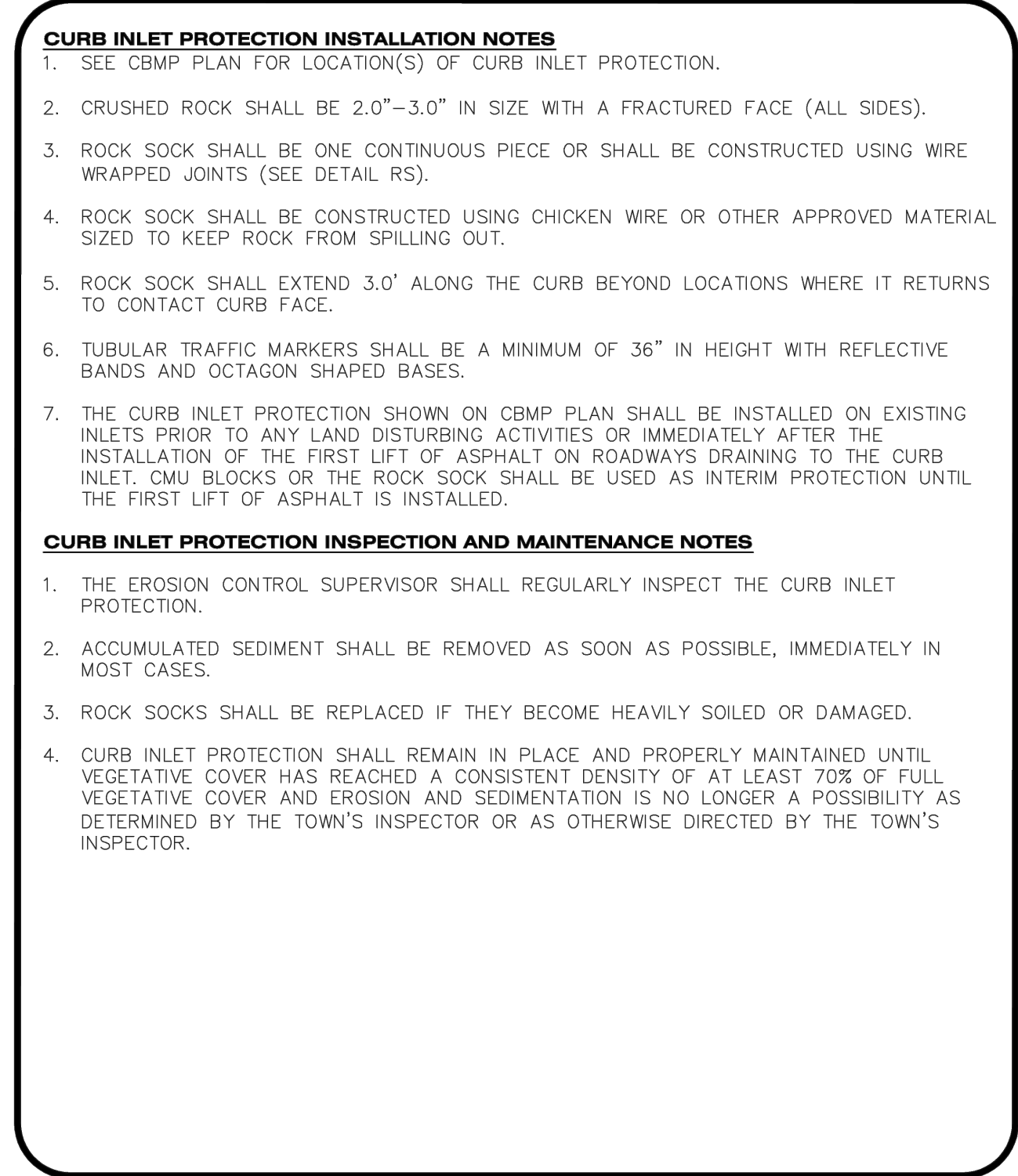
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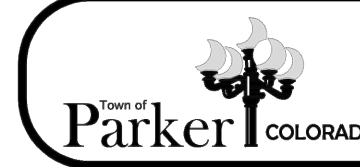
CONSTRUCTION BEST MANAGEMENT PRACTICES

MWP

1 OF 2
Oct. 2013

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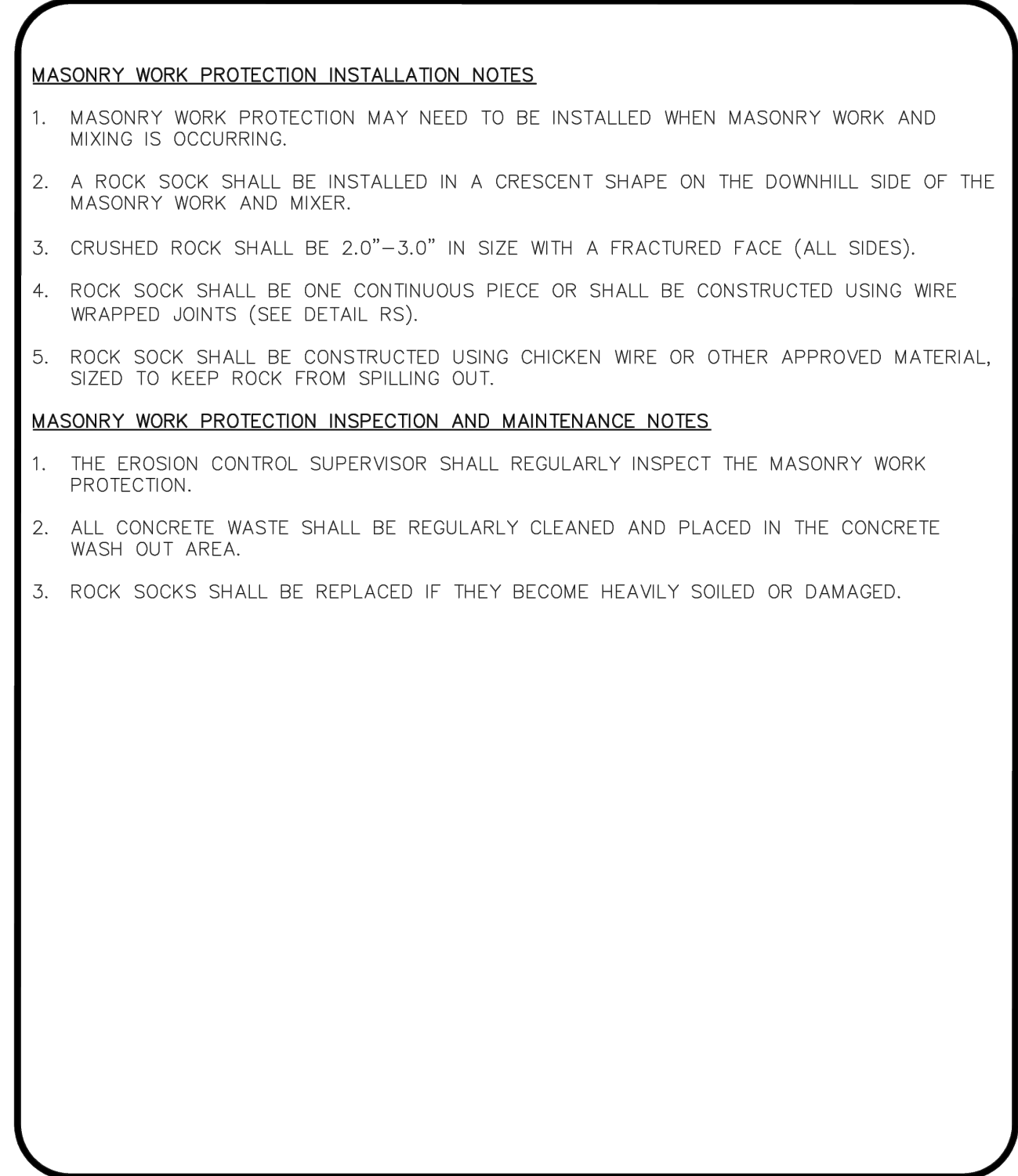
CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

IPCOG

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Oct. 2013

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CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

MWP

2 OF 2
Oct. 2013

PREPARED UNDER THE DIRECT SUPERVISION OF
JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
FOR AND ON BEHALF OF
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REVISIONS	
DATE	DESCRIPTION
09/17/25	1ST SUBMITTAL

CBMP DETAILS

HUNTINGTON NATIONAL BANK

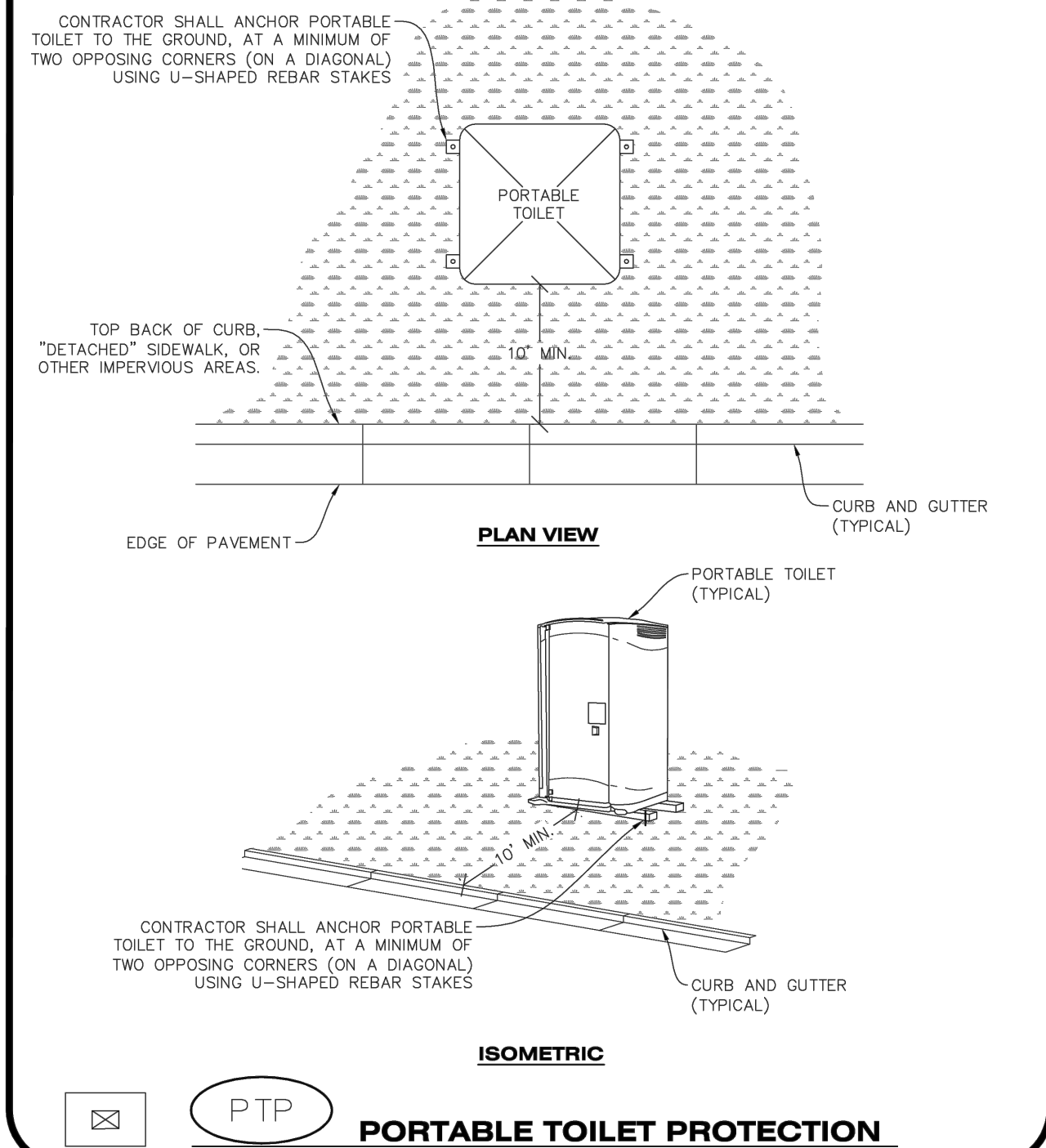
LOT 3A: PARKER POINT SUBDIVISION FILING NO. 1, AMENDMENT NO. 1
LOCATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE 6TH P.M., TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

Design By: CLN
Approved By: JWD
Project No.: 2025-005

SHEET

C5.93

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CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

PTP

1 OF 2
Oct. 2013

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.
 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 CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).
 5. PORTABLE TOILETS THAT ARE NOT CONSISTENTLY MAINTAINED IN ACCORDANCE WITH THESE REQUIREMENTS MAY NEED TO BE CLUSTERED TOGETHER, IN ONE CENTRALIZED LOCATION IN ORDER TO INCREASE COMPLIANCE AND REDUCE THE CHANCE OF A SPILL.

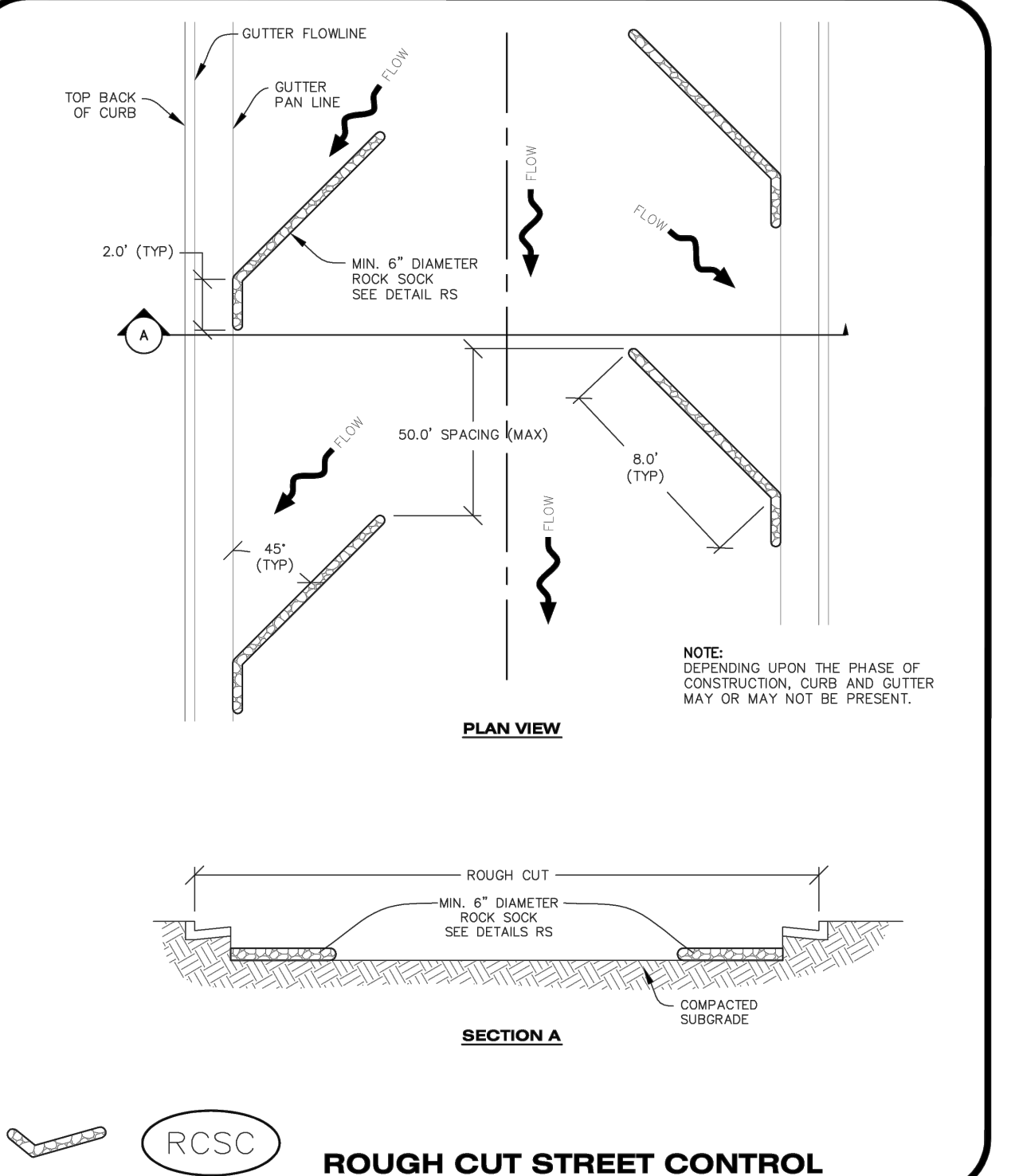


CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

PTP

2 OF 2
Oct. 2013

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





CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

RCSC

1 OF 2
Oct. 2013

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.

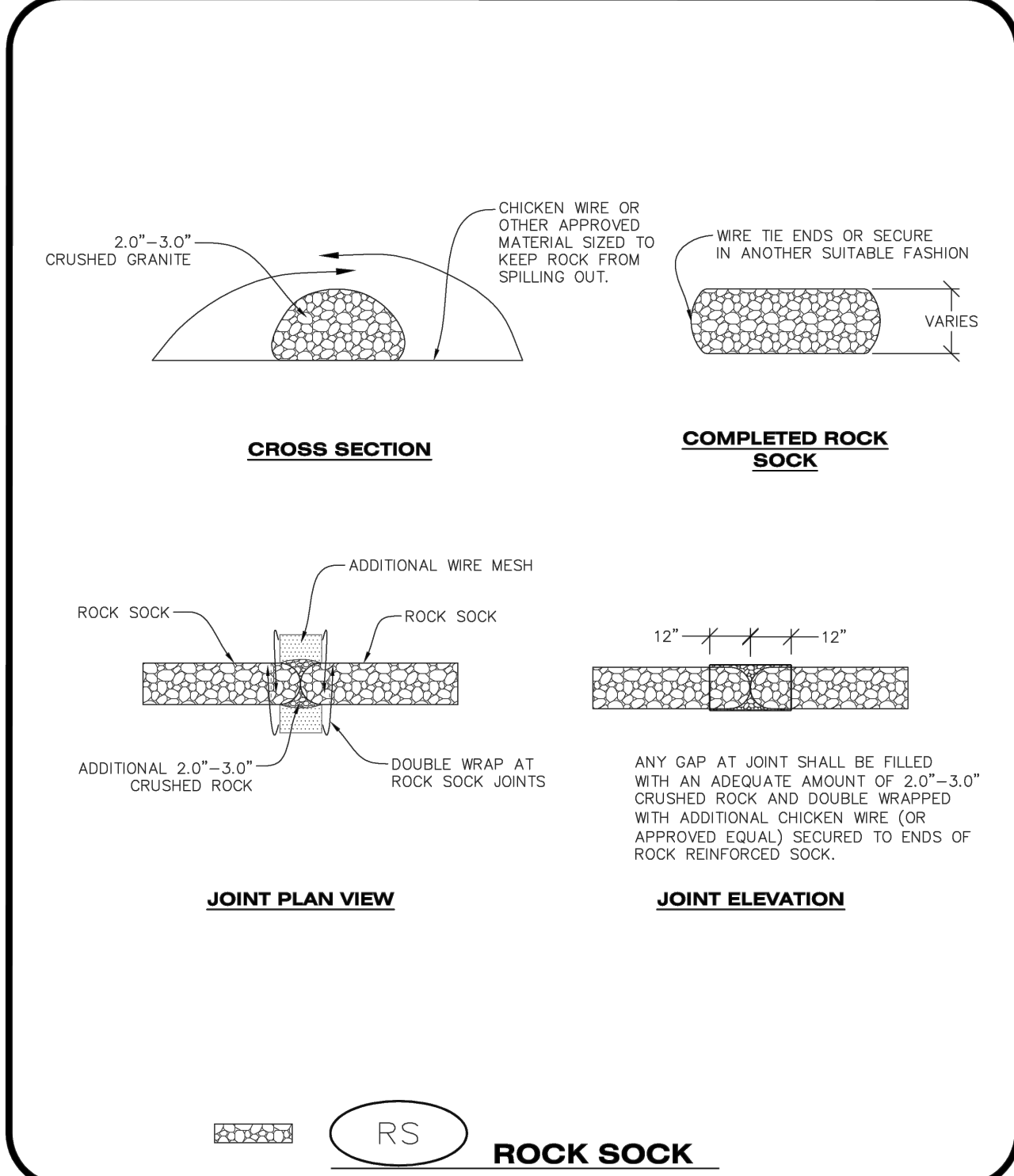


CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

RCSC

2 OF 2
Oct. 2013

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





CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

RS

1 OF 2
Oct. 2013

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

- ROCK SOCK INSTALLATION NOTES**
1. SEE CBMP PLAN FOR LOCATION(S) OF ROCK SOCK.
 2. CRUSHED ROCK SHALL BE APPROXIMATELY 2.0"-3.0" GRANITE IN SIZE WITH A FRACTURED FACE (ALL SIDES).
 3. ROCK SOCK SHALL BE APPROXIMATELY ONE CONTINUOUS PIECE OR SHALL BE CONSTRUCTED USING WIRE WRAPPED JOINTS (SEE DETAIL RS).
 4. ROCK SOCK SHALL BE CONSTRUCTED USING CHICKEN WIRE OR OTHER APPROVED MATERIAL SIZED TO KEEP ROCK FROM SPILLING OUT.
 5. MINIMUM ROCK SOCK DIAMETER SHALL VARY BASED ON APPLICATION (7" MIN).
 6. TUBULAR MARKERS MAY NEED TO BE USED IN CONJUNCTION WITH 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**
1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE ROCK SOCKS.
 2. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED.
 3. ROCK SOCKS SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.

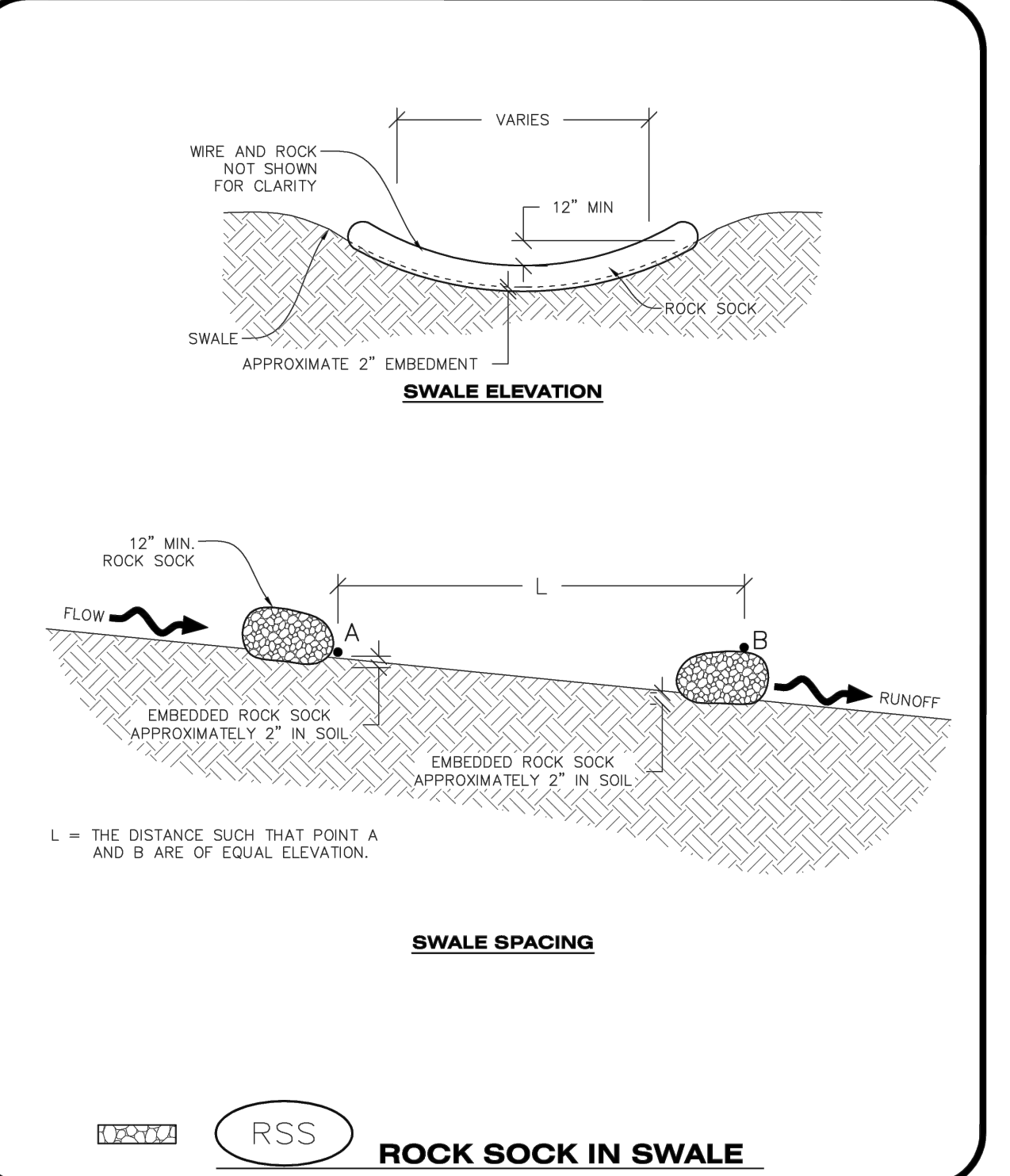


CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

RS

2 OF 2
Oct. 2013

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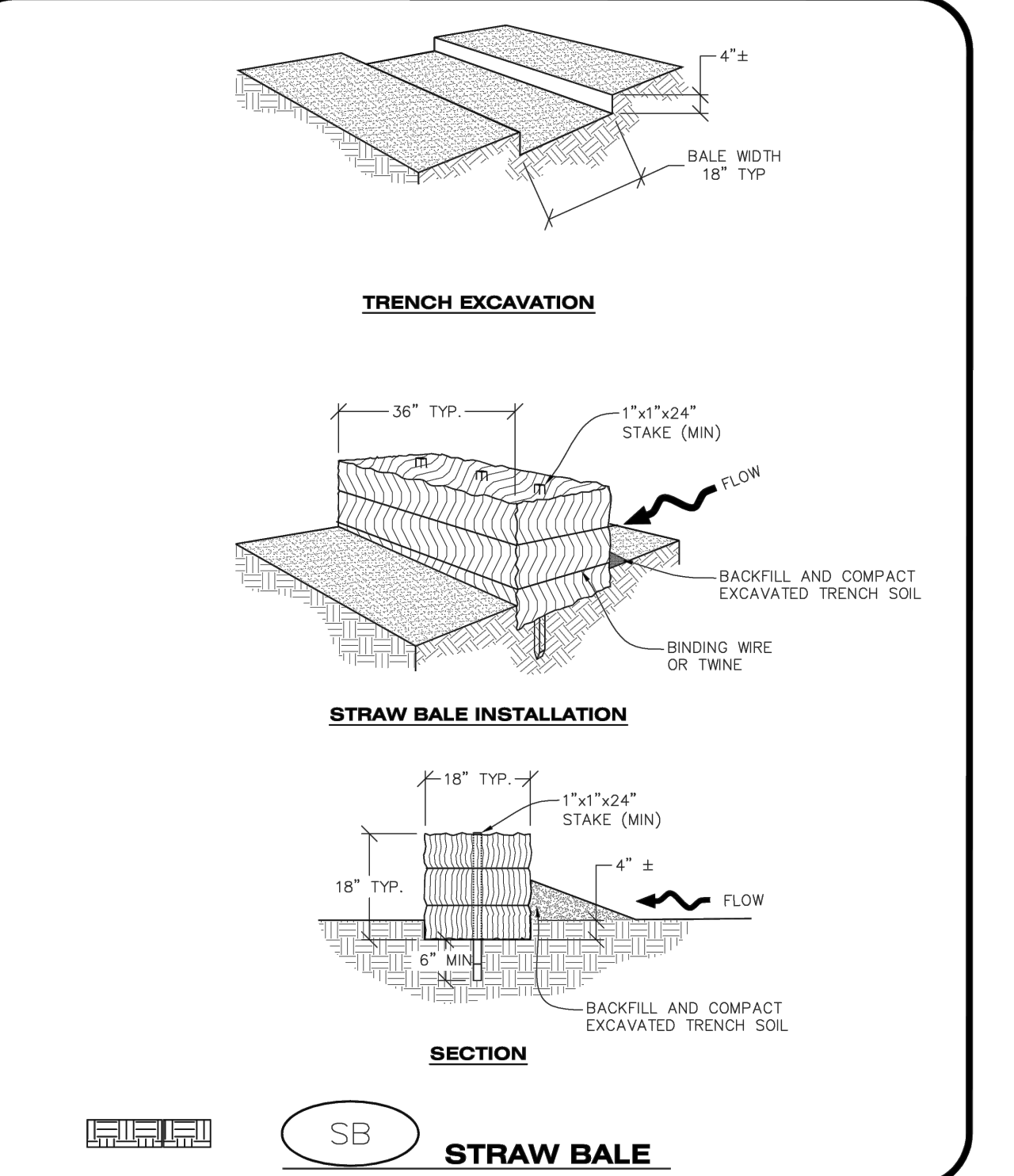


CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

RSS

1 OF 1
Oct. 2013

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





CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

SB

1 OF 2
Oct. 2013

PREPARED UNDER THE DIRECT SUPERVISION OF JERRY W. DAVIDSON, P.E. COLORADO REG # 30226 FOR AND ON BEHALF OF PERCEPTION DESIGN GROUP, INC.

REVISIONS	
DATE	DESCRIPTION
09/17/25	1ST SUBMITTAL

CBMP DETAILS

HUNTINGTON NATIONAL BANK

LOT 3A: PARKER POINT SUBDIVISION FILING NO. 1, AMENDMENT NO. 1, LOCATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

Design By: CLN
Approved By: JWD
Project No.: 2025-005

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

STRAW BALE INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF STRAW BALES.
2. TYPICAL STRAW BALES SHALL BE APPROXIMATELY 36"x18"x18".
3. TWO (2) WOODEN STAKES SHALL BE USED TO HOLD EACH BALE IN PLACE. WOODEN STAKES SHALL BE A MINIMUM OF 1"x1"x24".
4. WOODEN STAKES SHALL BE PLACED APPROXIMATELY 6" INTO THE GROUND.
5. STRAW BALES SHALL BE SPACED AND POSITIONED ACCORDING TO DETAILS.

STRAW BALE INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE STRAW BALES.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE THE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 THE HEIGHT OF THE STRAW BALE.
3. STRAW BALES MAY NEED TO BE REPLACED IF THEY BECOME HEAVILY SOILED, ROTTEN, OR OTHERWISE DAMAGED.
4. STRAW BALES SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN INSPECTOR.
5. WHEN THE STRAW BALES ARE REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE STRAW BALES MAY NEED TO BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).



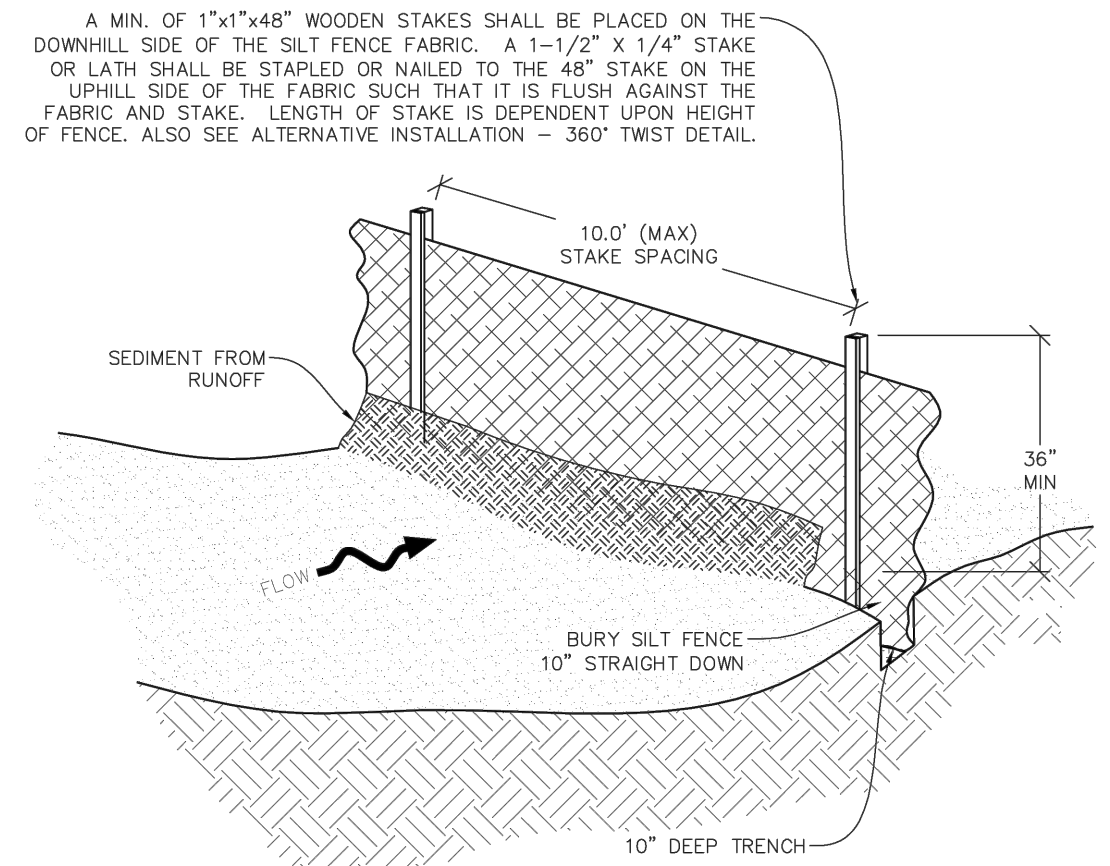
CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

SB

2 OF 2
Oct. 2013

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





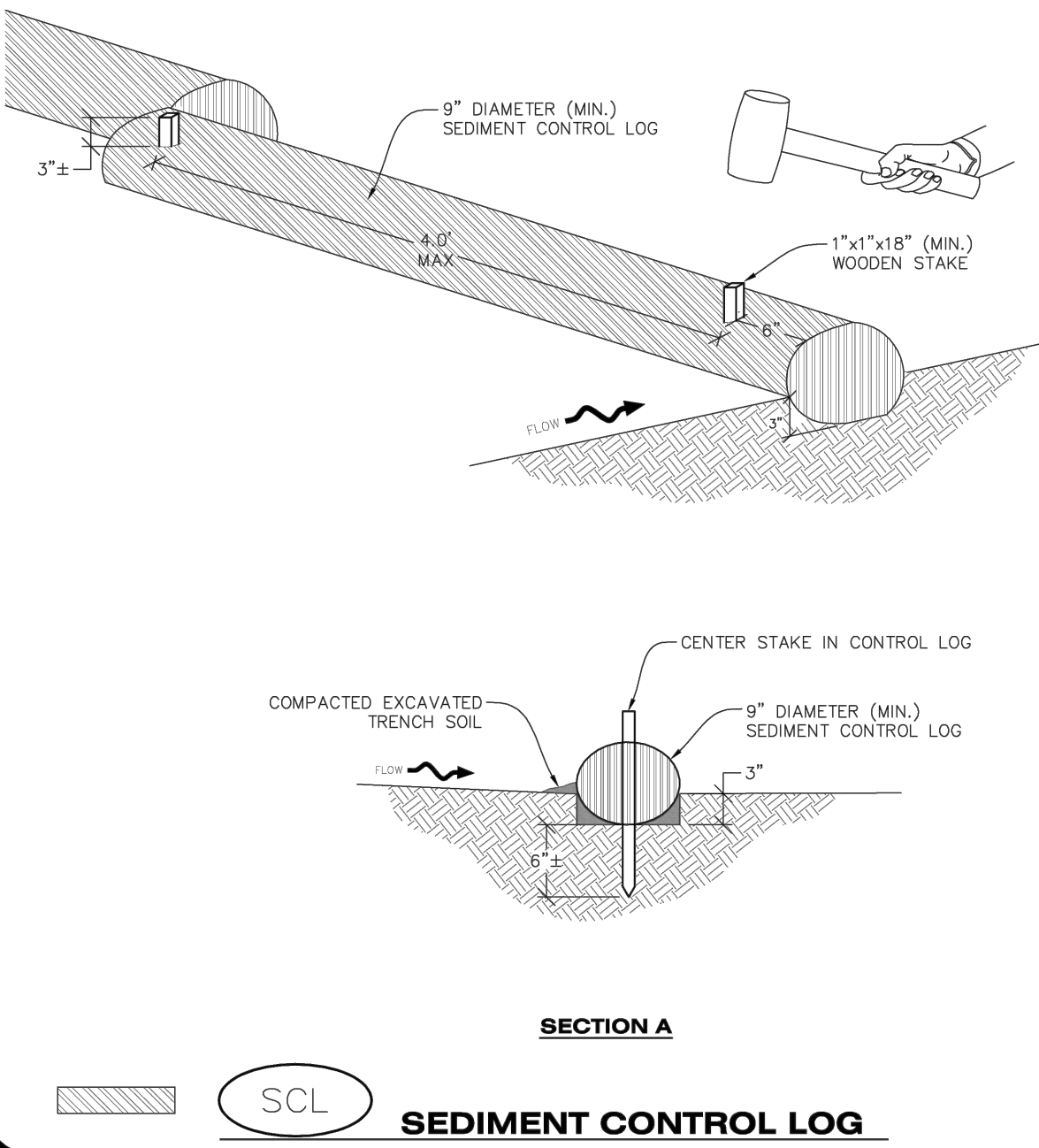
CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

SF

1 OF 4
Oct. 2013

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





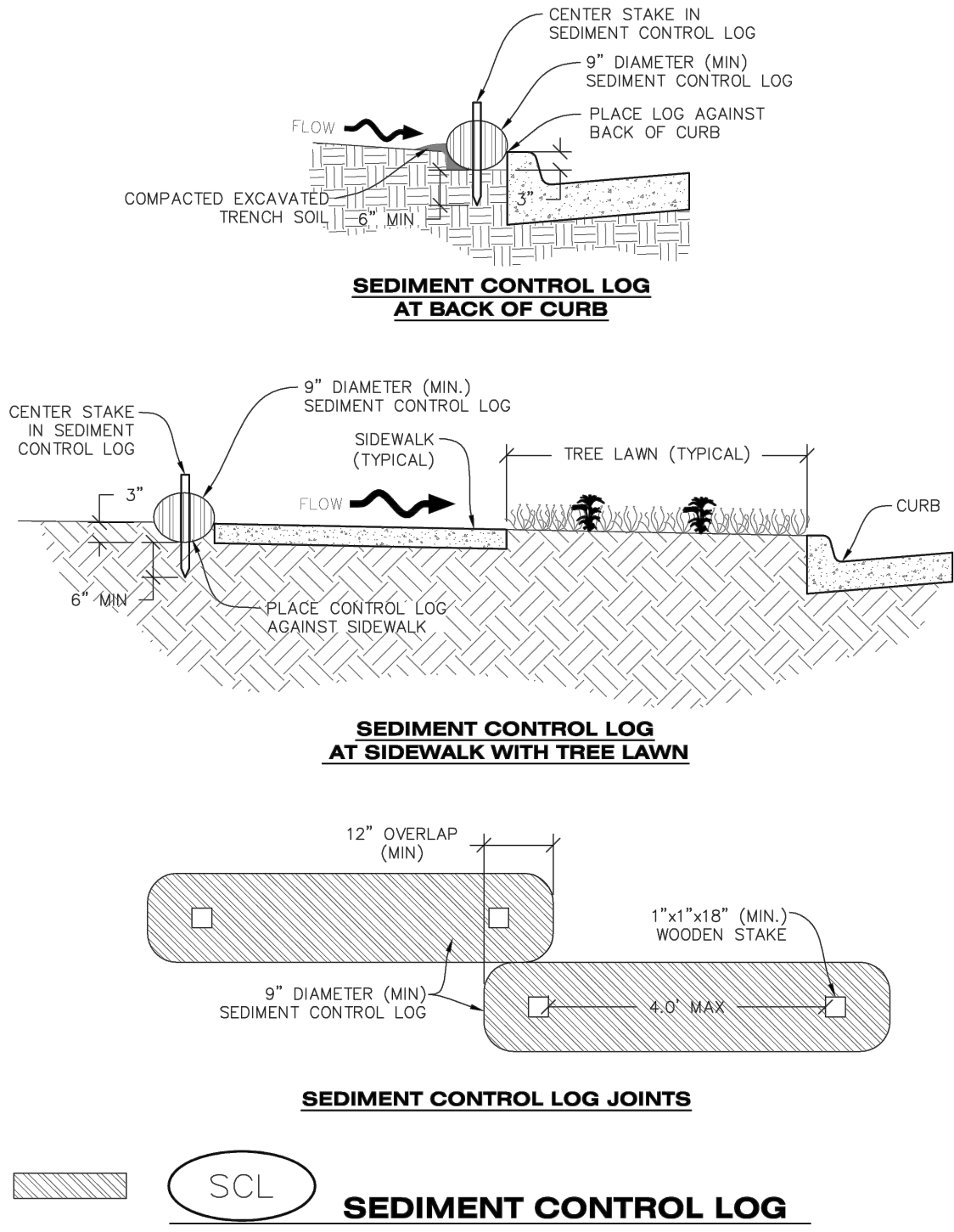
CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

SCL

1 OF 3
Oct. 2013

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





CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

SCL

2 OF 3
Oct. 2013

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

SEDIMENT CONTROL LOG INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF SEDIMENT CONTROL LOGS.
2. ALL SEDIMENT CONTROL LOGS SHALL BE INSTALLED FREE OF DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
3. 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.
4. 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.
5. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF THE ANCHOR TRENCH AND PROPERLY COMPACTED.
6. ANCHOR TRENCH SHALL BE RELATIVELY FREE OF ROCKS OR OTHER DEBRIS PRIOR TO THE PLACEMENT.
7. ALL SEDIMENT CONTROL LOGS SHALL BE PLACED 3" (APPROX.) BELOW THE GROUND AND PULLED TIGHT ON BOTH ENDS TO REMOVE ANY CURVES OR SNAGS.
8. 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.
9. SEDIMENT CONTROL LOG STAKES SHALL BE MADE OF WOOD AND SECURELY ANCHOR THE SCL IN PLACE.
10. 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.
11. SEDIMENT CONTROL LOGS SHALL OVERLAP A MINIMUM OF 12". THE OVERLAPPING SHALL OCCUR ON THE UP-GRADIENT SIDE OF THE LOGS.
12. SEDIMENT CONTROL LOGS SHALL BE STAKED WITHIN 6" FROM EACH END.
13. 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

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE SEDIMENT CONTROL LOGS.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE THE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 THE HEIGHT OF EXPOSED LOG.
3. 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.
4. SEDIMENT CONTROL LOGS SHALL BE REPLACED WHEN THERE ARE ANY SIGNS OF WEAR OR DAMAGE THAT WOULD PREVENT THE SCL FROM FUNCTIONING AS DESIGNED.
5. WHEN THE SEDIMENT CONTROL LOGS ARE REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE SEDIMENT CONTROL LOGS MAY NEED TO BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).



CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

SCL

3 OF 3
Oct. 2013

CBMP DETAILS

HUNTINGTON NATIONAL BANK
LOT 3A: PARKER POINT SUBDIVISION FILING NO. 1, AMENDMENT NO. 1
LOCATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE 6TH P.M., TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

Design By: CLN
Approved By: JWD
Project No.: 2025-005

SHEET

C5.95

PREPARED UNDER THE DIRECT
SUPERVISION OF
JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
FOR AND ON BEHALF OF
PERCEPTION DESIGN GROUP, INC.

DATE	DESCRIPTION
09/17/25	1ST SUBMITTAL

REVISIONS

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

-
- 6" APPROX.
- FURROWS APPROX. 2" TO 4" DEEP ON APPROX. 6" CENTERS WITH 6" MAXIMUM SPACING PARALLEL TO CONTOURS OF SLOPE
- STEEP SLOPES (4:1 OR STEEPER)**
(SLOPES STEEPER THAN 4:1 MAY BE SURFACE ROUGHENED IF THE CONTRACTOR FEELS THAT IT IS SAFE TO DO SO)
- APPROX. 2" - 4" DEEP
- MAX 12"
- MIN. 6" DEEP
- ROUGHENED ROWS SHALL BE A MINIMUM OF 6 INCHES DEEP ON A MAXIMUM OF 12-INCH CENTERS.
- SURFACE ROUGHENING IS REQUIRED ON ALL DISTURBED SOIL THAT HAS BEEN EXPOSED AND WHERE LEGITIMATE CONSTRUCTION ACTIVITIES HAVE NOT OCCURRED FOR 15 DAYS OR MORE.
- LESSER SLOPES (4:1 OR LESS)**
- SR
- SURFACE ROUGHING**



STABILIZED STAGING AREA INSPECTION AND MAINTENANCE NOTES

-
- Diagram illustrating the Sidewalk Transition Protection (AT Intersection) setup. The diagram shows a curved sidewalk layout with various safety features and dimensions.
- Key Components and Dimensions:**
- 10.0' MIN:** Minimum distance between the sidewalk and the rock sock.
 - ROCK SOCK (TYP.) SEE DETAIL RS:** A protective barrier at the intersection.
 - CONSTRUCTION FENCE (TYP.) SEE DETAIL CF:** A fence line along the sidewalk.
 - WHEN APPLICABLE, INSTALL MUTCD APPROVED SIGN TO INDICATE THAT THE SIDEWALK IS CLOSED.**
 - 10' MIN (TYP.):** Minimum distance between the sidewalk and the silt fence.
 - SILT FENCE (TYP.) SEE DETAIL SF:** A silt fence line along the sidewalk.
 - ROAD:** The main road area.
 - ADJ. RAIR:** Adjacent Right-of-Way Area.
 - 1.0' MIN. (TYP.):** Minimum distance between the sidewalk and the steel tee post.
 - STEEL TEE POST (TYP.):** A post used for the construction fence.
 - SIDEWALK:** The main sidewalk area.
- NOTE:** SEDIMENT CONTROL LOGS (SCL) MAY BE USED IN LIEU OF SILT FENCE (SF) WITH PRIOR APPROVAL FROM TOWN.
- STP**
- SIDEWALK TRANSITION PROTECTION (AT INTERSECTION)**

NOTE:
SEDIMENT CONTROL LOGS (SCL) MAY BE
USED IN LIEU OF SILT FENCE (SF) WITH
PRIOR APPROVAL FROM TOWN.



C5.96

GENERAL NOTES:

1. TOPOGRAPHIC. MAPPING AS OF 07/14/21 PREPARED BY ENGINEERING SERVICE COMPANY, INC. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN HE SHALL, AT HIS EXPENSE, HAVE NEW MAPPING PREPARED BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR ACCEPTANCE AND APPROVAL.

2. CONTRACTOR SHALL REFER TO THE GRADING, EROSION AND SEDIMENT CONTROL (GESC) PLAN FOR ADDITIONAL REQUIREMENTS. NO WORK SHALL OCCUR UNTIL THE BMPs DEPICTED ON THE GESC HAVE BEEN INSTALLED AND ARE APPROVED BY THE CITY. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

3. EXISTING CONTOURS ARE SHOWN AT 1-FOOT INTERVALS; PROPOSED OVERLOT CONTOURS ARE SHOWN AT 1-FOOT INTERVALS.

4. ALL EARTHWORK, GRADING, OVERLOT GRADING, BACKFILLING, FILLING, EXCAVATION, COMPACTION, PAVEMENT, AND FLATWORK SHALL BE IN CONFORMANCE WITH THE GEOTECHNICAL REPORT PREPARED BY XXXXXXXX INC. TITLED XXXXX, DATED XXXX. THE CONTRACTOR IS REQUIRED TO HAVE A SIGNED AND SEALED COPY OF THE REPORT AT THE SITE AT ALL TIMES. DURING CONSTRUCTION, IF UNANTICIPATED CONDITIONS ARE ENCOUNTERED, THE GEOTECHNICAL ENGINEER SHALL BE CONTACTED BY THE CONTRACTOR FOR RECOMMENDATIONS.

5. THE CONTRACTOR IS RESPONSIBLE FOR:

VERIFYING ALL UTILITIES, WHETHER SHOWN OR NOT SHOWN, AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION. ALL UTILITIES TO REMAIN (MANHOLES, VALVE COVERS, CLEANOUTS, VAULTS, BOXES, ETC.) SHALL BE PROTECTED FROM DAMAGE AND ADJUSTED TO FINAL GRADE.

PREPARING ANY TRAFFIC CONTROL PLANS, AS MAY BE REQUIRED TO PERFORM THE WORK, AND PROVIDING ALL NECESSARY TRAFFIC CONTROL (SIGNS, BARRICADES, FLAGMEN, LIGHTS, ETC) IN ACCORDANCE WITH THE MUTCD, CURRENT EDITION, AS REQUIRED FOR THE WORK. THE PLAN FOR TRAFFIC CONTROL SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO COMMENCING ANY WORK IN THE RIGHTS-OF-WAY.

OBTAINING ALL NECESSARY PERMITS AND APPROVALS REQUIRED TO PERFORM THE WORK AND TO OBTAIN A COPY OF ALL APPLICABLE CODES, LICENSES, SPECIFICATIONS, AND STANDARDS NECESSARY TO PERFORM THE WORK, AND BE FAMILIAR WITH THEIR CONTENTS PRIOR TO COMMENCING ANY WORK.

KEEPING ONE COPY OF THE APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS ON THE JOB SITE AT ALL TIMES. PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR TO VERIFY WITH PROJECT ENGINEER THE LATEST REVISION DATE OF THE APPROVED CONSTRUCTION PLANS.

COORDINATING PRIOR TO CONSTRUCTION WITH THE GEOTECHNICAL ENGINEER, THE CITY, AND UTILITY AND STORMWATER DISTRICT INSPECTORS TO IDENTIFY PROJECT INSPECTION AND TESTING REQUIREMENTS.

KEEPING TRACK OF ALL APPROVED DEVIATIONS FROM THE PLANS AND PROVIDING THE PROJECT ENGINEER WITH AS-BUILT DRAWINGS OF ALL IMPROVEMENTS REQUIRED FOR THE WORK.

COMPLYING WITH CITY GENERAL REQUIREMENTS, STANDARDS, AND SPECIFICATIONS.

PROVIDING AS-BUILT DRAWINGS OF CONSTRUCTED UTILITIES UPON COMPLETION OF THE WORK.
- SITE DEVELOPMENT CONSTRUCTION PLANS
HUNTINGTON NATIONAL BANK
- LOT 3A, PARKER POINTE SUBDIVISION FILING NO. 1, AMENDMENT NO. 1
LOCATED IN THE NE 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
-
- VICINITY MAP
- SCALE: 1" = 500'
-
- UTILITY NOTES
1. ROADWAY DIMENSIONS ARE FROM FL-FL, 1-FOOT PAN IS PROPOSED ONSITE.

2. ALL UTILITY CONSTRUCTION SHALL CONFORM TO PARKER WATER AND SANITATION DISTRICT AND CRITERIA REFERENCE: LOCAL AGENCY INFRASTRUCTURE DESIGN AND CONSTRUCTION STANDARDS.

3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE PARKER WATER AND SANITATION DISTRICT THE DISTRICT RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.

4. THE CONTRACTOR SHALL NOTIFY THE TOWN OF PARKER PUBLIC WORKS AND PARKER WATER AND SANITATION DISTRICT A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO STARTING CONSTRUCTION.

5. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES. EXISTING UTILITIES SHOWN ON THIS PLANS ARE BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN AND DO NOT REFLECT A COMPLETE SURVEY OF EXISTING UTILITIES. CONTACT THE ENGINEER WITH DISCREPANCIES.

6. CONTRACTOR SHALL VERIFY THE STUB TIE IN ELEVATION PRIOR TO START OF CONSTRUCTION. THE ELEVATION OF THE STUB SHALL BE COORDINATED WITH THE ENGINEER PRIOR TO SANITARY SEWER CONSTRUCTION.

7. SAWCUT OF EXISTING STREETS SHALL BE IN CONFORMANCE WITH TOWN STANDARDS. CUTS SHALL STRAIGHT WITH CLEAN EDGES. REMOVE EXISTING CURB AND GUTTER TO NEAREST JOINT RETURN ALONG EXISTING LINE AND GRADE.

8. THE OWNER AND OR THEIR REPRESENTATIVE SHALL BE RESPONSIBLE FOR COORDINATION WITH EXISTING FRANCHISE UTILITIES TO INCLUDE COMCAST, XCEL, CENTURY LINK OR OWNERS OF EXISTING DRY UTILITY LINES.

9. EXISTING UTILITY SURFACE APPURTENANCES SHALL BE RAISED TO FINISHED GRADE, THIS INCLUDES BUT IS NOT LIMITED TO MANHOLE LIDS, VALVE COVERS.

10. SITE SURVEY IS PROVIDED BY ESC DATED 2-8-2016.

11. THE CONTRACTOR SHALL HAVE AN APPROVED SET OF CONSTRUCTION PLANS ON SITE AT ALL TIMES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THE CONSTRUCTION, NOTIFYING AND SCHEDULING LOCAL AGENCIES INSPECTIONS.

12. ALL PIPE LENGTHS ARE MEASURED FROM CENTER OF FITTING TO CENTER OF FITTING STATIONING IS ALIGN DRIVE CENTERLINE AND CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.

13. ELEVATIONS ARE FINISHED GRADE ELEVATION UNLESS OTHER WISE NOTED.
- WATER QUANTITIES
- | | | |
|-------------------------------------|----|----|
| 1" TYPE K COPPER WATER SERVICE LINE | 93 | LF |
| 1" TAP | 1 | EA |
| 1" METER | 1 | EA |
- SANITARY SEWER QUANTITIES
- | | | |
|-----------------------|----|----|
| SAN. TWO-WAY CLEANOUT | 1 | EA |
| 4" SADDLE TAP | 1 | EA |
| 4" PVC | 31 | LF |
- FIRE FLOW REQUIREMENTS ARE 1,500 GPM.
THIS BUILDING REQUIRES 1 FIRE HYDRANT TO MEET FIRE-FLOW REQUIREMENTS. EACH FIRE HYDRANT MUST SUPPLY 1500 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE.
- CODE USED FOR ANALYSIS: 2015 IFC WITH 2016 AMENDMENTS
- CONSTRUCTION TYPE: V-B
FIRE AREA: 3,000 S.F.
THIS BUILDING IS NOT SPRINKLERED
- LEGAL DESCRIPTION
- PARCEL A:
- LOT 3A, PARKER POINTE SUBDIVISION FILING NO. 1, AMENDMENT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED JULY 31, 2024 AT RECEPTION NO. 2024031650, COUNTY OF DOUGLAS, STATE OF COLORADO.
- PARCEL B:
- THOSE BENEFICIAL EASEMENTS AS CREATED AND SET FORTH IN THE DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED NOVEMBER 12, 2024 AT RECEPTION NO. 2024048912.
- THE ABOVE LEGAL DESCRIPTION DESCRIBES A PORTION OF THAT LAND CONTAINED IN SPECIAL WARRANTY DEED RECORDED ON NOVEMBER 12, 2024 AT RECEPTION NUMBER 2024048912 IN DOUGLAS COUNTY, COLORADO.
- ASSURANCE NOTE: THE ABOVE LEGAL DESCRIPTION DESCRIBES ALL THAT LAND INSURED IN SCHEDULE A(5) OF TITLE COMMITMENT NUMBER NCS-265990-CO PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH A COMMITMENT DATE OF JUNE 3, 2025.
- BASIS OF BEARINGS
- BEARINGS ARE BASED ON THE NORTH LINE OF THE NE 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN HAVING A GRID BEARING OF S89°59'29"W PER COLORADO STATE PLAND COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983, MONUMENTED BY A 3-1/4" ALUMINUM CAP ON A #6 REBAR WITH APPROPRIATE MARKINGS AND STAMPED "AZTEC, 2018, PLS 22561" FOUND IN A RANGE BOX AT THE NORTHEAST CORNER OF SAID SECTION 3 AND BY A 3-1/4" ALUMINUM CAP ON A #6 REBAR WITH APPROPRIATE MARKINGS AND STAMPED "2006, PLS 29761" FOUND IN A RANGE BOX AT THE NORTH 1/4 CORNER OF SAID SECTION 3, WITH BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
- BENCHMARK:
- BENCHMARK: DOUGLAS COUNTY GIS CONTROL MONUMENT 1060032 - 3-1/4" ALUMINUM CAP DGIS MONUMENT FLUSH WITH GRADE, LOCATED AT THE STROH RANCH SOCCER PARK IN THE SOUTHEAST CORNER OF THE PARKING LOT.
ELEVATION: 5903.17 FEET (NAVD 1988 DATUM).
THE CONTOURS SHOWN HEREON ARE AT ONE (1) FOOT INTERVALS.
- PARKER WATER AND SANITATION PLAN SET
- | | |
|-------------|-------------------------------|
| C6.00 | WATER AND SEWER COVER SHEET |
| C6.01 | WATER AND SEWER GENERAL NOTES |
| C6.10 | OVERALL UTILITY PLAN |
| C6.90-C6.91 | WATER DETAILS |
| C6.92 | SANITARY SEWER DETAILS |
- ENGINEER
- HEREBY AFFIRM THAT THESE CONSTRUCTION PLANS FOR HUNTINGTON NATIONAL BANK CONSTRUCTION PLANS WERE PREPARED BY ME (OR UNDER MY DIRECT SUPERVISION) IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AGENCY STANDARDS AND SPECIFICATIONS. FOR AND ON BEHALF OF PERCEPTION DESIGN GROUP.
- JERRY W. DAVIDSON, P.E.
PROFESSIONAL ENGINEER REGISTRATION NO. 30226
PERCEPTION DESIGN GROUP, INC.
- PARKER WATER AND SANITATION DISTRICT
- THE DISTRICT INSPECTOR MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO START OF CONSTRUCTION. CALL PARKER WATER AND SANITATION DISTRICT AT 303-841-4627. THE DISTRICT WILL PROVIDE PERIODIC INSPECTIONS OF THE WORK. 24 HOUR NOTICE TO THE INSPECTOR IS REQUIRED FOR SCHEDULING INSPECTIONS.
ANY WORK ACCOMPLISHED WITHOUT THE APPROVAL OF THE INSPECTOR WILL BE SUBJECT TO REJECTION. REVIEWED FOR CONFORMANCE TO PARKER WATER AND SANITATION DISTRICT STANDARDS.
- BY: _____
(DISTRICT REPRESENTATIVE)
- DATE: _____
- APPROVED FOR CONSTRUCTION:
PARKER WATER AND SANITATION DISTRICT
- BY: _____
(DISTRICT ENGINEER)
- DATE: _____
- ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO WATER UTILITY STANDARDS. THE NUMBER AND LOCATION OF THE FIRE HYDRANTS AS SHOWN ON THE OVERALL UTILITY PLAN ARE CORRECT AS SPECIFIED BY THE TOWN OF PARKER, COMMUNITY DEVELOPMENT DEPARTMENT.
- FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE _____ DATE _____
(NOTE - UNDERGROUND FIRE LINE (UFL) SUBMITTAL DOCUMENTS MUST MEET THE REQUIREMENTS OF NFPA 24 WHEN SUBMITTING FOR REVIEW.)
- WATER & SEWER COVER SHEET
- HUNTINGTON NATIONAL BANK
- LOT 3A, PARKER POINTE SUBDIVISION FILING NO. 1, AMENDMENT NO. 1,
LOCATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE 6TH P.M., TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
- Design By: CLN
Approved By: JWD
Project No.: 2025-005
- SHEET
- C6.00
- PREPARED UNDER THE DIRECT SUPERVISION OF
JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
FOR AND ON BEHALF OF
PERCEPTION DESIGN GROUP, INC.
- REVISIONS
- 09/17/25 1ST SUBMITTAL
DATE DESCRIPTION

PARKER WATER AND SANITATION DISTRICT

GENERAL NOTES

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE PWSD ENGINEERING STANDARDS AND SPECIFICATIONS, LATEST VERSION.
2. THE CONTRACTOR SHALL CONTACT ALL APPROPRIATE UTILITY COMPANIES AND THE TOWN OF PARKER, DOUGLAS COUNTY AND OTHER NEIGHBORING CITIES AND TOWNS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY EXISTING UTILITY (INCLUDING DEPTHS) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION. ALL EXISTING UTILITIES SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. DAMAGED UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.
3. ALL ITEMS SHOWN ON THE PLANS AS EXISTING ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE ACTUAL LOCATIONS MAY VARY FROM THE PLANS, ESPECIALLY IN THE CASE OF UNDERGROUND UTILITIES. WHENEVER THE CONTRACTOR DISCOVERS A DISCREPANCY IN LOCATIONS CONTACT THE PWSD IMMEDIATELY.
4. PWSD ENGINEER AND OTHER APPROVING AGENCIES ARE TO BE NOTIFIED 48 HOURS PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS NECESSARY TO PERFORM THE PROPOSED WORK.
6. ALL CONCRETE SHALL BE A MINIMUM OF CLASS A, 6 SACK, TYPE II, 3000-POUND COMPRESSION STRENGTH.
7. THE DESIGN ENGINEER SHALL SUBMIT ONE (1) SET OF "AS-BUILT" DRAWINGS AND ELECTRONIC FILES TO THE DISTRICT ENGINEER FOR APPROVAL BY DISTRICT. AFTER APPROVAL HAS BEEN GRANTED BY THE DISTRICT ENGINEER, FULL SIZE PRINTS SHALL BE TRANSMITTED TO THE PWSD OFFICE.
8. NO WORK SHALL BE BACKFILLED UNTIL THE CONSTRUCTION HAS BEEN INSPECTED AND APPROVED FOR BACKFILLING BY THE DISTRICT ENGINEER OR REPRESENTATIVE OF THE DISTRICT ENGINEER. ALL BACKFILL MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY. COMPACTION TESTS MUST BE SUBMITTED TO DISTRICT ENGINEER PRIOR TO PROBATIONARY ACCEPTANCE.
9. TRENCHES SHALL BE EXCAVATED AND THE PIPE EXPOSED FOR THE INSPECTION AT ANY LOCATION ON THE PROJECT IF SO ORDERED BY THE INSPECTOR.
10. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE PROPER FUNCTIONING OF LINES (WATER AND SEWER) FOR UP TO TWO (2) YEARS FROM THE DATE OF PROBATIONARY ACCEPTANCE OF THE LINES BY THE DISTRICT. ANY MALFUNCTION DURING THIS PERIOD OF GUARANTEE SHALL BE REMEDIED BY THE CONTRACTOR TO THE SATISFACTION OF THE DISTRICT ENGINEER AT NO EXPENSE TO THE DISTRICT.
11. SURFACE GRADES ARE TO BE WITHIN PLUS OR MINUS ONE FOOT OF FINISHED GRADE AND VERIFICATION OF COMPACTION RESULTS OBTAINED PRIOR TO THE INSTALLATION OF WATER AND SEWER LINES. RESULTS MUST BE SUBMITTED TO THE DISTRICT ENGINEER.
12. ALL SERVICES WILL BE PERMANENTLY MARKED ON CURB FACE AS FOLLOWS:
"X" FOR SANITARY SERVICE SEWERS
"V" FOR WATER SERVICES
13. NO TREES ALLOWED IN EASEMENTS OR WITHIN 8' OF WATER OR SANITARY SEWER MAINS IN RIGHT OF WAY.
14. THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES ONE (1) SIGNED COPY OF THE PLANS WHICH HAVE BEEN APPROVED BY THE PWSD AND THE DISTRICT ENGINEER AND ONE (1) COPY OF THE LATEST PWSD SPECIFICATION MANUAL.

PARKER WATER AND SANITATION DISTRICT

WATER SYSTEM NOTES

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE PWSD ENGINEERING STANDARDS AND SPECIFICATIONS, LATEST REVISION.
2. ALL WATER MAINS SHALL BE PER PWSD MATERIALS SPECIFICATIONS. ALL MATERIALS IN CONTACT WITH POTABLE WATER SHALL BE SUITABLE FOR CHLORINATED AND CHLORAMINATED WATER.
3. ALL BENDS, PLUGS, REDUCERS, AND FIRE HYDRANTS TO BE RODDED OR MEGA-LUGGED. ALL FITTINGS SHALL BE WRAPPED PER PWSD MATERIALS SPECIFICATIONS.
4. THERE SHALL BE A MINIMUM COVER OF 4.5 FEET OVER ALL WATER MAINS.
5. FIRE HYDRANTS SHALL CONFORM TO AWWA C-502 "DRY BARREL FIRE HYDRANTS" PIPE HYDRANT ASSEMBLIES PER PWSD SPECIFICATIONS.
6. ALL BENDS, TEES, FIRE HYDRANTS, BLOW-OFFS, AND PLUGS AT DEAD-END MAINS SHALL BE PROTECTED FROM THRUST WITH CONCRETE THRUST BLOCKS.
7. PRECAUTIONS SHALL BE TAKEN TO PROTECT THE INTERIOR OF PIPES, FITTINGS, AND VALVES AGAINST CONTAMINATION. ALL OPENINGS IN THE PIPELINE SHALL BE CLOSED WITH WATERTIGHT PLUGS WHEN PIPE LAYING IS STOPPED AT THE CLOSE OF THE DAY'S WORK OR FOR OTHER REASONS, SUCH AS REST BREAKS OR MEAL PERIODS.
8. VALVES IN STREETS ARE TO BE LOCATED AT PROPERTY LINE EXTENSIONS EXCEPT FOR TAPPING TEES; WHERE AN ADDITIONAL VALVE SHALL BE PLACED ON THE TAPPING TEE. OTHER LOCATIONS SHOWN ON THE PLANS.
9. WHEN NECESSARY TO LOWER OR RAISE WATER LINES AT STORM DRAINS AND OTHER UTILITY CROSSING, A MINIMUM CLEARANCE OF 1.5 FEET SHALL BE MAINTAINED BETWEEN OUTSIDE OF PIPES.
10. THE CONTRACTOR SHALL NOTIFY THE PWSD AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION. IF WORK IS SUSPENDED FOR ANY PERIOD OF TIME AFTER INITIAL START-UP, THE CONTRACTOR MUST NOTIFY THE DISTRICT ENGINEER 48 HOURS PRIOR TO RE-START.
11. PIPE BEDDING SHALL BE A CLEAN, WELL-GRADED SAND OR SQUEEGEE SAND IN ACCORDANCE WITH PWSD STANDARDS AND SPECIFICATIONS, LATEST REVISION.
12. THE CONTRACTOR SHALL NOTIFY THE PUBLIC UTILITY COMPANIES AND DETERMINE THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO PROCEEDING WITH THE EXCAVATION. ALL WORK PERFORMED IN THE AREA OF THE PUBLIC UTILITIES SHALL BE PERFORMED ACCORDING TO THE REQUIREMENTS OF THESE AGENCIES.
13. COMPACTION OF ALL TRENCHES MUST BE ATTAINED IN ACCORDANCE WITH THE SOILS REPORTS AND COMPACTION TEST RESULTS SUBMITTED TO THE DISTRICT ENGINEER PRIOR TO PROBATIONARY ACCEPTANCE.
14. AT LEAST FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION, A PRE-CONSTRUCTION MEETING WILL BE HELD AT THE OFFICE OF THE DISTRICT ENGINEER AND ATTENDED BY THE CONTRACTOR, DESIGN ENGINEER, AND REPRESENTATIVE OF OTHER APPROVING AGENCIES.

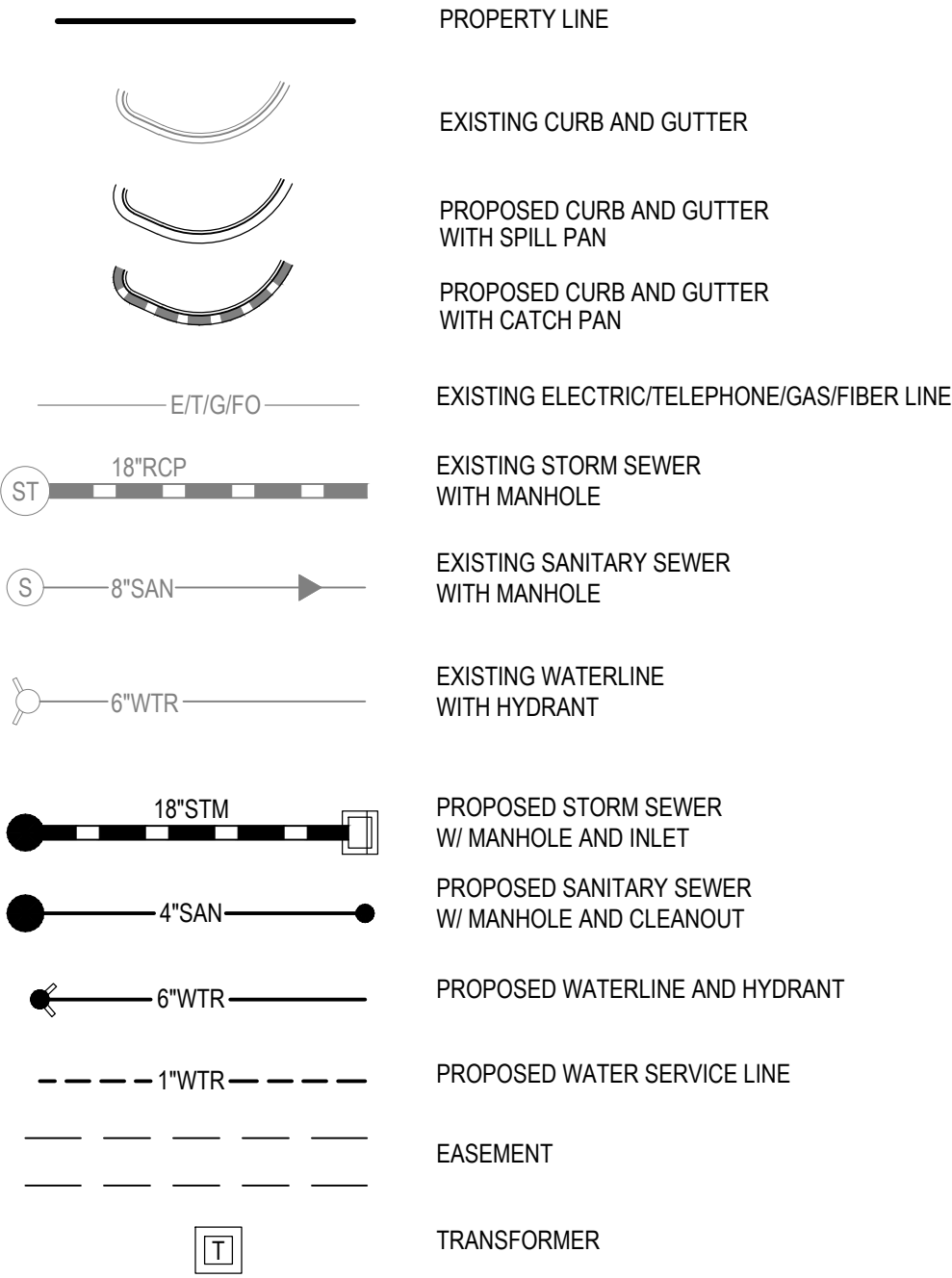
15. CHLORINATION AND FLUSHING: ALL WATER MAINS SHALL BE INSTALLED AND CHLORINATED PER PWSD SPECIFICATIONS. CHLORINATION OF FINISHED PIPELINE COMPLETED BEFORE HYDROSTATIC TESTING.
16. HYDROSTATIC TESTING: ALL WATER MAINS SHALL BE TESTED PER THE REQUIREMENTS OF THE PWSD SPECIFICATIONS UP TO MINIMUM OF 150 PSI IN THE PRESENCE OF A PWSD INSPECTOR/ENGINEER.

PARKER WATER AND SANITATION DISTRICT

SANITARY SEWER SYSTEM NOTES

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE PWSD ENGINEERING STANDARDS AND SPECIFICATIONS, LATEST VERSION.
2. ALL SEWER MAINS SHALL BE PVC, ASTM D-3034, SDR 35 OR APPROVED EQUAL. ALL SEWER MAIN SIZE IS 8" IN DIAMETER UNLESS OTHERWISE NOTED.
3. SEWER LINES SHALL BE INSTALLED 5.0 FEET SOUTH OR WEST OF STREET CENTERLINE, UNLESS OTHERWISE SHOWN ON PLANS. SEWER LINES SHALL BE 10.00 FEET FROM WATER LINES EXCEPT WHEN CROSSING EACH OTHER. SEWER LINES WHICH CROSS LESS THAN 1.50 FEET VERTICALLY FROM THE WATER MAIN SHALL BE ENCASED IN CONCRETE AS PER PWSD SPECIFICATIONS. USE RUBBER GASKETS FOR PVC ENCASEMENT.
4. SEWER RIM ELEVATIONS SHOWN ARE APPROPRIATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. RING AND COVER SHALL BE SET IN CENTERED CONCRETE RINGS WITH RAM-NECK FOR ADJUSTMENT TO MATCH FINAL PAVEMENT ELEVATIONS.
5. THE CONTRACTOR AND SURVEY CREW SHALL VERIFY ELEVATIONS OF EXISTING SEWER LINES AND MANHOLES TO BE TIED TO PRIOR TO CONSTRUCTION OR STAKING OF SANITARY SEWER.
6. NO UNDERDRAIN SYSTEM WILL BE ALLOWED TO BE PLACED IN MAINLINE OR SEWER SERVICE TRENCHES.
7. SEWER SERVICE TEES FOR EACH UNIT SHALL BE STAKED BY A SURVEY CREW AND FURNISHED AND INSTALLED BY THE CONTRACTOR. THE CONTRACTOR SHALL FURNISH TO THE ENGINEER "AS CONSTRUCTED" LOCATION OF TEES. SEWER WYES SHALL BE USED RATHER THAN TEES.
8. ALL MANHOLES SHALL BE 48-INCHES IN DIAMETER WITH 24-INCH RING AND COVER, ECCENTRIC CONE UNLESS OTHERWISE SPECIFIED. ALL MANHOLES SHALL HAVE SHAPED INVERTS.
9. PIPE BEDDING SHALL BE CLASS "B" AND SHALL CONFORM TO ASTM C-33 OR D-448 GRADATION NO. 6 OR NO. 67.
10. AT LEAST FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION, A PRE-CONSTRUCTION MEETING WILL BE HELD AT THE OFFICE OF THE DISTRICT ENGINEER AND ATTENDED BY THE CONTRACTOR AND REPRESENTATIVES OF THE OTHER APPROVING AGENCIES. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE DISTRICT ENGINEER TO SCHEDULE THIS MEETING.
11. THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES ONE (1) SIGNED COPY OF THE PLANS WHICH HAVE BEEN APPROVED BY THE PWSD AND THE DISTRICT ENGINEER AND ONE (1) COPY OF THE LATEST PWSD SPECIFICATION MANUAL.
12. ALL SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH THE PWSD STANDARDS AND SPECIFICATIONS PRIOR TO ACCEPTANCE OR ANY CONNECTION TO AN EXISTING SEWER LINE.
13. PRIOR TO STARTING WORK WHERE SEWER MAIN IS TO BE CONNECTED TO EXISTING PWSD SEWER SYSTEMS, THE NEAREST MANHOLE TO THE POINT OF TIE-IN SHALL BE PLUGGED WITH A PLUMBER'S PLUG ON THE INLET SIDE BY THE CONTRACTOR. THIS PLUG SHALL REMAIN IN PLACE UNTIL FINAL PROBATIONARY ACCEPTANCE BY PWSD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PUMPING AND CLEANING THESE MANHOLES AND REMOVING THE PLUG WHEN INSTRUCTED BY THE DISTRICT.
14. PRIOR TO PROBATIONARY ACCEPTANCE WALK-THROUGH, THE CONTRACTOR SHALL JET CLEAN THE ENTIRE SANITARY SEWER SYSTEM AND PUMP OUT AT THE PLUGGED MANHOLE.

LEGEND



ABBREVIATIONS

ASSY	ASSEMBLY
BP	BOTTOM OF PIPE
ESMT	EASEMENT
ELEV	ELEVATION
EX	EXISTING
DIP	DUCTILE IRON PIPE
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FU	FUTURE
GV	GATE VALVE
INV	INVERT
KB	KICK BLOCK / THRUST BLOCK
PR	PROPOSED
PVC	POLYVINYL CHLORIDE PIPE
TP	TOP OF PIPE
WI	WITH

WATER & SEWER GENERAL NOTES

HUNTINGTON NATIONAL BANK

LOT 3A: PARKER POINTE SUBDIVISION FILING NO. 1, AMENDMENT NO. 1,
LOCATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 6 SOUTH,
RANGE 68 WEST OF THE 6TH P.M., TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

Design By: CLN
Approved By: JWD
Project No.: 2025-005

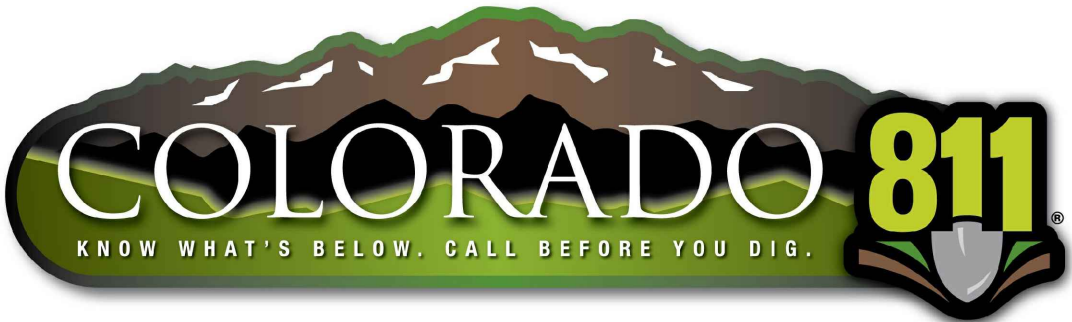
SHEET

C6.01

PREPARED UNDER THE DIRECT SUPERVISION OF
JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
FOR AND ON BEHALF OF
PERCEPTION DESIGN GROUP, INC.

REVISIONS





UTILITY NOTES

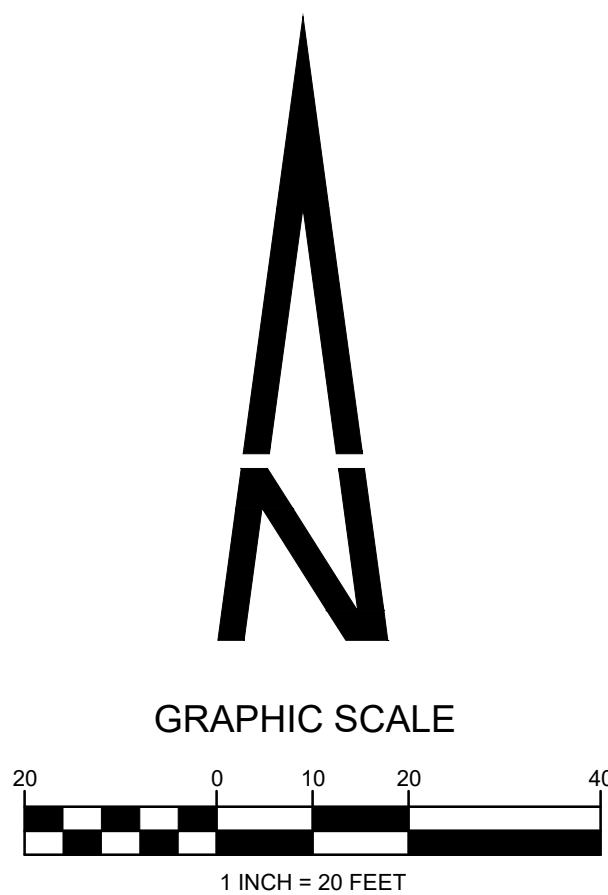
- ALL UTILITY CONSTRUCTION SHALL CONFORM TO PARKER WATER AND SANITATION DISTRICT AND CRITERIA REFERENCE. LOCAL AGENCY INFRASTRUCTURE DESIGN AND CONSTRUCTION STANDARDS.
- NOMINAL DEPTH OF WATER MAIN SHALL BE 4.5' FROM FINISHED GRADE TO TOP OF PIPE.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE PARKER WATER AND SANITATION DISTRICT THE DISTRICT RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES. EXISTING UTILITIES SHOWN ON THIS PLANS ARE BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN AND DO NOT REFLECT A COMPLETE SURVEY OF EXISTING UTILITIES. CONTACT THE ENGINEER WITH DISCREPANCIES.
- SAWCUT OF EXISTING STREETS SHALL BE IN CONFORMANCE WITH TOWN STANDARDS. CUTS SHALL STRAIGHT WITH CLEAN EDGES. REMOVE EXISTING CURB AND GUTTER TO NEAREST JOINT RETURN ALONG EXISTING LINE AND GRADE.
- THE OWNER AND OR THEIR REPRESENTATIVE SHALL BE RESPONSIBLE FOR COORDINATION WITH EXISTING FRANCHISE UTILITIES TO INCLUDE COMCAST, XCEL, CENTURY LINK OR OWNERS OF EXISTING DRY UTILITY LINES.
- EXISTING UTILITY SURFACE APPURTENANCES SHALL BE RAISED TO FINISHED GRADE, THIS INCLUDES BUT IS NOT LIMITED TO MANHOLE LIDS, VALVE COVERS.

ABBREVIATIONS

ARV	AIR RELEASE VALVE
ASSY	ASSEMBLY
BP	BOTTOM OF PIPE
ESMT	EASEMENTPS
ELEV	ELEVATION
EX	EXISTING
DIP	DUCTILE IRON PIPE
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FU	FUTURE
GV	GATE VALVE
INV	INVERT
KB	KICK BLOCK / THRUST BLOCK
M	METER
MH	MANHOLE
PR	PROPOSED
PVC	POLYVINYL CHLORIDE PIPE
T	TEE
TP	TOP OF PIPE
VAC	AIR/VAC VALVE
W	WITH
45B	45° BEND

THE TYPE, SIZE, LOCATION, AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ON THE SITE, AND OFFSITE IN WORK AREAS. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO DATE OF CONSTRUCTION. FOR INFORMATION CONTACT: UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) - 1-800-922-1987. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.



LEGEND

	PROPERTY LINE
	EXISTING CURB AND GUTTER
	PROPOSED CURB AND GUTTER WITH SPILL PAN
	PROPOSED CURB AND GUTTER WITH CATCH PAN
	EXISTING ELECTRIC/TELEPHONE/GAS/FIBER LINE
	EXISTING STORM SEWER WITH MANHOLE
	EXISTING SANITARY SEWER WITH MANHOLE
	EXISTING WATERLINE WITH HYDRANT
	PROPOSED WATERLINE AND HYDRANT
	TRANSFORMER

CONSTRUCTION NOTES

- INSTALL LIGHT POLE. SEE PHOTOMETRIC PLAN FOR LOCATION AND DETAILS.
- CONSTRUCT CLEANOUT. SEE SHEET C6.92.
- CONSTRUCT TWO-WAY CLEANOUT. SEE SHEET C6.92.
- CONNECT 4" SAN SERVICE TO EXISTING STUB. VERIFY DEPTH AND LOCATION PRIOR TO ANY SANITARY SEWER CONSTRUCTION.
- INSTALL 6 LF 4" SAN SERVICE AT 7.0%.
- INSTALL 18 LF 4" SAN SERVICE AT 7.0%.
- INSTALL 41 LF 4" SAN SERVICE AT 7.0%.
- INSTALL 23 LF 4" SAN SERVICE AT 7.0%.
- INSTALL 93 LF 1" TYPE K COPPER WATER SERVICE LINE.
- INSTALL 1" WATER METER.
- INSTALL 1" CURB STOP.
- EXISTING FIRE HYDRANT.
- SAWCUT PAVEMENT ON BOTH SIDES OF PROPOSED SERVICE LINE. DISPOSE OF OFF SITE. CONSTRUCT SERVICE LINE. PATCH BACK WITH SAME DEPTH ASPHALT. MATCH EXISTING ALIGNMENT AND GRADE.
- INSTALL 1" SERVICE TAP.
- CONCEPTUAL LOCATION FOR SITE TRANSFORMER. SEE SITE ELECTRICAL PLAN FOR EXACT LOCATION.
- CONNECT TO BUILDING SEWER SERVICE. VERIFY LOCATION AND DEPTH WITH BUILDING PLANS.
- VERIFY WATER ENTITY LOCATION WITH BUILDING PLANS.

PARKER WATER AND SANITATION DISTRICT

THE DISTRICT INSPECTOR MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO START OF CONSTRUCTION. CALL PARKER WATER AND SANITATION DISTRICT AT 303-841-4627. THE DISTRICT WILL PROVIDE PERIODIC INSPECTIONS OF THE WORK. 24 HOUR NOTICE TO THE INSPECTOR IS REQUIRED FOR SCHEDULING INSPECTIONS. ANY WORK ACCOMPLISHED WITHOUT THE APPROVAL OF THE INSPECTOR WILL BE SUBJECT TO REJECTION. REVIEWED FOR CONFORMANCE TO PARKER WATER AND SANITATION DISTRICT STANDARDS.

BY: _____
(DISTRICT REPRESENTATIVE)

DATE: _____

APPROVED FOR CONSTRUCTION:
PARKER WATER AND SANITATION DISTRICT

BY: _____
(DISTRICT ENGINEER)

DATE: _____

ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO WATER UTILITY STANDARDS. THE NUMBER AND LOCATION OF THE FIRE HYDRANTS AS SHOWN ON THE OVERALL UTILITY PLAN ARE CORRECT AS SPECIFIED BY THE TOWN OF PARKER, COMMUNITY DEVELOPMENT DEPARTMENT.

FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE
(NOTE - UNDERGROUND FIRE LINE (UFL) SUBMITTAL DOCUMENTS MUST MEET THE REQUIREMENTS OF NFPA 24 WHEN SUBMITTING FOR REVIEW.)

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

OVERALL UTILITY PLAN

HUNTINGTON NATIONAL BANK

LOT 3A PARKER POINTE SUBDIVISION FILING NO. 1, AMENDMENT NO. 1
LOCATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE 6TH P.M., TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

Design By: CLN
Approved By: JVD
Project No.: 2025-005

SHEET

C6.10

PREPARED UNDER THE DIRECT SUPERVISION OF
JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
FOR AND ON BEHALF OF
PERCEPTION DESIGN GROUP, INC.

DATE	DESCRIPTION
09/17/25	1ST SUBMITTAL

REVISIONS



- INSPECTION POLICY:
1. ALL SERVICE INSPECTIONS MUST BE SCHEDULED AT LEAST 24 HOURS IN ADVANCE OF THE REQUESTED INSPECTION.
 2. SERVICE INSPECTIONS WILL OCCUR BETWEEN 1:00 P.M. AND 3:00 P.M. SPECIFIC INSPECTION TIMES ARE NOT AVAILABLE.
 3. IF THE CONTRACTOR IS NOT READY FOR INSPECTION WHEN THE INSPECTOR ARRIVES AT THE SITE OR SERVICE FAILS, A RE-INSPECTION WILL HAVE TO BE SCHEDULED IN ACCORDANCE WITH NOTES 1 AND 2 ABOVE AND A RE-INSPECTION FEE CHARGED.
 4. SHOULD THE SERVICE LINES BE DAMAGED BY LATER CONSTRUCTION, AN INSPECTION OF THE REPAIR WILL BE REQUIRED IN ACCORDANCE WITH NOTES 1 AND 2 ABOVE.
 5. THE CONTRACTOR SHALL LEAVE ALL PIPE AND FITTINGS EXPOSED FOR THE INSPECTOR TO OBSERVE. INSPECTORS WILL NOT ENTER ANY EXCAVATIONS TO CHECK MATERIALS. THE TOP LAYER OF BEDDING CAN BE ADDED AFTER THE INSPECTION HAS BEEN COMPLETED.
 6. ALL EXCAVATIONS SHALL BE IN ACCORDANCE WITH OSHA STANDARDS.
 7. LOTS WITHOUT BUILDING ADDRESSES BEFORE DISTRICT INSPECTION OR METER SET WILL FAIL AUTOMATICALLY.
 8. CONTRACTOR MUST BE PRESENT AT TIME OF INSPECTION. UNLESS COORDINATED WITH DISTRICT INSPECTOR.

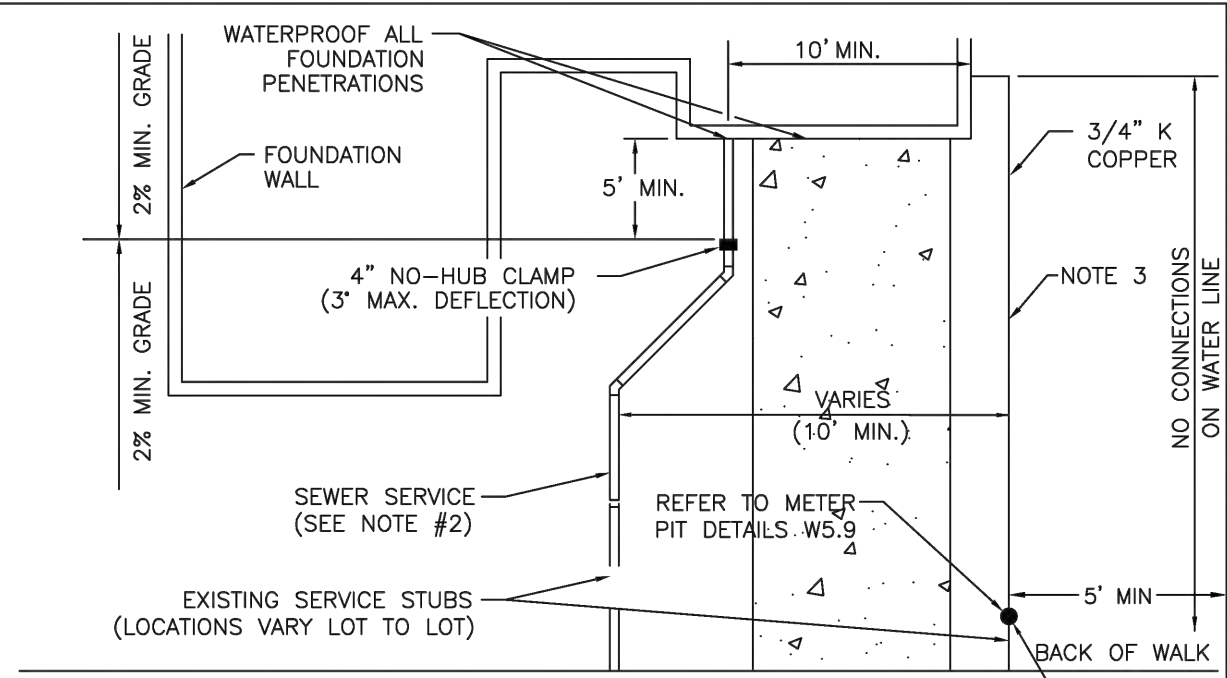
- INSTALLATION NOTES:
- WATER
1. ACCEPTABLE PIPE MATERIALS SHALL BE K-COPPER TUBING. (3/4" MIN.)
 2. APPROVED BEDDING TO BE SQUEEGEE.
 3. ONLY ONE COUPLING WILL BE ALLOWED BETWEEN THE STUB-IN AND BUILDING. COMPRESSION COUPLINGS WILL NOT BE ALLOWED ON NEW CONSTRUCTION. SILVER SOLDERED JOINTS MUST BE USED ON SERVICES LARGER THAN 3/4". SILVER SOLDERED JOINTS MUST BE INSPECTED BY PWSD PRIOR TO BURIAL. FLARED COUPLINGS WILL BE ALLOWED ON ALL SERVICES 3/4" AND SMALLER.
 4. A WATER SERVICE WHICH CROSSES A SEWER SERVICE CAN DO SO ONLY AT A 45-90° ANGLE. WATER SERVICES SHALL BE LOCATED A MINIMUM OF 18" ABOVE SEWER SERVICE.
 5. WATER SERVICE FOUNDATION PENETRATIONS SHALL BE WATERPROOFED USING MASTIC OR OTHER APPROVED METHOD. CRAWL SPACE REQUIRES CONTINUOUS COPPER WITH 4:1 BURY.
 6. CURB STOP MUST BE PLUMB AND CENTERED OVER THE NUT. IT SHOULD BE STRAPPED TO THE METER PIT (RESIDENTIAL INSTALLATIONS) OR CENTERED OVER THE EASEMENT LINE (COMMERCIAL INSTALLATIONS). THE ASSEMBLY MUST BE AT OR SLIGHTLY ABOVE FINISHED GRADE.
 7. MOVED CURB BOXES MUST BE INSPECTED BY PWSD PRIOR TO BURIAL.
 8. WATERLINE MUST BE ATTACHED TO A SUPPORT BOARD THAT IS MOUNTED TO THE WALL.
 9. NO VOIDS ALLOWED UNDER WATERLINES FROM STOP BOX TO FOUNDATION.
 10. CURBSTOP BOXES AND METER PITS CANNOT BE IN DRIVEWAYS.
 11. ONLY 3/4" (JUMPER) PIPES (RESIDENCES) ARE ALLOWED. (JUMPER) PIPES WILL BE REMOVED PRIOR TO METER SET DATE.
 12. ALL SERVICES WILL BE PERMANENTLY MARKED ON CURB FACE AS FOLLOWS:
"X" FOR SANITARY SEWER SERVICE
"V" FOR WATER SERVICES
 13. NO SPLICES OR FLARED COUPLINGS ALLOWED ON SERVICES LARGER THAN 3/4". SILVER SOLDERED JOINTS MUST BE USED IN MOVING STOPBOXES ON SERVICES LARGER THAN 3/4". SILVER SOLDERED JOINTS MUST BE INSPECTED BY PWSD PRIOR TO BURIAL. FLARED COUPLINGS WILL BE ALLOWED ON ALL SERVICES 3/4" AND SMALLER.

PARKER WATER
& SANITATION DISTRICT

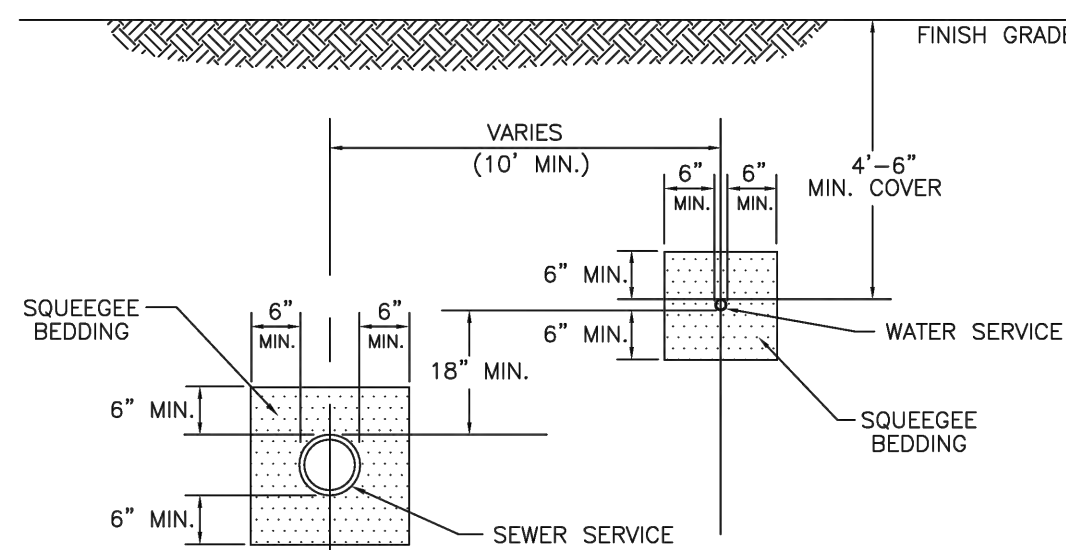
DISTRICT POLICIES & INSTALLATION
NOTES FOR WATER SERVICES

SCALE: NONE	DATE: 2/98
APPROVED: PVR	1/04 1/16 10/16
DIRECTOR OF ENGINEERING	

SHEET W1.1



TYPICAL SERVICES PLAN VIEW



TYPICAL SERVICES SECTION

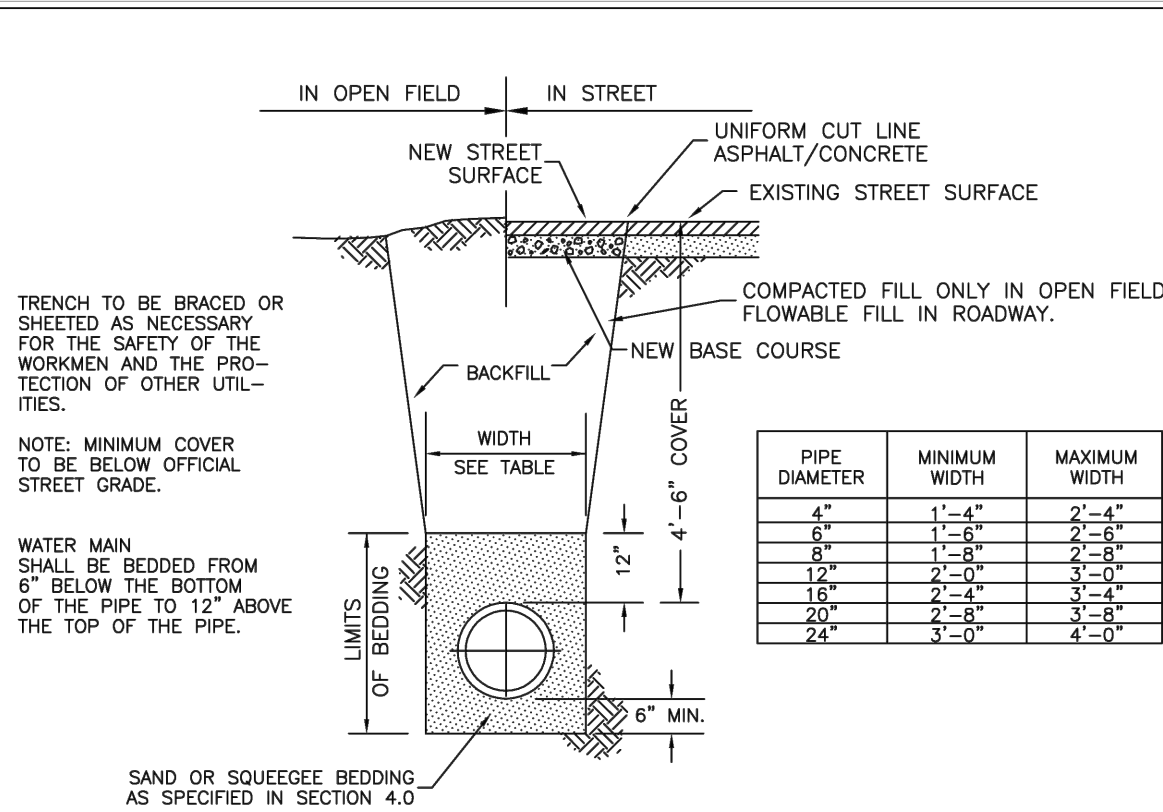
- NOTE:
1. SEE SHEET W1.1 FOR DISTRICT POLICIES AND INSTALLATION NOTES.
 2. REFER TO SEWER SERVICES DETAIL SHEET S1.2.
 3. 4" PVC SLEEVES REQUIRED FOR SERVICE LINES UNDER CONCRETE SURFACE.

PARKER WATER
& SANITATION DISTRICT

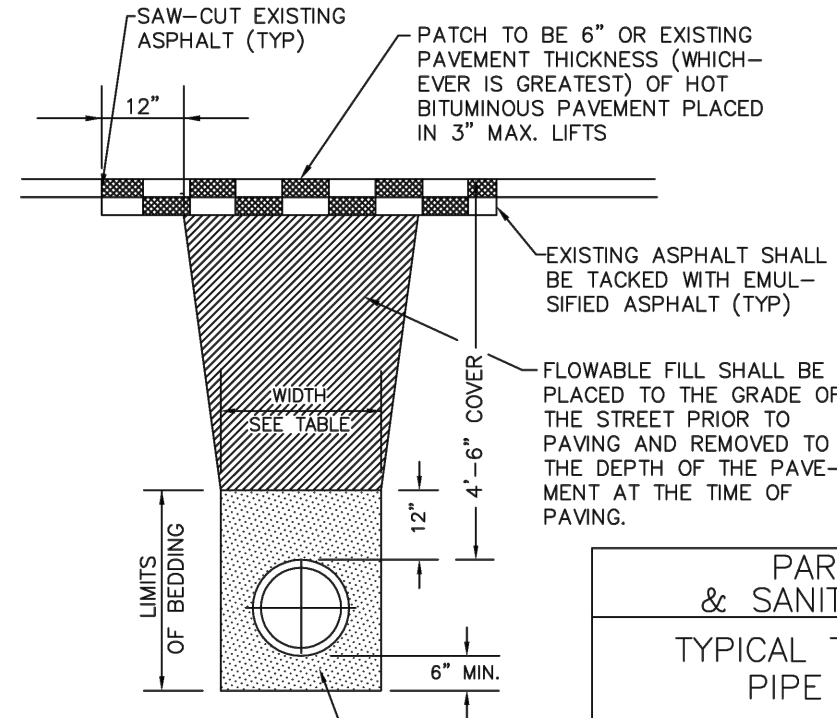
TYPICAL WATER SERVICES

SCALE: NONE	DATE: 2/98
APPROVED: PVR	1/04 10/16 06/05 12/07 1/16
DIRECTOR OF ENGINEERING	

SHEET W1.2



STANDARD TRENCH SECTION



STREET CUT PATCH

PARKER WATER
& SANITATION DISTRICT

TYPICAL TRENCH SECTION
PIPE PROTECTION

SCALE: NONE	DATE: 2/98
APPROVED: PVR	1/04 10/16
DIRECTOR OF ENGINEERING	

SHEET W4.1

PIPE BEDDING:

(a) Installation of Bedding and Pipe: After completion of the trench excavation and proper preparation of the foundation, six inches (6") of bedding material shall be placed on the trench bottom for support under the pipe. Bell holes shall be dug deep enough to provide a minimum of two inches (2") of clearance between the bell and bedding material. All pipe shall be installed in such a manner as to insure full support of the pipe barrel over its entire length. After the pipe is adjusted for line and grade, and the joint is made, the bedding material shall be carefully placed and tamped under the haunches of the pipe and in the previously dug bell holes.

Tamping is herein defined as the act of placing approved bedding material under the haunches of the pipe, paying particular attention to voids, bell holes, and sling holes. The purpose of tamping is to ensure uniform support for the pipe.

The limits of bedding shall be from six inches (6") below the bottom of the pipe to twelve inches (12") above the top of the pipe. Approved backfill may then be installed to the groundline. See Chapter 2 of these Standards for backfill and compaction of backfill.

Compaction of bedding is not required. The only requirement is sufficient tamping to achieve uniform support under the pipe. See Sheet W4.1 of the Standard Details for a typical trench cross section.

(b) Bedding Material: The bedding material shall be a clean well-graded sand or squeegee sand and shall conform to the following limits when tested by means of laboratory sieves:

Well-Graded Sand for (24-inch or larger diameter)

Sieve Size	Total Percent Passing by Weight
3/8 inch	100
No. 4	70-100
No. 8	36-93
No. 16	20-80
No. 30	8-65
No. 50	2-30
No. 100	1-10
No. 200	0-3

Squeegee Sand
for use with 20-inch or smaller

Sieve Size	Total Percent Passing by Weight
3/8 inch	100
No. 200	0-3

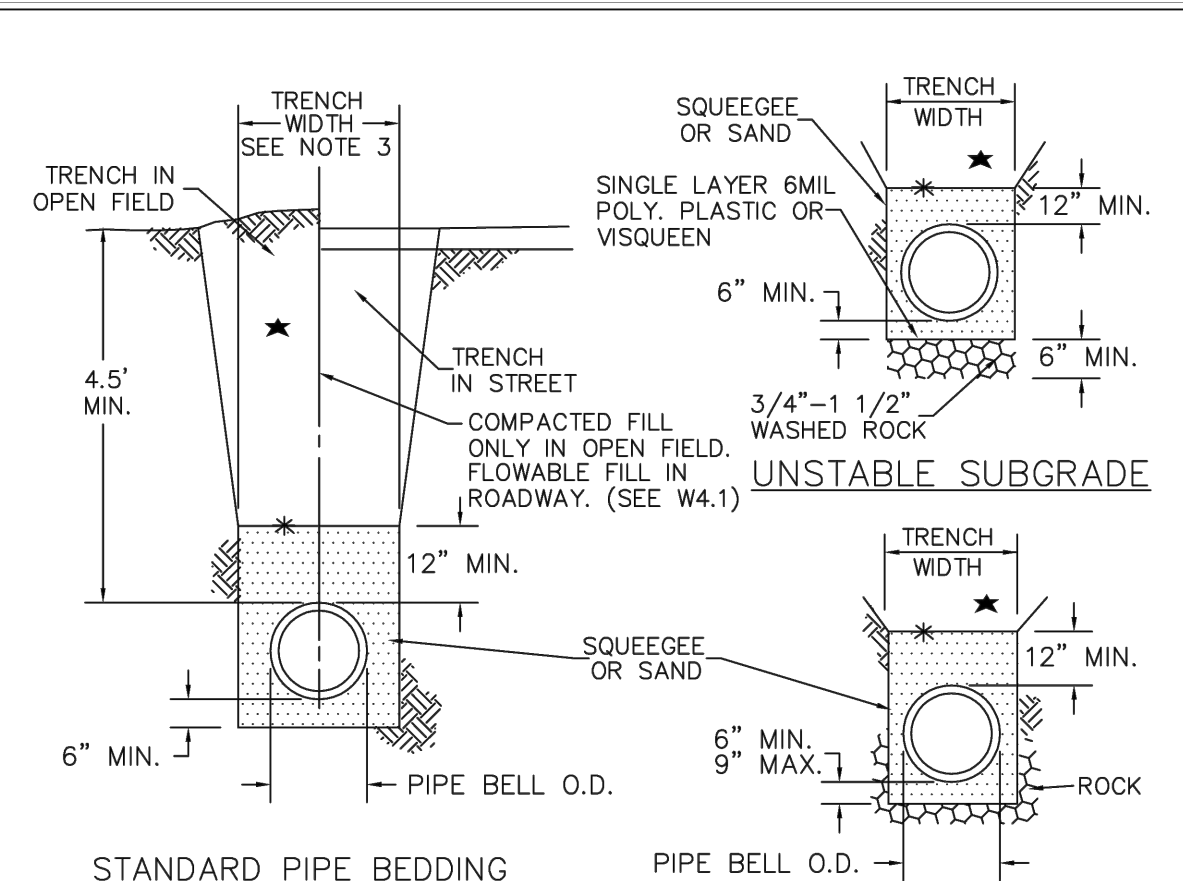
If approved by the District, fines from the trench walls and spoils pile may be used to provide uniform support for the pipe. No rock or stone larger than that allowed by the sieve analysis, or any other detrimental substance, shall be placed closer to the pipe than six inches (6"). Approved bedding materials shall be stockpiled on the jobsite to be used in the event natural materials become unsatisfactory. The District reserves the right to require the use of the specified bedding material at any time.

PARKER WATER
& SANITATION DISTRICT

PIPE BEDDING

SCALE: NONE	DATE: 2/98
APPROVED: PVR	5/98 2/00 1/16 10/16
DIRECTOR OF ENGINEERING	

SHEET W4.2



STANDARD PIPE BEDDING

- ★ MACHINE COMPACTED TRENCH BACKFILL
- * LIMIT OF SLOPING OR BENCHING OF TRENCH WALLS
- UNDISTURBED GROUND

NOTES:

1. MIN. COVER TO BE BELOW FINAL STREET GRADE. CONSTRUCTION OF WATER MAIN MAY NOT START UNTIL FINAL GRADE WITHIN 1 FOOT.
2. TRENCH TO BE BRACED OR SHEETED AS NECESSARY FOR THE PROTECTION OF OTHER UTILITIES AND TO MEET OSHA SAFETY REQUIREMENT.
3. TRENCH WIDTH SHALL NOT BE MORE THAN 16" NOR LESS THAN 12" WIDER THAN THE LARGEST OUTSIDE DIAMETER OF THE PIPE LAID THEREIN (BELL OR COUPLING O.D. IF APPLICABLE). REFER TO SHEET W4.1 FOR DIMENSIONS.

PARKER WATER
& SANITATION DISTRICT

BEDDING DETAILS

SCALE: NONE	DATE: 2/98
APPROVED: PVR	1/16 10/16
DIRECTOR OF ENGINEERING	

SHEET W4.8

WATER & SEWER DETAILS

HUNTINGTON NATIONAL BANK

LOT 3A PARKER POINTE SUBDIVISION FILING NO. 1, AMENDMENT NO. 1,
LOCATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 6 SOUTH,
RANGE 68 WEST OF THE 6TH P.M., TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

Design By: CLN
Approved By: JWD
Project No.: 2025-005

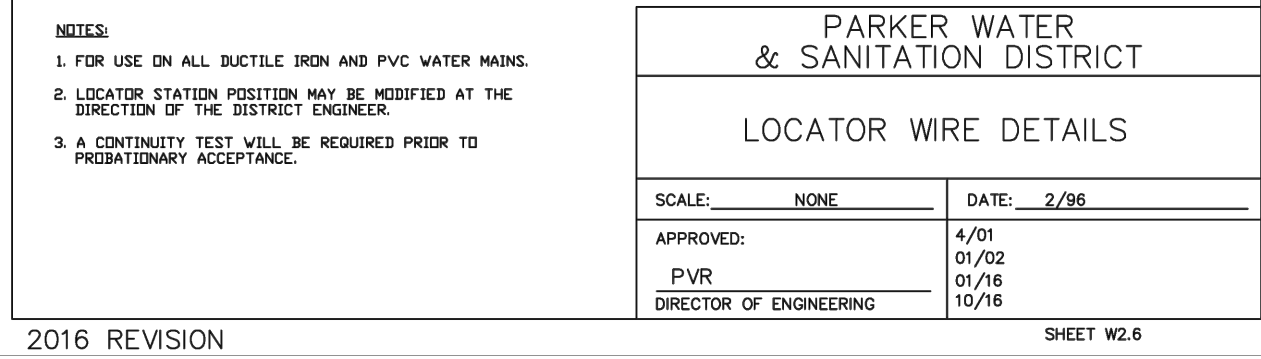
SHEET

C6.90

PREPARED UNDER THE DIRECT
SUPERVISION OF
JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
FOR AND ON BEHALF OF
PERCEPTION DESIGN GROUP, INC.

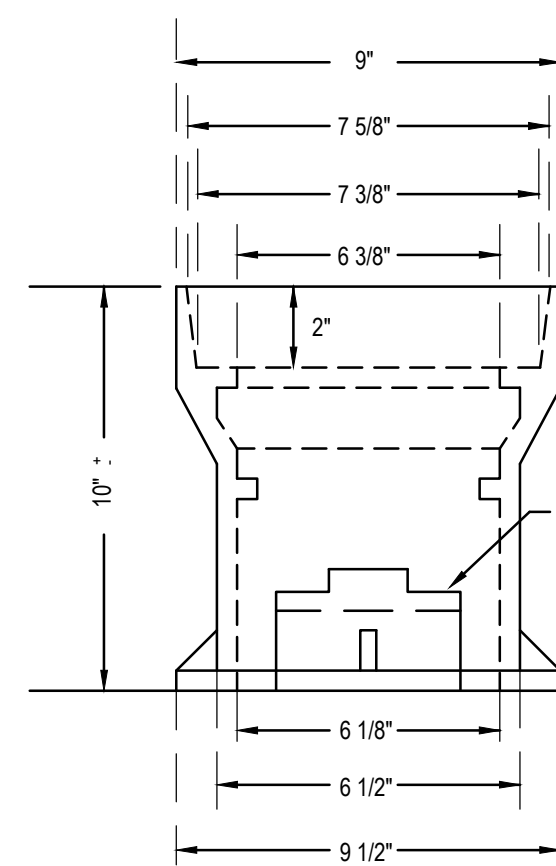
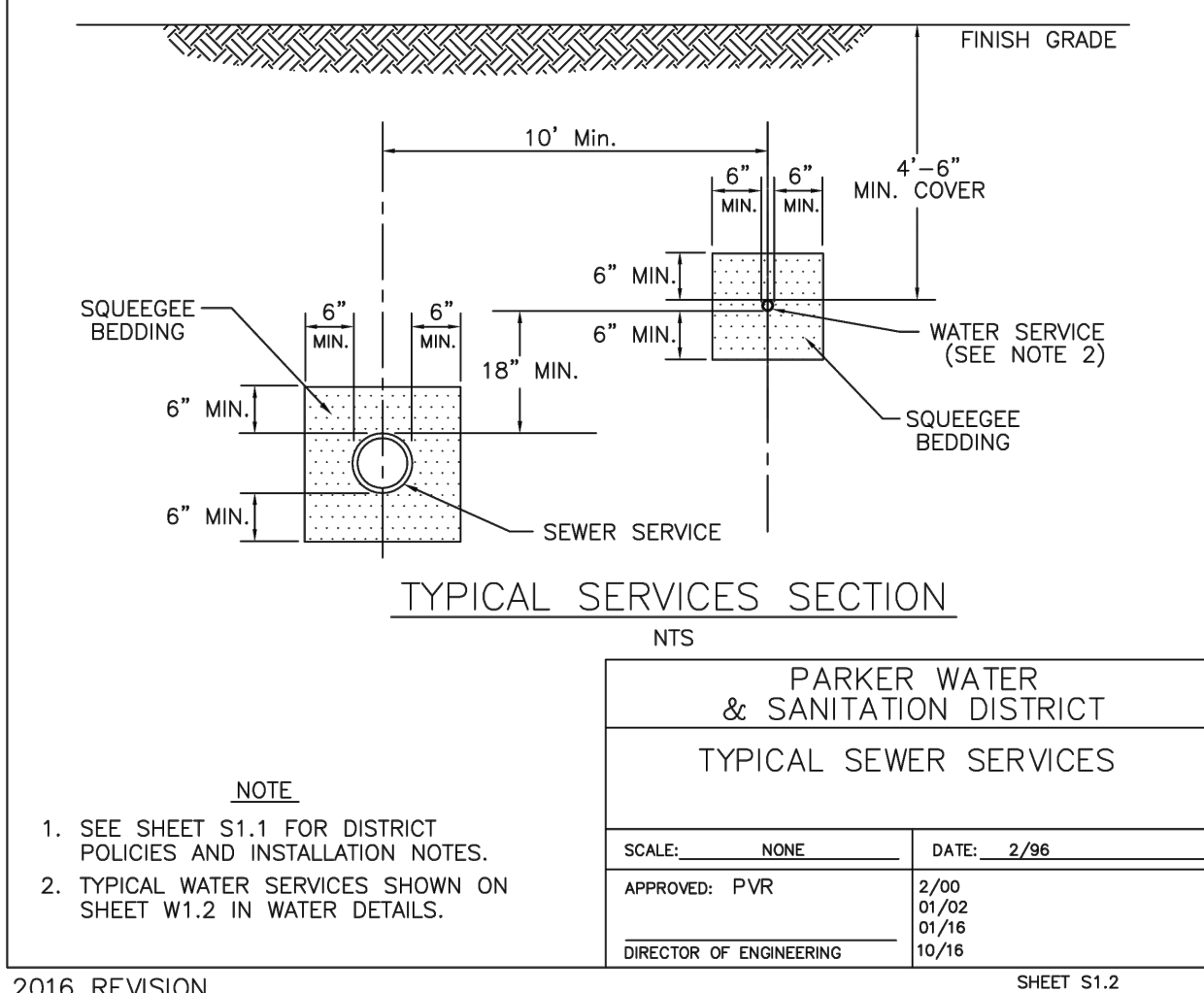
DATE	DESCRIPTION
09/17/25	1ST SUBMITTAL

REVISIONS



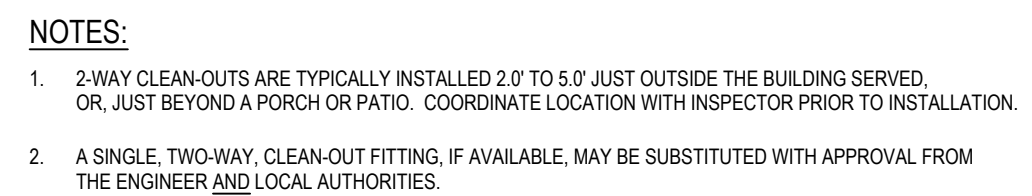
1. ALL SERVICE INSPECTIONS MUST BE SCHEDULED WITH THE DISTRICT OFFICE AT LEAST 24 HOURS IN ADVANCE OF THE REQUESTED INSPECTION.
2. IF THE CONTRACTOR IS NOT READY FOR INSPECTION WHEN THE INSPECTOR ARRIVES AT THE SITE, A RE-INSPECTION WILL HAVE TO BE SCHEDULED IN ACCORDANCE WITH NOTE 1 ABOVE AND A RE-INSPECTION FEE CHARGED.
3. SHOULD THE SERVICE LINES BE DAMAGED BY LATER CONSTRUCTION, AN INSPECTION OF THE REPAIR WILL BE REQUIRED IN ACCORDANCE WITH NOTES 1 AND 2 ABOVE.
4. THE CONTRACTOR SHALL LEAVE ALL PIPE AND FITTINGS EXPOSED FOR THE INSPECTOR TO OBSERVE. INSPECTORS WILL NOT ENTER ANY EXCAVATIONS TO CHECK MATERIALS. THE TOP LAYER OF BEDDING CAN BE ADDED AFTER THE INSPECTION HAS BEEN COMPLETED.
5. ALL EXCAVATIONS SHALL BE IN ACCORDANCE WITH OSHA STANDARDS.
6. LOTS WITHOUT BUILDING ADDRESSES OR LOT AND BLOCK NUMBERS BEFORE DISTRICT INSPECTION OR METER SET WILL FAIL AUTOMATICALLY.
7. CONTRACTOR MUST BE PRESENT AT TIME OF INSPECTION UNLESS COORDINATED WITH DISTRICT INSPECTOR.

1. ACCEPTABLE PIPE MATERIALS ARE TO BE SDR 35 PVC PIPE, ABS PIPE AND PVC SCHD 40 PIPE. APPROVED BEDDING IS TO BE SQUEEZE.
2. NO-HUB CLAMPS SHALL BE USED TO JOIN 2 MALE PIPE ENDS WITH A MAXIMUM DEFLECTION OF 3".
3. MINIMUM GRADE SHALL BE 2%.
4. INSTALLATION SHALL INCLUDE NO MORE THAN 3 BENDS. 90° BENDS ARE NOT ALLOWED. SOLVENT WELDED PIPE WILL NOT BE ALLOWED.
5. CLEAN-OUTS SHALL BE INSTALLED AT 100' INTERVALS AND EVERY CHANGE IN DIRECTION. CLEAN-OUTS ARE NOT REQUIRED FOR SERVICES LESS THAN 100' UNLESS THERE ARE CHANGES IN DIRECTION. PROVIDE DUAL CLEAN-OUT WITHIN 5 FEET OF FOUNDATION.
6. STRESSING OF THE PIPE BETWEEN FITTINGS WILL NOT BE ALLOWED.
7. SEWER SERVICE LINE SHALL NOT BE LOCATED UNDER CONCRETE SURFACE.
8. ALL SERVICES WILL BE PERMANENTLY MARKED ON CURB FACE AS FOLLOWS:
 "X" FOR SANITARY SEWER SERVICE
 "V" FOR WATER SERVICES

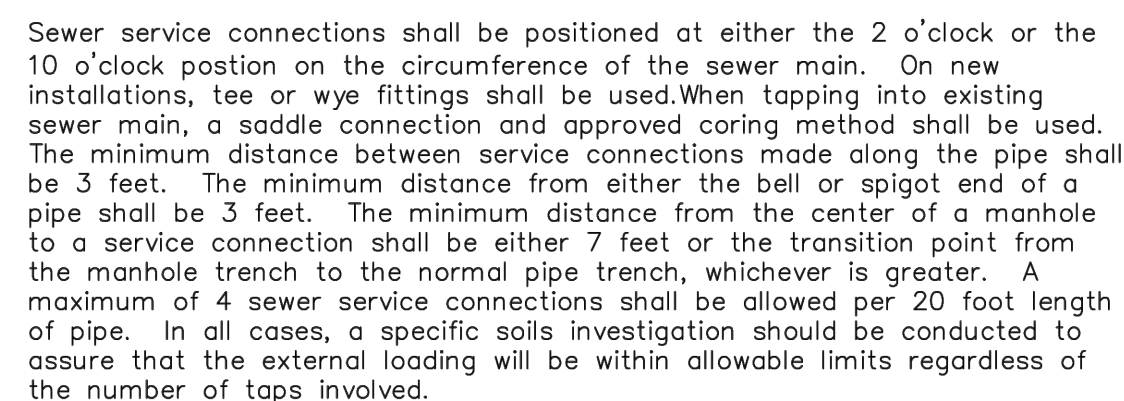
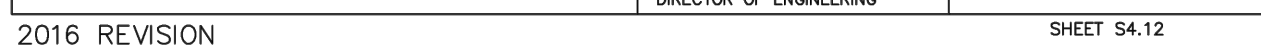


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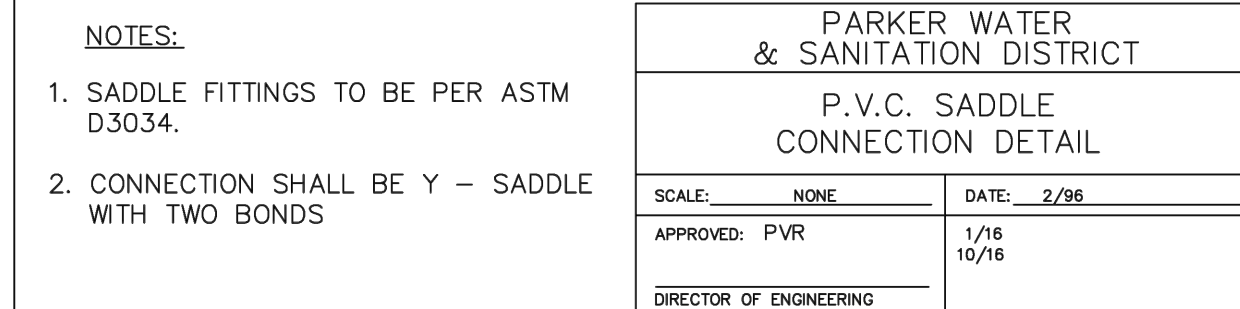
1. COVER SHALL HAVE A LOCKING LID MARKED "STORM" OR "SAN" AS APPLICABLE.
2. TYLER SERIES 6855 SLIP TYPE TOP SECTION, D & L SUPPLY SERIES M8056 OR EQUAL.
3. I.D. = 6 1/8".



NOT TO SCALE



PARKER WATER & SANITATION DISTRICT	
DOMESTIC SEWER TAPPING DETAIL	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	4/01 1/08 1/16
DIRECTOR OF ENGINEERING	10/16

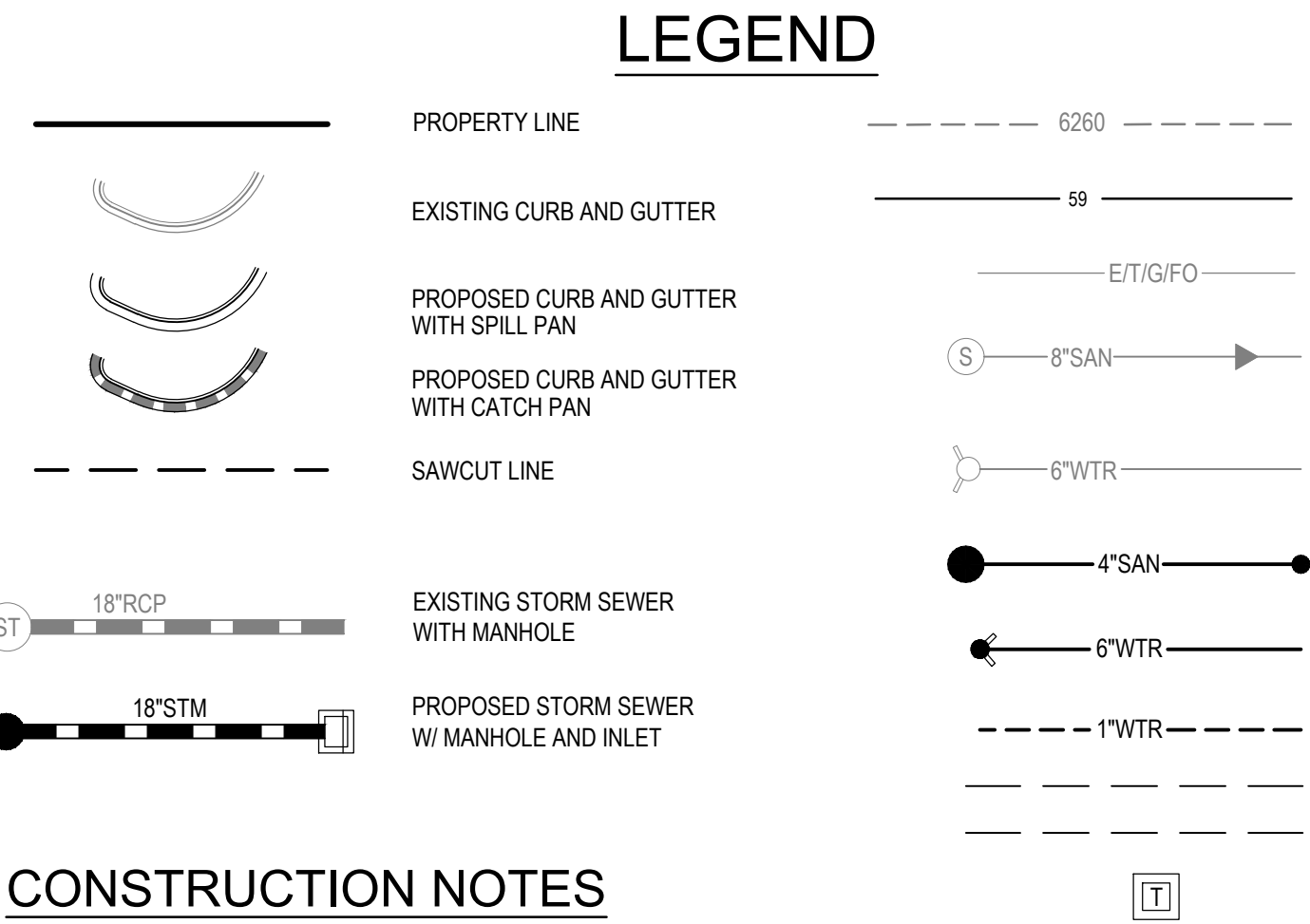
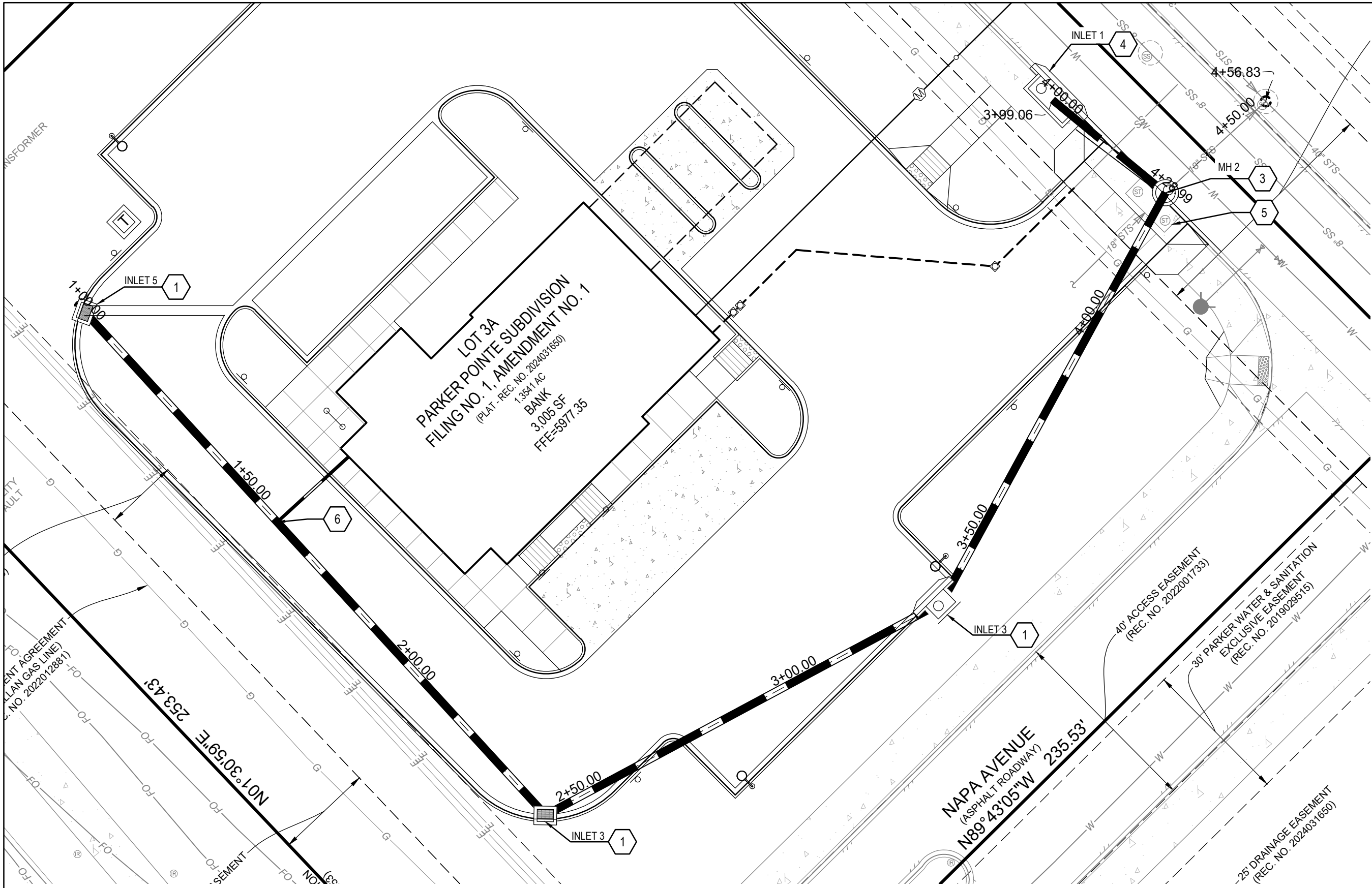


SHEET

C6.92

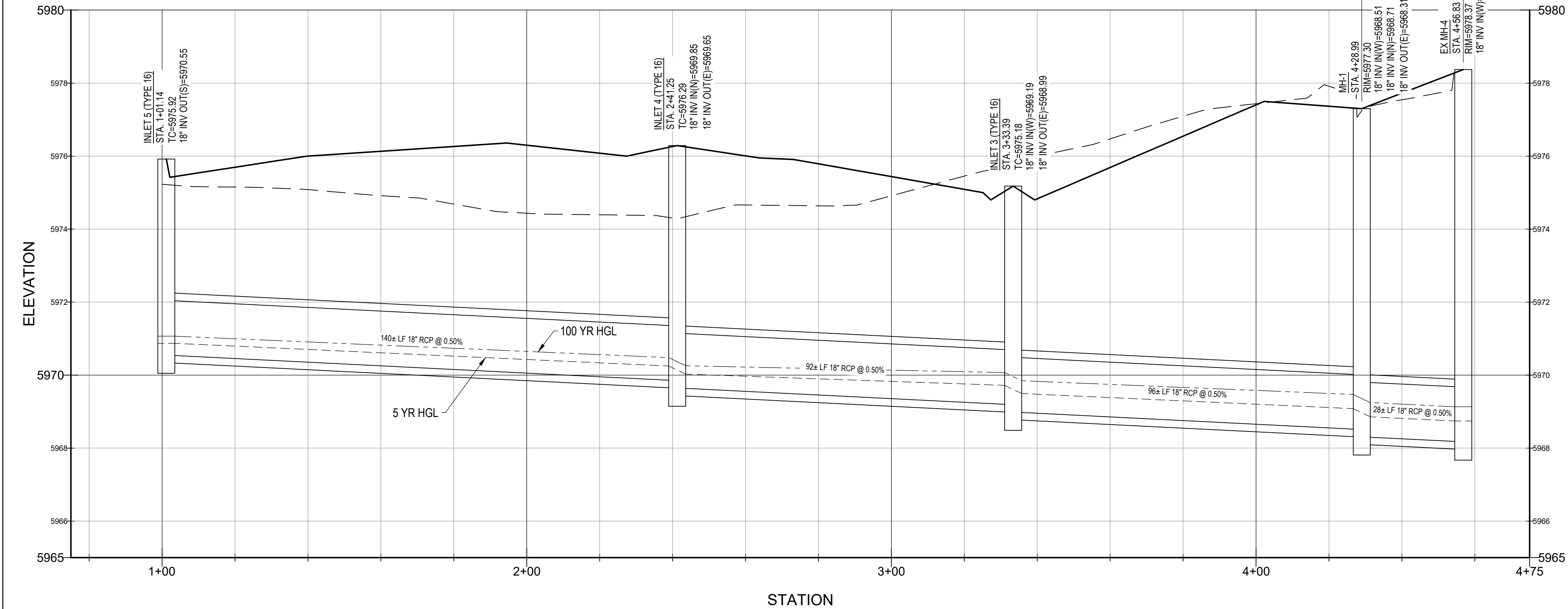
PREPARED UNDER THE DIRECT
SUPERVISION OF
JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
FOR AND ON BEHALF OF
PERCEPTION DESIGN GROUP, INC.

REVISIONS



CONSTRUCTION NOTES

1. CONSTRUCT DENVER SINGLE TYPE 16 COMBINATION INLET. SEE DETAIL ON SHEET C7.90.
2. CONNECT ROOF DRAIN LINE TO STORM MAIN WITH INSERTA-TEE FITTING. 45° DOWN TO STORM MAIN LINE.
3. CONSTRUCT 4" MANHOLE AND CONNECT TO EXISTING 18" RCP STM PIPE. ROTATE CONE SECTION TO PLACE RING AND COVER IN ASPHALT. SEE DETAIL ON SHEET C7.91.
4. RELOCATE 10" TYPE R INLET.
5. REMOVE EXISTING INLET.
6. INSTALL 6" PVC ROOF DRAIN CONNECTION @ 2% SLOPE. BURY A MIN. 2.5' DEEP.

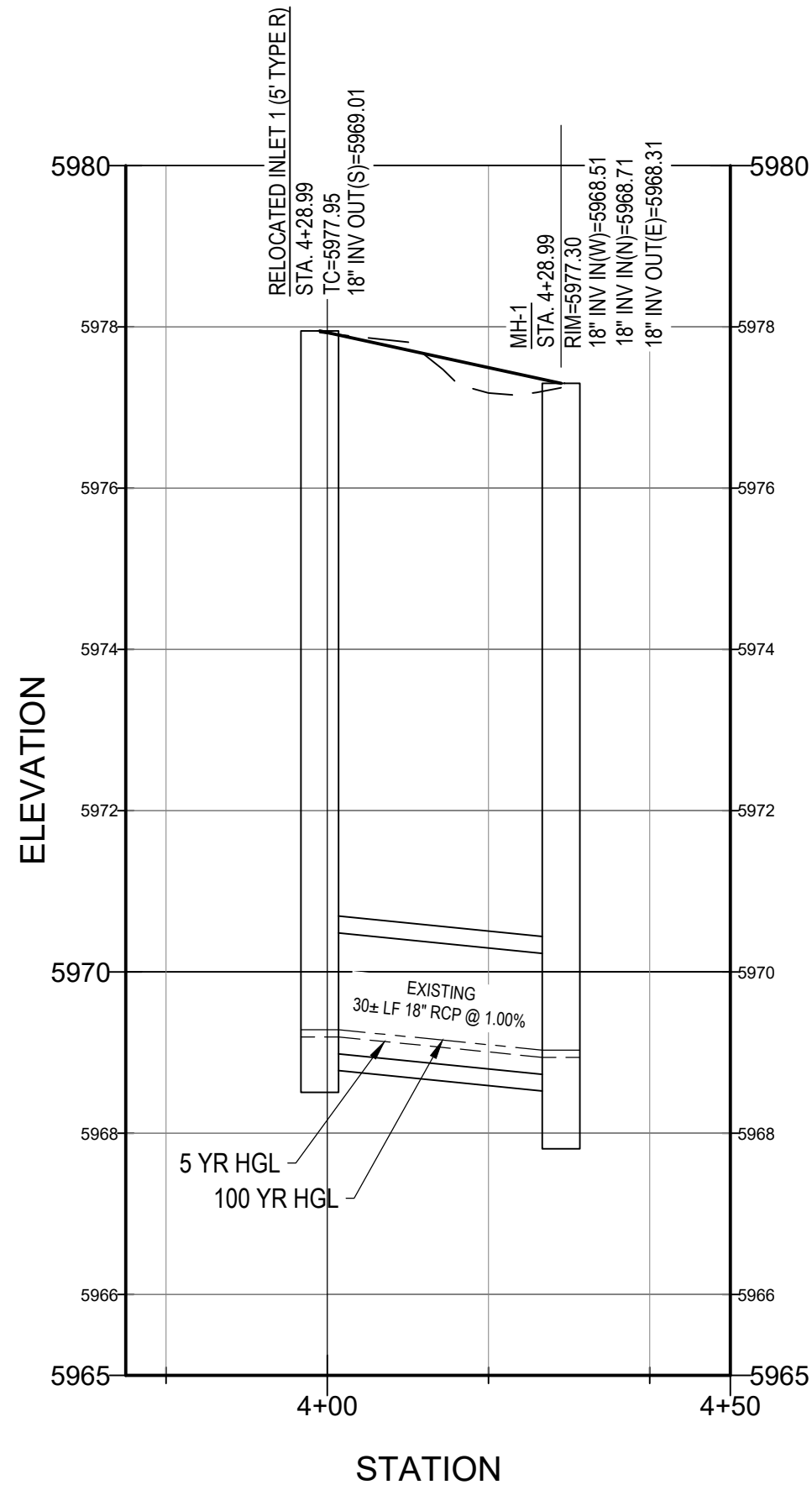


BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NORTH LINE OF THE NE 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN HAVING A GRID BEARING OF S89°59'29"W PER COLORADO STATE PLAND COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983, MONUMENTED BY A 3-1/4" ALUMINUM CAP ON A #6 REBAR WITH APPROPRIATE MARKINGS AND STAMPED "AZTEC, 2018, PLS 22661" FOUND IN A RANGE BOX AT THE NORTHEAST CORNER OF SAID SECTION 3 AND BY A 3-1/4" ALUMINUM CAP ON A #6 REBAR WITH APPROPRIATE MARKINGS AND STAMPED "2006, PLS 29761" FOUND IN A RANGE BOX AT THE NORTH 1/4 CORNER OF SAID SECTION 3, WITH BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

BENCHMARK:

BENCHMARK: DOUGLAS COUNTY GIS CONTROL MONUMENT 1060322 - 3-1/4" ALUMINUM CAP DCOIS MONUMENT FLUSH WITH GRADE, LOCATED AT THE STROH RANCH SOCCER PARK IN THE SOUTHEAST CORNER OF THE PARKING LOT. ELEVATION: 5903.17 FEET (NAVD 1988 DATUM). THE CONTOURS SHOWN HEREON ARE AT ONE (1) FOOT INTERVALS.



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

DATE

STORM PLAN AND PROFILE

HUNTINGTON NATIONAL BANK

LOT 3A, PARKER POINTE SUBDIVISION FILING NO. 1, AMENDMENT NO. 1
LOCATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE 6TH P.M., TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

Design By: CLN
Approved By: JWD
Project No.: 2025-005

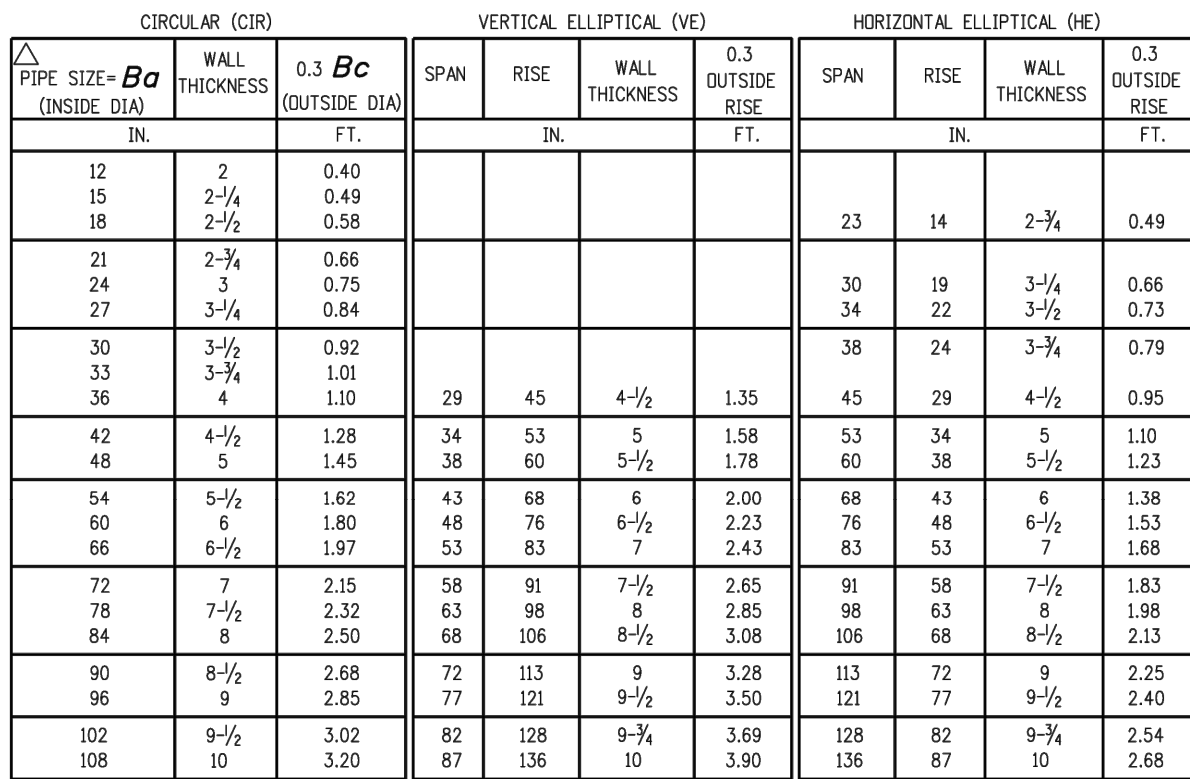
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C7.10

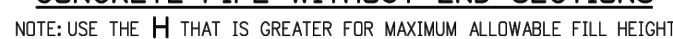
PREPARED UNDER THE DIRECT SUPERVISION OF JERRY W. DAVIDSON, P.E. COLORADO REG # 30226 FOR AND ON BEHALF OF PERCEPTION DESIGN GROUP, INC.

DATE	DESCRIPTION	REVISIONS
09/17/25	1ST SUBMITTAL	

DESIGN GROUP, INC.
6801 SOUTH PERCE STREET, SUITE 220, LITTLETON, CO 80120 303-232-0088
WWW.PERCEPTIONDESIGNGROUP.COM



DIMENSIONS FOR REINFORCED CONCRETE PIPE

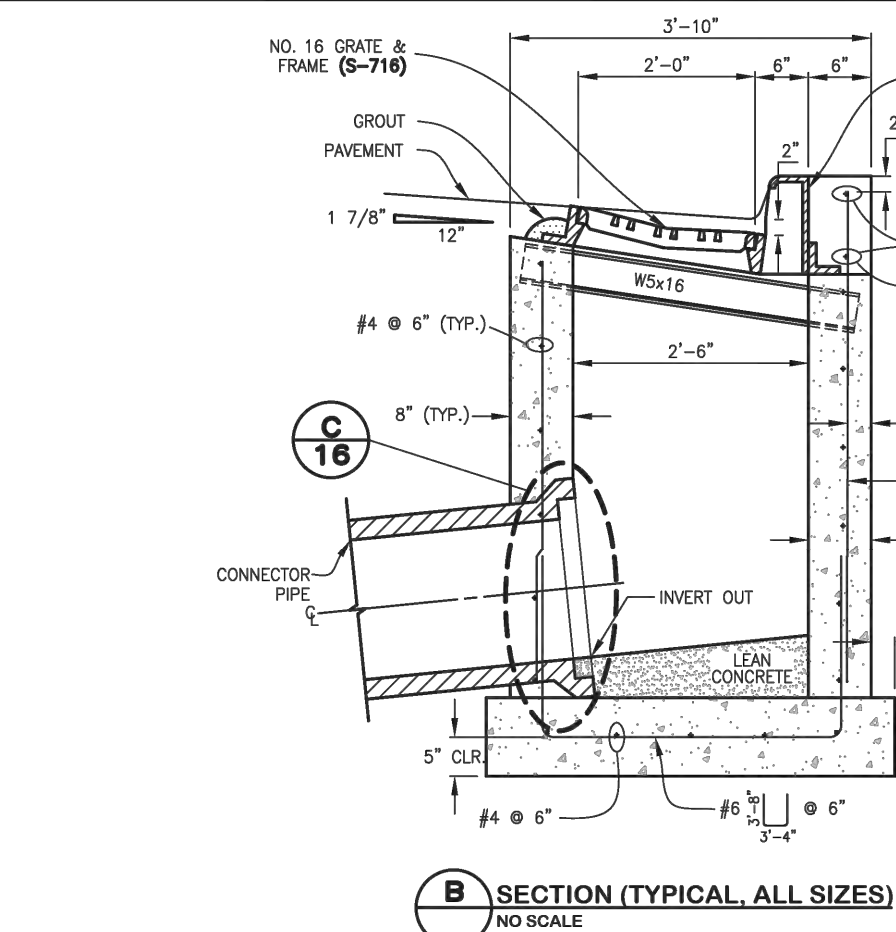


TYPE OF PIPE	HEIGHT OF FILL OVER TOP OF PIPE, H (FEET)					
	CLASS OF PIPE					
	(0.01 IN. CRACK D-LOAD)					
	CLASS CR II	CLASS CR III	CLASS CR IV	CLASS CR V	CLASS VE VI	
	CLASS HE II	CLASS HE III	CLASS HE IV	CLASS HE V		
	1000 D	1350 D	2000 D	3000 D	4000 D	
CIRCULAR (CIR)	1 TO 18	1 TO 25	± 25 TO 37	± 37 TO 45		
VERTICAL, ELLIPTICAL (VE)	1 TO 18	1 TO 25	± 25 TO 37	± 37 TO 45	± 45 TO 62	
HORIZONTAL, ELLIPTICAL (HE)	1 TO 18	1 TO 25	± 25 TO 37			

ALLOWABLE RANGE OF HEIGHTS FOR FILL OVER REINFORCED CONCRETE PIPE

(ALL SIZES)

STANDARD PLAN NO.
M-603-2
Standard Sheet No. 1 of 1
Project Sheet Number:



- 15.1 FOR PAVEMENT PURPOSES, INLET STRUCTURES SHALL ALSO INCLUDE 2'-0" CURB & GUTTER TRANSITION SECTION AT EACH END OF INLET PLUS SIDEWALK SECTIONS WHERE REQUIRED BEHIND INLET STRUCTURE AND TRANSITION SECTIONS.
- 15.2 SUB-GRADE SHALL BE 6-12" OF CLASS B BEDDING COMPACTED PER WCPM STANDARD CONSTRUCTION SPECIFICATIONS, ON SUITABLE, UNDISTURBED MATERIAL. IF SUBGRADE IS UNSTABLE, THE SUBGRADE SHALL BE OVERLAKENED AND STABILIZED WITH CLASS B BEDDING PER WCPM STANDARD CONSTRUCTION SPECIFICATIONS.
- 15.3 FLOOR SLOPE MAY BE POURED MONOLITHIC WITH BASE.
- 15.4 SC = SLOPE OF CONNECTOR = 2% MIN.
- 15.5 UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS OR OTHERWISE APPROVED, ALL NO. 16 INLETS SHALL BE CONSTRUCTED WITH AN ADJUSTABLE CAR IRON CURB BOX (**S-710**).
- 15.6 DESIGN CONDITIONS FOR INLET ALLOWS DEPTHS OF 12'-0" (MAX). FOR INLETS MORE THAN 12'-0" FEET IN DEPTH, SHOP DRAWINGS AND DESIGN ANALYSIS SHALL BE SUBMITTED FOR REVIEW.
- 15.7 REINFORCING STEEL SHALL BE PER AASHTO, A-615, GRADE 60 DEFORMED BARS. DIAMETER OF BEND MEASURED ON THE INSIDE OF THE BAR SHALL BE A MINIMUM OF 6 BAR DIAMETER.
- 15.8 ALL SHALL CONFORM TO AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, 8TH EDITION, 2017.
- 15.9 NO FORMWORK SHALL REMAIN INSIDE STRUCTURE WHEN COMPLETE.
- 15.10 CONCRETE MIX FOR GUTTER AND ANY ADDED STREET PANELS SHALL MEET CLASS 2 REQUIREMENTS FOR SULFATE RESISTANCE IN ACCORDANCE WITH SECTION 11.04. FOR STREETS WHERE SULFATE RESISTANCE CRITERIA DECREASERS ARE APPLIED, REFER TO WCPM STANDARD CONSTRUCTION SPECIFICATIONS SECTION 11.1 FOR REQUIREMENTS FOR SULFATE RESISTANCE IN CONCRETE EXPOSED TO EARTH.
- 15.11 LEAVING OF REINFORCING STEEL SHALL BE PERMITTED ONLY WHERE DETAILED IN DRAWINGS.
- 15.12 CASTING OF CONCRETE SHALL BE DONE IN ONE LIFT. CASTING OF SIDEWALKS AGAINST GUTTER IS NOT PERMITTED.
- 15.13 SLOPE CONCRETE PILE TO FC = 2000 PSI. INLET STRUCTURE, LID, STREET CURB AND GUTTER, AND PAVEMENT TO BE FC = 4,500 PSI. MAX. W/C/M = 0.45 AND AIR ENTRAINED 5% TO 8%. FC = 28 DAY COMPRESSIVE STRENGTH REQUIREMENT FOR MIX DESIGN, FIELD ACCEPTANCE.
- 15.14 FOR THROUGHS STRUCTURES, BENCHES MUST COME TO TOP OF PIPE.
- 15.15 NO CORNER PENETRATIONS ON STRUCTURE.
- 15.16 SEE WCPM STANDARD CONSTRUCTION SPECIFICATIONS SECTION 11.04 STORM INLETS FOR MORE INFORMATION. USE OF THIS DETAIL WITHOUT MODIFICATION SHALL BE CONSIDERED NON-COMPLIANT.
- 15.17 SEE **S-6162** FOR REBAR PLACEMENT AT WALL PAVEMENT DETAIL.
- 15.18 REFER TO "TRANSPORTATION STANDARDS AND DETAILS FOR THE ENGINEERING DIVISION" FOR ADJACENT ROADWAY AND SIDEWALK DESIGN CRITERIA.

CITY AND COUNTY OF DENVER 2000 W. 3RD AVE., DENVER, CO 80223 www.denvergov.org		S-416.1
STANDARD DETAILS		
DRAWN BY: [redacted]	DATE: [redacted]	NO.
DESIGNED BY: [redacted]	DESCRIPTION OF REVISIONS:	DATE:
PROJECT NO.: ASP/DJMT		
APPROVED BY: [redacted]		
DATE: 8/25/14 dm		
JUNE 2020		
SHEET NO.: 15		

STORM SEWER DETAILS

HUNTINGTON NATIONAL BANK

LOT 3A, PARKER POINTE SUBDIVISION FILING NO. 1, AMENDMENT NO. 1
LOCATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE 6TH P.M., TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF

Design By: CLN
Approved By: JWD
Project No.: 2025-005

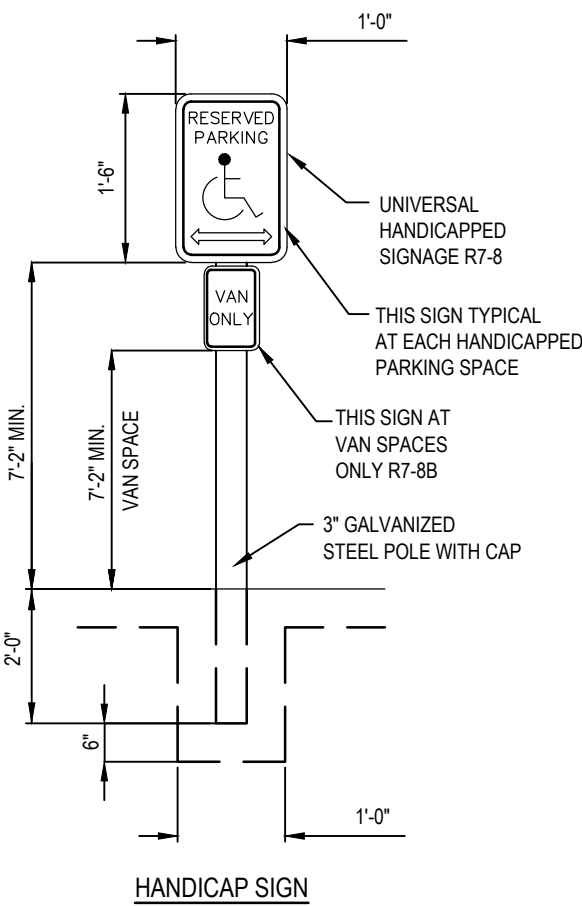
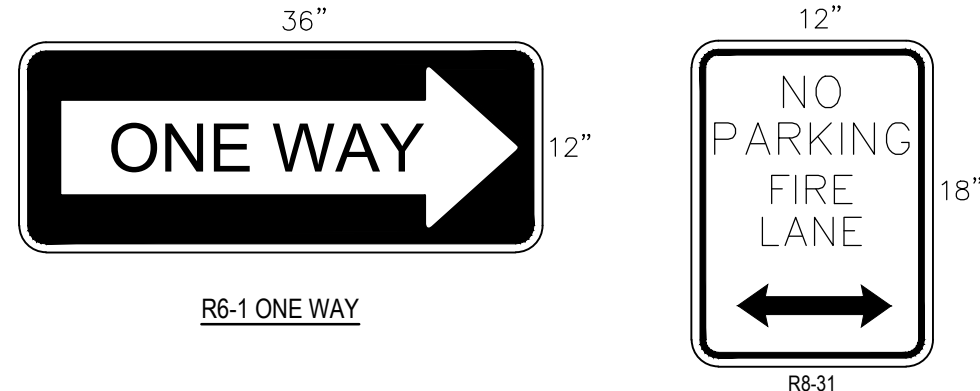
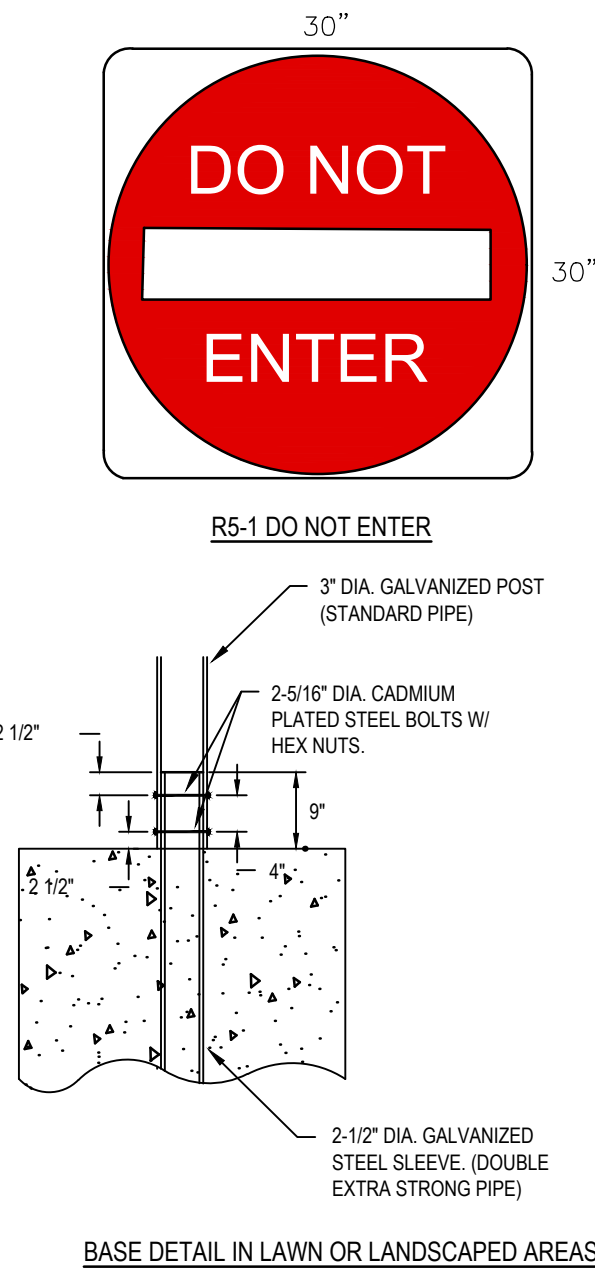
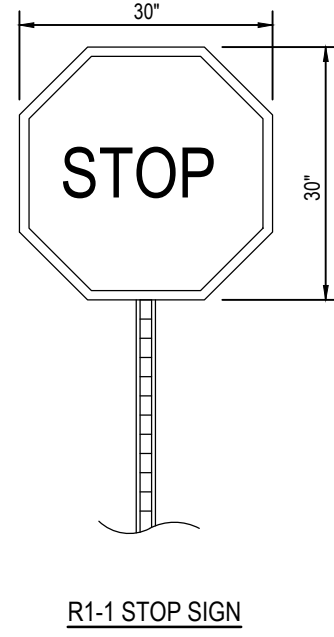
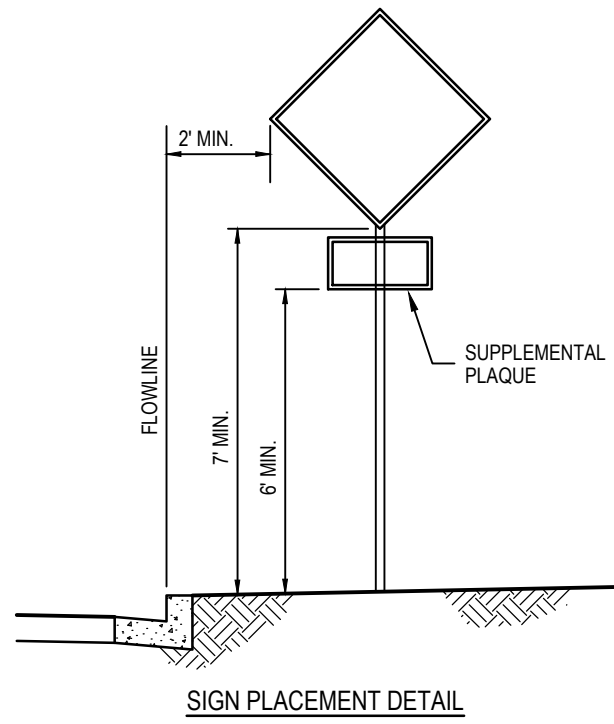
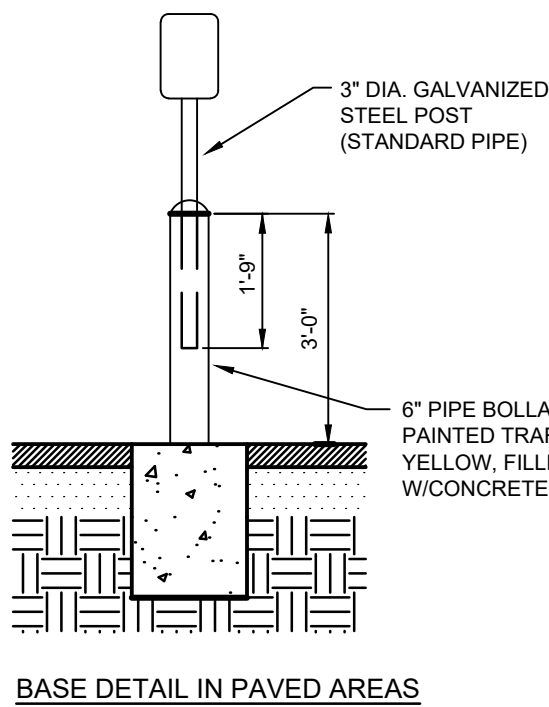
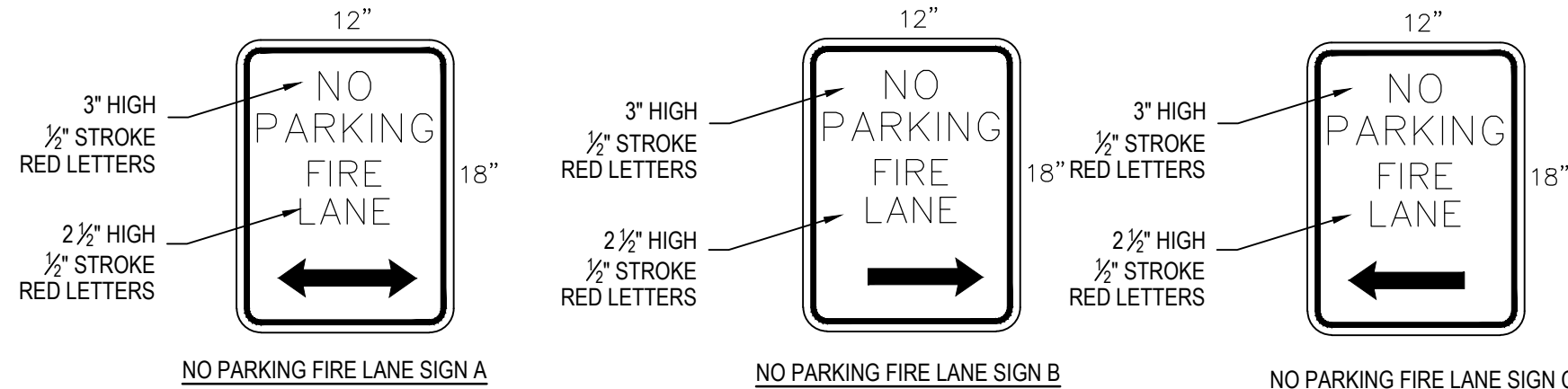
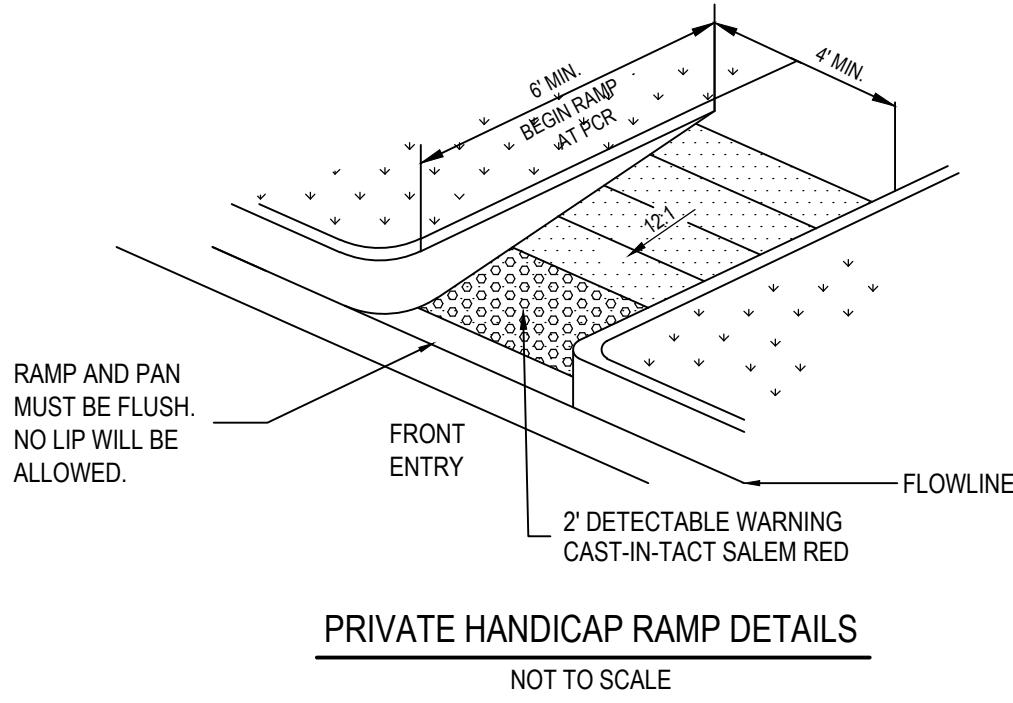
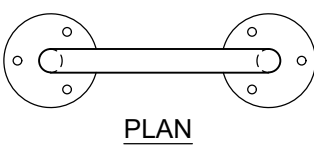
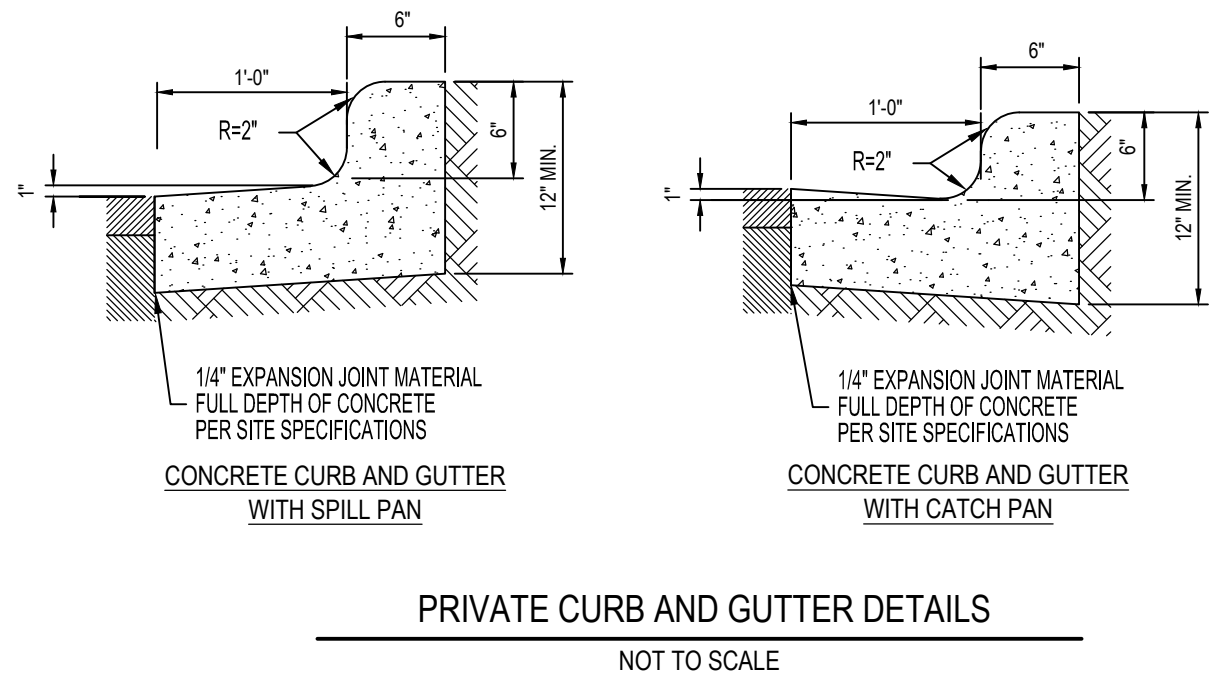
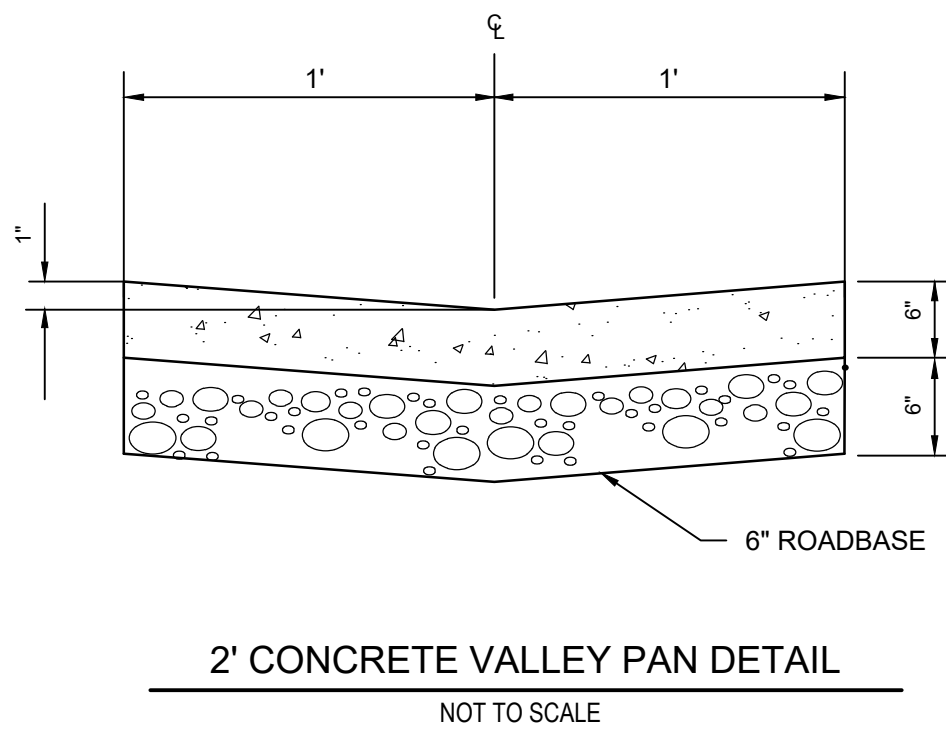
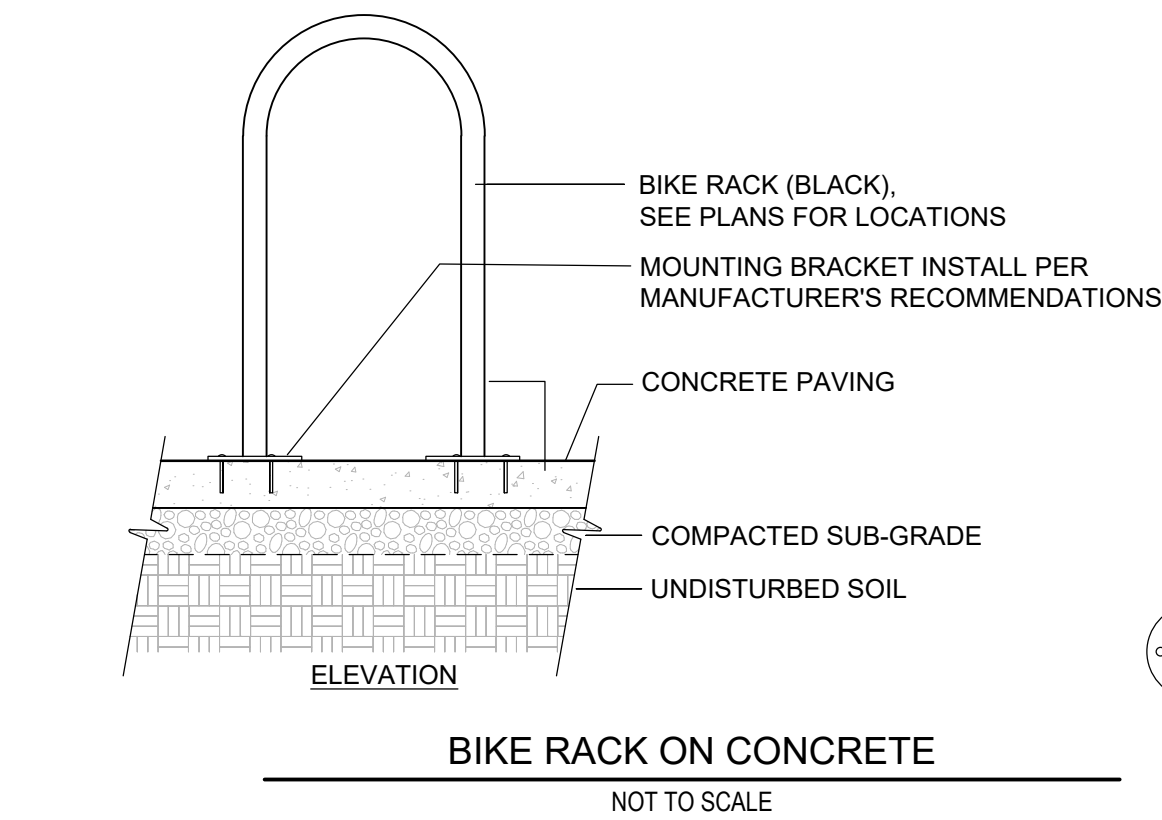
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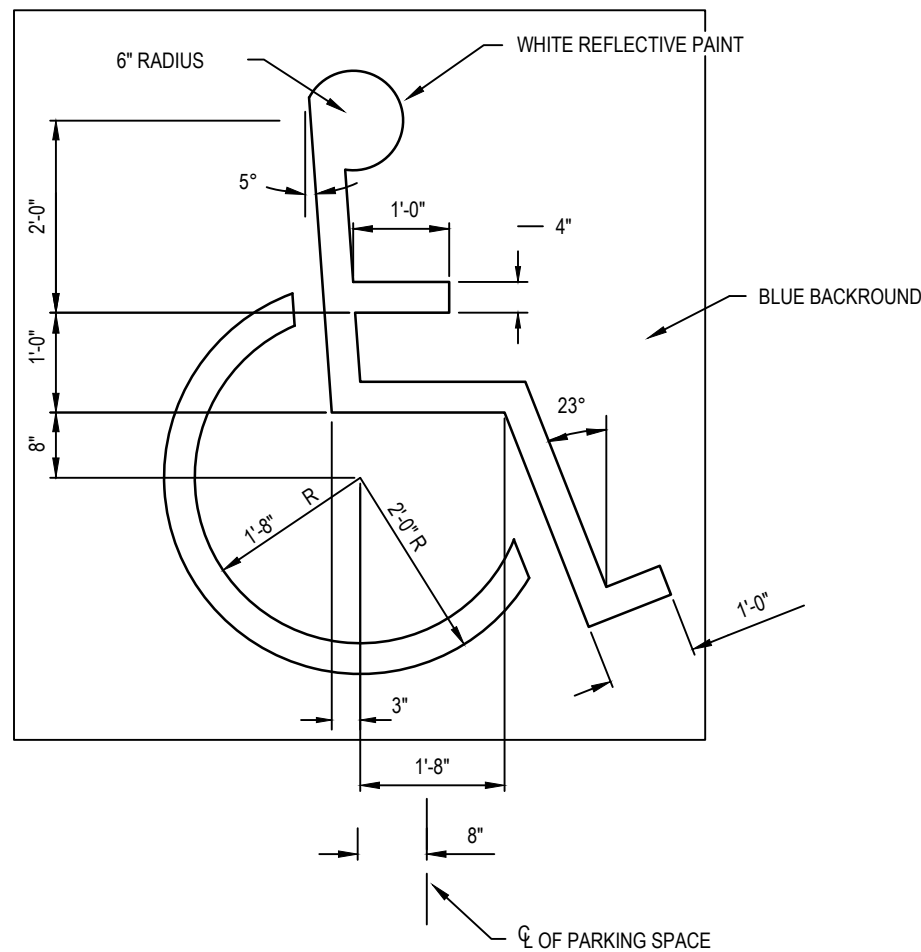
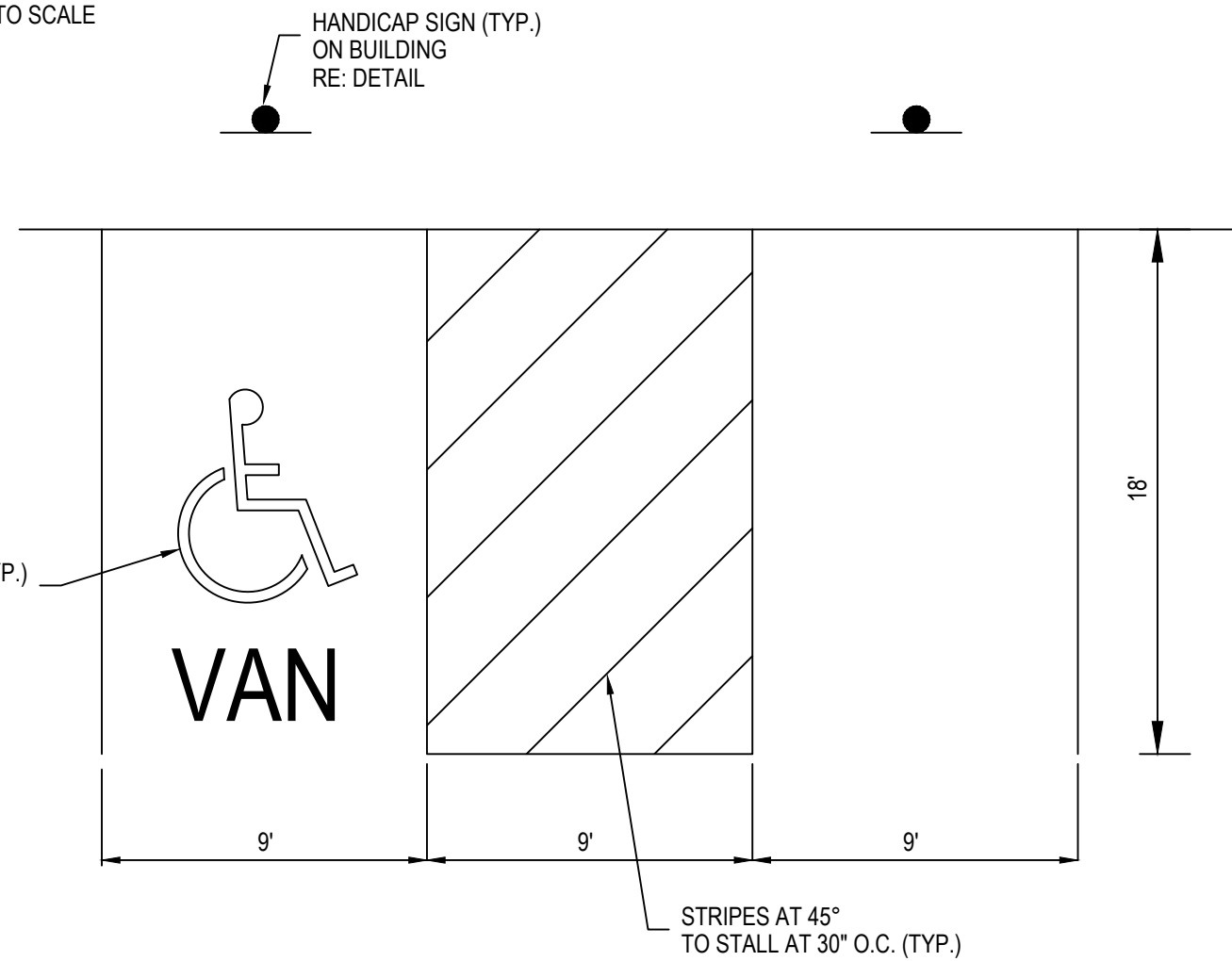


THE TYPE, SIZE, LOCATION, AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ON THE SITE, AND OFFSITE IN WORK AREAS. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO DATE OF CONSTRUCTION. FOR INFORMATION CONTACT: UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) – 1-800-922-1987. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.



SITE SIGNAGE DETAILS
NOT TO SCALE



CONSTRUCTION DETAILS

HUNTINGTON NATIONAL BANK
LOT 3A, PARKER POINT SUBDIVISION FILING NO. 1, AMENDMENT NO. 1
LOCATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 6 SOUTH,
RANGE 68 WEST OF THE 6TH P.M., TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

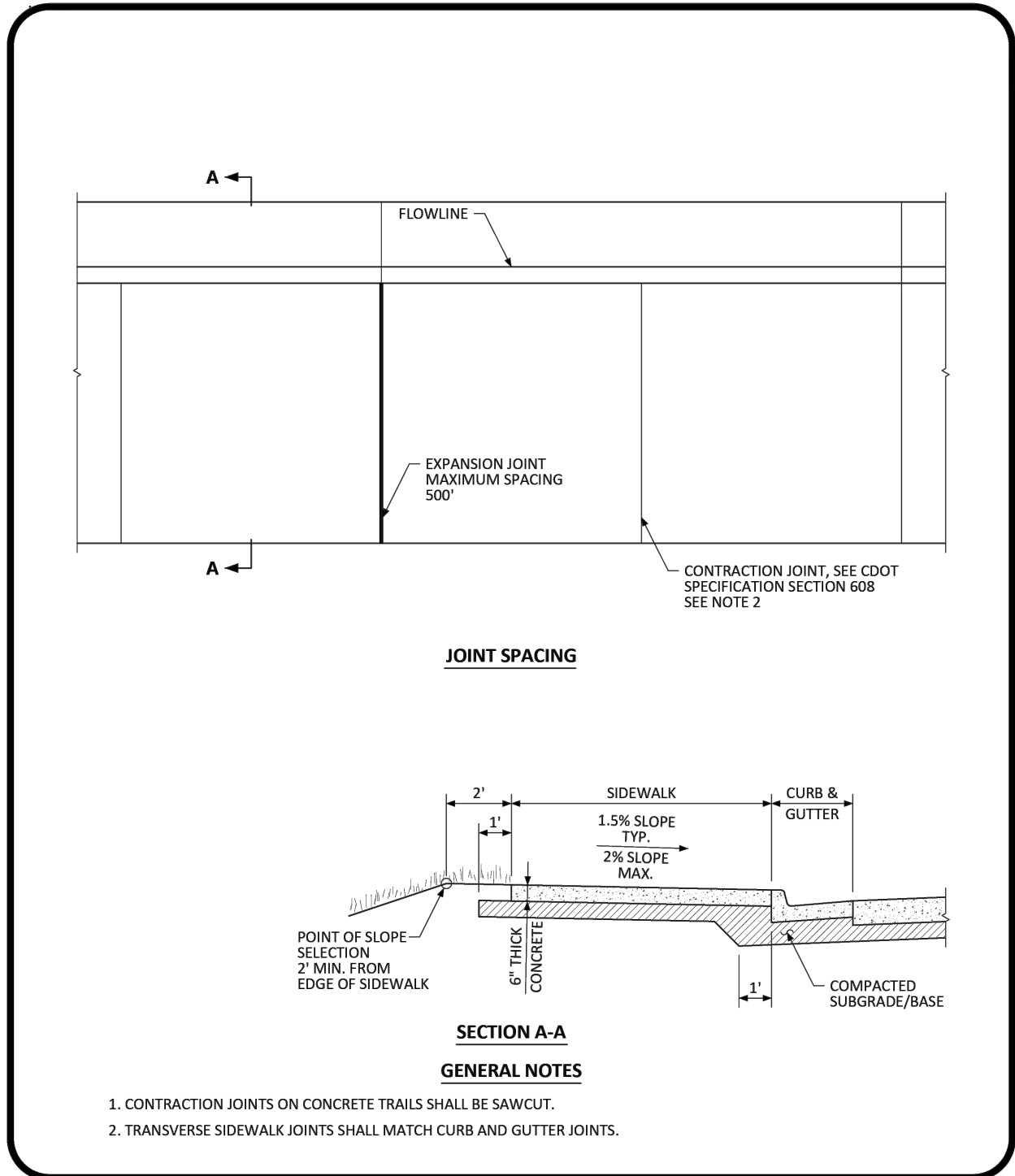
Design By: CLN
Approved By: JWD
Project No.: 2025-005

SHEET

C9.10

PREPARED UNDER THE DIRECT SUPERVISION OF JERRY W. DAVIDSON, P.E. COLORADO REG # 30226 FOR AND ON BEHALF OF PERCEPTION DESIGN GROUP, INC.

NO.	DATE	DESCRIPTION	REVISIONS
1	09/17/25	1ST SUBMITTAL	



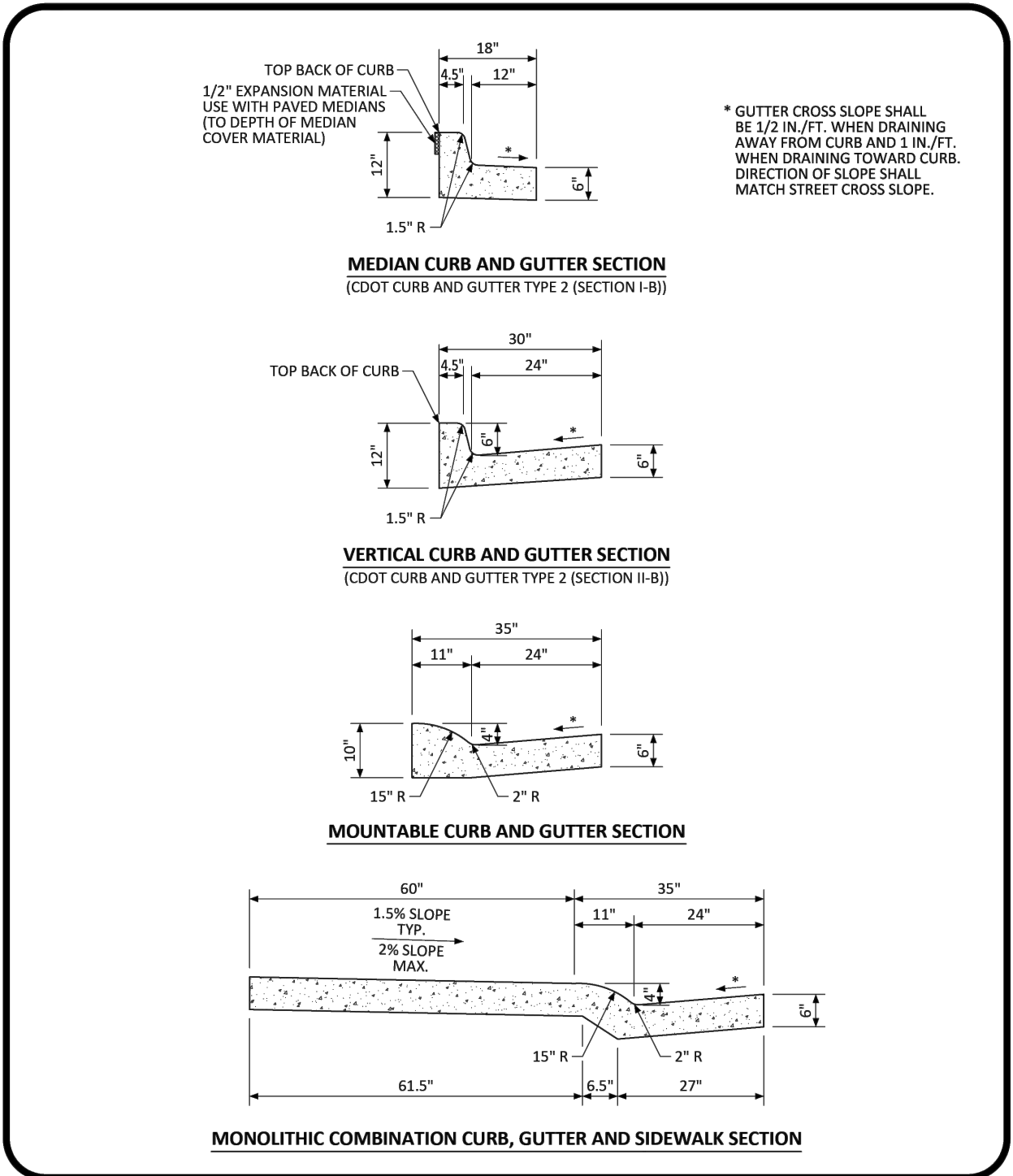
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

PARKER
COLORADO

**ATTACHED SIDEWALK
STANDARD DETAIL**

DATE
NOVEMBER
2020

DETAIL
4
2 OF 2



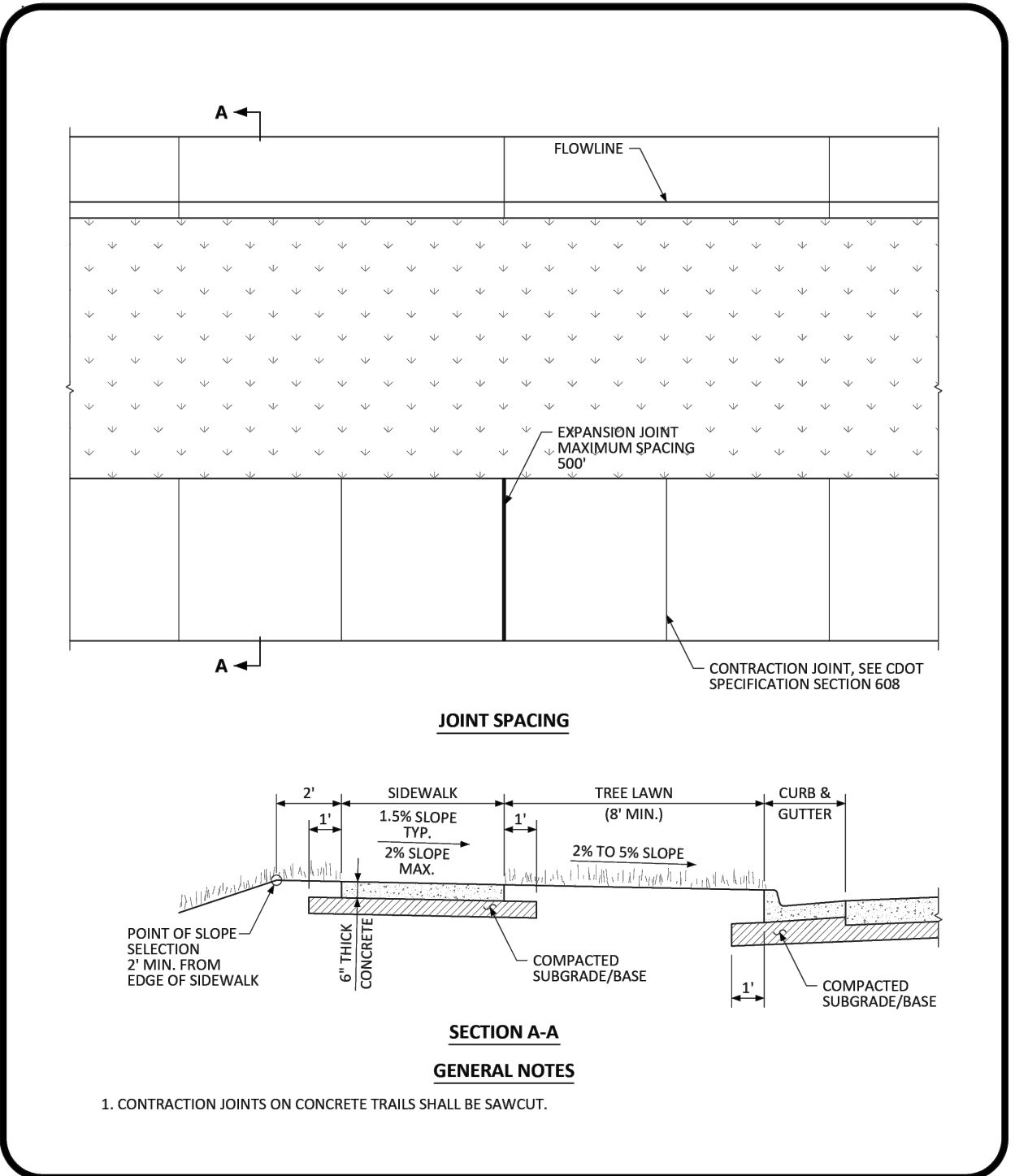
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

PARKER
COLORADO

**CURB, GUTTER, AND
SIDEWALK SECTIONS
STANDARD DETAIL**

DATE
NOVEMBER
2020

DETAIL
3
1 OF 1



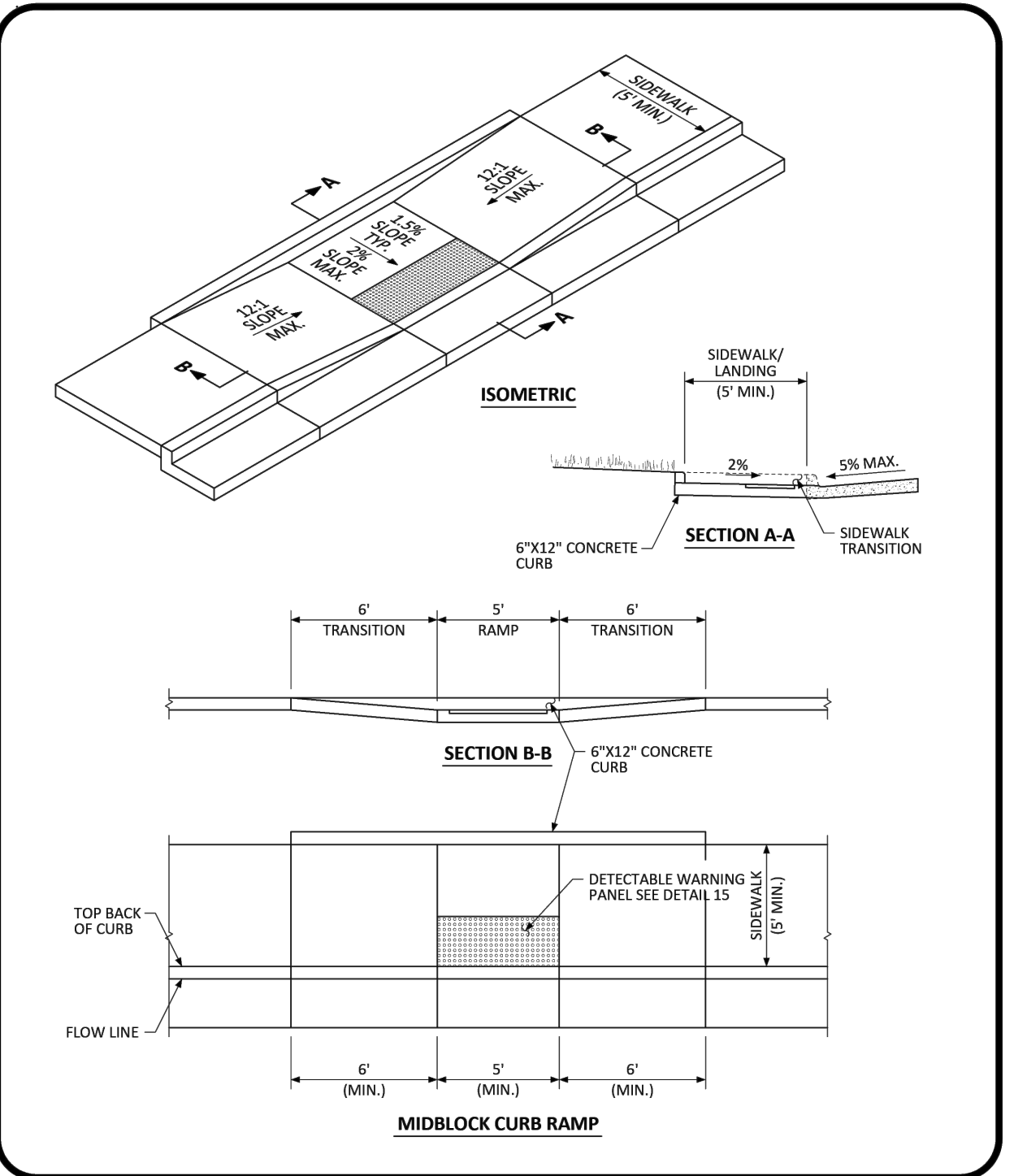
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

PARKER
COLORADO

**DETACHED SIDEWALK
STANDARD DETAIL**

DATE
NOVEMBER
2020

DETAIL
4
1 OF 2



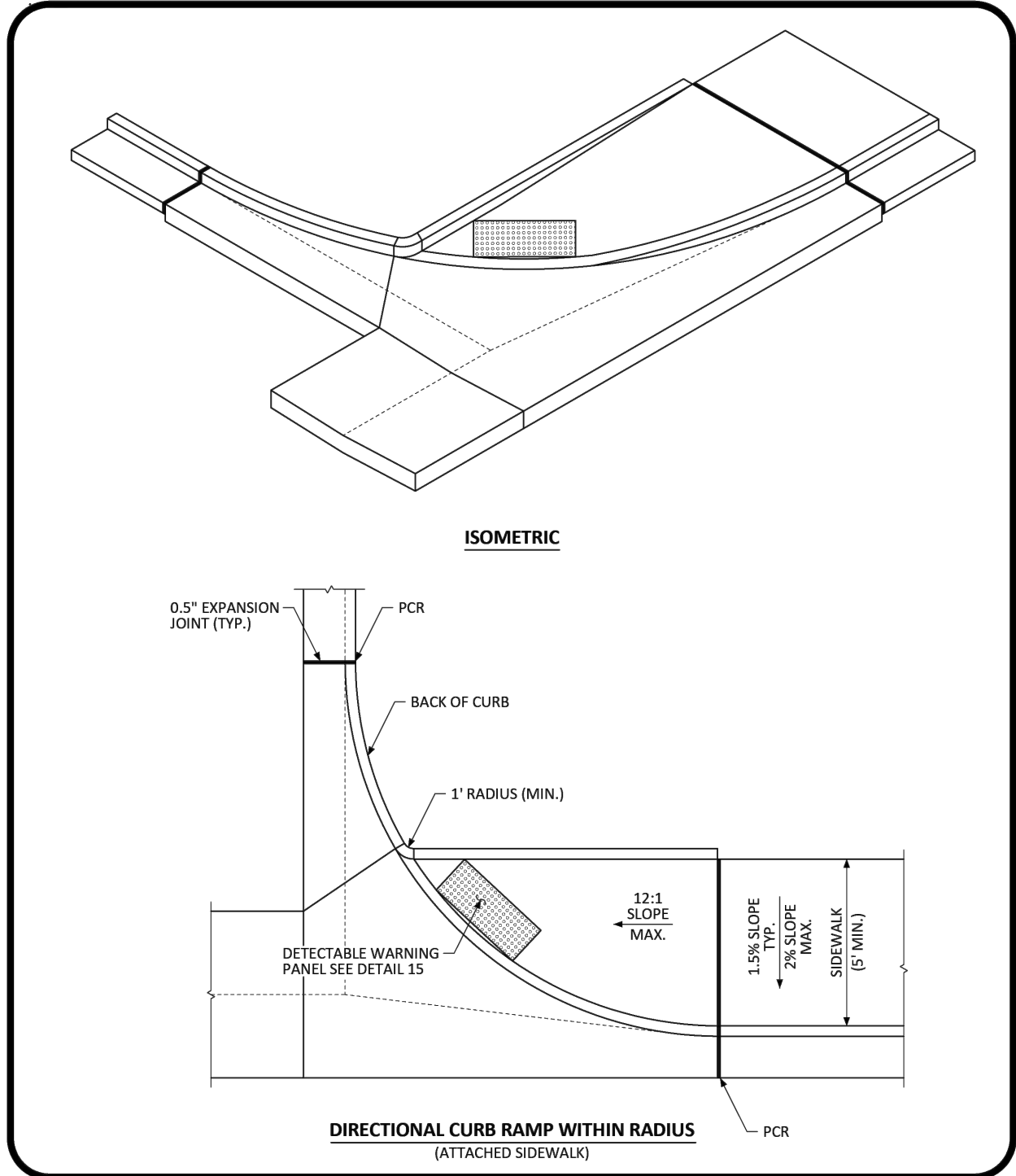
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

PARKER
COLORADO

**MIDBLOCK
CURB RAMP LAYOUT
STANDARD DETAIL**

DATE
NOVEMBER
2020

DETAIL
17
2 OF 2



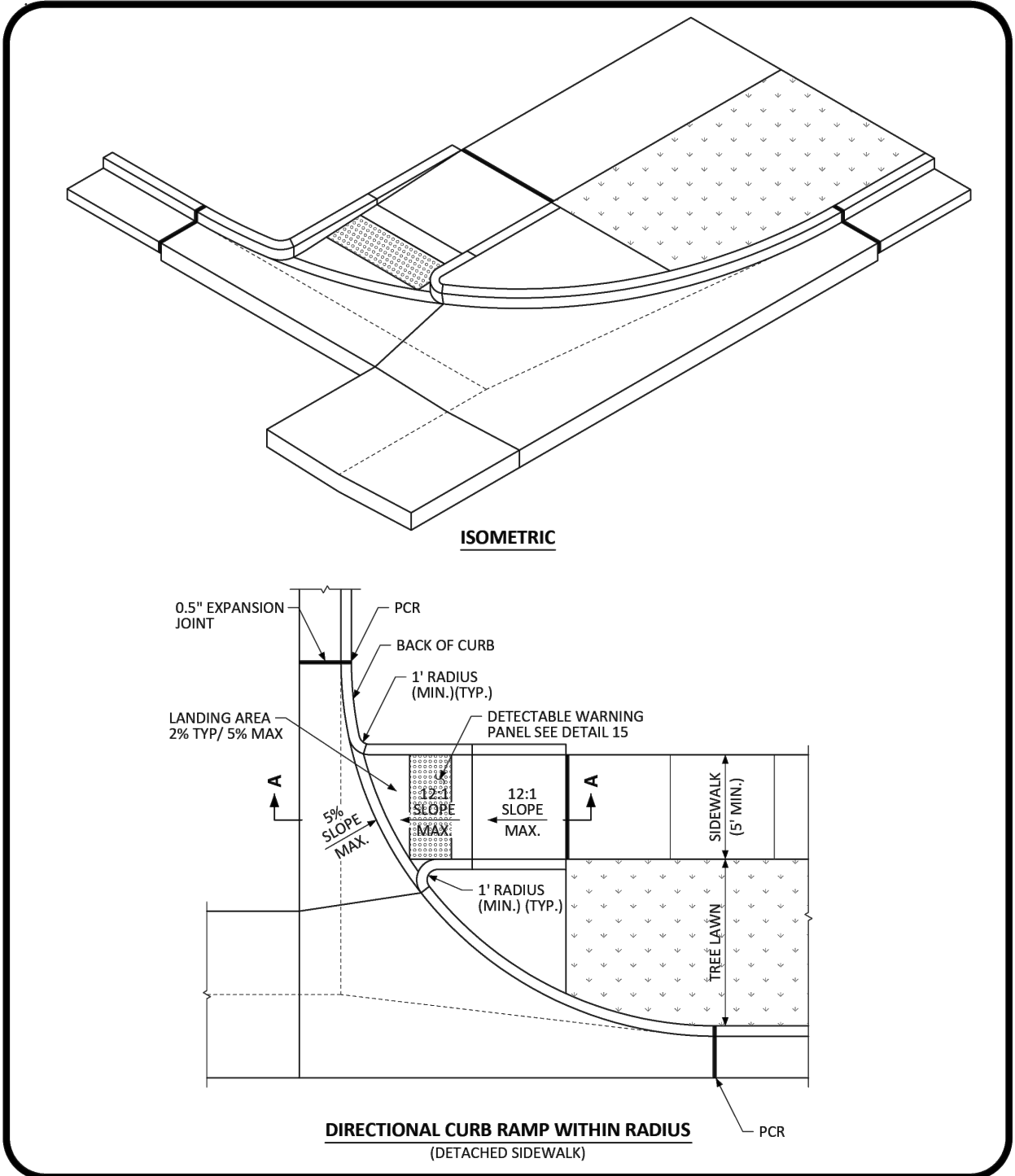
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

PARKER
COLORADO

**DIRECTIONAL CURB RAMP
WITHIN RADIUS LAYOUT
STANDARD DETAIL**

DATE
NOVEMBER
2020

DETAIL
18
1 OF 2



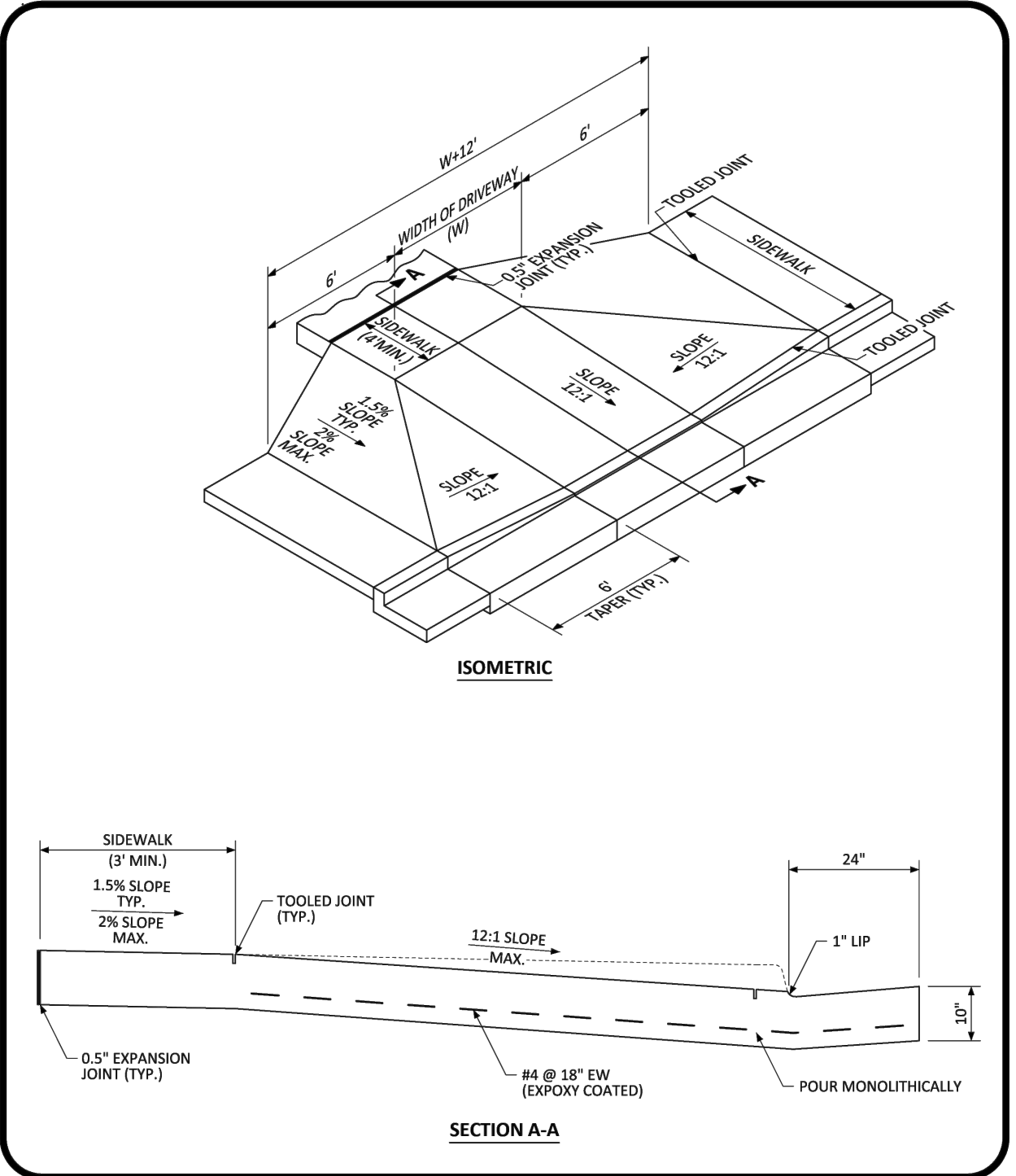
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

PARKER
COLORADO

**DIRECTIONAL CURB RAMP
WITHIN RADIUS LAYOUT
STANDARD DETAIL**

DATE
NOVEMBER
2020

DETAIL
18
2 OF 2



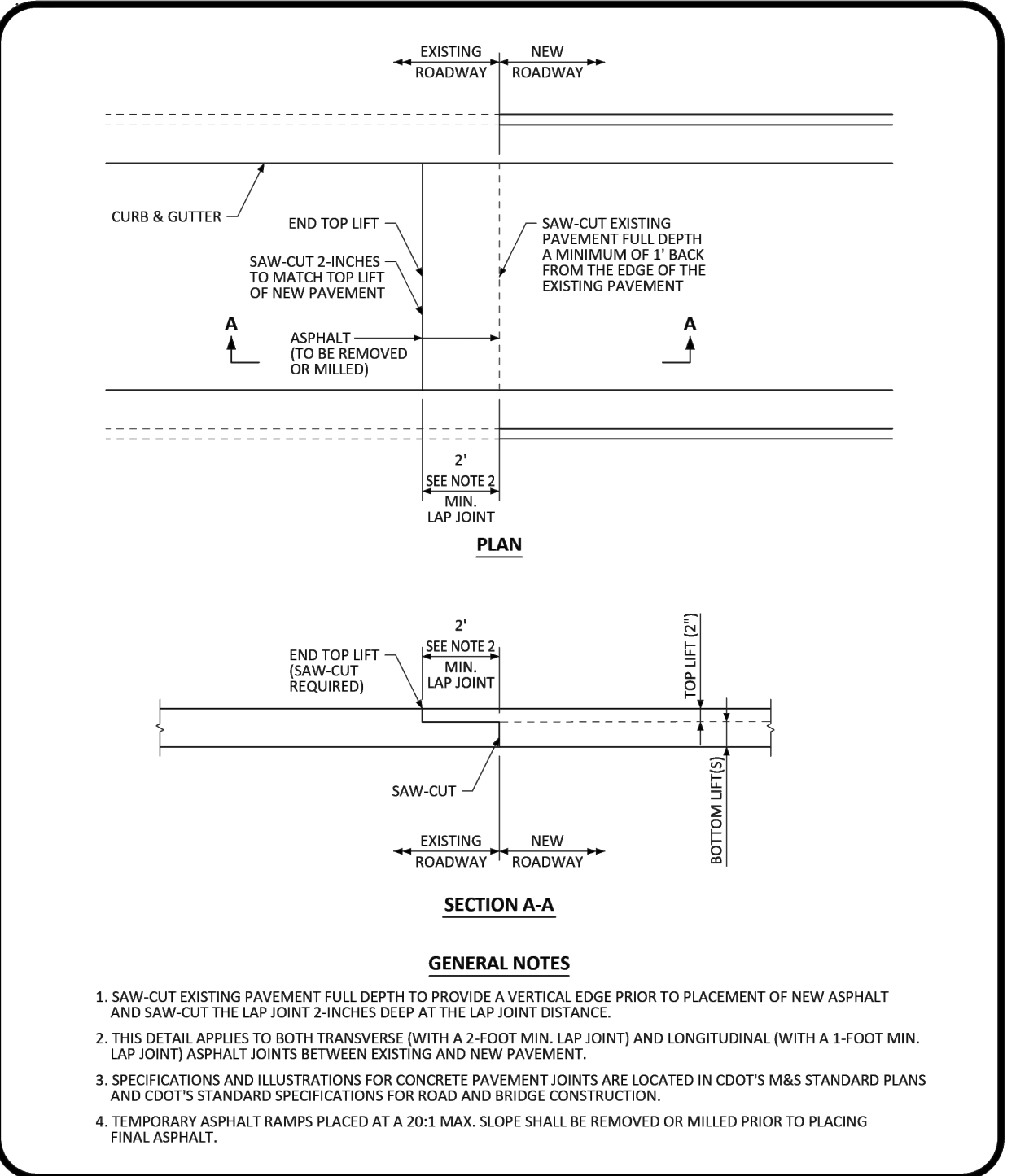
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

PARKER
COLORADO

**COMMERCIAL DRIVEWAY
WITH ATTACHED SIDEWALK
STANDARD DETAIL**

DATE
NOVEMBER
2020

DETAIL
20
1 OF 2



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

PARKER
COLORADO

**ASPHALT CONNECTION BETWEEN
EXISTING AND NEW PAVEMENT
STANDARD DETAIL**

DATE
NOVEMBER
2020

DETAIL
26
1 OF 1



THE TYPE, SIZE, LOCATION, AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ON THE SITE, AND OFFSITE IN WORK AREAS. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO DATE OF CONSTRUCTION. FOR INFORMATION CONTACT: UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) – 1-800-922-1987. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.

CONSTRUCTION DETAILS

HUNTINGTON NATIONAL BANK

LOT 3A: PARKER POINT SUBDIVISION FILING NO. 1, AMENDMENT NO. 1
LOCATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE 6TH P.M., TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

Design By: CLN
Approved By: JVD
Project No.: 2025-005

SHEET

C9.11

PREPARED UNDER THE DIRECT
SUPERVISION OF
JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
FOR AND ON BEHALF OF
PERCEPTION DESIGN GROUP, INC.

DATE	DESCRIPTION
09/17/25	1ST SUBMITTAL