

SITE DEVELOPMENT CONSTRUCTION PLANS PARKER POINTE

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

GENERAL NOTES:

- 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.
- CONTRACTOR SHALL REFER TO THE GRADING, EROSION AND SEDIMENT CONTROL (GESC) PLAN FOR ADDITIONAL REQUIREMENTS. NO WORK SHALL OCCUR UNTIL THE BMPs DEPICTED ON THE GESC HAVE BEEN INSTALLED AND ARE APPROVED BY THE CITY. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- EXISTING CONTOURS ARE SHOWN AT 1-FOOT INTERVALS; PROPOSED OVERLOT CONTOURS ARE SHOWN AT 1-FOOT INTERVALS.
- ALL EARTHWORK, GRADING, OVERLOT GRADING, BACKFILLING, FILLING, EXCAVATION, COMPACTION, PAVEMENT, AND FLATWORK SHALL BE IN CONFORMANCE WITH THE GEOTECHNICAL REPORT PREPARED BY XXXXXXXX INC. TITLED XXXXX, DATED XXXX. THE CONTRACTOR IS REQUIRED TO HAVE A SIGNED AND SEALED COPY OF THE REPORT AT THE SITE AT ALL TIMES. DURING CONSTRUCTION, IF UNANTICIPATED CONDITIONS ARE ENCOUNTERED, THE GEOTECHNICAL ENGINEER SHALL BE CONTACTED BY THE CONTRACTOR FOR RECOMMENDATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR:
 - VERIFYING ALL UTILITIES, WHETHER SHOWN OR NOT SHOWN, AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION. ALL UTILITIES TO REMAIN (MANHOLES, VALVE COVERS, CLEANOUTS, VAULTS, BOXES, ETC.) SHALL BE PROTECTED FROM DAMAGE AND ADJUSTED TO FINAL GRADE.
 - PREPARING ANY TRAFFIC CONTROL PLANS, AS MAY BE REQUIRED TO PERFORM THE WORK, AND PROVIDING ALL NECESSARY TRAFFIC CONTROL (SIGNS, BARRICADES, FLAGMEN, LIGHTS, ETC) IN ACCORDANCE WITH THE MUTCD, CURRENT EDITION, AS REQUIRED FOR THE WORK. THE PLAN FOR TRAFFIC CONTROL SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO COMMENCING ANY WORK IN THE RIGHTS-OF-WAY.
 - OBTAINING ALL NECESSARY PERMITS AND APPROVALS REQUIRED TO PERFORM THE WORK AND TO OBTAIN A COPY OF ALL APPLICABLE CODES, LICENSES, SPECIFICATIONS, AND STANDARDS NECESSARY TO PERFORM THE WORK, AND BE FAMILIAR WITH THEIR CONTENTS PRIOR TO COMMENCING ANY WORK.
 - KEEPING ONE COPY OF THE APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS ON THE JOB SITE AT ALL TIMES. PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR TO VERIFY WITH PROJECT ENGINEER THE LATEST REVISION DATE OF THE APPROVED CONSTRUCTION PLANS.
 - COORDINATING PRIOR TO CONSTRUCTION WITH THE GEOTECHNICAL ENGINEER, THE CITY, AND UTILITY AND STORMWATER DISTRICT INSPECTORS TO IDENTIFY PROJECT INSPECTION AND TESTING REQUIREMENTS.
 - KEEPING TRACK OF ALL APPROVED DEVIATIONS FROM THE PLANS AND PROVIDING THE PROJECT ENGINEER WITH AS-BUILT DRAWINGS OF ALL IMPROVEMENTS REQUIRED FOR THE WORK.
 - COMPLYING WITH CITY GENERAL REQUIREMENTS, STANDARDS, AND SPECIFICATIONS.
 - PROVIDING AS-BUILT DRAWINGS OF CONSTRUCTED UTILITIES UPON COMPLETION OF THE WORK.

TOWN OF PARKER

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

GAS PROVIDER

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

WATER/SEWER PROVIDER

PARKER WATER AND SANITATION DISTRICT
18100 WOODMAN DR, PARKER, CO 80134
PARKER, CO 80134
(303) 841-4627
DRAYTON SANDERSON

ELECTRIC PROVIDER

INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION
5486 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
PO BOX 867
CRESTED BUTTE, CO 81224
(970) 366-1271
CONTACT: BRAD WILLETT

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 126
AURORA, CO 80012
(303) 337-1393
CONTACT: CHIP BECKSTROM

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.

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.

"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.



VICINITY MAP

SCALE: 1" = 500'



LEGEND

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

URBAN DRAINAGE AND FLOOD CONTROL DISTRICT NOTE:

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 (303-455-8229), TO SCHEDULE A PRECONSTRUCTION MEETING. ALL STRUCTURAL AND GROUTED BOULDER WORK REQUIRE 48-HOURS PRIOR NOTICE TO ANY CONSTRUCTION OR CONCRETE PLACEMENT. STANDARDS AND SPECIFICATIONS FOR ALL OUTFALL AND CHANNEL WORK CAN BE ACCESSED AT WWW.UDFCD.ORG UNDER THE REFERENCES SECTION. FAILURE TO NOTIFY MAY RESULT IN PROJECT INELIGIBILITY.

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 3; THENCE RUNNING WEST, 486 FEET; THENCE SOUTH 2°20' WEST, 1330 FEET; THENCE SOUTH 78°30' EAST, 535 FEET; THENCE NORTH, 1444 FEET TO THE POINT OF BEGINNING.
EXCEPT THAT PORTION THEREOF LYING WITHIN EAST STROH ROAD AND 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

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)

BASIS OF BEARING

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.

TOWN OF PARKER PLAN SET

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

DOUGLAS COUNTY GESC PLANS

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

PARKER WATER AND SANITATION PLAN SET

C7.00	WATER AND SEWER COVER SHEET
C7.01	WATER AND SEWER GENERAL NOTES
C7.09	OVERALL UTILITY PLAN
C7.10-C7.13	WATER PLAN AND PROFILE
C7.14-C7.15	SANITARY SEWER PLAN AND PROFILE
C7.90-C7.94	WATER AND SEWER DETAILS
L100	TREE PRESERVATION PLAN
L101-L106	LANDSCAPE PLAN - COMMON AREAS / ROW
L107	LANDSCAPE DETAILS - COMMON AREAS / ROW LEGEND
L108	LANDSCAPE NOTES
IR101-IR106	IRRIGATION PLAN - COMMON AREAS / ROW
IR107	IRRIGATION LEGEND AND NOTES
IR108-IR109	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.)

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

COVER SHEET

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

date: 10/01/17

SHEET

C0.00

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
04/15/22	RESUBMITTAL	
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	



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:

1. 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.
2. A field inspection of location and installation of all signs and markings shall be performed by the Town of Parker.
3. The contractor installing signs shall be responsible for the locating and protecting of all underground utilities.
4. 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.
5. Special care shall be taken in sign locations to ensure an unobstructed view of each sign.
6. 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.
7. 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.
8. Delineation of roadways shall be as specified in the Colorado Department of Transportation M and S Standards.
9. 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.
10. 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.
11. 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.

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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-methacrylate, 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), Methyl-Mythacralate, or as specified.
17. Inspection and approval of striping and crosswalk layout to be done by Town of Parker Development Review Engineer (call 303-840-9546) prior to application of final striping.

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 - Words, symbols, and crosswalks/stop bars shall be hot applied thermoplastic (90 mil), preformed plastic (90 mil), inlayed tape (STAMARK), Methyl-Mythacralate, or as specified.
17. Inspection and approval of striping and crosswalk layout to be done by Town of Parker Development Review Engineer (call 303-840-9546) prior to application of final striping.

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.
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 - Words, symbols, and crosswalks/stop bars shall be methyl-methacrylate, 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.
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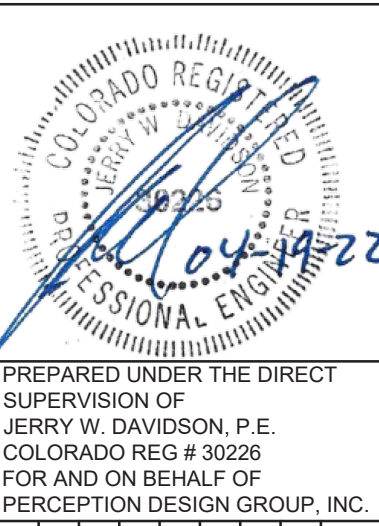
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PREPARED UNDER THE DIRECT
SUPERVISION OF
JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
FOR AND ON BEHALF OF
PERCEPTION DESIGN GROUP, INC.

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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

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

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GENERAL NOTES

- 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 FIXED AT HIS OWN EXPENSE.

SITE/GRADING GENERAL NOTES

18. REFER TO ARCHITECTURAL PLANS FOR BUILDING SIGNAGE LOCATIONS.

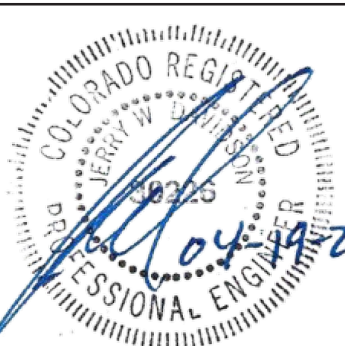
MSE RETAINING WALL GENERAL NOTES

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GENERAL NOTES

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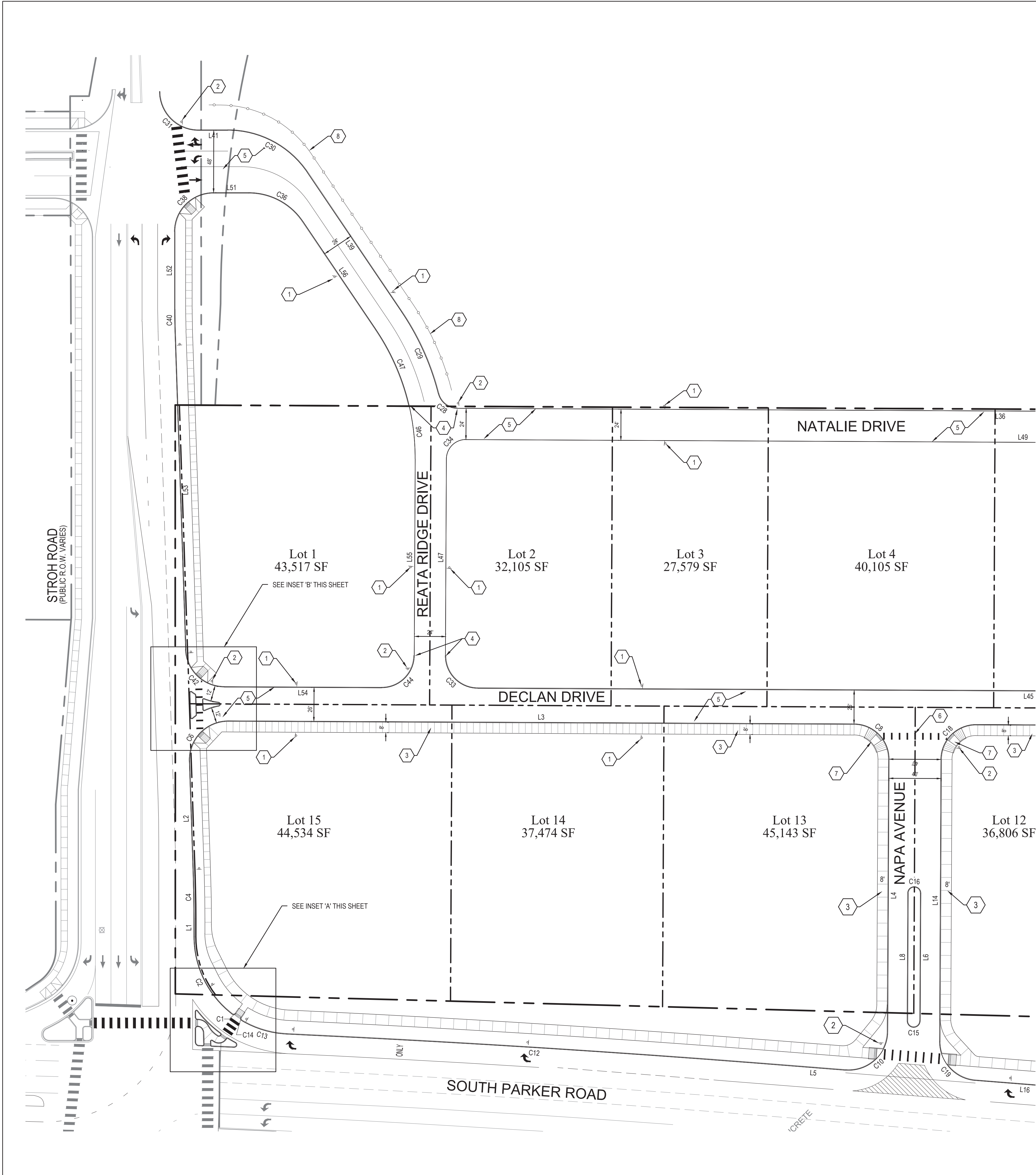
design by: JWD
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date: 10/01/17

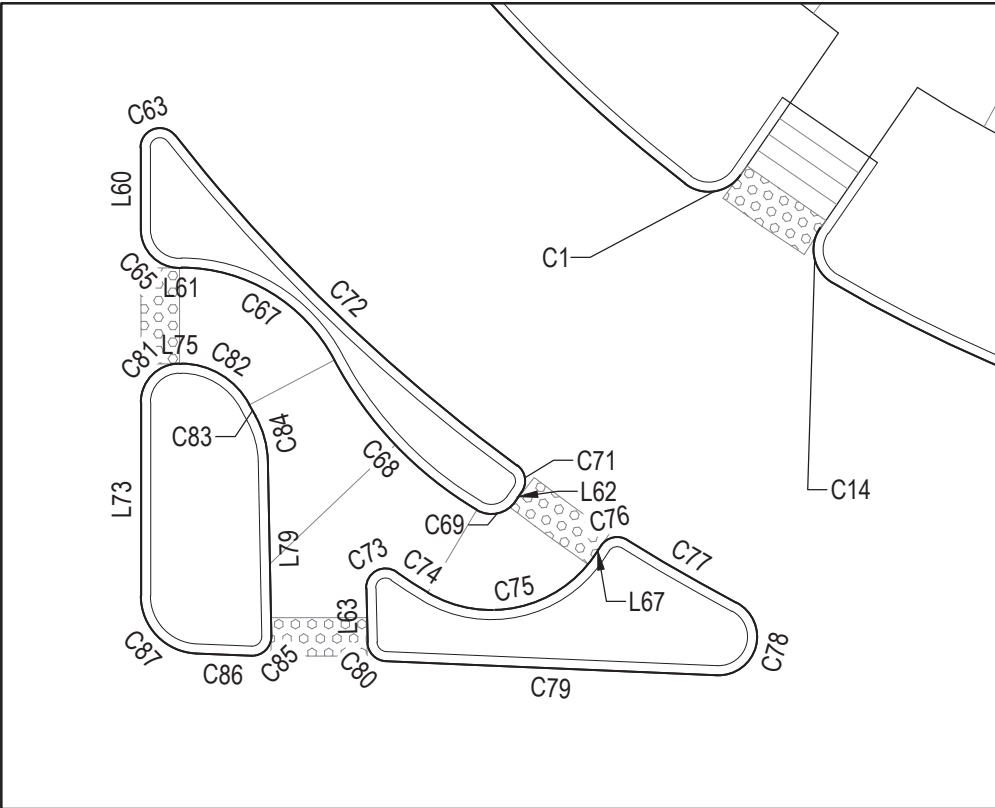
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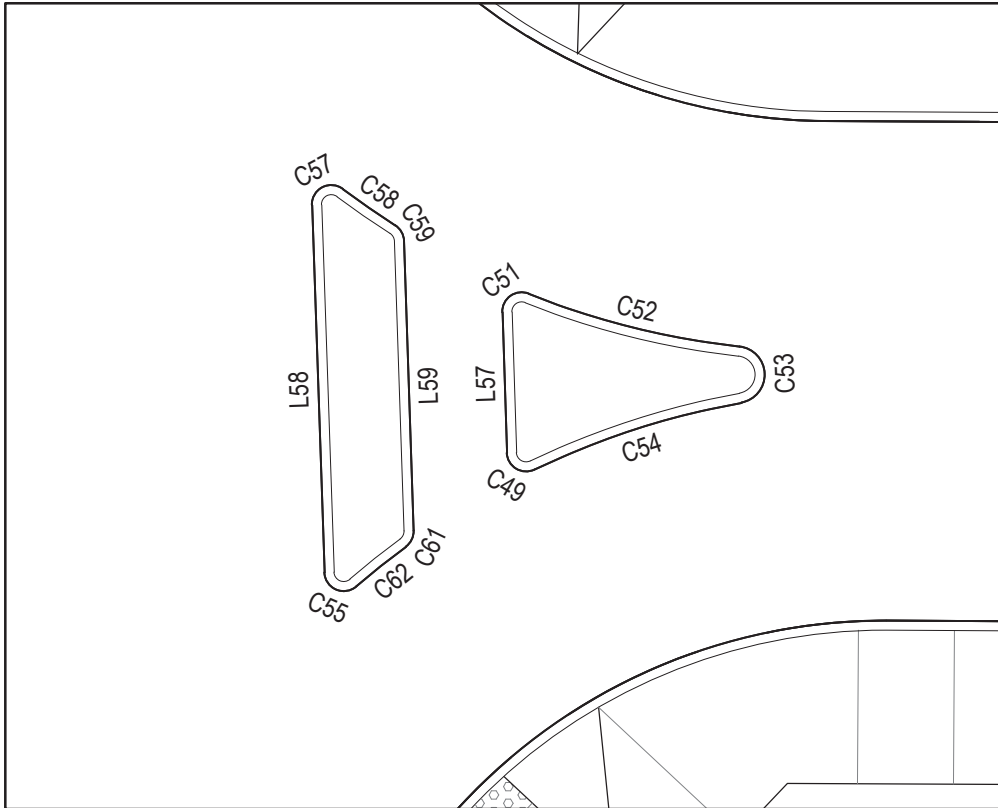
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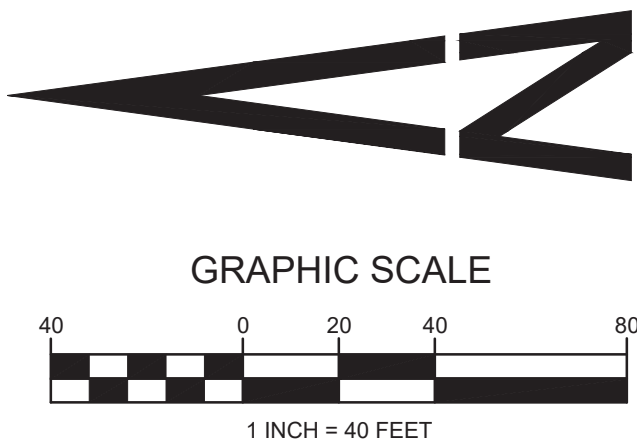
SEE SHEET C1.11



INSET 'A'



INSET 'B'



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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

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

PERCEPTION
DESIGN GROUP, INC.
6801 SOUTH PIERCE STREET SUITE 315, LITTLETON, CO 80120 303.232.8688
WWW.PERCEPTIONSGROUP.COM

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

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DATE	DESCRIPTION	REVISIONS

SIGNAGE STRIPING AND HORIZONTAL
CONTROL PLAN NORTH

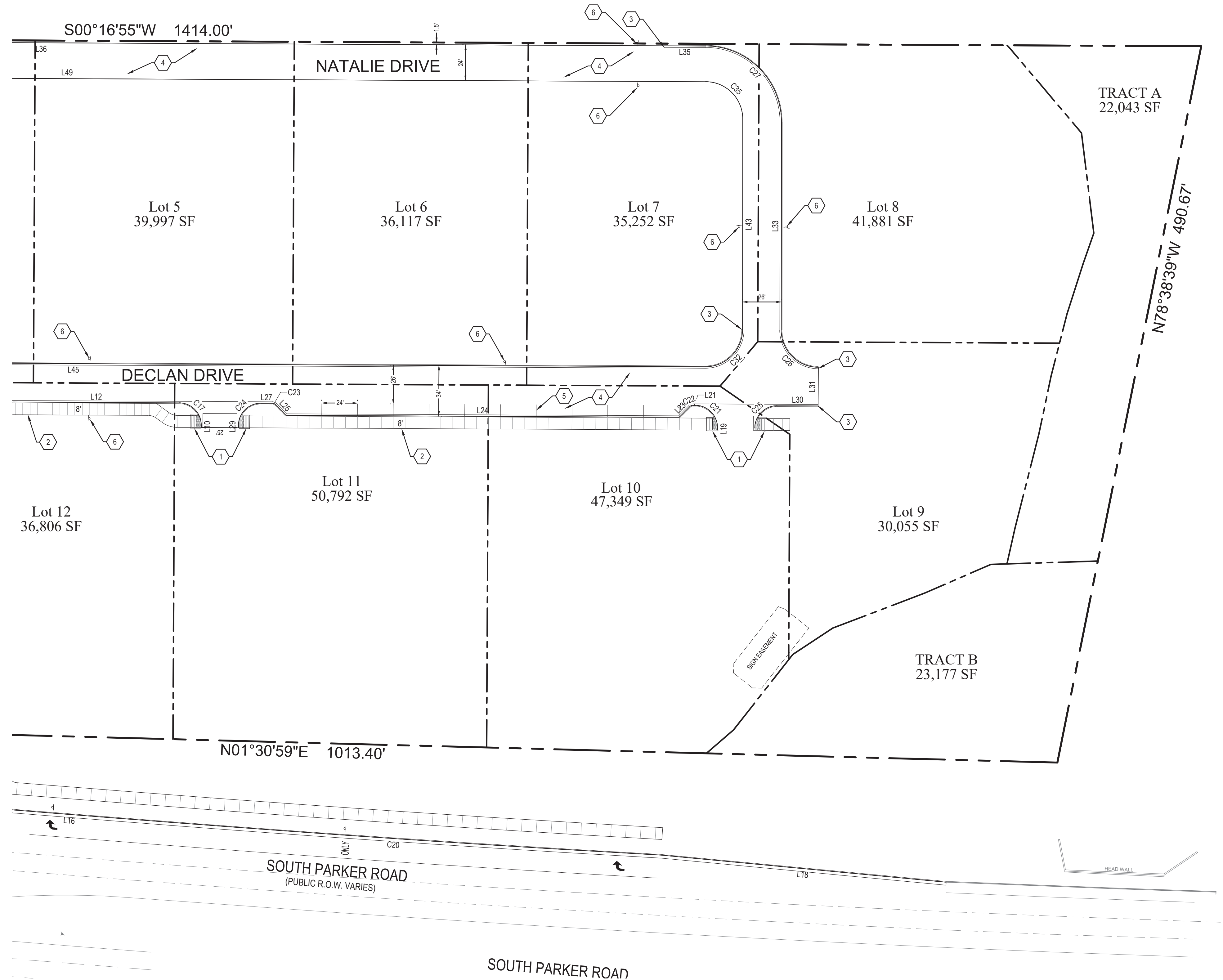
PARKER POINTE
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

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

date: 10/01/17

SHEET
C1.10

SEE SHEET C1.10



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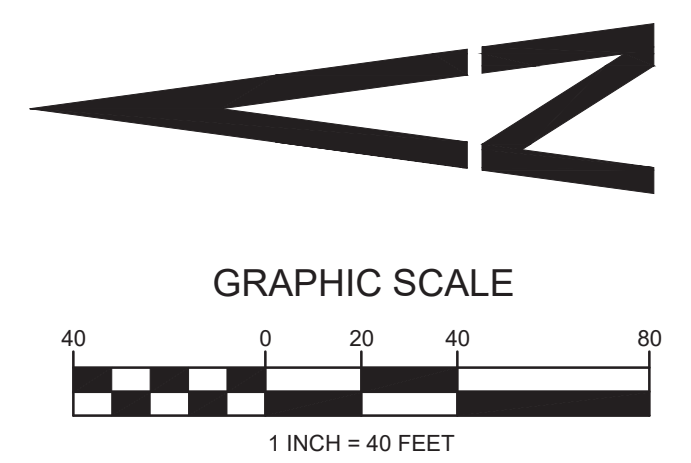
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- 2 CONSTRUCT PRIVATE CONCRETE SIDEWALK AT WIDTH SHOWN. SEE SHEET C6.90.
- 3 END / BEGIN CURB AND GUTTER.
- 4 CONSTRUCT HEAVY DUTY ASPHALT PAVEMENT. SEE GEOTECHNICAL REPORT.
- 5 PAINT PARKING SPACE STRIPING WITH 4" WIDE WHITE TRAFFIC PAINT.
- 6 INSTALL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

CURB DIMENSIONS SHOWN ARE TO FLOWLINE.
ALL RADIUS DIMENSIONS SHOWN ARE TO FLOWLINE
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SEE SHEET C1.12 FOR HORIZONTAL CONTROL TABLES



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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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SIGNAGE STRIPING AND HORIZONTAL
CONTROL PLAN SOUTH

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SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

design by: JWD
approved by: JWD
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SHEET
C1.11

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	

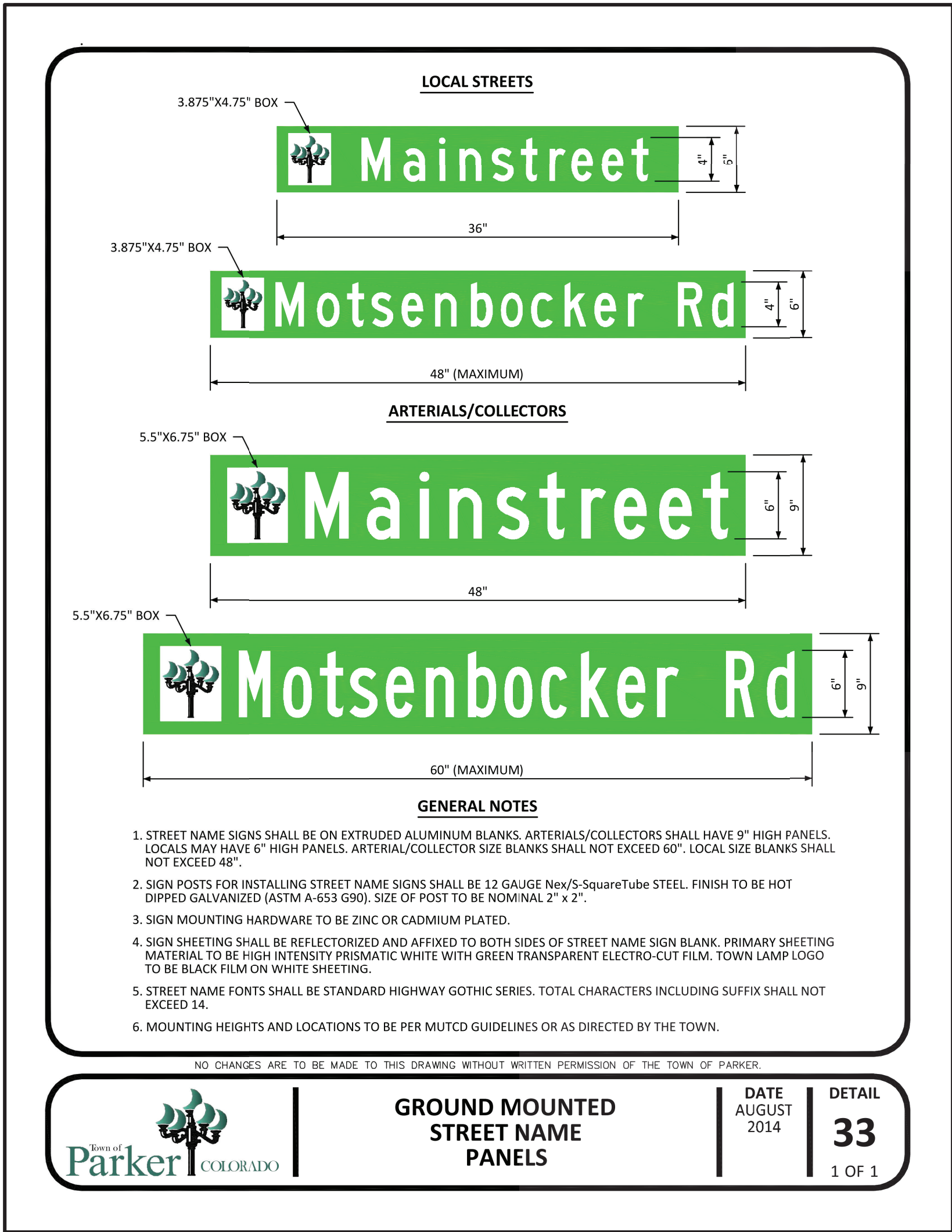
Parcel Line and Curve Table				
Line #/Curve #	Length	Bearing/Delta	Radius	
C67	9.77	62°11'33"	9.00	
C68	10.90	31°30'18"	19.82	
C69	2.25	86°03'48"	1.50	
C71	1.54	88°22'01"	1.00	
C72	24.82	15°27'30"	92.00	
C73	2.20	126°16'06"	1.00	
C74	1.93	4°26'47"	24.82	
C75	9.76	86°03'48"	6.50	
C76	1.52	87°19'10"	1.00	
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		

CALL UTILITY NOTIFICATION
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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

SIGNAGE STRIPING AND HORIZONTAL
CONTROL PLAN LOTS 9 AND 10

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

C1.12

04/15/22 RESUBMITTAL

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

DATE DESCRIPTION

REVISIONS



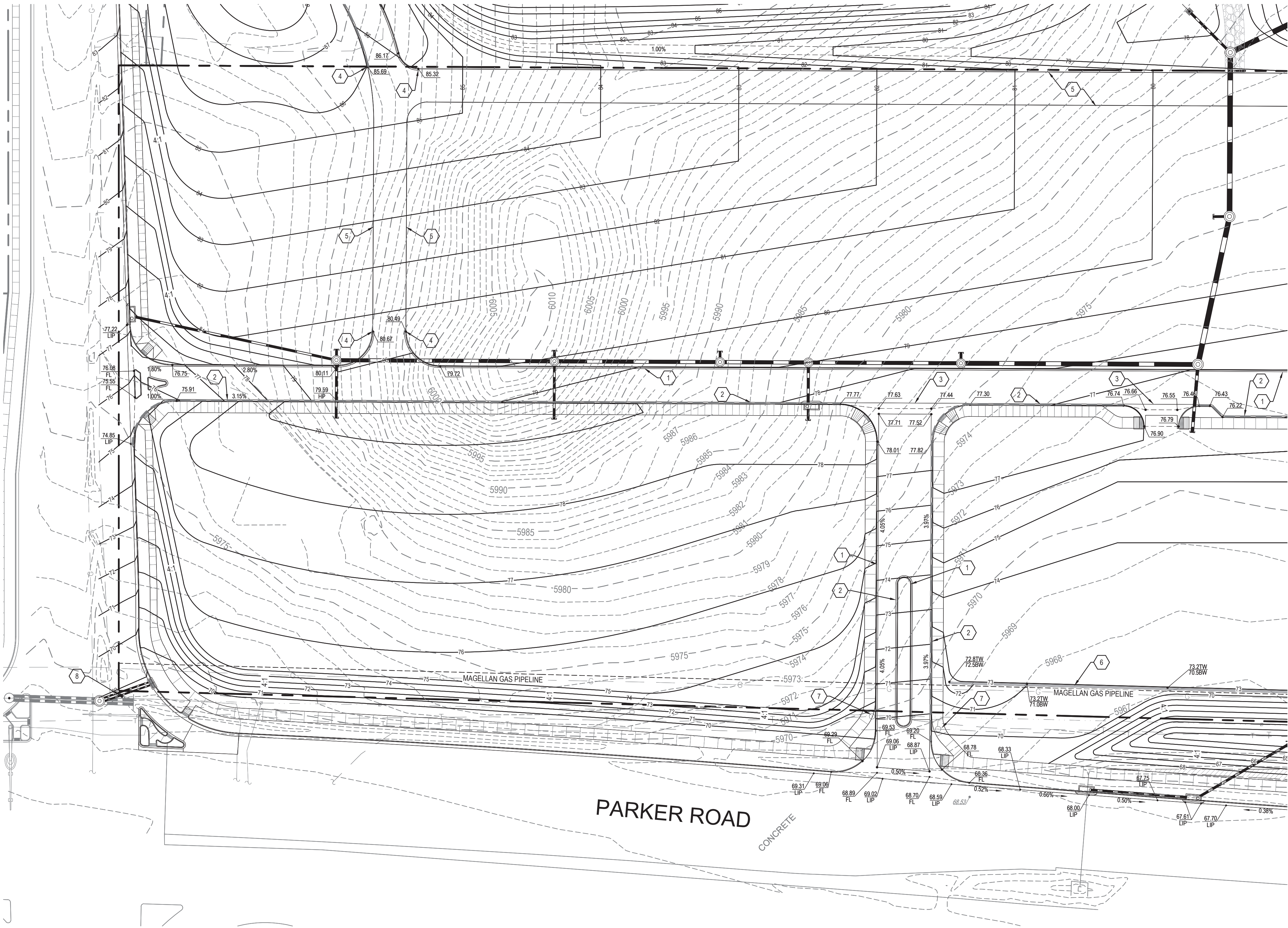
PREPARED UNDER THE DIRECT
SUPERVISION OF
JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
FOR AND ON BEHALF OF
PERCEPTION DESIGN GROUP, INC.



STROH ROAD

SEE SHEET C2.12

SEE SHEET C2.11



PARKER ROAD

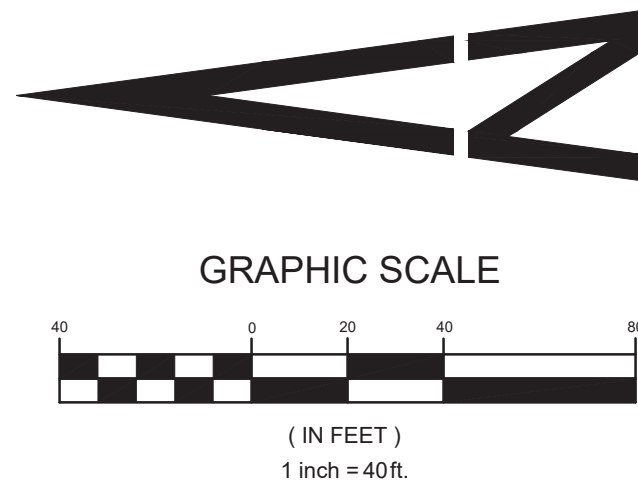
CONCRETE

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.

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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

DATE

GRADING PLAN NORTH

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

date: 10/01/17

SHEET

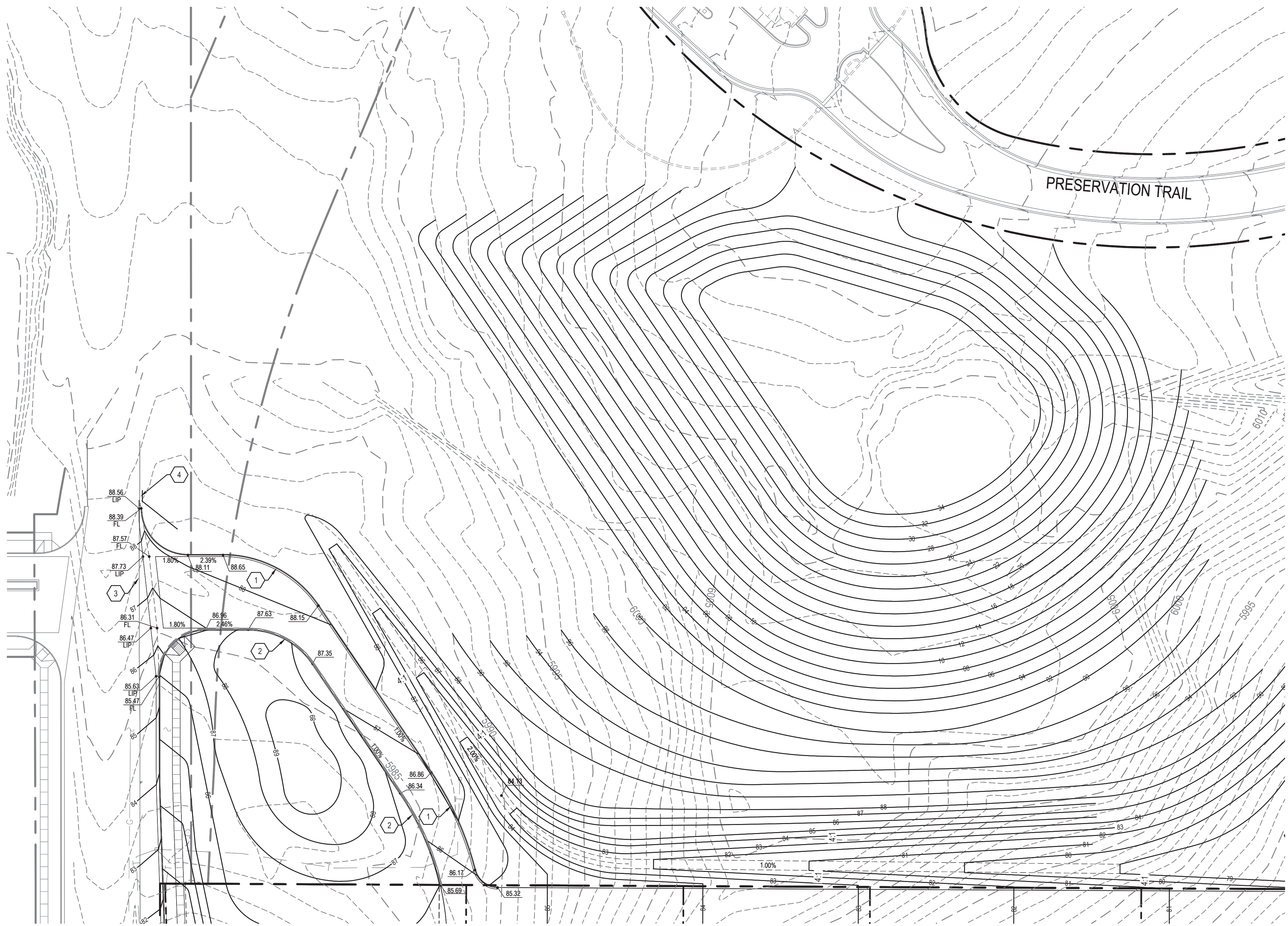
C2.10

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.



PERCEPTION
DESIGN GROUP, INC.
6801 SOUTH PIERCE STREET, SUITE 315, LITTLETON, CO 80120, 303.232.8688
WWW.PERCEPTIONDESIGNGROUP.COM



SEE SHEET C2.10

SEE SHEET C2.13

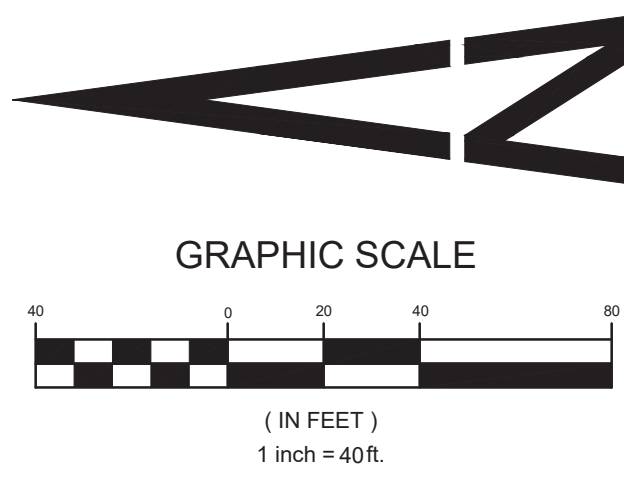
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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

DATE	DESCRIPTION	REVISIONS
04/15/22	RESUBMITTAL	
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	

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

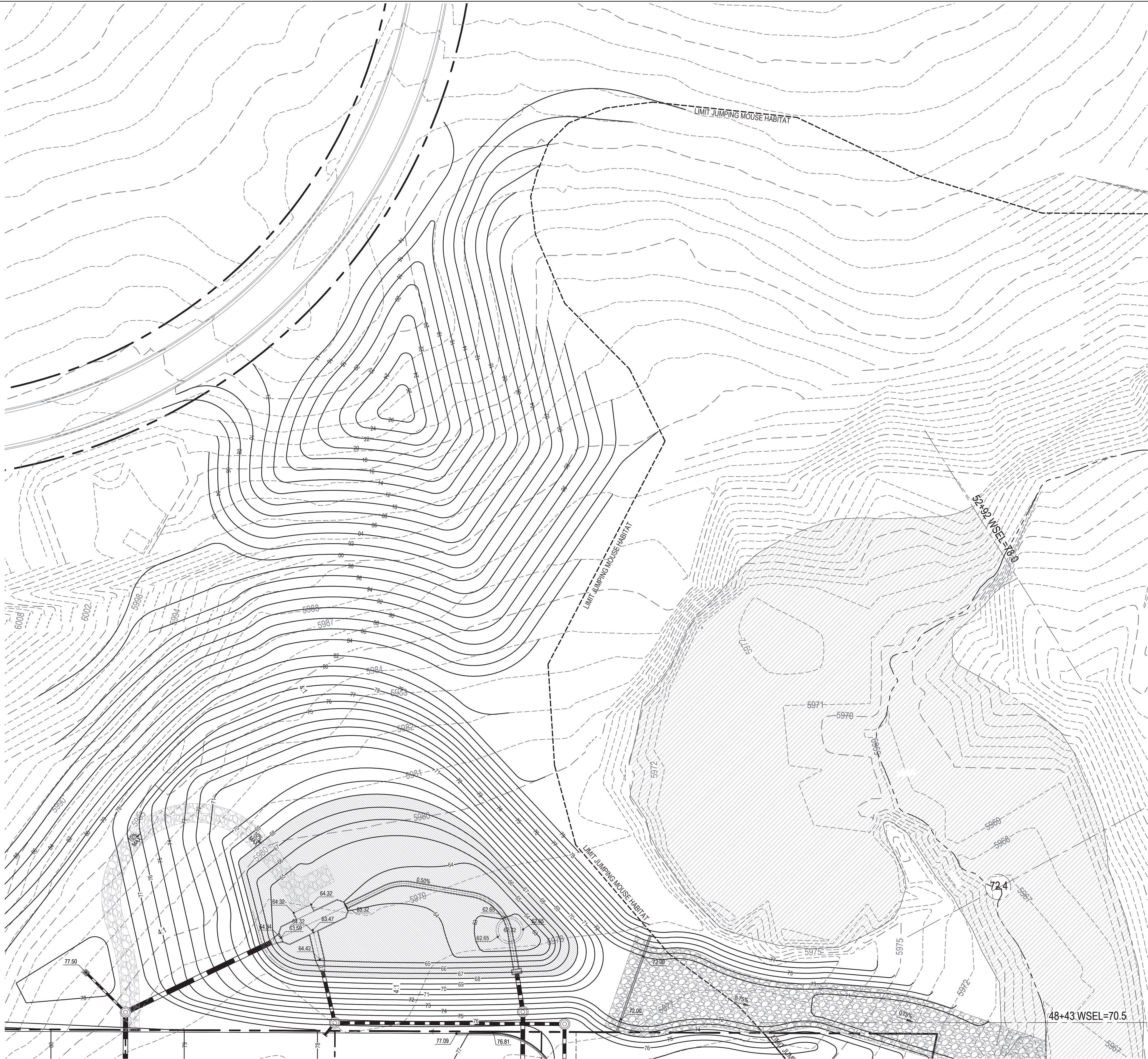
design by: JWD
approved by: JWD
project no.: 2015-015

date: 10/01/17

SHEET

C2.12

SEE SHEET C2.12



SEE SHEET C2.11

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

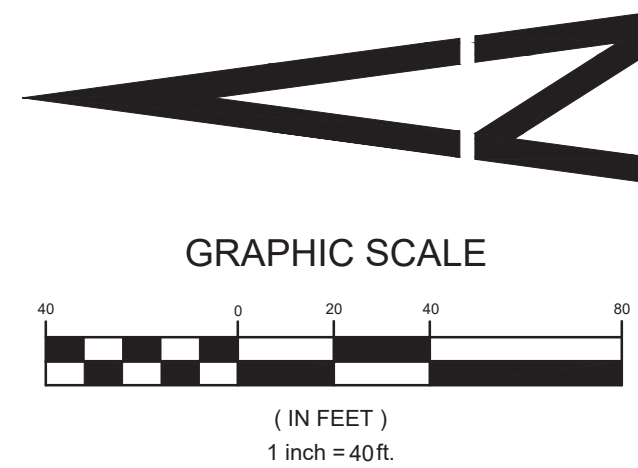
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ELEVATION: 5970.79 FEET (NAVD 1988 DATUM)

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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

OFFSITE GRADING PLAN SOUTH

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

C2.13

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COLORADO REG # 30226
FOR AND ON BEHALF OF
PERCEPTION DESIGN GROUP, INC.

DATE	DESCRIPTION	REVISIONS
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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	



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

GRADING EROSION AND SEDIMENT CONTROL NOTES

- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO OBTAIN PERMITS FROM THE LOCAL AND STATE AGENCIES PRIOR TO THE START OF CONSTRUCTION
- 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.
- 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.
- ALTERNATE BMPs MAY BE USED FROM THOSE SHOWN HEREON. CONTACT ENGINEER AND LOCAL AGENCY INSPECTOR WITH PROPOSED CHANGES.
- GUIDELINES WITH THE LOCAL AGENCY PERMIT AND STANDARDS AND SPECIFICATIONS SHALL BE FOLLOW AND MAINTAINED.
- AN APPROVED COPY OF THE EROSION AND SEDIMENT CONTROL PLAN AND STORMWATER MANAGEMENT PLAN SHALL BE KEPT ON SITE AT ALL TIMES.
- LOCATION OF BMPs MAY VARY FROM THOSE SHOWN HEREON DUE TO PROGRESS AND PHASING OF CONSTRUCTION ACTIVITIES.
- 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.
- 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.

LEGEND

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

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
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SEE DOUGLAS COUNTY GESC PLANS FOR OFFSITE AREAS

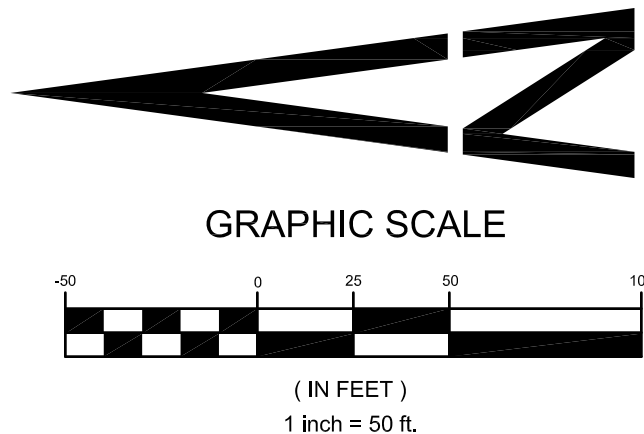
SEE SHEET C3.12

NO WORK TO OCCUR IN THIS AREA

NO WORK TO OCCUR IN THIS AREA

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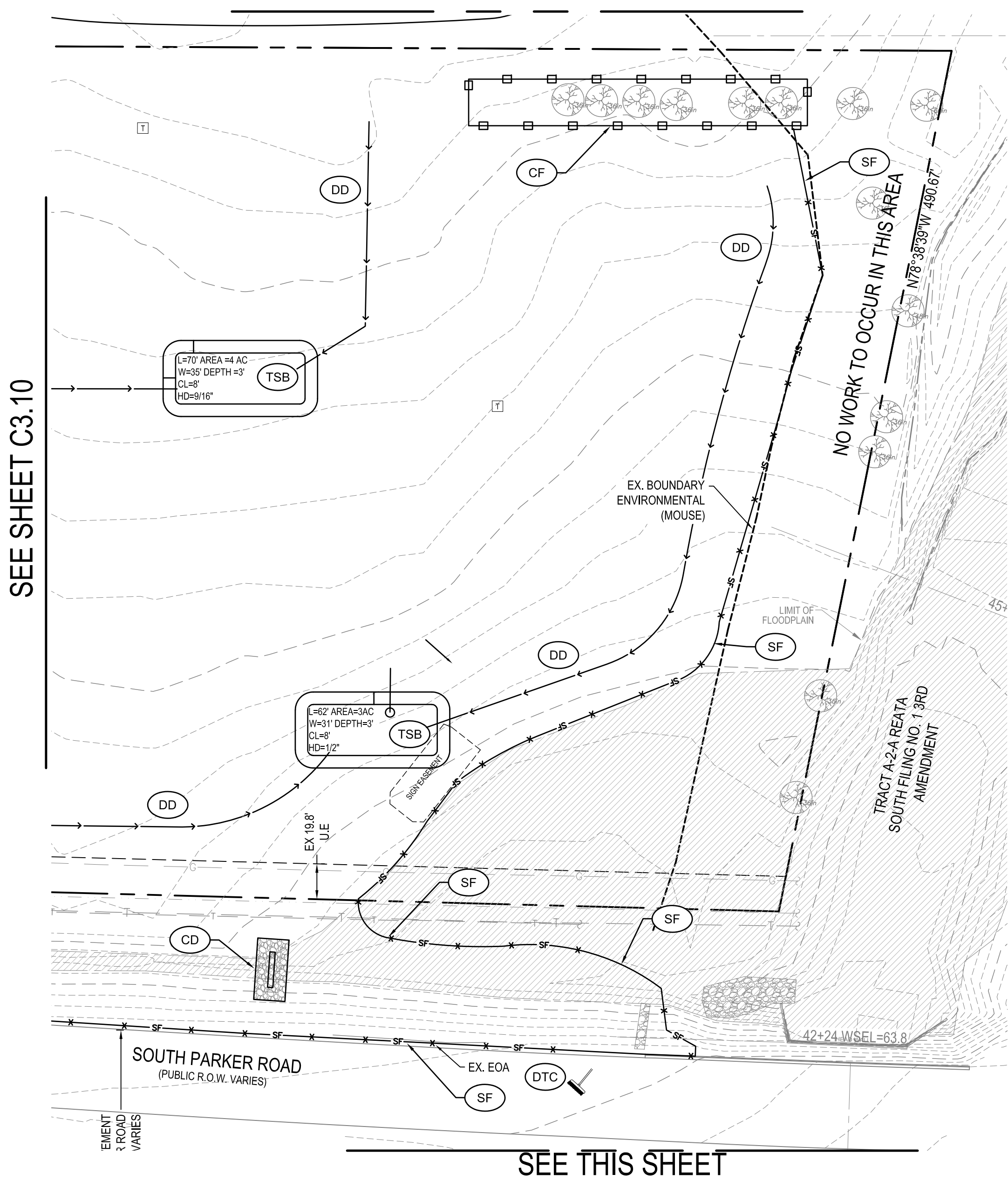
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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

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SEE DOUGLAS COUNTY GESC PLANS FOR OFFSITE AREAS



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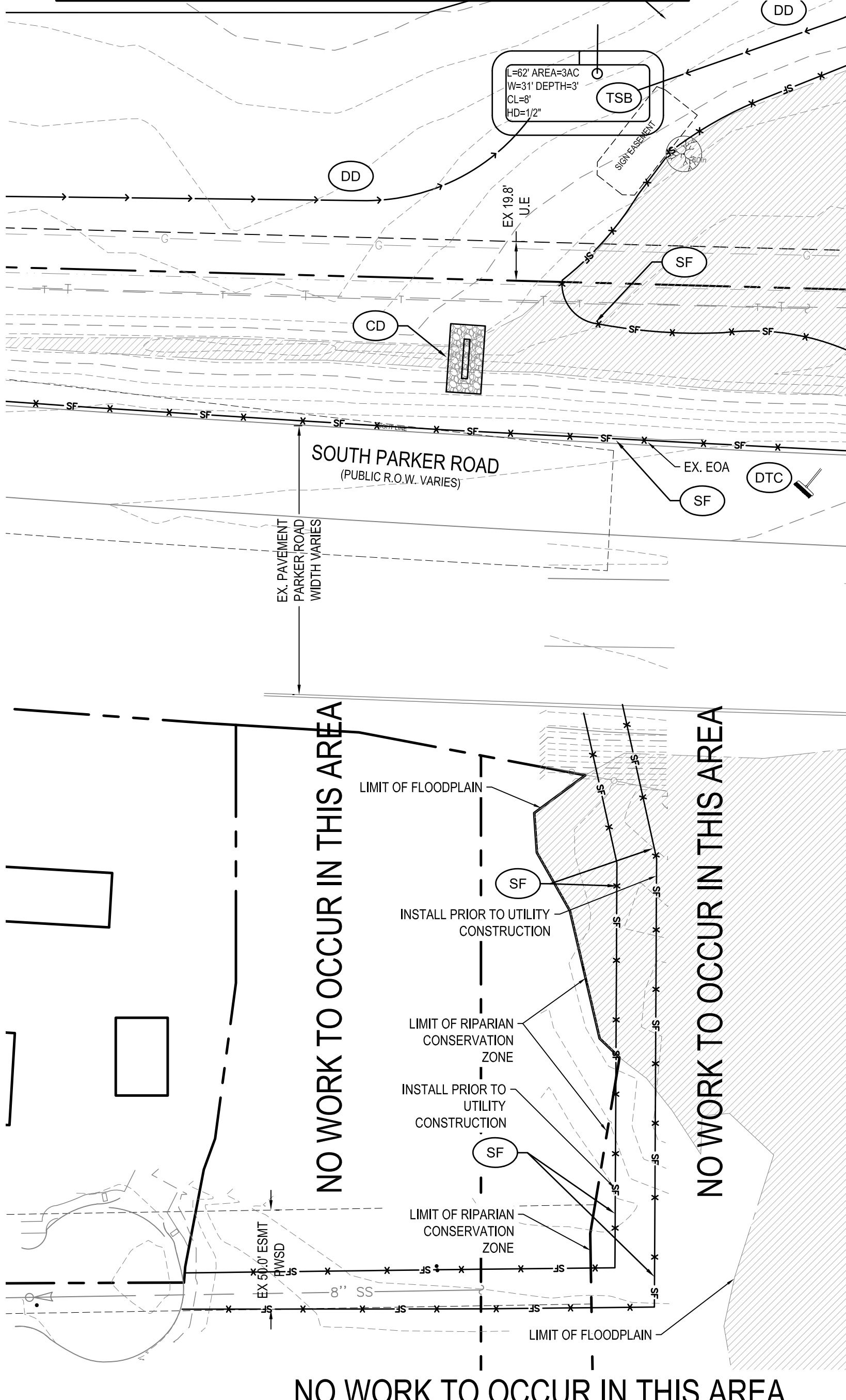
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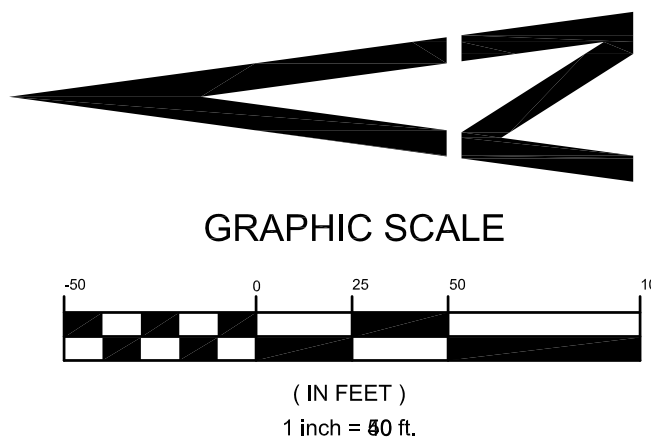
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DD		CONCRETE WASHOUT AREA
DP		DIVERSION DITCH
DTC		DETENTION POND PROTECTION
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IPCOG		EROSION CONTROL BLANKET
IPCOS		INLET PROTECTION, CURB ON GRADE, TYPE R INLET
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PTP		MASONRY WORK PROTECTION
RS		PORTABLE TOILET PROTECTION
SCL		ROCK SOCK
SF		SEDIMENT CONTROL LOGS
SMC		PROPOSED SILT FENCE
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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
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.



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

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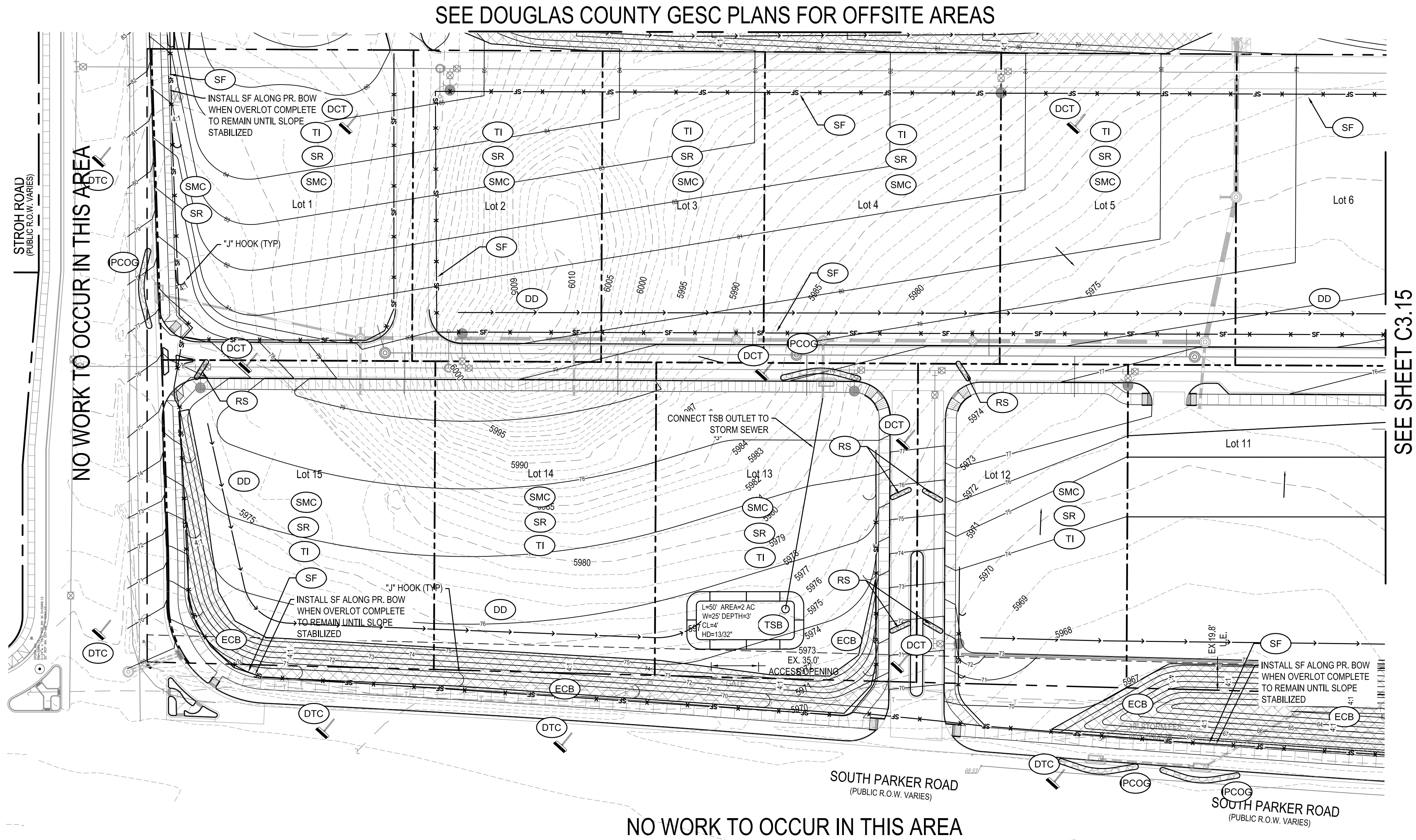
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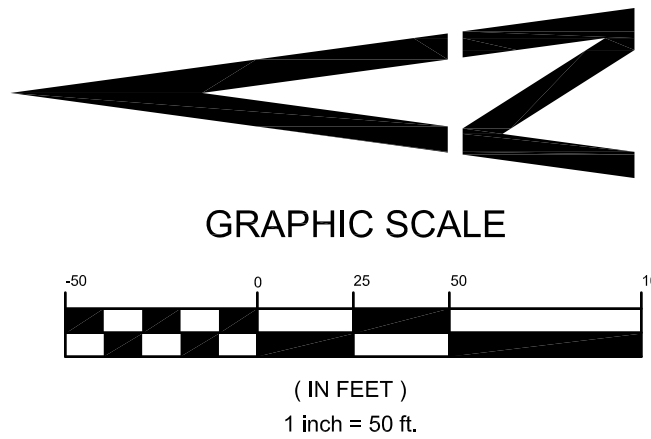
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INTERIM / FINAL CBMP PLAN

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

date: 10/01/17

SHEET

C3.12

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

DATE	DESCRIPTION
04/15/22	RESUBMITTAL
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

REVISIONS

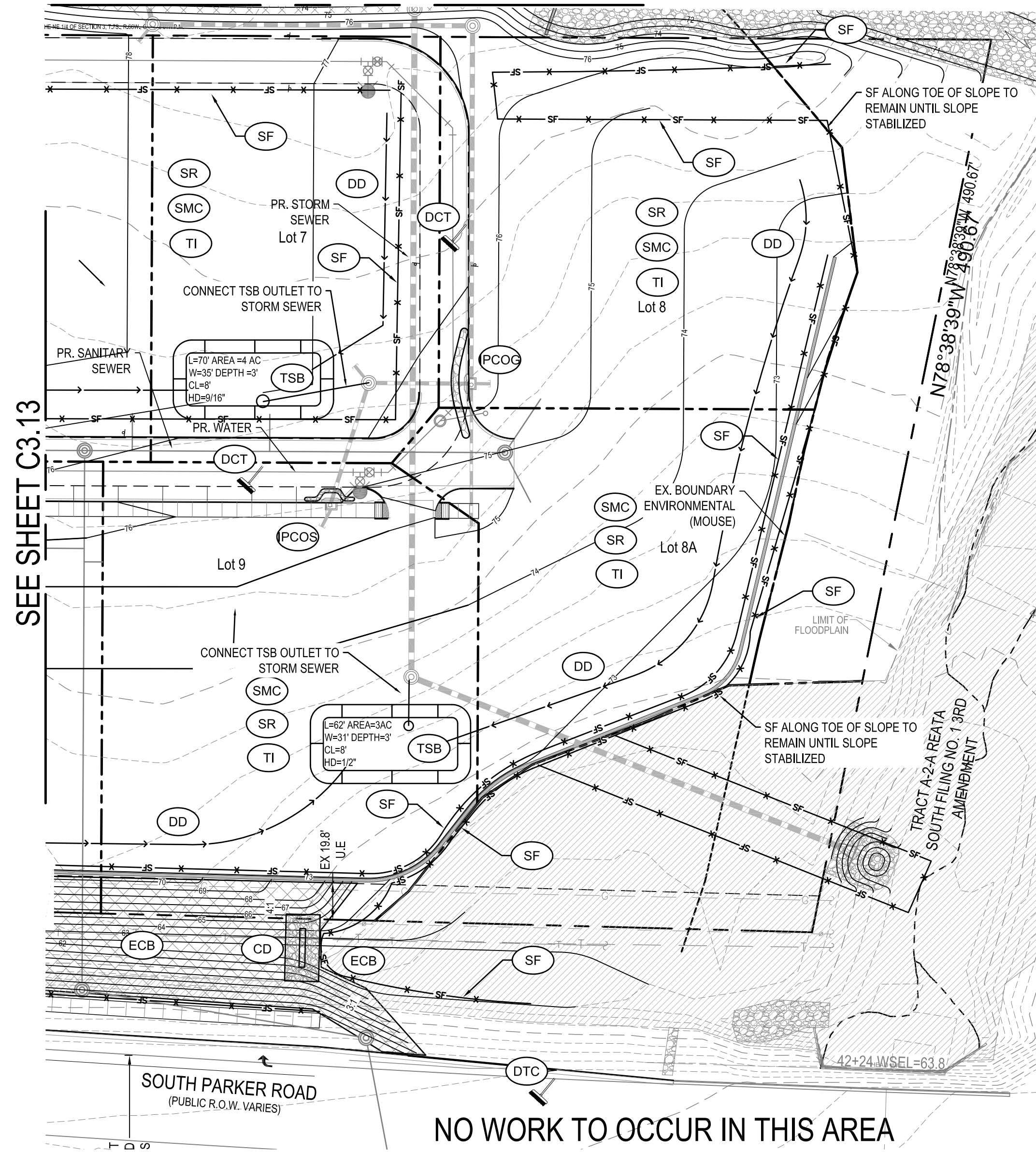
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JERRY W. DAVIDSON, P.E.
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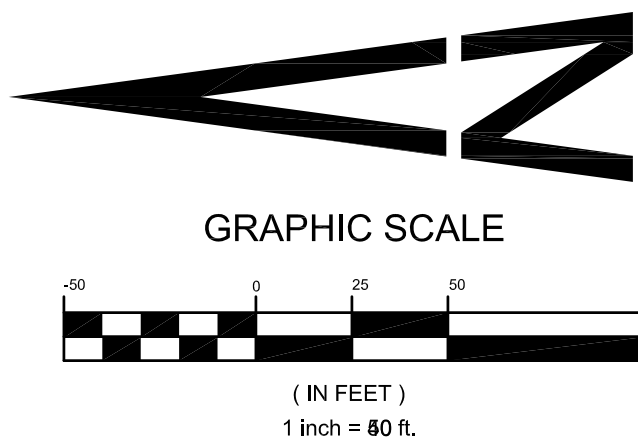


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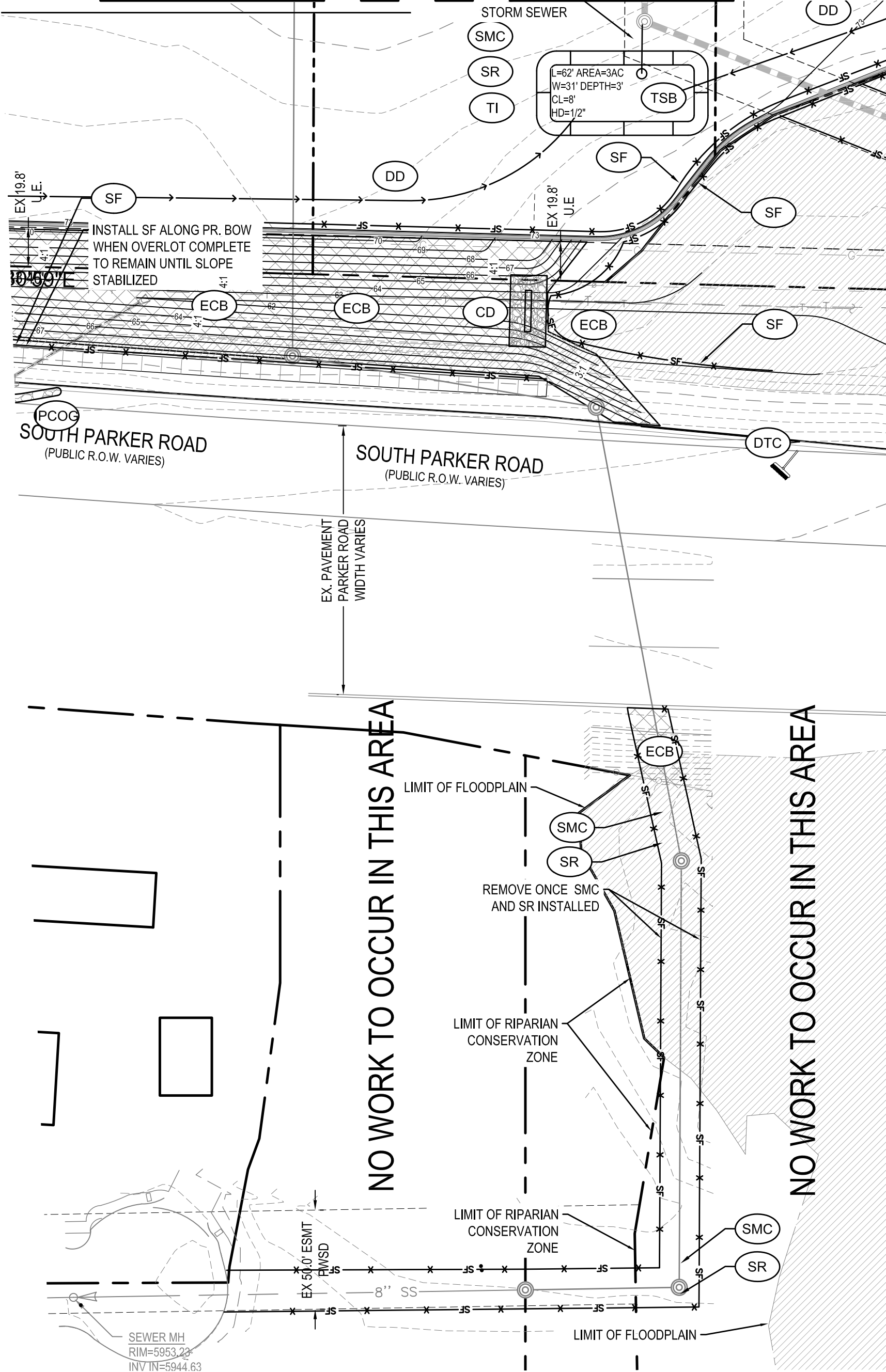
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INTERIM / FINAL CBMP PLAN

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SHEET

C3.13

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PARKER, COLORADO

DATE	DESCRIPTION
04/15/22	RESUBMITTAL
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

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



PERCEPTION
DESIGN GROUP, INC.
6801 SOUTH PIERCE STREET, SUITE 315, LITTLETON, CO 80120, 303.252.8888
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CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

SCL

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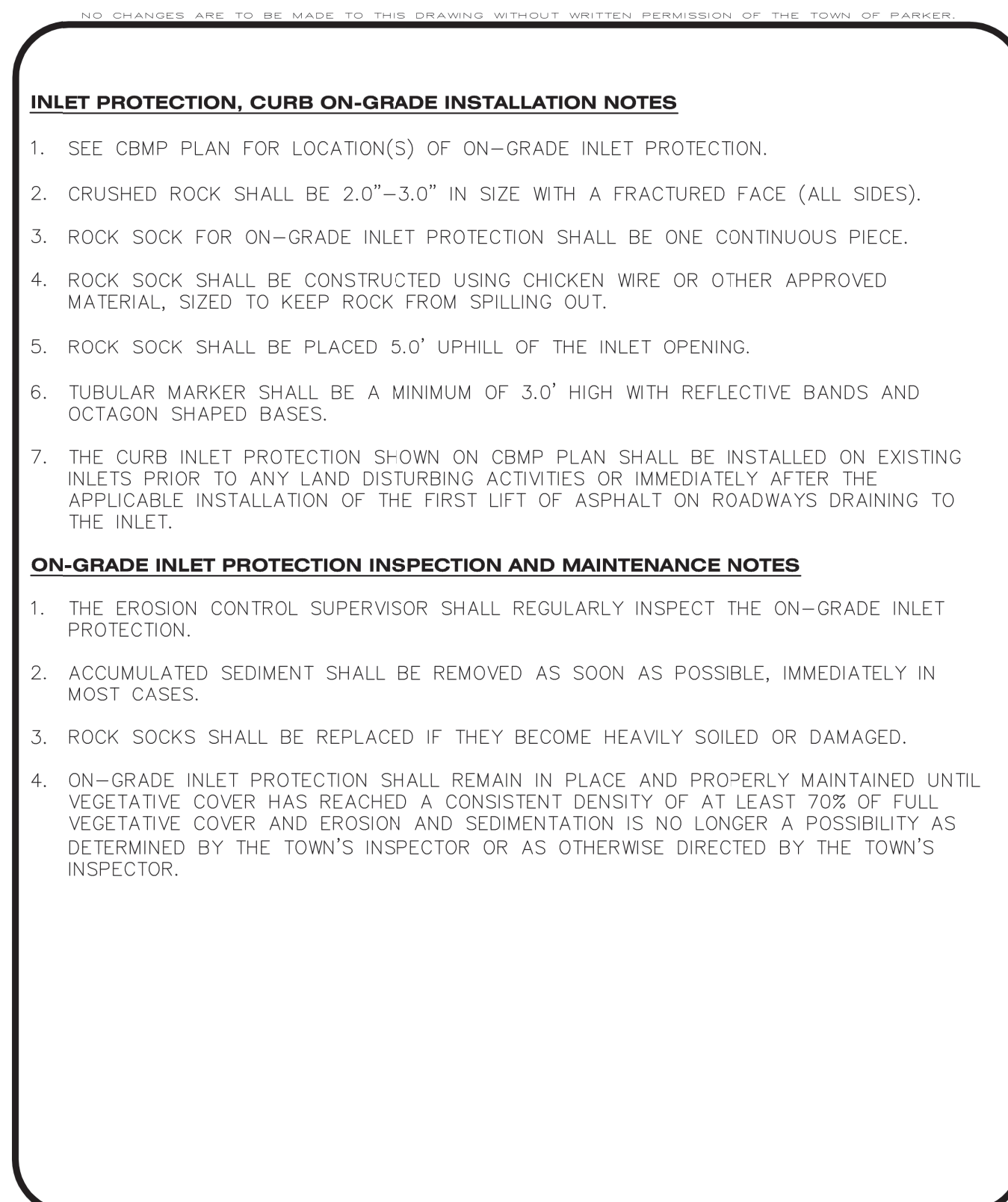
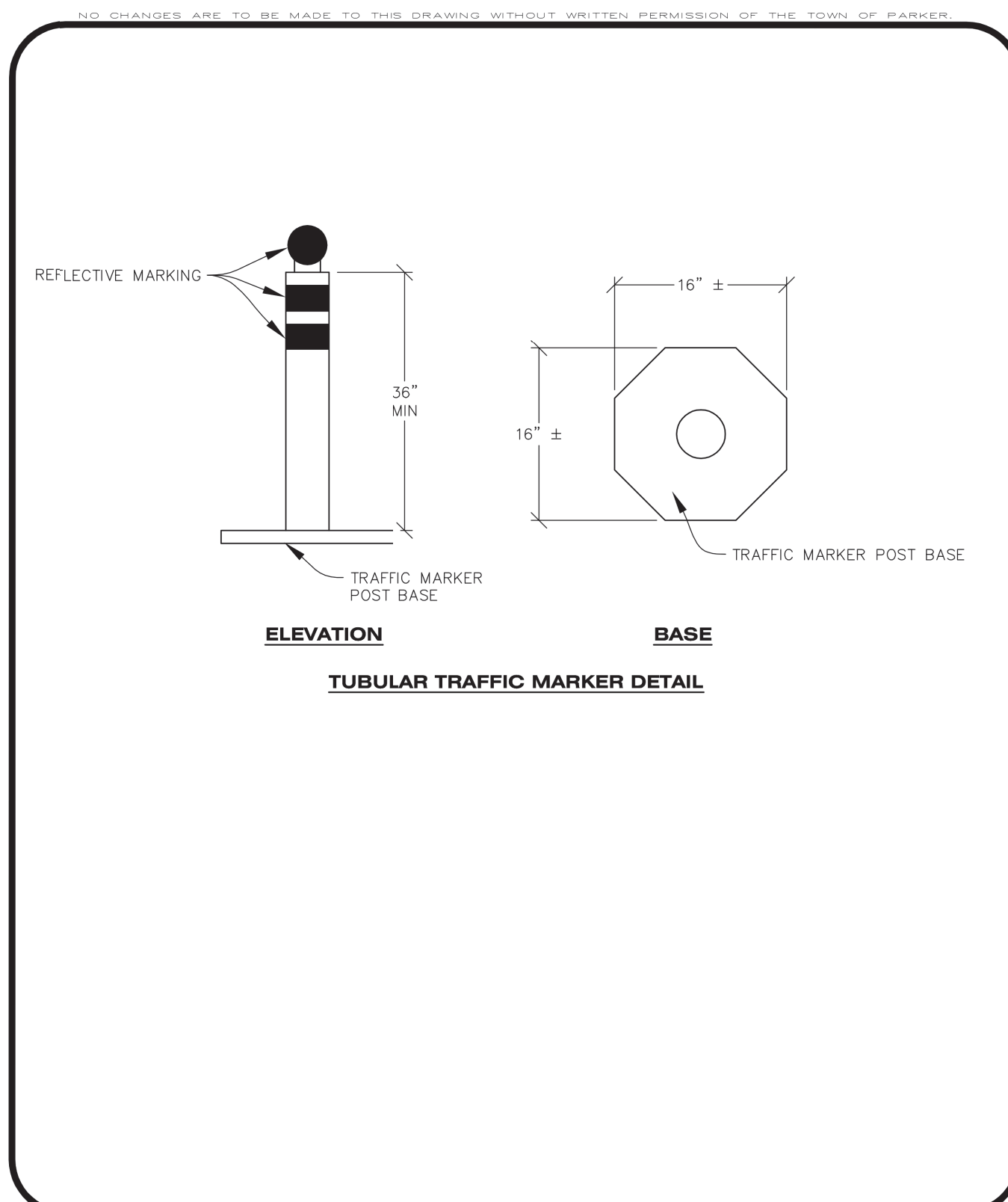
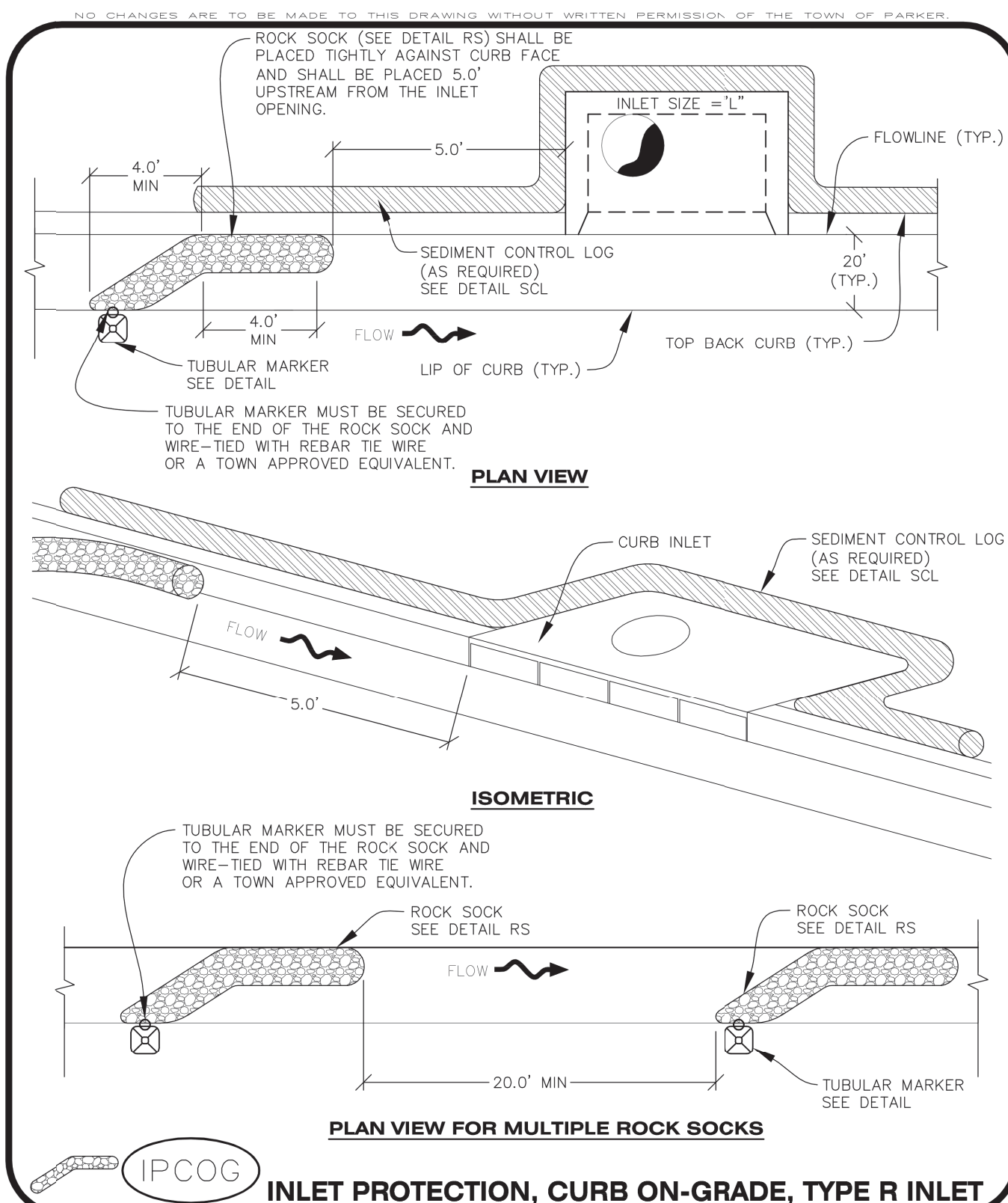
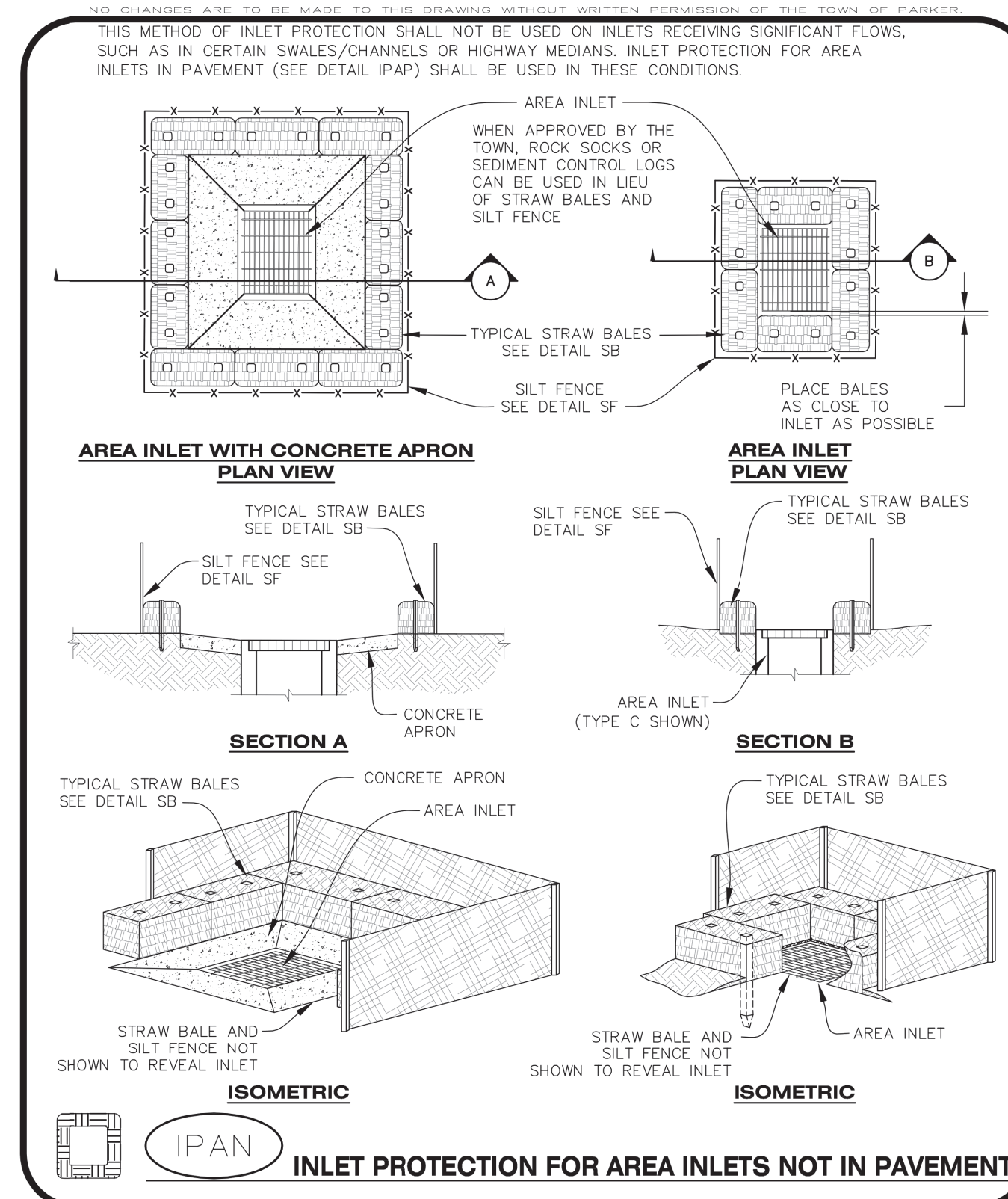
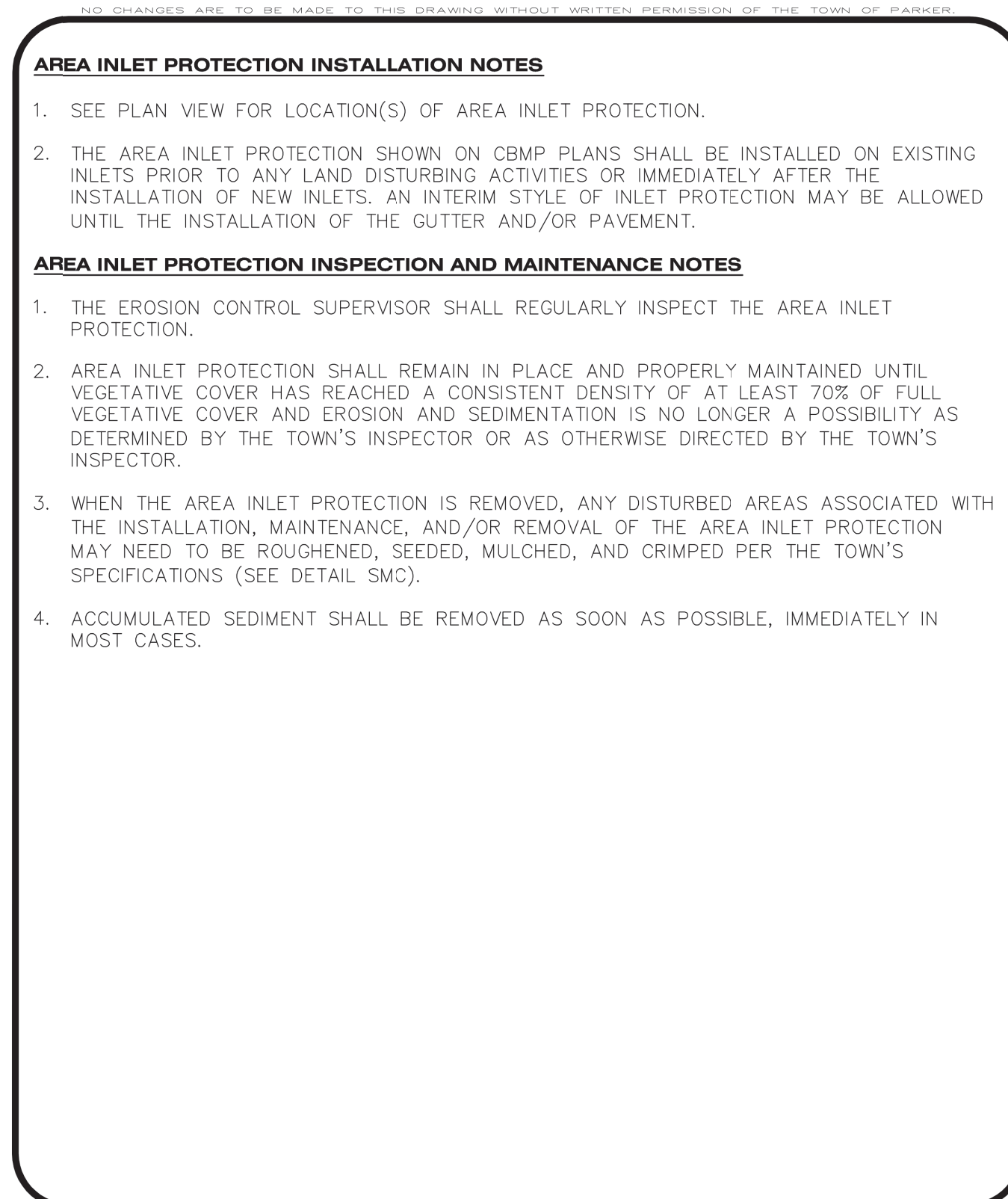
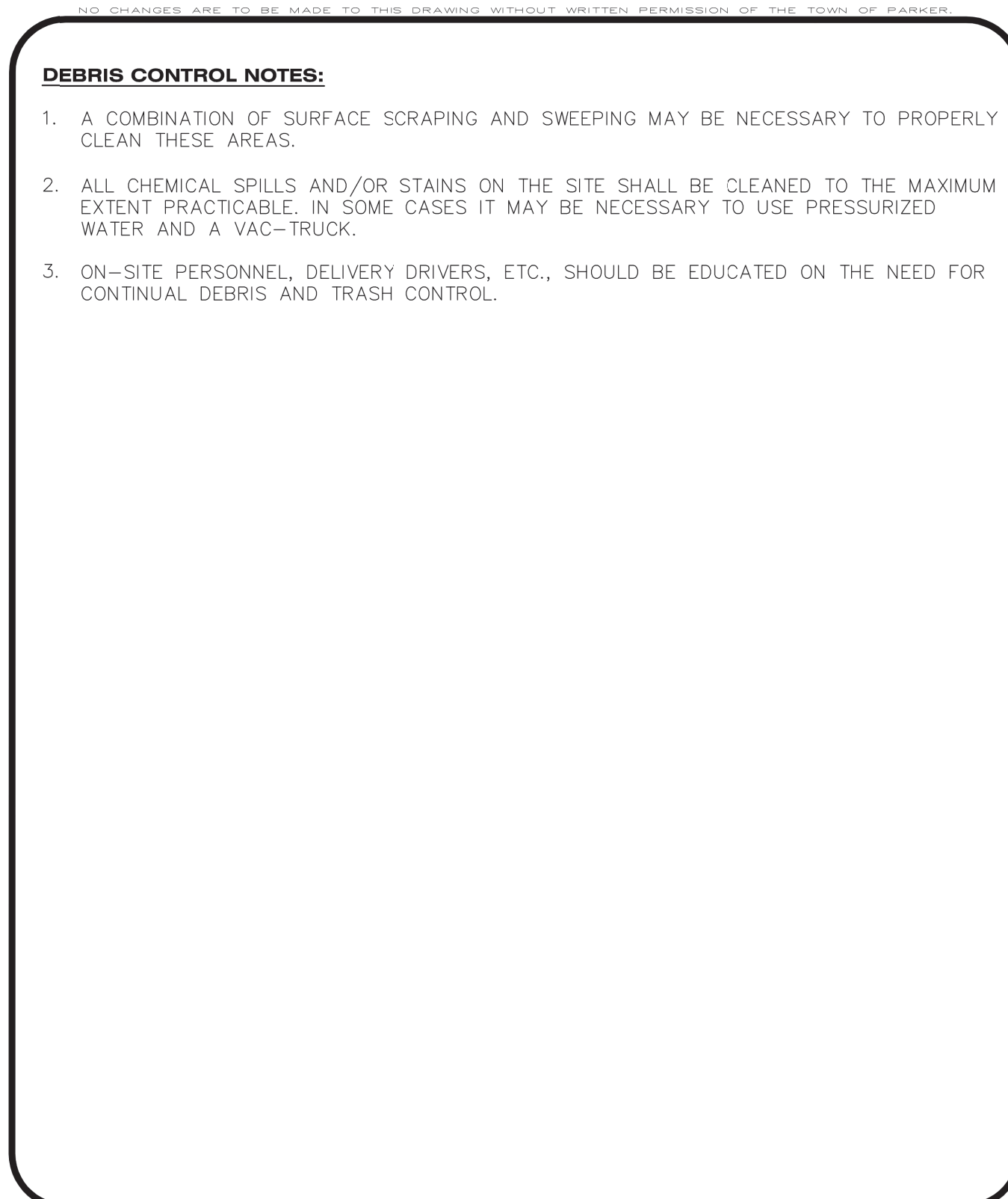
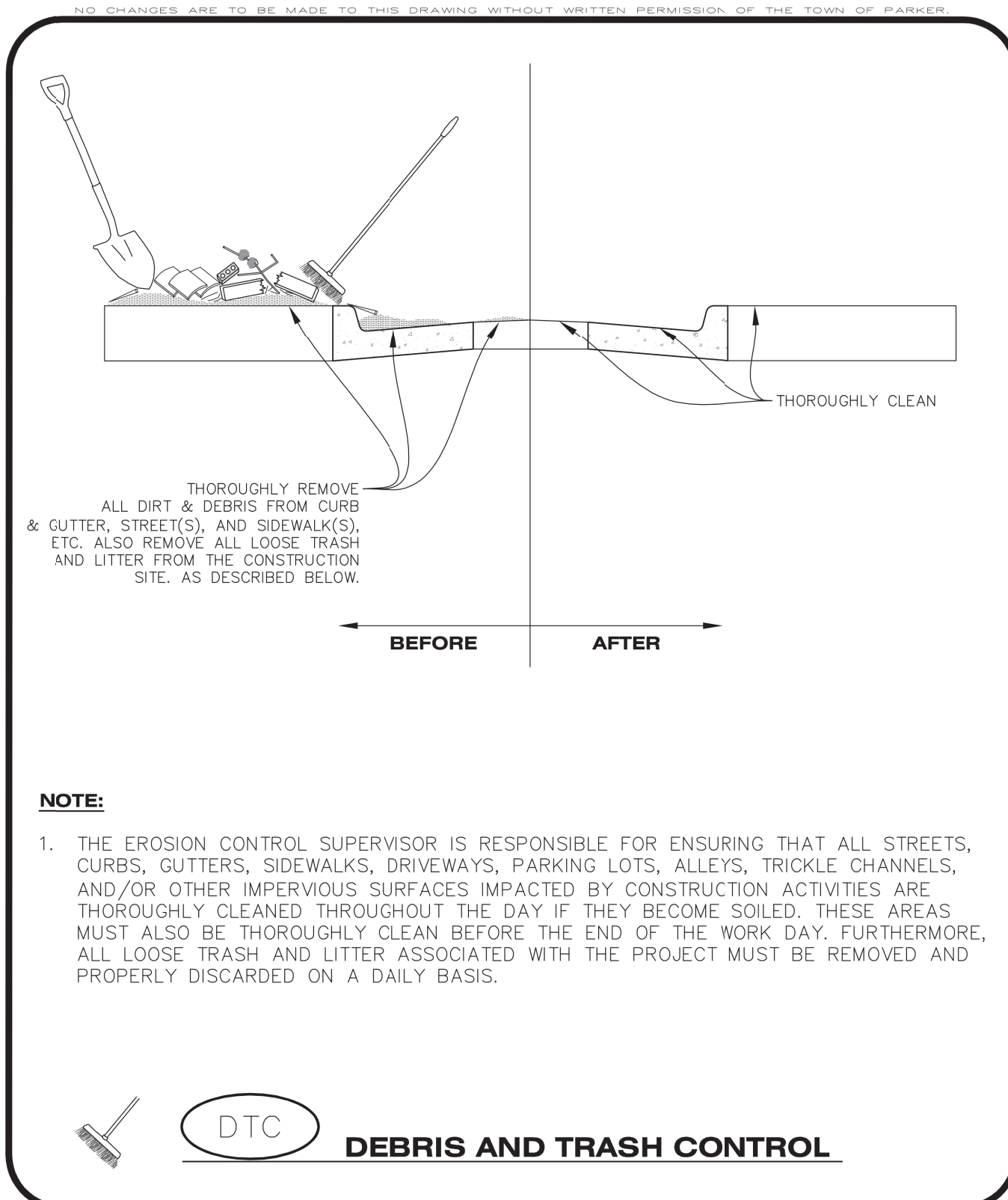
Oct. 2013



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CONSTRUCTION BEST MANAGEMENT PRACTICES | ECB
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Oct. 2013 |
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|  <p>City of
Parker
COLORADO</p> | <p>CBMP</p> <p>CONSTRUCTION BEST MANAGEMENT PRACTICES</p> | <p>RS</p> <p>2 OF 2</p> <p>Oct. 2013</p> |
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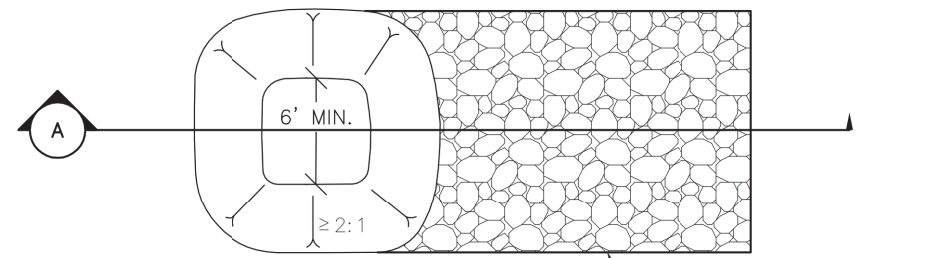


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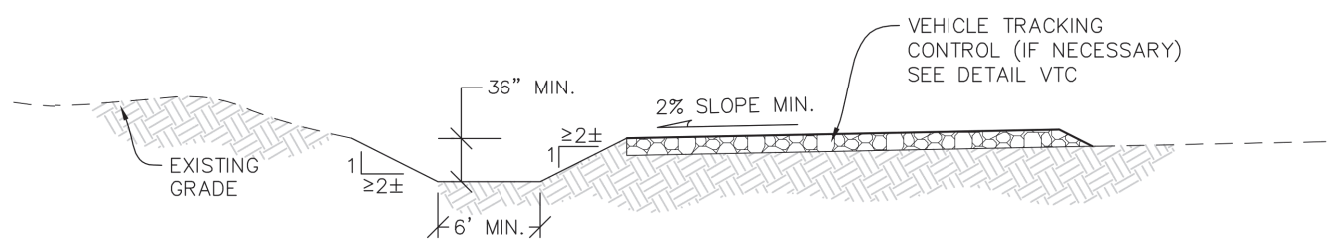
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NOTE: PAD IS NOT NECESSARY IF THERE IS ANOTHER VTC PAD IN BETWEEN THE CWA AND ROADWAY, PARKING LOT, DRIVE AISLES, ETC.



PLAN VIEW



SECTION A



CWA CONCRETE WASHOUT AREA



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CONSTRUCTION BEST MANAGEMENT PRACTICES

CWA

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Oct. 2013

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CONCRETE WASHOUT AREA INSTALLATION NOTES

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

CONCRETE WASHOUT AREA INSPECTION AND MAINTENANCE NOTES

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



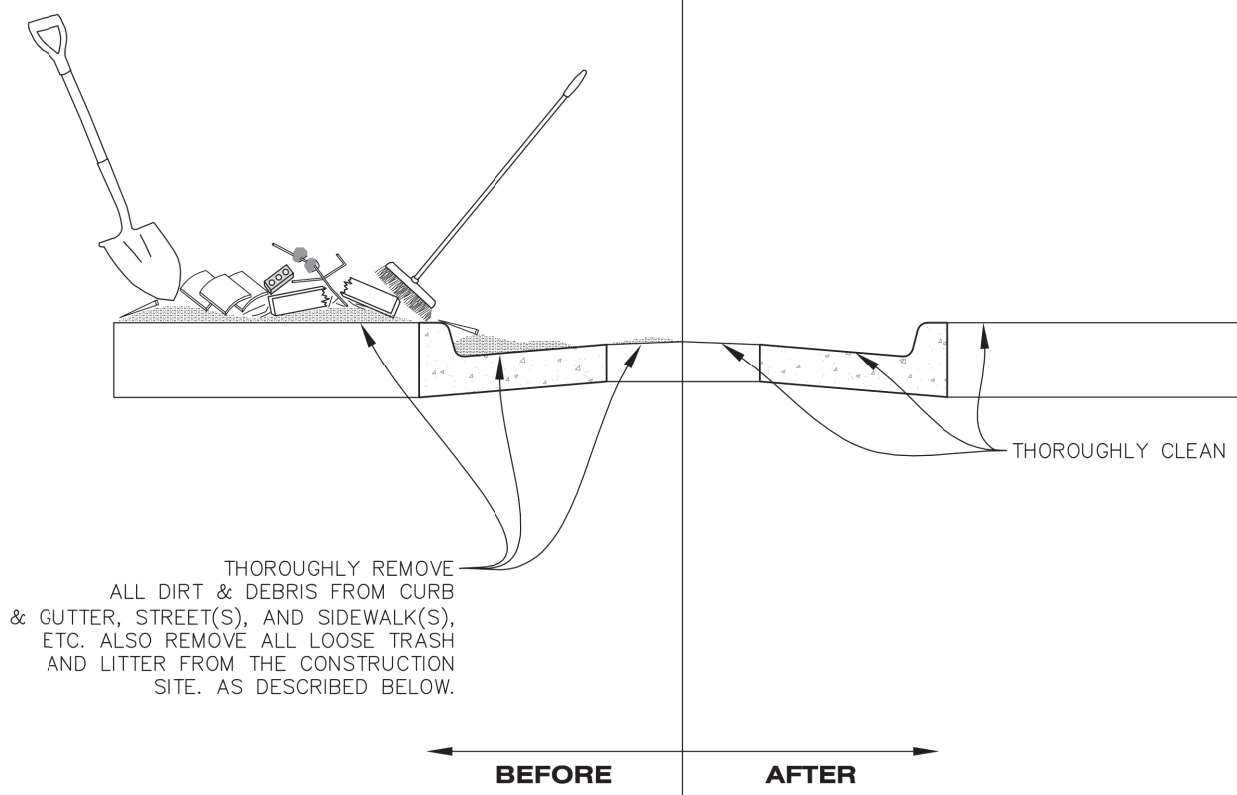
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CONSTRUCTION BEST MANAGEMENT PRACTICES

CWA

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Oct. 2013

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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.



DTC DEBRIS AND TRASH CONTROL



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CONSTRUCTION BEST MANAGEMENT PRACTICES

DTC

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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.



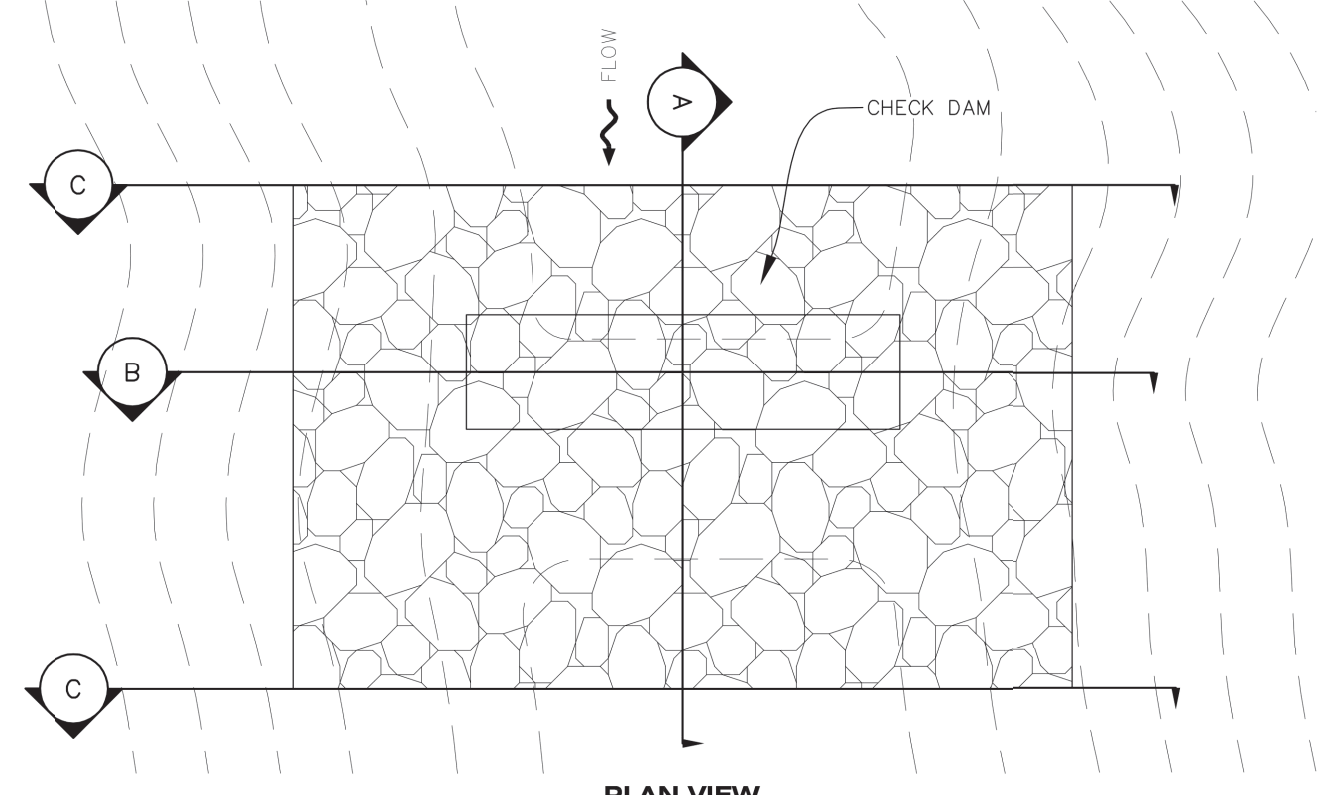
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CONSTRUCTION BEST MANAGEMENT PRACTICES

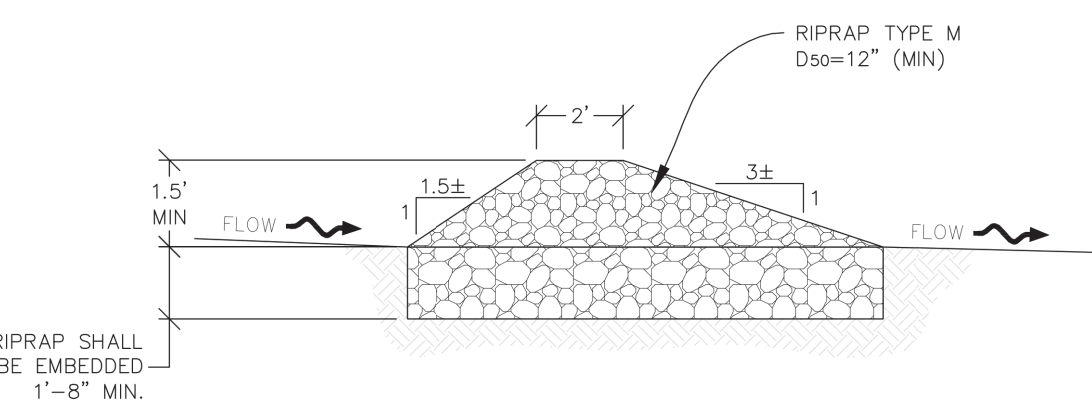
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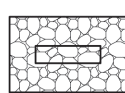
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PLAN VIEW



SECTION A



CD CHECK DAM



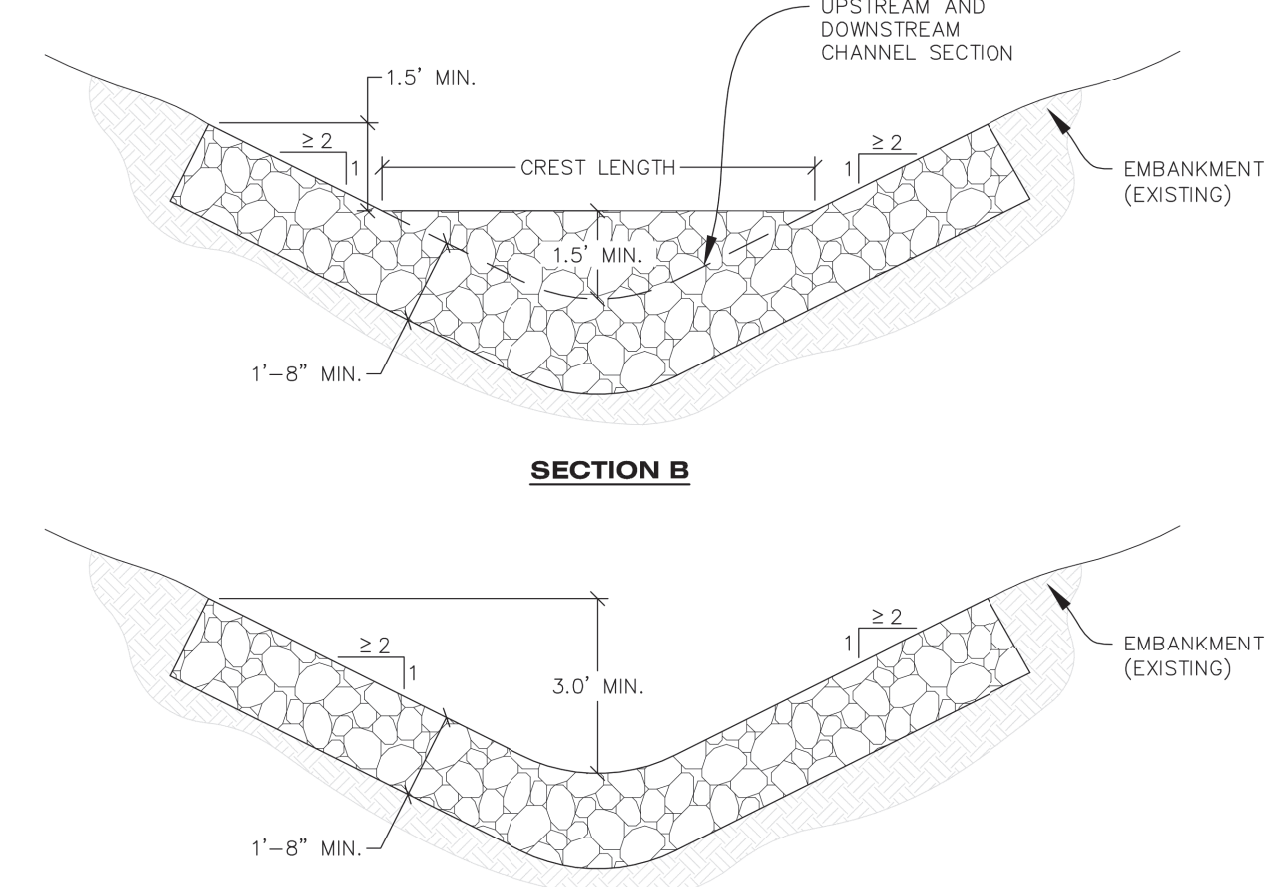
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CONSTRUCTION BEST MANAGEMENT PRACTICES

CD

1 OF 3
Oct. 2013

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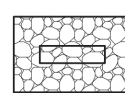
SECTION B

SECTION C

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

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

SPACING BETWEEN CHECK DAMS



CD CHECK DAM



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CONSTRUCTION BEST MANAGEMENT PRACTICES

CD

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Oct. 2013

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CHECK DAM INSTALLATION NOTES

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

CHECK DAM INSPECTION AND MAINTENANCE NOTES

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



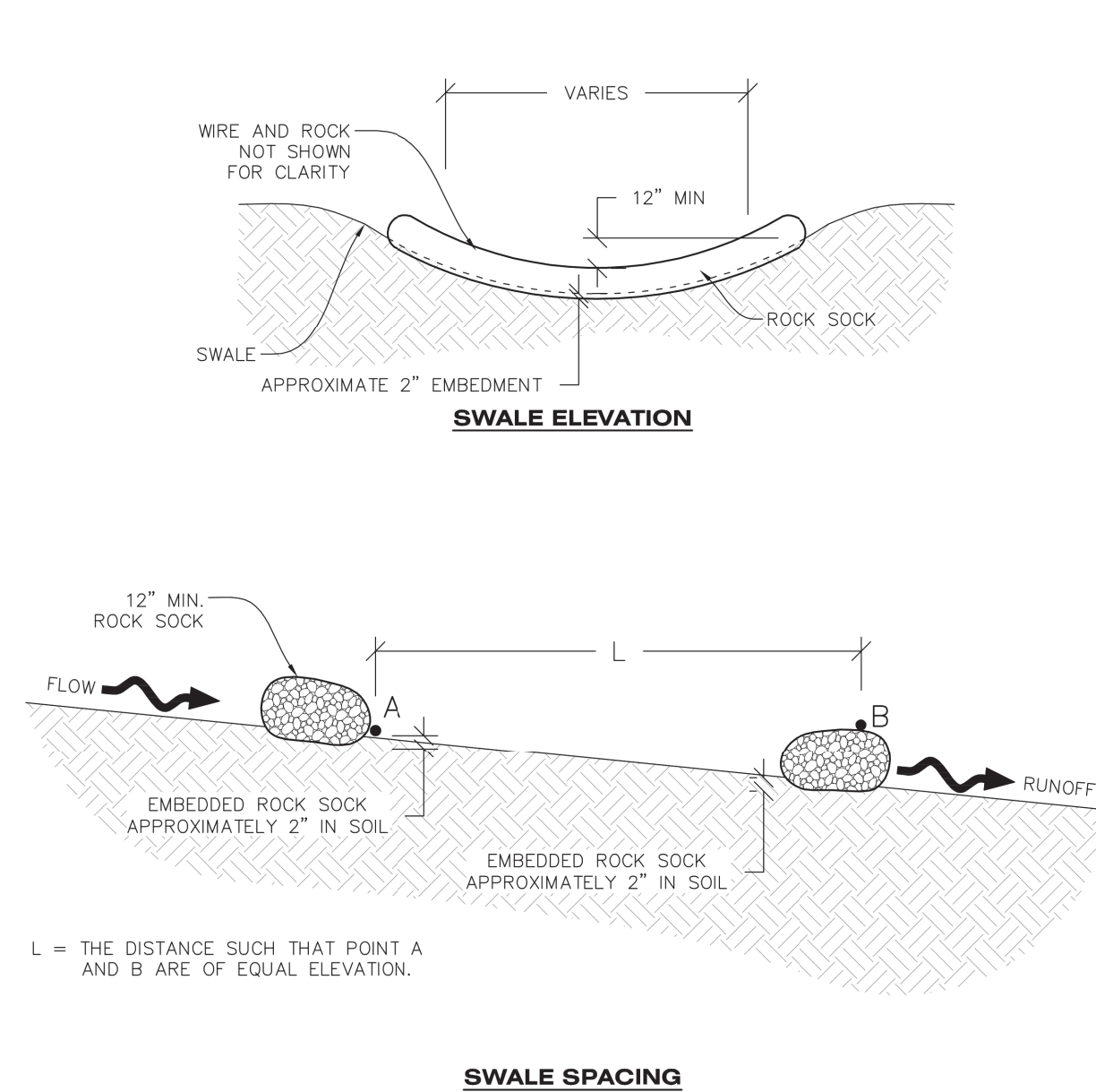
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CONSTRUCTION BEST MANAGEMENT PRACTICES

CD

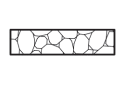
3 OF 3
Oct. 2013

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SWALE ELEVATION

SWALE SPACING



RSS ROCK SOCK IN SWALE



CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

RSS

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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

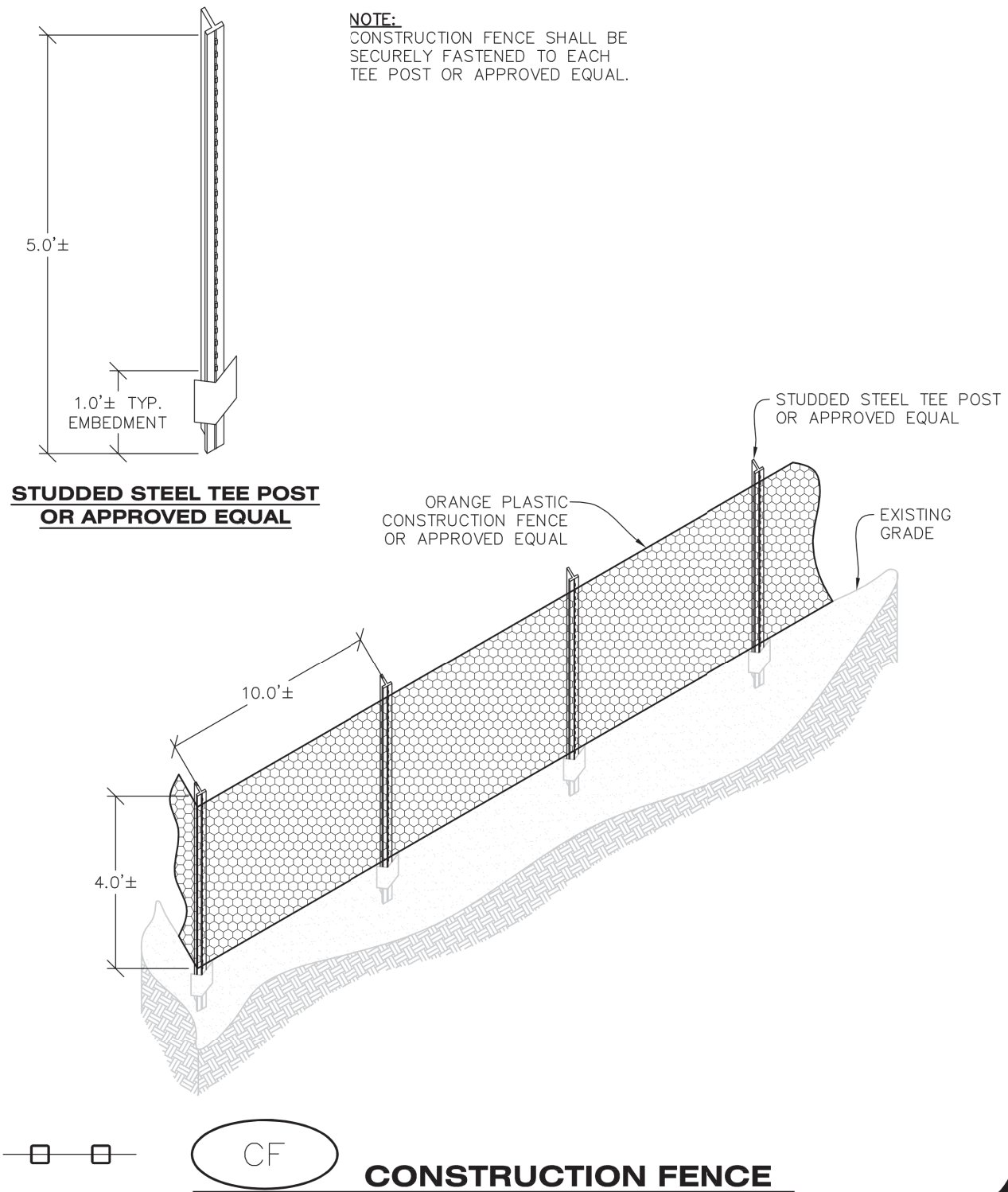
date: 10/01/17

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COLORADO REG # 30226
FOR AND ON BEHALF OF
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CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

CF

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Oct. 2013

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CONSTRUCTION FENCE INSTALLATION NOTES

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

CONSTRUCTION FENCE INSPECTION AND MAINTENANCE NOTES

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



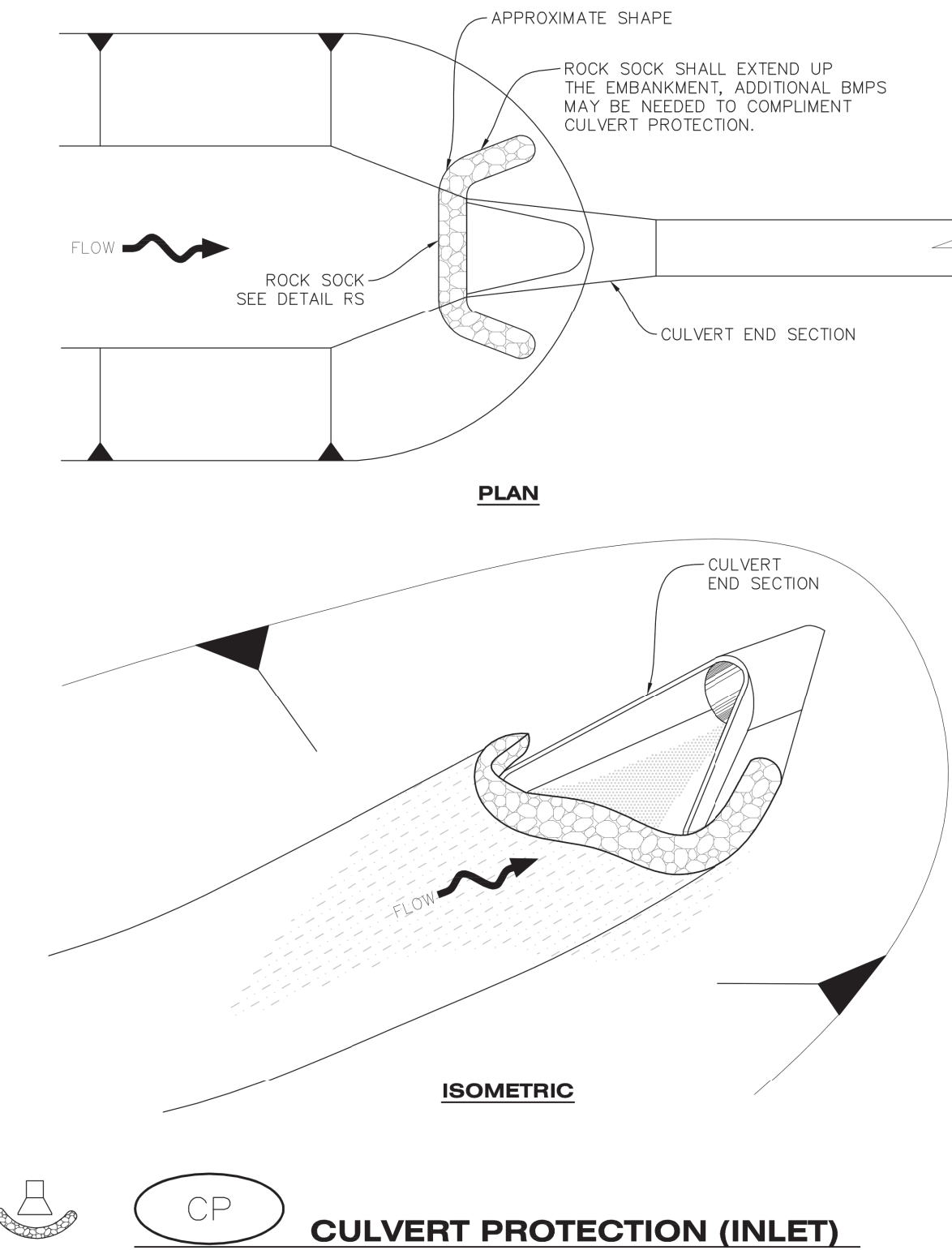
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CONSTRUCTION BEST MANAGEMENT PRACTICES

CF

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Oct. 2013

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CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

CP

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CULVERT PROTECTION (INLET) INSTALLATION NOTES

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

CULVERT PROTECTION (INLET) INSPECTION AND MAINTENANCE NOTES

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



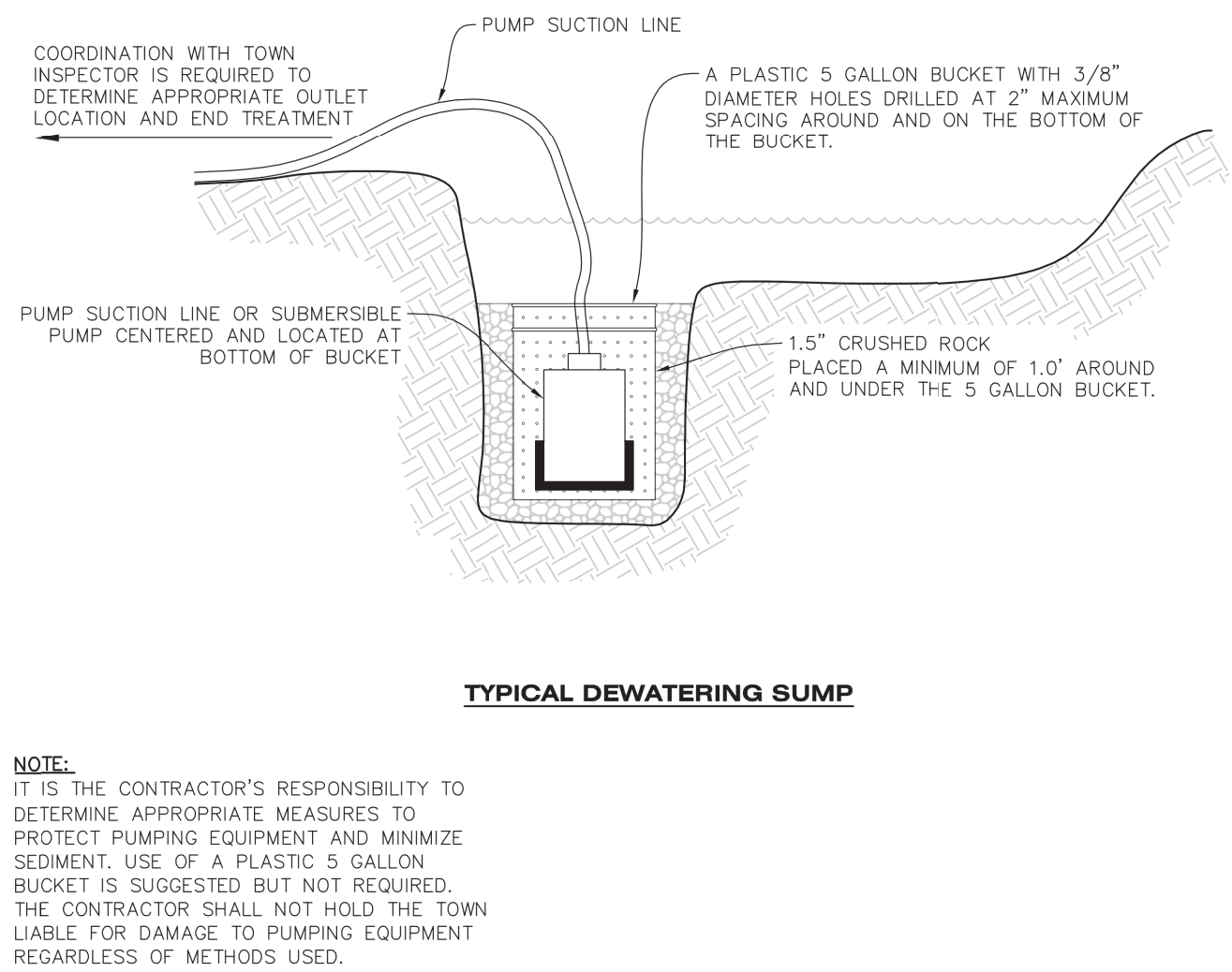
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CONSTRUCTION BEST MANAGEMENT PRACTICES

D

1 OF 2
Oct. 2013

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DEWATERING INSTALLATION NOTES

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

DEWATERING MAINTENANCE NOTES

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



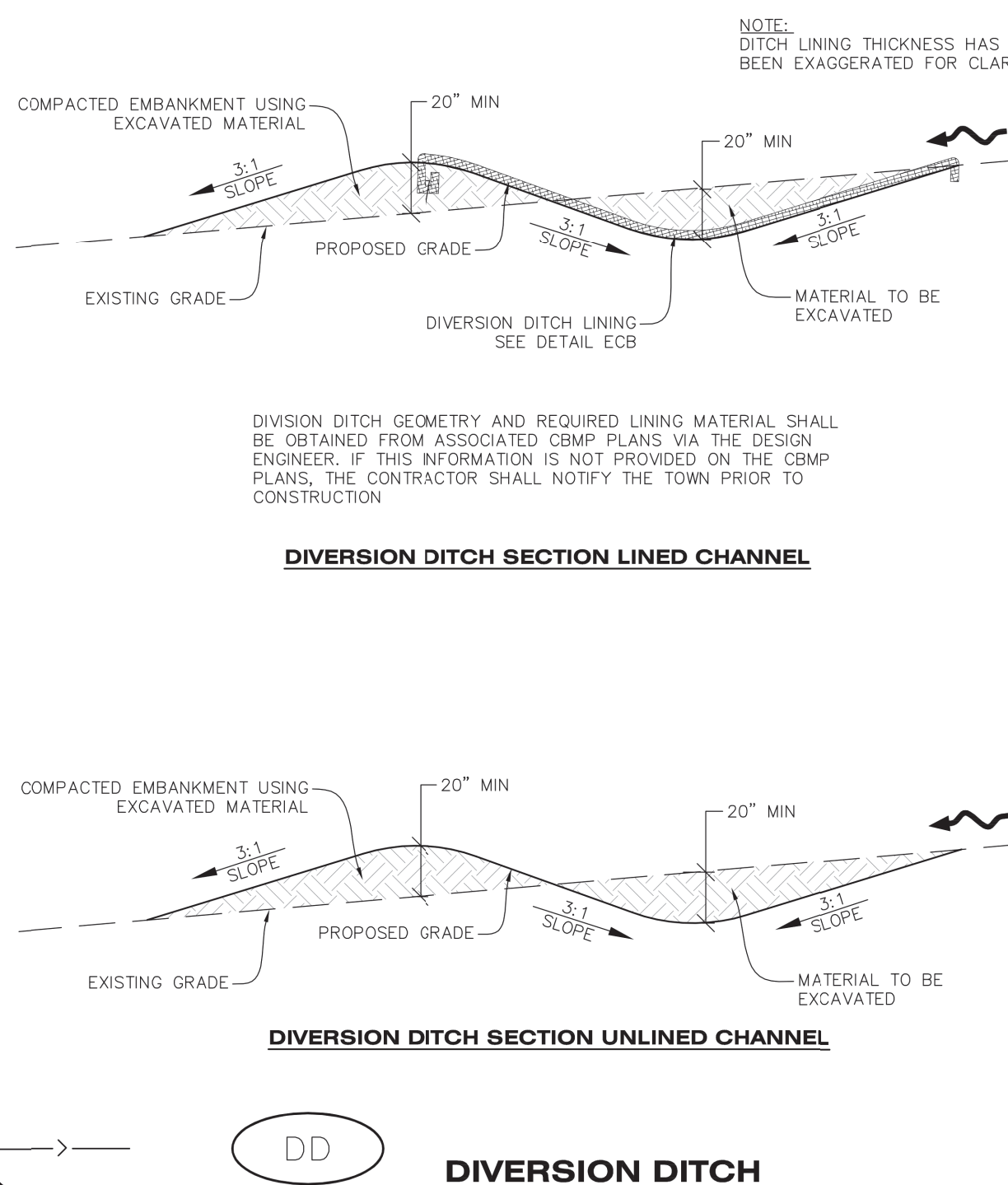
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CONSTRUCTION BEST MANAGEMENT PRACTICES

D

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DD

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DIVERSION DITCH INSTALLATION NOTES

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

DIVERSION DITCH INSPECTION AND MAINTENANCE NOTES

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



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CONSTRUCTION BEST MANAGEMENT PRACTICES

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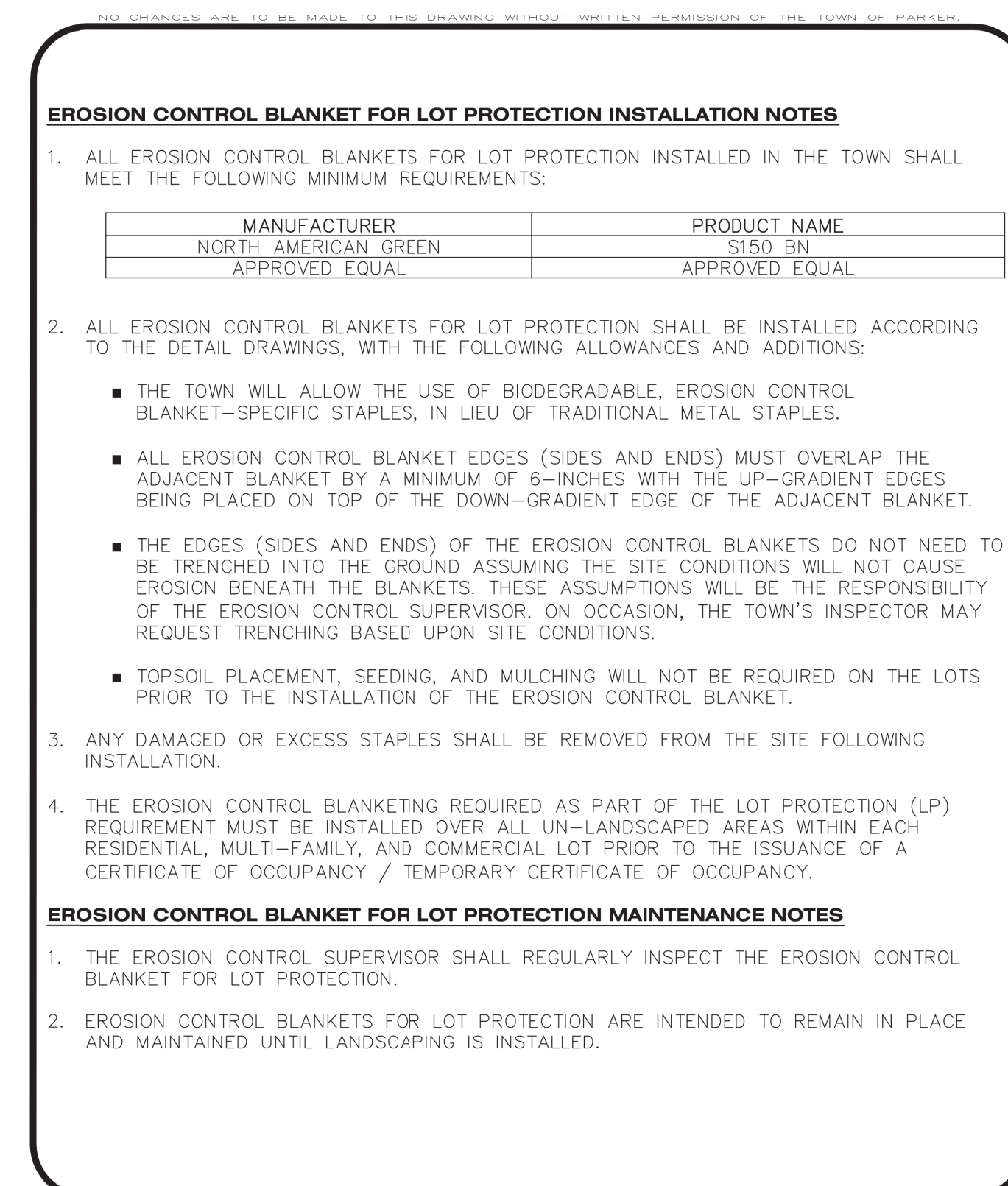
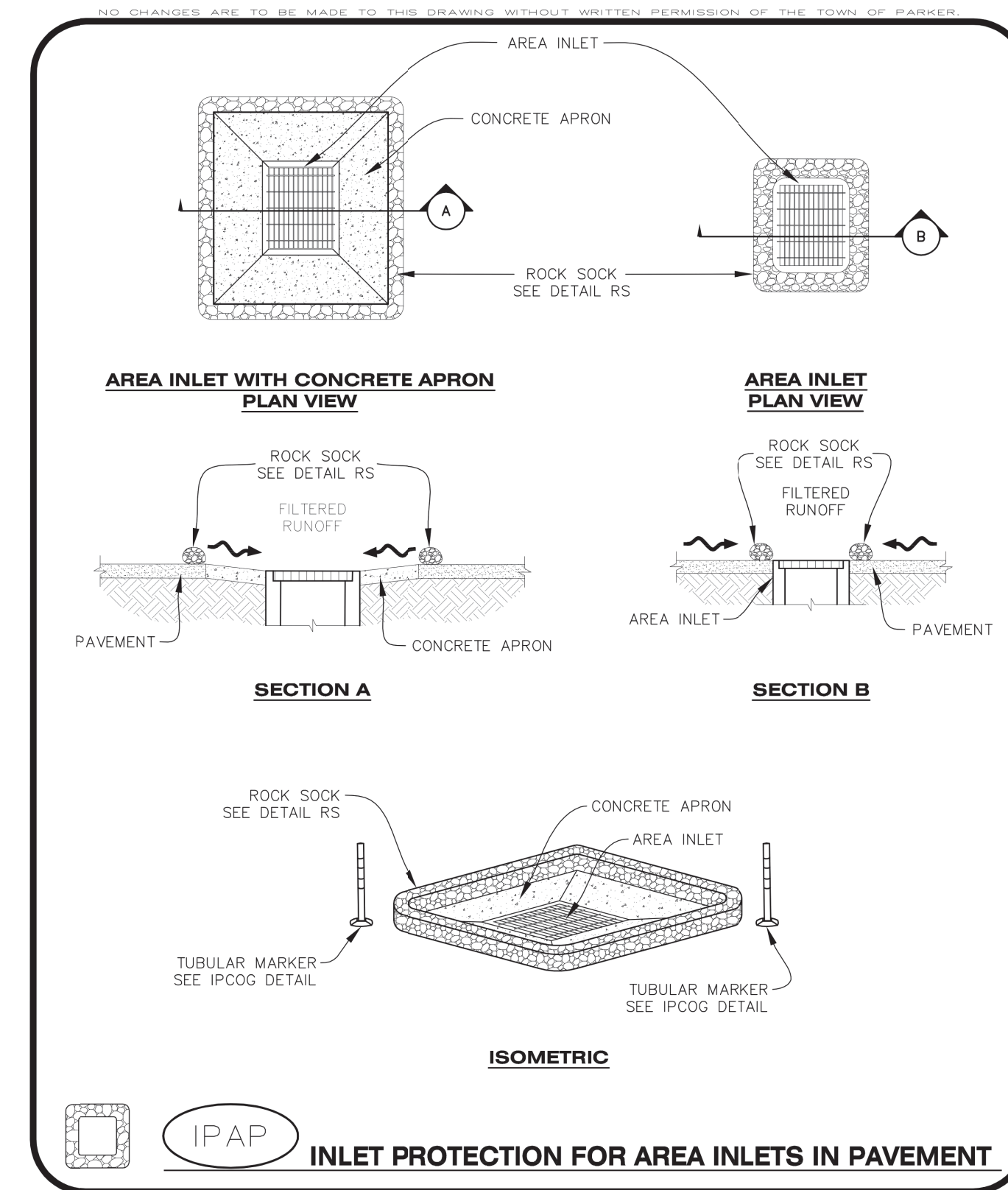
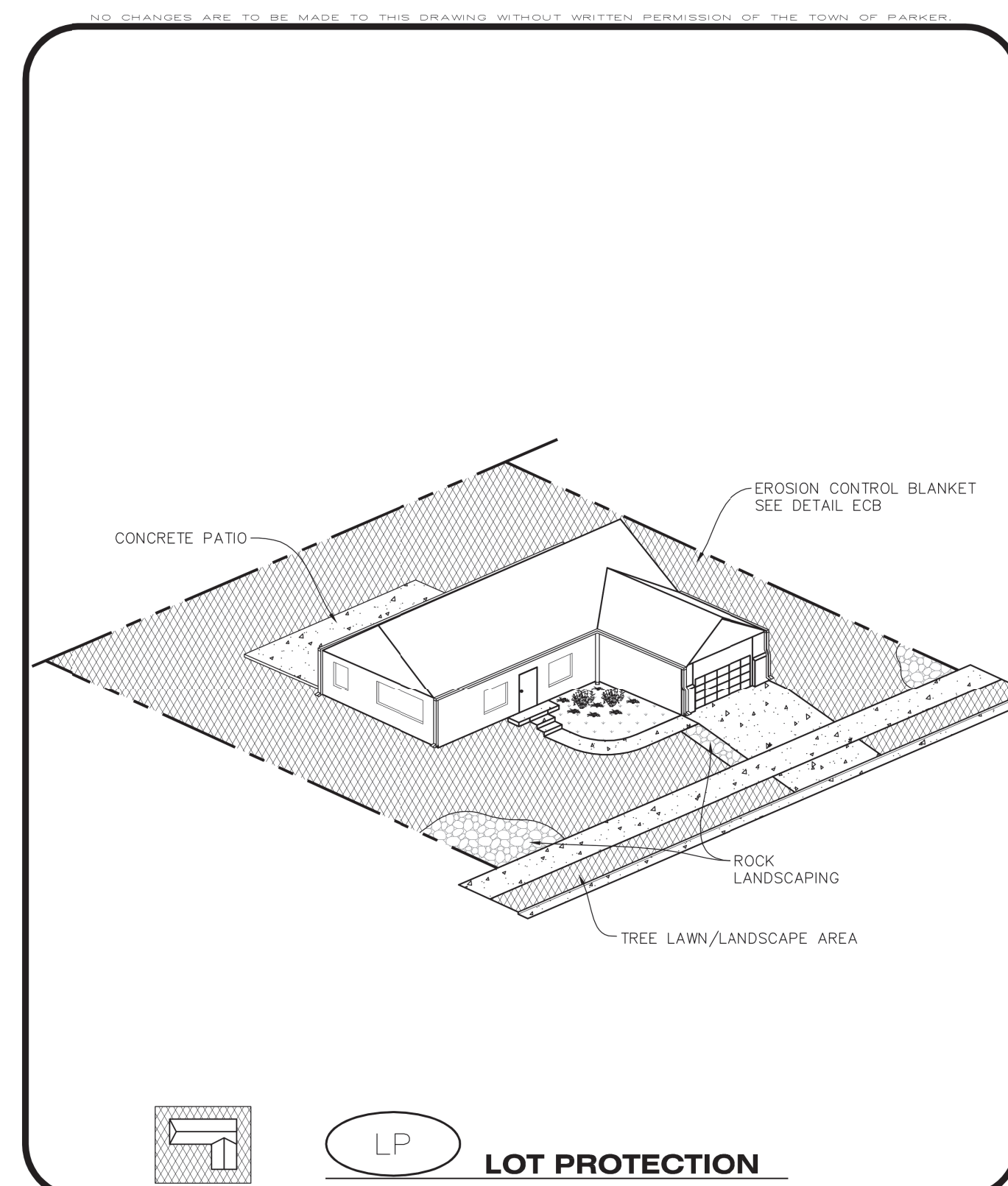
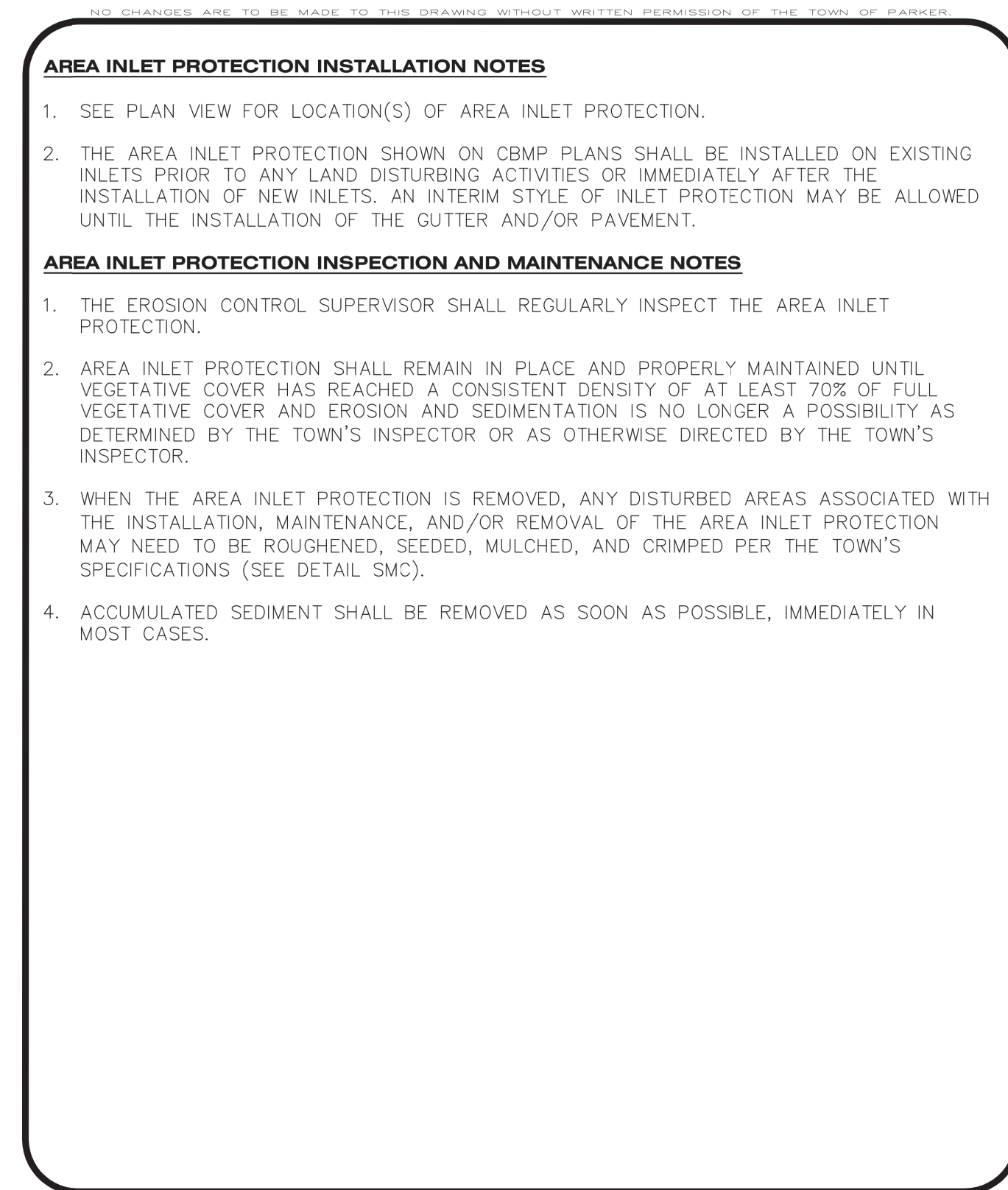
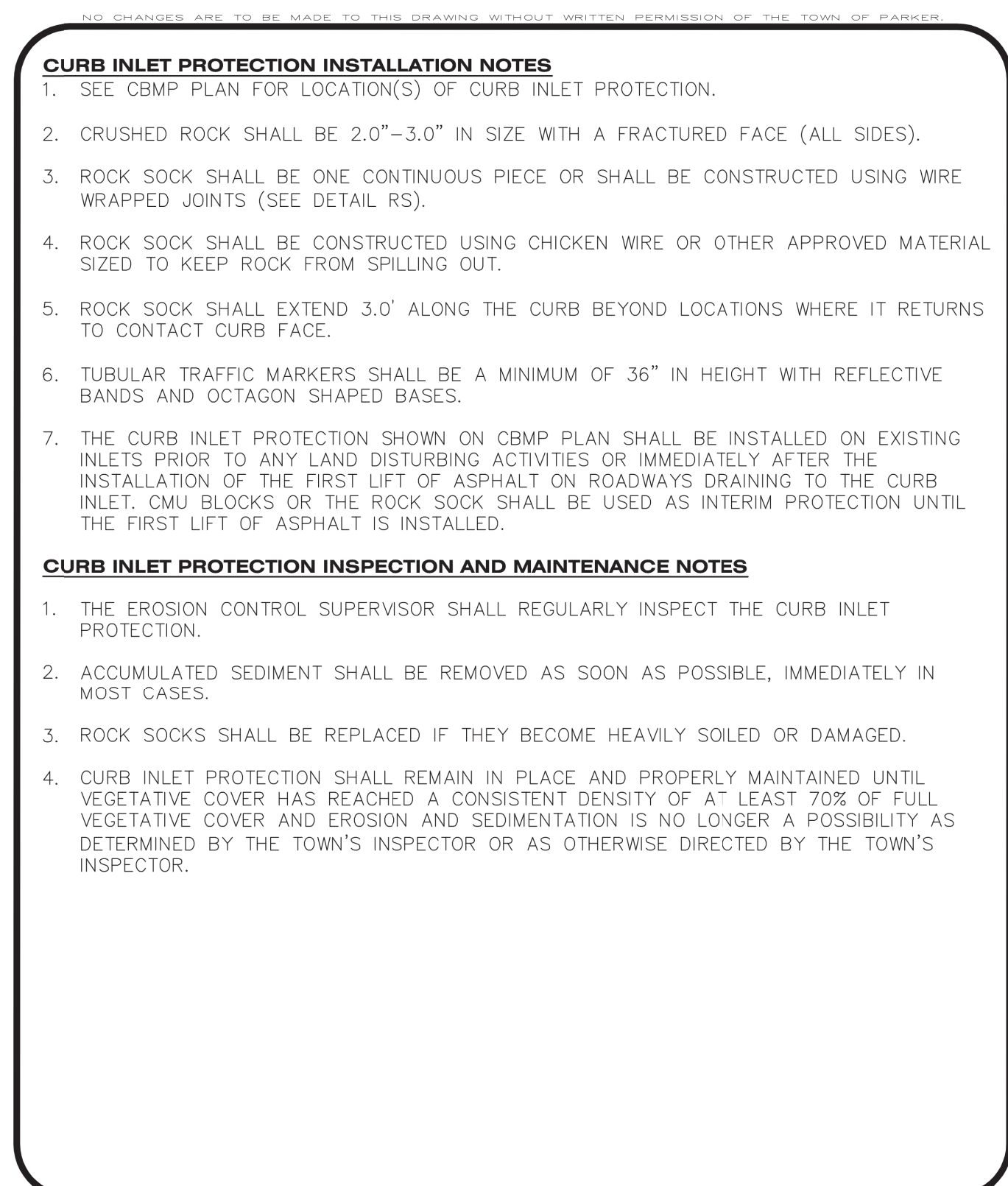
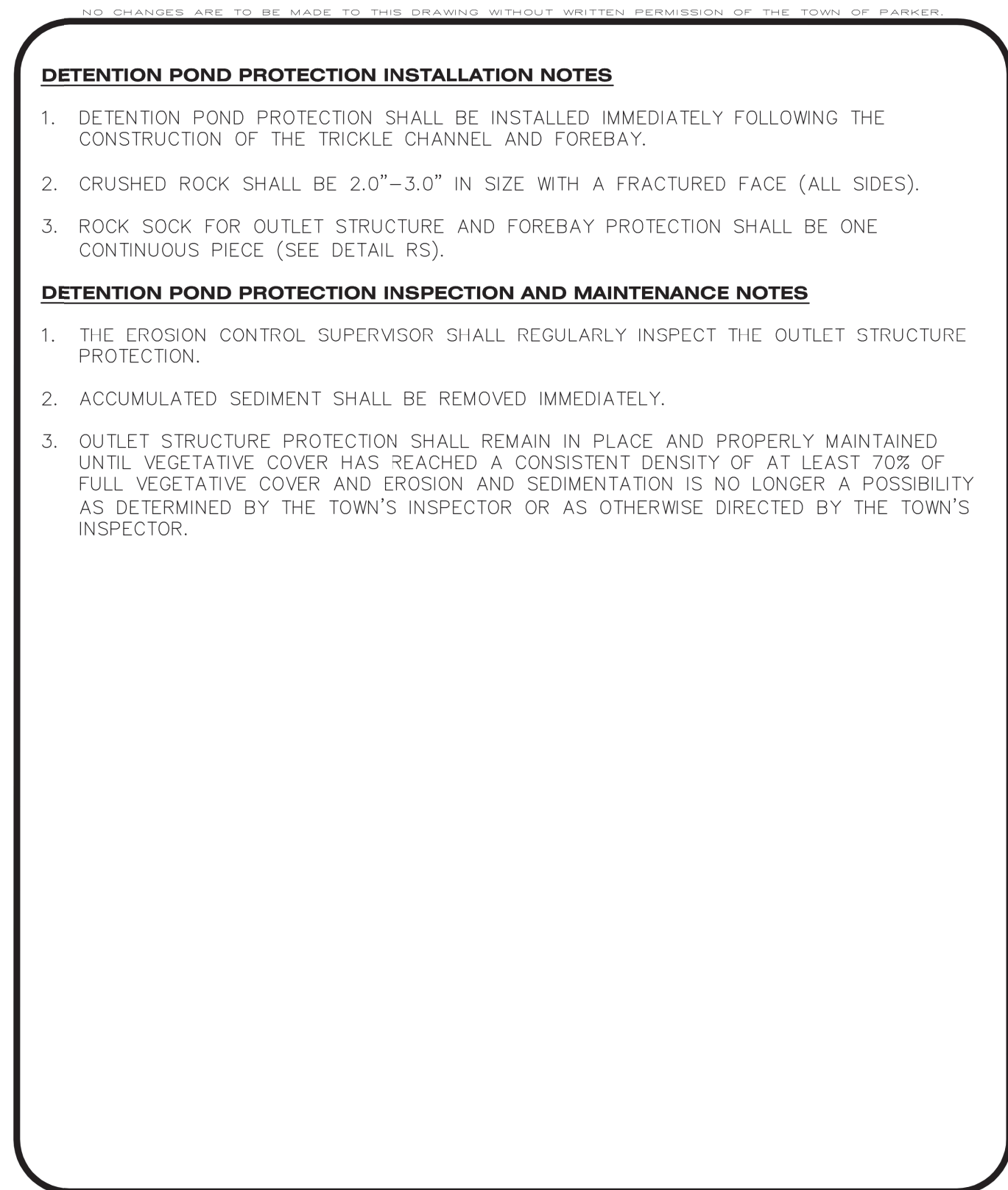
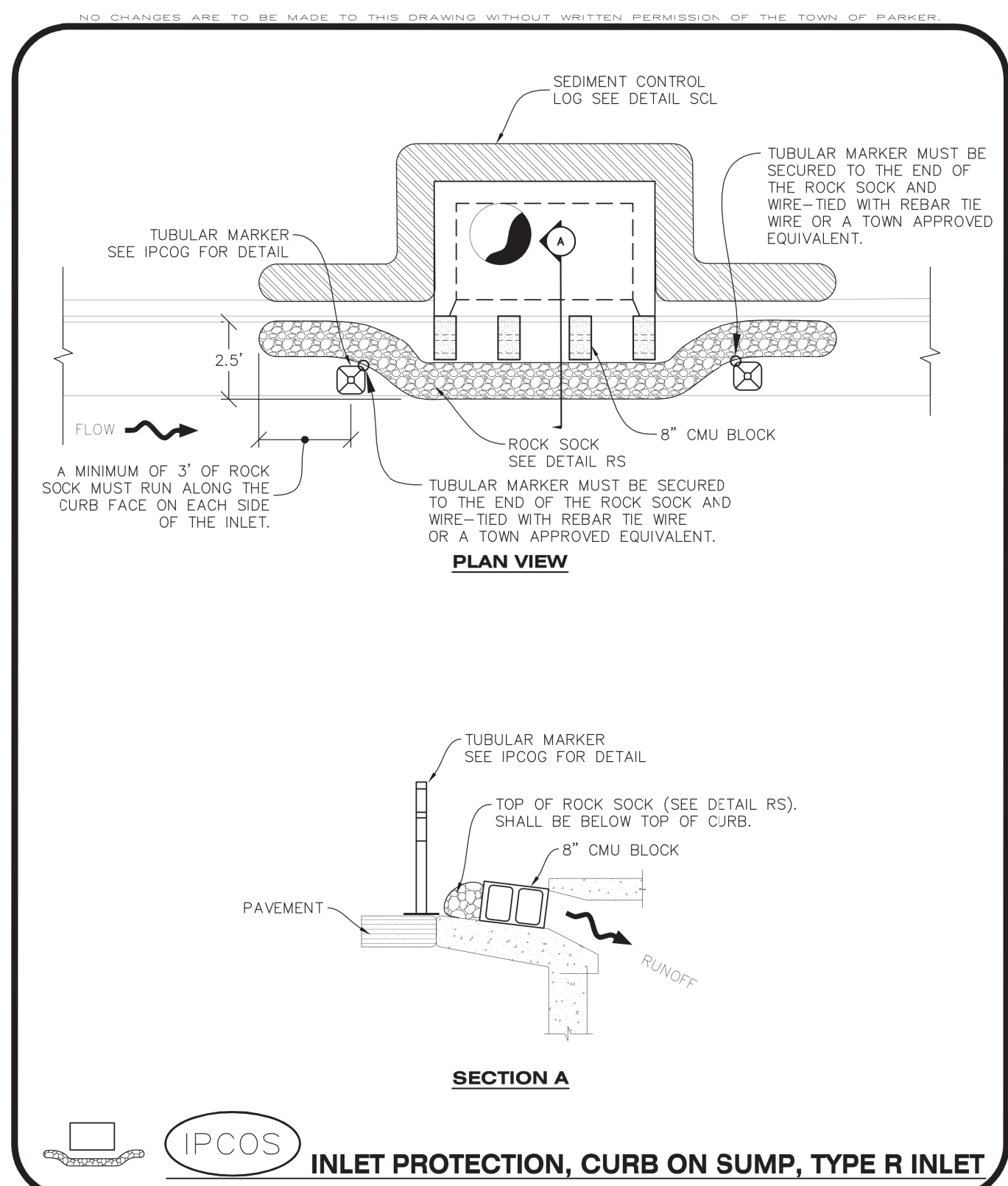
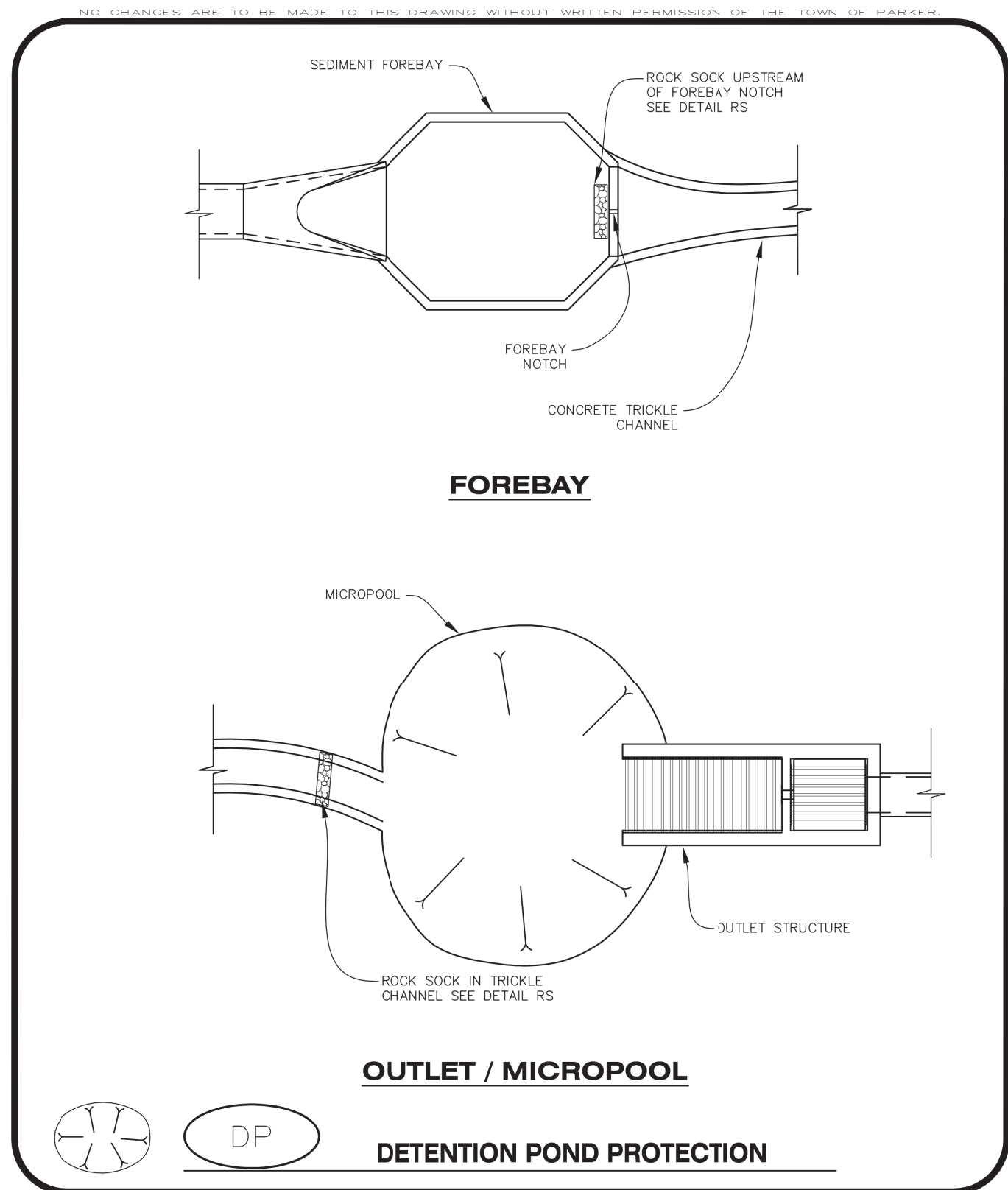
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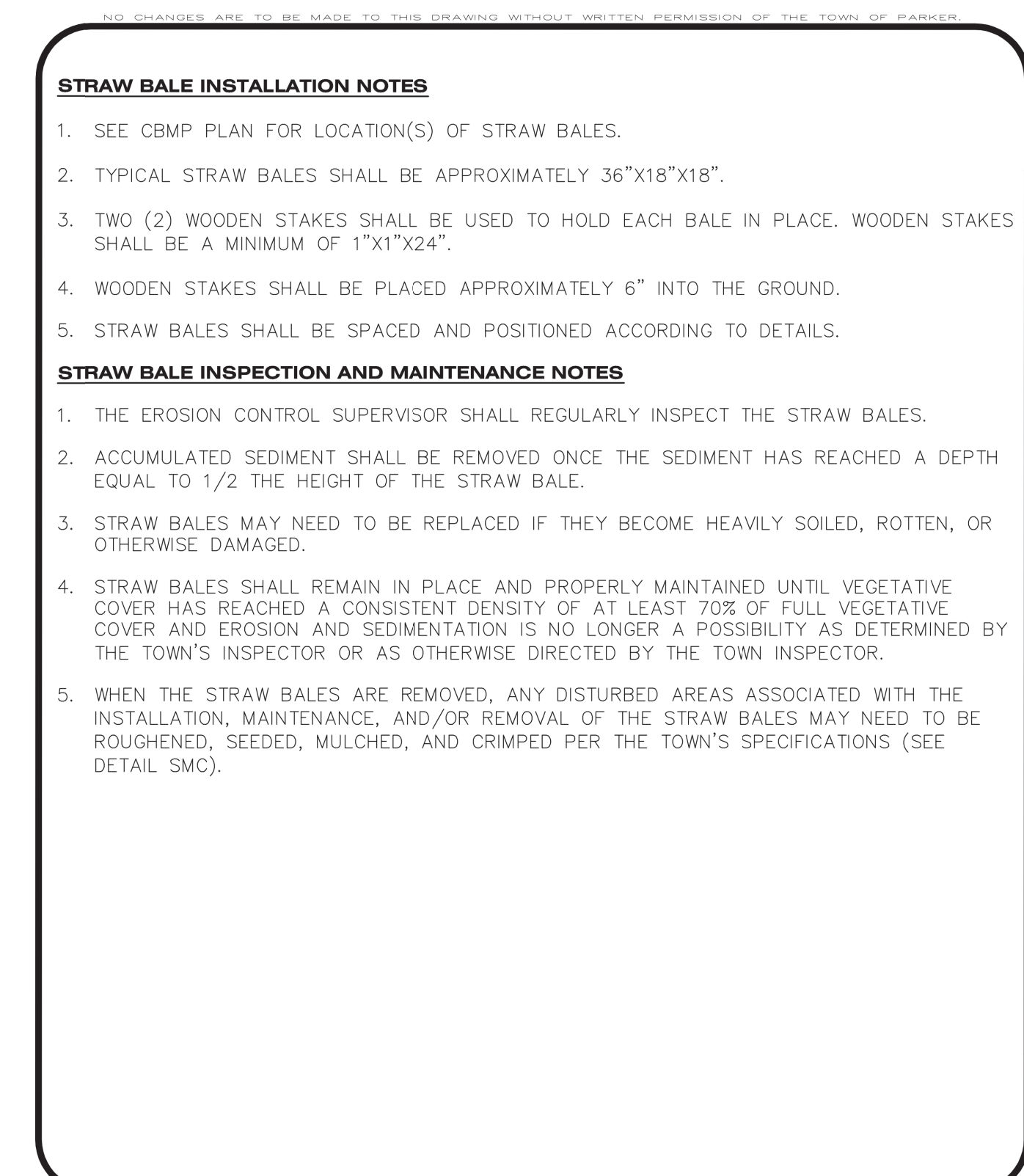
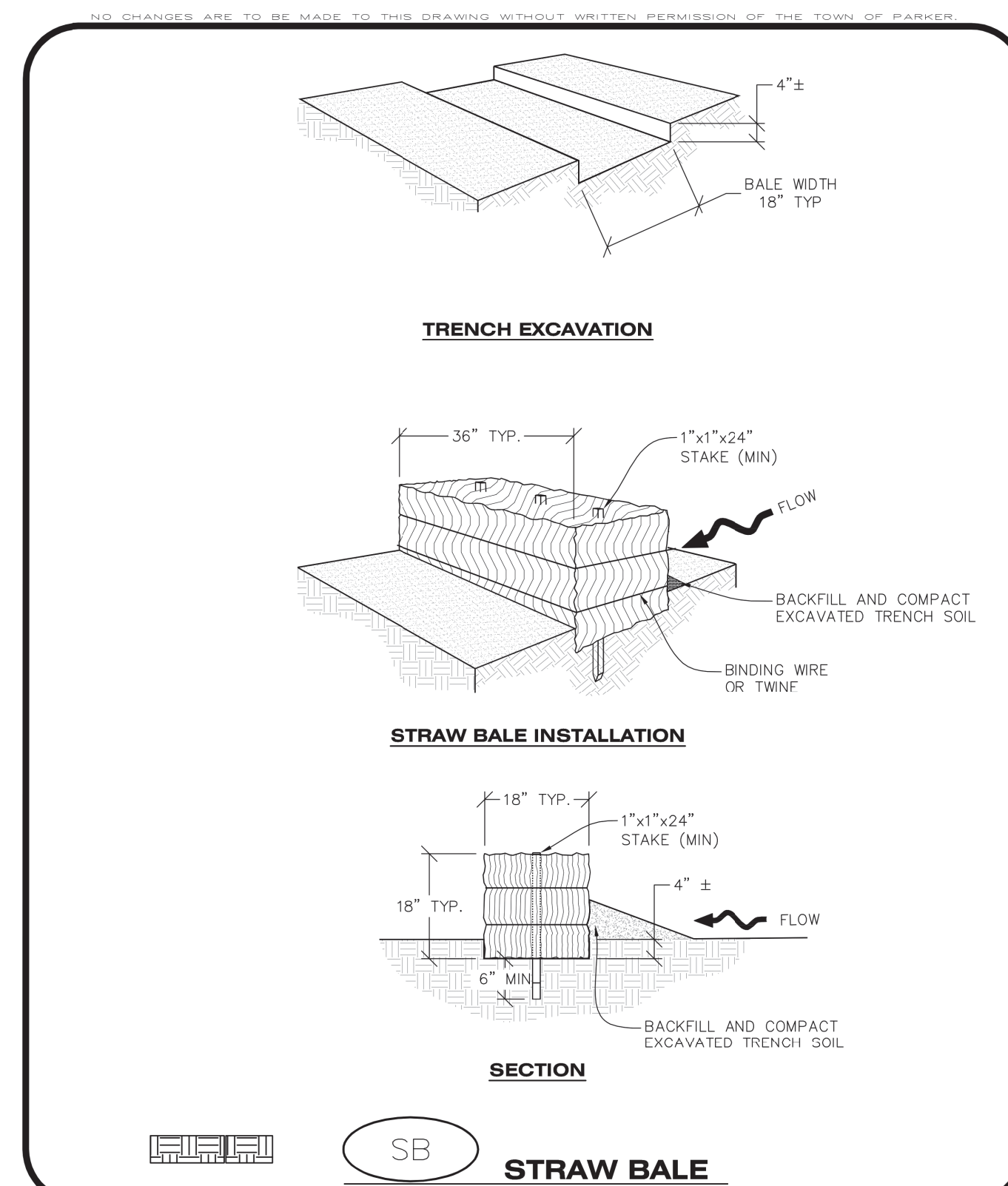
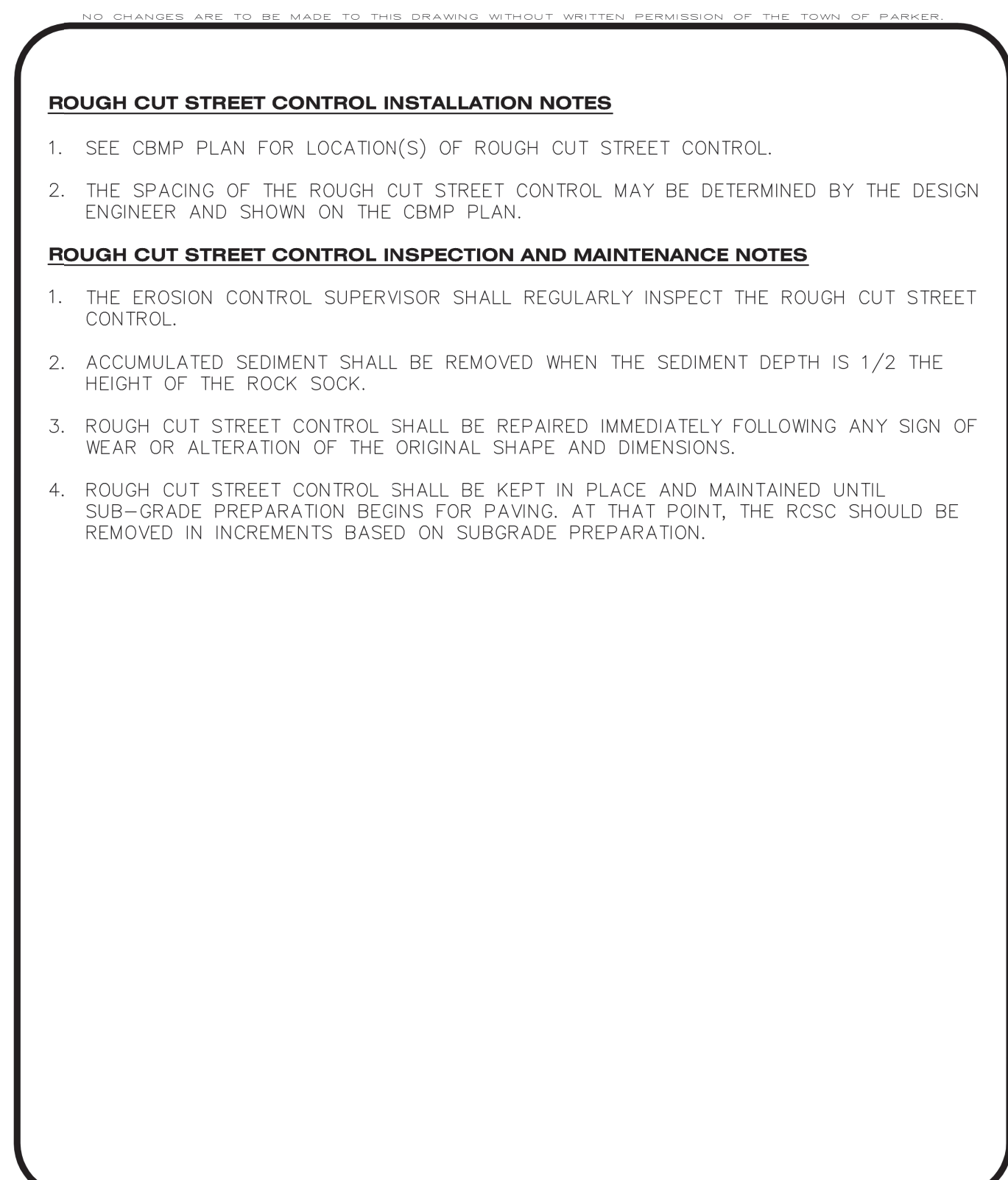
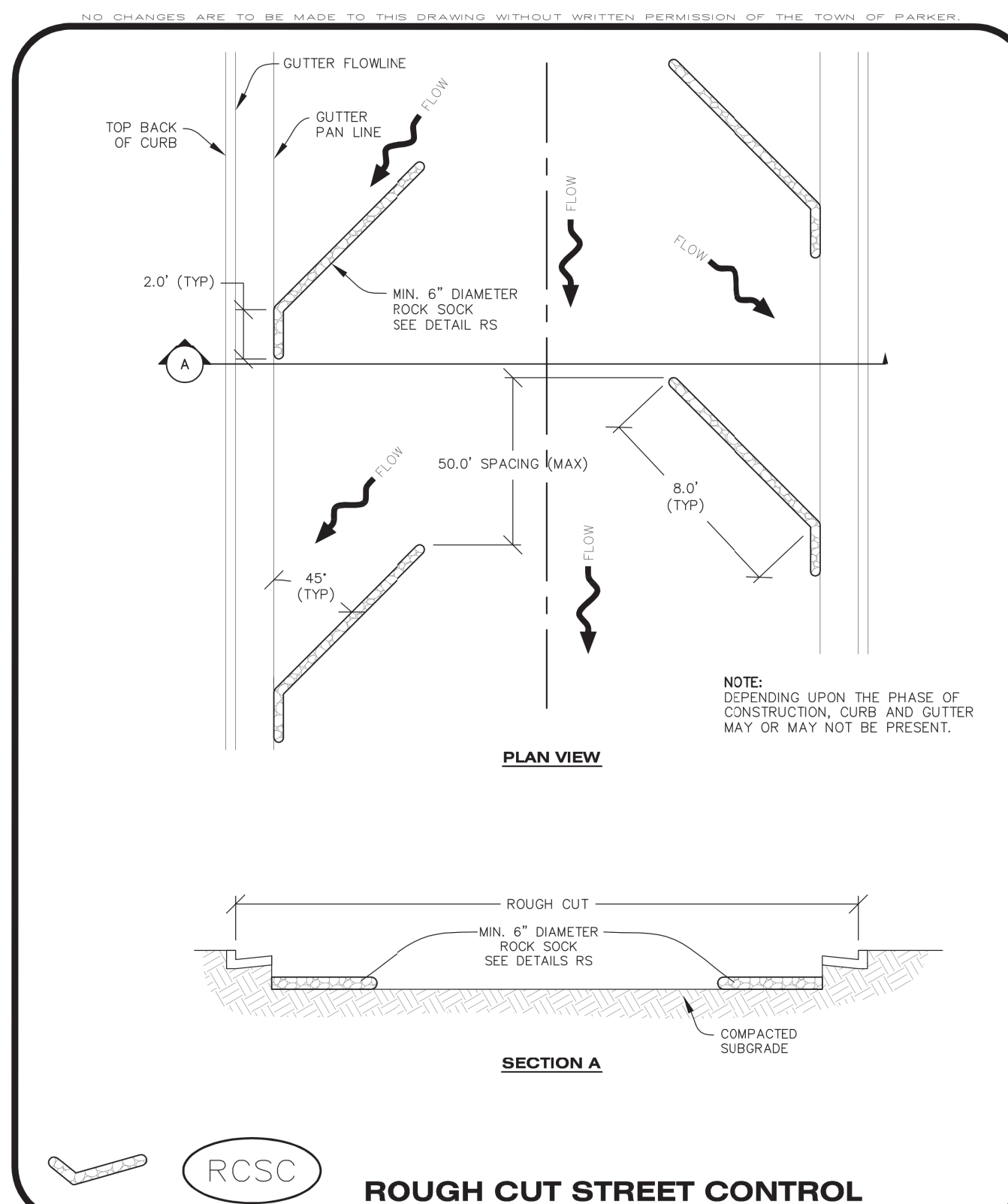
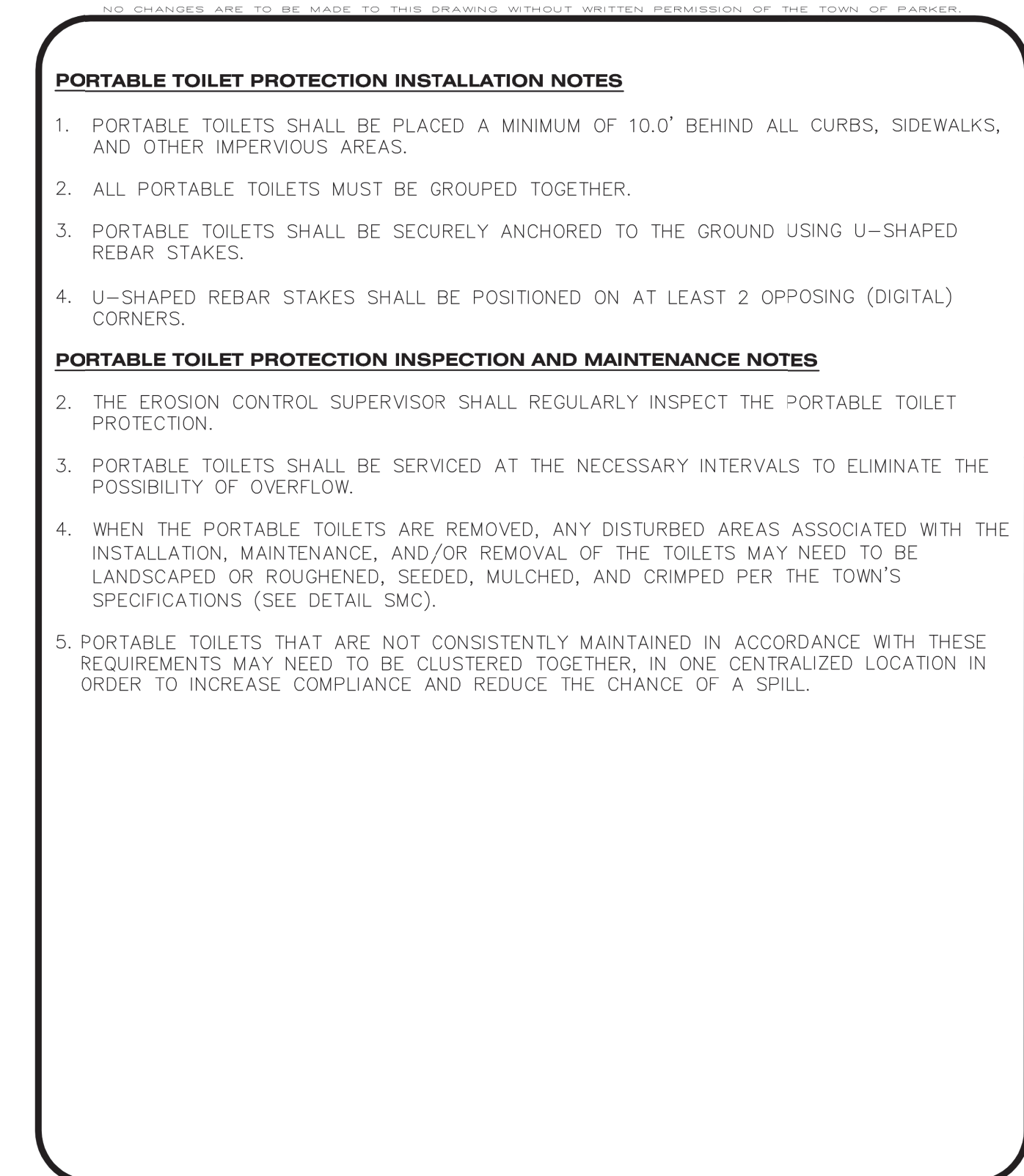
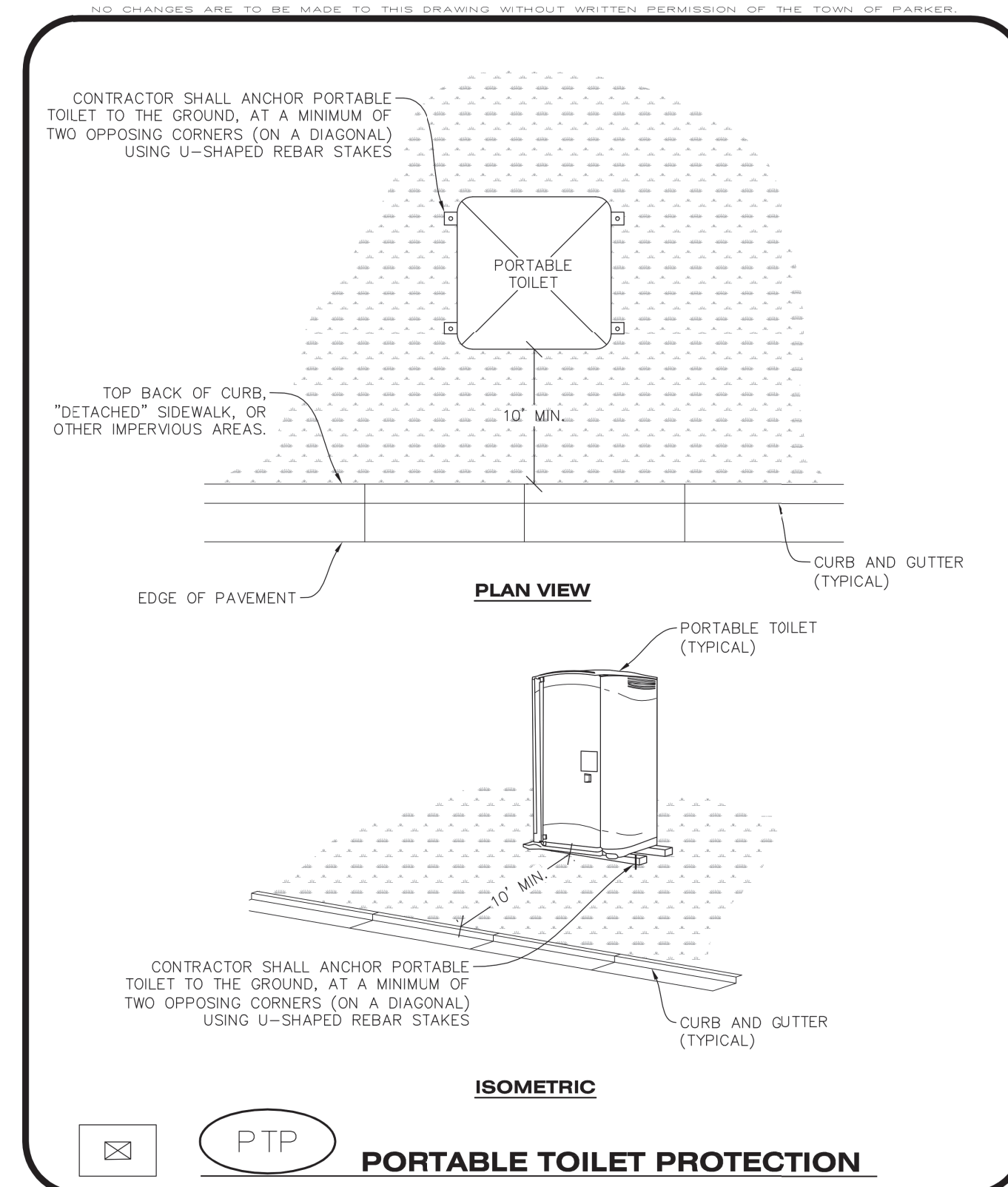
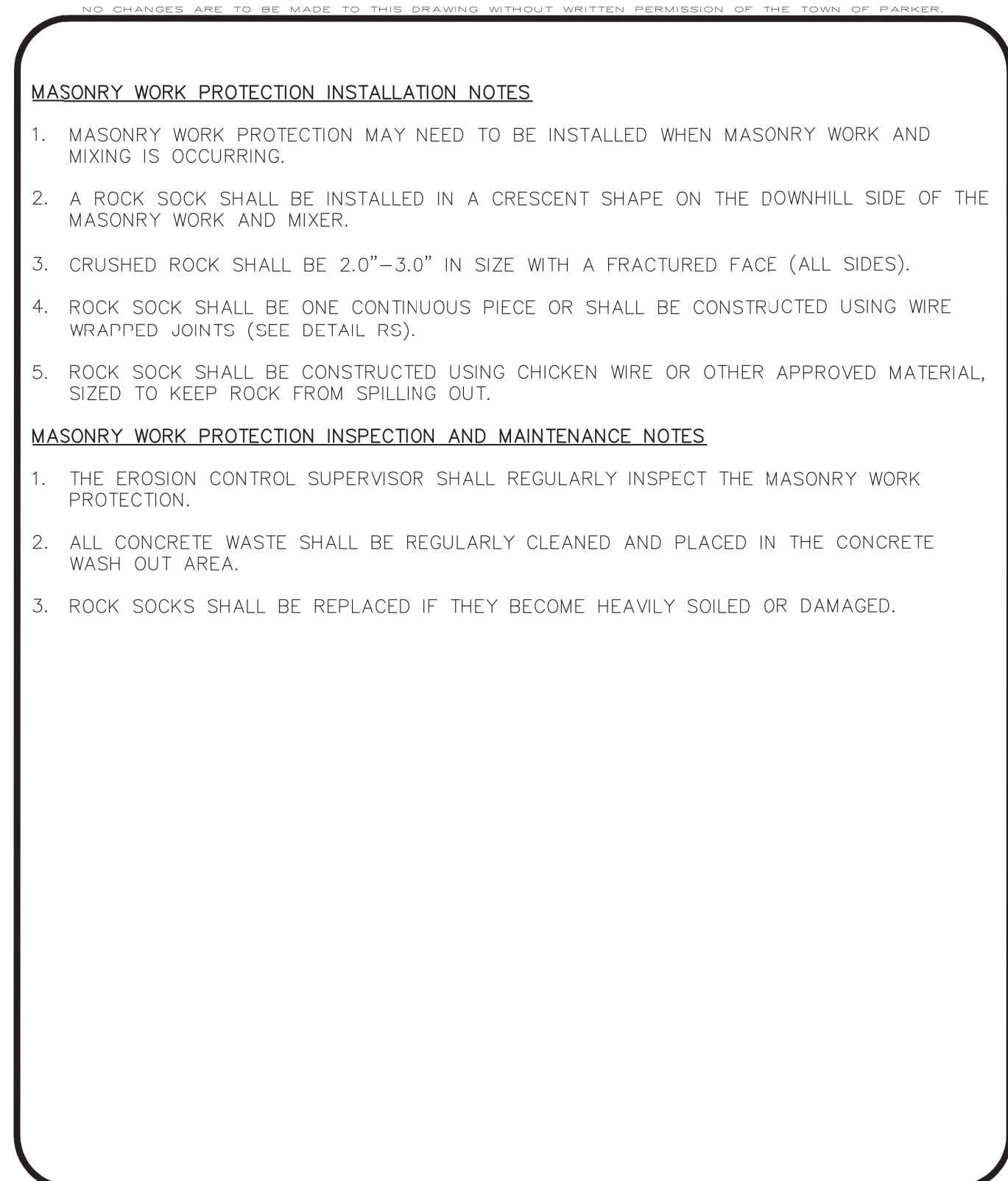
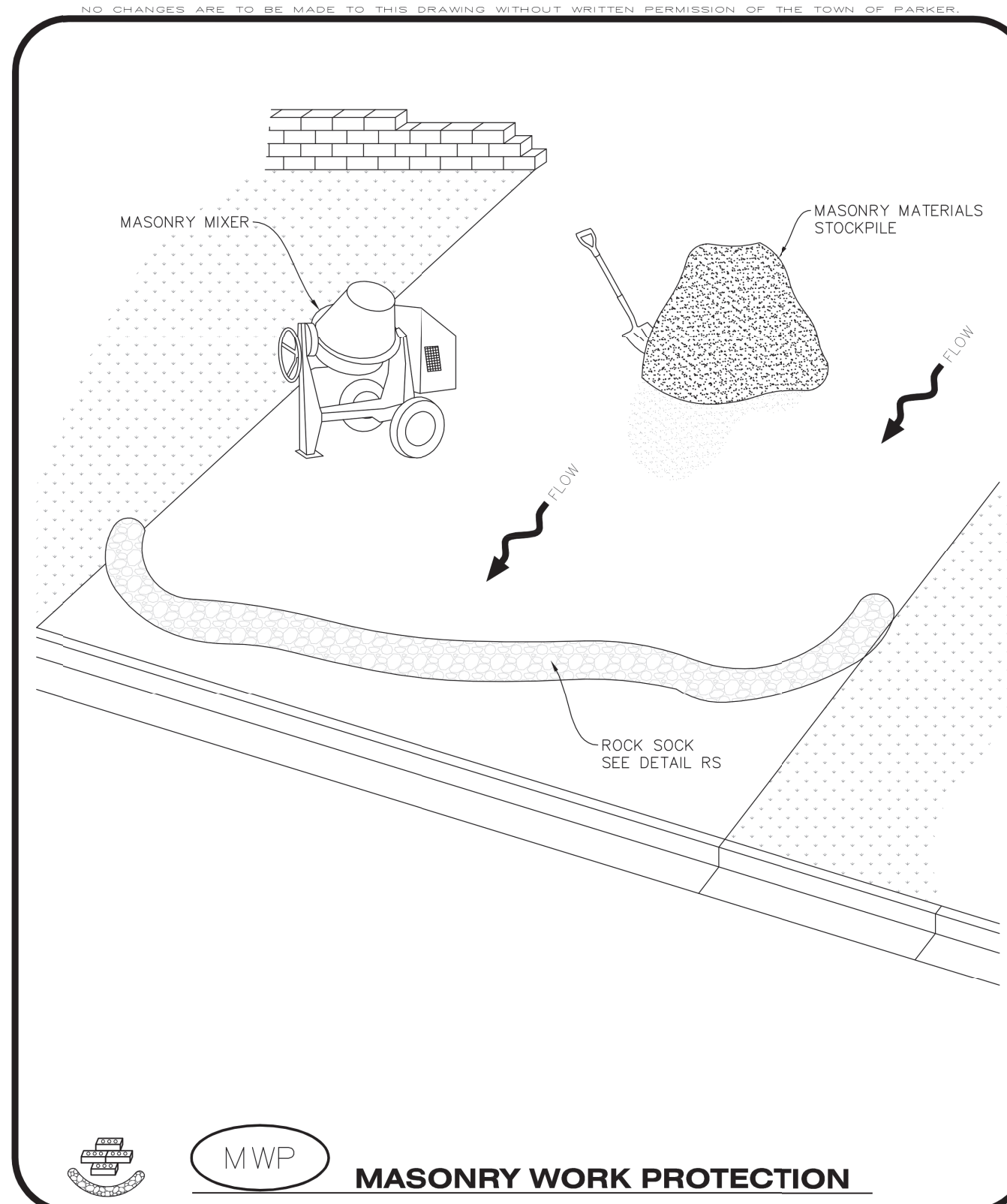
CBMP DETAILS

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

SHEET
C3.96



DATE	DESCRIPTION
04/15/22	RESUBMITTAL
11/01/18	SIXTH SUBMITTAL
08/31/18	FOURTH SUBMITTAL
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03/19/18	PMSD SUBMITTAL
02/28/18	SECOND SUBMITTAL
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NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

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

- SEE PLAN VIEW FOR:
 - LOCATION(S) OF SEEDING AND MULCHING
 - TYPE OF SEED MIX
- SEED MIXES MAY CONFORM TO THE TABLE PROVIDED WITH THE SMC NOTES OR ALTERNATIVES MAY BE ALLOWED WITH PRIOR PERMISSION BY THE TOWN'S INSPECTOR.
- SEEDING MAY BE PERFORMED YEAR ROUND ASSUMING THE SOIL IS NOT FROZEN. SEEDING DURING TIMES OF EXTREME TEMPERATURES SHOULD BE AVOIDED IF POSSIBLE.
- AT THE BEGINNING OF THE LAND DISTURBANCE ACTIVITIES, IT IS HIGHLY RECOMMENDED THAT AN APPROPRIATE AMOUNT OF NATIVE TOPSOIL BE STRIPPED FROM THE SITE AND STOCKPILED. ALL AREAS, PRIOR TO PERMANENT SEEDING AND MULCHING, WILL LIKELY NEED TO BE COVERED WITH AN APPROPRIATE LAYER OF TOPSOIL. THIS REQUIREMENT APPLIES TO ALL AREAS WHERE NATIVE SEEDING IS SPECIFIED ON THE CBMP PLAN AND/OR LANDSCAPING PLANS.
- IT IS STRONGLY RECOMMENDED THAT SAMPLES FROM THE STRIPPED TOPSOIL BE PROPERLY COLLECTED AND TESTED BY A QUALIFIED LABORATORY TO ENSURE ADEQUATE NUTRIENT CONTENT PRIOR TO SEEDING AND MULCHING. IF IT IS DISCOVERED THAT THE TOPSOIL IS VOID OF THE NUTRIENTS NECESSARY TO SUCCESSFULLY ESTABLISH THE REQUIRED VEGETATION, THEN THE APPROPRIATE AMENDMENTS SHALL BE ADDED.
- ALL AREAS TO BE SEEDDED AND MULCHED SHALL BE SURFACE ROUGHENED ACCORDING TO THE SURFACE ROUGHENING DETAILS AND NOTES. SURFACE ROUGHENING SHALL OCCUR AFTER PLACEMENT OF THE TOPSOIL.
- WHEN INSTALLED WITH A DRILL SEEDER, SEED SHALL BE PLACED AT A DEPTH OF $\frac{1}{4}$ - $\frac{1}{2}$ INCH. ROW SPACING SHALL BE NO MORE THAN 6-INCHES.
- ALL AREAS INCAPABLE OF BEING DRILL SEEDDED SHALL BE SURFACE ROUGHENED ACCORDING TO THE SURFACE ROUGHENING NOTES OR EFFECTIVELY ROUGHENED USING A HARROW OR OTHER SUCH IMPLEMENT. ALL AREAS SHALL BE UNIFORMLY HAND BROADCASTED WITH THE PROPER SEED MIX APPLIED AT TWO TIMES THE DRILL SEEDDED RATE. BROADCASTED AREAS SHALL THEN BE RE-HARROWED OR RE-RAKED USING A HARD-TIPPED RAKE TO ENSURE THAT SEEDS ARE BURIED TO AN APPROXIMATE DEPTH OF $\frac{1}{4}$ - $\frac{1}{2}$ INCH.
- AFTER SEEDING HAS BEEN COMPLETED, MULCH SHALL BE UNIFORMLY APPLIED AT A RATE OF 2 TONS/ACRE (4,000 LBS/ACRE). MULCH SHALL BE MECHANICALLY CRIMPED TO A DEPTH OF 2 INCHES USING A CRIMPER. MULCH SHALL BE HAND CRIMPED AND COVERED WITH A TACKIFIER IN AREAS WHERE MECHANICAL CRIMPING IS NOT POSSIBLE. WHEN SOILS PERMIT, ALL MULCH SHALL BE CRIMPED SUCH THAT THE INDIVIDUAL PIECES OF STRAW OR HAY FORM EXAGGERATED V-SHAPES PROTRUDING OUT OF THE GROUND SEVERAL INCHES.
- IN CERTAIN INSTANCES, IT MAY BE NECESSARY TO APPLY A TACKIFIER IN ORDER TO HELP WITH STRAW DISPLACEMENT. TACKIFIER SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.



CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

SMC
1 OF 3
Oct. 2013

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

SEEDING AND MULCHING MAINTENANCE NOTES

- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE SEEDING AND MULCHING.
- ANY SEEDDED AND MULCHED AREAS THAT BECOME DAMAGED SHALL BE REPAIRED WITHIN THE TIME FRAME SPECIFIED BY THE TOWN'S INSPECTOR.

WEED MANAGEMENT

- ALL HERBICIDES SHALL BE APPLIED BY COMMERCIAL PESTICIDE APPLICATORS LICENSED BY THE COLORADO DEPARTMENT OF AGRICULTURE AS QUALIFIED APPLICATORS. THE CONTRACTOR SHALL FURNISH DOCUMENTATION OF SUCH LICENSING PRIOR TO HERBICIDE APPLICATION.
- HERBICIDE APPLICATION METHOD SHALL BE SUCH THAT PLANT GROWTH OUTSIDE THE DESIGNATED TREATMENT AREAS WILL NOT BE DAMAGED. ALL DAMAGE CAUSED BY IMPROPER HERBICIDE APPLICATION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- HERBICIDES SHALL BE APPLIED DURING THE APPROPRIATE SEASONS, WHEN TARGET PLANTS ARE ACTIVELY GROWING.
- AFTER THE GRASS SEED IS ESTABLISHED, APPROPRIATE HERBICIDES SHALL BE APPLIED TO CONTROL THE REMAINING WEEDS TO ENSURE A TIMELY RETURN OF THE FINANCIAL SECURITY. PROPER TIMING OF HERBICIDE APPLICATIONS ARE NECESSARY TO ACHIEVE THE SUPPRESSION OF WEED SEED PRODUCTION AND DEPLETION OF WEED ROOT MASS. ULTIMATELY, THE HERBICIDES USED SHALL BE BASED UPON THE TARGET WEEDS.
- HERBICIDE TREATMENTS SHALL CONTINUE AT AN APPROPRIATE RATE UNTIL IT IS EVIDENT THAT WEED GROWTH PRESENCE AND GROWTH IS MINIMAL AND MAY BE CONTROLLED THROUGH MOWING AND/OR ANNUAL HERBICIDE TREATMENT.



CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

SMC
2 OF 3
Oct. 2013

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TOWN OF PARKER, SEED MIX 1

20% CANADA WILDRYE
15% CRESTED WHEATGRASS
15% SLENDER WHEATGRASS
10% ANNUAL RYEGRASS
10% SHEEP FESCUE
10% BIG BLUESTEM
10% SIDEOTS GRAMA
5% CANADA BLUEGRASS
5% BLUE GRAMA

SEEDING RATE:

DRILLED: 25 LBS/ACRE
BROADCAST: 50 LBS/ACRE

TOWN OF PARKER, SEED MIX 2

22% SLENDER WHEATGRASS
18% SODAR STREAMBANK WHEATGRASS
13% ARIZONA FESCUE
13% BLUE GRAMA
12% BUFFALOGRASS
12% BARLEY OR OATS
5% SPIKE MUHLY
5% INDIAN RICEGRASS

SEEDING RATE:

DRILLED: 25 LBS/ACRE
BROADCAST: 50 LBS/ACRE

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

25% EPHRAIM CRESTED WHEATGRASS
23% SHEEP FESCUE
18% PERENNIAL RYEGRASS
13% CANADA BLUEGRASS
12% BARLEY OR OATS
9% BLUE FESCUE

SEEDING RATE:

DRILLED: 25 LBS/ACRE
BROADCAST: 50 LBS/ACRE

SEED MIX 4:

OTHER SEED MIXES APPROVED BY THE TOWN OF PARKER

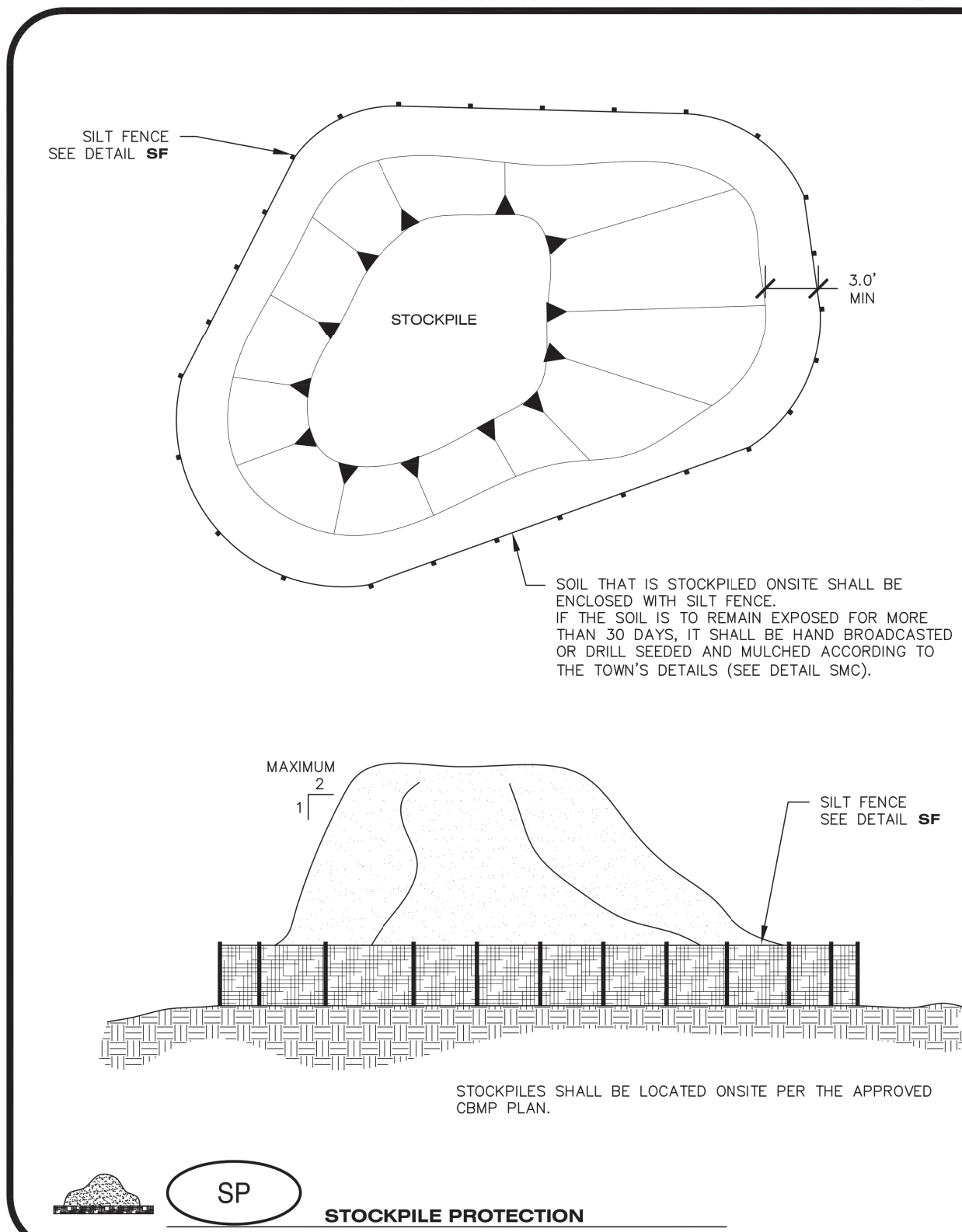


CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

SSA
3 OF 3
Oct. 2013

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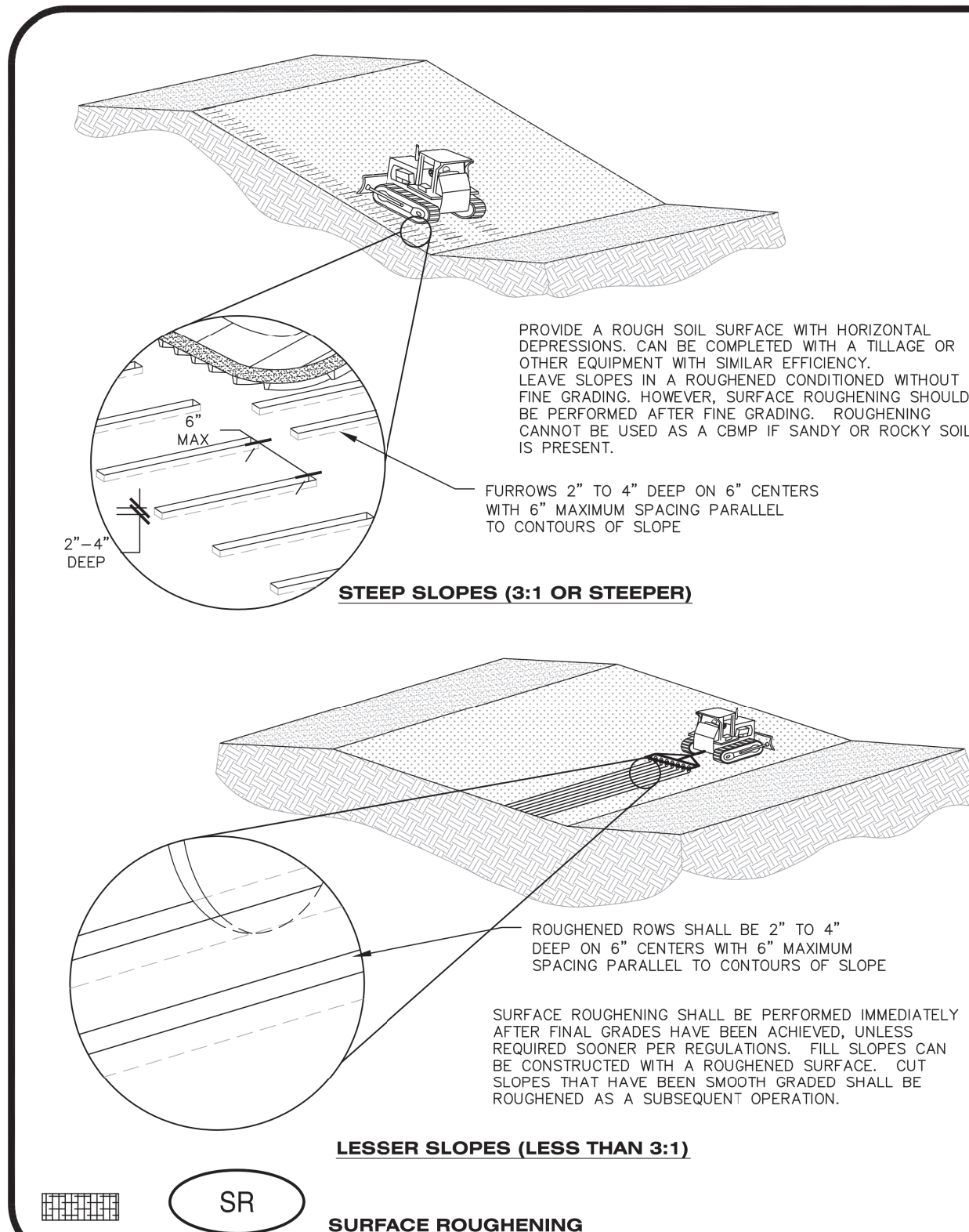


CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

SP
JUNE 2006

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



CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

SR
JUNE 2006

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SURFACE ROUGHENING INSTALLATION NOTES

- SEE CBMP PLAN FOR LOCATION(S) OF SURFACE ROUGHENING.
- ANY DISTURBED LAND THAT REMAINS INACTIVE FOR MORE THAN 14 CONSECUTIVE DAYS MUST RECEIVE SURFACE ROUGHENING. DETERMINATION OF JOB SITE INACTIVITY IS AT THE DISCRETION OF THE TOWN'S INSPECTOR.
- SURFACE ROUGHENING SHALL BE PERFORMED PERPENDICULAR TO THE SLOPE.
- SOIL SHALL BE ROUGHENED A MINIMUM OF 6-INCHES DEEP USING RIGID SHANKS.
- A FARMING DISC SHALL NOT BE USED FOR SURFACE ROUGHENING.
- FOR STEEP SLOPES (3:1 OR STEEPER), IT IS ACCEPTABLE TO "TRACK" THE SLOPES, ACCORDING TO THE CBMP DETAILS.

SURFACE ROUGHENING INSPECTION AND MAINTENANCE NOTES

- THE EROSION CONTROL SUPERVISOR SHALL INSPECT THE SURFACE ROUGHENING AT THE FOLLOWING INTERVALS:

- IMMEDIATELY FOLLOWING INITIAL INSTALLATION.
- EVERY 7 DAYS DURING ACTIVE CONSTRUCTION.
- IMMEDIATELY FOLLOWING ANY STORM EVENT.

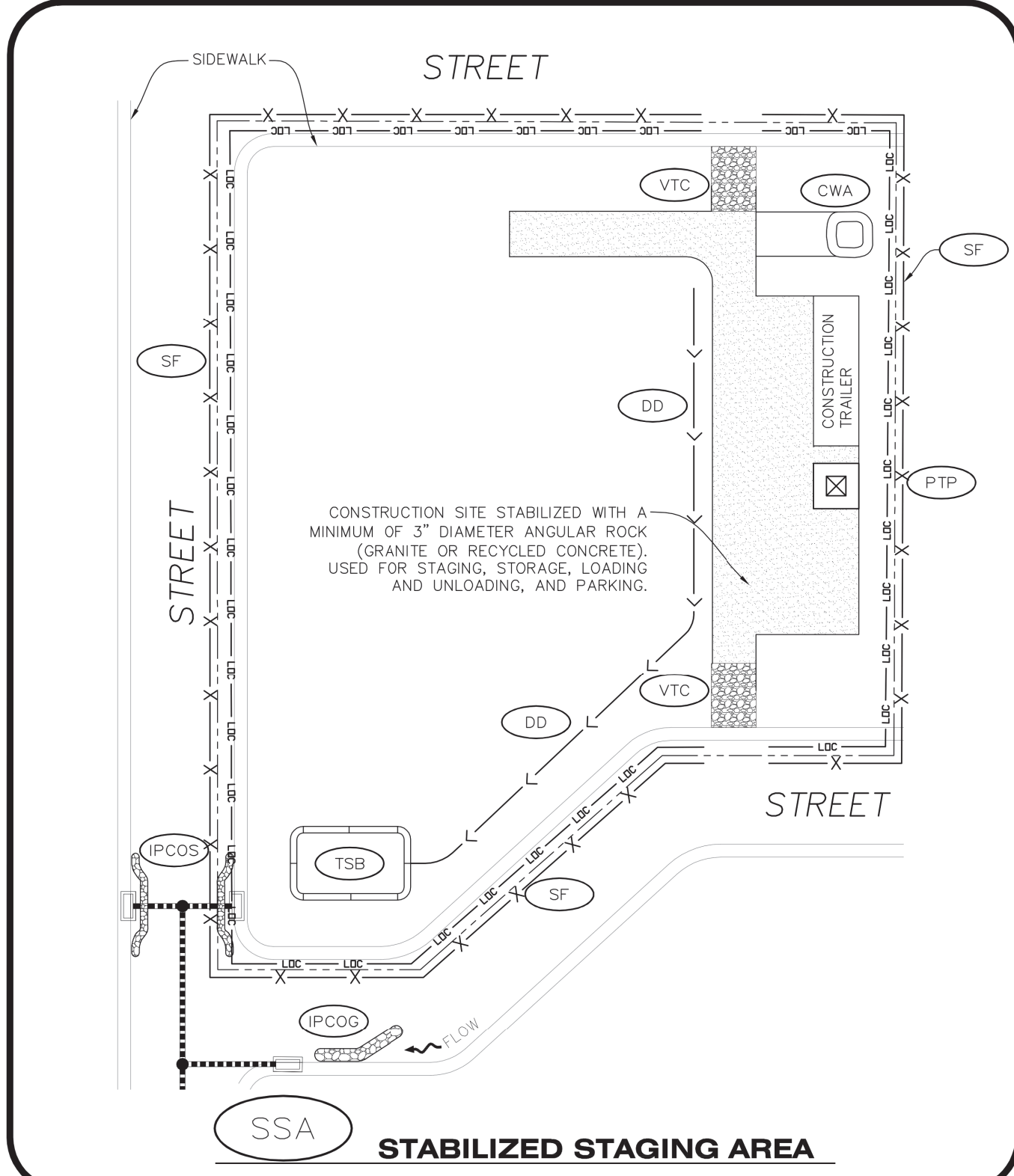


CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

SR
JUNE 2006

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CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

SSA
1 OF 2
Oct. 2013

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STABILIZED STAGING AREA INSTALLATION NOTES

- SEE CBMP PLAN FOR LOCATION OF STAGING AREA. CONTRACTOR MAY MODIFY LOCATION AND SIZE OF STABILIZED STAGING AREA WITH TOWN APPROVAL.
- STABILIZED STAGING AREA SHALL BE LARGE ENOUGH TO FULLY CONTAIN PARKING, STORAGE, AND LOADING OPERATIONS.
- THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM OF 3" DIAMETER OF ANGULAR ROCK (GRANITE OR RECYCLED CONCRETE).
- SSA FOR SMALLER SITES MAY NOT BE PRACTICAL IN THESE AND SIMILAR SITUATIONS. VARIANCES MAY BE PERMITTED BY THE TOWN.

STABILIZED STAGING AREA INSPECTION AND MAINTENANCE NOTES

- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE STAGING AREA.
- STABILIZED STAGING AREA SHALL BE ENLARGED AS NECESSARY TO CONTAIN PARKING, STORAGE, LOADING, AND UNLOADING.



CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

SSA
2 OF 2
Oct. 2013

CBMP DETAILS

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

date: 10/01/17

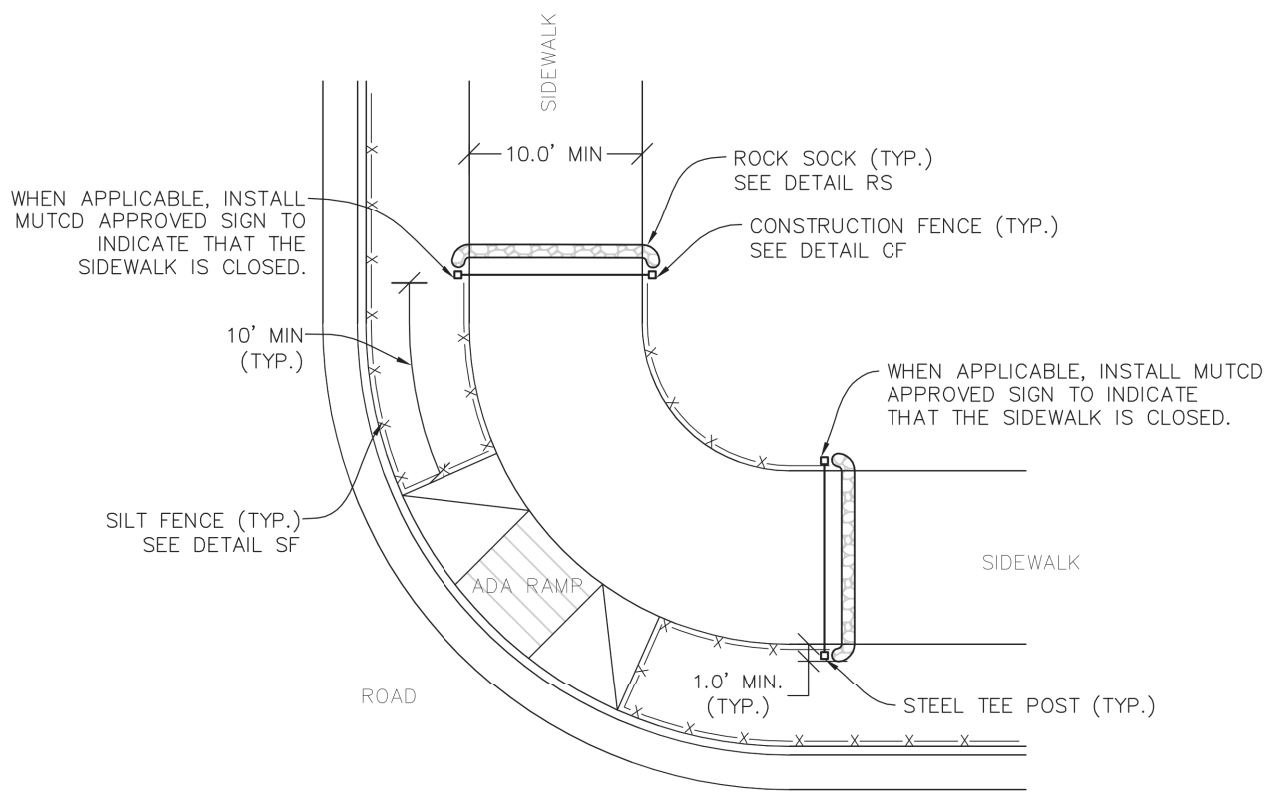
SHEET
C3.98



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

REVISIONS

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



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



STP

SIDEWALK TRANSITION PROTECTION (AT INTERSECTION)



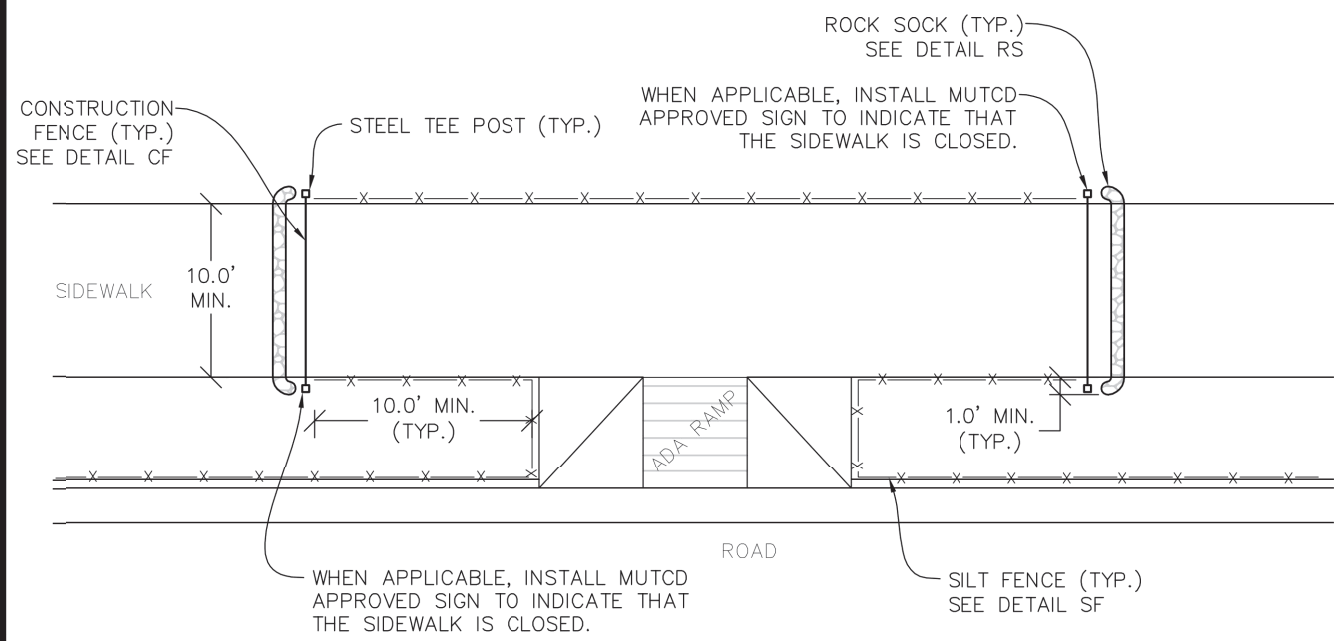
CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

STP

1 OF 3
Oct. 2013

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



STP

SIDEWALK TRANSITION PROTECTION (ALONG STRAIGHT ROADWAY)



CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

STP

2 OF 3
Oct. 2013

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SIDEWALK TRANSITION PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATION(S) OF SIDEWALK TRANSITION PROTECTION.
2. ROCK SOCK SHALL BE CONSTRUCTED ACCORDING TO THE DETAIL (SEE DETAIL RS).
3. SILT FENCE SHALL BE CONSTRUCTED ACCORDING TO THE DETAIL (SEE DETAIL SF).
4. CONSTRUCTION FENCE SHALL BE CONSTRUCTED ACCORDING TO THE DETAIL (SEE DETAIL CF).
5. SEDIMENT CONTROL LOGS MAY BE USED IN LIEU OF SILT FENCE WITH PRIOR APPROVAL FROM THE TOWN.

SIDEWALK TRANSITION PROTECTION INSPECTION & MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE SIDEWALK TRANSITION INSPECTION.



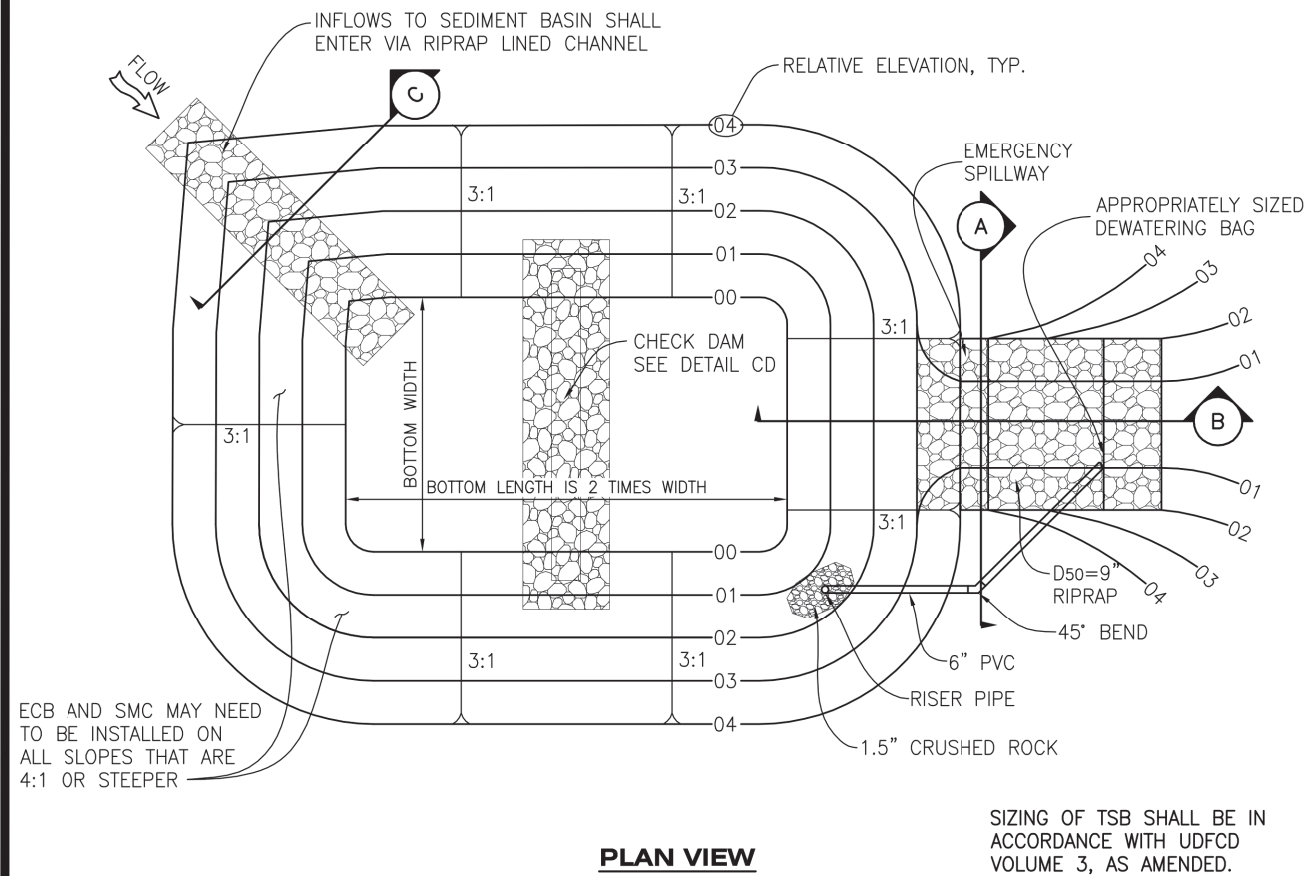
CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

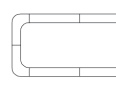
STP

3 OF 3
Oct. 2013

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



SIZING OF TSB SHALL BE IN ACCORDANCE WITH UDFCD VOLUME 3, AS AMENDED.



TSB

TEMPORARY SEDIMENT BASIN



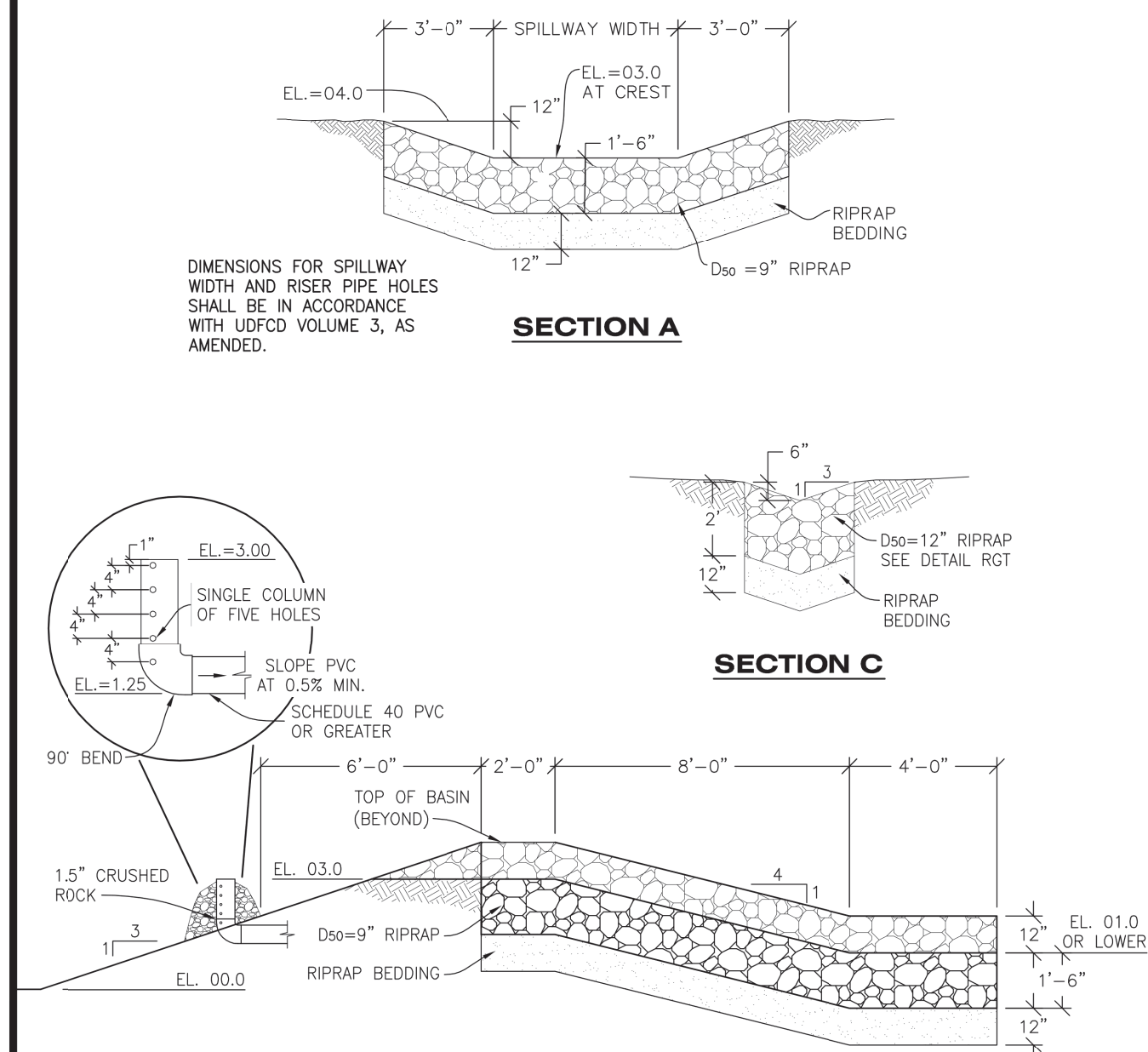
CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

TSB

1 OF 3
Oct. 2013

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SECTION B

TEMPORARY SEDIMENT BASIN



CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

TSB

2 OF 3
Oct. 2013

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

TEMPORARY SEDIMENT BASIN INSTALLATION NOTES

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

TEMPORARY SEDIMENT BASIN INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE TEMPORARY SEDIMENT BASIN.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT REACHES A DEPTH OF 2.0', OR WITHIN 2.0' OF THE SPILLWAY CREST, OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
3. SEDIMENT BASINS SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL UPSTREAM VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR.



CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

TSB

3 OF 3
Oct. 2013

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

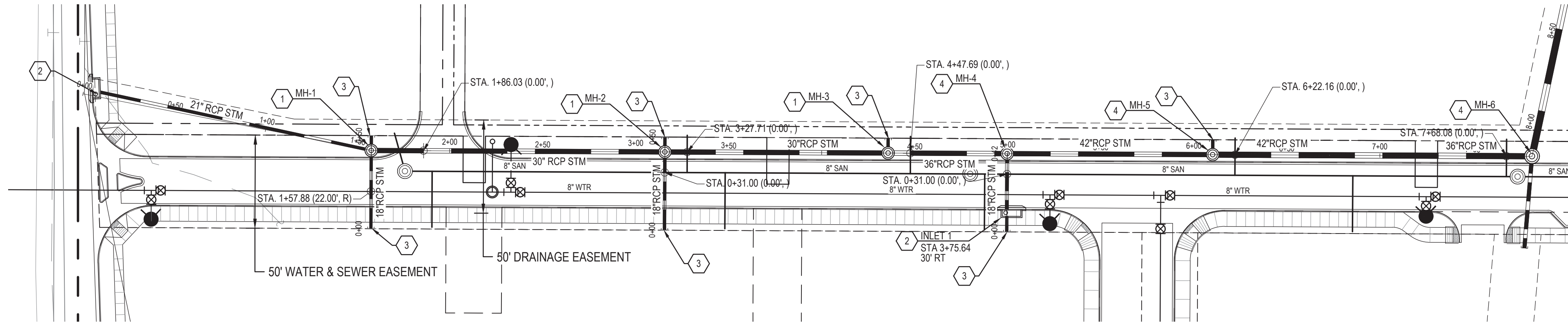
date: 10/01/17

SHEET
C3.99



PREPARED UNDER THE DIRECT
SUPERVISION OF
JERRY W. DAVIDSON, P.E.
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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

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.

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.

UTILITY NOTES

1. ROADWAY DIMENSIONS ARE FROM FL-FL. 1-FOOT PAN IS PROPOSED ONSITE.
2. ALL UTILITY CONSTRUCTION SHALL CONFORM TO PARKER WATER AND SANITATION DISTRICT AND CRITERIA REFERENCE. LOCAL AGENCY INFRASTRUCTURE DESIGN AND CONSTRUCTION STANDARDS.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE PARKER WATER AND SANITATION DISTRICT THE DISTRICT RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
4. THE CONTRACTOR SHALL NOTIFY THE TOWN OF PARKER PUBLIC WORKS AND PARKER WATER AND SANITATION DISTRICT A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO STARTING CONSTRUCTION.
5. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES. EXISTING UTILITIES SHOWN ON THIS PLANS ARE BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN AND DO NOT REFLECT A COMPLETE SURVEY OF EXISTING UTILITIES. CONTACT THE ENGINEER WITH DISCREPANCIES.
6. CONTRACTOR SHALL VERIFY THE STUB TIE IN ELEVATION PRIOR TO START OF CONSTRUCTION. THE ELEVATION OF THE STUB SHALL BE COORDINATED WITH THE ENGINEER PRIOR TO SANITARY SEWER CONSTRUCTION.
7. SAWCUT OF EXISTING STREETS SHALL BE IN CONFORMANCE WITH TOWN STANDARDS. CUTS SHALL STRAIGHT WITH CLEAN EDGES. REMOVE EXISTING CURB AND GUTTER TO NEAREST JOINT RETURN ALONG EXISTING LINE AND GRADE.
8. THE OWNER AND OR THEIR REPRESENTATIVE SHALL BE RESPONSIBLE FOR COORDINATION WITH EXISTING FRANCHISE UTILITIES TO INCLUDE COMCAST, XCEL, CENTURY LINK OR OWNERS OF EXISTING DRY UTILITY LINES.
9. EXISTING UTILITY SURFACE APPURTENANCES SHALL BE RAISED TO FINISHED GRADE, THIS INCLUDES BUT IS NOT LIMITED TO MANHOLE LIDS, VALVE COVERS.
10. SITE SURVEY IS PROVIDED BY ESC DATED 2-8-2016.
11. THE CONTRACTOR SHALL HAVE AN APPROVED SET OF CONSTRUCTION PLANS ON SITE AT ALL TIMES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THE CONSTRUCTION, NOTIFYING AND SCHEDULING LOCAL AGENCIES INSPECTIONS.
12. ALL PIPE LENGTHS ARE MEASURED FROM CENTER OF MANHOLE AND FLOWLINE X CENTER OF INLETS.
13. ELEVATIONS ARE FINISHED GRADE ELEVATION UNLESS OTHER WISE NOTED.

BENCHMARK

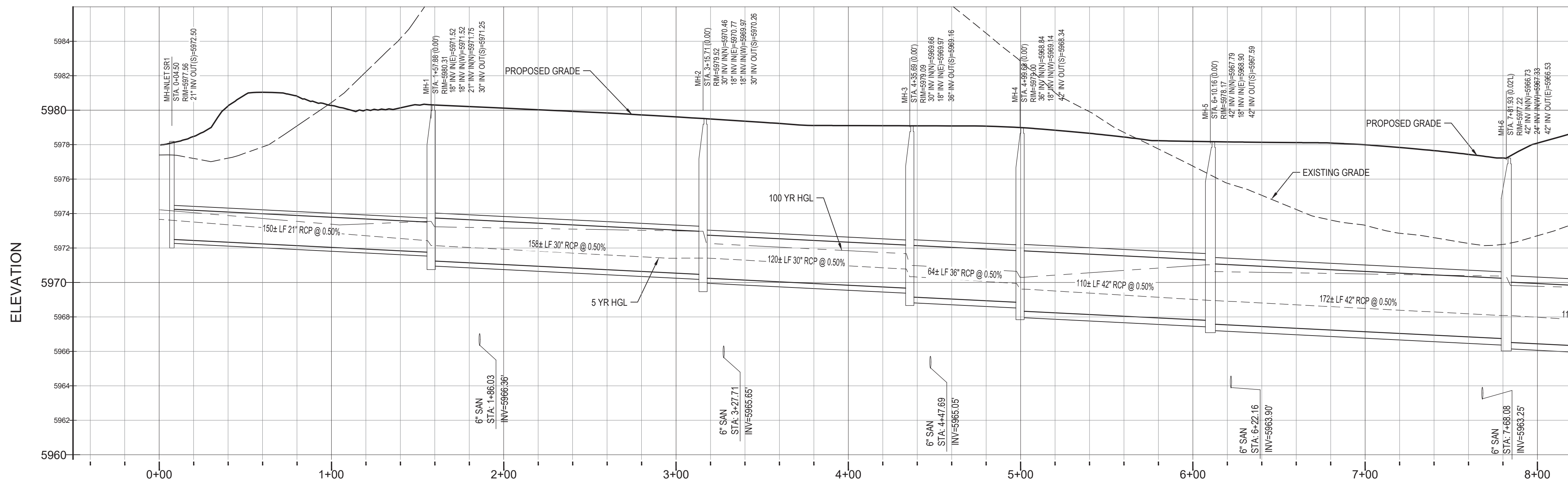
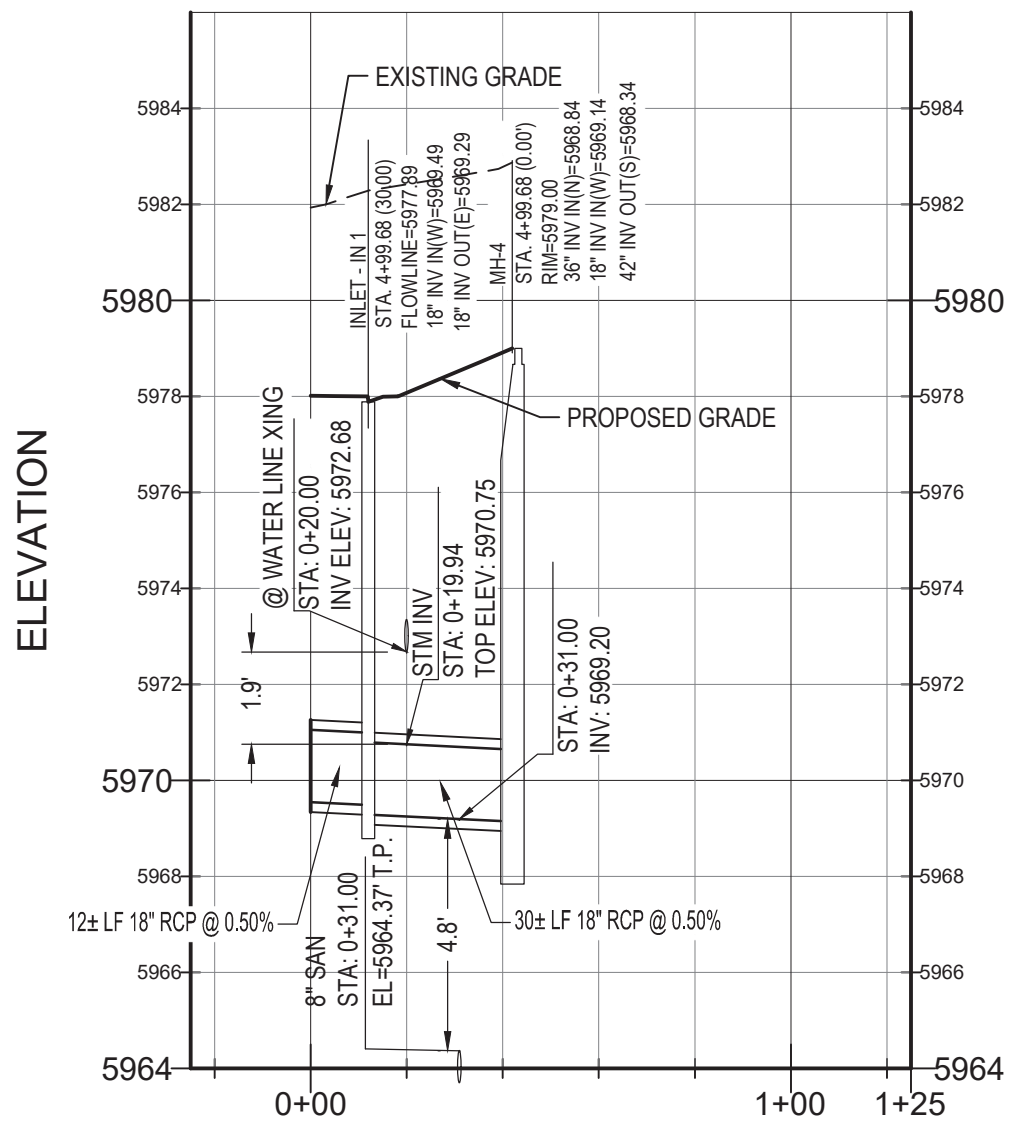
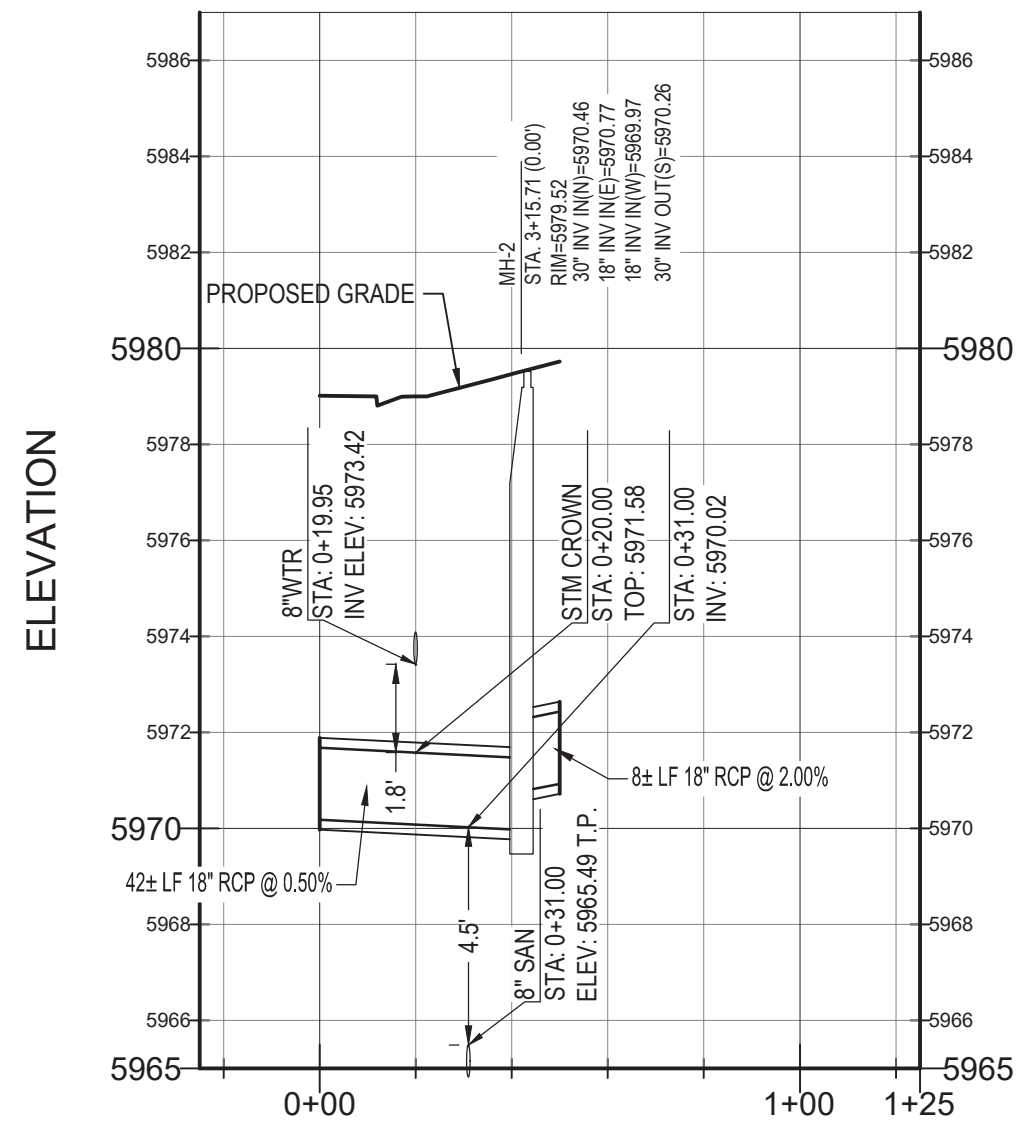
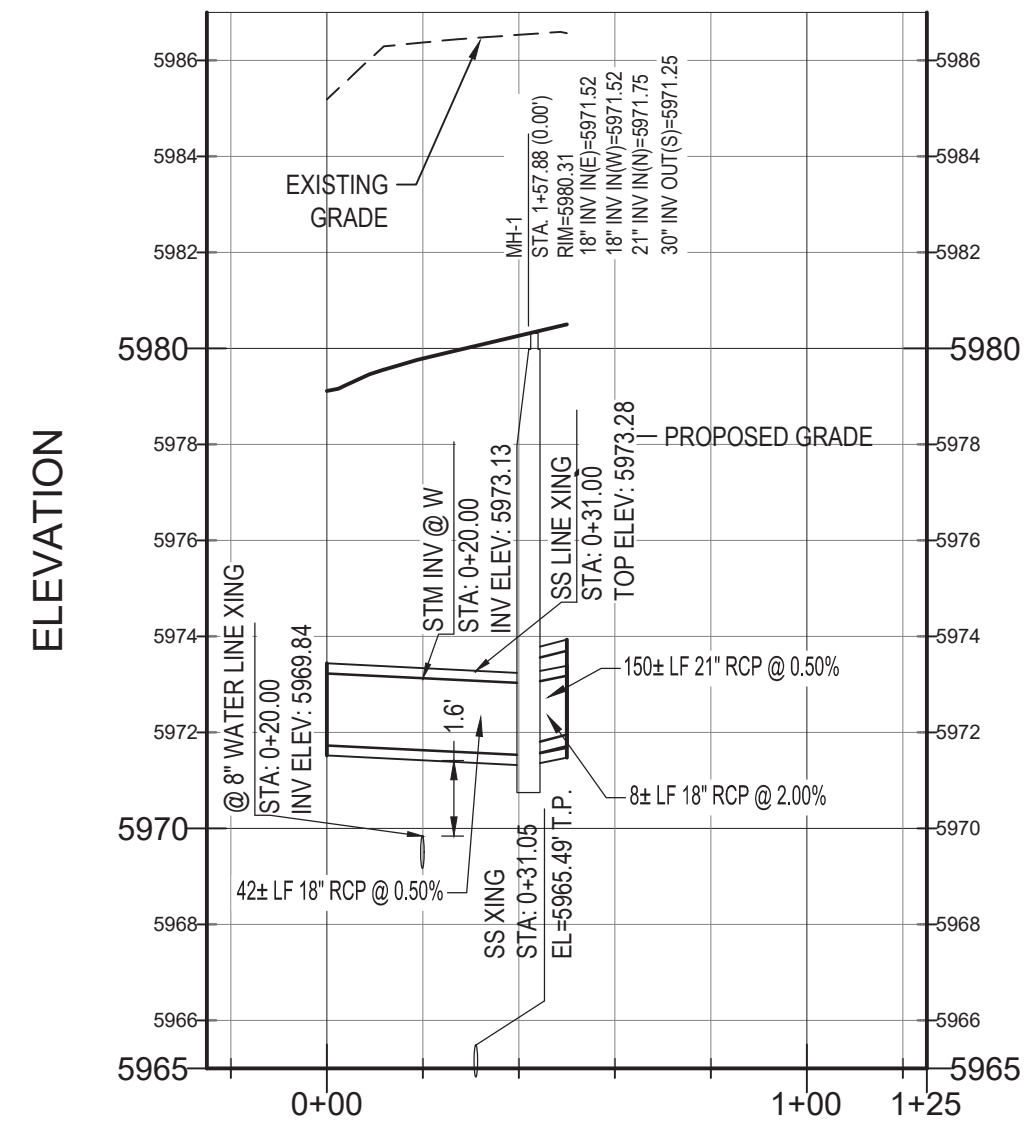
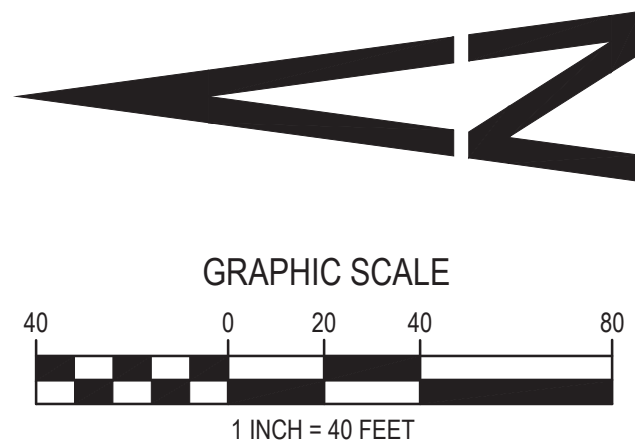
BENCHMARK: DOUGLAS COUNTY SURVEY CONTROL MONUMENT T115A - 3" DIAMETER DOUGLAS COUNTY GIS ALUMINUM CAP AT THE NE CORNER OF STROH ROAD AND SOUTH PARKER ROAD (US HIGHWAY 83)
ELEVATION: 5970.79 FEET (NAVD 1988 DATUM)

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

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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

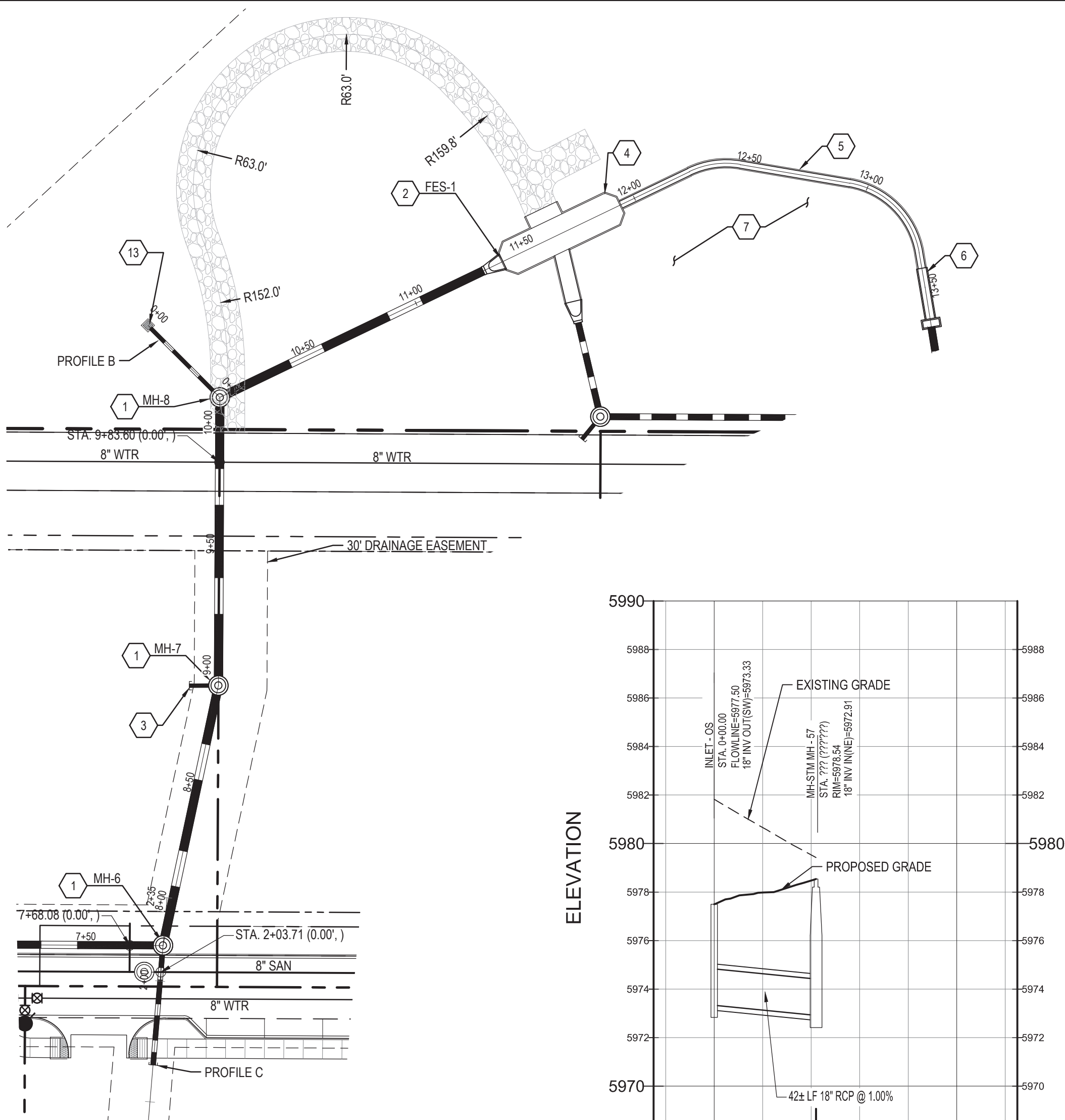
PARKER POINTE
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

DATE	DESCRIPTION
04/15/22	RESUBMITTAL
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

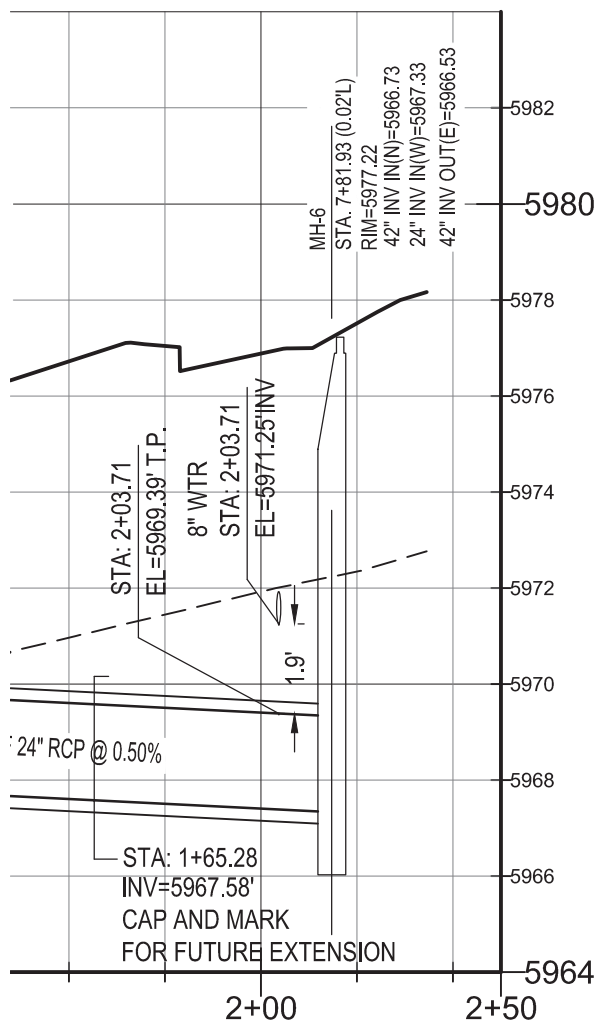
REVISIONS

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

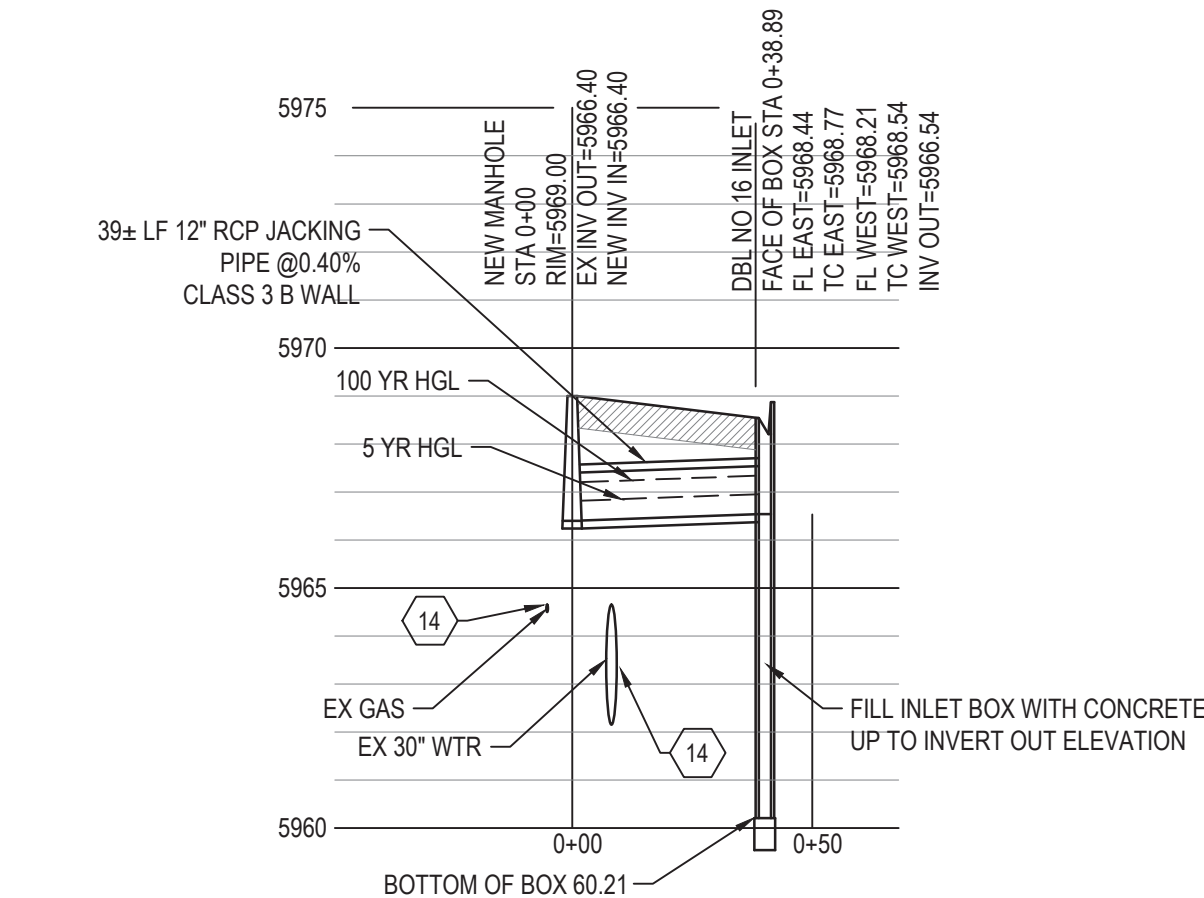
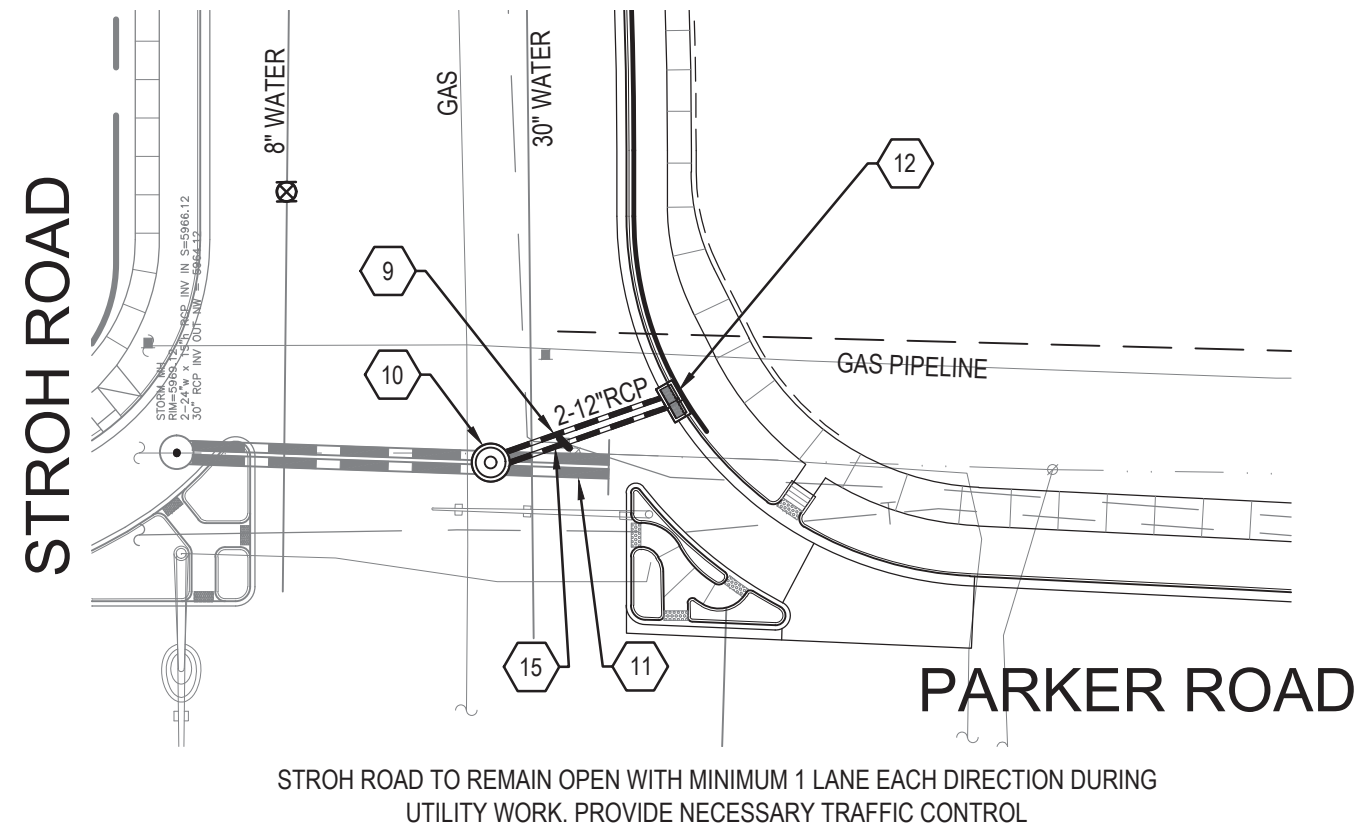
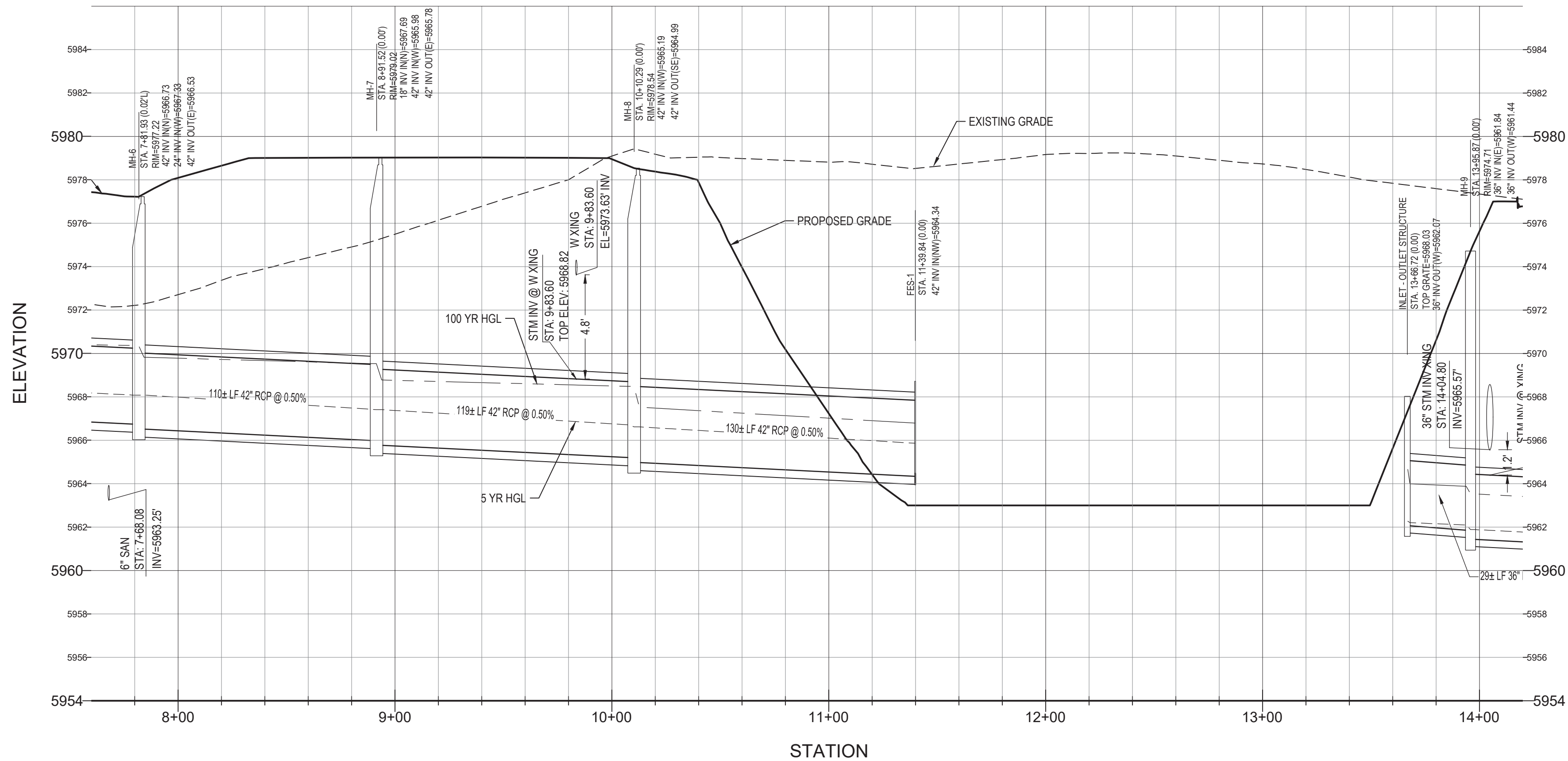




PROFILE B



PROFILE C



BENCHMARK

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

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 POT HOLE 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.

UTILITY NOTES

1. ROADWAY DIMENSIONS ARE FROM FL-FL, 1-FOOT PAN IS PROPOSED ONSITE.
2. ALL UTILITY CONSTRUCTION SHALL CONFORM TO PARKER WATER AND SANITATION DISTRICT AND CRITERIA REFERENCE. LOCAL AGENCY INFRASTRUCTURE DESIGN AND CONSTRUCTION STANDARDS.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE PARKER WATER AND SANITATION DISTRICT THE DISTRICT RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
4. THE CONTRACTOR SHALL NOTIFY THE TOWN OF PARKER PUBLIC WORKS AND PARKER WATER AND SANITATION DISTRICT A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO STARTING CONSTRUCTION.
5. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES. EXISTING UTILITIES SHOWN ON THIS PLANS ARE BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN AND DO NOT REFLECT A COMPLETE SURVEY OF EXISTING UTILITIES. CONTACT THE ENGINEER WITH DISCREPANCIES.
6. CONTRACTOR SHALL VERIFY THE STUB TIE IN ELEVATION PRIOR TO START OF CONSTRUCTION. THE ELEVATION OF THE STUB SHALL BE COORDINATED WITH THE ENGINEER PRIOR TO SANITARY SEWER CONSTRUCTION.
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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.
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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.

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

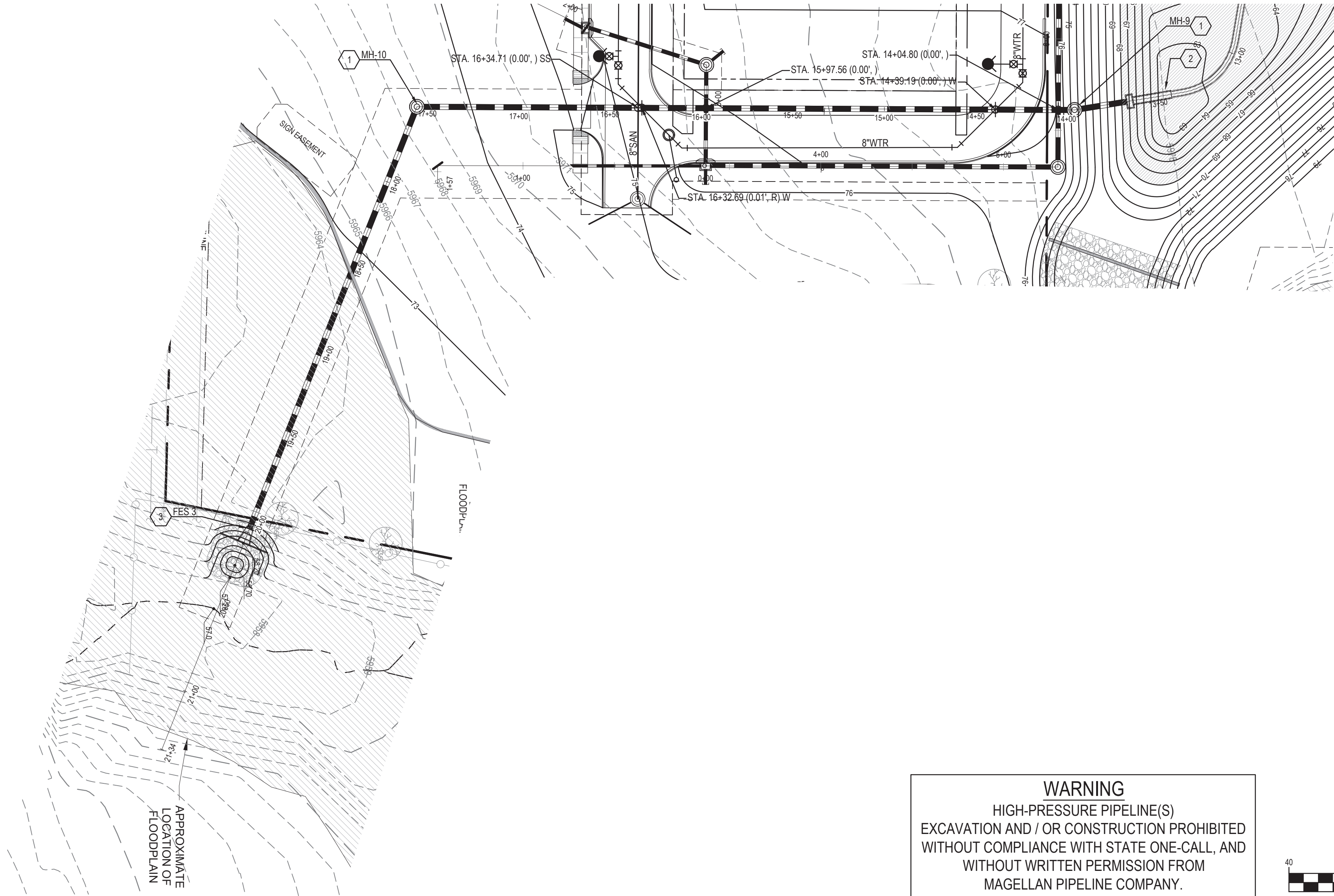
SHEET

C4.11

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





CONSTRUCTION NOTES

1. CONSTRUCT 5' DIAMETER MANHOLE. SEE SHEET C4.90.
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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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)
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TOWN OF PARKER, DIRECTOR OF ENGINEERING



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
04/15/22	RESUBMITTAL	
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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	

STORM SEWER PLAN AND PROFILE

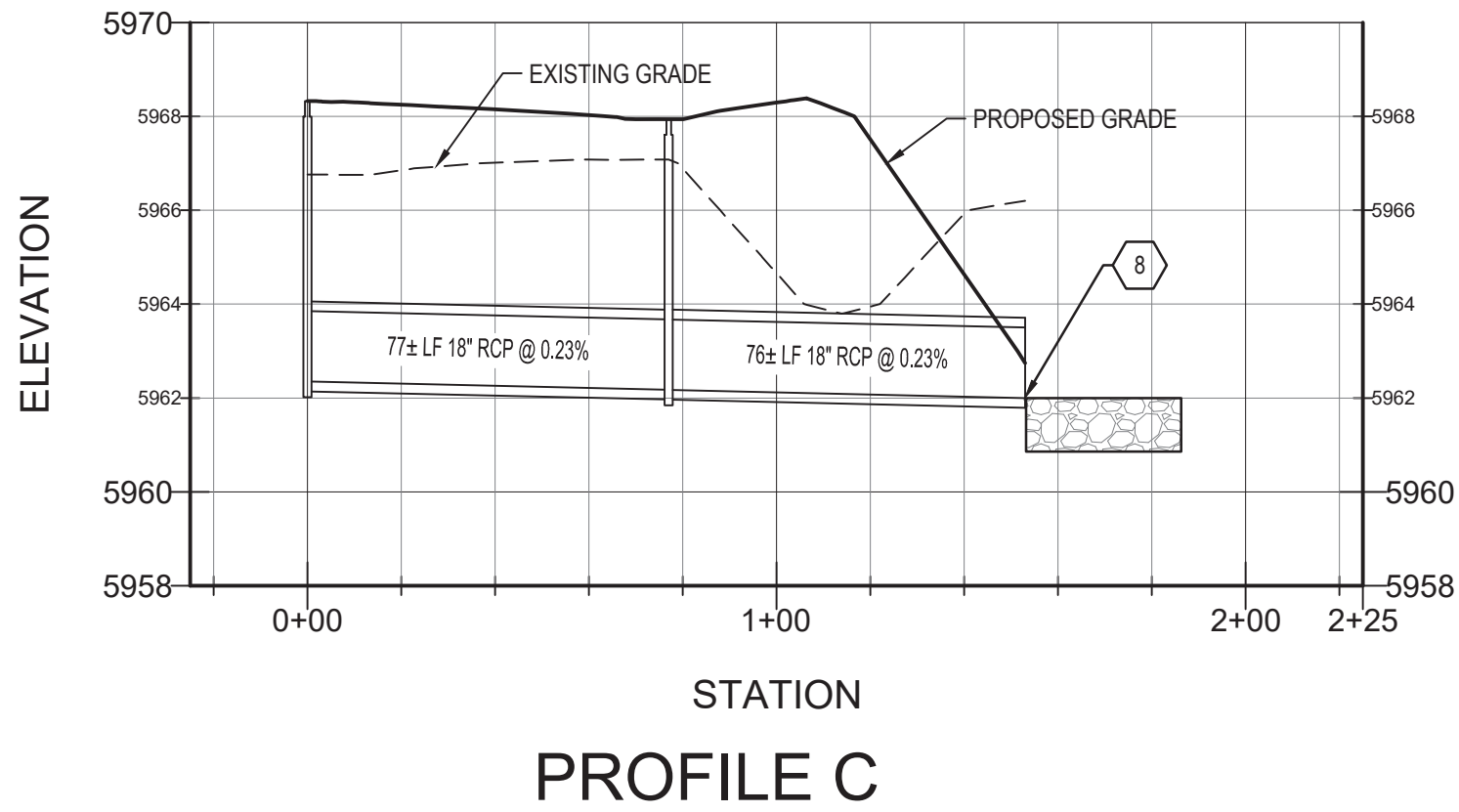
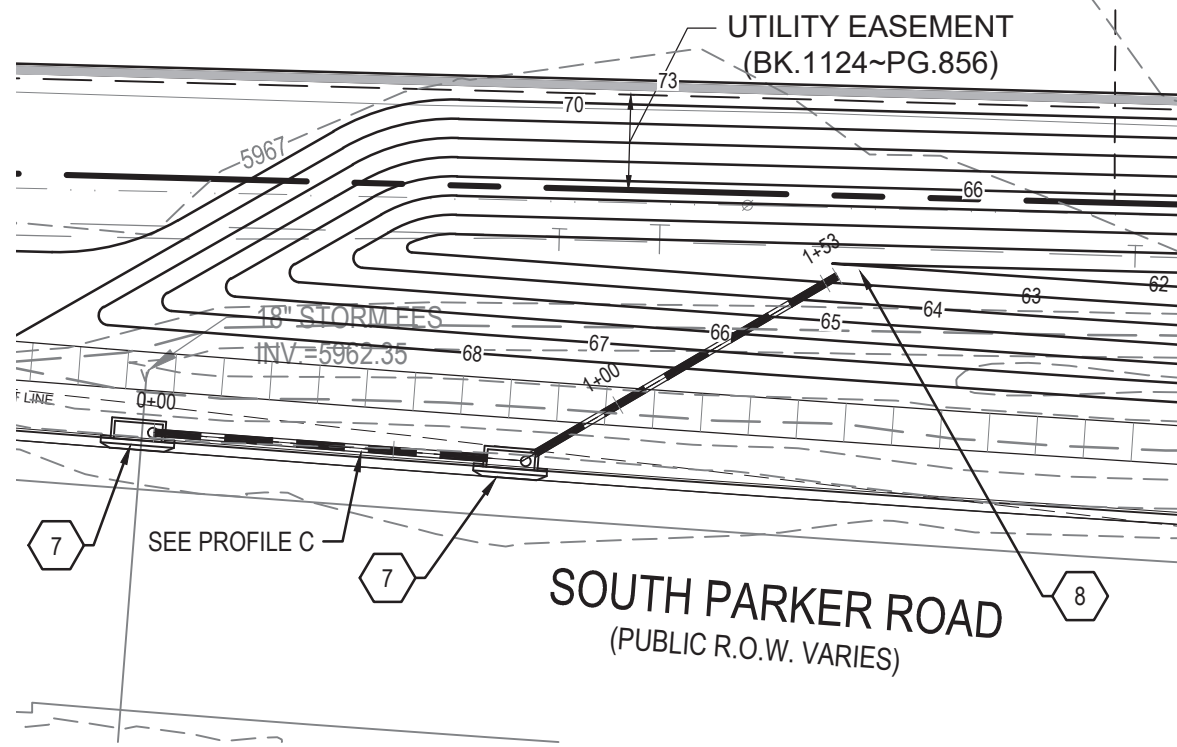
PARKER POINTE
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

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

date: 10/01/17

SHEET

C4.12



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2. CONSTRUCT 5' TYPE R INLET. SEE SHEET C4.91.
3. STUB 18" RCP 8LF @ 0.50%. SEE PROFILE FOR STARTING INVERT. PLUG AND MARK FOR FUTURE CONNECTION.
4. INSTALL 36" FES WITH JOINT RESTRAINTS.
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.

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1-800-922-1987**

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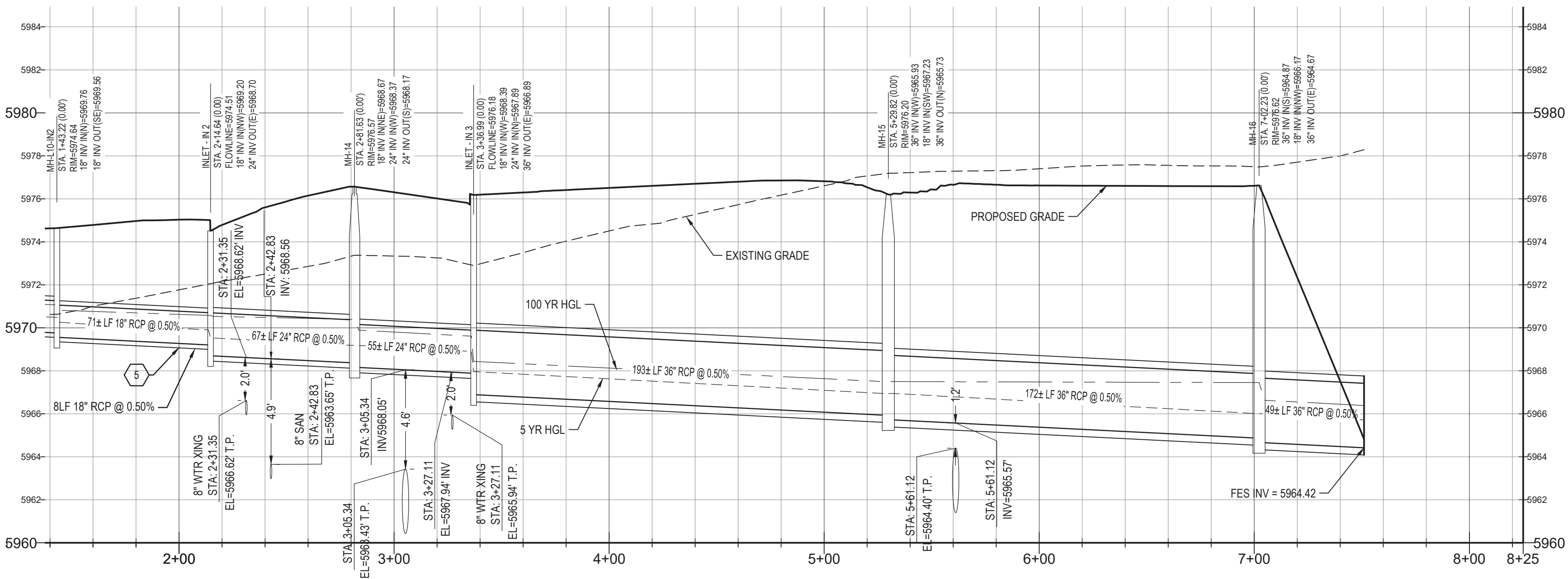
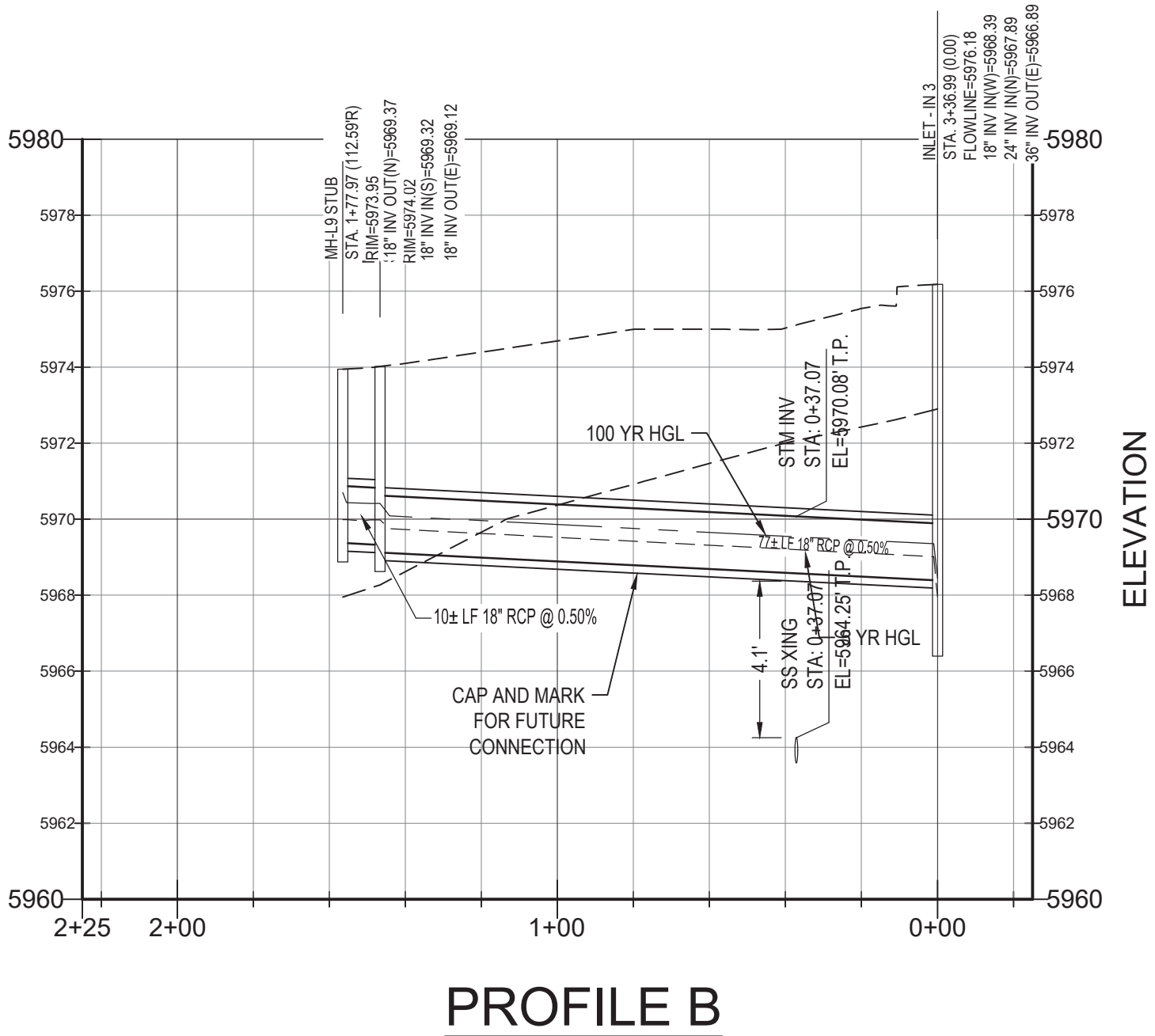
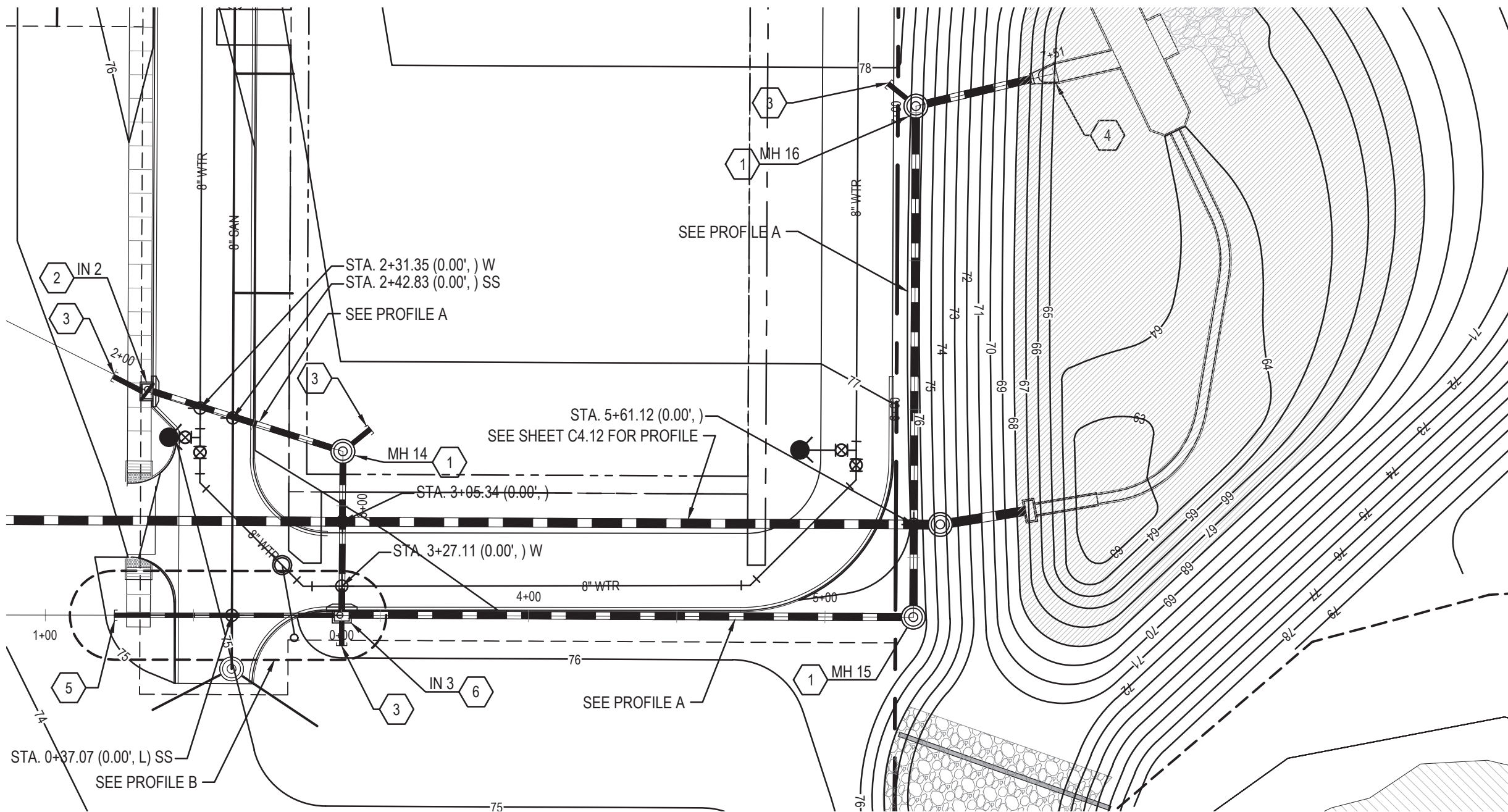
BENCHMARK

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ELEVATION: 5970.79 FEET (NAVD 1988 DATUM)

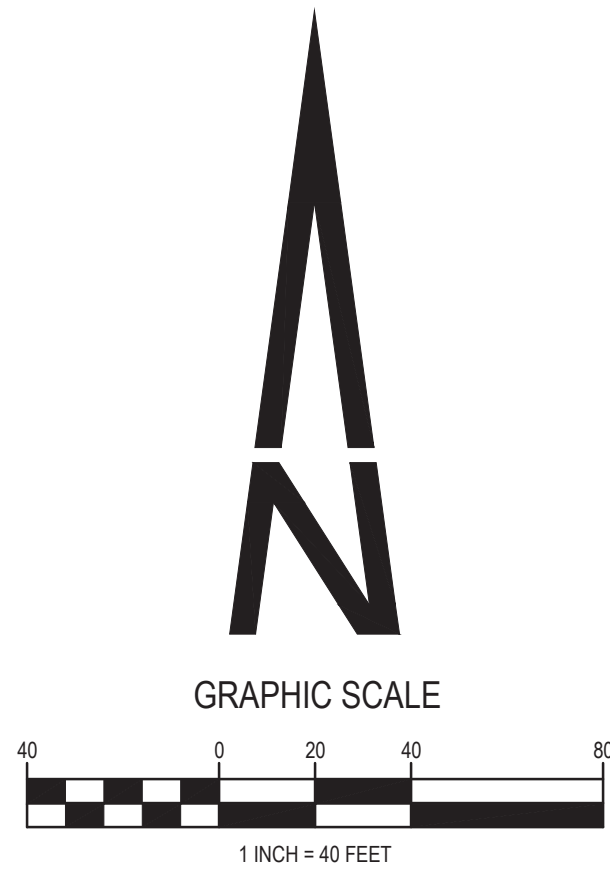
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TOWN OF PARKER, DIRECTOR OF ENGINEERING



PROFILE A



STORM SEWER PLAN AND PROFILE

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

date: 10/01/17

SHEET

C4.13

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

04/15/22 RESUBMITTAL

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

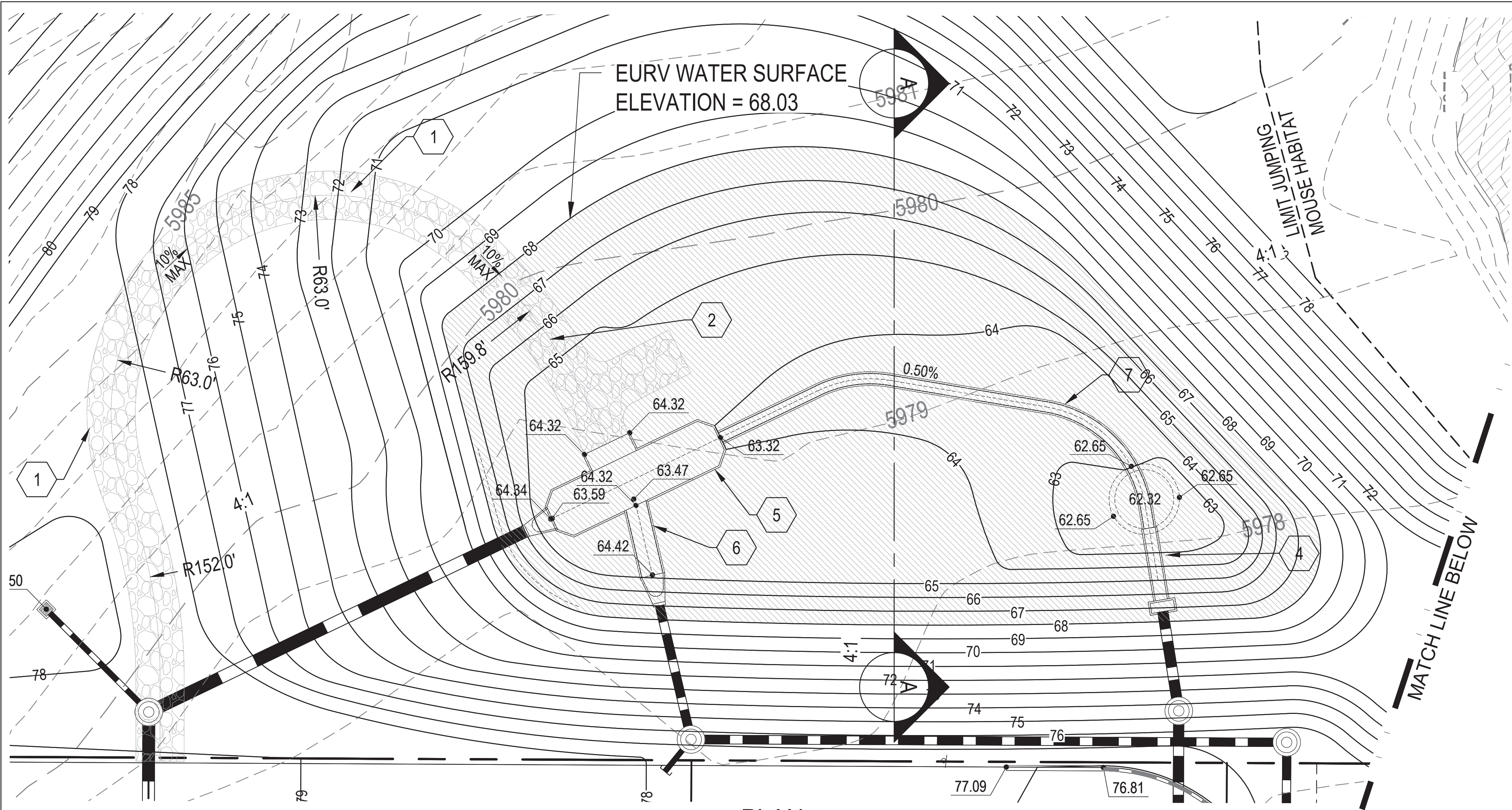
DATE DESCRIPTION

REVISIONS



PREPARED UNDER THE DIRECT
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JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
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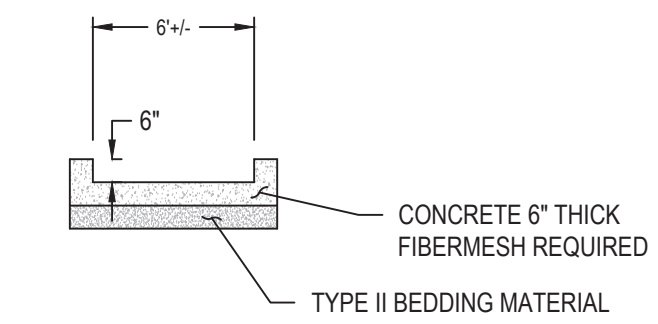




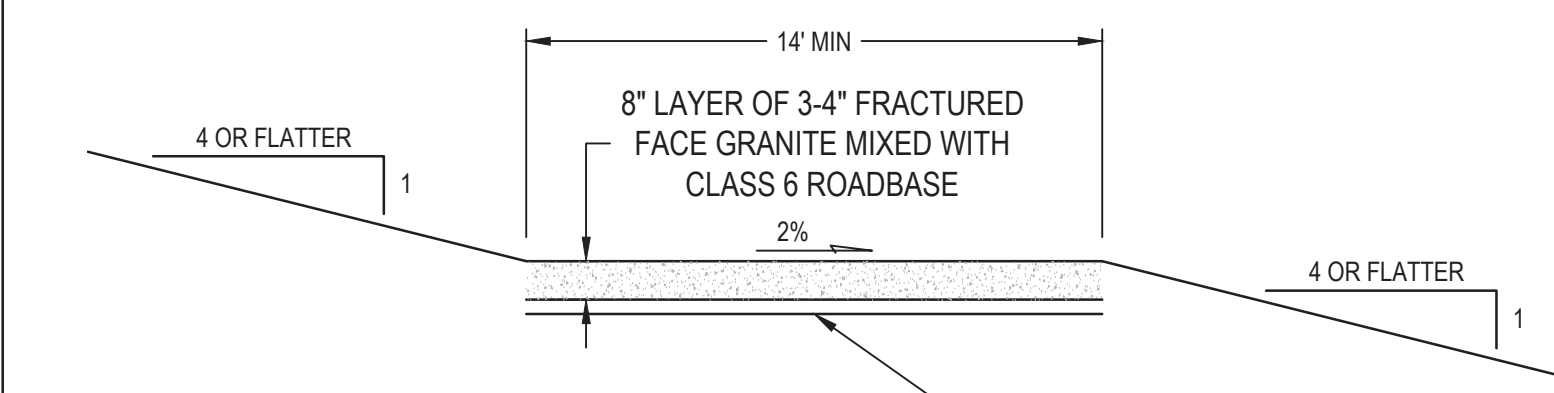
PLAN
SCALE: 1" = 20'

CONSTRUCTION NOTES

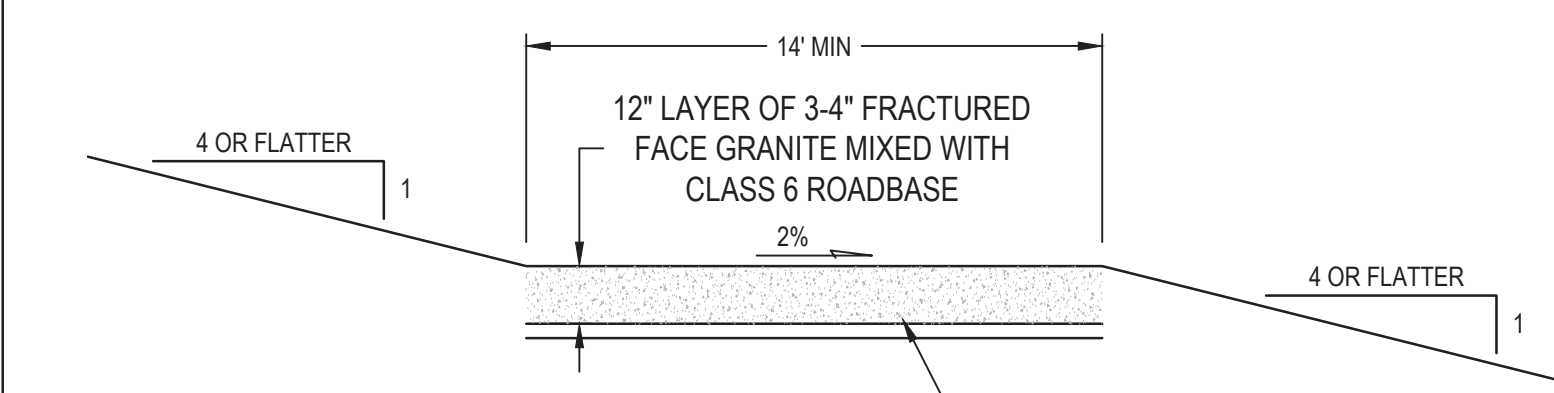
- 1 CONSTRUCT ACCESS DRIVE. SEE DETAIL THIS SHEET. USE SECTION ABOVE EURV ELEVATION.
- 2 CONSTRUCT ACCESS DRIVE. SEE DETAIL THIS SHEET. USE SECTION BELOW EURV ELEVATION.
- 3 CONSTRUCT EMERGENCY SPILLWAY. SEE SHEET C4.16
- 4 CONSTRUCT OUTLET STRUCTURE. SEE SHEET C4.16
- 5 CONSTRUCT FOREBAY. SEE SHEET C4.91
- 6 CONSTRUCT 6'-WIDE TRICKLE PAN. MATCH FES WIDTH. SEE DETAIL BELOW.
- 7 CONSTRUCT 3'-6" WIDE TRICKLE PAN. SEE DETAIL IN SECTION A BELOW.



TRACKLE PAN DETAIL
NTS



SECTION ABOVE EURV ELEVATION

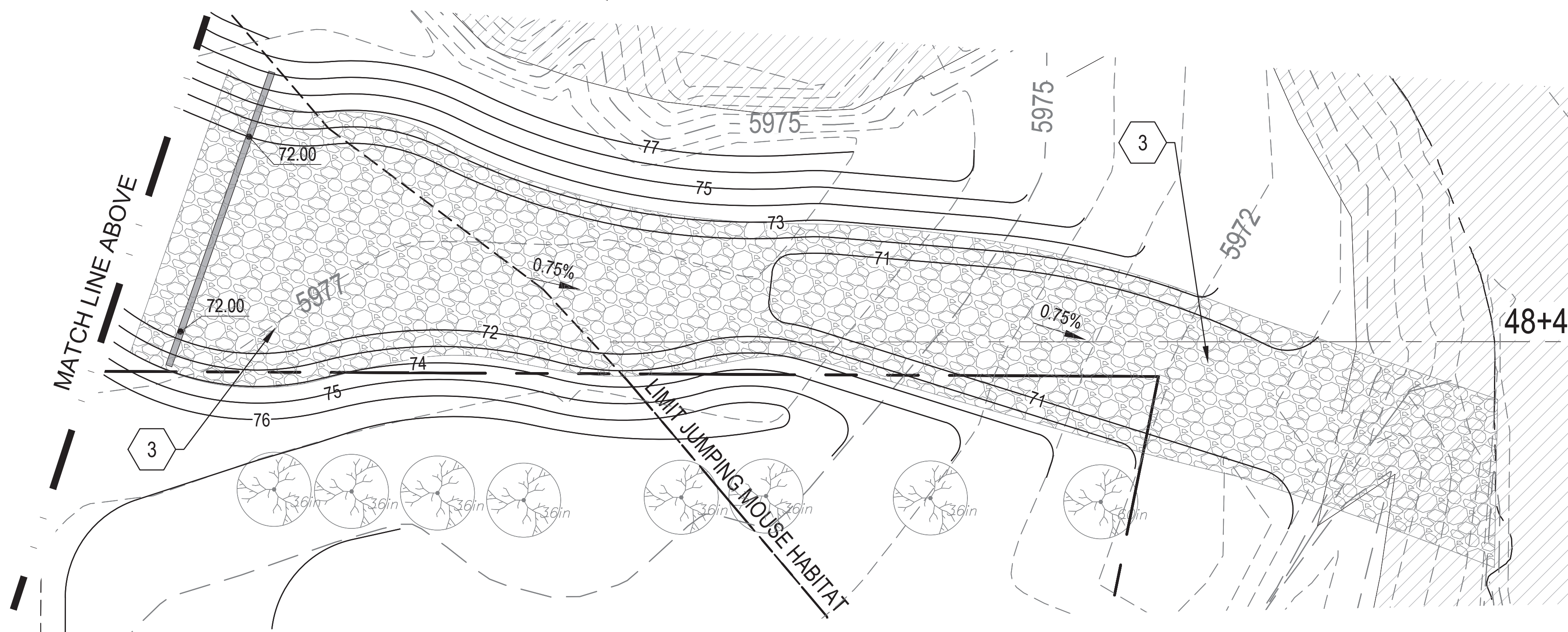


SECTION BELOW EURV ELEVATION

ACCESS DRIVE DETAIL
NTS

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ELEVATION: 5970.79 FEET (NAVD 1988 DATUM)



SECT A-A
SCALE: 1" = 50'

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TOWN OF PARKER, DIRECTOR OF ENGINEERING
DATE

DETENTION POND PLAN AND DETAILS

PARKER POINTE
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

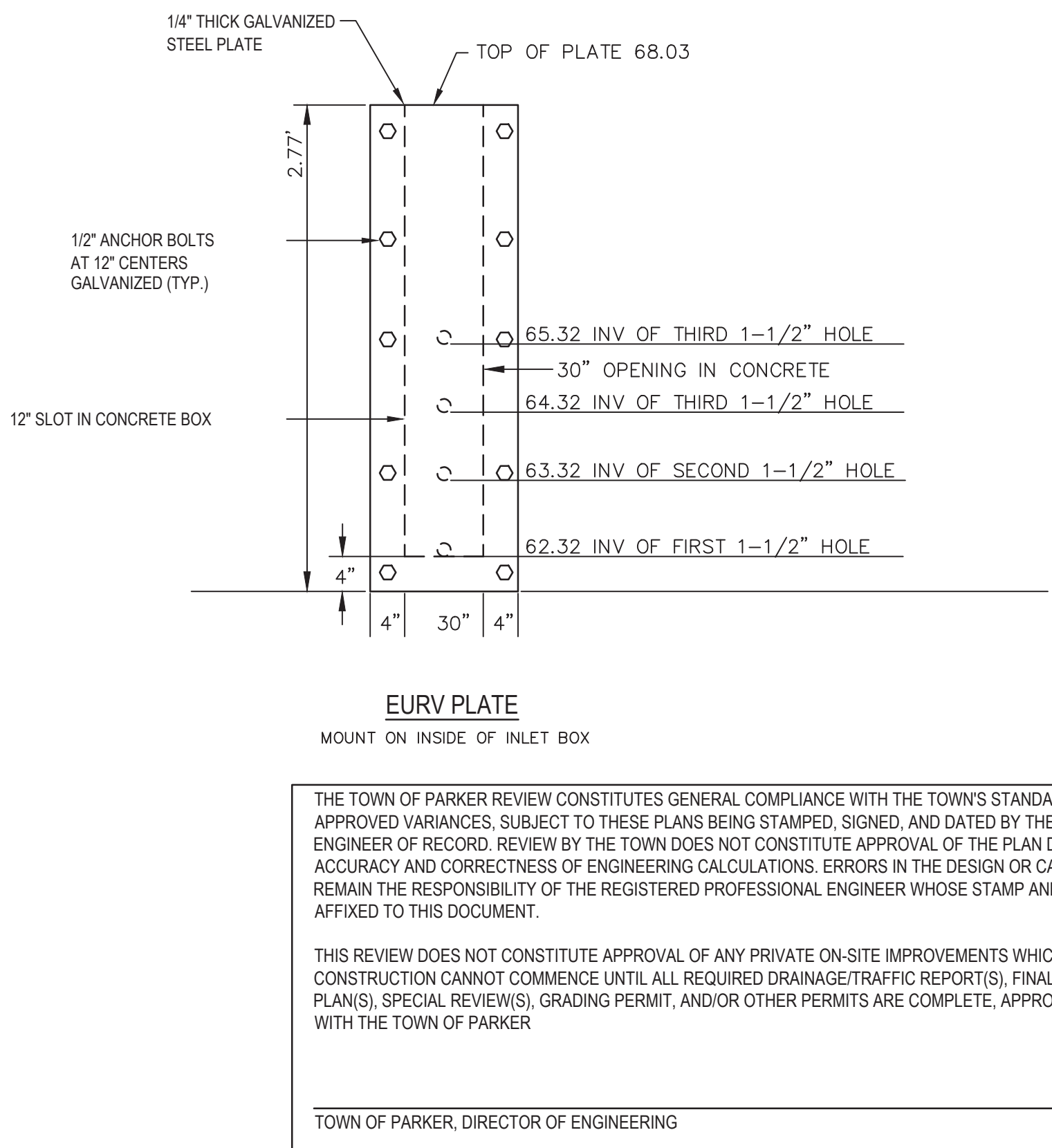
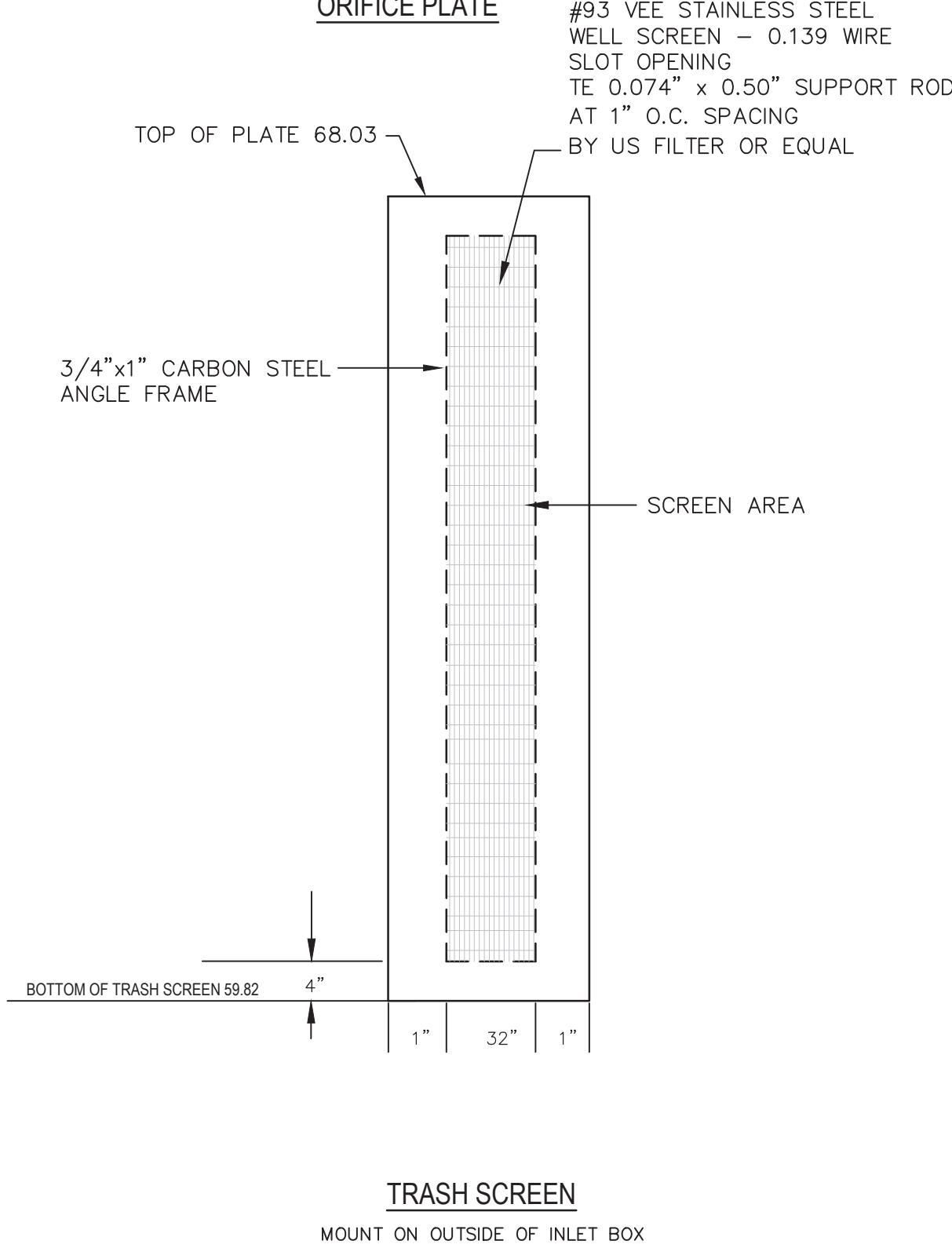
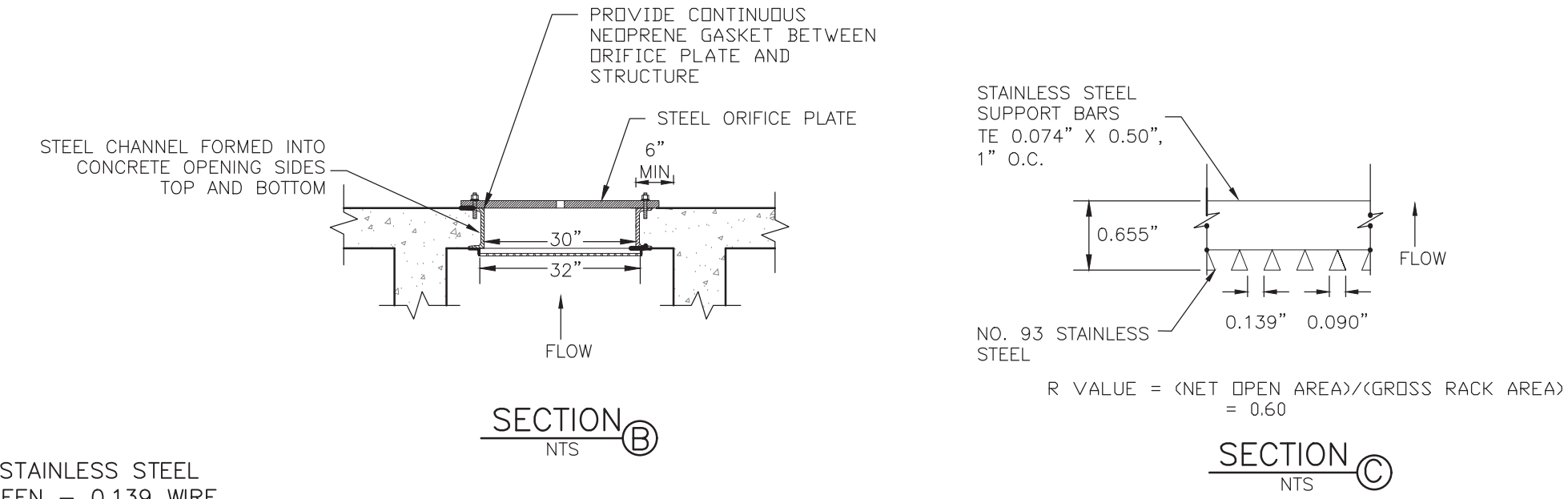
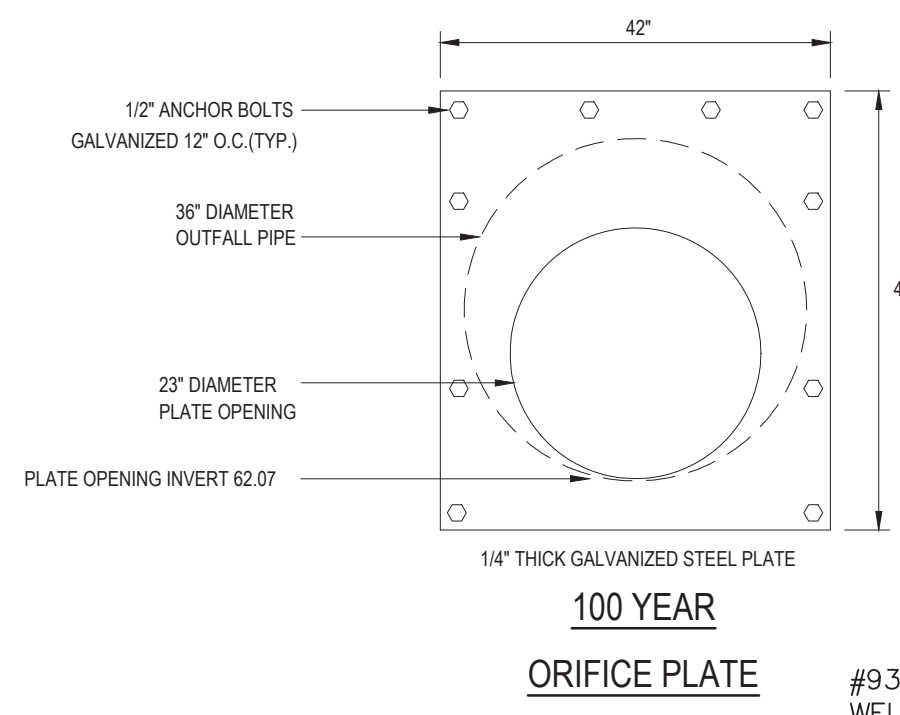
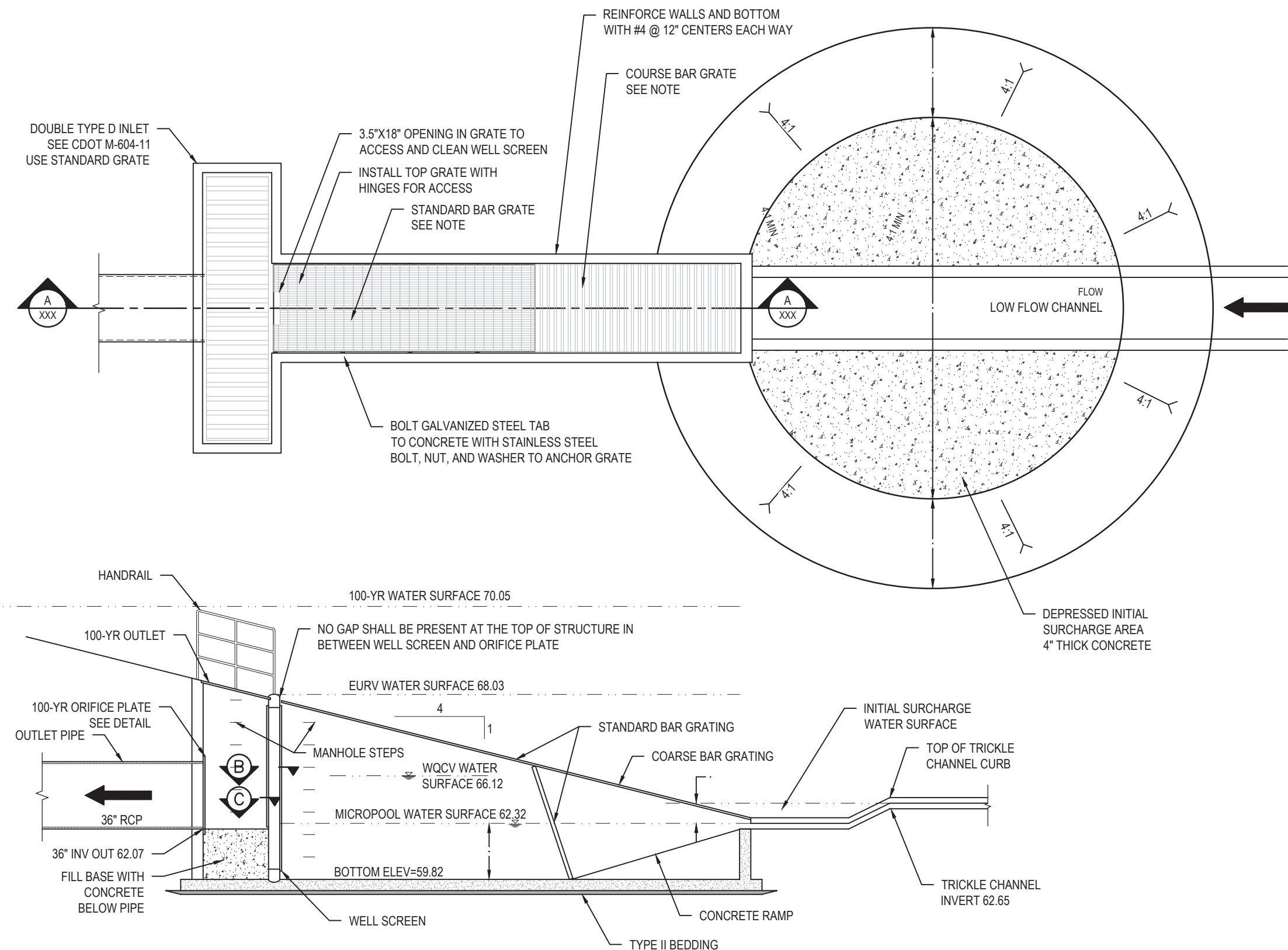
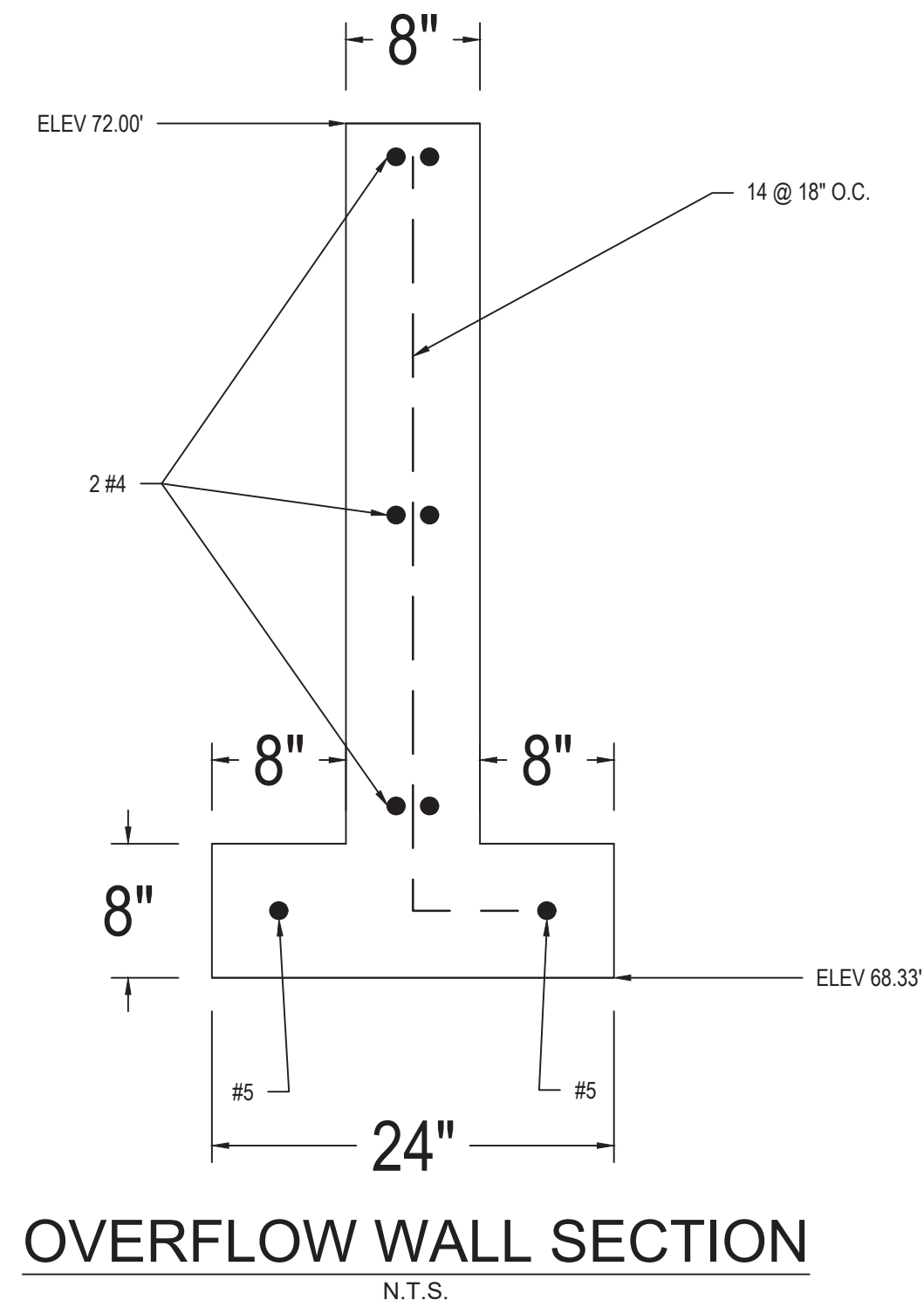
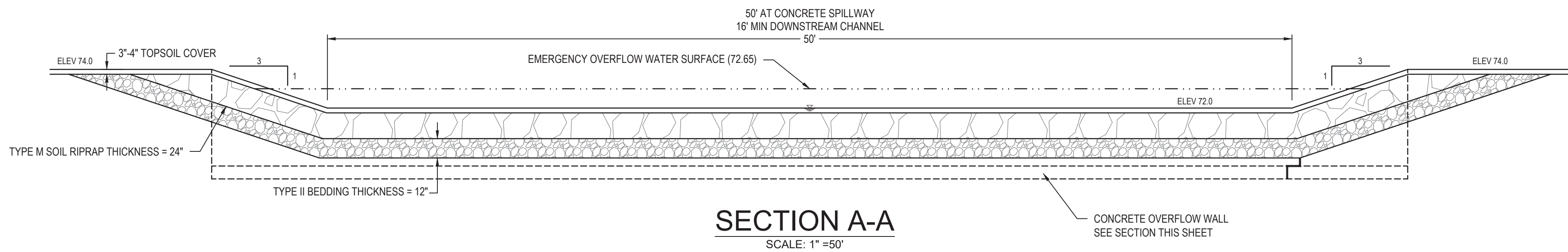
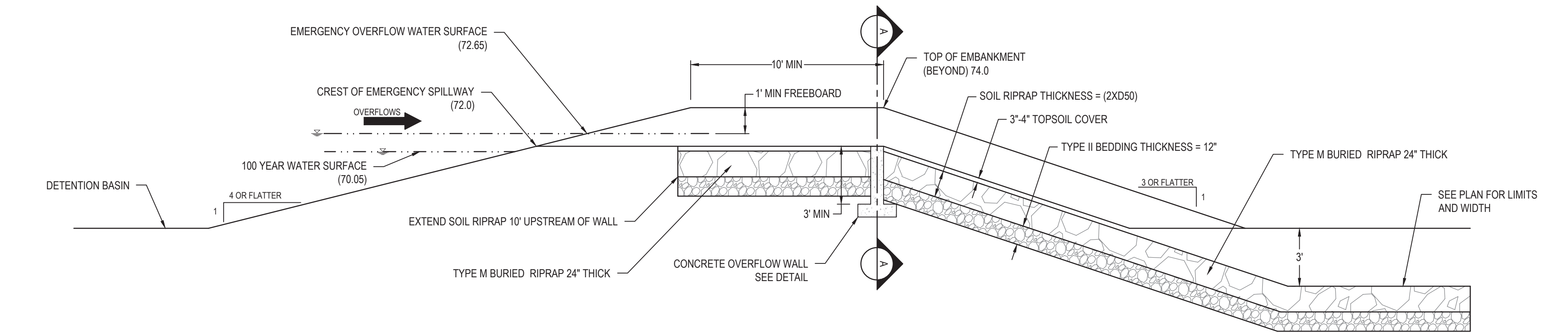
date: 10/01/17
SHEET

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WWW.PERCEPTIONDESIGNGROUP.COM

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

04/15/22



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.

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.

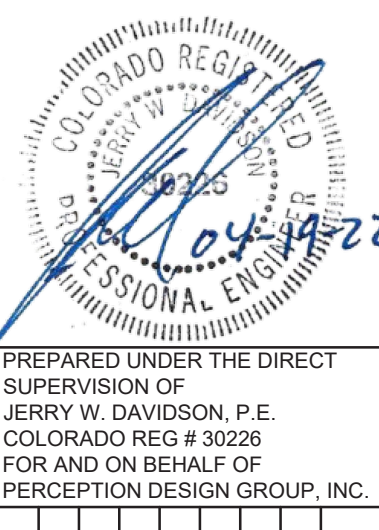
BENCHMARK
BENCHMARK: DOUGLAS COUNTY SURVEY CONTROL MONUMENT TT15A - 3" DIAMETER DOUGLAS COUNTY GIS ALUMINUM CAP AT THE NE CORNER OF STROH ROAD AND SOUTH PARKER ROAD (US HIGHWAY 83)
ELEVATION: 5970.79 FEET (NAVD 1988 DATUM)

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".

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TOWN OF PARKER, DIRECTOR OF ENGINEERING
DATE



DATE	DESCRIPTION	REVISIONS
04/15/22	RESUBMITTAL	
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	

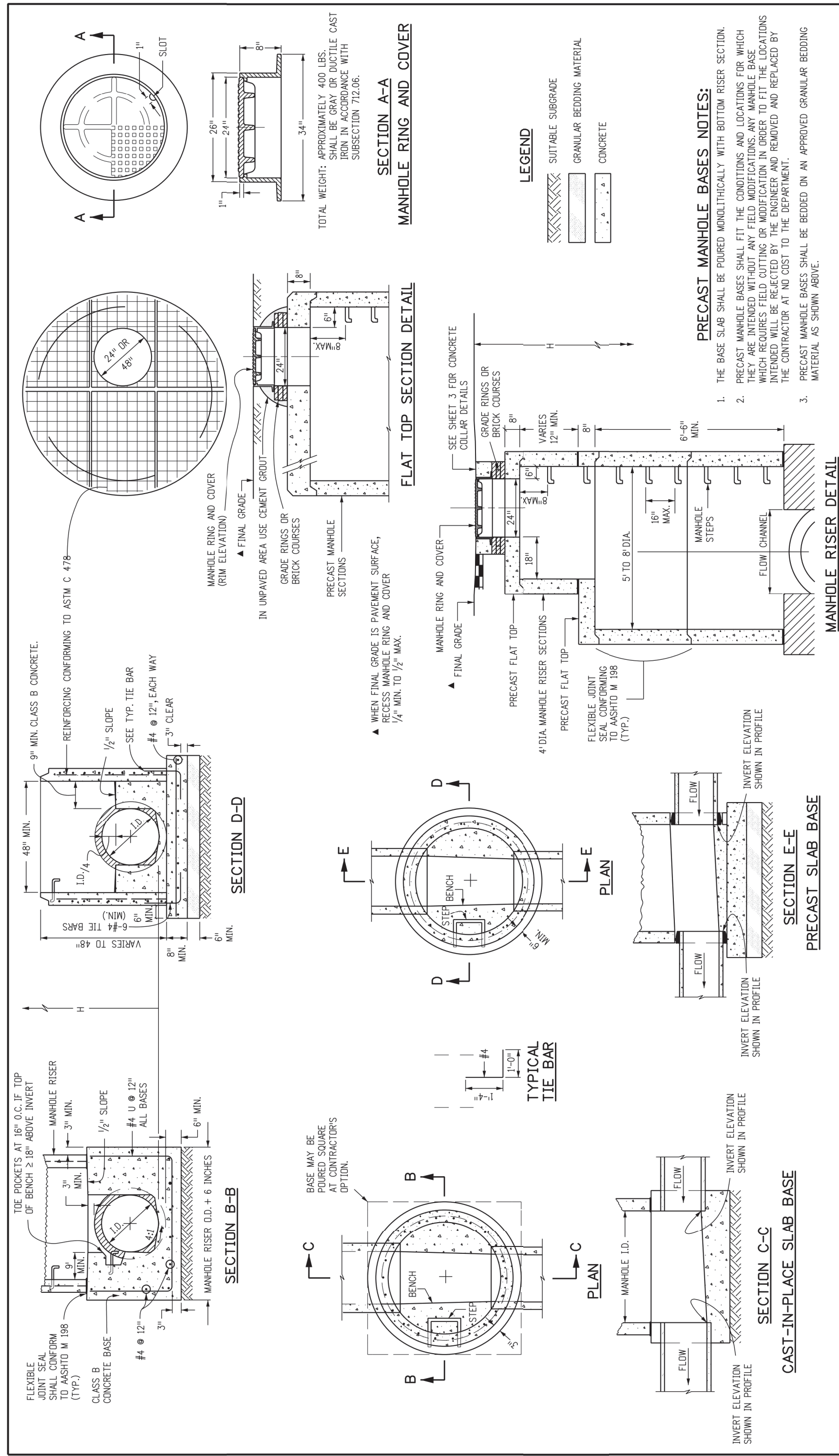
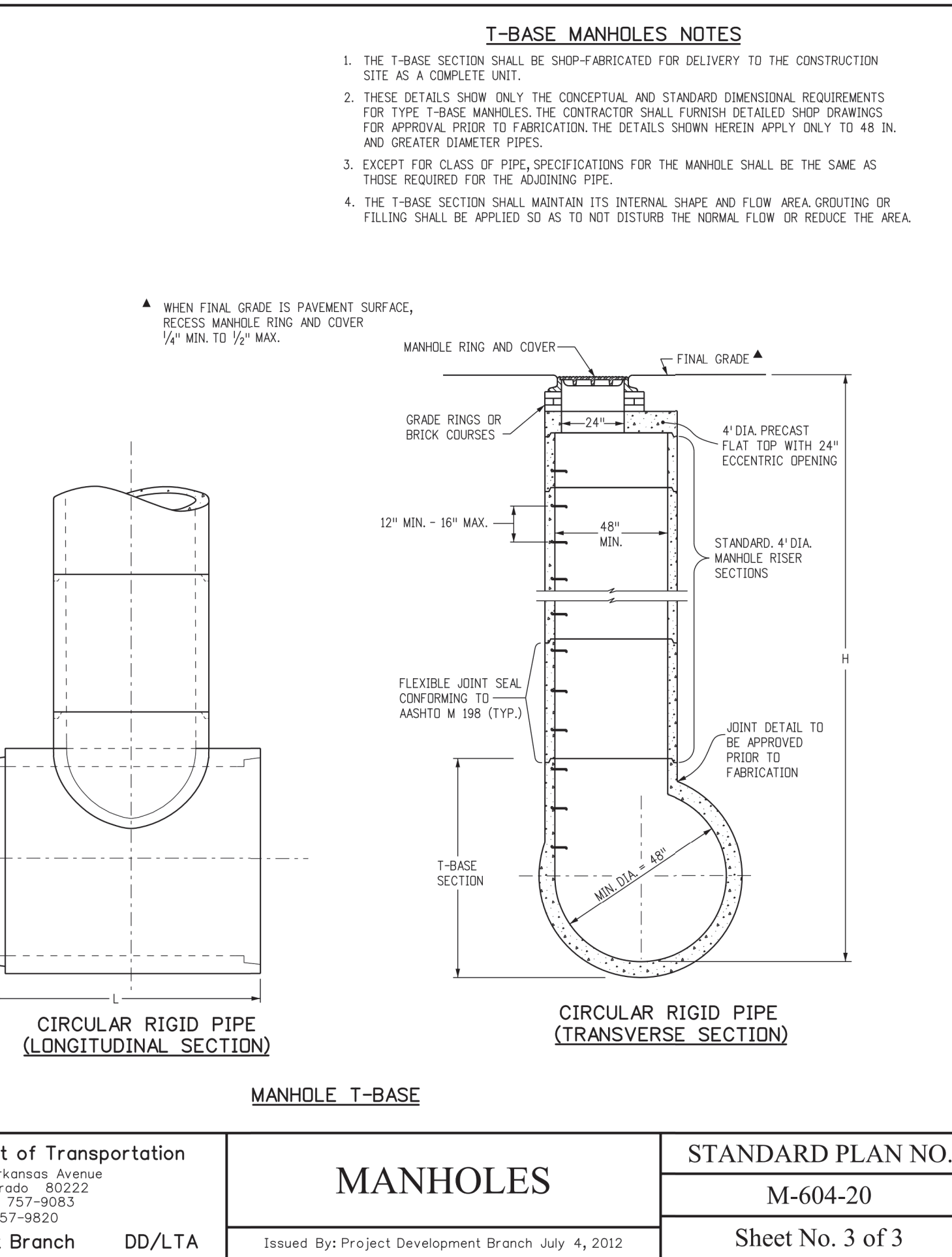
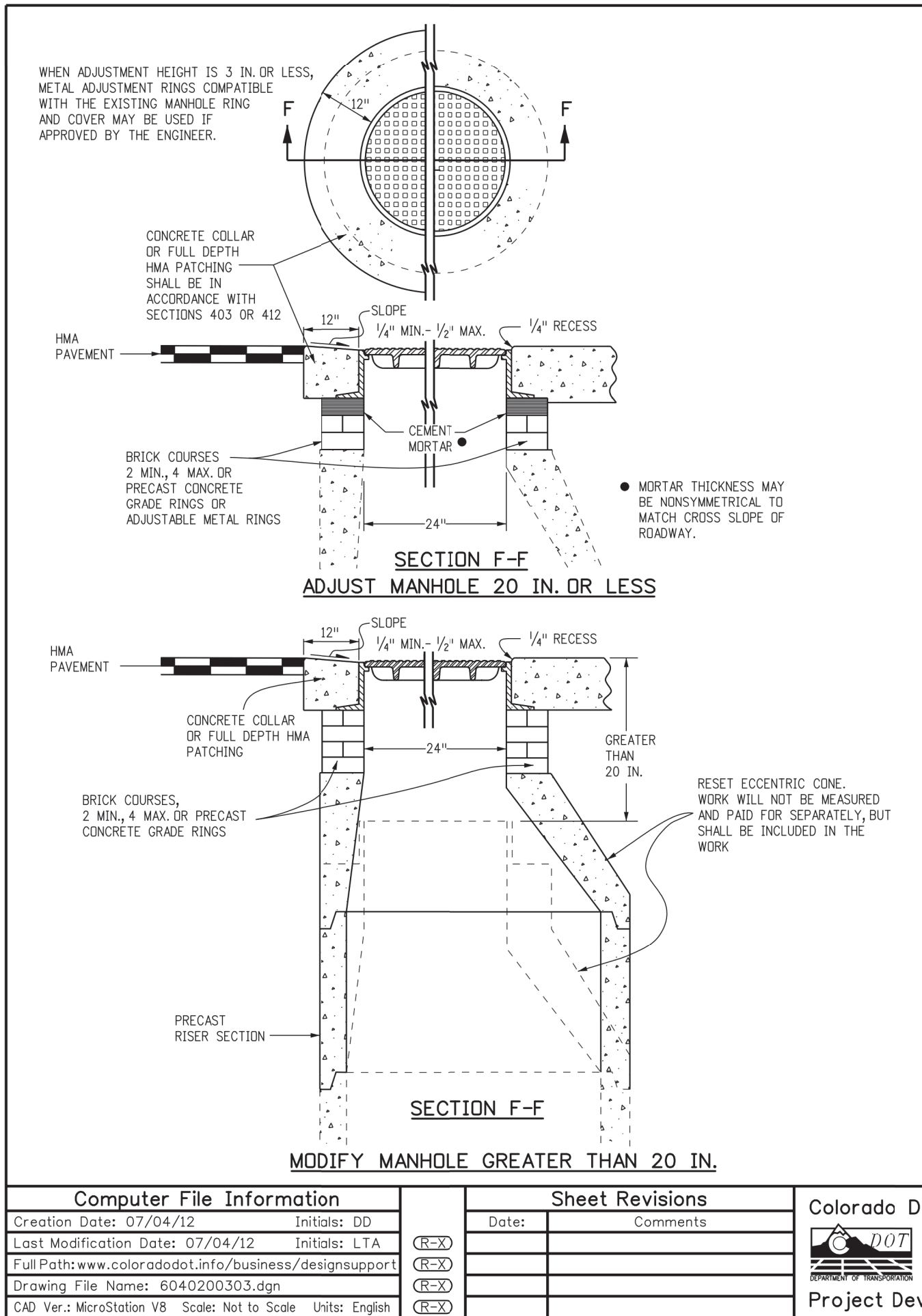
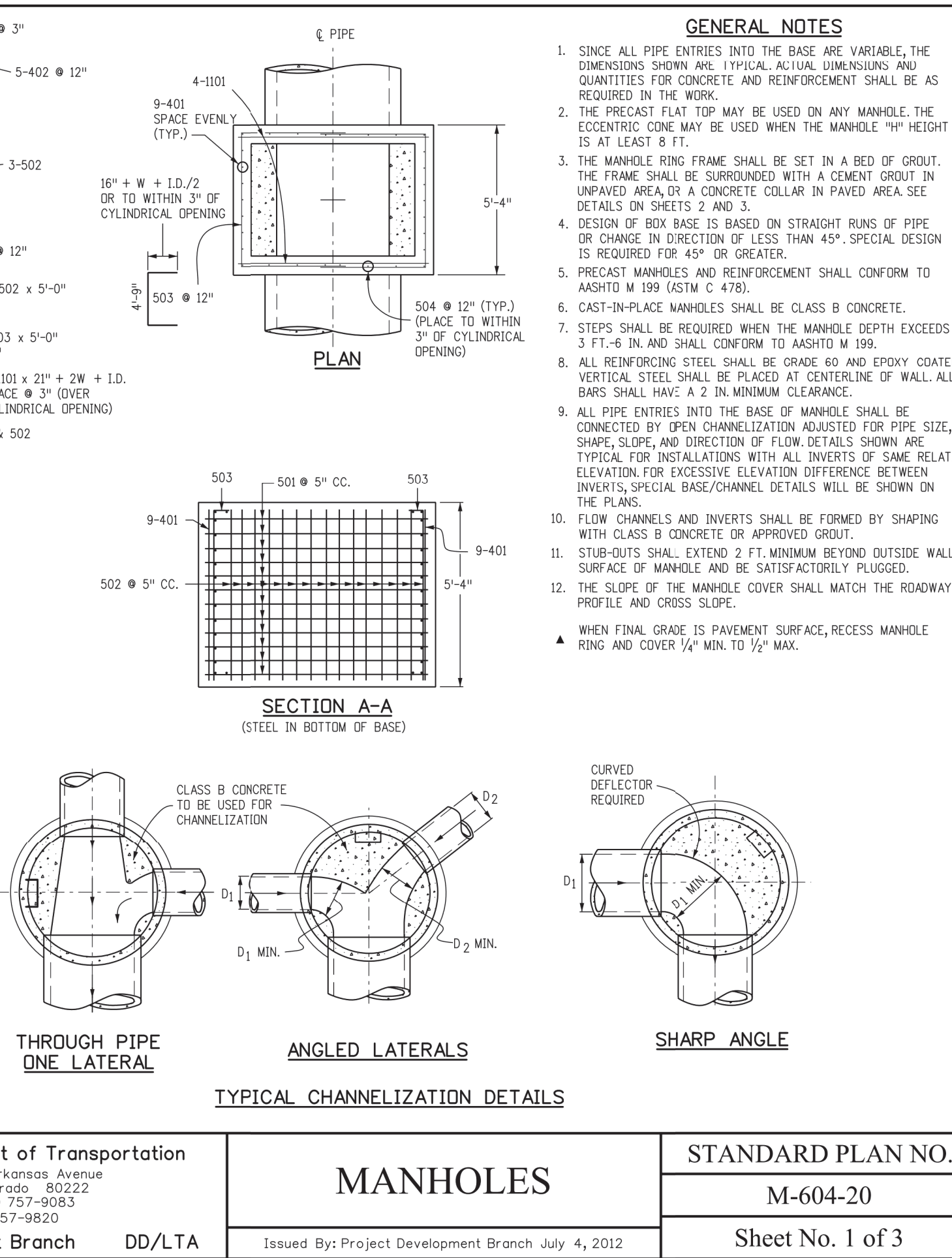
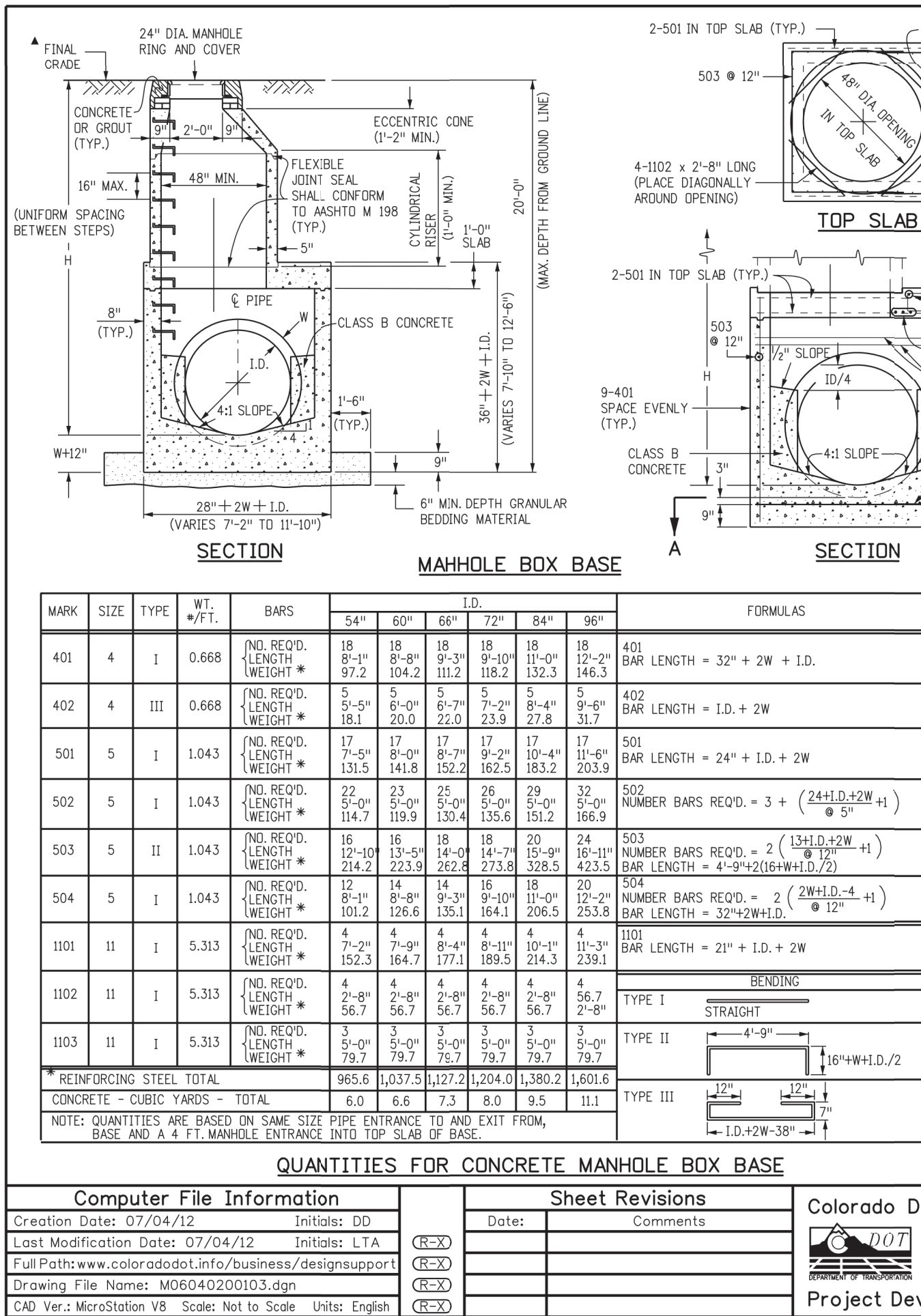
DETENTION POND DETAILS

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

C4.16



Computer File Information		Sheet Revisions		Colorado Department of Transportation		STANDARD PLAN NO.	
Creation Date: 07/04/12	Initials: DD	Date:	Comments	4201 East Arkansas Avenue	Denver, Colorado 80222	M-604-20	
Last Modification Date: 07/04/12	Initials: LTA			Phone: (303) 757-9083	Fax: (303) 757-9083		
Full Path: www.coloradodot.info/business/designsupport							
Drawing File Name: M06040200103.dgn							
CAD Ver: MicroStation V8	Scale: Not to Scale	Units: English					

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STORM SEWER DETAILS

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

date: 10/01/17

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

date: 10/01/17

STANDARD PLAN NO. M-604-20

Sheet No. 2 of 3

MANHOLES

Issued By: Project Development Branch, July 4, 2012

Colorado Department of Transportation

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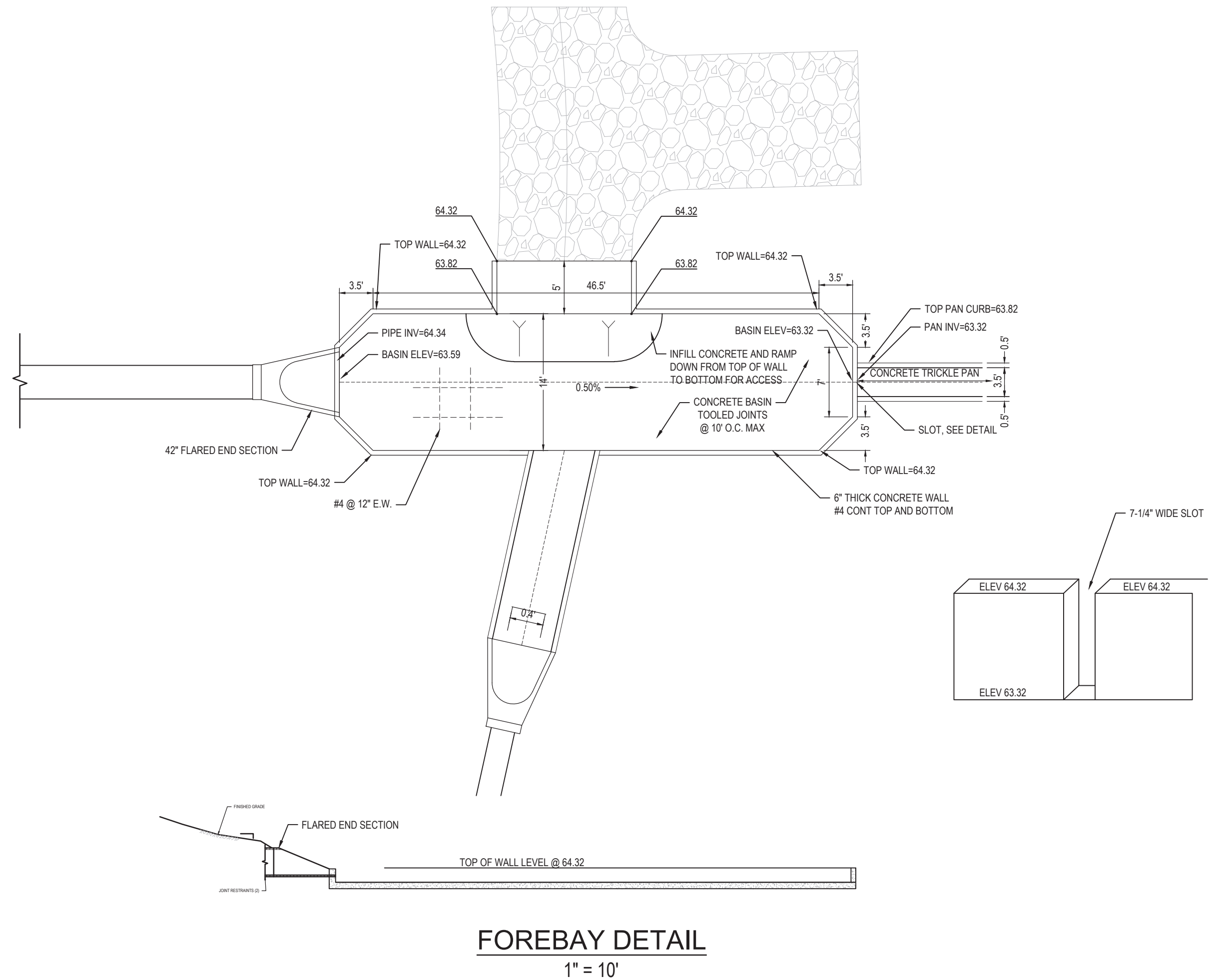
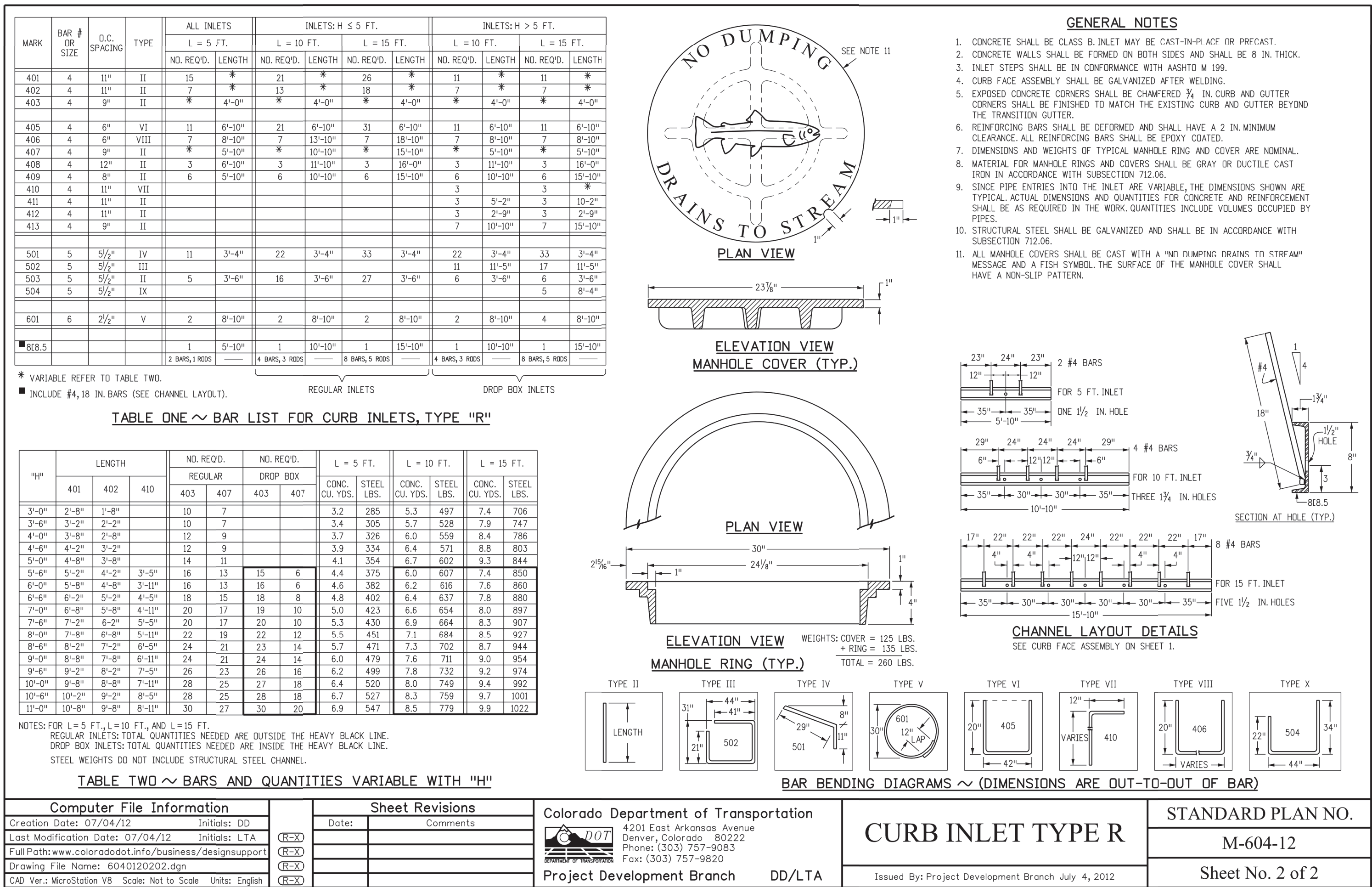
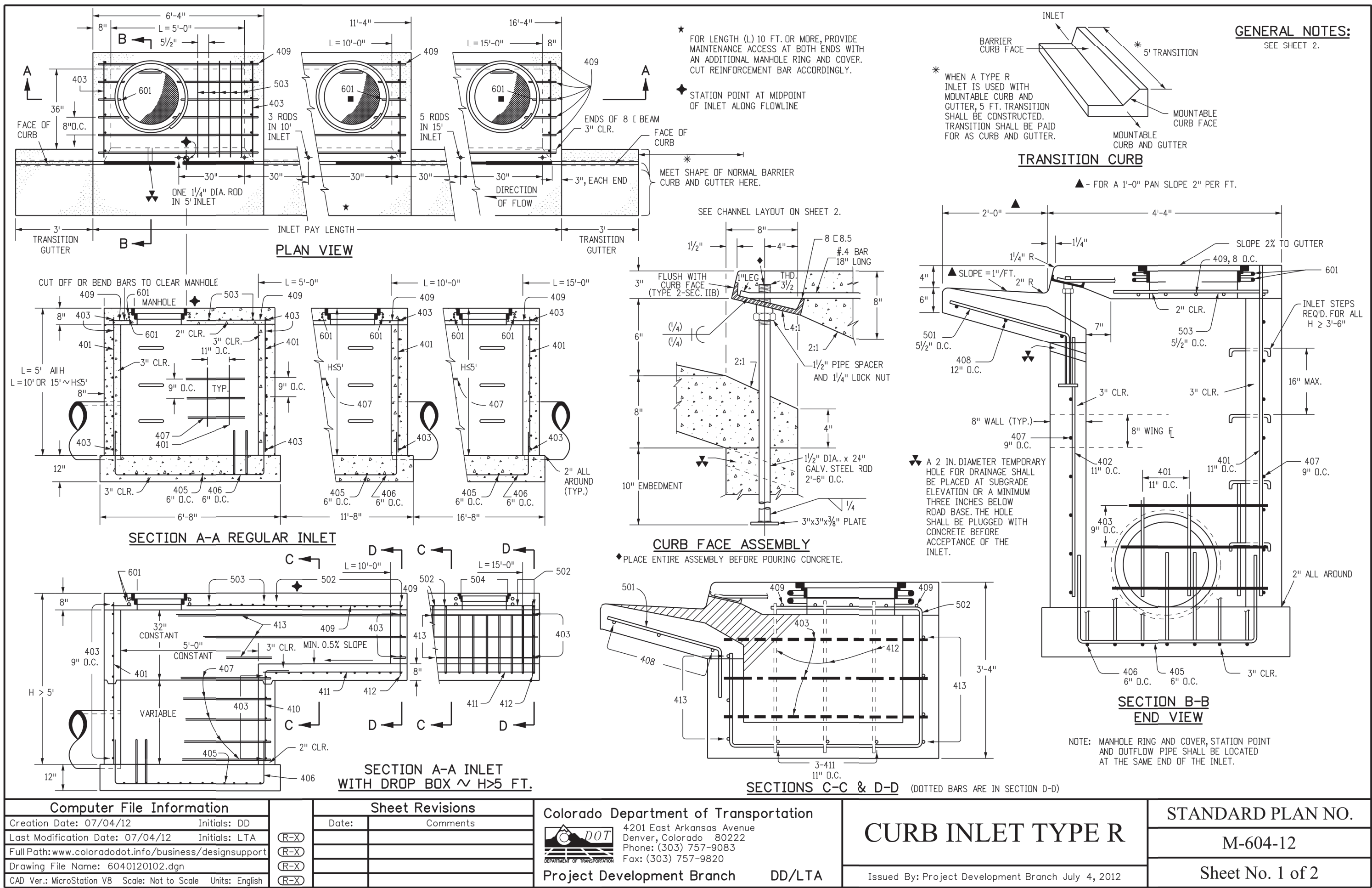
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10/24/17	INITIAL SUBMITTAL

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1601 SOUTH PIERCE STREET, SUITE 315, LITTLETON, CO 80120, 303.232.8688
WWW.PERCEPTIONDSGROUP.COM



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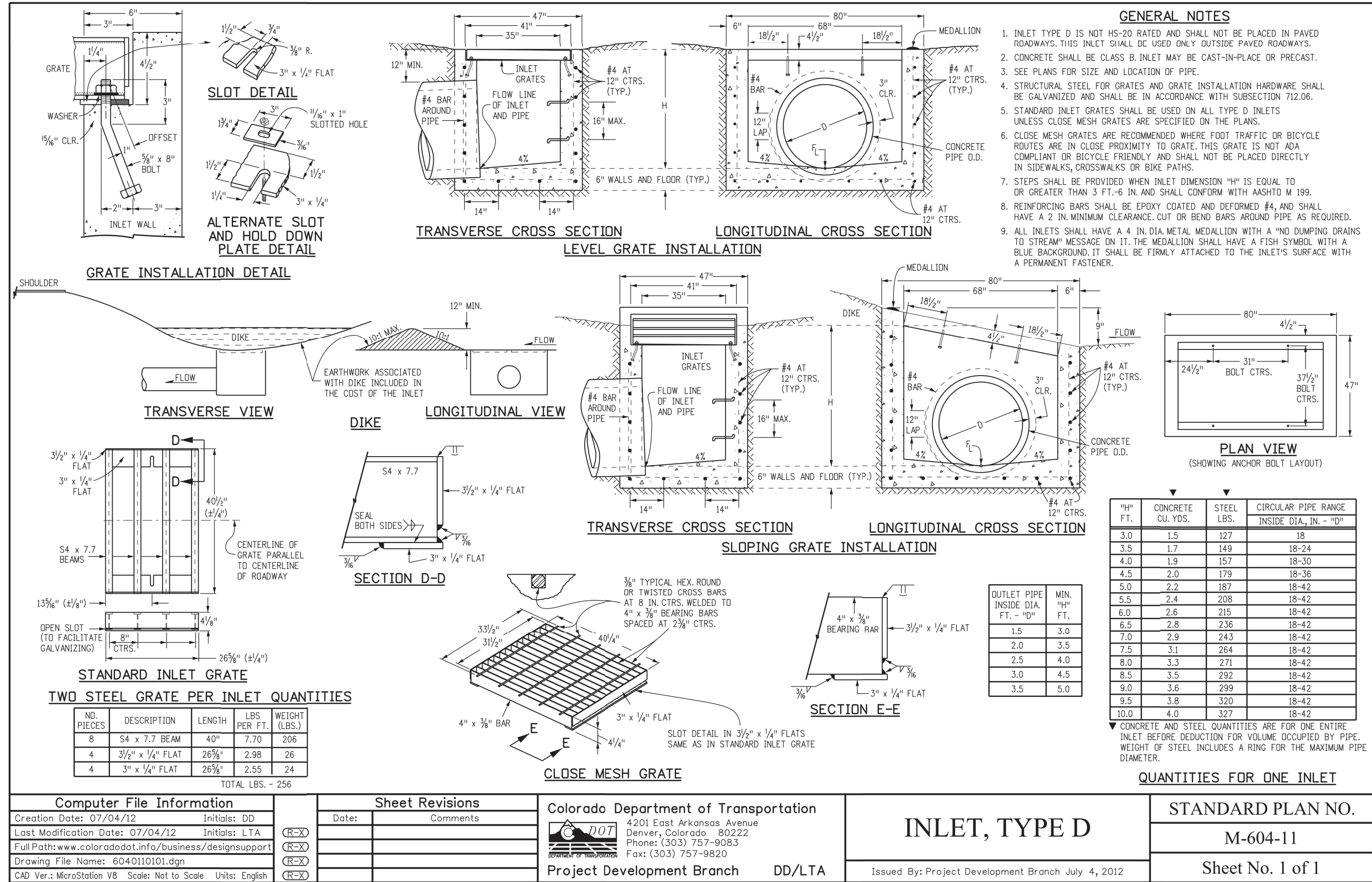
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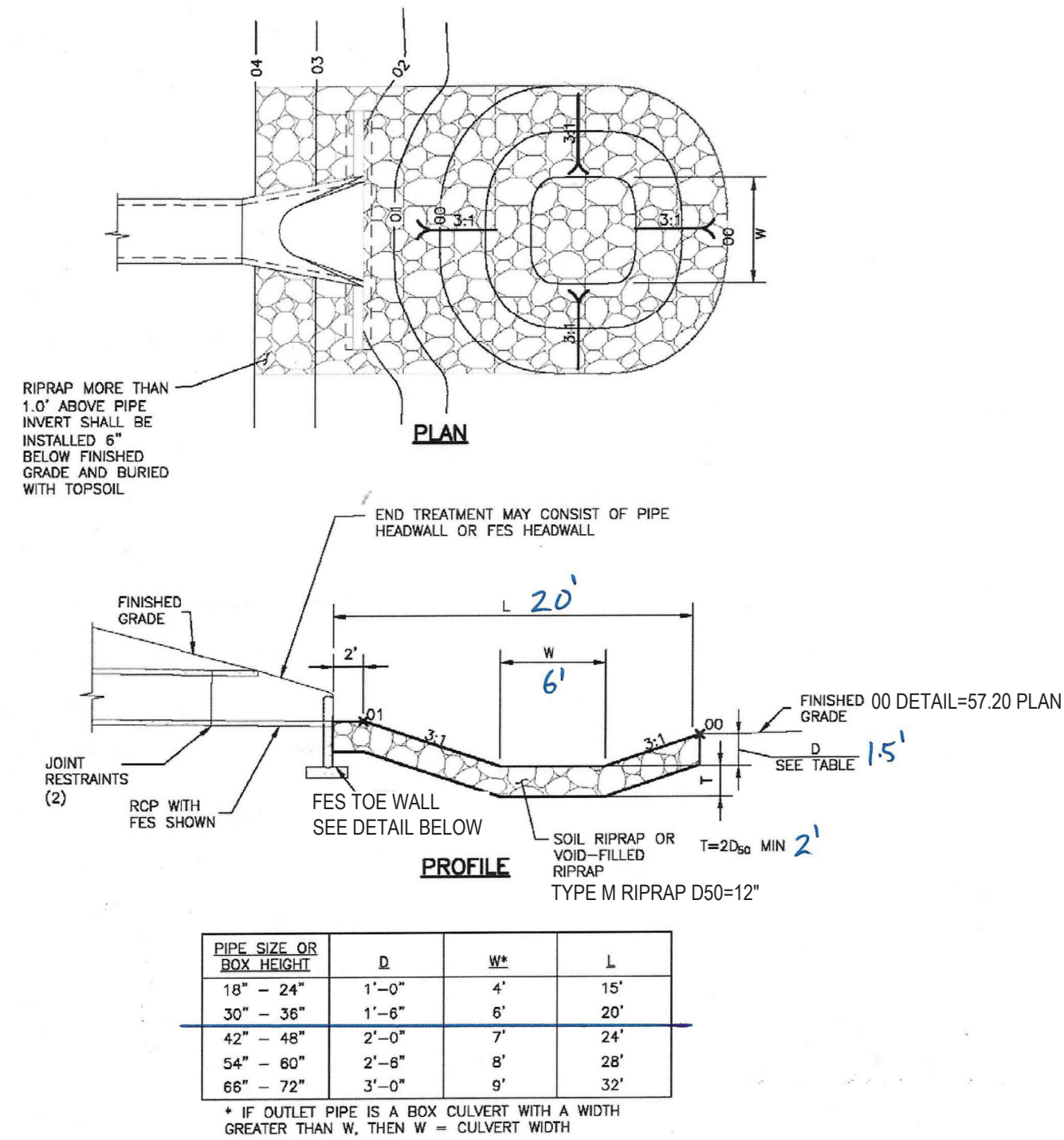


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Hydraulic Structures

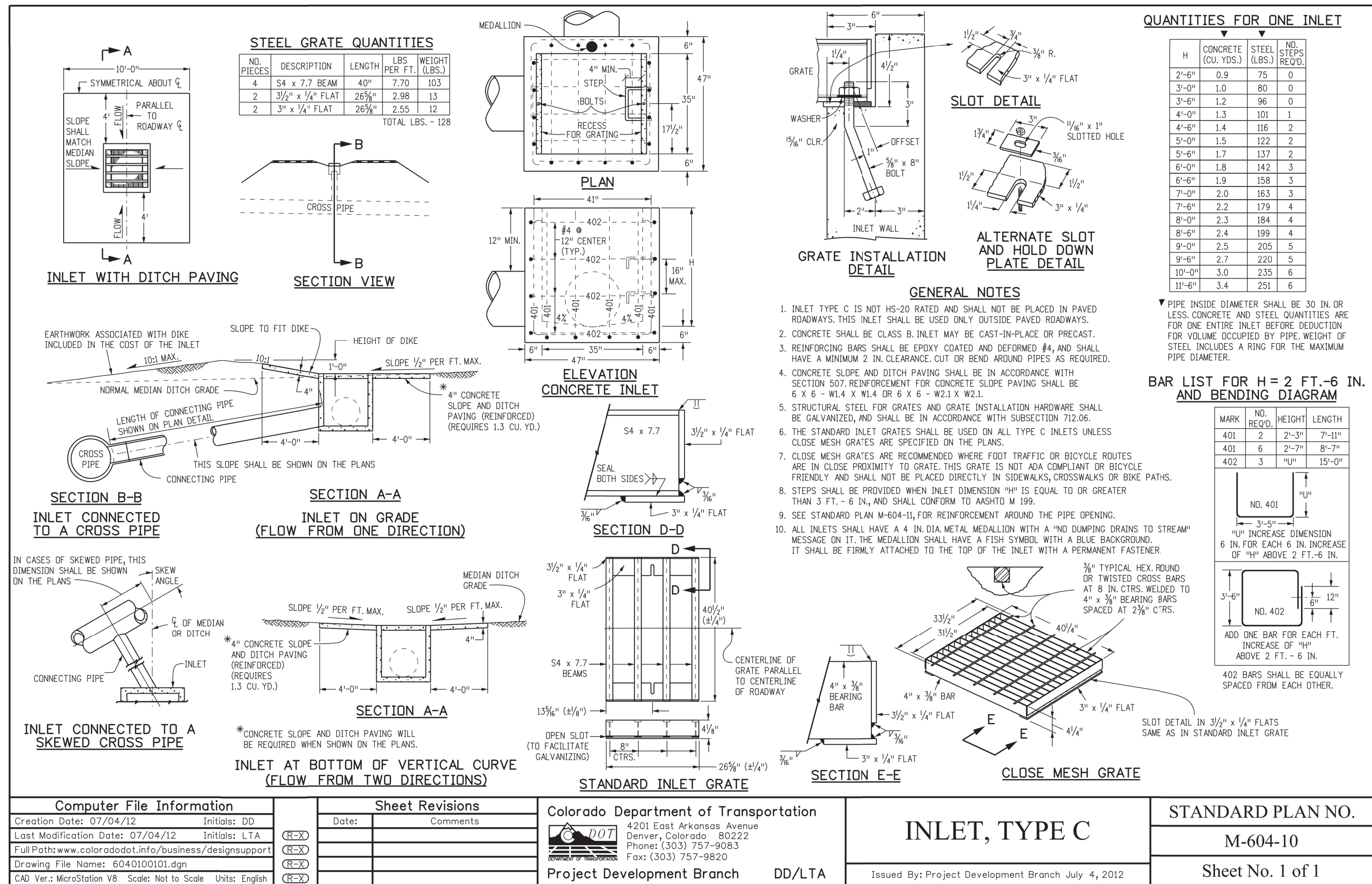
Chapter 9



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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