

PUBLIC ROADWAY CONSTRUCTION PLANS

PARKER POINTE

PARKER ROAD MILE POST 56.6 - 57.1 +/-

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

GENERAL NOTES:

- TOPOGRAPHIC MAPPING AS OF 03/05/14 PREPARED BY ENGINEERING SERVICE COMPANY, INC. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN HE SHALL, AT HIS EXPENSE, HAVE NEW MAPPING PREPARED BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR ACCEPTANCE AND APPROVAL.
- CONTRACTOR SHALL REFER TO THE GRADING, EROSION AND SEDIMENT CONTROL (GESC) PLAN FOR ADDITIONAL REQUIREMENTS. NO WORK SHALL OCCUR UNTIL THE BMPs DEPICTED ON THE GESC HAVE BEEN INSTALLED AND ARE APPROVED BY THE CITY. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- EXISTING CONTOURS ARE SHOWN AT 1-FOOT INTERVALS; PROPOSED OVERLOT CONTOURS ARE SHOWN AT 1-FOOT INTERVALS.
- ALL EARTHWORK, GRADING, OVERLOT GRADING, BACKFILLING, FILLING, EXCAVATION, COMPACTION, PAVEMENT, AND FLATWORK SHALL BE IN CONFORMANCE WITH THE GEOTECHNICAL REPORT PREPARED BY XXXXXXXX INC. TITLED XXXX, DATED XXXX. THE CONTRACTOR IS REQUIRED TO HAVE A SIGNED AND SEALED COPY OF THE REPORT AT THE SITE AT ALL TIMES. DURING CONSTRUCTION, IF UNANTICIPATED CONDITIONS ARE ENCOUNTERED, THE GEOTECHNICAL ENGINEER SHALL BE CONTACTED BY THE CONTRACTOR FOR RECOMMENDATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR:
 - VERIFYING ALL UTILITIES, WHETHER SHOWN OR NOT SHOWN, AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION. ALL UTILITIES TO REMAIN (MANHOLES, VALVE COVERS, CLEANOUTS, VAULTS, BOXES, ETC.) SHALL BE PROTECTED FROM DAMAGE AND ADJUSTED TO FINAL GRADE.
 - PREPARING ANY TRAFFIC CONTROL PLANS, AS MAY BE REQUIRED TO PERFORM THE WORK, AND PROVIDING ALL NECESSARY TRAFFIC CONTROL (SIGNS, BARRICADES, FLAGMEN, LIGHTS, ETC.) IN ACCORDANCE WITH THE MUTCD, CURRENT EDITION, AS REQUIRED FOR THE WORK. THE PLAN FOR TRAFFIC CONTROL SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO COMMENCING ANY WORK IN THE RIGHTS-OF-WAY.
 - OBTAINING ALL NECESSARY PERMITS AND APPROVALS REQUIRED TO PERFORM THE WORK AND TO OBTAIN A COPY OF ALL APPLICABLE CODES, LICENSES, SPECIFICATIONS, AND STANDARDS NECESSARY TO PERFORM THE WORK, AND BE FAMILIAR WITH THEIR CONTENTS PRIOR TO COMMENCING ANY WORK.
 - KEEPING ONE COPY OF THE APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS ON THE JOB SITE AT ALL TIMES. PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR TO VERIFY WITH PROJECT ENGINEER THE LATEST REVISION DATE OF THE APPROVED CONSTRUCTION PLANS.
 - COORDINATING PRIOR TO CONSTRUCTION WITH THE GEOTECHNICAL ENGINEER, THE CITY, AND UTILITY AND STORMWATER DISTRICT INSPECTORS TO IDENTIFY PROJECT INSPECTION AND TESTING REQUIREMENTS.
 - KEEPING TRACK OF ALL APPROVED DEVIATIONS FROM THE PLANS AND PROVIDING THE PROJECT ENGINEER WITH AS-BUILT DRAWINGS OF ALL IMPROVEMENTS REQUIRED FOR THE WORK.
 - COMPLYING WITH CITY GENERAL REQUIREMENTS, STANDARDS, AND SPECIFICATIONS.
 - PROVIDING AS-BUILT DRAWINGS OF CONSTRUCTED UTILITIES UPON COMPLETION OF THE WORK.

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 AS REPRESENT FIELD VERIFIED DATA. NO REPRESENTATION IS MADE FOR OTHER ITEMS.

TOWN OF PARKER

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

GAS PROVIDER

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

WATER/SEWER PROVIDER

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

ELECTRIC PROVIDER

INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION
5486 NORTH U.S. HIGHWAY 85
SEDALIA, CO 80135
(303) 688-3100

FIRE PROTECTION

SOUTH METRO FIRE AND RESCUE
9195 EAST MINERAL AVENUE
CENTENNIAL, CO 80112
(720) 989-2244
CONTACT: RANDY CAPRA

CIVIL ENGINEER

PERCEPTION DESIGN GROUP, INC.
6901 S. PIERCE ST., SUITE #315
LITTLETON, CO 80128
(303) 232-8088
CONTACT: JERRY DAVIDSON

DEVELOPER

PARKER & STROH, LLC
PO BOX 867
CRESTED BUTTE, CO 81224
(970) 366-1271
CONTACT: BRAD WILLETT

ARCHITECT

IRELAND DEAN
425 WILCOX ST, STE 120
CASTLE ROCK, CO 80104
(720) 878-6534
CONTACT: SHANNIN ALBERS

SURVEYOR

ENGINEERING SERVICE COMPANY
1300 SOUTH POTOMAC STREET, SUITE 126
AURORA, CO 80012
(303) 337-1393
CONTACT: CHIP BECKSTROM

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 (S HIGHWAY 83)
ELEVATION: 5970.79 FEET (NAVD 1988 DATUM)

BASIS OF BEARING

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

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.



VICINITY MAP

SCALE: 1" = 500'



LEGEND

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

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NOTES

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

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

URBAN DRAINAGE AND FLOOD CONTROL DISTRICT NOTE:

THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT WILL CONDUCT SITE VISITS DURING THE PROJECT CONSTRUCTION WITHIN OR NEAR THE CHANNEL TO OBSERVE CONSTRUCTION FOR CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. PLEASE CONTACT UDFCD (303-455-5227), TO SCHEDULE A PRECONSTRUCTION MEETING. ALL STRUCTURAL AND GROUTED BOULDER WORK REQUIRE 48-HOURS PRIOR NOTICE TO ANY CONSTRUCTION OR CONCRETE PLACEMENT. STANDARDS AND SPECIFICATIONS FOR ALL OUTFALL AND CHANNEL WORK CAN BE ACCESSED AT WWW.UDFCD.ORG UNDER THE REFERENCES SECTION. FAILURE TO NOTIFY MAY RESULT IN PROJECT INELIGIBILITY.

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 3; THENCE RUNNING WEST, 486 FEET; THENCE SOUTH 2°20' WEST, 1330 FEET; THENCE SOUTH 78°30' EAST, 535 FEET; THENCE NORTH, 1444 FEET TO THE POINT OF BEGINNING.
EXCEPT THAT PORTION THEREOF LYING WITHIN EAST STROH ROAD AND EXCEPT THAT PORTION THEREOF TAKEN BY THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO BY RULE AND ORDER, CASE NO. 90CV484 RECORDED MAY 11, 1993 IN BOOK 1124 AT PAGE 853,
COUNTY OF DOUGLAS,
STATE OF COLORADO.

CDOT NOTES

- ANY WORK WITHIN CDOT RIGHT-OF-WAY MUST BE PERFORMED ACCORDING TO THE STANDARDS SET FORTH IN THE LATEST EDITIONS OF THE STANDARD PLANS, M&S STANDARDS, CDOT COLORADO HIGHWAY SPECIFICATIONS, AND ANY NEW AND REVISED STANDARDS AND SPECIFICATIONS. MOREOVER, ANY SUCH WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE PROJECT SPECIAL PROVISIONS AND STANDARD SPECIAL PROVISIONS.
 - WHERE IT IS REQUIRED TO CUT EXISTING PAVEMENT, THE CUTTING SHALL BE DONE TO A NEAT WORK LINE, FULL DEPTH WITH A PAVEMENT-CUTTING SAW.
 - A TACK COAT IS REQUIRED BETWEEN LAYERS OF BITUMINOUS PAVEMENT. DILUTED EMULSIFIED ASPHALT FOR TACK COAT SHALL CONSIST OF 1 PART EMULSIFIED ASPHALT AND 1 PART WATER. RATES OF APPLICATION SHALL BE 0.10 GAL / SQ. YD. (DILUTED) OR AS DETERMINED BY THE ENGINEER AT THE TIME OF APPLICATION.
 - ANY LAYER OF BITUMINOUS PAVEMENT THAT IS TO HAVE A SUCCEEDING LAYER PLACED THEREON SHALL BE COMPLETED FULL-WIDTH BEFORE A SUCCEEDING LAYER IS PLACED.
 - PATCHING SHALL BE TO THE DEPTH OF THE SURROUNDING EXISTING PAVEMENT AS DIRECTED BY THE ENGINEER. THE TOP LIFT OF PATCHING SHALL CONFORM TO THE REQUIREMENTS OF HMA (GRADING SX) (100) (PG 76-28). LOWER LIFTS SHALL CONFORM TO THE REQUIREMENTS OF HMA (GRADING SX) (100) (PG 76-28) OR HMA (GRADING S) (100) (PG 64-22). THE MINIMUM AND MAXIMUM LIFT THICKNESSES SHALL BE 2 AND 3 INCHES, RESPECTIVELY. FOR HMA (GRADING SX) (100) (PG 76-28) AND 2.25 AND 3.5 INCHES, RESPECTIVELY, FOR HMA (GRADING S) (100) (PG 64-22). THE THICKNESS OF EACH LIFT SHALL BE LESS THAN OR EQUAL TO THE THICKNESS OF LIFT DIRECTLY BENEATH IT. ALL PATCHING SHALL BE PER THE ENGINEER.
 - THIS PROJECT IS NOT SUBJECT TO INCENTIVE/DISINCENTIVE PAYMENTS FOR ASPHALT QUALITY OR FOR PAVEMENT SMOOTHNESS. THE CONTRACTOR SHALL ADJUST THE BID PRICE FOR ASPHALT ACCORDINGLY.
 - PAVEMENT SMOOTHNESS SHALL BE EVALUATED PER SECTION 105.07 (a) 2 OF THE 2022 CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 - AGGREGATE BASE COURSE CLASS 6 SHALL BE UNDERLAIN BY TWO FEET OF MINIMUM R-20 MATERIAL.
 - AGGREGATE BASE COURSE CLASS 6 SHALL EXTEND FOR A DISTANCE OF ONE FOOT BEHIND THE BACK FACE OF THE CURB AS REQUIRED IN https://www.codot.gov/business/designsupport/bulletins_manuals/roadway-design-guide/chap-4-tyr-secs-only/view.
 - BASES OF CUTS AND FILLS SHALL BE MOISTURE CONDITIONED TO A MINIMUM DEPTH OF 6 INCHES BELOW THE BOTTOM OF PROPOSED AGGREGATE BASE COURSE.
 - TO PROVIDE FOR ADEQUATE SULFATE RESISTANCE IN ALL CONCRETE SUPPLIED, SEVERITY OF POTENTIAL EXPOSURE SHALL BE CLASS 0 FOR THIS PROJECT. IMPORTED EMBANKMENT/FILL SHALL HAVE SULFATE LEVELS LESS THAN 2 PERCENT (WATER-SOLUBLE SULFATE (S04) IN DRY SOIL. THE SULFATE LEVELS OF IMPORTED EMBANKMENT SHOULD NOT BE GREATER THAN THOSE CORRESPOND TO THE SEVERITY OF SULFATE EXPOSURE SPECIFIED.
 - ALL COMPACTION WITHIN THE CDOT ROW SHALL BE PER SECTION 203 OF THE 2022 CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 - ALL MATERIAL PLACED IN CDOT ROW SHALL FOLLOW THE TESTING PROTOCOL(S) OUTLINED IN THE LATEST FIELD MATERIALS MANUAL WHICH IS AVAILABLE HERE: <https://www.codot.gov/business/designsupport/materials-and-geotechnical/manuals/2021-fmm>
- THE REQUIRED TESTS AND FREQUENCY ARE SHOWN IN THE OA SCHEDULE AVAILABLE HERE:
<https://www.codot.gov/business/designsupport/materials-and-geotechnical/manuals/2021-fmm/intro-docs/08-0a-schedule-21>
- ASPHALT LONGITUDINAL JOINTS SHALL BE CONSTRUCTED 6 TO 12 INCHES FROM CENTERLINES, LANE LINES, AND OUTSIDE EDGE OF TRAVEL LANES, SUCH THAT LONGITUDINAL JOINTS ARE NOT LOCATED IN THE WHEEL PATHS.
 - TIE BARS SHALL BE PLACED BETWEEN THE PROPOSED AND EXISTING CONCRETE PAVEMENT. TIE BARS TO BE PLACED IN EXISTING PAVEMENT SHALL BE PLACED IN DRILLED AND EPOXIED HOLES PER SECTION 412.13 OF THE CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND M 412-1.

NOTE

IF ANY PALEONTOLOGICAL OR ARCHEOLOGICAL RESOURCES ARE UNCOVERED DURING THE PROJECT CONSTRUCTION ALL WORK SHALL BE STOPPED AND THE FOLLOWING SHALL BE NOTIFIED IMMEDIATELY FOR FURTHER DIRECTION AND/OR FOR A SITE VISIT.

PALEO: NICOLE PEAVEY 303-757-9632 NICOLE.PEAVEY@STATE.CO.US

ARCH: GREG WOLFF 303-757-9158 GREG.WOLFF@STATE.CO.US

ENVIRONMENTAL STIPULATION FOR NTP:
THE APPLICANT, CONSULTANT AND CONTRACTORS SHALL FOLLOW ALL GUIDELINES/REQUIREMENTS AS DEFINED IN THE ECIS (ENVIRONMENTAL CLEARANCE INFORMATION SUMMARY) FORM TO BE PROVIDED BY THE CDOT PERMIT'S OFFICE.

SHEET INDEX

C5.00	ROAD PLAN COVER SHEET
C5.10	STROH ROAD PLAN AND PROFILE
C5.11	STROH ROAD SIGNAGE AND STRIPING PLAN
C5.12 - C5.14	STROH ROAD CROSS SECTIONS
C5.15 - C5.17	PARKER ROAD PLAN AND PROFILE
C5.18 - C5.25	PARKER ROAD CROSS SECTIONS
C5.26 - C5.27	SIGNAL MODIFICATION PLAN

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 THESE PLANS 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 _____

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.



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

NO.	DATE	DESCRIPTION	REVISIONS
04/14/25	AS-BUILT '25		
03/11/24	FOURTH CDOT NTP SUBMITTAL		
01/31/24	THIRD CDOT NTP SUBMITTAL		
01/15/24	2ND RE-PLAT SUBMITTAL		
08/01/23	SECOND CDOT NTP SUBMITTAL		
04/21/23	CDOT NTP SUBMITTAL / RE-PLAT SUBMITTAL		

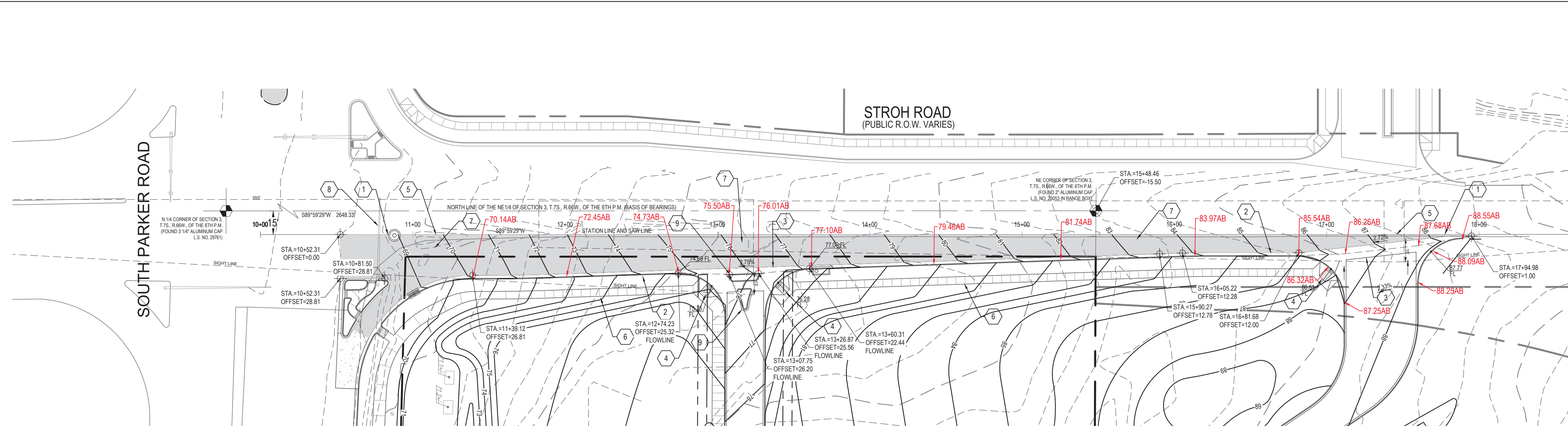
ROAD PLAN COVER SHEET

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

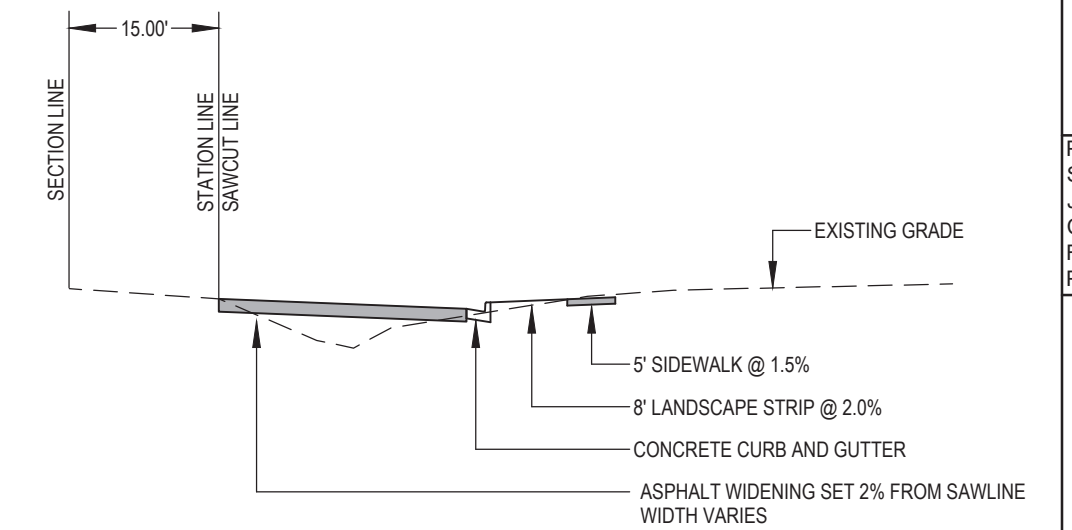
design by: JWD
approved by: JWD
project no.: 2015-015

date: 10/01/17

SHEET
C5.00



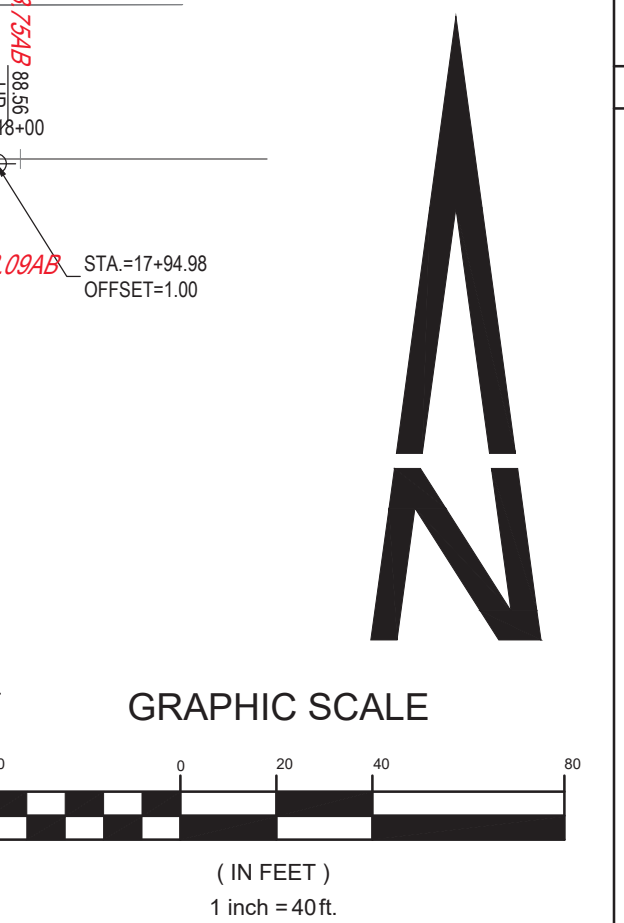
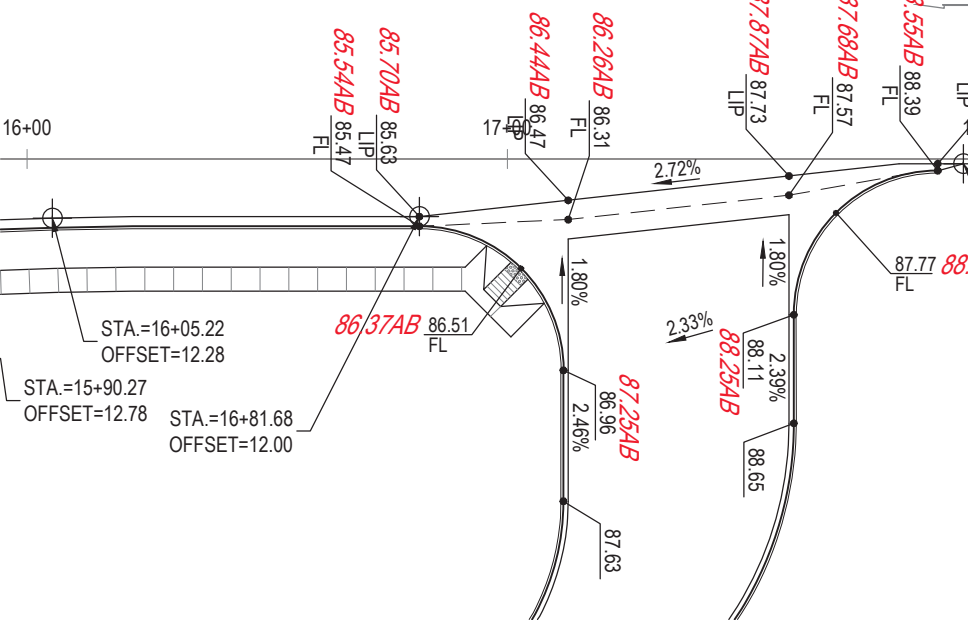
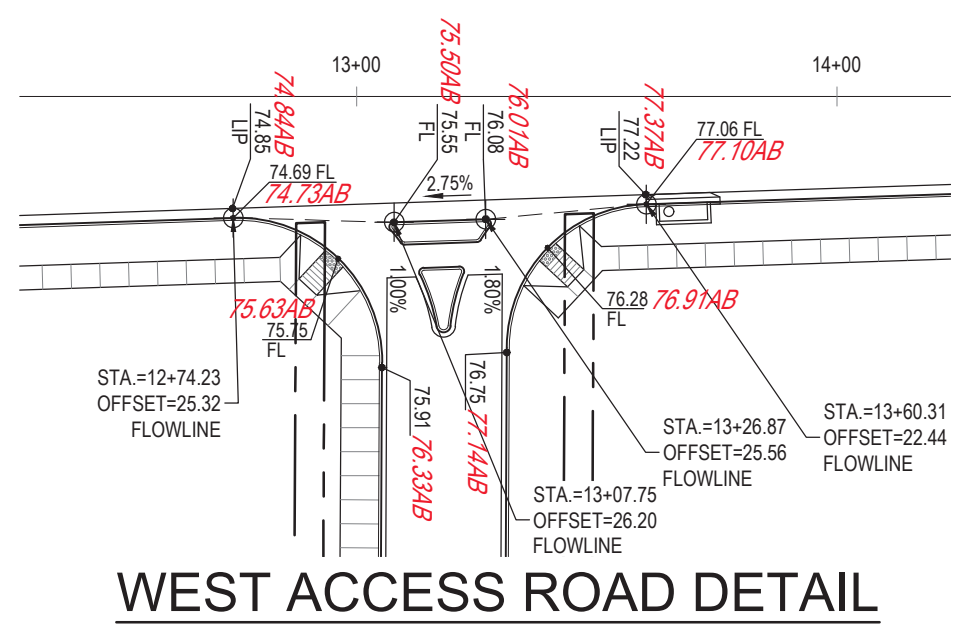
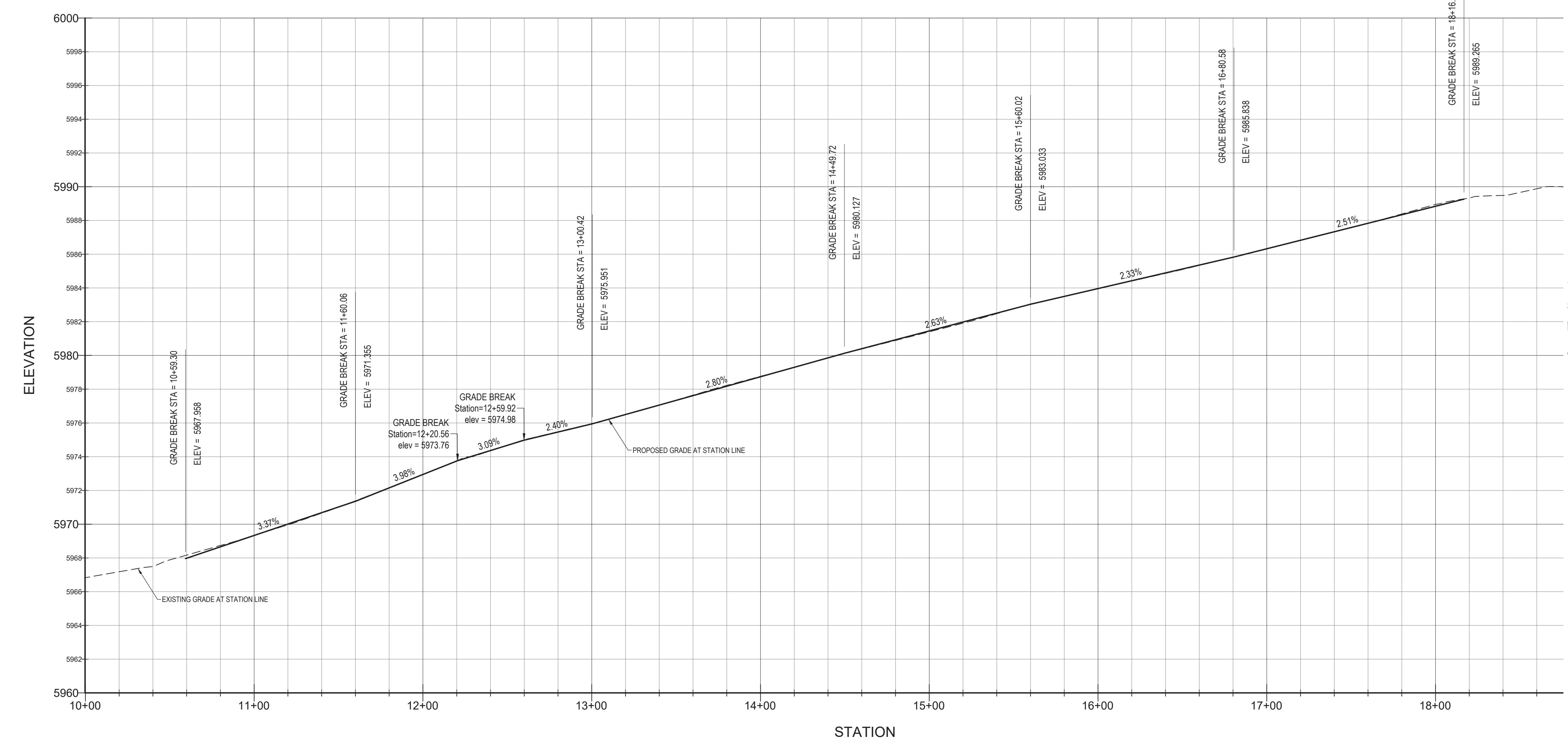
- ### CONSTRUCTION NOTES
- SAWCUT PAVEMENT TO NEAT CLEAN LINE AT STATION LINE.
 - CONSTRUCT CONCRETE CURB AND GUTTER. CDOT M-609-1 TYPE 2 SECTION IIB. SEE DETAIL 3, SHEET C5.90
 - CONSTRUCT 8' WIDE CONCRETE CROSS PAN. SEE DETAILS 19 AND 20, SHEET C5.91.
 - CONSTRUCT ACCESSIBLE CURB RAMP. SEE DETAIL 15,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



EXISTING OVERHEAD LINES ALONG STROTH FRONTAGE TO BE RELOCATED UNDERGROUND

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ELEVATION: 5979.79 FEET (NAVD 1988 DATUM)

NOTES
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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.

NO.	DATE	DESCRIPTION
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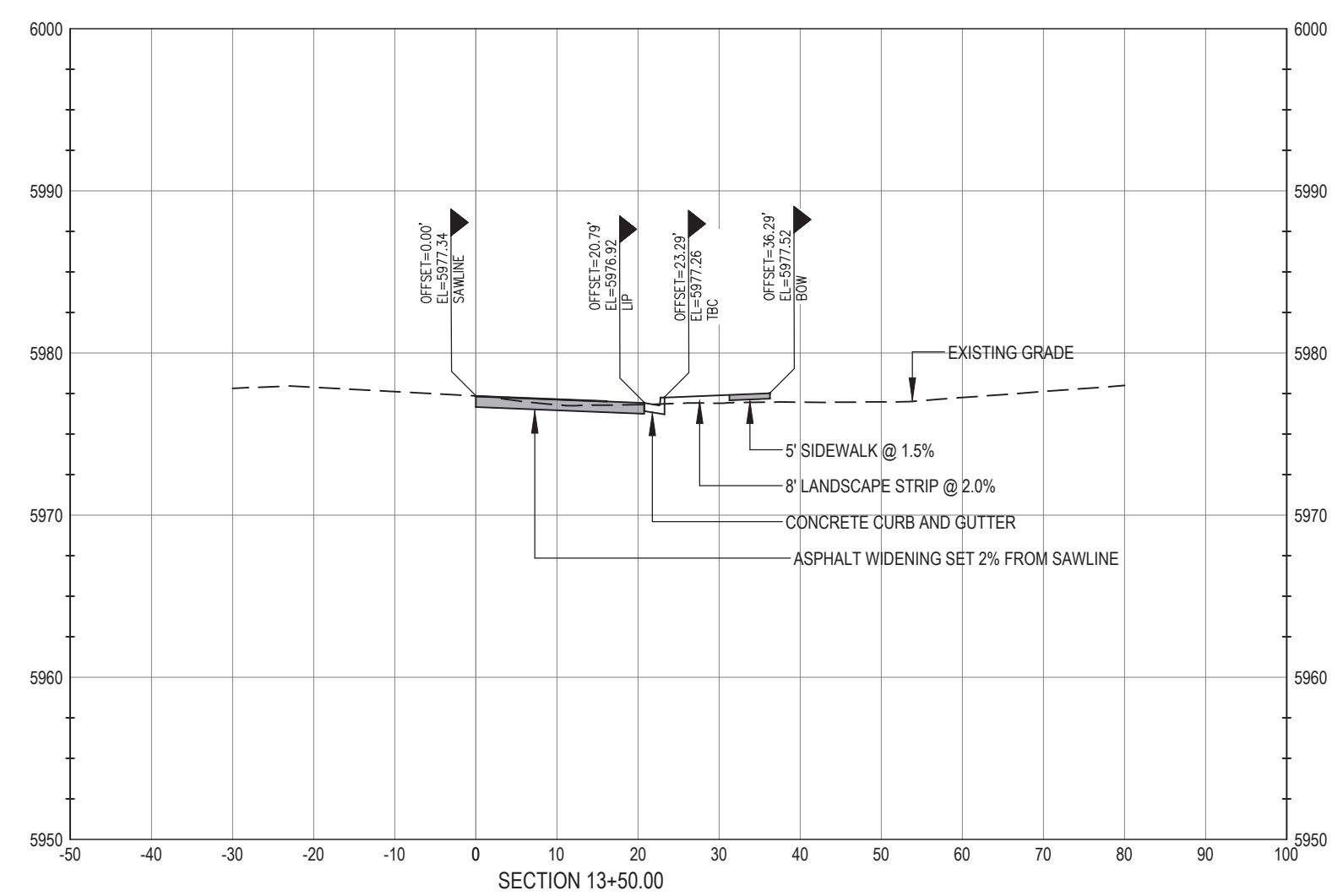
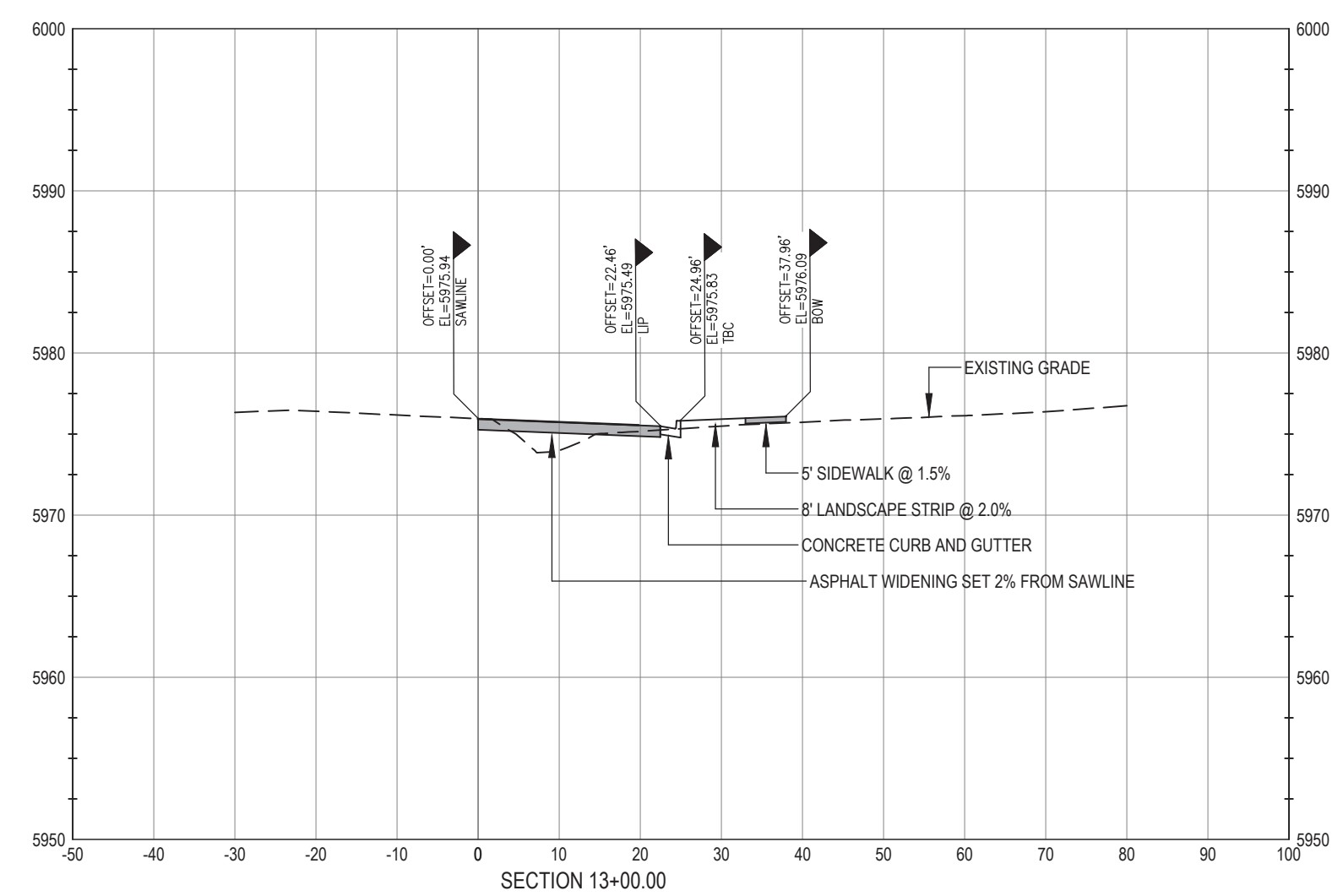
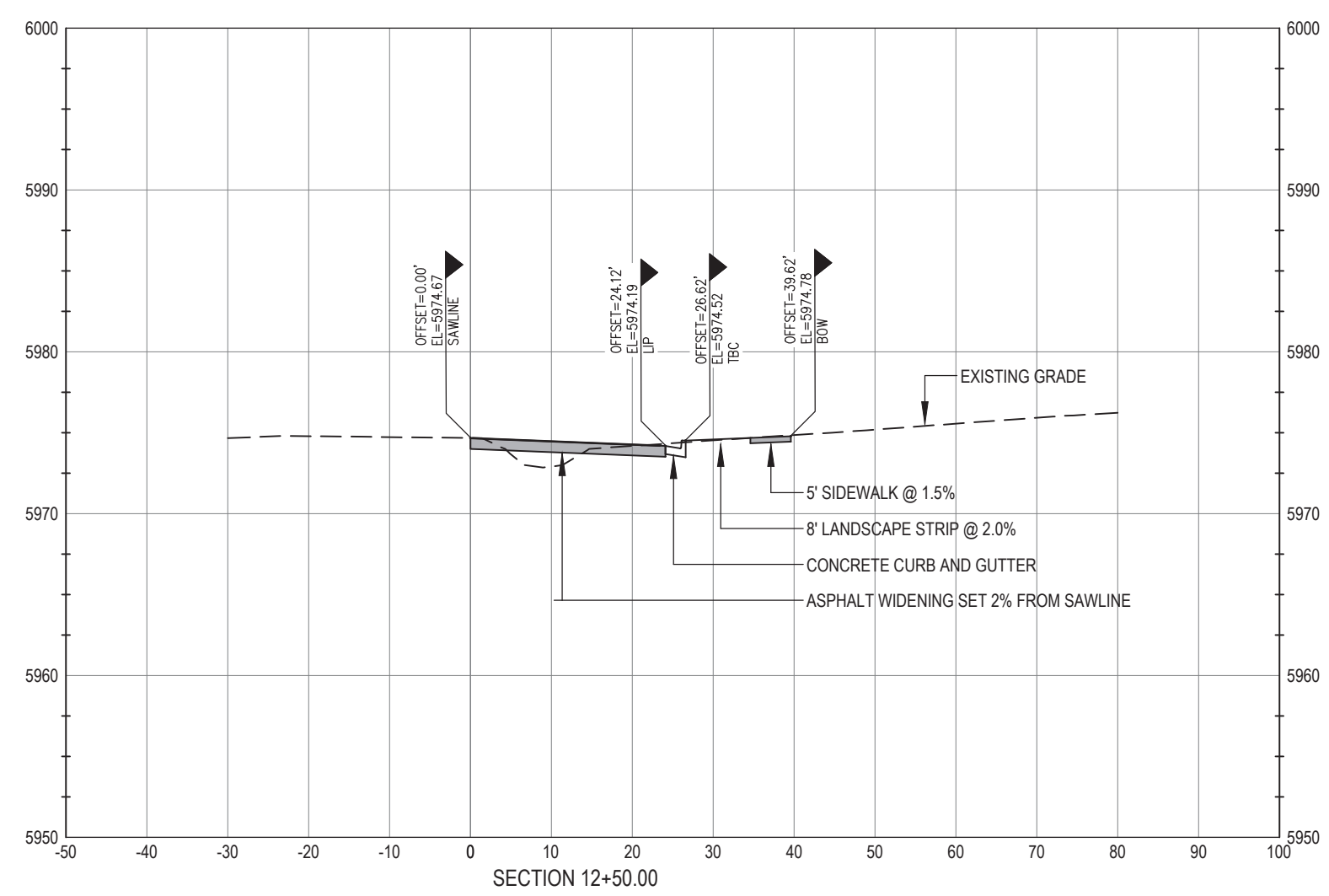
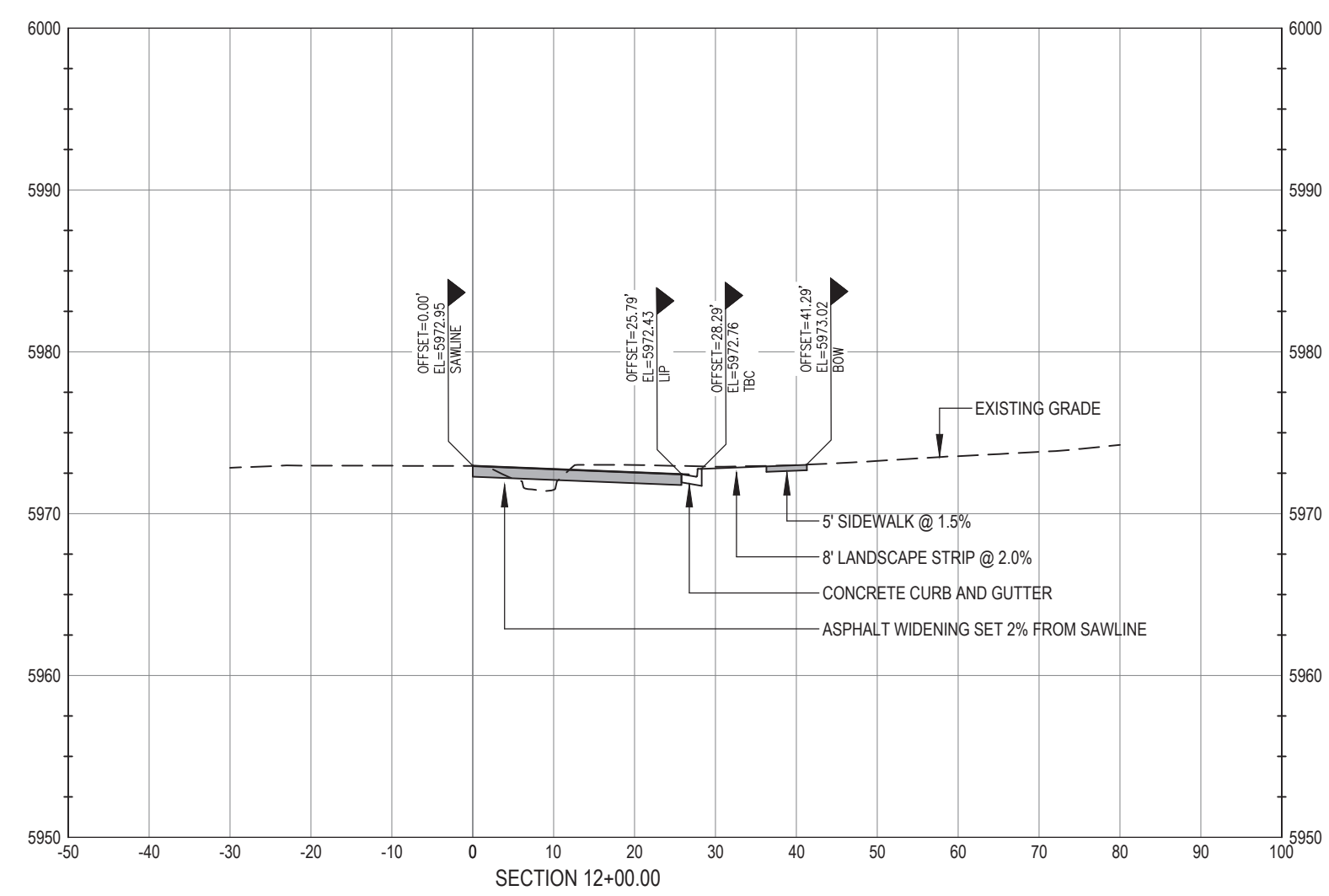
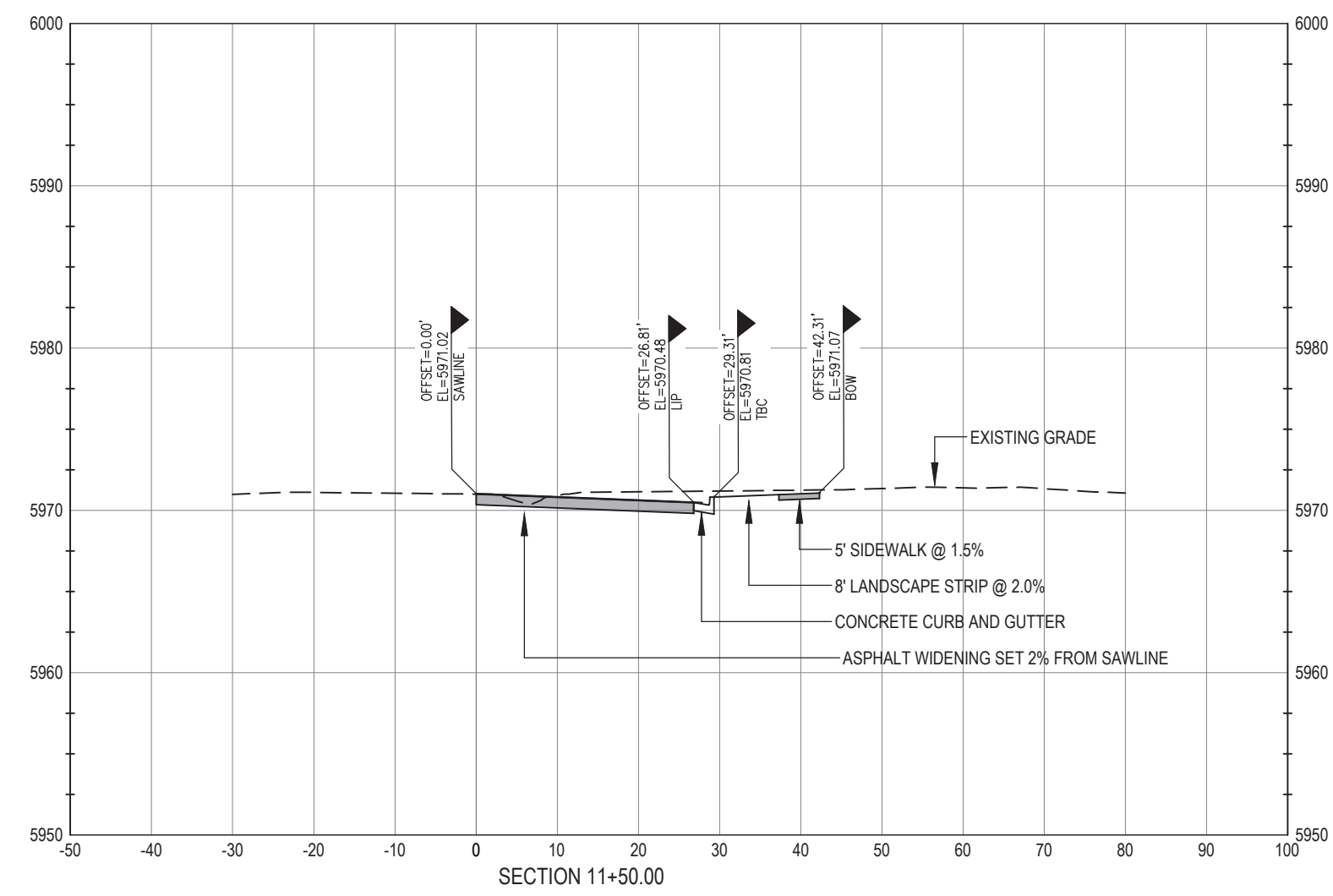
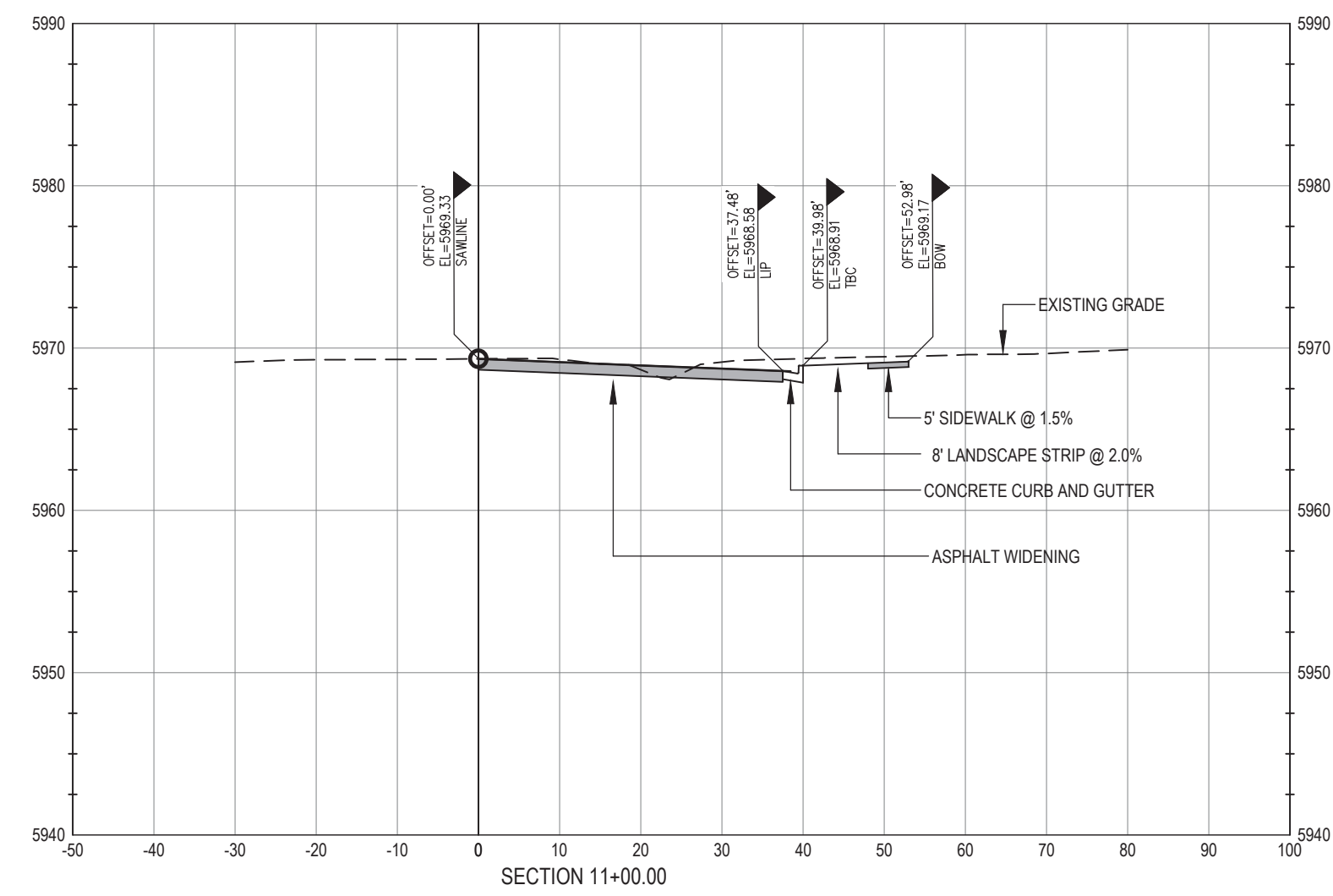
STROTH ROAD PLAN AND PROFILE

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

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

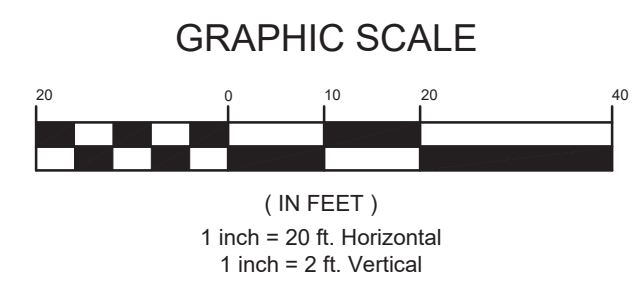
date: 10/01/17

SHEET
C5.10



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

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

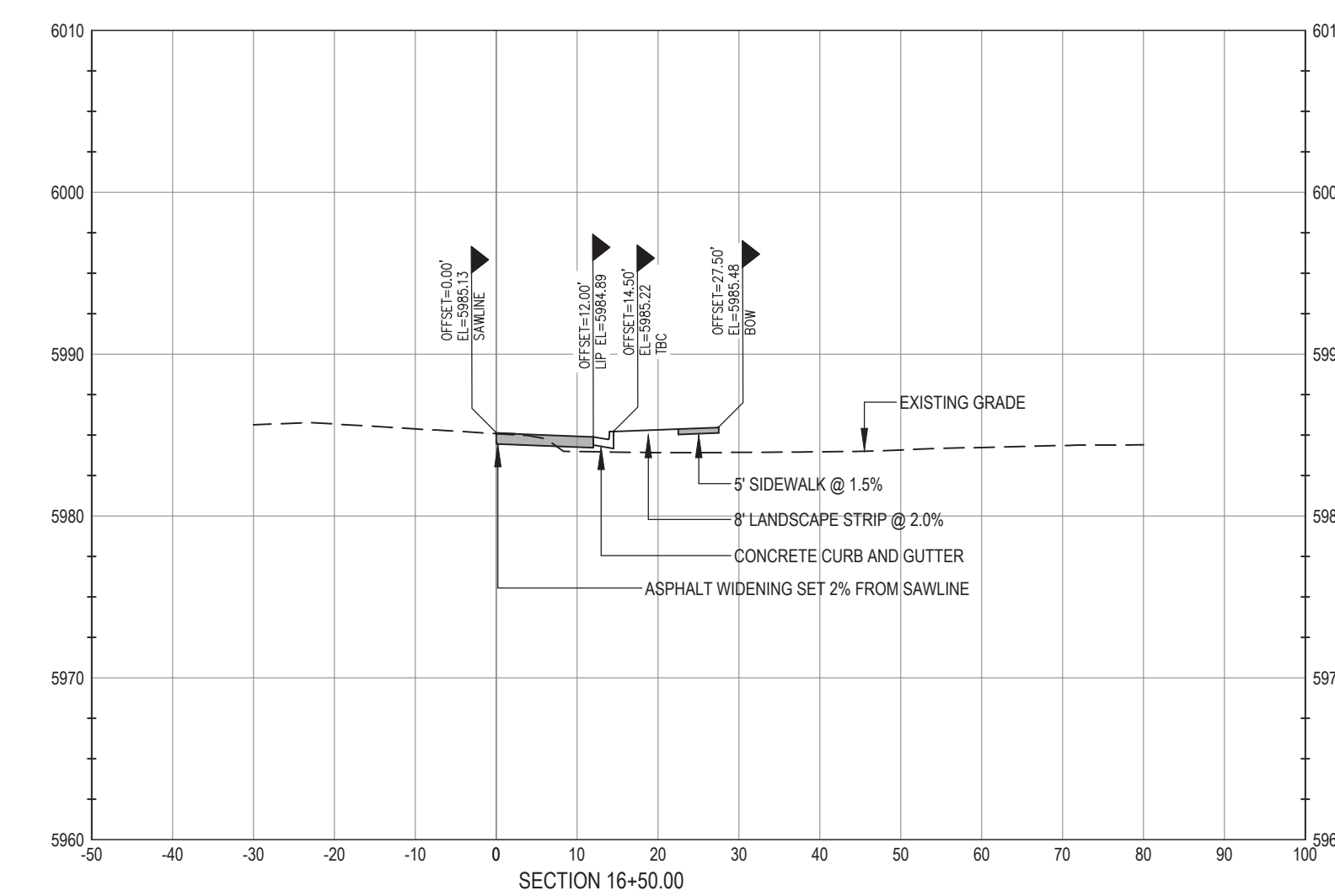
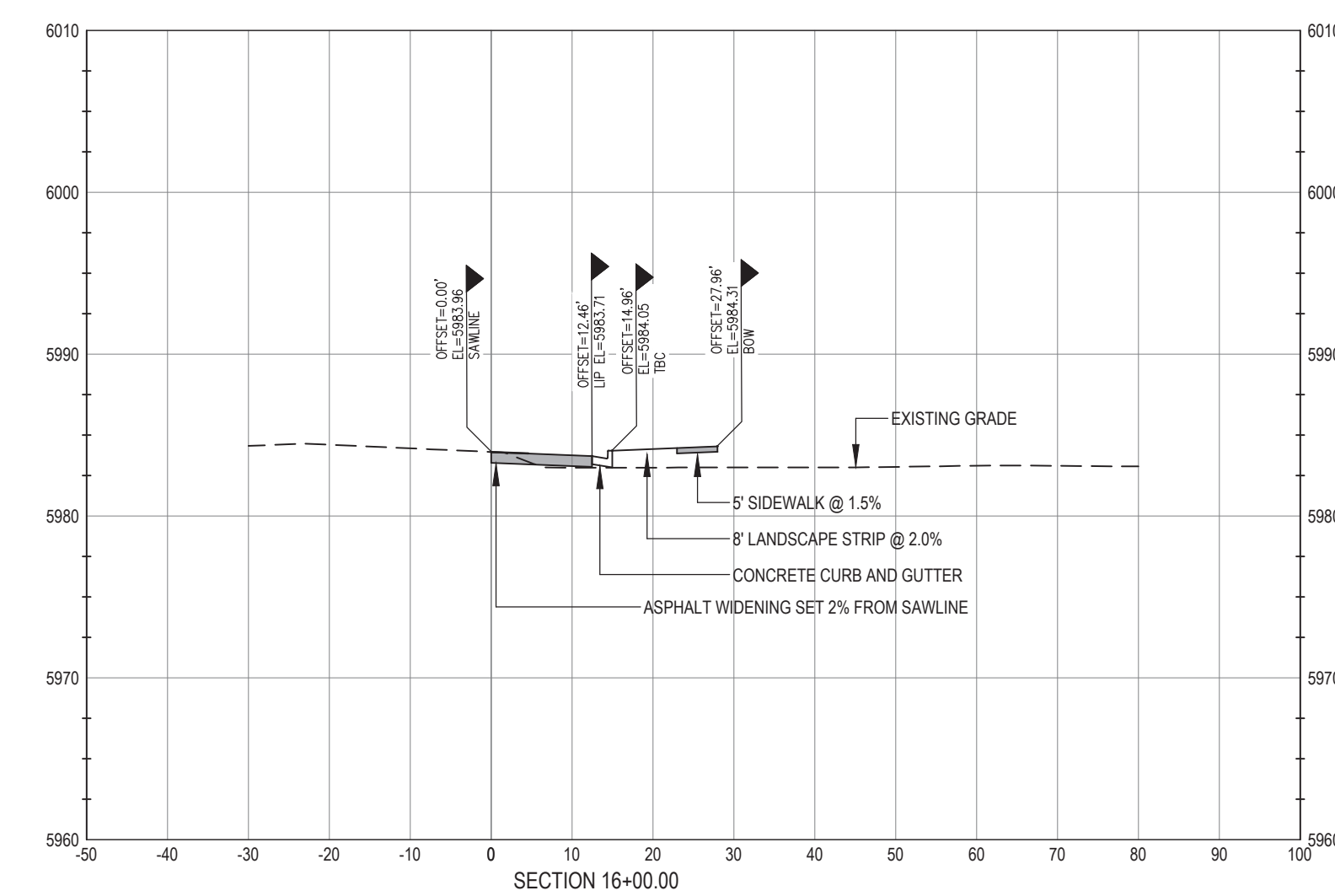
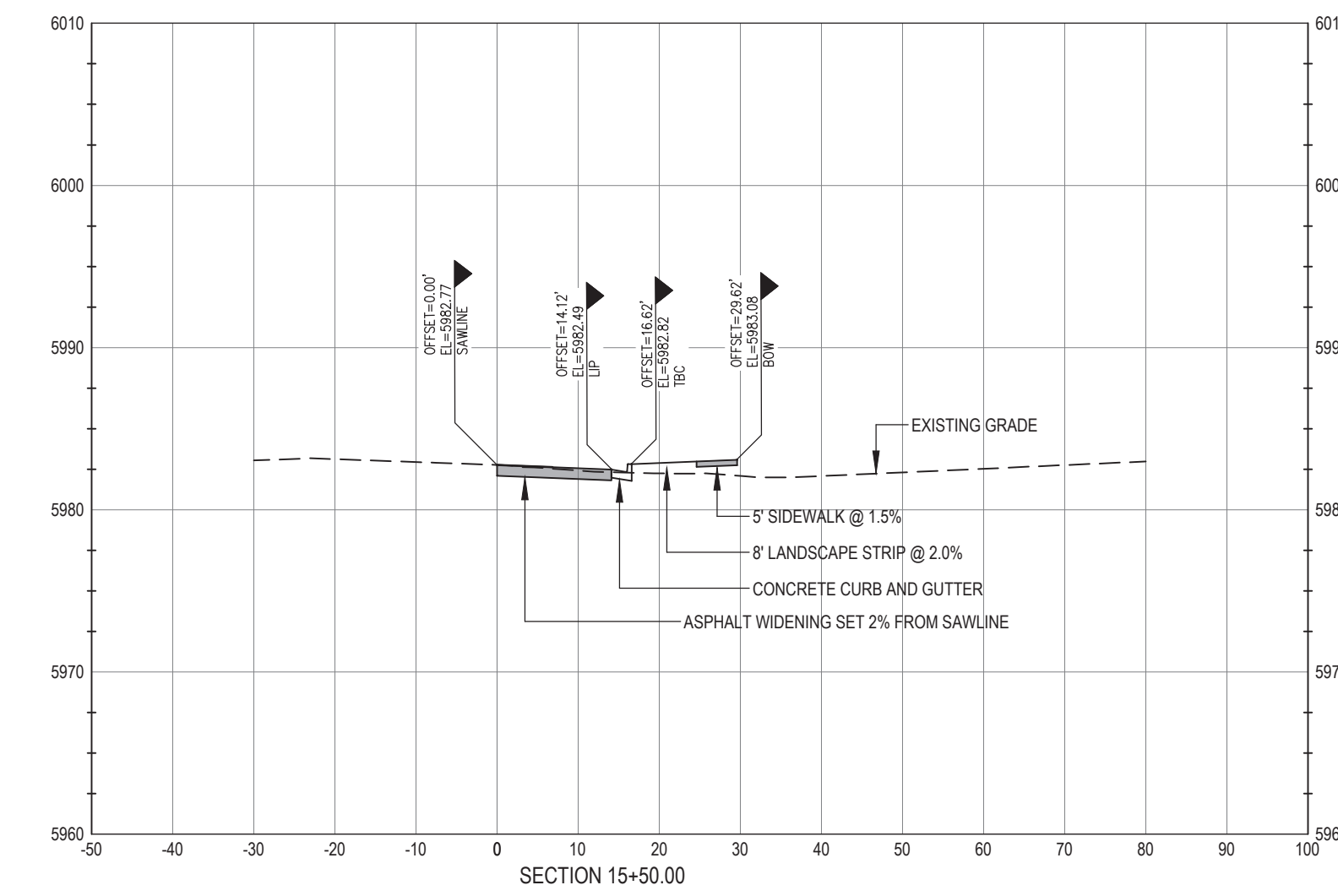
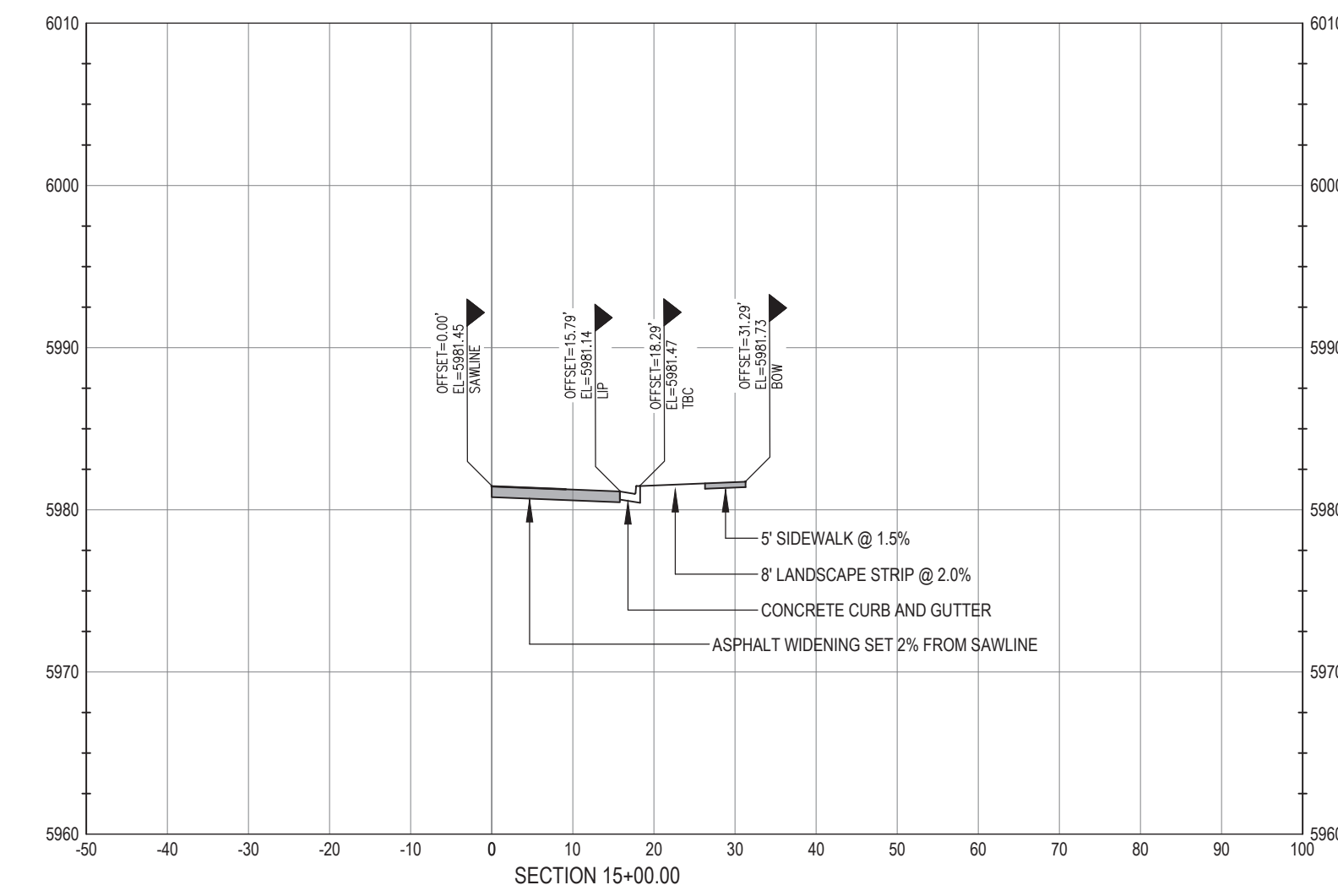
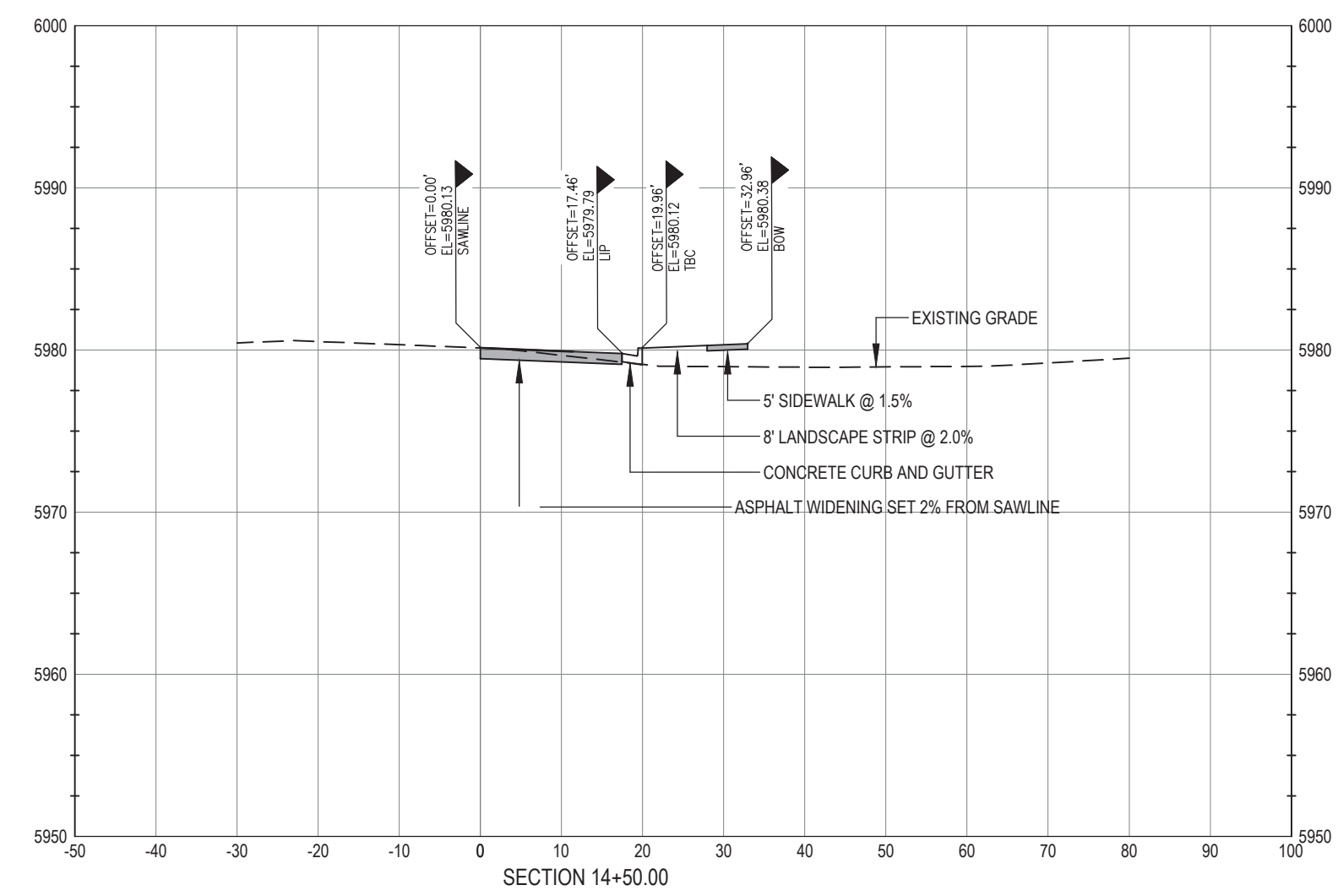
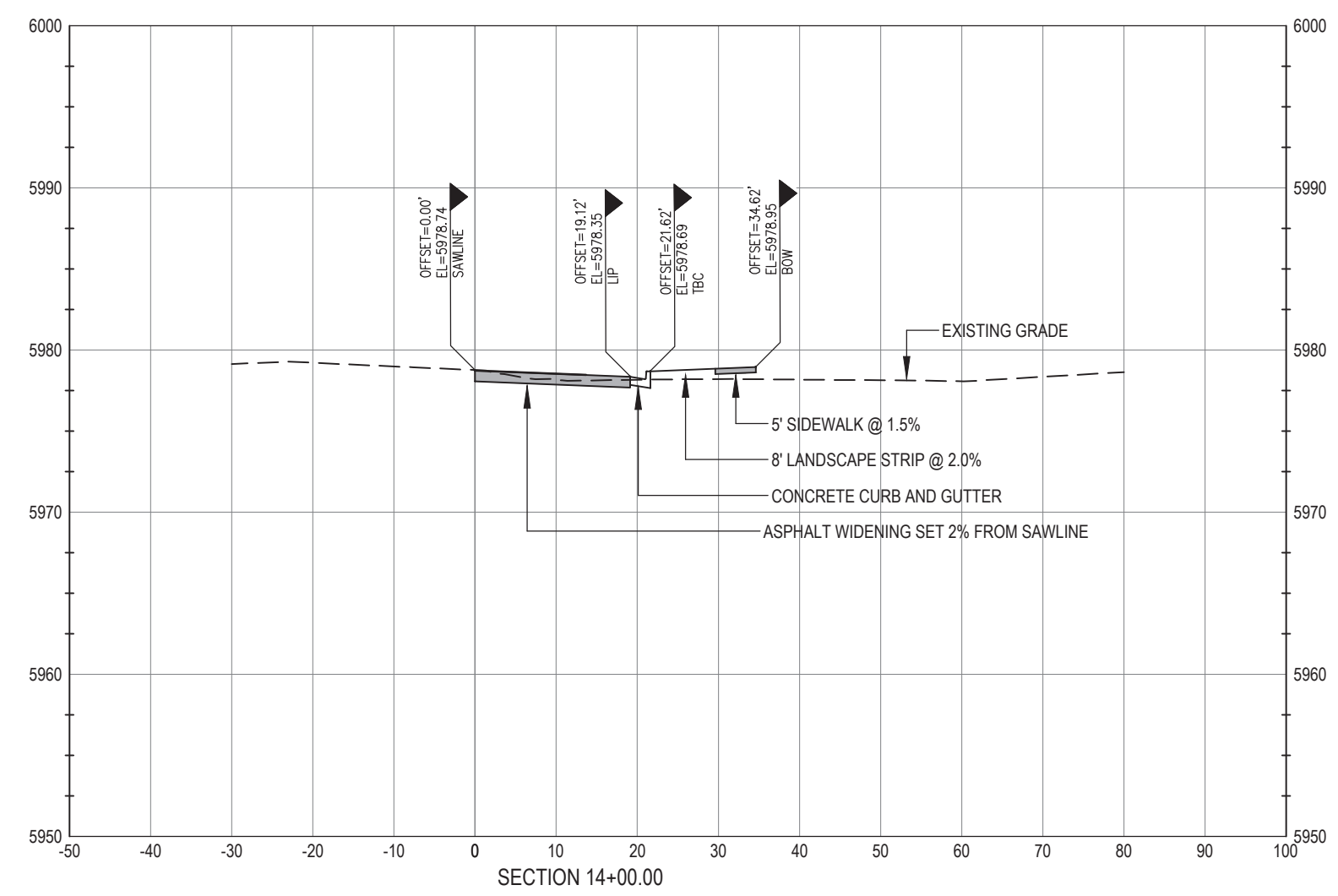
STROH ROAD CROSS SECTIONS

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

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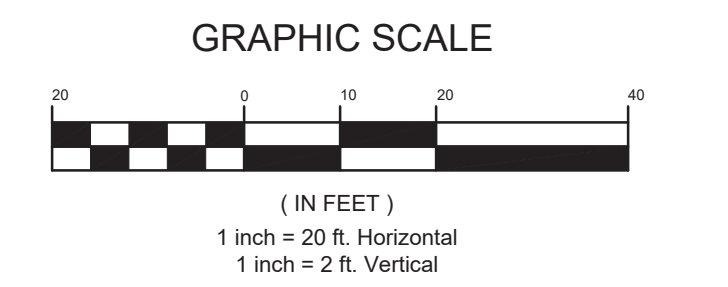
date: 10/01/17
SHEET

C5.12



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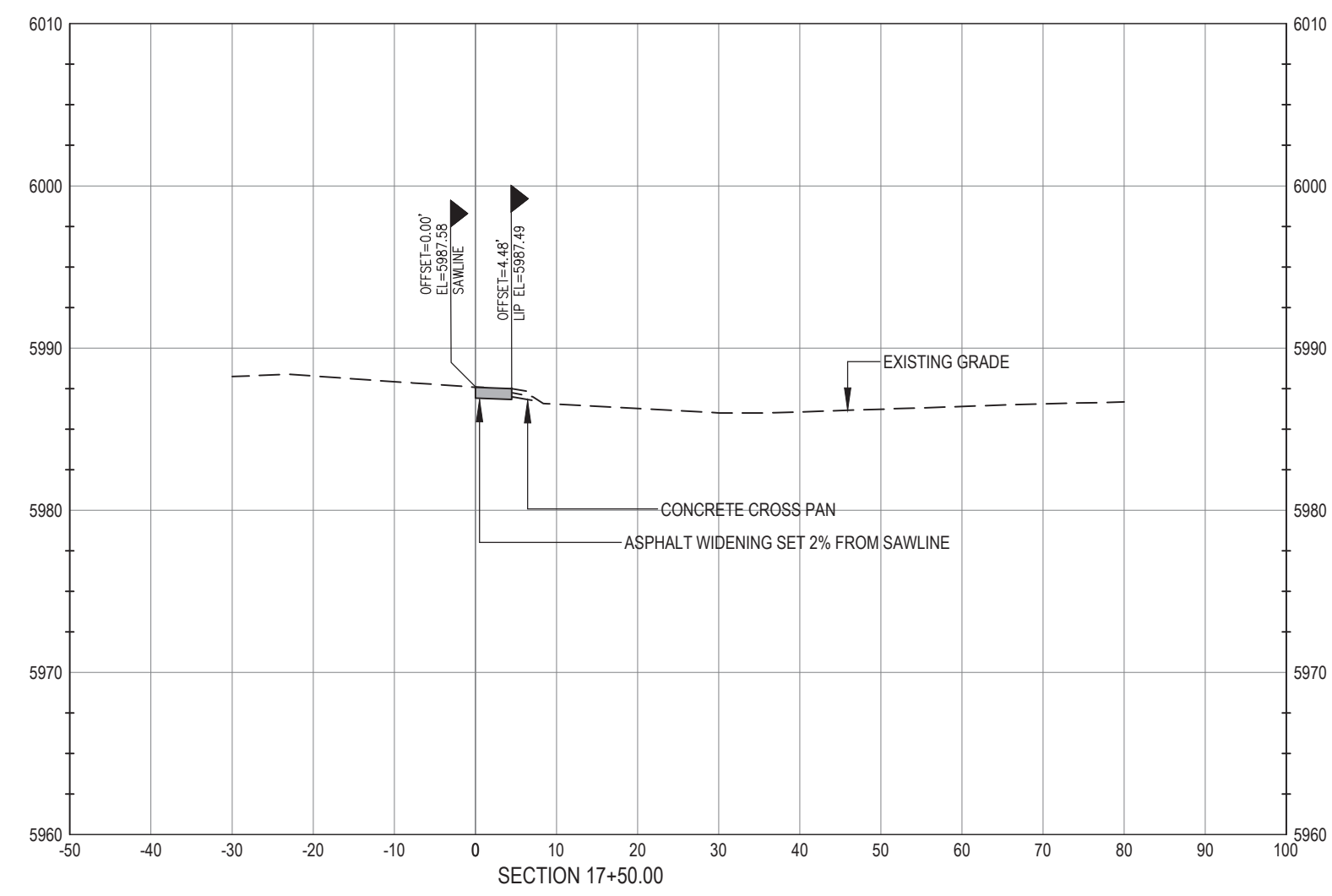
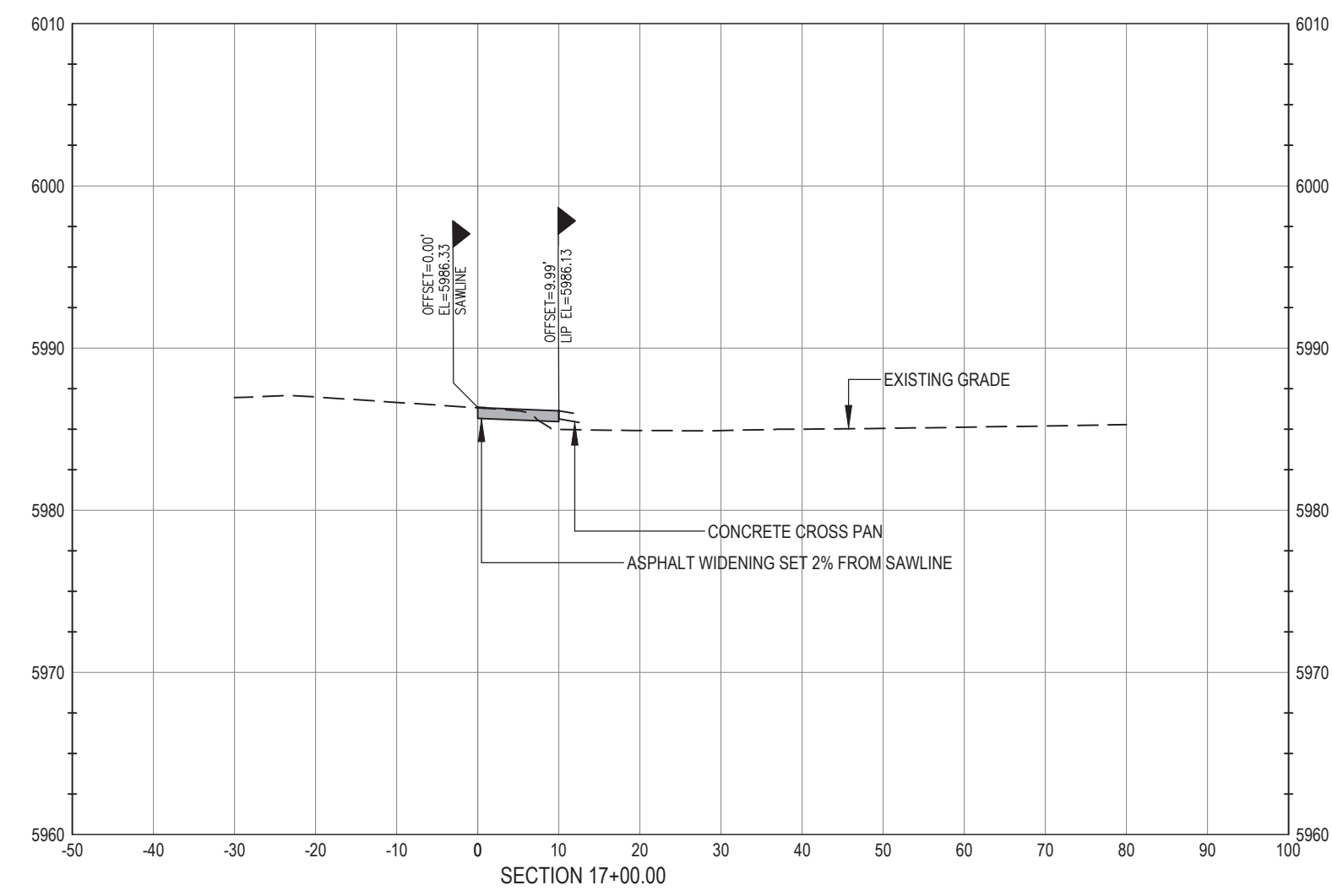
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PARKER POINTE
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 SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
 PARKER, COLORADO

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

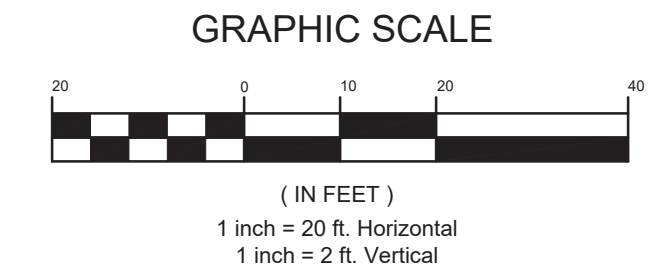
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SHEET
C5.13



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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____



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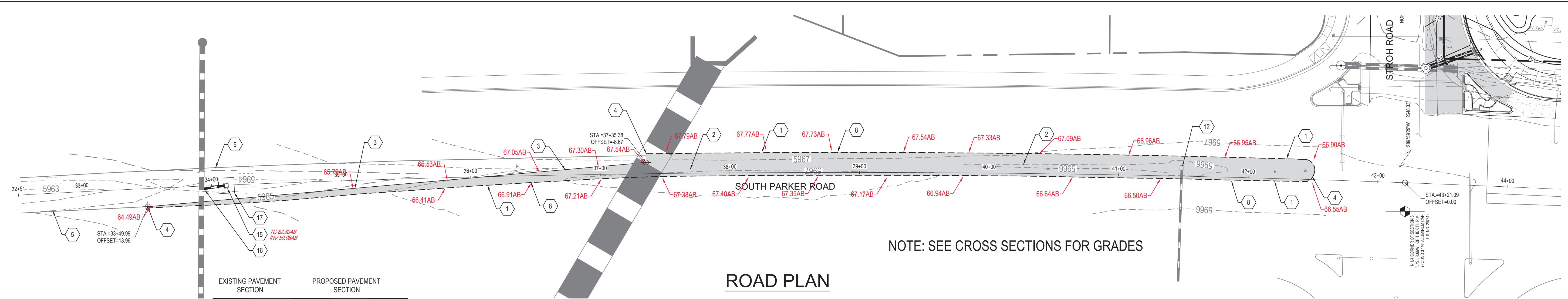
STROH ROAD CROSS SECTIONS

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

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

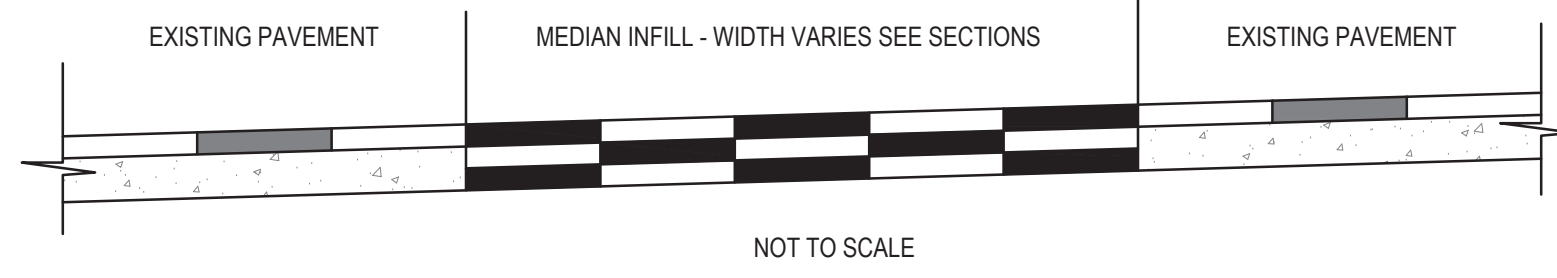
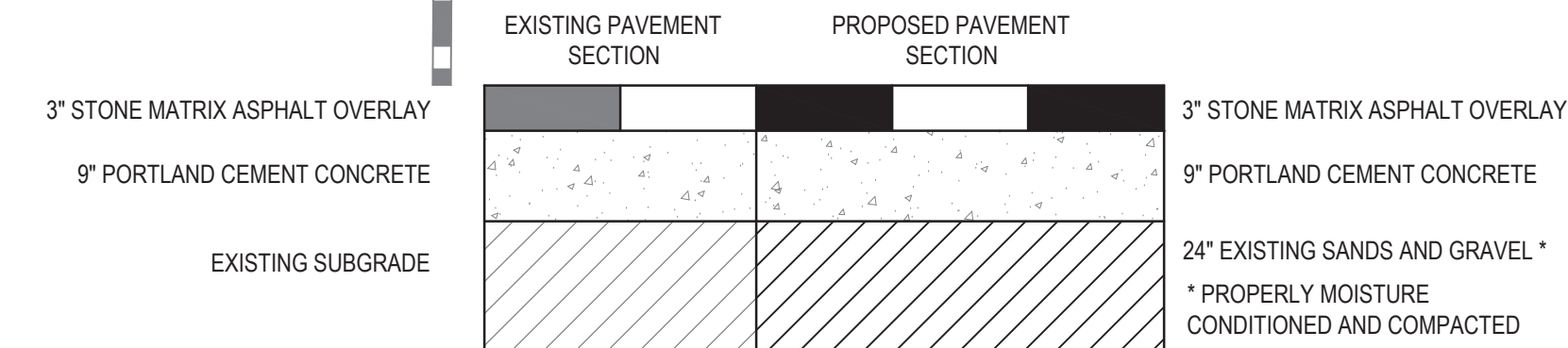
date: 10/01/17

SHEET
C5.14



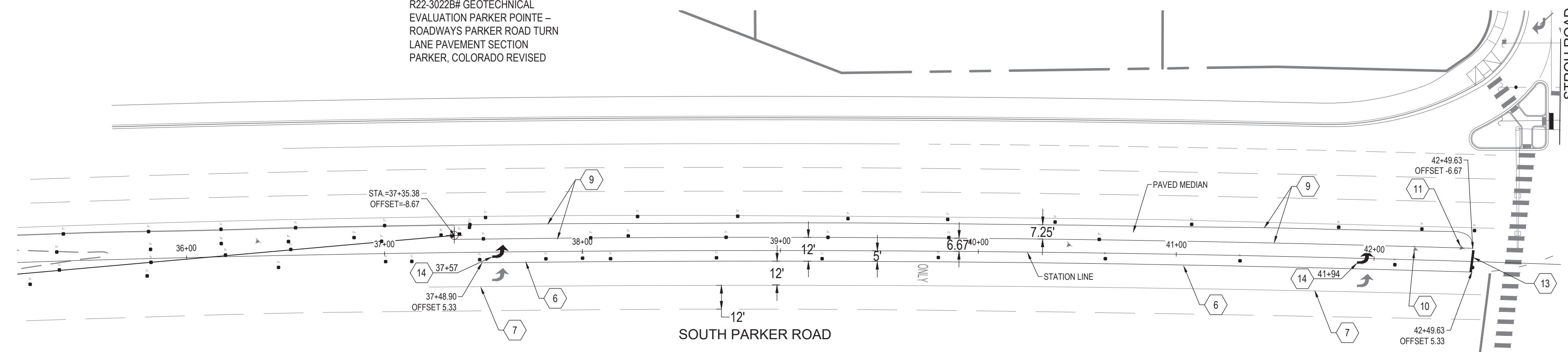
NOTE: SEE CROSS SECTIONS FOR GRADES

ROAD PLAN



PAVEMENT SECTION STA. 33+00 TO 43+00

REFERENCE PAVEMENT REPORT
R22-3022B# GEOTECHNICAL
EVALUATION PARKER POINT -
ROADWAYS PARKER ROAD TURN
LANE PAVEMENT SECTION
PARKER, COLORADO REVISED



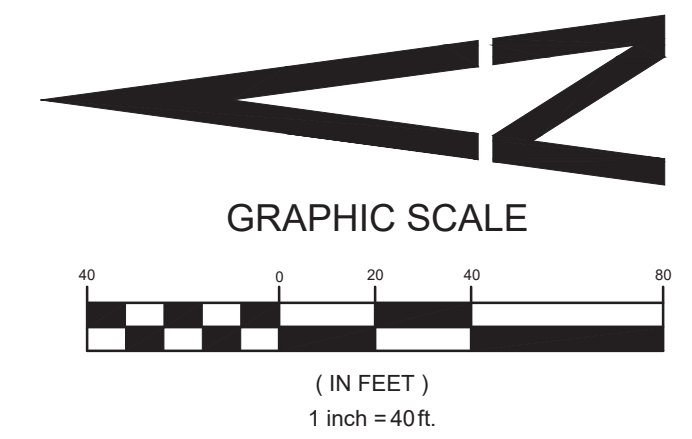
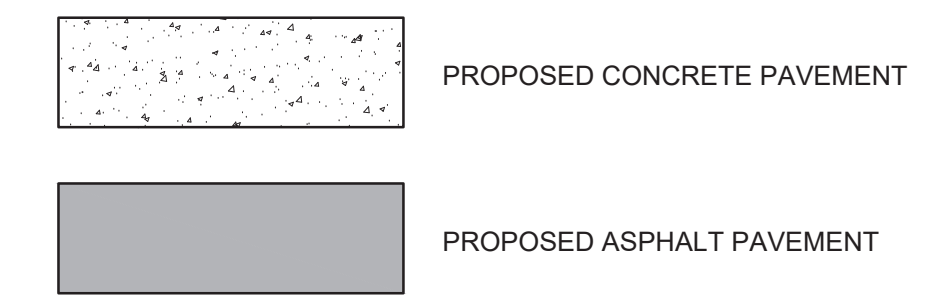
SIGNAGE AND STRIPING PLAN

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

CONSTRUCTION NOTES

- 1 SAWCUT PAVEMENT TO NEAT CLEAN LINE 1' OFF EXISTING EDGE OF PAVEMENT.
- 2 CONSTRUCT ASPHALT PAVEMENT SECTION. SEE PAVEMENT DESIGN IN GEOTECHNICAL REPORT. INFILL EXISTING GRASS MEDIAN.
- 3 NEW EDGE OF PAVEMENT.
- 4 MATCH EXISTING EDGE OF PAVEMENT.
- 5 EXISTING EDGE OF PAVEMENT.
- 6 PAINT 8" WIDE WHITE CHANNELIZING LINE WITH MODIFIED EPOXY.
- 7 EX CHANNELIZING LINE TO REMAIN.
- 8 INSTALL TIE BARS WHERE NEW CONCRETE MEETS EXISTING PER NOTE O ON THE COVER SHEET.
- 9 PAINT 4" WIDE DOUBLE YELLOW LINE WITH MODIFIED EPOXY. INLAY TO A DEPTH OF 35 MILS.
- 10 REMOVE EXISTING "DO NOT ENTER" SIGN.
- 11 REMOVE EXISTING "KEEP RIGHT" SYMBOL SIGN.
- 12 REMOVE EXISTING TYPE C INLET. PLUG EXISTING OUTLET PIPE.
- 13 APPLY STOP BAR WITH PREFORMED THERMOPLASTIC. SEE CDOT S-627-1. INLAY TO A DEPTH OF 125 MILS.
- 14 APPLY ARROW SYMBOL WITH PREFORMED THERMOPLASTIC. SEE CDOT S-627-1. INLAY TO A DEPTH OF 35 MILS.
- 15 CONSTRUCT TYPE C INLET. SEE CDOT M-604-10.
- 16 CONNECT TO EXISTING CROSS PIPE. SEE CDOT M-604-10.
- 17 CONSTRUCT SLOPE AND DITCH PAVING. SEE CDOT M604-10.

LEGEND



NOTES

OVERHEAD ELECTRIC LINES ALONG STROTH ROAD AND PARKER ROAD SHALL BE PLACED UNDERGROUND TO THE LIMITS OF THE PROPERTY LINES.
ALL WORK ON PARKER ROAD WILL REQUIRE CDOT APPROVAL AND A CDOT RIGHT-OF-WAY PERMIT.

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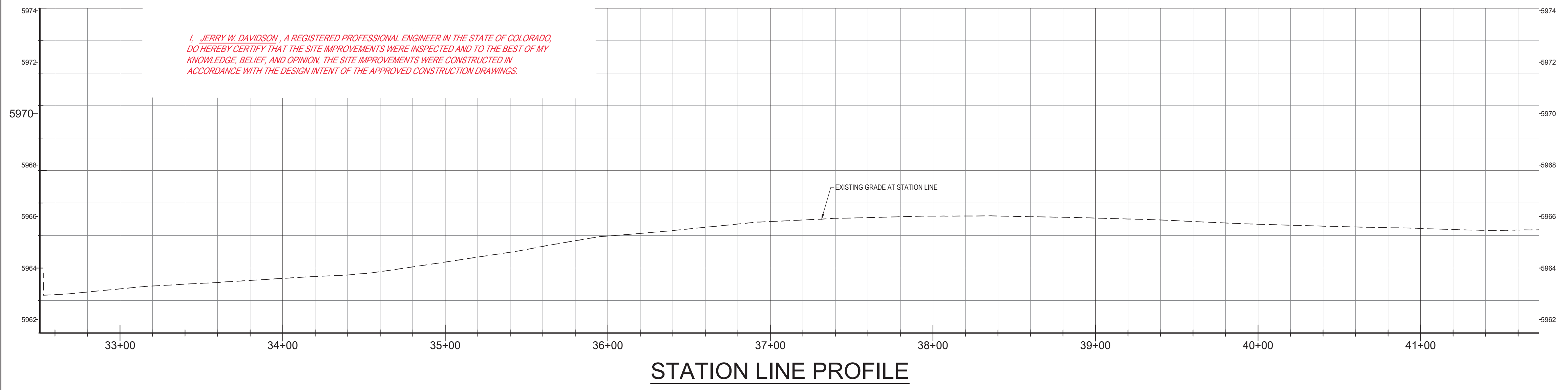
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STATION LINE PROFILE

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PARKER ROAD PLAN AND PROFILE

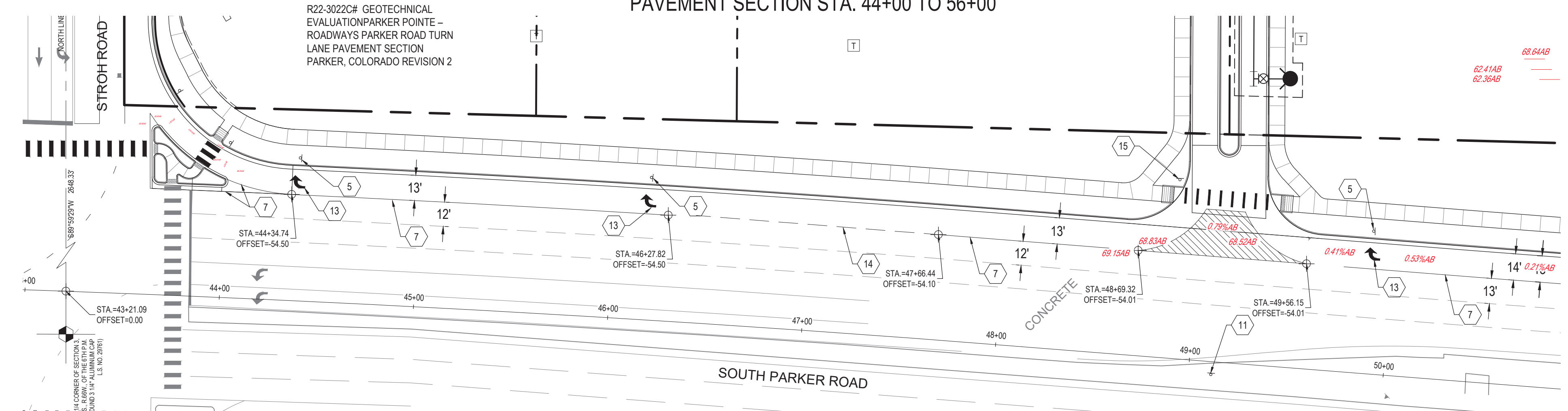
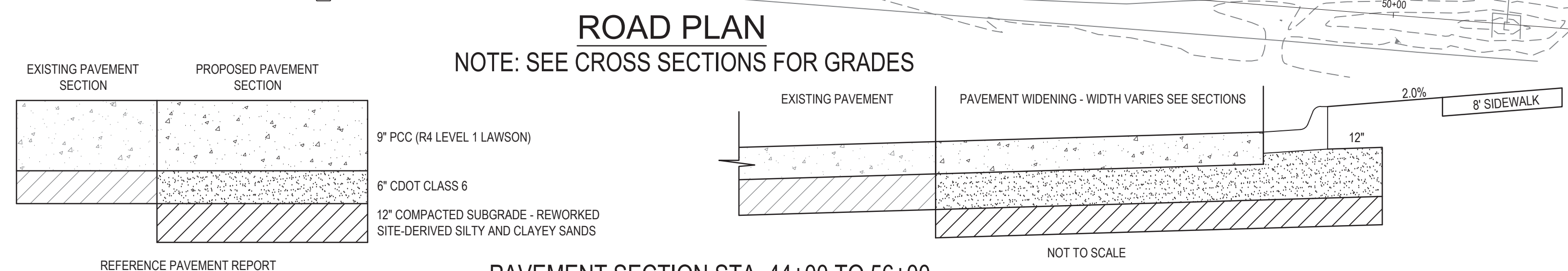
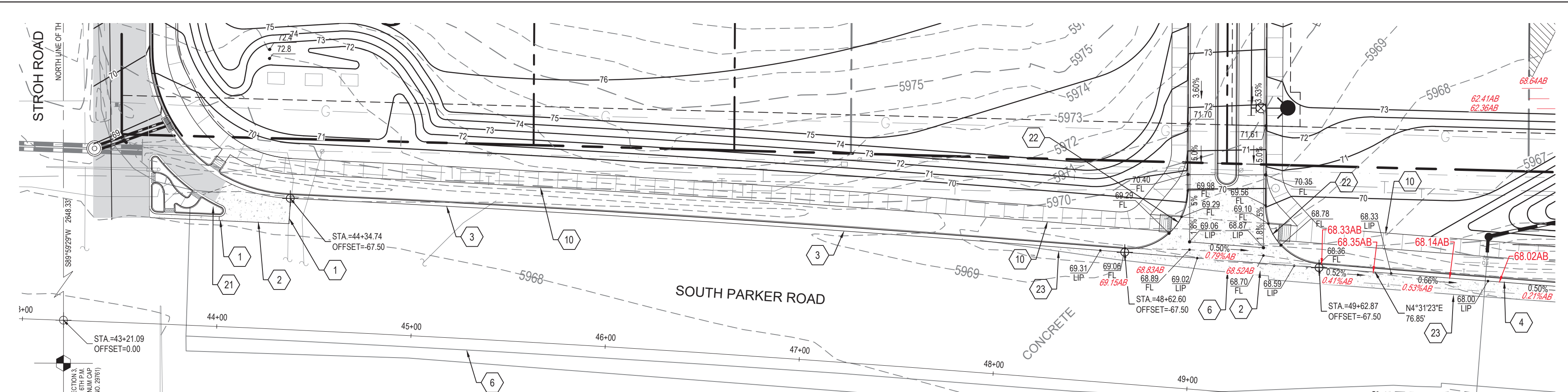
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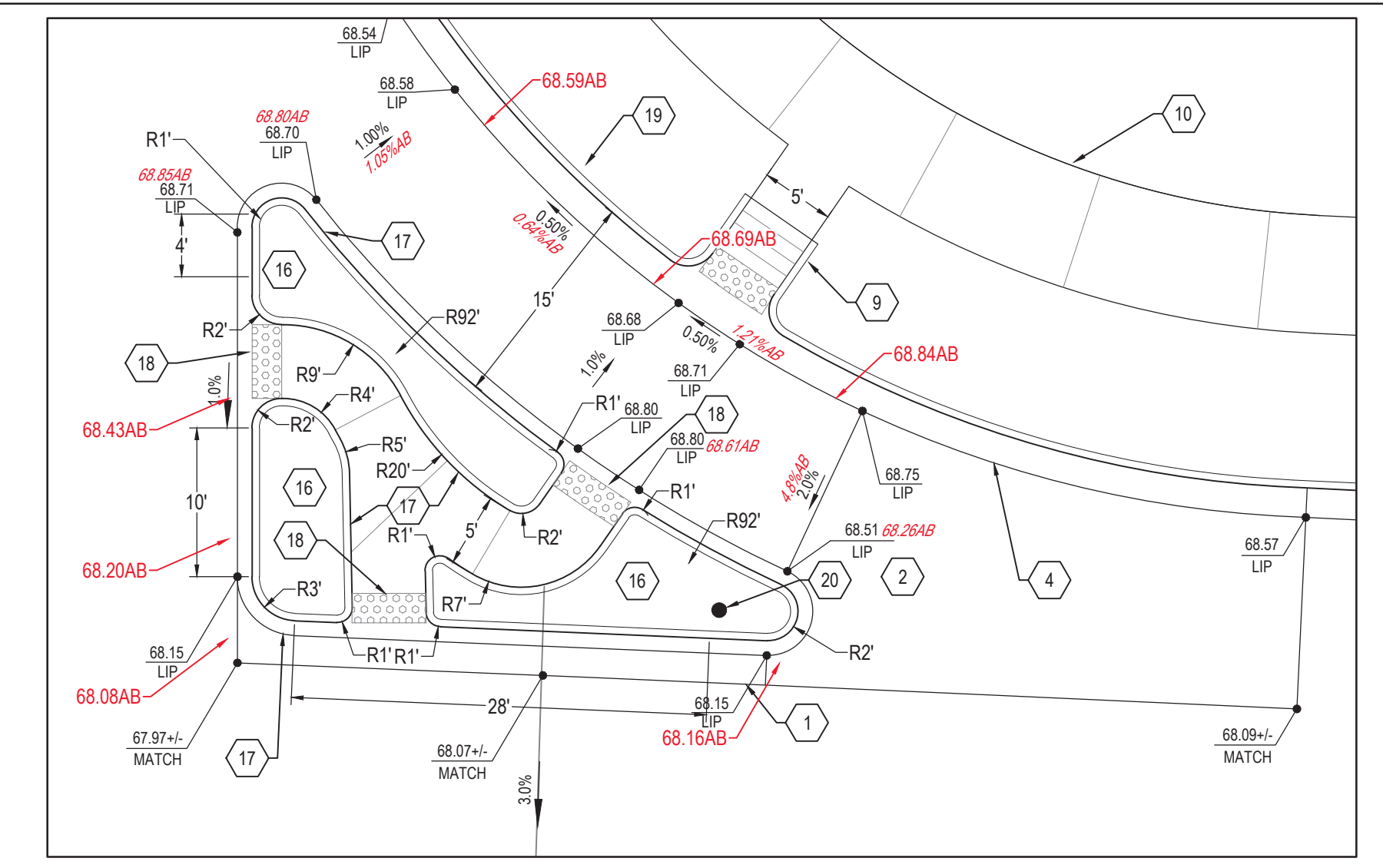
date: 10/01/17

SHEET
C5.15

TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE



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



CONSTRUCTION NOTES

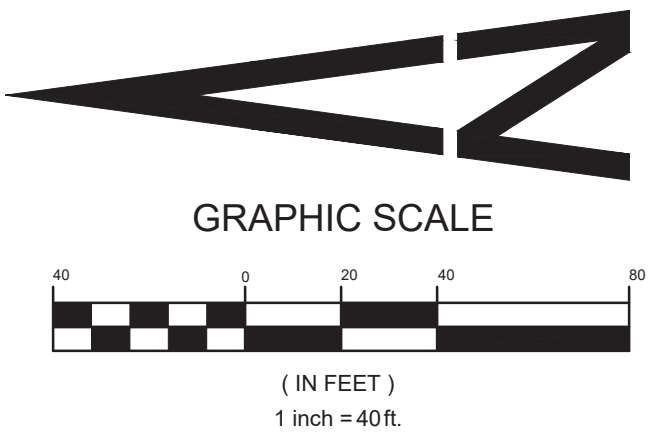
- 1 SAWCUT PAVEMENT TO NEAT CLEAN LINE.
- 2 CONSTRUCT CONCRETE PAVEMENT SECTION. SEE PAVEMENT DESIGN IN GEOTECHNICAL REPORT. INSTALL TIE BARS TO EXISTING CONCRETE PAVEMENT.
- 3 CONSTRUCT CONCRETE CURB AND GUTTER. SEE CDOT M-609-1 TYPE 2 SECTION IM. INSTALL TIE BARS TO EXISTING EDGE OF CONCRETE PAVEMENT PER NOTE O ON COVER SHEET.
- 4 CONSTRUCT CONCRETE CURB AND GUTTER. SEE CDOT M-609-1 TYPE 2 SECTION IM.
- 5 INSTALL R3-R7, 36"x36" RIGHT LANE MUST TURN RIGHT SIGN. SEE CDOT S-614-2.
- 6 EXISTING EDGE OF CONCRETE PAVEMENT.
- 7 PAINT 8" WIDE WHITE CHANNELIZING LINE WITH MODIFIED EPOXY. INLAY TO A DEPTH OF 35 MILS.
- 8 PAINT 4" WIDE WHITE EDGE LINE WITH MODIFIED EPOXY. INLAY TO A DEPTH OF 35 MILS.
- 9 CONSTRUCT CURB RAMP. SEE CDOT M-608-1 TYPE 3A.
- 10 CONSTRUCT 8' WIDE CONCRETE SIDEWALK. SEE CDOT M-609-1.
- 11 INSTALL R6-1 ONE WAY SIGN. SEE CDOT S-614-2.
- 12 NOT USED.
- 13 APPLY ARROW SYMBOL WITH WHITE PREFORMED THERMOPLASTIC. SEE CDOT S-627-1. INLAY TO A DEPTH OF 125 MILS.
- 14 PAINT 8" WIDE 30-10-30 SKIP WHITE LINE WITH MODIFIED EPOXY.
- 15 INSTALL R1-1 STOP SIGN. SEE CDOT S-614-2.
- 16 INFILL ISLAND WITH 4" THICK CONCRETE.
- 17 CONSTRUCT CONCRETE CURB AND GUTTER. SEE CDOT M-609-1 TYPE 2 SECTION IM.
- 18 INSTALL DETECTABLE WARNING. SEE CDOT M-608-1.
- 19 CONSTRUCT CONCRETE CURB AND GUTTER. SEE CDOT M-609-1 TYPE 2 SECTION IM.
- 20 INSTALL DELINEATOR. SEE CDOT S-612-1.
- 21 TRANSITION CONCRETE TO ASPHALT AT NEAREST JOINT.
- 22 CONSTRUCT CURB RAMP. SEE CDOT M-608-1 TYPE 4A.
- 23 INSTALL TIE BARS WHERE NEW CONCRETE MEETS EXISTING PER NOTE O ON THE COVER SHEET.

TRAFFIC ISLAND

SCALE: 1" = 10'

LEGEND

- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT



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FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

NOTES

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ALL WORK ON PARKER ROAD WILL REQUIRE CDOT APPROVAL AND A CDOT RIGHT-OF-WAY PERMIT.

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BENCHMARK

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

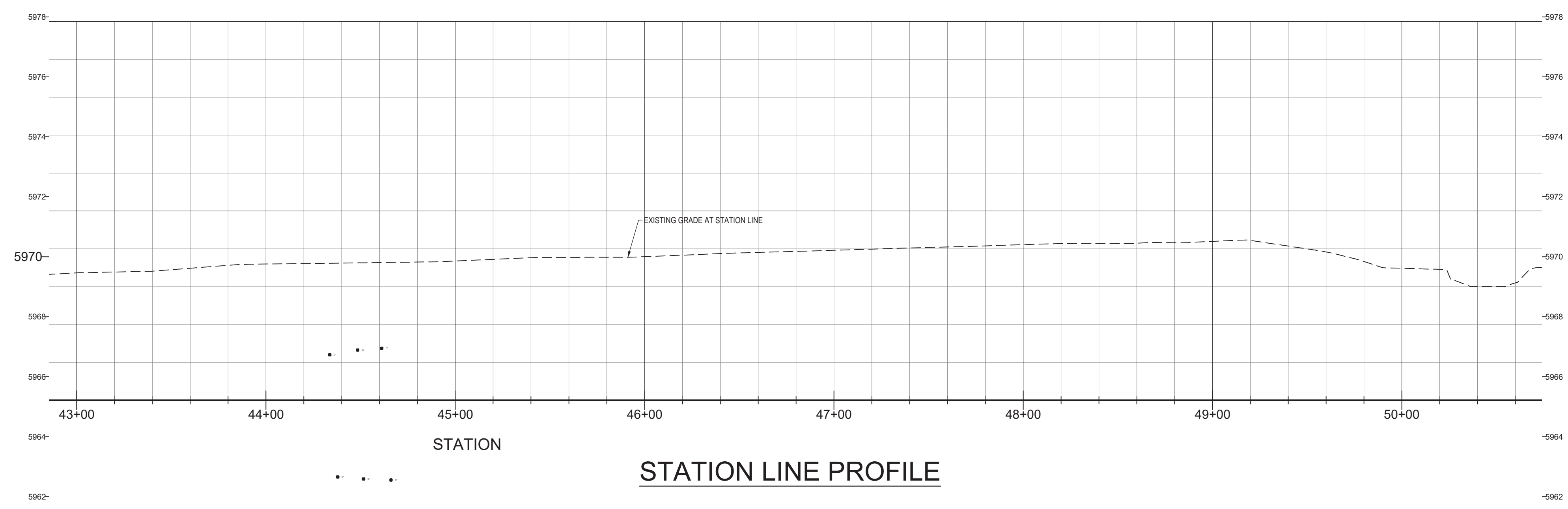
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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

I, JERRY W. DAVIDSON, 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.



EXISTING OVERHEAD LINES ALONG PARKER ROAD FRONTAGE
TO BE RELOCATED UNDERGROUND

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

NO.	DATE	DESCRIPTION
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03/11/24	FOURTH CDOT NTP SUBMITTAL	
01/31/24	THIRD CDOT NTP SUBMITTAL	
01/15/24	2ND RE-PLAT SUBMITTAL	
08/01/23	SECOND CDOT NTP SUBMITTAL	
04/21/23	CDOT NTP SUBMITTAL / RE-PLAT SUBMITTAL	

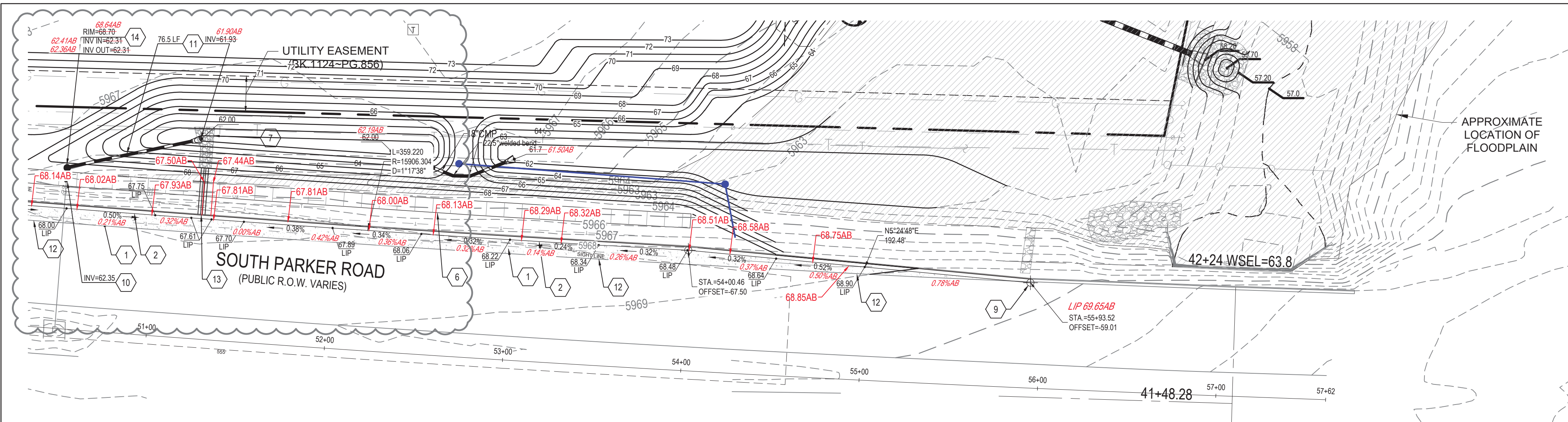
PARKER ROAD PLAN AND PROFILE

PARKER POINT
LOTS 1 THRU 15 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

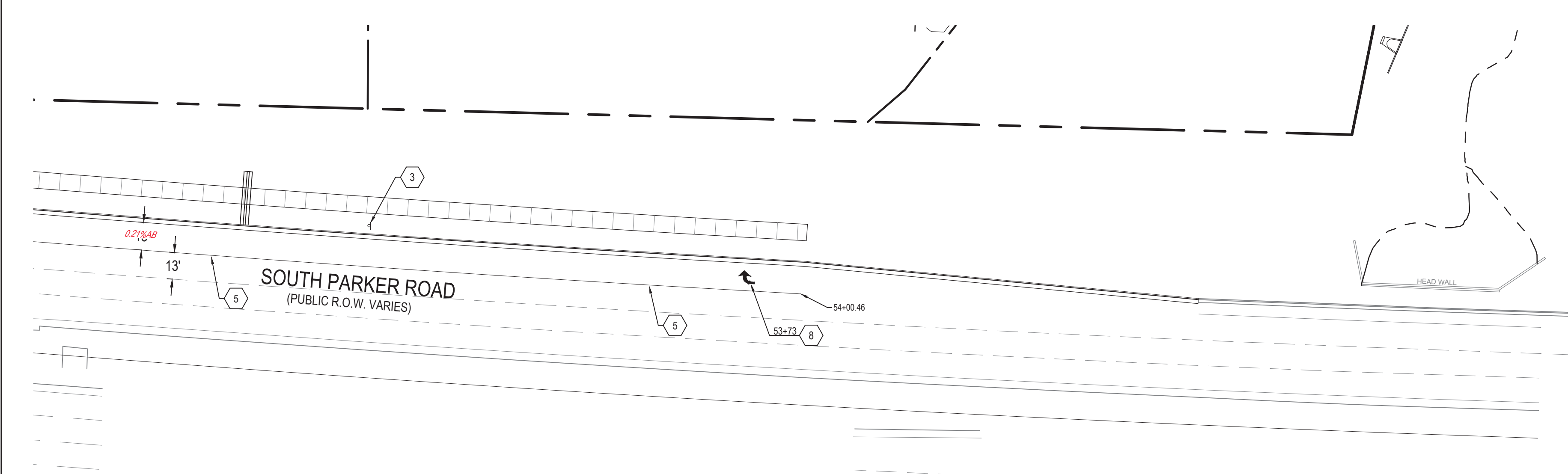
date: 10/01/17

SHEET
C5.16

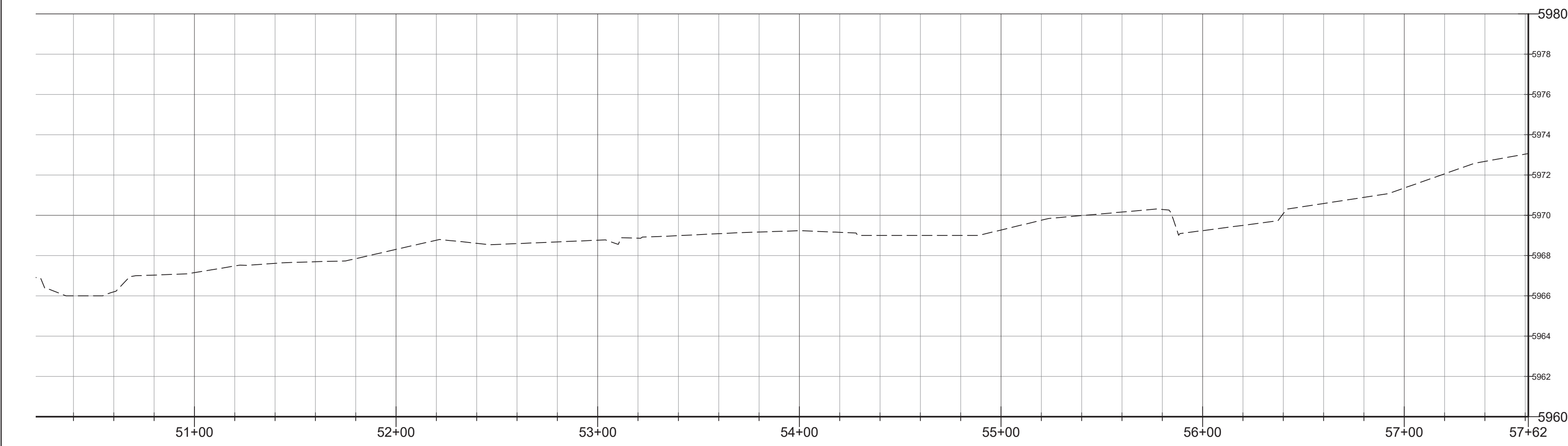


ROAD PLAN

EXISTING OVERHEAD LINES ALONG PARKER ROAD FRONTAGE TO BE RELOCATED UNDERGROUND



SIGNAGE AND STRIPING PLAN



STATION LINE PROFILE

CONSTRUCTION NOTES

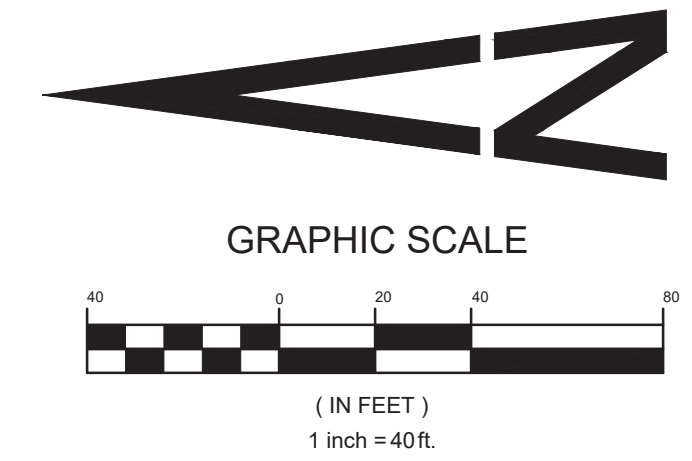
- 1 CONSTRUCT CONCRETE PAVEMENT SECTION. SEE PAVEMENT DESIGN IN GEOTECHNICAL REPORT. INSTALL TIE BARS TO EXISTING CONCRETE PAVEMENT.
- 2 CONSTRUCT CONCRETE CURB AND GUTTER. SEE CDOT M-601-1 TYPE 2 SECTION IIM.
- 3 INSTALL R3-5 SIGN. SEE CDOT S-614-2.
- 4 EXISTING EDGE OF CONCRETE PAVEMENT.
- 5 PAINT 8" WIDE WHITE CHANNELIZING LINE WITH MODIFIED EPOXY. INLAY TO A DEPTH OF 35 MILS.
- 6 CONSTRUCT 8" WIDE CONCRETE SIDEWALK. SEE CDOT M-609-1.
- 7 TYPICAL SOIL RIPRAP OVER FABRIC VEGETATED.
- 8 APPLY ARROW SYMBOL WITH WHITE PREFORMED THERMOPLASTIC. SEE CDOT S-627-1. INLAY TO A DEPTH OF 125 MILS.
- 9 MATCH EXISTING CURB AND GUTTER.
- 10 CONNECT TO EXISTING 18" CMP PIPE. EXTEND TO NEW MANHOLE.
- 11 INSTALL 18" RCP OR CMP @ 0.50% WITH FLARED END SECTION.
- 12 INSTALL TIE BARS WHERE NEW CONCRETE MEETS EXISTING PER NOTE O ON THE COVER SHEET.
- 13 CONSTRUCT 2 COVERED CURB CHASES 26.5' LONG, 18" WIDE WITH 12" SEPARATION. SLOPE BOTTOM TO THE EAST. SEE TOWN OF PARKER DETAIL 29.
- 14 CONSTRUCT 4' DAM MANHOLE.

LEGEND

- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT

NOTES

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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.

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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.

NO.	DATE	DESCRIPTION
07/09/24		REMOVE INLETS ADD CHASE
04/14/25	AS-BUILT '25	
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
		DATE DESCRIPTION

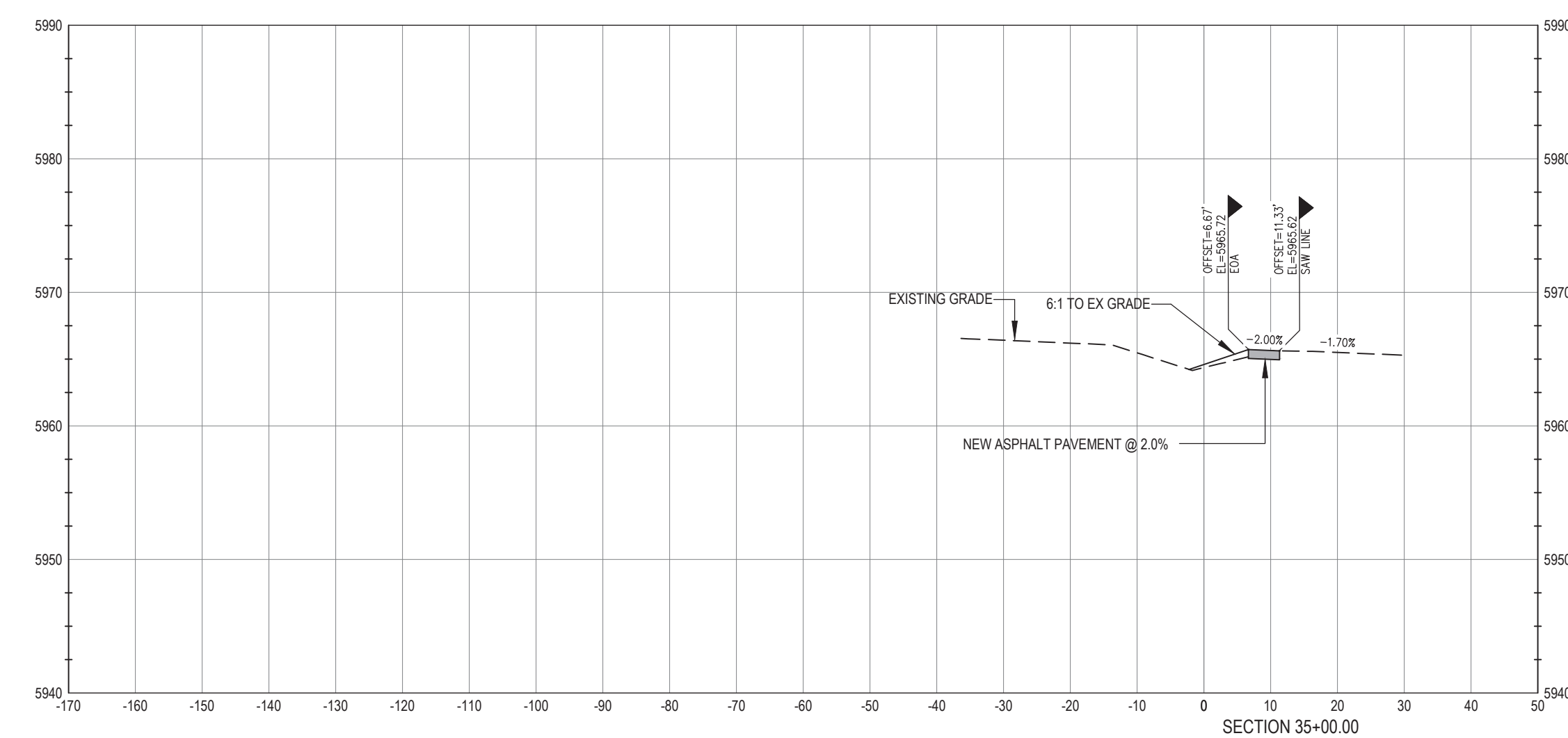
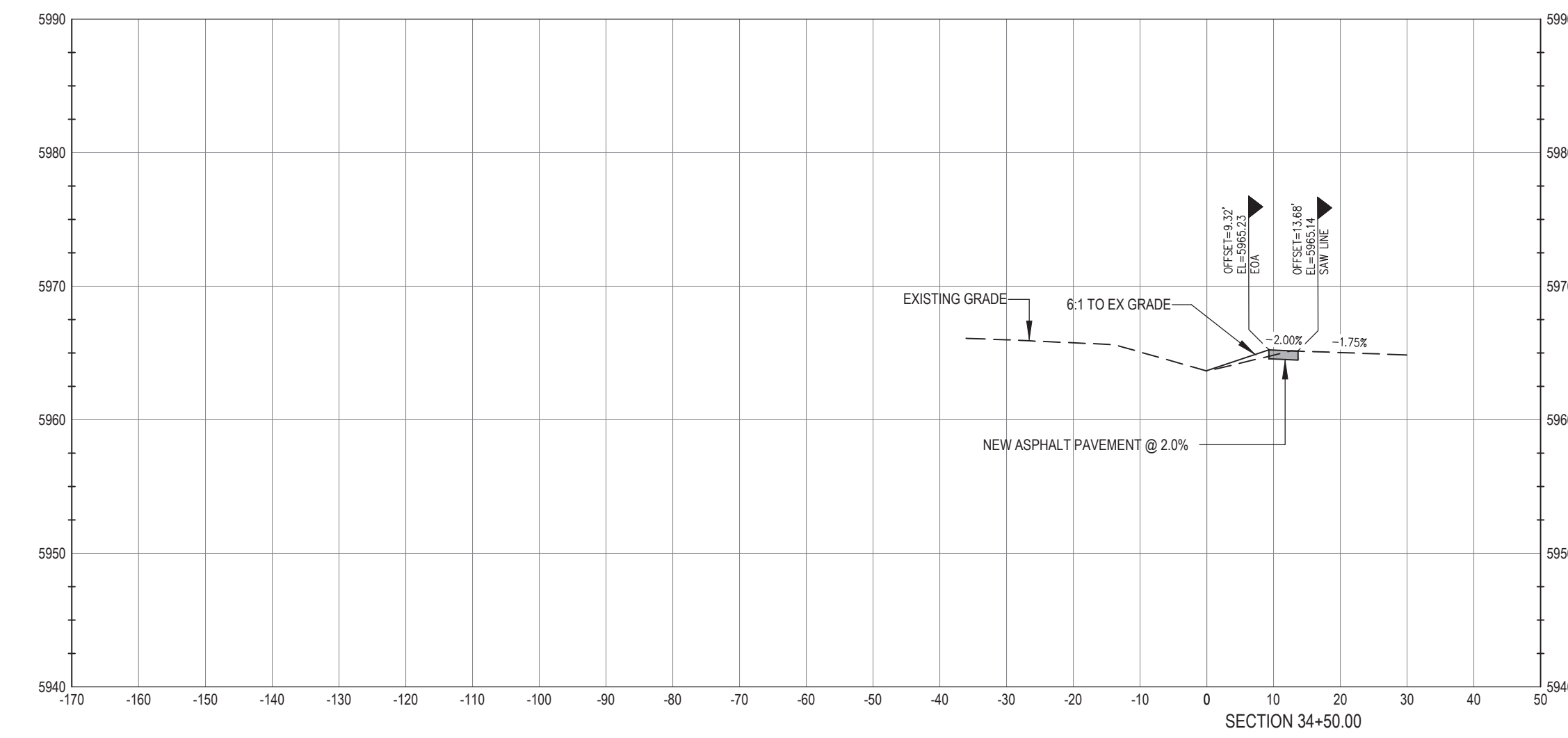
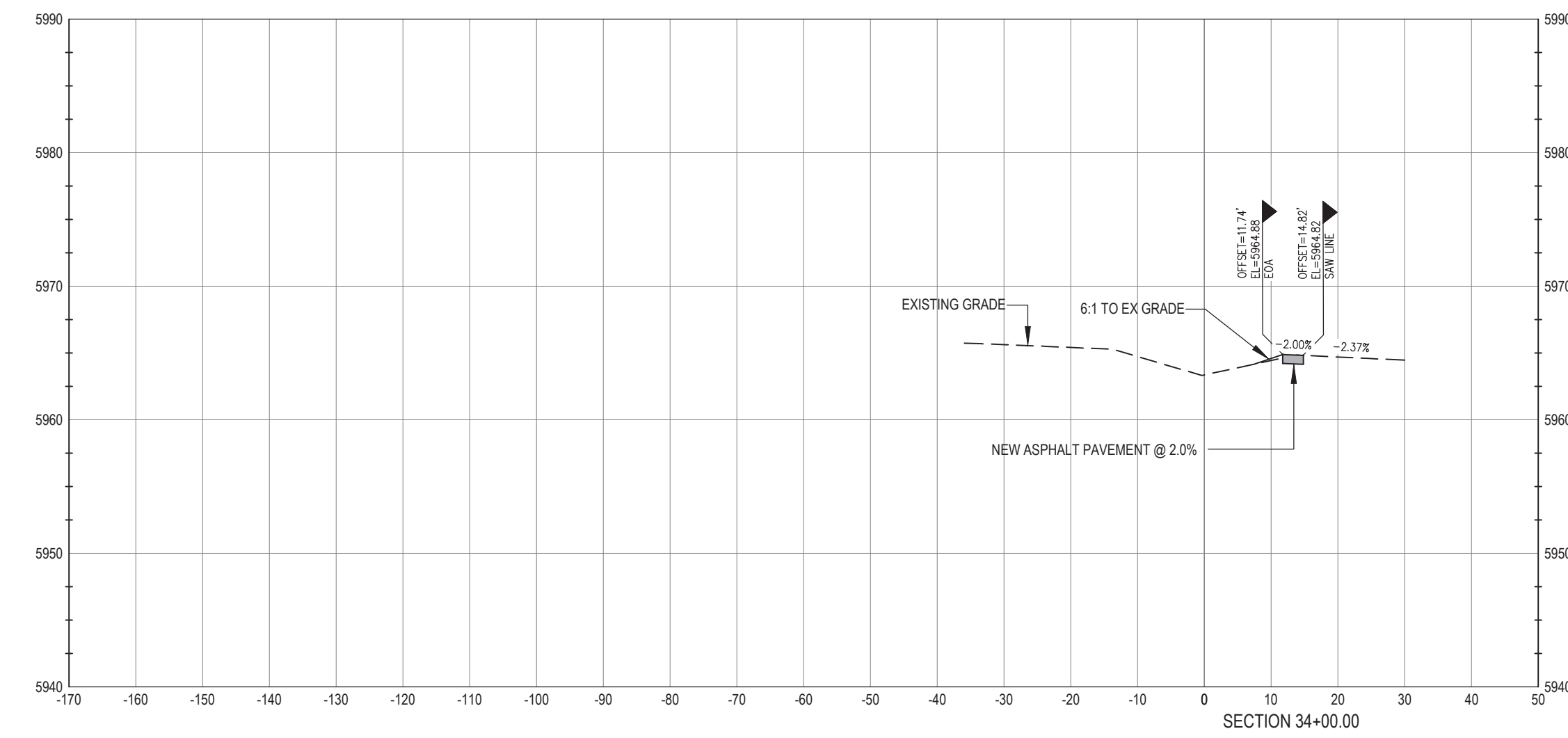
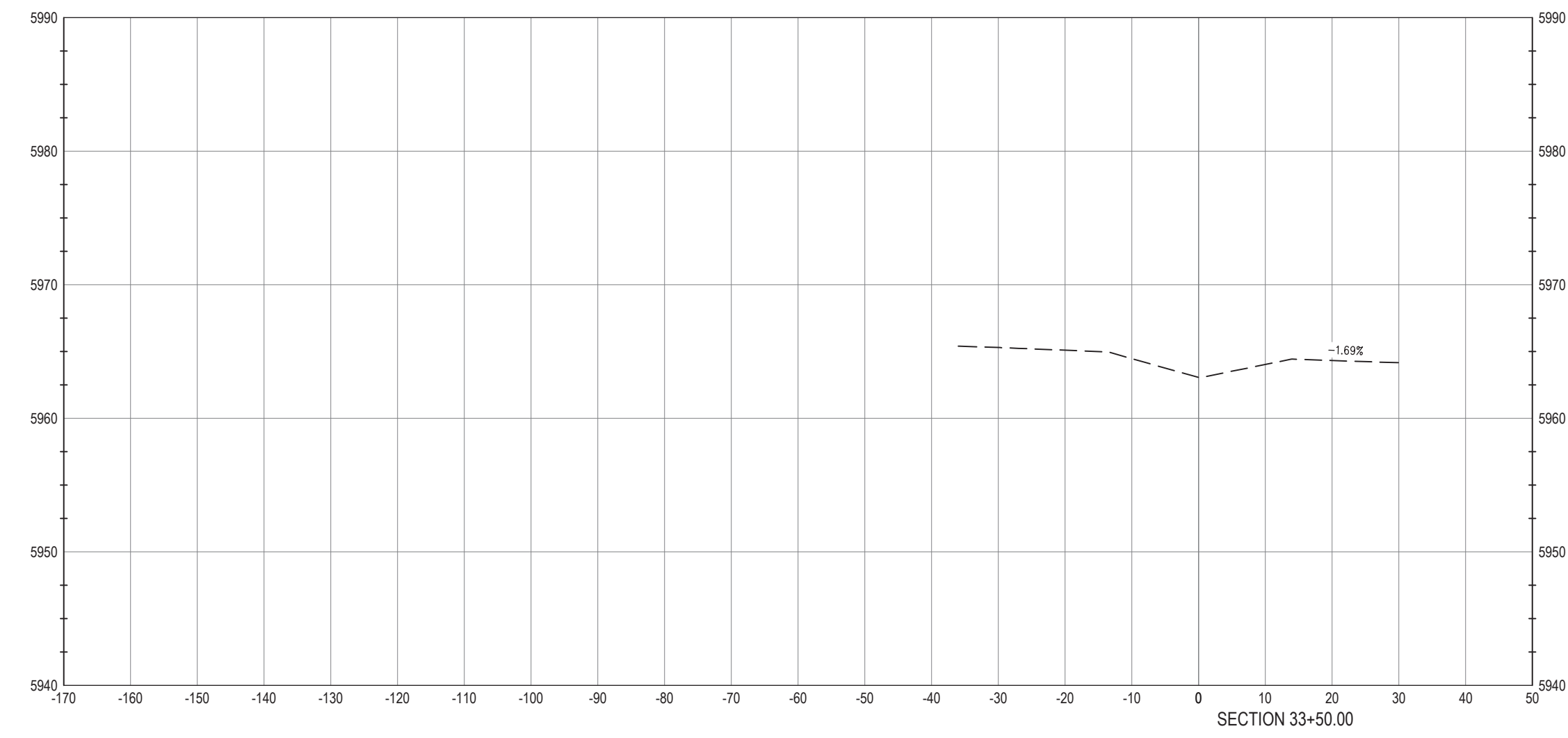
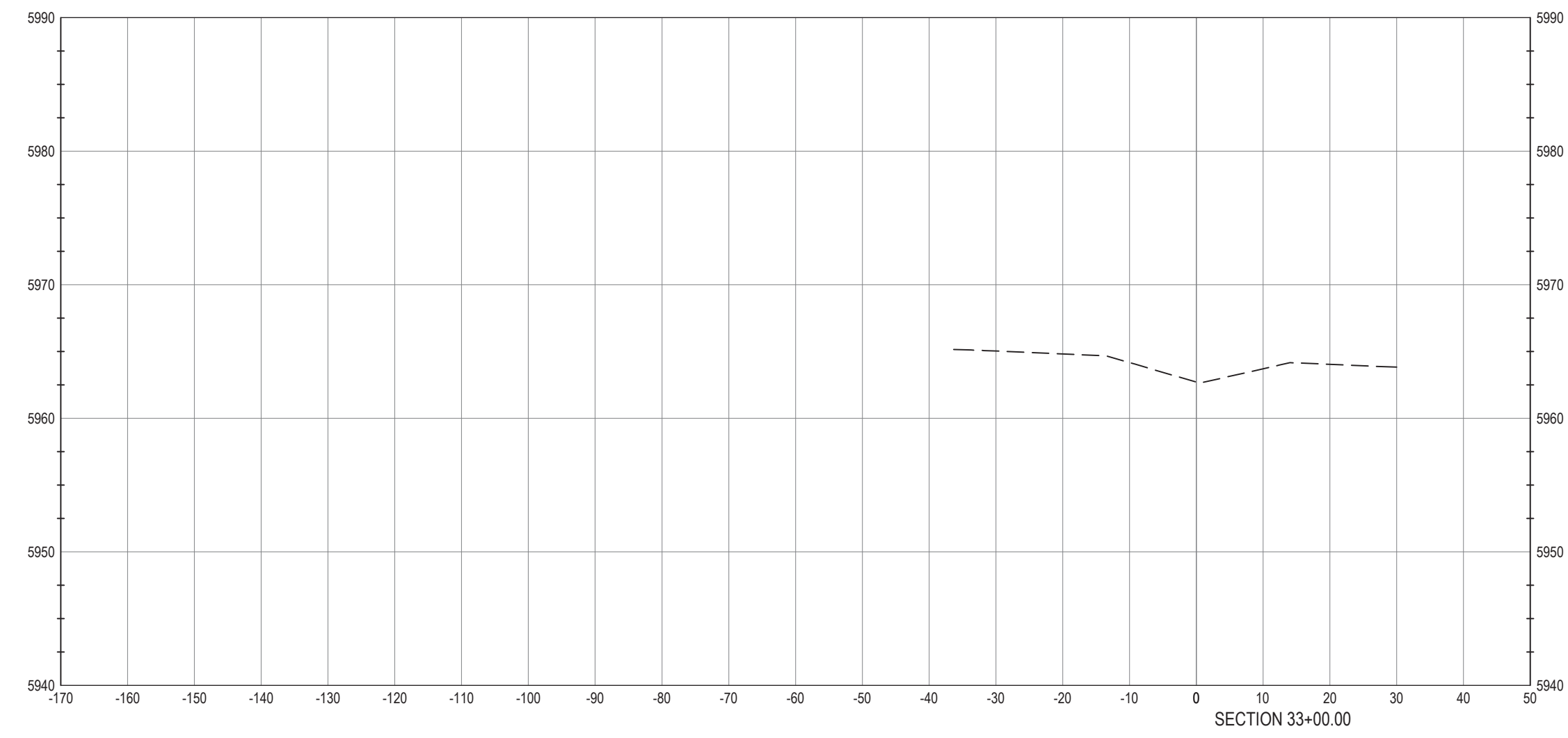
PARKER ROAD PLAN AND PROFILE

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

date: 10/01/17

SHEET
C5.17

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



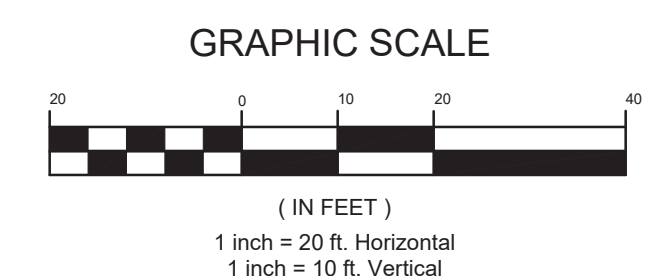
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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____



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 '25	
03/11/24	FOURTH CDOT NTP SUBMITTAL	
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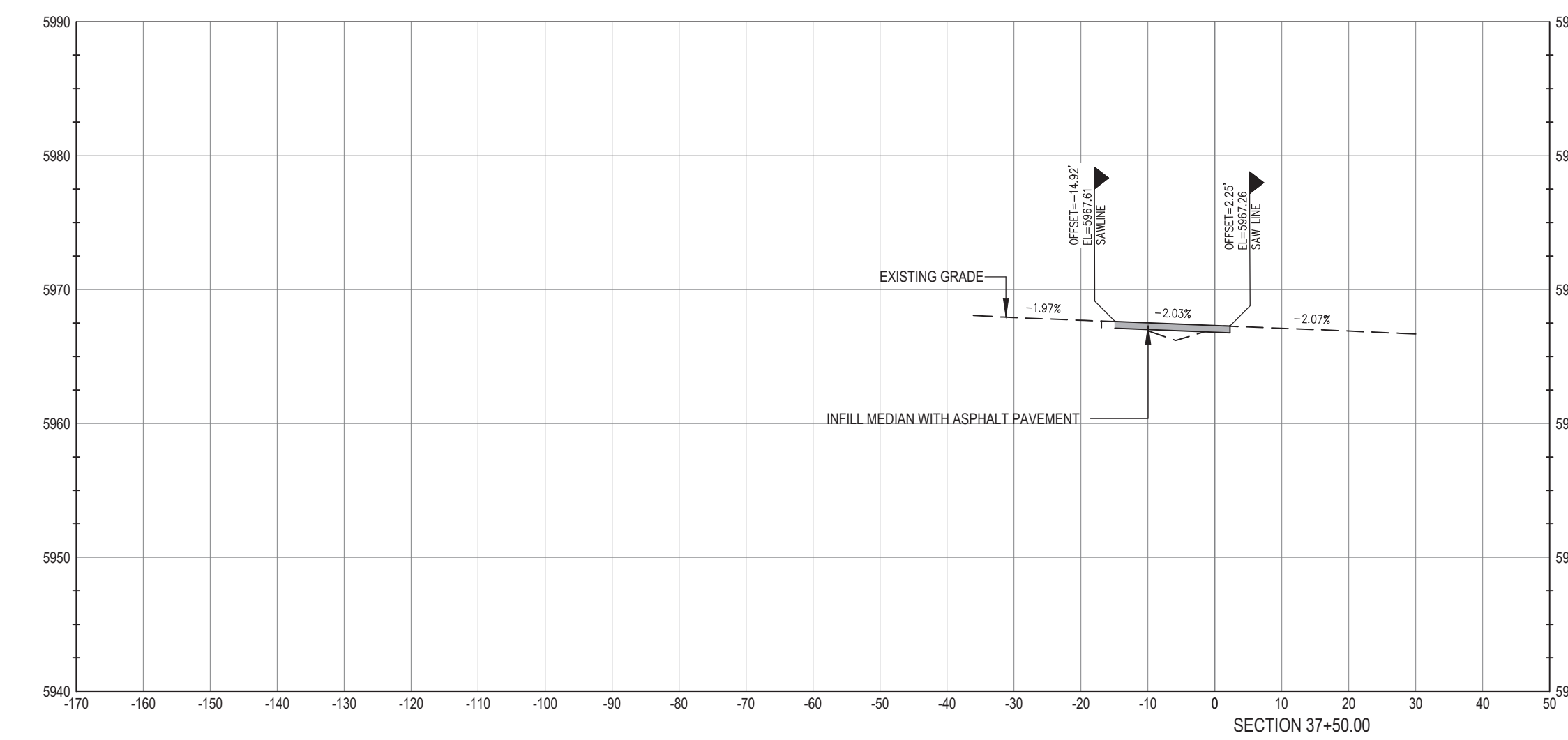
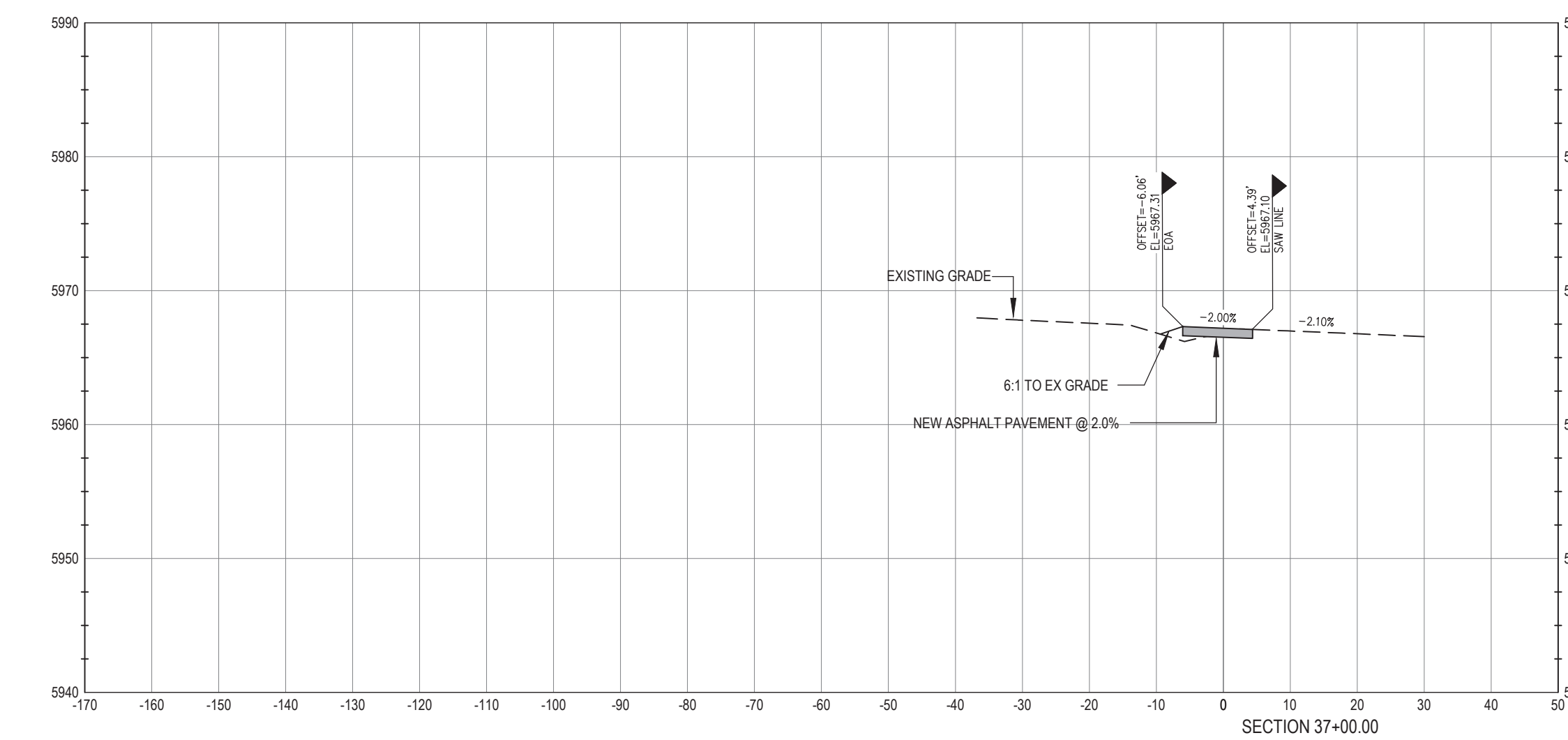
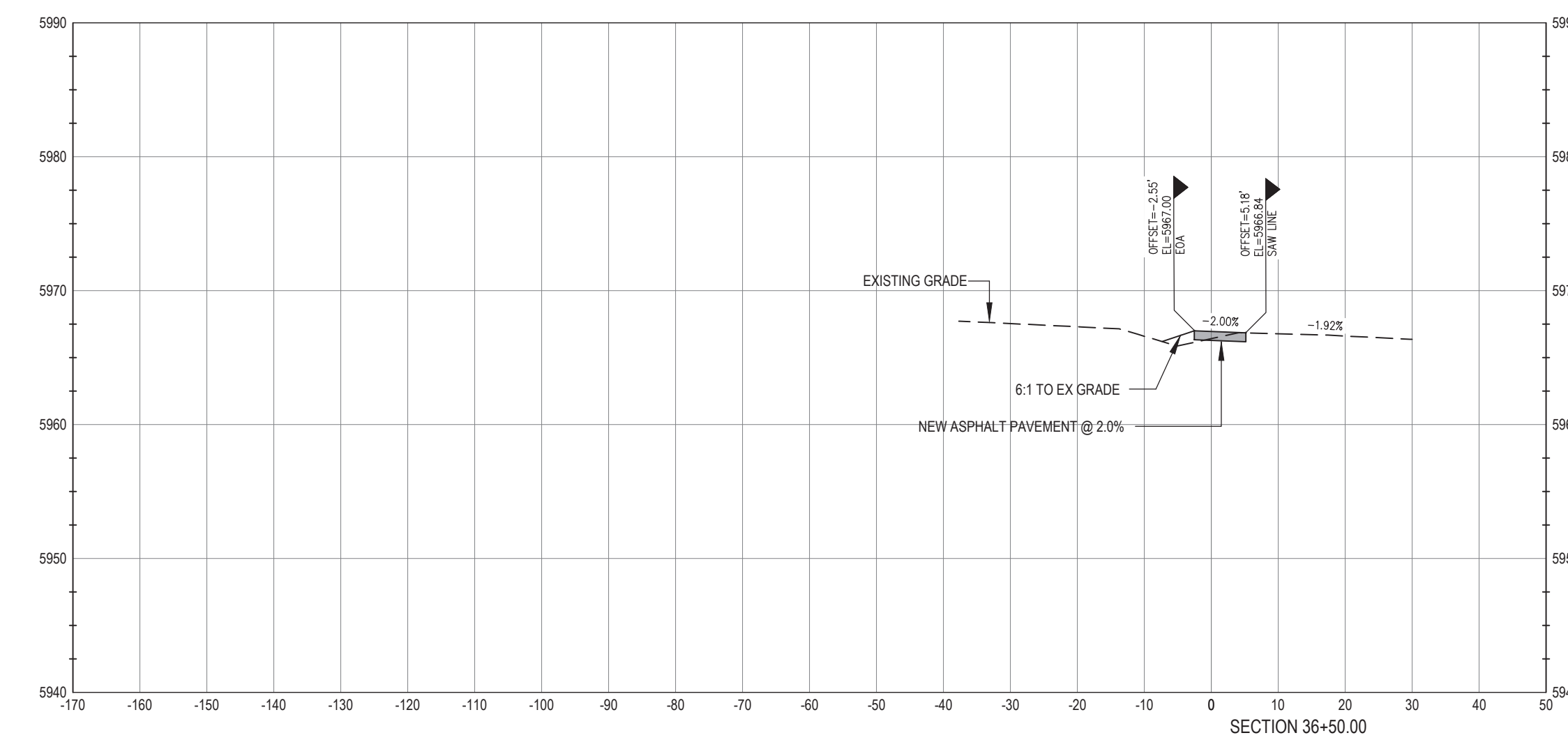
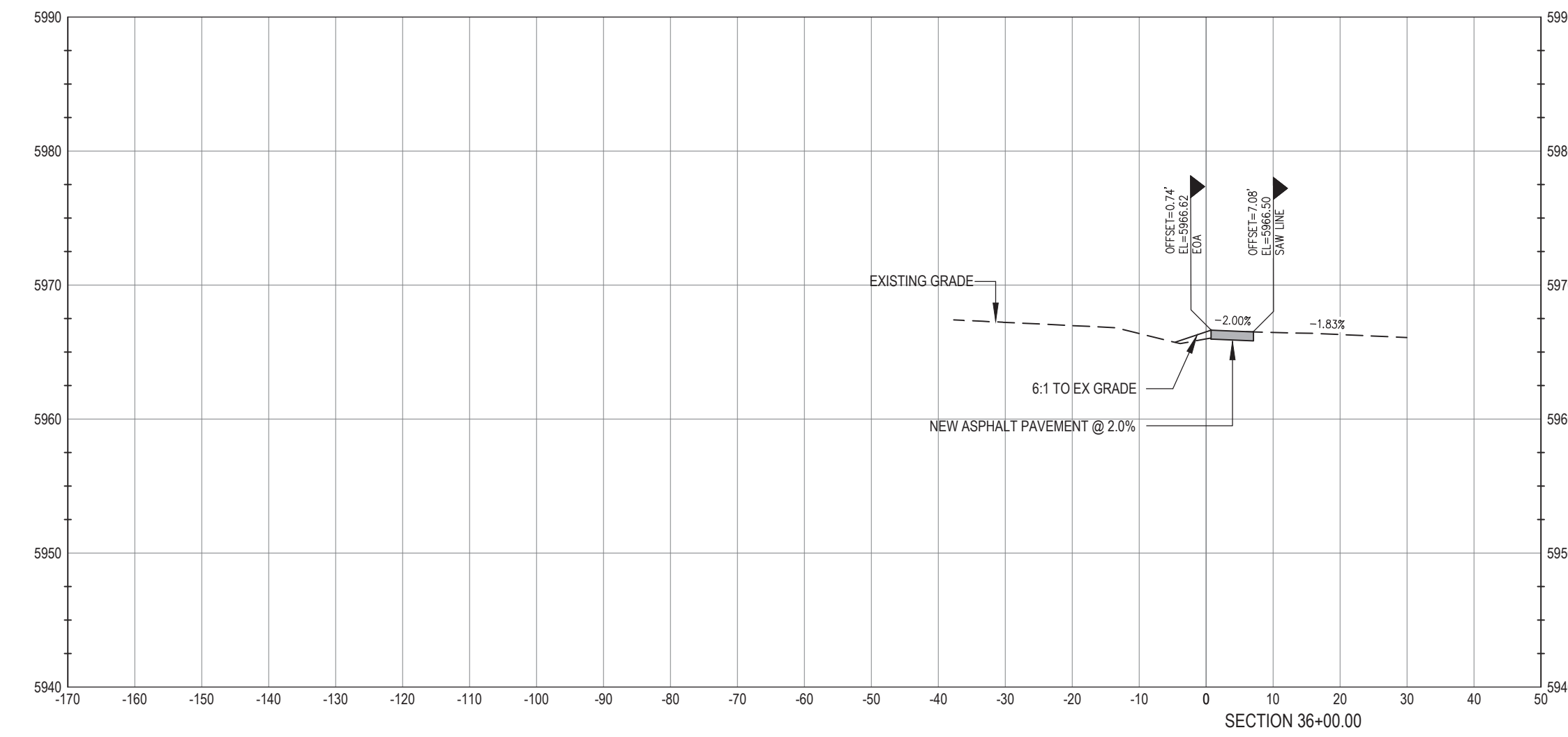
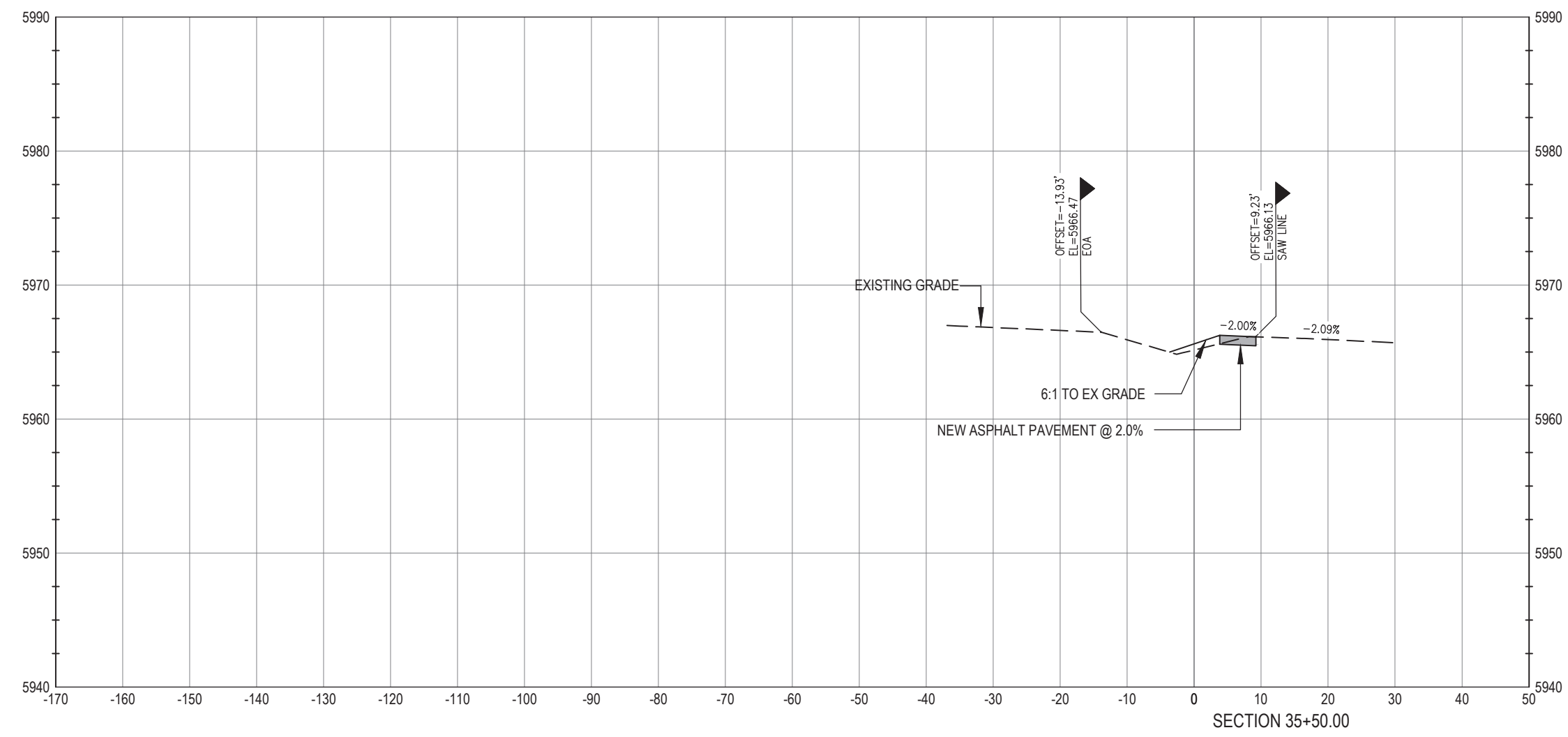
PARKER ROAD CROSS SECTIONS

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

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

date: 10/01/17

SHEET
C5.18



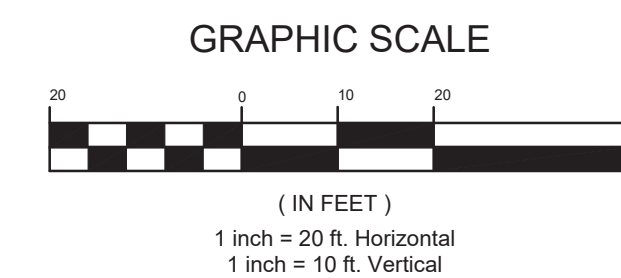
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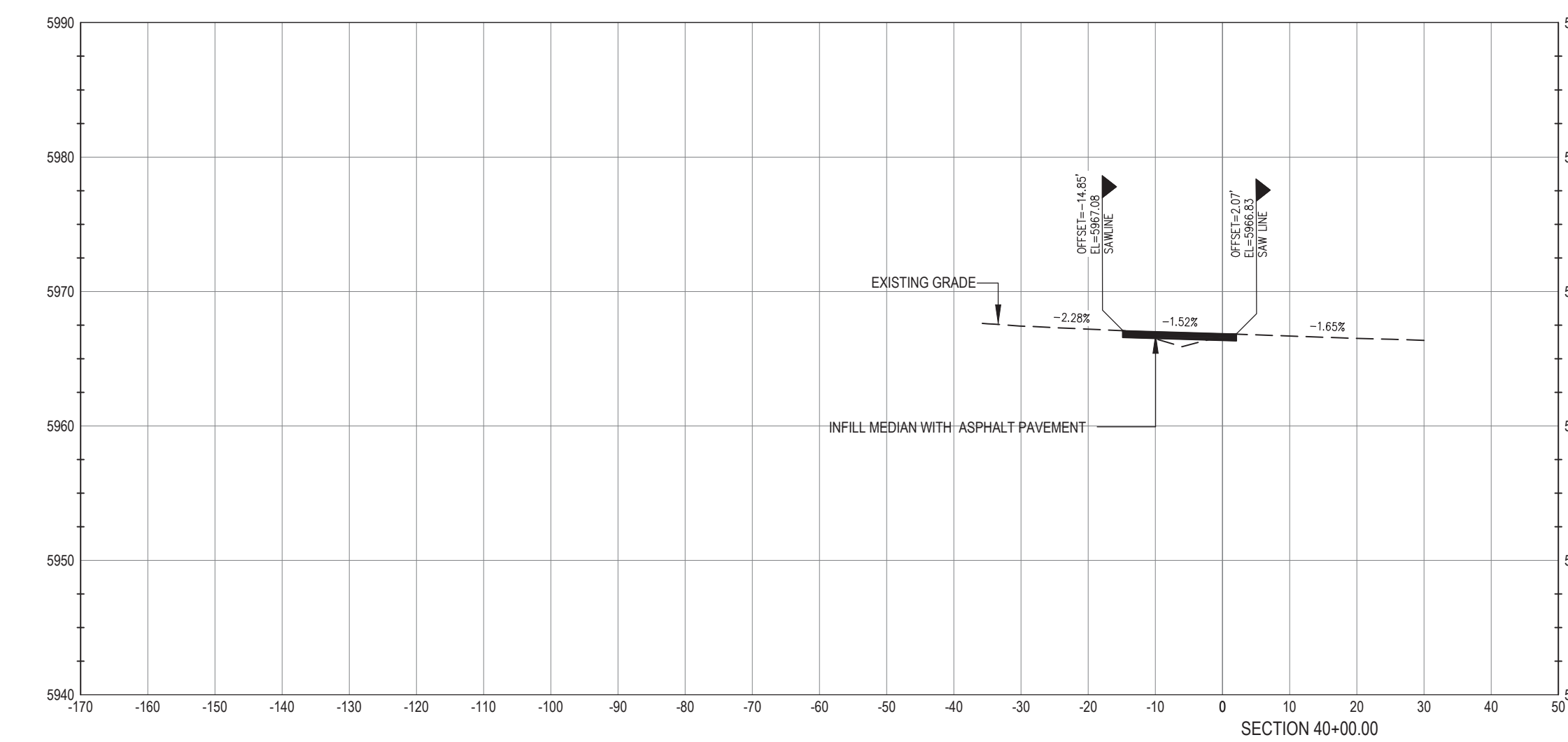
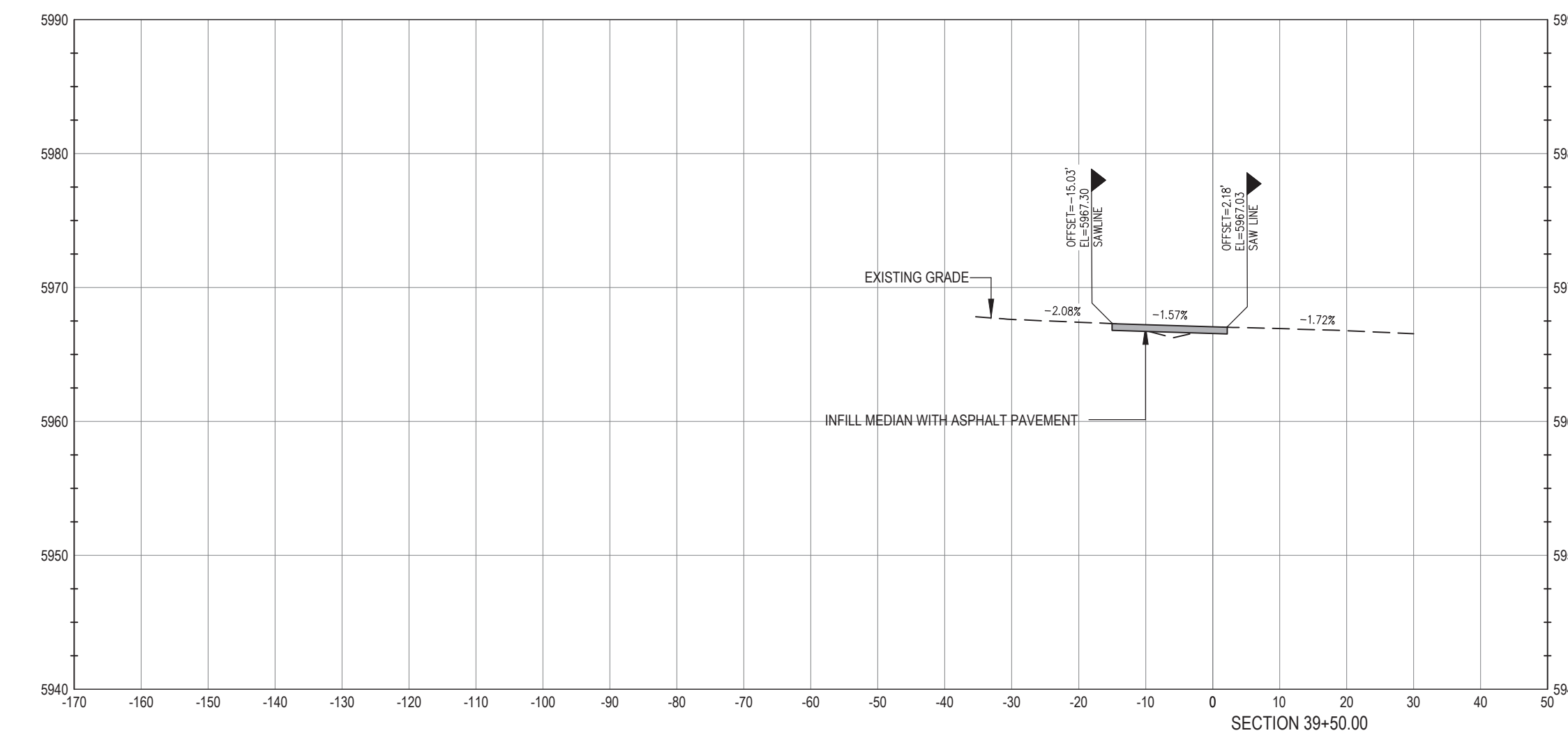
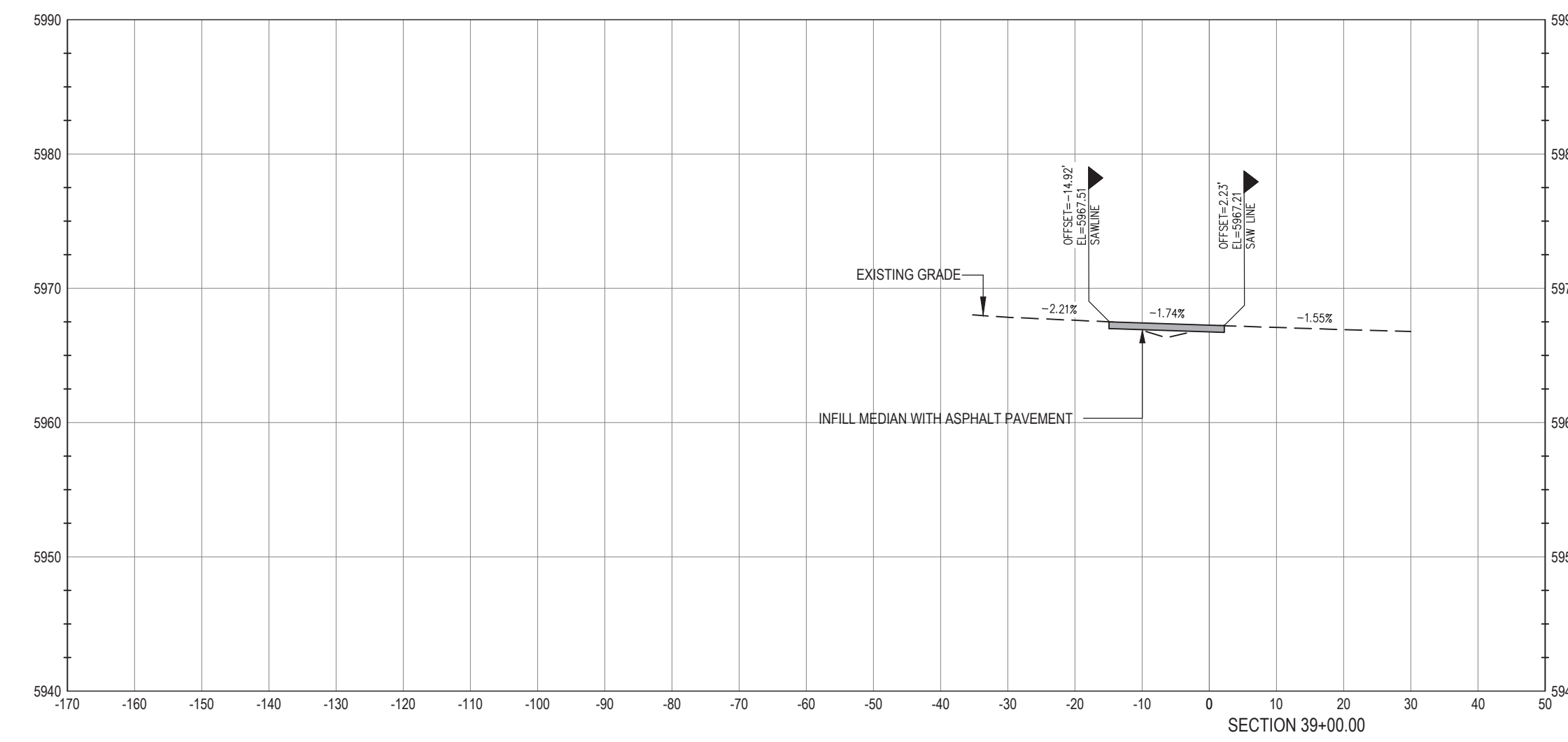
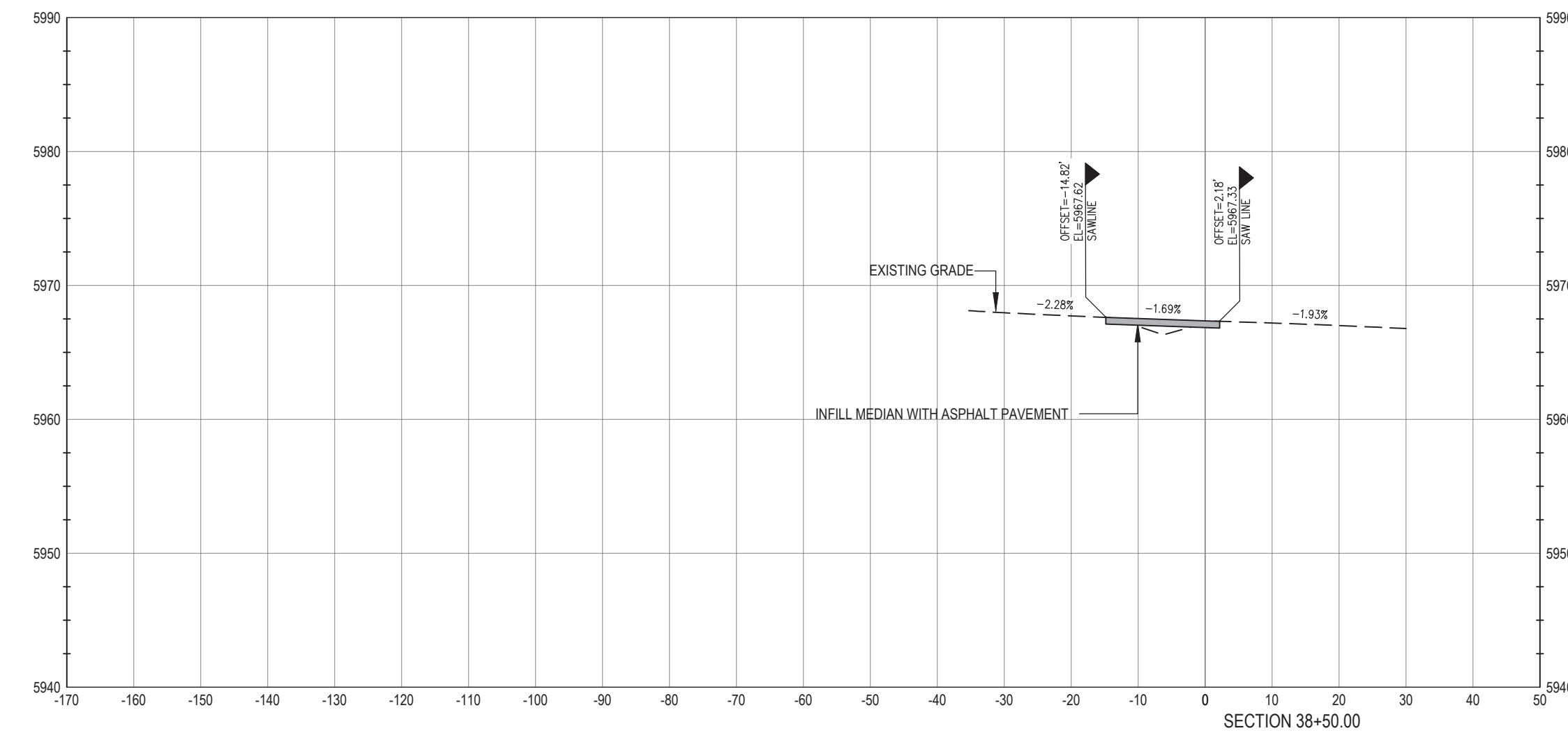
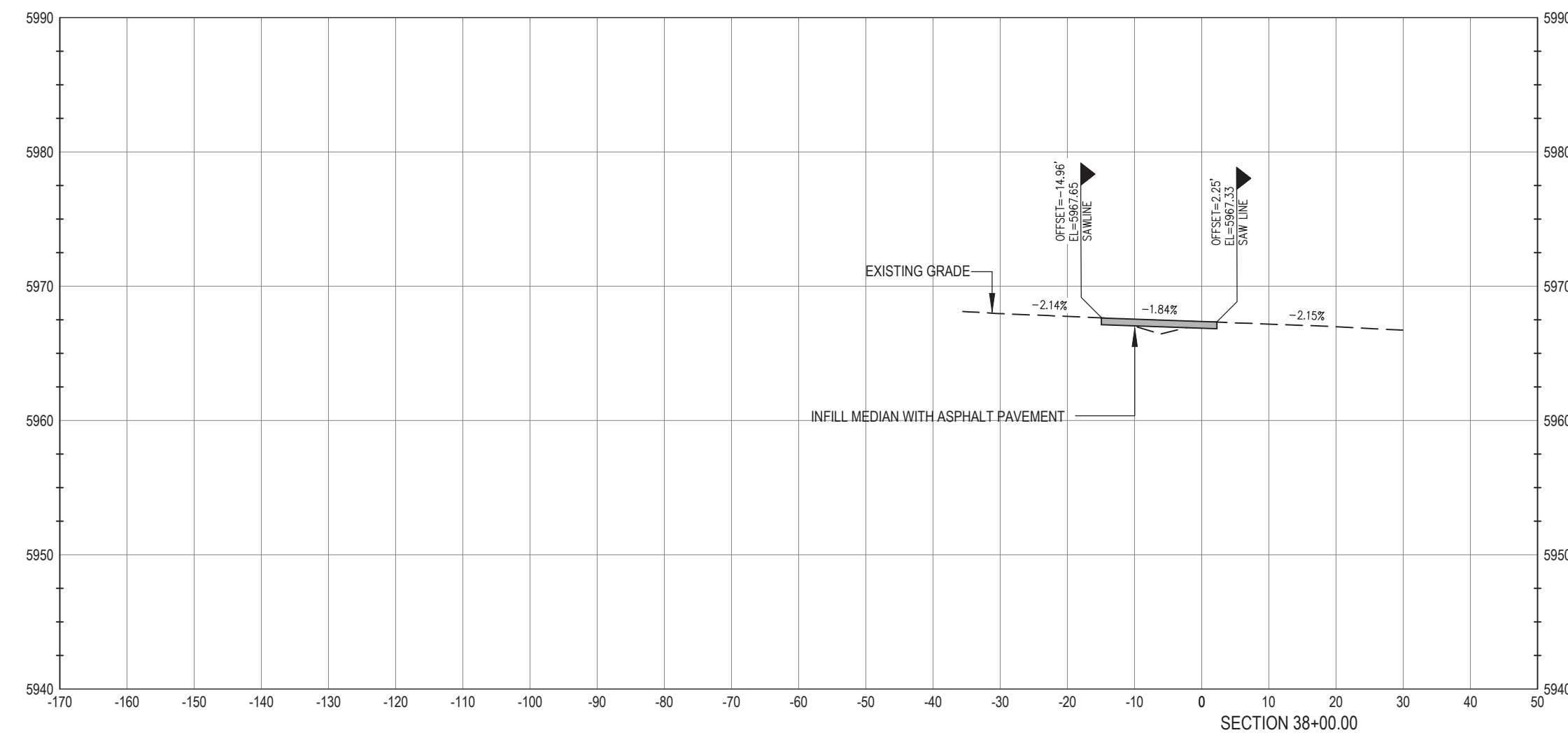
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LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

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

date: 10/01/17

SHEET
C5.19



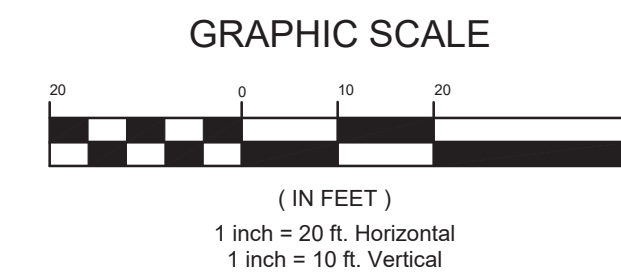
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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

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PARKER ROAD CROSS SECTIONS

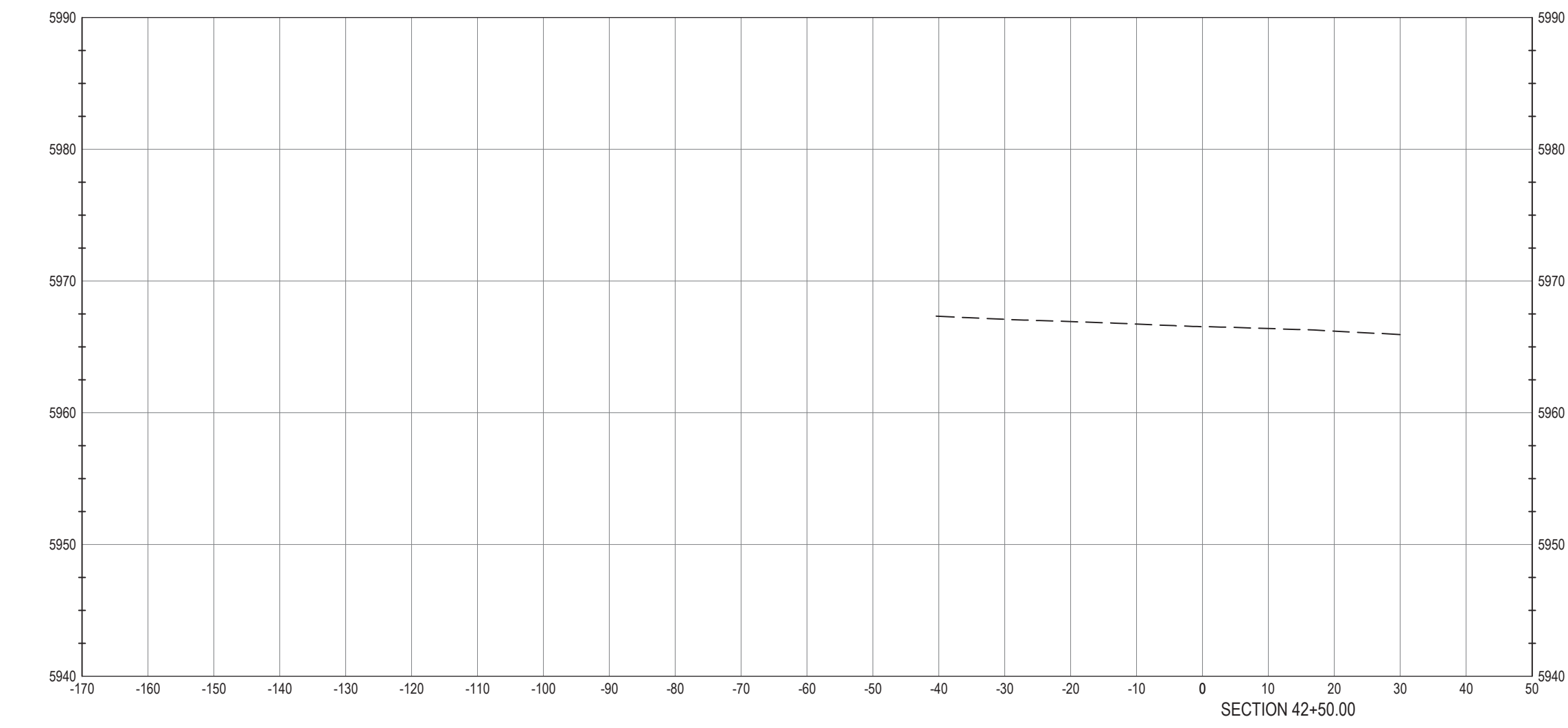
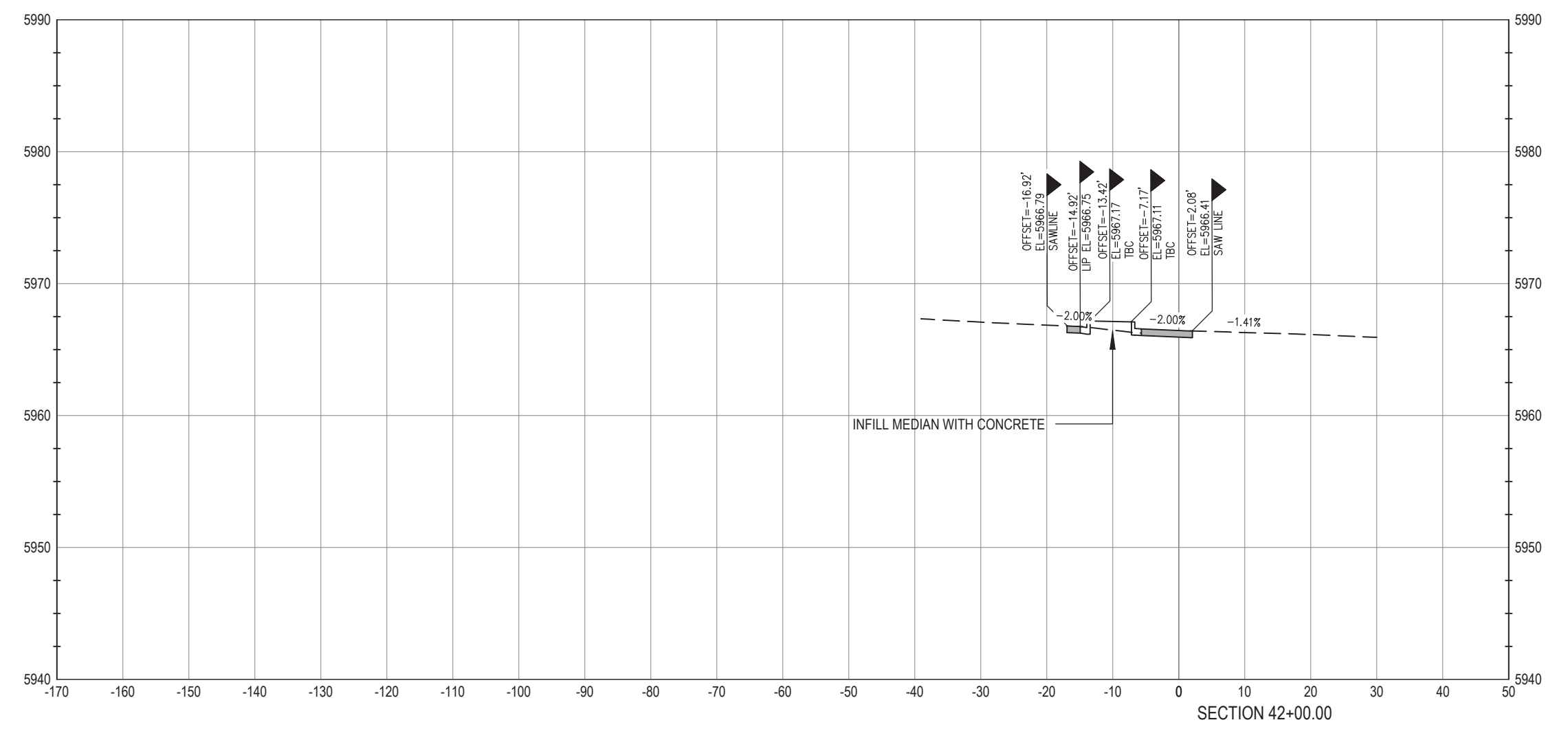
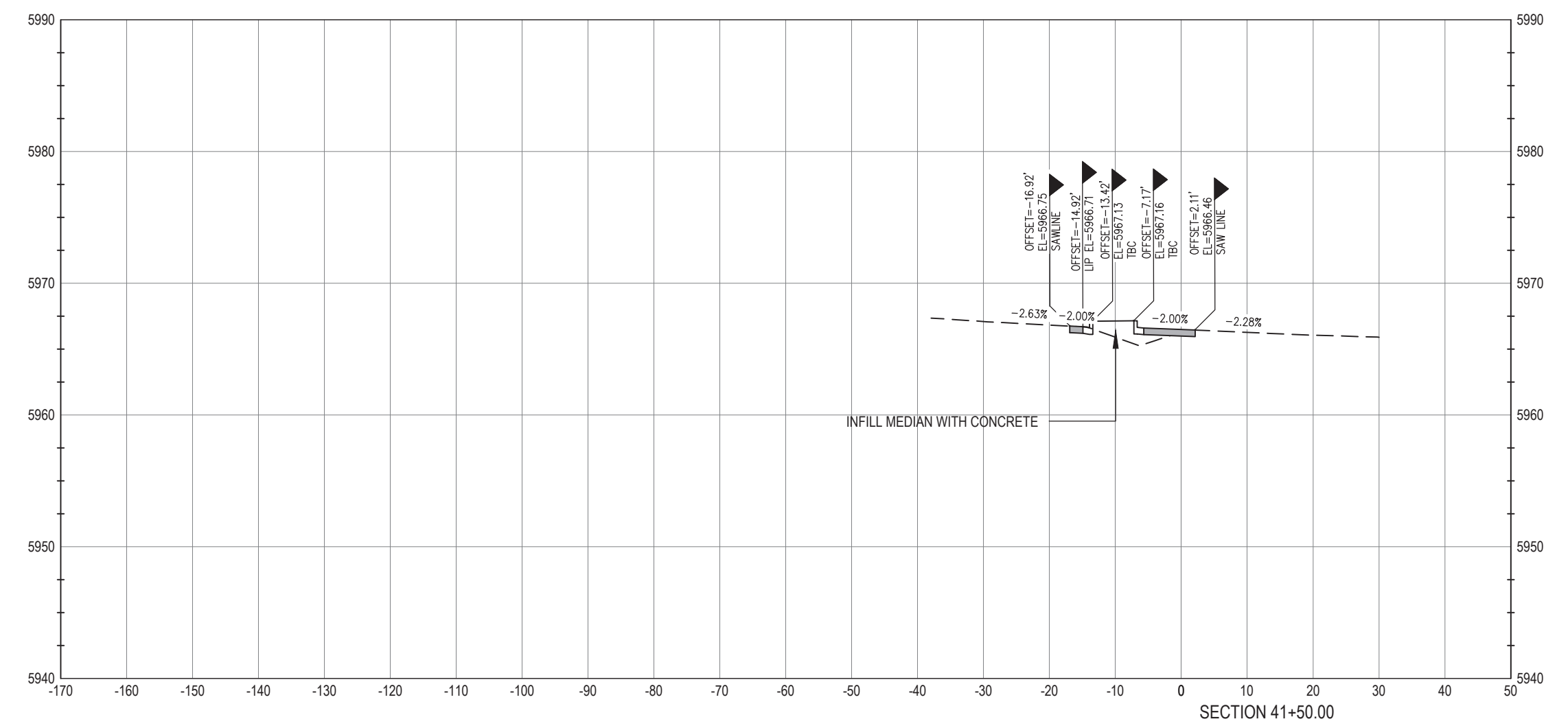
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SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

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

date: 10/01/17

SHEET

C5.20



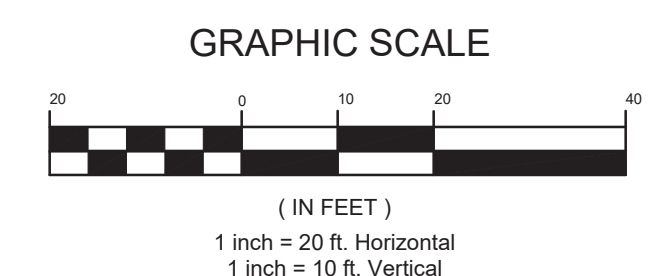
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PARKER ROAD CROSS SECTIONS

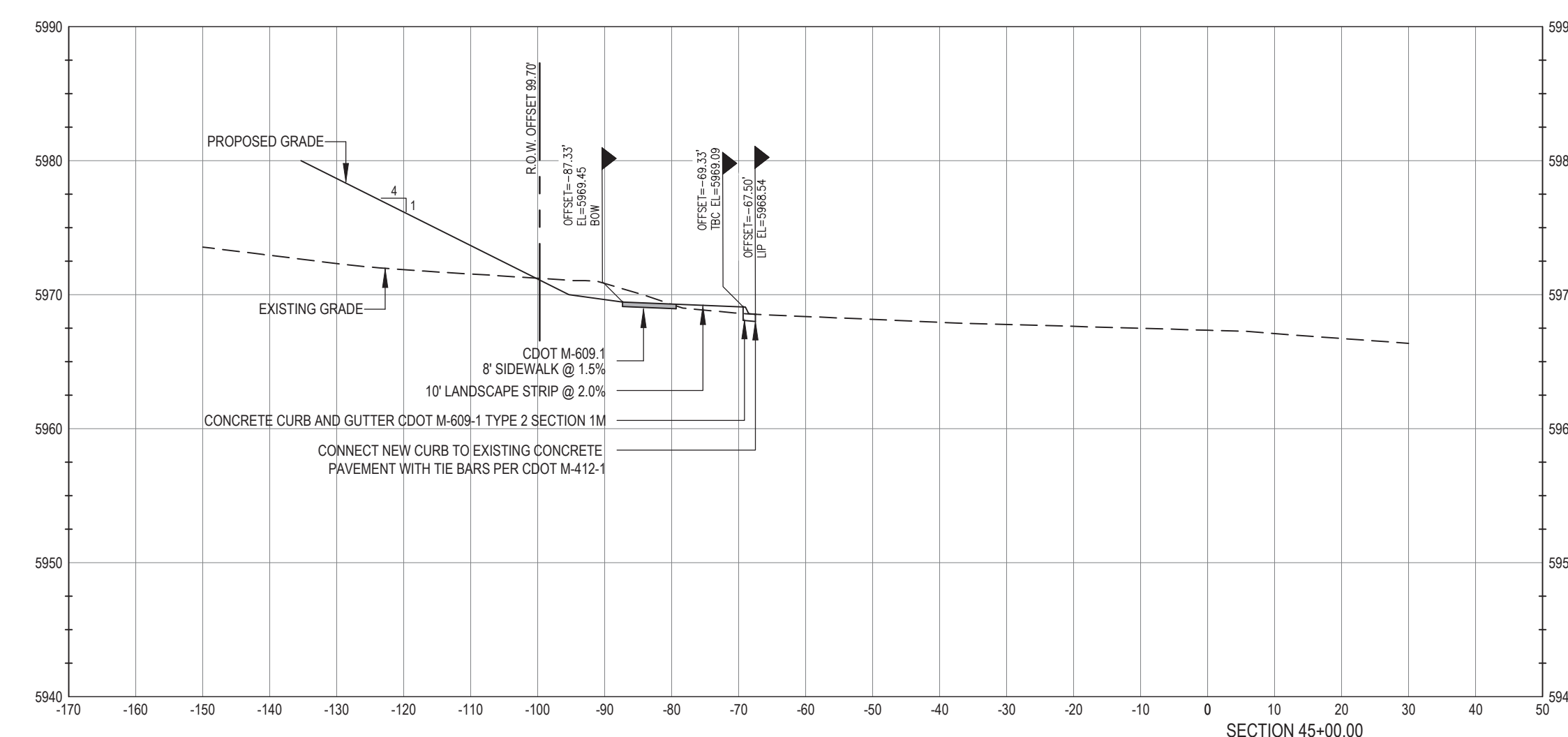
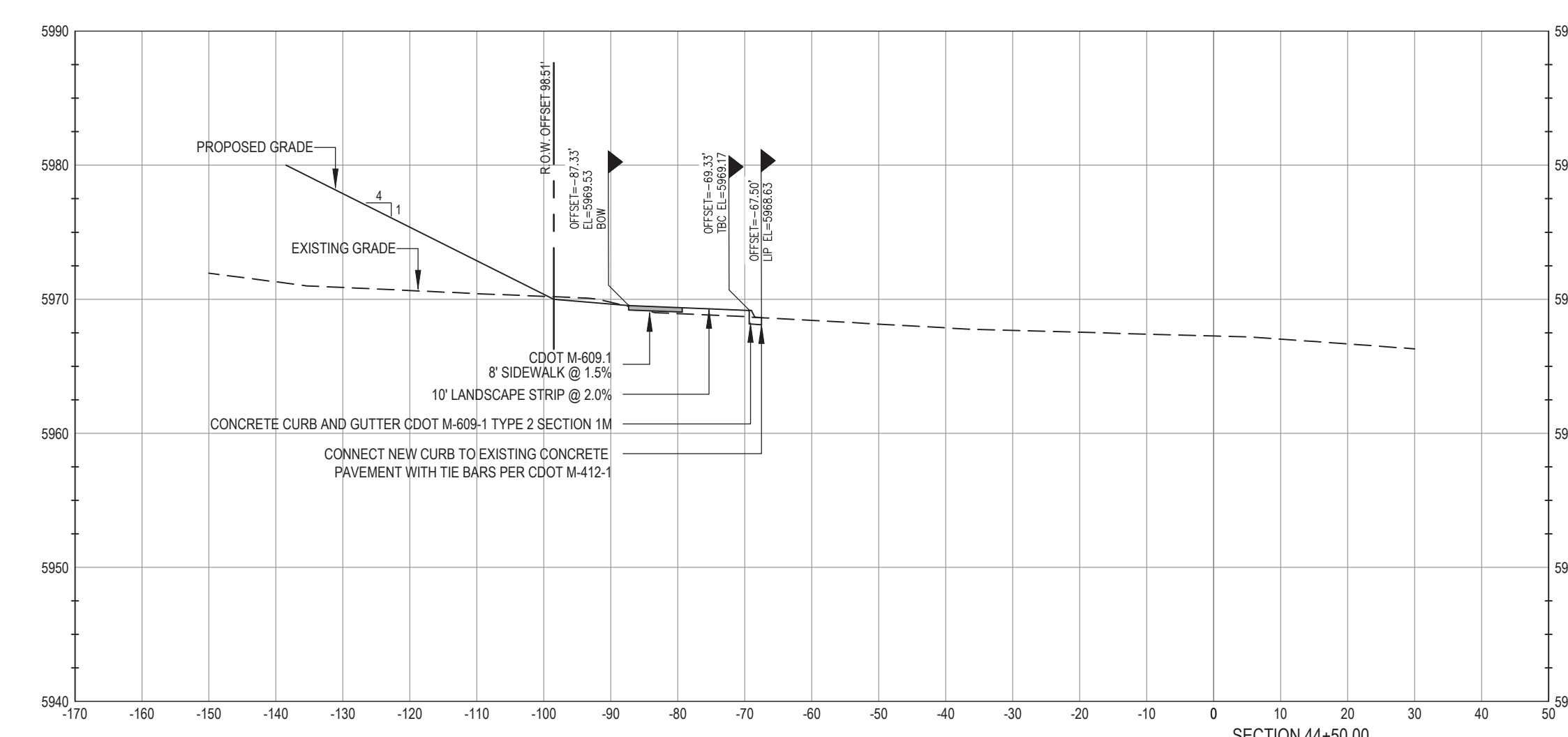
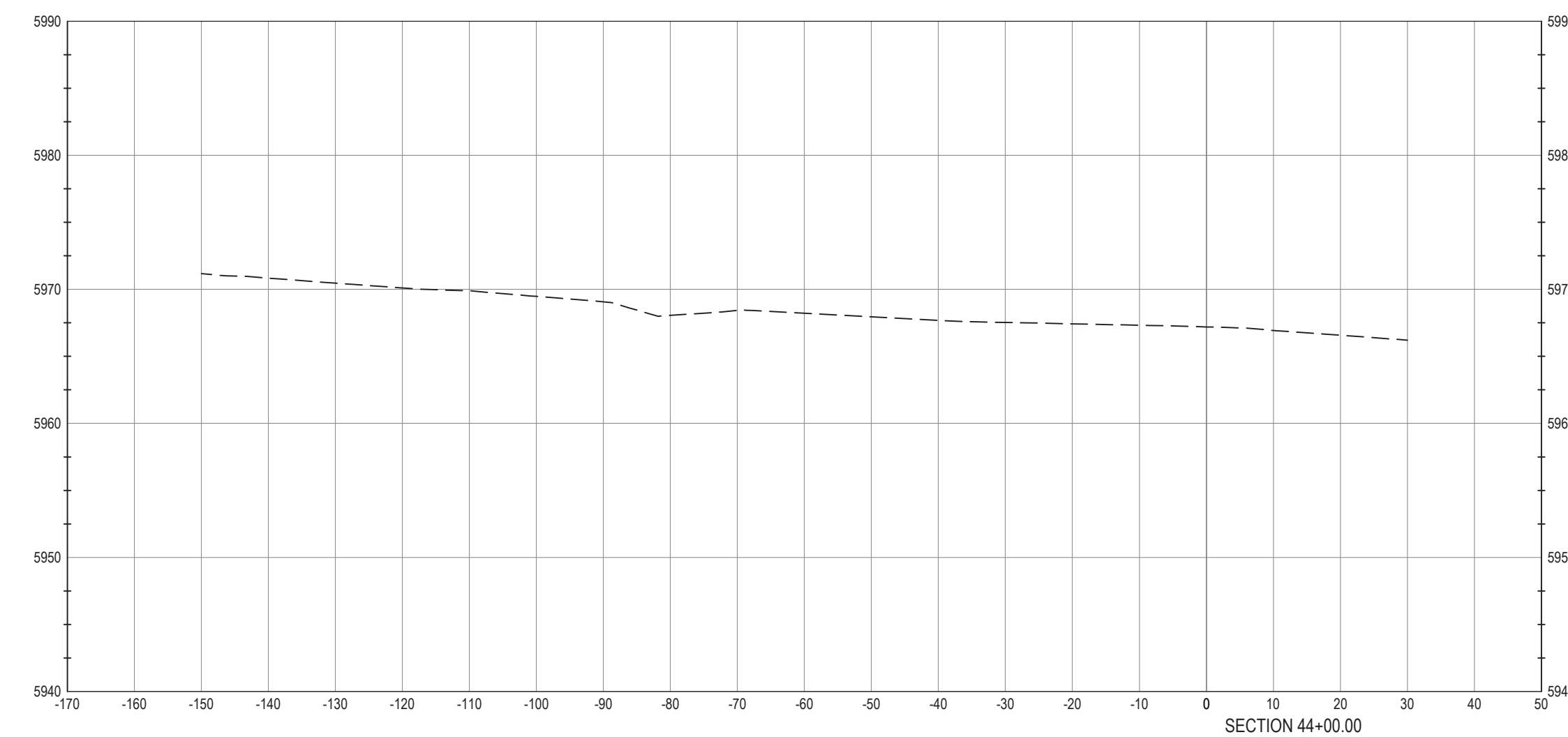
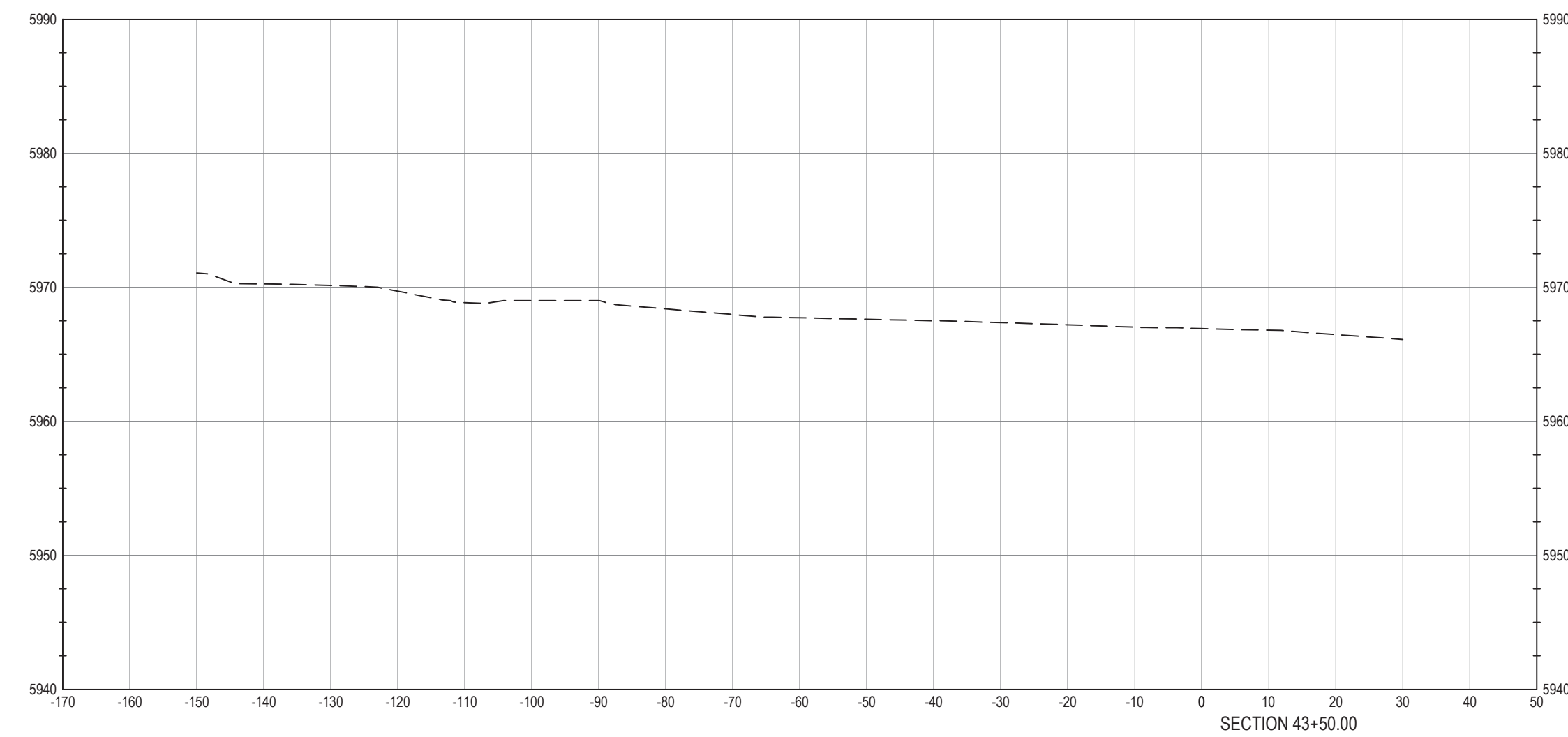
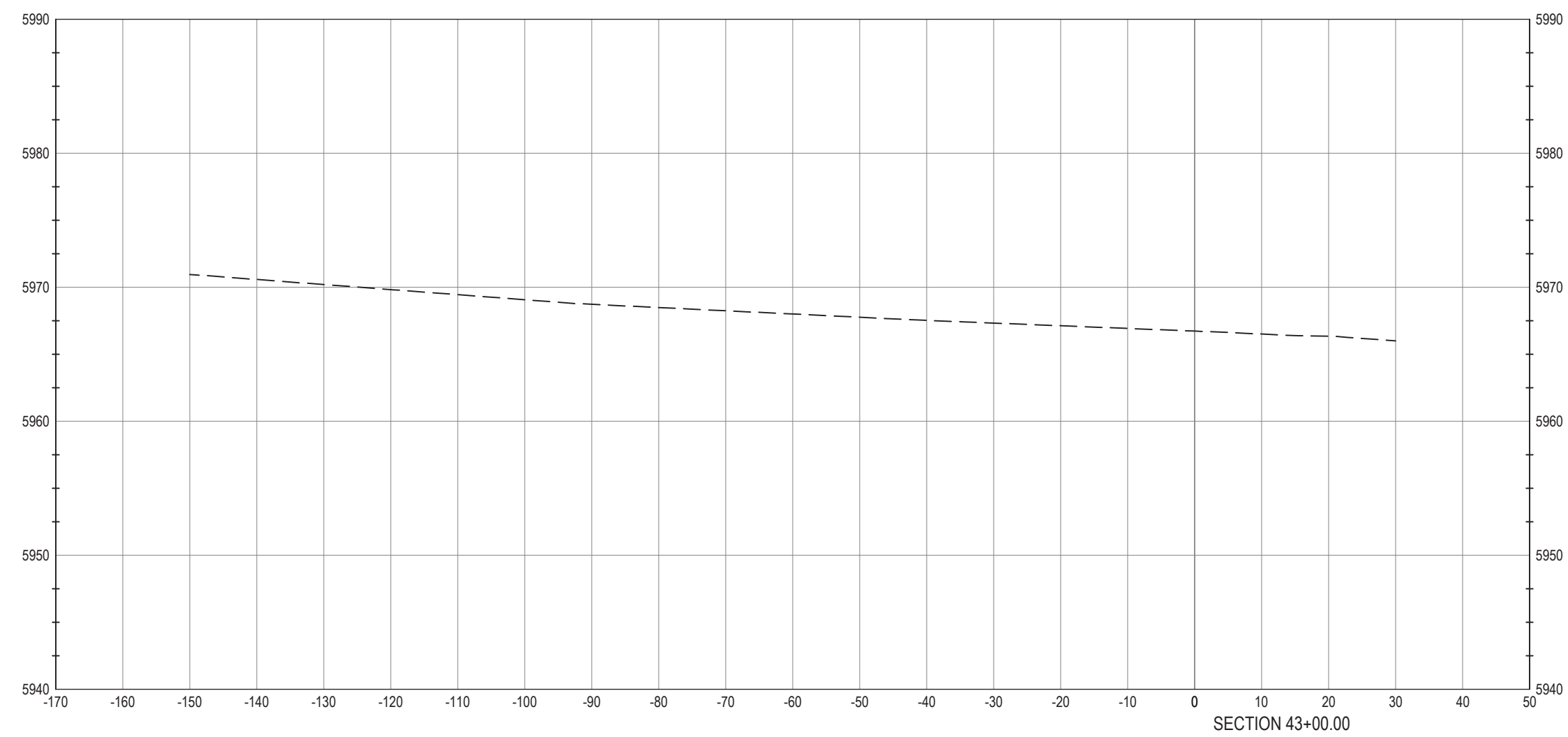
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SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

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

date: 10/01/17

SHEET

C5.20A



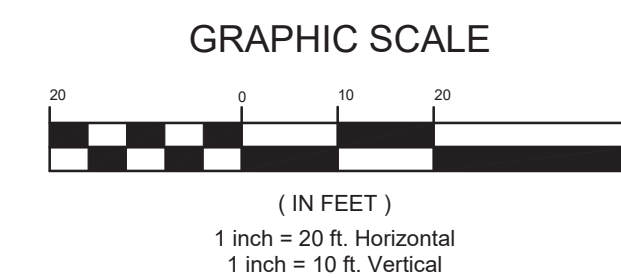
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PARKER ROAD CROSS SECTIONS

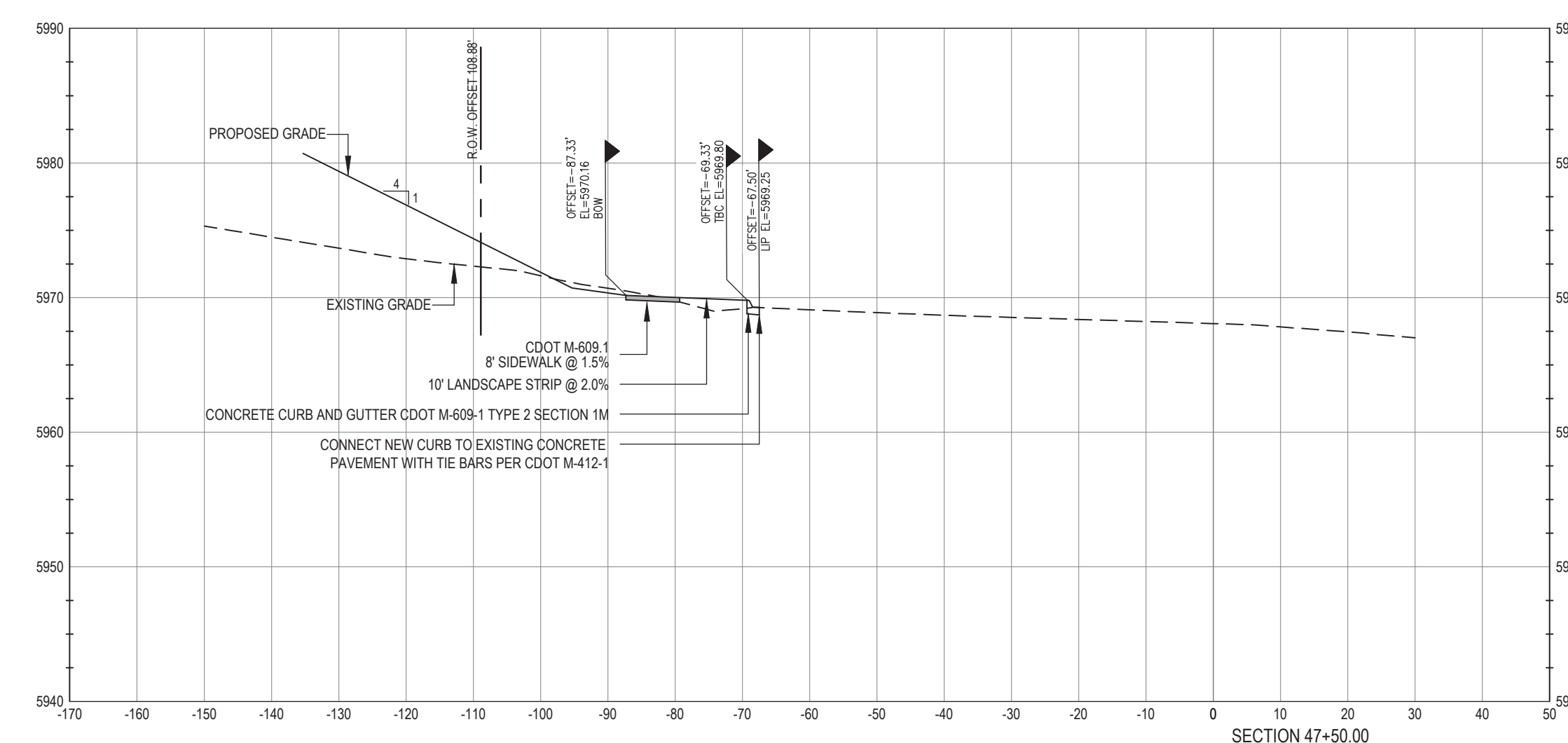
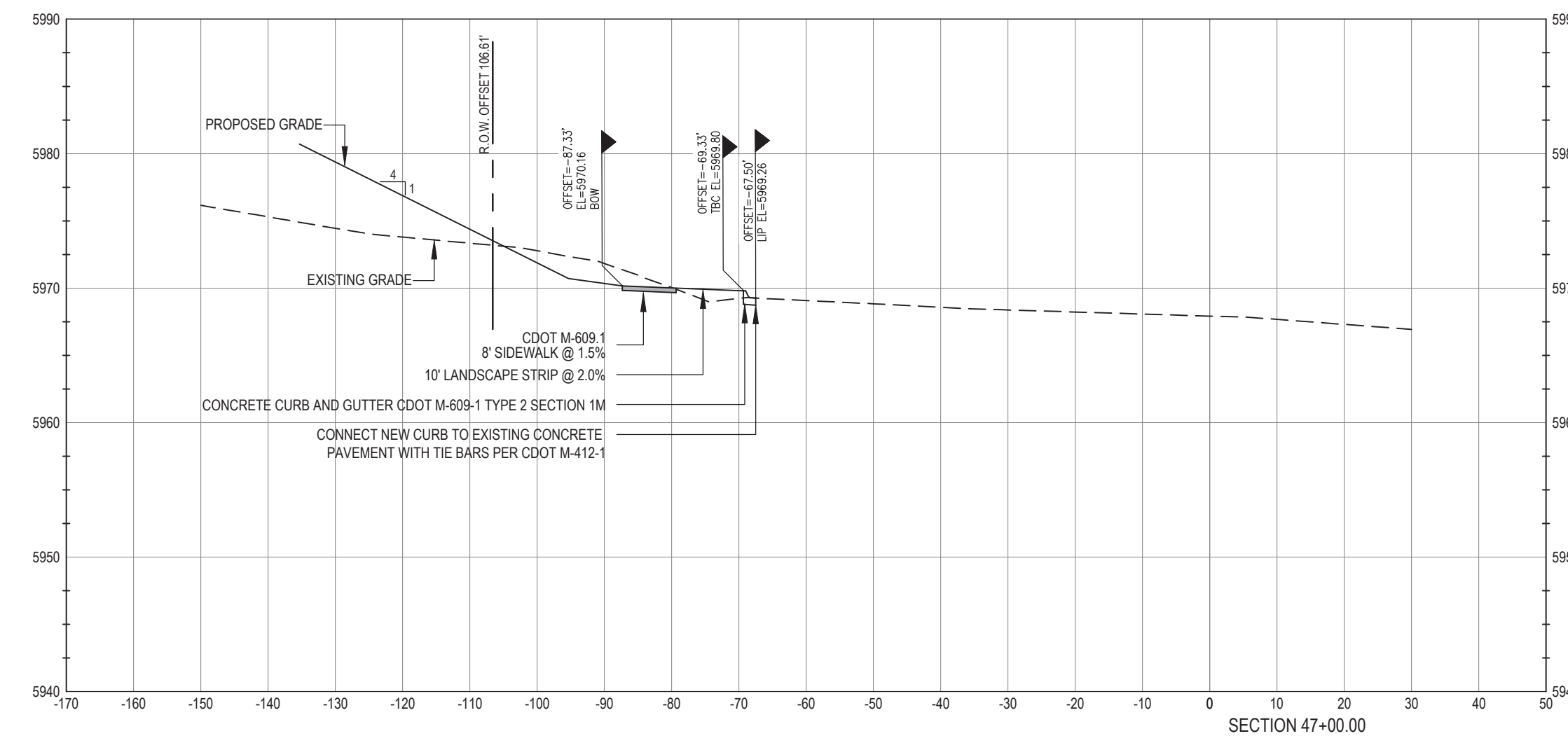
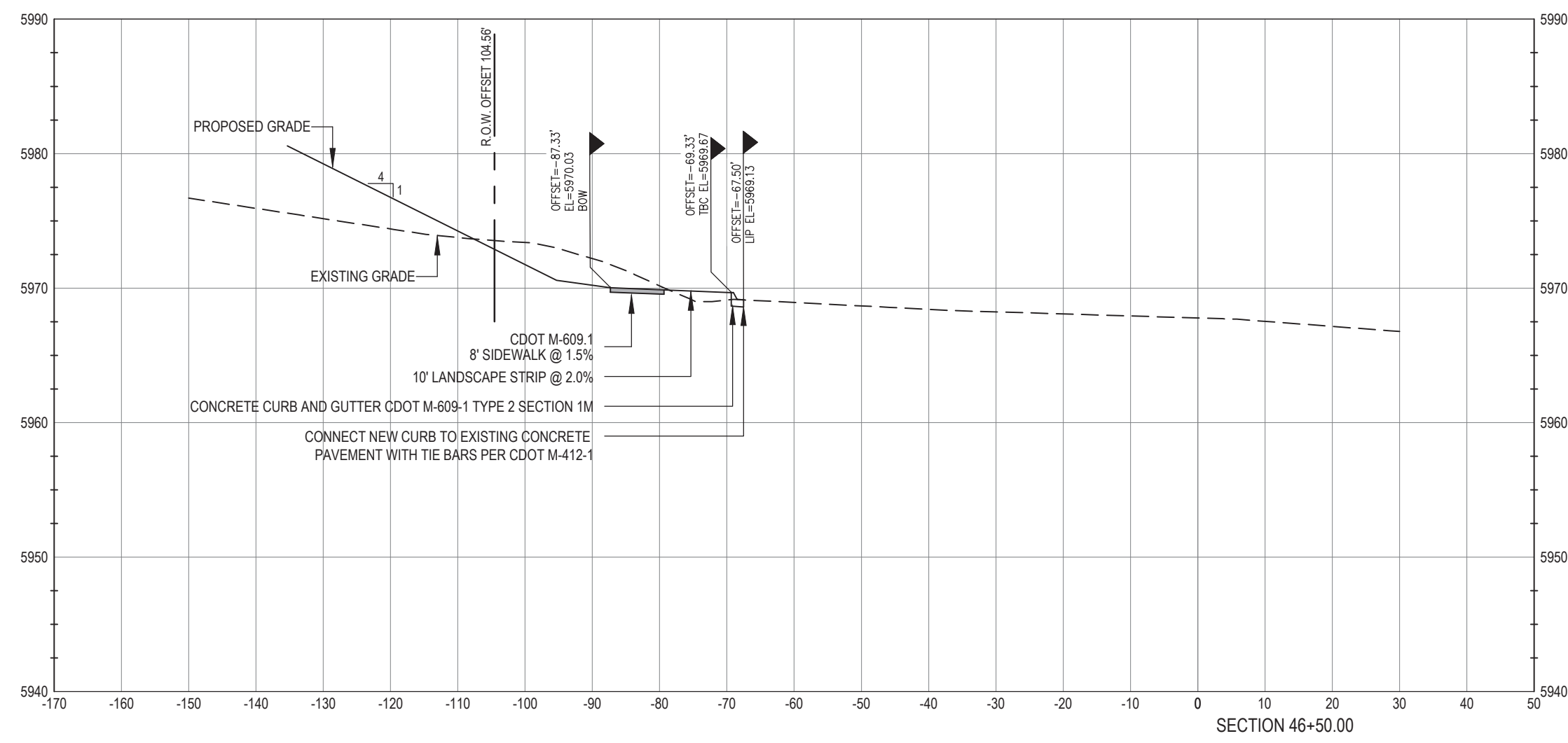
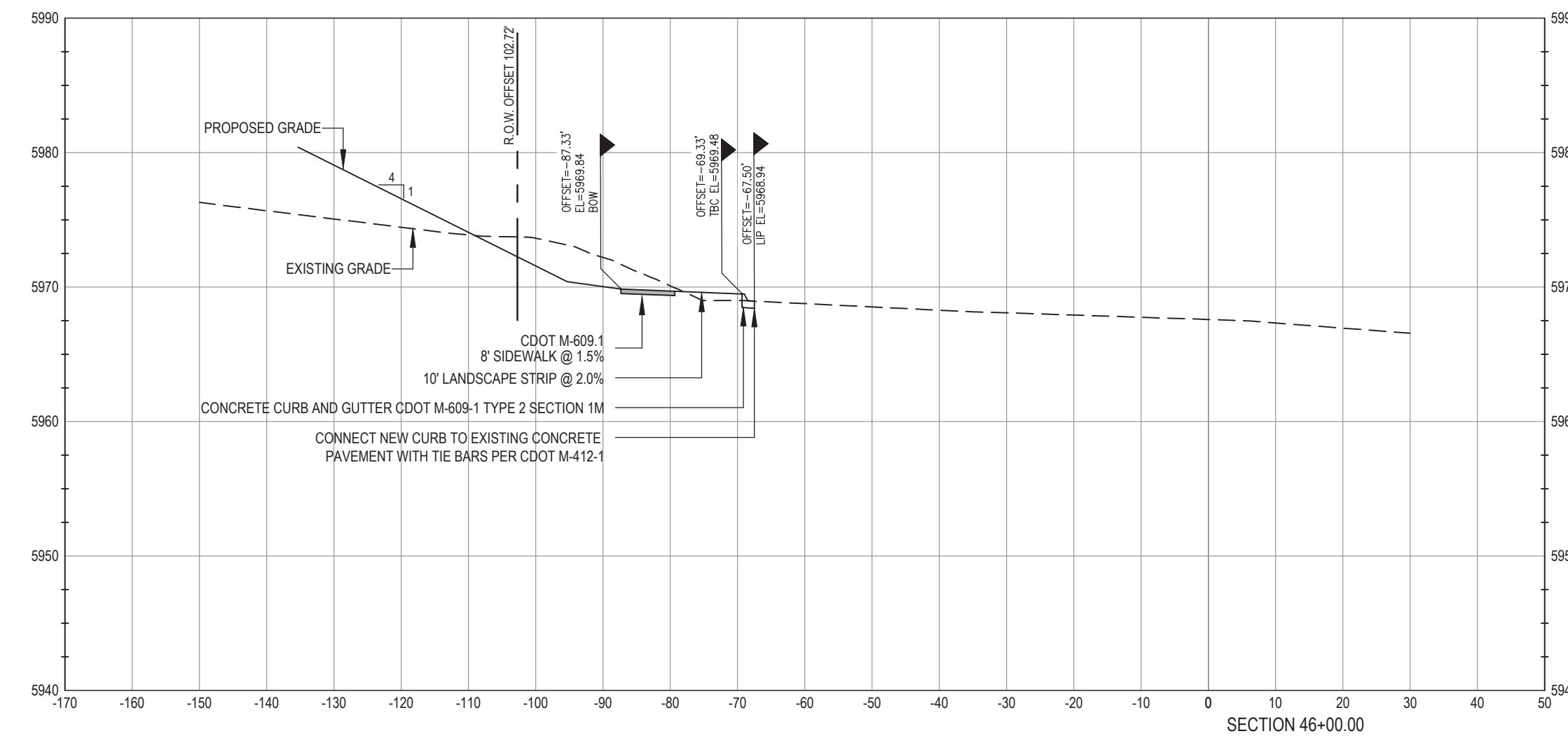
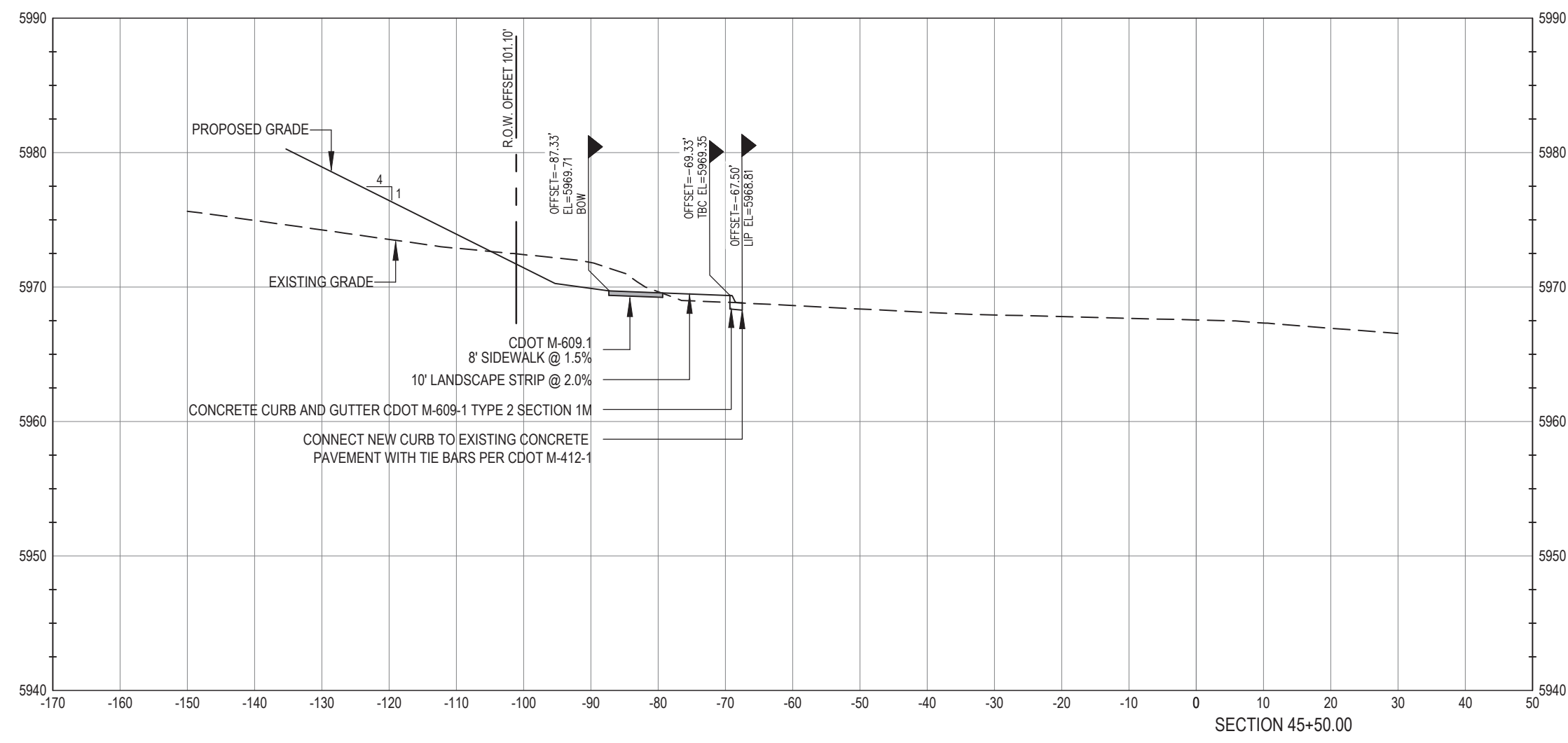
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SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

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

date: 10/01/17

SHEET

C5.21



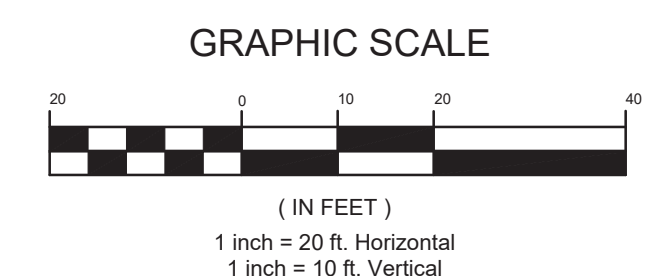
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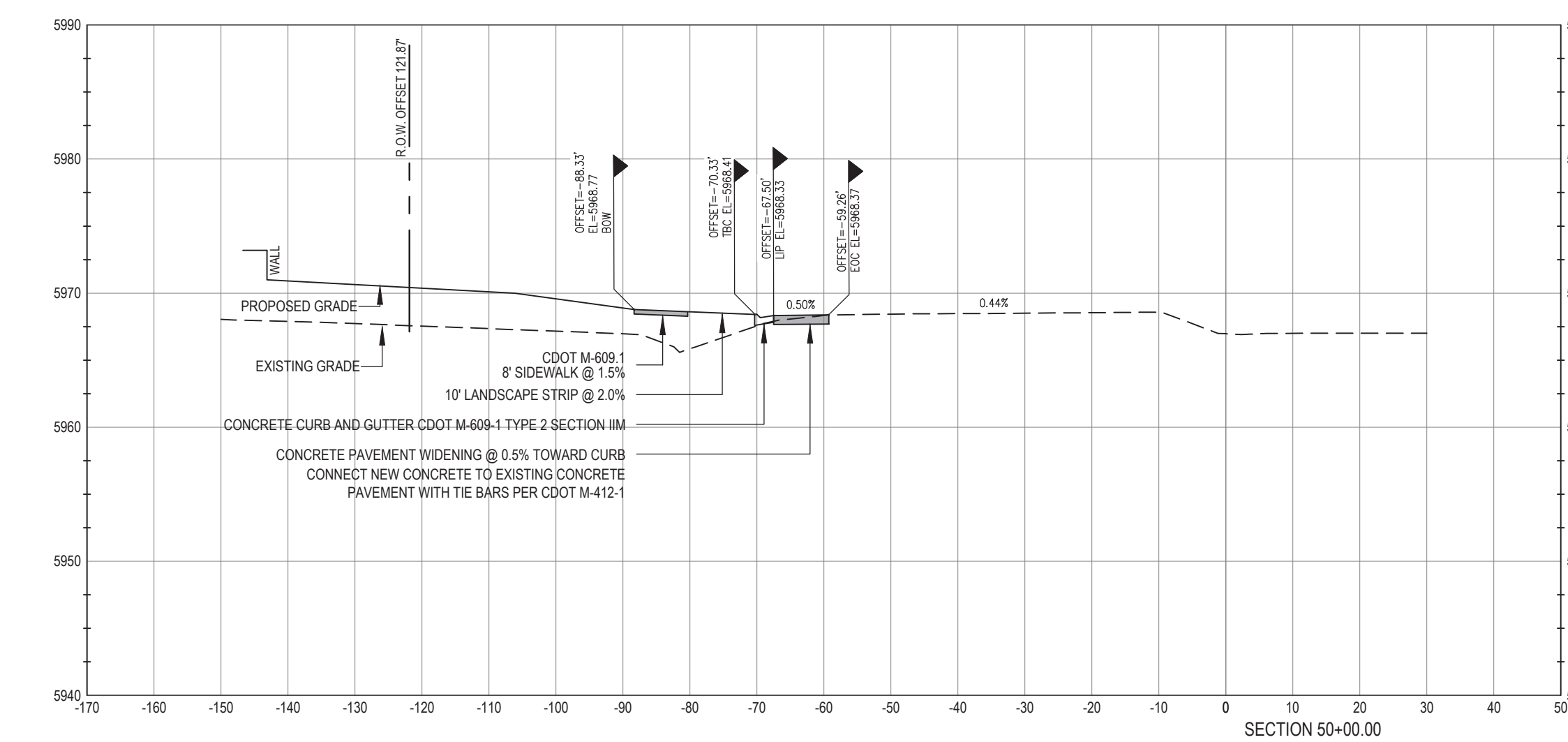
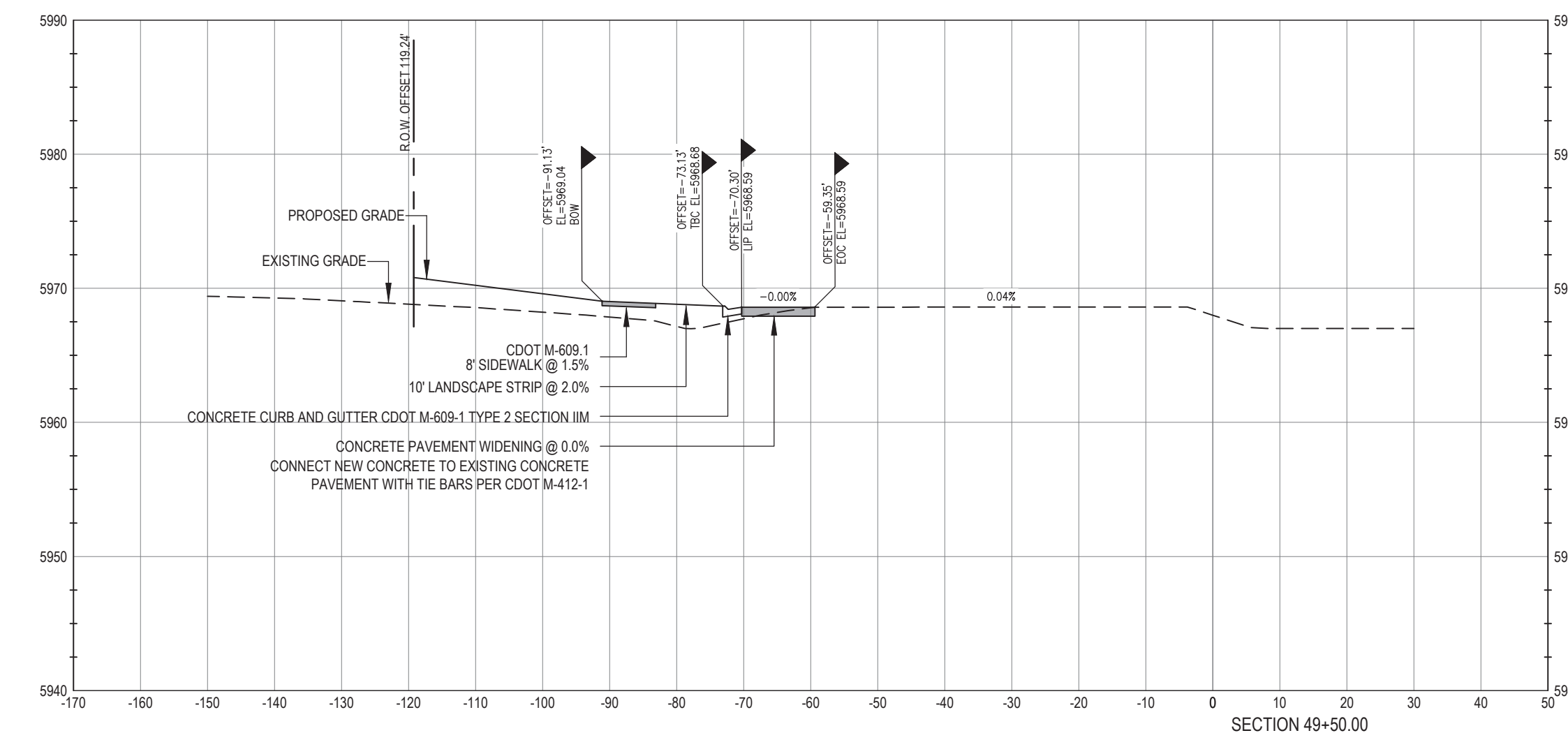
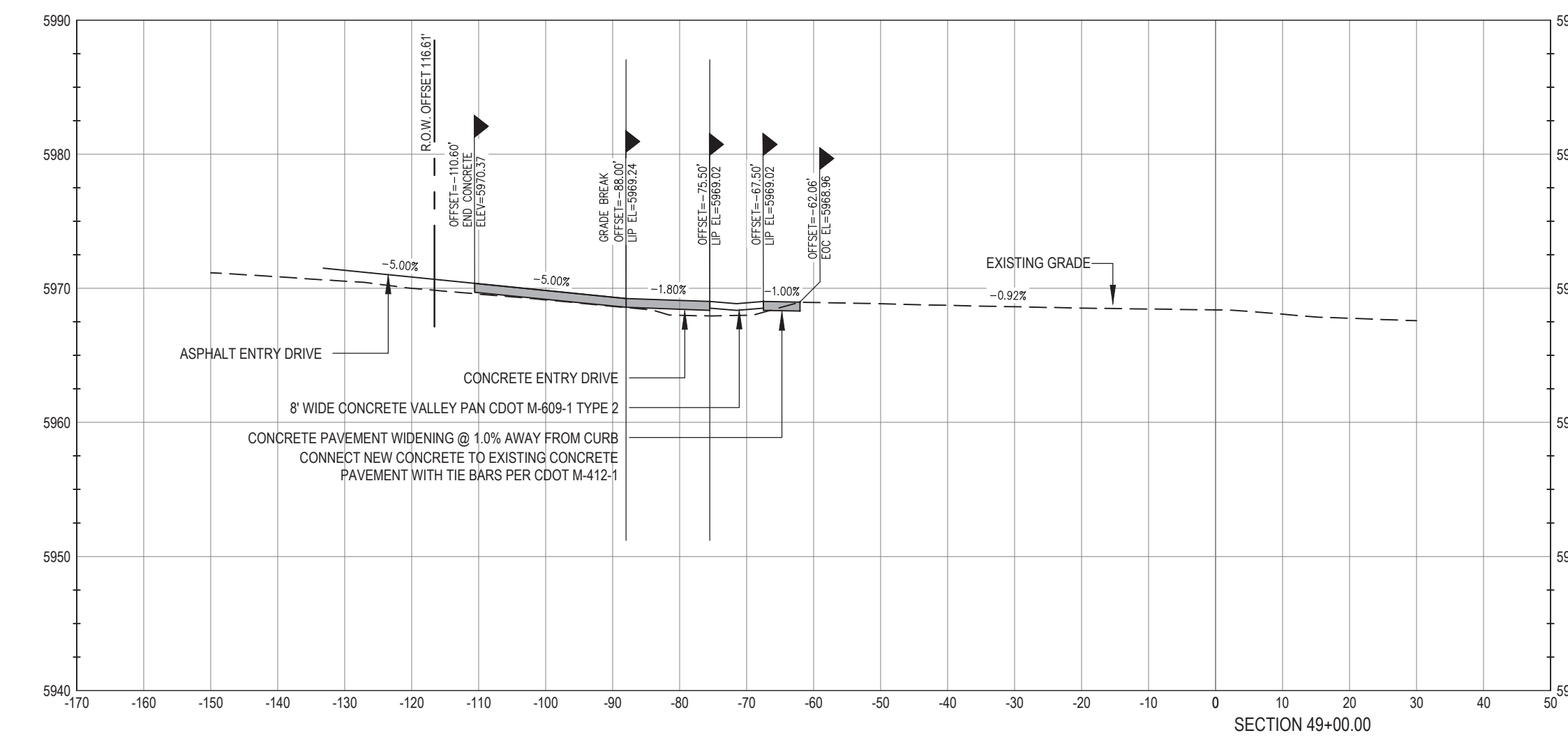
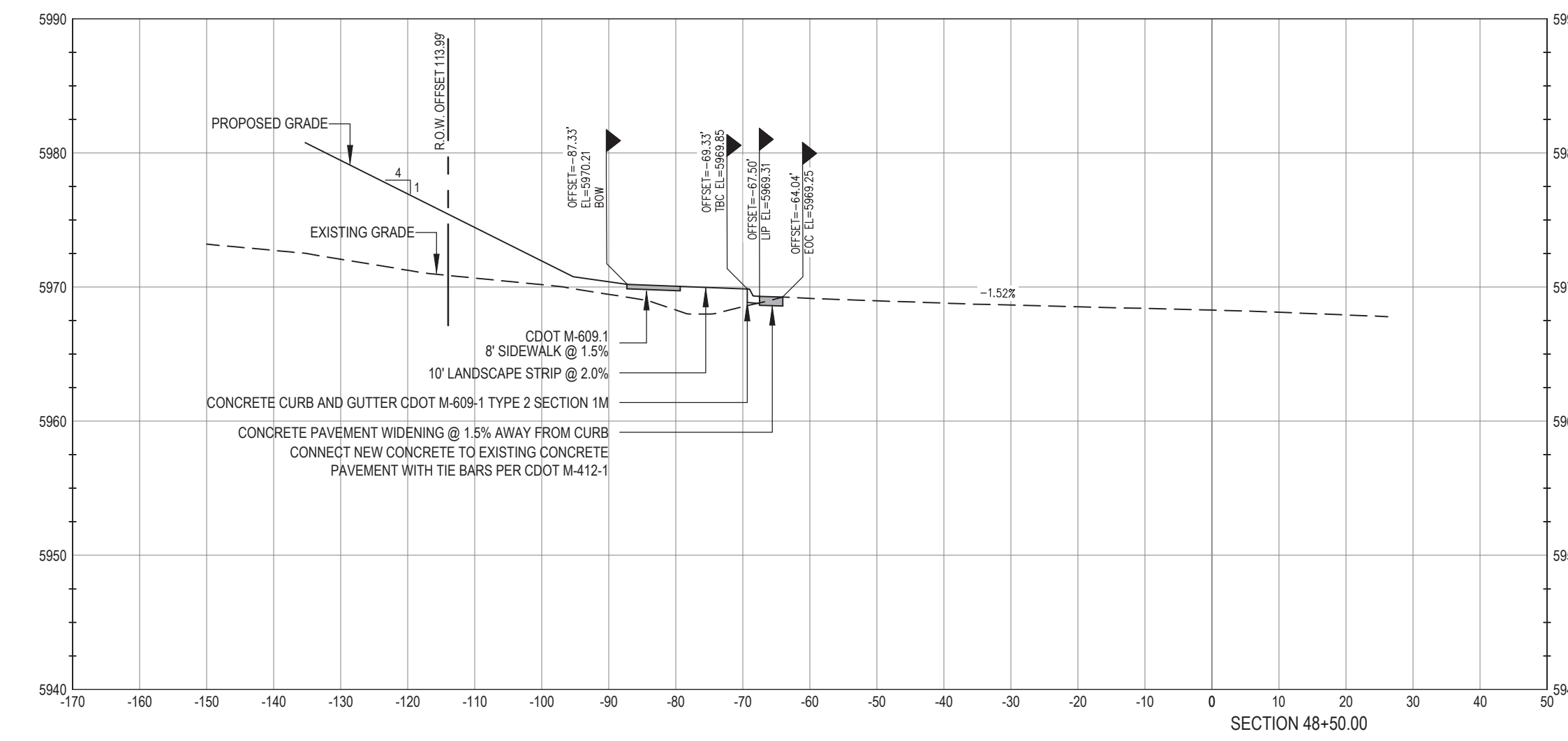
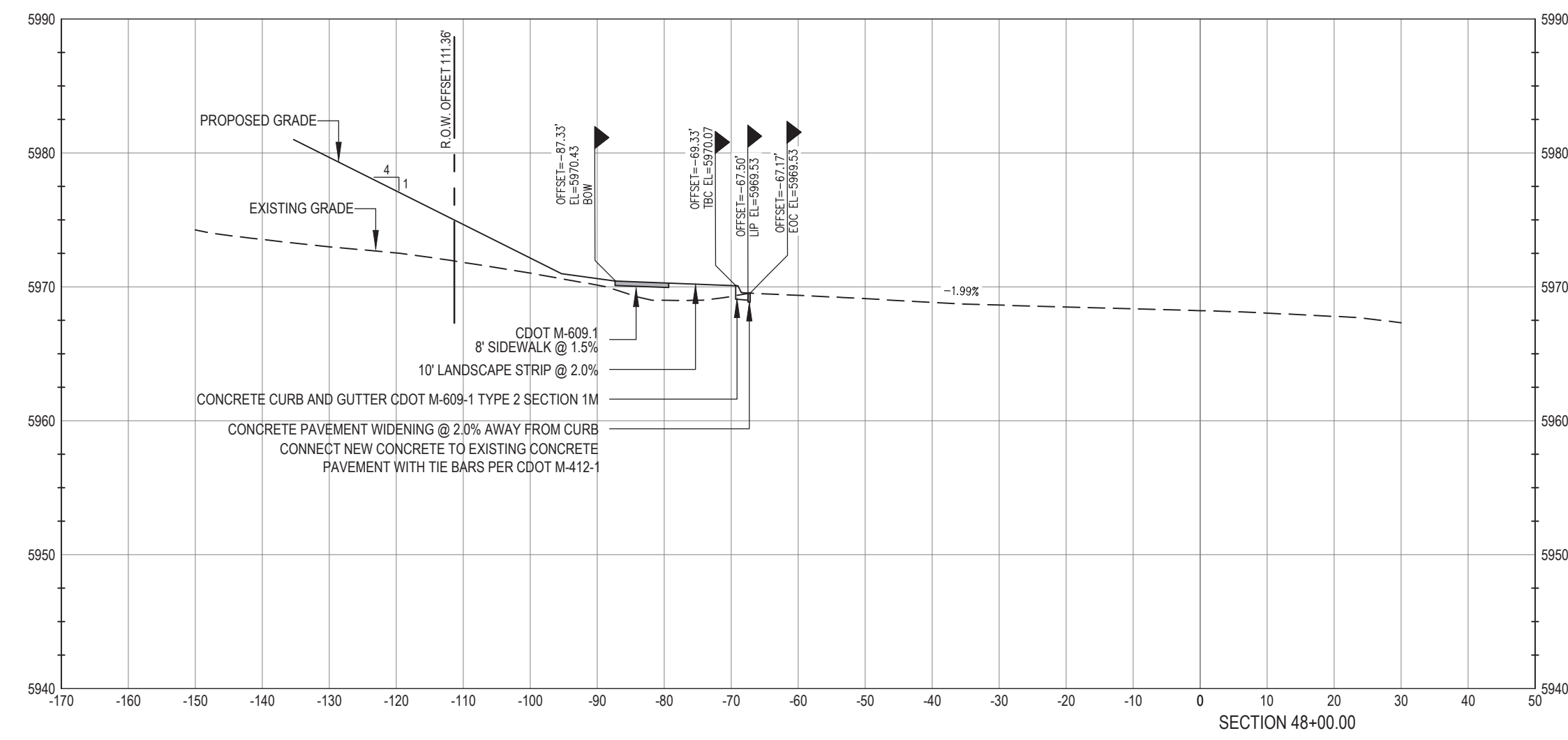
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design by: JWD
approved by: JWD
project no.: 2015-015

date: 10/01/17

SHEET
C5.22



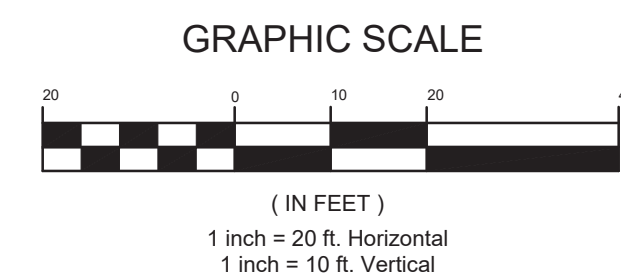
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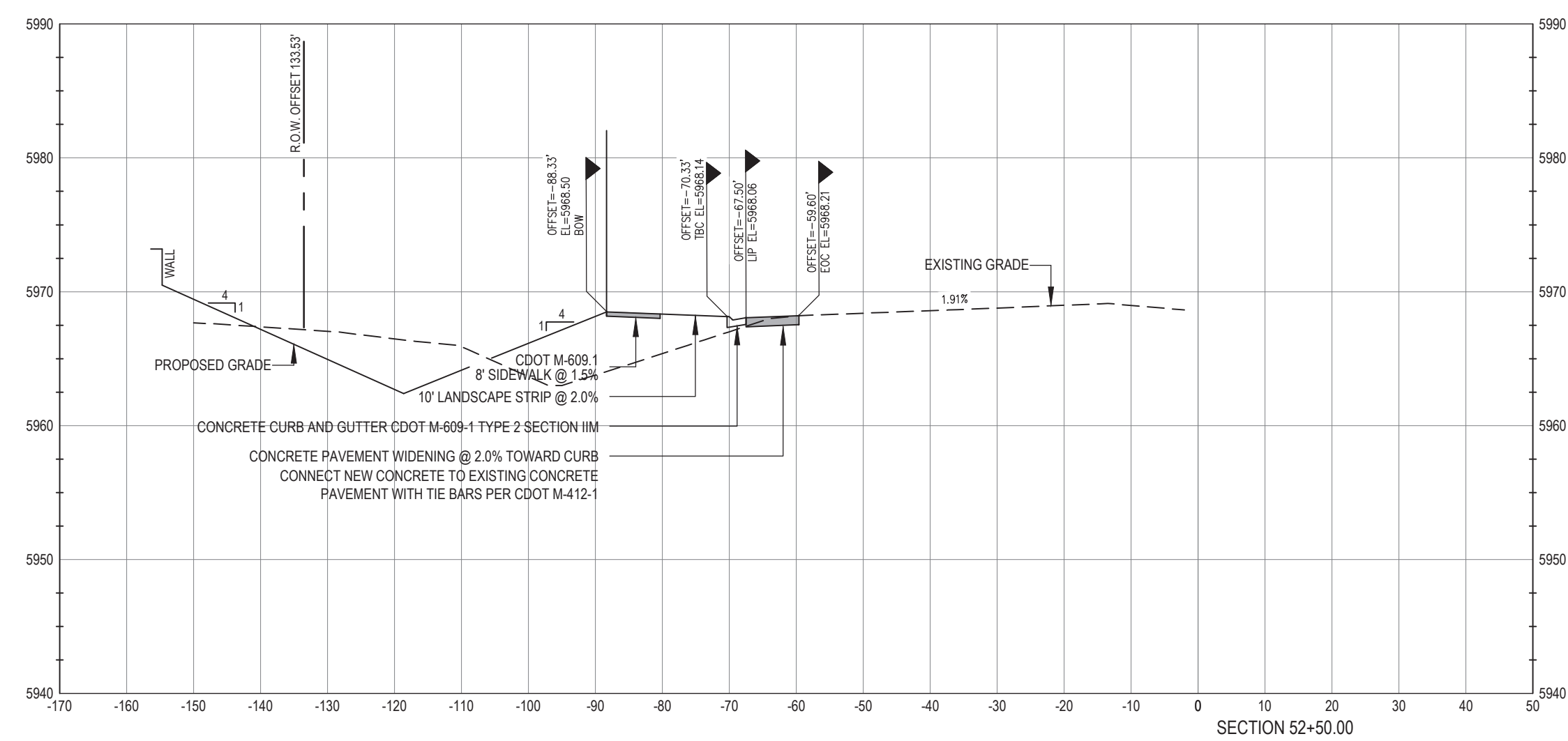
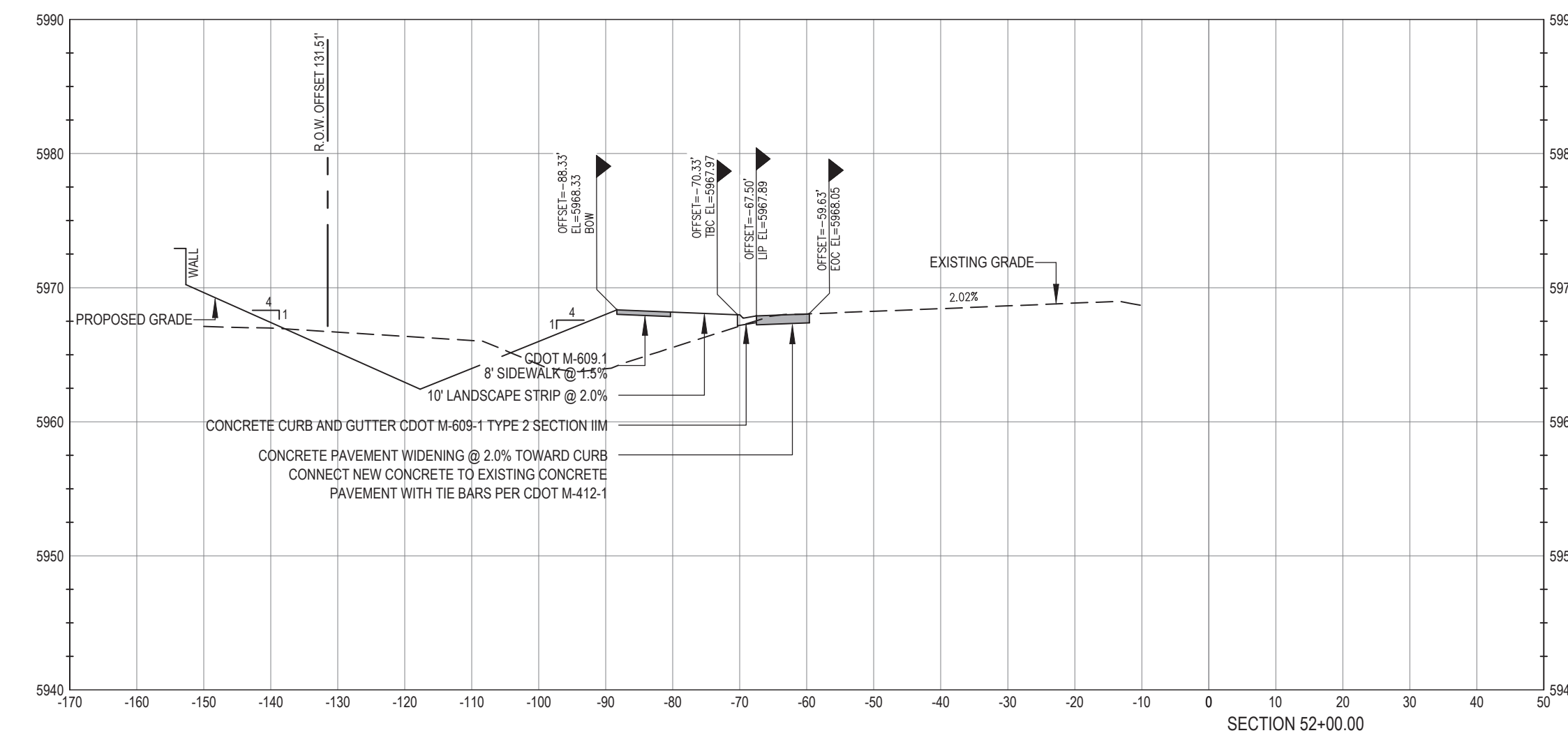
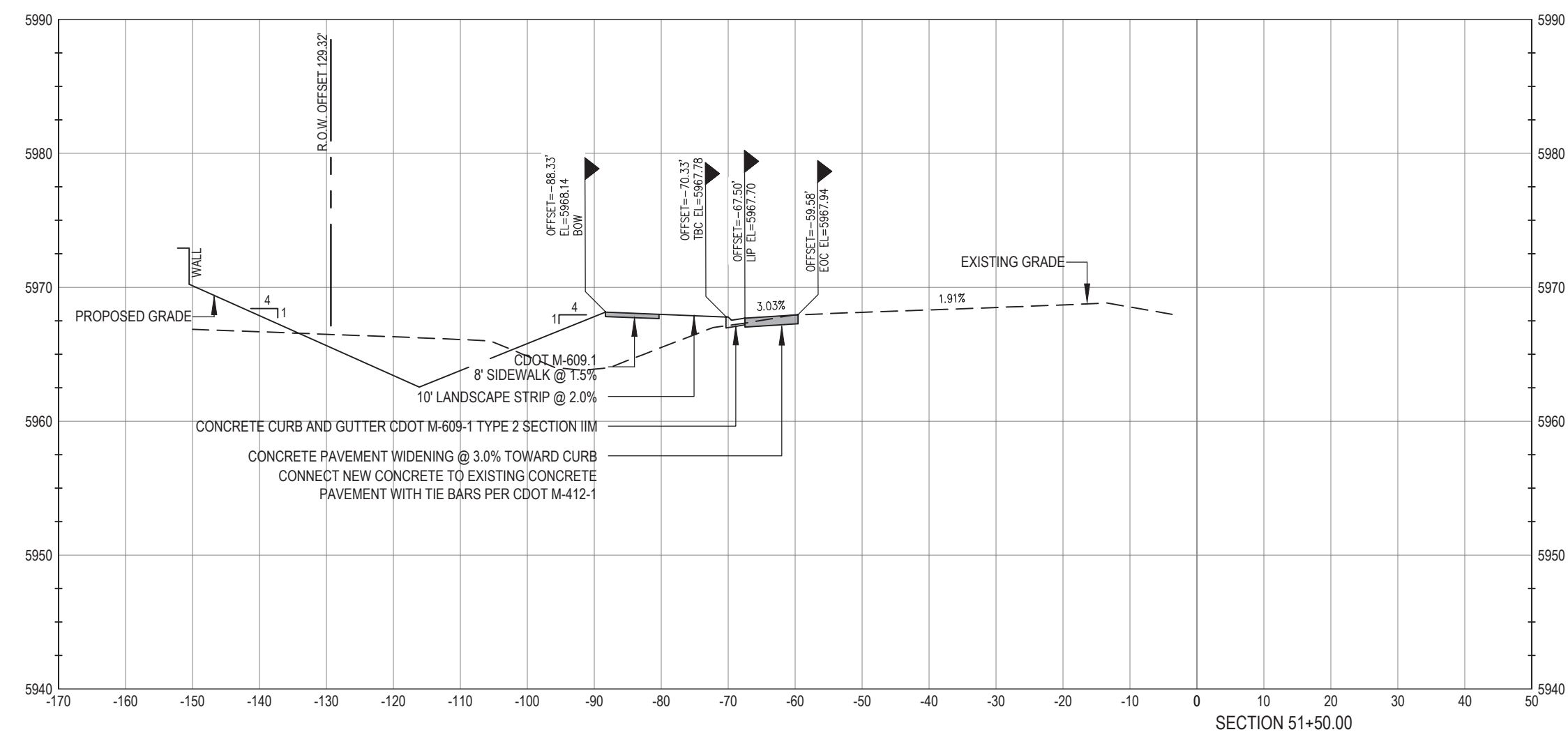
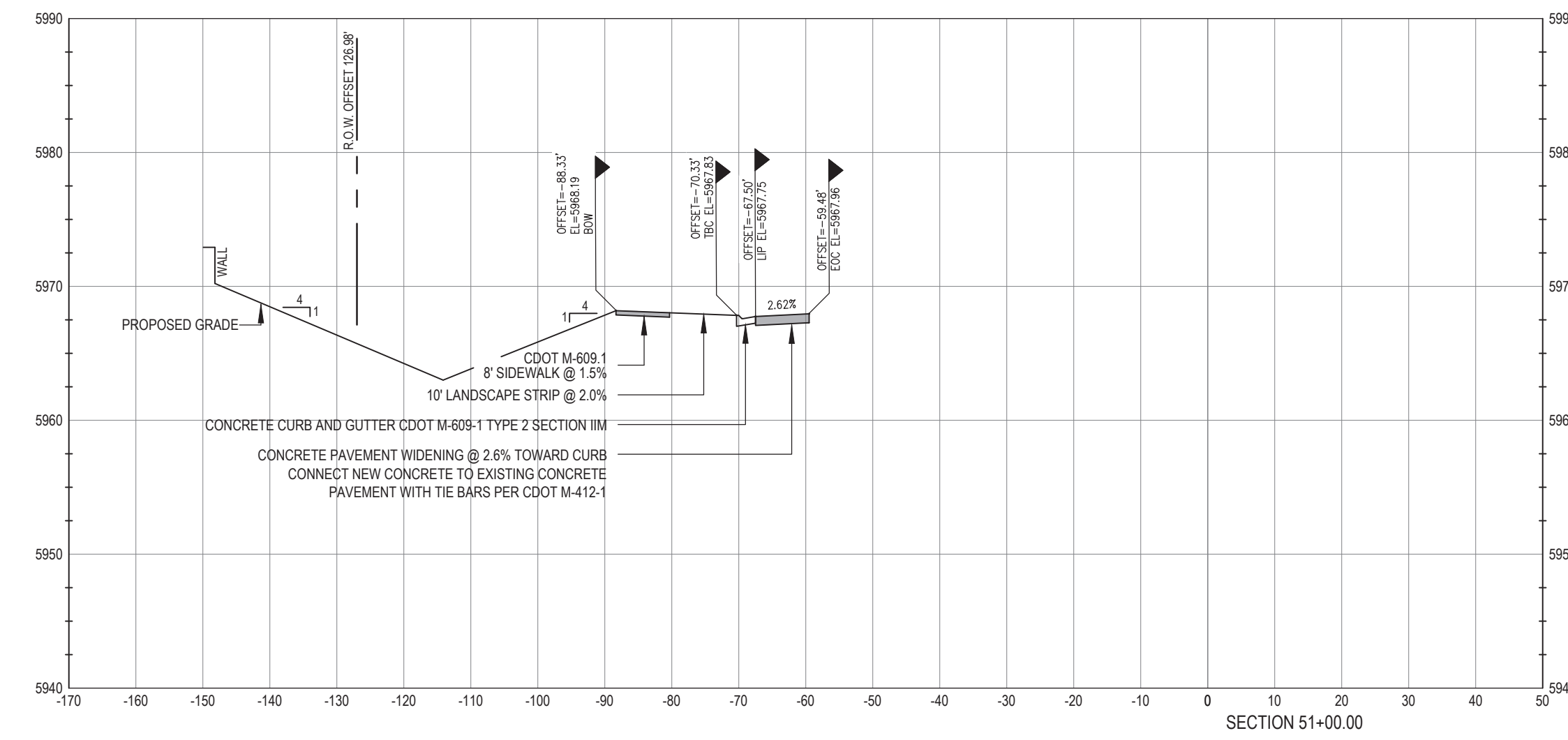
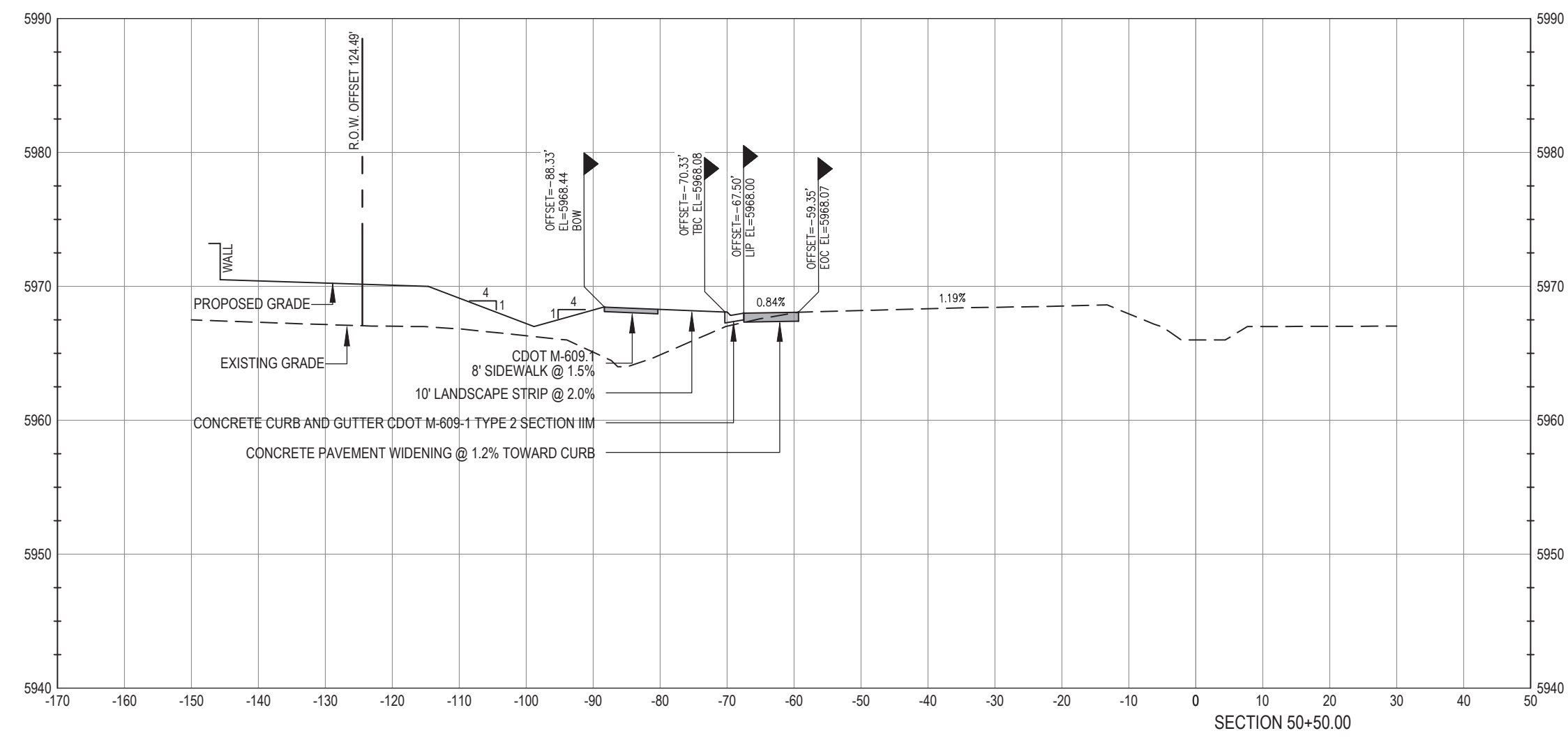
DATE	DESCRIPTION	REVISIONS
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04/21/23	CDOT NTP SUBMITTAL / RE-PLAT SUBMITTAL	

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

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

date: 10/01/17

SHEET
C5.23



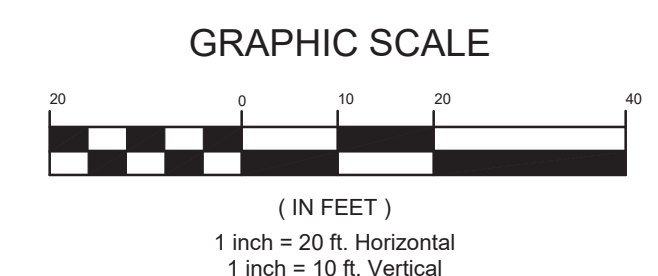
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WARNING
HIGH-PRESSURE PIPELINE(S)
EXCAVATION AND / OR CONSTRUCTION PROHIBITED WITHOUT COMPLIANCE WITH STATE ONE-CALL, AND WITHOUT WRITTEN PERMISSION FROM MAGELLAN PIPELINE COMPANY.

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

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



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

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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
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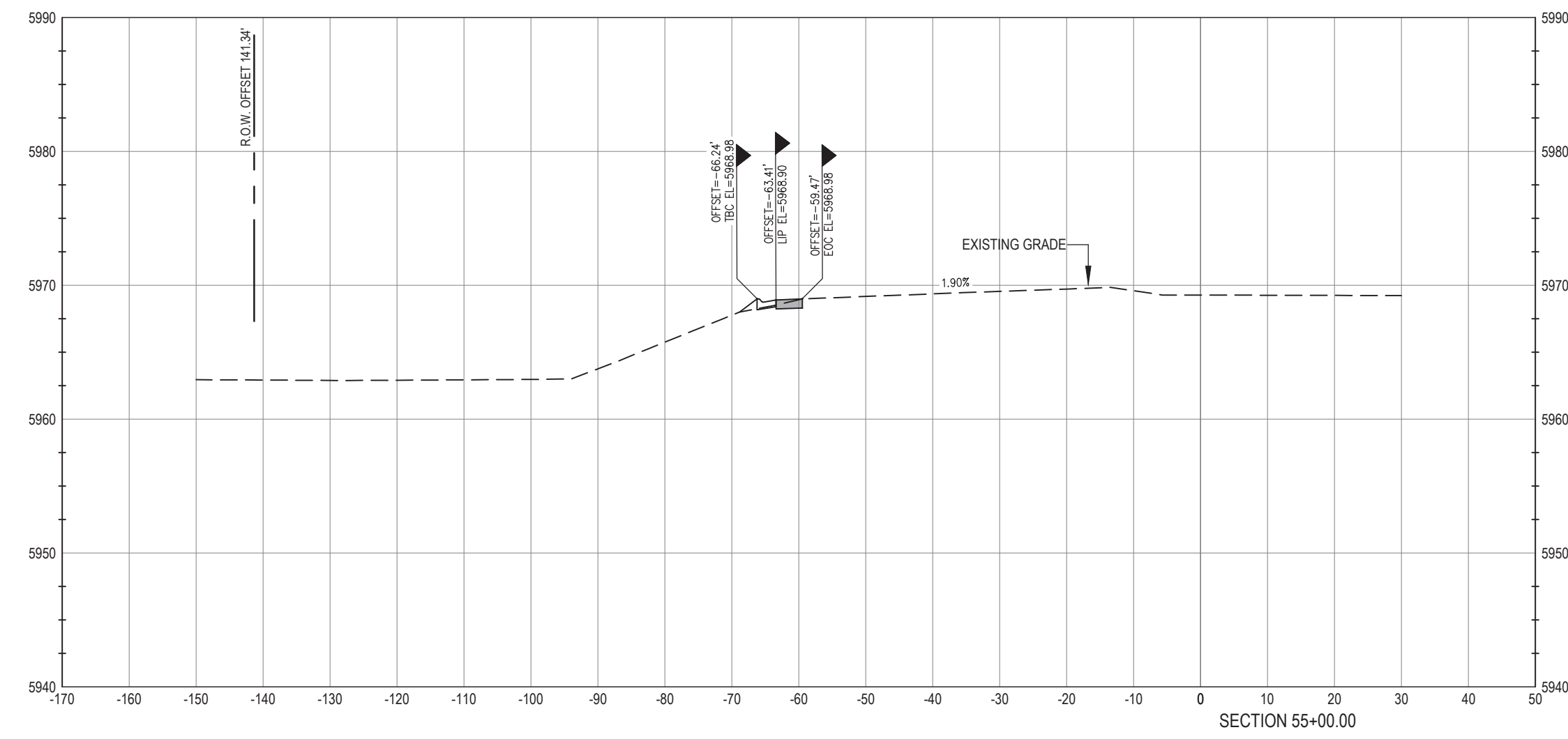
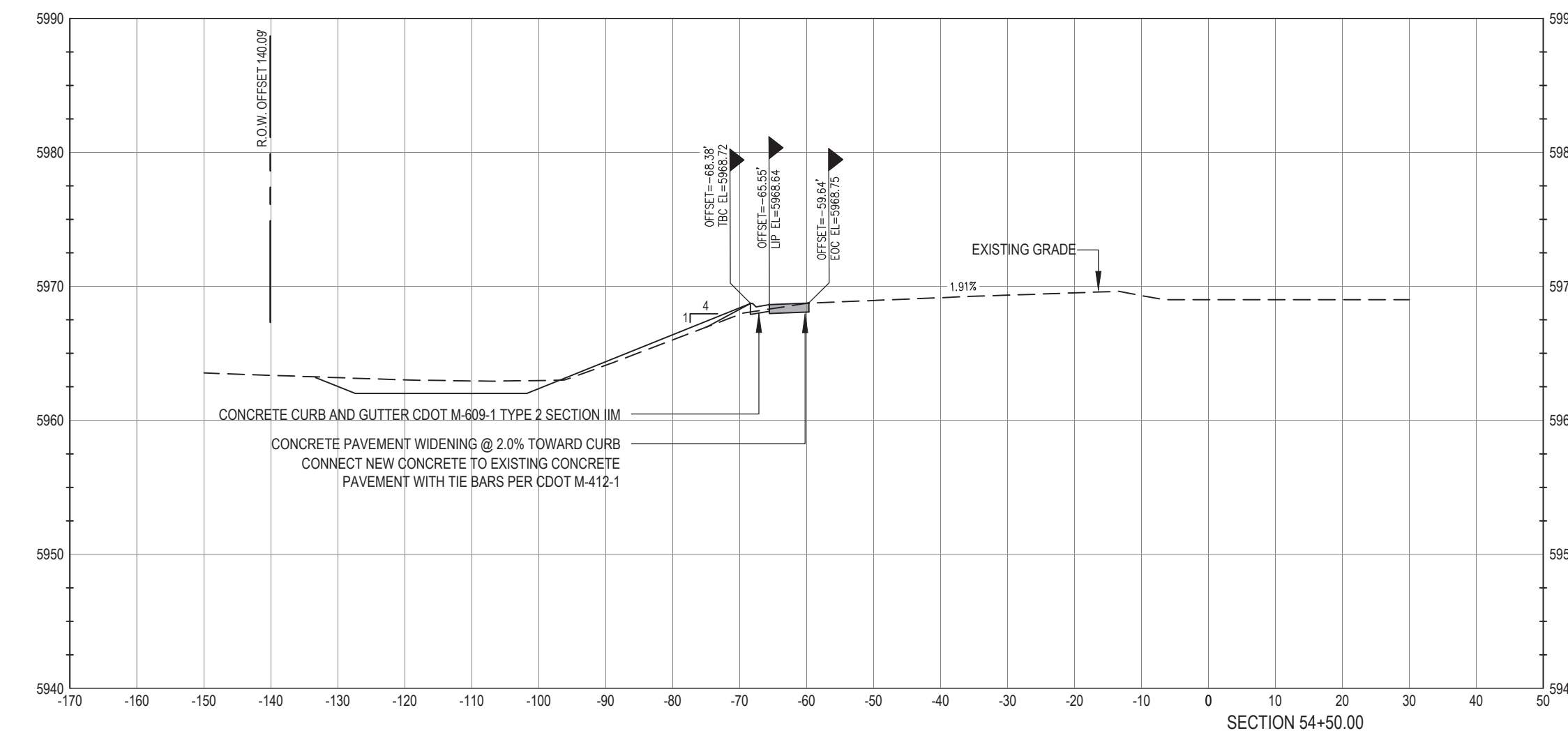
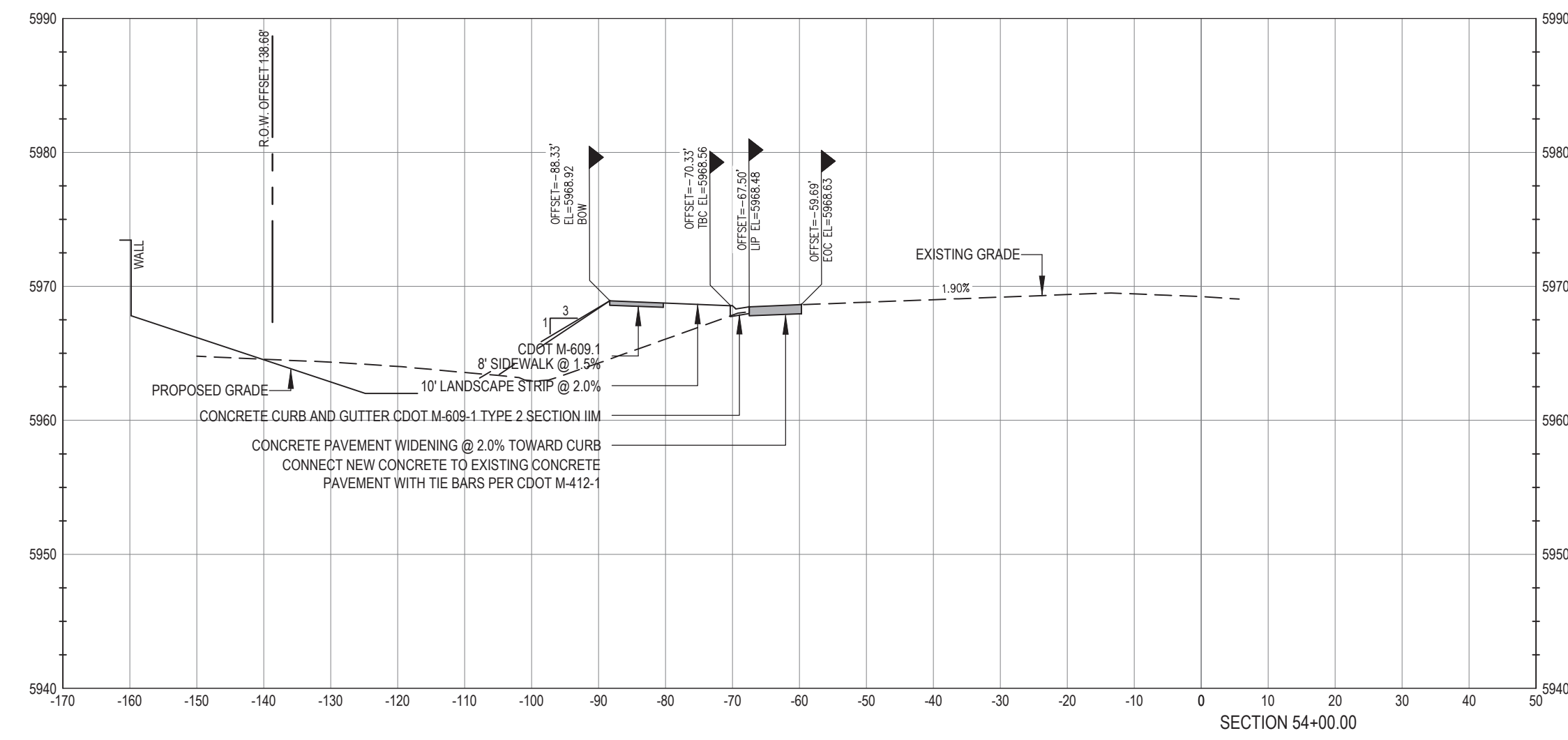
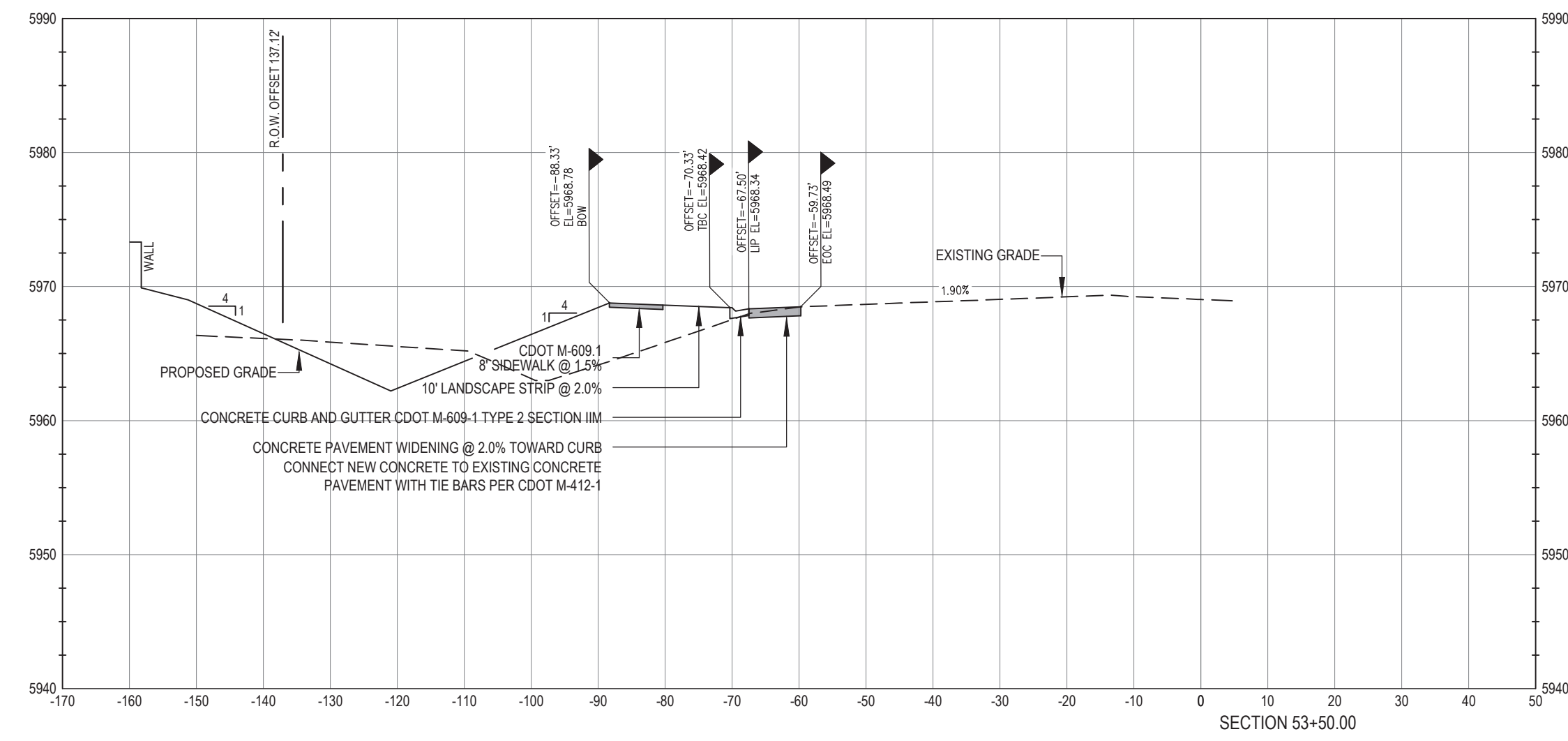
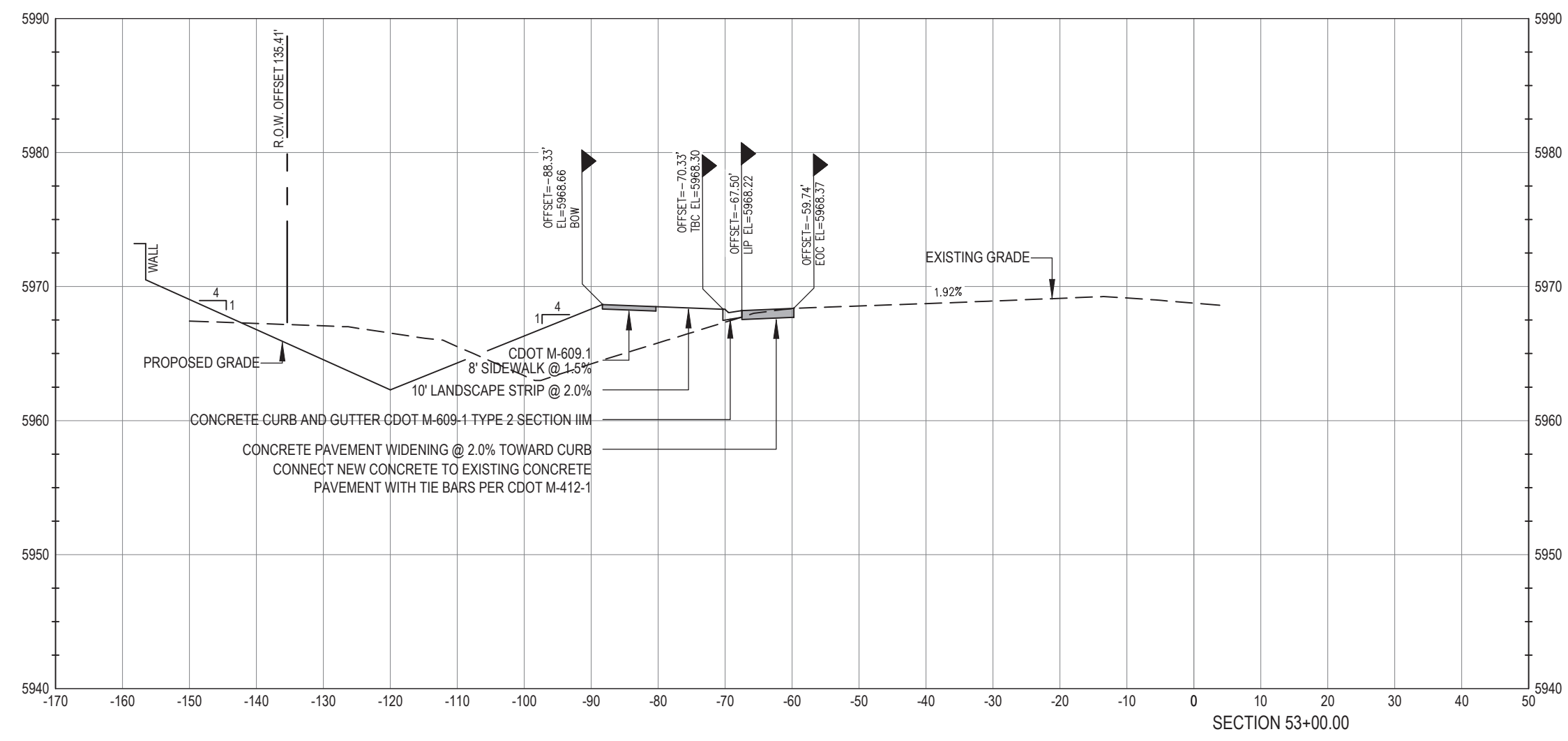
PARKER ROAD CROSS SECTIONS

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

date: 10/01/17

SHEET
C5.24

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



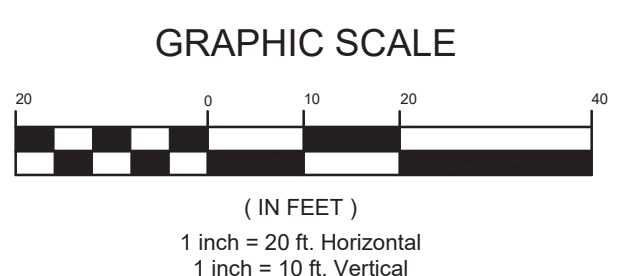
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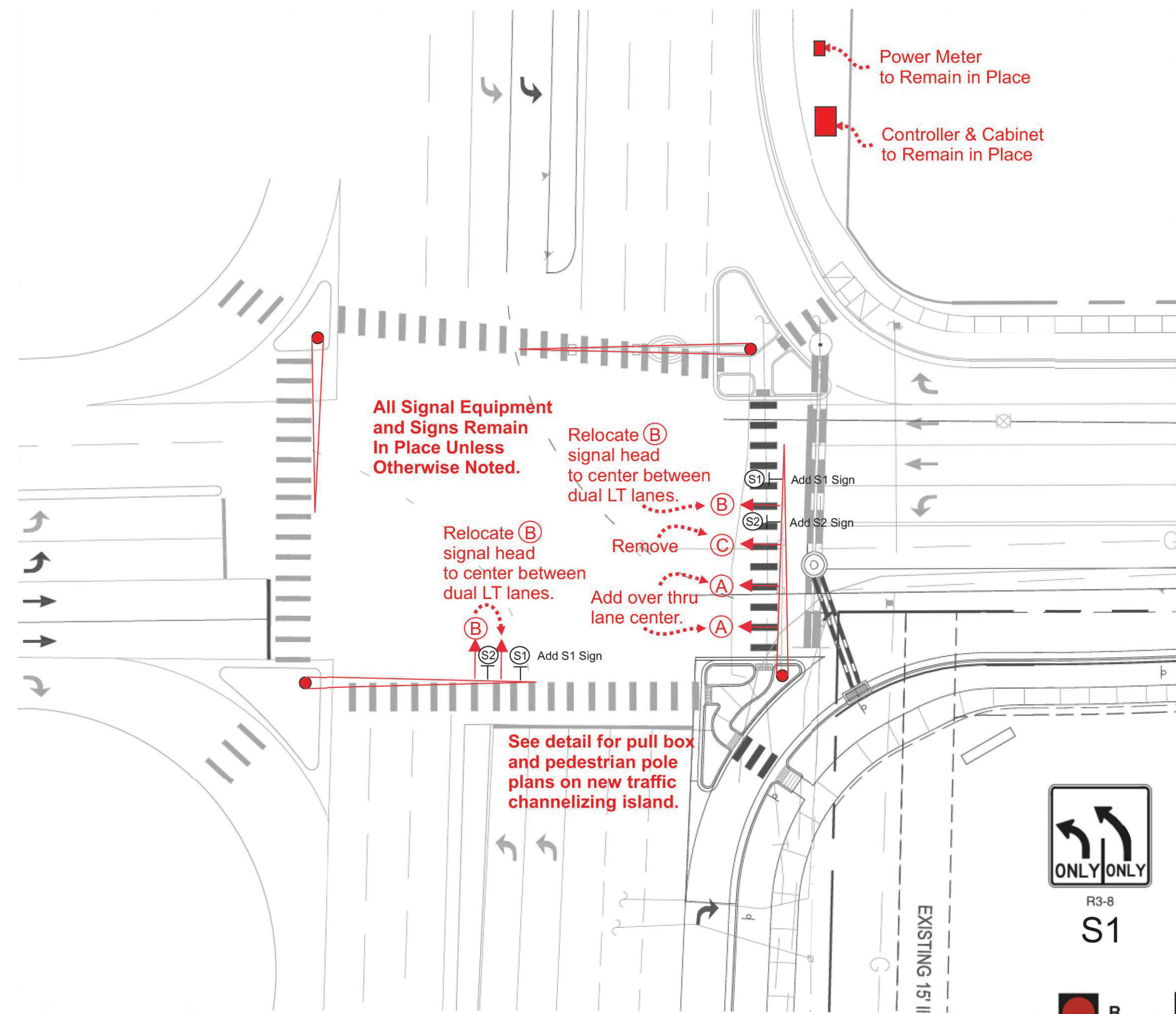
PARKER ROAD CROSS SECTIONS

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

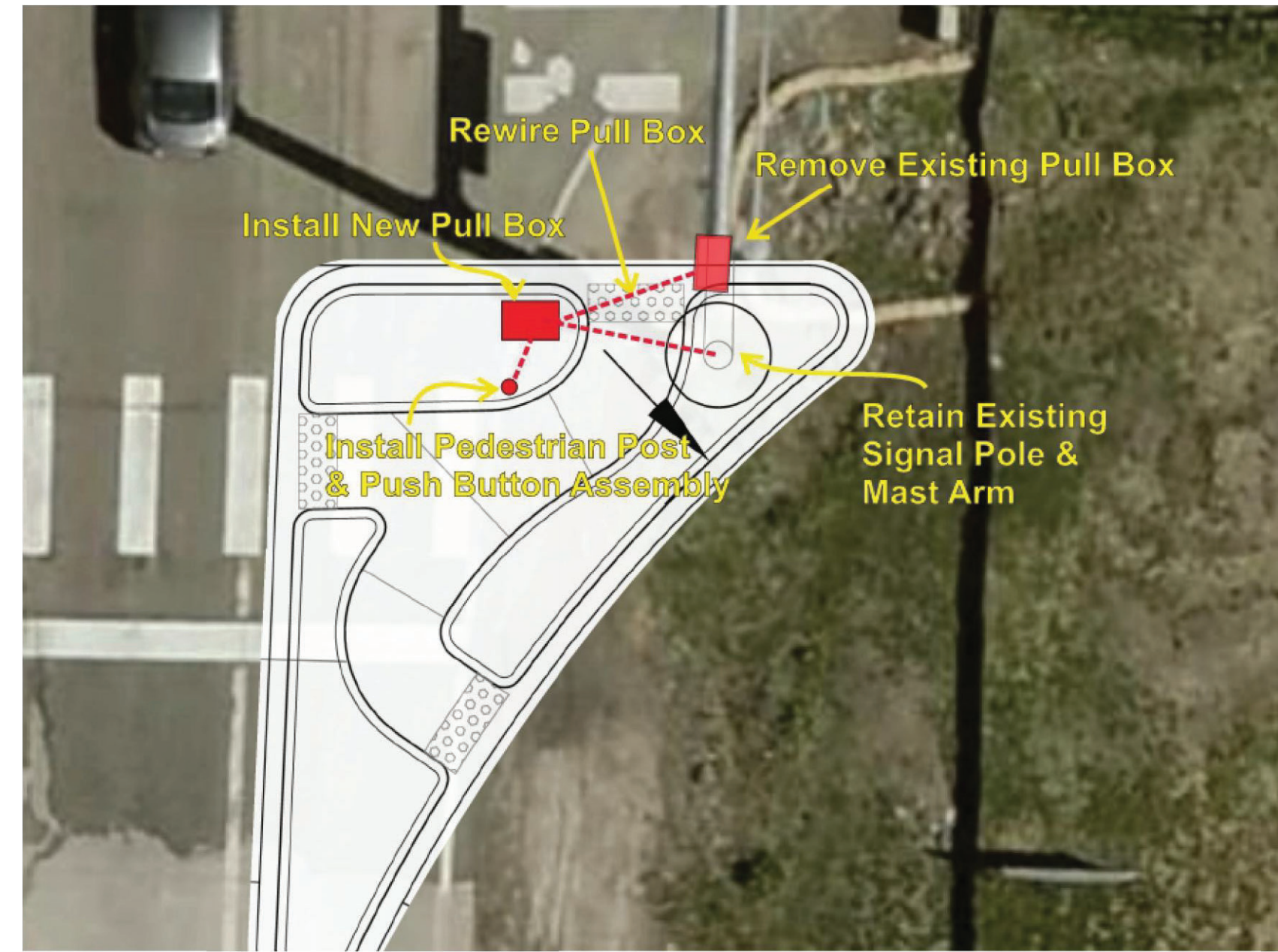
design by: JWD
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project no.: 2015-015

date: 10/01/17

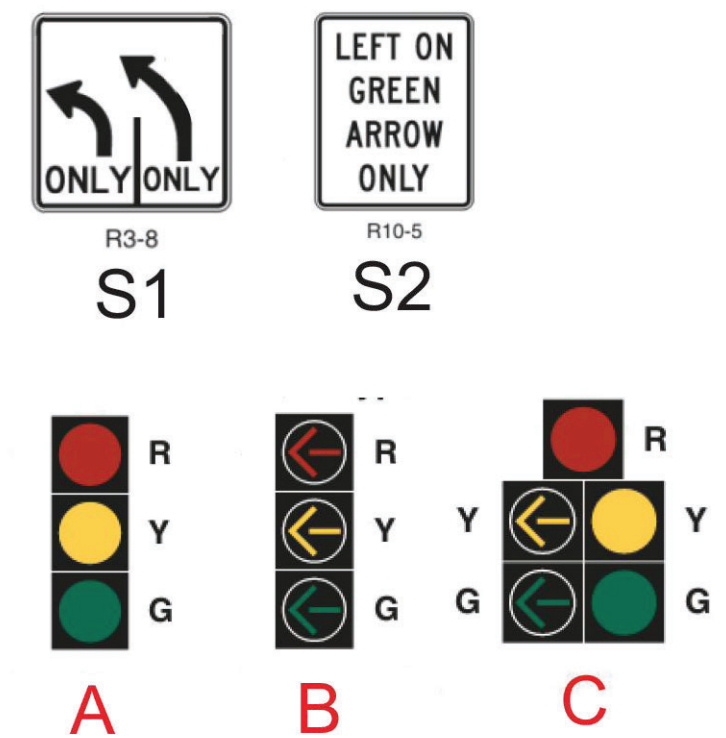
SHEET
C5.25



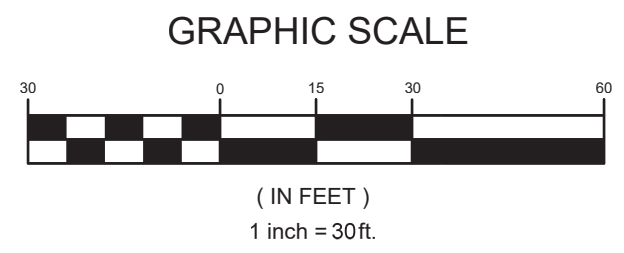
Tabulation of Quantities			
ITEM	ITEM DESCRIPTION	UNIT	QUANTITY
202-00827	Remove Pull Box	EA	1
202-00831	Remove Signal Head	EA	1
	Relocate Signal Head	EA	2
613-00206	2 Inch Electrical Conduit (Trenched)	LS	1
613-10000	Wiring	LS	1
613-07034	Pull Box (24"x36"x18")	EA	2
614-70336	Signal Head 12-12-12 (LED)	EA	2
614-72858	Pedestal Pole (3' 6")	EA	1
614-72863	Pedestrian Push Button Post Assembly	EA	1
630-00016	Traffic Control	LS	1
614-00011	Sign Panel Class 1	SF	24



CO-83 & Stroh Road Douglas County Traffic Signal Modification Plan



CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.
ALDRIDGE TRANSPORTATION ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS HORIZONTAL AND VERTICAL. THE EXISTING UTILITIES SHOWN WITHIN THESE TRAFFIC SIGNAL PLANS HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATIONS OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



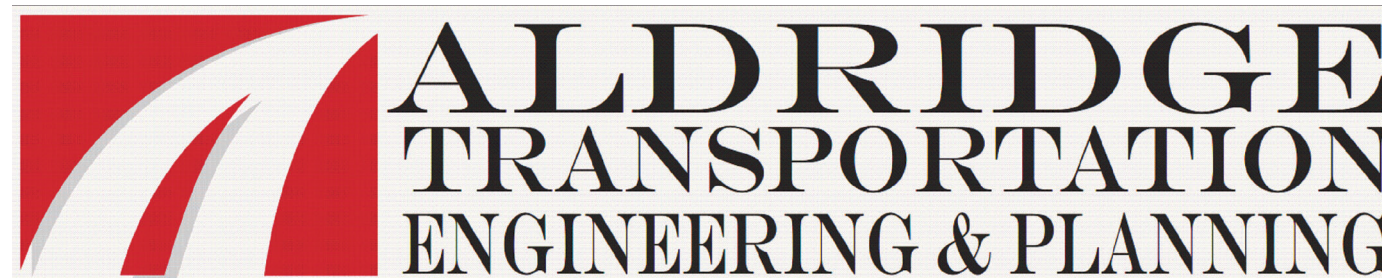
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RED ITEMS ON THIS SHEET DO NOT REPRESENT AS-BUILT DATA

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

PREPARED UNDER THE DIRECT SUPERVISION OF JOHN M.W. ALDRIDGE, P.E. COLORADO REG # 34193 FOR AND ON BEHALF OF ALDRIDGE TRANSPORTATION CONSULTANTS, LLC

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

SIGNAL MODIFICATION PLAN

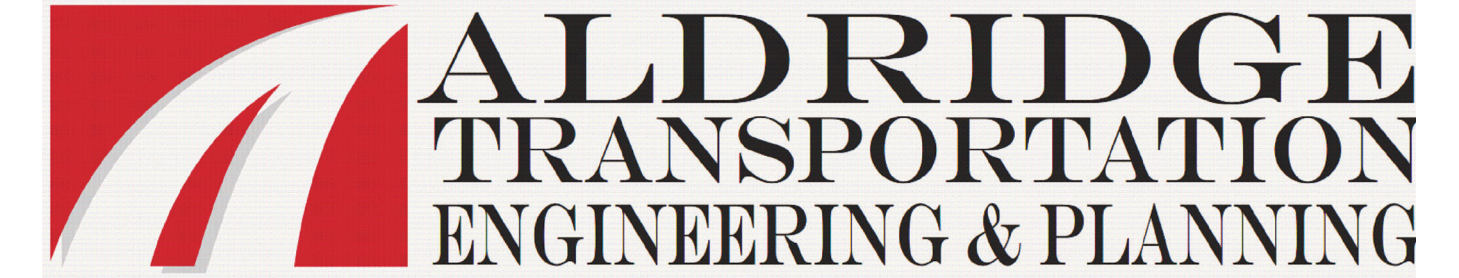
PARKER POINTE
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

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

date: 10/01/17

SHEET

C5.26



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 ENGINEERING _____ DATE _____

GENERAL

- NO EXCAVATIONS SHALL BE PERMITTED UNTIL UNDERGROUND UTILITIES HAVE BEEN LOCATED TO THE SATISFACTION OF ALL PARTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL AERIAL AND UNDERGROUND UTILITIES DURING CONSTRUCTION. CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) TO HAVE LOCATIONS OF UNCC REGISTERED LINES MARKED BY MEMBER COMPANIES. ALL CDOT UTILITIES ARE THEIR OWN UNCC MEMBERS. UNCC WILL NOTIFY THE APPROPRIATE CDOT UTILITY WHEN LOCATES ARE CALLED IN.
- CONTRACTOR SHALL PROVIDE THE TRAVELING PUBLIC WITH TWO WEEKS NOTICE PRIOR TO THE COMMENCEMENT OF WORK AND ANY TEMPORARY ROAD CLOSURES. PRIOR NOTICE SHALL BE PROVIDED USING VARIABLE MESSAGE SIGNS.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS BY THE LOCAL ENTITY GOVERNMENT, INCLUDING, BUT NOT LIMITED TO, STREET OCCUPANCY, GENERAL CONSTRUCTION, BORING AND PROFILES, OR DISCHARGE PERMITS. ALL COST ASSOCIATED WITH PERMITS SHALL NOT BE PAID FOR SEPARATELY BUT BE CONSIDERED INCIDENTAL TO THE PROJECT. SEE SUBSECTION 107.02 OF THE STANDARD SPECIFICATIONS.
- THE CONTRACTOR SHALL MAINTAIN CONTINUOUS ACCESS THROUGHOUT THE PROJECT FOR PEDESTRIANS, BICYCLISTS, AND DISABLED PERSONS. WHEN THE EXISTING ACCESS ROUTE IS DISTURBED BY CONSTRUCTION, A TEMPORARY ALL-WEATHER ACCESS SHALL BE PROVIDED.
- VERTICAL CUTS OR FILLS GREATER THAN 1 INCH RESULTING FROM CONSTRUCTION OPERATIONS ADJACENT TO TRAFFIC LANES, OR WITHIN THE CLEAR ZONE SHALL BE TEMPORARILY SLOPED AT A MINIMUM OF A 3:1 TAPER OF FILL MATERIAL.
- CLEAR ZONE SHALL BE IN ACCORDANCE WITH AASHTO'S "ROADSIDE DESIGN GUIDE" LATEST EDITION.
- THE CONTRACTOR SHALL REMOVE ALL EXISTING PAVEMENT MARKINGS THAT CONFLICT WITH THE TEMPORARY PAVEMENT MARKING. REMOVAL OF TEMPORARY PAVEMENT MARKINGS WILL NOT BE MEASURED AND PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE WORK.
- UNLESS OTHERWISE PROVIDED IN THE PLANS, EXISTING SIGNS SHALL BE MAINTAINED AND/OR RELOCATED AS NECESSARY DURING CONSTRUCTION. ANY EXISTING SIGNS THAT CONFLICT WITH TEMPORARY SIGNS SHALL BE MASKED OR REMOVED. THE COST OF MAINTAINING, RELOCATING, OR MASKING EXISTING SIGNS SHALL NOT BE PAID FOR SEPARATELY SHALL BE ARE INCLUDED IN THE PRICE OF WORK.
- WHEN CONSTRUCTION TRAFFIC CONTROL SIGNS ARE NOT IN USE, THEY SHALL BE MASKED, TURNED IN SUCH A WAY THAT THEY ARE UNREADABLE, OR REMOVED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING FEATURES NOT DESIGNATED FOR REMOVAL INCLUDING, BUT NOT LIMITED TO: SIGNAL EQUIPMENT, LANDSCAPING, IRRIGATION SYSTEMS, UTILITIES, FENCES, SIDEWALKS, AND EXISTING SIGNAGE. DAMAGED FEATURES SHALL BE REPLACED "IN KIND" BY THE CONTRACTOR AND AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ROADWAYS, SIDE STREETS, WALKWAYS, ALLEYWAYS, DRIVEWAYS, AND HIKE/BIKE PATHS AT ALL TIMES UNLESS OTHERWISE DIRECTED BY THE ENGINEER. PARKING AREAS TEMPORARILY DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO A USEABLE CONDITION DURING NON-WORKING HOURS. SUCH TEMPORARY PARKING SHALL UTILIZE AN ALL WEATHER SURFACE.
- THE CONTRACTOR SHALL DEVELOP AN ACCESS MAINTENANCE PLAN IN COORDINATION WITH AND BASED ON THE REQUIREMENTS OF THE AFFECTED PROPERTY OWNERS AND TENANTS, AND SUBMIT IT TO THE ENGINEER FOR APPROVAL PRIOR TO THE COMMENCEMENT OF WORK. THIS PLAN SHALL DETAIL ALL BARRICADES, RAMPS, SIGNS, AND TEMPORARY MEANS OF ACCESS REQUIRED BY THE PROPERTY OWNERS OR TENANTS. PRIOR TO THE COMMENCING OF ANY WORK WHICH AFFECTS ACCESS TO A PROPERTY, THE ACCESS MAINTENANCE PLAN FOR THAT PROPERTY MUST BE SUBMITTED AND APPROVED BY THE ENGINEER.
- THE CONSTRUCTION PHASING GRAPHICALLY DEPICTED IN THESE PLANS IS SUGGESTED ONLY. THE CONTRACTOR MAY SUBMIT A REVISED PLAN, BUT IMPLEMENTATION OF ANY REVISED PLAN MUST HAVE PRIOR APPROVAL OF THE CDOT ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS WITH AFFECTED PUBLIC TRANSPORTATION COMPANIES PRIOR TO THE CLOSING OF ANY EXISTING BUS STOPS WITHIN THE PROJECT LIMITS. TEMPORARY STOPS WILL BE REQUIRED AS DIRECTED BY THE ENGINEER. TEMPORARY BUS STOPS WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE WORK.
- THE CONTRACTOR SHALL COORDINATE AND COOPERATE FULLY WITH LOCAL AUTHORITIES, UTILITY OWNERS, AND OTHER CONTRACTORS TO ENSURE THAT ADEQUATE AND PROPER TRAFFIC CONTROL IS PROVIDED.
- THE ITEM "UNIFORMED TRAFFIC CONTROL" IS ASSUMED TO INCLUDE A PATROL VEHICLE FOR USE BY THE OFFICER.

SIGNING

- GROUND SIGN LOCATIONS SHALL CONFORM TO THE CDOT STANDARDS PLAN NO. S-614-1, AND SHALL BE FIELD VERIFIED BY THE ENGINEER PRIOR TO INSTALLATION.
- CLASS I, CLASS II, AND CLASS III SIGNS SHALL CONFORM TO THE CDOT STANDARD PLAN NO. S-614-2, S-614-3, S-614-4, RESPECTIVELY.
- RETROREFLECTIVE SHEETING FOR ALL CLASS III SIGN PANELS SHALL BE THE TYPE XI AS DEFINED IN THE FHWA TRAFFIC SIGN RETROREFLECTIVE SHEETING IDENTIFICATION GUIDE.

Item removed

- REMOVED SIGN PANELS SHALL BE SALVAGED AND RETURNED TO CDOT OR THE LOCAL AGENCY, UNLESS SPECIFIED OTHERWISE BY THE ENGINEER.

STRIPING

- FOR DETAILS OF PAVEMENT MARKINGS AND LINE PLACEMENT, REFER TO THE LATEST VERSION OF CDOT STANDARD S-627-1.
- THE CONTRACTOR SHALL MAINTAIN FULL COMPLIANCE OF PAVEMENT MARKINGS ON THE PROJECT AT ALL TIMES THROUGHOUT THE CONSTRUCTION PERIOD.
- QUANTITIES PROVIDED FOR TEMPORARY PAVEMENT MARKINGS ARE SUFFICIENT FOR 2 APPLICATIONS DURING CONSTRUCTION. PAVEMENT MARKING PAINT (HIGH BUILD) SHALL BE USED FOR ALL CONSTRUCTION ZONE MARKINGS AS SHOWN ON THE CONSTRUCTION TRAFFIC CONTROL PLANS. WHENEVER THE CONTRACTOR REMOVES, OBLITERATES, OR COVERS IN ANY WAY ANY PAVEMENT MARKINGS, THE CONTRACTOR SHALL REPLACE THE MARKINGS ON A DAILY BASIS PRIOR TO OPENING THE AFFECTED AREAS TO TRAFFIC.

Item removed

- PAVEMENT MARKING "ARROWS" SHALL BE REPLACED ONLY IF THEY ARE JUSTIFIED BY THE CURRENT REGION POLICY ON INSTALLATION OF SUCH MARKINGS AND AS DIRECTED BY THE ENGINEER. QUANTITIES SHOWN ARE ESTIMATED AND SHALL BE INSTALLED ONLY AS DIRECTED BY THE ENGINEER.
- CROSS-WALKS SHALL ALIGN WITH THE NEWLY CONSTRUCTED CURB RAMPS.

Print Date: 5/26/2020	Sheet Revisions		Colorado Department of Transportation 2829 West Howard Place Denver, CO 80204 Region 1 Traffic and Safety BK	As Constructed	TRAFFIC GENERAL NOTES			Project No./Code 1
Horiz. Scales: 1:100 Vert. Scales: As Noted	Date:	Comments			Init.	No Revisions:	Designer:	
				Revised:	Detailer:			
				Void:	Sheet Subset: NOTES	Subset Sheets: 4 of 5	Sheet Number: 2	

TRAFFIC SIGNALS

- TRAFFIC SIGNAL MATERIALS AND INSTALLATION SHALL COMPLY WITH THE "STATE OF COLORADO STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", THE "STATE OF COLORADO STANDARD PLANS, M AND S STANDARDS" (LATEST EDITION), THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", THE "NATIONAL ELECTRIC CODE" (LATEST EDITION), AND ALL LOCAL ORDINANCES AND REGULATIONS THAT APPLY EXCEPT AS NOTED ON THE PLANS OR SPECIAL PROVISIONS.
- THE LOCATION AND QUANTITY OF PEDESTRIAN PUSH BUTTON POST ASSEMBLY SHALL BE PRE-APPROVED BY THE ENGINEER PRIOR TO THE CONTRACTOR ORDERING SUCH DEVICES. LOCATES FOR THIS PAY ITEM SHALL BE PERFORMED IN CONJUNCTION WITH THE SIGNAL POLE LOCATES.
- ALL VEHICLE AND PEDESTRIAN INDICATIONS SHALL BE APPROVED SOLID STATE LED TYPE. ALL VEHICLE AND PEDESTRIAN HEAD HOUSINGS SHALL BE YELLOW IN COLOR. TRAFFIC SIGNALS THAT ARE MOUNTED ON MAST ARMS SHALL BE FURNISHED WITH MOUNTING BRACKET AND BLACK LOUVERED BACKING PLATES WITH 1.5 INCH WIDE BORDER OF YELLOW TYPE XI MATERIAL PER THE LATEST FHWA SIGN SHEETING REFERENCE GUIDE. MAST ARMS SHALL BE OF SUFFICIENT LENGTH TO ALLOW ALL SIGNAL HEADS TO BE CENTERED OVER OUTBOUND LANES. NEITHER LOUVERS NOR TYPE XI MATERIALS SHALL BE PAID FOR SEPARATELY AND SHALL BE INCLUDED IN THE COST OF TRAFFIC SIGNAL FACE.
- THE SIGNAL SHALL NOT BE PUT IN FLASH MODE OR MADE FULLY OPERATIONAL UNTIL CDOT HAS INSPECTED AND APPROVED THE INSTALLATION AND ALL REGULATORY SIGNING AND PAVEMENT MARKINGS ARE IN PLACE.
- 1/2 INCH PREFORMED JOINT MATERIAL SHALL BE APPLIED AROUND THE 6 INCHES OF LEVELING CONCRETE BENEATH SIGNAL POLES WHEN THE SIGNAL POLE IS INSTALLED IN EXISTING CONCRETE AND CONSIDERED INCIDENTAL TO THE WORK AND SHALL NOT BE PAID FOR SEPARATELY.
- UNLESS OTHERWISE SPECIFIED IN THE PLANS OR CONTRACT, ALL USED OR EXCESS SIGNAL EQUIPMENT SHALL REMAIN THE PROPERTY OF CDOT AND BE DELIVERED TO THE REGION I SIGNAL SHOP AT 18500 E. COLFAX AVE, AURORA, CO 80011.
- CONTRACTOR'S SIGNAL ELECTRICIAN IS REQUIRED TO BE ON SITE, AT A MINIMUM, DURING AM & PM PEAK HOURS FOLLOWING THE NEXT DAY A SIGNAL IS TURNED ON TO OBSERVE OPERATION AND MAKE ADJUSTMENTS AS NEEDED. THE ENGINEER MAY REQUIRE THE SIGNAL ELECTRICIAN TO BE ON SITE FOR ADDITIONAL HOURS AS DIRECTED. THIS APPLIES TO BOTH PERMANENT AND TEMPORARY INSTALLATIONS. SEE PROJECT SPECIAL PROVISION 105 CONTROL OF WORK FOR REQUIREMENTS OF THE TRAFFIC SIGNAL MAINTENANCE PLAN.
- THE CONTRACTOR SHALL ADHERE TO THE FOLLOWING REQUIREMENTS REGARDING TRAFFIC SIGNAL CONSTRUCTION AND MAINTENANCE PERSONNEL. CURRENT CERTIFICATES SHOWING QUALIFICATIONS SHALL BE SUBMITTED AT THE PRE-CONSTRUCTION MEETING.
 - A LICENSED JOURNEYMAN ELECTRICIAN SHALL BE ON SITE AT ALL TIMES THAT SIGNALIZATION WORK IS TAKING PLACE TO ENSURE PROPER CONSTRUCTION. THIS SHALL INCLUDE CONDUIT AND CAISSON INSTALLATION.
 - FOR WORK INSIDE THE TRAFFIC SIGNAL CABINET, SIGNAL AND SIGNAL BENCH TECHNICIANS SHALL BE MINIMUM INTERNATIONAL MUNICIPAL SIGNAL ASSOCIATION (IMSA) LEVEL II CERTIFIED. THIS INCLUDES THE COMPLETION OF TRAINING IN CONSTRUCTION, CORRECTIVE MAINTENANCE, AND SIGNAL TURN-ON.
 - FOR ALL WORK EXTERNAL TO THE SIGNAL CABINET, A MINIMUM IMSA LEVEL I TRAFFIC SIGNAL FIELD TECHNICIAN/ELECTRICIAN, OR TRAFFIC SIGNAL BENCH TECHNICIAN/SIGNAL TECHNICIAN, IS REQUIRED. A JOURNEYMAN ELECTRICIAN AND AN IMSA LEVEL II TRAFFIC SIGNAL ELECTRICIAN SHALL BE ON THE JOB SITE AT ALL TIMES THAT THE SIGNALIZATION WORK IS TAKING PLACE TO ENSURE PROPER CONSTRUCTION. FOR EACH JOURNEYMAN ELECTRICIAN PRESENT, A MAXIMUM OF 3 APPRENTICE ELECTRICIANS WILL BE ALLOWED FOR WORK.

A MAXIMUM RATIO OF FOUR IMSA LEVEL I TO ONE IMSA LEVEL II WILL BE ALLOWED FOR WORK EXTERNAL TO THE SIGNAL CABINET. THE UNITED STATES DEPARTMENT OF LABOR - BUREAU OF APPRENTICESHIP AND TRAINING MAY BE SUBSTITUTED FOR THE IMSA LEVEL I TRAFFIC SIGNAL ELECTRICIAN REQUIREMENT.
- LUMP SUM ITEMS ARE PROJECT WHOLE ITEMS. ITEM 613-10000, WIRING (1 LUMP SUM), SHALL INCLUDE ALL NECESSARY WIRING WORK, NOT OTHERWISE INCLUDED IN AN INDIVIDUAL PAY ITEM. ALL WIRING WORK FOR SIGNALS, LIGHTING, AND ITS WILL BE COMPLETE AND THE SYSTEMS SHALL BE FULLY FUNCTIONAL BEFORE WIRING IS PAID.
- THE LOCAL POWER COMPANY, AS DETAILED IN THE UTILITIES SPECIFICATIONS, MUST BE COORDINATED WITH FOR ALTERATIONS TO EXISTING POWER SOURCES AND INSTALLATION OF NEW ELECTRICAL SERVICE METERS.
- ITEM 613-10000, WIRING (1 LUMP SUM) SHALL INCLUDE ALL WIRING IN THIS PROJECT, ENCOMPASSING MULTIPLE GEOGRAPHIC LOCATIONS.

Items 12-16 Removed

- THE CONTRACTOR SHALL PROVIDE CDOT WITH AT LEAST FOUR (4) SETS OF EQUIPMENT SPECIFICATIONS/DESCRIPTIONS AND OBTAIN APPROVALS PRIOR TO ORDERING THE EQUIPMENT.
- ALL MANUALS, INSTALLATION GUIDES AND ASSOCIATED EQUIPMENT SHALL BE PROVIDED TO THE ENGINEER AT TIME OF INSPECTION.
- CONTROLLER CABINET SHALL BE SHOWN ON THE PLANS. THE CONTROLLER CABINET SHALL BE MOUNTED ON A PREFORMED FIBERGLASS OR CONCRETE BASE. LOAD SWITCHES SHALL INDICATE INPUT AND OUTPUT.
- ITEM 614-8600, UNINTERRUPTIBLE POWER SUPPLY (UPS) SHALL BE PROVIDED TO RUN THE SIGNAL FOR 2 HOURS IN ALL PHASES, AND FLASH FOR FOUR ADDITIONAL HOURS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND OPERATIONS OF THE SIGNALS DURING CONSTRUCTION.

Print Date: 5/26/2020	Sheet Revisions		Colorado Department of Transportation 2829 West Howard Place Denver, CO 80204 Region 1 Traffic and Safety BK	As Constructed	TRAFFIC GENERAL NOTES			Project No./Code 1
Horiz. Scales: 1:100 Vert. Scales: As Noted	Date:	Comments			Init.	No Revisions:	Designer:	
				Revised:	Detailer:			
				Void:	Sheet Subset: NOTES	Subset Sheets: 5 of 5	Sheet Number: 3	

Ad Plans: 2020-06-04

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
04/14/25	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

REVISIONS

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.

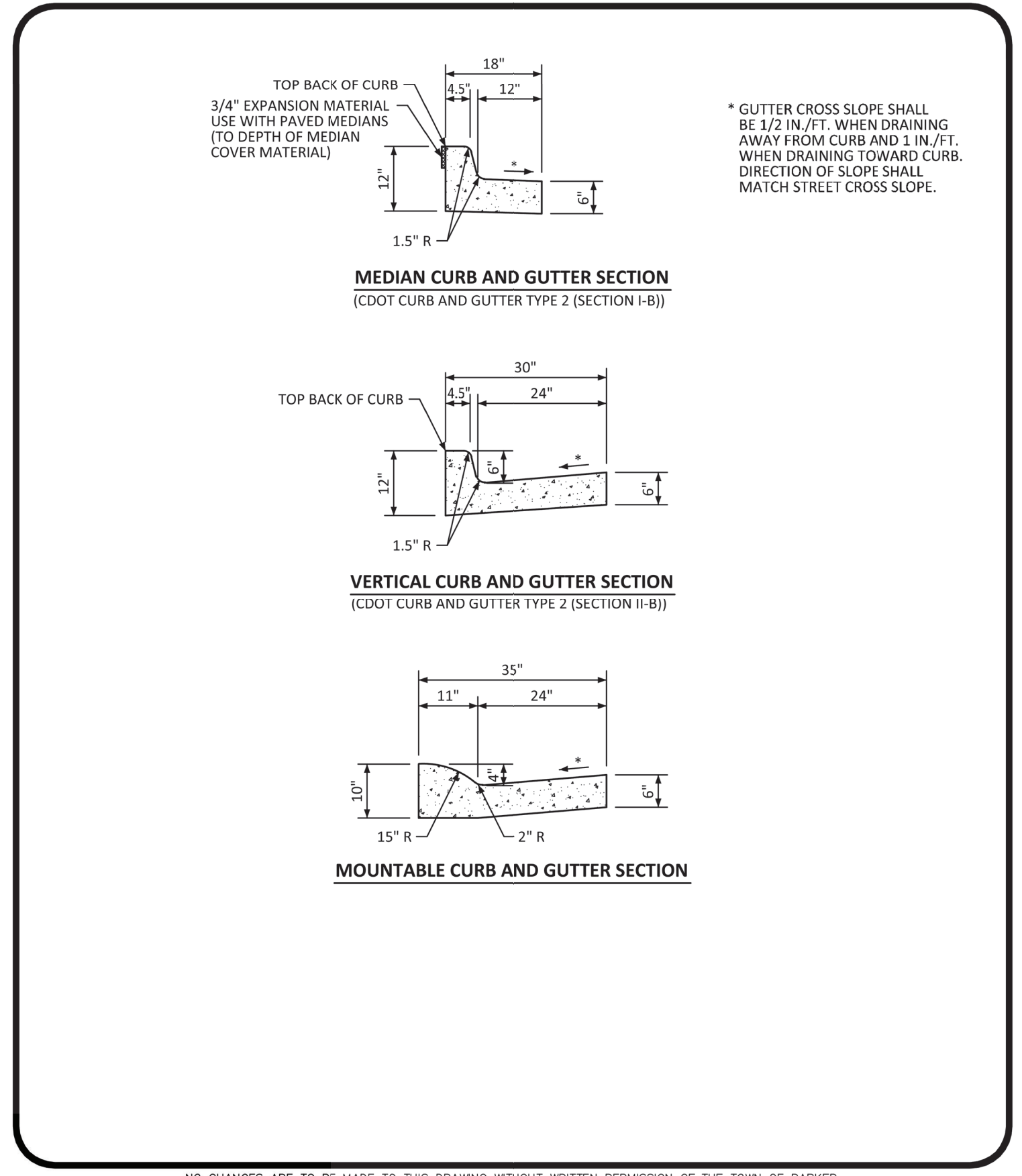
I, JERRY W. DAVIDSON, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SITE IMPROVEMENTS WERE INSPECTED AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND OPINION, THE SITE IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED CONSTRUCTION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

ROADWAY 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
C5.90



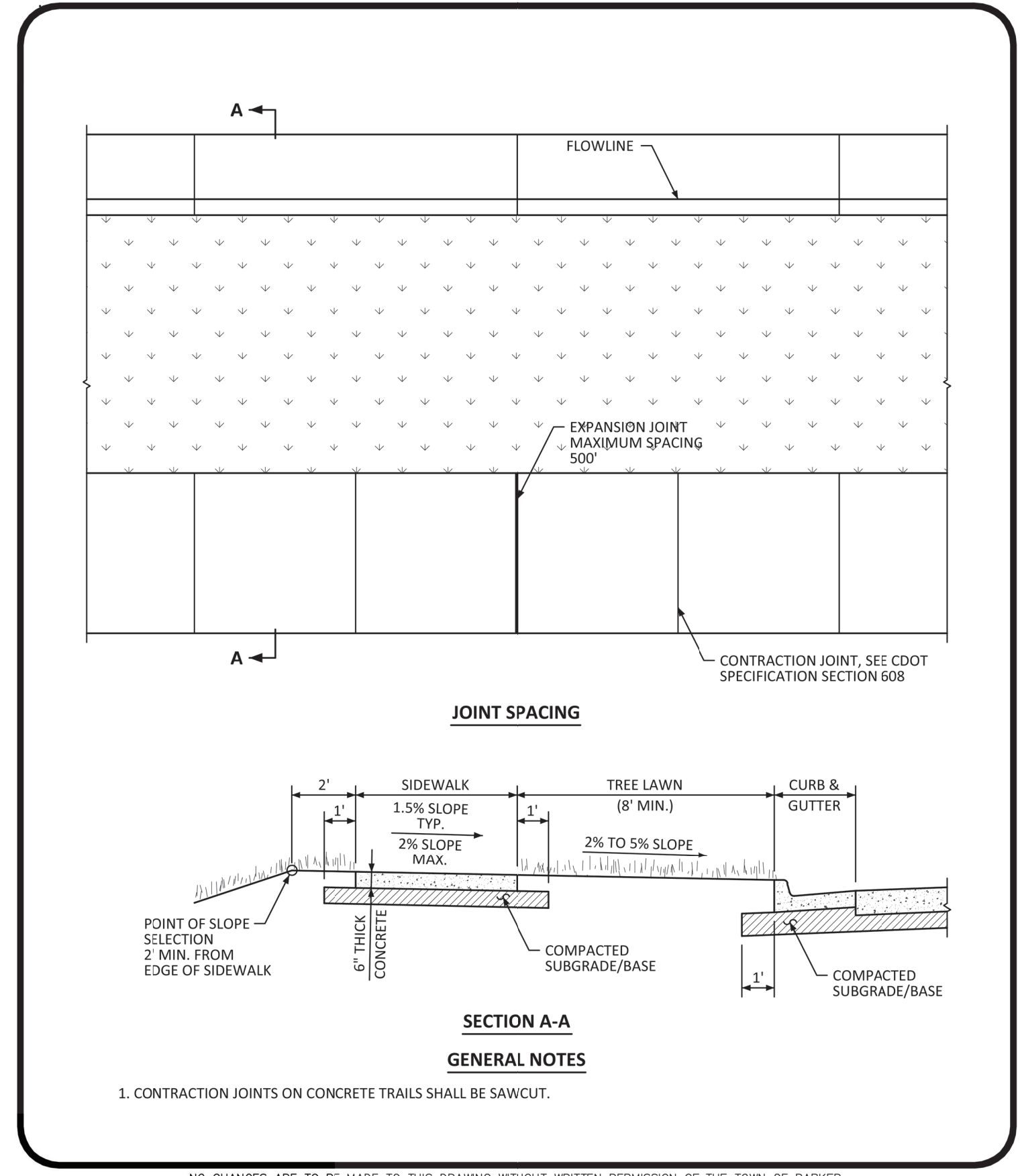
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

Town of Parker COLORADO

CURB, GUTTER, AND SIDEWALK SECTIONS STANDARD DETAIL

DATE AUGUST 2014

DETAIL **3**
1 OF 1



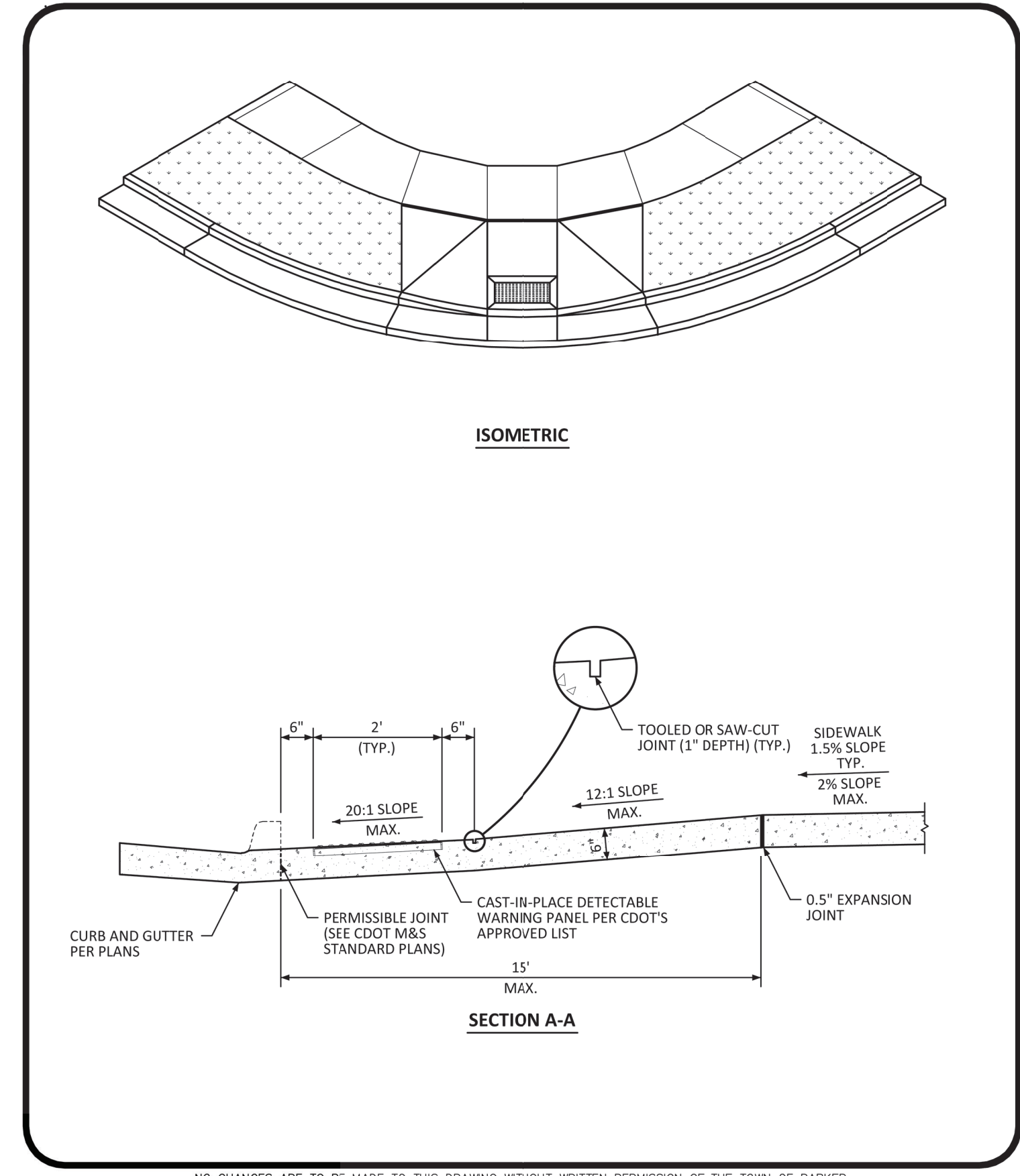
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

Town of Parker COLORADO

DETACHED SIDEWALK STANDARD DETAIL

DATE AUGUST 2014

DETAIL **4**
1 OF 2



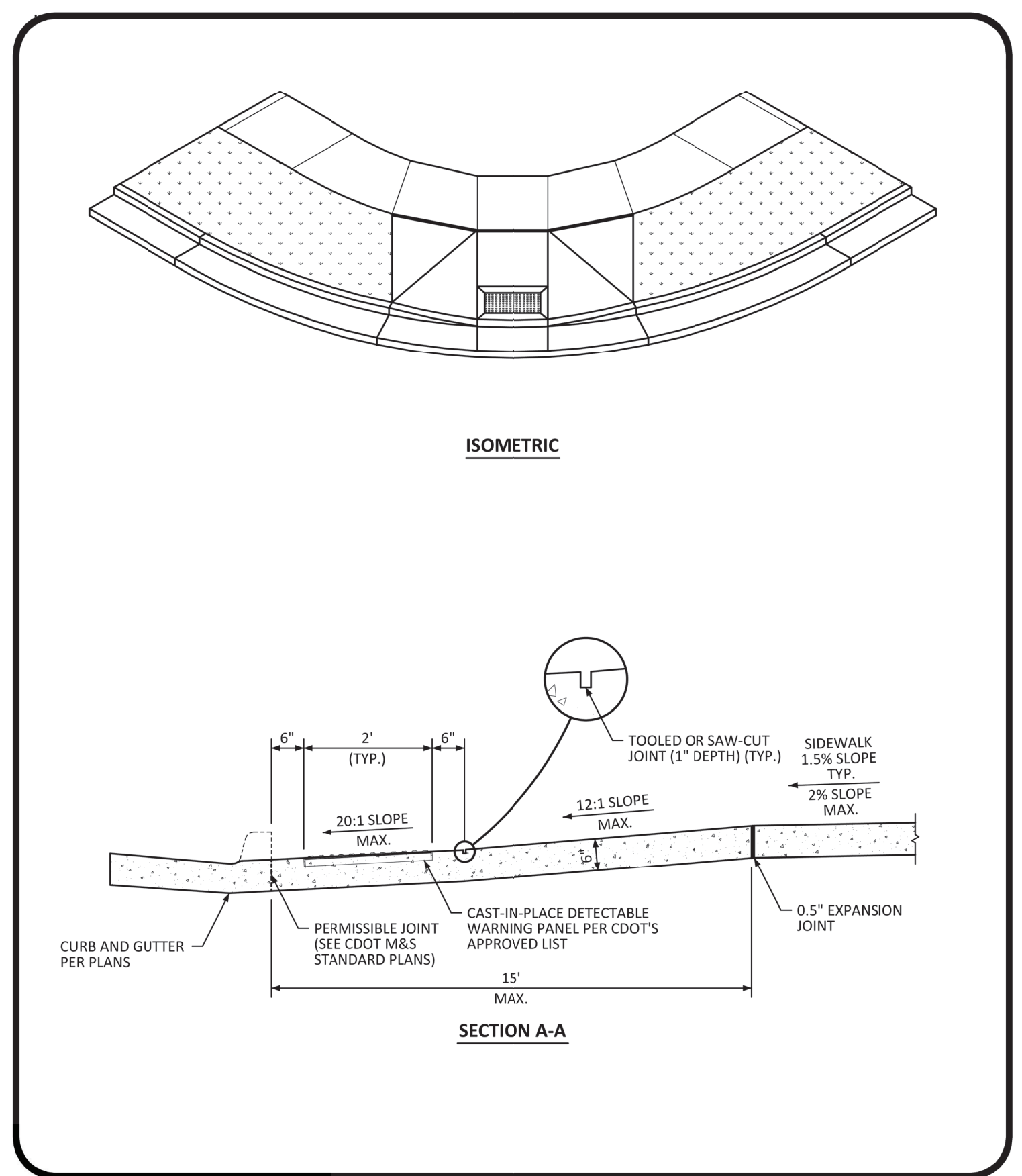
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Town of Parker COLORADO

DIAGONAL CURB RAMP LAYOUT STANDARD DETAIL

DATE AUGUST 2014

DETAIL **15**
2 OF 2



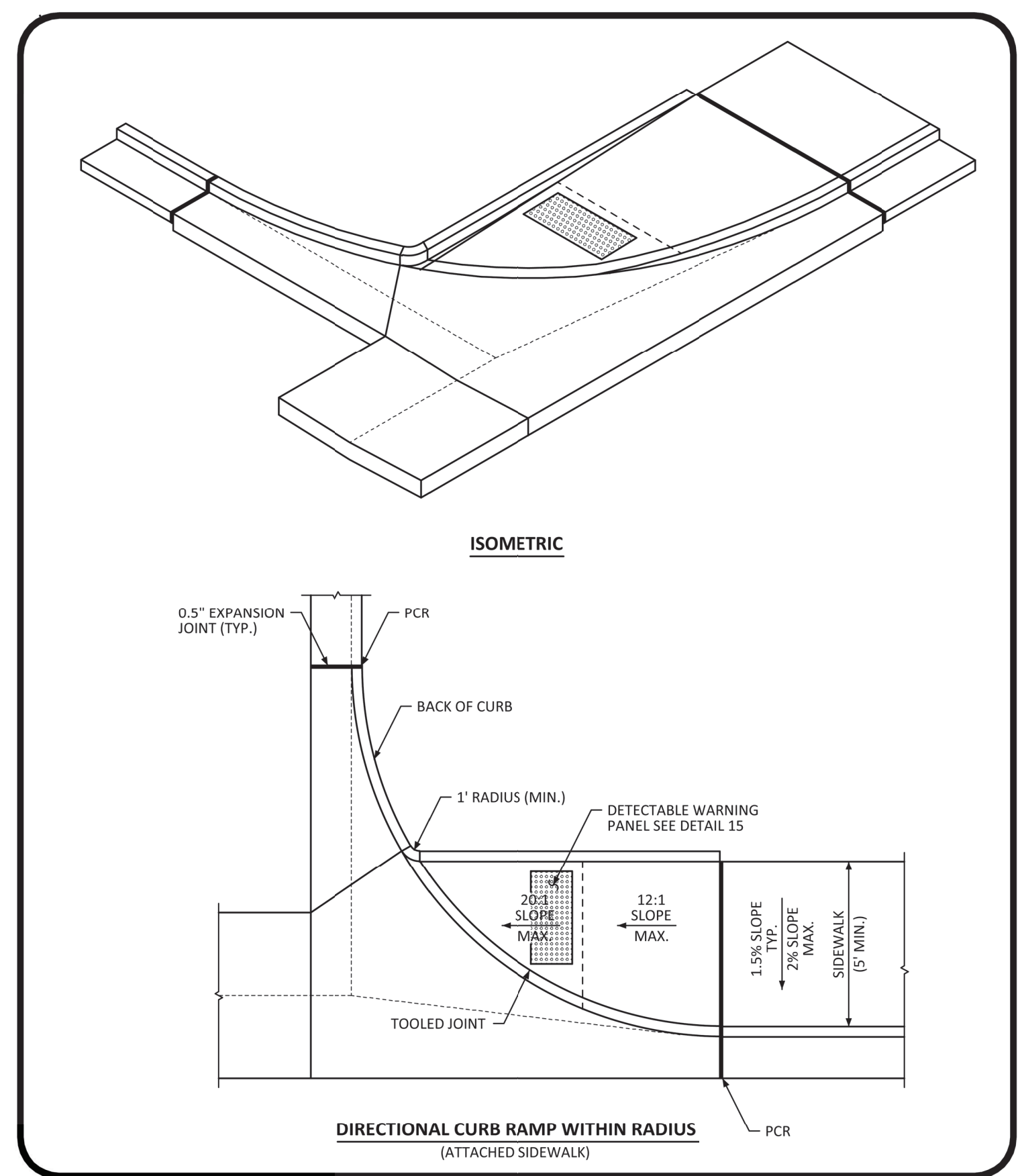
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

Town of Parker COLORADO

DIAGONAL CURB RAMP LAYOUT STANDARD DETAIL

DATE AUGUST 2014

DETAIL **15**
2 OF 2



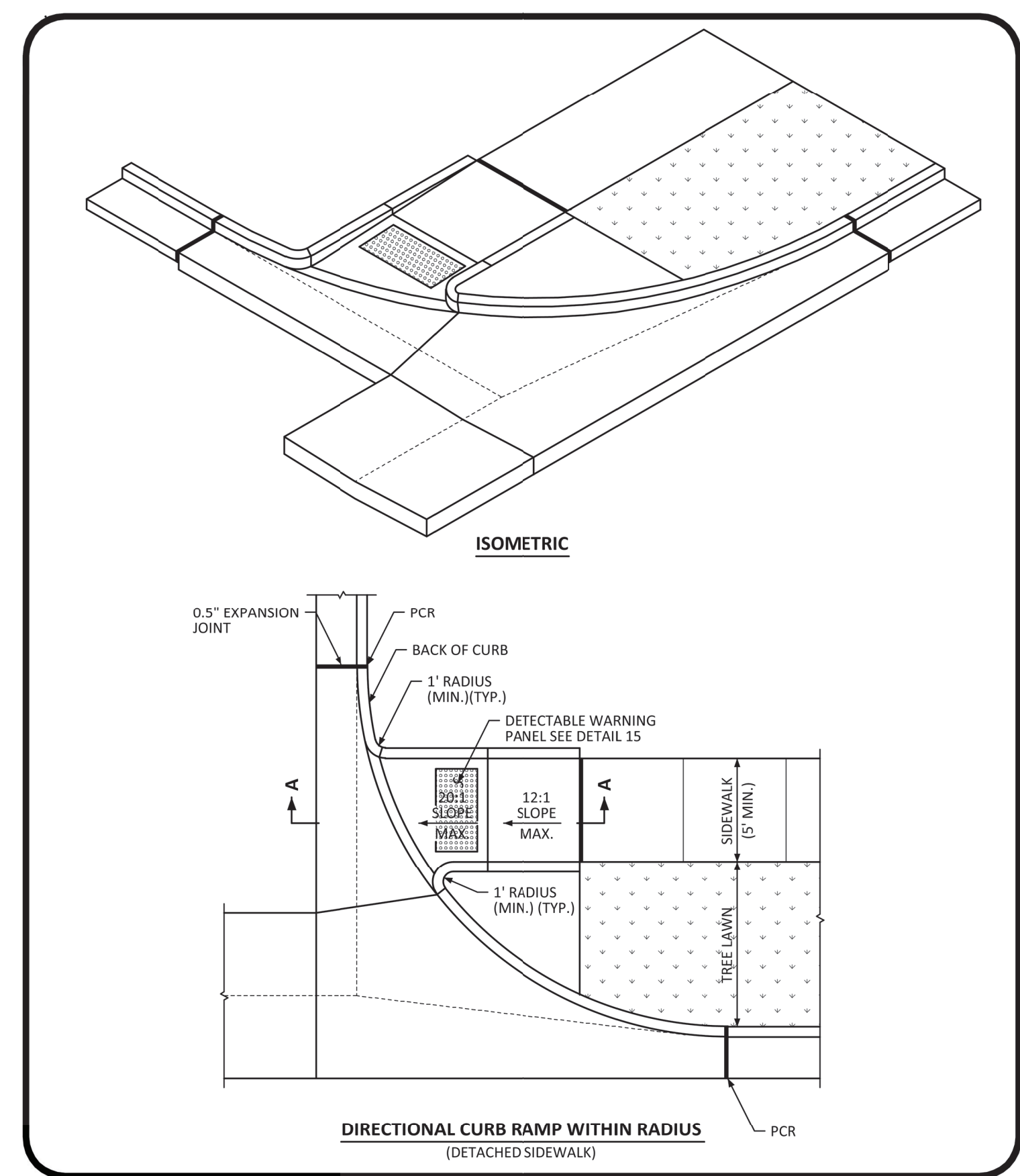
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Town of Parker COLORADO

DIRECTIONAL CURB RAMP WITHIN RADIUS LAYOUT STANDARD DETAIL

DATE AUGUST 2014

DETAIL **18**
1 OF 2



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

Town of Parker COLORADO

DIRECTIONAL CURB RAMP WITHIN RADIUS LAYOUT STANDARD DETAIL

DATE AUGUST 2014

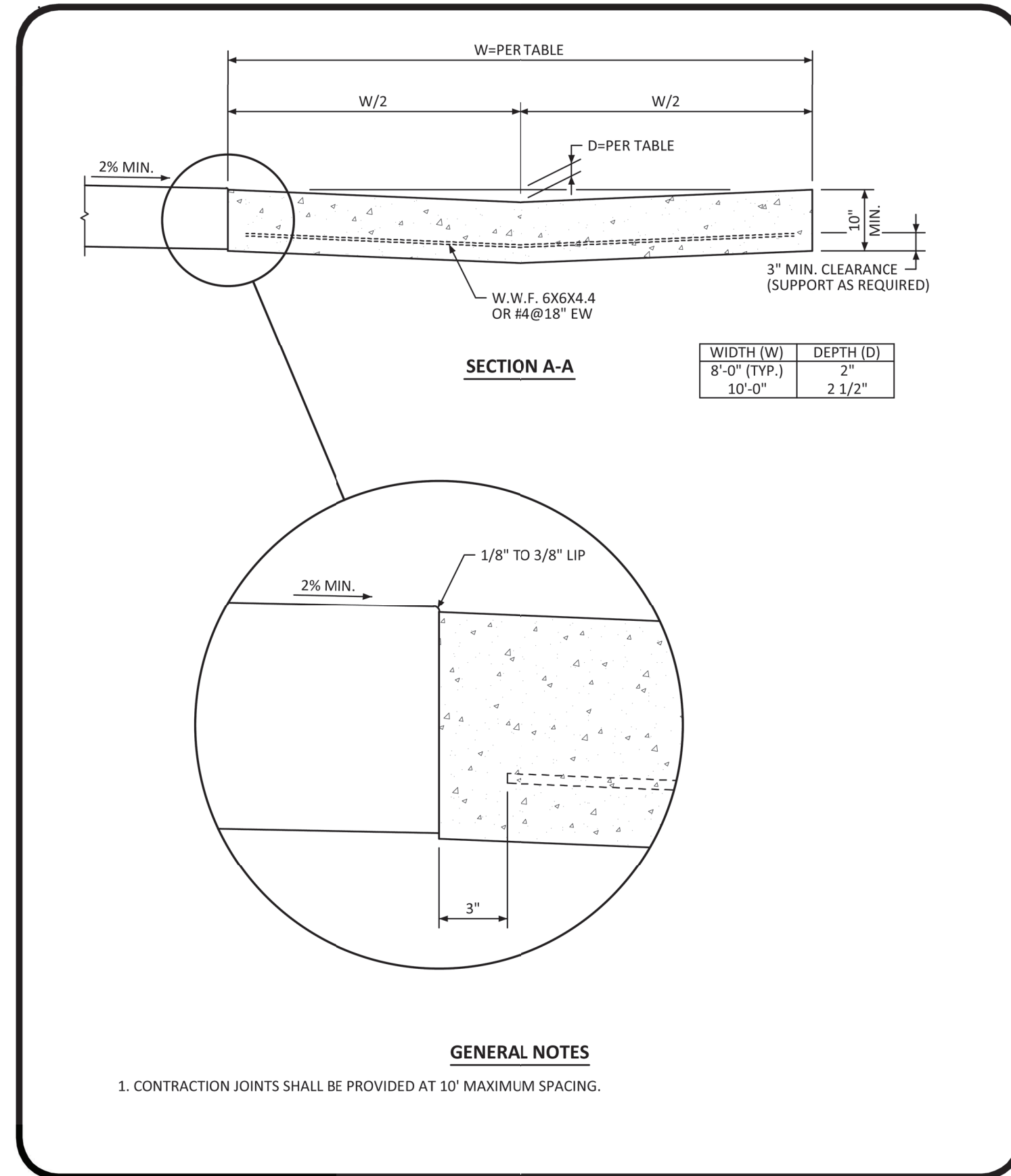
DETAIL **18**
2 OF 2

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 OBTAINED THROUGH THE COURSE OF DEVELOPMENT PERMITTING AND/OR OTHER PERMITS ARE COMPLETE, DEVELOPMENT PLANS, SPECIAL REVIEWING, GRADING PERMIT, AND/OR OTHER PERMITS ARE COMPLETE, APPROVED AND ON THE FILE WITH THE TOWN OF PARKER.

TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

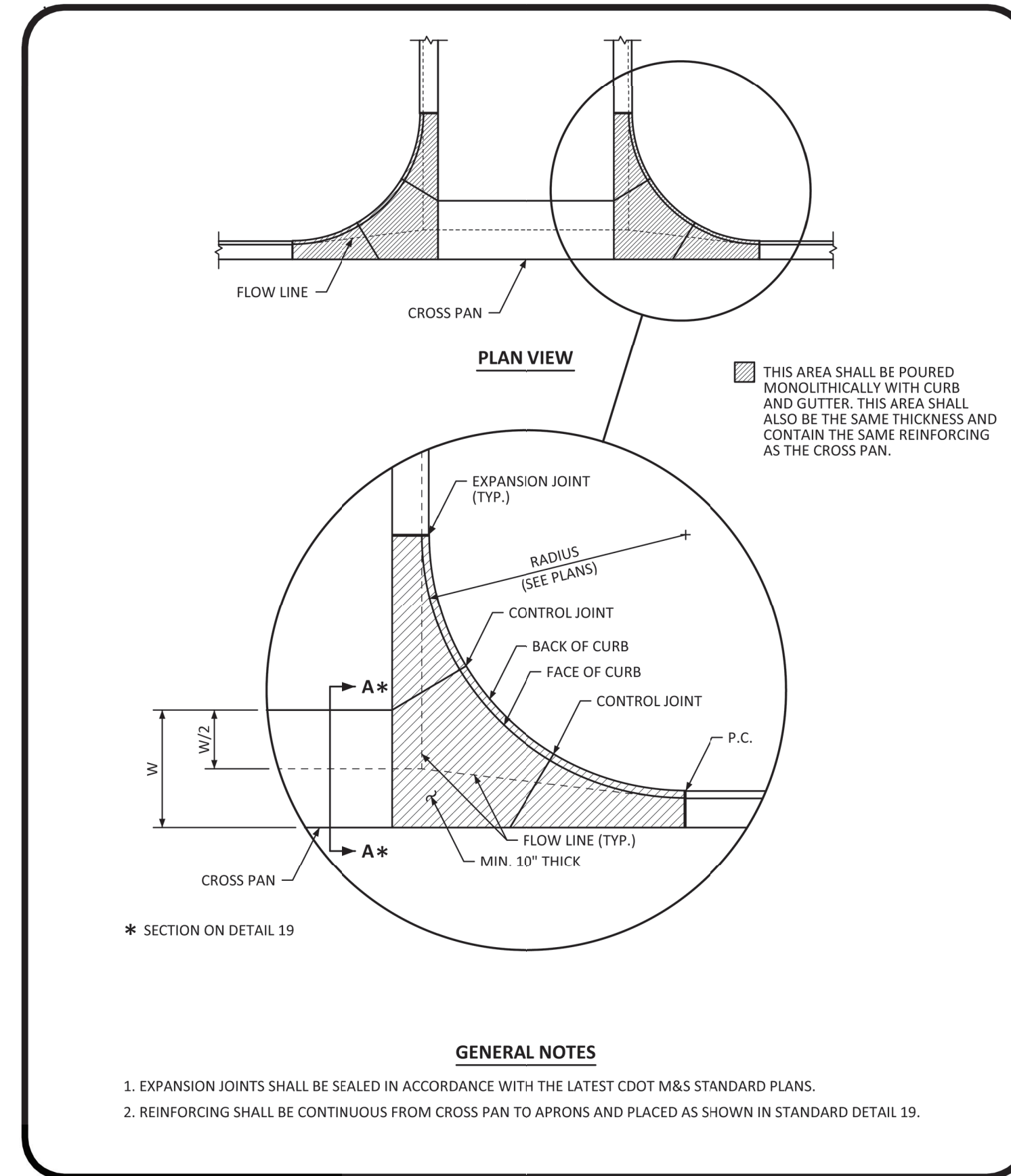


NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

CROSS PAN LAYOUT STANDARD DETAIL

DATE AUGUST 2014 **19**

1 OF 1

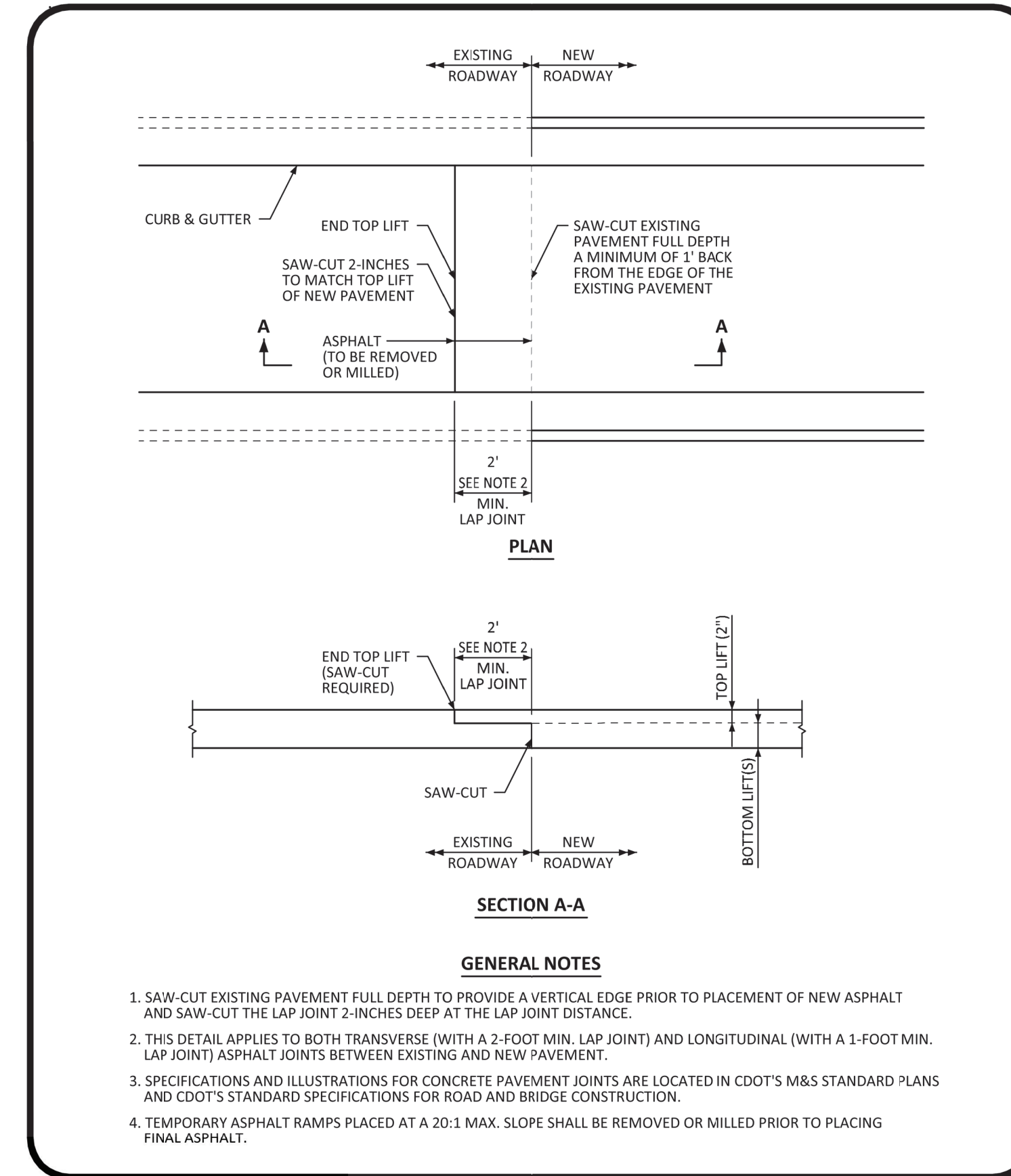


NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

INTERSECTION CROSS PAN LAYOUT STANDARD DETAIL

DATE AUGUST 2014 **20**

1 OF 1



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

ASPHALT CONNECTION BETWEEN EXISTING AND NEW PAVEMENT STANDARD DETAIL

DATE AUGUST 2014 **27**

1 OF 1

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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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 _____



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NO.	DATE	DESCRIPTION	REVISIONS
04/14/25	AS-BUILT '25		
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ROADWAY 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

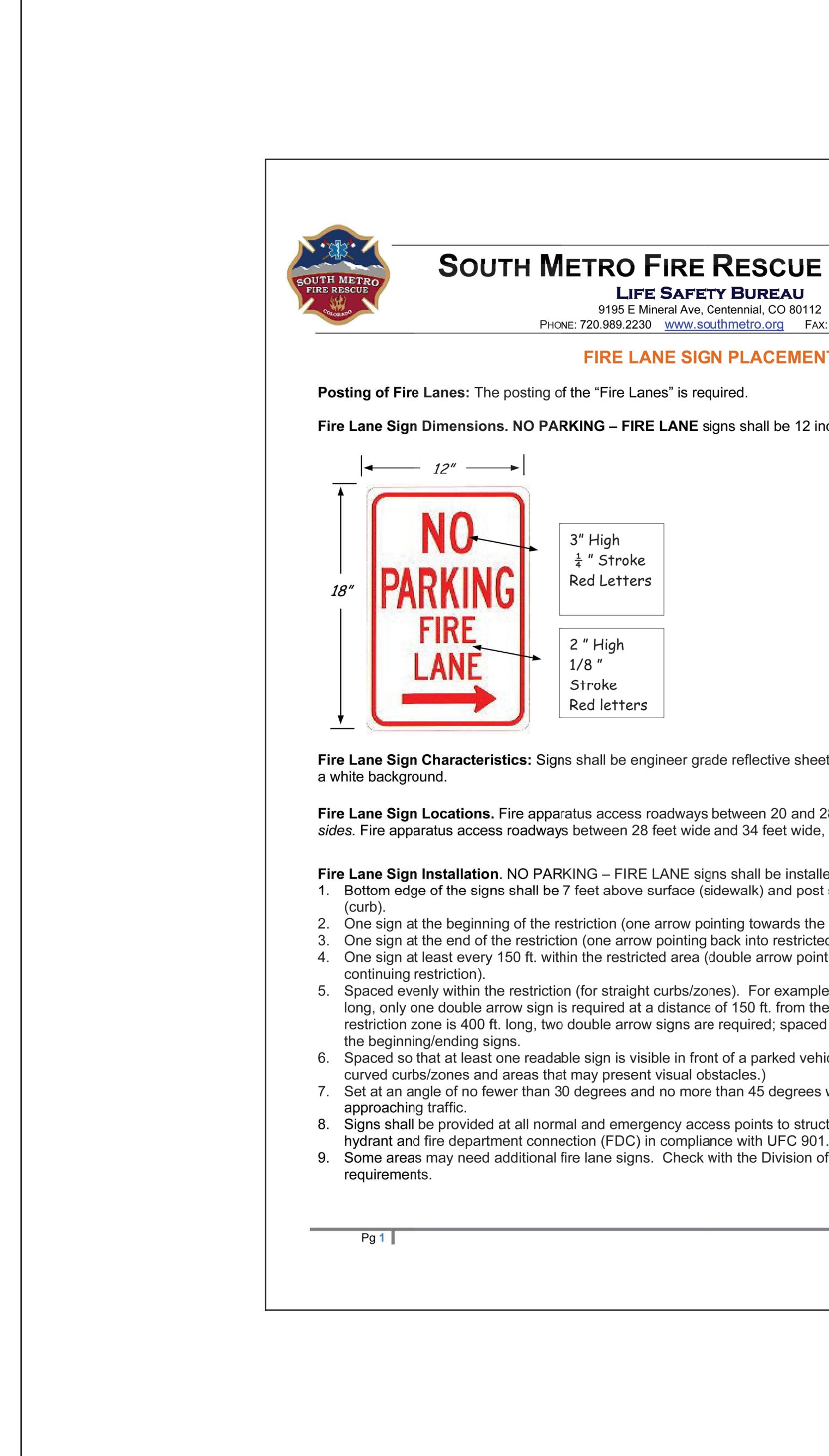
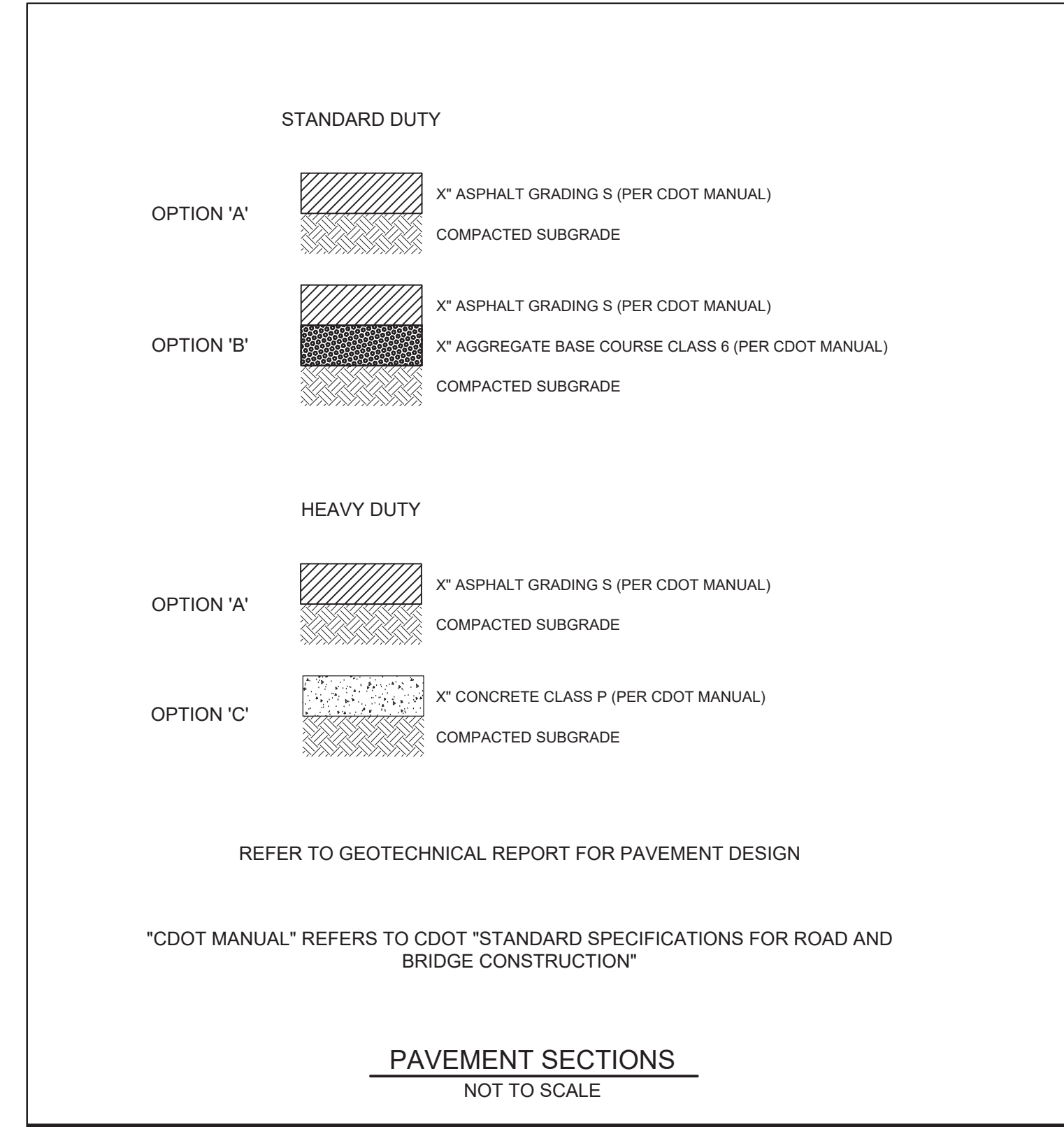
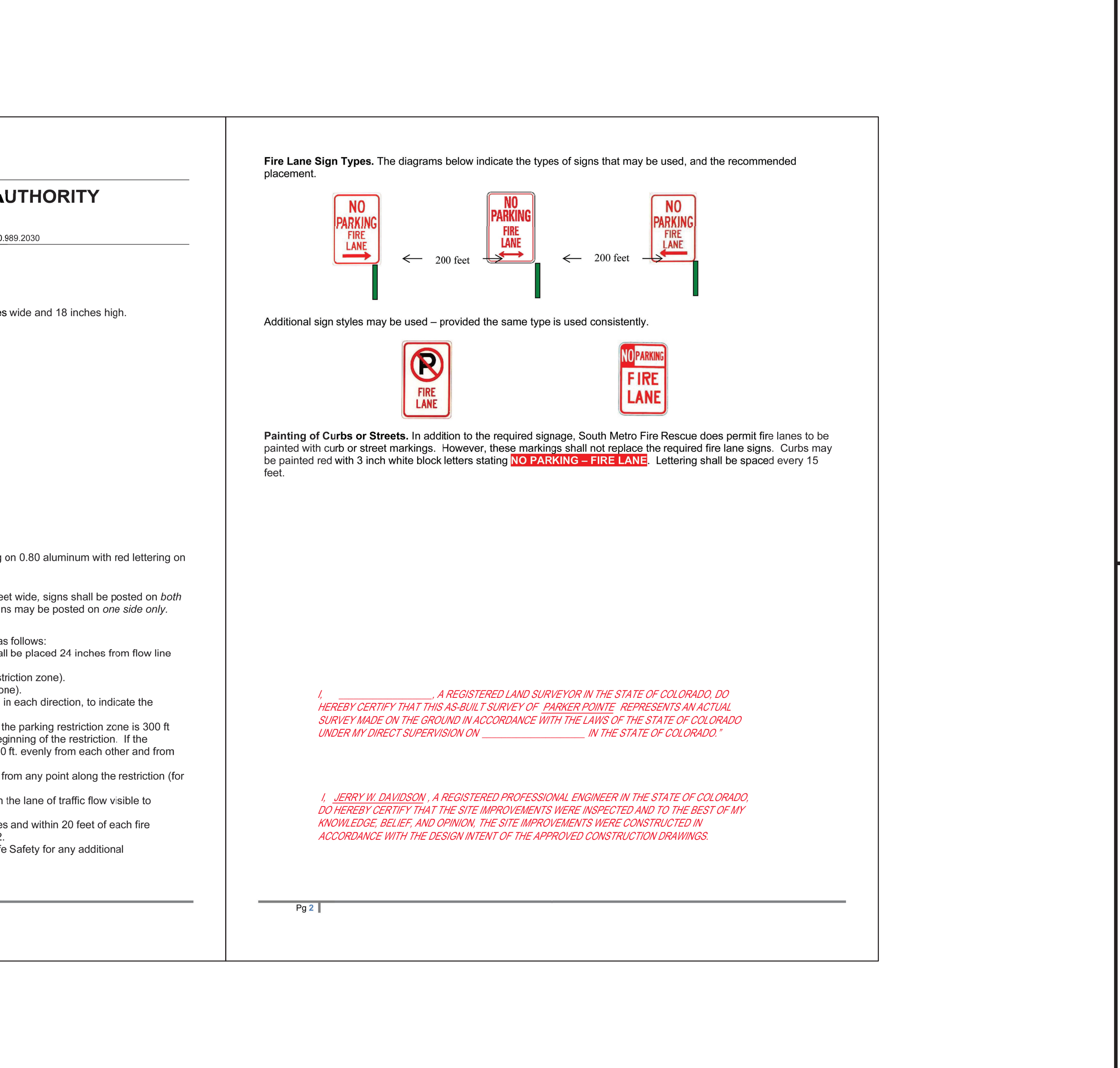
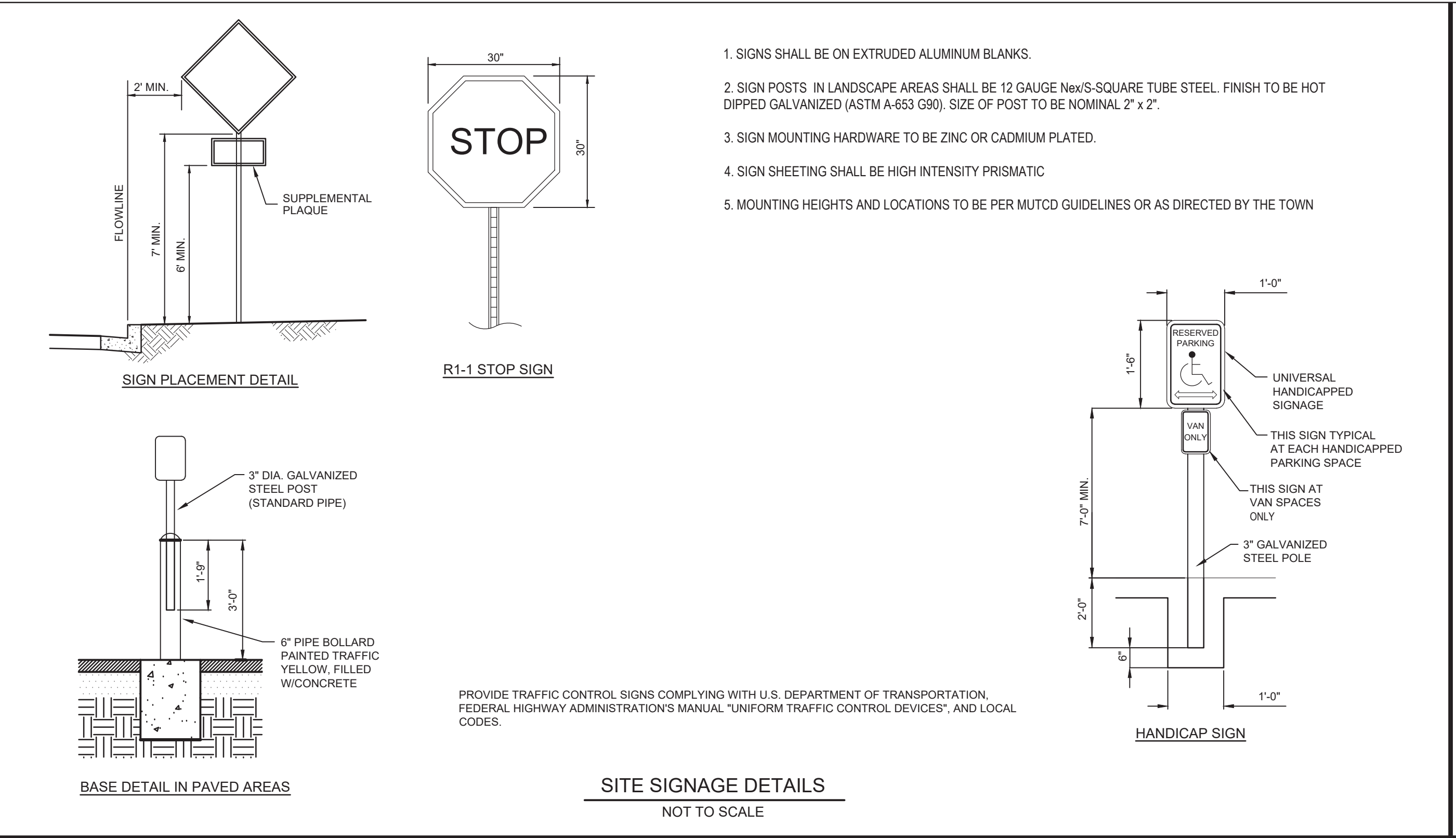
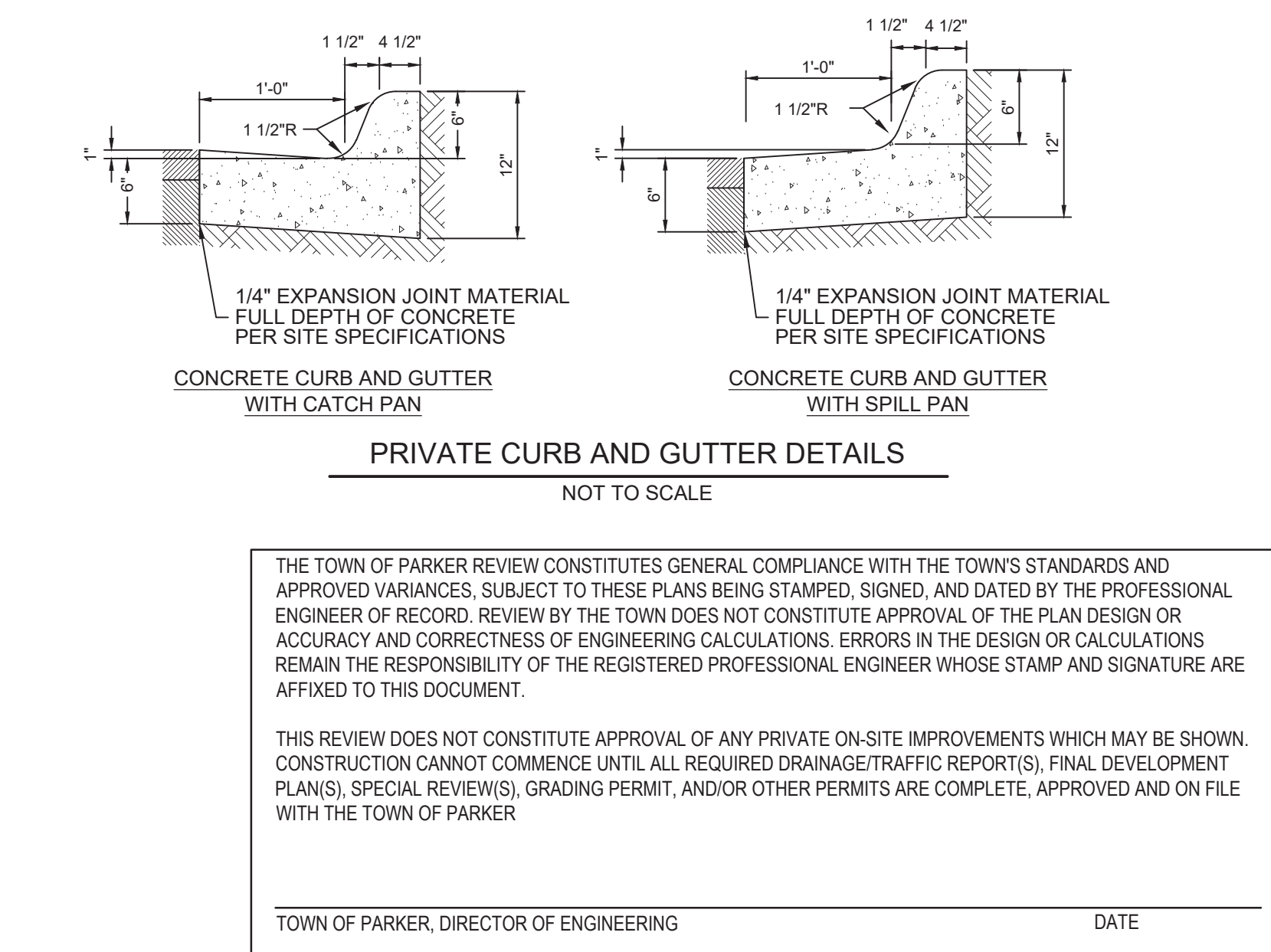
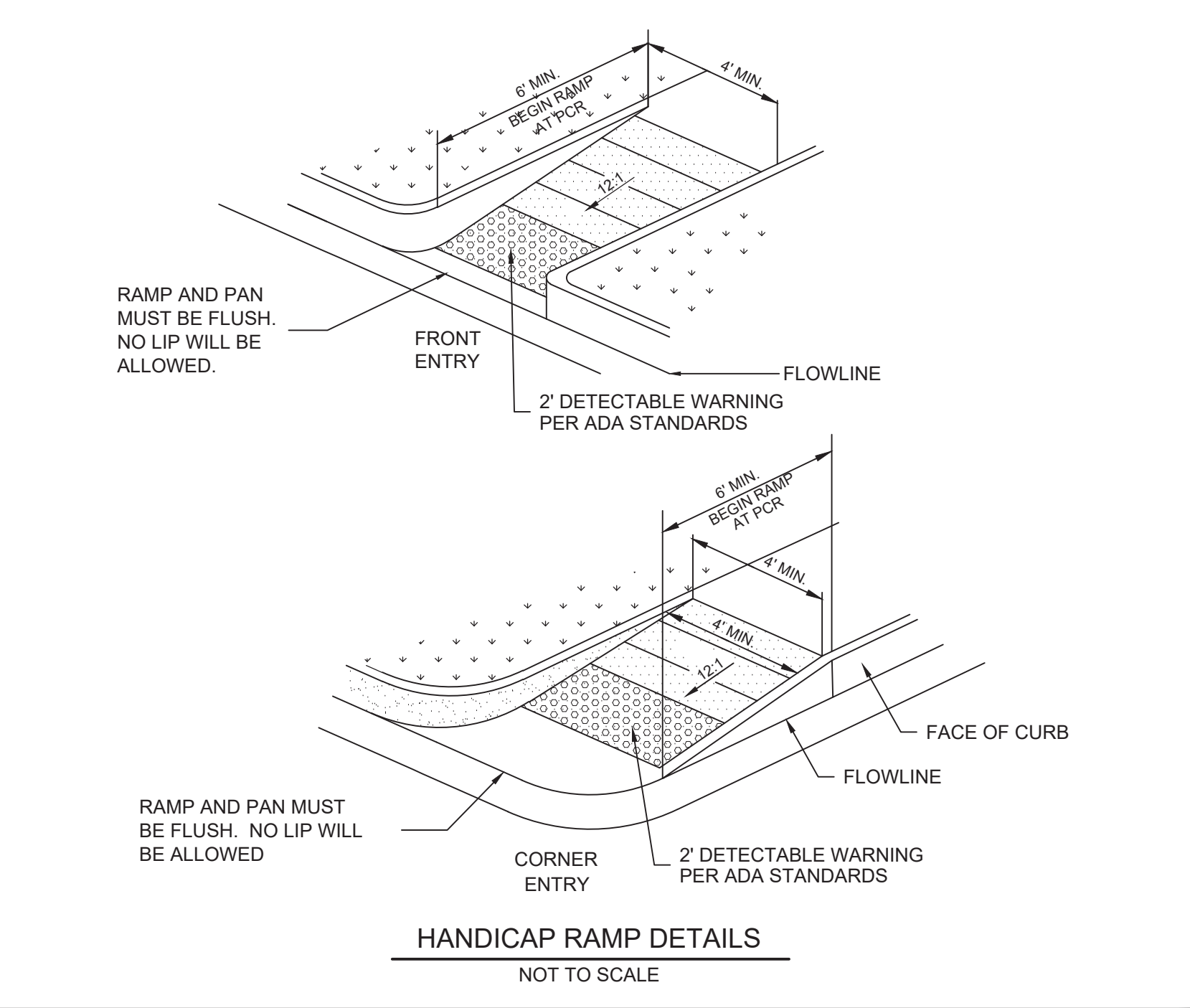
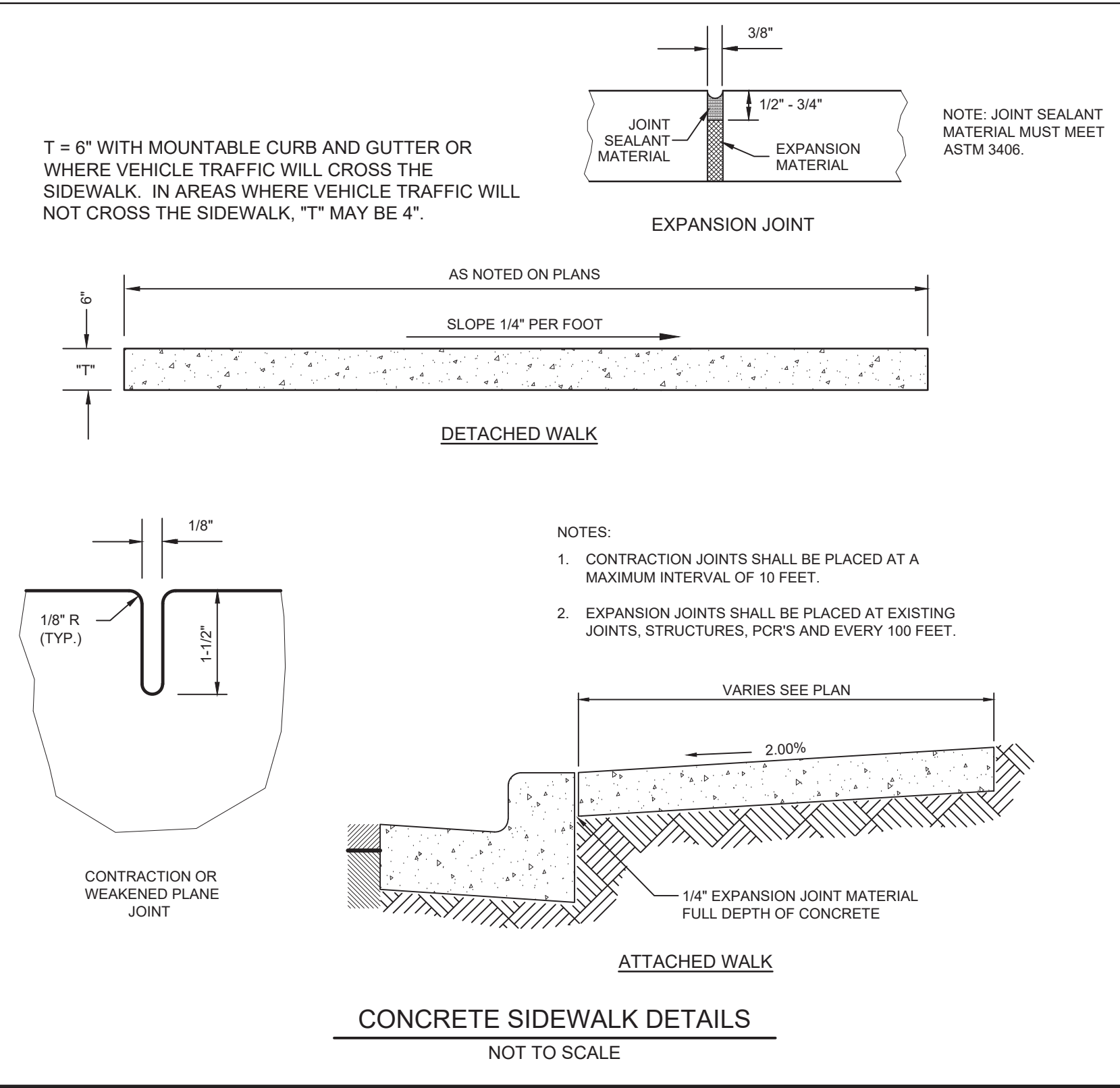
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PREPARED UNDER THE DIRECT SUPERVISION OF JERRY W. DAVIDSON, P.E. COLORADO REG # 30226 FOR AND ON BEHALF OF PERCEPTION DESIGN GROUP, INC.

NO.	DATE	DESCRIPTION
04/14/25	AS-BUILT '25	
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SIGNAGE AND STRIPING 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



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, STORMWATER MANAGEMENT PLAN SHALL BE KEPT ON SITE AT ALL TIMES.
- LOCATION OF BMPs MAY VARY FROM 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 IMMEDIATELY OF ANY PRECIPITATION EVENT.
- IS SITE DEMO MATERIAL IS STOCKPILED PROVIDE PERIMETER CONTROLS SUCH AS SF, SCL AND CF. LOCATE PILE AWAY FROM NATURALLY FORMED DRAINAGE PATHS.

ENGINEER'S STATEMENT

THE GRADING, EROSION AND SEDIMENT CONTROL PLAN INCLUDED HEREIN HAS BEEN PLACED IN THE DOUGLAS COUNTY FILE FOR THIS PROJECT AND APPEARS TO FULFILL APPLICABLE DOUGLAS COUNTY GRADING, EROSION AND SEDIMENT CONTROL CRITERIA. ADDITIONAL GRADING, EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED OF THE OWNER OR HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT FUNCTION AS INTENDED. THE REQUIREMENTS OF THIS PLAN SHALL RUN WITH THE LAND AND SHALL BE THE OBLIGATION OF THE LANDOWNER, OR HIS OR HER DESIGNATED REPRESENTATIVE, UNTIL SUCH TIME IS THE PLAN IS PROPERLY COMPLETED, MODIFIED OR VOIDED.

THE GRADING, EROSION AND SEDIMENT CONTROL PLAN INCLUDED HEREIN HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE REQUIREMENTS OF THE GRADING, EROSION, AND SEDIMENT CONTROL (GESC) MANUAL OF DOUGLAS COUNTY.

THE CONSTRUCTION PLANS INCLUDED HEREIN WERE PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE REQUIREMENTS OF THE ROADWAY DESIGN AND CONSTRUCTION STANDARDS AND THE STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA OF DOUGLAS COUNTY.

GRADING EROSION AND SEDIMENT CONTROL PLANS PARKER POINTE

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



VICINITY MAP

SCALE: 1" = 500'



LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 3; THENCE RUNNING WEST, 486 FEET; THENCE SOUTH 2°20' WEST, 1330 FEET; THENCE SOUTH 78°30' EAST, 535 FEET; THENCE NORTH, 1444 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PORTION THEREOF LYING WITHIN EAST STROH ROAD AND EXCEPT THAT PORTION THEREOF TAKEN BY THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO BY RULE AND ORDER, CASE NO. 90CV484 RECORDED MAY 11, 1993 IN BOOK 1124 AT PAGE 853. COUNTY OF DOUGLAS, STATE OF COLORADO.

BENCHMARK

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

BASIS OF BEARING

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

DOUGLAS COUNTY GESC PLAN SET

C8.00 COVER SHEET
C8.10 INITIAL GESC PLAN
C8.11 INTERIM / FINAL GESC PLAN
SHEET 1 OF 3 DOUGLAS COUNTY GESC DETAILS
SHEET 2 OF 3 DOUGLAS COUNTY GESC DETAILS
SHEET 3 OF 3 DOUGLAS COUNTY GESC DETAILS

TOWN OF PARKER CBMP PLANS PROVIDED FOR INFORMATION ONLY NOT REVIEWED OR APPROVED BY DOUGLAS COUNTY

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

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.

PERCEPTION DESIGN GROUP DATE P.E. NUMBER

TOWN OF PARKER PUBLIC WORKS 20120 E. MAIN STREET PARKER, CO 80138 (303) 841-9546	CIVIL ENGINEER PERCEPTION DESIGN GROUP, INC. 6901 S. PIERCE ST., SUITE #315 LITTLETON, CO 80128 (303) 232-8088 CONTACT: JERRY DAVIDSON
GAS PROVIDER XCEL ENERGY 550 15TH STREET, SUITE 700 DENVER, CO 80202 1-800-628-2121	DEVELOPER PARKER & STROH, LLC 975 LINCOLN STREET, SUITE 204 DENVER, CO 80203 (303) 699-3368 CONTACT: DAN YACOVETTA
WATER/SEWER PROVIDER PARKER WATER AND SANITATION DISTRICT 18100 WOODMAN DR, PARKER, CO 80134 PARKER, CO 80134 (303) 841-4627 DRAYTON SANDERSON	ARCHITECT IRELAND DEAN 425 WILCOX ST, STE 120 CASTLE ROCK, CO 80104 (720) 878-6534 CONTACT: SHANNIN ALBERS
ELECTRIC PROVIDER INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION 5486 NORTH U.S. HIGHWAY 85 SEDALIA, CO 80135 (303) 688-3100	SURVEYOR ENGINEERING SERVICE COMPANY 1300 SOUTH POTOMAC STREET, SUITE 126 AURORA, CO 80012 (303) 337-1393 CONTACT: CHIP BECKSTROM
FIRE PROTECTION SOUTH METRO FIRE AND RESCUE 9195 EAST MINERAL AVENUE CENTENNIAL, CO 80112 (720) 989-2244 CONTACT: RANDY CAPRA	

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

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

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

ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW

DATE

THESE CONSTRUCTION PLANS HAVE BEEN REVIEWED BY DOUGLAS COUNTY FOR GRADING AND EROSION AND SEDIMENTATION CONTROL IMPROVEMENTS ONLY

ENGINEERING ACCEPTANCE BLOCK

DOUGLAS COUNTY GESC COVER SHEET

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

C8.00

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

DOUGLAS COUNTY COMMENTS	DATE	DESCRIPTION	REVISIONS
03/22/19			
03/11/24		FOURTH CDOT NTP SUBMITTAL	
01/31/24		THIRD CDOT NTP SUBMITTAL	
01/15/24		2ND RE-PLAT SUBMITTAL	
08/01/23		SECOND CDOT NTP SUBMITTAL	
04/21/23		CDOT NTP SUBMITTAL / RE-PLAT SUBMITTAL	

04/14/25 AS-BUILTS



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
- INITIAL 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, STORMWATER MANAGEMENT PLAN SHALL BE KEPT ON SITE AT ALL TIMES.
- LOCATION OF BMPs MAY VARY FROM 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 IMMEDIATELY OF ANY PRECIPITATION EVENT.
- IS SITE DEMO MATERIAL IS STOCKPILED PROVIDE PERIMETER CONTROLS SUCH AS SF, SCL AND CF. LOCATE PILE AWAY FROM NATURALLY FORMED DRAINAGE PATHS.

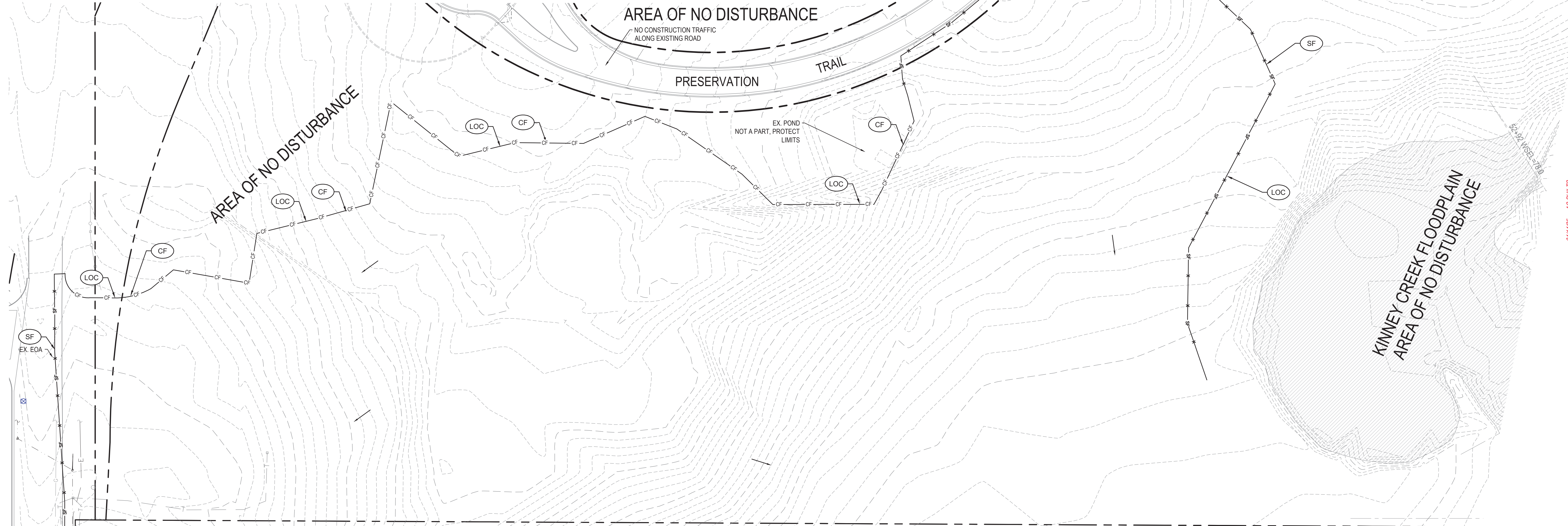
DOUGLAS COUNTY NOTES:

- SEE COVER SHEET OF DOUGLAS COUNTY STANDARD NOTES AND DETAILS (SHEET 1 OF 3) FOR LEGEND OF BMP NAMES AND SYMBOLS.
- SHADED AREAS OUTSIDE LIMITS OF CONSTRUCTION SHALL NOT BE DISTURBED. CONSTRUCTION FENCE OR CONSTRUCTION MARKERS TO DELINEATE LIMITS OF CONSTRUCTION SHALL BE INSTALLED PRIOR TO ANY OTHER WORK ON SITE.
- ANY BMPs SHOWN THAT REQUIRE GRADING, E.G. SEDIMENT BASINS, SEDIMENT TRAPS, CONCRETE WASH OUT AREAS, ETC. ... SHALL NOT BE PLACED UNTIL AFTER THE PRE-CONSTRUCTION MEETING. IN ADDITION, THE SEDIMENT BASIN (OR OTHER BMP) SHALL NOT BE INSTALLED UNTIL AFTER THE GESC PRE-CONSTRUCTION MEETING AND ISSUANCE OF THE GESC PERMIT BUT MUST BE FULLY FUNCTIONAL PRIOR TO ANY LARGE SCALE GRADING. THE INITIAL PLAN ILLUSTRATES EXISTING CONDITIONS NO PROPOSED INFRASTRUCTURE IS SHOWN.

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.

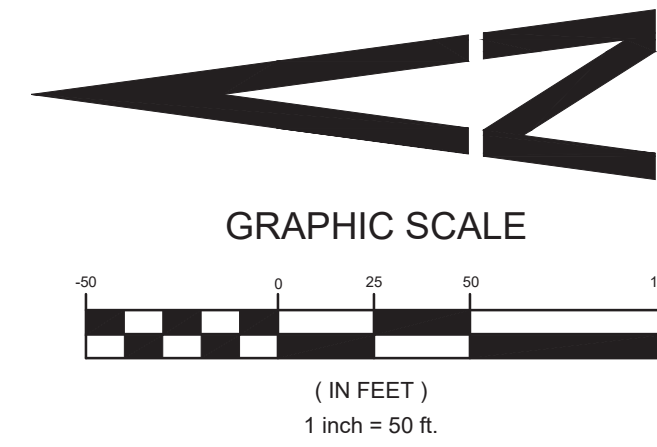
NOTE NO CONSTRUCTION TRAFFIC IS PERMITTED ON PRESERVATION TRAIL. ALL ACCESS TO BE FROM ADJACENT SITE WEST.



SEE PARKER POINTE CBMP PLANS FOR ONSITE AREAS
CONSTRUCTION TRAFFIC THRU ADJACENT SITE

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.



ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW

DATE _____

THESE CONSTRUCTION PLANS HAVE BEEN REVIEWED BY DOUGLAS COUNTY FOR GRADING AND EROSION AND SEDIMENTATION CONTROL IMPROVEMENTS ONLY

ENGINEERING ACCEPTANCE BLOCK



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
03/23/19	DOUGLAS COUNTY COMMENTS	
03/11/24	FOURTH CDOT NTP SUBMITTAL	
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INITIAL GESC PLAN

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

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

date: 10/01/17

SHEET
C8.10

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
- INITIAL AND INTERIM 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.
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- SITE BMPs SHALL BE MAINTAINED AND REPAIRED IF DAMAGED IMMEDIATELY. SITE INSPECTIONS SHALL OCCUR EVERY 7-DAYS, AND IMMEDIATELY OF ANY PRECIPITATION EVENT.
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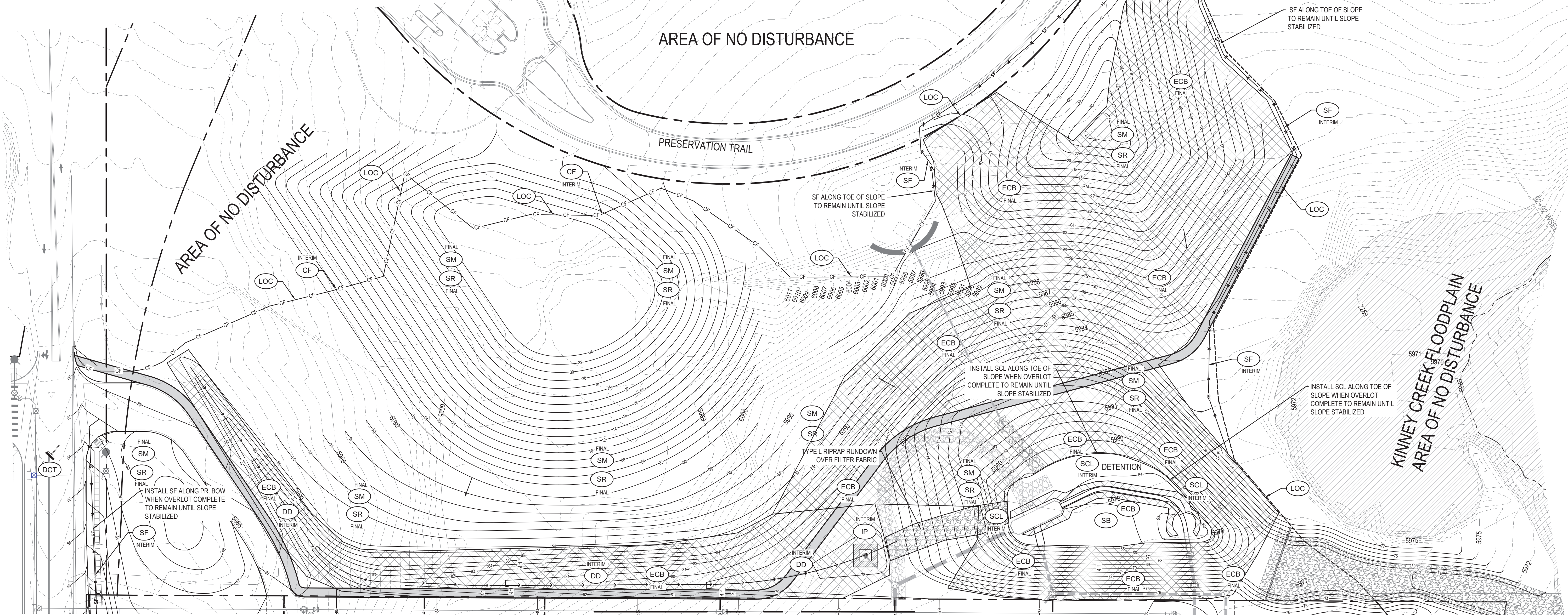
DOUGLAS COUNTY NOTES:

- SEE COVER SHEET OF DOUGLAS COUNTY STANDARD NOTES AND DETAILS (SHEET 1 OF 3) FOR LEGEND OF BMP NAMES AND SYMBOLS.
- SHADED AREAS OUTSIDE LIMITS OF CONSTRUCTION SHALL NOT BE DISTURBED. CONSTRUCTION FENCE OR CONSTRUCTION MARKERS TO DELINEATE LIMITS OF CONSTRUCTION SHALL BE INSTALLED PRIOR TO ANY OTHER WORK ON SITE.
- SHADED BMPs WERE INSTALLED IN THE INITIAL PHASE AND SHALL BE LEFT IN PLACE DURING THE INTERIM PHASE
- ALL INTERIM BMPs INCLUDING SEEDING AND MULCHING OF DISTURBED AREAS, MUST BE COMPLETED PRIOR TO ISSUANCE OF ANY CURB AND GUTTER PERMITS.
- SEE CONSTRUCTION PLANS FOR DETAILS OF PERMANENT DRAINAGE FACILITIES SUCH AS DETENTION FACILITIES, CULVERTS, STORM DRAINS AND INLET AND OUTLET PROTECTION.
- ALL PROPOSED SLOPES ON THIS PLAN HAVE A MAXIMUM SLOPE OF 4:1. ANY SLOPES BETWEEN 3:1 AND 4:1 WILL REQUIRE THE USE OF EROSION CONTROL BLANKETS OR FLEXIBLE GROWTH MEDIUM.
- SEE CONSTRUCTION PLANS FOR DETAILS OF PERMANENT DRAINAGE FACILITIES SUCH AS DETENTION FACILITIES, WATER QUALITY FACILITIES, CULVERTS, STORM DRAINS, AND INLET AND OUTLET PROTECTION.
- PRIOR TO THE EXPORT OF MATERIAL THE CONTRACTOR MUST COORDINATE WITH THE DOUGLAS COUNTY STORMWATER INSPECTOR. THE RECEIVING SITE, IF WITHIN DOUGLAS COUNTY BOUNDARIES, MAY REQUIRE APPROVED GESC PERMIT AND PLANS / REPORT. ADDITIONALLY, THE HAUL ROUTE, AMOUNT OF TRUCKS, ETC. WILL NEED TO BE COORDINATED WITH THE DOUGLAS COUNTY INSPECTOR.
- DURING HAULING OPERATIONS SWEEPING SHALL OCCUR THROUGHOUT THE DAY AND AT THE END OF EACH DAY.
- SAW-CUT SLURRY AND CUTTINGS SHALL BE VACUUMED DURING CUTTING AND SURFACING OPERATIONS. SLURRY AND CUTTINGS SHALL NOT DRAIN TO ANY NATURAL OR CONSTRUCTED DRAINAGE CONVEYANCE.

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.

NOTE NO CONSTRUCTION TRAFFIC IS PERMITTED ON PRESERVATION TRAIL. ALL ACCESS TO BE FROM ADJACENT SITE WEST.



SEE PARKER POINTE CBMP PLANS FOR ONSITE AREAS CONSTRUCTION TRAFFIC THRU ADJACENT SITE

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.

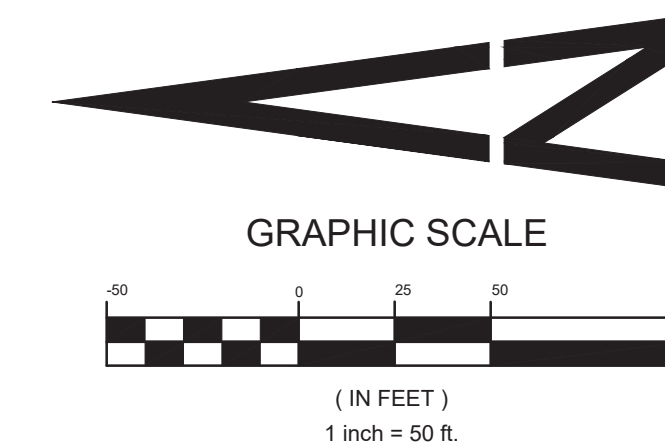
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SEDIMENT BASIN DESIGN

Bw = 61 FT
L = 122 FT MIN
CL = 30 FT
HD = 1-5/8"
DEPTH = 3' TO SPILLWAY OVERFLOW
SIDE SLOPES = 4:1

CUT FILL SUMMARY

CUT	147,000	CUYD
FILL	147,000	CUYD
NET BALANCE		



ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW

DATE _____

THESE CONSTRUCTION PLANS HAVE BEEN REVIEWED BY DOUGLAS COUNTY FOR GRADING AND EROSION AND SEDIMENTATION CONTROL IMPROVEMENTS ONLY

ENGINEERING ACCEPTANCE BLOCK



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

NO.	DATE	DESCRIPTION	REVISIONS
03/22/19	DOUGLAS COUNTY COMMENTS		
03/11/24	FOURTH CDOT NTP SUBMITTAL		
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01/15/24	2ND REPEAT SUBMITTAL		
08/01/23	SECOND CDOT NTP SUBMITTAL		
04/21/23	CDOT NTP SUBMITTAL / RE-PLAT SUBMITTAL		

INTERIM / FINAL GESC PLAN

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

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

date: 10/01/17

SHEET
C8.11

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

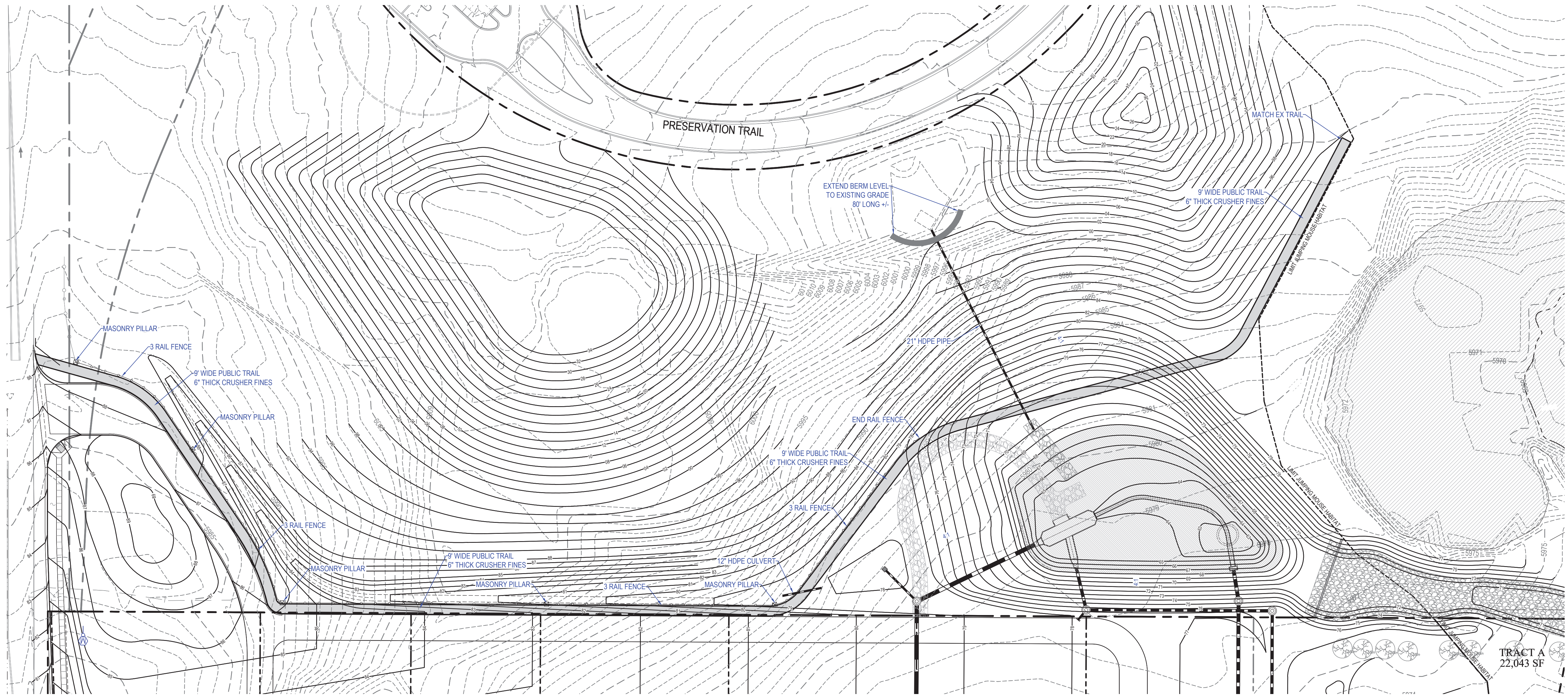
DATE	DESCRIPTION	REVISIONS
04/14/25	AS-BUILT '25	
03/11/24	FOURTH CDOT NTP SUBMITTAL	
01/31/24	THIRD CDOT NTP SUBMITTAL	
01/15/24	2ND RE-PLAT SUBMITTAL	
08/01/23	SECOND CDOT NTP SUBMITTAL	
04/21/23	CDOT NTP SUBMITTAL / RE-PLAT SUBMITTAL	

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

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

date: 10/01/17

SHEET
1 OF 1



TRACT A
22,043 SF

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.

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)

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