

LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
A PART OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

1. TOPOGRAPHIC MAPPING AS OF 03/05/14 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.

- TOWN OF PARKER**
PUBLIC WORKS
20120 E. MAINSTREET
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 WOODMAN DR, PARKER, CO #10134
PARKER, CO #80134
(303) 841-4627
DRAYTON SANDERSON
- ELECTRIC PROVIDER**
INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION
5496 NORTH U.S. HIGHWAY 85
SEDALIA, CO #80135
(303) 688-3100
- FIRE PROTECTION**
SOUTH METRO FIRE AND RESCUE
9195 EAST MINERAL AVENUE
CENTENNIAL, CO #80112
(720) 989-2244
CONTACT: RANDY CAPRA
- CIVIL ENGINEER**
PERCEPTION DESIGN GROUP, INC.
6901 S. PIERCE ST., SUITE #315
LITTLETON, CO #80128
(303) 232-8088
CONTACT: JERRY DAVIDSON
- DEVELOPER**
PARKER & STROH, LLC
975 LINCOLN STREET, SUITE 204
DENVER, CO #80203
(303) 699-3368
CONTACT: DAN YACOVETTA
- ARCHITECT**
IRELAND DEAN
425 WILCOX ST, STE 120
CASTLE ROCK, CO #80104
(720) 878-6534
CONTACT: SHANNIN ALBERS
- SURVEYOR**
ENGINEERING SERVICE COMPANY
1300 SOUTH POTOMAC STREET, SUITE 100
AURORA, CO #80012
(303) 337-1393
CONTACT: CHIP BECKSTROM

**CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.**

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.

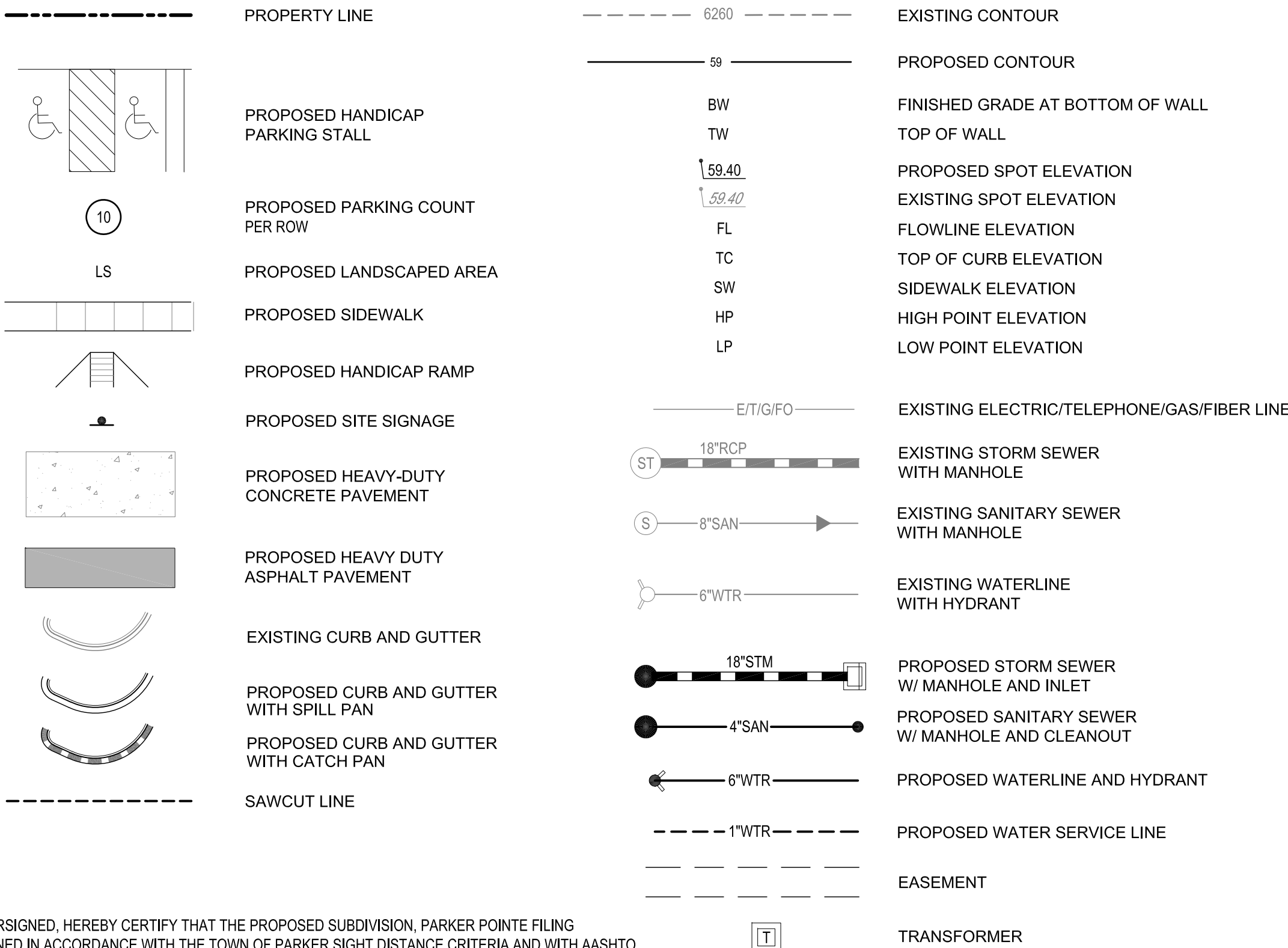
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.

1. I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PROPOSED SUBDIVISION, PARKER POINTE FILING NO. 1, DESIGNED IN ACCORDANCE WITH THE TOWN OF PARKER SIGHT DISTANCE CRITERIA AND WITH AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAY & STREETS.

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



SCALE: 1" = 500'



THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT WILL CONDUCT SITE VISITS DURING THE PROJECT CONSTRUCTION WITHIN OR NEAR THE CHANNEL TO OBSERVE CONSTRUCTION FOR CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. PLEASE CONTACT UDFCD (303-455-6227), TO SCHEDULE A PRECONSTRUCTION MEETING. ALL STRUCTURAL AND GROUTED BOLDWERK BUILDER REQUIRE 48-HOURS PRIOR NOTICE TO ANY CONSTRUCTION OR CONCRETE PLACEMENT. STANDARDS AND SPECIFICATIONS FOR ALL OUTFALL AND CHANNEL WORK CAN BE ACCESSSED AT WWW.UDFCD.ORG UNDER THE REFERENCES SECTION. FAILURE TO NOTIFY MAY RESULT IN PROJECT INELIGIBILITY.

A TRACT OF LAND LOCATED IN SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M. MERIDIAN, COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

EXCEPT THAT PORTION THEREOF TAKEN BY THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO BY RULE AND ORDER, CASE NO. 90CV484 RECORDED MAY 11, 1993 IN BOOK 1124 AT PAGE 853.

COUNTY OF DOUGLAS,
STATE OF COLORADO,

BENCHMARK: DOUGLAS COUNTY SURVEY CONTROL MONUMENT TT15A - 3" DIAMETER DOUGLAS
COUNTY GIS ALUMINUM CAP AT THE NE CORNER OF STROH ROAD AND SOUTH PARKER ROAD (US
HIGHWAY 893)
ELEVATION: 5970.79 FEET (NAVD 1988 DATUM)

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 BEARING S89°59'29"W AND BOUNDED BY THE
MONUMENTS SHOWN HEREON.

C0.00	COVER SHEET
C0.01	TOWN GENERAL NOTES
C0.02	TOWN GENERAL NOTES
C0.03	GENERAL NOTES
C1.10	SIGNAGE STRIPING AND HORIZONTAL CONTROL PLAN NORTH
C1.11	SIGNAGE STRIPING AND HORIZONTAL CONTROL PLAN SOUTH
C1.12	HORIZONTAL CONTROL TABLES
C2.10	GRADING PLAN NORTH
C2.11	GRADING PLAN SOUTH
C2.12	OFFSITE GRADING PLAN NORTH
C2.13	OFFSITE GRADING PLAN SOUTH
C3.10	INITIAL CBMP PLAN NORTH
C3.11	INITIAL CBMP PLAN SOUTH
C3.12	INTERIM / FINAL CBMP PLAN NORTH
C3.13	INTERIM / FINAL CBMP PLAN SOUTH
C3.90-C3.99	CBMP DETAILS
C4.10 - C4.13	STORM SEWER PLAN AND PROFILE
C4.15	DETENTION POND PLAN AND DETAILS
C4.16	DETENTION POND DETAILS
C4.90-C4.92	STORM SEWER NOTES AND DETAILS
C5.10	STROH ROAD PLAN AND PROFILE
C5.11	STROH ROAD SIGNAGE AND STRIPING PLAN
C5.12- C5.14	STROH ROAD CROSS SECTIONS
C5.15- C5.17	PARKER ROAD PLAN AND PROFILE
C5.18- C5.25	PARKER ROAD CROSS SECTIONS
C5.90 - C5.91	ROADWAY DETAILS
C6.90	SIGNAGE AND STRIPING DETAILS

C8.00	DOUGLAS COUNTY GESC COVER SHEET
C8.10	INITIAL GESC PLAN
C8.11	INTERIM / FINAL GESC PLAN
SHEETS 1 - 3	GESC PLAN STANDARD NOTES AND DETAILS

R7-00	WATER AND SEWER COVER SHEET
R7-01	WATER AND SEWER GENERAL NOTES
R7-09	OVERALL UTILITY PLAN
R7-10-C7.13	WATER PLAN AND PROFILE
R7-14-C7.15	SANITARY SEWER PLAN AND PROFILE
R7-30-C7.94	WATER AND SEWER DETAILS
R100	TREE PRESERVATION PLAN
R101-1406	LANDSCAPE PLAN - COMMON AREAS / ROW
R107	LANDSCAPE DETAILS - COMMON AREAS / ROW LEGEND
R108	LANDSCAPE NOTES
R101-R106	IRRIGATION PLAN - COMMON AREAS / ROW
R107	IRRIGATION LEGEND AND NOTES
R108-R109	IRRIGATION DETAILS

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.)	

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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE _____



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

[illegible]

PARKER POINTE
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

design by: JWD
approved by: JWD
project no.: 2015-015

date: 10/01/17

SHEET

C0.00

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CONSTRUCTION NOTES

These notes shall appear on the cover sheet. If a cover sheet has not been used they shall be put on every sheet of the submittal.

- 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.
- 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.
- 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.
- A Development Review Engineer shall be contacted a minimum of 24 hours prior to a necessary inspection. If a Development Review Engineer is not available after proper notice of construction activity has been provided, the permittee may commence work in the Development Review Engineer's absence. However, Town of Parker reserves the right to reject the improvement if subsequent testing reveals an improper installation.
- Location of existing utilities shall be verified by the contractor prior to actual construction. For information contact: Denver Inter-Utility Group, 303-534-6700 or 1-800-922-1987. The contractor shall field verify size and horizontal and vertical locations of existing facilities prior to construction, and notify the engineer of any discrepancies.
- The contractor shall have one (1) signed copy of the plans, approved by the Town of Parker Public Works Director, and one (1) copy of the Roadway Design and Construction Criteria at the job site at all times.
- All proposed street cuts to existing pavements for utilities, storm sewer or for other purposes are listed and referenced below:

Examples: Water tie-in Sheet 3
 Storm sewer Connection Sheet 6
- A plan for traffic control during construction shall be submitted to the Town of Parker for acceptance with the Right-of-Way Permit Use application. A permit will not be issued without an approved traffic control plan for use during construction.

- 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."
- 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.
- 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.
- 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.
- 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.
- Repair of any damage to existing improvements or landscaping is the responsibility of the contractor.
- All damaged existing curb, gutter, and sidewalk shall be repaired prior to acceptance of completed improvements.
- 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 Health, Water Quality Control Division, WQCD-PE-B2, 4300 Cherry Drive South, Denver, Colorado 80222-1530. Attention: Permits and Enforcement Section. Phone (303) 692-3500.
- 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.
- All references to books, pages, maps, and reception number are public documents on file with the County Clerk and Recorder's Office.

ROADWAY NOTES

The following notes shall appear on the cover sheet of all submittals containing roadway plans. If a cover sheet has not been used, they shall be put on every sheet of the submittal containing roadway design.

- Paving shall not commence until a soils report and pavement design is approved by the Engineering Division and subgrade compaction tests are submitted to and approved by the Development Review Engineer.
- Standard Town of Parker Handicap Ramps are to be constructed at all curb returns and at all "T" Intersections.
- All stationing is based on centerline of roadways unless otherwise noted.
- All elevations are on USGS DATUM with date. Range point or monument shall be shown on the construction plans.
- Except where otherwise provided for in these plans and specifications, the Colorado Department of Highways Standard Specifications for Road and Bridge Construction, the Colorado Department of Highways M and S Standards, and the Town of Parker Roadway Design and Construction Criteria Manual, latest edition, shall apply.

STORM DRAINAGE INFRASTRUCTURE NOTES

- All storm drainage improvements are subject to compliance with the Colorado Department of Transportation (CDOT) current edition of the Standard Specifications for Road and Bridge Construction, M & S Standards, and all standard special provisions currently used by CDOT, with the modifications set forth in the Town of Parker's Storm Drainage and Environmental Criteria Manual (SDECM), as amended.
- The contractor shall comply with the "Colorado Water Quality Control Act" (Title 25, Article 8 CRS), the "Protection of Fishing Streams" Title 33, Article 5, CRS), the "Clean Water Act" (33 USC 1344), Cherry Creek Reservoir Control Regulation No. 72" (5 CCR 1002-72), the regulation promulgated, certification or permits issues, and the requirements presented in the SDECM Revision to Section 107 and the Construction BMP Plan. In the event of conflicts between these requirements and water quality control laws, rules, or regulations of other Federal, or State agencies, the more restrictive laws, rules, or regulations shall apply.
- Inspections: Construction shall not begin until a grading permit has been issued for the project. The contractor shall notify the Town of Parker Engineering Department (Public Works) to schedule inspections a minimum of 48 hours prior the construction of all drainage infrastructure (storm sewers, inlets, manholes, energy dissipaters, riprap, grouted boulders, detention pond outlet structures, forebays, trickle channels, etc). Failure to notify the engineering department for inspections may result in non-acceptance of the infrastructure by the Town. Urban Drainage and Flood Control District must also be notified in a similar manner for all maintenance eligible drainage infrastructures (consult with Stormwater Engineering Division).
- Structural backfill (CDOT Class 1) shall be compacted to conform to CDOT Standard Specification 203.03. Structural backfill (CDOT Class 2) shall conform to CDOT Standard Specification 203.07. At the contractor's option, Structural Backfill (Squeegee) meeting the gradation requirements contained in Revision of Section 208 of the CDOT Standard Specifications as presented in the SDECM, may be substituted for Structure backfill (Class 1) or Class 2) for backfilling of culvert pipes, storm sewer pipes, manholes and inlet structures; however, the top 2 feet below subgrade elevation shall be the required embankment material.
- All excavations shall meet OSHA requirements.
- Testing: Probationary acceptance of storm drainage improvements will be contingent upon satisfactory testing results. In all cases where tests indicate compaction less than that required by Town specifications, additional compaction and tests will be required until the specifications are met. Frequency of testing will be as follows:
 - 1 test for subgrade and 1 test for backfill at every above ground appurtenance (manholes, inlets, etc)
 - 1 test every 200 LF of mainline trench every 1 foot of backfill lift and within 1 foot from all structures.
- Allowable storm sewer conduit material within the Town of Parker shall be limited to Reinforced Concrete Pipe (RCP) conforming to CDOT Standard Specification 708.02.
- All RCP joints shall be manufactured in accordance with ASTM C443. Rubber gaskets shall be used on all pipe joints conforming to ASTM C443. All RCP sections shall be joined in such a manner that the ends are fully entered and the inner surfaces are

- reasonable flush. Average joint gap that exceeds ¼ inch shall be filled with an approved flexible plastic sealant.
- Joint restraints and toe-walls, conforming to CDOT M&S Standard Plan No. M-601-11 shall be used on all RCP flared end section outfalls.
 - Epoxy coated rebar shall be used as reinforcing steel on all storm inlets. Reference CDOT M&S Standard Plan No. M-604-10, 11, 12, and 13.
 - CDOT Class D concrete shall be used for all concrete drainage structures.
 - Pre-cast inlets and manhole bases shall not be used within the Town of Parker Right-of-way, with the exception of CDOT Type C and D inlets.
 - Two- (2) manhole access points are required on all Type "R" curb inlets greater than or equal to ten (10) feet in length as presented in CDOT M&S Standard Plan No. M-604-12.
 - All grouting (boulders, riprap) shall be in accordance with the Revision of Section 508 of the CDOT Standard Specifications as presented in the SDECM.
 - All boulders and riprap shall be selected and placed in accordance with the Revision of Section 506 of the CDOT Standard Specifications as presented in the SDECM.
 - Contractor shall refer to the Town of Parker's Construction Best Management Practices details and notes for all requirements relating to re-vegetation, sediment and erosion control requirements for construction activities.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

TOWN GENERAL NOTES

PARKER POINTE
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

design by: JWD
approved by: JWD
project no.: 2015-015

date: 10/01/17

SHEET

C0.01

PREPARED UNDER THE DIRECT
SUPERVISION OF
JERRY W. DAVIDSON, P.E.
COLORADO REG # 39226
FOR AND ON BEHALF OF
PERCEPTION DESIGN GROUP, INC.

NO.	DATE	DESCRIPTION	REVISIONS
11/01/18		SIXTH SUBMITTAL	
08/31/18		FOURTH SUBMITTAL	
05/25/18		THIRD SUBMITTAL	
03/19/18		PWS&D SUBMITTAL	
02/28/18		SECOND SUBMITTAL	
10/24/17		INITIAL SUBMITTAL	

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SIGNAGE AND STRIPING NOTES

In addition to the notes in the above section of these roadway standards, the following notes shall appear on the cover sheet of all submittals containing roadways. The following notes shall be on all signage and striping plans:

- All traffic control devices shall conform to the most recent version of the federal Manual on Uniform Traffic Control Devices (MUTCD), Colorado Supplemental MUTCD, and the Town of Parker Roadway Design and Construction Criteria Manual. Further specifications and illustrations are located in the Colorado Department of Transportation (CDOT) M and S Standards.
- A field inspection of location and installation of all signs and markings shall be performed by the Town of Parker.
- The contractor installing signs shall be responsible for the locating and protecting of all underground utilities.
- Type III (lighted) barricades shall be set at the ends of roadways separating finished (and/or accepted) and unfinished construction areas and shall be maintained by the contractor/developer. A "Road Closed Ahead" and "To Be Extended" warning signs shall be installed appropriately in advance of the Type III barricades.
- Special care shall be taken in sign locations to ensure an unobstructed view of each sign.
- Where stop sign control is appropriate, 36 inch stop signs shall be used for approaches to any roadway that is classified as a collector or greater.
- A 7 foot minimum post length shall be maintained from the bottom of the sign panel to the ground. This requirement for vertical clearance is for all signs.
- Delineation of roadways shall be as specified in the Colorado Department of Transportation M and S Standards.
- Raised median island noses shall have R4-7 signs at each end and a 4"x12" high intensity yellow sign blank located midway between the R4-7 sign and finished grade on each post.
- Signage and striping has been determined by information available at the time of review. Prior to the initiation of any warranty period, the Town of Parker reserves the right to require modifications to existing, or installation of, additional signage and/or pavement marking if it is determined that conditions warrant such modification according to the MUTCD or the CDOT M and S Standards. All signage and striping shall fall under the requirements of the two year warranty period for new construction. Additionally, all pavement markings shall not lift or peel during the first year after installation.
- Diamond grade material shall be used on all stop signs and overhead signs. All other roadside traffic control devices shall use high intensity grade sheeting. No fluorescent yellow green sheeting shall be used unless specifically approved by the Town of Parker.

12. All street name signs shall be high intensity, extruded, green and white blades. Arterial and collector street name signs shall be 9 inch blades and have mixed case lettering. Local street name signs shall be 6 inches blades with mixed case lettering.

13. All layouts for internally illuminated street name signs shall be submitted to the Town for review and approval prior to fabrication.

14. All removed signs shall be returned to the Town of Parker.

15. Crosswalks: Shall be constructed using preformed thermo-plastic or an approved equal.

Shall be Longitudinal 2 feet by 10 feet (Continental) type or other approved by the Town of Parker.

Shall line up with handicap ramps.

Shall be centered within lanes and placed on lane and curb lines so as to avoid vehicle wheel paths.

16. All pavement marking material (including words and symbols) shall be as follows:

For Concrete Surface:
Long line markings (channelization lines, skips, etc.) shall be epoxy paint. Other paint may be used for temporary application only when approved by the Town of Parker.

Words, symbols, and crosswalks/stop bars shall be methyl-mythacralate, preformed thermoplastic (90 mil), preformed plastic (90 mil), inlayed tape (STAMARK), or as specified.

(Sand or water blast curing compound prior to installation of markings.)

For Asphalt Surface:
Long line markings (channelization lines, skips, etc.) shall be epoxy paint. Other paint may be used for temporary application only when approved by the Town of Parker.

Words, symbols, and crosswalks/stop bars shall be hot applied thermoplastic (90 mil), preformed plastic (90 mil), inlayed tape (STAMARK), Methy-Mythacralate, or as specified.

17. Inspection and approval of striping and crosswalk layout to be done by Town of Parker Development Review Engineer (call 303-840-9548) prior to application of final striping.

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SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
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design by: JWD
approved by: JWD
project no.: 2015-015

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SHEET

C0.02

PREPARED UNDER THE DIRECT
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JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
FOR AND ON BEHALF OF
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11/01/18	SIXTH SUBMITTAL	REVISIONS
09/31/18	FOURTH SUBMITTAL	
05/25/18	THIRD SUBMITTAL	
03/19/18	PWS/D SUBMITTAL	
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10/24/17	INITIAL SUBMITTAL	REVISIONS
DATE	DESCRIPTION	

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PROJECT GENERAL NOTES

GENERAL NOTES

1.

ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF IMPROVEMENTS SHALL MEET OR EXCEED THE CITY AND APPLICABLE UTILITY DISTRICT STANDARDS AND SPECIFICATIONS, AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS A CONFLICT BETWEEN THESE PLANS AND ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH THE GOVERNING AUTHORITY'S STANDARDS AND SPECIFICATIONS. ALL REFERENCES TO PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARDS, UNLESS SPECIFICALLY STATED OTHERWISE.
2.

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE PLANS OR DESIGNATED TO BE PROVIDED, INSTALLED, CONSTRUCTED, REMOVED, AND RELOCATED UNLESS SPECIFICALLY NOTED OTHERWISE.
3.

UTILITY TRENCHES ARE TO BE SLOPED OR BRACED AND SHEETED AS NECESSARY TO FURNISH SAFE WORKING CONDITIONS FOR THE WORKMEN AND THE PROTECTION OF OTHER UTILITIES IN COMPLIANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL HEALTH AND SAFETY RULES AND REGULATIONS.
4.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT CONNECTION POINTS AND POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS AND TO COORDINATE SUCH RELOCATIONS WITH THE APPROPRIATE UTILITY PROVIDER AND ALL AFFECTED PARTIES.
5.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITY COMPANY/DISTRICT TO OBTAIN TEMPORARY POWER, TELEPHONE, AND WATER SERVICE DURING CONSTRUCTION. ALL COST FOR TEMPORARY SERVICES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
6.

THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE CITY AND ALL UTILITY COMPANIES/DISTRICTS INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE.
7.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS, WHETHER SHOWN OR NOT SHOWN ON THE PLANS.
8.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF PROJECT SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
9.

THE CONTRACTOR SHALL INSTALL AND MAINTAIN CONSTRUCTION FENCE PRIOR TO, AND THROUGHOUT CONSTRUCTION.
10.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK AND INSPECTIONS AS REQUIRED BY THE CITY, STATE, OR LOCAL DISTRICTS. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COST ASSOCIATED WITH INSPECTION.
11.

THE CONTRACTOR SHALL NOTIFY THE CITY AND LOCAL UTILITY COMPANIES/DISTRICTS AT LEAST 48 HOURS PRIOR TO THE START OF ANY CONSTRUCTION.
12.

THE CONTRACTOR SHALL NOTIFY THE CITY AND LOCAL UTILITY COMPANIES/DITRICTS AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY.
13.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.
14.

INCLUDED IN THIS PACKAGE IS THE DEMOLITION AND DISPOSAL OF ALL EXISTING UTILITIES, SITE IMPROVEMENTS AND SITE FURNISHINGS NEEDED FOR CONSTRUCTION OF THE IMPROVEMENTS SHOWN IN THIS SET OF CONSTRUCTION DRAWINGS. ALL QUESTIONS IN REGARD TO DEMOLITION SHALL BE SUBMITTED TO THE OWNER IN WRITING PRIOR TO BID.

COORDINATES PROVIDED ON THE DRAWING SHALL BE VERIFIED. ANY WORK DONE INCORRECTLY BASED UPON THE PROVIDED COORDINATES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND FKED AT HIS OWN EXPENSE.
15.

DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE CONSULTING ENGINEER FOR CLARIFICATION, AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.

COORINATES PROVIDED ON THE DRAWING SHALL BE VERIFIED. ANY WORK DONE INCORRECTLY BASED UPON THE PROVIDED COORDINATES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND FKED AT HIS OWN EXPENSE.
16.

RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. THE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT, AND STEEL SHIMS TO ADJUST THE MANHOLE FRAMES TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH THE CITY OR UTILITY COMPANY/DISTRICT STANDARD SPECIFICATIONS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO THE FINAL LIFT OF ASPHALT.
17.

IF, DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES, WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE PROJECT MANAGER FOR THE OWNER/DEVELOPER AND THE ENGINEER IMMEDIATELY.
18.

BENCHMARK VERIFICATION: THE CONTRACTOR SHALL USE BENCHMARKS AND DATUMS SHOWN HEREON TO SET PROJECT BENCHMARK(S), BY RUNNING A LEVEL LOOP BETWEEN AT LEAST TWO BENCHMARKS, AND SHALL PROVIDE SURVEY NOTES OF SUCH TO PROJECT ENGINEER PRIOR TO COMMENCING CONSTRUCTION.
19.

ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH THE GOVERNING AUTHORITY'S STANDARDS AND SPECIFICATIONS.

SITE/GRADING GENERAL NOTES

1.

CONTOURS SHOWN REPRESENT FINISHED ELEVATIONS. ADJUSTMENT TO SUBGRADE FOR ALL STRUCTURES (IE PAVING, SIDEWALKS, SLABS, ETC) IS THE RESPONSIBILITY OF THE CONTRACTOR. IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR HIS OWN ESTIMATE OF EARTHWORK QUANTITIES.
2.

EXISTING SPOT ELEVATIONS AT MATCH POINTS WERE DERIVED FROM CONTOURS PROVIDED WITH THE SITE MAPPING AND ARE ANTICIPATED TO BE +/- AND SHALL BE VERIFIED PRIOR TO ANY CONSTRUCTION. ANY DEVIATION SHALL BE REPORTED TO THE ENGINEER.
3.

PRIOR TO PLACING ANY CONCRETE CURB, GUTTER, PANS, AND ACCESSIBLE RAMPS, THE FORMWORK ELEVATIONS SHALL BE VERIFIED AND PROVIDED TO THE PROJECT ENGINEER FOR REVIEW AND APPROVAL. ANY WORK THAT DOES NOT COMPLY WITH THIS REQUIREMENT AND IS PLACED IN ERROR WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4.

NO PROPOSED LANDSCAPED SLOPE SHALL EXCEED 3:1, OR AS SPECIFIED OTHERWISE BY LOCAL CODE.
5.

CONTRACTOR SHALL REFER TO BUILDING ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND LOCATIONS OF BUILDINGS AND APPURTENANCES. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH THE ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS AND THE GEOTECHNICAL REPORT PREPARED SPECIFICALLY FOR THIS SITE.
6.

ALL LANDSCAPED AREAS ARE TO BE CONDITIONED PER THE REQUIREMENTS OF THE LANDSCAPE PLANS. ALL DISTURBED AREAS THAT ARE NOT DESIGNATED TO BE PAVED SHALL BE LANDSCAPED OR SEEDED ACCORDING TO THE LANDSCAPE PLAN(S) AND GRADING, EROSION AND SEDIMENT CONTROL PLAN(S).
7.

ALL PROPOSED SPOT ELEVATIONS ARE FLOWLINE ELEVATIONS UNLESS OTHERWISE NOTED. SPOT ELEVATIONS TAKE PRECEDENCE OVER CONTOURS AND SLOPES SHOWN. CONTRACTOR SHALL NOTIFY ENGINEER OF SPOT ELEVATIONS WHICH DO NOT APPEAR TO BE CONSISTENT WITH THE CONTOURS AND SLOPES. SPOT ELEVATIONS AND SPECIFIC PROFILE DATA SHALL BE USED FOR SETTING ELEVATIONS OF CURB AND GUTTER AND UTILITIES. THE CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
8.

ASPHALT GRADES SHALL NOT BE LESS THAN 1.00% IN THE DIRECTION OF FLOW; CURB AND GUTTER AND CONCRETE PAN GRADES SHALL NOT BE LESS THAN 0.50% IN THE DIRECTION OF FLOW. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL PAVEMENT AREAS AND ALONG ALL CURBS. PAVEMENT OR CURBS WHICH DO NOT PROVIDE PROPER DRAINAGE MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
9.

HANDICAP PARKING STALLS SHALL BE PAINTED AND SIGNED IN ACCORDANCE WITH CURRENT ADA STANDARDS AND REGULATIONS.
10.

HANDICAP RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA STANDARDS AND REGULATIONS.
11.

THE FOLLOWING IS APPLICABLE TO ALL CONSTRUCTION WITHIN THE LIMITS OF THIS PROJECT:

a.

THE MAXIMUM CROSS SLOPE OF ANY SIDEWALK OR PEDESTRIAN ACCESS ROUTE SHALL BE 2.0%. THE SLOPE SHALL BE MEASURED PERPENDICULAR TO THE DIRECTION OF TRAVEL.

b.

THE GRADE OF HANDICAP PARKING STALLS SHALL NOT EXCEED 2.0% IN ANY DIRECTION. HANDICAP PARKING SHALL HAVE AN ACCESSIBLE ROUTE TO THE BUILDING ENTRY AS SHOWN ON THE DRAWINGS.

c.

HANDICAP ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM LONGITUDINAL GRADE OF 5.0%. ACCESSIBLE ROUTES EXCEEDING 5.0% SHALL BE CONSTRUCTED WITH RAMPS AND HAND RAILS HAVING A MAXIMUM SLOPE OF 8.33% FOR A MAXIMUM RISE OF 30 INCHES. A 5-FOOT BY 5-FOOT LANDING PAD (WITH A 2 PERCENT MAXIMUM SLOPE IN ANY DIRECTION) SHALL BE CONSTRUCTED AT THE BOTTOM AND TOP OF ALL RAMP.
12.

PRIOR TO PLACEMENT OF CURB AND PAVEMENT CONTRACTOR SHALL VERIFY COMPLIANCE WITH ADA STANDARDS.
13.

IF DURING THE GRADING AND CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE PROJECT MANAGER FOR THE DEVELOPER/OWNER, THE ENGINEER, AND THE GEOTECHNICAL ENGINEER IMMEDIATELY.
14.

ALL GRATES, MANHOLE RIMS, VALVE BOXES, VALVE COVERS, CLEANOUTS, AND VAULT OR BOX COVERS SHALL BE ADJUSTED TO "AS CONSTRUCTED" FINISHED GRADE PRIOR TO THE FINAL LIFT OF ASPHALT.
15.

ALL CONCRETE PAVEMENT, CONCRETE FLATWORK, CONCRETE STRUCTURES, AND CONCRETE UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE MATERIAL RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED SPECIFICALLY FOR THIS SITE.
16.

CONCRETE PAVEMENT JOINTS SHALL MEET THE REQUIREMENTS OF CDOT STANDARDS AND SPECIFICATIONS, AND CDOT STANDARD PLAN NO. M-412-1, UNLESS NOTED OTHERWISE.
17.

ALL SIGNING AND STRIPING WILL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND LOCAL CODES.
18.

REFER TO ARCHITECTURAL PLANS FOR BUILDING SIGNAGE LOCATIONS.
19.

CONTRACTOR SHALL COORDINATE SIGNAGE PERMIT, INSTALLATION, AND SPECIFICATIONS WITH OWNER AND SIGNAGE MANUFACTURER.
20.

CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ANY AND ALL ALLOWABLE MONUMENT OR POLE SIGNAGE WITH OWNER AND SIGNAGE MANUFACTURER, AND PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION TO THE OWNER FOR APPROVAL.
21.

REFER TO THE SITE PLAN FOR EXTENT OF PAVEMENT AND PAVEMENT SECTIONS.
22.

GRADES WITHIN ASPHALT PAVING AREAS SHALL BE CONSTRUCTED TO WITHIN 0.10 FEET OF THE DESIGN GRADE. HOWEVER, THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL PAVEMENT AREAS AND ALONG CURBS. CURBS OR PAVEMENT AREAS WHICH DO NOT PROVIDE PROPER DRAINAGE MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
23.

THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL LANDSCAPED AND PAVED AREAS.
24.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF ANY EXISTING IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO STREET PAVEMENT, FENCES, SOD, LANDSCAPING, SPRINKLER SYSTEMS, AND UTILITIES DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL LOCATION AND CONDITION.
25.

IF ANY EXISTING STRUCTURES, SIDEWALK, AND/OR CURB AND GUTTER MODIFIED OR TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER PRIOR TO PROJECT CLOSE OUT.
26.

THE CONTRACTOR SHALL PROTECT THE PROJECT BENCHMARK(S) THROUGHOUT CONSTRUCTION AND SET ADDITIONAL PROJECT BENCHMARKS AS NECESSARY TO MAINTAIN VERTICAL CONTROL THROUGHOUT THE DURATION OF THE PROJECT.
27.

THE CONTRACTOR SHALL INSPECT AND REPAIR EXISTING DRAINAGE STRUCTURES AS NEEDED, AND CLEAN OUT EXISTING PIPES TO REMOVE ALL SILT AND DEBRIS.

MSE RETAINING WALL GENERAL NOTES

1.

CONTRACTOR SHALL PROVIDE FULL DESIGN AND CONSTRUCTION OF THE MSE RETAINING WALLS IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND INDUSTRY STANDARDS AND SPECIFICATIONS.
2.

THE ALIGNMENT OF THE MSE WALLS IS SHOWN ON THE PLANS AND ASSOCIATED PROFILES DEPICTING THE FINISHED GRADE AT THE TOP OF THE WALL (TOW) AND BOTTOM OF THE WALL (BOW) AND IS NOT INTENDED TO SHOW ANY PORTION OF THE WALL BELOW FINISHED GRADE. CHANGES IN THE TOP OF WALL ELEVATIONS SHALL BE ACHIEVED BY UNIFORMLY STEPPING THE WALL.
3.

CONTRACTOR IS REQUIRED TO:

a.

REVIEW THE GEOTECHNICAL REPORT FOR THE SITE AND VERIFY THE REPORT PROVIDES ALL INFORMATION REQUIRED FOR THE DESIGN OF THE WALL.

b.

PROVIDE FULL DESIGN OF THE WALL INCLUDING DESIGN CALCULATIONS AND CONSTRUCTION DRAWINGSS PREPARED BY A LICENSED ENGINEER TO BE SUBMITTED TO THE CITY FOR APPROVAL. THE DESIGN SHALL CONSIDER THE LONG TERM STRUCTURAL STABILITY OF THE WALL AND ADDRESS DRAINAGE BEHIND THE WALL.

c.

OBTAIN ALL PERMITS REQUIRED FOR THE WORK.

d.

VERIFY EXISTING AND PROPOSED ELEVATIONS AT TOP OF WALL.

e.

PROVIDE ALL MATERIALS AND LABOR REQUIRED FOR CONSTRUCTION AND INSTALLATION OF THE WALL.

f.

PROVIDE MATERIAL TESTING OF ALL MATERIALS USED FOR CONSTRUCTION OF WALLS.

g.

DETAIL, PROVIDE, AND INSTALL A PEDESTRIAN GUARDRAIL ALONG THE TOP OF ALL WALLS INSTALLED. SUBMIT DETAILS TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

h.

SUBMIT TO THE ARCHITECT A COLOR AND TEXTURE SAMPLE OF THE BLOCK TO BE USED PRIOR TO INSTALLATION.

GENERAL NOTES

PARKER POINTE
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

design by: JWD
approved by: JWD
project no.: 2015-015

date: 10/01/17

SHEET

C0.03

PREPARED UNDER THE DIRECT
SUPERVISION OF
JERRY W. DAVIDSON, P.E.
COLORADO REG # 39228
FOR AND ON BEHALF OF
PERCEPTION DESIGN GROUP, INC.

11/01/18	SIXTH SUBMITTAL	09/31/18	FOURTH SUBMITTAL	05/25/18	THIRD SUBMITTAL	03/19/18	PWSO SUBMITTAL	02/28/18	SECOND SUBMITTAL	10/24/17	INITIAL SUBMITTAL	DATE	DESCRIPTION	REVISIONS

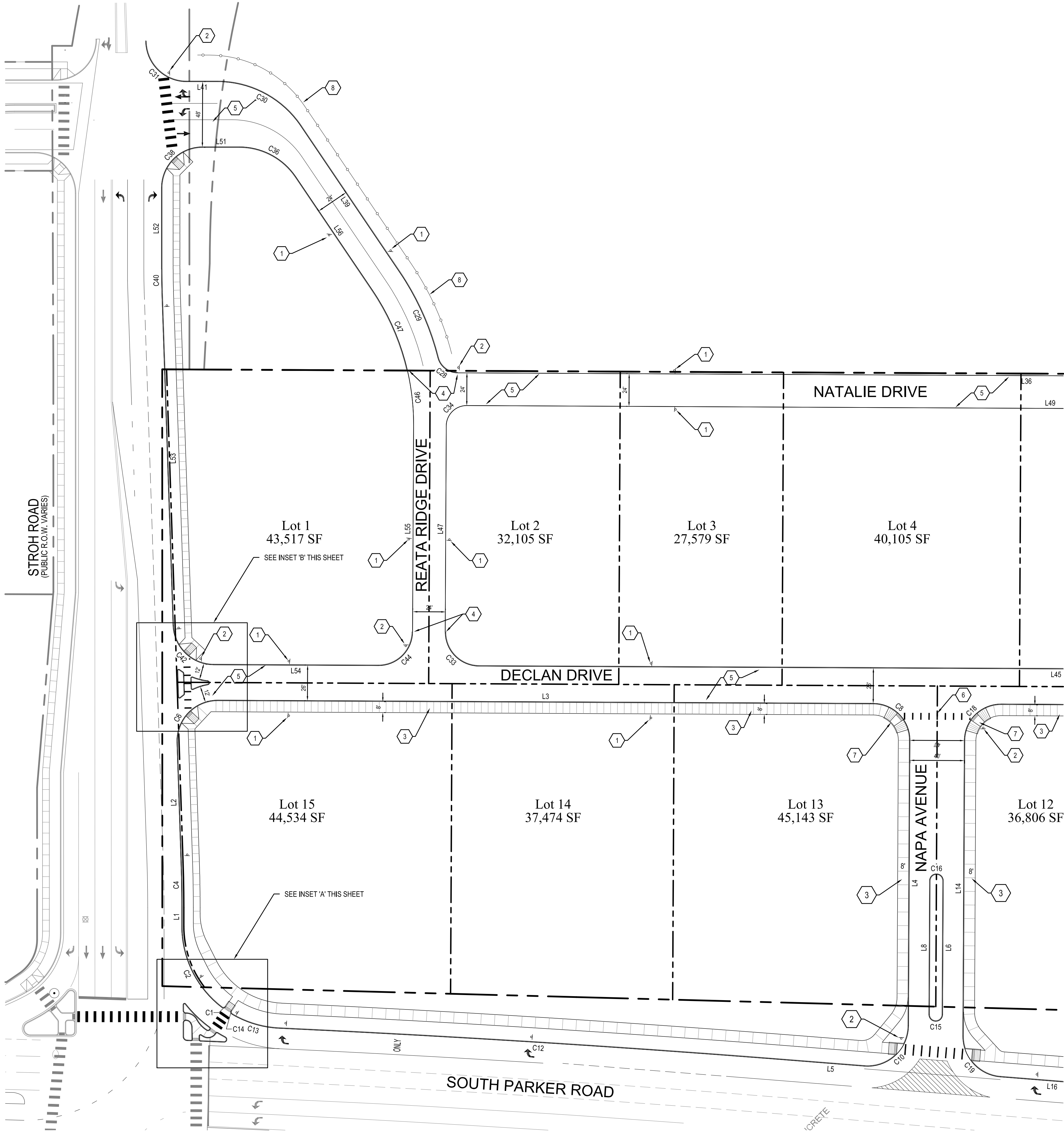
THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGNED, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF 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

I:\PDG-NAS\PUBLIC\PROJECTS\2015-015 PARKER AND STROH\DWG\2015-015 CDS - SITE AND HC.DWG 11/2/2018 11:41 AM



CAUTION: NOTICE TO CONTRACTOR THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

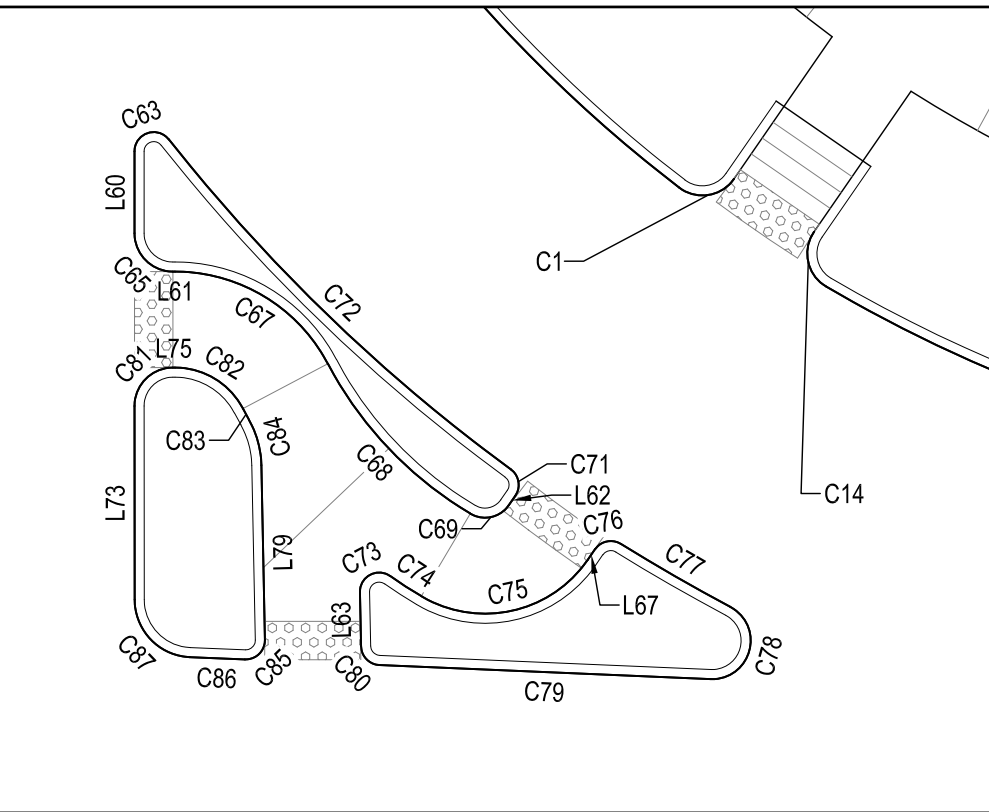
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

CONSTRUCTION NOTES

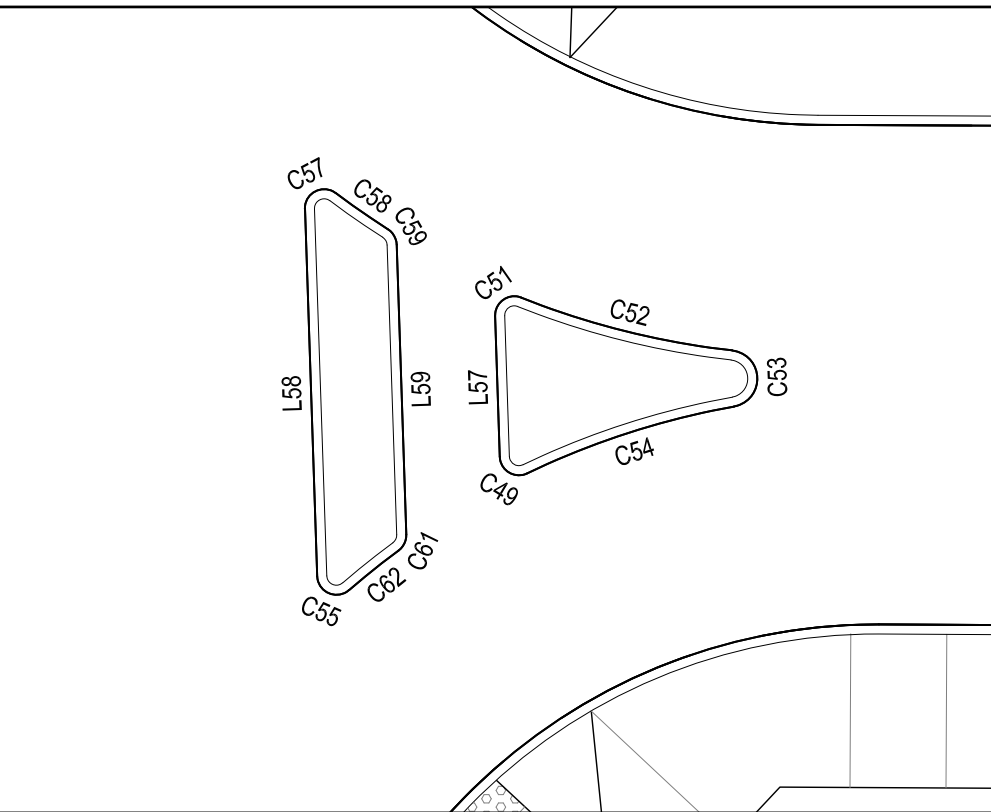
1. INSTALL "NO PARKING FIRE LANE" SIGN. SEE SHEET C6.91.
2. INSTALL STOP SIGN. SEE SHEET C6.90. INSTALL STREET SIGN ON TOP OF STOP SIGN. SEE DETAIL ON SHEET C1.12.
3. CONSTRUCT PRIVATE CONCRETE SIDEWALK AT WIDTH SHOWN. SEE SHEET C6.90.
4. END / BEGIN CURB AND GUTTER.
5. CONSTRUCT HEAVY DUTY ASPHALT PAVEMENT. SEE GEOTECHNICAL REPORT.
6. PAINT CROSSWALK. SEE SHEET 6.91.
7. CONSTRUCT CURB RAMP WITH DETECTABLE WARNING. SEE SHEET C6.90.
8. CONSTRUCT NEW FENCE, MATCH EXISTING FENCE STYLE AND MATERIALS. 3 RAIL WOOD FENCE WITH STONE PILLARS.

CURB DIMENSIONS SHOWN ARE TO FLOWLINE.
ALL RADIUS DIMENSIONS SHOWN ARE TO FLOWLINE
UNLESS OTHERWISE NOTED.

SEE SHEET C1.12 FOR HORIZONTAL CONTROL TABLES



INSET 'A'



INSET 'B'

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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

SIGNAGE STRIPING AND HORIZONTAL
CONTROL PLAN NORTH

design by: JWD
approved by: JWD
project no.: 2015-015

date: 10/01/17

SHEET

C1.10

PARKER POINTE
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

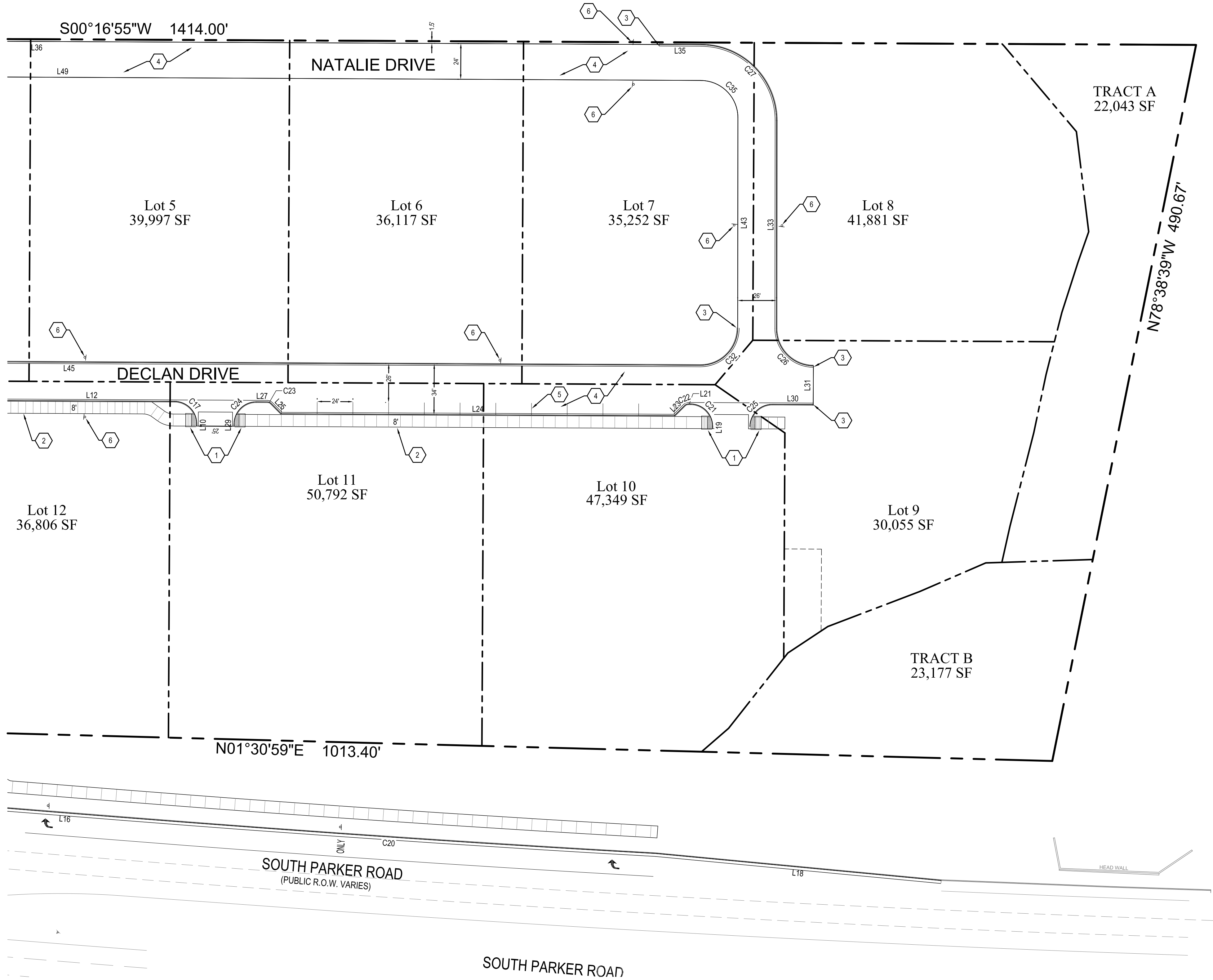
PREPARED UNDER THE DIRECT
SUPERVISION OF
JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
FOR AND ON BEHALF OF
PERCEPTION DESIGN GROUP, INC.

NO.	DATE	DESCRIPTION	REVISIONS
11/01/18	SIXTH SUBMITTAL		
08/31/18	FOURTH SUBMITTAL		
05/25/18	THIRD SUBMITTAL		
03/19/18	PWSD SUBMITTAL		
02/28/18	SECOND SUBMITTAL		
10/24/17	INITIAL SUBMITTAL		

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SEE SHEET C1.10



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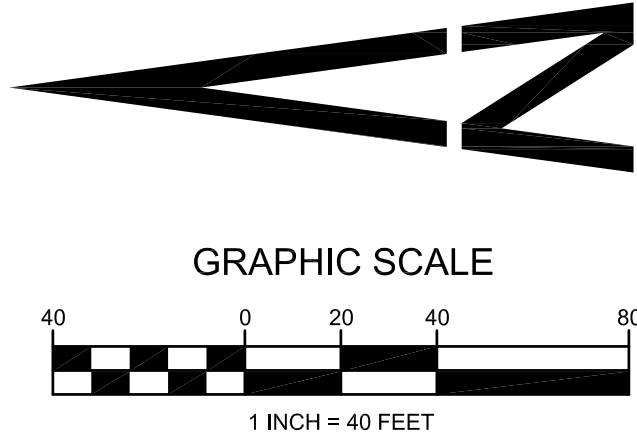
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CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

CONSTRUCTION NOTES

1. CONSTRUCT CURB RAMP WITH DETECTABLE WARNING. SEE SHEET C6.90.
2. CONSTRUCT PRIVATE CONCRETE SIDEWALK AT WIDTH SHOWN. SEE SHEET C6.90.
3. END / BEGIN CURB AND GUTTER.
4. CONSTRUCT HEAVY DUTY ASPHALT PAVEMENT. SEE GEOTECHNICAL REPORT.
5. PAINT PARKING SPACE STRIPING WITH 4" WIDE WHITE TRAFFIC PAINT.
6. INSTALL "NO PARKING FIRE LANE" SIGN. SEE SHEET C6.91.

CURB DIMENSIONS SHOWN ARE TO FLOWLINE.
ALL RADIUS DIMENSIONS SHOWN ARE TO FLOWLINE
UNLESS OTHERWISE NOTED.

SEE SHEET C1.12 FOR HORIZONTAL CONTROL TABLES



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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

SIGNAGE STRIPING AND HORIZONTAL CONTROL PLAN SOUTH

design by: JWD
approved by: JWD
project no.: 2015-015

date: 10/01/17

SHEET

C1.11

PREPARED UNDER THE DIRECT
SUPERVISION OF
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COLORADO REG # 30226
FOR AND ON BEHALF OF
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PARKER POINTE
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

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Parcel Line and Curve Table				
Line #/Curve #	Length	Bearing/Delta	Radius	
C1	3.24	92°51'59"	2.00	
C2	68.73	52°30'34"	75.00	
C4	33.35	1°54'33"	1001.00	
C6	48.28	92°11'59"	30.00	
C8	42.41	90°00'00"	27.00	
C10	49.34	94°14'28"	30.00	
C12	381.85	1°51'32"	11769.50	
C13	36.32	27°44'56"	75.00	
C14	3.29	94°12'09"	2.00	
C15	15.71	180°00'00"	5.00	
C16	15.71	180°00'00"	5.00	
C17	23.56	90°00'00"	15.00	
C18	42.41	90°00'00"	27.00	
C19	44.90	85°45'32"	30.00	
C20	359.21	1°17'39"	15904.30	
C21	23.56	90°00'00"	15.00	
C22	2.36	45°00'00"	3.00	
C23	2.36	45°00'00"	3.00	
C24	23.56	90°00'00"	15.00	
C25	23.56	90°00'00"	15.00	
C26	39.17	89°46'34"	25.00	
C27	79.85	89°42'33"	51.00	
C28	19.75	75°27'29"	15.00	
C29	69.14	19°48'24"	200.00	
C30	72.25	55°56'31"	74.00	

Parcel Line and Curve Table					
Line #/Curve #	Length	Bearing/Delta	Radius		
C31	47.12	90°00'00"	30.00		
C32	39.40	90°17'26"	25.00		
C33	39.27	90°00'00"	25.00		
C34	23.56	90°00'00"	15.00		
C35	39.17	89°46'34"	25.00		
C36	48.82	55°56'31"	50.00		
C38	47.12	90°00'00"	30.00		
C40	16.66	1°54'33"	500.00		
C42	45.97	87°48'01"	30.00		
C44	39.27	90°00'00"	25.00		
C46	40.62	13°13'20"	176.00		
C47	64.90	21°07'36"	176.00		
C49	1.98	113°42'30"	1.00		
C51	1.98	113°42'30"	1.00		
C52	11.35	15°28'55"	42.00		
C53	4.22	163°32'50"	1.48		
C54	11.35	15°28'55"	42.00		
C55	2.25	128°53'45"	1.00		
C57	2.25	128°53'45"	1.00		
C58	3.30	4°30'09"	42.00		
C59	0.97	55°36'24"	1.00		
C61	0.97	55°36'24"	1.00		
C62	3.30	4°30'09"	42.00		
C63	2.47	141°42'57"	1.00		
C65	3.14	90°00'00"	2.00		

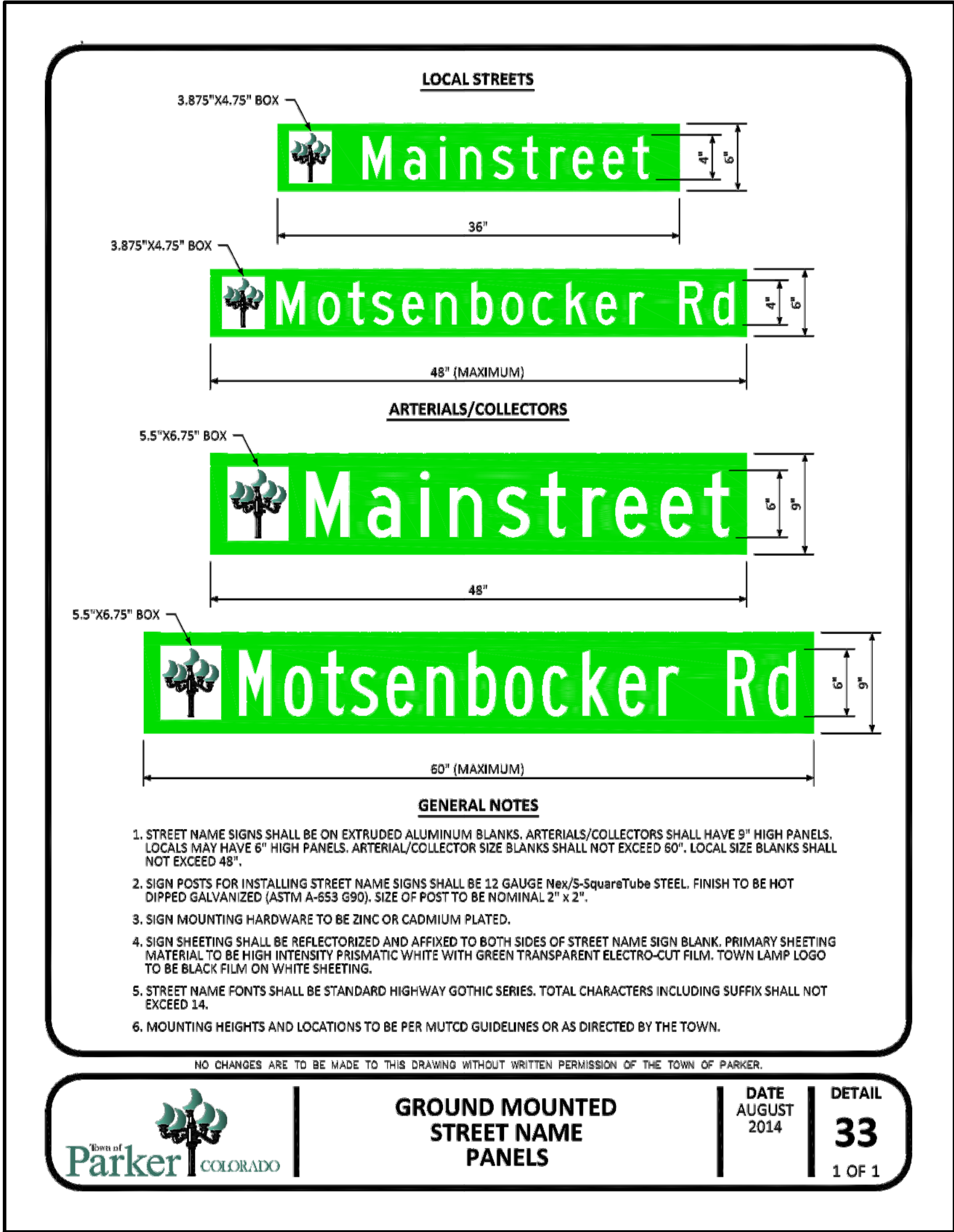
Parcel Line and Curve Table				
Line #/Curve #	Length	Bearing/Delta	Radius	
C67	9.77	62°11'33"	9.00	
C68	10.90	31°30'18"	19.82	
C69	2.25	86°03'48"	1.50	
C71	1.54	88°22'01"	1.00	
C72	24.82	15°27'30"	92.00	
C73	2.20	126°16'06"	1.00	
C74	1.93	4°26'47"	24.82	
C75	9.76	86°03'48"	6.50	
C76	1.52	87°19'10"	1.00	
C77	6.57	4°05'28"	92.00	
C78	5.40	154°37'32"	2.00	
C79	17.26	0°05'03"	11757.50	
C80	1.51	86°28'19"	1.00	
C81	3.14	90°00'00"	2.00	
C82	4.34	62°11'33"	4.00	
C83	0.67	1°33'20"	24.82	
C84	2.46	28°13'43"	5.00	
C85	1.63	93°29'38"	1.00	
C86	2.87	0°00'50"	11757.48	
C87	4.59	87°39'16"	3.00	
L1	13.73	N89° 59' 28.72"E		
L2	88.09	N88° 04' 55.77"E		
L3	481.54	S0° 16' 54.55"W		
L4	209.58	N89° 43' 05.45"W		
L5	49.18	N4° 31' 22.85"E		

Parcel Line and Curve Table				
Line #/Curve #	Length	Bearing/Delta	Radius	
L6	98.23	N89° 43' 05.45"W		
L8	98.23	S89° 43' 05.45"E		
L10	1.51	S89° 43' 05.45"E		
L12	111.17	N0° 16' 54.55"E		
L14	216.99	N89° 43' 05.45"W		
L16	76.92	S4° 31' 22.85"W		
L18	192.51	S5° 24' 48.29"W		
L19	1.50	S89° 43' 05.45"E		
L21	1.57	N0° 16' 54.55"E		
L23	10.07	N44° 43' 05.45"W		
L24	264.00	N0° 16' 54.55"E		
L25	10.07	N45° 16' 54.55"E		
L27	7.57	N0° 16' 54.55"E		
L29	1.50	N89° 43' 05.45"W		
L30	27.45	N0° 16' 54.55"E		
L31	26.51	S89° 43' 05.45"E		
L33	139.72	S89° 56' 31.14"E		
L35	28.13	N0° 16' 54.55"E		
L36	836.27	N0° 16' 54.55"E		
L39	129.56	N55° 55' 59.32"E		
L41	22.59	N0° 00' 31.28"W		
L43	141.34	N89° 56' 31.14"W		
L45	848.06	N0° 16' 54.55"E		
L47	151.36	S89° 43' 05.45"E		
L49	857.51	S0° 16' 54.55"W		

Parcel Line and Curve Table				
Line #/Curve #	Length	Bearing/Delta	Radius	
L51	27.25	N0° 00' 31.28"W		
L52	59.73	S89° 59' 28.72"W		
L53	245.18	S88° 04' 55.77"W		
L54	121.03	S0° 16' 54.55"W		
L55	151.38	S89° 43' 05.45"E		
L56	100.59	N55° 55' 59.32"E		
L57	7.32	N88° 04' 55.77"E		
L58	19.13	N88° 04' 55.77"E		
L59	15.10	S88° 04' 55.77"W		
L60	4.27	S89° 59' 28.72"W		
L61	0.10	S0° 00' 31.28"E		
L62	0.60	S55° 23' 04.37"E		
L63	2.82	N88° 51' 25.12"E		
L67	0.66	S55° 23' 04.37"E		
L73	10.08	N89° 59' 28.72"E		
L75	0.10	S0° 00' 31.28"E		
L79	9.10	S88° 51' 25.12"W		

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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

SIGNAGE STRIPING AND HORIZONTAL CONTROL PLAN LOTS 9 AND 10

design by: JWD
approved by: JWD
project no.: 2015-015

date: 10/01/17

SHEET

C1.12

PARKER POINTE
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

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	11/01/18	SIXTH SUBMITTAL	
2	08/31/18	FOURTH SUBMITTAL	
3	05/25/18	THIRD SUBMITTAL	
4	03/19/18	PWSD SUBMITTAL	
5	02/28/18	SECOND SUBMITTAL	
6	10/24/17	INITIAL SUBMITTAL	

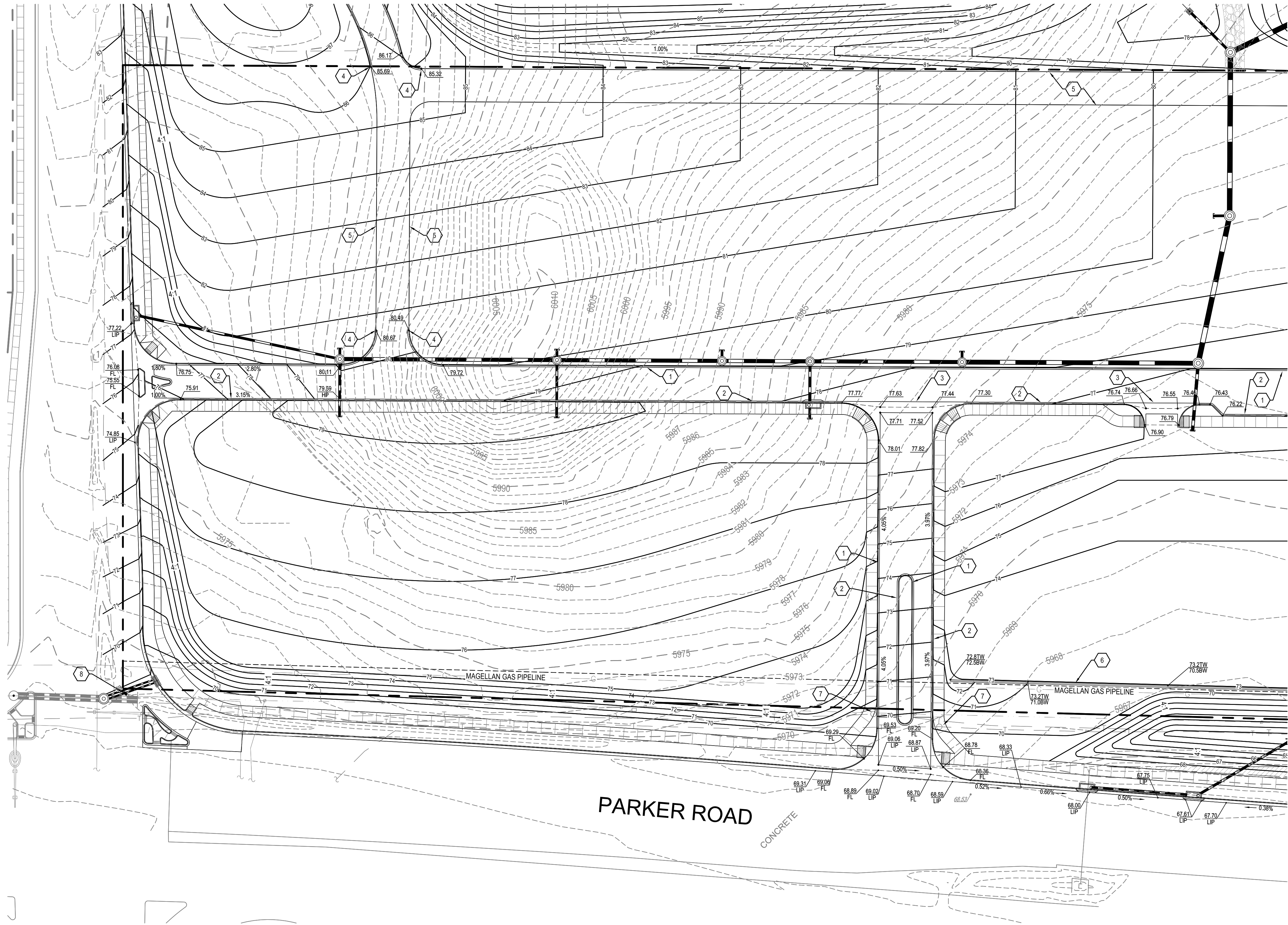


\\PDG-NASV\PUBLIC\PROJECTS\2015-015 PARKER AND STROH\DWG\2015-015 CDS - GRADING.DWG 11/5/2018 12:49 PM

STROH ROAD

SEE SHEET C2.12

SEE SHEET C2.11



PARKER ROAD

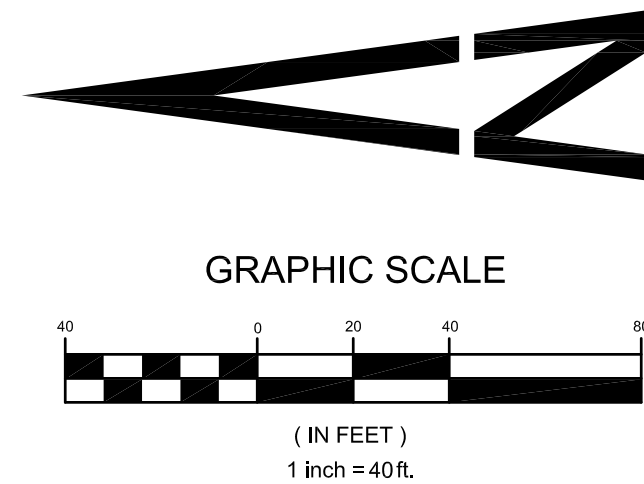
CONCRETE

NOTE: ANY WALL OVER 4 FEET WILL REQUIRE A BUILDING PERMIT

CONSTRUCTION NOTES

1. CONSTRUCT CONCRETE CURB AND GUTTER WITH SPILL PAN. RE: SHEET C5.90.
2. CONSTRUCT CONCRETE CURB AND GUTTER WITH CATCH PAN. RE: SHEET C5.90.
3. CONSTRUCT 8' WIDE CONCRETE CROSS PAN.
4. END CURB AND GUTTER.
5. EDGE OF ASPHALT. NO CURB.
6. CONSTRUCT MODULAR BLOCK RETAINING WALL. WALL AND SAFETY RAIL. DESIGN BUILD BY CONTRACTOR. KEYSTONE STRAIGHT FACE 8"X18" TAN BLOCK OR APPROVED EQUAL.
7. RE-SET UTILITY COVER / BOX TO PROPOSED GRADE.
8. RE-LOCATE UTILITY BOX TO LANDSCAPE AREA ADJACENT TO SIDEWALK.

WARNING
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EXCAVATION AND / OR CONSTRUCTION PROHIBITED
WITHOUT COMPLIANCE WITH STATE ONE-CALL, AND
WITHOUT WRITTEN PERMISSION FROM
MAGELLAN PIPELINE COMPANY.



BENCHMARK

BENCHMARK: DOUGLAS COUNTY SURVEY CONTROL MONUMENT TT15A - 3" DIAMETER DOUGLAS COUNTY GIS ALUMINUM CAP AT THE NE CORNER OF STROH ROAD AND SOUTH PARKER ROAD (US HIGHWAY 63)
ELEVATION: 5970.79 FEET (NAVD 1988 DATUM)

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

GRADING PLAN NORTH

design by: JWD
approved by: JWD
project no.: 2015-015

date: 10/01/17

SHEET

C2.10

PARKER POINTE
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

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
11/01/18	SIXTH SUBMITTAL	
08/31/18	FOURTH SUBMITTAL	
05/25/18	THIRD SUBMITTAL	
03/19/18	PMSD SUBMITTAL	
02/28/18	SECOND SUBMITTAL	
10/24/17	INITIAL SUBMITTAL	

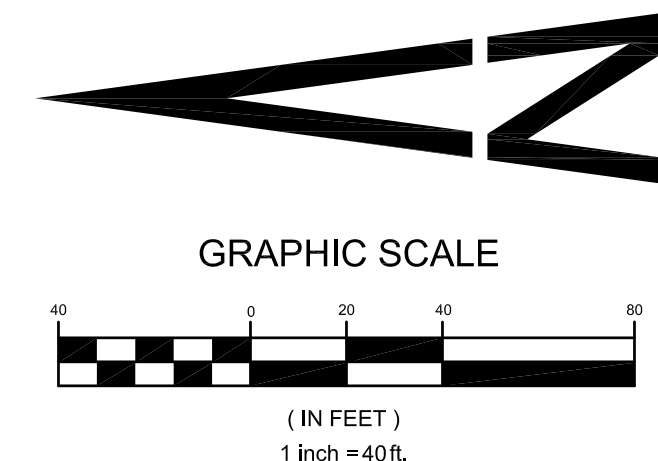
PERCEPTION
DESIGN GROUP, INC.
1601 SOUTH PIERCE STREET SUITE 315, LITTLETON, CO 80120 303.252.8888
WWW.PERCEPTIONSGROUP.COM

DATE	DESCRIPTION
11/01/18	SIXTH SUBMITTAL
08/31/18	FOURTH SUBMITTAL
05/25/18	THIRD SUBMITTAL
03/19/18	PWS SUBMITTAL
02/28/18	SECOND SUBMITTAL
10/24/17	INITIAL SUBMITTAL

PARKER POINTE
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD

SHEET

C2.11



TOWN OF PARKER, DIRECTOR OF ENGINEERING
DATE

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BENCHMARK: DOUGLAS COUNTY SURVEY CONTROL MONUMENT TT15A – 3" DIAMETER DOUGLAS COUNTY GIS ALUMINUM CAP AT THE NE CORNER OF STROH ROAD AND SOUTH PARKER ROAD (U.S. HIGHWAY 83)
ELEVATION: 5970.79 FEET (NAVD 1988 DATUM)

\\PDG-NAS\PUBLIC\PROJECTS\2015-015 PARKER AND STROH\DWG\2015-015 CDS - GRADING.DWG 11/5/2018 12:51 PM

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
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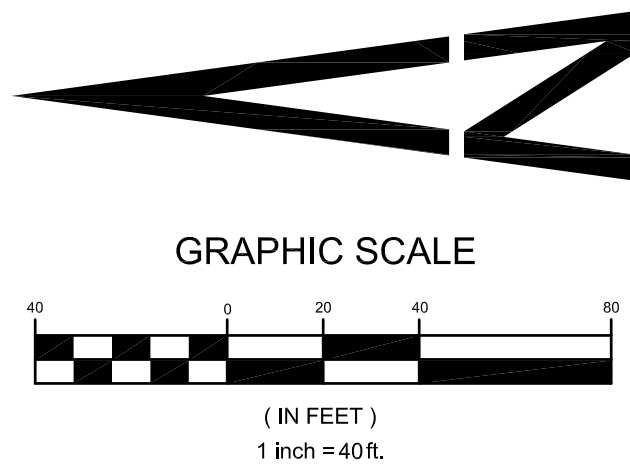
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design by: JWD
approved by: JWD
project no.: 2015-015

date: 10/01/17
SHEET

C2.12

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OFFSITE GRADING PLAN NORTH

PARKER POINTE
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

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

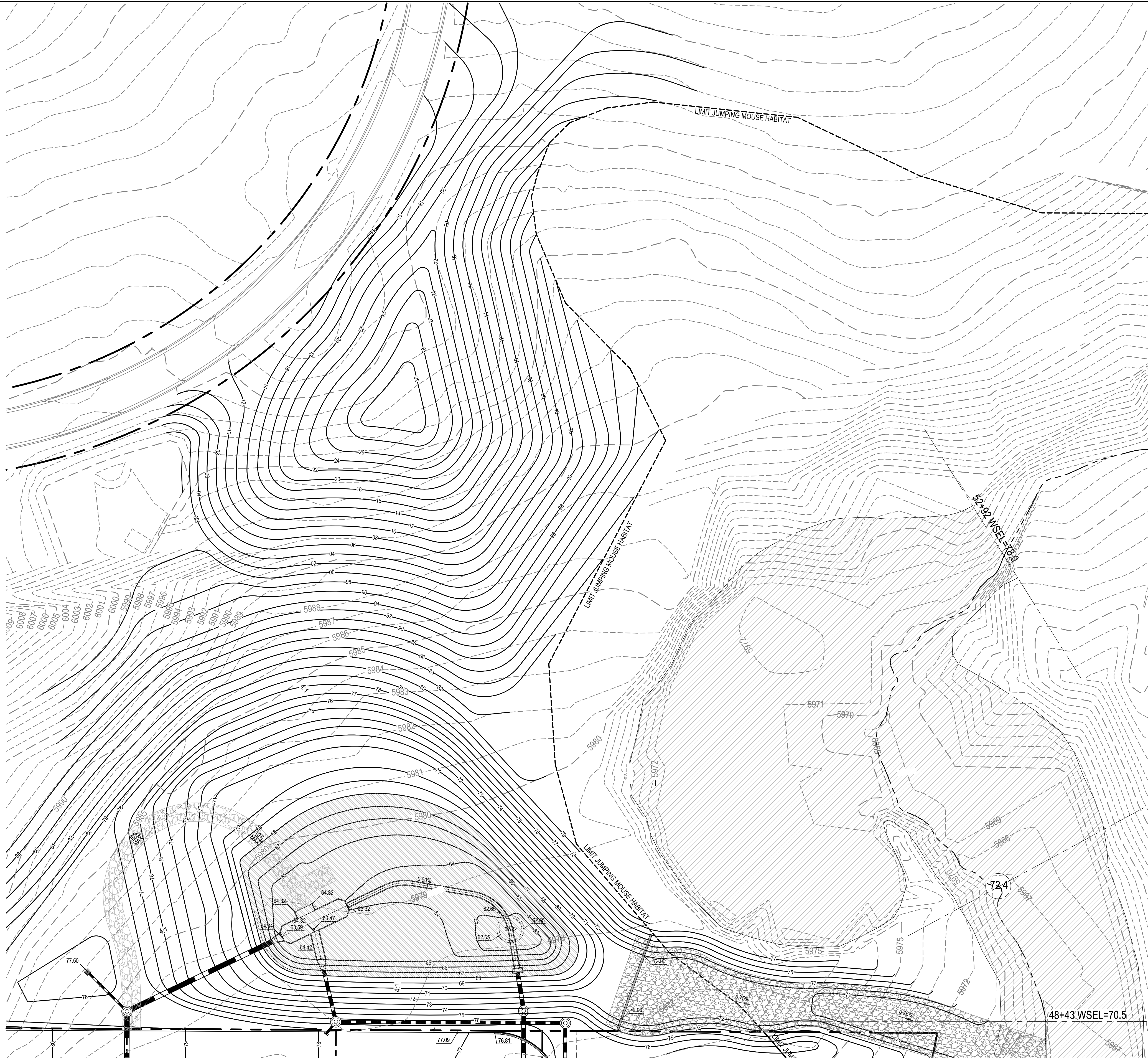
DATE	DESCRIPTION	REVISIONS
11/01/18	SIXTH SUBMITTAL	
08/31/18	FOURTH SUBMITTAL	
05/25/18	THIRD SUBMITTAL	
03/19/18	PWSD SUBMITTAL	
02/28/18	SECOND SUBMITTAL	
10/24/17	INITIAL SUBMITTAL	

SEE SHEET C2.13

SEE SHEET C2.10

I:\PDG-NAS\PUBLIC\PROJECTS\2015-015 PARKER AND STROH.DWG\2015-015 CDS - GRADING.DWG 11/13/2018 9:11 AM

SEE SHEET C2.12



SEE SHEET C2.11

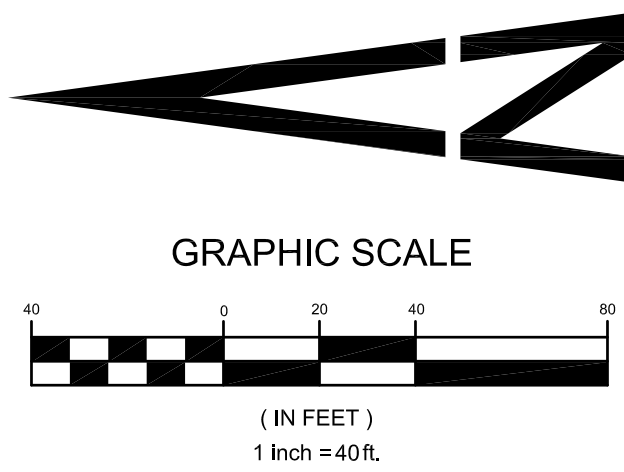
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1-800-922-1987
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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

OFFSITE GRADING PLAN SOUTH

design by: JWD
approved by: JWD
project no.: 2015-015

date: 10/01/17

SHEET

C2.13

PARKER POINTE
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

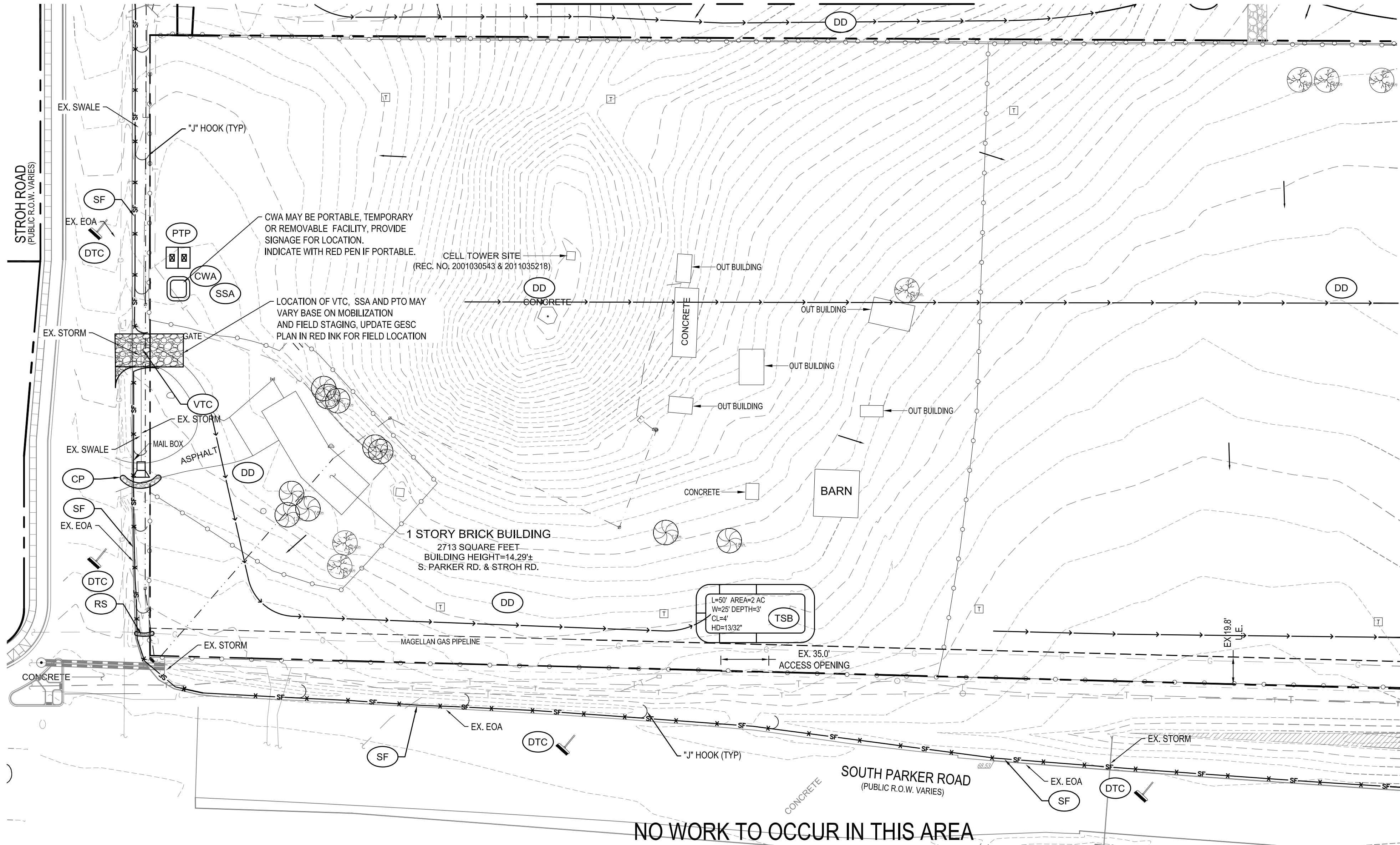
PREPARED UNDER THE DIRECT
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JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
FOR AND ON BEHALF OF
PERCEPTION DESIGN GROUP, INC.

NO.	DATE	DESCRIPTION
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08/31/18	FOURTH SUBMITTAL	
05/25/18	THIRD SUBMITTAL	
03/19/18	PWSD SUBMITTAL	
02/28/18	SECOND SUBMITTAL	
10/24/17	INITIAL SUBMITTAL	
10/24/17	DATE	DESCRIPTION

REVISIONS

\\PDG-NAS\PUBLIC\PROJECTS\2015-015 PARKER AND STROH.DWG\2015-015 CDS - CBMP PLAN.DWG 11/5/2018 1:06 PM

NO WORK TO OCCUR IN THIS AREA



NOTE

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 TOWN'S CBMP PROGRAM, AND WHERE APPLICABLE, THE PRODUCT MANUFACTURER.

TOWN OF PARKER NOTES

- ALL SILT FENCES MUST BE INSTALLED ON 5-FOOT CENTERS.
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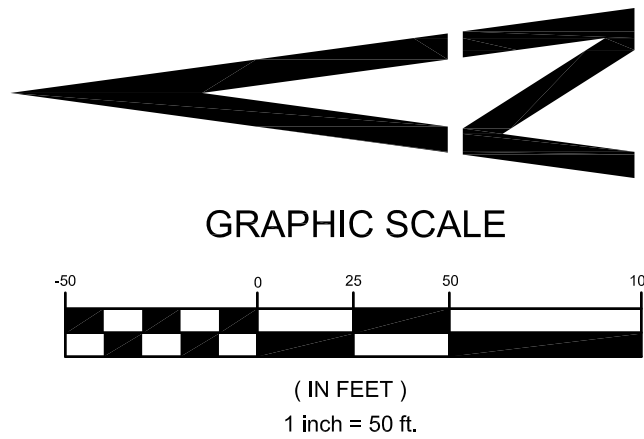
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CWA		CULVERT PROTECTION
DD		CONCRETE WASHOUT AREA
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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

INITIAL CBMP PLAN - NORTH

design by: JWD
approved by: JWD
project no.: 2015-015

date: 10/01/17

SHEET
C3.10

PARKER POINTE
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

PREPARED UNDER THE DIRECT
SUPERVISION OF
JERRY W. DAVIDSON, P.E.
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FOR AND ON BEHALF OF
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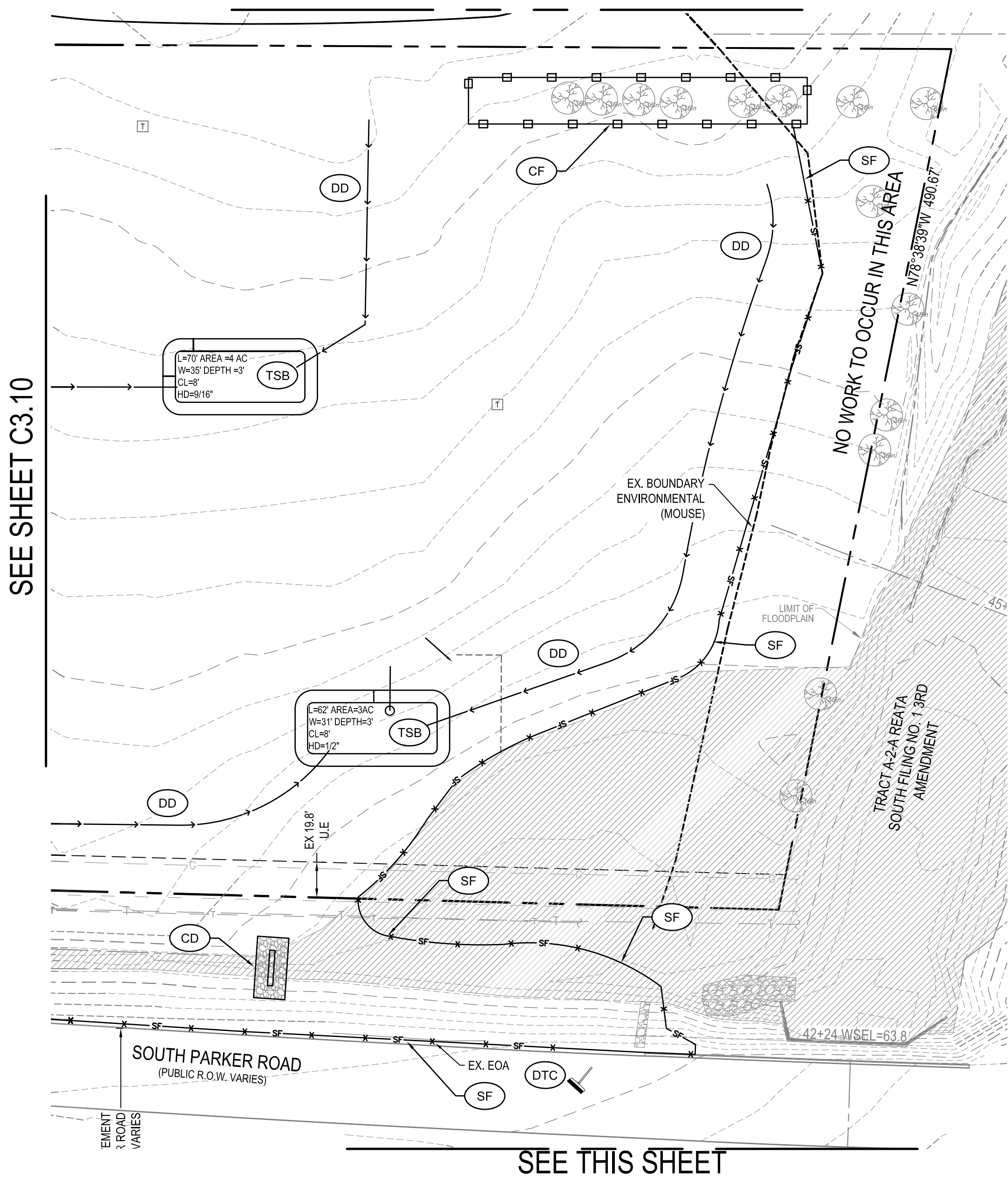
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REVISIONS

PERCEPTION
DESIGN GROUP, INC.
6801 SOUTH PIERCE STREET, SUITE 315, LITTLETON, CO 80120 303-259-8888
WWW.PERCEPTIONDESIGNGROUP.COM

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SEE DOUGLAS COUNTY GESC PLANS FOR OFFSITE AREAS



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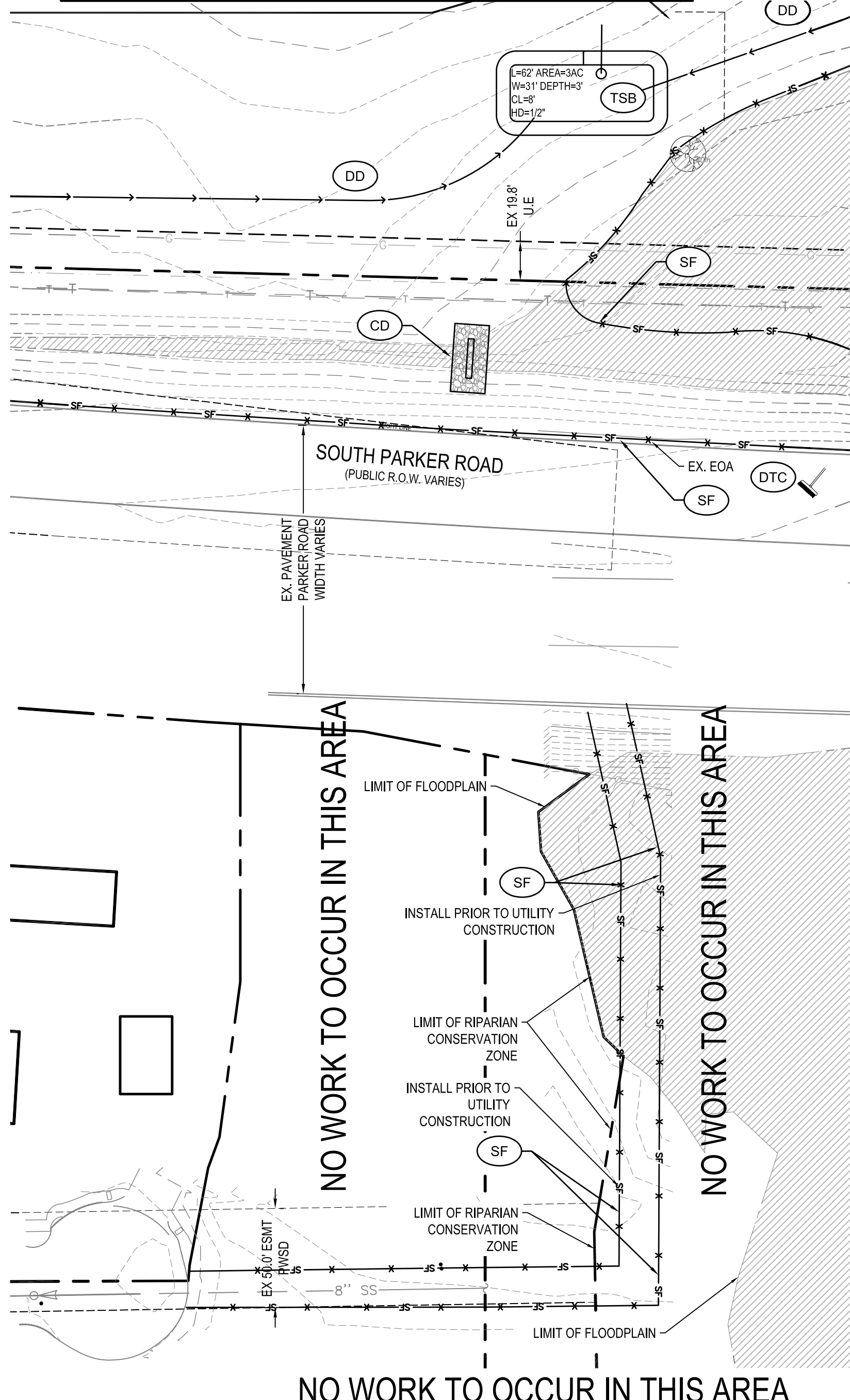
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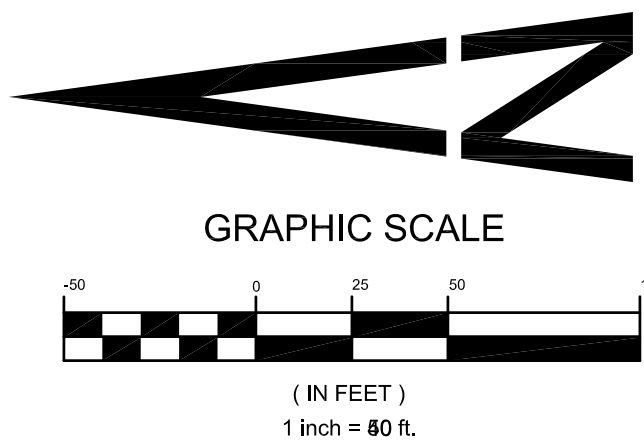
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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

INITIAL CBMP PLAN - SOUTH

design by: JWD
approved by: JWD
project no.: 2015-015

date: 10/01/17

SHEET

C3.11

PARKER POINTE
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PARKER, COLORADO

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
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6801 SOUTH PIERCE STREET SUITE 315, LITTLETON, CO 80120 303.259.8888
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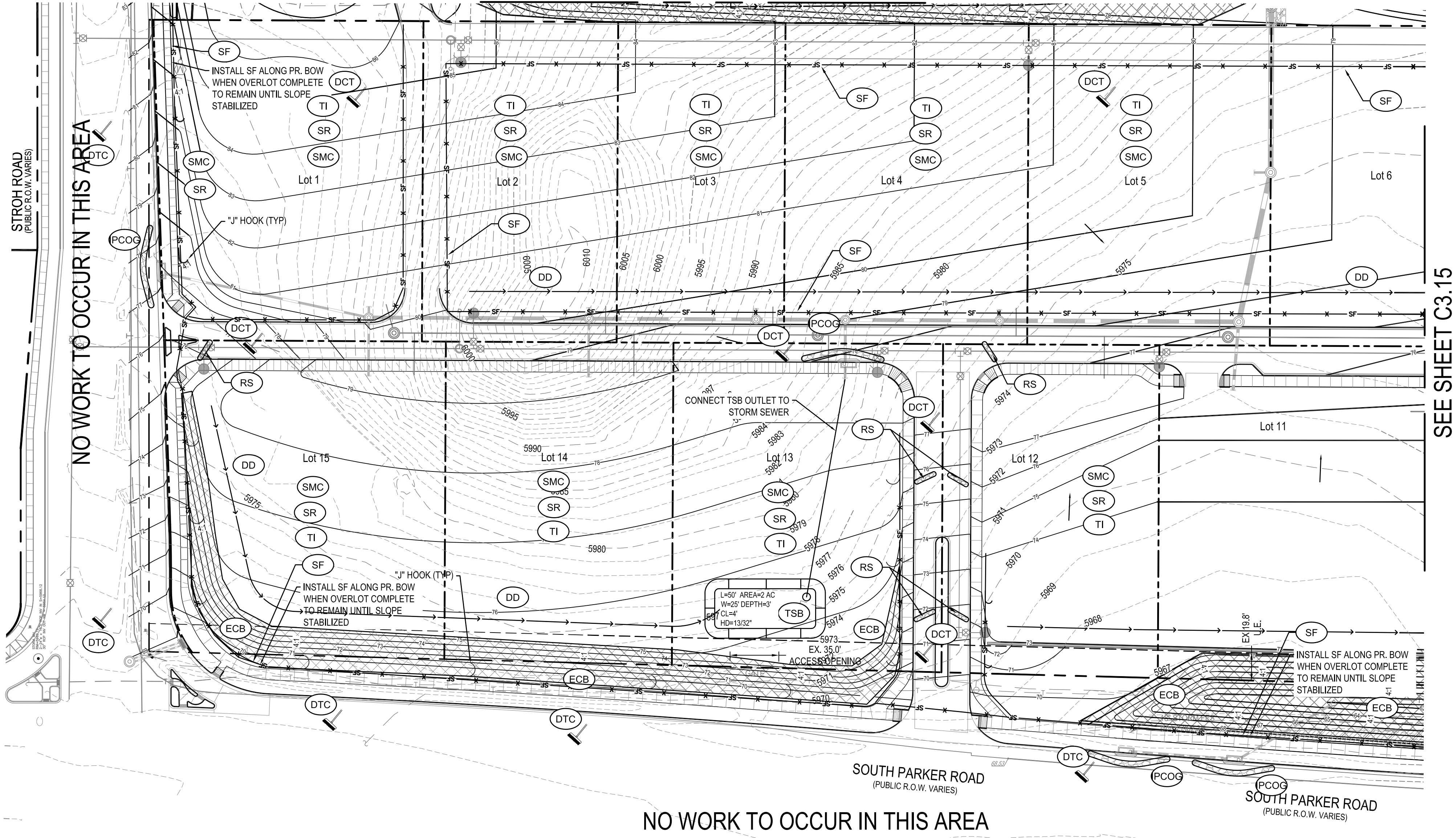
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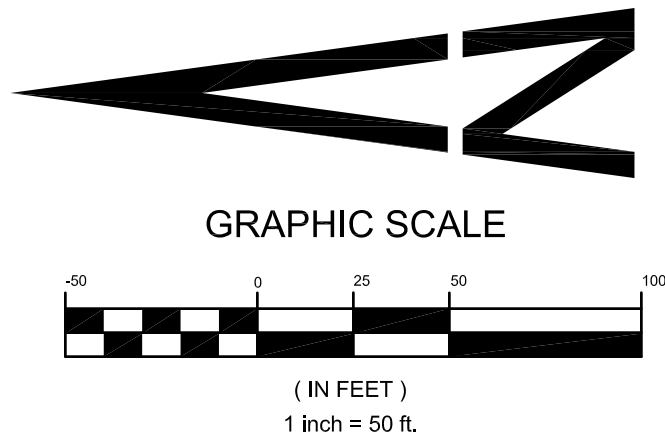
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INTERIM / FINAL CBMP PLAN

design by: JWD
approved by: JWD
project no.: 2015-015

date: 10/01/17

SHEET

C3.12

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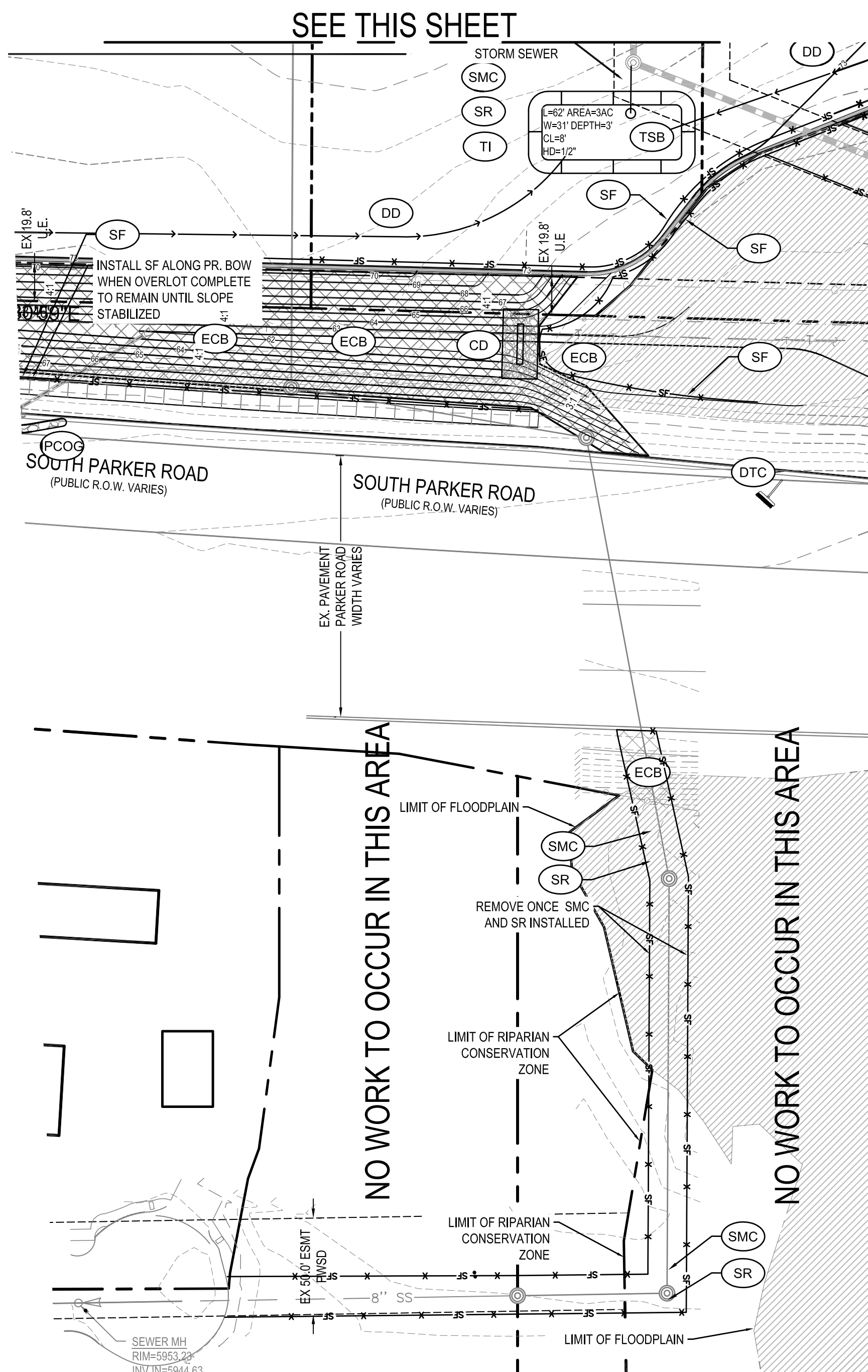
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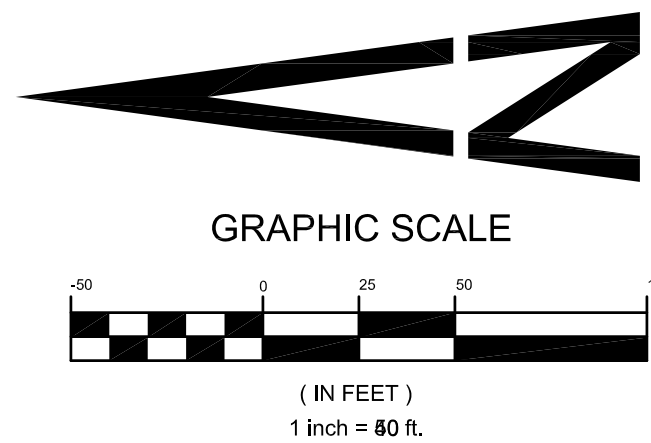
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4. PLACE SCL IMMEDIATELY BEHIND CURB AND SIDEWALK DOWN GRADIENT OF DISTURBED AREAS. USE 12" LOGS.
5. IF SF IS NOT INSTALLED ON THE BACK OF CURB, ECB MAY BE NECESSARY IN THE GAP.
6. ALL SOILED STREETS, CURBS, CUTTERS, SIDEWALKS, DRIVE AISLES, ETC., MUST BE THOROUGHLY CLEANED BY 5 PM EACH WEEK DURING THE DAY WHEN LEVEL OF SOIL EXCEEDS A LOW LEVEL AS DETERMINED BY THE TOWN'S INSPECTOR.
7. LOT PROTECTION IS REQUIRED ON ALL COMMERCIAL LOTS WHEN LANDSCAPING IS NOT POSSIBLE.

CAUTION: NOTICE TO CONTRACTOR THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

**CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.**



1. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO OBTAIN PERMITS FROM THE LOCAL AND STATE AGENCIES PRIOR TO THE START OF CONSTRUCTION
2. BMPs SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS HEREIN AND THE LOCAL AGENCIES STANDARDS DETAILS. IF A DETAIL IS NOT PROVIDED FOR A PLANNED OR NEEDED BMP REFERENCE LOCAL AGENCY STANDARDS. IF THE DETAIL IS NOT AVAILABLE REFERENCE URBAN DRAINAGE AND FLOOD CONTROL DISTRICTS STANDARD DETAILS.
3. THESE PLANS DO NOT REFLECT ALL BMPs THAT MAY BE NEEDED FOR SITE EROSION AND SEDIMENT CONTROL DUE TO FIELD CHANGES NOT ANTICIPATED IN THE DESIGN OF THE PLAN. CONTRACTOR SHALL INSTALL ADDITIONAL BMPs AS NEEDED TO MAINTAIN SITE STABILIZATION AND MITIGATE ANY SEDIMENT TRANSPORT OFF SITE OR TO THE ADJACENT STORM SYSTEM OR ADJACENT PROPERTY.
4. ALTERNATE BMPs MAY BE USED FROM THOSE SHOWN HEREON. CONTACT ENGINEER AND LOCAL AGENCY INSPECTOR WITH PROPOSED CHANGES.
5. GUIDELINES WITH THE LOCAL AGENCY PERMIT AND STANDARDS AND SPECIFICATIONS SHALL BE FOLLOWED AND MAINTAINED.
6. AN APPROVED COPY OF THE EROSION AND SEDIMENT CONTROL PLAN AND STORMWATER MANAGEMENT PLAN SHALL BE KEPT ON SITE AT ALL TIMES.
7. LOCATION OF BMPs MAY VARY FROM THOSE SHOWN HEREON DUE TO PROGRESS AND PHASING OF CONSTRUCTION ACTIVITIES.
8. SITE BMPs SHALL BE MAINTAINED AND REPAIRED IF DAMAGED IMMEDIATELY. SITE INSPECTIONS SHALL OCCUR EVERY 7-DAYS, AND WITHIN 24-HOURS OF ANY PRECIPITATION EVENT.
9. AREAS LABELED "PS" AND "SM" SHALL BE STABILIZED PER LANDSCAPE PLAN IF SEASON ALLOWS FOR PLANTING AND IF POSSIBLE WITHIN 14 DAYS OF DISTURBANCE. IF PERMANENT STABILIZATION IS NOT POSSIBLE WITHIN 14 DAYS OF DISTURBANCE, DISTURBED SOIL SHOULD BE STABILIZED TO PREVENT EROSION.



CD		PROPERTY LINE CHECK DAM
CF		CONSTRUCTION FENCE
CP		CULVERT PROTECTION
CWA		CONCRETE WASHOUT AREA
DD		DIVERSION DITCH
DP		DETENTION POND PROTECTION
DTC		DEBRIS TRASH CONTROL
ECB		EROSION CONTROL BLANKET
IPCOG		INLET PROTECTION, CURB ON GRADE, TYPE R INLET
IPCOS		INLET PROTECTION, CURB ON STUMP, TYPE R INLET
MWP		MASONRY WORK PROTECTION
PTP		PORTABLE TOILET PROTECTION
RS		ROCK SOCK
SCL		SEDIMENT CONTROL LOGS
SF		PROPOSED SILT FENCE
SMC		SEEDING, MULCHING AND CRIMPING
SR		SURFACE ROUGHENING
SSA		STABILIZED STAGING AREA
TI		TEMPORARY IRRIGATION
TSB		TEMPORARY SEDIMENT BASIN
VTC		VEHICLE TRACKING CONTROL

WARNING
HIGH-PRESSURE PIPELINE(S)
EXCAVATION AND / OR CONSTRUCTION PROHIBITED
WITHOUT COMPLIANCE WITH STATE ONE-CALL, AND
WITHOUT WRITTEN PERMISSION FROM
MAGELLAN PIPELINE COMPANY.

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 _____



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

[illegible]

INTERIM / FINAL CBMP PLAN

PARKER POINTE
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

design by:	JWD
approved by:	JWD
project no.:	2015-015

date: 10/01/17

SHEET
C3.13

I:\PDG-NAS\PUBLIC\PROJECTS\2015-015 PARKER AND STROH.DWG\2015-015 CDS - CBMP DETAILS.DWG 11/5/2018 1:35 PM

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

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 (g.k.g. 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.

**Town of Parker**
COLORADO

CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

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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 BMPs 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 FUGITIVE DUST. ALTERNATIVE BMPs MAY BE REQUIRED IF INITIAL ATTEMPTS TO SUPPRESS DUST ARE UNSUCCESSFUL.

**Town of Parker**
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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 25-8-801, AND THE TOWN OF PARKER. RELEASES OF PETROLEUM PRODUCTS AND CERTAIN HAZARDOUS SUBSTANCES LISTED UNDER THE FEDERAL CLEAN WATER ACT (40 CFR PART 118) 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.

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- 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 6.01.280 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 HAS BEEN 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.

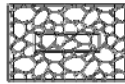
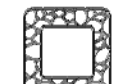
32. FAILURE TO COMPLY WITH ANY OF THE REQUIREMENTS DESCRIBED IN THIS SECTION MAY RESULT IN THE ISSUANCE OF: A NOTICE OF INTENT TO ISSUE A STOP WORK ORDER; A STOP WORK ORDER AND/OR THE REMEDIES/PENALTIES DESCRIBED IN CHAPTER 11.10 OF THE TOWN OF PARKER MUNICIPAL CODE.
33. ANY PERSON CONVICTED OF VIOLATING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

**Town of Parker**
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CONSTRUCTION BEST MANAGEMENT PRACTICES

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Oct. 2013

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

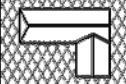
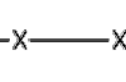
	CD	<u>CHECK DAM</u>
	CF	<u>CONSTRUCTION FENCE</u>
	CP	<u>CULVERT PROTECTION</u>
	CWA	<u>CONCRETE WASHOUT AREA</u>
	D	<u>DEWATERING</u>
	DD	<u>DIVERSION DITCH</u>
	DP	<u>DETENTION POND PROTECTION</u>
	DTC	<u>DEBRIS TRASH CONTROL</u>
	ECB	<u>EROSION CONTROL BLANKET</u>
	IPAN	<u>INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT</u>
	IPAP	<u>INLET PROTECTION FOR AREA INLETS IN PAVEMENT</u>
	IPCOG	<u>INLET PROTECTION, CURB ON-GRADE, TYPE R INLET</u>
	IPCOS	<u>INLET PROTECTION, CURB ON SUMP, TYPE R INLET</u>

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	LP	<u>LOT PROTECTION</u>
	MWP	<u>MASONRY WORK PROTECTION</u>
	PTP	<u>PORTABLE TOILET PROTECTION</u>
	RCSC	<u>ROUGH CUT STREET CONTROL</u>
	RS	<u>ROCK SOCK</u>
	RSS	<u>ROCK SOCK IN SWALE</u>
	SB	<u>STRAW BALE</u>
	SCL	<u>SEDIMENT CONTROL LOGS</u>
	SF	<u>SILT FENCE</u>
	SMC	<u>SEEDING, MULCHING AND CRIMPING</u>
	SR	<u>SURFACE ROUGHING</u>
	SSA	<u>STABILIZED STAGING AREA</u>
	STP	<u>SIDEWALK TRANSITION PROTECTION</u>

**Town of Parker**
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CONSTRUCTION BEST MANAGEMENT PRACTICES

LEGEND
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Oct. 2013

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	TI	<u>TEMPORARY IRRIGATION</u>
	TSB	<u>TEMPORARY SEDIMENT BASIN</u>
	VTC	<u>VEHICLE TRACKING CONTROL</u>

**Town of Parker**
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CONSTRUCTION BEST MANAGEMENT PRACTICES

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CBMP DETAILS

LOT 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

design by: JWD
approved by: JWD
project no.: 2015-015

date: 10/01/17

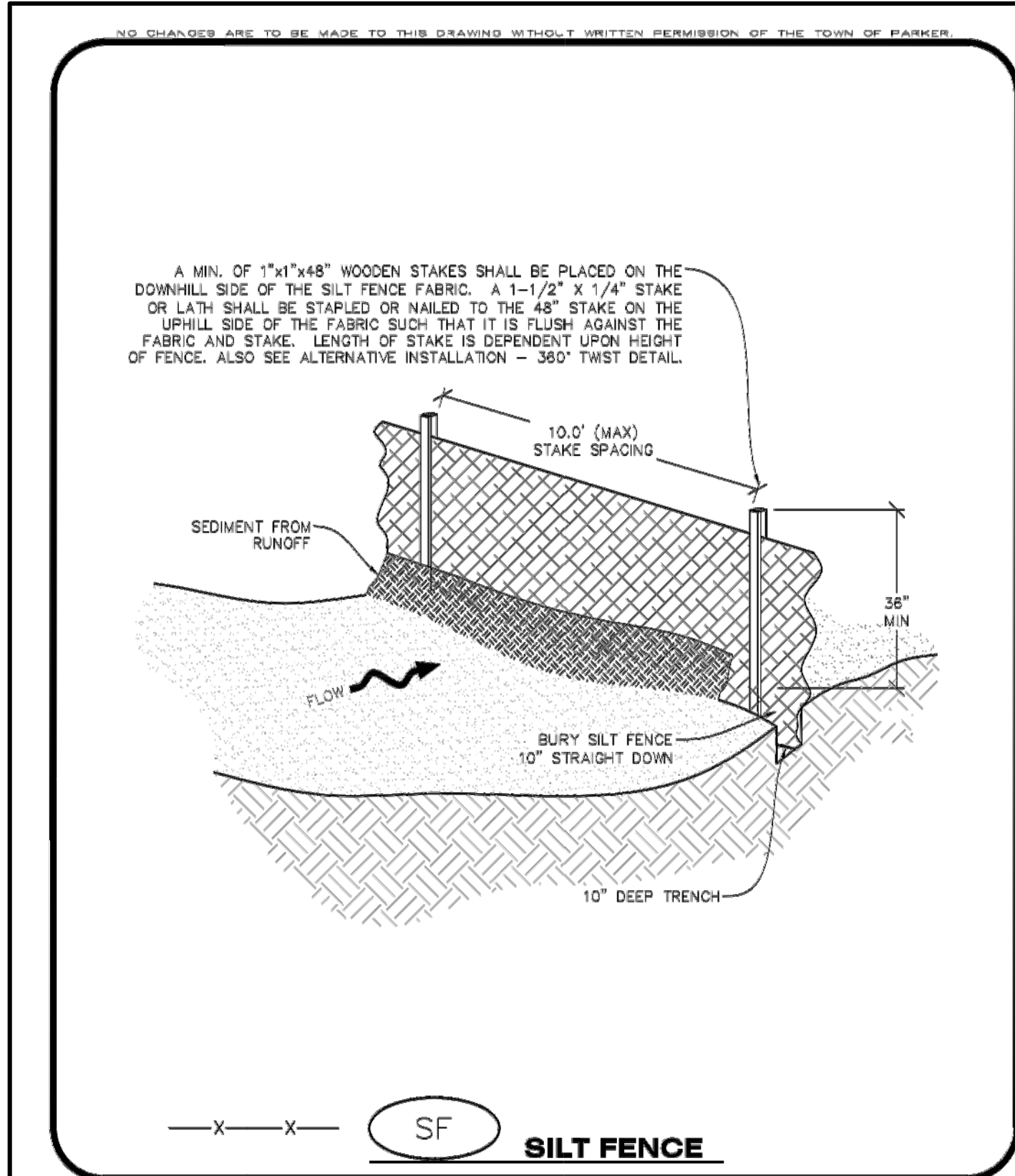
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SUPERVISION OF
JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
FOR AND ON BEHALF OF
PERCEPTION DESIGN GROUP, INC.

NO.	DATE	DESCRIPTION
11/01/18	SIXTH SUBMITTAL	
08/31/18	FOURTH SUBMITTAL	
05/25/18	THIRD SUBMITTAL	
03/19/18	PWSO SUBMITTAL	
02/28/18	SECOND SUBMITTAL	
10/24/17	INITIAL SUBMITTAL	

REVISIONS

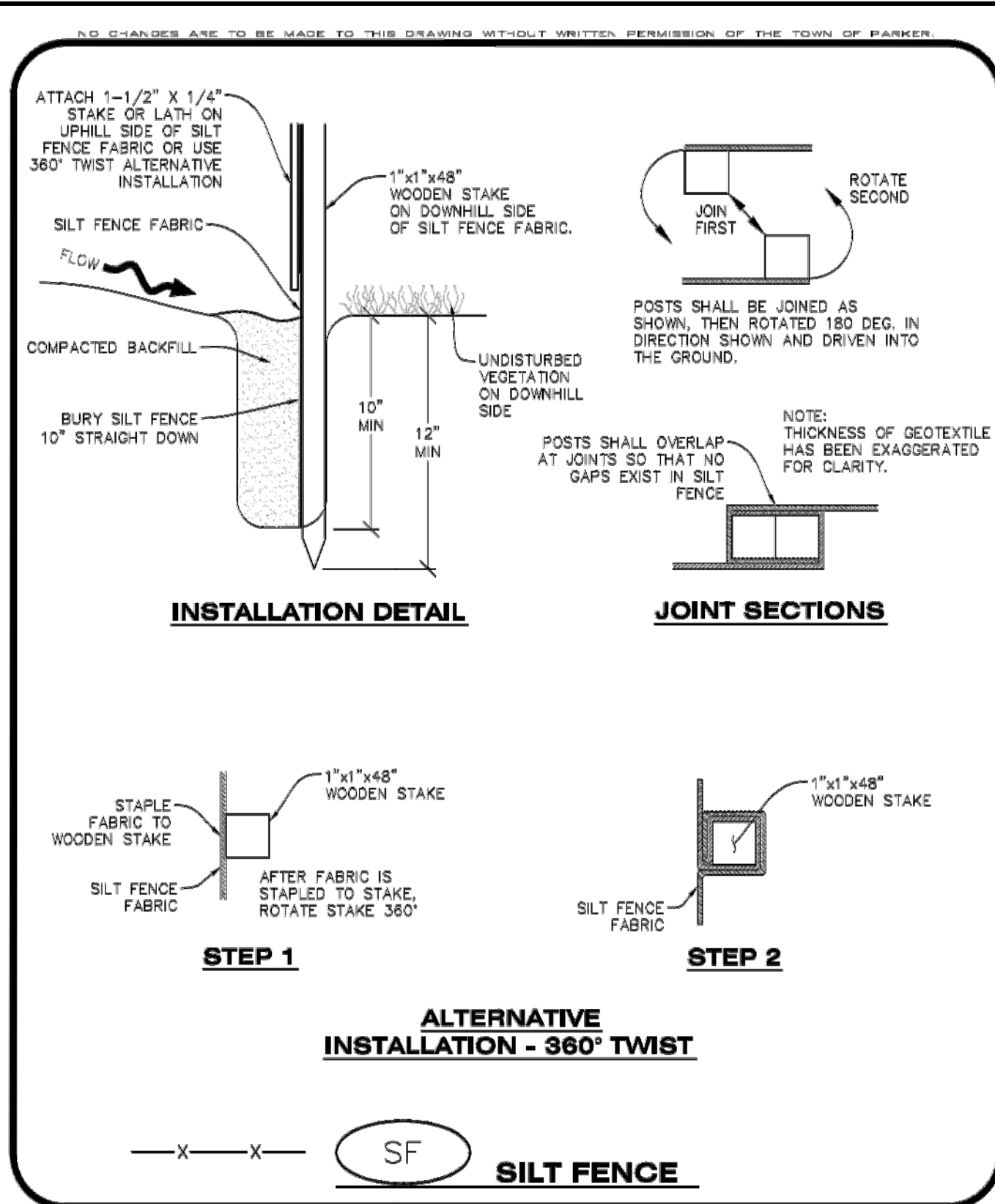
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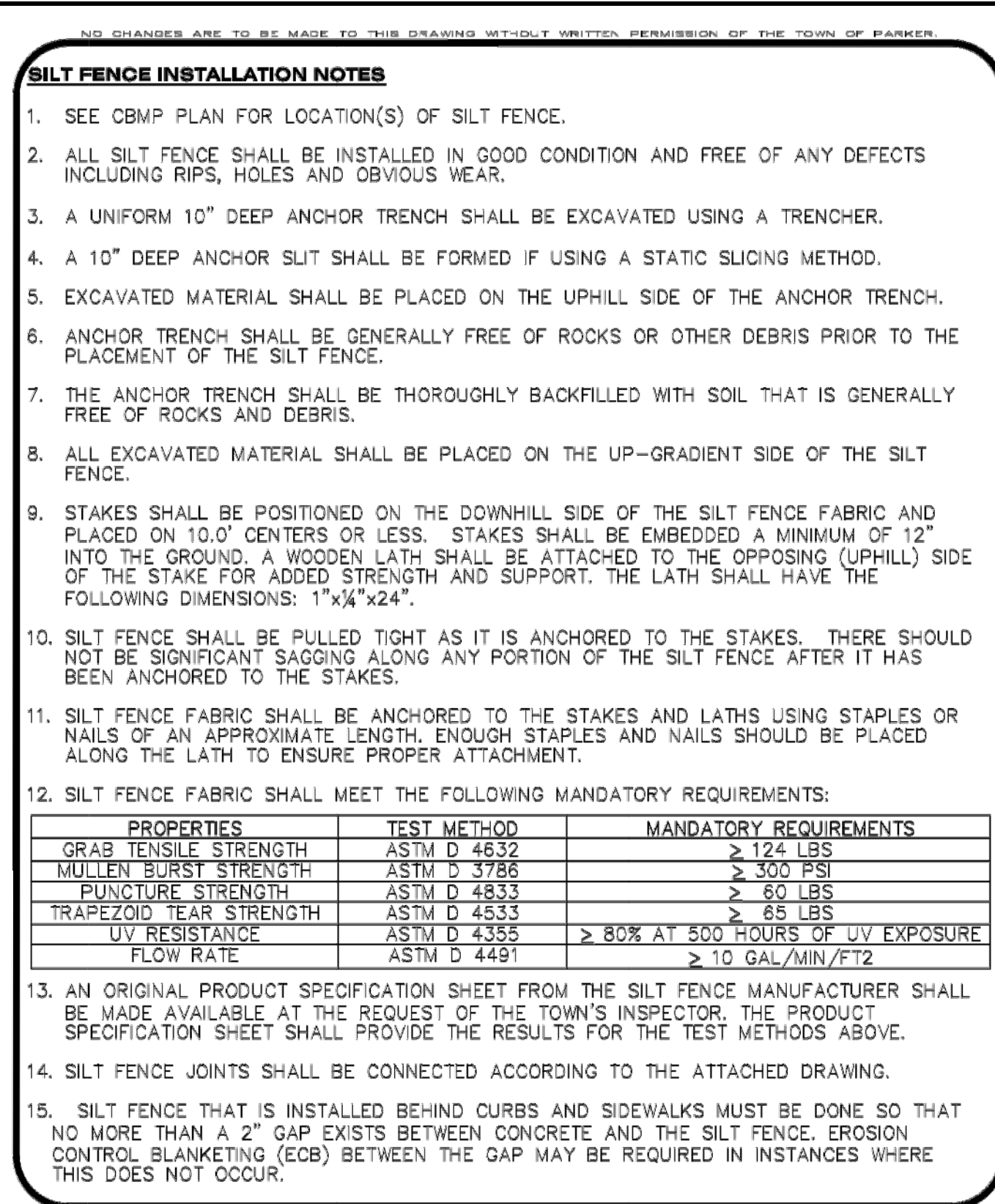
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Oct. 2013



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CONSTRUCTION BEST MANAGEMENT PRACTICES

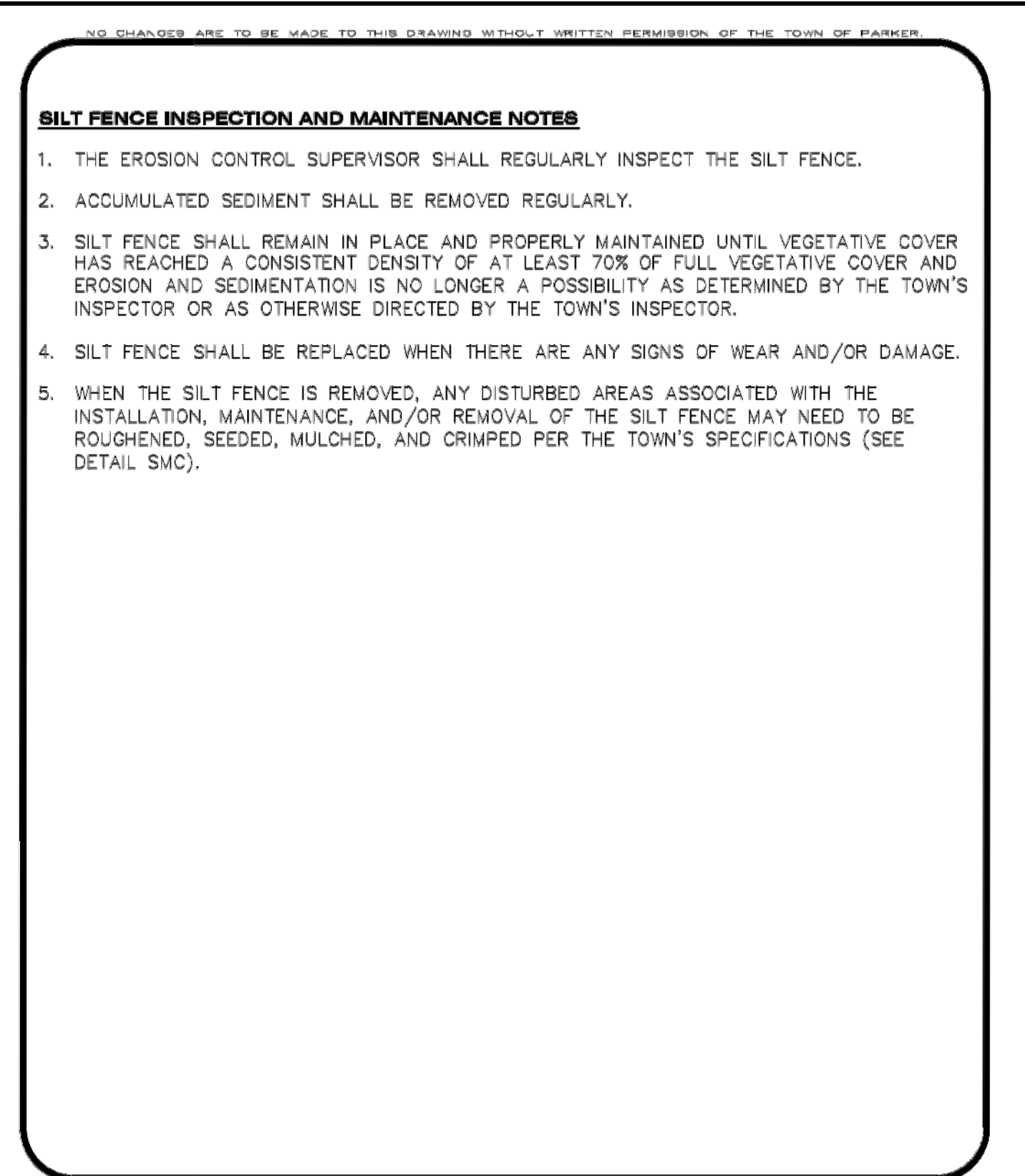
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Oct. 2013



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CONSTRUCTION BEST MANAGEMENT PRACTICES

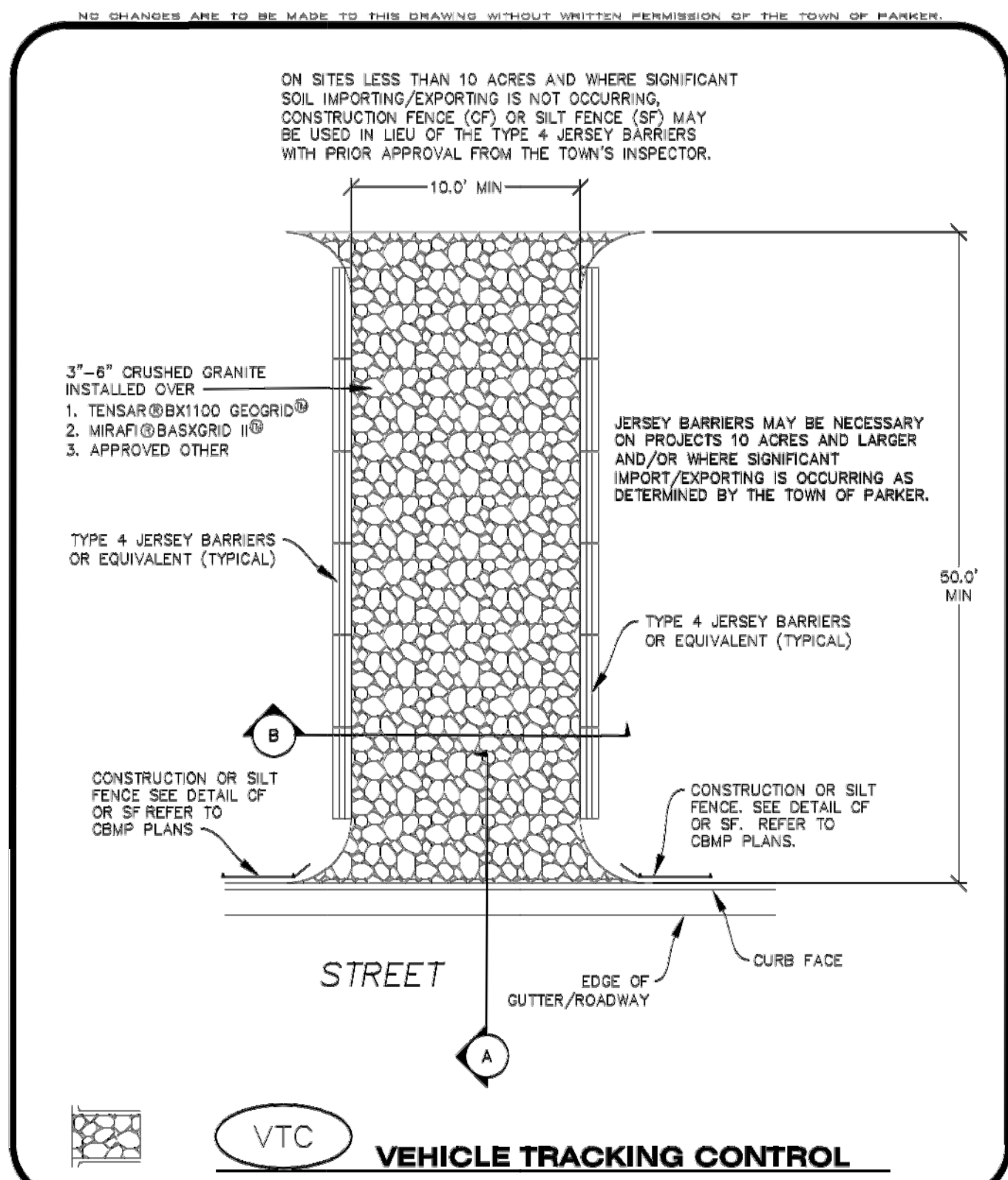
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CONSTRUCTION BEST MANAGEMENT PRACTICES

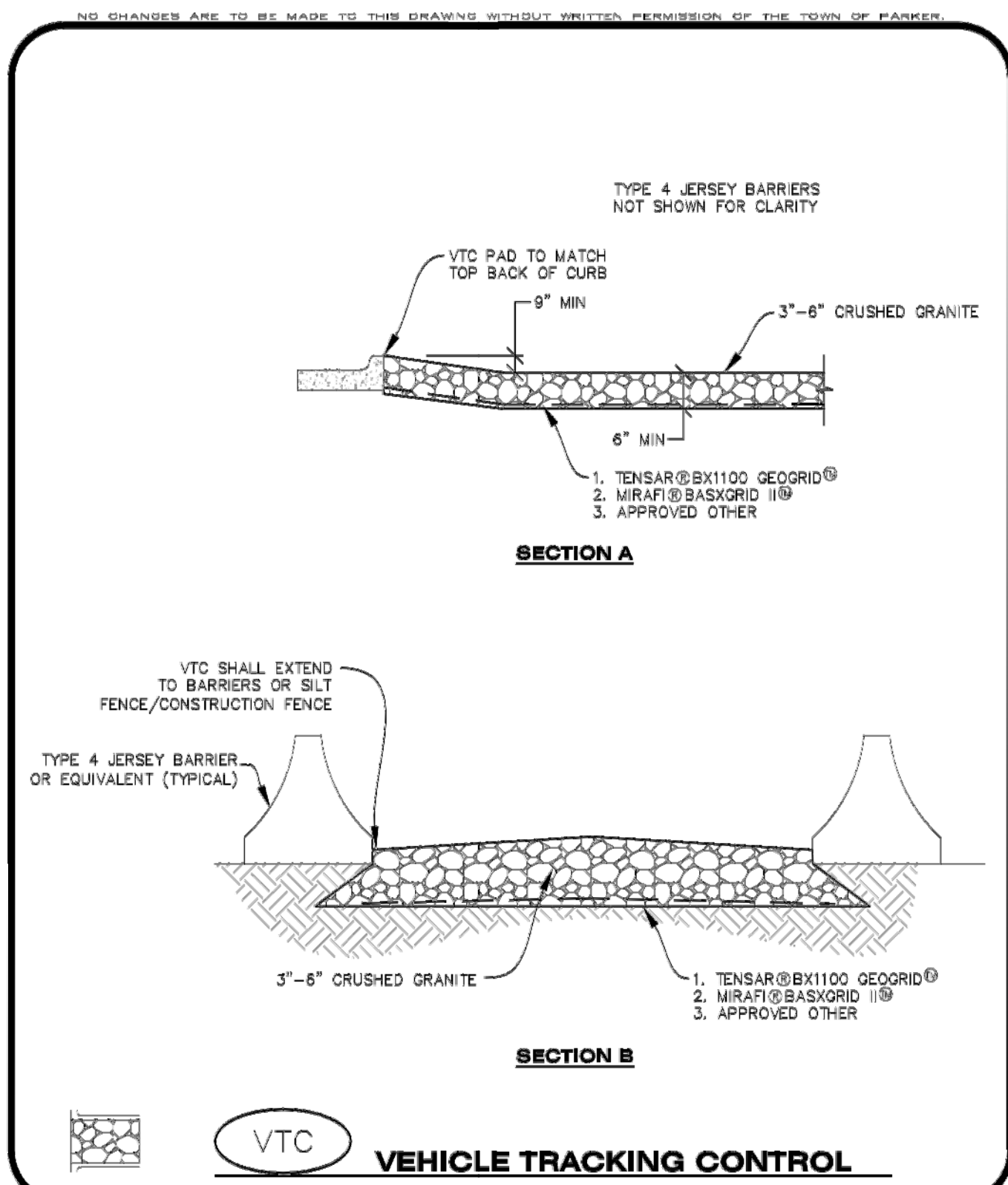
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CONSTRUCTION BEST MANAGEMENT PRACTICES

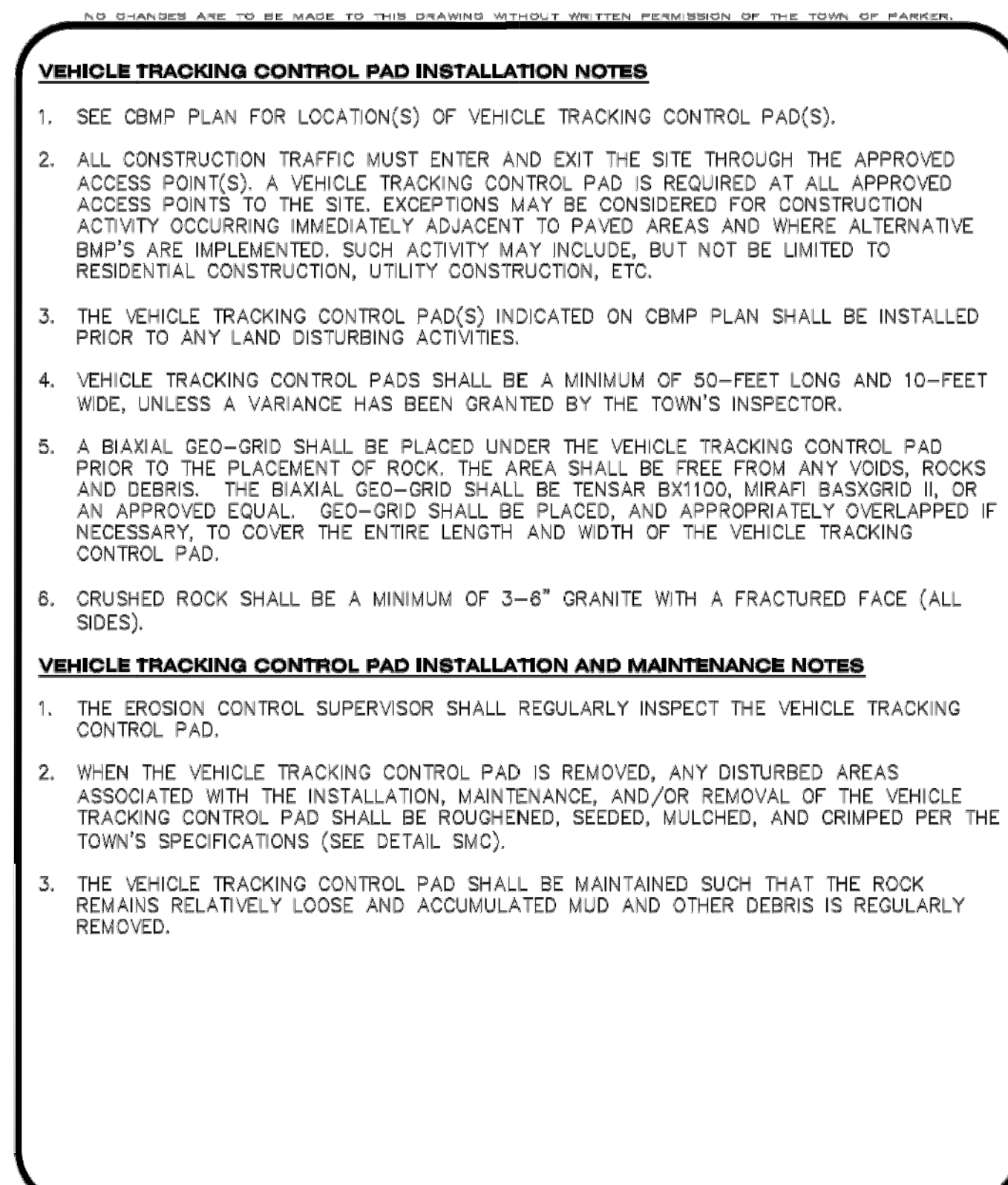
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Oct. 2013



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CONSTRUCTION BEST MANAGEMENT PRACTICES

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CBMP DETAILS

PARKER POINTE
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

design by: JWD
approved by: JWD
project no.: 2015-015

date: 10/01/17

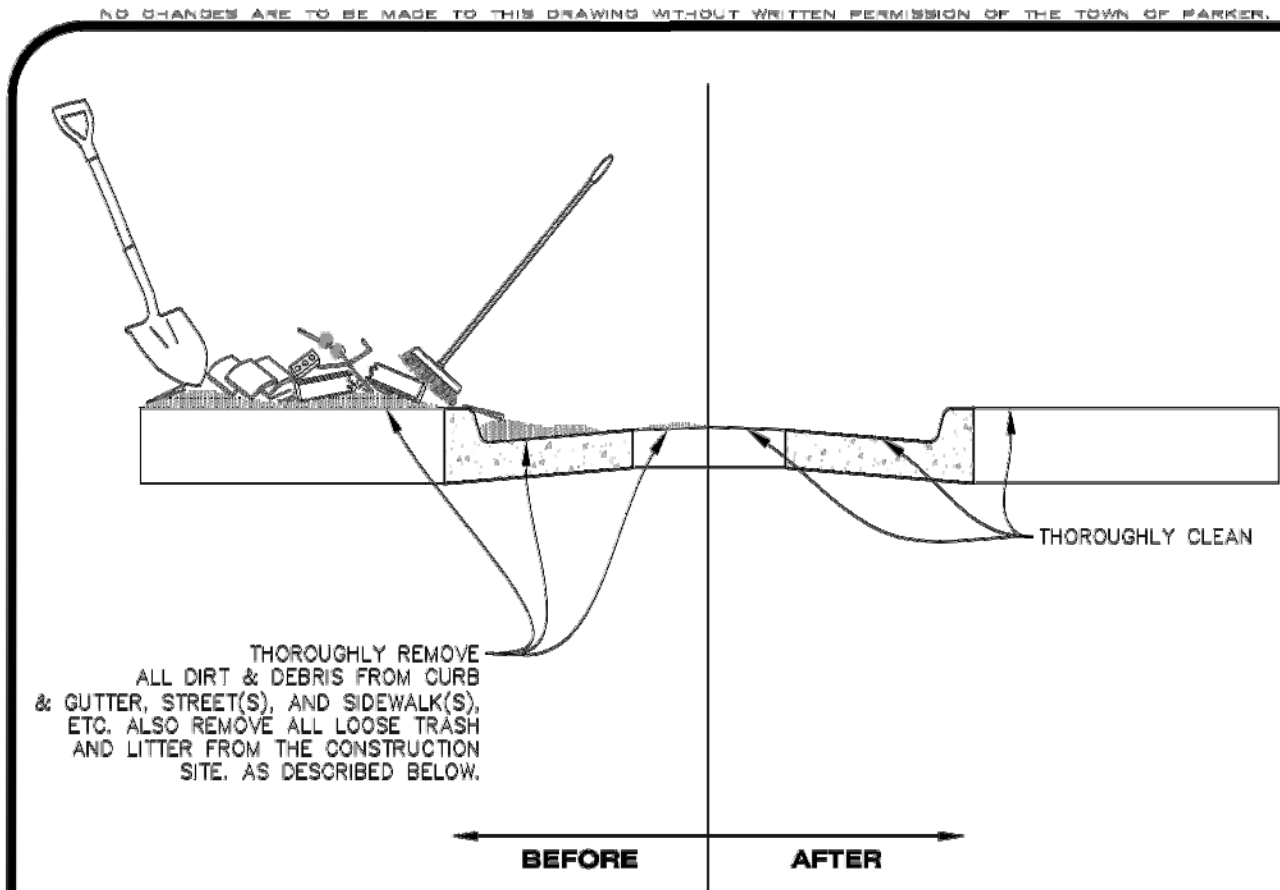
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C3.91

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NOTE:

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



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DEBRIS AND TRASH CONTROL



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CONSTRUCTION BEST MANAGEMENT PRACTICES



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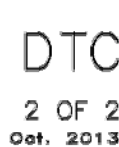
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- DEBRIS CONTROL NOTES:**
1. A COMBINATION OF SURFACE SCRAPING AND SWEEPING MAY BE NECESSARY TO PROPERLY CLEAN THESE AREAS.
 2. ALL CHEMICAL SPILLS AND/OR STAINS ON THE SITE SHALL BE CLEANED TO THE MAXIMUM EXTENT PRACTICABLE. IN SOME CASES IT MAY BE 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.



CBMP

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

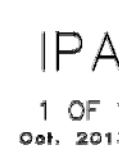
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1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE AREA INLET PROTECTION.
2. AREA INLET PROTECTION SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER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



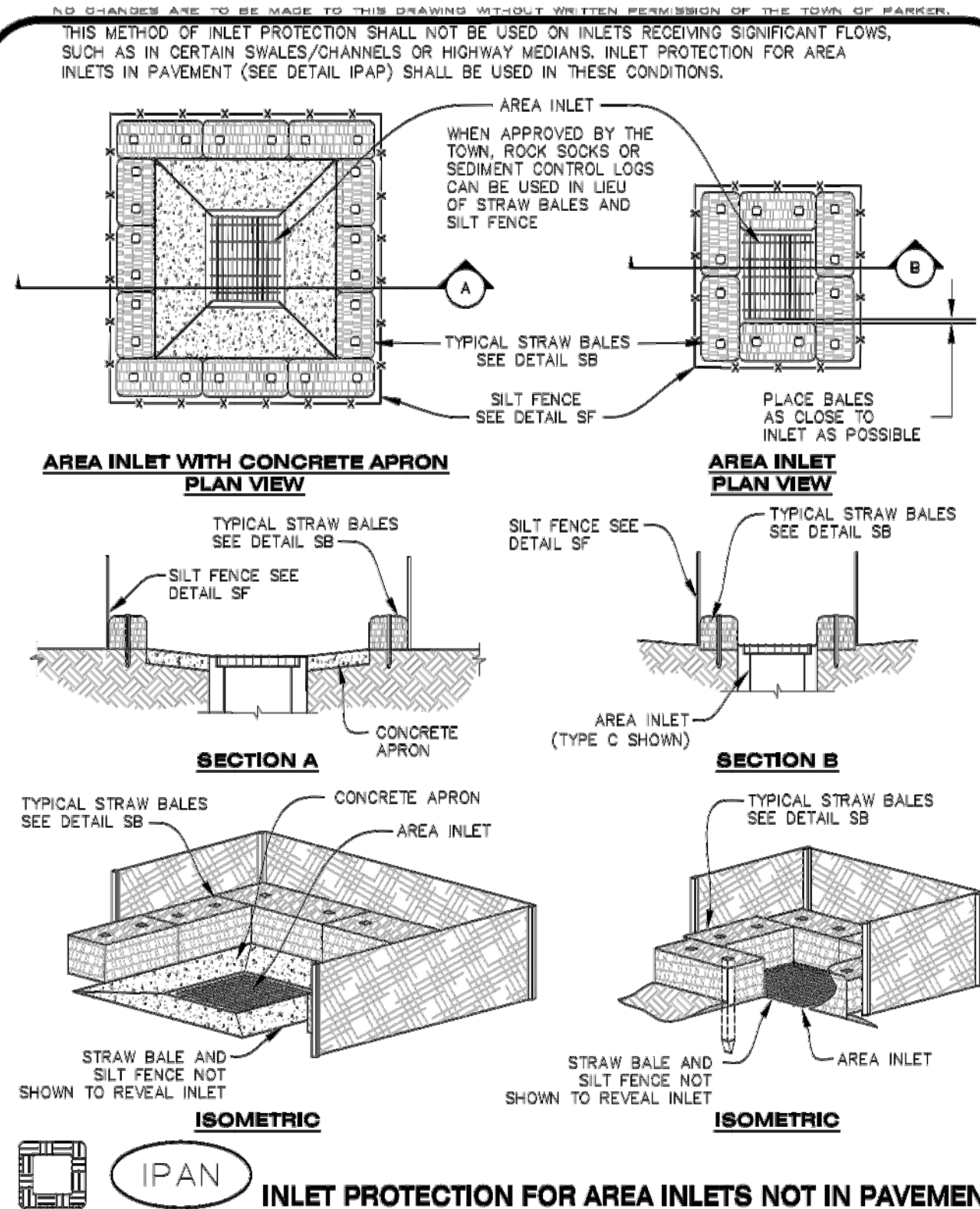
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CONSTRUCTION BEST MANAGEMENT PRACTICES



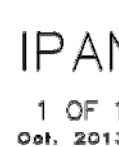
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Oct. 2013



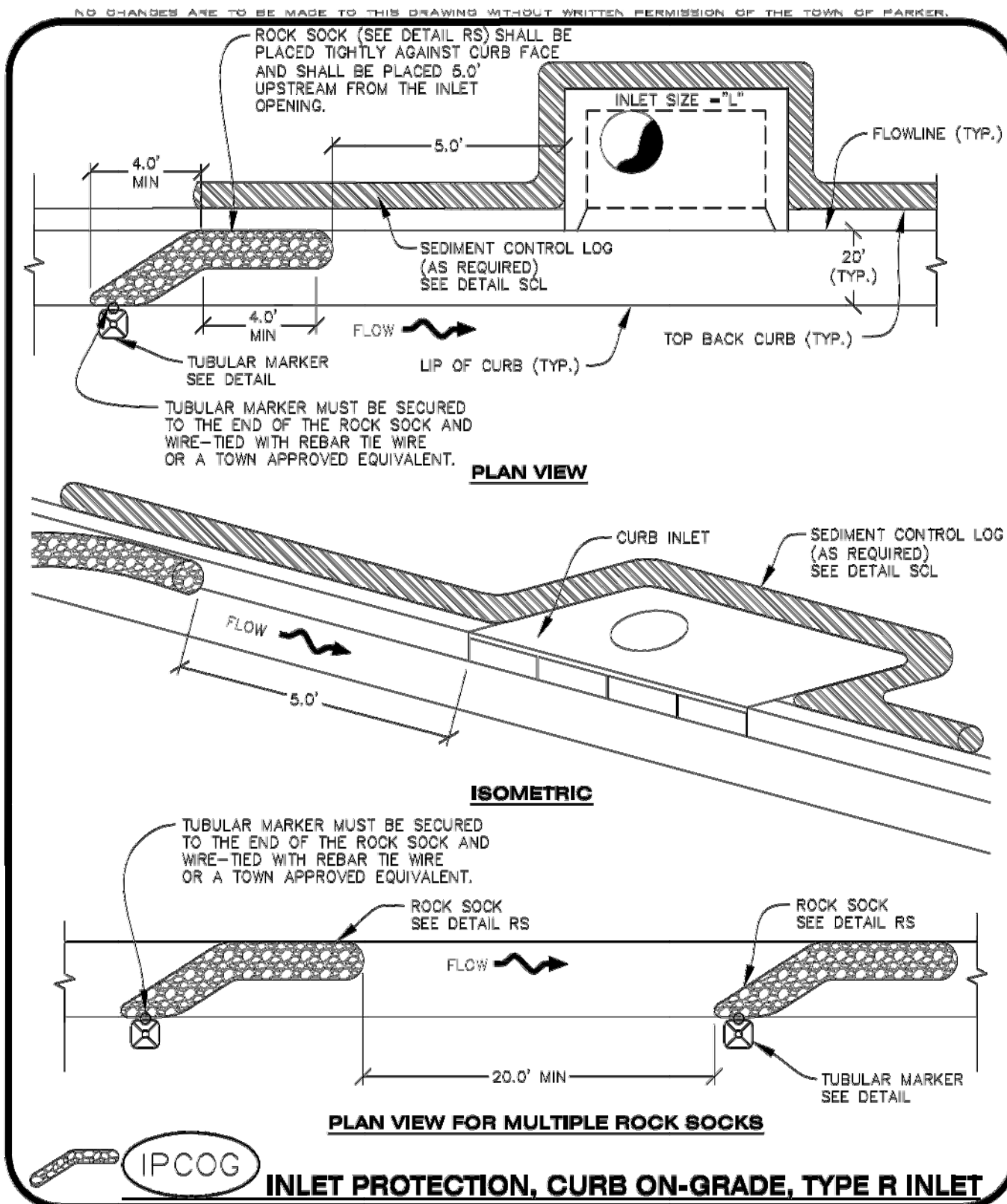
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CONSTRUCTION BEST MANAGEMENT PRACTICES



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Oct. 2013



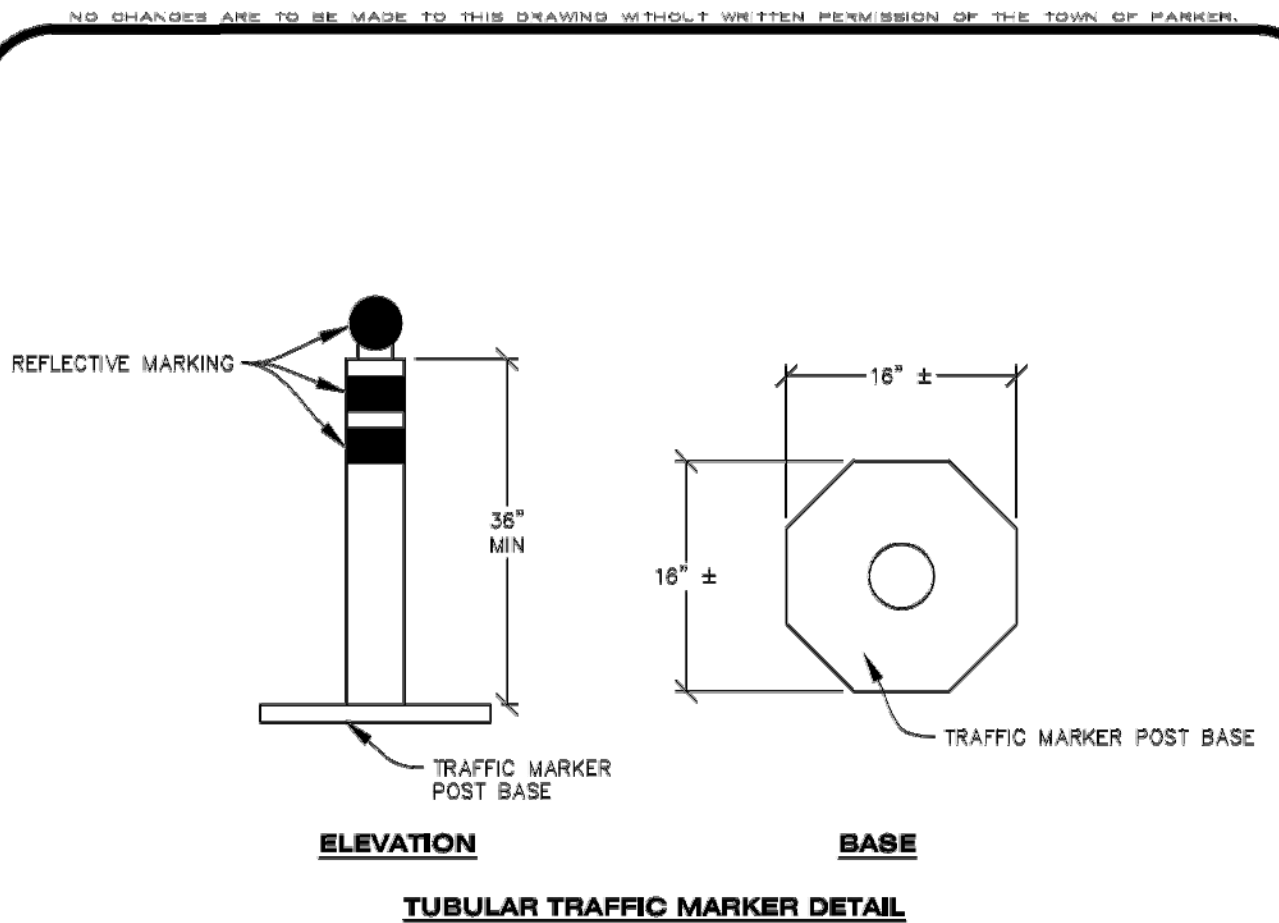
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CONSTRUCTION BEST MANAGEMENT PRACTICES



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Oct. 2013



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CONSTRUCTION BEST MANAGEMENT PRACTICES



IPCOG

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Oct. 2013

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

ON-GRADE INLET PROTECTION INSPECTION AND MAINTENANCE NOTES

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



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CONSTRUCTION BEST MANAGEMENT PRACTICES



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CBMP DETAILS

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DATE	DESCRIPTION	

design by: JWD
approved by: JWD
project no.: 2015-015

date: 10/01/17

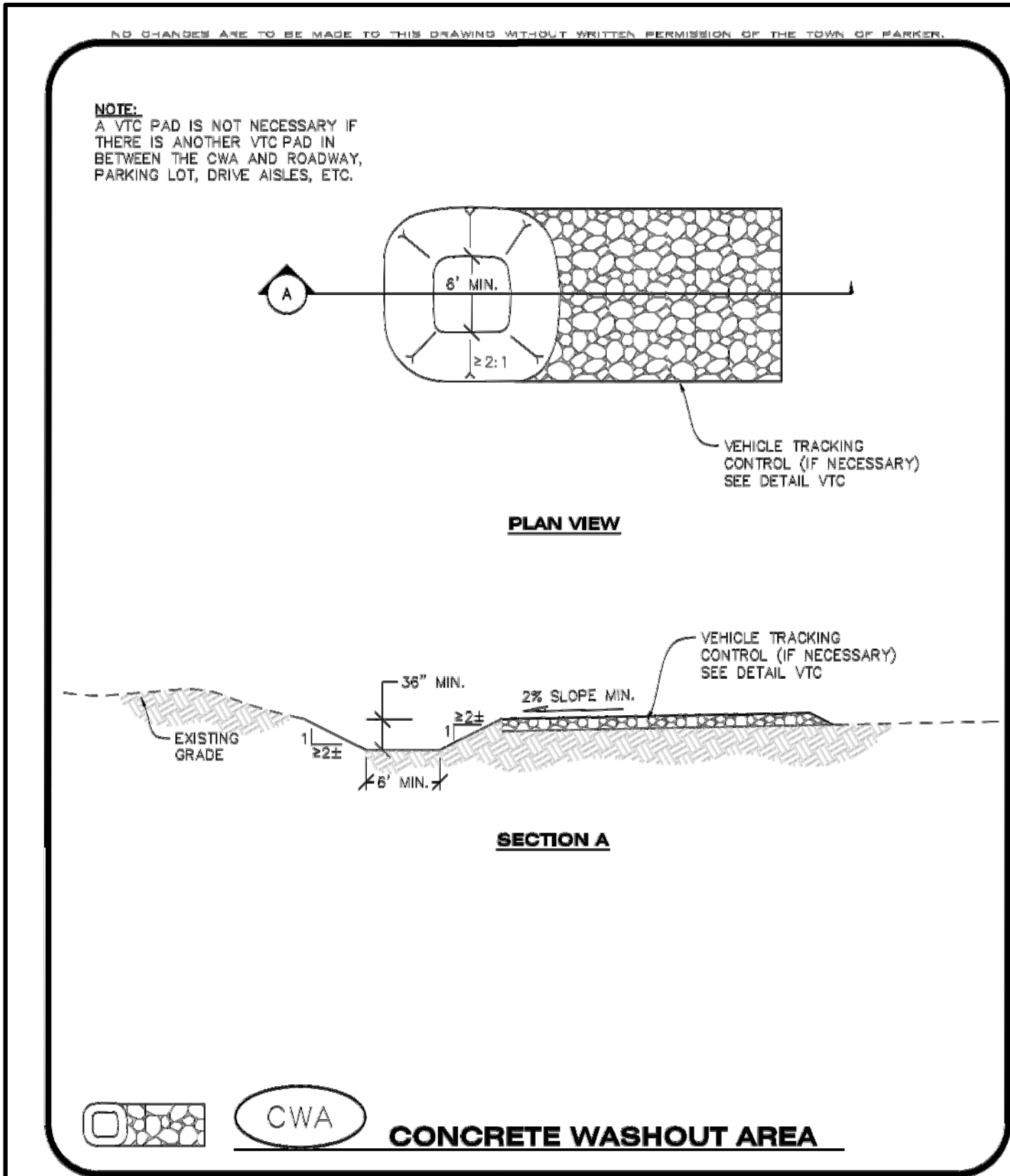
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PARKER POINTE
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

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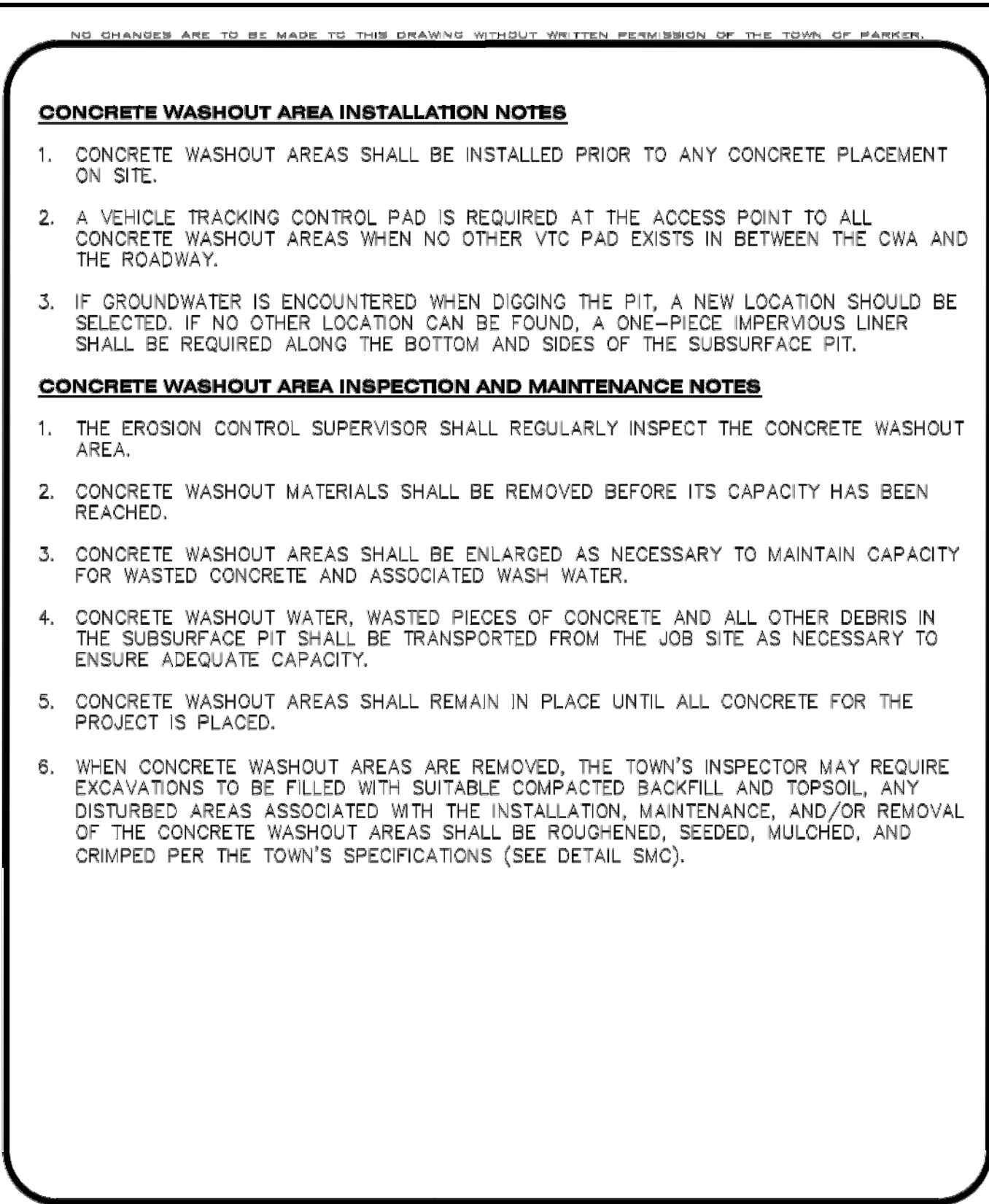
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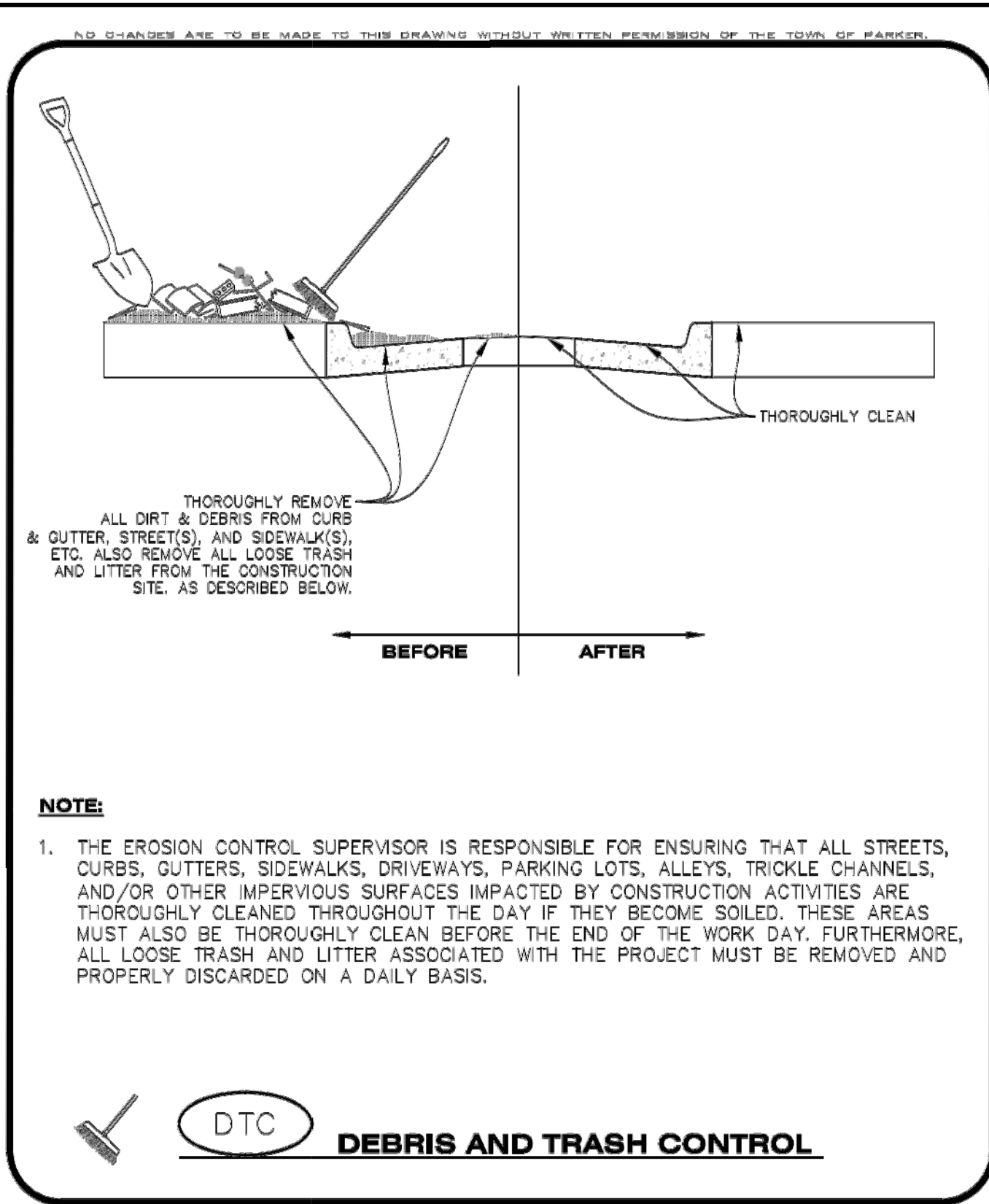
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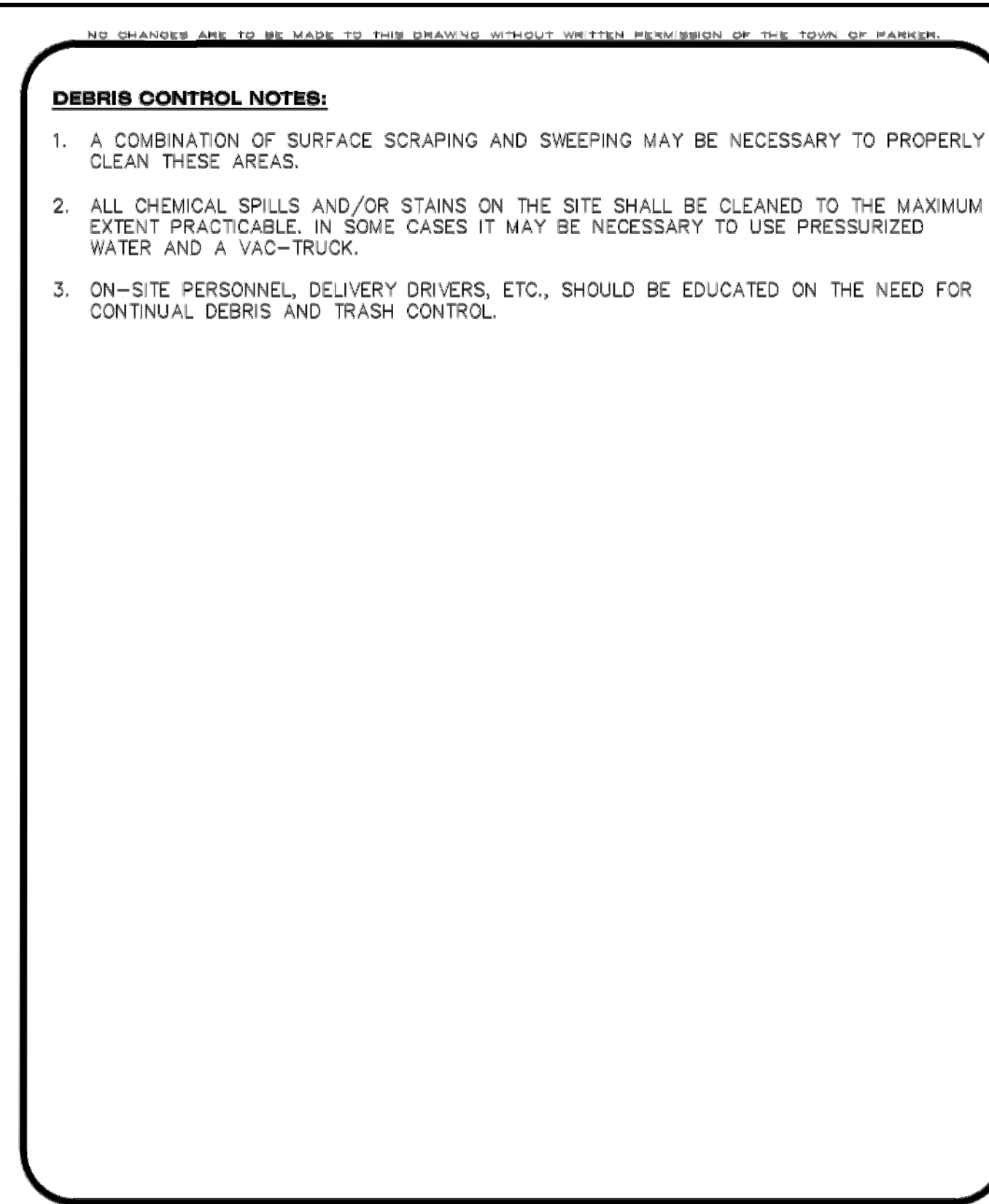
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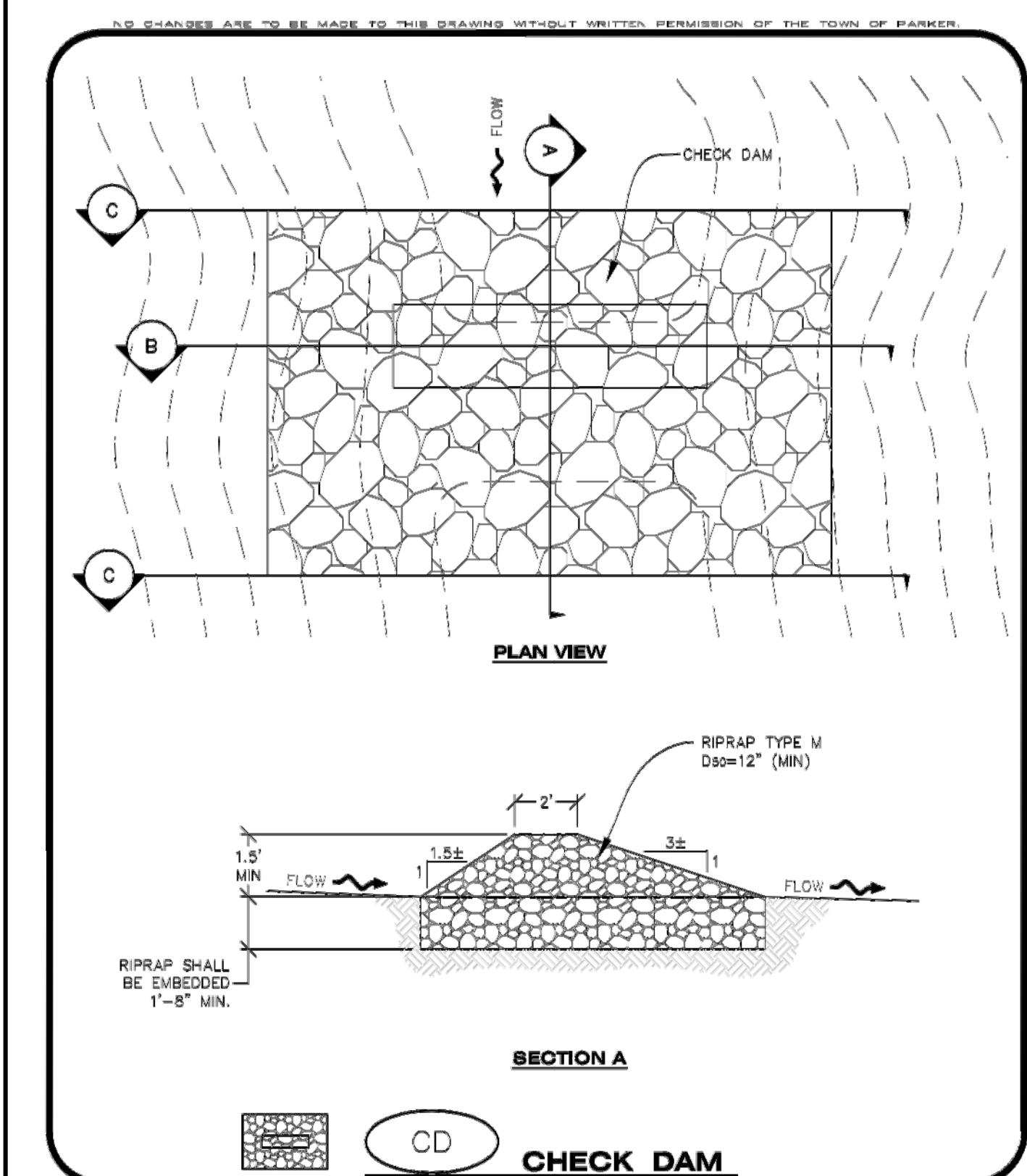
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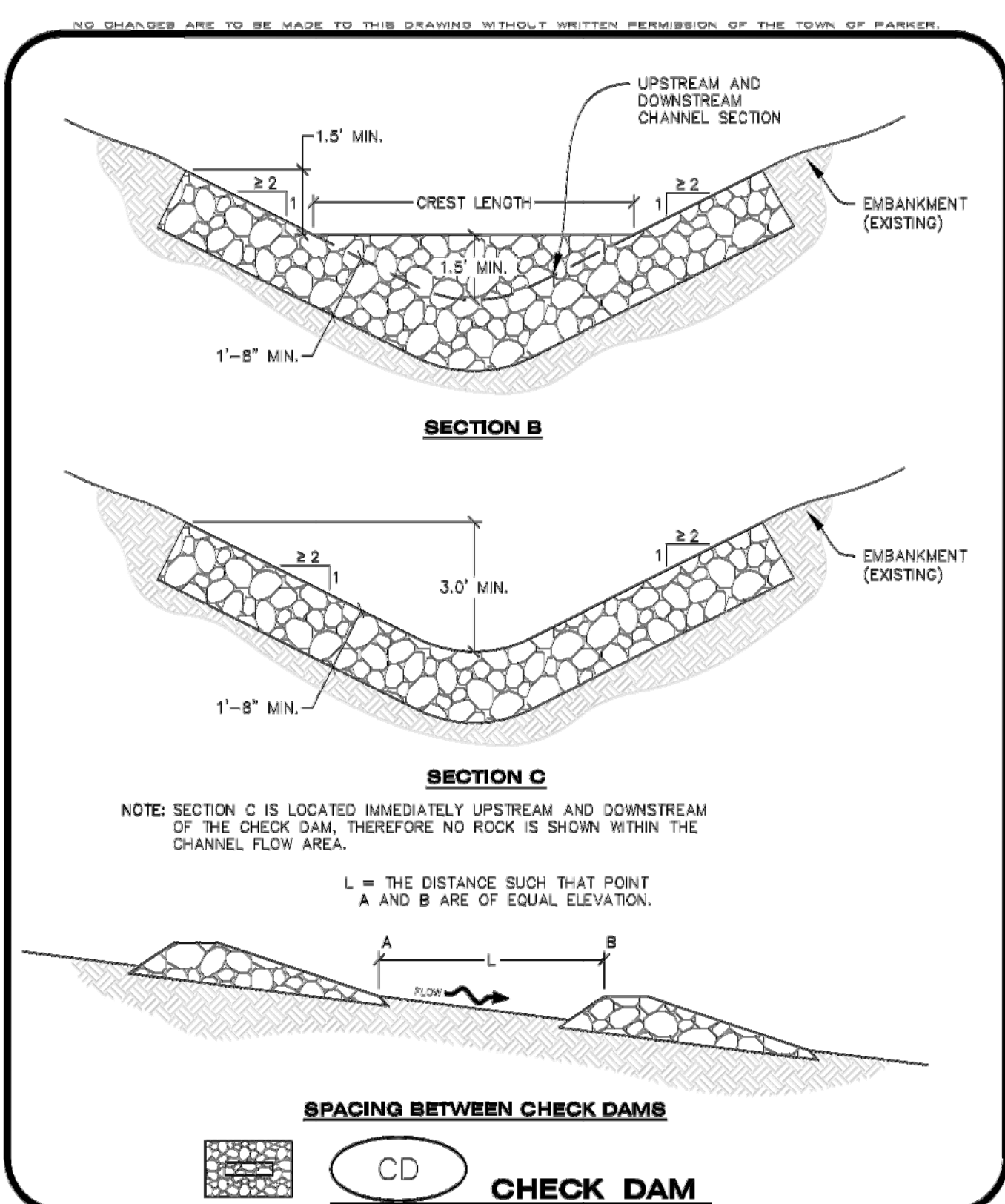
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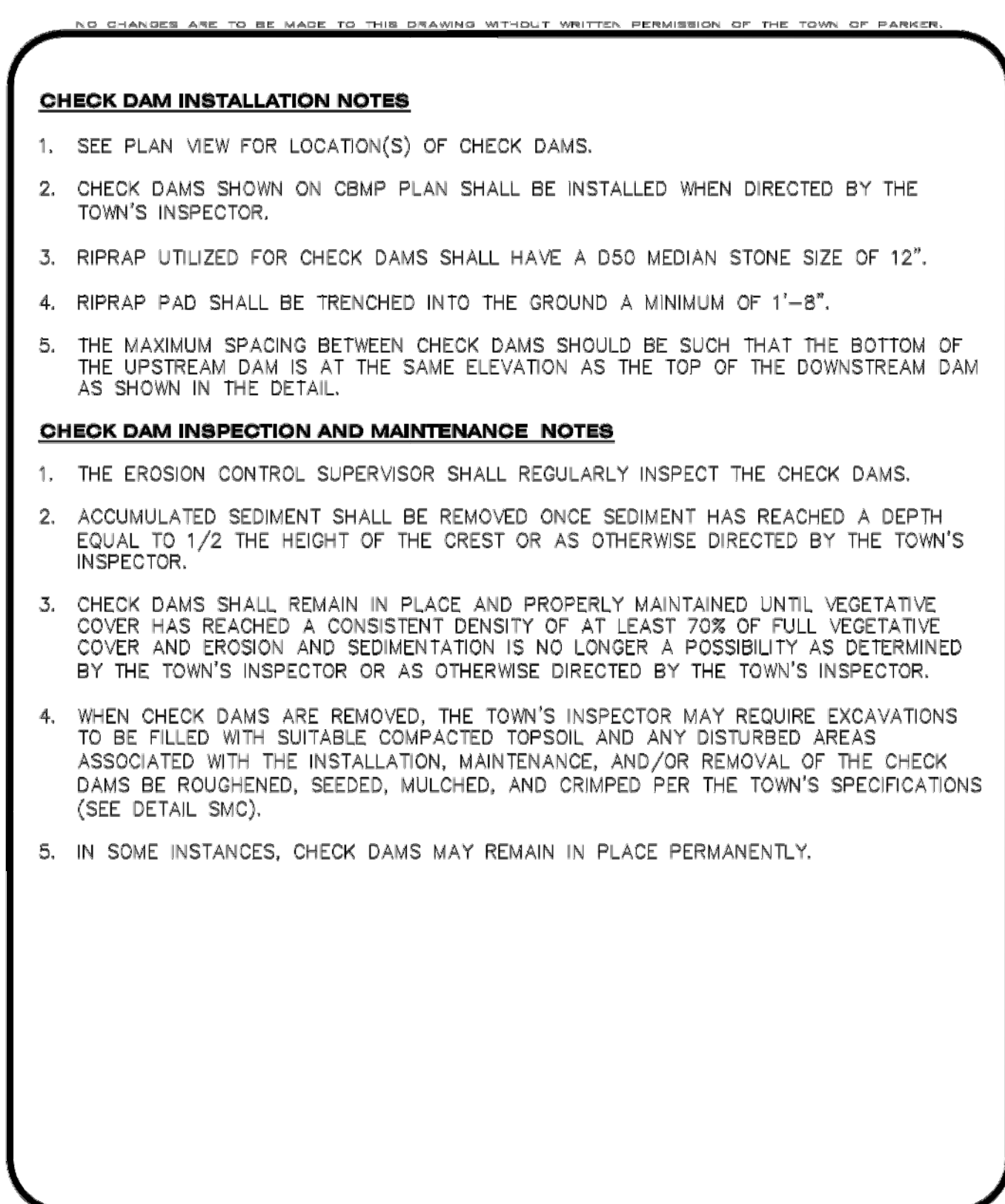
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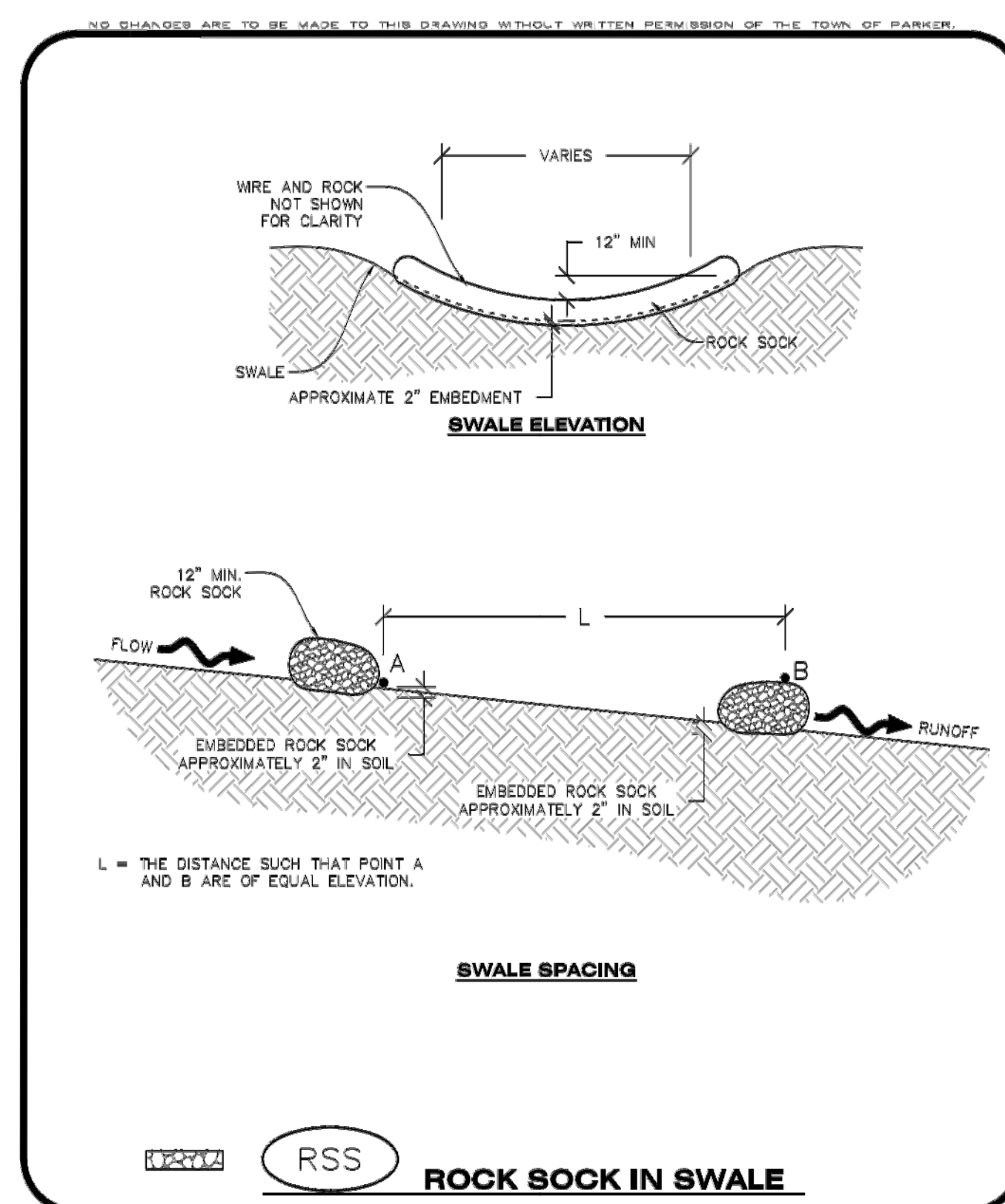
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CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES

CD 3 OF 3 Oct. 2013



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SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

design by: JWD
approved by: JWD
project no.: 2015-015

date: 10/01/17

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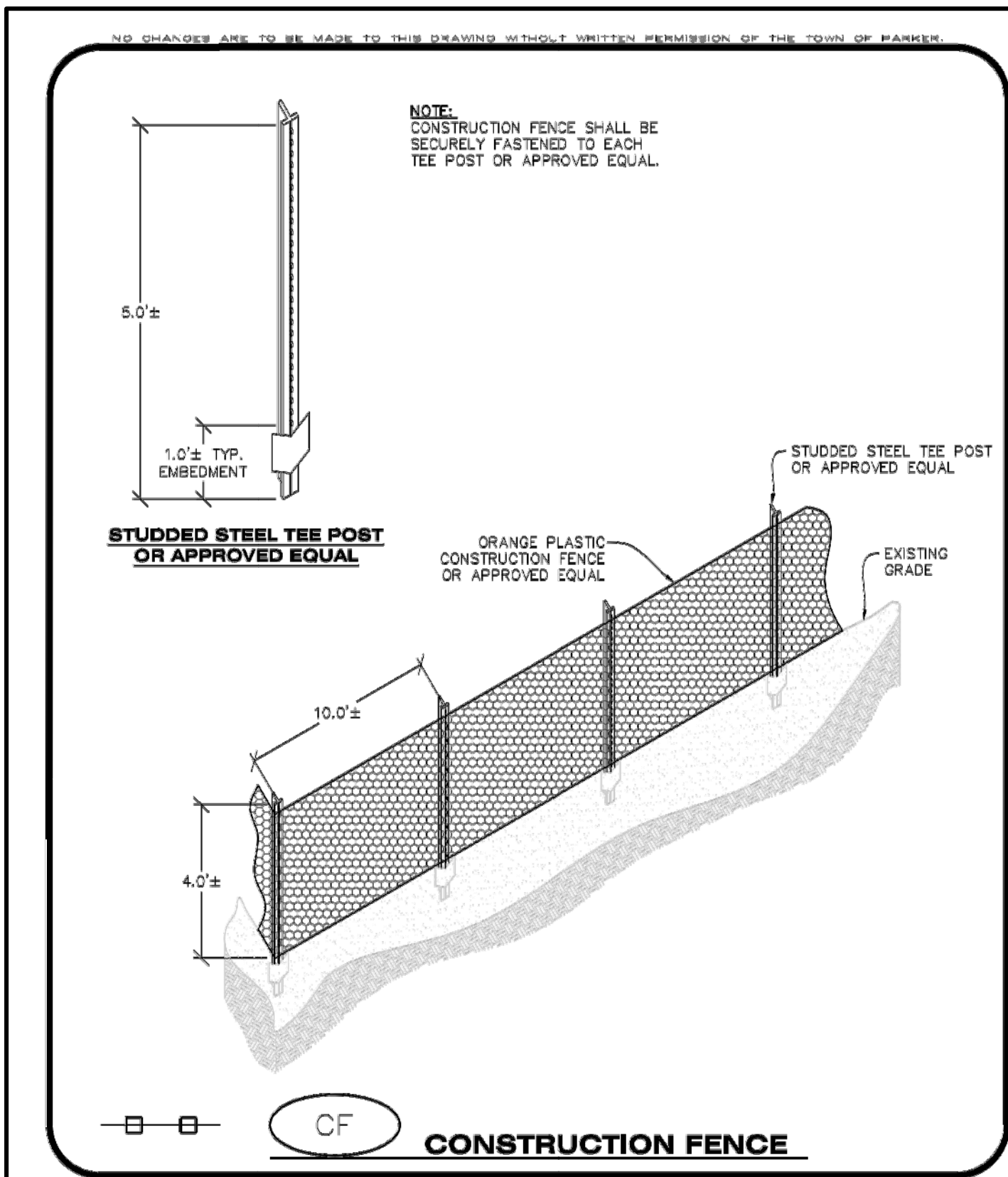
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REVISIONS

PERCEPTION
DESIGN GROUP, INC.
1601 SOUTH PIERCE STREET SUITE 315, LITTLETON, CO 80120 303-252-8888
WWW.PERCEPTIONDESIGNGROUP.COM

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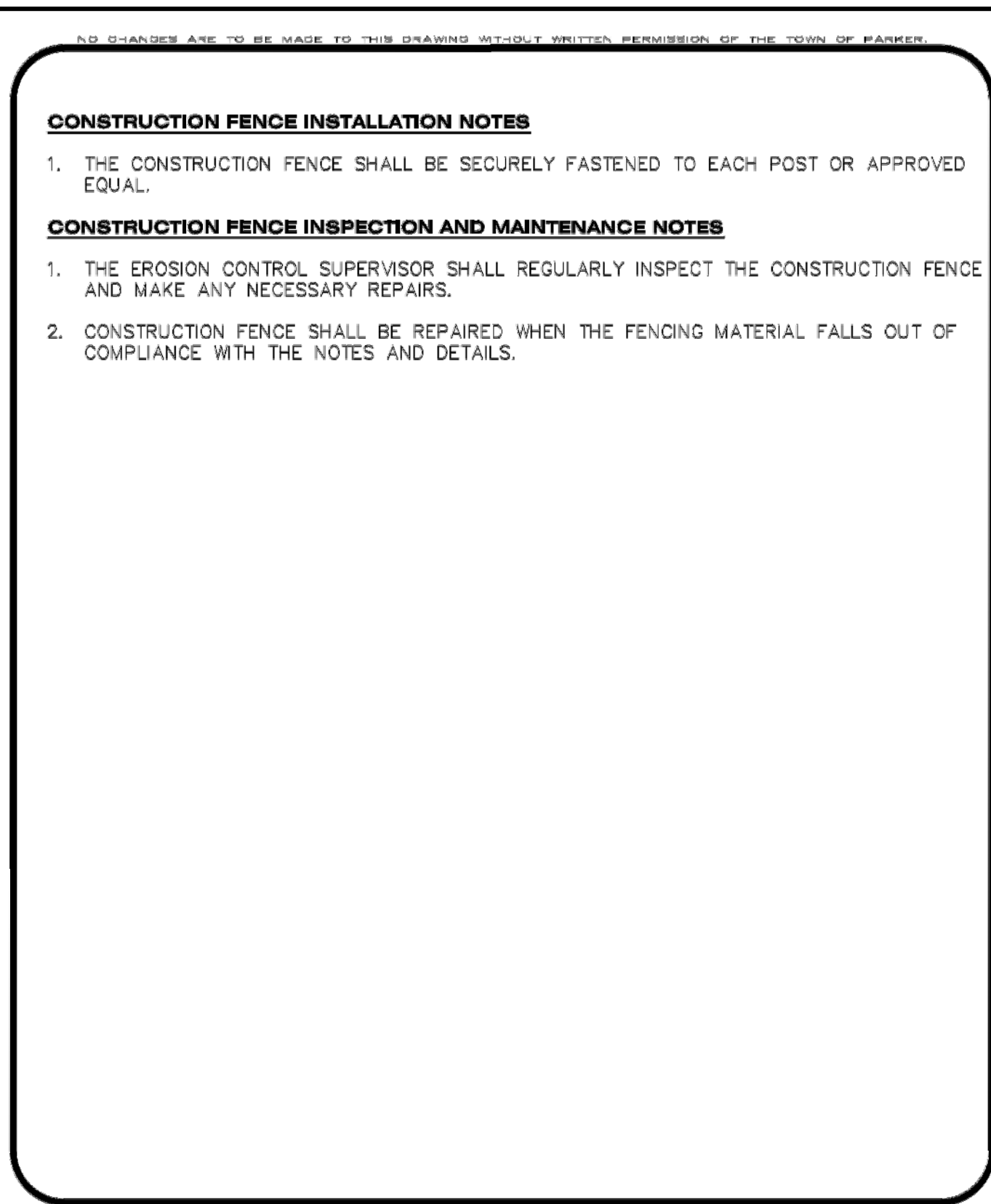


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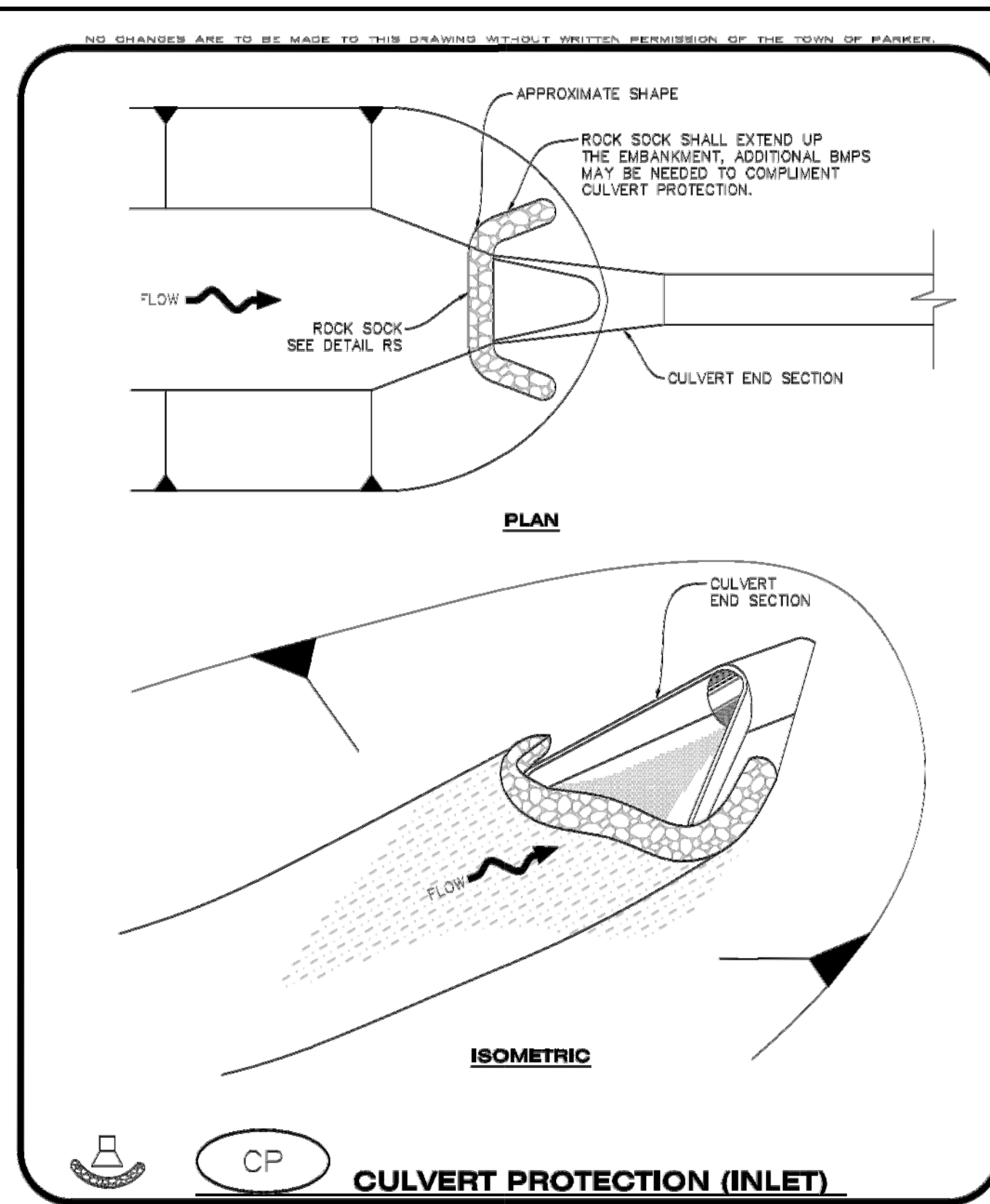


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2 OF 2
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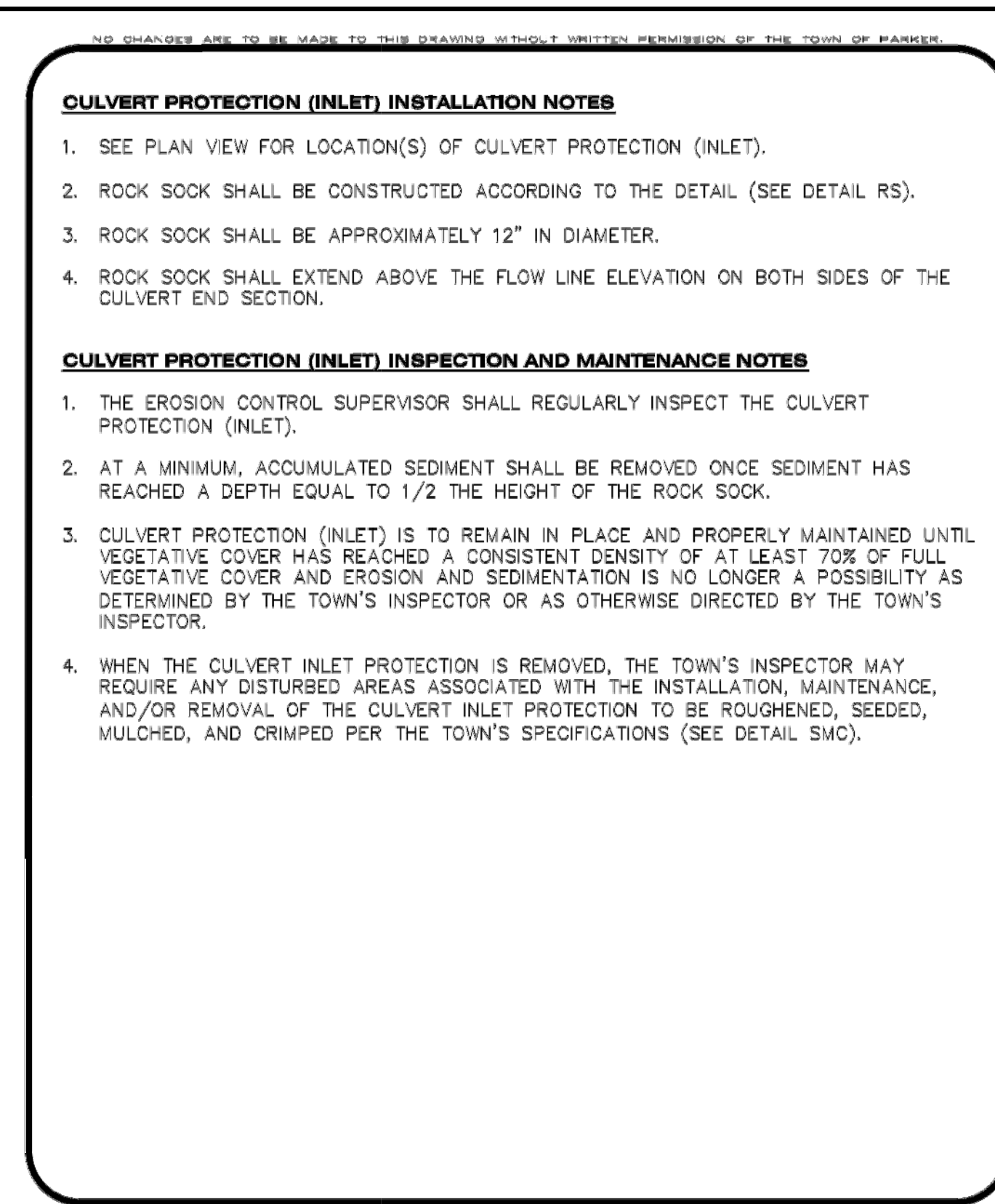


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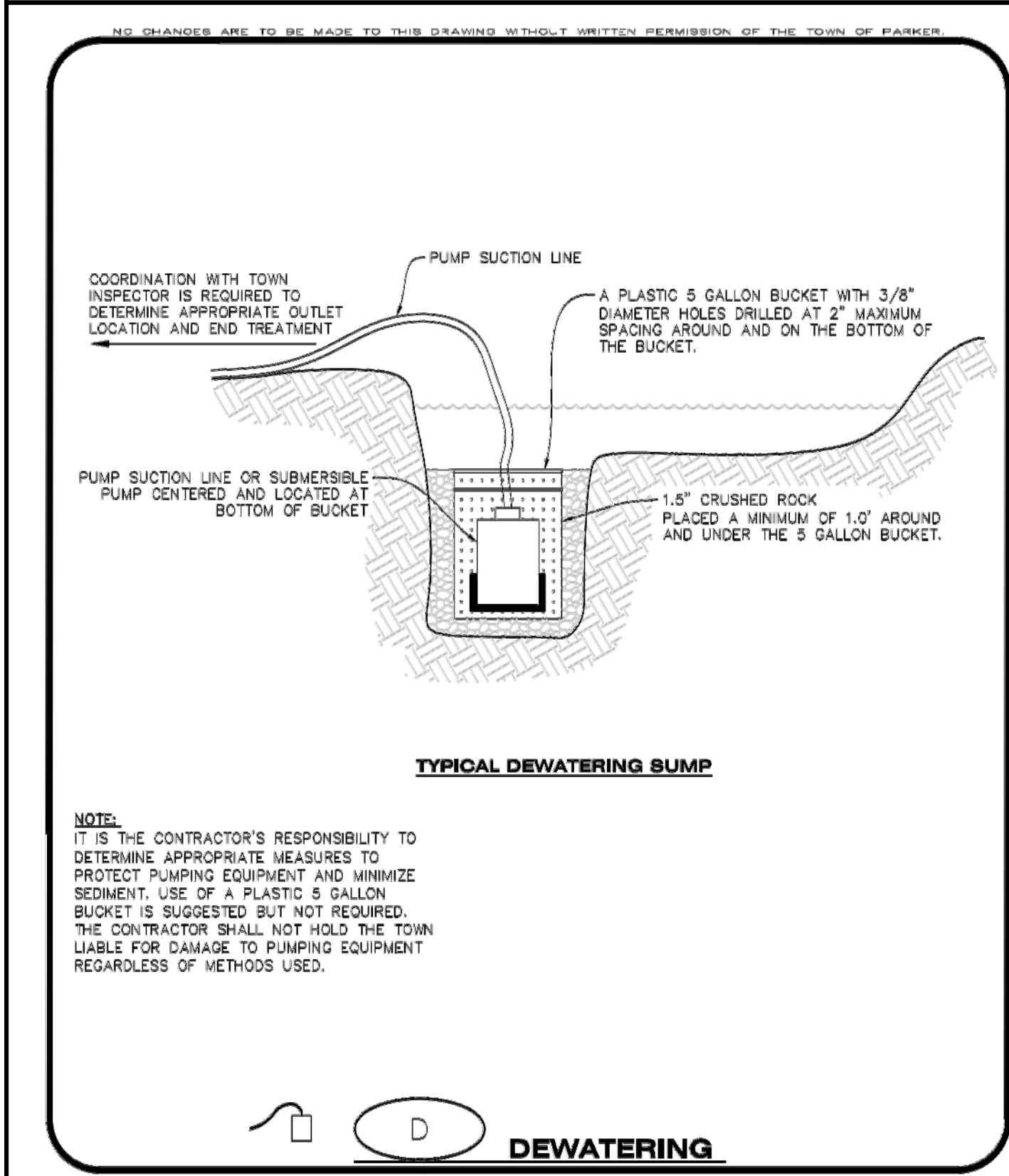


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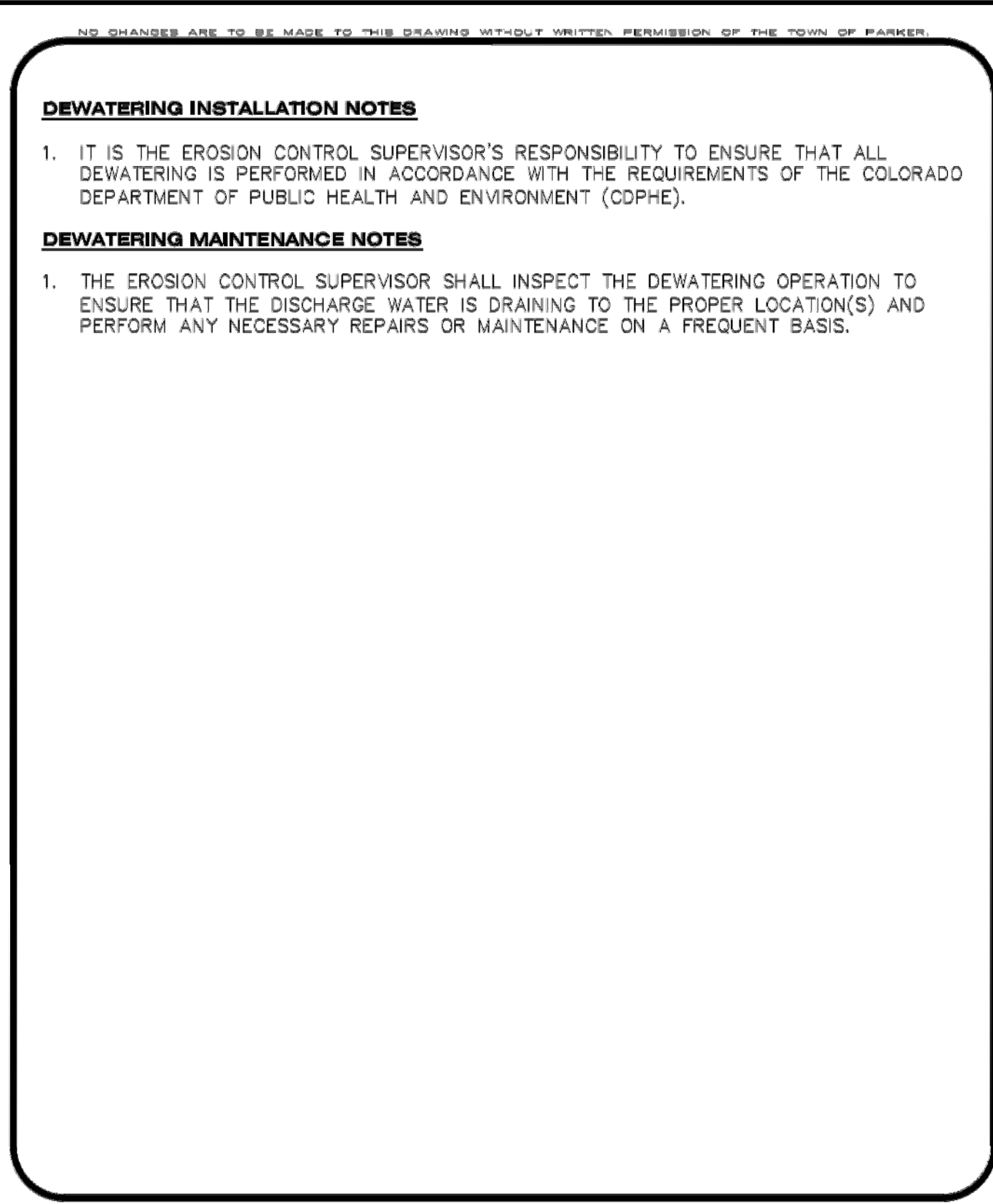


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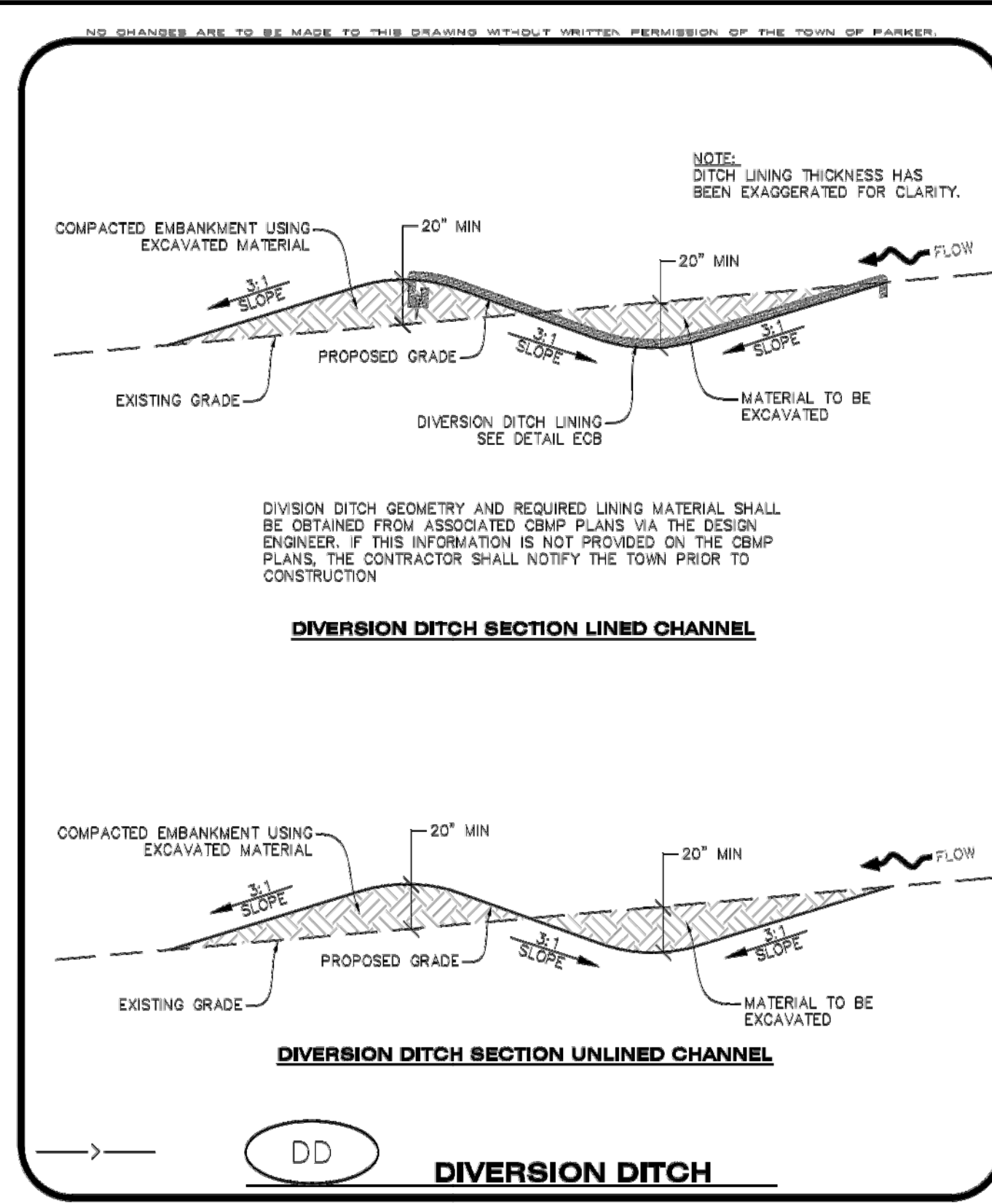


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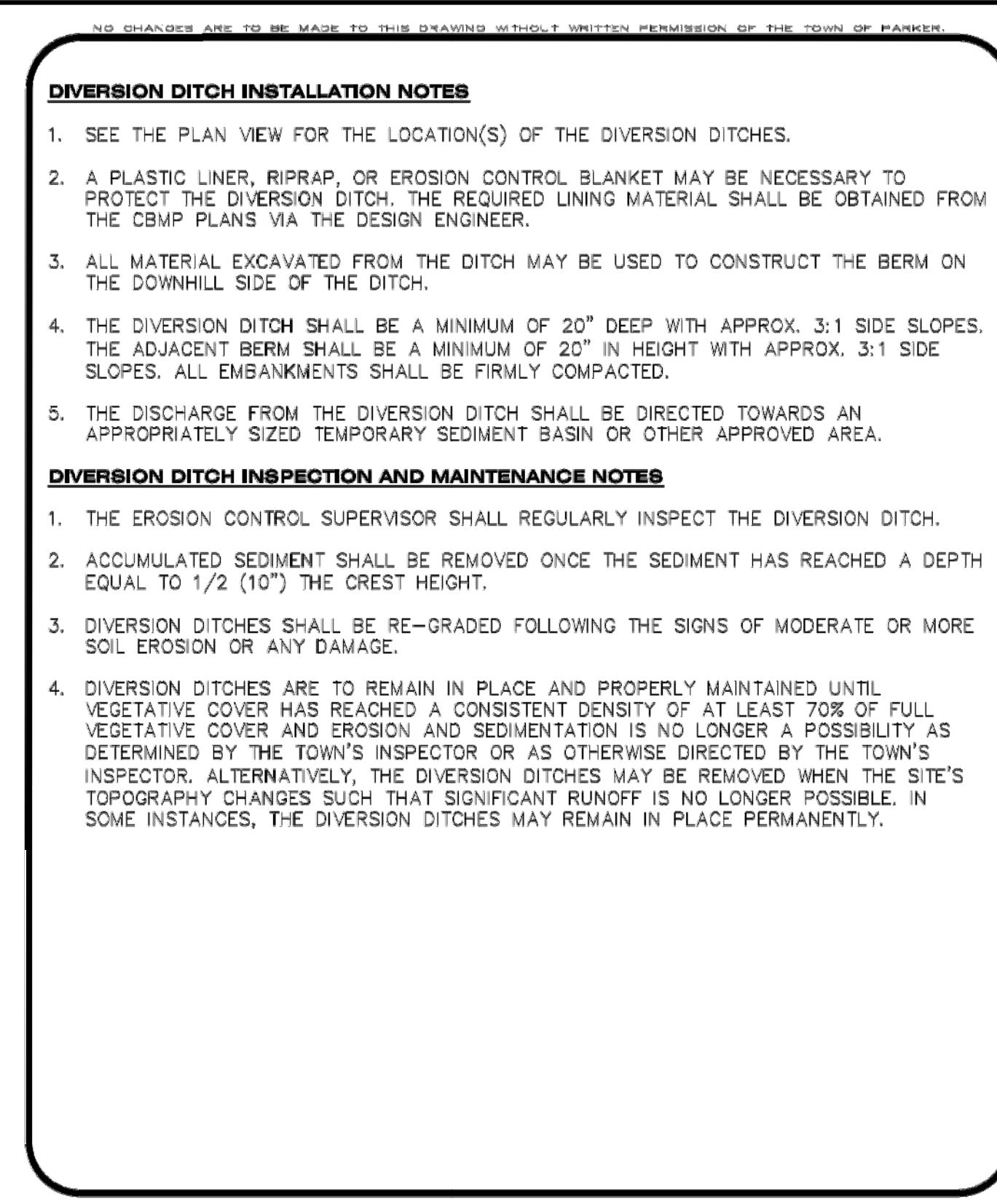


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project no.: 2015-015

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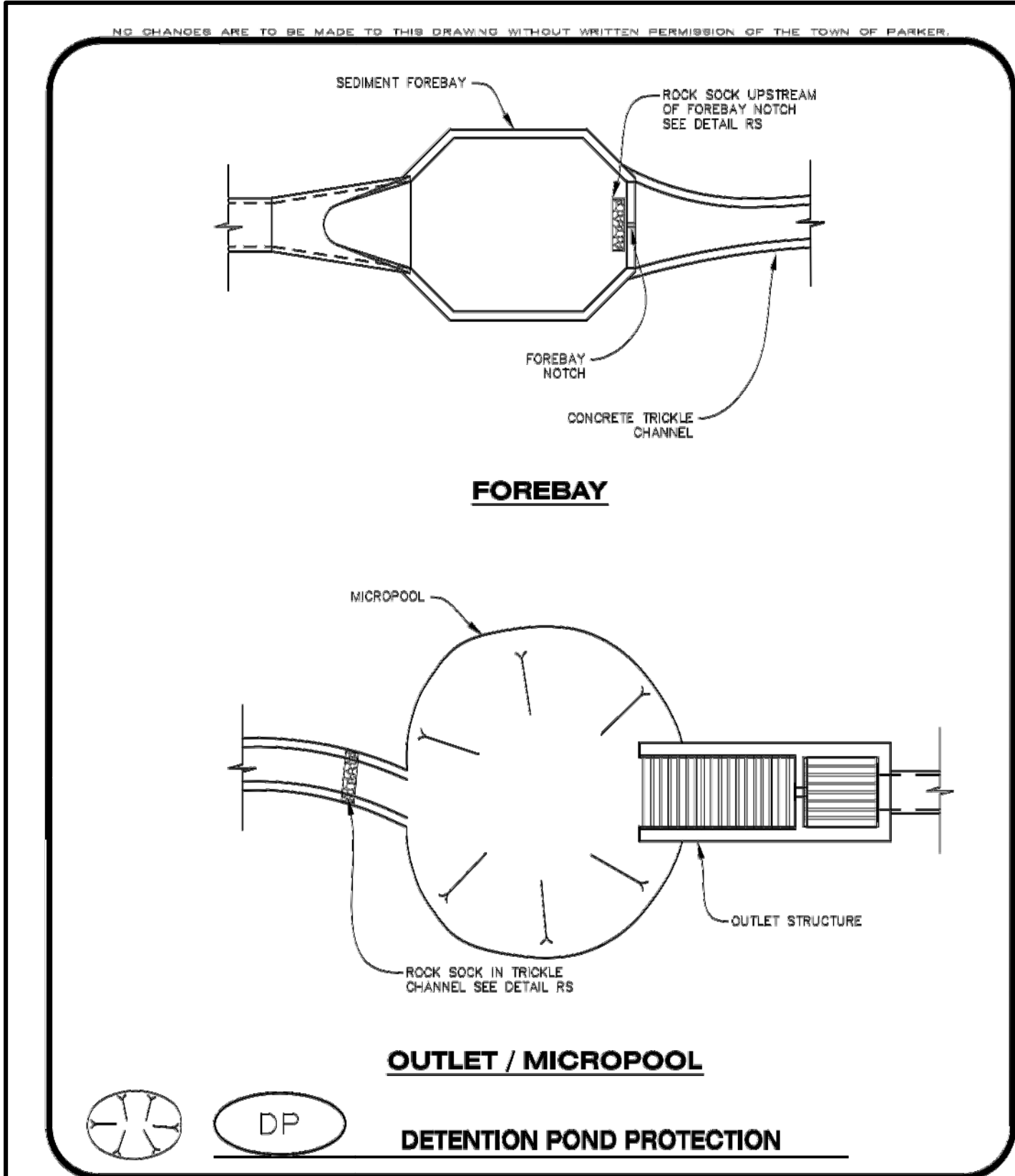
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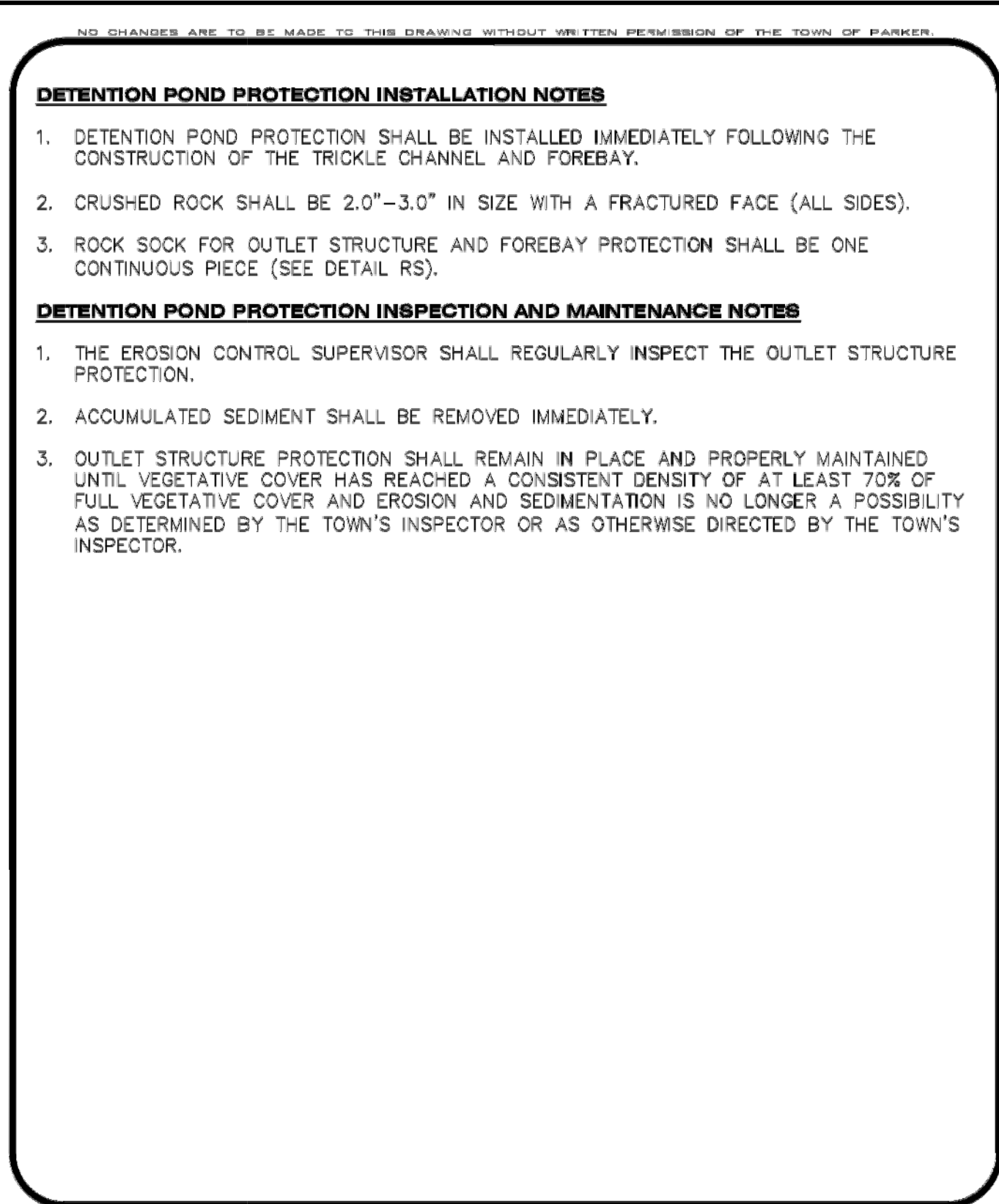
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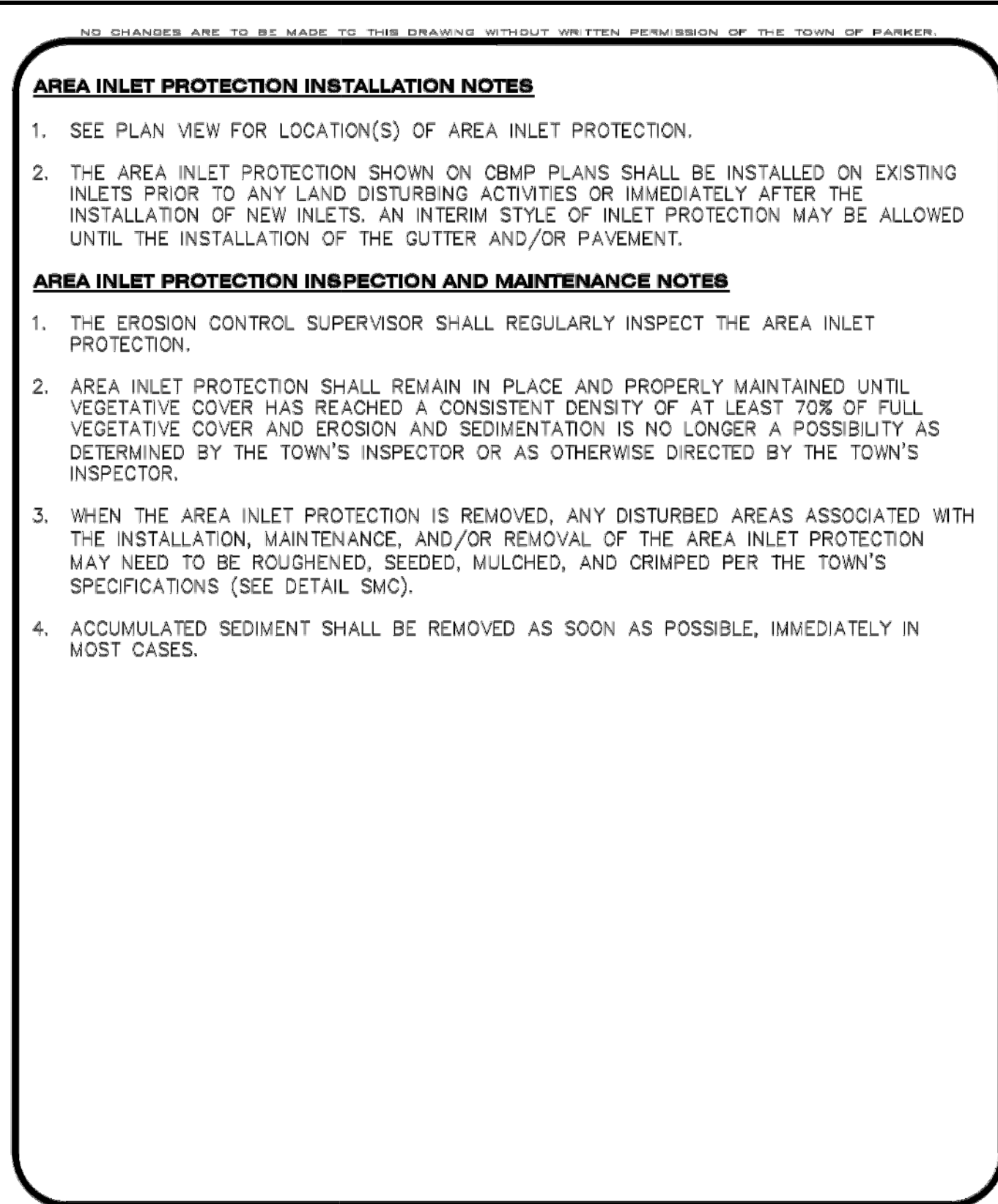
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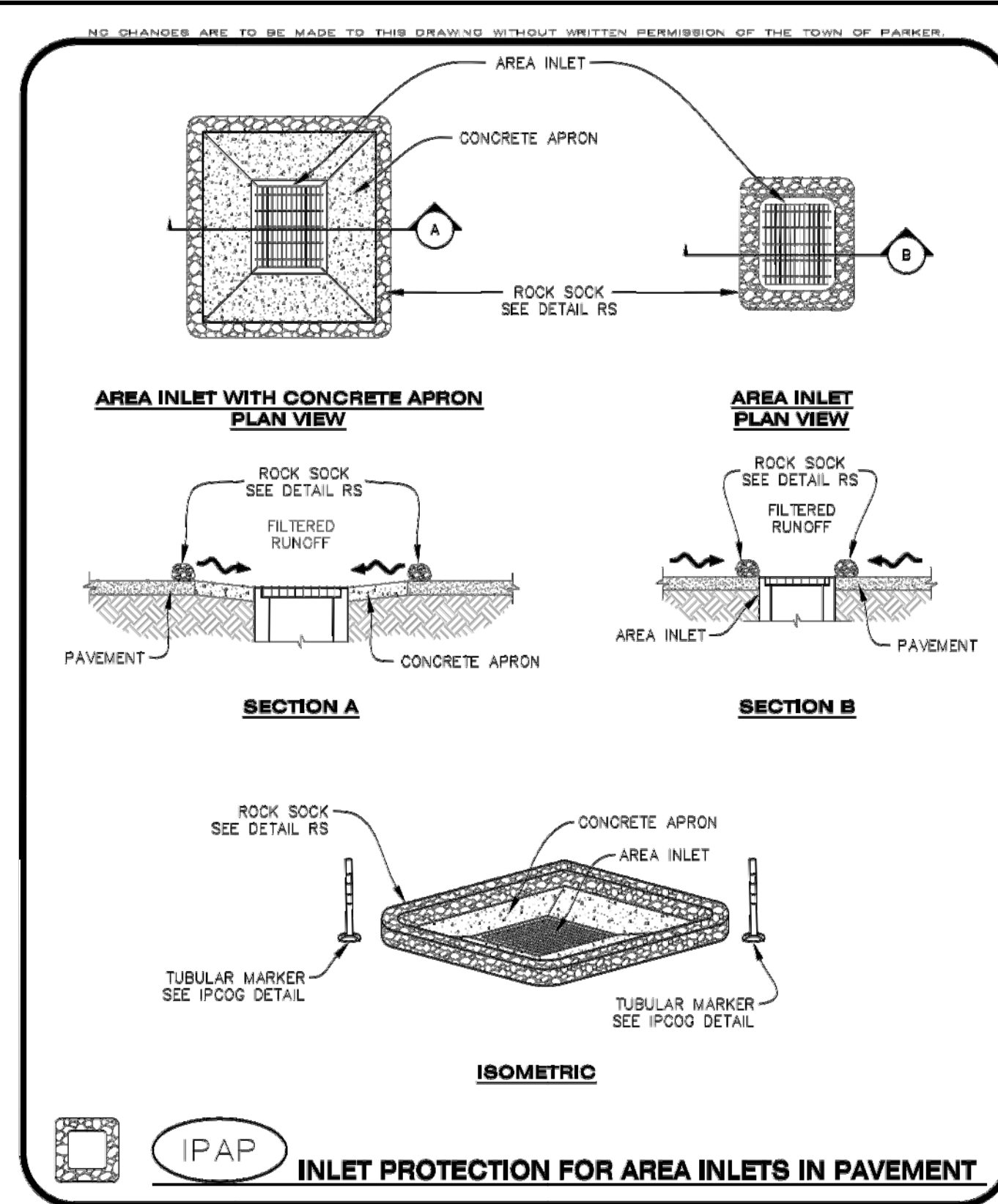
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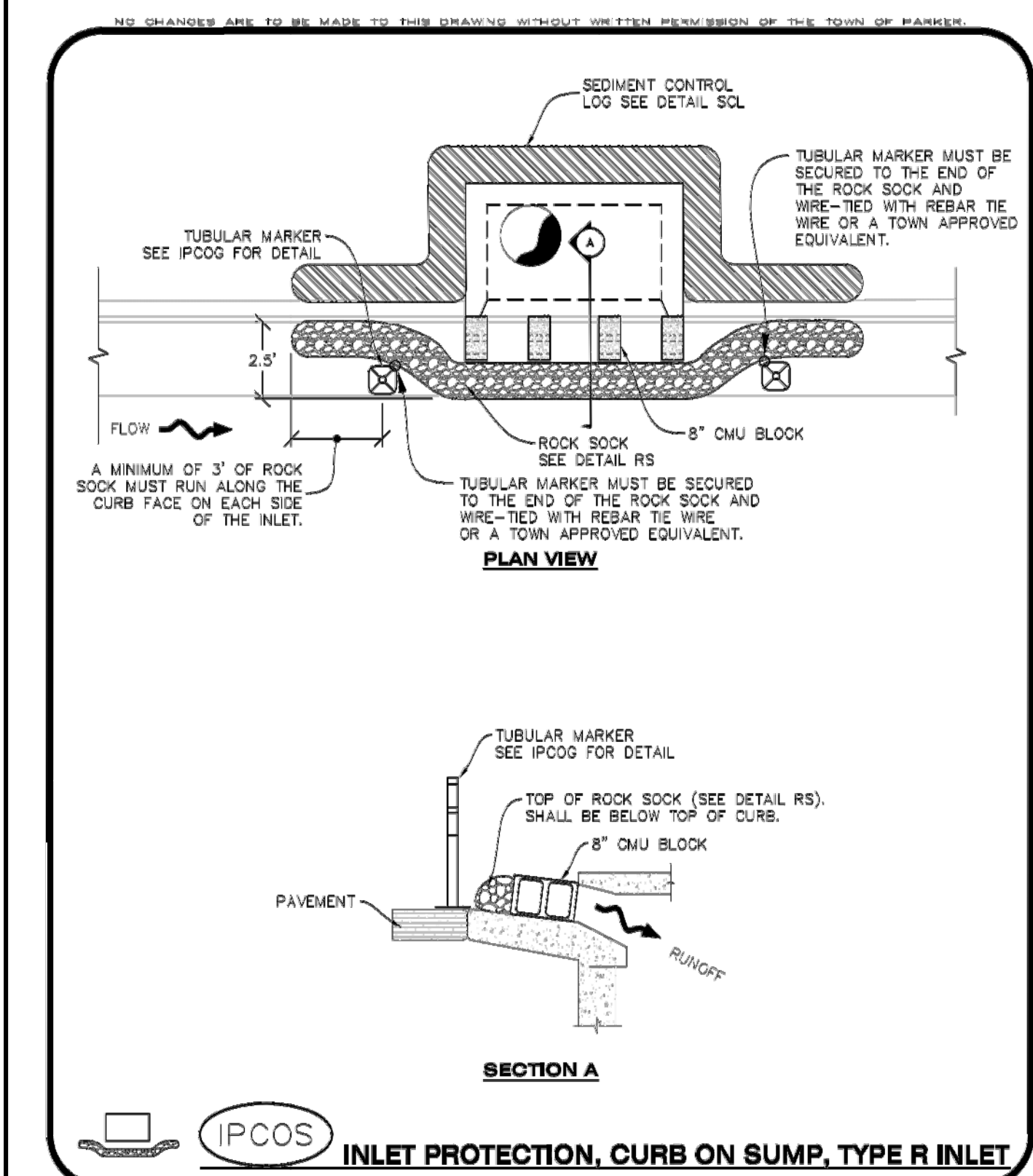
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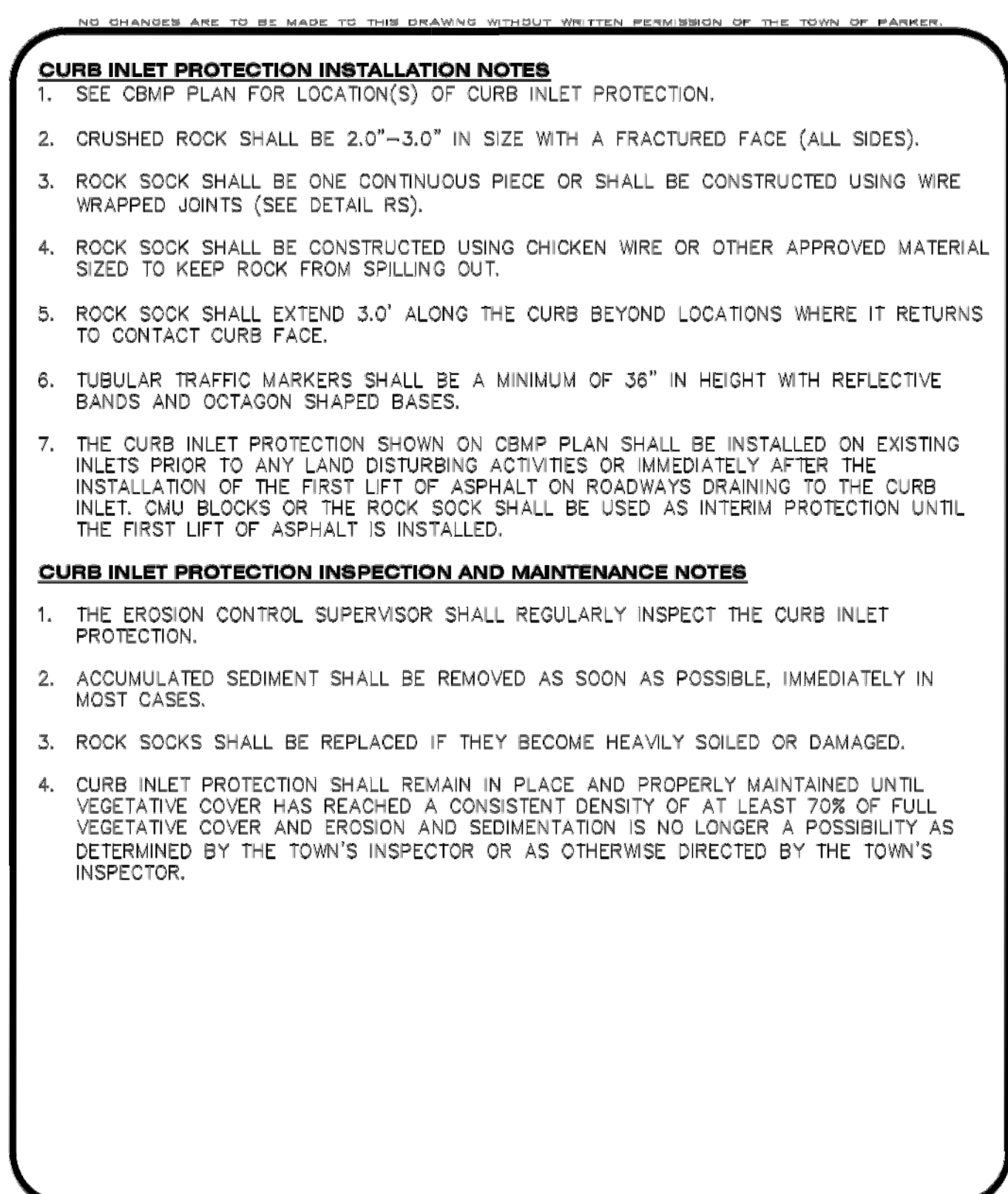
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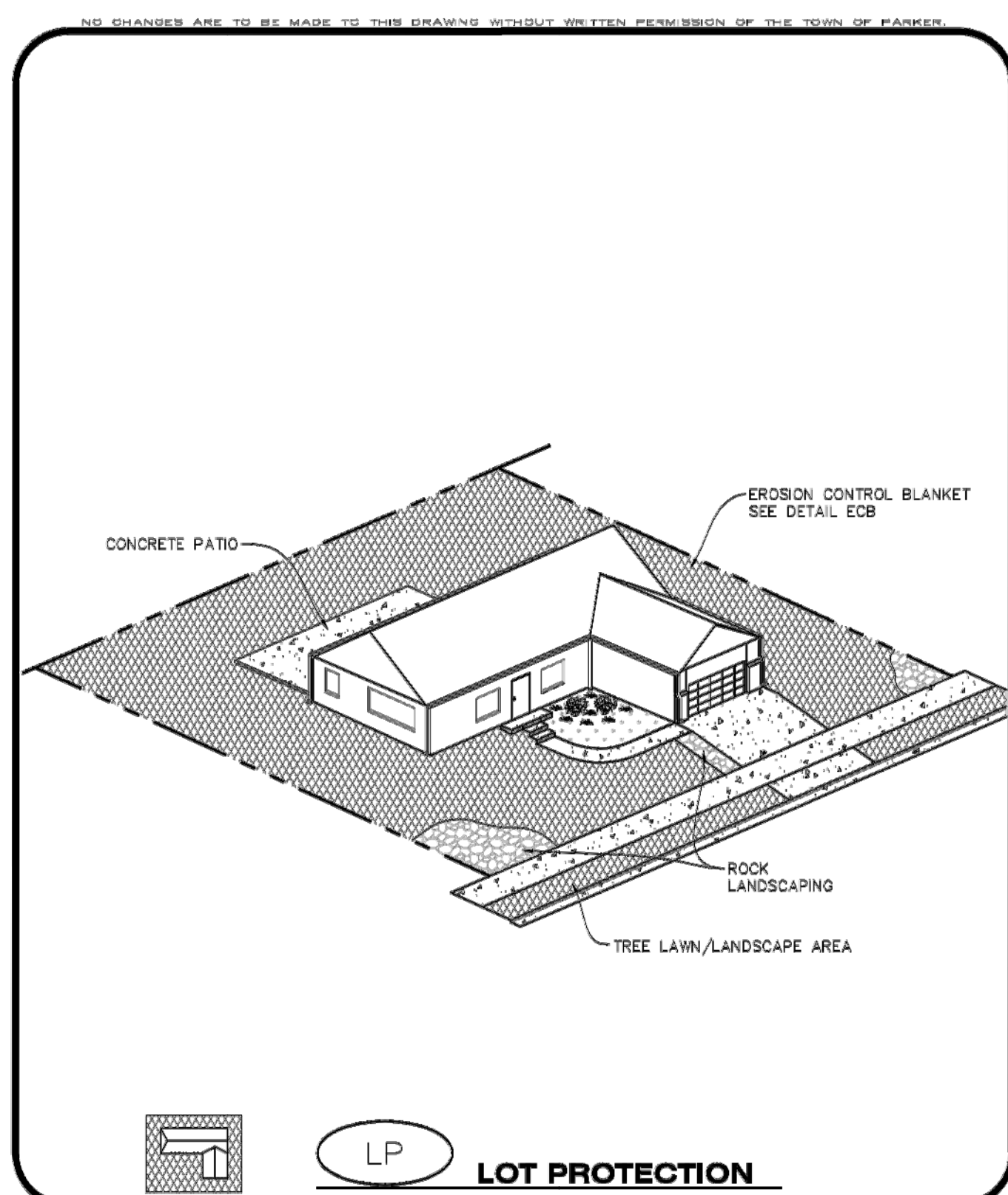
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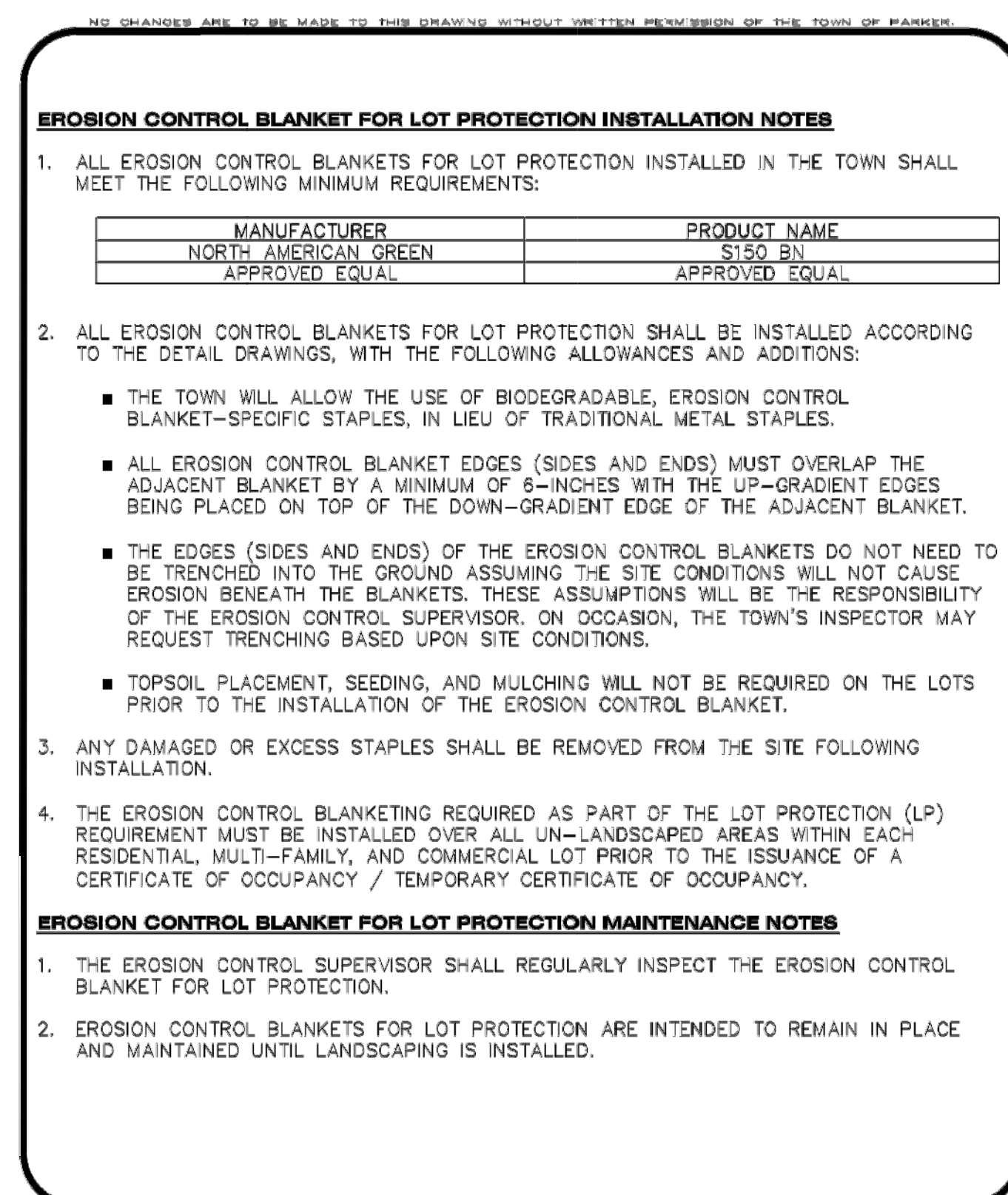
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PARKER, COLORADO

design by: JWD
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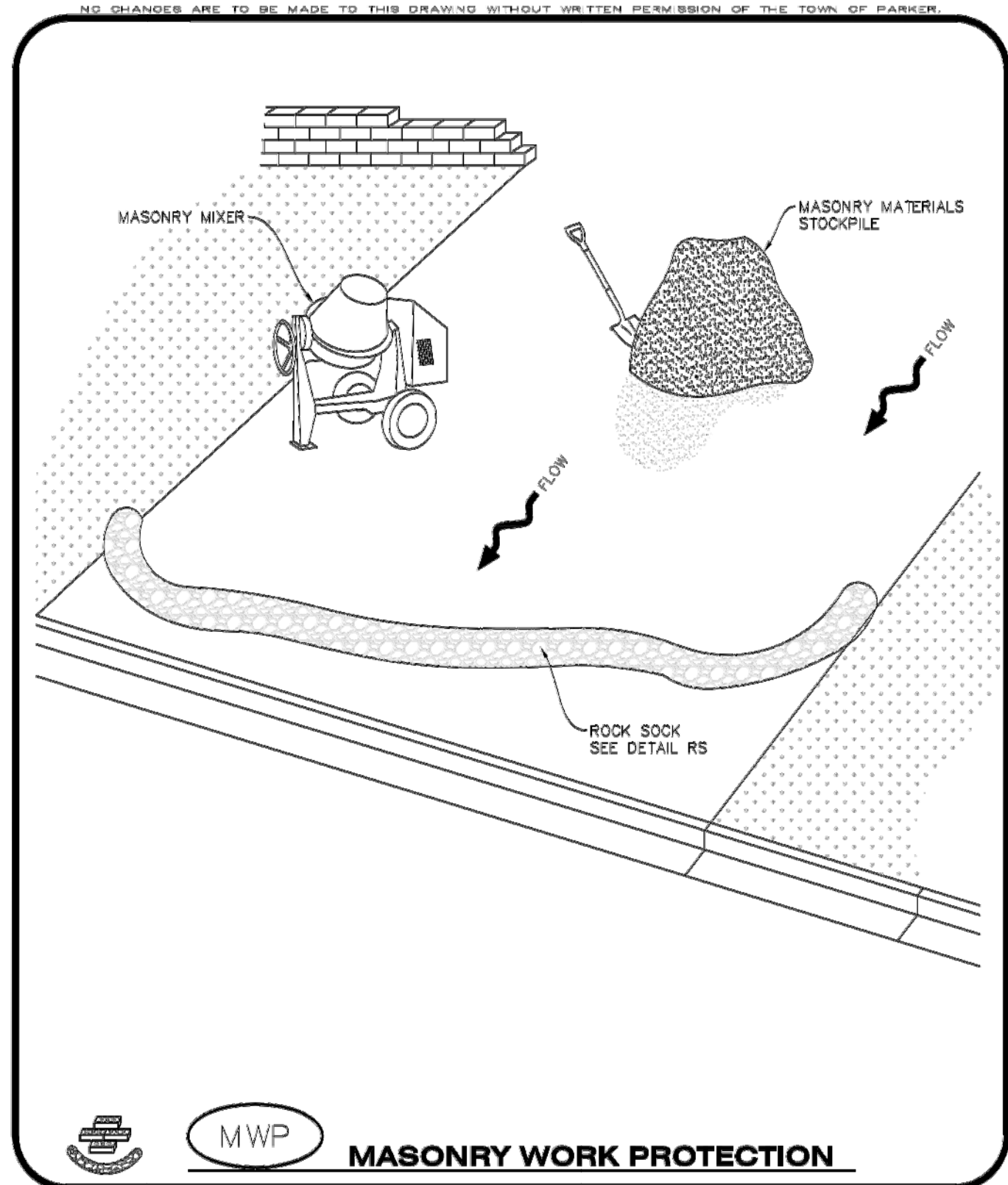
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COLORADO REG # 30226
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PERCEPTION
DESIGN GROUP, INC.
1801 SOUTH PIERCE STREET, SUITE 315, LITTLETON, CO 80120 303-228-8888
WWW.PERCEPTIONDSG.COM

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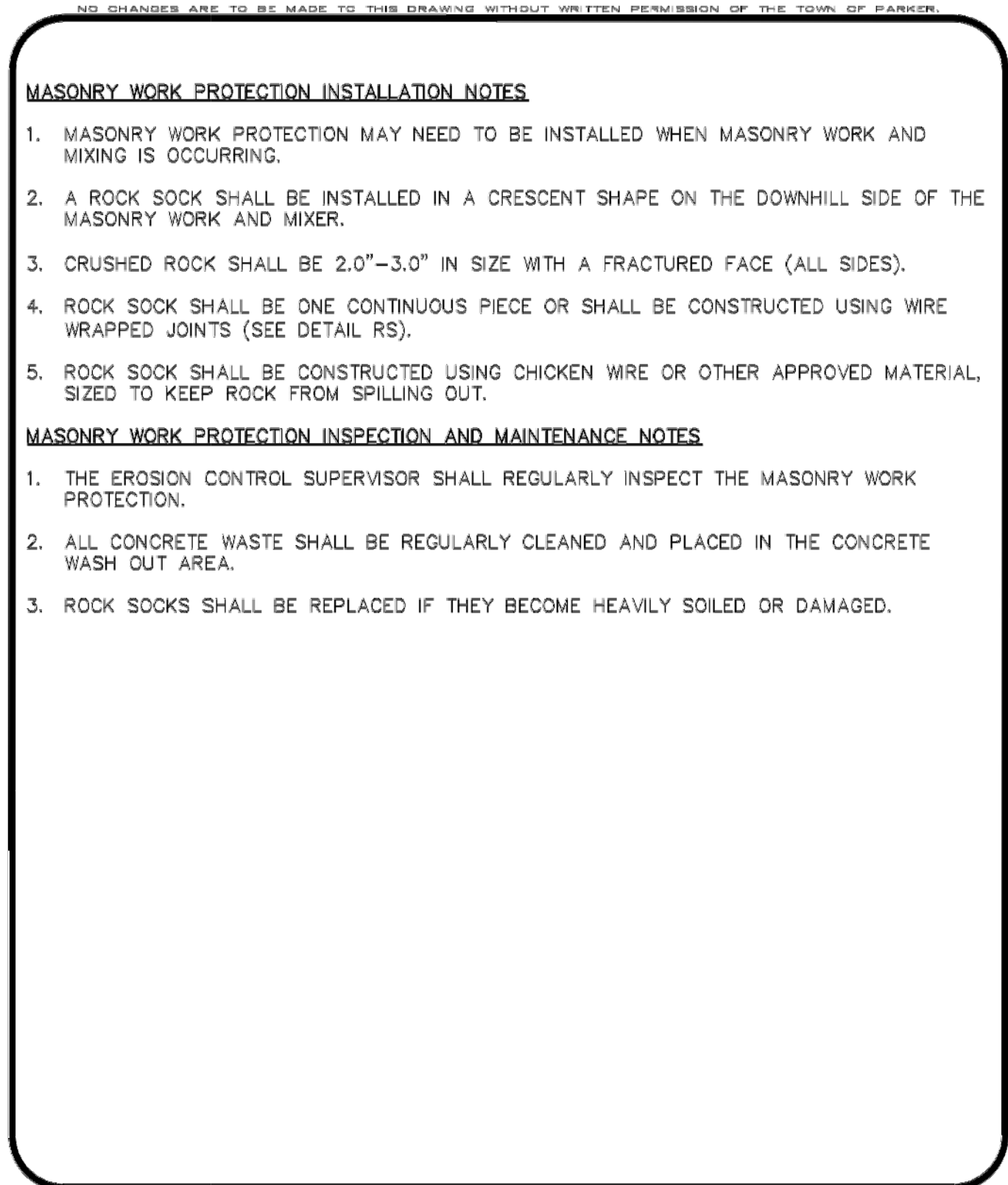


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CONSTRUCTION BEST MANAGEMENT PRACTICES

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Oct. 2013

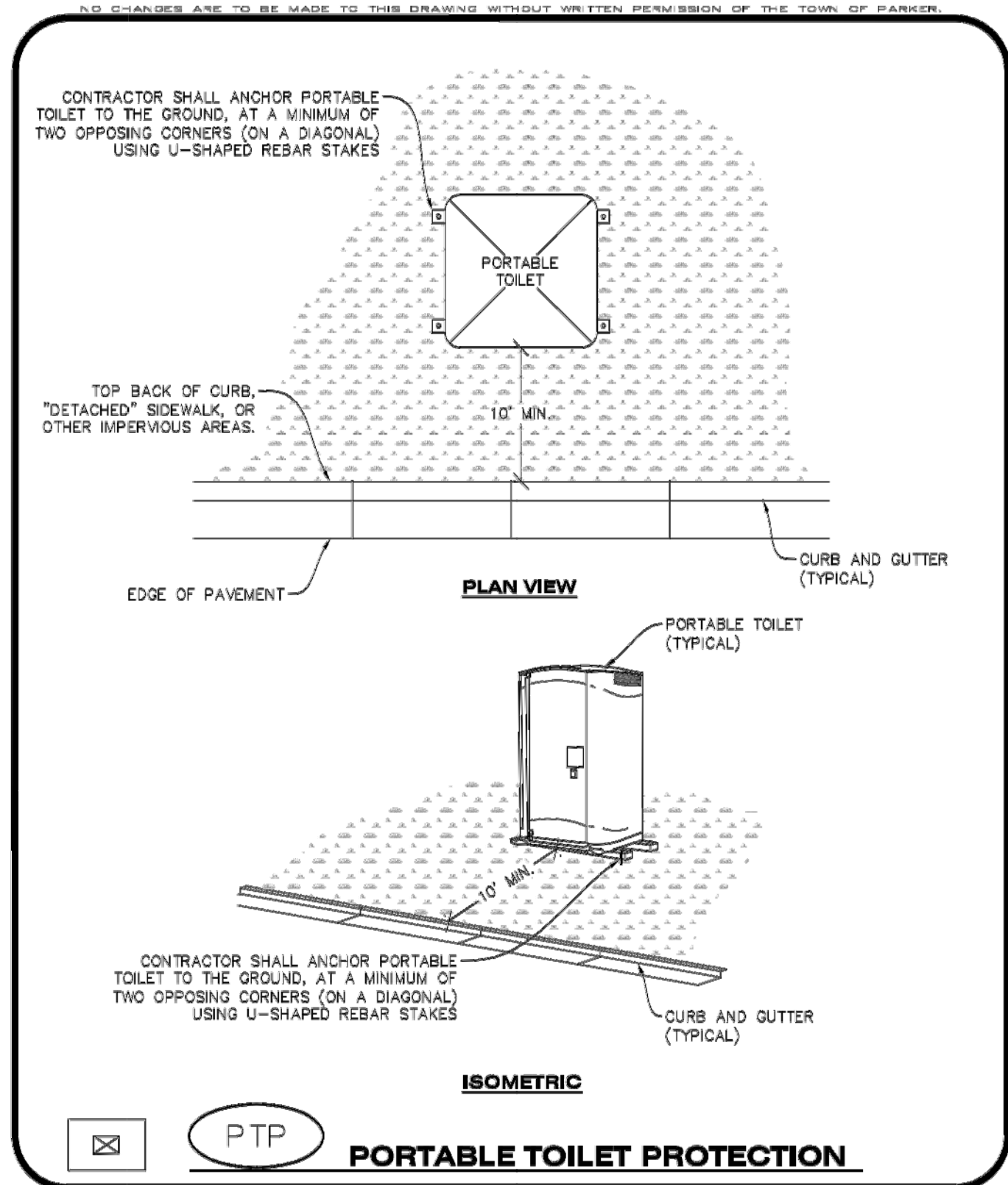


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CONSTRUCTION BEST MANAGEMENT PRACTICES

MWP

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Oct. 2013

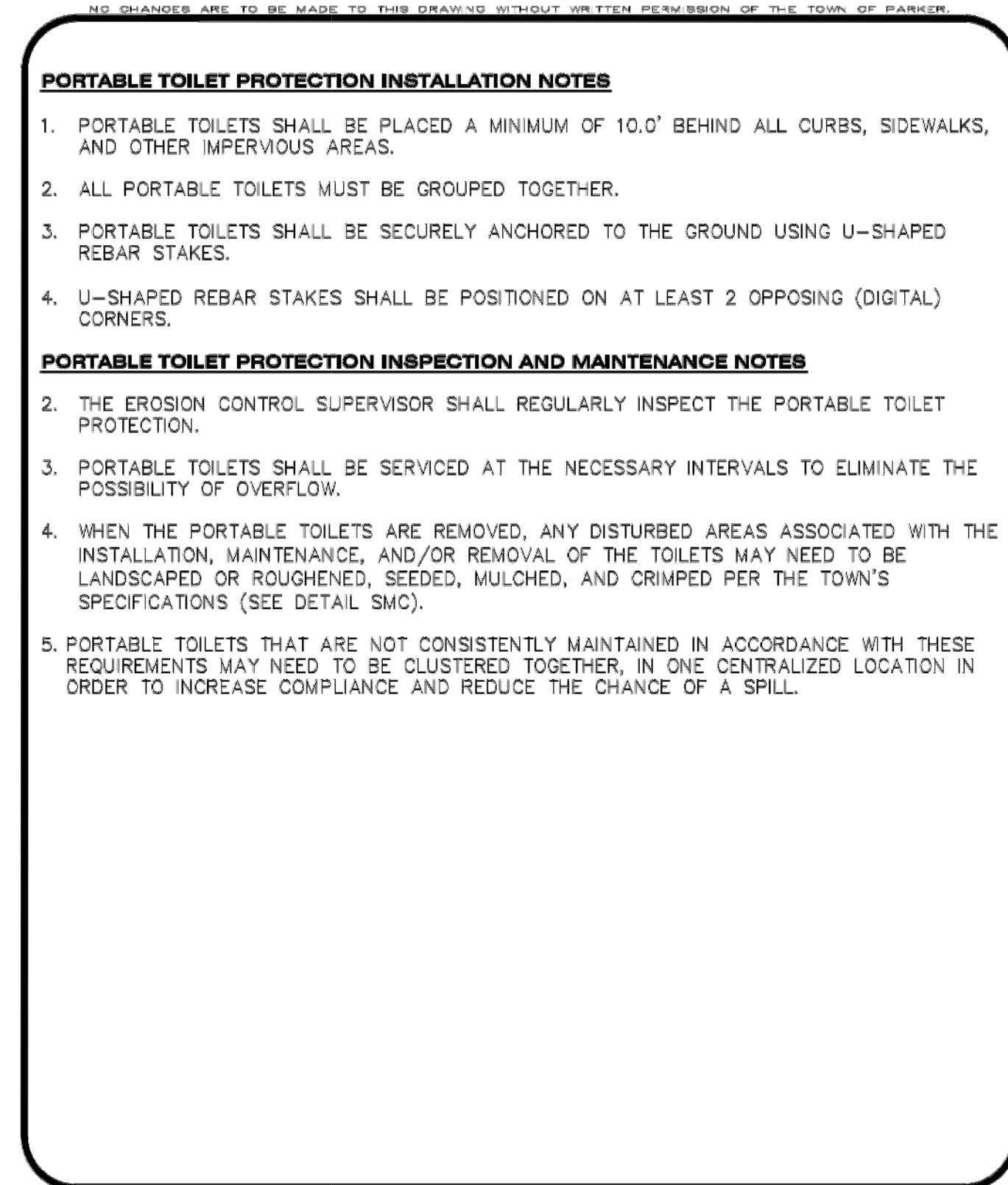


CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

PTP

1 OF 2
Oct. 2013

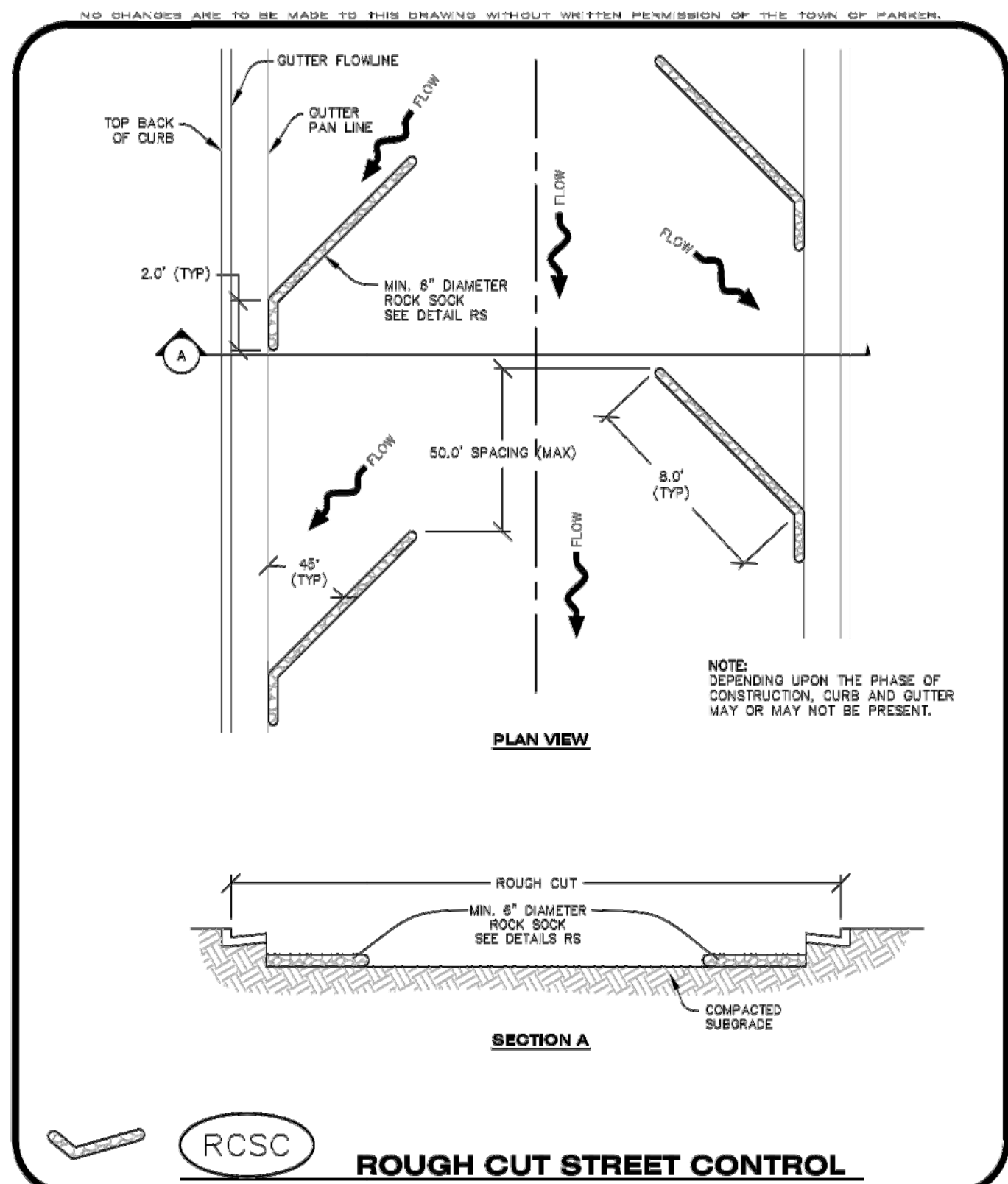


CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

PTP

2 OF 2
Oct. 2013

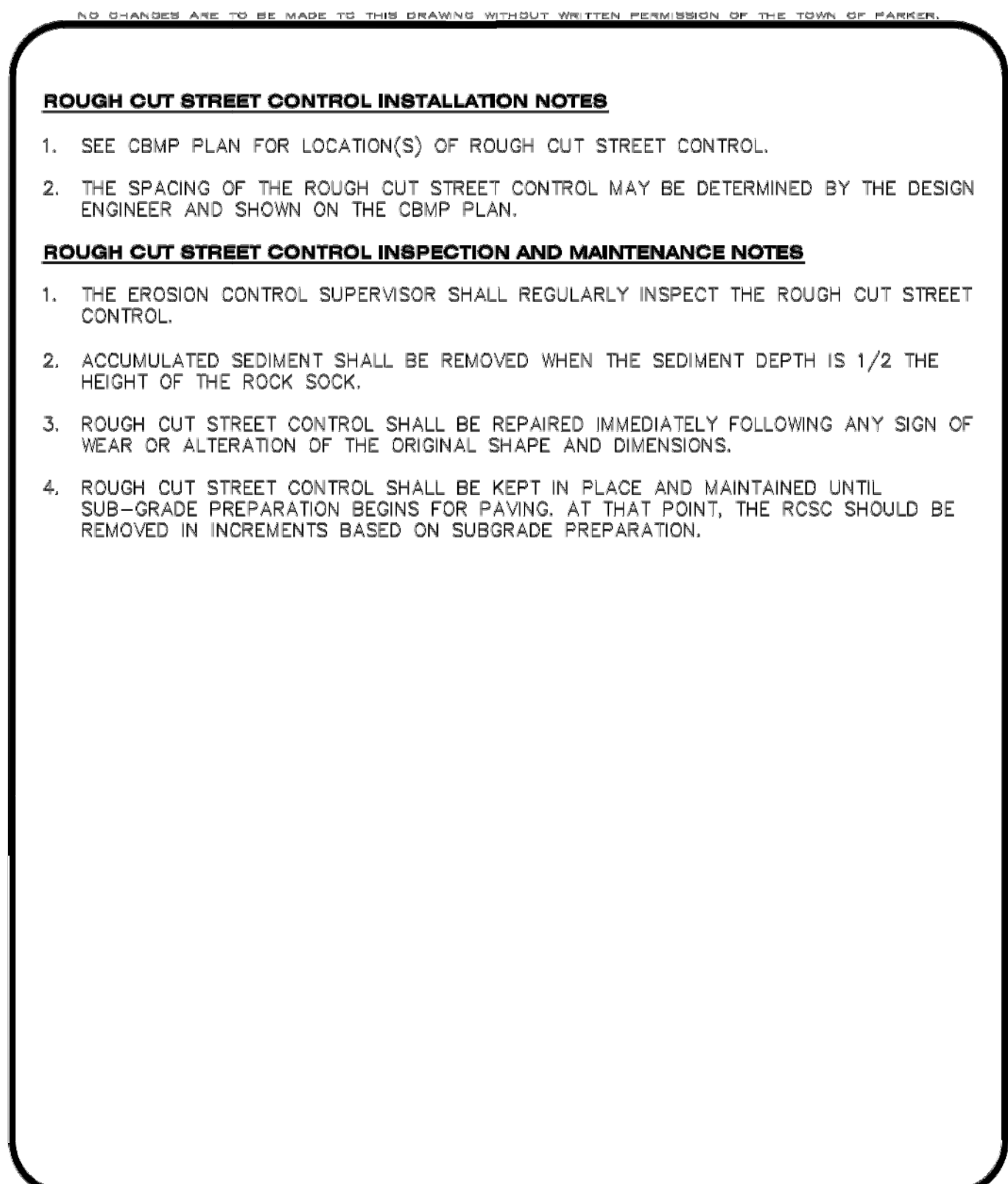


CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

RCSC

1 OF 2
Oct. 2013

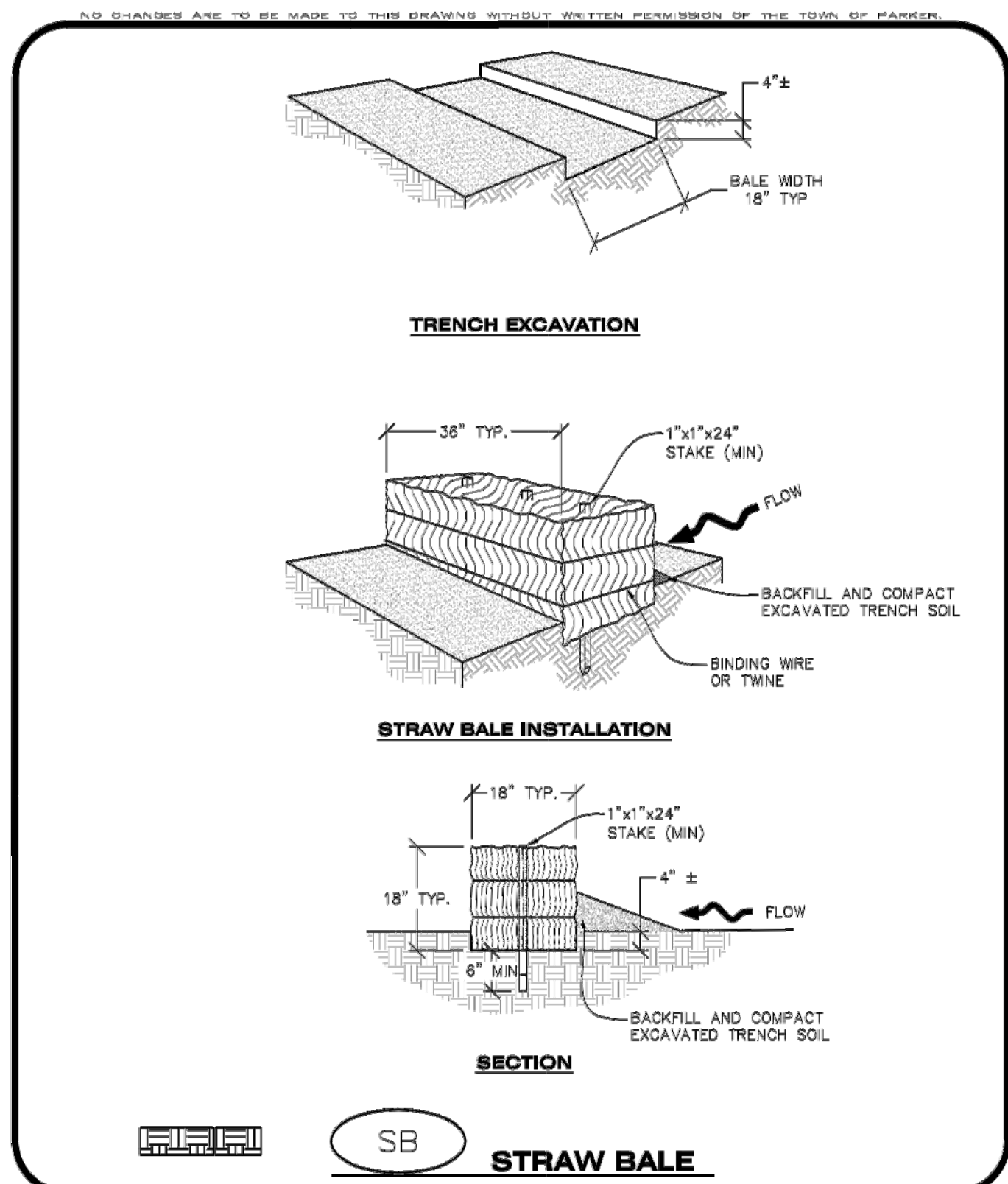


CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

RCSC

2 OF 2
Oct. 2013

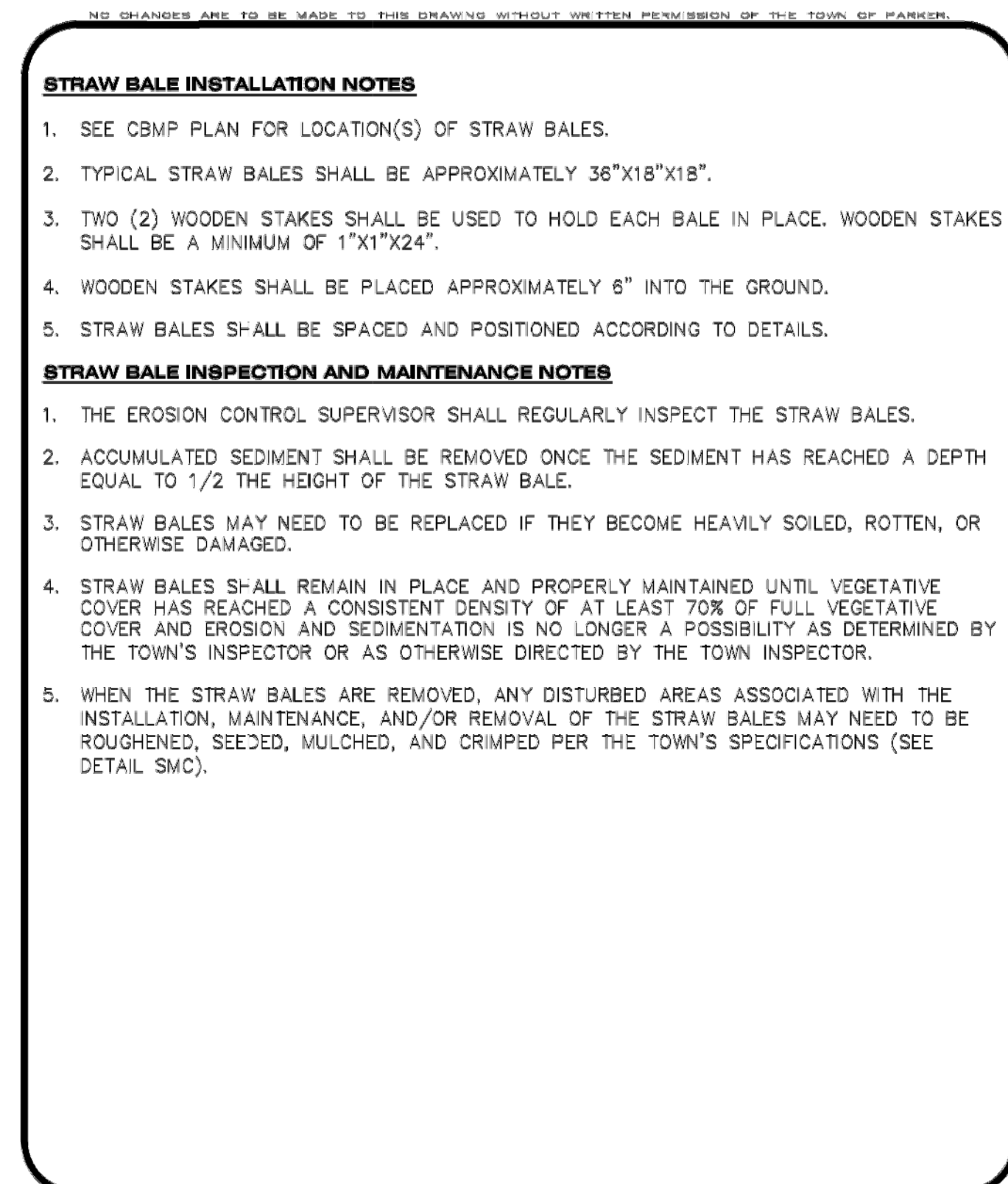


CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

SB

1 OF 2
Oct. 2013



CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

SB

2 OF 2
Oct. 2013

CBMP DETAILS

PARKER POINTE
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

design by: JWD
approved by: JWD
project no.: 2015-015

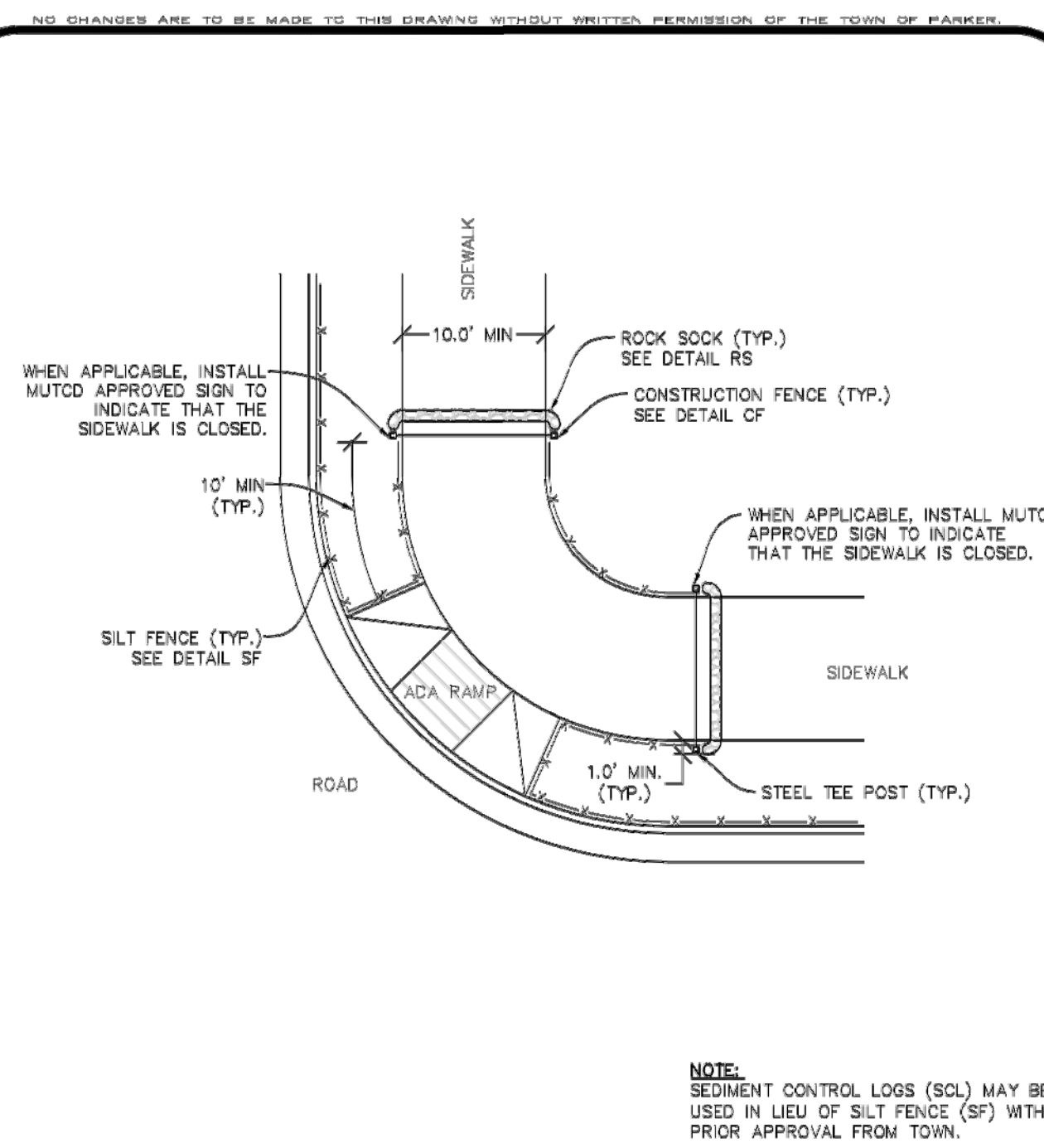
date: 10/01/17

SHEET
C3.97

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

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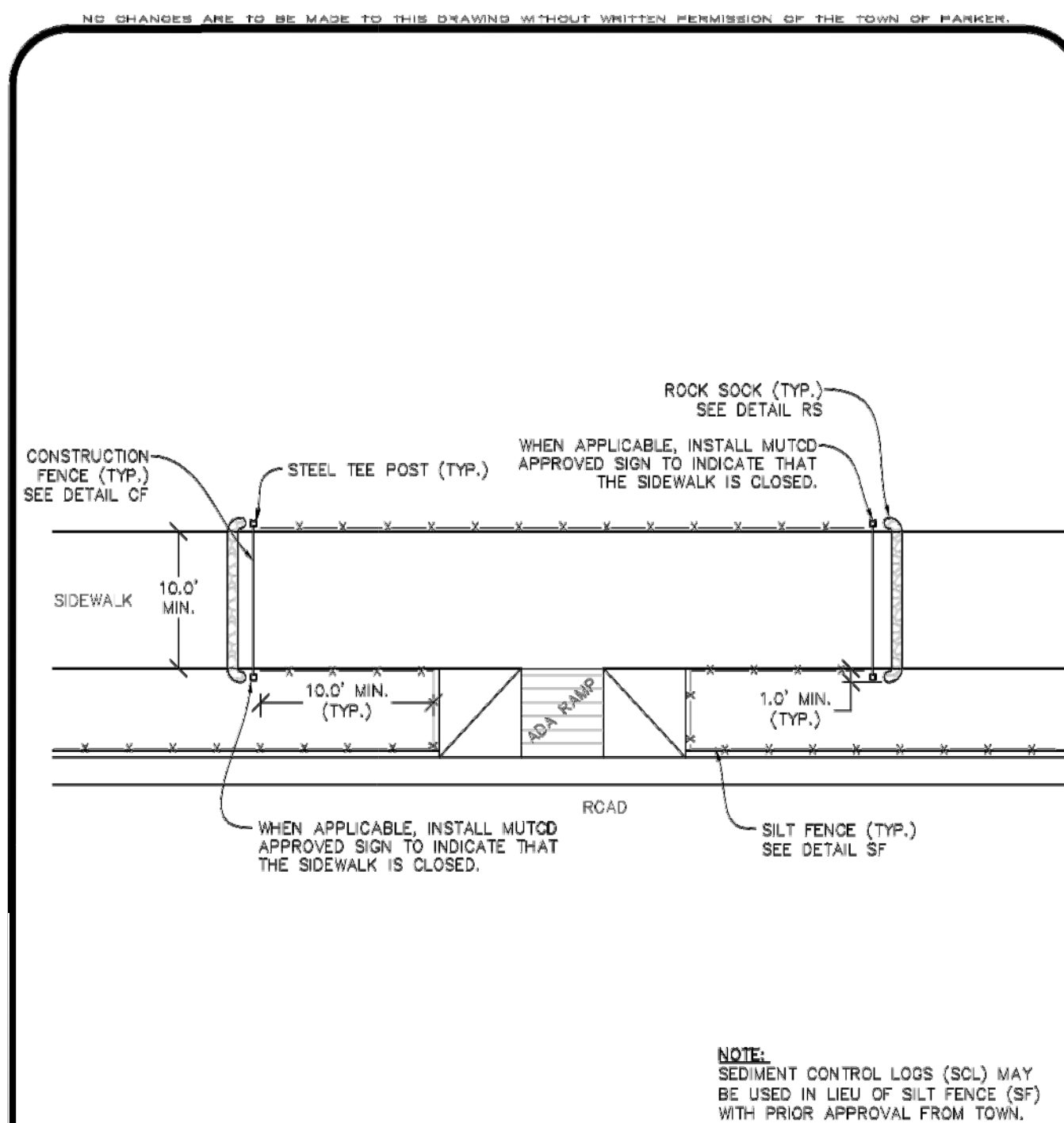
REVISIONS



STP

CONSTRUCTION BEST MANAGEMENT PRACTICES

1 OF 3



STP

CONSTRUCTION BEST MANAGEMENT PRACTICES

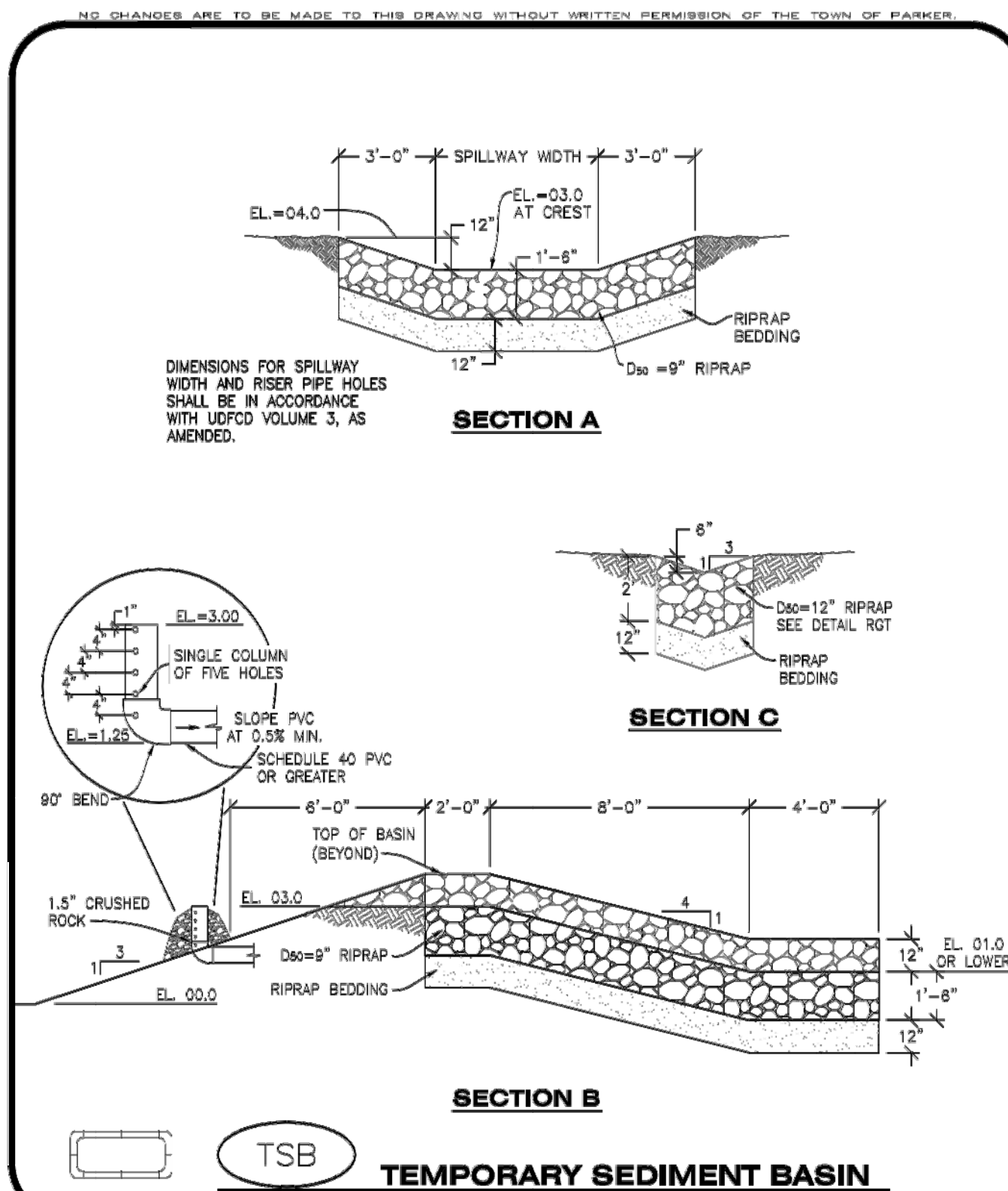
2 OF 3

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CONSTRUCTION BEST MANAGEMENT PRACTICES

1 OF 3



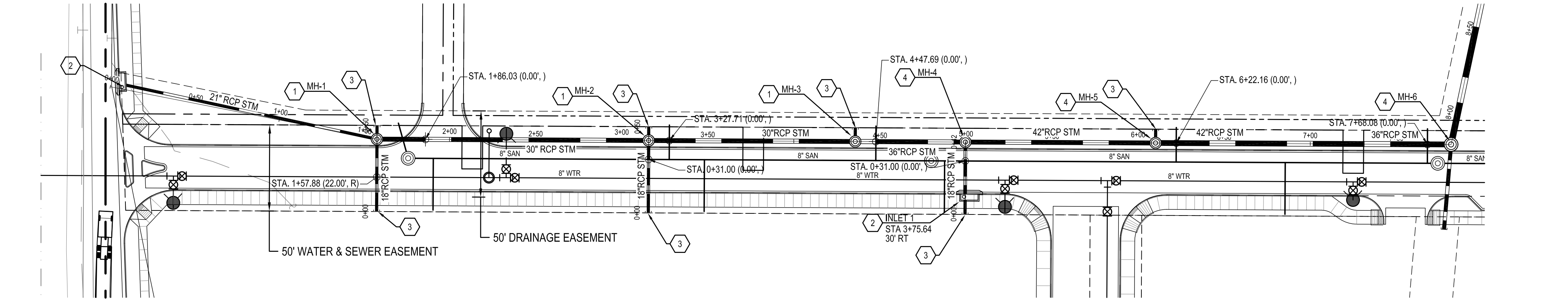
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CONSTRUCTION BEST MANAGEMENT PRACTICES

2 OF 3

- SHEET
C3.99

\\PDG-NAS\PUBLIC\PROJECTS\2015-015 PARKER AND STROH.DWG\STORM SEWER PLANS\201-015 CDS - STORM SEWER PLANDWG 11/5/2018 12:33 PM



CONSTRUCTION NOTES

- 1 CONSTRUCT 5' DIAMETER MANHOLE. SEE SHEET C4.90.
- 2 CONSTRUCT 10' TYPE R INLET. SEE SHEET C4.91.
- 3 STUB 18" RCP FOR THE FUTURE CONNECTION. PLUG AND MARK FOR FUTURE CONNECTION.
- 4 CONSTRUCT 6' DIAMETER MANHOLE. SEE SHEET C4.90.

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BENCHMARK

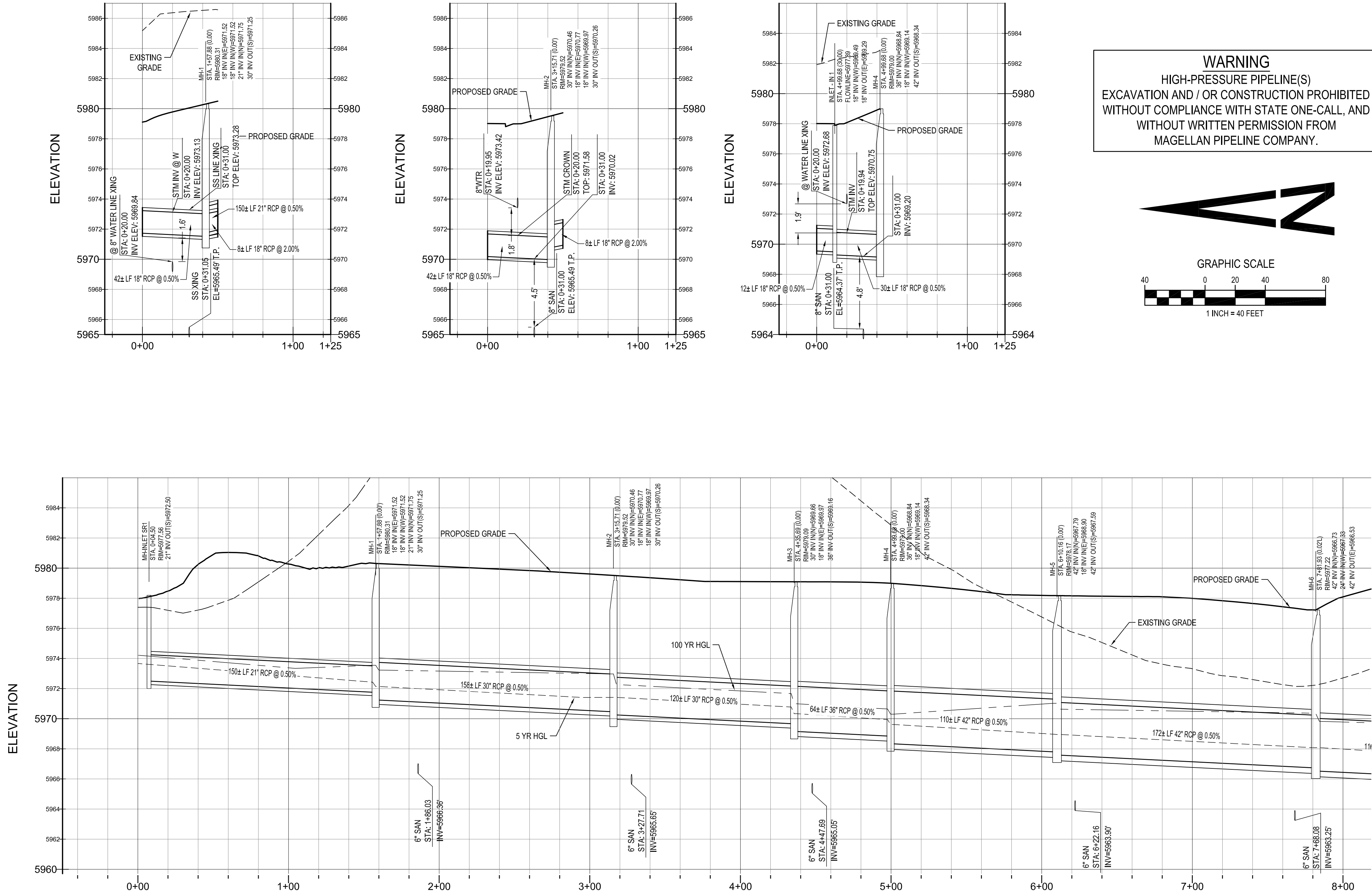
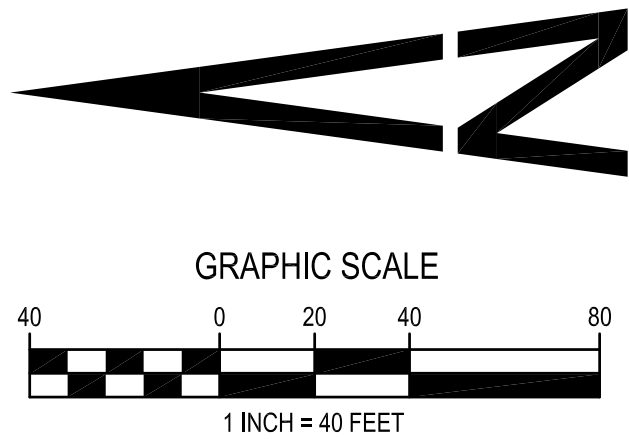
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ELEVATION: 5970.79 FEET (NAVD 1988 DATUM)

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TOWN OF PARKER, DIRECTOR OF ENGINEERING

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MAGELLAN PIPELINE COMPANY.



STORM SEWER PLAN AND PROFILE

design by: JWD
approved by: JWD
project no.: 2015-015

date: 10/01/17

SHEET

C4.10

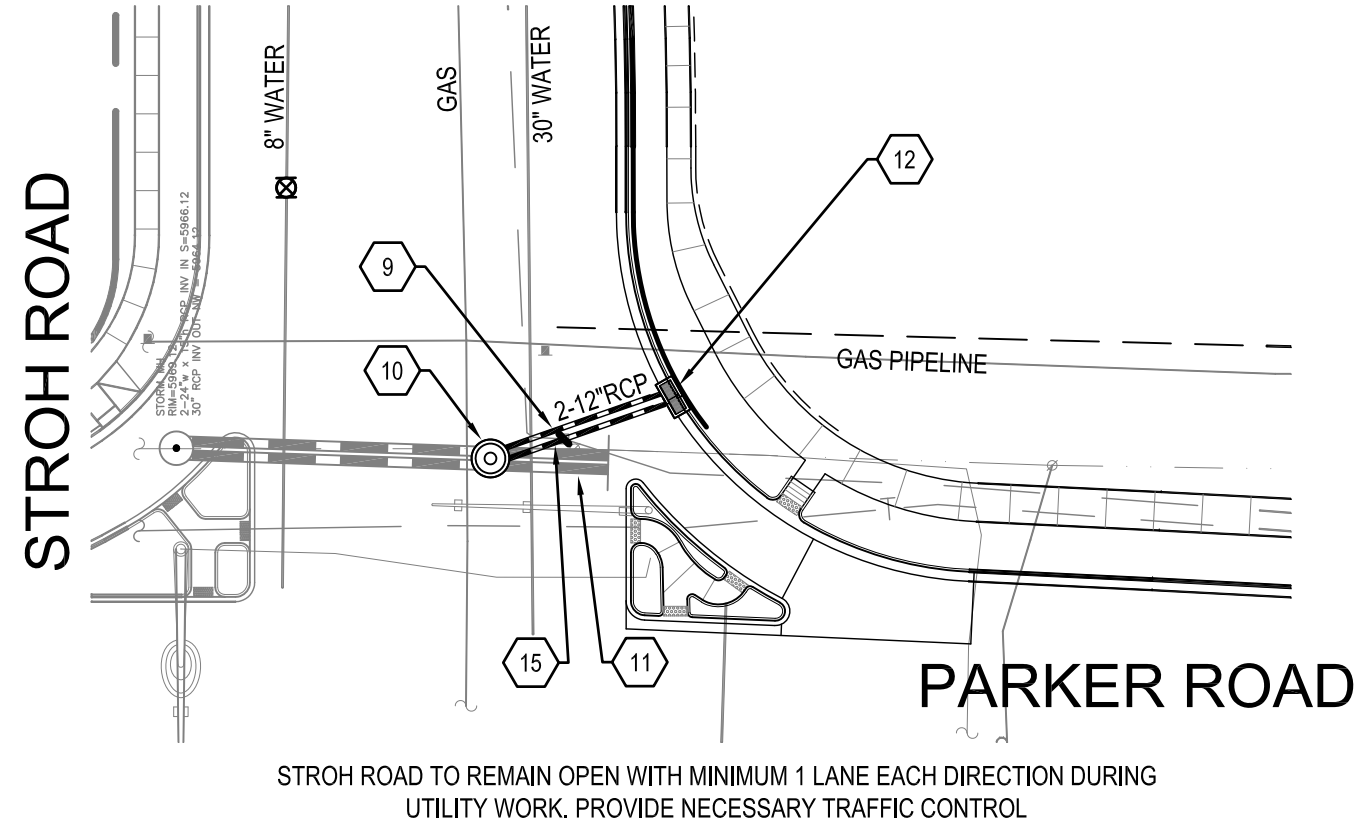
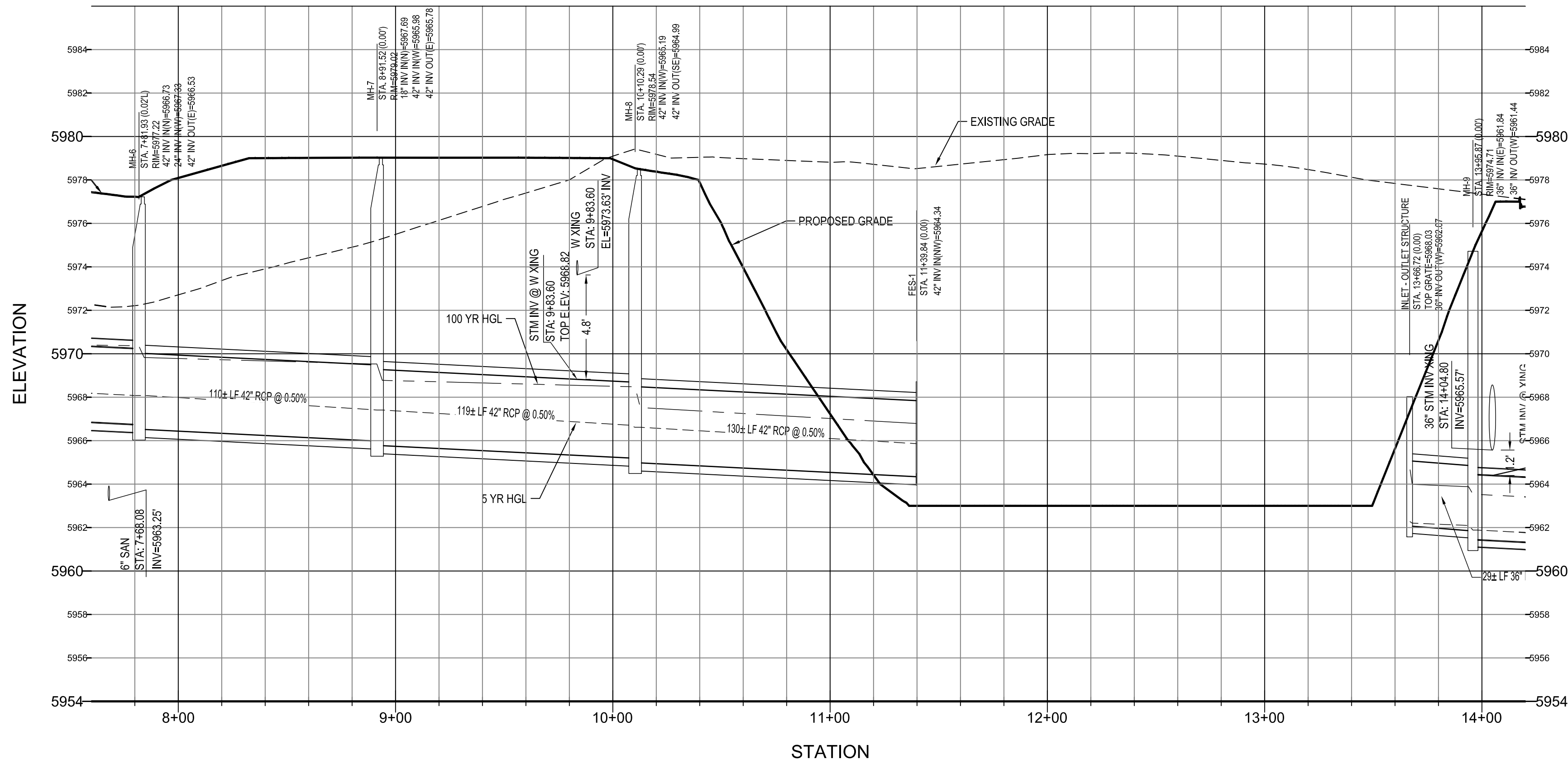
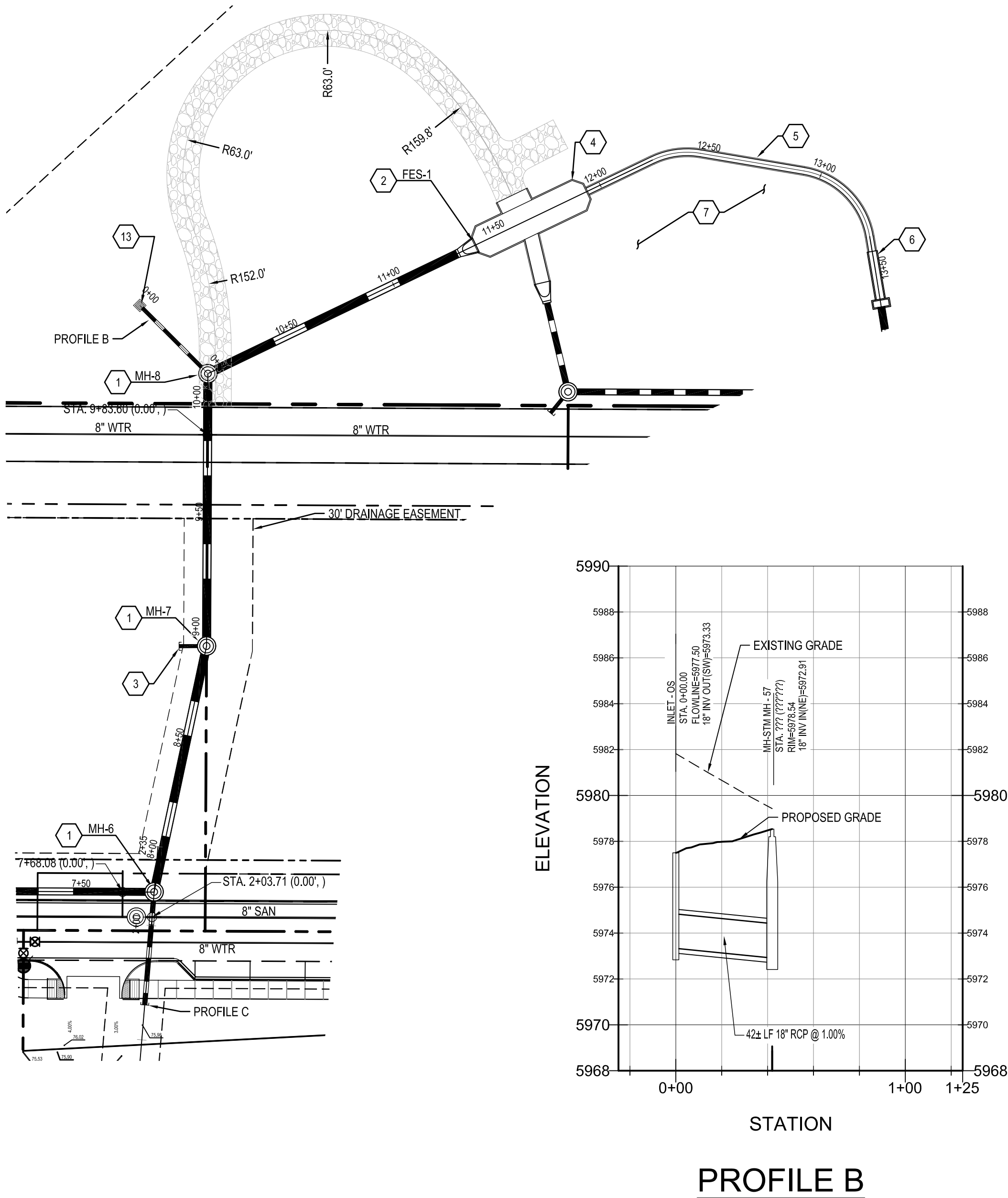
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SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

PERCEPTION
DESIGN GROUP, INC.
LITTLETON, CO 80120 303-232-8088
WWW.PERCEPTIONDESIGNGROUP.COM

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CONSTRUCTION NOTES

1. CONSTRUCT 6" DIAMETER MANHOLE. SEE SHEET C4.90.
2. INSTALL 42" FES WITH JOINT RESTRAINTS.
3. STUB 18" RCP 8LF @ 2.00%. SEE PROFILE FOR STARTING INVERT, PLUG AND MARK FOR FUTURE CONNECTION.
4. CONSTRUCT CONCRETE FOREBAY. SEE SHEET C4.16.
5. CONSTRUCT CONCRETE LOW FLOW CHANNEL. SEE SHEET C4.15
6. CONSTRUCT OUTLET STRUCTURE. SEE SHEET C4.16.
7. SEE SHEET C4.15 FOR DETENTION POND PLAN.
8. CONSTRUCT 6" DIAMETER MANHOLE. SEE SHEET C4.90.
9. INSTALL 2-12" RCP TO NEW INLET. 39± LF @ 0.40%.
10. CONSTRUCT MANHOLE WITH FLAT TOP.
11. REMOVE 2-23"X14" HERCP.
12. CONSTRUCT DBL DENVER NO 16 INLET. SLOPE INLET TO MATCH STREET GRADE. SEE GRADING PLAN. SEE SHEET C4.93 FOR DETAIL. SEE PROFILE FOR DEEP BOX INVERT.
13. CONSTRUCT TYPE C INLET. SEE CDOT M-604-10.
14. CONTRACTOR SHALL POTHOLE CROSSING UTILITIES AND REPORT ELEVATION AND LOCATIONS TO ENGINEER PRIOR TO CONSTRUCTION.
15. LAP PAVEMENT PATCH IN ACCORDANCE WITH TOWN DETAIL 27 ON SHEET C5.91.

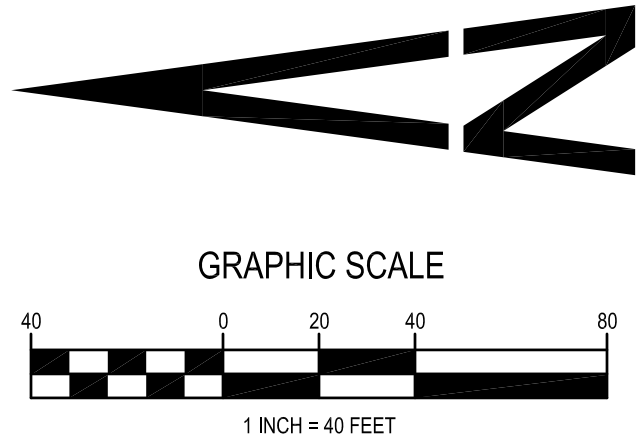
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TOWN OF PARKER, DIRECTOR OF ENGINEERING

STORM SEWER PLAN AND PROFILE

design by: JWD
approved by: JWD
project no.: 2015-015

date: 10/01/17

SHEET

C4.11

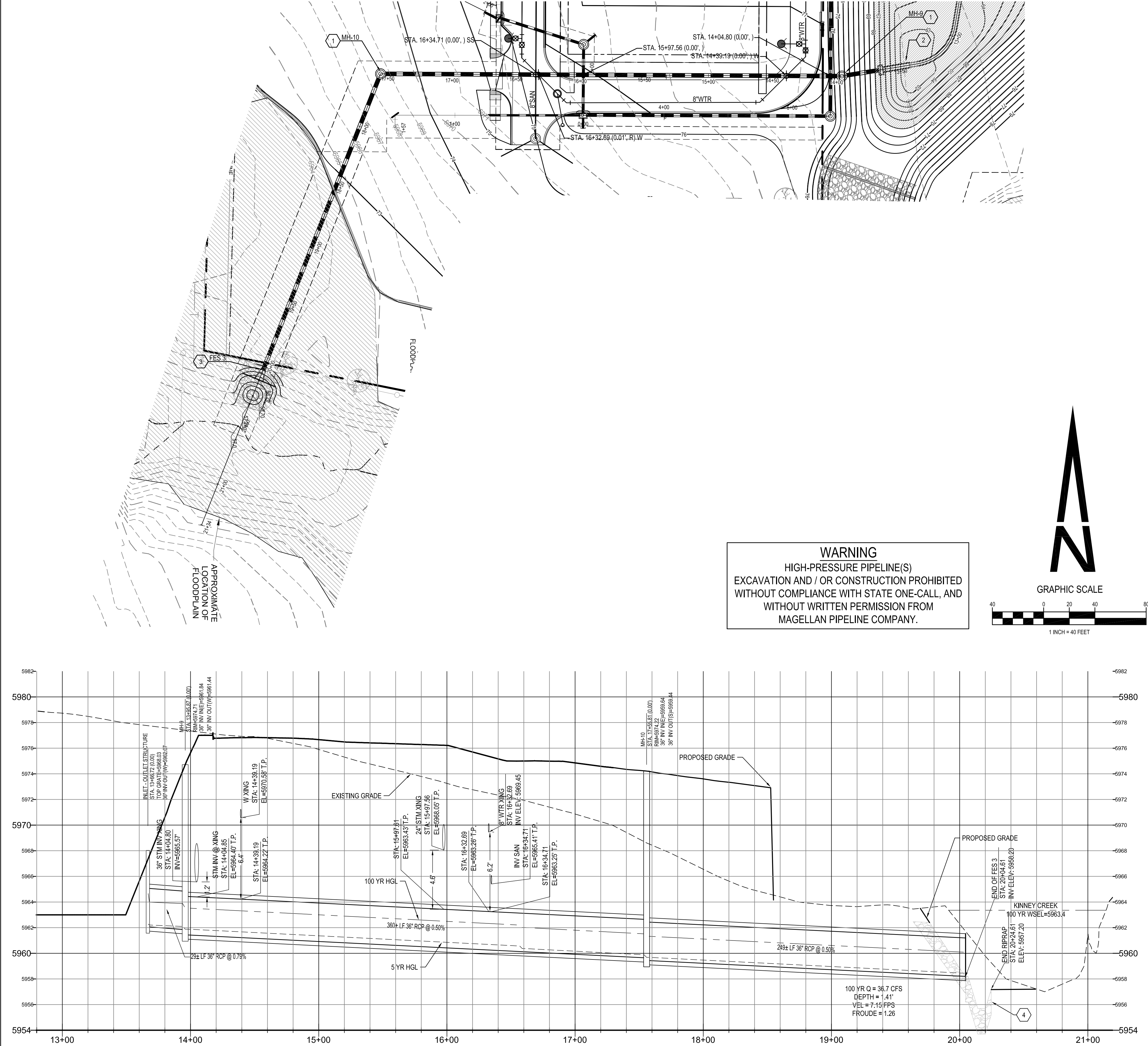
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PERCEPTION
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6801 SOUTH PERCE STREET SUITE 315, LITTLETON, CO 80120 303-259-8888
WWW.PERCEPTIONSGROUP.COM

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2. CONSTRUCT OUTLET STRUCTURE. SEE SHEET C4.15
3. INSTALL 36" FES WITH JOINT RESTRAINTS AND TOE WALL. SEE SHEET C4.91
4. INSTALL RIP RAP OUTLET PROTECTION. SEE SHEET C4.92

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TOWN OF PARKER, DIRECTOR OF ENGINEERING

STORM SEWER PLAN AND PROFILE

design by: JWD
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project no.: 2015-015

date: 10/01/17

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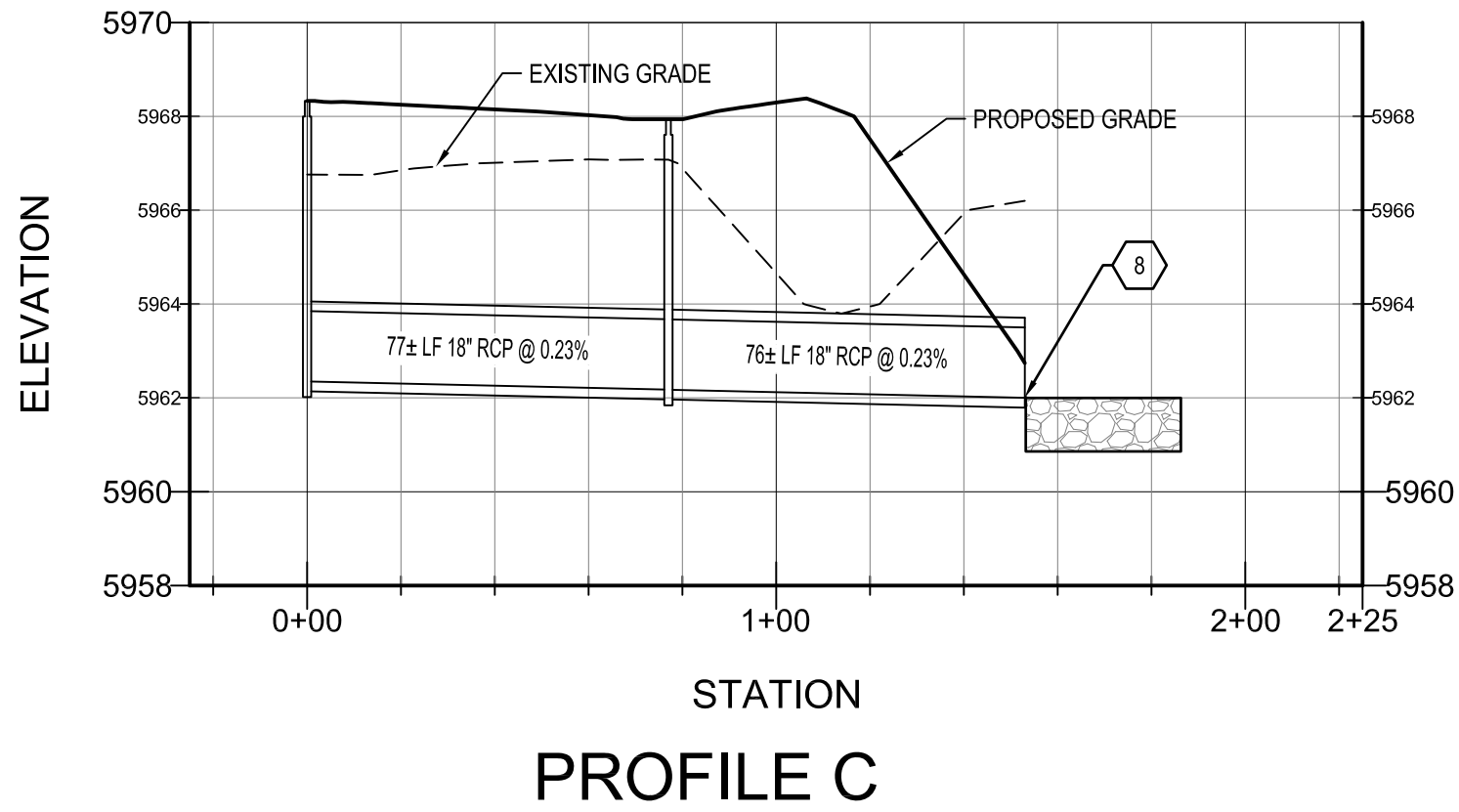
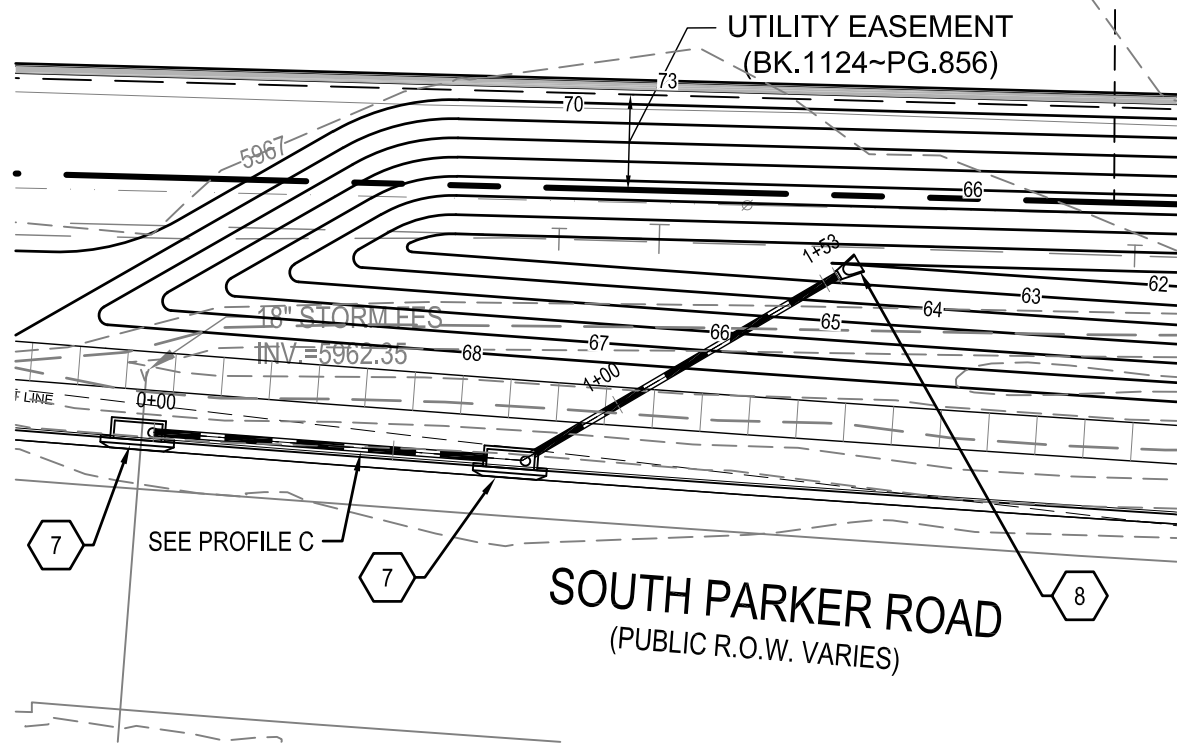
C4.12

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5. PLUG AND MARK FOR FUTURE CONNECTION.
6. CONSTRUCT 6' DIAMETER MANHOLE WITH NEENAH R-3031-B COMBINATION INLET GRATE INSTEAD OF STANDARD RIM AND COVER.
7. CONSTRUCT 10' TYPE R INLET. SEE SHEET C4.91.
8. INSTALL 18" FES WITH CUTOFF WALL AND 4' X 10' LONG BURIED TYPE L RIPRAP OVER FILTER FABRIC.

**CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987**

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BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

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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 PLAN 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 MANHOLE AND FLOWLINE X CENTER OF INLETS.
13. ELEVATIONS ARE FINISHED GRADE ELEVATION UNLESS OTHER WISE NOTED.

BENCHMARK

BENCHMARK: DOUGLAS COUNTY SURVEY CONTROL MONUMENT TT15A - 3" DIAMETER DOUGLAS COUNTY GIS ALUMINUM CAP AT THE NE CORNER OF STROH ROAD AND SOUTH PARKER ROAD (US HIGHWAY 83)
ELEVATION: 5970.79 FEET (NAVD 1988 DATUM)

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TOWN OF PARKER, DIRECTOR OF ENGINEERING

STORM SEWER PLAN AND PROFILE

design by: JWD
approved by: JWD
project no.: 2015-015

date: 10/01/17

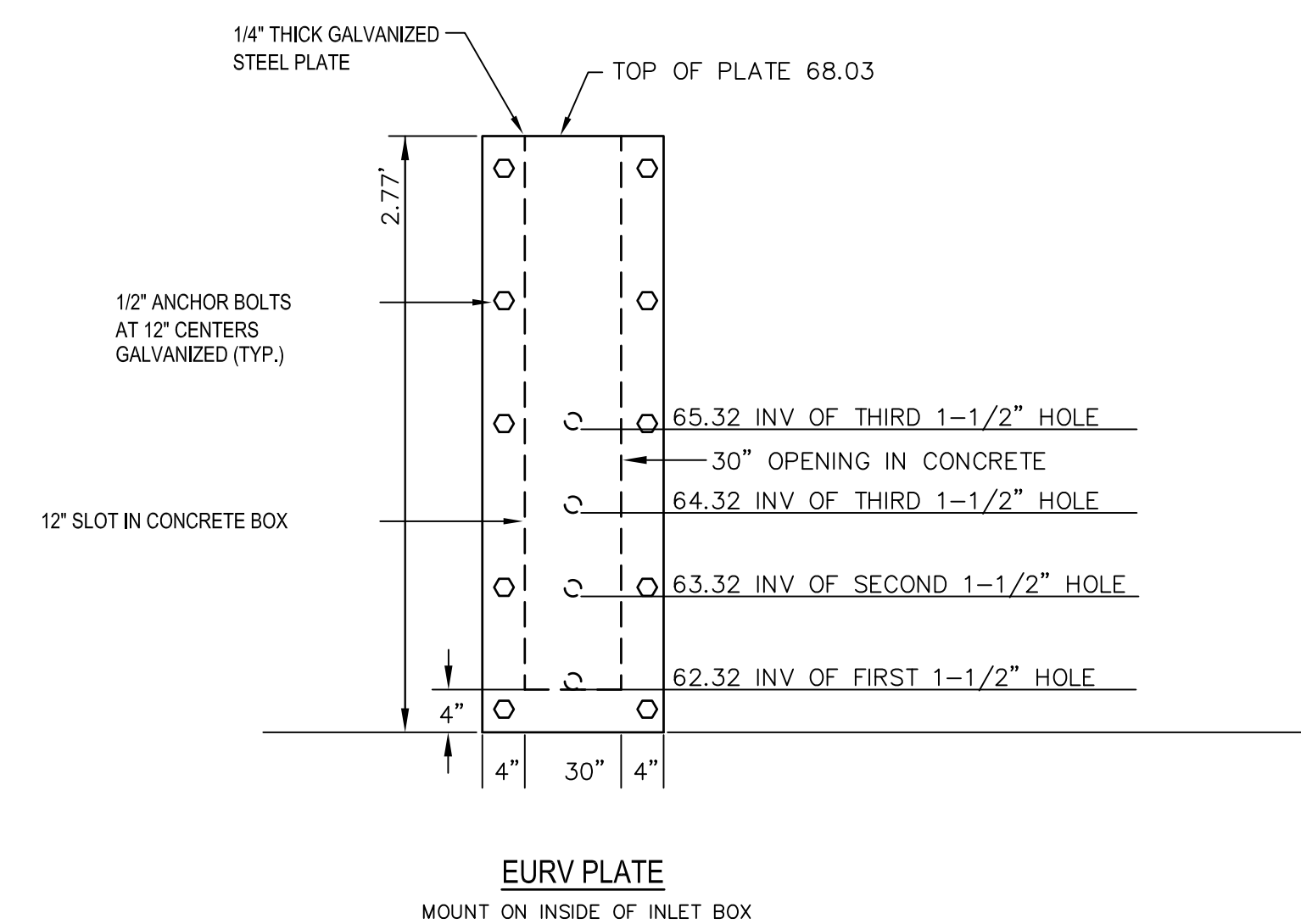
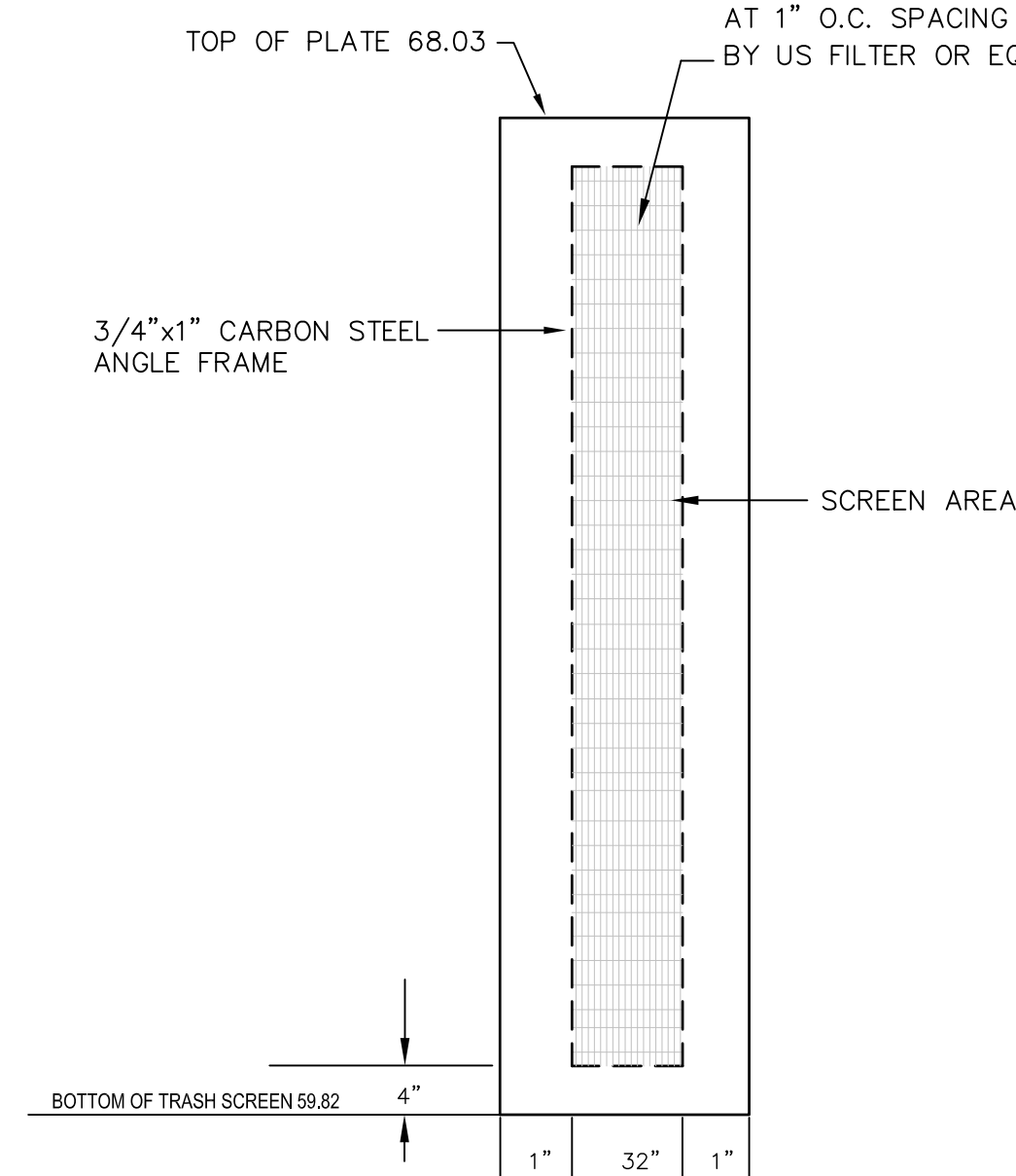
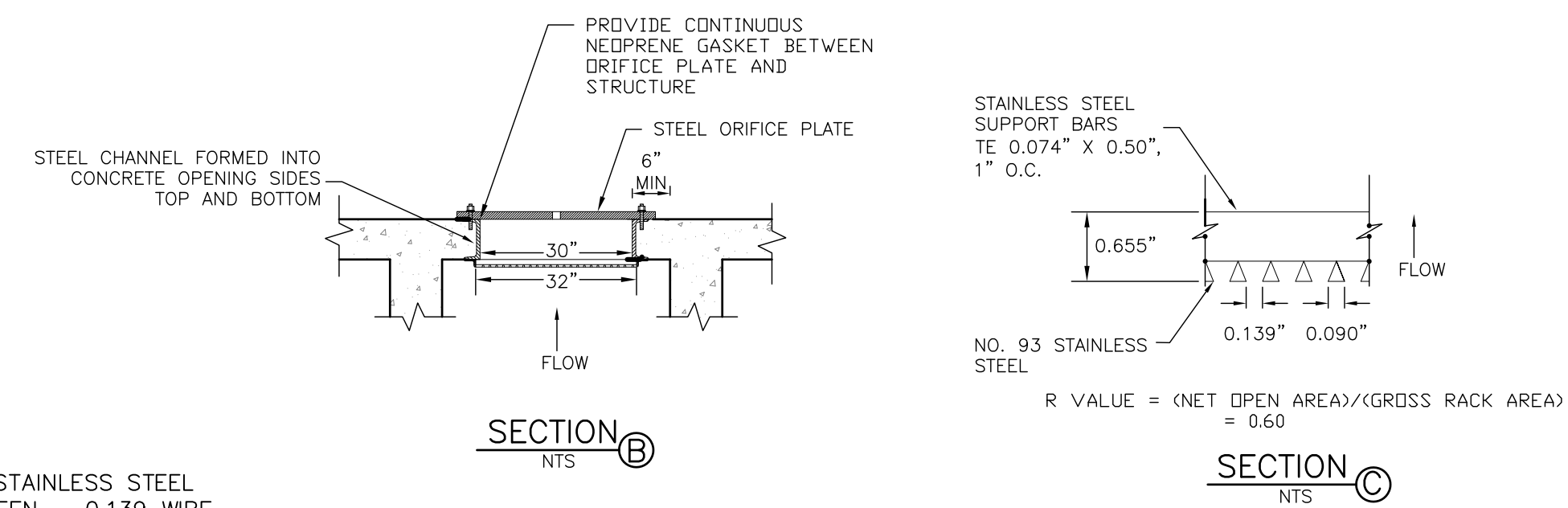
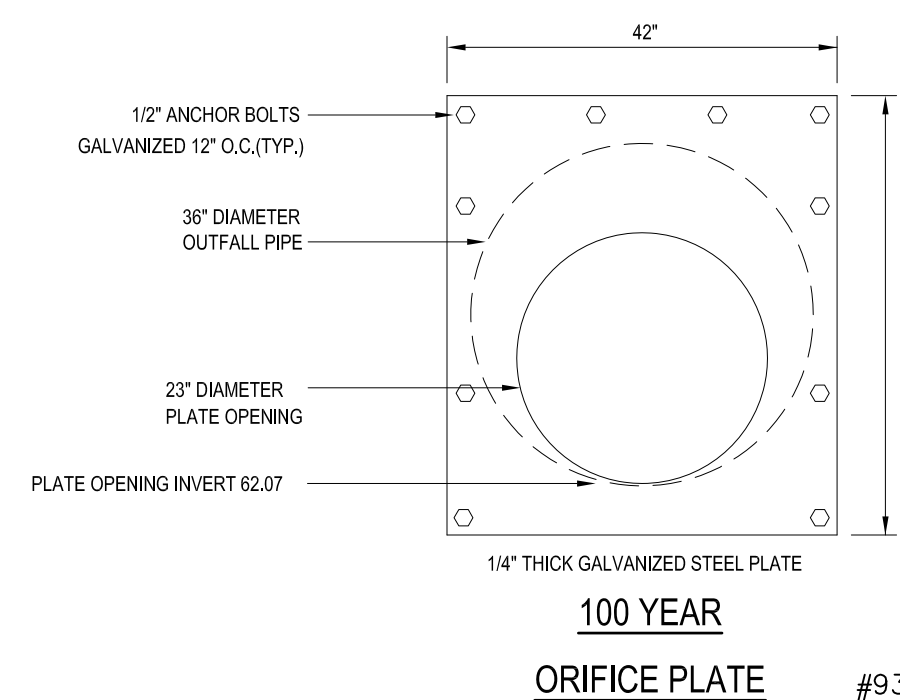
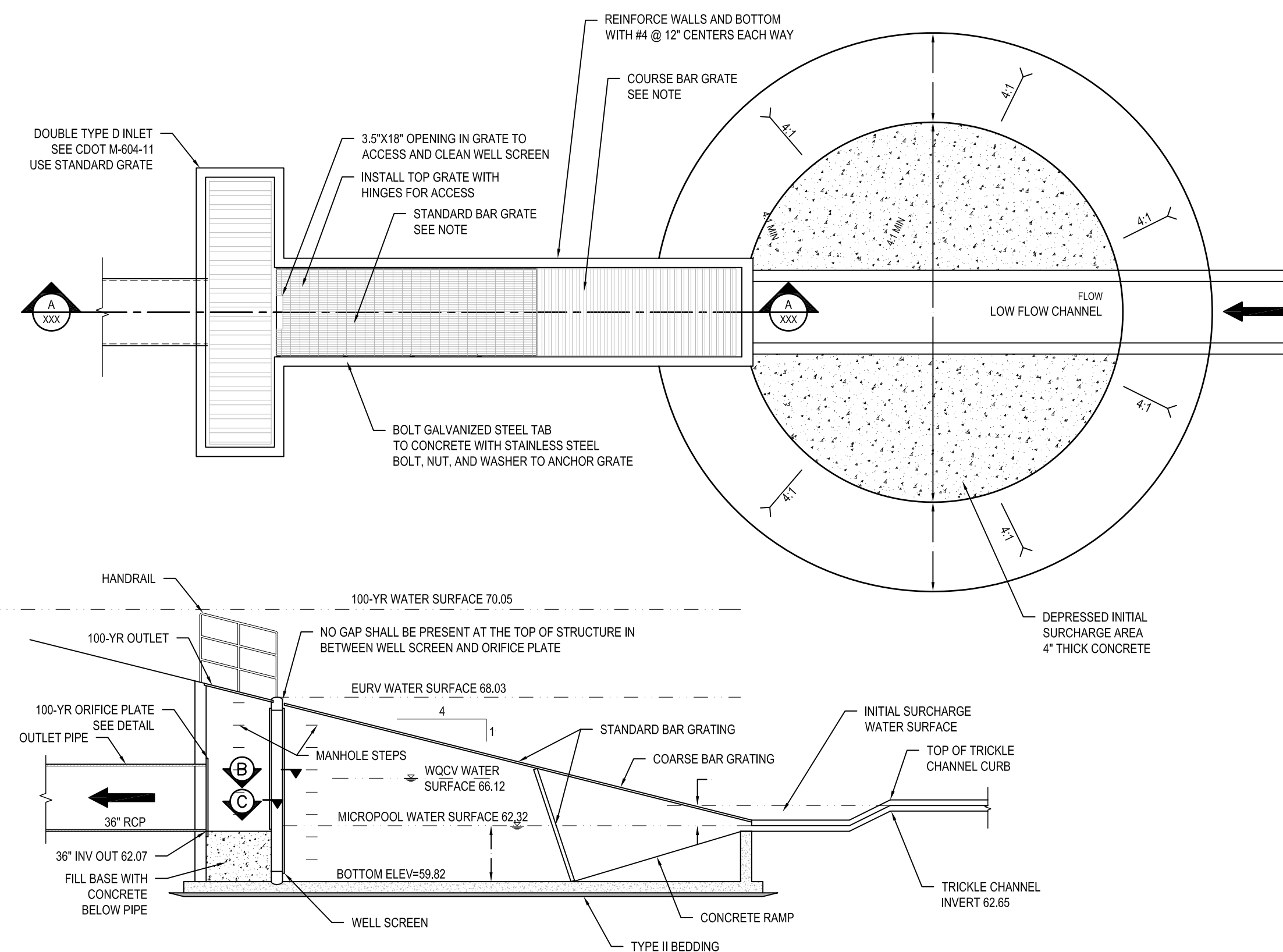
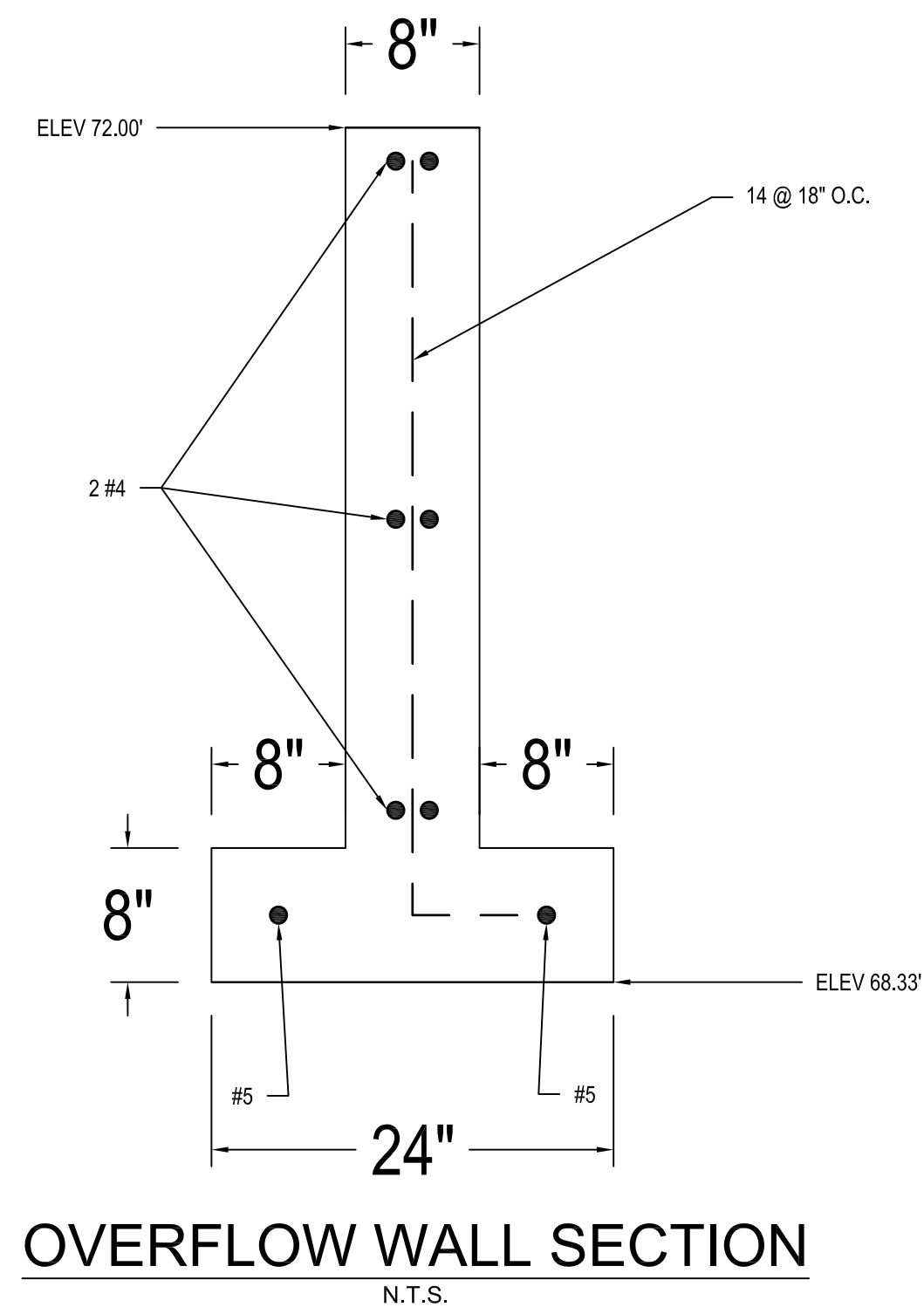
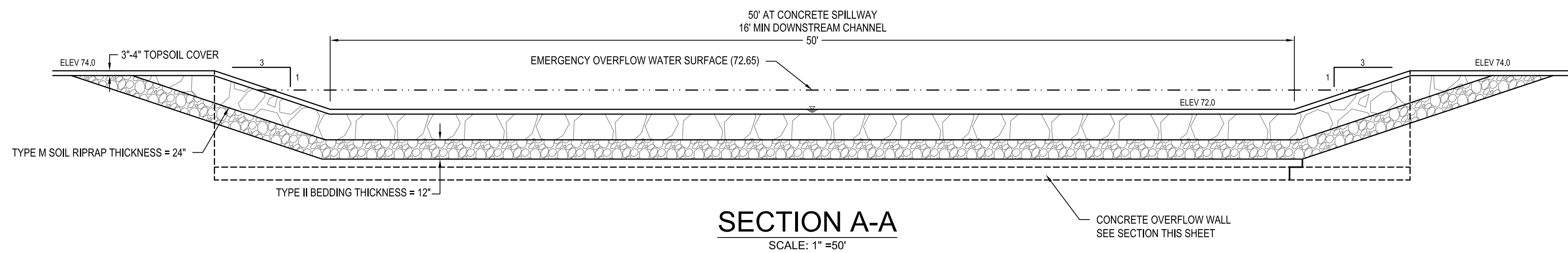
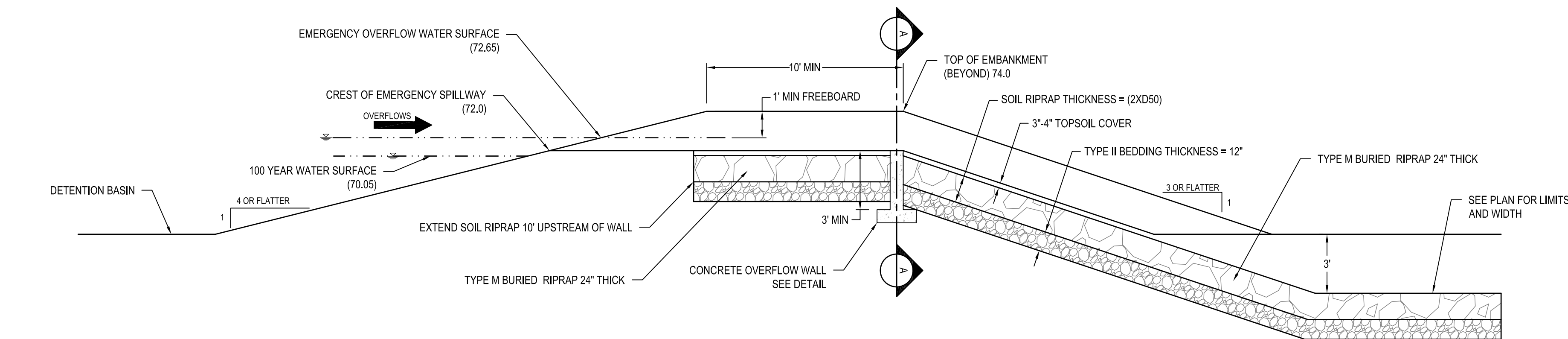
SHEET

C4.13

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

NO.	DATE	DESCRIPTION	REVISIONS
11/01/18	SIXTH SUBMITTAL		
08/31/18	FOURTH SUBMITTAL		
05/25/18	THIRD SUBMITTAL		
03/19/18	PWSD SUBMITTAL		
02/28/18	SECOND SUBMITTAL		
10/24/17	INITIAL SUBMITTAL		

PARKER POINTE
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO



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OUTLET STRUCTURE DETAIL

SCALE: 1" = 5'

STANDARD BAR GRATING TO BE GALVANIZED STEEL WITH NOMINAL
OPENING OF 1 INCH BY 4 INCHES RATED FOR 200 POUNDS PER SQUARE
FOOT.

COURSE BAR GRATING TO BE GALVANIZED STEEL BARS OR PIPE WITH
MAXIMUM CLEAR SPACING OF 4".

BENCHMARK

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DETENTION POND DETAILS

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SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

design by:	JWD
approved by:	JWD
project no.:	2015-015

date:	10/01/17
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C4.16

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REVISIONS

DETENTION POND DETAILS

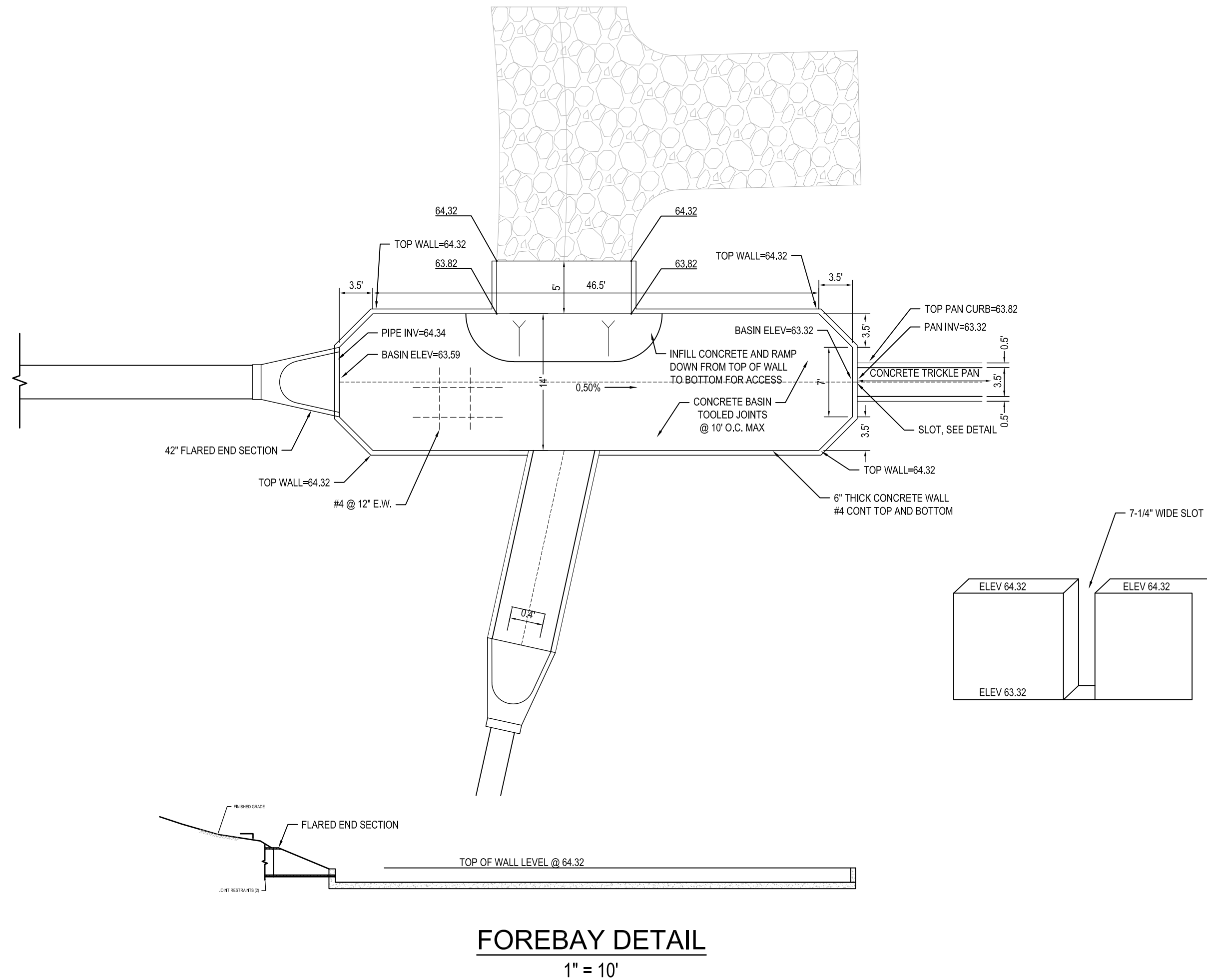
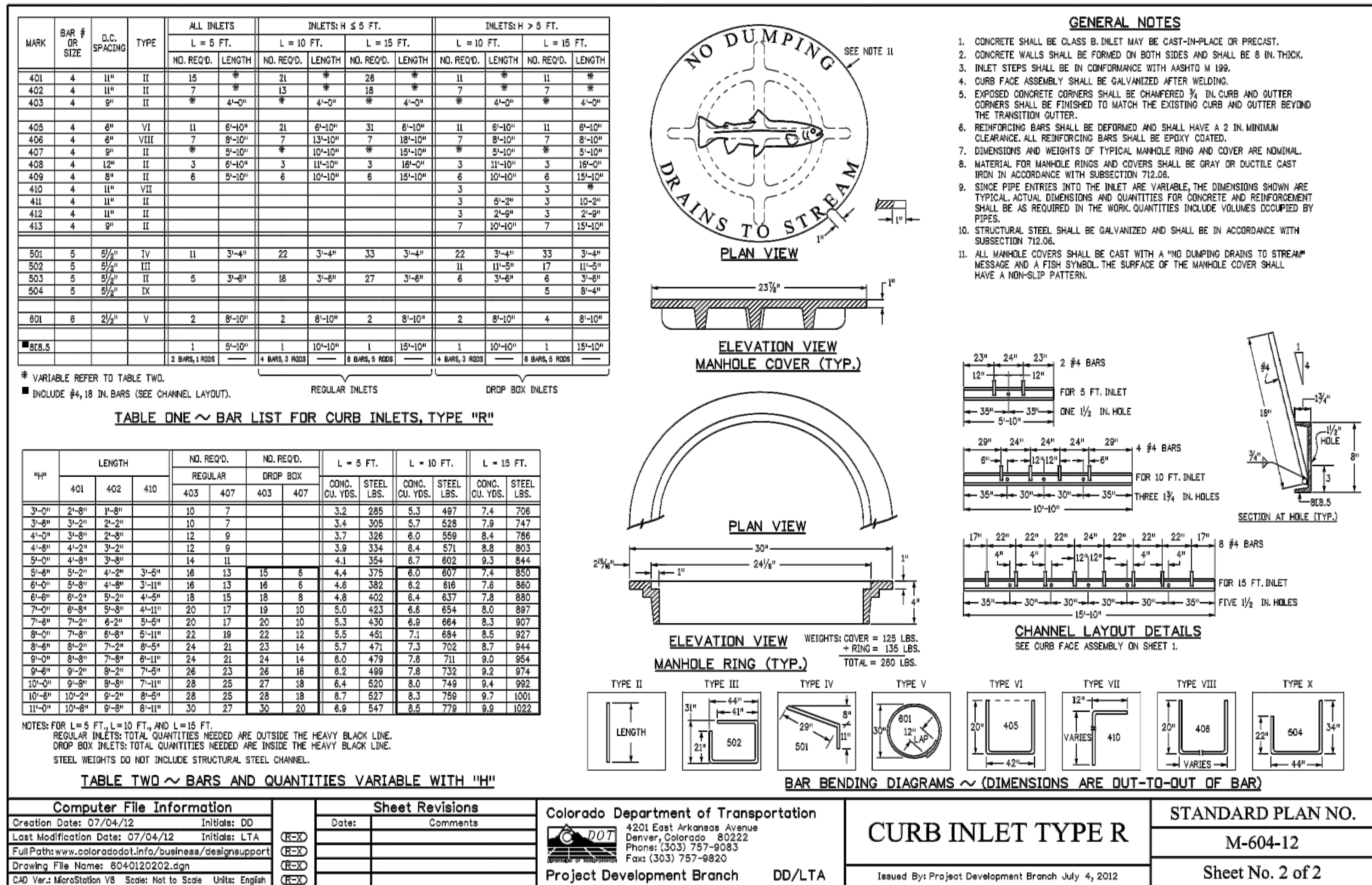
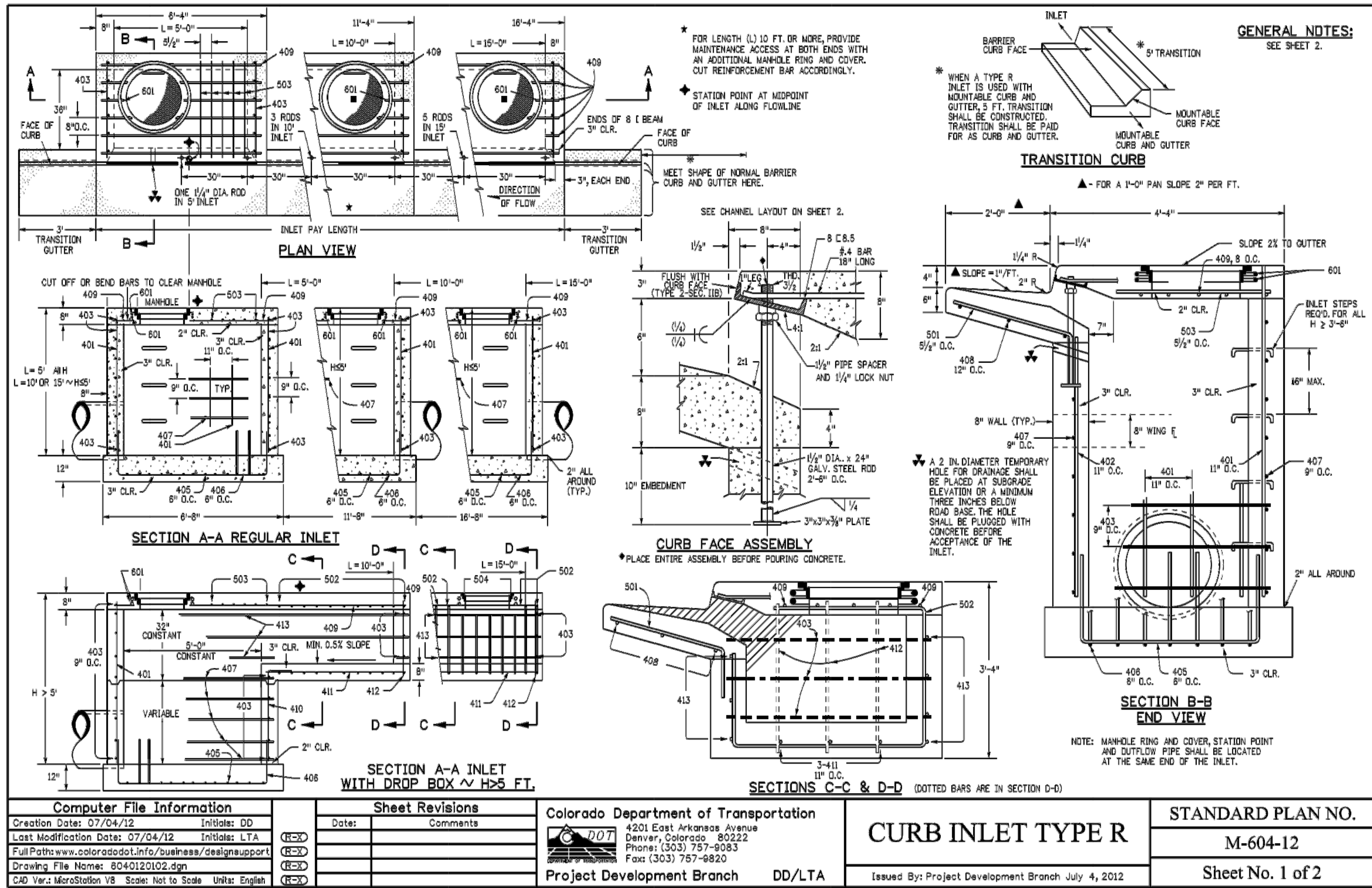
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STORM SEWER DETAILS

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PARKER, COLORADO

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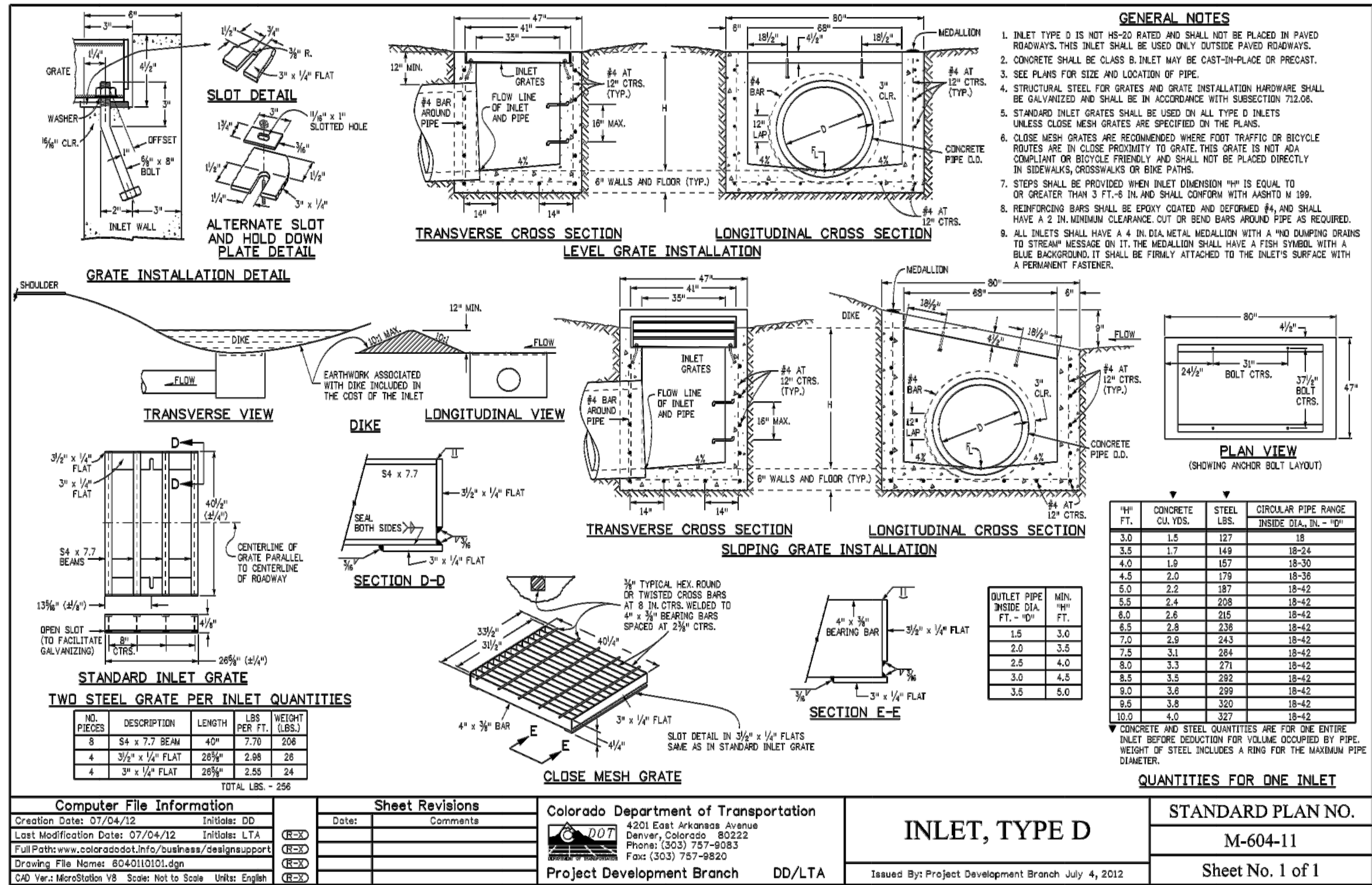
SHEET

C4.91

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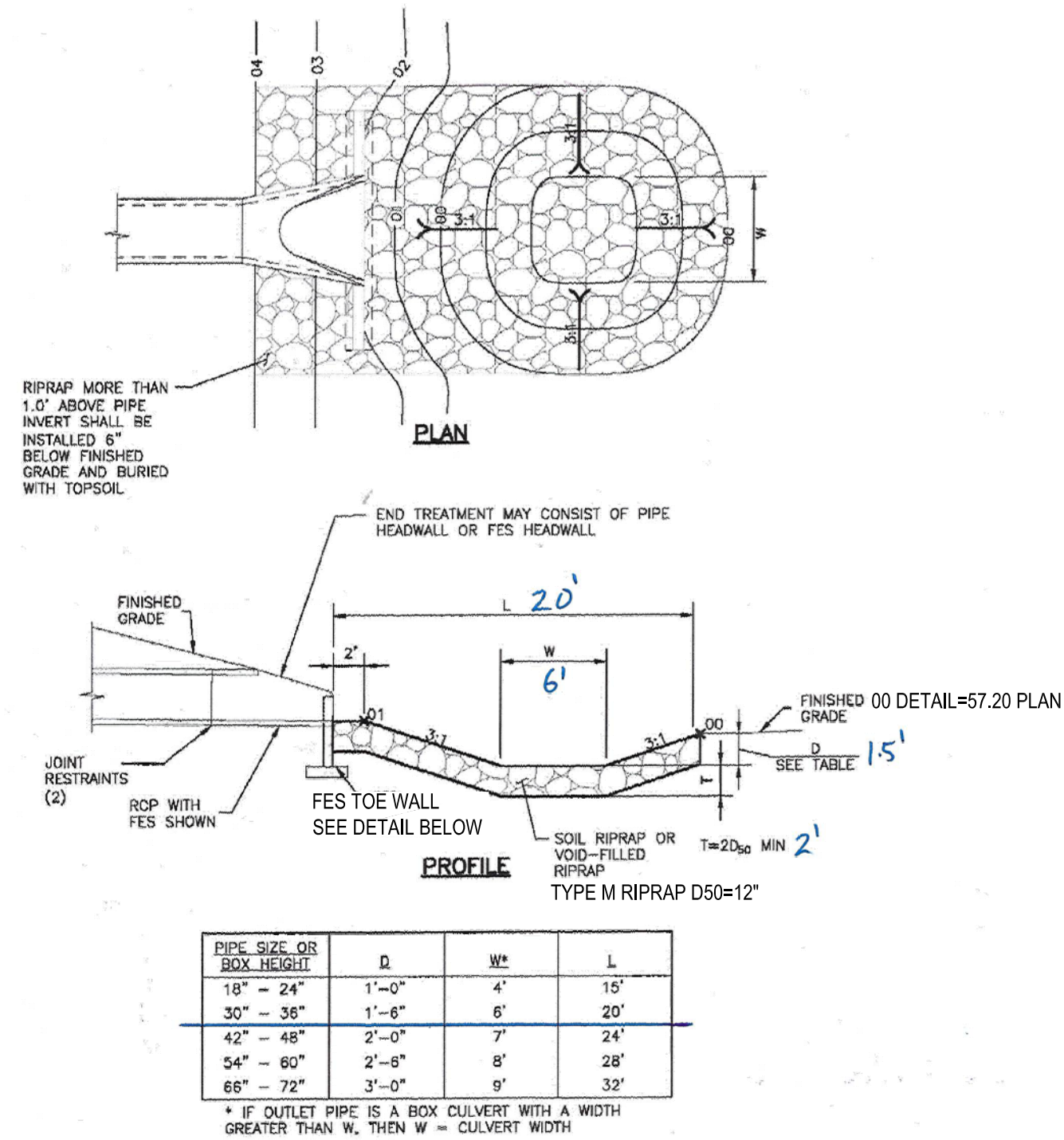
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REVISIONS



Hydraulic Structures

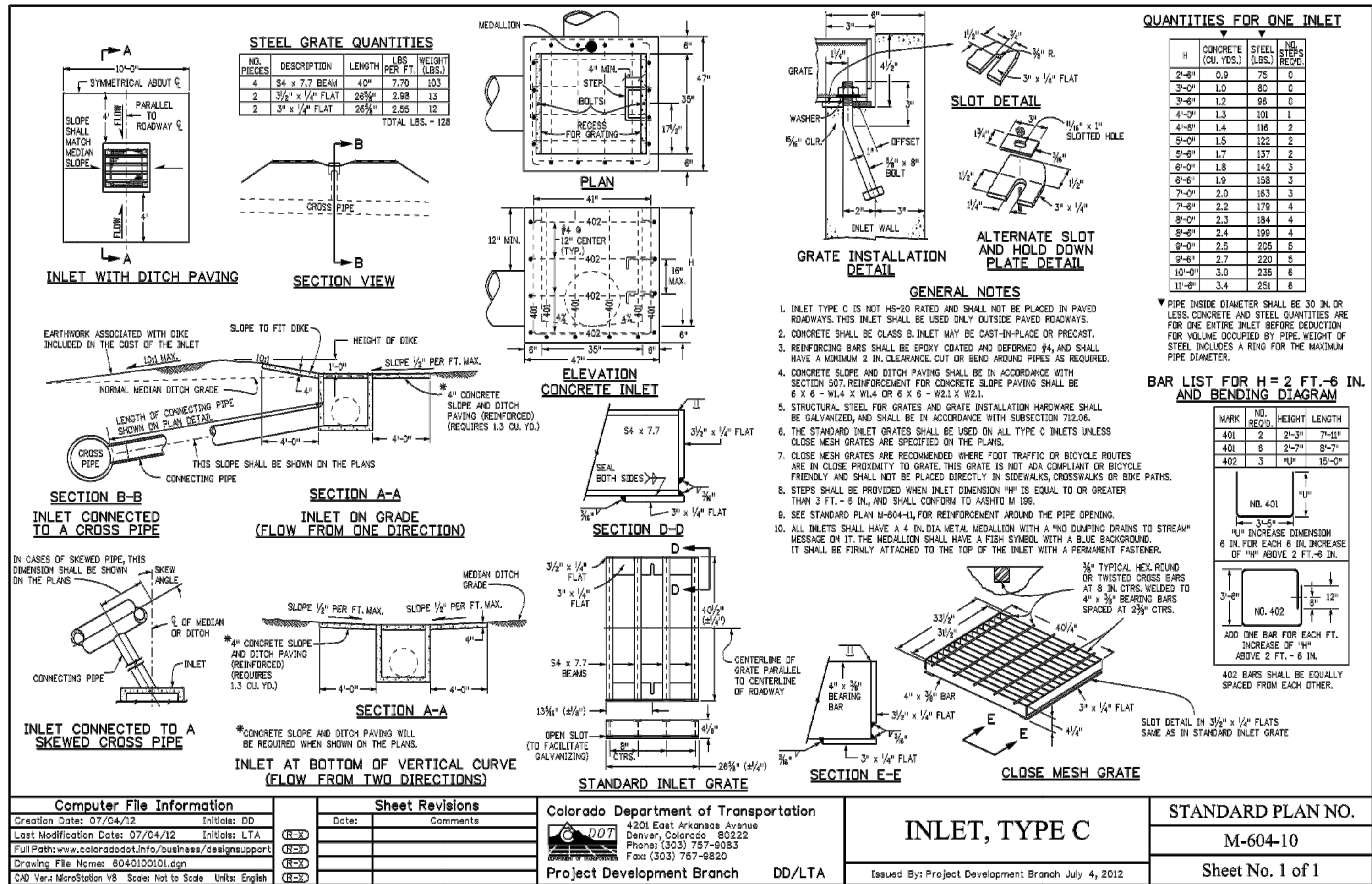
Chapter 9



9-72

Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 2

September 2017



OUTFALL TO KINNEY CREEK DETAIL

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TOWN OF PARKER, DIRECTOR OF ENGINEERING

STORM SEWER DETAILS

PARKER POINT
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PARKER, COLORADO

design by: JWD
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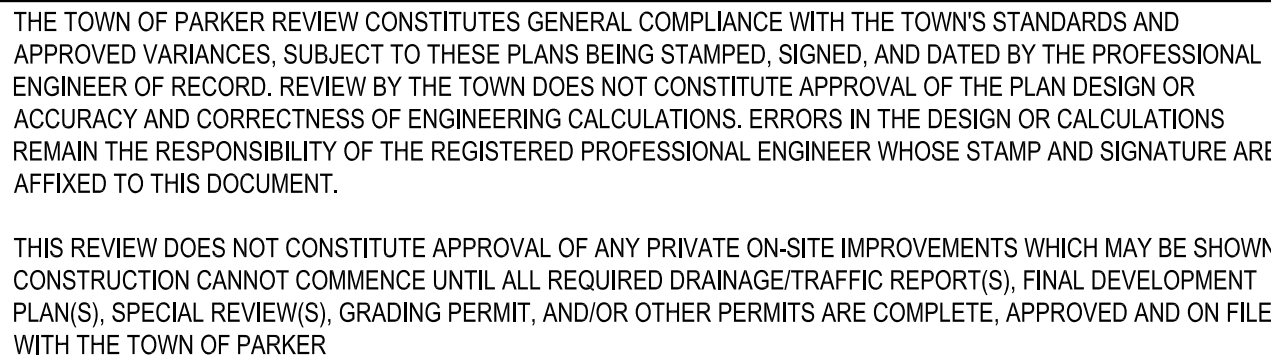
SHEET

C4.92

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REVISIONS



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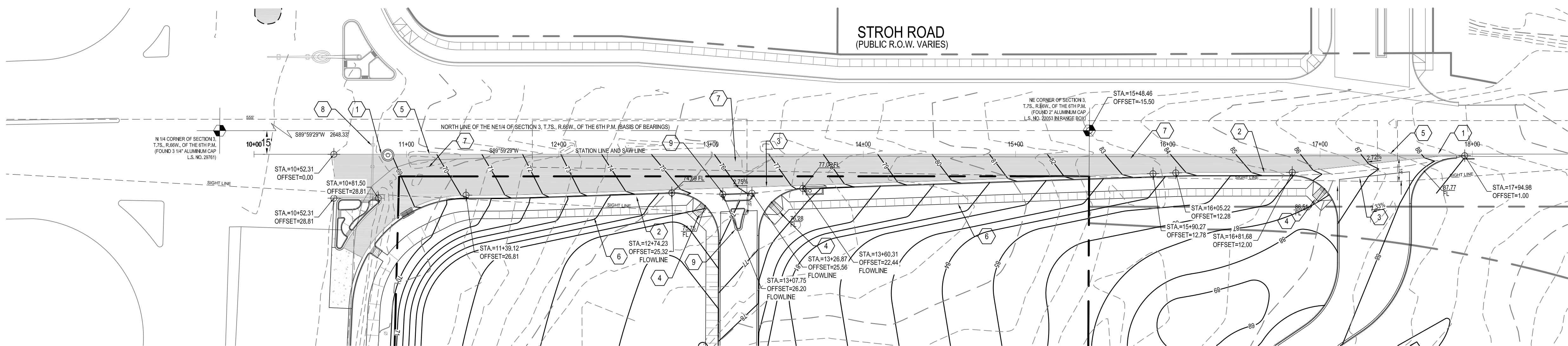
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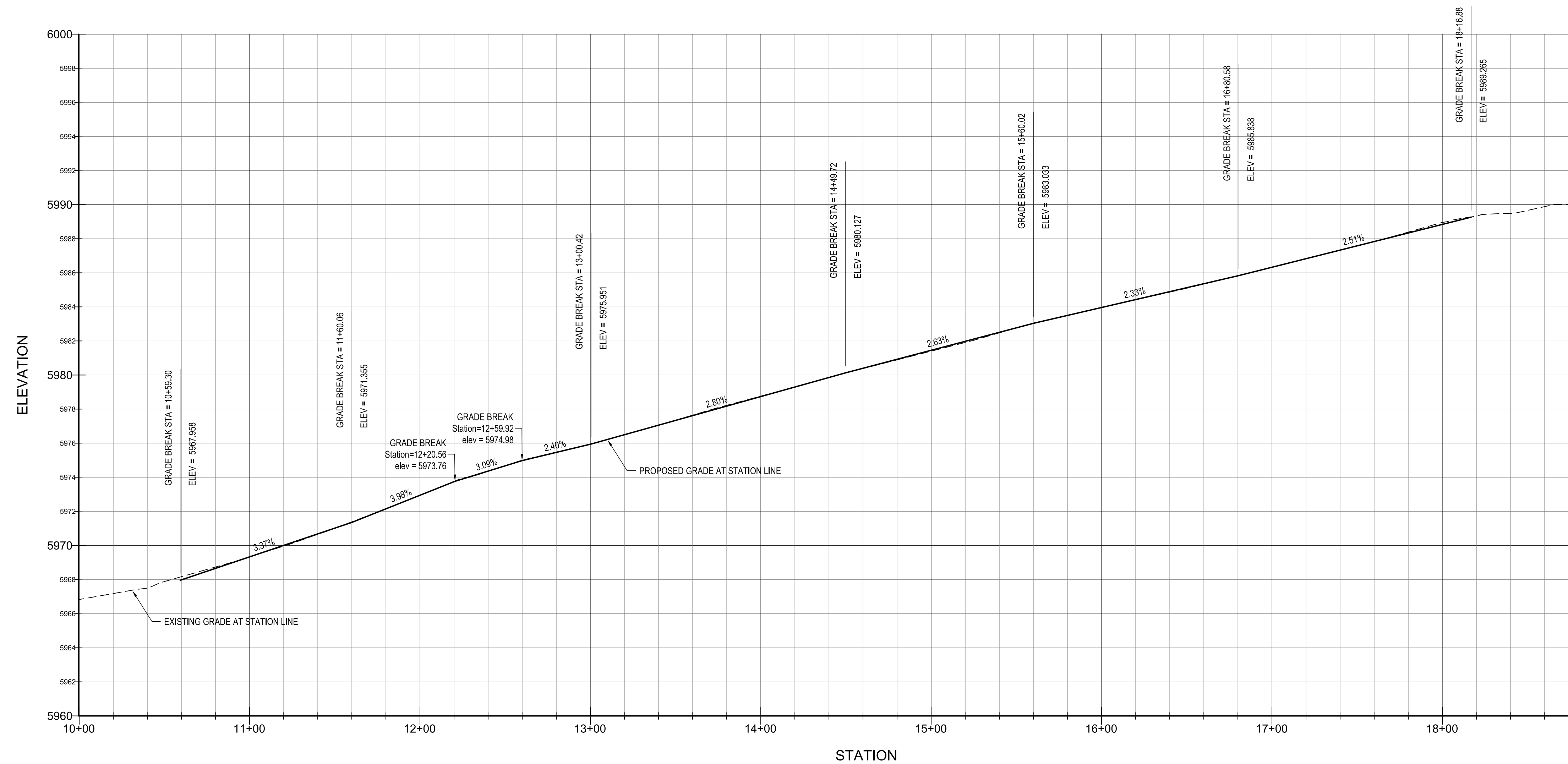
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C4.93

\\PDG-NAS\PUBLIC\PROJECTS\2015-015 PARKER AND STROH.DWG\2015-015 CDS - ROAD PLANS.DWG 11/5/2018 2:06 PM



EXISTING OVERHEAD LINES ALONG STROTH FRONTAGE TO BE RELOCATED UNDERGROUND



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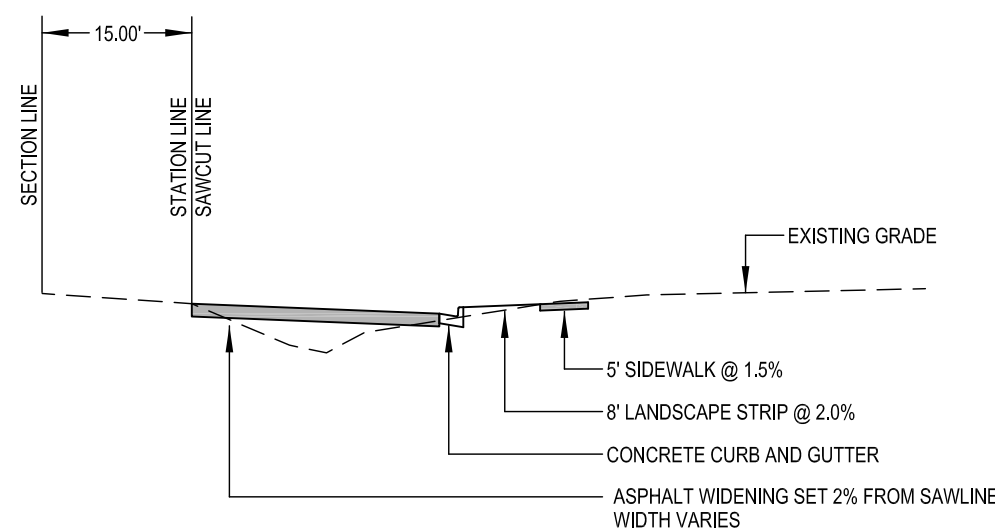
NOTES

OVERHEAD ELECTRIC LINES ALONG STROTH ROAD AND PARKER ROAD SHALL BE PLACED UNDERGROUND TO THE LIMITS OF THE PROPERTY LINES.

ALL WORK ON STROTH ROAD WILL REQUIRE A TOWN RIGHT-OF-WAY PERMIT. ANNY WORK ON STROTH ROAD THAT INFLUENCES TRAFFIC ON PARKER ROAD WILL ALSO REQUIRE A CDOT RIGHT-OF-WAY PERMIT.

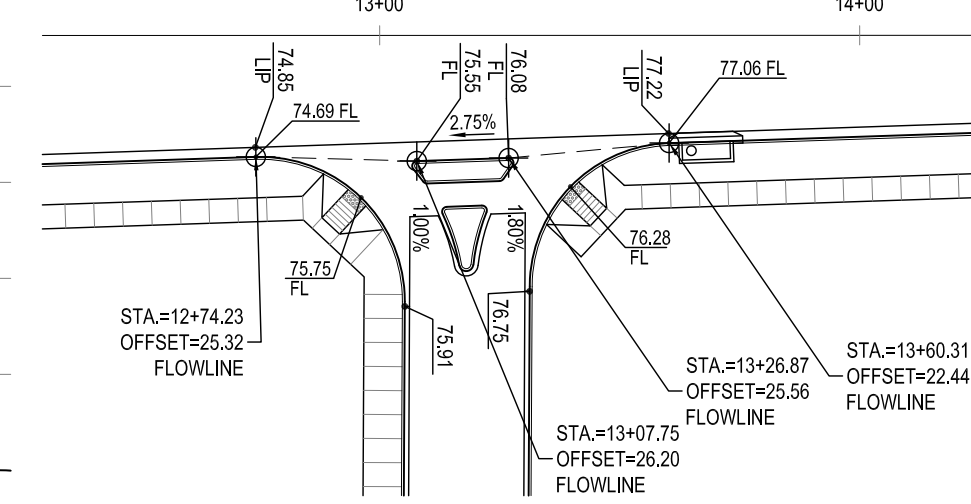
CONSTRUCTION NOTES

- SAWCUT PAVEMENT TO NEAT CLEAN LINE AT STATION LINE.
- CONSTRUCT CONCRETE CURB AND GUTTER. CDOT M-609-1 TYPE 2 SECTION IIB. SEE DETAIL 3, SHEET C5.90
- CONSTRUCT 8' WIDE CONCRETE CROSS PAN. SEE DETAILS 19 AND 20, SHEET C5.91.
- CONSTRUCT ACCESSIBLE CURB RAMP. SEE DETAIL 15, SHEET C5.90.
- MATCH EDGE OF PAVEMENT. SEE DETAIL 27, SHEET C5.91.
- CONSTRUCT 5' WIDE DETACHED SIDEWALK. SEE DETAIL 4, SHEET C5.90.
- CONSTRUCT ASPHALT PAVEMENT SECTION. SEE PAVEMENT DESIGN IN GEOTECHNICAL REPORT.
- EXISTING SIGNAL POLE TO REMAIN. SEE SIGNAL MODIFICATION PLANS PREPARED BY OTHERS.
- CONSTRUCT RAISED CONCRETE ISLAND WITH MOUNTABLE CURB. CONSTRUCT GAP IN MIDDLE FOR PEDESTRIAN CROSSING.

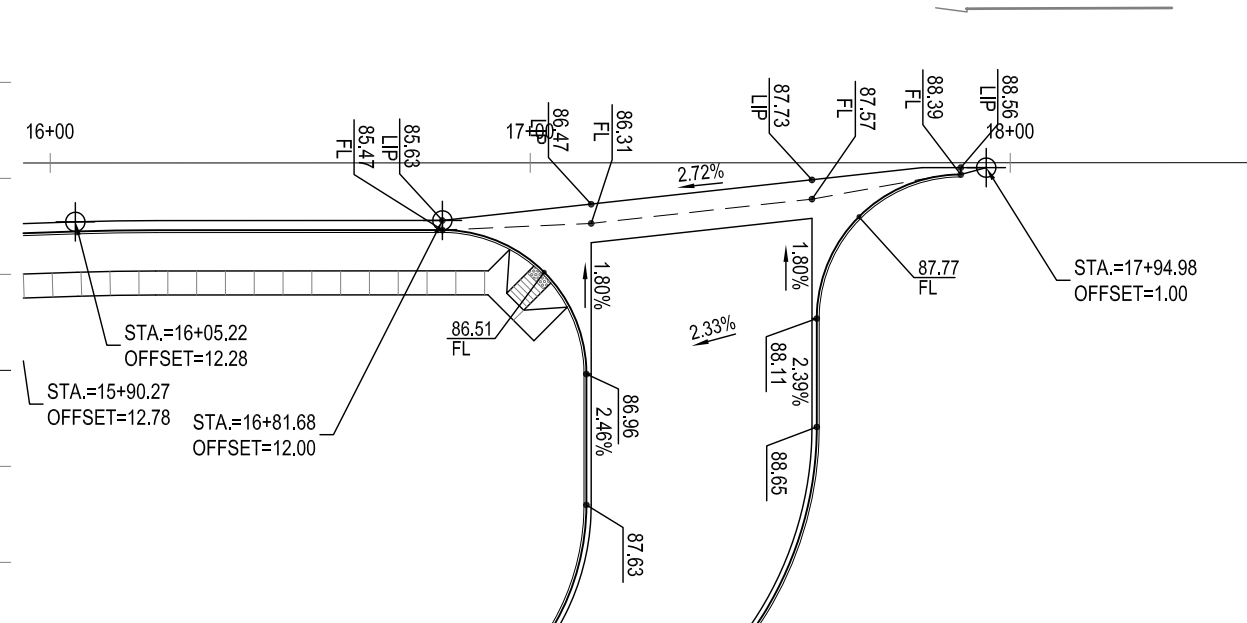


TYPICAL SECTION

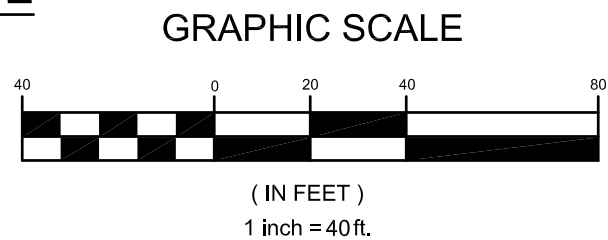
NOT TO SCALE



WEST ACCESS ROAD DETAIL



EAST ACCESS ROAD DETAIL



WARNING

HIGH-PRESSURE PIPELINE(S)
EXCAVATION AND / OR CONSTRUCTION PROHIBITED
WITHOUT COMPLIANCE WITH STATE ONE-CALL, AND
WITHOUT WRITTEN PERMISSION FROM
MAGELLAN PIPELINE COMPANY.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

STROTH ROAD PLAN AND PROFILE

design by: JWD
approved by: JWD
project no.: 2015-015

date: 10/01/17

SHEET

C5.10

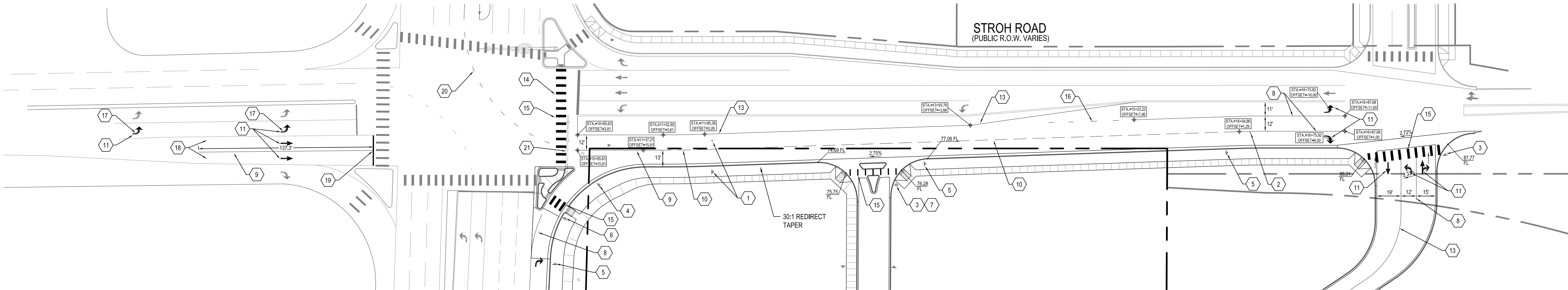
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PARKER POINTE
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROTH ROAD
PARKER, COLORADO

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

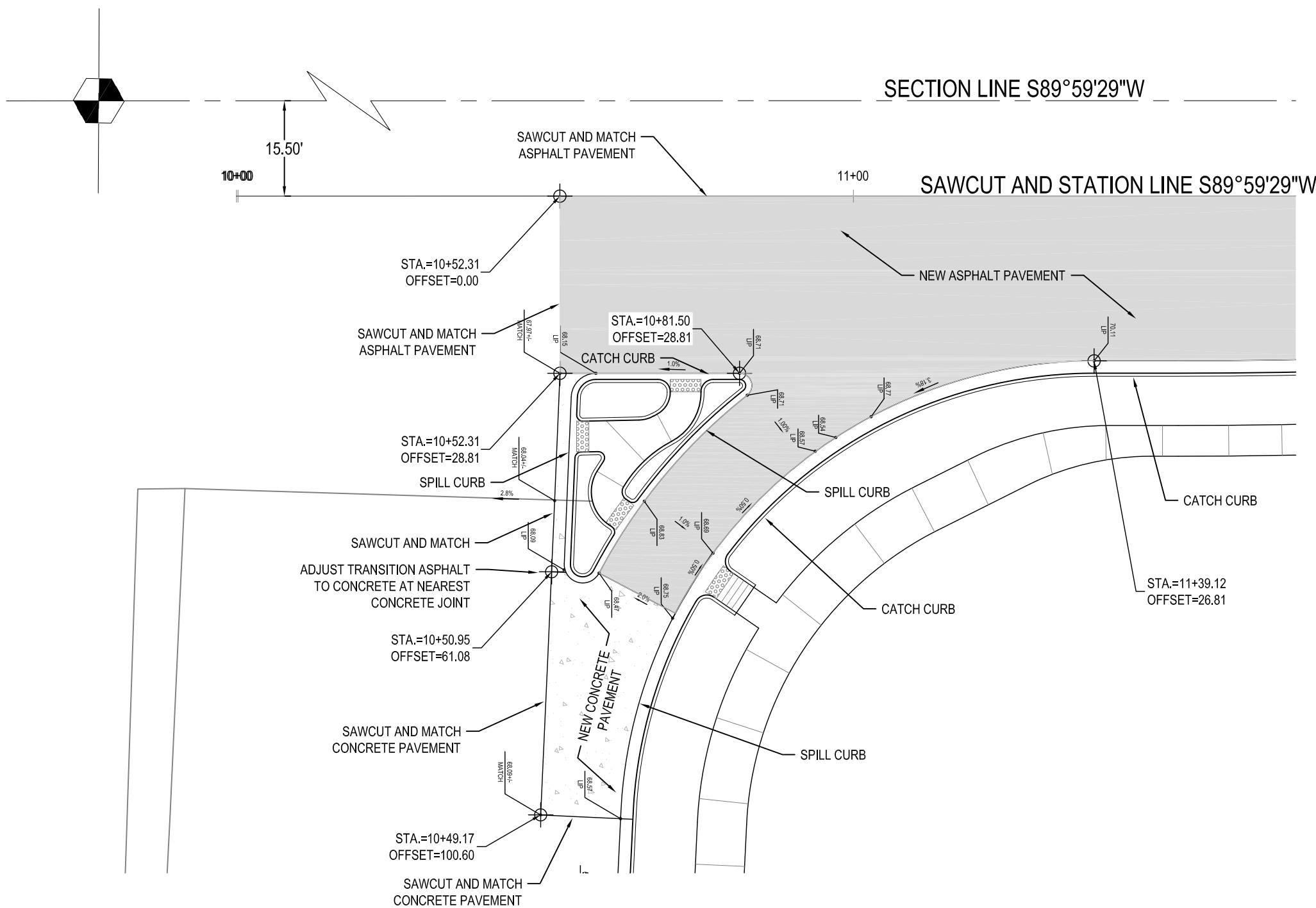
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DESIGN GROUP, INC.
6801 SOUTH PIERCE STREET SUITE 315, LITTLETON, CO 80120 303.252.8888
WWW.PERCEPTIONDSG.COM

\\PDG-NAS\PUBLIC\PROJECTS\2015-015 PARKER AND STROH.DWG\2015-015 CDS - ROAD PLANS.DWG 11/5/2018 2:08 PM



REFERENCE CDOT S-627-1 FOR STRIPING DETAILS AND ADDITIONAL REQUIREMENTS

REFERENCE CDOT S-614-2 FOR SIGN MOUNTING DETAILS

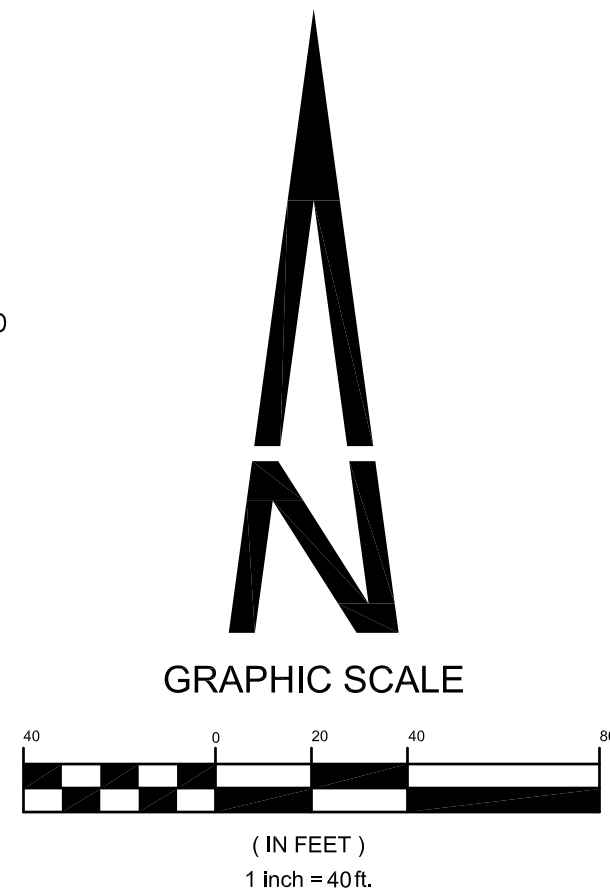


INTERSECTION DETAIL

1" = 20'

CONSTRUCTION NOTES

- 1 RELOCATE "NO TRUCKS / LOCAL DELIVERIES" SIGN BEHIND NEW CURB LINE.
- 2 RELOCATE "SPEED LIMIT 30 MPH" AND "DC ROUTE 14" SIGN EAST OF NEW EASTERLY ACCESS DRIVE.
- 3 INSTALL R1-1 STOP SIGN.
- 4 INSTALL R1-2 YIELD SIGN.
- 5 INSTALL R3-7R RIGHT TURN MUST TURN RIGHT SIGN.
- 6 INSTALL R1-5 YIELD HERE TO PEDESTRIANS SIGN.
- 7 INSTALL R3-2 NO LEFT TURN SIGN.
- 8 PAINT 8" WIDE WHITE CHANNELIZING LINE.
- 9 PAINT 4" WIDE SOLID WHITE LANE LINE.
- 10 PAINT 4" WIDE SKIP WHITE LANE LINE.
- 11 PAINT WHITE DIRECTIONAL ARROWS AS SHOWN.
- 12 PAINT 8" WIDE SKIP WHITE LINE.
- 13 PAINT 4" WIDE DOUBLE YELLOW CENTERLINE.
- 14 REMOVE EXISTING CROSS WALK LINES BY GRINDING OR SANDBLASTING.
- 15 PAINT 24" WIDE X 10" LONG WHITE CROSS WALK LINES. ALIGN WITH LANE LINES AND AT 6' ON CENTER +/-.
- 16 PAINT 8" WIDE WHITE LANE DROP LINES.
- 17 REMOVE CONFLICTING ARROW STRIPING BY GRINDING.
- 18 REMOVE CHEVRON STRIPING BY GRINDING.
- 19 PAINT 24" WIDE WHITE STOP BAR.
- 20 PAINT LEFT TURN EXTENSION LANE. MATCH GEOMETRY OF EXISTING NORTH BOUND LEFT.
- 21 REPLACE RIGHT TURN ONLY ARROW SIGN ON MAST ARM AND RETURN TO TOWN.



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ELEVATION: 5970.79 FEET (NAVD 1988 DATUM)

NOTES

OVERHEAD ELECTRIC LINES ALONG STROH ROAD AND PARKER ROAD SHALL BE PLACED UNDERGROUND TO THE LIMITS OF THE PROPERTY LINES.

ALL WORK ON STROH ROAD WILL REQUIRE A TOWN RIGHT-OF-WAY PERMIT. ANNY WORK ON STROH ROAD THAT INFLUENCES TRAFFIC ON PARKER ROAD WILL ALSO REQUIRE A CDOT RIGHT-OF-WAY PERMIT.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

STROH ROAD SIGNAGE AND STRIPING PLAN

design by: JWD
approved by: JWD
project no.: 2015-015

date: 10/01/17

SHEET

C5.11

PREPARED UNDER THE DIRECT
SUPERVISION OF
JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
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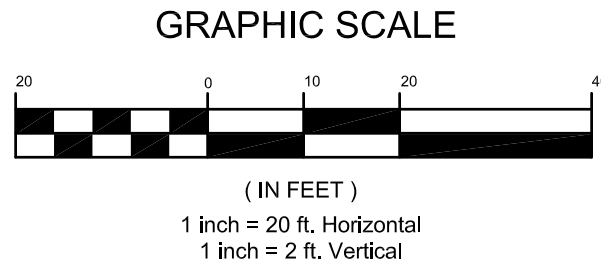
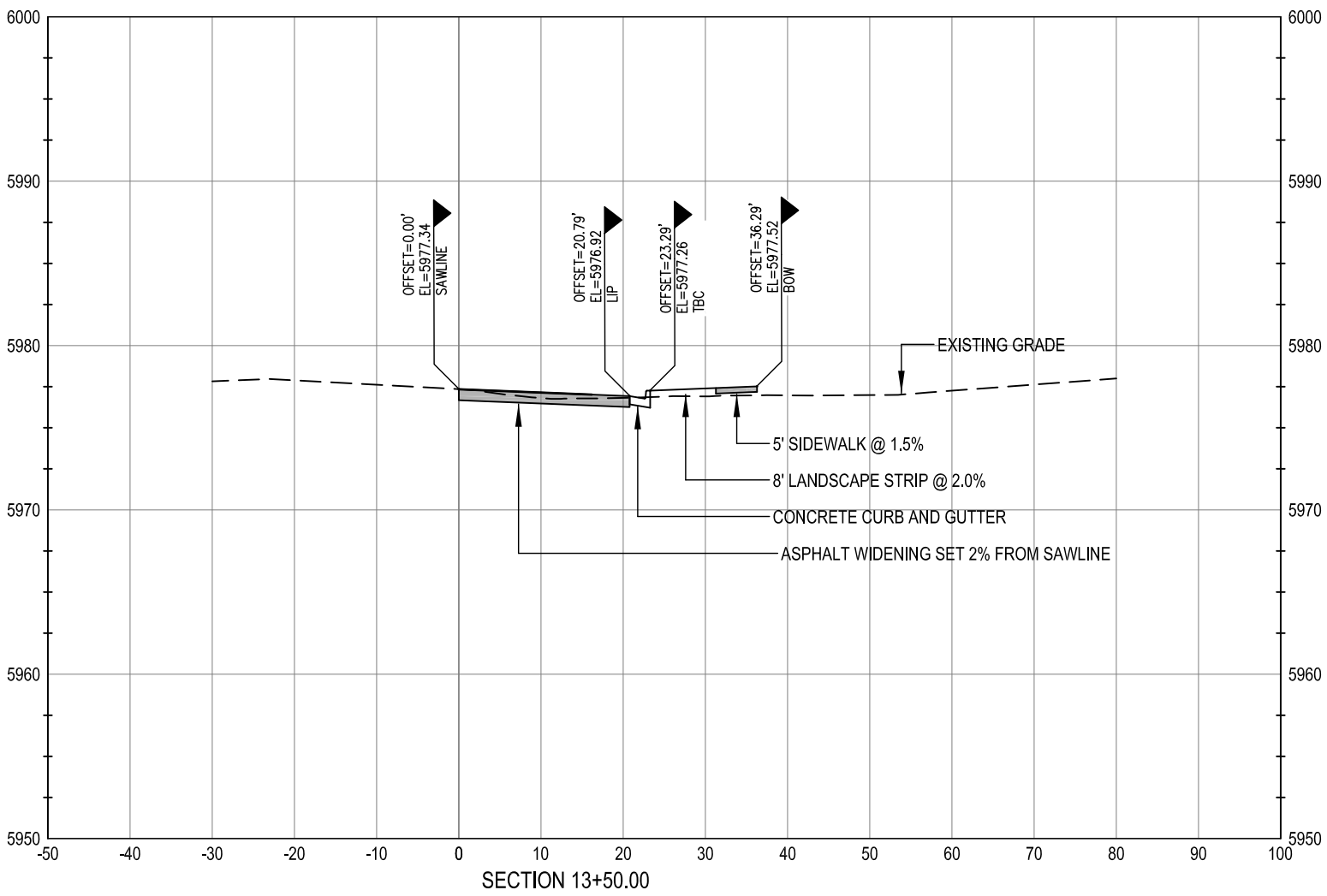
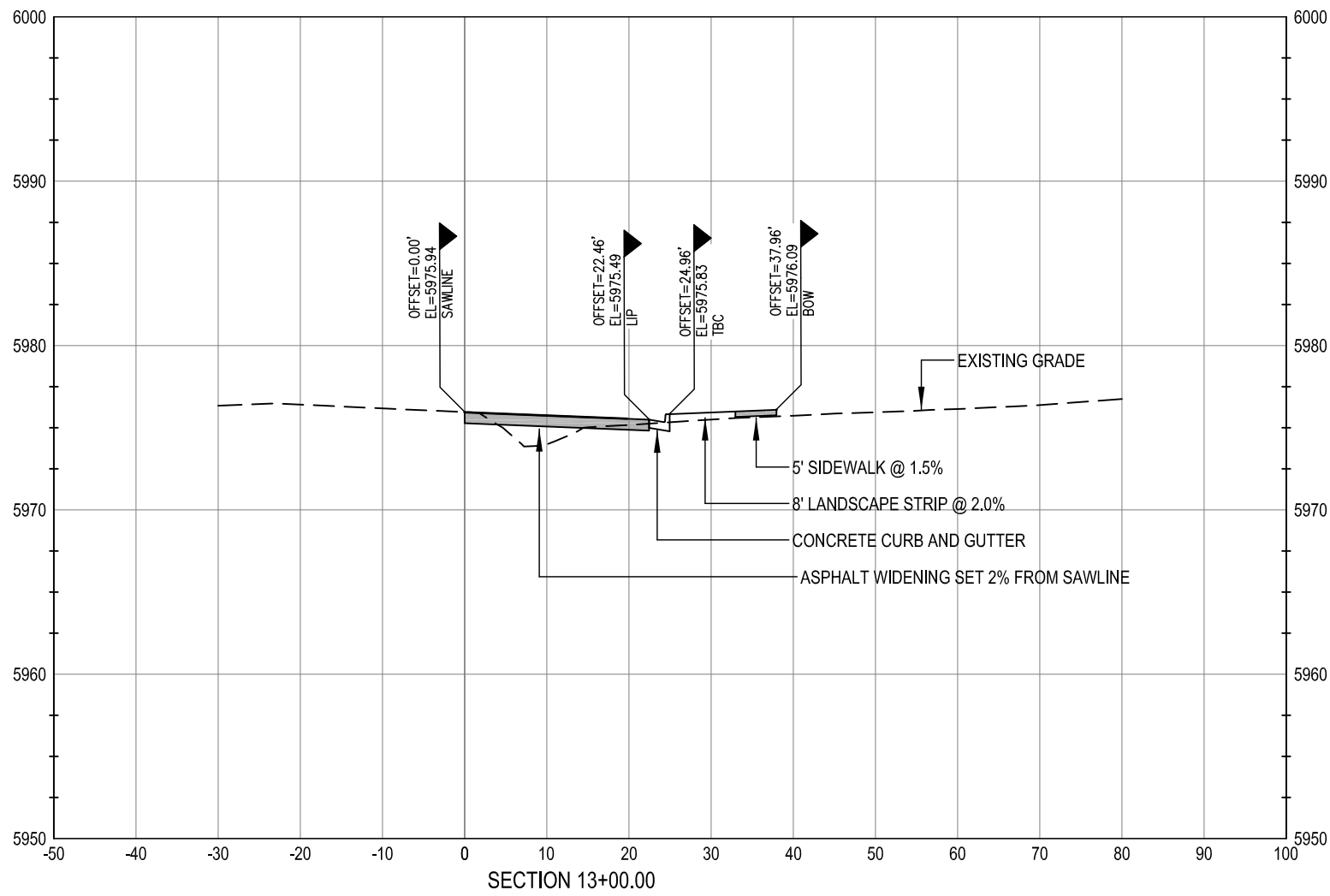
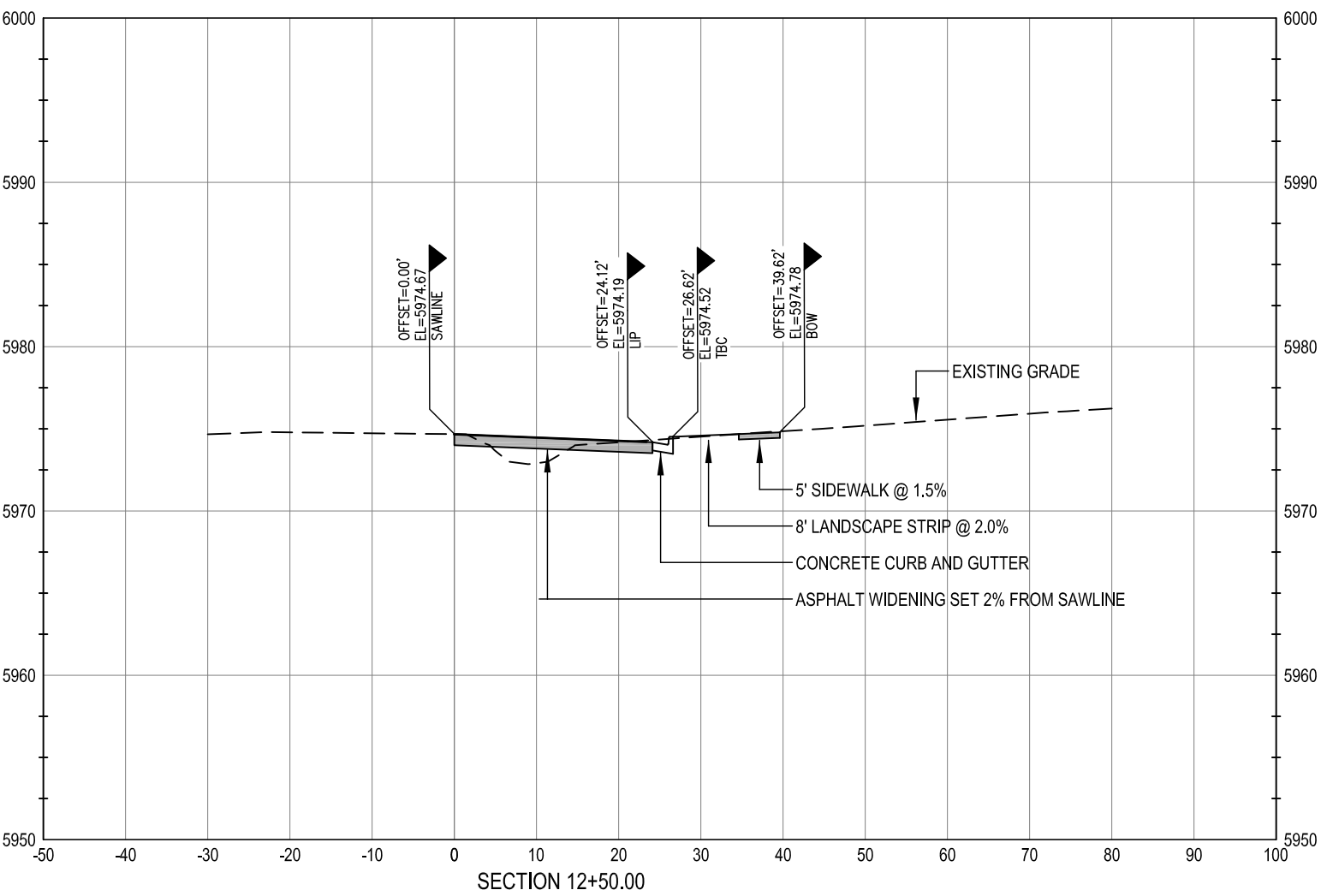
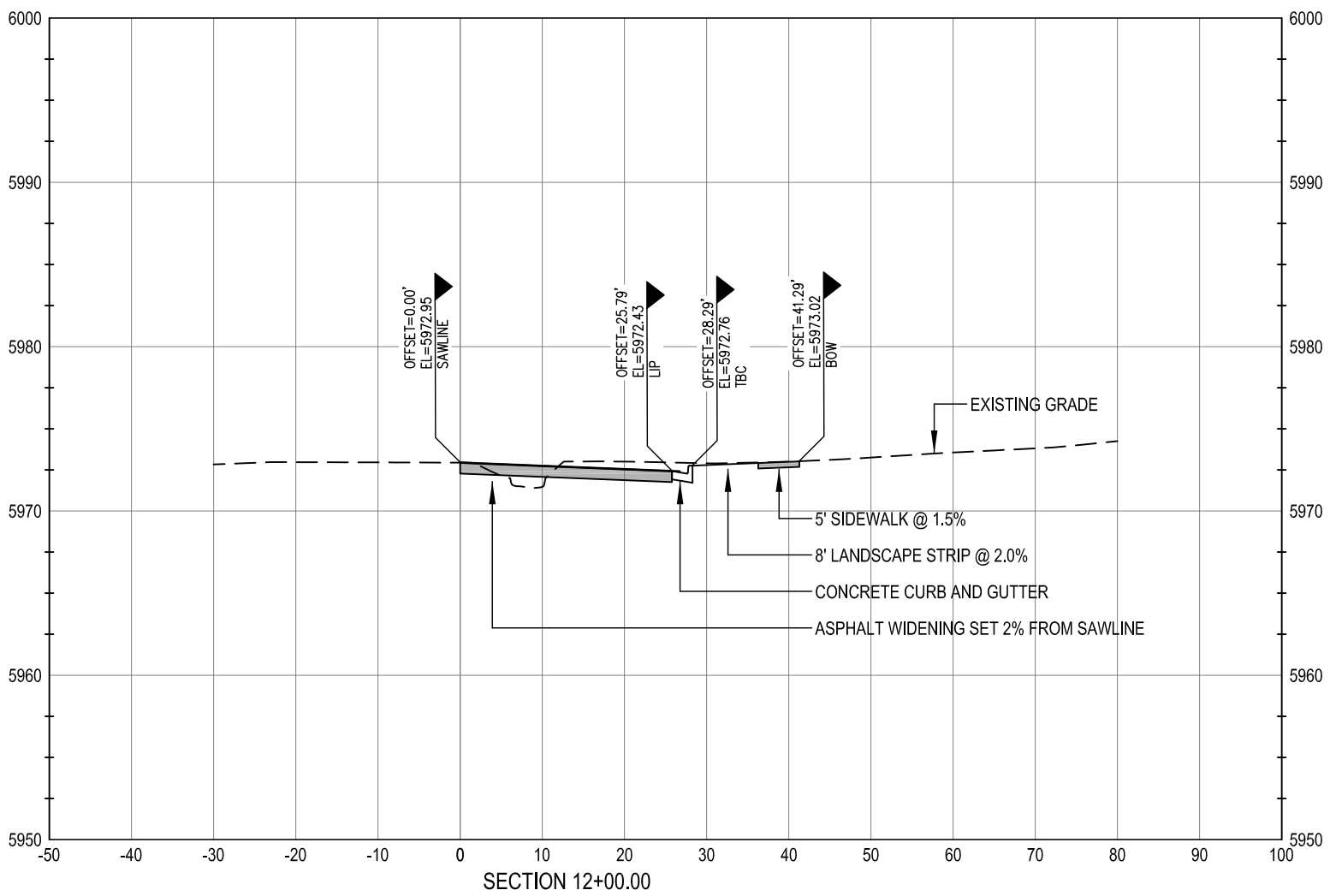
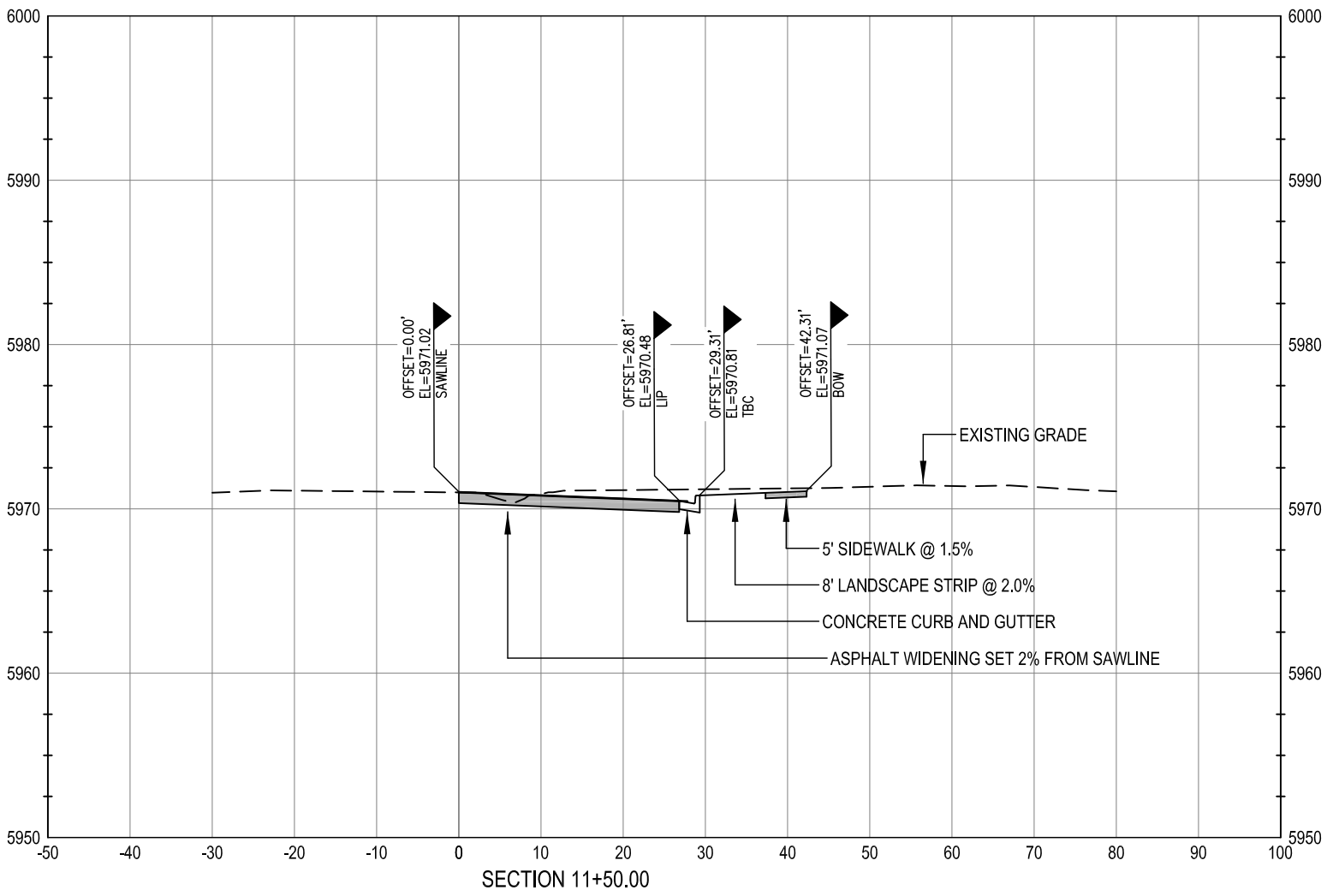
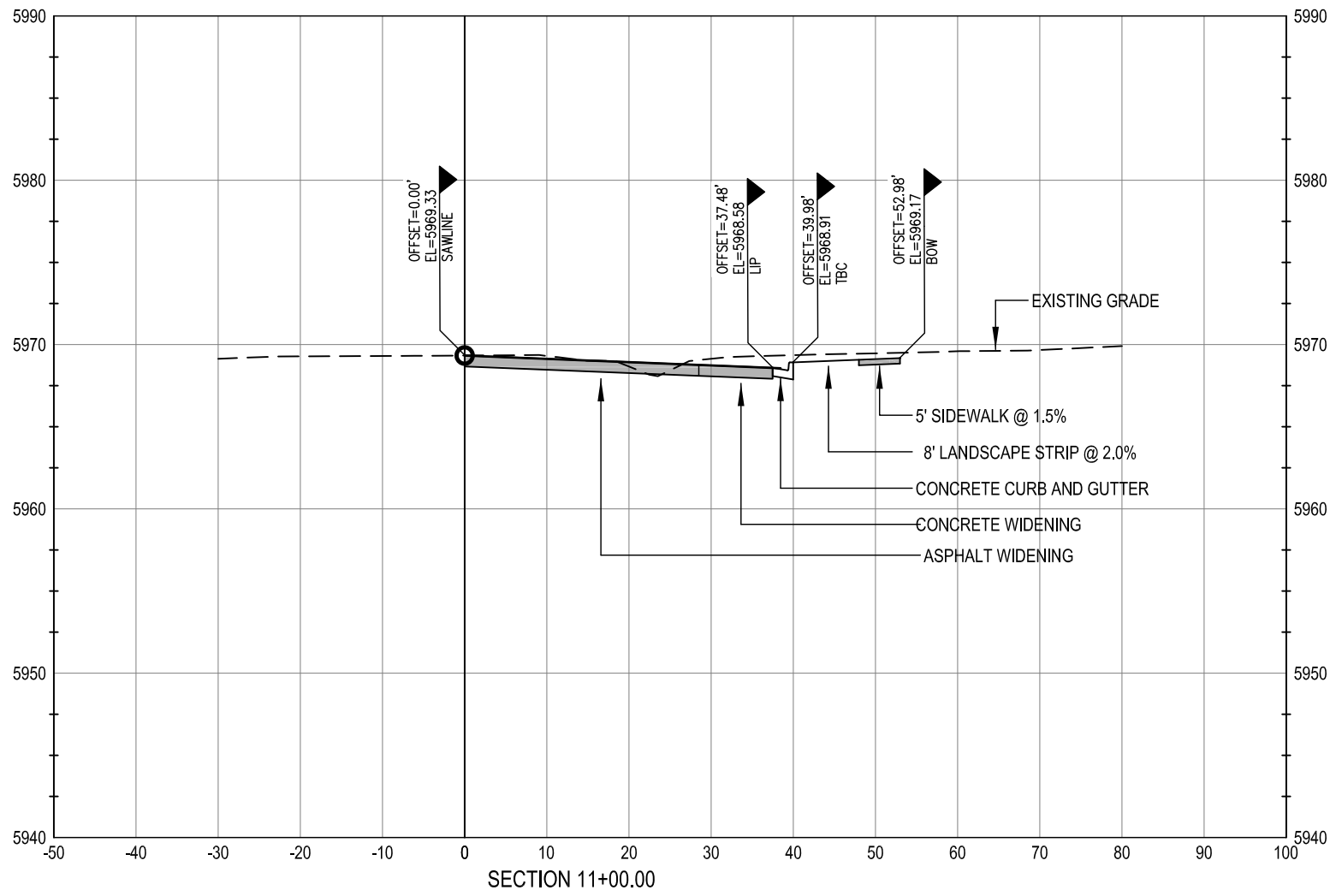
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PARKER POINTE
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

REVISIONS

PERCEPTION
DESIGN GROUP, INC.
6801 SOUTH PERCE STREET, SUITE 315, LITTLETON, CO 80120 303.259.8888
WWW.PERCEPTIONSGROUP.COM

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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

STROH ROAD CROSS SECTIONS

design by: JWD
approved by: JWD
project no.: 2015-015

date: 10/01/17
SHEET

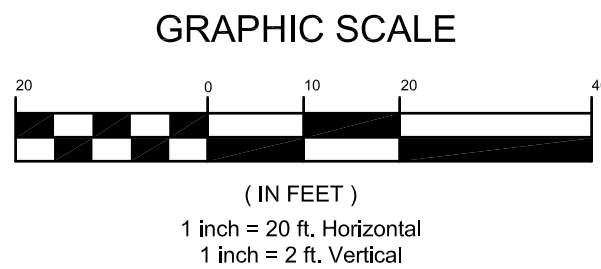
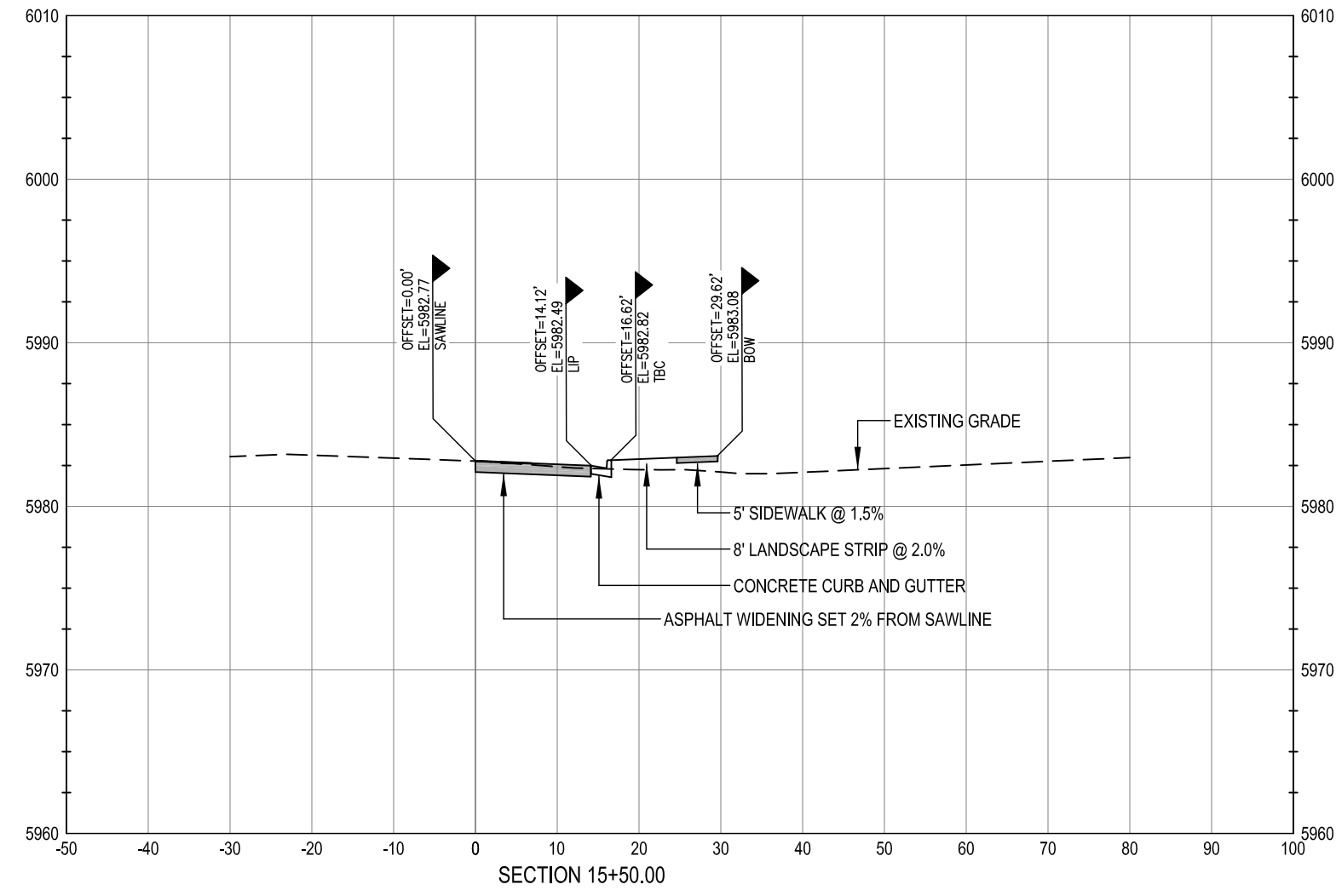
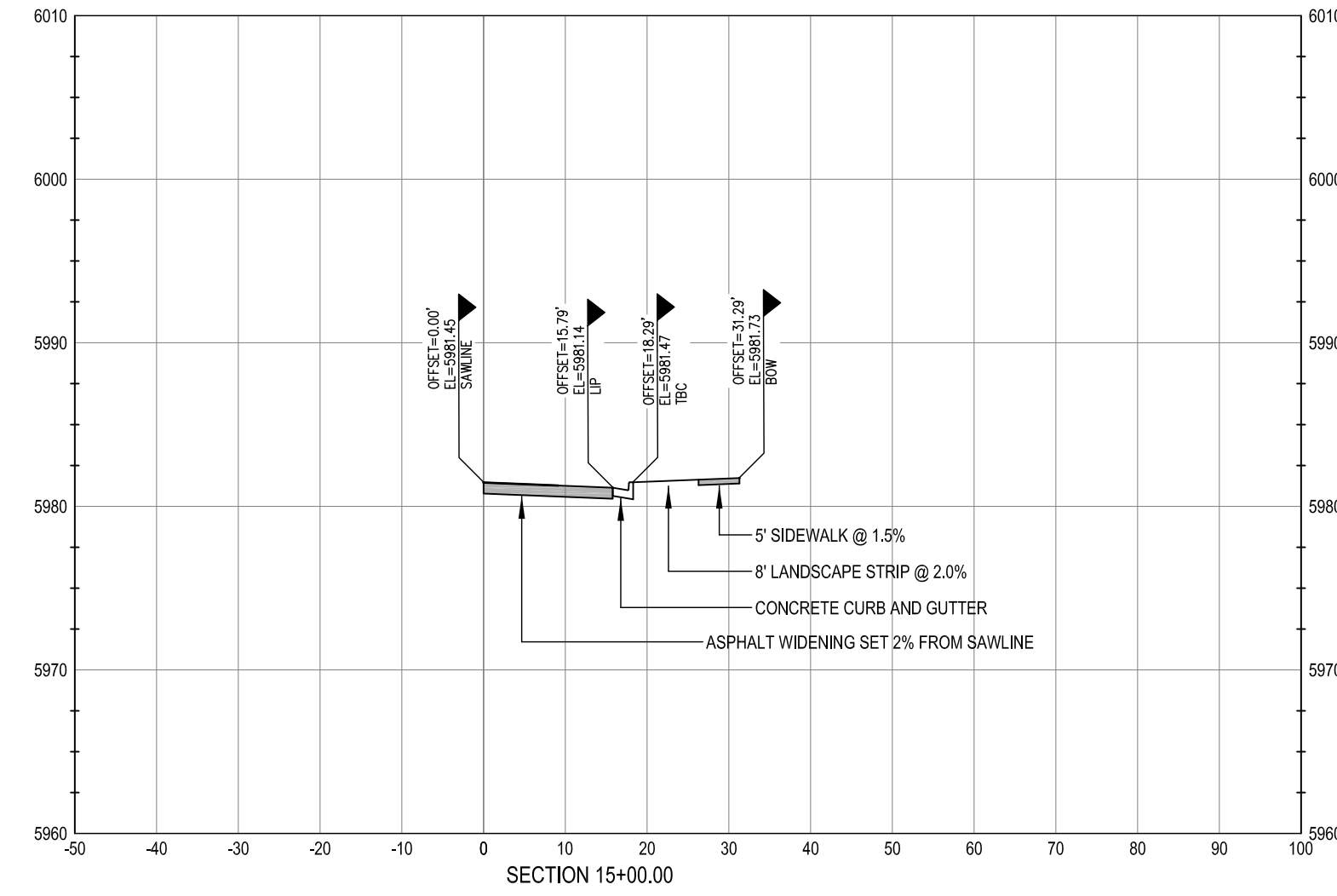
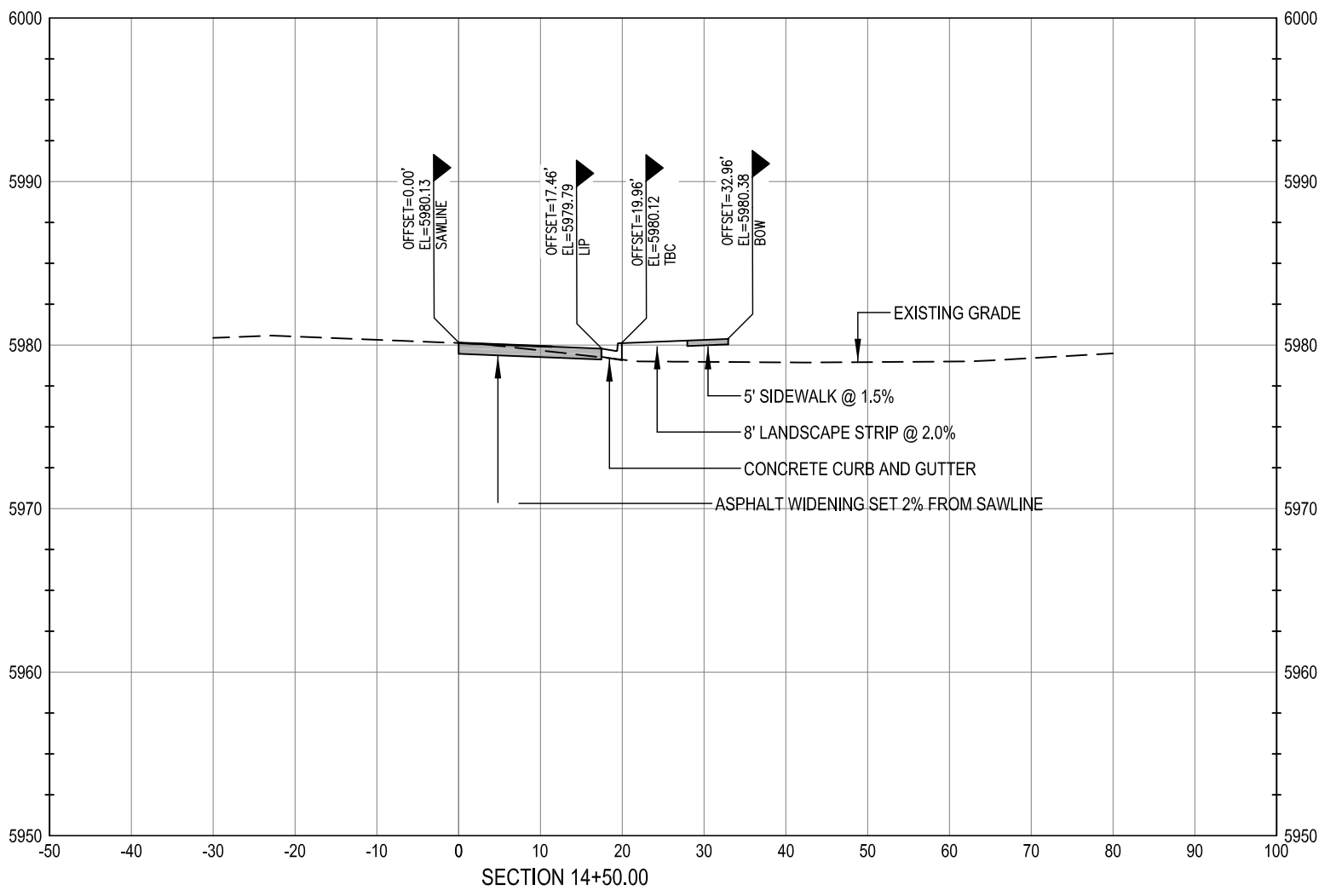
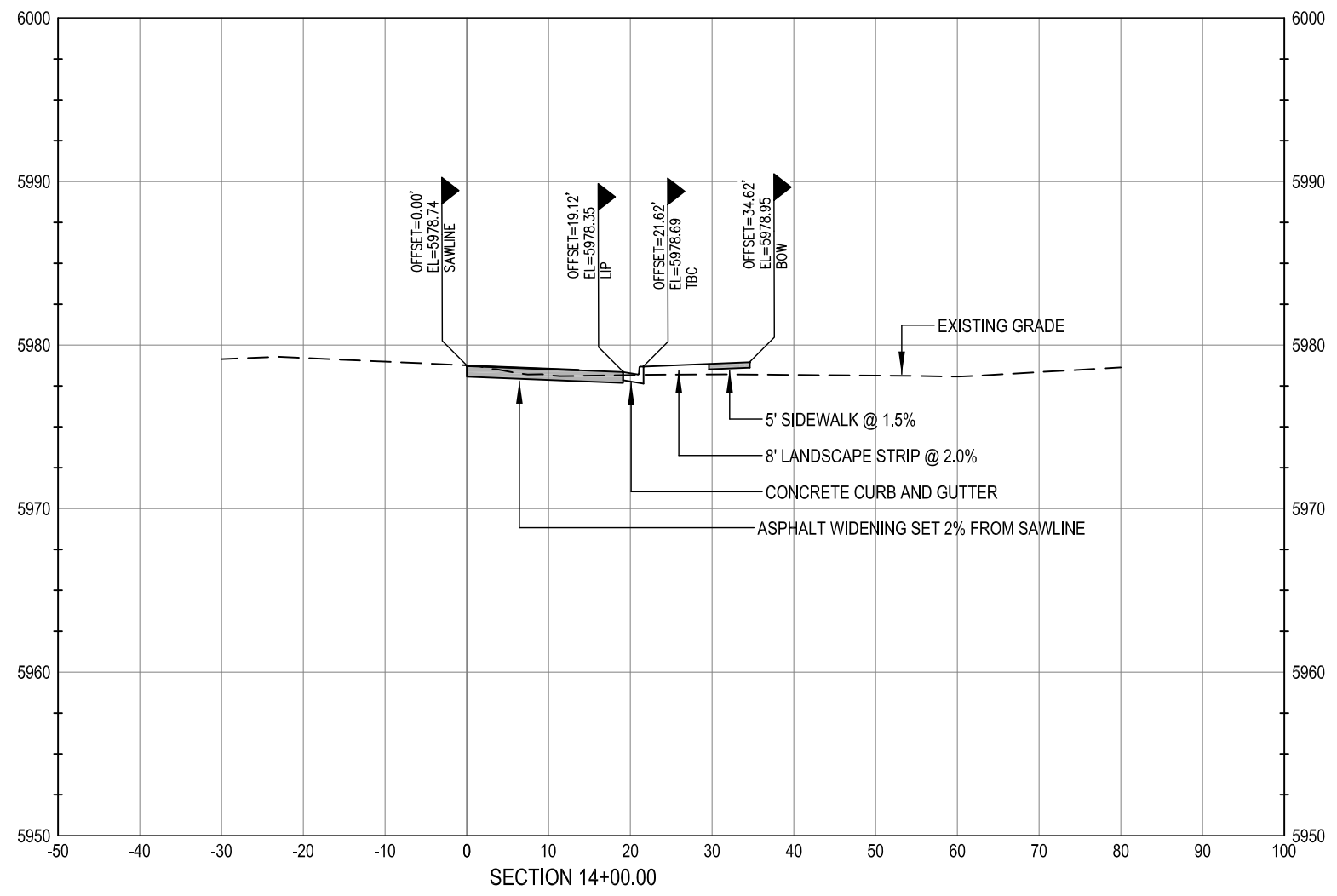
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PARKER POINTE
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

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

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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

STROH ROAD CROSS SECTIONS

design by: JWD
approved by: JWD
project no.: 2015-015

date: 10/01/17

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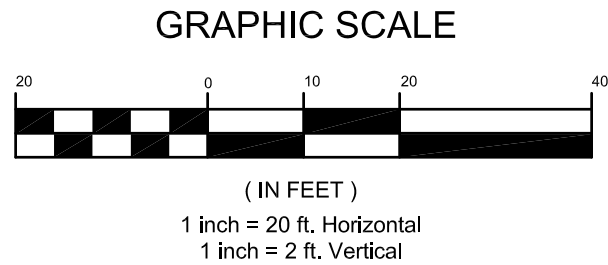
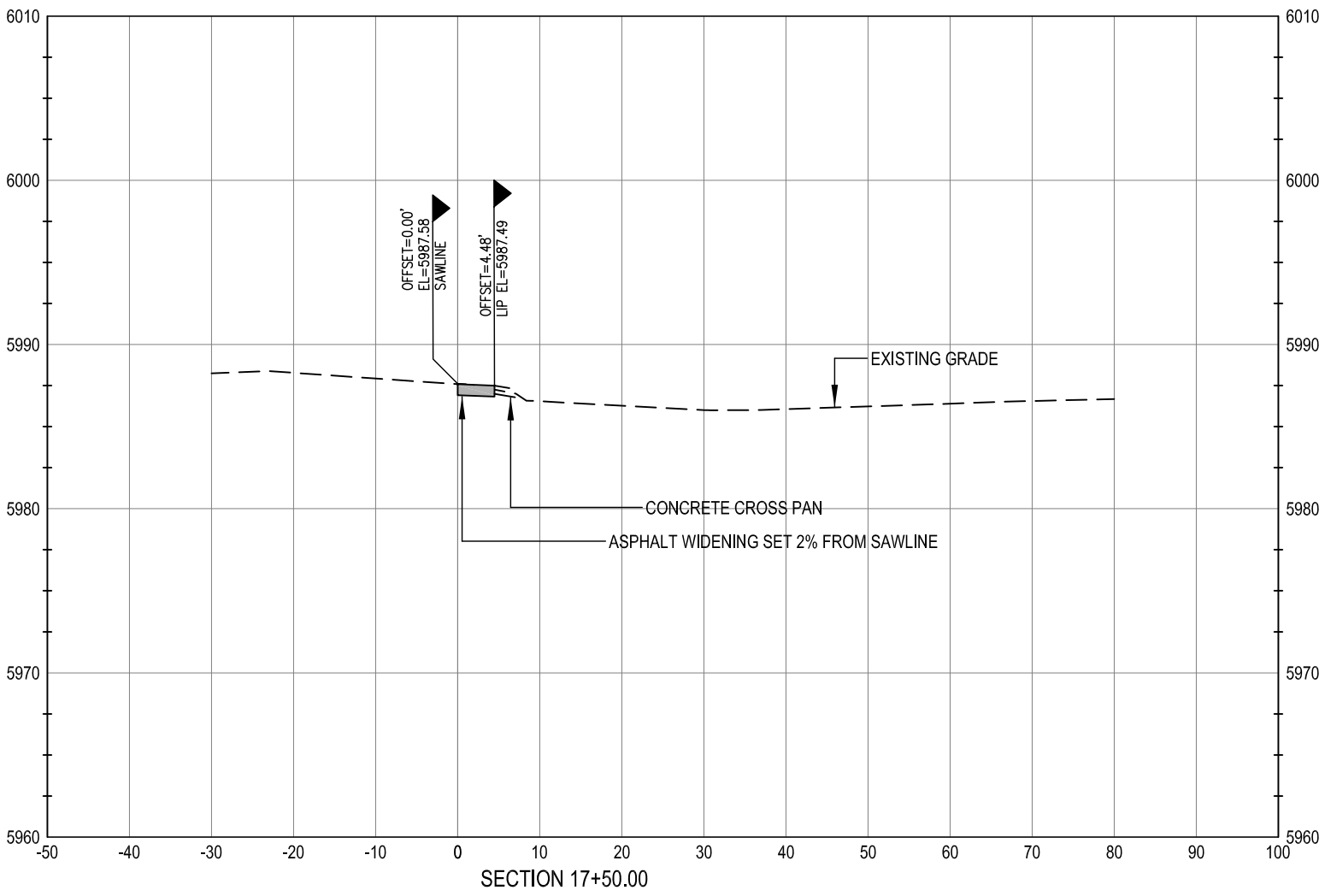
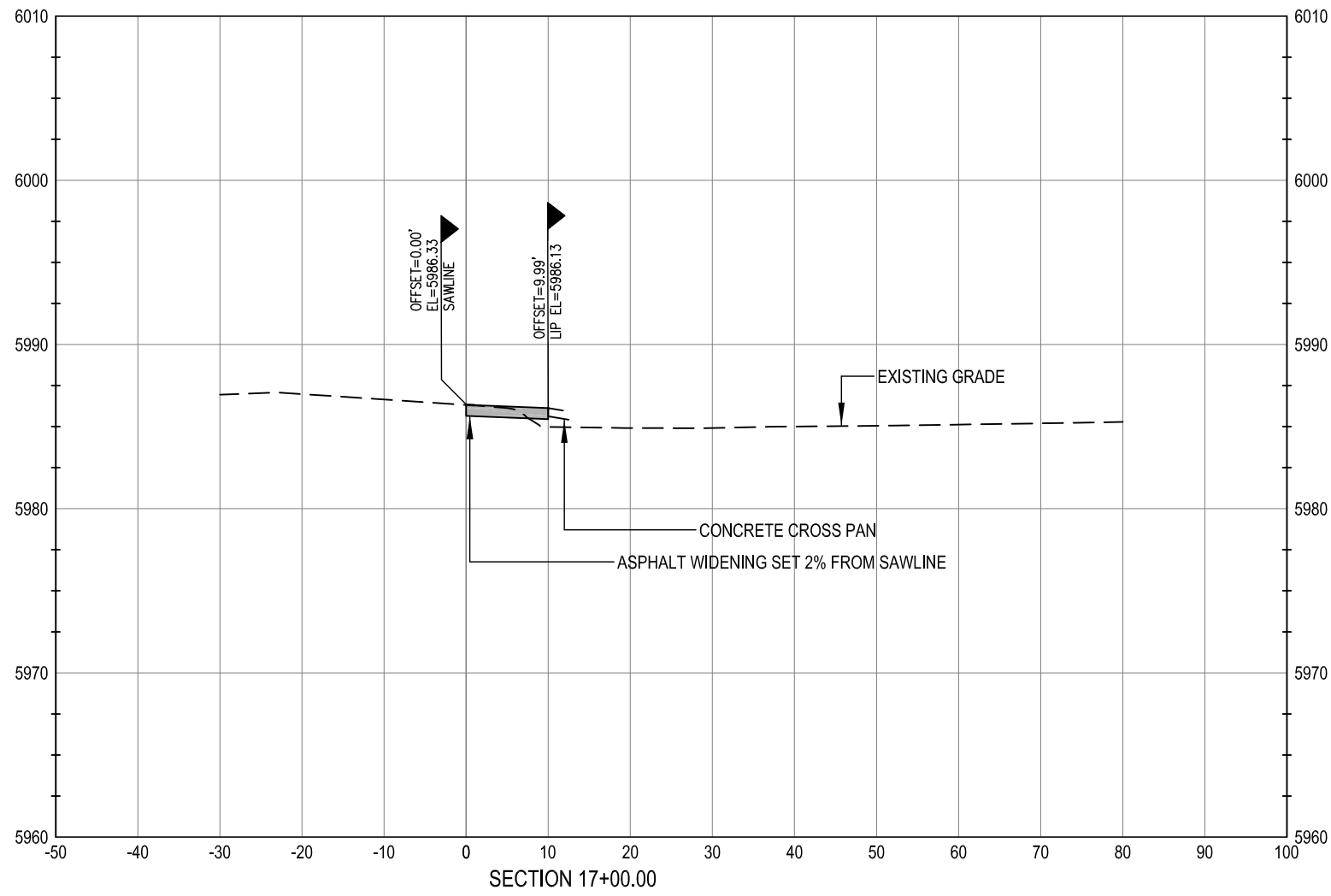
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

PARKER ROAD PLAN AND PROFILE

design by: JWD
approved by: JWD
project no.: 2015-015

date: 10/01/17

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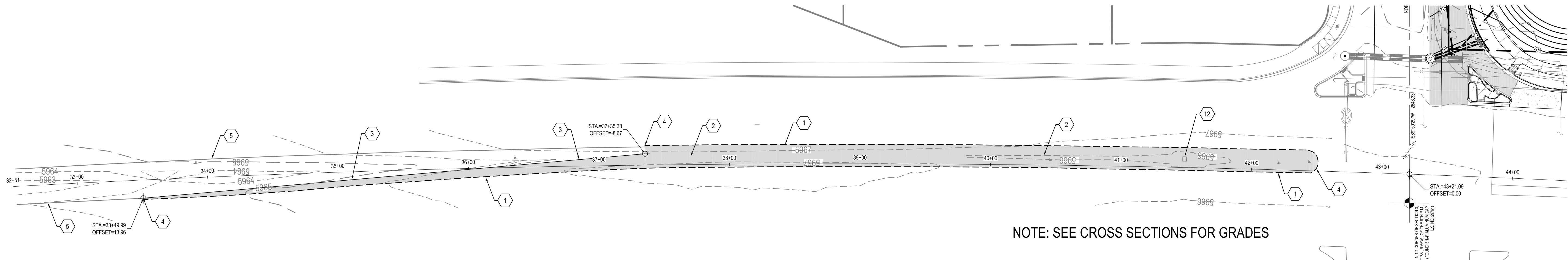
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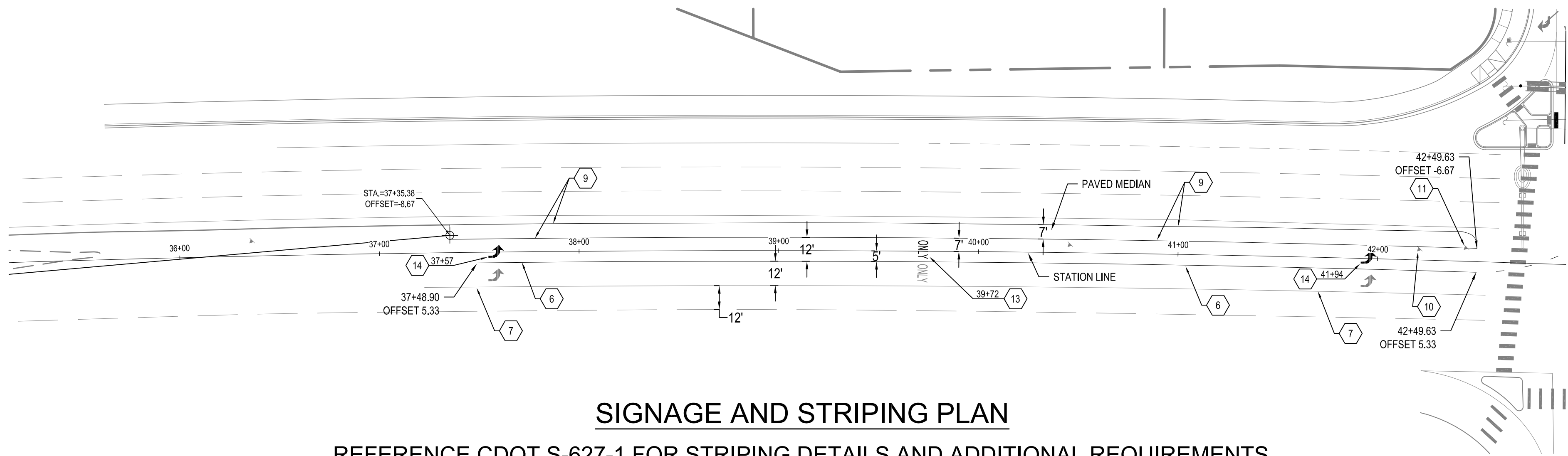


NOTE: SEE CROSS SECTIONS FOR GRADES

ROAD PLAN

CONSTRUCTION NOTES

- 1 SAWCUT PAVEMENT TO NEAT CLEAN LINE 1' OFF EXISTING EDGE OF PAVEMENT.
- 2 CONSTRUCT ASPHALT PAVEMENT SECTION. SEE PAVEMENT DESIGN IN GEOTECHNICAL REPORT. IN FILL EXISTING GRASS MEDIAN.
- 3 NEW EDGE OF PAVEMENT.
- 4 MATCH EXISTING EDGE OF PAVEMENT.
- 5 EXISTING EDGE OF PAVEMENT.
- 6 PAINT 8" WIDE WHITE CHANNELIZING LINE.
- 7 EX CHANNELIZING LINE TO REMAIN.
- 8 NOT USED.
- 9 PAINT 4" WIDE DOUBLE YELLOW LINE.
- 10 REMOVE EXISTING "DO NOT ENTER" SIGN.
- 11 REMOVE EXISTING "KEEP RIGHT" SYMBOL SIGN.
- 12 REMOVE EXISTING INLET AND REPLACE WITH MANHOLE.
- 13 PAINT ONLY MARKING WITH WHITE TRAFFIC PAINT. SEE CDOT S-627-1..
- 14 PAINT ARROW SYMBOL WITH WHITE TRAFFIC PAINT. SEE CDOT S-627-1.



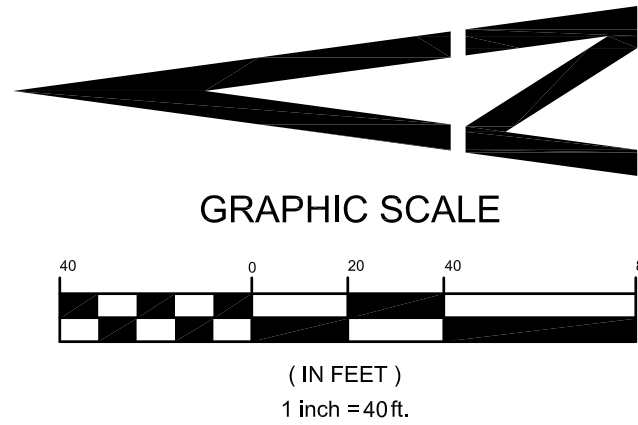
SIGNAGE AND STRIPING PLAN

REFERENCE CDOT S-627-1 FOR STRIPING DETAILS AND ADDITIONAL REQUIREMENTS

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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

PARKER ROAD PLAN AND PROFILE

PARKER POINTE
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

design by: JWD
approved by: JWD
project no.: 2015-015

date: 10/01/17

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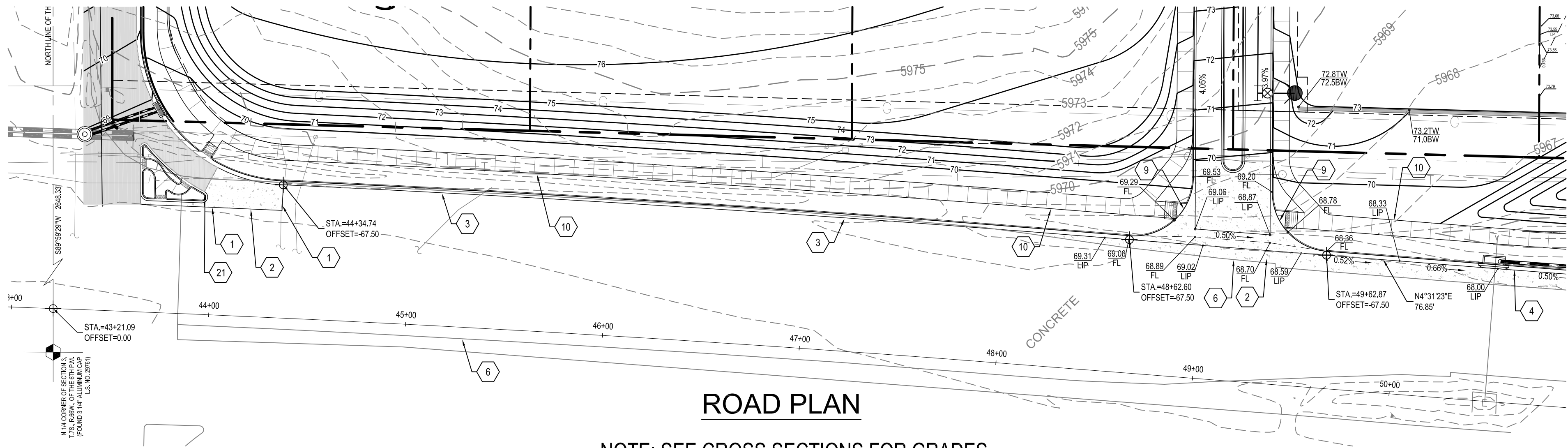
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REVISIONS

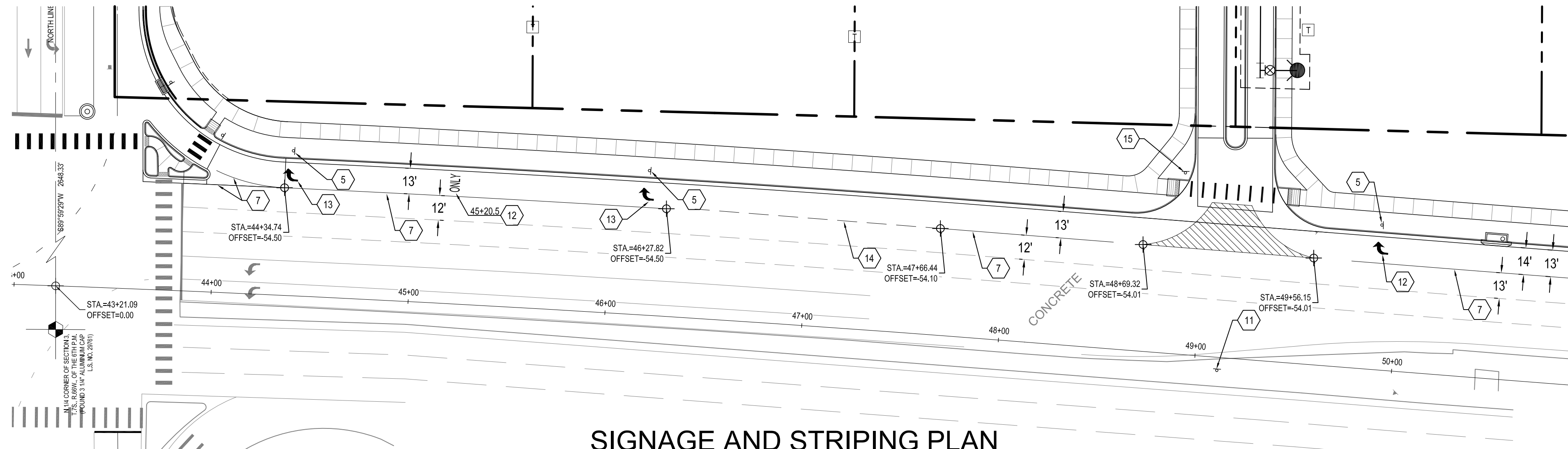
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ROAD PLAN

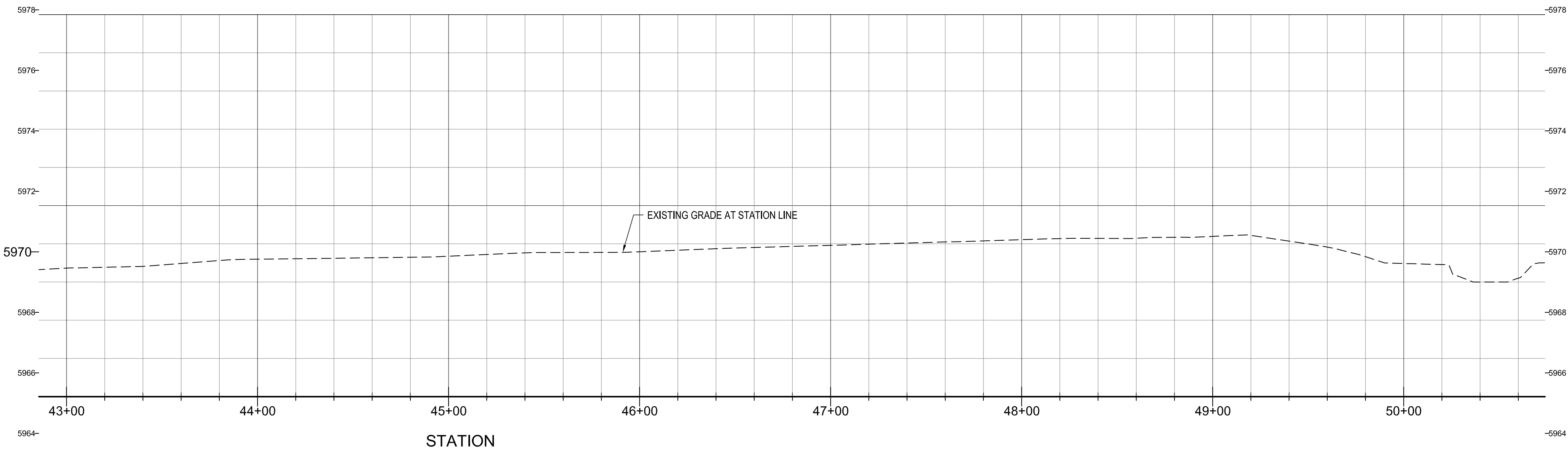
NOTE: SEE CROSS SECTIONS FOR GRADES

EXISTING OVERHEAD LINES ALONG PARKER ROAD FRONTAGE TO BE RELOCATED UNDERGROUND

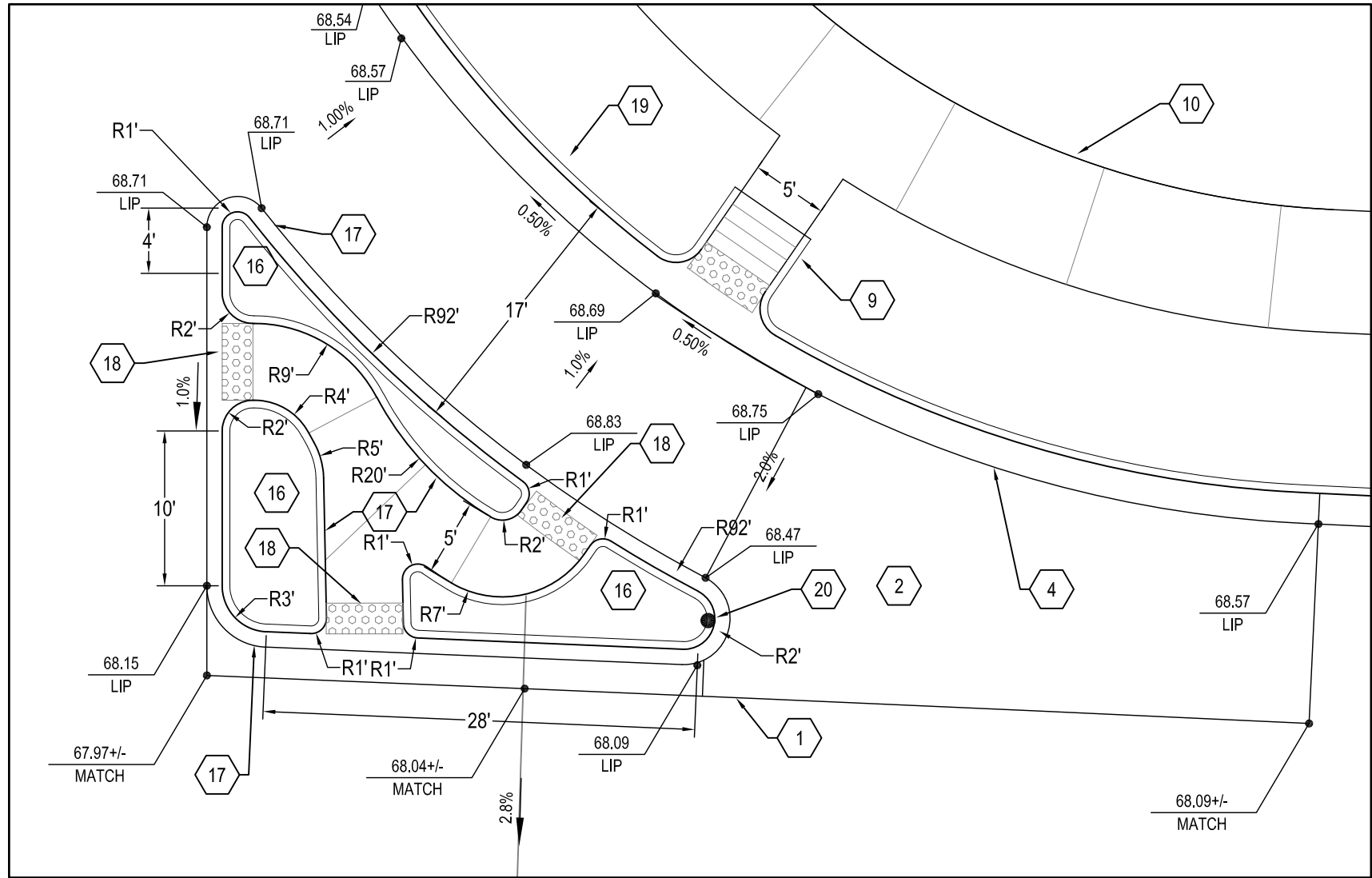


SIGNAGE AND STRIPING PLAN

REFERENCE CDOT S-627-1 FOR STRIPING DETAILS AND ADDITIONAL REQUIREMENTS



STATION LINE PROFILE



TRAFFIC ISLAND

SCALE: 1" = 10'

CONSTRUCTION NOTES

- 1 SAWCUT PAVEMENT TO NEAT CLEAN LINE.
- 2 CONSTRUCT CONCRETE PAVEMENT SECTION. SEE PAVEMENT DESIGN IN GEOTECHNICAL REPORT. DOWEL TO EXISTING CONCRETE PAVEMENT.
- 3 CONSTRUCT CONCRETE CURB AND GUTTER. SEE CDOT M-609-1 TYPE 2 SECTION IIM. DOWEL TO EXISTING EDGE OF CONCRETE PAVEMENT.
- 4 CONSTRUCT CONCRETE CURB AND GUTTER. SEE CDOT M-609-1 TYPE 2 SECTION IIM.
- 5 INSTALL R3-7R, 36"x36" RIGHT LANE MUST TURN RIGHT SIGN. SEE CDOT S-614-2.
- 6 EXISTING EDGE OF CONCRETE PAVEMENT.
- 7 PAINT 8" WIDE WHITE CHANNELIZING LINE.
- 8 PAINT 4" WIDE WHITE EDGE LINE.
- 9 CONSTRUCT CURB RAMP. SEE CDOT M-608-1 TYPE 3A.
- 10 CONSTRUCT 8' WIDE CONCRETE SIDEWALK. SEE CDOT M-609-1.
- 11 INSTALL R6-1 ONE WAY SIGN. SEE CDOT S-614-2.
- 12 PAINT ONLY MARKING WITH WHITE TRAFFIC PAINT. SEE CDOT S-627-1..
- 13 PAINT ARROW SYMBOL WITH WHITE TRAFFIC PAINT. SEE CDOT S-627-1.
- 14 PAINT 8" WIDE 30-10-30 SKIP WHITE LINE.
- 15 INSTALL R1-1 STOP SIGN. SEE CDOT S-614-2.
- 16 INFILL ISLAND WITH 4" THICK CONCRETE.
- 17 CONSTRUCT CONCRETE CURB AND GUTTER. SEE CDOT M-609-1 TYPE 2 SECTION IIM.
- 18 INSTALL DETECTABLE WARNING. SEE CDOT M-608-1.
- 19 CONSTRUCT CONCRETE CURB AND GUTTER. SEE CDOT M-609-1 TYPE 2 SECTION IIB.
- 20 INSTALL DELINEATOR. SEE CDOT S-612-1.
- 21 TRANSITION CONCRETE TO ASPHALT AT NEAREST JOINT.

NOTES

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ELEVATION: 5970.79 FEET (NAVD 1988 DATUM)

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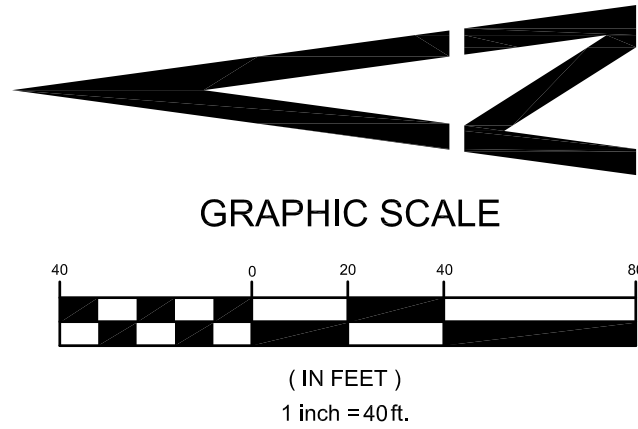
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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

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BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.



PARKER ROAD PLAN AND PROFILE

design by: JWD
approved by: JWD
project no.: 2015-015

date: 10/01/17

SHEET

C5.16

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

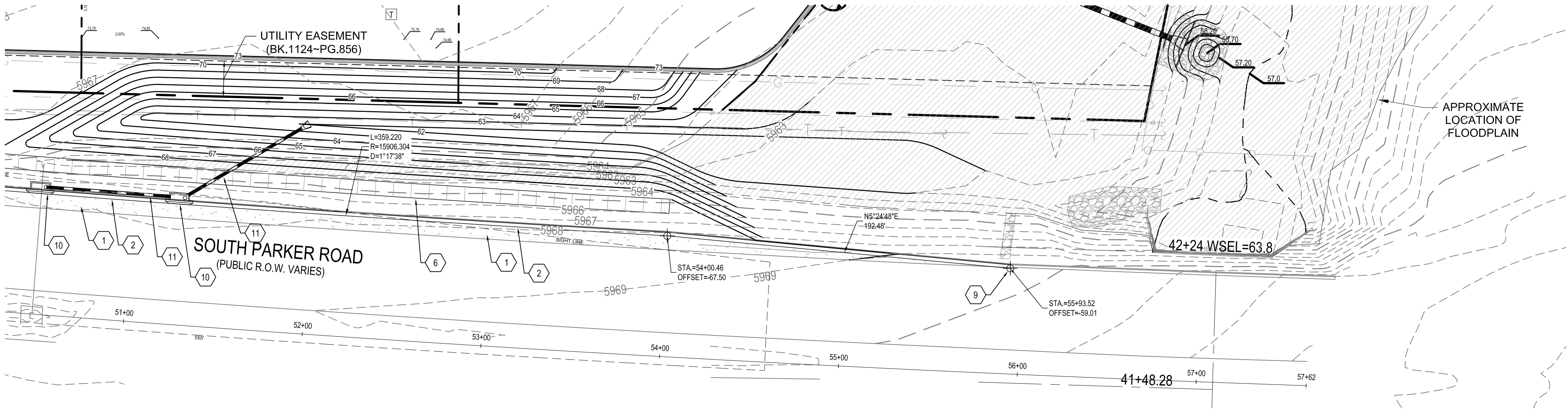
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REVISIONS

PARKER POINTE
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

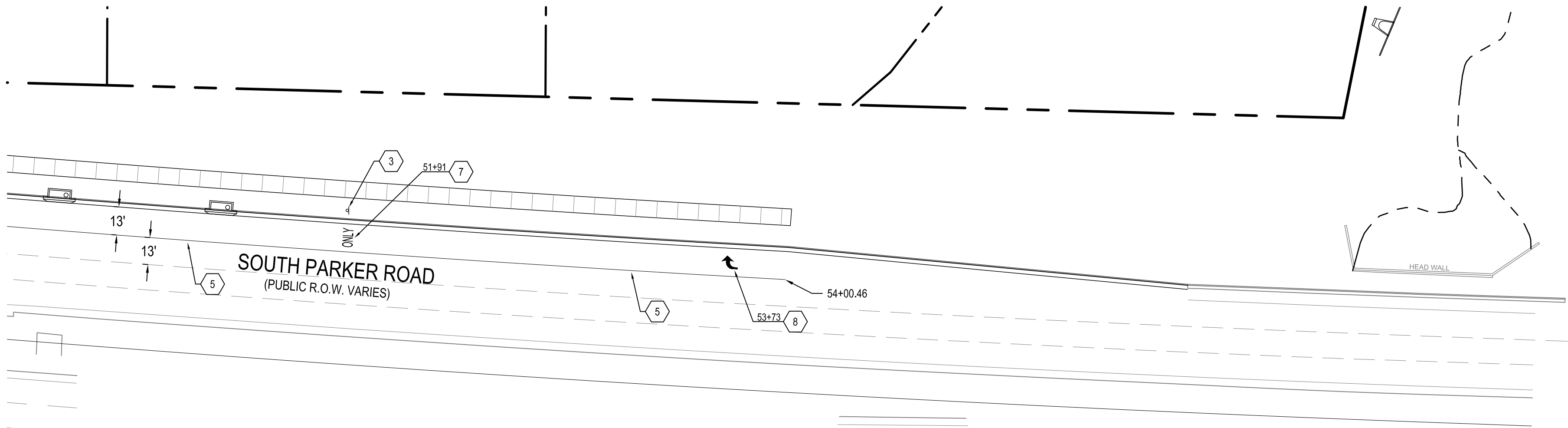
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DESIGN GROUP, INC.
6801 SOUTH PERCE STREET, SUITE 315, LITTLETON, CO 80120 303.259.8888
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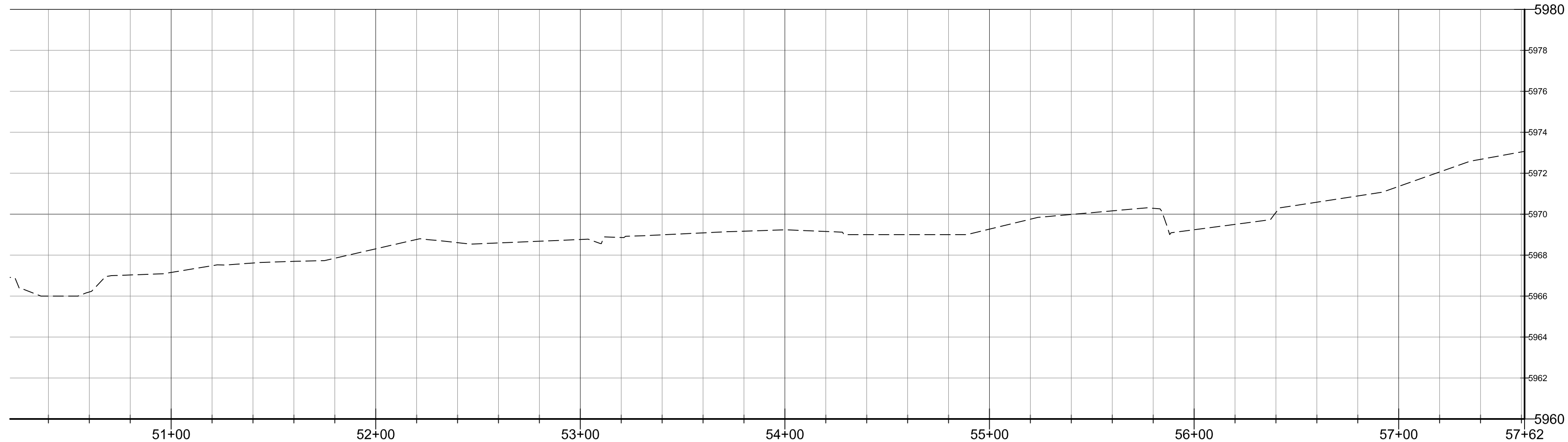


ROAD PLAN

EXISTING OVERHEAD LINES ALONG PARKER ROAD FRONTAGE
TO BE RELOCATED UNDERGROUND



SIGNAGE AND STRIPING PLAN



STATION LINE PROFILE

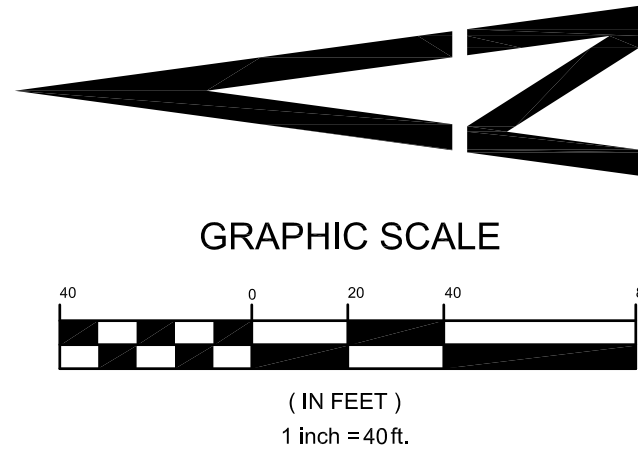
CONSTRUCTION NOTES

- 1 CONSTRUCT CONCRETE PAVEMENT SECTION. SEE PAVEMENT DESIGN IN GEOTECHNICAL REPORT. DOWEL TO EXISTING CONCRETE PAVEMENT.
- 2 CONSTRUCT CONCRETE CURB AND GUTTER. SEE CDOT M-601-1 TYPE 2 SECTION IIM.
- 3 INSTALL R3-5 SIGN. SEE CDOT S-614-2.
- 4 EXISTING EDGE OF CONCRETE PAVEMENT.
- 5 PAINT 8" WIDE WHITE CHANNELIZING LINE.
- 6 CONSTRUCT 8" WIDE CONCRETE SIDEWALK. SEE CDOT M-609-1.
- 7 PAINT ONLY MARKING WITH WHITE TRAFFIC PAINT. SEE CDOT S-627-1..
- 8 PAINT ARROW SYMBOL WITH WHITE TRAFFIC PAINT. SEE CDOT S-627-1.
- 9 MATCH EXISTING CURB AND GUTTER.
- 10 CONSTRUCT 10' TYPE R INLET. SEE CDOT M-604-12.
- 11 INSTALL 18" RCP @ 0.50%.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

PARKER ROAD PLAN AND PROFILE

design by: JWD
approved by: JWD
project no.: 2015-015

date: 10/01/17

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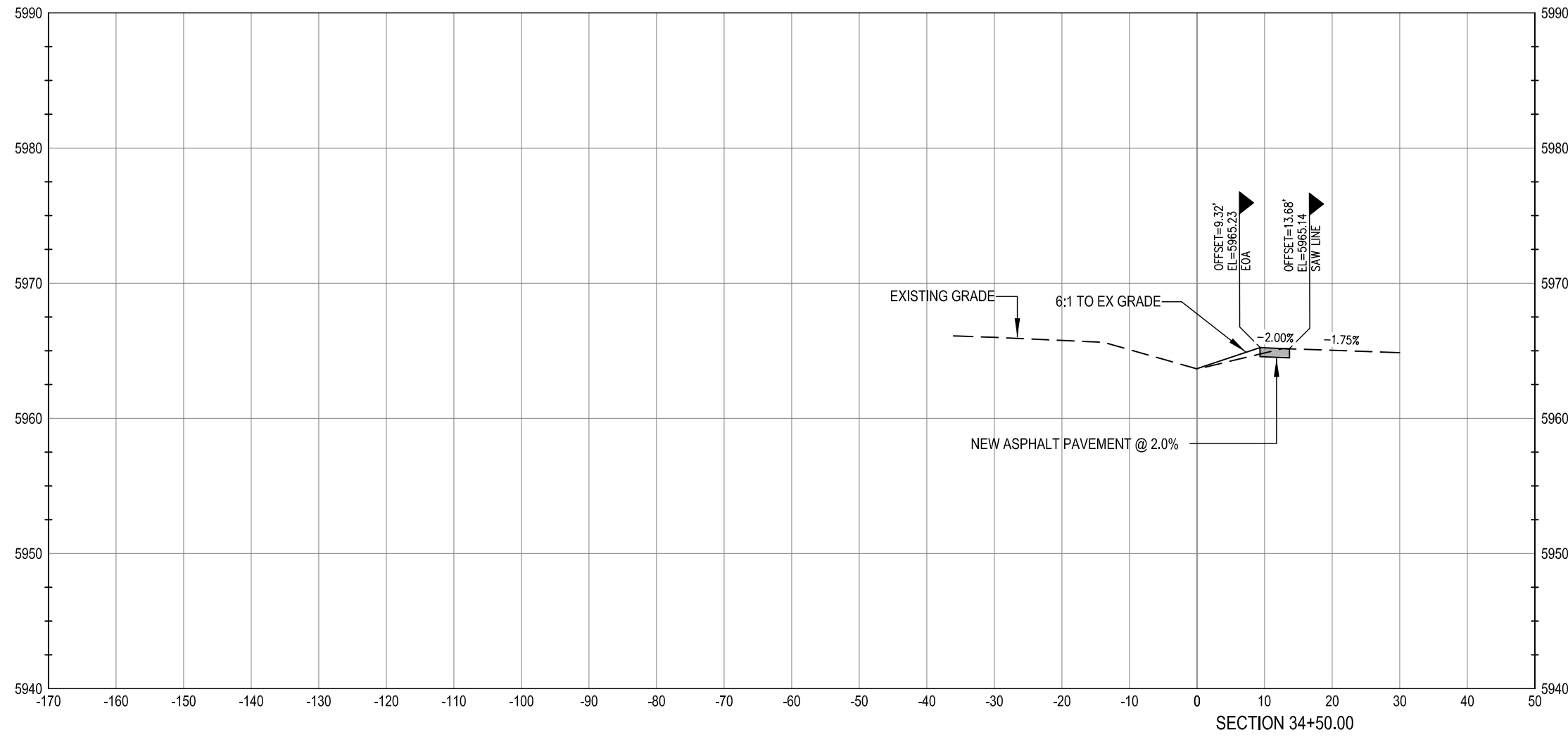
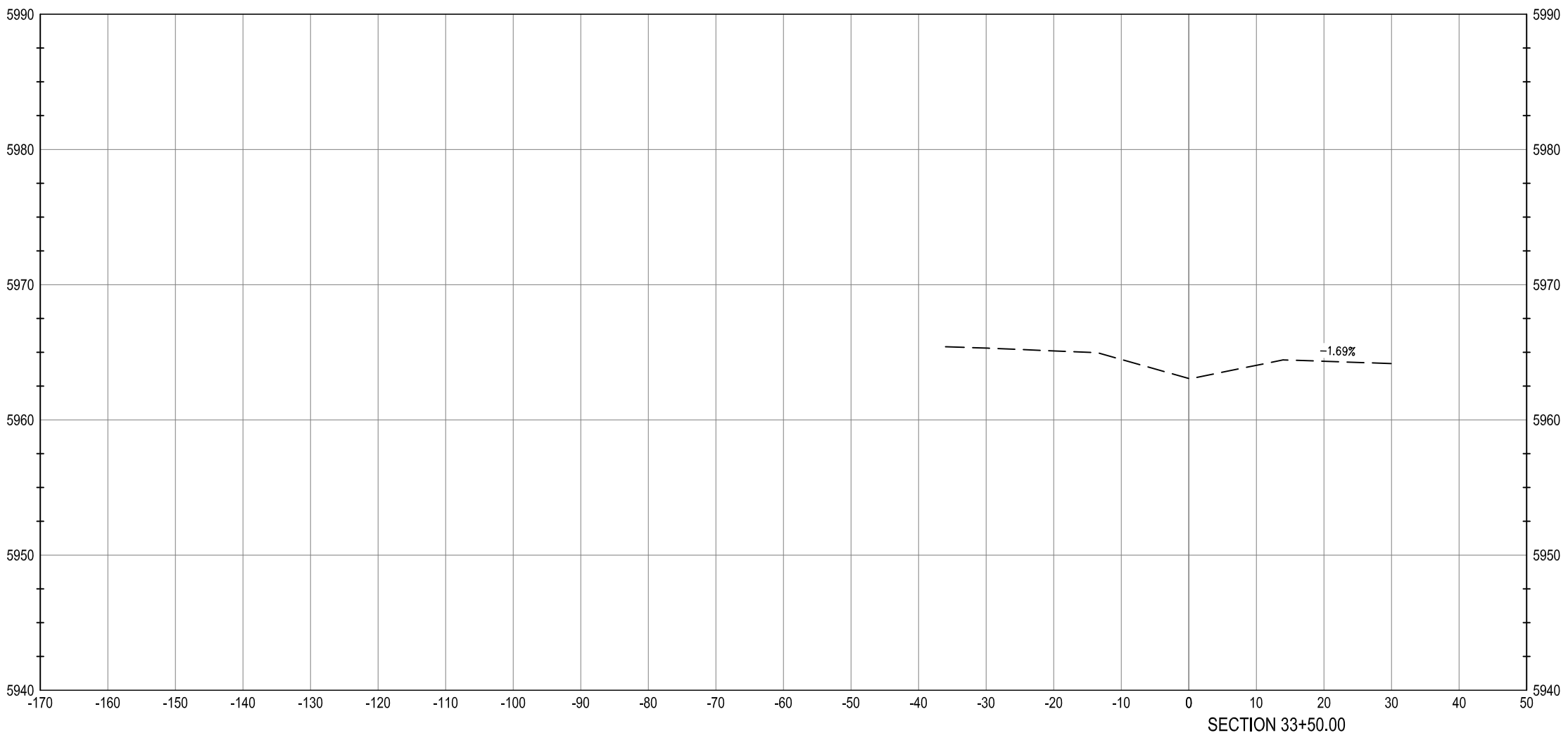
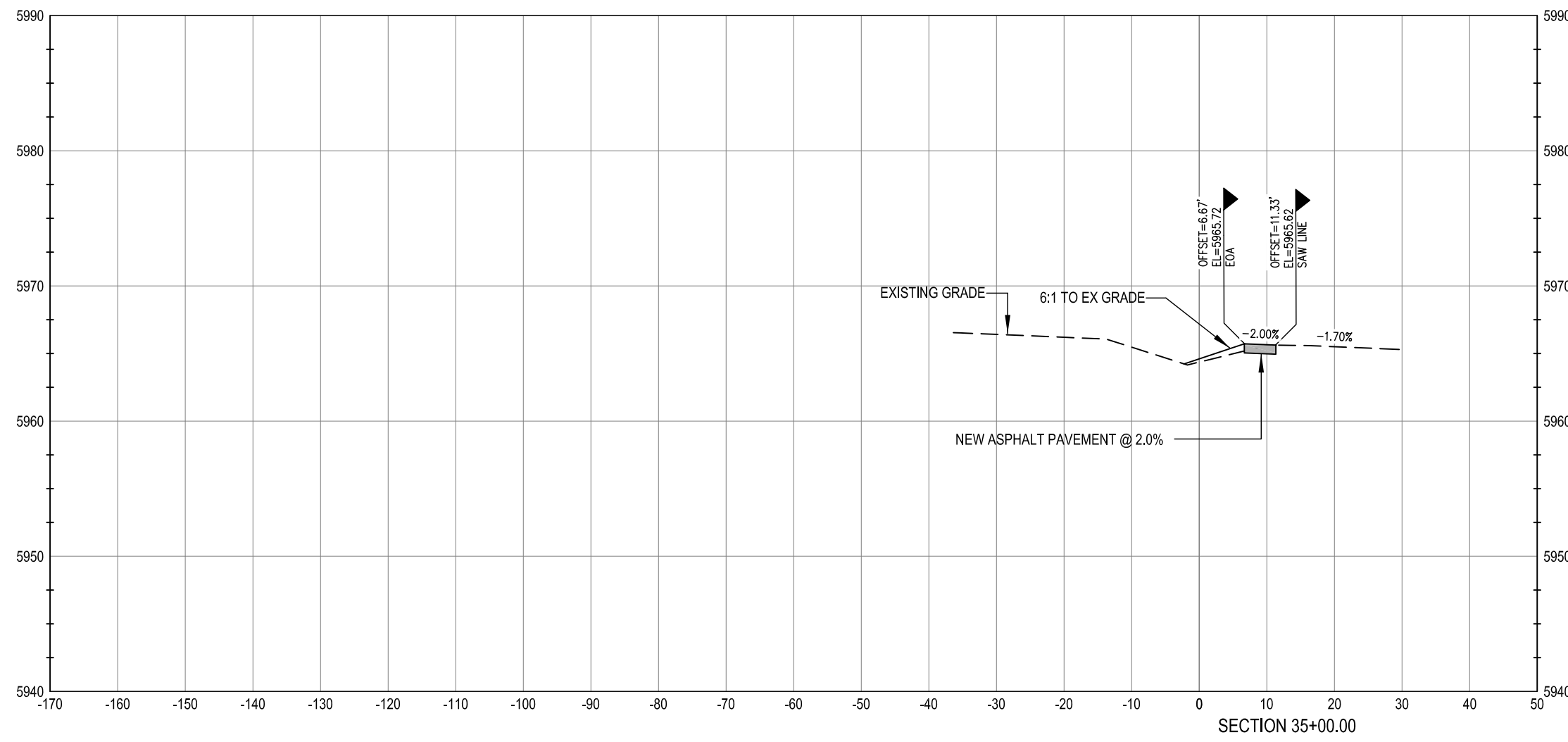
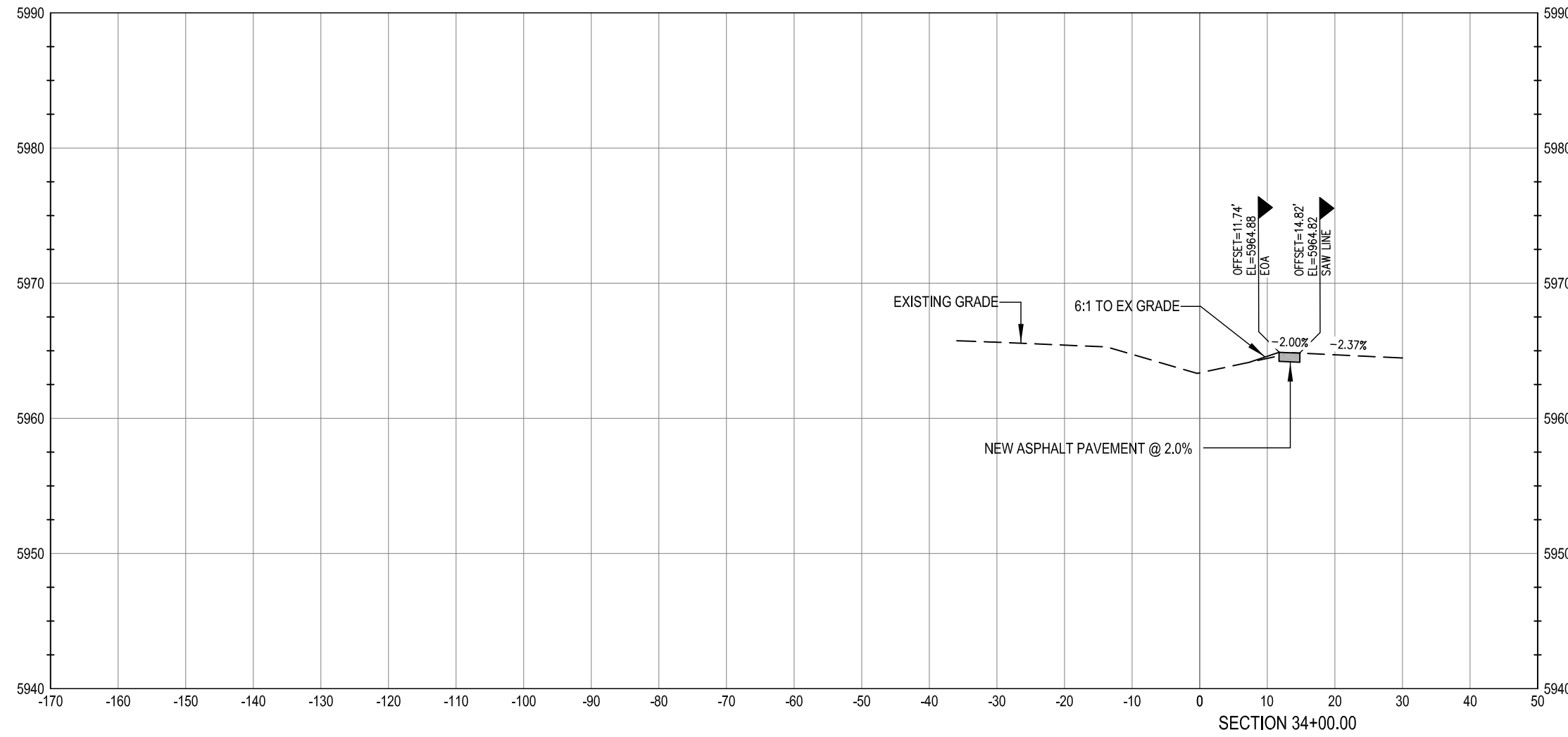
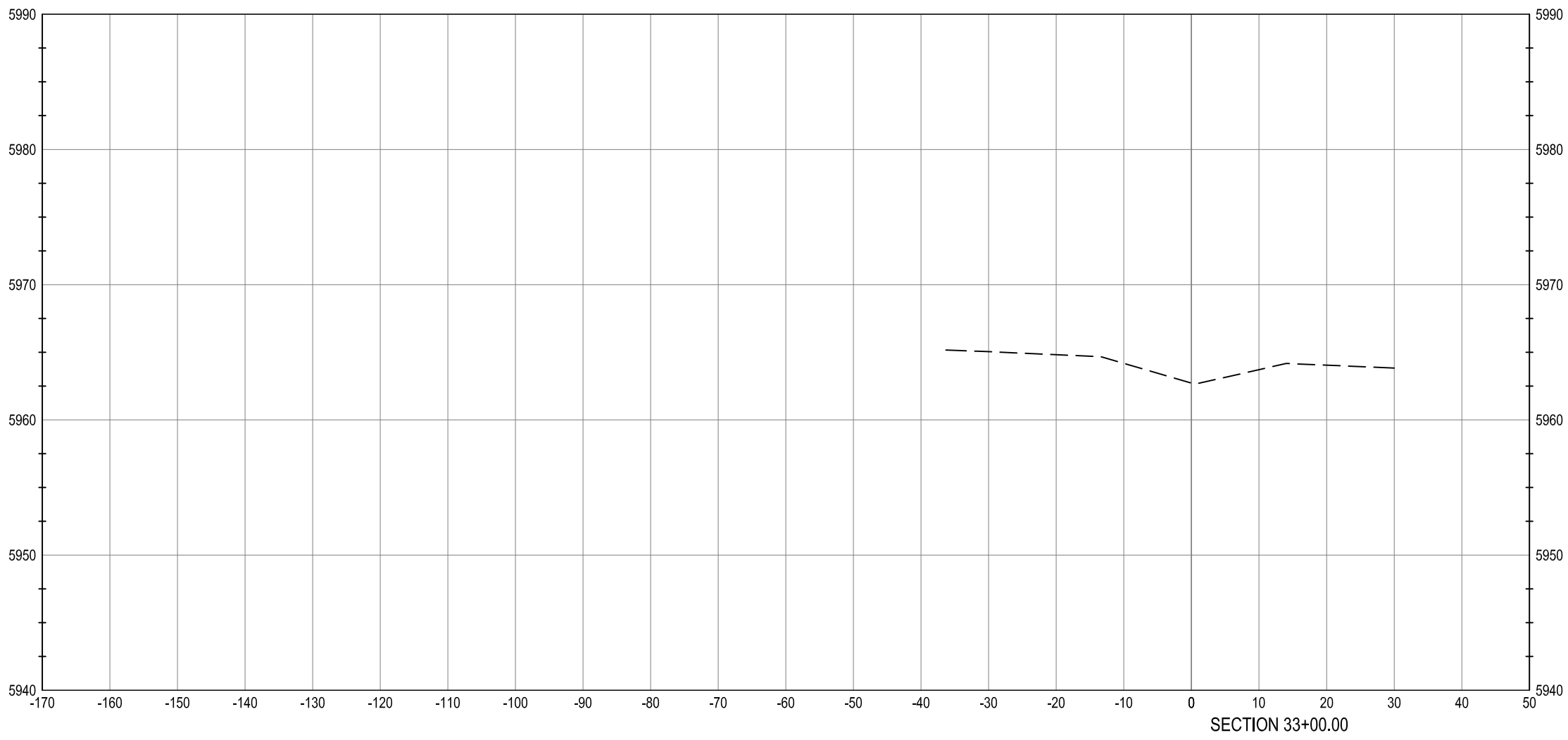
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COLORADO REG # 30226
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SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

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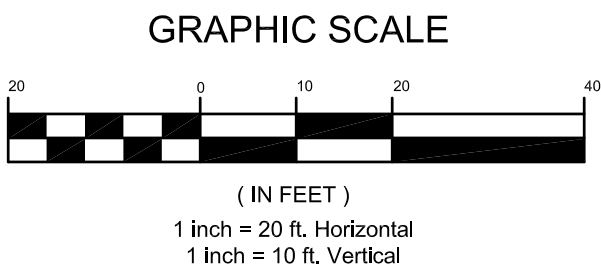
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

PARKER ROAD CROSS SECTIONS

design by: JWD
approved by: JWD
project no.: 2015-015

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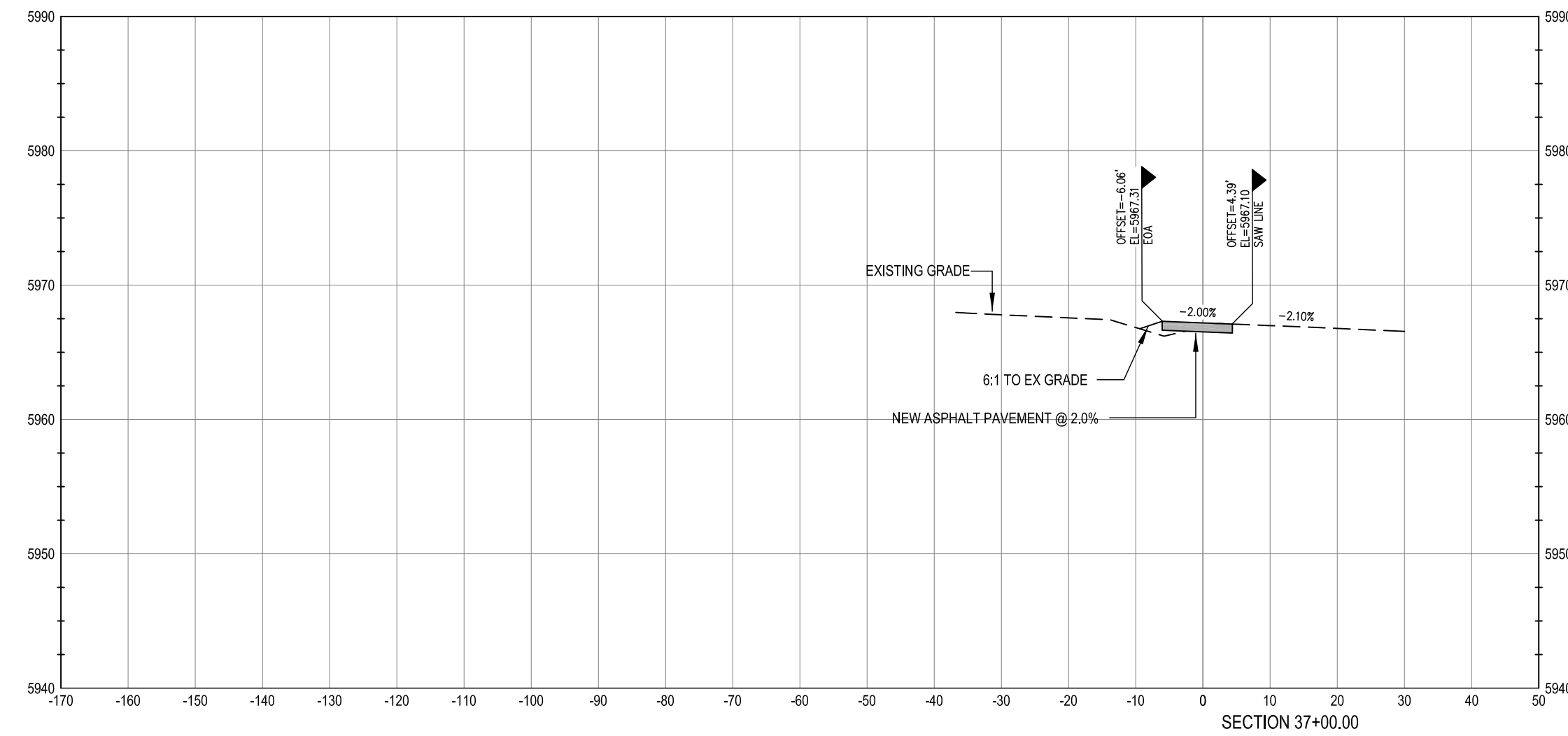
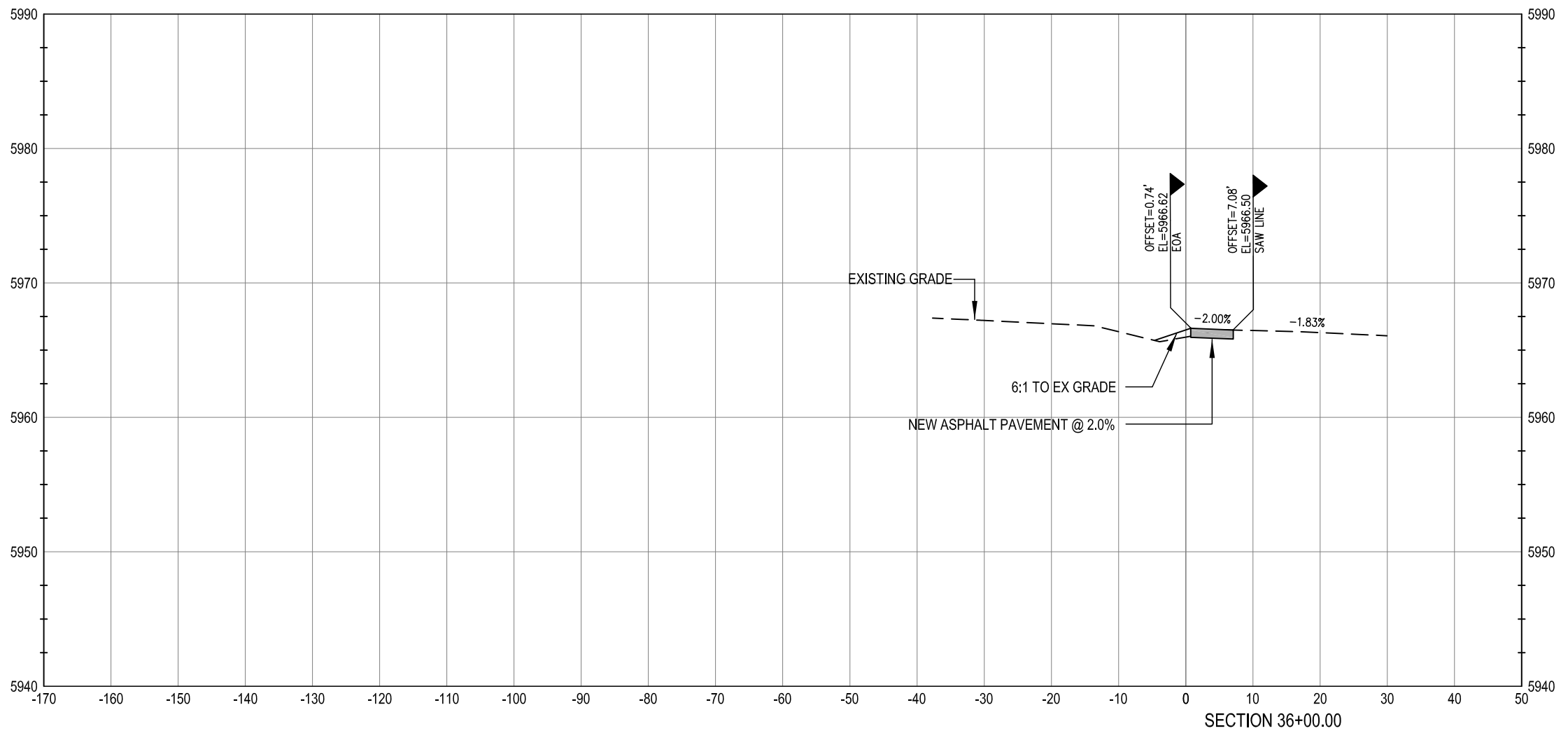
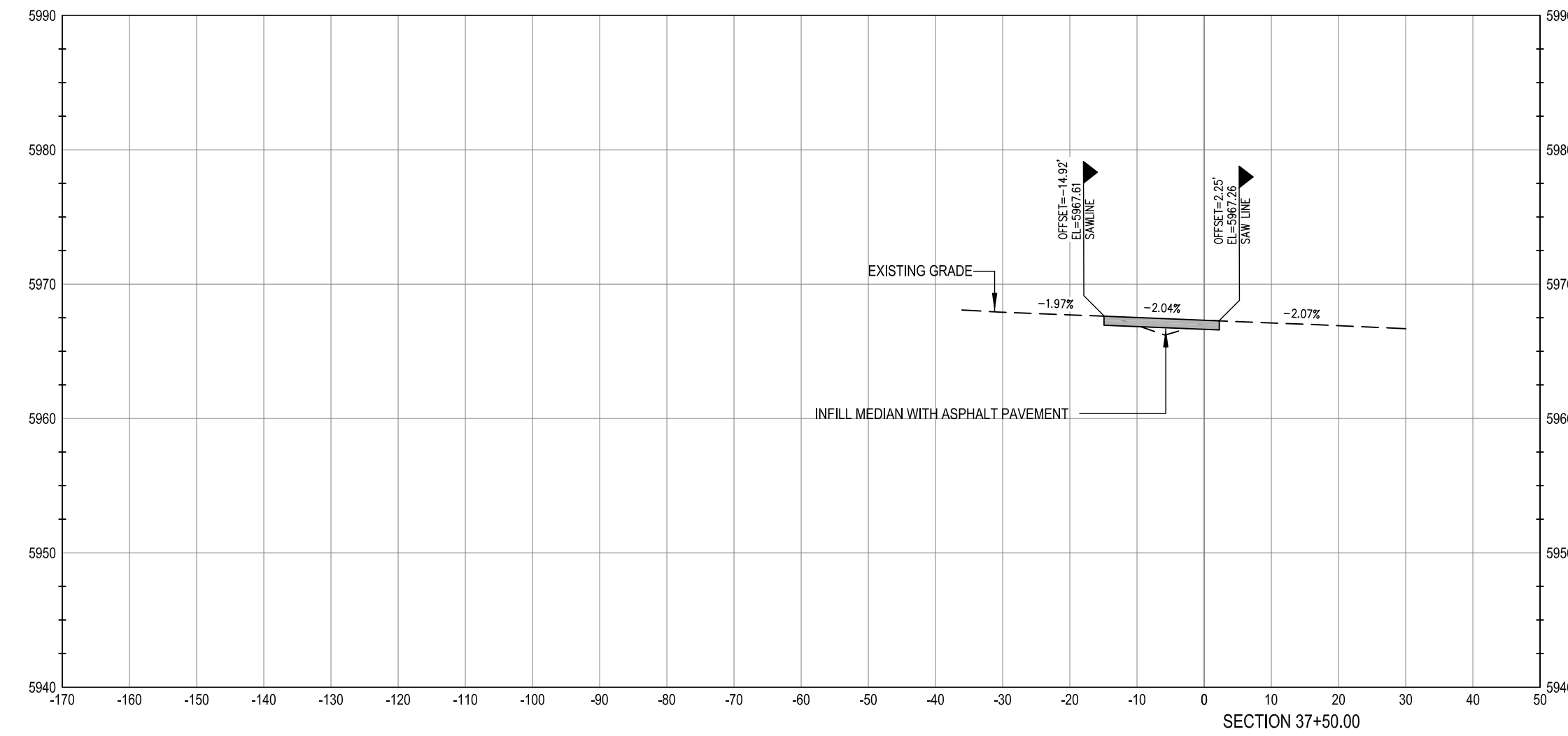
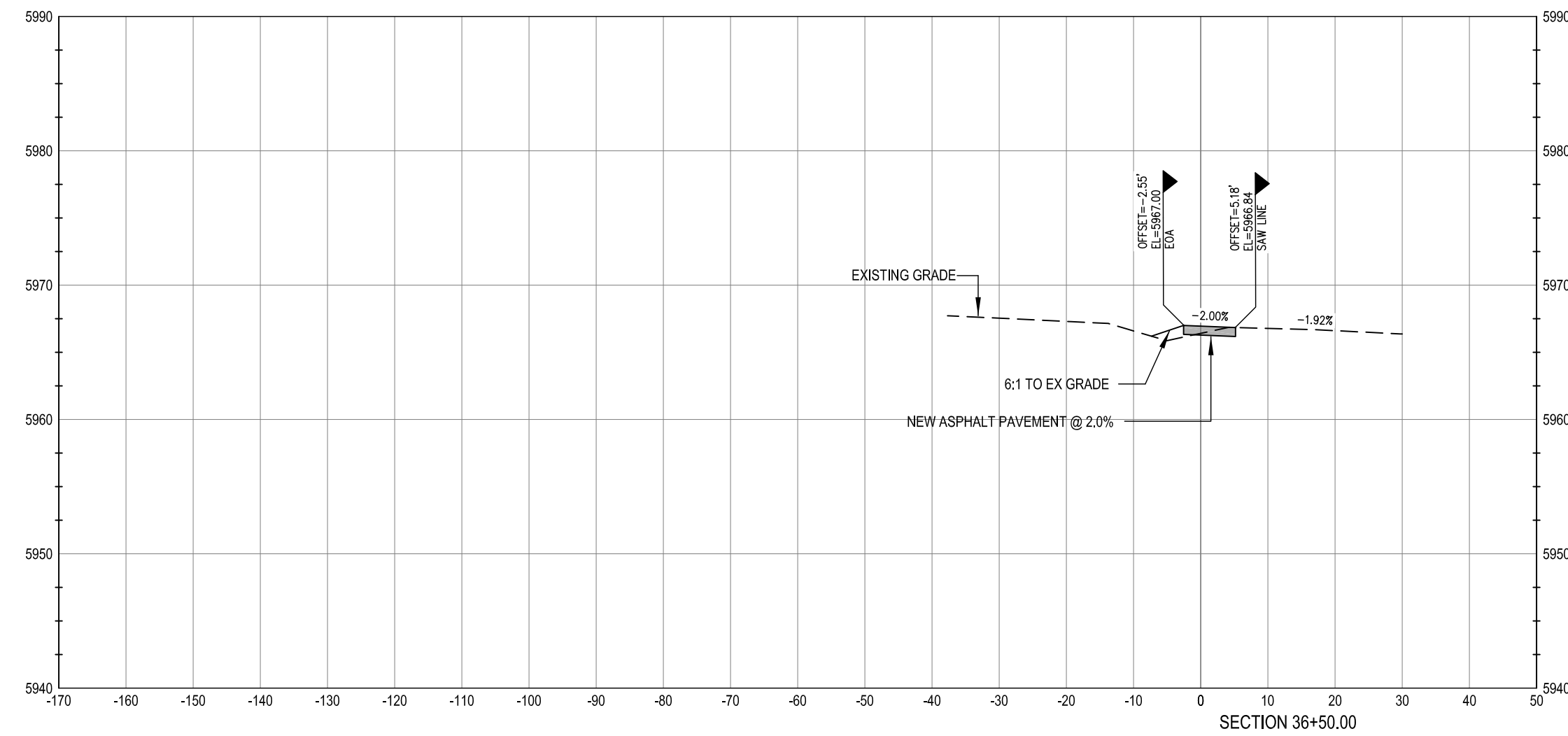
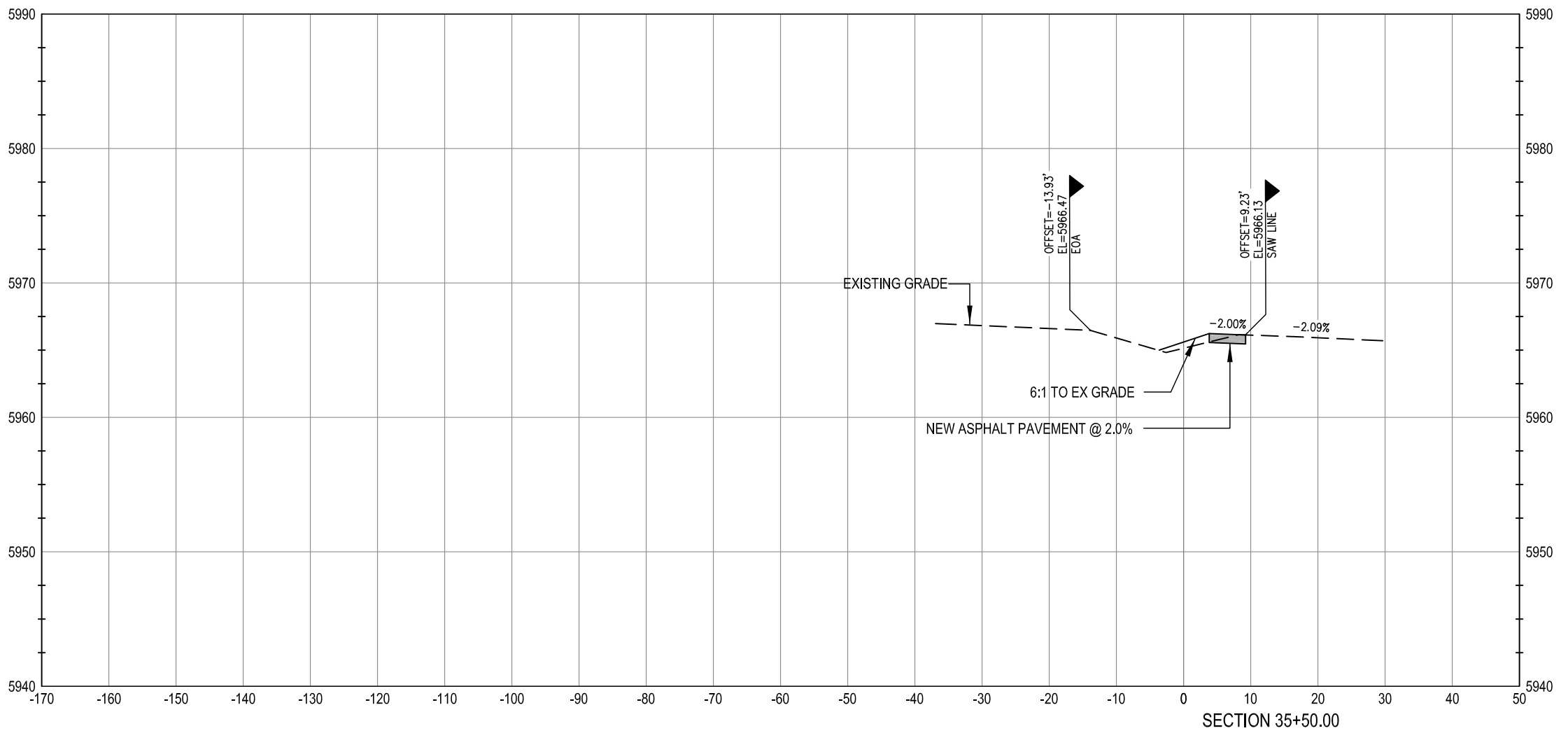
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PARKER, COLORADO

PREPARED UNDER THE DIRECT
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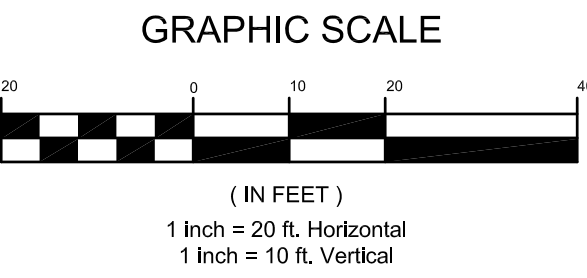
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

PARKER ROAD CROSS SECTIONS

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project no.: 2015-015

date: 10/01/17

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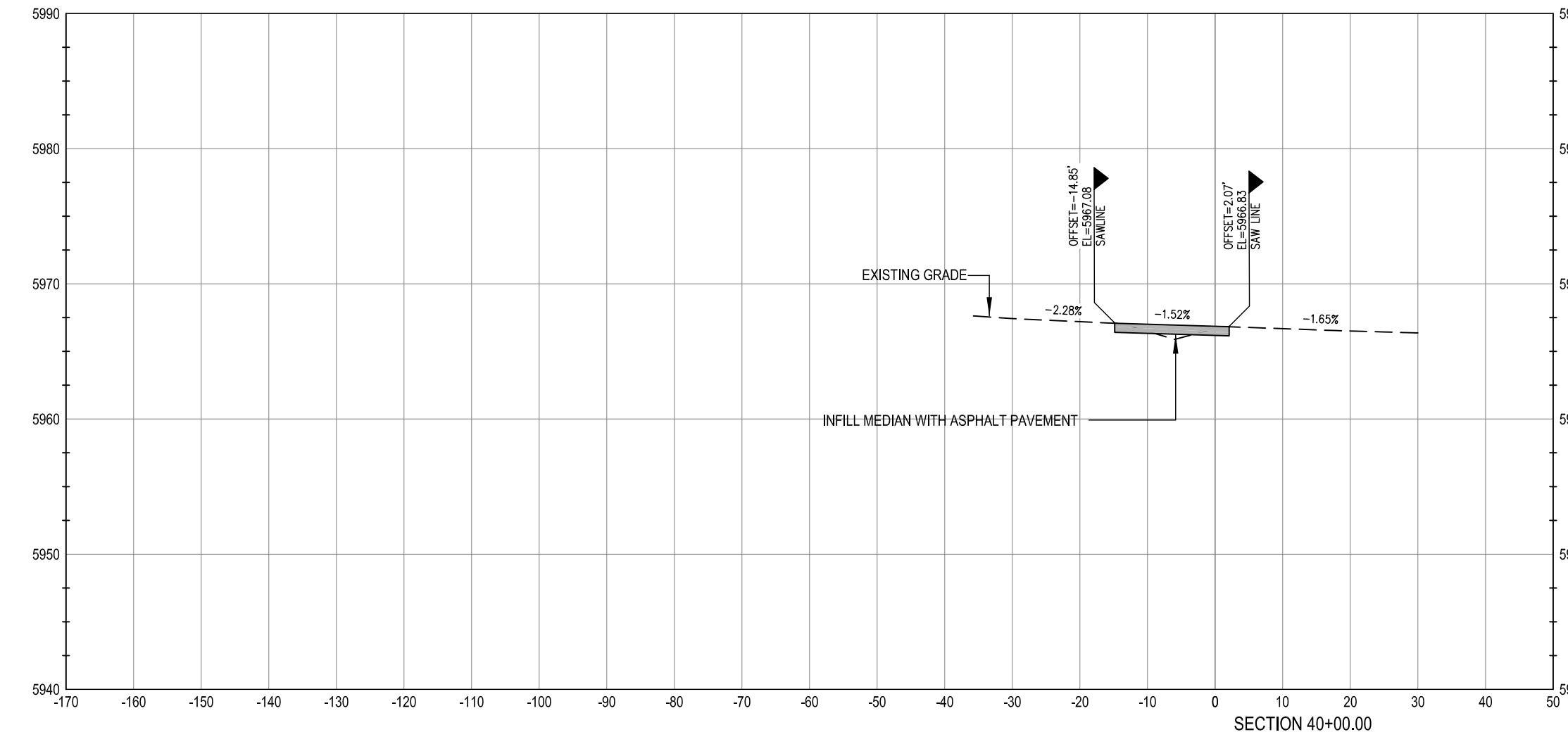
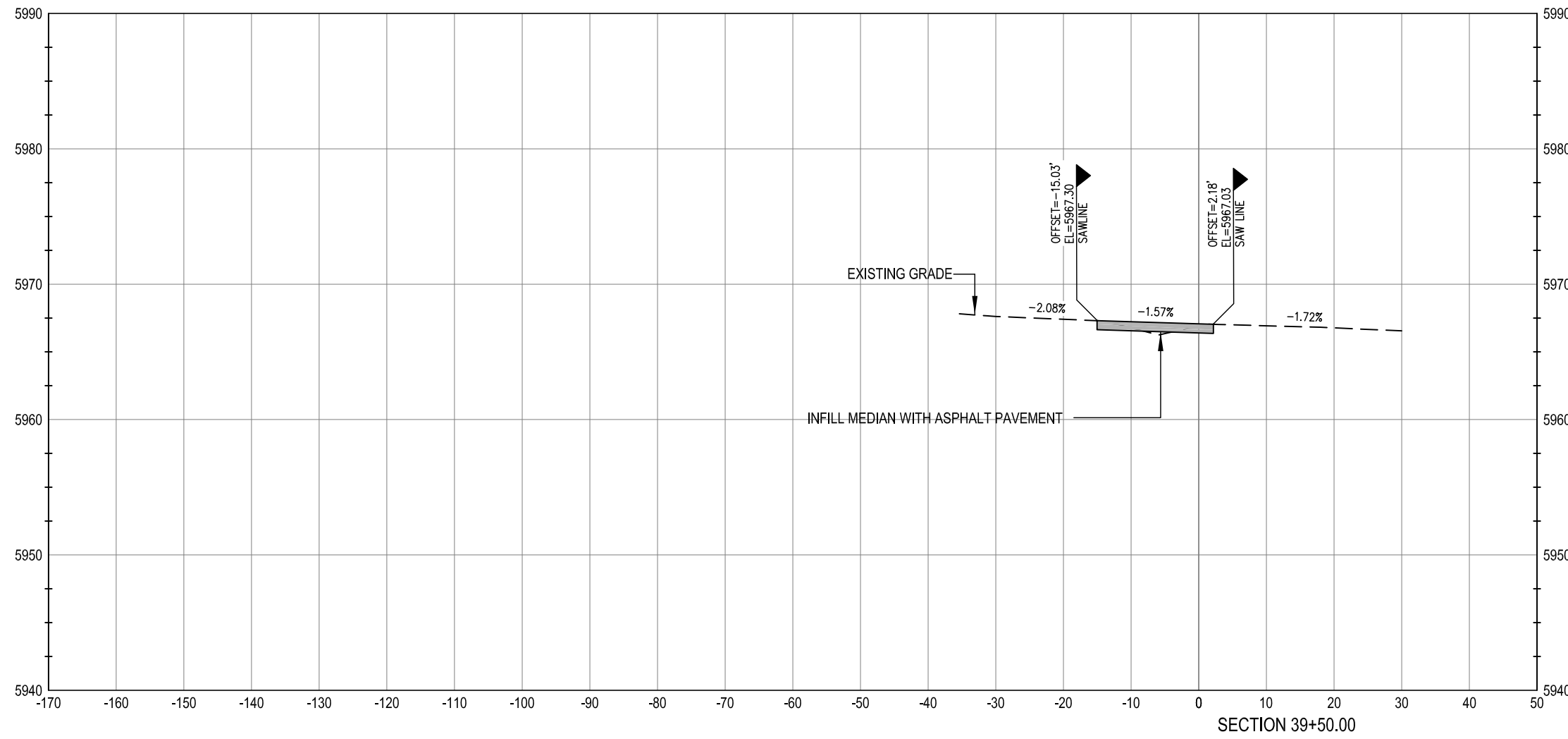
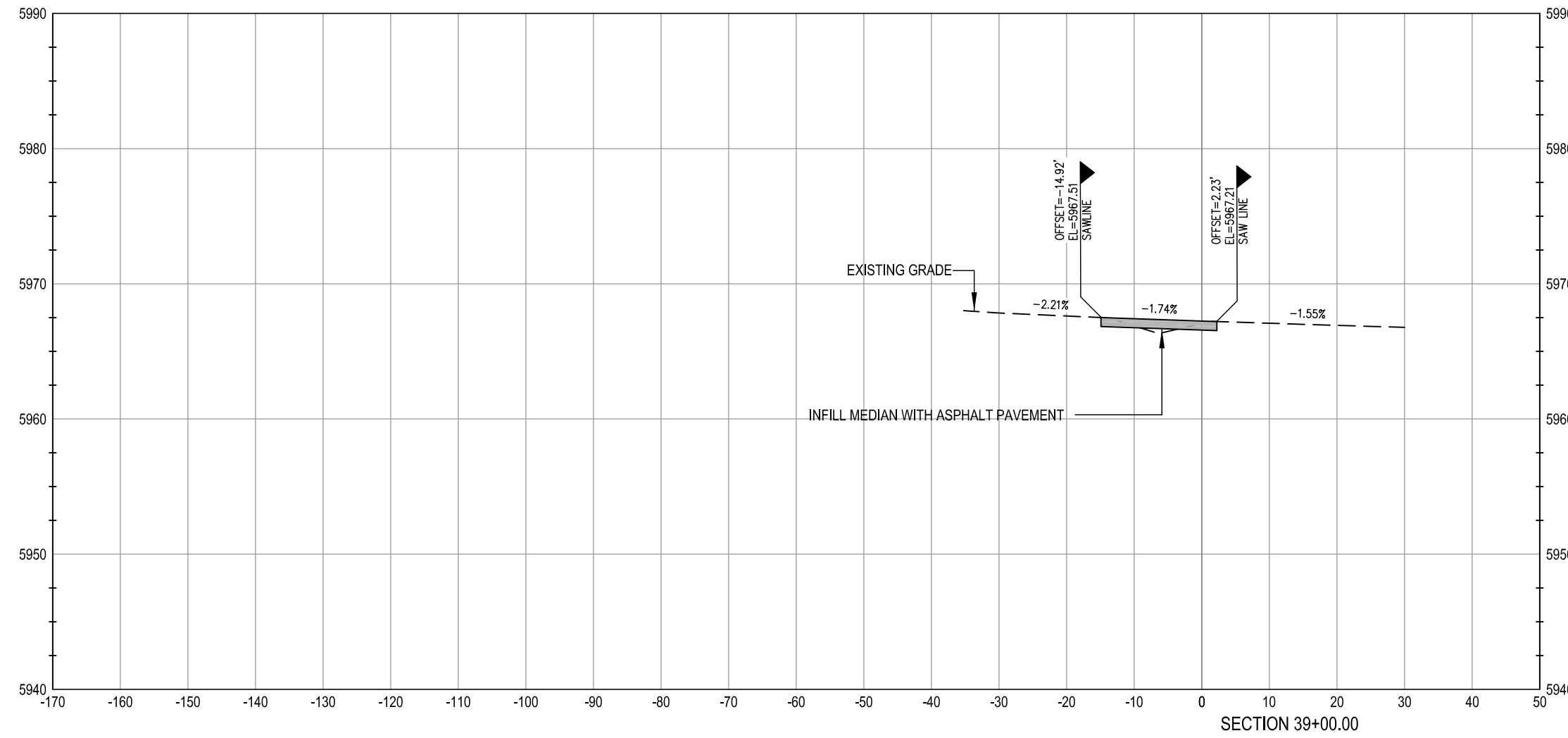
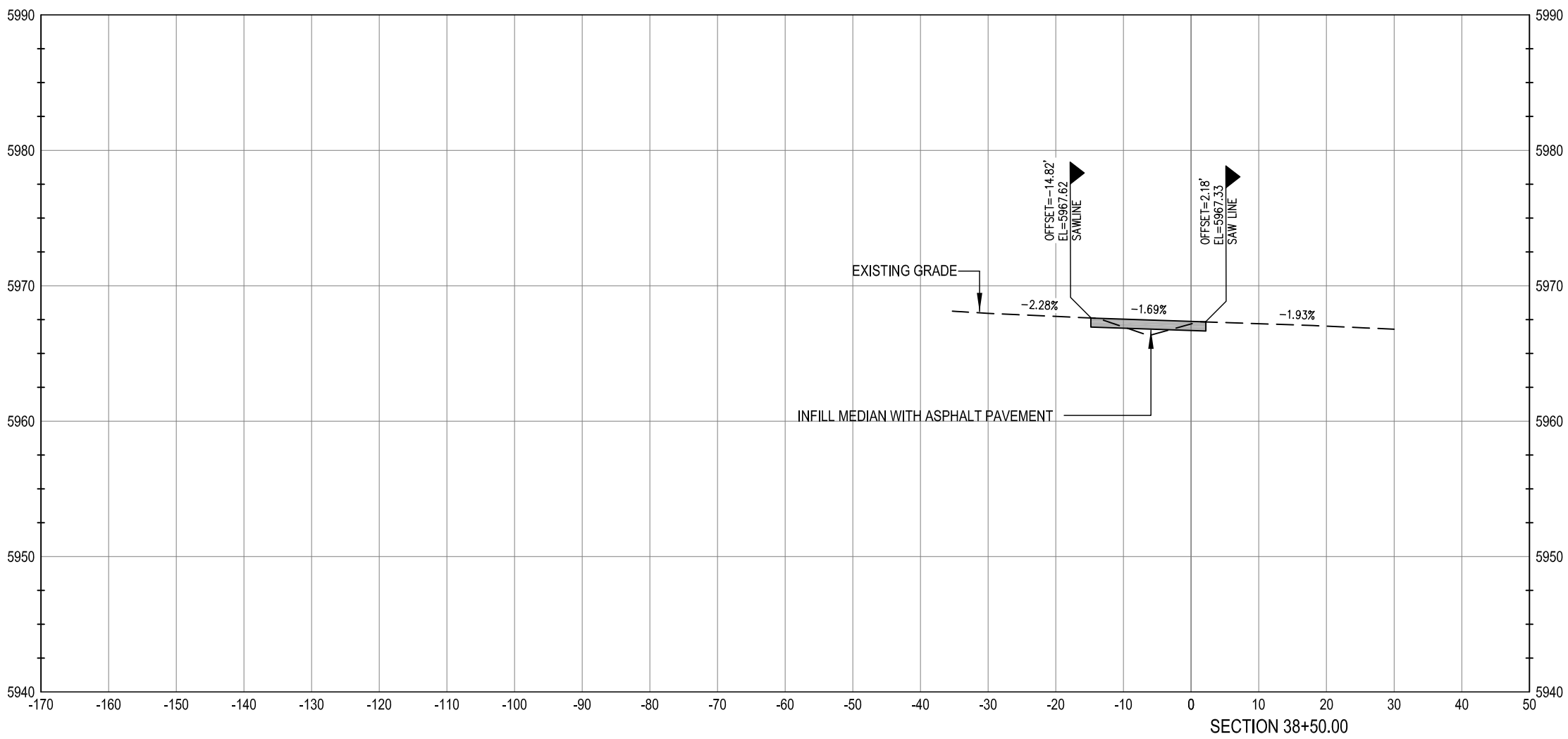
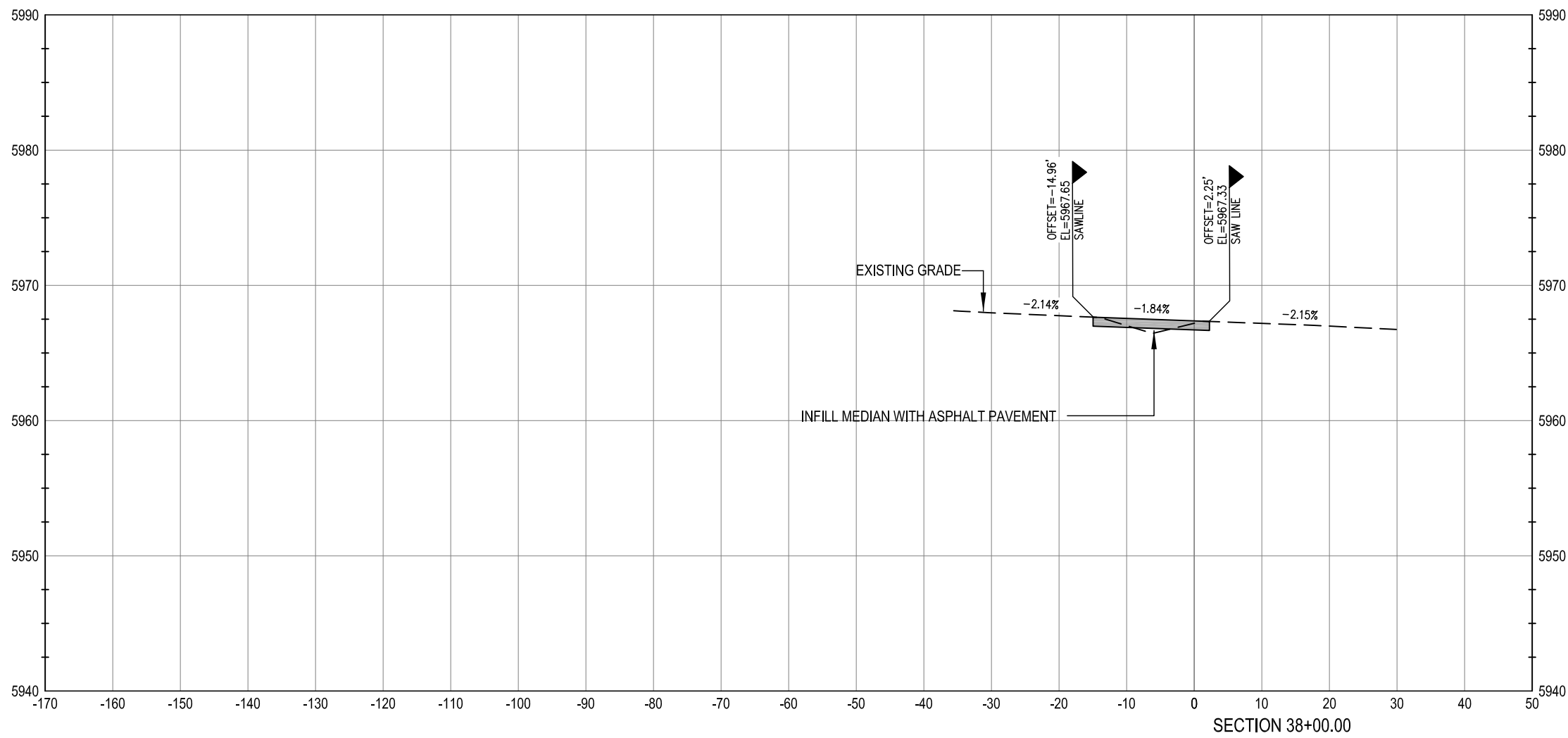
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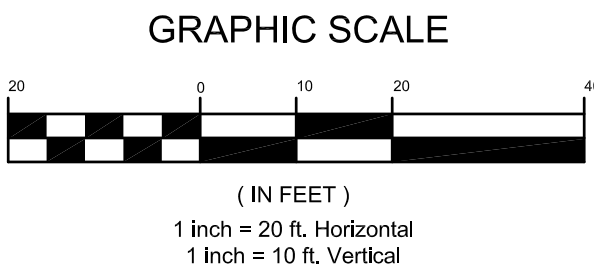
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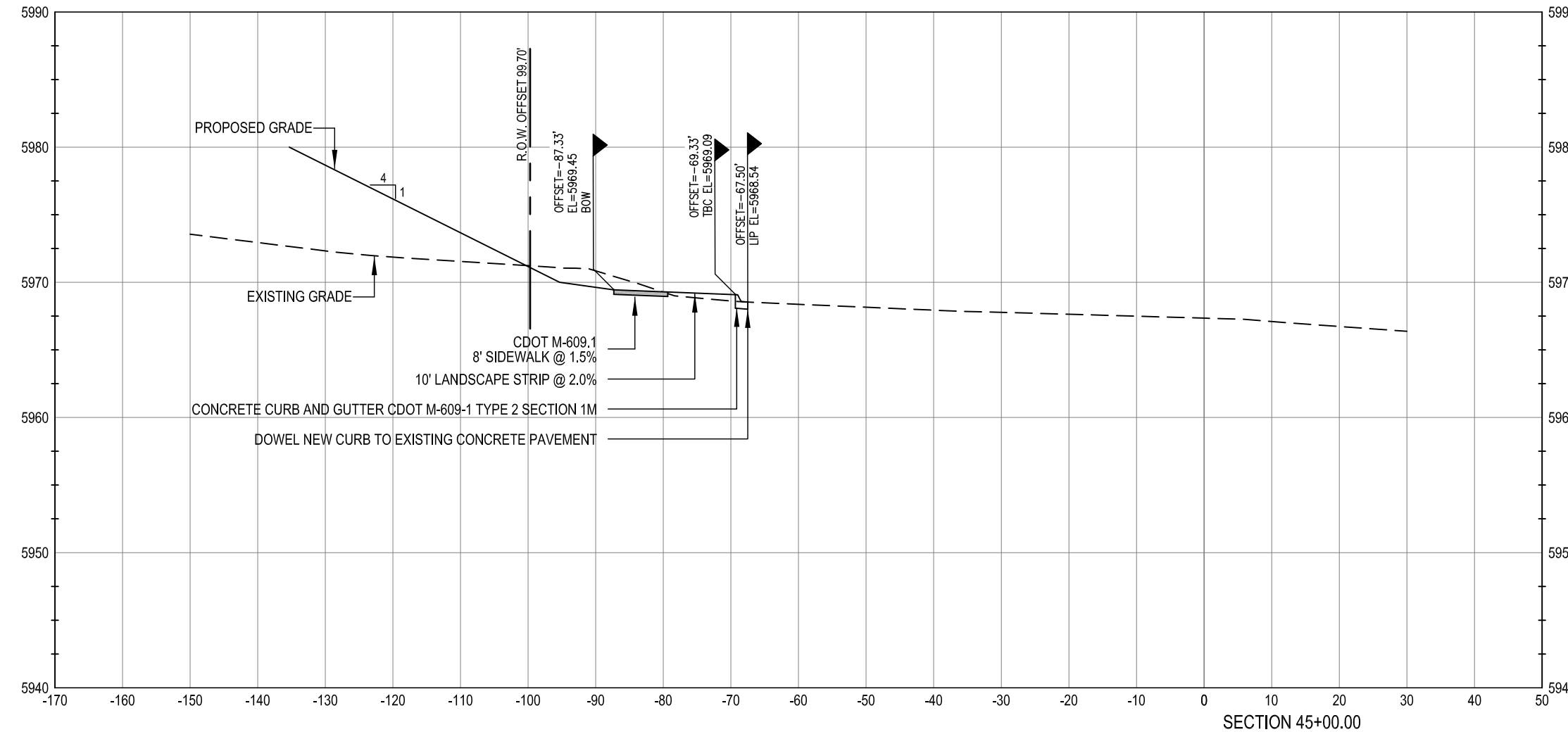
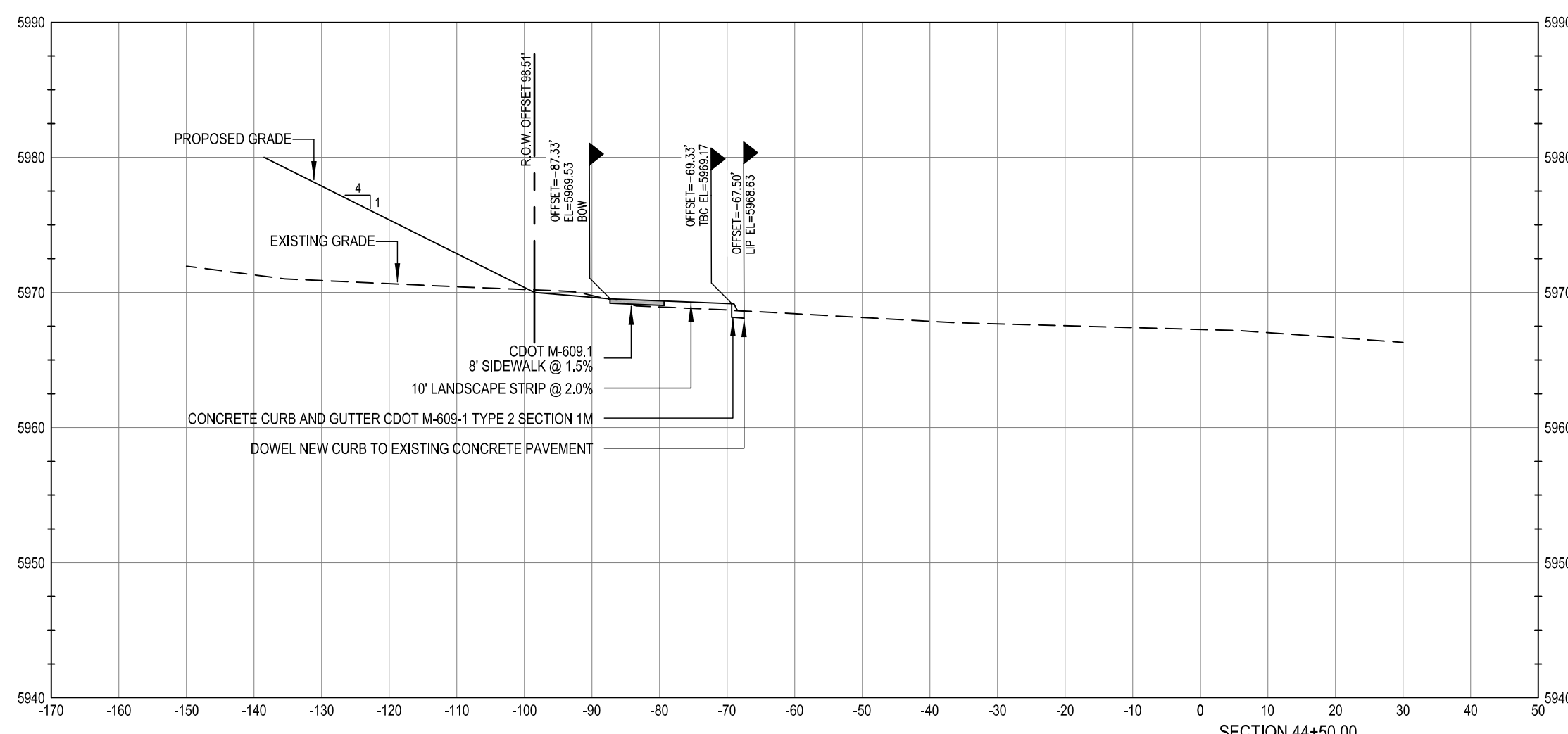
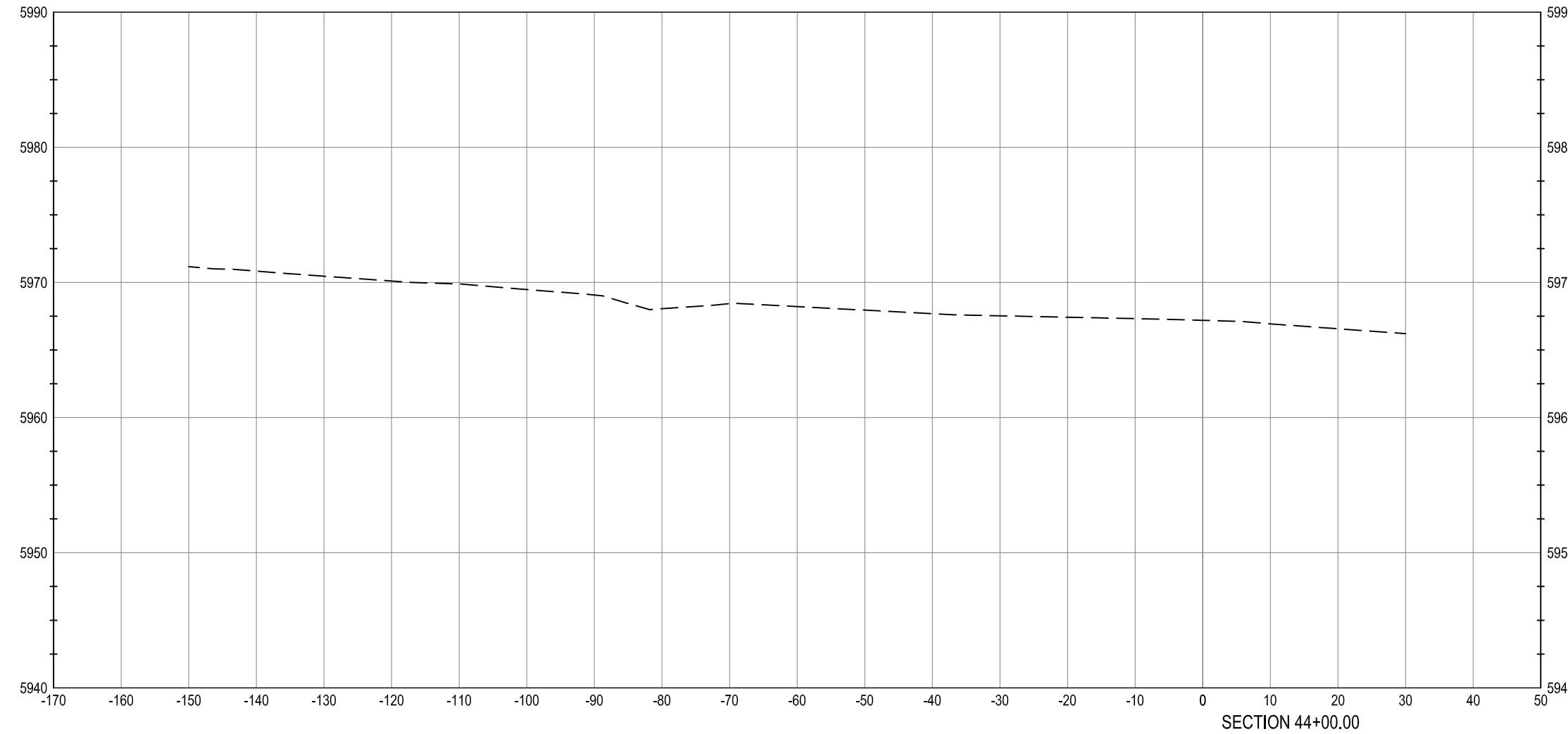
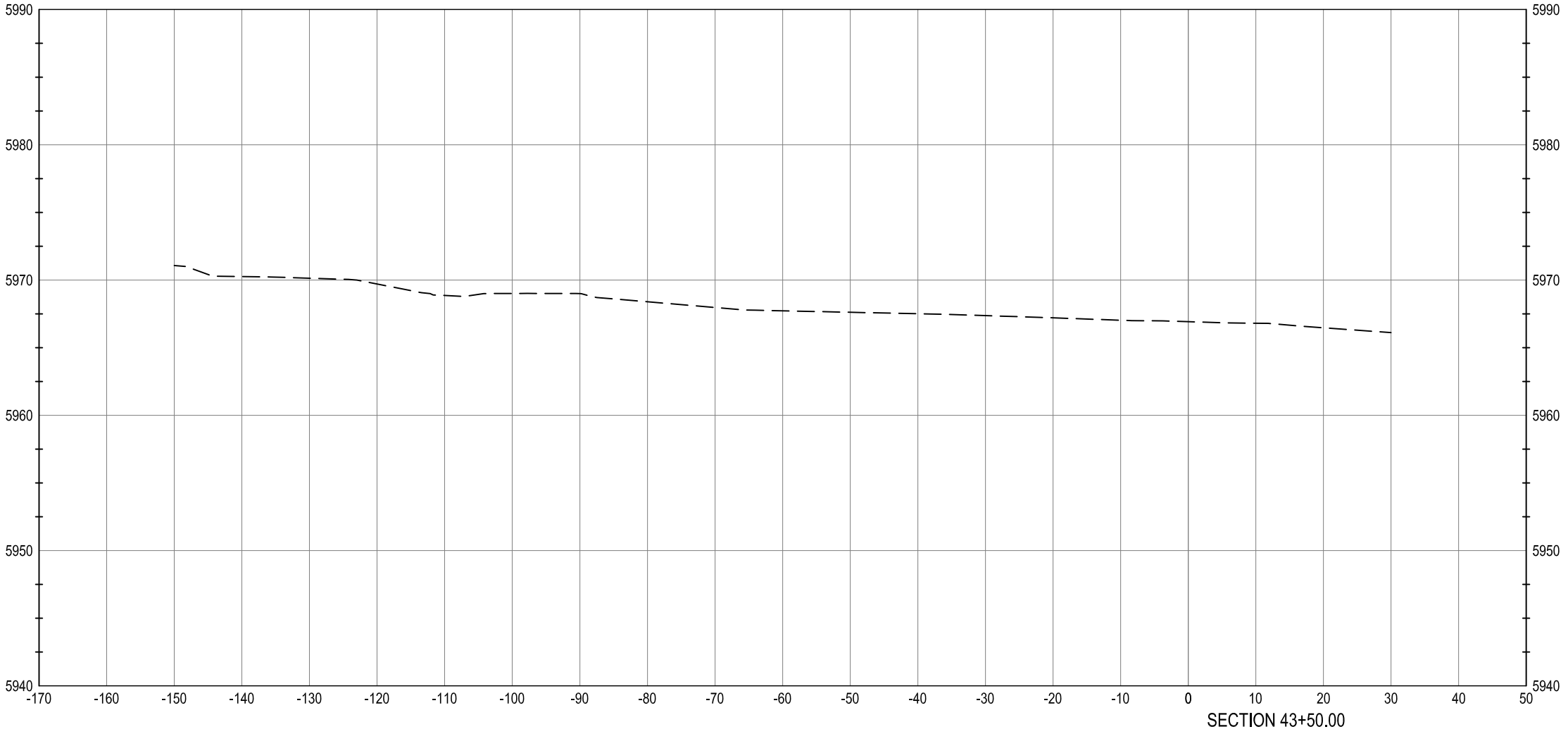
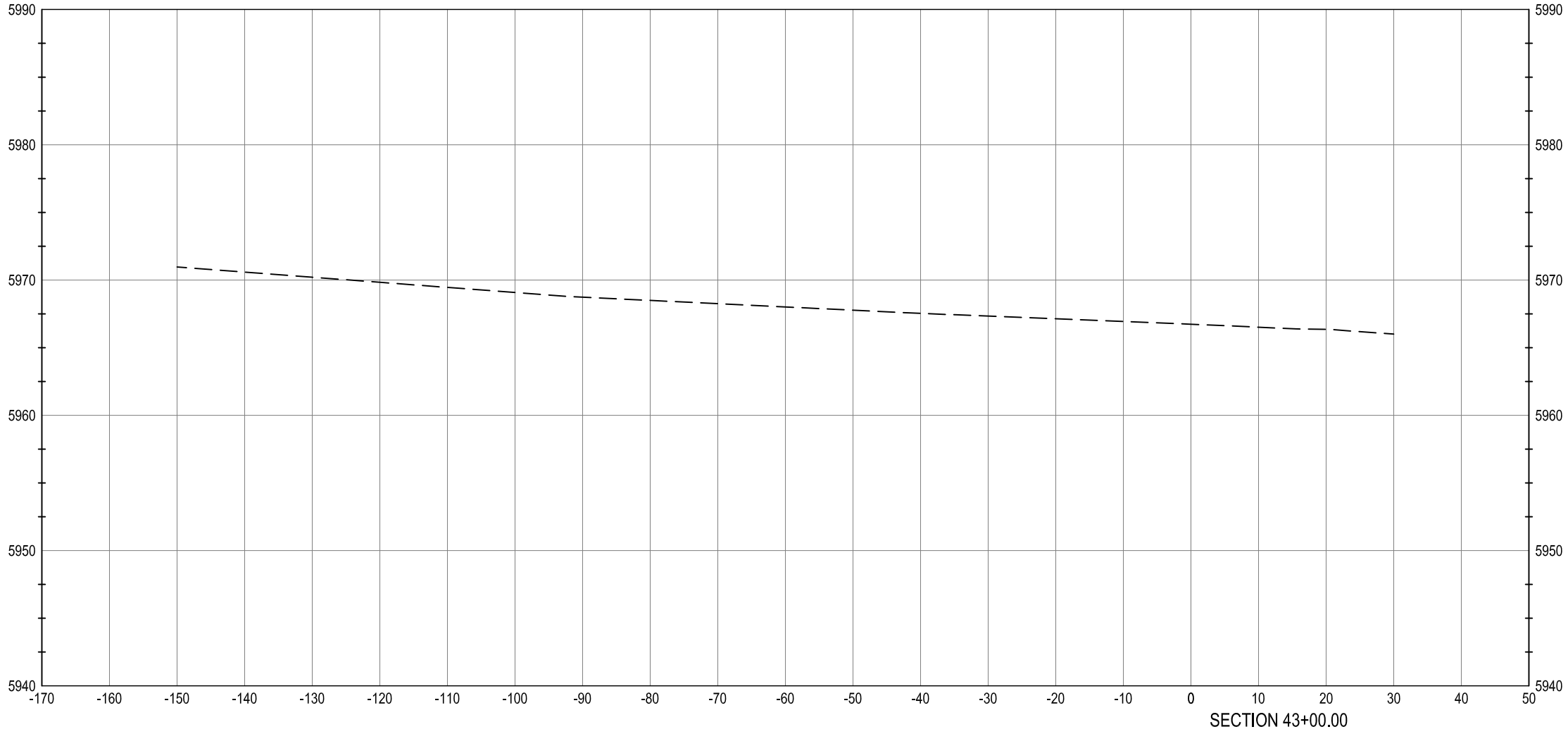
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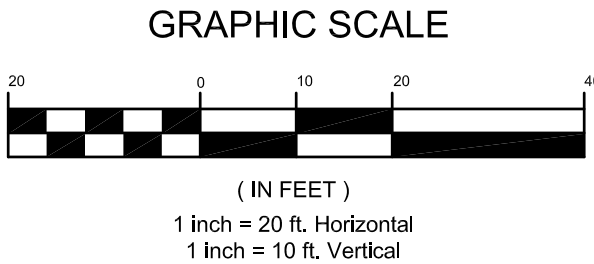
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FOR THE MARKING OF UNDERGROUND
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

PARKER ROAD CROSS SECTIONS

PARKER POINTE
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

design by: JWD
approved by: JWD
project no.: 2015-015

date: 10/01/17

SHEET

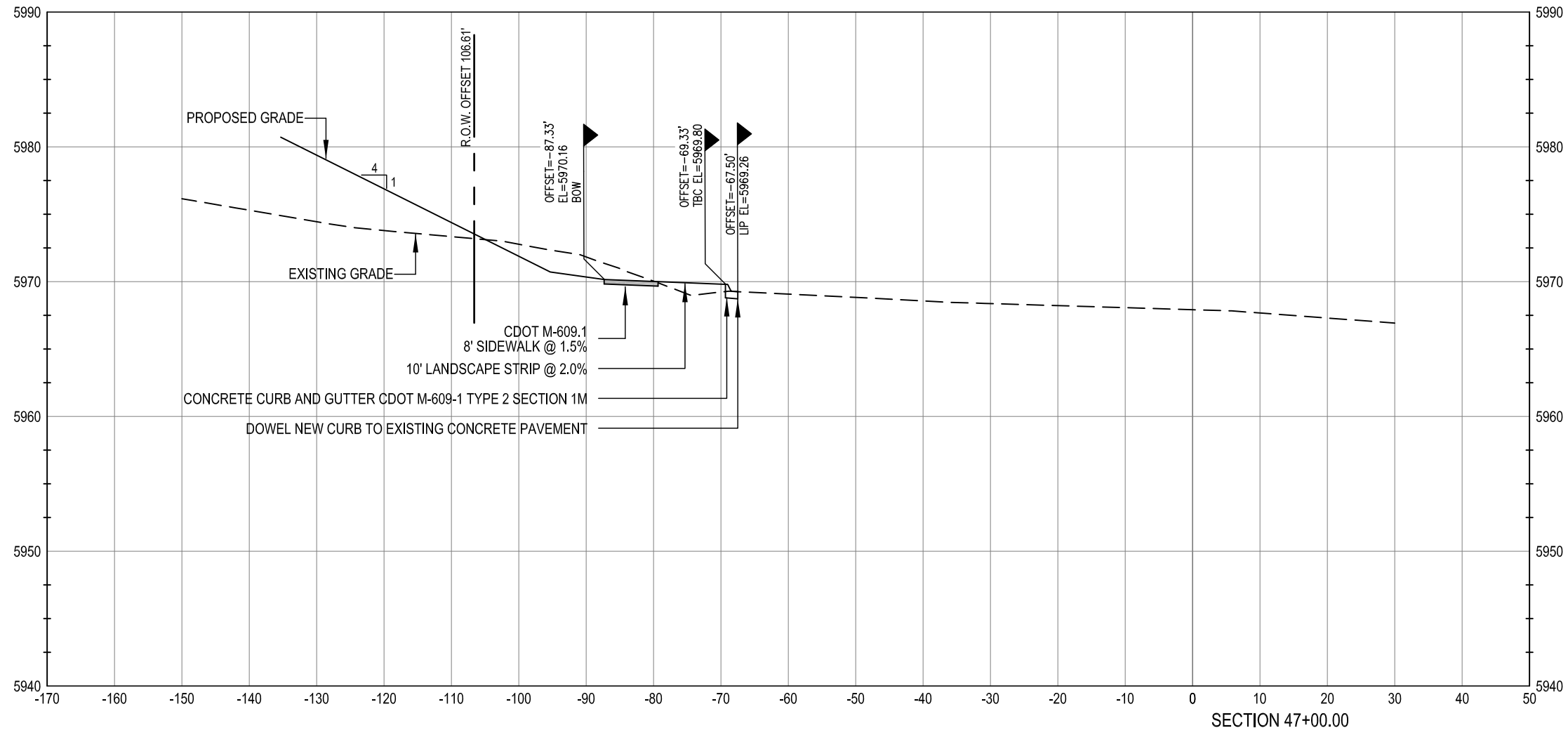
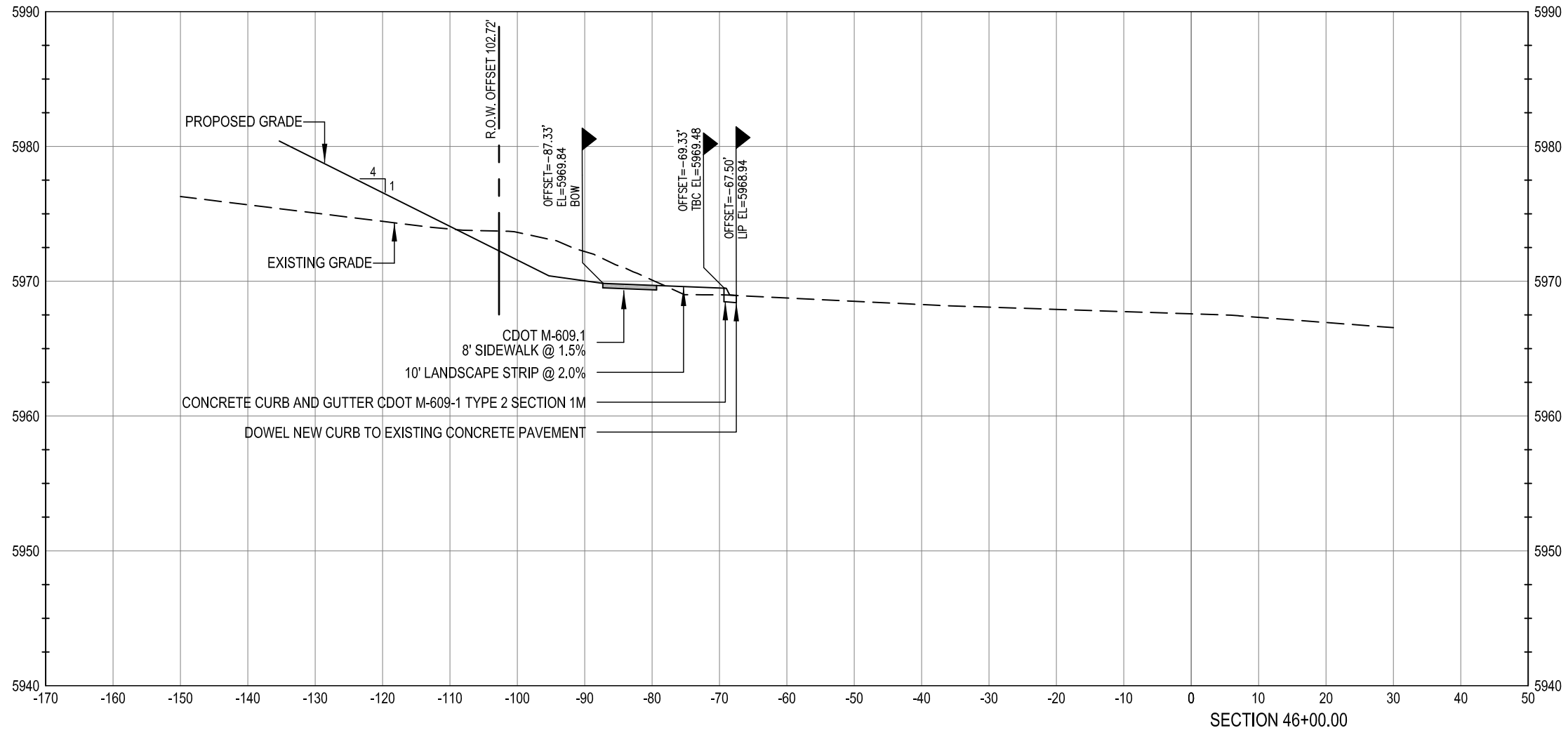
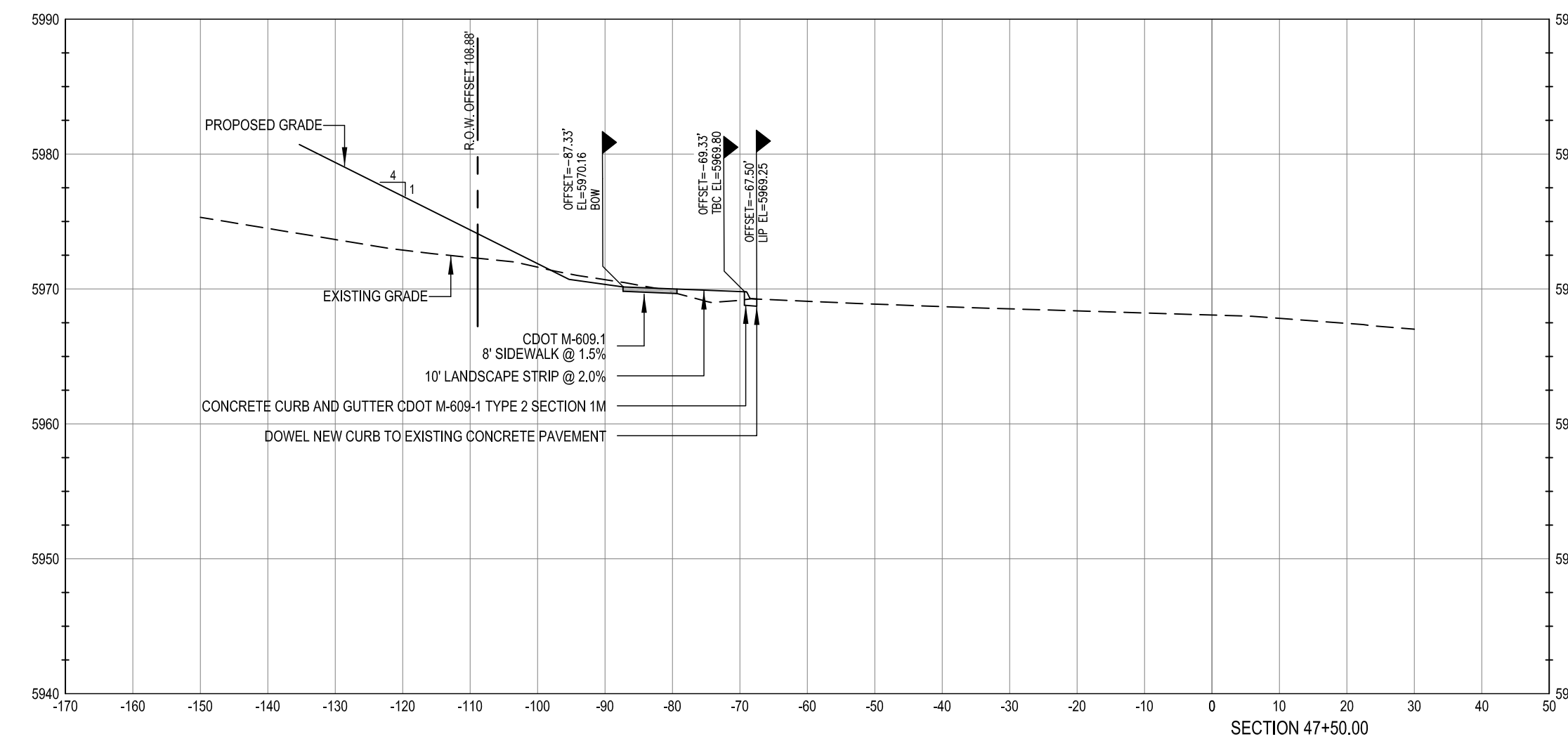
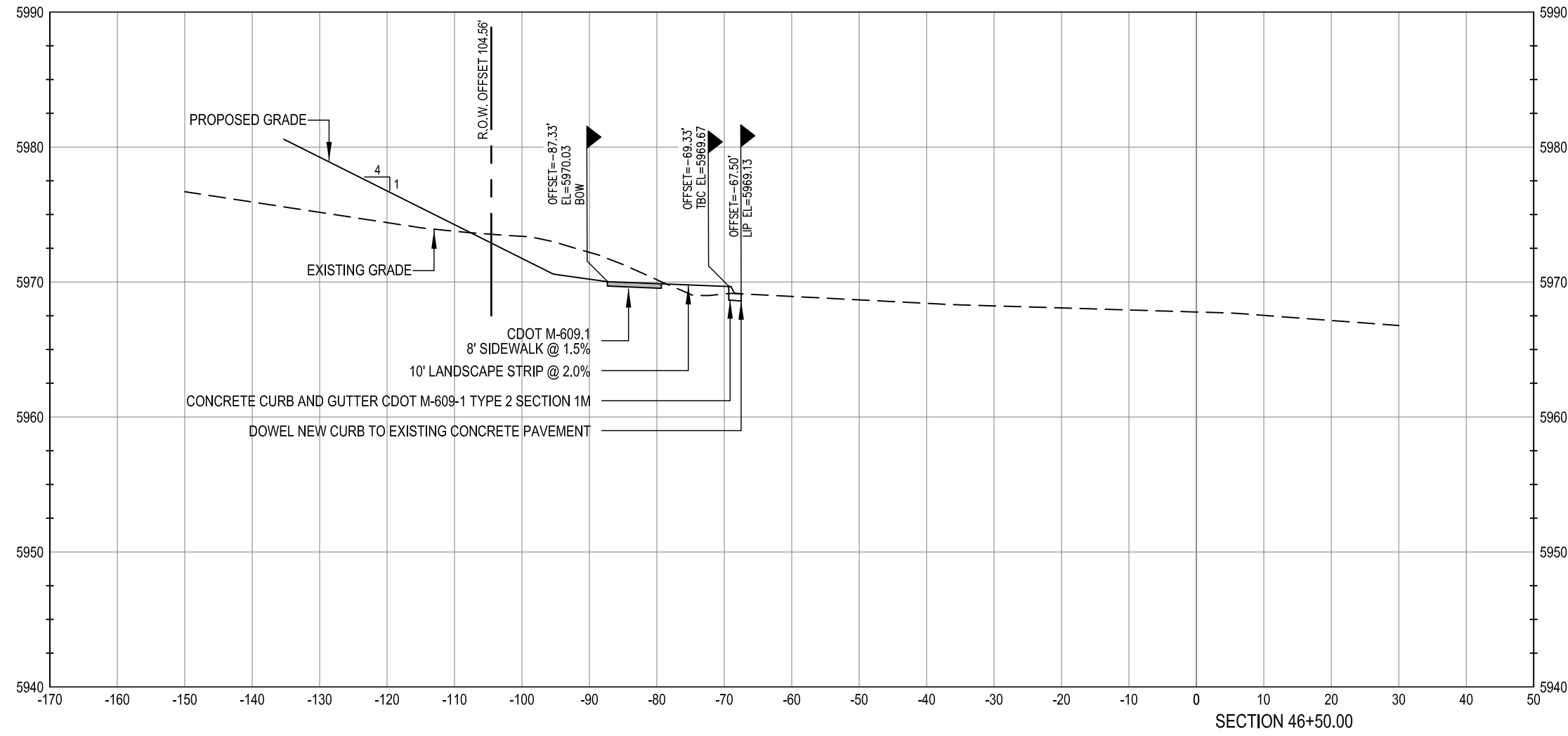
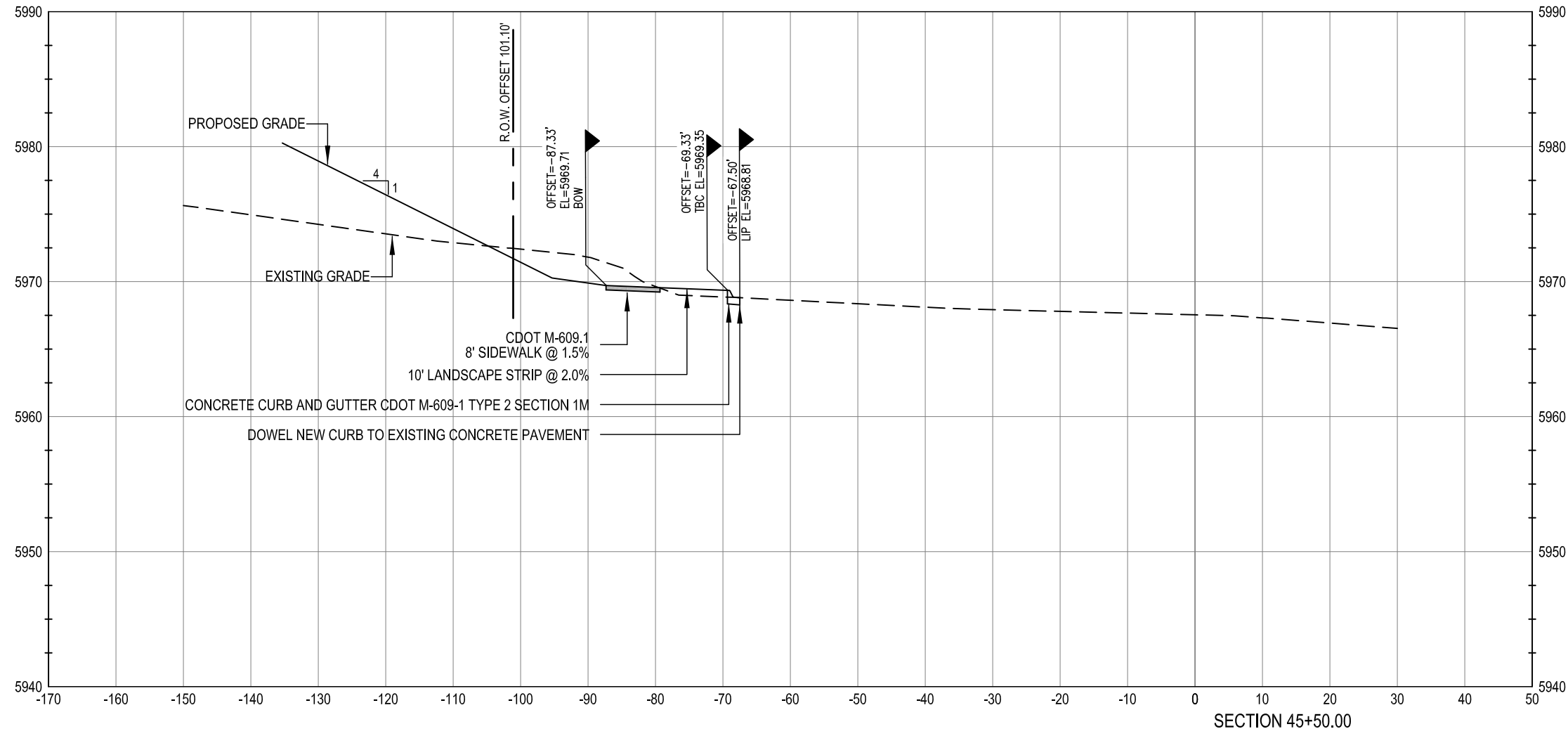
C5.21

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

NO.	DATE	DESCRIPTION
11/01/18	SIXTH SUBMITTAL	
08/31/18	FOURTH SUBMITTAL	
05/25/18	THIRD SUBMITTAL	
03/19/18	PWSD SUBMITTAL	
02/28/18	SECOND SUBMITTAL	
10/24/17	INITIAL SUBMITTAL	

REVISIONS

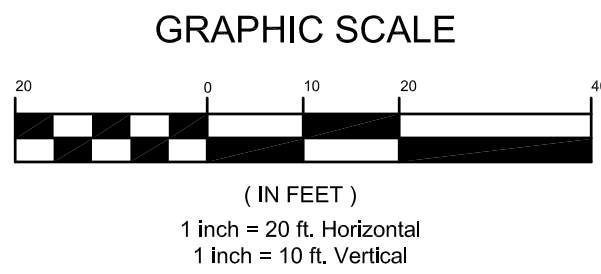
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

PARKER ROAD CROSS SECTIONS

design by: JWD
approved by: JWD
project no.: 2015-015

date: 10/01/17

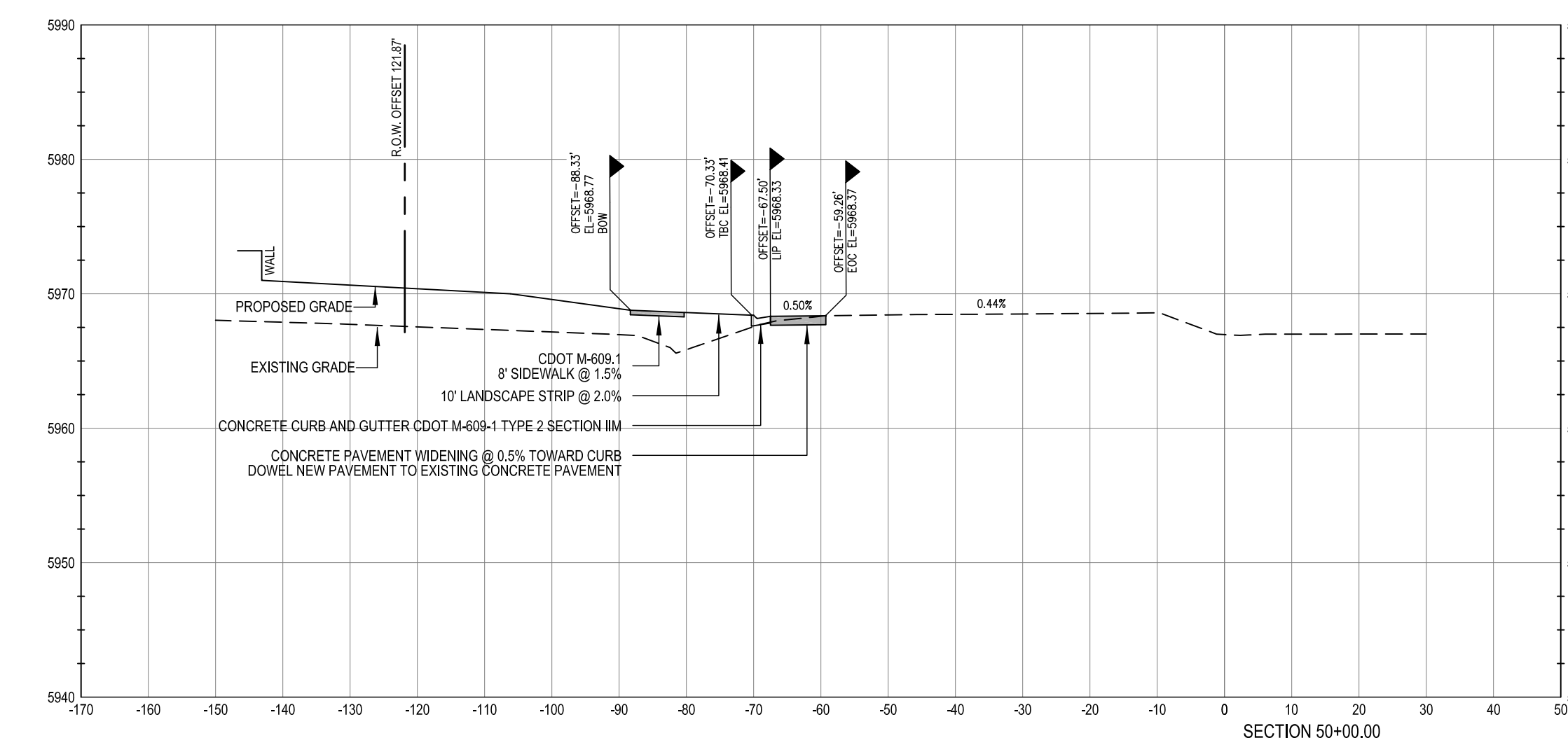
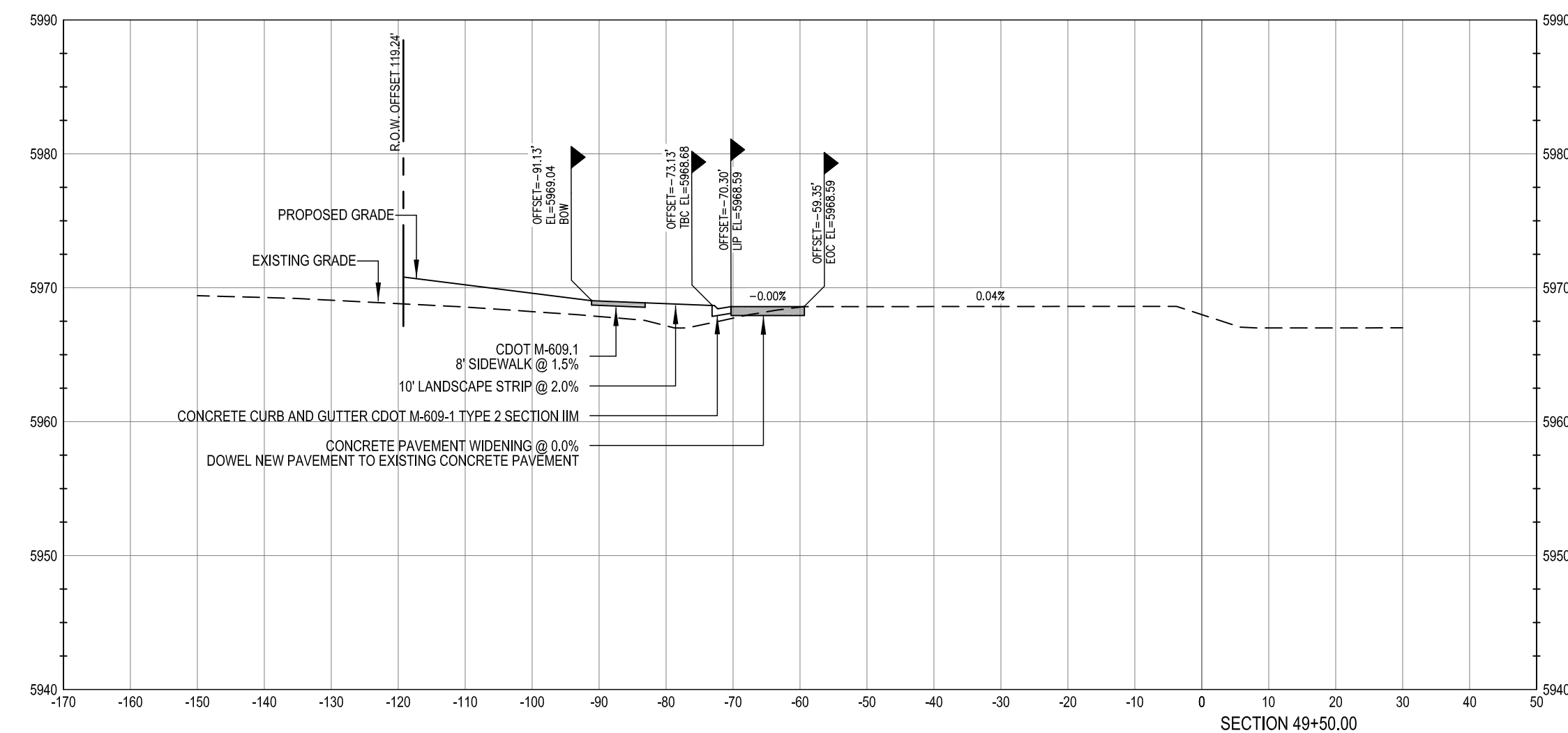
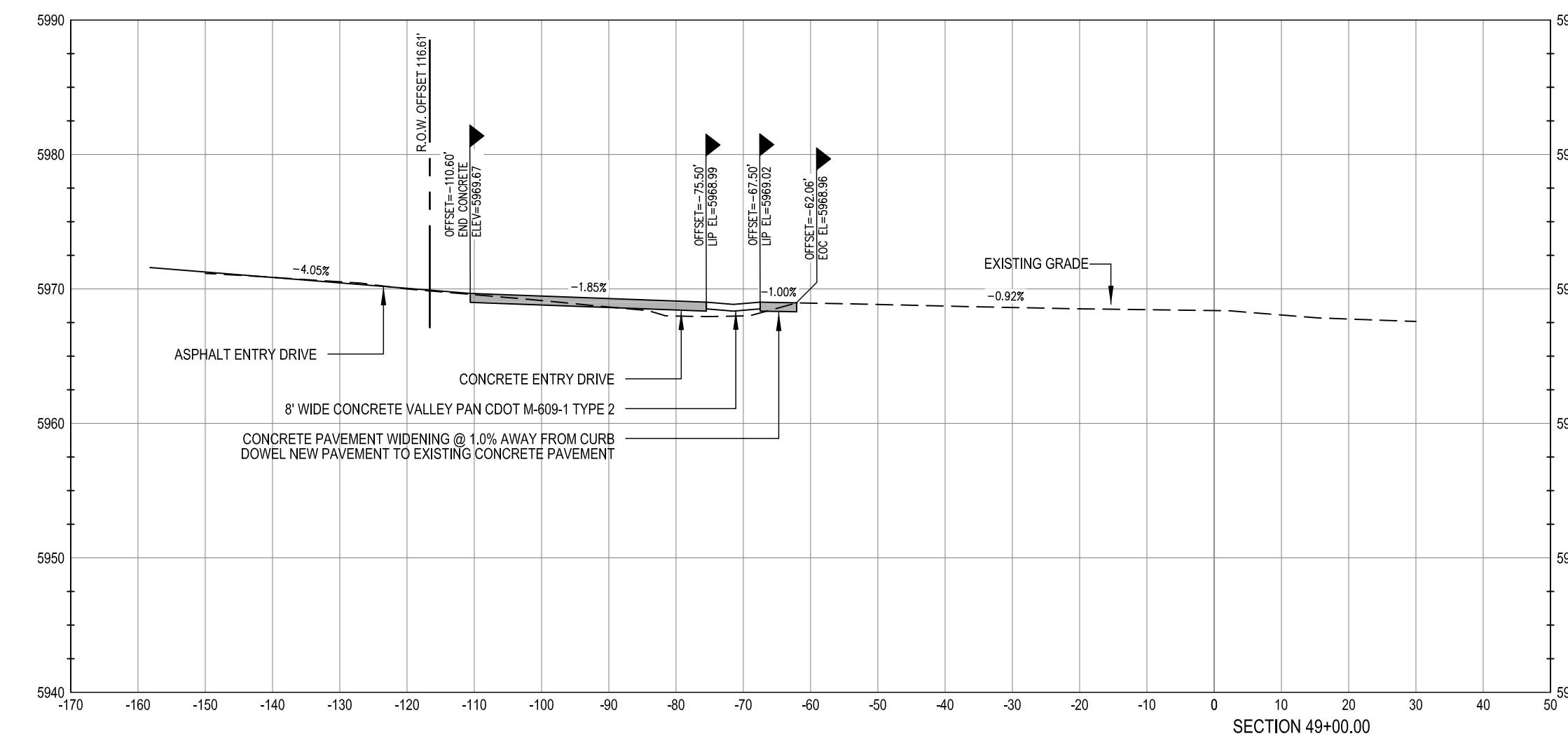
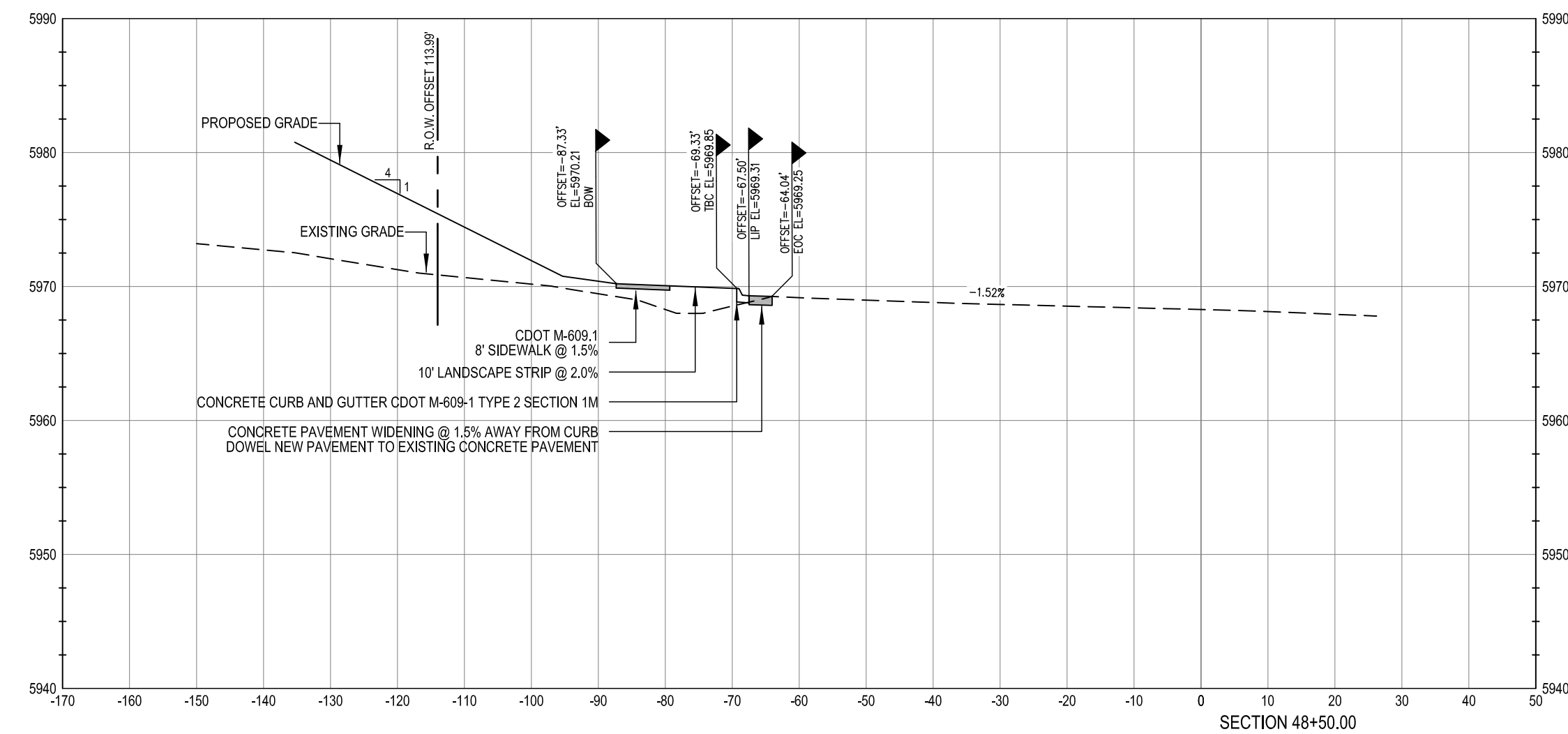
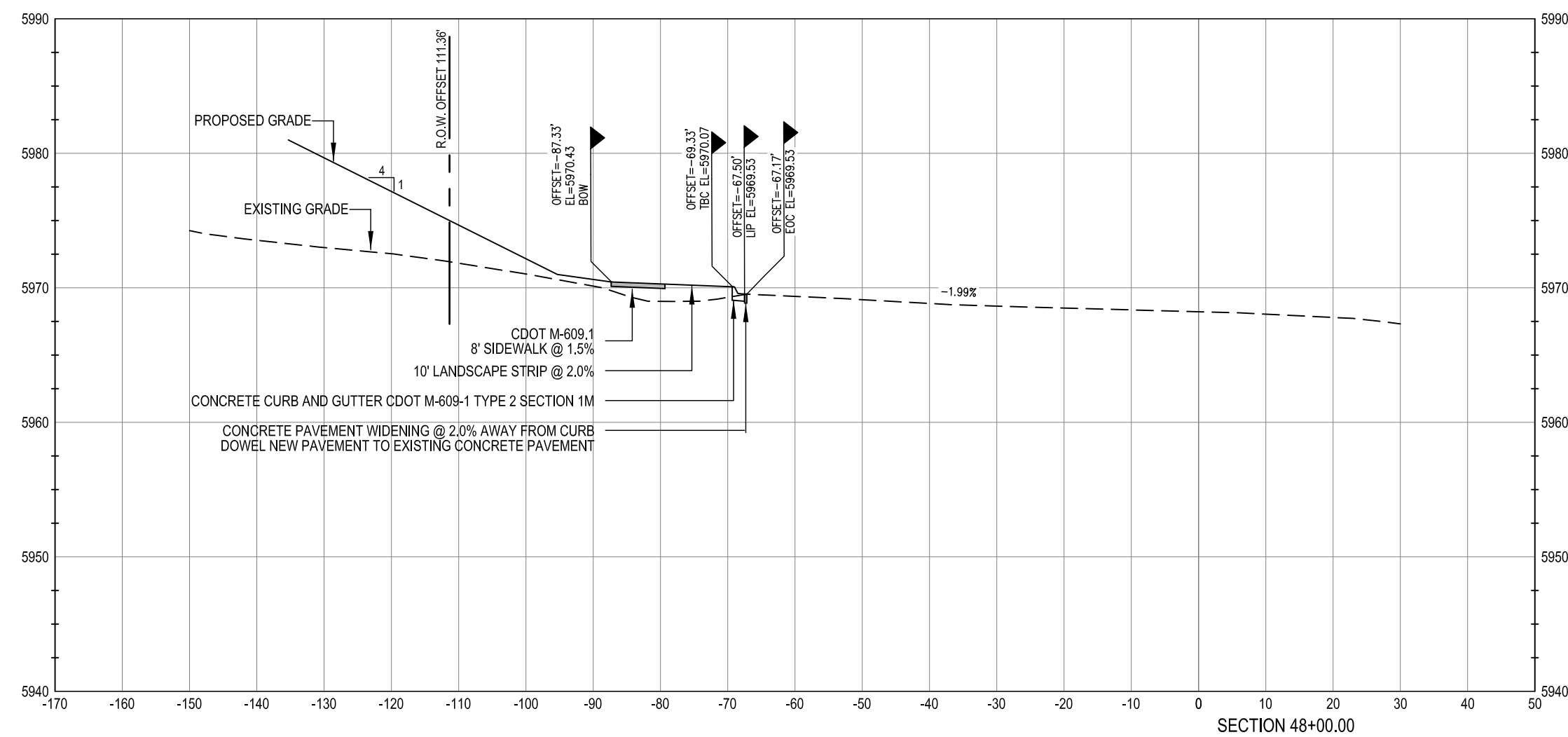
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PARKER POINTE
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

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

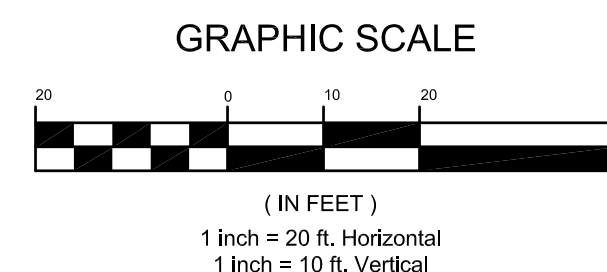
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FOR AND ON BEHALF OF
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[illegible]

PARKER ROAD CROSS SECTIONS

PARKER POINTE
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SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

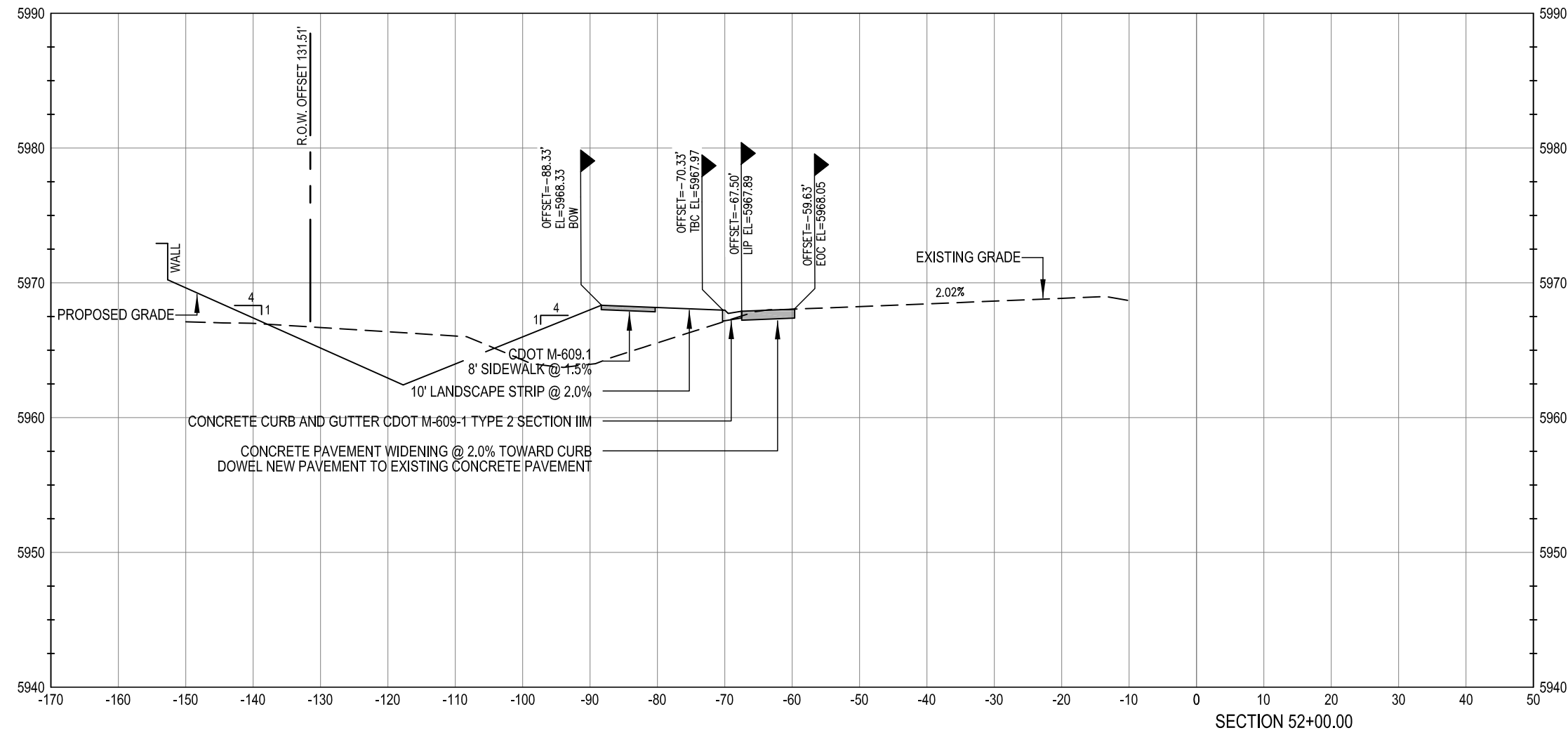
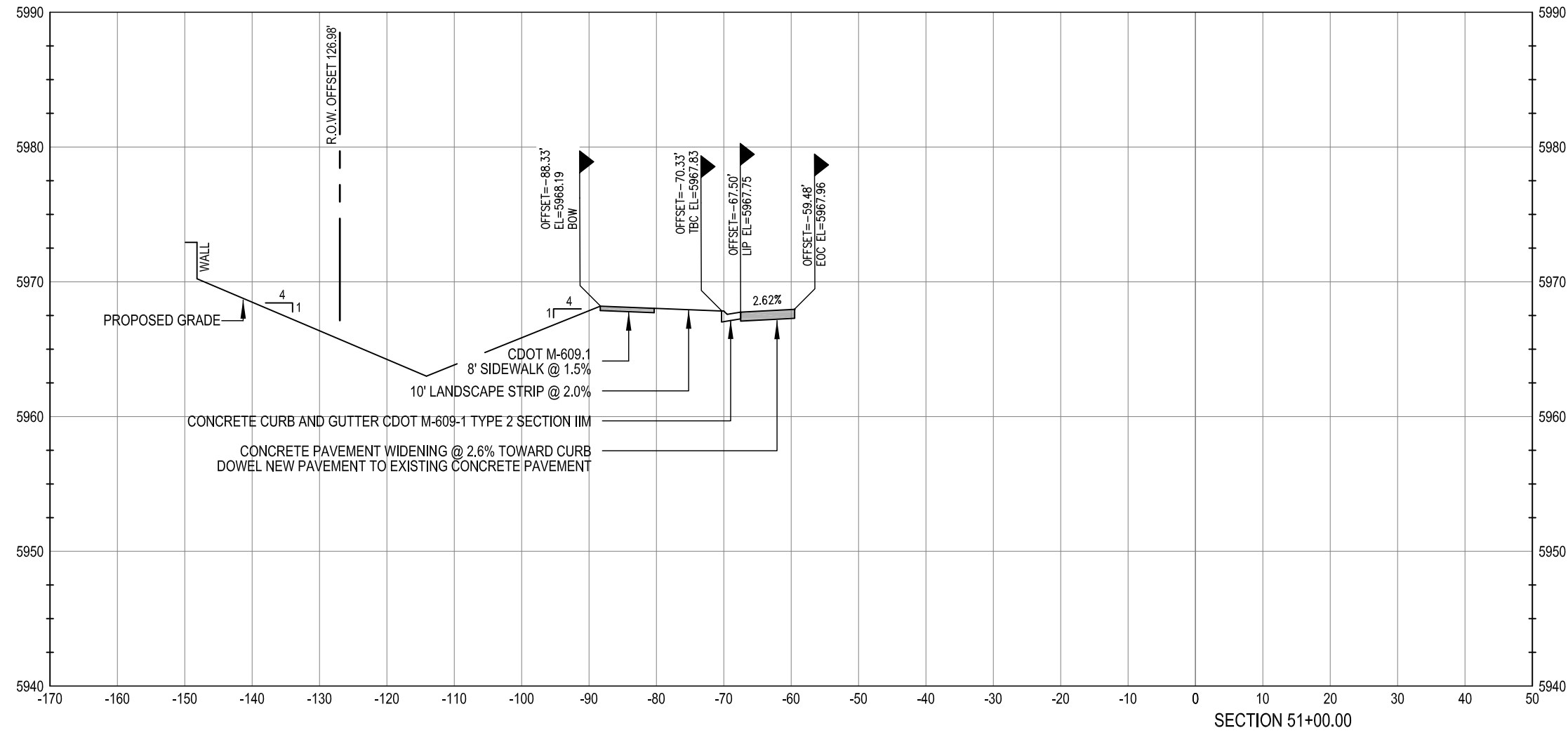
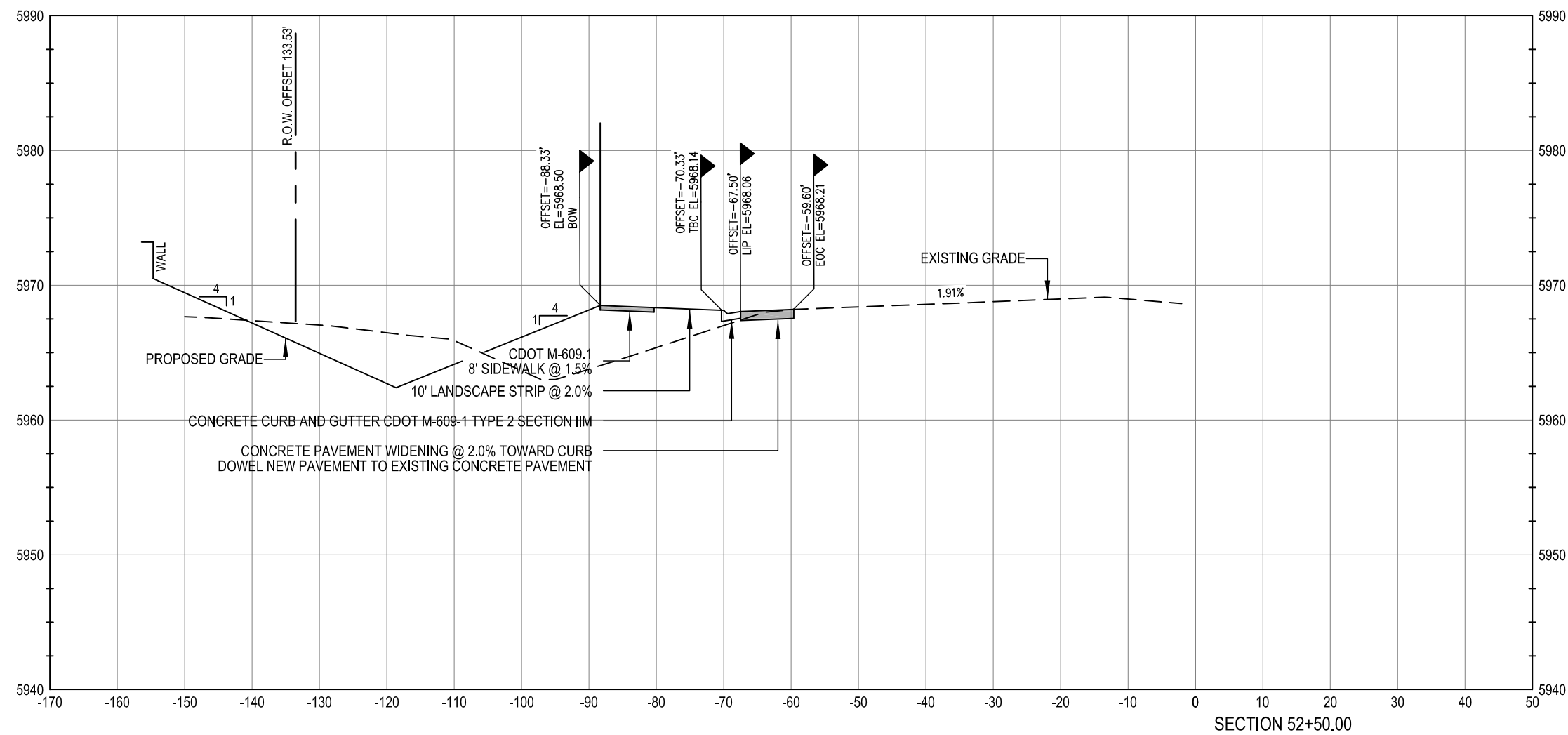
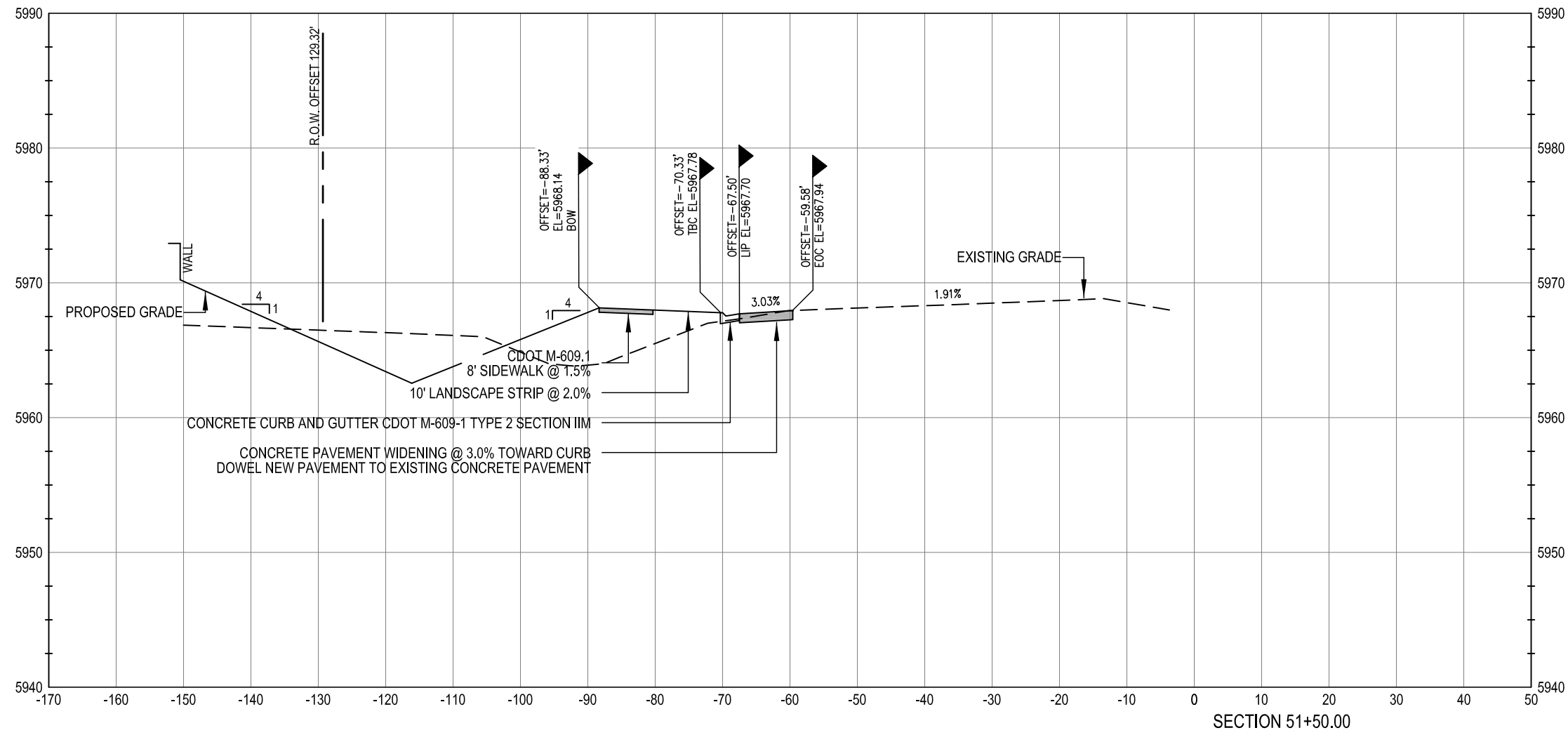
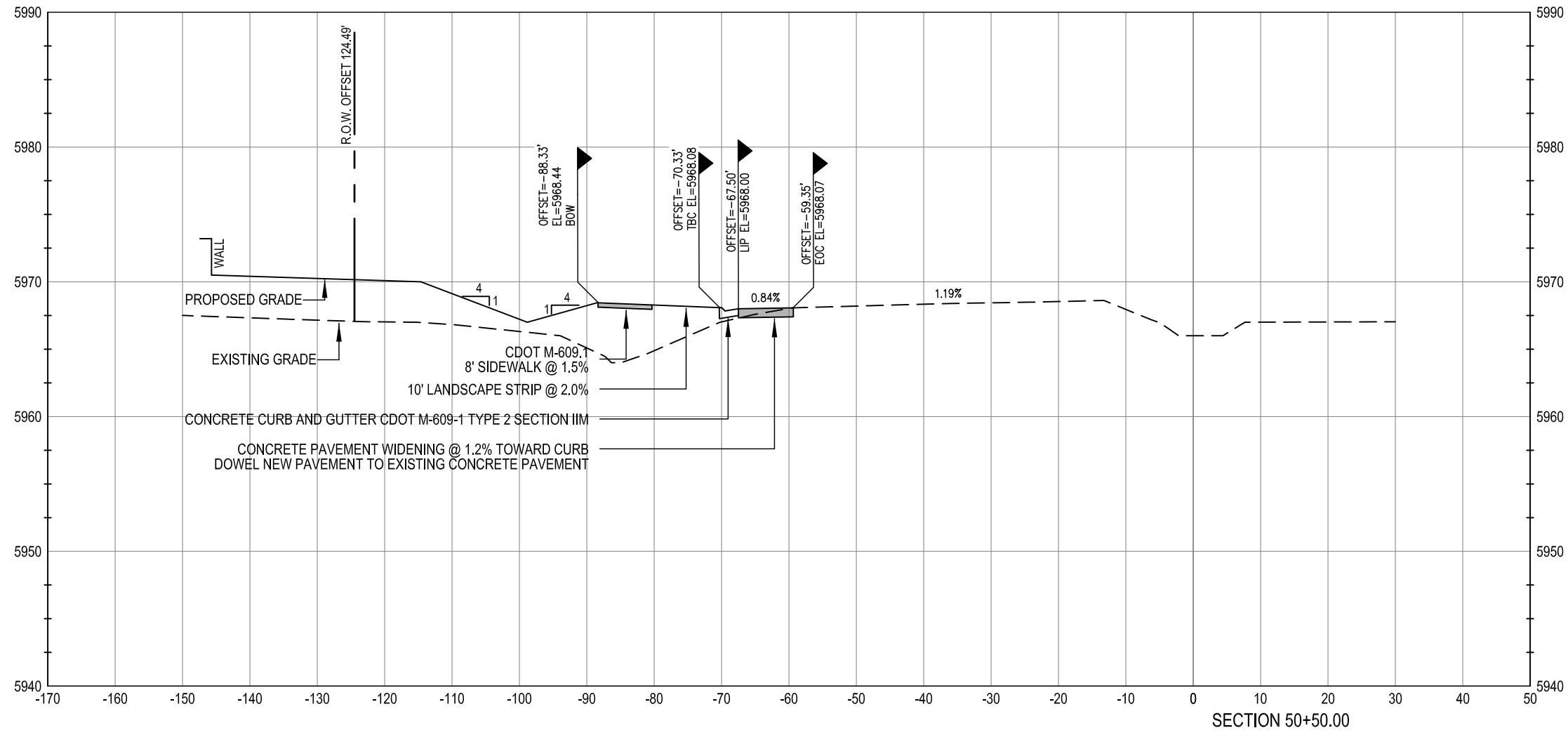
design by:	JWD
approved by:	JWD
project no.:	2015-015

date: 10/01/17

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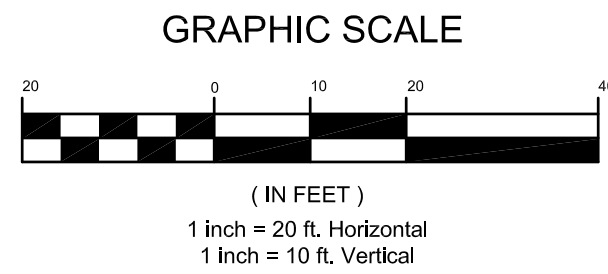
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PARKER, COLORADO

design by: JWD
approved by: JWD
project no.: 2015-015

date: 10/01/17

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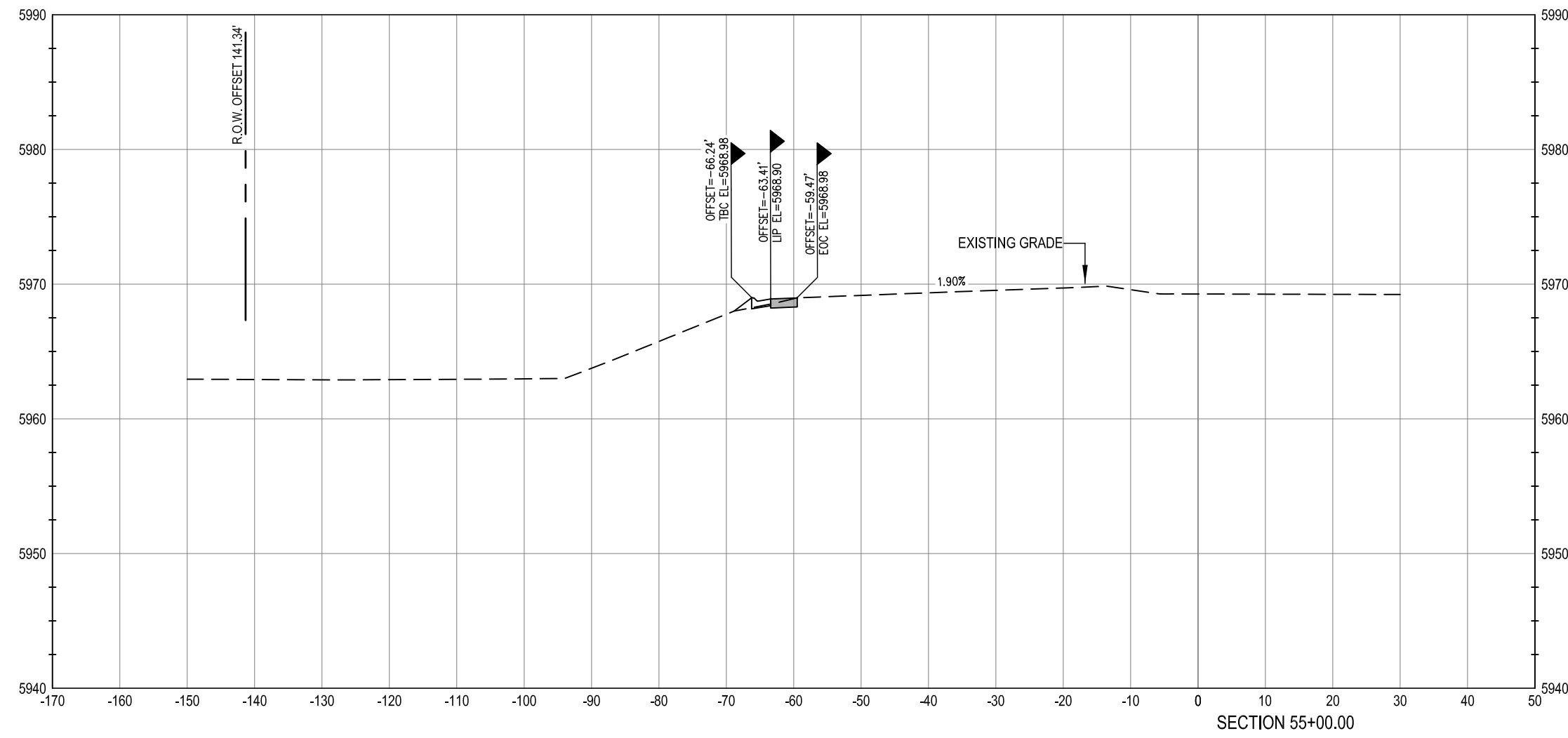
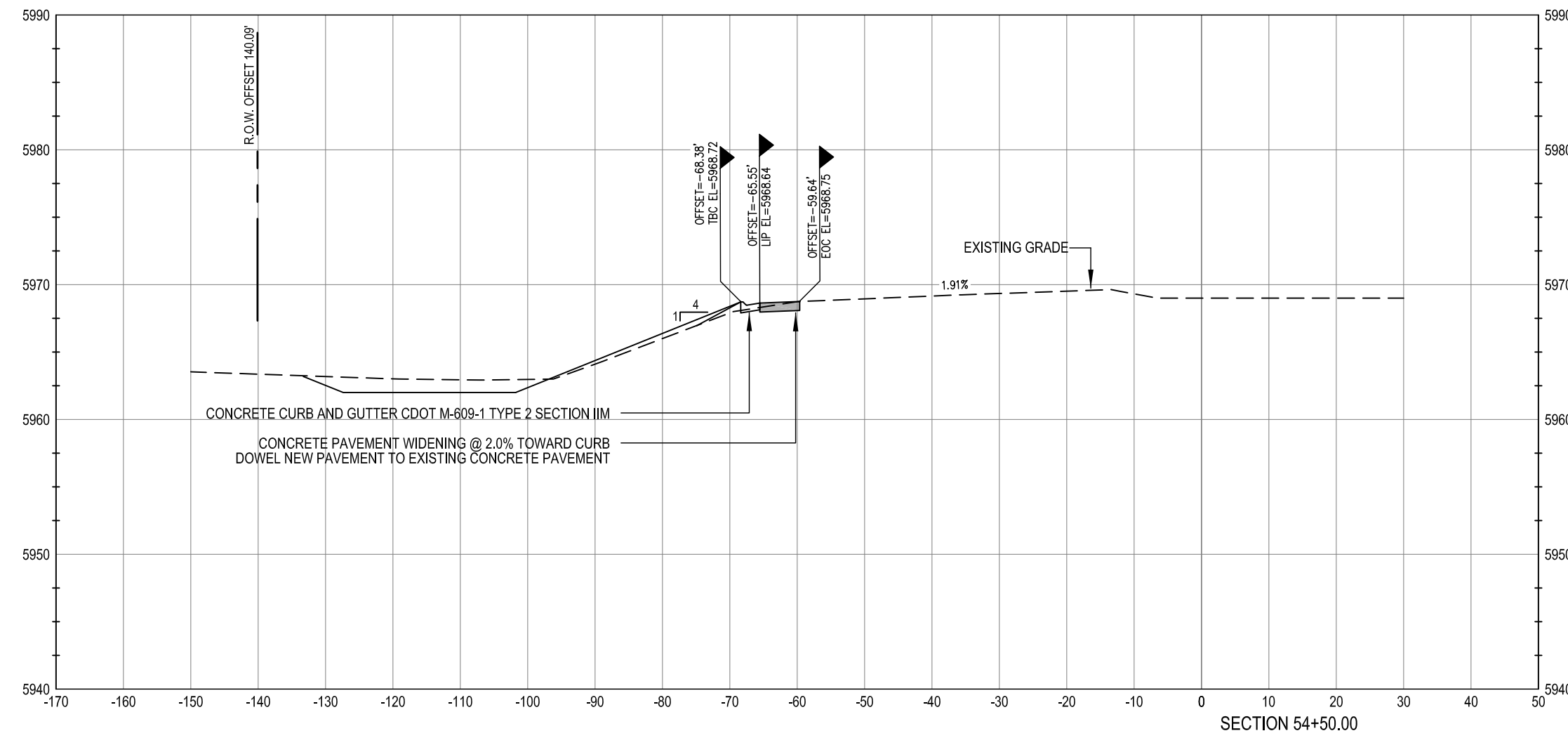
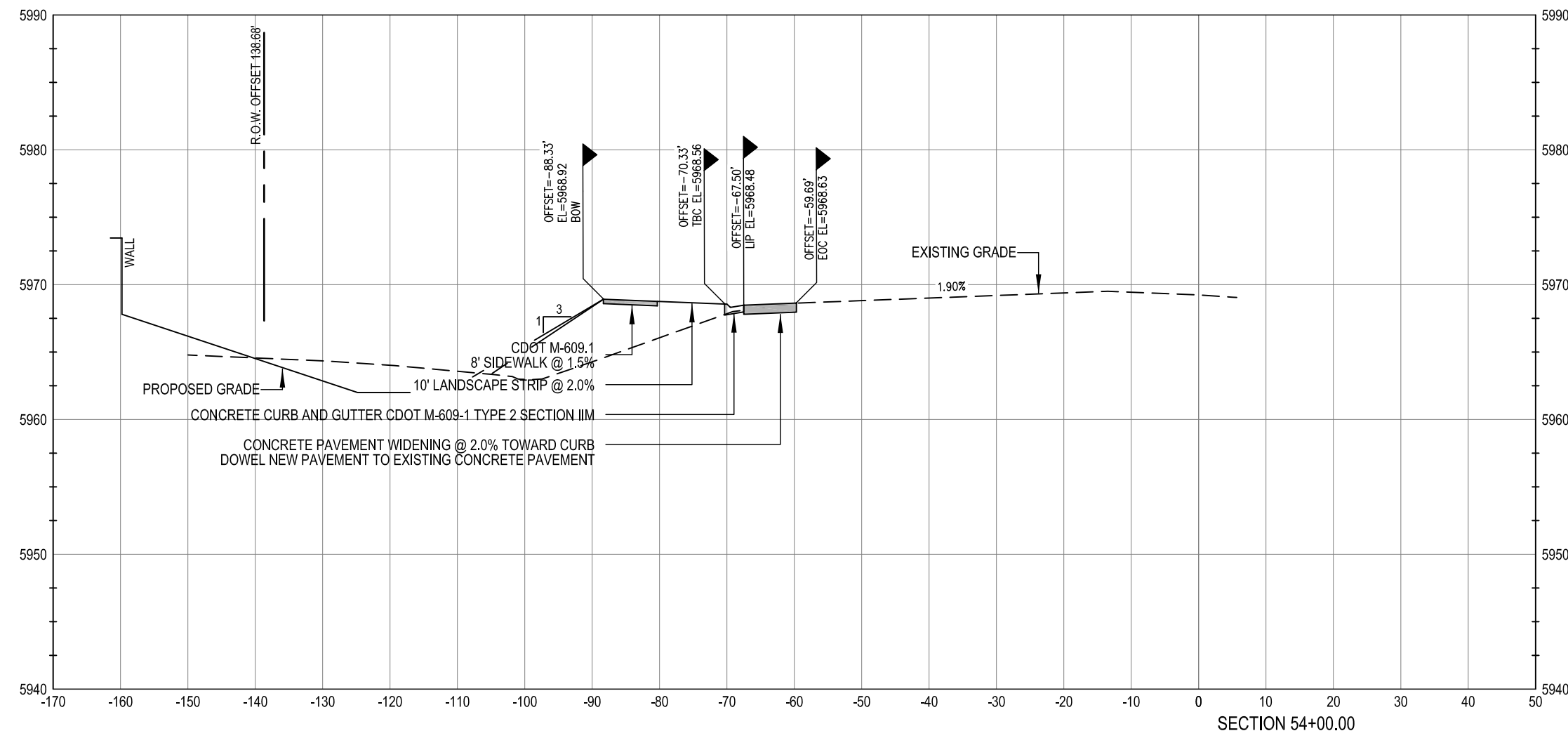
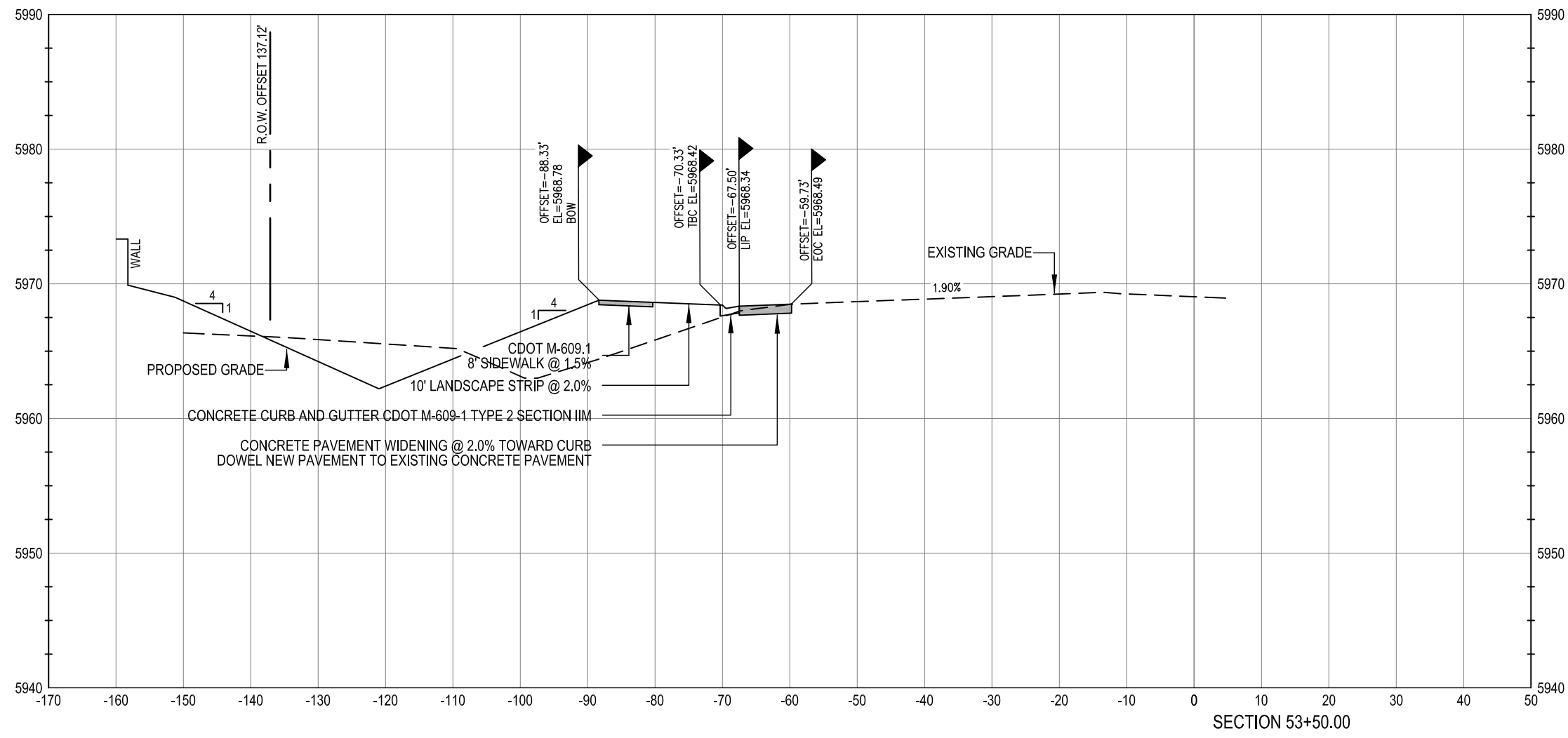
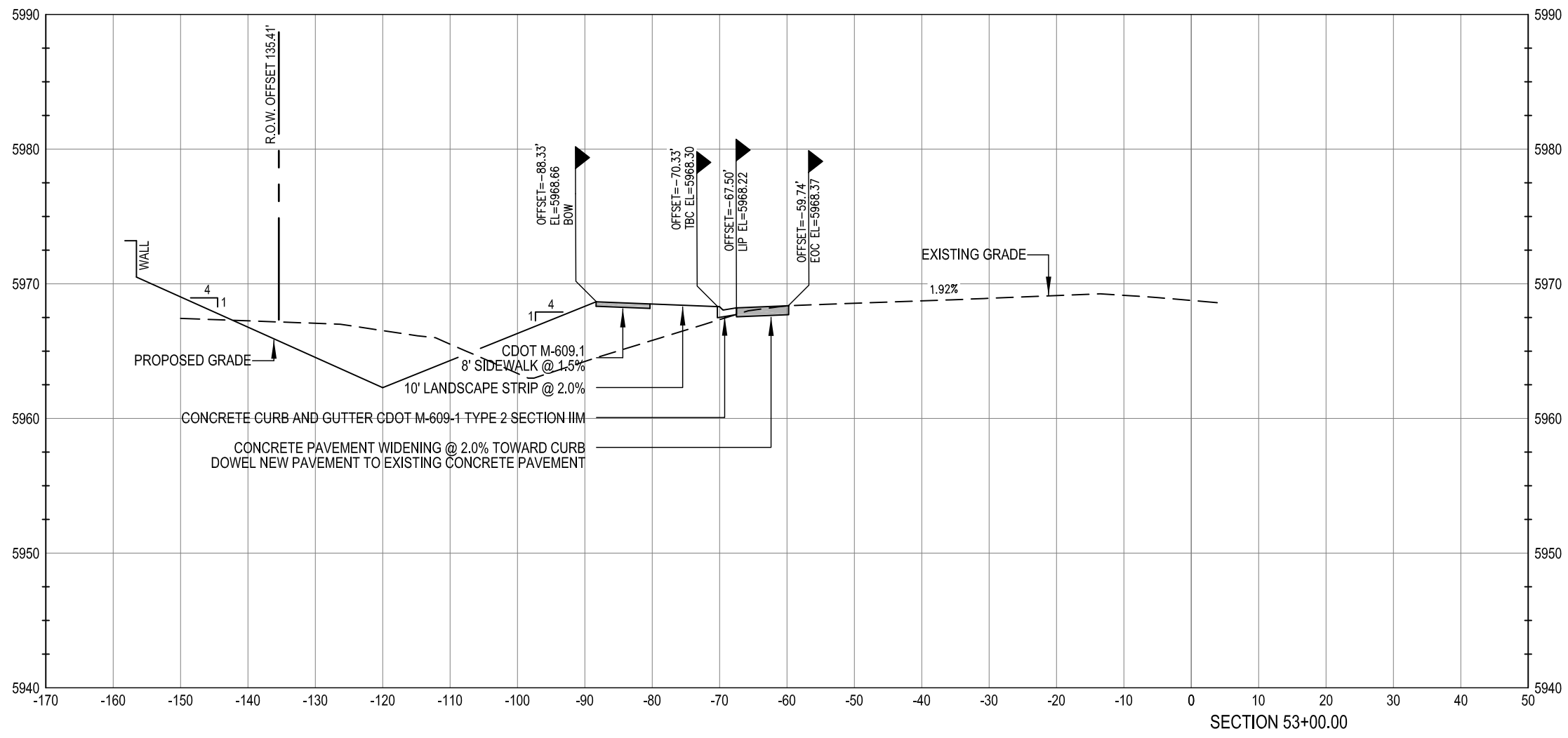
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FOR AND ON BEHALF OF
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03/19/18	PWSD SUBMITTAL	
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REVISIONS

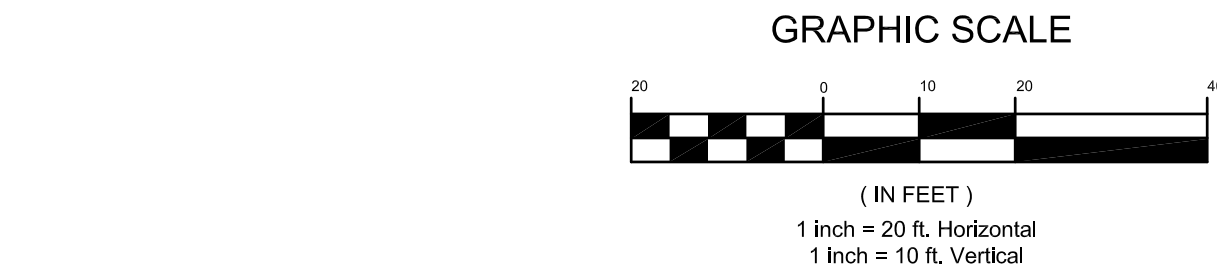
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PARKER ROAD CROSS SECTIONS

design by: JWD
approved by: JWD
project no.: 2015-015

date: 10/01/17

SHEET

C5.25

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PARKER, COLORADO

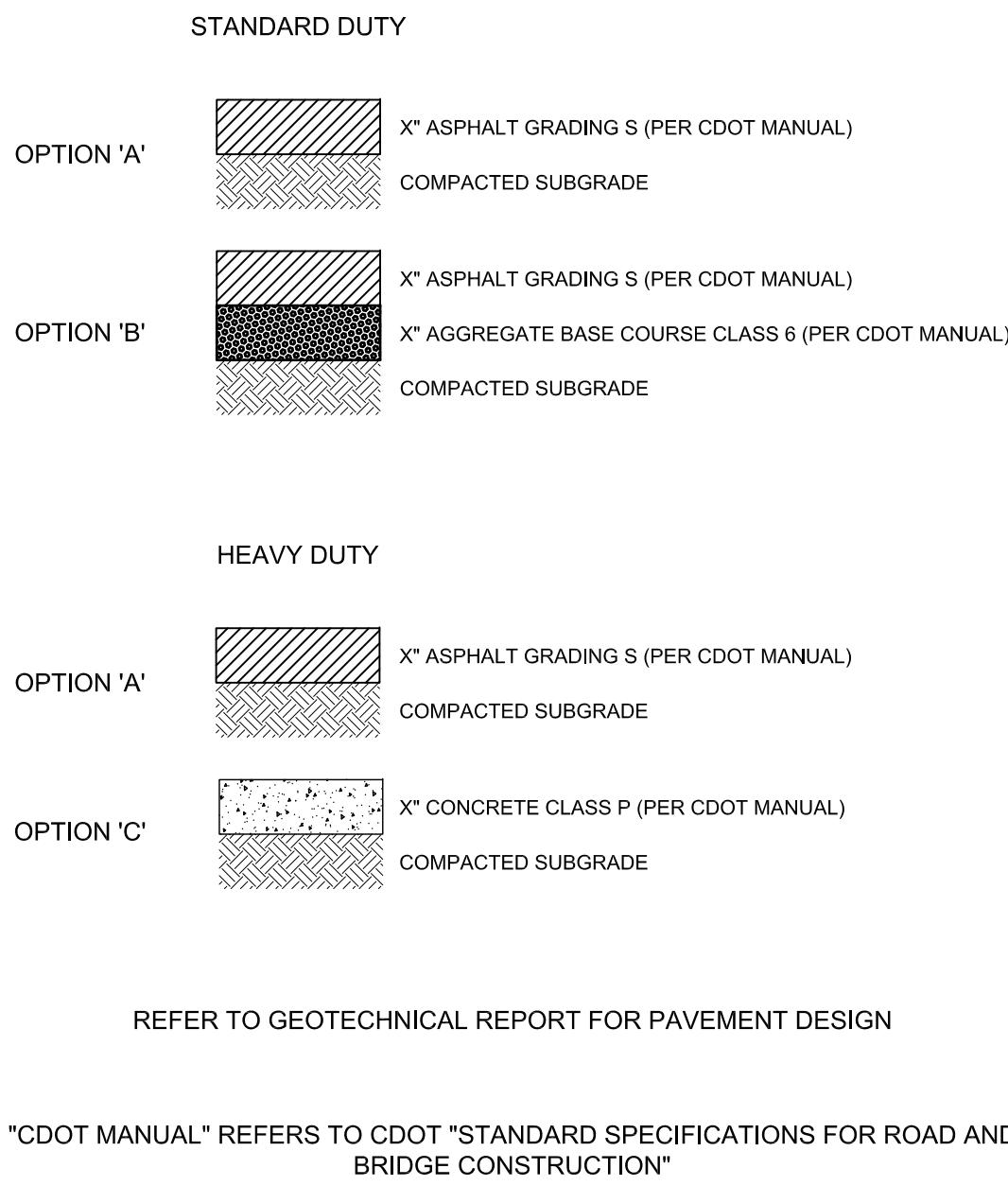
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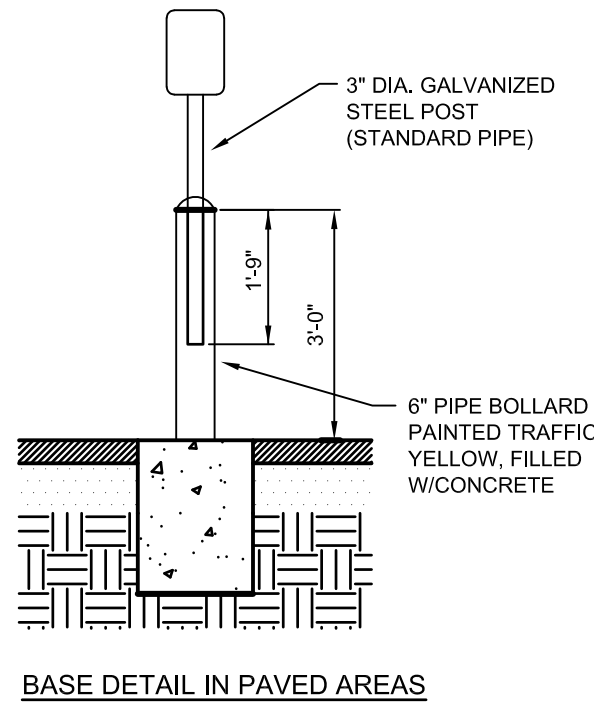
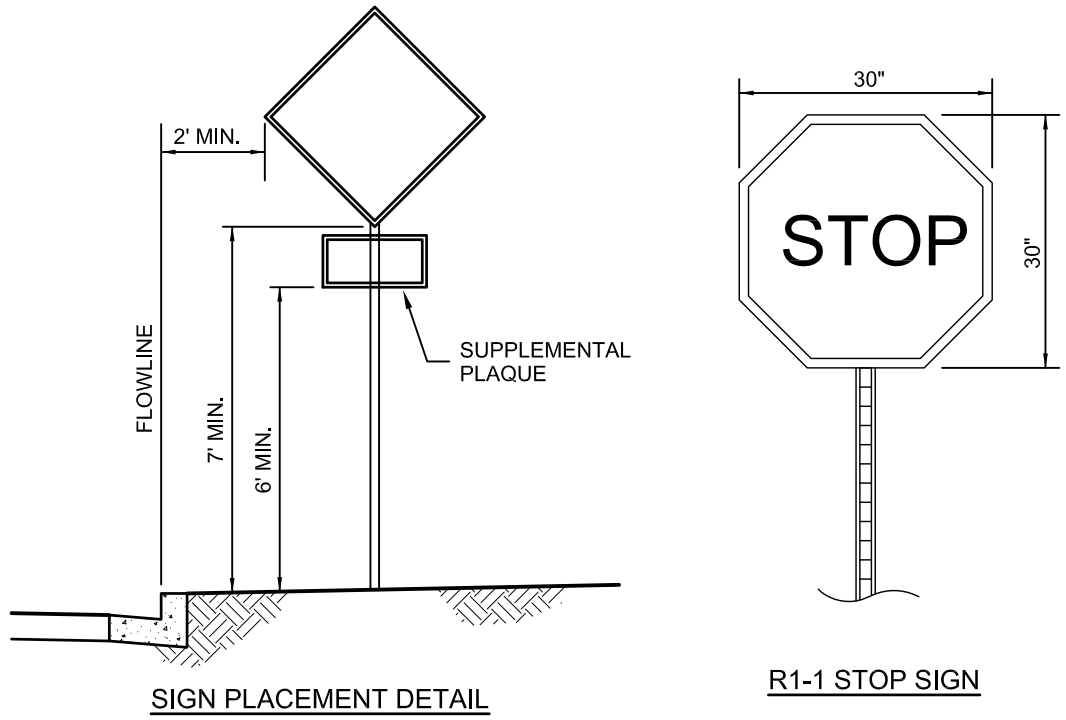
PERCEPTION
DESIGN GROUP, INC.
1601 SOUTH PIERCE STREET SUITE 315, LITTLETON, CO 80120 303.252.8888
WWW.PERCEPTIONDESIGNGROUP.COM

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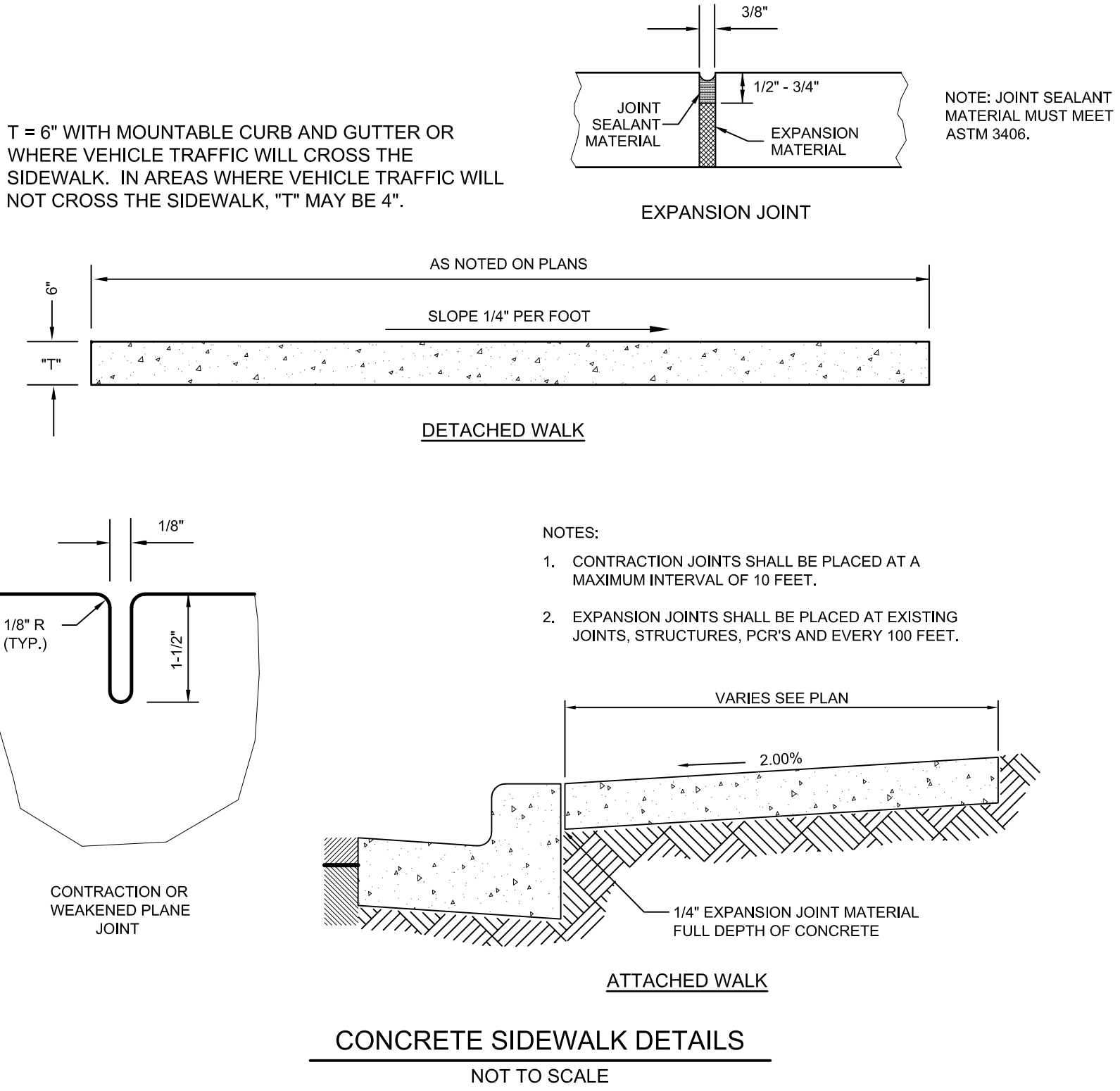
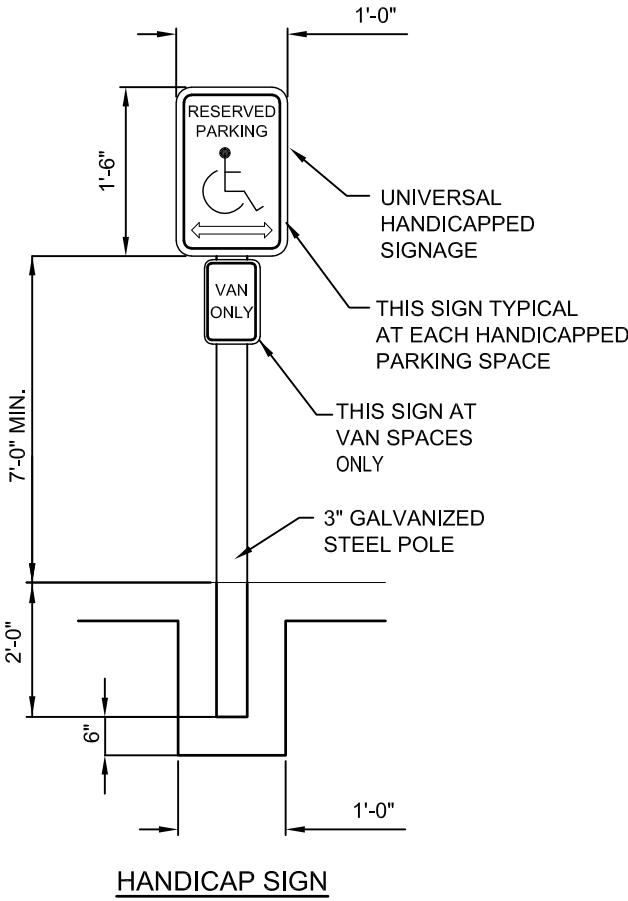
PAVEMENT SECTIONS
NOT TO SCALE



PROVIDE TRAFFIC CONTROL SIGNS COMPLYING WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S MANUAL "UNIFORM TRAFFIC CONTROL DEVICES", AND LOCAL CODES.

SITE SIGNAGE DETAILS
NOT TO SCALE

1. SIGNS SHALL BE ON EXTRUDED ALUMINUM BLANKS.
2. SIGN POSTS IN LANDSCAPE AREAS SHALL BE 12 GAUGE NEXUS-SQUARE TUBE STEEL. FINISH TO BE HOT DIPPED GALVANIZED (ASTM A-653 G90). SIZE OF POST TO BE NOMINAL 2" x 2".
3. SIGN MOUNTING HARDWARE TO BE ZINC OR CADMIUM PLATED.
4. SIGN SHEETING SHALL BE HIGH INTENSITY PRISMATIC
5. MOUNTING HEIGHTS AND LOCATIONS TO BE PER MUTCD GUIDELINES OR AS DIRECTED BY THE TOWN



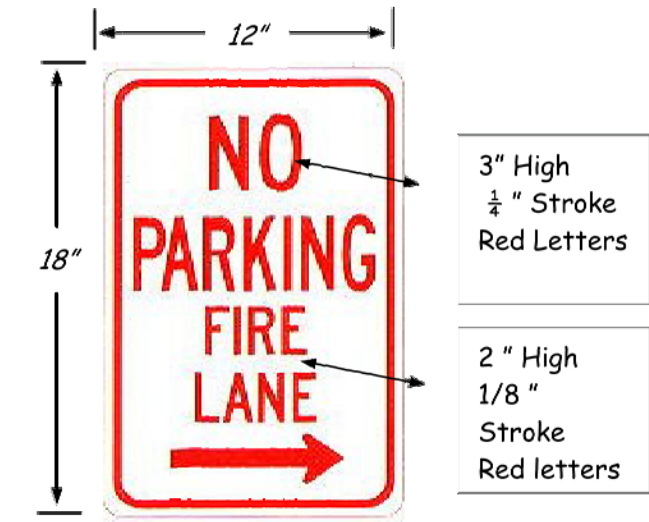
SOUTH METRO FIRE RESCUE AUTHORITY

LIFE SAFETY BUREAU
9195 E Mineral Ave. Centennial, CO 80112
PHONE: 720.989.2230 www.southmetro.org FAX: 720.989.2030

FIRE LANE SIGN PLACEMENT

Posting of Fire Lanes: The posting of the "Fire Lanes" is required.

Fire Lane Sign Dimensions. NO PARKING – FIRE LANE signs shall be 12 inches wide and 18 inches high.



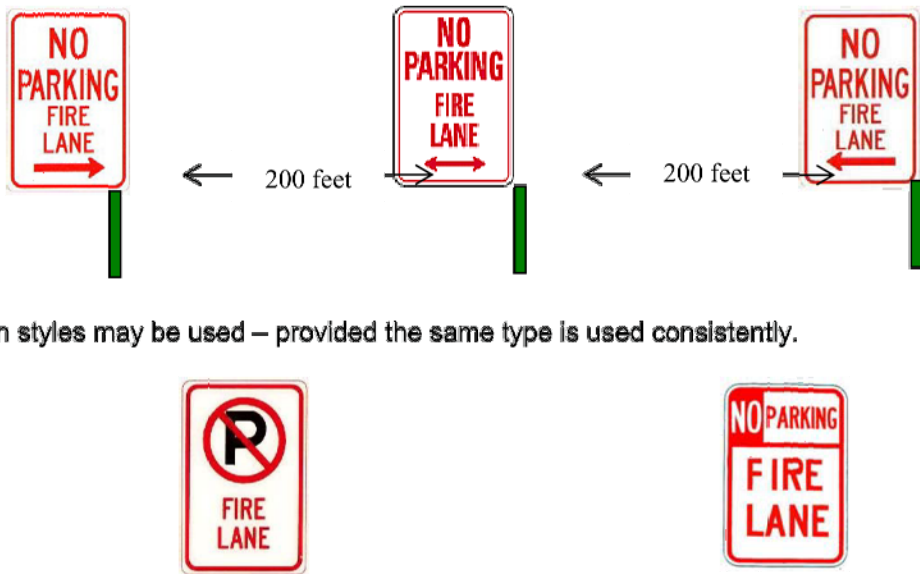
Fire Lane Sign Characteristics: Signs shall be engineer grade reflective sheeting on 0.80 aluminum with red lettering on a white background.

Fire Lane Sign Locations. Fire apparatus access roadways between 20 and 28 feet wide, signs shall be posted on both sides. Fire apparatus access roadways between 28 feet wide and 34 feet wide, signs may be posted on one side only.

Fire Lane Sign Installation. NO PARKING – FIRE LANE signs shall be installed as follows:

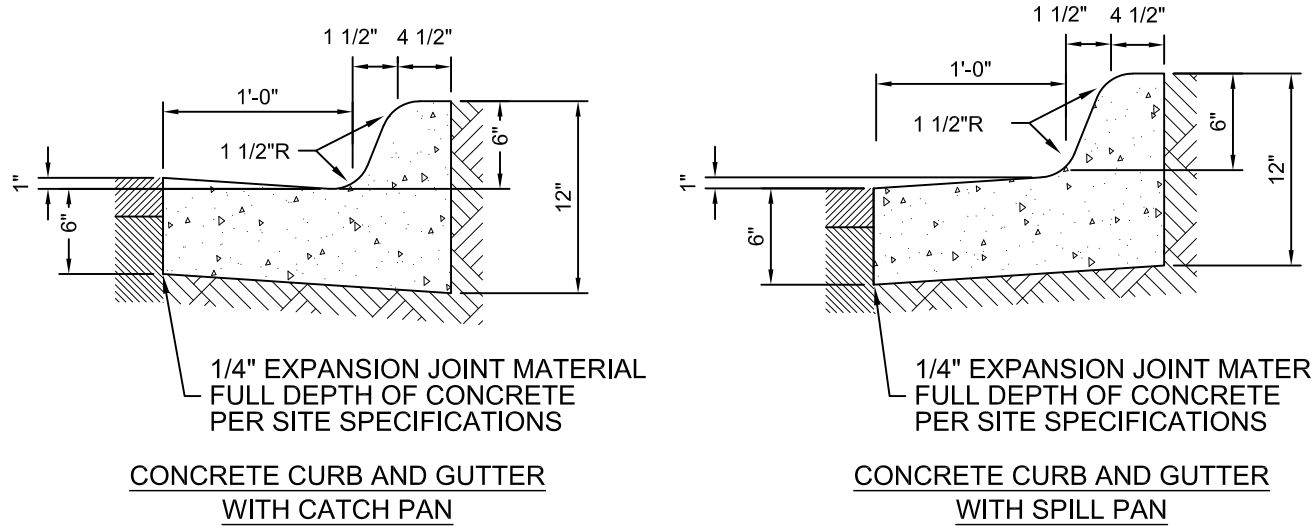
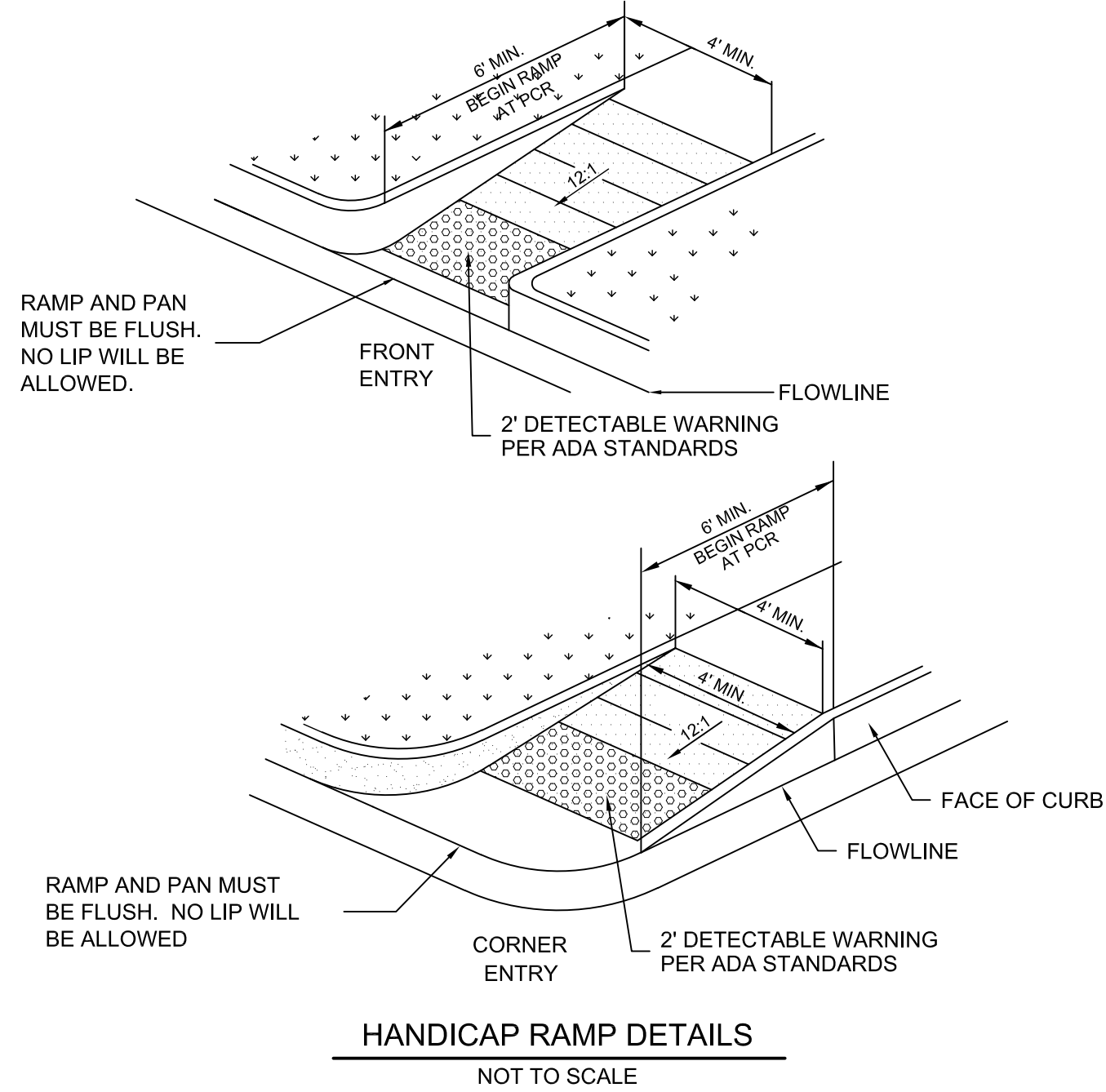
1. Bottom edge of the signs shall be 7 feet above surface (sidewalk) and post shall be placed 24 inches from flow line (curb).
2. One sign at the beginning of the restriction (one arrow pointing towards the restriction zone).
3. One sign at the end of the restriction (one arrow pointing back into restricted zone).
4. One sign at least every 150 ft. within the restricted area (double arrow pointing in each direction, to indicate the continuing restriction).
5. Spaced evenly within the restriction (for straight curbs/zones). For example, if the parking restriction zone is 300 ft long, only one double arrow sign is required at a distance of 150 ft. from the beginning of the restriction. If the restriction zone is 400 ft. long, two double arrow signs are required; spaced 100 ft. evenly from each other and from the beginning/ending signs.
6. Spaced so that at least one readable sign is visible in front of a parked vehicle from any point along the restriction (for curved curbs/zones and areas that may present visual obstacles.)
7. Set at an angle of no fewer than 30 degrees and no more than 45 degrees with the lane of traffic flow visible to approaching traffic.
8. Signs shall be provided at all normal and emergency access points to structures and within 20 feet of each fire hydrant and fire department connection (FDC) in compliance with UFC 901.4.2.
9. Some areas may need additional fire lane signs. Check with the Division of Life Safety for any additional requirements.

Fire Lane Sign Types. The diagrams below indicate the types of signs that may be used, and the recommended placement.



Additional sign styles may be used – provided the same type is used consistently.

Painting of Curbs or Streets. In addition to the required signage, South Metro Fire Rescue does permit fire lanes to be painted with curb or street markings. However, these markings shall not replace the required fire lane signs. Curbs may be painted red with 3 inch white block letters stating **NO PARKING – FIRE LANE**. Lettering shall be spaced every 15 feet.



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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

SIGNAGE AND STRIPING DETAILS

design by: JWD
approved by: JWD
project no.: 2015-015

date: 10/01/17

SHEET

C6.90

PARKER POINTE
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

NO.	DATE	DESCRIPTION
11/01/18	SIXTH SUBMITTAL	
08/31/18	FOURTH SUBMITTAL	
05/25/18	THIRD SUBMITTAL	
03/19/18	PWSD SUBMITTAL	
02/28/18	SECOND SUBMITTAL	
10/24/17	INITIAL SUBMITTAL	

PREPARED UNDER THE DIRECT SUPERVISION OF
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COLORADO REG # 30226
FOR AND ON BEHALF OF
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