

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

1. TOPOGRAPHIC MAPPING AS OF 03/05/14 PREPARED BY ENGINEERING SERVICE COMPANY, INC. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN HE SHALL, AT HIS EXPENSE, HAVE NEW MAPPING PREPARED BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR ACCEPTANCE AND APPROVAL.

- I, _____, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO
HEREBY CERTIFY THAT THIS AS-BUILT SURVEY OF PARKER POINTE REPRESENTS AN ACTUAL
SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAWS OF THE STATE OF COLORADO.
UNDER MY DIRECT SUPERVISION ON _____ IN THE STATE OF COLORADO."

I, JERRY W. DAVIDSON, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SITE IMPROVEMENTS WERE INSPECTED AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND OPINION, THE SITE IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED CONSTRUCTION DRAWINGS.

ONLY ITEMS ON THESE PLANS IN RED AND DESIGNATED AB REPRESENT FIELD VERIFIED DATA. NO REPRESENTATION IS MADE FOR OTHER ITEMS.

DEVELOPER
PARKER & STROH, LLC
PO BOX 867
CRESTED BUTTE, CO 81224
(970) 366-1271
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GAS PROVIDER
XCEL ENERGY
550 15TH STREET, SUITE 700
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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
5496 NORTH U.S. HIGHWAY 85
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ENGINEERING SERVICE COMPANY
1300 SOUTH POTOMAC STREET, SUITE 126
AURORA, CO 80012
(303) 337-1393
CONTACT: CHIP BECKSTROM

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

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

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

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

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



SCALE: 1" = 500'



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

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

A TRACT OF LAND LOCATED IN SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTH-EAST 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: 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)

BEARINGS ARE BASED ON THE NORTH LINE OF THE NE 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING S89°59'29"W AND BOUNDED BY THE MONUMENTS SHOWN HEREON.

C0.00	COVER SHEET
C0.01	TOWN GENERAL NOTES
C0.02	TOWN GENERAL NOTES
C0.03	GENERAL NOTES
C1.10	SIGNAGE STRIPING AND HORIZONTAL CONTROL PLAN NORTH
C1.11	SIGNAGE STRIPING AND HORIZONTAL CONTROL PLAN SOUTH
C1.12	HORIZONTAL CONTROL TABLES
C2.10	GRADING PLAN NORTH
C2.11	GRADING PLAN SOUTH
C2.12	OFFSITE GRADING PLAN NORTH
C2.13	OFFSITE GRADING PLAN SOUTH
C3.10	INITIAL CBMP PLAN NORTH
C3.11	INITIAL CBMP PLAN SOUTH
C3.12	INTERIM / FINAL CBMP PLAN NORTH
C3.13	INTERIM / FINAL CBMP PLAN SOUTH
C3.90-C3.99	CBMP DETAILS
C4.10 - C4.13	STORM SEWER PLAN AND PROFILE
C4.15	DETENTION POND PLAN AND DETAILS
C4.16	DETENTION POND DETAILS
C4.90-C4.92	STORM SEWER NOTES AND DETAILS
C5.10	STORM ROAD PLAN AND PROFILE
C5.11	STORM ROAD SIGNAGE AND STRIPING PLAN
C5.12 - C5.14	STORM 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
1 OF 1	TRAIL PLAN

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

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-L108	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.)	

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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE _____



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

DATE	DESCRIPTION	REVISIONS
04/14/25	AS-BUILT TS	
03/11/24	FOURTH CDOOT NTP SUBMITTAL	
01/31/24	THIRD CDOOT NTP SUBMITTAL	
01/15/24	2ND REPLAT SUBMITTAL	
08/01/23	SECOND CDOOT NTP SUBMITTAL	
04/21/23	CDOOT NTP SUBMITTAL / RE-PLAT SUBMITTAL	

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

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

date:	10/01/17
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1. All materials and construction shall be in conformance with the latest edition of the Colorado Department of Transportation Standard Specifications for Road and Bridge Construction, the latest edition of the Town of Parker Roadway Design and Construction Criteria Manual, and the Town of Parker Storm Drainage and Environmental Criteria Manual.
2. All materials and workmanship shall be subject to inspection by the Town of Parker Public Works Department. The Town reserves the right to accept or reject any such materials and workmanship that does not conform to its standards and specifications.
3. A preconstruction meeting shall be scheduled a minimum of 48 hours and a maximum of 96 hours prior to the start of construction. A preconstruction meeting will not be scheduled until the grading permit and all other necessary permits have been obtained.
4. A Development Review Engineer shall be contacted a minimum of 24 hours prior to a necessary inspection. If a Development Review Engineer is not available after proper notice of construction activity has been provided, the permittee may commence work in the Development Review Engineer's absence. However, Town of Parker reserves the right to reject the improvement if subsequent testing reveals an improper installation.
5. Location of existing utilities shall be verified by the contractor prior to actual construction. For information contact: Denver Inter-Utility Group, 303-534-6700 or 1-800-922-1987. The contractor shall field verify size and horizontal and vertical locations of existing facilities prior to construction, and notify the engineer of any discrepancies.

8. A plan for traffic control during construction shall be submitted to the Town of Parker for acceptance with the Right-of-Way Permit Use application. A permit will not be issued without an approved traffic control plan for use during construction.

STORM DRAINAGE INFRASTRUCTURE NOTES

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- All storm drainage improvements are subject to compliance with the Colorado Department of Transportation (CDOT) current edition of the Standard Specifications for Road and Bridge Construction, M & S Standards, and all standard special provisions currently used by CDOT, with the modifications set forth in the Town of Parker's Storm Drainage and Environmental Criteria Manual (SDECM), as amended.
- The contractor shall comply with the "Colorado Water Quality Control Act" (Title 25, Article 8 CRS), the "Protection of Fishing Streams" Title 33, Article 5, CRS), the "Clean Water Act" (33 USC 1344), Cherry Creek Reservoir Control Regulation No. 72 ("5 CCR 1002-72), the regulation promulgated, certification or permits issues, and the requirements presented in the SDECM Revision to Section 107 and the Construction BMP Plan, in the event of conflicts between these requirements and water quality control laws, rules, or regulations of other Federal, or State agencies, the more restrictive laws, rules, or regulations shall apply.
- Inspections: Construction shall not begin until a grading permit has been issued for the project. The contractor shall notify the Town of Parker Engineering Department (Public Works) to schedule inspections a minimum of 48 hours prior the construction of all drainage infrastructure (storm sewers, inlets, manholes, energy dissipaters, riprap, grouted boulders, detention pond outlet structures, forebays, trickle channels, etc). Failure to notify the engineering department for inspections may result in non-acceptance of the infrastructure by the Town. Urban Drainage and Flood Control District must also be notified in a similar manner for all maintenance eligible drainage infrastructures (consult with Stormwater Engineering Division).
- Structural backfill (CDOT Class 1) shall be compacted to conform to CDOT Standard Specification 203.03. Structural backfill (CDOT Class 2) shall conform to CDOT Standard Specification 203.07. At the contractor's option, Structural Backfill (Squeegee) meeting the gradation requirements contained in Revision of Section 206 of the CDOT Standard Specifications as presented in the SDECM, may be substituted for Structure backfill (Class 1) or Class 2) for backfilling of culvert pipes, storm sewer pipes, manholes and inlet structures; however, the top 2 feet below subgrade elevation shall be the required embankment material.
- All excavations must meet OSHA requirements.
- Testing: Probationary acceptance of storm drainage improvements will be contingent upon satisfactory testing results. In all cases where tests indicate compaction less than that required by Town specifications, additional compaction and tests will be required until the specifications are met. Frequency of testing will be as follows:
 - 1 test for subgrade and 1 test for backfill at every above ground appurtenance (manholes, inlets, etc)
 - 1 test every 200 LF of mainline trench every 1 foot of backfill lift and within 1 foot from all structures.
- Allowable storm sewer conduit material within the Town of Parker shall be limited to Reinforced Concrete Pipe (RCP) conforming to CDOT Standard Specification 706.02.
- All RCP joints shall be manufactured in accordance with ASTM C443. Rubber gaskets shall be used on all pipe joints conforming to ASTM C443. All RCP sections shall be joined in such a

Page 1 of 2

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

Page 2 of 2

ROADWAY NOTES

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

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14. All grouting (boulders, riprap) shall be in accordance with the Revision of Section 506 of the CDOT Standard Specifications as presented in the SDECM.
15. All boulders and riprap shall be selected and placed in accordance with the Revision of Section 506 of the CDOT Standard Specifications as presented in the SDECM.
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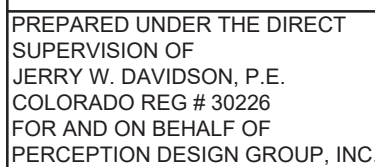
I, _____, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AS-BUILT SURVEY OF PARKER POINTE REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAWS OF THE STATE OF COLORADO UNDER MY DIRECT SUPERVISION ON _____ IN THE STATE OF COLORADO. *

I, JERRY W. DAVIDSON, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SITE IMPROVEMENTS WERE INSPECTED AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND OPINION, THE SITE IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED CONSTRUCTION DRAWINGS.

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DATE _____



04/14/25	AS-BUILD TS			
03/11/24	FOURTH CDOOT NTP SUBMITTAL			
01/31/24	THIRD CDOOT NTP SUBMITTAL			
01/15/24	2ND REPLAT SUBMITTAL			
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DATE	DESCRIPTION			
				REVISIONS

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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C0.01

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. 12. All street name signs shall be high intensity, extruded, green and white blades. Arterial and collector street name signs shall be 9 inch blades and have mixed case lettering. Local street name signs shall be 6 inches blades with mixed case lettering. 13. All layouts for internally illuminated street name signs shall be submitted to the Town for review and approval prior to fabrication. 14. All removed signs shall be returned to the Town of Parker. 15. Crosswalks: Shall be constructed using preformed thermo-plastic or an approved equal. Shall be Longitudinal 2 feet by 10 feet (Continental) type or other approved by the Town of Parker. Shall line up with handicap ramps. Shall be centered within lanes and placed on lane and curb lines so as to avoid vehicle wheel paths. 16. All pavement marking material (including words and symbols) shall be as follows: For Concrete Surface: Long line markings (channelization lines, skips, etc.) shall be epoxy paint. Other paint may be used for temporary application only when approved by the Town of Parker. Words, symbols, and crosswalks/stop bars shall be methyl-mythacralate, preformed thermoplastic (90 mil), preformed plastic (90 mil), inlayed tape (STAMARK), or as specified. (Sand or water blast curing compound prior to installation of markings.) For Asphalt Surface: Long line markings (channelization lines, skips, etc.) shall be epoxy paint. Other paint may be used for temporary application only when approved by the Town of Parker. Words, symbols, and crosswalks/stop bars shall be hot applied thermoplastic (90 mil), preformed plastic (90 mil), inlayed tape (STAMARK), 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.

I, _____, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AS-BUILT SURVEY OF PARKER POINTE REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAWS OF THE STATE OF COLORADO UNDER MY DIRECT SUPERVISION ON _____ IN THE STATE OF COLORADO. *

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TOWN OF PARKER, DIRECTOR OF ENGINEERINGDATE



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

04/14/25	AS-BUILT	FOURTH CDOT NTP SUBMITTAL	
03/11/24		THIRD CDOT NTP SUBMITTAL	
01/31/24		2ND REPLAT SUBMITTAL	
01/15/24		SECOND CDOT NTP SUBMITTAL	
08/01/23		CDOT NTP SUBMITTAL / RE-PLAT SUBMITTAL	
04/21/23		DATE	
		DESCRIPTION	REVISIONS

TOWN GENERAL NOTES

PARKER POINTE
LOTS 1 THRU 16 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

PROJECT GENERAL NOTES

GENERAL NOTES

1.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. THE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT, AND STEEL SHIMS TO ADJUST THE MANHOLE FRAMES TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH THE CITY OR UTILITY COMPANY/DISTRICT STANDARD SPECIFICATIONS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO THE FINAL LIFT OF ASPHALT.
16.

IF, DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES, WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE PROJECT MANAGER FOR THE OWNER/DEVELOPER AND THE ENGINEER IMMEDIATELY.
17.

BENCHMARK VERIFICATION: THE CONTRACTOR SHALL USE BENCHMARKS AND DATUMS SHOWN HEREON TO SET PROJECT BENCHMARK(S), BY RUNNING A LEVEL LOOP BETWEEN AT LEAST TWO BENCHMARKS, AND SHALL PROVIDE SURVEY NOTES OF SUCH TO PROJECT ENGINEER PRIOR TO COMMENCING CONSTRUCTION.
18.

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

SITE/GRADING GENERAL NOTES

1.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

REFER TO ARCHITECTURAL PLANS FOR BUILDING SIGNAGE LOCATIONS.
19.

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

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

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

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

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

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

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

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

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

MSE RETAINING WALL GENERAL NOTES

1.

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

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

CONTRACTOR IS REQUIRED TO:

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

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

c. OBTAIN ALL PERMITS REQUIRED FOR THE WORK.

d. VERIFY EXISTING AND PROPOSED ELEVATIONS AT TOP OF WALL.

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

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

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

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

I, _____, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AS-BUILT SURVEY OF "PARKER POINTE" REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAWS OF THE STATE OF COLORADO UNDER MY DIRECT SUPERVISION ON _____ IN THE STATE OF COLORADO."

I, JERRY W. DAVIDSON, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SITE IMPROVEMENTS WERE INSPECTED AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND OPINION, THE SITE IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED CONSTRUCTION DRAWINGS.

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

GENERAL NOTES

PARKER POINTE
LOTS 1 THRU 16 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

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

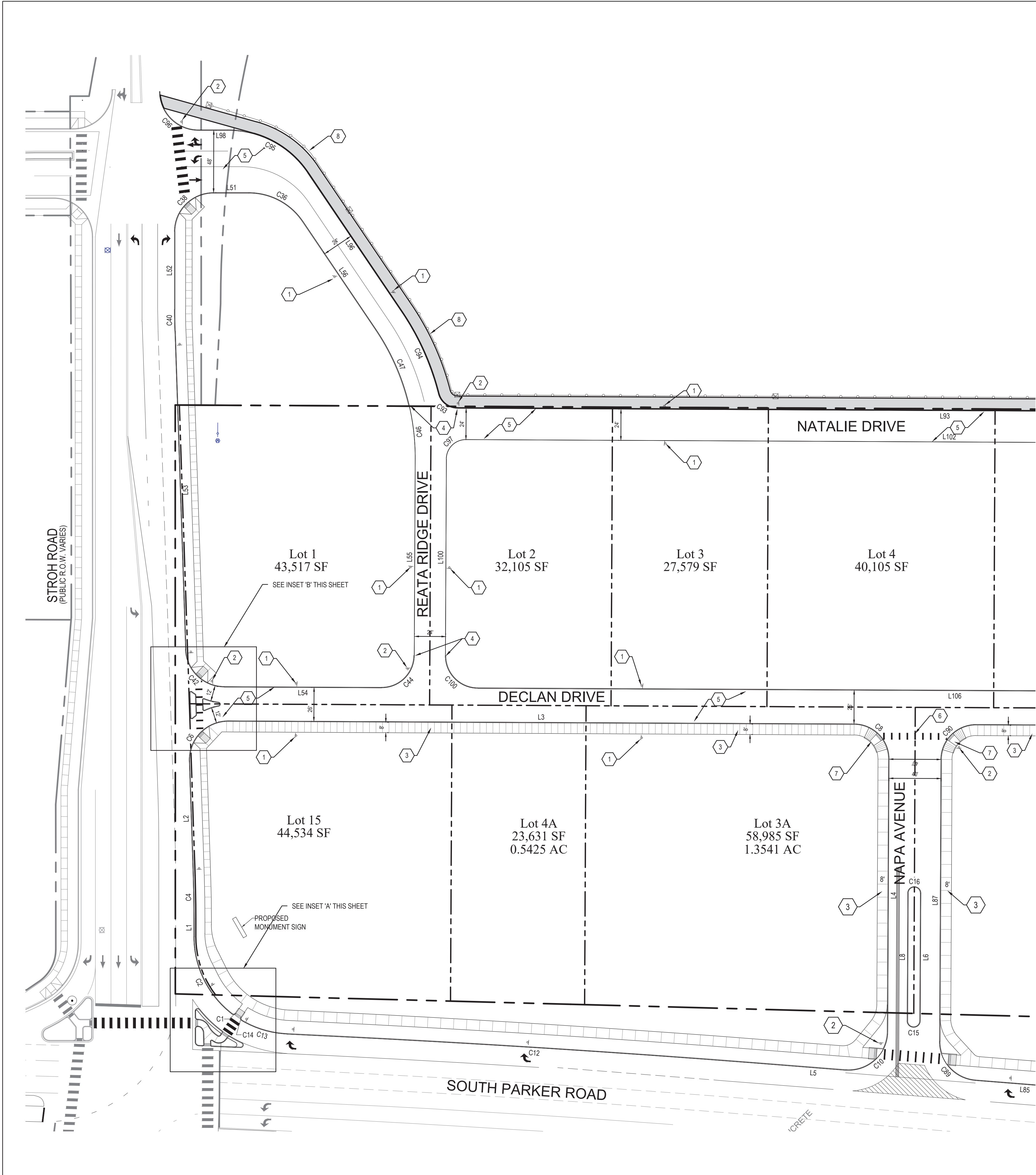
date: 10/01/17

SHEET

C0.03

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

04/14/25	AS-BUILT'S	FOURTH CDOT NTP SUBMITTAL	03/11/24	THIRD CDOT NTP SUBMITTAL	01/31/24	2ND REPLAT SUBMITTAL	01/15/24	SECOND CDOT NTP SUBMITTAL	08/01/23	CDOT NTP SUBMITTAL /RE-PLAT SUBMITTAL	04/21/23	DATE	DESCRIPTION	REVISIONS
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SEE SHEET C1.11

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

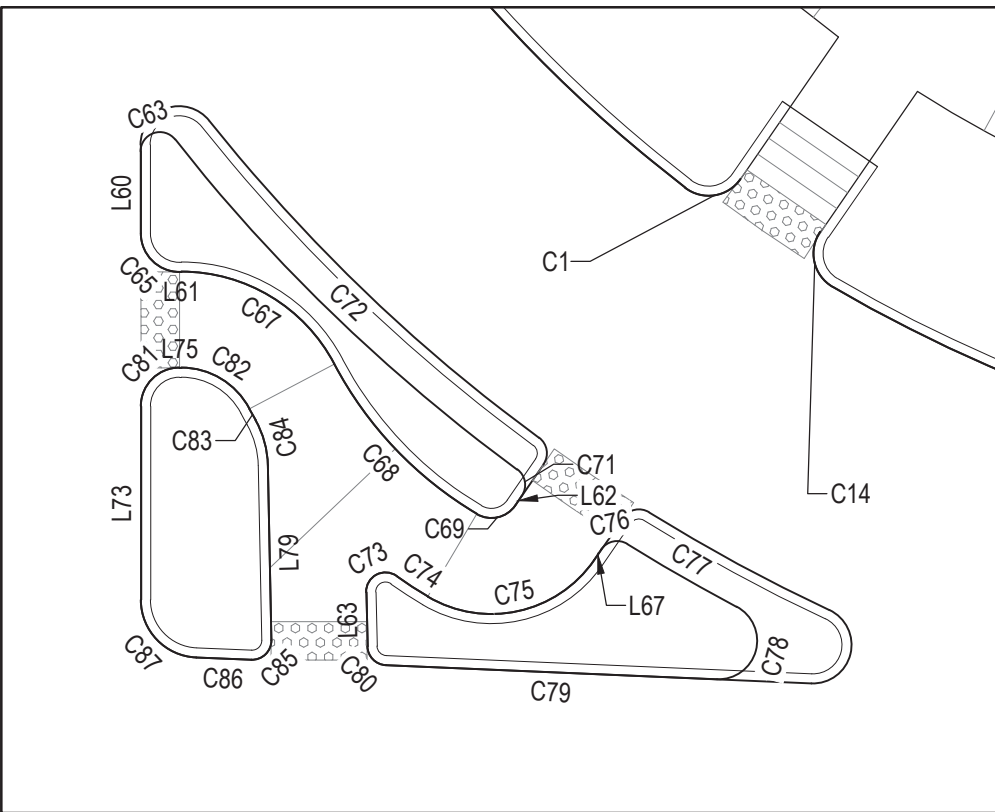
- 1. INSTALL "NO PARKING FIRE LANE" SIGN. SEE SHEET C6.91.
- 2. INSTALL STOP SIGN. SEE SHEET C6.90. INSTALL STREET SIGN ON TOP OF STOP SIGN. SEE DETAIL ON SHEET C1.12.
- 3. CONSTRUCT PRIVATE CONCRETE SIDEWALK AT WIDTH SHOWN. SEE SHEET C6.90.
- 4. END / BEGIN CURB AND GUTTER.
- 5. CONSTRUCT HEAVY DUTY 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.

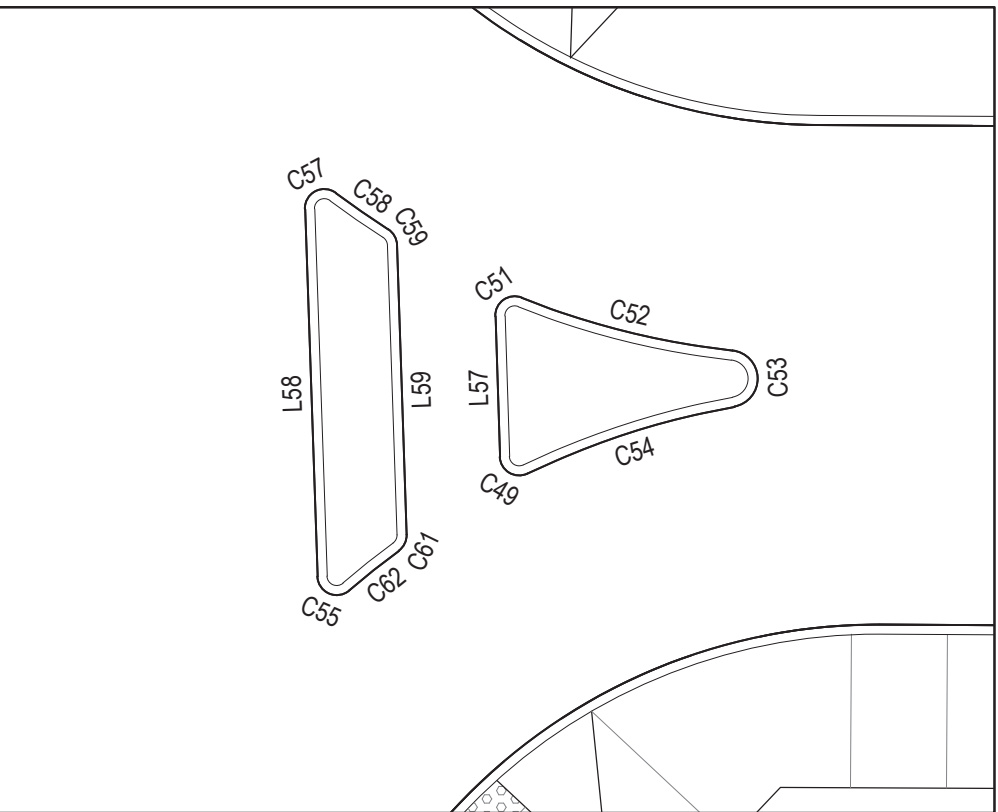
SEE SHEET C1.12 FOR HORIZONTAL CONTROL TABLES

I, _____, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AS-BUILT SURVEY OF PARKER POINTE REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAWS OF THE STATE OF COLORADO UNDER MY DIRECT SUPERVISION ON _____ IN THE STATE OF COLORADO.*

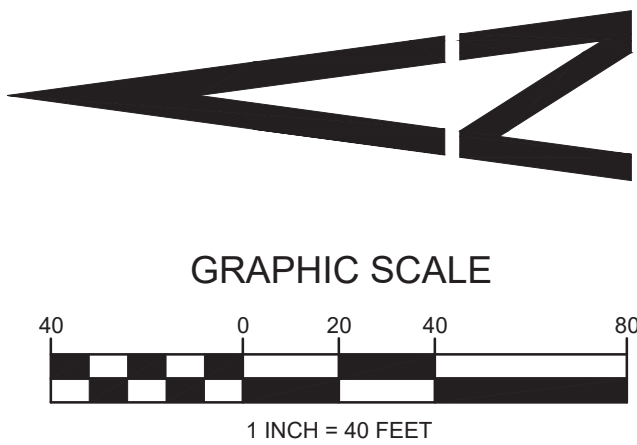
I, JERRY W. DAVIDSON, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SITE IMPROVEMENTS WERE INSPECTED AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND OPINION, THE SITE IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED CONSTRUCTION DRAWINGS.



INSET 'A'



INSET 'B'



THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGNED, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF ENGINEERING CALCULATIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

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 STROTH ROAD
PARKER, COLORADO

design by: JWD
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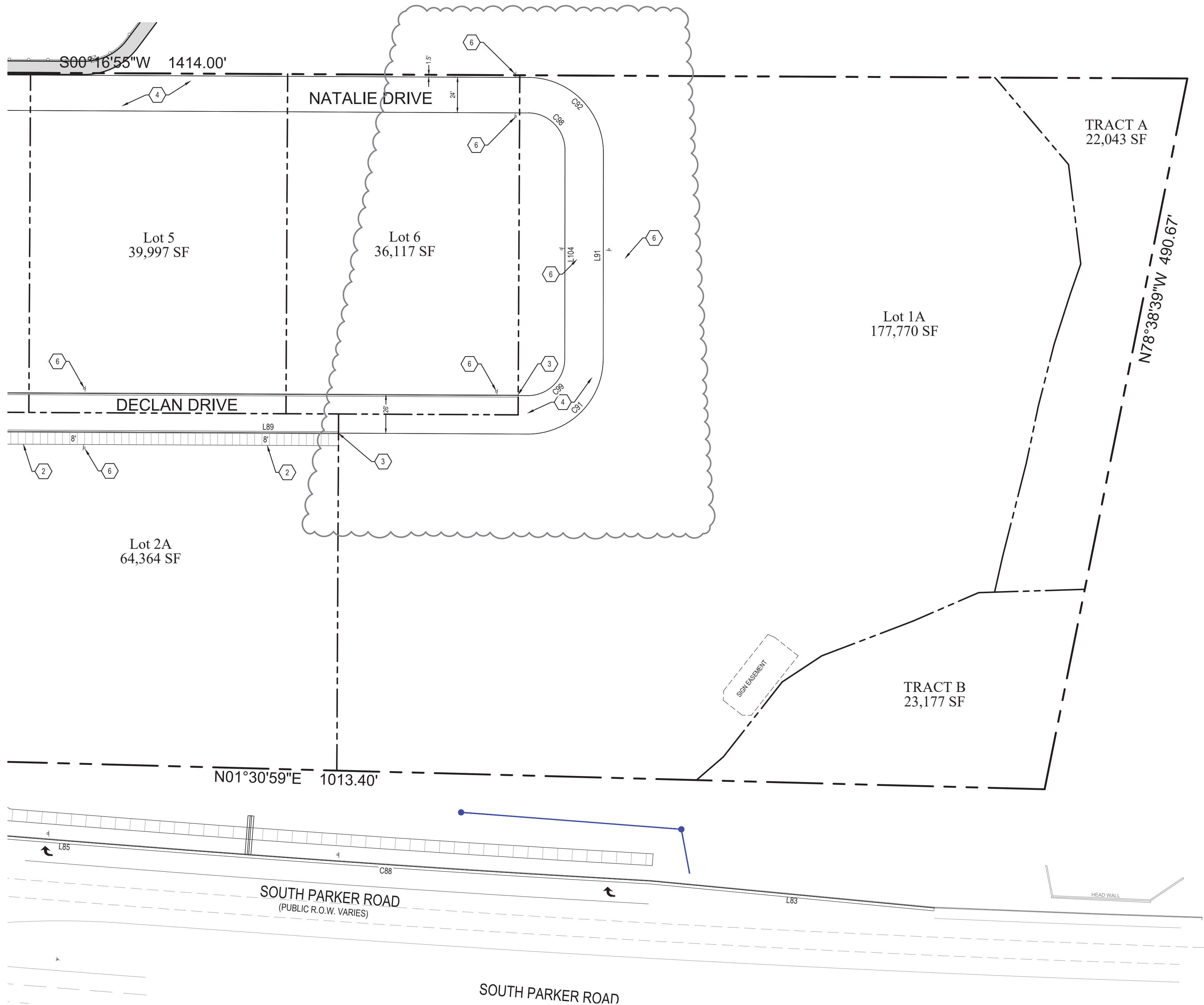
SHEET

C1.10

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

DATE	DESCRIPTION	REVISIONS
04/14/25	AS-BUILT	
03/11/24	FOURTH CDOT NTP SUBMITTAL	
01/31/24	THIRD CDOT NTP SUBMITTAL	
01/15/24	2ND REPLAT SUBMITTAL	
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04/21/23	CDOT NTP SUBMITTAL /RE-PLAT SUBMITTAL	

SEE SHEET C1.10



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CONSTRUCTION NOTES

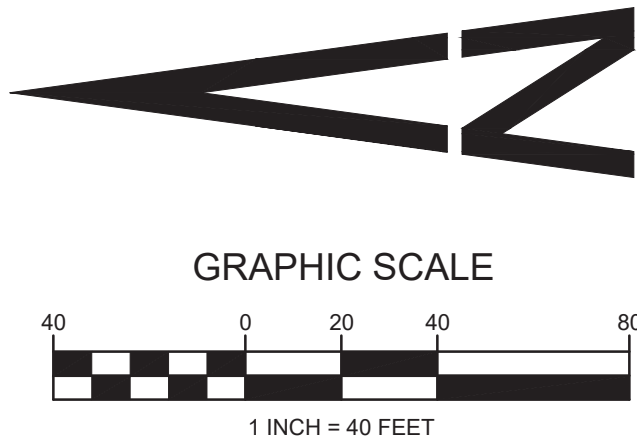
- 1 CONSTRUCT CURB RAMP WITH DETECTABLE WARNING. SEE SHEET C6.90.
- 2 CONSTRUCT PRIVATE CONCRETE SIDEWALK AT WIDTH SHOWN. SEE SHEET C6.90.
- 3 END / BEGIN CURB AND GUTTER.
- 4 CONSTRUCT HEAVY DUTY ASPHALT PAVEMENT. SEE GEOTECHNICAL REPORT.
- 5 PAINT PARKING SPACE STRIPING WITH 4" WIDE WHITE TRAFFIC PAINT.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

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

SEE SHEET C1.12 FOR HORIZONTAL CONTROL TABLES

I, _____, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AS-BUILT SURVEY OF PARKER POINTE REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAWS OF THE STATE OF COLORADO UNDER MY DIRECT SUPERVISION ON _____ IN THE STATE OF COLORADO."

I, JERRY W. DAVIDSON, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SITE IMPROVEMENTS WERE INSPECTED AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND OPINION, THE SITE IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED CONSTRUCTION DRAWINGS.



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 OR CORRECTNESS OF ENGINEERING CALCULATIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

SIGNAGE STRIPING AND HORIZONTAL
CONTROL PLAN SOUTH

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

date: 10/01/17

SHEET

C1.11

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

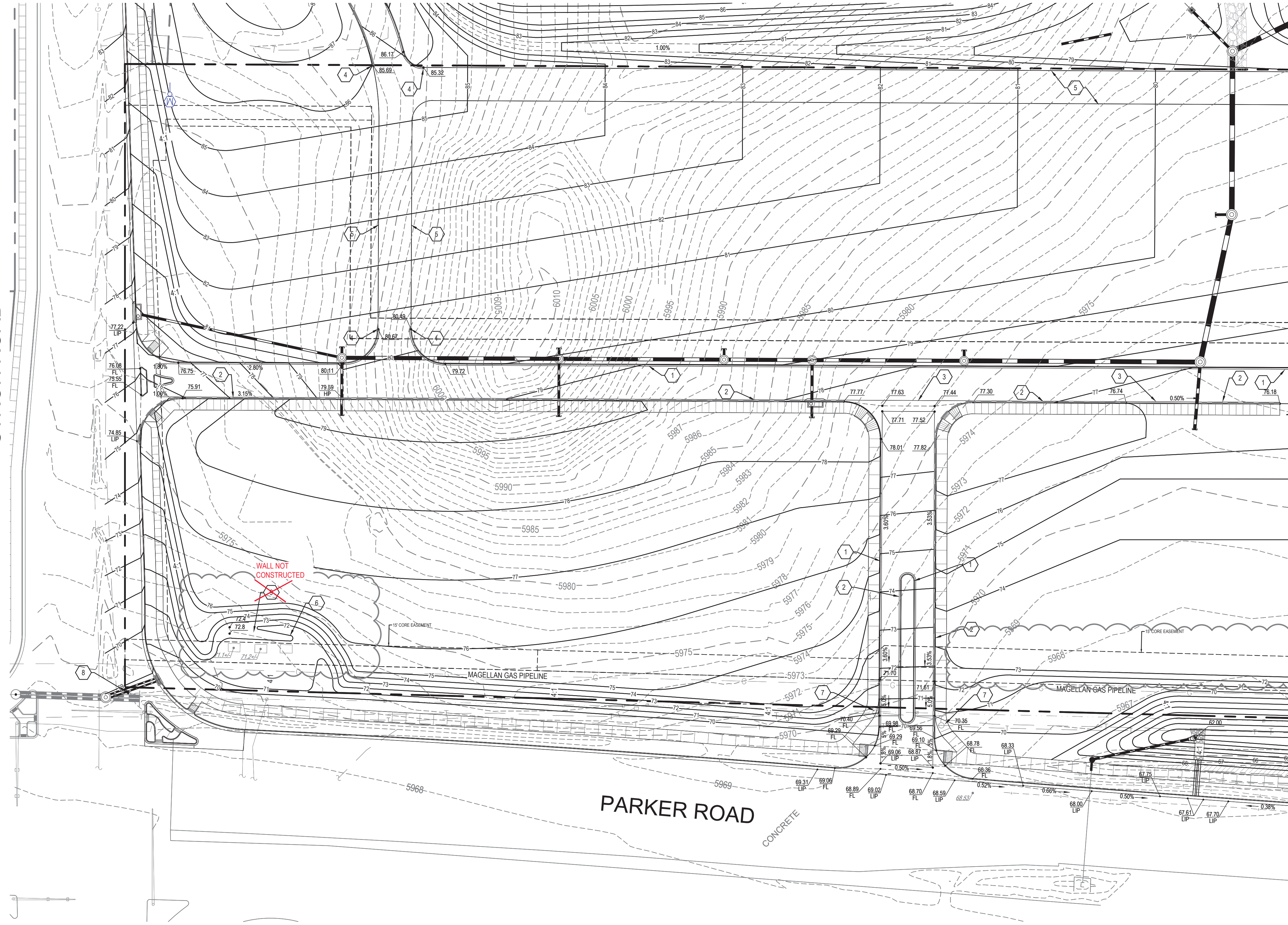
DATE	DESCRIPTION	REVISIONS
04/14/25	AS-BUILT'S	
03/11/24	FOURTH CDOT NTP SUBMITTAL	
01/31/24	THIRD CDOT NTP SUBMITTAL	
01/15/24	2ND REPLAT SUBMITTAL	
08/01/23	SECOND CDOT NTP SUBMITTAL	
04/21/23	CDOT NTP SUBMITTAL / RE-PLAT SUBMITTAL	

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

STROH ROAD

SEE SHEET C2.12

SEE SHEET C2.11



PARKER ROAD

CONCRETE

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

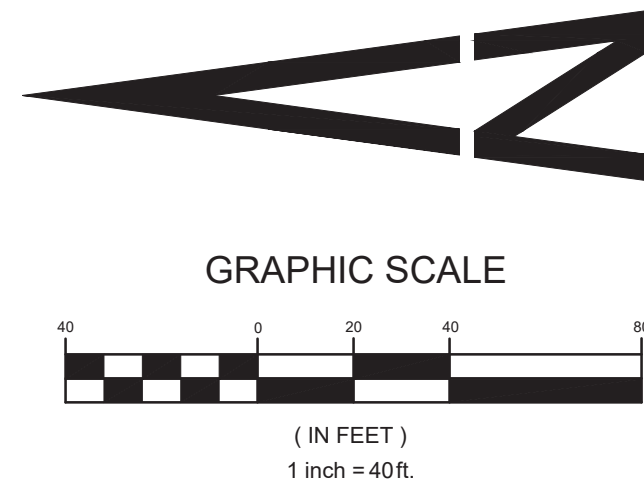
CONSTRUCTION NOTES

- 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.
- 9 CORE REQUIRES 10' FRONT ACCESS AND 3' SIDE ACCESS TO ALL EQUIPMENT. FIELD ADJUST WALL LOCATION IF REQUIRED.

I, JERRY W. DAVIDSON, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AS-BUILT SURVEY OF PARKER POINTE REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAWS OF THE STATE OF COLORADO UNDER MY DIRECT SUPERVISION ON 04/14/25 IN THE STATE OF COLORADO.

I, JERRY W. DAVIDSON, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SITE IMPROVEMENTS WERE INSPECTED AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND OPINION, THE SITE IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED CONSTRUCTION DRAWINGS.

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1-800-922-1987
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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 63)
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

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
04/14/25	AS-BUILT	
03/11/24	FOURTH CDDOT NTP SUBMITTAL	
01/31/24	THIRD CDDOT NTP SUBMITTAL	
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PERCEPTION
DESIGN GROUP, INC.
6801 SOUTH PIERCE STREET SUITE 315, LITTLETON, CO 80120 303.239.8688
WWW.PERCEPTIONSDGROUP.COM

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

AS-BUILT	DATE	DESCRIPTION	REVISIONS
04/14/25	03/11/24	FOURTH CDOT NTP SUBMITTAL	
	01/31/24	THIRD CDOT NTP SUBMITTAL	
	01/15/24	2ND REPLAT SUBMITTAL	
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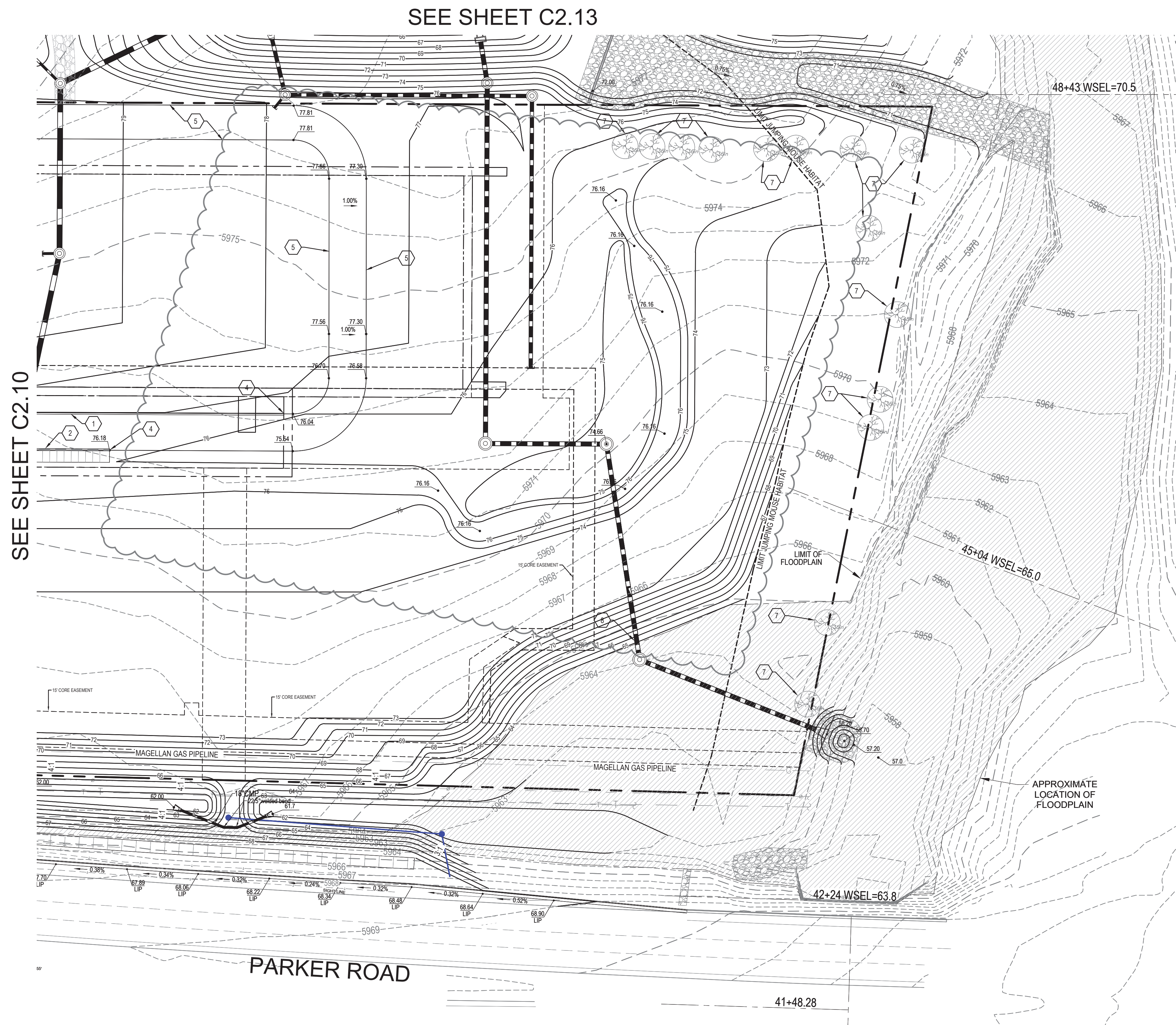
GRADING PLAN SOUTH

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

SHEET

C2 11



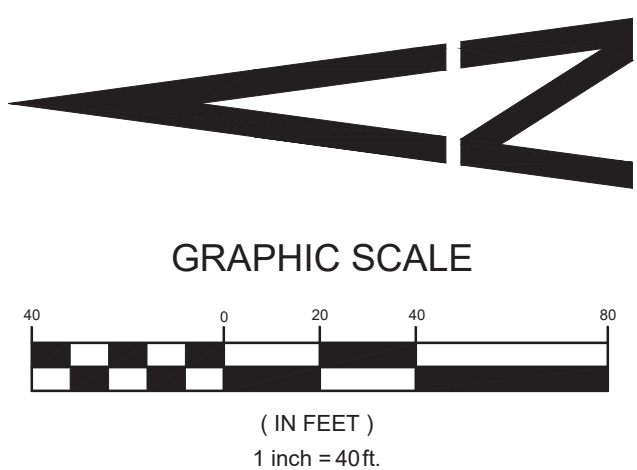
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CONSTRUCTION NOTES

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7. PROTECT EXISTING TREES.
8. PROVIDE BRIDGING TO PROTECT UNDERLYING PIPE.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

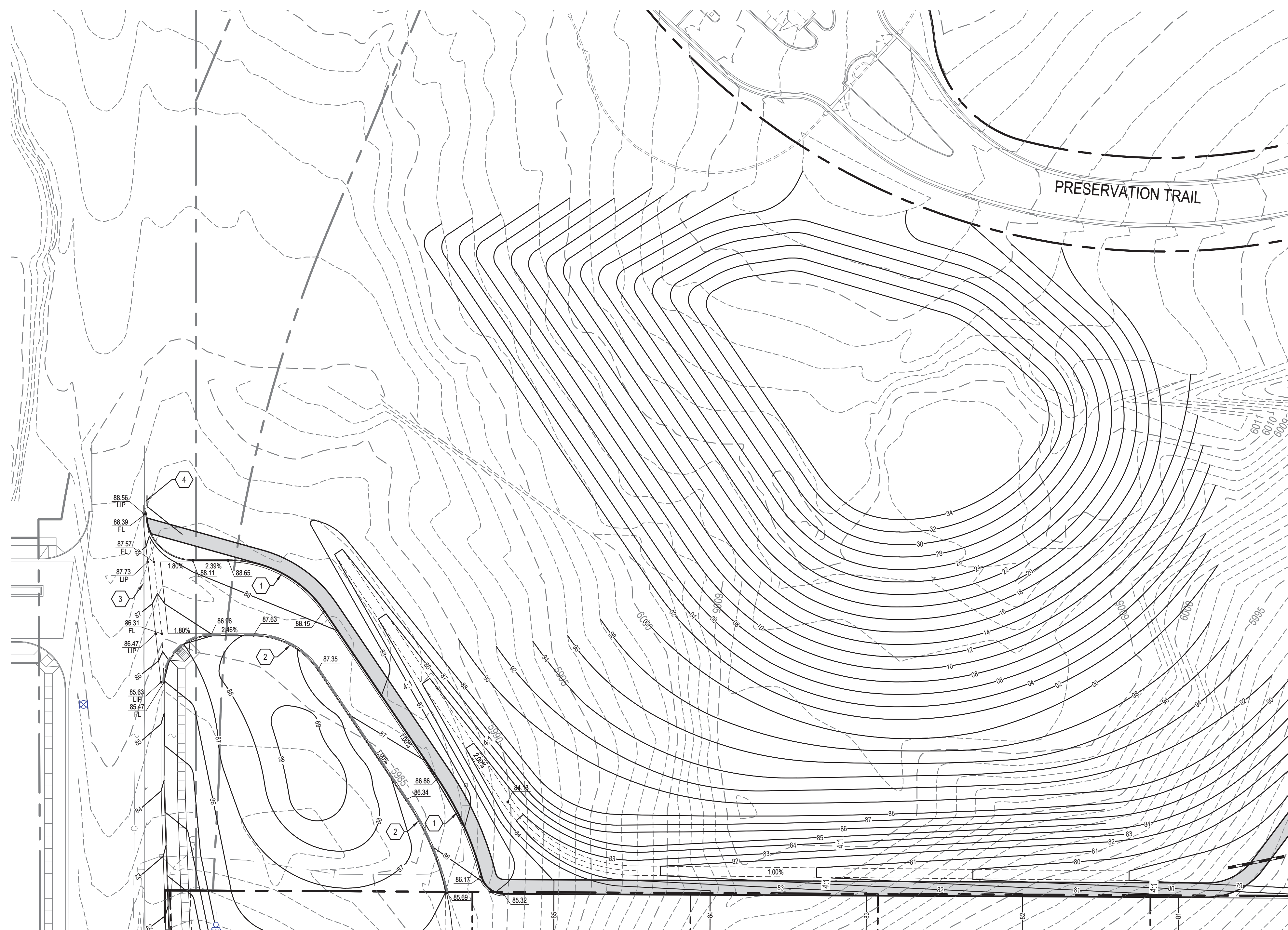
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BENCHMARK

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ELEVATION: 5970.79 FEET (NAVD 1988 DATUM)

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



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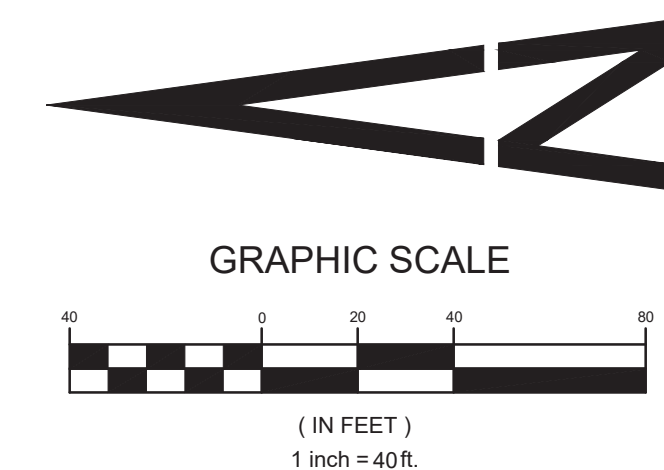
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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

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
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SHEET

C2.12

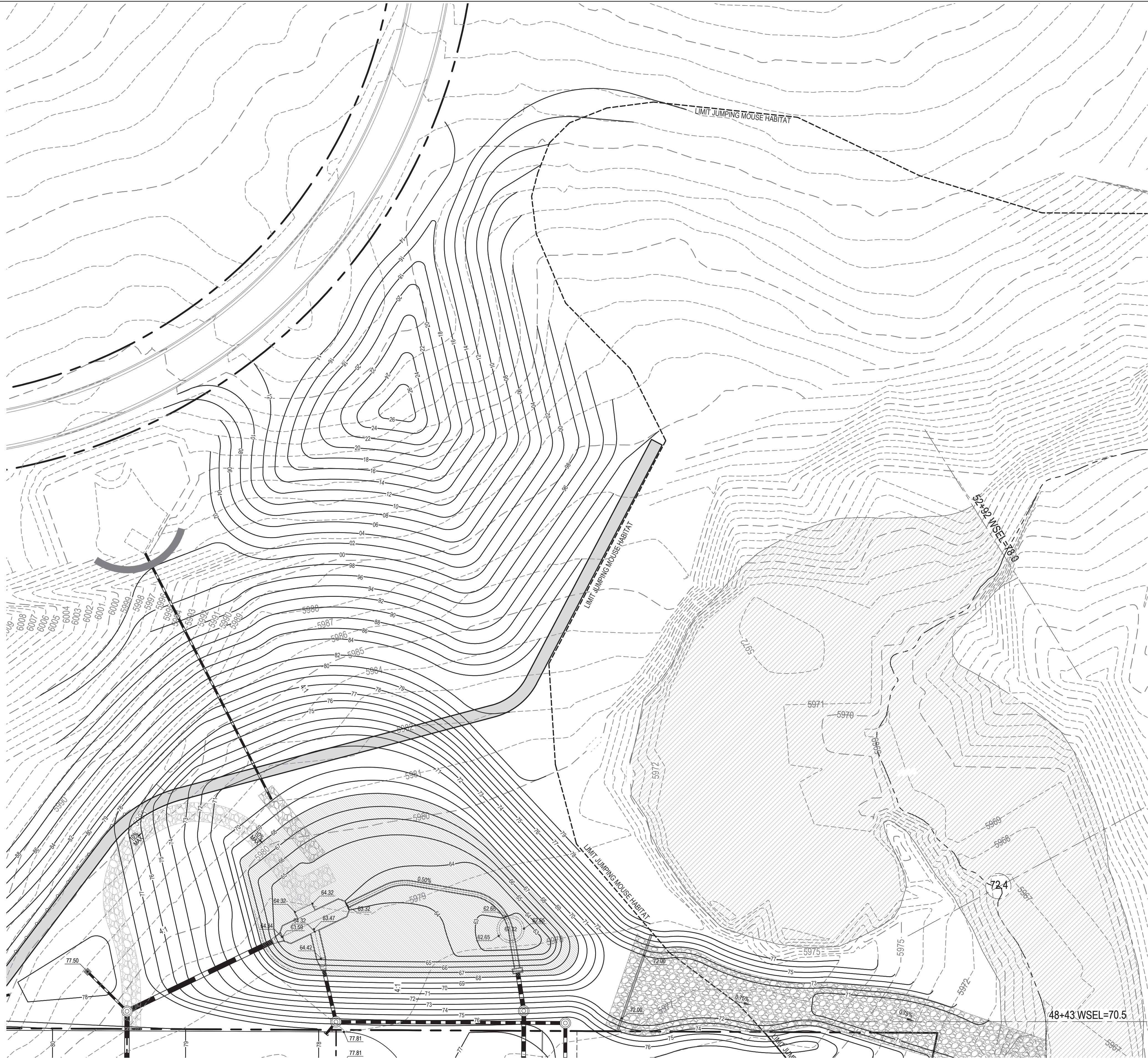


PREPARED UNDER THE DIRECT
SUPERVISION OF
JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
FOR AND ON BEHALF OF
PERCEPTION DESIGN GROUP, INC.

04/14/25	AS-BUILD	
03/11/24	FOURTH CDOOT NTP SUBMITTAL	
01/31/24	THIRD CDOOT NTP SUBMITTAL	
01/15/24	2ND RE-PLAT SUBMITTAL	
08/01/23	SECOND CDOOT NTP SUBMITTAL	
04/21/23	CDOOT NTP SUBMITTAL / RE-PLAT SUBMITTAL	
DATE	DESCRIPTION	REVISIONS

OFFSITE GRADING PLAN NORTH

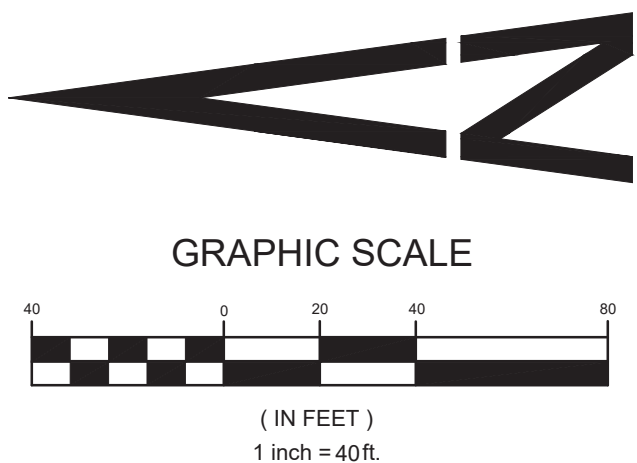
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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

OFFSITE GRADING PLAN SOUTH

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

date: 10/01/17

SHEET

C2.13

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

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

DATE	DESCRIPTION	REVISIONS
04/14/25	AS-BUILT	
03/11/24	FOURTH CDOT NTP SUBMITTAL	
01/31/24	THIRD CDOT NTP SUBMITTAL	
01/15/24	2ND REPEAT SUBMITTAL	
08/01/23	SECOND CDOT NTP SUBMITTAL	
04/21/23	CDOT NTP SUBMITTAL / RE-PLAT SUBMITTAL	

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 AREAS OF EXCESS URBAN RUNOFF VOLUME OF THE DETENTION BASIN. THE BLANKET AND MULCH SHALL BE HYDRAULICALLY-APPLIED MULCH SHALL COMPLY WITH THE MATERIALS AND INSTALLATION REQUIREMENTS FOR EROSION CONTROL BLANKETS AS REQUIRED BY THE TOWNS CMMP PROGRAM, AND WHERE APPLICABLE, THE PRODUCT MANUFACTURER.

1. ALL SILT FENCES MUST BE INSTALLED ON 5-FOOT CENTERS.
2. THE TRUE LOCATION OF THE CWA MAY BE DETERMINED BY THE TOWN AND ECS.
3. THE TRUE LOCATION OF THE PTP MAY BE DETERMINED BY THE TOWN AND ECS.
4. PLACE SCL IMMEDIATELY BEHIND CURB AND SIDEWALK DOWN GRADIENT OF DISTURBED AREAS. USE 12" LOGS.
5. IF SF IS NOT INSTALLED ON THE BACK OF CURB, ECB MAY BE NECESSARY IN THE GAP.
6. ALL SOILED STREETS, CURBS, 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.
7. LOT PROTECTION IS REQUIRED ON ALL COMMERCIAL LOTS WHEN LANDSCAPING IS NOT POSSIBLE.

1. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO OBTAIN PERMITS FROM THE LOCAL AND STATE AGENCIES PRIOR TO THE START OF CONSTRUCTION
2. BMPS SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS HEREIN AND THE LOCAL AGENCIES STANDARDS DETAILS. IF A DETAIL IS NOT PROVIDED FOR A PLANNED OR NEEDED BMP REFERENCE LOCAL AGENCY STANDARDS. IF THE DETAIL IS NOT AVAILABLE REFERENCE URBAN DRAINAGE AND FLOOD CONTROL DISTRICTS STANDARD DETAILS.
3. THESE PLANS DO NOT REFLECT ALL BMPS THAT MAY BE NEEDED FOR SITE EROSION AND SEDIMENT CONTROL DUE TO FIELD CHANGES NOT ANTICIPATED IN THE DESIGN OF THE PLAN. CONTRACTOR SHALL INSTALL ADDITIONAL BMPS AS NEEDED TO MAINTAIN SITE STABILIZATION AND MITIGATE ANY SEDIMENT TRANSPORT OFF SITE OR TO THE ADJACENT STORM SYSTEM OR ADJACENT PROPERTY.
4. ALTERNATE BMPS MAY BE USED FROM THOSE SHOWN HEREON. CONTACT ENGINEER AND LOCAL AGENCY INSPECTOR WITH PROPOSED CHANGES.
5. GUIDELINES WITH THE LOCAL AGENCY PERMIT AND STANDARDS AND SPECIFICATIONS SHALL BE FOLLOW AND MAINTAINED.
6. AN APPROVED COPY OF THE EROSION AND SEDIMENT CONTROL PLAN AND STORMWATER MANAGEMENT PLAN SHALL BE KEPT ON SITE AT ALL TIMES.
7. LOCATION OF BMPS MAY VARY FROM THOSE SHOWN HEREON DUE TO PROGRESS AND PHASING OF CONSTRUCTION ACTIVITIES.
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CD		PROPERTY LINE CHECK DAM
CF		CONSTRUCTION FENCE
CP		CULVERT PROTECTION
CWA		CONCRETE WASHOUT AREA
DD		DIVERSION DITCH
DP		DETENTION POND PROTECTION
DTC		DEBRIS TRASH CONTROL
ECB		EROSION CONTROL BLANKET
IPCOG		INLET PROTECTION, CURB ON GRADE, TYPE R INLET
IPCOS		INLET PROTECTION, CURB ON STUMP, TYPE R INLET
MWP		MASONRY WORK PROTECTION
PTP		PORTABLE TOILET PROTECTION
RS		ROCK SOCK
SCL		SEDIMENT CONTROL LOGS
SF		PROPOSED SILT FENCE
SMC		SEEDING, MULCHING AND CRIMPING
SR		SURFACE ROUGHENING
SSA		STABILIZED STAGING AREA
TI		TEMPORARY IRRIGATION
TSB		TEMPORARY SEDIMENT BASIN
VTC		VEHICLE TRACKING CONTROL

I, JERRY W. DAVIDSON, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SITE IMPROVEMENTS WERE INSPECTED AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND OPINION, THE SITE IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED CONSTRUCTION DRAWINGS.

NO WORK TO OCCUR IN THIS AREA

STROTH ROAD
(PUBLIC R.O.W. VARIES)

EX. SWALE

"J" HOOK (TYP)

SF

EX. EOA

DTC

PTP

CWA

SSA

CWA MAY BE PORTABLE, TEMPORARY OR REMOVABLE. FACILITY, PROVIDE SIGNAGE FOR LOCATION. INDICATE WITH RED PEN IF PORTABLE.

CELL TOWER SITE
(REC. NO. 2001030543 & 2011035218)

DD

CONCRETE

OUT BUILDING

OUT BUILDING

OUT BUILDING

OUT BUILDING

BARN

CONCRETE

1 STORY BRICK BUILDING
2713 SQUARE FEET
BUILDING HEIGHT=14.29'±
S. PARKER RD. & STROTH RD.

VTC

EX. STORM

MAIL BOX

ASPHALT

DD

CP

SF

EX. EOA

DTC

RS

EX. STORM

71.10'

71.20'

MAGELLAN GAS PIPELINE

DD

EX. 35.0' ACCESS OPENING

EX. 19.8'

CONCRETE

EX. STORM

EX. EOA

SF

DTC

"J" HOOK (TYP)

CONCRETE

SOUTH PARKER ROAD
(PUBLIC R.O.W. VARIES)

SEE SHEET C3.12

NO WORK TO OCCUR IN THIS AREA

SEE SHEET C3.12

NO WORK TO OCCUR IN THIS AREA

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

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
C3.10

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

DATE	DESCRIPTION	REVISIONS
04/14/25	AS-BUILD	
03/11/24	FOURTH CDOT NTP SUBMITTAL	
01/31/24	THIRD CDOT NTP SUBMITTAL	
01/15/24	2ND REPLAT SUBMITTAL	
08/01/23	SECOND CDOT NTP SUBMITTAL	
04/21/23	CDOT NTP SUBMITTAL / RE-PLAT SUBMITTAL	

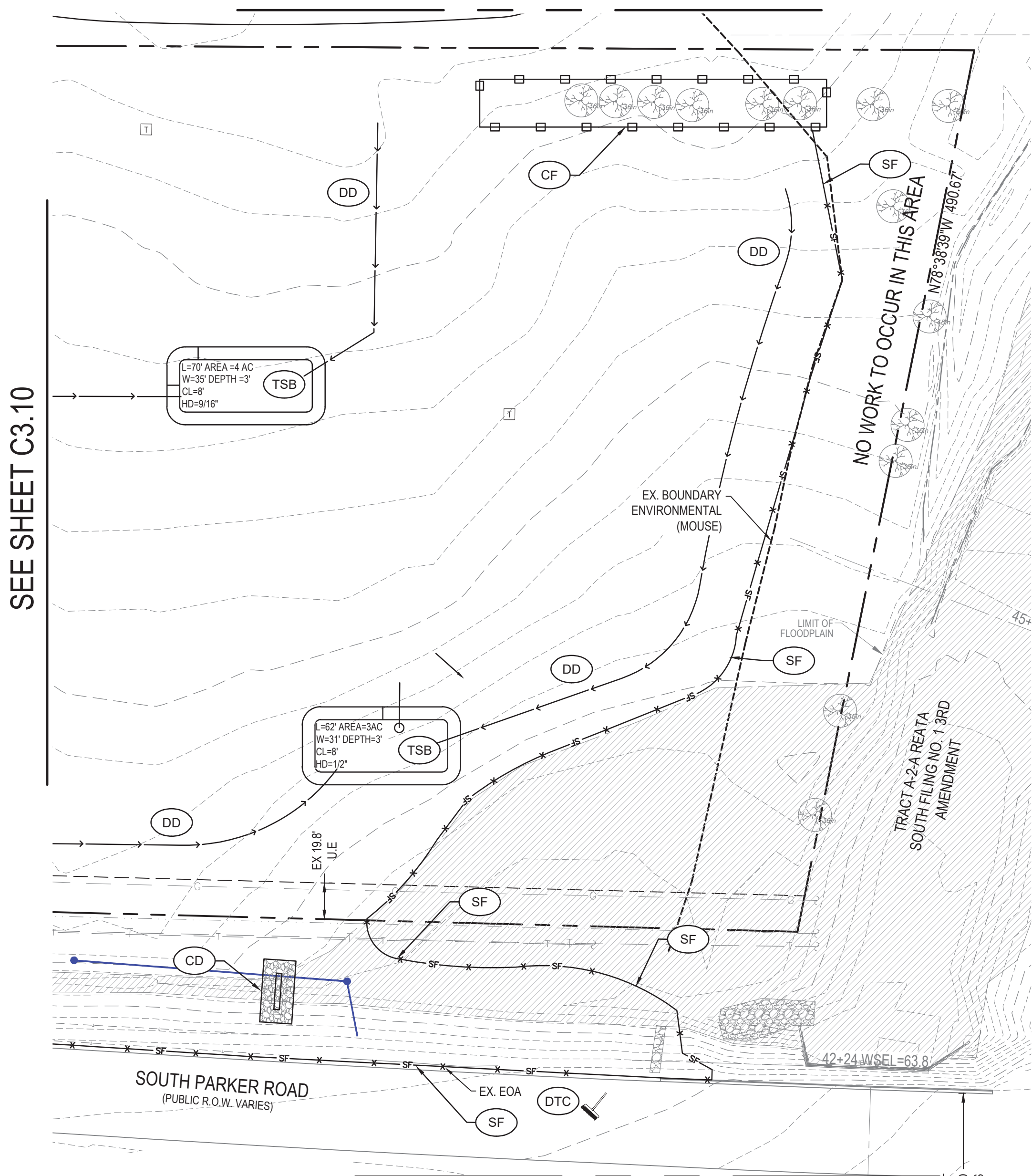
INITIAL CBMP PLAN - NORTH

The logo for Perception Design Group features a stylized 'P' composed of two thick, curved, parallel lines that sweep upwards and to the right. Below the 'P' is a short, thick horizontal bar.

PERCEPTION
DESIGN GROUP, INC.

6901 SOUTH PIERCE STREET, SUITE 315, LITTLETON, CO 80128 303.232-8088
WWW.PERCEPTIONDESIGNGROUP.COM

SEE DOUGLAS COUNTY GESC PLANS FOR OFFSITE AREAS



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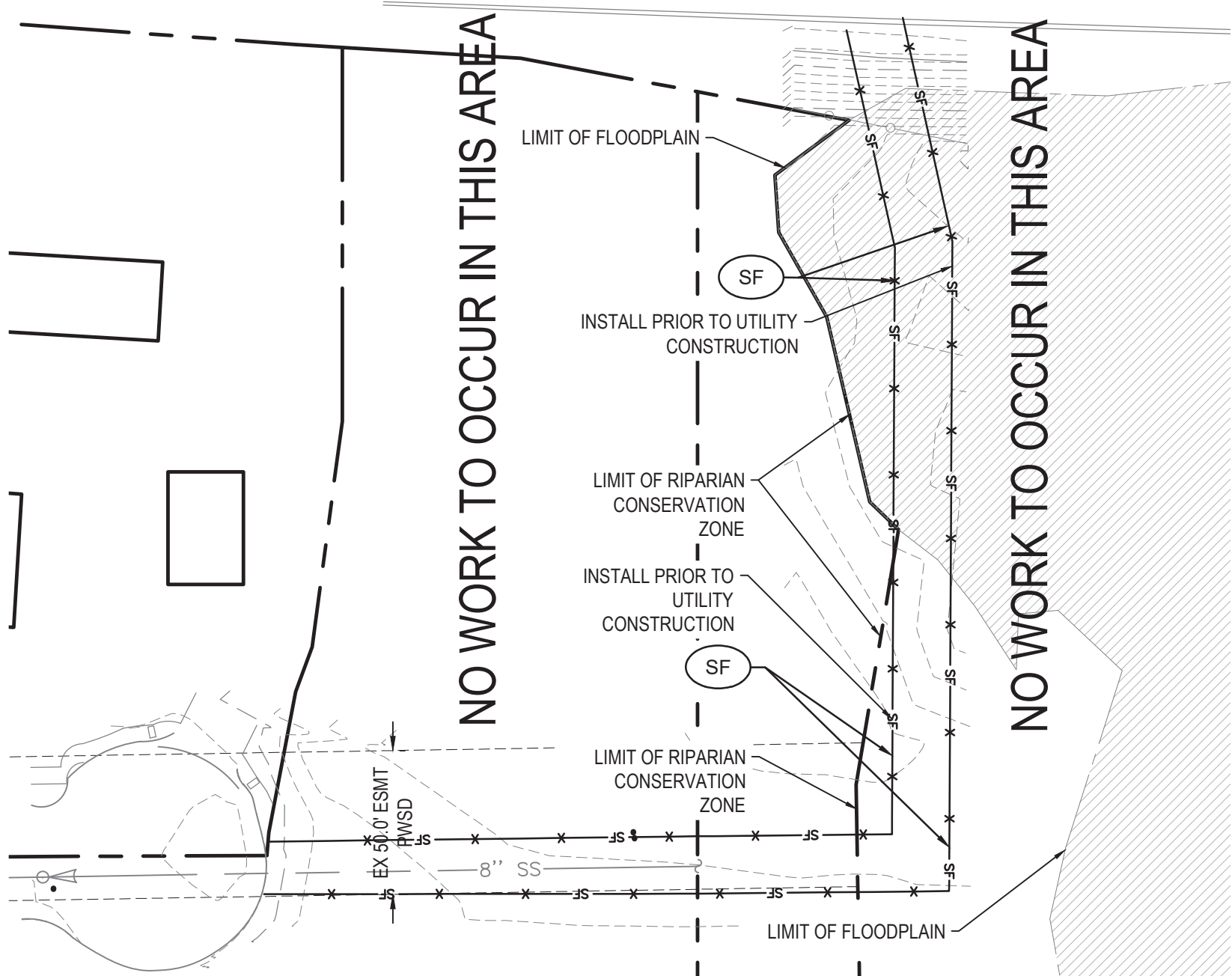
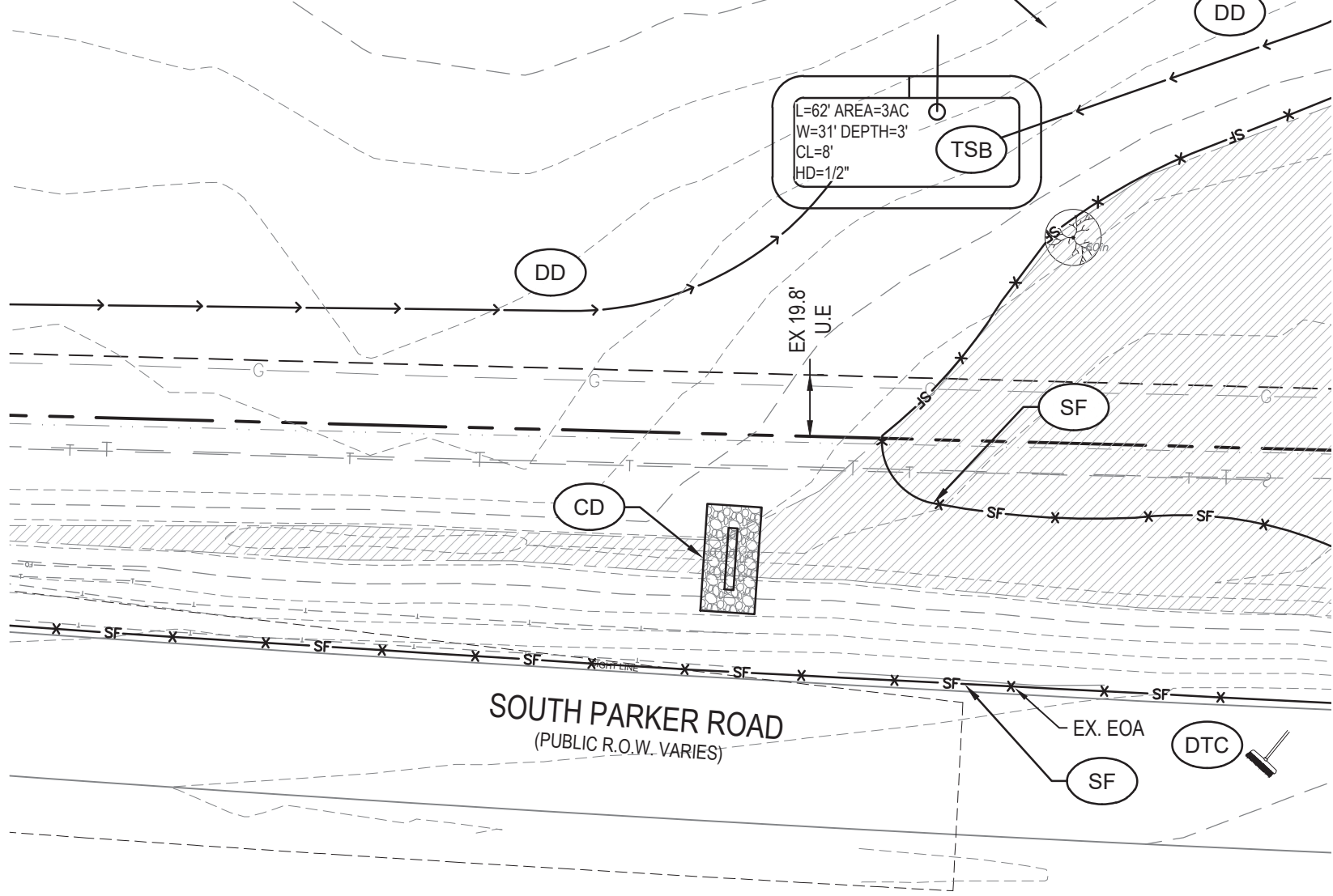
I, JERRY W. DAVIDSON, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AS-BUILT SURVEY OF PARKER POINTE REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAWS OF THE STATE OF COLORADO UNDER MY DIRECT SUPERVISION ON 04/14/25 IN THE STATE OF COLORADO.

I, JERRY W. DAVIDSON, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SITE IMPROVEMENTS WERE INSPECTED AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND OPINION, THE SITE IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED CONSTRUCTION DRAWINGS.

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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.

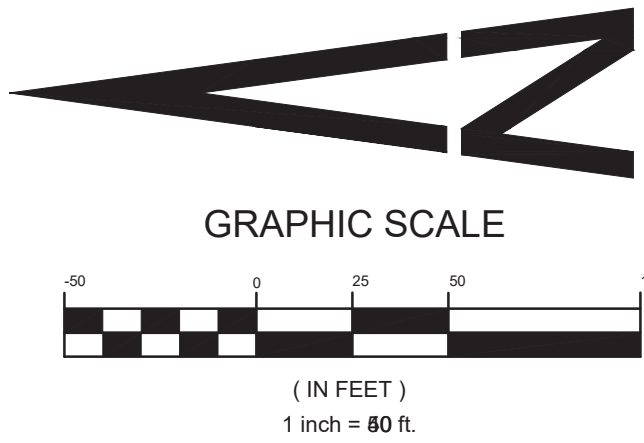
SEE THIS SHEET



NO WORK TO OCCUR IN THIS AREA

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LEGEND

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DD		CONCRETE WASHOUT AREA
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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 16 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
04/14/25	AS-BUILT	
03/11/24	FOURTH CDOT NTP SUBMITTAL	
01/31/24	THIRD CDOT NTP SUBMITTAL	
01/15/24	2ND REPLAT SUBMITTAL	
08/01/23	SECOND CDOT NTP SUBMITTAL	
04/21/23	CDOT NTP SUBMITTAL / REPLAT SUBMITTAL	

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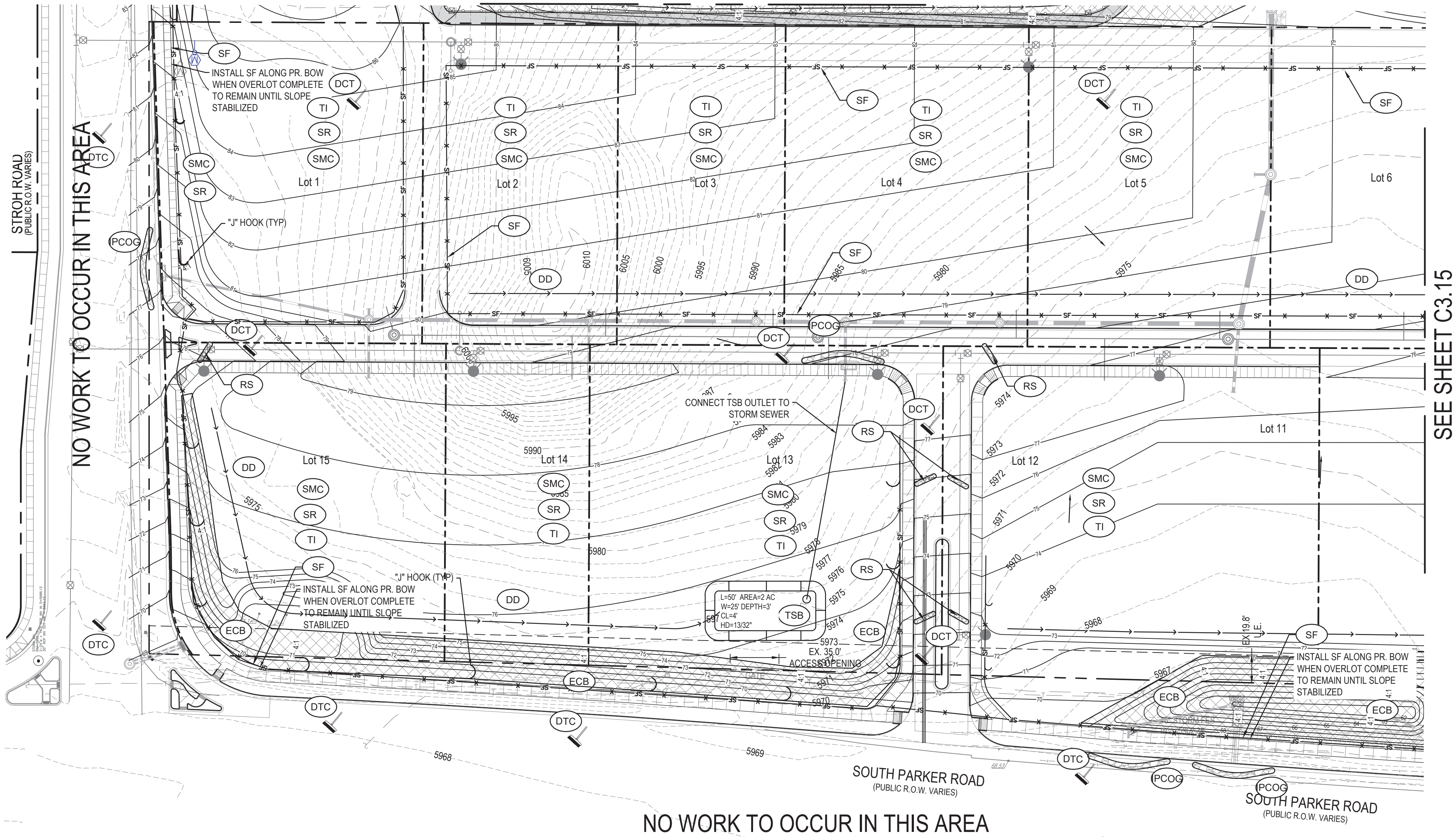
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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

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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
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PARKER, COLORADO

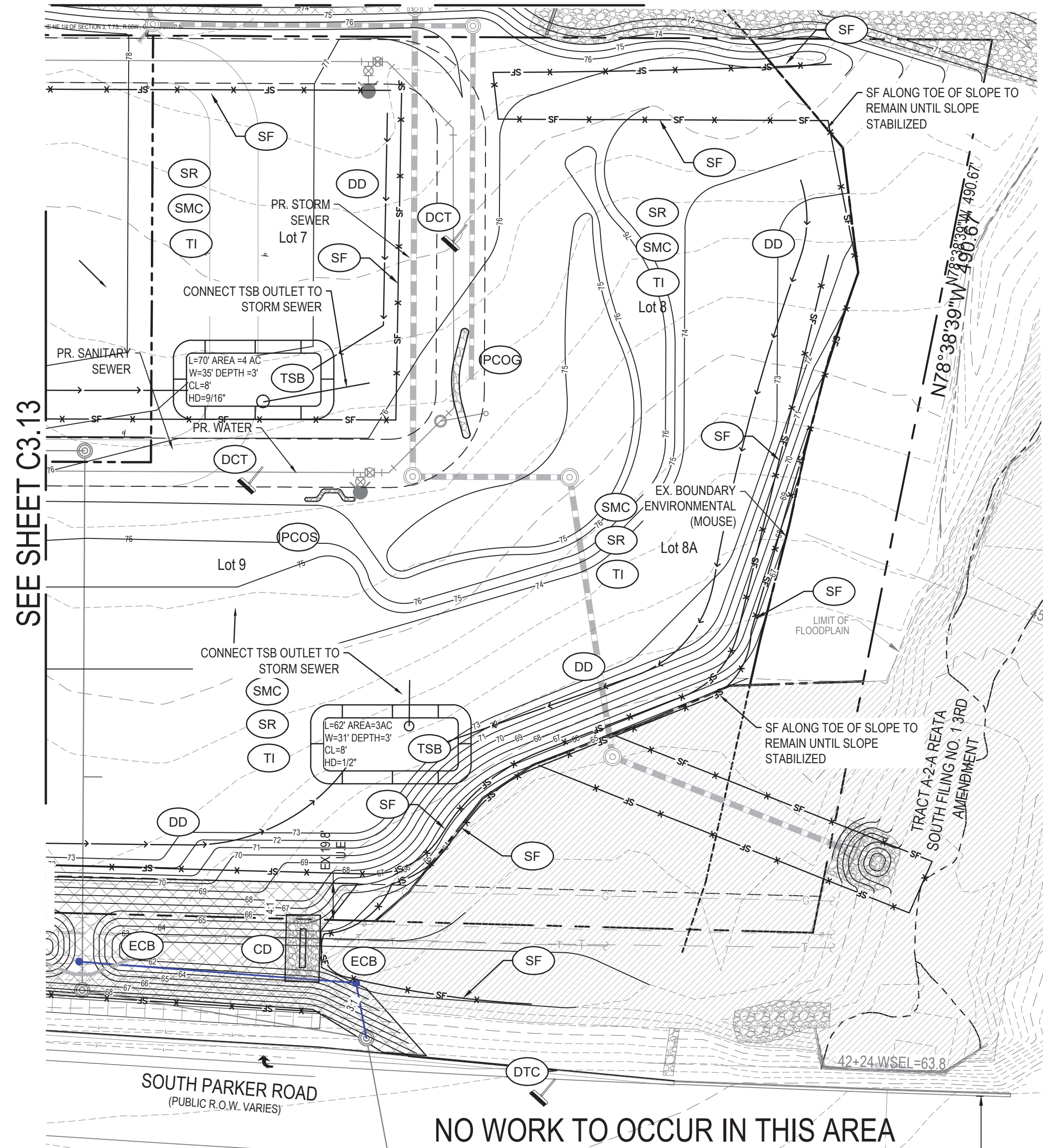
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TO REDUCE THE POTENTIAL FOR CLOGGING OF DEBRIS GRATES, NO STRAW MULCH SHALL BE USED WITHIN THE EXCESS URBAN RUNOFF VOLUME OF A DETENTION BASIN. INSTEAD, EROSION CONTROL BLANKET SHALL BE INSTALLED FOR A WIDTH OF AT LEAST 6-FEET ON BOTH SIDES OF THE CONCRETE LOW FLOW CHANNELS OR UP TO A DEPTH OF 1-FOOT IN SOIL RIPRAP OR BENCHED LOW FLOW CHANNELS. ADDITIONALLY, HYDRAULICALLY-APPLIED WOOD FIBER MULCH, STABILIZED FIBER MATRIX, BONDED FIBER MATRIX, OR FLEXIBLE GROWTH MEDIUM SHALL BE USED IN ALL OTHER AREAS WITHIN THE EXCESS URBAN RUNOFF VOLUME OF THE DETENTION BASIN. THE BLANKET AND HYDRAULICALLY-APPLIED MULCH SHALL COMPLY WITH THE MATERIALS AND INSTALLATION REQUIREMENTS FOR EROSION CONTROL BLANKETS AS REQUIRED BY THE TOWN'S CBMP PROGRAM, AND WHERE APPLICABLE, THE PRODUCT MANUFACTURER.

SEE DOUGLAS COUNTY GESC PLANS FOR OFFSITE AREAS

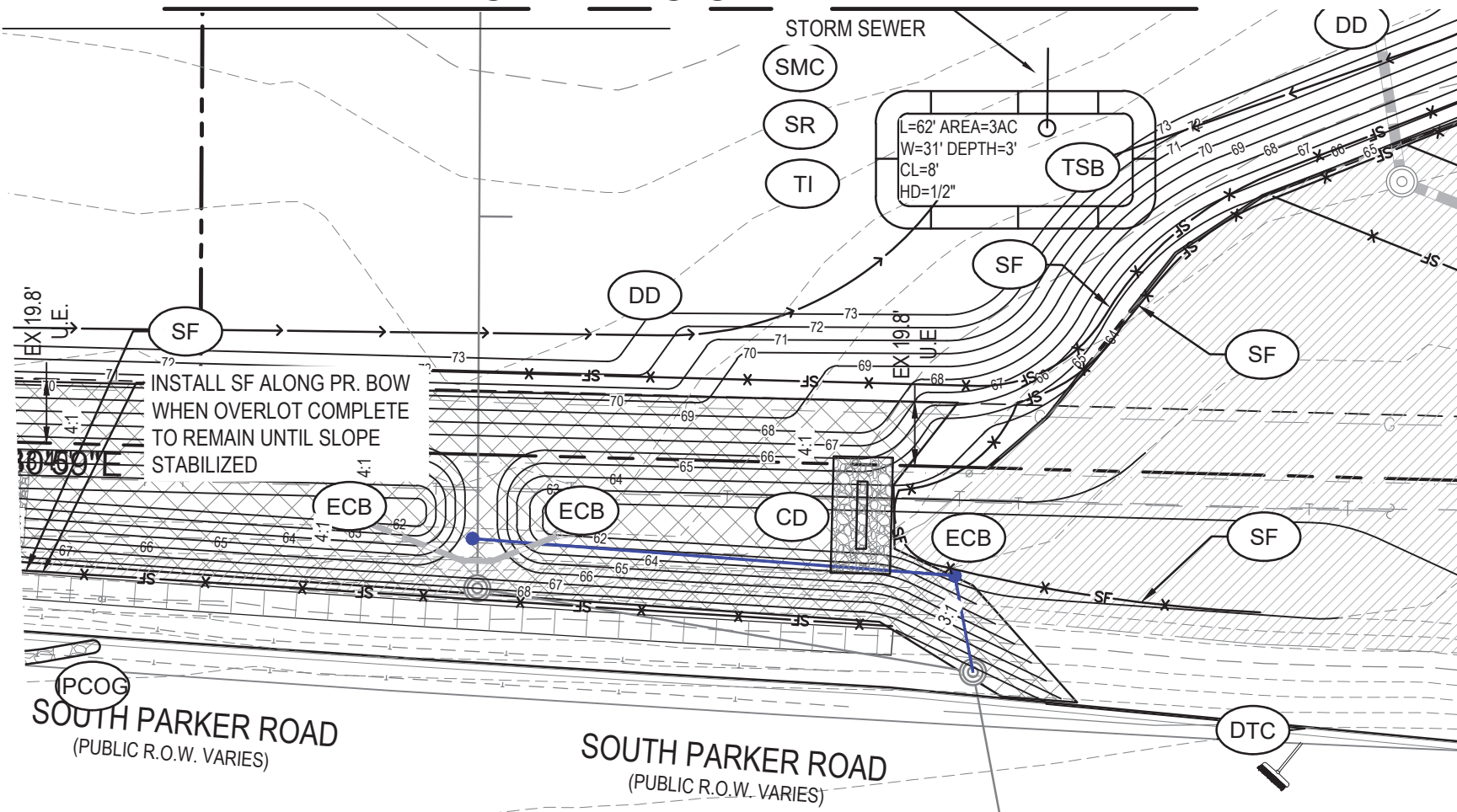


SEE SHEET C3.13

NO WORK TO OCCUR IN THIS AREA
SEE THIS SHEET

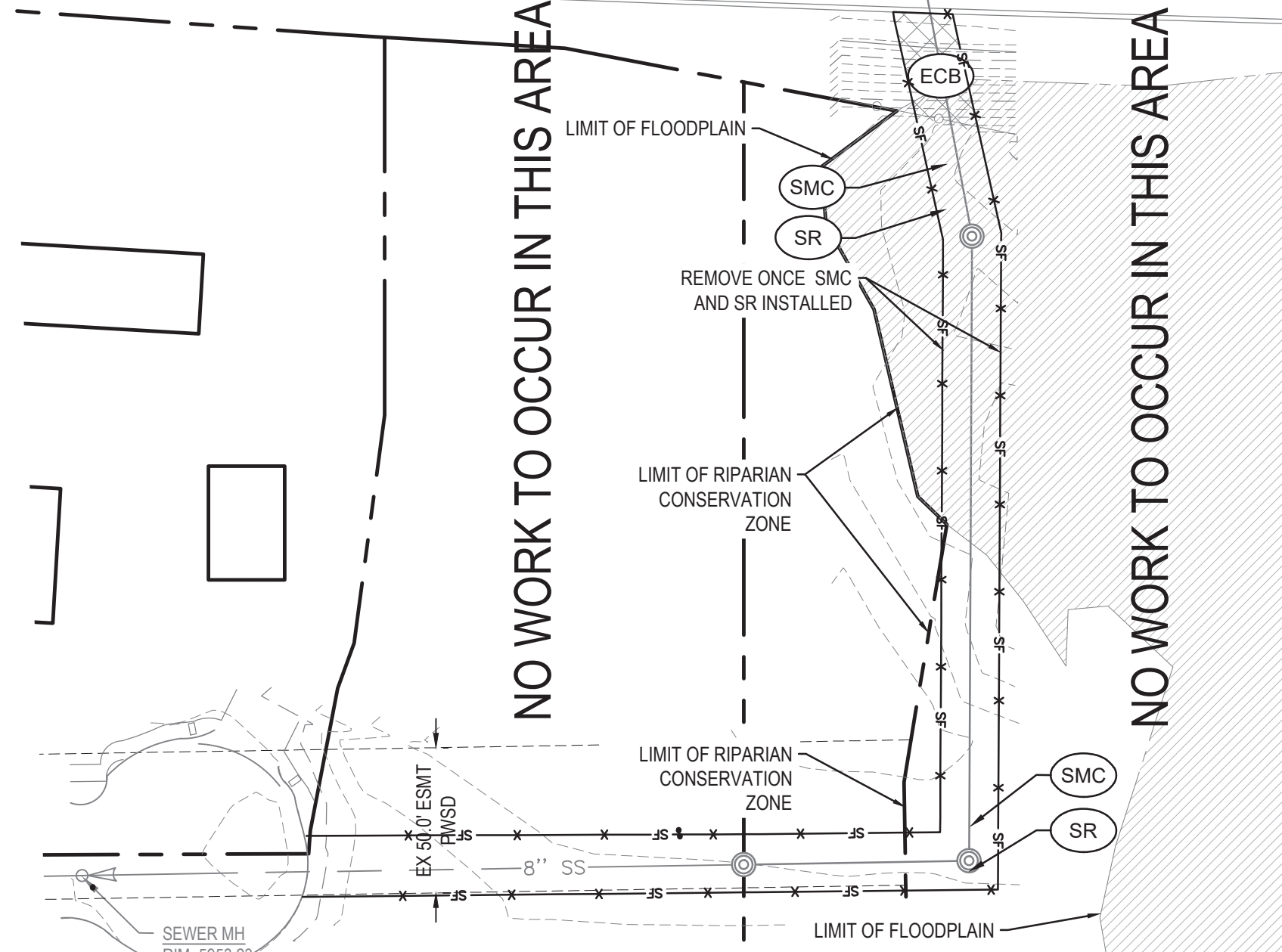
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SEE THIS SHEET



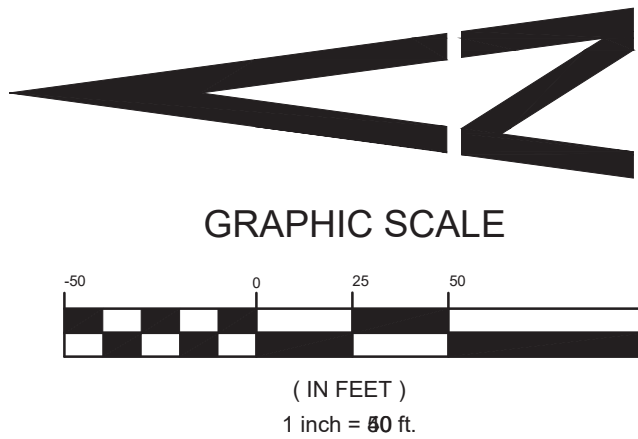
SOUTH PARKER ROAD
(PUBLIC R.O.W. VARIES)

SOUTH PARKER ROAD
(PUBLIC R.O.W. VARIES)



NO WORK TO OCCUR IN THIS AREA
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

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

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGNED, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF ENGINEERING CALCULATIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT.

THIS REVIEW DOES NOT CONSTITUTE APPROVAL OF ANY PRIVATE ON-SITE IMPROVEMENTS WHICH MAY BE SHOWN. CONSTRUCTION CANNOT COMMENCE UNTIL ALL REQUIRED DRAINAGE/TRAFFIC REPORT(S), FINAL DEVELOPMENT PLAN(S), SPECIAL REVIEW(S), GRADING PERMIT, AND/OR OTHER PERMITS ARE COMPLETE, APPROVED AND ON FILE WITH THE TOWN OF PARKER

TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

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 TOWN'S INSPECTOR.
- LOT PROTECTION IS REQUIRED ON ALL COMMERCIAL LOTS WHEN LANDSCAPING IS NOT POSSIBLE.

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.

I, _____, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AS-BUILT SURVEY OF PARKER POINTE REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAWS OF THE STATE OF COLORADO UNDER MY DIRECT SUPERVISION ON _____ IN THE STATE OF COLORADO."

I, JERRY W. DAVIDSON, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SITE IMPROVEMENTS WERE INSPECTED AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND OPINION, THE SITE IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED CONSTRUCTION DRAWINGS.

INTERIM / FINAL CBMP PLAN

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

date: 10/01/17

SHEET

C3.13

PARKER POINTE
LOTS 1 THRU 16 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
04/14/25	AS-BUILT	
03/11/24	FOURTH CDOT NTP SUBMITTAL	
01/31/24	THIRD CDOT NTP SUBMITTAL	
01/15/24	2ND REPLAT SUBMITTAL	
08/01/23	SECOND CDOT NTP SUBMITTAL	
04/21/23	CDOT NTP SUBMITTAL / RE-PLAT SUBMITTAL	

PERCEPTION
DESIGN GROUP, INC.
6801 SOUTH PIERCE STREET, SUITE 315, LITTLETON, CO 80120, 303.239.8688
WWW.PERCEPTIONSDG.COM



CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

**GEN
NOTES**

1 OF 4
Oct. 2013



CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

GEN
NOTES

2 OF 4

Oct. 2013



CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

GEN
NOTES

3 OF 4
Oct. 2013

	CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES	GEN NOTES 4 OF 4 Oct. 2013
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	CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES	LEGEND 1 OF 3 Oct. 2013
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	CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES	LEGEND 2 OF 3 Oct. 2013
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CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

LEGEND

3 OF 3

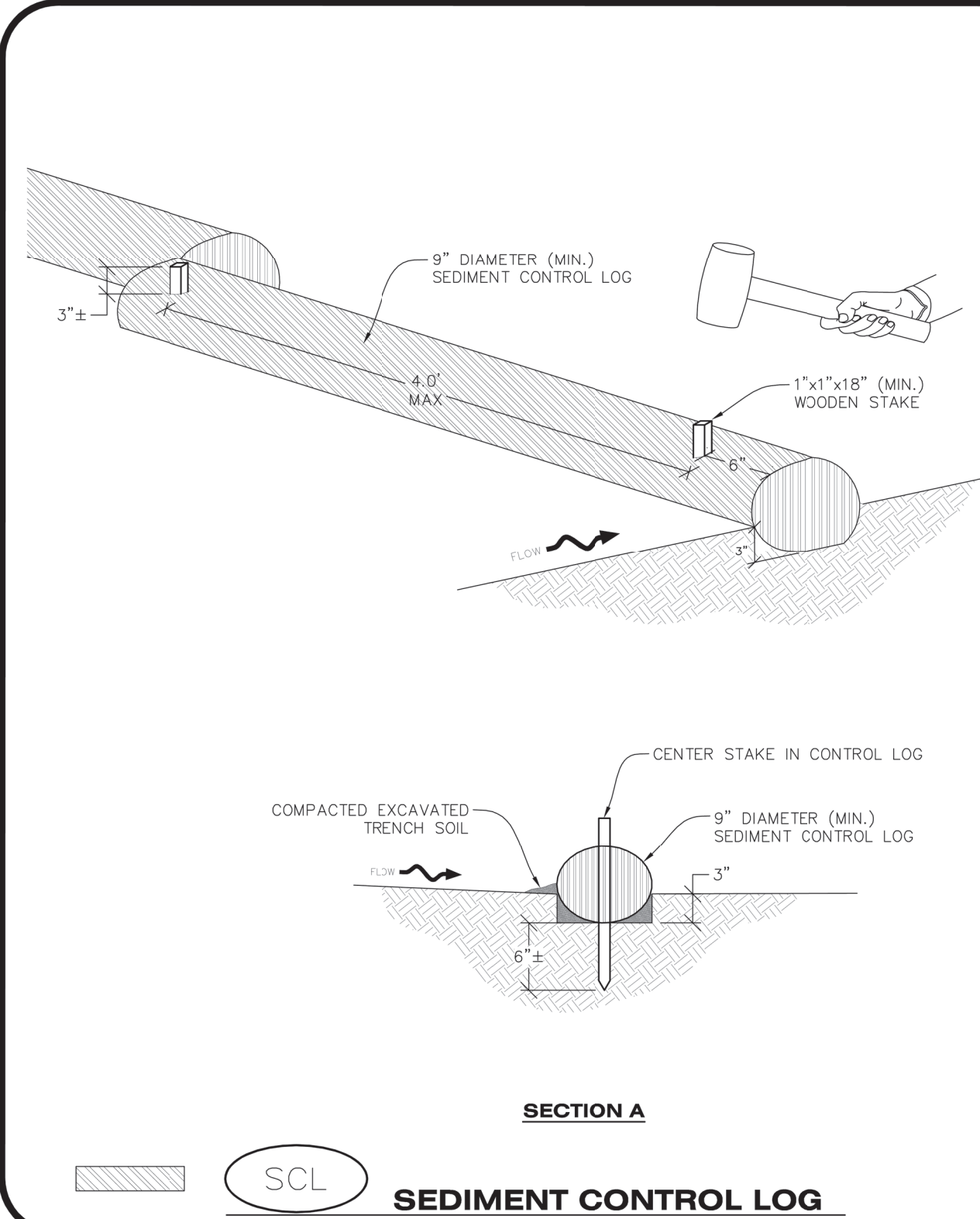
Oct. 2013

I, , A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO
HEREBY CERTIFY THAT THIS AS-BUILT SURVEY OF PARKER POINT REPRESENTS AN ACTUAL
SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAWS OF THE STATE OF COLORADO
UNDER MY DIRECT SUPERVISION ON IN THE STATE OF COLORADO."

I, JERRY W. DAVIDSON, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE SITE IMPROVEMENTS WERE INSPECTED AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND OPINION, THE SITE IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED CONSTRUCTION DRAWINGS.

date: 1

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

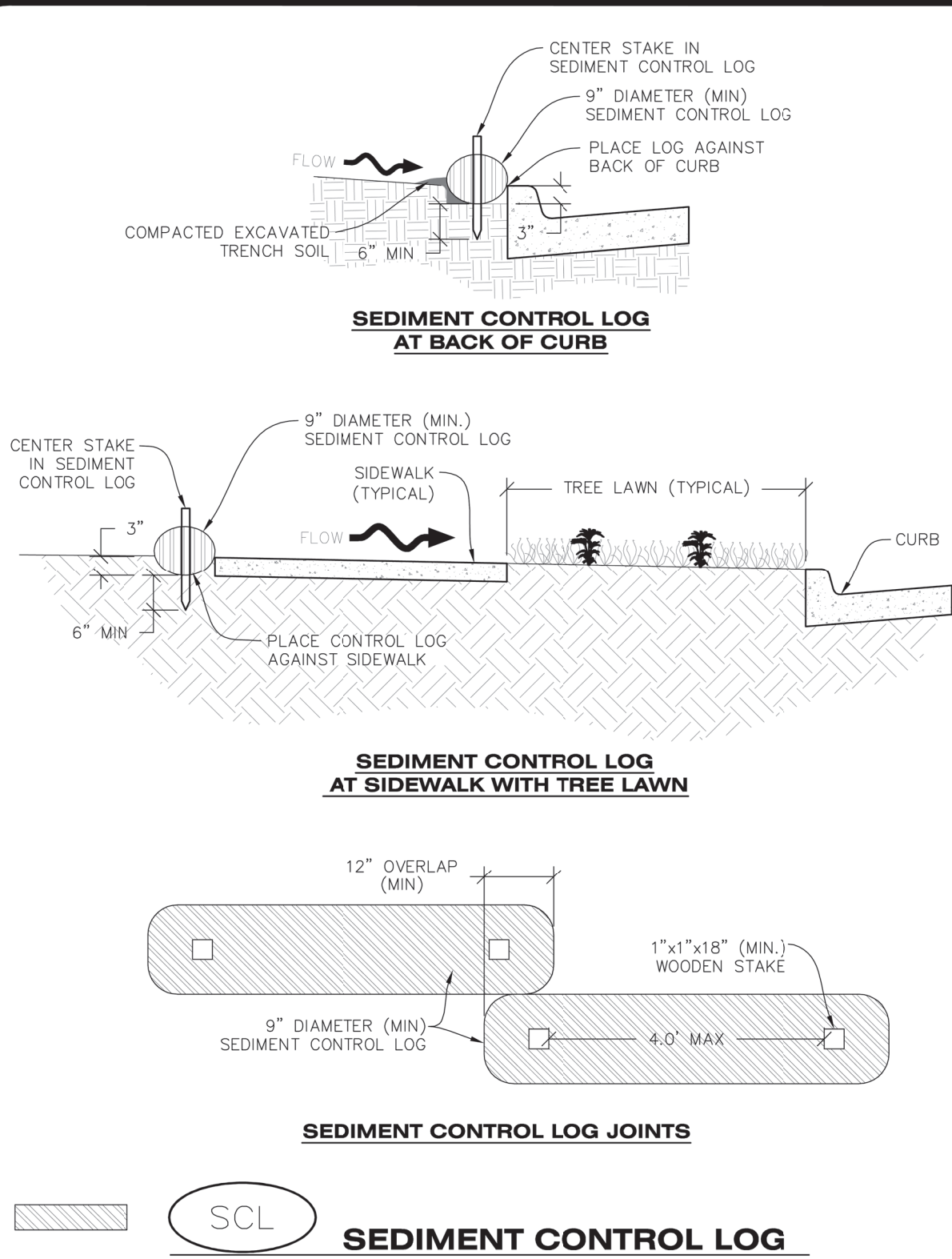




CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

SCL
1 OF 3
Oct. 2013

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





CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

SCL
2 OF 3
Oct. 2013

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

SEDIMENT CONTROL LOG INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF SEDIMENT CONTROL LOGS.
2. ALL SEDIMENT CONTROL LOGS SHALL BE INSTALLED FREE OF DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
3. SEDIMENT CONTROL LOGS SHALL BE INSTALLED IMMEDIATELY ADJACENT TO AN IMPERVIOUS SURFACE SUCH AS A CURB HEAD, SIDEWALK, INLET LID, ETC. NO GAPS SHALL EXIST BETWEEN THE SEDIMENT CONTROL LOG AND THE IMPERVIOUS SURFACE.
4. A UNIFORM 3" DEEP ANCHOR TRENCH (APPROX.) IN THE SHAPE OF A HALF-SPHERE SHALL BE EXCAVATED USING A TRENCHER, SPADE-SHAPED SHOVEL, OR PICK. THE ANCHOR TRENCH SHALL BE SIZED TO ALLOW FOR THE SEDIMENT CONTROL LOG TO SEAT TIGHTLY AGAINST THE ANCHOR TRENCH.
5. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF THE ANCHOR TRENCH AND PROPERLY COMPACTED.
6. ANCHOR TRENCH SHALL BE RELATIVELY FREE OF ROCKS OR OTHER DEBRIS PRIOR TO THE PLACEMENT.
7. ALL SEDIMENT CONTROL LOGS SHALL BE PLACED 3" (APPROX.) BELOW THE GROUND AND PULLED TIGHT ON BOTH ENDS TO REMOVE ANY CURVES OR SNAGS.
8. THE UPHILL SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL THAT IS RELATIVELY FREE OF ROCKS AND DEBRIS. THE SOIL SHALL BE TIGHTLY COMPACTED AGAINST THE GROUND AND SEDIMENT CONTROL LOG USING A SHOVEL, OR SIMILAR DEVICE.
9. SEDIMENT CONTROL LOG STAKES SHALL BE MADE OF WOOD AND SECURELY ANCHOR THE SCL IN PLACE.
10. STAKES SHALL BE PLACED ON 4' CENTERS AND EMBEDDED APPROXIMATELY 6" INTO THE GROUND. STAKES THAT ARE BROKEN PRIOR TO OR DURING INSTALLATION SHALL BE REPLACED.
11. SEDIMENT CONTROL LOGS SHALL OVERLAP A MINIMUM OF 12". THE OVERLAPPING SHALL OCCUR ON THE UP-GRADE SIDE OF THE LOGS.
12. SEDIMENT CONTROL LOGS SHALL BE STAKED WITHIN 6" FROM EACH END.
13. SEDIMENT CONTROL LOGS THAT ARE INSTALLED BEHIND CURBS AND SIDEWALKS MUST BE DONE SO THAT NO MORE THAN A 2" GAP EXISTS BETWEEN THE CONCRETE AND THE LOG. EROSION CONTROL BLANKETING (ECB) BETWEEN THE GAP MAY BE REQUIRED IN INSTANCES WHERE THIS DOES NOT OCCUR.

SEDIMENT CONTROL LOG INSPECTION AND MAINTENANCE NOTES

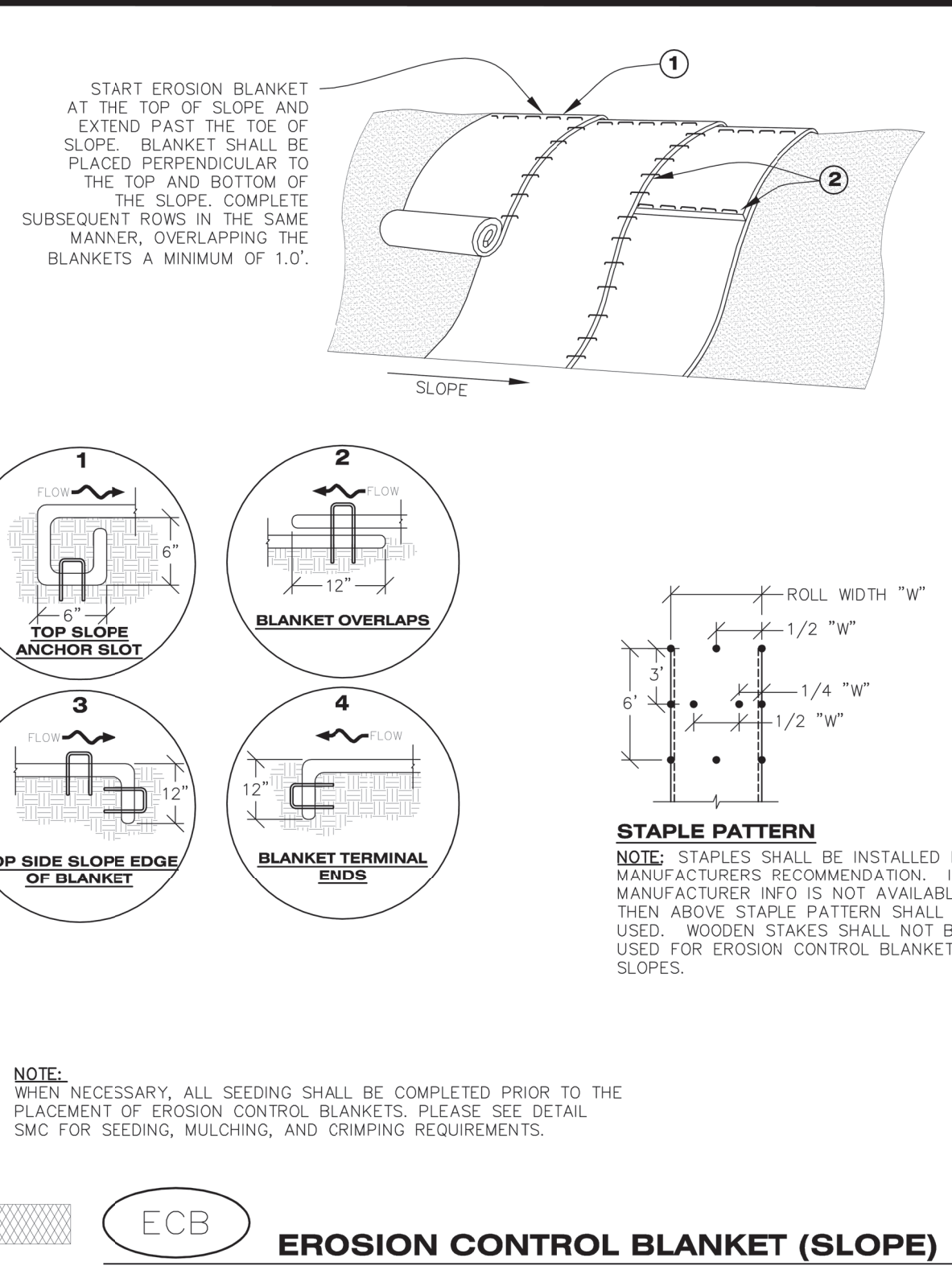
1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE SEDIMENT CONTROL LOGS.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE THE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 THE HEIGHT OF EXPOSED LOG.
3. SEDIMENT CONTROL LOGS SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
4. SEDIMENT CONTROL LOGS SHALL BE REPLACED WHEN THERE ARE ANY SIGNS OF WEAR OR DAMAGE THAT WOULD PREVENT THE SCL FROM FUNCTIONING AS DESIGNED.
5. WHEN THE SEDIMENT CONTROL LOGS ARE REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE SEDIMENT CONTROL LOGS MAY NEED TO BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).



CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

SCL
3 OF 3
Oct. 2013

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

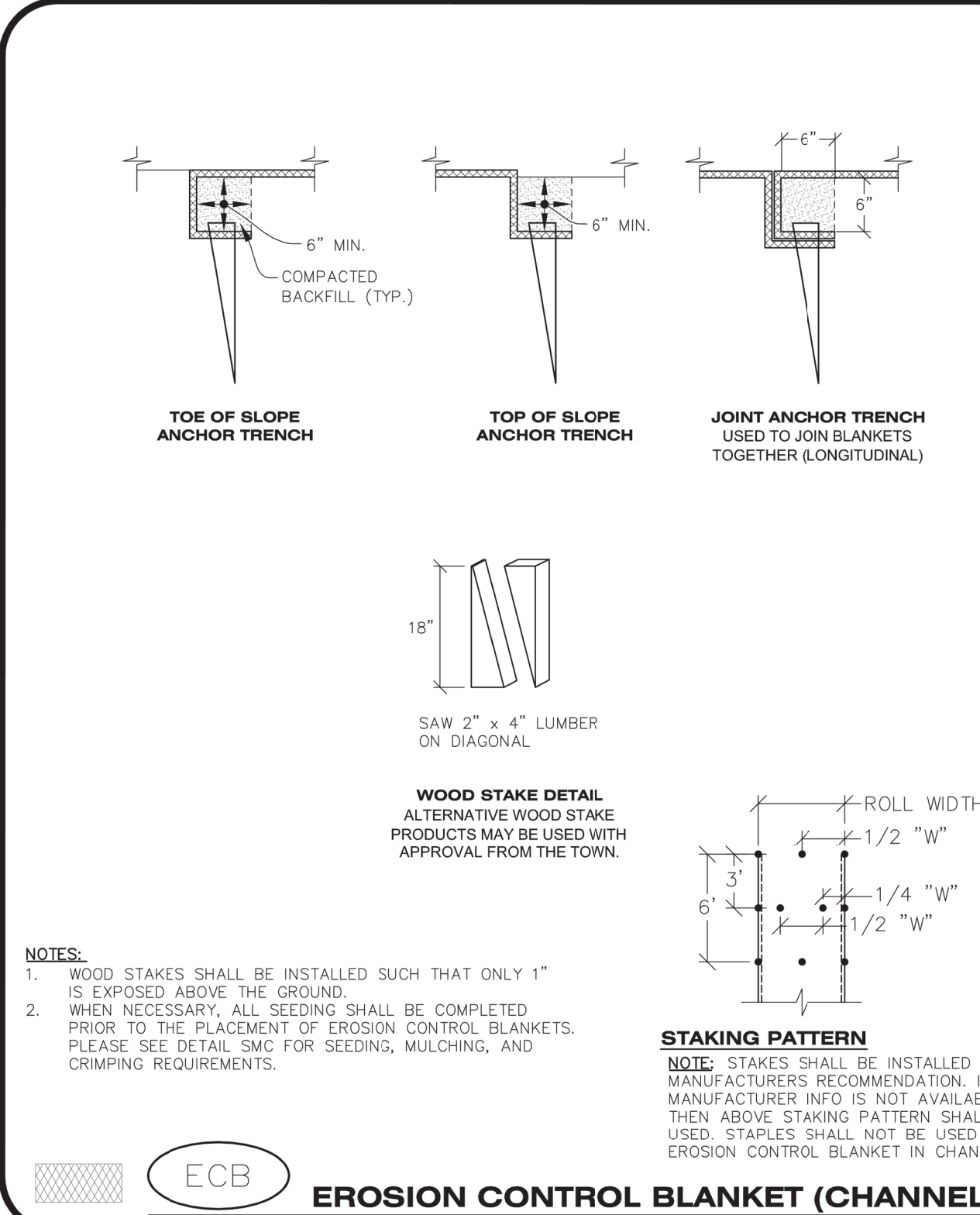




CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

ECB
1 OF 3
Oct. 2013

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





CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

ECB
2 OF 3
Oct. 2013

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

EROSION CONTROL BLANKET INSTALLATION NOTES

1. SEE THE PLAN VIEW FOR THE LOCATION(S) OF THE EROSION CONTROL BLANKETS.
2. EROSION CONTROL BLANKETS USED FOR CHANNEL PROTECTION SHALL BE PROPERLY SELECTED BY THE DESIGN ENGINEER BASED ON CURRENT AND FUTURE FLOW RATES WITHIN THE CHANNEL. BASED ON THESE CALCULATIONS, TURF REINFORCEMENT MATTING OR RIPRAP MAY BE NECESSARY IN LIEU OF EROSION CONTROL BLANKETS.
3. IMMEDIATELY PRIOR TO BLANKET INSTALLATION, SOIL SURFACE SHALL BE SMOOTH, AND FREE OF ANY GAPS, VOIDS, WEEDS, ROCKS, STICKS, OR OTHER MISCELLANEOUS DEBRIS.
4. EROSION CONTROL BLANKET SHALL THEN BE INSTALLED ACCORDING TO THE DETAILED DRAWINGS.
5. ANY DAMAGED OR REMAINING STAPLES OR STAKES SHALL BE REMOVED FROM THE SITE.
6. ALL EROSION CONTROL BLANKETS FOR SLOPE PROTECTION INSTALLED IN THE TOWN SHALL BE DOUBLE NET, STRAW OR EXCELSDOR.

MANUFACTURER	PRODUCT NAME
NORTH AMERICAN GREEN	ST50
APPROVED EQUAL	APPROVED EQUAL

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

EROSION CONTROL BLANKET MAINTENANCE NOTES

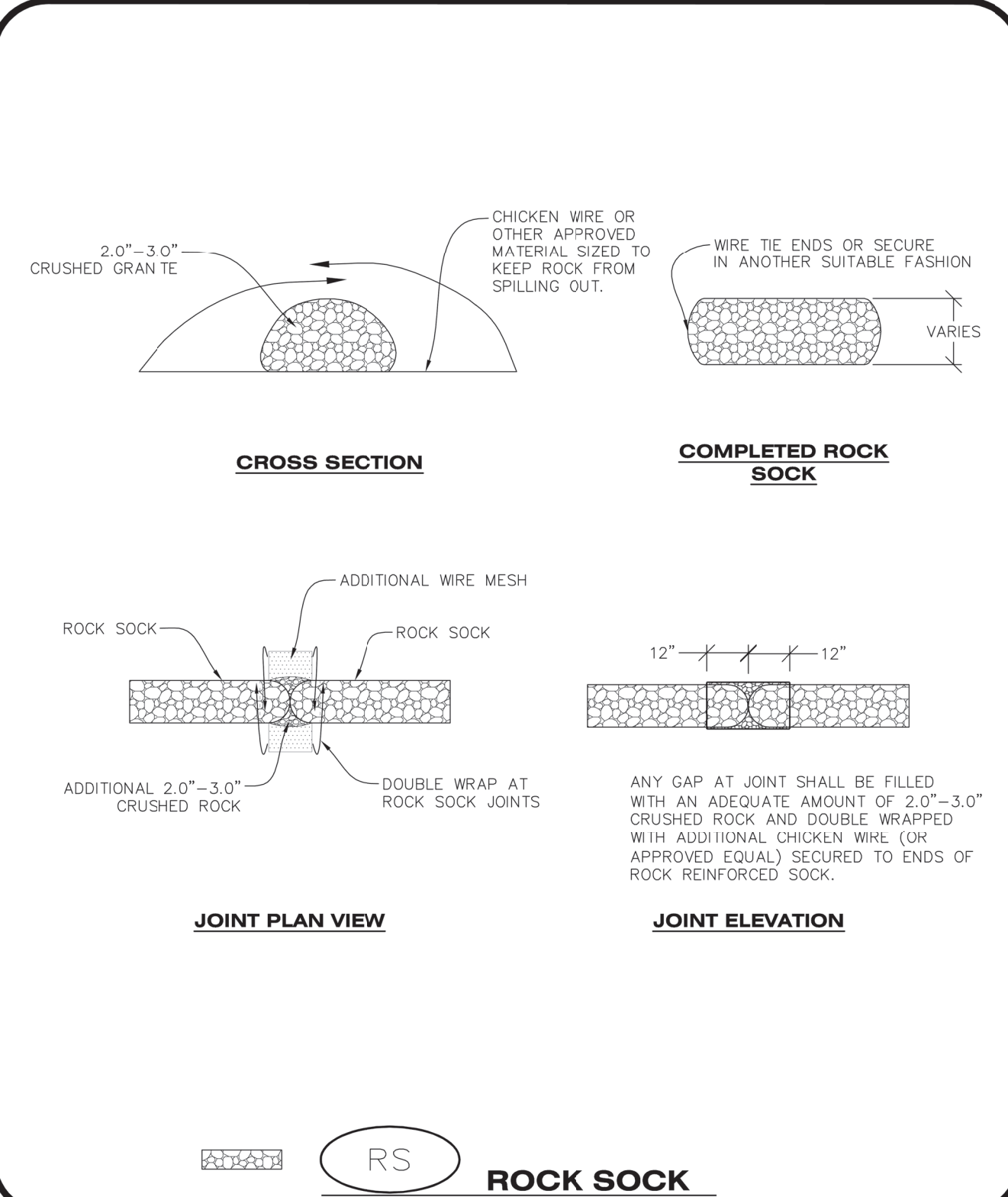
1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE EROSION CONTROL BLANKETS AND MAKE ANY NECESSARY REPAIRS.



CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

ECB
3 OF 3
Oct. 2013

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





CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

RS
1 OF 2
Oct. 2013

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

ROCK SOCK INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF ROCK SOCK.
2. CRUSHED ROCK SHALL BE APPROXIMATELY 2.0"-3.0" GRANITE IN SIZE WITH A FRACTURED FACE (ALL SIDES).
3. ROCK SOCK SHALL BE APPROXIMATELY ONE CONTINUOUS PIECE OR SHALL BE CONSTRUCTED USING WIRE WRAPPED JOINTS (SEE DETAIL RS).
4. ROCK SOCK SHALL BE CONSTRUCTED USING CHICKEN WIRE OR OTHER APPROVED MATERIAL SIZED TO KEEP ROCK FROM SPILLING OUT.
5. MINIMUM ROCK SOCK DIAMETER SHALL VARY BASED ON APPLICATION (7" MIN).
6. TUBULAR MARKERS MAY NEED TO BE USED IN CONJUNCTION WITH ROCKS SOCKS ANYTIME THE ROCK SOCK IS PLACED ON A ROADWAY, SIDEWALK, PARKING LOT OR OTHER LOCATION SUSCEPTIBLE TO VEHICLE OR PEDESTRIAN TRAFFIC. TUBULAR MARKERS SHALL CONFORM TO THE TUBULAR MARKER DETAIL.

ROCK SOCK INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE ROCK SOCKS.
2. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED.
3. ROCK SOCKS SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.

I, _____, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AS-BUILT SURVEY OF PARKER POINTE REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAWS OF THE STATE OF COLORADO UNDER MY DIRECT SUPERVISION ON _____ IN THE STATE OF COLORADO."

I, JERRY W. DAVIDSON, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SITE IMPROVEMENTS WERE INSPECTED AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND OPINION, THE SITE IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED CONSTRUCTION DRAWINGS.



CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

RS
2 OF 2
Oct. 2013

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

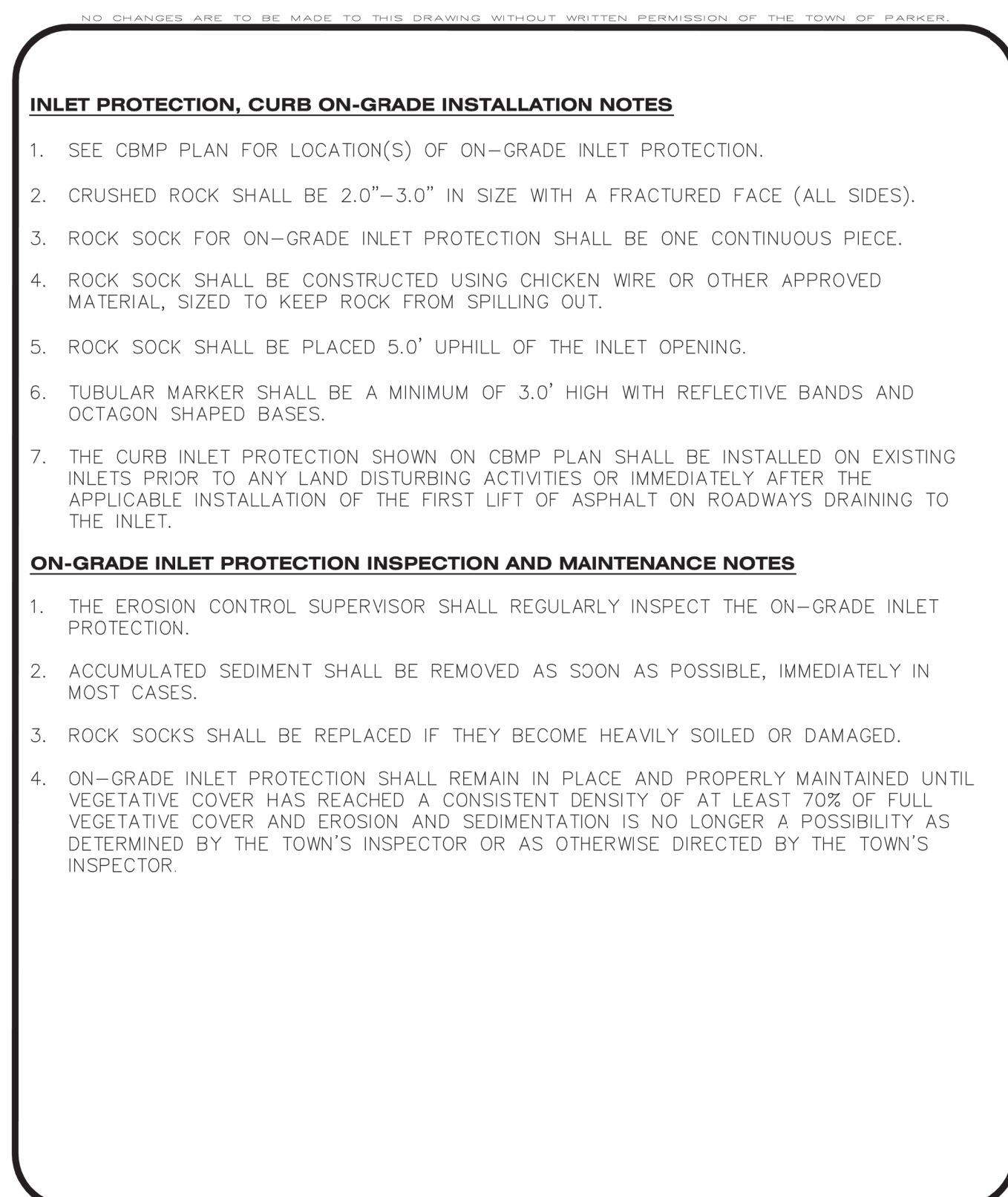
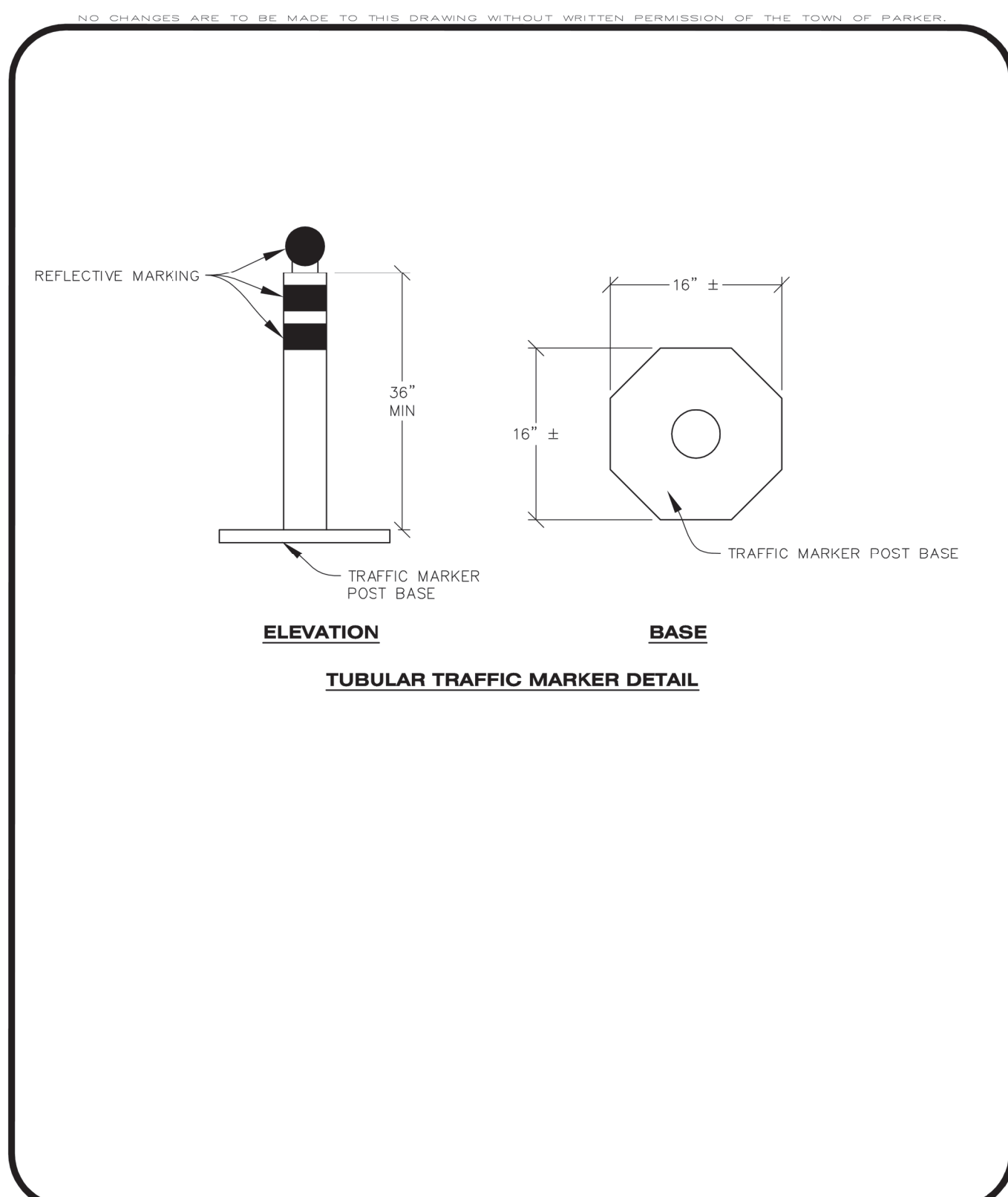
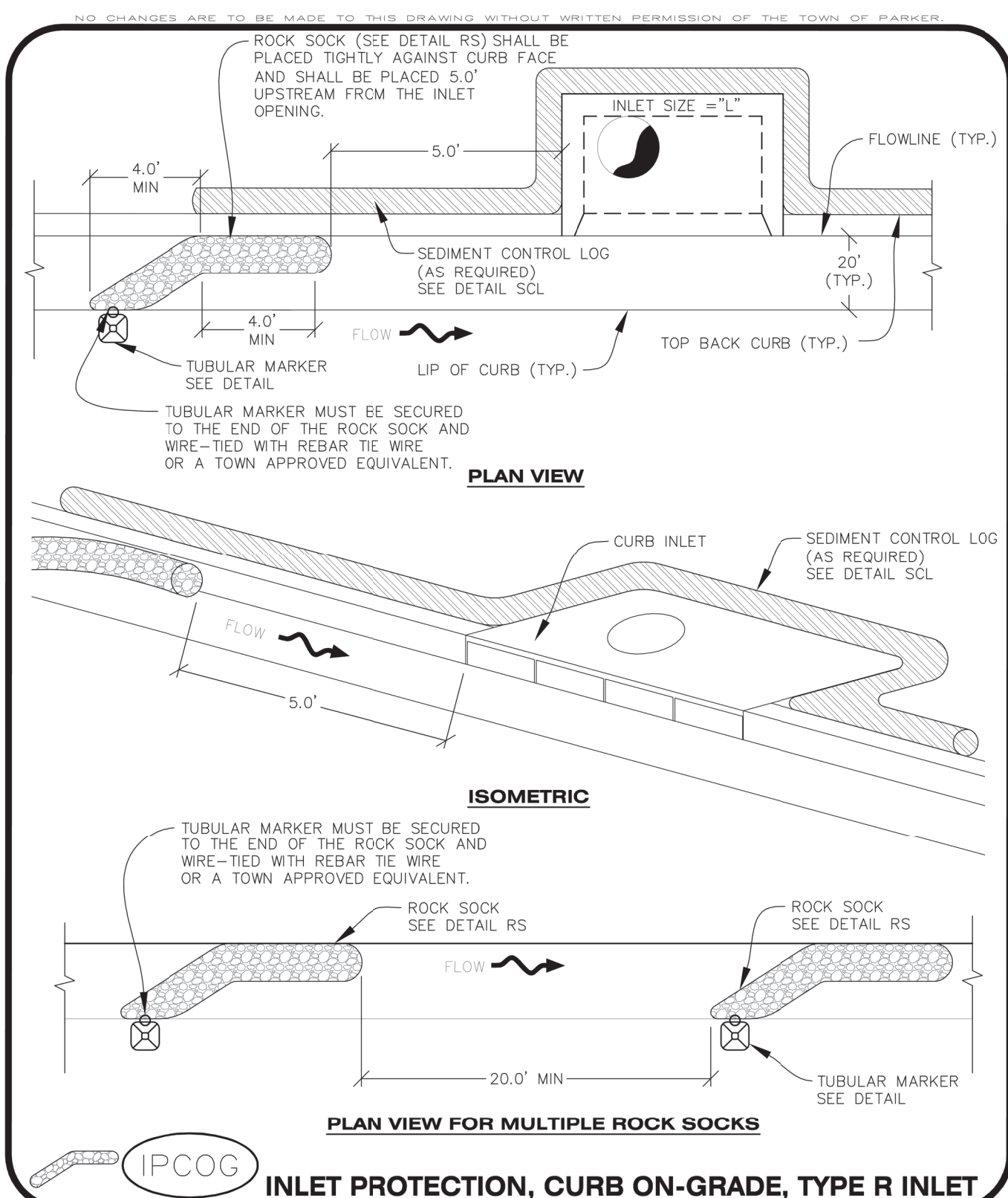
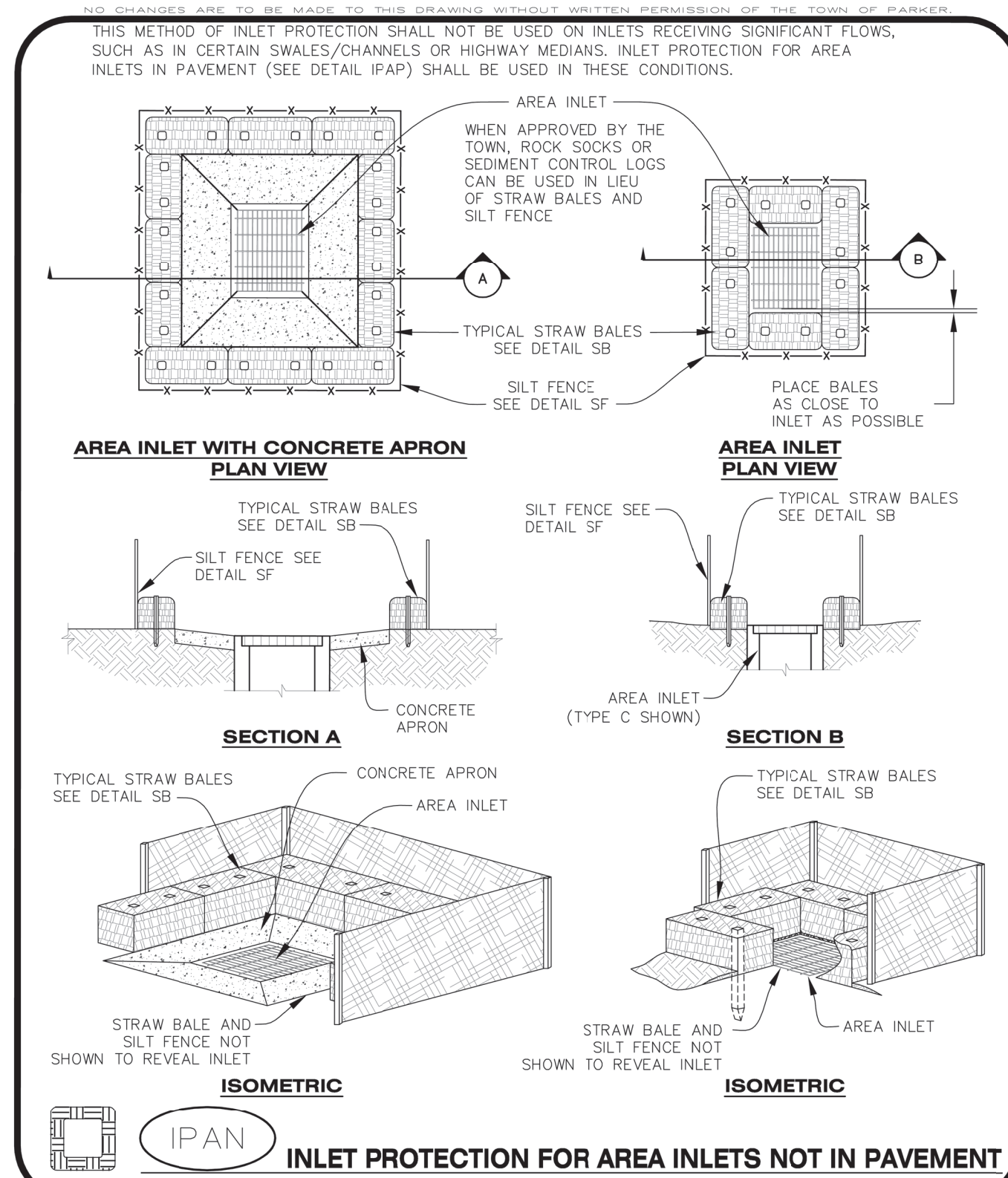
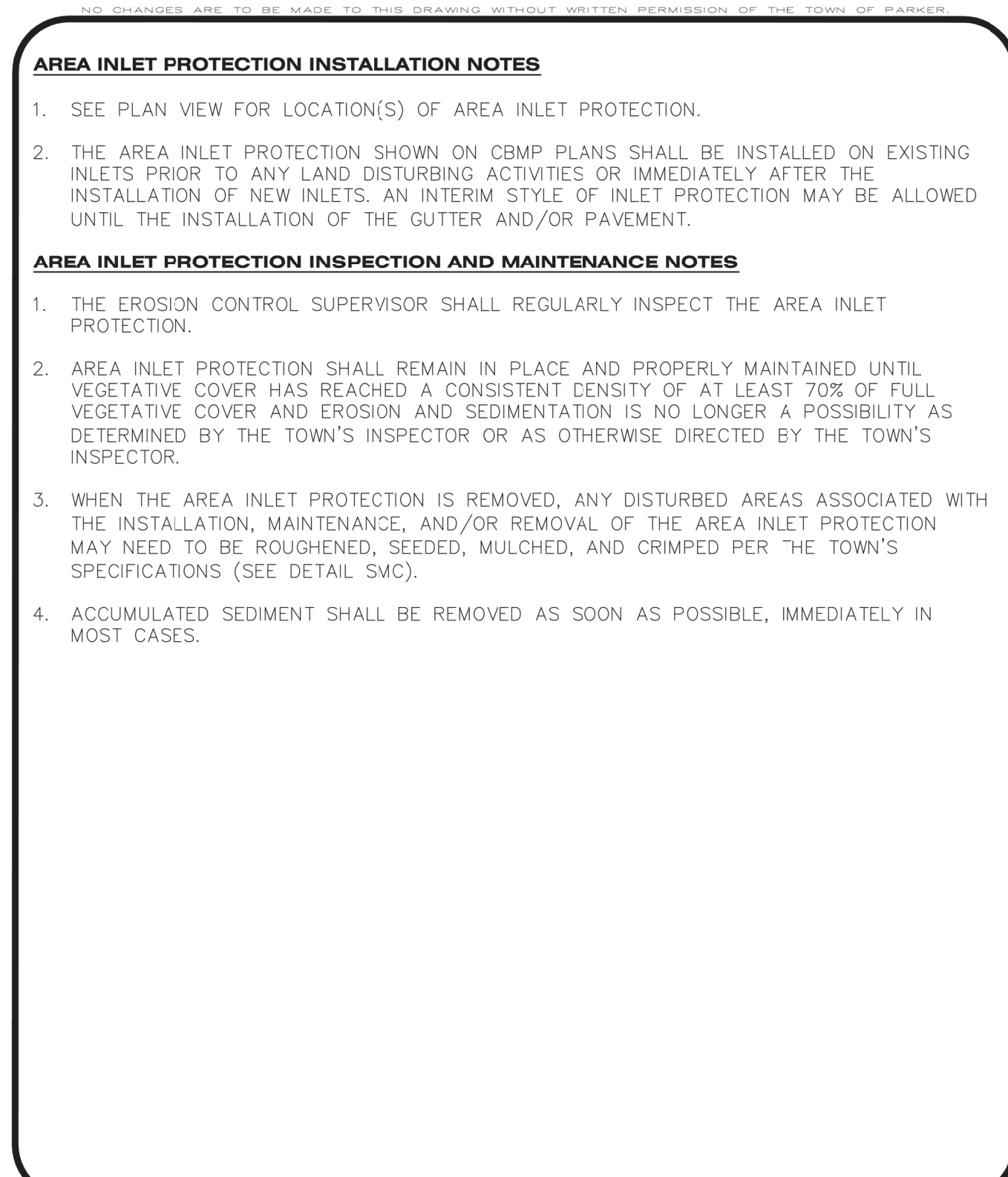
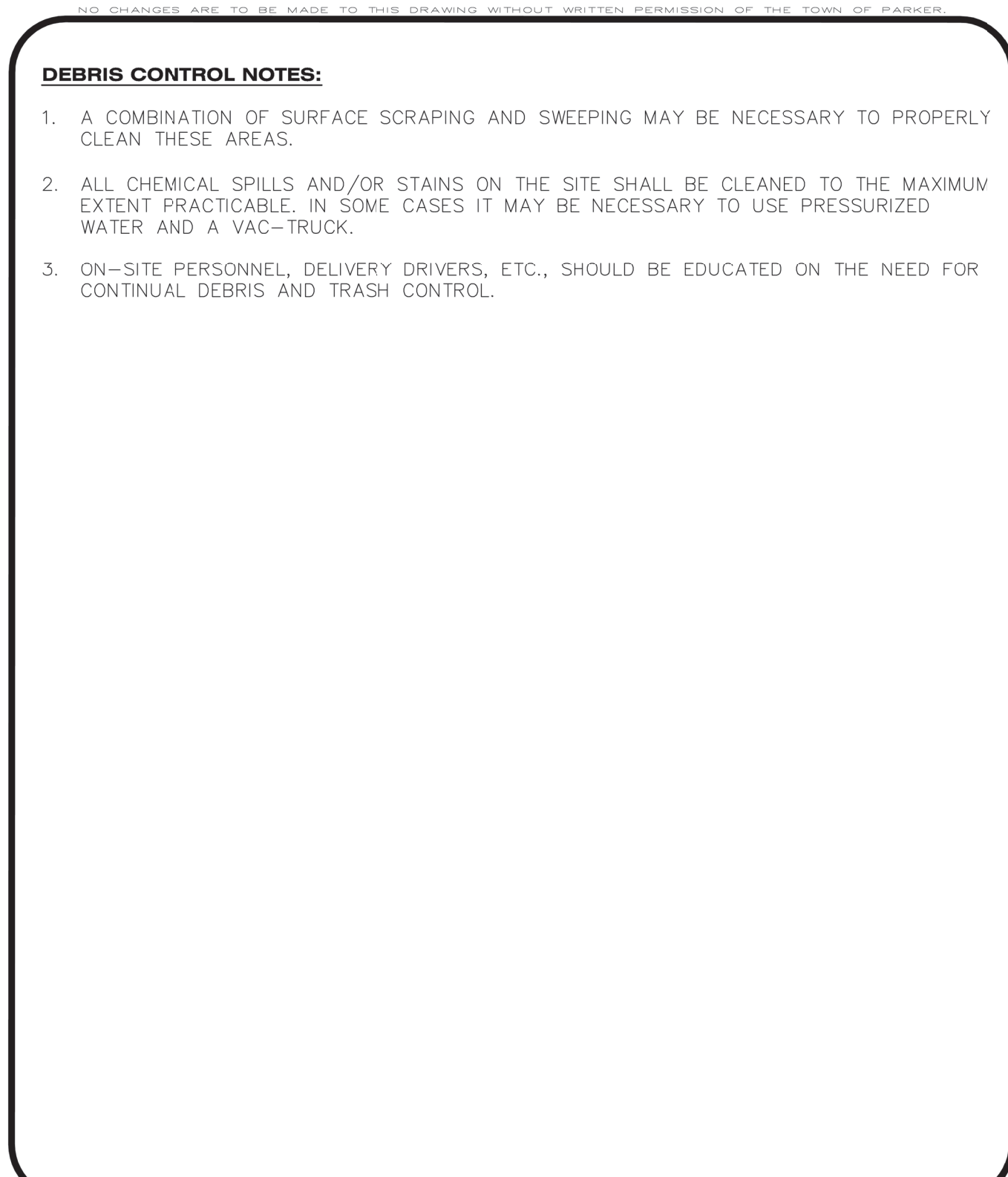
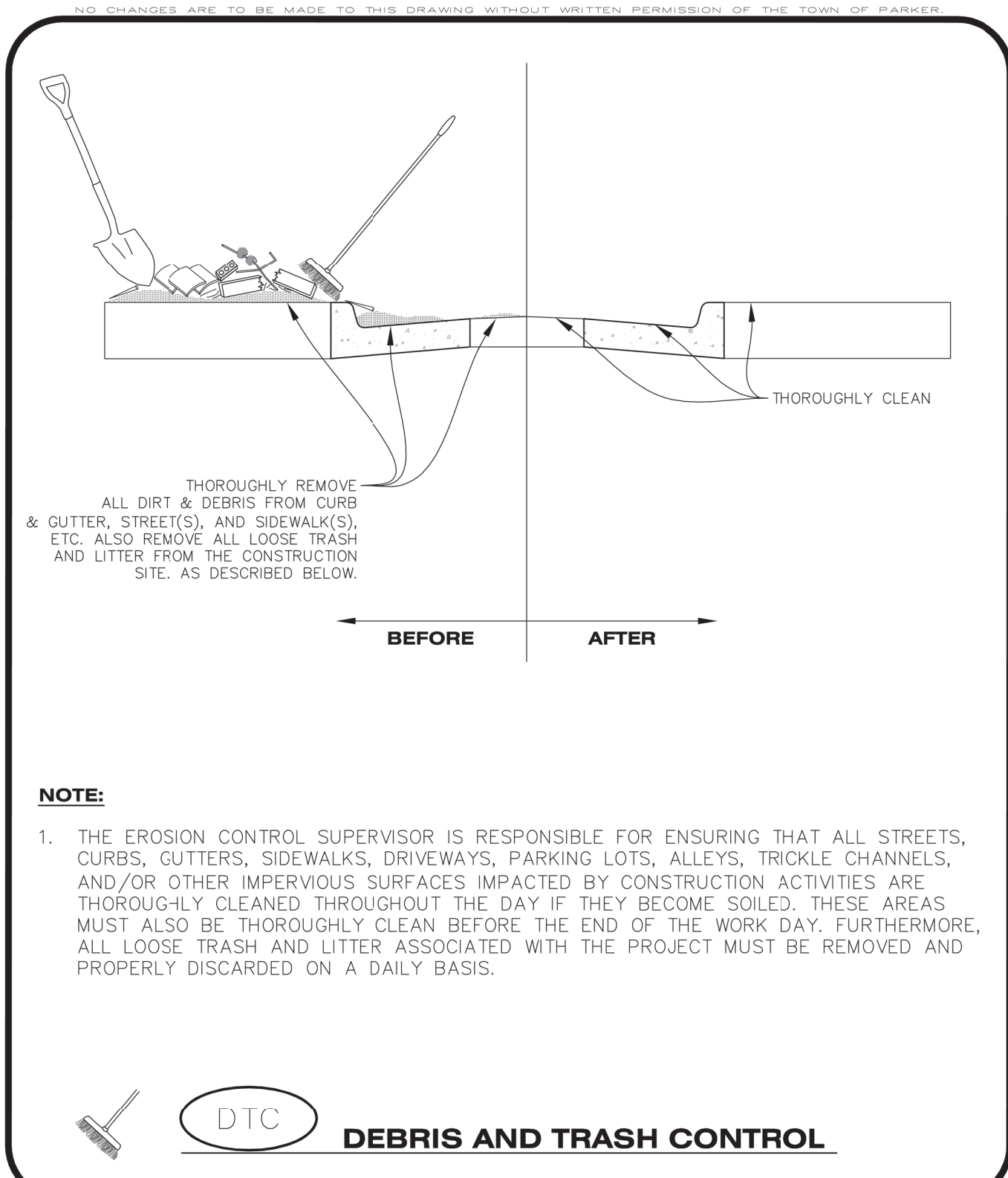
DATE	DESCRIPTION
04/14/23	AS-BUILT RS
03/11/24	FOURTH CDOT NTP SUBMITTAL
01/31/24	THIRD CDOT NTP SUBMITTAL
01/15/24	2ND REPEAT SUBMITTAL
08/01/23	SECOND CDOT NTP SUBMITTAL
04/21/23	CDOT NTP SUBMITTAL / RE-PEAT SUBMITTAL

CBMP DETAILS

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

date: 10/01/17

SHEET
C3.92

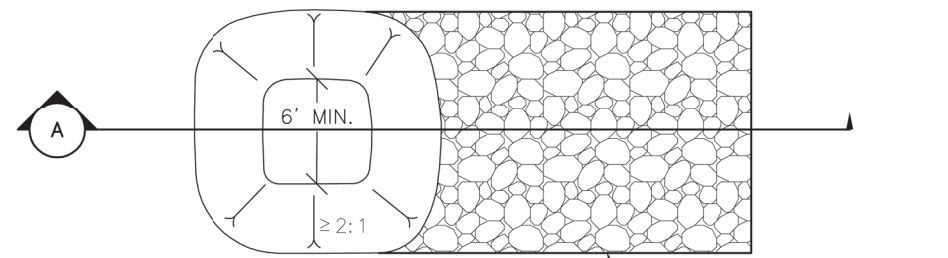


I, _____, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AS-BUILT SURVEY OF PARKER POINTE REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAWS OF THE STATE OF COLORADO UNDER MY DIRECT SUPERVISION ON _____ IN THE STATE OF COLORADO."

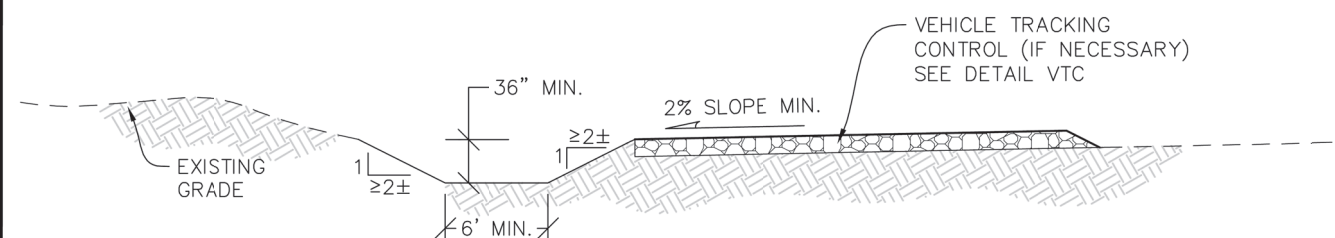
I, JERRY W. DAVIDSON, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SITE IMPROVEMENTS WERE INSPECTED AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND OPINION, THE SITE IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED CONSTRUCTION DRAWINGS.

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

NOTE:
VTC 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



CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

CWA

1 OF 2
Oct. 2013

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

CONCRETE WASHOUT AREA INSTALLATION NOTES

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

CONCRETE WASHOUT AREA INSPECTION AND MAINTENANCE NOTES

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



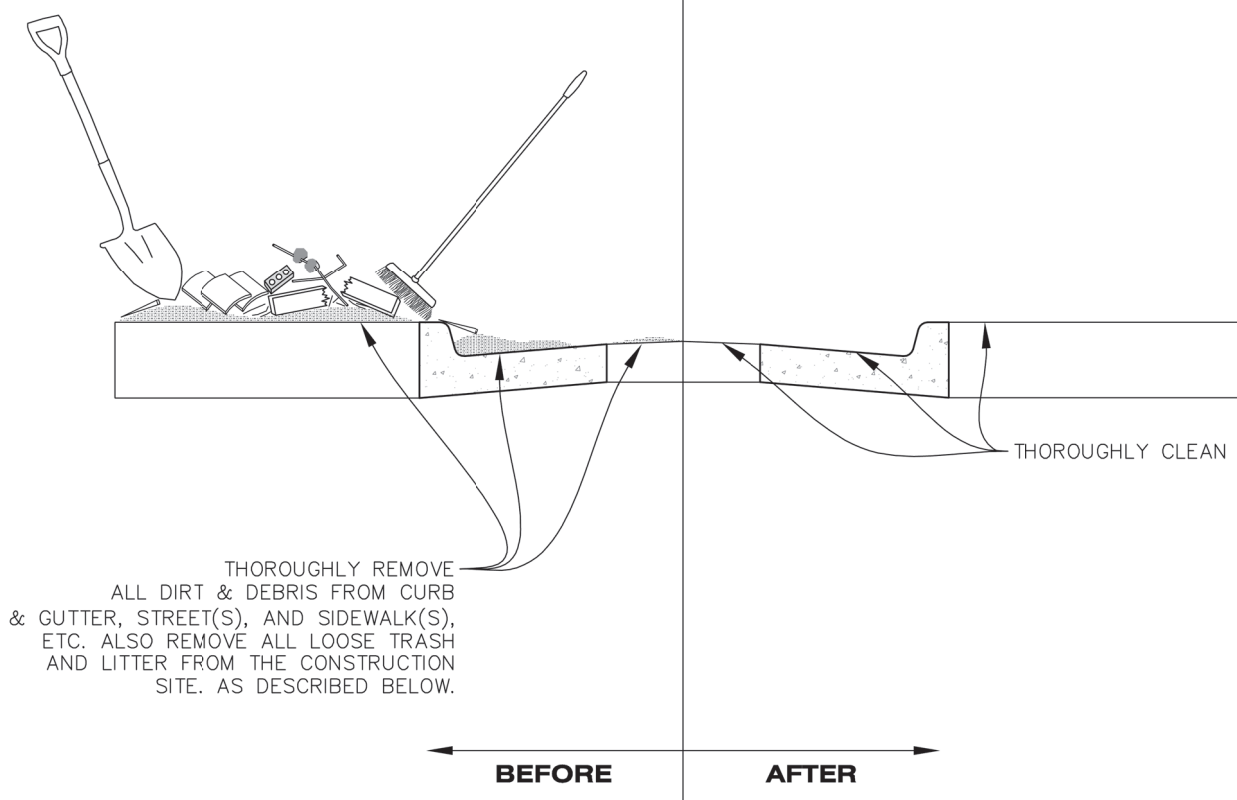
CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

CWA

2 OF 2
Oct. 2013

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



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



CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

DTC

1 OF 2
Oct. 2013

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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.

I, _____, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AS-BUILT SURVEY OF PARKER POINTE REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAWS OF THE STATE OF COLORADO UNDER MY DIRECT SUPERVISION ON _____ IN THE STATE OF COLORADO."

I, JERRY W. DAVIDSON, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SITE IMPROVEMENTS WERE INSPECTED AND TO THE BEST OF MY KNOWLEDGE, BELIEF AND OPINION, THE SITE IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED CONSTRUCTION DRAWINGS.



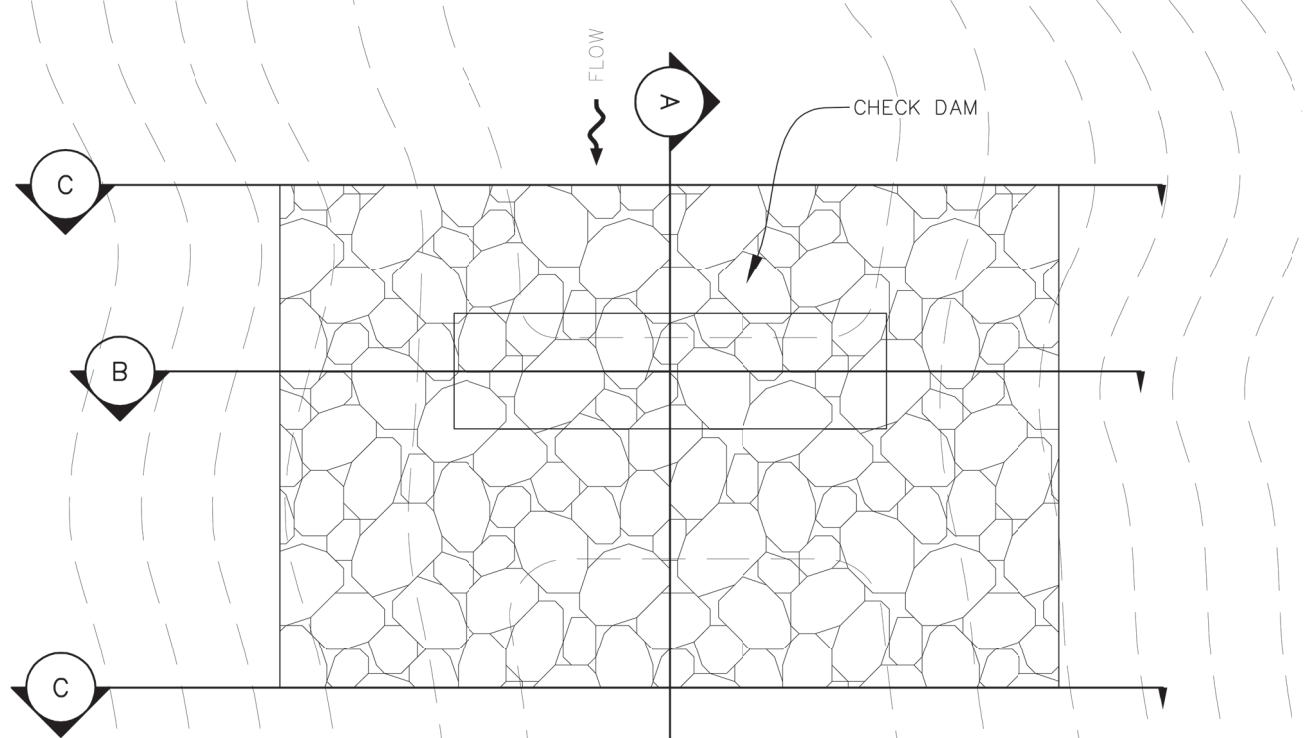
CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

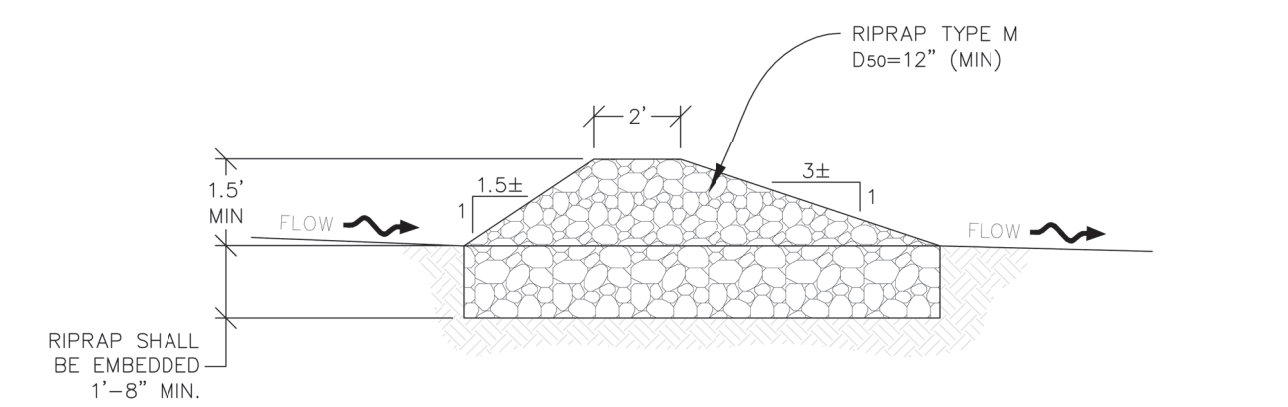
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2 OF 2
Oct. 2013

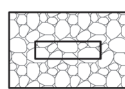
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER



PLAN VIEW



SECTION A



CD CHECK DAM



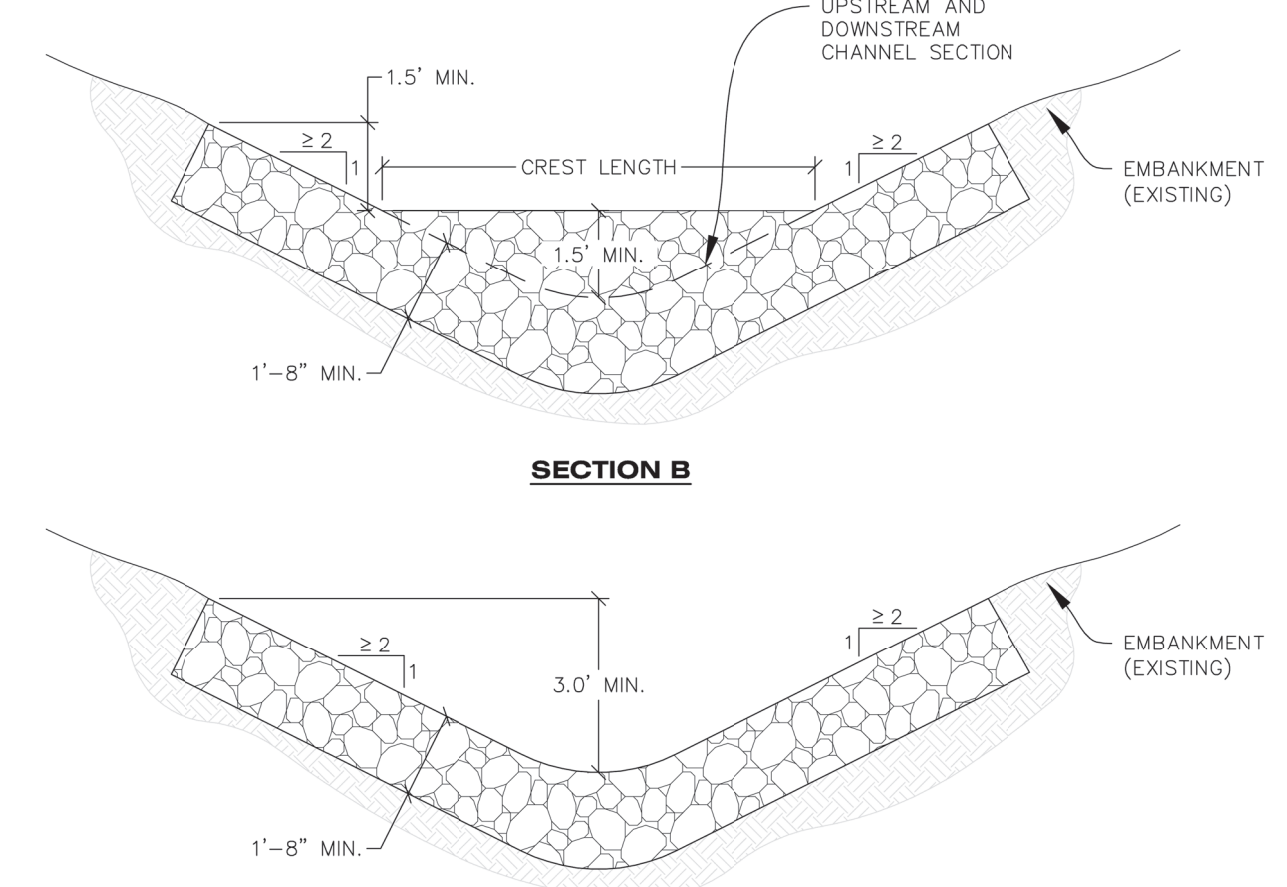
CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

CD

1 OF 3
Oct. 2013

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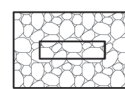
SECTION B

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



CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

CD

2 OF 3
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.



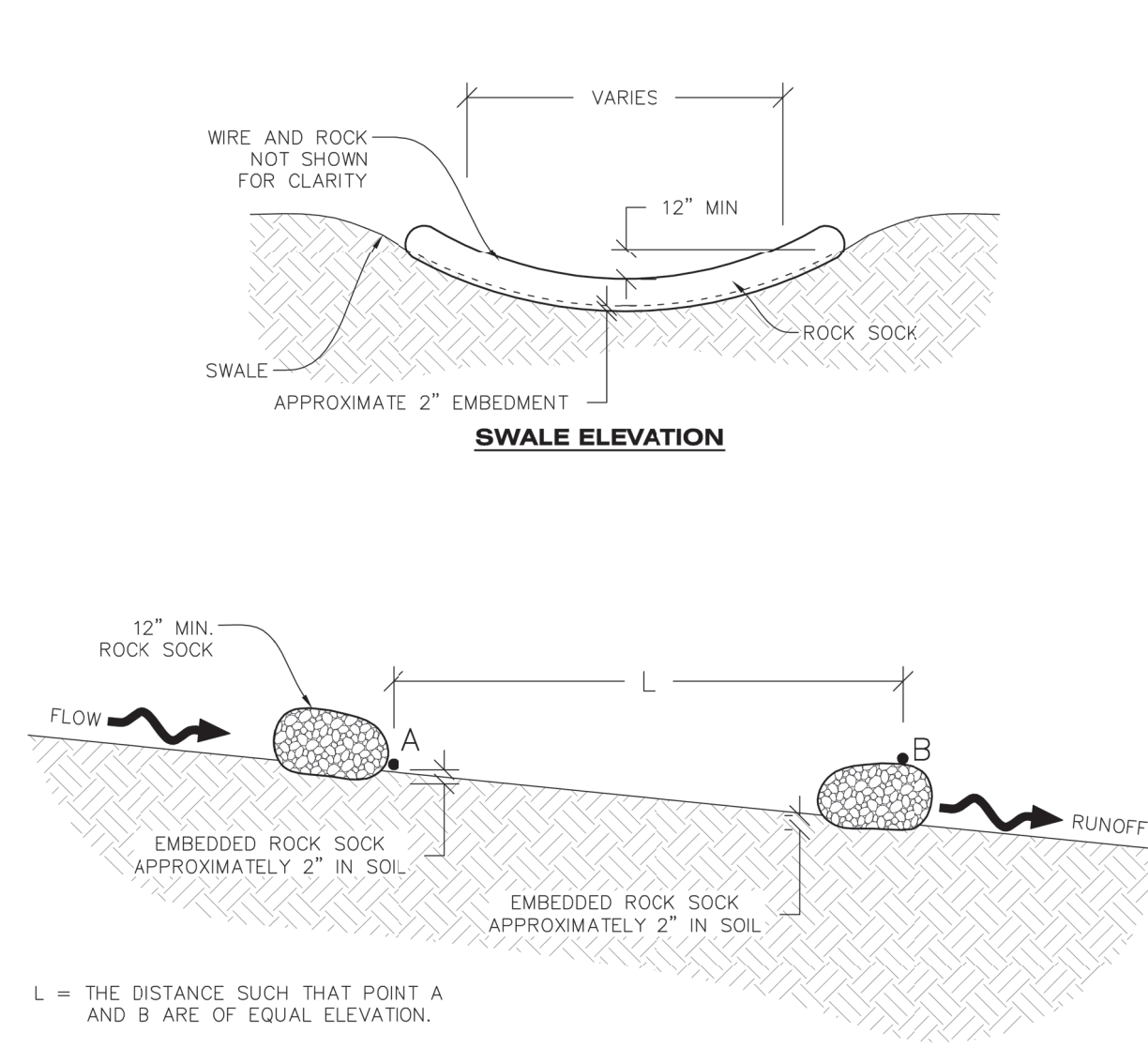
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CONSTRUCTION BEST MANAGEMENT PRACTICES

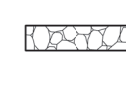
CD

3 OF 3
Oct. 2013

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SWALE SPACING



RSS ROCK SOCK IN SWALE



CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

RSS

1 OF 1
Oct. 2013

CBMP DETAILS

04/14/25 AS-BUILT'S

03/11/24 FOURTH CDOT NTP SUBMITTAL

01/31/24 THIRD CDOT NTP SUBMITTAL

01/15/24 2ND REPLAT SUBMITTAL

08/01/23 SECOND CDOT NTP SUBMITTAL

04/21/23 CDOT NTP SUBMITTAL /RE-PLAT SUBMITTAL

DATE DESCRIPTION

REVISIONS

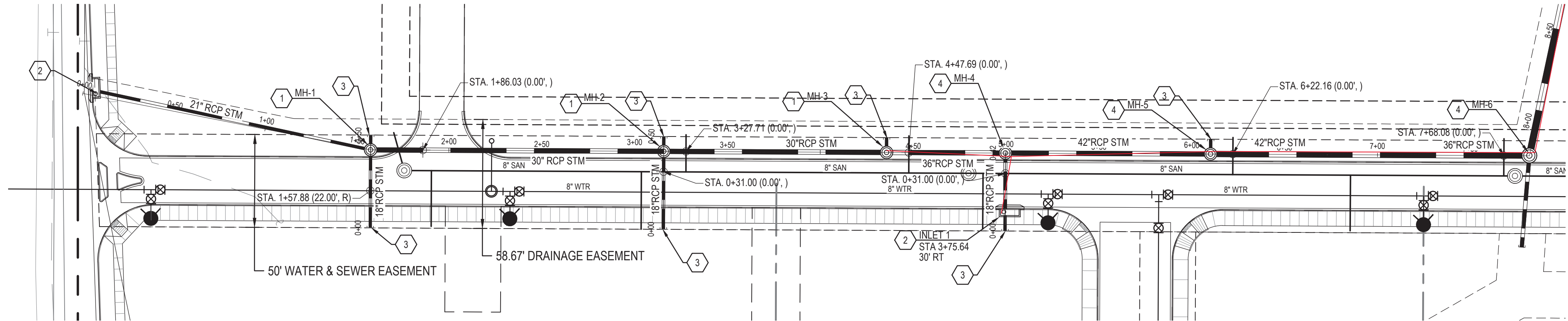
PARKER POINTE
LOTS 1 THRU 16 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

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

date: 10/01/17

SHEET
C3.94

PERCEPTION
DESIGN GROUP, INC.
6801 SOUTH PIERCE STREET SUITE 315, LITTLETON, CO 80120 303.239.8688
WWW.PERCEPTIONDESIGNGROUP.COM



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.

I, _____, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO
HEREBY CERTIFY THAT THIS AS-BUILT SURVEY OF PARKER POINTE REPRESENTS AN ACTUAL
SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAWS OF THE STATE OF COLORADO
UNDER MY DIRECT SUPERVISION ON _____ IN THE STATE OF COLORADO."

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DO HEREBY CERTIFY THAT THE SITE IMPROVEMENTS WERE INSPECTED AND TO THE BEST OF MY
KNOWLEDGE, RELIEF, AND OPINION, THE SITE IMPROVEMENTS WERE CONSTRUCTED IN
ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED CONSTRUCTION DRAWINGS.

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

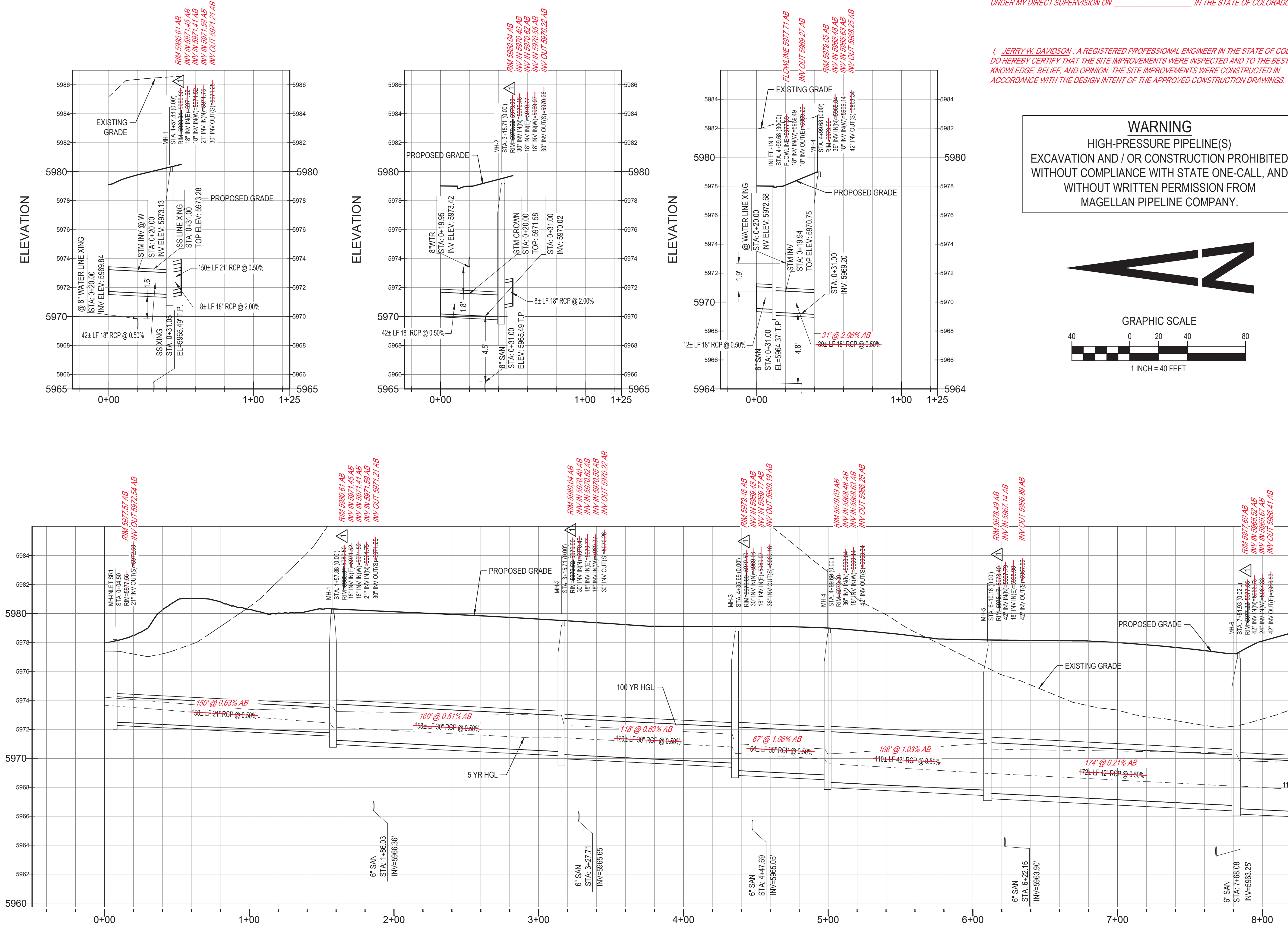
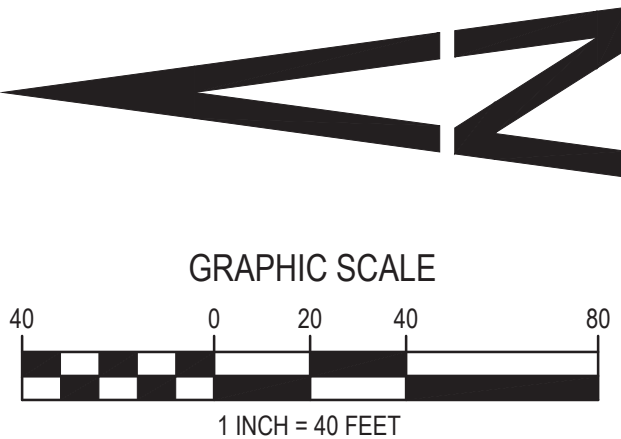
BENCHMARK: DOUGLAS COUNTY SURVEY CONTROL MONUMENT T115A - 3" DIAMETER DOUGLAS
COUNTY GIS ALUMINUM CAP AT THE NE CORNER OF STROH ROAD AND SOUTH PARKER ROAD (US
HIGHWAY 83)
ELEVATION: 5970.79 FEET (NAVD 1988 DATUM)

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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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

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



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
04/14/25	STORM SEWER AS-BUILT'S	
03/11/24	FOURTH CDOT NTP SUBMITTAL	
01/31/24	THIRD CDOT NTP SUBMITTAL	
01/15/24	2ND REPEAT SUBMITTAL	
08/01/23	SECOND CDOT NTP SUBMITTAL	
04/21/23	CDOT NTP SUBMITTAL / RE-PLAT SUBMITTAL	

STORM SEWER PLAN AND PROFILE

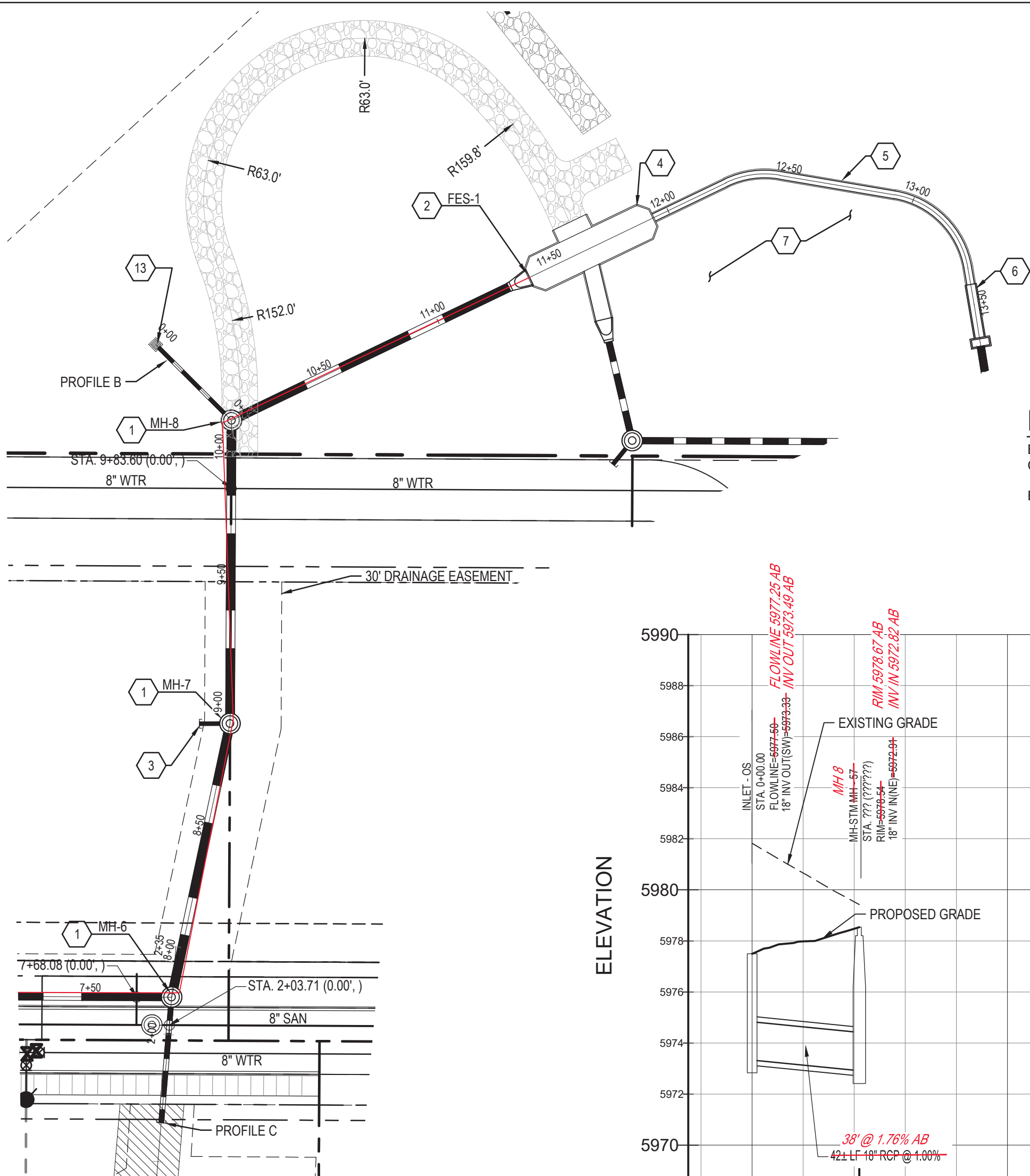
PARKER POINTE
LOTS 1 THRU 16 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

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

date: 10/01/17

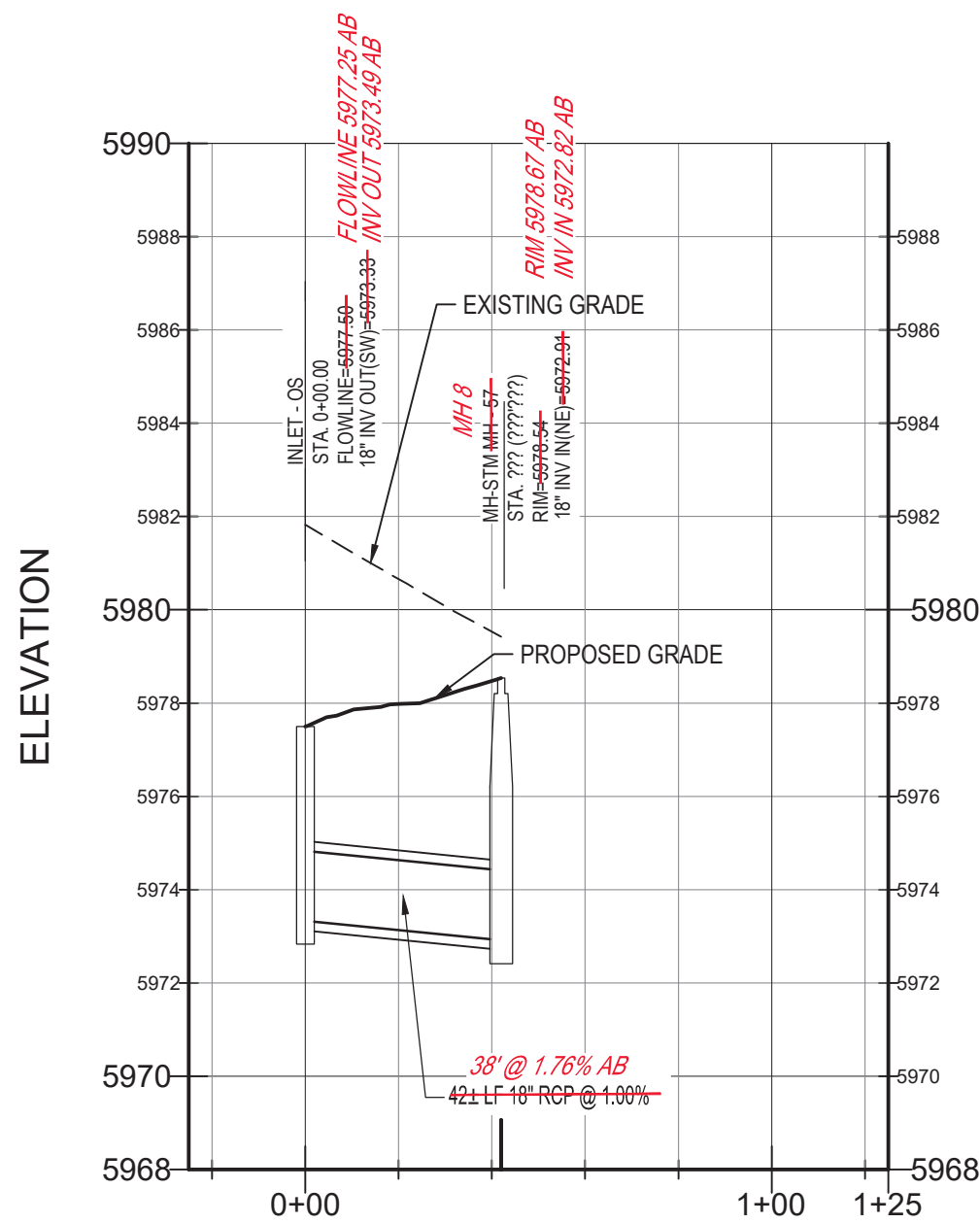
SHEET

C4.10

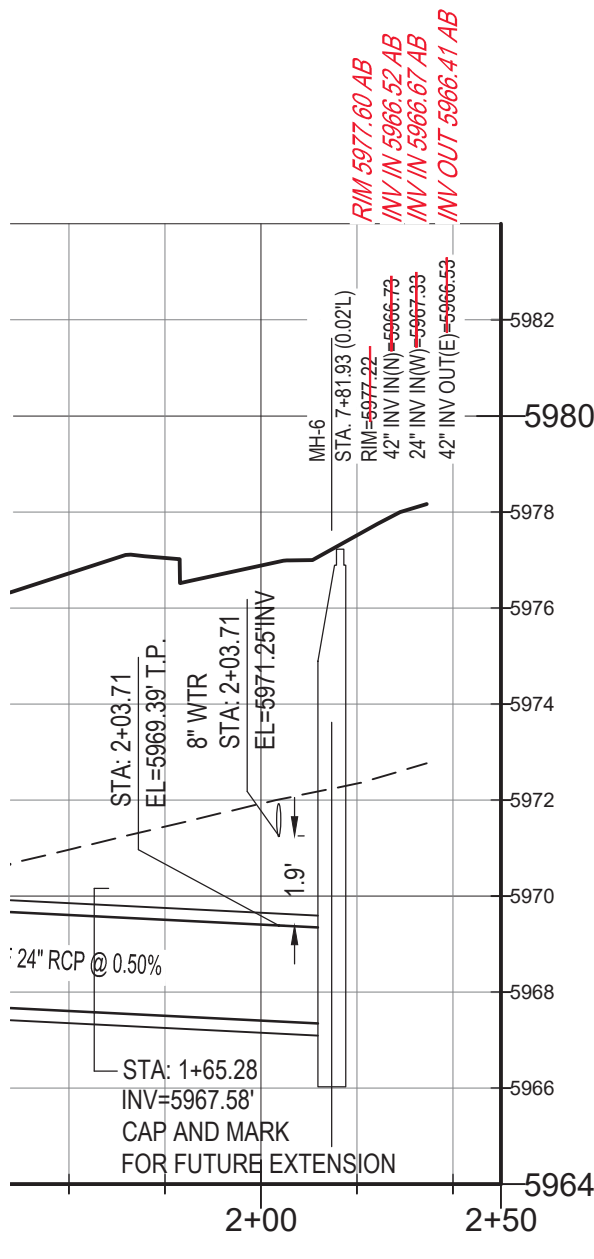


BENCHMARK

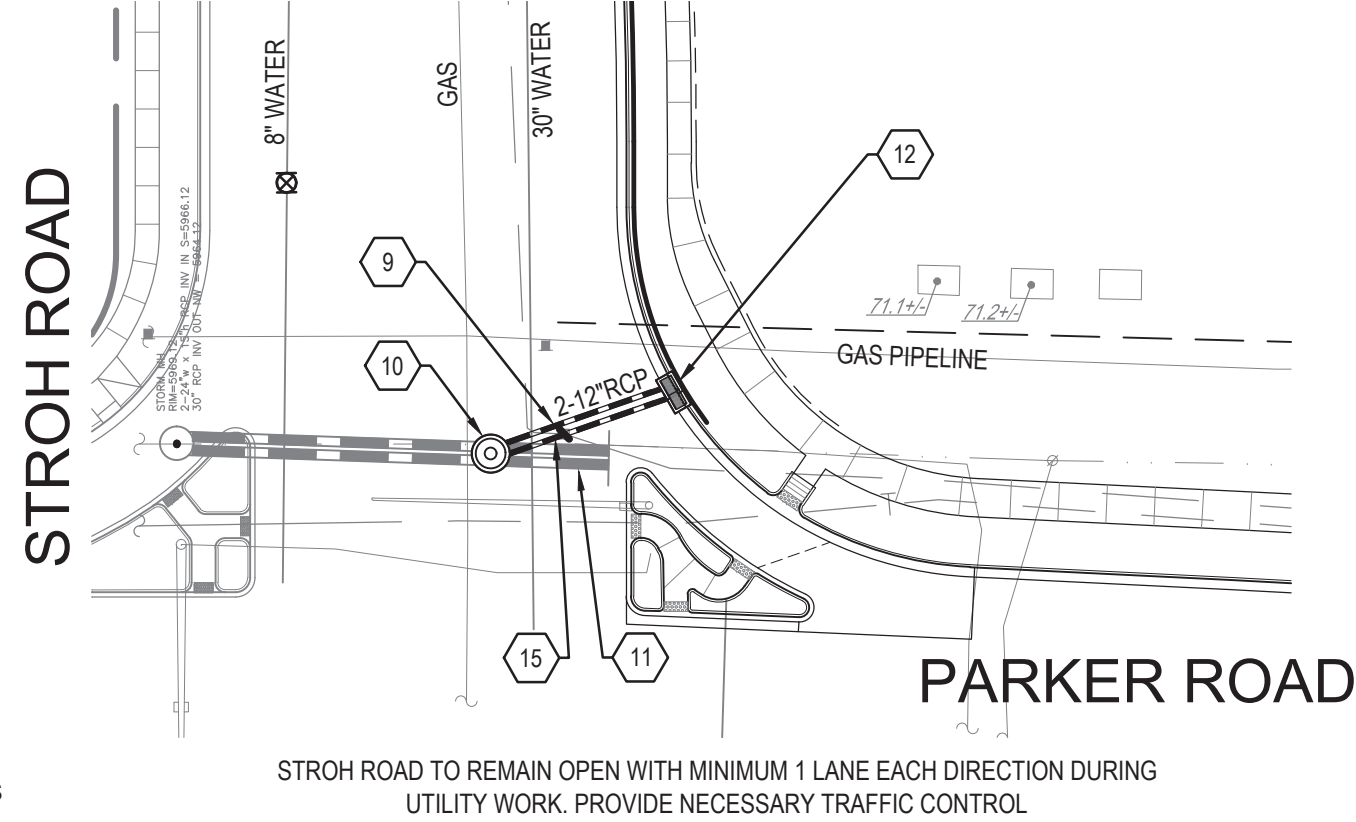
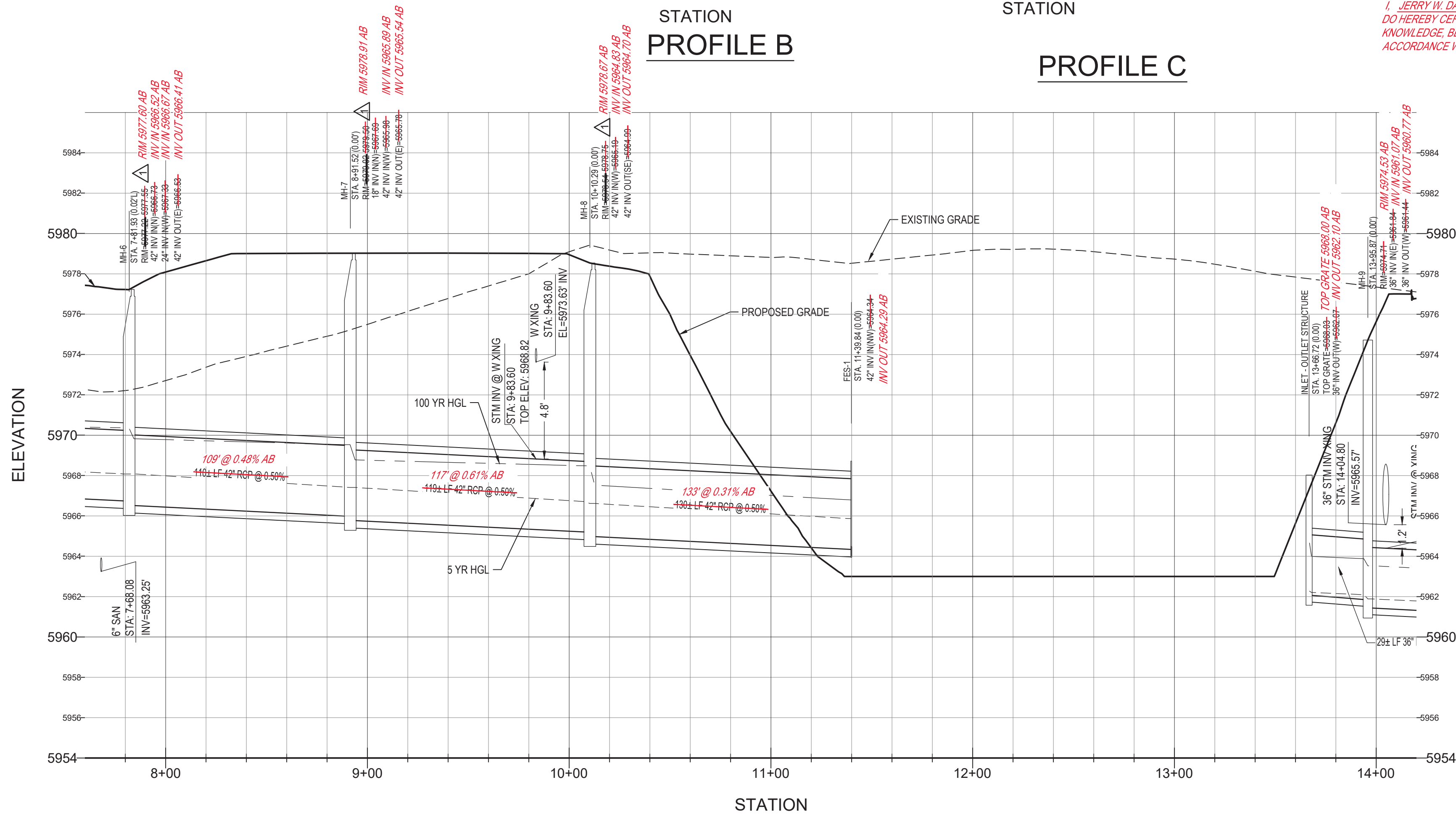
BENCHMARK: DOUGLAS COUNTY SURVEY CONTROL MONUMENT TT15A - 3" DIAMETER DOUGLAS COUNTY GIS ALUMINUM CAP AT THE NE CORNER OF STROH ROAD AND SOUTH PARKER ROAD (US ELEVATION: 5970.79 FEET (NAVD 1988 DATUM))



PROFILE B



PROFILE C



STROH ROAD TO REMAIN OPEN WITH MINIMUM 1 LANE EACH DIRECTION DURING UTILITY WORK. PROVIDE NECESSARY TRAFFIC CONTROL.

CONSTRUCTION NOTES

1. CONSTRUCT 6" DIAMETER MANHOLE. SEE SHEET C4.90.
2. INSTALL 42" FES WITH JOINT RESTRAINTS.
3. STUB 18" RCP 8LF @ 2.00%. SEE PROFILE FOR STARTING INVERT, PLUG AND MARK FOR FUTURE CONNECTION.
4. CONSTRUCT CONCRETE FOREBAY. SEE SHEET C4.16.
5. CONSTRUCT CONCRETE LOW FLOW CHANNEL. SEE SHEET C4.15.
6. CONSTRUCT OUTLET STRUCTURE. SEE SHEET C4.16.
7. SEE SHEET C4.15 FOR DETENTION POND PLAN.
8. CONSTRUCT 6" DIAMETER MANHOLE. SEE SHEET C4.90.
9. INSTALL 2-12" RCP TO NEW INLET. 39± LF @ 0.40%.
10. CONSTRUCT MANHOLE WITH FLAT TOP.
11. REMOVE 2-23"x14" HERCP.
12. CONSTRUCT DBL DENVER NO 16 INLET. SLOPE INLET TO MATCH STREET GRADE. SEE GRADING PLAN. SEE SHEET C4.93 FOR DETAIL. SEE PROFILE FOR DEEP BOX INVERT.
13. CONSTRUCT TYPE C INLET. SEE CDOT M-604-10.
14. CONTRACTOR SHALL POTHOLE CROSSING UTILITIES AND REPORT ELEVATION AND LOCATIONS TO ENGINEER PRIOR TO CONSTRUCTION.
15. LAP PAVEMENT PATCH IN ACCORDANCE WITH TOWN DETAIL 27 ON SHEET C5.91.

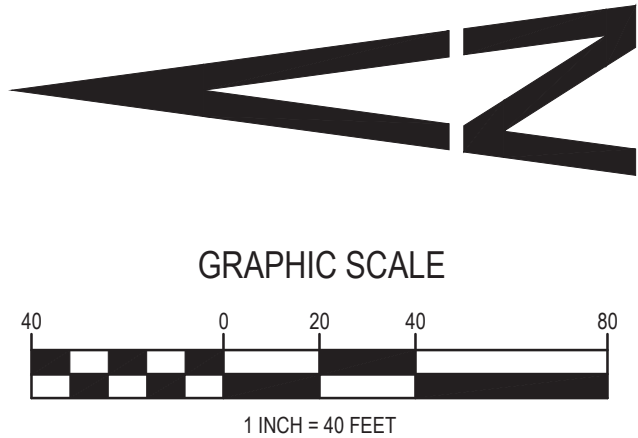
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UTILITY NOTES

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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

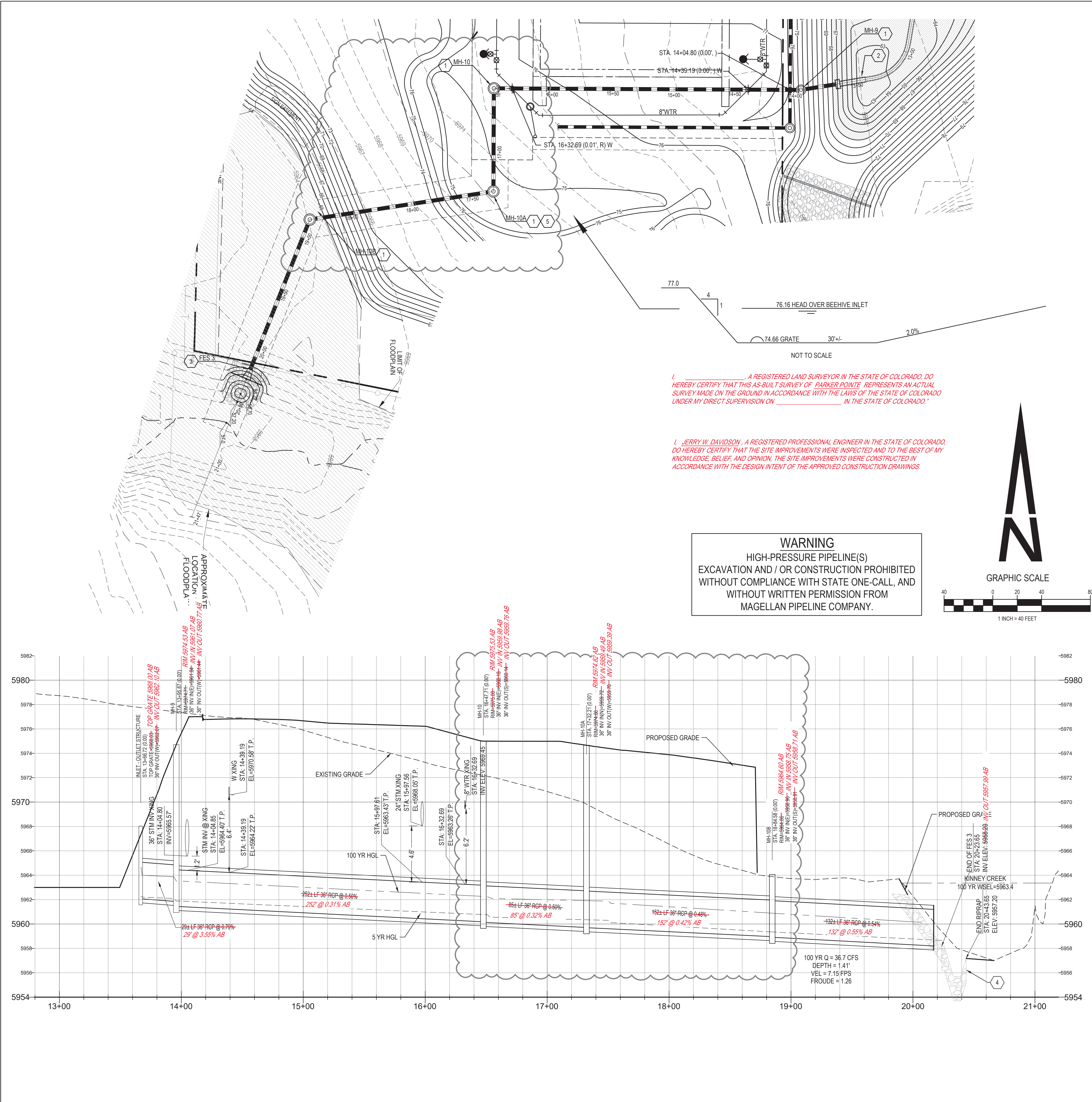
C4.11

PREPARED UNDER THE DIRECT SUPERVISION OF
JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
FOR AND ON BEHALF OF
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DATE	DESCRIPTION

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

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6801 SOUTH PIERCE STREET SUITE 315, LITTLETON, CO 80120 303.239.8688
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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
5. INSTALL GRATED LID ON MANHOLE. NOTE MANHOLE IS IN A SUMP CONDITION. SEE GRADING PLAN. NEENAH R 4353 BEEHIVE GRATE.

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.
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10. SITE SURVEY IS PROVIDED BY ESC DATED 2-8-2016.
11. THE CONTRACTOR SHALL HAVE AN APPROVED SET OF CONSTRUCTION PLANS ON SITE AT ALL TIMES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THE CONSTRUCTION, NOTIFYING AND SCHEDULING LOCAL AGENCIES INSPECTIONS.
12. ALL PIPE LENGTHS ARE MEASURED FROM CENTER OF MANHOLE AND FLOWLINE X CENTER OF INLETS.
13. ELEVATIONS ARE FINISHED GRADE ELEVATION UNLESS OTHER WISE NOTED.

BENCHMARK

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

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

DESIGN GROUP, INC.
1601 SOUTH PIERCE STREET, SUITE 315, LITTLETON, CO 80120, 303.239.8688
WWW.PERCPTIONDESIGNGROUP.COM

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

DATE	DESCRIPTION	REVISIONS
04/14/25	STORM SEWER AS-BUILT'S	
03/11/24	FOURTH CDOT NTP SUBMITTAL	
01/31/24	THIRD CDOT NTP SUBMITTAL	
01/15/24	2ND REPEAT SUBMITTAL	
08/01/23	SECOND CDOT NTP SUBMITTAL	
04/21/23	CDOT NTP SUBMITTAL / RE-PLAT SUBMITTAL	

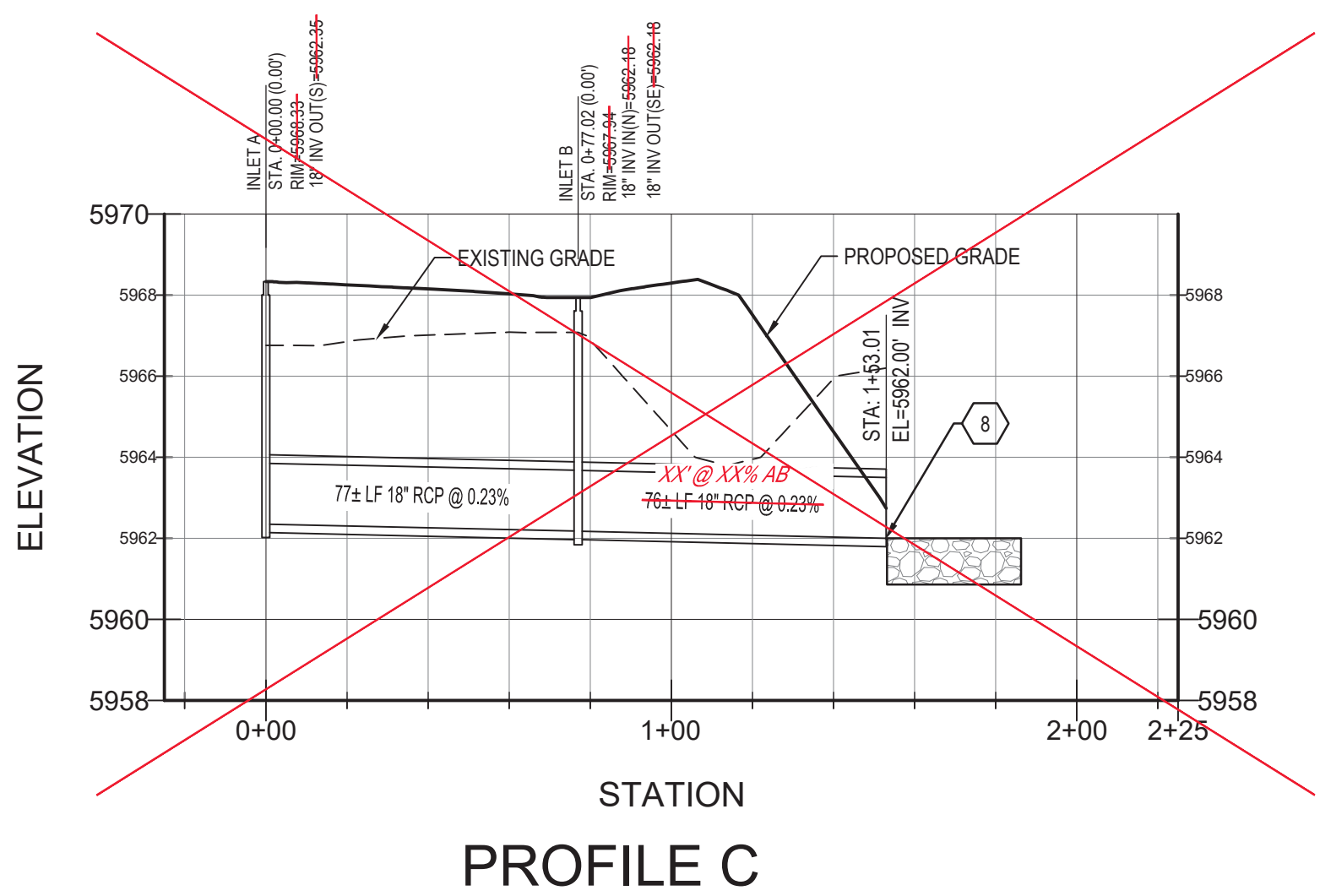
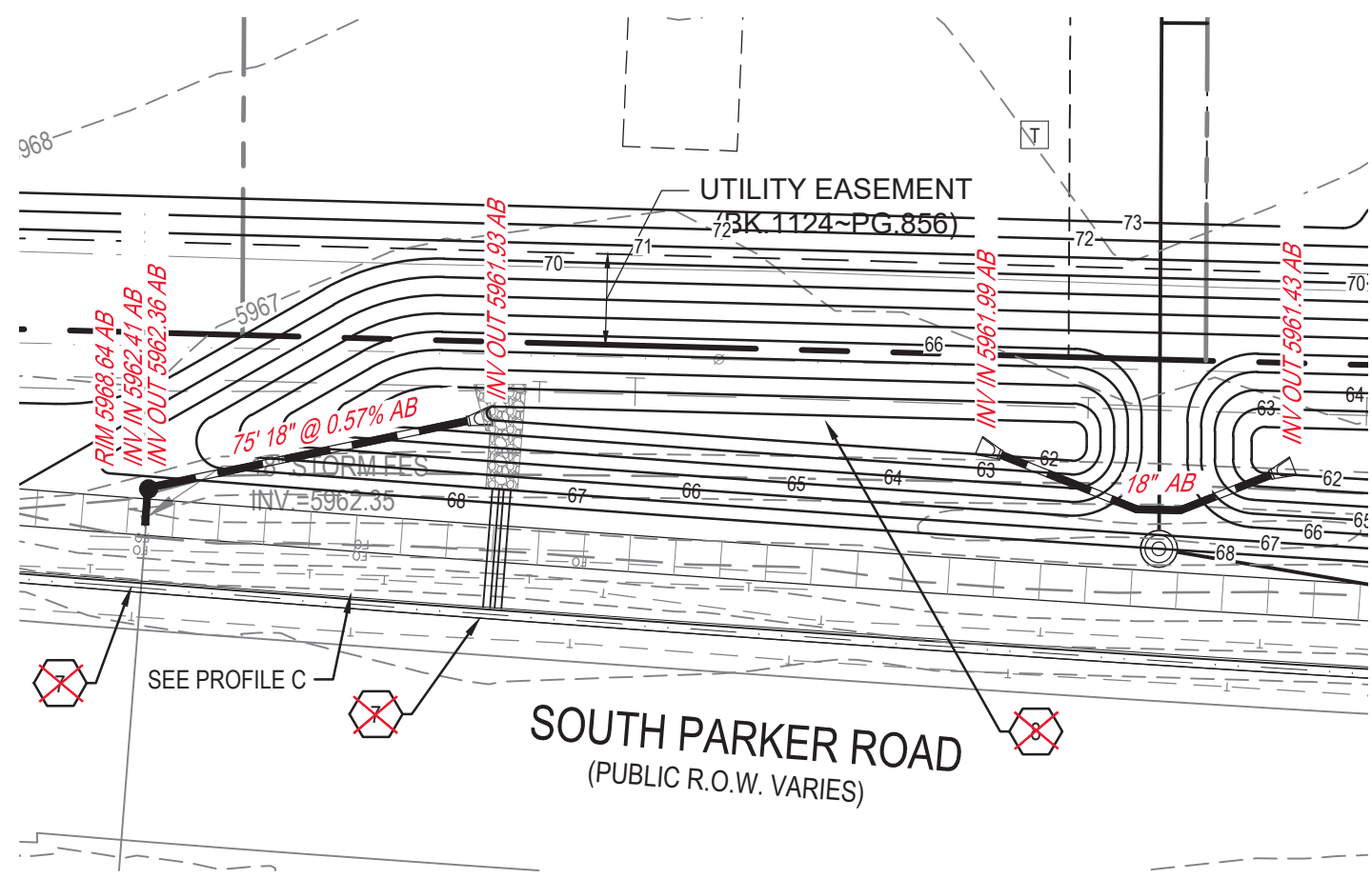
STORM SEWER PLAN AND PROFILE

LOTS 1 THRU 16 AND TRACTS A AND B, PARKER POINT 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



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

CONSTRUCTION NOTES

1. CONSTRUCT 5' DIAMETER MANHOLE. SEE SHEET C4.90.
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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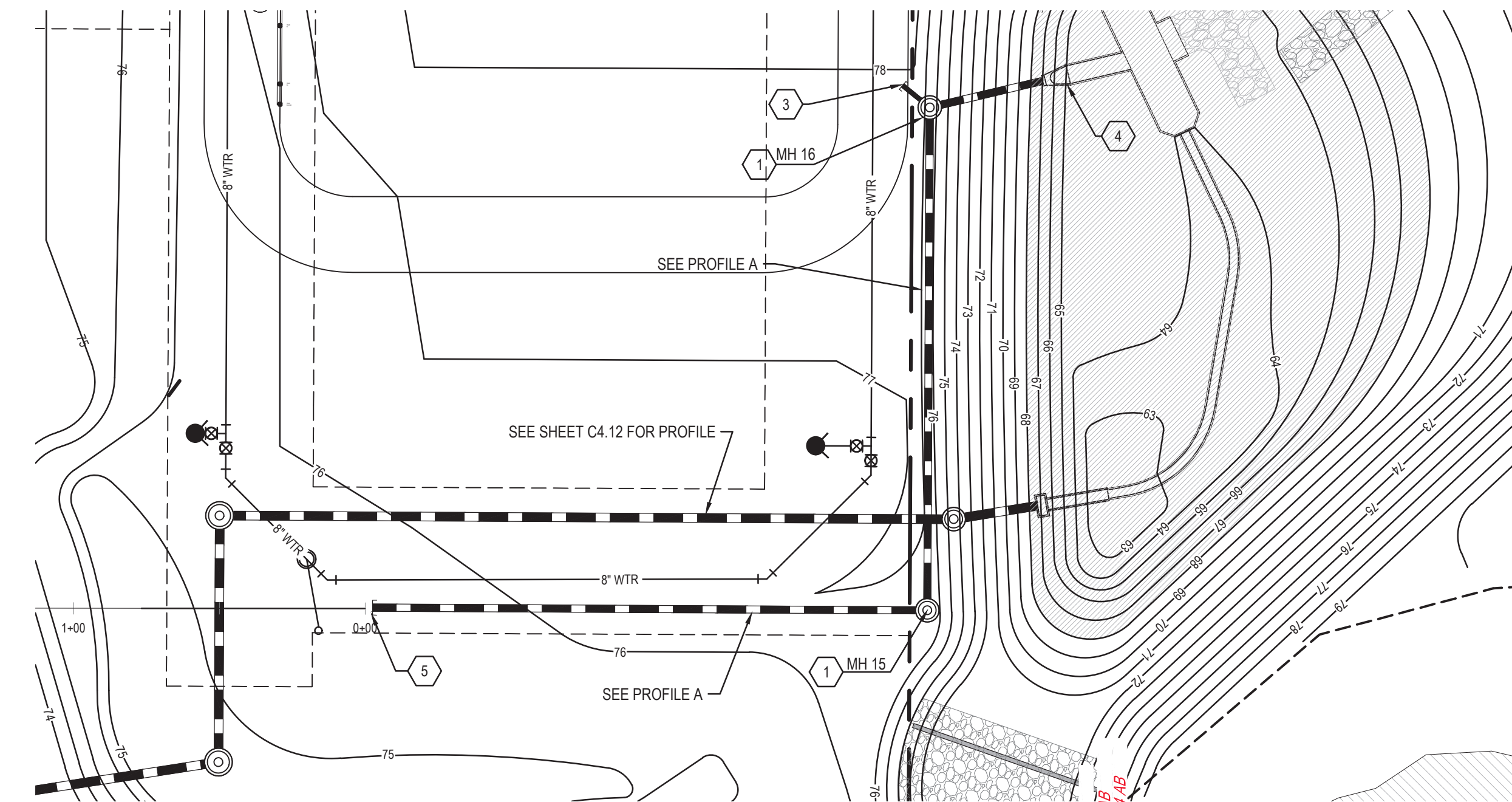
BENCHMARK

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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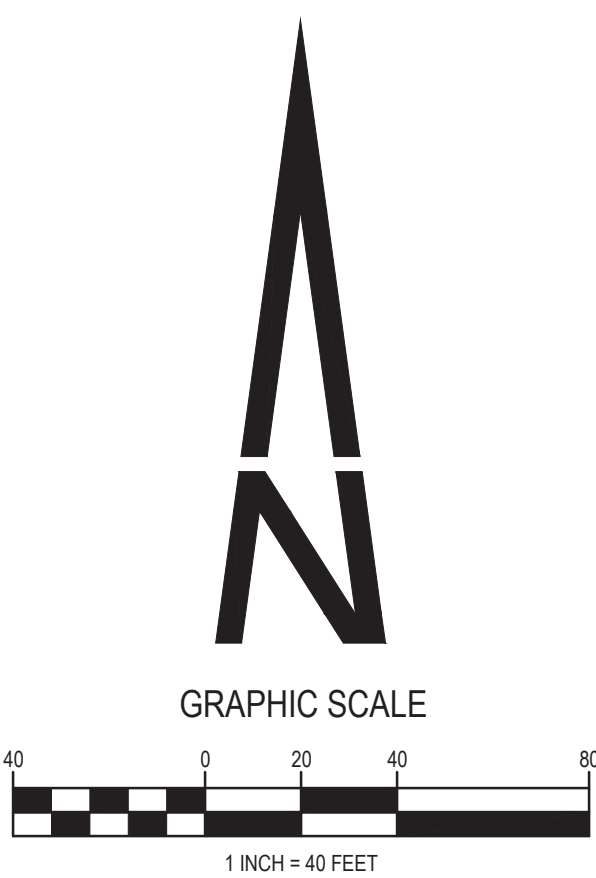
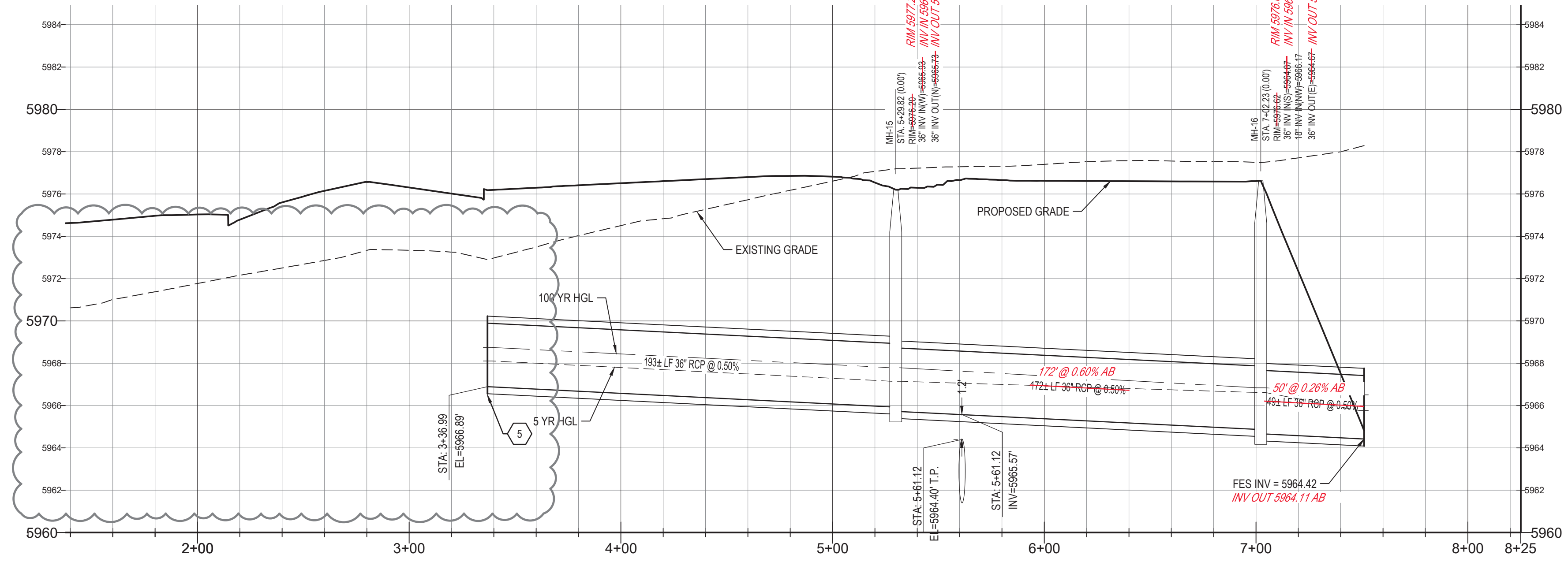
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TOWN OF PARKER, DIRECTOR OF ENGINEERING



I, _____, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AS-BUILT SURVEY OF PARKER POINTE REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAWS OF THE STATE OF COLORADO UNDER MY DIRECT SUPERVISION ON _____ IN THE STATE OF COLORADO."

I, JERRY W. DAVIDSON, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SITE IMPROVEMENTS WERE INSPECTED AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND OPINION, THE SITE IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED CONSTRUCTION DRAWINGS.



PROFILE A



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
04/14/25	STORM SEWER AS-BUILT'S	
03/11/24	FOURTH CDOT NTP SUBMITTAL	
01/31/24	THIRD CDOT NTP SUBMITTAL	
01/15/24	2ND REPLAT SUBMITTAL	
08/01/23	SECOND CDOT NTP SUBMITTAL	
04/21/23	CDOT NTP SUBMITTAL / RE-PLAT SUBMITTAL	

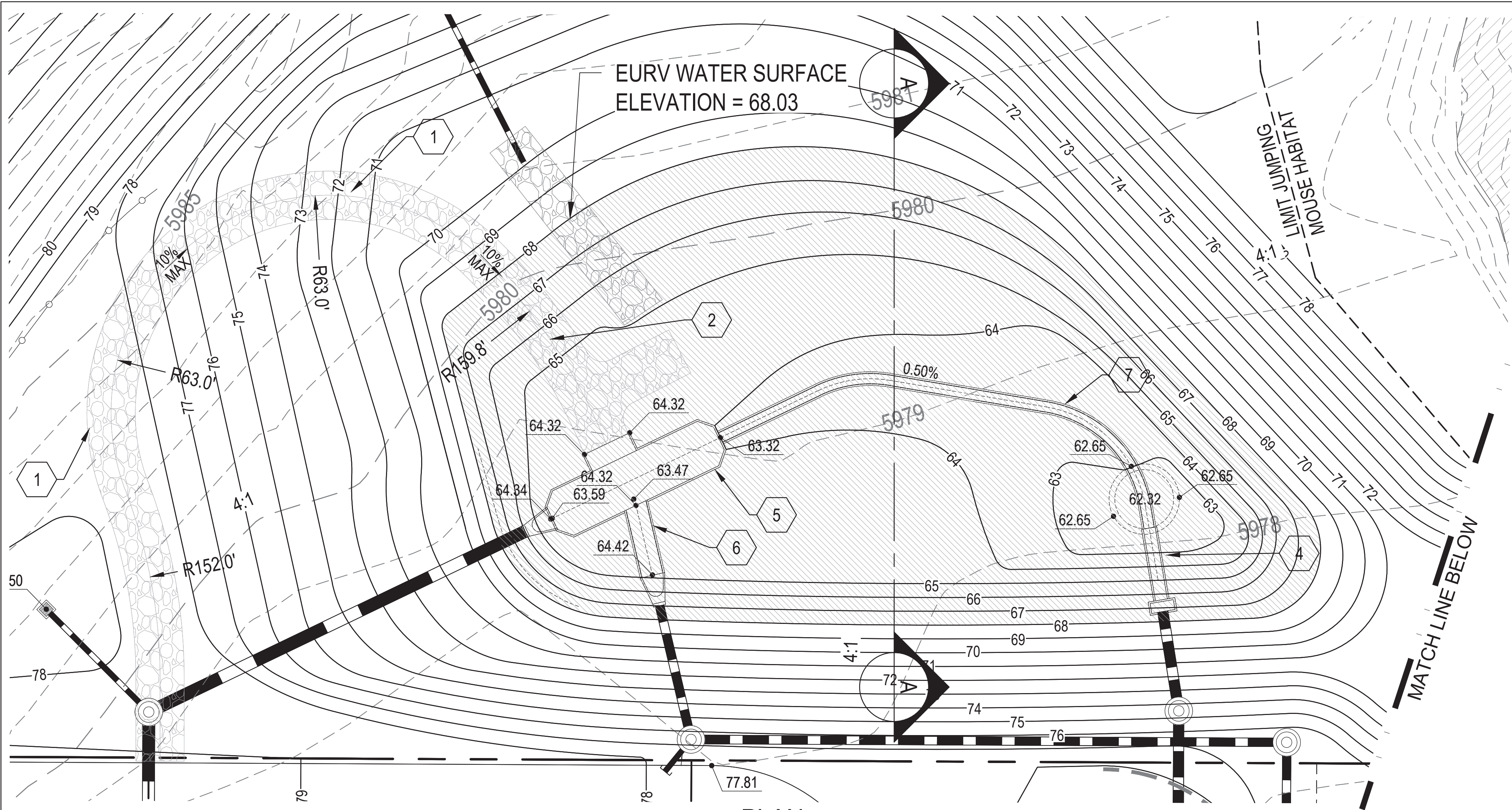
STORM SEWER PLAN AND PROFILE

PARKER POINTE
LOTS 1 THRU 16 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

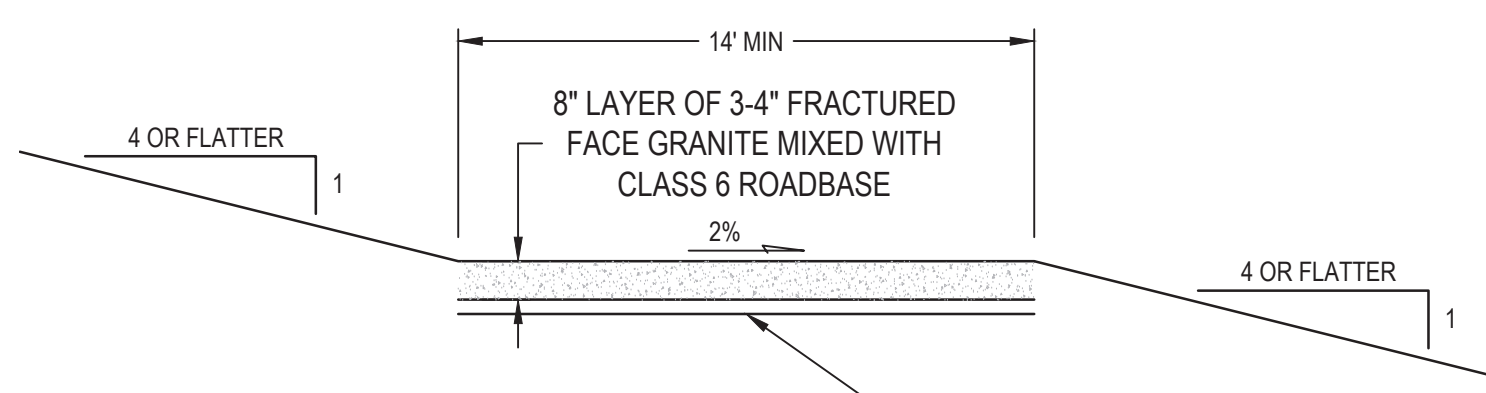
design by: JWD
approved by: JWD
project no.: 2015-015

date: 10/01/17

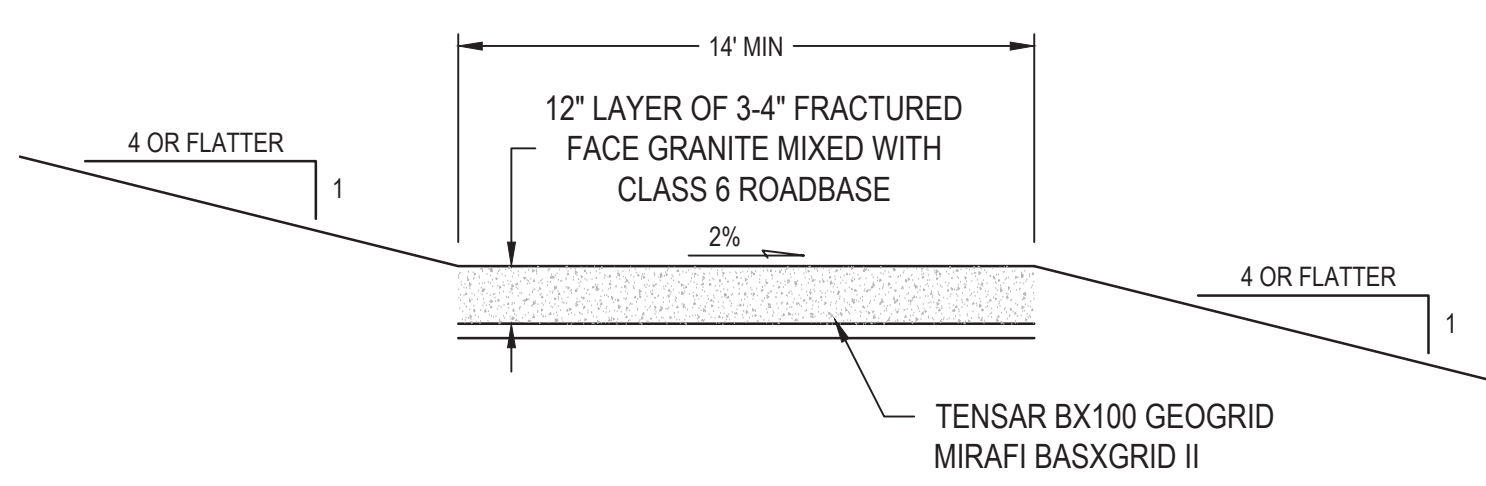
SHEET
C4.13



PLAN
SCALE: 1" = 20'



SECTION ABOVE EURV ELEVATION

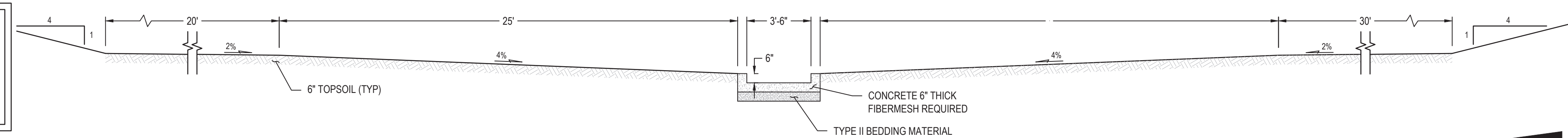


SECTION BELOW EURV ELEVATION

ACCESS DRIVE DETAIL
NTS

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.

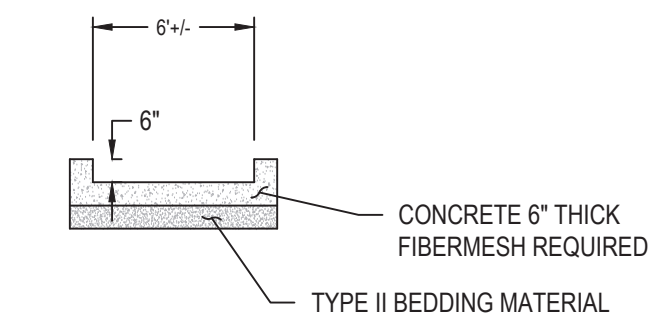
BENCHMARK
BENCHMARK: DOUGLAS COUNTY SURVEY CONTROL MONUMENT TT15A - 3" DIAMETER DOUGLAS
COUNTY GIS ALUMINUM CAP AT THE NE CORNER OF STROH ROAD AND SOUTH PARKER ROAD (US
HIGHWAY 83)
ELEVATION: 5970.79 FEET (NAVD 1988 DATUM)



SECT A-A
SCALE: 1" = 50'

CONSTRUCTION NOTES

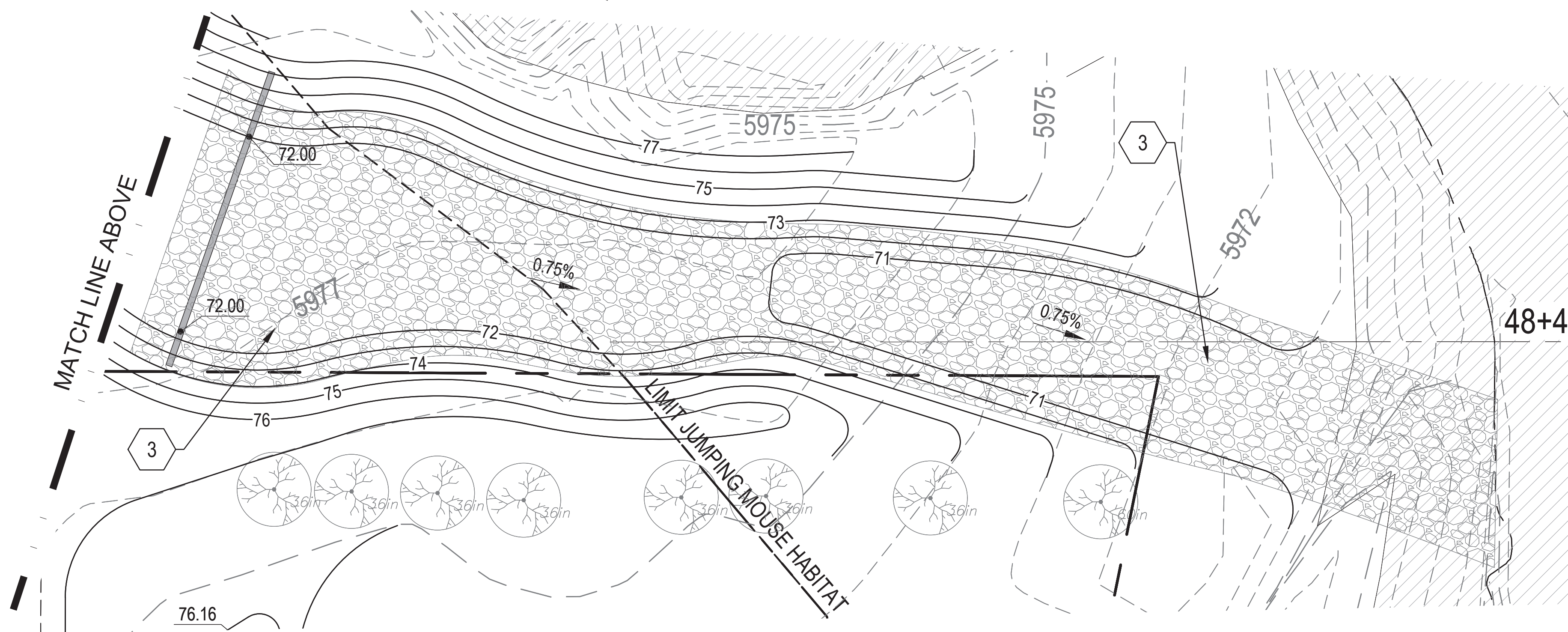
1. CONSTRUCT ACCESS DRIVE. SEE DETAIL THIS SHEET. USE SECTION ABOVE EURV ELEVATION.
2. CONSTRUCT ACCESS DRIVE. SEE DETAIL THIS SHEET. USE SECTION BELOW EURV ELEVATION.
3. CONSTRUCT EMERGENCY SPILLWAY. SEE SHEET C4.16
4. CONSTRUCT OUTLET STRUCTURE. SEE SHEET C4.16
5. CONSTRUCT FOREBAY. SEE SHEET C4.91
6. CONSTRUCT 6'-0" WIDE TRICKLE PAN. MATCH FES WIDTH. SEE DETAIL BELOW.
7. CONSTRUCT 3'-6" WIDE TRICKLE PAN. SEE DETAIL IN SECTION A BELOW.



TRICKLE PAN DETAIL
NTS

I, _____, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO
HEREBY CERTIFY THAT THIS AS-BUILT SURVEY OF PARKER POINTE REPRESENTS AN ACTUAL
SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAWS OF THE STATE OF COLORADO
UNDER MY DIRECT SUPERVISION ON _____ IN THE STATE OF COLORADO.*

I, JERRY W. DAVIDSON, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO,
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KNOWLEDGE, BELIEF, AND OPINION, THE SITE IMPROVEMENTS WERE CONSTRUCTED IN
ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED CONSTRUCTION DRAWINGS.



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

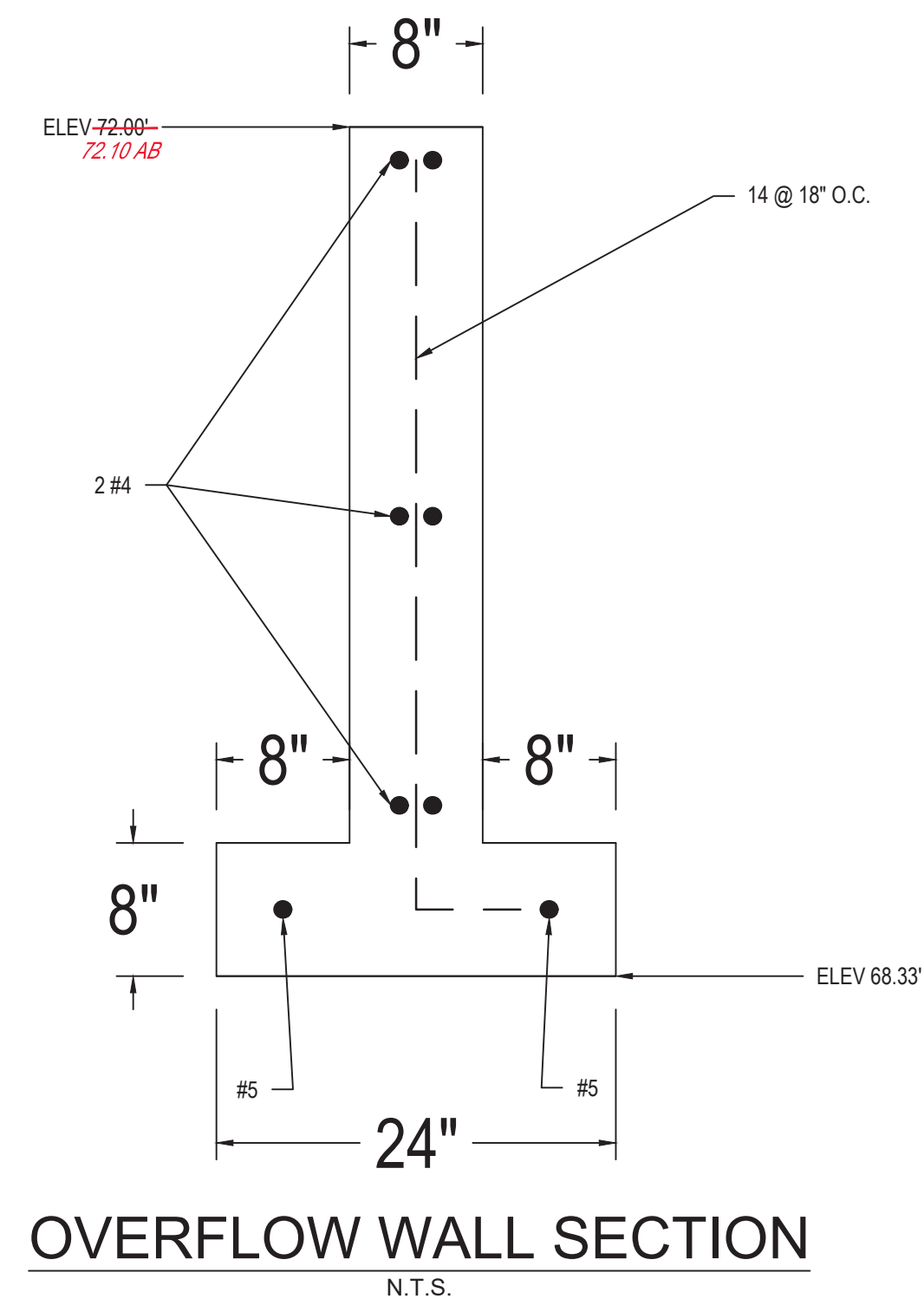
design by: JWD
approved by: JWD
project no.: 2015-015

date: 10/01/17
SHEET

C4.15

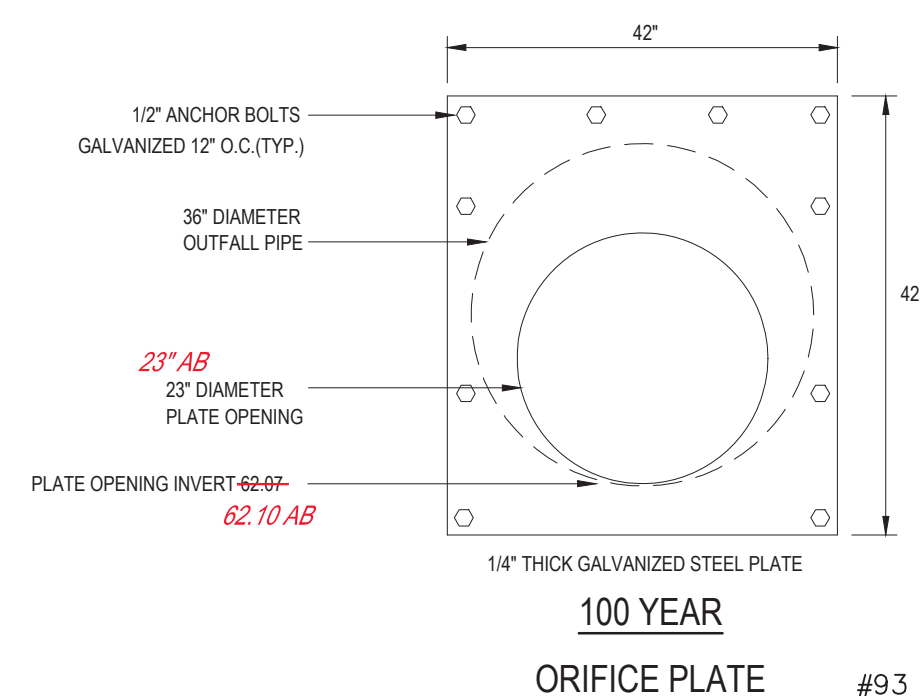
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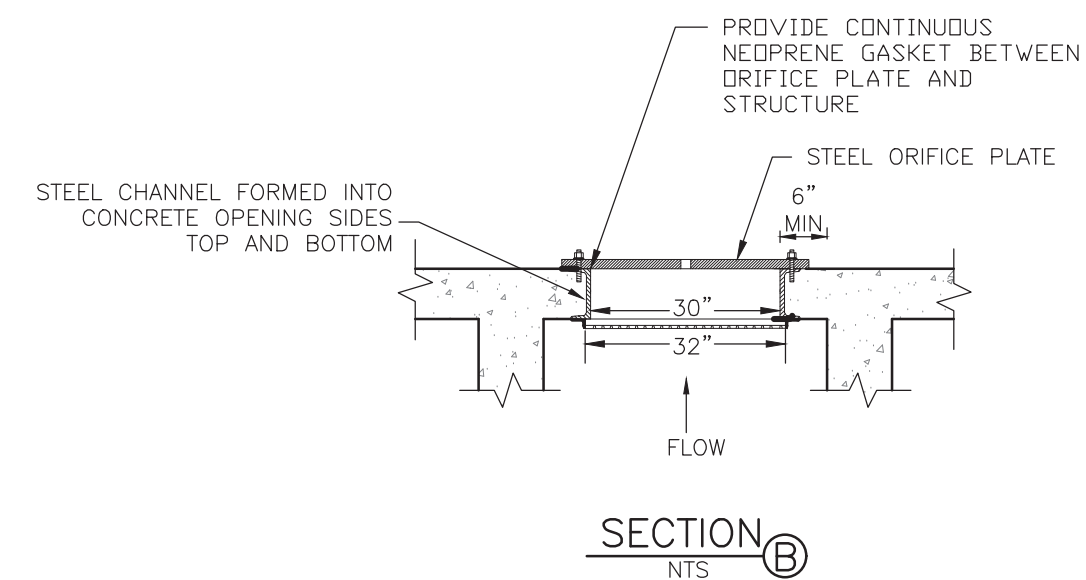


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#93 VEE STAINLESS STEEL
WELL SCREEN - 0.139 WIRE
SLOT OPENING
TE 0.074" x 0.50" SUPPORT ROD
AT 1" O.C. SPACING
— BY US FILTER OR EQUAL



STAINLESS STEEL
SUPPORT BARS
TE 0.074" X 0.50",
1" C.C.

0.655"

0.139"

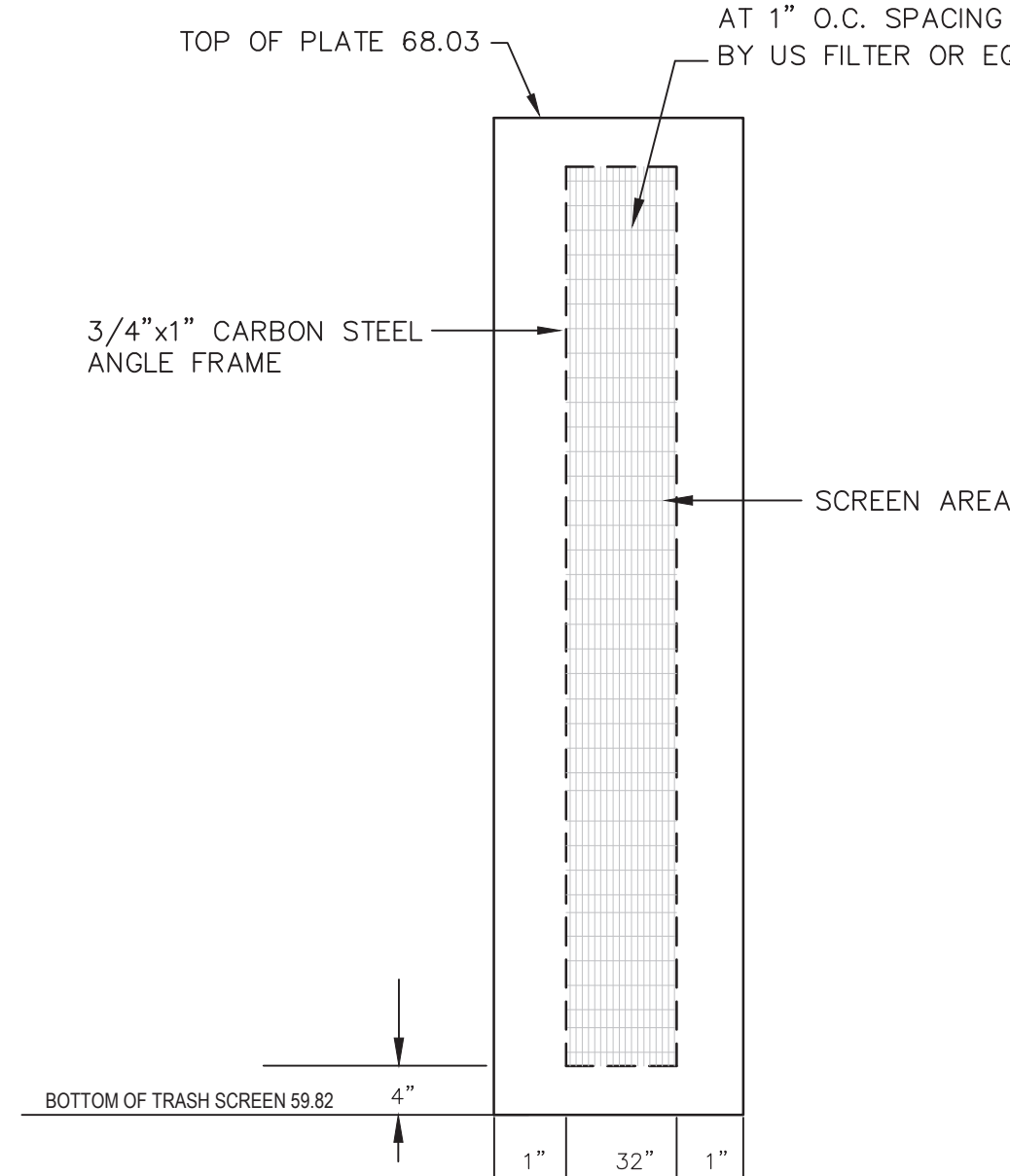
0.090"

NO. 93 STAINLESS
STEEL

FLOW

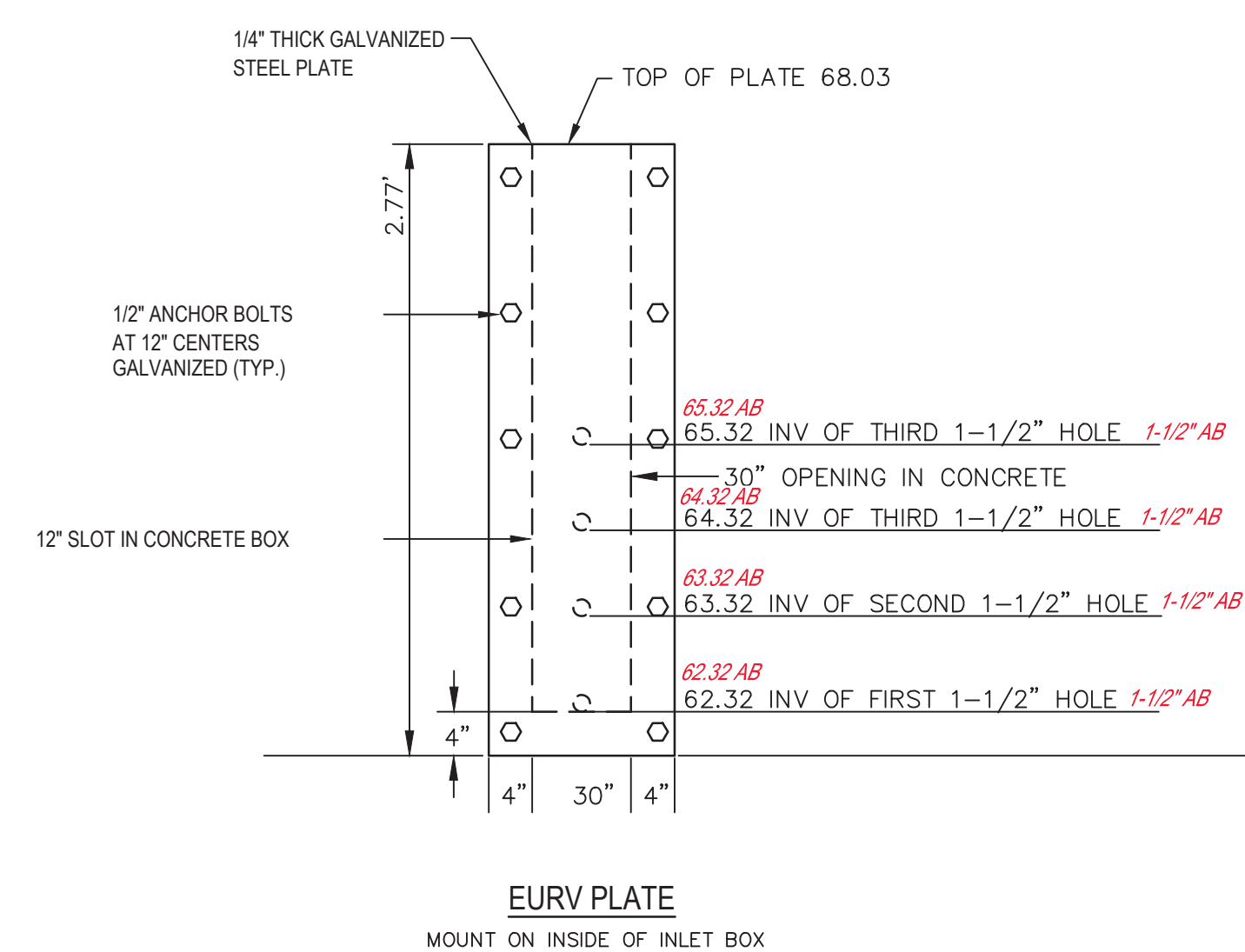
R VALUE = (NET OPEN AREA)/(GROSS RACK AREA)
= 0.60

SECTION
NTS



TRASH SCREEN

MOUNT ON OUTSIDE OF INLET BOX



EURV PLATE

MOUNT ON INSIDE OF INLET BOX

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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE _____

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

SCALE: 1" = 5'

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

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

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

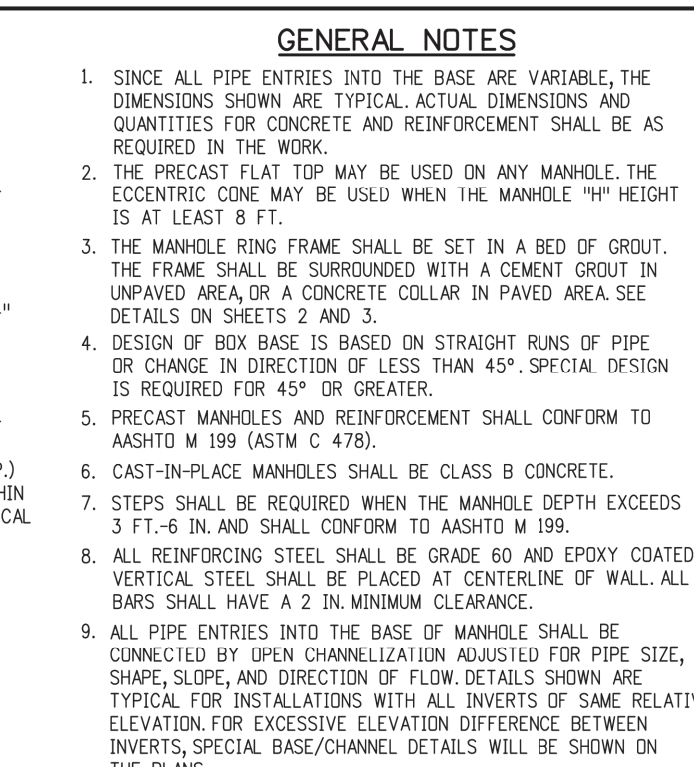
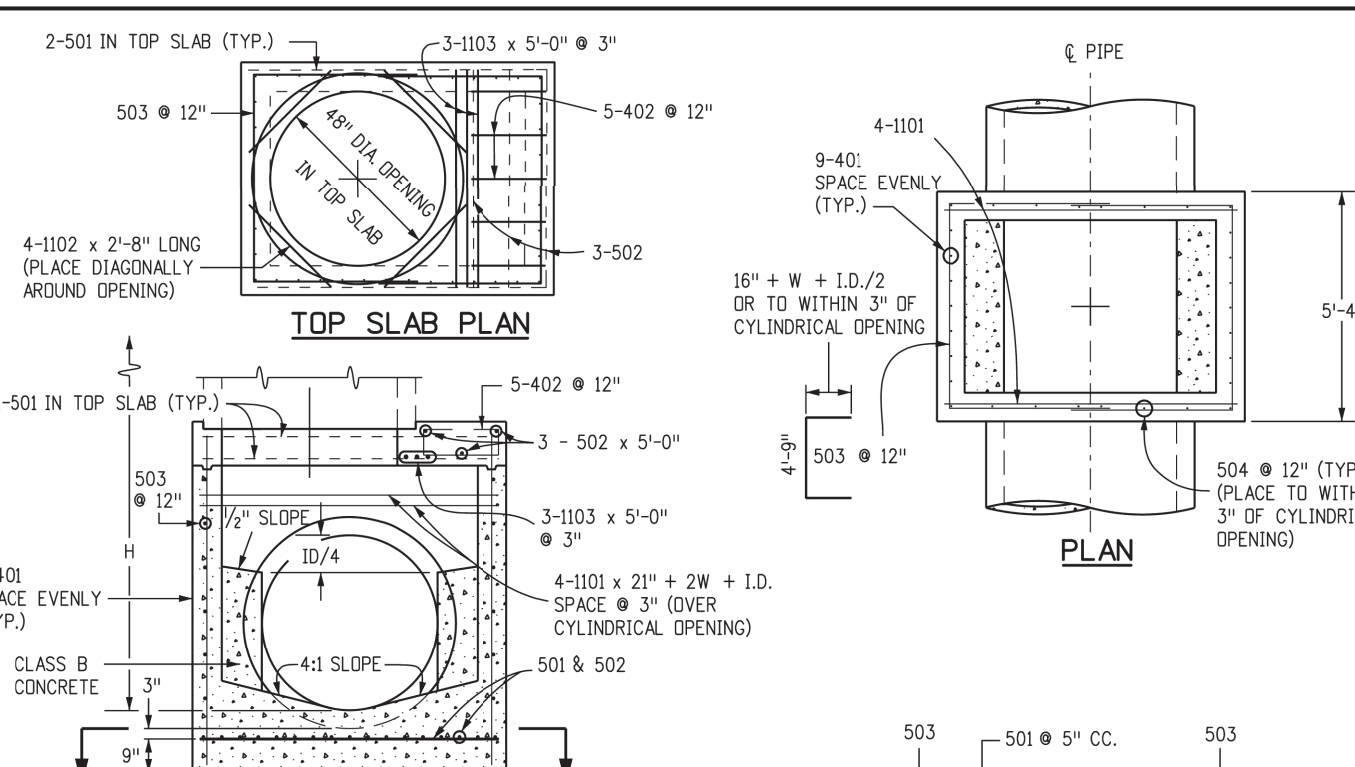
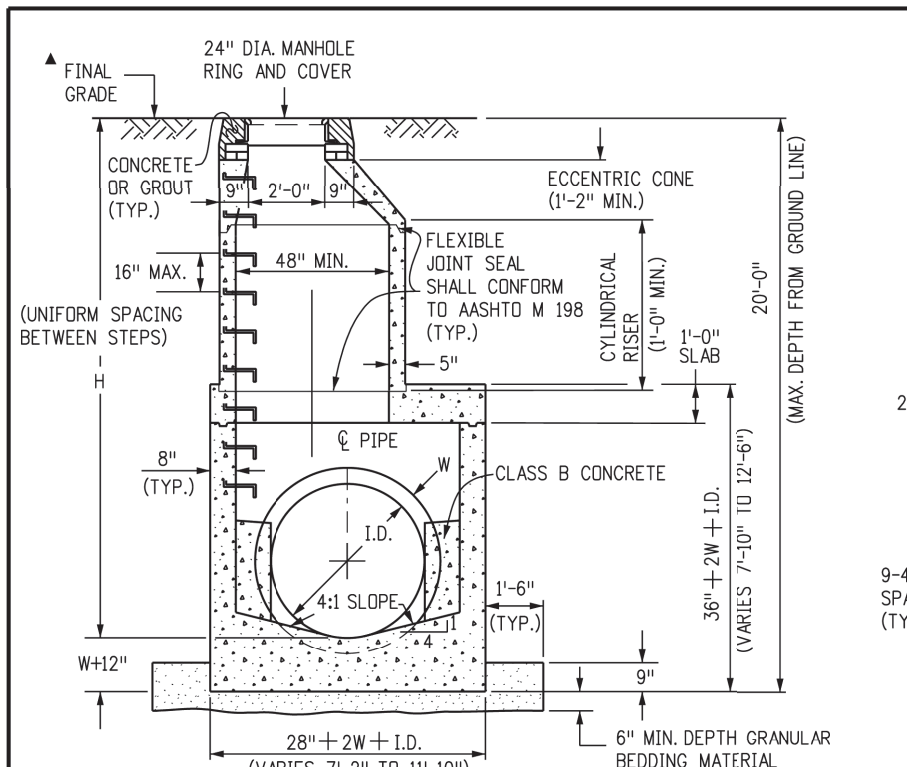
SHEET

C4.16

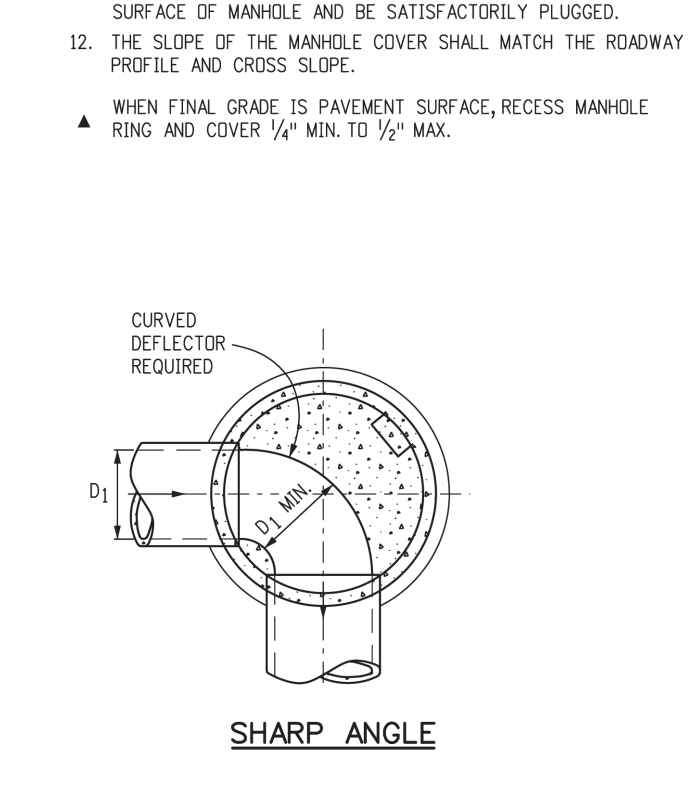
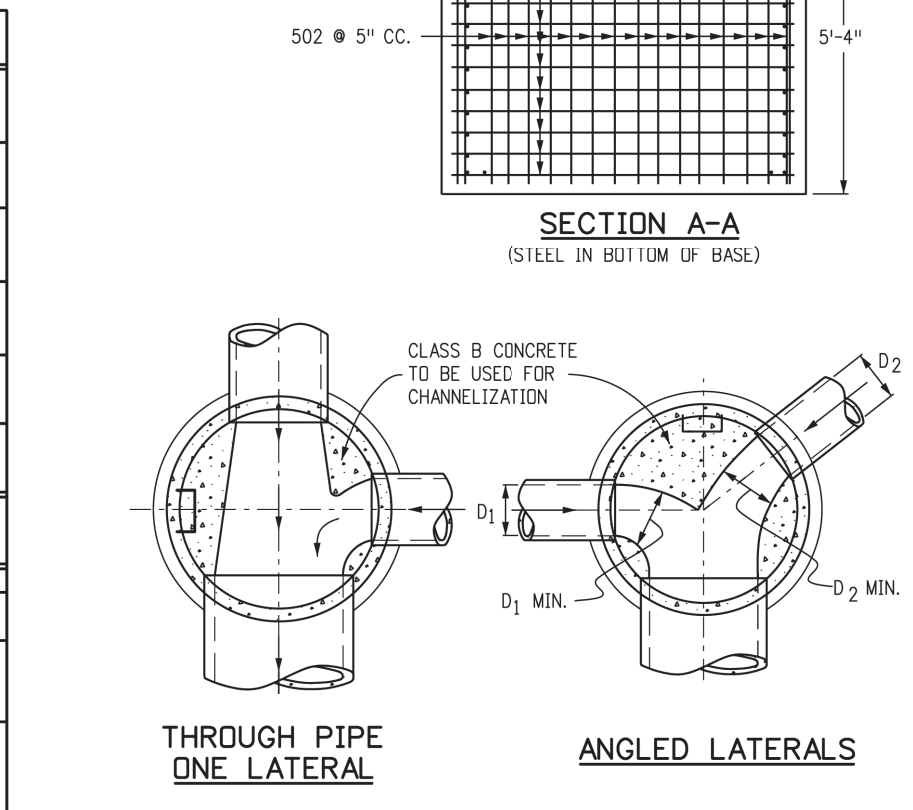
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FOR AND ON BEHALF OF
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04/14/25	STORM SEWER AS-BUILT TS			
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01/13/24	THIRD CDOOT NTP SUBMITTAL			
01/15/24	2ND REPLAT SUBMITTAL			
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04/27/23	CDOOT NTP SUBMITTAL / RE-PLAT SUBMITTAL			
	DATE DESCRIPTION			
				REVISIONS

REVISIONS



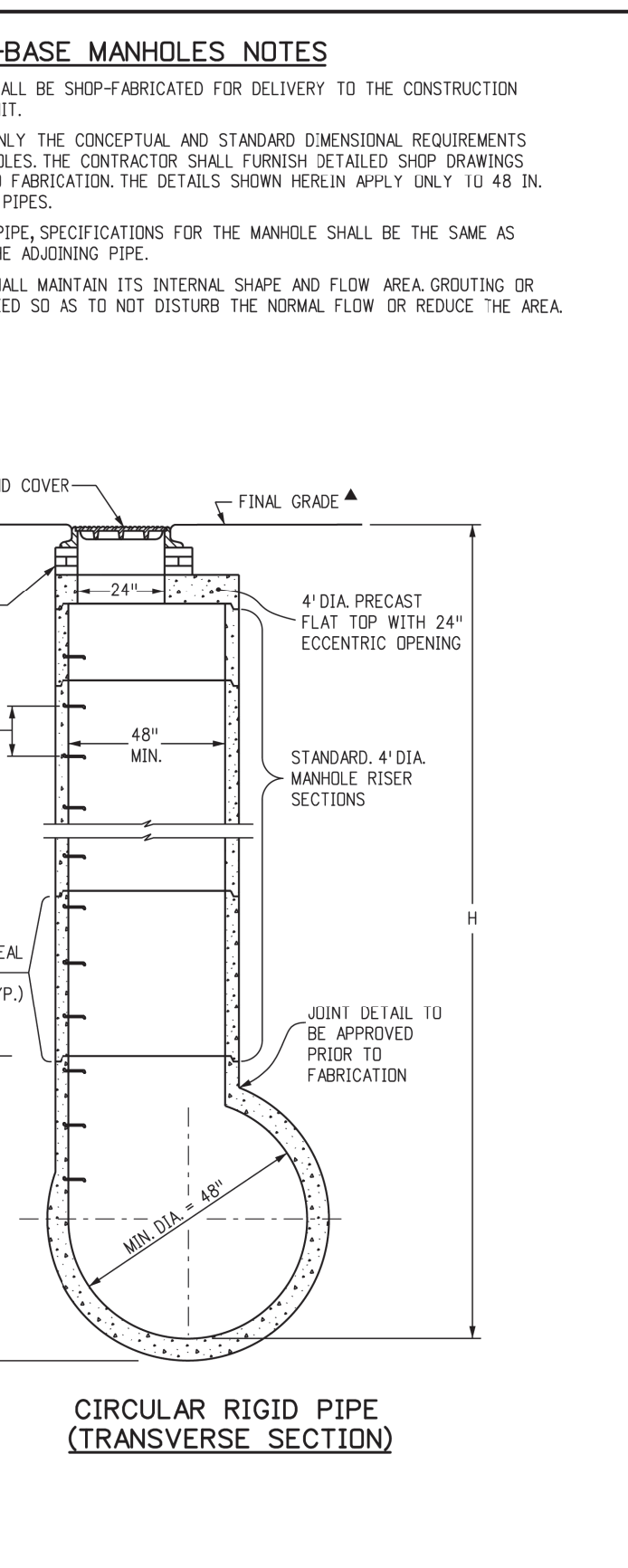
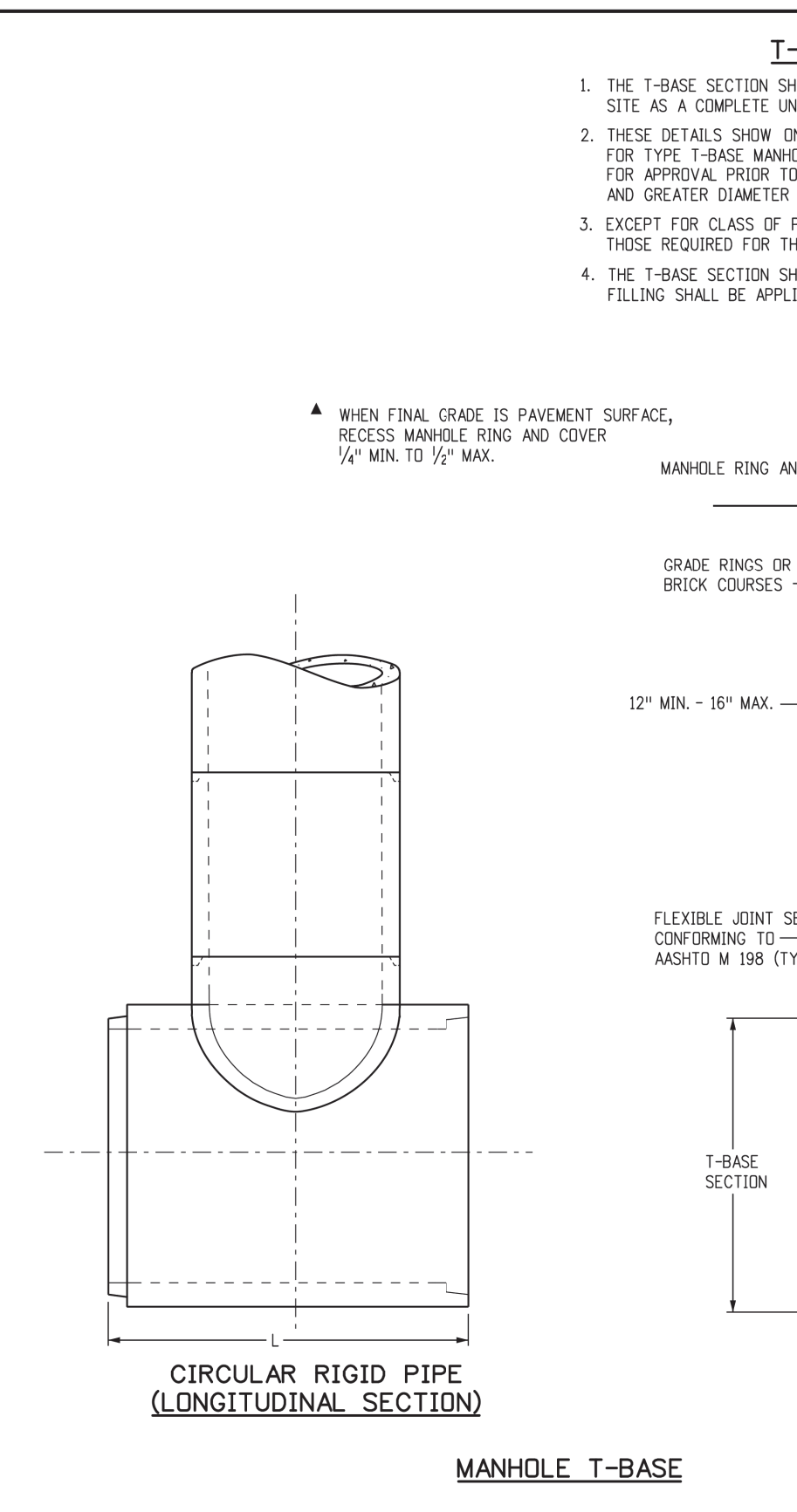
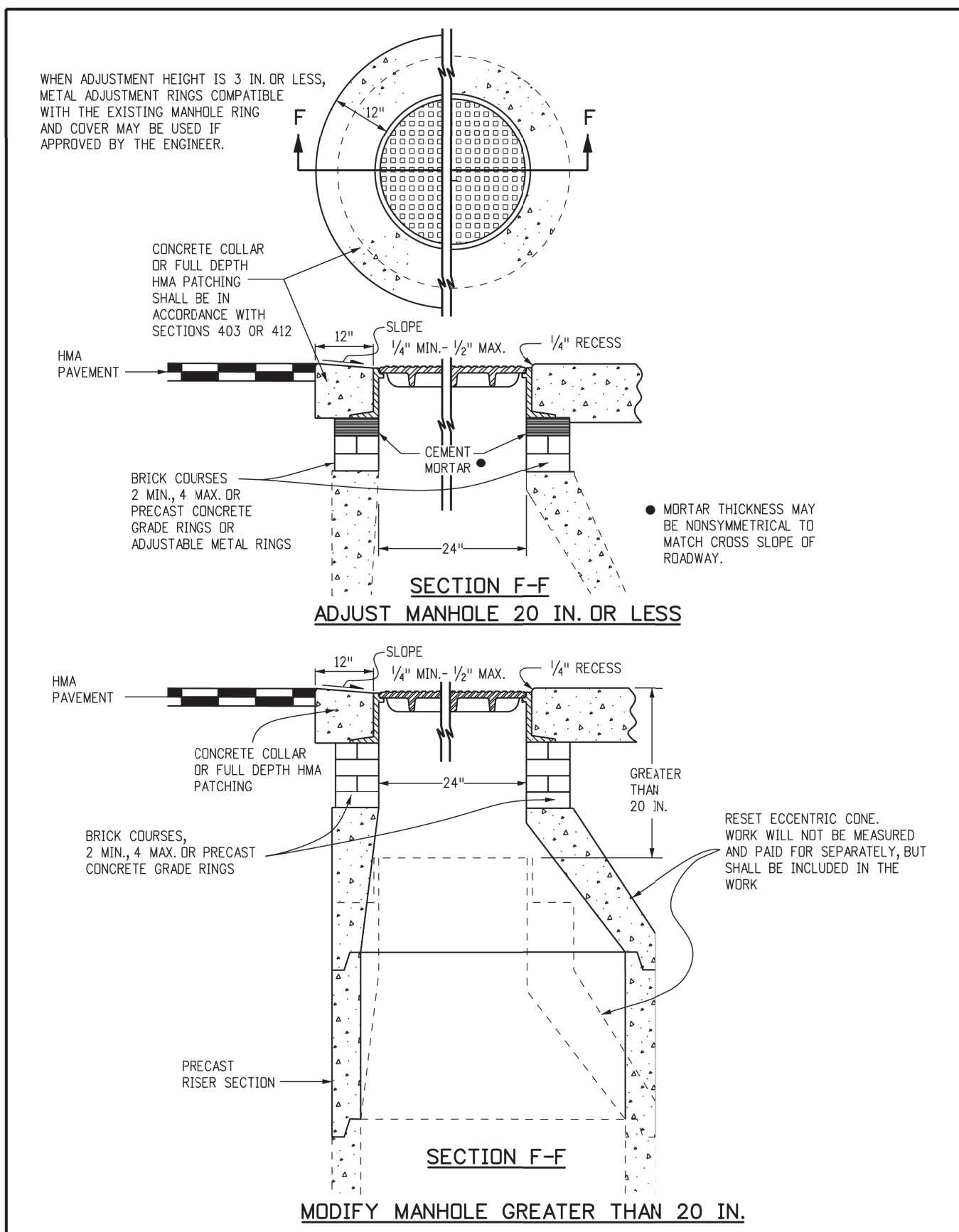
MARK	SIZE	TYPE	WT. #/FT.	BARS	54"	60"	66"	72"	84"	96"	FORMULAS
401	4	I	0.668	(NO. REQ'D. LENGTH WEIGHT #)	18 8'-11 97.2	18 8'-8 97.2	18 8'-8 97.2	18 8'-8 97.2	18 8'-8 97.2	18 8'-8 97.2	401 BAR LENGTH = 32" + 2W + I.D.
402	4	III	0.668	(NO. REQ'D. LENGTH WEIGHT #)	5 5'-6 18.1	5 5'-6 18.1	5 5'-6 18.1	5 5'-6 18.1	5 5'-6 18.1	5 5'-6 18.1	402 BAR LENGTH = I.D. + 2W
501	5	I	1.043	(NO. REQ'D. LENGTH WEIGHT #)	17 7'-8 131.5	17 7'-8 131.5	17 7'-8 131.5	17 7'-8 131.5	17 7'-8 131.5	17 7'-8 131.5	501 BAR LENGTH = 24" + I.D. + 2W
502	5	I	1.043	(NO. REQ'D. LENGTH WEIGHT #)	22 7'-2 114.7	22 7'-2 114.7	22 7'-2 114.7	22 7'-2 114.7	22 7'-2 114.7	22 7'-2 114.7	502 NUMBER BARS REQ'D. = 3 + (24+I.D.+2W+I) / 5
503	5	II	1.043	(NO. REQ'D. LENGTH WEIGHT #)	16 7'-2 114.7	16 7'-2 114.7	16 7'-2 114.7	16 7'-2 114.7	16 7'-2 114.7	16 7'-2 114.7	503 NUMBER BARS REQ'D. = 2 (24+I.D.+2W+I) / 5
504	5	I	1.043	(NO. REQ'D. LENGTH WEIGHT #)	12 7'-2 114.7	12 7'-2 114.7	12 7'-2 114.7	12 7'-2 114.7	12 7'-2 114.7	12 7'-2 114.7	504 NUMBER BARS REQ'D. = 2 (24+I.D.+2W+I) / 5
1101	11	I	5.313	(NO. REQ'D. LENGTH WEIGHT #)	4 4'-0 48.0	4 4'-0 48.0	4 4'-0 48.0	4 4'-0 48.0	4 4'-0 48.0	4 4'-0 48.0	1101 BAR LENGTH = 21" + I.D. + 2W
1102	11	I	5.313	(NO. REQ'D. LENGTH WEIGHT #)	4 4'-0 48.0	4 4'-0 48.0	4 4'-0 48.0	4 4'-0 48.0	4 4'-0 48.0	4 4'-0 48.0	1102 BAR LENGTH = 21" + I.D. + 2W
1103	11	I	5.313	(NO. REQ'D. LENGTH WEIGHT #)	4 4'-0 48.0	4 4'-0 48.0	4 4'-0 48.0	4 4'-0 48.0	4 4'-0 48.0	4 4'-0 48.0	1103 BAR LENGTH = 21" + I.D. + 2W
REINFORCING STEEL TOTAL					955.6	1,037.5	1,127.2	1,204.0	1,380.2	1,600.6	
CONCRETE - CUBIC YARDS - TOTAL					6.0	6.6	7.3	8.0	9.5	11.1	



Computer File Information			Sheet Revisions		Colorado Department of Transportation		STANDARD PLAN NO.	
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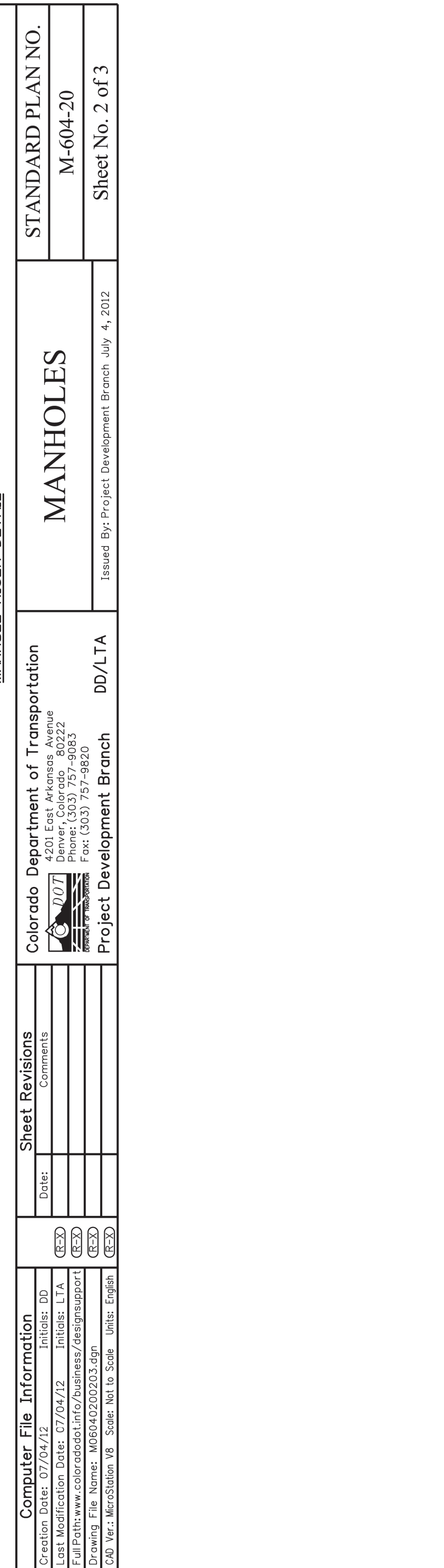
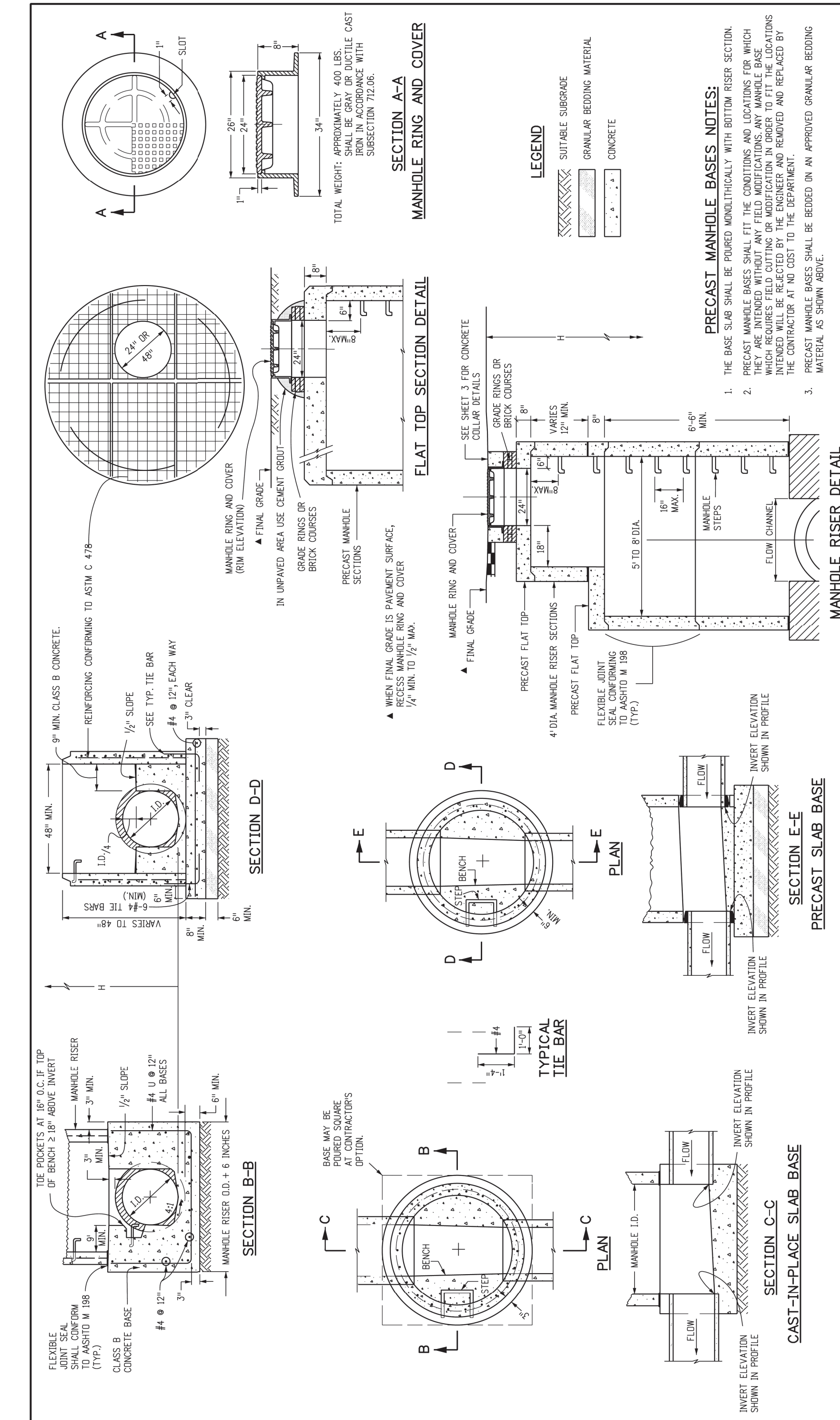
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TOWN OF PARKER, DIRECTOR OF ENGINEERING



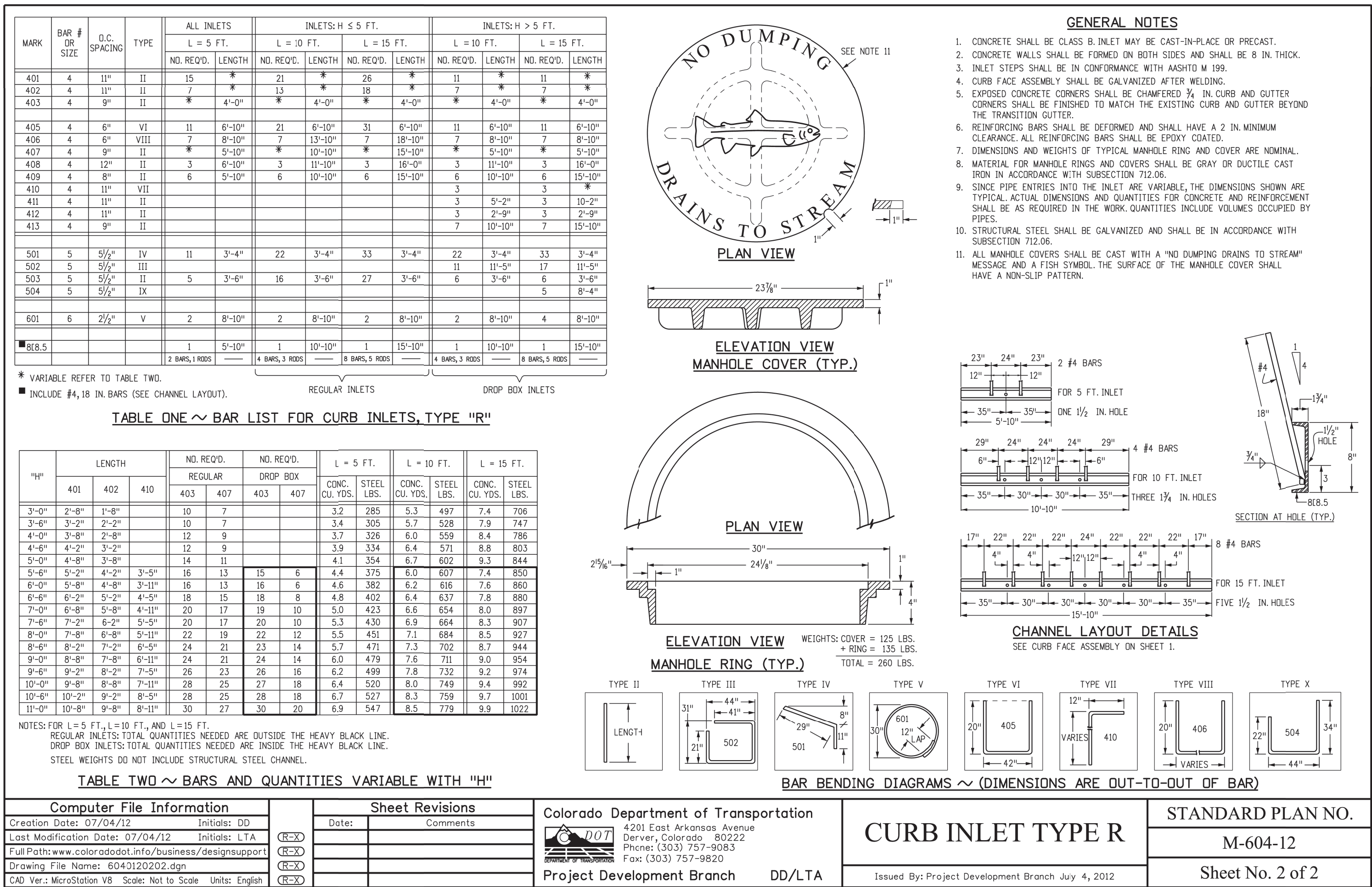
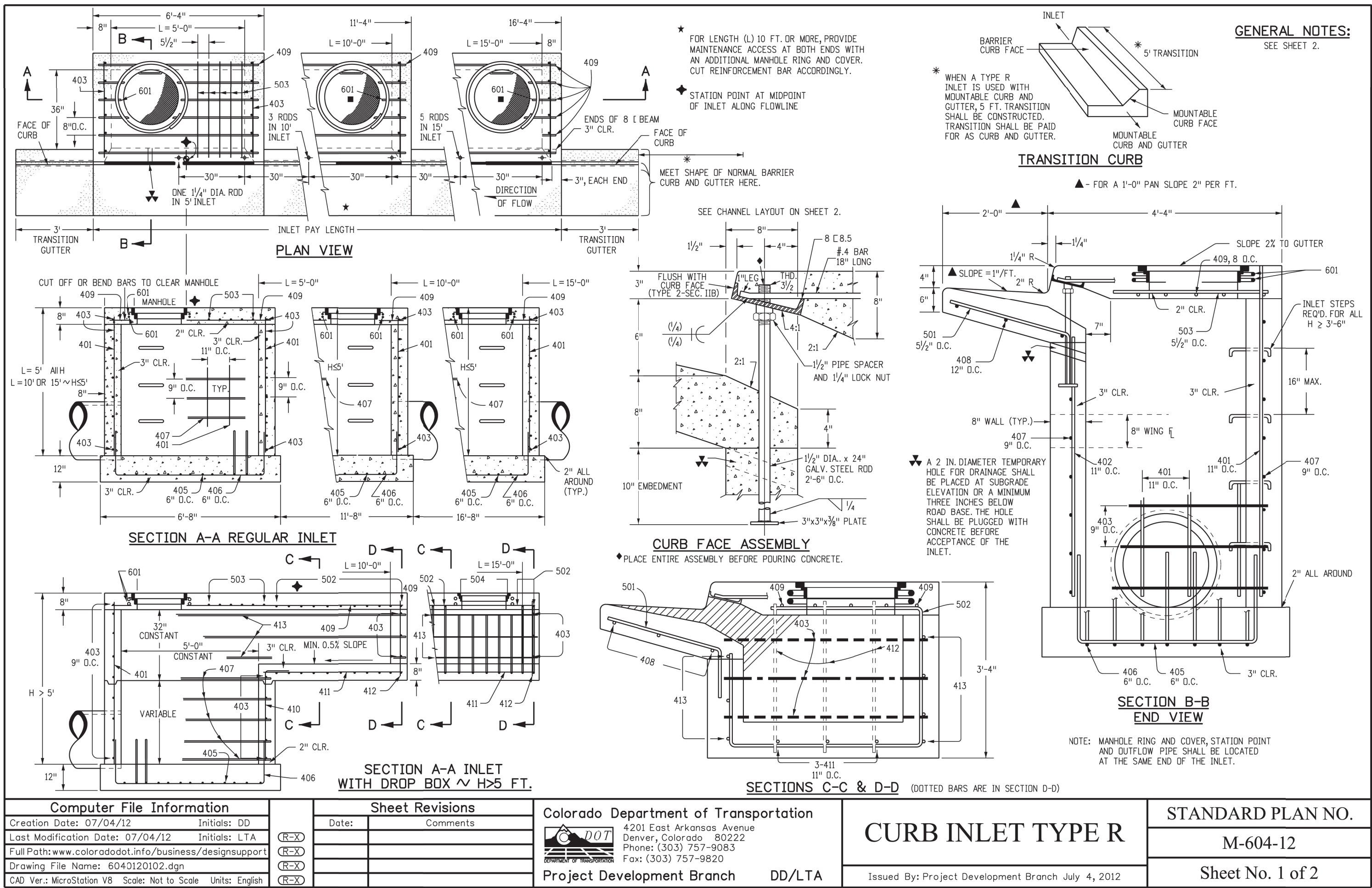
PREPARED UNDER THE DIRECT SUPERVISION OF JERRY W. DAVIDSON, P.E. COLORADO REG # 30226 FOR AND ON BEHALF OF PERCEPTION DESIGN GROUP, INC.

DATE	DESCRIPTION	REVISIONS
04/14/25	STORM SEWER AS-BUILT'S	
03/11/24	FOURTH CDDOT NTP SUBMITTAL	
01/31/24	THIRD CDDOT NTP SUBMITTAL	
01/15/24	2ND REPLAT SUBMITTAL	
08/01/23	SECOND CDDOT NTP SUBMITTAL	
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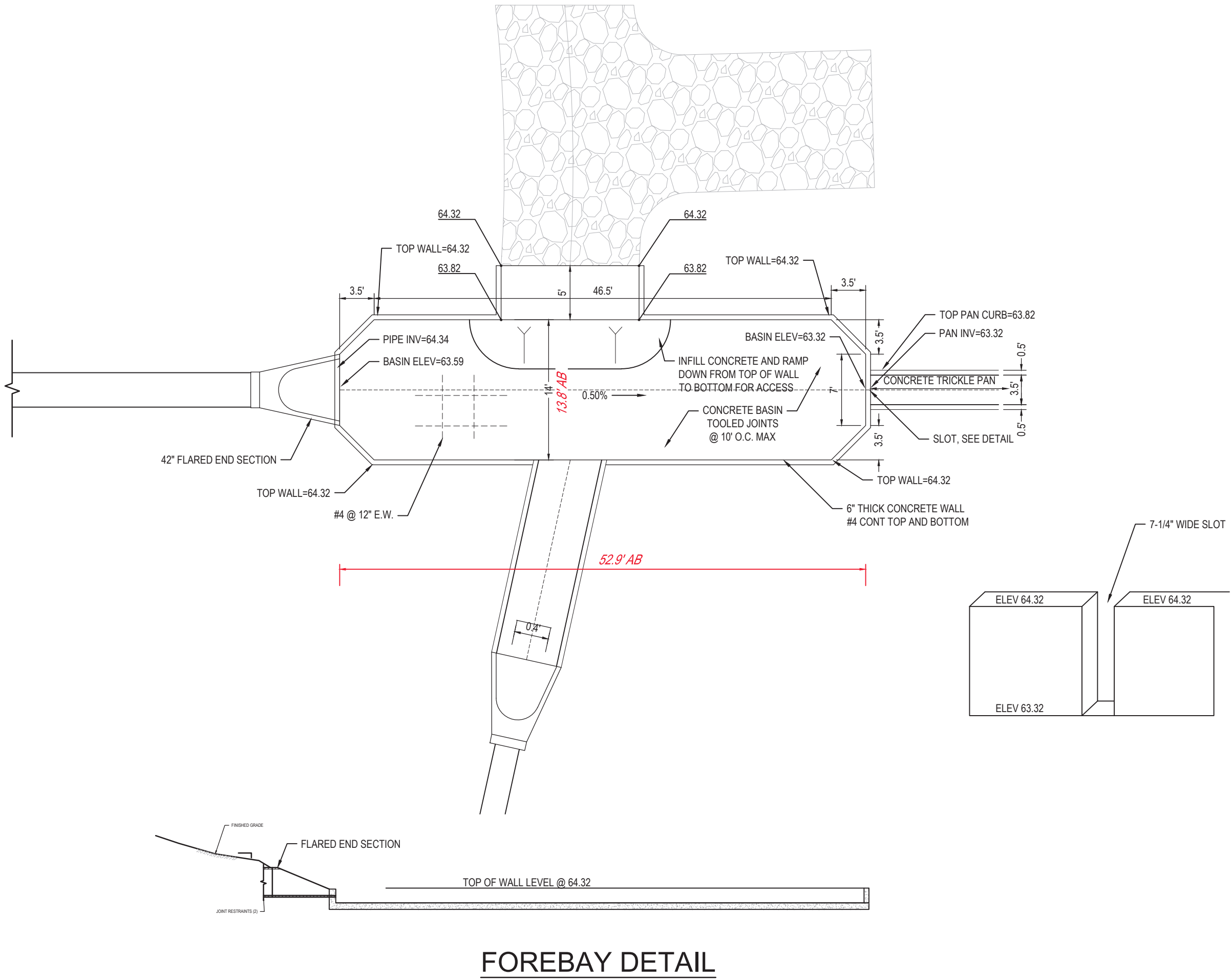
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Drawing File Name: M06040200103.dgn								
CAD Ver.: MicroStation V8	Scale: Not to Scale	Units: English						

design by: JWD
approved by: JWD
project no.: 2015-015
date: 10/01/17
SHEET
C4.90



I, _____, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AS-BUILT SURVEY OF PARKER POINTE REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAWS OF THE STATE OF COLORADO UNDER MY DIRECT SUPERVISION ON _____ IN THE STATE OF COLORADO."

I, JERRY W. DAVIDSON, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SITE IMPROVEMENTS WERE INSPECTED AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND OPINION, THE SITE IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED CONSTRUCTION DRAWINGS.



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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.

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01/31/24	THIRD CDOT NTP SUBMITTAL	
01/15/24	2ND REPLAT SUBMITTAL	
08/01/23	SECOND CDOT NTP SUBMITTAL	
04/21/23	CDOT NTP SUBMITTAL - REPLAT SUBMITTAL	

STORM SEWER DETAILS

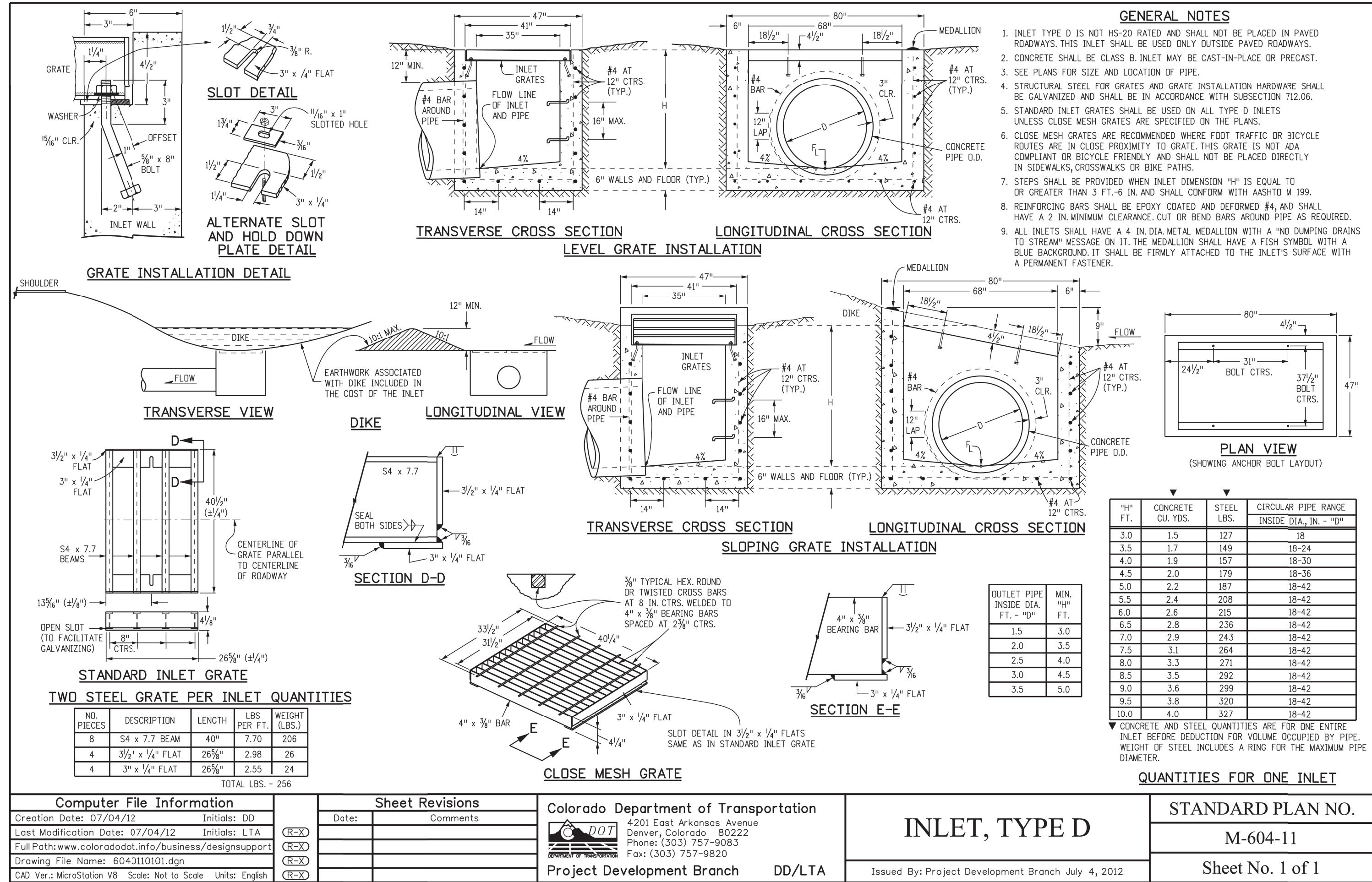
PARKER POINTE
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

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

date: 10/01/17

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C4.91



Hydraulic Structures

Chapter 9

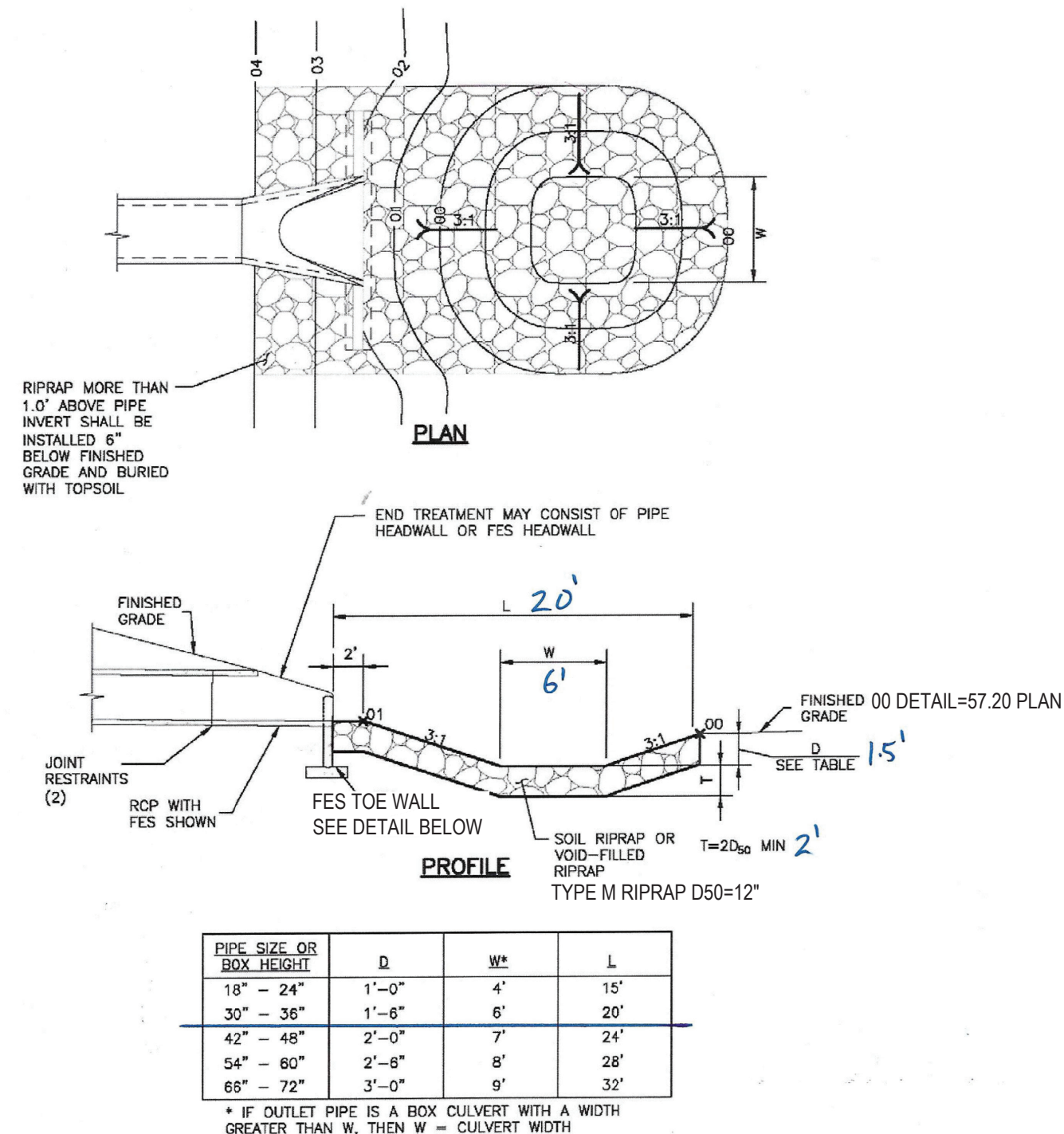
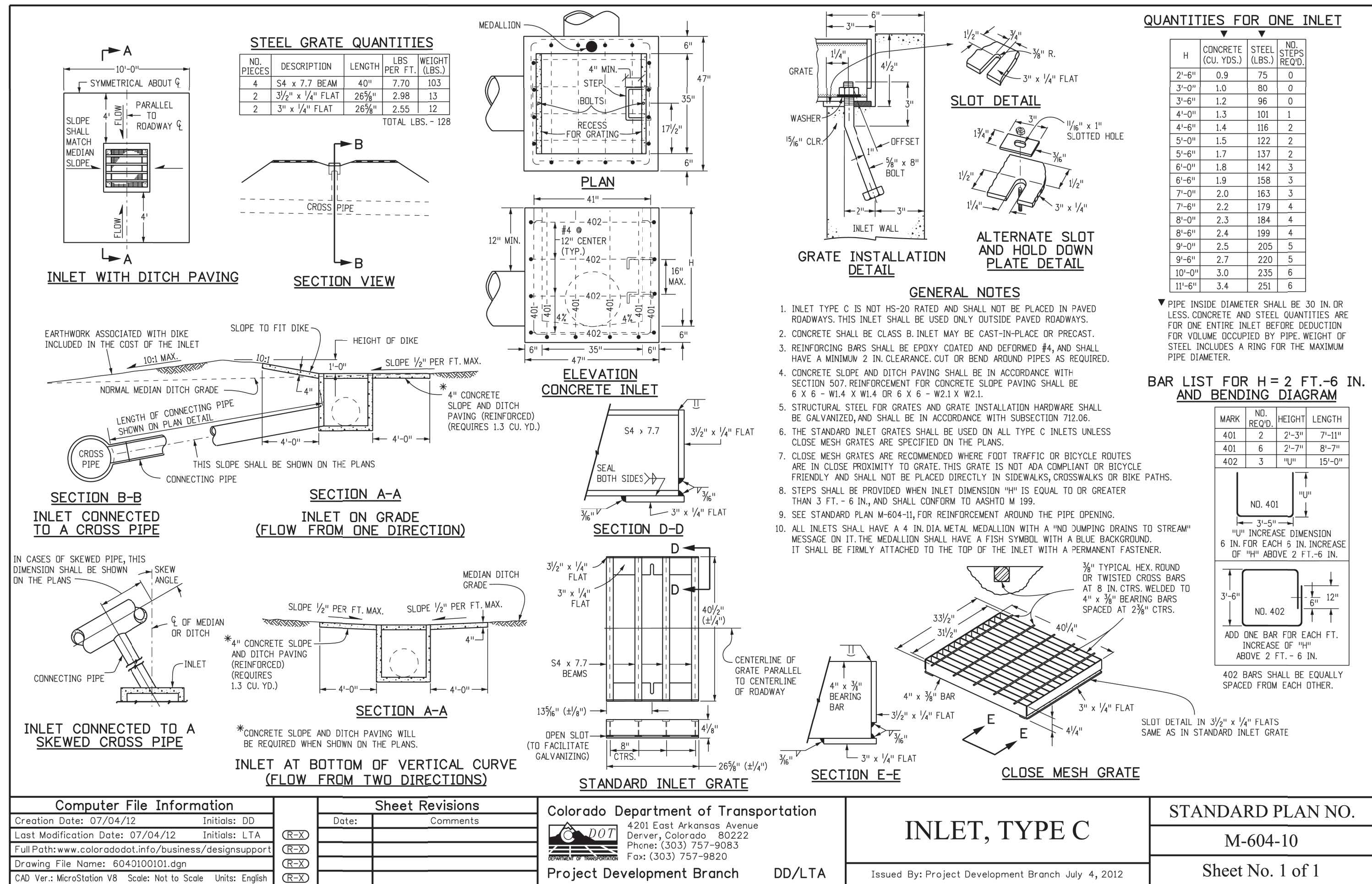


Figure 9-37. Low tailwater riprap basin

9-72

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

September 2017



I, JERRY W. DAVIDSON, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AS-BUILT SURVEY OF PARKER POINTE REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAWS OF THE STATE OF COLORADO UNDER MY DIRECT SUPERVISION ON 04/14/25 IN THE STATE OF COLORADO.

I, JERRY W. DAVIDSON, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SITE IMPROVEMENTS WERE INSPECTED AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND OPINION, THE SITE IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED CONSTRUCTION DRAWINGS.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING

STORM SEWER DETAILS

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

date: 10/01/17

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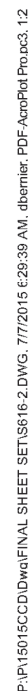
PARKER POINTE
 LOTS 1 THRU 16 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
 SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
 PARKER, COLORADO

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

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08/01/23	SECOND CDOT NTP SUBMITTAL		
04/21/23	CDOT NTP SUBMITTAL / RE-PLAN SUBMITTAL		

REVISIONS

PERCEPTION
 DESIGN GROUP, INC.
 6801 SOUTH PIERCE STREET, SUITE 315,
 LITTLETON, CO 80120, 303.239.8688
 WWW.PERCEPTIONDSG.COM



I, JERRY W. DAVIDSON, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SITE IMPROVEMENTS WERE INSPECTED AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND OPINION, THE SITE IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED CONSTRUCTION DRAWINGS.

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STORM SEWER 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

date:	10/01/17
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